Perry

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Planning Commission Agenda
Monday, November 9, 2026, 6:00 pm
Council Chambers, Perry City Hall, 808 Carroll Street, Perry

1. Call to Order

2. Roll Call

3. Invocation

4. Approval of Minutes from October 19, 2026, regular meeting

5. 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.

6. Citizens with Input

7. Old Business

8. New Business

   A. Public Hearing (Planning Commission decision)

   1.**PLAT-0140-2026**. Preliminary plat for Waterfall at Houston Lake. The applicant is Rob Ballard, Placemaker, LLC ***(Applicant has withdrawn application)***

   B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on December 1, 2026)

   1.**SUSE-0137-2026.** Special exception for residential business for property located at 1001 Park Avenue. The applicant is Fawne Reigel.
   2.**RZNE-0138-2026**. Rezone property located at 711 Joe Louis Drive from C-2 to R-3. The applicant is Juanita Blanford.

   C. Other Business

   D. Commission questions or comments

   E. Adjournment

Planning Commission
Minutes October 19, 2026

1. Call to Order: Chairman Mehserle called the meeting to order at 6:00 pm.

2. Roll Call: Chairman Mehserle; Commissioners Guidry, Hayes, Hull, Ross, Shelton, and Story were present.

   Staff: Holly Wharton – Interim Community Development Director and Christine Sewell – Recording Clerk

   Guests: John Michael Cosey- Bryant Engineering

3. Welcome new Commissioner Corey Hull - Chairman Mehserle introduced and welcomed Commissioner Hull

4. Invocation - was given by Chairman Mehserle

5. Approval of Minutes from September 14, 2026, regular meeting – Commissioner Hayes motioned to approve as submitted; Commissioner Ross seconded; all in favor and was unanimously approved.

6. Announcements - Chairman Mehserle referred to the notices 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.

7. Citizens with Input – None

8. Old Business – None

9. New Business

   A. Public Hearing (Planning Commission decision)

   1.**PLAT-0121-2026.** Preliminary plat for Everly on Main. The applicant is Bryant Engineering.

   Ms. Wharton read the request for the proposed preliminary plat, which includes a single-family residential subdivision to be known as Everly on Main. The proposed plat also includes commercial frontage lots along Hwy S. 341 adjacent to an existing Dollar General. The plat does not show proposed stormwater management facilities, sidewalks, or residential buffering features. The subject site has topographical changes that have occurred over the past few years that may have an impact on the proposed subdivision. This will warrant the need for a flood study to determine if there is a potential for any flooding impacts and any required mitigation measures. A wetland delineation study will be reviewed as part of the site plan review process due to the presence of streams and wetlands on the site. The project will also require review by the Georgia Department of Transportation due to its location on S. Hwy 341. In conclusion, staff is recommending approval with the following conditions.

   1. Applicant shall provide addresses prior to final plat approval.
   2. Proposed pocket park shall comply with requirements outlined in Sec. 6-10.14 of the Land Management Ordinance.

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3. Sidewalks shall be constructed in compliance with Sec. 6-10.12 of the Land Management Ordinance.
4. Roadways and rights-of-way shall comply with all city standards as outlined in Land Management Ordinance.
5. Buffering between residential and commercial uses shall be shown for site plan approval as required by Sec. 6-3.5 of the Land Management Ordinance.
6. Applicant shall provide stormwater management facilities as required.
7. Applicant shall provide flood study prior to site plan approval.
8. Lots located in flood zone must provide certified elevation certificate, if applicable.
9. Subdivision shall incorporate traffic calming solutions which prioritize meandering street designs along any stretch of road at least 1,000 feet long.

Chairman Mehserle opened the public hearing at 6:08 pm and called for anyone in favor of the request. John Michael Cosey with Bryant Engineering had nothing further to add. Chairman Mehserle called for anyone opposed; there being none, the public hearing was closed at 6:09 pm.

Chairman Mehserle asked Mr. Cosey if the applicant agreed to the conditions; he advised they do, and there will be speed bumps installed, currently working with GDOT on the access points, and the stormwater will be on the east side of the property depending on where the floodplain is.

Commissioner Guidry asked Ms. Wharton, who provides the floodplain certificate; Ms. Wharton advised that it is from the applicant and would be addressed in the building plan review with the required criteria enforced.

Commissioner Story recommended checking lots 21 thru 24 for adherence to the 35-foot setback; Mr. Cosey advised they would be in the civil plan review.

Commissioner Hayes motioned to approve the application as submitted with the conditions as outlined in the staff report; Commissioner Story seconded; all in favor and was unanimously approved.

B. Informational Hearing – No applications filed

C. Other Business: Chairman Mehserle reminder of work session on October 26th.

D. Commission questions or comments – None

E. Adjournment: there being no further business to come before the Commission, the meeting was adjourned at 6:14 pm.

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STAFF REPORT

November 5, 2026

CASE NUMBER: RZNE-0138-2026

APPLICANT: Juanita Blanford

REQUEST: Rezone from C-2 to R-3

LOCATION: 711 Joe Louis Drive; Parcel 0P0150 025000

BACKGROUND INFORMATION: The applicant requests the rezone of an ±0.11 AC vacant property at 711 Joe Louis Drive (Parcel 0P0150 025000) from General Commercial District (C-2) to Single-Family Residential District (R-3) to develop a four (4) unit multi-family dwelling. The applicant also owns 709 Joe Louis Drive (Parcel 0P0150 026000) and 707 Joe Louis Drive (Parcel 0P0150 027000), both undeveloped and zoned Single-Family Residential District (R-3).

STANDARDS GOVERNING ZONE CHANGES:

1. **The existing land uses and zoning classifications of nearby property.**

	Zoning	Land Use
North	C-2	Office
South	C-2	Single-Family Dwelling
East	R-3	Undeveloped
West	C-2	Undeveloped

2. **Does the proposed zoning classification comply with the Comprehensive Plan and other adopted plans applicable to the subject property?**

   The *2022 Houston County Joint Comprehensive Plan* locates the subject property within the Traditional Neighborhood Character Area. Traditional Neighborhoods are established, walkable neighborhoods characterized by interconnected streets, diverse housing types, mature tree canopy, and proximity to community destinations, where preservation, reinvestment, and context-sensitive infill help maintain long-term neighborhood stability and character. The proposed zoning classification aligns with the aforementioned development patterns, primary land uses, and objectives.

3. **Are all of the uses permitted in the proposed zoning classification compatible with existing uses on adjacent and nearby properties?**

   The permitted uses in the proposed zoning classification (e.g., single family dwellings, personal care homes, residential businesses, etc.) are compatible with, and less intensive than, existing uses on adjacent and nearby properties (e.g., restaurants, offices, etc.). Furthermore, locating housing near everyday goods and services reduces vehicle dependence and traffic, supports cleaner air and healthier lifestyles, and ensures essential needs remain accessible to residents without access to vehicles.

4. **Will any of the uses permitted in the proposed zoning classification cause adverse impacts to adjacent and nearby properties?**

   The permitted uses in the proposed zoning classification should not cause adverse impacts to adjacent and nearby properties. Adjacent and nearby property are similarly zoned R-3 (i.e., sharing the same permitted uses) or C-2 (i.e., permitting more intensive residential and commercial uses).

5. **Would any of the permitted uses and density allowed in the proposed zoning classification cause an excessive burden on existing streets, utilities, city services, or schools?**

   Any new development on the subject property will increase the use of existing streets, utilities, city services, and, potentially, schools. However, said use should not increase to the point of burden as a result of development under the proposed zoning classification given the limited development potential under said zoning classification.

6. **Do existing or changing conditions in the area support either approval or disapproval of the proposed zoning classification?**

   Approval of the proposed zoning classification would support consistent development along Joe Louis Drive and appropriate in-fill development within the city's core.

7. **Does the subject property have a reasonable economic use as currently zoned.**

   The subject property does have a reasonable economic use as currently zoned. However, commercial development of the subject property is unlikely due to lot size and location.

STAFF RECOMMENDATION: Approval of the application as submitted with the following condition: property owned by the applicant on Joe Louis Drive (Parcels 0P0150 025000, 026000, and 027000) must be consolidated and resubdivided (as desired) in accordance with Article 5 prior to the issuance of soil erosion or structure permits.

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Application # RZNE 0138-2026

PC Mtg 11.09.26

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	JUANITA BLANFORD	SAME
*Title	OWNER	
*Address	390 NW 25TH COURT POMPANO BEACH, FL 33064	
*Phone	[redacted]	
*Email	[redacted]	

Property Information

*Street Address or Location	711 JOE LOUIS DRIVE
*Tax Map Number(s)	OP0150-075000
*Legal Description A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available; B. Provide a survey plat of the property;	

Request

*Current Zoning District C-2	*Proposed Zoning District R-3

*Please describe the existing and proposed use of the property Note: A Site Plan or other information which fully describes your proposal may benefit your application.

MULTI FAMILY, 4 UNITS DWELLING

Instructions

1. The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
2. *Fees:
   a. Residential Zoning (R-Ag, R-1, R-2, R-3) - $325.00 plus $28.00/acre
   b. Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - $543.00 plus $43.00/acre
3. *The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
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. Rezoning applications require an informational hearing before the planning commission and a public hearing before City Council. Public hearing sign(s) will be posted on the property at least 15 days prior to the scheduled hearing dates.
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 has the applicant made either campaign contributions and/or gifts totaling $250.00 or more to a local government official? "Applicant" is defined as any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action. Yes____ No✓
   If yes, please complete and submit a Disclosure Form available from the Community Development office.

8. The applicant and property owner affirm 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 [signature]	*Date 9-24-26
*Property Owner/Authorized Agent JUANITA BLANFORD	*Date 9-24-26

Standards for Granting a Rezoning

The applicant bears the burden of proof to demonstrate that an application complies with these standards.

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?

(1) Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property;

(2) Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties;

(3) Whether any of the uses permitted in the proposed zoning classification will cause adverse impacts to adjacent and nearby properties;

(4) Whether any of the permitted uses and density allowed in the proposed zoning classification will cause an excessive burden on existing streets, utilities, city services, or schools;

(5) Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification; and

(6) Whether the subject property has a reasonable economic use as currently zoned.

Standards for Granting a Rezoning

1. Yes, the existing residents would not be able to enjoy residential living.Business hours in resdential neighbor, parking and size of lot.

2. The existing land uses and zoning classification of the surrouning properties is Residential.

3. Commercial use is unsuitable for the surrounding Residential Properties, and will preclude a business operation on this small lot size; traffic to and from, accessibility is deterred, exclude parking, and hinder enjoyment of surrounding residential living.

4. The property value is made less because commercial use is not feasible in the middle of the surrounding residentially used properties. Therefore, it's value is less because of the unsuitable business location warrants no business is used and nothing existing on the property.

5. Residential use instead of commercial is not an interruption of the current existing resdential use of land in the community, and sets the same existng atmosphere of the residential community use. Without Commercial Zoning and a business operating on the property, the residents can continue to enjoy their realestate, stay healthy & safe. I believe using the land for residential purpose, it is the acceptable thing to do for the residents of this community, that is right for the general welfaire of the public.

6. The same residental use is gain to the public, and removes the hardship on me, the property owner, of finding a business fitted for the lot size, practical and a service to the community.

7. This property has no reasonable economic commercial use because it is located in a residental community. The location of this property is more economically reasonable for residential use.

8. Since inception of the current zoning this property has been vacant.

9. Uses permitted in the zoning districr are Residential, including my other two properties at 707 and 709 Joe Louis Drive, and very compatable with surrounding properties.

10. Residential Zoning for 711 Joe Louis Driv will maintain and coincide with the existing surrounding Residential Used Properties.

11. Residential Zoning for 711 Joe Louis Drive will maintain the use that surrounding properties are currently using, the Comprehensizve Plan.

12. Residential Zoining for 711 Joe Louis Drive will not cause any burden upon the existing public facilities and services because of the natural blend of residental living used that already resides.

13. Residential Zoning R3 for 711 Joe Louis Drive will allow residential developement that will enhance the community value and maintain the same zoning as the surrounding properties.

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Doc ID: 015567650008 Type: GLR
Recorded: 04/09/2019 at 08:50:44 AM
Fee Amt: $24.00 Page 1 of 8
Transfer Tax: $0.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 8141 PG 336-343

Quitclaim Deed

Lot #4385

RECORDING REQUESTED BY LOUISE BLANFORD

AND WHEN RECORDED MAIL TO:

(ENV) JUANITA BLANFOD, Grantee(s)
133 REVERE TURN
FAIRBURN, GA. 30213

Consideration: $ 10.00

Property Transfer Tax: $

Assessor's Parcel No.: OP0150025000, OP0150026000, AND OP0150027000

PREPARED BY: JOHN BLANFORD certifies herein that he or she has prepared this Deed.

John Blanford — Signature of Preparer

2-7-19 — Date of Preparation

JOHN BLANFORD — Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 2-7-19 in the County of MIAMI DADE, State of FLORIDA

by Grantor(s), LOUISE BLANFORD,

whose post office address is 2301 NW 165 ST-MIAMI GARDENS, FL. 33054

to Grantee(s), JUANITA BLANFORD,

whose post office address is 133 REVERE TURN-FAIRBURN, GA. 30213

WITNESSETH, that the said Grantor(s), Louise BLANFORD,

for good consideration and for the sum of TEN DOLLARS

($ 10.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

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interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of HOUSTON, State of GA. and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Louise Blanford
Signature of Grantor

Signature of Second Grantor (if applicable)

LOUISE BLANFORD
Print Name of Grantor

Print Name of Second Grantor (if applicable)

John Blanford
Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

JOHN BLANFORD
Print Name of First Witness to Grantor(s)

COURTNEY BLANFORD
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Signature of Second Grantee (if applicable)

Print Name of Grantee

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

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NOTARY ACKNOWLEDGMENT

State of Florida

County of Dade

On 2/7/19, before me, Stacey Mckinney, a notary public in and for said state, personally appeared, _____

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Stacey Mckinney
Signature of Notary

Affiant Known ✓ Produced ID _____

Type of ID _____ (Seal)

STACEY L. MCKINNEY
MY COMMISSION EXPIRES
MARCH 2, 2021
#GG 078902
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

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Exhibit "A"

All those tracts of land situate, lying and being In Perry, Houston County, Georgia, being shown as Tax Parcels 0P0150 025000, 0P0150 026000, and 0P0150 027000 on the Houston County Tax Map, containing .56 acres, with an USPS address of 707, 709 & 711 Joe Louis Drive, also seen as those highlighted properties on EXHIBIT "A" attached hereto and made part hereof.

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REC 188 PG 63

WARRANTY DEED (Short Form)

State of Georgia, HOUSTON County

This Indenture, Made the 9th day of January, in the year of our Lord One Thousand Nine Hundred and Fifty-Six, between CARRIE L. WALKER of the County of Houston, of the State of Georgia, of the first part, and FELTON BLANFORD & LOUISE BLANFORD of the County of Houston, of the State of Georgia, of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of - - - - TWO HUNDRED SIXTY FIVE and No/100- - - - - - - - - - - - Dollars, to hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said parties of the second part, their heirs and assigns, all the following described property, to wit:

All that tract or parcel of land lying and being in the City of Perry, Houston County, Georgia, known and designated as Lot No. 3 on North Avenue in East Side Subdivision, Upper Town District of said County of Houston. Said land is further described as beginning at a concrete marker east of Lot No. 2, thence running north 100 feet, thence east 50 feet, thence south 100 feet, thence west 50 feet to the point of beginning. There is located a frame dwelling on said lot.

Above described property is that property conveyed to grantor herein by Warranty Deed dated 8 September 1951, said deed being of record in Deed Book 74, page 152. In said Deed grantor John Roberts reserved Life Estate. Said John Roberts is now deceased.

Said property is bounded on northerly side by North Avenue, on the easterly side by Henry Kendrick, on the southerly side by Alma Murph, and on the westerly side by Tom Small.

To Have and to Hold the said above granted and described property with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said part ies of the second part, their heirs, executors, administrators and assigns, in fee simple; and the said party of the first part the said bargained property above described unto the said parties of the second part, their heirs, executors, administrators and assigns, against the said party of the first part, her heirs, executors, administrators and assigns, and against all and every other person or persons, shall and will and do ever hereby warrant and forever defend and by virtue of these presents.

In Witness whereof, the said party of the first part ha s hereunto set her hand, affixed her seal and delivered these presents, the day and year first above written.

Signed, sealed, and delivered in presence of:

Carrie L. Walker (Seal)

(Seal)

(Seal)

Notary Public, Houston County, Ga.
My Commission expires 8 Oct. 1956. (Seal)

Recorded August 3, 1962,
Tommie S. Hunt, Clerk

One Ninth Undiv.

BOOK 572 PAGE 194

STATE OF GEORGIA

COUNTY OF HOUSTON

PROPERTY OF HENRY KENDRICK
AND LOUISE GILBERT NOW KNOWN AS
LOUISE BLANFORD
Deed Book 111, page 264
Deed Book 62, page 12
Houston County Records

The undersigned Deponent, being duly sworn, deposes and says on oath that she was personally acquainted with Henry Kendrick, deceased, over a period of forty (40) years; that Deponent is not related to said decedent; that said decedent died intestate, a resident of the City of Perry, County of Houston, State of Georgia in August of 1965 and all debts of the estate have been fully paid that said decedent was not married at the time of his death.

Deponent further says on oath that the following are all the children ever born to or adopted by said decedent:

Louise Blanford

Deponent says on oath that the living person above named constitute all the heirs at law of said decedent, and that said heir is of age and sound mind.

Deponent's attention has been directed to the fact that the within affidavit will be relied upon by prospective purchasers or lenders dealing with the heir herein named.

Sworn to and subscribed before me
this 31st day of March,
1980.

Notary Public, Georgia State at Large

ALMA MURPH
704 Joe Louis Drive
Perry, Georgia 31069

GEORGIA, HOUSTON COUNTY
I hereby certify that this instrument was filed for record in the Clerk's Office, Superior Court, said County, on the 30th day of April, 1980, at 10:30 o'clock A.M., recorded in Book No. 572, Page 194, this 30th day of April, 1980.
Tommie S. Hurt
Clerk Superior Court, Houston County, Ga.

HERBERT L. WELLS
ATTORNEY AT LAW
815 CARROLL STREET
PERRY, GEORGIA 31069
(912) 987-2719

recorded 4/30/80
Tommie S. Hurt, Clerk

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BOOK 572 PAGE 193

STATE OF GEORGIA

COUNTY OF HOUSTON

PROPERTY OF HENRY KENDRICK
AND LOUISE GILBERT NOW KNOWN AS
LOUISE BLANFORD
Deed Book 111, page 264
Deed Book 62, page 12
Houston County Records

The undersigned Deponent, being duly sworn, deposes and on oath says that she was personally acquainted with Henry Kendrick, deceased, over a period of thirty (30) years; that Deponent is not related to said decedent; that said decedent died intestate, a resident of the City of Perry, County of Houston, State of Georgia, in August of 1965 and all debts of the estate have been fully paid that said decedent was not married at the time of his death.

Deponent further says on oath that the following are all the children ever born to or adopted by said decedent;

Louise Blanford

Deponent says on oath that the living person above named constitute all the heirs at law of said decedent, and that said heir is of age and sound mind.

Deponent's attention has been directed to the fact that the within affidavit will be relied upon by prospective purchasers or lenders dealing with the heir herein named.

Sworn to and subscribed before me
this 29th day of April, 1980.

Notary Public, Georgia State at Large

Rosa mae Harris
Rosa Mae Harris
705 Walker Street
Perry, Georgia 31069

GEORGIA, HOUSTON COUNTY
I hereby certify that this instrument was filed for record in the Clerk's Office, Superior Court, said County, on the 30th day of April, 1980, at 10:30 o'clock A.M.
Recorded in Book No. 572, Page 193, this 30th day of April, 1980.
Clerk Superior Court, Houston County, Ga.

HERBERT L. WELLS
ATTORNEY AT LAW
818 CARROLL STREET
PERRY, GEORGIA 31069
(912) 987-2718

Recorded 4/30/80

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EXHIBIT "A"



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STAFF REPORT

November 5, 2026

CASE NUMBER: SUSE-0137-2026

APPLICANT: Fawne Reigel

REQUEST: Special Exception for a Residential Business

LOCATION: 1001 Park Avenue; Parcel 0P0160 001000

REQUEST ANALYSIS: The applicant requests a special exception to operate a cottage food operation as a residential business at 1001 Park Avenue (0P0160 001000). The property is zoned Single-Family Residential District (R-I) and is developed with a single-family dwelling. The request includes the construction or installation of a ±36 SF accessory structure to distribute cottage food products to customers. The proposed residential business would operate Monday through Saturday between 9:00 AM and 6:00 PM with customers using the existing driveway for parking. Although a cottage food operation is eligible for special exception consideration as a residential business under Sec. 4-4.3(D), operating within the proposed accessory structure does not comply with Sec. 4-4.3(D)(4), which requires all business activities be conducted entirely within the dwelling.

STANDARDS FOR SPECIAL EXCEPTIONS:

1. **Does the proposed use comply with the Comprehensive Plan and other adopted plans applicable to the subject property?**

   The *2022 Houston County Joint Comprehensive Plan* locates the subject property within the Traditional Neighborhood Character Area and adjoining the Gateway Corridor Character Area. Traditional Neighborhoods are established, walkable neighborhoods characterized by interconnected streets, diverse housing types, mature tree canopy, and proximity to community destinations, where preservation, reinvestment, and context-sensitive infill help maintain long-term neighborhood stability and character. The proposed use aligns with the aforementioned development patterns, primary land uses, and objectives. However, operation of the proposed use within an accessory structure introduces a visible commercial intrusion not typical of, or appropriate within, the Traditional Neighborhood Character Area.

2. **Will the proposed use impact traffic volume or traffic flow and pedestrian safety in the vicinity?**

   The impact on traffic volume and flow and pedestrian safety due to the proposed use should be minor and manageable provided all customer parking occurs within the existing driveway and customer pickups are coordinated to ensure no obstruction of public rights-of-way occurs. The proposed residential business is expected to generate limited additional traffic volume associated with customer pickups and the existing residential driveway is capable of accommodating two (2) vehicles.

3. **Will the hours and manner of operation of the proposed use impact nearby properties and uses in the vicinity?**

   The hours of operation of the proposed use (i.e., Monday through Saturday between 9:00 AM and 6:00 PM) should not impact nearby properties and uses in the vicinity and meet the requirements of Sec. 4-4.3(D)(12). However, the manner of operation of the proposed use (i.e., distributing cottage food products to customers from an accessory structure) may negatively impact nearby properties and uses in the vicinity by introducing a visible commercial intrusion in a residential neighborhood.

4. **Will parking, loading/service, or refuse collection areas of the proposed use impact nearby properties and uses in the vicinity, particularly with regard to noise, light, glare, smoke, or odor?**

   The proposed parking and service areas should not impact nearby properties and uses in the vicinity with regard to noise, light, glare, smoke, or odor. The proposed use would utilize the existing driveway for customer parking and distribute products to customers from the dwelling (as required by Sec. 4-4.3(D)(4)) or an accessory structure (as proposed), with no additional parking, loading, or refuse collection areas proposed.

5. **Will the height, size, and/or location of proposed structures be compatible with the height, size, and/or location of structures on nearby properties in the vicinity?**

   While modest in size (i.e., 6 FT in height and ±36 SF in size), the proposed accessory structure's prominent location in the front yard and commercial function is in direct conflict with Sec. 4-4.3(D)(4) and is not compatible with the residential character of the subject property and the adjacent residential neighborhood. The property contains a one-story, ±1244 SF single-family dwelling with adjacent uses comprised of single-family dwellings (similar in height and size) to the north and east, a school to the south across Park Avenue, and multi-family dwellings and vacant land to the west across Macon Road.

6. **Is the parcel a sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use?**

   The property should be sufficient in size to accommodate the proposed use and the reasonable future growth of the proposed use entirely within the dwelling as required by Sec. 4-4.3(D)(4). The property is ±0.39 AC and contains a single-family dwelling of ±1244 SF.

7. **Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.**

   The proposed use should not cause an excessive burden on existing utilities, city services, or schools. The proposed use would operate within an existing dwelling and established utilities and no utility or city service expansion was included in the request. Furthermore, given the commercial nature of the proposed use, no change in school enrollment as a result of the proposed use is expected. The proposed use should also not cause an excessive burden on existing streets provided all customer parking occurs within the existing driveway and customer pickups are coordinated to ensure no obstruction of public rights-of-way occurs.

   STAFF RECOMMENDATION: Approval, with the following conditions: no accessory structure may be constructed or installed for the distribution of cottage food products to customers; and all customer parking, loading, and queuing must occur on the property within the existing residential driveway.

NOTE: *Receipt of an application does **NOT** guarantee final approval by the City of Perry's governing bodies.*

Perry

Where Georgia comes together.

Application # SUSE 0137-2026
PC Mtg date 11.09.26

Application for Special Exception

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Falone Redgel	Jim Pensyl
*Title	Made By Mami With Love	
*Address	1001 Park Ave Perry GA 31069	
*Phone	[redacted]	
*Email		

Property Information

*Street Address	1001 Park Ave Perry, GA 31069		
*Tax Map Number(s)	P-16-1	*Zoning Designation	R1

Request

*Please describe the proposed use: Farm Stand for cottage baked goods. Make Breads, cookies, cinnamon rolls, Bagels, cake pops. Building will be 6x6 and 6ft tall. Beige/tan in color. Hours of operation M-Sat 9-6 Company name: Made By Mami With Love. My personal Driveway would be used for pick up.

Instructions

1. The application and *$325.00 fee (made payable to the City of Perry) must be received by the Community Development Office or filed on the online portal no later than the date reflected on the attached schedule.
2. *The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.5 of the Land Management Ordinance for more information. You may include additional pages when describing the use and addressing the standards.
3. *For applications in which a new building, building addition and/or site modifications are proposed, you must submit a site plan identifying such modifications.
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. Special Exception applications require an informational hearing before the planning commission and a public hearing before City Council. Public notice sign(s) will be posted on the property at least 15 days prior to the scheduled hearing dates.
6. *The applicant must be present at the hearings to present the application and answer questions that may arise.
7. The applicant and property owner affirm 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.
8. *Signatures:

*Applicant Falone E. Redgel	*Date 9-24-26
*Property Owner/Authorized Agent	*Date 9-24-26

Standards for Granting a Special Exception

The applicant bears the burden of proof to demonstrate that an application complies with these standards.

*Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district? NO

(1) Whether the proposed use complies with the Comprehensive Plan and other adopted plans applicable to the subject property; I believe so. It will provide a service to the community and an income for our home

(2) Whether the proposed use would impact traffic volume or traffic flow and pedestrian safety in the vicinity; I don't believe it would impact it much. Should not be a safty issue.

(3) Whether the hours and manner of operation of the proposed use would impact nearby properties and uses in the vicinity; Monday - Saturday 9am-6pm I don't believe it would harm nearby properties,

(4) Whether parking, loading/service, or refuse collection areas of the proposed use would impact nearby properties and uses in the vicinity, particularly with regard to noise, light, glare, smoke, or odor; parking would be in my driveway, there should be no odors or light glares or smoke

(5) Whether the height, size, and/or location of proposed structures is compatible with the height, size, and/or location of structures on nearby properties in the vicinity; It will be 6x6 and 6ft tall. I believe it would be compatible

(6) Whether the parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use; and It is a small yet sizable enough structure,

(7) Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools. No I do not believe it will cause a burden to the surrounding homes and school.

TOWN & COUNTRY REALTY OF PERRY
1212 Main Street, PO Box 83
Perry, GA 31069
Business (478) 987-1366
Fax (478) 987-6570

September 24, 2026

City of Perry
To Whom It May Concern:

RE: 1001 PARK AVENUE, PERRY, GA 31069

I am giving my tenant Fawne Reigle who resides at 1001 Park Avenue, Perry, GA my permission to put up a farm stand on the property to be used for a cottage bakery.

Sincerely,

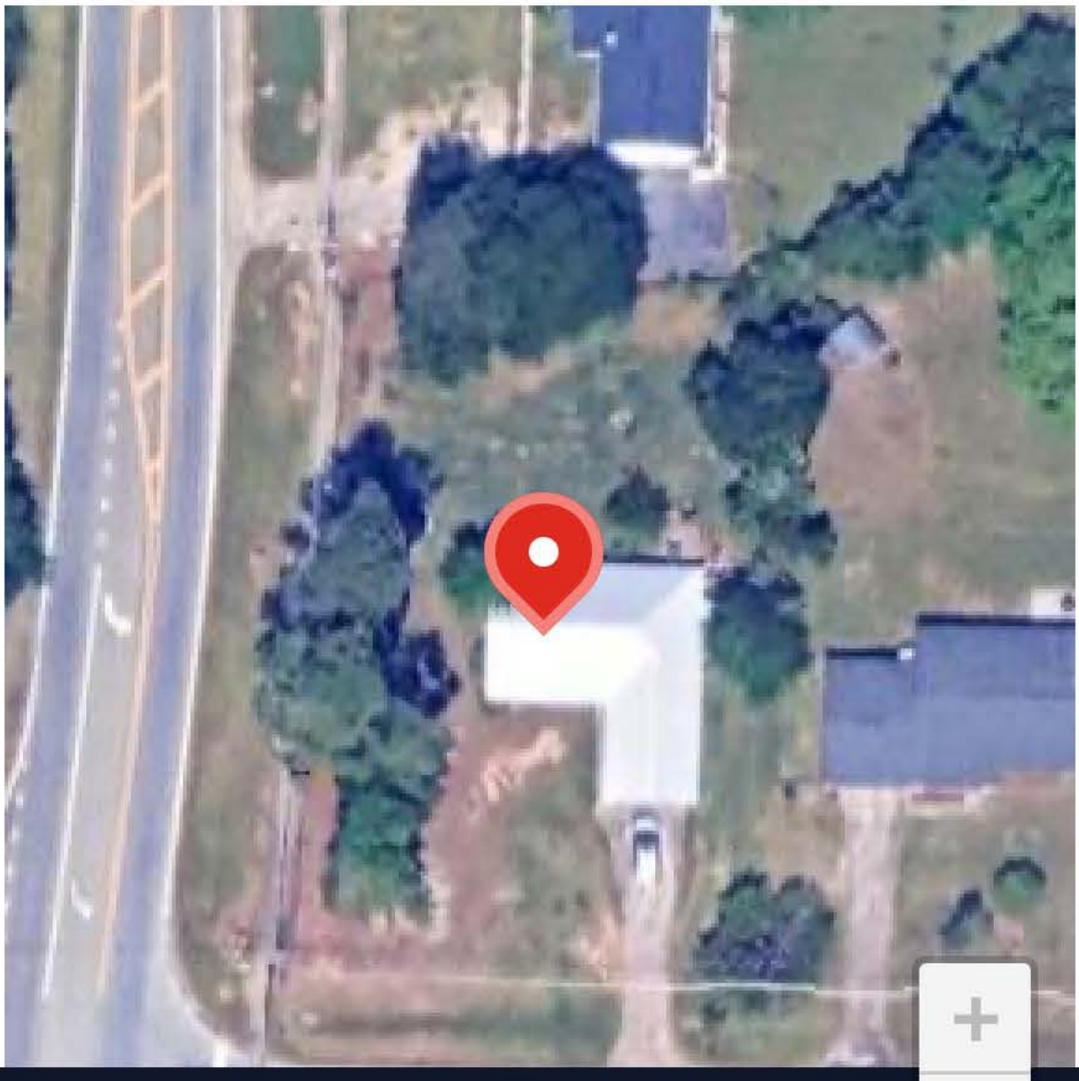
James M Pensyl
Owner/Broker

3:18 5G
publicrecordsdata.us

1001 PARK AVE, PERRY, GA 31069

REFERENCE # 2026-09-24-98159

CONFIRM



RECORDS REQUEST INITIATED S
24TH, 2026




SMILE!
Lexus Toyota
SHOB226


SMILE!
YOU'RE ON CAMERA
STAY WEIRD