



Where Georgia comes together.

Planning Commission Work Session Agenda

Monday, August 25, 2025 – 5:30pm

Community Development Office, 741 Main Street, Perry

1. Call to Order
2. Roll Call
3. Citizens with Input
4. Capital Improvement Projects Update – Chad McMurrian – Engineering Services Manager
5. New Business
 - a. Downtown Development Authority proposed amendments to Table of Uses in C-3 district
 - b. Property Owner verification process on zoning applications
 - c. Discussion of Single-Family Residential Design Standards
6. Other Business
 - Review items for September 8, 2025, informational/public hearings
 - Update on City Council zoning decisions
7. 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>

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										S	P	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		
	Multi-family dwelling < 7 units						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	P	4-3.1(C)	
	Group Living	Family personal care home	P	P	P	P		P		P		P	P	P	P	P	P			P	P	P	P	
	Boarding house										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	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	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	P			
Education	Business school									S		P	P				P	P						
	College or university									P	P	P	P				P	P	P	P	P			
	School, public or private	S	S	S	S		S	S	S	P	P	P					P	P	P	P	P			
	Trade school										P						P	P	P	P	P			
Government	Detention facility																							
	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	P	P				
	Post office									P	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	P		
Institutions	Religious institution	S	S	S	S		S	S	S	P		P	P	P	S				P	P	P	P	S	
	Congregate personal care home									P			P							P				
	Alternative/post incarceration facility										S							P						
	Rehabilitation facility										P	P ¹							P					
	All other uses									P		P	P						P	P				
Parks and Open Space	Cemetery, columbarium, mausoleum	S								P		P	P	P					P	P	P			
	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					
	Communication tower on existing structure									P		P	P	P	P	P	P	P	P	P	P	P		
	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	P	S		
	Restaurant with indoor and outdoor seating and/or food service areas											P	P	P	S				P	P	P	P		
	Restaurant with indoor seating only									S		P	P	P	S				P	P	P	P		
	Restaurant with no seating																							
Offices	All uses									P		P	P	P	S			P	P	P	P			
Outdoor Entertainment	All uses												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	P	P		
	Automobile parts store										P	P						P	P	P	
	Bank, financial institution, ATM								S	P	P	P	P	S	P			P	P	P	
	Bar, nightclub									P	P	P	P					P	P	P	
	Barber shop, beauty shop								P	P	P	P	P	P				P	P	P	
	Casino or gambling establishment									P										P	
	Civic club									P	P	P	P					P	P		
	Convenience store										P	P						P	P	S	
	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			
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				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			
Sexually oriented business											P			P	P						
Shopping center exceeding 50,000 square feet											P	P					P	P			
Tattoo and body piercing establishment										P											
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	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																							
	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				P	P								
	Heavy manufacturing																							
	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			
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					
Waste Services	Warehouse														P	P							
	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	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.																							

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.