

MINUTES
Perry Planning Commission
March 09, 2009

CALL TO ORDER: Chairman Beeland called the meeting to order at 6:02pm

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

INVOCATION: was given by Commissioner Clarington

GUEST/SPEAKERS: Mr. Dwayne Combs, Mr. Corey Lumpkin, Mr. Robert Lumpkin, Mr. Kim Mullins, Dr. Ed Strickland, and Mr. Penrose Wolf

PRESS: Ms. Krystal Piner, Houston Home Journal

APPROVAL OF MINUTES FROM March 09, 2009 MEETING: Chairman Beeland requested a motion to approve the minutes as submitted; Commissioner Cosey made the motion to approve; Chairman Beeland 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 the door of City Council Chambers.

PUBLIC HEARING(S): None

INFORMATIONAL HEARING(S)

1. Mr. Corey D. Lumpkin – Re-zoning request #R-09-02
Request to rezone property from R-3 to Office Commercial District for use as office space

Chairman Beeland opened the hearing. Mr. Beecham read the applicants' request, the conditions necessary for a re-zoning and the staff response for the criteria. The floor was then opened for discussion and Mr. Corey Lumpkin applicant and owner of property advised the board that he submitted the request for consideration of commercial office space as there is a large shopping center and other businesses in the proximity of the property. With having difficulties in the past with renting, he felt this was a more appropriate use of the property. Mr. Lumpkin advised that he had spoken with the current tenant and surrounding neighbors, none of which had any opposition. Chairman Beeland inquired if staff had received any comments and Mr. Beecham advised none had been received.

Mr. Dwayne Combs then addressed the board and stated he was in favor of the request and felt there would be little, if any impact on traffic.

Mr. Kim Mullins then addressed the board and stated the property was in the historic district and Dr. Strickland as the current tenant would only enhance the area and would keep in compliance with the standards of the historic district.

Dr. Ed Strickland then addressed the board and advised he was the current tenant at the location and would be residing at the residence, as well as operating his medical practice on Mondays, Tuesdays, and Thursdays from 9am to 5pm and on Wednesdays and Fridays from 9am to Noon. Dr. Strickland expected six or seven patients a day, with no more than approximately thirty during the week.

Chairman Beeland then read for the record a letter received from Mr. James McKinley, which is as follows:
“ Dear Martin & Members, Because of personal reasons, I am unable to attend your meeting tonight, but I wish to make my views on the Robert Lumpkin request for rezoning his property at Houston Lake Drive known to you. I support his request because all that property from 3rd Street to 4th Street should be zoned commercial, in my view. I know the commission has reservations about spot zoning, but this request would be a beginning to rezone all of that property that I mentioned above. To zone commercial would increase the values and provide orderly growth. If possible, please make my views a matter of the record. Thanking you and members for the good work that you do for our community”.

Chairman Beeland then called for anyone else wishing to address the board and Mr. Robert Lumpkin spoke and reiterated there were already commercial businesses in the surrounding area, which included a beauty shop on Houston Lake Drive and stated in his opinion, that Swift Street and Houston Lake Road should be zoned commercial, as it would bring in quality change to the area.

Chairman Beeland then called for anyone wishing to speak who opposed the request and there being none, closed the hearing at 6:21pm.

Discussion then ensued among the board, with Chairman Beeland inquiring about the number of parking spaces required. Commissioner Cosey felt there was already a sufficient area for parking, which included some 200 feet back from the home before the alleyway; Mr. Beecham concurred there was appropriate space for parking. Mr. Mullins addressed the board again, advising there should be no more than three cars at one given time on the property during the noted hours of operation.

Chairman Beeland asked Mr. Corey Lumpkin if he understood that the home was in the historic district and was he aware of what was permissible if plans were made to change the exterior; Mr. Lumpkin stated he did and there were no plans to change the exterior.

Further discussion continued and mention was made concerning a sign for the business. Mr. Mullins advised there would be, but not a monument type. The board concluded its discussion of the request with Commissioner Hubbard making a motion to approve with the stipulation that a 2' x 4' wall sign be used to designate the residence as a business; Commissioner Clarrington seconded; all in favor and was unanimously approved.

NEW BUSINESS

Mr. Beecham recapped for the board the previous discussions regarding Section 147.6 (#A-09-02), which was the Maintenance of Completed Work; the noted changes were the renumbering of the section and incorporating the language that the amount shall be 10% or an amount as determined by Public Works; there being no discussion Commissioner Hubbard made a motion to approve; Commissioner Cosey seconded; all in favor and was unanimously approved.

ADJOURN

There being no further business Chairman Beeland adjourned the meeting at 6:42pm.