

Planning Commission
Minutes - December 8, 2025

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

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

Guests: Casey Graham, Chuck Thomas, Chandler Banks, Don Carter, Jack Brewer, Brian Braun, Gary Hunckins, Brenda Ryberg and Jason Mangrum

3. Invocation - was given by Chairman Mehserle
4. Approval of Minutes from November 10, 2025, regular meeting - Commissioner Wharton motioned to approve as submitted; Commissioner Shelton 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

Old Business – tabled from November 10, 2025, meeting (*Planning Commission recommendation – Scheduled for public hearing before City Council on January 6, 2026*)

1.TEXT-0165-2025. Amendment to add language to Section 6-10.2 - General Requirements for streets and other rights-of-way. The applicant is the City of Perry.

Mr. Duffy, read the applicants' request, which was to add language to Sec 6-10.1 (J) Site development and related infrastructure, General design requirements, Fire apparatus access roads – clarifying methods of review for required secondary fire access roads. The language will apply for developments exceeding 30 dwelling units and require approval from the fire code official, under specific request circumstances, to permit a gravel road as a secondary means of fire access. The amendment is intended to prevent conflicting scenarios in which the City's desire to ensure a high standard of fire apparatus access (at least 2 entrances for developments of over 30 dwellings) can be achieved alongside routine state approval processes. Existing local code language states that "All fire apparatus access roads for one- and two-family residential developments shall meet City of Perry design standards for public streets." The amendment serves to include an additional option, for a secondary safety entrance to be constructed of gravel with approval from the designated Fire code official pending any situation-specific circumstances. The specific circumstance mitigated by the amendment would be denial of proposed fire access roadways (meeting the existing design standards for public streets) by the Georgia Department of Transportation, which may otherwise be approved as a private entrance lacking a concrete or asphalt curb cut.

Chairman Mehserle opened the public hearing at 6:08 pm and called for anyone in favor of the request; there being none he called for anyone opposed; there being none the public hearing was closed at 6:09pm.

Commissioner Wharton asked about maintenance; Mr. Duffy advised the city will assume ownership and maintain and noted this has been previously done and there is an established process that includes the fire marshal and public works. Chairman Mehserle noted it applies to very limited applications and that GDOT does not allow for a second paved entrance; Mr. Duffy confirmed.

Commissioner Wharton motioned to recommend approval of the amendment as presented; Commissioner Shelton seconded; all in favor with Commissioner Guidry opposed; resulting vote 3 to 1 in favor of recommendation for approval.

2. SUSE-0196-2025. Special exception for multi-family development for property located on Lake Joy Road Parcel No. OP41AO 162000.

Ms. Carson advised the application was being brought back forth from the November meeting as the Commission had requested additional information with regard to a second entrance, which the applicant had done. Ms. Carson read the request again, which was for a special exception to allow a multi-family residential development, along with staff responses.

Chairman Mehserle opened the public hearing at 6:16pm and called for anyone in favor of the request. Mr. Don Carter - 6310 Peake Road, Macon, project engineer advised they had revised for a second entrance with a gate on Perry Parkway and Washington Place Drive. The traffic study was anticipated to be conducted in early January 2026.

Chairman Mehserle called for anyone opposed. Mr. Jack Brewer - 120 Lake Joy Road - asked if the second entrance on Perry Parkway could be the main entrance in lieu of Lake Joy Road as that road is heavily traveled.

There being no further public comment, Chairman Mehserle closed the public hearing at 6:20pm.

Commissioner Shelton thanked Mr. Carter for listening to the concerns from the previous meeting and incorporating a second entrance for the project. Chairman Mehserle asked Mr. Carter will the recommendations of the traffic study be followed; Mr. Carter advised they will review and work with city staff on them, and noted Lake Joy Road is designated to be the main entrance, and with the second entrance, residents will use whatever is convenient.

Commissioner Shelton motioned to recommend approval of the application as presented; Commissioner Wharton requested the following conditions be added: 1). Traffic study must be completed to determine the impact of and appropriate mitigative measures for the development; 2). All recommendations of the traffic study be implemented in the final design; 3). All townhouse-style buildings comply with the requirements of the townhouse ordinance. Commissioner Shelton amended the original motion to include the conditions; Commissioner Wharton seconded; all in favor and was unanimously recommended for approval.

7. New Business

A. Public Hearing (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 applicants' request, which was for a preliminary plat for a 246-lot subdivision, along with staff responses. Chairman Mehserle noted the staff report included numerous recommendations;

Mr. Duffy advised those listed are due to the various updates over the last 15 years when the parcel came in 2007 when they weren't as robust as current standards.

Chairman Mehserle opened the public hearing at 6:31 pm and called for anyone in favor of the request. Mr. Casey Graham, 253 Carl Vinson Parkway, project engineer, advised the lot sizes will be 6900 square feet with lot coverage of 65ft, the previous Community Development Director advised the pocket park would not be required, and there will be access from the Sugarloaf subdivision and stormwater locations will be on the southwest and southeast corner, and there would be greenspace areas.

Chairman Mehserle called for anyone opposed. Mr. Gary Hunkins - 422 Stonegate Trail, felt a traffic study should show the area it will be based on, Kings Chapel Rd and Perry Parkway needs a traffic signal, as well as Main Street and Perry Parkway. Concerned with growth and who is monitoring and is infrastructure available.

There being no further public comment, Chairman Mehserle closed the public hearing at 6:39pm.

Commissioner Guidry voiced concern with the number of conditions; Commissioner Shelton agreed and should case be tabled until the information was obtained. Chairman Mehserle asked if there was any difficulty in obtaining the requested information; Mr. Duffy advised there was not, it was asked for to bring to the current ordinance requirements. Commissioner Wharton asked if the case could be tabled until the information was obtained; Mr. Duffy advised it could be if that was the Commission's desire.

Commissioner Wharton motioned to table the matter until additional information was obtained as outlined in staff report; Commissioner Shelton seconded; all in favor and was unanimously approved to table.

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

Mr. Duffy read the applicants' request, which was for a preliminary plat for a 38-lot subdivision, along with staff responses.

Chairman Mehserle opened the public hearing at 6:45pm and called for anyone in favor of the request. Mr. Brian Braun, project engineer, advised the property was originally plated and issued a land disturbance permit in 2021, and never commenced; after meeting with the city reduced the number of previously approved lots from 43 to 38. There will be a tie into Cambridge Drive, no access to Cambridge Road, and ten acres will remain as conservation.

Chairman Mehserle called for anyone opposed. Mr. Jason Mangrum - 1401 Kingston Road - there are 110 homes in the neighborhood with a pool and over the last five years effort has been made to recreate what was and provided to the Community Development Department a petition of 71 area residents that do not want the second entrance connection. (Petition has been made a part of the application file). Ms. Brenda Ryberg - 1105 Kingston Road - concerned with the zoning of how it was R-1 to PUD and there are wetlands identified as a flood zone and should be kept as greenspace for the city; infrastructure is not sufficient, already issues with water pressure and sewer.

There being no further public comment Chairman Mehserle closed the public hearing at 6:48pm.

Commissioner Wharton asked if there was record of zoning change; Mr. Duffy advised there is and it details the parcel as a conservation subdivision, which at one point in time was popular and used as a guide for zoning, it is not the same as rezoning but design standards to apply to the parcel. Commissioner Wharton asked if they were still allowed; Mr. Duffy advised they are not prohibited, but no longer classified as such, the intent is to lower the density and provide more green space and evaluate by R-1 standards. Commissioner Wharton voiced concerned with approval being a variance to the standards; Mr. Duffy advised it would not be as the R-1 requirements are being applied.

Commissioner Wharton voiced concern with the lot sizes. Commissioner Guidry voiced concern with the large utility easement on the rear of lots 1-4. Chairman Mehserle asked Mr. Braun about the current configuration and the proposed; Mr. Braun advised the proposed reflects the reduction of five lots per the city's request for stormwater improvements and reiterated the parcel was approved in 2021 as well, a third party has evaluated the floodplain. Chairman Mehserle asked staff to confirm the issue that the owner purchased a conservation subdivision in 2021, and made a lot reduction and are trying to apply current regulations to something that was previously approved; Mr. Duffy confirmed this. Commissioner Wharton again voiced concern with evaluating the new plat under previous regulations with no record of that and asked if those regulations stay with the parcel and can be applied now. Mr. Duffy advised there are a number of documents on file for the parcel and its proposed development. Ms. Carson added the applicant is trying to work in the confines of the previous approval and with the plat as it currently exists and to create additional green space and staff did meet with Mr. Braun and requested the reduction of lots and to work within the parameters of the conservation subdivision. Commissioner Shelton felt the intent of the previous approval should be considered.

Commissioner Wharton motioned to table; Commissioner Shelton seconded; all in favor with Chairman Mehserle opposed; resulting vote 3 - 1 to table.

- B. Informational Hearing – No applications
- C. Other Business
- D. Commission questions or comments - Chairman Mehserle thanked the Commission for their service this past year.
- E. Adjournment: there being no further business to come before the Commission, the meeting was adjourned at 7:25 pm.