

**MINUTES**  
**PERRY PLANNING COMMISSION**  
June 9, 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; Terre Walker; Lawrence Clarington.

Commissioners Absent: Patricia Jefferson; Todd Barker.

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

Guests/Speakers: Kevin Sullivan with CK Properties; Shannon Hargrove contractor for Harry Hawkins; Harry Hawkins of 538 Linden Street; Gary Stranburg of 2051 Northside Road.

Press: None Present.

3. Invocation: Commissioner Walker gave the invocation.

4. Approved Amended May 12, 2008 Minutes: Chairman Beeland recommended the minutes be amended as follows: Correct the spelling of the word “five” to indicate the number of votes in favor. Commissioner Cosey motioned to approve the minutes as amended. 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. Public Hearing:

1) Approved Variance Application with a condition – #V-08-007: Chairman Beeland presented this variance request from CK Properties, LLC – Kevin Sullivan. This property is located at 907 Jernigan Street. Mr. Sullivan is requesting two (2) variances 1) a variance to have a gravel parking area; and 2) a variance to build the parking area and driveways without curb and gutters. Mike Beecham reviewed and explained the conditions of the application. Chairman Beeland opened the floor for comments for those in favor and opposed to this variance request.

Kevin Sullivan of CK Properties explained to the Commissioners what he was proposing to do which included renovating the existing building nearest to Jernigan Street and removing the asphalt from the front and side of the building and replacing it with landscaping, adding a nice door entrance on the side with steps. I am proposing to move the driveway further north and replace it with a 40’ driveway of gravel with a large concrete apron off of Jernigan Street. The other smaller existing building on the

north side will be moved further back to the rear corner area of the lot. The third building directly behind the existing building will be demolished and replaced with a 9,600 square foot building.

There were no other comments in favor. There were no comments in opposition from the floor. Chairman Beeland opened the floor for comments from the Commission and staff.

Chairman Beeland stated I understand the variance request for not having curb and gutters because there isn't any in the area where this property is located. My concern is using gravel instead of asphalt for the driveway.

Mr. Sullivan asked if the installation of asphalt could be delayed for one (1) year.

There was further discussion on the use of the buildings and the necessary parking areas for the uses of the buildings when the areas are paved along with the driveway.

After a brief discussion, Commissioner Walker motioned to approve the variance request to build the parking area and driveways without curb and gutters; and approve the variance request for temporary use of a gravel driveway and parking areas for a period of one (1) year. After the one (1) year has expired the gravel must be replaced with pavement. The motion carried unanimously.

- 2) Approved Variance Application – #V-08-008: Chairman Beeland presented this variance request from Harry Hawkins. This property is located at 538 Linden Street. Mr. Hawkins is requesting two (2) variances 1) an 8' variance of the 20' separation requirement between structures; and 2) a 3' variance of the 20' separation requirement between structures. Mike Beecham reviewed and explained the conditions of the application. Chairman Beeland opened the floor for comments for those in favor and opposed to this variance request.

Shannon Hargrove contractor for Harry Hawkins stated that he did not have additional comments, but I would be happy to answer any questions.

Harry Hawkins of 538 Linden Street stated I would like this variance request approved for this addition and correcting the location of the wall so we can see out the kitchen window. I would appreciate your consideration in approving my variance request.

There were no other comments in favor. There were no comments in opposition from the floor. Chairman Beeland opened the floor for comments from the Commission and staff.

After a brief discussion, Commissioner Mehserle motioned to approve the two (2) variance requests. Commissioner Cosey seconded the motion. The motion carried unanimously.

- 3) 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 reviewed and explained the conditions of the application. Chairman Beeland opened the floor for comments for those in favor and opposed to this variance request.

Gary Strandburg of 2051 Northside Road stated my wife and I would like to have the addition of the master bedroom and bath be added to the rear of our house in order for our bedroom to be downstairs.

There were no other comments in favor. There were no comments in opposition from the floor. Chairman Beeland opened the floor for comments from the Commission and staff.

Chairman Beeland asked if the bathroom could be relocated to the left side of the bedroom.

Mr. Strandburg stated if I do that it would obstruct the window and the view of the backyard. I would also be concerned about the roof line.

Commissioner Mehserle asked if Mr. Strandburg would he consider placing the bathroom on the right side of the bedroom which would extend the side wall to the north past the existing side wall.

Mr. Strandburg I guess I would consider it if you where not going to approve my variance request.

Commissioner Mehserle I think we are all concerned about the configuration of the design you brought to us because of the lack of separation between your proposed addition and your accessory building. I would like to extend the opportunity for Mr. Strandburg to take his design back to his designer to look at making the changes we have discussed and submit the conceptual drawing back to us at the next scheduled meeting. At this time, Commissioner Mehserle motioned to table the variance request. Commissioner Walker seconded the motion. The motion carried unanimously.

7. Informational Hearing:

1) Discussion for an amendment to the PLDO: Section 118 – Fence and Walls.

Mr. Mike Beecham presented for discussion amending Section 118 – Fence and Walls. Mr. Beecham discussed with the Commission changing the definition of a fence or wall. 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 fabric like silt fencing. There is nothing in the ordinance preventing the use of this type of fence material. In my opinion we need to amend the PLDO defining which types of fence materials would be allowed and required.

At this time, the Commissioners concurred and directed Mr. Beecham to bring an amendment for review with the items that were discussed at the next scheduled meeting.

2) Discussion for an amendment to the PLDO: Section 84 – PUD, Planned Unit Development.

Mr. Mike Beecham presented for discussion amending Section 84 – PUD, Planned Unit Development. Mr. Beecham opened for discussion of the subdivision improvements that the Commissioners discussed with City Council at a previous meeting and a subdivision improvement list sent to them in their packets. The Commissioners discussed items which included types of buffers/ berms, the height of the berms; and landscape areas for all residential subdivision developments on those sides abutting a street; along with a requirement for irrigation for all subdivision buffers and landscaped areas. Mr. Beecham stated that I envision that all subdivisions would come before you for preliminary plat approval, and at that time we can discuss the buffer/berm and landscape requirements with the developer and agree with the location and types of buffer, berm, and landscape areas depending upon the topographical slope and tree line of the development.

At this time, the Commission directed Mr. Beecham to bring an amendment for review with the items that were discussed at the next scheduled meeting.

3) Discussion for an amendment to the PLDO: Section 217 – Tree Preservation and Replacement.

Mr. Mike Beecham presented for discussion amending Section 217 – Tree Preservation and Replacement. Mr. Beecham opened the discussion of the number of trees required on each lot of a new single-family structure if they have existing trees. Currently our PLDO states that each single-family residential lot must have four (4) canopy trees per lot before a certificate of occupancy can be issued. The discussion included the requirements of the tree preservation and replacement ordinance and which type of trees needed to meet the requirement.

At this time, the Commission directed Mr. Beecham to use the discretion of the Department of Community Development to determine the tree requirements for each lot separately within each subdivision.

8. New Business:

1) 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, Jr. 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.

2) Approval of the Architectural Design Standards a proposed Joanne's Florist located at 723 Carroll Street. Mike Beecham presented for discussion the architectural design standards for a proposed Joanne's Florist. The items the Planning Commissioners discussion included allowing a metal cooler to be moved from its existing location on Main Street to the proposed location at 723 Carroll Street. Also in discussion was the matter of enclosing the cooler with fencing and what color should the structure be painted.

After a brief discussion, Commissioner Cosey voted to approve the review for the cooler addition for proposed Joanne's Florist located at 723 Carroll Street subject to the following conditions: 1) the cooler shall be completely enclosed by a privacy fence; 2) the privacy fence shall be a shadow slat fence with top cap and the fence shall be at least as tall as the cooler; and 3) the cooler and fence must be painted to match the existing green building. 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 7:10 P.M.

**PERRY PLANNING COMMISSION ATTENDANCE SHEET**

**Monday**

**June 9, 2008**

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

<b><u>NAME:</u></b>	<b><u>ADDRESS:</u></b>
1. <i>Bob Wald</i>	<i>104 Meadowridge Dr Warner Robins GA 31093</i>
2. <i>Kevin Smith</i>	<i>515 Gray Rd Perry GA</i>
3. <i>Gary Strandburg</i>	<i>2051 Northside Rd. Perry GA</i>
4. <i>Shannon Hargrove</i>	<i>910 Commerce St. Perry</i>
5. <i>Ham Hankins</i>	<i>538 Linden St - Perry, GA</i>
6. <i>Joane Hankins</i>	<i>538 Linden St - Perry, GA</i>
7. <i>Lorraine Dwyer</i>	<i>411 Yorktown Dr, Perry, GA</i>
8. <i>Renose Wolf</i>	<i>411 Yorktown Dr - Perry Ga.</i>
9. <i>Lester Burt</i>	<i>GA Ave</i>
10. <i>Frank Spivey</i>	<i>1014 W E Agie Dr.</i>

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**CHAIRMAN**

**SECRETARY**

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