

Planning Commission Work Session  
Minutes, October 28, 2024

1. Call to Order: Chairman Edwards called the meeting to order at 5:32pm.
2. Roll Call: Chairman Edwards; Commissioners Guidry, Ross and Williams were present. Commissioners Jefferson, Hayes, and Mehserle were absent.

Staff: Bryan Wood – Community Development Director, Emily Carson – Community Planner  
Chad McMurrian – Engineering Services Manager and Christine Sewell – Recording Clerk

3. Citizens with Input – None
4. Capital Improvement Projects Update – Mr. McMurrian provided update on the LMIG paving project which includes Valley Drive, N. Davis Drive, Longbridge Way, and Cherokee Road. GDOT has advised they will start the Gen. Courtney Hodges Blvd bridge replacement in July 2025. From the recent storm no reported issues in Sadie Heights and the flood analysis has been submitted to the Army Corps of Engineers for review. Ms. Wharton will be presenting to Council truck traffic options for downtown.
5. New Business – Items for Discussion

- Pocket Park Requirements

Ms. Carson presented the draft amendment for requirements of pocket parks in subdivisions. She noted both Public Works and Leisure Services had been consulted for input as ultimately the parks will be accepted and maintained by the City. Mr. Wood advised Council wants pocket parks and the requirements ensure they are provided and accessible, rather than council purchasing or being donated undesirable lots that will not have the park centrally located and used by residents. Ms. Carson advised the ordinance provides for the size of the park based on the number of units and furnishing required by park size. Commissioner Ross noted there were no furnishings for adults; Ms. Carson advised pocket parks are meant more for the children of the neighborhood and the City's destination parks have those features. The Commission concurred with what was presented and was advised it will be presented to Council at their next work session for discussion.

- Design standards for non-residential developments
- Design standards for multi-family residential development

Mr. Wood advised staff is still reviewing and will be brought forth to Council for input before a formal amendment request is filed. The setbacks were reviewed and have been changed to eliminate parking in front of commercial. The multifamily standards have also been modified and are similar to non-residential. Open space requirements, parking, landscaping and exterior lighting was briefly discussed and will be brought back for further discussion.

- Setback changes relative to design standards
  - Exterior light standards
6. Other Business – Mr. Wood advised a revision to the recently adopted amendment on warranty requirements would be brought forth to change that a bond is allowable.

Ms. Carson provided an update on Council's rulings from the October cases.

7. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:40pm.