COMMERCIAL DEVELOPMENT

1. ***Pre-Application Review*** – The developer should meet informally with Community Development staff for advice and assistance. Sketches and drawings showing the existing conditions and the proposed layout may be submitted to determine where the plans do not comply with the Perry Land Development Ordinance (PLDO). There is no charge for the pre-application review.

2. ***Plans*** – Submit seven (7) copies of the Erosion Control and Sedimentation Plan, Stormwater Management Plan, Site Plan, Landscape Plan, Tree Conservation Plan and three (3) copies of the Hydrology Study. If the Landscape Plan and Tree Conservation Plan are done separate from the other plans, the city only needs three (3) copies. These plans will be reviewed for compliance with local and state regulations. There is a fee, based on the disturbed acreage, associated with the review of the development plans.

3. ***Land Disturbance Permit*** – Required of any land disturbing activity.

   Land Disturbance Permit Process

   1. The permit application must be submitted to the Community Development Department along with the Erosion Control and Sedimentation Plan.
   2. The Plan is sent to the Ocmulgee River Soil and Water Conservation District for review.
   3. Once approved, a permit is issued and land-disturbing activity may commence.
   4. The Land Disturbance Permit fee is $40.00 per acre for the city and $40.00 per acre for the state.

4. ***Architectural Plans*** – Plans for the actual construction of the building must be reviewed prior to issuance of the Building Permit. The city staff will check these plans for compliance with local codes. Any building larger than 5,000 square feet must have architectural plans completed by a registered architect. Buildings less 5,000 square feet must submit plans but they do not have to be stamped by a registered architect.

5. ***Building Permit*** – A building permit is required before construction can begin on any structure greater than 120 square feet. A single permit covers all aspects of the construction: building, mechanical, electrical, and plumbing.

Building Permit Fee	$7.25/thousand dollar construction value
Minimum	$40.00

   The Community Development Department will inspect different aspects of the construction. Please call the department for details concerning when inspections are required.

6. ***Certificate of Occupancy*** – Once site development is complete a Certificate of Occupancy (CO) is issued. The structure cannot be occupied before the CO is issued. All aspects of the construction (paving, construction, landscaping, etc.) must be complete prior to occupancy.

REQUIRED DEVELOMENT PLANS

Tree Preservation and Replacement Plan – A plan depicting the required trees for the project property. Fifteen (15) units of trees per acre are required of all projects. One unit does not necessarily equal one tree. If existing trees are to be counted toward the requirements a tree inventory and survey must be performed showing the protected trees.

Erosion and Sedimentation Control Plan – This plan shows all devices and techniques to be used to control soil erosion. It must be submitted and approved prior to issuance of a Land Disturbance Permit.

Landscape Plan – This plan shows all required landscaping of parking areas and buffers. The types and numbers of all plant material must be depicted on the plan. Landscape Plans are only required on commercial and industrial projects. This plan may be shown as part of the Site Plan if space permits.

Site Plan – The Site Plan depicts the development of the site as a whole. The footprint of the building, parking areas, driveways, property lines, utilities, etc. is shown on the plan. The Site Plan may contain other plans as space permits.

Stormwater Management Plan – This plan shows all elements associated with stormwater. A Hydrology Study by a licensed professional engineer is required as part of the Stormwater Management Plan for commercial projects.

Architectural Plan – This plan shows all the construction details of the building. A building larger than 5,000 square feet must be stamped by a Georgia licensed architect.

Contact Information:

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