

Perry Planning Commission
Minutes
January 11, 2010

CALL TO ORDER: Chairman Beeland called the meeting to order at 6:00pm.

ROLL: Chairman Beeland, Commissioners Barker, Clarington, Cosey, and Hubbard were all present. Commissioners Jefferson and Mehserle were absent.

STAFF PRESENT: Mike Beecham, Director of Community Development and Christine Sewell, Recording Secretary

INVOCATION: was given by Commissioner Hubbard

GUESTS/SPEAKERS: City Council Member Joe Posey and City Council Member Randall Walker. Mr. Sherman Falana, Mr. William Hudson, Mr. Jeff Moss, Mr. Ron Shepherd, Mr. Jimmy Steffen, and Mr. John Young.

PRESS: Ms. Krystal Riner - Houston Home Journal

APPROVAL OF MINUTES FROM DECEMBER 14, 2009 MEETING: Commissioner Cosey made a motion to approve the minutes as submitted; Commissioner Hubbard seconded; all in favor and was unanimously approved.

ANNOUNCEMENT: The Campaign Notice, per O.C.G.A. 36-67A-3, please turn cell phones off; Chairman Beeland referred to the notice posted on council chambers.

INFORMATIONAL HEARING(S)

1. Rezoning & Annexation Request #R-10-001 – Dixie Homes, LLC – U.S. Highway 41 North

Chairman Beeland opened the hearing at 6:02pm. Mr. Beecham read the applicant's request which was for the rezoning and annexation of 4.61 acres from Houston County R-AG, Residential Agricultural District to C-2, City of Perry General Commercial District, along with the standards governing the request and the staff response for the criteria.

Chairman Beeland then asked the applicant Mr. William Hudson if he had any additional information to provide, and he advised he did not. Chairman Beeland then called for anyone wishing to speak in favor of the request; there being none; he then called for anyone opposed. Mr. Ron Shepherd a resident of Lakeview Terrace asked what a C-2 zoning entailed, Mr. Beecham explained and Mr. Shepherd went on to state that he has been a resident in the area since 1987 and is opposed because of what is already surrounding the area commercially and would like for it to remain residential.

Mr. Jeff Moss then addressed the board and stated his concern was on what the commercial use was to be if approved; he had been told a real estate office; Mr. Beecham advised that per the applicant, the proposed use would be a convenience store and a dry cleaning drop off and pick up store. Mr. Hudson confirmed the use.

Mr. Sherman Falana then addressed the commission and his main concern about the project was drainage, as there currently is a problem in the area with this and he feels with the added structure, it would be an additional burden. Mr. Falana would also like to see the area remain as residential.

There being no further comments the public hearing was closed at 6:14pm.

Chairman Beeland advised the commission that after the packet information was received, Mr. Beecham received an email from Mr. Steve Engle with Houston County Planning & Zoning stating their objection.

After a brief discussion, Commissioner Hubbard made a motion to recommend denial of the rezoning/annexation request; Commissioner Cosey seconded; all in favor and the motion was unanimously approved.

NEW BUSINESS

1. Swift Street and Houston Lake Road Corridor Plan

Mr. Beecham advised the commission that the packet of information provided was the starting point for the corridor plan and his request to the board is to schedule a series of meetings with the area residents for their input on what the area(s) would need for future use. After the meetings, the comments and staff recommendations will then be brought back to the commission for their review and input.

After a brief discussion, it was decided to have Mr. Beecham proceed with setting meeting dates, notifying residents and the planning commission. A tentative goal date of the second meeting in February was noted for completion.

ADJOURN: There being no further business the Chairman adjourned the meeting at 6:33pm.