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STAFF REPORT

May 29, 2024

CASE NUMBER: TEXT-0068-2024

APPLICANT: The City of Perry

REQUEST: Amend Table 6-9-4 in Section 6-9.7 to allow a total of 16 square feet of additional signs per lot during election periods. This maximum square footage may be distributed between one and up to four signs.

STAFF ANALYSIS: Following adoption of the revised sign standards last year, the City became aware of a local “standard” size for signs used during election periods that exceeds the allowance in the current code. Currently four additional signs of up to 4 square feet each are allowed during election periods. Leading up to the primary election last month, the City amended its interpretation of the current code to allow any combination of the number of signs, up to additional signs total, provided all additional signs did not exceed 16 square feet. The amendment intends to codify this interpretation.

STANDARDS FOR GRANTING A TEXT AMENDMENT:

(1) Whether, and the extent to which, the proposed amendment is consistent with the Comprehensive Plan.

This amendment is not inconsistent with the Comprehensive Plan.

(2) Whether, and the extent to which, the proposed amendment is consistent with the provisions of this chapter and related city regulations.

The proposed amendment is consistent with the format of the Land Management Ordinance.

(3) Whether, and the extent to which, there are changed conditions from the conditions prevailing at the time that the original text was adopted.

The current ordinance did not recognize the standard size of signs placed during election periods, which can be up to 16 square feet in area.

(4) Whether, and the extent to which, the proposed amendment addresses a demonstrated community need.

The amendment will allow flexibility for property owners during election periods.

(5) Whether, and the extent to which, the proposed amendment is consistent with the purpose and intent of the zoning districts in this chapter, will promote compatibility among uses, and will promote efficient and responsible development within the city.

The amendment is consistent with the purposes of the sign standards provided in Section 6-9.1, and

is based on time, place, and manner, rather than content.

(6) Whether, and the extent to which, the proposed amendment will result in logical and orderly development pattern.

The amendment continues to allow up to 4 additional signs per lot during election periods, but allows property owners' flexibility in the size of such signs.

(7) Whether, and the extent to which, the proposed amendment will result in beneficial impacts on the natural environment and its ecology, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, and wetlands.

The amendment in and of itself has no impact on the natural environment.

(8) Whether, and the extent to which, the proposed amendment will result in development that is adequately served by public facilities and services (roads, potable water, sewerage, schools, parks, police, fire, and emergency medical facilities).

The amendment in and of itself has no impact on public facilities and services.

STAFF RECOMMENDATION: Staff recommends approval of the proposed text amendment.

Sec. 6-9.7. Additional Ground Signs.

In addition to ground signs permitted in sections 6-9.5 and 6-9.6, additional ground signs are authorized during certain periods of time as described in Table 6-9-4. Such signs are exempt from obtaining a sign permit. Property address is not required on such signs.

Table 6-9-4. Standards and Time for Additional Ground Signs

Zoning District		R-Ag, R-1, R-2, R-2A, R-3, R-TH, RM-1, RM-2, R-MH, FBR				C-1, C-2, C-3, M-1, M-2, LC, OI, GU, IMU, MUC, NMU		
Use		Maximum	One- and two-family dwelling	One- and two-family dwelling subdivision	Multi-family	Nonresidential	Multi-family	Nonresidential
Time Period When Allowed	120 Days Prior to, through 14 days after, a Primary, General Election, Runoff, or Referendum	Number per lot	up to 4	n/a	up to 4	up to 4	up to 4	up to 4
		Size (square feet)	16 total of all signs in this category	n/a	16 total of all signs in this category	16 total of all signs in this category	16 total of all signs in this category	16 total of all signs in this category
		Height (feet)	4	n/a	4	4	4	4
	During the period when a property or tenant space is for sale, lease, or rent	Number per lot	*	n/a	*	*	*	*
		Size (square feet)	6	n/a	6	6	6	24
		Height (feet)	4	n/a	6	6	6	8
	Upon the issuance of a permit for development through the issuance of the final Certificate of Occupancy	Number per lot	2	1 per subdivision	1	1	1	1
		Size (square feet)	4	32	32	32	32	32
		Height (feet)	4	10	10	10	10	10
*1 per 500 feet of street frontage per street front								
Ground signs shall be set back at least 10 feet from the property lines and are not allowed in public rights-of-way								



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Application # TEXT-0068-2024

Application for Text Amendment

Contact Community Development (478) 988-2720

Applicant Information

*Indicates Required Field

	Applicant
*Name	Bryan Wood for the City of Perry
*Title	Director of Community Development
*Address	1211 Washington Street, Perry, GA 31069
*Phone	478-988-2714
*Email	bryan.wood@perry-ga.gov


Request

*Please provide a summary of the proposed text amendment:

Amend Table 6-9-4 in Section 6-9.7 to allow a total of 16 square feet of additional signs per lot during election periods. This maximum square footage may be distributed between one and up to four signs.

Instructions

1. The application, fee (made payable to the City of Perry), and proposed text of the amendment must be received by the Community Development Office no later than 4:30 pm on the date reflected on the attached schedule.
2. Fees: Actual cost of required public notice.
3. The applicant must state the reason for the proposed text amendment. See Sections 2-2 and 2-3.2 of the Land Management Ordinance for more information.
4. 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.
5. Text amendment applications require an informational hearing before the planning commission and a public hearing before City Council.
6. The applicant must be present at the hearings to present the application and answer questions that may arise.
7. Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years, have you, the applicant, made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? Yes ___ No X
If yes, please complete and submit the attached Disclosure Form.
8. The applicant affirms 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.
9. Signatures:

*Applicant		Bryan Wood, Director of Community Development, for the City of Perry	*Date	5/6/2024
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