

Planning Commission
Minutes, November 10, 2025

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

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

Guests: Dianna Perez, Marsha Stokes, Shameka & Joseph Walker, Brittany Ross, Sarah Stinson, Don Carter, Donna Hatten, Gwen & Bill Bauer, Gordon Grizzle, Jack Brewer, Brian Braun, Jody Strickland, Gary Hunkins, Alyssa Andes, Adam Harry, Abby Wetherington, Dan Davis.

3. Invocation - was given by Commissioner Jefferson
4. Approval of Minutes from October 6, 2025, regular meeting and October 27, 2025, work session – Commissioner Wharton motioned to approve both as presented; Commissioner Jefferson 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-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.
(Tabled from October 6, 2025, meeting)

Chairman Mehserle advised staff was requesting tabling until December meeting. Commissioner Wharton motioned to table; Commissioner Shelton seconded; all in favor and matter was tabled.

8. New Business

A. Public Hearing (Planning Commission decision)

1.**PLAT-0190-2025**. Preliminary plat for the subdivision of property on Perry Parkway and Houston Lake Road. Parcel Nos. 0P41Ao 002000, 0P41Ao 130000, 0P41Ao 021000, and 0P41Ao 02C000. The applicant is SEK Perry, LLC.

Mr. Duffy read the applicants' request which was subdividing four existing parcels into a total of nine parcels, while retaining the current C-2 zoning classification. The total site acreage will remain the same at 23.43 acres. The newly proposed outparcels are anticipated to allow for a greater mix of unique retailers in a highly visible corner in the City of Perry. Staff recommends approval of the plat as proposed.

Chairman Mehserle opened the public hearing at 6:08pm and called for anyone in favor of the request; there being none; he called for anyone opposed; there being none the public hearing was closed at 6:09pm.

Commissioner Wharton asked if the subdivided parcels met the zoning standards; Mr. Duffy advised they did.

Commissioner Wharton motioned to approve as submitted; Commissioner Ross seconded; all in favor with Commissioner Jefferson opposed; resulting vote was 5 to 1 for approval. Commissioner Jefferson for the record voted for denial as the applicant was not present.

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

1. **SUSE-0178-2025**. Special exception for short-term rental for property located at 718-3 Charlse Drive. The applicant is Roberto Denis.

Ms. Carson read the applicants' request, which was to offer the entire 2-bedrooms/1-bath house for short-term rental for a maximum of 6 occupants, along with staff responses. The premises were

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 6:14pm and called for anyone in favor of the application. Ms. Dianna Perez, on behalf of the applicant had nothing further to add. Chairman Mehserle called for anyone opposed.

Ms. Marsha Stokes – 716 Charlse Drive – advised the issue is with the empty lots on Newman Place and there have been rumors the DDA intends to develop and application should not be approved until there is a plan presented for a development. Has been advised Andrew Heights will be connected to the downtown and if allowed will have more short-term rentals.

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

Chairman Mehserle asked if the applicant met all the requirements; Ms. Carson advised they had. Commissioner Guidry asked if there could be another rental in the area; Ms. Carson advised there is a 1000ft buffer.

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

2. SUSE-0191-2025. Special exception for home daycare for property located at 313 Wax Myrtle Way. The applicant is Shameka L. Walker.

Ms. Carson read the applicants' request, which was to operate a daycare home for up to six (6) children in a portion of the house as a residential business, along with staff responses. It was 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 6:21pm and called for anyone in favor of the request. The applicant Ms. Shameka Walker, reiterated the request and the property owner, Mr. Joseph Walker, supports the application and noted will be a Christian based daycare and will not exceed six children. Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:23pm.

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

3. SUSE-0192-2025. Special exception for home daycare for property located at 219 Rusty Plow Lane. The applicant is Brittany Ross.

Ms. Carson read the applicants' request, which was to operate a daycare home for up to six (6) children in a portion of the house as a residential business, along with staff responses. It was 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 6:26pm and called for anyone in favor of the request. Ms. Brittany Ross, the applicant, advised she is working for compliance to city and state requirements and her goal is to serve the community and will ensure all safety standards are met and exceeded; will operate Monday through Friday from 7am to 5:30pm. Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:28pm.

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

4. SUSE-0193-2025. Special exception for home cottage bakery for property located at 1300 North Avenue. The applicant is Sarah Stinson.

Ms. Carson read the applicants' request, which was to operate a home bakery in a portion of the house as a residential business, along with staff responses. It was further 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 6:30 pm and called for anyone in favor of the request. Ms. Sarah Stinson, the applicant, advised she will adhere to state laws for a cottage license, and most of orders will be custom and have scheduled pick-up times, as well there will be a small cart on the porch for pick-up, and her business will encourage and support small businesses and to shop locally.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:33pm.

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

5. SUSE-0195-2025. Special exception for commercial storage facility for property located on South Perry Parkway Parcel No. 0P0340 026000. The applicant is Don Carter, P.E.

Ms. Carson read the applicants' request, along with staff responses, which was to build and operate a commercial storage facility, totaling 79,950 sq ft, on a 5.71 acres portion of a 23.40 acres lot located at the Northwest corner of U.S. Highway 41 and Perry Parkway intersection and advised this facility will be part of a larger development with three other retail/office uses.

Chairman Mehserle opened the public hearing at 6:37pm and called for anyone in favor the request. Mr. Don Carter – 6310 Peake Rd, Macon on behalf of the owner, reiterated the request and advised the owner is the same as the established storage facility on N. Perry Parkway and will be similar in design. Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:39pm.

Commissioner Wharton inquired if the rear buildings would have a landscape buffer; Mr. Carter advised there would be, along with a fence.

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

6. SUSE-0196-2025. Special exception for multi-family development for property located on Lake Joy Road Parcel No. 0P41A0 162000.

Ms. Carson read the applicants' request which was for a special exception to construct a 197-unit, multi-family development on 31.30 acres near the corner of Houston Lake Road and Lake Joy Road, along with staff responses.

Chairman Mehserle opened the public hearing at 6:42pm and called for anyone in favor. Mr. Don Carter, on behalf of the owner, advised before plan was submitted met with city staff for input and there will be townhouses facing Lake Joy Road and no connection to the adjoining subdivision. Staff noted a traffic study be done, and there was no objection and will consult with the Kroger parcel owner to use the same company for theirs. Mr. Carter advised the original zoning was a PUD over 13 acres and will be utilizing 7 acres and noted included amenities (pool, resident center, pickleball courts).

Chairman Mehserle called for anyone opposed. Ms. Donna Hatten – 118 Glen Oaks Rd. – commutes daily on Lake Joy Road and traffic is already overburdened and this project will add to it and could a second access point on Grayton Way be considered and a traffic light is needed at Lake Joy & Houston Lake Road.

Gwen & Bill Bauer – 247 Lake Joy Road – concern with increased traffic and only one entry/exit entrance.

Gordon Grizzle – 351 Arena Road – concerned with the impact on the schools

Mr. Jack Brewer – 120 Lake Joy Road – concerned with the one entry/exit

There being no further public comment Chairman Mehserle closed the public hearing at 6:55pm.

Commissioner Ross asked Mr. Carter to address the concerns regarding the single entry/exit. Mr. Carter understands there are concerns with traffic, the community will be gated, and the units will be market rate and doesn't anticipate a burden for the schools, and understands the traffic impact with the forthcoming Kroger, and there will be another drive which has been lengthened for stacking and once a traffic study is completed will adhere to requirements.

Commissioner Shelton asked if it was possible to make a connection to Grayton Way and have a gate; Mr. Carter advised they do not desire to as the community is gated and a second gate will be expensive and if not gated will lose control of entry. Commissioner Shelton asked if the walkability would connect to the forthcoming commercial development; Mr. Carter advised it would.

Commissioner Wharton motioned to recommend approval of the application as submitted with the staff condition and that all townhomes meet the city's townhouse development requirements. Due to lack of a second motion died.

Commissioner Ross motioned to deny due to no second entry/exit; Commissioner Jefferson seconded. Commissioner Wharton asked if a second entrance is required would the applicant abide; Mr. Carter advised that was dependent on the traffic study and where it would be required. Commissioner Ross recalled his motion as did Commissioner Jefferson her second. Mr. Carter asked if the case could be tabled to the next meeting to allow time for the traffic study data.

Commissioner Ross motioned to table the application; Commissioner Jefferson seconded; Commissioner Guidry and Wharton opposed; resulting vote was 4 to 2 to table.

7. RZNE-0199-2025. Rezone property at 1824 Houston Lake Rd. & 1904 Hwy 127 to amend existing PUD standards. The applicant is Patriot Development Group, LLC.

Ms. Carson read the applicants' request, which is approval for a substantive change to the north entrance on the existing PUD plan, along with staff responses. The Georgia Department of Transportation is requiring additional ROW width at the north entrance to the development, causing the applicant to have to adjust the development to accommodate.

Chairman Mehserle opened the public hearing at 7:09pm and called for anyone in favor of the request. Mr. Brian Braun – 102 Ed Bayer Ct. Warner Robins – on behalf of the applicant and as staff advised the change is due to the requirements of GDOT to obtain their permits.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 7:11pm. Commissioner Guidry inquired if the entrance was the only thing to change and not the number of units; Mr. Braun advised that is correct.

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

8. ANNEX-0198-2025. Annex and rezone property on Saddle Creek Road Parcel Nos. 000840 015000 & 000840 096000. from Houston County R-AG to City of Perry R-3, Single Family Residential District. The applicant is Patriot Development Group, LLC

Ms. Carson read the applicants' request, which was to annex and rezone property on Saddle Creek Road from Houston County R-AG to City of Perry R-3, Single Family Residential District, along with staff responses. Ms. Carson further noted the applicant proposes to annex the entirety of the two parcels into the City of Perry to create a single-family residential development with a step-down density model and main boulevard (major collector) running from north to south of the development. The estimated density level is 2.46 units/acre compared to 2.35 units/acre for R-3 developments over the last 5 years (2020). Ms. Carson advised the Board of Education had been notified and Kings Chapel Elementary School which would service the subdivision is already at capacity and with the recent passing of E-SPLOST, for which funding for a new school was included, there is no timetable for construction. Ms. Carson further advised the stormwater infrastructure would be reviewed during the development process.

Chairman Mehserle opened the public hearing at 7:17pm and called for anyone in favor of the request. Mr. Brian Braun on behalf of the applicant advised this will be a master plan community consisting of a mix of lot sizes in the R-1, R-2, and R-3 zonings, as there is currently no city ordinance for variable lot sizes; a conceptual plan was provided with the application. There will be a mixture of homes, sidewalks, city water/sewer, with regard to a traffic study it would not include the city's extension of Commodore Drive and there will be an entrance from that and will have the proper landscaping requirements. Mr. Braun further advised there will be one access point to Daisy Drive and none to Stonebridge. The proposal supports the comprehensive plan, no commercial development, and complies with Georgia zoning laws. Concerning stormwater and flooding, the applicant is well aware of and the city has a plan in action to resolve for that basin, and that resolution assists with the development of the parcels.

Chairman Mehserle called for anyone opposed.

Jody Strickland – 115 Barnstable Rd – property had been her grandfather's, and there are two farms in the area, which are still active, and development will be a burden on current infrastructure. There are already planned developments for Saddle Creek and Kings Chapel Road and there will be over 1000 homes; with this added, 399 more, increasing traffic, overcrowding schools and public safety. Wildlife is being pushed out, and the stormwater issues in Sadie Heights have not been corrected. Referenced a study by UGA on the cost of growth and local governments' unable to finance the necessary infrastructure for it. Is not opposed to growth but does not want the city to go broke because the infrastructure is not in place for it. Commodore Drive extension has not even started.

Gary Hunkins – 422 Stonegate Trail – Daisy Drive will be in an ingress/egress which is a concern, stormwater issues have to be corrected first as well as the Commodore Drive extension.

Donna Hatten – concern with so many homes and Commodore Drive extension not done.

Alyssa Andes & Adam Harry – 101 Meredith Lanye Ct – member of Sadie Heights HOA, which is opposed and the area is still dealing with the stormwater issues; will strain the current infrastructure; too many homes.

Abby Wetherington – 100 Saddlecreek Road – too many homes density is a concern and why not R-1 zoning. Runoff goes to the Lea Glen subdivision which cannot handle it.

There being no further public comment Chairman Mehserle closed the public hearing at 7:42pm.

Commissioner Wharton asked if Mr. Braun had any rebuttal to the concerns raised. Mr. Braun advised with the Commodore Drive extension, it will work with the proposal for connectivity and there will be no driveways on Commodore Drive which will be a collector street. The city hired an outside consultant ISE to remedy the stormwater concerns. Understand the concerns with the number of homes, and had conversations with the HOA for Stonebridge and the development will match that and Sadie Heights. Chairman Mehserle asked if the Stonebridge stormwater issue is being corrected; Mr. Braun advised it is, and believes the current status is relocating city utilities.

Commissioner Wharton asked Dan Davis, with ISE, to provide comment. Mr. Davis advised this basin has been studied since 2023 and since early 2024 options were presented to the city and the city elected to move forward with the most robust and when implemented will be above flood level. The project is currently in phase one which is replacing the culvert in Stonebridge. There has been extensive modeling for the entire basin and took into consideration future area development. Mr. Davis advised the model ISE created is being shared and will be reviewed for any developments' impact and nothing would be recommended that would endanger what has been corrected. Commissioner Shelton and Chairman Mehserle confirmed the model the city is working with takes into consideration future development; Mr. Davis reiterated it did. Commissioner Guidry asked why the culverts were being replaced and what will prevent a similar situation; Mr. Davis advised when originally developed the federal government did not have publicly available flood plain data, nor any historical data.

Commissioner Jefferson motioned to recommend denial of the application as submitted to Mayor & Council; Commissioner Guidry seconded; all in favor with Commissioner Wharton opposed; resulting vote 5 to 1 for recommended denial.

- C. Other Business - Mr. Duffy inquired about date of work session for November; Chairman Mehserle requested an email of proposed date for confirmation on attendance.
- D. Commission questions or comments – Commissioner Ross inquired about sidewalks for Kings Chapel/Keith Drive/Houston Lake Road; Mr. Duffy advised he will research and provide a response.
- E. Adjournment: there being no further business to come before the Commission, the meeting was adjourned at 8:12pm.