

Planning Commission
Minutes - August 14, 2023

1. Call to Order : Chairman Edwards called the meeting to order at 6:00pm
2. Roll Call: Chairman Edwards; Commissioners Butler, Guidry, Jefferson, Mehserle, Moody and Ross were present.

Staff: Bryan Wood – Community Development Director, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk.

Guests: Chad Bryant, Wes Williams, John Michael Cosey, Dr. Lewis Shelton, Rita Arzillo, Dr. Dave Wolf, Kecia Isgett, Kollyn Lawson, Foster Rhodes, Amy Fouse

3. Invocation: was given by Commissioner Moody
4. Approval of Minutes from July 10, 2023
Commissioner Butler motioned to approve as submitted; Commissioner Jefferson seconded; all in favor and was unanimously approved.
5. Announcements – Chairman Edwards referred to the notices as listed
 - Per O.C.G.A. 36-67A-3 if any opponent of a rezoning or annexation application has made campaign contributions and/or provided gifts totaling \$250 or more within the past two years to a local government official who will consider the application, the opponent must file a disclosure statement.
 - Policies and Procedures for Conducting Zoning Hearings are available at the entrance.
 - Please place cell phones in silent mode.
6. Citizens with Input- None
7. Old Business – None
8. New Business
 - A. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on September 5, 2023)
 - **ANNX #0095-2023**. Annex & Rezone Property on Main Street, Parcel 000570 008000 from Houston County R-AG to City of Perry R-3, Single Family Residential. The applicant is Bryant Engineering.

Ms. Carson read the applicants' request, along with staff responses. Request is to annex and rezone the parcel into the City of Perry. It will be combined with the properties to the immediate left of the parcel to create a subdivision. The lot is proposed to be zoned R-3, Single-family Residential.

Chairman Edwards opened the public hearing at 6:09pm and called for anyone in favor of the request. The applicant, Mr. Chad Bryant advised the parcel is adjacent to currently zoned residential and commercial parcels in the City of Perry. There will be no access from Main

Street. Chairman Edwards called for anyone opposed; there being none the public hearing was closed at 6:11pm.

Commissioner Butler motioned to recommend approval of the application as submitted to Mayor and Council: Commissioner Moody seconded; all in favor and was unanimously recommended for approval.

- **RZNE #0096-2023.** Rezone Property on Keith Drive & Main Street, Parcels 0P04403D000, 0P04400 10000, and 0P0440 06000 from R-1 & R-2 to R-3, Single Family Residential. The applicant is Bryant Engineering.

Ms. Carson read the applicants' request, along with staff responses to rezone three parcels from R-1, Single-Family Residential to R-3, Single-Family Residential and #0P0440 03D000 (6.16 Acres) Keith Drive, #0P0440 010000 (46.70 Acres) Main Street; #0P0440 006000 (1.42 Acres) 1911 Main Street. Ms. Carson noted the properties are currently used for conservation purposes, housing a pecan grove and a vacant single-family residence. The parcels are expected to be converted into a housing development and the applicant is seeking the R-3 designation to allow for more density in the new development.

Chairman Edwards opened the public hearing at 6:15pm and called for anyone in favor of the request.

Mr. Chad Bryant, the applicant, advised access to the overall tract would be from Keith Drive, it is the intention to combine these parcels, with the annexation request. There would be no access from Main Street and the development would consist of single-family residences. Drainage would be to the current pond on the property which will be expanded and maintained, and stormwater will be under pre-developed conditions. He noted water and sewer are available and the builder would be Mr. Wes Williams.

There being no further comment; Chairman Edwards called for anyone opposed.

Ms. RitaMarie Arzillo – 1616 Main Street concerned with traffic on Main Street and Keith Drive the proposed development cannot handle additional traffic. As well, there are currently drainage issues at that same intersection.

Dr. Lewis Shelton – 1607 Main Street – concerned with traffic at the intersection as it is dangerous and he has personally witnessed fatalities.

Dr. Dave Wolf – 1020 Keith Drive – concerned with traffic, Keith Drive is not a residential street. How many trees will be conserved and the setbacks of the homes to the businesses, and there needs to be a traffic light at the intersection. Also noted the four way stop at the intersection of Keith Drive and Kings Chapel Road is also not capable of handling the increase in traffic.

Kecia Isgett – 194 Main Street – concerned with stormwater, her yard floods after heavy storms. Does not understand the R-3 classification and why the property cannot be developed at the current zoning. Also felt the parcels fronting Main Street will be for future commercial development.

Kollyn Lawson – 1812 Ross Street – the intersection is bad with constant traffic and the addition of high-density houses will add to the problem and will not match the surrounding area and the trees will be destroyed. Felt the burdens outweighed the benefits of the community.

Foster Rhodes – 1900 Main Street – concerned with water drainage and inquired on how many lots were proposed. City Police patrol the area, but traffic is an issue, and the area cannot handle more.

Amy Faus – 1410 Elizabeth Avenue – feels a stormwater study should be done before development. Need to focus our building on families that will stay in the community, not starter homes. Advised she had met with the Mayor last week about the city's growth and he advised there were regulations in place to control.

There being no further comments, the public hearing was closed at 6:34pm.

Chairman Edwards had some questions for the applicant; first how many lots; Mr. Williams advised a preliminary plan calculated 206, however, that will be reduced as a retention pond will have to be developed. Chairman Edwards asked if any thought had been given to developing as currently zoned. Mr. Williams advised since COVID, construction costs have risen 40%, the cheapest homes he currently builds in Legacy Park, which this development will be similar to are \$285,000, and he anticipates these to be the same or \$300,000 and the request is to build on smaller lots under R-3. Mr. Williams advised he has been in Perry for 26 years and intends to build a nice product for the area. In response to the lot size, they are approximately 70 wide by 130 deep and those abutting Keith Drive will have the rear of the homes face the street.

Commissioner Mehserle inquired of Mr. Bryant was access from Main Street being purposely avoided; he advised yes to limit the “dumping” of traffic so it would be a 50/50 split; another access could possibly be created on Main Street with further separation. Mr. Bryant advised stormwater development is pre and post development and ten percent of the study completed and advised it will be investigated as a way to mitigate. Mr. Bryant stressed that what is done on site with stormwater cannot make more of a problem of what exists.

Commissioner Moody inquired of staff how the use of the road and the process for analysis is done. Mr. Wood advised when streets are reviewed, they are categorized as arterial, collector, minor arterial, and state routes and in this case the streets in question can accommodate more than what is allowed. Mr. Wood advised his staff is not aware of the safety concerns mentioned, information for that would come from the police department. Major congestion on a consistent basis and other mitigating factors would have to be reviewed for changes.

Chairman Edwards voiced concern, not as it relates to stormwater, which he is confident will not be made worse, but the intersection of Main Street and Keith Drive and asked Mr. Wood if the City has or will consider a traffic light; Mr. Wood advised Police and Public Works would have to present to Council for consideration. Commissioner Butler inquired if any of the stormwater issues had been brought to the city's attention; Ms. Arzillo advised she has. Commissioner Moody expressed concern with the stormwater and traffic. Commissioner Jefferson felt the property should remain as zoned for development. Commissioner Mehserle voiced concerns

with the traffic increase and the dangers of the Main Street and Keith Drive intersection and felt a traffic study with some assurances moving forward could make the intersection safer.

Mr. Wood advised the Commission did not have to make a decision this evening but could postpone for any additional information it may request. Mr. Bryant advised if the current zoning was utilized nothing would be solved, as 150 homes could be built and would not like to see the case postponed. Commissioner Mehserle felt a traffic study should be commissioned and allow the developer to acquire before a decision is made and tabling allows them to do so. Commissioner Jefferson asked if the neighbors had been contacted to inquire on what they would like to have in the area. Commissioner Ross concurred with Commissioner Mehserle.

Commissioner Moody motioned to recommend denial of the application as submitted to Mayor and Council; Commissioner Butler seconded; resulting vote was 5-2 for denial with Commissioners Mehserle and Ross opposed so the applicant had time to evaluate their options.

9. Other Business – None

10. Commission questions or comments- None

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