

Planning Commission Work Session
Minutes- August 26, 2024

1. Call to Order: Vice Chairman Ross called the meeting to order at 5:30pm.
2. Roll Call: Vice Chairman Ross; Commissioners Guidry, Jefferson, and Williams were present. Chairman Edwards, Commissioner Hayes and Mehserle were absent.

Staff: Bryan Wood – Community Development Director, Chad McMurrian – Engineering Services Manager, and Emily Carson – Community Planner.

3. Citizens with Input – None
4. Capital Improvement Projects Update – Mr. Chad McMurrian provided an update on various projects, which included the annual street resurfacing by GDOT, Jack Links water and sewer and pump station upgrade and airport regional pond. Advised interest for services off of Langston Road and development by WCH Homes on Perry Parkway. Sewer main under I-75 being upgraded to increase capacity and updates on various pump station projects. Courtney Hodges bridge replacement is still 12-18 months out for commencement.
5. New Business – Items for Discussion
 - Standards for Zoning, Special Exception, and Variance
 - Design standards for non-residential developments
 - Design standards for multi-family residential development
 - Setback changes relative to design standards
 - Exterior light standards

Mr. Wood provided an overview of each of the items for discussion. There was more discussion on the first item. The Commission agreed that simplifying the standards for each application type would benefit applicants and the Commission. Mr. Wood explained the purpose of variances and stated that the text needed additional fleshing out, and he was working with the City Attorney.

Mr. Wood indicated Commissioner Mehserle had reviewed and commented on the design standards for non-residential developments. The draft incorporates most of his comments, with an “alternative design” provision added to address other comments. The Commission generally favored updating design standards and adding standards for multi-family development.

Mr. Wood indicated the Commission will review the proposed changes in more detail over the next few months work sessions.

6. Other Business: None
7. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:40pm.