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.

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

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.

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.