

MINUTES
PERRY PLANNING COMMISSION
August 25, 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; Todd Barker; Terre Walker; Lawrence Clarington.

Commissioners Absent: Paul Cosey; Patricia Jefferson; Jim Mehserle.

Staff Present: Mike Beecham, Director of Community Development; Barbara Crisler, Recording Secretary.

Guests/Speakers: Lance Woods, Ocmulgee Development, LLC.

Press: None Present.

3. Invocation: Commissioner Clarington gave the invocation.

4. Approved August 11, 2008 Minutes as Amended: Chairman Beeland recommended the minutes be amended as follows: Add the word "this" in the sentence – From a point of preserving the historical residential character of Perry, "this" is what people come to see. Commissioner Walker motioned to approve the minutes as amended. Commissioner Clarington 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– #V-08-010: Chairman Beeland presented this variance request from Lance Woods, Ocmulgee Development, LLC. This property is located at 213 Wespark Drive. Mr. Woods is requesting a 5' variance of the 25' rear landscape buffer. 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.

Lance Woods We would like to build this accessory structure to store our tools, and equipment used for our business from the weather and public view.

After a brief discussion, Commissioner Walker motioned to approve the variance request for a 5' variance of the 25' rear landscape buffer. Commissioner Clarington seconded the motion. The motion carried unanimously.

7. Informational Hearing:

1) Withdrawn – Rezoning Application #R-08-010: Chairman Beeland informed the Commission that, applicant Denise and Gerald Fowler wanted to rezone a total of 1.18 acres from City of Perry R-3, Multi-Family Residential District to City of Perry LC, Limited Commercial District for property located at 1300 Swift Street has been withdrawn. Mike Beecham informed the Commission that Mrs. Fowler notified our department with an official withdrawal letter for this rezoning application.

8. New Business: *Change to Agenda*

1) Approval Preliminary Plat with conditions – The Farm Subdivision, Phase II – off Canter Drive – LeClay, Inc., Jack Smith. Mike Beecham informed the Commission that there has been a change to the preliminary plat that was approved on January 14, 2008 and presented a new preliminary plat layout for The Farm Subdivision, Phase II. This preliminary plat contains 98.40 acres with 41 lots. Staff has no objection to this preliminary plat with the following condition: approval of stormwater review. After a brief discussion, Commissioner Walker motioned to approve the Preliminary Plat for The Farm Subdivision, Phase II as submitted with the condition stated above. Commissioner Clarrington seconded the motion. The motion carried unanimously.

7. Informational Hearing: *Continued*

2) Review for an amendment to the PLDO: Section 41.2.3 – Denial of Certificate of Occupancy – Amendment Application # A-010-0808:
Mr. Mike Beecham presented for discussion amending Section 41.2.3 – Denial of Certificate of Occupancy. Mr. Beecham informed the Commission that this amendment is to clarify the language for the issuance of a Certificate of Occupancy of all structures except single and two family dwellings. The new amendment clearly requires that all aspects of a project must be complete prior to issuing a certificate of occupancy. At this time, Commissioner Walker motioned to give a favorable recommendation to Mayor and City Council of approval in amending Section 41.2.3. Commissioner Barker 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 6:17 P.M.

PERRY PLANNING COMMISSION ATTENDANCE SHEET

Monday

August 25, 2008

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

NAME:

ADDRESS:

1. Lance Woods	Ormulgee 213 Wespark Dr.
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CHAIRMAN

SECRETARY
