



Where Georgia comes together.

Perry Planning Commission - Agenda  
Monday, August 08, 2016

**CALL TO ORDER**

**ROLL**

**INVOCATION**

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

**ANNOUNCEMENTS**

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

Please turn cell phones off

**PUBLIC HEARING (Planning Commission Decision)**

1. #V-16-08 - Ag Village Blvd.

**INFORMATIONAL HEARING (Planning Commission Recommendation)**

1. #SE-16-02 – 300 Spring Creek Drive
2. PLDO Amendment Section 80.1 and 80.6

**OLD BUSINESS**

**NEW BUSINESS**

**OTHER MATTERS**

**ADJOURN**

Perry Planning Commission  
Minutes - July 25, 2016

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

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

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

**GUESTS:** Ms. Angie Gheesling – Development Authority of Houston County

**INVOCATION:** was given by Commissioner Clarington

**APPROVAL OF MINUTES FROM JUNE 27, 2016 MEETING :** Commissioner Yasin 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.

**INFORMATIONAL HEARING (Planning Commission Recommendation)**

1). #R-16-02 Rezoning and annexation 401 Airport Road

Ms. Sewell read the applicants' request which for the rezoning and annexation of (80) acres from Houston County M-2 to City of Perry M-2, Industrial District, along with staff responses. Chairman Poole opened the public hearing at 6:07pm and called for any to speak in favor of the request. Ms. Gheesling addressed the board and reiterated the request. Chairman Poole called for anyone opposed; there being none the hearing was closed at 6:10pm.

Commissioner Yasin motioned to recommend approval of the application as submitted to Mayor & Council; Commissioner Williams seconded; all in favor and was unanimously approved.

**OLD BUSINESS**

1). PLDO Amendment Section 71.5 Site Requirements

Mr. Gilmour advised as follow up from the last meeting additional information has been provided on various options for parking surfaces. The Commission is being requested to either keep requirements as they currently are, proceed with gravel or other types of conditions, or require alternate paving surfaces. Commissioner Yasin voiced concern the alternates may not be as cost effective as gravel. Chairman Poole requested additional time to review. Commissioner Williams asked if there were currently any examples in the City with the alternate paving; Mr. Gilmour advised the Historical Society had an alternate paving. On conclusion of discussion it was the decision of the board to take the amendment under advisement at this time.

**ADJOURN :** there being no further business to come before the board the meeting was adjourned at 6:20pm.

## STAFF REPORT

**CASE NUMBER: V-16-08**

**APPLICANT: Clayton Signs for AG Village**

**REQUEST:** A variance to allow a sign package that is specifically for the Ag Village Site including all parcels within the Ag Village boundary.

**LOCATION:** The triangular section of land between US Hwy 41 South, the South bound off ramp of I-75 at exit 134 and the Perry Parkway. See attached site map.

**ADJACENT ZONING/LAND USES:**

Parcels: C-2	-Commercial Uses/Vacant land
North: C-2	-Hamby Chevrolet
South: C-2	-Perry Parkway/Vacant land
East: C-2	-I-75
West: C-2	-HWY 41, Westfield Schools, Windstream, county parcels

**SECTION OF ORDINANCE BEING VARIED:** Section 106 Signs

**CONDITIONS NECESSARY FOR A VARIANCE:**

1. *Are there any special conditions resulting in a hardship?* Yes. The area is being marketed as Ag Village. This theme is being incorporated into every parcel they have control over within this area.
2. *Is the hardship the result of the applicant's own actions?* There is currently no hardship the signs do not exist
3. *Can the violation be remedied by other means?* There are currently no violations. The sign package as presented cannot be implemented without the variance.
4. *Is request the minimum needed to remedy the violation?* The request is the minimum needed to allow the sign package to be installed.
5. *Was the violation deliberate, intentional, or the result of negligence?* There is no violation. The sign package does not comply with our ordinance.
6. *Will the request be detrimental to the use and enjoyment of neighboring properties?* The request should not be detrimental to the use and enjoyment of surrounding properties

7. *Has a variance been previously granted?* There are no records of a variance being granted for the parcels located within AG Village. There have been hearings to allow the billboards that are currently in place.

**REQUEST ANALYSIS:** The applicant is requesting several exceptions to the current sign regulations to implement their sign and marketing plan for the AG Village Development.

**STAFF CONCLUSIONS:** The request involves four types of signs identified in your package as A, B, C, and D. The sign A is the main identification sign to be located facing the interstate off ramp. This sign is approximately 39' in height with a sign area of 566 square feet per face. The sign would be in the Interstate Corridor zone which is basically for billboards. This sign needs a variance to treat as a billboard for the placement and size. The sign does not meet the definition of billboard sign.

The sign B is a monument sign that is approximately 13 feet in height with a sign square footage of 112 feet. A variance is needed for the size, since the maximum size for a monument sign is 90 square feet. There are four of the signs proposed at various entrances into the Ag Village. The signs could count against signage for businesses located on the parcels and need to be granted a variance to allow them as designed.

The sign C is a smaller version of the B sign and is approximately 12 feet in height and has a sign area of 70 square feet. This sign complies with the monument sign size requirement, but the nine locations will need a variance to allow them.

Sign D is a retrofit to an existing high rise pole sign that was installed for the Priester Company. The request is to replace the sign with an electronic reader board sign. To allow this sign a variance is needed for the height and square footage. Section 106.16 allows these signs in C-2. This section then refers you to section 106.13 for height and location; however there is no specific height or square footage here. The sign should be defined as a pole sign which has a maximum height of 20 feet and sign area of 150 square feet. A variance is needed for height and size of this sign.

The individual businesses that locate within the Ag Village development will still have the ability to have wall signs as allowed by the PLDQ. These signs could impact their ability to erect additional pole or monument signs on the individual parcels. The overall package markets the entire site and any businesses that may locate here.





5198 North Lake Drive  
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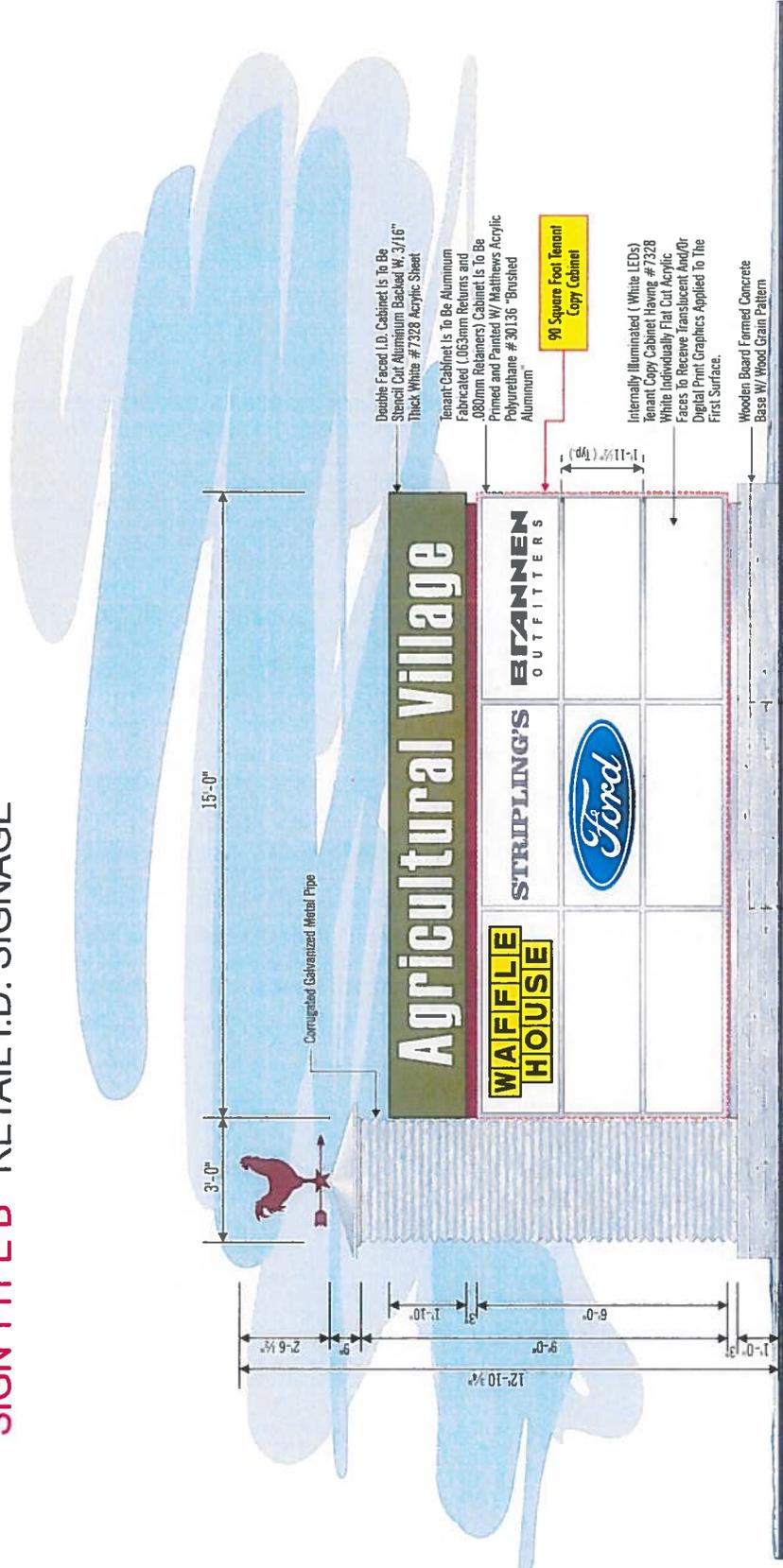
DATE: 6 / 07 / 2016	PROJECT NAME: AGRICULTURAL Village FULTON, GEORGIA	QUOTE #: 28743
SIGN TYPE: DOUBLE FACED INTERNALLY ILLUMINATED PITCH SIGN	CLIENT INFORMATION: CUPP/TURNER Phone: 404-944-7130 Web Address:	DESIGNER: AMADOR VEGETI
	REVISIONS:	ACCOUNT REP: BEZARDI LAMANA
	BAR DATE:	SCALE: AS INDICATED
		DRAWING FILE NAME: 01_VP1_Edits_1_VegVegeti_Village Project: 6-09-2016_Gd
		ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

FOUR (4) REQUIRED

DOUBLE FACED INTERNALLY ILLUMINATED MONUMENT SIGN

SCALE: 3/8" = 1'-0"

SIGN TYPE B RETAIL I.D. SIGNAGE



Double Facad I.D. Cabinet Is To Be Stencil Cut Aluminum Backed W/ 3/16" Thick White #7328 Acrylic Sheet

Tenant Cabinet Is To Be Aluminum Fabricated (.063mm Returns and .080mm Returns) Cabinet Is To Be Primed and Painted W/ Matthews Acrylic Polyurethane # 30136 "Brushed Aluminum"

90 Square Foot Tenant Copy Cabinet

Internally Illuminated (White LEDs) Tenant Copy Cabinet Having # 7328 White Individually Flat Cut Acrylic Faces To Receive Translucent And/Or Digital Print Graphics Applied To The First Surface.

Wooden Board Framed Concrete Base W/ Wood Grain Pattern

- Deep Sap Green - PMS # 371 C
- White - To Match Plexiglas # 7328
- Galvanized Aluminum Corrugation
- Matthews Acrylic Polyurethane #30136 "Brushed Aluminum"
- Dark Barn Red - PMS # 483 C

**UL LISTED**

**DOUBLE FACED CABINET**

LED LIGHTS WITH DOUBLE SIDED PROFILES

**WET LOCATION**

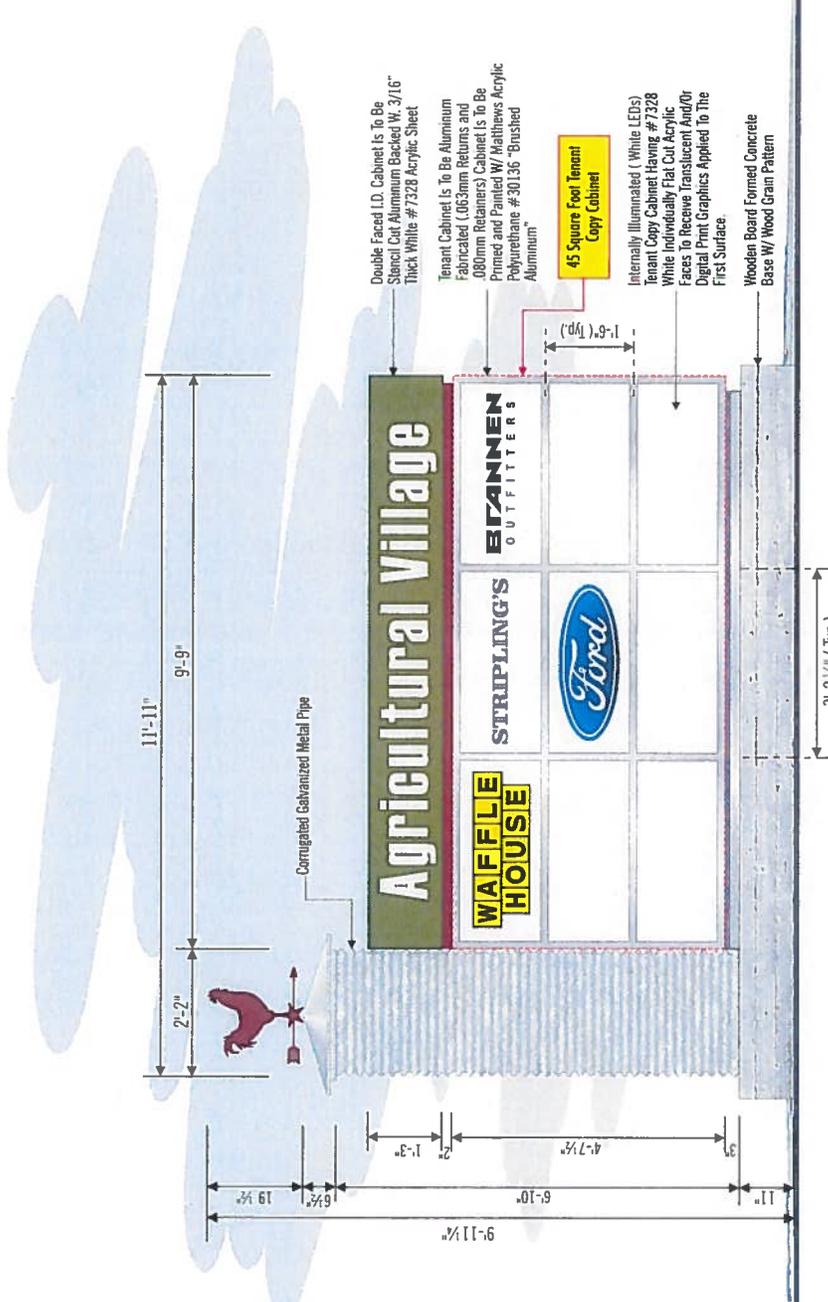
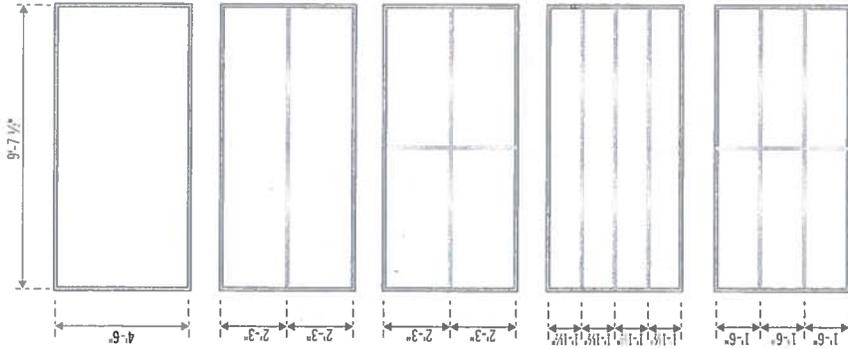
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

DOUBLE FACED INTERNALLY ILLUMINATED MONUMENT SIGN

SCALE 1/2" = 1'-0"

SIGN TYPE C INTERNAL I.D. SIGNAGE

NINE (9) REQUIRED



Double Faced I.D. Cabinet Is To Be Slotted Cut Aluminum Backed W/ .3116" Thick White #7328 Acrylic Sheet

Tenant Cabinet Is To Be Aluminum Fabricated (.063mm Returns and .080mm Retainers) Cabinet Is To Be Printed and Painted W/ Matthews Acrylic Polyurethane #30136 "Brushed Aluminum"

45 Square Foot Tenant Copy Cabinet

Internally Illuminated (White LEDs) Tenant Copy Cabinet Having #7328 White Individually Flat Cut Acrylic Faces To Receive Translucent And/Or Digital Print Graphics Applied To The First Surface.

Wooden Board Formed Concrete Base W/ Wood Grain Pattern

- Deep Sap Green - PMS # 371 C
- White - Is Match Pendants # 7328
- Galvanized Aluminum Corrugation
- Matthews Acrylic Polyurethane #30136 Brushed Aluminum
- Dark Barn Red - PMS # 483 C

**DOUBLE FACED CABINET**

LED LIGHTS MUST BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 680 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN

**WET LOCATION**

INSTALL IN ALL WET LOCATIONS. THIS SIGN IS NOT TO BE USED IN WET LOCATIONS UNLESS IT IS LISTED FOR SUCH USE. THIS SIGN IS NOT TO BE USED IN WET LOCATIONS UNLESS IT IS LISTED FOR SUCH USE.

UL LISTED

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 680 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN

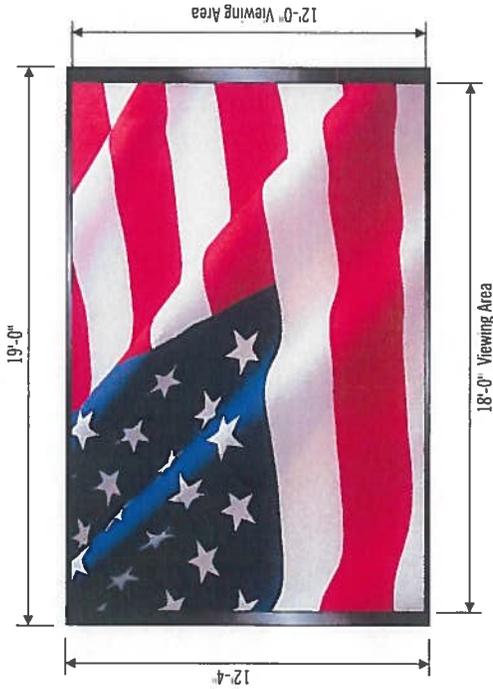


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DATE: 6/07/2016	SIGN TYPE: DF INTERNALLY ILLUMINATED PPOSH SIGN	PROJECT NAME: AGRICULTURAL Village FERTY GREEN	QUOTE # 28743	CLIENT INFORMATION: CUP PATRINGER Phone: 404-946-7130 Web Address:	REVISIONS: DATE: DATE:	DESIGNER: HANSON VECCY	ACCOUNT REP: BRADSHAW LANHAM	SCALE: AS INDICATED	DRAWING FILE NAME: 01_VP1_Village_A_Agricultural Village Revisions: 6-07-2016 (6)	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	THE FOLLOWING INFORMATION IS FOR YOUR INFORMATION ONLY. IT IS NOT A CONTRACT. IT IS THE POLICY OF CLAYTON SIGNS, INC. TO MAKE SURE THAT ALL SIGNS ARE SAFELY AND PROPERLY INSTALLED. IT IS THE POLICY OF CLAYTON SIGNS, INC. TO MAKE SURE THAT ALL SIGNS ARE SAFELY AND PROPERLY INSTALLED. IT IS THE POLICY OF CLAYTON SIGNS, INC. TO MAKE SURE THAT ALL SIGNS ARE SAFELY AND PROPERLY INSTALLED.
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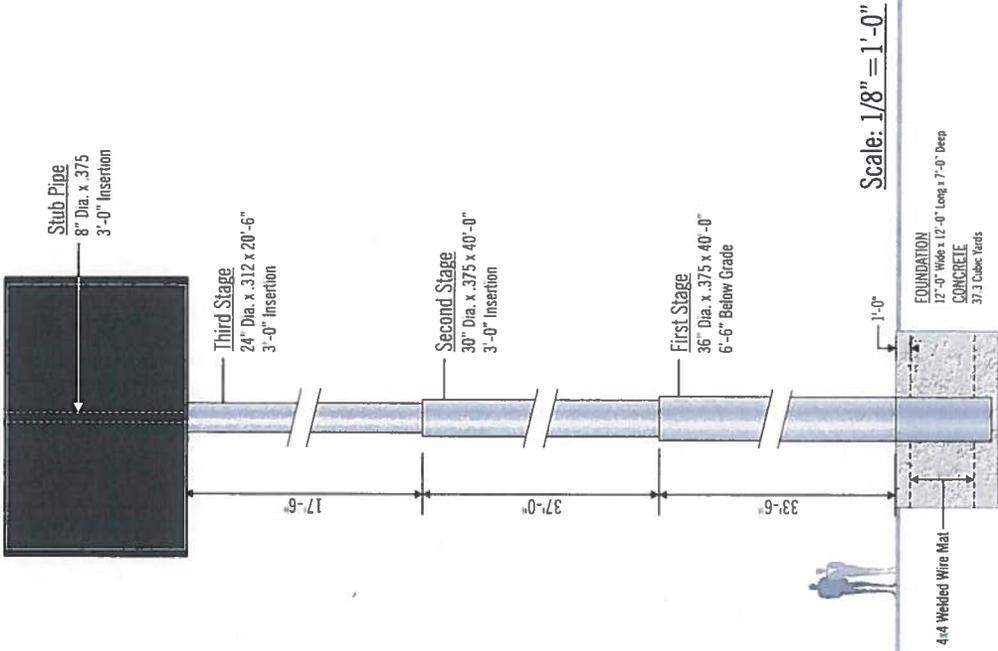
Drawing A3

# SIGN TYPE D EXISTING INTERSTATE PYLON SIGN



Scale: 1/4" = 1'-0"

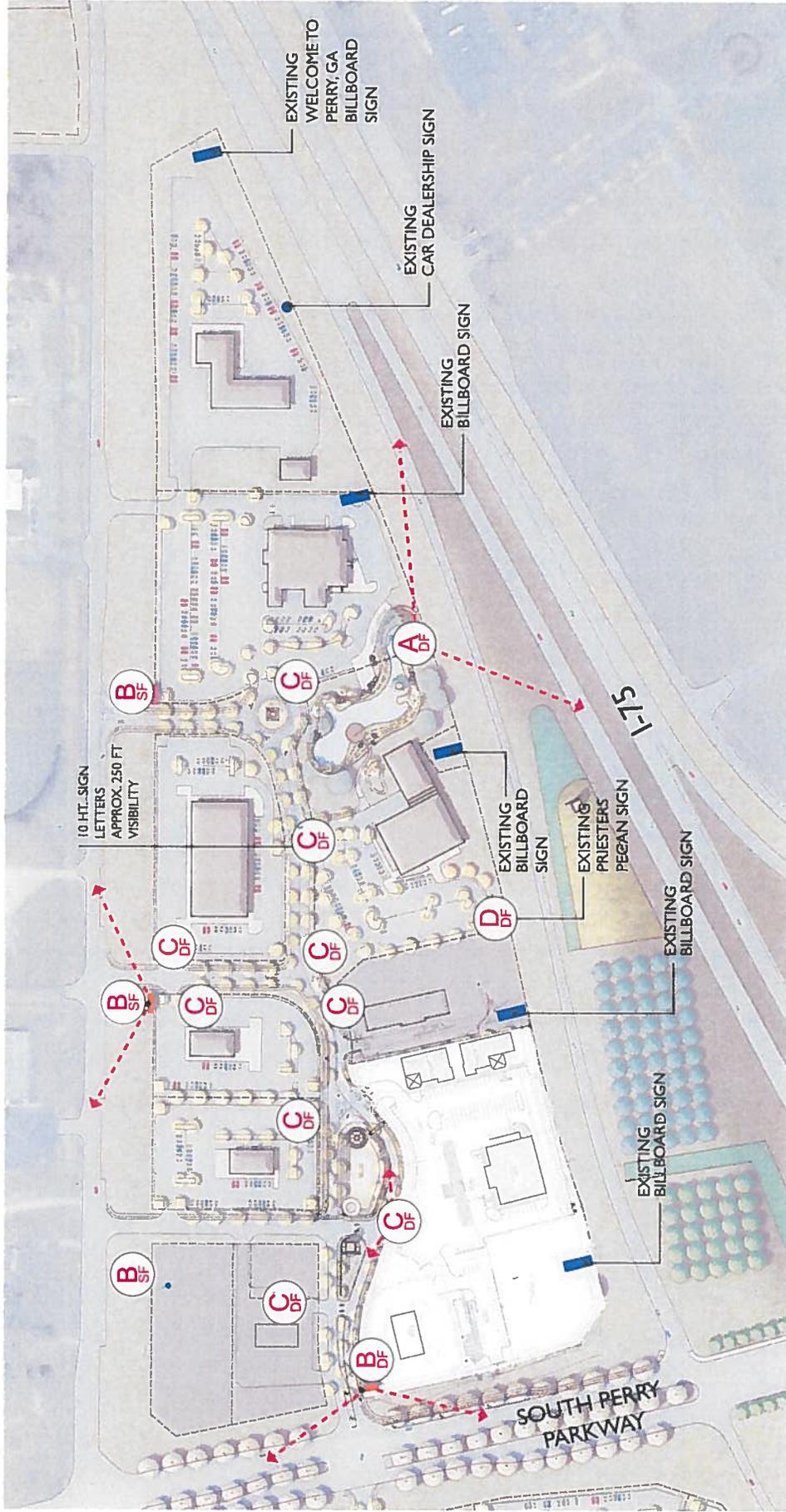
Whatchfire 19mm Full Color Led Double Face Twinpak  
( See Specification Sheet For Full Details )



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fax 404-361-7038  
www.claytonsigns.com

DATE: 5/19/2016	SIGN TYPE: RF INTERNALLY ILLUMINATED Pylon SIGN	PROJECT NAME: AGRICULTURAL Village City, Georgia	QUOTE # 28743	CLIENT INFORMATION: CUP PATRICK, Phone: 404-944-1130, Web Address:	REVISIONS: DATE, DATE	DESIGNER: MARION VEGETY	ACCOUNT REP: BRADSHAW LANHAM	SCALE: AS INDICATED	DRAWING FILE NAME: 01 VVV - Village A - Agricultural Village, Revision: 4-09-2016 - C6	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	THE SIGNER IS RESPONSIBLE FOR THE DESIGN OF THE SIGN AND FOR THE PROPER INSTALLATION. THE SIGNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROPER INSTALLATION OF THE SIGN. THE SIGNER IS RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE SIGN. THE SIGNER IS RESPONSIBLE FOR THE PROPER REMOVAL OF THE SIGN.	© 2016 ALL RIGHTS RESERVED
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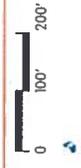
Drawing  
**A4**



# PERRY GEORGIA

SIGN LOCATION  
Perry GA May 26, 2016

HGOR



# STAFF REPORT

**CASE NUMBER: SE-16-02**

**APPLICANT:** Laura Whitman George

**REQUEST:** A Special Exception to operate a day care home in an R-3, Multi- Family Residential District.

**LOCATION:** 300 Spring Creek Drive

**ADJACENT ZONING/LAND USES:**

Parcel: R-3	- Single Family Dwelling
North: R-3	- Single Family Dwellings
South: R-3	- Single Family Dwellings
East: R-3	- Single Family Dwellings
West: R-3	- Single Family Dwellings

**STANDARDS FOR SPECIAL EXCEPTIONS:**

1. *Does the Special Exception follow the existing land use pattern?* The surrounding area is developed with single family dwellings. The applicant plans to, initially, keep up to six (6) kids in the dwelling. Seven (7) or more kids require a day care center license instead of a day care home. The applicant owns the dwelling but indications from the application are she resides at another location, 1105 Swift Street
2. *Will the Special Exception have an adverse effect on the Comprehensive Plan?* No adverse effects are expected.
3. *Will adequate fire and police protection be available?* Adequate fire and police protection is available.
4. *Will the proposed use be of such location, size, and character that it is not detrimental to surrounding properties?* The applicant plans to utilize the property as a day care home. The location in the middle of the neighborhood raises concerns about the proposed use. The surrounding area has a residential character. The day care home use should not have a negative impact.
5. *Will the use interfere with normal traffic, pedestrian or vehicular, in the neighborhood?* There are questions that will have to be answered concerning parking. During the drop-off period in the morning and the pick-up period at night there will be traffic generated by the day care home. The existing driveway was built to accommodate a double car garage. There seems to be room for four to six cars in the drive itself. Depending on the time of day children are being dropped off, there could be some congestion.

6. *Will the use result in an increase in population density overtaxing public facilities?* There will be no increase in permanent population due to this business. There will be a higher number of persons in the house during work hours but they are not expected to overtax any public facilities.
7. *Will the use create a health hazard or public nuisance?* There is no health hazard expected due to the day care home. There will be more children playing in the yard. I do not know if this constitutes a nuisance.
8. *Will property values in adjacent areas be adversely affected?* There are concerns about allowing this business into a residential area. However, the business is not expected to be large enough to negatively affect the surrounding properties.
9. *Are there substantial reasons a permitted use cannot be used at this property?* A permitted use, a single family dwelling, is currently and will continue to take place at the property.

#### **REQUEST ANALYSIS:**

The applicants request a special exception to operate a day care home in the dwelling at 300 Spring Creek Drive. The applicant does not reside at this location. The applicant informed Staff she has a cousin who will rent a bedroom and live there fulltime and assist her with the daycare operation.

#### **STAFF CONCLUSIONS:**

Staff has no objections for a day care home. The PLDO defines day care homes; any place operated by any person who received for pay three (3) to six (6) children under 17 years of age for group care, without transfer of custody for more than four (4) hours and less than 24 hours per day. The issue is the applicant not residing at the property and the renting of the house to another person who is to assist with the operation of the daycare. This would not qualify under the Residential Business section 104, because the principal does not reside on premise.

# SE-16-02

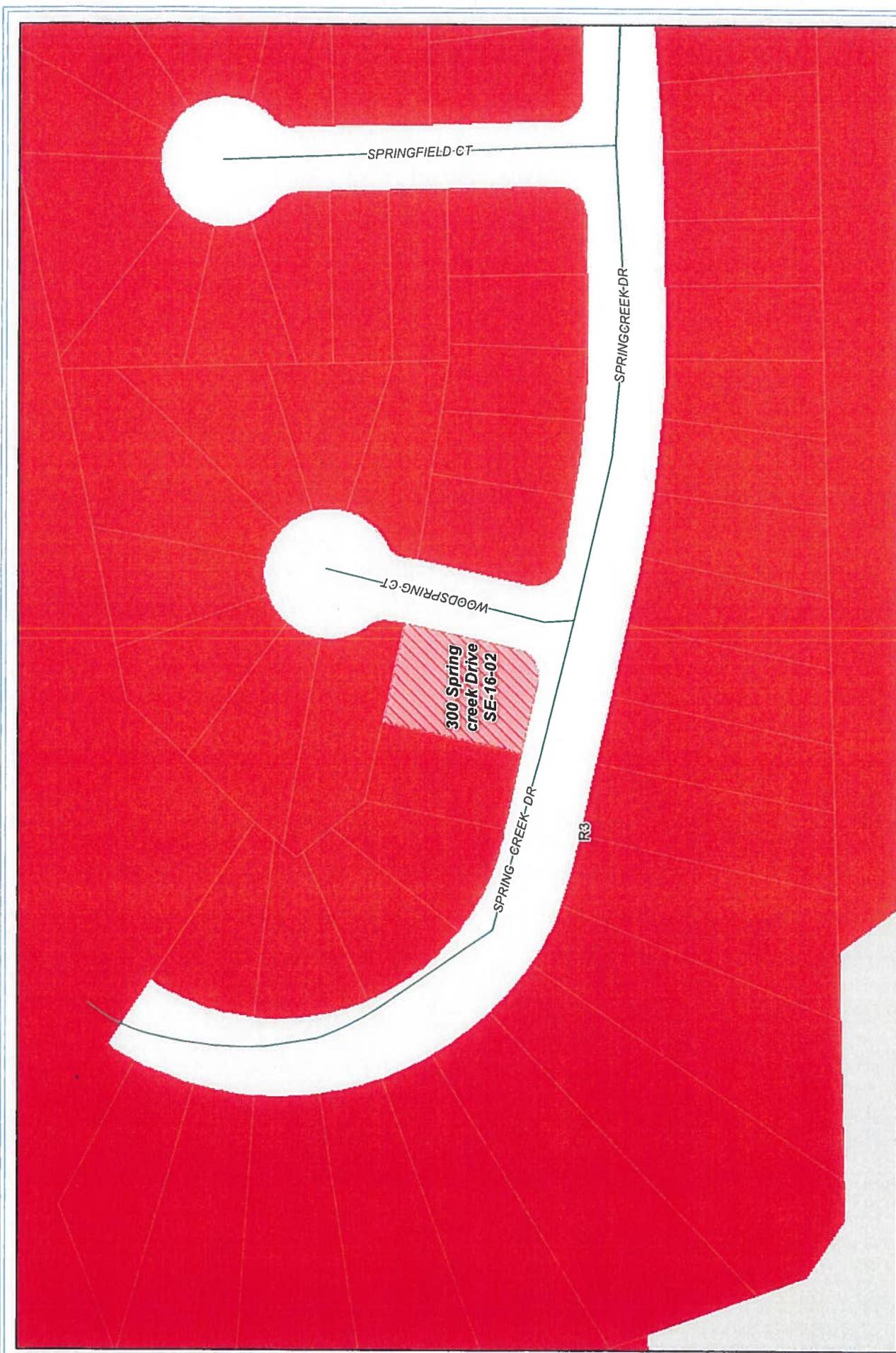
To Whom it May Concern:

I would like to submit this special exemption request to have a small in-home daycare at my residence, 300 Spring Creek Drive. I am in the process of being certified to have an in-home daycare by the state of Georgia. I have a BS and M.Ed in Early Childhood education, and was a teacher in Houston County for 4 years. I still want to work with children and give them a quality education. Therefore, I would like the opportunity to provide this type of care for babies and toddlers to age 4 in Perry. I will be teaching based on the Georgia Early Learning and Developmental Standards (GELDS) from the state, and the milestones set by the CDC. Please consider my request to have an in-home daycare at my residence.

Thank you,

Laura Leigh Whitman George

A handwritten signature in cursive script that reads "Laura Leigh Whitman George". The signature is written in black ink and is positioned below the printed name.



# City of Perry Zoning Review

## Case: SE-16-02



1 inch = 100 feet



**Legend**

	C3		M2		R2
	LC		GU		R2A
	C1		IN		R3
	C2		M1		PUD
					R1
					RAG
					RMH



Where Georgia comes together.

TO: Perry Planning Commission  
FROM: Christine Sewell – Administrative Assistant   
DATE: July 26, 2016  
RE: PLDO Amendment

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During a recent review of Article VIII – Use Requirements by Districts it was noticed by Mr. Howard in Section 80.1.2 and 80.6.2 it was referenced residential swimming pools required approval from the Houston County Health Department. This is not required for residential swimming pools above or in-ground.

Therefore, both sections need to be amended. Copies of the sections are attached with the language highlighted in ~~red and strikethrough~~.

Should you have any questions, please let me know. Thank you.

**ARTICLE VIII**  
**USE REQUIREMENTS BY DISTRICTS**

**Section 80. Residential Districts.**

**80.1. R-1, Single-Family Residential Districts.**

**80.1.1. Intent of District.** This district is intended to be used for single-family residential areas with low population density. Additional permitted uses, by special exception include related non-commercial, recreational, religious, and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.

**80.1.2.** Within R-1 Single-Family Residential Districts, the following uses are permitted:

- (1) Single-family dwellings.
- (2) Accessory building and uses when located on the same lot or parcel of land as the main structure and customarily incidental thereto and provided the requirements in Section 102 are met.
- (3) Fall-out shelters provided the requirements in Section 103 are met.
- (4) Home swimming pools provided the location is not closer than ten (10) feet to any property line and the pool is enclosed by a wall or fence of at least four (4) feet in height. ~~and providing approval from the Houston County Health Department has been obtained.~~
- (5) Public utility structures and buildings provided that the installation is properly screened. No office shall be permitted and no equipment shall be stored on the site.
- (6) Dogs and cats provided the requirements in Section 117 are met.
- (7) Satellite dish antennas provided the requirements in Section 108 are met.
- (8) Home Offices are provided in section 104. Sec. 80.1.2.(8)-Rev.8.20.02

**80.1.3.** The following uses may be permitted as special exceptions by the Council in accordance with Section 172:

(1) Residential businesses are provided in Section 104.

(2) Farm Winery

Sec. 80.5.3.(2) - Rev.8.20.02

**80.2.4. Conservation Subdivision Option.** Any proposed residential development within this district may be submitted for review and approval in compliance with the Conservation Subdivision Option provisions specified in Section 119 of this Ordinance.

**80.5. R-AG, Agricultural-Residential District.**

**80.6.1. Intent of District.** This district is established to protect rural areas against the blight and depreciation which can result from premature development; to encourage the development of rural areas in a coordinated and orderly manner; to protect the use of land adjoining roads passing through the rural portions of the city against strip development which can lead to traffic congestion and traffic hazards.

**80.6.2. Permitted Uses.** Within an R-AG Agricultural District, the following uses are permitted:

- (1) Single-family dwellings.
- (2) Accessory buildings and uses when locate on the same lot or parcel of land as the main structure and customarily incident thereto and provided the requirements in Section 102 are met.
- (3) Home swimming pools provided the location is not closer than ten feet (10') to any property line and the pool is enclosed by a wall or fence of at least four feet (4') in height. ~~and provided approval from the Houston County health Department has been obtained.~~

Agriculture, forestry, livestock and poultry production, provided that the area available for said operation is not less than ten (10) acres in area, and that no structure containing poultry or livestock and no storage of manure or odor or dust producing substance or use shall be located within two hundred (200) feet of a property line. Provided, however, there shall be no more than one (1) horse, cow or pig or combination thereof per one (1) acre, no more than one (1) goat or sheep or combination thereof per one-half (1/2) acre and no more than ten (10) fowl or rabbits or combination