

Perry Planning Commission  
Minutes  
October 26, 2009

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

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

**STAFF PRESENT:** Mike Beecham, Director of Community Development, City Attorney Mr. David Walker, and Christine Sewell, Recording Secretary.

**INVOCATION** was given by Commissioner Hubbard.

**GUESTS/SPEAKERS:** Mrs. Lora Ennis, Mr. Marty Meyers, and Mrs. Robert Turner.

**APPROVAL OF MINUTES FROM SEPTEMBER 28, 2009 MEETING:** Commissioner Clarington 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.

**NEW BUSINESS**

1. Special Exception Request #SE-09-03 – Mrs. Lora Ennis – 1401 Swift Street

Chairman Beeland opened the hearing at 6:02pm. Mr. Beecham read the applicant's request which was for a special exception to operate a private school for piano lessons in an R-3 - Multi-Family Residential District, along with the standards governing the request and the staff response for the criteria. Mr. Beecham reminded the commission that this case had been heard previously as a rezoning request, but the applicant withdrew and resubmitted as a special exception.

Chairman Beeland then called for anyone wishing to speak in favor of the request; there being none; he then called for anyone opposed; there being none the hearing was closed at 6:06pm.

Commissioner Hubbard made a motion to recommend approval to Mayor and Council; Commissioner Clarington seconded; all in favor and was unanimously approved.

2. Variance Request #V-09-11 – Mr. Robert Turner – 2013 Northside Road

Chairman Beeland opened the hearing at 6:07pm. Mr. Beecham read the applicant's request which was for a 16'-6" variance of the 35' rear setback, along with the conditions necessary for a variance and the staff response for the criteria. Chairman Beeland then called for anyone wishing to speak in favor of the request; the applicant's contractor Mr. Marty Meyers addressed the board and advised that the plan was to extend the existing two car garage; Mrs. Robert Turner, the homeowner, advised that they would be closing in the current garage for living space, thus the reasoning for the variance.

Chairman Beeland then called for anyone opposed; there being none the hearing was closed at 6:12pm.

After a brief discussion; Commissioner Mehserle made a motion to approve; Commissioner Jefferson seconded; all in favor and was unanimously approved.

3. Review of PLDO Section 106 – Signs

Mr. Beecham provided the board with some general concerns that had been brought forth regarding the revised ordinance; City Attorney Mr. David Walker provided guidance on questions posed.

After discussion of residential signs, it was decided to change the size from eight square feet to four square feet and ban illuminated signs in residential areas, as it had not been previously included; this would also be applicable to home occupations. Mr. Walker read Georgia state law and reminded the board that the quantity of signs could not be limited; he would research further and provided clarification to Mr. Beecham prior to re-submittal of the ordinance to city council, especially concerning the aggregate area as stated in the current revision.

The issues concerning billboards was then addressed; it was thought that the word billboard should be deleted in Section 106.13.7, thus allowing them, but the sign could not exceed two hundred square feet and a variance could be applied for if necessary. After conferring with Mr. Walker, he will also review this further and provide clarification prior to re-submittal. Also removed from the revision was the repetition regarding billboards next to a public park, public playground, public recreation area, public forest, scenic area, or cemetery.

Regarding animated signs it was agreed to stay with the time limit of six hours as this was based on guidelines from the Georgia Municipal Association.

On conclusion of discussions it was motioned by Commissioner Hubbard for the changes to be made and clarification provided by Mr. Walker and then resubmit back to council; Commissioner Jefferson seconded; all in favor and was unanimously approved.

4. Review of PLDO Section 117 – Animals in a Residential District

Mr. Beecham advised the board the amendment was needed concerning the regulations of dogs and cats to reflect the animal control ordinance, while leaving the regulations for horses and fowl.

Commissioner Mehserle made a motion to approve as written; Commissioner Hubbard seconded; all in favor and was unanimously approved.

5. Review of PLDO Article XV – Soil Erosion & Sedimentation Control

Mr. Beecham advised the board that the changes, which he explained briefly and were mostly “housekeeping” items, were required by state law through the Georgia Department of Natural Resources and were to be done by July 01, 2010. Chairman Beeland stated since there was no input required on the board’s part and it was a requirement that the matter be forwarded to council for their approval.

Commissioner Mehserle made a motion to recommend approval to Mayor and Council for adoption; Commission Hubbard seconded; all in favor and was unanimously approved.

**ADJOURN:** There being no further business Chairman Beeland adjourned the meeting at 7:00pm.