

Planning Commission  
Minutes- October 7, 2024

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

Staff: Bryan Wood – Community Development Director, Emily Carson – Community Planner, Christine Sewell – Recording Clerk, Keyiera Johnson – Asst. City Clerk

3. Invocation: was given by Commissioner Jefferson
4. Approval of Minutes from September 9, 2024, regular meeting and September 23, 2024, work session  
Commissioner Mehserle motioned to approve as submitted; Commissioner Jefferson 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. New Business – Items for Discussion
  - Standards for Zoning, Special Exception, and Variance

Mr. Wood continued the discussion from the last work session and from comments received has updated the standards for Section 2-3.1 and 2-3.5 and also provided to the city attorney for review and she has provided no additional comments.

Commissioner Mehserle asked about density requirements and requests for relief, as this is normally a concern for the public and can this be removed or would development have to follow what is allowable. Mr. Wood advised developers generally meet with staff prior to filing an application and are advised accordingly on what is allowed or not, however, they have the right to file. Unfortunately, citizens do not want changes, but property owners have the right to use their property to the highest and best use. Mr. Wood noted housing needs are changing, and developers are trying to provide for what is desired now. Commissioner Mehserle noted traffic is always brought forth as a concern and is there a consistent way to address; Mr. Wood advised through an ordinance change a traffic study can be required, however, in the interim can put into the staff reports traffic counts.

In continuing the discussion Mr. Wood advised an updated land use map is being created to show future annexable properties and will show the high- and low-density areas, along with commercial nodes. Mr. Wood also noted Council is working on a future visioning plan and suggests the Commission and Council meet more often to review their expectations. Commissioner Guidry inquired about the annexation requirements; Mr. Wood advised they are based on case law. The requirements for variances were reviewed and per the direction of the city attorney Peachtree City and Stockbridge ordinances were reviewed and some changes are reflected in the revisions provided. Administrative variance was reviewed, and the Commission recommended twenty percent of the dimensional standard. Chairman Edwards felt the changes were clearer for applicants and streamlined the process. On conclusion of discussion the Commission concurred with the revisions as discussed and requested staff proceed with the amendment.

- Design standards for non-residential developments

Mr. Wood advised there will be changes to the sign standards with regard to wall signs by removing the 300 square foot maximum and allowing ten percent of the building, as there are requests for variances with this. The design standards will also be reviewed with regards to height and proximity to residential.

9. Other Business – The Commission requested, and staff will provide the connectivity plan which details sidewalks and their priority levels.
10. Commission questions or comments – None
11. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 7:14pm.