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**Historic Preservation Commission Agenda**

Tuesday, July 14, 2026 – 6:00 pm

Council Chambers, City Hall, 808 Carroll Street, Perry

1. Call to Order
2. Roll Call
3. Citizens with Input
4. Approval of Agenda
5. Approval of Minutes – May 12, 2026, meeting
6. New Business
  - a. **COA 0094-2026.** 1205 Swift Street – Replacement of existing fence. The applicant is Waterford Georgia Investment Group, LLC.
7. Staff Update – 1002 Carroll Street – Perry Methodist Church
8. Adjournment

All meetings of the Historic Preservation Commission are open to the public.

(478) 988-2720

<https://perry-ga.gov/historic-preservation-commission>

Historic Preservation Commission  
Minutes- May 12, 2026

1. Call to Order: Vice Chairman Sanders called the meeting to order at 6:00pm.
2. Roll Call: Commissioners Beroza, Griffin, Hubbard, Sanders and Taylor were present.

Staff: Holly Wharton – Interim Community Development Director, Alicia Hartley – Downtown Manager and Christine Sewell – Recording Clerk

Guests: Beth Van Hoose

3. Citizens with Input – None
4. Approval of the Agenda: Commissioner Clayton motioned to approve as presented; Commissioner Beroza seconded; all in favor and was unanimously approved.
5. Approval of Minutes – April 14, 2026, meeting – Commissioner Beroza motioned to approve as presented; Commissioner Taylor seconded; all in favor and was unanimously approved.
6. New Business
  - a. Jernigan Street Small Area Plan Review – Ms. Alicia Hartley – Downtown Manager

Ms. Hartley reviewed the draft plan which provided the activity results, overview/goals, and recommendations for implementation. Ms. Hartley advised it will be presented to Council at their May 19<sup>th</sup> meeting.

- b. **COA 0058-2026.** 1212 Swift Street – Addition of front stairs and extension of privacy fence in backyard and addition of ornamental fence in front yard. The applicant is Beth Van Hoose.

Ms. Wharton read the applicants' request, which was for approval to install a privacy fence at the front elevation of the house to connect with an existing privacy fence at the rear of the property. Additionally, the applicant would like to install an ornamental wood and metal fence in the front yard with a metal gate. The applicant also requests approval to restore the porch to its original construction with front stairs that will be the width of the double front doors. It was noted Section 84 Fences and Walls guidelines (a) states that privacy fences should only be at the rear elevation. The proposed privacy fence would be attached at the corners of the front elevation. The front fence, while very attractive, is not in keeping with materials in the Historic District since it will be metal and wood. The addition / rehabilitation of the previously existing front stairs appear to bring the front porch back to its original construction. Staff recommends the following: 1). Approval of the privacy fence with the condition that the fence will connect to the house at the rear elevation rather than the front elevation; 2). Approval of the front stairs exiting the porch as when the home was originally constructed, and 3). Denial of the front fence with the recommendation that the fence be constructed of wood only as shown in the original picture of the home in keeping with the Historic District.

Commissioner Beroza asked staff if #3 was due to material; Ms. Wharton advised it was. Vice Chairman Sanders advised from the historic picture it appears the fence is a picket fence and the steps came down on both sides. Commissioner Clayton felt the original fence could have

possibly been brick columns and wood; Ms. Wharton advised it could have been, but the picture does not depict well because of it's age.

Vice Chairman Sanders opened the public hearing at 6:11pm and called for anyone in favor of the request. The applicant, Ms. Van Hoose advised she desires the front fence due to the homes windows being floor to ceiling and the fence will reduce visibility from the sidewalks, as well as allow space for her dogs in the yard. Ms. Van Hoose advised the parking pad on the rear of the property is difficult to navigate and intends to make a half circular drive, thus another reason for the fencing; and is open to suggestions on the fence material. Would like the height to be as tall as permissible to contain the dogs and would like gates constructed of wood.

\*Chairman Griffin arrived at 6:15pm

Commissioner Beroza asked Ms. Van Hoose if the intent was to not have the fence attached to the house; Ms. Van Hoose confirmed it was and the posts in the front would be wood with metal in-between and will match the pillars on the front porch.

Commissioner Hubbard felt originally from the picture the fence had wrought iron and is not opposed to wood nor metal; Vice Chairman Sanders agreed and noted fences are normally at the rear of a property. Ms. Van Hoose advised the fence would help with drowning out the noise from Third Street traffic and add privacy. Commissioner Beroza noted the Commission has some leeway on fences and it could be extended to the rear at 8ft and the front at 5ft; Ms. Wharton advised the Land Management Ordinance only allows for 3ft in front; Ms. Van Hoose advised that was not high enough for the front.

Vice Chairman Sanders called for anyone opposed; there being none the public hearing was closed at 6:20pm.

Commissioner Hubbard advised based on the historic picture and it potentially showing metal he was not opposed, but the staircase should be wood, and the front fence attached to the rear of the property. Commissioner Taylor agreed. Commissioner Beroza was not opposed to staff's recommendation #2 and #3.

Commissioner Beroza motioned to approve of the application with the following conditions: 1) Front stairs as originally constructed, 2) rear privacy fence extension must be completed at the rear elevation of the home, and 3). Front fence with an allowance for metal or wood with a maximum height of 36 inches. The approval is based on plans and specifications submitted with your application and modification; Commissioner Hubbard seconded; all in favor and was unanimously approved.

7. Adjournment- there being no further business to come before the Commission the meeting was adjourned at 6:37pm.



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## STAFF REPORT

July 6, 2026

**CASE NUMBER:** COA-0094-2026  
**APPLICANT:** Mohammad Ahmad  
**REQUEST:** Fence Replacement  
**LOCATION:** 1205 Swift Street.

**APPLICANT'S REQUEST:** The applicant proposes to replace the dilapidated rear yard wooden fence with new wooden fence.

**STAFF COMMENTS:** The applicant provided pictures showing an existing fence. The site plan and specific materials to be used do not provide sufficient detail. However, upon physical inspection and observation of the property, the fence appears to be in compliance with the City of Perry's Land Management Ordinance and standards established for fencing. All fencing is constructed at the back of the property in the rear yard.

**STAFF RECOMMENDATION:** Approval

### APPLICABLE ORDINANCE SECTION:

#### Section 3-2(3)

**HP, Historic preservation overlay district.** The purpose of this district is to promote the educational, cultural, economic, and general welfare of the community through the preservation and restoration of its historic properties, spaces, neighborhoods, and other elements which serve as visible reminders of the cultural and architectural heritage of the City of Perry and the State of Georgia. Regulations are intended to ensure the construction, reconstruction, alteration, restoration, demolition or moving of buildings and appurtenant fixtures are consistent with the historic or architectural character of the area.

#### Section 4-3(a)

**Residential districts.** In all residential districts a fence or wall in a side yard or rear yard shall not be opaque above a height of eight (8) feet, or the height of the lowest portion of the eave of the principal building, whichever is less; and a fence or wall in a front yard shall not be opaque above a height of thirty (30) inches. (Height is measured from the finished grade at the base of the fence or wall.) Chain link fencing is permitted in residential districts.

#### (b)

**Nonresidential and form based code districts, except C-3.** In all nonresidential and form based code districts, except the C-3 district, a fence or wall in a side yard or rear yard shall not be opaque above a height of eight (8) feet, or the height of the lowest portion of the eave of the principal building, whichever is less; and a fence or wall in a front yard shall not be opaque above a height of thirty (30) inches. (Height is measured from the finished grade at the base of the fence or wall.) Chain link fencing is prohibited in the front yard, or within the required front building setback for undeveloped parcels. Any chain link fencing visible from a public street shall be coated in dark green or black vinyl. Barbed wire or other similar additions to fences is prohibited.





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Application # COA 0094-  
2026

## Application for Certificate of Appropriateness Historic Preservation Commission

Contact Community Development (478) 988-2720 for information

|           | Applicant                    | Property Owner*                           |
|-----------|------------------------------|-------------------------------------------|
| Name      | Muhammad Ahmad               | Waterford GA Investment Group LLC         |
| Title     |                              |                                           |
| Address   | 5580 Thomaston Rd Ste 18-159 | 5580 Thomaston Rd Ste 18-159, Macon 31204 |
| Phone     | [REDACTED]                   | [REDACTED]                                |
| Email     | [REDACTED]                   | [REDACTED]                                |
| Signature | [Signature]                  | [Signature]                               |
| Date      | 6-22-26                      | 6-18-2026                                 |

\*If the applicant is not the owner, the owner must sign this form or provide a letter authorizing the proposed work.

|                  |                              |
|------------------|------------------------------|
| Property Address | 1205 Swift St Perry GA 31069 |
|------------------|------------------------------|

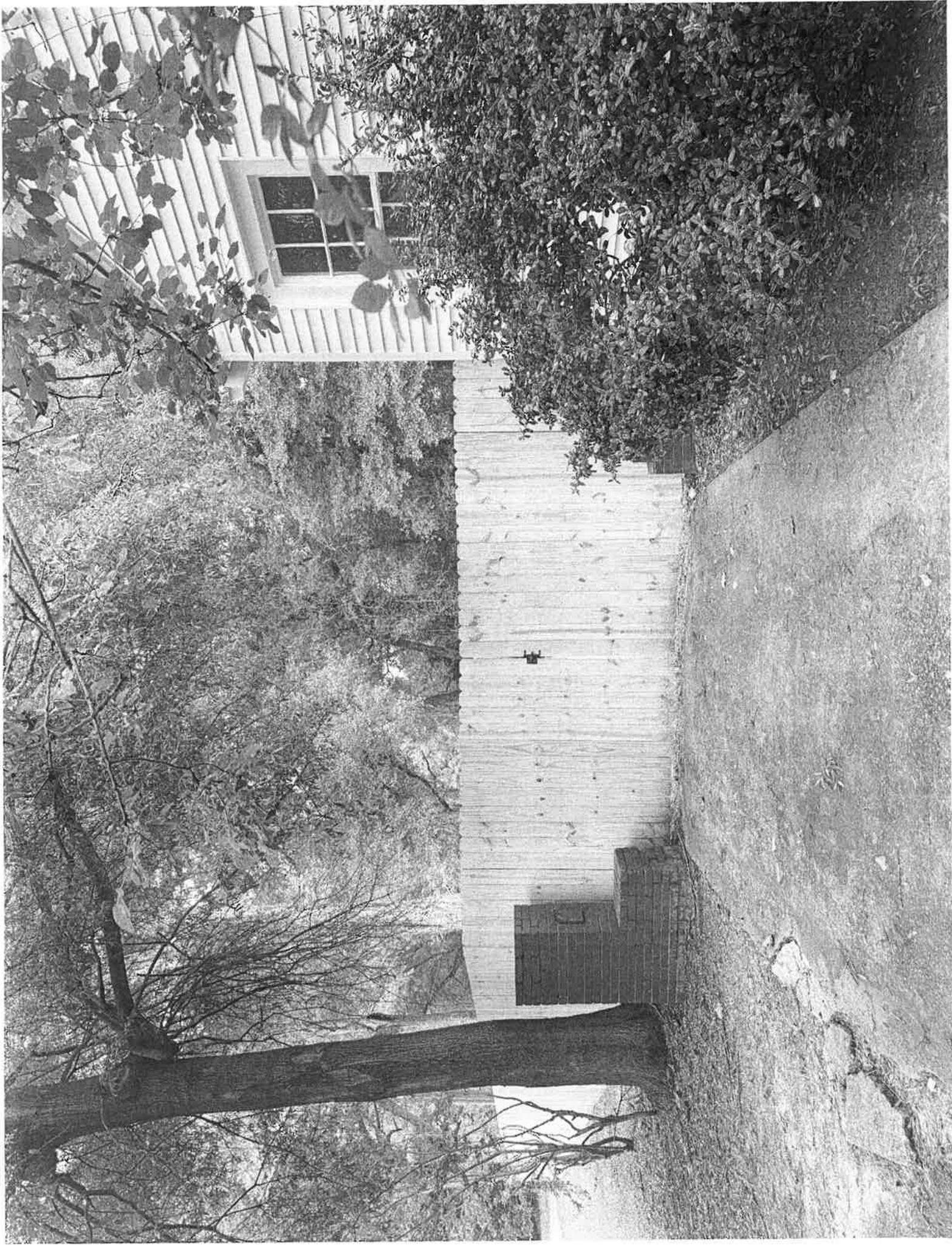
|                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Type of Project (Check all that apply):                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                   |
| <b>Construction</b><br><input type="checkbox"/> New building<br><input type="checkbox"/> Addition to existing building<br><input type="checkbox"/> Major building restoration, rehabilitation, or remodel<br><input type="checkbox"/> Other type of exterior change, explain: _____ | <b>Site Changes</b><br><input type="checkbox"/> Parking area, driveways, or walkway<br><input checked="" type="checkbox"/> Fence, wall, or landscaping<br><input type="checkbox"/> Mechanical system or non-temporary structure<br><input type="checkbox"/> Sign<br><input type="checkbox"/> Demolition or relocation of building |

Describe the proposed project (attach additional sheets as necessary). The description should include proposed materials. Please divide the description if the proposed scope of work will involve more than one type of project. (Example: 1. building addition and 2. sign installation).

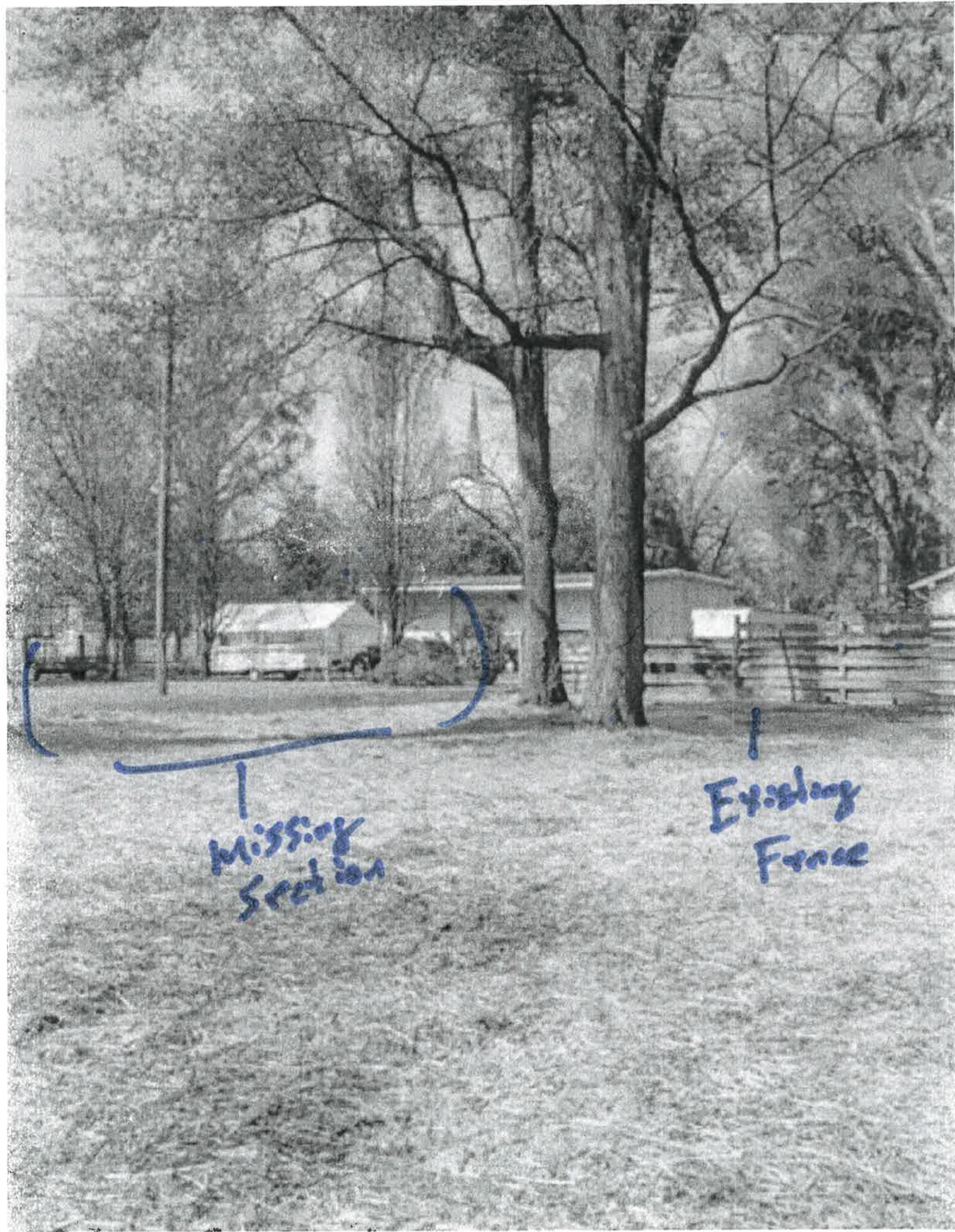
Replacing worn out & dilapidated fence to tie into current wooden fence. Existing fence is already torn down as well. Thank you

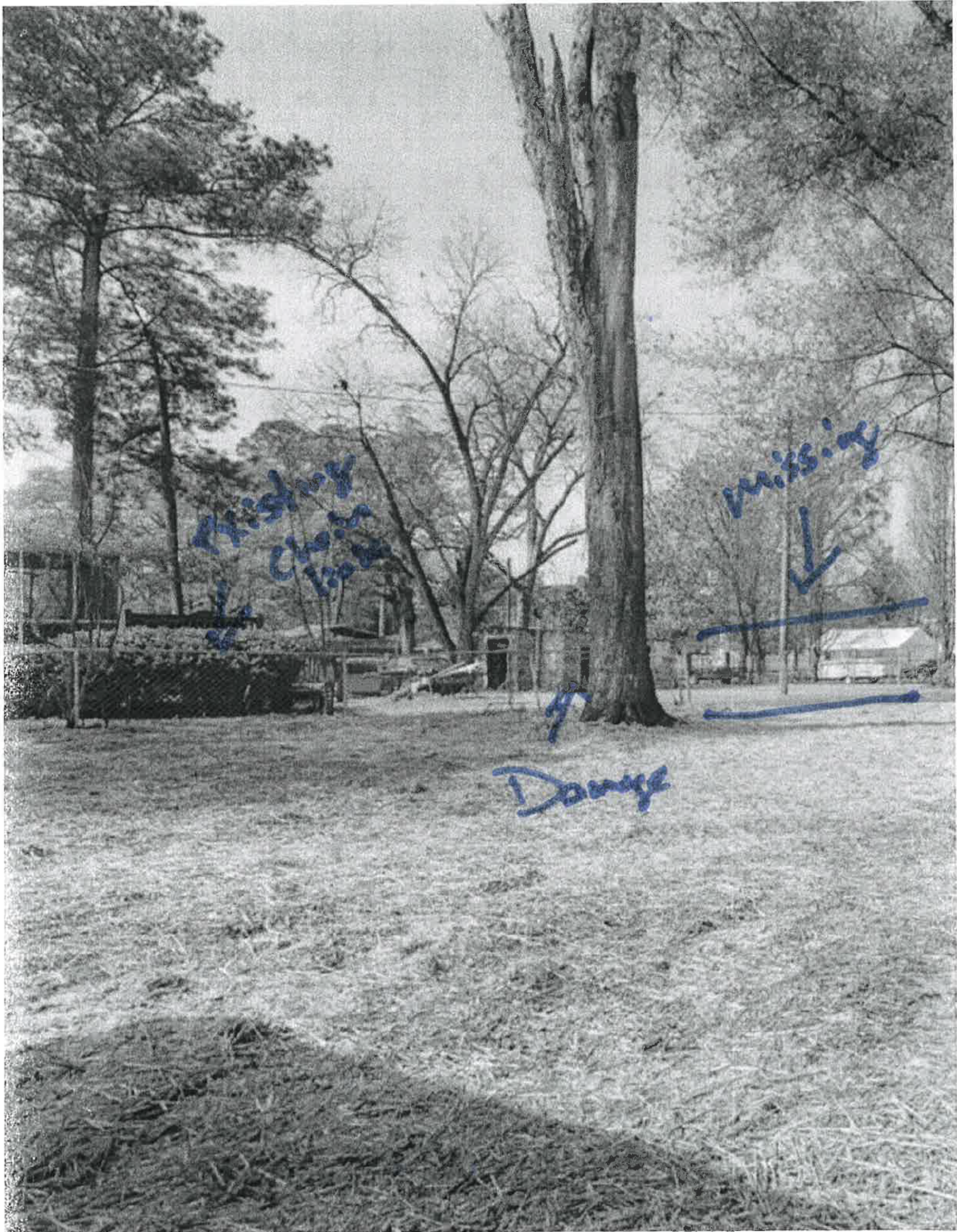
|                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Requirements.</b> All applications must be complete and include the required support materials (See Application Checklist below). Incomplete applications will not be forwarded to the Preservation Commission for review.                                                                                                                                                                      |
| <b>Fee.</b> No fee is required for review of an application for Certificate of Appropriateness unless work is started before a Certificate of Appropriateness is approved. In such cases the fee is \$245.00.                                                                                                                                                                                                  |
| <b>Application Deadline.</b> Applications and support materials must be submitted 21 days prior to the regular Preservation Commission meeting, the second Tuesday of each month. Applications may be submitted to the Community Development office or online at <a href="https://perryga-energovpub.tylerhost.net/Apps/SelfService#/home">https://perryga-energovpub.tylerhost.net/Apps/SelfService#/home</a> |
| <b>Application Representation.</b> The applicant or an authorized representative of the applicant must attend the public hearing to support the application and answer any questions the Commission may have.                                                                                                                                                                                                  |
| <b>Expiration of Certificate.</b> The Certificate of Appropriateness is valid for 6 months (180 days) from the date of approval. If work is not completed within that timeframe, the applicant must renew the COA. A COA associated with a permit remains valid for the life of the permit.                                                                                                                    |
| <b>Permits Required.</b> Approval of a certificate of appropriateness does not waive the need to obtain any required permits.                                                                                                                                                                                                                                                                                  |

|                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Checklist.</b> A complete application requires support materials. The following materials are required for a complete application. Incomplete applications may be removed from the HPC's agenda. Digital photographs and PDFs of plans/elevations may be emailed to <a href="mailto:comm.development@perry-ga.gov">comm.development@perry-ga.gov</a>                                   |                                                                                                                                                                                                                                                                                                                      |
| <b>New Buildings and Additions</b><br><input type="checkbox"/> site plan<br><input type="checkbox"/> architectural elevations<br><input type="checkbox"/> floor plan<br><input type="checkbox"/> landscape plan (specific vegetation not required)<br><input type="checkbox"/> description of materials<br><input type="checkbox"/> photographs of proposed site and adjoining properties             | <b>Site changes - parking areas, drives, and walks</b><br><input type="checkbox"/> Site plan or sketch of site with proposed improvements<br><input type="checkbox"/> description of materials<br><input type="checkbox"/> photographs of site                                                                       |
| <b>Major Restoration, Rehabilitation, or Remodeling</b><br><input type="checkbox"/> architectural elevations or sketches<br><input type="checkbox"/> description of proposed changes<br><input type="checkbox"/> description of materials<br><input type="checkbox"/> photographs of existing building<br><input type="checkbox"/> for restoration only, documentation of earlier historic appearance | <b>Site changes - fences, walls, and mechanical systems</b><br><input type="checkbox"/> site plan or sketch of site with proposed improvements<br><input type="checkbox"/> architectural elevations or sketches<br><input type="checkbox"/> description of materials<br><input type="checkbox"/> photographs of site |
| <b>Minor exterior changes</b><br><input type="checkbox"/> description of proposed changes<br><input type="checkbox"/> description of materials<br><input type="checkbox"/> photographs of existing building                                                                                                                                                                                           | <b>Site changes - signs</b><br><input type="checkbox"/> drawing of sign with dimensions<br><input type="checkbox"/> site plan or sketch of site (for ground signs)<br><input type="checkbox"/> description of materials and illumination                                                                             |









Highway  
Cherry

missing  
↓

Dodge



WILSON

SWIFT ST

THIRD ST

SECOND ST





## Material

210 - Fence Pickets

18 - Fence Post

20 - Bags of Concrete

