

**MINUTES**  
**PERRY PLANNING COMMISSION**  
September 8, 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; Todd Barker; Terre Walker; Lawrence Clarington; Patricia Jefferson \*.

Commissioner Jefferson arrived at 6:05 P.M.

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

Guests/Speakers: Penrose Wolf and Sallyann Wolf of 411 Yorktown Drive; Lillie Battle with Georgia Power; and Dennis Harden of 1014 W.F. Ragin Drive.

Press: Krystal Riner, Writer, Houston Home Journal.

3. Invocation: Commissioner Walker gave the invocation.

4. Approved August 25, 2008 Minutes. Chairman Beeland recommended the minutes be approved as submitted. Commissioner Walker motioned to approve the minutes as submitted. Commissioner Clarington seconded the motion. Commissioners' Walker, Clarington, Barker, Jefferson and Cosey voted to approve the minutes as submitted. Commissioner Mehserle abstained from voting because he wasn't present at the August 25, 2008 meeting.

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– Rezoning & Annexation Application #R-08-011: Chairman Beeland presented a request from Perry Volunteer Outreach to rezone and annex 2.394 acres located at 2091 Highway 41 South from Houston County R-AG, Residential Agricultural District to City of Perry C2, General Commercial District. Mike Beecham reviewed and explained the conditions of the application. We have contacted Houston County Board of Commissioners and they approved the City's request to annex this property.

\* Commissioner Jefferson arrived at 6:05

Chairman Beeland opened the floor for comments in favor to this rezoning request. There was no one in attendance for comments in favor. Chairman Beeland opened the floor for comments in opposition to this rezoning request.

Penrose Wolf of 411 Yorktown Drive stated he was not necessarily speaking in favor or in opposition, I am here for information. I have lived in Perry for less than one year and new to the area. Is this property in Houston County, and who owns the property? Mr. Beecham explained the property depicted in red on the map in the power point presentation is currently in Houston County and this informational hearing is being heard tonight for the consideration of rezoning an annexing this property into the City of Perry. The current owner of the property is Perry Volunteer Outreach.

There were no other comments from the floor. Comments were requested from the Commission and staff.

At this time, Commissioner Clarington motioned to give a favorable recommendation of approval to Mayor and City Council for the C2 zoning for annexation. Commissioner Cosey seconded the motion. The motion carried unanimously.

2) Recommendation for Approval - Amendment to the PLDO: Section 144.6 – Temporary Turnarounds – Amendment Application # A-009- 0808:

Mike Beecham presented for discussion amending Section 144.6 – Temporary Turnarounds. Mr. Beecham informed the Commission, I have reviewed the amendment with Harold Deal in the Public Works department and we concurred on the language of the proposed amendment. The amendment will allow a gravel turnaround with a letter of credit for a period of two (2) years. The unpaved turnaround will be required to meet all size and construction standards of a cul-de-sac except for the paving listed in Article XIV. After a brief discussion, Commissioner Walker motioned to give a favorable recommendation to Mayor and City Council of approval in amending Section 144.6. Commissioner Cosey seconded the motion. The motion carried unanimously.

*Addendum to the Agenda*

Mike Beecham informed the Commission that we received a request from the Mayor and some City Councilmembers asking that Mr. Bryan Fountain be allowed to appeal to the Planning Commission for a third time to discuss the matter of amending the fence requirements that were approved at the June 9, 2008 Planning Commission meeting. On July 28, 2008, the Commission amended the fence height requirement from the height of the cooler to a six (6) foot height requirement for Joanne's Florist located at 725 Carroll Street.

The Commission approved the cooler addition request with three (3) conditions 1) the cooler shall be completely enclosed by a privacy fence six feet (6') in height; 2) the privacy fence shall be a shadow slat fence with top cap; and 3) the fence and cooler must be painted to match the existing green building. Mr. Fountain wants to have the fence conditions, conditions 1 and 2 removed.

The Commissioners discussed matters such as amending the conditions that were approved, which included possible alternative locations for the fence, the fence not to be erected, and possibly allowing the fence not to be erected for a period of time and determine if the area would be kept clean and free of debris.

After further discussion, Commissioner Walker motioned to approve the request allowing Mr. Fountain the opportunity to appeal to the Planning Commission's next scheduled meeting on September 22, 2008. Commissioner Clarington seconded the

motion. Commissioners' Walker, Clarington, Cosey, Jefferson and Mehserle voted to approve the request. Commissioner Barker abstained from voting.

7. Adjournment: There being no further business to come before the Perry Planning Commission, Chairman Beeland adjourned the meeting at 6:27 P.M.

**PERRY PLANNING COMMISSION ATTENDANCE SHEET**

Monday

September 8, 2008

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

**NAME:**

**ADDRESS:**

1. <i>Lilhe Batte</i>	<i>Margie Power</i>
2. <i>Sallyann Dwyer</i>	<i>411 Yorktown Drive Perry</i>
3. <i>Penase Wolf</i>	<i>" " "</i>
4. <i>Dennis Harden</i>	<i>1014 WF Ragin Dr Perry</i>

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**CHAIRMAN**

**SECRETARY**

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