

Planning Commission Agenda  
Minutes - February 10, 2025

1. Call to Order: Chairman Mehserle called the meeting to order at 6:00pm.
2. Roll Call: Chairman Mehserle; Commissioners Guidry, Jefferson, Hayes, Ross, Willaims, and Wharton were present. Chairman Mehserle also welcomed newly appointed Commissioner Wharton.

Staff: Bryan Wood – Community Development Director, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk

Guests: Brian Braun, Kimberly Williams, Lindsay Young, and Robbie Russell

3. Invocation- was given by Commissioner Hayes
4. Approval of Minutes from January 13, 2025 regular meeting  
Commissioner Hayes motioned to approve as submitted; 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. New Business

A. Public Hearing (Planning Commission decision)

1. **PLAT-0003-2025**. Preliminary plat for The Hills at Brendale located on Tucker Road. The applicant is Dylan Wingate, Patriot Development Group.

Ms. Carson advised the applicant is requesting approval of the entire 221-lot subdivision. The subdivision is designed with the understanding that a portion of the proposal will be donated to the city for a future extension of the Big Indian Creek Trail. The entire subdivision meets the R-2 minimum standards. Furthermore, following City Council's direction, planning staff recommends sidewalks be installed on one side of portions of the primary streets to provide pedestrian access to the school and other walkable destinations along Tucker Road. Staff recommends approval of the proposed preliminary plat with the following conditions: 1). 5'-wide sidewalks shall be installed along one side of the roads throughout the development, as indicated on the proposed sidewalk map prepared by the City Planning Staff and 2). Applicant receives approval for street names from Houston County 911 prior to staff signing the preliminary plat.

Chairman Mehserle opened the public hearing at 6:09pm and called for anyone in favor of the request. Mr. Brian Braun with AES Services on behalf of the applicant advised the parcel is currently undeveloped and the portion not to be utilized for the subdivision as it is in the floodplain will be donated to the City for walking trails. Mr. Braun noted the parcel has utilities available and will be extending into the proposed from the existing for streets and blocks and will include five access points. GWES has evaluated the state water and wetland delineation, and the FEMA study has been conducted and will not encroach on that. The developer is fine with the addition of sidewalks.

Chairman Mehserle called for anyone opposed. Mr. Robbie Russell – 913 Evergreen Street asked why only 100-year flood plain and not 500 year; Mr. Wood advised the land management ordinance only regulates the 100 year.

There being no further comment Chairman Mehserle closed the public hearing at 6:16pm.

Commissioner Ross inquired about a home price point; Mr. Braun advised that was unknown at this point. Chairman Mehserle in terms of connectivity wherever a road or sidewalk they should be extended.

Commissioner Hayes motioned to approve as submitted with the following conditions: 1). 5'-wide sidewalks shall be installed along one side of the roads throughout the development, as indicated on the proposed sidewalk map prepared by the City Planning Staff and 2). Applicant receives approval for street names from Houston County 911 prior to staff signing the preliminary plat' Commissioner Ross seconded; all in favor and was unanimously approved.

B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on March 4, 2025)

1. **RZNE-0172-2024.** Rezone property located at 1325 Washington Street from C-2 to C-3. The applicant is Chad Bryant, Bryant Engineering.

Ms. Carson read the applicants' request, along with staff responses, which was to rezone a .89-acre portion of the 2.77-acre parcel to C-3, Central Business in an effort to align with Council's desire to extend the "feel" of Downtown onto Sam Nunn Blvd. The applicant proposes this change will increase opportunities for commercial development along the corridor. Ms. Carson also noted GDOT will most likely require a traffic study.

Commissioner Hayes asked if this was currently one parcel; Ms. Carson advised it was and will be subdivided. Commissioner Wharton asked the reason for subdividing and not rezoning the entire parcel; Ms. Carson advised the parcel with the structure does not need to be. Chairman Mehserle inquired on the parking layout and site lines and if any development plans provided.

Chairman Mehserle opened the public hearing at 6:24pm and called for anyone in favor of the request. Ms. Lindsay Young, of The Loudermilk Companies advised a conceptual plan is being done and the division of the parcel allows for a better setback and there will be parking in the rear of any future structure. Mr. Wood added there are no building setback requirements in that requested zoning classification and it is beneficial due to the narrowness of the parcel and parking is not required, however, they will have to show where parking will be, thus the benefit of the C-3 request.

Chairman Mehserle called for anyone opposed; there being no further comment the public hearing was closed at 6:28pm.

Commissioner Ross was intrigued about the type of development due to such a narrow lot and concern with the heavy traffic. Commissioner Jefferson voiced concern over traffic safety and congestion. Commissioner Hayes felt the reworking of the interchange has helped with traffic and the current parking can share for any future development. Commissioner Wharton asked if a variance could be requested for setbacks; Mr. Wood advised at the time there was a moratorium for variances; however, if granted would allow for the building closer to the street, but not alleviate the need for parking. Commissioner Williams inquired what was anticipated to be there; Ms. Young advised they are anticipating a 5,000 square foot building; no tenant has been secured. Mr. Wood noted the plat for the subdivision was submitted this date.

Commissioner Ross motioned to recommend approval of the application as submitted to Mayor and Council; Commissioner Hayes seconded; all in favor with Commissioners Morrison and Jefferson opposed.

2. **RZNE-0173-2024.** Rezone property located 1017 Northside Drive from R-2 to C-3. The applicant is Dylan Wingate, WCH Development.

Ms. Carson read the applicants' request, along with staff responses, which is to rezone the .55-acre parcel to C-3, Central Business to increase walkable offerings within the downtown footprint. The applicant proposes this change will increase opportunities for commercial development along Northside Drive.

Chairman Mehserle opened the public hearing at 6:42pm and called for anyone in favor of the request. Mr. Brian Braun on behalf of the applicant advised the site will be a future mixed-use development which will consist of the current lot and the adjacent will have a free-standing restaurant and 36 residential lofts; the proposal supports Council's vision for future growth.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:48pm.

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

3. **SUSE-0001-2025.** Special exception for residential daycare for property located at 137 W. River Can Run. The applicant is Kimberly Williams.

Ms. Carson read the applicants' request, along with staff responses, which is to allow for operation of a daycare for up to six children in a portion of the house as a residential business.

Chairman Mehserle opened the public hearing at 6:50pm and called for anyone in favor of the request. The applicant Ms. Williams had nothing further to add. Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:51pm.

Commissioner Jefferson inquired about the number of children; Ms. Williams advised six and advised she had previously owned a daycare in Warner Robins but closed due to staff issues and is currently a teacher in Bibb County but will do this full time if approved.

Commissioner Williams motioned to recommend approval of the application as submitted with the following conditions: 1). Limited to the use and business details specified in the application documents; 2). Limited to the applicant, Kimberly Williams, and is not transferable and 3). All drop-off/pick-up of children shall occur in the driveway of the residence only; Commissioner Wharton seconded; all in favor and was unanimously recommended for approval.

8. Other Business – None

9. Commission questions or comments – Chairman Mehserle reminder of the work session on February 24<sup>th</sup>.

10. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:58pm.