

**Perry Planning Commission  
Agenda  
Monday, May 09, 2016  
6:00pm  
Perry City Hall – Council Chambers**

**CALL TO ORDER**

**ROLL**

**INVOCATION**

**APPROVAL OF MINUTES FROM April 25, 2016 MEETING**

**ANNOUNCEMENTS**

The Campaign Notice, per O.C.G.A. 36-67A-3

Please turn cell phones off

**OLD BUSINESS**

**NEW BUSINESS**

- 1). 807 Washington Street residential historic district review
- 2). Plat approval – The Woodlands of Houston Phase 3 Section No. 1

**PUBLIC HEARING** (Planning Commission Decision)

**INFORMATIONAL HEARING** (Planning Commission recommendations to City Council)

- 1). #SE-16-01 1906 Tucker Road

**OTHER MATTERS**

**ADJOURN**

**Perry Planning Commission  
Minutes - April 25, 2016**

**CALL TO ORDER:** Chairman Poole called the meeting to order at 6:06pm

**ROLL:** Chairman Poole; Commissioners Beeland, Clarington, Jefferson, Mehserle, Williams, and Yasin were present.

**STAFF:** Lee Gilmour – City Manager, Robert Smith – Economic Development Director, Daniel Bass – Building Inspector, and Christine Sewell – Recording Clerk.

**GUESTS:** Mr. Dean Frith, Mrs. Mary Hart, Mr. Vernon Parker, and Mr. Edward Wrobel.

**INVOCATION:** was given by Commissioner Clarington

**APPROVAL OF MINUTES FROM April 11, 2016 MEETING :** Commissioner Jefferson motioned to approve the minutes as submitted; Commissioner Mehserle seconded; all in favor and was unanimously approved.

**ANNOUNCEMENTS**

The Campaign Notice, per O.C.G.A. 36-67A-3; Chairman Poole referred to the notice and to please turn cell phones off.

**NEW BUSINESS**

1). Sutton Place Subdivision – Conservation Use Amendment

Staff advised and as per information provided request was to modify the density of the lots. The proposal before the board was to add a depth of 20 feet to each platted lot on Sutton Drive. This would involve 23 lots and a total of 27,600 square feet of conservation space; this would allow lots 23-34 and 61-71 to be increased in size to 7200 square feet instead of their current size of 6000 square feet. If the request is approved the density per acre for the subdivision will continue to be 2.55 dwellings per acre and the conservation space become 49.366%; it was noted the original approval was for a 2.9% density and 50% conservation space.

Mr. Dean Frith addressed the board and advised he was making the request to provide a more marketable product for home buyers and revitalize the dormant subdivision. The homes provided are 1578 to 1609 square feet with a fenced in yard. It was noted 20feet on the backyard was the end request and the lots would be 60 x 20. Mr. Dan Bass advised the board the request would only effect 2/3 of an acre overall.

Commissioner Yasin motioned to allow the requested density per acre as submitted; Commissioner Clarington seconded; all in favor and was unanimously approved.

**OLD BUSINESS**

1). #V-16-03 1001 North Davis Drive

Chairman Poole called for a motion to remove the item from the table for discussion. Commissioner Beeland motioned to remove the case from the table for discussion; Commissioner Mehserle seconded; all in favor and was unanimously approved.

Chairman Poole opened the public hearing and called for anyone in favor of the request; there being none

Chairman Poole called for anyone opposed. Mr. Parker and Mr. Wrobel both residents in the area were opposed due to the location and traffic congestion already in the area. There being no further comments the public hearing was closed at 6:26pm.

Chairman Poole referred to the memo received from Administration outlining additional research provided which referenced the 1967 Council decision to allow the sign currently in place, the notation and regulations that the parcel is in an overlay zone – Neighborhood Commercial which allows for either a pole or monument sign and if any other type was requested a variance would then be necessary.

Commissioner Mehserle motioned to deny the request as submitted as the applicant was offered the opportunity in good faith to provide an alternative design for the area; Commissioner Jefferson seconded; all in favor and was unanimously approved.

PUBLIC HEARING (Planning Commission Decision)

INFORMATIONAL HEARING (Planning Commission recommendations to City Council)

OTHER MATTERS

1). Update on City Strategic Plan and Capital Improvement Projects – City Manager

Mr. Smith provided the updated copy of the City Strategic Plan and noted the plan is the guiding factor for the City over the next ten years and action items have been updated to reflect progress.

Mr. Gilmour provided and reviewed a monthly report the board would now be receiving on City Capital Improvement projects.

2). Review definition in current Sign Ordinance

Mr. Gilmour advised there was no clear definition in the sign ordinance regarding illumination. Mr. Gilmour noted illumination refers to a sign that has some type of lighting on it and/or illuminated on the inside or digital. An example from a recent variance was provided. Some general questions and discussion arose with the concurrence of the board that illumination on or for signs does not include reader messages on the sign's surface, but does include any graphics, displays, eye catcher's etc. as well as signs back/overhead/side/ground lighting.

3). Perry Brand – Mr. Smith provided an update on the City's new brand.

ADJOURN: there being no further business to come before the board the meeting was adjourned at 7:26pm.

# City of Perry

1211 Washington Street  
P.O. Box 2030  
Perry, Georgia 31069



[www.perry-ga.gov](http://www.perry-ga.gov)

478-988-2720  
Telephone

478-988-2725  
Telefax

## MEMORANDUM

**TO:** Perry Planning Commission  
**FROM:** Daniel Bass, Building Inspector *OWB*  
**DATE:** April 28, 2016

**RE:** Request Certificate of Appropriateness for repairs planned on 807 Washington Street

The owner of 807 Washington Street has requested permission to make repairs to two areas on his property in the Historical District.

The first repair is to apply a black silicone product to the steel roof of the main house to help preserve the steel and add to the aesthetics of the structure. This product will be applied like paint and will have the same look as paint. The roof appears to have originally been black.

The second repair is to a detached carport with an adjoining accessory structure. A permit was issued for the carport to be built in 1984 therefore it is not part of the original main house. The owner wishes to replace the weathered T-11 siding on the accessory structure with vinyl siding as close as possible to the color of the main structure.

No other exterior changes are planned.

The Commission will decide whether the changes being made are appropriate for the Historic District.

If you have any questions I will be at the meeting or you may contact me at the Community Development Department.

## Dan Bass

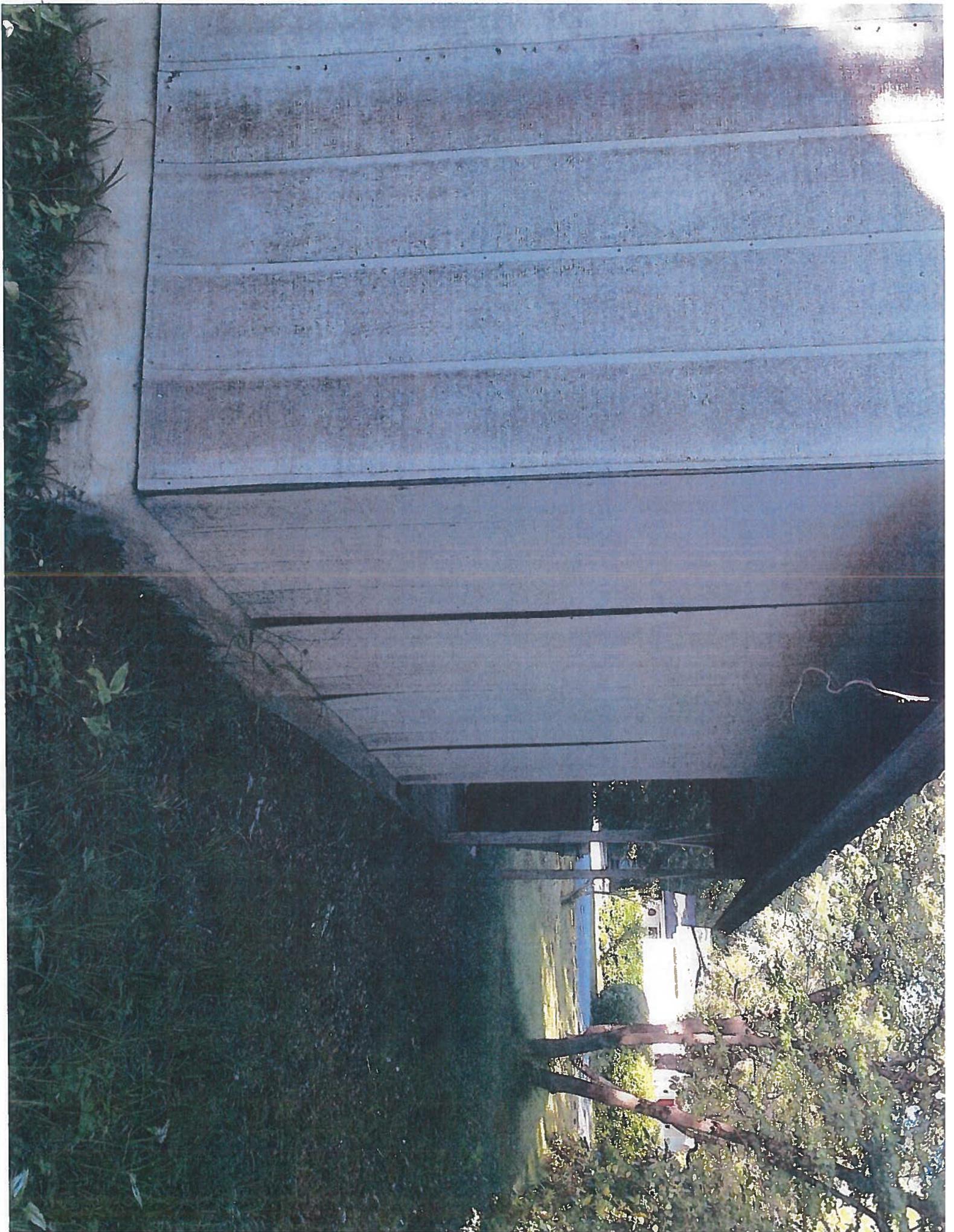
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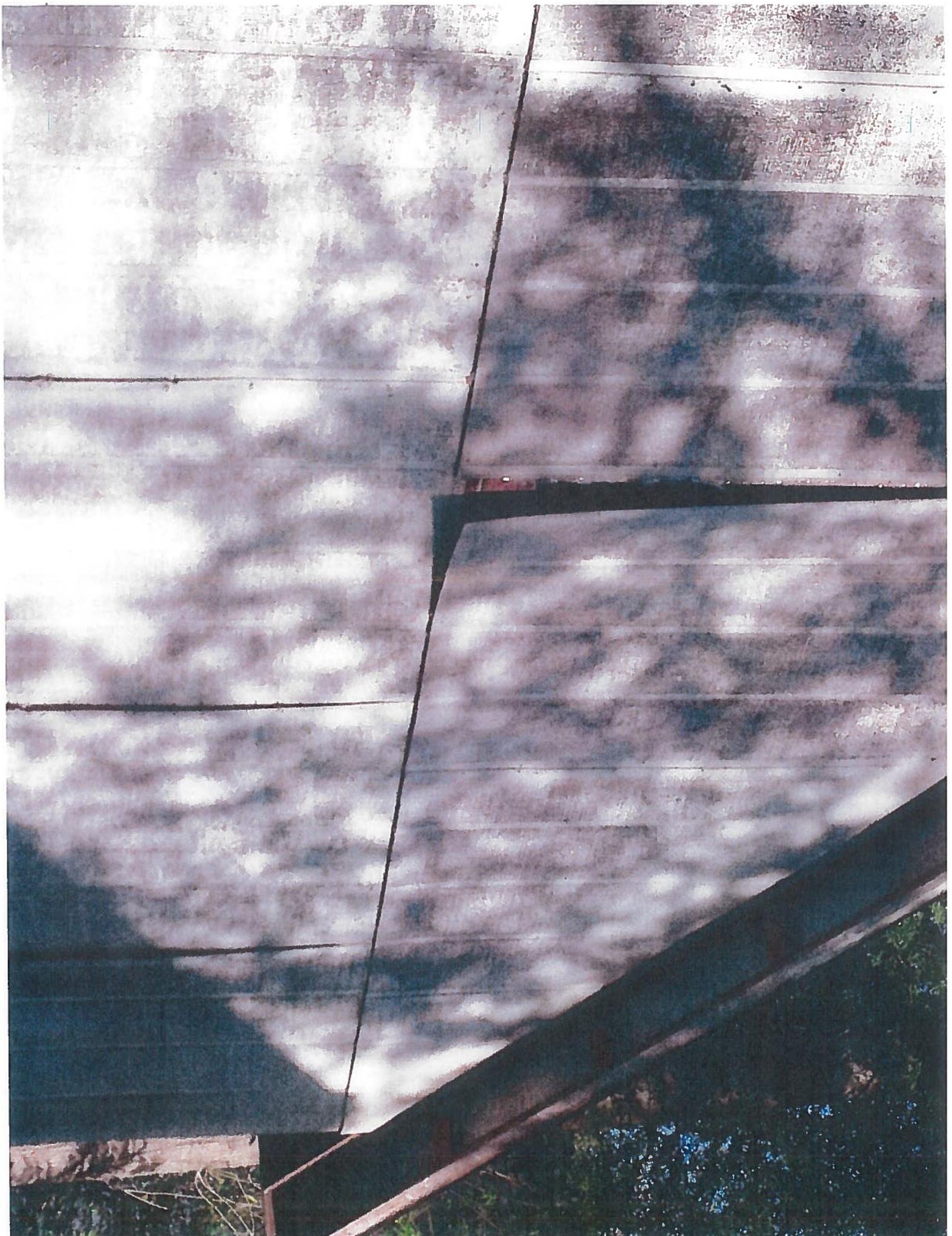
**From:** Jim Lay <kjimlay52@gmail.com>  
**Sent:** Friday, April 22, 2016 4:37 PM  
**To:** dan.bass@perry-ga.gov  
**Subject:** 807 Washington Carport repair & improvements  
**Attachments:** 807 Washington Carport South Wall Exterior.jpg; 807 Washington Carport West Wall Exterior.jpg; Est\_30059972\_from\_AWT\_Construction\_LLC\_9992-Carport.pdf; 20160419\_115240-Carport Siding Brochure.jpg

Dan,

For the carport at 807 Washington (not an original structure), we want to repair badly weathered and "damaged" grooved plywood siding with vinyl. I have attached pictures showing where the plywood has pulled away from the structure and paint is badly weathered. There is a fair amount of repair that has to occur to the building before siding can be replaced regardless of what we use. I have also attached AWT estimate and an e-brochure representing the siding we will use. Not sure of the specific color yet but it will be as close as possible to the color of the main house structure including the trim. All doors and windows presently installed will remain and be repainted once the siding is replaced.

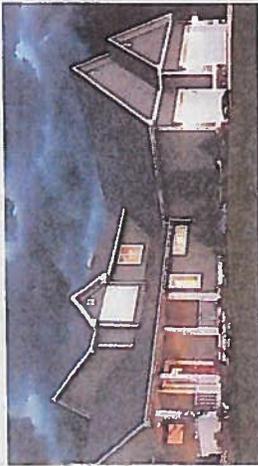
Respectfully submitted,  
Jim Lay  
(478) 737-6532



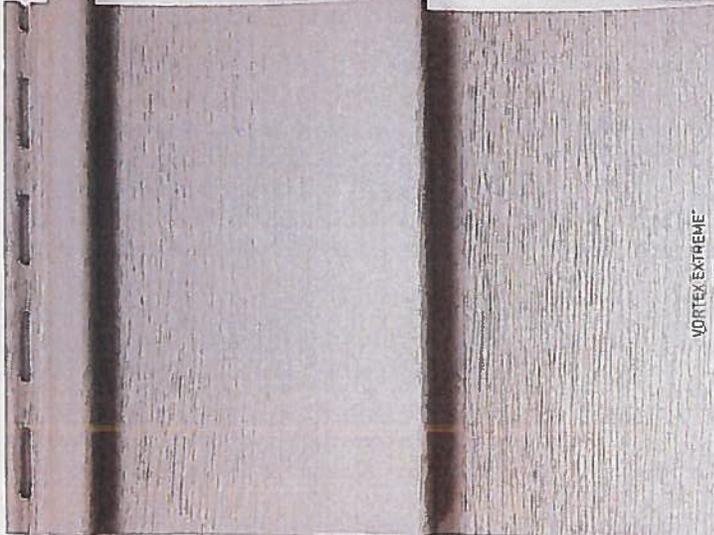
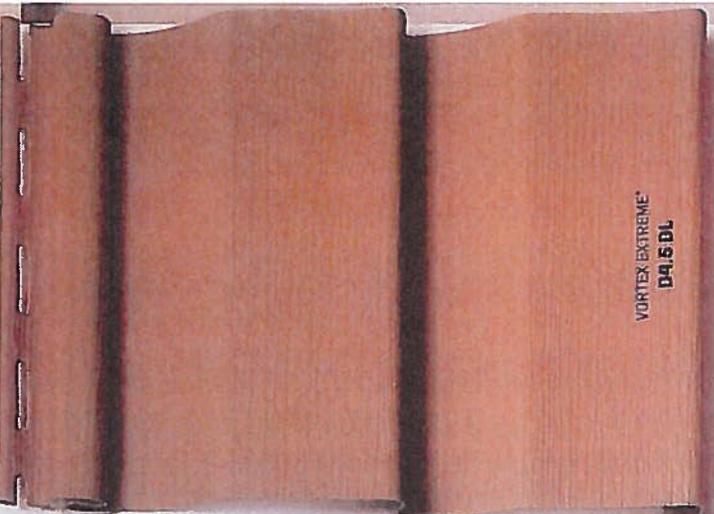


# VORTEX EXTREME™

VARIFORM  
by PLY GEM



Ex Extreme D4 - Amber 27225A



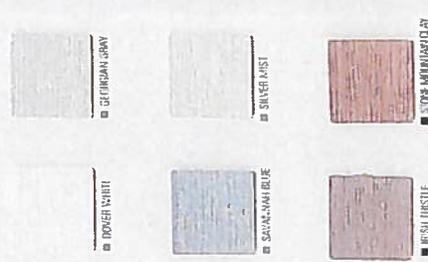
## WEATHER WARRIOR™ TECHNOLOGY MAKE MOTHER NATURE CRY UNCLE

- Reverse roll-over nail hem has a unique patent-pending design that allows for expansion and contraction but holds fast in extreme conditions
- Curved "bow echo" design of the Triple Bow™ Locking System withstands winds up to 225 mph\*
- "Spring-loaded" center lap design helps hold panels together so seams stay tight
- Color-through technology ensures color is embedded throughout the panel, so your siding looks great year after year
- 0.46" Panel thickness provides strength and rigidity
- Broad color palette includes classic colors and rich, dramatic Scenic Scapes® colors with Permahue™ color enhancer



■ AUBURN BRICK ■ CLASSIC CHALK ■ SAGEBIRD ■ WASH HUSTLE ■ WHITE ■ LIGHT CELERS ■ PERMAHUE ■ CLASSIC CHALK ■ SAGEBIRD ■ WASH HUSTLE ■ WHITE ■ LIGHT CELERS ■ PERMAHUE

### SCENIC SCAPES®



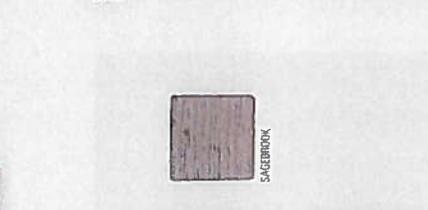
■ ISLAND PEAK ■ SPANISH OLIVE ■ SILVER MIST ■ STONE MOUNTAIN CLAY ■ INDIAN WHITE ■ SCANDINAVIAN BLUE ■ WASH HUSTLE ■ WASH HUSTLE

### SCENIC SCAPES®



■ BAYOU ■ BRIARWOOD ■ MEDITERRANEAN PALM ■ PEWTER ■ SAGEBROOK ■ BAYOU ■ BRIARWOOD ■ MEDITERRANEAN PALM ■ PEWTER ■ SAGEBROOK

### CEDAR



■ COASTAL BLUE ■ HEARTSTONE BIONDI ■ NORTHERN OAK ■ REVERE ■ COASTAL BLUE ■ HEARTSTONE BIONDI ■ NORTHERN OAK ■ REVERE

\*See website at 733 and 825.596

\*Color is approximate and may vary slightly from actual product. Color may vary due to lighting and viewing angle. Color may vary due to lighting and viewing angle.

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VARIFORM.COM

**AWT Construction**  
 2639 US Hwy 41 N  
 Fort Valley, GA 31030

**Estimate**

Date	Estimate #
4/16/2016	30059972

Customer Name and Address
James L Lay 807 Washington Street Perry, GA, 31069

**Angie's list**



3% processing fee for all credit cards

Customer E-mail	Customer Phone	Customer Alt. Phone	Project
slaytoo@gmail.com; sportkat@winds...	988-1217	478-918-7400	
Description			Total
Repair any rotten wood we find then Install Varifom's Vortex extreme vinyl siding 4.5" Dutch Lap, 16'8" length, .046 gauge.			2,200.00
Install Premium vinyl vented boxing with aluminum custom formed fascia boards.			1,408.00
Install premium solid vinyl soffits in ceilings.			990.00
Cover existing beam with vinyl and coil stock.			420.00
Thank you! We appreciate your business!!!			<b>Total</b> \$5,018.00

I, Jim Lay accept the above proposal and authorize all work to be performed. I understand that payment is due in full on completion.

X \_\_\_\_\_ Date

**You may cancel this transaction at any time prior to midnight of the third business day after the date of this**

Phone #	Fax #	E-mail	website	Rep	We look forward to working with you! Check out our website for samples
478-988-8312	478-988-3760	wayne@awtvinyl.com	www.awtvinyl.com	AWT	

## Dan Bass

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**From:** Jim Lay <jimlay52@gmail.com>  
**Sent:** Friday, April 22, 2016 4:18 PM  
**To:** dan.bass@perry-ga.gov  
**Subject:** 807 Washington Main Structure  
**Attachments:** 807 Roof-1.jpg; 807 Roof-2.jpg; Silicone Roof Coating.doc; Est\_30059973  
\_from\_AWT\_Construction\_LLC\_9992.pdf

Dan,

Here we plan to simply have the roof of the main house painted. It is a steel roof with a textured/tiled pattern. Reference the two attached pictures showing surface discoloration. The new coating will be a silicone product and black. See the attachments (2) for both the contractor estimate of \$12,000 and a copy of product details. Once again, except for possible repairs as needed prior to the coating process, no changes are going to be made to the original roof and the coating will be black....., as it once was.

Respectfully Submitted,  
Jim Lay  
(478) 737-6532



## **AWT 807 Washington St., Perry, GA Proposed Silicone Roof Coating – Specification**

### **THE LAST ROOF COATING YOU'LL EVER NEED.**

**GacoRoof 100% Silicone Roof Coating is designed as a protective coating to seal and repair existing roofs and permanently protect against leaks, permanent ponding water, and the damaging effects of severe weather.**

**GacoRoof is the only coating on the market that stands up to permanent ponding water without bubbling, peeling or breaking down. It will stay flexible and maintain adhesion, even under permanent ponding water or snow pack. GacoRoof will not require a recoat. Do it once and you're done.**

**Roof coatings made with acrylics, urethanes or asphalt soften under the stress of ponding water or snowpack. Eventually, these roof coatings will bubble and peel away from the substrate, leaving your roof vulnerable to leaks, rot, and decay. However, GacoRoof's 100% silicone formulation is designed to stand up to whatever the elements dish out. Silicone will withstand areas of ponding water without softening, bubbling or peeling from the substrate. Acrylic, urethane and asphalt roof coatings decompose and wear away from the stress of harsh sunlight, UV rays, and freeze-thaw cycles.**

- **100% silicone roof coating**
- **50 Year limited Warranty when applied properly**
- **Provides waterproof protection**
- **Stands up to permanent ponding water without bubbling, peeling, or breaking down**
- **Stays flexible and maintains adhesion**
- **Unlike other coatings that require recoating every 3 to 5 years, GacoRoof only needs one coating**
- **Coverage: 100 square feet per gallon per coat. One 5-gallon pail covers 250 Square feet of roof with 2 coats.**
- **Applying Temperature: Do not apply in temperatures below freezing, above 120°F (49°C) or if rain is expected within 2 hours.**
- **Thinning: Product should not be thinned.**
- **Dry time: Allow 1st coat to dry thoroughly, between 3-12 hours depending on climate, before applying the 2nd coat.**
- **Storage Stability: Three years from date of manufacture when stored in unopened containers between 40°- 85°F (4°-29°C).**
- **Clean up: Application tools and equipment can be cleaned with 100% Pure Mineral Spirits. DO NOT USE WATER OR RECLAIMED SOLVENTS.**
- **For Gaco in COLORS - [CLICK HERE](#)**
- **Ideal for metal roofs, fiberglass, cap sheets, torch down, composite roofs, aged asphalt roofs, concrete roofs, barrel tile, urethane foams, flat roofs, mobile homes, RV's and Campers.**
- **Not for use on 3-tab asphalt or architectural shingles**

**If you're thinking about replacing your aging roof, think again. Renew your weathered roof with GacoRoof. It can be applied to virtually any surface, including flat roofs, to create a seamless membrane that seals and protects against the elements.**

**This will be Black in Color! The same color as the roof is at this time.**



# STAFF REPORT

**CASE NUMBER: SE-16-01**

**APPLICANT:** Phil Gentry, tenant; Martin O. Meadow, owner

**REQUEST:** A special exception to allow for a cattle operation in an R-2 zoning classification

**LOCATION:** 1906 Tucker Road

**ADJACENT ZONING/LAND USES:**

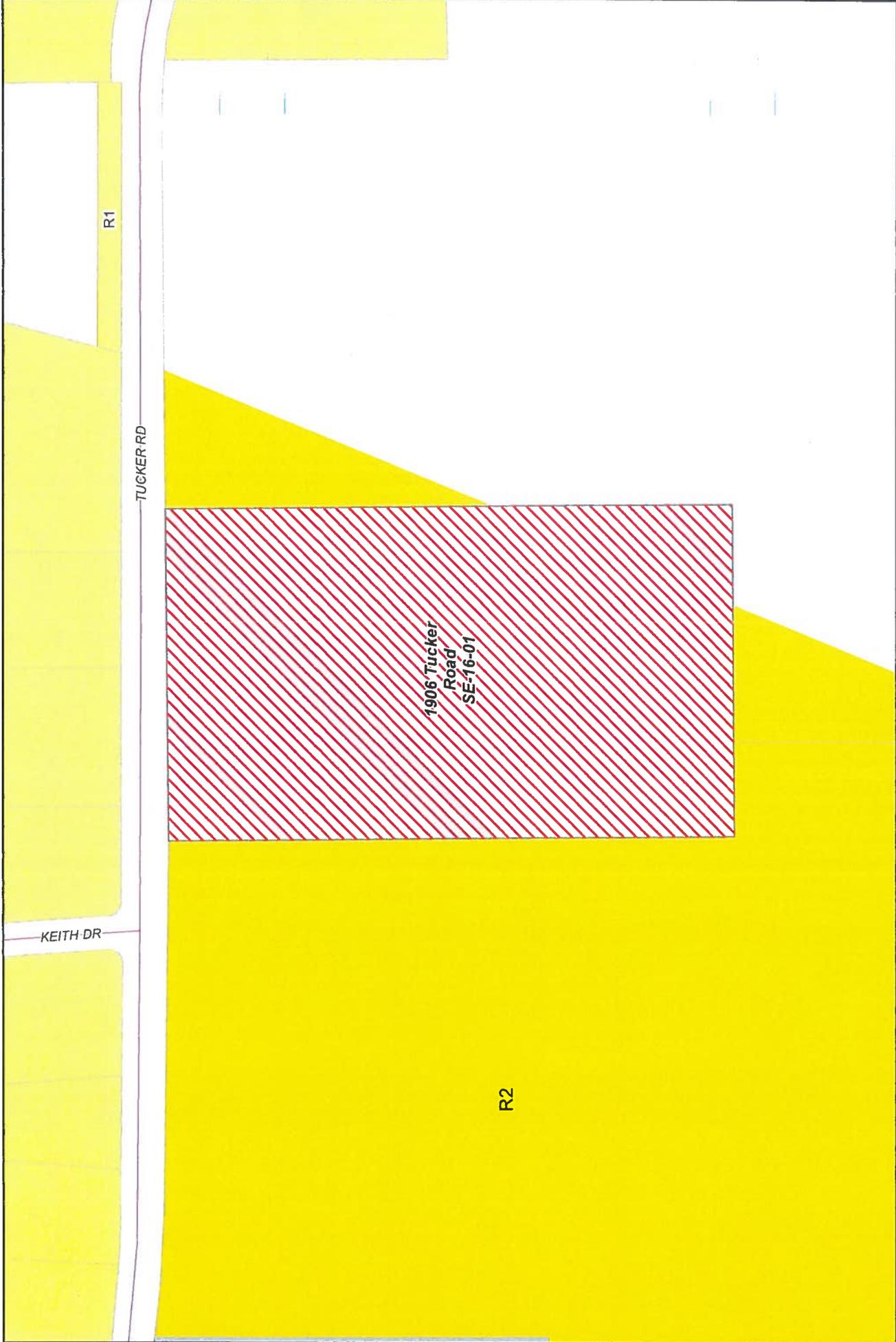
Parcel: R-2	Single Family Dwelling and Vacant Acreage
North: R-1	Single Family Dwellings and vacant Acreage
South: HC-RAG	Vacant Acreage
East: HC- RAG	
West: R-1	Single Family Dwellings

**STANDARDS FOR SPECIAL EXCEPTIONS:**

1. *Does the Special Exception follow the existing land use pattern?* The requested use is allowed in the current zoning classification by Special Exception
2. *Will the Special Exception have an adverse effect on the Comprehensive Plan?* No
3. *Will adequate fire and police protection be available?* Yes
4. *Will the proposed use be of such location, size, and character that it is not detrimental to surrounding properties?* The site encompasses 60 plus acres but will be restricted to the pasture area which has 18 acres of useable space
5. *Will the use interfere with normal traffic, pedestrian or vehicular, in the neighborhood?* There will be no interference with current condition.
6. *Will the use result in an increase in population density overtaxing public facilities?* There will be no density increase.
7. *Will the use create a health hazard or public nuisance?* The use should not create a health hazard or public nuisance.
8. *Will property values in adjacent areas be adversely affected?* There should be no adverse effect to property values.
9. *Are there substantial reasons a permitted use cannot be used at this property?* There are no substantial reasons a permitted use cannot be used at this property.

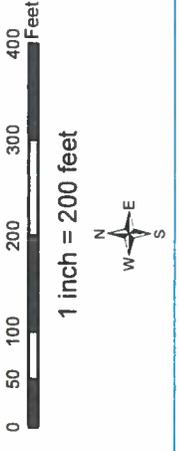
**REQUEST ANALYSIS:** The request is to allow a cattle operation on vacant lands that cross jurisdictional boundaries. The portion of this tract of land under single ownership of the Meadows family that is in Houston County Jurisdiction is zoned RAG. This parcel encompasses 350 acres. The parcel in the City of Perry encompasses 70 acres, 18 of this is open grass land on which the proposed operation intends to use in addition to the land in the County.

**STAFF CONCLUSIONS:** The request is to operate a cattle operation on lands leased from the Meadows Family. Since a portion of those lands are in the City of Perry, the PLDO requires Special Exception approval. See sections 80.2.3. Uses permitted as special exception by the Council; Section 80.1.3 also. There should not be any more than 18 cattle at any given time on the portion that is in the City. The pasture area is 18 acres in size. The PLDO requires one acre of land per animal; Section 80.1.3 (8). The request is reasonable and should not have adverse effect on adjacent properties.



# City of Perry Zoning Review

Case: SE-16-01



**Legend**

C3	M2	R2
LC	GU	OC
C1	IN	PUD
C2	M1	R1
		R3
		RAG
		RMH