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Application # SUSE 019 3-2025

Application for Special Exception

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Sarah Stinson	FHG Property Management- Angela Turner
*Title	Owner/Baker	Associate Broker/Property Manager
*Address	1300 North Ave Perry, GA 31069	2525 Moody Rd St 125 Warner Robins, Ga 31088
*Phone	[REDACTED]	[REDACTED]
*Email	[REDACTED]	[REDACTED]

Property Information

*Street Address	1300 North Ave Perry GA 31069 United States
*Tax Map Number(s)	0P0080 021000
*Zoning Designation	R2

Request

*Please describe the proposed use:

See attached pdf.

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	<i>Sarah Stinson</i>	*Date	10/06/25
*Property Owner/Authorized Agent	<i>Angela Turner</i>	*Date	10/06/2025

Special Exception Application – Supporting Statement

Proposed Use:

The proposed use of my residence is to operate a home-based cottage bakery in accordance with Georgia Cottage Food Regulations. The bakery will involve the preparation and sale of non-potentially hazardous baked goods such as cookies, cakes, and similar items, all produced in my residential kitchen. In addition to fulfilling custom orders, I intend to provide a small self-serve bakery cart located on my front porch where pre-packaged baked goods will be available for purchase. This arrangement will allow residents of Perry and surrounding communities to shop locally and enjoy handcrafted baked items made within the community. Clients who place custom orders will also be able to pick up their orders directly from my residence by appointment. The business will remain low-impact, with limited customer traffic, no on-site consumption, and no structural modifications to the property, ensuring compatibility with the surrounding residential area while supporting local economic and community growth.

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

There are no known covenants or deed restrictions that would preclude the operation of a home-based cottage bakery or related uses under the current zoning designation.

Standards for Granting a Special Exception

(1) The proposed cottage bakery aligns with the City of Perry's Comprehensive Plan by supporting small business development, home-based entrepreneurship, and local economic vitality. It provides residents with locally made goods and fosters community engagement without altering the residential character of the neighborhood.

(2) The operation will have minimal traffic impact. Customers will visit intermittently for brief porch pickups or to collect pre-ordered items by appointment. No on-site consumption or large gatherings will occur, and no additional traffic control measures are anticipated or required.

(3) Operations will occur during normal daytime hours, generally between 9:00 a.m. and 6:00 p.m., with occasional pre-scheduled pickups outside that range as needed. All activities will take place within the home or on the front porch, ensuring there is no noise, lighting, or disturbance to nearby properties.

(4) Customer visits will be brief, typically involving one vehicle at a time, utilizing existing residential parking spaces or driveway areas. There will be no commercial delivery trucks, loud equipment, or refuse collection beyond standard household service. The baking process will not produce smoke, odor, or noise that would affect adjacent properties.

(5) No new structures or exterior modifications are proposed. The self-serve cart will be a small, unobtrusive fixture located on the front porch and consistent with the residential scale and aesthetic of surrounding homes.

(6) The property is adequately sized to accommodate this small-scale home occupation. The nature of the business does not require expansion, outdoor activity, or additional structures, ensuring that it remains contained within the existing residential footprint.

(7) The proposed cottage bakery will not impose any additional burden on public infrastructure or city services. Utilities will be used at typical residential levels, and the business will not generate waste, traffic, or service needs beyond those of an average household.

08/26/2025

1300 North Avenue

Perry, GA 31069

To whom it may concern,

This letter confirms that Sarah Stinson is authorized to operate a small bakery at the property located at 1300 North Avenue, Perry, Georgia.

Thank you,

A handwritten signature in blue ink, appearing to read "Angela Turner", with a stylized flourish extending to the right.

Angela Turner

Associate Broker/Property Manager