

MINUTES
PERRY PLANNING COMMISSION
April 28, 2008
6:00 P.M.

1. Call to Order: Chairman Martin Beeland called the meeting to order at 6:00 PM.

2. Roll:

Commissioners Present: Martin Beeland, Chairman; Paul Cosey; Todd Barker; Terre Walker; Lawrence Clarington.

Commissioners Absent: Patricia Jefferson; Jim Mehserle.

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

Guests/Speakers: Greg Blake, Melissa Peace, Sang Chun, representatives for McDonalds; Dave Mattson, with Paradise Development Group; and Paul Doss, engineer with MDM Services, Inc. for PIX Fuel Station in the Publix Shopping Center.

Press: None Present.

3. Invocation: Commissioner Clarington gave the invocation.

4. Approved April 14, 2008 Minutes: Chairman Beeland recommended the minutes be approved as submitted. Commissioner Cosey motioned to approve the minutes as submitted. Commissioner Clarington seconded the motion and the motion carried unanimously.

Approved April 17, 2008 Minutes: Chairman Beeland recommended the minutes be approved as submitted. Commissioner Cosey motioned to approve the minutes as submitted. Commissioner Clarington 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. Informational Hearing:

1) Recommendation of Approval for an Amendment to the PLDO: Section 147 – Administrative Procedures, Final Plat Approvals – Amendment Application - # A-004-0408.

Mike Beecham presented the discussion in amending Section 147 – Administrative Procedures. Mr. Beecham informed the Commission that this is an amendment reflecting new requirements in the subdivider's responsibilities with respect to maintenance of new public infrastructure in subdivisions.

After a brief discussion, Commissioner Cosey motioned to give a favorable recommendation to Mayor and City Council of approval in amending Section 147. Commissioner Barker seconded the motion. The motion carried unanimously.

7. New Business:

- 1) Approval of the Architectural Design Standards for the Proposed McDonalds in the Publix Shopping Center, FRA Atlanta Office with conditions. Mike Beecham presented for discussion the architectural design standards for the proposed McDonalds in the Publix Shopping Center. The Planning Commissioners discussed with Greg Blake, Melissa Peace, and Sang Chun, representatives for McDonald's, several attributes of the architectural design standard requirements for this structure. They discussed changing the white sections of the building to a more earth tone color. Changing the color of the building to compliment the Publix terra cotta color and adding stacked stone to some of the areas on the structure. Mr. Blake stated that the yellow and white colors to the exterior of a McDonald's are trademark brand signature colors that the McDonald's corporation would not like to change on this development. Mr. Blake also stated that the proposed colors depicted in the design renderings, in their opinion complimented the Publix building.

After a brief discussion, Commissioner Barker motioned to deny the proposed design of the McDonald's. The motion failed for lack of a second.

Further discussion resumed and the representatives for McDonald's will provide stacked stone accents under the three front windows and two windows on the non-drive through side elevation; and change the color of the split faced block façade scheme to compliment the Publix terra cotta color. For both conditions, McDonald's will need to review and get approval internally. If McDonald's can not obtain management approval, McDonald's will need to schedule another meeting with the Perry Planning Commission at their scheduled May 12, 2008 meeting.

Commissioner Barker motioned to approve the architectural design standards with the following conditions: 1) stacked stone to be placed under the three front windows and two windows on the non-drive through side elevation; and 2) the color of the split faced block façade will be terra cotta complimenting the Publix building. Both conditions are contingent upon if McDonald's can not obtain management approval, McDonald's will need to schedule another meeting with the Perry Planning Commission at their scheduled May 12, 2008 meeting.

Commissioner Clarington seconded the motion. The motion carried with a vote of three (3) votes in favor and one (1) vote opposed. Commissioners' Barker, Cosey and Clarington voted in favor. Commissioner Walker voted opposed.

- 2) Approval of Architectural Design Standards for Proposed PIX Fuel Station in the Publix Shopping Center, Paradise Development Group – Paul Doss, MDM Services, Inc. with conditions. Mike Beecham presented for discussion the architectural design standards for the proposed PIX Fuel Station in the Publix Shopping Center. The Planning Commissioners discussed with Paul Doss, engineer with MDM Services for the PIX Fuel Station and Dave Mattson with Paradise Development Group, several attributes of the architectural design standard requirements for this structure.

They discussed changing the area around the windows to include stacked stone, and the color of the split faced block areas of the building to be solid terra cotta in color instead of a striping effect on the building to match the Publix building. Also discussed was the color of the bottom half of the columns of the canopy area and the split faced block and stacked stone areas of the car wash building. Changing the color of the building to compliment the Publix terra cotta color and adding stacked stone to some of the areas on the structure. Mr. Doss and Dave Mattson discussed these proposed changes and colors on the design rendering.

After a brief discussion, Commissioner Walker motioned to give an approval of the PIX Fuel Station's architectural design with the following conditions 1) stacked stone to be placed under the four front windows and on both sides of the front door; 2) the split faced block areas of the building will be solid terra cotta in color; 3) the bottom half of the columns of the canopy area will be solid terra cotta in color; 4) the split faced block areas of the car wash will be solid terra cotta in color with the exception of around the doors; and 5) the area around the car wash doors will be stacked stone on the bottom third and terra cotta split faced blocks in the middle third. Commissioner Barker seconded the motion. The motion carried unanimously.

8. Adjournment: There being no further business to come before the Perry Planning Commission, Chairman Beeland adjourned the meeting at 7:38 P.M.

PERRY PLANNING COMMISSION ATTENDANCE SHEET

Monday

April 28, 2008

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

	<u>NAME:</u>	<u>ADDRESS:</u>
1.	Paul Doss	125 Georgia Ave, Canton, GA
2.	Melissa Peace	One Glenlake Pkwy Atlanta, Ga
3.	Weg Slehe	260 Peachtree St, Suite 900, Atlanta, GA 30303
4.	Sung CHUN	1 Glenlake Pkwy ATL, GA
5.	Dave Mattson	PDG - Atlanta

CHAIRMAN

SECRETARY
