

Perry Planning Commission
Minutes- November 28, 2016

CALL TO ORDER: Chairman Poole called the meeting to order at 6:02pm.

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

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

GUESTS: Mr. Davis Cosey, Mr. Bob Moore, Mr. Ed Chapman, Mr. Donnie Free, and Mr. Scott Free.

INVOCATION: was given by Commissioner Clarington

APPROVAL OF MINUTES FROM November 14, 2016 MEETING : Commissioner Clarington motioned to approve as submitted; Commissioner Mehserle seconded; all in favor and was unanimously approved.

*Commissioner Jefferson arrived at 6:09pm.

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-16-14 1028 Macon Road, 1005 & 1007 First Street, and 1019 Carroll Alley

Ms. Sewell read the applicants' request which was for a variance to Section 93.1.10 Architectural Standards of the PLDO for the design of fences and walls, along with staff responses.

Chairman Poole opened the public hearing at 6:08pm and called for anyone in favor of the request. The applicant Mr. Davis Cosey reiterated the request and advised it was proposed for a black vinyl chain link fence on the FOPAS property (1028 Macon Rd.) and a chain link fence at First Street and Carroll Alley. Mr. Cosey also advised the materials will be compatible with that of adjacent parcels, replace the existing wooden fence and close the drive lane at the end of Perry Drug Company and remove the bollards that are being used now as a barrier.

Chairman Poole called for anyone opposed. Mr. Lee Gilmour on behalf of the City stated whatever type of fence is being proposed for the church the zoning does not allow it, however, if the board could review as a security issue as had been done with the Moore's property, it was noted the Main Street Design Committee was opposed, but the City was neutral. In regards to the FOPAS request, Mr. Gilmour advised it was not being installed for security purposes, but to house animals and in the C-3 zoning district the location does not allow for operation of the business to be done outside.

There being no further comments the hearing was closed at 6:14pm.

Chairman Poole inquired if only chain link was not allowed; Mr. Gilmour advised it was not, but wooden or picket fences were permissible. Commissioner Mehserle requested clarification not

only is the fencing an issue, but the use of the FOPAS property; Mr. Gilmour advised it was, but the commission was only discussing the matter of the variance request regarding the fencing.

Mr. Cosey inquired if there could be a compromise on the fence as he had looked at First Presbyterian Church which is aluminum tubing with a powder coated finish; he has contacted the vendor for an estimate. Mr. Cosey would like to propose this type of fencing on First Street, black chain link on Carroll Alley by the sidewalk like the church property with the top rail turned down with the prongs.

The board asked Mr. Cosey why the church did not have a representative at the meeting. Mr. Cosey advised he is making the request on their behalf after speaking with their facilities board and obtaining approval for the fencing he is putting up, which is in exchange for the use of some of their property. Mr. Gilmour advised the City had no objection to the type of fencing on the church property and advised the board it appeared the reasoning behind the variance was to house animals at the FOPAS location outside on the property. Mr. Cosey stated the area was not for housing animals, but as an area for the dogs to be let out at certain times throughout the day. Mr. Gilmour noted there was no issue if the animals were outside for a limited period of time and noted the fence was not presented as an issue of security as it had been in the Moore's case. Commissioner Mehserle noted the memo received from the Main Street Design Committee and his opinion on their decision and there may be a misunderstanding with the City and FOPAS on their operations and more clarity was perhaps needed.

Commissioner Jefferson motioned to table the matter until the applicant could provide further information; Commissioner Mehserle seconded; all in favor with Commissioner Yasin opposed; resulting vote was 3 to 1 for tabling the matter until the December 12, 2016 meeting.

Commissioner Yasin called for a motion for discussion on alternatives on the fencing. Commissioner Jefferson denied the request and the motion to remove from the table failed.

2. Appeal of PLDO Section 106.15.3 Billboards
1500 Sam Nunn Blvd. /1508 Sam Nunn Blvd. /200 Kellwood Drive

Mr. Gilmour advised Mr. Donald Free came before Council regarding this matter and requested no action because of a potential sale on the property(s). Mr. Gilmour noted the commission needed to be consistent in its' enforcement.

Chairman Poole opened the public hearing at 7:11pm and called for anyone to speak on the matter. Mr. Donald Free advised the former BP Station at 1508 Sam Nunn Blvd. is under contract and has a closing date of May 31, 2017 unless there is an extension.

Mr. Scott Free advised on the sign at 200 Kellwood Drive he would like more time to work with the current tenant to propose signage for it. Commissioner Yasin advised he works at Choo Choo Building Mart which occupies the property and he would like to reach out to their marketing department on this.

Mr. Gilmour noted 1508 Sam Nunn Blvd was given an extension by the City until May 31, 2017 which there was no objection to, but by that time there should be something in it. Furthermore, an unlimited time frame was not acceptable.

Mr. Donald Free requested a longer time frame on 1500 Sam Nunn Blvd. as this was an expensive pole sign and to remove was not beneficial for him or a potential buyer.

Commissioner Yasin motioned to extend the time frame for compliance to January 1, 2018 for 1500 Sam Nunn Blvd; Commissioner Clarington seconded; all in favor and was unanimously approved.

NEW BUSINESS

1. Final plat approval Hawk's Nest

Commissioner Clarington motioned to approve the final plat for Hawk's Nest contingent upon staff approval; 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 7:40pm.