

Planning Commission
Minutes - March 11, 2024

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

Staff: Bryan Wood – Community Development Director, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk

Guests: Dylan Wingate

3. Invocation: was given by Commissioner Jefferson
4. Approval of Minutes from February 12, 2024 regular meeting and February 26, 2024 work session
Commissioner Jefferson motioned to approve as submitted; Commissioner Guidry seconded; all in favor and was 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 phones in silent mode.
6. Citizens with Input- None
7. Old Business – None
8. Public Hearing (Planning Commission decision)- None
9. New Business

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

- A. **RZNE-0014-2024**. Rezoning of property at 1015 Northside Drive. The applicant is Dylan Wingate, WCH Homes.

Ms. Carson read the applicants' request, which was to rezone from R-2, Single Family Residential to C-3, Central Business District, along with staff responses, with recommendation for approval.

Chairman Edwards opened the public hearing at 6:06pm and called for anyone in favor of the request. The applicant, Mr. Dylan Wingate, reiterated the request and advised the house will remain on the current site and will look to relocate at a later date, and the request is to keep in line with the current development of the mixed-use project adjacent to the property. Chairman Edwards called for anyone opposed; there being none the public hearing was closed at 6:08pm.

Chairman Edwards asked Mr. Wingate if it will be feasible to move the dwelling; Mr. Wingate advised it would be and has already spoken with a contractor and ideally would like to keep in the city. Commissioner Ross inquired of a time frame; Mr. Wingate advised in five years as in developing the adjacent parcel would like to expand onto this lot. Commissioner Guidry asked of staff if there was any issue/concern with the Historic Preservation Commission; Mr. Wood advised there was not, as the proposed downtown district is in preliminary discussions and this parcel is not in the district.

Commissioner Ross motioned to recommend approval of the application as submitted to Mayor & Council; Commissioner Jefferson seconded the motion; all in favor was unanimously recommended for approval.

10. Other Business

Mr. Wood advised he brought to Council the concerns relating to vinyl siding and notice has been sent to contractors, developers, and installers as a reminder of proper installation procedures. Regarding the PUD's Council has requested a text amendment with the discussed modifications; the density concerns were discussed and should not continue to allow single use districts and PUD's should not be a means to create additional density.

11. Commission questions or comments – None

12. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:19pm.