

Perry Planning Commission
Minutes- March 12, 2018

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

ROLL: Chairman Edwards; Commissioners Burkart, Clarington, Jefferson, Coody, Mehserle, and Poole were present.

STAFF: Bryan Wood – Community Development Director and Christine Sewell – Recording Clerk

GUESTS: Darrell Holder, Carl Lumpkin, Doris Kelley, James Marquardt

INVOCATION: was given by Commissioner Poole

APPROVAL OF MINUTES: February 12, 2018 meeting : Commissioner Burkart motioned to approve as submitted; Commissioner Mehserle seconded; all in favor and was unanimously approved.

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

PUBLIC HEARING

1. V-18-01 - 655 Ball Street

Mr. Wood read the applicants' request which was to allow for a variance to reduce the front setback on Jernigan Street from 50' to 19.6", along with staff responses which noted the building addition should not extend beyond the existing concrete pad as was shown on plat dated February 26, 2018.

Chairman Edwards opened the public hearing at 6:07pm and called for anyone in favor of the request. The applicant, Mr. Holder reiterated the request and advised he would be utilizing the building for additional storage and an office. Chairman Edwards called for anyone opposed; there being none the public hearing was closed at 6:09pm.

Commissioner Mehserle inquired of staff the purpose of the front setback; Mr. Wood advised it was due to the property being fronted on three sides by a public street.

Commissioner Mehserle motioned to approve the request as submitted, along with the condition that the building addition shall not extend beyond the existing concrete pad as shown on the plat of the property prepared by Jones Surveying Company dated February 25, 2018; Commissioner Poole seconded; all in favor and was unanimously approved.

INFORMATIONAL HEARING (Planning Commission recommendation)

1. SE-18-01 - 1414 Swift Street

Mr. Wood read the applicants' request which was for a special exception to allow for an adult day care with some overnight accommodations, along with staff responses.

Chairman Edwards opened the public hearing at 6:19pm and called for anyone in favor of the request. The applicant, Mrs. Kelley advised the use would be more like a respite care home available on an as needed basis two to three days a week. She advised she currently has a personal care home at 1400 Swift Street and has seen a need for this service. Chairman Edwards called for anyone opposed; there being none the hearing was closed at 6:21pm.

Discussion ensued with the Commission and Mrs. Kelley. Commissioner Clarington inquired if the State of Georgia would have to approve; Mrs. Kelley advised no as funding was not being sought from the State. Commissioner Poole asked how often overnight visits would be done; Mrs. Kelley advised only if needed, as it was her intention to have the facility as a day care center to allow for families of those using the service to be able to run errands, etc. and know their loved one is looked after. Commissioner Mehserle voiced concern regarding traffic and pulling out onto Swift Street; Mrs. Kelley advised a circular driveway would be done. Commissioner Coody inquired on the capacity of participants; Mrs. Kelley advised no more than eight and could be less depending on the requirements of the fire marshal. Commissioner Burkart asked if there were standards of care required; Mrs. Kelley advised there would be and it was her intention to have no Alzheimer's or dementia participants and the being service provided for 55 years old and up.

Commissioner Clarington motioned to recommend approval of the application as submitted to Mayor and Council with the following conditions: 1) The Special Exception shall be limited to an adult day care facility for up to four persons, with occasional overnight accommodations for up to four persons at a time; 2) The Special Exception shall be limited to the applicant, Doris Kelley, and is not transferrable; 3) The applicant shall provide to the City Department of Community Development a copy of the applicable State of Georgia license(s) prior to issuance of a Certificate of Occupancy; and 4) No sign advertising the business shall be posted or displayed on the property; Commissioner Jefferson seconded; all in favor and was recommended approval.

2. R-18-01 - Airport Road

Mr. Wood read the applicants' request which was for the annexation of Airport Road right-of-way and annexation and zoning designation of M-2, Industrial District for adjoining parcels. Mr. Wood further noted the Airport Road right-of-way from existing city limits north to intersection with Buckeye Road and seven adjoining parcels, which included one City parcel and six Perry Houston County Airport Authority parcels.

Chairman Edwards opened the public hearing at 6:40pm and called for anyone in favor or opposed to the request. Mr. Marquardt, Airport Manager advised he and the authority were in full support of the request. There being no further comments the hearing was closed at 6:42pm.

Commissioner Poole motioned to recommend approval of the application as submitted to Mayor and Council; Commissioner Coody seconded; all in favor and was recommended approval.

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