

MINUTES
PERRY PLANNING COMMISSION

January 8, 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; Jim Mehserle *

Commissioners Not Present: Todd Barker

* Commissioner Mehserle departed at 6:45 P.M.

Guests: See attached guest list.

Press: Charlotte Perkins, Staff Writer – Houston Daily Journal; Natasha Smith, Staff Writer – The Telegraph.

Staff Present: Steve Howard, Building Official; Mike Beecham, Community Planner; Barbara Crisler, Recording Secretary; Harold Deal, Asst. City Engineer.
3. Invocation: Commissioner Cosey gave the invocation.
4. Approved December 11, 2006 Minutes as Amended: Chairman Beeland recommended the minutes be amended as follows: 1) one typographical error “Baker” to “Barker” to be corrected. 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) Denied Variance Application – #V-006-009: Chairman Beeland presented this variance request from Planters First Bank requesting a variance to allow a third 3’ x 4’ freestanding business sign with a height of 5’. Mike Beecham reviewed and explained the conditions of the application. Mr. Beecham informed the Commissioners if the directional sign was 4 square feet a variance would not be required. Chairman Beeland opened the floor for comments for those in favor of this variance request. William Bailey representing Planter First Bank stated Hong Kong Buffet’s driveway is right next to ours and it would be helpful in directing citizens into the driveway off of Sam Nunn. If they miss the driveway they would have to drive all the way around through Walmart or Plaza Drive. 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 Cosey asked would you consider reducing the size of the sign.

Chairman Beeland I agree with Commissioner Cosey and if we allowed all of the businesses along Sam Nunn increased signage we would be creating a cluttered major thoroughfare in the City.

Mr. Bailey we have no desire to clutter Sam Nunn with signage. If that's what its going take I will meet with Creative Signs to design a good sign to place at this entrance.

At this time, Commissioner Cosey motioned to deny this variance to allow a third 3' x 4' freestanding business sign with a height of 5'. Commissioner Jefferson seconded the motion. The motion carried unanimously.

- 2) Approved Variance Application – #V-006-010: Chairman Beeland presented this variance request from Ocmulgee Developments, LLC requesting two variances 1) a 5' variance of the 25' rear setback requirement and 2) a variance to allow a portion of the parking lot within the 25' rear landscape buffer. 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.

Lance Woods with Ocmulgee Developments, LLC stated the lot is narrow and only feasible to develop this property with a long narrow building and parking area. The layout of the building would meet the original required rear setback. The parking layout has a total of 39 spaces with landscape islands to break up the look and make it more appealing. The ordinance states the minimum required parking spaces is 1 per 300 sq ft of office space. This building is 5,635 sq ft requiring only 19 parking spaces. We feel there is a great need for additional parking because we occupy one of the 1400 square foot buildings next door with only 5 parking spaces available. We have 9 employees and require almost double our allotted spaces. We are designing this site with the idea in getting the maximum amount of spaces to accommodate both office space areas. Along the rear property line we would put up a wooden privacy fence and larger canopy trees as a buffer.

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 Mr. Woods if the parking lot was not encroaching in the buffer how many spaces would you lose.

Mr. Woods 4 parking spaces.

Steve Howard what if you remove the last 2 spaces. That would put the edge of the parking lot right along the original 20 foot building line.

Mr. Woods I would agree to do that, but would still need the back up area in the rear.

Chairman Beeland if the back up area does not encroach into the buffer.

Mr. Woods the back area needs to be there so I would probably lose 4 parking spaces.

At this time, Commissioner Cosey motioned to approve a 5' variance of the 25' rear building setback requirement; and approve the variance allowing the paving to encroach into the 25' landscape buffer as shown on the site plan minus the two most western parking spaces. Commissioner King seconded the motion. The motion carried unanimously.

* Commissioner Mehserle departed at 6:45 P.M.

7. Informational Hearing:

- 1) Recommendation for Approval with a condition – Rezoning Application #R-006-032:
Chairman Beeland presented a request from Jada Harris Northcut to rezone 0.23 acres from City of Perry R3, Multi-Family Residential District to City of Perry C2, General Commercial District for property located at 1309 W.F. Ragin Drive. Mike Beecham reviewed and explained the conditions of the application. Chairman Beeland opened the floor for comments in favor of this rezoning request.

Jada Harris Northcut stated I would like to convert the existing house into a Beauty Salon.

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 or questions from the Commission or staff.

Commissioner King the area around this site is zoned R3 so why would you want to change the zoning to C2.

Ms. Northcut there is a barber shop next to it and we want this house into a beauty salon.

Commissioner Cosey asked if you are planning on living in the house.

Mr. Beecham the way I understood the applicant was not planning on living in the house, therefore we could not consider a special exception in the R3 district. C2 zoning is an allowed use in the character area. The decision would be if C2 zoning and this use is appropriate for the area.

Chairman Beeland my concern is that perhaps two years from now they decide not to continue running a beauty shop at this site than with the C2 zoning there would be a broad range of allowable uses that would not be suitable for that area.

The Commissioners discussed the option of placing a condition on the property along with the C2 zoning.

At this time, Commissioner King motioned to give a favorable recommendation to Mayor and City Council for approval of this C2 zoning with the condition that a beauty salon is the only permitted use and that any other proposed use would require going through the rezoning process. Commissioner Jefferson seconded the motion. The motion carried in favor with a vote of 3 in favor and 1 opposed. Commissioners King, Jefferson, and Sanders voted in favor. Commissioner Cosey voted opposed.

8. Old Business:

- 1) Recommendation for Approval – Special Exception Application #SE-006-03:
Chairman Beeland requested a motion to reopen this tabled request. Commissioner King motioned to open this tabled special exception request. Commissioner Cosey seconded the motion and the motion carried unanimously. This request is for a special exception from Dave Mattson – Paradise Development Group, Inc. to construct a shopping center larger than 50,000 sq. ft in a C2 district. The property is located at the S/W corner of Houston Lake Road & Perry Parkway. Mike Beecham stated that staff met with Mr. Mattson, Paradise Development Group, Inc. and discussed the necessary changes to the site layout to meet the ordinance requirements. Paradise Development Group has met 33 of the 36 standards. Their architect has notified me that the center entrance projects out 18 feet meeting another standard. The next most significant

standard is the parking, they only have parking in the front and some on the sides. The standards require at least 50% of parking on the sides and rear of the building.

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

Commissioner Cosey asked if the other shops have required canopies as well.

Mr. Beecham yes sir.

Commissioner Cosey I don't necessarily have an issue with the majority of the parking in the front. Due to the fact of no public entrances in the rear there is a possible safety issue if there is parking in the rear.

Mr. Howard is the garden area on the site plan as discussed in our meeting.

Dave Mattson stated the pedestrian area is on the upper right side which will incorporate a bench, table and additional landscaping.

Commissioner Cosey asked if the two stormwater areas be surrounded by a fence for safety.

Dave Mattson the larger stormwater area in the rear will be completely surrounded with a chain link fence. The stormwater area in the front depends on the final design and its depth. We will try to design it so it won't require a fence and be more of a landscape feature with plantings, slopes and berms making it an attractive area near the entrance.

Commissioner Cosey motioned to give a favorable recommendation to Mayor and City Council for approval of this special exception request with an additional 1 year extension. Commissioner seconded the motion. The motion carried unanimously.

- 2) Review of Amendment to the PLDO: Appendix "A"- Tree Ordinance – Amendment Application - # A-057-1206

This amendment was not reviewed and will come before the Commission at the next scheduled meeting.

9. New Business:

- 1) Approved Final Plat – Meramac Grove at Grand Reserve Subdivision, Pod 2 (formerly Bear Branch Estates) – U.S. Land Development, Inc. – Charlie McGlamry: Mike Beecham presented the final plat for Meramac Grove at Grand Reserve, Pod 2 (formerly Bear Branch Estates) – U.S. Land Development, Inc. – Charlie McGlamry. This subdivision is being developed following the PUD #6 development standards. The engineering reports have been completed and approved. Harold Deal stated that the Public Works Department has no objections to this request and recommends approval. Commissioner King motioned to approve the Final Plat for Meramac Grove at Grand Reserve, Pod 2. Commissioner Cosey seconded the motion. The motion carried unanimously.
- 2) Approved Final Plat – Blackhawk at Grand Reserve Subdivision, Pod 3 (formerly Bear Branch Estates) – U.S. Land Development, Inc. – Charlie McGlamry: Mike Beecham presented the final plat for Blackhawk at Grand Reserve, Pod 3 (formerly Bear Branch Estates) – U.S. Land Development, Inc. – Charlie McGlamry. This subdivision is being developed following the PUD #6 development standards. The engineering reports have been completed and approved. Harold Deal stated that the Public Works Department has no objections to this request and recommends approval. Commissioner King motioned to approve the Final Plat for Blackhawk at Grand Reserve, Pod 3. Commissioner Jefferson seconded the motion. The motion carried unanimously.

- 3) Approval Preliminary Plat with conditions – Sutton Place Subdivision – The Stoker Group, Inc. – Jerry Stoker. Mike Beecham presented a preliminary plat for Sutton Subdivision. This is Conservation Subdivision and has met the layout and greenspace requirements. Staff has no objection to this preliminary plat with the following conditions 1) approval of soil and erosion review; 2) approval of hydrology review and 3) approval of sewer and water review. Commissioner King motioned to approve the Preliminary Plat for Sutton Place Subdivision with the three conditions stated above. Commissioner Cosey seconded the motion. The motion carried unanimously.
 - 4) Approval Preliminary Plat with conditions – Inglewood Subdivision – Black Dog Development, LLC. Mike Beecham presented a preliminary plat for Inglewood Subdivision. Staff has no objection to this preliminary plat with the following conditions 1) approval of soil and erosion review; 2) approval of hydrology review and 3) approval of sewer and water review. Commissioner King motioned to approve the Preliminary Plat for Inglewood Subdivision with the three conditions stated above. Commissioner Sanders seconded the motion. The motion carried unanimously.
 - 5) Discussion of Gurr Road Extension: (Listed as Number 6 on the Agenda) Mike Beecham presented the discussion of extending Gurr Road from Kings Chapel north to Langston Road. This is a concept only. There are no immediate plans to extend the road. Staff simply wants the Commission's thoughts on the concept. The Commission liked the concept and Commissioner King motioned to approve the concept of the Gurr Road Extension. Commissioner Sanders seconded the motion. The motion carried unanimously.
 - 6) Discussion of Creating a New Commercial Zoning District: (Listed as Number 5 on the Agenda) Mike Beecham explained the City Council has directed the Commission to explore creating a new commercial zoning district. The Council has concerns that the current commercial zoning districts are too broad and may allow too many diverse types of uses. The Commission discussed the possibility of creating a district designed to have light commercial uses designed to service nearby residential areas. The Commission directed Mr. Beecham to bring an amendment for review at the next scheduled meeting.
 - 7) Discussion of Removing Lake Joy Road from WRATS 2030 Transportation Plan: Mike Beecham presented the discussion of recommending the removal of the Lake Joy Road widening south of Highway 96 from the WRATS 2030 Long –Range Transportation Plan. Staff has concerns that this project will have a negative impact on the properties in this area by encouraging strip commercial development if the road is widened to four lanes. There were also concerns about the possible costs associated with the project because of the existing residential structures. Finally, there seems to be little need for this widening since Hwy 41 to the west and Hwy 127 to the east are both planned to be widened. Commissioner Cosey asked if this project is removed from the WRATS Plan can it be added, if needed, at a later time. Mr. Beecham explained that the WRATS Plan is periodically reviewed and projects can be added. Commissioner Sanders motioned to recommend to City Council to remove this portion of Lake Joy Road from the WRATS Plan. Commissioner Jefferson seconded the motion. The motion carried unanimously.
10. Adjournment: There being no further business to come before the Perry Planning Commission, Chairman Beeland adjourned the meeting at 7:15 P.M.

