

Planning Commission Agenda
Special Called Meeting Minutes
June 29, 2020

1. Call to Order: Chairman Edwards called the meeting to order at 6:10pm.
2. Roll Call: Chairman Edwards; Commissioners Coody, Jefferson, Clarington, and Mehserle were present. Commissioner Griffis was absent.

Staff: Bryan Wood – Community Development Director, Brooke Newby – City Attorney, Chief Lee Parker – Fire & Emergency Services, Chief Michael Paull – Fire Marshal, and Christine Sewell – Recording Clerk

Guests: Celeste Clarington

3. Invocation : was given by Commissioner Clarington
4. Announcements: Chairman Edwards referred to the notices as listed.
 - 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

5. New Business

A. Public Hearing (Planning Commission decision)

1. VAR-72-2020 – 603 Marsha Drive – Variance to reduce rear setback

Commissioner Clarington recused himself from the discussion due to a conflict and left the meeting.

Mr. Wood read the applicants' request which was for a variance to reduce the rear setback from 25 feet to 15 feet to construct a 12' x 10' sun porch, along with staff responses.

Chairman Edwards opened the public hearing at 6:17pm and called for anyone in favor of the request. Mrs. Clarington reiterated the request and advised she had not been aware of a setback issue until a permit was applied for. Chairman Edwards called for anyone opposed; there being none the public hearing was closed at 6:19pm.

Commissioner Mehserle clarified of staff if the applicant was advised the structure could be no larger than 12' x 10'; Mr. Wood confirmed they were aware.

Commissioner Mehserle motioned to approve the application as submitted with staff recommendation that the addition be no larger than 12' x 10'; Commissioner Coody seconded; all in favor and was unanimously approved.

Commissioner Clarington return to the meeting at 6:20pm.

6. Old Business

A. Informational Hearing (Planning Commission recommendation)

1. REZN-61-2020 – Text Amendment to Revise Procedures and Standards for Murals
(Revised – recommended denial at June 8th meeting)

Mr. Wood advised this had been tabled from the June 8th meeting as the Commission was opposed to being the governing authority so staff modified the proposed procedures. The proposed standards for evaluating murals have not changed. The revised amendment establishes the Main Street Advisory Board the decision-making body on applications for mural permits, if the mural is to be located within the Downtown Development Overlay District. Applications for mural permits to be located outside the Downtown Development Overlay District will be reviewed and decided by the Administrator of the Land Management Ordinance. Appeals from both decision-making bodies will go to City Council. Extension of a mural permit will be the purview of the original decision-making body.

Chairman Edwards opened the public hearing at 6:22pm and called for anyone in favor or opposed to the request; there being none the hearing was closed at 6:23pm.

Commissioner Mehserle motioned to recommend approval to Mayor and Council of the text amendment as revised; Commissioner Jefferson seconded; all in favor and was unanimously recommended for approval.

2. REZN-62-2020 – Text Amendment to Revise Sections dealing with cul-de-sac dimensions and to Remove References to Sections of the International Fire Code
(Revised – tabled from June 8th meeting)

Mr. Wood advised this had been tabled from the June 8th meeting to address modifications from the International Fire Code and Georgia amendments, along with direction from Council to the City Attorney and himself to remove any codes, in the LMO and City code that were above the state minimum requirements. Mr. Wood advised in reference to the cul-de-sacs, the minimum requirements will remain as they are currently. Mr. Wood read the staff report which addressed what will be amended, along with staff responses and was recommending approval of the proposed text amendment. Mr. Wood advised the Fire Marshal was also requesting maintaining the 300 foot requirement in commercial developments for hydrant spacing. Chief Michael Paull presented to the Commission a Power Point presentation on the request for maintaining the current 300 foot requirements. Chief Paull advised as currently defined in the LMO the standard for fourteen years has been residential 500 feet and commercial 300 feet and it is being requested to maintain that standard for Appendices D and concurred with Mr. Wood's recommendation of adopting Appendices B and C.

Chairman Edwards opened the public hearing at 6:52pm and called for anyone in favor or opposed to the request; there being none the public hearing was closed at 6:53pm.

Commissioner Clarrington inquired of Chief Paull if Council was requesting an alternate spacing requirement for the hydrants; Chief Paull was not certain, but would like to retain at the current standard that has been in place for fourteen years. Chief Paull advised the NFPA is more restrictive and does not feel it is in the best interest of the City. Chairman Edwards asked how the spacing affected the PSI; Chief Paull explained. Chairman Edwards also asked what criteria

was used for comparison cities; Chief Paull advised the City Manager provided for guidance a list of comparable Georgia municipalities that are similar in demographics to Perry and those were used as noted in the presentation. The question arose again from the Commission on why the board needed to provide input on, if Council was making the final decision. Mr. Wood advised staff had been directed to make certain modifications to the ordinance and the board deals with development and the community and what is being presented to them is an aspect of that, as well the City Manager has requested the Commission's input. The requests being brought forth are modifications and whether or not they are appropriate or not to adopt. Ms. Newby provided some background stating in 2005 a resolution had been passed transferring enforcement from the State Fire Marshal to the local deputized Fire Marshal. At that time the codification of the State's minimum code standards should have been done and it was not; so the amendment addresses that and repeals all others. Those standards in the LMO were more stringent than the State and Council will be hearing Chief Paull's presentation and will consider those along with reviewing what is the required from by the State.

Commissioner Mehserle motioned to recommend denial to Mayor & Council of the text amendment as proposed, but recommends retaining the current language regarding where fire hydrants are required and recommends approval of proposed changes to Sections 6-10.2(E), 6-11.2(A)(2)(c) and 6-10.10(C) regarding cul-de-sacs; Commissioner Jefferson seconded; all in favor and was unanimously recommended as noted.

Commissioner Mehserle motioned to recommend approval to Mayor & Council of the adoption of Appendices B, C, and D of the International Fire Code; Commissioner Clarington seconded; all in favor and was unanimously recommended as noted.

7. Other Business – None
8. Adjourn: there being no further business to come before the Commission the meeting was adjourned at 7:26pm.