

Perry Planning Commission
Minutes - February 10, 2020

1. Call to Order : Chairman Edwards called the meeting to order at 6:02pm
2. Roll Call: Chairman Edwards; Commissioners Burkart, Coody, and Griffis were present. Commissioners Clarington, Jefferson, and Mehserle were absent.

Staff: Bryan Wood – Community Development Director and Christine Sewell – Recording Clerk

Guests: None

3. Invocation : was given by Commissioner Coody
4. Approval of Minutes: Approval of minutes from January 13, 2020 meeting: Commissioner Burkart motioned to approve as submitted; Commissioner Coody seconded; all in favor and was unanimously approved.
5. Announcements
 - a. Campaign Notice per O.C.G.A. 36-67A-3
 - b. Policies and Procedures for Conducting Zoning Hearings are available at the entrance
 - c. Please silence cell phones

Chairman Edwards read all of the posted notices as listed.

6. Old Business- None
7. Public Hearing (Planning Commission decision)- None
8. Informational Hearing (Planning Commission recommendation)
 - a. RZNE #0006-2020 – Text amendment Section 5-6.6 Conversation Subdivision Development Requirements

Mr. Wood reminded the Commission that in 2019 Staff brought to the attention of the Planning Commission concerns raised about parking on residential streets and the impacts to emergency vehicle access. Staff presented RZNE-79-2019, a text amendment proposing to increase the minimum width of streets, reducing the minimum grade of streets, and adjusting certain other provisions of the Land Management Ordinance to reflect recommendations in Appendices of the International Fire Code. Staff hereby withdraws application RZNE-79-2019, and requests the Planning Commission accept this withdrawal.

In late 2019 the City established a Task Force to discuss the parking issue and to recommend actions to address this issue. The Task Force is comprised of civil engineers, developers, home builders, street and utility contractors, and representatives of the Fire Department, EMS, and the school district. Charlie Griffis represented the Planning Commission. The Task Force has

met three times since November, with one final meeting expected in the next few weeks. A summary of each of the meetings was provided.

On-street parking counts were conducted by City staff at various times between November 25, 2019 and January 1, 2020. A spreadsheet with parking data was provided. While major issues relating to emergency vehicle access were not observed, the highest percentage of on-street parking was generally observed in conservation subdivisions or PUDs designed like conservation subdivisions. With this information City Council imposed a moratorium on new conservation subdivisions until May 2020. They asked that recommendations come forth sooner if possible.

Based on the information obtained and after reviewing conservation subdivision standards in Gwinnett County and the City of Duluth, Staff prepared this proposed amendment to section 5-6.6 of the Land Management Ordinance. As recommended by the Task Force, the proposed amendment will increase the minimum right-of-way width in conservation subdivisions from 40 feet to 50 feet, and increase the front setback from 20 feet to 25 feet. These changes will add ten feet on each side of the street, resulting in a 38.5 foot long driveway. This will allow stacking for two cars in a driveway. Along with this amendment the Task Force recommends policing of construction worker parking by field inspectors. Additional modifications to the conservation subdivision standards to accommodate adjustments in this amendment will be forthcoming no later than the Commission's April meeting.

Chairman Edwards opened the public hearing at 6:23pm and called for anyone in favor or opposed to the request; there being none the hearing was closed at 6:24pm.

Commissioner Griffis motioned to recommend approval to Mayor & Council of the proposed text amendment as presented; Commissioner Coody seconded; all in favor and was unanimously recommended for approval.

b. RZNE #0079-2019 – Text amendment regarding Street Design and Fire Protection Requirements – *Request for withdraw*

Mr. Wood advised withdrawal was requested based on the amendment of Section 5-6.6 Conversation Subdivision Development Requirements as just discussed. Chairman Edwards opened the public hearing at 6:27pm and called for anyone in favor or opposed to the request; there being none the hearing was closed at 6:28pm.

Commissioner Burkart motioned to approve the withdrawal of RZNE #0079-2019 – Text amendment regarding Street Design and Fire Protection Requirements; Commissioner Coody seconded; all in favor and was unanimously approved for withdrawal.

9. New Business

a. PLAT #0001-2020 Preliminary plat Stonebridge Phase 2

Mr. Wood advised the subject property is part of the original preliminary plat for Stonebridge subdivision approved in the early 2000's. As originally approved, the property was designed for 32 residential lots located along two cul-de-sac streets. The applicant is now requesting a new preliminary plat to develop 43 residential lots along two cul-de-sac streets. The layout of the

streets is not substantially changed from the original plan. All proposed lots comply with the minimum dimensional standards of the R-1 zoning district. The two smallest lots are 15,555 and 15,917 square feet, with a 15,000 square foot minimum lot size. The remaining lots average about 22,000 square feet in size. Lot widths are proposed at 100' or greater, where a 90' minimum is required. A linear depressed area traverses a portion of the site and is proposed to be re-routed to accommodate the proposed lot layout. If this depressed area is determined to be a stream, it cannot be re-routed and a 25' stream buffer will be required on each side. This will be determined during the Site Plan and Land Disturbance Permit process by the City in consultation with its Engineering Consultant. This determination may impact the number and or layout of lots as proposed.

Commissioner Burkart motioned to approved the preliminary plat containing 43 residential lots with the understanding that the number of lots may be reduced and/or the layout of lots may change based on a determination related to the linear depressed area on the site; Commissioner Coody seconded; all in favor and was unanimously approved.

10. Other Business – None

11. Adjourn: there being no further business to come before the Commission the meeting was adjourned at 6:37pm.