

Planning Commission
Minutes - January 14, 2019

CALL TO ORDER: Vice Chairman Clarington called the meeting to order at 6:08pm.

ROLL CALL: Vice Chairman Clarington; Commissioners Burkart, Coody, and Griffis were present. Chairman Edwards, Commissioners Jefferson and Mehserle were absent.

STAFF: Bryan Wood – Community Development Director, Ashley Hardin – Economic Development Director, Chad McMurrin – Lead Engineering Technician, and Christine Sewell

GUESTS: Scott Cox, Deborah Cox, Darlene McLendon, Rob Tuggle, Dan Perdue, George Peake, and Rebecca Moody.

INVOCATION: was given by Vice Chairman Clarington

APPROVAL OF MINUTES: December 10, 2018 meeting: Commissioner Burkart motioned approve as submitted; Commissioner Coody seconded; all in favor and was unanimously approved.

ANNOUNCEMENTS:

Vice Chairman Clarington referred to the Campaign Notice, per O.C.G.A. 36-67A-3 and to please silence cell phones

NEW BUSINESS:

INFORMATIONAL HEARING: (Planning Commission recommendation)

- A. #R-18-09 –905 Jernigan Street; Rezone from M-2 to C-3

Mr. Wood read the applicants' request which was for the rezoning of the property from M-2, Industrial District to C-3, Central Business District, along with staff responses.

Vice Chairman Clarington opened the public hearing at 6:12pm and called for anyone in favor of the request. Ms. Rebecca Moody, purchaser of the property reiterated the request and advised it would be office space for her expanding law practice. Mr. George Peake, realtor agreed with the request and noted it had been used in the past as offices.

Vice Chairman Clarington called for anyone opposed; there being none the hearing was closed at 6:15pm.

Mr. Wood advised the current owner of the property Interfor had contacted them and they have no issue with the zoning change, but wanted to be certain it would not impact their operations in the future.

Commissioner Burkart motioned to recommend approval of the application as submitted for rezoning from M-2 to C-3; Commissioner Coody seconded; all in favor and was unanimously recommended for approval.

PUBLIC HEARING: (Planning Commission decision)

A. #V-18-06 – 900 Carroll Street; Variance to allow expansion of a nonconforming sign

Mr. Wood read the applicants' request which was for a variance to increase the size of a nonconforming sign, along with staff responses. Mr. Wood further noted in 2011 the City issued a permit to install the projecting "Coffee Cup Restaurant" sign which currently exists on the subject property. A memorandum from Michael Beecham, former Director of Community Development, indicates DDA standards at the time allowed signs to project eight feet from a building, and that the "Coffee Cup" sign met Perry Land Development Ordinance regulations.

The existing sign projects approximately seven feet from the building. (The sign is approximately six feet wide and there is about one foot between the building and the sign.) Current sign regulations in the Land Management Ordinance restrict signs to a projection from a building of not more than five feet. Therefore, the existing sign is a legal nonconforming sign.

The current LMO regulations do not establish a maximum square footage for projecting signs. However, projecting signs are grouped with wall and awning signs, which have a maximum square footage of one square foot for each linear foot of building frontage. The property would be allowed to have a sign on each street frontage, approximately 26 square feet on the Carroll Street side, and approximately 68 square feet on the Ball Street side. The existing projecting sign is 18 square feet. A three square foot addition is being requested and the Chamber would be utilizing the existing sign, changing the sign front and adding Visitor Information.

Vice Chairman Clarington opened the public hearing at 6:23pm and called for anyone in favor of the request. Mrs. Darlene McLendon, Chamber President reiterated the request and noted in the current ordinance the preservation of the historical character which the Chamber promotes, along with economic development meets the intent of the ordinance.

Vice Chairman Clarington called for anyone opposed; there being none the hearing was closed at 6:25pm.

Vice Chairman Clarington inquired if having visitor information on the sign would affect the Perry Area Convention & Visitors Bureau (PCVB). Mrs. McLendon advised it would not as they are tasked with marketing the community and if visitors were sent downtown the Chamber wants to be a point of contact for them and they support the PCVB. Commissioner Burkart inquired if the Chamber will promote all city businesses and not just Chamber members. Mrs. McLendon advised they are marketed to serve tourist attractions.

Commissioner Griffis motioned to approve as submitted; Commissioner Coody seconded; all in favor and was unanimously approved.

B. Design and Specifications Manual which includes:

- Purpose
- Construction Specification for Gravel Parking Surfacing, January 8, 2018
- Access (Curb Cuts) to Perry Parkway, December 10, 2018
- Standards for Pedestrian Lighting, April 2, 2015

- Receptacles for Poles, April 2, 2015
- Stormwater Local Design Manual, October 18, 2005
- Stormwater Management Requirements in Downtown Development Overlay District, November 21, 2006
- Perry Branch Watershed Special District Requirements, August 15, 2006
- Langston Road Special District Requirements, June 19, 2007
- Stormwater Utility Credit Technical Manual, July 2013
- Water and Sanitary Sewer Standard Specifications, May 2018
- Managing Floodplain Development in Approximate Zone A Areas, Section III, FEMA, July 1995

Mr. Wood advised the supplement is to the Land Management Ordinance and the Commission is responsible for approving modifications to the document. The Commission adopted the Design and Specifications Manual at its February 2018 meeting. While there is not a procedure for adoption, staff believes that the Commission should hold a public hearing on the document. The Commission held a public hearing last year, but staff did not provide public notice of that meeting. We are asking the Commission to re-adopt the entire Design and Specifications Manual following a public hearing. Notice of the January 14, 2019 hearing was properly published in The Houston Home Journal. One item has been added since which is the color of fire hydrants to be determined with different colors for private and public.

Mr. Chad McMurrian, Lead Engineering Technician provided an overview on the documents and how it came about and answered questions from the Commission.

Commissioner Griffis motioned to adopt as submitted; Commissioner Coody seconded; all in favor and was unanimously adopted.

OTHER BUSINESS: Mr. Wood advised the road standards are still being worked on. The Boards & Committees appreciation dinner was rescheduled to January 31st.

ADJOURN: there being no further business to come before the Commission the meeting was adjourned at 6:45pm.