

Perry Planning Commission
Minutes June 22, 2015

CALL TO ORDER: Chairman Martin Beeland called the meeting to order at 6:00pm.

ROLL: Chairman Beeland; Commissioners Clarington, Mehserle, Poole, and Williams were present. Commissioners Jefferson and Yasin were absent.

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

GUESTS: Mr. & Mrs. Davis Cosey, Mr. Shrad Amrit, Mrs. Megan Mehserle, Ms. Lisa Murray, Ms. Suzie O’Neal, and Mrs. Copie O’Neal.

PRESS: None

INVOCATION: was given by Commissioner Poole.

APPROVAL OF MINUTES FROM JUNE 08, 2015 MEETING: Commissioner Williams motioned to approve the minutes as submitted; Commissioner Poole 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

1). #R-15-03 Gary Burks - 2051 Hwy 341 South

Mr. Beecham read the applicants’ request which was to rezone and annex 5.00 acres from Houston County R-AG, Residential Agricultural District to City of Perry R-1, Single Family Residential District, along with staff responses. Mr. Beecham noted the City of Perry had made the request as in 2010 water service was provided to the property with the owner signing a legal document agreeing to annexation into the City when legally permissible.

Chairman Beeland opened the public hearing 6:07pm and called for anyone in favor or opposed to the request; there being none the hearing was closed at 6:08pm.

Commissioner Clarington motioned to recommend approval of the application as submitted to Mayor and Council; Commissioner Mehserle seconded; all in favor and was unanimously approved.

INFORMATIONAL HEARING

1). #V-15-03 901 Evergreen Street

Mr. Beecham read the applicants’ request which was for a variance to the Perry Land Development Ordinance for the following: 1). A 19 feet variance of the 30 exterior side setback; 2). A 17 feet variance of the 35 feet rear setback; 3). A five feet variance of the ten feet side setback; and 4). A 3.7% variance of the 25% lot coverage

requirement to build an addition to a dwelling in the R-1, Single Family Residential District, along with staff responses. Chairman Beeland inquired if the property was in the historic district; Mr. Beecham advised it was and exterior changes would be reviewed at a later date if application was approved.

Chairman Beeland opened the public hearing at 6:14pm and called for anyone in favor of the request; there was none.

Chairman Beeland called for anyone opposed. Ms. Lisa Murray of Gilmer Street stated she was not against the improvements to the property, she just felt the footprint was too large for the property and would encroach on the surrounding neighbors.

Mr. Davis Cosey voiced concern also of the footprint of the property and the alterations being so close to the street. As well, the design, although not seen yet, may look like a compound with a wall on the rear of the property and he questioned the addition giving the appearance of a multi-family unit due to the size increase, along with the potential loss of the structures' historic character. Mr. Beecham advised exterior changes would have to meet current regulations and briefly explained the historic district requirements.

Ms. Suzie O'Neal advised she wasn't necessarily against the project, but was questioning the distance requirements.

Mrs. Copie O'Neal as resident on Gilmer Street was concerned with the proposed driveway being so close to her home.

Mrs. Davis Cosey voiced concern of fire trucks and service vehicles on Gilmer Street as it is narrow as it is.

The board asked Mr. Armit if he would like to speak and he did so advising the addition would be for three bedrooms on the side and the creation of a courtyard between the two homes (which is his sisters' home) and there would be no wall on the property, just expanding the outdoor living space.

There being no further comments Chairman Beeland closed the hearing at 6:23pm and opened the floor for discussion among the board.

Commissioner Clarrington inquired of the board their thoughts on the addition being too large; Commissioners Williams felt it was. Chairman Beeland voiced concern of a variance for the Gilmer Street side; Commissioner Mehserle felt a precedence may be set approving four variances for one property.

Commissioner Mehserle motioned to deny the request as submitted; Commissioner Williams seconded; all in favor with Commissioner Poole opposed; resulting vote of 3 to 1 for denial of request.

OLD BUSINESS

1). Continued discussion on sign ordinance revision

In follow up from previous discussion the first draft of the revision was submitted for the boards' review. Mr. Beecham also provided a recent Supreme Court ruling from June 18, 2015 that referenced their recent decision

on the City of Gilbert, AZ and how they were differentiating the types of regulations for signs. It was ruled the City of Gilbert was regulating signage based on content.

In discussing with the board Mr. Beecham advised the City of Perry cannot regulate content and does not do so now, but confirmed size, square footage etc. could be. Commissioner Mehserle inquired of temporary signs. Mr. Beecham advised temporary signs are not currently allowed, but permanent signs are in residential districts. The question also rose in regards to political signs; Mr. Beecham advised they are permissible by Georgia state law, however, with the recent ruling he would be clarifying with the City Attorney. Discussion ensued in regards to banners and whether to allow or not; currently it was permissible in the downtown district; the board requested additional time to consider this point. It was the consensus of the board that with the recent ruling it had raised further questions and they requested continue review of the proposed changes and to await clarification from Mr. Beecham after his meeting with the City Attorney.

ADJOURN: there being no further business to come before the board the meeting was adjourned at 7:13pm.