

MINUTES
PERRY PLANNING COMMISSION

February 11, 2008

1. Call to Order: Chairman Beeland called the meeting to order at 6:00 PM.
2. Invocation: Commissioner Cosey gave the invocation.
3. Roll:

Chairman Beeland informed the Commissioners that at the February 5, 2008 City Council meeting Councilmember King appointed Lawrence Clarrington as a member of the Perry Planning Commission.

Commissioners Present: Chairman Martin Beeland; Paul Cosey; Patricia Jefferson; Jim Mehserle; Todd Barker; Terre Walker; Lawrence Clarrington.

Guests: Chip Shelton; Frank Monroe; Perry Stanley; Lillie Battle.

Press: None Present.

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

4. Approved January 28, 2008 Minutes: Chairman Beeland recommended the minutes be amended as follows: in Public Hearing item 7 (1) – change the word “then” to “than” in the sentence There has been a variance granted for you to have more signage “than” is now allowable in that zoning which has been reclassified and the signage requirement actually went down. Commissioner Cosey motioned to approve the minutes as amended. Commissioner Clarrington seconded the motion and the motion carried unanimously.
5. The Campaign Notice, per O.C.G.A. 36-67A-4: Chairman Beeland referred to the notice posted on the door of the City Council Chambers.
6. Public Hearing:
 - 1) Denied Variance Application – #V-008-004: Chairman Beeland presented this variance request from Grace Church of Perry located at 1736 Houston Lake Road. The request is for 1) a 107 square foot variance of the 20 square foot maximum signage for churches; 2) a variance to allow an electronic, illuminated sign in an R-2 District; and 3) a variance to allow a 72 square foot illuminated wall sign. Mike Beecham explained the conditions of this variance request. Mr. Beecham informed the Commissioners that an interpretation of the sign ordinance for the definition of a sign is needed to determine if the illuminated cross erected on the building is a sign. There was some discussion on the decision to be made and the Commissioners agreed to delay their decision until after the members in the audience were given their chance to speak in favor and in opposition. Chairman Beeland opened the floor for comments for those in favor of this variance request.
Chip Shelton church member stated at the time we were ready to install the sign “I came down to City Hall and asked the building inspector Steve Howard if I needed to apply for a variance and he said no it is considered an architectural feature and so at that time we didn’t even apply

for a sign permit because that is what we were told. I told him it was going to be illuminated and he said in his interpretation it was an architectural feature”.

Commissioner Walker “I’d like to put on record that you may not have received any complaints but I have at least three people ask me how in the world that cross is allowed on that building”.

Chairman Beeland for your future reference, if anybody has complaints you need to tell them if they are opposed they need to send a letter in so it can go on record.

Mr. Shelton we would like to request the variance for the monument sign. The top part is white with internal lighting. Underneath is an electronic reader board. The base will be stacked stone with landscaping around it.

There were no other comments in favor. Chairman Beeland opened the floor for comments in opposition. There were no comments in opposition from the floor. The comments from the floor were then closed. Comments were requested from the Commission and staff.

Chairman Beeland asked what is the size of the reader board.

Mr. Shelton the size of the reader board section is approximately 39” by 7’ 10”.

Commissioner Cosey Are you planning on having the reader board flash several times a minute.

Mr. Shelton In the city ordinance a reader board is allowed to change no more than 6 times per minute.

Commissioner Walker a reader board is going to project illuminated LCD pictures in a residential area which is not allowed.

Commissioner Cosey asked how many times per day will the reader board be changing.

Mr. Shelton we may leave a message up there for 5 to minutes but, we will have the ability to change it continuously complying with the regulations of the ordinance.

There was further discussion reiterating the illumination of the signs in an R-2 district. The signage allowed in the NC district overlay. The illumination of the cross sign that is on the side of the building and whether that is considered a sign and whether a variance for that is required.

At such time, Commissioner Cosey motioned to interpret the illuminated cross attached to the side of the building as a sign . Commissioner Barker seconded the motion. The motion carried with four (4) votes in favor and one (1) in opposition. Commissioners’ Cosey, Barker, Walker and Clarrington voted in favor. Commissioner Jefferson voted in opposition.

Commissioner Walker motioned to deny the illuminated sign and a reader board sign in the R-2 district. The motioned died from lack of a second.

The Commissioners had further discussion on illuminated signs .

Commissioner Barker motioned to deny the freestanding illuminated monument sign. Commissioner Walker seconded the motion. The motion carried with three (3) votes in favor and two (2) votes opposed. Commissioners’ Walker, Barker, and Jefferson voted in favor of denying the request. Commissioners’ Cosey, and Clarrington voted against the denial to the request.

Commissioner Barker motioned to approve the variance allowing the existing 72 square foot illuminated sign that is on the side of the building. Commissioner Cosey seconded the motion and the motion carried unanimously.

- 2) Approved Variance Application #V-008-001 – Estella Hepburn located at 815 Forest Hill Drive. Chairman Beeland opened this variance request from Estella Hepburn for the property located at 815 Forest Hill Drive. The request is for (1) a 17’ variance of the 20’ separation requirement for the permanent accessory structure. The applicant is also requesting to be allowed to leave

the greenhouse in its current place until March 22, 2008 after the last frost of the year; and at that time it will be moved to comply with city regulations. Mike Beecham explained the condition of the variance request. Commissioner Cosey stated I went to the site and concluded the structure in my opinion is a permanent structure. There is no doubt they are in violation of the setback requirements and require a variance. But due to the fact that this building was constructed without a permit or any inspection performed, I would like for the city to have the building inspector go to the site to inspect the structure for any possible building code violations. Mr. Beecham stated that the property owners will have to pull a permit and the structure would be required to meet the current building codes. I will have our building inspector go and look at the structure and report any code violations or structural deficiencies. Chairman Beeland opened the floor for comments for those in favor of this variance request.

Frank Monroe The slab for this accessory building was poured as part of and at the time the slab work was done for the house in 1974 and a greenhouse was placed on it for several years until recently when they built this accessory building. I believe the structure was built approximately in November 2006.

There were no other comments in favor. Chairman Beeland opened the floor for comments in opposition. There were no comments in opposition from the floor. The comments from the floor were then closed. Comments were requested from the Commission and staff.

Further discussion included the separation requirement or the rear setback requirement. Also, the Commissioners discussed the time in which the greenhouse has to be brought into compliance. At this time, Commissioner Walker motioned to deny this request. The motion died from lack of a second. Commissioner Cosey motioned to approve this variance request of 17' of the 20' separation requirement. Commissioner Jefferson seconded the motion. The motion carried with four (4) in favor and one (1) opposed. Commissioners Cosey, Jefferson, Barker, and Clarrington voted in favor. Commissioner Walker voted in opposition.

Commissioner Walker motion to approve the request to allow the applicant to keep the greenhouse at its current location and have it moved by March 22, 2008. Commissioner Clarrington seconded the motion. The motion carried unanimously.

- 3) Approved Demolition of a commercial structure in the DDA located at 1104 Meeting Street: Mr. Beecham informed the Commission the historic ordinance requires any demolition in a historic district be approved by the planning commission. This building is owned by Perry Stanley and is located at 1104 Meeting Street. The applicant – Perry Stanley wants to demolish the old brick house behind his store. This structure is on a historic survey that was completed by the RDC several years ago and its historic significance is its age. This matter was brought before the Downtown Development Authority (DDA) at their last meeting and their official recommendation of this proposed demolition was unanimously approved.

Chairman Beeland opened the floor for comments in favor of this demolition request.

Perry Stanley stated if this is approved he plans on demolishing the house then grading and grassing the area and plant several trees.

There were no comments in opposition. The comments from the floor were then closed. Chairman Beeland asked if there were any comments or questions from the Commission or staff.

After a brief discussion, Commissioner Cosey motioned to approve the certificate of appropriateness requesting demolition of this historic structure located at 1104 Meeting Street. Commissioner Clarrington seconded the motion. The motion carried unanimously.

7. Informational Hearing:

1) Recommendation of Approval for an amendment to the PLDO: Section 147 – Fire Protection Requirements - Amendment Application - # A-002-0108.

Mike Beecham presented the discussion in creating Section 147 – Fire Protection Requirements. Mr. Beecham asked the Commission for their comments and concerns on the requirements and regulations for this new ordinance. Deputy Chief Gray generated this ordinance which is currently listed in the International Fire Code that the city follows. We feel that these requirements will be easier to enforce if we place them in the PLDO. After a brief discussion, Commissioner Cosey motioned to give a formal and favorable recommendation the Mayor and City Council of approval in creating Section 147. Commissioner Walker seconded the motion. The motion carried unanimously.

8. Adjournment: There being no further business to come before the Perry Planning Commission, Chairman Beeland adjourned the meeting at 7:31 P.M.

PERRY PLANNING COMMISSION ATTENDANCE SHEET

Monday

February 11, 2008

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

<u>NAME:</u>	<u>ADDRESS:</u>
1. Frank Monroe	2013 Cripplebrook Dr Ledson Sc 29456
2. Chip Shelton	816 Forest Hill Rd Perry
3. Lillie Battle	960 Key St Macom @ 1312wp

CHAIRMAN

SECRETARY
