

Perry Planning Commission - Minutes
November 14, 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 and Christine Sewell – Recording Clerk.

GUESTS: Robert Tuggle, Leighton Kersey, Jerry Hillhouse, Craig Palmer, Jakie Singleton, Daisy Bryant, Mary Simon, Pearlie Dixon, Joe & Joy McNutt, Enrico Anderson, Willie Maude Clarington, Marty Myers, Marion Ford, Jerry Whitney, Lossie Adkison, Matthew Collins, and Mary Murphy.

INVOCATION: was given by Commissioner Mehserle

Chairman Poole called for a motion to amend the agenda to add The Woodlands of Houston. Commissioner Jefferson motioned to add item to agenda; Commissioner Yasin seconded; all in favor and was unanimously approved.

APPROVAL OF MINUTES FROM October 24, 2016 MEETING : Commissioner Yasin motioned to approve 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-16-13 302 Stonegate Trail

Ms. Sewell read the applicants' request which for a variance to Section 77.1 and 77.2 of the PLDO for the minimum distance between a main building and an accessory building located on the same lot, along with staff responses.

Chairman Poole opened the public hearing at 6:03pm and called for anyone in favor of the request; there being none the Chairman called for anyone opposed; there being none the hearing was closed at 6:06pm.

Commissioner Yasin inquired of the applicant if the finishes would match the existing house; Mr. Hillhouse advised it would.

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

INFORMATIONAL HEARING (Planning Commission Recommendation)

1. #R-16-04 – Stonegate Trail – de-annexation request

Ms. Sewell read the applicants' request which was to de-annex 23.98 acres from the City of Perry into Houston County, along with staff responses. Mr. Howard advised the staff report reflected Houston County's zoning classification would be RAG, but in a conversation with Mr. Tim Andrews it would be R-1.

Chairman Poole opened the public hearing at 6:10pm and called for anyone in favor of the request. Mr. Robert Tuggle representing the applicant reiterated the request and advised the property would be used for agricultural purposes.

Mr. Kersey spoke in favor of the request and advised the property would not be developed and he had a ten year agricultural plan for it.

Chairman Poole called for anyone opposed. Mr. Craig Palmer stated it made no sense for the property to be used for agricultural purposes as there is only one main entrance into the subdivision and this would be a burden with heavy equipment on the streets, as well it would be an unfair tax advantage to have one area in the city limits and the other in the county. Mr. Palmer also stated there is a pump station at the front of the development to accommodate additional houses.

Mr. Enrico Anderson stated there had already been a problem with dirt in the road and an agricultural use does not make sense and the area should remain as a subdivision.

Mr. Jerry Hillhouse voiced concern as the abutting property to agricultural uses with the chemicals.

There being no further comments the public hearing was closed at 6:20pm.

Commissioner Clarinton inquired of staff why the property was annexed into the city; Mr. Howard advised it was done by the previous owners to obtain city utility services.

Mr. Kersey stated the city was requiring him to put in a pipe across a dry stream that was not necessary and that when he removed six trees he is now being required to plant an additional (240).

Commissioner Mehserle inquired of Mr. Tuggle when property is sold were not all the encompassing requirements for compliance brought to the owners' attention; Mr. Tuggle advised they were.

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

2. General Courtney Hodges Blvd. Corridor parcel rezoning for Form Based Code

Mr. Howard and Ms. Sewell advised the individual parcel rezonings were to reflect the recently implemented form based code for the corridor. The rezoning would reflect the new zoning districts under the new code. Staff advised the affected property owners had been notified.

Chairman Poole opened the public hearing at 6:40pm. Many of the corridor property owners were present. A lengthy discussion ensued with questions on the various types of zoning districts under the new code, what would be permissible, do their current uses changes, will

taxes be increased. Staff provided answers to the various questions and explained specifics in the code.

The public hearing was closed at 7:27pm.

Commissioner Mehserle motioned to recommend approval to Mayor & Council of the proposed parcel rezonings as submitted; Commissioner Jefferson seconded; all in favor and was unanimously approved.

OTHER MATTERS

1. The Woodlands of Houston – Bobtail Run (street change)

Mr. Howard advised the subdivision had been previously approved and the change brought to them was regarding the extension of cul-de-sac which will be county maintained.

Commissioner Clarrington motioned to approve the change as submitted; 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 7:40pm.