

Perry Planning Commission
Minutes – February 22, 2016

CALL TO ORDER: Chairman Martin Beeland called the meeting to order at 6:03pm.

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

STAFF: Lee Gilmour – City Manager, Dan Bass – Building Inspector, Catherine Edgemon – Main Street Coordinator, and Christine Sewell – Recording Clerk.

GUESTS: Scott Schmidt – Builders Professional Group and Jake Jacobs – Houston Home Journal

INVOCATION: was given by Commissioner Clarington

NEW BUSINESS

APPROVAL OF MINUTES FROM JANUARY 11, 2016 MEETING : Commissioner Clarington motioned to approve as submitted; Commissioner Williams seconded; all in favor and was unanimously approved.

ANNOUNCEMENTS

The Campaign Notice, per O.C.G.A. 36-67A-3

Please turn cell phones off

PUBLIC HEARING (Planning Commission Decision)

1). #V-16-01 218 Black Hawke Lane

Ms. Sewell read the applicants' request which was for a variance to Section 91 of the PLDO for the minimum setback of a Planned Unit Development, along with staff response. Chairman Beeland opened the public hearing at 6:07pm and called for anyone in favor. Mr. Scott Schmidt advised the request was for a two foot variance for a bay front as when the foundation was laid the wrong plans had been on the site. Chairman Beeland called for anyone opposed there being none the hearing was closed at 6:09pm.

Commissioner Yasin motioned to approve the request as submitted; Commissioner Clarington seconded; all in favor and was unanimously approved.

INFORMATIONAL HEARING (Planning Commission recommendations to City Council)

OTHER MATTERS

1). General Courtney Hodges Blvd. District Change - Mr. Gilmour

Mr. Gilmour advised Administration was recommending the removal of the corridor from the downtown district and the Commission was being asked their thoughts and concerns regarding this. Mr. Gilmour stated since the initial change there had been some issues and concerns with businesses and property owners on the corridor with regards to standards for signage, land use, design review, etc. and when initially amended Council did not apply the restrictions of the downtown district to the corridor as it is unique and many of those regulations did not apply. Furthermore with the form based code being developed for the corridor those regulations would be specific to the corridor and it would possibly be in the best

interest of the area to remove them from the downtown district. Mr. Gilmour noted many of the downtown uses are not practical for the corridor, such as car lots which are currently prohibited in the downtown, but are allowed on the corridor. There is concern if this type of business, which is currently on General Courtney Hodges Blvd. were to shut down and a request was made at a later date for the same use it would not be allowed as the status from the former sales lot would be lost when it closed and the new request would have to apply to the downtown regulations. It was further noted in regard to this aspect it is being reviewed by the City Attorney.

Ms. Edgemon advised the Downtown Development Authority (DDA) will be presented tomorrow evening with the same question and advised she would like to see the corridor remain in the downtown district. Some of the reasons are the incentives offered through grants (façade and BOOST), DDA revolving loan program, and there is no necessity in the duplication of efforts with another board. Furthermore, to remove the corridor from the district is taking a step back and the focus should be on bringing the areas together and accomplishing goals.

Some general questions were asked by the Commission; can alternative avenues of funding be utilized without the DDA; it was also asked if the corridor itself had been asked if they wanted the change. Mr. Gilmour advised some matters would be City supported or through the City Industrial Authority and in or out of the district many City services are already available to the corridor such as the Planning Commission and Economic Development. Mr. Gilmour also noted the corridor can accomplish its' improvements without DDA.

No action was required by the Commission at this time.

2). Off street parking for car dealerships – Mr. Gilmour

Mr. Gilmour noted previously there had been discussions on this matter and it has come back forth to determine the Commissions' thoughts on how to proceed. An example provided was on General Courtney Hodges Blvd. if the parcel is zoned commercially if vehicles/equipment are parked for display should there be some type of ground preparation or cover done. It was advised current regulations require paving, however, in the past there has been no action taken if a parcel was zoned commercially as the display of vehicles/equipment was being done so on a limited basis, but increasingly the displays are remaining for indefinite periods of time. The consensus of the Commission was that a hard surface be required.

Ms. Sewell provided an update of the department's current activities. Mr. Gilmour provided an update on the search for the department's director.

ADJOURN: there being no further business to come before the Commission the meeting was adjourned at 7:03pm.