

**Perry Planning Commission
Minutes- July 09, 2018**

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

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

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

GUESTS: Lora Ennis, Megan & Richard Brent, Mike & Elizabeth Baker, Catherine & Alex Padgett, David Richardson, Selecia Young-Jones, Trisha Nelson, Lillian Ann Barrett, Gloria Stykes, April & Chris Palmer, Lee Souter, Bo Sammons, Dianna McConnell, and Jim Lay.

INVOCATION: was given by Commissioner Clarington

APPROVAL OF MINUTES June 11, 2018 meeting: Commissioner Burkart motioned to approved as submitted; Commissioner Clarington 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 to please turn cell phones off.

PUBLIC HEARING

OLD BUSINESS

- 1). #S-18-04 605 Woodland Drive - tabled from June 11, 2018 meeting

Commissioner Clarington motioned to remove the matter from the table for the public hearing; Commissioner Burkart seconded; all in favor and was unanimously removed from the table.

Mr. Wood read the applicants' request which was for a special exception to allow for a residential business for pet grooming, along with staff responses. Staff recommended approval with the following conditions: The Special Exception shall be limited to a Residential Business conducted for pet grooming only; The Special Exception shall be limited to the applicant, Catherine and Alex Padgett, and is not transferrable; The applicant shall comply with the provisions of Section 4-4.3 of the Land Management Ordinance regarding Home Occupations and Residential Businesses, all applicable local, state and federal laws and regulations; and No sign advertising the business shall be posted or displayed on the property.

Chairman Edwards opened the public hearing at 6:07pm and called for anyone in favor of the request. Mr. Alex Padgett the applicant reiterated the request. Chairman Edwards called for anyone opposed; there being none the hearing was closed at 6:10pm.

Commissioner Coody inquired how many pets are done daily; Mr. Padgett advised 6-8 with a maximum of 10; their service is provided for animals that do not do well in large commercial settings. Chairman Edwards asked how advertising was done; Mrs. Padgett advised only appointments were taken.

Commissioner Clarrington motioned to recommend approval of the application as submitted along with staff conditions to Mayor & Council; Commissioner Coody seconded; all in favor and was unanimously recommended for approval.

NEW BUSINESS

2). #V-18-03 Northeast Corner of Hampton Court and Smith Drive

Mr. Wood read the applicants' request which was for a variance to increase the parking above the maximum for a 76 room hotel with no restaurant or conference facilities, along with staff responses.

Chairman Edwards opened the public hearing at 6:15pm and called for anyone in favor of the request. Mr. David Richardson, architect for the project advised he had reviewed the staff report provided with the client and they are willing to decrease the number of spaces to 80, as those would be primarily for staff of the hotel. Mr. Richardson also advised they will provide 13 spaces on the rear of the site for permeable paving for stormwater and will increase the landscaping in that area.

Chairman Edwards called for anyone opposed; there being none the hearing was closed at 6:22pm.

Commissioner Mehserle motioned to dismiss the application as submitted based on the owners' willingness to comply with current regulations; Commissioner Burkart seconded; all in favor and was unanimously approved for dismissal.

3). #V-18-04 100 Marshallville Road

Mr. Wood read the applicants' request, which was for a variance from various design standards in the Form Based Code, along with staff responses for the development of a farmers market as an interim use of the property. Staff recommended approval with the following conditions: The structure(s) erected on the subject property and used as a farmers' market shall substantially conform to the design, materials, and colors of the structure presented in photographs submitted with the application; The variance is granted for structures used as part of a farmers' market only; All structures erected on the property as part of a farmers' market shall be removed when use of the property as a farmers' market ceases; and Vehicular access to Larry Walker Parkway shall not be permitted.

Chairman Edwards opened the public hearing at 6:25pm and called for anyone in favor of the request. Ms. Young-Jones owner of the property provided a letter of support from the Georgia Dept. of Agricultural for the property and a brief history of the use of the property that has been in her family for decades. The use for a farmers' market will serve a need for the area and will be done tastefully as in the pictures provided of a similar market in Cordele that the tenant will run.

Mrs. Trisha Nelson – had previously operated a farmers' market on the property for 10-12 years and is in support of the proposal.

Mrs. Lillian Ann Barrett – is in support of the proposal as it will be good for the area and an asset to the community.

Mrs. Gloria Stykes – is in support of the project

Mr. Lee Souter – will run the proposed market and intends for it to be a similar setup to the one he has in Cordele; the market will have more than just fruit and vegetables, it will include cheese, jams, Georgia grown products, etc.

Chairman Edwards called for anyone opposed; there being none the hearing was closed at 6:40pm.

Commissioner Clarington inquired on the layout for the Perry location; Mr. Souter advised it would be similar to the one in the pictures provided. Mr. Wood advised the pictures for the Cordele market show numerous sign and noted the City's regulations would govern the allowable amount and it would not be as much as shown. Ms. Young-Jones stated the location would be named Picket Fence Produce.

Commissioner Burkart motioned to approve of the application as submitted, along with staff conditions and to include one paved handicap parking space and signage to be within the current ordinance; Commissioner Coody seconded; all in favor and was unanimously approved.

INFORMATIONAL HEARING (Planning Commission recommendation)

- 1). R-18-06 2019 Hwy 41 (Macon Rd)

Mr. Wood asked the case be tabled until the August 7, 2018 meeting to allow staff to gather additional information. Commissioner Clarington motioned to table the case until August 7, 2018; Commissioner Coody seconded; all in favor was unanimously tabled.

- 2). R-18-07 1401 Swift Street

Mr. Wood read the applicants' request which was for the rezoning of the property from R-3, Multi-Family Residential District to OC, Office Commercial District, along with staff responses. Mr. Wood advised the applicant proposes to use the property as a law office.

Chairman Edwards opened the public hearing at 6:49pm and called for anyone in favor. Mr. Bo Sammons, the applicant advised he has been practicing law for 30 years in Warner Robins and has outgrown his current location and intends not to change the character of the property, will decrease signage currently on the property, and reduce foot traffic as his primary client is a state agency which takes him out of the office on a consistent basis and he may see twenty clients a week. Mr. Sammons further stated the area is already encroached with commercial consisting of a church, service station, liquor store, and personal care home. He further stated if the use of a law office was allowed under a special exception under the current zoning the change should be compatible for a small law office.

Chairman Edwards called for anyone opposed.

Ms. Megan Brent – is concerned if approved the area has the potential to become overrun with commercial and it should remain as residential to preserve the integrity of the neighborhood.

Ms. Elizabeth Baker – the edges of the historic district are currently eroded with commercial and the area is seeing a rebirth of sorts with older homes being purchased and renovated by young families.

Ms. Dianna McConnell – reminded the board they had approved a rezoning on Third Street for commercial use and it remains vacant and feels there are other areas in the City more suitable for commercial use, but not in the historic district.

Mr. Jim Lay – felt the area should remain historical and not allow commercial uses.

Ms. Lora Ennis – the current owner of the property advised she runs a music school from the location and has nearly 100 students on a weekly basis and has outgrown the location and she cannot move the studio until it has been sold and knows that Mr. Sammons will preserve the historic integrity of the property.

Mr. Mike Baker – is opposed to the request, but felt if the applicant lived in the house the use as a special exception is acceptable.

There being no further comments the public hearing was closed at 7:19pm.

Commissioner Burkart asked for clarification on the uses allowed under the current zoning classification; Mr. Wood advised if the current zoning remains a commercial use is not permissible. Chairman Edwards requested clarification on uses allowed with a special exception request; Mr. Wood reviewed.

Commissioner Clarrington voiced concern that the historic district over the last few years been changed and not in a favorable way and was concerned with the encroachment of commercial in the district. Commissioner Mehserle agreed and felt the area needed specific guidance to maintain its' integrity.

Commissioner Clarrington made a motion to recommend denial to Mayor & Council of the application as submitted; Commissioner Mehserle seconded; all in favor and was unanimously recommended for denial.

3). Land Management Ordinance Text Amendment Section 4-1.2 revision and addition of Section 2-2.3

Mr. Wood read the text amendment which was for all new multi-family residential uses be allowed only by special exception. This will allow City Council to evaluate the appropriateness of each proposed development in relation to its specific site. Staff further recommends adding a provision for neighborhood meetings in general, and a requirement that an applicant for multi-family residential development conduct a neighborhood meeting. The proposed text for neighborhood meetings proposes that neighborhood meetings can be a useful tool to work out potential issues prior to consideration of an application by the City. Except for multi-family residential development, which would be required to hold a neighborhood meeting, these meetings are only encouraged for other applications. The amendment provides procedures for an applicant to follow in preparing for, noticing, and conducting a neighborhood meeting.

Chairman Edwards opened the public hearing at 7:33pm and called for anyone in favor or opposed to the request; there being no comments the hearing was closed at 7:35pm.

Commissioner Mehserle felt meeting the developers prior would be a useful tool and a benefit for residents so there is a clear understanding of what is being done.

Commissioner Coody motioned to recommend approval of the amendment as submitted to Mayor & Council; Commissioner Clarington seconded; all in favor for recommended approval.

ADJOURN: there being no further business to come before the Commission the meeting was adjourned at 7:43pm.