

MINUTES
PERRY PLANNING COMMISSION
May 12, 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; Patricia Jefferson; Jim Mehserle; Todd Barker; Terre Walker; Lawrence Clarington.

Staff Present: Mike Beecham, Director of Community Development; Joni Ary, Secretary.

Guests/Speakers: Danny Evans of 801 Carroll Street; Rob Tuggle, of Perry, a representative for Mr. Evans; and Pastor Dennis Harden.

Press: None Present.
3. Invocation: Commissioner Jefferson gave the invocation.
4. Approved April 28, 2008 Minutes: Chairman Beeland recommended the minutes be approved as submitted. Commissioner Clarington motioned to approve the minutes as submitted. Commissioner Walker seconded the motion and the motion carried unanimously.
5. New Business:
 - 1) Approval of the Architectural Design Standards for the accessory building owned by Danny Evans located at 801 Carroll Street with conditions. Mike Beecham presented for discussion the architectural design standards for the accessory building located on a lot near Leta's restaurant. This structure was erected without approvals or a building permit. Mr. Beecham reviewed the memo on whether or not this structure met the architectural standard requirements. Chairman Beeland opened the floor for comments in favor and opposed to the accessory building.

Danny Evans the accessory building is a temporary building that was erected to cover the grill. This is a temporary solution to cover the grill. Architecturally according to the standards "everything I read in it matches the building".

Rob Tuggle stated this accessory structure was built primarily to keep insects and other debris out of the barbeque area that serves the restaurant. A grill standing alone out there is an eye-sore; the cover over it is more attractive to the area.

Mr. Evans I tried to make it match the building and match the lot.

Mr. Beecham asked if Mr. Evans had a timetable of how long he wanted this accessory structure at this location.

Mr. Evans stated I have no intention of leaving the accessory structure there permanently. If I did I would have built up the floor away from water going through it.

Commissioner Mehserle asked Mr. Evans what is his major plan and would he be open to minor changes.

Mr. Evans the plan is to make a barbeque restaurant out of it. I am open to entertain any minor changes.

The Planning Commissioners discussed with Mr. Evans and Mr. Tuggle the architectural design of the structure, the length of time the structure should be allowed, possibly moving the structure to another location on the lot other than the front corner along Carroll Street.

Commissioner Mehserle stated due to the fact that several of the items in the architectural design standards are not applicable when reviewing the requirements for this accessory structure, I feel that we should allow Mr. Evans to keep his structure in its present location for a period of time in order for him to evaluate his plan for the future of a possible barbeque business in the downtown area.

At this time, Commissioner Mehserle motioned to approve the accessory structure subject to the following conditions 1) allow the structure to remain at its present location for a period of six (6) months and at that time we can revisit the review of his business plan; and 2) Mr. Evans must obtain a building permit for the structure. Commissioner Cosey seconded the motion. The motion carried with a vote of three (5) votes in favor and one (1) vote opposed. Commissioners' Mehserle, Cosey, Barker, Jefferson and Clarrington voted in favor. Commissioner Walker voted opposed.

- 2) No Action Taken for Final Plat – Wooden Eagle Subdivision, Phase 2 – off Lake Joy and Sandefur Roads – USA Land Development, Inc. developer; Ted Waddle, Surveyor with Waddle & Company.

Mike Beecham informed the Commissioners that Ted Waddle with Waddle & Company has not submitted the revised final plat for Wooden Eagle Subdivision, Phase 2 for the changes discussed at the April 14, 2008 meeting. This final plat will be brought back before the Planning Commission members for approval at a future scheduled meeting.

Addendum to the Agenda

- 3) Mike Beecham distributed the conceptual design of the proposed McDonalds in the Publix Shopping Center that the engineering firm of FRA Atlanta Office submitted with the changes that the Commissioners agreed upon at the April 28, 2008 meeting.
- 4) Mr. Beecham distributed a conceptual design of a pavilion to be located at the entrance of the Walker Farm Subdivision in the right-of-way of Charles Gray Boulevard. At this time, Commissioner Barker motioned to approve the conceptual design of the pavilion that will be located at the proposed location in the right-of-way of the entrance of Walker Farm subdivision subject to the maintenance of the structure be maintained by the developer or the subsequent homeowners association. Commissioner Walker seconded the motion. The motion carried unanimously.

- 5) Commissioner Clarington at this time recognized Pastor Dennis Harden, the pastor of New Hope Baptist Church for his 25 years of dedicated service in the City of Perry.
- 6. Adjournment: There being no further business to come before the Perry Planning Commission, Chairman Beeland adjourned the meeting at 6:35 P.M.

PERRY PLANNING COMMISSION ATTENDANCE SHEET

Monday

May 12, 2008

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

<u>NAME:</u>	<u>ADDRESS:</u>
1. <u>Bob Tuggle</u>	<u>PO Box 89</u>
2. <u>Danny Evans</u>	<u>Perry GA 31069</u>

CHAIRMAN

SECRETARY
