

MINUTES
PERRY PLANNING COMMISSION

July 23, 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; Patricia Jefferson; Chuck Sanders.

Commissioners Not Present: Todd Barker; Jim Mehserle

Guests: See attached guest list.

Press: None Present.

Staff Present: Mike Beecham, Director of Community Development; Barbara Crisler, Recording Secretary.
3. Invocation: Commissioner Jefferson gave the invocation.
4. Approved July 9, 2007 Minutes: Commissioner King motioned to approve the minutes as submitted. Commissioner Cosey seconded the motion. The motion carried unanimously.
5. Reading of the Campaign Notice, per O.C.G.A. 36-67A-4: Chairman Beeland did not read the notice. There were no informational hearings, therefore it is not required.
6. Public Hearing:
 1. Approved Variance Application – #V-007-009: Chairman Beeland presented this variance request from Perry Presbyterian Church – Mr. Chris Kinnas. This is a request for a 39' variance of the 50' 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.
Chris Kinnas stated he had one additional comment to add to Mr. Beecham's staff report review. The original sanctuary was moved to another location. Our plans are to utilize the old sanctuary by renovations and increasing our church with an addition to become a Fellowship Hall.
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. Comments from the floor were then closed. Comments were requested from the Commission and staff.
At this time, Commissioner King motioned to approve the request. Commissioner Jefferson seconded the motion. The motion carried unanimously.

7. New Business:

- 1) Approval of Preliminary Plat – Stubbs Estates Subdivision – Cameron Communities, LLC: Mike Beecham presented the preliminary plat for Stubbs Estates Subdivision located off Highway 127 – Cameron Communities, LLC; Developer. This subdivision is being developed following the R-2A development standards. The developer is developing this subdivision with single family dwellings with 250 lots, and has a total of 96.45 acres. Staff finds this preliminary plat meeting the R-2A subdivision requirements and recommends approval with the following conditions 1) approval of erosion and sedimentation review; 2) approval of hydrology review; and 3) approval of water and sewer review. Commissioners discussed the possibility of an additional access road on the south side of the property. At this time, Commissioner King motioned to approve the Preliminary Plat for Stubbs Estates Subdivision with the following conditions 1) approval of erosion and sedimentation review; 2) approval of hydrology review; 3) approval of water and sewer review; and 4) develop one of the cul-de-sacs shown on the preliminary plat as a future access road that would connect to the property located directly to the south. Commissioner Cosey seconded the motion. The motion carried unanimously.

- 2) No Action Necessary to be Taken on a Discussion to Allow a Foster Care Home – Gary L. Estvanko: Mike Beecham informed the Commission that staff received a request from Gary L. Estvanko to allow foster children located at 109 Hill Road, Perry, Georgia. Mr. Beecham discussed this matter with David Walker, City Attorney. In his opinion, state law requires all foster children to be treated equally and the same as any member of a regular family. No action has to be taken by the Planning Commission.

Amendment to the Agenda:

Discussion of the DCA Quality Growth Report: Mike Beecham opened the discussion of the DCA Quality Growth Report by distributing a summary of the report depicting the highlights. Chairman Beeland questioned the remarks in regards to General Courtney Hodges and asked if the Quality growth team were aware of the grant that was awarded to the City for the beautification of the area. Mr. Beecham stated he wasn't sure if the Quality Growth team was aware of the grant for General Courtney Hodges Blvd. Chairman Beeland also asked if the comments on architectural design could be added to our ordinance. Mr. Beecham informed the Commission that any thoughts, comments or suggestions that they feel are relevant may be brought to him. Or, a Planning Task Force meeting can be scheduled to discuss the report recommendations with all official action brought before the Commission at a later date.

8. Adjournment: There being no further business to come before the Perry Planning Commission, Chairman Beeland adjourned the meeting at 6:35 P.M.