

Planning Commission
Minutes - April 13, 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, Story and Wharton were present.
3. Staff: Joe Duffy – Community Development Director and Christine Sewell – Recording Clerk

Guests: Skylar Sanders, Matt Widner, Curtis George, William Hudson, Clay Nodes, Gary Lopson, Kay, Kitchens, Tyler Lawhorn, and Aaron Wood.
4. Invocation - was given by Commissioner Hayes
5. Approval of Minutes from March 9, 2026, regular meeting and March 23, 2026, work session
Commissioner Wharton motioned to approve both as submitted; Commissioner Hayes seconded and were unanimously approved.
6. 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.
7. Citizens with Input- None
8. Old Business – Tabled from March 9, 2026, meeting – Chairman Mehserle advised the application was withdrawn.

1. **VAR-0015-2026**. Variance for reduction of front setbacks for 106 Prospect Ave, 110/112/114/116/118/120/122/124/126/128/130 Billboard Ave, 101/103/105/107/109/111 Ensemble Blvd, and 101/103/105 Billboard Ave. The applicant is Karen Rolle, Moore Bass Consulting. *(Applicant has withdrawn the application)*
9. New Business
 - A. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on May 05, 2026)
 1. **SUSE-0026-2026**. Special exception for short-term rental for property located at 207 Greylock Drive. The applicant is Skylar Sanders.

Mr. Duffy read the request, along with staff responses, which was the owner proposes to offer the entire 3-bedrooms/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 6:09pm and called for anyone in favor of the request. The applicant, Mr. Skylar Sanders, advised he currently has a property in Warner Robins as a short-term rental and comments have been visitors are staying for events at the fairgrounds and felt this property would be a good location for one.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:10pm.

Commissioner Guidry had an inquiry on the insurance certificate provided; staff confirmed it was correct for the location.

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

2. ANNX-0030-2026. Annex and rezone property on Airport Road, Parcel No. 000310 033000 from Houston County R-AG to City of Perry, R-TH Residential Townhouse District. The applicant is Matt Widner, Widner & Associates, Inc.

Mr. Duffy read the applicants' request, along with staff responses, for which the owner proposes to annex the entirety of the 19.70 acres into the City of Perry for future development of a townhouse subdivision. The lot is proposed to be zoned R-TH, Townhouse Residential, and a portion of the lot is going to the resident just south of the parcel. The applicant asserts there are no known covenants or restrictions on the property that would preclude the use permitted in the proposed zoning district.

Mr. Duffy further noted from the staff report that the city is consistently studying the best way to manage growth throughout the city limits. The results of these efforts include reviewing opportunities to annex "county island" properties into the city limits, streamlining services for residents, improving sewer infrastructure, and maintaining the housing development patterns. Annexing and rezoning this property aligns with the city's housing goals and county island removal efforts. The rezoning also underscores justifications for the current sewer improvement projects the city has undertaken. Lastly, it presents the city with an additional opportunity to coordinate services with the Georgia Department of Transportation to ensure residents have safe and adequate roadways to use to navigate their community.

Chairman Mehserle opened the public hearing at 6:18 pm and called for anyone in favor of the request.

The applicant, Mr. Matt Widner – 793 Poplar Street, Macon – Reiterated the request and advised this will bring together the previous parcel annexed last year. Intends to work with the GA Dept of Transportation regarding traffic concerns, and with the proposed zoning classification, there are requirements for green space, which will be 30%, buffers for the residential area and under the current design regulations will be a high-end development.

Mr. Curtis George – 154 Fairway Oaks Drive – agrees the property needs to be annexed and rezoned as it would be best for the neighborhood and the townhomes should be like those in Houston Springs; there are no specific plans for the townhomes as it relates to square footage and price point, and whether rentals or owned; should be provided.

Mr. William Hudson – 4546 Buckeye Road, Fort Valley – as property owner in Houston County is in favor of the request as the parcel creates an island and should be annexed.

Chairman Mehserle called for anyone opposed.

Mr. Clay Nodes – 110 Airport Road Ext. – should be developed with larger lot sizes of 2 to 3 acres to attract affluent property owners that will stay in the area and raise families whose children will return to the area and raise their families. Is opposed to townhomes; traffic will be a concern.

Gary Lopson and Kay Kitchens – 201 Airport Road Ext. – Mr. Lopson voiced concern with the scale of the project, consisting of 105 units, which will add to traffic concerns and the entryway on Hwy 341 in lieu of Airport Road; he felt single family homes would be better. Mrs. Kitchens – there is wildlife and vegetation that will potentially be disturbed, destroying the quality of life for the area; suggested the city purchase the property and add to the existing public park.

Mr. Tyler Lawhorn – 113 Airport Road Ext. – application was filed a year ago and denied, what has changed and some of the same concerns are again being brought forth. Is not a fit for the character of the area and what is the city’s population density goal. Concerns with traffic and a stoplight will be needed. Will an environmental study be done to show it won’t negatively impact the area.

Mr. Erin Wooden – 104 Quail Ridge Lane – what’s changed in the last year is that Hughston Homes has purchased Houston Springs, and they intend to build 400 to 500 more homes, sold the 55+ area to a builder for completion and this will be impactful to the area. With this development, who will be able to access the sewer capacity available.

There being no further public comment Chairman Mehserle closed the public hearing at 6:44 pm.

Commissioner Shelton inquired of Mr. Widner if the unit count could be lowered; Mr. Widner advised there is no official plan presented, what was provided was a conceptual plan; the application meets the requirements of the R-TH ordinance and from the first submission, it has gone down a bit. Mr. Duffy, for the record advised, the application was refiled as is permissible by the law after six months of a denial. Commissioner Hayes asked for Mr. Duffy to provide the process for approval of development; Mr. Duffy advised what is before the Commission now is the annexation and rezoning of the parcel, which does not govern the site development, just the land use of the property. The application presented is not required to provide specifics of the development, site plans, or design plans, as again it is just for the annex and rezoning of the parcel. Mr. Duffy advised if approved, the parcel is subject to all city requirements that are standard for any type of development within the city, which includes site plan review, stormwater review, traffic study, building and construction design. Chairman Mehserle asked Mr. Duffy to confirm the application before the Commission was only for a recommendation to Mayor & Council, not the final decision; Mr. Duffy advised that was correct. Commissioner Wharton asked if the R-TH zoning classification was consistent with the Comprehensive Plan; Mr. Duffy advised it was.

Commissioner Hayes motioned to recommend approval of the application as submitted to Mayor & Council; Commissioner Wharton seconded; all in favor with Commissioner Guidry opposed; resulting in a vote of 6 to 1 in favor of recommendation to Mayor & Council.

3. **TEXT-0033-2026.** Amendment to Add definition, use description, and use standards for Commercial Air Tours; update Table of Uses to add as permitted in M-2, General Industrial District. The applicant is the City of Perry. (Application has been withdrawn) - Chairman Mehserle advised the application was withdrawn.

B. Other Business – None

C. Commission questions or comments – Chairman Mehserle inquired if an additional work session date had been scheduled; Mr. Duffy advised it was not and the regularly scheduled meeting of April 27th would be used; Chairman Mehserle suggested a 5pm start time; the Commission concurred.

D. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:58pm.