

Planning Commission  
Minutes - May 12, 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 and Williams were present. Commissioner Wharton was absent.

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

Guests: Matt Widner, Michael & Lannette Tomlin, Clay Nodes, Amy Harrelson, Bob Epstein, Mike Horne, and Linda Atkins.

3. Invocation: was given by Commissioner Hayes
4. Approval of Minutes from April 7, 2025, regular meeting and April 28, 2025, work session  
Commissioner Jefferson motioned to approve as submitted; 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
  - A. 1. **ANNX-0040-2025**. Annex and rezone property on Airport Road Parcel No. 000310 033000 from Houston County R-AG to City of Perry, R-TH Residential Townhouse District. The applicant is Matt Widner, Widner & Associates, Inc. (*Tabled from April 7, 2025, meeting*)

Chairman Mehserle as a reminder the case was tabled from the April 7<sup>th</sup> meeting and the informational hearing was already held and as the Commission requested the additional information regarding the sewer capacity has been provided, and there is a total of 611 units available on a first come first serve basis. Chairman Mehserle asked the applicant, Mr. Matt Widner if he had anything additional to provide. Mr. Widner advised the property owner intends to develop a townhouse community and will adhere to city ordinances and as noted the current sewer capacity concern has been addressed and the sewer that services Houston Springs is separate from the parcel in question.

Although, the public hearing had been held, Chairman Mehserle asked if anyone present had any additional comments that were not already provided from the April meeting. Mr. Clay Nodes of 110 Airport Road did not attend the April meeting, but feels traffic will be a concern, there have been numerous accidents over the years, and the development will bring more and he as a property owner on the opposite end of Airport Road feels ignored and does not want to see townhomes in the area. Ms. Amy Harrelson manager of Houston Springs was not aware of the parcel using another line for sewer and nothing has been provided to them. There being no further comments; Chairman Mehserle closed at 6:15pm for any further public comment.

Commissioner Williams asked staff for clarification that the line for sewer is separate to the parcel and that of Houston Springs; Mr. Wood advised that is correct, and ultimately both connect to the same lift station. Chairman Mehserle clarified for the public the city does not guarantee services to developers, the developer takes a risk services will be there. Commissioner Guidry asked staff for the current zoning

of Houston Springs; Mr. Wood advised it is a PUD, with an additional 700 homes to be constructed with a mix of townhomes, condos, single family and commercial; there currently are no townhomes, but in the developments' master plan townhomes are designated.

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

## 8. New Business

### B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on June 3, 2025)

1. **SUSE-0053-2025.** Special exception for short-term rental for property located at 1105 Sunset Avenue. The applicant is Lannette Tomlin.

Ms. Carson advised the property owner proposes to offer the entire 3-bedrooms/2-bath house for short-term rental for a maximum of 7 occupants. The subject premises was inspected for compliance with minimum health and safety requirements for use and occupancy (per Section 2-3.6) and passed, along with staff responses. Ms. Carson advised the property was previously a short-term rental, however, the permit had expired.

Chairman Mehserle opened the public hearing at 6:25pm and called for anyone in favor of the request. The applicant, Ms. Lannette Tomlin, reiterated the request and advised most visitors are from the fairgrounds. Chairman Mehserle called for anyone opposed; there being none, the public hearing was closed at 6:26pm.

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

2. **ANNX-0056-2025.** Annex and rezone a portion of property at 130 Mack Thompson Road Parcel No. 000300 040000 from Houston County C-1 to City of Perry C-1, Highway Commercial District. The applicant is JPC Design & Construction, LLC.

Ms. Carson advised the applicant proposes to annex a portion of the parcel, 1.15 acres, into the City of Perry. It will be used to install stormwater infrastructure that supports commercial development on the adjacent parcel already in the city and zoned C-1, along with staff responses.

Chairman Mehserle opened the public hearing at 6:29pm and called for anyone in favor of the request. The applicant, Mr. Mike Horne – 264 Alabama Blvd, Jackson GA, advised the project which will be a fuel center has been in the works for nearly two years and over this time had been looking at cost savings as the original site plan called for an underground detention pond, however this would be extremely costly and with the proposed annexation which will be incorporated into the city parcel, the detention pond can be placed above ground on the far corner of the development. Chairman Mehserle called for anyone opposed. Ms. Linda Atkins, 112 Plantation Place, was concerned with water being placed on her property and is not clear on what is being done; Mr. Horne explained the proposal and Ms. Atkins seemed satisfied. There being no further comment Chairman Mehserle closed the public hearing at 6:34pm.

Commissioner Williams motioned to recommend approval of the application as submitted to Mayor & Council; Commissioner Jefferson seconded; all in favor and was unanimously approved.

3. **TEXT-0051-2025.** Update non-residential design standards, exterior lighting standards, building setbacks and add multifamily design standards. The applicant is the City of Perry.

Mr. Wood advised the amendment is to replace Section 6-6, Nonresidential Design Standards; Replace Section 6-5, Exterior Lighting; Replace Table 5-2-1 in Section 5-2.1, regarding Building Setbacks; and Add Section 6-7, Multifamily Residential Design Standards. The amendment is intended to reformat and clarify the Nonresidential Design Standards. A comparison chart of the proposed and existing nonresidential design standards is attached. A majority of the standards are similar although more standards apply to all buildings and sites. Lighting standards are more detailed than current standards, but do not address intensity of light except at the property line. At a property line light levels cannot exceed 0.3 footcandles. Intensity of light over the entire site will require further study. Front building setbacks are adjusted to establish minimum and maximum setbacks along street frontages. This will accommodate the intent of the design standards to require buildings to frame sites and screen large parking lots. Design standards for multifamily residential developments are new. These standards will address the layout of buildings and parking on site, as well as design and materials used on buildings. The standards are similar to the nonresidential design standards but adjusted for the unique aspects of residential buildings.

Chairman Mehserle opened the public hearing at 6:45pm and called for anyone in favor or opposed; there being none the public hearing was closed at 6:46pm.

Commissioner Ross motioned to recommend approval of the text amendment as submitted to Mayor & Council; Commissioner Hayes seconded; all in favor and was unanimously recommended for approval.

9. Other Business – Mr. Wood reminder of May 22<sup>nd</sup> work session
10. Commission questions or comments- None
11. Adjournment: there being no further business to come before the Commission, the meeting was adjourned at 6:49pm.