

Perry Planning Commission –Minutes
October 24, 2016

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

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

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

GUESTS: Ronnie Kent, Chip Pottinger, Pam Jenkins, Darlene McLendon, and Mike Bowden.

INVOCATION: was given by Commissioner Clarington

APPROVAL OF MINUTES FROM September 26, 2016 MEETING: Commissioner Williams motioned to approve the minutes as submitted; Commissioner Clarington seconded; all in favor and was unanimously approved.

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

PUBLIC HEARING (Planning Commission Decision)

1. V-16-11 106 Ag Village Blvd.

Ms. Sewell read the applicants' request which was for a variance to allow for a reduction of the required 25' front yard setback to 5', along with staff responses.

Chairman Poole opened the public hearing at 6:03pm and called for anyone in favor. Mr. Chip Pottinger the applicant reiterated the request and advised the space was for aesthetic purposes only. There being no opposition the hearing was closed at 6:07pm.

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

*Commissioner Jefferson arrived at 6:10pm.

2. V-16-12 326 Spyglass Hill Drive

Ms. Sewell read the applicants' request which was for a variance to the rear yard setback to allow an open deck with a portion to be a screened porch, along with staff responses.

Chairman Poole opened the public hearing at 6:12pm and called for anyone in favor of the request. Ms. Pam Jenkins the applicant reiterated the request. There being no one opposed the hearing was closed at 6:14pm.

Chairman Poole inquired if the existing deck would be used; Ms. Jenkins advised it would not as a new deck would be installed the whole length of the house and one end would be a covered screened porch. Commissioner Yasin asked if the new materials used would match the existing;

Ms. Jenkins advised they would. Staff advised the Houston Springs Homeowners Association reviewed and approved the request.

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

INFORMATIONAL HEARING (Planning Commission Recommendation)

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

Ms. Sewell read the applicants' request which was for a change in the land use in the PUD#7 for Perry Preserve to allow for the commercial area to become recreational use and for the recreational use to become housing on the development layout, along with staff responses.

Chairman Poole opened the public hearing at 6:16pm and called for anyone in favor or opposed; there being none the hearing was closed at 6:18pm.

Mr. Howard advised the area was an approved subdivision that had gone dormant when the market downturned, all infrastructure is in place and being tested for commencement and the only change would be that of what is being requested, nothing else of the original layout as it was originally approved would change. Mr. Howard noted the recreation area if approved would be at the front of the development and encompass a clubhouse, pool and parking and the former recreation area would be buildable lots.

Commissioner Yasin motioned to recommend approval of the application as submitted for the commercial area to become recreational use and the recreational use to become housing; Commissioner Clarrington seconded and was unanimously approved.

ADJOURN: there being no further business to come before the board the meeting was adjourned at 6:28pm.