

**MINUTES**  
**PERRY PLANNING COMMISSION**  
January 12, 2009  
**6:00 P.M.**

1. Call to Order: Chairman Beeland called the meeting to order at 6:00 PM.

2. Roll:

Commissioners Present: Martin Beeland, Chairman; Commissioners: Paul Cosey, Lawrence Clarington, Patricia Jefferson, Bob Hubbard.

Commissioners Absent: Todd Barker and Jim Mehserle.

Staff Present: Mayor James Worrall, Mike Beecham, Director of Community Development and Joni Ary, Recording Secretary.

Guests/Speakers: Mr. Walter Wood

Press: Krystal Riner, Writer – Houston Home Journal.

3. Invocation: Commissioner Clarington gave the invocation.

**Items not on Agenda**

- Chairman Beeland welcomed new Commissioner Bob Hubbard. Commissioner Walker resigned her seat as of the December 8<sup>th</sup> meeting.
- Mr. Mike Beecham stated that Ms. Barbara Crisler has left the City of Perry due to her husband's recent transfer to Florida.

4. Approved December 8, 2008 Minutes as Submitted: Chairman Beeland recommended the minutes be approved as submitted. Commissioner Cosey motioned to approve the minutes as submitted. Commissioner Clarington seconded the motion and the motion carried unanimously.

5. The Campaign Notice, per O.C.G.A. 36-67A-3: Chairman Beeland referred to the notice posted on the door of the City Council Chambers.

6. Informational Hearing:

- 1) Rezoning Application #R-09-001, applicant Howard Wooden, 481 Lake Joy Road – Rezone 1.00 acres from PUD, Planned Unit Development to C-2, General Commercial District: MP – P54 - 3: Mr. Mike Beecham stated that the applicant has withdrawn the application.
- 2) Review of Amendment to Appendix “A” – Landscaping of Stormwater Ponds. Application # A-09-001.

Mr. Mike Beecham presented for review the amendment to Appendix "A" – Landscaping of Stormwater Ponds. Mr. Beecham explained to the Commission that the changes discussed at the December 8<sup>th</sup> were incorporated into the amendment. There is a requirement to plant five (5) units of trees per acre of stormwater pond for residential subdivisions and fifteen (15) units of trees per acre for all other developments. Chairman Beeland opened the floor for any comments in favor or in opposition. There were no comments in favor or in opposition of the amendment. Commissioner Cosey motioned to approve the amendment. Commissioner Jefferson seconded the motion and it carried unanimously.

3) Review of Amendment to the PLDO; Section 147.9 – Maintenance of Completed Work. Amendment Application - # A-09-002.

Mr. Mike Beecham presented for review the amendment to the PLDO Section 147.9 – Maintenance of Completed Work. The amendment would require a letter of credit to cover the costs of subdivision maintenance until 60% of the subdivision lots are issued certificates of occupancy. The letter of credit would cover any needed repairs to streets, stormwater, or soil erosion. In addition, a letter of credit would be required of any new development accessing through an existing subdivision. Again, the letter of credit would be in effect until 60% of the new lots are issued certificates of occupancy. Chairman Beeland opened the floor for any discussion. After discussion, Chairman Beeland stated that the Commission agreed with the wording of paragraphs 2, 3, & 4; but requested that Mr. Beecham reword paragraph one for their review to be discussed at the January 26, 2009 meeting.

7. New Business:

1) Discussion of Architectural Design Standards for Accessory Structure (BBQ), located at 801 Carroll Street, Danny Evans, owner.

Mr. Mike Beecham stated that the BBQ structure located at 801 Carroll Street has been removed from the property. Chairman Beeland stated that since the item was tabled, there needs to be a motion to bring the item to the floor, and since the structure has been removed from the property the item can then be dismissed. Commissioner Hubbard motioned to bring the item to the floor and then to dismiss the item. Commissioner Clarington seconded the motion and it carried unanimously.

2) Approved Final Plat – Country Club Centre Subdivision – off Houston Lake Road – Bill Forehand, owner: Mike Beecham presented the final plat for Country Club Centre Subdivision – off Houston Lake Road – Bill Forehand, owner.

Mr. Beecham stated the above referenced subdivision street has been inspected by the Assistant City Engineer Harold Deal and found to meet the requirements and recommended approval. After a brief discussion, Commissioner Cosey motioned to approve the Final Plat for Country Club Centre Subdivision. Commissioner Clarington seconded the motion and it carried unanimously.

**Items not on Agenda**

- Mr. Beecham presented to the Commission a request from Mayor and Council requesting suggestions regarding overgrown lots in new subdivisions. Mayor James Worrall stated

that at this time the City does not have the manpower and/or equipment to enforce the City's ordinance for overgrown lots. The City currently issues a citation to the citizen which allows them 15 days to clean up their yards. After the 15 days if the yards have not been cleaned and the citation has not been paid, then the citizen would have to go to Court. After a brief discussion, Chairman Beeland requested that the commissioners come up with any ideas or suggestions to review at the January 26, 2009 meeting.

- Mr. Beecham stated that the Community Planning Institute will be meeting on April 7<sup>th</sup> and 8<sup>th</sup>. These meeting would be for new commissioners. Mr. Beecham requested that Commissioner Clarrington and Commissioner Hubbard attend these meetings.
  - Mr. Beecham presented to the Commissioners an updated contact list and term information for the Commissioners.
  - Mr. Walter Wood requested having the City maps updated and distributed to law enforcement. Some of the maps that Houston County 911 is using show Wooden Eagle Subdivision as part of the County instead of being within the City of Perry. Mr. Beecham explained to the Commission that Houston County 911 is notified, in writing, whenever a parcel is annexed. In addition, all new subdivision plats and commercial projects are forwarded to 911 when complete to notify them of the new addresses. Finally, we periodically send an updated city limits map to Houston County 911.
8. Adjournment: There being no further business to come before the Perry Planning Commission, Chairman Beeland adjourned the meeting at 6:45 P.M.