

**Perry Planning Commission
Minutes
March 08, 2010**

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

ROLL: Chairman Beeland, Commissioners Barker, Clarington, Greene, Jefferson, and Williams were all present. Commissioner Mehserle was absent.

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

GUESTS/SPEAKERS: Council Members Willie King, Joe Posey, and Randall Walker. Mr. Larry Davies, Mr. Eugene Dukes, Mr. & Mrs. JJ Hardy, Ms. Estella Howard, Mr. Herman Kagler, Mr. & Mrs. Randy Midkj, Mr. Hammie Peavy, Ms. Helen Poole, Mr. Carl Richardson, Ms. Amy Shumaker, Mrs. Terre Walker, Mr. Charles Walsh and Ms. Julia Willis.

PRESS: Ms. Krystal Riner – Houston Home Journal

INVOCATION: was given by Commissioner Greene

APPROVAL OF MINUTES FROM FEBRUARY 22, 2010 MEETING: Commissioner Clarington made a motion to approve the minutes as submitted; Commissioner Barker 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. Review of Swift Street/Houston Lake Road Corridor Plan

Before providing explanation on the proposed future land use for the area, Mr. Beecham reiterated to the audience that the plan was a concept plan and nothing was set to be changed. The property owners would still be able to use their property as desired under the current zoning guidelines.

Mr. Beecham explained each of the areas on the map as follows:

- Swift Street will remain residential outside of the area currently zoned Office Commercial (OC)
- Houston Lake Drive is recommended as OC.
- A commercial node is proposed around the James Street/Houston Lake Road intersection.
- The area between James Street and Kings Chapel Road is proposed as open space to extend the James Street Park to Houston Lake Road.
- A commercial node is recommended around the Kings Chapel Road/Houston Lake Road intersection.
- The area between the bus barn and North Davis Drive is proposed as OC.

- The area between North Davis Drive and North Hamptons Place is suggested to remain as residential.
- Those properties between Kings Chapel Road and Grace Church are proposed to remain as residential.
- Grace Church is recommended as Institutional.
- Keith Drive to Gray Road is recommended for OC.
- North Hamptons Place to the Church of Latter Day Saints is proposed as OC.
- The areas on both sides of Houston Lake Road from Gray Road to Perry Parkway will remain as commercial.

On conclusion of Mr. Beecham's review Chairman Beeland invited members of the public to provide their comments.

Mr. Charles Walt of 1007 North Davis Drive addressed the board and advised that as a resident next to the bus barn, he would like to see the parcel adjacent to that remain as greenspace as there is a large amount of fumes emitting from the buses in the morning, as well as wildlife in the area that could possibly be preserved. Mr. Walt further stated that in lieu of changing it to Office Commercial, it should be greenspace as there is already enough opportunity for commercial property on Perry Parkway.

Ms. Helen Poole of Houston Lake Road, a neighbor of Mr. Walt, stated she agrees with him and would also like to see the area remain as greenspace.

There being no one further wishing to provide comment or address the commission the hearing was closed at 6:16pm.

Chairman Beeland then asked for any comments from the commission. Commissioner Barker inquired if the Wespark Drive area should be designated as OC. Mr. Beecham advised the property is currently zoned C-2 (General Commercial) and is unlikely to down-zone.

After a brief discussion, Commissioner Barker made a motion to approve the future land use map as submitted with the condition that the area between the bus barn and North Davis Drive be changed from Office Commercial to greenspace; Commissioner Jefferson seconded; all in favor and was unanimously approved.

Chairman Beeland advised the audience that the commission's recommendation would now be forwarded to City Council who would hear the matter on April 06th.

ADJOURN

There being no further business the Chairman adjourned the meeting at 6:29pm.