

Planning Commission Work Session
Minutes - April 27, 2026

1. Call to Order: Chairman Mehserle called the meeting to order at 5:00 pm.
2. Roll Call: Chairman Mehserle; Commissioners Guidry, Hayes, Shelton, Ross, and Wharton were present. Commissioner Story was absent.

Staff: Joe Duffy – Community Development Director and Christine Sewell – Recording Clerk

3. Citizens with Input – None
4. Old Business - None
5. New Business
 - a. Residential Design Standards

Mr. Duffy provided for review proposed design standards for single-family detached dwellings and advised the intent was to not have “cookie-cutter” homes where the same structure type is being built over and over; allows for different types of materials.

Discussion and review among the Commission commenced, which outlined architectural details, landscape, windows and façade, architectural variety, what was appropriate and not, along with standards for materials with review of each section. Some questions that arose were should the standards be applied to infill lots; requirements for front-facing garages and accessory structures, landscape, and should it be native to Georgia, parking, affordability, goal of amendment, multi-family standards have been addressed how duplexes are governed.

On conclusion, staff was asked to provide examples of the proposed requirements and requested to take comments and provide additional information from questions/concerns raised, along with further guidance from management.

- b. Revisions to or replacement of [Perry's Tree Protection Ordinance, Sec. 6-4](#)

Mr. Duffy advised management requested review due to recent occurrences and the Commission should review to determine if there should be any changes and an example from Alpharetta was provided. Discussion ensued and it was suggested a tree survey should be required that identifies and locates historic and heritage trees on a parcel, increase penalties, set a percentage for clear cutting, review of removing heritage or historic trees on a case-by-case basis as perhaps a variance, replacement trees and types. On conclusion the Commission requested staff provide additional information for further discussion with ordinances from Hilton Head, Thomasville, Madison and Athens be provided.

6. Chairman Item(s) – None
7. Other Business – Ms. Sewell reviewed the items listed
 - a. Review items for May 11, 2026, informational/public hearings
 - b. Update on City Council zoning decisions

8. Adjournment: there being no further business to come before the Commission, the meeting was adjourned at 7:28 pm.