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Planning Commission Work Session Agenda

Monday, April 27, 2026 – 5:00pm

Community Development Office, 741 Main Street, Perry

1. Call to Order
2. Roll Call
3. Citizens with Input
4. Old Business
5. New Business
  - a. Residential Design Standards
  - b. Revisions to or replacement of Perry's Tree Protection Ordinance, Sec. 6-4
6. Chairman Item(s)
7. Other Business
  - a. Review items for May 11, 2026, informational/public hearings
  - b. Update on City Council zoning decisions
8. Adjournment

All meetings of the Planning Commission are open to the public.

(478) 988-2720

<https://www.perry-ga.gov/business-services/community-development/planning-commission>

#### **4-3 Standards for specific uses**

4-3.1 Residential uses.

#### **6.8 Design standards for single family residential development.**

(A) *Purpose and intent.* This section establishes design standards for single family residential development.

Sec. 6-4. - Tree protection.

6-4.1. *General.*

- (A) *Purpose.* Protection of existing tree cover is intended to preserve the environmental and aesthetic qualities of Perry; to encourage site design techniques that preserve the natural environment and enhance the developed environment; to control erosion, slippage, and sediment runoff into streams and waterways; to increase slope stability; and, to protect wildlife habitat and migration corridors. Preservation or provision of trees near structures also serves to conserve energy by reducing heating and cooling costs.
- (B) *Applicability.* The requirements of this section shall apply to all existing and new development, except that the following developments and activities shall be exempt from this section:
  - (1) The removal of dead or naturally fallen trees, or trees that are found by the administrator to be a threat to the public health, safety, or welfare;
  - (2) The removal of pine trees, provided the minimum requirements of this section are maintained;
  - (3) The selective and limited removal of trees or vegetation necessary to obtain clear visibility at driveways or intersections, or for the purpose of performing authorized field survey work;
  - (4) The selective and limited clearing of utility easements to maintain their intended function; and
  - (5) The removal of trees or vegetation on land zoned or lawfully used for:
    - (a) Agricultural and forestry activities, including tree farms and approved forestry management practices, except that if a site is substantially cleared of trees pursuant to legitimate forestry activities, no development applications shall be accepted for thirty-six (36) months from the date the clearing is completed;
    - (b) Commercial garden centers, greenhouses, or nurseries; or
    - (c) Industrial developments in an M-2 zoning district.

6-4.2. *Tree protection and replacement.*

- (A) *Tree inventory required.* A tree inventory shall be submitted as part of an application for a site plan permit and land disturbance permit. The inventory shall be in a form approved by the administrator and contain the information as required in the administrative manual.
- (B) *Tree protection and replacement.*
  - (1)

All properties, except lots containing a single-family detached or two-family dwelling, to which this section applies shall provide and maintain a tree density of twelve (12) tree credit units per acre or pro rata portion of an acre, excluding building footprints and the area of athletic fields and courts.

- (2) Including required street trees, each lot containing a single-family detached or two-family dwelling shall provide or maintain one shade tree for each three thousand (3,000) square feet of lot area, excluding the building footprint. Each existing tree exceeding six (6) inches DBH which will be maintained shall count as two (2) trees.
- (3) The required tree density may be obtained by preserving existing trees and/or planting new trees which may include required street trees, interior parking lot landscaping, and heritage and historic tree replacements.
- (4) Tree credit units are established for existing and new trees based on each tree's caliper or diameter. The credit units are established in the administrative manual.
- (5) The form, size, quality, and proportions of preserved and proposed trees must meet the guidelines outlined in the ANSI Z60.1 American Standard for Nursery Stock.
- (6) Single-family residential subdivisions must comply with a required density factor of ten (10) units per acre, excluding individual single-family lots. This requirement may be met as an average for the total acreage of each phase of the subdivision development, rather than for each individual acre. Trees may be retained or planted along the street right-of-way, as buffer edge plantings along a development's perimeter, in entranceways, or in common open space. Emphasis shall be placed upon retaining existing trees. It is the responsibility of the current property owner to maintain and manage the required trees per the standards of this chapter.
- (7) If the minimum protection standards are not met, or if trees are observed by the city to be injured or threatened, they may be deemed ineligible for meeting these requirements and additional trees will be required.

(C) *Protection and replacement of heritage and historic trees.*

- (1) In order to protect significant trees, the city has established the heritage and historic tree designations. A heritage tree is any tree greater than twenty (20) inches in diameter and a historic tree is any tree greater than thirty (30) inches in diameter. A heritage tree which is removed shall be replaced with a minimum of two (2) four-inch caliper shade trees. A historic tree which is removed shall be replaced with a minimum of four (4) four-inch caliper shade trees. Because their shallow root system and narrow growth habit combine to pose risk to life and property, pine trees are not considered to be heritage or historic trees.
  - (a) New trees used to comply with heritage and historic tree replacement requirements shall not count toward the street tree requirements.

- (b) New trees used to comply with heritage and historic tree replacement requirements shall not count toward the interior parking lot landscaping requirements.
  - (c) No construction, grading, equipment, or material storage, or any other activity, shall be allowed within the critical root zone of a heritage or historic tree unless the steps to be taken to adequately ensure the health of the tree are submitted to the administrator in writing.
  - (d) Heritage or historic trees shall not be cut, removed, pushed over, killed, harmed, trimmed, sprayed, or destroyed without written approval by the administrator.
  - (e) Permits for trimming, removing or replacing heritage or historic trees from the administrator.
- (2) If the administrator determines that there is insufficient space on the property to replace a heritage or historic tree, the replacement tree may be planted on public property approved by the administrator or a fee based on market price in lieu of the replacement cost may be paid to the city tree fund.

#### 6-4.3. *Tree protection during construction.*

##### (A) *Protective fencing.*

- (1) *When and where required.* Before grading begins, fencing shall be required, at a minimum, around the critical root zone of all trees that are to be preserved. Additional fencing shall be required around the critical root zone of trees on adjacent properties or located in a right-of-way.
- (2) *Type of fencing.* All fencing required by this section shall be a minimum of four (4) feet high and of durable construction; such as wood or metal fencing.
- (3) *Signs.* Signs shall be installed on the protective fence visible on all sides of the fenced-in area (minimum one on each side and/or every three hundred (300) linear feet). The size of each sign must be a minimum of one foot by one and one-half (1.5) feet and shall contain the following: "TREE PROTECTION ZONE: KEEP OUT."
- (4) *Activity within a fenced tree protection zone.* No construction, grading, parking, equipment, or material storage, or any other activity, shall be allowed within the fenced area.
- (5) *Maintenance of fencing.* For existing trees to be counted toward required tree credits, they must be protected during the entire development period, beginning prior to the commencement of site work. Encroachment within the tree protection zone is permitted to allow the landscape contractor access to complete site work.

##### (B)

*Encroachments.* Encroachments within the critical root zones of any tree being preserved to comply with required tree credits, or within designated tree protection zones, shall occur only in rare instances. If such an encroachment is anticipated, a written request must be made to the city parks and recreations administrator for allowance of encroachment. Request must detail preventative measures taken. If approved the following preventative measures shall be employed:

- (1) *Clearing activities.* The removal of trees adjacent to a tree protection zone can cause inadvertent damage to the protected trees. Wherever possible, it is advisable to cut minimum two-foot trenches along the limits of land-disturbance, so as to cut, rather than tear, roots. Trenching is required for the protection of historic and heritage trees.
- (2) *Soil compaction.* Where compaction might occur due to traffic or materials through the tree protection zone, the area must first be mulched with a minimum four-inch layer of processed pine bark or wood chips or a six-inch layer of pine straw. Equipment or materials storage shall not be allowed within tree protection areas.

(Ord. No. 2017-25, § 2, 12-19-17; Ord. No. 2021-08, § 5, 4-20-21)

## **Alpharetta, GA**

### **1.1.4. - Tree Preservation.**

To maintain and promote the public health, safety, and welfare, the city has established city-wide regulations governing the conservation, planting, and replacement of trees. Trees contribute to the community's quality of life, improve the visual quality of the city, assist with rainwater interception and infiltration, and increase property values. These overlay guidelines will apply above and beyond the City's Land Development Ordinance to address the specific challenges and conditions of tree preservation within the overlay's boundaries and provide additional incentives for saving existing trees.

#### *A. Deviations from Unified Development Code.*

1. *Minimum Tree Density.* Within the overlay district boundaries, all 'For-Sale' residential lots shall maintain a minimum tree density as described in section 3.2.7 of the Tree Ordinance by making reasonable efforts to incorporate existing trees on the property, especially within the streetscape. (Reasonable efforts shall include, but not be limited to, alternate building design, building and driveway location, stormwater BMP locations).

2. *Rear landscape Strip.* Within the overlay district boundaries, all 'For-Sale' residential lots shall include a 10' undisturbed or replanted landscape strip along the rear property line.

a. If property includes stream buffers, floodplain, or other zoning buffers, this rear buffer location and width maybe shifted, removed or altered as approved by the city Arborist to accommodate alternate layouts.

3. *Additional Tree Credits.* The City Arborist may authorize additional tree credits for trees preserved with an approved alternate design.

a. Specimen trees may receive a density credit of three times the inches as long as the encroachment into the critical root zone is below 20%. Trees of Quality and Tree Groupings may reduce recompense plantings. The reduction shall be calculated considering two times the inches of the Trees of Quality or Tree Groupings that are preserved as long as the encroachment into the critical root zone is below 20%.

4. *Tree Replanting.* Replanted trees shall be native and ecologically compatible with the local environment and uptake or intercept stormwater.

a. It is desirable to plant at least 20% medium or large evergreens as specified in the tree list in the Guidance Document to enhance the interception of rainfall year-round.

b. Trees selected for minimum tree density plantings shall be water loving species, such as Red maple, Weeping willow, Black gum, River Birch, Bald Cypress, American Sycamore, Atlantic White Cedar, Alder, Sweetbay Magnolia or similar as approved by the City Arborist.

c. Streetscape/Landscape strip trees shall be planted in the front yard along the road frontage within the 10' landscape strip. Alternative designs and locations may be considered where existing utilities conflict with these requirements.

d. Spacing and number of trees shall be calculated based upon the average canopy spread of the species selected, as outlined in the Arborist Guidance document, in relation to the linear length of property road frontage.

e. When tree spacing exceeds 30' OC, at least one ornamental tree shall be incorporated into the design and planted in the front yard.

f. In order to create/maintain street character shade trees selected for the streetscape shall be overstory canopy trees of the Quercus (oak), Acer (maple), Ulmus (elm), and Platanus (sycamore) genus or as approved by the City Arborist.

## **Hardeeville**

### **4.5. Landscaping and Tree Conservation.**

A. No tree shall be removed, replaced, or disturbed without compliance with the regulations of this section.

#### *B. Tree Bank Fund.*

1. The tree bank shall be a fund to receive: a. Monetary contributions for the removal or damage to trees pursuant to Section 4.5.L.;

b. Charitable contribution given to the City for planting trees; and

c. Civil Penalties received for the illegal cutting or damage of trees.

2. Use of funds. Tree bank funds shall be used solely for purchasing, installing, and replacing trees, or maintenance of trees during their first five years after planting, on public lands such as parks, public open spaces, at community and civic facilities, and within public right-of-way.

3. Procedure contribution to tree bank fund. a. An applicant shall submit a written request to use the tree bank for removal of trees.

b. The Director of Planning & Development or designee shall determine the eligibility and extent of contributions during development review and shall forward the recommendation to the applicable review body for consideration as a part of development review consideration.

c. The applicant shall provide the cash contribution payment in the form of a cashier's check payable to City of Hardeeville prior to the disturbance of any trees.

d. Any amendments to an approved contribution shall be reviewed by the Director of Planning & Development or designee, and if such amendment to the development plan requires applicable review body consideration, then the amendment to the contribution shall be included in such consideration.

#### *C. Tree Preservation Plan*

1. Where large-scale development is proposed on plots of land where there are existing trees in excess of four contiguous acres, the existing trees shall not be removed or disturbed unless a Tree Preservation Plan is submitted and approved as part of an application for a development plan, site plan, or preliminary plat is approved. The Tree Preservation Plan shall include the following: a. A signed and sealed survey dated within 30 days of the submittal illustrating all property lines and existing conditions; and an existing tree survey which includes all existing tree trunks and the extent of their canopies drawn to scale, identifying species type, diameter at breast height (DBH), height, health.

b. A plan or report by a certified arborist or licensed landscape arborist supplemented by a certified arborist report specifying whether such trees are to remain and to be removed.

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c. An aerial photograph dated within 30 days of the submittal;

d. The location and extent of the existing on-site tree canopy, including an estimate of the total percentage of the parcels covered by the existing on-site tree canopy;

e. Construction Tree Protection plan. Plan showing the limits of protection barriers for preserved trees shall be drawn to scale. i. Barricade for minimum undisturbed area shall be 1 ½ feet X DBH from truck. Barricades shall comply with protection barricade detail as provided with the applicant's submittal.

ii. Prohibited uses/functions within minimum undisturbed area include: staging of construction related vehicles, staging of palettes of construction materials, burning, dumping, or disposal of any material.

iii. Limited construction permitted within minimum undisturbed area with no activity within 1 ½' feet X DBH zone:

1. Sidewalks, if constructed on top of existing grade with minimal excavation.

2. Tunneling for the installation of underground utilities and irrigation piping, however trenching shall be prohibited.

3. Fencing, post-mounted signs, lighting, flagpoles, and other similar structures if footings are non-continuous and not more than 24" in width or diameter. Silt fence trenching shall be prohibited.

5. Walls and monument (ground) signs, if constructed without continuous footings. These should be constructed with lintels above the root zones. Footings for lintels are limited to 24" width or diameter.

6. Minimal grade changes of 5" or less.

7. Decks and at-grade unit pavers when not constructed on continuous footings or slabs.

8. High-albedo pavement and pervious pavement when installed with grade changes of 5" or less. Cannot grade cut roots.

9. Other construction activities, when approved by the Zoning Official, such as driveways and foundations or walls for buildings, when reasonable alternatives are not practical.

2. The tree preservation plan shall be developed in accordance with the landscape standards of this section and the MZDO.

#### *D. Replacements trees*

1. Hardwood species/trees shall not be replaced with palms or other non-hardwood species/trees.

2. Four caliper inches of replacement trees shall be provided for each caliper inch of trees removed. Each replacement tree shall be a minimum of 2 ½" caliper inches and shall either be replanted within 12 months of the removal of the existing tree, or within a timeframe approved by the Director of Planning and Development or designee if such removal is related to a request for development review.

3. If a specimen tree is removed, it shall be replaced by a tree with a minimum of five caliper inches and shall either be replanted within 12 months of the removal of the existing tree, or within a timeframe approved by the Director of Planning and Development or designee if such removal is related to a request for development review. a. Specimen trees shall be those trees whose diameter measured at breast height is greater than 22".

b. A specimen tree includes the following native trees: Live Oaks, Bald Cypress, River Birch, Magnolia, and similar native trees meeting the DBH minimum as approved by the Director of Planning and Development, or designee.

4. Replacement trees shall be either planted on the lot or site where the specimen tree was removed; however, in cases where space on the lot or site is insufficient, the Director of Planning and

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Development or designee may determine if mitigation may take the form of payment to the City's tree bank.

5. A percentage of the existing tree canopy shall be retained on a development site in accordance with the table below:

Table 4-5-1: Canopy Retention

Existing Tree Canopy Cover (as a percentage of the total development site size)	Minimum Tree Canopy Retention <sup>1</sup>
50 % - 100 %	30%
25 % - 49%	40 %
24 % or less	50%

<sup>1</sup> Additional tree canopy may be required if provided by another section, but not applicable to pine stands.