

MINUTES
PERRY PLANNING COMMISSION

February 26, 2007

1. Call to Order: Chairman Beeland called the meeting to order at 6:00 PM.
2. Roll:

Commissioners Present: Chairman Beeland; Paul Cosey; Willie King; Patricia Jefferson; Jim Mehserle *; Todd Barker *

Commissioners Not Present: Chuck Sanders.

* Commissioner Barker arrived at 6:02 P.M.
* Commissioner Mehserle departed at 6:53 P.M.

Guests: See attached guest list.

Press: Ayana McPhail, Staff Writer – The Telegraph.

Staff Present: Steve Howard, Building Official; Mike Beecham, Community Planner; Barbara Crisler, Recording Secretary; Harold Deal, Asst. City Engineer.
3. Invocation: Commissioner Mehserle gave the invocation.
4. Approved February 12, 2007 Minutes: Commissioner Cosey motioned to approve the minutes as submitted. Commissioner Mehserle seconded the motion and the motion carried unanimously.

* Commissioner Barker arrived at 6:02 P.M.
5. Reading of the Campaign Notice, per O.C.G.A. 36-67A-4: Chairman Beeland read the notice.
6. Informational Hearing:
 - 1) Recommendation for Approval with conditions – Rezoning & Annexation Application #R-007-001:
Chairman Beeland presented a request from the Talton Family to rezone and annex 233.105 acres from Houston County R-AG, Residential Agricultural District to City of Perry PUD, Planned Unit Development for property located at the Northeast corner of Talton Road and Bear Branch Road. Mike Beecham reviewed and explained the conditions of the application. Mr. Beecham informed the Commission that the letter they received from the RDC stated their concerns were density and traffic generated from this project concluding that this project is not in the best interest of the region. The County recommended a density of 2.1 dwellings per acre totaling approximately 470 dwellings. Also, staff recommends having at least two neighborhood parks located in this development and we propose an entrance off Bear Branch as well. Chairman Beeland opened the floor for comments in favor of this rezoning request.

Rob Tuggle attorney representing the Talton Family stated this property has been in the Talton family since 1913 and has been farmed since 1952. The family has decided to develop this property and originally brought this before you to rezone it to R-3. We withdrew that application and have since worked with the City staff and are reapplying and requesting to rezone this property PUD. The County originally agreed to this project and suggested enlarging the strip to 200 feet allowing the property to be contiguous, now the County is objecting to the density and the density has not changed. There are other subdivisions around this area that have a density of 2.65 houses per acre, on Langston there is one at 2.32 per acre. It is my understanding that the City has plans with Talton Road and the widening of it.

Cleve Cunningham with Cunningham and Company is working on this project. This development has 545 lots, 2 wet ponds approximately 4.5 acres in size, which will be incorporated as detention ponds but wet year round. There will be a 15' undisturbed buffer surrounding the subdivision, on the east and north side the buffer will increase to a 75' buffer and on the west and south sides the buffer will increase to a 50' buffer. There are interior buffers which would be common space around the ponds and amenity area. The amenity area has a soccer field, tennis court, pool with pool house. There will be two boulevard entrances off Talton Road with separated planting areas, and a couple of turnabouts through the development. We are proposing to have walking trails around the ponds with a recreational park in the design feature.

There were no other comments in favor. We would be open to review the possibility of another entrance off of Bear Branch Road. The tentative plan in this development is a 6 to 8 year build out in approximately 8 phases. Phases 1, 2 & 3 are along the south side and phase 1 would include the amenity area, parks and ponds. Phases 4, 5, 6, 7 & 8 would be along the north side of the property.

There were no other comments in favor. Chairman Beeland opened the floor for comments in opposition.

Larry Jones of 122 Lanier Loop, Candler Park subdivision stated I don't have any problem with the annexation. My concern is the number of houses they plan on developing. 545 houses on 233 acres is very crowded and we feel our property values will go down because our houses are built on half acre lots or better. "Last July the County has increased the requirement for lot size to $\frac{3}{4}$ of an acre and now they circumvented that and come to you in order to get more houses. I think the traffic would definitely be a problem it's already crowded along Talton Road, Highway 127, Bear Branch and now you want to put in 545 more in there. I just want you to know I'm not in agreement with it."

There were no other comments in opposition. The comments from the floor were then closed. Chairman Beeland asked if there were any comments or questions from the Commission or staff.

Mr. Beecham informed the Commission that the County now objects to the 200 foot strip, and they said if the density of the development was reduced to 2.1 dwellings per acre they would approve the City to annex the right-of-way on Talton Road.

Steve Howard Talton Road is in the City of Perry's long range plans tying Talton and Bear Branch Road to 127.

Chairman Beeland greenspace requirements are not incorporated in the amenity area, buffers or ponds. What will the buffer surrounding this development consist of.

Mr. Cunningham yes sir, the greenspace area exceeds the 10% greenspace requirement. The surrounding buffer will have some trees along the north and west side and there will be walking trails along the buffer.

Chairman Beeland asked how the two ponds would remain wet, and if they fill where would the run off go.

Mr. Cunningham stated keeping them wet would be addressed during the review process. The run-off would be piped through a stormwater system through easements to a tributary to the west.

Commissioner Mehserle asked Mr. Cunningham if they would be meeting the 10% requirement excluding the amenity area and ponds.

Mr. Cunningham we have the space available to achieve the 10% greenspace requirement.

Commissioner Mehserle In my opinion the petitioner has met with staff and is agreeable to add the neighborhood parks and will look at the possibility of the other entrance off of Bear Branch Road and work with the City during the review process to meet the recommendations from the planning commission and staff. I understand the County's concern about density, but the petitioner has concurred with the City's PUD requirements, and I feel we should recommend approval.

Chairman Beeland how will homeowners gain access to the ponds.

Mr. Cunningham the access will be a commonspace easement between houses from the roadway to the pond.

Commissioner Cosey will there be underground utilities and sidewalks in this development.

Mr. Cunningham yes there will be underground utilities and sidewalks on both sides of the street.

At this time, Commissioner King motioned to give a favorable recommendation to Mayor and City Council for approval of this PUD zoning with the following conditions 1) incorporate a 200 foot strip for annexation; 2) two neighborhood parks; and 3) entrance off Bear Branch Road provided it meets design standards during the review process. Commissioner Jefferson seconded the motion. The motion carried unanimously .

Mr. Beecham stated the City Manager would like the Commission to decide and make a recommendation to City Council to explore annexing the right-of-way of Talton Road. After a brief discussion, Commissioner Cosey motioned to investigate the possibility of annexing Talton Road instead of the 200 foot strip. Commissioner King seconded the motion. The motion carried unanimously.

* Commissioner Mehserle departed at 6:53 P.M.

7. New Business:

- 1) Approved Final Plat – Country Club Centre (Commercial development)- off New Houston Lake Road – Bill Forehand: Mike Beecham presented the final plat for Country Club Centre (Commercial development)- off New Houston Lake Road – Bill Forehand. This subdivision is being developed following the C2 development standards. The engineering reports have been completed and approved. Mike Beecham stated staff has no objection to this final plat with the condition of approval from the Public Works department. At this time, Commissioner King motioned to approve the Final Plat for Country Club Centre with the above stated condition. Commissioner Barker seconded the motion. The motion carried unanimously.
- 2) Approval Preliminary Plat with conditions – Breland Chase Subdivision – off Frank Satterfield Road – Ocmulgee Site Environmental Services. Mike Beecham presented a preliminary plat for Breland Chase Subdivision. Mr. Beecham read the list of four zoning conditions that were approved by City Council to the Commissioners. The

preliminary plat meets all four zoning conditions. The Commissioners concurred. Staff has no objection to this preliminary plat with the following conditions 1) approval of erosion & sediment control review; 2) approval of stormwater review and 3) approval of sewer and water review. Commissioner King motioned to approve the Preliminary Plat for Breland Chase Subdivision, with the three conditions stated above. Commissioner Jefferson seconded the motion. The motion carried unanimously.

8. Adjournment: There being no further business to come before the Perry Planning Commission, Chairman Beeland adjourned the meeting at 7:00 P.M.