



Attendance: Campbell, Clark-Jones, Marks, Pennington, Senft, Wadsworth; Staff – Kocher

The January 26, 2021 regular meeting of the Madison Corridor Design Commission was held virtually via GoToMeeting at 5:30 p.m. Chair Pennington noted a quorum was present and called the meeting to order.

<u>Item/Issue</u>	<u>Discussion/Action</u>
Election of Officers	Senft nominated Sonny Pennington for Chair. There were no other nominations. Campbell nominated Senft for Vice Chair. There were no other nominations. The nominees were unanimously elected.
Approval of Minutes	Motion by Senft to approve the December 22, 2020 minutes. Second by Clark-Jones. Vote to approve motion unanimous.
Approval of Agenda	The agenda was approved by assent with no changes.
Design Review: 2090 Eatonton Rd. Benedetto Services	<p>Pete Leonetti and John Schwartz presented the application for construction of fencing and landscape changes. Mr. Leonetti noted changes to the application based on discussion at the December 22, 2020 meeting: removal of the angle in the front fence and additional landscape area at the front. With respect to a question from the previous meeting about the necessity of two drives, Mr. Leonetti stated both were needed for safe flow of traffic.</p> <p>Staff reviewed the report. Pennington asked if the gates would be black as well. Mr. Leonetti said it would. Pennington asked if there would be a dumpster enclosure. Mr. Leonetti said there would be no dumpster enclosure. Wadsworth asked if the screening fabric would be used on the gates. Mr. Leonetti said in coming and outgoing vehicles need to be able to see through the gate. No fabric will also allow law enforcement to see into the property during a site check.</p> <p>Wadsworth asked the height of the fences. Mr. Leonetti responded that both would be six feet in height. Staff reminded the commission that the applicant had indicated last month that there would not be barbed wire at the top of the fence. Pennington asked about frontage trees. Staff noted that none were proposed and there was limited area for trees. He suggested any approval include a condition that a tree be planted in the grassed area at the left.</p> <p>Pennington asked if the site plan takes into account the planned widening of Highway 441. Mr. Schwartz said the plat reflects their purchase. There was concern among commissioners that some of the landscaped area would be taken by GDOT.</p> <p>Motion by Campbell to postpone the application until the right-of-way is confirmed. There was no second.</p>

Commissioners discussed proceeding with the assumption that the plat/plan accurately reflects the property lines.

Motion by Senft to approve the application and plans as submitted and presented based upon the aforementioned reports, reasoning, clarification, and findings with the following conditions:

- 1) the gate will be black;
 - 2) a frontage tree will be planted on the left side and may be an understory tree if in conflict with power lines.
- second by Campbell; vote to approve motion unanimous.

**Design Review:
1291 Lions Club Rd.
Todd Peaster
Alliance Corrugated &
Display**

Todd Peaster, civil engineer with Georgia Civil, presented information for construction of a secondary building for preliminary review. Mr. Peaster outlined the scope of the project. Staff reviewed the report.

Preliminary Review

Pennington indicated that any new lighting would need to be shown on the plan. Pennington asked if the dumpster would be moving. Mr. Peaster said it would remain in its current location. Senft asked if elevations would be available for final review. Mr. Peaster said they would. Pennington asked if this was a Butler-type building. Mr. Peaster said it would be a metal building with the color to match the existing. The commission indicated this was acceptable for the rear location

Staff Report

Staff reported that replacement drive-thru canopies at McDonalds had been administratively approved.

Staff reported the following work items were planned for the year:

1. New format for non-new construction staff reports
2. Corridor ordinance update
3. Sign ordinance update
4. Illustrations for guidelines
5. Rules of Procedure

Staff reported that a portion of N. Main Street may be removed from the Historic District at which time it would be added to the Corridor Overlay.

With no further business, the meeting was adjourned.