

Planning Commission
Minutes - August 11, 2025

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

Staff: Joe Duffy – Community Development Director, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk

Guests: Latasha Collier

3. Invocation – was given by Commissioner Ross
4. Approval of Minutes from July 7, 2025, regular meeting – Commissioner Wharton motioned to approve as submitted; Commissioner Hayes seconded; all in favor and was 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. **TEXT-0085-2025**. Amend definition of Self-Service Vending Units. The applicant is the City of Perry. *(Tabled from July 7, 2025, meeting)*

Ms. Carson advised the request was to amend the definition of self-service vending units, along with staff responses. A recent code enforcement case prompted staff to review the definition of self-service vending units to ensure it adequately describes the types of vending units the City Council wishes to prohibit. The request was tabled from the previous meeting due to a concern with the definition and the language.

Chairman Mehserle opened the public hearing at 6:06pm and called for anyone in favor or opposed to the request; there being none; the public hearing was closed at 6:07pm.

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

8. New Business

A. Public Hearing (Planning Commission decision)

1. **PLAT-0112-2025**. Preliminary plat for The Preserve at Agricultural Village Section 4 for property located at Moss Oak Road. The applicant is Chad Bryant, Bryant Engineering.

Chairman Mehserle advised staff requested the case be tabled per the applicants' request due to revised information of original submittal. Commissioner Hayes motioned to table plat 0112-2025 until the September 8, 2025, meeting; Commissioner Guidry seconded; all in favor and case was tabled.

- B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on September 2, 2025)

1. **SUSE-0113-2025.** Special exception for operation of a home daycare for property located at 216 Warhawk Drive. The applicant is Latasha Monique Collier.

Ms. Carson read the applicants' request, which was operate a home daycare, along with staff responses.

Chairman Mehserle opened the public hearing at 6:10pm and called for anyone in favor of the request. Ms. Latasha Collier, the applicant, reiterated the request and being new to the area from Dooly County is looking forward to serving the needs of the community. Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:11pm.

Chairman Mehserle asked Ms. Collier if she has met the requirements of the state; she advised she had. Commissioner Hayes asked if the owner of the property was advised; staff advised they were and provided a letter with the application. Commissioner Wharton asked if the pickup and drop off is required or should it be a condition; Ms. Carson advised it could be a condition.

Commissioner Ross motioned to recommend approval of the application to Mayor & Council with the condition that pickup and drop off will be in the driveway only; Commissioner Wharton seconded; all in favor and was unanimously recommended for approval.

Chairman Mehserle noted the applications were both withdrawn

2. **ANNX-0116-2025.** Annex and rezone a portion of property on Perry Parkway Parcel No. 000310 021000 from Houston County R-AG to City of Perry C-2, General Commercial District. The applicant is HWB Development, LLC. (***Application withdrawn***)

3. **ANNX-0117-2025.** Annex and rezone a portion of property on Perry Parkway Parcel No. 000310 021000 from Houston County R-AG to City of Perry R-TH, Townhouse Residential District. The applicant is HWB Development, LLC (***Application withdrawn***)

- C. Other Business – None

- D. Commission questions or comments- None

- E. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:17pm.