

Perry Planning Commission - Minutes
Monday, August 22, 2016

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

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

STAFF: Christine Sewell – Recording Clerk and Dan Bass – Building Inspector

GUESTS: Chad Bryant, Michael Turner, Bob Blackwell, Donald Young, Marla & Glenn Tankersley.

INVOCATION: was given by Commissioner Williams

APPROVAL OF MINUTES FROM August 08, 2016 MEETING : Commissioner Beeland motioned to approve as amended; Commissioner Clarington seconded; all in favor for approval; with Commissioner Mehserle abstaining as he was not present for discussion on amendment.

ANNOUNCEMENTS : 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-16-08 Ag Village Blvd.

Chairman Poole called for a motion to remove the matter from the table; Commissioner Mehserle motioned to remove the tabled matter; Commissioner Beeland seconded; all in favor and was unanimously approved.

Clarification was provided from staff in follow up from the August 08, 2016 meeting regarding the signs as submitted labeled “C” on the quantity and size. In reviewing the signs submitted for the location staff was able to determine the signs presented for the Brannen Outfitters property would be limited to two pole signs or a combination of one pole and one monument sign. To allow the two “C” signs on this property would require a variance. If a variance was granted it would mean Brannen Outfitters would have two monument signs and one pole sign.

Chairman Poole opened the public hearing at 6:12pm and called for anyone in favor or opposed to the request; there being none the hearing was closed at 6:13pm.

Commissioner Mehserle motioned to recommend approval of the “C” signs as proposed for the Brannen Outfitters property with the condition that any additional signs be brought back to the Planning Commission; Commissioner Yasin seconded; all in favor and was unanimously approved.

PUBLIC HEARING (Planning Commission Decision)

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

Ms. Sewell read the applicants' request which was for a variance to Section 217 Tree Preservation & Replacement Standards, along with staff responses.

Chairman Poole opened the public hearing at 6:17pm and called for anyone in favor of the request. Mr. Chad Bryant with Ocmulgee, Inc. representing the property owner advised the site required mass grading and consisted of undergrowth, scrubs, and pine trees and the current ordinance is unrealistic and would like to see an alternate option for a landscape plan for the entire property that would consist of trees, shrubs, and landscaping enhancements. Mr. Bryant also noted the site will be for a daycare facility and the owners wish not to plant large trees near the playground areas due to safety concerns. Mr. Bryant also advised with an enhanced landscape plan it would allow for the planting of trees and more greenery on the property and furthermore if the charge is imposed for not adhering to the ordinance the owner would not have the full amount of funds allotted for landscaping and could possibly not have any landscaping.

Chairman Poole called for anyone opposed; there being none the hearing was closed at 6:23pm.

Commissioner Clarington inquired if a landscape design will include trees; Mr. Bryant advised it would, but not the 63 trees the ordinance requires.

Commissioner Clarington motioned to table the application to allow for the submittal of a landscape plan for review and consideration; Commissioner Beeland seconded; all in favor and was unanimously approved.

INFORMATIONAL HEARING (Planning Commission Recommendation)

1. #R-16-03 - Walker Farm Subdivision

Ms. Sewell read the applicants' request which was for an alteration to the standards for the existing Planned Unit Development (PUD) #10 to allow for the remaining (13) lots to have the condition removed for a rear entry driveway only, along with staff responses.

Chairman Poole opened the public hearing at 6:40pm and called for anyone in favor of the request. Mr. Blackwell, the applicant reiterated the request and explained the history of the subdivision and noted the lots are small and felt an option should be for front or rear entry driveways from the boulevard for the remaining (13) lots. Mr. Blackwell noted there are some impracticalities with the subdivision and he is currently having trouble finding someone to build out the remaining lots.

Mr. Young the subdivision association president addressed the board and noted the rear driveway is required for the spill out onto the boulevard. The size of the lots are a third of an acre and a larger lot would be needed for rear driveways to be practical with the current lot sizes.

*Commissioner Yasin left at 7:00pm.

Mrs. Marla Tankesley had no opinion for or against, but was concerned with stormwater runoff; staff advised this was not a matter before the board and would have the department contact her in regards to her concerns.

There being no further comment the public hearing was closed at 7:07pm.

Commissioner Mehserle voiced concern that rear driveways were done so as not to affect the traffic flow on the boulevard. Commissioner Clarington questioned whether the lot size could be increased to eliminate the problem.

Commissioner Mehserle motioned to recommend denial of the application as submitted to Mayor & Council; Commissioner Beeland seconded; all in favor with Commissioner Clarington opposed; resulting vote was 3 to 1 for denial.

2. PLDO Amendment Appendix B – Downtown Development District – Architectural and Signage Control Standards for Certificate of Appropriateness (COA)

Ms. Sewell advised the changes were brought forth due to a change in procedure for the issuance of COA's which is currently being done by the Economic Development Department, but will shift back to Community Development.

Chairman Poole opened the public hearing at 7:25pm for comments for or against; there being none the public hearing was closed at 7:26pm.

Commissioner Williams motioned to recommend approval of PLDO amendment as submitted to Mayor and Council; Commissioner Clarington seconded; all in favor and was unanimously approved.

3. PLDO Amendment Section 46 – Downtown Development District Certificate of Appropriateness (COA)

Ms. Sewell advised the changes were brought forth due to a change in procedure for the issuance of COA's which is currently being done by the Economic Development Department, but will shift back to Community Development.

Chairman Poole opened the public hearing at 7:28pm for comments for or against; there being none the public hearing was closed at 7:29pm.

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

4. PLDO Amendment Article XV Soil Erosion and Sedimentation Control

Ms. Sewell advised per the Georgia Erosion & Sedimentation Act, Local Issuing Authorities must amend their ordinances within twelve months of any amendment to the act and the amendment reflects the changes.

Chairman Poole opened the public hearing at 7:30pm for comments for or against; there being none the public hearing was closed at 7:31pm.

Commissioner Clarington motioned to recommend approval of PLDO amendment as submitted to Mayor and Council; Commissioner Beeland seconded; all in favor and was unanimously approved.

ADJOURN: there being no further business to come before the board the meeting was adjourned at 7:34pm.