



Historic Downtown Perry
Northside Drive Area

Small Area Plan

August 27, 2025

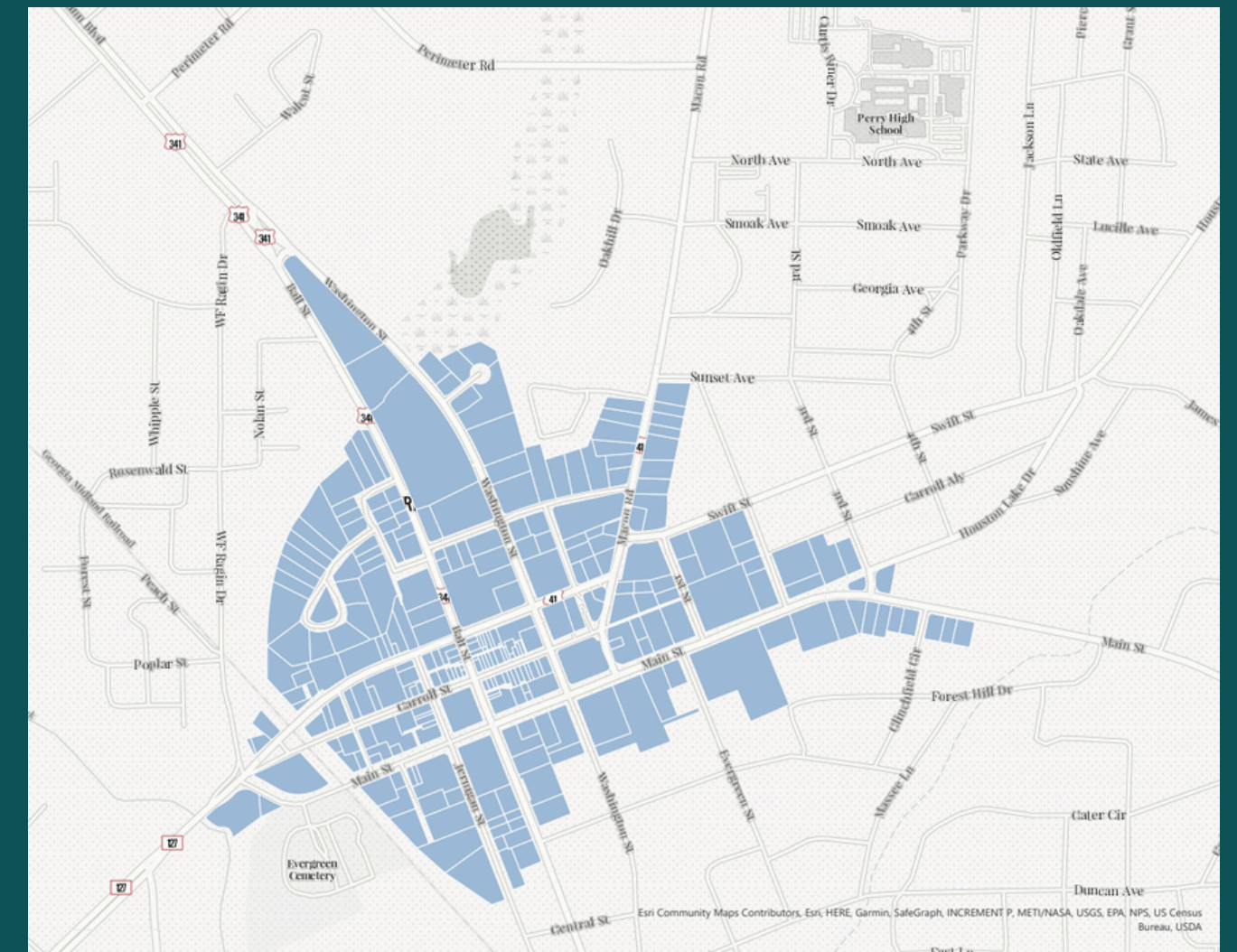


ABOUT PERRY

City of Perry founded in 1824

Population: Approx. 26,000

Main Street Program founded
in 2014



ABOUT PERRY - WHERE GEORGIA COMES TOGETHER

POPULATION	MEDIAN AGE	MEDIAN HOME VALUE
26,000	37.6	\$274,542
MEDIAN INCOME	AVERAGE INCOME	MEDIAN DISPOSABLE INCOME
\$76,600	\$89,336	\$65,294
MIDDLE GEORGIA AIRPORT	ATLANTA AIRPORT	SAVANNAH AIRPORT
20 Miles	99 Miles	166 Miles



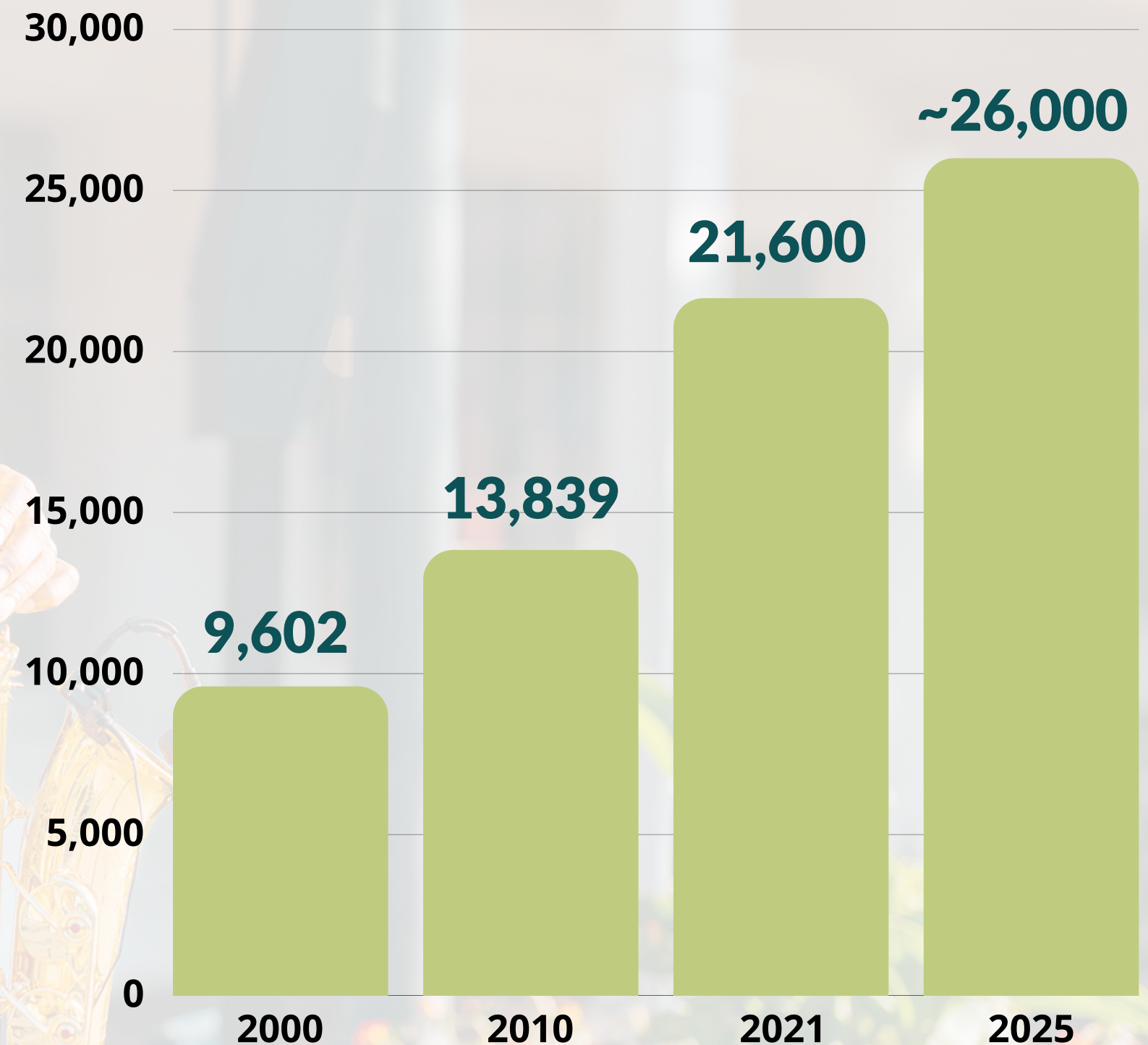
GROWING POPULATION

~170%

**increase in Perry's
population since 2000.**

Perry is the **#1 fastest growing
city in Georgia** over the last 3
years and **#47 nationally.**

*2023 US Census Estimate

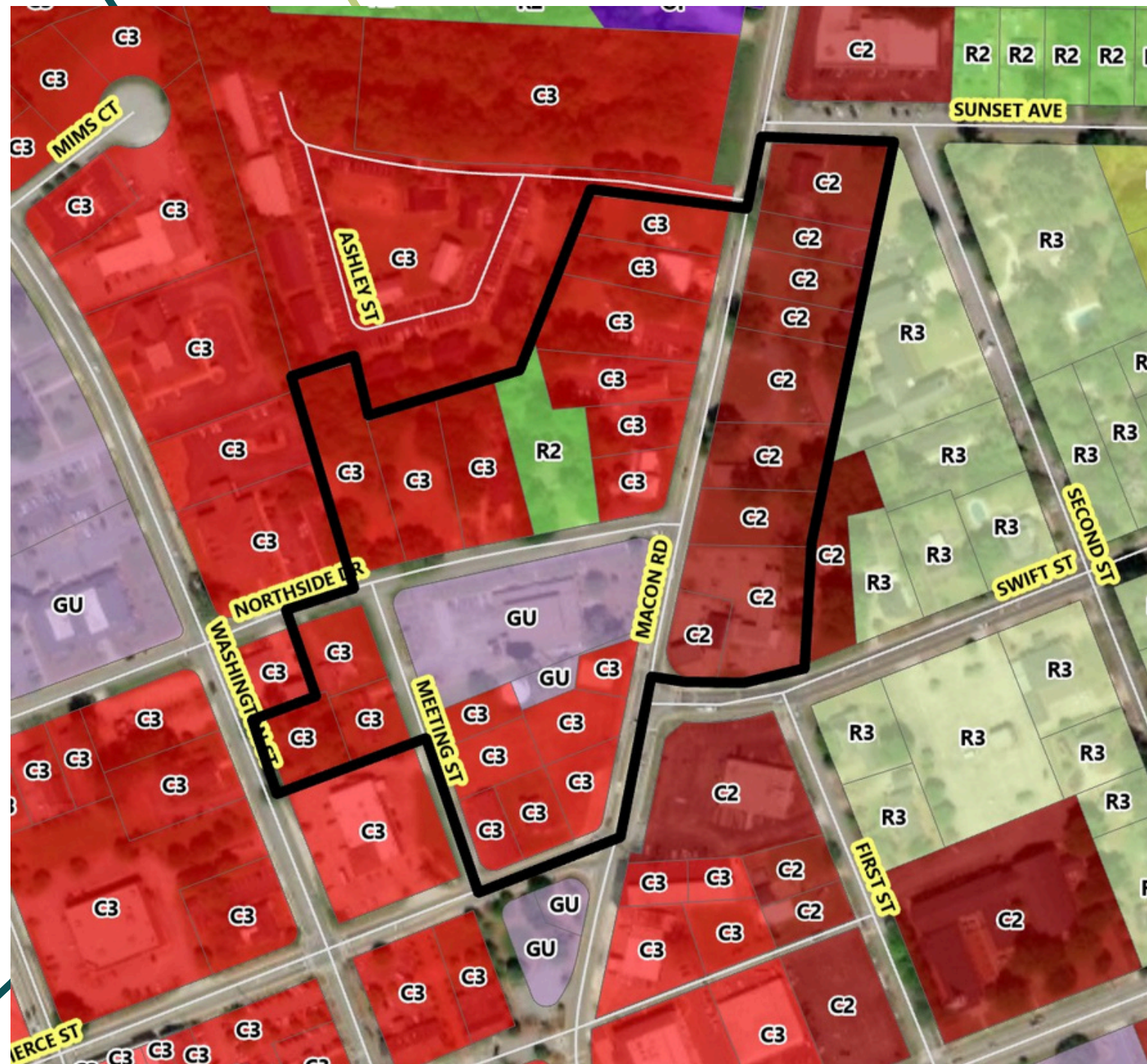


What is a small-area plan?

- A **small area plan** is a plan of development for multiple properties that guides land use, urban design, and capital improvements at a high level of detail within a specific area.
- This study and plan was done alongside **property owners** and **board members** to ensure that investment goals of property owners in Downtown Perry are considered and incorporated into **a cohesive plan** that aligns with the **strategic vision for Perry as future development is predicted.**

Zoning & Land Use

Current Zoning



Existing Land Use



Focus Areas of Discussion

- Connectivity & Walkability
- Public Spaces & Beautification
- Extending the Downtown Experience
- Design & Character





Stakeholder Meeting & Board Key Takeaways

- What makes Downtown Perry special?
- How can that special feeling/attributes be extended to Northside Drive corridor?
- Belongingness of businesses in Northside Drive area

- Activation of Meeting Street corridor
- Focus on community greenspace
- Importance of sidewalks, crosswalks, and improved parking
- Focus on development design
- Ideal business and residential mix
- Expansion of placemaking and Main Street Programs

Activity Results

- Each attendee given \$5,000 of “monopoly money”
- Asked to distribute among 4 different project categories
 - Sidewalks and crosswalks
 - Parking and road improvements
 - Public space
 - Greenspace upgrades

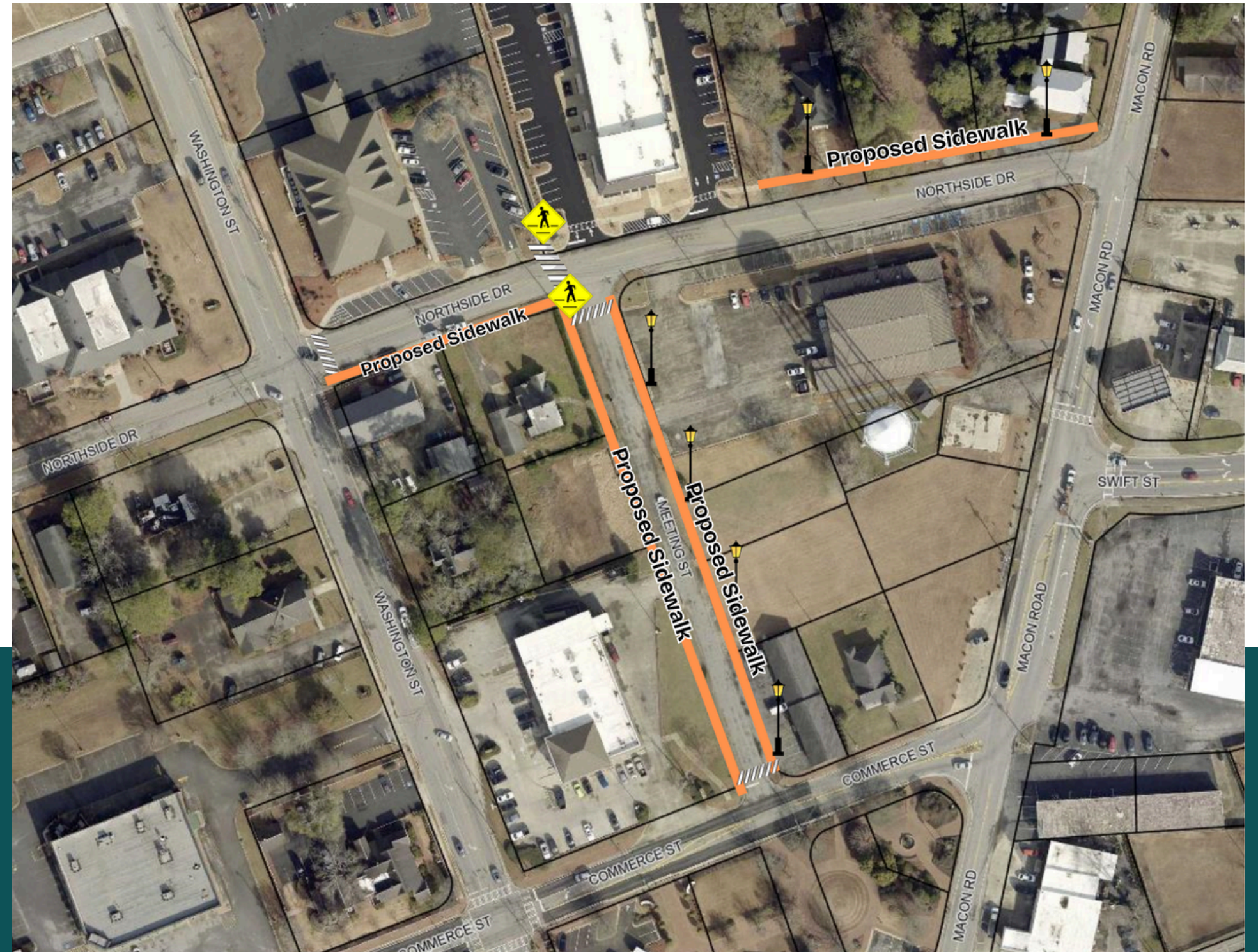
Public Meeting	
<u>Project</u>	<u>Priority</u>
Sidewalks and Crosswalks	1
Parking and Road Improvements	4
Public Space (Landscaping, Banners, Benches, etc.)	3
Greenspace Upgrades	2
Main Street Advisory Board	
<u>Project</u>	<u>Priority</u>
Sidewalks and Crosswalks	3
Parking and Road Improvements	4
Public Space (Landscaping, Banners, Benches, etc.)	2
Greenspace Upgrades	1
Downtown Development Authority	
<u>Project</u>	<u>Priority</u>
Sidewalks and Crosswalks	3
Parking and Road Improvements	2
Public Space (Landscaping, Banners, Benches, etc.)	4
Greenspace Upgrades	1
Average of All Groups	
<u>Project</u>	<u>Priority</u>
Greenspace Upgrades	1
Sidewalks and Crosswalks	2
Public Space (Landscaping, Banners, Benches, etc.)	3
Parking and Road Improvements	4

Implementation Recommendations to City Council

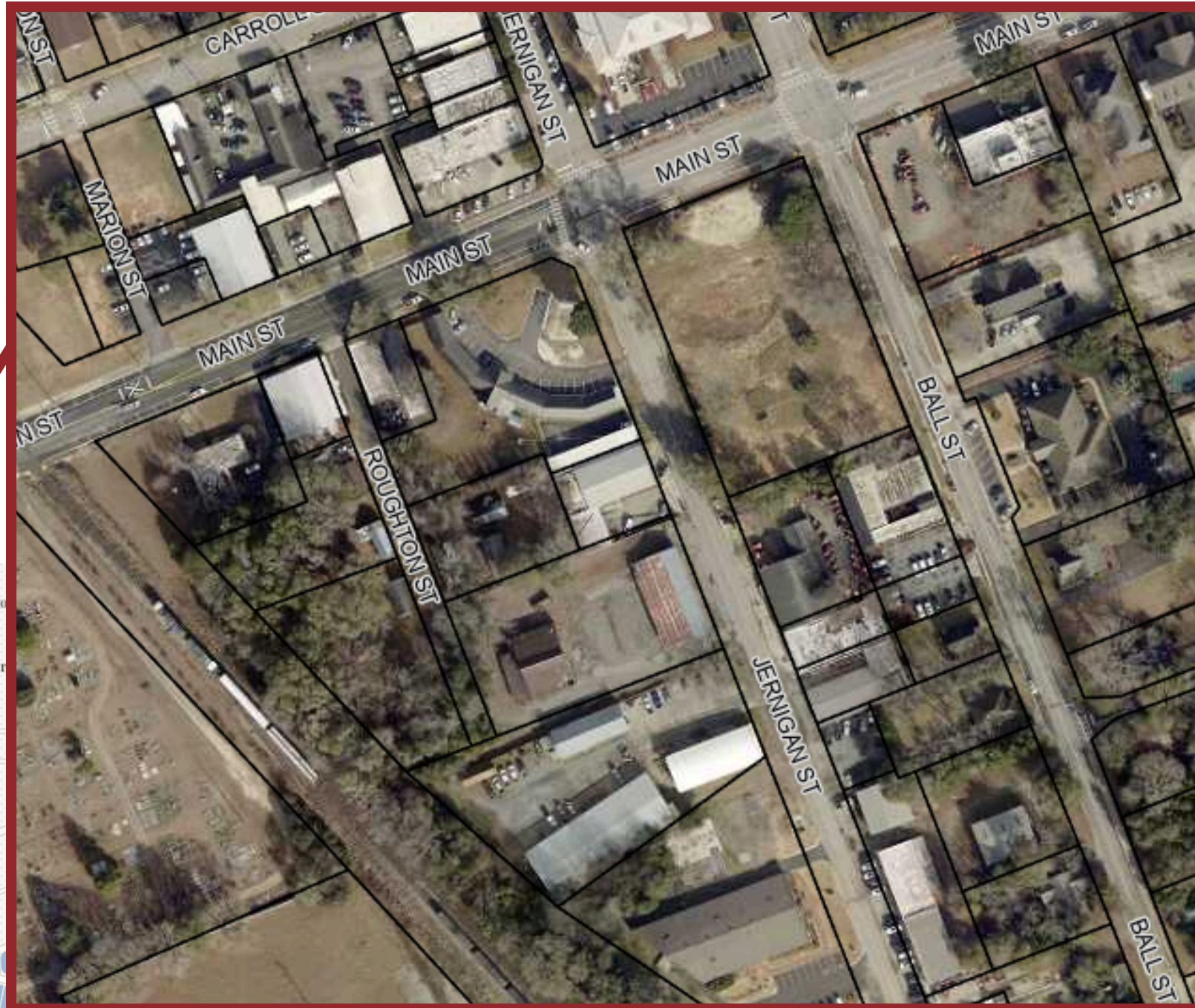
- 1 Work with an engineer or landscape architect to design a plan for greenspace upgrades adjacent to Perry Events Center.
Allocate funding for upgrades
- 2 Resurface and stripe Perry Events Center public parking lot upon completion of environmental remediation.
- 3 Develop engineering plans for sidewalk connectivity and street lighting on Northside Dr. and Meeting St.
Allocate funding for infrastructure upgrades as private development occurs.
- 4 Implement zoning and land use adjustments as outlined relative to 1017 Northside Drive and private development opportunities adjacent to Perry Events Center.
- 5 MSAB and DDA to coordinate the expansion of key Downtown placemaking initiatives.
- 6 Plan expanded programming within the plan area through MSAB and City of Perry Special Events.

What has been done since the plan was created & adopted?

- Rezoning of remaining residential parcel on Northside Drive
- Design and adoption of connectivity plan for sidewalks, crosswalks, and pedestrian lighting



Future Plan Area Jernigan Street



- Increasing, diverse development interest in the area.
- Plan would be similar, but serve the area and development interest



Thank You

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