Perry

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Planning Commission Agenda
Monday, October 19, 2026, 6:00 pm
Perry City Hall, 808 Carroll Street, Perry
Economic Development Conference Room

1. Call to Order
2. Roll Call
3. Welcome new Commissioner Corey Hull
4. Invocation
5. Approval of Minutes from September 14, 2026, regular meeting
6. Announcements
   - 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.
7. Citizens with Input
8. Old Business
9. New Business

   A. Public Hearing (Planning Commission decision)

   1.**PLAT-0121-2026.** Preliminary plat for Everly on Main. The applicant is Bryant Engineering.

   B. Informational Hearing – No applications filed

   C. Other Business

   D. Commission questions or comments

   E. Adjournment

Planning Commission
Minutes - September 14, 2026

1. Call to Order : Chairman Mehserle called the meeting to order at 6:00pm.

2. Roll Call: Chairman Mehserle; Commissioners Guidry, Hayes, Shelton, Story and Ross were present.

   Staff: Holly Wharton – Interim Community Development Director, Chad McMurrian – Engineering Services Manager, and Christine Sewell- Recording Clerk

   Guests: Scott Free, Casey Graham, Logan Clark, Peggy Kellough, and Diane Bartlett

3. Invocation – was given by Commissioner Hayes

4. Approval of Minutes from July 13, 2026, regular meeting and August 24, 2026, work session – Commissioner Shelton motioned to approve the July 13, 2026, minutes as presented; Commissioner Ross seconded; all in favor and was unanimously approved.

   Commissioner Guidry motioned to approve the August 24, 2026, minutes as presented; Commissioner Ross 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 – None

8. New Business

   A. Public Hearing (Planning Commission decision)

   1.PLAT-0103-2026. Preliminary plat for Avington Glen Phase 5. The applicant is CCRR Development, LLC.

   Ms. Wharton advised the applicant is requesting approval of an additional 60-lot subdivision as the next phase of the existing Avington Glen neighborhood. The 35.59-acre parcel was recently annexed and zoned R-3, Single-family residential for the purpose of expanding the subdivision as outlined. The proposed phase includes one 0.47-acre vacant greenspace and one 1.24-acre park. The proposed phase connects to the existing Avington Glen subdivision via New Hope Drive. Additional emergency access is available via a flag lot on the eastern border of the parcel. Houston County E911 has approved one additional street names for the proposed phase of the neighborhood. Planning staff recommends the developer identify sidewalks on one side of the street throughout the proposed phase in accordance with Sec. 6-10.12 of the Land Management Ordinance. Staff recommends approval of the proposed preliminary plat with the following condition: Sidewalks must be included along at least one side of the street as outlined in Sec. 6-10.12 of the Land Management Ordinance.

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Chairman Mehserle opened the public hearing at 6:06pm and called for anyone in favor of the application. Mr. Casey Graham, on behalf of the applicant, reiterated the request and advised sidewalks have been included in the site submittals for the city's review.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:08pm.

Commissioner Hayes motioned approval with the listed staff condition; Commissioner Shelton seconded; all in favor and was unanimously approved.

B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on October 6, 2026)

1.**ANNX-0085-2026.** Annex and rezone property located on Perry Parkway from Houston County R-AG to City of Perry C-2, General Commercial District. Parcel Nos. 000310 040000, 000310 021000 & 000310 039000. The applicant is HWB Development, LLC. *(Tabled from July 10, 2026, meeting; application has been withdrawn and refiled).*

2.**ANNX-0114-2026.** Annex and rezone property located on Perry Parkway and 2011 Hwy 41 from Houston County R-AG to City of Perry C-2, General Commercial District. Parcel Nos. 000310 040000, 000310 021000, 000310 039000, and 000310 023000. The applicant is HWB Development, LLC.

Ms. Wharton for the record noted ANNX 0085-2026 was withdrawn and refiled with ANNX 0114-2026.

Ms. Wharton advised the applicant proposes to annex the entirety of the parcels into the City of Perry with all lots as a proposed zoning of C-2, General Commercial, along with staff responses. Ms. Wharton noted a concept plan has not been submitted at this time.

Chairman Mehserle opened the public hearing at 6:12pm and called for anyone in favor of the request. Mr. Logan Clark, with Moore Bass Consulting, representing the applicant, reiterated the request and had nothing additional to add. Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:13pm.

Chairman Mehserle requested confirmation the development confirms with the Gateway Corridor and the city's long-term vision. Ms. Wharton advised it does, and the area backs up to the future St. Patrick's Drive extensions and from discussions with the owners there may be a residential component, which is permissible under the requested zoning classification.

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

3.**ANNX-0111-2026.** Annex and rezone property on Hicks Drive from Houston County M-1 to City of Perry, C-2, General Commercial District. Parcel Nos. 000340 003000 & 000340 011000. The applicant is Scott Free.

Ms. Wharton read the applicants' request which was to annex the entirety of the parcels into the City of Perry with a request of C-2, General Commercial zoning, along with staff responses. Ms. Wharton advised the purpose of the annexation is to allow the Westfield School to expand to provide additional parking and extracurricular activities for students.

Chairman Mehserle opened the public hearing at 6:17pm and called for anyone in favor of the request. Mr. Scott Free, the applicant and a committee member of Westfield School, advised the school is growing and they have acquired the surrounding properties which will be used for classrooms, parking

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and playing fields. Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:19pm.

Chairman Mehserle asked for confirmation the purpose is for the schools' expansion; Mr. Free advised it was and they are currently working with an engineer. There was a question concerning traffic from Ms. Peggy Kellough; Chairman Mehserle allowed it. Mr. Free advised there will be a road built from Hwy 41 to Hicks Drive with two lanes in and one lane out.

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

4. **RZNE-0112-2026.** Rezone property located at 2005 S. Hwy 41 from R-1, with Special Exception to C-2, General Commercial District. The applicant is Scott Free.

Ms. Wharton read the applicant's request which was to rezone the entire parcel to C-2, General Commercial for future development and expansion of facilities at the Westfield School, along with staff responses.

Chairman Mehserle opened the public hearing at 6:25pm and called for anyone in favor of the request. Mr. Scott Free reiterated the request and noted in 1969/1970 the R-1 zoning was the only available zoning for the property to be developed as a school. Mr. Free advised the parcel will remain as a school.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:27pm.

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.

5.**RZNE-0113-2026**. Rezone property located at 1001, 1003, 1005, 995, and 993 Greenwood Drive from R-1 to C-2, General Commercial District. The applicant is Scott Free.

Ms. Wharton read the applicants' request, which was to rezone the five parcels from R-1, Single-Family Residential District to C-2, General Commercial District, along with staff responses. The proposed rezoning will support consistent zoning among all parcels owned by Westfield School. Ms. Wharton advised per the applicant, the parcels would be for extended parking and extracurricular activity areas for the existing school.

Chairman Mehserle opened the public hearing at 6:28pm and called for anyone in favor of the request. Mr. Scott Free, the applicant, reiterated the request and advised the parcels would be utilized for parking.

Chairman Mehserle called for anyone opposed. Ms. Diane Bartlett – 1000 Greenwood Drive – concerned with the plan and parking. Mr. Free advised it is the schools' intention which is for expansion and the parcels in the application are planned for parking.

Chairman Mehserle reminded the Commission the case before them was for rezoning only and not any design; Commissioner Hayes suggested the applicant meet with those opposed.

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

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6.**TEXT-0109-2026**. Amend Article 7 Stormwater Management. Amendment to update to only zoning conditions and removal of stormwater design standards to be governed up the Design & Specifications Manual.

Ms. Wharton advised the amendment was for Article 7 Stormwater Management to include revisions to only update zoning-related conditions and removal of all stormwater design standards, along with staff responses. All stormwater design standards shall now be governed under the City of Perry's Design and Specifications Manual. Ms. Wharton advised the amendment was what had been previously discussed in the last work session.

Chairman Mehserle opened the public hearing at 6:42pm and called for anyone in favor or opposed to the request; there being none the public hearing was closed at 6:43pm.

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

C. Other Business – None

D. Commission questions or comments – Ms. Wharton advised there will be a new director in place in October. The work session of September 28th will be land use as it relates to the update of the Comp Plan with the Middle Georgia Regional Commission in attendance.

E. Adjournment: there being no further business to come before the Commission, the meeting was adjourned at 6:48pm.

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STAFF REPORT

October 14, 2026

CASE NUMBER: PLAT 0121-2026 Everly on Main Subdivision

APPLICANT: Chad Bryant – Bryant Engineering

REQUEST: Preliminary Plat for Single Family Residential Subdivision with Commercial Frontage Lots

LOCATION: S. Hwy 341; 0P0480 055000

ADJACENT ZONING/LAND USES:

	Zoning Classification	Land Uses
North	RAG (County)	Undeveloped
South	R-2 Single Family Residential	Residential (Ivy Glen Subdivision)
East	R-2 Single Family Residential	Residential (Remington Chase Subdivision)
West	C-2 General Commercial; RAG (County)	Dollar General; Undeveloped

SPECIFICATIONS (per submitted plat):

1. Zoning of property: R-3, Single Family Residential and C-2, General Commercial
2. Use: Single Family Residential (detached) and general commercial
3. Number of Lots: 68 residential, 5 commercial, 3 open space
4. Stormwater Management Areas: not indicated on preliminary plat
5. Overall Residential Density: 2.02 units per acre (including open space)
6. Minimum Lot Area: 19,000SF
7. Minimum Lot Width: 70FT
8. Setbacks: 25FT front; 35FT rear; 8FT side
9. Proposed Amenities include a 0.54-acre park

STAFF COMMENTS: The preliminary plat proposed primarily includes a single-family residential subdivision to be known as Everly on Main. The proposed plat also includes commercial frontage lots along Hwy S. 341 adjacent to an existing Dollar General. The plat does not show proposed stormwater management facilities, sidewalks, or residential buffering features. The subject site has topographical changes that have occurred over the past few years that may have an impact on the proposed subdivision. This will warrant the need for a flood study to determine if there is a potential for any flooding impacts and any required mitigation measures. A wetland delineation study will be reviewed as part of the site plan review process due to the presence of streams and wetlands on the site. The project will also require review by the Georgia Department of Transportation due to its location on S. Hwy 341.

STAFF RECOMMENDATION: Approval with the following conditions.

1. Applicant shall provide addresses prior to final plat approval.
2. Proposed pocket park shall comply with requirements outlined in Sec. 6-10.14 of the Land Management Ordinance.
3. Sidewalks shall be constructed in compliance with Sec. 6-10.12 of the Land Management Ordinance.
4. Roadways and rights-of-way shall comply with all city standards as outlined in Land Management Ordinance.
5. Buffering between residential and commercial uses shall be shown for site plan approval as required by Sec. 6-3.5 of the Land Management Ordinance.
6. Applicant shall provide stormwater management facilities as required.
7. Applicant shall provide flood study prior to site plan approval.
8. Lots located in flood zone must provide certified elevation certificate, if applicable.
9. Subdivision shall incorporate traffic calming solutions which prioritize meandering street designs along any stretch of road at least 1,000 feet long.

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Application # PLAT 0121-2026_

Application for Subdivision

Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Chad R. Bryant, P.E. - Bryant Engineering, LLC.	CCCCT Investments, LLC.
*Title	Senior Principal	Owner
*Address	111 Perimeter Road	P.O. Box 1821, Perry, GA 31069
*Phone		
[redacted]		

Property Information

*Street Address S. Hwy 341	
*Tax Map #(s) 0P0480 055000	*Zoning Designation R-3/C-2
*# Original Lots 1	*Total Acreage 42 89
*# Proposed Lots 68 Residential, 5 Commercial Lots, 3 Openspace Parcels	*Total Acreage 42 89

Instructions

1. Please refer to Sections 2-3.13 and 6.10 of the Perry Land Management Ordinance for more information.
2. All applications and fees (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
3. Application fees:
   A. Minor Subdivision (5 lots or less with no new street involved; administrative review): $97.00
   B. Major Subdivision, Preliminary Plat (more than 5 lots, creation of new streets): $177.00
   C. Major Subdivision, Final Plat: $72.00 per plat
4. The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
5. Subdivision plat content and format requirements are reflected in Section 6-10 of the Land Management Ordinance.
6. Please verify all required information is reflected on the plan(s).

   The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.
7. Signatures:

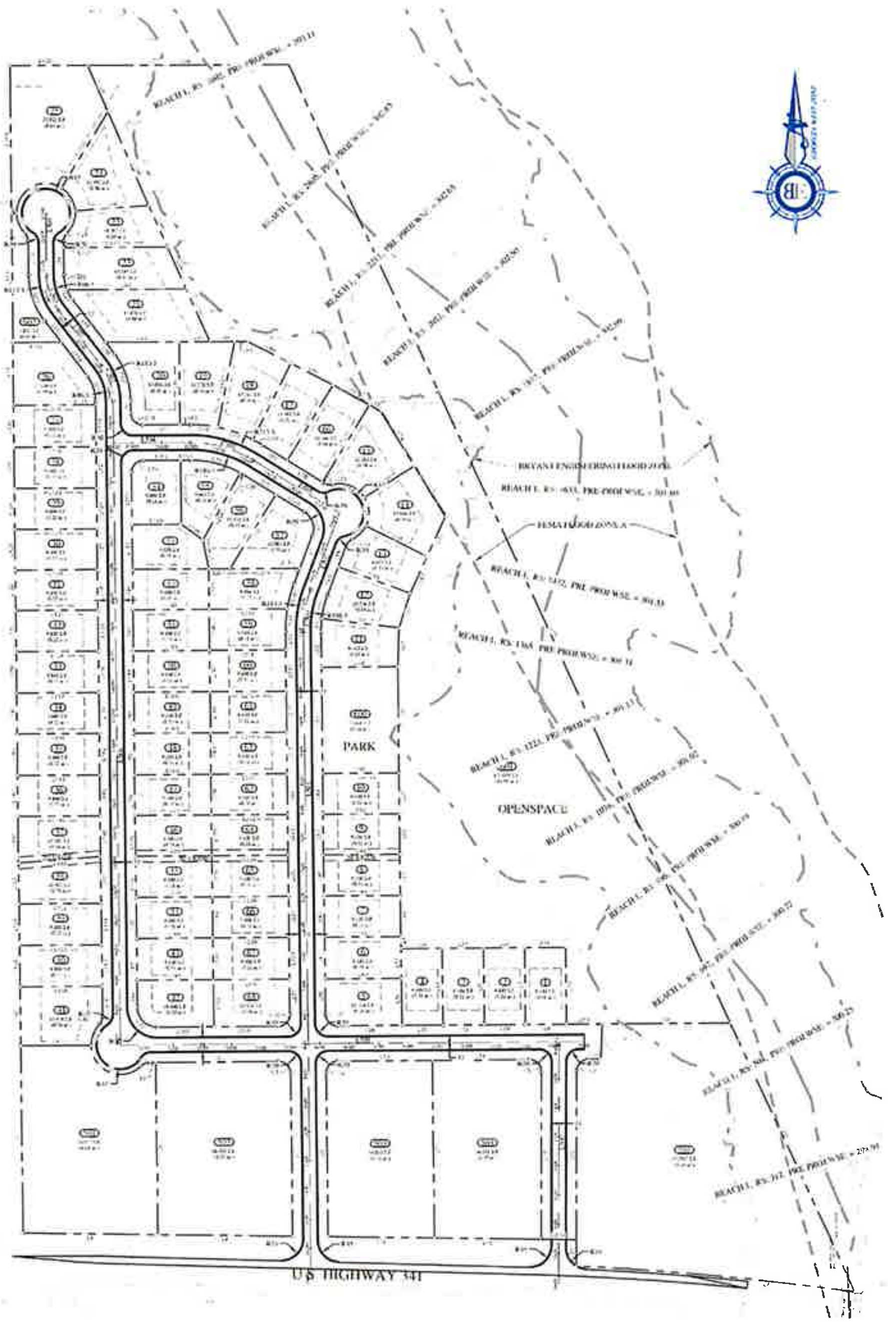
*Applicant	Chad R. Bryant, P.E. -Bryant Engineering, LLC	*Date 8/25/26
*Property Owner/Authorized Agent	Chad R. Bryant	*Date 8/25/26

Revised 3/27/26

PRELIMINARY PLAT FOR:

EVERLY ON MAIN SUBDIVISION

PERRY — GEORGIA



PARCEL LINE TABLE		
Line #	Length	Direction
[illegible]	[illegible]	[illegible]

PARCEL LINE TABLE		
Line #	Length	Direction
[illegible]	[illegible]	[illegible]

PARCEL LINE TABLE		
Line #	Length	Direction
[illegible]	[illegible]	[illegible]

PARCEL LINE TABLE		
Line #	Length	Direction
[illegible]	[illegible]	[illegible]

PARCEL CURVE TABLE				
CURVE #	ARC	RADIUS	DIRECTION	LENGTH
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

ROADLINE TABLE		
LINE #	LENGTH	DIRECTION
[illegible]	[illegible]	[illegible]

ROADCURVE TABLE				
CURVE #	ARC	RADIUS	DIRECTION	LENGTH
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

GRAPHIC SCALE IN FEET
1" = 100'

NOT FOR FINAL RECORDING

BRYANT ENGINEERING
111 Perimeter Road, Suite A | P.O. Box 1421
Perry, Georgia 31069

REVISIONS

SHEET NO.
C-0.1



VICINITY MAP
N.T.S.

SITE PROJECT DATA

PROPERTY INFORMATION
PROPERTY AREA = 17.99 ac

NUMBER OF LOTS = 68
STREET LENGTH = 4,290 L.F.

STREET WIDTH BOC TO BOC = 27'
CUL-DE-SAC RADIUS EOP = 40'
STREET WIDTH EOP TO EOP 23'

MINIMUM SITE REQUIREMENTS PER ZONING:
ZONING = R-3
DESIGN WIDTH = 70'
MIN. LOT SIZE = 9,000 sf
SETBACKS:
35' FRONT
8' SIDES
35' REAR

ADJACENT PROPERTY TO:
NORTH IS ZONED RAG
SOUTH IS MAIN STREET / U.S. HWY. 341
EAST IS ZONED RA
WEST IS RAG, C2

SURVEY DATA

BOUNDARY/TOPOGRAPHIC SURVEY PERFORMED BY:
MCLEOD SURVEYING
111 PERIMETER ROAD, SUITE A
PERRY, GA 31069
OFFICE: (478) 731-7070

PROJECT ENGINEER CONTACT

CHAD R. BRYANT, P.E.
PRESIDENT
BRYANT ENGINEERING
P.O. BOX 1871
PERRY, GA 31069
OFFICE: (478) 224-7070
EMAIL: chad@bryantengllc.com

OWNER/PRIMARY PERMITTEE

CCCI INVESTMENTS, LLC
800 CORDER ROAD
WARNER ROBINS, GA 31088
478-731-1594

LAND LOT/DISTRICT/COUNTY

LAND LOT 111/10 DISTRICT / HOUSTON COUNTY, GA

FLOOD ZONE INFORMATION

PER FEMA FLOOD MAP, PANEL 160 OF 400, THIS PROJECT DOES LIE WITHIN A FLOODPLAIN
PANEL NUMBER: 13153C0160G EFFECTIVE DATE: SEPTEMBER 18, 2007

WETLAND CERTIFICATION

THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING:

1) THE NATIONAL WETLANDS INVENTORY MAPS HAVE BEEN CONSULTED. AN ONSITE JURISDICTIONAL WATERS DELINEATION/DETERMINATION HAS BEEN PERFORMED; AND,
2) THE APPROPRIATE PLAN SHEET DOES INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND,
3) IF WETLAND ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.
4) ANY AMOUNT OF DISTURBANCE WILL REQUIRE PRE CONSTRUCTION COORDINATION WITH THE ARMY CORPS OF ENGINEERS.
5) TOTAL DISTURBANCE OF WETLANDS REQUIRED FOR DEVELOPMENT IS CALCULATED FROM ALL STAGES OF DEVELOPMENT.

" IN THAT ALL THE REQUIREMENTS OF PRELIMINARY APPROVAL HAVING BEEN FULFILLED, THIS SUBDIVISION PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE PERRY PLANNING COMMISSION ON _____, 20__. THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE FINAL PLAT. THIS CERTIFICATE OF PRELIMINARY APPROVAL SHALL EXPIRE AND BE NULL AND VOID ON _____, 20__."

DATE	PLANNER/DIRECTOR COMMUNITY DEVELOPMENT

NOT FOR FINAL RECORDING

OWNER:
XXXXXXXXX
XXXXXXXXX
XXXXXXX
XXX XXX XXXX

CHAD R. BRYANT, P.E.
GEORGIA CERTIFICATE #
DESIGN PROFESSIONAL
CERTIFICATION # 31906
EXPIRATION 12/31/2017

BRYANT ENGINEERING
111 Perimeter Road, Suite A | P.O. Box 1871
Perry, Georgia 31069
www.bryantengllc.com

BRYANT ENGINEERING, LLC
ENGINEER FIRM
LICENSE NO. 2010000131
EXPIRATION DATE: 6/30/16

ITEM	DESCRIPTION	DATE
1	PER VISTA COMMENTS	6/4/15
2	PER CITY COMMENTS	7/6/15
3	PRELIMINARY PLAT	8/4/15
4	PRELIMINARY PLAT	9/4/15
5	PRELIMINARY PLAT	10/6/15

DRAWN BY: MW/CB/JB
CHECKED BY: CRB
DATE: 8/4/2015
SCALE: 1" = 200'
JOB NO. 2015-041

PRELIMINARY PLAT FOR:
EVERLY ON MAIN SUBDIVISION
PERRY GEORGIA

RECORDING
BOOK NO.
PAGE NO.

SHEET NO.
C-0.2