

Perry Planning Commission
Minutes - August 08, 2016

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

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

STAFF: Christine Sewell - Recording Clerk, Daniel Bass – Building Inspector, and Steve Howard – Chief Building Official.

GUESTS: Ms. Laura Whitman George, Mr. Chip Pottinger, and Mr. Brandon Lanham.

INVOCATION: was given by Commissioner Mehserle.

APPROVAL OF MINUTES FROM July 25, 2016 MEETING: Commissioner Beeland motioned to approve as submitted; Commissioner Yasin 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-16-08 - Ag Village Blvd.

Ms. Sewell read the applicants' request which was for a variance to allow a sign package that is specifically for the Ag Village site including all parcels within the Ag Village boundary, along with staff responses.

Chairman Poole opened the public hearing at 6:12pm and called for anyone in favor of the request. Mr. Chip Pottinger with the Loudermilk Companies advised the area is a large development with exposure to three different areas; I-75, Hwy 41, and Perry Parkway, as well as other roads within the development. The sign packet provided included a site reference map for the various proposed signs and included future phases for development which would encompass retail, office, and residential components. Chairman Poole called for anyone opposed; there being none the public hearing was closed at 6:16pm.

Each of the specific signs and their locations on the property were reviewed. Mr. Howard advised the procedure he utilized to determine the variance(s) required. It was noted the monument signs as identified as "B" were on Hwy 41 and South Perry Parkway and those identified as "C" were on the perimeter of the property and are wayfinding. It was noted the existing sign identified as "D" is the old Priester's sign, and the sign identified as "A" is the development entrance sign.

NOTE: The sign package as provided from the applicant shall be incorporated as part of the minutes.

Chairman Poole asked if the signage would affect future individual businesses for wall signage with this request; it was advised it would not.

Mr. Pottinger advised in regards to the pole sign “D” they would like to enhance it with an electronic reader board. Commissioner Yasin questioned why there were so many signs throughout the area; and Chairman Poole voiced concern with the aesthetics of so many signs and their height.

On sign “A” it had originally been provided as a backlit sign designating Ag Village and the alternated submitted A1b had an alternate of an electronic board; Mr. Pottinger advised it was yet to be decided if an electronic reader would be used.

Commissioner Mehserle inquired is the sign ordinance so restrictive that it is not practical and thus the variance requirement before them was necessary and if the signs comply why the request. Mr. Pottinger advised the request is for less than what is allowed; Commissioner Mehserle had concern with setting precedence and the image with the amount of signage that would be visible from the interstate.

*Commissioner Jefferson left the meeting at 6:58pm.

Commissioner Yasin motioned to grant the variance for the “B” signs as submitted as long as they conform to setback requirements and any additional signage on the parcels be brought back to the Planning Commission for review; Commissioner Clarington seconded; all in favor with Commissioner Mehserle opposed and stating for the record a point of order that the request was for a variance. Resulting vote was 4 to 1 for approval as motioned.

Commissioner Mehserle motioned to table the “C” signs as submitted for further staff review; Commissioner Clarington seconded; all in favor and was unanimously approved.

Commissioner Yasin motioned to recommend approval of sign “A1b” as submitted; Commissioner Clarington seconded; all in favor and was unanimously approved.

Commissioner Mehserle motioned for denial of sign “D” as submitted; Commissioner Clarington seconded; all in favor and was unanimously denied.

INFORMATIONAL HEARING (Planning Commission Recommendation)

1. #SE-16-02 – 300 Spring Creek Drive

Ms. Sewell read the applicants’ request which was for a special exception to operate a day care home in an R-3, Multi-Family Residential District, along with staff responses.

Chairman Poole opened the public hearing at 7:30pm and called for anyone in favor of the request. Ms. George advised she owns this property, but lives on Swift Street and had intended to do at that location, but under State of Georgia regulations it did not meet their standards and the Spring Creek Drive location did. Chairman Poole called for anyone opposed; there being none the hearing was closed at 7:32pm.

Commissioner Yasin asked Ms. George about the number of children allowed and was advised (12) per the state. Mr. Howard advised per the PLDO the maximum allowed was (6) and reviewed the definition of a daycare home and day care center; it was noted if the applicant wished to have (12) children it would not be permissible per the PLDO and would have be in a commercially zoned area.

Mr. Howard advised day care homes had been authorized in the past and for no more than six children. Ms. George advised per state regulations she was required to have (35) square feet per child, which the location does and she stays at the house at least three nights a week with her children.

*Commissioner Jefferson returned to the meeting at 7:40pm.

Commissioner Beeland motioned to recommend denial of the application as submitted as the applicant does not reside in the home; Commissioner Williams seconded; with Commissioners Clarrington and Yasin opposed; resulting vote was 4 to 2 for denial.

2. PLDO Amendment Section 80.1 and 80.6

Ms. Sewell advised the two amendment changes were due to both sections advising Houston County Health Department approval was required for residential swimming pools when it was not. Chairman Poole opened the public hearing at 7:45pm and called for anyone in favor or opposed; there being none the hearing was closed at 7:46pm.

Commissioner Mehserle motioned to recommend approval of the PLDO amendments as submitted to Mayor & Council; Commissioner Yasin seconded; all in favor and was unanimously approved.

ADJOURN : there being no further business to come before the board the meeting was adjourned at 7:52pm.