

Planning Commission Minutes
June 08, 2026

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

Staff: Holly Wharton- Economic Development Director and Christine Sewell

Guests: Marcus Northern

3. Invocation - was given by Commissioner Ross
4. Approval of Minutes from May 11, 2026, regular meeting and work session of April 27, 2026 – Commissioner Guidry motioned to approve as presented; Commissioner Ross seconded; all in favor and was unanimously approved.
5. Announcements - Vice Chairman Hayes 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.
6. Citizens with Input – None
7. Old Business – Tabled from May 11, 2026, meeting

1. **TEXT-0041-2026**. Amendment to Subsection 6-9.6, Nonresidential district sign standards, IC, Interstate Corridor Overlay District. Amendment to establish permitting guidelines for monument monopole signs and ground flags. The applicant is the City of Perry.

Ms. Wharton advised the IC, Interstate Corridor Overlay District is composed of lands adjacent to Interstate 75 (I-75) and is intended to regulate the placement of outdoor advertising signs along I-75, unfortunately no standards for ground signs have been clarified. The amendment seeks to establish permitting guidelines for Monument and Monopole signs, as well as ground flags.

Ms. Wharton advised the amendment allows to increase allowable monument or monopole sign height in Interstate Corridor Overlay District to 100 feet, an example would be Mason Tractor on St. Patrick's Drive, which currently has a 20-foot monopole sign. Ms. Wharton advised interpretation of the proposed amendment and the definition of adjacent to I-75 after consulting with the city attorney as proposed would not be permitted, but can define adjacent which is that they share a common boundary or be contiguous with an adjoining parcel of land. Commissioner Story asked if changing based on city attorney comment; Ms. Wharton advised she is seeking guidance, as it could become precarious on interpretation and what is clearly determined as being adjacent. Commissioner Story suggested recommending approving the amendment as presented and forward to Council for their decision, as it's not the Commission's role to interpret and is in support of monopole signs. Vice Chairman Hayes suggested removing the road abutting; Ms. Wharton advised adjacent is clear and suggested updating in the specific district and put in parameters. Commissioner Guidry suggested with distance in lieu of

adjacent. Commissioner Ross motioned to table for further discussion at the Commission's next work session; Commissioner Guidry seconded; the motion passed 3 to 1 to table with Commissioner Story opposed.

8. New Business

A. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on July 7, 2026)

1. **RZNE-0066-2026.** Rezone property located at 2107 N Hwy 41, from R-3 to C-2, General Commercial District. The applicant is Marcus Northern.

Ms. Wharton read the applicants' request, along with staff responses, which was to rezone 1.0 acre from R-3, Single Family Residential District to C-2, General Commercial District, for use as a real estate office.

Vice Chairman Hayes opened the public hearing at 6:22pm and called for anyone in favor of the request. The applicant, Mr. Marcus Northern, reiterated the request and advised he would be running a real estate office on the premises. He further noted, the previous use was for a group home, and it's current layout makes for better use as an office space in lieu of converting back to residential. Will adhere to all permits and parking requirements.

Vice Chairman Hayes called for anyone opposed; there being none the public hearing was closed at 6:24 pm.

Commissioner Guidry inquired if the adjacent church was aware of the request; Mr. Northern advised that they are, as he is purchasing from them.

Commissioner Ross motioned to recommend approval of the application as presented to Mayor & Council; Commissioner Story seconded; all in favor, and was unanimously recommended for approval.

B. Other Business – None

C. Commission questions or comments – None

D. Adjournment: there being no further business to come before the Commission, the meeting was adjourned at 6:28 pm.