

Planning Commission
Minutes- March 10, 2025

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

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

Guests: Michael Turner – JMA Architecture, Curtis & Teresa George

3. Invocation: was given by Commissioner Jefferson
4. Approval of Minutes from February 10, 2025, regular meeting and February 24, 2025, work session
Commissioner Williams motioned to approve as submitted the February 10, 2025, minutes; Commissioner Jefferson seconded; all in favor and was unanimously approved. Commissioner Wharton motioned to approve as submitted the February 24, 2025, minutes; Commissioner Ross seconded; all in favor and was unanimously approved.
5. Announcements- Vice Chairman Hayes 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. New Business

A. Public Hearing (Planning Commission decision)

1. **VAR-0009-2025**. Variance for reduction in setback requirements for property located at 705 Washington Street. The applicant is JMA Architecture, Inc.

Ms. Carson read the applicants' request which was for a reduction of Sec. 5-2.1. Minimum building setbacks. Minimum rear yard setbacks in this residential district shall be 35 feet and Table 5-1-1. maximum lot coverage in this residential district shall be 25%. The applicant requests a variance to reduce the rear yard setback from 35 feet to 6.54 feet and to increase the lot coverage from 23% to 32%, exceeding the maximum allowance. The request is due to the inability to fit the proposed home on the parcel while abiding by the required setback and lot coverage requirements. The Historic Preservation Commission has already approved the layout presented in this application. Staff is recommending approval based on the site plan submitted with the application.

Commissioner Wharton noted there is a similar lot across from this parcel and what the difference between the two is; Ms. Carson advised the angle of 705 Washington Street is unique and there are no straight lines. Commissioner Wharton asked if the residence was not livable in its' current state; Ms. Carson advised the dwelling is a bungalow and is not per current standards.

Vice Chairman Hayes opened the public hearing at 6:11pm and called for anyone in favor of the request. Mr. Michael Turner with JMA Architecture and on behalf of the applicant, reiterated the request, and concurred with the staff condition. Vice Chairman Hayes called for anyone opposed; there being none the public hearing was closed at 6:13pm.

Commissioner Wharton asked Mr. Turner if there were any other designs considered that would not encroach on the setbacks. Mr. Turner advised per the guidelines for the historic district any expansion or additions have to be in the rear and the proposed design creates the modern space and meets the needs of the owners.

Commissioner Williams motioned to approve the application with the site plan submitted; Commissioner Ross seconded; all in favor and was unanimously approved.

8. Other Business – Mr. Wood in follow up to February's work session has found the lighting model ordinance and is reviewing and hopes to have for further discussion at the March work session.
9. Commission questions or comments- None
10. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:18pm.