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Planning Commission Agenda
Monday, April 8, 2024, 6:00pm
Perry City Hall 808 Carroll Street, Perry

1. Call to Order
2. Roll Call
3. Invocation
4. Approval of Minutes from March 11, 2024 regular meeting and March 25, 2024 work session
5. Announcements
 - Per O.C.G.A. 36-67A-3 if any opponent of a rezoning or annexation application has made campaign contributions and/or provided gifts totaling \$250 or more within the past two years to a local government official who will consider the application, the opponent must file a disclosure statement.
 - Policies and Procedures for Conducting Zoning Hearings are available at the entrance.
 - Please place phones in silent mode.
6. Citizens with Input
7. Old Business
8. Public Hearing (Planning Commission decision)
 - A. **VAR-0020-2024**. Variance from design standards for property located at 530 Perry Parkway. The applicant is Mike Horne, Jones Petroleum.
 - B. **VAR-0036-2024**. Variance from parking standards for property located at 317 Grand Reserve Way. The applicant is Jacob Tuttle.
 - C. **PLAT-0032-2024**. Preliminary plat for The Orchard on Main, northeast corner of Keith Drive and Main Street. The applicant is Chad Bryant, Bryant Engineering.
9. New Business

Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on May 7, 2024)

 - A. **SUSE-0035-2024**. Special exception to reduce minimum house size for property located at 738 Elaine Street. The applicant is Houston County Habitat for Humanity.
10. Other Business
11. Commission questions or comments
12. Adjournment

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

(478) 988-2720

<https://perry-ga.gov/business-services/community-development/planning-and-zoning>

Planning Commission
Minutes - March 11, 2024

1. Call to Order: Chairman Edwards called the meeting to order at 6:00pm.
2. Roll Call: Chairman Edwards; Commissioners Butler, Guidry, Jefferson and Ross were present. Commissioner Hayes and Mehserle were absent.

Staff: Bryan Wood – Community Development Director, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk

Guests: Dylan Wingate
3. Invocation: was given by Commissioner Jefferson
4. Approval of Minutes from February 12, 2024 regular meeting and February 26, 2024 work session
Commissioner Jefferson motioned to approve as submitted; Commissioner Guidry seconded; all in favor and was unanimously approved.
5. Announcements - Chairman Edwards referred to the announcements as listed.
 - Per O.C.G.A. 36-67A-3 if any opponent of a rezoning or annexation application has made campaign contributions and/or provided gifts totaling \$250 or more within the past two years to a local government official who will consider the application, the opponent must file a disclosure statement.
 - Policies and Procedures for Conducting Zoning Hearings are available at the entrance.
 - Please place phones in silent mode.
6. Citizens with Input- None
7. Old Business – None
8. Public Hearing (Planning Commission decision)- None
9. New Business

Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on April 2, 2024)

- A. **RZNE-0014-2024**. Rezoning of property at 1015 Northside Drive. The applicant is Dylan Wingate, WCH Homes.

Ms. Carson read the applicants' request, which was to rezone from R-2, Single Family Residential to C-3, Central Business District, along with staff responses, with recommendation for approval.

Chairman Edwards opened the public hearing at 6:06pm and called for anyone in favor of the request. The applicant, Mr. Dylan Wingate, reiterated the request and advised the house will remain on the current site and will look to relocate at a later date, and the request is to keep in line with the current development of the mixed-use project adjacent to the property. Chairman Edwards called for anyone opposed; there being none the public hearing was closed at 6:08pm.

Chairman Edwards asked Mr. Wingate if it will be feasible to move the dwelling; Mr. Wingate advised it would be and has already spoken with a contractor and ideally would like to keep in the city. Commissioner Ross inquired of a time frame; Mr. Wingate advised in five years as in developing the adjacent parcel would like to expand onto this lot. Commissioner Guidry asked of staff if there was any issue/concern with the Historic Preservation Commission; Mr. Wood advised there was not, as the proposed downtown district is in preliminary discussions and this parcel is not in the district.

Commissioner Ross motioned to recommend approval of the application as submitted to Mayor & Council; Commissioner Jefferson seconded the motion; all in favor was unanimously recommended for approval.

10. Other Business

Mr. Wood advised he brought to Council the concerns relating to vinyl siding and notice has been sent to contractors, developers, and installers as a reminder of proper installation procedures. Regarding the PUD's Council has requested a text amendment with the discussed modifications; the density concerns were discussed and should not continue to allow single use districts and PUD's should not be a means to create additional density.

11. Commission questions or comments – None

12. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:19pm.

Planning Commission Work Session Agenda
Minutes - March 25, 2024

1. Call to Order: Chairman Edwards called the meeting to order at 5:30pm.
2. Roll Call: Chairman Edwards; Commissioners Guidry, Mehserle, Jefferson and Ross were present. Commissioner Butler and Hayes were absent.

Staff: Bryan Wood – Community Development Director and Emily Carson – Community Planner

3. Citizens with Input – None
4. New Business
 - PUD ordinance modifications

Mr. Wood provided a draft of the modifications to the City's PUD ordinance for discussion. This incorporated comments from last month's discussion as well as City Council comments from its March 4, 2024, Work Session. Council does not want to allow single-use PUDs. They feel such plans are only a means to circumvent provisions of LMO by increasing density and/or reducing development standards. Mr. Wood advised when working on the revisions he questioned the need for a PUD district at all. The intent statement says PUD is intended to allow developments "which cannot be achieved in other base zoning districts established in this ordinance, including districts in the form-based code. The PUD district is not intended to be used as an alternative to obtaining variance(s) for developments unable to comply with other development standards required by this ordinance." The districts in the form-based code section of the LMO require certain design standards and open space requirements which would offset the increased density allowed. For example, a single-family residential development allows a minimum lot size of 2,500 square feet. However, vinyl siding is not allowed, front porches are required, garages in rear or setback from the front of the house, open space of 10% of overall site + 10% on each individual lot, landscaping, street trees, and sidewalks or multi-use paths. Districts allow for a mix of uses. As rezoning would be required, the Commission and Council would still have the ability to determine the appropriateness of proposed zone(s) in relation to the property surroundings.

Discussions began and Chairman Edwards asked if the form-based code can be applied to zoning districts outside of Courtney Hodges Blvd; Mr. Wood advised a layout would be needed to show where the different uses are, and verification street widths meet the emergency access. Chairman Edwards felt there may be repetition if Council does not want single use PUD's and form-based code requires mixed use. Mr. Wood advised to date the Encore, Houston Springs, and the original Perry Preserve are the most unique developments, whereas others do not have much variety/difference; could look at based on single family/townhomes. Commissioner Mehserle asked if other zoning districts could be applied; Mr. Wood advised yes. Chairman Edwards inquired if lower density developments would be allowed; Mr. Wood advised there is a range of

2500 to 1200 square foot for some uses. Commissioner Ross would like to see a layout of where trees, sidewalks, etc. would be as the form-based code appears to make it closer. Commissioner Guidry felt PUD standards may need to remain as an alternative. Mr. Wood noted if lot sizes were reduced it may be attractive to developers. Chairman Edwards felt narrower lots that fit the form-based code standards while still allowing emergency access versus how currently developed with not enough parking or emergency access,

5. Other Business – None

6. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:30pm.



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STAFF REPORT

From the Department of Community Development

March 27, 2024

CASE NUMBER: VAR-0020-2024
APPLICANT: Mike Horne for JP Petroleum
REQUEST: Variance to eliminate the use of brick or stone on building facades
LOCATION: 530 Perry Parkway; Parcel No. 0P38A0 011000

SECTION OF ORDINANCE BEING VARIED: Sec. 6-6.1(A)(2) - Buildings shall utilize natural building materials, such as wood, stone, and brick on building exteriors, except that roofing materials may be manmade. Steel or other metals shall not be used on building exteriors, except as may be necessary for roofing, window trim, gutters, and down spouts. Unpainted, smooth-faced concrete block shall not be used on building exteriors. Synthetic stucco shall not be used on building exteriors. All sides of a building may impact on its surroundings and shall be considered for treatment with an architectural finish of primary materials (i.e., brick and stone), unless other materials demonstrating equal or greater quality are used. As a general rule, except in industrial zoning districts, front facades shall be at least eighty (80) percent brick and stone. Side facades shall be at least fifty (50) percent brick and stone. Rear facades do not have a minimum suggested standard for primary materials unless they are visible from a public right-of-way.

BACKGROUND: The applicant is constructing a fueling center with a convenience store and fast-food restaurant. He is proposing to clad the exterior of the building with cement-fiber panels.

STANDARDS NECESSARY FOR A VARIANCE:

1. *Because of exceptional narrowness, shallowness, shape, topographical conditions, or other extraordinary situations or conditions peculiar to the subject property, does the strict application of the regulations result in unusual or impractical difficulties or exceptional or undue hardship upon the property owner?* There are no exceptional, extraordinary, or peculiar conditions or situations associated with the property which cause the strict application of the regulations to result in an unusual or impractical difficulties or exceptional or undue hardship on the property owner.
2. *Is the variance the minimum relief reasonably necessary to overcome the aforesaid exceptional conditions?* Since there are no exceptional conditions, no relief is necessary.
3. *Can the variance be granted without substantial impairment to the intent, purpose, and integrity of the ordinance or comprehensive plan?* The intent and purpose of the Land Management Ordinance includes “Ensure appropriate commercial development patterns along corridors,” “Ensure appropriate urban development and redevelopment,” “Encourage quality development to blend with existing development,” “Facilitate the creation of a convenient, attractive, and harmonious community,” and to “Regulate the use, density, distribution and character of land.”

The property is located in the “Gateway Corridor” character area of the 2022 Comprehensive Plan.

4. *Will granting the variance be detrimental to the use and enjoyment of adjoining or neighboring properties?*
Granting this variance will set a precedent and therefore limit staff ability to enforce the ordinance as written on other properties.

STAFF CONCLUSIONS: Staff believe none of the standards for granting a variance have been met, and therefore, recommends denial of the request.

VAR-0020-2024

530 Perry Parkway

Reduce brick on building



Aerial



Zoning



Character Area



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Application # VAR#0020-2024

Application for Variance

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Mike Horne	William B. Jones
*Title	Project Manager	owner
*Address	264 Alabama Blvd. Jackson GA 30233	"Same"
*Phone	cell 770-527-6464	office 770-775-2386
*Email	mhorne@jonespetroleum.com	

Property Information

*Street Address	# 530 Perry Pkwy. Perry, GA 31069
*Tax Map #(s)	P38A-11
*Zoning Designation	C-1

Request

*Please describe the proposed variance: (i.e. Reduce the rear setback from 25 feet to 22 feet) VARIANCE to allow Nichiak cement board panels as an acceptable material demonstrating equal or greater quality for front, side, and rear facades.

Instructions

- The application and must be received by the Community Development Office no later than the date reflected on the attached schedule.
- Fee:
 - Owner-occupied single family residential – \$153.00
 - All others - \$306.00 ✓
 - All others (post construction) - \$612.00
- *The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.7 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
- *Submit plans, drawings, photographs or other documentation which helps fully describe your request.
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Variance applications require a public hearing before the planning commission. Public notice sign(s) will be posted on the property at least 15 days prior to the scheduled hearing date.
- *The applicant must be present at the hearing to present the application and answer questions that may arise.
- The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

*Applicant		*Date	2-5-24
*Property Owner/Authorized Agent		*Date	2/8/2024

Standards for Granting a Variance

The applicant bears the burden of proof to demonstrate that an application complies with these standards.

Are there covenants and restrictions pertaining to the property which would preclude the proposed variance?

- (1) By reason of exceptional narrowness, shallowness, shape, topographical conditions, or other extraordinary situations or conditions peculiar to a specific parcel of property, the strict application of these regulations would result in peculiar or unusual, practical, difficulties to or exceptional or undue hardship upon the owner of such property;
- (2) Such variance is the minimum reasonably necessary to overcome the aforesaid exceptional conditions;
- (3) Such variance can be granted without substantial impairment to the intent, purpose, and integrity of this chapter and/or the comprehensive plan or other master plan adopted for the property;
- (4) Such variance will not be detrimental to the use and enjoyment of adjoining or neighboring properties.

Notes:

A variance cannot be granted:

- To reduce a setback of a commercial/industrial property abutting a residentially-zoned property, unless the abutting residentially-zoned property is proposed for commercial or industrial use in the Comprehensive Plan;
- To allow a use not permitted or prohibited in a zoning district;
- To allow a density of development beyond the maximum allowed in a zoning district.

If the hardship invoking the standards for granting a variance was the result of the applicant's intentional disregard or willful failure to comply with the terms of the Land Management Ordinance, the Planning Commission may refuse to grant a variance.

Revised 12/21/22

JPC Design and Construction, LLC

264 Alabama Boulevard

P.O. 710

Jackson, Georgia 30233

2/6/2024

Mr. Bryan Wood, Director

City of Perry

Community Development

1211 Washington St.

Perry, GA 31069

RE: Letter of Intent for Variance Application for property at 530 Perry Pkwy., 9.3 +/- acres in the City of Perry. The JP Perry Travel Center.

Mr. Wood,

Please accept this Letter of Intent on behalf of JPC Design and Construction, LLC and Mr. William B. Jones. We are requesting a Variance from the **City of Perry Land Management Ordinance, Article 6. Development and Design Standards. Section 6.6 Design Standards. 6-6.1 (A) (2)**. for the above mentioned property at 530 Perry Pkwy., City of Perry. Also known as, the JP Perry Travel Center.

We are asking for a Variance from the current design standards in regards to front and side facades requiring 80 percent brick and stone on the front and 50 percent brick and stone on the sides. The entire article **6-6.1 (A) (2)** reads as follows:

Buildings shall utilize natural building materials, such as wood, stone, and brick on building exteriors, except that roofing materials may be manmade. Steel or other metals shall not be used on building exteriors, except as may be necessary for roofing, window trim, gutters, and down spouts. Unpainted, smooth-faced concrete block shall not be used on building exteriors. Synthetic stucco shall not be used on building exteriors. All sides of a building may impact on its surroundings and shall be considered for treatment with an architectural finish of primary materials (i.e., brick and stone), unless other materials demonstrating equal or greater quality are used. As a general rule, except in industrial zoning districts, front facades shall be at least (80) percent brick and stone. Side facades shall be at least fifty (50) percent brick and stone. Rear facades do not have a minimum suggested standard for primary materials unless they are visible from a public right-of-way.

We feel that Nichiha fiber cement board panels are a material that demonstrates equal or greater quality than that of brick or stone. We also think that cement based exterior products like Nichiha add a quality

and variety to the brick and stone palate of materials. They offer different finish textures and colors as well that compliment the brick and stone in a positive way. Therefore, we ask that you approve our facades as submitted and attached to this request.

We thank you for your consideration in this matter, and we respectfully ask for your approval.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Horne", with a long horizontal flourish extending to the right.

Mike Horne, Project Manager, JPC Design and Construction LLC.

JONES PETROLEUM FUEL CENTER

EAST OF I-75 PERRY, GA 31069



APPLICABLE CODES:

- The Building shall be in compliance with the following codes:
- INTERNATIONAL BUILDING CODE - 2015
- INTERNATIONAL FIRE CODE - 2015
- INTERNATIONAL PLUMBING CODE - 2015
- INTERNATIONAL MECHANICAL CODE - 2015
- INTERNATIONAL ELECTRICAL CODE - 2015
- INTERNATIONAL ENERGY CONSERVATION CODE - 2015
- INTERNATIONAL SMOKE CONTROL CODE - 2015
- INTERNATIONAL SOLENOID VALVE CODE - 2015
- INTERNATIONAL HAZARDOUS MATERIAL CODE - 2015
- INTERNATIONAL PIPELINES CODE - 2015
- INTERNATIONAL TRANSPORTATION CODE - 2015
- INTERNATIONAL SAFETY CODE - 2015
- INTERNATIONAL ELECTRICAL CODE - 2015
- INTERNATIONAL MECHANICAL CODE - 2015
- INTERNATIONAL PLUMBING CODE - 2015
- INTERNATIONAL FIRE CODE - 2015
- INTERNATIONAL BUILDING CODE - 2015
- INTERNATIONAL ENERGY CONSERVATION CODE - 2015
- INTERNATIONAL SMOKE CONTROL CODE - 2015
- INTERNATIONAL SOLENOID VALVE CODE - 2015
- INTERNATIONAL HAZARDOUS MATERIAL CODE - 2015
- INTERNATIONAL PIPELINES CODE - 2015
- INTERNATIONAL TRANSPORTATION CODE - 2015
- INTERNATIONAL SAFETY CODE - 2015

SPECIAL INSPECTIONS:

1. All steel members shall be inspected by the contractor's steel erector before erection. The contractor shall provide a list of all steel members to be inspected and a copy of the inspection report to the architect. The architect shall review the inspection report and approve the erection of the steel members.
2. All concrete members shall be inspected by the contractor's concrete erector before placement. The contractor shall provide a list of all concrete members to be inspected and a copy of the inspection report to the architect. The architect shall review the inspection report and approve the placement of the concrete members.
3. All electrical members shall be inspected by the contractor's electrical erector before installation. The contractor shall provide a list of all electrical members to be inspected and a copy of the inspection report to the architect. The architect shall review the inspection report and approve the installation of the electrical members.
4. All mechanical members shall be inspected by the contractor's mechanical erector before installation. The contractor shall provide a list of all mechanical members to be inspected and a copy of the inspection report to the architect. The architect shall review the inspection report and approve the installation of the mechanical members.
5. All plumbing members shall be inspected by the contractor's plumbing erector before installation. The contractor shall provide a list of all plumbing members to be inspected and a copy of the inspection report to the architect. The architect shall review the inspection report and approve the installation of the plumbing members.

PROJECT TEAM:

- ARCHITECT:**
ROBERTSON LOIA ROOF ARCHITECTS & ENGINEERS
- MECHANICAL ENGINEER:**
MARTIN M. SMITH, P.E., M.E.S.E.
- ELECTRICAL ENGINEER:**
MARTIN M. SMITH, P.E., M.E.S.E.
- PLUMBING ENGINEER:**
MARTIN M. SMITH, P.E., M.E.S.E.
- INSULATION ENGINEER:**
MARTIN M. SMITH, P.E., M.E.S.E.
- CONCRETE ENGINEER:**
MARTIN M. SMITH, P.E., M.E.S.E.
- STEEL ENGINEER:**
MARTIN M. SMITH, P.E., M.E.S.E.
- FOUNDATION ENGINEER:**
MARTIN M. SMITH, P.E., M.E.S.E.
- TRANSPORTATION ENGINEER:**
MARTIN M. SMITH, P.E., M.E.S.E.
- HAZARDOUS MATERIAL ENGINEER:**
MARTIN M. SMITH, P.E., M.E.S.E.
- PIPELINES ENGINEER:**
MARTIN M. SMITH, P.E., M.E.S.E.
- SAFETY ENGINEER:**
MARTIN M. SMITH, P.E., M.E.S.E.
- ENERGY ENGINEER:**
MARTIN M. SMITH, P.E., M.E.S.E.
- SMOKE CONTROL ENGINEER:**
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- SMOKE CONTROL ENGINEER:**
MARTIN M. SMITH, P.E., M.E.S.E.
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MARTIN M. SMITH, P.E., M.E.S.E.

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236	PIPELINES PLAN
237	SAFETY PLAN
238	ENERGY PLAN
239	SMOKE CONTROL PLAN
240	SOLENOID VALVE PLAN
241	HAZARDOUS MATERIAL PLAN
242	PIPELINES PLAN
243	SAFETY PLAN
244	ENERGY PLAN
245	SMOKE CONTROL PLAN
246	SOLENOID VALVE PLAN
247	HAZARDOUS MATERIAL PLAN
248	PIPELINES PLAN
249	SAFETY PLAN
250	ENERGY PLAN
251	SMOKE CONTROL PLAN
252	SOLENOID VALVE PLAN
253	HAZARDOUS MATERIAL PLAN
254	PIPELINES PLAN
255	SAFETY PLAN
256	ENERGY PLAN
257	SMOKE CONTROL PLAN
258	SOLENOID VALVE PLAN
259	HAZARDOUS MATERIAL PLAN
260	PIPELINES PLAN
261	SAFETY PLAN
262	ENERGY PLAN
263	SMOKE CONTROL PLAN
264	SOLENOID VALVE PLAN
265	HAZARDOUS MATERIAL PLAN
266	PIPELINES PLAN
267	SAFETY PLAN
268	ENERGY PLAN
269	SMOKE CONTROL PLAN
270	SOLENOID VALVE PLAN
271	HAZARDOUS MATERIAL PLAN
272	PIPELINES PLAN
273	SAFETY PLAN
274	ENERGY PLAN
275	SMOKE CONTROL PLAN
276	SOLENOID VALVE PLAN
277	HAZARDOUS MATERIAL PLAN
278	PIPELINES PLAN
279	SAFETY PLAN
280	ENERGY PLAN
281	SMOKE CONTROL PLAN
282	SOLENOID VALVE PLAN
283	HAZARDOUS MATERIAL PLAN
284	PIPELINES PLAN
285	SAFETY PLAN
286	ENERGY PLAN
287	SMOKE CONTROL PLAN
288	SOLENOID VALVE PLAN
289	HAZARDOUS MATERIAL PLAN
290	PIPELINES PLAN
291	SAFETY PLAN
292	ENERGY PLAN
293	SMOKE CONTROL PLAN
294	SOLENOID VALVE PLAN
295	HAZARDOUS MATERIAL PLAN
296	PIPELINES PLAN
297	SAFETY PLAN
298	ENERGY PLAN
299	SMOKE CONTROL PLAN
300	SOLENOID VALVE PLAN



VICINITY MAP

COVER SHEET

12/27/2013

2220

G1.0

JONES PETROLEUM FUEL CENTER

EAST OF I-75
PERRY, GA 31069

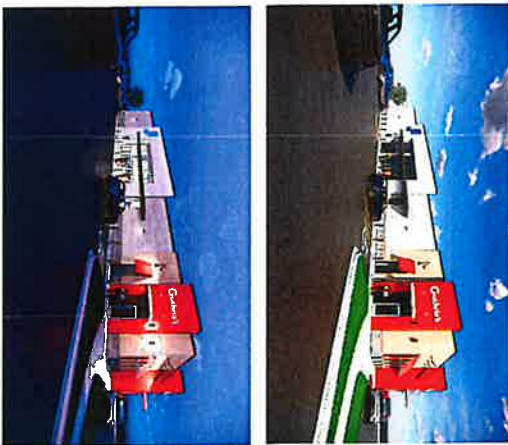
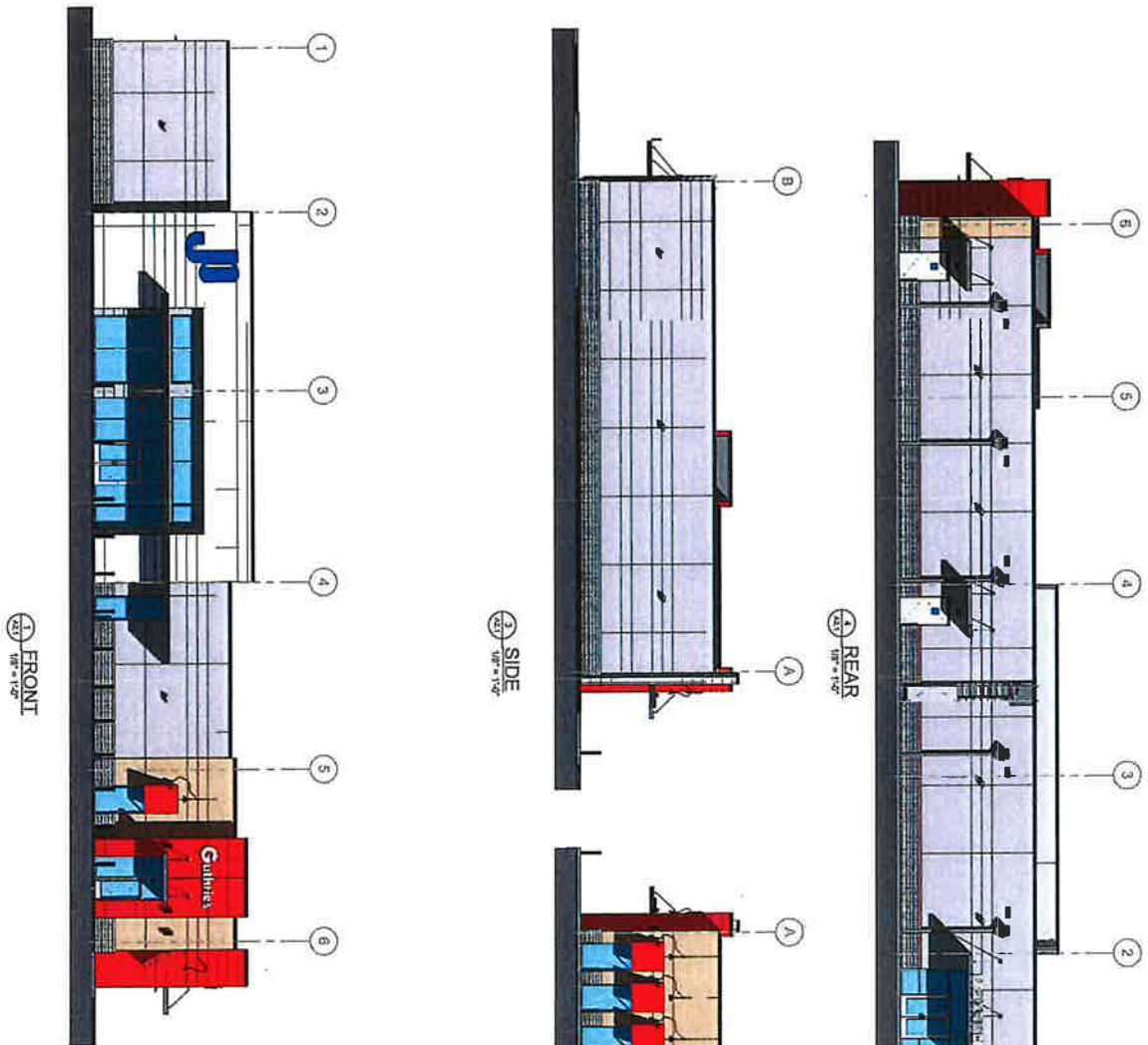
FOR
JCP DESIGN & CONSTRUCTION, LLC
PO BOX 710
JACKSON, GA, 30233



ROBERTSON LOIA ROOF ARCHITECTS & ENGINEERS

3440 Preston Ridge Road, Suite 275 - Alpharetta, GA, 30005
770-674-2600 www.rlrc.com

GA COCA # 169000000 EXP. 06/30/2014



2 SIDE DT
1/8\"/>

PROGRESS SET. NOT FOR CONSTRUCTION.

SHEET NO. A2.1	DATE 07/18/2023	PROJECT NO. 22230
	SHEET TITLE PRELIMINARY ELEVATIONS	

NO.	DATE	DESCRIPTION

JONES PETROLEUM FUEL CENTER
 EAST OF I-75
 PERRY, GA 31069
 FOR:
JCP DESIGN & CONSTRUCTION, LLC
 PO BOX 710
 JACKSON, GA. 30233

REVISIONS

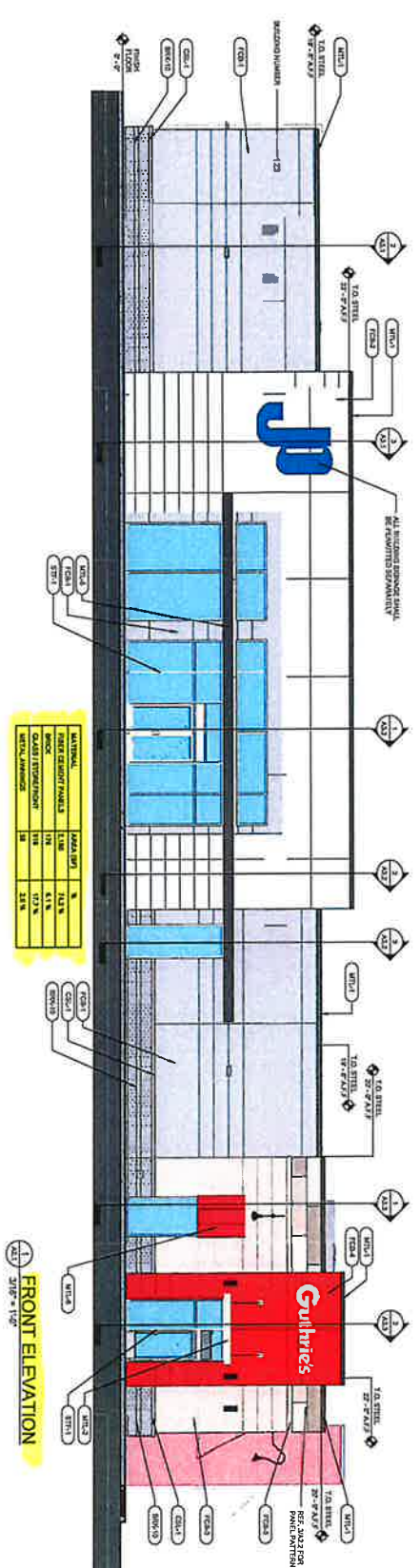
ROBERTSON LOIA ROOF
 ARCHITECTS & ENGINEERS
 3460 Preston Ridge Road, Suite 275, Alpharetta, GA. 30005
 770.674.2000 / www.rlrfpc.com
 GA COS # PFT00062 EXP. 06/30/2024

Color Elevations with Material 76

EXTERIOR FINISH SCHEDULE

NO.	DESCRIPTION	MANUFACTURER	FINISH	REMARKS
BRK-01	BRICK COURSE	CHENIERE	GLAZED GLAZED ENAMEL	T-88
CEM-1	PRECAST CONCRETE BAL.	*	INDUSTRIAL BRICK ENAMEL	T-88
FCM-1	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-2	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-3	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-4	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-5	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-6	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-7	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-8	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-9	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-10	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-11	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-12	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-13	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-14	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-15	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-16	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-17	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-18	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-19	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-20	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-21	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-22	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-23	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-24	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-25	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-26	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-27	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-28	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-29	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-30	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-31	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-32	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-33	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-34	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-35	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-36	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-37	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-38	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-39	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-40	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-41	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-42	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-43	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-44	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-45	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-46	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-47	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-48	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-49	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*
FCM-50	FRONT CURTAIN PANELS	NECHINA	ELUMINATION	*

NOTES: EXISTING PRODUCT LINE AND MATERIAL BRANDS OR MANUFACTURERS SHOULD BE OBTAINING APPROVAL.



MATERIAL	PERCENT	PERCENT	PERCENT
FRONT CURTAIN PANELS	11%	84%	14%
BRICK	11%	84%	14%
GLAZED ENAMEL	11%	84%	14%
FRONT CURTAIN PANELS	11%	84%	14%

1 SIDE ELEVATION
SHP = 1'-0"

1 FRONT ELEVATION
SHP = 1'-0"

PROGRESS SET. NOT FOR CONSTRUCTION.

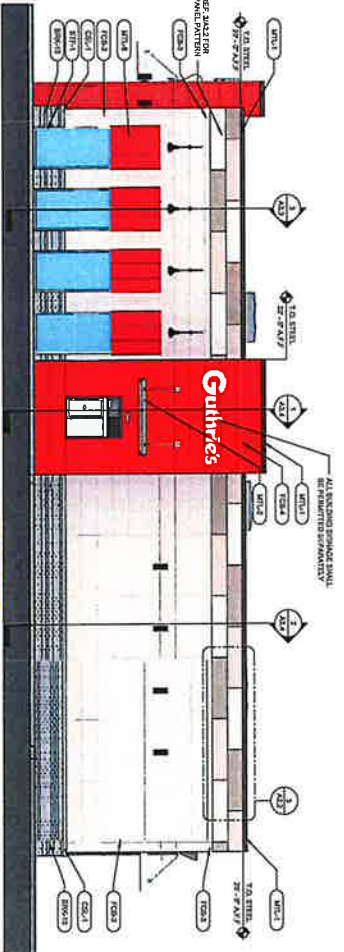
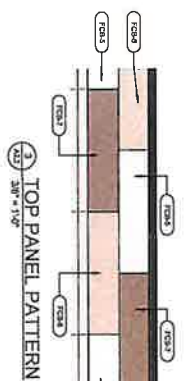
<p>DATE: 12/27/2023 SHEET NO: 22230 A2.1</p>	<p>PROJECT: ELEVATIONS</p>	<p>JONES PETROLEUM FUEL CENTER EAST OF I-75 PERRY, GA 31069 FOR: JCP DESIGN & CONSTRUCTION, LLC PO BOX 710 JACKSON, GA. 30233</p>	<p>ROBERTSON LOIA ROOF ARCHITECTS & ENGINEERS 3460 Preston Ridge Road - Suite 225 - Alpharetta, GA. 30005 770.674.2400 / www.rlraec.com GA OGA # PF700062 EXP. 06/30/2024</p>
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Color Elevations with Material ?o

EXTERIOR FINISH SCHEDULE

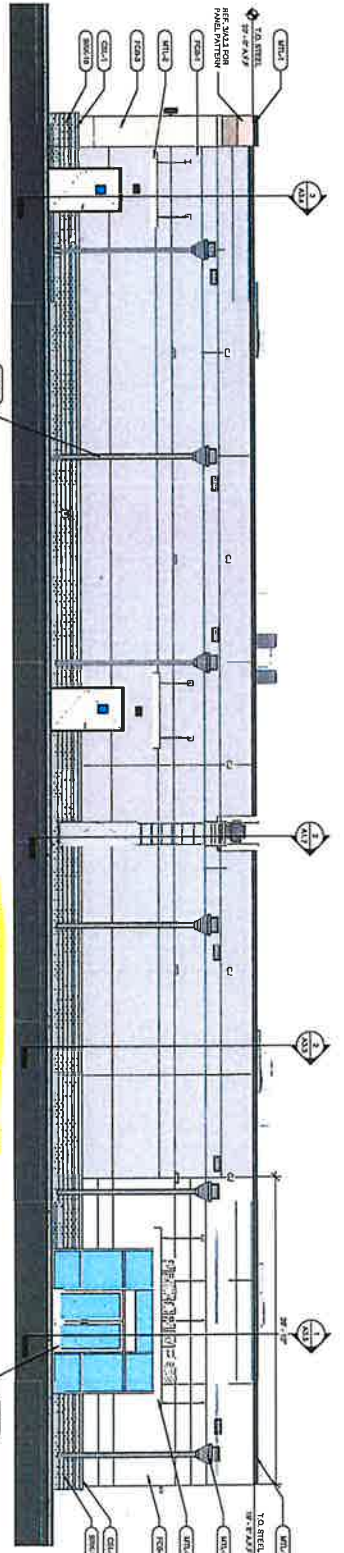
MARK	DESCRIPTION	MANUFACTURER	PRODUCT	CRACK	FINISH	REMARKS
BRK-01	BRICK VENEER	QUORTEX	GEORGIA CLASSIC COLLECTION	1/8" R	-	GRAY MORTAR
CS-1	FINISH CEILING PANELS	NOCHIA	INDUSTRIAL ROCK	1/8" R	-	-
CS-2	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-3	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-4	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-5	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-6	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-7	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-8	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-9	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-10	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-11	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-12	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-13	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-14	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-15	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-16	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-17	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-18	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-19	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-20	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-21	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-22	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-23	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-24	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-25	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-26	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-27	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-28	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-29	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-30	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-31	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-32	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-33	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-34	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-35	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-36	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-37	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-38	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
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CS-41	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-42	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-43	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-44	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-45	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-46	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-47	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-48	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-49	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-50	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-51	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-52	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-53	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-54	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-55	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-56	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-57	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-58	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-59	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-60	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-61	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-62	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-63	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-64	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-65	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-66	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-67	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
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CS-72	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-73	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-74	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-75	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-76	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-77	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-78	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-79	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-80	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-81	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-82	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-83	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-84	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-85	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-86	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-87	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-88	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-89	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-90	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-91	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-92	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-93	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-94	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-95	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-96	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-97	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-98	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-99	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-
CS-100	FINISH CEILING PANELS	NOCHIA	ILLUMINATION	1/8" R	-	-

NOTES: SELECT PRODUCT DATA AND FILL IN VALUE OF MANUFACTURERS COLOR FOR FINISH APPEARANCE.



MATERIAL	AREA (SQ FT)	%
FINISH CEILING PANELS	128	8.0%
GLASS (TINTED/UNTINTED)	128	8.0%
WALLS (PAINTED/COLORED)	11	0.7%

2.2 SIDE ELEVATION



MATERIAL	AREA (SQ FT)	%
FINISH CEILING PANELS	128	8.0%
GLASS (TINTED/UNTINTED)	128	8.0%
WALLS (PAINTED/COLORED)	11	0.7%

2.3 REAR ELEVATION

PROGRESS SET. NOT FOR CONSTRUCTION.

<p>DATE: 12/27/2023</p> <p>PROJECT NUMBER: 22230</p> <p>SCALE: A2.2</p>	<p>JONES PETROLEUM FUEL CENTER</p> <p>BAST OF I-75</p> <p>PERRY, GA 31069</p> <p>FOR: JCP DESIGN & CONSTRUCTION, LLC</p> <p>PO BOX 710</p> <p>JACKSON, GA. 30233</p>	<p>ROBERTSON LOIA ROOF ARCHITECTS & ENGINEERS</p> <p>3400 Preston Ridge Road, Suite 375 • Alpharetta, GA. 30005</p> <p>770.674.2488 / www.rlrpe.com</p> <p>GA CCA # PEP00066 EXP. 06/30/2024</p>
	<p>12/27/2023</p>	



Where Georgia comes together.

STAFF REPORT

From the Department of Community Development

April 4, 2024

CASE NUMBER: VAR-0036-2024
APPLICANT: Jacob Tuttle
REQUEST: Variance to park one recreational vehicle in the front driveway of the residence
LOCATION: 317 Grand Reserve Way; Parcel No. 0P60A0 024000

SECTION OF ORDINANCE BEING VARIED: Sec. 6-1.10. C *Recreational vehicles in residential districts.* In any residential district, recreational vehicles, travel trailers, campers, motorized homes, boat trailers, ATVs or ATV trailers may be parked or stored in a completely enclosed building. Such vehicles or trailers not parked or stored in a completely enclosed building shall be limited to one per dwelling and shall be parked or stored in the side yard or rear yard of the lot.

BACKGROUND: The applicant is requesting a variance to allow the parking of his recreational boat and boat trailer in his front yard due to the exceptional narrowness and municipal and telecommunications infrastructure between his and his neighbors' houses.

STANDARDS NECESSARY FOR A VARIANCE:

1. *Because of exceptional narrowness, shallowness, shape, topographical conditions, or other extraordinary situations or conditions peculiar to the subject property, does the strict application of the regulations result in unusual or impractical difficulties or exceptional or undue hardship upon the property owner?*

The subject parcel is just over 10,000 square feet with about 60 feet of street frontage. It is in between two other single-family homes and shares fence lines on both sides of the property. In addition, the boat and trailer are too long and too tall to fit inside garage. The applicant states that these conditions make complying with the ordinance a significant challenge.

2. *Is the variance the minimum relief reasonably necessary to overcome the aforesaid exceptional conditions?*

The applicant states that the variance is the minimum relief necessary to accommodate a boat and boat trailer on the property. However, offsite facilities are available as a practical solution for the applicant's storage needs while maintaining a reasonable use of the property as a single-family residence.

3. *Can the variance be granted without substantial impairment to the intent, purpose, and integrity of the ordinance or comprehensive plan?*

The intent and purpose of this section of the Land Management Ordinance is to "allow flexible methods of providing an adequate number of parking and loading spaces, while creating or improving a pedestrian-oriented community". Granting the variance will compromise the purpose of the LMO because it creates conditions that

may lead to the overcrowding and blockage of public sidewalks. Furthermore, the Planning Commission would be breaking a precedence that was set in a similar case in 2017. (V-17-06, 300 Loneoak Trail)

4. *Will granting the variance be detrimental to the use and enjoyment of adjoining or neighboring properties?*

Granting the variance for the subject property would be detrimental to the use and enjoyment of nearby properties because it limits the space available for parking at the residence, which will ultimately contribute to the overcrowding of public sidewalks and rights-of-ways.

STAFF CONCLUSIONS: Based on the analysis above, staff recommends denial of this application.

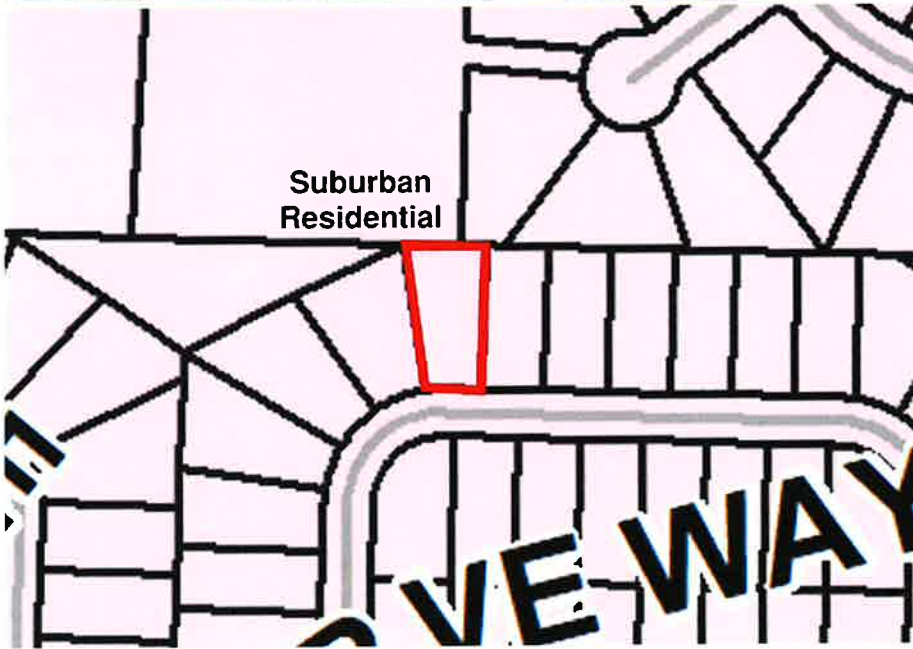
VAR-0036-2024

317 Grand Reserve Drive

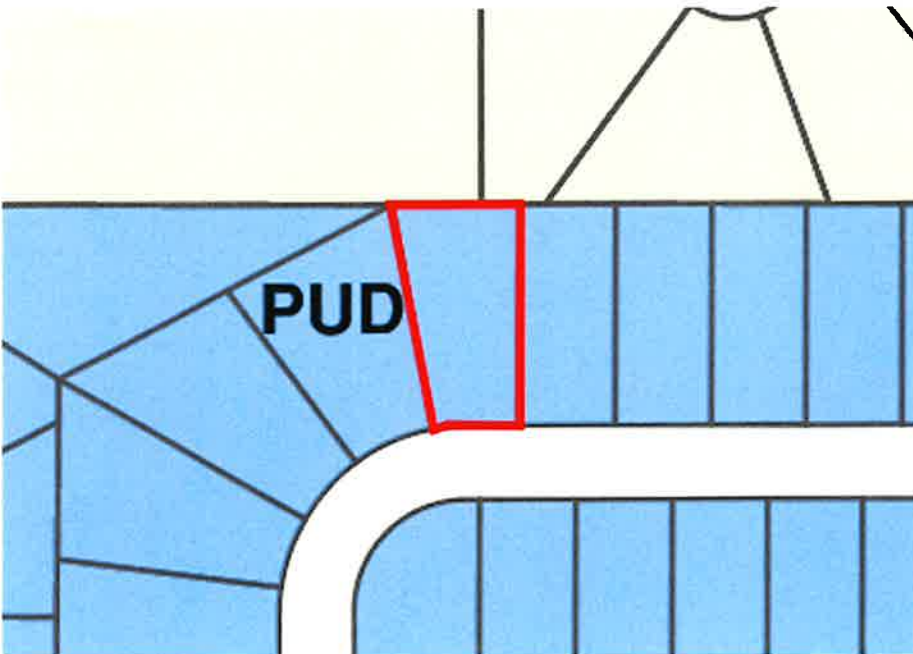
Park boat in front yard



Aerial



Zoning



Character Area



Where Georgia comes together.

Application # VAR-0034
2024

Application for Variance

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Jacob Tuttle	Same as Applicant
*Title		
*Address	317 Grand Reserve Way	
*Phone	912-777-8515	
*Email	JacobATuttle@yahoo.com	

Property Information

*Street Address	317 Grand Reserve Way		
*Tax Map #(s)	Parcel Number-0P60A0 024000	*Zoning Designation	PUD-Residential

Request

*Please describe the proposed variance: (i.e. Reduce the rear setback from 25 feet to 22 feet)

The proposed variance is to park one recreational vehicle (boat on boat trailer) in the front driveway of the residence.

Instructions

- The application and must be received by the Community Development Office no later than the date reflected on the attached schedule.
- Fee:**
 - Owner-occupied single family residential – \$153.00
 - All others - \$306.00
 - All others (post construction) - \$612.00
- *The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.7 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
- *Submit plans, drawings, photographs or other documentation which helps fully describe your request.
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Variance applications require a public hearing before the planning commission. Public notice sign(s) will be posted on the property at least 15 days prior to the scheduled hearing date.
- *The applicant must be present at the hearing to present the application and answer questions that may arise.
- The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

*Applicant	JACOB TUTTLE Digitally signed by JACOB TUTTLE Date: 2024.02.28 21:20:03 -05'00'	*Date
*Property Owner/Authorized Agent		*Date

Standards for Granting a Variance

The applicant bears the burden of proof to demonstrate that an application complies with these standards.

Are there covenants and restrictions pertaining to the property which would preclude the proposed variance?

- (1) By reason of exceptional narrowness, shallowness, shape, topographical conditions, or other extraordinary situations or conditions peculiar to a specific parcel of property, the strict application of these regulations would result in peculiar or unusual, practical, difficulties to or exceptional or undue hardship upon the owner of such property;
- (2) Such variance is the minimum reasonably necessary to overcome the aforesaid exceptional conditions;
- (3) Such variance can be granted without substantial impairment to the intent, purpose, and integrity of this chapter and/or the comprehensive plan or other master plan adopted for the property;
- (4) Such variance will not be detrimental to the use and enjoyment of adjoining or neighboring properties.

Notes:

A variance cannot be granted:

- To reduce a setback of a commercial/industrial property abutting a residentially-zoned property, unless the abutting residentially-zoned property is proposed for commercial or industrial use in the Comprehensive Plan;
- To allow a use not permitted or prohibited in a zoning district;
- To allow a density of development beyond the maximum allowed in a zoning district.

If the hardship invoking the standards for granting a variance was the result of the applicant's intentional disregard or willful failure to comply with the terms of the Land Management Ordinance, the Planning Commission may refuse to grant a variance.

Revised 12/21/22

Are there covenants and restrictions pertaining to the property which would preclude the proposed variance?

This residence is operated under a Home Owners Association (HOA) that has no covenants, conditions, or restrictions that preclude the proposed variance. Jason Lively, HOA board member, has been consulted and confirmed this information. Mr. Lively is available at 702-525-8262 if confirmation is needed. In addition, I was unaware of Sec. 6-1.10 (C) and there was no intentional disregard or willful failure to comply.

(1)By reason of exceptional narrowness, shallowness, shape, topographical conditions, or other extraordinary situations or conditions peculiar to a specific parcel of property, the strict application of these regulations would result in peculiar or unusual, practical, difficulties to or exceptional or undue hardship upon the owner of such property;

There is an exceptional narrowness between the residence and neighboring properties that a strict application of Sec. 6-1.10 (C) would result in difficulty and/or hardship to comply. The narrowness between the residences is compounded by public infrastructure on both sides of the property (fire hydrant, streetlight, internet, telecommunications, electrical junctions, etc.) that would be at risk of damage if strict compliance was adhered. (Please see attached photos)

(2)Such variance is the minimum reasonably necessary to overcome the aforesaid exceptional conditions;

With an inability to comply with Sec. 6-1.10 (C), I believe the proposed variance is the minimum reasonable variance necessary to overcome the aforesaid exceptional conditions.

(3)Such variance can be granted without substantial impairment to the intent, purpose, and integrity of this chapter and/or the comprehensive plan or other master plan adopted for the property;

The proposed variance can be granted without substantial impairment to the existing HOA covenants. Beyond the HOA covenants, I am unaware of any comprehensive or master plan that the property is subject to that would be impaired.

(4)Such variance will not be detrimental to the use and enjoyment of adjoining or neighboring properties.

I do not believe the proposed variance will be detrimental to the enjoyment of adjoining neighbors. I have spoken to multiple neighbors about the proposed variance and there have been no issues brought to my attention.

I would also like to note that the initial violation of Sec. 6-1.10 (10) was due to a random property inspection by a Code Compliance Specialist and not due to a complaint from a neighbor. The following neighbors have agreed to be contacted if needed.

Tyler Smith-478-955-0264
Jason Lively-702-525-8262







Where Georgia comes together.

STAFF REPORT

April 2, 2024

CASE NUMBER: PLAT-0032-2024

APPLICANT: Bryant Engineering, Inc.

REQUEST: Preliminary Plat – The Orchard on Main

LOCATION: Northeast corner of Keith Drive and Main Street; Tax Map Nos.: 0P0440 03D000, 0P0440 010000, 0P0440 006000, and 000570 008000 subject to annexation

ADJACENT ZONING/LANDUSES:

	Zoning Classification	Land Uses
North	GU, Government Use	Rozar Park
South	R-1, Single-family Residential	Single-family residential
East	RAG, Residential Agricultural (County)	Undeveloped
West	C-2, General Commercial; OI, Office Institutional; R-3, Single-family Residential	Medical offices, nursing home, undeveloped

SPECIFICATIONS (per submitted plat):

1. Zoning of property: R-1, Single-family Residential, and RAG (County)
2. Use: Single-family detached residential subdivision
3. Number of Lots: 138 total lots – 97 on parcels currently in City limits; 41 on parcel requiring annexation as R-1
4. Stormwater Management Areas: 7.48 acres total – 4.46 on parcels currently in City limits; 3.02 on parcel requiring annexation
5. Overall Density: 1.73 units/ acre
6. Minimum Lot Area: 15,000 square feet
7. Minimum Lot Width: 90'
8. Front Setback: 30'
9. Rear Setback: 35'
10. Interior Side Setback: 10'

STAFF COMMENTS: The applicant is requesting approval of the entire 138-lot subdivision with the understanding that a portion of the proposal must be annexed into the City. The subdivision is designed so that 97 lots can be constructed on the parcels already in the City without redesign, should the adjacent parcel not be annexed. The entire subdivision meets the R-1 minimum standards.

While not indicated on the plat, Houston County 911 has approved 10 street names for the subdivision. The approval is valid until 3/14/2027.

Following City Council's direction, planning staff recommends sidewalks be installed on one side of portions of the primary streets to provide pedestrian access to the planned sidewalk along Keith Drive. See attached marked up plat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary plat with the following conditions:

1. Approval of Lots 98-138 is subject to parcel 000570 008000 being annexed into the City of Perry and zoned R-1.
2. 5'-wide sidewalks shall be installed along one side of portions of Road A, Road B, Road C, and Road D as indicated on the proposed sidewalk map prepared by the City Planning Staff.

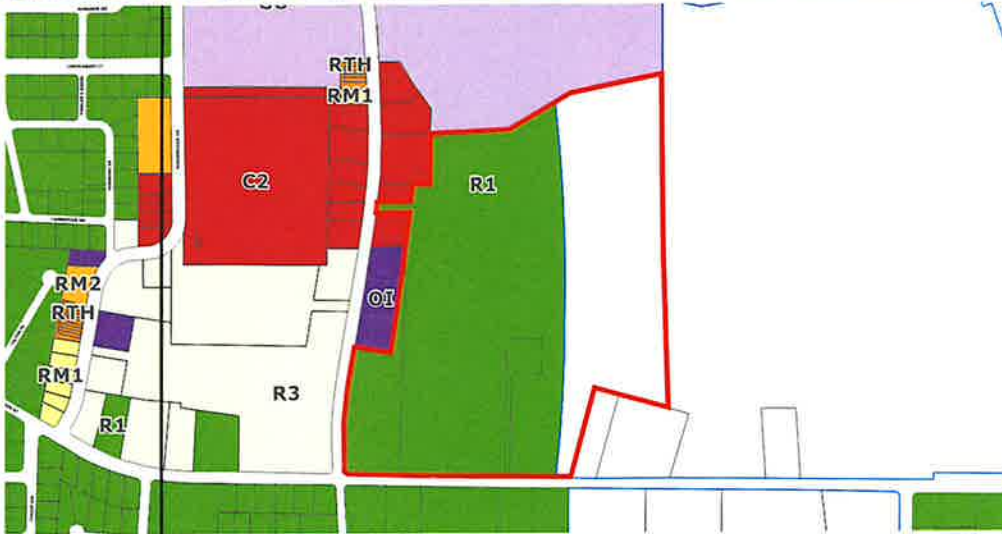
PLAT-0032-2024

Main Street at Keith Drive

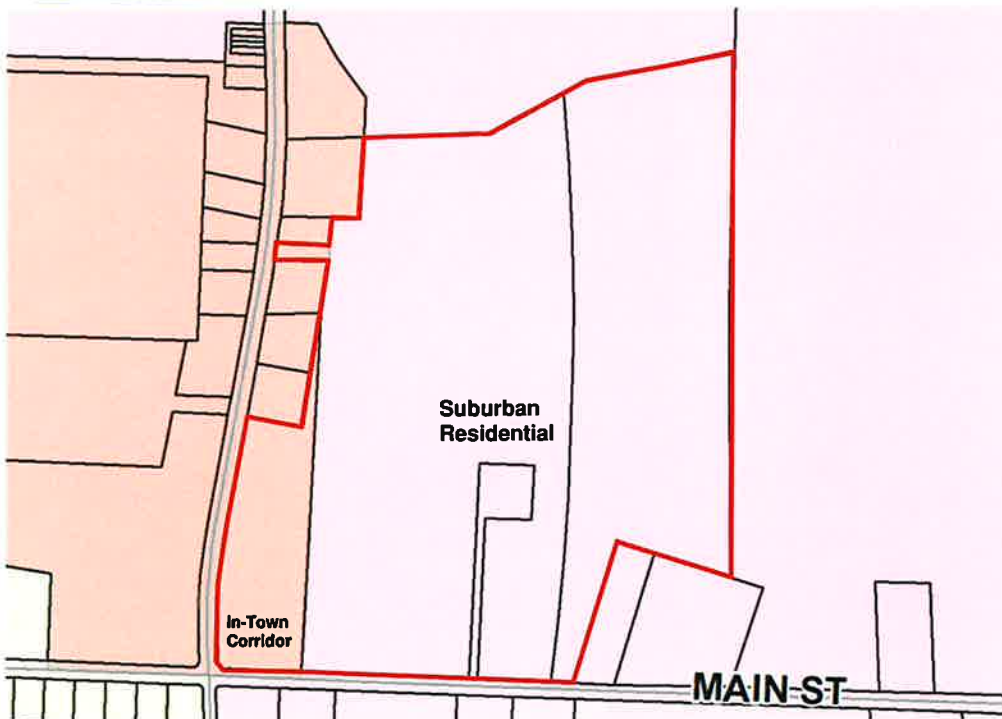
Preliminary Plat



Aerial



Zoning



Character Area



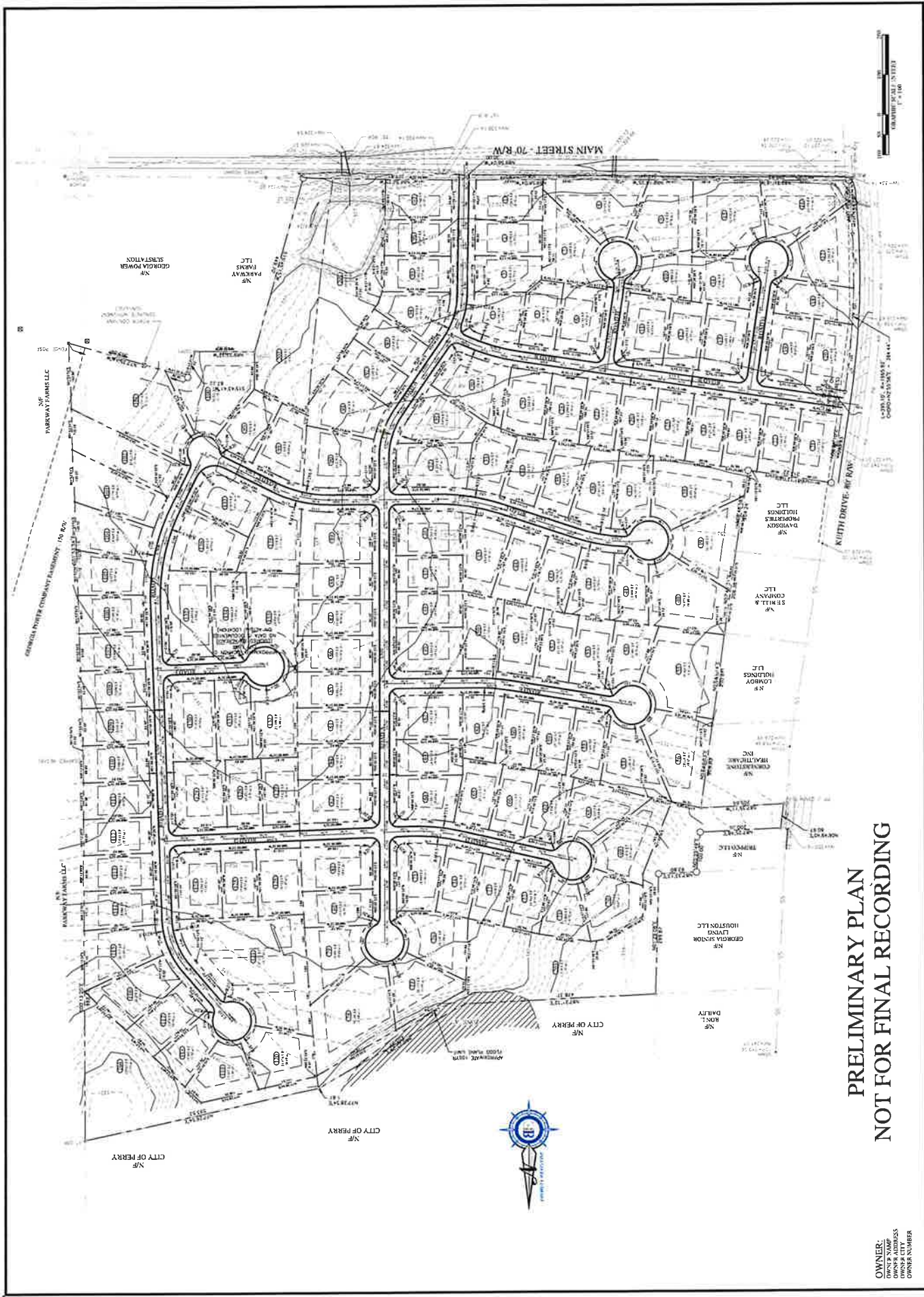
BRYAN ENGINEERING
 11210 Peachtree Dunwoody Rd., Suite 100
 Atlanta, Georgia 30328
 Phone: (404) 412-1121
 Fax: (404) 412-1122
 www.bryanengineering.com

PROJECT	WARNER ROBINS
CLIENT	WARNER ROBINS
DATE	12/15/11
SCALE	AS SHOWN
DRAWN BY	J. W. BRYAN
CHECKED BY	J. W. BRYAN

COVER SHEET FOR:
 PROJECT NAME
 WARNER ROBINS
 COUNTY: DEKALB
 CITY: WARNER ROBINS
 STATE: GEORGIA

NO.	DESCRIPTION

SHEET NO. **C0.1**



**PRELIMINARY PLAN
 NOT FOR FINAL RECORDING**

OWNER:
 OWNER'S ADDRESS
 OWNER'S CITY
 OWNER'S NUMBER



SITE PROJECT DATA
 PROPERTY INFORMATION
 PROPERTY AREA = 79.584C
 NUMBER OF LOTS = 138
 STREET LENGTH = 8,212.1 L.F.
 STREET WIDTH BOCT TO BOCT = 27'
 CUL-DE-SAC DIA. EOP = 98'
 STREET WIDTH EOP TO EOP = 27'
 DENSITY PROVIDED = 1.79 UNITS/AC
 MINIMUM SETBACK REQUIREMENTS PER ZONING:
 ZONING = R1 SETBACKS:
 DESIGN WIDTH = 80'
 MIN. LOT SIZE = 15,000 S.F.
 AREA OF LOT = 109,415.0
 30 FRONT
 10 SIDES
 15 REAR

OWNER/PRIMARY PERMITTEE
 BERRY PARKWAY COMMERCIAL, LLC
 16200 BERRY BLVD
 WANNER ROBINS, GA 31091
 EMAIL: w.williams@wcll.com
 478-952-4843

PROJECT ENGINEER CONTACT
 MR. CHAD BRYANT, PE
 HOUSTON REGISTERED PROFESSIONAL ENGINEER
 BRYANT ENGINEERING
 908 BALL STREET, SUITE A
 PERRY, GA 31069
 PHONE: (478) 224-7000
 FAX: (478) 224-7072
 EMAIL: chad@bryanteng.com

LAND DISTRICT/COUNTY
 LAND LOT: 12160 DISTRICT: HOUSTON COUNTY, GA
FLOOD ZONE INFORMATION
 PRE FEMA FLOOD MAP PANEL 154-49-300. THIS PROJECT DOES NOT WITHIN A FLOODPLAIN
 PANEL NUMBER: 1145300154E

STATE WATERS STATEMENT
 THERE ARE STATE WATERS OR BUFFERS LOCATED WITHIN 200 FEET OF THE PROJECT SITE.

WETLAND CERTIFICATION
 THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING:
 1) THE NATIONAL WETLANDS INVENTORY MAPS HAVE BEEN CONSULTED, AN ON-SITE JURISDICTIONAL WATERS DELINEATION/DEMARCATION HAS BEEN PERFORMED, AND;
 2) THE APPROPRIATE 1/4" SHEET DOES INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS, AND;
 3) THAT LAND DISTURBANCE OR PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WATERS ALTERATION (SECTION-404) PERMIT HAS BEEN OBTAINED.
 4) ANY AMOUNT OF DISTURBANCE WILL REQUIRE PRE-CONSTRUCTION COORDINATION WITH THE ARMY CORPS OF ENGINEERS.
 5) TOTAL DISTURBANCE OF WETLANDS REQUIRED FOR DEVELOPMENT IS CALCULATED FROM ALL 5) TYPES OF DEVELOPMENT.

IN THAT ALL THE REQUIREMENTS OF PRELIMINARY APPROVAL HAVING BEEN FILLED, THIS SUBMISSION PLAN WAS APPROVED AND THE PROJECT IS BEING CONSIDERED FOR FINAL APPROVAL. THIS PLAN IS SUBJECT TO FINAL APPROVAL BY THE ENGINEER AND HIS/HER FIELD OFFICE.

DATE	PLAN NUMBER/FIELD CONSULTATION/REVISION
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ROAD CURVE TABLE

STATION	ARC	ANGLE	CHORD	LENGTH
1+00	121.94	29.94	207.90	121.94
1+121.94	29.94	207.90	121.94	200.00
1+243.88	29.94	207.90	121.94	200.00
1+365.82	29.94	207.90	121.94	200.00
1+487.76	29.94	207.90	121.94	200.00
1+609.70	29.94	207.90	121.94	200.00
1+731.64	29.94	207.90	121.94	200.00
1+853.58	29.94	207.90	121.94	200.00
1+975.52	29.94	207.90	121.94	200.00
1+097.46	29.94	207.90	121.94	200.00
1+219.40	29.94	207.90	121.94	200.00
1+341.34	29.94	207.90	121.94	200.00
1+463.28	29.94	207.90	121.94	200.00
1+585.22	29.94	207.90	121.94	200.00
1+707.16	29.94	207.90	121.94	200.00
1+829.10	29.94	207.90	121.94	200.00
1+951.04	29.94	207.90	121.94	200.00
1+072.98	29.94	207.90	121.94	200.00
1+194.92	29.94	207.90	121.94	200.00
1+316.86	29.94	207.90	121.94	200.00
1+438.80	29.94	207.90	121.94	200.00
1+560.74	29.94	207.90	121.94	200.00
1+682.68	29.94	207.90	121.94	200.00
1+804.62	29.94	207.90	121.94	200.00
1+926.56	29.94	207.90	121.94	200.00
1+048.50	29.94	207.90	121.94	200.00
1+170.44	29.94	207.90	121.94	200.00
1+292.38	29.94	207.90	121.94	200.00
1+414.32	29.94	207.90	121.94	200.00
1+536.26	29.94	207.90	121.94	200.00
1+658.20	29.94	207.90	121.94	200.00
1+780.14	29.94	207.90	121.94	200.00
1+902.08	29.94	207.90	121.94	200.00
1+024.02	29.94	207.90	121.94	200.00
1+145.96	29.94	207.90	121.94	200.00
1+267.90	29.94	207.90	121.94	200.00
1+389.84	29.94	207.90	121.94	200.00
1+511.78	29.94	207.90	121.94	200.00
1+633.72	29.94	207.90	121.94	200.00
1+755.66	29.94	207.90	121.94	200.00
1+877.60	29.94	207.90	121.94	200.00
1+999.54	29.94	207.90	121.94	200.00
1+121.48	29.94	207.90	121.94	200.00
1+243.42	29.94	207.90	121.94	200.00
1+365.36	29.94	207.90	121.94	200.00
1+487.30	29.94	207.90	121.94	200.00
1+609.24	29.94	207.90	121.94	200.00
1+731.18	29.94	207.90	121.94	200.00
1+853.12	29.94	207.90	121.94	200.00
1+975.06	29.94	207.90	121.94	200.00
1+097.00	29.94	207.90	121.94	200.00
1+218.94	29.94	207.90	121.94	200.00
1+340.88	29.94	207.90	121.94	200.00
1+462.82	29.94	207.90	121.94	200.00
1+584.76	29.94	207.90	121.94	200.00
1+706.70	29.94	207.90	121.94	200.00
1+828.64	29.94	207.90	121.94	200.00
1+950.58	29.94	207.90	121.94	200.00
1+072.52	29.94	207.90	121.94	200.00
1+194.46	29.94	207.90	121.94	200.00
1+316.40	29.94	207.90	121.94	200.00
1+438.34	29.94	207.90	121.94	200.00
1+560.28	29.94	207.90	121.94	200.00
1+682.22	29.94	207.90	121.94	200.00
1+804.16	29.94	207.90	121.94	200.00
1+926.10	29.94	207.90	121.94	200.00
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1+169.98	29.94	207.90	121.94	200.00
1+291.92	29.94	207.90	121.94	200.00
1+413.86	29.94	207.90	121.94	200.00
1+535.80	29.94	207.90	121.94	200.00
1+657.74	29.94	207.90	121.94	200.00
1+779.68	29.94	207.90	121.94	200.00
1+901.62	29.94	207.90	121.94	200.00
1+023.56	29.94	207.90	121.94	200.00
1+145.50	29.94	207.90	121.94	200.00
1+267.44	29.94	207.90	121.94	200.00
1+389.38	29.94	207.90	121.94	200.00
1+511.32	29.94	207.90	121.94	200.00
1+633.26	29.94	207.90	121.94	200.00
1+755.20	29.94	207.90	121.94	200.00
1+877.14	29.94	207.90	121.94	200.00
1+999.08	29.94	207.90	121.94	200.00
1+121.02	29.94	207.90	121.94	200.00
1+242.96	29.94	207.90	121.94	200.00
1+364.90	29.94	207.90	121.94	200.00
1+486.84	29.94	207.90	121.94	200.00
1+608.78	29.94	207.90	121.94	200.00
1+730.72	29.94	207.90	121.94	200.00
1+852.66	29.94	207.90	121.94	200.00
1+974.60	29.94	207.90	121.94	200.00
1+096.54	29.94	207.90	121.94	200.00
1+218.48	29.94	207.90	121.94	200.00
1+340.42	29.94	207.90	121.94	200.00
1+462.36	29.94	207.90	121.94	200.00
1+584.30	29.94	207.90	121.94	200.00
1+706.24	29.94	207.90	121.94	200.00
1+828.18	29.94	207.90	121.94	200.00
1+950.12	29.94	207.90	121.94	200.00
1+072.06	29.94	207.90	121.94	200.00
1+194.00	29.94	207.90	121.94	200.00
1+315.94	29.94	207.90	121.94	200.00
1+437.88	29.94	207.90	121.94	200.00
1+559.82	29.94	207.90	121.94	200.00
1+681.76	29.94	207.90	121.94	200.00
1+803.70	29.94	207.90	121.94	200.00
1+925.64	29.94	207.90	121.94	200.00
1+047.58	29.94	207.90	121.94	200.00
1+169.52	29.94	207.90	121.94	200.00
1+291.46	29.94	207.90	121.94	200.00
1+413.40	29.94	207.90	121.94	200.00
1+535.34	29.94	207.90	121.94	200.00
1+657.28	29.94	207.90	121.94	200.00
1+779.22	29.94	207.90	121.94	200.00
1+901.16	29.94	207.90	121.94	200.00
1+023.10	29.94	207.90	121.94	200.00
1+145.04	29.94	207.90	121.94	200.00
1+266.98	29.94	207.90	121.94	200.00
1+388.92	29.94	207.90	121.94	200.00
1+510.86	29.94	207.90	121.94	200.00
1+632.80	29.94	207.90	121.94	200.00
1+754.74	29.94	207.90	121.94	200.00
1+876.68	29.94	207.90	121.94	200.00
1+998.62	29.94	207.90	121.94	200.00
1+120.56	29.94	207.90	121.94	200.00
1+242.50	29.94	207.90	121.94	200.00
1+364.44	29.94	207.90	121.94	200.00
1+486.38	29.94	207.90	121.94	200.00
1+608.32	29.94	207.90	121.94	200.00
1+730.26	29.94	207.90	121.94	200.00
1+852.20	29.94	207.90	121.94	200.00
1+974.14	29.94	207.90	121.94	200.00
1+096.08	29.94	207.90	121.94	200.00
1+218.02	29.94	207.90	121.94	200.00
1+340.96	29.94	207.90	121.94	200.00
1+462.90	29.94	207.90	121.94	200.00
1+584.84	29.94	207.90	121.94	200.00
1+706.78	29.94	207.90	121.94	200.00
1+828.72	29.94	207.90	121.94	200.00
1+950.66	29.94	207.90	121.94	200.00
1+072.60	29.94	207.90	121.94	200.00
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1+316.48	29.94	207.90	121.94	200.00
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1+535.88	29.94	207.90	121.94	200.00
1+657.82	29.94	207.90	121.94	200.00
1+779.76	29.94	207.90	121.94	200.00
1+901.70	29.94	207.90	121.94	200.00
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1+486.92	29.94	207.90	121.94	200.00
1+608.86	29.94	207.90	121.94	200.00
1+730.80	29.94	207.90	121.94	200.00
1+852.74	29.94	207.90	121.94	200.00
1+974.68	29.94	207.90	121.94	200.00
1+096.62	29.94	207.90	121.94	20



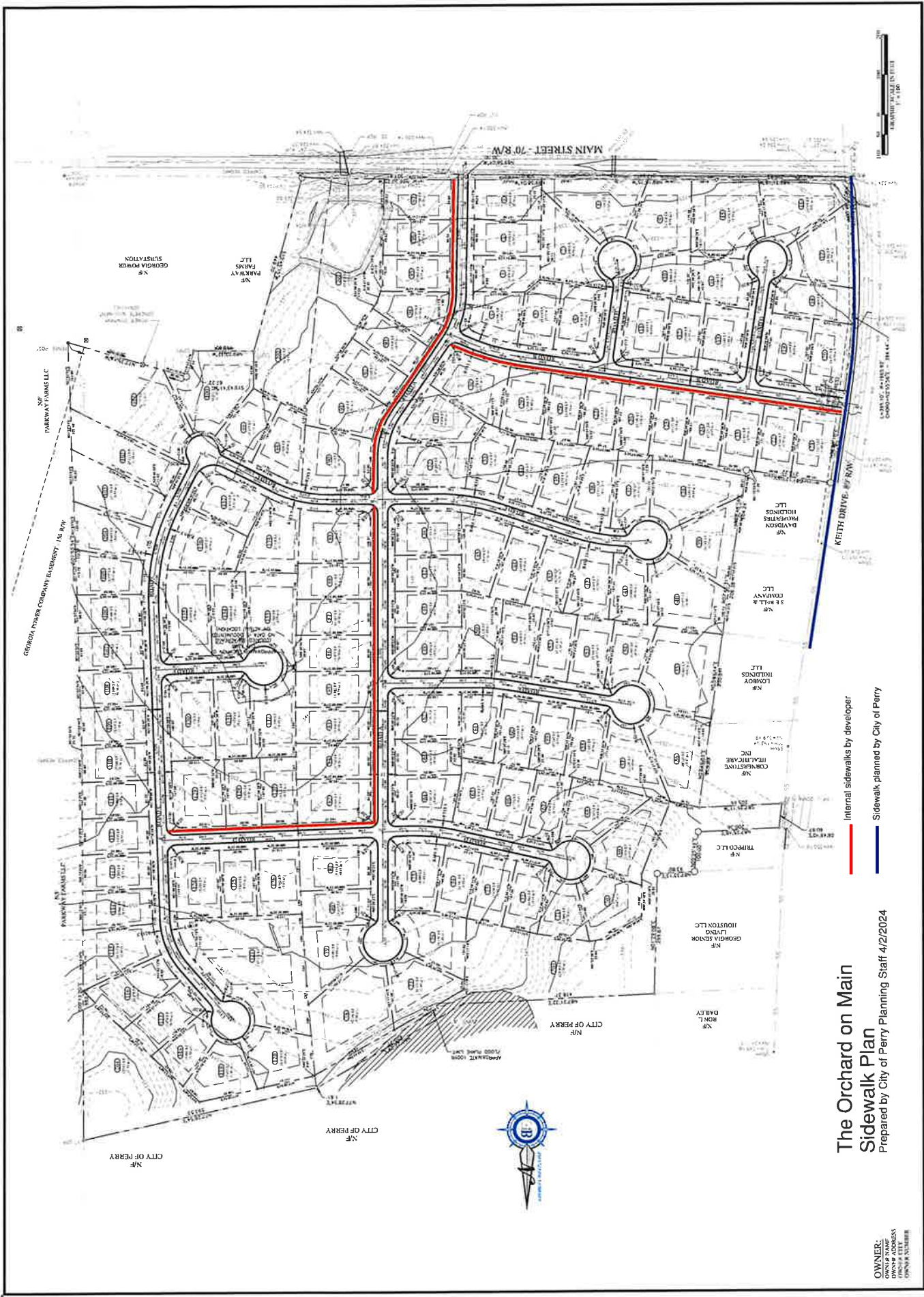
BRYANT ENGINEERING
 Bryan Bryant, P.E.
 1115 North Main Street
 Marietta, Georgia 30060
 Phone: (770) 576-1010
 Fax: (770) 576-1011
 www.bryanteng.com

PROJECT:	MAIN STREET - 70' R/W
DATE:	4/2/2024
SCALE:	AS SHOWN
DRAWN BY:	ADAM
CHECKED BY:	ADAM
DATE:	4/2/2024
PROJECT:	MAIN STREET - 70' R/W

NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

DATE:	
LOCATION:	
SHEET NO.:	

C0.1



Internal sidewalks by developer
 Sidewalk planned by City of Perry

**The Orchard on Main
 Sidewalk Plan**
 Prepared by City of Perry Planning Staff 4/2/2024

OWNER:
 OWNER NAME:
 OWNER ADDRESS:
 OWNER CITY/STATE/ZIP:



Where Georgia comes together.

STAFF REPORT

From the Department of Community Development

April 2, 2024

CASE NUMBER: SUSE-0035-2024

APPLICANT: Houston County Habitat for Humanity

REQUEST: A Special Exception to reduce minimum house square footage

LOCATION: 738 Elaine Street; Tax Map No. 0P0270 035000

REQUEST ANALYSIS: While there is a building permit in review for 738 Elaine Street, the applicant is requesting a blanket approval for reduced house square footage for any house they construct. They indicate the square footage of their smallest houses are:

- 786 square feet for a two-bedroom house;
- 980 square feet for a three-bedroom house; and
- 1100 square feet for a four-bedroom house.

They further state that they typically work in neighborhoods with house sizes generally ranging from about 750 square feet to more than 1700 square feet.

Habitat properties are normally located in the Creekwood, Five Points, Hilltop, Oldfield, New Hope, and Sandhill neighborhoods.

All single-family residential districts require houses with a minimum heated square footage of 1500.

STANDARDS FOR SPECIAL EXCEPTIONS:

1. *Are there covenants and restrictions pertaining to the property which would preclude the proposed use of the property?* The applicant typically builds houses on properties which do not have covenants. Where covenants do exist, the applicant indicates they meet the requirements.
2. *Does the Special Exception follow the existing land use pattern?*

	Zoning Classification	Land Uses
Subject	R-2, Single-family residential	Undeveloped
North	R-2	Single-family residential
South	R-2	Single-family residential
East	R-2	Single-family residential
West	R-2	Single- and two-family residential

The neighborhoods in which Habitat works are generally zoned R-2 or R-3 consisting of one- and two-family and low-density multi-family residential properties.

3. *Will the Special Exception have an adverse effect on the Comprehensive Plan?* The subject property, as well as Habitat’s typical neighborhoods, are included in a “Traditional Neighborhood” character area in the 2022 Joint

Comprehensive Plan. This character area consists of older houses in areas that are within walking distance of amenities, but often require additional maintenance and revitalization to help maintain the neighborhoods' stability. Suggested development patterns include "well-designed development that blends into existing neighborhoods," "residential development with a healthy mix of uses within easy walking distance," and housing "opportunities for small households."

4. *Will adequate fire and police protection be available?* Police and Fire already provide service to the existing neighborhoods in which Habitat builds.
5. *Will the proposed use be of such location, size, and character that it is not detrimental to surrounding properties?* The neighborhoods in which Habitat normally builds consist of a variety of house sizes. Houses in the vicinity of 738 Elaine Street range from 594 square feet to 1874 square feet.
6. *Will the use interfere with normal traffic, pedestrian or vehicular, in the neighborhood?* Because Habitat typically builds only one or two houses at a time in a particular neighborhood, the reduced house size would not have a significant impact on traffic in the neighborhoods.
7. *Will the use result in an increase in population density overtaxing public facilities?* Habitat builds on vacant lots in established neighborhoods. As vacant platted lots, impact on public facilities has already been addressed.
8. *Will the use create a health hazard or public nuisance?* A reduced house size in and of itself does not create a health hazard or public nuisance.
9. *Will property values in adjacent areas be adversely affected?* Habitat neighborhoods typically consist of a variety of houses sizes and values. Constructing any new house in these neighborhoods will not negatively impact property values in the areas.
10. *Are there substantial reasons a permitted use cannot be used at this property?* Today's construction costs would prove prohibitive for a typical Habitat client to afford a 1500 square-foot house. In addition to the up-front costs, a larger house will require more in monthly utility bills and maintenance costs over time. A 1500 square foot house may be more than is needed for smaller households.

STAFF RECOMMENDATION: Staff recommends approval of the special exception to reduce the size of the proposed house at 738 Elaine Street to 786 square feet.

Staff further recommends that a blanket special exception to reduce minimum house size be granted to Houston County Habitat for Humanity, subject to the following conditions:

1. The minimum house heated square footage shall be 786 for 2-bedroom houses, 980 for 3-bedroom houses, and 1100 for 4-bedroom houses.
2. The blanket special exception shall only apply to any property located in the Creekwood, Five Points, Hilltop, Oldfield, New Hope, and Sandhill neighborhoods.

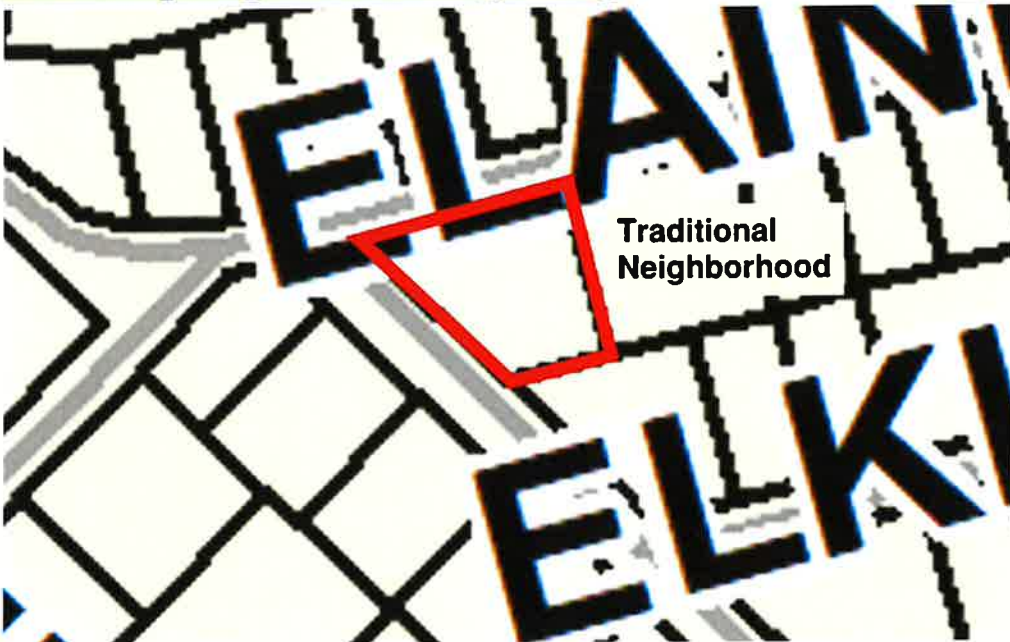
SUSE-0035-2024
738 Elaine Street
Reduce house size



Aerial



Zoning



Character Area



Where Georgia comes together.

Application # Subse#
0035-2024

Application for Special Exception

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Houston County Habitat	Same
*Title	William Goggin - Director	↓
*Address	2607 Mobby Rd. W.H. Ga 31088	↓
*Phone	478-328-3388 Ext. 4	↓
*Email	Director@hccohabitat.org	↓

Property Information

*Street Address	738 Elaine St, Perry, Ga 31069
*Tax Map Number(s)	Lot 45 & 46 Pleasant Valley s/d 274/13th
*Zoning Designation	R2

Request

*Please describe the proposed use:	Residential, 2 Br 1 Bath with Carport
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Instructions

- The application and ***\$306.00 fee** (made payable to the City of Perry) must be received by the Community Development Office or filed on the online portal no later than the date reflected on the attached schedule.
- *The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards).** See Sections 2-2 and 2-3.5 of the Land Management Ordinance for more information. You may include additional pages when describing the use and addressing the standards.
- *For applications in which a new building, building addition and/or site modifications are proposed, you must submit a site plan identifying such modifications.**
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Special Exception applications require an informational hearing before the planning commission and a public hearing before City Council. Public notice sign(s) will be posted on the property at least 15 days prior to the scheduled hearing dates.
- *The applicant must be present at the hearings to present the application and answer questions that may arise.**
- The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.
- *Signatures:**

*Applicant	<i>William Goggin</i>	*Date	<i>2-29-24</i>
*Property Owner/Authorized Agent	<i>William Goggin Director, Habitat Houston County</i>	*Date	<i>2-29-24</i>

Habitat is requesting a blanket approval to construct infill housing which has less square footage than the minimum required by the City's Land Management Ordinance. The neighborhoods in which we typically work consist of houses that range in size from around 750 square feet to more than 1700 square feet, with average house size in the 1,000 square-foot range. While we have a variety of house plans, our smallest two-bedroom plan is 786 square feet; three-bedroom plan is 980 square feet; and four-bedroom plan is 1100 square feet.

Standards for Granting a Special Exception

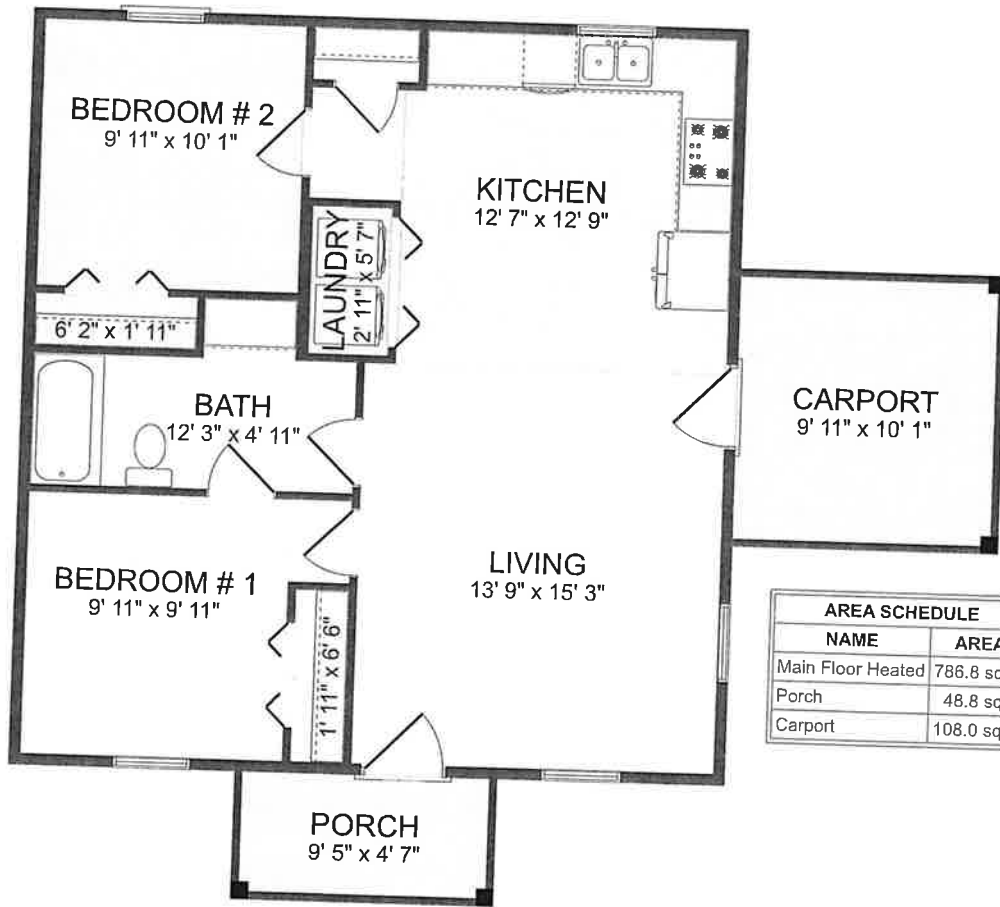
The applicant bears the burden of proof to demonstrate that an application complies with these standards.

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district? Houston County Habitat for Humanity typically builds on properties which do not have covenants and restrictions. Where such exist, Habitat meets the requirements.

- (1) The existing land use pattern. Habitat typically constructs single-family houses in existing residential neighborhoods. Existing houses in the neighborhoods in which we build often are smaller than the minimum required heated square footage.
- (2) Whether the proposed use is consistent with the Comprehensive Plan. Habitat houses are typically constructed in existing residential neighborhoods. These neighborhoods fall into the "Traditional Neighborhood" or "Suburban Residential" character areas of the Comprehensive Plan.
- (3) Whether all proposed structures, equipment or material will be readily accessible for fire and police protection. Police and fire protection already exist in the neighborhoods in which we build. Habitat constructs infill houses.
- (4) Whether the proposed use will be of such location, size, and character that, in general, it will be in harmony with the appropriate and orderly development of the area in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties or a deterrent to the improvement of adjacent properties in accordance with the zoning classification of such properties, the existing land use pattern or the Comprehensive Plan. The neighborhoods in which Habitat builds typically consist of a range of house sizes. Our house plans are consistent with the character of the neighborhoods in which we build.
- (5) Whether, in the case of any use located in, or directly adjacent to, a residential district or area:
 - (a) The nature and intensity of operations will be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection there with will not be hazardous or inconvenient to, or incongruous with, said residential district or area, or conflict with the normal traffic of the neighborhood; Infill residential development on existing lots does not have an abnormal impact on vehicular or pedestrian traffic.
 - (b) The location and height of buildings, and other structures, and the nature and extent of screening, buffering or landscaping on the site will be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings in conformance with existing zoning districts and development pattern. Habitat house plans are one story in height, comply with required setbacks, and parking requirements of the Land Management Ordinance. These infill houses will be consistent with surrounding properties.
- (6) Whether the proposed use will increase the population density resulting in the increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.; or approval of the use would encourage adjacent areas to develop at higher densities than provided in the comprehensive plan resulting in the overtaxing of such public facilities. Houses are constructed on existing lots where utilities already exist. Infill houses should not have a negative impact on public facilities.
- (7) Whether the proposed use will cause a health hazard, a public safety problem, or create a nuisance or cause excessively increasing traffic and associated congestion; create a drainage problem; generate unnecessary disturbance due to noise, the emission of smoke or other contaminants, odor, electrical

interference, or cause pollution to land, air and/or water. New houses in existing residential communities will not create a nuisance in any way.

- (8) Whether the proposed change will adversely affect property values in adjacent areas. New houses on vacant lots should support property values in the neighborhoods.
- (9) Whether there are substantial reasons why the property cannot be used for a permitted use in the district where the property is located. Habitat houses are designed to accommodate the basic shelter needs for a variety of household sizes. Single-family houses are permitted in the neighborhoods in which we work. House sizes are typically smaller than the current minimum requirement of the LMO.



AREA SCHEDULE	
NAME	AREA
Main Floor Heated	786.8 sq ft.
Porch	48.8 sq ft.
Carport	108.0 sq ft.



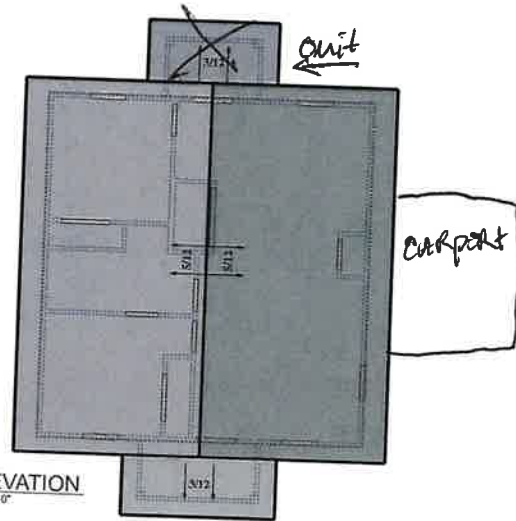
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



TOP ELEVATION
SCALE: 3/16" = 1'-0"



FRONT ELEVATION
SCALE 3/8" = 1'-0"



AREA SCHEDULE	
NAME	AREA
Main Floor Heated	786.8 sq ft.
Porch	87.8 sq ft.

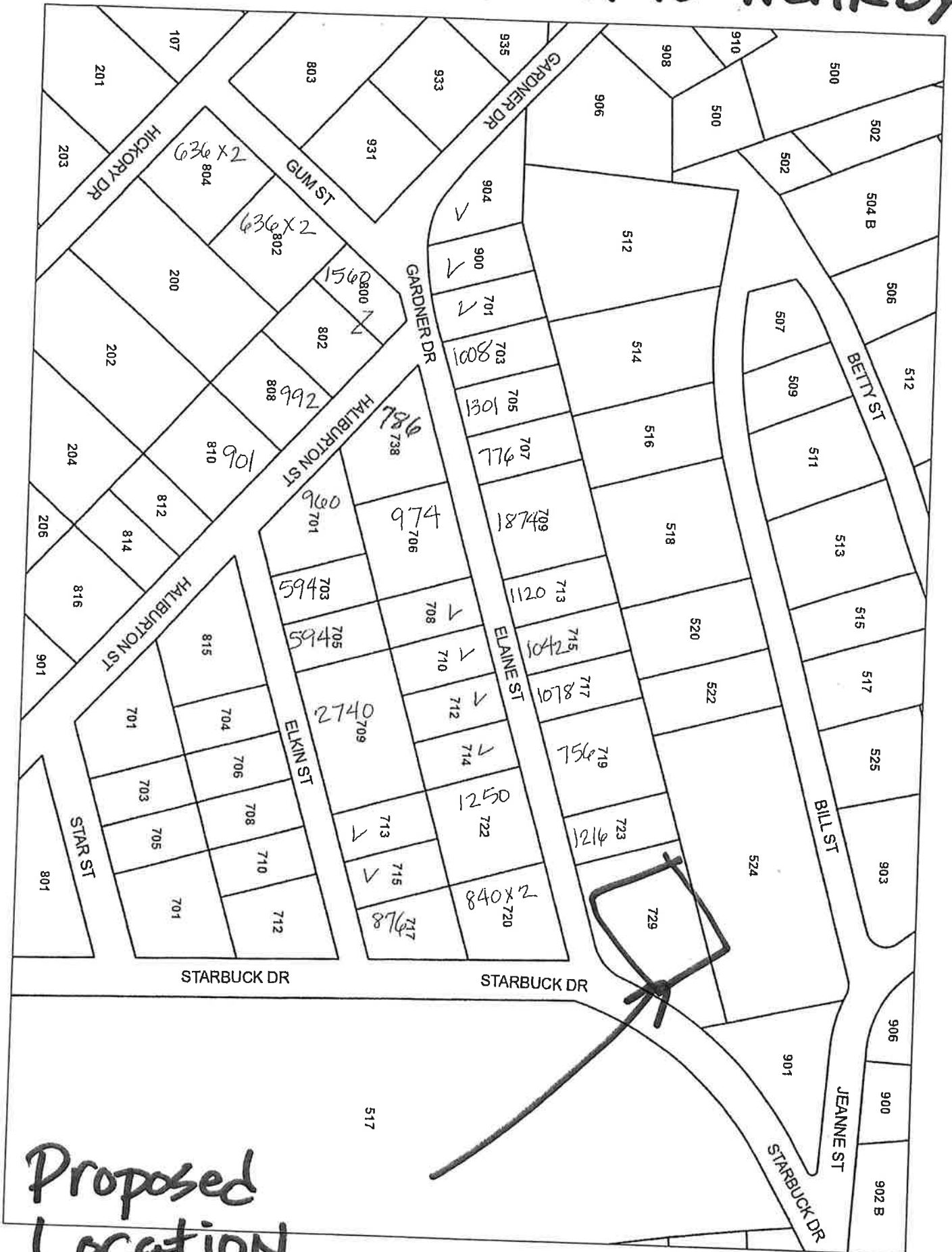
DRAWING SCHEDULE	
FRONT	1
MAIN FLOOR	2
ELEVATIONS	3
SITE PLAN	4

FRONT PAGE: **1**

SCALE 3/8" = 1'-0"
DRAWN BY: HMF
DATE: 10/4/2023

William Goggin
Plan B

CURRENT SQ FOOTAGE NEARBY



Proposed
Location