



Where Georgia comes together.

**Perry Planning Commission - Agenda
Monday, October 24, 2016**

CALL TO ORDER

ROLL

INVOCATION

APPROVAL OF MINUTES FROM September 26, 2016 MEETING

ANNOUNCEMENTS

The Campaign Notice, per O.C.G.A. 36-67A-3

Please turn cell phones off

PUBLIC HEARING (Planning Commission Decision)

1. V-16-11 106 Ag Village Blvd.
2. V-16-12 326 Spyglass Hill Drive

INFORMATIONAL HEARING (Planning Commission Recommendation)

1. #R-16-04 South Perry Parkway (Perry Preserve)

OTHER MATTERS

ADJOURN

Perry Planning Commission
Minutes - September 26, 2016

CALL TO ORDER: Vice Chairman Clarington called the meeting to order at 6:00pm.

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

STAFF: Steve Howard – Chief Building Official, Dan Bass – Building Inspector, and Christine Sewell – Recording Clerk

GUESTS: Jim Lay, Keith Newton, Chip Pottinger, and Ronnie Kent.

INVOCATION: was given by Commissioner Williams

Vice Chairman Clarington called for a motion to amend the agenda to add a plat approval for the Woodlands Phase 3. Commissioner Mehserle motioned to amend the agenda as requested; Commissioner Beeland seconded; all in favor and was unanimously approved.

APPROVAL OF MINUTES FROM September 12, 2016 MEETING : Commissioner Beeland motioned to approve the minutes as submitted; Commissioner Mehserle seconded; all in favor and was unanimously approved.

*Commissioner Jefferson arrived at 6:05pm.

ANNOUNCEMENTS; Vice Chairman Clarington referred to the Campaign Notice, per O.C.G.A. 36-67A-3 and to please turn cell phones off.

NEW BUSINESS

1. Historic COA review 807 Washington Street

Mr. Bass advised the property owner would like to convert an existing screen porch into a sunroom. The plans consist of replacing the current screens with glass and any framework needed to encase the glass. Mr. Jim Lay the owner reiterated the request and advised the color would match that of the house.

Commissioner Beeland motioned to approve the request as submitted; Commissioner Mehserle seconded; all in favor and was unanimously approved.

2. Review of request for placement of silos at Ag Village

Mr. Howard reviewed with the board the overall layout of the area and noted the area for the silo placement is designated as a pocket park and the improvement requires the boards' approval as it was approved for non-building structures. The silo request is for the projects' development with an agricultural theme and will also include a vineyard. Mr. Howard requested if approved there be the following conditions: 1). No signs on the silos only the logo of Ag Village, 2). Allow for a 30AMP electric circuit for seasonal light displays, and 3). Public Works and Public Safety approve the placement location so as not to create a traffic issue.

Commissioner Jefferson motioned to approve the request as submitted along with the conditions noted by staff; Commissioner Mehserle seconded; all in favor and was unanimously approved.

3. Preliminary plat approval The Farm Phase II

Mr. Howard reviewed with the board the (27) lots in the subdivision and recommended approval contingent upon engineering review.

Commissioner Mehserle motioned to approve the preliminary plat for The Farm Phase II contingent upon engineering review; Commissioner Beeland seconded; all in favor and was unanimously approved

*Chairman Poole arrived at 6:17pm and conducted the meeting.

4. Preliminary plat approval Summer Branch (division of Somerset)

Mr. Howard reviewed with the board the (127) lots in the subdivision and recommended approval contingent upon engineering review.

Commissioner Beeland motioned to approve the preliminary plat for Summer Branch contingent upon engineering review; Commissioner Clarington seconded; all in favor and was unanimously approved

5. Plat approval Woodlands Phase 3 Section 1B

Mr. Howard reviewed with the board the final plat for the subdivision and recommended approval contingent upon approval of infrastructure punch list being completed.

Commissioner Jefferson motioned to approve the plat for Woodlands Phase 3 Section 1B contingent upon staff approval of infrastructure; Commissioner Williams seconded; all in favor and was unanimously approved

ADJOURN: there being no further business to come before the board the meeting was adjourned at 6:32pm.

STAFF REPORT

CASE NUMBER: V-16-11

APPLICANT: Perry Capital LLC/ Mr. Chip Pottinger

REQUEST: A reduction of the required 25' front yard setback to 20'.

LOCATION: 106 AG Village Blvd.

ADJACENT ZONING/LAND USES:

Parcel: C-2	- Brannen Outfitters
North: C-2	- Vacant Land
South: C-2	- Microtel Hotel
East: I-75 R/W	- I-75
West: C-2	- Vacant Land

SECTION OF ORDINANCE BEING VARIED: Section 91 Minimum Setbacks.

CONDITIONS NECESSARY FOR A VARIANCE:

1. *Are there any special conditions resulting in a hardship?* The existing well pump house currently sets at 5'. The porch is to be added to the side of this structure.
2. *Is the hardship the result of the applicant's own actions?* The location of the irrigation wells required a structure for protection and visual aesthetics. This structure has a five foot setback.
3. *Can the violation be remedied by other means?* The porch has not been constructed so there is no violation
4. *Is request the minimum needed to remedy the violation?* The request is the minimum needed to allow the structure to be built in its current location.
5. *Was the violation deliberate, intentional, or the result of negligence?* The approval for the wells governed the location of the pump house, hence the need for a variance to erect the porch.

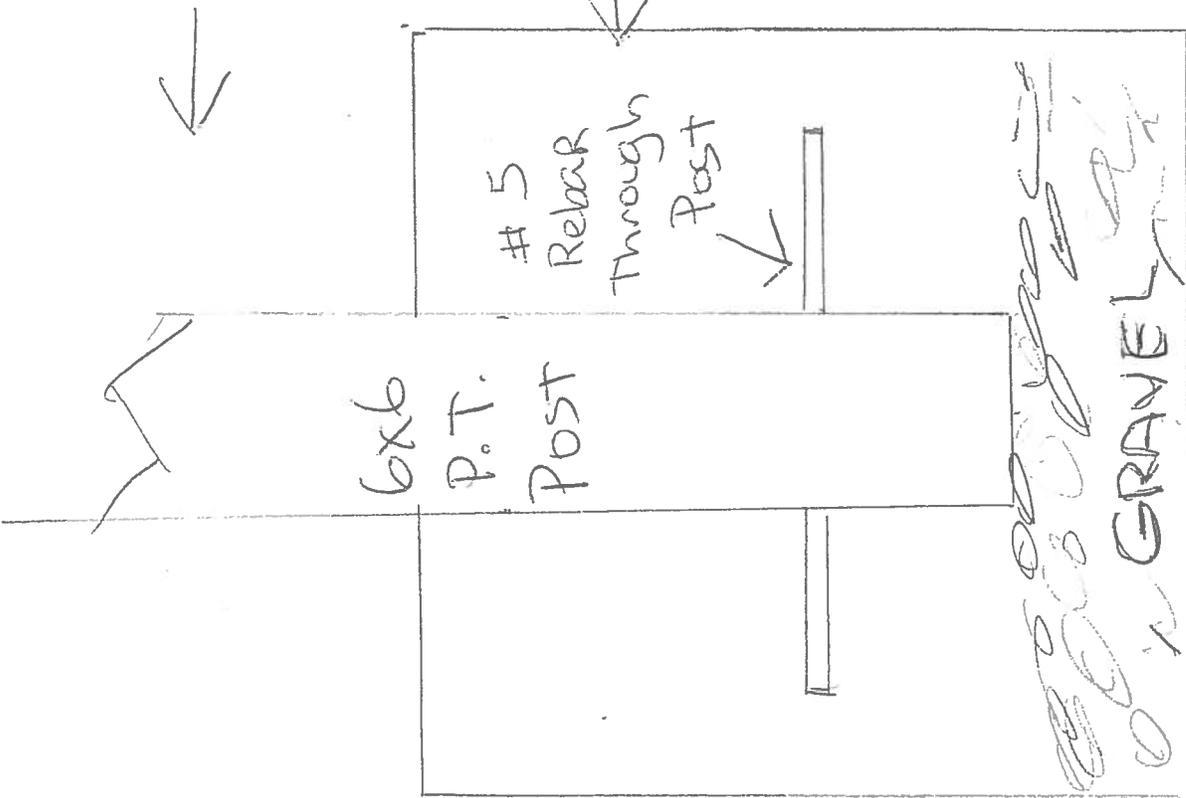
6. *Will the request be detrimental to the use and enjoyment of neighboring properties?*
The request should not be detrimental to the use and enjoyment of surrounding properties.
7. *Has a variance been previously granted?* There are no records of a Variance being granted for this lot.

REQUEST ANALYSIS: The request is to reduce the front yard setback of 25' to 5' to erect a 6' porch on the South side of the pump house. The porch is in keeping with the Ag Village theme and will complete the area at the fire tower. There is no issue with the side and rear yards setbacks.

STAFF CONCLUSIONS: The existing pump house is located at 5' off the property line. The pump house is located 25' from the back edge of the curb. This structure is there to protect the irrigation wells and equipment. The wells were approved by Council. The porch addition needs the front yard variance to be attached to the pump house. The porch will give the pump house a more realistic agricultural presence. The side yard and rear yard setbacks will be met. Staff has no objections to the request.

8-12-16

106 Fairview Drive
BRICK AROUND
POST AS PER
Elevation Drawing



#5
Rebar
Through
Post

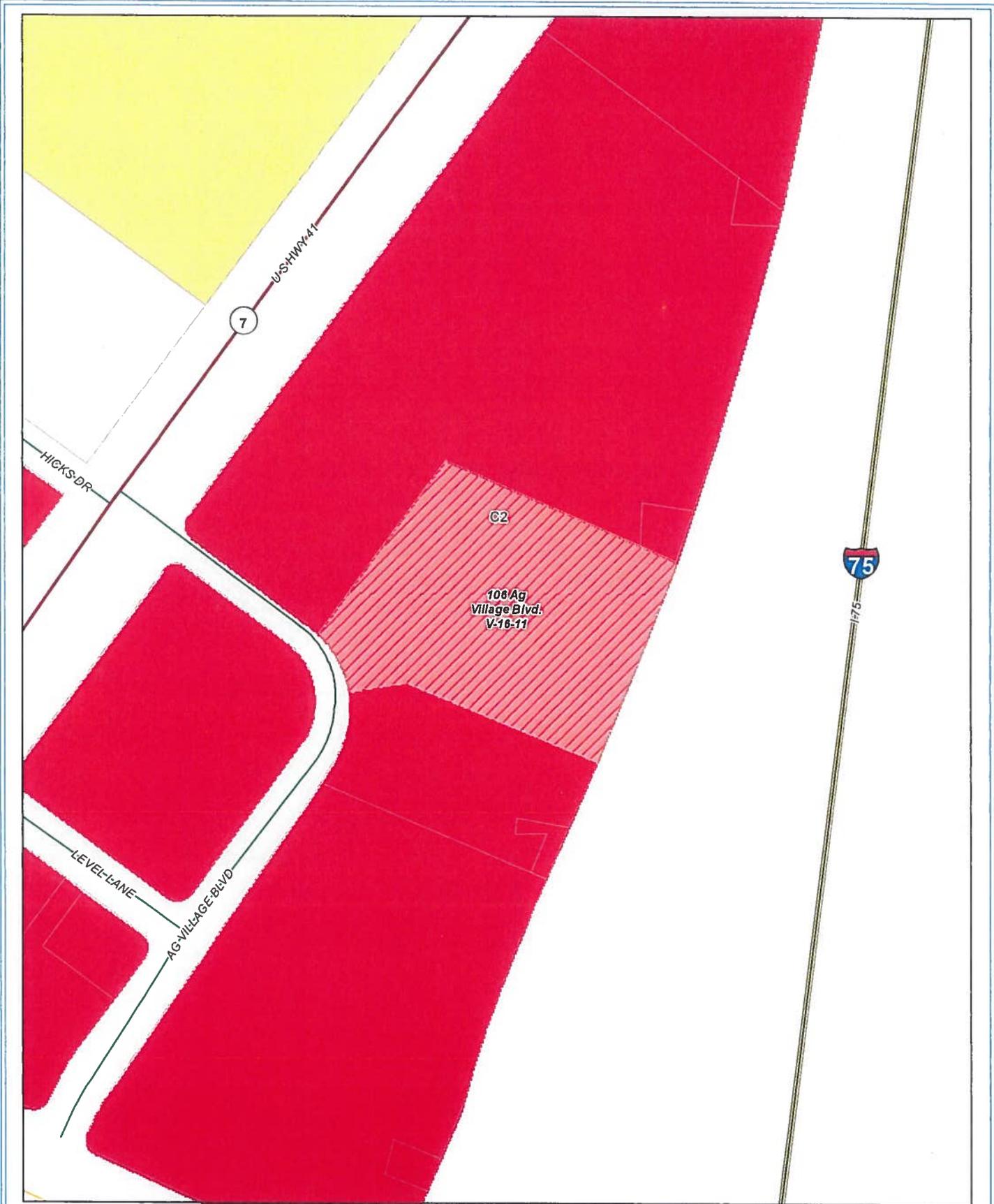
3000 lb.

concrete pier
each post

GRAVEL

2'x2'x2'

6x6
P.T.
Post



Legend

Perry Zoning	C3	M2	R2
LC	GU	OC	R2A
C1	IN	PUD	R3
C2	M1	R1	RAG
			RMH



1 inch = 200 feet



City of Perry Zoning Review

Case: V-16-11



STAFF REPORT

CASE NUMBER: V-16-12

APPLICANT: Pam Jenkins

REQUEST: A variance to the rear yard setback to allow an open deck with a portion to be a screened porch

LOCATION: 326 Spyglass Hill, P53A-69

ADJACENT ZONING/LAND USES:

Parcel: PUD	-Single Family Dwelling
North: PUD	-Single Family Dwelling
South: PUD	-Single Family Dwelling
East: PUD	-Golf Course
West: PUD	-Single Family Dwelling

SECTION OF ORDINANCE BEING VARIED: Section 91 Minimum Setbacks, Rear yard setback.

CONDITIONS NECESSARY FOR A VARIANCE:

1. *Are there any special conditions resulting in a hardship?* This property is located in the Houston Springs Development. This is a PUD Development with 9' rear yard setbacks. The rear yard has an extreme slope.
2. *Is the hardship the result of the applicant's own actions?* No. The slope of the rear yard and the small lot size create the hardship
3. *Can the violation be remedied by other means?* There is no current violation. The open deck would be allowed without a variance. The proposed enclosed porch area creates the need for a variance
4. *Is request the minimum needed to remedy the violation?* The request is the minimum needed to allow the screen porch to be erected.
5. *Was the violation deliberate, intentional, or the result of negligence?* There is currently no violation.

6. *Will the request be detrimental to the use and enjoyment of neighboring properties?*
The request should not be detrimental to the use and enjoyment of surrounding properties. The Houston Springs Community Association has approved the request.
7. *Has a variance been previously granted?* There are no records of a Variance being granted for this lot.

REQUEST ANALYSIS: The applicant is requesting a zero rear yard setback to allow for the screen porch area. The required rear yard as established by the PUD is nine feet. The property is adjacent to a hole on the golf course.

STAFF CONCLUSIONS: Given the extreme slope of the rear yard, the small lot size of 4000 square feet and the adjacent open space of the golf course, Staff has no objections to the request. Further the Houston Springs Community Association has approved the request. A copy of their approval is attached.



HOUSTON SPRINGS
COMMUNITY ASSOCIATION

September 13, 2016

Ms. Pam Jenkins
326 Spyglass Hill Drive
Perry, GA 31069

RE: Design Review Committee Request

Dear Ms. Jenkins,

This letter is a follow up to your DRC Request to build a deck that extends across the entire back of the house. Your request has been approved by the HSCA Board with the following recommendation:

“We recommend the stairs be built alongside the house for safety reasons.”

Furthermore, please be advised that you will be responsible for any irrigation repairs resulting from this project, if they are to occur.

A copy of your DRC request is attached.

Thank You,

Megan Sweat
HSCA Property Manager

Meg = 9/7/14

 COPY

HOUSTON SPRINGS COMMUNITY ASSOCIATION
DESIGN REVIEW COMMITTEE REQUEST

All changes that physically alter the external portion of your home and grounds MUST be presented to the Design Review Committee (DRC) for their review. Upon review the DRC forwards this form and pertinent information to the HSCA Board for final disposition. This requirement is covered by the HSCA Covenants. Failure to comply may result in fines or removal of change taking the home back to the original appearance. Any costs incurred to correct an unauthorized change will be at the homeowner's expense.

TAKE YOUR REQUEST and INFORMATION to the Property Managers Office at Quail Run Clubhouse House, it will promptly be given to the DRC.

THE COMMITTEE MEETS 2nd THURSDAY of the month, request due by Tues.

Name Pam Jenkins

Address 326 Spyglass Hill DR.

Home Phone NA

Cell 404-583-7864

Describe request, if additional room is needed, please attach to this form. Requests may require drawings to show location, size, proximity to property lines, roof lines, etc. When in doubt of the extent of the information required contact a DRC member prior to submitting.

Request: Build a new deck to extend across the entire back of the house. The existing deck area will be converted to a screen porch w/ roof.

Number of attachments included 4

Approx. cost to implement change \$10,380

Expected start date ASAP

Date of Request 9-6-16

Signature Pam J. Jenkins

DRC/BOARD USE ONLY

Request # 1

Date Received 9-7-16

Date Sent to Board 9-8-16

DRC/COMMENTS Approve as submitted. But we recommend the stairs be built along side the house (Board agrees. for safety)

Recommendation approve

Signed by Cheerl Pettyjohn

Board Decision: Accept

Deny

Date 9/12/16

 9/14

David O. Henry
Robert L. Ward
Peggy Tedesco

Homeowner responsible for irrigation

Back of house

41'

80

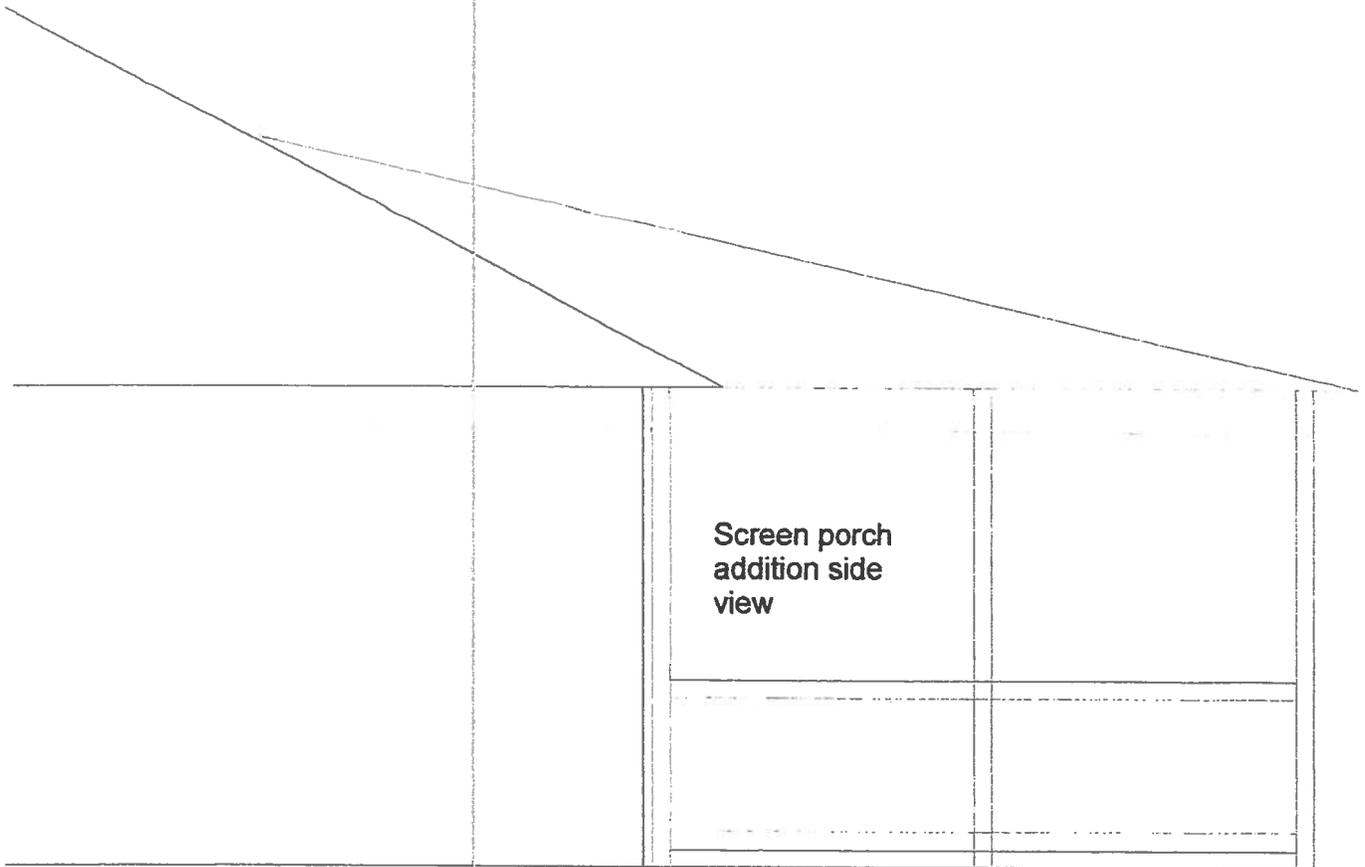
Existing deck, proposed
conversion to screen
porch with roof

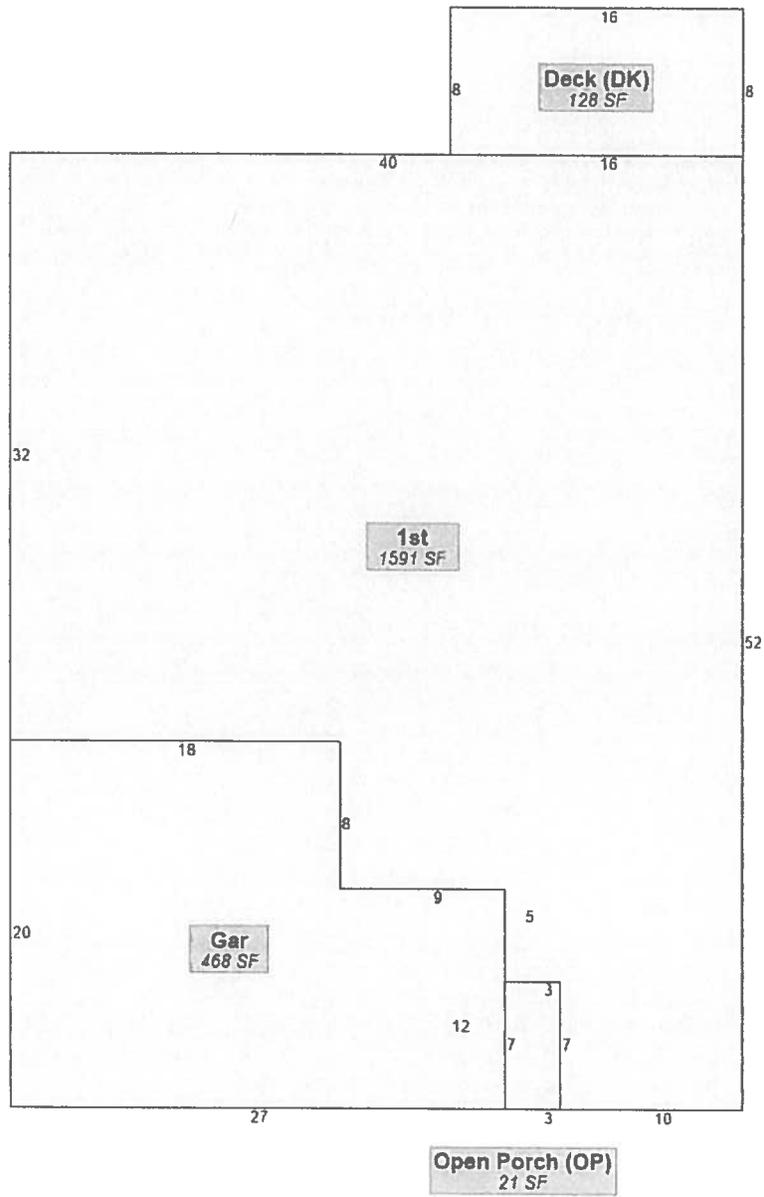
Additional deck to be built

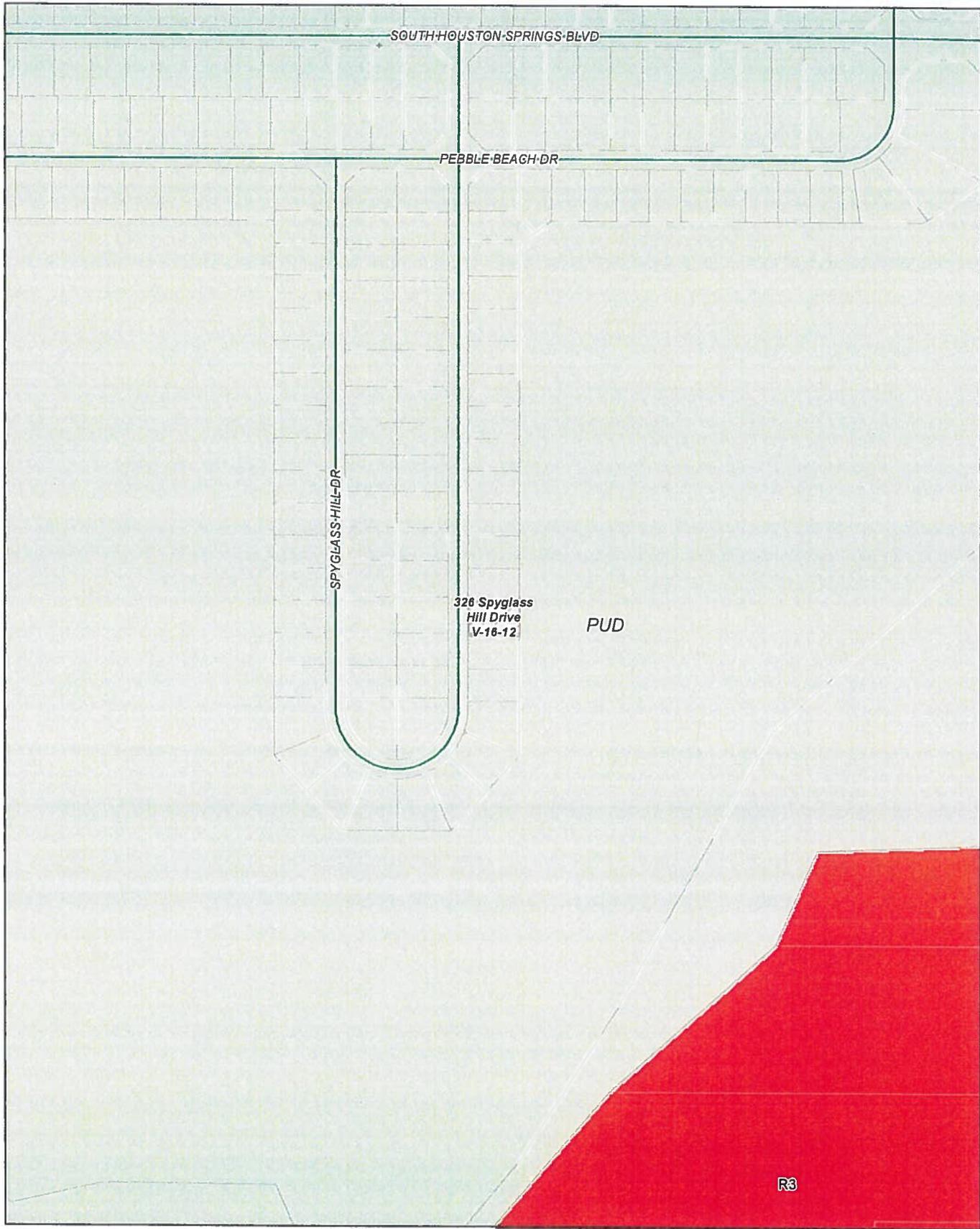
17'

24'

Screen porch
addition side
view

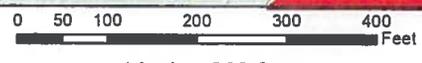






Legend

■ C3	■ M2	■ R2
■ LC	■ GU	■ OC
■ C1	■ IN	■ PUD
■ C2	■ M1	■ R1
		■ RAG
		■ RMH



1 inch = 200 feet



City of Perry Zoning Review

Case: V-16-12



STAFF REPORT

CASE NUMBER: R-16-04

APPLICANT: Perry Capital LLC

REQUEST: The request is to change land use in the PUD #7 for Perry Preserve.

LOCATION: South Perry Parkway

ADJACENT ZONING/LANDUSES:

Parcel: PUD #7	
North: HC RAG	-Across the Perry Parkway, Farm Land
South: HC RAG	-Farm Land
East: C-2	-Vacant Land
West: HC RAG	-Farm Land

STANDARDS GOVERNING ZONE CHANGES:

1. *The suitability of the subject property for the zoned purposes.* The property is suitable for its current zoning and is being developed according to the requirements of PUD #7.
2. *The extent to which the property values of the subject property are diminished by the particular zoning restrictions.* The property values are not diminished by its current zoning.
3. *The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public.* There is no destruction of property values.
4. *The relative gain to the public as compared to the hardship imposed upon the individual property owner.* The change will allow an increase in the amount of acreage in recreational use and decrease the commercial use.
5. *Whether the subject property has a reasonable economic use as currently zoned. The property has economic value as currently zoned.* It can be developed as originally approved.
6. *The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property.* The property ceased to develop after the economy downturn in 2007/2008. The request as proposed should enhance the sale ability of the property due to increased recreational facilities.

7. *Whether the proposed rezoning will be a use that is suitable in view of the uses and development of adjacent and nearby property.* The proposed change will be compatible with the existing land use for this PUD.
8. *Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.* The proposed rezoning is not expected to affect the usability of nearby properties. The uses of neighboring properties will be able to continue.
9. *Whether the zoning proposal is in conformity with the policies and intent of the land use plan.* The Perry Service Area Land Use Map adopted by the Perry City Council recommends single family dwellings for this area. The Perry Fringe Area Future Land Use Map recommends residential and commercial use for this area.
10. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.* The infrastructure is currently in place for this development.
11. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.* The proposed land use changes within the PUD should enhance the developer's ability to revitalize the development.

STAFF CONCLUSIONS: The property in question is currently zoned PUD #7. The original approval of this PUD and its development standards are attached to this report. This request to redefine the use of acreage within the existing PUD constitutes a rezoning because you are changing the existing conditions. The request is to alter the recreation area by increasing the total acreage from 3.00 acres to 7.15 acres shown on the drawings from Ocmulgee. The request further alters the amount of commercial development allowed by decreasing the acreage from 12.3 acres to 6.10 acres also shown on the drawing from Ocmulgee. The original Perry Preserve Master layout is attached for your use.

The standards established by PUD #7 are not changing. The recreation area is proposed to move from the original location within the development to the entry area. This request to move will decrease the original commercial area as stated previously. Staff has no objections to this request.

THE PERRY PRESERVE

Planned Unit Development - #7

Development Standards for Perry Preserve

1. The rights-of-way for residential streets shall be a minimum of 50 feet in width.
2. The paving widths of residential streets shall be as follows (measured back of curb to back of curb):

One-Way Street – 12 feet

Two-Way Street – 22 feet

Villages #1 and #2

1. Permitted Uses – All uses permitted in the R-1 District and townhouses
2. Density – The overall density of each village shall not exceed 4.7 dwellings per acre.
3. Unless noted below, all other standards in the R-1 District shall apply.

Single Family Dwellings

1. Setbacks – Front – 10 feet; 25 feet on main circulation road
Interior Sides – 5 feet
Exterior Sides – 10 feet; 25 feet on main circulation road
Rear – 20 feet; 10 feet from alley
2. Minimum Lot Size – 4,800 square feet
3. Minimum Lot Width – 40'
4. Maximum Lot Coverage – 50%

Townhouses

1. Setbacks – Front – 10 feet; 25 feet on main circulation road
Interior Sides – attached 0 feet, unattached 5 feet
Exterior Sides – 10 feet; 25 feet on main circulation road
Rear – 20 feet; 10 feet from alley
2. Minimum Lot Size – 2,000 square feet
3. Minimum Lot Width – 20 feet
4. Maximum Lot Coverage – 50%

5. No more than ten (10) nor fewer than three (3) continuous townhouses shall be built in a row with approximately the same front line.
6. No side yard is required except that on corner and interior lots. The end of the building in any townhouse grouping shall conform to the side yard requirements of that district.

Adult Living Area

1. Permitted Uses – Same as the R-1 District
2. Density – The overall density of the adult living area shall not exceed 5.5 dwellings per acre.
3. Minimum Lot Size – 4,000 square feet
4. Minimum Lot Width – 40 feet
5. Minimum Lot Coverage – 60%
6. Setbacks – Front – 10 feet; 25 feet on main circulation road
Interior Sides – 5 feet
Exterior Sides – 10 feet; 25 feet on main circulation road
Rear – 20 feet; 10 feet from alley
7. All other development standards same as the R-3 District.

Multi-Family Area

1. Permitted Uses – Multi-Family Dwellings and associated accessory uses
2. Density – The overall density of the multi-family area shall not exceed 15 dwellings per acre.
3. Setbacks – Front – 25 feet
Sides – 5 feet
Rear – 25 feet
4. Minimum Lot Size – 10,000 square feet
5. Minimum Lot Width – 70 feet
6. Maximum Lot Coverage – 50%
7. All other development standards same as the R-3 District.

Retail Area

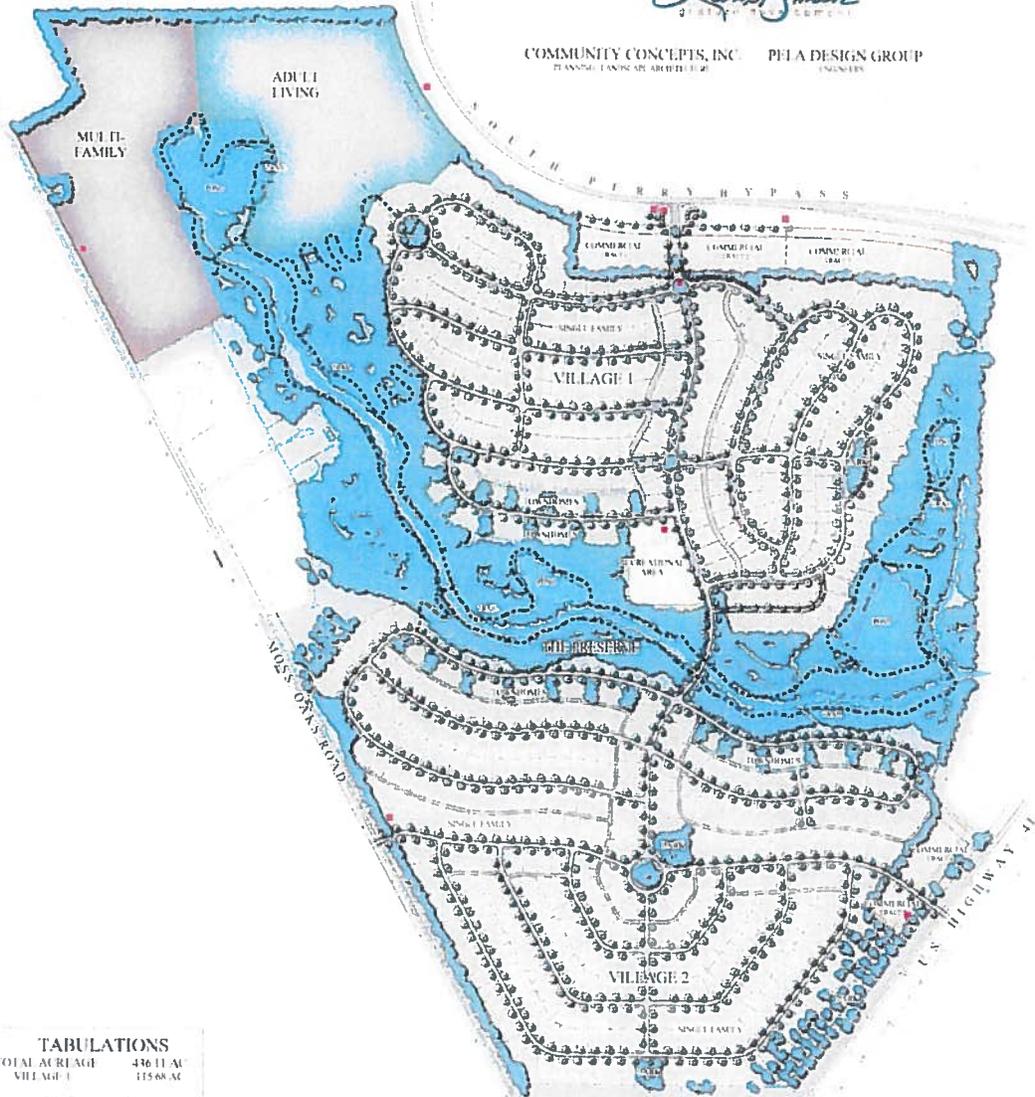
1. Permitted Uses – Same as the C-2 District
2. Development Standards – Same as the C-2 District



ILLUSTRATIVE MASTER PLAN
PERRY PRESERVE
 PERRY, GEORGIA

Laura Smith
 ARCHITECT

COMMUNITY CONCEPTS, INC. PEI+A DESIGN GROUP
 PLANNING LANDSCAPE ARCHITECTURE ENGINEERS



TABULATIONS	
TOTAL ACREAGE	436.11 AC
VILLAGE 1	115.68 AC
PHASE 1 49.67 AC	
<small>STREET LIGHTING</small> <small>SEWER</small>	
FUTURE	66.67 AC
VILLAGE 2	126.11 AC
ADULT LIVING	29.31 AC
MULTI-FAMILY	90.09 AC
<small>100' x 125' x 5'</small> <small>100' x 125' x 5'</small> <small>100' x 125' x 5'</small> <small>100' x 125' x 5'</small>	
RECREATION AREA	3.00 AC
GREENSPACE	116.54
OPEN SPACE	285



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT OWNERS DISCRETION.

TOTAL AREA = 276,099 ACRES



ADULT LIVING
32.42 ACRES

MULTIFAMILY
36.08 ACRES

RECREATIONAL
PARK
4.40 AC

RECREATIONAL
PARK
3.15 AC

COMMERCIAL
6.10 AC

VILLAGE I
123 ACRES

SINGLE FAMILY

SINGLE FAMILY

26% OPENSOURCE
70.95 ACRES

OPENSOURCE

OPENSOURCE

OPENSOURCE



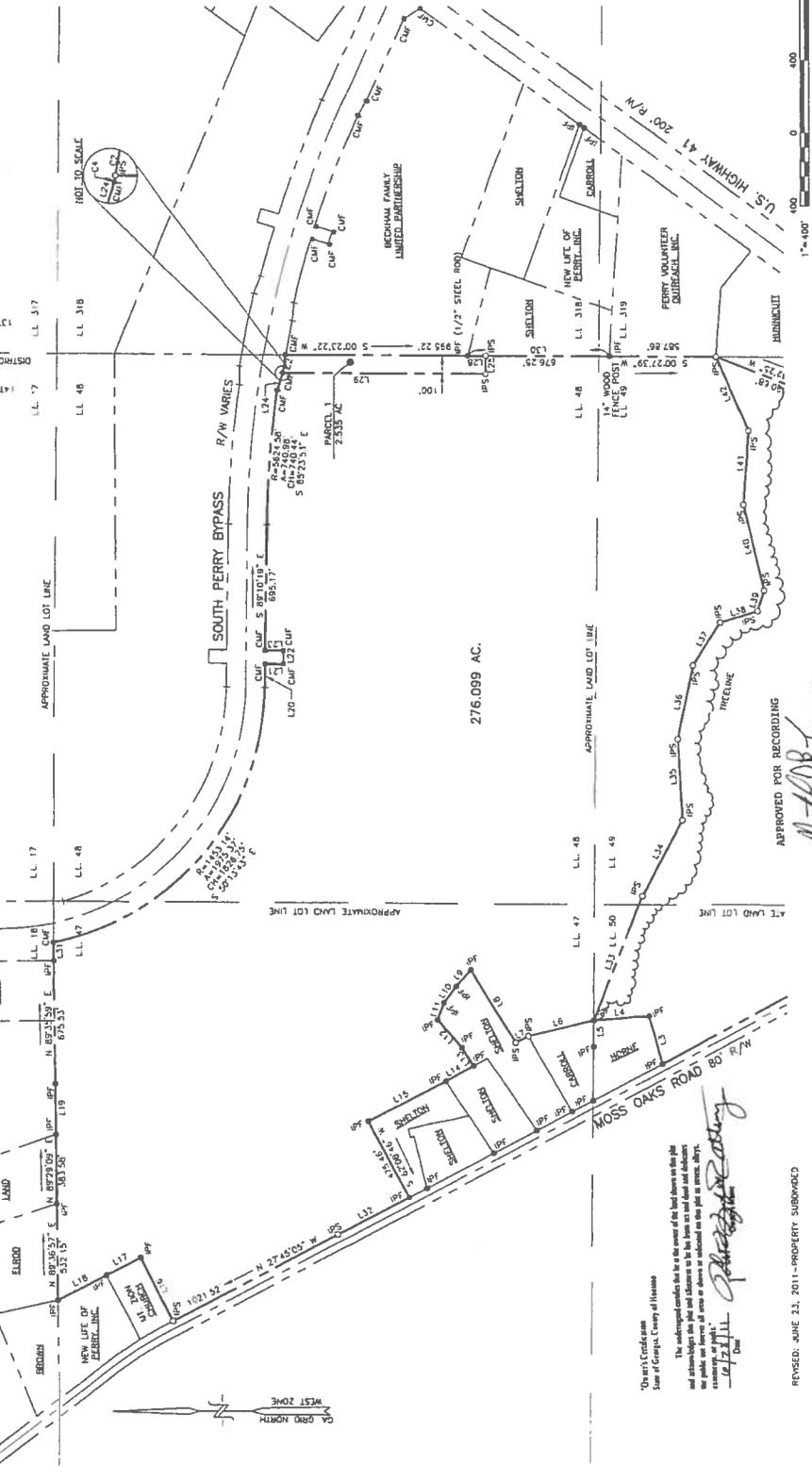
Ocmulgee, Inc.
SURVEYORS • ENGINEERS • CONSULTANTS • PLANNERS
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309
Tel: (404) 224-8000



Ocmulgee, Inc.
 SURVEYORS • ENGINEERS • CONSULTANTS • PLANNERS
 1000 Perry, Georgia 31069
 Tel: (478) 226-7872



FILE TO BE SUBMITTED TO THE CLERK OF SUPERIOR COURT
 14th DISTRICT
 137th DISTRICT
 138th DISTRICT
 139th DISTRICT
 140th DISTRICT
 141st DISTRICT
 142nd DISTRICT
 143rd DISTRICT
 144th DISTRICT
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 200th DISTRICT



PROPERTY PLAT
 FOR
LAMAR SMITH
 IN LAND LOT 319
 THIRTEENTH DISTRICT
 IN LAND LOTS 47, 48, 49 & 50
 FOURTEENTH DISTRICT
 HOUSTON COUNTY
 GEORGIA
 FEBRUARY 9, 2008
 SCALE: 1"=400'
WADDLE & COMPANY
 SURVEYORS
 154 WOODBRIDGE DR.
 WAIWATER, GA 31193
 P.O. BOX 1078, 933-2783



IN MY OPINION, THIS PLAT IS A CORRECT
 REPRESENTATION OF THE LAND AND
 INTERESTS THEREIN AS SHOWN
 WITH THE MARIAM STANDARDS AND
 REQUIREMENTS OF LAW.
 W. Waddle
 REG. LAND SURVEYOR

APPROVED FOR RECORDING
 COMMUNITY DEVELOPMENT DEPARTMENT
 CITY OF WAIWATER, GEORGIA
 DATE: 6/28/11

BECAUSE SURVEY ARE CALCULATED FROM ANGLES
 TURNED AND ALL LINEAR DISTANCES ARE
 HORIZONTALLY CALCULATED FROM FIELD DATA USING
 A SODIRAMA SET 3.

THIS PROPERTY IS NOT LOCATED IN A
 FLOOD HAZARD ZONE AS SHOWN ON
 THE FLOOD INSURANCE RATE MAP
 OF HOUSTON COUNTY, GEORGIA, COMMUNITY
 NUMBER 101234 EFFECTIVE
 DATE JUNE 4, 1980

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND
 IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,925,828 FEET.

REVISED: JUNE 23, 2011 - PROPERTY SUBDIVIDED

276.059 AC.

1"=400' scale

CA 680 NORTH WEST ZONE

MOSS OAKS ROAD 80' R/W

U.S. HIGHWAY 41 200' R/W

3090-11