

Perry Planning Commission
Minutes – January 12, 2015

CALL TO ORDER: Chairman Martin Beeland called the meeting to order at 6:00pm.

ROLL: Chairman Beeland; Commissioners Clarington, Mehserle, Poole, Williams, and Yasin. Commissioner Jefferson was absent.

STAFF: Mike Beecham – Director of Community Development and Christine Sewell – Recording Clerk.

GUESTS: Mr. Cason Anderson, Mr. Mike Clarke, and Mr. Keith Newton.

INVOCATION: was given by Commissioner Poole

ELECTION OF 2015 OFFICERS

Commissioner Clarington motioned to appoint Martin Beeland as Chairman; Commissioner Poole seconded; all in favor and was unanimously approved.

Commissioner Williams motioned to appoint Commissioner Clarington as Vice Chairman; Commissioner Yasin seconded; all in favor and was unanimously approved.

APPROVAL OF MINUTES FROM NOVEMBER 24, 2014 MEETING: Commissioner Williams motioned to approve the minutes as submitted; Commissioner Clarington seconded; all in favor and was unanimously approved.

ANNOUNCEMENT: Chairman Beeland referred to the Campaign Notice, per O.C.G.A. 36-67A-3 and to please turn cell phones off.

INFORMATIONAL HEARING(S)

1. #R-14-09 Byrd & Company – Country Club Drive

Mr. Beecham read the applicants' request which was for the rezoning and annexation of 5.17 acres from Houston County R-AG, Residential Agricultural District to City of Perry R-3, Multi-Family Residential District, along with staff responses.

Chairman Beeland opened the public hearing at 6:07pm and called for anyone in favor. Mr. Mike Clarke on behalf of the owner reiterated the request and provided the board with renderings of the proposed types of homes to be built. Chairman Beeland then called for anyone opposed; there being none the hearing was closed at 6:09pm.

Commissioner Yasin inquired of Mr. Clarke the estimated square footage range; which was 1500 to 1700 for the single story units, which would include a garage and access for a golf cart. Commissioner Williams inquired on the number to be built; Mr. Clarke advised 24 to 26.

Commissioner Mehserle motioned to recommend approval to Mayor and Council of the application as submitted; Commissioner Yasin seconded; all in favor and was unanimously approved.

NEW BUSINESS

1. Final plat approval Sanford Place Phase 3 Section 1

Mr. Beecham advised only “as-builts” had not been received, but recommended approval with that condition as all other criteria had been met.

Commissioner Yasin motioned to approve the final plat as submitted with the condition the “as builts” be received; Commissioner Poole seconded; all in favor and was unanimously approved.

2. Final plat approval The Woodlands of Houston Phase 1 Section 1

Mr. Beecham advised only “as-builts” had not been received, but recommended approval with that condition as all other criteria had been met.

Commissioner Yasin motioned to approve the final plat as submitted with the condition the “as builts” be received; Commissioner Poole seconded; all in favor and was unanimously approved.

3. PLDO re-write discussion

Mr. Beecham in follow up to the information sent on form based zoning it will be placed on hold as after bringing forth to Mayor and Council questions arose and additional information was requested; the board concurred. To begin revision process Article I-IV were provided and it was recommended Articles I & II remain, Article III which was the definitions would be approved at the end of the process as Mr. Beecham anticipated they would be changed often throughout the process, the board concurred. In regards to Article IV it was recommended staff review and condense and bring back at the next meeting for review; the board concurred.

ADJOURN: there being no further business to come before the board Chairman Beeland adjourned the meeting at 6:35pm.