

Planning Commission Agenda  
Minutes - January 08, 2024

1. Call to Order : Chairman Edwards called the meeting to order at 6:00pm.
2. Roll Call: Chairman Edwards; Commissioners Butler, Guidry, Mehserle, Hayes, and Ross were present. Commissioner Jefferson was absent.

Staff: Bryan Wood – Community Development Director, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk.

Guests: Mrs. Nancy Mehserle and Mr. Allen Rowell

3. Invocation- was given by Commissioner Mehserle
4. Election of Officers – Chair and Vice Chair

Commissioner Butler motioned to nominate Eric Edwards as Chairman; Commissioner Mehserle seconded; all in favor with Commissioner Edwards abstaining.

Commissioner Butler motioned to nominate Chris Ross as Vice Chair; Commissioner Guidry seconded; all in favor with Commissioner Ross abstaining.

5. Approval of Minutes from December 11, 2023

Commissioner Butler motioned to approve as submitted; Commissioner Ross seconded; all in favor and was unanimously approved.

- Per O.C.G.A. 36-67A-3 if any opponent of a rezoning or annexation application has made campaign contributions and/or provided gifts totaling \$250 or more within the past two years to a local government official who will consider the application, the opponent must file a disclosure statement.
- Policies and Procedures for Conducting Zoning Hearings are available at the entrance.
- Please place phones in silent mode.

6. Citizens with Input- None
7. Old Business – None
8. New Business – None

A. Public Hearing (Planning Commission decision)

- **VAR-0169-2023**. Variance for property located at 904 Commerce Street. The applicant is Craig Wysong, Super Custom Signs. (*Applicant has withdrawn application*)

B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on February 6, 2024)

- **DE-ANNX-0149-2023**. De-annexation of property at 2440 and 0 GA Hwy 127. The applicant is Centerpoint Church of Georgia, Inc.

Ms. Carson read the applicants' request which was to be de-annexed from the City of Perry. The church indicates in the application that they no longer need the services the City of Perry provides. City Council's policy is not to de-annex property unless the City cannot provide services. Water and sanitary sewer services are available to the property and would be necessary to provide the capacity needed for

the sanctuary expansion. Furthermore, the Houston County Health Department requires soil testing and plans from a licensed engineer before approving any septic system expansions. No such plans have been submitted to the health department as of the date on this report. Since the request is for de-annexation and no zoning classification is requested, there are no standards established by ordinance to consider. Staff recommends denial of the request for de-annexation of the property.

Chairman Edwards opened the public hearing at 6:10pm and called for anyone in favor of the request. Mr. Allen Rowell representative for the church advised the church had expansion plans and need the space and those had been in progress, but unfortunately the church was taken advantage of by a design/build contractor, and currently at a standpoint and not certain what to do. Their original plan from 2022 is no longer an option and if de-annexed there is more flexibility in the county with regard to design guidelines.

Chairman Edwards called for anyone opposed; there being none the public hearing was closed at 6:12pm.

Chairman Edwards asked if the city supplies water now; Ms. Carson advised it does not it is on a county master meter. Commissioner Mehserle commented for the expansion the church had originally approached the city for services, and their use would not commence until that was done. Ms. Carson advised water and sewer are available at this time. Chairman Edwards asked Mr. Rowell if it would not be that at some point in the future the church may require city services; Mr. Rowell advised at this time not certain, since expansion discussions commenced it's now two years later. Commissioner Mehserle asked if the church is trying to recoup their loss, Mr. Rowell advised they were, but the matter is now in the civil process. Commissioner Mehserle advised he understands the city policy not to de-annex property, but maybe consideration should be given to promoting goodwill towards a charitable cause and asked Ms. Carson what the zoning would be in the county, Ms. Carson advised it would revert to the previous county designation. Mr. Wood advised if a development requests septic, but is within 200 feet of city services, which this property is, by state law they would have to connect to city services. Commissioner Hayes asked Mr. Rowell if there was a burden to remain in the city; he advised no, but the church's board wanted to go back and start over. Commissioner Guidry asked if an answer is needed today; Mr. Rowell advised not necessarily, but they do want to be able to move forward in knowing which boundary they will be in for architectural purposes and costs. Commissioner Guidry noted on the application it was stated the church felt it was difficult to work in the city and asked if that may have been in haste with regards to their situation; Mr. Rowell agreed it was.

Commissioner Mehserle motioned to table until the February 12<sup>th</sup> meeting to allow the applicant to gather additional information; Commissioner Ross seconded; all in favor was unanimously approved to table.

9. Other Business – None
10. Commission questions or comments – None
11. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:35pm.