

Planning Commission Agenda
Minutes - May 11, 2026

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

Staff: Holly Wharton – Interim Community Development Director and Christine Sewell – Recording Clerk

Guests: Joshua Ratchford, Terry Dietsch, Joe Nash, Casey Graham, Chuck Thomas, and John Colson

3. Invocation - was given by Chairman Mehserle
4. Approval of Minutes from April 13, 2026, regular meeting – Commissioner Guidry motioned to approve as submitted; Commissioner Hayes 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. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on June 2, 2026)

1. **SUSE-0051-2026**. Special exception for short-term rental for property located at 814 Oak Ridge Drive. The applicant is Ratchford & Hart STR, LLC.

Ms. Wharton read the applicants' request which was to offer the entire dwelling as a short-term rental, for a maximum of ten persons, along with staff responses.

Chairman Meshserle opened the public hearing at 6:06pm and called for anyone in favor of the request. The applicant, Mr. Joshua Ratchford, reiterated the request and had nothing further to add. Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:08pm.

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

2. **RZNE-0047-2026**. Rezone property located at 2520 Hwy 127 from C-2 to GU, Government Use. The applicant is the Houston County Board of Commissioners.

Ms. Wharton read the applicants' request, which was to rezone 5.67 acres of Parcel oPo490 085000 (formerly a portion of Parcel oPo490 017000) for a Water Supply and Treatment Facility. The lot is proposed to be zoned GU, Governmental Use, along with staff responses.

Chairman Mehserle opened the public hearing at 6:10 pm and called for anyone in favor of the request. Mr. Terry Dietsch – Houston County Utility Director – reiterated the request and advised the county will use as their water treatment facility for the area.

Chairman Mehserle called for anyone opposed. Mr. Joe Nash – 121 Bella Court – hadn't been aware of the county's intention, and is concerned about the noise from the plant, and he has met with Mr. Dietsch, but wanted the record to note the concern. Mr. Dietsch advised there will be sound mitigation measures taken with block wall barriers which will reduce the sound when the pump is running and this will be directed towards the adjacent medical offices and not the homes.

There being no further public comment Chairman Mehserle closed the public hearing at 6:12pm.

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

3. ANNEX-0052-2026. Annex and rezone property on Kings Chapel Road, Parcel No. 000820 01600 from Houston County R-AG to City of Perry R-3, Single Family Residential District. The applicant is CCCR Development, LLC .

Ms. Wharton read the applicants' request, along with staff responses, which was for the annexation and zoning of 35.59 acres from R-AG (County) to R-3 Single Family Residential that will be developed into a single-family residential subdivision, if approved.

Chairman Mehserle opened the public hearing at 6:20 pm and called for anyone in favor of the request. Mr. Casey Graham – 253 Carl Vinson Pkway – engineer of record advised the parcel is north of the existing Avington Glen subdivision and it will be developed with the same product in that subdivision which will be the 9000 sq ft lots as when it was approved was a conservation subdivision. Stormwater will be on the west side of the property and has been working with the city and fire marshal on the second ingress/egress required; looking to extend New Hope Drive into the 30-foot strip at Kings Chapel.

Chairman Mehserle called for anyone opposed. Mr. John Colson – 102 Obsidian Drive – impact on current infrastructure, traffic – especially at Kings Chapel & Gurr Road – water pressure concerns, and the impact on quality of life.

There being no further public comment Chairman Mehserle closed the public hearing at 6:19pm.

Commissioner Hayes asked Mr. Graham to provide any additional information on the development. Mr. Graham provided a conceptual layout which consisted of a proposed 62 lots with two acres of green space, water will come from the city whereas the existing Avington Glen subdivision is from a master meter with the county. Commissioner Hayes asked if they owned the parcel for emergency access; Mr. Graham advised they did. Commissioner Story advised he had visited the site and the flag lot is used as a road now and it's feasible to put a permanent road there.

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

4. TEXT-0040-2026. Amendment to Subsection 6-9.3, General provisions and definitions; and Subsection 6-9.6, Nonresidential district sign standards. The applicant is the City of Perry.

Ms. Wharton read the request, along with staff responses which was to amend Subsections 6-9.3, *General provisions and definitions*; and Subsection 6-9.6, *Nonresidential district sign standards* to add definition and limits for Unified Building Identifier in response to market dynamics which are encouraging more mixed-use development building concepts, changes proposed are to allow for mixed-use and multi-tenant commercial buildings to be permitted to display building specific signage and

branding in addition to proposed tenant-specific signage at the discretion of the administrator. The term *unified building identifier* supports the intent of the definition and standards proposed.

Chairman Mehserle opened the public hearing and called for anyone in favor or opposition; there being none the public hearing was closed at 6:36pm.

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

5. **TEXT-0041-2026.** Amendment to Subsection 6-9.6, Nonresidential district sign standards, IC, Interstate Corridor Overlay District. Amendment to establish permitting guidelines for monument monopole signs and ground flags. The applicant is the City of Perry. (*The applicant requested tabling to June 8, 2026, meeting*) – Matter was tabled to the June 8, 2026, meeting per staff request.

6. **TEXT-0042-2026.** Amendment to Section 1-13, Definitions to define a “Vape shop.” Amendment to Section 4-3.3, Standards for specific uses (Commercial uses), to establish regulations regarding the standards required of new vape shops. Amendment to Section 4-1.2, Table of Uses, to establish guidelines for consideration of new vape shops across zoning districts by Special Exception. The application is the City of Perry.

Ms. Wharton read the request, along with staff responses, which was to amend Sections 1-13, *Definitions*; 4-3.3, *Standards for specific uses*; and 4-1.2, *Table of uses* to define a “vape shop” and establish regulations and guidelines for requirement and consideration of new vape shop across zoning districts as a Special Exception. It was further advised vape shops are becoming more prevalent in the surrounding communities. There are certain and specific nuisances that are associated with vape shops and there are currently no defined standards regulating the establishment of this business in the City’s ordinances. The Community Development Department has received feedback from citizens indicating local controls are needed regarding vape shops. The amendment proposed establishes a clear definition and reasonable guidelines to regulate retail operations of vape shops.

Chairman Mehserle opened the public hearing at 6:39pm and called for anyone in favor or opposed to the request; there being none the public hearing was closed at 6:40pm.

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

B. Other Business

a. Reschedule of May 25, 2026, work session due to holiday – it was the consensus of the Commission to still hold in May and for staff to provide alternate dates.

C. Commission questions or comments – None

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