

Perry Planning Commission
Minutes
April 12, 2010

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

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

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

GUESTS/SPEAKERS: Council Members Joe Posey and Randall Walker, Mr. Charles Ayer, Mr. Bill Court, Mr. Foster Rhodes, Ms. Donna Tabor, Mr. Joe Shuttlesworth, Mr. Doug Stewart, and Mr. Larry Walker,

PRESS: Ms. Jessica Clark – Houston Home Journal

INVOCATION was given by Commissioner Mehserle

APPROVAL OF MINUTES FROM MARCH 22, 2010 MEETING: Commissioner Jefferson made a motion to approve the minutes as submitted; Commissioner Clarington 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 notice posted on council chambers.

INFORMATIONAL HEARING(S)

1. Rezoning request #R-10-03 – Spotted Dog Properties, LLC – Washington Place

Chairman Beeland opened the hearing at 6:04pm. Mr. Beecham read the applicant's request which was for the rezoning of approximately 46.54 acres from R-3, Multi-Family Residential District to a PUD, Planned Urban Development. Mr. Beecham also noted for the board that the applicant would like for portions of the development to be strictly residential in lieu of a section commercially as previously submitted and the owner would like the ability to have townhouses if the current market were to change.

Mr. Larry Walker, owner and representative of the property addressed the board and reiterated the request and also advised he and his partners had spoken with a number of builders and the City of Perry on what best to do with the property, which resulted in the request before them. Mr. Walker also stated that at this time the City of Perry does not seem ready for townhomes. However, should that occasion arise, they would like to be able to provide them in the development. Furthermore, on the detached homes the lots would be fifty feet and after speaking with the surrounding residents, there will be no addition of commercial in the development.

Chairman Beeland then called for anyone opposed; there being none the hearing was closed at 6:15pm.

Chairman Beeland expressed concern on the interior lots and there only being three feet between dwellings and he would like to see five feet; Commissioner Mehserle felt there was no issue with the three feet as there was the ability to use the frontage on the lots and commended the owners for pursuing the project in the current economic state.

Commissioner Barker inquired of Mr. Beecham if there were any issues on the setbacks from a public safety standpoint; Mr. Beecham advised that public safety would like to see forty feet between structures, but that is not feasible.

A brief discussion ensued on the guidelines for a Planned Urban Development and on conclusion Commissioner Mehserle made a motion to approve the request as presented with favorable recommendation to Mayor and City Council; Commissioner Jefferson seconded; all in favor and was unanimously approved.

2. Rezoning request #R-10-04 – Marty Myers – 1300 Gaines Drive

Chairman Beeland opened the hearing at 6:32pm. Mr. Beecham read the applicants request which was for the rezoning of 0.49 acres from R-3, Multi-Family Residential to R-MH, Residential Manufactured Home.

Chairman Beeland then called for anyone wishing to speak in favor of the request; Mr. Doug Stewart who was representing the applicant read a letter provided from Mr. Myers which as summarized states, “that as owner of the property for over thirty years this lot had always had mobile homes on it; the two trailers that had been recently removed were in bad shape and I decided I would look for a newer double wide trailer. An opportunity came quickly and I took action and only learned of the current zoning when a permit was to be pulled for placement of the new home”.

Chairman Beeland then called for anyone opposed; there being none the hearing was closed at 6:35pm.

After a brief discussion, Commissioner Greene made a motion to approve the request as presented for R-MH (Residential Manufactured Home) and recommend to council for approval; Commissioner Clarington seconded; all in favor with Commissioner Barker opposing, resulting in approval 5 to 1.

PUBLIC HEARING(S)

1. Variance Request #V-10-05 OM Shiv Investment, LLC – SW Corner of Perimeter & Macon Road

Chairman Beeland opened the hearing at 6:42pm. Mr. Beecham read the applicants request which was for a variance to Section 233.3 of the Perry Land Development Ordinance. The request was to have an above ground stormwater pond in the Downtown Development District.

Chairman Beeland then called for anyone wishing to speak in favor of the request; Mr. Joe Shuttlesworth, owners agent addressed the board and reiterated the request and stated the reason they are proposing above ground is to save as much natural space as possible, as well it is more cost efficient.

Chairman Beeland then called for anyone opposed; Mr. Bill Court asked how many trees were to be saved at the front of the property; Mr. Shuttlesworth advised they were going to try and save as many as possible and in

working with the Downtown Development Authority it was the intention to keep a natural look. Mr. Beecham mentioned there was a tree ordinance that would have to be followed.

Discussion ensued concerning the location of the stormwater pond; Mr. Shuttlesworth advised it would be placed as close as possible to the ravine so it would not be near Perimeter Road, as well a retention wall would be erected.

On conclusion of discussion Commissioner Mehserle made a motion to not approve surface draining on the property; Commissioner Barker seconded; all in favor and was unanimously approved.

After closing of hearing and vote, Ms. Donna Tabor addressed the board and wanted to state her opinion on the proposal of a convenient store at this location; she felt it was not a good use for the area and such a beautiful piece of land.

Mr. Beecham advised those in attendance that the commission was only regulating the matter at hand, which was the stormwater pond and that the Downtown Development Authority will be reviewing the architectural standards.

ADJOURN: There being no further business the Chairman adjourned the meeting at 6:53pm.