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Perry Planning Commission - Agenda
Monday, June 27, 2016

CALL TO ORDER

ROLL

INVOCATION

APPROVAL OF MINUTES FROM June 13, 2016 MEETING

ANNOUNCEMENTS

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

Please turn cell phones off

PUBLIC HEARING (Planning Commission Decision)

INFORMATIONAL HEARING (Planning Commission Recommendation)

- 1). PLDO Amendment Section 71.5 Site Requirements
- 2). PLDO Amendment Section 86.1.1 Use Table Key
- 3). PLDO Amendment Section 106.10 Exemptions from Sign Permit Requirements

OLD BUSINESS

NEW BUSINESS

- 1). Recommendation to Administration on Historic Period for City

OTHER MATTERS

ADJOURN

Perry Planning Commission - Minutes
Monday, June 13, 2016

CALL TO ORDER: Chairman Poole called the meeting to order at 6:05pm

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

STAFF: Lee Gilmour – City Manager, Dan Bass – Building Inspector, and Christine Sewell – Recording Clerk.

GUESTS: Mr. Wes Williams, Mr. Rob Tuggle, Mr. Bill Nigel, Mr. Tom Hodges, Mr. Jeff Lang, and Mrs. Carrie James.

INVOCATION: was given by Commissioner Mehserle

APPROVAL OF MINUTES FROM May 09, 2016 MEETING : Commissioner Jefferson motioned to approve the minutes as submitted; Commissioner Clarington seconded; all in favor and was unanimously approved.

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

PUBLIC HEARING (Planning Commission Decision)

1). #V-16-07 650 Pine Ridge Street

Ms. Sewell read the applicants' request which for a variance to the lot size requirement for an R-1, Single Family Residential District classification, along with staff responses.

Chairman Poole opened the public hearing at 6:08pm and called for anyone in favor of the request. Mr. Rob Tuggle on behalf of the applicant reiterated the request and advised it was for a storage building. Chairman Poole called for anyone opposed; there being none the hearing was closed 6:12pm.

Commissioner Beeland motioned to approve the application as submitted; Commissioner Yasin seconded; all in favor and was unanimously approved.

INFORMATIONAL HEARING (Planning Commission Recommendation)

1). #R-16-01 NW Corner of Mack Thompson Road and U.S. Hwy 41

Ms. Sewell read the applicants' request which for a rezoning and annexation of 5.30 acres from Houston County R-1 & C-1 Districts to City of Perry C-2, General Commercial District, along with staff responses. Chairman Poole opened the public hearing at 6:16pm and called for anyone in favor of the request. Attorney Bill Nigel representing the applicant Teramore Development advised the request was made so the site could tie into City utilities and the proposed development would be for a Dollar General and the application met the standards required. Chairman Poole called for anyone opposed; there being none the hearing was closed at 6:20pm.

Commissioner Yasin inquired if the entire site would encompass the store; Mr. Nigel advised it would not; the approximate 9100 square foot building would be on the north end of the property with the southern portion marketed for future retail development.

Commissioner Yasin motioned to recommend approval to Mayor and Council of the application as submitted for the rezoning and annexation; Commissioner Mehserle seconded; all in favor and was unanimously approved.

NEW BUSINESS

- 1). Review and approval of the final plat for Legacy Park Phase II – a portion of Section 1 and all of Section 2

Ms. Sewell advised staff has inspected and approval was recommended. Commissioner Mehserle motioned to approve the plat as submitted; Commissioner Jefferson seconded; all in favor and was unanimously approved.

- 2). 604 General Courtney Hodges Blvd. – relief of Design Committee decision

Mr. Bass advised the Design Committee when reviewing the exterior design finish recommended a row of barrier trees on the southwest corner of the property to ensure the roof of the building was shielded when traveling Courtney Hodges Blvd. into downtown; clarification was being requested if needed and for a species and the number of trees. Mr. Hodges with Teramore Development advised they had no objection to planting trees and noted they own the adjacent property which has several large established trees that will not be disturbed for fifteen years as per their corporate lease. Mr. Hodges also provided a copy of the landscape plan for review and requested clarification on the type of tree and quantity to be planted.

Commissioner Yasin motioned to approve the landscape plat as noted with the planting of five American Sycamore trees or similar be planted on the southwest corner of the building; Commissioner Mehserle seconded; all in favor and was unanimously approved.

- 3). Discussion of use table in form based code for General Courtney Hodges Blvd. corridor

Mr. Gilmour provided the use table from the recently adopted form based code with suggested amendments on various uses. In reviewing Administration was recommending approval as the intent was for the best and most viable options be available for the redevelopment/development of property on the corridor. Commissioner Mehserle recommended proceeding with the form based code use table as provided; Commissioner Jefferson seconded; all in favor and was unanimously approved.

- 4). Discussion of examining areas in the City for form based code

Mr. Gilmour was requesting input on the next area for consideration for possible form based code and Administrations' recommendation is Perry Parkway. The Commission agreed and discussion ensued among the board on the areas of the parkway that should be considered. Commissioner Mehserle motioned to recommend to Mayor & Council consideration of form based code on Perry Parkway from Hwy 341 to Old Thompson Road and to include the intersections on both sides; Commissioner Beeland seconded; all in favor and was unanimously approved.

OLD BUSINESS

1). Parking lot improvements

Mr. Gilmour provided for consideration review of Administrations' recommendation of hard surface paving requirements from previous discussions. It was being recommended hard surface paving requirements be removed if the following: 1) Property is located in a district other than C-2, No parking in front of structure, At least ten feet paved drive from intersections with street for all access points, proper base gravel or equal parking lot, no service trucks (i.e. solid waste) use parking area. Additionally gravel or equal parking area may be allowed by special exception if: Parcel is not in C-1 or C-2 districts, site will not be active four out of seven days in standard week, all access points have paved driveway no less than ten feet from intersection with street, and no service trucks use parking area. Mr. Gilmour advised intent of changes was encourage preservation of older structures being converted to other uses and reduction of stormwater sheetflow management. Commissioner Jefferson motioned to proceed with Administrations' recommendation; Commissioner Clarrington seconded; all in favor and was unanimously approved.

ADJOURN; there being no further business to come before the board the meeting was adjourned at 7:25pm.



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TO: Perry Planning Commission
FROM: Christine Sewell – Administrative Assistant 
DATE: June 17, 2016
RE: Agenda Items June 27th

Attached are PLDO amendments for recommendation as discussed at the previous meeting:

- 1). Section 71.5 Site Requirements
- 2). Section 86.1.1 Use Table Key on Form Based Code

The proposed changes are attached and noted in red.

Mr. Gilmour has provided an additional amendment not previously discussed for the sign ordinance as follows:

- 3). Section 106.10 Exemptions from Sign Permit Requirements

Again, the proposed changes are noted in red.

Should you have any questions, please feel free to contact us. Thank you.

71.5. Site Requirements. All off-street parking shall be laid out, constructed, and maintained in accordance with the following requirements:

71.5.1. All such parking areas shall be hard surfaced with concrete or plant bituminous material and shall be maintained in dust-proof condition and that a good stand of grass be maintained on the remainder of the lot.

71.5.2. Lighting facilities shall be so arranged that light is reflected away from adjacent properties.

71.5.3. The parking lot shall be adequately drained.

71.5.4. Along the lot lines of the parking area which abutt residential districts, a dense planting of trees and shrubs shall be established on a strip of land not less than eight (8) feet in width adjacent to the districts, and provided that such planting be not less than six (6) feet in height and a substantial bumper rail of wood, metal or concrete shall be installed on the inside of the planting strip.

71.5.5. A raised curb of at least six (6) inches shall be erected along all of the property lines, except for driveway openings, and those lot lines abutting residential districts where the requirements in Section 71.5.4 shall prevail.

71.5.6. No sign, whether permanent or temporary, shall be placed within the public right-of-way. Signs and planting strips shall be arranged so that they do not obstruct visibility for drivers or pedestrians.

71.5.7. The requirements of 71.5.1 and 71.5.5 can be waived only if the below conditions apply:

a. The property meets all the below conditions:

1. Located in a district other than C-2
2. No parking in front of structure
3. At least ten (10) linear feet paved drive from intersection with street to end for all ingress/egress vehicle points.
4. Proper base gravel or equal covering for parking area.
5. No service trucks (i.e. solid waste collection, deliveries, etc.) use parking area.

b. The property may be granted a special exception to the above referenced requirements by the Planning Commission if all the below conditions are met:

1. Parcel is not in C-1 or C-2 districts.
2. Site will not be active four (4) out of seven (7) days per standard week.

3. At least ten (10) linear feet paved drive from intersection with street to end, for all ingress and egress vehicle points.
4. No service trucks (i.e. solid waste collection, deliveries, etc.) use parking area.

86.1.1. Use Table Key

- A. Permitted Use (P). Indicates a use is permitted in the respective district. The use is also subject to all other applicable requirements of the Perry Land Development Ordinance.
- B. Special Exception (SE). Indicates a use may be permitted in the respective district only where approved by the City Council in accordance with Section 172 of the Perry Land Development Ordinance. Special exceptions are subject to all other applicable requirements of the Perry Land Development Ordinance, including any applicable use standards, except where the use standards are expressly modified by the City Council as part of the special exception permit approval.
- C. Use Not Permitted (blank). An empty cell indicates that a use is not permitted in the respective district.

Key: P = Permitted Use	SE = Special Exception Required	Blank Cell = Use Not Permitted		
Use Category	Form Based Zoning Districts			
	IMU	MUC	NMU	FBR
Accessory Uses				
Accessory building	P	P	P	P
Additional dwellings on a single lot		SE	SE	SE
Dogs and cats	P	P	P	P
Drive-in uses, any	P	SE	SE	
Dwellings in an existing commercial building	P	SE	SE	
Fall-out shelters	P	P	P	P
Home Offices	P	P	P	P
Home swimming pools	P	P	P	P
Horses, ponies and fowl		SE	SE	SE
Live-Work	P	P	P	P
Residential businesses	P	P	SE P	SE
Satellite dish antennas	P	P	P	P
Commercial Uses				
Adult entertainment establishments				
Amusement enterprises including the provision of stage entertainment excluding arcade games.	P			
Amusement enterprises, such as miniature and Par-3 golf, golf driving ranges, skating rinks, excluding go-karts	P	P	P	P
Appliance stores including radio and television service	P	P	P	
Art and antique shops	P	P	P	P
Auto auctions	P	P	P	
Automobile repair garages, mechanical and body	P	P	P	
Automobile service stations	P	P	SE	
Automobiles, recreational vehicles, horse trailer sales and mobile homes sales	P	SE	SE	
Bakeries employing more than ten (10) persons	P	P	P	
Bakeries employing not more than ten (10) persons	P	P	P	
Banks	P	P	P	P
Barber and beauty shops	P	P	P	P

Key: P = Permitted Use SE = Special Exception Required Blank Cell = Use Not Permitted				
Use Category	Form Based Zoning Districts			
Specific Use	IMU	MUC	NMU	FBR
Bed and Breakfast Inns	SE	SE	SE	SE
Bicycle stores	P	P	P	P
Boat sales, indoor and outdoor	P	P	SE	
Book, stationary, camera or photographic supply stores	P	P	P	SE
Bowling alleys	P	P	P	
Building and lumber supply, retail	P	P	P	
Billiard rooms	P	P		
Café, grill, and lunch counters	P	P	P	P
Car washes	P	SE	SE	
Clothing, shoe, millinery, dry goods, and notion stores	P	P	P	P
Coin-operated amusement machines which provides the opportunity for rewards including, but not limited to, free games, free replays, any merchandise, prizes, toys, gift certificates, points, tokens, vouchers, tickets or novelties.	P	P	SE	
Confectionery stores	P	P	P	P
Dress making and tailoring shops	P	P	P	P
Drug stores	P	P	P	SE
Dry cleaning and laundry establishments including pick-up stations	P	P	P	SE
Electrical supplies	P	P	P	
Farm and garden supplies	P	P	P	SE
Finance, insurance, and real estate offices	P	P	P	P
Florist, nursery and gift shops	P	P	P	P
Furniture, home furnishing, including office furniture and equipment stores	P	P	P	
Grocery, fruit, vegetable, meat markets, delicatessen, catering, and supermarkets	P	P	P	
Hardware and paint stores	P	P	P	
Heating and plumbing equipment	P	P	P	
Hotels	P	P	SE	
Ice cream stores	P	P	P	P
Jewelry stores	P	P	P	P
Massage Parlors as part of a salon/spa facility	P	P	P	
Motels	P	P	SE	
Motorcycle stores	P	P	P	
Nightclubs, bars and taverns	P	P	SE	
Office use	P	P	P	
Parking garages, Commercial	P	SE		SE
Parking Lot, Commercial		P	SE	
Printing, blue printing, book binding, Photostatting, lithography and publishing establishments	P	P	P	
Restaurants	P	P	P	SE
Retail or commercial use where there is no processing or treatment of material goods	P	P	P	
Sale of souvenirs, gifts, novelties, pottery and sundries tailored to the tourist business.	P	P	P	P
Self-service laundry	P	P	P	P

Key: P = Permitted Use SE = Special Exception Required Blank Cell = Use Not Permitted				
Use Category	Form Based Zoning Districts			
Specific Use	IMU	MUC	NMU	FBR
Self-storage warehouse or facility	P	P	P	
Shoe repair shops	P	P	P	P
Shopping centers > 50,000 sf	SE P	SE-P	SE	
Single tenant retail buildings >35,000 sf	SE P	SE P	SE	
Sporting goods	P	P	P	
Tattoo Parlor				
Theaters	P	P		
Tire sales	P	P	SE	
Batteries, and other automotive accessories excluding tires	P	P	P	
Trade shops including sheet metal, roofing, upholstering, electrical, plumbing, Venetian blind, cabinet making and carpentry, rug and carpet cleaning, and sign painting	P	P	SE	
Undertaking or mortuary establishments	P	P	SE	
Veterinary hospitals or clinics	P	P	P	
Industrial Uses				
Bottling works for soft drinks	P			
Building and lumber supply establishments, wholesale	P			
Clothing and garment manufacturing	P			
Contractors storage and equipment yards				
Dairy products, processing				
Development of natural resources including the removal of minerals and natural materials together with necessary building, machinery and appurtenances related thereto				
Establishments for the manufacture, repair, assembly, or processing of materials similar in nature to those listed in Section 82.1.(6) which are not objectionable by reason of smoke, dust, odors, bright lights, noise or vibrations, or which will not contribute to the congestion of traffic.	P			
Frozen dessert and milk processing plants				
Ice plant	P			
Laboratories for testing materials, chemical analysis and photography processing	P			
Manufacture and assembly of scientific, optical and electronic equipment	P	P		
Manufacture of musical instruments and parts	P	P	SE	
Manufacture of souvenirs and novelties	P	SE		
Manufacture of toys, sporting and athletic goods	P	SE		
Wholesale warehouses	P			
Open Use				
Agriculture, forestry, livestock and poultry production				
Farm Winery	SE	SE	SE	
Produce and farmers markets	P	P	P	
Recreational vehicle parks	SE P	SE		
Temporary tents for revivals	SE	SE	SE	
Temporary use including the sale of Christmas trees, carnivals, church bazaars, sale of seasonal fruit and vegetables from roadside	P	P	P	

Key: P = Permitted Use SE = Special Exception Required Blank Cell = Use Not Permitted				
Use Category	Form Based Zoning Districts			
Specific Use	IMU	MUC	NMU	FBR
stands				
Public/Institutional Uses				
Ambulance service	P	P		
Business and trade schools	P	P	SE	
Clubs and lodges, provided that food service facilities are limited to their members and guests	SE P	SE P	SE	
Family personal care homes	SE P	SE P	SE P	P
Golf, swimming, tennis, or country clubs, privately owned and operated community clubs or associations, athletic fields, parks, and recreation areas	P	P	P	
Group personal care homes	SE P	SE P	SE	SE
Halfway houses and drug rehabilitation centers	SE	SE		
Hospitals, sanitariums, clinics, convalescent or nursing homes	SE P	SE		
Kindergartens, play schools and day care centers and homes	P	P	P	P
Places of assembly including auditoriums, stadiums, coliseums and dance halls.	P	P	SE	
Places of worship and related accessory buildings	SE P	SE P	SE	SE
Places of worship with attendant education and recreational buildings	P	P	SE	SE
Private clubs, fraternal orders or lodges.	P	P	P	
Public and private schools, libraries, excluding business and trade schools	P	P	P	SE
Public utilities such as electrical substations, telephone exchanges, and similar uses.	P	P	P	SE
Public utility structures and buildings	P	P	P	P
Public utility structures and buildings, including electric and natural gas, substations, telephone exchanges, radio and televisions stations, and similar structures for the storage of supplies, equipment or service operations when properly screened as required in Section 76.	P	P	P	
Residential Uses				
Multi-family dwelling	P	P	P	P
Single-family dwellings		SE	P	P
Townhouses	P	P	P	P
Two-family dwelling (duplex)	P	P	P	P
Transportation Uses				
Bus and railroad terminal facilities	P			
Bus Stations	P	P -	P -	P -
Truck terminals	P			

- t) Feather Flag;
- u) Building wraps as defined in Section 106.2;
- v) Obscene signs as defined by Official Code of Georgia Annotated § 16-12-80;
- w) Spinsock
- x) Windsock.

106.10. Exemptions from Sign Permit Requirements - Non-Residential Zones. In the non-residential zones, the following types of signs shall be exempt from the permit requirements of Section 106.3 and shall not count towards the maximum aggregate sign area limits provided in 106.15:

- (1) Signs not visible from public streets or intended to be seen by the traveling public.
- (2) Non-illuminated and non-commercial permanent signs used for directional purposes having a sign area of less than four (4) square feet, provided they are located on and pertaining to the parcel on which it is located and not located in the public right of way. (Such as, 'Enter', 'Exit' 'Parking', etc.)
- (3) Window signs installed for purposes of viewing from outside the premises provided such signs shall not exceed thirty (30) percent of the available window space.
- (4) Numerals displayed for purposes of identifying property location and not exceeding four (4) inches in height in residential districts and ten (10) inches in height in nonresidential districts.
- (5) Seasonal displays and decorations not advertising a product, service or establishment.
- (6) Sign spinners, costumed characters or street performers with signage devices. Any persons involved in this activity shall not block sidewalk access and shall be located away from entry and exit drives.
- (7) Professional name plates not exceeding four (4) square feet in area, such sign signs to be non-illuminated and attached to the building.
- (8) Decorative banners sponsored by a governmental agency, the Downtown Development Authority, or the Perry Area Chamber of Commerce., Perry Main Street, Perry Convention and Visitor Bureau.

All signs requested under this subsection shall be made through the Community Development Department who shall review the request to ensure that all applicable provisions of the ordinance have been adhered to prior to giving approval. If a request involves placing a decorative banner on public right-of-way, including over any publicly owned street, then it shall be forwarded to the City Manager for City and/or Georgia Department of Transportation approval where applicable.

- (9) Traffic or other municipal or public signs or notices posted or erected by or at the direction of a governmental agency.
- (10) Construction signs located on the premises relating to active construction projects.

- (11) Sidewalk signs with a maximum height of four (4) feet when displayed. Only one (1) sidewalk sign shall be permitted per business not to exceed six (6) square feet per sign face. The signs shall be placed so as not to create a pedestrian nuisance and shall only be displayed during business hours.
- (12) Signage on coin operated or electronic payment product dispensers not located within the required setback for the zoning district.
- (13) Flags: Every parcel may display no more than three (3) flags. Flagpoles in non-residential zoned districts shall not exceed sixty (60) feet in height. The dimensions of any flag shall be proportional to the flagpole height such that the hoist side of the flag shall not exceed fifty (50) percent of the vertical height.

The flagpoles, in all zoning districts, shall be no further from the structure than 50% of the distance from the face of the structure to the public right-of-way.

- (14) Historically significant signs in the Perry Main Street/Downtown Development District as determined by the Economic Development Department are exempt from these standards.
- (15) **Banners, temporary signs, spinsocks, windsocks and pennant strings will be allowed in the first (30) calendar days a facility is:**
 - 1. **First licensed to operate at the location; or**
 - 2. **Has completed substantial renovation, upgrade or other permitted improvements as certified by the Chief Building Official.**

106.11. Signs in Residential Zoning Districts. Other than subdivision entrance signs allowed under Section 106.12, parcels located in residential zoning districts shall not contain signs having a sign area greater than four (4) square feet. Signs having a height of greater than five (5) feet shall not be located in residential zoning districts. Illuminated signs shall not be located in residential zoning districts. Signs meeting the standards of this section are exempt from permitting requirements.

Flagpoles in residential zoned districts shall not exceed twenty-five (25) feet in height or the height of the primary structure, whichever is less. The flagpoles shall be no further from the structure than 50% of the distance from the face of the structure to the public right-of-way.

106.12. Residential Subdivision Entrance Signs. Residential subdivisions consisting of more than two (2) parcels may erect one monument sign at each entrance to the subdivision. Such sign shall not exceed a height of ten (10) feet above the grade level of the center line of the adjacent street and shall not have a sign area greater than twenty-five (25) square feet. Such entrance signs shall not count toward the maximum allowable signage on a residential parcel.

106.13. Height and Setback Requirements.

106.13.1. All signs shall be set back as follows:

- (1) Ten (10) feet from the curb line of each street adjacent to the lot upon which the sign is situated where an authorized curb cut exists; applicable to all zoning districts;



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OFFICE OF THE CITY MANAGER

MEMORANDUM

TO: Planning Commission
FROM: Lee Gilmour, City Manager
DATE: June 15, 2016
RE: Historic Period for City

A portion of the City's strategic plan is to encourage tourism and economic development. Part of that process is to capitalize on the City's location and history. In order to complement programs, design, etc., the Administration feels a planning period needs to be established. One idea would be the existence of the city. However, 1824-2016 is a bit too broad.

I contacted interested stakeholders and their responses are listed:

Main Street Design Committee	1900-1930
Perry Area Historical Society	1890-1920

Based on the structures identified in the Middle Georgia Regional Commission's February 2003 Historic Resources Survey, the Administration recommends the Commission adopt the period 1850-1950 as the City's historic period.

The purpose of this designation is to:

1. Provide guidelines for downtown color schemes
2. Determine future and historic buildings and districts
3. Provide design parameters for future buildings/remodels or alterations
4. Provide focus for certain tourism promotion events or activities
5. Assist in formulating a community education process

If you have any questions or comments, please contact me.