



Where Georgia comes together.

Planning Commission Work Session Agenda

Monday, March 23, 2026 – 5:30pm

Community Development Office, 741 Main Street, Perry

1. Call to Order
2. Roll Call
3. Citizens with Input
4. Old Business
 - a. Continued discussion of proposed text amendment for non-residential district sign standards
 - b. Interstate Corridor Overlay District (IC) - Sign Standards, Table 6-9-2
 - c. Vape Shops
5. New Business
 - a. Proposed text amendment for Commercial Air Tours
6. Chairman Item(s)
 - a. Density requirements
7. Other Business
 - a. Review items for April 13, 2026, informational/public hearings
 - b. Update on City Council zoning decisions
8. Adjournment

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

(478) 988-2720

<https://www.perry-ga.gov/business-services/community-development/planning-commission>

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) 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.

Table 6-9-2. Standards for Ground Signs in Nonresidential Zoning and Overlay Districts

Zoning and Overlay District	Sign Type	Maximum Square Feet per Sign Face			Maximum Number per Lot	Maximum Height (feet)	Illumination Allowed
		Not based on lot size	Lot size > 3 acres	Lot size 3 acres or less			
C-1, C-2 M-1, M-2 IMU, MUC, GU	Ground-mounted Flag	48 total per pole	n/a	n/a	3 flagpoles	35	External only
Interstate Corridor Overlay (IC)	Monument; Monopole	n/a	100	75	2	100	Internal or External
	Ground-mounted Flag	Same as base zoning district					
Parkway Corridor Overlay (PC)	Monument	n/a	100	75	1 per street front	20	Internal or External

Table 6-9-2. Standards for Ground Signs in Nonresidential Zoning and Overlay Districts

Zoning and Overlay District	Sign Type	Maximum Square Feet per Sign Face			Maximum Number per Lot	Maximum Height (feet)	Illumination Allowed
		Not based on lot size	Lot size > 3 acres	Lot size 3 acres or less			
	Ground-mounted Flag	Same as base zoning district					
LC, OI, NMU, Neighborhood Commercial Corridor Overlay (NC)	Monument; Post and Arm	32	n/a	n/a	1 per street front	15	External only
	Ground-mounted Flag	48 total per pole	n/a	n/a	1 flagpole	35	

Table 6-9-2. Standards for Ground Signs in Nonresidential Zoning and Overlay Districts

Zoning and Overlay District	Sign Type	Maximum Square Feet per Sign Face			Maximum Number per Lot	Maximum Height (feet)	Illumination Allowed
		Not based on lot size	Lot size > 3 acres	Lot size 3 acres or less			
C-3, Downtown Development Overlay (DD), Downtown Historic Preservation Overlay (HP)	Monument; Post and Arm	32 for Monument; 12 for Post and Arm	n/a	n/a	1 per street front	10	External; Internal by COA only*
	A-frame**	6	n/a	n/a	1 per tenant	4	Not allowed
	Ground-mounted Flag	48 total per pole	n/a	n/a	1 flagpole	35	External only

All ground signs and flags shall be set back at least 10 feet from the property lines.

* Certificates of appropriateness must be reviewed by the Main Street Advisory Board and issued by the administrator.

Table 6-9-2. Standards for Ground Signs in Nonresidential Zoning and Overlay Districts

Zoning and Overlay District	Sign Type	Maximum Square Feet per Sign Face			Maximum Number per Lot	Maximum Height (feet)	Illumination Allowed
		Not based on lot size	Lot size > 3 acres	Lot size 3 acres or less			

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

Sample definition:

Vape shop.

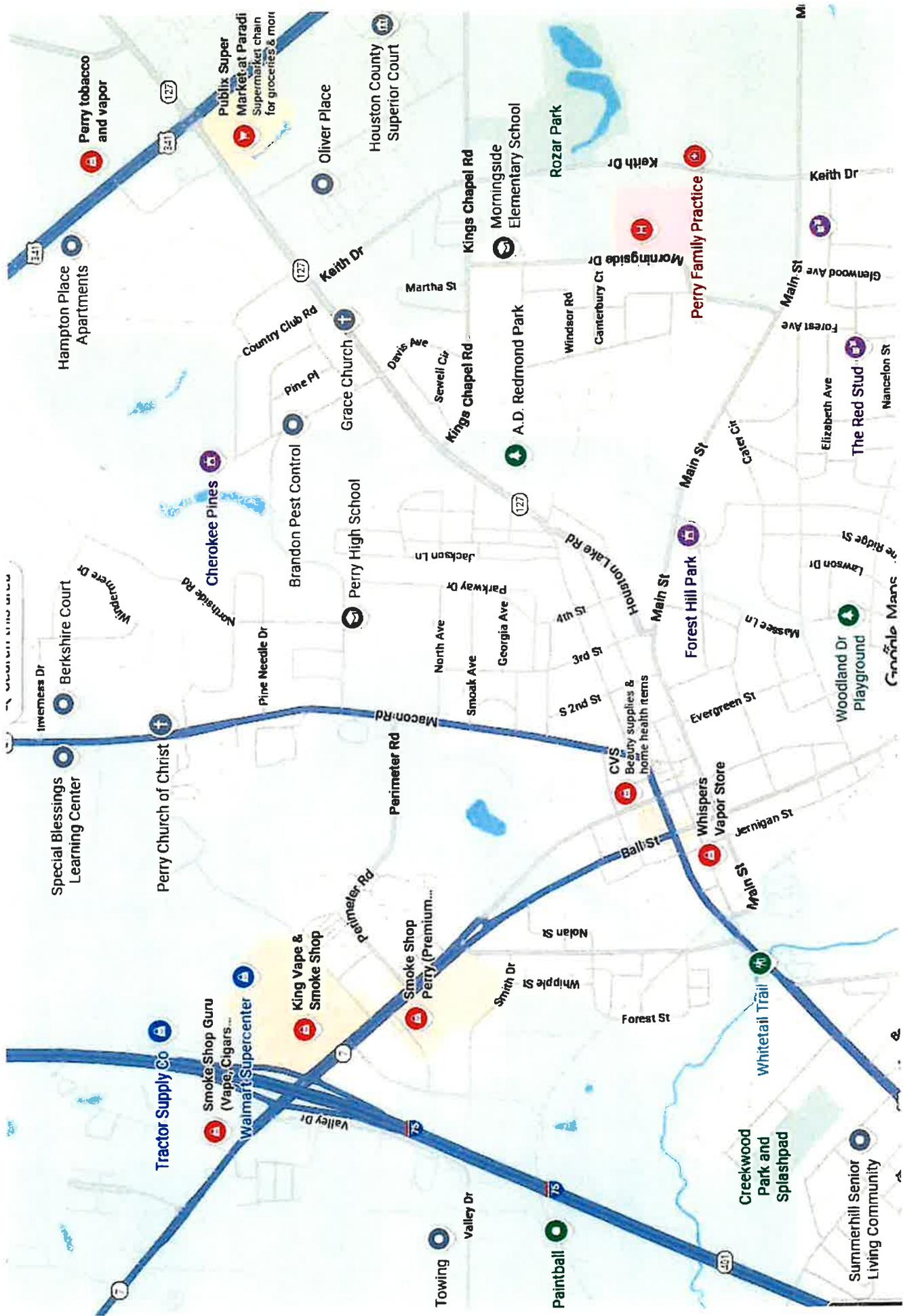
A commercial retail establishment where fifty (50) percent or more of the gross retail inventory, display space or sales revenue is comprised of electronic cigarette (e-cigarette) products, vape products, vaporizers, liquids (e-liquids), cartridges, accessories, or related paraphernalia. Vape products include any device that can be used to deliver aerosolized or vaporized substances 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 make up less than fifty (50) percent of inventory, display space, or sales revenue.

Proposed core regulations:

Establishments involved in the retail sale of vape products intended for smoking are subject to the following limitations:

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 four (4) vape shops located in the City of Perry for every 40,000 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 contained in [reference any applicable state laws] pertaining to the retail sale of tobacco products, nicotine vapor products, alternative nicotine products, and/or hemp products.

***The last point would be that as a commercial retail business, this use should be identified and placed in the Table of Uses as permissible in C-1, C-2, and C-3 districts by Special Exception only, so as to allow for further case-by-case consideration.**



Perry tobacco and vapor

Special Blessings Learning Center

Tractor Supply Co

Walmart Supercenter

King Vape & Smoke Shop

Smoke Shop Perry (Premium...)

Perry High School

Houston County Superior Court

Towing

Paintball

Morningside Elementary School

A.D. Redmond Park

CVS Beauty supplies & home health items

Whispers Vapor Store

Perry Family Practice

Creekwood Park and Splashpad

Whitetail Trail

Summerhill Senior Living Community

Woodland Dr Playground

The Red Stud

Keith Dr

ARTICLE 3. - ESTABLISHMENT OF ZONING DISTRICTS

Sec. 3-2. - District descriptions.

(D) *Overlay zoning districts. Overlay zoning districts provide additional regulations or restrictions on the based zoning districts over which they may be laid.*

IC, Interstate corridor overlay district. This district is composed of lands adjacent to Interstate 75 (I-75). The new requirements are intended to regulate the placement of outdoor advertising signs along 1-75.

Proposed addition to Section 6-9.6. Nonresidential district sign standards.

- (A) *Ground signs in nonresidential districts. Ground signs permitted in the nonresidential base zoning districts, and the PC, DD, and NC overlay districts shall comply with the provisions in Table 6-9-2.*

Table 6-9-2. Standards for Ground Signs in Nonresidential Zoning and Overlay Districts

Zoning and Overlay District	Sign Type	Maximum Square Feet per Sign Face		Maximum Number per Lot	Maximum Height (feet)	Illumination Allowed	
		Not based on lot size	Lot size > 3 acres				
	Monument; Monopole	n/a	100	75	2	20	Internal or External

Add the following to Article 1 Sec 13 Definitions:

Commercial Air Tour means any flight conducted as a nonstop passenger-carrying flight in an airplane, powered-lift, or rotorcraft for compensation or hire where the flights begin and end at the same airport and are conducted within a 25-statute mile radius of that airport.

Commercial Air Tour Operator means any person conducting nonstop passenger-carrying flights in an airplane, powered-lift, or rotorcraft for compensation or hire where the flights begin and end at the same airport and are conducted within a 25-statute mile radius of that airport.

Add the highlighted portion to Article 4 Sec. 4-2.4

(E) *Retail sales and service.*

- (c) *Entertainment-oriented.* Bars and nightclubs, casinos or gambling establishments, indoor continuous entertainment activities such as bowling alleys, game arcades, pool halls, indoor firing ranges, cinemas, concert halls, and theaters, sexually oriented businesses, sports and concert arenas, convention and exhibition hall, lodges, civic clubs, event venues, and **commercial air tours.**

Add the following to Article 4 Sec 4-3.3 Standards for commercial uses

(B) *Commercial Air Tour.* A person who establishes a commercial air tour operation as a SFBO (Special Fixed Base Operator) or GFBO (General Fixed Based Operator) within the city limits of the City of Perry must:

- (1) Apply for and receive an Occupational Tax Certificate from this municipality.
- (2) Begin and end all flights at the Perry-Houston County Airport.
- (3) Comply with all current Federal Aviation Administration (FAA) regulations, including but not limited to [14 CFR 91.147](#), Passenger-carrying flights for compensation or hire, and the FAA Reauthorization Act of 2024 ([H. R. 3935](#)).
- (4) Cease all operations between 12:00 am and 4:00 am to avoid becoming a nuisance to residents surrounding the Perry-Houston County Airport.

Add *Commercial Air Tour* as a permitted use in the M-2, General Industrial zoning district in Table 4-1.1: Table of Uses

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

Use Category	Use Type	Zoning Districts														Form Based Code 2				Additional Regulations (Sections)			
		Residential						Nonresidential								IMU	MUC	NMU	FBR				
		RAg	R1	R2	R3	RTH	RM1	RM2	RMH	OI	C1	C2	C3	LC	M1	M2	GU						
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												
	Civic club									P		P	P								P	P	
	Commercial air tour															P							
	Convenience store										P	P									P	P	S
	Convention and exhibition facility											P		S				P			P	P	S
	Event venue											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												
Liquor store											P	P1								P	P		
Photography, art, dance studio or gallery										P		P	P	S						P	P	S	
Personal services, all other										S		P	P1	P3	S3					P3	P3	P3	
Pet grooming, indoor only										S			P	S						P	S	P	
Prefabricated building display and sales											P				P								
Retail sales and services, all other											P	P1	P3	S3	P					P3	P3	P3	
Retail tenant exceeding 35,000 square feet											P	S			P					P	P		
Sexually oriented business											P				P					P	P		
Shopping center exceeding 50,000 square feet											P	P								P	P		
Tattoo and body piercing establishment																							
Veterinary clinic or hospital										P		P								P	P		

Use Category	Use Type	Zoning Districts													Form Based Code ²				Additional Regulations (Sections)						
		Residential						Nonresidential							IMU	MUC	NMU	FBR							
		RAg	R1	R2	R3	RTH	RM1	RM2	RMH	OI	C1	C2	C3	LC	M1	M2	GU								
Self-Service Storage	All Uses										P	S			P	P		P					6-6.2		
Vehicle Sales and Services	Automobile rental										P	P1			P			P	S				4-3.3(F)		
	Automobile sales										P	P1			P			P	S				4-3.3(F)		
	Automobile repair										P	S1			P			P	S				4-3.3(A & F)		
	Automobile service										P	P1						P	P	S			4-3.3(A & F)		
	Automobile wash and detailing										P								P	S					
	Boat/ recreational vehicle rental & sales										P					P			P	S					
Visitor Accommodations	Taxicab service										P					P									
	Tire sales and installation										P	P1			P			P	P	P					
	Towing service										P				P	P									
	Truck and trailer rental and sales										P							P	S						
Service and Industrial Uses	Campground										S														
	Hotel or motel									S	P	P	P					P	P	S				4-3.3(D)	
	Recreational vehicle park										S														
Agricultural Operations	Short-term rental unit	S	S	S	S	S	S	S	S	S	S	S						P	P	P	S			4-3.5	
	Farm winery	S									S	S1			P	P				S	S				
	Riding stable/academy	P									S	P1			P	P								4-3.4(A)	
Industrial Services	All other uses	P	S	S	S				S		S	S1			P	P								4-3.4(A)	
	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									
Manufacturing and Production	All other uses										P				P	P									
	Artisan production establishment									S	P		S		P	P				P	P				
	Brewery, distillery											P	S												
Mining Operations	Heavy manufacturing														P										
	Light manufacturing, general										P					P									
	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	P			P	P			6-3.7(A)	
	R & D with no outdoor storage											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								
Warehouse and Freight Movement	Outdoor storage lot										P				P	P							6-3.7(A)	
	Truck or freight terminal										P				P	P								
Waste Services	Warehouse														P	P								
	Junk yard															S								6-3.7(A)
Wholesale Sales	Recycling drop-off center														P	P	P							
	Waste disposal or treatment operation														S	S	P							
	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.