

Planning Commission
Minutes - July 7, 2025

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

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

Guests: Tyler Findley – Edgar Hughston Homes, Matt Widner – Widner & Associates, Jennifer Fischer, Brian Kendall, Max Marriage, Heidi Sirmon, Chris Clay, Leroy Hudson, and Jennifer Castro

3. Invocation – was given by Commissioner Hayes
4. Approval of Minutes from June 9, 2025, regular meeting and June 23, 2025, work session
Commissioner Wharton motioned to approve as submitted; Commissioner Ross seconded; all in favor and were unanimously approved.
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
 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 from June 9, 2025, meeting)*

Ms. Carson read the applicants' request, which was to offer the entire 3-bedrooms/2-bath house for short-term rental for a maximum of 8 occupants, along with staff responses. The property was inspected for compliance with minimum health and safety requirements for use and occupancy (per Section 2-3.6) and passed.

Chairman Mehserle opened the public hearing at 6:08pm and called for anyone in favor of the request. Ms. Jennifer Fischer, the applicant, reiterated the request and advised the home was purchased when she and her husband were in town to visit family, and has completely remodeled the residence.

Chairman Mehserle called for anyone opposed. Brian Kendall – 1729 Greenwood Circle – neighborhood is a family friendly area and concerned with strangers coming and going. Heidi Sirmon – 1730 Greenwood Circle – the residents in the neighborhood take pride in the homes, kid friendly, the use will increase traffic and bring crime; new owners have a property management company and since they purchased the trash can has stayed at the curb. Max Marriage – 1731 Greenwood Circle – wonderful family neighborhood, would like to keep that way; concerned with coming and going of guests. Chris Clay – 1724 Greenwood Circle – has safety concerns with guests just coming and going.

There being no further public comment Chairman Mehserle closed the public hearing at 6:17pm.

Commissioner Hayes asked Ms. Fischer to address the screening process and role of the property manager and how to better engage the neighbors. Ms. Fischer advised the property manager is local to the area and cares about the area, as does she and potential guests are required to abide by all rules and if there are any complaints the police will be called and the guests vacated. The homes' value has increased with the recent remodel, the trash can may have been left at the curb due to the remodel and the amount of construction debris. For tenants in the agreement it states trash can must be placed back at the house after pick-up, and the cleaning crew is advised the same. Ms. Fischer advised her husband has met some of the neighbors and she will be responsible with the rental and intends to be a part of the community.

Chairman Mehserle asked if guests are provided the rules and regulations prior; Ms. Fischer advised they were. Commissioner Hayes asked how long they intend to occupy; Ms. Fischer advised it would be several months during a year. Commissioner Guidry reminded the attendees the city has a process in place governing short-term rentals, and it was something that was not taken lightly, and was an issue affecting many communities in the state and the ordinance allows an owner to use their property to it's highest and best use and there are currently (16) active in the city. Ms. Carson advised the city monitors via a software tracking service, which alerts whenever a property is listed and if not in compliance, they are sent a cease-and-desist order; Mr. Wood added, any complaints on approved locations if there are two complaints in a year the permit will be revoked.

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

8. New Business

B. Public Hearing (Planning Commission decision)

1. **PLAT-0082-2025.** Preliminary plat for The Grove at Langston Springs for property located at Langston Road. The applicant is Brandon Bolt, Bolt Engineering.

Mr. Wood advised Council recently approved a zoning change for the property to R-3 with two conditions: 1) the developer shall install traffic calming devices per Community Development staff recommendations; and 2) the City accepts the \$100,000 offered by the developer for improvements to Langston Road and/or Langston Road/ Macon Road intersection. The preliminary plat, as presented, complies with all requirements for the R-1 and R-3 zoning districts, as applicable, streets/rights-of-way, and pocket parks. Staff recommends approval of the preliminary plat with the following four conditions: Sidewalks, meeting the standards of Section 6-10.12, shall be installed per the attached sidewalk plan recommended by staff and the amenity area shall include fixtures consistent with those required of pocket parks in Section 6-10.14.

Chairman Mehserle opened the public hearing at 6:35pm and called for anyone in favor of the request. Mr. Tyler Findley with Edgar Hughston Builders reiterated the request and is aware of the sidewalk requirements and will work with staff on traffic calming. Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:39pm.

Chairman Mehserle asked staff about Council's traffic calming concerns; Mr. Wood advised inside the neighborhood there is concern, thus the requirement, and the developers' offer for the intersection improvements. Commissioner Hayes inquired where the traffic calming devices would be placed; Mr. Wood advised as labeled on the plat Street A and Street F for a total of three; will work with engineering on appropriate placement.

Commissioner Ross motioned to approve the preliminary plat as presented with staff conditions; Commissioner Wharton seconded; all in favor and was unanimously approved.

C. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on August 5, 2025)

1. **RZNE-0091-2025.** Rezone property at Kings Chapel Road and Coventry Court from OI & R-2 to RM-2. The applicant is Matt Widner, Widner & Associates, Inc.

Ms. Carson read the applicants' request which is to rezone from OI & R-2 to RM-2, for the two parcels to create a multi-family development that offers a townhouse-style housing option for potential residents, along with staff responses.

Chairman Mehserle opened the public hearing at 6:46pm and called for anyone in favor of the request.

The applicant Mr. Matt Widner, Widner & Associates reiterated the request and added the development will support residential development and the need for housing; the development will be in proximity to city parks and there will be a connecting road. Mr. Leroy Hudson – 4546 Buckeye Road – is working with the property owner to develop and the current zoning allows housing, but a change will allow more; Mr. Hudson provided traffic counts for surrounding streets, but there were none for this area.

Chairman Mehserle called for anyone opposed. Ms. Jennifer Castro – 507 Coventry Court – is concerned with access as the current road is narrow, within two miles there are numerous options for housing, will change the neighborhood, where will new access be, impact on area during construction and will there be buffers required and how many units.

There being no further public comment; Chairman Mehserle closed the public hearing at 7:55pm.

Commissioner Williams asked Mr. Widner if he had any comment on Ms. Fischer's concerns. Mr. Widner advised Coventry Court will not be the primary access to the development it will be to the east and south and all required development procedures will be followed, and the number of units has not been determined.

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

2. **TEXT-0084-2025.** Replace Section 6-9.6(B) standards for wall, canopy, projecting and under canopy signs in nonresidential districts. Replace Section 6-9.9(D) and (E), calculation of sign area. The applicant is the City of Perry.

Mr. Wood read the request which was for an amendment to update the standards for wall signs now that sign variances are not allowed. Staff examined existing wall signs at various businesses with different building sizes and discussed with the Planning Commission at several work sessions. The amendment sets the maximum area and number of signs for buildings based on the area of the tenant's primary wall. Current standards will be maintained for wall areas up to 3,000 square feet. The size of signs increase as the wall area increases, up to 5% on walls up to 14,000 square feet and 3% on wall exceeding 14,000 square feet. Single-tenant buildings will walls exceeding 3,000 square feet may include additional signs on the primary wall to address changes in the retail industry. The amendment also changes how the area of a wall sign is calculated, allowing for unusual-shaped signs. The area will be calculated based on two connecting rectangles which encompass all elements of a sign.

Chairman Mehserle opened the public hearing at 7:05pm and called for comment in favor or opposed; there being none the public hearing was closed at 7:06pm.

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

3. **TEXT-0085-2025.** Amend definition of Self-Service Vending Units. The applicant is the City of Perry.

Ms. Carson read the request, which was an amendment that clarifies the definition of Self-Service Vending Units, specifies proximity to principal building or use, forms of payment, and delivery of merchandise, and Expands dimensions to include varied machine models, along with staff responses and noted changes were reviewed in consultation with the city attorney.

Chairman Mehserle opened the public hearing at 7:07pm and called for comment in favor or opposed. there being none the public hearing was closed at 7:08pm.

Commissioner Wharton motioned to table until the next meeting due to the language of the proposed amendment; Commissioner Morrison seconded; all in favor of tabling with Commissioner Hayes opposed; resulting vote was 5 to 1 for tabling.

- D. Other Business – Chairman Mehserle requested the Mayor & City Manager speak again at the next work session for those that were absent as it was an informative discussion on development review guidelines.
- E. Commission questions or comments – Commissioner Hayes on behalf of the Commission thanked Mr. Wood for his leadership, knowledge and professionalism and wished him well in retirement.
- F. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 7:12pm.