

Planning Commission
Minutes – December 11, 2023

1. Call to Order: Chairman Edwards called the meeting to order at 6:00 pm.
2. Roll Call: Chairman Edwards and Commissioners Butler, Guidry, Jefferson, Mehserle, and Moody were present. Commissioner Ross was absent.

Staff: Bryan Wood – Community Development Director; Emily Carson – Community Planner, and Joni Ary – Recording Clerk

Guests: Anthony Hayes, Chad Bryant, Robert Cortez, and Stewart Slappey

3. Invocation: was given by Commissioner Moody
4. Approval of Minutes from November 13, 2023
Commissioner Jefferson motioned to approve as submitted; Commissioner Mehserle seconded; all were in favor and unanimously approved.
5. Announcements – Chairman Edwards referred to the announcements as listed.
 - Per O.C.G.A. 36-67A-3 if any opponent of a rezoning or annexation application has made campaign contributions and/or provided gifts totaling \$250 or more within the past two years to a local government official who will consider the application, the opponent must file a disclosure statement.
 - Policies and Procedures for Conducting Zoning Hearings are available at the entrance.
 - Please place cell phones in silent mode.
6. Citizens with Input- None.
7. Old Business – None.
8. New Business
 - A. Public Hearing (Planning Commission decision)
 - **VAR#0154-2023**. Variance for property located at 720 Perry Parkway. The applicant is La Crosse Sign Group, Carlee Strong.

Ms. Carson advised the request is to increase the allowed wall signage from one per exterior wall to two signs per exterior wall on the east elevation and the maximum allowed square footage per sign face from 300 sq ft to 690 sq ft on the south elevation. Ms. Carson stated staff recommends approval of the variance request.

Chairman Edwards opened the public hearing at 6:04 pm and called for anyone in favor of the request. Mr. Robert Cortez, the applicant, had no additional comments and thanked staff for their assistance. Chairman Edwards called for anyone opposed; there being none the public hearing was closed at 6:07 pm.

Commissioner Mehserle motioned to approve as submitted; Commissioner Butler seconded; all in favor and was approved with a vote of 4 to 1, with Commissioner Moody opposed.

- **VAR#0153-2023**. Variance for property located at 104 & 108 Mims Court and 1214 Washington Street. The applicant is Bryant Engineering.

Ms. Carson advised the request is to reduce the front yard setback along Mims Court and Washington Street and waive common open space requirements. Ms. Carson advised that based on the analysis above and the site plan presented by the applicant, staff recommends approval of the variance request.

Chairman Edwards opened the public hearing at 6:22 pm and called for anyone in favor of the request. Mr. Chad Bryant, the applicant, had no additional comments. Chairman Edwards called for anyone opposed; there being none, the public hearing was closed at 6:23 pm.

Commissioner Guidry motioned to approve as submitted; Commissioner Moody seconded; all were in favor and was unanimously approved.

- **PLAT#0158-2023.** Preliminary plat for Mims Court Townhomes. The applicant is Bryant Engineering.

Mr. Wood advised the request for a preliminary plat for Mims Court townhomes. Mr. Wood stated that Staff recommends approval of the preliminary plat with the following conditions: (1). Subject to sanitary sewer availability, (2). Subject to approval of the variance to reduce the front setbacks to 15' on Mims Court and 20' on Washington Street.

Chairman Edwards opened the public hearing at 6:26 pm and called for anyone in favor of the request. Mr. Chad Bryant, the applicant, had no additional comments. Chairman Edwards called for anyone opposed; there being none, the public hearing was closed at 6:26 pm.

Commissioner Jefferson motioned to approve as submitted; Commissioner Butler seconded; all were in favor and unanimously approved.

B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on January 2, 2024)

- **RZNE#0156-2023.** Rezone 206 and 208 Hickory Drive from R-2 to RM-1 Multi-Family, Residential District. The applicant is Slap Nuts, LLC.

Mr. Wood advised the request was to rezone 206 and 208 Hickory Drive from R-2 to RM-1 Multi-Family residential district. There is currently no land development on the existing street and the property has always been vacant.

Chairman Edwards opened the public hearing at 6:30 pm and called for anyone in favor of the request. Mr. Stewart Slappey, the applicant, had no additional comments. Chairman Edwards called for anyone opposed; there being none the public hearing was closed at 6:30 pm.

Commissioner Butler motioned to recommend approval as submitted; Commissioner Guidry seconded; all in favor and was unanimously recommended for approval.

- **TEXT#0157-2023.** Amend the LMO to modify/clarify time periods within which Council and Planning Commission must act on certain applications and to allow motorized wheeled mobile food vendor vehicles to be parked in the C-3 district. The applicant is the City of Perry.

Mr. Wood stated the request is to modify Section 2-2-2 to clarify periods of action by the Planning Commission and City Council on applications for rezoning, annexation and zoning of land, de-annexation, text amendment, and special exception per the City Attorney recommendation and modify Sections 1-13, 6-1.10, and 6-3.7 to define “mobile food vendor vehicle” and to provide for motorized wheeled mobile food vendor vehicles to park in the C-3 district on the same lot as a restaurant of the same name.

Chairman Edwards opened the public hearing at 6:41 pm and called for anyone in favor of the request. The City of Perry, the applicant, had no additional comments. Chairman Edwards called for anyone opposed; there being none the public hearing was closed at 6:41 pm.

Commissioner Moody motioned to recommend approval as submitted; Commissioner Mehserle seconded; all in favor and was unanimously recommended for approval.

9. Other Business.

Mr. Wood congratulated Commissioner Moody for ascending to the role of Council Member starting in January 2024. Mr. Wood thanked Commissioner Moody for all his work for the Commission. Mr. Wood also introduced

Mr. Anthony Hayes to the Commission; Mr. Hayes will assume Mr. Moody's position. Mr. Wood wished everyone a Merry Christmas and a Happy New Year.

10. Commission questions or comments.

Chairman Edwards thanked Commissioner Moody for his dedication to the Commission. Commissioner Moody stated he had enjoyed his time and thanked everyone.

11. Adjournment: there being no further business to come before the Commission, the meeting was adjourned at 6:50 pm.