

Planning Commission
Minutes - September 8, 2025

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

Staff: Joe Duffy – Community Development Director and Christine Sewell – Recording Clerk

Guests: Chad Bryant, Whitney Bledsoe, Joy Peterson, Chris Smith, George Peake, Clay Nodes, Bill Goggin, Robbie Russell, Brandi Dent, Keisha Isgett, Mitch Faraone, Matt Widner

3. Invocation - was given by Commissioner Jefferson
4. Approval of Minutes from August 4, 2025, regular meeting and August 25, 2025, work session
Commissioner Wharton motioned to approve as submitted; Commissioner Hayes 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.

Chairman Mehserle advised the applicant for RZNE 0145-2025 had requested tabling until October 6, 2025, meeting; the Commission concurred to table.

6. Citizens with Input- None
7. Old Business
8. 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.
(Tabled from August 11, 2025, meeting)

Mr. Duffy advised the applicant is requesting approval of the entire 189-lot subdivision. The subdivision is designed with a mixture of larger lot sizes that align with the R-1 zoning standards, and ones aligning with R-3 minimums. The entire subdivision meets the R-3 minimum standards and conforms to the development standards originally outlined in The Perry Preserve PUD which was approved by Council in 2020. Following City Council's direction, planning staff recommends sidewalks be installed on one side of portions of the primary streets to provide pedestrian walkways throughout the community. Staff has also assisted in identifying an area for a pocket park or amenity space; the developer expects to donate this area to the City once complete. Staff recommends approval of the proposed preliminary plat with the following conditions: 1). 5'-wide sidewalks shall be installed along one side of the roads throughout the development, as indicated on the proposed sidewalk map prepared by the City Planning Staff and 2). Applicant receives approval for street names from Houston County 911 prior to CD Staff signing the Preliminary Plat.

Chairman Mehserle opened the public hearing at 6:07pm and called for anyone in favor of the request. The applicant, Chad Bryant had no additional information to provide. Chairman Mehserle called for anyone opposed.

Whitney Bledsoe – 107 Moss Oak Rd. – property owner across from development and concerned with the topography of the land and there is a portion that slopes on their property and concerned that stormwater will flow and settle onto their property which is an active working farm. Would like to see a 36” drainpipe so it doesn’t and berms. Ms. Bledsoe further stated Moss Oak Road has a lot of farm traffic and the intersection at Moss Oak Road and Marshallville Rd is a dangerous intersection and will cause traffic concerns. Wants the applicant to know their property is a working farm and it creates noise and dust, and there is an airstrip for their crop-duster, they want to be good neighbors as well but wanted the applicant to be aware of this.

Joy Peterson – 103 Wilton Circle – as a former councilmember, had never heard a development could harm someone’s livelihood with their property and jeopardize workers' jobs. Ms. Peterson suggested additional information should be sought with regard to the 36” pipe and more density in the rear with water run-off.

Chris Smith – 1008 Pine Place – questioned if the development would be in phases, and the cost to the city

There being no further public comment, Chairman Mehserle closed the public hearing at 6:16pm.

Commissioner Hayes requested Mr. Bryant address the concerns brought forth. Mr. Bryant advised the existing pond will be expanded and drains to the center of the property with the exception of a small area in the front and everything else drains back towards the pond and noted the entire basin will go back to the interior and will flow into Flat Creek, not Moss Oak Road. Mr. Bryant advised software for stream stats that draws out the basin map, and the federal government website which does the same, and provided renderings for the Commission that show where the water will drain. Mr. Bryant advised he had met with Council Member Dan Peterson and provided the same information. Mr. Bryant further advised, the water has to be directed to the developments’ stormwater pond. Commissioner Shelton inquired about the houses on Moss Oak Road; Mr. Bryant advised the flow will go back to the center of the property. Commissioner Wharton advised the public the matter before them was a summarization of a hydrology report; Mr. Duffy confirmed it is only approval of a preliminary plat; the site requires a full site development plan review. Mr. Duffy further advised this phase of the development is part of the Planned Unit Development approved in 2020.

Commissioner Hayes motioned to approve with the following conditions: 1). 5’-wide sidewalks shall be installed along one side of the roads throughout the development, as indicated on the proposed sidewalk map prepared by the City Planning Staff and 2). Applicant receives approval for street names from Houston County 911 prior to CD Staff signing the Preliminary Plat; Commissioner Wharton seconded; all in favor and was unanimously approved.

9. New Business

A. Public Hearing (Planning Commission decision)

1.PLAT-0141-2025. Preliminary plat for Willow Brook for property located on Valley Drive. The applicant is Chad Bryant, Bryant Engineering.

Mr. Duffy advised the applicant is requesting approval of the entire 258-lot subdivision and is designed with lots that fully align with or exceed R-3 minimum standards. The applicant has proposed sidewalks

be installed on one side of portions of the primary streets to provide pedestrian walkways throughout the community. The applicant has also identified an area for a pocket park or amenity space. Staff reviewed these recommendations for compliance with the Land Management Ordinance. Finally, the applicant has already received approval for street names from Houston County 911. Mr. Duffy advised staff is recommending approval of the application as submitted.

Chairman Mehserle opened the public hearing at 6:27pm and called for anyone in favor of the request. Mr. Chad Bryant, applicant advised he had been contacted by residents on Airport Road, and the plat shows a third access, and can eliminate as there are two other ingress/egress access .

Mr. George Peake – 202 Barrett Road – spoke in favor of the application.

Chairman Mehserle called for anyone opposed.

Mr. Clay Nodes – 110 Airport Road Ext. – concerned with all the tree removal and bare land, feels lots should be 2-3 acres. Concerned as well with traffic, wildlife, environmental impacts and water runoff.

There being no further public comment the hearing was closed at 6:33pm.

Commissioner Wharton asked Mr. Bryant about the lot dimensions as the standard is 70ft and some appear to be smaller. Mr. Bryant advised that is because of the right-of-way line and how it's measured, but all the lots have to meet the 70ft width. Commissioner Wharton advised approval should be with that condition.

Commissioner Wharton motioned to approve with the condition that all lots meet the 70-foot minimum lot width; Commissioner Hayes seconded; all in favor and was unanimously approved.

B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on October 7, 2025)

1. **SUSE-0122-2025.** Special exception to reduce minimum house size for property located at 1113 Jewell Drive. The applicant is Houston County Habitat for Humanity.

Mr. Duffy read the applicants' request, along with staff responses, which was to reduce house square footage for the house planned for this lot. The request, if approved, would reduce the minimum house size from 1500 square feet to 1100 square feet on this parcel. The applicant indicated the square footage of their smallest houses are: 786 square feet for a two-bedroom house; 980 square feet for a three-bedroom house; and 1100 square feet for a four-bedroom house

Chairman Mehserle opened the public hearing at 6:41pm and called for anyone in favor of the request. The applicant, Bill Goggin, Executive Director for Habitat for Humanity, reiterated the request and had no additional information.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:42pm.

Commissioner Wharton asked what the current square footage of the existing houses on the street and will the proposal fit in with them. Mr. Goggin advised the dwelling will be 1100 square feet. Commissioner Hayes asked why the request; Mr. Goggin advised the size of the house determines the house price and Habitat homes are built as affordable homes for low to moderate income families and a larger home puts an increased financial burden on the homeowner whereas a smaller home site and dwelling makes it affordable.

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

2. SUSE-0121-2025. Special exception for short-term rental for property located at 408 Haddenham Court. The applicant is Brandi Dent.

Mr. Duffy read the applicants' request, along with staff responses, which is to offer the entire 3-bedrooms/2-bath house for short-term rental for a maximum of eight occupants. The premises 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 6:48pm and called for anyone in favor of the request.

Robbie Russell – 913 Evergreen Street – no concern with how close these rentals are but asked how an applicant can go through the process only to be denied by Council when neighbors complain. Mr. Russell had no comment on the case presented. Chairman Mehserle suggested Mr. Russell bring his concern to Council.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 12:54pm.

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

3. SUSE-0133-2025. Special exception for short-term rental for property located at 603 Woodland Drive. The applicant is Misti Renna.

Mr. Duffy read the applicants' request, along with staff responses, which is to offer the entire 2-bedrooms/1-bath house for short-term rental for a maximum of five occupants. The premises 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 6:56pm and called for anyone in favor of the request. The applicant Ms. Misti Renna reiterated the request and had nothing further to add. Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:57pm.

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

4. SUSE-0135-2025. Special exception for short-term rental for property located at 1614 Marshall Circle. The applicant is Joydi Ovalle.

Mr. Duffy read the applicants' request, along with staff responses, which was to offer the entire 3-bedrooms/2-bath house for short-term rental for a maximum of seven occupants. The premises 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 7:01pm and called for anyone in favor of the request. Mr. Robbie Russell had no issue with the application; concerned there is a saturation point with short-term rentals.

Chairman Mehserle called for anyone opposed. Ms. Keisha Isgett – 101 Chinaberry Lane – concerned with saturation and when you purchase a home you look at the neighborhood and you don't want to provide hotels in neighborhoods and should not be placed near schools.

There being no further public comment Chairman Mehserle closed the public hearing at 7:04pm.

Commissioner Shelton asked if the guidelines address a proximity to schools; Mr. Duffy advised it did not; just the 1000-foot buffer, which allows for more distribution across the city. Mr. Duffy also advised the city has a monitoring service which is reviewed monthly and have success with compliance.

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

5. SUSE-0142-2025. Special exception for short-term rental for property located at 314 Grayton Way. The applicant is Mitchell Faraone.

Mr. Duffy read the applicants' request, along with staff responses, which was to offer the entire 3-bedrooms/2-bath house for short-term rental for a maximum of six occupants. The subject premises 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 7:10pm and called for anyone in favor of the request. The applicant, Mr. Mitch Farone and owner, advised he provides a service for people looking to relocate to the area and need something longer than a few nights. Has checked with his neighbors and they had no concerns.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 7:13pm.

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

6. RZNE-0137-2025. Rezone property at 2002 Kings Chapel Road from OI to RM-2. The applicant is Matt Widner, Widner & Associates, Inc.

Mr. Duffy read the applicants' request which was to rezone from OI to RM-2, along with staff responses. Mr. Duffy noted the rezone of the parcel is in conjunction with parcels from a previous application to complete the land use requests needed for a multi-family residential development.

Chairman Mehserle opened the public hearing at 7:16pm and called for anyone in favor of the request. The applicant, Mr. Matt Widner, reiterated the request and advised this parcel will complete the rezoning of two previous parcels, with the intent for a multi-family development that will include varied home types and facades, walking trails and will offer a unique development.

Mr. Robbie Russell – has property on Keith Drive and felt the request would be beneficial for future development and improve the area.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 7:19pm.

Commissioner Wharton asked if the development would be subject to the recently adopted multifamily standards; Mr. Duffy advised it would.

Commissioner Hayes motioned to recommend approval of the application as submitted to Mayor & Council; Commissioner Jefferson seconded; all in favor and was unanimously approved.

Chairman Mehserle advised as previously stated RZNE-0145-2025 has been tabled until October 6, 2025.

7. **RZNE-0145-2025.** Rezone property at 135 Faye Circle, 1303 Julianne Street, and 1214 Jewell Drive from C-2, R-1 and R-2 to PUD, Planned Unit Development. The applicant is Chuck Thomas, Masterpiece Construction. *(Applicant has requested tabling until October 6, 2025, meeting)*

- C. Other Business – None
- D. Commission questions or comments – Chairman Mehserle asked staff for a work session discussion from comments raised on short-term rentals for review of current standards as it relates to proximity of schools.
- E. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 7:22pm.