

Planning Commission  
Minutes – June 10, 2024

1. Called to Order: Chairman Edwards called the meeting to order at 6:00 pm.
2. Roll Call: Vice Chairman Ross; Commissioners Butler, Guidry, and Mehserle were present. Commissioners Hayes and Jefferson were absent.  
Staff: Bryan Wood – Community Development Director; Emily Carson – Community Planner; and Joni Ary – Recording Clerk.  
Guests: Thailer Faubecer, WCH Homes.
3. Invocation: was given by Commissioner Mehserle
4. Approval of Minutes from May 13, 2024, regular meeting  
Vice Chairman Ross motioned to approve the minutes as presented; Commissioner Guidry seconded; all in favor and was unanimously approved.
5. Announcements – Chairman Edwards referred to the notices 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 phones in silent mode.
6. Citizens with Input – None.
7. Old Business - None
8. Public Hearing (Planning Commission decision)
  - A. **VAR-0045-2024**. Variance to increase fence height on property located at 1009 & 1013 Northside Drive. The applicant is Dylan Wingate, WCH Homes.

Mr. Wood read the applicants' request, which was a variance to increase the fence height to fifteen feet from the allowable eight feet. The applicant wishes to screen the view between the two properties by installing a 15-foot-tall opaque fence along the rear property lines. Mr. Wood noted that if approved, the applicant will have to receive a Certificate of Appropriateness granted for the fence by the Main Street Advisory Board. Staff recommends approval of the application.

Chairman Edwards opened the public hearing at 6:07 pm for anyone in favor of the request.

Hearing none: Chairman Edwards noted that the applicant was present. Chairman Edwards called for anyone opposed; there being none, the public hearing was closed.

Commissioner Guidry motioned to approve the request as submitted. Vice Chairman Ross seconded the motion and it carried unanimously.

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

- A. **TEXT-0067-2024.** Amend the Land Management Ordinance to establish standards for required sidewalks on new residential and commercial streets. The applicant is the City of Perry.

Mr. Wood stated that following discussion with the Planning Commission and direction from City Council, new standards and procedures for the installation of sidewalks on new streets are as follows:

Sidewalk and curb ramps to be ADA compliant, marked crosswalks required at collector and arterial streets, on a case-by-case basis for new residential subdivisions – sidewalks on one side of the street, required collector and arterial streets, create exercise route or connect to existing sidewalks, connect to parks/schools within a quarter mile of subdivision, to be constructed at time of house construction, sidewalks to be installed on both sides of commercial streets at time of construction. This amendment addresses City Council's concerns about long-term liability and maintenance by limiting sidewalks in residential areas to certain streets with higher traffic volume, connecting to schools and parks, and creating exercise paths. Mr. Wood advised staff was recommending approval of the proposed text amendment.

Chairman Edwards opened the public hearing at 6:11 pm and called for anyone in favor of the request' hearing none, Chairman Edwards called for anyone opposed; there being none, the public hearing was closed.

Vice Chairman Ross motioned to recommend approval of the amendment as presented. Commissioner Mehserle seconded the motion and it passed unanimously.

- B. **TEXT-0068-2024.** Amend Land Management Ordinance to allow flexibility of the size and number of signs per lot during election periods. The applicant is the City of Perry.

Ms. Carson stated that following the adoption of the revised sign standards last year, the City became aware of a local "standard" size for signs used during election periods that exceed the allowance in the current code. Currently, four additional signs of up to 4 square feet each are allowed during election periods. Leading up to the primary election last month, the City amended its interpretation of the current code to allow any combination of the number of signs up to additional signs total did not exceed 16 square feet. This amendment codifies this interpretation. Ms. Carson advised staff recommends approval of the proposed text amendment.

Chairman Edwards opened the public hearing at 6:15 pm and called for anyone in favor of the request; hearing none; Chairman Edwards called for anyone opposed; there being none, the public hearing was closed.

Vice Chairman Ross motioned to recommend approval of the amendment as presented. Commissioner Mehserly seconded the motion and it carried unanimously.

9. Other Business – None.
10. Commission questions or comments. Commissioner Guidry recognized a gentleman at the meeting for the first time.
11. Adjournment. There being no further business to come before the Commission, the meeting was adjourned at 6:17 pm.