

MINUTES SUMMARY
PERRY PLANNING COMMISSION

March 12, 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; Jim Mehserle; Todd Barker; Chuck Sanders

Guests: See attached guest list.

Press: Charlotte Perkins, Staff Writer – Houston Daily Journal

Staff Present: Steve Howard, Building Official; Barbara Crisler, Recording Secretary.
3. Invocation: Commissioner King gave the invocation.
4. Approved February 26, 2007 Minutes: Chairman Beeland recommended the minutes be amended as follows: 1) add the word “additional” to the second condition of the Informational Hearing #1 to read two “additional” neighborhood parks. Commissioner Cosey motioned to approve the minutes as amended. Commissioner Jefferson 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. Informational Hearing:
 - 1) Recommendation for Approval – Rezoning & Annexation Application #R-007-004:
Chairman Beeland presented a request from Mr. Jack Smith – Buckeye Holdings Co., Inc. to rezone and annex 87.019 acres from Peach County R-AG, Residential Agricultural District to City of Perry R1, Single-Family Residential District for property located off Andel Road. Commissioner King motioned to give a favorable recommendation to Mayor and City Council for approval of this R1 zoning for annexation. Commissioner Mehserle seconded the motion. The motion carried with a vote of 5 in favor and 1 opposed. Commissioners’ King, Mehserle, Jefferson, Barker and Sanders voted in favor. Commissioner Cosey voted opposed.
 - 2) Recommendation for Approval with conditions – Rezoning & Annexation Application #R-007-005:
Chairman Beeland presented a request from Mr. Jay Westbrook to rezone and annex 6.105 acres from Houston County R-AG, Residential Agricultural District to City of Perry R2, Two-Family Residential District for property located at 208 Langston Road. Commissioner Mehserle motioned to give a favorable recommendation to Mayor and City Council for approval of this R2 zoning for annexation with the following conditions 1) restricting the use to a Church; 2) restricting the use to single-family dwellings; and 3) a buffer of 50’ along Langston Road and 4) the design layout should accommodate the proposed widening of Langston Road and not reduce the 50’ buffer. Commissioner Cosey seconded the motion. The motion carried unanimously.

- 3) Recommendation for Denial – Special Exception Application #SE-007-01:
Chairman Beeland presented a special exception request from Mr. Jason Holloway to allow him to operate a car wash in a C2 district for property located at 618 General Courtney Hodges Blvd. Commissioner Cosey motioned to give a favorable recommendation to Mayor and City Council for approval of this special exception request. Motion died for lack of a second. Commissioner King motioned to give a recommendation to Mayor and City Council of denial for this special exception request. Commissioner Jefferson seconded the motion. The motion to deny the request carried with four votes in favor and two opposed. Commissioners Mehserle, Jefferson, King and Barker voted in favor. Commissioners Cosey and Sanders voted opposed.
- 4) Recommendation for Approval with conditions – Rezoning Application #R-007-006:
Chairman Beeland presented a request from Mr. Kevin Sullivan to rezone 1.15 acres from City of Perry R1, Single-Family Residential District to City of Perry M2, Industrial District for property located at 607 & 609 Ball Street. Commissioner King motioned to give a favorable recommendation to Mayor and City Council for approval of this M2 zoning with the following conditions 1) 20 buffer required comprised of a 6 foot privacy fence along the residential property lines; 2) a dense planting of trees or shrubs that have a maturity height of 20 feet or more along the residential property lines; and 3) the uses to be restricted to office use or trade shop with screening required for waste products. Commissioner Cosey seconded the motion. The motion carried unanimously.
- 5) Recommendation for Approval – Rezoning & Annexation Application #R-007-007:
Chairman Beeland presented a request from Mr. Charlie McGlamry, C/o Mr. Ryan Smith – Bypass Courthouse, LLC to rezone and annex 90.48 acres from Houston County R-AG, Residential Agricultural District to City of Perry PUD, Planned Unit Development for property located off Kings Chapel Road. Commissioner King motioned to give a favorable recommendation to Mayor and City Council for approval of this PUD zoning for annexation. Commissioner Jefferson seconded the motion. The motion carried unanimously.
- 6) Recommendation for Approval – Rezoning Application #R-007-008:
Chairman Beeland presented a request from Mr. Charlie McGlamry, C/o Mr. Ryan Smith to rezone 219.43 acres from City of Perry PUD, Planned Unit Development to City of Perry PUD, Planned Unit Development for property located off Highway 127. Commissioner Cosey motioned to give a favorable recommendation to Mayor and City Council for approval of this PUD zoning change to the setbacks in the development standards for Pods A, B, C and D. Commissioner Mehserle seconded the motion. The motion carried unanimously.

7. New Business:

- 1) Approval of Final Plat – Alpine Valley Subdivision, Section 2- end of Shasta Drive – Cooper & Sugrue Properties, Bob Cooper: Steve Howard presented the final plat for Alpine Valley Subdivision, Section 2 located at the end of Shasta Drive – Cooper & Sugrue Properties, Bob Cooper. This subdivision is being developed following the R-MH development standards. The developer is developing this subdivision with stick built homes. The engineering reports have been completed and approved. Mr. Howard stated staff has no objection to this final plat and the Public Works department

has made their inspections and has no objections to this request and recommends approval. At this time, Commissioner Barker motioned to approve the Final Plat for Alpine Valley Subdivision, Section 2 with the above stated condition. Commissioner Mehserle seconded the motion. The motion carried unanimously.

- 2) Approval of Permission to Pursue the Conservation Subdivision Option Request – TCR Builders 44.1 Acre Subdivision, off Kings Chapel Road – TCR Builders; Donaldson, Garrett & Associates. Steve Howard informed the Commission that TCR Builders; Donaldson, Garrett & Associates is asking for permission to pursue a Conservation Subdivision Option for this property located off Kings Chapel Road. Mr. Howard explained that it is a requirement for the developer to receive permission from the Planning Commission to pursue the Conservation Subdivision Option prior to submission of a preliminary plat. The developer would have to submit a preliminary plat for your approval at a later date. Commissioner King motioned to allow the developer to prepare a preliminary plat for his proposed conservation subdivision for review. Commissioner Sanders seconded the motion. The motion carried unanimously.

Addendum to the Agenda

- 3) Denial for a Request to Waive the Six (6) Month Waiting Period Requirement – Mike Trotter application for Variance Request to construct a playhouse in the rear yard. Steve Howard informed the Commission that staff received a variance request from Mike Trotter requesting to build a playhouse in the rear yard located at 900 Washington Street. There have been three previous variance requests that have come before you since August 14, 2006 for said property. Mr. Trotter is asking the Planning Commission to waive the requirement of waiting six (6) months to re-apply. Chairman Beeland asked the applicant why another hearing is needed. After a brief discussion, Commissioner Barker motioned to deny waiving the six (6) month waiting period. Commissioner Sanders 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 8:07 P.M.