

Planning Commission Agenda
Minutes - May 08, 2023

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

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

Guests: Bryan Strange – WCH Homes

3. Invocation: was given by Commissioner Moody
4. Approval of Minutes from April 10, 2023, and work session April 24, 2023
Commissioner Moody motioned to approve as submitted; Commissioner Guidry 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. Public Hearing (Planning Commission decision)
 - **PLAT-0032-2023**. Preliminary Plat for the Encore at the Parkway. The applicant is Wingate Custom Homes.

Mr. Wood advised the proposed preliminary plat is consistent with the approved PUD plan and the approved PUD standards, except as identified in the recommendation. The zoning of property is a PUD, Planned Unit Development and will be single-family attached and detached residential with 119 Townhouse lots, 166 single-family detached lots and open space of 28.97 acres. Mr. Wood advised approval is recommended with the following conditions: 1). Rear setback for lots FL2 – FL17 and FL49 – FL53 shall be 35 feet; 2). The developer shall construct and furnish a pocket park consistent with plans approved by the Planning Commission; 3). The street named “Union Court” shall be a continuation of “Bridgeway Road”; 4). Developer shall submit evidence of Houston County E911 approval of street names.

Chairman Edwards opened the public hearing at 6:07pm and called for anyone in favor of the request. Mr. Bryan Strange with WCH Homes had no additional information to add and concurred with the staff recommendations. Chairman Edwards called for anyone opposed; there being none the public hearing was closed at 6:08pm.

Commissioner Butler motioned to approve of the application as submitted including four staff conditions; Commissioner Ross seconded; all in favor and was unanimously approved.

Mr. Wood advised the applicant had also submitted plans for the pocket parks and presented renderings of what will be provided that will include Dog Park, Playground, Exercise Park, and Gazebo area. Mr. Wood advised he foresaw no issues with what was presented and it was more than anticipated and recommended approval. Commissioner Butler motioned to approve the park plan as presented; Commissioner Moody seconded; all in favor and was unanimously approved.

B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on June 6, 2023)

- **TEXT-0062-2023.** Amend the LMO to comply with changes to State law by modifying Sections 2-2 and 4-1.2, and by deleting Section 2-3.6. The applicant is the City of Perry.

Mr. Wood advised the request was to amend Article 2, Procedures, and Section 4-1.2, Table of Uses to comply with changes to the Zoning Procedures Law. The State of Georgia adopted modifications to the Zoning Procedures Law which defines the City's Planning Commission as a "Quasi-Judicial" board. As such notice of the Planning Commission hearings was increased from 15 days to 30 days prior to the hearing. The City's "Conditional Use" category would fall under the Commission's purview, rather than being an administrative review. The amendment deletes the procedures for conditional use permits and changes all conditional uses in the Table of Uses to permitted uses. The same conditions, or additional requirements, still apply. The change to the Zoning Procedures Law also imposes additional public notice and hearing requirements when the city proposes to amend the zoning map or the Land Management Ordinance in a manner that would allow multi-family uses in an existing single-family residential zone. Mr. Wood noted this text amendment addresses these changes by separating the notice requirements for informational and public hearings from the other procedures for conducting such hearings.

Chairman Edwards opened the informational hearing at 6:15pm and called for anyone in favor or opposed to the request; there being none the informational hearing was closed at 6:16pm.

Commissioner Ross motioned to recommend approval to Mayor & Council of the text amendment as presented; Commissioner Mehserle seconded; all in favor and was unanimously recommended for approval.

9. Other Business – Mr. Wood solicited input on meeting time change for work sessions as conflicts with Commissioners have risen. Still recommending the 4th Monday but suggested 5:30pm or 6:00pm. The Commission elected to keep on the 4th Monday but begin at 5:30pm.

Mr. Wood provided a draft of a short-term rental ordinance in follow up to April's work session. An appeal process, standards and separation requirements, along with number of occupants, parking and restrictions have been included. Mr. Wood asked for the Commission to review and provide further input at the May work session.

10. Commission questions or comments – None

11. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:33pm.