

MINUTES
PERRY PLANNING COMMISSION

March 10, 2008

1. **Call to Order:** Chairman Beeland called the meeting to order at 6:00 PM.
2. **Invocation:** Commissioner Clarington gave the invocation.
3. **Roll:**
Commissioners Present: Martin Beeland, Chairman; Paul Cosey; Patricia Jefferson; Todd Barker; Terre Walker; Lawrence Clarington.

Commissioners Absent: Jim Mehserle.

Guests: Andrew McKenzie, Cole Christie (Black Dog Development), Chip Shelton, Lillie Battle.

Press: None Present.

Staff Present: Mike Beecham, Director of Community Development; Barbara Crisler, Planning Technician; Harold Deal, Asst. City Engineer.
4. **Approved February 25, 2008 Minutes:** Chairman Beeland recommended the minutes be amended as follows: Change the word "to" to "the". Correct the spelling of stated. Correct the statement that Marsha Christie said. Check Bill Jerles comments. Add the word "other" in the sentence - There were no "other" comments in opposition from the floor. Remove the zero in one of the sentences. Commissioner Cosey 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-4: Chairman Beeland referred to the notice posted on the door of the City Council Chambers.
6. **Public Hearing:**
 - 1) **Approved Variance Application – #V-08-005:** Chairman Beeland presented this variance request from Andrew McKenzie – Tolleson Supply Company, Inc. located at 802 Duncan Avenue. The request is for a 23 foot variance of the 50 foot exterior side setback requirement. Mike Beecham reviewed and explained the conditions of the application. Chairman Beeland opened the floor for comments for those in favor of this variance request.

Andrew McKenzie stated the addition will be identical to the existing building and used as a warehouse for Perry Volunteer Outreach.

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.

Commissioner Walker asked Mr. Beecham if this addition meets all other requirements.

Commissioner Cosey asked if this addition would affect the line of site.

Mr. Beecham answered, yes this addition meets all other requirements and it does not interfere with the line of site.

At this time, Commissioner Cosey motioned to approve this request. Commissioner Jefferson seconded the motion. The motion carried unanimously.

7. Old Business:

- 1) Recommendation for Denial – Rezoning Application #R-08-002: Chairman Beeland presented a request from Andrew T. McKenzie – Black Dog Development, LLC to rezone 22.931 acres located at Gray Road (known as Inglewood subdivision) from City of Perry R-3 (c), Multi-Family (conditional) to City of Perry R-3, Multi-Family Residential District. Mike Beecham reviewed and explained the conditions of the application and informed them that this R3 zoning has a condition of single-family dwellings only. Chairman Beeland opened the floor for comments in favor of this rezoning request.

Cole Christie stated “we propose to build single-family attached housing, condominium type homes”. (Applicant distributed pictures of an example of the type of housing they are proposing.) “Each dwelling would be on its own lot, we might have to redo some of the lots. We will build two houses on each lot”. It will not be apartments or quads. We will be resubmitting a plat for approval to meet all of the city’s requirements.

Mr. Beecham informed the Commissioners and applicants that R3 zoning allows townhouses but, for each townhouse you have to have two thousand square feet of open space. For example if you propose twenty-five townhouses, it is required to have 50,000 square feet of open space in this development. If there is a change in the plat it will be brought to you for approval.

Chairman Beeland asked for clarification on the location of the duplexes on the lots (Using the map on the Power Point presentation it was depicted that the townhouses would share a firewall and that the firewall would be on the property line between two lots.

There was discussion of whether a second entrance off Keith Drive would be required. Mr. Beecham stated that the Deputy Fire Chief would make that determination. There was additional discussion on the number of townhouses (duplexes) proposed and the increase in traffic on Gray Road.

Mr. Christie confirmed that he was proposing one townhouse (duplex) on each lot, doubling the density of this development.

Mr. Beecham stated what they are proposing are townhouses to be built and they would have to meet the requirement of 2,000 square feet of open space for each townhouse.

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

Commissioner Barker motioned to give a formal recommendation of denial to Mayor and City Council for R3 zoning. Commissioner Walker seconded the motion. The motion carried unanimously.

8. New Business:

1) Approval for a Request to Waive the Six (6) Month Waiting Period Requirement – Variance for Grace Church signage, Chip Shelton; 1736 Houston Lake Road.

Mike Beecham explained that the PLDO requires a six (6) month period between actions on the same parcel. Mr. Beecham explained that the applicant, Chip Shelton, is requesting the Planning Commission to waive the requirement of waiting six (6) months allowing them to re-apply for a variance for property located at 1736 Houston Lake Road.

At this time, Commissioner Walker motioned to approve waiving the six (6) month waiting period. Commissioner Jefferson seconded the motion. The motion carried unanimously.

2) Approval of Letter of Credit for Final Plat – Walker Farm Subdivision, Phase 1 –located off Highway 341 North – The Knight Group, Inc.; Neil Koelbl:

Mike Beecham informed the Commission that the applicant is requesting a letter of credit for the final plat of the Walker Farm Subdivision, Phase 1. This subdivision is being developed following the PUD development standards containing 16.24 acres with 42 lots. The engineering reports have been completed and approved. Harold Deal stated the developer is requesting that the final 1 ½" layer of asphalt on Charles Gray Blvd. be applied after home construction has begun. The developer's estimated cost of this work is \$26,272.00. Rick Saunders with Saunders Engineering Consultants has confirmed that this figure is reasonable and I therefore recommend acceptance of this amount. Per City Council's previous instructions, 20 percent was added to the total, bringing the total to \$31,600.00. Mr. Beecham stated this condition has been placed on other subdivisions. The Public Works department would prefer the final layer of asphalt be installed at a later time and technically have a brand new road when the date for subdivision acceptance gets closer to the expiration date of the one year maintenance agreement.

Commissioner Cosey motioned to recommend to Mayor and City Council the approval of a Letter of Credit in the amount of \$31,600.00 for Walker Farm subdivision, Phase 1 allowing The Knight Group, Inc. to apply the final 1 ½" layer of asphalt on Charles Gray Blvd. within one (1) of final plat approval. 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 6:47 P.M.