

Planning Commission
Minutes - January 12, 2026

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

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

Guests: Chad Bryant, Casey Graham, Chuck Thomas, Landon Moore, Brian Braun, Paul Schofill

3. Invocation – was given by Commissioner Ross
4. Welcome New Commissioner – Shrad Amrit – Chairman Mehserle advised delayed until next month and will bring updates as available.
5. Election of Chairman and Vice Chairman – Chairman Mehserle handed the meeting over to Mr. Duffy. Mr. Duffy advised as required each year election of a Chairman and Vice Chairman is needed and called for any motions.

Commissioner Hayes motioned to nominate Jim Mehserle as Chairman; Commissioner Wharton seconded; all in favor, with Commissioner Mehserle abstaining from vote and was unanimously approved.

Commissioner Ross motioned to nominate Commissioner Hayes as Vice Chairman; Commissioner Guidry seconded; all in favor, with Commissioner Hayes abstaining from vote and was unanimously approved.

6. Approval of Minutes from December 8, 2025, regular meeting – Commissioner Wharton motioned to approve as presented; Commissioner Shelton seconded; all in favor and was unanimously approved.
7. 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.
8. Citizens with Input – None
9. Old Business – tabled from December 8, 2025, meeting – Planning Commission decision
 1. **PLAT-0211-2025**. Preliminary plat for King’s Landing subdivision on Kings Chapel Road. The applicant is CCRR Development, LLC.

Mr. Duffy read the staff report, along with staff responses, which was approval of a 246-lot subdivision on Kings Chapel Road, following a previous submittal which requested 346 lots. The plat submittal is located on 90.48 acres of vacant land, previously annexed into the City of Perry as the Innsbrook Place Subdivision in 2007, and is zoned such under a previously accepted Planned Unit Development (PUD) regulating plan, the portion of which was originally labeled as Tract “CM.”

Chairman Mehserle opened the floor for comment. Mr. Casey Graham, 200 Cedar Ridge Drive, the engineer of record, added there will be another stub out for a road to the west.

Commissioner Wharton asked for confirmation that the submittal meets the 2007 PUD standards; Mr. Duffy advised it does. Chairman Mehserle clarified the number of lots, which is 246, a reduction of the original submittal.

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

2.PLAT-0213-2025. Preliminary plat for Cambridge Place subdivision on Cambridge Road. The applicant is Patriot Development Group, LLC. (*Application withdrawn*)

10. New Business

A. Public Hearing (Planning Commission decision)

1.VAR-0212-2025. Variance for reduction on side setback requirements for property located at 242A/B Lavendar Lane, Lot 1. The applicant is Bryant Engineering.

Ms. Carson read the applicants' request, along with staff responses, which was for a variance to reduce the side yard setback from 40 feet to 30 feet. The request is due to the inability to fit the proposed home on the parcel while abiding by the required setback limits. In addition, the property requires a variance because of the right-of-way width, city infrastructure, and required landscaping on the eastern boundary of the property line.

Chairman Mehserle opened the public hearing at 6:16 pm and called for anyone in favor of the request. Mr. Chad Bryant, Bryant Engineering, 111 Perimeter Road, advised is a duplex community and the same unit fits throughout the entire development, and the owner wants a product that fits, and without approval, the lot could be sold and developed as a single-family residence, which would not be compatible with the neighborhood. The lot is on the corner, and the typical setbacks of 25feet for the front and rear and 40 feet on the side are impractical. There is currently 80 feet of right-of-way on Gurr Road, and a three-lane highway will fit and disagrees that there will be a negative impact with a future expansion; feels a different product is more of the problem.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:21 pm.

Commissioner Hayes abstained from discussion and voting as his employer is the financial institution for the developer.

Commissioner Wharton asked when the plat was approved, was the lot not on the plat with the setbacks; Ms. Carson advised yes, and on arterial streets they are always wider.

Commissioner Wharton motioned to deny the application as presented; Commissioner Shelton seconded; with Commissioner Hayes abstaining, resulting in unanimous approval for denial.

B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on February 3, 2026)

1.RZNE-0223-2025. Rezone property at 1824 Houston Lake Rd. & 1904 Hwy 127 to amend existing PUD standards. The applicant is Patriot Development Group, LLC.

Mr. Duffy advised the case is being brought back forth due to a technicality as determined by the city attorney, which is the application needed to include all three parcels for the rezoning request, whereas the previous filing only had two. Mr. Duffy then read the request, which was for approval of a substantive change to the north entrance on the existing PUD plan. 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, along with staff responses.

Chairman Mehserle opened the public hearing at 6:27 pm and called for anyone in favor of the request. Mr. Brian Braun – project engineer, 102 Ed Bayer Court, reiterated the requested and advised nothing else with the standards would be changing.

Chairman Mehserle called for anyone in opposition of the request; there being none the public hearing was closed at 6:29pm.

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

2.RZNE-0225-2025. Rezone property at Frank Satterfield Road, Parcel No. 0P0450 013000, from R-2, Single-Family Residential to RM-1 Multi-Family Residential District. The applicant is Paul Schofill.

Ms. Carson read the applicants' requests, which was to rezone from R-2, Single-Family Residential to RM-1, Multi-family Residential, along with staff responses. Ms. Carson further advised from the staff report that the parcel is near an area that is expected to have low-to-medium density housing development within the next five years, and the proposed rezoning and use provides for medium density housing, which aligns with nearby existing housing and proposed housing developments. There is also a significant amount of the parcel that is unable to be developed due to floodplain restrictions. The property could be developed into a single-family home under the current zoning; however, it has been vacant since being platted in 1973, possibly due to flood risk. Allowing the rezoning to proceed with the condition that the applicant agrees to abide by all flood plain regulations and requirements creates dwellings at a slightly higher density, allowing for a smooth transition from low to medium-density housing.

Chairman Mehserle opened the public hearing at 6:33pm and called for anyone in favor of the request. The applicant, Mr. Paul Schofill, 2831 Hwy 127 advised it is his intent to build nine duplexes and after further research there is more of the parcel in the flood plain than he had been told by FEMA and he is just trying to recapture what he has invested in the property.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:35pm.

Commissioner Wharton asked if any of the proposed building site was in the floodplain; Ms. Carson advised the Chief Building Official is the floodplain manager and he will review for determination, but it will not be in the 100-year floodplain. Chairman Mehserle inquired if there had been any comment from the surrounding residents; Ms. Carson advised there had not been. Chairman Mehserle had driven through the area, which consists mostly of single-family homes, and was curious if there had been concern with proposed duplexes. Ms. Carson advised around the corner from the property duplexes are currently being constructed. Commissioner Guidry voiced concern with the extent of the flood plain. Mr. Duffy advised in a pre-application meeting with the applicant, the data on the county tax assessors site is 15 years old and is for guidance purposes and an estimate of the location and the Chief Building Official will review all plans submitted. Commissioner Shelton asked where the area was currently being developed, Ms. Carson advised the Hills of Brendale on Tucker Road. Commissioner Hayes felt if a similar product was being developed in the area and the applicant was willing to comply with the conditions should move forward.

Commissioner Hayes motioned to recommend approval of the application as submitted with the following condition: 1).The applicant agrees to abide by all flood plain regulations and requirements; Commissioner Ross seconded; Commissioner Guidry was opposed; resulting vote of 5 to 1 for a recommendation of approval with condition.

3.SUSE-0227-2025. Special exception for short-term rental for property located at 1414 Main Street. The applicant is Whitefield & Company, LLC.

Ms. Carson read the applicants' request, along with staff responses, which was to offer the entire 3-bedroom/2-bath house for short-term rental for a maximum of 8 occupants. 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 6:45pm and called for anyone in favor of the request. The applicant, Mr. Landon Moore, 118 Flat Rock Lane, advised there are currently long-term tenants occupying the residence, but would like to have the option for short term.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:46pm.

Commissioner Guidry asked Mr. Moore why he was renting; Mr. Moore advised he purchased the property for a long-term investment and would like to be able to offer visitors a place outside of hotels.

Commissioner Guidry asked staff if the previous discussion regarding STR's being near schools was still being considered; Mr. Duffy advised since discussed at the Commission's last work session, there have been no meetings, and additional clarification and information were still required; Chairman Mehserle asked this be added as a work session item.

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

4.TEXT-0221-2025. Amendment to Sec 2-3.13.2, Preliminary Plats, Addressing. The applicant is the City of Perry.

Mr. Duffy read the request, which was an amendment to Section 2-3.13.2, Preliminary Plats, along with staff responses. It was further noted the intent was to process improvement clarification to identify and state that the responsibility for Emergency 911-compliant addressing of proposed building and unit locations is the responsibility of the applicant to provide and must be labeled on preliminary plats submitted for review at time of submission. Furthermore, a more streamlined process is needed to align with Perry's increased rate of growth and complexity of development patterns. An archaic manual procedure of handwriting addresses by staff physically upon paper plats, then scanned for consideration by Emergency Services personnel, has proven to be an inefficient means of handling this important process, particularly for larger-scale developments and market trends encouraging less traditional mixed-use projects.

Chairman Mehserle opened the public hearing at 6:54pm and called for anyone in favor or opposed to the request; there being none the public hearing was closed at 6:55pm.

Commissioner Wharton inquired if this will be required for E-911; Mr. Duffy advised there are currently no addresses provided on preliminary plats and the current process is a manual process, and the addresses need to be compatible with emergency services procedures and applicants' must provide at time of submission and receive verification from E-911. Commissioner Hayes questioned if addresses could be achieved at the final plat; Mr. Duffy advised the goal is for the surveying professional to provide and communicate with emergency services at the beginning of the process and if there are lot shifts, they would work out with them.

Commissioner Shelton recommended approval of the amendment as presented to Mayor & Council; Commissioner Guidry seconded; all in favor and was unanimously recommended for approval.

C. Other Business – Acknowledgement of departing Commissioner Jefferson – Chairman Mehserle advised there will be acknowledgement of Ms. Jefferson's nearly 30 years of service and if anyone had suggestions to please forward to staff.

- D. Commission questions or comments- Commissioner Guidry inquired if certain special exception requests could be eliminated; Mr. Duffy advised there may be some that could be reviewed as defined in the Table of Uses. Chairman Mehserle advised Council wants citizens to be aware of the special exceptions, not just short-term rentals, but all of them.
- E. Adjournment – there being no further business to come before the Commission, the meeting was adjourned at 7:05 pm.