

Minutes
PERRY PLANNING COMMISSION
Monday, February 09, 2009

CALL TO ORDER: Chairman Beeland called the meeting to order at 6:03pm

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

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

PRESS: Ms. Krystal Riner, Houston Home Journal

GUEST/SPEAKERS:
Ms. Little Battle, Georgia Power
Mr. Andrew McKenzie
Mr. Penrose Wolf
Mr. Jeff Gattis, The Broadway Group

INVOCATION: was given by Commissioner Hubbard

APPROVAL OF MINUTES FROM January 26, 2009 MEETING : Chairman Beeland requested a motion to approve the minutes as submitted with correction under item #4; change from President to Chairman; Commissioner Cosey made the motion; Commissioner Clarington seconded; all in favor and was unanimously approved.

ANNOUNCEMENT: The Campaign Notice, per O.C.G.A. 36-67A-3 and please turn cell phones off: Chairman Beeland referred to the notice posted on the door of the City Council Chambers

PUBLIC HEARING(s)

1. Mr. Andrew McKenzie – Variance application #V-09-01
1029 W.F. Ragin - P13-40

Chairman Beeland opened the hearing at 6:10pm. Mr. Beecham read the applicants request and the conditions necessary for a variance and the staff response for criteria. Mr. Beecham did advise the commissioners that on item #6 of the staff report he had previously noted that the request was not expected to negatively affect the neighbors use and enjoyment of their property. Mr. Beecham now has concerns as the proposed structure's entrance will be approximately five feet from the street. It was also determined that the maximum lot coverage would not allow for a duplex unit, only a single family home.

The floor was then opened for discussion and the applicant Mr. McKenzie spoke and advised the commission on his plans for the property.

Questions arose among the commissioners, with the main concern being the distance to the road from the entrance of the proposed structure. Suggestions were discussed that perhaps the entrance could be on the side of the structure and consideration by applicant to perhaps contemplate a two-story house, in lieu of single family.

Chairman Beeland called for any comments from those in attendance either for or against the application and there being none closed the public hearing at 6:22pm.

Discussion further ensued on the various possibilities of what could be done with the property and it was concluded that whatever was proposed would require a variance by the Planning Commission.

Commissioner Cosey made a motion to deny the variance application as submitted; Commissioner Jefferson seconded; all in favor and was unanimously approved.

INFORMATIONAL HEARING(S)

1. Review of maintenance bonds

Information had been provided to the Commissioners further detailing maintenance bonds and after a brief discussion direction was given to Mr. Beecham to submit a draft for review with the Commissioners preference and incorporating page 7.7; paragraph 4.40 of Cobb County, Georgia's policy.

OLD BUSINESS

1. Review of architectural standards for re-submitted plans for Dollar General located at the SE Corner of Highway 127 & Chevron Drive

Mr. Beecham advised the resubmitted plans met the City's architectural standards, as well as reflected the suggestions of the Commission from the prior meeting on January 26, 2009. Mr. Jeff Gattis with the Broadway Group was in attendance and advised the board the plans also showed the pilasters every (25) feet which projected a difference in elevation.

Commissioner Cosey made a motion to approve as submitted per discussions since architectural standards had been met; Commissioner Hubbard seconded; all in favor and was unanimously approved.

NEW BUSINESS

1. 2008 Historic Resource Inventory

Mr. Beechman advised that the City had contracted with the State of Georgia to perform another historic district review inventory. The request being made of the commission was to decide from the information provided what areas should possibly be considered historic, if any. A brief discussion ensued on the specific criteria for a historic district and it was noted that no changes would be done without proper notification to residents, which would include townhall meetings, etc. The matter before the commission this evening was to gather a consensus of the board.

Chairman Beeland advised the commissioners to review the material again and be ready to further discuss at the February 23rd meeting.

2. Review of C-3 Central Business District (CBD) and permitted uses

Mr. Beecham advised that the amendment was simply a grammatical request, to amend the current ordinance so the wording for all three sections would now read, "Within the C-3 Central Business District (CBD), the following uses are permitted".

Commissioner Clarington made a motion to approve the recommended change; Commissioner Jefferson seconded; all in favor and was unanimously approved.

ADJOURN

There being no further business Chairman Beeland adjourned the meeting at 7:02pm.