

Planning Commission  
Minutes - February 12, 2024

1. Call to Order : Chairman Edwards called the meeting to order at 6:01pm.
2. Roll Call: Chairman Edwards; Commissioners Butler, Guidry, Jefferson, Hayes, Mehserle and Ross were present.

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

Guests: Meagan Monserrat and Dan Peterson

3. Invocation- was given by Commissioner Mehserle.
4. Approval of Minutes from January 8, 2024  
Commissioner Butler motioned to approve as submitted; Commissioner Ross seconded; all in favor and was unanimously approved.
5. Announcements – Chairman Edwards referred to the announcements as listed
  - 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 Old Business – Tabled from January 8, 2024 meeting – Chairman Edwards advised the applicant has withdrawn request.  
Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on March 5, 2024)
  - A. **DE-ANNX-0149-2023**. De-annexation of property at 2440 and 0 GA Hwy 127. The applicant is Centerpoint Church of Georgia, Inc. (*Applicant has withdrawn application*)
8. New Business
  - B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on March 5, 2024)
    - **SUSE 0173-2023**. Special exception for property at 203 Havant Way. The applicant is Meagan Monserrat.

Ms. Carson read the applicants' request which was for the operation of a home bakery, along with staff responses. Staff was recommending approval with the following conditions:

Chairman Edwards opened the public hearing at 6:07pm and called for anyone in favor of the request. The applicant, Ms. Monserrat reiterated the request and advised she was doing so to abide by regulations and obtain her cottage license from the state. Chairman Edwards called for anyone opposed; there being none the public hearing was closed at 6:08pm.

Chairman Edwards asked Ms. Monserrat if she was in agreement with staff conditions; she advised she was. Commissioner Ross inquired how orders are taken; Ms. Monserrat advised pre-ordered online.

Commissioner Butler motioned to recommend approval to Mayor and Council with the following conditions: 1. Limited to the use and business details specified in the application documents; 2. Limited to the applicant, Megan Monserrat, and is not transferable; and 3. Applicant must provide state certification to sell home-baked goods prior to the issuance of a Perry Occupational Tax Certificate; Commissioner Hayes seconded the motion; all in favor with a unanimous recommendation.

9. Other Business

Mr. Wood advised there will be a number of text amendments on the agenda with the first being revisions to the Planned Unit Development regulations and provided research and information for discussion at the February work session. Mr. Wood noted future discussions will include the minimum standards for exterior finishes on single family homes, Maintenance & Performance Guarantee that has been revised from previous discussions and is out for comment with the development community, design guidelines for non-residential and multi-family, subdivision regulations. The March work session will discuss street profiles and layout and sidewalk layout, as further direction has been provided by Council.

10. Commission questions or comments – None

11. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:22pm.