

Planning Commission
Minutes - October 6, 2025

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

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

Guests: John Fox, Sebastain & Faye Lumpkin, Tim McCord, John Michael Cosey, Crystal Bateman, Shawanda Suleiman, Lajuana Morris, Robin Jackson, and Peggy Davis.

3. Invocation: was given by Commissioner Shelton
4. Approval of Minutes from September 8, 2025, regular meeting and September 22, 2025, work session
Commissioner Wharton motioned to approve as submitted; Commissioner Jefferson 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.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. *(Tabled from September 8, 2025, meeting)*

Mr. Duffy read the request which was to rezone 3 parcels (31.165, 34.558 and 0.51, totaling 66.233 acres respectively) to Planned Unit Development District, along with staff responses. Mr. Duffy further advised as outlined in [Land Management Ordinance Section 2-3.3](#) approval for the PUD District zoning is contingent on the applicant providing a PUD Regulating Plan proposal in alignment with the City's desired development pattern as outlined in the Joint Comprehensive Plan. The applicant has been instructed that a proposed Regulating Plan should be aligned with the City's established design guidelines, which would include [Section 4-3.1 – Standards for specific uses, Residential Uses](#) and/or [Section 6-4 .1 Design standards for nonresidential development](#). In the absence of receipt of a PUD Regulating Plan proposal, staff recommends denial of the application.

Chairman Mehserle opened the public hearing at 6:05pm and called for anyone in favor of the request; there being none including the applicant, he called for anyone opposed.

Mr. John Fox – attorney for Proburst Partners adjoining property owner at 515 Marshallville Road, asks that the applicant submit all required documents, including the layout of the dwellings; does not believe this is an effective use of the property as it will overlook the campground; requests a 250 foot buffer between the properties; concern with headlight and noise and the increased density is not suitable for the area; no traffic study provided and how is the site accessed.
Sebastian & Faye Lumpkin – 353 Faye Circle – concerns with water runoff, crime and decrease in property values; would like to maintain the character of the neighborhood.

Tim McCord – 515 Marshallville Rd – is not the best use of the property; he has tried to purchase for a commercial use for the campground; too many units

There being no further comment, Chairman Mehserle closed the public hearing at 6:15pm.

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

8. New Business

A. Public Hearing (Planning Commission decision)

1.**PLAT-0173-2025**. Preliminary plat for the subdivision of property on Perry Parkway Parcel No. 0P41A0 163000. The applicant is Chad Bryant, Bryant Engineering.

Mr. Duffy read the request which was for approval of a plat that further subdivides a parcel into 8 total parcels. Tracts 1 and 2 were previously approved via administrative approval, however Tracts A, B, C, D and E are now proposed for subdivision. As the site now involves more than 5 proposed parcels, Planning Commission review of the plat is required. The applicant is aware that future plans for the subdivided parcels must meet all applicable stormwater, traffic, and design guidelines for nonresidential development as outlined in the Land Management Ordinance. The Joint Comprehensive Plan identifies this as a Gateway Corridor character area. Staff recommends approval of the proposed plat as presented.

Chairman Mehserle opened the public hearing at 6:17pm and called for anyone in favor of the request. John Michael Cosey, on behalf of the applicant, had nothing further to add. Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:18pm.

Commissioner Hayes motioned to approve the application as submitted; Commissioner Wharton seconded; all in favor and was unanimously approved.

2.**PLAT-0174-2025**. Preliminary plat for Kings Landing Subdivision on Kings Chapel Road Parcel No. 0Po490 044000. The applicant is CCRR Development, LLC.

Mr. Duffy advised the applicant had withdrawn the request.

B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on November 4, 2025)

1. **SUSE-0155-2025**. Special exception for residential business for property located at 42 Willow Moss Way. The applicant is Crystal R. Bateman

Ms. Carson read the applicants' request, which was to offer one-on-one fitness coaching services for senior residents in a portion of the house as a residential business, along with staff responses. Ms. Carson noted residential businesses are small offices or small-scale retail or service businesses in which customers or clients come to the house and are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes.

Chairman Mehserle opened the public hearing at 6:20pm and called for anyone in favor of the request. The applicant, Ms. Bateman, advised her primary goal is to service seniors with a one-on-one training in her garage, which has been set up with HVAC and flooring, and her long-term goal is to open a brick-and-mortar location.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:23pm.

Commissioner Hayes asked about customer times; Ms. Bateman advised she would have only three people a day for one-hour sessions, with one person at a time between 9am-Noon. Commissioner Wharton asked where parking would be; Ms. Bateman advised in the driveway. Commissioner Jefferson asked if transportation would be provided; Ms. Bateman advised it is not. Commissioner Guidry inquired if a couple wanted to do together could they; Ms. Bateman advised they could not; she will only service one individual at a time.

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

2. SUSE-0169-2025. Special exception for home daycare for property located at 115 Hampton Chase. The applicant is Shawanda Suleiman.

Ms. Carson read the applicants' request which was to open a daycare home for up to (6) children in a portion of the house as a residential business, along with staff responses. Ms. Carson advised residential businesses are small offices or small-scale retail or service businesses in which customers or clients come to the house and are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes.

Chairman Mehserle opened the public hearing at 6:27pm and called for anyone in favor of the request. Ms. Suleiman, the applicant, advised she would have no more than six children as the state allows, wants to provide a service for working families, cares about keeping the community peaceful and beautiful and will adhere to guidelines of the city and state.

Chairman Mehserle called for anyone opposed. Mr. Lawana Morris – 119 Hampton Chase – the subdivision is still under construction; parents will be dropping off and picking up at various times; concerned with property values, noise, signage and a ripple effect for other residential businesses in the area.

There being no further public comment, the public hearing was closed at 6:32pm.

Commissioner Wharton asked for clarification on the number of children; Ms. Carson advised six and also no signage would be allowed. Commissioner Hayes asked the hours and children's ages; Ms. Suleiman advised Monday through Friday 7am to 5pm and six weeks to 4 years. Commissioner Hayes asked if there would be staff; Ms. Suleiman advised there would not be and drop off would be staggered. Commissioner Wharton asked if all drop off and pick up would be in driveway; Ms. Suleiman advised it would be.

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

3. RZNE-0171-2025. Rezone City of Perry owned properties to GU, Government Use at 808 Carroll Street, 1502 Houston Lake Road, 1504 Houston Lake Road, 1506 Houston Lake Road, and 531 Gen. Courtney Hodges Blvd. The applicant is the City of Perry.

Mr. Duffy read the request, which was to rezone the five city-owned parcels to GU – Government Use, along with staff responses. Mr. Duffy advised the issue came about when a sign application was submitted for the Gen. Courtney Hodges Blvd property, which then in turn, staff reviewed other properties, resulting in the application to zone city-owned properties correctly.

Chairman Mehserle opened the public hearing at 6:40 pm and called for anyone in favor; there being none, he called for anyone opposed.

Mr. Robin Jackson – 1521 Sunshine Avenue – doesn't like the city buying property and making a park in relation of 1502/04/06 Houston Lake Road and destroying the minority houses.

Ms. Peggy Davis – 1030 King Circle – does not understand what GU is, some of the area on Houston Lake Road is historic ground and has been requesting for recognition of the winning state football championship team; asks that the neighborhood not be left out and what does the city want with the Houston Lake Road properties, as they are in a flood zone.

There being no further public comment, Chairman Mehserle closed the public hearing at 6:45 pm.

Mr. Duffy explained the GU, Government Use zoning designation, which will ensure the parcels are protected, and the city does not intend to sell them, but expand the park. Ms. Davis again spoke and advised she had obtained grant money for pocket parks, and the city is degrading the current ones and leaving nothing for the children to play on. Commissioner Hayes advised Ms. Davis and Mr. Jackson that their concerns are heard, but encouraged them to take to Mayor & Council.

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

4. TEXT-0165-2025. Amendment to add language to Section 6-10.2 - General Requirements for streets and other rights-of-way. The applicant is the City of Perry.

Mr. Duffy read the request, which was to add language to Sec 6-10.1 (J) Site development and related infrastructure, General design requirements, Fire apparatus access roads – clarifying methods of review for required secondary fire access roads. The language will apply for developments exceeding 30 dwelling units and require approval from the fire code official, under specific circumstances, to permit a gravel road as a secondary means of fire access. The amendment is intended to prevent conflicting scenarios in which the City's desire to ensure a high standard of fire apparatus access (at least 2 entrances for developments of over 30 dwellings) can be achieved alongside routine state approval processes. Existing local code language states that "All fire apparatus access roads for one- and two-family residential developments shall meet City of Perry design standards for public streets." The amendment serves to include an additional option, for a secondary safety entrance to be constructed of gravel, with approval from the designated Fire code official, pending any situation-specific circumstances. The specific circumstance mitigated by the amendment would be denial of proposed fire access roadways (meeting the existing design standards for public streets) by the Georgia Department of Transportation, which may otherwise be approved as a private entrance lacking a concrete or asphalt curb cut.

Chairman Mehserle opened the public hearing at 6:56pm and called for anyone in favor or opposed to the request; there being none the public hearing was closed at 6:57pm.

Chairman Mehserle asked if the fire marshal provided input and was comfortable with the proposed amendment; Mr. Duffy advised he was. Chairman Mehserle had concern with maintaining the gravel as it can erode; Mr. Duffy advised the fire marshal would review any plan with the request to ensure the proper material is used; as for the maintenance, that would fall to the property owner. Commissioner Hayes asked if an HOA could maintain, and concerned evaluation is only done at inception by the fire marshal; Mr. Duffy advised any plan submitted with gravel has to be reviewed and must follow the current city code. Mr. Duffy advised there are constraints placed by GDOT and this will allow for an option. Commissioner Wharton voiced concern with maintenance and could the design standards be enforced for this. Mr. Duffy advised the city ordinance requires over 30 lots to have a separate entrance, which must meet all city standards for acceptance; GDOT does not always allow for a second entrance on their ROW, but does for a fire access road, which this would be. Mr. Duffy further noted that at one point the state required a second access road, but lobbyists successfully had removed, but city codes still require. On conclusion of discussion, the Commission had concerns with the maintenance and asked staff to research further.

Commissioner Guidry motioned to table amendment for staff to provide further information from discussion; Commissioner Jefferson seconded; all in favor and was tabled.

5.TEXT-0172-2025. Amendment to 4-1.1, Table of Uses. The applicant is the City of Perry.

Mr. Duffy read the request, which was a proposed amendment to update the allowable uses in the Downtown C-3 Central Business District to include four more use classifications by Special Exception permitting. The four uses include College or University, Outdoor Entertainment – All uses, Convention and exhibition facility, and Artisan production establishment, along with staff responses. The proposed allowable uses were suggested for consideration in conversation between the Downtown Development Authority Board and staff, and not a direct result of any active development proposals received by or discussed with the Community Development Department. Any proposals within the uses outlined would be subject to future Special Exception permitting review processes by the City of Perry's governing bodies, including Planning Commission and Perry City Council.

Chairman Mehserle opened the public hearing at 7:15pm and called for anyone in favor or opposed; there being none the public hearing was closed at 7:16pm.

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.

C. Other Business – None

D. Commission questions or comments- Chairman Mehserle from last meeting with regard to short-term rentals the question was raised on how the city monitors and it is confirmed the city does have a contracted monitoring service. Chairman Mehserle also in follow up to the compelling information and legacy contributions for the minority population of the city with respect to the Houston Lake Road properties, would like the speakers to know they were heard, the winning of the state championship represents the city and as development occurs all due care and respect should be afforded.

E. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 7:20pm.

Approved 11.10.25