

**Perry Planning Commission
Minutes
September 28, 2009**

CALL TO ORDER: Chairman Martin Beeland called the meeting to order at 6:01pm

ROLL: Chairman Beeland, Commissioners Barker, Clarington, Cosey, Hubbard, Jefferson, and Mehserle were all present.

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

INVOCATION was given by Commissioner Jefferson.

GUESTS/SPEAKERS: Mr. Jimmy Faircloth, Mayor James Worrall, Council Member Charles Lewis, and Ms. Kim Reeves & Ms. Martha Tisdale with Macon Signs.

APPROVAL OF MINUTES FROM SEPTEMBER 14, 2009 MEETING: Commissioner Cosey made a motion to approve the minutes as submitted; Commissioner Hubbard 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 the door of council chambers.

Mayor Worrall thanked the members of the commission for their service and appreciates the work they have done.

NEW BUSINESS

1. Rezoning and Annexation Request #R-09-04 – City of Perry – Langston Road Extension

Chairman Beeland opened the hearing at 6:05pm. Mr. Beecham read the applicant's request which was to rezone and annex 6.76 acres from Houston County R-AG to City of Perry GU, Government Use District, along with the standards governing zoning changes and the staff response for the criteria. Chairman Beeland then called for anyone wishing to speak in favor of the request; Mr. Jimmy Faircloth stated it was needed as soon as possible and Council Member Lewis advised he had spent several days with the owners of the property and Chief Gray searching locations for a new station and this was an ideal choice and he wanted to thank Mr. Davis for allowing the city to obtain the property.

Chairman Beeland then called for anyone opposed; there being none the hearing was closed at 6:11pm.

Commissioner Hubbard made a motion to recommend approval to Mayor and Council; Commissioner Jefferson seconded; all in favor and was unanimously approved.

2. Variance Request V-09-10 – Dollar General 1040-A Macon Road – Sign

Chairman Beeland opened the hearing at 6:15pm. Mr. Beecham read the applicant's request which was for a variance of the sign ordinance for the following: 1). An 18 square feet variance of the 32 square feet maximum signage for freestanding signs in the Downtown District, 2). An 18 square feet variance of the 32 square feet maximum signage for wall signs in the Downtown District and 3). A 35 square feet variance of the 64 square feet maximum signage permitted in the Downtown District, along with the conditions necessary for a variance.

Mr. Beecham advised the commission that the Downtown Development Authority (DDA) reviewed the request the previous week and denied as originally submitted, due to the fact it was a pole type sign, however the DDA made a recommendation and approval for a 32 square feet monument/ground sign. Mr. Beecham also advised the DDA recommended denial of the proposed 50 square foot wall sign.

Chairman Beeland called for anyone in favor of the request; Ms. Martha Tisdale with Macon Signs addressed the board and provided a revised drawing reflecting the DDA recommendation and approval, which was a 32 square feet monument/ground sign, which is now in compliance and the only variance being sought now would be for the building sign. Ms. Tisdale also expressed her concerns with regards to the approval process for the variance; she felt there was confusion in the approval given by the DDA and that of the Planning Commission, it was unclear to her on which was the final decision. Mr. Beecham was directed to work with the DDA in developing a process of providing written direction on their recommendations for future matters.

Chairman Beeland then called for anyone opposed; there being none the hearing was closed at 6:20pm.

Discussion ensued among the board with concerns on the placement of the monument/ground sign; Mr. Beecham advised its location was determined by code, which would not allow for it to be placed in the right-of-way.

After conclusion of discussions Commissioner Hubbard made a motion to deny the request for the wall sign; Commissioner Cosey seconded; all in favor and was unanimously approved for denial.

3. Review of PLDO Section 117 – Animals in a Residential District

Withdrawn for further review by staff until the October 26th meeting.

ADJOURN: There being no further business Chairman Beeland adjourned the meeting at 6:46pm.