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Planning Commission Work Session Agenda

Monday, February 9, 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 amendments to Short-Term Rentals
 - b. Continued discussion of proposed text amendment for non-residential district sign standards
5. New Business
 - a. Vape shops
 - b. Interstate Corridor Overlay District (IC) - Sign Standards, Table 6-9-2
6. Chairman Item(s)
 - a. Density requirements
7. Other Business
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>

School Name	Address	Parcel Number(s)	Affected STRs	Police Data
Tucker Elementary School	1300 Tucker Rd	0P0450 008000	1 @ 2,000' - 603 Woodland Dr	415 Shoshone Cir - Caller wanted to speak with an officer to file a report about a fake police report that had been filed on them
Morningside Elementary School	1206 Morningside Dr #2926	0P0440 06B000	2 @ 2,000' - 1708 Kings Chapel Rd 1100 Kenwood Dr	1301 Forest Hill Dr (Commercial STR) - 07/26/25 - report of a missing juvenile; child was later located unharmed. 408 Haddenham CT - Caller wanted officers to check the area due to a suspicious vehicle; unfounded report.
Langston Road Elementary	315 Langston Rd	0P0610 035000		
Perry High School	1307 North Ave	0P0420 002000	2 @ 500' and 1000' - 1614 Marshall Circle 1318 North Ave	
		0P0420 003000	3 @ 2,000' - 1614 Marshall Circle 1318 North Ave 1105 Sunset Ave	
		0P0420 004000		
		0P0420 03A000		
		0P0420 03B000		
		0P0420 03C000		
		0P0420 03D000		
		0P0420 03E000		
The Westfield School	2005 S Hwy 41	0P0340 015000		
Perry Middle School	495 Perry Pkwy	0P41A0 019000		
Kings Chapel Elementary School	460 Arena Rd (460 Kings Chapel Rd)	001080 013000		
Mossy Creek Middle School	200 Danny Carpenter Dr	0P0610 004000	1 @ 2,000' - 204 Amherst Street	
Matt Arthur Elementary School	2500 Hwy 127, Kathleen, GA 31047	0P0490 016000		
Total Affected: @ 500' - 2 STRs @ 1000' - 2 STRs @ 2000' - 7 STRs				

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.

Sample definition:

Vape shop.

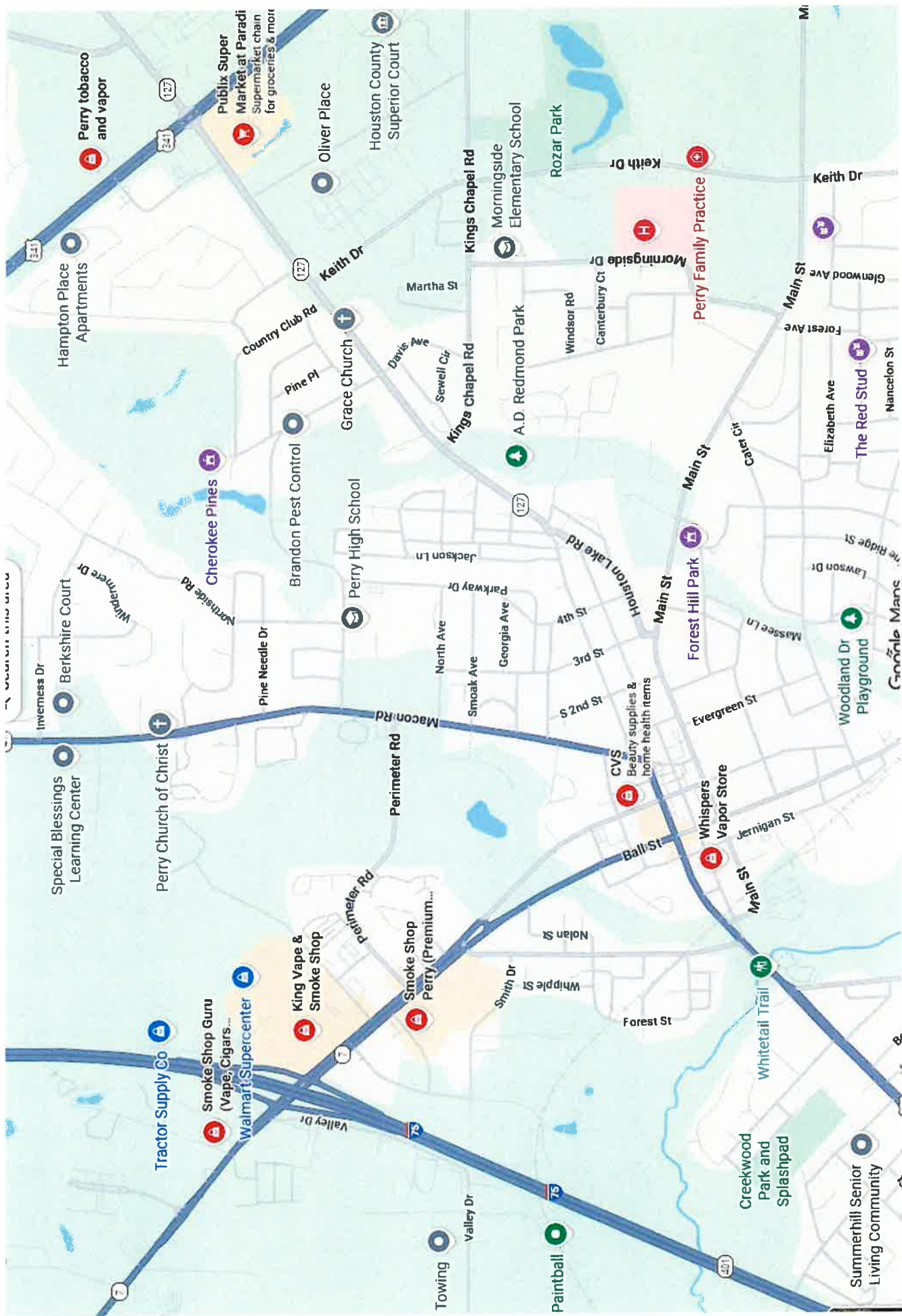
A commercial retail establishment where fifty (50) percent or more of the gross retail inventory, display space or sales revenue is comprised of electronic cigarette (e-cigarette) products, vape products, vaporizers, liquids (e-liquids), cartridges, accessories, or related paraphernalia. Vape products 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 permittable in C-1, C-2, and C-3 districts by Special Exception only, so as to allow for further case-by-case consideration.



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 I-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)
		Not based on lot size	Lot size > 3 acres	Lot size 3 acres or less		
	Monument; Monopole	n/a	100	75	2	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			
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	

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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.**