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**Perry Planning Commission - Agenda
Monday, September 26, 2016
City Hall – 2nd floor conference room**

CALL TO ORDER

ROLL

INVOCATION

APPROVAL OF MINUTES FROM September 12, 2016 MEETING

ANNOUNCEMENTS

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

Please turn cell phones off

NEW BUSINESS

1. Historic COA review 807 Washington Street
2. Review of request for placement of silos at Ag Village
3. Preliminary plat approval The Farm Phase II
4. Preliminary plat approval Summer Branch (division of Somerset)

OTHER MATTERS

ADJOURN

All meetings of the Perry Planning Commission are open to the public and are held at Perry City Hall located at 1211 Washington Street, Perry in Council Chambers at 6pm unless otherwise noted.

Perry Planning Commission
Minutes – September 12, 2016

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

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

STAFF PRESENT: Dan Bass - Building Inspector, Steve Howard - Chief Building Official, City Manager -Lee Gilmour and Joni Ary -Recording Secretary.

INVOCATION: was given by Commissioner Clarington

GUESTS/SPEAKERS: Ronnie Ken - Ocmulgee, Michael Turner - Heart of Georgia Landscaping, Rich Thomas -CW Williams Homes, Bob Moore and Darlene McClendon.

PRESS: None

APPROVAL OF MINUTES FROM AUGUST 22, 2016 MEETING: Commissioner Clarington motioned to approve the minutes; Commissioner Mehserle seconded; all in favor and was unanimously approved.

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

OLD BUSINESS

1. #V-16-09 2157 HWY 127.

Chairman Poole asked for a motion to have item moved back to floor for discussion. Commissioner Beeland motioned to move item back on floor for discussion; Commissioner Jefferson seconded motion and it passed unanimously.

Mr. Ken spoke for the variance asking for relief from the tree ordinance in lieu of increased shrubbery for the property located at 2157 Hwy 127.

Mr. Howard reviewed with the Commission the revised plan to have a total of (27) trees on the property, shrubbery, flowering and landscaping. Mr. Howard explained based on the tree ordinance the revised plan was still short by over half, but if the property owners would increase the tree caliber to at least a 5" diameter with shrubbery it would be closer to the required amount of trees per the ordinance.

Commissioner Mehserle motioned to approve the request with the requirement that the landscape plan have an average of 5" caliber trees and the difference/shortage be paid to the tree fund at a reduced 50% difference; Commissioner Yasin seconded; all in favor and was unanimously approved.

PUBLIC HEARING(S)

1. #V-16-20 201 Pebble Stone Place.

Mr. Howard read the applicants' request, which was for a five (5) foot variance to have the house built closer to the road, along with staff responses.

Chairman Poole opened the public hearing at 6:30pm and called for anyone in favor of the request.

Mr. Rich Thomas, CW Williams apologized to the Commission and stated they were at fault as it had been an error and they are asking for the five (5) foot variance to build the home closer to the road, if not CW Williams will have to pay approximately \$2,000.00 to have structure (piping and foundation) moved back five (5) feet. Mr. Thomas noted this is the last home in the subdivision to be built.

Chairman Poole called for anyone opposed; there being none the hearing was closed at 6:35pm.

Commissioner Yasin made a motion to approve the variance as submitted; Commissioner Clarrington seconded; all in favor and was unanimously approved.

2. 1026 Macon Road – Certificate of Appropriateness Appeal

Mr. Howard reviewed the request which was for permission to put up a vinyl coated chain link fencing to provide security to building

Chairman Poole opened the hearing at 6:38pm and called for anyone in favor of the request.

Mr. Bob Moore, Kerri Moore Interiors representative stated he was appealing the denied request to install chain link fencing on the property and noted FOPAS, which is adjacent to his property already has chain link fencing on the building, and was just asking to tidy up the area and secure his wife's business.

Chairman Poole called for anyone opposed; there being none the hearing was closed at 6:45pm.

Mr. Gilmour advised the appeal request from Mr. Moore is to have the fencing moved back 15 ft (not visible from road) with the fencing height at 6ft and with chain link black nylon and further noted passersby would not see the fencing from Macon Road.

Chairman Poole stated he felt this was a slippery slope and may set precedence by approving this request.

Commissioner Beeland made a motion to approve the request to install black vinyl chain link fencing with a height of 6ft; Commissioner Clarrington seconded; motion passed 3 to

2. Commissioners Beeland, Clarington and Yasin voted for approval with Commissioners Mehserle and Jefferson voting no.

NEW BUSINESS

1. Discussion of EIPHS, synthetic stucco, Section 93 Architectural Design Standards.

Mr. Howard reviewed with the Commission and noted synthetic stucco is being used on the exterior of the new bank on Washington Street and other businesses in Perry. Mr. Howard will provide additional information to the Commission. No action required at this time.

2. Final Plat approval for the Woodlands S/D B3 Section 1B.

Mr. Howard reviewed with the Commission stating the last (21) lots in the Woodlands Subdivision have been completed and passed final inspections. Mr. Howard stated the recommendation from staff is to approve the final plat subject to staff, Chairman and City Manager signatures.

Commissioner Mehserle motioned to approve final plat for The Woodlands Subdivision Section 1B per the recommendation of staff and subject to requirements; Commissioner Jefferson seconded; all in favor and was unanimously approved.

ADJOURN: There being no further business Chairman Poole adjourned the meeting at 7:20pm.



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Department of Community Development

MEMORANDUM

TO: Perry Planning Commission

FROM: Daniel Bass, Building Inspector *DWB*

DATE: September 21, 2016

RE: Request Certificate of Appropriateness for changes planned for 807 Washington Street

The owner of 807 Washington Street has requested permission to make changes to one area on his property in the Historical District.

The owner would like to convert an existing screened in porch into a sun room. His plans would only consist of replacing the screen with glass and any framework needed to encase the glass.

No other exterior changes are planned.

The Commission will decide whether the changes being made are appropriate for the Historic District.

If you have any questions I will be at the meeting or you may contact me at the Community Development Department.





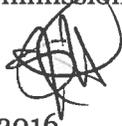




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Department of Community Development

TO: Perry Planning Commission

FROM: Steve Howard 

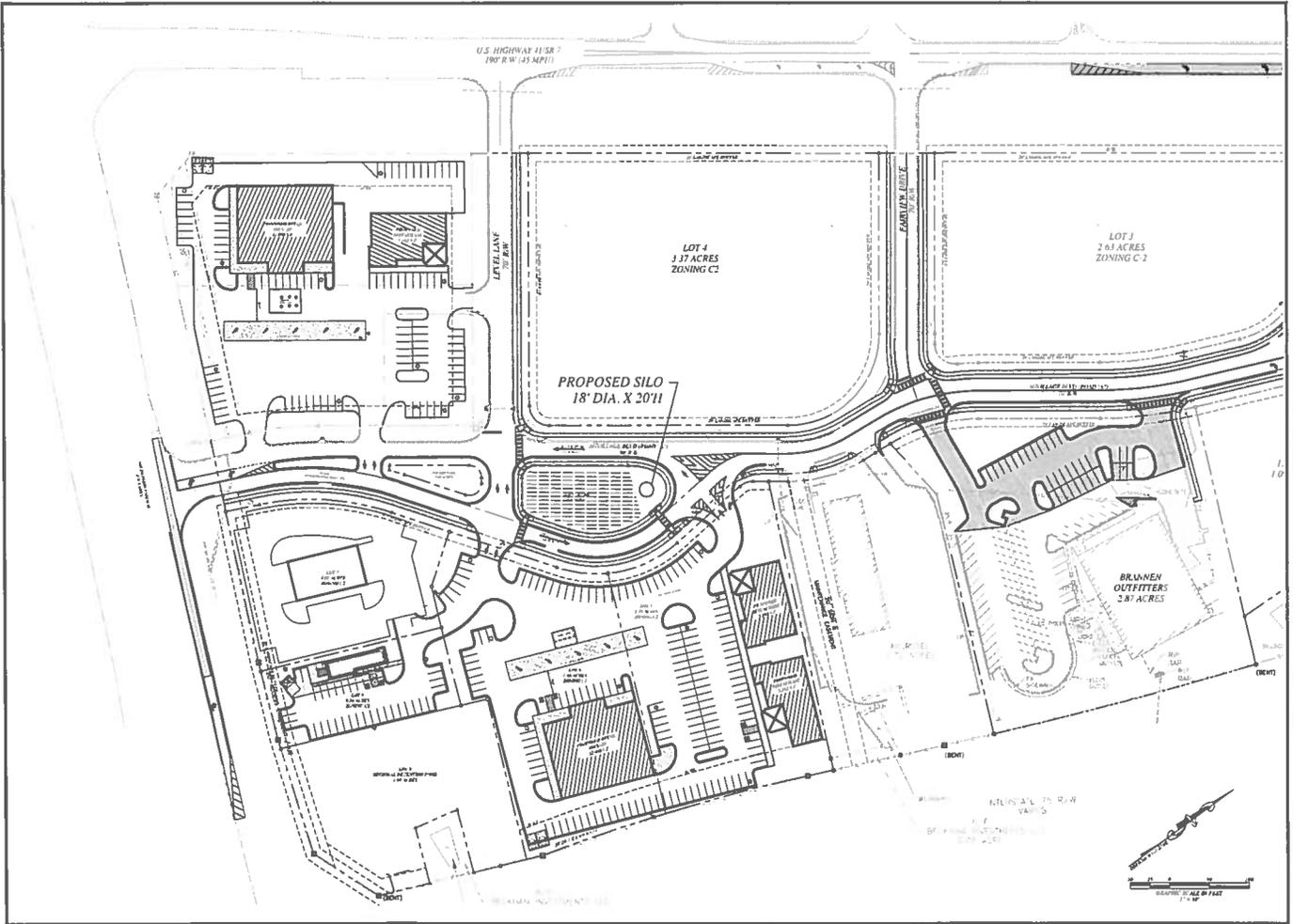
DATE: September 21, 2016

RE: Silo and vineyard on privately owned parcel within the right of way of Ag Village Blvd.

The redesign of Fairview Drive to Ag Village Blvd. created two privately owned islands within the right of way. These two islands were approved as pocket parks. The larger of the pocket park is where our discussion will be centered. This park comprises 0.30 acres or 13,068 square feet. The final plat approval restricted this lot as non-buildable. The Ag Village layout has been provided and an enlarged layout of the pocket park is provided.

The proposal is to create a Grape Vineyard with a silo structure, (photo of silo attached). The purpose of presenting this to the Planning Commission is for the approval of the improvements for the pocket park. Staff has no objections to the proposal, but would like to see conditions placed on the silo. The conditions would be as follows; the Public Safety Department and Public Works Department approve the location of the Silo so as not to create a traffic issue; the silo cannot be used for advertising other than the Ag Village Logo; the silo be allowed to have a maximum of a 30 amp electrical supply for the purpose of having seasonal light display. If the Commissioner's agree to these conditions Staff will get with the two department heads and the owner to approve the placement of the silo. Thanks

P. FORTSON & ASSOCIATES, INC. 1000 W. 10TH ST. SUITE 100, DENVER, CO 80202



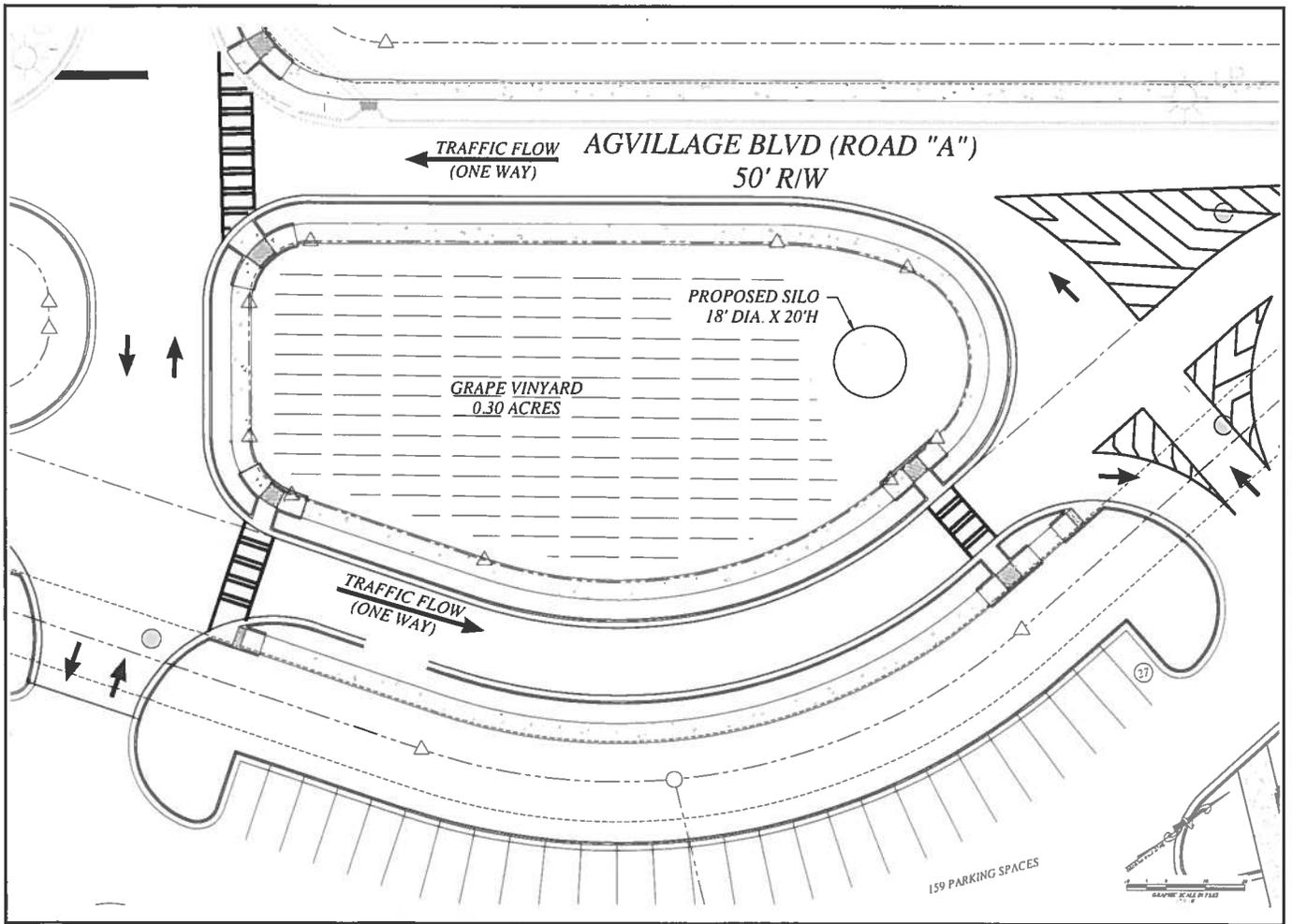
Comulgee Inc.
 1000 W. 10TH ST. SUITE 100, DENVER, CO 80202
 TEL: (303) 733-1111
 FAX: (303) 733-1112

DATE	10/11/01
BY	PLANNING
PROJECT	AGRICULTURAL VILLAGE
SCALE	AS SHOWN

AGRICULTURAL VILLAGE
 PERMIT

Sheet No. **C-0.1**

P:\PROJECTS\14000\14000.dwg 11/11/2014 10:00:00 AM



PROJECT NO. 14000 SHEET NO. C-01 DATE 11/11/2014 DRAWN BY J. W. [unreadable] CHECKED BY [unreadable]	OCMULGEE ENGINEERING & ARCHITECTURE 1000 [unreadable] AVENUE SUITE 100 MARIETTA, GA 30067 (770) 426-1100 www.ocmulgee.com
AGRICULTURAL VILLAGE	
C-01	

