



Where Georgia comes together.

Application # TEXT 0033-2026

## Application for Text Amendment

Contact Community Development (478) 988-2720

### Applicant Information

\*Indicates Required Field

Applicant	
*Name	Emily Carson for the City of Perry
*Title	Community Planner
*Address	741 Main Street, Perry, GA 31069
*Phone	478-988-2702
*Email	emily.carson@perry-ga.gov

### Request

\*Please provide a summary of the proposed text amendment:

Addition of a definition, use description, and use standards for Commercial Air Tours; update to the Table of Uses to add Commercial Air Tours as a permitted use in the M-2, General Industrial District

### 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	<i>Emily J. Carson</i> Emily Carson, Community Planner	*Date	03/09/2026
------------	---	-------	------------

## **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.**

At the time the current text was adopted, there was no known need for an ordinance that defined or regulated the proposed use. Current business license applications prompted staff to review whether proper ordinances were necessary to ensure the overall health, safety, and well-being of residents.

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

As Perry continues to grow, diverse business offerings will continue to be established. The city has a history of being proactive in such cases to maintain the current standard of living through reasonable regulatory efforts. Asking parties who are interested in establishing businesses, like the proposed use, to abide by the proposed standards is the best way to ensure this and all future commercial air tour operators are governed equitably.

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

The amendment is consistent with and directly addresses the stated purposes of promoting diverse economic development opportunities throughout the city. The pending business license is the first known commercial flight tour operation since the Land Management Ordinance has been adopted, and it is proposed to be limited to the M-2 zoning designation, within the Airport Overlay District. This will ensure that all Federal Aviation Administration requirements are followed and enforced during the operation of such flights.

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

The amendment will establish standards where none currently exist, resulting in a more orderly development pattern for this type of use.

**(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.