



Where Georgia comes together.

**Perry Planning Commission - Agenda
Monday, November 28, 2016**

CALL TO ORDER

ROLL

INVOCATION

APPROVAL OF MINUTES FROM November 14, 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-16-14 1028 Macon Road, 1005 & 1007 First Street, and 1019 Carroll Alley
2. Appeal of PLDO Section 106.15.3 Billboards
 - 1500 Sam Nunn Blvd.
 - 1508 Sam Nunn Blvd.
 - 200 Kellwood Drive

NEW BUSINESS

1. Final plat approval Hawk's Nest

OTHER MATTERS

ADJOURN

All meetings of the Perry Planning Commission are open to the public and are held at Perry City Hall located at 1211 Washington Street, Perry in Council Chambers at 6pm unless otherwise posted.

Perry Planning Commission - Minutes
November 14, 2016

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

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

STAFF: Steve Howard – Chief Building Official and Christine Sewell – Recording Clerk.

GUESTS: Robert Tuggle, Leighton Kersey, Jerry Hillhouse, Craig Palmer, Jakie Singleton, Daisy Bryant, Mary Simon, Pearlie Dixon, Joe & Joy McNutt, Enrico Anderson, Willie Maude Clarington, Marty Myers, Marion Ford, Jerry Whitney, Lossie Adkison, Matthew Collins, and Mary Murphy.

INVOCATION: was given by Commissioner Mehserle

Chairman Poole called for a motion to amend the agenda to add The Woodlands of Houston. Commissioner Jefferson motioned to add item to agenda; Commissioner Yasin seconded; all in favor and was unanimously approved.

APPROVAL OF MINUTES FROM October 24, 2016 MEETING : Commissioner Yasin motioned to approve 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-16-13 302 Stonegate Trail

Ms. Sewell read the applicants' request which for a variance to Section 77.1 and 77.2 of the PLDO for the minimum distance between a main building and an accessory building located on the same lot, along with staff responses.

Chairman Poole opened the public hearing at 6:03pm and called for anyone in favor of the request; there being none the Chairman called for anyone opposed; there being none the hearing was closed at 6:06pm.

Commissioner Yasin inquired of the applicant if the finishes would match the existing house; Mr. Hillhouse advised it would.

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

INFORMATIONAL HEARING (Planning Commission Recommendation)

1. #R-16-04 – Stonegate Trail – de-annexation request

Ms. Sewell read the applicants' request which was to de-annex 23.98 acres from the City of Perry into Houston County, along with staff responses. Mr. Howard advised the staff report reflected Houston County's zoning classification would be RAG, but in a conversation with Mr. Tim Andrews it would be R-1.

Chairman Poole opened the public hearing at 6:10pm and called for anyone in favor of the request. Mr. Robert Tuggle representing the applicant reiterated the request and advised the property would be used for agricultural purposes.

Mr. Kersey spoke in favor of the request and advised the property would not be developed and he had a ten year agricultural plan for it.

Chairman Poole called for anyone opposed. Mr. Craig Palmer stated it made no sense for the property to be used for agricultural purposes as there is only one main entrance into the subdivision and this would be a burden with heavy equipment on the streets, as well it would be an unfair tax advantage to have one area in the city limits and the other in the county. Mr. Palmer also stated there is a pump station at the front of the development to accommodate additional houses.

Mr. Enrico Anderson stated there had already been a problem with dirt in the road and an agricultural use does not make sense and the area should remain as a subdivision.

Mr. Jerry Hillhouse voiced concern as the abutting property to agricultural uses with the chemicals.

There being no further comments the public hearing was closed at 6:20pm.

Commissioner Clarington inquired of staff why the property was annexed into the city; Mr. Howard advised it was done by the previous owners to obtain city utility services.

Mr. Kersey stated the city was requiring him to put in a pipe across a dry stream that was not necessary and that when he removed six trees he is now being required to plant an additional (240).

Commissioner Mehserle inquired of Mr. Tuggle when property is sold were not all the encompassing requirements for compliance brought to the owners' attention; Mr. Tuggle advised they were.

Commissioner Mehserle motioned to recommend denial of the application as submitted to Mayor & Council; Commissioner Clarington seconded; all in favor and was unanimously approved.

2. General Courtney Hodges Blvd. Corridor parcel rezoning for Form Based Code

Mr. Howard and Ms. Sewell advised the individual parcel rezonings were to reflect the recently implemented form based code for the corridor. The rezoning would reflect the new zoning districts under the new code. Staff advised the affected property owners had been notified.

Chairman Poole opened the public hearing at 6:40pm. Many of the corridor property owners were present. A lengthy discussion ensued with questions on the various types of zoning districts under the new code, what would be permissible, do their current uses changes, will

taxes be increased. Staff provided answers to the various questions and explained specifics in the code.

The public hearing was closed at 7:27pm.

Commissioner Mehserle motioned to recommend approval to Mayor & Council of the proposed parcel rezonings as submitted; Commissioner Jefferson seconded; all in favor and was unanimously approved.

OTHER MATTERS

1. The Woodlands of Houston – Bobtail Run (street change)

Mr. Howard advised the subdivision had been previously approved and the change brought to them was regarding the extension of cul-de-sac which will be county maintained.

Commissioner Clarington motioned to approve the change as submitted; Commissioner Williams seconded; all in favor and was unanimously approved.

ADJOURN: there being no further business to come before the board the meeting was adjourned at 7:40pm.

STAFF REPORT

CASE NUMBER: V-16-14

APPLICANT: FOPAS and First Baptist Church

REQUEST: The applicants are requesting permission to install a black vinyl chain link fence.

LOCATION: 1028 Macon Rd, 1019 Carroll Alley, 1005 First Street and 1007 First Street P2-44, P2-45, P2-52, and P2-53

ADJACENT ZONING/LAND USES:

Parcel: C-3 and C-2	-Vacant Land, fencing
North: C-3 and C-2	-Perry Drug Co
South: C-3 and C-2	-Carroll Alley
East: C-2	-First Baptist Church
West: C-3	-Kerri Moore Interiors

SECTION OF ORDINANCE BEING VARIED: Section 93. Architectural Standards; 93.1.10 the design of fences and walls.

CONDITIONS NECESSARY FOR A VARIANCE:

1. *Are there any special conditions resulting in a hardship?* The PLDO prohibits chain link fencing in all commercial zones with M-1 being the exception.
2. *Is the hardship the result of the applicant's own actions?* The PLDO was amended in 2007 creating Architectural Standards.
3. *Can the violation be remedied by other means?* There is currently no violation.
4. *Is request the minimum needed to remedy the violation?* The request is the minimum needed to install the fencing the way the applicants desire.
5. *Was the violation deliberate, intentional, or the result of negligence?* There is currently no violation.
6. *Will the request be detrimental to the use and enjoyment of neighboring properties?* The PLDO was amended in 2007 to create the architectural control standards currently in place.
7. *Has a variance been previously granted?* The property at 1026 Macon Road had an appeal with the Planning Commission earlier this year to allow a chain link fence.

The property at 1007 First Street received Planning Commission approval for the removal of a historic home in October of 2015

REQUEST ANALYSIS: The applicants are requesting a black vinyl chain link fence. The fencing to be utilized by FOPAS is requested to be 6 feet in height. The fencing requested by the church is to be four feet in height. There is currently a mixture of fencing that exists on the parcels. The 1007 First Street has a wooden privacy fence on two sides separating the former Bunting residence from the commercial businesses. There is also an existing section of a 6 foot high chain length fence separating the former Bunting property from what is now Perry Drug Company Building. There currently exist on the 1028 Macon Road property a wire fence enclosure that has separate chain length pens inside the enclosure. This is being used by FOPAS. There is no documented approval of the FOPAS fencing.

STAFF CONCLUSIONS: The desire by FOPAS to enhance the area they are currently using for their dogs and the desire of the First Baptist Church to enclose the area being used as a playground for church activities led to the submission of a request to the Main Street Design Committee for the approval of a black vinyl chain link fence for these properties. Your package has the details of that request and the action of the Main Street Design Committee. The Planning Commission hears all appeals of that committee. The Commission recently heard an appeal from Perry Inside Out aka Kerri Moore Interiors for the installation of a chain link fence. In reviewing the action of that approval we determined there should have been a request for a variance to section 93.1.10 included with their request. The action you took on that request is valid and we are correcting our process with this request.

With that said, if you approve this application to allow the chain link fence as requested you will also be granting a variance to section 93.1.10 to these parcels along with deciding the appeal of the Main Street Design Committee.

The request to use change link fencing in a C-2 and C-3 zone is not permissible without the granting of the variance. The Commission has approved a black chain link fence for a portion of the property at 1026 Macon Road. Staff has suggested to the applicant to consider the fencing used at the Presbyterian Church play ground on Macon Road. The recommendation is to use this style along the right-of-way of Carroll Alley and First Street as an alternative to the applicant's request.



COPY

Where Georgia comes together.

Department of Economic Development

Nov. 9, 2016

Chairman Jacob W. Poole
City of Perry Planning Commission

Re: 1028 Macon Road, Parcel P2-44; 1005 First Street, Parcel P2-52; and 1007 First Street, Parcel P2-53

Dear Chairman Poole:

The City of Perry Main Street Design Committee on Nov. 9, 2016, recommended denying the request for chain link fences at 1028 Macon Road for Friends of Perry Animal Shelter and for the Perry First Baptist Church's lots at 1005 and 1007 First Street.

If you have any questions or need additional information, please, feel free to contact me.

Thank you for time and cooperation.

Sincerely,

Catherine Edgemon
Main Street Coordinator

Cc: City of Perry Community Development Department
Design Committee Chairman Terre Walker



Where Georgia comes together.

Department of Community Development

TO: Main Street Design Committee

FROM: Steve Howard

DATE: November 8, 2016

RE: Request for approval of a chain link fence.

The request you have before you is actually on three separate parcels. The parcel for the FOPAS is the property of Perry Inside and Out. The other two parcels are owned by the First Baptist Church. The request is coming from FOPAS who have agreed to install fencing on the First Baptist Church property in return for allowing FOPAS to fence in a larger area for their dogs on the property of the Church.

The fencing requested for the FOPAS area is to be a black vinyl chain link fence with a height of 6 feet. The fence requested for the rest of the Church property is for a black vinyl chain link fence with a height of 4 feet. This fenced in section is for the safety of the children who use the area as a playground for outdoor activities.

The Perry Land Development Ordinance Section 118 Fences and Walls allow a fence or wall up to 6 feet in height without a permit from the Commission. The three parcels are within the Downtown Development District; therefore sections 45 and 46 of the PLDO require that a Certificate of Appropriateness be obtained prior to work being done. Section 93 Architectural Standards for Non-Residential Structures specifically section 93.1.10 governs the design in this area. This section prohibits the use of chain link fencing in any zone except M-2. By ordinance the chain link fence is not permitted without approval.



P.O. Box 2001 1026 Macon Rd. Perry, GA 31069 (478) 988-7854

Our Mission: To offer refuge, medical care, nourishment, and an opportunity for a second life to injured, unwanted and abused animals.

November 1, 2016

Scope of Project:

FOPAS has for several years, rented a space at 1028 Macon Road, an old parts store, for our Adoption Center.

The balance of the building has been renovated by Bob and Kerri Moore, who have an approved fence to be installed in the rear.

FOPAS has a wooden and wire fence behind the building that we wish to remove and replace with a fence of compatible materials with the new fence by the Moores.

The First Baptist Church, wishes to install a fence to prevent Bible School children from running into the road on First Street.

This 4' fence will be compatible materials with that on the adjacent parcels, and all fencing would be treated as one project by Houston Fencing.

The fence will replace the existing wooden fence and close the drive lane at the end of the Perry Drugs building that now has used bollards and parking bumpers as a barrier.

The result of the project will be an improvement in aesthetics and safety.

Davis Cosey
FOPAS

TOTAL \$2995.00
 SALESMAN Chris Taggart
 SALES MANAGER - RANDY G. TAGGART

LOCATING UNDERGROUND EQUIPMENT
 Telephone Wires: Call 1-800-282-7411
 T. V. Cable Wires: Call 923-3701 Warner Robins
 Call 745-1346 Macon

job without recourse. **PROPERTY OWNER** is responsible for locating, staking and clearing fence lines. Purchaser also agrees that the Company will not be held responsible or liable for any damage of any nature to underground obstructions, and understands there is no warranty on wood fence materials.

NOTICE TO BUYER READ BEFORE SIGNING
 ACCEPTED _____
 No Verbal Agreements Recognized

Houston Fence Co., Inc.
 505 GREEN STREET + WARNER, ROBINS, GA 31093
 (478) 923-2311 + (478) 745-1099

SOLD TO: Davis Cosey
 ADDRESS: _____
 LOCATION: FOPAS 1026 Macon Rd Perry

DATE 10-31-16
 SOURCE OF LEAD _____
 TELEPHONE NUMBER 955-011
 JOB LOG NO. _____

Total Height 6'
 Post Spaced 10'
 Style Fence Black
 Residential Commercial
 Knuckled

SPECIFICATIONS: All work will be performed in a workmanlike manner and in accordance with standard practices.
Ghost Section Preferred

Top Rail	<input checked="" type="checkbox"/> 1 3/4" O.D.	KEY	Top Rail
Line Post	<input checked="" type="checkbox"/> 1 3/4" O.D.	Fence to be erected	Line Post
End Post	<input checked="" type="checkbox"/> 2 1/2" O.D.	Tie ons (Get permission)	End Post
Corner Post	<input checked="" type="checkbox"/> 2 1/2" O.D.	Terminal post	Corner Post
Walk Gate Post	<input type="checkbox"/> 2 1/2" O.D.	Existing fence	Walk Gate Post
Drive Gate Posts	<input checked="" type="checkbox"/> 2 1/2" O.D.	Walk gate	Drive Gate Posts
Gate Frames	<input checked="" type="checkbox"/> 1 3/4" O.D.	Double gate	Gate Frames

Additional Specifications

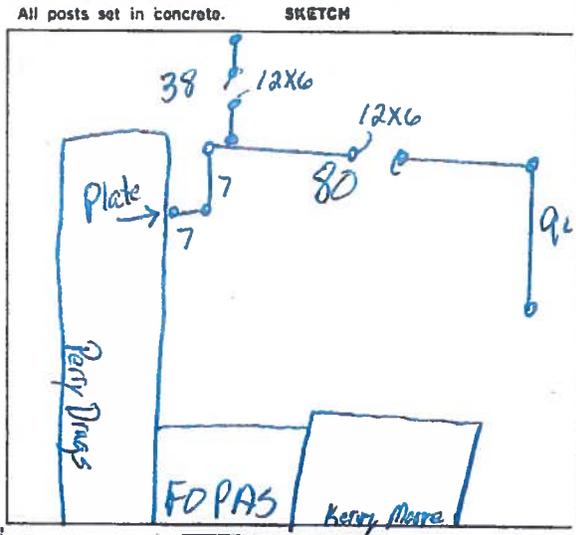
<input checked="" type="checkbox"/> Top Rail	<input type="checkbox"/>
<input checked="" type="checkbox"/> Line Post	<input type="checkbox"/>
<input checked="" type="checkbox"/> End Post	<input type="checkbox"/>
<input checked="" type="checkbox"/> Corner Post	<input type="checkbox"/>
<input checked="" type="checkbox"/> Walk Gate Post	<input type="checkbox"/>
<input checked="" type="checkbox"/> Drive Gate Posts	<input type="checkbox"/>
<input type="checkbox"/> Gate Frames	<input type="checkbox"/>

TERMS
 Cash Upon Completion
 Other Budget

No. of Feet _____
 Height _____
 Style _____
 W. Gate _____
 Dr. Gate _____

Top Rail of Fence to Follow Ground All posts set in concrete.

Terminal Post Ornaments:
 Domes
 Gate Ornaments:
 Scrolls



202 FT FENCE Bottom Tension wire
6 CORNER POST
4 GATE POST
WALK GATE
2 DRIVE GATE 12X6
1 Corner Post on plate

NOTES

CONTRACT CONDITIONS
 Material other than amount contracted for will be debited at current rate.
 ACCEPTANCE - The above proposal when accepted by the Company, at its main office, becomes a contract between two parties.
 Silence on the part of the Company shall not be construed as an acceptance of this proposal.
 In case Payment is not made as specified in the contract, the Company reserves the right to stop work and remove the fence.

Houston Fence Co., Inc.

505 GREEN STREET + WARNER, ROBINS, GA 31093
(478) 923-2311 + (478) 745-1099

DATE 10-31-16

SOLD TO Davis Cosey

SOURCE OF LEAD _____

ADDRESS _____

TELEPHONE NUMBER 955-0177

LOCATION Empty Church lot corner of First St + Carroll Alley

JOB LOG NO. _____

SPECIFICATIONS: All work will be performed in a workmanlike manner and in accordance with standard practice.

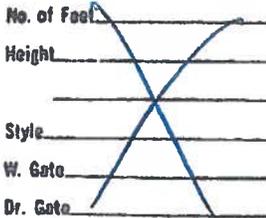
	Check Cation Preferred	KEY	Additional Specifications
Total Height <u>4'</u>			Top Rail _____ O.D.
Post Spaced <u>10'</u>			Line Post _____ O.D.
Style Fence <u>Black</u>	Top Rail <input checked="" type="checkbox"/> 1 3/8" O.D.	Fence to be erected _____	End Post _____ O.D.
Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/>	Line Post <input checked="" type="checkbox"/> 1 3/8" O.D.	Tie-ons (Get permission) <input checked="" type="checkbox"/>	Corner Post _____ O.D.
Knuckled <input checked="" type="checkbox"/>	End Post <input checked="" type="checkbox"/> 2 1/2" O.D.	Terminal post <input type="checkbox"/>	Walk Gate Post _____ O.D.
	Corner Post <input checked="" type="checkbox"/> 2 1/2" O.D.	Existing fence <input checked="" type="checkbox"/>	Drive Gate Posts _____ O.D.
	Walk Gate Post <input type="checkbox"/> 2 1/2" O.D.	Walk gate <input checked="" type="checkbox"/>	Gate Frames _____ O.D.
	Drive Gate Posts <input checked="" type="checkbox"/> 2 1/2" O.D.	Double gate <input type="checkbox"/>	
	Gate Frames <input checked="" type="checkbox"/> 1 3/8" O.D.	Clothes post location must be shown on plan	
		Indicate if sides are shared	

TERMS

Cash Upon Completion
Other Budget

Top Rail of Fence to Follow Ground All posts set in concrete.

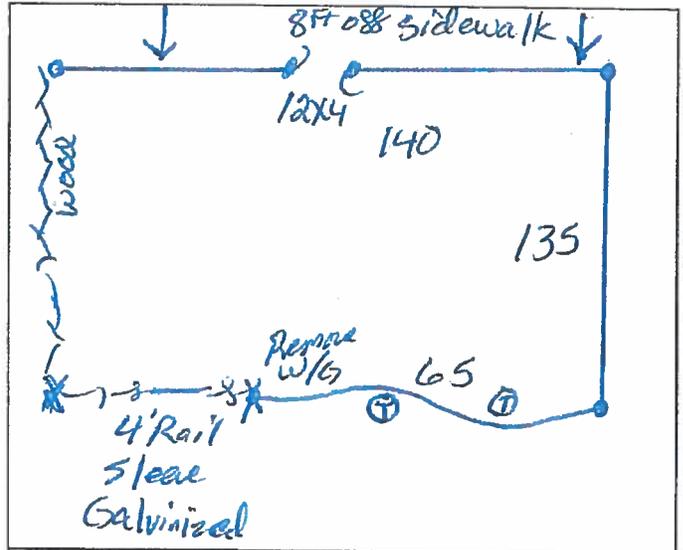
SKETCH



Terminal Post Ornaments:
 Domes
Gate Ornaments:
 Scrolls

QUANTITY

328 FT FENCE
3 CORNER POST
2 GATE POST
WALK GATE
1 DRIVE GATE 12X4
1 Tie on



CONTRACT CONDITIONS

Material other than amount contracted for will be debited at current rate.
ACCEPTANCE - The above proposal when accepted by the Company, at its main office, becomes a contract between two parties.
Silence on the part of the Company shall not be construed as an acceptance of this proposal.
In case Payment is not made as specified in (Terms of Payment) the Company reserves the right to repossess all materials used on this job without recourse. PROPERTY OWNER is solely responsible for locating, staking and clearing fence lines. Purchaser also agrees that the Company will not be held responsible or liable for any damage of any nature to underground obstructions, and understands there is no warranty on wood fence materials.

NOTICE TO BUYER READ BEFORE SIGNING

ACCEPTED _____
No Verbal Agreements Recognized

NOTES

TOTAL \$2995.00

SALESMAN Chris Taggart
SALES MANAGER - RANDY G. TAGGART

LOCATING UNDERGROUND EQUIPMENT

Telephone Wires: Call 1-800-282-7411
T. V. Cable Wires: Call 923-3701 Warner Robins
Call 745-1346 Macon

Additional 5% Charge if Paid with Cash/Credit

TOTAL \$3796.00

SALESMAN *Chris Taggart*

SALES MANAGER - RANDY G. TAGGART

LOCATING UNDERGROUND EQUIPMENT

Telephone Wires: Call 1-800-282-7411

T. V. Cable Wires: Call 923-3701 Warner Robins
Call 745-1346 Macon

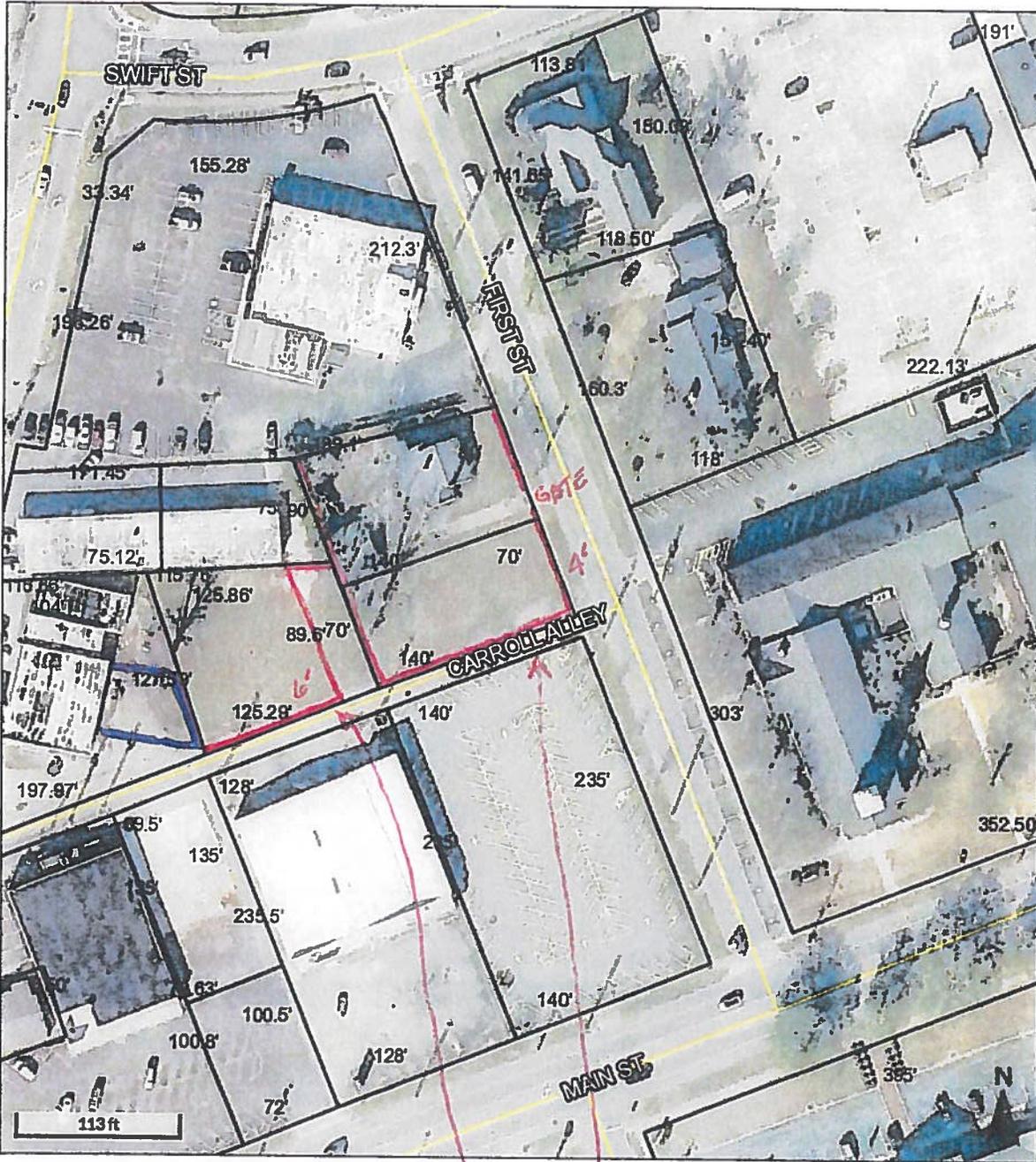
(Terms of Payment) the Company reserves the right to repossess all materials used on the job without recourse. **PROPERTY OWNER** is so responsible for locating, staking and clearing fence lines. Purchaser also agrees that the Company will not be held responsible or liable for any damage of any nature to underground obstructions, and understands there is no warranty on wood fence materials.

NOTICE TO BUYER READ BEFORE SIGNING

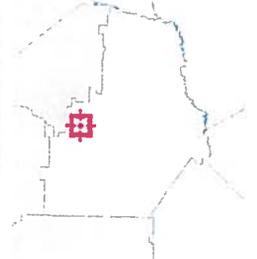
ACCEPTED _____

No Verbal Agreements Recognized





Overview



Legend

- Dimensions
- Parcels
- Roads

DAVIS EDSEY
478-955-0177
for: Friends of
Perry Animal
Shelter
(FOPAS)

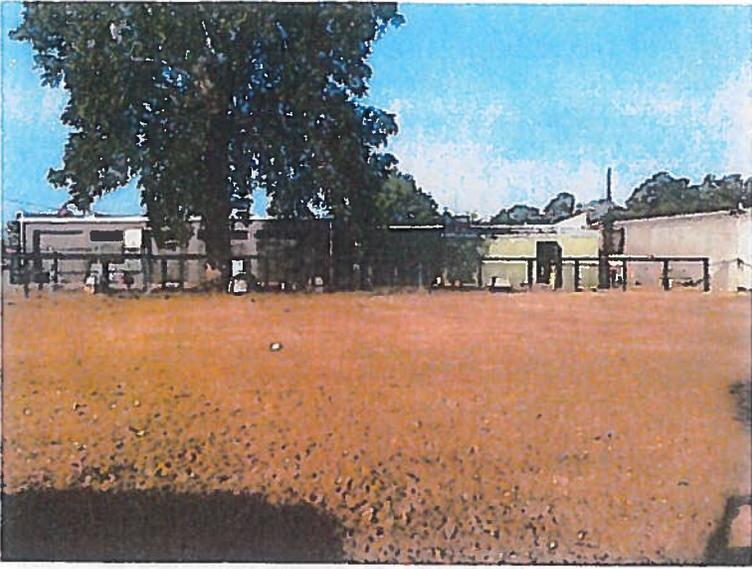
Date created: 10/25/2016
Last Data Uploaded: 10/24/2016 8:53:29 PM

 Developed by
The Schneider Corporation

Kerri ? Bob Moore
Fence in BLUE

APPROX. 450' - 4' fence w/ dble gate
APPROX 185' - 6' fence w/ 6' gate

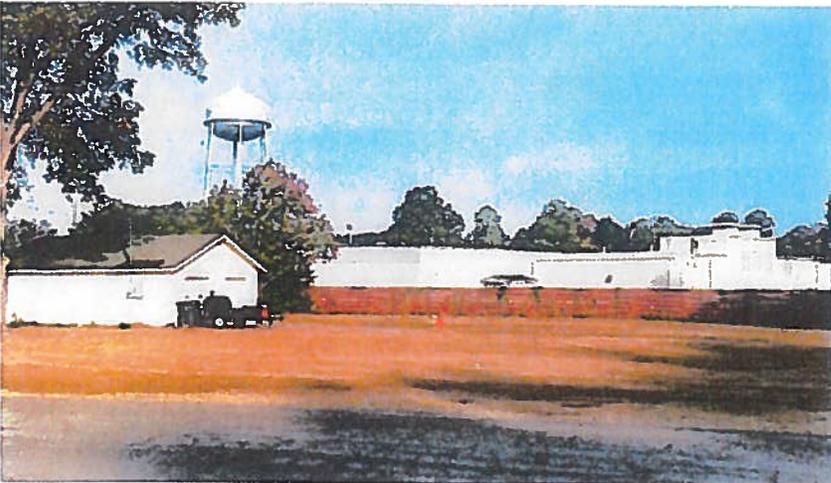
BLACK vinyl coated chain link
(smooth side up)



Alley View



Bollards



First Street Lot



Where Georgia comes together.

TO: Perry Planning Commission
FROM: Christine Sewell – Administrative Assistant 
DATE: November 18, 2016
RE: November 28, 2016 Agenda item

Mr. Donald Free will appear before the board at the November 28, 2016 meeting regarding a request for relief to the sign ordinance Section 106.18.3 for the following properties:

1500/1508 Sam Nunn Blvd. and 200 Kellwood Drive

The ordinance states if a billboard sign is not in use after six months it shall be in violation and removed at the property owners' expense.

Attached is correspondence that has been previously sent to Mr. Free on the properties.

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

- a. They shall be kept free from rust, dirt and chipped, cracked or peeling paint.
- b. Hanging, dangling, torn or frayed parts shall be repaired.
- c. Burned-out bulbs shall be replaced
- d. Graffiti and unauthorized sticker shall be removed.

106.18

- * 3) Any sign or sign structure now or hereafter existing which is abandoned or no longer advertises a bonafide business or a product sold shall be taken down and removed by the owner, agent, or person having beneficial use of the building, structure, or land upon which such sign shall be found, within thirty (30) days after a written notification shall be made by a Code Enforcement Officer. Failure to remove such sign on notification shall be a violation of this Ordinance. A sign shall be deemed to have been abandoned if it is located on a property which becomes vacant and unoccupied for a period of three (3) months or more or if it pertains to a time, event or purpose which no longer applies. Permanent signs applicable to a business temporarily suspended because of a change of ownership or management shall not be deemed abandoned unless the property remains vacant for a period of six (6) months or more.

106.19. Nonconforming Signs. Nonconforming signs, which met all legal requirements when erected, may stay in place until the deterioration of the sign or damage in accordance with the maintenance and removal section of this ordinance unless the damage to the sign was caused by circumstances beyond the owner's control in accordance with OCGA 32-6-83, in which case the owner shall either repair or remove the sign. However, no other structural repairs changes in shape, size or design to nonconforming signs or replacement of nonconforming signs shall be permitted except to make a nonconforming sign comply with all requirements of this ordinance

106.20. Illumination. Illumination for signs shall not cast light on adjoining property or shine in such a manner as to cause traffic interference. Illumination shall be constant and shall not change, flash, scroll or stimulate movement.

106.21. Enforcement and Penalties

(a) All signs shall be maintained in good condition as to present a neat and orderly appearance. The city may, after due notice, issue a citation to any permittee for any sign which shows gross neglect or becomes dilapidated. Such due notice shall be in writing, shall specify the sign and location, and shall state that the sign has not been properly maintained. The city shall give the permittee ten (10) days to rectify the condition or remove the dilapidated sign before issuing a citation.

(b) The city may issue a citation for violation of this ordinance by any sign erected, altered, converted, or used in violation of this ordinance.

(c) Any person violating any provision of this ordinance shall be liable for a fine of one hundred fifty dollars (\$150) for each violation. Each day a sign is posted in violation of this ordinance shall constitute a separate violation.

106.22. Severability. In the event any section, subsection, sentence, or word of this ordinance is declared and adjudged to be invalidated or unconstitutional, such declaration or adjudication shall not affect the remaining portions of this article, which shall remain in full force and effect as if such portion so declared or adjudged unconstitutional were not originally part of this article. The City Council declares that it would have enacted the remaining parts of this article if it had known that such portion thereof would be declared or adjudged invalid or unconstitutional.

(2) If the right-of-way is more than ten (10) feet from the curb line as described in (1) above, the sign, including its footing or foundations, shall be located on private property (applicable to all zoning districts).

(3) All sign heights shall be considered to be the vertical distance between the highest part of the sign structure and the average grade of the surrounding property. The level of the ground shall not be altered in such a way as to provide additional sign height.

106.14. Banners. Banners shall be permitted in non-residential zoning districts subject to the approval of a banner permit issued by the Community Development Department. The banners shall not be larger than sixteen (16) sq. ft. in area (cumulative). The banner shall be attached flat to a building wall by metal fasteners or may be freestanding if attached to a top rail and the side ground supports are braced in such a manner as to avoid sagging. A banner permit may be issued for each occurrence not to exceed two (2) fourteen-day (14) periods per calendar year per establishment.

106.15. General Size and Location Requirements in Non-Residential Districts.

106.15.1. No freestanding sign may be located within thirty (30) feet of the intersection of street right-of-way lines extended.

106.15.2. No sign shall be located on any building, fence or other property belonging to another person without the consent of the owner, and as permitted under the provisions of this ordinance.

106.15.3. Billboard Signs. Billboards shall be allowed only in non-residential zone and only by variance issued by the Planning Commission. Permitted Billboard Signs not in use after six (6) months shall be in violation of the variance and removed at the property owner's expense.

106.15.4. Non-Residential District Sign Standards. Signs permitted and regulated in the non-residential zoning districts:

A. C-1, C-2, M-1, M-2 and GU Districts

1. Pole Signs in the C-1, C-2, M-1, M-2, and GU Districts shall meet the following criteria:

- a. Pole Signs shall be limited to two such signs per parcel. Pole Signs shall not exceed a height of twenty (20) feet.
- b. Individual Pole Signs for parcels exceeding three (3) acres shall not exceed a sign area of one hundred fifty (150) square feet. The total square feet of Pole Signs shall not exceed two hundred twenty (220).
- c. Pole Signs for parcels less than three (3) acres, but equal to or greater than 30,000 square feet shall not exceed a sign area of ninety (90) square feet. The total square feet of Pole Signs shall not exceed one hundred fifty (150) square feet.
 - a. Pole Signs for parcels less than 30,000 square feet in size shall not exceed a sign area of seventy (70) square feet. The total square feet of Pole Signs shall not exceed one hundred (100) square feet.

2. Wall, Awning, Projecting and Hanging Signs in the C-1, C-2, M-1, M-2, and GU Districts shall meet the following criteria:

- a. Wall Signs shall not project more than five (5) feet above the wall.



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Department of Community Development

Free Accommodations LLC -
Scott Free
1271 South Houston Lake Road
Warner Robins, GA 31088

November 4, 2016

CERTIFIED MAIL

During a recent re-inspection on 11/01/2016, it was determined that the property referenced below has not yet met compliance with the letter dated May 3th 2016 and is at this time in noncompliance. You are still in noncompliance concerning the non-conforming sign on the property. Please allow this letter to serve as official notice that the property at **1500 Sam Nunn Boulevard Parcel No. 40-45** is in violation. **Section 106. Signs:**

1) All signs for which a permit is required under this ordinance shall be constructed and maintained in accordance with the provisions of the Ordinance and of the city building codes.

2) All signs, together with all supporting structures, shall be well maintained and kept in a good state of repair. Without limiting the foregoing, the following maintenance shall be required for all signs and supporting structures.

- a. They shall be kept free from rust, dirt and chipped, cracked or peeling paint.
- b. Hanging, dangling, torn or frayed parts shall be repaired.
- c. Burned-out bulbs shall be replaced
- d. Graffiti and unauthorized sticker shall be removed.

3) Any sign or sign structure now or hereafter existing which is abandoned or no longer advertises a bonafide business or a product sold shall be taken down and removed by the owner, agent, or person having beneficial use of the building, structure, or land upon which such sign shall be found, within thirty (30) days after a written notification shall be made by a Code Enforcement Officer. Failure to remove such sign on notification shall be a violation of this Ordinance.

106.21. Enforcement and Penalties

(b) The city may issue a citation for violation of this ordinance by any sign erected, altered, converted, or used in violation of this ordinance.

(c) Any person violating any provision of this ordinance shall be liable for a fine of one hundred fifty dollars (\$150) for each violation. **Each day** a sign is posted in violation of this ordinance shall constitute a separate violation.

If you have any questions regarding permanent signage, please contact the Community Development Department at (478) 988-2720.



Where Georgia comes together.

Department of Community Development

Upon receipt of this notice, please contact Community Development Department at 478-988-2720 **within 30 days from the time you receive this letter with a "Plan of Action"** for correcting the ordinance violation concerning nonconforming signs based on the requirements and allowances of the letter dated May 04, 2016. **Please respond to this request within the allotted time given to avoid Enforcement Activities and Penalties.**

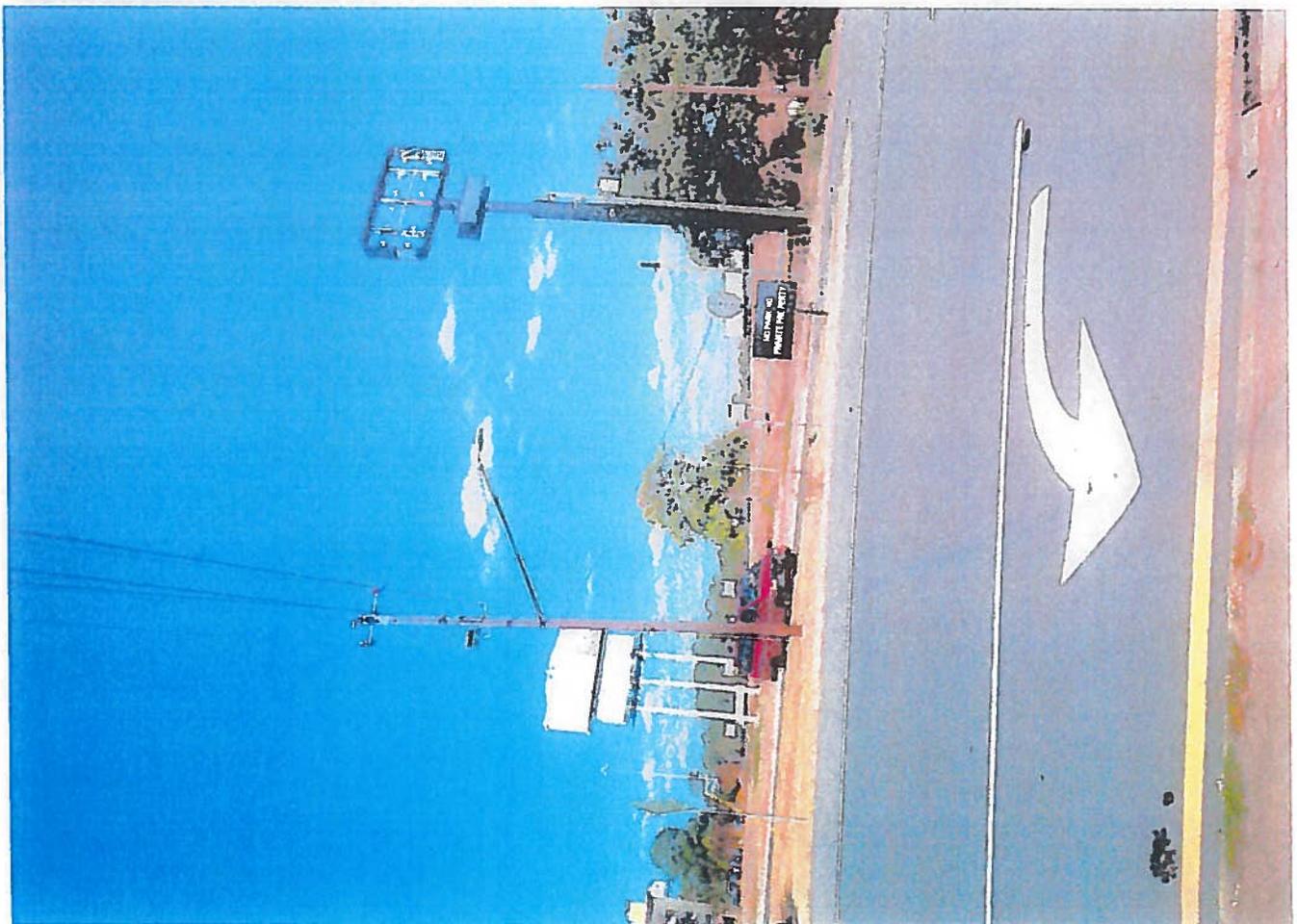
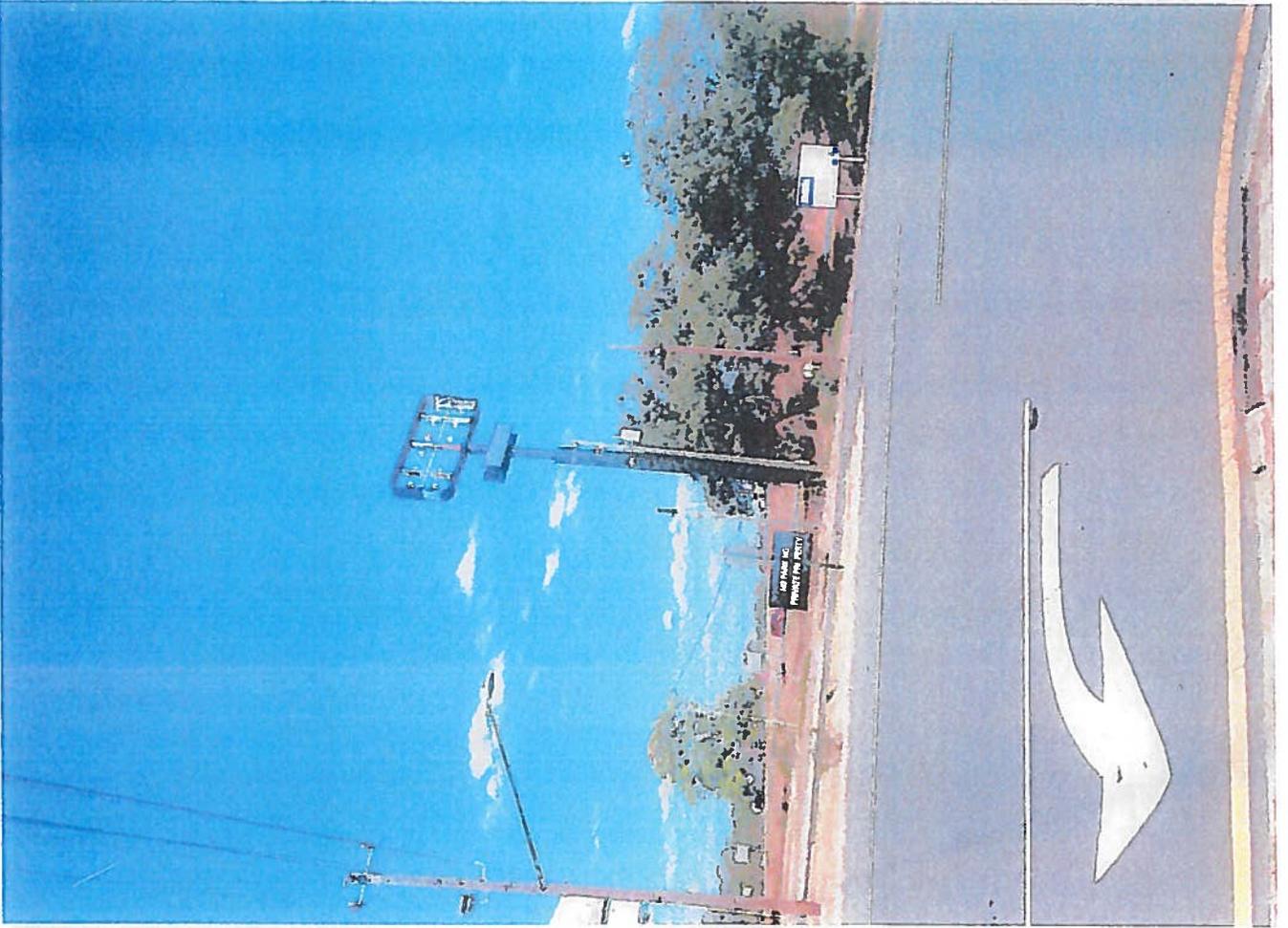
Thank you for your attention to this matter.

Sincerely,

Joseph Brown

Joseph Brown
Code Enforcement, Community Development
C.c.

Confirmation Services	Package ID: 9171999991703375646445	E-CERTIFIED
	Destination ZIP Code: 31088	1ST CLASS LETTER
	Customer Reference:	PBP Account #: 47746789
	Recipient: <u>Free Accom.</u>	Serial #: 0818249
	Address: _____	NOV 08 2016 3:53P



11/1/16

City of Perry

Community Development Department

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



478-988-2720
Telephone

www.perry-ga.gov

478-988-2725
Facsimile

May 3, 2016

Free Accommodations LLC -
Scott Free
1271 South Houston Lake Road
Warner Robins, GA 31088

Re: 1500 Sam Nunn Boulevard
Parcel No. P40-45

In an effort to improve the quality of our community, our department is continuing its efforts regarding signage.

All billboards in the City of Perry must be permitted and it was noted the billboard(s) on your property have been grandfathered in. Billboards not maintained or inactive as it pertains to a time, event, or purpose after three months or more may be required to be removed from the property at the owner's expense.

This notice is being sent as a courtesy as our records indicate the property listed above has a billboard and could potentially be affected by City ordinances.

Should you have any questions, please do not hesitate to contact myself at (478) 988-2704 or Ms. Christine Sewell at (478) 988-2720.

Sincerely,

Joseph Brown

Joseph Brown,
Code Enforcement - Community Development



4/19/16



Where Georgia comes together.

Department of Community Development

Scott Free
1271 South Houston Lake Road
Warner Robins, GA 31088

November 8, 2016

CERTIFIED MAIL

During a recent re-inspection on 11/08/2016, it was determined that the property referenced below has not yet met compliance with the letter dated May 3th 2016 and is at this time in noncompliance. You are still in noncompliance concerning the non-conforming sign on the property. Please allow this letter to serve as official notice that the property at **200 KELLWOOD DRIVE Parcel No. 35-14A** is in violation. **Section 106. Signs:**

- 1) All signs for which a permit is required under this ordinance shall be constructed and maintained in accordance with the provisions of the Ordinance and of the city building codes.
- 2) All signs, together with all supporting structures, shall be well maintained and kept in a good state of repair. Without limiting the foregoing, the following maintenance shall be required for all signs and supporting structures.
 - a. They shall be kept free from rust, dirt and chipped, cracked or peeling paint.
 - b. Hanging, dangling, torn or frayed parts shall be repaired.
 - c. Burned-out bulbs shall be replaced
 - d. Graffiti and unauthorized sticker shall be removed.
- 3) Any sign or sign structure now or hereafter existing which is abandoned or no longer advertises a bonafide business or a product sold shall be taken down and removed by the owner, agent, or person having beneficial use of the building, structure, or land upon which such sign shall be found, within thirty (30) days after a written notification shall be made by a Code Enforcement Officer. Failure to remove such sign on notification shall be a violation of this Ordinance.

106.21. Enforcement and Penalties

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- (c) Any person violating any provision of this ordinance shall be liable for a fine of one hundred fifty dollars (\$150) for each violation. **Each day** a sign is posted in violation of this ordinance shall constitute a separate violation.

If you have any questions regarding permanent signage, please contact the Community Development Department at (478) 988-2720.



Where Georgia comes together.

Department of Community Development

Upon receipt of this notice, please contact Community Development Department at 478-988-2720 **within 30 days from the time you receive this letter with a "Plan of Action"** for correcting the ordinance violation concerning nonconforming signs based on the requirements and allowances of the letter dated May 04, 2016. **Please respond to this request within the allotted time given to avoid Enforcement Activities and Penalties.**

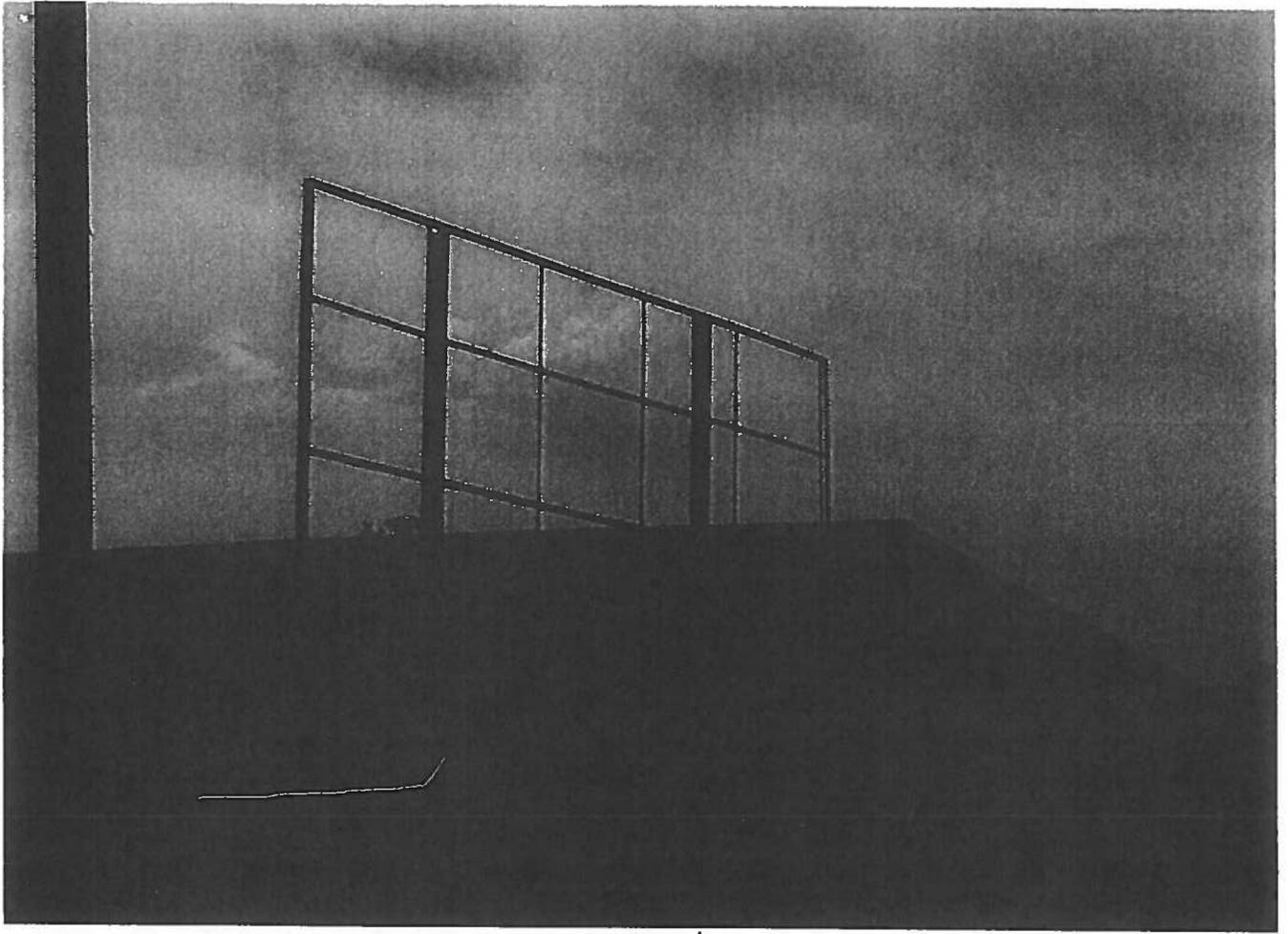
Thank you for your attention to this matter.

Sincerely,

Joseph Brown

Joseph Brown
Code Enforcement, Community Development
C.c.

Confirmation Services	Package ID: 91 71 999991 703375646469	E-CERTIFIED
	Destination ZIP Code: 31088	1ST CLASS LETTER
	Customer Reference:	PBP Account #: 47746789
	Recipient: _____	Serial #: 0818249
	Address: <u>A. Free</u>	NOV 08 2016 3:53P
	<u>200</u>	



11/08/16

City of Perry

Community Development Department

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



478-988-2720
Telephone

www.perry-ga.gov

478-988-2725
Facsimile

May 3, 2016

Scott Free
1271 South Houston Lake Road
Warner Robins, GA 31088

Re: 200 Kellwood Drive
Parcel No. P35-14A

In an effort to improve the quality of our community, our department is continuing its efforts regarding signage.

All billboards in the City of Perry must be permitted and it was noted the billboard(s) on your property have been grandfathered in. Billboards not maintained or inactive as it pertains to a time, event, or purpose after three months or more may be required to be removed from the property at the owner's expense.

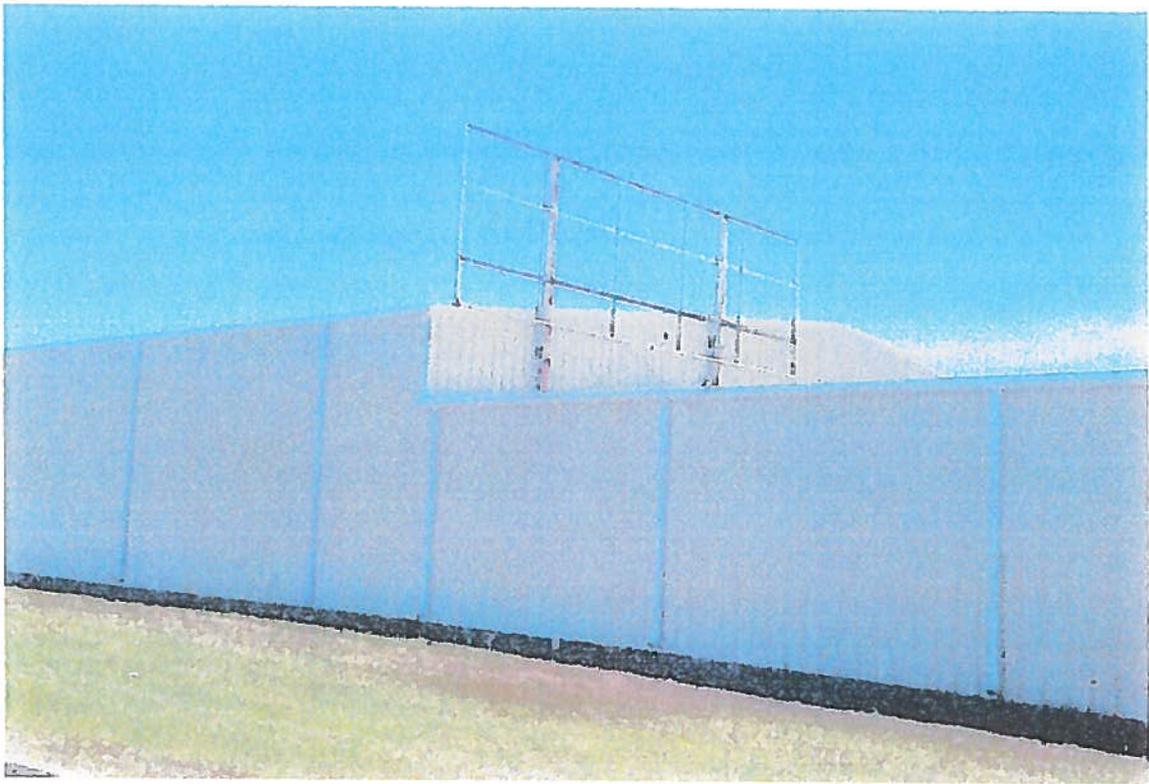
This notice is being sent as a courtesy as our records indicate the property listed above has a billboard and could potentially be affected by City ordinances.

Should you have any questions, please do not hesitate to contact myself at (478) 988-2704 or Ms. Christine Sewell at (478) 988-2720.

Sincerely,

Joseph Brown

Joseph Brown,
Code Enforcement - Community Development



4/19/14



Where Georgia comes together.

Department of Community Development

Free Accommodations LLC -
Scott Free
1271 South Houston Lake Road
Warner Robins, GA 31088

November 8, 2016

CERTIFIED MAIL

During a recent re-inspection on 11/08/2016, it was determined that the property referenced below has not yet met compliance with the letter dated May 3rd 2016 and is at this time in noncompliance. You are still in noncompliance concerning the non-conforming sign on the property. Please allow this letter to serve as official notice that the property at **1508 Sam Nunn Boulevard Parcel No. 40-20** is in violation. **Section 106. Signs:**

- 1) All signs for which a permit is required under this ordinance shall be constructed and maintained in accordance with the provisions of the Ordinance and of the city building codes.
- 2) All signs, together with all supporting structures, shall be well maintained and kept in a good state of repair. Without limiting the foregoing, the following maintenance shall be required for all signs and supporting structures.
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If you have any questions regarding permanent signage, please contact the Community Development Department at (478) 988-2720.



Where Georgia comes together.

Department of Community Development

Upon receipt of this notice, please contact Community Development Department at 478-988-2720 **within 30 days from the time you receive this letter with a "Plan of Action"** for correcting the ordinance violation concerning nonconforming signs based on the requirements and allowances of the letter dated May 04, 2016. **Please respond to this request within the allotted time given to avoid Enforcement Activities and Penalties.**

Thank you for your attention to this matter.

Sincerely,

Joseph Brown

Joseph Brown
Code Enforcement, Community Development
C.c.

Confirmation Services	Package ID: 9171999991703375646452	E-CERTIFIED
	Destination ZIP Code: 31088	1ST CLASS LETTER
	Customer Reference:	
	Recipient: _____	FBP Account #: 47746789
	Address: <i>Free Accom.</i>	Serial #: 0818249
	NOV 08 2016 3:53P	

1508



11/03/16

City of Perry

Community Development Department

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



478-988-2720
Telephone

www.perry-ga.gov

478-988-2725
Facsimile

May 3, 2016

Free Accommodations LLC -
Scott Free
1271 South Houston Lake Road
Warner Robins, GA 31088

Re: 1508 Sam Nunn Boulevard
Parcel No. P40-20

In an effort to improve the quality of our community, our department is continuing its efforts regarding signage.

All billboards in the City of Perry must be permitted and it was noted the billboard(s) on your property have been grandfathered in. Billboards not maintained or inactive as it pertains to a time, event, or purpose after three months or more may be required to be removed from the property at the owner's expense.

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Should you have any questions, please do not hesitate to contact myself at (478) 988-2704 or Ms. Christine Sewell at (478) 988-2720.

Sincerely,

Joseph Brown

Joseph Brown,
Code Enforcement - Community Development



Community Development

From: Lee Gilmour <lee.gilmour@perry-ga.gov>
Sent: Thursday, November 17, 2016 9:20 AM
To: comm.development@perry-ga.gov
Subject: RE: Billboard Deadline Relief

Yes.

From: Community Development [<mailto:comm.development@perry-ga.gov>]
Sent: Thursday, November 17, 2016 9:14 AM
To: lee.gilmour@perry-ga.gov
Cc: joe.brown@perry-ga.gov
Subject: RE: Billboard Deadline Relief

Will this be for all the properties he was sent notice on?



Christine Sewell
Administrative Assistant
Community & Economic Development
City of Perry
1211 Washington Street
P.O. Box 2030
Perry, GA 31069
T 478-988-2720 F 478-988-2725
<http://www.perry-ga.gov>

Where Georgia comes together.

From: Lee Gilmour [<mailto:lee.gilmour@perry-ga.gov>]
Sent: Thursday, November 17, 2016 9:09 AM
To: Perry Community Development
Cc: joe.brown@perry-ga.gov
Subject: Billboard Deadline Relief

Chris

Please schedule Mr. D. Free for a hearing before the Planning Commission at its next meeting. Mr. Free is seeking relief from the billboard removal deadline (Sec 106.15.3). Advise him of the hearing date and time. If you have any questions contact me.

Lee
for