

Planning Commission Agenda
Minutes – December 9, 2024

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

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

Guests: Chad Bryant -Bryant Engineering, Lindsey Young – Loudermilk Properties, Thomas Mason, Mike Clarke – Traverse Land Services

3. Invocation: was given by Commissioner Jefferson
4. Approval of Minutes from November 18, 2024, regular meeting.
Commissioner Jefferson motioned to approve as submitted; Commissioner Ross seconded; all were in favor, and the minutes 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

1. **RZNE-0131-2024**. Rezoning of property located at 1218 Washington Street, 104 Mims Court, and 108 Mims Court from C-3 to NMU. The applicant is Bryant Engineering. (*Tabled from November 18, 2024, meeting*).

Ms. Carson indicated the applicant updated the site layout to address the Commission's concern about the parking location. The staff recommendation is for approval of the request. Ms. Carson stated that the applicant was present to answer any questions. Mr. Wood stated that since this item has already had a public hearing at the November 18th meeting, it is not required again.

Commissioner Williams moved to recommend approval of the rezoning as revised; Commissioner Hayes seconded. The motion passed unanimously.

8. New Business

- A. Public Hearing (Planning Commission decision)

1. **PLAT-0137-2024**. The preliminary plat for Parkway Galleries is located on Perry Parkway between Susannes Retreat and Legacy Park Drive. The applicant is Michael Clarke, Traverse Land Services, LLC.

Ms. Carson read the applicants' request to approve a 22-lot subdivision in C- 2 General Commerical zone. The applicant intends to construct up to six dwellings per lot. Staff recommended approval

with three (3) conditions. The applicant, Mike Clarke indicated he was agreeable to the recommended conditions.

Chairman Edwards opened the public hearing at 6:10 pm and called for anyone in favor or opposed to the request. There being none, the public hearing was closed at 6:10 pm.

Commissioner Hayes moved to approve the request with the conditions recommended by Staff. Commissioner Mehserle seconded the motion. The motion passed unanimously.

B. Informational Hearing (Planning Commission recommendation – Scheduled for a public hearing before City Council on January 7, 2025.)

1. **RZNE-0132-2024.** Rezone property located at 319 & 341 Gen. Courtney Hodges Blvd. from MUC to NMU. The applicant is Bryant Engineering.

Ms. Carson read the applicant's request to rezone the property's two parcels from MUC to NMU. The Staff recommended approval. The applicant was present to answer any questions.

Chairman Edwards opened the public hearing at 6:16 pm and called for anyone in favor or opposed to the request. There being none, the public hearing was closed at 6:16 pm.

Commissioner Jefferson moved to recommend approval as submitted. Commissioner Ross seconded the motion. The motion passed unanimously.

2. **RZNE-0135-2024.** Rezone properties located at 1120 Morningside Drive from C-2 to OI. The applicant is the City of Perry.

Ms. Carson read the City's request to rezone the properties located at 1120 Morningside Drive from C-2 to OI, Office Institutional. The Hospital Authority's legal council agreed to the change. The zoning change is needed to make the existing uses conforming.

Chairman Edwards opened the public hearing at 6:25 pm and called for anyone in favor or opposed to the request. There being none, the public hearing was closed at 6:26 pm.

Commissioner Ross moved to recommend approval as presented. Commissioner Hayes seconded the motion. The motion passed unanimously.

3. **TEXT-0143-2024.** Amend the standards for granting rezoning, special exception, and variance. Limit items for which a variance may be granted and establish an administrative variance. The applicant is the City of Perry.

Ms. Carson read the request, and the staff recommendation for approval.

Chairman Edwards opened the public hearing at 6:29 pm and called for anyone in favor or opposed to the request; there being none, the public hearing was closed at 6:29 pm.

Commissioner Ross moved to recommend approval of the amendment as presented; Commissioner Jefferson seconded. The motion passed unanimously.

9. Other Business

Mr. Wood stated that tonight was Chairman Edward's last meeting and thanked Chairman Edwards for his seven years of service and for acting as Chairman of the Commission since February 2018. Chairman Edwards stated that serving for the City of Perry has been a pleasure.

Mr. Wood reminded the Commission they will need to elect a new Chairman and Vice Chairman at the first meeting in January 2025

10. Commission questions or comments- None

11. Adjournment: With no further business to come before the Commission, the meeting was adjourned at 6:34 pm.

Approved 01.13.25