

MINUTES
PERRY PLANNING COMMISSION
June 23, 2008
6:00 P.M.

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

2. Roll:

Commissioners Present: Martin Beeland, Chairman; Paul Cosey; Jim Mehserle; Patricia Jefferson; Todd Parker; Terre Walker; Lawrence Clarington.

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

Guests/Speakers: Keith Seamon of Landmark Realty; Lillie Battle with Georgia Power.

Press: None Present.

3. Invocation: Commissioner Cosey gave the invocation.

4. Approved June 23, 2008 Minutes as Submitted: Chairman Beeland recommended the minutes be approved as submitted. Commissioner Cosey motioned to approve the minutes as submitted. Commissioner Walker 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 Hearings:

1) Recommendation for Approval – Rezoning Application #R-08-006: Chairman Beeland presented a request from Patrick Allan Lacefield & Michael E. Lacefield, owner and Keith Seamon, applicant to rezone 6.82 acres and rezone & annex 1.1 acres for a total of 7.92 Acres from Ho. Co. R-AG, Residential Agricultural District & City of Perry R2, Two-Family Residential District to City of Perry IN, Institutional District for property located on Kings Chapel & Gray Roads.

Chairman Beeland opened the floor for comments in favor and opposed to this rezoning request.

Keith Seamon of Landmark Realty stated Dr. Soundappan has purchased this property with plans to subdivide it into 4 sections which will be developed with professional doctors' offices. There will be 2 sections off Gray Road and 2 sections off Kings Chapel Road. Also, we have been talking to Georgia Power relative to purchasing their corner lot and annexing that property into the City of Perry at a future date with the same plan to subdivide to 3 additional sections. We plan to save as many trees as possible and have the trees integrated throughout the office complex.

There were no other comments in favor. There were no comments in opposition of this zoning change. There were no other comments in from the floor. Comments from the floor were then closed. Comments were requested from the Commissioners and staff.

After a brief discussion, Commissioner Cosey motioned to give a formal recommendation of approval to Mayor and City Council for the IN zoning. Commissioner Clarrington seconded the motion. The motion carried unanimously.

7. Old Business: Change to the Agenda

- 1) Discussion of the Demolition of a commercial structure in the DDA area. Located 901 Carroll Street – Snyder Chapman Building: Mr. Beecham informed the Commission that the historic ordinance requires any demolition in a historic district be approved by the Planning Commission. This is the Snyder Chapman Accounting Office located at 901 Carroll Street. Due to extensive fire damage of this building, the structure is deemed unsafe and should be demolished.

Chairman Beeland opened the floor for comments in favor or in opposition of this demolition request.

There were no comments from the floor. The comments from the floor were then closed. Chairman Beeland asked if there were any comments or questions from the Commission or staff.

After a brief discussion, Commissioner Mehserle motioned to approve the certificate of appropriateness requesting demolition of this historic structure located at 901 Carroll Street. Commissioner Cosey seconded the motion. The motion carried unanimously.

6. Informational Hearings: Continued

- 2) Review for an amendment to the PLDO: Section 31– Definition of Fence.

Mr. Mike Beecham presented for discussion amending Section 31 – Definition of Fence to Privacy Fence. Mr. Beecham discussed with the Commission changing the definition of a fence.

We have a property owner in town that was required to erect a privacy fence to hide some nuisances at his property. He installed a six-foot fence made out of a fabric like silt fencing. There is nothing in the ordinance preventing the use of this type of fence material. The Commissioners reviewed the definition that Mr. Beecham created defining which types of fence materials would be allowed and required.

The Commissioners discussed a change to add “and views through” to the definition, A fence that is impermeable to light and views through when viewed perpendicular to the plane of the fence.

After a brief discussion, Commissioner Cosey motioned to give a favorable recommendation of approval with the changes that were discussed to Mayor and City Council in amending Section 31. Commissioner Jefferson seconded the motion. The motion carried unanimously.

- 3) Review for an amendment to the PLDO: Section 149 – Subdivision Perimeter Buffers.

Mr. Mike Beecham presented for discussion amending Section 149 – Subdivision Perimeter Buffers. Mr. Beecham opened for discussion the revised changes that were discussed in the previous meeting. The Commissioners discussed removing “at the

discretion of the Commission”, in the sentence – An irrigation system within the required perimeter buffer shall be required at the discretion of the Commission. After a brief discussion, Commissioner Mehserle motioned to give a favorable recommendation of approval with the changes that were discussed to Mayor and City Council in creating Section 149. Commissioner Walker seconded the motion. The motion carried unanimously.

7. Old Business:

Tabled Variance Application – #V-08-009: Chairman Beeland presented this variance request from Gary Strandburg. This property is located at 2051 Northside Road. Mr. Strandburg is requesting a 15’ variance of the 20’ separation requirement between structures. Mike Beecham informed the Commission that the applicant Mr. Strandburg requested that this variance request remain tabled until the July 14, 2008 meeting giving him additional time to create a new layout of an addition to his house. The Commissioners concurred that this variance request be allowed to remain tabled until the July 14, 2008 meeting.

8. New Business:

- 1) Approved 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, Jr. with Waddle & Company has submitted the revised final plat for Wooden Eagle Subdivision, Phase 2 with the changes discussed at the April 14, 2008 meeting. This subdivision would be developed following the PUD development standards containing 24.149 acres with 70 lots. After a brief discussion, Commissioner Walker motioned to approve the revised Final Plat for Wooden Eagle Subdivision, Phase 2. Commissioner Clarrington seconded the motion. The motion carried unanimously.

9. Adjournment: There being no further business to come before the Perry Planning Commission, Chairman Beeland adjourned the meeting at 6:33 P.M.

PERRY PLANNING COMMISSION ATTENDANCE SHEET

Monday

June 23, 2008

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

<u>NAME:</u>	<u>ADDRESS:</u>
1. <u>Lulhi Patel</u>	<u>GA Power</u>
2. <u>Keith Seamon</u>	<u>2370 Houston Lake Rd.</u>

CHAIRMAN

SECRETARY
