

MINUTES
PERRY PLANNING COMMISSION
October 27, 2008
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; Paul Cosey; Patricia Jefferson.; Todd Barker; Terre Walker; Lawrence Clarington.

Commissioners Absent: Jim Mehserle.

Staff Present: Mike Beecham, Director of Community Development; Barbara Crisler, Planning Technician.

Guests/Speakers: See attached list.

Press: None present.

3. Invocation: Commissioner Clarington gave the invocation.

4. Approved September 22, 2008 Minutes as Submitted: Chairman Beeland recommended the minutes be approved as submitted. Commissioner Cosey motioned to approve the minutes as submitted. Commissioner Jefferson 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. Public Hearing:

1) Approved Variance Application – #V-08-011: Chairman Martin Beeland presented this variance request from Grace Church of Perry – Chip Shelton. This property is located at 1736 Houston Lake Road. They are requesting 1) a 12 square foot variance of the 20 square foot maximum to erect a 32 square foot monument sign; and 2) a variance to utilize a temporary metal building, without using it in conjunction with construction, for a period of three (3) years. Mike Beecham reviewed and explained the conditions of the application. Chairman Beeland opened the floor for comments for those in favor and opposed to this variance request.

In Favor

Chip Shelton of 816 Forest Hill Rd stated we are here to answer any questions the Commissioners' may have.

Chairman Beeland asked what the building will be used for and, could the building be constructed now instead of using the temporary building.

Chip Shelton stated that the building will be used for children worship and meeting activities.

Pastor Sean Cooper of 108 Flournay Rd stated a temporary building will cost us approximately \$6,000 per year, a permanent building would cost us approximately \$300,000 to build. "The way the economy is now, we are not looking to take on a \$300,000 addition to our current mortgage on our sanctuary".

Commissioner Cosey What would happen after three years if you are not ready to build at that time.

Pastor Cooper the Company who will be supplying the temporary building has a discount offer if we sign a three year lease agreement. At the end of the three years we will remove the building.

Chairman Beeland asked if the sign will be lighted.

Mr. Shelton no, sir the sign will not be lit, and it will be made of sandblasted wood.

Commissioner Walker asked if there will be landscaping around the temporary building and sign.

Pastor Cooper we will be relocating 18 dogwood trees from along the side of the property to across the remaining front of the property. We will also landscape around the temporary building and the monument sign.

There was no opposition from the floor.

At this time, Commissioner Clarington motioned to approve the variance requests as submitted allowing a 12 square foot variance of the 20 square foot maximum to erect a 32 square foot monument sign; and a variance to allow the temporary building to remain at the site for a period of three (3) years to start from January 1, 2009. Commissioner Jefferson seconded the motion. The motion carried unanimously.

7. Informational Hearing:

- 1) Recommendation for Approval – Rezoning & Annexation Application #R-08-012:
Chairman Martin Beeland presented a request from Sandbed Baptist Church – Eugene Mitchell, applicant to rezone and annex 25.44 acres from Houston County R-AG, Residential Agricultural District to City of Perry R-AG, Residential Agricultural District for property located at 441 Bear Branch Road. Mike Beecham reviewed and explained the conditions of the application. Chairman Beeland opened the floor for any comments in favor or in opposition.

In Favor

Pastor Floyd Clarington of 3228 Moody Rd, Bonaire stated we are here to answer any of the Commissioner's questions.

Chairman Beeland asked where will the church be located on the property.

Pastor Clarington the church will be located between the existing house and Bear Branch Road.

Commissioner Cosey asked where will the parking be for the church.

Pastor Clarington the parking will be on the sides and the rear of the church.

Commissioner Cosey asked why did you choose to rezone your property to R-AG.

Mr. Beecham I recommended the R-AG zoning because the surrounding existing properties are zoned residential, and this property meets the five (5) acre minimum requirement

There were no other comments in favor. There were no comments in opposition. The comments from the floor were closed. Chairman Beeland asked if there were any comments from the Commission or staff.

At this time, Commissioner Barker motioned to give a formal recommendation of approval to Mayor and City Council of the R-AG rezoning request. Commissioner Walker seconded the motion. The motion carried unanimously.

2) Recommendation for Approval with conditions – Special Exception Application #SE-08-003:

Chairman Martin Beeland presented a special exception request from Ilica Lester to operate a community transportation and pick-up service as a residential business in an R-2 district at the property located at 411 Martin Luther King, Jr. Drive.

Mike Beecham reviewed and explained the conditions of the application. Chairman Beeland opened the floor for comments in favor and in opposition of this special exception request.

In Favor

Ilica Lester of 411 Martin Luther King, Jr. Drive stated I have a 15 passenger van to start a local community transportation service helping people to doctor's appointments, employment, things like that.

Mr. Beecham originally you told me that you would use your Tahoe for the vehicle.

Ms. Lester I received a good deal on the purchase of the 15 passenger van.

Chairman Beeland You do understand the regulations only allow one (1) vehicle for your business, if you decide that business is good and you want to expand you would have to move your business to another location.

Ms. Lester yes, sir.

There were no other comments in favor.

In Opposition

Bill Baxley speaking on behalf of my mother who lives at 613 Elko Road stated we are concerned with a traffic problem and possible parking on the side of the road. This will generate extra traffic with people coming to the house. This area is zoned residential and it should stay residential.

The comments from the floor were then closed. Chairman Beeland asked if there were any comments from the Commission or staff.

Commissioner Walker stated by the nature of this business the way I understand it there should be no traffic if she is taking a call and picking up customers.

Mr. Beecham there may be some people who walk up to the house and want to be taken to their appointment. Also, if you recommend approval staff would like to see the following conditions. If the applicant would like a sign, we recommend 1) business sign not larger than two (2) square feet and it must be a hanging or wall sign on the porch; and 2) the business shall be restricted to one (1) vehicle to be used in conjunction with the business.

At this time, Commissioner Cosey motioned to give a formal recommendation to Mayor and City Council of approval for this special exception request with the following conditions 1) only one (1) driver for the business; 2) the business shall be restricted to

one (1) vehicle to be used in conjunction with the business; and 3) business sign not larger than two (2) square feet and it must be a hanging or wall sign on the porch. Commissioner Clarington seconded the motion. The motion carried unanimously.

3) Recommendation for Denial – Special Exception Application #SE-08-004:

Chairman Martin Beeland presented a special exception request from Clarence Little, applicant – Prime Locations, Inc. to relocate an outdoor advertising sign approximately 100 feet. Two variances are also being sought. (1) a 500 foot variance of the 1500 foot separation requirement between outdoor advertising signs. (2) a variance to allow an outdoor advertising sign in the Parkway Corridor District (PC). The property is located at 523 General Courtney Hodges Blvd.

Mike Beecham reviewed and explained the conditions of the application. Chairman Beeland opened the floor for comments in favor and in opposition of this special exception request.

In Favor

Carden H. Summers of Prime Locations, Inc. stated we built this sign in the 1990's; is state permitted; and I retained a lease from Mr. King. We would like to move the sign approximately 100 feet southwest to Clarence Little's property. The reason for moving the sign is to allow Utility Services to expand their facility.

Commissioner Barker how long a period of time is remaining on the lease from Mr. King.

Mr. Summers approximately twenty-seven (27) years.

Mr. Beecham asked if a new lease would start if this is approved, or would you consider shortening the lease.

Mr. Summers that would be up to Mr. Little, but I am assuming because it is an existing billboard sign and once moved would carry the same time left on the lease.

Mrs. Little I don't understand the problem with moving the sign 100 feet.

There were no other comments in favor. There were no comments in opposition. The comments from the floor were then closed. Chairman Beeland asked if there were any comments from the Commission or staff.

Chairman Beeland informed the applicant that the City Council had banned any new billboard signs in that area. "When you take this one down and put it up somewhere else basically you have a new sign".

Commissioner Walker stated "I would like to draw to the Commissioner's attention, there is about to be a huge expenditure down Courtney Hodges for new lighting down the center of the corridor. For three (3) years there has been a plan to light the side that the Downtown Gardeners' are on, put in benches, landscaping and additional light that will be aesthetically pleasing. This is a focal point corridor coming into Perry. We need to give due consideration for the long range goals for this corridor".

At this time, Commissioner Walker motioned to give a formal recommendation to Mayor and City Council of denial for this special exception request. Commissioner Barker seconded the motion. The motion carried with a vote of three (3) votes in favor of recommending denial and two (2) votes in opposition of recommending denial. Commissioners' Walker, Barker, and Cosey voted in favor of recommending denial. Commissioners' Clarington and Jefferson voted in opposition of recommending denial.

- 4) Recommendation for Approval with conditions – Special Exception Application #SE-08-005: Chairman Martin Beeland presented a special exception request from Danielle and Ed Bodony, applicant; and Edward and Kathrine Blount, owner, to operate a photography studio as a residential business in an R-3 district. The property is located at 1207 Swift Street. Mike Beecham reviewed and explained the conditions of the application. Chairman Beeland opened the floor for comments in favor or in opposition.

In Favor

Danielle Bodony stated I reiterate what Mr. Beecham has explained. It's a low volume business, we don't advertise. Mostly what I do are school pictures and weddings at their locations. I do some family portraits, we are not a high traffic business and they would be by appointment only. There wouldn't be any parking on the street and I wouldn't need a sign.

In Opposition

Elizabeth Baker of 1306 Swift Street stated our opposition is commercial development being brought on Swift Street especially to this residential area. As far as I can tell I thought they would have to live there when they made an application. We live right across the street and I never see her at home even late at night. No evidence of activity at all. "My son has a friend in Mrs. Bodony's neighborhood where her former residence was and they seem to be living in their former residence. Because their cars are there, the house is decorated; there is no trash like they're moving, no for rent or for sale signs. She said on August 11th that she couldn't afford to maintain two residents at the same time".

Mr. Beecham Mrs. Bodony does not have to live there when she makes the application. If the special exception is approved she will have to live there before a business license is issued.

Mike Baker of 1306 Swift Street asked if Mrs. Bodony has to own the property before applying for a business license.

Mr. Beecham she does not have to own the house, if she rents the house she would have to live in the house with the approval letter from the owner.

Tim Clark of 1212 Swift asked what is the percentage of the house can be a residential business and what is the percentage of the living area.

Mr. Beecham 35% of the house can be used as the residential business.

The comments from the floor were then closed. Chairman Beeland asked if there were any comments from the Commission or staff.

At this time, Commissioner Cosey motioned to give a formal recommendation to Mayor and City Council of approval for this special exception request with the following conditions 1) the paved parking requirement be waived; 2) parking is limited to the backyard; 3) one (1) business sign not larger than two (2) square feet shall be permitted but it must be a wall sign or a hanging sign on the porch. Commissioner Clarington seconded the motion. The motion carried with a vote of four (4) votes in favor of recommending approval and one (1) vote in opposition of recommending approval. Commissioners' Cosey, Clarington, Jefferson and Barker voted in favor of recommending approval. Commissioner Walker voted in opposition of recommending approval.

8. New Business:

1) Discussion for Underground Stormwater Detention:

Mike Beecham presented for discussion Underground Stormwater Detention. I have been directed to discuss requiring stormwater underground on those ponds that are visible from arterial streets. Those ponds that are not visible from arterials can be developed under the current guidelines.

The Commissioners' discussed the information about underground stormwater detention including cost burden on the developers, and other options the City might possibly pursue. An example was discussed of the cost if Publix Shopping Center was designed and developed with underground stormwater detention.

Commissioner Walker asked if the downtown area would still require underground detention. Mr. Beecham stated underground detention is required in the downtown District, I think it is appropriate for a built up urban area.

At this time, Commissioner Jefferson motioned to direct Mr. Beecham to investigate other communities, state and nation wide for additional information on underground stormwater detention, and bring it back for discussion at a future meeting.

Commissioner Walker seconded the motion. The motion carried unanimously.

2) Discussion of Amendment to Appendix B – DDA Sign Ordinance: Amendment Application # A-011-1008.

Mike Beecham presented for discussion the DDA Sign Ordinance. The DDA has recently created a new sign ordinance for the Downtown District. I have been directed to bring it before you for discussion and make a recommendation to City Council. Chairman Martin Beeland explained to the Commissioners' the Downtown Development Authority had approximately one (1) year to review and revise their sign ordinance and we have had only a few days. I would ask if we can delay our review and discussion of this DDA sign ordinance. I would recommend that you spend additional time to review this proposed amendment and if everyone agrees, bring it back for discussion at our next meeting. Commissioner Cosey motioned to table the discussion allowing the Commissioners' additional time to review the proposed amendment. Commissioner Barker seconded the motion. The motion carried unanimously.

3) Approved Final Plat– North Haven Subdivision off Idle Pines Drive – Clive Hardy,

Hardy Homes, Inc.: Mike Beecham presented the final plat for North Haven Subdivision off Idle Pines Drive – Clive Hardy, Hardy Homes, Inc. This subdivision is being developed following the PUD development standards containing 12.2 acres with 44 lots. Mr. Beecham informed the Commissioners the developer is requesting natural gas in his subdivision and the City has agreed. As part of the agreement the developer must allow a ten foot (10') easement along several property lines. Due to this requirement, there has been a change to the final plat by adding an easement for the natural gas line, and it must be brought back to you for your approval. A ten foot (10') easement is located along the rear property line of several lots in the shaded areas depicted on the plat.

After a brief discussion, Commissioner Barker motioned to approve the Final Plat for North Haven Subdivision. Commissioner Walker seconded the motion. The motion carried unanimously.

Amendment to the Agenda

Mr. Beecham informed the Commissioners' that our November 10, 2008 does not have any public or informational hearings scheduled, and asked if they would consider canceling this meeting. After a brief discussion the Commissioners' concurred to cancel November 10, 2008 Perry Planning Commission meeting.

9. Adjournment: There being no further business to come before the Perry Planning Commission, Chairman Beeland adjourned the meeting at 7:22 P.M.

PERRY PLANNING COMMISSION ATTENDANCE SHEET

Monday

October 27, 2008

*****PLEASE SIGN IN*****

<u>NAME:</u>	<u>ADDRESS:</u>
1. <u>Theresa Kaster</u>	<u>411 M.L. K JR DRIVE</u>
2. <u>Tim Clark</u>	<u>1212 Swift St.</u>
3. <u>Doris Clark</u>	<u>1412 Swift St.</u>
4. <u>Patricia Nelson</u>	<u>111 Dogwood Dr</u>

PERRY PLANNING COMMISSION ATTENDANCE SHEET

Monday

October 27, 2008

*****PLEASE SIGN IN*****

<u>NAME:</u>	<u>ADDRESS:</u>
1. <u>Wilson L. Robinson</u>	<u>200 KING DRIVE WARNER ROBIN, GA</u>
2. <u>Eugene Mitchell</u>	<u>240 Holiday Cir, KATHLOON GA</u>
3. <u>FLOYD CLAVIN GTON</u>	<u>3228 Moody Rd. Bankire GA. 31005</u>
4. <u>Mike Baker</u>	<u>1300 Swift St PERRY</u>
5. <u>Boeth Baker</u>	<u>" " "</u>
6. <u>Chip Shelton</u>	<u>816 Forest Hill Rd.</u>
7. <u>Sean Cooper</u>	<u>180 Flournoy Rd</u>

CHAIRMAN

SECRETARY
