

Planning Commission  
Minutes- June 9, 2025

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

Staff: Bryan Wood – Community Development Director, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk

Guests: Brian Braun – Axis Development Group and Randy Dixon

3. Invocation – was given by Commissioner Ross
4. Approval of Minutes from May 12, 2025, regular meeting and May 22, 2025, work session  
Commissioner Williams motioned to approve as submitted; Commissioner Ross seconded; all in favor and was unanimously approved with Commissioner Wharton abstaining.
5. 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.
6. Citizens with Input- None
7. Old Business – None
8. New Business
  - A. Public Hearing (Planning Commission decision)
    1. **PLAT-0069-2025**. Preliminary plat for Walker Farms for property located at Charles Gray Blvd. The applicant is Dylan Wingate, Patriot Development Group, LLC

Mr. Wood advised the Walker Farm PUD was approved in October 2006, and the first phase was platted in April 2008. The overall PUD consisted of two original parcels, and the majority of the PUD was not developed after the mid-2000s financial crisis. The approved PUD Plan calls for a central boulevard connecting Sam Nunn Boulevard and Thompson Road/ Perry Parkway. The PUD was approved by City Council with two conditions: 1). 10' minimum setback between structures, and 2). No individual resident will have direct access off of the central boulevard. The proposed preliminary plat includes private rear vehicular access to the lots fronting Charles Gray Boulevard. The two original parcels are now under separate ownership. The City Attorney has determined that the central boulevard is required to be connected to the adjacent parcel so it can be developed according to the approved PUD Plan. A second means of access is provided to Mason Terrace to comply with International Fire Code standards adopted by City Council. While the lot and street layout has changed somewhat from the approved PUD Plan, the proposed preliminary plat complies with the concept of the approved PUD Plan, Standards, and conditions. Street names listed on the plat have been approved by Houston County 911. Mr. Wood also noted as it was not listed in the staff report a condition that sidewalks be installed on both sides of Charles Gray Blvd (to continue the existing sidewalks) and sidewalks on one side of three streets to create a circular walking trail and connect to proposed park.

Chairman Mehserle opened the public hearing at 6:12pm and called for anyone in favor of the request. Mr. Brian Braun, on behalf of the applicant, reiterated the request and advised the development will adhere to the PUD requirements, include a pocket park as now required, and the property has a natural lake. Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:14pm.

Commissioner Wharton asked Mr. Braun what are the biggest changes from the current PUD to the new; Mr. Braun advised the second access and pocket park. Chairman Mehserle asked staff if the design fulfills the requirements of the PUD; Mr. Wood advised it does.

Commissioner Wharton motioned to approve as submitted with the condition that sidewalks be installed on both sides of Charles Gray Blvd (to continue the existing sidewalks) and sidewalks on one side of three streets to create a circular walking trail and connect to proposed park; Commissioner Jefferson seconded; all in favor and was unanimously approved.

B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on July 1, 2025)

1. **SUSE-0065-2025.** Special exception for short-term rental for property located at 1726 Greenwood Circle. The applicant is Cheryl Gillen, Southern Valley Homes, Inc. *(Tabled per applicants' request until July 7, 2025)*
2. **RZNE-0070-2025.** Rezone property at 606 Ball Street from M-2 to C-1. The applicant is Randy Dixon.

Ms. Carson read the applicants' request along with staff responses, which was to rezone the parcel to bring all current and proposed uses on the parcel into compliance from M-2 to C-1. There are currently six structures and two uses (a dog boarding business and outdoor storage lot) on the land, and the owner is seeking to lease to a third use (a health club). All three uses are allowed within the proposed zoning district.

Chairman Mehserle opened the public hearing at 6:21pm and called for anyone in favor of the request. Mr. Randy Dixon, the applicant reiterated the request and advised he has a potential tenant for the third space. Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:22pm.

Commissioner Wharton asked if there were any parking concerns; Mr. Dixon advised there are two access points to the property and the current tenants generate very little traffic. Mr. Wood advised parking is based on zoning not use and will review prior to issuance of a certificate of occupancy.

Commissioner Williams motioned to recommend approval of the application as submitted to Mayor & Council; Commissioner Wharton seconded; all in favor and was unanimously recommended for approval.

9. Other Business

- Commission questions or comments – None

10. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:25pm.