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Planning Commission Agenda  
Monday, January 13, 2025, 6:00pm  
Perry City Hall, 808 Carroll Street, Perry

1. Call to Order
2. Roll Call
3. Invocation
4. Election of Officers Chairman and Vice Chair
5. Approval of Minutes from December 9, 2024 regular meeting
6. Announcements
  - 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.
7. Citizens with Input
8. New Business
  - A. Public Hearing (Planning Commission decision)
  - B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on February 4, 2025)
    1. **SUSE-0148-2024**. Special exception for short-term rental for property located at 204 Amherst Street. The applicant is Lei Zhang.
    2. **SUSE-0157-2024**. Special exception for short-term rental for property located at 414 Frank Satterfield Road. The applicant is Andres Acosta.
    3. **SUSE-0163-2024**. Special exception for short-term rental for property located at 223 E. River Cane Run. The applicant is Andres Acosta.
    4. **SUSE-0166-2024**. Special exception for short-term rental for property located at 1502 Canterbury Court. The applicant is Andres Acosta.
    5. **SUSE-0170-2024**. Special exception for short-term rental for property located at 226 Black Hawke Lan. The applicant is Kevin Tran.
    6. **RZNE-0154-2024**. Rezone property located at 941 Gardner Drive from M-1 to MUC. The applicant is Carlton Maye, Jr.
    7. **RZNE-0152-2024**. Rezone property located on Langston Road – Notting Hill Phase 2. The applicant is Edgar Hughston, Builder, Inc.
    8. **RZNE-0168-2024**. Rezone to update PUD standards for development located at 1824 Houston Lake Road. The applicant is Dylan Wingate, Patriot Development Group.
    9. **TEXT-0155-2024**. Create Sec 6-10.14 Pocket Park requirements. The applicant is the City of Perry.
    10. **TEXT-0158-2024**. Amend Sec 6-6.3 (Design Standards for Downtown) and Sections 6-9.6(A) and (C) (sign standards) to clarify extent of authority for certificates of appropriateness for signs in the C-3 district and Downtown Development Overlay District. The applicant is the City of Perry.

All meetings of the Planning Commission are open to the public.

(478) 988-2720

<https://perry-ga.gov/business-services/community-development/planning-and-zoning>



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9. Other Business
10. Commission questions or comments
11. Adjournment

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