

Perry Planning Commission
Minutes
June 14, 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.

INVOCATION: was given by Commissioner Mehserle

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

GUESTS/SPEAKERS: Mr. and Mrs. Tom Bulger, Mr. Don Carter, Mr. Harold DeLoach, Mr. Clint Humphrey, Mr. Otis Ingram, Mr. Joe Shuttlesworth, Mr. Lance Woods, and Mr. Tim Young,

APPROVAL OF MINUTES FROM MAY 12, 2010 MEETING: Commissioner Clarington made a motion to approve the minutes as submitted; Commissioner Mehserle 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 HEARINGS

1. PLDO Amendment – Coin Operated Amusement Machines in the Downtown Development District

Mr. Beecham advised that as directed from the previous meeting the PLDO amendment reflects changes as recommended by the commission which prohibits coin operated machines in the downtown district, but does not restrict kiddie rides.

Some brief discussion ensued on the changes to be made, including the need, which is being done to match Georgia State law. On Section 81.3.3 it was changed to reflect Section 81.2.5, which states that no coin operated machines would be allowed in either district.

Commissioner Mehserle made a motion to recommend approval to Mayor and Council with the changes as indicated; Commissioner Barker seconded; all in favor and was unanimously approved.

2. Cross Point Baptist Church – 635 Perry Parkway

Mr. Beecham provided an overview of the request which was for a second entrance on the property due to an addition to the church building. The new driveway would be approximately 600 feet from the existing and 420 feet from West Thompson Road. It was also noted if the request was sent forth to Mayor and Council with a favorable recommendation, the board should also consider a (30) foot access easement for those properties east of the church's property.

Chairman Beeland opened the hearing at 6:08pm and called for anyone to speak in favor of the request. Mr. Don Carter with Carter & Sloope Engineers addressed the board and reiterated the request and provided a large scale drawing for the commissions' review of the proposal.

Mr. Clint Humphrey, Associate Pastor with Cross Point Baptist Church addressed the board and again reiterated the request and advised it was needed due to the increased membership the church was expecting.

Chairman Beeland then called for anyone opposed; there being none the hearing was closed at 6:14pm.

After brief discussion, Commissioner Clarington made a motion to recommend approval to Mayor and Council of the request as submitted which shall include a (30) foot access easement; Commissioner Jefferson seconded; all in favor and was unanimously approved.

PUBLIC HEARINGS

1. #V-10-06 – Houston Lake Apartments – Sign Variance

Mr. Beecham read the applicant's request which was for a variance to Section 106.20(b) of the PLDO to allow for six flags on the property in lieu of the two permitted.

Chairman Beeland opened the hearing at 6:20pm and called for anyone to speak in favor of the request. The applicant, Mr. Otis Ingram addressed the board and stated his request for the additional flags was to draw attention to the entrance of the complex.

Discussion commenced regarding the size and purpose for the additional flags; there was concern that if granted, additional requests would be forthcoming, particularly from car dealerships and a precedent would be set and defeat the purpose of the restrictions put in place.

Chairman Beeland then called for anyone opposed; there being none the hearing was closed at 6:30pm.

Commissioner Clarington made a motion to deny the request; Commissioner Williams seconded; all in favor and was unanimously denied.

2. #V-10-07 - 617 Lawson Drive

Mr. Beecham read the applicant's request which was for a variance to Section 102.14 of the PLDO to allow for the placement of an accessory building in the front yard.

Chairman Beeland opened the hearing at 6:35pm and called for anyone to speak in favor of the request. The applicant, Mr. Tom Bulger addressed the board and advised the structure was placed in the front yard as there was concern in placing in the backyard due to the proximity of a vacant lot and safety concerns of wildlife, etc. Mr. Bulger also mentioned the structure could be removed if necessary and it was his intent to add landscape around the structure, so it mirrors the primary residence.

Chairman Beeland then called for anyone opposed; there being none the hearing was closed at 6:45pm.

Commissioner Greene made a motion to approve the request as submitted; Commissioner Clarington seconded; all in favor and was unanimously approved.

NEW BUSINESS

1. Pepo's No.#7 – Appeal of Zoning Enforcement Officer's determination of PLDO Section 217 – Tree Preservation and Replacement Standards

Mr. Beecham advised the board this issue was being brought forth as the applicant was appealing the decision of the Zoning Enforcement Officer on the replacement of the specimen trees. Mr. Beecham explained that the removed specimen trees are required to be replaced on an inch by inch basis with a minimum three inch caliper trees. This results in (138) three inch trees needing to be placed on the property. There are three options in adhering to this requirement: 1). Plant the required trees on site; 2). Plant the required trees off site at a location approved by the city; 3). Contribute an appropriate amount to the City Tree Replacement Fund.

Mr. Lance Woods with Ocmulgee Site & Environmental Services advised when the plans were revised as many trees as possible were saved, however the terrain of the property and the larger trees made it difficult.

Mr. Joe Shuttlesworth, contractor for the owner, addressed the board and reiterated the plans were revised to accomplish the saving of as many trees as possible.

Discussion ensued among the board regarding the various options; Commissioner Mehserle voiced concern if it was feasible that (138) trees could be planted on the property and felt it was important if the required number of trees could not reasonably be planted on the property a higher level of landscape design be imposed.

On conclusion of discussions, Commissioner Mehserle made a motion contingent on a presentation by the owner/developer that an enhanced landscape plan be provided by a licensed landscape architect to include as many of the (138) trees as possible with the balance of the remainder being placed into the city's tree fund; Commissioner Jefferson seconded; all in favor and was unanimously approved.

ADJOURN: There being no further business Chairman Beeland adjourned the meeting at 7:10pm.