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Planning Commission Agenda
Monday, May 12, 2025, 6:00pm
Perry City Hall, 808 Carroll Street, Perry

1. Call to Order
2. Roll Call
3. Invocation
4. Approval of Minutes from April 7, 2025, regular meeting and April 28, 2025, 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
 - A. 1. **ANNX-0040-2025.** Annex and rezone property on Airport Road Parcel No. 000310 033000 from Houston County R-AG to City of Perry, R-TH Residential Townhouse District. The applicant is Matt Widner, Widner & Associates, Inc. *(Tabled from April 7, 2025, meeting)*
8. New Business
 - B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on June 3, 2025)
 1. **SUSE-0053-2025.** Special exception for short-term rental for property located at 1105 Sunset Avenue. The applicant is Lannette Tomlin.
 2. **ANNX-0056-2025.** Annex and rezone a portion of property at 130 Mack Thompson Road Parcel No. 000300 040000 from Houston County C-1 to City of Perry C-1, Highway Commercial District. The applicant is JPC Design & Construction, LLC.
 3. **TEXT-0051-2025.** Update non-residential design standards, exterior lighting standards, building setbacks and add multifamily design standards. The applicant is the City of Perry.
9. Other Business
10. Commission questions or comments
11. 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 - April 7, 2025

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

Staff: Emily Carson – Community Planner and Christine Sewell – Recording Clerk

Guests: Chad Bryant, Dustine Knowles, Joydi Ovalle, Matt Widner, Amy Harrelson, Robert Epstein, Cynthia Green, Geroqe Falldine, Aaron Wood, Dr. Felix Smith, Tyler Lawhorn, and Dr. Sandanspan

3. Invocation- was given by Commissioner Hayes
4. Approval of Minutes from March 10, 2025, regular meeting and March 24, 2025, work session
Commissioner Guidry motioned to approve as submitted; Commissioner Hayes seconded; all in favor and was unanimously approved.
5. Announcements - Chairman Mehserle referred to the notices 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. New Business
 - A. Public Hearing (Planning Commission decision)

1.VAR-0024-2025. Variance for reduction in setback requirements for property located at 115 Perimeter Road. The applicant is Chad Bryant, Bryant Engineering, LLC

Ms. Carson read the applicants' request which was for a variance to reduce the front setback by 20 feet and the rear setback by 6 feet. The applicant has designed the development to accommodate the additional right-of-way necessary for the future widening of Perimeter Road. The design also aligns with setback standards in the forthcoming modifications to commercial design standards. Providing the variance will allow for a more walkable development with pedestrian pathways and the required 10-foot landscaping buffer at the front of the development and adequate parking in the rear. Based on the analysis stated and the site plan presented by the applicant, staff recommends approval of the variance request due to the constraints created by the shape of the parcel and future widening of Perimeter Road.

Chairman Mehserle opened the public hearing at 6:09pm and called for anyone in favor of the application. Mr. Chad Bryant, Bryant Engineering advised the development has been designed following the current standards and the layout will have the parking in the rear and through the process discovered the water line location, which the request will accommodate avoidance of. Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:12pm.

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

2.PLAT-0031-2025. Preliminary plat for The Cottages at Courtney Hodges for property located at 319/341 Gen. Courtney Hodges Blvd. The applicant is Chad Bryant, Bryant Engineering.

Ms. Carson advised the applicant is requesting approval of the entire 34-lot subdivision. Four-foot sidewalks run throughout the subdivision coupled with common courtyard spaces, affording opportunities for residents to connect during daily activities or courtyard events. The entire subdivision meets the NMU minimum standards for cottage courts. Staff recommends approval of the proposed preliminary plat with the following conditions: The developer shall submit proof of coordination with Houston County 911 prior to staff signing the preliminary plat.

Chairman Mehserle opened the public hearing at 6:16pm and called for anyone in favor of the request. The applicant, Mr. Chad Bryant reiterated the request but advised there would be no internal streets so no names would be required; Ms. Carson confirmed and agreed. Chairman Mehserle inquired on the layout and parking structures. Mr. Bryant advised the garages will be 2-car detached with 2 parking spaces which encourages the interaction of the community and there will be visitors parking, and the dwellings are placed in a reasonable walking distance from the garages. A ribbon driveway is provided for emergency access. Mr. Bryant noted the development is similar to R-3 but with no roads.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:23pm.

Commissioner Hayes asked if they will be rental or home ownership; Mr. Bryant advised privately owned and the development will be under a Homeowners Association that will take care of everything on the exterior. Mr. Bryant further advised there will be abundant areas of lawn, dense shrubbery and trees and a screening wall facing Courtney Hodges Blvd.

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

B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on May 6, 2025)

1. SUSE-0025-2025. Special exception for short-term rental for property located at 1100 Kenwood Drive. The applicant is Cheryl Gillen, Southern Valley Homes, Inc.

Ms. Carson advised the owner proposes to offer the entire 3-bedrooms/2-bath house for short-term rental for a maximum of 8 occupants. The premises were inspected for compliance with minimum health and safety requirements for use and occupancy (per Section 2-3.6) and passed. Property is currently a permitted STR but is undergoing a change in ownership, which requires a new STR permit.

Chairman Mehserle opened the public hearing at 6:32pm and called for anyone in favor of the request. Mr. Dustin Knowle 316 Perth Court, on behalf of the applicant who are his relatives, supported the request and advised they will be seasonal residents and when not occupying will do the short-term rental. Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:34pm.

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

2.SUSE-0033-2025. Special exception for short-term rental for property located at 816 Forest Avenue. The applicant is Joydi Ovalle, Summer Fund, LLC

Ms. Carson advised the property owner to offer the entire 3-bedrooms/2-bath house for short-term rental for a maximum of 8 occupants. The premises were inspected for compliance with minimum health and safety requirements for use and occupancy (per Section 2-3.6) and passed, along with staff responses.

Chairman Mehserle opened the public hearing at 6:36pm and called for anyone in favor; there being none called for anyone opposed; there being none the public hearing was closed at 6:37pm.

Commissioner Guidry inquired if the applicant was present; Ms. Joydi Ovalle, 104 Van Drive, was present and Commissioner Guidry asked what mid-term rental was for the property. Ms. Ovalle advised the home is rented long term (over 30 days) on occasions, and when not, would like the opportunity of a short-term rental.

Commissioner Wharton motioned to recommend approval of the application as submitted to Mayor and Council; Commissioner Hayes seconded; all in favor and was unanimously recommended for approval.

3.ANNX-0040-2025. Annex and rezone property on Airport Road Parcel No. 000310 033000 from Houston County R-AG to City of Perry, R-TH Residential Townhouse District. The applicant is Matt Widner, Widner & Associates, Inc.

Ms. Carson read the applicants' request, along with staff responses to annex the entirety of the parcel into the City of Perry. It will be developed into a townhouse subdivision, if approved. The lot is proposed to be zoned R-TH, Townhouse Residential, and a portion of the lot is going to the residence south of this parcel. There are no known covenants or restrictions on the property which would preclude the uses permitted in the proposed zoning district. It was further advised sewer capacity is limited but there is a 12" line that exists adjacent to the parcel that does have the capacity, but a study is near completion, which should be done by the end of the week if not sooner to confirm. The wetlands delineations will be required along with possible traffic improvements per GDOT, but these requirements are governed under the site plan review, whereas the request before the Commission is the zoning only.

Commissioners Williams requested confirmation if the 12" line would be used and Commissioner Hayes on the capacity currently available. Chairman Mehserle noted the area is part of the comprehensive plan – suburban residential character and the commercial uses adjacent for the community and housing types at different price ranges.

Chairman Mehserle opened the public hearing at 6:46pm and called for anyone in favor of the request.

Mr. Matt Widner, Winder & Associates 793 Poplar Street – advised he has worked with staff on a use for the best possible opportunity for a unique development that will fit well and compliant the surrounding area. Commissioner Wharton inquired if a number of units was known; Mr. Widner advised the request was for the zoning first, which if approved, will then proceed to the next steps, as there will be wetland delineations required, buffer requirements, conferring with an environmental specialist, and once those requirements are known can begin the process of a site development plan. Commissioner Wharton asked why the R-TH zone; Mr. Widner advised there is more density in R-TH

designation. Commissioner Hayes asked how the proposed development will align with the existing area; Mr. Widner advised it will adhere to all the city requirements and will include green space and walkability, and the commercial component will be light in nature for something such as a sandwich shop or eatery, or dry cleaners.

Chairman Mehserle called for anyone opposed.

Amy Harrellson – 101 Fairway Oaks Drive – manager of Houston Springs – concerned with the sewer availability as that is what hinders the continued development of Houston Springs and there are currently sewer issues on their property. Concerned with the walkability portion and that the development may want residents to walk in Houston Springs and what type of housing will be built. Mr. Widner addressed the walkability question – there will be sidewalks in the development itself and on Sam Nunn Blvd to the commercial development; no intention of residents walking in Houston Springs.

Robert Epstein – 202 S. Houston Springs Blvd. – concern with traffic as it will increase with this development and when Jack Link's is operational and when will sewer be increased

Cynthia Green – 365 Spyglass Lane – will the development accomplish what the owner wants with regard to the expense and amount of acreage

George Falldine – 111 Fairway Oaks Drive – is the number of units known, concerned with the availability of utilities, impact on Houston Springs while being developed, will increase the population, does not want walkability into Houston Springs, there are a lot of uncertainties

Aaron Wood – 104 Quail Ridge Lane – there is a city park adjacent and buffer requirements and traffic increase when there are events at the city park

Dr. Felix Smith – 206 Airport Rd. Ext. – too many unknowns, concern with sewer capacity and buffers

Tyler Lawhorn – 113 Airport Rd. Ext. – concerned with the population density increase and would like additional information on the comprehensive plan and goals of the city; to the north is medium density residential; traffic concerns and ecological impact on creek bed.

There being no further comments Chairman Mehserle closed the public hearing at 7:12pm.

Commissioner Wharton asked about the buffers/foilage/berm barriers; Mr. Widner advised there would be as required by the ordinance. Commissioner Hayes noted it was important to remember the request presented was for the zoning classification and there were many more steps required before the applicant could begin site development. Mr. Widner advised all requirements will be adhered with regard to traffic, engineering and environmental compliance, with hydrology and topography requirements; the request this evening is for the zoning classification.

Commissioner Hayes motioned to recommend approval of the application as submitted to Mayor and Council. Motion died due to a lack of a second.

Commissioner Hayes expressed concern in tabling when the request was for the zoning classification; Commissioners Ross, Wharton and Williams felt additional information from the applicant should be provided with regard to the sewer capacity and the study results.

Commissioner Ross motioned to table the application due to the uncertainties; Commissioner Williams seconded; all in favor with Chairman Mehserle and Commissioner Hayes opposed; resulting vote was 4-2 to table until the May meeting.

4.ANNX-0041-2025. Annex and rezone property on Airport Road Parcel Nos. 00310 032000, 000310 036000, and portion 000310 033000 from Houston County R-1 & R-AG to City of Perry C-2, General Commercial District. The applicant is Matt Widner, Widner & Associates, Inc.

Ms. Carson read the applicants' request which was to annex 3.15 acres of land into the City of Perry for proposed neighborhood commercial development with a zoning of C-2, General Commercial District, along with staff responses.

Chairman Mehserle opened the public hearing at 7:28pm and called for anyone in favor of the request.

Mr. Matt Winder advised the commercial would be low density light commercial retail and would support the neighborhood with possible uses such as a sandwich or ice cream shop. Dr. Sandanspan the use would be for light commercial, perhaps a small medical office.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 7:30pm.

Commissioner Wharton asked staff if sewer capacity was a concern for the parcel; Ms. Carson advised it was not.

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

5.RZNE-0042-2025. Rezone property at 2009 Sam Nunn Blvd from R-1 to C-2. The applicant is Matt Widner, Widner & Associates, Inc.

Ms. Carson read the applicants' request which was to rezone the entire 2.43-acre parcel from R-1 to C-2, General Commercial, along with staff responses. The applicant plans to develop the parcel into a commercial use that supports the surrounding residential areas, creating neighborhood-level commercial services where there currently are none.

Chairman Mehserle opened the public hearing at 7:36pm and called for anyone in favor of the request.

Mr. Matt Widner reiterated the request and advised it would be developed as light commercial complementing the surrounding area. Commissioner Wharton asked if all the parcels would be developed as one; Mr. Widner advised they would be.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 7:39pm.

Commissioner Williams motioned to recommend approval to Mayor and Council of the application as submitted; Commissioner Wharton seconded; all in favor and was unanimously recommended for approval

8. Other Business – None

9. Commission questions or comments- None

10. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 7:41pm.

DRAFT

Planning Commission Work Session
Minutes - April 28, 2025

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

Staff: Bryan Wood – Community Development Director, Emily Carson- Community Planner, Chad McMurrian – Engineering Services Manager, and Christine Sewell – Recording Clerk

Guests: Christian J. Castin – Roberston Loia Roof – Architects & Engineers – is working on a large retail project and the proportion of the sign is not equal and encourages consideration for a change to the ordinance.

3. Citizens with Input – None
4. Capital Improvement Projects Update – Mr. McMurrian advised the GDOT LMIG paving grant would be applied for again in 2026 and would include Airport Rd (Sam Nunn/Perry Pkway), Inverness Lane, Lavendar Lane, and Christine Circle. Update provided for Lemly pumpstation. Chairman Mehserle asked Mr. McMurrian for information on sewer availability as the latest zoning before the Commission raised concern. Mr. McMurrian advised he reviews parcels for availability, how it gets to the site and the possibility to extend sewer. Mr. Wood advised if looking at a 200-unit development won't be built until infrastructure is available and development generally takes 18 months or more; sewer capacity is a criteria in evaluating and the city will work to provide services. It was advised GWES will be at the June meeting to provide an in depth of development and city services. Mr. McMurrian advised sewer is not provided for one parcel, is for an entire area and this is considered when reviewing. Mr. McMurrian provided update on East Perry plant, Bear Branch upgrade, Jack Links, and Langston Road regional pond.
5. Old Business – None
6. New Business – Sign Standards for Large Retail (wall signs and monument signs)

Mr. Wood advised now that variances cannot be granted for signs, need to evaluate standards for wall signs to address size, number, multiple story buildings, and dual branding. Current standards allow one wall sign per façade not to exceed 10% of the wall area or 300 square feet, whichever is less. An example of the full 10% can be seen on the Ross store on Sam Nunn Blvd (2,562 sf façade; 258 sf sign; 10.1%). Some challenges to consider:

1. Industrial buildings – Jack Links for example 24,826 sf façade; 694 sf sign; 2.79%
2. Large retail buildings – Walmart 12,584 sf façade; 7 wall signs; 347 sf signs; 2.76%
3. Multiple wall signs – Storage Master on Perry Parkway two signs (one per entrance) 8.4%
4. Multiple story buildings – Candlewood Suites 11,103 sf façade; 148 sf sign; 1.33%

The new hotel at the Fairgrounds is a dual-branded hotel. In addition to needing a sign for each brand, they originally asked to place signs at the top of the building and on the ground level. Examples provided of signs, wall area, and percentages and questions to consider are:

1. Should sign regulations be based on square footage of the facades or of the building?
2. What is the façade square footage cutoff for allowing 10%?
3. Is 5% the appropriate allowance for larger facades? Or is it something less?
4. Is there an intermediate allowance between 10% and the lowest allowance?
5. How many signs are allowed on one façade? On what size building?
6. How should be address signs on multi-story buildings?
7. Should standards be based on use of the building i.e. retail, hotel, industrial?

Discussion ensued on the information provided and consensus to look at a graduated percentage. The question was asked which districts it would apply to; Mr. Wood advised most commercial and industrial districts and reminded the Commission cannot regulate content. The Commission agreed to additional discussion at the next work session. The May work session was rescheduled to May 22nd.

7. Other Business -

- Role of the Comprehensive Plan in zoning decisions – Mr. Wood as a reminder has been adopted by Council and is used as one of the criteria in evaluating applications, as is the character area map.
- Review items for May 12, 2025, informational/public hearings – Ms. Carson reviewed
- Update on City Council zoning decisions – None

8. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 7:01pm.



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STAFF REPORT

From the Department of Community Development

May 8, 2025

CASE NUMBER: ANNX-0040-2025
APPLICANT: Matt Widner, Widner & Associates, Inc.
REQUEST: Annexation and Rezone of 19.70 acres from RAG (County) to R-TH, Townhouse Residential
LOCATION: Main Street; Tax Map Number: 000310 033000

BACKGROUND INFORMATION: The applicant proposes to annex the entirety of the above-mentioned parcel into the City of Perry. It will be developed into a townhouse subdivision, if approved. The lot is proposed to be zoned R-TH, Townhouse Residential, and a portion of the lot is going to the resident just south of this parcel

There are no known covenants or restrictions on the subject property which would preclude the uses permitted in the proposed zoning district.

STANDARDS FOR ESTABLISHING A ZONING CLASSIFICATION:

1. The existing land uses and zoning classifications of nearby property.

	Zoning	Land Use
North	R-1, Single-Family Residential	Undeveloped
South	R-AG (County)	Undeveloped
East	GU, Governmental Use	Heritage Oaks Park
West	PUD, Planned Unit Development	Houston Springs (undeveloped)

2. Does the proposed zoning classification comply with the Comprehensive Plan and other adopted plans applicable to the subject property?

The proposed zoning designation is compatible with the Suburban Residential character area the parcel is in. This area is characterized by a mix of housing types and walkable uses. The parcel is near a PUD development (Houston Springs) that is planned to feature similar types of housing and density once completed.

3. Are all of the uses permitted in the proposed zoning classification compatible with existing uses on adjacent and nearby properties?

The proposed zoning designation is compatible with zoning in the area. The RTH zoning allows for single-family dwelling units (townhouses) to be constructed in the existing residential area.

4. Will any of the uses permitted in the proposed zoning classification cause adverse impacts to adjacent and nearby properties?

There should be no adverse impacts on adjacent or surrounding properties. Traffic may increase as a result of the new residential units, but estimates do not exceed what is expected for this area.

5. *Will any of the permitted uses and density allowed in the proposed zoning classification cause an excessive burden on existing streets, utilities, city services, or schools?*

City emergency services, streets, and schools should not be negatively impacted by this development. Proximity to a GDOT-maintained highway may require additional traffic calming measures be implemented, as determined by GDOT. Sewer capacity in the area is limited but is currently being studied to determine whether accommodation is available. Applicants are required to submit letters outlining sewer demands as part of the application process.

6. *Are there existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification?*

The city is studying the best way to manage growth throughout the city limits. Part of that process is reviewing opportunities to annex "county island" properties into the city limits, streamlining services, sewer infrastructure, and maintaining the preferred density. Annexing and rezoning this property supports that effort.

Staff Recommends: Approval of the application as submitted.

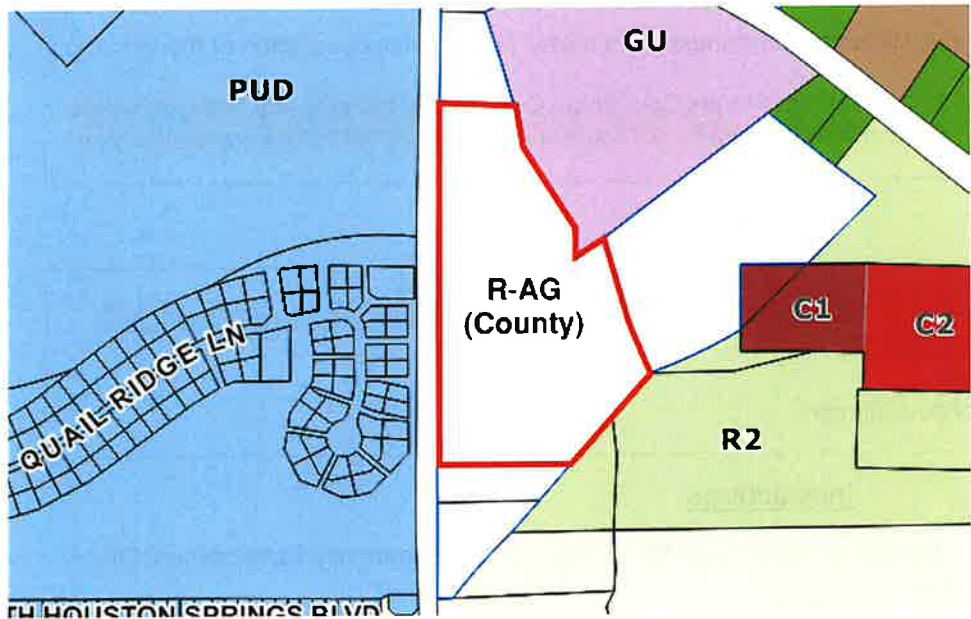


ANNX-0040-2025

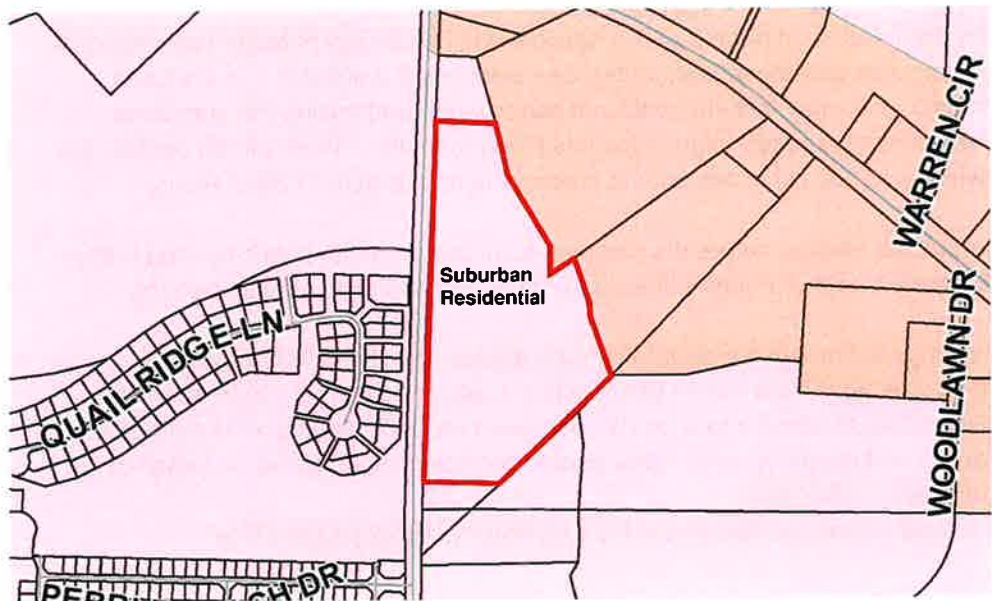
0 Airport Rd

Annex and Rezone from RAG
to R-TH

Aerial



Zoning



Character Area



Where Georgia comes together.

Application # ANNX 0040-2025

Application for Annexation

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Matthew Widner/Widner & Associates, Inc.	KNS Place LLC - Dixie Homes LLC et al
*Title	Representative	Owner
*Address	793 Poplar St, Macon, GA 31201	1115 Morningside Dr. Perry, GA 31069
*Phone	[REDACTED]	[REDACTED]
*Email	[REDACTED]	[REDACTED]

Property Information

*Street Address or Location	Airport Rd
*Tax Map #(s)	000310 033000
*Legal Description A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available; B. Provide a survey plat of the property, tied to the Georgia Planes Coordinate System. **If the property being annexed is a portion of a recorded parcel, the portion being annexed must be a separate recorded parcel before this application will be accepted as complete.**	

Request

*Current County Zoning District	RAG	*Proposed City Zoning District	RTH
*Please describe the existing and proposed use of the property <u>Note: A Site Plan and/or other information which fully describes your proposal may benefit your application.</u> Existing: Undeveloped. Proposed: Residential development.			

Instructions

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
- *Fees:
 - Residential Zoning (R-Ag, R-1, R-2, R-3) - \$316.00 plus \$27.00/acre
 - Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - \$527.00 plus \$42.00/acre
- *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 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
- 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.
- Annexation 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.
- *Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years has the applicant made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? "Applicant" is defined as any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action. Yes ☐ No ☒
 If yes, please complete and submit a Disclosure Form available from the Community Development office.

8. 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.

9. *Signatures:

*Applicant	DocuSigned by:	Dixie Homes LLC / William L Hudson	*Date	3/2/2025
*Property Owner/Authorized Agent	9A4F3233DD54ED	Dixie Homes LLC	*Date	3/2/2025

Standards for Granting a Zoning Classification

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? See attached.

- (1) Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property.
- (2) Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties.
- (3) Whether any of the uses permitted in the proposed zoning classification will cause adverse impacts to adjacent and nearby properties.
- (4) Whether any of the permitted uses and density allowed in the proposed zoning classification will cause an excessive burden on existing streets, utilities, city services, or schools.
- (5) Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification.

Revised 1/29/2025

March 3, 2025

City of Perry
1211 Washington Street
P.O. Box 2030
Perry, GA 31069



Subject: Airport Rd, Houston Co, Townhome Development
Project Number: 7317-013-01

Dear Planning Commission,

Widner & Associates respectfully requests annexation and rezoning for the proposed residential development of the property.

Standards for Granting a Zoning Classification

(1) Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property.

The subject property has been reviewed with City staff and complies with the previously mentioned plans.

(2) Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties.

Residential properties are adjacent and nearby to this proposed residential zoning.

(3) Whether any of the uses permitted in the proposed zoning classification will cause adverse impacts to adjacent and nearby properties.

The permitted uses within the proposed zoning are similar to the existing land uses along Airport Road. No adverse impacts are anticipated with the permitted uses within the proposed zoning.

(4) Whether any of the permitted uses and density allowed in the proposed zoning classification will cause an excessive burden on existing streets, utilities, city services, or schools.

The uses that are permitted within the proposed zoning allow for a development that supports more common area and green space than some other residential zoning alternatives. The development will not create excessive burden on the streets, utilities, city services, or schools.

(5) Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification.

There is a need for housing.

Respectfully submitted,

Matthew T. Widner, RLA



793 Poplar Street
P.O. Box 102
Macon, GA 31202
(478) 746-2010
Fax (478) 746-0149
widner@widner-assoc.com
www.widner-assoc.com

LEGEND

- O 1/2" REBAR SET
- OTF 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- Δ OPEN TOP PIPE FOUND
- Δ CALCULATED CORNER
- Δ CONCRETE MONUMENT FOUND
- R/W RIGHT OF WAY
- B/L BUILDING LINE
- PL PROPERTY LINE
- DE DRAINAGE EASEMENT
- UE UTILITIES EASEMENT
- SSE SANITARY SEWER EASEMENT
- MANHOLE
- CB CATCH BASIN
- JB JUNCTION BOX
- DI DROP INLET
- HW HEADWALL
- AC ACRE
- PVMT PAVEMENT
- CRK CREEK
- L.L.L. LAND LOT LINE
- PH FIRE HYDRANT
- X- FENCE LINE
- FPE FINISH FLOOR ELEVATION
- P- POWER LINE
- PP POWER POLE
- CL CENTER LINE
- TH TEST HOLE
- SPHD SITE PLAN ENG. DEPT.
- R= RADIUS
- EL ELEVATION
- ROP RESIDENTIAL DRAINAGE PLAN
- RCF REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- LP LIGHT POLE
- WV WATER VALVE
- WM WATER METER
- P.O.B. POINT OF BEGINNING
- N/F NOW OR FORMERLY

TOTAL AREA: 24.43 ACRES

SURVEYOR'S CERTIFICATION
IT IS CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL SURVEYING AND PLATTING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF THE CITY / COUNTY HAVE BEEN FULLY COMPLIED WITH. FURTHERMORE, THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

Type: GEORGIA STANDARD PLATS
Recorded: 1/9/2025 3:05:00 PM
Fee Amt: \$10.00 Page 1 of 1
Houston County Georgia
Terri L Childers Clerk of Superior Court

BK 85 PG 147

BY MARTY A. McLEOD
REGISTERED GEORGIA LAND SURVEYOR NUMBER - 2991

NOTES:
THIS PROPERTY IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY NOT BE SHOWN HEREON.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A TOPCON GTS 2110D AND HAS A LINEAR PRECISION RATIO OF ONE FT. IN 24,000 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSURES WITHIN ONE FT. IN 1,000,000 FEET.

ACCORDING TO INFORMATION SHOWN ON F.E.M.A. COMMUNITY PANEL NUMBER 13153 C 0122 E EFFECTIVE DATE SEPTEMBER 28, 2007, A PORTION OF THIS PROPERTY IS LOCATED IN A F.I.A. FLOOD HAZARD ZONE.

NO WETLANDS SHOWN HEREON



McLeod
SURVEYING

TRACTS 3-4-& 5 - 24.43 ACRES
ON AIRPORT ROAD

SURVEY FOR:

COUNTY:	HOUSTON
DISTRICT:	10TH
LAND LOT:	19
DATE:	01/02/2025
SCALE:	1" = 50'
JOB NO.	99112-004

NO.	DATE	REVISION



AIRPORT ROAD 80' R/W

TRACT "3"
2.00 ACRES
(A PORTION OF
TAX PARCEL No.
000310 033000)

TRACT "4-B"
1.53 ACRES
(A PORTION OF
TAX PARCEL No.
000310 033000)

TRACT "4-A"
0.20 ACRES
(A PORTION OF
TAX PARCEL No.
000310 033000)

TRACT "4-A" NOTE:
TO COMBINE TRACT "4-A"
TO THE TRACT "3" TO
ONE ONE TRACT
CONTAINING 2.20 ACRES
AS SHOWN HEREON.

TRACT "4"
19.70 ACRES
(REMAINING
PORTION OF
TAX PARCEL No.
000310 033000)

TRACT "5" NOTE:
TO COMBINE TRACT "5" TO THE PROPERTY TO THE
SOUTH OWNED BY FELIX M. SMITH WHICH HAS THE
TAX PARCEL No. 000310 005000.

TRACT "5"
1.00 ACRES
(A PORTION OF TAX PARCEL No.
000310 033000)

N/F
CHARITABLE REMAINDER
UNITRUST

BEARING NOTE:
ALL PROPERTY LINES ARE THE SAME AS
SHOWN ON PLAT BOOK 84, PAGE 154. THE
BEARING BASIS ON THIS PLAT IS 27
SECONDS CLOCKWISE FROM SAID PLAT.

Return:
Robert T. Tuggle, III
Daniel, Lawson, Tuggle & Jerles, LLP
Post Office Box 89
Perry, Georgia 31069

File No.: 23-29710-R

Type: GEORGIA LAND RECORDS
Recorded: 8/25/2023 1:56:00 PM
Fee Amt: \$809.30 Page 1 of 3
Transfer Tax: \$784.30
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Superior Court Clerk

Participant ID(s): 7491002503,
0466245412

BK 10181 PG 151 - 153

LIMITED WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THIS INDENTURE, Made the 18th day of August, in the year two thousand twenty-three,
between

JOSEPH M. SWANSON AS TRUSTEE OF THE CHARITABLE REMAINDER UNITRUST

of the State of Tennessee, as party of the first part, hereinafter called Grantor, and

KNS PLACE, LLC
DIXIE HOMES, LLC
LONE HAWK LLC

of the State of Georgia, as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT : Grantor, for and in consideration of the sum of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS**, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, all the following described property, to wit:

SEE ATTACHED EXHIBIT "A"

982010

Said property is conveyed subject to all taxes and assessments for the year 2023 and subsequent years, not yet due and payable, and all rights, reservations, restrictions, covenants, conditions, easements and other matters of record that may affect such property (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the said property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees forever in **FEE SIMPLE**.


AND THE SAID GRANTOR warrants and will forever defend the right and title to the above described property unto the said Grantees against the claims of all persons claiming by, through or under the Grantor (excluding claims arising out of the Permitted Exceptions).

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.


JOSEPH M. SWANSON AS TRUSTEE OF THE
CHARITABLE REMAINDER UNITRUST (SEAL)

Signed, sealed and delivered
in the presence of:


Witness


Notary Public



Daniel, Lawson, Tuggle & Jerles, LLP
Attorneys At Law
P. O. Box 89
912 Main Street
Perry, GA 31049

Exhibit "A"
Legal Description

TRACT 1

All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 1, containing 2.43 acres, and having such shapes, metes, bounds courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated August 4, 2023 and recorded in Plat Book 84, Page 153, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.

TRACT 2

All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 2, containing 1.15 acres, and having such shapes, metes, bounds courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated August 4, 2023 and recorded in Plat Book 84, Page 155, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.

TRACT 3

All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 3, containing 2.00 acres, and having such shapes, metes, bounds courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated August 4, 2023 and recorded in Plat Book 84, Page 154, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.

TRACT 4

All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 4, containing 21.43 acres, and having such shapes, metes, bounds courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated August 4, 2023 and recorded in Plat Book 84, Page 154, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.

TRACT 5

All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 5, containing 1.00 acres, and having such shapes, metes, bounds courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated August 4, 2023 and recorded in Plat Book 84, Page 154, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.



Where Georgia comes together.

STAFF REPORT

From the Department of Community Development
May 7, 2025

CASE NUMBER: SUSE-0053-2025
APPLICANT: Lanette Tomlin
REQUEST: A Special Exception to allow short-term residential rental
LOCATION: 1105 Sunset Ave; Tax Map No. 0P0090 061000

REQUEST ANALYSIS: The subject property owner proposes to offer the entire **3-bedrooms/2-bath** house for short-term rental for a maximum of **7 occupants**. The subject premises was inspected for compliance with minimum health and safety requirements for use and occupancy (per Section 2-3.6) and passed.

Standards for Short-term Rental Properties (Section 4-3.5 of the LMO)	
1,000-foot buffer from another STR and only one STR per premises	Complies
Designation of local contact person	Complies
Host Rules addressing: <ul style="list-style-type: none">• Maximum occupancy of 7 persons• Parking restrictions; on-premises parking of up to 3 vehicles• Noise restrictions• On-premises curfew• Prohibition of on-premises events	Complies
Trash pick-up plan	Complies
Required written rental agreement	Complies
Proof of required active insurance policy	Complies
Application for City of Perry Occupational Tax Certificate	Complies
Other standards will be addressed with the issuance of an STR permit	

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 states there are no known covenants or restrictions.
2. *Does the Special Exception follow the existing land use pattern?*

	Zoning Classification	Land Uses
Subject	RM-1, Multi-family Residential	Multi-family residential
North	R-2, Single family residential	Single-family residential
South	R-3, Single family residential	Single-family residential
East	RM-1, Multi-family residential	Multi-family residential
West	RM-1, Multi-family residential	Multi-family residential

3. *Does the proposed use comply with the Comprehensive Plan and other adopted plans applicable to the subject property?*

The parcel is in a Traditional Neighborhood character area according to the 2022 Joint Comprehensive Plan which calls for a variety of housing types near a mix of uses within walking distance. The home will still be used for living purposes but on a shorter-term basis.

4. *Would the proposed use have an impact on traffic volume or traffic flow and pedestrian safety in the vicinity?*

The neighborhood, overall, is safe for pedestrian traffic. Having short-term visitors would be no different from having regular residents on the property. There is ample parking space, parking in the street is prohibited, and there is no expectation of a burdensome increase of pedestrian traffic.

5. *Would the hours and manner of operation of the proposed use impact nearby properties and uses in the vicinity?*

There are no known negative impacts on surrounding properties. The home is to be used as a normal residence but on a shorter basis.

6. *Would parking, loading/service, or refuse collection areas of the proposed use impact nearby properties and uses in the vicinity, particularly with regard to noise, light, glare, smoke, or odor?*

Parking is restricted to the available on-site parking and there are ordinances in place to control noise and other potential nuisances. There is sufficient room on the property to accommodate the proposed maximum number of vehicles.

7. *Are the height, size, and/or location of proposed structures compatible with the height, size, and/or location of structures on nearby properties in the vicinity?*

The structure is a single-family home, like the surrounding properties, making it compatible with surrounding structures and uses.

8. *Is the parcel sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use?*

The parcel is sufficient size to accommodate the current use; expansion is not expected considering the nature of the use.

9. *Will the proposed use cause an excessive burden on existing streets, utilities, city services, or schools?*

City, utility, and emergency services are already available for this parcel. Using the property on a shorter-term basis will not cause an excessive burden on these services or schools.

STAFF RECOMMENDATION: Approval as submitted.



SUSE-0053-2025

1105 Sunset Ave

STR Permit in a residential
zoning district

Aerial



Zoning



Character Area



Where Georgia comes together.

Application for Special Exception

Contact Community Development (478) 988-2720

Application # SUSE
0033-2025

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Lanette Tomlin	Lanette Tomlin
*Title	owner	owner
*Address	1006 N Davis Dr Perry GA 31069	1006 N Davis Dr Perry, GA 31069
*Phone		
*Email		

Property Information

*Street Address	1105 Sunset Alley Perry GA 31069
*Tax Map Number(s)	0P0090061000
*Zoning Designation	RMI

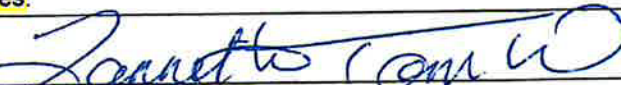

Request

*Please describe the proposed use:

To be used as a short term rental

Instructions

1. The application and ***\$316.00 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.
2. ***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.
3. ***For applications in which a new building, building addition and/or site modifications are proposed, you must submit a site plan identifying such modifications.**
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. 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.
6. ***The applicant must be present at the hearings to present the application and answer questions that may arise.**
7. 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.
8. ***Signatures:**

*Applicant		*Date	3-25-25
*Property Owner/Authorized Agent		*Date	3-25-25

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?

- (1) Whether the proposed use complies with the Comprehensive Plan and other adopted plans applicable to the subject property;
- (2) Whether the proposed use would impact traffic volume or traffic flow and pedestrian safety in the vicinity;
- (3) Whether the hours and manner of operation of the proposed use would impact nearby properties and uses in the vicinity;
- (4) Whether parking, loading/service, or refuse collection areas of the proposed use would impact nearby properties and uses in the vicinity, particularly with regard to noise, light, glare, smoke, or odor;
- (5) Whether the height, size, and/or location of proposed structures is compatible with the height, size, and/or location of structures on nearby properties in the vicinity;
- (6) Whether the parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use; and
- (7) Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.

Revised 1/29/2025

Standards for Granting a Special Exception Response
For 1105 Sunset Alley Perry, Ga 31069

*No, there are no covenants or restrictions

- 1) Yes, complies with Comprehensive Plan and other plans
- 2) No, will not impact traffic volume or flow or pedestrian safety
- 3) No, the hours and operation will not impact nearby properties
- 4) No, nearby properties will not be properties in regards to noise, light, glare, smoke or odor
- 5) Yes, the height, size and location is compatible with nearby properties
- 6) Yes, it is sufficient size
- 7) No, it will not cause excessive burden on streets, utilities, city services or schools



Where Georgia comes together.

Application # STR-INT
0054-2025

Supplement to Application for Special Exception For Initial Short-term Rental (STR) Permit

A Special Exception of Short-term Rental Permit is not complete until this supplemental form and accompanying documents are complete

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Property Owner	*Designated Local Contact Person complying with Sec. 4-3.5(C) of Land Management Ordinance
*Name	Lanette Tomlin	Lanette Tomlin
*Mailing Address	1006 n. Davis Dr. Perry, GA 31069	1006 n. Davis Dr. Perry, GA 31069
*Phone		*24-hour contact:
*Email		

*Street Address of Short-term Rental Unit:	1105 Sunset Alley Perry, GA 31069
*Tax Map Number:	0P0090061000

*The following items are required to be submitted to complete this supplement (Refer to Sec. 4-3.5 of the Land Management Ordinance (LMO) for standards):

1. Proof of insurance
2. Co-occupancy agreement
3. Co-occupancy agreement
4. Plat map
5. The property must be used at any given time
6. Plat map showing on and number of parking spaces for the STR
7. Diagram showing bedrooms other living spaces and emergency evacuation routes
8. Co-occupancy agreement to be executed between the owner and responsible Person
9. Name and contact information for the homeowner's association, if any, of which the premises is subject to by restrictive covenants
10. Other certifications and information deemed necessary and proper to ensure compliance with the LMO

**All requested items
provided and on file with
the Department of
Community
Development**

Upon submittal the City will contact the property owner to schedule an inspection of the property to ensure the proposed short-term rental unit complies with minimum health and safety requirements for use and occupancy. If a premises fails to pass an inspection, a re-inspection fee will be charged for each subsequent inspection. Application for Special Exception will not be scheduled for Planning Commission consideration until the proposed STR unit complies with minimum health and safety requirements.

*Notarized Property Owner Signature:

I affirm that the information provided in this supplement is accurate and complete. I understand an STR permit may be revoked by the administrator if the permit holder has: 1) received more than 2 citations for violations of the Code of the City of Perry within the proceeding 12-month time period; or 2) failed or refused to comply with an express condition of the permit and remains in non-compliance ten days after being notified in writing of such non-compliance; or 3) knowingly made a false statement in an application or supplement; or 4) otherwise become disqualified for the issuance of a permit under the terms of the Land Management Ordinance. I further understand that I must wait one year from the date of a revoked permit before an STR renewal permit can be issued.

Signature

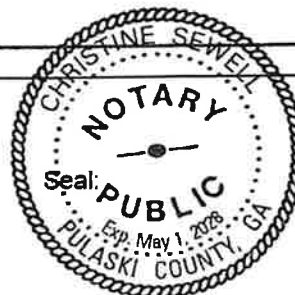
3-25-25
Date

*Notary Public signature and seal:

Signature:

Date:

Christine Sewell
3/26/25



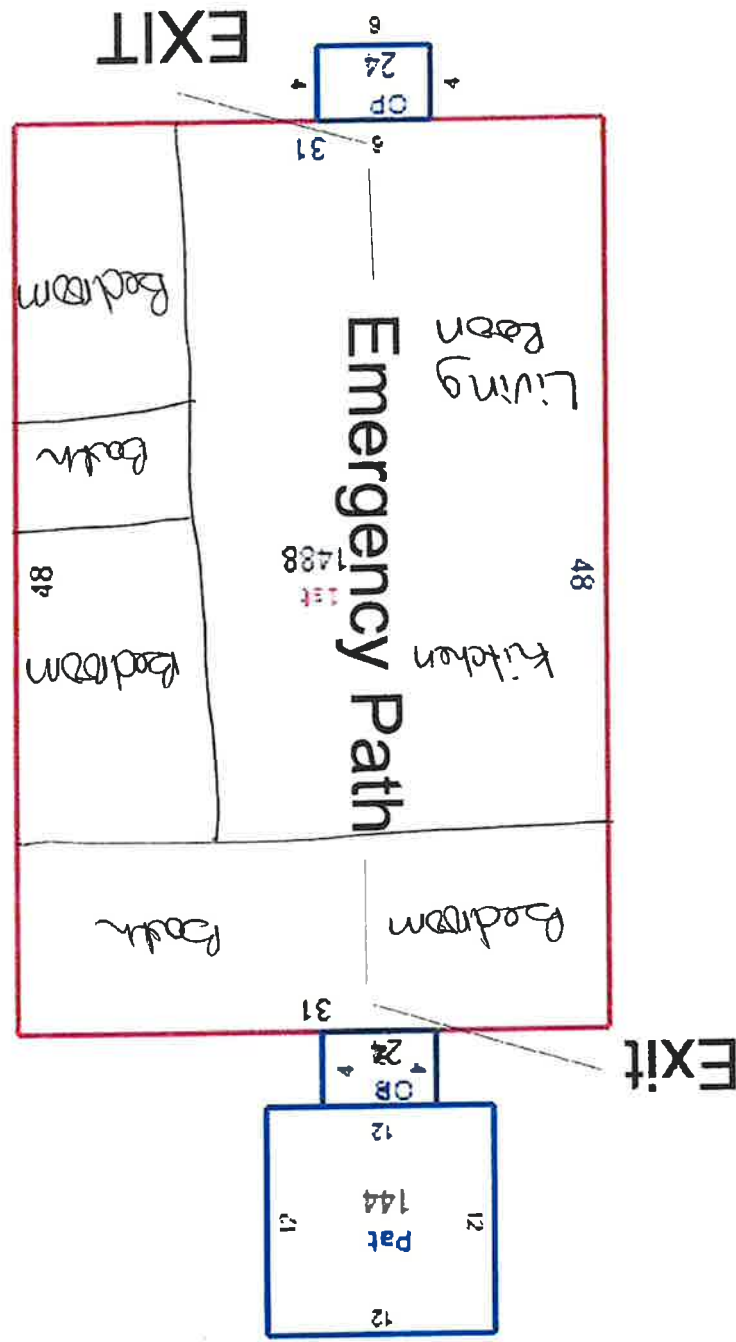


2432157.70, 895959.78

POWERED BY
esri

12/19

1-12-03 15 12 20



house rules

1 PETS

Maximum of 2 pets. Pets kenneled when unattended. No pets on furniture, leashed when in front of property, waste bagged and disposed of in outside trash, no pets in tubs

2 SMOKING

Smoking is not allowed anywhere inside the home. Please smoke outside away from the property.

3 PARTIES

Parties are strictly prohibited at this property.

Quincy Ranch
1105 Sunset Alley
Perry, GA 31069

Plan for trash collection

Thursday evening trash will be brought to the front of the property for collection by property owner.

Lannette Tomlin

Quincy Ranch
C/O Lannette Tomlin
1105 Sunset Alley
Perry, GA 31069

Date: _____
Name: _____
Address: _____

City/State/Zip: _____
Email: _____
Phone: _____

Drivers License: We require a copy of your driver's license. Please send a copy with this form.

Arrival Date: _____ after 3:00 PM or when cleaning is complete.

Departure Date: _____ before 11:00 AM

1. **Security Deposit:** Guest agrees to pay for any damages to the property. Please inspect the property on arrival as it will be inspected on departure.
2. **Liability:** Each visiting party will be responsible for family and guests, and agrees to indemnify the owner against any liability for personal injury or property damage sustained by anyone.
3. **Behavior:** Please respect the neighbors. No fireworks, firearms, screaming children, loud parties, etc. Upon leaving guests agree to follow the Check-Out items on rental materials.
4. **Furniture:** Please do not rearrange any furniture, including patio furniture. This will result in a minimum \$100 charge per hour to correct by housekeeping.
5. **Security Cameras:** There is a Ring Doorbell on the front door and back door. Tampering with either will result in an immediate eviction and loss of security deposit.
6. **Weather/Acts of God:** The rental agreement is "rain or shine".
7. **Maximum** number of guests is 7
8. **Maximum of 2 Pets**
9. **No oversized vehicles (nothing larger than a Chevy Suburban)**
10. **Do NOT park on any grass.**
11. **Minimum Age** of renter: 25
12. **Renter agrees to notify me via text of any issues as they happen or as they are discovered.** [REDACTED]

Please confirm your agreement to these terms by signing below and returning to me.
I agree with the above terms.

X _____
Lannette Tomlin

Date: _____

X _____

Date: _____

***Please Print Legible:**

Name





Where Georgia comes together.

STAFF REPORT

From the Department of Community Development

May 7, 2025

CASE NUMBER: ANNX-0056-2025

APPLICANT: JPC Design and Construction, LLC; Mike Horne

REQUEST: Annexation and Zoning of 1.15 acres of the parcel from RAG (County) to C-1, Highway Commercial

LOCATION: 130 Mack Thompson Rd; Tax Map Number: 000300 040000

BACKGROUND INFORMATION: The applicant proposes to annex a portion of the above-mentioned parcel into the City of Perry. It will be used to install stormwater infrastructure that supports a commercial development on the adjacent parcel already in the city and zoned C-1.

There are no known covenants or restrictions on the subject property which would preclude the uses permitted in the proposed zoning district.

STANDARDS FOR ESTABLISHING A ZONING CLASSIFICATION:

1. The existing land uses and zoning classifications of nearby property.

	Zoning	Land Use
North	C-2, General Commercial (County)	Undeveloped
South	C-1, Highway Commercial	Undeveloped
East	M-1, Wholesale & Light Industrial	Heritage Oaks Park
West	M-2, General Industrial	Houston Springs (undeveloped)

2. *Does the proposed zoning classification comply with the Comprehensive Plan and other adopted plans applicable to the subject property?*

The proposed zoning designation is compatible with Commercial Node and Gateway Corridor character areas the parcel is in. This area is characterized by auto-centric, commercial uses that support highway travelers and the logistics industry.

3. *Are all of the uses permitted in the proposed zoning classification compatible with existing uses on adjacent and nearby properties?*

The proposed zoning designation is compatible with zoning in the area. The Highway Commercial zoning designation allows uses that complement potential industrial development that could come as this portion of Perry Parkway continues to develop.

4. *Will any of the uses permitted in the proposed zoning classification cause adverse impacts to adjacent and nearby properties?*

The portion of the parcel that is being rezoned is not intended for vehicular use; therefore, there will be no adverse impacts on adjacent or surrounding properties.

5. *Will any of the permitted uses and density allowed in the proposed zoning classification cause an excessive burden on existing streets, utilities, city services, or schools?*

City emergency services, streets, and schools should not be negatively impacted by this development.

6. *Are there existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification?*

Annexing a portion of this parcel would decrease the amount of county land that is almost surrounded by city property. It would also allow the new commercial use to meet development requirements for stormwater infrastructure, parking, landscaping, and any other applicable standards.

Staff Recommends: Approval of the application as submitted.

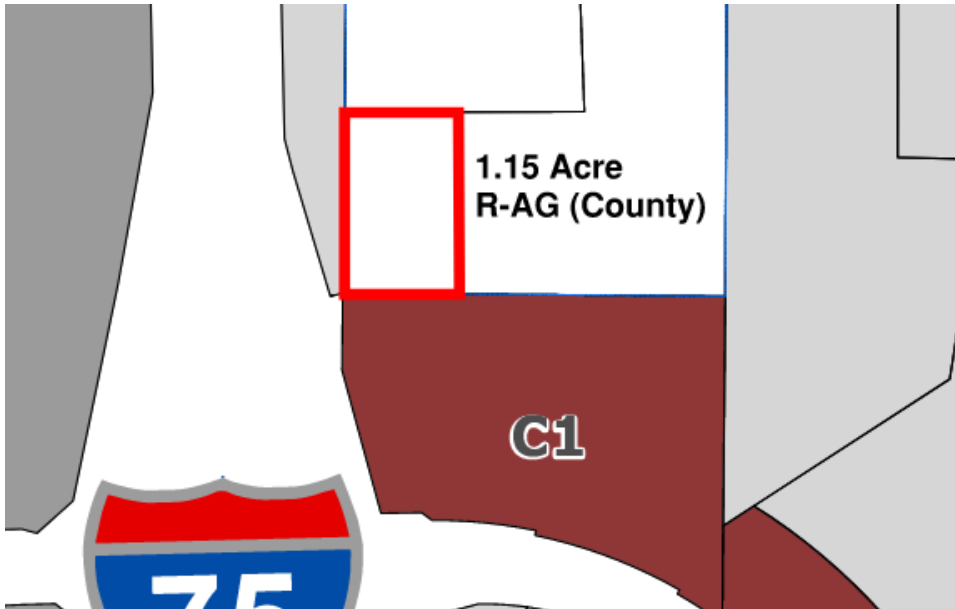


ANNX-0056-2025

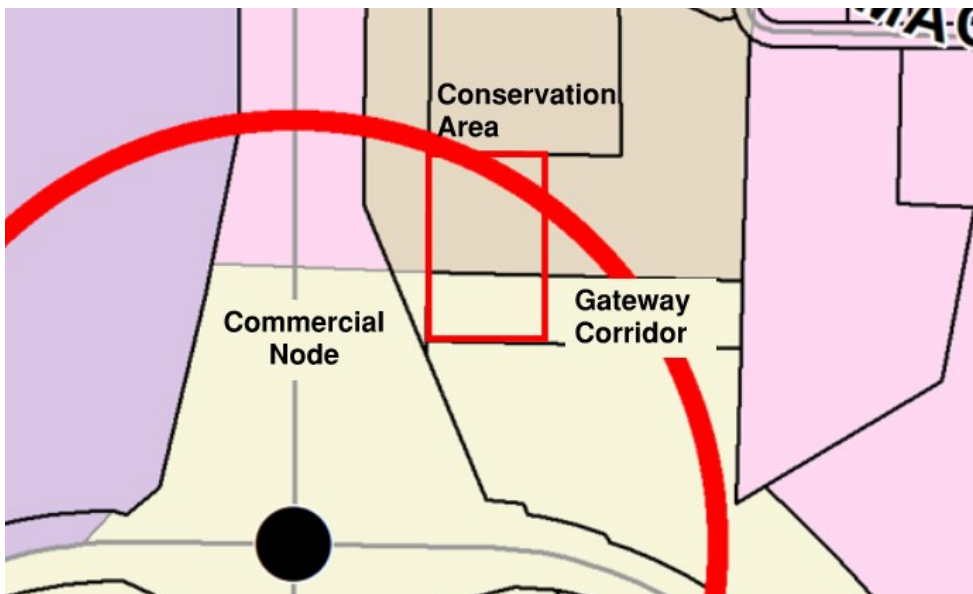
130 Mack Thompson Rd

Annex 1.15 AC and rezone to
C-1, Highway Commercial

Aerial



Zoning



Character Area



Where Georgia comes together.

Application # Annex
0056-2025

Application for Annexation

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	JPC Design and Const. LLC, Mike Horne	William B. Jones
*Title	Project Manager	
*Address	264 Alabama Blvd., Jackson GA 30233	264 Alabama Blvd., Jackson GA 30233
*Phone		
*Email		

Property Information

*Street Address or Location	A portion of 130 Mack Thompson Rd. (4.15 Ac)
*Tax Map #(s)	portion of 000300 040000
*Legal Description	
A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available;	
B. Provide a survey plat of the property, tied to the Georgia Planes Coordinate System. **If the property being annexed is a portion of a recorded parcel, the portion being annexed must be a separate recorded parcel before this application will be accepted as complete.**	

Request


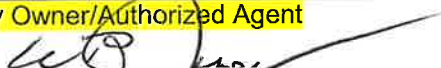
*Current County Zoning District	C-1	*Proposed City Zoning District	C-1
*Please describe the existing and proposed use of the property Note: A Site Plan and/or other information which fully describes your proposal may benefit your application. Stormwater detention pond for fuel center			

Instructions

1. The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
2. *Fees:
 - a. Residential Zoning (R-Ag, R-1, R-2, R-3) - \$316.00 plus \$27.00/acre
 - b. Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - \$527.00 plus \$42.00/acre
3. *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 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
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. Annexation 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.
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 has the applicant made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? "Applicant" is defined as any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action. Yes ☐ No ☒
If yes, please complete and submit a Disclosure Form available from the Community Development office.

8. 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.

9. *Signatures:

*Applicant 	*Date 4-6-25
*Property Owner/Authorized Agent 	*Date 4-7-25

Standards for Granting a Zoning Classification

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

* (See Attached letter Addressing these) 

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?

- (1) Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property.
- (2) Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties.
- (3) Whether any of the uses permitted in the proposed zoning classification will cause adverse impacts to adjacent and nearby properties.
- (4) Whether any of the permitted uses and density allowed in the proposed zoning classification will cause an excessive burden on existing streets, utilities, city services, or schools.
- (5) Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification.

1 of 1



VICINITY MAP

SCALE NONE

PAVING SYMBOLS LEGEND

1. **WHITE** (WHITE CEMENT PORTLAND CEMENT CONCRETE)
 2. **BLACK** (BITUMINOUS PAVING MIXTURE)
 3. **GRAY** (PORTLAND CEMENT MORTAR)
 4. **GREEN** (GRASS)
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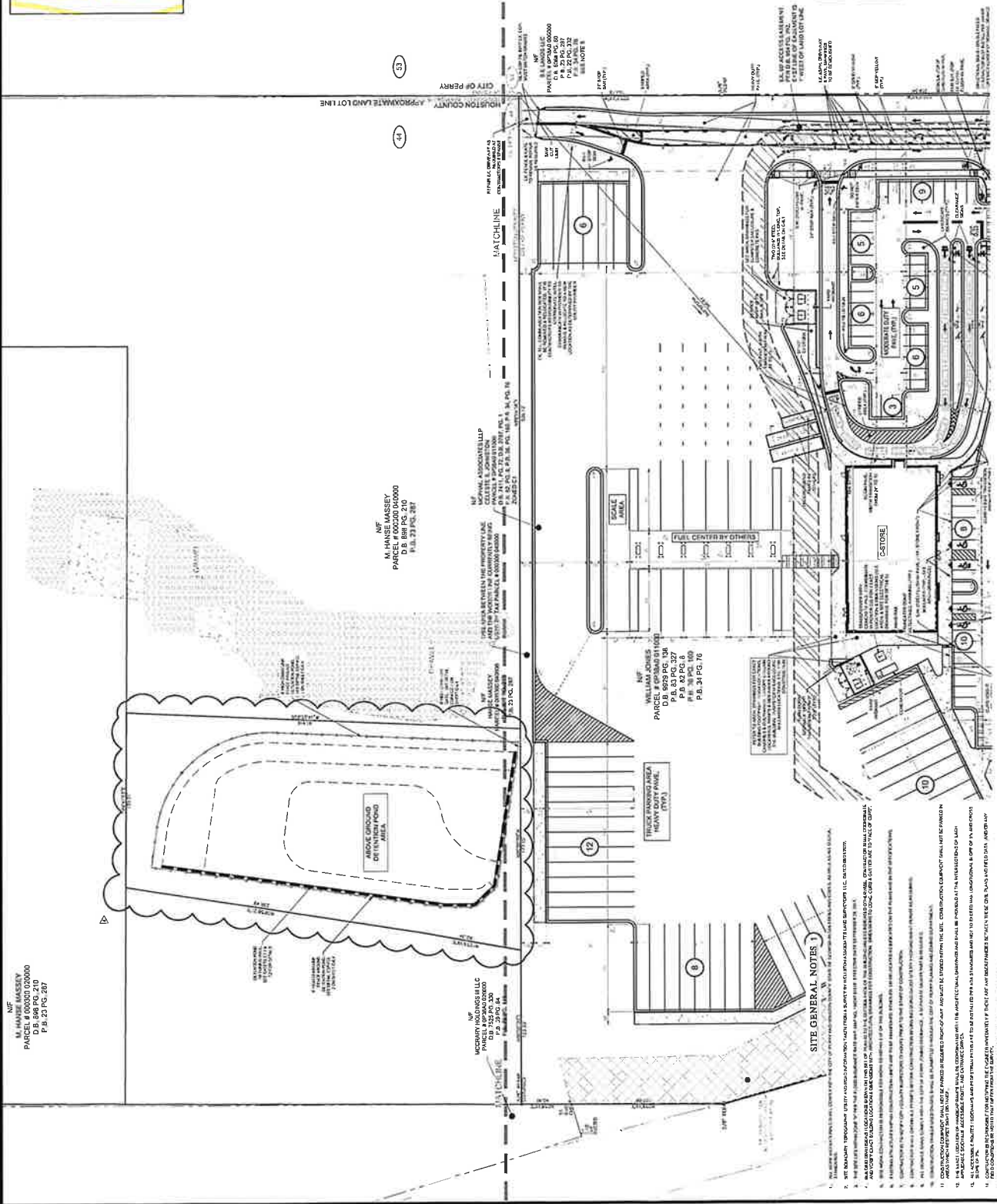
CONCRETE PAVING JOINTS NOTES

ENTRIES ON CONCRETE PANELS SHALL BE PLACED AS FOLLOWS:


1. EXPANSION JOINTS: PROVIDE ANGLE IRON 100 BARS OVER CTS SUCH AS SHOWN IN THE CROSS SECTION AT WALLS AND/OR ON VERTICAL SURFACES.
2. REINFORCING: PROVIDE REINFORCING IN PERFORMER PANELS TO MATCH FIELD PANELS.

SITE ANALYSIS

TOTAL BUILDING AREA	12,317 S.F.
TOTAL PARKING	100 SPACES
PARKING RATIO	14.52 / 1,000 S.F.
TOTAL SITE AREA	8,380.1 AC



**IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
IT'S THE LAW**

 Know what's below.
Call before you dig.

24 HR EMERGENCY CONTACT
MR. JEREMY CROSBY
PHONE: 770 - 560 - 3527

SITE PLAN

SCALE: 1" = 30'

N/F
M. HANDE MASSEY
PARCEL # 000300 0200000
DB. 598 PG. 210
P.B. 23 PG. 287

NUP
 SCRAPY HOLDINGS III LLC
 ARCEL # 0P3A0 020000
 D.B 7525 PG 330
 P.B 39 PG 64

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...and must be

THESE ARE NOT THE ONLY REASONS WHY THE UNITED STATES SHOULD NOT JOIN THE TREATY.

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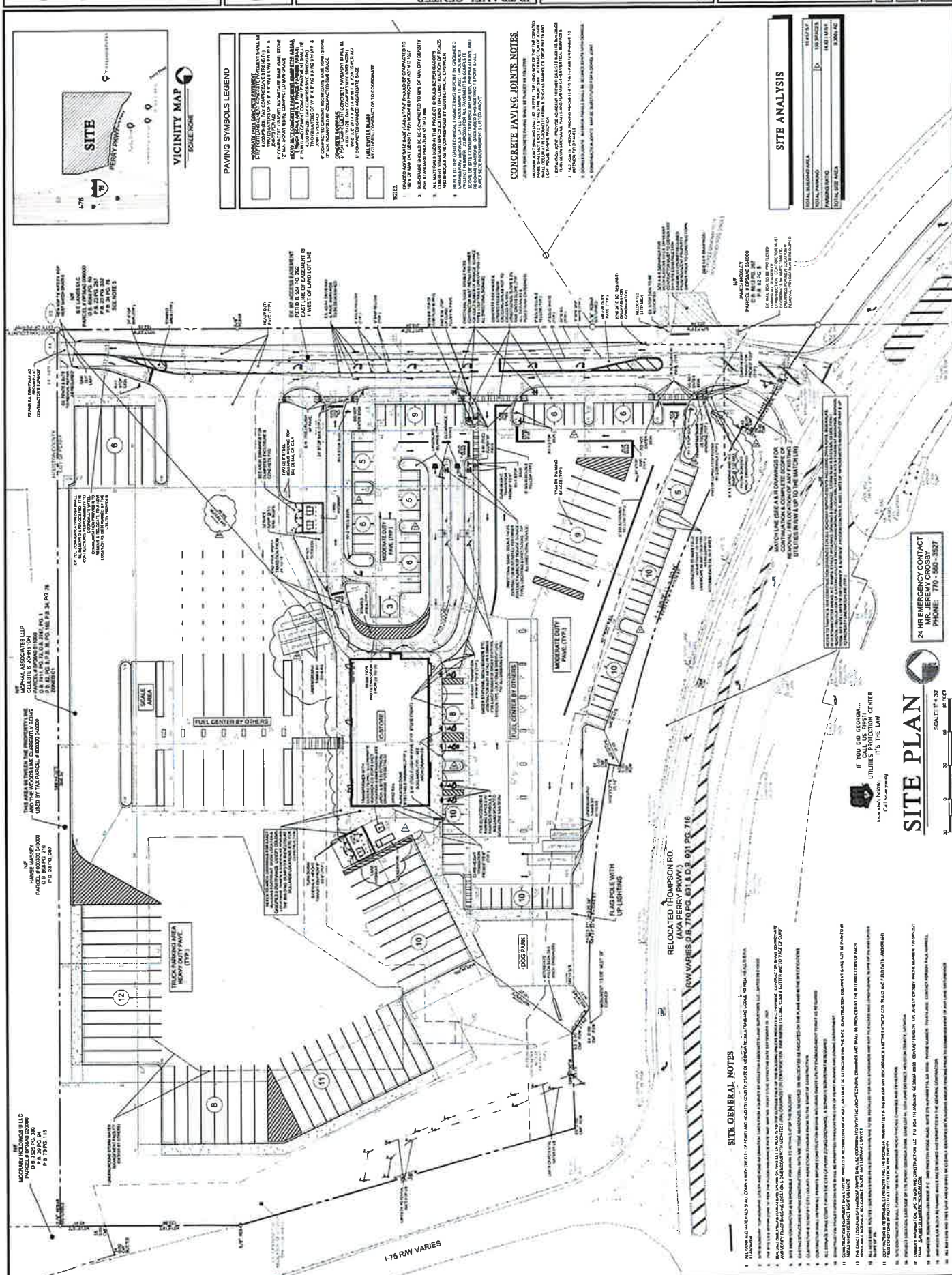
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	TRUCK PARTS HEAVY DUTY
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1000 ITS LANE SURVEYS LLC DATO BE787077

Small, medium, large, and extra large.
 100% cotton.
 Available in 12 colors and 12 styles.

THESE RESULTS ARE IN ACCORD WITH DATA FROM OTHER STUDIES.



SITE GENERAL NOTES

- [illegible]

IF YOU DID GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
IT'S THE LAW

SITE PLAN

24 HR EMERGENCY CONTACT
MR. JEREMY CROSBY
PHONE: 770-560-3527

SITE ANALYSIS		10 JUL 54
TOTAL BUILDING AREA		100 SQUARES
TOTAL PARKING	120	14,621 S.F.
PARKING INFO		9,306 S.F.
TOTAL SITE AREA		

SITE ANALYSIS

CONCRETE PAVING JOINTS NOTES

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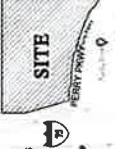
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MAKING SYMBOLS LEGEND

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VICINITY MAP



478

JPC Design and Construction, LLC

264 Alabama Boulevard

P.O. 710

Jackson, Georgia 30233

4/7/2025

Mr. Bryan Wood, Director

City of Perry

Community Development

1211 Washington St.

Perry, GA 31069

RE: Standards for Granting a Zoning Classification, for Annexation for property at 130 Mack Thompson Rd. +/- 1.15 acres.

Mr. Wood,

Please accept this Letter of Intent on behalf of JPC Design and Construction, LLC and Mr. William B. Jones. We are requesting Annexation and Rezoning of +/- 1.15 acres located at 130 Mack Thompson Rd. in Houston County, to be added to the JP Perry Travel Center site at 530 Perry Pkwy, in the City of Perry. This parcel will be added in order to place an above ground storm water pond on the site that will serve the JP Perry Travel Center.

Standards for Granting a Zoning Classification

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?

There are no covenants or restrictions pertaining to the property being requested for annexation and zoning that would preclude uses proposed for this request.

- 1. Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property.**

The proposed use complies with the Comprehensive Plan and the adjacent zoning of the proposed JP Perry Travel Center.

- 2. Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties.**

Uses adjacent to and on nearby properties include: a commercial construction company to the north, an RV travel park to the east, I-75 interstate to the west, and across Perry Pkwy to the south is a C store with auto and diesel gas. All uses are compatible with the request.

3. Whether any of the uses permitted in the proposed zoning classification will cause adverse impacts to adjacent and nearby properties.

The use of the proposed property for annexation will be commercial, and the use will be strictly for an above ground storm water pond for the JP Perry Travel Center. So there will be no adverse impacts to adjacent and nearby properties.

4. Whether any of the permitted uses and density allowed in the proposed zoning classification will cause an excessive burden on existing streets, utilities, city services, or schools.

The use of the property requesting annexation will be only for a storm water pond. Therefore, there will be no burden on density, streets, utilities, city services, or schools. The request will be commercial in nature and the JP Travel Center will remain the same as approved by the City previously, the only change will be the underground storm pond will be eliminated and this above ground pond will replace that.

5. Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification.

To our knowledge there are no existing or changing conditions in the area which would support disapproval of the proposed zoning classification. The property is already zoned commercial in the County. We are asking for the same zoning use in the City.

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

Sincerely,

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

Mike Horne, Project Manager

JPC Design and Construction, LLC



Type: GEORGIA LAND RECORDS
Recorded: 4/11/2025 3:55:00 PM
Fee Amt: \$100.00 Page 1 of 4
Transfer Tax: \$75.00
Houston County Georgia
Terri L Childers Clerk of Superior Court

After Recording Return to:

Zach Burden
P.O. Box 933
Jackson, GA 30233

BK 10634 PG 777 - 780

LIMITED WARRANTY DEED

THIS INDENTURE, made as of this 9th day of **April** in the year two thousand twenty-five (2025), by and between **M. HANSE MASSEY**, a resident of the state of Georgia, and **LINDA F. MASSEY**, a resident of the state of Georgia (collectively "Grantor"), and **WILLIAM B. JONES**, a resident of the State of Georgia ("Grantee") (herein, the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H:

Grantor, for and in consideration of the sum of TEN and 00/100s DOLLARS (\$10.00), in hand paid at and before the sealing and delivery of these presents, receipt and sufficiency whereof is hereby acknowledged by the parties, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto said Grantee, all of Grantor's right, title and interest, in and to that certain tract or parcel of land lying and being in Houston County, Georgia, being more particularly described on Exhibit "A", attached hereto and incorporated herein by reference (the "Property").

SUBJECT, HOWEVER, to each of the matters set forth in Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the Property, together with all and singular the rights and appurtenances thereto in anywise belonging subject to the aforesaid encumbrances, unto Grantee, Grantee's heirs, successors and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property, subject to the aforesaid encumbrances, unto Grantee, Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has signed and sealed this Limited Warranty Deed as of the date and year first above written.

Signed, sealed and delivered this 9th
day of April, 2025.

GRANTOR: **M. HANSE MASSEY**

Kerry Moir

Unofficial Witness

M. Hanse Massey
Name: M. Hanse Massey

[Signature]
Notary Public

My commission expires:



Signed, sealed and delivered this 9th
day of April, 2025.

GRANTOR: **LINDA F. MASSEY**

Kerry Moir

Unofficial Witness

Linda F. Massey
Name: Linda F. Massey

[Signature]
Notary Public

My commission expires:



EXHIBIT "A"

A 1.15 Acre Portion of 130 Mack Thompson Road, Perry, Georgia 31069

A portion of Houston County Parcel # 000300 040000

All that tract or parcel of land situate, lying and being in Land Lot 44 of the 10th Land District, Houston County, Georgia, and being Tract 1 of 1.15 acres as shown on that certain "Subdivision Survey for William B. Jones" dated January 28, 2025, by Surveying and Mapping, LLC, Shawn Bean, GRLS No.: 3331, and recorded in Plat Book 85, Page 217, Houston County, Georgia records. Said plat and its descriptive data are incorporated herein by reference thereto in aid of description.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. All matters appearing on Plat Book 8, Page 184; Plat Book 21, Page 80; Plat Book 23, Page 287; and Plat Book 85, Page 217 in the Office of the Clerk of the Superior Court of Houston County, Georgia.
2. Right-of-Way Easement to Mid State Construction, Inc., Charles Griffin and Barry Kemp d/b/a Kemp & Griffin Livestock dated December 30, 1988 and recorded on January 23, 1989 in Deed Book 831, Page 660, aforesaid records.
3. Amendment to Right-of-Way Easement dated February 28, 1992 and recorded on March 6, 1992 in Deed Book 954, Page 292, aforesaid records.
4. Easement to Flint Electric Membership Corporation of Taylor County, Georgia recorded on December 16, 1996 in Deed Book 1254, Page 9, aforesaid records.
5. Easement for Right-of-Way to Oglethorpe Power Corporation recorded February 24, 1988 in Deed Book 797, Page 307, aforesaid records.
6. Department of Transportation Construction Easement recorded on December 3, 1997 in Deed Book 789, Page 749, aforesaid records.
7. All other easements and restrictions of record.



Where Georgia comes together.

STAFF REPORT

May 7, 2025

CASE NUMBER: TEXT-0051-2025

APPLICANT: Bryan Wood for the City of Perry

REQUEST: Replace Section 6-6, Nonresidential Design Standards; Replace Section 6-5, Exterior Lighting; Replace Table 5-2-1 in Section 5-2.1, regarding Building Setbacks; and Add Section 6-7, Multifamily Residential Design Standards

STAFF COMMENTS: The amendment is intended to reformat and clarify the Nonresidential Design Standards. A comparison chart of the proposed and existing nonresidential design standards is attached. A majority of the standards are similar although more standards apply to all buildings and sites.

Lighting standards are more detailed than current standards, but do not address intensity of light except at the property line. At a property line light levels cannot exceed 0.3 footcandles. Intensity of light over the entire site will require further study.

Front building setbacks are adjusted to establish minimum and maximum setbacks along street frontages. This will accommodate the intent of the design standards to require buildings to frame sites and screen large parking lots.

Design standards for multifamily residential developments are new. These standards will address the layout of buildings and parking on a site, as well as design and materials used on buildings. The standards are similar to the nonresidential design standards but adjusted for the unique aspects of residential buildings.

STANDARDS FOR GRANTING A TEXT AMENDMENT:

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

The amendment is not inconsistent with these plans.

- (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.**

Existing design standards for nonresidential developments and existing exterior lighting standards no longer address the needs of the City. Proposed changes in building setbacks are to promote the proposed design standards. Design standards for multifamily residential developments do not currently exist.

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

As Perry continues to grow more comprehensive design standards for nonresidential developments, multifamily developments, and exterior lighting are needed to promote the type of quality developments the community desires.

- (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 and directly addresses the stated purposes of promoting diverse quality housing, ensuring appropriate development patterns along corridors, encouraging quality development that blends with existing development, creating a harmonious community, and regulating the character of land.

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

The amendment is more comprehensive than existing standards resulting in a more logical and orderly development pattern.

(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 has no direct 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 has no impact on public facilities and services

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

Comparison of Current and Proposed Non-Residential Design Standards

Proposed	Current
Provides a Purpose and Intent statement	None
Applies to new construction, renovation or reconstruction exceeding 25% of fair market value	Applies to new construction only or expansion by 15% of single tenant exceeding 35,000 sf and shopping centers exceeding 50,000 sf
Exempts developments in M-2, M-1, GU and utilities and when less stringent than standards/guidelines in DD, HP, PUD, and Form-based districts	Applies to commercial and non-residential structures in commercial districts
Orientation of buildings toward streets, sidewalks, or open spaces, with buildings configured to frame site and reduce visual impact of large parking areas	Similar orientation requirements for shopping centers and automobile-related establishments exceeding 50,000 square feet, as far as practicable
Customer entrances to face streets and be defined by architectural elements chosen from list of elements	Similar for single tenant exceeding 35,000 sf and shopping centers exceeding 50,000 sf
Building facades shall not be blank monolithic walls. Provides list of requirements and options to choose from. Pedestrian scale, 4-sided design if visible from streets, prototypical/franchise design must be adapted, modulation of long facades	Encourages use of awnings. For shopping centers exceeding 50,000 sf, massing and form of buildings to break up long expanses of wall and Similar for single tenant exceeding 35,000 sf and shopping centers exceeding 50,000 sf
Addresses roof forms and variation, rooftop equipment to be screened	Similar for single tenant exceeding 35,000 sf and shopping centers exceeding 50,000 sf
Addresses windows and door configuration appropriate to style of building. Requires percentage of transparency at pedestrian level for retail, restaurant and service uses.	Similar for single tenant exceeding 35,000 sf and shopping centers exceeding 50,000 sf
Consistent materials and architectural style for all sides of building visible from streets, accessory structures, appropriate location for change of materials. Requires brick on 50% of facades visible from streets. Lists prohibited materials. Field colors on the body of the building to be subdued/nonreflective	Requires 80% brick/stone on front, 50% on sides. Addresses change of materials. Lists prohibited materials. Addresses façade colors. For shopping centers exceeding 50,000 sf accessory structures to have similar materials/architectural style
Provides standards for drive-throughs, primarily in relation to residential uses	Not addressed
Provides standards for refuse collection, utility meters, loading and service areas, ATMs, vending machines and mechanical equipment	Similar for single tenant exceeding 35,000 sf and shopping centers exceeding 50,000 sf
Standards for outdoor storage and display of merchandise.	Similar for single tenant exceeding 35,000 sf and shopping centers exceeding 50,000 sf
Outdoor dining or other outdoor activities that generate noise excessive lighting not to abut residential uses	Not addressed
Stormwater facilities to be designed as an amenity or located underground or behind buildings	Not addressed
Parking areas to be located and designed to address visual and operation impacts on surrounding properties, broken into small pods, and limited number of spaces between buildings and streets. Some standards for parking structures	No parking between buildings and streets for shopping centers and automobile-related establishments exceeding 50,000 square feet, as far as practicable; Similar for single tenant exceeding 35,000 sf and shopping centers exceeding 50,000 sf
Requires clearly defined, safe pedestrian circulation from parking area and public sidewalks to building entrances	Similar for single tenant exceeding 35,000 sf and shopping centers exceeding 50,000 sf
Alternative design may be considered by administrator when the applicant demonstrates in writing that a design meets the purpose and intent of the section and is more suitable for the architectural style of the proposed building.	Not addressed
Not specifically addressed, but considered an accessory structure	Fence materials and design
	Includes sign standards inconsistent with current sign regulations and should be removed
Maintains current design standards for the Downtown Development District	

Delete Section 6-6 in its entirety and replace as follows:

Sec. 6-6. Design standards for nonresidential development

6-6.1. Design standards for nonresidential development.

(A) *Purpose and intent.* These standards are designed to promote and enhance the quality and character of the built environment in the city. More specifically, the purposes of this subsection are to:

- (1) Encourage high quality development as a strategy for investing in the city's future;
- (2) Ensure development remains compatible with its context;
- (3) Maintain and enhance the quality of life for the city's citizens;
- (4) Shape the city's appearance, aesthetic quality, and spatial form;
- (5) Promote compatibility between nonresidential development and adjacent residential uses;
- (6) Provide property owners, developers, architects, builders, business owners, and others with a clear and equitable set of parameters for developing land;
- (7) Encourage a pedestrian- and bicyclist-friendly environment;
- (8) Ensure greater public safety, convenience, and accessibility through the physical design and location of land-use activities.

(B) *Applicability.*

- (1) These standards shall apply to new construction, renovation, or reconstruction of existing structures that exceeds 25 percent of the current fair market value of the structure. The fair market value shall be based on a market appraisal performed by a certified appraiser at the applicant's expense or assessed value determined by the appropriate county tax assessor. This shall not be construed to require demolition of an existing structure in order to comply with these standards. In such cases, the administrator may grant a waiver of the requirements if presented with a certification by a registered architect or engineer that compliance is not practicable on an existing building. These standards shall not apply to routine maintenance and repair of a structure or other features on the surrounding site.
- (2) In the event of conflict between these design standards or other standards in this chapter, the more stringent or restrictive standard shall apply.

(C) *Exceptions.* The standards of this section shall not apply to developments in the following areas or to the following uses:

- (1) M-2, General Industrial district;
- (2) M-1, Wholesale and Light Industrial District;
- (3) GU, Government Use District, although the standards should be considered;
- (4) DD, Downtown Development Overlay District (see Sec. 6-6.2 for standards applying to DD), where the adopted design standards and design guidelines are more stringent than the requirements of this section;
- (5) HP, Historic Preservation Overlay District, where the adopted design standards and design guidelines are more stringent than the requirements of this section;
- (6) PUD, planned unit development district, where the adopted regulating plan and design standards are more stringent than the requirements of this section;
- (7) Form-Based Code Districts (see Appendix A), where the adopted design standards are more stringent than the requirements of this section;
- (8) Utilities.

(D) *Timing of review.* Compliance with the standards in this subsection shall be determined as part of the review for a site plan permit and building permit, as appropriate.

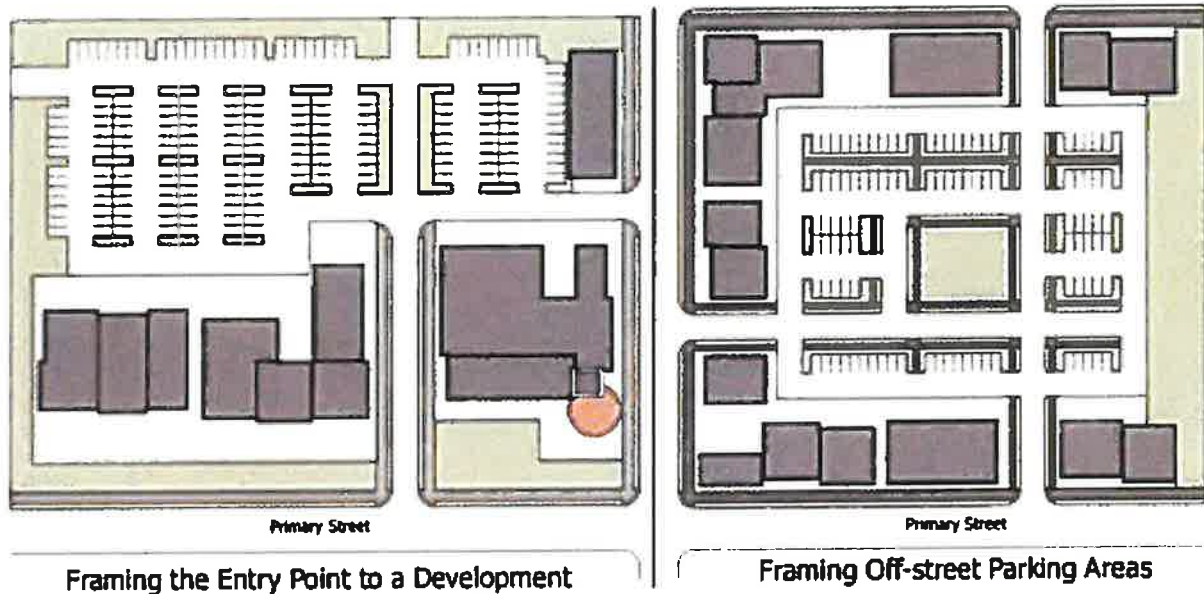
(E) *Nonresidential design standards.*

(1) *Orientation.*

- (a) Buildings shall be configured in a manner that enhances pedestrian activity, regardless of the location of the main entrance or building setbacks through any of the following features:
 - Orientation of the building towards adjacent streets, sidewalks, or open spaces;
 - The inclusion of storefront windows and awnings;
 - Avoidance of monolithic, un-broken facade wall planes;
 - Pedestrian-oriented entrances; and
 - Similar features that foster an active public realm.

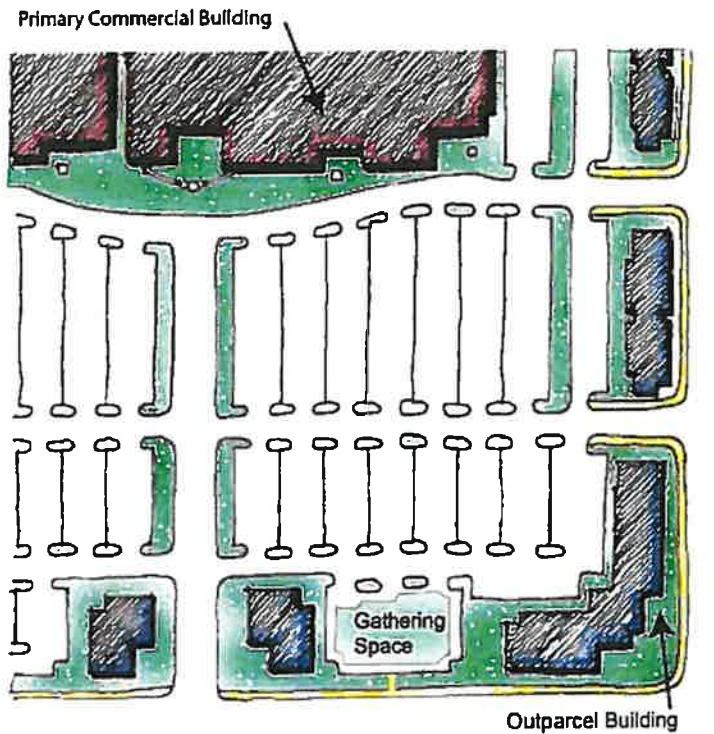
- (b) Nonresidential and mixed-use development shall be configured in a manner that creates and enhances access to existing and planned transit features or bicycle/pedestrian trail.
- (c) Multiple building developments shall be oriented in at least one of the following formats (see Figure 6-6-1):
 - Buildings facing each other across a relatively narrow vehicular access area with pedestrian amenities in a "main street" character;
 - Buildings framing and enclosing at least three sides of parking areas, public spaces, or other site amenities; or
 - Buildings framing and enclosing outdoor dining or gathering spaces for pedestrians between buildings.

Figure 6-6-1: Examples of the orientation of multiple building developments



- (d) Outparcels.
 - To the maximum extent practicable, outparcels and their buildings shall be situated in order to define street edges, entry points, and spaces for gathering or seating between buildings (see Figure 6-6-2).
 - Spaces between buildings on outparcels should be configured with small scale pedestrian amenities such as plazas, seating areas, pedestrian connections, and gathering spaces.
 - Outparcels may be used to comply with the required orientation of multiple building developments.

Figure 6-6-2: Orientation of outparcel buildings



- (e) Nonresidential buildings shall not exceed twice the height of an adjacent single-family detached dwelling or shall be stepped back from the lot line such that the lowest portion of the building is the portion closest to the single-family detached dwelling.

(2) *Entrances.*

- (a) Public/customer entrances shall incorporate the following features:
- Overhangs, awnings, canopies, or other projections of at least five feet from the building wall;
 - Exterior lighting to illuminate the entryway during hours of operation after sundown; and
 - Windows within or beside entry doors that allow entrants to see into the building.
- (b) Front entrances shall be provided that face the street from which the building derives its street address with exception allowed for multiple building development. Nothing in these standards shall prevent a secondary entrance from facing a parking lot or open space. Buildings on corner lots may incorporate an entrance on the corner.
- (c) Adjacent to single-family detached dwellings, front entrances shall not:
- Face an adjacent single-family detached dwelling, excluding across the street.
 - Include gathering or patron waiting areas outside the building that face residential dwellings.
 - Include speakers or other devices that produce music or other noise that is audible beyond a lot line abutting a detached single-family dwelling.
- (d) For buildings over 10,000 square feet in gross floor area, public/customer entrances shall be clearly defined and incorporate at least two of the following features and entrances for retail sales and service uses over 30,000 gross square feet shall incorporate three of the following features:
- Covered roof projections of at least 60 inches in depth that emphasize the primary entrance location;
 - Distinctive roof forms, towers, gables, roof ridges, peaks, or other features that differ in height by three feet or more from the balance of the roof;
 - Window walls of uninterrupted glass with a minimum height of 10 feet and a minimum width of 30 feet adjacent to the entryway doors;
 - Covered or shaded pedestrian courts, patios, or plazas of at least 100 square feet adjacent to the entrance;
 - Fountains, pools, or other water features;
 - Canopy trees planted no greater than 40 feet on-center along the front facade wall; or
 - Public art.

(3) *Building facades.*

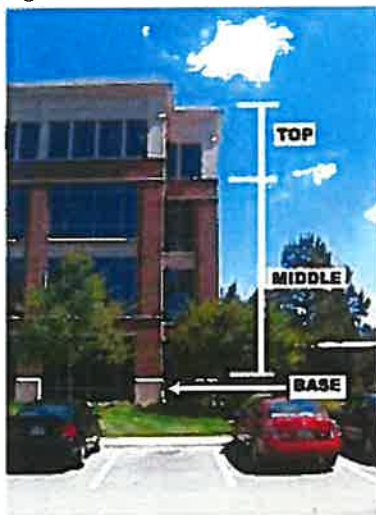
- (a) Blank monolithic walls with little or no architectural detail or items that add visual interest shall be prohibited from facing public streets or residential dwellings.
- (b) Buildings shall include awnings, canopies, arcades, or overhangs with a minimum projection of four feet from the building wall adjacent to a public sidewalk for weather protection (see Figure 6-6-3).

Figure 6-6-3: Awnings along a public sidewalk



- (c) Buildings of 10,000 square feet in gross floor area or less shall incorporate two or more of the following features on all facades visible from public streets, parking areas, and residential dwellings. Buildings of more than 10,000 gross square feet shall incorporate three or more of the following features on similar facades:
 - Recessed or display windows;
 - Offset surfaces, niches, insets, projections, or bas relief with a minimum depth of four inches;
 - Window indentations that incorporate a differing building material, texture, or color, along with an awning or overhang;
 - Differentiated piers, columns, or pilasters;
 - Textured materials;
 - Roofline changes, coupled with correspondingly aligned wall offset or facade material changes, changes in the roof planes, or changes in the height of a parapet wall: or
 - Changes in wall plane (such as projections or recesses) with an offset or depth of at least one foot and a width of at least ten feet, located a minimum of every 60 feet.
 - Foundation landscaping with plant material appropriately scaled to the building mass.
- (d) Buildings of two or more stories should be configured to include a discernible base, middle, and top (see Figure 6-6-4).

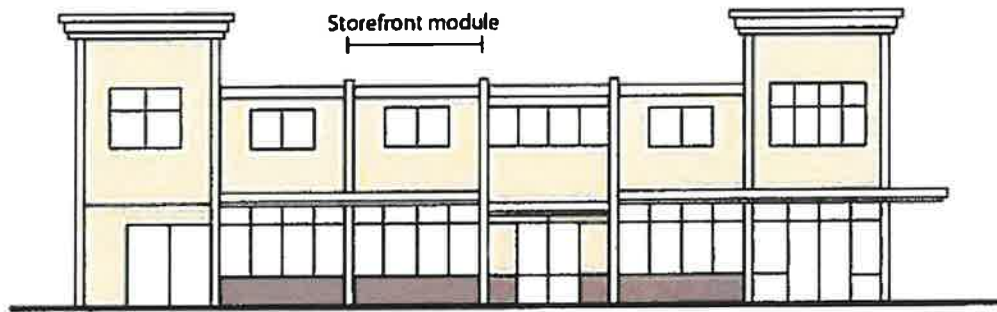
Figure 6-6-4: Base, middle, and top



- (e) Single story commercial retail and service buildings over 20 feet in height shall be designed with pedestrian-scaled articulation to mitigate the perception of height.
- (f) Side and rear building facades, if visible from public streets, shall have a similar architectural treatment as used on the primary or front facade. Facades facing a rear service alley are exempt from this requirement.
- (g) Prototypical or franchise designs shall be adapted to reflect the design standards of this subsection, the applicable base and overlay district standards, and the character of the city.

- (h) Commercial retail and service buildings shall include pedestrian walkways of at least five feet in width along the entire front building facade. All or a portion of this requirement may be located in a public right-of-way, subject to approval of the right-of-way owner.
- (i) Commercial retail and service front building facades of 50 feet or more in width shall be configured as a series of individual ground-floor storefronts, discrete building modules, wings, recesses, or projections from the primary facade wall (see Figure 6-6-5).

Figure 6-6-5: Example configuration of a retail building facade



- (j) Outbuildings located in front of other buildings within the same development shall include a consistent level of architectural detail on all four sides of the building as well as exterior materials and colors that are compatible with the primary building in the development.
- (4) *Roof form.*
- (a) Overhanging eaves and roof rakes on gable ends shall extend at least 12 inches past the supporting walls.
 - (b) Flat roofs shall incorporate parapet walls with cornice treatments designed to conceal the roof and roof-mounted mechanical equipment. All parapet walls visible from a public street shall be finished.
 - (c) A parapet wall shall be the same or similar in color and material to the building and shall not exceed 25 percent of the height of the supporting wall.
 - (d) Except for cupolas and steeples, sloped roofs shall include two or more sloping roof planes with greater than or equal to one foot of vertical rise for every three feet of horizontal run (1:3) and less than or equal to one foot of vertical rise for every one foot of horizontal run (1:1).
 - (e) All roof vents, pipes, antennae and other roof penetrations should be of a color that will minimize their visual impact unless concealed by a parapet, located on the rear elevation, or configured to have a minimal visual impact as seen from the street or existing residential development.
 - (f) Within developments with multiple buildings, building heights shall be varied to avoid the appearance of an elongated building mass. This can be achieved by stair-stepping building heights or by varying roof forms.
 - (g) Green roofs, which use vegetation to improve stormwater quality and reduce runoff, are permitted as an alternative to the roof forms described in this subsection.
 - (h) Buildings of more than 10,000 gross square feet:
 - Shall include a variety of different roof forms or roof line changes. Roof line changes shall include changes in roof planes or changes in the top of a parapet wall.
 - When roof line changes are included on a facade that incorporates wall offsets or material or color changes, roof line changes shall be vertically aligned with the corresponding wall offset or material or color changes.
 - Parapet walls shall include a cornice or other form of cap appropriate to the architecture of the building.
- (5) *Transparency.*
- (a) Windows and doors shall be architecturally related to the style, materials, and details of the building they serve.
 - (b) Nonresidential buildings open to the public shall provide visual transparency into interior spaces at entrances and along the street-facing facades in the form of clear glass windows, doors, or storefront systems (see Figure 6-6-6).
 - In buildings with ground floor eating establishments, retail sales and service uses, street-facing facades and facades adjacent to a public sidewalk or pedestrian pathways shall have at least 60 percent transparency between two feet and eight feet above grade. Provided, however, that individual tenant spaces exceeding 40,000 square feet in area and located behind buildings oriented to the street(s) shall have at least 20 percent transparency between two feet and eight feet above grade and at least 30 percent transparency achieved through the use of clerestory windows. Percentages are calculated based on length of each facade.

- Windows on the ground floor of side facades may consist of clear, frosted, or spandrel glass, and may be organized into a display window configuration.
- Windows or doors shall be positioned to avoid direct views into the windows of an existing adjacent residential dwelling.
- Clerestory windows are encouraged on all facades.
- Reflective or heavily tinted glass that obstructs views into the building shall not count towards transparency requirements.

Figure 6-6-6: Facade transparency (windows) along a street facade



(6) Materials.

- All facades of a building visible from a public street or residential district shall present consistent materials and architectural style.
- Accessory buildings and structures shall be similar in materials and architectural style to the primary building.
- Where two or more materials are proposed to be combined on a facade, the heavier and more massive elements shall be located below the lighter elements (e.g., brick shall be located below stucco). Use of a heavier material as a detail on the corner of a building or along cornices or windows is acceptable (see Figure 6-6-7).

Figure 6-6-7: Example of multiple building materials



- Primary facade materials shall not change at outside corners and shall continue around the corner to a logical point of conclusion such as a window or change in facade plane.
- Material changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices, or as a repetitive pattern.
- Brick shall be the primary material (at least 50 percent of the façade excluding windows and doors) on all facades visible from a public street. The following materials shall not be used:
 - Corrugated metal siding, however, high quality architectural metal siding may be used;

- Exposed smooth-finished concrete block;
 - Styrofoam-backed and synthetic stucco within 12 feet of the grade level and within two feet of any exterior door jamb (reinforced Styrofoam-backed stucco is acceptable);
 - Vinyl siding;
 - Lap siding on the ground floor; or
 - Split-faced concrete masonry units exceeding 15 percent of front facades or facades facing public streets.
- (g) Field colors used on the main body of a building shall be subdued and of low reflectivity; fluorescent and metallic paints are prohibited. However, nothing in this section shall prohibit the use of reflective colors on building roofs.
- (h) Building materials shall either be similar to the materials already being used in the immediate area, or if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color, and texture shall be utilized to ensure that enough similarity exists for the building to be compatible despite the differences in materials.
- (i) Where nonresidential buildings are adjacent to single-family detached dwellings, primary exterior building materials shall be similar in composition and arrangement to that used on surrounding single-family detached dwellings (see Figure 6-5-8).

Figure 6-5-8: Similar building materials to adjacent single-family dwellings



(7) *Drive-through.*

- (a) If covered, the roof over a drive-through shall have the same architectural design and materials as the primary portion of the structure.
- (b) A drive-through ordering station and pay/pick-up windows shall not be located in front of a building or on the same building facade as the primary entrance.
- (c) A drive-through lane shall be located so as not to compromise the quality of the pedestrian experience at any public street edge.
- (d) Pedestrian pathways that cross queuing or stacking lanes shall be made prominent to ensure pedestrian visibility and safety.
- (e) In no instance shall a drive-through face residential dwellings.
- (f) Speakers shall be directed away from adjacent residential dwellings and shall not be audible beyond shared lot lines.

(8) *Service areas.*

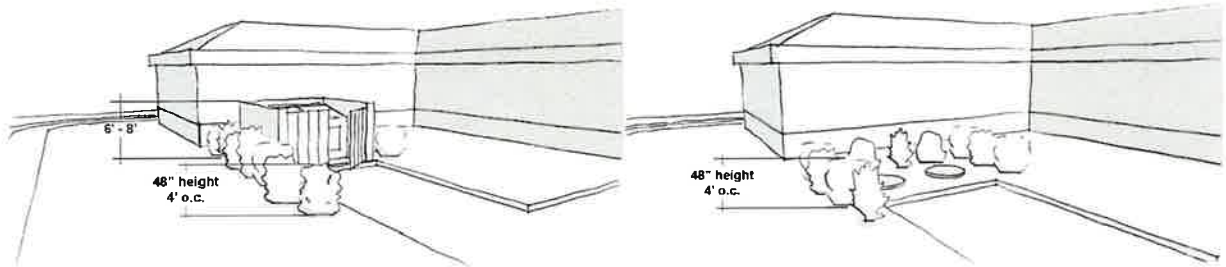
- (a) Refuse collection and service areas shall be fully screened from view from public streets or off-site public open space areas. These areas shall be integrated into the principal building architecture to the maximum extent practicable (see Figure 6-6-9).

Figure 6-5-9: Screening elements integrated with the building



- (b) Above-ground refuse containers shall comply with the below standards (see Figure 6-6-10):
1. Above-ground refuse containers shall comply with the applicable setback requirements. No above-ground refuse container shall be located less than 15 feet from the property line of any abutting property improved with a single-family detached use.
 2. Above-ground refuse containers shall be fully screened from the view of adjoining property and public streets. Above-ground refuse containers shall be screened in compliance with section 6-3.7. In-ground refuse containers shall be screened with evergreen plantings.

Figure 6-6-10: Example of refuse container screening



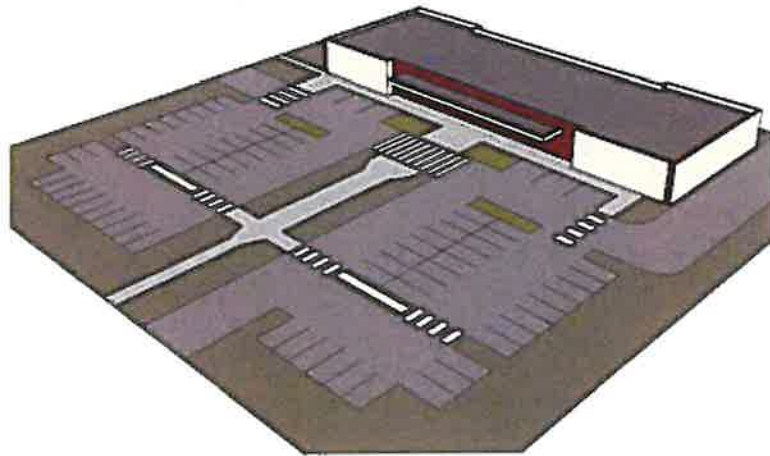
3. Times of service. Deliveries, waste collection, and similar commercial activities are prohibited between the hours of 10:00 p.m. and 6:00 a.m.
- (c) Utility boxes and meters should not be located in front of street-facing facades.
- (d) Loading, service, and equipment areas that are associated with an outparcel building shall be screened through the use of structural elements and similar materials attached to and integrated with the building.
- (e) Automated teller machines (ATM's) shall use materials that reflect the architecture of the surrounding buildings and neighborhood. Walk-up ATM's shall be oriented to pedestrian walkways.
- (f) Vending machines, ATM's, service areas, mechanical equipment, loading areas, and similar functional elements shall be located away from residential districts, or shall be configured in a manner that prevents any negative impacts (visual, auditory, or otherwise).
- (9) *Outdoor storage.*
- (a) Areas for outdoor storage are permitted to the side or rear of the principal building, no closer than 20 feet to any public right-of-way, sidewalk, or internal pedestrian way unless screened by a wall or fence with gate(s).
 - (b) Areas for outdoor storage shall be fully screened from off-site view.
 - (c) Outdoor display of goods for sale may be permitted in areas immediately adjacent to the entrance(s). Outdoor display areas shall be located within 20 feet of the building facade wall and within 40 feet of a building entrance. In no instance shall an outdoor display obstruct pedestrian circulation or interfere with ingress to or egress from the building entrance (see Figure 6-6-11).

Figure 6-6-11: Outdoor display of goods at store entrance



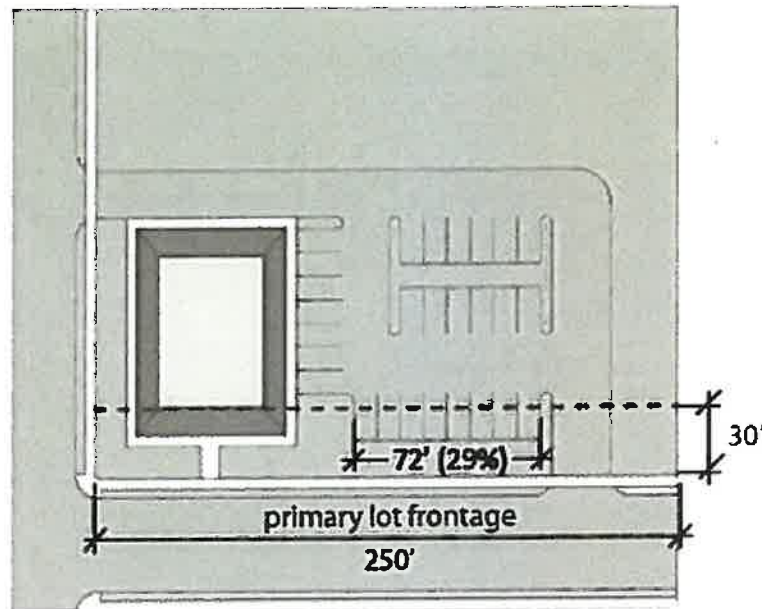
- (10) *Outdoor dining.* Outdoor dining or other outdoor activities that generate noise, as defined by noise standards, chapter 17, article III, section 55 of the City Code, or excessive lighting, as defined by lighting standards, section 6.5, shall not be located on any building side that abuts a single-family detached use. Any such outdoor dining or activity areas shall be positioned in such a manner that the building shall shield the dining or other outdoor activity from such residential use.
- (11) *Stormwater facilities.* Unless designed as a wet pond amenity, stormwater facilities shall be located behind building(s) or located underground.
- (12) *Parking lot location.*
 - (a) Parking areas shall be located and designed to reduce or eliminate visual or operational impacts to surrounding properties and shall comply with all relevant off-street parking and landscaping requirements.
 - (b) Surface parking lots containing 100 or more spaces shall be divided into discrete areas (pods) not exceeding 50 parking spaces. An internal path or sidewalk located within landscaped areas between, and connecting, the parking pods is required where there are more than five pods, or the configuration of the pods makes it difficult for pedestrians to access the building (see Figure 6-6-12).

Figure 6-6-12: Large surface parking lot configuration with internal pathways



- (c) The drive aisle in front of the primary entrance(s) of a building shall include a pedestrian crossing area that is clearly marked by using a different material and color than the drive aisle.
- (d) No more than 20 percent of the total parking spaces (up to a maximum of 100 spaces) designed as a single-loaded parking aisle may be located in the front yard adjacent to the primary street. If more than one street abuts the property, the designation of the primary street shall be determined by the administrator.
- (e) No more than 50 percent (length) of the first 30 feet (depth) of the primary lot frontage may be occupied by off-street surface parking spaces. The primary lot frontage is the portion of a lot that abuts the street from which the lot derives its street address (see Figure 6-6-13).

Figure 6-6-13: Parking spaces may occupy up to 50 percent of the primary lot frontage



- (f) Off-street parking shall be located away from lot lines shared with detached single-family dwellings, to the maximum extent practicable.
- (g) Parking structures, when provided, shall include the following:
 - Clear sight lines of abutting streets, driveways, and pedestrian pathways;
 - Light-colored interior walls and ceilings;
 - Adequate and uniform interior lighting without glare to surrounding properties.

(13) *Circulation.*

- (a) Clearly defined, safe, pedestrian access shall be provided from parking areas and adjacent public sidewalks to building entrances.
- (b) All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable low-maintenance surface materials such as pavers, bricks, or concrete of a different color than driving surfaces to enhance pedestrian safety and comfort of walkways (see Figure 6-6-14).
- (c) Adjacent nonresidential developments shall provide for vehicular and pedestrian circulation between sites, through alley or parking lot connections, hard surface walkways, and similar measures to the maximum extent practicable.

Figure 6-6-14: Pedestrian walkway from parking area to building entrance



- (F) *Other design elements.* For Exterior lighting, see section 6-5; for Landscaping, buffering, and screening, see section 6-3; for Tree protection, see section 6-4; for Fences, see section 4.4-3(H).

- (G) *Alternative design.* The administrator may approve an alternative to one or more of these standards, other than materials used, when an applicant demonstrates in writing that a design meets the purpose and intent of this section and is more suitable for the architectural style of the proposed building(s).

6-6.2. Design Standards for the Downtown Development District.

- (A) *Intent.* The intent of this section is to encourage and maintain the viability and visual compatibility of structures and sites in the Downtown Development Overlay District.
- (B) *Applicability.* New construction and exterior modification of buildings and sites in the downtown development overlay district must obtain a certificate of appropriateness prior to starting such work. In addition to other design guidelines adopted by the Main Street Advisory Board, new construction and existing buildings, structures, and sites which are altered, reconstructed, or moved shall be consistent with the architectural styles of commercial buildings constructed prior to 1950 in the downtown development overlay district and the standards of this section.
- (C) *Exemptions.* Nothing in the section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located in the Downtown Development Overlay District when the repair does not involve a change in design, material, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or changes in the use of a building, although other permits may be required.
- (D) *Sign standards.* All signs shall require a Certificate of Appropriateness issued by the administrator prior to issuing a sign permit. The administrator may exempt signs which comply with the provisions of Section 6-9.12(C).
- (E) *Site design standards.*
- (1) *Orientation and setback.* The orientation and setback of a building shall be consistent with adjacent buildings.
 - (2) *Spacing of buildings.* The relationship of a building to open space between it and the adjoining buildings shall be visually compatible to the buildings and open spaces to which it is visually related.
 - (3) *Parking.* Parking should be located to the side or rear of a building. When a parking lot must be located adjacent to a public right-of-way, a wall and/or landscape buffer should separate the parking lot from the right-of-way.
 - (4) *Courtyards and outdoor spaces.* Walls, wrought iron fences, evergreen landscape buffers, and/or building facades shall form cohesive walls of enclosure along a street.
- (F) *Building design standards.*
- (1) *Height.* The height of the proposed building shall be visually compatible with adjacent buildings.
 - (2) *Proportion of Building from Facade.* The relationship of the width of building to the height of the front elevation shall be visually compatible with buildings to which it is visually related.
 - (3) *Scale of a Building.* The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings to which it is visually related.
 - (4) *Proportion of Openings within the Facility.* The relationship of the width of the windows in a building to the height of the windows shall be visually compatible with buildings to which it is visually related.
 - (5) *Rhythm of Solids to Voids in Front Facades.* The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings to which it is visually related.
 - (6) *Rhythm of Entrance and/or Porch Projection.* The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible to the buildings to which it is visually related.
 - (7) *Relationship of Materials; Texture and Color.* The relationship of the materials, texture, and color of the facade of a building shall be visually compatible with the predominant materials in the buildings to which it is visually related. Brick or mortared stone shall be the predominant materials on new construction.
 - (8) *Roof Shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
 - (9) *Colors.* Colors should be in keeping with color palettes currently in use, or of historical significance to the City of Perry. The Community Development Department may suggest or make available certain color palettes, which are not required to have a Certificate of Appropriateness.
- (G) *Temporary structures.* Temporary structures are permitted for construction projects or catastrophic loss. These structures require approval by the administrator, subject to section 4-5.

Delete Section 6-5 in its entirety and replace as follows:

~~Sec. 6-5. Exterior lighting.~~

~~6-5.1. Outdoor lighting of all types shall be directed so as to reflect away from all residential dwellings and shall be so situated as not to reflect directly into any public rights-of-way.~~

Sec. 6.5. Exterior lighting.

- 6-5.1. *Purpose.* Exterior lighting shall meet functional and security needs in a way that does not adversely affect adjacent properties or street rights-of-way. The degree to which exterior lighting affects a property or street right-of-way should consider the light source, level of illumination, hours of illumination, and the need for illumination.
- 6-5.2. *Applicability.* The requirements of this section shall apply to all lands within the city with the exception of properties owned by the City of Perry, Houston or Peach County, Houston County Board of Education, or State of Georgia. Lighting required by the Federal Aviation Administration and the Georgia Department of Transportation are exempt from these requirements.
- 6-5.3. *General design standards.* All exterior lighting shall meet the following design standards:
- (A) No blinking, flashing or fluttering lights or other illuminated device that have a changing light intensity, brightness, or color is permitted in any district except for temporary holiday displays.
 - (B) Neither the direct nor reflected light from any outdoor light source shall create a hazard to operators of motor vehicles or to operators of aircraft and no colored lights may be used in such a way as to be confused or construed as street-traffic control or air-traffic control devices.
 - (C) Background spaces such as parking lots shall be illuminated as unobtrusively as possible to meet the functional needs of safe circulation and protection of people and property. Foreground spaces, such as building entrances and outside seating areas, shall utilize local lighting that defines the space without glare.
 - (D) Light sources shall be concealed or shielded to the maximum extent feasible to minimize the potential for direct glare and unnecessary diffusion on adjacent property and rights-of-way.
 - (E) The style of light standards and fixtures shall be consistent with the style and character of architecture proposed on the site.
 - (F) All outdoor lighting that is not necessary for security purposes shall be reduced, activated by motion sensors devices, or turned off during non-operating hours.
 - (G) Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a narrow cone beam or light that shall not extend beyond the illuminated object.
 - (H) For upward-directed architectural, landscape, and decorative lighting, direct light emissions shall not be visible above the building roof line.
 - (I) Light fixtures shall be located on the periphery of the areas with light sources directed into parking areas. No light sources shall be located on building facades directed outward toward property boundaries or adjacent rights-of-way.
- 6-5.4. *Specific standards for lighting.*
- (A) Light fixtures within single- and multi-family residential districts shall be wall-mounted or mounted on poles no higher than 15 feet above finished grade. Bollard-type lighting fixtures shall have a height not less than three feet or more than four feet.
 - (B) Light fixtures within nonresidential districts shall be wall-mounted or mounted on poles; with the exception of outdoor entertainment uses, athletic fields, and GDOT interstate interchange high-mast lighting, mounting heights shall not exceed 30 feet above finished grade. Bollard-type lighting fixtures shall have a height not less than three feet or more than four feet.
 - (C) *Lighting levels.*
 - (1) Lighting for on-site parking areas, pedestrian walkways and sidewalks, and on-site streets and driveways shall maintain an average illumination of at least one footcandle.
 - (2) Light level shall be no greater than 0.3 footcandle when measured at the property line abutting property improved with a residential use and one footcandle when measured at the property line abutting property improved with a non-residential use or the public right-of-way.
 - (3) The maximum light level at any point on a property shall not exceed 20 maintained footcandles.
 - (4) For property improved with non-residential commercial and multi-family uses that abut a property line of a single-family detached residential use, exterior illumination levels shall be reduced to 25 percent or less of the normal permitted levels one hour after business closing to one hour before business opening. Security

lighting may be used within these restricted time periods. Security lighting shall be reduced to 25 percent or less of the normal permitted levels. Motion sensor activation may be allowed to cause the light to resume normal permitted illumination levels only when activated and shall be programmed to be reduced back to 25 percent or less of normal illumination levels within five minutes after activation has ceased. Motion sensors must be configured such that they are not triggered by activity off of the property.

(D) Outdoor entertainment uses shall comply with the following standards.

- (1) Luminaire mounting heights shall not exceed 80 feet above finished grade.
- (2) Luminaires shall be equipped with glare control packages (louvers, shields, visors, or similar) and the fixtures shall be aimed to direct their beams within the primary performance area.
- (3) Luminaires shall be extinguished within one hour of the end of an event, or as soon as all patrons exit the premises, whichever is earlier.

(F) Canopy lighting. Areas under vehicular canopies shall have a maximum point of horizontal illuminance of 20 maintained footcandles. The sides or top of the canopy shall not be illuminated, except as permitted by sign standards, section 6.9. Lighting under canopies shall be designed so as to not create glare beyond the outside edge of the canopy; acceptable methods include the following:

- (1) The use of recessed fixtures incorporating lens covers that are recessed or flush with the bottom surface (ceiling) of the canopy; or
- (2) The use of light fixture shields on the canopy edge itself.

6-5.5 *Light measurement.* Light measurements shall be made with an approved metering device at ground level (finished grade) consistent with manufacturer's specifications. The meter shall have an accuracy tolerance of no greater than plus or minus five percent and shall have been calibrated within one year of use. Light levels are specified, calculated, and measured in footcandles (FC). All FC values referenced in this section are maintained footcandles.

Replace Section 5-2.1 as follows:

5-2.1. Building setbacks. Minimum and maximum building setbacks are established in Table 5-1-3.

Table 5-2-1: Building setbacks ¹

See Appendix A for requirements in Form Based Code districts.

Zoning District	Front Setback and Corner Lot Side Setback		Interior Lot Side Setback	Rear Setback
	Arterial/ Collector Street	Minor Street		
Residential Districts	Minimum, No Maximum	Minimum, No Maximum		
R-Ag Residential-Agricultural	50'	50'	15'	35'
R-1 Single-Family Residential	40'	30'	10'	35'
R-2 Single-Family Residential	40'	25'	8'	35' ⁴
R-3 Single-Family Residential	40'	25'	8'	35' ⁴
R-TH Residential Town House Development (See Section 4-3.1(A) for individual lot standards)	40'	25' ²	25'	25'
RM-1 Multi-Family Residential	40'	25'	C	35'
Nonresidential uses in RM-1	40'	25'	25'	35'
RM-2 Multi-Family Residential	40'	25'	25'	35'
R-MH Residential Manufactured Home Development (See Section 4-3.1(B) for individual lot standards)	40'	25'	25'	25'
Commercial Districts	Minimum/Maximum⁵	Minimum/Maximum⁵		
OI Office Institutional District ³	20' / 40'	15' / 25'	A	A
C-1 Highway Commercial District				
Multifamily < 7 units	20' / 40'	15' / 25'	C	25'
Multifamily > 6 units	20' / 40'	15' / 25'	25'	25'
Nonresidential or mixed-use	20' / 65'	15' / 25'	A	A
C-2 General Commercial District ³				
Multifamily < 7 units	20' / 40'	15' / 25'	C	25'
Multifamily > 6 units	20' / 40'	15' / 25'	25'	25'
Nonresidential or mixed-use	20' / 65'	15' / 25'	A	A
C-3 Central Business District (CBD)				
Multifamily	0' / 10'	0' / 10'	A	A
Nonresidential or mixed-use	none	none	A	A
LC Local Commercial District ³	20' / 40'	15' / 25'	A	25'
Industrial Districts	Minimum, No Maximum	Minimum, No Maximum		
M-1 Wholesale & Light Industrial	50'	50'	B	B
M-2 Industrial	50'	50'	B	B

- A. None, except 25 feet when abutting a residential district.
- B. None, except 50 feet when abutting a residential district.
- C. 8' plus 2 additional feet for each story above 2 stories.

1. Setbacks for accessory structure are 5 feet from rear and interior side property lines, unless the otherwise required setback listed above is less. (Also see Sec. 4-4.2(E))
2. The minimum front setback for townhouses abutting a pocket greenspace is 10'.
3. Single-family dwellings in non-residential districts shall comply with the setbacks established in the R-3 zoning district.
4. 25' for properties created by a preliminary plat approved prior to October 18, 2022.
5. In developments with multiple buildings the maximum setback applies to buildings closest to streets

Add Section 6-7 as follows:

Sec. 6-7. - Design standards for multifamily residential development.

- (A) *Purpose and intent.* This section establishes design standards for multifamily residential development. Multifamily development proposals shall be evaluated in the context of these standards and the decision-making body shall, to the extent feasible, balance the building and site-specific development issues with these standards. The objective of this process is to promote multifamily development that functions in a manner consistent with the provisions of section 1-3, purpose and intent, and the following:
- (1) Provide a range of housing types designed for various life stages, lifestyles, and incomes;
 - (2) Ensure multifamily residential development takes place in a manner consistent with the nature, context, scale, and proportion of the natural and built environment within which it is located;
 - (3) Promote greater compatibility between multifamily residential development and other allowable uses in the city, particularly single-family residential development;
 - (4) Strengthen neighborhoods by incorporating best practice methods for multi-family development, such as Crime Prevention through Environmental Design (CPTED);
 - (5) Establish a minimum level of quality for multifamily residential development; and
 - (6) Preserve and improve property values and protect private and public investment.
- (B) *Applicability.*
- (1) Except where exempted by section 6-7(C), exemptions, these standards shall apply to all new construction, renovation, or reconstruction of existing structures accommodating three or more dwelling units, excluding townhouses (see section 4-3.1(A)).
 - (a) Renovation and reconstruction shall be defined as construction activity having a cost that exceeds 25 percent of the current fair market value of the structures. Current fair market value shall be calculated by a licensed appraiser at the applicant's expense utilizing industry standards or the appraised values established by the appropriate county tax assessor.
 - (b) In cases where an existing development cannot comply with these standards during renovation or reconstruction, the administrator may rely upon the certification of a licensed architect or structural engineer to verify that compliance is not practicable.
 - (2) In the event of conflict between these design standards or other standards in this chapter, the more stringent or restrictive standard shall apply.
- (C) *Exemptions.* The following multifamily developments are exempt from the requirements of this subsection:
- (1) Structures located within the DD, Downtown Development Overlay District, provided the overlay standards and adopted design guidelines are more restrictive than the requirements of this section;
 - (2) Structure located within the HP, Historic Preservation Overlay District, provided the overlay standards and adopted design guidelines are more restrictive than the requirements of this section;
 - (3) Structures located within PUD, Planned Unit Development Districts that incorporate multifamily development design standards that are more restrictive than the requirements of this section;
 - (4) Structures located within Form-based Code Districts (Appendix A), provided the form-based code standards are more restrictive than the requirements of this section; and
 - (5) Routine maintenance and repair of multifamily residential development.
- (D) *Timing of review.* Compliance with the standards in this subsection shall be determined as part of the review for a site plan permit and building permit, as appropriate.
- (E) *Crime Prevention through Environmental Design.* Multifamily residential development shall adhere to the generally accepted principles of Crime Prevention through Environmental Design (CPTED), to the maximum extent practicable. These principles involve the design of walkways, fences, lighting, signs and landscape and placement of windows to enhance natural site surveillance, control access, and clearly define public and private spaces.
- (F) *Multifamily design standards.*
- (1) *Orientation.*
 - (a) Multifamily residential buildings shall be configured in a manner that activates street frontages and enhances pedestrian activity by orienting buildings and entrances towards adjacent streets, sidewalks, and open spaces (see Figure 6-7-1).
 - (b) Multi-building developments shall be configured so that buildings at the perimeter are similar in scale to adjacent development and there is a gradual transition to larger or more intense buildings.

- (c) Principal buildings shall be sited to maximize natural ventilation, solar access, and access to views, to the maximum extent practicable

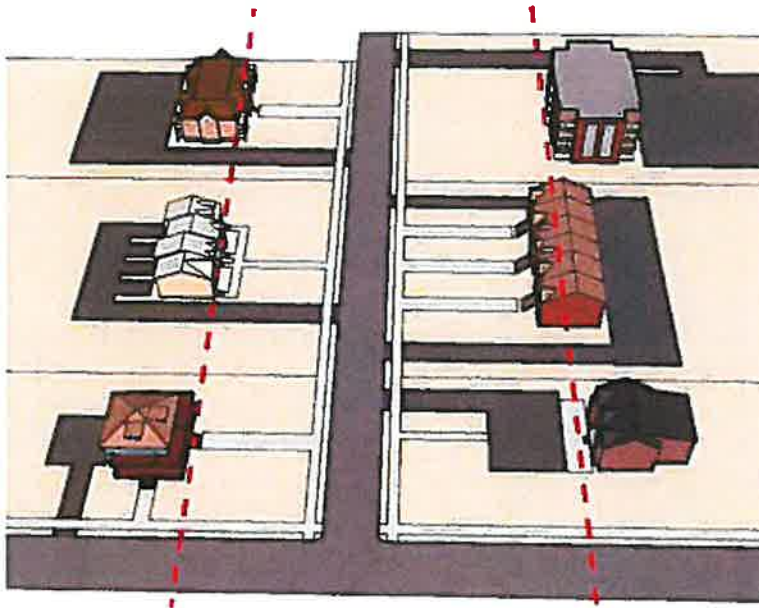
Figure 6-7-1: Buildings oriented towards streets and sidewalks



(1) *Setbacks.*

- (a) Front setbacks shall be within 75 and 125 percent of the average setback of existing structures along the same block face, provided that no building shall encroach upon the minimum setback requirement (see Figure 6-7-2). In cases where the average front setback is not discernible (e.g., the block face is vacant or lacks more than one building), the front setback shall be established by the base zoning district standards.

Figure 6-2-2: Allowable front setbacks



- (2) Multifamily residential buildings with three or more levels of stacked units shall be stepped back an additional ten feet from the minimum required setback for every floor above the second floor from property lines abutting single-family detached dwellings. Dormers and other minor roof features may project into the setback area.
- (3) *Entrances.*
- (a) All entrances shall be adequately illuminated and oriented to promote natural surveillance.
- (b) Street-level, street-facing multifamily units should have a street-oriented entrance or, in-lieu thereof, a shared street-oriented entrance for every two street-level, street facing units.
- (c) Street-facing entrances for individual dwellings should include at least 36 square feet of usable porch or stoop area that is elevated above street level to create a separation of public and private space and to help activate the street.

- (d) Shared building entrances shall be pedestrian-scale and covered with canopies or overhangs.
 - (e) Exterior open stairways and corridors serving more than one dwelling and facing a public street or single-family detached dwelling are prohibited.
- (4) *Building facades.*
- (a) Multifamily building elevations facing a public street or single-family dwelling shall reflect consistent design, textures, colors, and features.
 - (b) Front building facades of 30 feet or more in width shall be configured as a series of individual building modules, wings, recesses, or projections from the primary facade wall with a minimum width of 15 feet and a maximum width of 30 feet each. Modules, wings, recesses, or bump outs shall deviate from the primary building facade plane by a distance of at least four feet.
 - (c) Facade treatment. Multifamily residential building facades shall incorporate at least three of the following design features (see Figure 6-7-4):
 - Changes in wall plane (such as projections or recesses) with an offset or depth of at least one foot, a width of at least ten feet, located a minimum of every 25 feet;
 - Distinctive architectural features, such as a repeating pattern of pilasters, columns, recesses, or niches varying from the facade plane by a minimum of four inches;
 - Roofline changes, coupled with correspondingly aligned wall offset or facade material changes, including changes in the roof planes or changes in the height of a parapet wall;
 - Awnings or other weather protection for pedestrians;
 - Distinct changes in texture and color of wall surfaces;
 - A covered front porch or other designated gathering area occupying at least 25 percent of the front facade width;
 - Vertical accents or focal points such as towers, spires, cupolas, window walls, or widow walks;
 - Distinctive window trim;
 - Art work or bas relief;
 - Repetitive ornamentation, including decorative features such as wall-mounted light fixtures, with a maximum spacing of 50 feet; or
 - Other comparable elements, as approved by the decision-making body.
 - (d) Vents, exhaust vents, and downspouts shall be incorporated into the overall design.
 - (e) All building facades should incorporate a base, middle, and cap; visually lighter elements shall progress from base to cap. Distinctive architectural features such as: porches, columns, pilasters, bay windows, dormers, projecting eaves, and awnings are encouraged.
 - (f) Upper-story decks or patios should be configured to avoid direct views into the private spaces of adjacent single-family dwellings.

Figure 6-7-4: Facade treatment with covered porches, changes in wall plane, and distinct changes in color and texture



(5) *Service areas.*

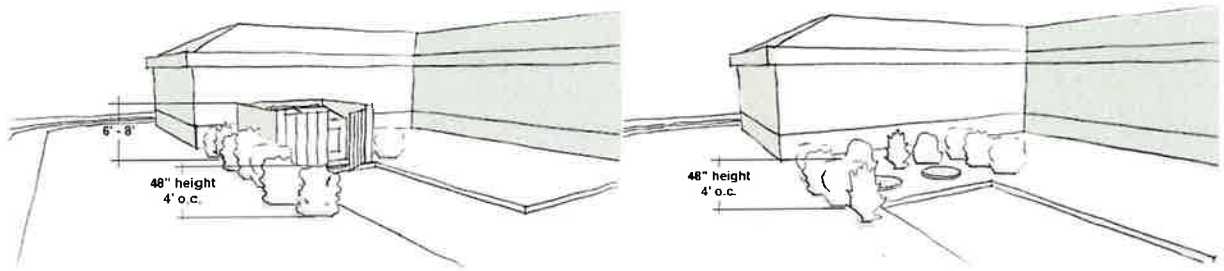
- (a) Private storage space shall be provided within, or immediately adjacent to, each dwelling.
- (b) Exterior mechanical equipment, vending machines, service and delivery areas, outdoor storage, trash storage, and accessory uses and structures that may produce noise, odors, glare, vibration, etc:
 - Shall be screened from view of public and common areas and adjacent properties (see Figure 6-7-5), and
 - Shall be located away from adjacent residential dwellings or integrated into the building's architecture.

Figure 6-7-5 Service area screening



- (c) Above-ground refuse containers shall comply with the below standards (see Figure 6-7-6):
 1. Above-ground refuse containers shall comply with the applicable setback requirements. No above-ground refuse container shall be located less than 15 feet from the property line of any abutting property improved with a single-family detached use.
 2. Above-ground refuse containers shall be fully screened from the view of adjoining property and public streets. Above-ground refuse containers shall be screened in compliance with section 6-3.7. In-ground refuse containers shall be screened with evergreen plantings.

Figure 6-7-6: Example of multiple building materials



3. Times of service. Deliveries, waste collection, and similar commercial activity is prohibited between the hours of 10:00 p.m. and 6:00 a.m.

(6) *Roof form.*

- (a) Pitched roofs shall include variation in planes, slope, and features (see Figure 6-7-7).
- (b) Overhanging eaves and roof rakes on gable ends shall extend at least six inches past the supporting walls.
- (c) Flat roofs shall incorporate parapet walls with three-dimensional cornice treatments designed to conceal the roof and roof-mounted mechanical equipment. All parapet walls visible from a public street shall be finished.
- (d) The parapet wall shall be similar in color and material to the building and shall not exceed 25 percent of the height of the supporting wall.
- (e) Within developments with multiple buildings, building heights shall be varied to avoid the appearance of an elongated building mass. This can be achieved by stair-stepping building heights or by varying roof forms.
- (f) When adjacent to single-family detached dwellings, the roof form of multifamily residential buildings shall complement the character of surrounding structures.
- (g) Green roofs, which use vegetation to improve stormwater quality and reduce runoff, may be incorporated as an alternative to the roof forms described in this subsection.
- (h) All roof vents, pipes, antennae and other roof penetrations should be of a color that will minimize their visual impact unless concealed by a parapet, located on the rear elevation, or configured to have a minimal visual impact as seen from the street or existing residential development.

Figure 6-7-7 Gabled roof form



(7) *Transparency.*

- (a) Street-facing facades shall have a minimum glazed area of 20 percent. All other building facades shall have a minimum glazed area of ten percent (see Figure 6-2-8).
- (b) Windows shall be provided on side facades and shall be positioned to avoid direct views into the windows of an existing adjacent residential dwelling.
- (c) Windows and doors of proposed dwelling units shall allow for casual surveillance of the parking and common open space areas.

- (d) Windows shall complement the rhythm, size, proportion, and trim of adjacent residential buildings.

Figure 6-2-8: Multifamily window transparency



(8) Materials.

- (a) Building facades shall incorporate a coordinated color scheme consisting of matte finishes. Gloss finishes may be used for trim and accent. Florescent and metallic paints are prohibited. However, nothing in this section shall prohibit the use of reflective colors on building roofs.
- (b) Colors and finishes shall be consistent throughout the development and all sides of the buildings.
- (c) Accessory buildings and structures shall be similar in materials and architectural style to the primary building.
- (d) Building materials shall either be similar to the materials already being used in the immediate area or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color, and texture shall be utilized to ensure that enough similarity exists for the building to be compatible despite the differences in materials. (See Figure 6-7-9)

Figure 6-7-9: Multifamily development in context with similar building materials



- (e) Where two or more materials are proposed to be combined on a facade, the heavier and more massive elements shall be located below the lighter elements (e.g., brick shall be located below stucco). Use of a heavier material as a detail on the corner of a building or along cornices or windows is acceptable. (See Figure 6-7-10)

Figure 6-7-10: Heavier materials below lighter elements



- (f) Primary facade materials shall not terminate or change at outside corners and shall continue a minimum distance of two feet from the front corners along the side facades.
- (g) Material changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices, or as a repetitive pattern.
- (h) Brick shall be the primary material (at least 50 percent) on all facades visible from a public street. The following materials shall not be used:
 - Corrugated metal siding, however, high quality architectural metal siding may be used;
 - Exposed smooth-finished concrete block;
 - Styrofoam-backed and synthetic stucco within 12 feet of the grade level and within two feet of any exterior door jamb (reinforced Styrofoam-backed stucco is acceptable); or
 - Vinyl siding.
- (9) *Open space.*
 - (a) A minimum of 200 square feet of open space per dwelling shall be provided, one-half of which may be private. The decision-making body may waive the provision of "common open space" or apply an alternative condition to the standard, provided the property is within a quarter mile of public open space or contains 20 or fewer dwellings.
 - (b) Connections to adjacent greenways, parks, trails, etc., shall be provided.
 - (c) Common open spaces shall be located adjacent to common facilities such as laundry rooms, mail rooms/sites and community centers; visual access to shared open spaces shall be enhanced via windows opening from kitchens, living rooms, and dining rooms.
 - (d) Physical access to common open space shall be as direct as feasible from the dwellings and designed to discourage nonresident access. Outdoor seating shall be encouraged to accommodate adult supervision.
 - (e) Active recreation facilities shall be located in a manner to reduce adverse impacts upon residents, both on- and off-site; it shall have well-defined edges such as walkways, buildings, or landscaping.
 - (f) Passive and active recreation space and facilities shall be provided in a form and an amount appropriate to the anticipated types of residents in the development (e.g., families with young children, the elderly, etc.). (See Figure 6-7-11)
 - (g) Some form of private open space (i.e., patio, porch, deck, balcony, yard, etc.) is encouraged for each dwelling with boundaries between private and common open space established by elements such as low walls and landscaping.

Figure 6-7-11: Active recreation facilities



(10) *Parking lot location.*

- (a) Parking areas shall be located and designed to reduce or eliminate visual and operational impacts on surrounding lands and shall comply with the provisions of section 6-1, off street parking and loading and section 6-3, landscaping, buffering and screening.
- (b) Multi-level Parking structures, when included, shall provide:
 - Building facade treatment and materials similar to facades with residential units;
 - Clear sight lines of abutting streets, driveways, and pedestrian pathways;
 - Light-colored interior walls and ceilings; and
 - Adequate and uniform interior lighting without glare to surrounding properties.
- (c) Parking areas for multifamily developments with at least 20 units shall provide spaces dedicated for auto maintenance with access to water, electricity, and drainage.
- (d) At least 75 percent of the off-street parking provided shall be located in the side or rear yards of multi-family residential buildings or within multi-level parking structures. Garage doors or vehicular entrance points to parking structures shall be located at least ten feet behind the street-facing building facade.

(11) *Access and circulation.*

- (a) Multifamily residential development located adjacent to routes serviced by mass transit shall provide pedestrian circulation and queuing locations, if applicable, to access mass transit vehicles.
- (b) Site entrance locations (vehicle and pedestrian) shall complement adjacent and opposite land use entrances in scale, design, and location. Entrances shall be located in a manner designed to retain the character of the adjacent land uses and not create adverse impacts.
- (c) Ingress and egress from off-street surface parking areas serving multifamily residential development adjacent to single-family detached dwellings shall be limited to the street fronting the development. In the case of corner lots, off-street parking areas may be accessed by either street fronting the development.

(12) *Landscaping and screening.*

- (a) Site development shall minimize the alteration of site topography; preserve and enhance natural resources; utilize the natural carrying capacity of the land; and comply with the provisions of section 6-3, landscaping, buffering, and screening, and section 6-4, tree protection.
- (b) Installed landscaping shall be of a climate appropriate or native drought-tolerant species or shall be automatically irrigated.
- (c) Landscaping shall not obscure lighting.
- (d) Stormwater management facilities (such as retention ponds) should be incorporated with the landscape design of the site and be configured to serve as an active or passive recreation amenity for residents.
- (e) Building foundations shall be landscaped along the full length of each front and rear facade. Landscaping shall wrap around the corners and shall continue around building sides to a logical conclusion point or a minimum distance of ten feet, whichever is less.

- (f) Foundation landscaping shall have an average depth of six feet and a minimum depth of four feet from buildings. Foundation landscaping depth along a sidewalk may be reduced by up to 50 percent, where needed to provide for adequate pedestrian circulation or pedestrian amenities.

(13) *Exterior lighting.*

- (a) The lighting of all parking areas, pedestrian walkways, entrances, and exterior portions of the site shall be designed for its specific task and shall comply with the provisions of section 6-5, exterior lighting.
- (2) Exterior lighting fixtures shall be:
 - (a) Vandal-resistant;
 - (b) Compatible with building architecture; and
 - (c) Scaled (dimension and intensity) to complement its context.
- (3) Adjacent to single-family dwellings:
 - (a) Exterior lighting heights, whether pole-mounted or wall-mounted, shall not exceed a maximum height of 15 feet above grade.
 - (b) Lighting levels at lot lines shall not exceed three footcandles, as measured 30 inches above grade.
 - (c) Uplighting of building or site features shall be directed away from adjacent properties.
 - (d) Internally illuminated signs or awnings are prohibited.

(14) *Pedestrian walkways.*

- (a) Pedestrian walkways at least four feet wide shall be provided between buildings, streets, driveways, community spaces, and off-street parking.
- (b) Changes of grade or sharp turns resulting in "blind spots" are discouraged.
- (c) Walkways shall transect common open space to enhance visual access while minimizing conflicts between vehicles, bicycles, and pedestrians.
- (d) Entry points and intersections of pedestrian walkways should be framed by landscaping consisting of plant, lighting, and hardscape materials scaled to the pedestrian context.

(15) *Fences and walls.*

- (a) In addition to the provisions for fences in section 4-4.3(H), an eight-foot-tall masonry wall shall be constructed adjacent to single-family residential districts and single-story multifamily residential developments.
- (b) When located adjacent to an existing wall or fence on a different lot, fences and walls shall be configured to avoid creation of tight corners or areas difficult to maintain.

- (G) *Alternative design.* The administrator may approve an alternative to one or more of these standards, other than materials used, when an applicant demonstrates in writing that a design meets the purpose and intent of this section and is more suitable for the architectural style of the proposed building(s).



Where Georgia comes together.

Application # TEXT-0051-2025

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	Community Development Director
*Address	741 Main Street, Perry, GA 31069
*Phone	478-988-2714
*Email	bryan.wood@perry-ga.gov

Request

*Please provide a summary of the proposed text amendment:

Replace Section 6-6, Nonresidential Design Standards
Add Section 6-7, Multifamily Residential Design Standards
Replace Section 6-5, Exterior Lighting
Replace Table 5-2-1 in Section 5-2.1, Building Setbacks

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		*Date
	Bryan Wood, Director of Community Development, for the City of Perry	4/7/2025

Standards for Amendments to the Text of the Land Management Ordinance

In reviewing an application for an amendment to the text of the ordinance and acting on said application, the planning commission and city council may consider the following standards:

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

This amendment is not inconsistent with these plans.

(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.

Existing design standards for nonresidential developments and exterior lighting standards no longer address the needs of the City. Design standards for multifamily residential developments do not currently exist. Proposed changes in building setbacks are to promote proposed design standards.

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

As Perry continues to grow, more comprehensive design standards for nonresidential developments, multifamily developments, and exterior lighting are needed to promote the type of quality developments the community desires.

(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 and directly addresses the stated purposes of promoting diverse quality housing, ensuring appropriate development patterns along corridors, encouraging quality development that blends with existing development, creating a harmonious community, and regulating the character of land.

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

The amendment is more comprehensive than existing standards resulting in a more logical and orderly development pattern.

(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 has no direct 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 has no impact on public facilities and services.

**** A-frame signs shall be located so an accessible pedestrian path is maintained on a sidewalk and shall be displayed only during the sign owner's business hours.**

(C) *Additional standards for signs in the C-3 zoning district, and the DD overlay district.*

(1) Wall signs in a planned center shall be composed of individual letters not exceeding 18 inches in height.

(2) Prohibited signs in C-3 and DD districts:

(a) Multiple message signs, except as authorized in sec. 6-9.9.

(b) Neon tube signs, including neon and rope light building or window/door outlining.

(c) Signs incorporating reflective and luminescent materials.