

MINUTES
PERRY PLANNING COMMISSION
July 14, 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; Terre Walker; Lawrence Clarington.

Commissioners Absent: Todd Barker.

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

Guests/Speakers: Lamar Smith, of Green Way Developers, Inc.; Matt Hilton, Construction Manager for Green Way Developers, Inc..

Press: Charlotte Perkins, writer for Houston Home Journal.

3. Invocation: Commissioner Clarington gave the invocation.

4. Approved June 23, 2008 Minutes as Amended: Chairman Beeland recommended the minutes be amended as follows: Correct the spelling of the word “discretion” in the sentence - An irrigation system within the required perimeter buffer shall be required at the “discretion” of the Commission. Commissioner Cosey motioned to approve the minutes as amended. Commissioner Jefferson 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 for Approval – Special Exception Application #SE-08-001: Chairman Beeland presented a request from Perry Volunteer Outreach – City of Perry for a special exception allowing this facility to operate a drug rehabilitation center in a C-2 district for property located at 2097 Highway 41 South. Mike Beecham informed the Commission state law requires a 6 month waiting period for the use to allow a drug rehabilitation center in the C-2 district. The city has met this requirement and is bringing this special exception request before the Commission for a recommendation to Mayor and City Council.

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

There were no comments in favor or opposition from the floor for this special exception request. Comments from the floor were then closed. Comments were requested from the Commissioners and staff.

After a brief discussion, Commissioner Mehserle motioned to give a formal recommendation of approve to Mayor and City Council for this special exception request allowing this facility to operate a drug rehabilitation center in a C2 district. Commissioner Walker seconded the motion. The motion carried unanimously.

- 2) Recommendation for Approval – Rezoning Application #R-08-008: Chairman Beeland presented a request from Jack Smith with LeClay, Inc. to rezone 11.386 acres from Peach County R-AG, Residential Agricultural District to City of Perry R1, Single-Family Residential District for property located Andel Road.

Chairman Beeland opened the floor for comments in favor and opposed to this rezoning request. There were no comments in favor or opposition from the floor for this rezoning request. 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 approve to Mayor and City Council for the R1 zoning. Commissioner Clarington seconded the motion. The motion carried unanimously.

7. Old Business:

- 1) Withdrawn Variance Application – #V-08-009: Chairman Beeland presented this variance request from Gary Strandburg. This property is located at 2051 Northside Road. Mike Beecham informed the Commission that Gary Strandburg notified our department with an official withdrawal letter of his variance application.

8. New Business:

- 1) Review for an amendment to the PLDO: Article XX– Tree Preservation and Replacement . – Amendment Application # A-008-0708:
Mr. Mike Beecham presented for discussion amending Article XX – Tree Preservation & Replacement. Mr. Beecham informed the Commission that when the new tree ordinance (Section 217) was enacted in March of 2007, sections 200 through 216 should have been deleted. These sections have some conflicts and duplication with the new tree ordinance section 217. We recently discovered the error and would like these sections deleted.
At this time, Commissioner Walker motioned to give a favorable recommendation to Mayor and City Council of approval in amending Article XX. Commissioner Jefferson seconded the motion. The motion carried unanimously.
- 2) Discussion of Temporary Turnarounds in Perry Preserve Subdivision: Green Way Developers, Inc., Lamar Smith. Mike Beecham explained that Green Way Developers, Inc., developer of Perry Preserve subdivision, is requesting this Commission to waive the temporary turnaround requirement. The property is located off of Perry Parkway. Mr. Beecham informed the Commission at the time these plans were submitted for

review the reviewing agent did not require the temporary turnarounds, and the plans were approved.

Chairman Beeland opened the floor for comments from the developer.

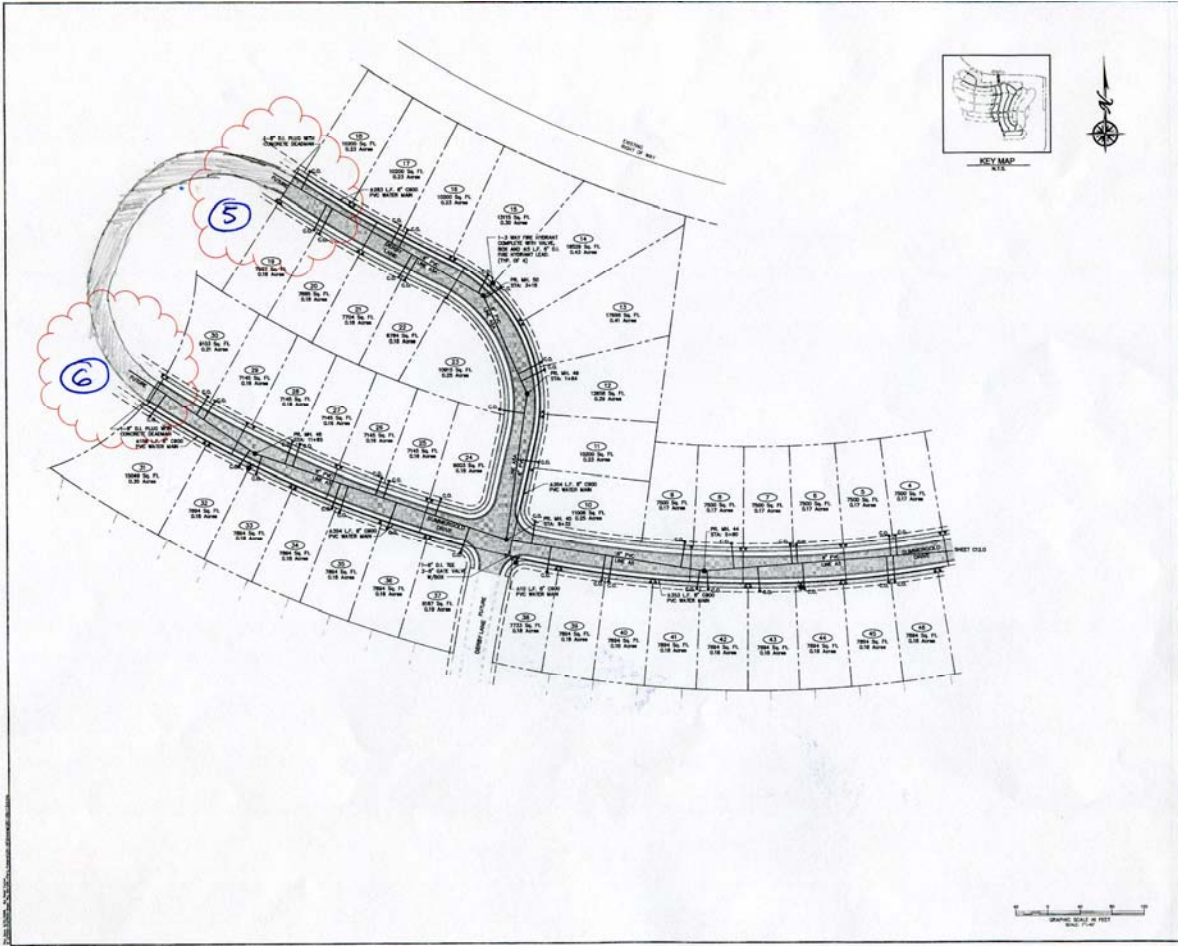
Lamar Smith of Green Way Developers, Inc. stated in other developments that I have constructed only required a gravel temporary turnaround. We submitted plans that were reviewed and approved by the city and its reviewing engineers. At that time we acquire a financial obligation for the approved plans as submitted in a designated amount in order to construct this phase of the subdivision. It is very disconcerting when later we receive comments from the public works department requiring us to install asphalt temporary turnarounds in six (6) locations. These additional monies were not be anticipated, and would be a burden on us financially and our lender would not very understanding of that.

We are requesting you to waive the temporary turnaround requirement, or we are willing to work with the city staff to and find a reasonable, and amicable solution to this matter.

The Commission discussed with the developer alternative measures to resolve this matter. There is a total of six (6) locations referenced in this subdivision that requires temporary turnarounds. They discussed placing gravel down for the turnarounds in lieu of the 1" tact asphalt layer. Since the developer received approval of his plans without this requirement, we should consider a less financial burden for the developer to meet this requirement. On items 1, 2 and 3 depicted on sheet C12.2, the Commission agreed to waive the temporary turnaround requirement. Item 4 depicted on sheet C12.0 discussed placing a restriction on three lots of not allowing building permits to be issued until a temporary turnaround is installed. Items 5 & 6 depicted on sheet C12.1 looping a 23 foot gravel road connecting the two ends of the streets.

After further discussion, Commissioner Mehserle motioned to waive the temporary turnaround requirement with the following conditions: 1) the temporary turnarounds labeled 1, 2 and 3 on the attached sheet C12.2 are waived; 2) no building permits will be issued on Lots 104, 105 and 106 until the temporary turnaround labeled as 4, shown on sheet C12.0, is installed; and, 3) the temporary turnarounds at 5 and 6 are waived but a 23 foot wide gravel road must be installed connecting the two roads as shown on the attached sheet C12.1 for a period of two (2) years from this hearing date, at that time the Planning Commission will revisit the matter. Commissioner Cosey 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 7:00 P.M.



DATE	
BY	
CHECKED	
APPROVED	
PROJECT NO.	
SHEET NO.	

PERI DESIGN GROUP
 90 S. CANTONVILLE BLVD., PERRY, GEORGIA 31508
 PERRY PRESERVE
 PHASE 1
 GREENWAY
 DEVELOPERS INC.
 PERRY, GEORGIA

PROJECT NO.	1210000000
DATE	August 2008
BY	JK
CHECKED	JK
APPROVED	JK
SCALE	AS SHOWN
TITLE	UTILITY PLAN

C12.1
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