



Where Georgia comes together.

Planning Commission Agenda
Monday, February 13, 2023 – 6:00pm
Perry Events Center 1121 Macon Road, Perry

1. Call to Order
2. Roll Call
3. Invocation
4. Approval of Minutes from January 09, 2023
5. Announcements
 - 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 cell phones on silent mode.
6. Citizens with Input
7. Old Business
8. New Business
 - A. Public Hearing (Planning Commission decision) - None
 - B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on March 7, 2023)
 - **ANNX-0179-2022.** De-annex 13.23-acre parcel located at 325 Airport Road. The applicant is David Muse.
 - **SUSE-0180-2022.** Special exception for short term rental for property at 317 Lee Street. The applicant is BY Properties, LLC.
 - **RZNE-0185-2023.** Rezone property at 89 Smith Drive from M-1, Wholesale and Light Industrial to R-3, Single-family Residential. The applicant is Andrew K. Dennis, Jr.
 - **RZNE-0004-2023.** Rezone The Village at Camelot from R-2, Single-family Residential to RTH, Residential Townhouse. The applicant is the City of Perry
9. Other Business
10. Commission questions or comments
11. Adjournment

All meetings of the Planning Commission are open to the public.

(478) 988-2720

<https://perry-ga.gov/business-services/community-development/planning-and-zoning>

Planning Commission Agenda
Minutes - January 9, 2023

1. Call to Order: Chairman Edwards called the meeting to order at 6:00pm.
2. Roll Call: Chairman Edwards; Commissioners Butler, Jefferson, Mehserle, and Moody were present. Commissioner Ross was absent.

Staff: Bryan Wood – Community Development Director and Christine Sewell – Recording Clerk

Guests: Scott Free, Andrew Perry, Steve & Stacey Edwards, William and Donna Cochran

3. Invocation: was given by Commissioner Moody
4. Approval of Minutes from December 12, 2022

Commissioner Mehserle motioned to approve as submitted; Commissioner Moody seconded; all in favor and was unanimously approved as submitted.

5. Election of Officers – Chair and Vice Chair

Commissioner Moody motioned to nominate himself as Vice Chair; Commissioner Butler seconded; all in favor with Commissioner Jefferson opposed. Commissioner Mehserle motioned to nominate Eric Edwards as Chair; Commissioner Butler seconded; all in favor and was unanimously approved.

6. Announcements – Chairman Edwards 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 cell phones on silent mode.
7. Citizens with Input – None
8. Old Business – None
9. New Business
 - A. Public Hearing (Planning Commission decision) - None
 - B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on February 7, 2023)
 - **SUSE 0169-2022.** Special Exception for short term rental at 1307 Keith Drive. The applicant is Kiamata Dukes.

Mr. Wood read the applicants' request which was for a special exception for a short-term rental, along with staff responses. Staff is recommending approval with the following conditions: 1. The special exception is limited to the current owner of the subject property, Kiamata Dukes, and is not transferable, 2. The special exception is limited to short-term rental of the existing house for up to six (6) guests at any given time, 3. The property owner must obtain and maintain an annual City of

Perry Occupational Tax Certificate for the duration of time in which the subject property is offered for short-term rental, 4. The property owner shall remit all required taxes and fees associated with the short-term rental as required by law, 5. Failure of the property owner and its guests to comply with all applicable local, state, and federal laws may result in the suspension or revocation of this special exception.

Chairman Edwards opened the public hearing at 6:09pm and called for anyone in favor of the request. Mr. Andrew Perry on behalf of the applicant reiterated and had nothing further to add. Chairman Edwards called for anyone opposed; there being none the public hearing was closed at 6:10pm.

Commissioner Mehserle asked as there have been numerous applications such as this if there was anything significant with regard to the property and the request; Mr. Wood advised there was not.

Commissioner Mehserle motioned to recommend approval to Mayor & Council with the staff conditions as listed; Commissioner Jefferson seconded; all in favor and was recommended for approval.

- **SUSE 0175-2022.** Special exception for short term rental at 1212 Swift Street. The applicant is Jonathan Seth Bopp. – Chairman Edwards noted the application was withdrawn.
- **SUSE 0178-2022.** Special exception for short term rental at 111 Winsted Court. The applicant is Stephen & Stacey Edwards.

Mr. Wood read the applicants' request which was for a special exception for a short-term rental, along with staff responses. Staff is recommending approval with the following conditions: 1. The special exception is limited to the current owners of the subject property, Stephen and Stacey Edwards, and is not transferable, 2. The special exception is limited to short-term rental of the existing house for up to six (6) guests at any given time, 3. The property owner must obtain and maintain an annual City of Perry Occupational Tax Certificate for the duration of time in which the subject property is offered for short-term rental, 4. The property owner shall remit all required taxes and fees associated with the short-term rental as required by law, and 5. Failure of the property owner and its guests to comply with all applicable local, state, and federal laws may result in the suspension or revocation of this special exception.

Chairman Edwards opened the public hearing at 6:14pm and called for anyone in favor of the request. Mr. & Mrs. Edwards reiterated the request and had no further comment. Chairman Edwards called for anyone opposed; there being none the public hearing was closed at 6:15pm

Commissioner Mehserle asked as there have been numerous applications such as this if there was anything significant with regard to the property and the request; Mr. Wood advised there was not.

Commissioner Mehserle motioned to recommend approval to Mayor & Council with the staff conditions as listed; Commissioner Butler seconded; all in favor and was recommended for approval.

- **RZNE 0176-2022.** Rezone properties at 512 & 514 Gen. Courtney Hodges Blvd. to MUC, Mixed Use Center. The applicant is Scott Free.

Mr. Wood advised the property located at 514 Gen. Courtney Hodges Blvd. contains a building constructed in 1974 and is used for automobile repair (Cochran Coachworks). The adjacent property is used in association with the repair business. In 2016 the City of Perry rezoned the Gen. Courtney Hodges Blvd. corridor to various form-based zoning districts. Properties between Big Indian Creek and Gardner Drive, including the subject properties, were zoned NMU, Neighborhood Mixed Use. The NMU district does not permit automobile repair. Therefore, the current use of the properties is non-conforming. Properties along the corridor between Gaines Drive and Larry Walker Parkway were zoned MUC, Mixed Use Center. This zoning district allows automobile repair by special exception. During the due diligence period for a potential sale of the property, the owners and their agent realized the impact of the current zoning of the property and have requested a zoning change and special exception to make the current use of the property conforming to the Land Management Ordinance.

Chairman Edwards opened the public hearing at 6:21pm and called for anyone in favor of the request. Mr. Scott Free on behalf of the property owners, reiterated the request and had nothing further to add. Chairman Edwards then called for anyone opposed; there being none the public hearing was closed at 6:22pm.

Commissioner Mehserle noted on the staff report the response for criteria #12 that at the time rezoned the properties appeared not to have been considered when the form-based districts were applied and felt the owner should be reimbursed zoning fees for this oversight.

Commissioner Mehserle motioned to recommend approval of the application as submitted and with the reimbursement of any fees pursuant to the application; Commissioner Jefferson seconded; all in favor and was unanimously recommended for approval.

- **SUSE 0177-2022.** Special Exception for automobile repair at 512 & 514 Gen. Courtney Hodges Blvd. The applicant is Scott Free.

Mr. Wood advised the applicant requests a special exception (in association with rezoning to MUC) to continue operating an automobile repair business. The building located at 514 Gen. Courtney Hodges Blvd. was constructed in 1974 and is used for automobile repair (Cochran Coachworks). The adjacent property is used in association with the repair business.

Chairman Edwards opened the public hearing at 6:27pm and called for anyone in favor of the request. Mr. Scott Free on behalf of the applicant reiterated the request. Chairman Edwards called for anyone opposed; there being none the public hearing was closed at 6:28pm.

Commissioner Jefferson motioned to recommend approval of the application as submitted and with the reimbursement of any fees pursuant to the application; Commissioner Mehserle seconded; all in favor and was unanimously recommended for approval.

- **RZNE-0171-2022.** Rezone townhouses on Keith Drive and Frank Satterfield Road from R-2 to RTH. The applicant is the City of Perry.

Mr. Wood advised the subject properties are developed as townhouses. With the recent amendment making the R-2 district a single-family only zone, these properties were rendered nonconforming. The proposed RTH zoning recognizes the existing development and will allow the use of the properties to continue as existing.

Chairman Edwards opened the public hearing at 6:32pm and called for anyone in favor or opposed; there being none the public hearing was closed at 6:33pm.

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

- **RZNE-0172-2022.** Rezone Valley Forge townhouses on Morningside Drive and Washington Place townhouses on Washington Place Drive from R-3 to RTH. The applicant is the City of Perry.

Mr. Wood advised the subject properties are developed as townhouses. With the recent amendment making the R-3 district a single-family only zone, these properties were rendered nonconforming. The proposed RTH zoning recognizes the existing development and will allow the use of the properties to continue as existing.

Chairman Edwards opened the public hearing at 6:36pm and called for anyone in favor or opposed; there being none the public hearing was closed at 6:37pm.

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

- **TEXT-0170-2022.** Amend the Form Based Code as it applies to existing development. The applicant is the City of Perry.

Mr. Wood advised the request was to amend Section 86.1 of Appendix A of the Land Management Ordinance to address the applicability of the Form Based Code to buildings, structures, and site improvements completed prior to the adoption of the Code. The amendment provides that developments existing prior to the effective date of the Form Based Code ("Code") are conforming to the design and dimensional standards of the Code and provides for the implementation of the Code on developed properties.

Chairman Edwards opened the public hearing at 6:41pm and called for anyone in favor or opposed; there being none the public hearing was closed at 6:42pm.

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

10. Other Business – None
11. Commission questions or comments- The Commission commended and thanked Commissioner Jefferson for her service as Vice Chair in 2022.
12. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:49pm.

DRAFT



Where Georgia comes together.

STAFF REPORT

From the Department of Community Development
January 30, 2023

CASE NUMBER: ANNX-0179-2022
APPLICANT: David Muse
REQUEST: De-annex property from the City Boundary
LOCATION: 325 Airport Road; Tax Map No. 0P38A0 003000

REQUEST ANALYSIS: The applicant representing the property owner requests the subject property be de-annexed from the City of Perry. He indicates in the application that the original purpose for annexing a strip of his land adjacent to Airport Road was to create contiguity for annexation of the former Northrop Grumman properties (now Guardian Center). Since the Guardian Center properties are now contiguous to Perry city limits via other properties, the applicant requests his property be de-annexed.

This explanation does appear to be correct. While there is no reason stated in any records, both the Muse property and the Northrop Grumman properties were annexed at the same time.

City Council's policy is not to de-annex property unless the City cannot provide services. Water and sanitary sewer services are not available to the property.

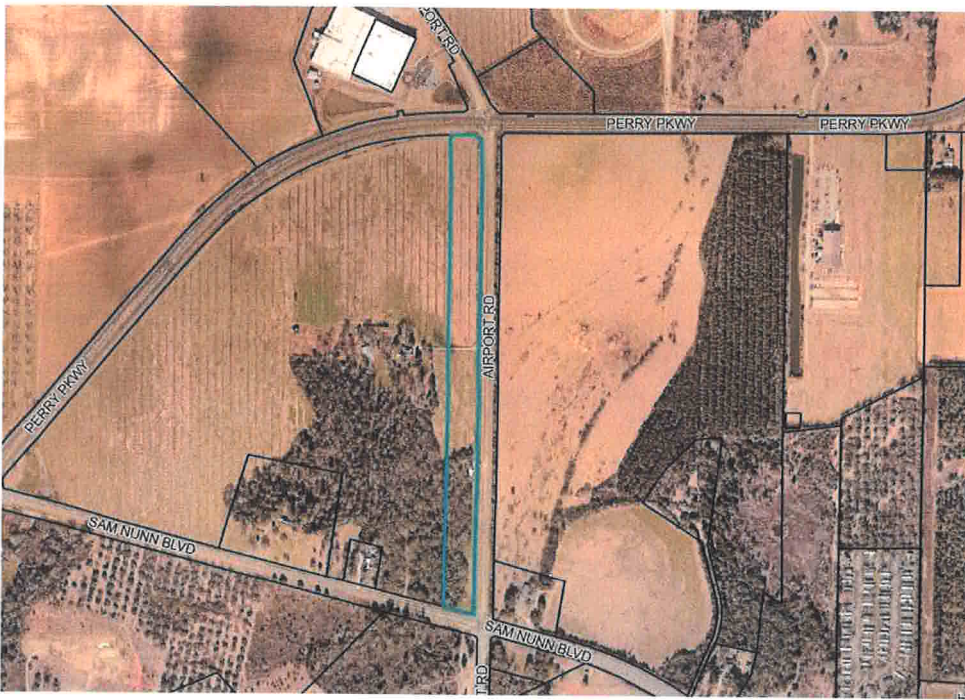
Since the request is for de-annexation and no zoning classification is being requested, there are no standards established by ordinance to consider.

STAFF RECOMMENDATION: Staff recommends de-annexation of the property due to the unavailability of city services.

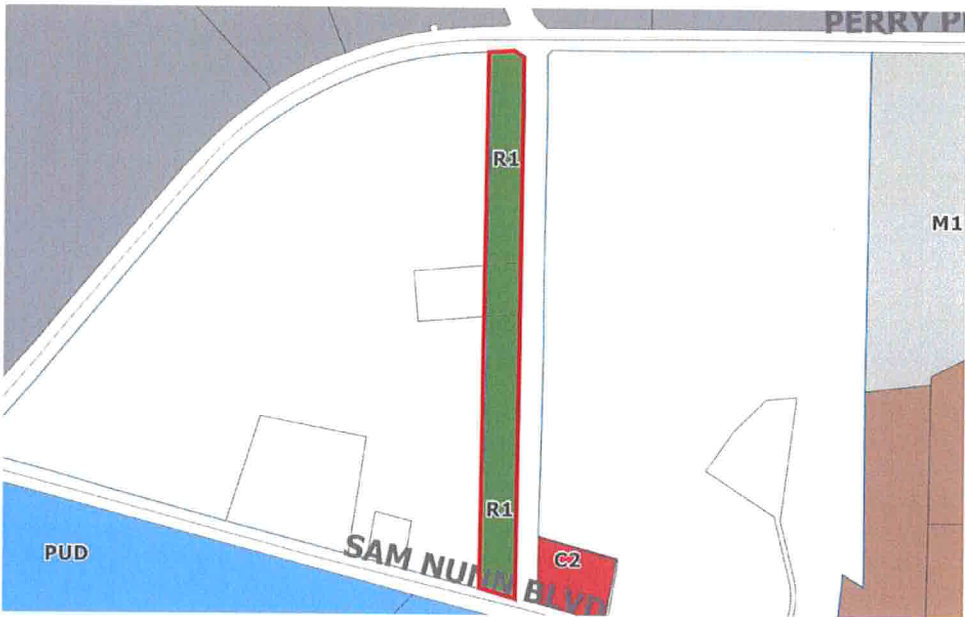
ANNX-0179-2022

325 Airport Road

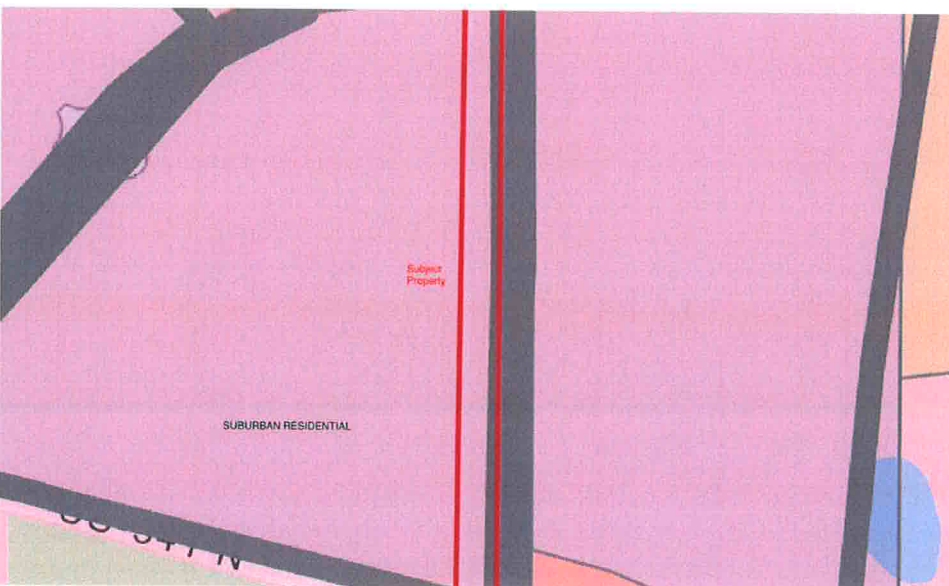
De-annex



Aerial



Zoning



Character Area



Where Georgia comes together.

Application # Anny
0179-2022

Application for De-Annexation
Community Development (478) 988-2720

Contact Information

*Indicates Required Field

	*Applicant	*Property Owner
*Name	David Muse	Muse Family Limited Liability LP
*Title		Same as Applicant
*Address	2128 Sam Nunn Blvd	
*Phone	(478) 987-3386 478 987 951-4948	
*Email	dasapa747@gmail.com	

Property Information

*Street Address or Location	325 Airport RD	*Tax Map #(s)	OP38A0 003000
*Legal Description	PT Parcel B 13.233 acres Landlot 13 10th District		
A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available;			
B. Provide a survey plat of the property, tied to the Georgia Planes Coordinate System.			

Request

*Reason for your request (include additional sheets if needed):	<u>Please see attached.</u>
---	-----------------------------

Instructions

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
- *Fees:
 - Residential - \$145.00 plus \$17.00/acre (maximum \$1,750.00)
 - Planned Development - \$165.00 plus \$17.00/acre (maximum \$3,100.00)
 - Commercial/Industrial - \$252.00 plus \$23.00/acre (maximum \$3,300.00)
- See Section 2-2.2 of the Land Management Ordinance for procedures.
- The staff will verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Public notice sign(s) will be posted on the property at least 15 days prior to the scheduled planning commission and city council hearing dates.
- *The applicant must be present at the hearings to present the application and answer questions that may arise.
- *Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years has the applicant made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? "Applicant" is defined as any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action. Yes ___ No X
If yes, please complete and submit a Disclosure Form available from the Community Development office.
- *Signatures: By signing below applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

*Applicant	<u>Muse Family Limited Liability LP</u>	*Date	<u>12-12-2022</u>
*Property Owner/Authorized Agent	<u>David Muse</u>	*Date	<u>12-12-2022</u>

City of Perry

Lee Gilmore

To whom it may concern:

When Northrup was announced to come to Perry, the mayor and city manager started working with us to secure services and right of ways. We had donated land for the west Perry Bypass, land for Airport Road extension and two extra lanes up Airport Road. Approximately 40 acres of land with water and gas line easements was donated by our Muse family.

Mayor and city manager then approached us to give a strip of land up Airport Rd to get Northrup in the city limits as it had to be contiguous to be annexed.

As a concerned citizen for growth of Perry, we agreed.

Now, Perry has no need for this strip of land. It should be returned to the main parcel of agricultural land under the same conditions as it was given, no fees and an appreciation for benefits the city has reaped over the years.

We have not realized any benefits from this annexation other than paying taxes and helping the city grow.

Sincerely,

David Muse

A handwritten signature in black ink, appearing to read "David Muse", written over a light blue horizontal line.

Pat Muse

qPublic.net™ Houston County, GA

Summary

Parcel Number 0P38A0 003000
Location Address 325 AIRPORT RD
Legal Description PT PARCEL B 13.233 ACRES 13/10TH
 (Note: Not to be used on legal documents)
Class V4-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning R3 R1
Tax District Perry (District 2)
Millage Rate 37.34
Acres 13.23
Homestead Exemption No (S0)
Landlot/District 13 / 10

[View Map](#)



Owner

[MUSE FAMILY LIMITED LIABILITY LP](#)
 P O BOX 35
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	12.23
RUR	Small Parcels	Rural	1	1

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	5	12.23

Residential Improvement Information

Style One Family
Heated Square Feet 1050
Interior Walls Concrete Block
Exterior Walls Masonry (brick)
Foundation Slab
Attic Square Feet 0
Basement Square Feet 0
Year Built 1950
Roof Type Asphalt Shingles
Flooring Type Carpet/Tile
Heating Type Baseboard
Number Of Rooms 0
Number Of Bedrooms 2
Number Of Full Bathrooms 1
Number Of Half Bathrooms 0
Number Of Plumbing Extras 0
Value \$23,600
Condition Good
House Address 325 AIRPORT

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site	2015	3x0 / 1	1	\$6,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/20/2008	4811 86		\$0	Quit claim deed or divorce settlement	MUSE DAVID P & SARA M	MUSE FAMILY LIMITED LIABILITY LIMITED***

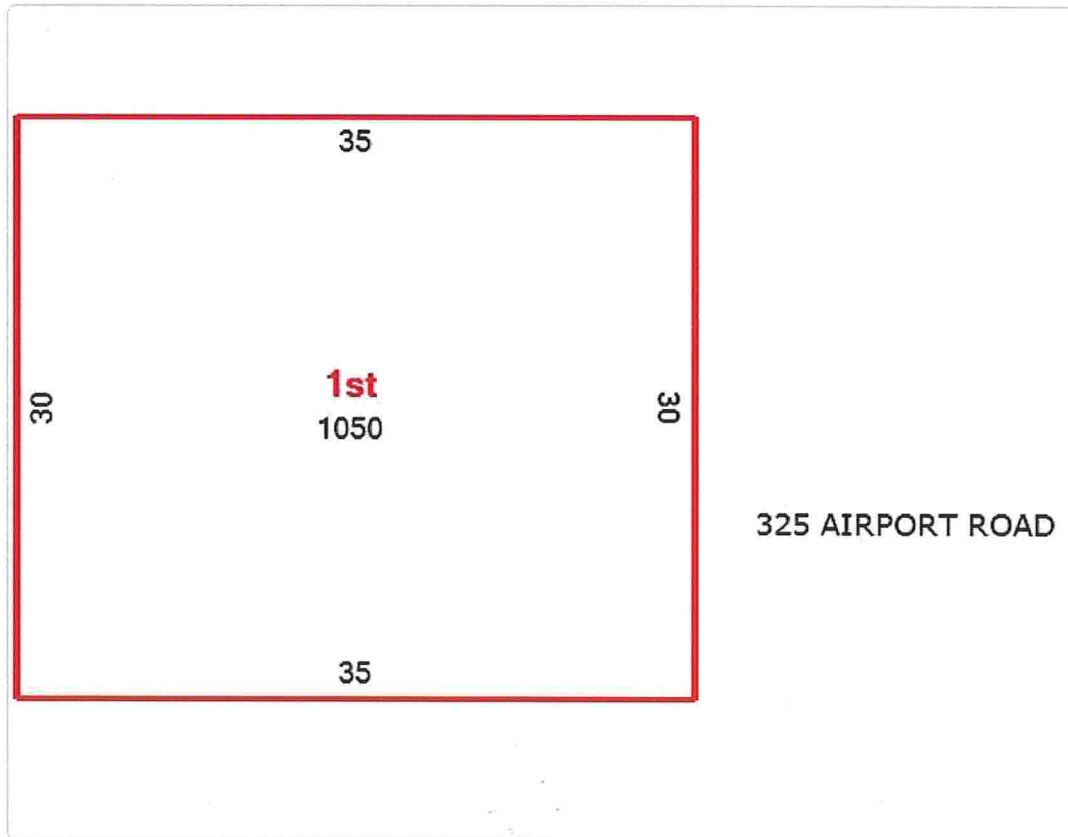
Valuation

	2022	2021	2020	2019	2018
Previous Value	\$215,300	\$146,500	\$146,500	\$146,500	\$146,500
Land Value	\$204,600	\$191,100	\$126,300	\$126,300	\$126,300
+ Improvement Value	\$23,600	\$21,200	\$17,200	\$17,200	\$17,200
+ Accessory Value	\$6,000	\$3,000	\$3,000	\$3,000	\$3,000
= Current Value	\$234,200	\$215,300	\$146,500	\$146,500	\$146,500
10 Year Land Covenant (Agreement Year / Value)	2016 / \$7,093	2016 / \$6,898	2016 / \$6,702	2016 / \$6,519	2016 / \$6,335

Photos



Sketches



No data available for the following modules: Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

This instrument prepared by and after
recording is to be returned to:

Ad Cash

G. Boone Smith, III
Smith, Hawkins, Hollingsworth & Reeves, LLP
PO Box 6495
Macon, Georgia 31208-6495



Doc ID: 010465910008 Type: GLR
Filed: 12/16/2008 at 11:12:49 AM
Fee Amt: \$24.00 Page 1 of 8
Transfer Tax: \$0.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK **4811** PG **86-93**

STATE OF GEORGIA
COUNTY OF BIBB

QUITCLAIM DEED

THIS INDENTURE, made this 20 day of November, 2008 by and between
DAVID P. MUSE and SARA M. MUSE, Party of the First Part, hereinafter referred to as
"Grantor", and MUSE FAMILY LIMITED LIABILITY LIMITED PARTNERSHIP, Party
of the Second Part, hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" to
include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to
the Grantor by the Grantee at or before the execution, sealing, and delivery hereof, and other good
and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor
has remised, released, conveyed, and forever quitclaimed, and by these presents does remise, release,
convey and forever quitclaim unto Grantee, the following described property:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the Grantor
nor any person claiming under Grantor shall at any time, by any means or ways, have, claim or
demand any right or title to said land or any of the right, members and appurtenances thereof.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and affixed its seal
the day and year first above written.

David P. Muse (L.S.)
DAVID P. MUSE, Grantor

Sworn to and subscribed before me
this 20 day of November, 2008.

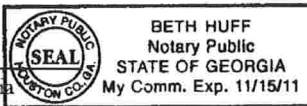
[Signature]

Witness

Beth Huff

Notary Public, State of Georgia

My Commission Expires:



BOOK 4811 PAGE 87

Sara M. Muse (L.S.)
SARA M. MUSE, Grantor

Sworn to and subscribed before me
this 20th day of November, 2008.

[Signature]
Witness

[Signature]
Notary Public, State of Georgia
My Commission Expires:

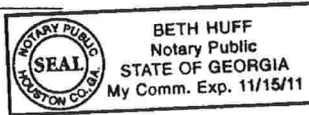


EXHIBIT "A"

All that tract or parcel of land lying and being in the Ninth and Tenth Land Districts of Houston County, Georgia, and consisting of Two (2) Tracts described as follows. The First Tract consists of one hundred thirty-eight (138) acres, more or less, and lying South of State Highway 341 North between Perry and Fort Valley, Georgia, lying West of the Perry Bypass and lying East and North of Bay Creek.

The Second Tract consists of one hundred seventy (170) acres, more or less, and lying West of Airport Road, lying North of State Highway 341 North between Perry and Fort Valley, Georgia, and lying East and South of the Perry Bypass.

The legal description of these two (2) tracts is described as follows:

Tract No. 1:

All that tract or parcel of land lying and being in the 9th and 10th Land Districts of Houston County, Georgia, containing 850 acres, more or less, and being a part of the "Smoak Place" which was conveyed by A. A. Smoak to J. L. Fincher and G. H. Fincher by deed dated January 4, 1917, and recorded in Deed Book 23, page 182, Clerk's Office, Houston Superior Court, and being the same land conveyed from J. L. Fincher and G. H. Fincher to O. B. Muse by deed dated January 4, 1917, and recorded in Deed Book 23, page 183, said Clerk's Office. According to the description as contained in said last mentioned deed, said land is described as follows: BEGINNING at a point on the Fort Valley and Perry Upper Road at the corner of the lands of R. L. Thompson and E. M. Beckham, said point being marked by an iron stake; thence running in a straight line across said Smoak Place to a point where the line of the said Smoak Place crosses Bay Creek near the old Bateman mill site, said line running the center of said Bay Creek; thence down the run of said Bay Creek to a point where the lands of Mrs. Florence Yancy crosses said creek; thence in an easterly direction along the line of said Yancy lands to the corner of said Yancy lands marked by an iron stake; thence running in a southerly direction along the line of the said Yancy lands to the middle of Bay Creek; thence in a southeasterly direction down the run of said creek to a point where a branch known as Norwood Branch runs into said creek; thence up said branch in a northeasterly direction on the line between said Smoak Place and the lands of S. L. Norwood; thence in a northerly direction following the line of the said Smoak Place to the beginning point. Said land is bounded on the north by the remainder of the said Smoak Place; east by the lands of Beckham and Norwood and Perry and Fort Valley Upper Road; south by Bay Creek and the lands of Mrs. Florence Yancy; and on the west by Bay Creek and the lands of Mrs. Florence Yancy.

Tract No. 2:

That tract or parcel of land situate, lying and being in the 9th and 10th Land Districts of Houston County, Georgia, containing in the aggregate 687.82 acres of land, more or less, comprising part of lot of land No. 12 in the 10th district of said county of Houston, said part comprising 102.57 acres, part of lot No. 13 in said 10th land district of Houston County containing 30.22 acres; whole lot of land No. 5 in the 9th Land District of said county containing 199.06 acres; whole lot of land No.

28 in the 9th land district of said county containing 213.48 acres; 8.82 acres in the northeast portion of lot of land No. 37 in the 9th land district of said county; 80.47 acres of lot of land No. 29 in the 9th land district of said county, and 53.20 acres in lot of land No. 4 in the 9th district. Said lots or parts of lots lying together forming one body or tract of land which has such shapes, metes, bounds, courses and distances as are shown on plat of survey of same made by Rhodes Sewell, Surveyor, on June 4, 1934, a copy of said plat being recorded in Map Book 1, page 277, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto. Said tract of land is fully described in a deed from Mrs. Pauline S. Long, as executrix of the will of A. A. Smoak, deceased, to Paschal Muse dated October 28, 1954, and recorded in Deed Book 88, page 27, Clerk's Office, Houston Superior Court. The description in said deed is made a part hereof by reference.

Tract No. 3:

All that tract or parcel of land lying and being in the 10th Land District of Houston County, Georgia, and being all of Land Lot 21 except eight (8) acres off the northwest side thereof, containing 199.2 acres. Also, 8.3 acres off the east side of Land Lot 12 in the 10th Land District of Houston County, Georgia, being that part of said land lot lying between Fort Valley and Perry public road and Land Lot 21.

All said described property is shown by plat of survey of record in Map Book 1, page 102, Clerk's Office, Houston Superior Court, and contains in the aggregate 207 1/2 acres, more or less, known as the "Thompson Place". Said property is the same as that conveyed from L. J. Cullen to Mrs. O. B. Muse by deed recorded in Deed Book 55, page 484, Clerk's Office, Houston Superior Court.

Tract No. 4:

All that tract or parcel of land containing 118.24 acres lying and being in Land Lots 6 and 27 of the 9th Land District of Houston County, Georgia, bounded by lands now or formerly of B. Harper estate and W. H. Harkins on the north, Mrs. Gilbert on the east (District line dividing), Paschal Musa on the south (land lot lines dividing) and M. M. Thompson estate and B. Harper on the west, and particularly described as shown on and by a certain plat made by Rhodes Sewell, Surveyor, dated August 29, 1933, recorded in Map Book 1, page 248, Clerk's Office, Houston Superior Court, said tract being all the land shown on said plat and being composed of four parcels as follows:

Parcel 1 - containing 9.98 acres in Land Lot 6, being designated as Tract 1 on said plat;

Parcel 2 - containing 40.37 acres in Land Lot 6, and designated as Tract 2 on said plat;

Parcel 3 - containing 31.89 acres, consisting of 4.47 acres in Land Lot 6 and 27.42 acres in Land Lot 27 and designated as Tract 3 on said plat;

Parcel 4 - containing 36 acres (formerly thought to contain 29 acres) in Land Lot 6 and designated as lands of "Andrew Tooke" and "J. W. Jordan" on said plat.

Parcels 1, 2 and 3 were conveyed to Paschal Muse by deed recorded in Deed Book 49, page 523, Clerk's Office, Houston Superior Court. Parcel 4 was conveyed to Paschal Muse by three deeds recorded in Book 74, page 338, Book 51, page 561; and Book 51, page 564, said Clerk's Office.

Tract No. 5:

All that tract or parcel of land lying and being in the 9th Land District of Houston County, Georgia, being a part of Land Lot 3 therein, containing 17.36 acres and designated as Tract A-B-C on a plat of survey of record in Map Book 6, page 255, Clerk's Office, Houston Superior Court. Said described property was conveyed to Paschal Muse from Louis D. Horsting, et al, by deed recorded in Deed Book 169, page 458, Clerk's Office, Houston Superior Court, and said land is that part of land formerly owned by Mrs. Florence Yancy mentioned in Tract No. 1 which crossed Bay Creek.

Specifically excepted and excluded from the land described in Tracts 1 through 5, inclusive are the following described tracts of land:

- (a) 4.96 acres in the 10th Land District of Houston County, Georgia, in Land Lots 13 and 14, shown on plat of survey of record in Map Book 2, page 198, Clerk's Office, Houston Superior Court, and described in deed from O. B. Muse to Paschal Muse recorded in Deed Book 67, page 89, said Clerk's Office;
- (b) 1.99 acres in Land Lot Mo. 21 of the 10th District of Houston County, Georgia, described in deed from Paschal Muse to Mrs. Laverne Tabor recorded in Deed Book 306, page 221, said Clerk's Office;
- (c) 10 acres of land, more or less, in Land Lot 29 of the 9th Land District of Houston County, Georgia, described in deed from Paschal Muse to Louie E. Davis and Hilda Gray Davis recorded in Deed Book 358, page 154, Clerk's Office, Houston Superior Court;
- (d) 1.93 acres of land in Land Lot 12 of the 10th Land District of Houston County, Georgia, described in deed from Paschal Muse to A. B. Ramage in Deed Book 70, page 90, Clerk's Office, Houston Superior Court.
- (e) 10.50 acres of land in Land Lots 13 and 14 of the 10th Land District, Houston County, Georgia, known as Tract No. 3, according to a plat of survey of record in Map Book 17, page 27, Clerk's Office, Houston Superior Court.
- (f) All that tract of land situated, lying and being in Land Lots 12 and 21 of the 10th Land District of Houston County, Georgia, and

being 201.404 acres conveyed to Northrop Corporation recorded in Deed Book 745, Page 405, known and designated as Parcel "B" according to a plat of survey by Richard L. Jones, Surveyor, dated October 10, 1986, and a copy of said plat being recorded in Map Book 31, Page 107, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

(g) All that tract or parcel of land situate lying and being in Land Lots 13 and 12 of the Tenth Land District and in Land Lots 4, 5, 6, 29, 28, 27 and 37 of the Ninth Land District, Houston County, Georgia, being 822.255 acres, conveyed to Northrop Corporation recorded in Deed Book 745, Page 405, as is more fully shown on a plat of survey by Richard L. Jones, Surveyor, dated October 15, 1986, and a copy of said plat being recorded in Map Book 31, 111, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

(h) All that tract or parcel of land situate, lying and being in Land Lot 13 of the Tenth Land District, Houston County, Georgia, and being known and designated as Parcel "B" containing 10.013 acres as is more fully shown on a plat of survey of Northrop Corporation and Sara M. Muse by Richard L. Jones, Surveyor, dated March 31, 1994, and a copy of said plat being recorded in Plat Book 45, Page 127, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

(i) All that tract or parcel of land lying and being in Land Lots 2, 3 and 4 of the 9th Land District and Land Lots 13, 14 and 15 of the 10th Land District of Houston County, Georgia, containing 494.535 acres as shown on a survey prepared for Woodland Property Partners, Inc. by Jones Surveying & Engineering, Inc., Lee R. Jones Georgia Registered Land Surveyor, dated June 10, 2003, which is recorded in Plat Book 61, Page 127, Clerk's Office, Houston Superior Court. Said tract is more particularly described with reference to said survey as follows:

Beginning at an iron pin placed marking the intersection of the southern boundary of U.S. Hwy 341 (State Route 7) (130' R/W) and the western right-of-way of Airport Road Extension (80' R/W), which iron pin is designated "Point 520" on said survey, and from said point of beginning extend thence along said right-of-way of Airport Road Extension S 01° 00' 55" W a distance of 1203.30 feet to an iron pin placed; extend thence in a southerly direction along said right-of-way along an arc with a curve to the left a distance of 299.98 feet to an iron pin placed, said arc having a radius of 11,632.79 feet and being subtended by a chord extending S 00° 16' 35" W a distance of 299.98 feet; extend thence S 00° 27' 44" E along said right-of-way a distance of 915.56 feet to an iron pin placed; extend thence in a southerly direction along said right-of-way along an arc with a curve

to the left a distance of 101.74 feet to an iron pin placed, said arc having a radius of 6,146.14 feet and being subtended by a chord extending S 00° 56' 12" E a distance of 101.74 feet; extend thence along said right-of-way S 01° 24' 39" E a distance of 1,554.90 feet to an iron pin placed, being designated on said survey as "Point 501"; extend thence S 87° 48' 36" W a distance of 277.17 feet to a point on the centerline of a branch; extend thence along the centerline of said branch to a point which is located S 24° 09' 11" W a distance of 159.42 feet from the last-mentioned point; extend thence along the centerline of said branch S 48° 29' 36" W a distance of 344.30 feet to a point; extend thence along the centerline of said branch S 40° 46' 28" W a distance of 617.04 feet to a point; extend thence along the centerline of said branch S 49° 30' 36" W a distance of 669.25 feet to a point at the confluence of the centerline of said branch and the centerline of Bay Creek; extend thence in a northwesterly direction along the centerline of Bay Creek to a point which is located N 37° 38' 51" W a distance of 764.19 feet from the last-mentioned point; extend thence along the centerline of Bay Creek to a point which is located N 38° 10' 49" W a distance of 384.62 feet from the last mentioned point; extend thence along the centerline of Bay Creek to a point which is located N 66° 51' 44" W a distance of 871.97 feet from the last mentioned point; extend thence along the centerline of Bay Creek to a point which is located N 06° 39' 51" W a distance of 420.74 feet from the last mentioned point; extend thence along the centerline of Bay Creek to a point which is located N 44° 43' 02" W a distance of 721.81 feet from the last mentioned point; extend thence along the centerline of Bay Creek to a point which is N 75° 22' 58" W a distance of 714.92 feet from the last mentioned point; extend thence along the centerline of Bay Creek to a point which is located N 50° 04' 57" W a distance of 1402.73 feet from the last mentioned point; extend thence along the centerline of Bay Creek N 64° 22' 28" W a distance of 262.57 feet to a point which is located on the eastern right-of-way of West Perry Parkway; extend thence in a northeasterly direction along the right-of-way of West Perry Parkway in an arc with a curve to the right a distance of 253.89 feet to an iron pin placed which arc has a radius of 2789.79 feet and being subtended by a chord extending N 24° 56' 08" E a distance of 253.80 feet; extending thence S 62° 27' 26" E a distance of 25.00 feet to a right-of-way marker; extend thence along an arc with a curve to the right a distance of 48.26 feet to an iron pin placed, said arc having a radius of 2,764.79 feet and being subtended by a chord extending N 28° 02' 34" E a distance of 48.26 feet; extend thence N 61° 27' 26" W a distance of 25.00 feet to an iron pin placed on said right-of-way; extend thence along said right-of-way along an arc with a curve to the right a distance of 438.21 feet to a right-of-way marker, said arc having a radius of 2,789.79 feet and being subtended by a chord extending N 33° 02' 34" E a distance of 437.76 feet; extend thence S 52° 27' 26" E a distance of 25.00 feet to a right-of-way marker; extend thence along an arc with a curve to the right a distance of 72.38 feet, said arc having a radius of 2,764.79 feet and being

subtended by a chord extending N 38° 17' 34" E a distance of 72.38 feet; extend thence N 50° 57' 26" W a distance of 25.00 feet to a right-of-way marker located on said right-of-way; extend thence along said right-of-way in an arc with a curve to the right a distance of 43.03 feet to an iron pin placed, said arc having a radius of 2,789.79 feet and being subtended by a chord extending N 39° 29' 05" E a distance of 43.03 feet; extending thence along said right-of-way N 39° 55' 36" E a distance of 695.81 feet to a right-of-way marker, extend thence S 50° 04' 24" E a distance of 25.00 feet to an iron pin placed; extend thence N 39° 55' 36" E a distance of 50.00 feet to a right-of-way marker; extend thence N 50° 04' 24" W a distance of 25.00 feet to a right-of-way marker located on said right-of-way; extend thence along said right-of-way N 39° 55' 36" E a distance of 950.00 feet to a right-of-way marker; extend thence S 50° 04' 24" E a distance of 25.00 feet to a right-of-way marker; extend thence N 39° 55' 36" E a distance of 50.00 feet to a right-of-way marker; extend thence N 50° 04' 24" W a distance of 25.00 feet to a right-of-way marker located on said right-of-way; extend thence along said right-of-way N 39° 55' 36" E a distance of 635.00 feet to a right-of-way marker; extend thence S 50° 04' 24" E a distance of 25.00 feet to a right-of-way marker; extend thence N 39° 55' 36" E a distance of 50.00 feet to a right-of-way marker; extend thence N 50° 04' 24" W a distance of 25.00 feet to a right-of-way marker located on said right-of-way; extend thence N 39° 55' 36" E a distance of 275 feet to a right-of-way marker marked "Point 1053" on said survey; extend thence N 69° 40' 03" E a distance of 111.29 feet to an iron pin placed on the right-of-way of U.S. Highway 341; extend thence along said right-of-way S 75° 18' 10" E a distance of 3,383.39 feet to an iron pin placed, marked "Point 520" on said survey, and the point of beginning.

Tract No. 6:

All that tract or parcel of land situate, lying and being in Land Lot 4 of the Ninth Land District, Houston County, Georgia, and being known and designated as Parcel "A" containing 2.101 acres and is more fully shown on a plat of survey for Northrop Corporation and Sara M. Muse by Richard L. Jones, Surveyor, dated March 31, 1994, and a copy of said plat being recorded in Plat Book 45, Page 127, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

Tract No. 7:

All that tract or parcel of land situate, lying and being in Land Lot 13 of the Ninth Land District, Houston County, Georgia, and being known and designated as Parcel "C" containing 2.585 acres and is more fully shown on a plat of survey for Northrop Corporation and Sara M. Muse by Richard L. Jones, Surveyor, dated March 31, 1994, and a copy of said plat being recorded in Plat Book 45, Page 127, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.



Where Georgia comes together.

Department of Community Development

December 14, 2022

Houston County Board of Commissioners
200 Carl Vinson Parkway
Warner Robins, Georgia 31088

Via email with delivery receipt to: thall@houstoncountyga.org
rdunbar@houstoncountyga.org
kgeorge@houstoncountyga.org

Houston County School District
1100 Main Street
Perry, Georgia 31069

Via email with delivery receipt to: mark.scott@hcbe.net

Ladies and Gentlemen,

Pursuant to O.C.G.A. § 36-36-6 and § 36-36-111, please be advised the City of Perry has accepted the following petition to de-annex property from the City of Perry:

- Property location: 325 Airport Road
- Parcel # 0P38A0 003000
- Current City of Perry zoning classification: R-1, Single Family Residential District
- Proposed Land Uses: The property consists of a single-family dwelling.

A copy of the de-annexation petition and supporting documents is attached.

A public hearing regarding this petition is scheduled for March 7, 2023, at 6:00 pm in the Perry Events Center, 1121 Macon Road, Perry.

Sincerely,

Bryan Wood, Director
Community Development

Attachments



Where Georgia comes together.

STAFF REPORT

From the Department of Community Development
January 30, 2023

CASE NUMBER: SUSE-0180-2022
APPLICANT: BY Properties LLC
REQUEST: A Special Exception to allow short-term residential rental
LOCATION: 317 Lee Street; Tax Map No. 0P0290 027000

REQUEST ANALYSIS: The subject property owners offer the entire 2-bedroom/1-bath house for short-term rental for up to 7 guests. Offering the entire house for rent meets the definition of “short-term residential rental.”

“Short-term residential rental means a furnished dwelling unit used to provide overnight accommodations for periods of less than 30 days to transients for compensation. This use type is regulated under the “visitor accommodations” use category in article 4, use regulations.”

STANDARDS FOR SPECIAL EXCEPTIONS:

1. *Are there covenants and restrictions pertaining to the property which would preclude the proposed use of the property?* Staff is not aware of covenants or restrictions on the subject property which would preclude the proposed use.
2. *Does the Special Exception follow the existing land use pattern?*

	Zoning Classification	Land Uses
Subject	R-2, Single-family residential	Single-family residential
North	R-2	Single-family residential
South	R-2	Single-family residential
East	R-2	Single-family residential
West	R-2	Single-family residential

The southwestern portion of Lee Street is zoned IMU, Interstate Mixed Use and MUC, Mixed Use Center with hotels, restaurants, religious institutions, and convenience stores.

3. *Will the Special Exception have an adverse effect on the Comprehensive Plan?* The subject property is included in a “Traditional Neighborhood” character area in the 2022 Joint Comprehensive Plan. This character area is typically developed with residential uses.
4. *Will adequate fire and police protection be available?* Fire and police protection are already provided to the property. The proposed use should not impact these services.

5. *Will the proposed use be of such location, size, and character that it is not detrimental to surrounding properties?* Renting the existing house on a short-term basis should not be detrimental to surrounding properties. Other than the tenants changing on a more frequent basis, short-term rental should not be any different than a normal occupancy of a single-family residence.
6. *Will the use interfere with normal traffic, pedestrian or vehicular, in the neighborhood?* Short-term rental of the residence should not cause inappropriate interference with the normal pedestrian and vehicular traffic in the neighborhood.
7. *Will the use result in an increase in population density overtaking public facilities?* Short-term rental of the residence should not increase the population density above that expected for the size of the house.
8. *Will the use create a health hazard or public nuisance?* Short-term rental of the residence should not create a health hazard, and normally should not create a public nuisance. Renters who may use the property as a “party house” or otherwise disturb the normal peace and quiet of the neighborhood may result in the special exception being suspended or revoked.
9. *Will property values in adjacent areas be adversely affected?* Short-term rental of the residence should not adversely affect the value of properties in the area.
10. *Are there substantial reasons a permitted use cannot be used at this property?* The property is developed as a permitted use, a single-family residence. The special exception is to allow rental of the property on a less than 30-day basis.

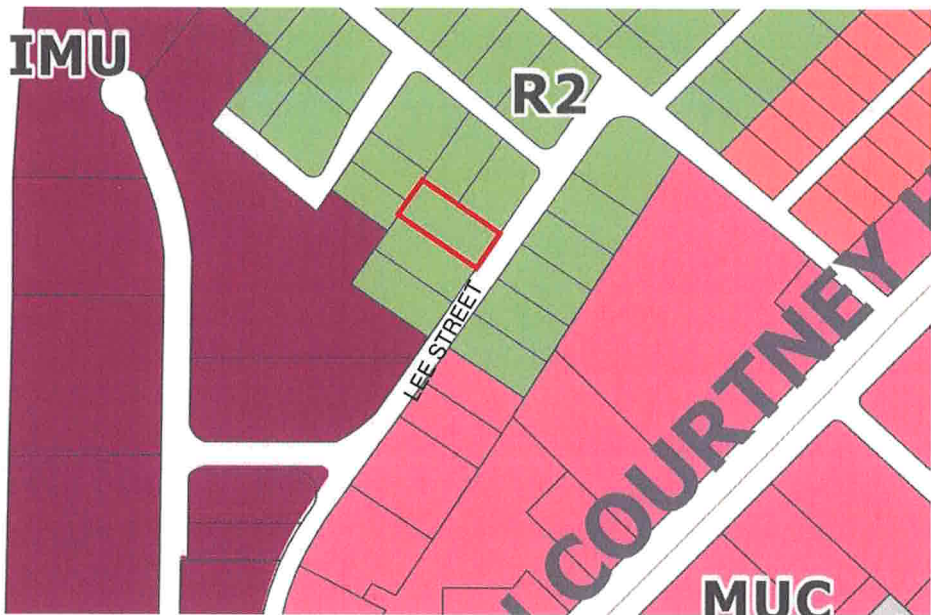
STAFF RECOMMENDATION: Staff recommends approval of the special exception, with the following conditions:

1. The special exception is limited to the current owners of the subject property, By Properties LLC, and is not transferable.
2. The special exception is limited to short-term rental of the existing house for up to seven (7) guests at any given time.
3. The property owner must obtain and maintain an annual City of Perry Occupational Tax Certificate for the duration of time in which the subject property is offered for short-term rental.
4. The property owner shall remit all required taxes and fees associated with the short-term rental as required by law.
5. Failure of the property owner and its guests to comply with all applicable local, state, and federal laws may result in the suspension or revocation of this special exception.

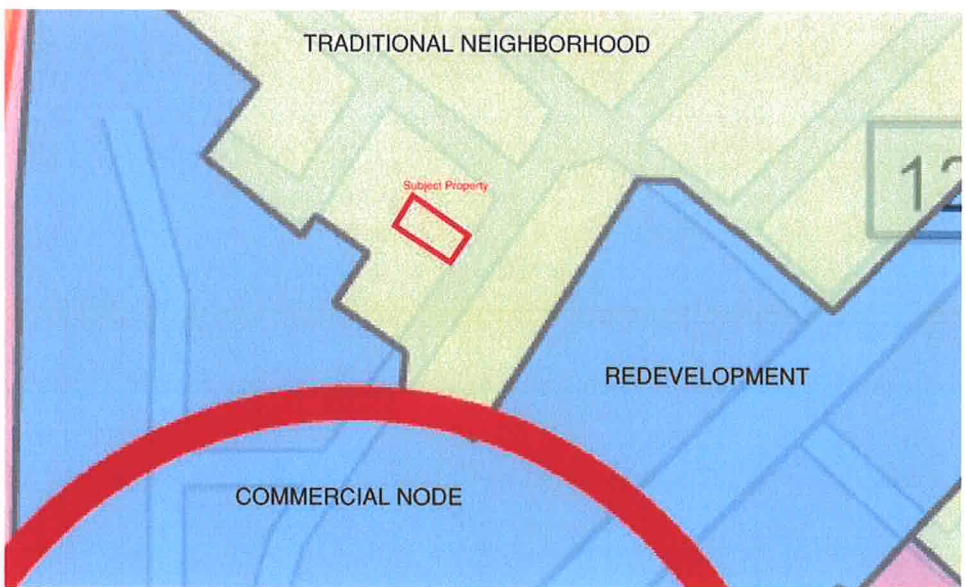


SUSE-0180-2022
317 Lee Street
Short-term Rental

Aerial



Zoning



Character Area



Where Georgia comes together.

Application for Special Exception

Contact Community Development (478) 988-2720

Application # Suse
180-2022

Applicant/Owner Information

*Indicates Required Field

	*Applicant	*Property Owner
*Name	B4 Properties LLC	B4 Properties LLC
*Title	Theresa Younce, member / Cheryl Gillan, authorized agent	
*Address	309 Chelsea Dr, W R 31088	
*Phone	478-319-7720	
*Email	b4propertiesllc@gmail.com	

Property Information

*Street Address	317 Lee St, Perry, GA 31069	
*Tax Map Number(s)	0P0290 027080	*Zoning Designation R2

Request

*Please describe the proposed use: Short-term rental

Instructions

- The application and *\$95.00 fee (made payable to the City of Perry) must be received by the Community Development Office or filed on the online portal no later than the date reflected on the attached schedule.
- *The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.5 of the Land Management Ordinance for more information. You may include additional pages when describing the use and addressing the standards.
- *For applications in which a new building, building addition and/or site modifications are proposed, you must submit a site plan identifying such modifications.
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Special Exception applications require an informational hearing before the planning commission and a public hearing before City Council. Public notice sign(s) will be posted on the property at least 15 days prior to the scheduled hearing dates.
- *The applicant must be present at the hearings to present the application and answer questions that may arise.
- The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.
- *Signatures:

*Applicant		*Date 1/13/23
*Property Owner/Authorized Agent		*Date 1/13/23

Standards for Granting a Special Exception

The applicant bears the burden of proof to demonstrate that an application complies with these standards.

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?

- (1) The existing land use pattern.
- (2) Whether the proposed use is consistent with the Comprehensive Plan.
- (3) Whether all proposed structures, equipment or material will be readily accessible for fire and police protection.
- (4) Whether the proposed use will be of such location, size, and character that, in general, it will be in harmony with the appropriate and orderly development of the area in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties or a deterrent to the improvement of adjacent properties in accordance with the zoning classification of such properties, the existing land use pattern or the Comprehensive Plan.
- (5) Whether, in the case of any use located in, or directly adjacent to, a residential district or area:
 - (a) The nature and intensity of operations will be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to, or incongruous with, said residential district or area, or conflict with the normal traffic of the neighborhood; and
 - (b) The location and height of buildings, and other structures, and the nature and extent of screening, buffering or landscaping on the site will be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings in conformance with existing zoning districts and development pattern.
- (6) Whether the proposed use will increase the population density resulting in the increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.; or approval of the use would encourage adjacent areas to develop at higher densities than provided in the comprehensive plan resulting in the overtaxing of such public facilities.
- (7) Whether the proposed use will cause a health hazard, a public safety problem, or create a nuisance or cause excessively increasing traffic and associated congestion; create a drainage problem; generate unnecessary disturbance due to noise, the emission of smoke or other contaminants, odor, electrical interference, or cause pollution to land, air and/or water.
- (8) Whether the proposed change will adversely affect property values in adjacent areas.
- (9) Whether there are substantial reasons why the property cannot be used for a permitted use in the district where the property is located.

BY Properties, LLC
317 Lee St
Perry, GA 31069

This application is for a Special Exception as required by the City of Perry for a short-term rental located at 317 Lee St.

There aren't any known covenants pertaining to the property. The only restriction I am aware of is related to needing a special exception.

1. This Special Exceptions shouldn't affect the existing land use pattern.
2. The proposed use is consistent with the Comprehensive Plan.
3. The single-family home will not be altered. A new driveway was installed which allows better accessibility for fire and police protection.
4. The single-family home has not been altered. The home is in harmony with the neighborhood and has been updated and improved which may help to encourage other neighbors to improve or maintain the upkeep of their property. This Special Exception will not be a deterrent to the improvement of adjacent properties in accordance with the zoning classification of such properties, the existing land use pattern or the Comprehensive Plan.
5. (a) This short-term rental property will be used very similarly to any rental property, including long-term rentals. The occupancy is similar to other residential homes in the neighborhood. The number of vehicles will also be similar to others in the neighborhood. This Special Exception will have no material affect on the pedestrian or vehicular traffic in this area.
(b) None of the buildings or structures on the property have been modified. The landscaping has been cleaned up and some dangerous trees were removed to ensure the safety of this home and neighboring homes.
6. This home will be used mainly as a temporary residential rental property. This use is the same as other properties in this neighborhood and will not increase or overtax the load on public facilities such as schools, utilities, streets, etc.
7. The proposed use will not cause a health hazard, a public safety problem, or create a nuisance or any other negative issue in any greater occurrence than any other single-family residence. We have a strict policy against parties, large gatherings, and unnecessary disturbances due to noise which is enforced with the assistance of a screening process provided by the hosting sites and an on-site camera. Our targeted guests are couples or small families who either have work in the area, are visiting family in Perry, or are attending an event at the GA National Fairgrounds. The temporary nature of the guests allows any uncharacteristic negative issue to be dealt with swiftly and in a short amount of time. Having a long-term tenant who creates a negative issue such as those mentioned above, would have to be dealt with through the court system via eviction the tenant.
8. This proposed change will not adversely affect property values in adjacent areas. The home is maintained regularly by professionals to ensure that it performs well. The yard is maintained including picking up a lot of litter along Lee Street.
9. There are no substantial reasons why the property cannot be used as a short-term rental property.



Where Georgia comes together.

STAFF REPORT

From the Department of Community Development

January 30, 2023

CASE NUMBER: RZNE-0185-2023

APPLICANT: Andrew K. Dennis, Jr.

REQUEST: Rezone from M-2, General Industrial to R-3, Single-Family Residential

LOCATION: 89 Smith Drive; Tax Map No. 0P0140 001000

BACKGROUND INFORMATION: The subject property is a 5.63-acre parcel located west of Whipple Street in the New Hope neighborhood. It does not have access to Smith Drive. Several of the parcels fronting Whipple Street were subdivided from the parcel in 1984 which limited its only access to Rosenwald Street.

The parcel appears to be the remaining open drainage conduit of a larger natural stream/drainage swale that has been altered over the years. Stormwater drainage from the Perry Market Place shopping center (north of the subject) and surrounding areas runs through the subject property to Big Indian Creek. The northern portion of the parcel and parcels to the east were filled over the years (some fill was construction debris) resulting in steeply sloped ravine running through the parcel.

The applicant purchased the property in a tax sale in 2021 and contacted the Community Development office in late 2022 inquiring about development options. Due to the topography of the property, Community Development suggested that the use of the property is limited.

STANDARDS GOVERNING ZONE CHANGES:

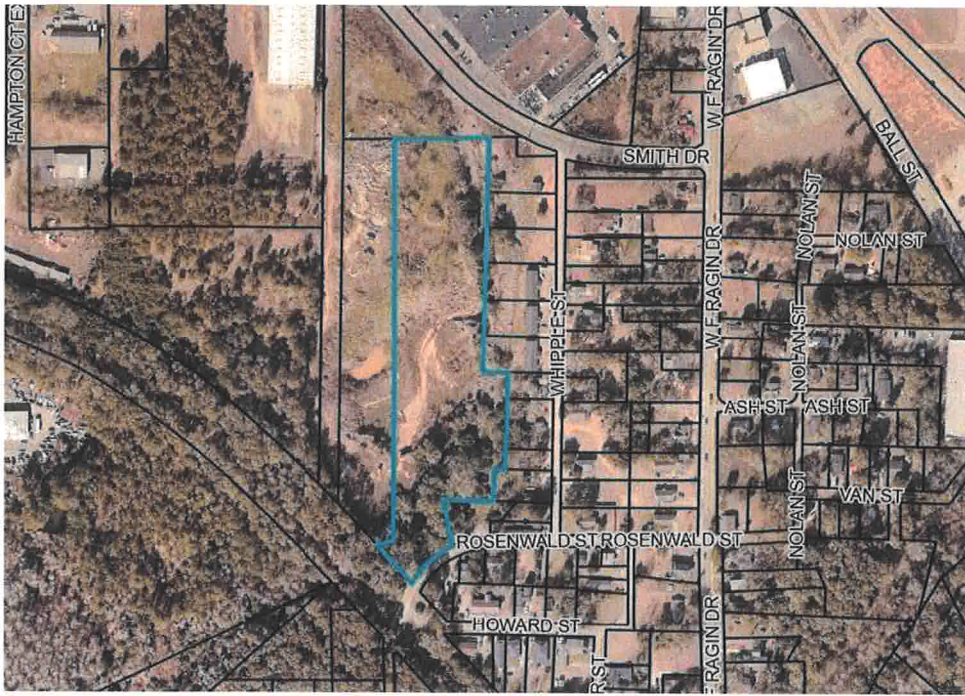
1. The existing land uses and zoning classification of nearby properties.

	Zoning Classification	Land Uses
North	C-2, General Commercial	Undeveloped
South	R-3, Single-Family Residential	Single-family residences and railroad right-of-way
East	R-2	One- and two-family residences, vacant lots
West	M-2, General Industrial	Undeveloped

- 2. The suitability of the subject property for the zoned purposes.** The subject property is not suitable for development of uses allowed by the current M-2 zoning.
- 3. The extent to which the property values of the subject property are diminished by the particular zoning restrictions.** Use of the property is limited under any zoning classification due to its topography. Its only street access through a residential neighborhood makes it inappropriate for industrial development.

4. **The extent to which the destruction of property values of the subject property promotes the health, safety, morals, or general welfare of the public.** Industrial uses are not appropriate in close proximity to a residential neighborhood.
5. **The relative gain to the public as compared to the hardship imposed upon the individual property owner.** Impacts from industrial development could have a negative impact on adjacent residents.
6. **Whether the subject property has a reasonable economic use as currently zoned.** Because of the topography of the property, drainage, and street access, the property is not suitable for uses permitted in the M-2 district.
7. **The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property.** It does not appear that the property has ever been developed. A developable portion of the original parcel was subdivided for residential purposes four decades ago.
8. **Whether the proposed rezoning will be a use that is suitable in view of the uses and development of adjacent and nearby property.** The permitted use in the proposed R-3 zoning district is single-family residential. This use is consistent with existing uses on properties to the east.
9. **Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.** Because of the topography of the property and without access to Smith Drive, it appears development of the property may be limited to an area adjacent to Rosenwald Street. Single-family residential uses would not have an adverse impact on surrounding properties as the New Hope neighborhood is developed primarily as a single-family residential neighborhood.
10. **Whether the zoning proposal is in conformity with the policies and intent of the land use plan.** The subject property is identified as a “Redevelopment” character area in the 2022 Joint Comprehensive Plan and is adjacent to a “Traditional Neighborhood” character area. Suggested land use designations in the “Redevelopment” character area include ‘residential’.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** Because the developable area of the property is limited, there should be no substantive impacts on existing streets, transportation facilities, utilities, or schools.
12. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.** The other M-2 parcels to the west of the subject property have multiple owners, making it unlikely that the subject property would be combined with any of them for industrial purposes.

STAFF RECOMMENDATION: Staff recommends approval of the zoning change from M-2, General Industrial to R-3, Single-Family Residential.

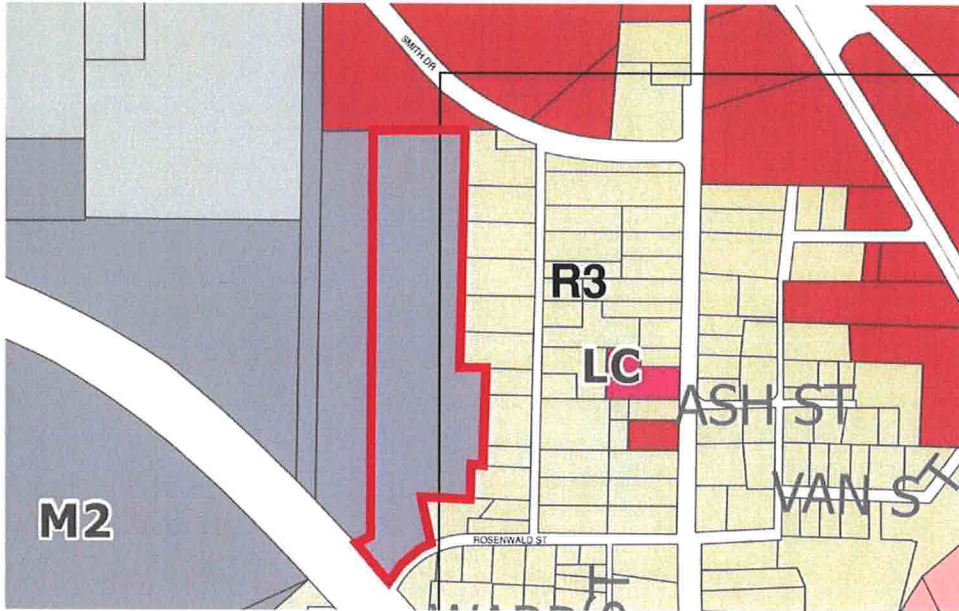


RZNE-0185-2023

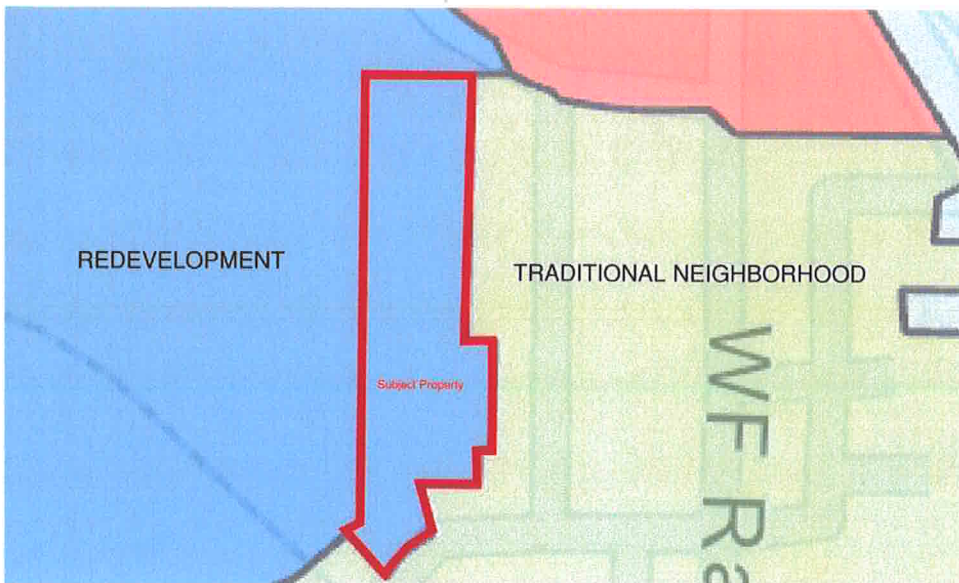
89 Smith Drive

M-2 to R-3

Aerial



Zoning



Character Area



Where Georgia comes together.

Application # 0185-2023 ^{2nd}

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Andrew K. Dennis, Jr.	Andrew K. Dennis, Jr.
*Title	Mr.	
*Address	200 Crestview Church RD Apt 1806	Warner Robins, Ga. 31088
*Phone	478-397-2687	
*Email	drewbrees6777@gmail.com	

Property Information

*Street Address or Location	89 Smith Drive Perry, Ga. 31069
*Tax Map Number(s)	0P0140001000
*Legal Description	A. Provide a copy of the deed as recorded in the County Courthouse, or a mete and bounds description of the land if a deed is not available; B. Provide a survey plat of the property;

Request

*Current Zoning District	Industrial - U-2	*Proposed Zoning District	R-3
*Please describe the existing and proposed use of the property Note: A Site Plan or other information which fully describes your proposal may benefit your application. The land is currently undeveloped. I'm proposing to build a house or duplex on this land.			

Instructions

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
- *Fees:
 - Residential Zoning (R-Ag, R-1, R-2, R-3) - \$300.00 plus \$25.00/acre
 - Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - \$500.00 plus \$40.00/acre
- *The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Rezoning applications require an informational hearing before the planning commission and a public hearing before City Council. Public hearing sign(s) will be posted on the property at least 15 days prior to the scheduled hearing dates.
- *The applicant must be present at the hearings to present the application and answer questions that may arise.
- *Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years has the applicant made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? "Applicant" is defined as any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action. Yes No
If yes, please complete and submit a Disclosure Form available from the Community Development office.

8. The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

9. Signatures:

*Applicant	Andrew K. Dennis Sr.	*Date	01/03/23
*Property Owner/Authorized Agent	Andrew K. Dennis Sr.	*Date	01/03/23

Standards for Granting a Rezoning

The applicant bears the burden of proof to demonstrate that an application complies with these standards.

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district? **No**

- (1) The existing land uses and zoning classification of nearby property; **Residential (R3)**
- (2) The suitability of the subject property for the zoned purposes; **This property is suited in the idea area to be zoned R3.**
- (3) The extent to which the property values of the subject property are diminished by the particular zoning restrictions; **The property values will not be diminished by the proposed zoning in my opinion.**
- (4) The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public; **This proposed change will not affect the public in any negative way.**
- (5) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **N/A**
- (6) Whether the subject property has a reasonable economic use as currently zoned; **yes**
- (7) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **30 plus years**
- (8) Whether the proposed zoning will allow uses that are suitable in view of the uses and development of adjacent and nearby property; **~~30 plus years~~ A.O. 01-03-23 **yes****
- (9) Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property; **No, the proposed zoning will not affect nearby properties.**
- (10) Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan; **yes**
- (11) Whether the zoning proposal will result in a use which will cause an excessive burden upon existing streets, transportation facilities, utilities, or schools; and **NO**
- (12) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
There aren't any changing conditions affecting the development that I'm aware of aside from possible drainage/run off.

State of Georgia ✓
City of PERRY ✓

TAX PARCEL ID: 0P0140001000
Tuesday, June 1, 2021: 24

CITY TAX DEED

THIS INDENTURE, made this **Tuesday, June 1, 2021**, between the **THE CITY OF PERRY, GEORGIA**, as GRANTOR, and **ANDREW KING DENNIS JR** as GRANTEE.

WITNESSETH THAT, WHEREAS, in obedience to writ(s) of Fieri Facias issued against **Collins, Ira G & Gregory B ET AL**, the Taxpayer and Defendant in Fieri Facias, for unpaid municipal taxes for the year(s) **2020**, said Chief of Police and Levying Officer did levy the within property as property of **Collins, Ira G & Gregory B & Willie Gene Holloway, Jr**, serve notice, and, after the same being duly advertised agreeable to law, expose the said property within the legal hours of sale, at public outcry before the courthouse steps of Houston County, in the **City of PERRY, on Tuesday, June 1, 2021**, offering the whole said lot for sale, at which time the GRANTEE herein was the best and highest bidder of said property.

NOW, THEREFORE, in consideration of the sum of **\$3,000.00**, receipt of which is hereby acknowledged, the said GRANTOR does grant, bargain, sell and convey, unto the said GRANTEE, heirs and assigns, said property to wit:

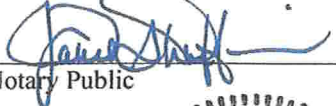
All and only that parcel of land designated as Tax Parcel 0P0140001000, lying and being in Land Lot 48 of the 10th Land District, City of Perry, Houston County, Georgia, containing 5.632 acres, more or less, being part of the property shown in Map Book 12, Page 262, described in Deed Book 8237, Page 309, the description contained therein being incorporated herein by this reference, known as 103 Smith Drive.


TO HAVE AND TO HOLD the said described premises, together with all the rights, members and appurtenances thereof; and, also, all the estate, right, title, interest, claim or demand of the said Taxpayer and Defendant in Fieri Facias, heirs and assigns, legal, equitable or otherwise whatsoever, in and to the same, unto the said GRANTEE, heirs and assigns, subject to the right of redemption as provided by law. Said property is sold subject to all recorded easements, covenants, and right of ways in the said county land records.

IN WITNESS WHEREOF, the said GRANTOR has signed and sealed this deed, the date first above written.

Signed, Sealed and delivered
in the presence of:

 (Seal)
Unofficial Witness

 (Seal)
Notary Public

 (Seal)
Steve Lynn, as Chief of Police and
Levy Officer for the City of PERRY





Where Georgia comes together.

STAFF REPORT

From the Department of Community Development

January 25, 2023

CASE NUMBER: RZNE-0004-2023

APPLICANT: The City of Perry

REQUEST: Rezone properties from R-2, Single-family Residential, to RTH, Residential Townhouse

LOCATION: See attached maps and list of tax map numbers

BACKGROUND INFORMATION: The subject properties are developed as townhouses and encompass the Village at Camelot development. With the recent amendment making the R-2 district a single-family only zone, these properties were rendered nonconforming. The proposed RTH zoning recognizes the existing development and will allow the use of the properties to continue as existing.

STANDARDS GOVERNING ZONE CHANGES:

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district? Applicant is not aware of any covenants and restrictions pertaining to these properties.

1. The existing land uses and zoning classification of nearby property.

	Zoning	Land Use
North	RM-2, Multi-family Residential (Pending)	Multi-family residential uses
South	R-1, Single-family Residential (Camelot S/D)	Single-family detached residential uses
East	R-2, Single-family Residential (Pending rezone to RM-1)	Two-family residential uses
West	R-1 (Spring Valley S/D – Hilltop)	Single-family detached residential uses

- 2. The suitability of the subject property for the zoned purposes.** The subject properties are developed as fee simple townhouses which are no longer permitted in the R-2 zoning district.
- 3. The extent to which the property values of the subject property are diminished by the particular zoning restrictions.** The current R-2 zoning of the properties was recently revised to allow only single-family residential uses. Because the subject properties are currently developed as townhouses, the value of the subject properties is diminished by the current zoning.
- 4. The extent to which the destruction of property values of the subject property promotes the health, safety, morals, or general welfare of the public.** Because the properties have been developed as townhouses for many years there is no impact on the public health, safety, general welfare, or morals.
- 5. The relative gain to the public as compared to the hardship imposed upon the individual property owner.** Because the properties are currently developed and no change is planned, there is no impact on the public.

6. **Whether the subject property has a reasonable economic use as currently zoned.** The subject properties do not appear to have a reasonable economic use as currently zoned. The proposed RTH zoning will allow the properties to continue operating as currently developed.
7. **The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property.** The subject properties are not vacant.
8. **Whether the proposed rezoning will be a use that is suitable in view of the uses and development of adjacent and nearby property.** The properties are developed as residential townhouses. There will be no change in their impact on surrounding properties.
9. **Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.** See #8 above.
10. **Whether the zoning proposal is in conformity with the policies and intent of the land use plan.** The Villages at Camelot townhouses are located in the “Traditional Neighborhood” character area.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** The zoning change has no impact on existing public facilities.
12. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.** The City’s recent modification of the R-2 district to allow only single-family residential uses made these townhouses non-conforming. This change in zoning to RTH will allow the development to continue as a conforming use.

STAFF RECOMMENDATION: Staff recommends approval of the zoning change to RTH, Residential Townhouse District.

Parcels to be rezoned to RTH, Residential Townhouse District (RZNE-0004-2023)

Current Zone	Proposed Zone	Parcel Address	Parcel Number	Development Name	Owner
R2	RTH	101 KINGSTON VILLAGE DR	0P43B0 001000	The Villages at Camelot	ANDREW & JOLANTA ZAPRZALA
R2	RTH	102 KINGSTON VILLAGE DR	0P43B0 002000		NORAHS PROPERTIES LLC
R2	RTH	103 KINGSTON VILLAGE DR	0P43B0 003000		LINDA W EVANS
R2	RTH	104 KINGSTON VILLAGE DR	0P43B0 004000		GABRIEL HARRIS
R2	RTH	105 KINGSTON VILLAGE DR	0P43B0 005000		NORAHS PROPERTIES LLC
R2	RTH	106 KINGSTON VILLAGE DR	0P43B0 006000		TDA ENTERPRISES LLC
R2	RTH	107 KINGSTON VILLAGE DR	0P43B0 007000		TENNILLE WALKER
R2	RTH	108 KINGSTON VILLAGE DR	0P43B0 008000		NORAHS PROPERTIES LLC
R2	RTH	109 KINGSTON VILLAGE DR	0P43B0 009000		MICHELE SAVALA
R2	RTH	110 KINGSTON VILLAGE DR	0P43B0 010000		MARGARET LEE KERR COUGHLIN
R2	RTH	111 KINGSTON VILLAGE DR	0P43B0 011000		CAROLLEN R HOPKINS
R2	RTH	112 KINGSTON VILLAGE DR	0P43B0 012000		NORAHS PROPERTIES LLC
R2	RTH	113 KINGSTON VILLAGE DR	0P43B0 013000		NORAHS PROPERTIES LLC
R2	RTH	114 KINGSTON VILLAGE DR	0P43B0 014000		NORAHS PROPERTIES LLC
R2	RTH	115 KINGSTON VILLAGE DR	0P43B0 015000		TRAVIS COOK
R2	RTH	116 KINGSTON VILLAGE DR	0P43B0 016000		HOUSTON RESIDENTIAL RENTALS LLC
R2	RTH	117 KINGSTON VILLAGE DR	0P43B0 017000		NORAHS PROPERTIES LLC
R2	RTH	118 KINGSTON VILLAGE DR	0P43B0 018000		NORAHS PROPERTIES LLC
R2	RTH	119 KINGSTON VILLAGE DR	0P43B0 019000		NORAHS PROPERTIES LLC
R2	RTH	120 KINGSTON VILLAGE DR	0P43B0 020000		NORAHS PROPERTIES LLC
R2	RTH	121 KINGSTON VILLAGE DR	0P43B0 021000		NORAHS PROPERTIES LLC
R2	RTH	122 KINGSTON VILLAGE DR	0P43B0 022000		NORAHS PROPERTIES LLC
R2	RTH	123 KINGSTON VILLAGE DR	0P43B0 023000		NORAHS PROPERTIES LLC
R2	RTH	124 KINGSTON VILLAGE DR	0P43B0 024000		NATALIE FERGUSON DOCTOR DONNIE HUE JR
R2	RTH	125 KINGSTON VILLAGE DR	0P43B0 025000		NANCY A EDMONDS
R2	RTH	126 KINGSTON VILLAGE DR	0P43B0 026000		CATHERINE M COLLVER
R2	RTH	127 KINGSTON VILLAGE DR	0P43B0 027000		MONEY INVESTMENTS LLC
R2	RTH	128 KINGSTON VILLAGE DR	0P43B0 028000		NORAHS PROPERTIES LLC
R2	RTH	129 KINGSTON VILLAGE DR	0P43B0 029000		DAVID & ALLURA MEGAN THOMPSON
R2	RTH	130 KINGSTON VILLAGE DR	0P43B0 030000		BETTY L ROBINSON
R2	RTH	131 KINGSTON VILLAGE DR	0P43B0 031000	GENEVA FAIRCLOTH KIRBY	
R2	RTH	132 KINGSTON VILLAGE DR	0P43B0 032000	HALI C BROWN	
R2	RTH	133 KINGSTON VILLAGE DR	0P43B0 033000	TERRY TOUSSAINT	
R2	RTH	134 KINGSTON VILLAGE DR	0P43B0 034000	BRENDA KAY BURTON	
R2	RTH	135 KINGSTON VILLAGE DR	0P43B0 035000	BRENDA L LANE	
R2	RTH	KINGSTON VILLAGE DR	0P43B0 036000	VILLAGES OF CAMELOT HOMEOWNERS ASSOC INC	
R2	RTH	KINGSTON VILLAGE DR	0P43B0 037000	VILLAGES OF CAMELOT HOMEOWNERS ASSOC INC	
R2	RTH	KINGSTON VILLAGE DR	0P43B0 038000	CITY OF PERRY	

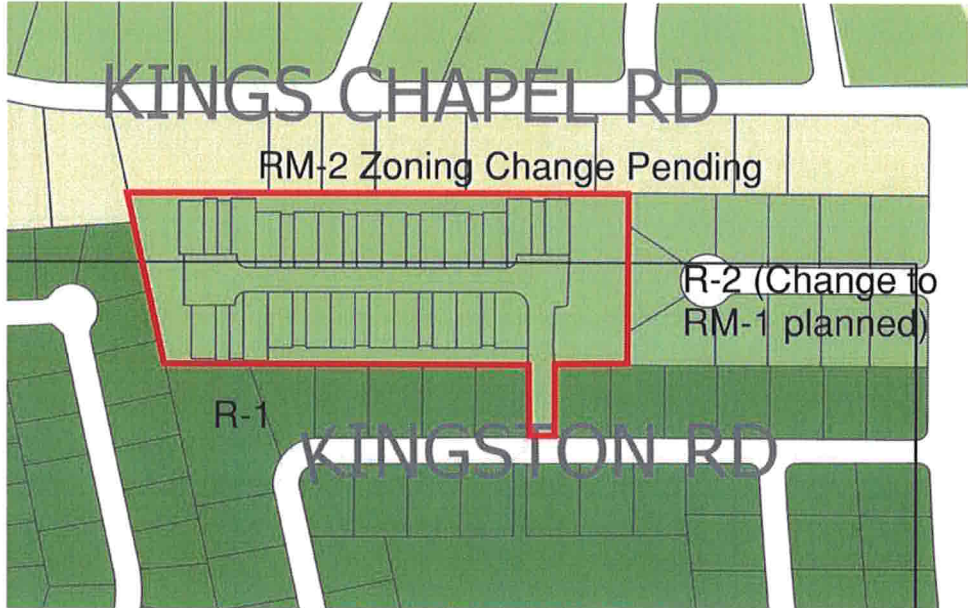
RZNE-0004-2023

The Village at Camelot

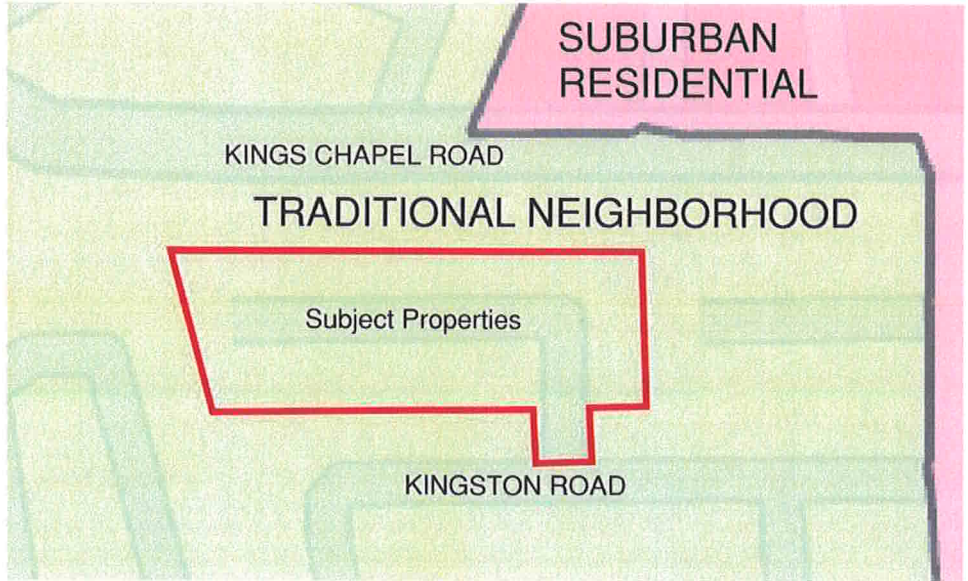
R-2 to RTH



Aerial



Zoning



Character Area



Where Georgia comes together.

Application # RZNE-0004-2023

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Bryan Wood for the City of Perry	Various owners
*Title	Director of Community Development	See attached list
*Address	741 Main Street, Perry, GA 31069	
*Phone	478-988-2714	
*Email	bryan.wood@perry-ga.gov	

Property Information

*Street Address or Location	Kingston Village Drive. Properties comprising The Villages at Camelot – see attached list
*Tax Map Number(s)	Various parcels – see attached list
*Legal Description	A. Provide a <u>copy of the deed</u> as recorded in the County Courthouse, or a mete and bounds description of the land if a deed is not available; B. Provide a <u>survey plat</u> of the property;

Request


*Current Zoning District	R-2, Single-family Residential	*Proposed Zoning District	RTH, Residential Townhouse
*Please describe the existing and proposed use of the property <u>Note: A Site Plan or other information which fully describes your proposal may benefit your application.</u> No change of use is planned – rezone to appropriate zoning classification based on use of the properties.			

Instructions

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
- *Fees:
 - Residential Zoning (R-Ag, R-1, R-2, R-3) - \$300.00 plus \$25.00/acre
 - Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - \$500.00 plus \$40.00/acre
- *The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Rezoning applications require an informational hearing before the planning commission and a public hearing before City Council. Public hearing sign(s) will be posted on the property at least 15 days prior to the scheduled hearing dates.
- *The applicant must be present at the hearings to present the application and answer questions that may arise.
- *Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years has the applicant made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? "Applicant" is defined as any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action. Yes ___ No X
If yes, please complete and submit a Disclosure Form available from the Community Development office.

8. The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

9. Signatures:

*Applicant	 Bryan Wood, Director of Community Development, for the City of Perry	*Date	1/17/2023
*Property Owner/Authorized Agent	Filed by the City of Perry	*Date	

Standards for Granting a Rezoning

The applicant bears the burden of proof to demonstrate that an application complies with these standards.

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district? Applicant is not aware of any covenants and restrictions pertaining to these properties.

1. The existing land uses and zoning classification of nearby property.

	Zoning	Land Use
North	RM-2, Multi-family Residential (Pending)	Multi-family residential uses
South	R-1, Single-family Residential (Camelot S/D)	Single-family detached residential uses
East	R-2, Single-family Residential (Pending rezone to RM-1)	Two-family residential uses
West	R-1 (Spring Valley S/D – Hilltop)	Single-family detached residential uses

2. **The suitability of the subject property for the zoned purposes.** The subject properties are developed as fee simple townhouses which are no longer permitted in the R-2 zoning district.
3. **The extent to which the property values of the subject property are diminished by the particular zoning restrictions.** The current R-2 zoning of the properties was recently revised to allow only single-family residential uses. Because the subject properties are currently developed as townhouses, the value of the subject properties is diminished by the current zoning.
4. **The extent to which the destruction of property values of the subject property promotes the health, safety, morals, or general welfare of the public.** Because the properties have been developed as townhouses for many years there is no impact on the public health, safety, general welfare, or morals.
5. **The relative gain to the public as compared to the hardship imposed upon the individual property owner.** Because the properties are currently developed and no change is planned, there is no impact on the public.
6. **Whether the subject property has a reasonable economic use as currently zoned.** The subject properties do not appear to have a reasonable economic use as currently zoned. The proposed RTH zoning will allow the properties to continue operating as currently developed.
7. **The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property.** The subject properties are not vacant.
8. **Whether the proposed rezoning will be a use that is suitable in view of the uses and development of adjacent and nearby property.** The properties are developed as residential townhouses. There will be no change in their impact on surrounding properties.
9. **Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.** See #8 above.

10. **Whether the zoning proposal is in conformity with the policies and intent of the land use plan.**
The Villages at Camelot townhouses are located in the "Traditional Neighborhood" character area.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** The zoning change has no impact on existing public facilities.
12. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.** The City's recent modification of the R-2 district to allow only single-family residential uses made these townhouses non-conforming. This change in zoning to RTH will allow the development to continue as a conforming use.

Revised 12/21/22

Attachment to RZNE-0004-2023

Current Zone	Proposed Zone	Parcel Address	Parcel Number	Development Name	Owner
R2	RTH	101 KINGSTON VILLAGE DR	OP43B0 001000	The Villages at Camelot	ANDREW & JOLANTA ZAPRZALA
R2	RTH	102 KINGSTON VILLAGE DR	OP43B0 002000		NORAHS PROPERTIES LLC
R2	RTH	103 KINGSTON VILLAGE DR	OP43B0 003000		LINDA W EVANS
R2	RTH	104 KINGSTON VILLAGE DR	OP43B0 004000		GABRIEL HARRIS
R2	RTH	105 KINGSTON VILLAGE DR	OP43B0 005000		NORAHS PROPERTIES LLC
R2	RTH	106 KINGSTON VILLAGE DR	OP43B0 006000		TDA ENTERPRISES LLC
R2	RTH	107 KINGSTON VILLAGE DR	OP43B0 007000		TENNILLE WALKER
R2	RTH	108 KINGSTON VILLAGE DR	OP43B0 008000		NORAHS PROPERTIES LLC
R2	RTH	109 KINGSTON VILLAGE DR	OP43B0 009000		MICHELE SAVALA
R2	RTH	110 KINGSTON VILLAGE DR	OP43B0 010000		MARGARET LEE KERR COUGHLIN
R2	RTH	111 KINGSTON VILLAGE DR	OP43B0 011000		CAROLLEN R HOPKINS
R2	RTH	112 KINGSTON VILLAGE DR	OP43B0 012000		NORAHS PROPERTIES LLC
R2	RTH	113 KINGSTON VILLAGE DR	OP43B0 013000		NORAHS PROPERTIES LLC
R2	RTH	114 KINGSTON VILLAGE DR	OP43B0 014000		TRAVIS COOK
R2	RTH	115 KINGSTON VILLAGE DR	OP43B0 015000		HOUSTON RESIDENTIAL RENTALS LLC
R2	RTH	116 KINGSTON VILLAGE DR	OP43B0 016000		NORAHS PROPERTIES LLC
R2	RTH	117 KINGSTON VILLAGE DR	OP43B0 017000		NORAHS PROPERTIES LLC
R2	RTH	118 KINGSTON VILLAGE DR	OP43B0 018000		NORAHS PROPERTIES LLC
R2	RTH	119 KINGSTON VILLAGE DR	OP43B0 019000		NORAHS PROPERTIES LLC
R2	RTH	120 KINGSTON VILLAGE DR	OP43B0 020000		NORAHS PROPERTIES LLC
R2	RTH	121 KINGSTON VILLAGE DR	OP43B0 021000		NORAHS PROPERTIES LLC
R2	RTH	122 KINGSTON VILLAGE DR	OP43B0 022000		NORAHS PROPERTIES LLC
R2	RTH	123 KINGSTON VILLAGE DR	OP43B0 023000		NORAHS PROPERTIES LLC
R2	RTH	124 KINGSTON VILLAGE DR	OP43B0 024000		NATALIE FERGUSON DOCTOR DONNIE HUE JR
R2	RTH	125 KINGSTON VILLAGE DR	OP43B0 025000		NANCY A EDMONDS
R2	RTH	126 KINGSTON VILLAGE DR	OP43B0 026000		CATHERINE M COLLVER
R2	RTH	127 KINGSTON VILLAGE DR	OP43B0 027000		MONEY INVESTMENTS LLC
R2	RTH	128 KINGSTON VILLAGE DR	OP43B0 028000		NORAHS PROPERTIES LLC
R2	RTH	129 KINGSTON VILLAGE DR	OP43B0 029000		DAVID & ALLURA MEGAN THOMPSON
R2	RTH	130 KINGSTON VILLAGE DR	OP43B0 030000		BETTY L ROBINSON
R2	RTH	131 KINGSTON VILLAGE DR	OP43B0 031000	GENEVA FAIRCLOTH KIRBY	
R2	RTH	132 KINGSTON VILLAGE DR	OP43B0 032000	HALI C BROWN	
R2	RTH	133 KINGSTON VILLAGE DR	OP43B0 033000	TERRY TOUSSAINT	
R2	RTH	134 KINGSTON VILLAGE DR	OP43B0 034000	BRENDA KAY BURTON	
R2	RTH	135 KINGSTON VILLAGE DR	OP43B0 035000	BRENDA L LANE	
R2	RTH	KINGSTON VILLAGE DR	OP43B0 036000	VILLAGES OF CAMELOT HOMEOWNERS ASSOC INC	
R2	RTH	KINGSTON VILLAGE DR	OP43B0 037000	VILLAGES OF CAMELOT HOMEOWNERS ASSOC INC	
R2	RTH	KINGSTON VILLAGE DR	OP43B0 038000	CITY OF PERRY	