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Planning Commission Agenda
Monday, May 11, 2026, 6:00 pm

Perry City Hall, 808 Carroll Street, Perry

1. Call to Order
2. Roll Call
3. Invocation
4. Approval of Minutes from April 13, 2026, regular meeting
5. Announcements
 - Per O.C.G.A. 36-67A-3 if any opponent of a rezoning or annexation application has made campaign contributions and/or provided gifts totaling \$250 or more within the past two years to a local government official who will consider the application, the opponent must file a disclosure statement.
 - Policies and Procedures for Conducting Zoning Hearings are available at the entrance.
 - Please place phones in silent mode.
6. Citizens with Input
7. Old Business
8. New Business
 - A. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on June 2, 2026)
 1. **SUSE-0051-2026.** Special exception for short-term rental for property located at 814 Oak Ridge Drive. The applicant is Ratchford & Hart STR, LLC.
 2. **RZNE-0047-2026.** Rezone property located at 2520 Hwy 127 from C-2 to GU, Government Use. The applicant is the Houston County Board of Commissioners.
 3. **ANNX-0052-2026.** Annex and rezone property on Kings Chapel Road, Parcel No. 000820 01600 from Houston County R-AG to City of Perry R-3, Single Family Residential District. The applicant is CCCR Development.
 4. **TEXT-0040-2026.** Amendment to Subsection 6-9.3, General provisions and definitions; and Subsection 6-9.6, Nonresidential district sign standards. The applicant is the City of Perry.
 5. **TEXT-0041-2026.** Amendment to Subsection 6-9.6, Nonresidential district sign standards, IC, Interstate Corridor Overlay District. Amendment to establish permitting guidelines for monument monopole signs and ground flags. The applicant is the City of Perry. *(The applicant requested tabling to June 8, 2026 meeting)*
 6. **TEXT-0042-2026.** Amendment to Section 1-13, Definitions to define a “Vape shop.” Amendment to Section 4-3.3, Standards for specific uses (Commercial uses), to establish regulations regarding the standards required of new vape shops. Amendment to Section 4-1.2, Table of Uses, to establish guidelines for consideration of new vape shops across zoning districts by Special Exception. The application is the City of Perry.
 - B. Other Business
 - a. Reschedule of May 25, 2026 work session due to holiday
 - C. Commission questions or comments
 - D. 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 13, 2026

1. Call to Order : Chairman Mehserle called the meeting to order at 6:00pm.
2. Roll Call: Chairman Mehserle; Commissioners Guidry, Hayes, Ross, Shelton, Story and Wharton were present.
3. Staff: Joe Duffy – Community Development Director and Christine Sewell – Recording Clerk

Guests: Skylar Sanders, Matt Widner, Curtis George, William Hudson, Clay Nodes, Gary Lopson, Kay, Kitchens, Tyler Lawhorn, and Aaron Wood.
4. Invocation - was given by Commissioner Hayes
5. Approval of Minutes from March 9, 2026, regular meeting and March 23, 2026, work session
Commissioner Wharton motioned to approve both as submitted; Commissioner Hayes seconded and were unanimously approved.
6. 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.
7. Citizens with Input- None
8. Old Business – Tabled from March 9, 2026, meeting – Chairman Mehserle advised the application was withdrawn.

1. **VAR-0015-2026**. Variance for reduction of front setbacks for 106 Prospect Ave, 110/112/114/116/118/120/122/124/126/128/130 Billboard Ave, 101/103/105/107/109/111 Ensemble Blvd, and 101/103/105 Billboard Ave. The applicant is Karen Rolle, Moore Bass Consulting.
(Applicant has withdrawn the application)
9. New Business
 - A. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on May 05, 2026)
 1. **SUSE-0026-2026**. Special exception for short-term rental for property located at 207 Greylock Drive. The applicant is Skylar Sanders.

Mr. Duffy read the request, along with staff responses, which was 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.

Chairman Mehserle opened the public hearing at 6:09pm and called for anyone in favor of the request. The applicant, Mr. Skylar Sanders, advised he currently has a property in Warner Robins as a short-term rental and comments have been visitors are staying for events at the fairgrounds and felt this property would be a good location for one.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:10pm.

Commissioner Guidry had an inquiry on the insurance certificate provided; staff confirmed it was correct for the location.

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

2. ANNEX-0030-2026. 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.

Mr. Duffy read the applicants' request, along with staff responses, for which the owner proposes to annex the entirety of the 19.70 acres into the City of Perry for future development of a townhouse subdivision. 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 the parcel. The applicant asserts there are no known covenants or restrictions on the property that would preclude the use permitted in the proposed zoning district.

Mr. Duffy further noted from the staff report that the city is consistently studying the best way to manage growth throughout the city limits. The results of these efforts include reviewing opportunities to annex "county island" properties into the city limits, streamlining services for residents, improving sewer infrastructure, and maintaining the housing development patterns. Annexing and rezoning this property aligns with the city's housing goals and county island removal efforts. The rezoning also underscores justifications for the current sewer improvement projects the city has undertaken. Lastly, it presents the city with an additional opportunity to coordinate services with the Georgia Department of Transportation to ensure residents have safe and adequate roadways to use to navigate their community.

Chairman Mehserle opened the public hearing at 6:18 pm and called for anyone in favor of the request.

The applicant, Mr. Matt Widner – 793 Poplar Street, Macon – Reiterated the request and advised this will bring together the previous parcel annexed last year. Intends to work with the GA Dept of Transportation regarding traffic concerns, and with the proposed zoning classification, there are requirements for green space, which will be 30%, buffers for the residential area and under the current design regulations will be a high-end development.

Mr. Curtis George – 154 Fairway Oaks Drive – agrees the property needs to be annexed and rezoned as it would be best for the neighborhood and the townhomes should be like those in Houston Springs; there are no specific plans for the townhomes as it relates to square footage and price point, and whether rentals or owned; should be provided.

Mr. William Hudson – 4546 Buckeye Road, Fort Valley – as property owner in Houston County is in favor of the request as the parcel creates an island and should be annexed.

Chairman Mehserle called for anyone opposed.

Mr. Clay Nodes – 110 Airport Road Ext. – should be developed with larger lot sizes of 2 to 3 acres to attract affluent property owners that will stay in the area and raise families whose children will return to the area and raise their families. Is opposed to townhomes; traffic will be a concern.

Gary Lopson and Kay Kitchens – 201 Airport Road Ext. – Mr. Lopson voiced concern with the scale of the project, consisting of 105 units, which will add to traffic concerns and the entryway on Hwy 341 in lieu of Airport Road; he felt single family homes would be better. Mrs. Kitchens – there is wildlife and vegetation that will potentially be disturbed, destroying the quality of life for the area; suggested the city purchase the property and add to the existing public park.

Mr. Tyler Lawhorn – 113 Airport Road Ext. – application was filed a year ago and denied, what has changed and some of the same concerns are again being brought forth. Is not a fit for the character of the area and what is the city’s population density goal. Concerns with traffic and a stoplight will be needed. Will an environmental study be done to show it won’t negatively impact the area.

Mr. Erin Wooden – 104 Quail Ridge Lane – what’s changed in the last year is that Hughston Homes has purchased Houston Springs, and they intend to build 400 to 500 more homes, sold the 55+ area to a builder for completion and this will be impactful to the area. With this development, who will be able to access the sewer capacity available.

There being no further public comment Chairman Mehserle closed the public hearing at 6:44 pm.

Commissioner Shelton inquired of Mr. Widner if the unit count could be lowered; Mr. Widner advised there is no official plan presented, what was provided was a conceptual plan; the application meets the requirements of the R-TH ordinance and from the first submission, it has gone down a bit. Mr. Duffy, for the record advised, the application was refiled as is permissible by the law after six months of a denial. Commissioner Hayes asked for Mr. Duffy to provide the process for approval of development; Mr. Duffy advised what is before the Commission now is the annexation and rezoning of the parcel, which does not govern the site development, just the land use of the property. The application presented is not required to provide specifics of the development, site plans, or design plans, as again it is just for the annex and rezoning of the parcel. Mr. Duffy advised if approved, the parcel is subject to all city requirements that are standard for any type of development within the city, which includes site plan review, stormwater review, traffic study, building and construction design. Chairman Mehserle asked Mr. Duffy to confirm the application before the Commission was only for a recommendation to Mayor & Council, not the final decision; Mr. Duffy advised that was correct. Commissioner Wharton asked if the R-TH zoning classification was consistent with the Comprehensive Plan; Mr. Duffy advised it was.

Commissioner Hayes motioned to recommend approval of the application as submitted to Mayor & Council; Commissioner Wharton seconded; all in favor with Commissioner Guidry opposed; resulting in a vote of 6 to 1 in favor of recommendation to Mayor & Council.

3. **TEXT-0033-2026.** Amendment to Add definition, use description, and use standards for Commercial Air Tours; update Table of Uses to add as permitted in M-2, General Industrial District. The applicant is the City of Perry. (Application has been withdrawn) - Chairman Mehserle advised the application was withdrawn.

B. Other Business – None

C. Commission questions or comments – Chairman Mehserle inquired if an additional work session date had been scheduled; Mr. Duffy advised it was not and the regularly scheduled meeting of April 27th would be used; Chairman Mehserle suggested a 5pm start time; the Commission concurred.

D. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:58pm.

DRAFT



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STAFF REPORT

From the Department of Community Development
May 8, 2026

CASE NUMBER: SUSE-0051-2026
APPLICANT: Ratchford & Hart STR, LLC
REQUEST: A Special Exception to allow short-term residential rental
LOCATION: 814 Oak Ridge Dr; Tax Map Parcel 0P0270 004000

REQUEST ANALYSIS:

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 10 persons • Parking restrictions; on-premises parking of up to 4 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 asserts that there are no covenants or restrictions that pertain to the premises or prevent them from using it as a short-term residential rental.
2. *Does the proposed use comply with the Comprehensive Plan and other adopted plans applicable to the subject property?*
The subject property is in the Traditional Neighborhood character area, which preserves the unique characteristics while allowing appropriately scaled infill and development along the neighborhood edges. The proposed special use changes the length of time people are in the dwelling. However, it does not create a use that does not align with the existing uses because the home is still being used as a dwelling in a residential area.
3. *Will the proposed use impact traffic volume or traffic flow and pedestrian safety in the vicinity?*

There is no projected increase in pedestrian or vehicular traffic in the area beyond what is expected from an active residence.

4. *Will the hours and manner of operation of the proposed use impact nearby properties and uses in the vicinity?*
The home will largely function in the same manner as the surrounding properties, so the proposed operations should blend in smoothly with the surrounding residences with no negative impacts.
5. *Will 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?*
Guests are required to maintain City of Perry ordinances to include quiet hours, large gathering restrictions, and all other applicable laws. No nuisances or negative impacts should be produced from an increase in visitors' frequency at the home. There is also ample parking space for up to four (4) vehicles in the driveway, so there should be no issues with parking on the street or impeding other homeowners' access to their driveways.
6. *Will the height, size, and/or location of proposed structures be compatible with the height, size, and/or location of structures on nearby properties in the vicinity?*
The dwelling is a single-family home surrounded by single-family homes and closely resembles the homes around it. No new structures are being proposed with the request for a special exception.
7. *Is the parcel a sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use?*
Staff believes the parcel will remain a sufficient size for the proposed use, and there is no future growth expected in this subdivision.
8. *Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.*
The proposal will have no effect on schools. Street usage will mirror activity that is expected through normal use of a residence. The neighborhood is already serviced by city services and utilities; no excessive increase or negative impact is expected because of the proposed use.

STAFF RECOMMENDATION: Staff recommends approval as submitted.

NOTE: Receipt of an application does **NOT** guarantee final approval by the City of Perry's governing bodies.



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Application # SUSE 51-2024

Application for Special Exception
 Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Ratchford & Hart STR, LLC	Joshua Ratchford Sr.
*Title	Owner	
*Address	1114 Hwy 96 Suite C-1 PMB 133	<u>97 Haven Crest Bonaville LA 31005</u>
*Phone	[REDACTED]	
*Email	[REDACTED]	

Property Information

*Street Address	814 Oak Ridge Dr Perry GA 31069	
*Tax Map Number(s)	82-3260913	*Zoning Designation R2

Request

*Please describe the proposed use: Property is to be used as an airbnb/short term rental

Instructions

1. The application and ***\$325.00 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	Ratchford & Hart STR, LLC 	*Date	<u>2/3/2024</u>
*Property Owner/Authorized Agent	Joshua Ratchford Sr Owner 	*Date	<u>2/3/2024</u>

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.

All eight (8) items must be addressed in either a separate document or on this page. Revised 9/26/2025

There are no known HOAs, covenants, and or restrictions pertaining to the property that would prevent its use as an Air BNB.

(1) It is a residential property being used for residential proposes.

(2) The property is in a low traffic volume area and should have minimum impact to traffic flow and or pedestrian safety.

(3) Guest can check in at 3pm and check out at 11 am. The neighborhood is made up of single family homes. The use of the property has no impact on the surround homes.

(4) Parking, loading/service. and or refuse collection are not impacted by the use this property as a STR. It is a .86 acreage lot with a driveway that can hold 6 to 7 vehicles for parking and loading/service. There should not be any impact to nearby properties as it relates to noise, light, glare, smoke, or odor. The refuse collection is able to be stored and picked up without any impact.

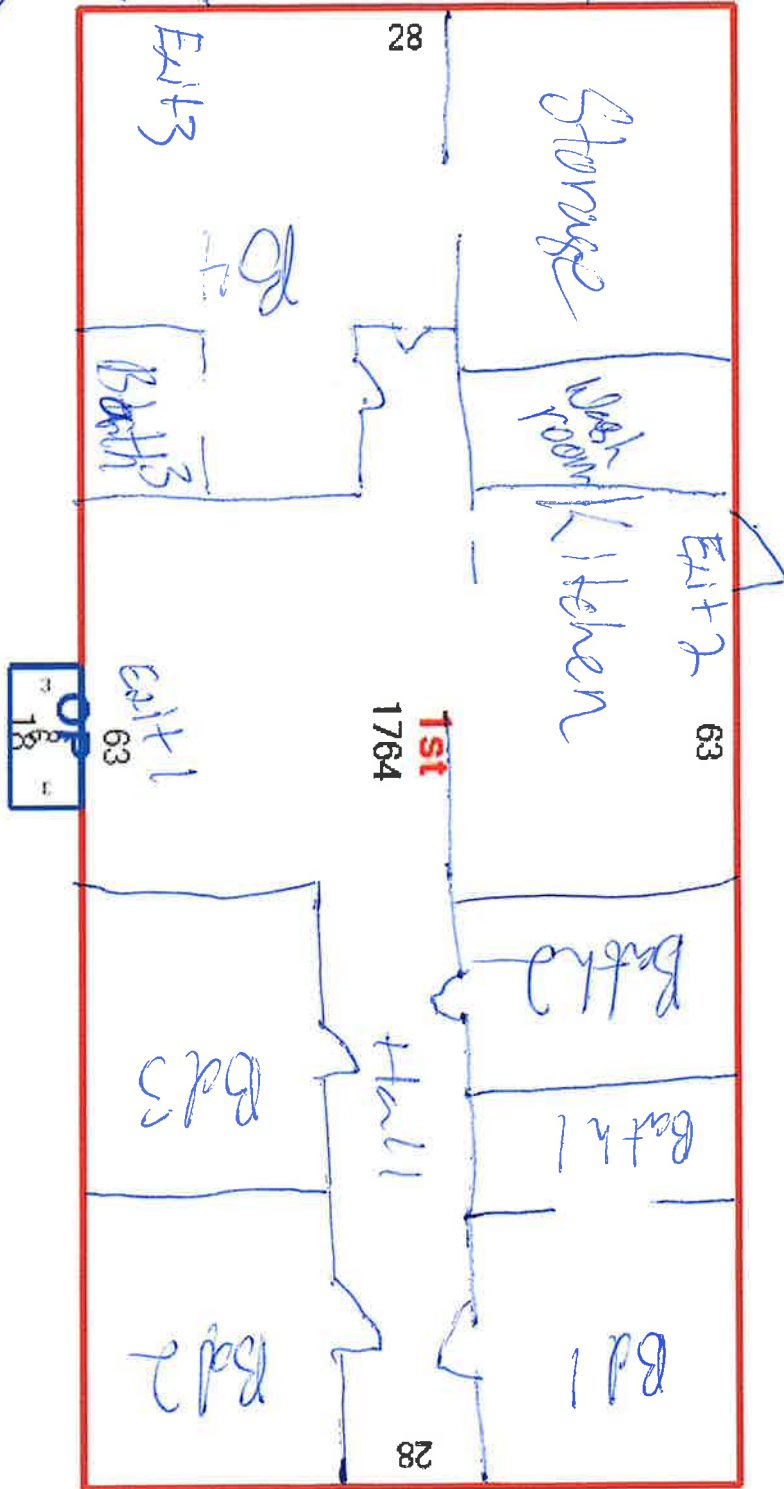
(5) The height, size and or location is compatible with that of properties in the area.

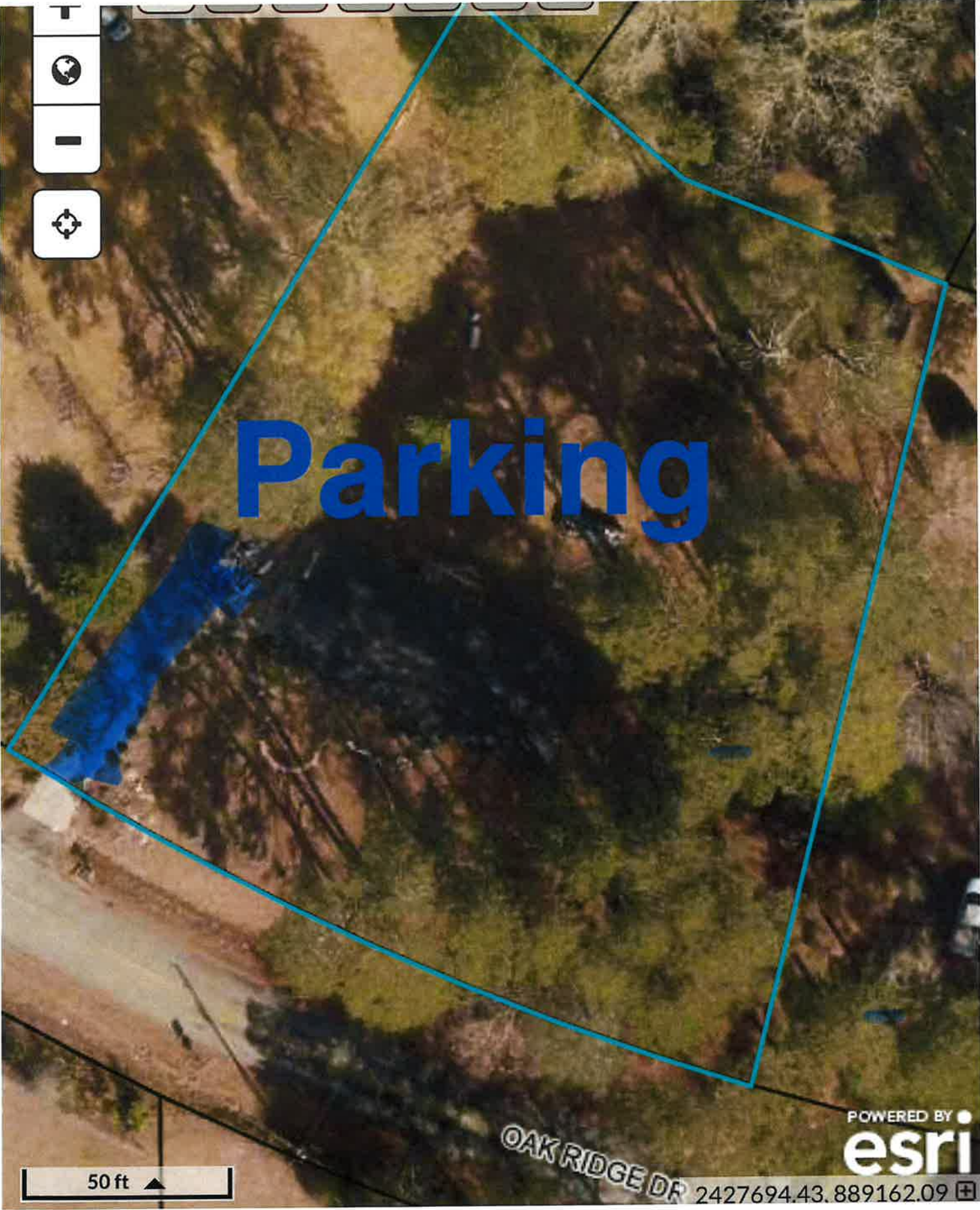
(6) The property sits on .86 acre lot and has sufficient space for the use of the property.

(7) The proposed use will not cause excessive burden on existing streets, utilities, city services or schools.

Driveway Parkway
4 parkway spaces

Walkway






Parking

50 ft

POWERED BY esri
2427694.43, 889162.09

814 Oak Ridge STR Application

From Joshua Ratchford <Joshua.ratchford@ratchfordhart.com>
Date Mon 4/6/2026 4:24 PM
To Emily Carson <emily.carson@perry-ga.gov>
Cc Community Development <comm.development@perry-ga.gov>

 2 attachments (3 MB)

814 oak Ridge Parking .pdf; 814 Oakridge.pdf;

House Rules:

Check In: 3pm
Check Out: 11am
Property Access: Keypad

Maximum guest: 12

Maximum parking: 4 (no parking on lawn)

Bedding and Linens: at checkout leave bedding on bed. Place all towels in the washroom on the floor.

Trash: pickup is Tuesday. Monday evening place can at the street, and remove Tuesday evening. For guest checks out prior to Tuesday. Our cleaning crew will put the can at the street, and our project manager pulls it between Tuesday and Wednesday.

Pets: up to 2 pets (dogs) allowed during stay. Must be house trained, and all pet waste/feces disposed of. Requires approval prior to booking based on size and breed. No pets on beds or furniture.

No smoking inside home
No parties or events
Close and lock all doors and windows
Turn thermostat on 78 in summer and 68 in winter at checkout.

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Insurance Declarations Page

\$1,667¹²

Annual premium, fees and taxes

Policy Information

Starts April 1, 2026 12:01 AM
Expires April 1, 2027 12:01 AM
Both dates 12:01 AM LST at the Insured Risk Address
Named Insured Ratchford & Hart Homes LLC
97 Haven Crst
Bonaire, GA 31005
Policy Type DP-0003 Dwelling Policy



Insuring Company Canopus US Insurance, Inc.
Program Administrator Steadily Insurance Agency, Inc.
Producing Agency Stokes Family Agency/2832

Need help?

Your Agent
Tim Stokes
Stokes Family Agency/2832
4782038976
tstokes@alfains.com

File a Claim
steadily.com/claims
claims@steadily.com

Payment Information

Pay online steadily.com/pay

Pay by check
Payable to: "Steadily Insurance Agency, Inc"



Mail to:
Steadily Insurance Agency
Lockbox 4000
2005 Lakewood Dr
Boone, IA 50036

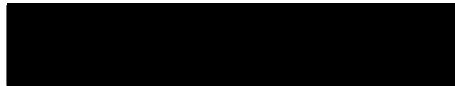
Premium & Fees

814 Oak Ridge Dr	\$1,603.00
Surplus Lines Tax	\$64.12

Total Amount Due	\$1,667.12
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If paid in full or via escrow, the premium and all applicable taxes and fees are required at time of payment. Installment plans will include annualized taxes and fees in initial payment. Inspection fee of \$38.00 is included in displayed premium.

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Declarations Page for 814 Oak Ridge Dr

814 Oak Ridge Dr
Perry, GA 31069
Houston County

Occupancy	Tenant-Occupied
Residence type	Single Family
Year built	1980
Construction	Frame
Size	1,764 square feet

First Mortgagee:
Shellpoint Mortgage Servicing ISAOA/ATIMA
PO BOX 7050
Troy, MI 48007

Coverages

Property Coverage	Limits	Premium
Dwelling (the house)	\$282,000	\$1,395.00
Loss Valuation*	Replacement Cost	
Private Structures (other than the house)	\$28,200	\$0.00
Loss Valuation	Replacement Cost	
Personal Property	\$3,000	\$16.00
Loss Valuation	Replacement Cost	
Additional Living Costs And Fair Rental Value	\$28,200	\$0.00
Bed Bug Infestation Cost Reimbursement Coverage		\$18.00
Aggregate Limit Per Policy	\$15,000	
Aggregate Limit Per Described Location	\$5,000	
HOA Fines Coverage		\$0.00
Aggregate Limit Per Policy	\$1,000	
Limit Per Occurrence	\$500	
Loss Assessment Coverage	Excluded	Excluded
Vandalism or Malicious Mischief	\$282,000 or 100%	\$0.00
Water Damage Limitation	\$5,000	-\$12.00
Fungi, Wet Rot, Or Dry Rot Water Damage Sublimit	\$10,000	

*Roof Loss Settlement Terms may vary based on the age of the roof and the location of the risk. Please refer to your policy for the Roof Loss Settlement Type which is applicable to this dwelling. (Not applicable in New Mexico.)

Liability Coverage	Limits	Premium
Premises Liability	\$1,000,000 per occurrence / \$2,000,000 aggregate	\$143.00
Fungi, Wet or Dry Rot Aggregate Limit	\$50,000	
Animal Liability Sublimit	\$10,000	
Medical Payments	\$1,000 per person / \$25,000 per occurrence	\$5.00

Deductibles	Deductible Amount
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All Other Perils	\$2,500
Wind and Hail	2% (\$5,640)

Policy Discounts

Paperless, Multi Location, Loss Free, Generation

Dwelling Discounts

Home Protection, Local Smoke and/or Burglar Alarm

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Policy Forms

Your policy consists of the Declaration Pages and the Policy Forms in the following list. Please keep these together.

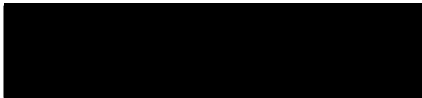
Policy-Level Forms (apply to all dwellings)

CUS-CO-110(11-24)	SIGNATURE PAGE -CANOPIUS US INSURANCE, INC.
CUSCOMPL-CW(09-25)	NOTICE TO POLICYHOLDERS -COMPLAINTS -CANOPIUS
CUS-106(10-24)	PRIVACY POLICY -CANOPIUS
1-A-1024(09 25)	OFAC NOTICE
CUS-CO-102(05-24)	CANOPIUS SERVICE OF SUIT CLAUSE
STDLYDWG-CW(07-21)	DWELLING LIMIT NOTICE
STDLYEQ-CW(07-21)	EARTHQUAKE EXCLUSION NOTICE
STDLYFAQ-GA(01-22)	FREQUENTLY ASKED QUESTIONS -GEORGIA
STDLYFLO-CW(07-21)	FLOOD EXCLUSION NOTICE
STDLYINS-CW(07-21)	INSPECTION NOTICE
STDLYTER-CW(07-21)	IMPORTANT NOTICE REGARDING LOSSES FROM CERTIFIED ACTS OF TERRORISM
DP-0003(05-19)	SPECIAL FORM
DP-1105(05-19)	NO COVERAGE FOR DIMINISHED VALUE
DP-1106(05-19)	WINDSTORM OR HAIL --EXTERIOR PAINT AND WATERPROOFING EXCLUSION
DP-7516(05-19)	PROTECTIVE DEVICES
STDL-1418-CW(07-21)	VIRUS, BACTERIA, OR COMMUNICABLE DISEASE EXCLUSION
STDL-8000(01-22)	BED BUG INFESTATION COST -REIMBURSEMENT COVERAGE
STDLPOLX-PROP-CW(09-24)	POLLUTION EXCLUSION-PROPERTY
GL-0605(0199)	COMMERCIAL LIABILITY COVERAGE (PREMISES ONLY -LANDLORDS)
GL-4018(08-21)	CANNABIS LIABILITY EXCLUSION
GL-4021(08-21)	CANNABIS EXCLUSION - COMMERCIAL LIABILITY
STDL-1423-CW(07-21)	SWIMMING POOL SLIDE AND DIVING BOARD EXCLUSION -PREMISES LIABILITY
STDL-1425-CW(07-21)	VIRUS, BACTERIA, OR COMMUNICABLE DISEASE EXCLUSION AND LIMITED FUNGI, WET OR DRY ROT COVERAGE -PREMISES LIABILITY
STDL-9002-CW(06-23)	SILICA, LEAD AND ASBESTOS EXCLUSION
STDLCLE-CW(09-23)	CONTRACTOR AND LANDLORD LIABILITY EXCLUSION
STDLDESP-CW(09-23)	DESIGNATED PREMISES ENDORSEMENT
STDLHABX-PRL-CW(10-24)	HABITABILITY EXCLUSION-PREMISES LIABILITY
STDLLX-PRL-CW(01-25)	LIQUOR LIABILITY EXCLUSION -PREMISES LIABILITY
STDLPOLX-PRL-CW(09-24)	POLLUTION EXCLUSION-PREMISES LIABILITY
STDLSTK-CW(09-23)	SINGLE LIMIT LIABILITY COVERAGE ENDORSEMENT
STDL-1414-CW(11-21)	LIMIT ON LOSSES FROM CERTIFIED ACTS OF TERRORISM
STDL-1419-CW(07-21)	CYBER EXCLUSIONS
1-E-1024(09 25)	TRADE OR ECONOMIC SANCTIONS ENDORSEMENT
STDL-1420-CW(07-21)	EXCLUSION OF TERRORISM INVOLVING NUCLEAR, BIOLOGICAL, OR CHEMICAL TERRORISM

STDLYDEC-CW 425

Program administered by Steadily Insurance Agency, Inc. | 9450 SW Gemini Dr, PMB 18626, Beaverton OR 97008

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Dwelling-Specific forms

814 Oak Ridge Dr, Perry, GA 31069 Houston County

DP-1103(05-19)	OUTDOOR PROPERTY EXCLUSION -LOSS CAUSE BY WINDSTORM OR HAIL
DP-2500(08-21)	CANNABIS PROPERTY EXCLUSION
DP-6005(05-19)	WINDSTORM OR HAIL DEDUCTIBLE
STDL-1403-CW(07-21)	WATER DAMAGE LIMITATION
STDL-5003-CW(07-21)	REPLACEMENT COST LOSS SETTLEMENT TERMS PERSONAL PROPERTY
STDL-5-3010(09-24)	AUTOMATIC INCREASE IN INSURANCE ~ 5%
STDLFINE-CW(09-24)	HOA FINES COVERAGE
STDLHWE-CW(04-23)	COVERAGE LIMITATION FOR WATER, STEAM, HUMIDITY MOISTURE OR VAPOR
STDMLR-CW(04-23)	MULTI-LAYER ROOF EXCLUSION
STDLRS-12-CW(09-24)	ROOF SURFACING RESTRICTION -12 YEARS
STDLSWE-CW(04-23)	STRUCTURES OVER WATER EXCLUSION
STDLYCOSDMGX-CW(12-23)	WIND OR HAIL COSMETIC DAMAGE EXCLUSION
STDLYSPLT-CW(04-23)	SOLAR PANEL COVERAGE LIMITATION
DP-0710(01-26)	POLICY CONDITIONS -PREMISES LIABILITY -GEORGIA
DP-1010(05-19)	AMENDATORY ENDORSEMENT -PREMISES LIABILITY -GEORGIA
GL-0621(0199)	EXCLUSION -COVERAGE P PERSONAL INJURY LIABILITY
STDL-1400-CW(07-21)	REAL ESTATE MANAGER AMENDMENT
STDL-1407-CW(07-21)	LIMITED ANIMAL LIABILITY ENDORSEMENT -PREMISES LIABILITY

STDLYDEC-CW 425

Program administered by Steadily Insurance Agency, Inc. | 9450 SW Gemini Dr, PMB 18626, Beaverton OR 97008

STEADILY.



Surplus Lines Information

What to know about buying a surplus lines insurance policy:

- Non-admitted insurance carriers, also called "surplus lines insurers," **are regulated by state surplus lines offices.** Surplus lines brokers, who are licensed to place business in the non-admitted market, are also regulated by the state.
- Non-admitted companies have much **greater flexibility** in providing insurance products to meet the varying needs of consumers and provide insurance solutions for harder-to-place risks. While rates and forms for non-admitted companies do not need to be pre-approved by the state, they are still overseen by the state via periodic market conduct examinations.
- Guaranty Funds are established by state insurance commissioners to protect policyholders if an insurer is unable to meet its financial obligations. While non-admitted carriers are not covered by state guaranty funds, Steadily chooses only to work with companies that have been given a financial stability rating of 'Excellent' (A-or better) by A.M. Best*.

**A.M. Best is a credit rating firm which has been grading insurance companies since 1906.*

If you have any additional questions about non-admitted companies, our agents are happy to answer them!

Georgia Surplus Lines Notice

This contract is registered and delivered as a surplus line coverage under the Surplus Line Insurance Law, O.C.G.A. Chapter 33-5.

Surplus Lines Insurer

Canopus US Insurance, Inc.
200 South Wacker Drive, Suite 950
Chicago, IL 60606
(630)-994-5600

Surplus Lines Broker

Datha Santomieri
Chief Operating Officer
Steadily Insurance Agency, Inc.
Surplus Lines License No. 3360409

Remaining documents on file in the Community
Development Office



Where Georgia comes together.

STAFF REPORT

From the Department of Community Development
May 7, 2026

CASE NUMBER: RZNE 0047-2026
APPLICANT: Houston County Board of Commissioners
REQUEST: Rezone from C-2, General Commercial to GU, Governmental Use
LOCATION: 2520 Highway 127; Tax Map Parcel 0P0490 085000

BACKGROUND INFORMATION: The applicant proposes to rezone 5.67 acres of Parcel 0P0490 085000 (formerly a portion of Parcel 0P0490 017000) for a Water Supply and Treatment Facility. The lot is proposed to be zoned GU, Governmental Use.

STANDARDS GOVERNING ZONE CHANGES:

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district? The applicant is not aware of any covenants or restrictions pertaining to this parcel.

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

	Zoning	Land Use
North	R-1 Single Family Residential (COUNTY)	Residential Subdivision
South	R-3 Single Family Residential	Residential Subdivision
East	R-3 Single Family Residential	Residential Subdivision
West	C-2 General Commercial	Medical Building

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

Yes. The property is located in a Suburban Residential character area in the 2022 Joint Comprehensive Plan that recommends residential, public/institutional and parks/recreation land use designations.

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

There are a few uses that are not compatible with the adjacent residential subdivisions which include a detention facility/rehabilitation facility, cell tower, recycling center/waste treatment center. However, the proposed use is a water treatment facility.

4. ***Will any of the uses permitted in the proposed zoning classification cause adverse impacts to adjacent and nearby properties?*** The proposed governmental use will not have adverse impact on adjacent and nearby properties.
5. ***Would 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?*** No, the proposed use will not cause an excessive burden on streets, schools or city services. Construction of a water treatment facility will improve water capacity throughout the area.
6. ***Do existing or changing conditions in the area support either approval or disapproval of the proposed zoning classification?*** Continued growth in Houston County supports the addition of a water supply and treatment facility.
7. ***Does the subject property have a reasonable economic use as currently zoned?*** No, major utility facilities are not a permitted use in the C-2 General Commercial District. As the property is currently zoned, it could be developed and used for various commercial uses but this may not be attractive due to the surrounding area being primarily residential in nature.

STAFF RECOMMENDATION:

Staff recommends approval to rezone the subject property from C-2 General Commercial to GU Governmental Use.



Where Georgia comes together.

Application # RZNE
0047-2026

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Houston County Board of Commissioners	Houston County Board of Commissioners
*Title	Utility Director	
*Address	200 Carl Vinson Parkway, Warner Robins, Ga 31088	
*Phone	[REDACTED]	
*Email	[REDACTED]	

Property Information

*Street Address or Location	2520 HWY 127
*Tax Map Number(s)	Portion of 0P0490017000
*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;

Request

*Current Zoning District	c2	*Proposed Zoning District	gu
*Please describe the existing and proposed use of the property <u>Note: A Site Plan or other information which fully describes your proposal may benefit your application.</u>			

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) - \$325.00 plus \$28.00/acre
 - Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - \$543.00 plus \$43.00/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.
- Rezoning applications require an informational hearing before the planning commission and a public hearing before City Council. Public hearing 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 <i>Terry Dutch</i>	*Date <i>3/31/26</i>
*Property Owner/Authorized Agent <i>Brian Jones</i>	*Date <i>3/31/26</i>

Standards for Granting a Rezoning

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 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; and
- (6) Whether the subject property has a reasonable economic use as currently zoned.

LEGEND

- 1/2" REBAR SET
- 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- OPEN TOP PIPE FOUND
- CALCULATED CORNER
- CONCRETE MONUMENT FOUND
- RIGHT OF WAY
- BUILDING LINE
- PROPERTY LINE
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- SANITARY SPINER EASEMENT
- MANHOLE
- CATCH BASIN
- JUNCTION BOX
- HEADWALL
- UTILITY
- WELL
- CRK
- LANDMARK LINE
- PIPE
- UTILITY
- POINT OF BEGINNING
- OR OTHER MONUMENT

SURVEY 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 THEREIN ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL SURVEYING AND PLATTING REQUIREMENTS OF THE LAND REGULATION REGULATIONS OF THE CITY/COUNTY HAVE BEEN FULLY COMPLIED WITH.

REFERENCES
P.B. 49, PG. 139
P.B. 54, PG. 142

TOTAL AREA: 10.00 ACRES

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 2110, AND HAS A LINEAR PRECISION RATIO OF ONE IN 14,000 FEET AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPOUND RULE. THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSURE WITHIN ONE FT. IN 100,000 FEET.

A CHUANG TO INFORMATION SHOWN ON F.M.A. COMMUNITY PANEL NUMBER 11514 C0011, EFFECTIVE DATE 5/17/2018 IN 2017, NO PORTION OF THIS PROPERTY IS LOCATED IN A F.F.A. FLOOD HAZARD ZONE.

Type: GEORGIA STANDARD PLATS
Recorded: 7/18/2025 10:33:00 AM
Fee Amt: \$10.00 Page: 1 of 1
Houston County Georgia
Terri L. Childers Clerk of Superior Court
BK 85 PG 288

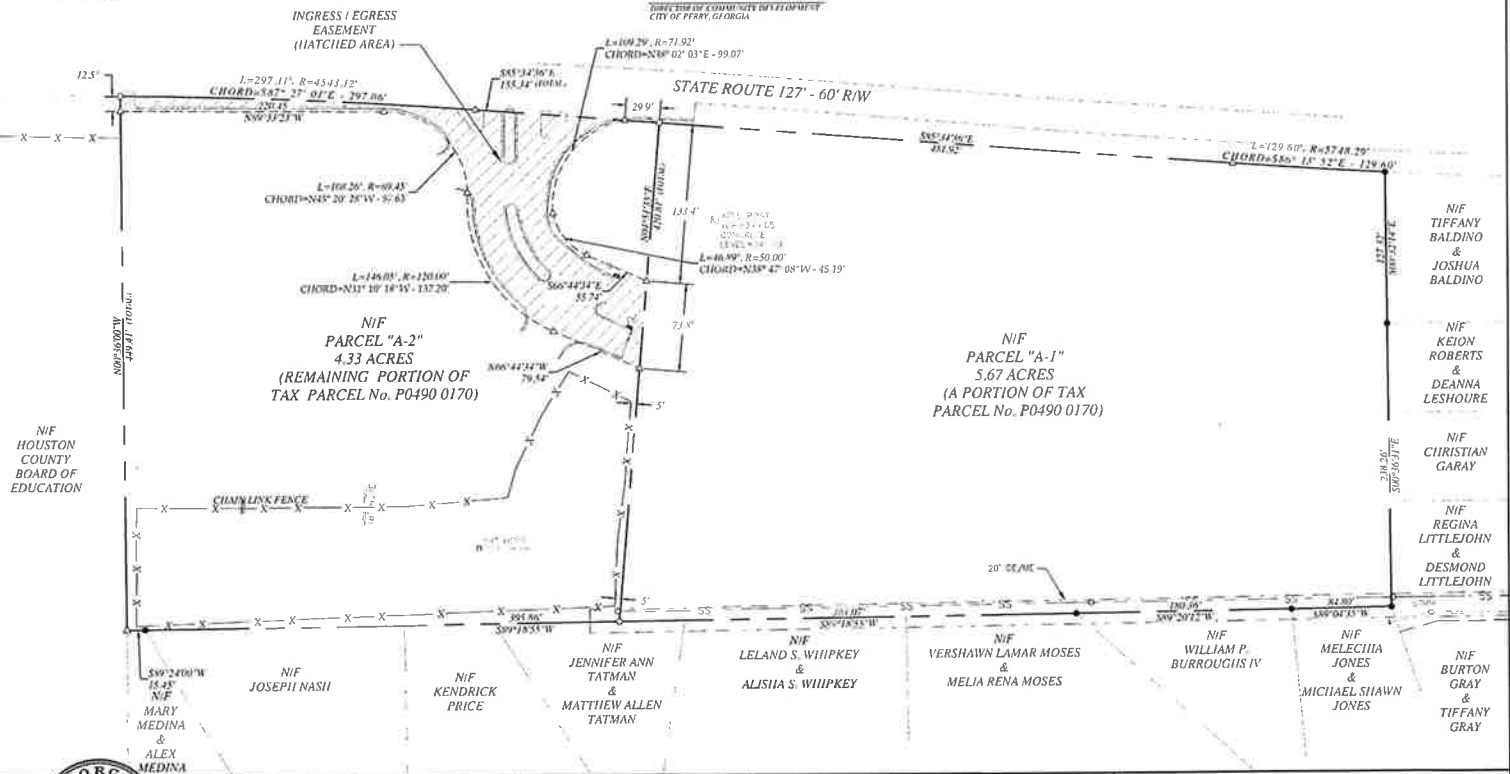
Approved for Recording

Bryan Wood

Digitally signed by Bryan Wood
Location: City of Perry
Date: 2025.07.15
11:30:26-0400



FOR THE CLERK OF SUPERIOR COURTS USE ONLY



NO.	DATE	REVISION

COUNTY:	HOUSTON
DISTRICT:	10TH
LAND LOT:	203
DATE:	6/5/2025
SCALE:	1" = 60'
JOB NO.	0206-007

SURVEY FOR:
HOUSTON COUNTY PUBLIC WORKS



P.O. BOX 1821
Perry, Georgia 31069
Office: (478) 224-7070
Fax: (478) 224-7072
WWW.MCLEODSURVEYING.COM

Type: GEORGIA LAND RECORDS
Recorded: 12/10/2025 12:28:00 PM
Fee Amt: \$25.00 Page 1 of 3
Transfer Tax: \$0.00
Houston County Georgia
Terri L Childers Clerk of Superior Court

BK 10757 PG 776 - 778

(Above space for recording officer use.)

File No.: P'25-#245

WALKER HULBERT GRAY & MOORE, LLP
P. O. Box 1770 / 909 Ball Street
Perry, Georgia 31069
Attorney: MICHAEL G. GRAY

STATE OF GEORGIA
COUNTY OF HOUSTON

LIMITED WARRANTY DEED

THIS INDENTURE, Made the 10th day of December, in the year two thousand twenty-five (2025), between

**HOUSTON HOSPITALS, INC.,
a Georgia Non-Profit Corporation**

of the County of Houston and the State of Georgia, as party or parties of the first part, hereinafter called Grantor,

and

HOUSTON COUNTY BOARD OF COMMISSIONERS

of the County of Houston and the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" 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 Other Good and Valuable Considerations and Ten (\$10.00) and NO/100----DOLLARS, 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 or confirm unto the said Grantee:

All that tract or parcel of land situate, lying and being in Land Lot 203 of the Tenth (10th) Land District of Houston County, Georgia, being known and designated as **Parcel "A-1"**, containing 5.67 acres, as shown on a plat of survey entitled "**Survey for: Houston County Public Works**", prepared by McLeod Surveying, and bearing the seal and certification of Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, dated May 5, 2025, recorded in Plat Book 85, Page 288, Clerk's Office, Houston County Superior Court. Said plat of survey being incorporated herein by reference for all purposes.

Source of Title: Deed Book 1482, Pages 275-276, said Clerk's Office
Houston County Tax Map Parcel No: Portion of OP0490 017000
Street Address: 2510 U.S. Highway 127, Perry, Georgia

Said real property is conveyed subject to the Permitted Exceptions set forth on Exhibit "A" attached hereto and by this reference made a part hereof for all purposes.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 Grantee forever in FEE SIMPLE.

AND THE SAID Grantor, for itself, its successors and assigns, warrants and will, forever defend the right and title to said tract or parcel of land unto Grantee and its successors and assigns against the claims of all persons claiming by, through or under Grantor.

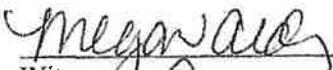
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.


HOUSTON HOSPITALS, INC.

By: 
Kevin Splaine, Chief Executive Officer

Attest: 
Michael Loftus, Chief Financial Officer

Signed, sealed and delivered
in the presence of:


Witness



Notary Public
My Commission Expires: 6/2/26

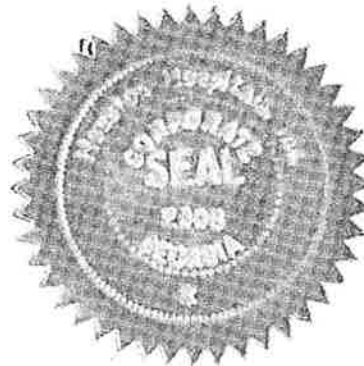


EXHIBIT "A"
Permitted Exceptions

1. 20 foot drainage easement and utilities easement as shown on plat of survey recorded in Plat Book 85, Page 288, Houston County, Georgia records.
2. Sanitary Sewer Easement as shown on plat of survey recorded in Plat Book 85, Page 288, Houston County, Georgia records.

Type: GEORGIA LAND RECORDS
Recorded: 12/10/2025 12:30:00 PM
Fee Amt: \$25.00 Page 1 of 5
Houston County Georgia
Terri L Childers Clerk of Superior Court

Note to Clerk: Please cross reference to:
Plat Book 85, Page 288

BK 10757 PG 779 - 783

(Above space for recording officer use)

INGRESS AND EGRESS EASEMENT AGREEMENT

THIS INGRESS AND EGRESS EASEMENT AGREEMENT (this "Agreement") is made and entered into as of this 10th day of December, 2025 (the "Effective Date"), by and between **THE HOSPITAL AUTHORITY OF HOUSTON COUNTY, GEORGIA** ("Hospital") and **HOUSTON COUNTY BOARD OF COMMISSIONERS** ("County"). Hospital and County may be referred to hereinafter individually as a "Party" and collectively as the "Parties."

RECITALS:

A. Hospital is the fee owner of certain real property located adjacent to the County Property (defined below) on its western boundary, situate, lying and being in Land Lot 203, 10th Land District, Houston County, Georgia, more particularly described as **Parcel "A-2", comprising 4.33 acres** (the "Hospital Property"), as shown on plat of survey (the "Plat") recorded in Plat Book 85, Page 288, Clerk's Office, Houston County Superior Court. A copy of the Plat is attached hereto and marked Exhibit "A" for identification purposes.

B. County is the fee owner of certain real property located adjacent to the Hospital Property on its eastern boundary, situate, lying and being in Land Lot 203, 10th Land District, Houston County, Georgia, more particularly described as **Parcel "A-1", comprising 5.67 acres** (the "County Property"), as shown on the Plat.

C. County has requested, and Hospital has agreed, to provide an easement for ingress and egress to benefit the County Property as provided herein.

D. The Parties desire to enter into this Agreement in order to create easements and obligations governing the Hospital Property and the County Property, as more particularly set forth below, so that the Hospital Property and the County Property shall be held, sold and conveyed subject to the terms and conditions set forth in this Agreement.

STATEMENT OF AGREEMENT:

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Grant of Access Easement.**

(a) Access Easement: Hospital hereby grants and conveys to County, its successors and assigns, and its agents, invitees, licensees, contractors, occupants and tenants, for

the benefit of the County Property, a perpetual, non-exclusive, appurtenant easement for vehicular and pedestrian ingress and egress and all customary access purposes (the "County Access Easement") on, over and across that certain "Ingress/Egress Easement (Hatched Area)" (the "Access Drive"), as shown on the Plat, providing access to and from the County Property to State Route 127.

(b) No Further Rights. The easement rights granted herein are limited to the use of the Access Drive specifically described only, and solely in the manner and for the purposes herein set forth, and shall not include or be deemed to include any right to utilize other portions of the Hospital Property outside of the Access Drive described, for any purpose, except as specifically provided in this Agreement.

2. Maintenance. The Access Drive shall be maintained by Hospital in good condition and repair. Hospital shall pay all costs incurred for maintenance and repair of the Access Drive. County shall have no obligation or responsibility in connection with improvements, maintenance or repair to the Access Drive. Provided, however, that County shall pay for all costs incurred in the maintenance and repair of the Access Drive caused by its use of same, or the use of its agents, invitees, licensees, contractors, occupants and tenants, as more fully set forth in Section 3 below.

3. Indemnity and Insurance. County hereby unconditionally indemnifies, releases and agrees to hold harmless Hospital, its officers, directors, trustees, agents, representatives, contractors and successors in title, against any and all liens, claims, liability, loss, damage and expenses, including reasonable attorneys' fees, expert and consultant fees and all other costs of litigation, and for all loss of life, injury to persons or damage to property, arising out of or as the result of County's exercise of its rights granted by this Agreement. Any damage to or destruction of the Hospital Property, the Access Drive or any portion thereof caused by the negligence or willful misconduct of County, its agents, tenants, employees, invitees, guests or contractors, shall be repaired at the sole cost and expense of County. County shall carry insurance against personal injury and property damage, in commercially reasonable policy limit amounts and with reasonable policy deductibles, sufficient to satisfy the foregoing indemnity obligations. Each policy shall be written by a reputable and financially sound insurance company duly licensed and admitted in the State of Georgia and shall name Hospital as an additional insured. Upon request, County shall provide to Hospital certificates of insurance evidencing the coverage contemplated herein.

4. Liens. In the event any mechanic's or materialman's lien or other lien or charge is filed against Hospital Property, or any part thereof, in connection with any improvements constructed or maintained as provided herein or other work performed by or on behalf of County pursuant to the rights granted herein, County agrees to promptly take such action as is necessary to have the lien discharged of record within twenty (20) days of notice.

5. Non-Performance; Remedies. In the event of default hereunder, the non-defaulting Party shall be entitled to all rights and remedies available at law or in equity, including, without limitation, specific performance and injunctive relief.

6. Notices. All notices and other communications given pursuant to this Agreement shall be in writing and shall be deemed properly served (a) the same day if delivered in person to the party to whom it is addressed, (b) three (3) business days after deposit in the U.S. mail if sent postage prepaid

by U.S. registered or certified mail, return receipt requested, or (c) one (1) business day after deposited with a nationally recognized overnight carrier service, in each case addressed to a Party as follows:

As to Hospital: Houston Hospitals, Inc.
 Attn: CEO
 1601 Watson Boulevard
 Warner Robins, Georgia 31093

As to County: Houston County Board of Commissioners
 Attn: Chairman
 200 Carl Vinson Parkway
 Warner Robins, Georgia 31088

7. **Covenant Running with Land.** The covenants and easements created and declared in this Agreement shall be perpetual covenants attaching to and running with the land and shall inure to the benefit of and be binding upon the Parties and current and future owners of the Hospital Property and the County Property, together with their respective heirs, executors, personal representatives, successors and assigns.

8. **No Third-Party Beneficiaries; No Rights in Public.** No provision of this Agreement shall be construed to create any rights or benefits in any person or entity other than the Parties and their respective successors, tenants, assigns, and mortgagees (if any). The easement and other rights created in, and the restrictions imposed by, this Agreement do not, and are not intended to, and shall not be construed to, create or dedicate any easements or rights in or for the benefit of the general public for any public purpose. The Parties may agree to take such actions from time to time which, in their opinion, may be legally necessary and sufficient to prevent a dedication thereof, or any accrual of any rights therein, in the general public or in any person other than the Parties and (to the extent expressly provided herein) their respective successors, tenants, assigns, and mortgagees.

9. **Severability.** The invalidity or unenforceability of any provision of this Agreement shall not affect or impair the validity or enforceability of any other provision or term hereof.

10. **Modifications.** No agreement shall be effective to add to, change, modify, waive or discharge this Agreement in whole or part, unless such agreement is in writing and signed by all of the Parties subject to this Agreement. This Agreement, including the attached Exhibit, contains the entire agreement governing the subject matter contained herein.

11. **Waiver of Default.** No waiver of any obligation by any Party subject to this Agreement shall be implied from any omission by the other Party to take any action in respect of such obligation.

12. **Governing Law.** This Agreement shall be construed in accordance with the laws of the State of Georgia and any applicable federal laws and regulations.

13. **Attorneys' Fees.** If either Party commences an action against the other to enforce any of the terms of this Agreement or because of the breach by either Party of any of the terms hereof, the

losing or defaulting Party shall pay to the prevailing party its reasonable attorneys' fees, costs and expenses incurred in connection with the prosecution or defense of such action. The term "prevailing party" means the Party obtaining substantially the relief sought, whether by compromise, settlement or judgment.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the Effective Date.

THE HOSPITAL AUTHORITY OF HOUSTON COUNTY, GEORGIA

By: [Signature]
John ~~Harley~~, Board Member
Harley

(Authority Seal)

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Notary Public

My Commission Expires: 4/1/2027



HOUSTON COUNTY BOARD OF COMMISSIONERS

By: [Signature]
Dan Perdue, Chairman

(County Seal)

Signed, sealed and delivered in the presence of:

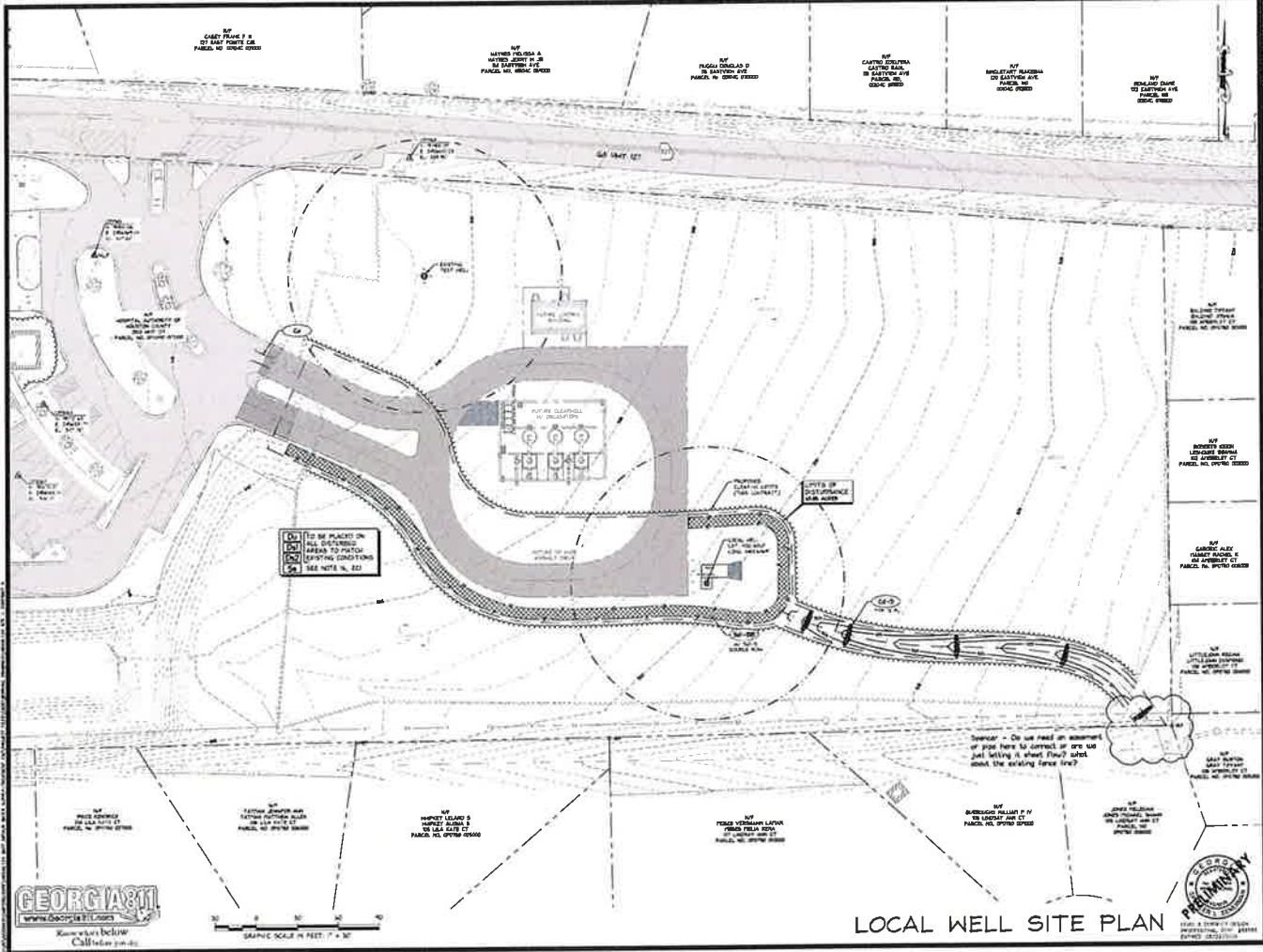
[Signature]
Witness

[Signature]
Notary Public

My Commission Expires: _____



K Thomas Hall
NOTARY PUBLIC
Houston County, Georgia
My Commission Expires
December 2, 2027



<p>RELEASED</p> <p>DATE: 11/15/11</p> <p>BY: [Signature]</p>
<p>MATT ARTHUR WATER SUPPLY & TREATMENT FACILITY CONTRACT A</p> <p>HOUSTON COUNTY BOARD OF COMMISSIONERS HOUSTON COUNTY, GEORGIA</p> <p><small>COPYRIGHT © 2011 CARTER & SLOOPE, INC. ALL RIGHTS RESERVED.</small></p>
<p>Carter & Sloope CONSULTING ENGINEERS</p> <p>MAZON • ARNOLD • CARRISON • MOSELEY</p> <p>116 WOODLAND DRIVE, SUITE 100, CLAYTON, GA 31724 770-329-3344 FAX 770-329-3344 100 CALICOCTON PARKWAY, SUITE 100, MARIETTA, GA 30067</p>
<p>DATE: 11/15/11</p> <p>SCALE: AS SHOWN</p> <p>PROJECT NO: WWSR1114</p> <p>SHEET NO: 2</p> <p>OF 18 SHEETS</p>

LOCAL WELL SITE PLAN





Where Georgia comes together.

STAFF REPORT

From the Department of Community Development

May 7, 2026

CASE NUMBER: ANNEX – 0052-2026

APPLICANT: CCRR Development

REQUEST: Annexation and zoning of 35.59 acres from R-AG (County) to R-3 Single Family Residential

LOCATION: Kings Chapel Road. Tax Map Parcel: 000820 01600

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 single-family residential subdivision, if approved. The lot is proposed to be zoned R-3, Single Family Residential.

The applicant asserts that there are no known covenants or restrictions on the subject property which would preclude the use 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-AG (County)	Single Family Residential
South	R-2 Single Family Residential	Residential Subdivision
East	R-AG (County)	Agricultural - Undeveloped
West	R-AG (County)	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 within which the parcel is located. This character area is comprised of a mix of housing types, like townhouses, and walkable uses. This proposed zoning classification is also consistent with the City of Perry's Future Land Use Map where this parcel is identified as being suitable for medium density housing where R-3 zoning is identified as medium density. Staff believes this annexation would serve to bolster the variety of housing needs and support the City's comprehensive planning goals as expressed in the 2022 Joint Comprehensive Plan as well as Future Land Use Map.

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 R-3 zoning allows for single-family dwelling units to be constructed in the existing residential area. Proposed residential development following this action will be required to meet all development standards for R-3 zoning as outlined in the Land Management Ordinance.

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, resulting from the new residential units, but estimates do not exceed what is expected for Kings Chapel Road.

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. A city sewer line divides the property into 2 halves. Applicants are required to submit letters outlining sewer demands, and Engineering Services will determine capacity availability during the development process. The improved infrastructure in the area has been undertaken to provide for this type of growth in the area. Staff considers the focus of this application to be to determine whether the proposed annexation and zoning designation align with the City's adopted Comprehensive Plan.

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

The city is consistently studying the best way to manage growth throughout the city limits. The results of these efforts include reviewing opportunities to annex properties into the city limits, streamlining services for residents, improving infrastructure, and maintaining the housing development patterns. Annexing and rezoning this property aligns with the city's comprehensive and future land use planning efforts as well as infrastructure improvements including the newly completed AE Harris Wastewater Reclamation Facility.

Staff Recommends: Approval of the application as submitted.



Where Georgia comes together.

Application # ANNX
0052-2026

Application for Annexation

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	CCRR Development	Maria Fugger / Connie Potter POA
*Title	Owner	
*Address	820A GA Hwy 247, Suite 1 Kathleen, GA 31047	PO Box 1382 Perry, GA 31069
*Phone	[REDACTED]	[REDACTED]
*Email	[REDACTED]	[REDACTED]

Property Information

*Street Address or Location	Kings Chapel Rd
*Tax Map #(s)	000820 01600
*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	A5 <u>RAG</u>	*Proposed City Zoning District	R3
*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>			

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) - \$325.00 plus \$28.00/acre
 - Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - \$543.00 plus \$43.00/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		*Date 04/06/2026
*Property Owner/Authorized Agent <i>Connie Potter</i> <small>Connie Potter (Apr 6 2026 15:30:05 EDT)</small>		*Date 04/06/2026

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?

- (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.



April 6, 2026

Ref: Annexation/Re-zoning Request for Tax Parcel 000820 016000

To Whom it May Concern,

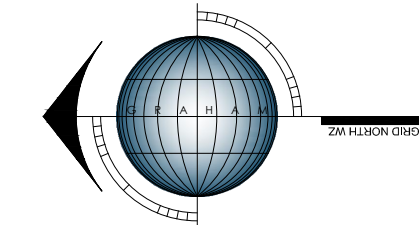
CCRR Development is requesting the annexation and re-zoning of Parcel # 000820 01600 located on Kings Chapel Rd. The property is currently zoned RAG, in the county, and the applicant is requesting a zoning of R3 located in the City of Perry. The properties located to the north, east, and west are currently zoned RAG in the county. The property located to the south is a conservation subdivision zoned R-2. The applicant owns the property to the south and is planning on providing the same residential product that is in the adjacent subdivision. Access to the property will be an extension of one of the existing subdivision roads to the south of the subject property. There are no known covenants or restrictions pertaining to the property that would preclude the uses permitted in the proposed zoning district.

STANDARDS:

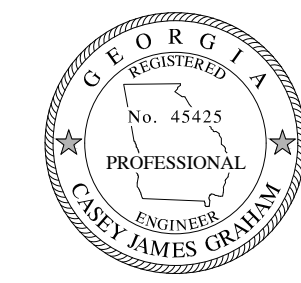
1. The future land use map has the current property shown as a medium-density residential area. A medium-density residential area includes zoning of R-2, R-3, R-TH, RM-1, R-MH, FBR, and PUD.
2. The uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties. Properties located to the north, east, and west are zoned residential ag. The property to the south is a R-2 subdivision, and the property adjacent to the southwest corner is an approved residential PUD development.
3. The permitted uses in the proposed zoning classification will not cause adverse impacts to adjacent and nearby properties. The proposed zoning and use is residential like the nearby properties.
4. The permitted use and density allowed in the proposed zoning classification will not cause an excessive burden on existing streets, utilities, city services or schools. The city has relayed that there is available drinking water and sanitary sewer capacity for the proposed property.
5. The proposed property goes along with the development that is currently happening along Kings Chapel Rd.

Best Regards,

Casey Graham, PE



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GSWCC L2 Design Professional
 Certification No. 82580

CONTACT INFORMATION

APPLICANT: CRR DEVELOPMENT
 820A GA-247 SUITE 1
 KATHLEEN, GA 31047

24-HR CONTACT: CHUCK THOMAS
 PHONE: 478-256-6138
 EMAIL: MASTERPIECECONSTRUCTIONINC@GMAIL.COM

DESIGN PROFESSIONAL: CASEY GRAHAM
 GRAHAM ENGINEERING SERVICES
 253 CARL VINSON PARKWAY
 WARNER ROBINS, GEORGIA 31088
 PHONE: 478-449-5820
 EMAIL: CASEY@GRAHAMENGINEERINGSERVICES.COM

GENERAL SITE INFORMATION

1 LEGAL DESCRIPTION: 35.5896 AC LL 142 10TH LD
 LAND LOT 142 10th DISTRICT
 HOUSTON COUNTY GEORGIA

2 PHYSICAL ADDRESS: KINGS CHAPEL RD

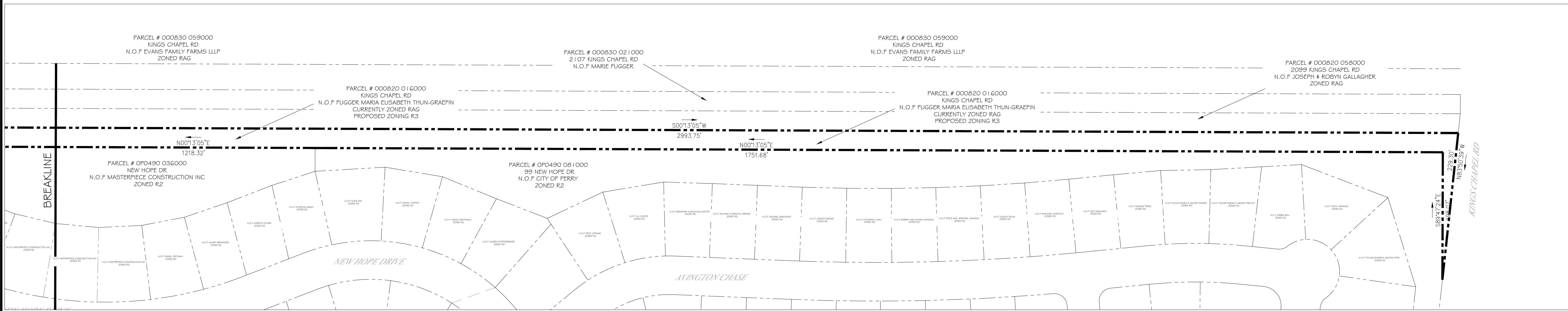
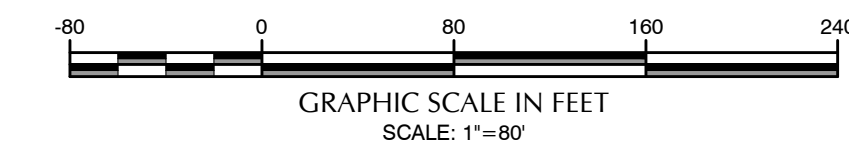
3 ZONING-USE: EXISTING: RAG
 PROPOSED: R-3

4 SETBACK LINES: FRONT = 25'
 SIDE = 0'
 REAR = 35'

5 PROJECT AREA: SITE = 35.59 ACRES
 DISTURBED = N/A

6 THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD DISTRICT PER NFIP FIRM PANEL No. 13153CO160E EFFECTIVE DATE 09.28.07.

7 "STATE WATERS" DO NOT LIE ON OR WITHIN 200' OF THE PROJECT SITE.



ANNEXATION/RE-ZONING PLAT:
 TAX PARCEL 000820 016000
 10th DISTRICT
 HOUSTON COUNTY
 GEORGIA

PN:	25025
DN:	25025-REZONING
DRAWN BY:	CJG
FIELD DATA BY:	-
FIELD DATE:	-
REVIEW BY:	CJG
DATE:	04/8/2024
SCALE:	1"=80'

REVISIONS		
DATE		
COMMENT		



Doc ID: 013440640002 Type: GLR
Recorded: 06/17/2014 at 04:55:22 PM
Fee Amt: \$136.60 Page 1 of 2
Transfer Tax: \$124.60
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk

BK **6585** PG **101-102**

After recording return to:

File No.: P'14-#293

WALKER HULBERT GRAY & MOORE, LLP
P. O. Box 1770 / 909 Ball Street
Perry, Georgia 31069
Attorney: DAVID P. HULBERT, JR.
ch # 58517

STATE OF GEORGIA
COUNTY OF HOUSTON

WARRANTY DEED

THIS INDENTURE, Made the 17th day of June, in the year two thousand fourteen (2014),
between

PARKWAY FARMS, LLC

a Georgia limited liability company, as party or parties of the first part, hereinafter called Grantor,

and **MARIA ELISABETH THUN-GRAEFIN FUGGER**

of the County of Houston and State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" 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 Other Good and Valuable Considerations and Ten (\$10.00) and NO/100-----DOLLARS, 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 or confirm unto the said Grantee, the following described property:

All that tract or parcel of land situate, lying and being in the 10th Land District of Houston County, Georgia, and in the East part of Land Lot 142, containing 94.60 acres, and having such shape, metes, bounds, courses and distances as are shown on plat of survey made by Rhodes Sewell, Surveyor, on April 23, 1940, a copy of said plat being of record in Map Book 1, Page 306, Clerk's Office, Houston Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description of said 94.60 acres.

The above described property is the same property conveyed to Tom Chapman by Gus Bannister by Warranty Deed dated December 12, 1973, and recorded in Deed Book 427, Page 154, Clerk's Office, Houston Superior Court.

LESS AND EXCEPT all that tract or parcel of land situate, lying and being in Land Lot 142 of the 10th Land District of Houston County, Georgia, comprising 61.030 acres, according to plat of record recorded in Map Book 51, Page 174, Clerk's Office, Houston Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description of said 61.030 acres.

LESS AND EXCEPT all that tract or parcel of land situate, lying and being in Land Lot 142 of the 10th Land District of Houston County, Georgia, containing .0904 acres, known and designated as Parcel D according to that certain plat of survey of record in Map Book 52, Page 120, Clerk's Office, Houston Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description of said Parcel D.

BOOK 6585 PAGE 102

The above described property is ALSO the same property as Parcel No. 15 conveyed to Mae D. Chapman by Executor's Deed of Assent dated July 29, 2004 and recorded in Deed Book 3216, Pages 218-228, Clerk's Office, Houston Superior Court.

Reference: Map Code 82-16, comprising 33.47 acres, more or less.

ALSO CONVEYED is that certain 30.00' strip along Land Lot lines 143 and 144 and being more particularly described as follows: All that tract or parcel of land situate, lying and being in Land Lot 143 and 144 of the Tenth Land District of Houston County, Georgia, being known and designated as Tract "MC", comprising 2.11 acres, according to that certain plat of survey of said Property entitled "Survey for Estate of Mae D. Chapman", prepared by Jones Surveying & Engineering, Inc., certified by Lee R. Jones, Georgia Registered Land Surveyor No. 2680, dated December 18, 2013, a copy of which is of record in Map Book 75, Pages 194, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

Said 30.00' strip described above is the same property as conveyed from The Board of Commissioners of Houston County, Georgia to H. David Moore in his capacity as Executor of the Last Will and Testament and the Estate of Mae D. Chapman, Deceased, dated December, 2013 and as recorded in the Clerk's Office, Houston Superior Court.

ALSO INCLUDED in this conveyance and subject to the terms therein, is a perpetual nonexclusive access easement over and across property owned by The City of Perry as evidenced by instrument dated March 14, 2014 and recorded in Deed Book 6511, pages 343-346, Clerk's Office, Houston Superior Court.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 Grantee 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 Grantee against the claims of all persons whomsoever.

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

PARKWAY FARMS, LLC

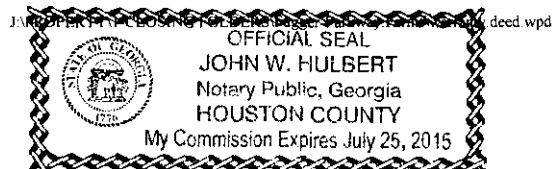
By: [Signature]
CHARLES R. AYER, Managing Member

(LLC Seal)

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Notary Public





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STAFF REPORT

May 5, 2026

CASE NUMBER: TEXT 0040-2026

APPLICANT: Joe Duffy for the City of Perry

REQUEST: Amend Subsections 6-9.3, *General provisions and definitions*; and Subsection 6-9.6, *Nonresidential district sign standards* to add definition and limits for Unified Building Identifier

STAFF COMMENTS: In response to market dynamics which are encouraging more mixed-use development building concepts, changes proposed are to allow for mixed-use and multi-tenant commercial buildings to be permitted to display building specific signage and branding in addition to proposed tenant-specific signage at the discretion of the administrator. The term *unified building identifier* supports the intent of the definition and standards proposed.

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 the Comprehensive Plan.
- (2) **Whether, and the extent to which the proposed amendment is consistent with the provisions of this chapter and related city regulations.** The proposed amendment is consistent with the format of the Land Management Ordinance.
- (3) **Whether, and the extent to which there are changed conditions from the conditions prevailing at the time that the original text was adopted.** Market conditions have changed with increased demand for mixed-use buildings and commercial buildings which host multiple tenants within a single structure. Buildings of this nature often exist under a unified name or brand encompassing a single destination building as a home for multiple tenants (commercial only, or a mix of commercial and residential).
- (4) **Whether, and the extent to which the proposed amendment addresses a demonstrated community need.** A demonstrated community need exists, in that building identifiers are helpful beyond individual tenant spaces. A good example of this is the Chalet Lofts building, which holds different varieties of tenants under a unified building name/brand.
- (5) **Whether, and the extent to which the proposed amendment is consistent with the purpose and intent of the zoning districts in this chapter, will promote compatibility among uses, and will promote efficient and responsible development within the city.** The amendment is consistent with the purpose and intent of the signage ordinance, which is to establish orderly identifiers for both buildings and tenants in the City of Perry.
- (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 signage 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: Approval as submitted.

Addition to Subsection 6-9.3, adding a new Definition as follows:

Sec. 6-9.3. General provisions and definitions.

Unified building identifier means a branding mechanism utilized upon an individual physical structure, which is a building comprised of or encompassing multiple distinct, unique tenants.

Addition to Subsection 6-9.6, adding a new Subsection 6-9.6(D) as follows:

Sec. 6-9.6. Nonresidential district sign standards.

(D) Mixed-use buildings and individual buildings containing multiple commercial tenants.

- (A) Additional signage beyond conforming tenant-specific signage, which functions as a unified building identifier for multi-tenant structures, may be considered following a request made in writing to the administrator. The administrator shall evaluate unique circumstances concerning the building's context and potential needs for additional identification beyond tenant-specific signage in consideration of such requests.
- (B) In the event a formal request is approved, the administrator shall be authorized to permit one additional unified building identifier per structure, in the form of a wall sign.
- (C) In the event an additional building specific identifying sign is approved by the administrator, it shall conform to the sizing standards currently outlined in subsection 6-9.6 and be approved in addition to otherwise permitted tenant-specific signage.
- (D) In the event a building may have multiple facades which could be interpreted as "frontage" (as defined in sec. 6-9.3 *General provisions and definitions*), only one such wall face may be used to host an approved unified building identifier. Multiple frontage surfaces and wall faces will not be considered in the review of a unified building identifier request.
- (E) The administrator shall be authorized to grant an exception to the sizing standards outlined in subsection 6-9.6 pending any unique circumstances outlined within the written request, at the discretion of the administrator, following consideration of supposed unique circumstances.



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Application # TEXT-0040-2026

Application for Text Amendment

Contact Community Development (478) 988-2720

Applicant Information

*Indicates Required Field

Applicant	
*Name	Joe Duffy for the City of Perry
*Title	Community Development Director
*Address	741 Main Street, Perry, GA 31069
*Phone	478-988-2714
*Email	joe.duffy@perry-ga.gov

Request

*Please provide a summary of the proposed text amendment:

Amendments to Subsection 6-9.3, *General provisions and definitions*; and Subsection 6-9.6, *Nonresidential district sign standards*.

In response to market dynamics which are encouraging more mixed-use development building concepts, changes proposed are to allow for mixed-use and multi-tenant commercial buildings to be permitted to display building-specific signage and branding in addition to proposed tenant-specific signage at the discretion of the administrator. A definition and limits for this unique variety of wall sign are proposed.

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  Joe Duffy, Director of Community Development, for the City of Perry

*Date
3/23/26

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, in that it allows mixed-use and related development concepts a more appropriate form of branding.

(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.

Market conditions have changed with increased demand for mixed-use buildings and commercial buildings which host multiple tenants within a single structure. Buildings of this nature often exist under a unified name or brand encompassing a single destination building as a home for multiple tenants (commercial only, or a mix of commercial and residential).

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

A demonstrated community need exists, in that building identifiers are helpful beyond individual tenant spaces. A good example of this is the Chalet Lofts building, which holds different varieties of tenants under a unified building name/brand.

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

The amendment is consistent with the purpose and intent of the signage ordinance, which is to establish orderly identifiers for both buildings and tenants in the City of Perry.

(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 signage 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.

Addition to Subsection 6-9.3, adding a new Definition as follows:

Sec. 6-9.3. General provisions and definitions.

Unified building identifier means a branding mechanism utilized upon an individual physical structure, which is a building comprised of or encompassing multiple distinct, unique tenants.

Addition to Subsection 6-9.6, adding a new Subsection 6-9.6(D) as follows:

Sec. 6-9.6. Nonresidential district sign standards.

(D) Mixed-use buildings and individual buildings containing multiple commercial tenants.

- (1) Additional signage beyond conforming tenant-specific signage, which functions as a unified building identifier for multi-tenant structures, may be considered following a request made in writing to the administrator. The administrator shall evaluate unique circumstances concerning the building's context and potential needs for additional identification beyond tenant-specific signage in consideration of such requests.
- (2) In the event a formal request is approved, the administrator shall be authorized to permit one additional unified building identifier per structure, in the form of a wall sign.
- (3) In the event an additional building specific identifying sign is approved by the administrator, it shall conform to the sizing standards currently outlined in subsection 6-9.6 and be approved in addition to otherwise permitted tenant-specific signage.
- (4) In the event a building may have multiple facades which could be interpreted as "frontage" (as defined in sec. 6-9.3 *General provisions and definitions*), only one such wall face may be used to host an approved unified building identifier. Multiple frontage surfaces and wall faces will not be considered in the review of a unified building identifier request.
- (5) The administrator shall be authorized to grant an exception to the sizing standards outlined in subsection 6-9.6 pending any unique circumstances outlined within the written request, at the discretion of the administrator, following consideration of supposed unique circumstances.



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STAFF REPORT

May 5, 2026

CASE NUMBER: TEXT 0042-2026

APPLICANT: Joe Duffy for the City of Perry

REQUEST: Amend Sections 1-13, *Definitions*; 4-3.3, *Standards for specific uses*; and 4-1.2, *Table of uses* to define a “vape shop” and establish regulations and guidelines for requirement and consideration of new vape shop across zoning districts as a Special Exception.

STAFF COMMENTS: Vape shops are becoming more prevalent in the surrounding communities. There are certain and specific nuisances that are associated with vape shops and there are currently no defined standards regulating the establishment of this business in the City’s ordinances. The Community Development Department has received feedback from citizens indicating local controls are needed regarding vape shops. The amendment proposed establishes a clear definition and reasonable guidelines to regulate retail operations of vape shops.

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 the Comprehensive Plan.
- (2) **Whether, and the extent to which the proposed amendment is consistent with the provisions of this chapter and related city regulations.** The proposed amendment is consistent with the format of the Land Management Ordinance.
- (3) **Whether, and the extent to which there are changed conditions from the conditions prevailing at the time that the original text was adopted.** The prevalence of Vape shops across the United States, and related nuisances associated with public health, lighting, and perceived criminal activity warrant local guidelines be defined and considered for adoption.
- (4) **Whether, and the extent to which the proposed amendment addresses a demonstrated community need.** Community feedback received by the Community Development department has consistently indicated local controls should be considered with regard to Vape shops.
- (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.** This amendment is designed to ensure responsible stewardship, regarding the proposal of new vape shops across the City of Perry.
- (6) **Whether, and the extent to which the proposed amendment will result in logical and orderly development pattern.** The amendment will result 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:

Approval as submitted.

Amendment to Section 1-13, Definitions.

Addition of new definition for “Vape shop.”

Vape shop.

A commercial retail establishment where thirty (30) percent or more of the gross retail inventory, display space or sales revenue is comprised of electronic cigarette (e-cigarette) products, vape products, vaporizers, liquids (e-liquids), cartridges, accessories, and/or related paraphernalia. Vape products include any device that can be used to deliver aerosolized or vaporized substances – including but not limited to nicotine, Tetrahydrocannabinol (THC), or other psychoactive compounds – to the user’s respiratory system; including e-cigarettes, e-cigars, e-pipes, vape pens, and other similar devices. This definition excludes establishments primarily engaged in the sale of general consumer goods or convenience items, where vape products and/or related paraphernalia make up less than thirty (30) percent of inventory, display space, or sales revenue.

Amendment to Section 4-3, Standards for specific uses

Addition of new Subsection 4-3.3(G) *Vape shop.*

(G) *Vape shop.* Within the districts permitting vape shops, the following requirements shall apply:

1. They shall not sell such products to persons under 21 years of age.
2. They shall not be located within 2,000 linear feet of a child day care center, or a public, private, or parochial school.
3. They shall not be located within 2,000 linear feet of another existing vape shop.
4. There shall not be more than one (1) vape shop located in the City of Perry for every 10,000 residents, utilizing the most recently available United States Census Bureau or American Community Survey (ACS) data – whichever is lower.
5. The windows of such establishments shall not be smoked or mirrored, and shall be see through.
6. They shall not provide a drive-through service.
7. They shall comply with all applicable provisions of the established sign ordinance (LMO Section 6-9. Sign Standards). All signage associated with this use must conform to the size, placement, illumination, and design standards contained therein, and must be appropriately permitted prior to installation or modification as required by LMO Section 6-9.
8. They shall comply with all applicable requirements and restrictions permissible by State of Georgia General Assembly Statues pertaining to the retail sale of tobacco products, nicotine vapor products, alternative nicotine products, and/or hemp and THC products.

Amendment to Section 4-1.2, Table of Uses.

Addition to Table 4-1.1, to include “*Vape shop*” within the following use categories:

- Commercial Uses, Retail Sales and Service, Nonresidential:
 - C-1 – by Special Exception
 - C-2 – by Special Exception

[Illegible text]

Table 4-1.1: Table of Uses

Key: "P" = Permitted Use; "S" = Special Exception Use; Blank Cell = Prohibited Use

Use Category	Use Type	Zoning Districts																				Additional Regulations (Sections)	
		Residential								Nonresidential								Form Based Code ²					
		RAG	R1	R2	R3	RTH	RM1	RM2	RMH	OI		C1	C2	C3	LC	M1	M2	GU	IMU	MUC	NMU		FBR
Residential Uses																							
Household Living	Single Family dwelling, detached	P	P	P	P		P		P	P			P		P					S	P	P	
	Single Family dwelling, attached		P ⁴	P ⁴	P ⁴	P							P ⁴	P					P	P	P	P	4-3.1(A)
	Two Family dwelling						P	P		P			P		P				P	P	P	P	
	Multi-family dwelling < 7 units						P	P		P		P	P	P	P				P	P	P	P	
	Multi-family dwelling > 6 units							S				S	S	S					P	S	S		
	Manufactured home	P							P														
	Manufactured home park								P														4-3.1(B)
	Manufactured home subdivision								P														
	Dwelling in a commercial building									P		P	P	P	P	P	P		P	P	P		4-3.1(C)
Group Living	Family personal care home	P	P	P	P		P		P	P			P		P				P	P	P		
	Boarding house										P	P ¹											
	All other uses						S	S		P		P	P				P	P	P			4-4.3(D)	
Accessory Use	Residential Business	S	S	S	S	S	S	S	S	P		P	P	P	P			P	P	P	S	4-4.3(D)	
Public and Institutional Uses																							
Community Service	All Uses	S	S	S	S		S	S	S	P		P	P	P	P		P	P	P	P	S		
Day Care	Child learning center (19+ persons)	S					S	S	S	P			P					P	P	P			
	Group daycare home (7-18 persons)	S					S	S	S	P			P		P			P	P	P			
	Preschool	S					S	S	S	P		P	P	P	S		P	P	P	P			
Education	Business school									S		P	P	P			P	P					
	College or university									P		P	P	S			P	P	P	P			
	School, public or private	S	S	S	S		S	S	S	P		P	P				P	P	P	P			
	Trade school											P				P	P	P	P	P			
Government	Detention facility																P						
	Emergency response facility									P		P	P			P	P	P					
	Maintenance, storage, and distribution facility														P	P	P						
	Police substation											P	P	P	P	P	P	P	P				
	Post office									P		P	P				P						

Use Category	Use Type	Zoning Districts																		Additional Regulations (Sections)				
		Residential								Nonresidential								Form Based Code ²						
		RAG	R1	R2	R3	RTH	RM1	RM2	RMH	OI		C1	C2	C3	LC	M1	M2	GU	IMU		MUC	NMU	FBR	
Health Care	Hospital									P		P												
	Medical facility other than hospital									P		P	P	P	P					P	P	P		
Institutions	Religious institution	S	S	S	S		S	S	S	P		P	P	P	S				P	P	P	S		
	Congregate personal care home									P			P							P				
	Alternative/post incarceration facility											S						P						
	Rehabilitation facility											P	P ¹					P	P					
	All other uses									P		P	P						P	P				
Parks and Open Space	Cemetery, columbarium, mausoleum	S								P		P	P	P				P	P	P			4-3.2(A)	
	Community Garden	P	S	S	S	S	S	S	S	P		P	P	S	P	P		P	P	P	P	P		
	Golf course	S	S									P						P	P	P				
	Park	P	P	P	P	P	P	P	P	P		P	P	P	P			P	P	P	P	P		
Transportation Terminals	Airport/heliport/landing strip																P	P						
	All other uses											P				P	P		P					
Utilities	Communication tower, freestanding	S								S		P	S			P	P	P	P				4-3.2(B)	
	Communication tower on existing structure									P		P	P	P	P	P	P	P	P	P	P		4-3.2(B)	
	Utility, major	S	S	S	S	S	S	S	S			P				P	P	P	P	P	P	S		
	Utility, minor	S	S	S	S	S	S	S	S			P	P			P	P	P	P	P	P	S		
Commercial Uses																								
Eating Establishments	Brewpub											P	P	P					P	P	P			
	Drive-in restaurant											P												
	Restaurant with drive-through window											P	P						P	P	S			
	Restaurant with indoor and outdoor seating and/or food service areas											P	P	P	S				P	P	P			
	Restaurant with indoor seating only									S		P	P	P	S				P	P	P			
	Restaurant with no seating											P	P	P					P	P	P			
Offices	All uses									P		P	P	P	S			P	P	P				
Outdoor Entertainment	All uses											P	S ¹	S					P	P				
Parking, Commercial	Parking lot									P		P	P	P				P		P	S			
	Parking structure									S		P	P	P				P	P	P	S			

Use Category	Use Type	Zoning Districts																Additional Regulations (Sections)					
		Residential								Nonresidential									Form Based Code ²				
		RAG	R1	R2	R3	RTH	RM1	RM2	RMH	OI		C1	C2	C3	LC	M1	M2		GU	IMU	MUC	NMU	FBR
Retail Sales and Service	Animal shelter and adoption service														P	P	P						
	Automobile parts store										P	P							P	P	P		
	Bank, financial institution, ATM								S		P	P	P	S	P				P	P	P		
	Bar, nightclub										P	P	P						P	P	P		
	Barber shop, beauty shop								P		P	P	P	P					P	P	P		
	Casino or gambling establishment										P												4-3.3(C)
	Civic club								P			P	P						P	P			
	Convenience store										P	P							P	P	S		4-3.3(A)
	Convention and exhibition facility										P		S				P		P				
	Event venue	S									P	P	P						P	P	P		
	Farmers' market	S									P	P	P	S					P	P	S		
	Flea market										P				P								
	Fortune telling										P												
	Funeral home, mortuary								P			P							P	P	P		
	Grocery store										P	P							P	P	P		
	Health club, spa								P		P	P	P						P	P	P		
	Indoor entertainment facility, general								S		P	P	S						P	P	P		
	Kennel, pet boarding										P	P					P		P	P			
	Landscape nursery										P				P								
	Liquor store										P	P ¹							P	P			
	Photography, art, dance studio or gallery								P			P	P	S					P	P	P	S	
	Personal services, all other								S		P	P ¹	P ³	S ³					P ³	P ³	P ³		
	Pet grooming, indoor only								S			P	S							P	P		
	Prefabricated building display and sales										P				P				P	S			
	Retail sales and services, all other										P	P ¹	P ³	S ³	P	P			P ³	P ³	P ³		
	Retail tenant exceeding 35,000 square feet										P	S							P	P			6-6.2
Sexually oriented business										P				P	P							4-3.3(E)	
Shopping center exceeding 50,000 square feet										P	P							P	P			6-6.2	
Tattoo and body piercing establishment										P													
Vape Shop											S ⁵	S ⁵											

		Veterinary clinic or hospital								P									P									P	P				
Use Category	Use Type	Zoning Districts																				Additional Regulations (Sections)											
		Residential								Nonresidential								Form Based Code ²															
		RAG	R1	R2	R3	RTH	RM1	RM2	RMH	OI		C1	C2	C3	LC	M1	M2	GU	IMU	MUC	NMU		FBR										
Self-Service Storage	All Uses											P	S			P	P		P					6-6.2									
Vehicle Sales and Services	Automobile rental											P	P ¹			P			P	S				4-3.3(F)									
	Automobile sales											P	P ¹			P			P	S				4-3.3(F)									
	Automobile repair											P	S ¹			P			P	S				4-3.3(A & F)									
	Automobile service											P	P ¹						P	P	S			4-3.3(A & F)									
	Automobile wash and detailing											P	P ¹						P	S	S												
	Boat/ recreational vehicle rental & sales											P				P			P	S													
	Taxicab service											P					P																
	Tire sales and installation											P	P ¹			P			P	P	P												
	Towing service															P	P																
	Truck and trailer rental and sales											P				P			P	S													
Visitor Accommodations	Campground											S																					
	Hotel or motel									S		P	P	P					P	P	S												
	Recreational vehicle park											S												4-3.3(D)									
	Short-term rental unit	S	S	S	S	S	S	S	S	P		P	P	P					P	P	P	S		4-3.5									
Service and Industrial Uses																																	
Agricultural Operations	Farm winery	S										S	S ¹			p	p				S	S											
	Riding stable/academy	P										S	P ¹			P	P							4-3.4(A)									
	All other uses	P	S	S	S				S			S	S ¹			P	P							4-3.4(A)									
Industrial Services	Contractor's office with on-site storage/fabrication									S		P				P	P		P	P	S												
	Data Center																S																
	Truckstop or travel plaza											P				P	P																
	All other uses											P				P	P																
Manufacturing and Production	Artisan production establishment									S		P		S		P	P		P														
	Brewery, distillery												P	S		P			P														
	Heavy manufacturing															P																	



Where Georgia comes together.

Application # TEXT- 0042-2026

Application for Text Amendment

Contact Community Development (478) 988-2720

Applicant Information

*Indicates Required Field

	Applicant
*Name	Joe Duffy for the City of Perry
*Title	Community Development Director
*Address	741 Main Street, Perry, GA 31069
*Phone	478-988-2714
*Email	joe.duffy@perry-ga.gov

Request

*Please provide a summary of the proposed text amendment:

Amendment to Section 1-13, Definitions., to define a “Vape shop.”

Amendment to Section 4-3.3, Standards for specific uses (Commercial uses), to establish regulations regarding the standards required of new vape shops.

Amendment to Section 4-1.2, Table of Uses., to establish guidelines for consideration of new vape shops across zoning districts by Special Exception.

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  Joe Duffy, Director of Community Development, for the City of Perry	*Date 1/16/2026
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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.

The prevalence of Vape shops across the United States, and related nuisances associated with public health, lighting, and perceived criminal activity warrant local guidelines be defined and considered for adoption.

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

Community feedback received by the Community Development department has consistently indicated local controls should be considered with regard to Vape shops.

(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.

This amendment is designed to ensure responsible stewardship, regarding the proposal of new vape shops across the City of Perry.

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

The amendment will result 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, although is likely to improve overall community health by limiting the proliferation of vape shops.

Amendment to Section 1-13, Definitions.

Addition of new definition for “Vape shop.”

Vape shop.

A commercial retail establishment where thirty (30) percent or more of the gross retail inventory, display space or sales revenue is comprised of electronic cigarette (e-cigarette) products, vape products, vaporizers, liquids (e-liquids), cartridges, accessories, and/or related paraphernalia. Vape products include any device that can be used to deliver aerosolized or vaporized substances – including but not limited to nicotine, Tetrahydrocannabinol (THC), or other psychoactive compounds – to the user's respiratory system; including e-cigarettes, e-cigars, e-pipes, vape pens, and other similar devices. This definition excludes establishments primarily engaged in the sale of general consumer goods or convenience items, where vape products and/or related paraphernalia make up less than thirty (30) percent of inventory, display space, or sales revenue.

Amendment to Section 4-3, Standards for specific uses

Addition of new Subsection 4-3.3(G) *Vape shop*.

(G) *Vape shop*. Within the districts permitting vape shops, the following requirements shall apply:

1. They shall not sell such products to persons under 21 years of age.
2. They shall not be located within 2,000 linear feet of a child day care center, or a public, private, or parochial school.
3. They shall not be located within 2,000 linear feet of another existing vape shop.
4. There shall not be more than one (1) vape shop located in the City of Perry for every 10,000 residents, utilizing the most recently available United States Census Bureau or American Community Survey (ACS) data – whichever is lower.
5. The windows of such establishments shall not be smoked or mirrored, and shall be see through.
6. They shall not provide a drive-through service.
7. They shall comply with all applicable provisions of the established sign ordinance (LMO Section 6-9. Sign Standards). All signage associated with this use must conform to the size, placement, illumination, and design standards contained therein, and must be appropriately permitted prior to installation or modification as required by LMO Section 6-9.
8. They shall comply with all applicable requirements and restrictions permissible by State of Georgia General Assembly Statutes pertaining to the retail sale of tobacco products, nicotine vapor products, alternative nicotine products, and/or hemp and THC products.

Amendment to Section 4-1.2, Table of Uses.

Addition to Table 4-1.1, to include “*Vape shop*” within the following use categories:

- Commercial Uses, Retail Sales and Service, Nonresidential:
 - C-1 – by Special Exception
 - C-2 – by Special Exception

Table 4-1.1: Table of Uses

Key: "P" = Permitted Use; "S" = Special Exception Use; Blank Cell = Prohibited Use

Use Category	Use Type	Zoning Districts																				Additional Regulations (Sections)	
		Residential								Nonresidential								Form Based Code ²					
		RAG	R1	R2	R3	RTH	RM1	RM2	RMH	OI		C1	C2	C3	LC	M1	M2	GU	IMU	MUC	NMU		FBR
Residential Uses																							
Household Living	Single Family dwelling, detached	P	P	P	P		P		P	P			P		P					S	P	P	
	Single Family dwelling, attached		P ⁴	P ⁴	P ⁴	P							P ⁴	P					P	P	P	P	4-3.1(A)
	Two Family dwelling						P	P		P			P		P				P	P	P	P	
	Multi-family dwelling < 7 units						P	P		P		P	P	P	P				P	P	P	P	
	Multi-family dwelling > 6 units							S				S	S	S					P	S	S		
	Manufactured home	P							P														
	Manufactured home park								P														4-3.1(B)
	Manufactured home subdivision								P														
	Dwelling in a commercial building									P		P	P	P	P	P	P		P	P	P		4-3.1(C)
Group Living	Family personal care home	P	P	P	P		P	P	P			P		P					P	P	P		
	Boarding house										P	P ¹											
	All other uses						S	S	P		P	P					P	P	P			4-4.3(D)	
Accessory Use	Residential Business	S	S	S	S	S	S	S	P		P	P	P	P				P	P	P	S	4-4.3(D)	
Public and Institutional Uses																							
Community Service	All Uses	S	S	S	S		S	S	S	P		P	P	P	P			P	P	P	P	S	
Day Care	Child learning center (19+ persons)	S					S	S	S	P			P					P	P	P			
	Group daycare home (7-18 persons)	S					S	S	S	P			P		P			P	P	P			
	Preschool	S					S	S	S	P		P	P	P	S			P	P	P	P		
Education	Business school								S		P	P	P				P	P					
	College or university								P		P	P	S				P	P	P	P			
	School, public or private	S	S	S	S		S	S	S	P		P	P				P	P	P	P			
	Trade school										P				P	P	P	P	P	P			
Government	Detention facility																P						
	Emergency response facility								P		P	P			P	P	P	P					
	Maintenance, storage, and distribution facility														P	P	P						
	Police substation										P	P	P	P	P	P	P	P	P				
	Post office								P		P	P					P						

Use Category	Use Type	Zoning Districts																				Additional Regulations (Sections)	
		Residential								Nonresidential								Form Based Code ²					
		RAG	R1	R2	R3	RTH	RM1	RM2	RMH	OI		C1	C2	C3	LC	M1	M2	GU	IMU	MUC	NMU		FBR
Health Care	Hospital									P		P											
	Medical facility other than hospital									P		P	P	P	P				P	P	P		
Institutions	Religious institution	S	S	S	S		S	S	S	P		P	P	P	S				P	P	P	S	
	Congregate personal care home									P			P							P			
	Alternative/post incarceration facility											S						P					
	Rehabilitation facility											P	P ¹					P	P				
	All other uses									P		P	P						P	P			
Parks and Open Space	Cemetery, columbarium, mausoleum	S								P		P	P	P				P	P	P			4-3.2(A)
	Community Garden	P	S	S	S	S	S	S	S	P		P	P	S	P	P		P	P	P	P	P	
	Golf course	S	S									P						P	P	P			
	Park	P	P	P	P	P	P	P	P	P		P	P	P	P			P	P	P	P	P	
Transportation Terminals	Airport/heliport/landing strip																P	P					
	All other uses											P				P	P		P				
Utilities	Communication tower, freestanding	S								S		P	S			P	P	P	P				4-3.2(B)
	Communication tower on existing structure									P		P	P	P	P	P	P	P	P	P	P		4-3.2(B)
	Utility, major	S	S	S	S	S	S	S	S			P				P	P	P	P	P	P	S	
	Utility, minor	S	S	S	S	S	S	S	S			P	P			P	P	P	P	P	P	S	
Commercial Uses																							
Eating Establishments	Brewpub											P	P	P					P	P	P		
	Drive-in restaurant											P											
	Restaurant with drive-through window											P	P						P	P	S		
	Restaurant with indoor and outdoor seating and/or food service areas											P	P	P	S				P	P	P		
	Restaurant with indoor seating only									S		P	P	P	S				P	P	P		
Restaurant with no seating											P	P	P					P	P	P			
Offices	All uses									P		P	P	P	S			P	P	P			
Outdoor Entertainment	All uses											P	S ¹	S					P	P			
Parking, Commercial	Parking lot									P		P	P	P				P		P	S		
	Parking structure									S		P	P	P				P	P	P	S		

Use Category	Use Type	Zoning Districts																Additional Regulations (Sections)					
		Residential								Nonresidential									Form Based Code ²				
		RAG	R1	R2	R3	RTH	RM1	RM2	RMH	OI		C1	C2	C3	LC	M1	M2		GU	IMU	MUC	NMU	FBR
Retail Sales and Service	Animal shelter and adoption service														P	P	P						
	Automobile parts store										P	P							P	P	P		
	Bank, financial institution, ATM									S	P	P	P	S	P				P	P	P		
	Bar, nightclub										P	P	P						P	P	P		
	Barber shop, beauty shop									P	P	P	P	P					P	P	P		
	Casino or gambling establishment											P											4-3.3(C)
	Civic club									P		P	P						P	P			
	Convenience store											P	P						P	P	S		4-3.3(A)
	Convention and exhibition facility											P		S				P	P				
	Event venue	S										P	P	P					P	P	P		
	Farmers' market	S										P	P	P	S				P	P	S		
	Flea market											P				P							
	Fortune telling											P											
	Funeral home, mortuary									P			P						P	P	P		
	Grocery store											P	P						P	P	P		
	Health club, spa									P		P	P	P					P	P	P		
	Indoor entertainment facility, general									S		P	P	S					P	P	P		
	Kennel, pet boarding											P	P					P	P	P			
	Landscape nursery											P				P							
	Liquor store											P	p ¹						P	P			
	Photography, art, dance studio or gallery									P			P	P	S				P	P	P	S	
	Personal services, all other									S		P	p ¹	p ³	S ³				p ³	p ³	p ³		
	Pet grooming, indoor only									S			P	S						P	P		
	Prefabricated building display and sales											P				P			P	S			
Retail sales and services, all other											P	p ¹	p ³	S ³	P	P		p ³	p ³	p ³			
Retail tenant exceeding 35,000 square feet											P	S						P	P			6-6.2	
Sexually oriented business											P				P	P						4-3.3(E)	
Shopping center exceeding 50,000 square feet											P	P						P	P			6-6.2	
Tattoo and body piercing establishment											P												
Vape shop											S	S											
Veterinary clinic or hospital									P			P							P	P			

Use Category	Use Type	Zoning Districts																Additional Regulations (Sections)					
		Residential								Nonresidential							Form Based Code ²						
		RAG	R1	R2	R3	RTH	RM1	RM2	RMH	OI		C1	C2	C3	LC	M1	M2		GU	IMU	MUC	NMU	FBR
Self-Service Storage	All Uses											P	S			P	P		P				6-6.2
Vehicle Sales and Services	Automobile rental											P	P ¹			P			P	S			4-3.3(F)
	Automobile sales											P	P ¹			P			P	S			4-3.3(F)
	Automobile repair											P	S ¹			P			P	S			4-3.3(A & F)
	Automobile service											P	P ¹						P	P	S		4-3.3(A & F)
	Automobile wash and detailing											P	P ¹						P	S	S		
	Boat/ recreational vehicle rental & sales												P				P			P	S		
	Taxicab service												P					P					
	Tire sales and installation												P	P ¹			P			P	P	P	
	Towing service																P	P					
	Truck and trailer rental and sales												P				P			P	S		
Visitor Accommodations	Campground											S											
	Hotel or motel									S		P	P	P					P	P	S		
	Recreational vehicle park											S											4-3.3(D)
	Short-term rental unit	S	S	S	S	S	S	S	S	P		P	P	P					P	P	P	S	4-3.5
Service and Industrial Uses																							
Agricultural Operations	Farm winery	S										S	S ¹			p	p				S	S	
	Riding stable/academy	P										S	P ¹			P	P						4-3.4(A)
	All other uses	P	S	S	S				S			S	S ¹			P	P						4-3.4(A)
Industrial Services	Contractor's office with on-site storage/fabrication									S		P				P	P		P	P	S		
	Data Center																S						
	Truckstop or travel plaza											P				P	P						
	All other uses											P				P	P						
Manufacturing and Production	Artisan production establishment									S		P		S		P	P		P				
	Brewery, distillery												P	S		P			P				
	Heavy manufacturing																P						
	Light manufacturing, general											P				P	P		P				
Mining Operations	All uses															S							

Use Category	Use Type	Zoning Districts																Additional Regulations (Sections)					
		Residential								Nonresidential						Form Based Code ²							
		RAG	R1	R2	R3	RTH	RM1	RM2	RMH	OI		C1	C2	C3	LC	M1	M2		GU	IMU	MUC	NMU	FBR
Research and Development	R & D with outdoor storage															P	P						6-3.7(A)
	R & D with no outdoor storage									P			P			P	P			P	P		
Testing Laboratory	Testing Lab with outdoor storage															P	P						6-3.7(A)
	Testing Lab with no outdoor storage									P			P			P	P			P	P		
Warehouse and Freight Movement	Outdoor storage lot											P				P	P		P	S			6-3.7(A)
	Truck or freight terminal											P				P	P		P				
	Warehouse															P	P						
Waste Services	Junk yard																S						6-3.7(A)
	Recycling drop-off center															P	P	P					
	Waste disposal or treatment operation															S	S	P					
Wholesale Sales	All uses															P	P		P				

1 – These uses are not permitted in the Downtown Development Overlay District. For "Personal services, all other" and "Retail sales and services, all other", the limitation applies only to massage parlors that are not part of a "health club/spa" or "medical facility other than hospital" and tattoo establishments.

2 – Uses in the Form Based Code districts are subject to standards of the Form Based Code in Appendix A of this chapter.

3 – Massage parlors that are not part of a "health club/spa" or "medical facility other than hospital" and tattoo establishments are not permitted.

4 – Townhouses are permitted only within the Downtown Development Overlay District within these base zoning districts.

