

Planning Commission
Minutes - July 13, 2026

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

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

Guests: Chad Bryant, Tyler Finley, Brandon Bolt, Robert Cunningham, Logan Clark, John Gale, Betty Carmean, John Carter, Lewis Hall, Cynthia Cainion, Brian Braun, Elizabeth Baker, Madison Holland, Dr. Javan David Frazier, Dhalsim Hinton, Bob Segenmorgan, Diana McConnell, and Wayne Jones
3. Invocation was given by Chairman Mehserle
4. Approval of Minutes from June 8, 2026, regular meeting – Commissioner Guidry motioned to approve as presented; 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

1.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. (Tabled from June 8, 2026, meeting)

Ms. Wharton advised, following direction received at the Planning Commission work session on June 22, 2026, staff has provided an amended report with an additional clarifying statement within the description of the Interstate Corridor (IC) Overlay District. This amendment is intended to allow properties only separated from Interstate 75 by a public right of way to be considered within the IC overlay district, as well the height limitation is proposed at 100 feet.

Chairman Mehserle opened the public hearing at 6:06 pm and called for any in favor or opposed; there being none, the public hearing was closed at 6:07 pm.

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

8. New Business

A. Public Hearing (Planning Commission decision)

1.PLAT-0073-2026. Preliminary plat for The Cottages at District Downtown subdivision at Mims Court and Washington Street. The applicant is Chad Bryant.

Ms. Wharton advised the proposed plat is a cottage court style development within the City of Perry's Downtown Development District. The applicant is proposing to develop 9 total lots with single-family detached homes which all share common amenities as is consistent in cottage court neighborhoods. This includes shared courtyard style greenspaces, off-street parking areas, and sidewalks. This type of development is consistent with the Neighborhood Mixed Use Zoning and supports the need for additional housing in the downtown area as outlined in the DDA housing study completed in 2023. The preliminary plans and proposed home designs have been reviewed by the Main Street Advisory Board and have received a Certificate of Appropriateness. Staff recommends approval with the following conditions with conditions 2-5 reflecting Main Street Advisory Board Notice of Action for Certificate of Appropriateness. 1). Applicant shall provide addresses prior to final plat approval, 2). Any exterior siding material of homes shall be fiber cement/hardie board material. 3). Location of utility meters and mechanical equipment shall be screened from public view to the greatest extent practicable, 4). Landscape plan shall reflect additional landscaping extending to the rear property line of the development, and 5). Full site plan approval is pending LOMA review and approval by the State of Georgia.

Chairman Mehserle opened the public hearing at 6:09 pm and called for anyone in favor of the request. Mr. Chad Bryant, applicant – 111 Perimeter Road, reiterated the request and had nothing further to add. Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:10pm.

Commissioner Ross motioned to approve as presented with conditions as noted in staff report; Commissioner Shelton seconded; all in favor and was unanimously approved.

2.PLAT-0075-2026. Preliminary Plat for Houston Springs Phase 3 located on Airport Road. The applicant is Edgar Hughston Builder, Inc.

Ms. Wharton advised the proposed plat encompasses a new portion of Houston Springs that has not yet been developed. This phase is a new portion on the northern side of the existing Houston Springs neighborhood. The preliminary plat meets the minimum standards as required by the Houston Springs PUD regulating plan; however, maximum lot coverage could not be determined since dwelling size was not provided. Lots 47-49 do not have direct access to a sidewalk along Fairway Loop. Consider adding a sidewalk at lots 46-49. Ms. Wharton advised staff recommended approval with the following conditions. 1). Buildings shall not exceed maximum lot coverage as outlined in the Houston Springs PUD regulating plan, 2). Applicant shall provide street name approval by Houston County 911 prior to final plat approval, 3). Applicant shall provide addresses prior to final plat approval, and 4). All developed lots shall comply with off-street parking requirements as outlined in Sec. 6-1.3 in the Land Management Ordinance.

Chairman Mehserle opened the public hearing at 6:14 pm and called for anyone in favor of the request. Mr. Tyler Finley - 6053 Veterans Parkway - applicant, reiterated the request and advised agrees with staff conditions and the sidewalk access has been added.

Chairman Mehserle called for anyone opposed.

Robert Cunningham – 302 S. Houston Springs Blvd. – new development takes away from the current 55+ community and will cause more congestion.

Pam Jones – 142 Fairway Oaks Drive – traffic will increase especially on Fifty-Five Drive, there will be young families, as they will be building single-family homes, there is no reason to have all these homes, there are no sidewalks in Houston Springs, and the entrance should be on Airport Road.

Bob Segemorgan – 307 Spyglass Hill Drive – is a 55+ community will increase traffic and put a strain on utilities, entrance and exit should be on Airport Road

Chairman Mehserle called for any further public comment; there being none the public hearing was closed at 6:20pm.

Commissioner Shelton inquired as to why if 55+ it is not connecting; Mr. Finley advised Edgar Hughston Builders purchased and it is a master plan community that was designated for 1,000-plus homes, they will be building 580 homes and there are already homes there and across the street. Mr. Brandon Bolt advised the applicant is following what is required by the approved master plan.

Commissioner Hayes asked staff to provide historical content; Ms. Wharton advised the original master plan was approved in 2005/2006 and what is presented now is the next phase of the development and there will be more brought forth. Commissioner Hayes asked how the roads fit; Ms. Wharton advised the preliminary plat will show a road in at every phase. Commissioner Shelton asked if all phases will be 55+; Ms. Wharton advised that is not a point of concern for staff and is not enforceable by the City.

Ms. Wharton further advised if the current owner desired to change the approved master layout, they would have to go through the approval process, however, the preliminary plat before the Commission now is being developed within those approved standards. Chairman Mehserle asked if the specifications provided in the current application comply; Ms. Wharton advised it does and the lot sizes are actually larger, which complies. Commissioner Hayes asked if access was feasible off Airport Road; Mr. Finley advised at the north side, there will be an entrance. Commissioner Guidry felt if the residents believe it should be 55+ then it should be. Commissioner Story reminded the public it is the Commission's job to approve the layout of the subdivision, not who lives there and how it's governed and an exit onto Airport Road would most likely not be approved by the city engineer.

Commissioner Story motioned to approve of the application as presented with conditions as noted in staff report; Commissioner Ross seconded; all in favor with Commissioners Guidry and Shelton opposed; resulting vote was 4 to 2 for approval.

3. PLAT-0067-2026. Preliminary plat for Saddleridge subdivision at 411 Langston Road.
The applicant is HWB Properties, LLC

Ms. Wharton advised the proposed single-family residential subdivision is comprised of two parcels totaling 144.91 acres fronting on Langston Road. The northern end of the property is partially located in a flood zone with six individual building lots directly abutting the zone. There are three proposed stormwater detention ponds and one proposed amenity/common area. There is an existing lake on the eastern portion of the property. The project is proposed to be developed in two phases. One phase consists of 164 building lots on the western side of the property with an entrance off Langston Road. Another phase consists of 112 building lots, 11 which have lake frontage. Two entrances on Langston Road are provided. Lot area, width, and setbacks conform to the standards for R-2 zoning. Staff recommends approval with the following conditions: 1). Mountain Court street name shall be replaced with an approved street name by Houston County 911, 2). Applicant shall provide addresses prior to final plat approval, 3). Proposed pocket park shall comply with requirements outlined in Sec. 6-10.14 of the Land Management Ordinance, 4). Sidewalks shall be constructed in compliance with Sec. 6-10.12 of the Land Management Ordinance, 5). Roadways and rights-of-way shall comply with all city standards as outlined in Land Management Ordinance, and 6). Lots located in flood zone must provide certified elevation certificate, if applicable.

Chairman Mehserle opened the public hearing at 6:35 pm and called for anyone in favor of the request. Mr. Logan Clark – Moore Bass -112 Wes Park Drive on behalf of the applicant, reiterated the request

and advised the lake will be preserved, there will be an amenity center and open space, and the area will be maintained by the homeowners association.

Chairman Mehserle called for anyone opposed.

John Gale – 3003 Cellar Lane – will increase the number of homes in the area, doubling traffic on Langston Road, which is two-lane

Betty Carmean – 288 Merry Way – traffic will be a problem.

John Carter – 3016 Cellar Lane – Langston Road cannot handle the additional traffic and there needs to be a traffic light at Macon and Langston Road

Lewis Hall – 119 S. Lake Drive – not opposed to the development, but stormwater needs to be controlled so the lake is not polluted

Cynthia Cainion – 210 Langston Road- traffic will be a concern at Houston Lake and Macon Road

There being no further public comment, the hearing was closed at 6:43 pm.

Commissioner Shelton commented on the traffic concerns raised and asked if the city had anything planned. Ms. Wharton advised Langston Road is a county road, and the County is evaluating for future widening and is working with the applicant on right-of-way acquisition, which the submitted plat reflects. GDOT is evaluating Macon Road and Houston Lake Road, and the city has submitted requests and voiced concern. Commissioner Shelton inquired if traffic is considered in the staff report; Ms. Wharton advised the decision before the Commission is related only to the zoning compliance.

Chairman Mehserle requested clarification from staff if the request before the Commission adheres to the zoning requirements; Ms. Wharton advised it does. Commissioner Hayes asked the applicant for a projected timeline; Mr. Clark advised Phase 1 will encompass 115 lots, as water is only available and projects the development is several years out.

Commissioner Story understands the concerns with regards to traffic, but the county is evaluating Langston Road and GDOT, the state route, and what's before the Commission for approval relates only to zoning compliance.

Commissioner Story motioned to approve as presented with conditions as noted in staff report; Commissioner Hayes seconded; all in favor and was unanimously approved.

4.PLAT-0078-2026. Preliminary plat for Live Oaks Landing, Section 2 at 101 Fairway Oaks Drive. The applicant is Axis Engineering Consultants.

Ms. Wharton advised the proposed plat encompasses the remaining lots within the portion of Houston Springs that has been under development over the last several years. This phase is a continuation of the existing development plan. The preliminary plat meets the minimum standards as required by the Houston Springs PUD regulating plan; however, maximum lot coverage could not be determined since dwelling size was not provided. Staff recommends approval with the following conditions: 1). Buildings shall not exceed maximum lot coverage as outlined in the Houston Springs PUD regulating plan; 2). Applicant shall provide street name approval by Houston County 911 prior to final plat approval; 3). Applicant shall provide addresses prior to final plat approval; 4). Lots located in flood zone must provide certified elevation certificate; 5). No fill dirt can be utilized in a FEMA flood zone, and 6). Buildings shall meet the Land Management Ordinance requirement of finished grade constructed 36 inches above the 100-year flood contour.

Chairman Mehserle opened the public hearing at 6:54pm and called for anyone in favor of the request.

The applicant, Mr. Brian Braun – 102 Ed Bayer Court – advised flood elevation has been determined and hydrology report completed; there are no concerns with the staff conditions. The current builder, Cal-Mar Homes, will continue in the 55+ area of the subdivision.

Commissioner Guidry inquired how the flood plain issue is corrected; Mr. Braun advised those that are they will work with FEMA.

Chairman Mehserle called for anyone opposed.

Wayne Jones – 142 Fairway Oaks Drive – additional traffic, current roads are in bad shape, and backyards flood now.

There being no further comment the public hearing was closed at 7:00pm.

Commissioner Hayes motioned to approve as presented with conditions as noted in staff report; Commissioner Ross seconded; all in favor and was unanimously approved.

B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on August 4, 2026)

1.**SUSE-0090-2026**. Special exception for residential business for property located at 1212 Swift Street. The applicant is Beth Van Hoose.

Ms. Wharton read the applicants' request, which was to use the home as a residential business for the purpose of operating a 3D/4D ultrasound boutique. The business is proposed to be open and operating between the hours of 8:00 a.m. and 6:00 p.m. Customers would park on the property with a limit of 8 cars. The maximum number of customers would be 24. The proposed residential business as requested complies with Sec. 4-4.3(D) of the Land Management Ordinance. Although it is not relevant to the standards for granting a special exception as outlined below, staff would encourage the Planning Commission to consider the relevance of the home's location in the Swift Street Historic District and any potential impact the proposed business could have within the district.

Chairman Mehserle opened the public hearing at 7:03pm and called for anyone in favor of the request. Ms. Wharton advised the applicant was not present. There being no comment in favor of the application, the Chairman called for anyone opposed.

Elizabeth Baker – 1306 Swift Street – for years area residents have been opposed to residential businesses, and the historic overlay guidelines state uses should be residential in nature; historic homes do not do well when commercial entities encroach and residential businesses should not involve group assembly, which in this case is for 24 persons and 8 vehicles.

Diana McConnell – 1300 Swift Street – opposed to commercial business in area, traffic is a concern and if allowed why then preserve the historic district as this would open the door to more

There being no further comment, the public hearing was closed at 7:10pm.

Ms. Wharton clarified a comment regarding group assembly, which is defined as a class. Chairman Mehserle asked if there were any proposed changes to the home or signage allowed; Ms. Wharton advised there would not be for either. Commissioner Shelton noted there have been several home-based businesses on the street and this does not seem out of character for the area. Commissioner Guidry was concerned that the home is one of only six structures that date past the civil war, and questioned if the

applicant resided in the home, and if she moves, is use still allowed. Ms. Wharton advised the applicant stated it is her primary residence, and the use is ancillary. Chairman Mehserle voiced concern with the number of vehicles; Commissioner Ross concurred. Discussion ensued with regard to the number of vehicles and guests, with the suggestion that both be reduced.

Commissioner Guidry motioned to table the application as the applicant was not present; Commissioner Shelton seconded; Commissioner Story advised Council needs to make the decision. Chairman Mehserle called for a vote for the motion on the floor; Commissioner Shelton withdrew her second, and the motion died due to a lack of a second.

Commissioner Hayes motioned to recommend approval of the application as submitted with the condition of (12) guests and (4) vehicles; Commissioner Story seconded; all in favor with Commissioner Guidry opposed; resulting vote was 5 to 1 for recommended approval with conditions.

2.ANNX-0084-2026. Annex and rezone property located on Perry Parkway from Houston County R-AG to City of Perry R-TH, Townhouse Residential District. Parcel No. 000310 040000. The applicant is HWB Development, LLC. *(Applicant has withdrawn application)*

3.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 021000 & 000310 039000. The applicant is HWB Development, LLC. *(Applicant has requested to table application)*

4.ANNX-0088-2026. Annex and rezone properties located at 1915, 1919, 1921, and 2001 Hwy 127 from Houston County R-AG & C-2 to City of Perry C-2, General Commercial District. Parcel Nos. 000560 030000, 000560 060000, 000560 056000, 000560 055000, 000560 054000, 000560 053000, 000560 031000, 000560 32A000. The applicant is Madison Holland.

Ms. Wharton read the applicants', along with staff responses, which were to annex the entirety of the parcels into the City of Perry. Parcels will be developed into a business park with multiple professional office buildings with the requested zoning of C-2, General Commercial District.

Chairman Mehserle opened the public hearing at 7:25 pm and called for anyone in favor of the request.

Mr. Madison Holland – 1904 Main Street – reiterated the request and advised intention is to develop a small office park which will complement the growth in the area.

Chairman Mehserle called for anyone opposed; there being none, the public hearing was closed at 7:27 pm.

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.

5.RZNE-0087-2026. Rezone property located at Hwy 341 South from R-3 to C-2, General Commercial District. Parcel No. 0Po480 055000. The applicant is Bryant Engineering.

Ms. Wharton read the applicants' request, along with staff responses, which was to rezone 10.14 acres from R-3 Single Family Residential, to C-2, General Commercial, for the purpose of future commercial development along the Hwy 341 corridor near the intersection of Perry Parkway.

Chairman Mehserle opened the public hearing at 7:29 pm and called for anyone in favor of the request.

The applicant, Mr. Chad Bryant, advised the entire parcel was zoned R-3 a few years ago and there has been some interest in neighborhood commercial uses, which the request is for on the front ten acres of the entire parcel, and if approved, will replace approximately (30) residential lots.

Chairman Mehserle called for anyone opposed.

Dr. Javon Davis Frazier- 2081 Main Street – concerned with what will be there and the only adjacent commercial is the Dollar General. Traffic is already an issue at the intersection of Main Street and Perry Parkway, and GDOT is aware.

There being no further public comment, the hearing was closed at 7:32 pm.

Commissioner Story noted for the public it cannot be dictated what type of business, as the C-2 classification lists the appropriate uses.

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

6.TEXT-0089-2026. Amendment to Subsection 6-9.6, Nonresidential district sign standards, Amendment to Sec 6-9.6 (C)(2) Prohibited signs in C-3 and DD districts. The applicant is the City of Perry.

Ms. Wharton advised the proposed amendment was based on ongoing discussions and direction from the Main Street Advisory Board regarding internally illuminated signs. Staff is proposing to eliminate the option for an applicant to request an internally illuminated ground sign through the COA process. The Main Street Advisory Board has provided a memo in support of this effort. Based on these discussions, it is clear that the board wishes to pursue a more stringent sign ordinance applied to the Downtown District. Based on this, staff recommends removing the option for internally illuminated ground signs allowed by a COA in the C-3 District, Downtown Development Overlay, and Downtown Historic Preservation Overlay.

Chairman Mehserle opened the public hearing at 7:36 pm and called for anyone in favor or opposed; there being none the public hearing was closed at 7:37 pm.

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.

C. Other Business – Ms. Wharton advised no applications were filed for the August meeting.

D. Commission questions or comments – Chairman Mehserle advised notice will be sent for the next work session.

E. Adjournment – there being no further business to come before the Commission, the meeting was adjourned at 7:40 pm.