

**MINUTES**  
**PERRY PLANNING COMMISSION**

**September 10, 2007**

1. Call to Order: Chairman Beeland called the meeting to order at 6:00 PM.
2. Roll:  
  
Commissioners Present: Chairman Beeland; Paul Cosey; Willie King; Todd Barker; Terre Walker.  
  
Commissioners Not Present: Patricia Jefferson, Jim Mehserle.  
  
Guests: See attached guest list.  
  
Press: Charlotte Perkins, Writer; Houston Daily Journal,  
  
Staff Present: Mike Beecham, Director of Community Development; Barbara Crisler, Planning Technician.
3. Invocation: Commissioner King gave the invocation.
4. Approved August 27, 2007 Minutes: Chairman Beeland recommended the minutes be amended as follows: 1) Place in the minutes the introduction of our new Commissioner Terre Moody Walker; 2) change the word “of” to “on” in item # 6 – Public Hearing, fourth paragraph; 3) change the word “stated” to “state” in item # 6 – Public Hearing, seventh paragraph Commissioner Cosey motioned to approve the minutes as amended. Commissioner King seconded the motion and the motion carried unanimously.
5. Reading of the Campaign Notice, per O.C.G.A. 36-67A-4: Chairman Beeland read the notice.
6. Public Hearing:
  - 1) Approved Variance Application – #V-007-010: Chairman Beeland presented this variance request from Mike Trotter. The applicant wants to place an accessory structure in the rear yard. The following variances are required (1) a 3’ variance of the side setback; (2) a 10’ variance of the 20’ separation requirement from the dwelling; (3) a 12.5 variance of the 20’ separation requirement from an accessory structure; and (4) a 1% variance of the 25% maximum lot coverage requirement in the R-1 district. 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.  
  
Mike Trotter of 900 Washington Street stated the playhouse would be in the rear of the house not on the side. The playhouse already constructed can not be lifted by a crane and moved to the rear yard due to safety issues. The contractor will build the 10 by 16 foot playhouse in the back yard and it will be painted to match the house.  
Michelle Trotter of 900 Washington Street stated this playhouse was a Christmas present for our 4 and 8 year old daughters last year and we would very much love to

give them back their playhouse. We would love to have this playhouse constructed in our backyard for them to enjoy.

Lisa Franklin of 814 Washington Street stated I am their neighbor and “their little girls are precious and I would like for them to enjoy their playhouse, I saw their initial reaction and it was awesome”.

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. Chairman Beeland asked if there were any comments or questions from the Commission or staff.

Commissioner Cosey asked if the accessory structure will be a permanent building and attach it to the ground.

Mr. Trotter stated the building “will not be permanently attached to the ground it will be on the skids as designed”. The only way to move it is to disassemble it.

At this time, Commissioner King motioned to approve these requests. Commissioner Walker seconded the motion. Commissioner Cosey asked if the playhouse will follow the historic regulations due to the playhouse being in view from the street. Mr. Beecham stated the playhouse can not be viewed from Gilmer Street due to the garage on the south side. Mr. Beeland stated the playhouse will be constructed behind the tool shed on the north side of the house and will not be seen from Washington Street. Mr. Trotter reiterated the playhouse will be painted and designed to match the exterior of his house. At this time the motion carried unanimously.

7. Informational Hearing:

- 1) Recommendation for Approval – Rezoning Application #R-007-016: Chairman Beeland presented a request from Mr. Arthur S. MacDonald – Perry-Houston County Airport Authority to rezone and annex a total of 12.353 acres from Houston County R-AG, Residential Agricultural District to City of Perry M-2, Industrial District for property located off Airport Road. Mike Beecham reviewed and explained the conditions of the rezoning request. Chairman Beeland opened the floor for comments in favor of this rezoning request.

There were no comments in favor, the applicant was not present at the meeting. There were no other comments in favor. Chairman Beeland opened the floor for comments in opposition.

Jim Marshall speaking on behalf of his mother who lives next door to the property in question. Approximately two years ago the Airport bought this property from my mother. The Airport clear cut the property, burned off all vegetation and planted pine trees on this property. We are concerned with this property being rezoned to Industrial and allowing the uses associated with it. We don’t want a manufacturing facility to be built right next door.

Mr. Beecham stated The City initiated this rezoning. There are no development plans for the property. There are height restrictions and approach zone issues. We are attempting to rezone all Airport owned property to M-2, Industrial District. Airports are a permitted use only in the M-2 zoning.

Mr. Marshall stated the Airport could build hangars or other airport related functions and we have concerns about that and are opposed to that use.

Maxine Marshall of 141 Airport Road asked why can’t the property be zoned R-AG in the City. Also, Airport Road has future plans to be relocated. The reason we were told

for the reason of the relocation of the road was that it is going to interfere with the landing in the airport. "Every time we turn around it is something, we spend more time here in the City than we do at home". If this property is zoned M-2, the Airport could have a facility to work on planes or anything else of that nature, or even a taxi runway.

There were no other 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.

Commissioner Cosey asked where the relocation of the road is going to be, and which properties are M-2 and which are R-AG.

Mr. Beecham showed the Commissioner on the powerpoint map.

At this time, Commissioner King motioned to give a favorable recommendation to Mayor and City Council for approval of M-2 zoning for annexation. Commissioner Barker seconded the motion. The motion carried with two votes in favor and two votes in opposition, creating a tie. Commissioners King and Barker voted in favor and Commissioners Cosey and Walker voted in opposition. Chairman Beeland cast his vote in favor to break the tie. The motion passed in favor.

2) Recommendation for Denial – Special Exception Application #SE-007-04:

Chairman Beeland presented a special exception request from the Kelly Rodriguez to allow a day care center in an R-1 district. The property is located at 1108 Tucker Road. Mike Beecham reviewed and explained the conditions of the application. Chairman Beeland opened the floor for comments in favor of this special exception request.

Kelly Rodriguez of 102 Toomer Road stated we have plans to make a circular driveway or diagonal parking on the left side and an additional parking area in the center in order for the cars to park to unload the children and then back up allowing them to pull out straight from the driveway.

Sabrina Sotto stated a day care center is allowed up to 19 children. We have a meeting with the State on September 28, 2007 and at that time a case worker would be assigned and they will inspect this site and determine the maximum number of children allowed for us to operate this day care.

Mr. Beecham asked if the applicant would be living in this house.

Ms. Rodriguez stated that we would not be living in the house.

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

Chairman Beeland asked what would be the proposed hours of operation?

Ms. Rodriguez the hours would be 6 A.M. to 6 P.M.

Chairman Beeland stated that this section of Tucker Road is very dangerous and I have concerns with the traffic this will generate.

Ms. Rodriguez that is why we want to enlarge to parking and driveway areas.

Chairman Beeland asked how many employees would there be?

Ms. Rodriguez stated we would have two employees. The State allows 8 children for every one adult.

Commissioner King reiterated the Commissioners' concerns with the location and the dangerous curve with the increased amount of traffic that a day care center would generate with the process of dropping off and the picking up children.

There was a comment from Robert Griep in the audience who is a bus driver who serves the Tucker Elementary School and he stated that there is a tremendous amount

of traffic with the school buses and with parents bringing their children to and from school. A day care would definitely have an impact in that area.

After further discussion, Commissioner Cosey motioned to give a formal recommendation to Mayor and City Council of denial for this special exception request. Commissioner Barker seconded the motion. The motion carried unanimously.

3) Recommendation for Approval – Rezoning Application #R-007-015:

Chairman Beeland presented a request from Woodland Property Partners, Inc. – James M. Marshall to rezone a total of 494.535 acres from City of Perry PUD, Planned Unit Development to City of Perry PUD, Planned Unit Development change to the development standards for property located off Perry Parkway, Highway 341 North, and Airport Road Extension.

Chairman Beeland asked for a motion to reopen the tabled rezoning request from Woodland Property Partners – Matthew Marshall. Commissioner Cosey motioned to reopen the tabled rezoning request. Commissioner King seconded the motion. The motion carried unanimously.

Mike Beecham informed the Commission that within the packet I have attached the original and past conceptual layouts and development standards, and have compared them with the current PUD guidelines as per Commissioner Mehserle’s request at the last meeting. Mr. Beecham reviewed and explained the comparisons of the different layouts from the past with the proposed layout. Chairman Beeland commented that the comparisons of each layout they have submitted have improved with each submittal. The density has decreased while the greenspace has increased.

Commissioner Cosey asked does this request have to meet the new PUD guidelines. What would be the density of this project?

Mr. Beecham this is an existing PUD. Their development standards have already been approved. The new PUD regulations would not affect this property.

Matt Marshall stated the overall density is 2.7 dwellings per acre.

Commissioner Cosey said in the development standards it states that there would be 10 houses per acre.

Mr. Beecham stated that the site is over 494 acres. There is 261 acres designated to open space which equates to 53% of the total acreage. In the areas of housing development there could be 10 dwellings in an acre, but the overall density of the project is 2.7 dwellings per acre with a total of 1,352 dwellings at completion.

There were no comments in opposition. At this time, Commissioner King motioned to give a favorable recommendation to Mayor and City Council for this PUD zoning request change to the development standards. Commissioner Barker seconded the motion. The motion carried unanimously.

4) Recommendation of Approval of Amendment to the PLDO; Section 84 & 111-Planned Unit Development (PUD) regulations:

Mike Beecham informed the Commission that the proposed amendment incorporates the changes discussed at the last meeting. He briefly reviewed the amendment. Chairman Beeland opened the floor for comments.

Terre Walker asked about the need for irrigation to be required in the buffers.

Mike Beecham stated that the amendment does not currently require irrigation. I had put language in the amendment requiring that the plants must be pre-approved by the department with the idea of requiring drought resistant species if irrigation is not installed. However, I can add language requiring that irrigation is required at the discretion of the department.

Terre Walker stated that she also had concerns about the lack of specific information regarding fencing materials.

Mike Beecham suggested that we add language requiring that the fencing materials must be pre-approved by the department.

Commissioner Cosey made a motion to recommend of approval of the amendment with the changes requiring that the landscaping irrigation be installed at the discretion of the department and that the fencing materials in the buffer be approved by the department. Commissioner King seconded the motion. The motion carried unanimously.

- 5) Recommendation of Approval of Amendment to the PLDO; Section 93 – Architectural Design Standards for Non-Residential Structures: Mike Beecham briefly reviewed the proposed amendment Architectural Standards and Regulations. It was explained that the city has no architectural controls for commercial structures. These standards were lifted verbatim from the DCA Quality Growth Report recommendations. We feel that we need architectural standards in place. We can always amend them later as needed. Chairman Beeland opened the floor for comments.

Terre Walker asked if the same language regarding fencing materials could be added to this amendment.

Mike Beecham stated that he would add the language requiring the department to pre-approve all fencing materials.

Commissioner King made a motion to recommend approval of the amendment with the change requiring that the fencing materials be approved by the department. Commissioner Walker seconded the motion. The motion carried unanimously.

8. New Business:

- 1) Final Plat – The Village at Camelot Subdivision - off Kingston Road – Jones Surveying & Engineering: Mike Beecham stated that the Public Works has informed him that this subdivision is not yet ready for Final Plat approval. It will be brought to the Commission at a later date.

9. Adjournment: There being no further business to come before the Perry Planning Commission, Chairman Beeland adjourned the meeting at 7:20 P.M.