

Perry Planning Commission - Minutes  
Monday, June 13, 2016

**CALL TO ORDER:** Chairman Poole called the meeting to order at 6:05pm

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

**STAFF:** Lee Gilmour – City Manager, Dan Bass – Building Inspector, and Christine Sewell – Recording Clerk.

**GUESTS:** Mr. Wes Williams, Mr. Rob Tuggle, Mr. Bill Nigel, Mr. Tom Hodges, Mr. Jeff Lang, and Mrs. Carrie James.

**INVOCATION:** was given by Commissioner Mehserle

**APPROVAL OF MINUTES FROM May 09, 2016 MEETING :** Commissioner Jefferson motioned to approve the minutes as submitted; Commissioner Clarington seconded; all in favor and was unanimously approved.

**ANNOUNCEMENTS:** Chairman Poole referred to the campaign Notice, per O.C.G.A. 36-67A-3 and to please turn cell phones off

**PUBLIC HEARING** (Planning Commission Decision)

1). #V-16-07 650 Pine Ridge Street

Ms. Sewell read the applicants' request which for a variance to the lot size requirement for an R-1, Single Family Residential District classification, along with staff responses.

Chairman Poole opened the public hearing at 6:08pm and called for anyone in favor of the request. Mr. Rob Tuggle on behalf of the applicant reiterated the request and advised it was for a storage building. Chairman Poole called for anyone opposed; there being none the hearing was closed 6:12pm.

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

**INFORMATIONAL HEARING** (Planning Commission Recommendation)

1). #R-16-01 NW Corner of Mack Thompson Road and U.S. Hwy 41

Ms. Sewell read the applicants' request which for a rezoning and annexation of 5.30 acres from Houston County R-1 & C-1 Districts to City of Perry C-2, General Commercial District, along with staff responses. Chairman Poole opened the public hearing at 6:16pm and called for anyone in favor of the request. Attorney Bill Nigel representing the applicant Teramore Development advised the request was made so the site could tie into City utilities and the proposed development would be for a Dollar General and the application met the standards required. Chairman Poole called for anyone opposed; there being none the hearing was closed at 6:20pm.

Commissioner Yasin inquired if the entire site would encompass the store; Mr. Nigel advised it would not; the approximate 9100 square foot building would be on the north end of the property with the southern portion marketed for future retail development.

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

#### **NEW BUSINESS**

- 1). Review and approval of the final plat for Legacy Park Phase II – a portion of Section 1 and all of Section 2

Ms. Sewell advised staff has inspected and approval was recommended. Commissioner Mehserle motioned to approve the plat as submitted; Commissioner Jefferson seconded; all in favor and was unanimously approved.

- 2). 604 General Courtney Hodges Blvd. – relief of Design Committee decision

Mr. Bass advised the Design Committee when reviewing the exterior design finish recommended a row of barrier trees on the southwest corner of the property to ensure the roof of the building was shielded when traveling Courtney Hodges Blvd. into downtown; clarification was being requested if needed and for a species and the number of trees. Mr. Hodges with Teramore Development advised they had no objection to planting trees and noted they own the adjacent property which has several large established trees that will not be disturbed for fifteen years as per their corporate lease. Mr. Hodges also provided a copy of the landscape plan for review and requested clarification on the type of tree and quantity to be planted.

Commissioner Yasin motioned to approve the landscape plat as noted with the planting of five American Sycamore trees or similar be planted on the southwest corner of the building; Commissioner Mehserle seconded; all in favor and was unanimously approved.

- 3). Discussion of use table in form based code for General Courtney Hodges Blvd. corridor

Mr. Gilmour provided the use table from the recently adopted form based code with suggested amendments on various uses. In reviewing Administration was recommending approval as the intent was for the best and most viable options be available for the redevelopment/development of property on the corridor. Commissioner Mehserle recommended proceeding with the form based code use table as provided; Commissioner Jefferson seconded; all in favor and was unanimously approved.

- 4). Discussion of examining areas in the City for form based code

Mr. Gilmour was requesting input on the next area for consideration for possible form based code and Administrations' recommendation is Perry Parkway. The Commission agreed and discussion ensued among the board on the areas of the parkway that should be considered. Commissioner Mehserle motioned to recommend to Mayor & Council consideration of form based code on Perry Parkway from Hwy 341 to Old Thompson Road and to include the intersections on both sides; Commissioner Beeland seconded; all in favor and was unanimously approved.

## OLD BUSINESS

### 1). Parking lot improvements

Mr. Gilmour provided for consideration review of Administrations' recommendation of hard surface paving requirements from previous discussions. It was being recommended hard surface paving requirements be removed if the following: 1) Property is located in a district other than C-2, No parking in front of structure, At least ten feet paved drive from intersections with street for all access points, proper base gravel or equal parking lot, no service trucks (i.e. solid waste) use parking area. Additionally gravel or equal parking area may be allowed by special exception if: Parcel is not in C-1 or C-2 districts, site will not be active four out of seven days in standard week, all access points have paved driveway no less than ten feet from intersection with street, and no service trucks use parking area. Mr. Gilmour advised intent of changes was encourage preservation of older structures being converted to other uses and reduction of stormwater sheetflow management. Commissioner Jefferson motioned to proceed with Administrations' recommendation; Commissioner Clarrington seconded; all in favor and was unanimously approved.

ADJOURN; there being no further business to come before the board the meeting was adjourned at 7:25pm.