

**Perry Planning Commission**  
**Minutes- June 10, 2019**

1. Call to Order : Chairman Edwards called the meeting to order at 6:02pm.
2. Roll Call: Chairman Edwards; Commissioners Coody, Clarington, Griffis, and Mehserle were present. Commissioners Burkart and Jefferson were absent.

Staff: Bryan Wood – Community Development Director and Christine Sewell – Recording Clerk.

Guests: Clay Smith, Chad Bryant, and Alice Ritchie

3. Invocation : was given by Commissioner Clarington
4. Approval of Minutes : Approval of minutes from April 08, 2019 meeting  
Commissioner Clarington motioned to approve as submitted; Commissioner Coody seconded; all in favor and was unanimously approved.
5. Announcements
  - a. Campaign Notice per O.C.G.A. 36-67A-3 and please silence cell phones – Chairman Edwards referred to the notices.
6. Old Business - None
7. Public Hearing (Planning Commission decision)
  - a. APPL-36-2019. Greystone Subdivision – Appeal of Administrator’s decision regarding expiration of preliminary plat approval

Mr. Wood advised the applicant had received preliminary plat approval in 2006, but never received approval of a final within one year of the preliminary plat approval. The applicant is requesting the approval remain in place to allow the project to move forward. It was noted there are no specific criteria for the appeal. Mr. Wood further advised that the current one year time period for a final plat is perhaps not realistic because of the time needed to prepare plans, have the City review and issue a land disturbance permit, then complete construction. Mr. Wood noted the applicant had completed a substantial amount of work in the area to move forward with the project, which included infrastructure improvements, land clearing, lift station, and regional detention pond.

Chairman Edwards opened the public hearing at 6:07pm and called for anyone in favor of the request.

The applicant Mr. Clay Smith advised approval had been given for a lift station and regional pond as a requirement from the City. Unfortunately the area in question during the time of development had been involved in a civil suit which had since been resolved, which was a delay for the project. Mr. Smith reiterated that at his expense sewer was brought to the property that

will serve the area, including the school. Mr. Smith advised compliance had been met with regards to City requirements.

Chairman Edwards called for anyone opposed. Mrs. Alice Ritchie of 230 Langston Road advised traffic is a concern for the area if the development was to proceed, the schools will be burdened, stormwater runoff concern, and the area needs more greenspace and recreation.

There being no further comments Chairman Edwards closed the public hearing at 6:26pm.

Commissioner Griffith asked for an explanation on the difference between construction plans and a plat. Mr. Wood advised the construction plans include the topography, grading, hydrology report, utility layout, where as a plat is just a drawing of the lot layout and dimensions.

Discussion ensued with the board and Mr. Smith who noted the property has been cleared for streets and stormwater and the initial roadways laid out. Mr. Chad Bryant, Bryant Engineering advised updated soil & erosion requirements will be done to ensure compliance with state regulations.

Mr. Wood noted there needs to be a time frame as it may be unrealistic for the work to be completed as required and one platted lot in a year. Commissioner Mehserle requested clarification on the City requirements from the developer. Mr. Wood noted in the staff report there were conditions if approved that should be adhered to, to which Mr. Smith concurred with.

Commissioner Mehserle motioned to grant the applicant to move forward based on the approval of the staff analysis and the conditions proposed: 1). The design engineer shall verify the original design complies with current stormwater regulations; 2). Fire hydrant spacing shall comply with current City requirements; 3). The applicant shall obtain a new Land Disturbance Permit; and 4). A final plat for at least one lot shall be submitted for approval by December 31, 2020; Commissioner Griffiths seconded; all in favor and was unanimously approved.

- b. VAR-35-2019. Greystone Subdivision – Variance from Sec. 2-3.11.2 of the LMO to extend expiration of previously-approved preliminary plat

Mr. Clay Smith, applicant, withdrew application, due the favorable determination in the appeal.

## 8. New Business

- a. PLAT -20-2019. Breland Chase, preliminary plat for 37-lot Conservation subdivision

Mr. Wood read the request which was for approval of the preliminary plat for a Conservation Subdivision, under the provisions of Sec. 5-6 of the Land Management Ordinance (LMO). The Commission determined the property to be suitable for a conservation subdivision in December 2018. The site consists of 12.87 acres. The applicant is proposing to provide 50 percent open space (6.47 acres). Using Table 5-6-1 of the LMO, the maximum density for this site is 37 lots. 39 lots are proposed. Therefore, two lots must be removed. The proposal complies with all other dimensional standards established in Sec. 5-6. Secs. 5-6.8 and 5-6.9 of the LMO provide for the permanent protection and maintenance of the proposed open space. The required

management plan and legal instrument for permanent protection must be submitted in acceptable form to the City prior to approval of any final plat. Access to the subdivision will be via existing rights-of-way located on Frank Satterfield Road and Quinelle Drive. Two street names, Owen Court and MacKenzie Drive, have been approved by Houston County 911 office for the subdivision.

Commissioner Clarrington motioned to approve of the request as submitted with the following conditions: 1). The maximum number of residential lots shall not exceed 37; and 2). The requirements of Secs. 5-6.8 and 5-6.9 of the LMO shall be submitted in acceptable form to the City prior to approval of any final plat; Commissioner Coody seconded; all in favor and was unanimously approved.

b. PLAT -32-2019. Wind River, Phase 2, preliminary plat for 81-lot Conservation subdivision

Mr. Wood read the request, which was for the approval of the preliminary plat for a Conservation Subdivision, under the provisions of Sec. 5-6 of the Land Management Ordinance (LMO). The Commission determined the property to be suitable for a conservation subdivision in December 2018. The application applies to Phase 2 of Wind River subdivision. The site consists of 37.74 acres. The applicant is proposing to provide 50 percent open space (18.92 acres). Using Table 5-6-1 of the LMO, the maximum density for this site is 90 lots. 81 lots are proposed. The proposal complies with all other dimensional standards established in Sec. 5-6. Secs. 5-6.8 and 5-6.9 of the LMO provide for the permanent protection and maintenance of the proposed open space. The required management plan and legal instrument for permanent protection must be submitted in acceptable form to the City prior to approval of any final plat. Access to the subdivision will be via the existing Shoshone Circle, established in Phase 1 of the development. A secondary access, identified as "Road B" on the plat, is required to be connected to Rolling Acres Drive in the Woodlands subdivision using a lot the City acquired for such purpose (tax map number 0P64A0 103000). The street name "Shoshone Circle" is proposed to be extended, although the street will no longer create a circle. Street names for "Road A" and "Road B" have not been proposed.

Commissioner Griffis motioned to approve as submitted with the following conditions: 1). Prior to approval of any final plat, street names for "Road A" and "Road B" must be approved by the Planning Commission; 2). Prior to approval of any final plat, an extension of Shoshone Circle and "Road B" shall be completed to provide connection of the existing Shoshone Circle in Wind River, Phase 1, to Rolling Acres Drive in the Woodlands subdivision, at the developer's expense; and 3). The requirements of Secs. 5-6.8 and 5-6.9 of the LMO shall be submitted in acceptable form to the City prior to approval of any final plat; Commissioner Mehserle seconded; all in favor and was unanimously approved.

9. Informational Hearing (Planning Commission recommendation) - None

10. Other Business – None

11. Adjourn :there being no further business to come before the Commission the meeting was adjourned at 7:18pm.