

Perry Planning Commission  
Minutes – March 23, 2015

**CALL TO ORDER:** Chairman Beeland called the meeting to order at 6:02pm.

**ROLL:** Chairman Beeland; Commissioners Clarington, Jefferson, Poole, Williams, and Yasin. Commissioner Mehserle was absent.

**STAFF:** Mike Beecham – Director of Community Development and Christine Sewell – Recording Clerk

**PRESS:** None

**GUESTS:** Mr. David Patel

**INVOCATION:** was given by Commissioner Jefferson

**APPROVAL OF MINUTES FROM FEBRUARY 23, 2015 AND MARCH 09, 2015 MEETING:**

Commissioner Williams motioned to approve both sets of minutes as submitted; Commissioner Jefferson seconded; all in favor and was unanimously approved.

**ANNOUNCEMENT** Chairman Beeland referred to the Campaign Notice, per O.C.G.A. 36-67A-3 and to please turn cell phones off.

**PUBLIC HEARING(S)**

1. #V-15-01 110 Perimeter Road

Mr. Beecham read the applicants' request which was for a variance to the PLDO Section 71.5.1 that all parking shall be hard surfaced with concrete or asphalt and shall be maintained in a dust-proof condition, along with staff responses.

Chairman Beeland opened the public hearing at 6:07pm and called for anyone in favor of the request. The applicant Mr. David Patel reiterated the request and advised the lot had been used for (15) years and has been kept up by laying gravel down, as he does not have the funding of nearly \$50,000 to \$60,000 to pave. Mr. Patel further stated if he blocked the area off it will affect his customers and a lot of other traffic cuts through the lot to get to the Chinese restaurant. Mr. Patel also advised he has considered selling the property, which he most likely intends to do and may have on the market in the coming weeks.

Commissioner Jefferson inquired on how long the lot had been there; Mr. Beecham noted since the late 1980's. Chairman Beeland voiced concern on the current condition and the large potholes filled with water from the recent rains and the appearance of it off a major road into the City. Discussion ensued on Mr. Patel closing the lot to prevent parking, to which the applicant was agreeable to. If closed, Mr. Beecham advised any violators found parking in the lot would be handled through the Police Department.

Commissioner Poole motioned to deny the request as submitted; Commissioner Jefferson seconded; all in favor and was unanimously denied.

## **NEW BUSINESS**

### 1. Preliminary plat – Hawk’s Nest Subdivision (near Somerset)

Mr. Beecham advised the (172) lots on (67) acres meet the zoning requirements of the R-3 Multi Family District, and as a reminder the preliminary plat is a concept/layout of the proposed subdivision and if approved follows the next steps, which include engineering, etc.

Commissioner Poole motioned to approve the preliminary plat as submitted; Commissioner Yasin seconded; all in favor and was unanimously approved.

### 2. Follow up discussion on meeting with Council on form based zoning

Mr. Beecham solicited comments from the commission on the recent discussion with Mayor and Council; all concurred it went well and are looking forward to the next steps in the process. Mr. Beecham advised a visit with the City of Woodstock is planned for mid-April as their City has form based zoning in practice and will report back accordingly.

**ADJOURN:** there being no further business to come before the commission the meeting was adjourned at 6:40pm.