Perry
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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.*

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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,

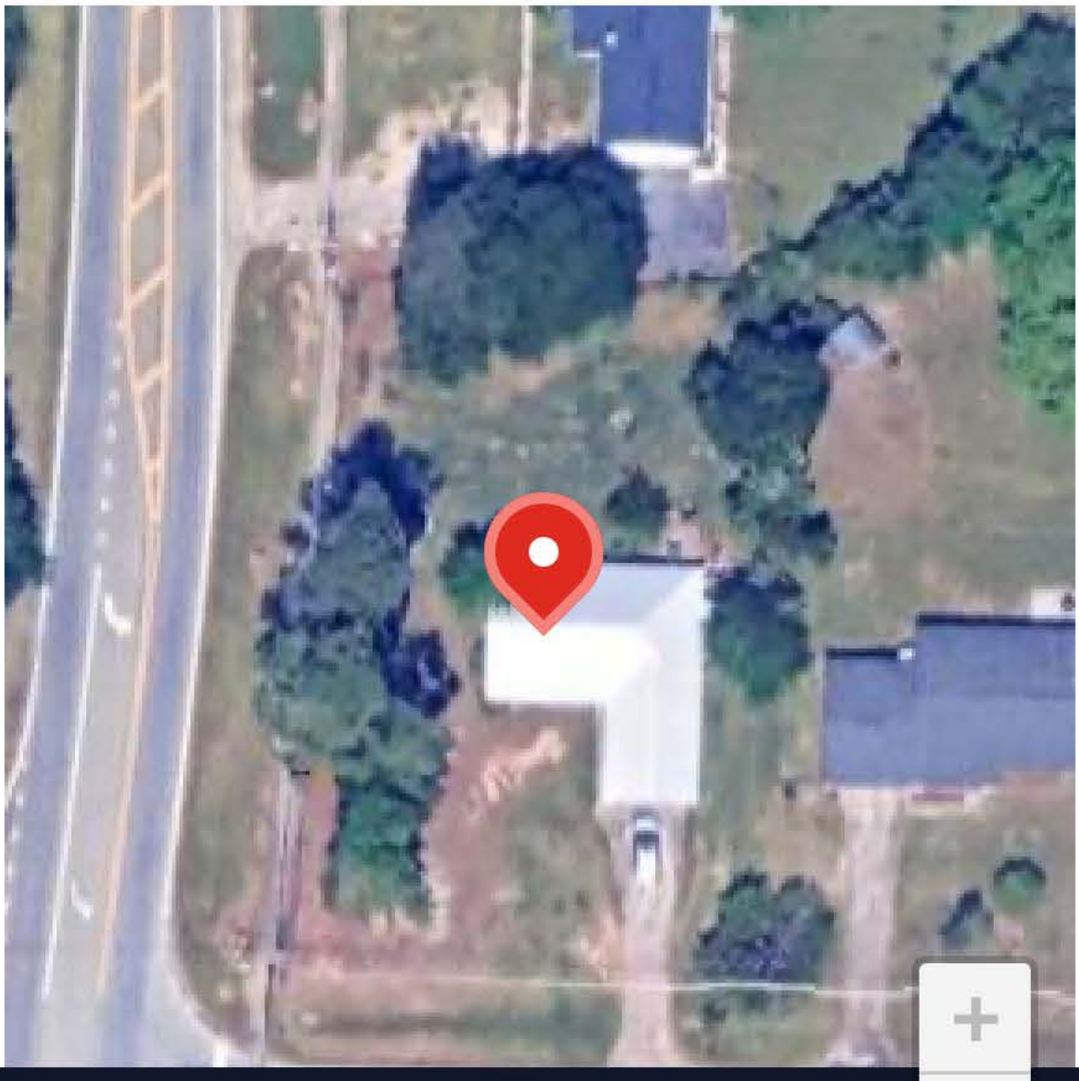
James M Pensyl
Owner/Broker

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