

Perry Planning Commission
Minutes - June 11, 2018

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

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

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

GUESTS: Chris West, Javan Frazier, Jennifer & Robert Folsom, Bryan Braun, Gail Albrecht, and Tyler Graybar.

INVOCATION: was given by Commissioner Coody

APPROVAL OF MINUTES May 07, 2018 meeting: Commissioner Burkart motioned to approved as submitted; Commissioner Jefferson 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 turn cell phones off.

OLD BUSINESS

- 1). #V-18-02 106 Windermere Circle

Mr. Wood advised the request was tabled from the last meeting to allow City staff to meet with the property owner and perhaps find an alternate solution for the setbacks for an accessory structure.

The City's Lead Engineering Technician met with the applicant on-site and determined that a 10-foot encroachment into the existing drainage easement would not hinder drainage provided pipes are placed under the building and the swale is re-routed behind the building. The 20-foot easement will remain in place to ensure proper maintenance. A building permit will be required, at which time the City will review the details of the drainage plan. While the applicant is no longer requesting a reduction of the side setback from 5' to 0', he is requesting some relief. Staff believes that a reduction of up to one foot would be appropriate, given layout of the driveway and location of the mechanical equipment enclosure.

Commissioner Burkart motioned to approve based on City staff recommendation; Commissioner Jefferson seconded; all in favor and was unanimously approved.

NEW BUSINESS – none

PUBLIC HEARING – none

INFORMATIONAL HEARING (Planning Commission recommendation)

- 1). # SE-18-04 605 Woodland Drive

Mr. Wood read the applicants' request which for a special exception to allow for a residential business, along with staff responses. Vice Chairman Clarington inquired if the applicant was present; they were not. Commissioner Coody motioned to table the matter until the July 09, 2018 meeting; Commissioner Jefferson seconded; all in favor and was unanimously approved.

2). #R-18-05 2100 Main Street

Mr. Wood read the applicants' request which was for the rezoning and annexation of the parcel from Houston County R-AG to City of Perry, C-2, General Commercial District, along with staff responses.

Vice Chairman Clarington opened the public hearing at 6:19pm and called for anyone in favor of the request. Mr. Chris West staff attorney for Teramore Development reiterated the request and advised a 9100 square foot Dollar General would be constructed and noted the building will adhere to the City's design standards and would be similar in exterior finishes as the store on Macon Road.

Vice Chairman Clarington called for anyone opposed. Mr. Javin Frazier a resident of the area was concerned with the increased traffic and potential for accidents with the current road structure as it is already hazardous with the amount of traffic currently. The area currently does not have any businesses nearby and with the construction of a retail store there will be the potential for light pollution, crime and a decrease in property values

Mrs. Jennifer Folsom was also concerned with the increase in traffic and noted the applicant states there would be a low impact of traffic and felt this was untrue.

There being no further comments Vice Chairman Clarington closed the public hearing at 6:27pm.

Vice Chairman Clarington inquired of the area residents on the current traffic conditions and was advised it was heavy and they voiced concerns on the potential for accidents. Vice Chairman Clarington asked Mr. West which direction the traffic comes from. Mr. West advised Hwy 341 which is a state route and they have already meet with the Georgia Dept. of Transportation (GDOT) and there will be a deceleration lane that will be extended with a center turning lane to the site. Mr. Wood noted the applicant will have to seek approval from GDOT as Hwy 341 is a state route. Mr. Folsom voiced concern that the center turning lane would be directly in front of his residence and would create a hardship for exiting his property. Mr. West advised GDOT reviews the public safety aspect and will determine what is required. . Mr. West also addressed the comment on store lighting pollution and advised it would be downward lighting and would not interfere with the residences and typical store hours are 8am to 9pm. Commissioner Coody requested clarification on the façade; Mr. West again referred to the store on Macon Road and that a parapet wall would be on the front and back to hide the rooftop heating and air units. Commissioner Burkart inquired of Mr. West if the entire thirty acres was purchased or a portion. Mr. West advised only the two acres from Mr. Charles Ayer was purchased.

Vice Chairman Clarington inquired if any thought was given to locating the store further down Perry Parkway; Mr. Graybar advised no as there is a median on Perry Parkway whereas on Hwy 341 there was full ingress and egress access.

Mr. Wood advised the Commission was only deciding the zoning classification of the property not the use and reread the staff report and responses for the criteria of a rezoning application.

Commissioner Coody motioned to recommend approval of the application as submitted to Mayor & Council for the rezoning of the subject property as C-2; Commissioner Jefferson seconded; all in favor and was unanimously recommended for approval.

OTHER BUSINESS – none

ADJOURN: there being no further business to come before the Commission the meeting was adjourned at 7:02pm.