

Planning Commission
Minutes - December 10, 2018

CALL TO ORDER: Chairman Edwards called the meeting to order at 6:07pm.

ROLL: Chairman Edwards; Commissioners Burkart, Clarington, Coody, and Jefferson were present. Commissioners Griffis and Mehserle were absent.

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

GUESTS: Ms. Ashley Hardin, Chad Bryant, and Bridget Bove.

INVOCATION: was given by Commission Coody

INTRODUCTIONS: Ms. Ashley Hardin – Economic Development Director – Mr. Wood introduced Ms. Hardin; the Commission welcomed her and looked forward to working with her.

APPROVAL OF MINUTES: October 22, 2018 meeting and November 15, 2018 special meeting: Commissioner Burkart motioned to approve as submitted; Commissioner Jefferson seconded; all in favor and was unanimously approved.

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

NEW BUSINESS:

A. **INFORMATIONAL HEARING:** (Planning Commission recommendation)

- 1) TX-18-08. Text Amendment establishing minimum square footages for single-family detached houses

Mr. Wood advised in September the Planning Staff was asked to develop an amendment to the Land Management Ordinance to establish minimum sizes for single-family detached houses. The amendment to Table 5-1.1 in Section 5-1.1, Section 9-4.1, Section 2-3.3(C)(9), and Section 87.2.7 of Appendix A of the Land Management Ordinance proposes a 1,300 square foot minimum in the R-Ag, R-1, R-2A, R-2 and R-3 zoning districts, and a 900 square foot minimum in the form based code districts. No minimum is proposed for the R-MH zoning district. Smaller houses may be allowed through the special exception process. Houses completed prior to January 1, 2019 and destroyed by 50 percent or more of their value may be reestablished at their prior square footage.

The amendment is a proactive proposal to address “Tiny Houses”. The Georgia Department of Community Affairs has adopted Appendix S of the International Residential Code and defines “Tiny House” as “a dwelling that is 400 square feet or less in floor area excluding lofts.” The 1,300 square foot minimum is based on the average square footage of houses built in the New Haven subdivision.

While most new houses being constructed over the few years in Perry have been more than 1,300 square feet in size, many older neighborhoods contain houses that are as small as 860

square feet, based on a random review of County tax assessor data. These neighborhoods reflect lower-income and working-class neighborhoods, such as Andrew Heights, Creekwood Estates, Fairview Heights, Andrew Smoak and Davis subdivisions. These neighborhoods are generally zoned R-2 and R-3.

Mr. Wood advised staff recommends a tiered approach be considered. 1,200 or 1,300 square feet seems to be a reasonable minimum square footage for the R-Ag, R-1, and R-2A zoning districts. These zoning districts generally cover the newer neighborhoods and the older neighborhoods with larger houses. 800 or 900 square feet should be the minimum square footage for new construction in the R-2, R-3 and form based zoning districts. No minimum square footage should be required in the R-MH zoning district. A provision allowing reconstruction of houses with nonconforming square footages should be included.

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

Chairman Edwards requested clarification on the minimums required in the various zoning districts; Mr. Wood reviewed. Commissioner Jefferson asked if the smaller houses would affect existing property owners; Mr. Wood advised it should not.

Commissioner Jefferson motioned to recommend approval to Mayor and Council with staff recommendations on a tiered approach as submitted based on the zoning district with 1200 sq. ft. in the R-Ag, R-1 and R-2 zoning districts and 900 square feet in R-2, R-3 and Form Based Code zoning districts; Commissioner Clarrington seconded; all in favor and was unanimously recommended approval.

OTHER BUSINESS:

- A. Request to use Conservation Subdivision provisions for Breland Chase Subdivision located on property to be accessed from Frank Satterfield Road and Quinelle Drive, zoned R-2A. Tax Map Number 0P0450 015000
- B. Request to use Conservation Subdivision provisions for Wind River Subdivision, Phase 2, located on State Route 127, zoned R-1. Tax Map Number 0P0490 025000

Mr. Wood advised the intent of a conservation subdivision is to preserve open space in exchange for smaller lot sizes clustered around the open space. In regards to Breland Chase it had received preliminary plat approval in the early 2000's, but it has since lapsed and the developer is requesting based on the size of the property, which would result in (38) lots approximately 0.12 acres in size with a proposed 60 foot minimum width.

In regards to Wind River Phase 2 the preliminary plat approval as a conventional subdivision in the mid-200's and construction of Phase 1 has been completed, however due to topographic concerns, the developer is requesting a conservation subdivision which would result in (81) lots about 0.17 acres in size with a proposed 70 foot minimum lot width.

Mr. Wood indicated staff is recommending approval for both as conversation subdivisions to allow both to move forward with a preliminary plat application, subject to compliance with applicable provisions of the Land Management Ordinance.

Commissioner Clarrington motioned to allow Breland Chase and Wind River Phase 2 to move forward with conversation subdivision standards per staff recommendations; Commissioner Coody seconded; all in favor and was unanimously approved.

C. Amendment to Design and Specifications Manual – Update Water and Sanitary Sewer Standard Specifications (To be scheduled for public hearing and decision in January)

D. Amendment to Design and Specifications Manual – Update Access Standards for Perry Parkway (To be scheduled for public hearing and decision in January)

Mr. Wood stated that these items were being pulled from the agenda since notice of the public hearing was not properly published.

OTHER: None

ADJOURN: there being no further business to come before the Commission the meeting was adjourned at 7:45pm.