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Planning Commission Agenda
Monday, October 6, 2025, 6:00pm

Perry Administrative Building 1211 Washington Street, Perry

1. Call to Order
2. Roll Call
3. Invocation
4. Approval of Minutes from September 8, 2025, regular meeting and September 22, 2025, work session
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 phones in silent mode.
6. Citizens with Input
7. Old Business
 1. **RZNE-0145-2025.** Rezone property at 135 Faye Circle, 1303 Julianne Street, and 1214 Jewell Drive from C-2, R-1 and R-2 to PUD, Planned Unit Development. The applicant is Chuck Thomas, Masterpiece Construction. *(Tabled from September 8, 2025 meeting)*
8. New Business
 - A. Public Hearing (Planning Commission decision)
 1. **PLAT-0173-2025.** Preliminary plat for the subdivision of property on Perry Parkway Parcel No. oP41Ao 163000. The applicant is Chad Bryant, Bryant Engineering.
 2. **PLAT-0174-2025.** Preliminary plat for Kings Landing Subdivision on Kings Chapel Road Parcel No. oPo49o 044000. The applicant is CCRR Development, LLC.
 - B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on November 4, 2025)
 1. **SUSE-0155-2025.** Special exception for residential business for property located at 42 Willow Moss Way. The applicant is Crystal R. Bateman
 2. **SUSE-0169-2025.** Special exception for home daycare for property located at 115 Hampton Chase. The applicant is Shawanda Suleiman.
 3. **RZNE-0171-2025.** Rezone City of Perry owned properties to GU, Government Use at 808 Carroll Street, 1502 Houston Lake Road, 1504 Houston Lake Road, 1506 Houston Lake Road, and 531 Gen. Courtney Hodges Blvd. The applicant is the City of Perry.
 4. **TEXT-0165-2025.** Amendment to add language to Section 6-10.2 - General Requirements for streets and other rights-of-way. The applicant is the City of Perry.
 5. **TEXT-0172-2025.** Amendment to 4-1.1, Table of Uses. The applicant is the City of Perry.
 - C. Other Business
 - D. Commission questions or comments
 - E. 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
Minutes - September 8, 2025

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

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

Guests: Chad Bryant, Whitney Bledsoe, Joy Peterson, Chris Smith, George Peake, Clay Nodes, Bill Goggin, Robbie Russell, Brandi Dent, Keisha Isgett, Mitch Faraone, Matt Widner

3. Invocation - was given by Commissioner Jefferson
4. Approval of Minutes from August 4, 2025, regular meeting and August 25, 2025, work session
Commissioner Wharton motioned to approve as submitted; Commissioner Hayes seconded; all in favor and were 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.

Chairman Mehserle advised the applicant for RZNE 0145-2025 had requested tabling until October 6, 2025, meeting; the Commission concurred to table.

6. Citizens with Input- None
7. Old Business
8. Public Hearing (Planning Commission decision)

1. PLAT-0112-2025. Preliminary plat for The Preserve at Agricultural Village Section 4 for property located at Moss Oak Road. The applicant is Chad Bryant, Bryant Engineering.
(Tabled from August 11, 2025, meeting)

Mr. Duffy advised the applicant is requesting approval of the entire 189-lot subdivision. The subdivision is designed with a mixture of larger lot sizes that align with the R-1 zoning standards, and ones aligning with R-3 minimums. The entire subdivision meets the R-3 minimum standards and conforms to the development standards originally outlined in The Perry Preserve PUD which was approved by Council in 2020. Following City Council's direction, planning staff recommends sidewalks be installed on one side of portions of the primary streets to provide pedestrian walkways throughout the community. Staff has also assisted in identifying an area for a pocket park or amenity space; the developer expects to donate this area to the City once complete. Staff recommends approval of the proposed preliminary plat with the following conditions: 1). 5'-wide sidewalks shall be installed along one side of the roads throughout the development, as indicated on the proposed sidewalk map prepared by the City Planning Staff and 2). Applicant receives approval for street names from Houston County 911 prior to CD Staff signing the Preliminary Plat.

Chairman Mehserle opened the public hearing at 6:07pm and called for anyone in favor of the request. The applicant, Chad Bryant had no additional information to provide. Chairman Mehserle called for anyone opposed.

Whitney Bledsoe – 107 Moss Oak Rd. – property owner across from development and concerned with the topography of the land and there is a portion that slopes on their property and concerned that stormwater will flow and settle onto their property which is an active working farm. Would like to see a 36" drainpipe so it doesn't and berms. Ms. Bledsoe further stated Moss Oak Road has a lot of farm traffic and the intersection at Moss Oak Road and Marshallville Rd is a dangerous intersection and will cause traffic concerns. Wants the applicant to know their property is a working farm and it creates noise and dust, and there is an airstrip for their crop-duster, they want to be good neighbors as well but wanted the applicant to be aware of this.

Joy Peterson – 103 Wilton Circle – as a former councilmember, had never heard a development could harm someone's livelihood with their property and jeopardize workers' jobs. Ms. Peterson suggested additional information should be sought with regard to the 36" pipe and more density in the rear with water run-off.

Chris Smith – 1008 Pine Place – questioned if the development would be in phases, and the cost to the city

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

Commissioner Hayes requested Mr. Bryant address the concerns brought forth. Mr. Bryant advised the existing pond will be expanded and drains to the center of the property with the exception of a small area in the front and everything else drains back towards the pond and noted the entire basin will go back to the interior and will flow into Flat Creek, not Moss Oak Road. Mr. Bryant advised software for stream stats that draws out the basin map, and the federal government website which does the same, and provided renderings for the Commission that show where the water will drain. Mr. Bryant advised he had met with Council Member Dan Peterson and provided the same information. Mr. Bryant further advised, the water has to be directed to the developments' stormwater pond. Commissioner Shelton inquired about the houses on Moss Oak Road; Mr. Bryant advised the flow will go back to the center of the property. Commissioner Wharton advised the public the matter before them was a summarization of a hydrology report; Mr. Duffy confirmed it is only approval of a preliminary plat; the site requires a full site development plan review. Mr. Duffy further advised this phase of the development is part of the Planned Unit Development approved in 2020.

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

9. New Business

A. Public Hearing (Planning Commission decision)

1. PLAT-0141-2025. Preliminary plat for Willow Brook for property located on Valley Drive. The applicant is Chad Bryant, Bryant Engineering.

Mr. Duffy advised the applicant is requesting approval of the entire 258-lot subdivision and is designed with lots that fully align with or exceed R-3 minimum standards. The applicant has proposed sidewalks

be installed on one side of portions of the primary streets to provide pedestrian walkways throughout the community. The applicant has also identified an area for a pocket park or amenity space. Staff reviewed these recommendations for compliance with the Land Management Ordinance. Finally, the applicant has already received approval for street names from Houston County 911. Mr. Duffy advised staff is recommending approval of the application as submitted.

Chairman Mehserle opened the public hearing at 6:27pm and called for anyone in favor of the request. Mr. Chad Bryant, applicant advised he had been contacted by residents on Airport Road, and the plat shows a third access, and can eliminate as there are two other ingress/egress access .

Mr. George Peake – 202 Barrett Road – spoke in favor of the application.

Chairman Mehserle called for anyone opposed.

Mr. Clay Nodes – 110 Airport Road Ext. – concerned with all the tree removal and bare land, feels lots should be 2-3 acres. Concerned as well with traffic, wildlife, environmental impacts and water runoff.

There being no further public comment the hearing was closed at 6:33pm.

Commissioner Wharton asked Mr. Bryant about the lot dimensions as the standard is 70ft and some appear to be smaller. Mr. Bryant advised that is because of the right-of-way line and how it's measured, but all the lots have to meet the 70ft width. Commissioner Wharton advised approval should be with that condition.

Commissioner Wharton motioned to approve with the condition that all lots meet the 70-foot minimum lot width; Commissioner Hayes seconded; all in favor and was unanimously approved.

B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on October 7, 2025)

1. **SUSE-0122-2025**. Special exception to reduce minimum house size for property located at 1113 Jewell Drive. The applicant is Houston County Habitat for Humanity.

Mr. Duffy read the applicants' request, along with staff responses, which was to reduce house square footage for the house planned for this lot. The request, if approved, would reduce the minimum house size from 1500 square feet to 1100 square feet on this parcel. The applicant indicated the square footage of their smallest houses are: 786 square feet for a two-bedroom house; 980 square feet for a three-bedroom house; and 1100 square feet for a four-bedroom house

Chairman Mehserle opened the public hearing at 6:41pm and called for anyone in favor of the request. The applicant, Bill Goggin, Executive Director for Habitat for Humanity, reiterated the request and had no additional information.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:42pm.

Commissioner Wharton asked what the current square footage of the existing houses on the street and will the proposal fit in with them. Mr. Goggin advised the dwelling will be 1100 square feet. Commissioner Hayes asked why the request; Mr. Goggin advised the size of the house determines the house price and Habitat homes are built as affordable homes for low to moderate income families and a larger home puts an increased financial burden on the homeowner whereas a smaller home site and dwelling makes it affordable.

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

2. SUSE-0121-2025. Special exception for short-term rental for property located at 408 Haddenham Court. The applicant is Brandi Dent.

Mr. Duffy read the applicants' request, along with staff responses, which is to offer the entire 3-bedrooms/2-bath house for short-term rental for a maximum of eight occupants. The premises was inspected for compliance with minimum health and safety requirements for use and occupancy (per Section 2-3.6) and passed.

Chairman Mehserle opened the public hearing at 6:48pm and called for anyone in favor of the request.

Robbie Russell – 913 Evergreen Street – no concern with how close these rentals are but asked how an applicant can go through the process only to be denied by Council when neighbors complain. Mr. Russell had no comment on the case presented. Chairman Mehserle suggested Mr. Russell bring his concern to Council.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 12:54pm.

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

3. SUSE-0133-2025. Special exception for short-term rental for property located at 603 Woodland Drive. The applicant is Misti Renna.

Mr. Duffy read the applicants' request, along with staff responses, which is to offer the entire 2-bedrooms/1-bath house for short-term rental for a maximum of five occupants. The premises was inspected for compliance with minimum health and safety requirements for use and occupancy (per Section 2-3.6) and passed.

Chairman Mehserle opened the public hearing at 6:56pm and called for anyone in favor of the request. The applicant Ms. Misti Renna reiterated the request and had nothing further to add. Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:57pm.

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

4. SUSE-0135-2025. Special exception for short-term rental for property located at 1614 Marshall Circle. The applicant is Joydi Ovalle.

Mr. Duffy read the applicants' request, along with staff responses, which was to offer the entire 3-bedrooms/2-bath house for short-term rental for a maximum of seven occupants. The premises was inspected for compliance with minimum health and safety requirements for use and occupancy (per Section 2-3.6) and passed.

Chairman Mehserle opened the public hearing at 7:01pm and called for anyone in favor of the request. Mr. Robbie Russell had no issue with the application; concerned there is a saturation point with short-term rentals.

Chairman Mehserle called for anyone opposed. Ms. Keisha Isgett – 101 Chinaberry Lane – concerned with saturation and when you purchase a home you look at the neighborhood and you don't want to provide hotels in neighborhoods and should not be placed near schools.

There being no further public comment Chairman Mehserle closed the public hearing at 7:04pm.

Commissioner Shelton asked if the guidelines address a proximity to schools; Mr. Duffy advised it did not; just the 1000-foot buffer, which allows for more distribution across the city. Mr. Duffy also advised the city has a monitoring service which is reviewed monthly and have success with compliance.

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

5. SUSE-0142-2025. Special exception for short-term rental for property located at 314 Grayton Way. The applicant is Mitchell Faraone.

Mr. Duffy read the applicants' request, along with staff responses, which was to offer the entire 3-bedrooms/2-bath house for short-term rental for a maximum of six 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.

Chairman Mehserle opened the public hearing at 7:10pm and called for anyone in favor of the request. The applicant, Mr. Mitch Farone and owner, advised he provides a service for people looking to relocate to the area and need something longer than a few nights. Has checked with his neighbors and they had no concerns.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 7:13pm.

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

6. RZNE-0137-2025. Rezone property at 2002 Kings Chapel Road from OI to RM-2. The applicant is Matt Widner, Widner & Associates, Inc.

Mr. Duffy read the applicants' request which was to rezone from OI to RM-2, along with staff responses. Mr. Duffy noted the rezone of the parcel is in conjunction with parcels from a previous application to complete the land use requests needed for a multi-family residential development.

Chairman Mehserle opened the public hearing at 7:16pm and called for anyone in favor of the request. The applicant, Mr. Matt Widner, reiterated the request and advised this parcel will complete the rezoning of two previous parcels, with the intent for a multi-family development that will include varied home types and facades, walking trails and will offer a unique development.

Mr. Robbie Russell – has property on Keith Drive and felt the request would be beneficial for future development and improve the area.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 7:19pm.

Commissioner Wharton asked if the development would be subject to the recently adopted multifamily standards; Mr. Duffy advised it would.

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

Chairman Mehserle advised as previously stated RZNE-0145-2025 has been tabled until October 6, 2025.

7. **RZNE-0145-2025.** Rezone property at 135 Faye Circle, 1303 Julianne Street, and 1214 Jewell Drive from C-2, R-1 and R-2 to PUD, Planned Unit Development. The applicant is Chuck Thomas, Masterpiece Construction. *(Applicant has requested tabling until October 6, 2025, meeting)*

C. Other Business – None

D. Commission questions or comments – Chairman Mehserle asked staff for a work session discussion from comments raised on short-term rentals for review of current standards as it relates to proximity of schools.

E. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 7:22pm.

DRAFT

Planning Commission Work Session

Minutes - September 22, 2025

1. Call to Order: Chairman Mehserle called the meeting to order at 5:30pm.
2. Roll Call: Chairman Mehserle; Commissioners Guidry, Hayes, Ross Shelton, and Wharton were present. Commissioner Jefferson was absent.

Staff: Joe Duffy – Community Development Director, Emily Carson – Community Planner, Chad McMurrian – Engineering Services Manager, and Christine Sewell – Recording Clerk

3. Citizens with Input – None
4. Capital Improvement Projects Update – Chad McMurrian- Engineering Services Manager, advised the annual paving project will commence in October with the following streets Valley Drive, Stonegate Trail, Cherokee Road, Cater Circle, Longbridge Way. Update on infrastructure projects. Keck & Wood working on traffic calming program, GWES working on water/sewer/stormwater updates. Airport regional pond is a mutual project with the city and county and is currently under construction.
5. New Business
 - a. Discussion of amendments to Short-Term Rentals – Chairman Mehserle from last meeting comments made about restricting use near schools. Mr. Duffy advised the ordinance is for rentals 30 days or less; owners are listing as mid-term, circumventing the ordinance to not go through the special exception process; Commissioner Wharton inquired if it would be possible to review extending the timeline and changing the definition. Ms. Carson addressed the distance requirements. Commissioner Shelton was concerned with the effect on the long-term rental market. On conclusion of discussion, staff will research and bring back for additional discussion on distances to schools and rental time.
 - b. PUD Regulating Plan requirements – Mr. Duffy provided a draft that will be given to applicants on Planned Unit Developments. What is listed on the handout is in the Land Management Ordinance, the document highlights the requirements and is intended to assist the applicant in submitting their application. The Commission approved and requested staff to implement.
 - c. Discussion on Comprehensive Plan – Mr. Duffy advised as required by state law an update is done every five years, with the next plan to be completed in February 2027. The city has elected to have a consultant assist and the process has commenced. Perry will have their own plan in lieu of the joint plan currently in place.
6. Other Business- Ms. Carson reviewed the items as listed.
 - Review items for October 6, 2025, informational/public hearings
 - Update on City Council zoning decisions
7. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:50pm.

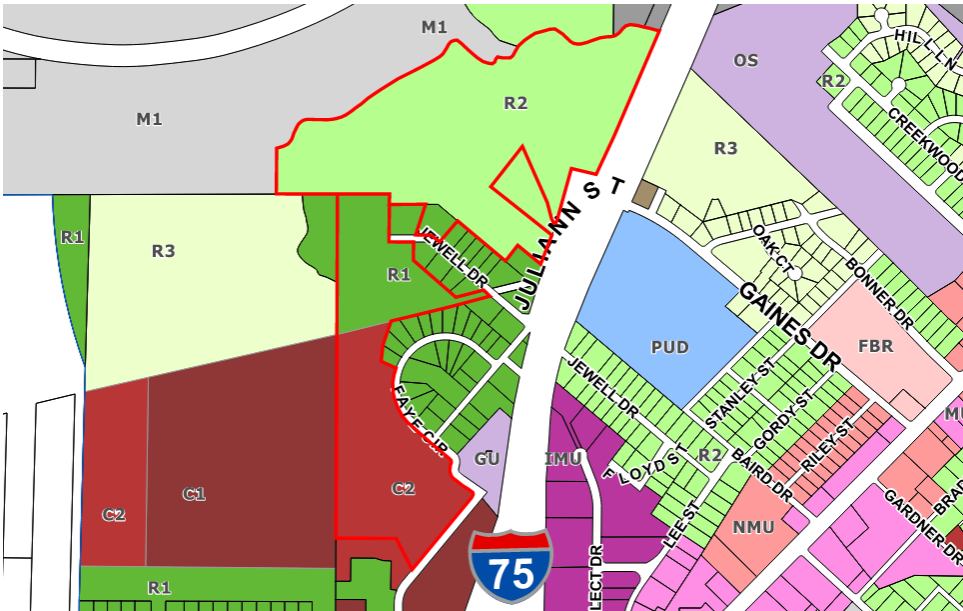


RZNE-0145-2025

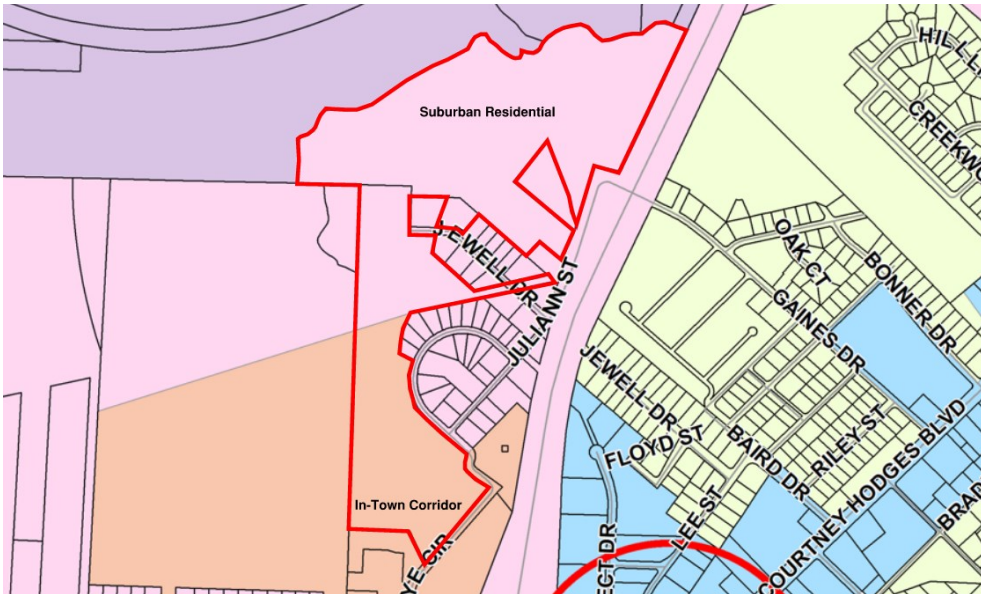
135 Faye Cir, 1303 Julianne St,
1214 Jewell Dr

Request to rezone from C2,
R1 & R2 to PUD

Aerial



Zoning



Character Area

STAFF REPORT

From the Department of Community Development
September 26, 2025

CASE NUMBER: RZNE-0145-2025

APPLICANT: Chuck Thomas, Masterpiece Construction

REQUEST: Rezone from 3 parcels C-2/R-1; R-2 and R-1 to PUD, to Planned Unit Development District

LOCATION: 135 FAYE CIR - Parcel No: 0P0350 003000; 1303 JULIANNE ST - Parcel No: 0P0370 004000; 1214 JEWELL DR - Parcel No: 0P0350 03B000

BACKGROUND INFORMATION: The proposal is to rezone 3 parcels (31.165, 34.558 and 0.51, totaling 66.233 acres respectively) to Planned Unit Development District.

STANDARDS GOVERNING ZONE CHANGES:

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district? The applicant is not aware of any covenants or restrictions that preclude the proposed use.

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

	Zoning	Land Use
North	M-1, Wholesale & Light Industrial and R-2, Single Family Residential	Office and Warehousing, Undeveloped
South	C-2, General Commercial and C-1 Highway Commercial	Undeveloped and Commercial
East	R-2, Single Family Residential	Residential
West	C-1/R-3/R-1, Highway Commercial/ Single Family Residential/ Single Family Residential	RV Park

- 2. The suitability of the subject property for the zoned purposes.** The property is potentially suitable for a proposed mix of townhomes, duplexes and commercial uses as described in the preliminary concept plan.
- 3. The extent to which the property values of the subject property are diminished by the particular zoning restrictions.** The property values are not 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.** There is no known destruction of property values proposed.
- 5. The relative gain to the public as compared to the hardship imposed upon the individual property owner.** Allowing the rezoning could be compatible with the intent of PUD zoning.
- 6. Whether the subject property has a reasonable economic use as currently zoned.** The subject property appears to have reasonable economic use as currently zoned, although a portion the Big Indian Creek floodway is present which limits the developable area.
- 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 property has not been developed.

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 proposed rezoning could be compatible with surrounding uses, pending receipt and review of an acceptable PUD Regulating Plan.
9. **Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.** There is no known adverse effect in terms of usability to adjacent or nearby properties.
10. **Whether the zoning proposal is in conformity with the policies and intent of the land use plan.** As outlined in the [Land Management Ordinance Subsection 2-3.3](#), “The PUD planned unit development district is intended to allow for unique and integrated mixed-use developments which are suitable in location and character, and which cannot be achieved in other base zoning districts established in this section, including districts in the form-based code. The PUD district is not intended to be used as an alternative to obtaining variance(s) for developments unable to comply with other development standards required by this section.”
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.** A traffic analysis has not been provided, thus potential burdens on existing infrastructure cannot be analyzed.
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.** Approval of the proposed rezoning is contingent upon receipt of a satisfactory PUD Regulating Plan. A regulating plan has not been provided for review, thus further evaluation is not possible.

STAFF RECOMMENDATION: As outlined in [Land Management Ordinance Section 2-3.3](#) approval for the PUD District zoning is contingent on the applicant providing a PUD Regulating Plan proposal in alignment with the City’s desired development pattern as outlined in the Joint Comprehensive Plan. The applicant has been instructed that a proposed Regulating Plan should be aligned with the City’s established design guidelines, which would include [Section 4-3.1 – Standards for specific uses, Residential Uses](#) and/or [Section 6-4 .1 Design standards for nonresidential development](#). In the absence of receipt of a PUD Regulating Plan proposal, Staff recommend denial of application.



Where Georgia comes together.

Application # R2NE 0145-
2025

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field		*Applicant	*Property Owner
*Name		Masterpiece Construction	Charles Andrew
*Title		Owner	Property owner
*Address		820 A HWY 247	801 Jackson Street, Vidalia GA 30474
*Phone		[REDACTED]	[REDACTED]
*Email		masterpiececonstruction@gmail.com	[REDACTED]

Property Information

*Street Address or Location	135 Faye Circle; 1303 Julianne St; 1214 Jewell Dr
*Tax Map Number(s)	0P0350 003000; 0P0370 004000; 0P0350 03B000
*Legal Description	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;

Request

*Current Zoning District	C2/R1; R2; R1	*Proposed Zoning District	PUD
*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>			
Description of the existing property and proposed used can be found in the letter attached.			

Instructions

1. 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.
2. *Fees:
 - a. Residential Zoning (R-Ag, R-1, R-2, R-3) - \$325.00 plus \$28.00/acre
 - b. Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - \$543.00 plus \$43.00/acre
3. *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.
4. 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.
5. 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.
6. *The applicant must be present at the hearings to present the application and answer questions that may arise.
7. *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

*Date

8/4/25

*Date

*Property Owner/Authorized Agent

Charles H. Anderson, Jr. AS Authorized Agent and Attorney at Law

Standards for Granting a Rezoning

For Wm. T. Anderson

& Walter C. Anderson & himself

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) Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property;
- (2) Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties;
- (3) Whether any of the uses permitted in the proposed zoning classification will cause adverse impacts to adjacent and nearby properties;
- (4) Whether any of the permitted uses and density allowed in the proposed zoning classification will cause an excessive burden on existing streets, utilities, city services, or schools;
- (5) Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification; and
- (6) Whether the subject property has a reasonable economic use as currently zoned.



GRAHAM ENGINEERING SERVICES

August 4, 2025

City of Perry Community Development Department
733 Carroll Street
Perry, GA 31069

Ref: Re-Zoning Letter for 135 Faye Cir; 1303 Julianne St; 1214 Jewell Dr.

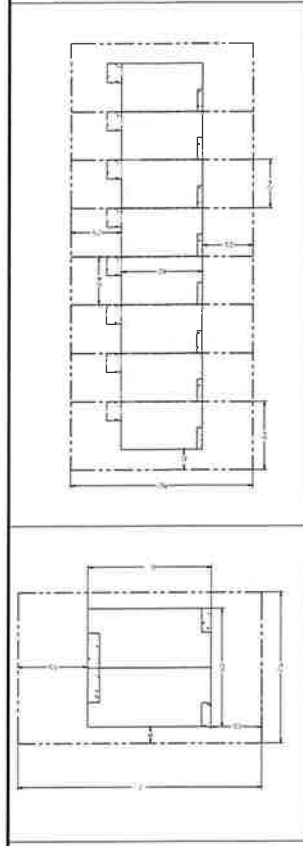
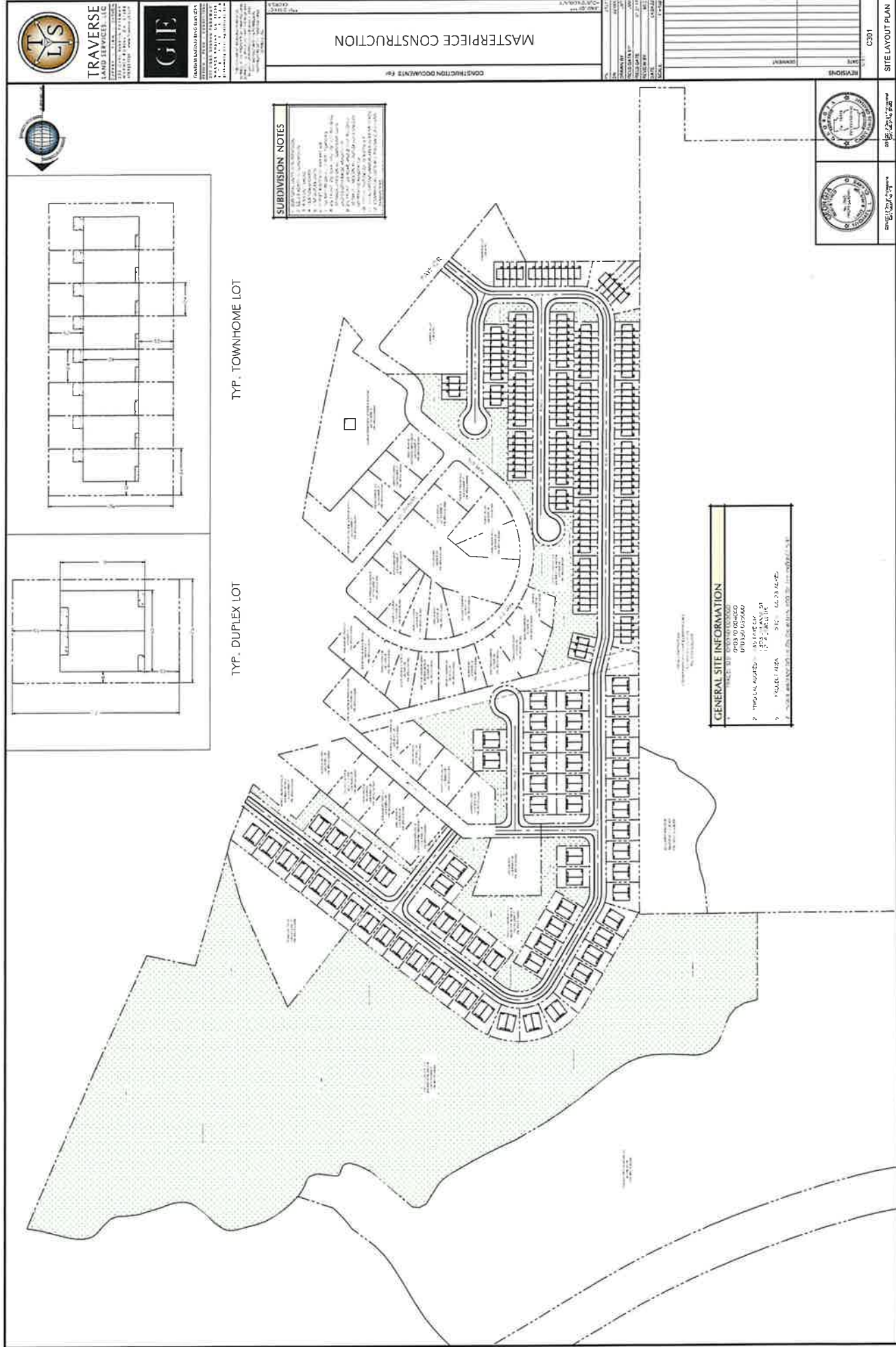
To Whom it May Concern,

This letter is for the re-zoning application for the properties located at 135 Faye Circle, 1303 Julianne St, and 1214 Jewell Dr. The total area of all 3 parcels includes approximately 66.23 acres. Currently the properties are zoned C2/R1, R2, and R1 respectively. The applicant, Masterpiece Construction, is proposing a Planned Unit Development Zoning Designation. The owner is proposing a mix of townhomes, duplexes, and two commercial lots along Faye Cir. The applicant is requesting the PUD zoning designation due in fact that approximately 37.98 acres is unusable due to the fact Big Indian Creek runs through the property. The proposed layout has a density of 4.53 units/acre. Below are the answers to the standards found on page 2 of the Re-Zoning Application.

1. Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property.
The subject properties do not have a Future Land/Use Category found on the most recent Future Land Use Map.
2. Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties.
The subject properties are surrounded by single family residential homes. There is an RV park that is located along the southern border of the property located at 135 Faye Cir.
3. Whether any of the uses permitted in the proposed zoning classifications will cause adverse impacts to adjacent and nearby properties.
The proposed zoning classification will not cause adverse impacts to adjacent and nearby properties.
4. Whether any of the permitted uses and density allowed in the proposed zoning classification will cause an excessive burden on existing streets, utilities, city services or schools;
The proposed development will not cause a burden on existing streets, utilities, city services or schools. The applicant has received sewer and water availability from the City Engineer.
5. Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification.
The city engineer stated that currently the City sewer in the area has a capacity to accept an additional 610 units. However, during the pre-submittal meeting with the City, the City Engineer stated that the City is currently upgrading the sewer capacity in the area.
6. Whether the subject property has a reasonable economic use as currently zoned.
Due to Big Indian Creek running through the property, over half the property is not usable. Therefore, the property does not have a reasonable economic use as currently zoned.

Best Regards,

Casey Graham, PE



SUBDIVISION NOTES

1. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% TREE COVERAGE.
2. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% TREE COVERAGE.
3. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% TREE COVERAGE.
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9. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% TREE COVERAGE.
10. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% TREE COVERAGE.

GENERAL SITE INFORMATION	
1. PROJECT NAME	MASTERPIECE CONSTRUCTION
2. PROJECT ADDRESS	10000 100th Ave NE, Redmond, WA 98073
3. PROJECT AREA	100.00 AC.
4. PROJECT AREA	100.00 AC.

TRAVERSE
LAND SERVICES, LLC

10000 100th Ave NE, Redmond, WA 98073
509.881.1111
www.traverseland.com

MASTERPIECE CONSTRUCTION

10000 100th Ave NE, Redmond, WA 98073
509.881.1111
www.masterpiececonstruction.com

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/2020	ISSUED FOR PERMIT

DATE: 01/15/2020

BY: [Signature]

SCALE: AS SHOWN

C301

SITE LAYOUT PLAN

Return:
Robert T. Tuggle, III
Daniel, Lawson, Tuggle & Jerles, LLP
Post Office Box 89
Perry, Georgia 31069

Georgia, Houston Superior Court

WARRANTY DEED

NOV 6 - 1997

95-14715-R
STATE OF GEORGIA
COUNTY OF HOUSTON

Recorded in BOOK 1315 PAGE 476
Suzanne V. Sullivan, Clerk

THIS INDENTURE, Made the 4th day of November, in the year one thousand nine hundred ninety-seven, between

WALKER C. ANDREW and WILLIAM T. ANDREW

as party of the first part, hereinafter called Grantor, and

CHARLES E. ANDREW, JR.

as parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of DEDD OF GIFT, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all the following described property, to wit:

ALL OF A ONE-SIXTH UNDIVIDED INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY TO WIT:

All that tract or parcel of land situate, lying and being in Land Lot 315 of the Thirteenth Land District of Houston County, Georgia, and containing 31.6 acres, more or less, and being bounded now or formerly as follows: On the west by property of John Slesak; on the north by property of Charles E. Andrew and the right of way of line of Jewell Drive; on the east by property of Steven and Elaine Rice, the right of way of Jewell Drive, Lots 1A, 2A, 4 and 5, Block "H" and Lots 7-14, Block "G", Clearview Park and the westerly right of way of Pave Circle; and on the south by other property of Charles E. Andrew.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEU SIMPLE.

AND THE SAID Grantor warrants and will forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Walker C. Andrew (SEAL)
WALKER C. ANDREW

William T. Andrew (SEAL)
WILLIAM T. ANDREW

Georgia, Houston County
Real Estate Transfer Tax

NOV 6 1997

Paid \$ -0-
Suzanne V. Sullivan
Clerk Superior Court

Signed, sealed and delivered
in the presence of:

Monica Perkins
Witness

Robert T. Tuggle, III
Notary Public
Notary Public, Houston County, Georgia
My Commission Expires March 6, 2001

DANIEL, LAWSON, TUGGLE & JERLES, LLP
ATTORNEYS AT LAW
912 MAIN STREET
POST OFFICE BOX 89
PERRY, GEORGIA 31069
(912) 987-2622

RECORDED
Suzanne V. Sullivan, Clerk

NOV 6 - 1997

CLERK SUPERIOR COURT

1997 NOV - 6 PM 1:34

FILED
HOUSTON COUNTY

Filed 11/15/97 Due
Clk
Fees:

STATE OF GEORGIA
COUNTY OF HOUSTON

BOOK 1307 PAGE 50
THIS INDENTURE,

Made and entered into this 22nd day of September,
1997, between WALKER C. ANDREW as executor of the Will of CHARLES H.
ANDREW, SR., deceased, hereinafter called party of the first part, and
CHARLES H. ANDREW, JR., WALKER C. ANDREW and WILLIAM T. ANDREW,
hereinafter called parties of the second part.

WITNESSETH:

WHEREAS, CHARLES H. ANDREW, SR., deceased, late of Houston County,
Georgia, departed this life testate and the property hereinafter
described was devised unto CHARLES H. ANDREW, JR., WALKER C. ANDREW and
WILLIAM T. ANDREW, parties of the second part; and

WHEREAS, party of the first part was appointed executor of the Will
of CHARLES H. ANDREW, SR., deceased, by the Probate Judge of Houston
County, Georgia, pursuant to the terms of said will which was probated
in solemn form in the Probate Court of Houston County, Georgia.

NOW THEREFORE, in consideration of the premises and for the purpose
of assenting to the devise of the property hereinafter described unto
parties of the second part, party of the first part does hereby convey
and release unto the parties of the second part, their heirs and
assigns, all the following described property to-wit:

EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD said described property unto the said
parties of the second part, their heirs and assigns, in as full and
ample manner as same was held and enjoyed by CHARLES H. ANDREW, SR. in
his lifetime.

GEORGIA, HOUSTON COUNTY SUPERIOR COURT
Recorded in Book 1307 Page 50-54
SEP 24 1997 Charles H. Andrew, Jr. CLERK

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

Notary Public, Houston County, Georgia
My Commission Expires March 6, 2007

Walker C. Andrew (SEAL)
WALKER C. ANDREW, as executor of the
Will of CHARLES H. ANDREW, SR.,
deceased

Georgia, Houston County
Real Estate Transfer Tax
Paid \$ -0-
Date SEP 24 1997

George V. Sullivan
Clerk Superior Court

FILED
HOUSTON COUNTY
1997 SEP 24 PM 2:43
CLERK SUPERIOR COURT

EXHIBIT "A"

TRACT NUMBER ONE: (Harry Lane Tract)

ALL OF A ONE-HALF UNDIVIDED INTEREST IN AND TO all that tract or parcel of land comprising all of Land Lot 123 in the 12th Land District and the Lower 11th Militia District of Houston County, Georgia, said Land Lot containing in the aggregate 193.3 acres more or less, and said Land Lot having such shape, metes, bounds, courses and distances as are shown on plat of survey of the Minnie MacDonald and Harry Lane Farms prepared by Milton Beckham, Surveyor, on December 15, 1967, a copy of said plat being of record in Map Book 11, page 281, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

TRACT NUMBER TWO: (Kraft Tract)

ALL OF A ONE-HALF UNDIVIDED INTEREST in that certain tract or parcel of land situate, lying and being in Land Lot No. 124 in the 12th Land District of Houston County, Georgia, comprising 15.01 acres of land, being more particularly described as follows: BEGINNING at a point on the south line of said Land Lot 124, said point of beginning being a distance of 573 feet in an easterly direction along the south line of Land Lot 124 from the southwest corner of Land Lot 124; from said beginning point running thence north 1 degree 01 minutes east along the lands formerly belonging to Minnie MacDonald for a distance of 10.46 chains; running thence east parallel of the south line of Land Lot 124 for a distance of 14.35 chains to lands of Georgia Kraft Company; running thence south along lands of Georgia Kraft Company for a distance of 10.46 chains to the south line of Land Lot 124; running thence west along said Land Lot line for a distance of 14.35 chains back to the point of beginning.

TRACT NUMBER THREE: (Rowley Tract)

All that tract or parcel of land situate, lying and being in Land Lot 17 of the Tenth (10th) Land District and Land lot 315 of the Thirteenth (13th) Land District of Houston County, Georgia, and being 37.88 acres having such shape, metes, bounds, courses and distances as shown on a plat of survey made by Milton Beckham, Surveyor, on May 14, 1963, a copy of said plat being of record in Map Book 8, page 192, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

LESS AND EXCEPT: All that tract or parcel of land situate, lying and being in Land Lot 17 of the Tenth (10th) Land District and Land Lot 315 of the Thirteenth (13th) Land District of Houston County, Georgia, and being 2.507 acres as is more particularly shown on a plat of survey for Thomas G. Rowley and Janet F. Rowley by Richard L. Jones, Surveyor, dated January 17, 1985, a copy of said plat being of record in Map Book 27, page 210, Clerk's Office, Houston Superior Court. Said

BOOK 1307 PAGE 52

plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

ALSO EXCEPT: All that tract or parcel of land situate, lying and being in Land Lot 315 of the Thirteenth (13th) Land District, Houston County, Georgia, and in the City of Perry, comprising 0.835 acre, as more particularly shown on a plat of survey prepared by Richard L. Jones, Surveyor, on May 1, 1986, a copy of said plat being of record in Map Book 30, page 92, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

TRACT NUMBER FOUR:

That certain tract or parcel of land situate, lying and being in the City of Perry, Houston County, Georgia, and in Clearview Park Subdivision therein, same being shown and designated as Lot No. 7 in Block "F" of said subdivision according to plat of survey prepared by Milton Beckham, Surveyor, on April 4, 1964, a copy of said plat being of record in Map Book 9, page 53, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby referred to and made a part of this description.

This is the same property as that conveyed to Charles H. Andrew by T.E. Smith by deed dated April 14, 1964 and recorded in Deed Book 218, page 99, Clerk's Office, Houston Superior Court.

TRACT NUMBER FIVE: (Mamie C. Davis Tract)

All that tract or parcel of land situate, lying and being in the City of Perry, Houston County, Georgia. Said property being all of Block "L", lying northwest of Commerce Street and northeast of the Central of Georgia Railroad right-of-way. Said property being bounded now or formerly as follows: On the south by Commerce Street, on the west by the right-of-way of Central of Georgia Railroad, on the north by Lot 5 Holtzclaw Subdivision and Tract A and on the east by property by Hodges Milton.

This is the same property as that conveyed to Charles H. Andrew by Mamie Coley Davis in that certain warranty deed dated April 15, 1961 and recorded in Deed Book 166, page 19, Clerk's Office, Houston Superior Court

TRACT NUMBER SIX:

All that tract or parcel of land situate, lying and being in the City of Perry, Houston County, Georgia, and being a portion of Tract 6 of the H.M. Holtzclaw Estate as shown on a plat of survey made by Rhodes Sewell, Surveyor, a copy of said plat being of record in Map Book 1, page 221, 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 land is further described as being bounded on the south by Tract 5 and by a portion of Tract 6 conveyed to Essie Lee Jackson by deed from

W.F. Ragin recorded in Deed Book 64, page 444, said Clerk's Office; on the west by Central of Georgia Railroad right-of-way and by Fannie Gresham Branch; on the north by the Andrew Heights Subdivision; on the east by said land of Essie Lee Jackson and by a portion of Tract 6 which was conveyed from W.F. Ragin to Harry F. Griggs by deed record in Book 77, page 583, said Clerk's Office.

TRACT NUMBER SEVEN:

ALL OF A ONE-HALF UNDIVIDED INTEREST IN AND TO all that tract or parcel of land situate, lying and being in the City of Perry, Houston County, Georgia, known and designated as Lot #5 of the Holtzclaw Subdivision according to the plat of survey of said subdivision made by Rhodes Sewall, Surveyor. A copy of said plat being of record in Map Book 1, page 221, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

This is the same property as described in a deed from Lou Toomer, deceased, by T.J. Toomer her single surviving heir at law to T.J. Toomer, executed November 15, 1974, and recorded in Deed Book 447, page 251, Clerk's Office, Houston Superior Court.

TRACT NUMBER EIGHT:

All that tract or parcel of land situate, lying and being in the City of Perry, Houston County, Georgia, being a portion of Lot 4 of the Holtzclaw Subdivision as per plat of survey by Milton Beckham, Surveyor, dated December 31, 1970, and a copy of which is recorded in Map Book 14, page 109 in the Clerk's Office, Houston Superior Court. The portion hereby conveyed is designated on the aforesaid plat of survey as Tract "A" and is the westerly 25 feet of said lot.

This is a portion of that property by Inez Jackson, formerly Inez Jenkins, to Hodges Milton by Warranty Deed recorded in Deed Book 348, page 451 in the Clerk's Office, Houston Superior Court.

TRACT NUMBER NINE: (Houston Lake Lot)

ALL OF A ONE-HALF UNDIVIDED INTEREST IN AND TO: All that tract of land in the 10th Land District of Houston County, Georgia, being part of Land Lot No. 150 and being the west half of Lot No Twenty-One (21) in Block "D", according to plat of the J.H. Davis and Son Subdivision, recorded in Map Book 1, page 216, in the Clerk's Office of Houston Superior Court.

This is the same property as that conveyed to CB Andrew by that certain warranty deed from J.H. Davis recorded in Deed Book 35, page 520, Clerk's Office, Houston Superior Court.

TRACT NUMBER TEN: (Julianne Tract)

ALL OF A ONE-HALF UNDIVIDED INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BOOK 1307 PAGE 54

All that tract or parcel of land situate, lying and being in Land Lot 315 of the Thirteenth Land District of Houston County, Georgia, and containing 31.6 acres, more or less, and being bounded now or formerly as follows: On the west by property of John Slesah; on the north by property of Charles E. Andrew and the right-of-way of line of Jewell Drive; on the east by property of Steven and Elaine Riew, the right-of-way of Jewell Drive, Lots 1A, 2A, 4 and 5, Block "H" and Lots 7-14, Block "G", Clearview Park and the westerly right-of-way of Faye Circle; and on the south by other property of Charles E. Andrew.

TRACT NUMBER ELEVEN: (Cemetery Tract)

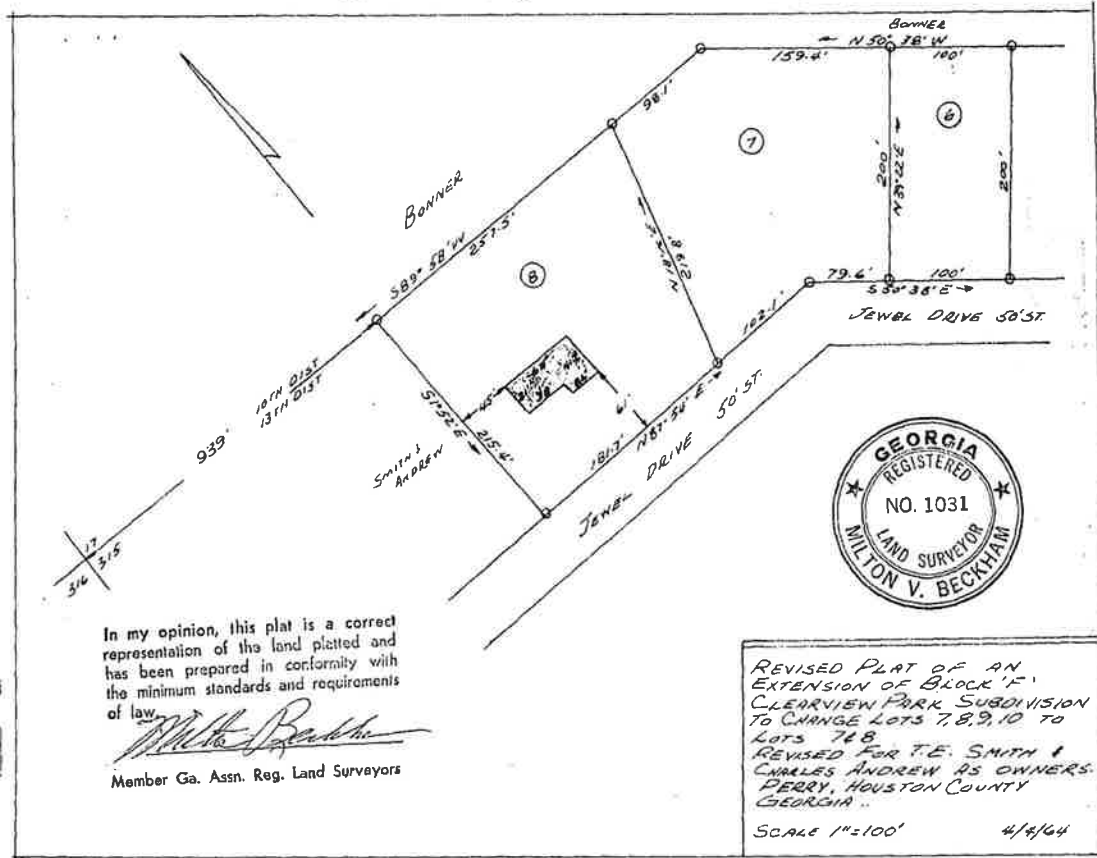
All that tract or parcel of land situate, lying and being in the 13th Land District of Houston County, Georgia, being part of lot of land no. 315 in said district, comprising 5 acres, and being fully delineated and marked on a plat of survey made by T.F. Flournoy, Surveyor, on December 14, 1950, a copy of said plat being of record in map Book 2, page 355, Clerk's Office, Houston Superior Court. Said land is more fully described as follows:

COMMENCING at the northwest corner of the 1 acre tract of land shown on said recorded plat and running thence north 1 degree west 418 feet to a point; thence north 89 degrees east for a distance of 418 feet to a point; thence south 1 degree east for a distance of 627 feet to the north line of right-of-way of Perry to Marshallville paved highway; thence south 89 degrees west along the north line of said right-of-way for 209 feet to southeast corner of the 1 acre tract of land shown on said plat; thence north 1 degree west along the east line of said 1 acre tract for a distance of 209 feet; thence south 89 degrees west along the north line of said 1 acre tract of land for 209 feet to beginning point. Said tract of land is bounded on the north and east by lands of Charles E. Andrew, Floyd B. Smith and T.H. Smith, on the south by the right-of-way of the Perry and Marshallville paved highway and by the one acre tract of land shown on said plat; and on the west by the said 1 acre tract of land which is now a church lot, and by lands of WE Beecham.

Said property is the same as that conveyed from Charles E. Andrew to L. Gardner Watson by deed dated September 8, 1951, and recorded in Deed Book 74, page 441, Clerk's Office, Houston Superior Court.

Doc ID: C06991120001 Type: PLA
 Filed: 04/22/1964 at 09:33:01 AM
 Fee Amt: Page 1 of 1
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 BK 9 PG 53

Recorded, April 22, 1964





MASTERPIECE CONSTRUCTION
402, HWY 247, SUITE 2200
BONAIRE, GA31005
PHONE:478-256-6138,
WWW.BUILTBYMASTERPIECE.COM

TOWN HOMES

plan design
by
REDLAND HOME DESIGN
WWW.REDLANDHOMEDSIGN.COM





MASTERPIECE CONSTRUCTION
402, HWY 247, SUITE 2200
BONAIRE, GA31005
PHONE:478-256-6138,
WWW.BUILTBYMASTERPIECE.COM

TOWN HOMES

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REDLAND HOME DESIGN
WWW.REDLANDHOMEDSIGN.COM



EACH UNIT IS 1535 SQUARE FEET

MAIN FLOOR

NO SCALE

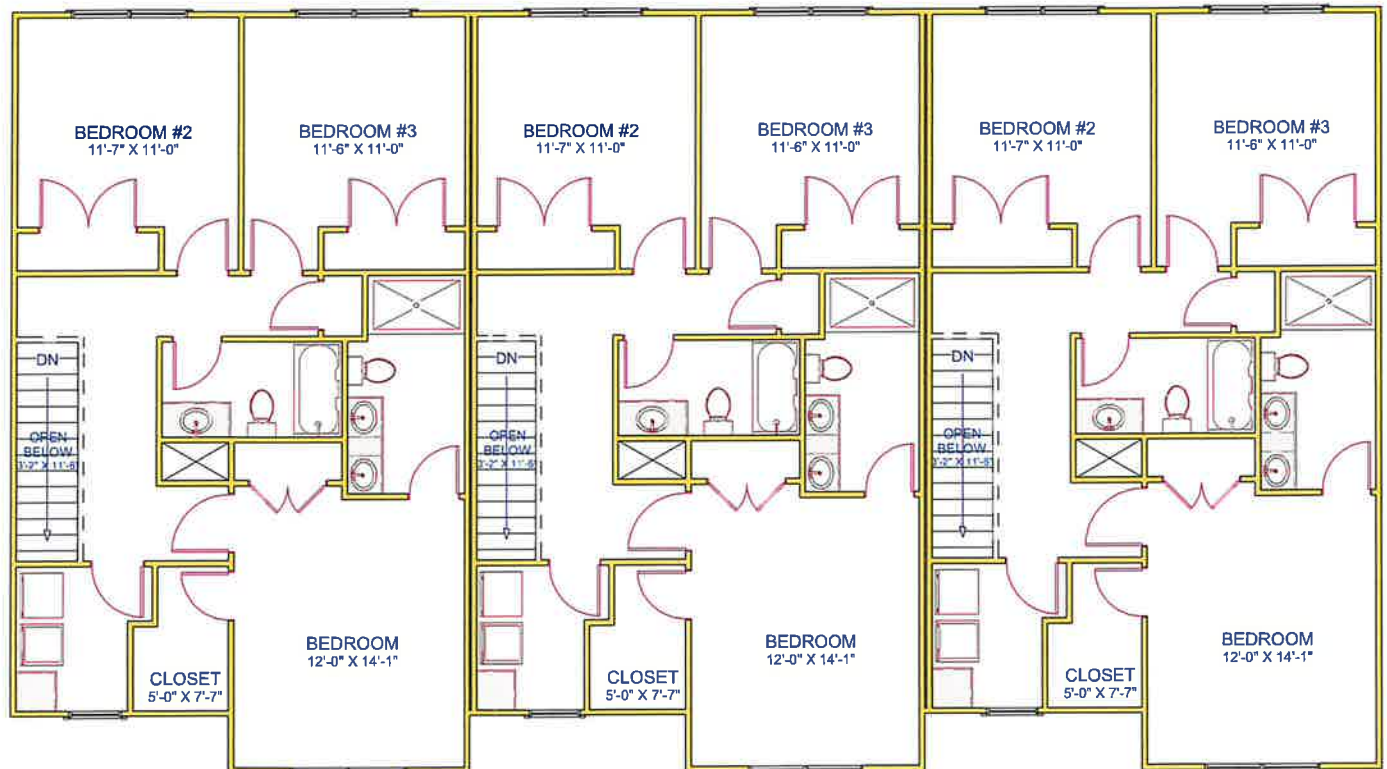
IT IS THE SOLE RESPONSIBILITY OF THE PURCHASER AND/OR THE PURCHASER'S CONTRACTOR TO COMPLY WITH ANY BUILDING CODES, ORDINANCES, AND REGULATIONS SET FORTH BY COUNTY, CITY, STATE, OR FEDERAL CODE ENFORCEMENT AGENCY. THE PURCHASER AND/OR THE PURCHASER'S CONTRACTOR OF THIS PLAN EXEMPTS THE OWNER AND THE EMPLOYEES OF REDLAND HOME DESIGN FROM ANY CLAIMS OR LAWSUITS THAT MAY OCCUR DURING THE CONSTRUCTION OF THIS STRUCTURE.



MASTERPIECE CONSTRUCTION
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WWW.BUILTBYMASTERPIECE.COM

TOWN HOMES

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by
REDLAND HOME DESIGN
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2ND FLOOR

NO SCALE

IT IS THE SOLE RESPONSIBILITY OF THE PURCHASER AND/OR THE PURCHASER'S CONTRACTOR TO COMPLY WITH ANY BUILDING CODES, ORDINANCES, AND REGULATIONS SET FORTH BY COUNTY, CITY, STATE, OR FEDERAL CODE ENFORCEMENT AGENCY. THE PURCHASER AND/OR THE PURCHASER'S CONTRACTOR OF THIS PLAN EXEMPTS THE OWNER AND THE EMPLOYEES OF REDLAND HOME DESIGN FROM ANY CLAIMS OR LAWSUITS THAT MAY OCCUR DURING THE CONSTRUCTION OF THIS STRUCTURE.



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WWW.BUILTBMASTERPIECE.COM

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WWW.REDLANDHOMEDSIGN.COM



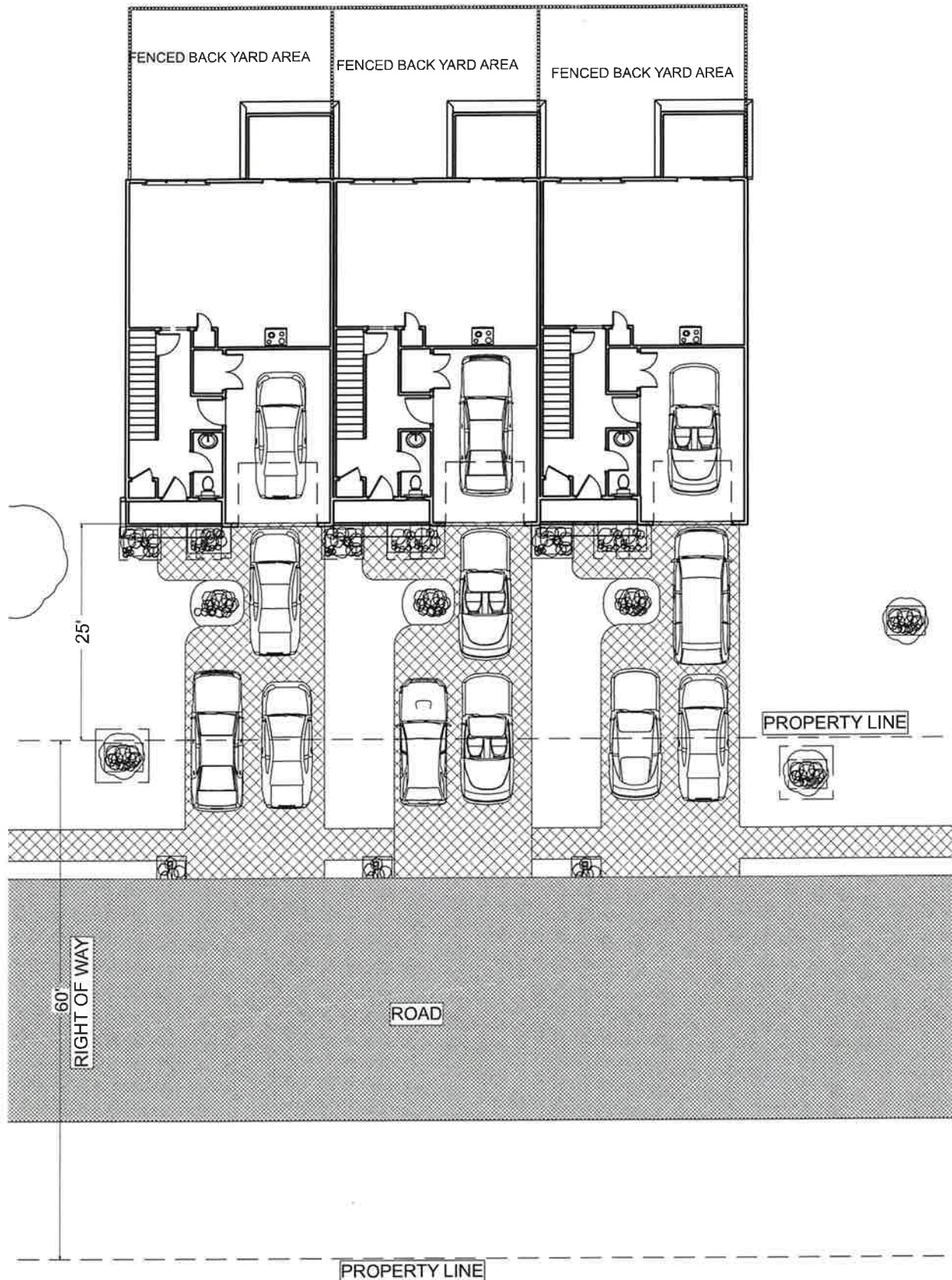
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402, HWY 247, SUITE 2200
BONAIRE, GA31005
PHONE:478-256-6138,
WWW.BUILTBYMASTERPIECE.COM

TOWN HOMES

plan design
by
REDLAND HOME DESIGN
WWW.REDLANDHOMEDSIGN.COM



IT IS THE SOLE RESPONSIBILITY OF THE PURCHASER AND/OR THE PURCHASER'S CONTRACTOR TO COMPLY WITH ANY BUILDING CODES, ORDINANCES, AND REGULATIONS SET FORTH BY COUNTY, CITY, STATE, OR FEDERAL CODE ENFORCEMENT AGENCY. THE PURCHASER AND/OR THE PURCHASER'S CONTRACTOR OF THIS PLAN EXEMPTS THE OWNER AND THE EMPLOYEES OF REDLAND HOME DESIGN FROM ANY CLAIMS OR LAWSUITS THAT MAY OCCUR DURING THE CONSTRUCTION OF THIS STRUCTURE.

OPTION #1



EACH UNIT IS 1230 SQFT

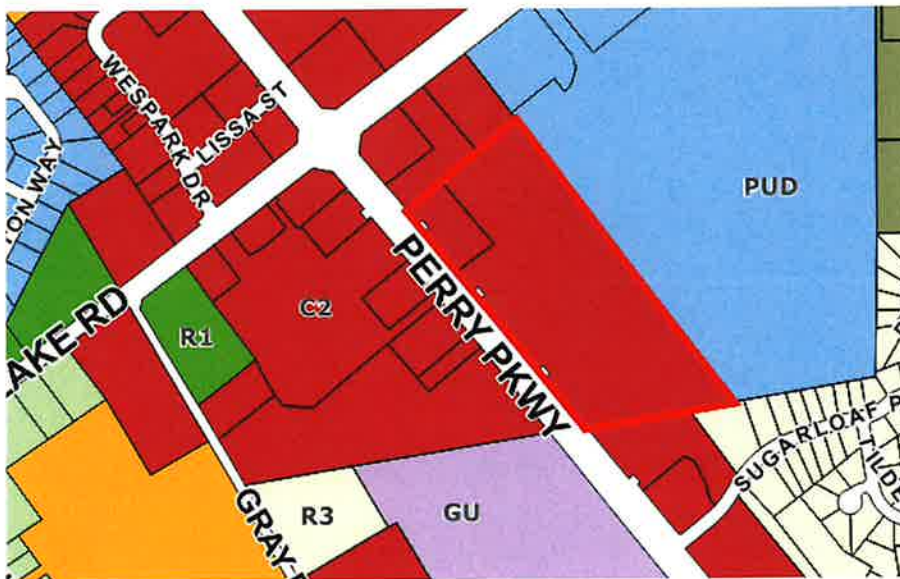
LIVING AREA
2460 SQ FT

DUPLEX

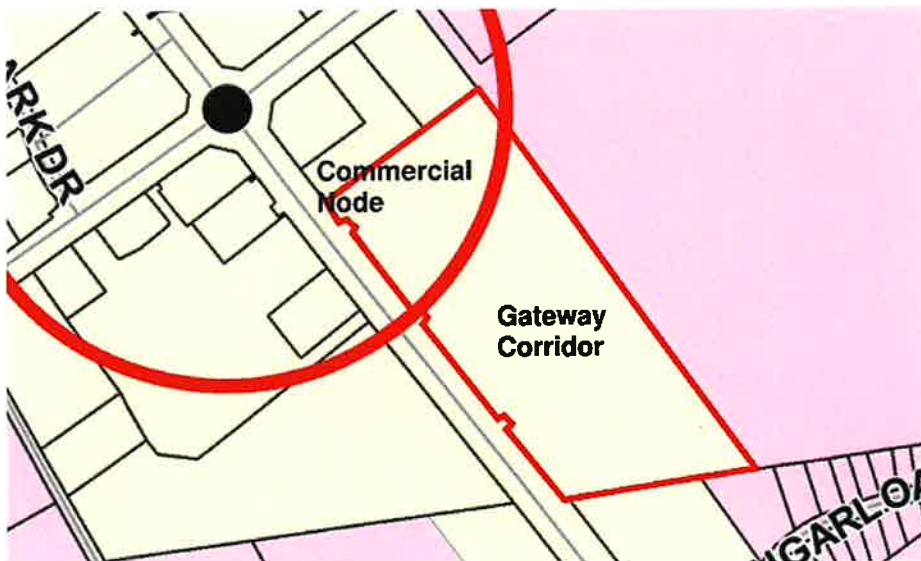


PLAT-0173-2025
Perry Pkwy
Preliminary PLAT for the
Perry Business Plaza

Aerial



Zoning



Character Area



Where Georgia comes together.

STAFF REPORT

September 26, 2025

CASE NUMBER: PLAT-0173-2025
APPLICANT: Chad Bryant
REQUEST: Preliminary Plat – Perry Parkway
LOCATION: V/L Perry Parkway; Tax Map No.: 0P41A0 163000

ADJACENT ZONING/LANDUSES:

	Zoning Classification	Land Uses
North	C-2, General Commercial	Developed
South	C-2, General Commercial	Undeveloped
East	PUD	Mixed-Use Development
West	C-2, General Commercial	Developed and Undeveloped

SPECIFICATIONS (per submitted plat):

1. Zoning of property: C-2, General Commercial
2. Use: Undeveloped
3. Number of Lots: 8 total new lots
4. Stormwater Management Areas: 23.07 AC
5. Overall Density: N/A
6. Minimum Lot Area: Varies
7. Minimum Lot Width: Varies
8. Setbacks: No dwelling units proposed

STAFF COMMENTS: The applicant is requesting approval of a plat which further subdivides a parcel into 8 total parcels. Tracts 1 and 2 were previously approved via administrative approval, however Tracts A, B, C, D and E are now proposed for subdivision. As the site now involves more than 5 proposed parcels, Planning Commission review of the plat is required.

The applicant is aware that future plans for the subdivided parcels must meet all applicable stormwater, traffic, and design guidelines for nonresidential development as outlined in the Land Management Ordinance. The Joint Comprehensive Plan identifies this as a Gateway Corridor character area.

STAFF RECOMMENDATION: Staff recommends approval of the proposed plat as presented.

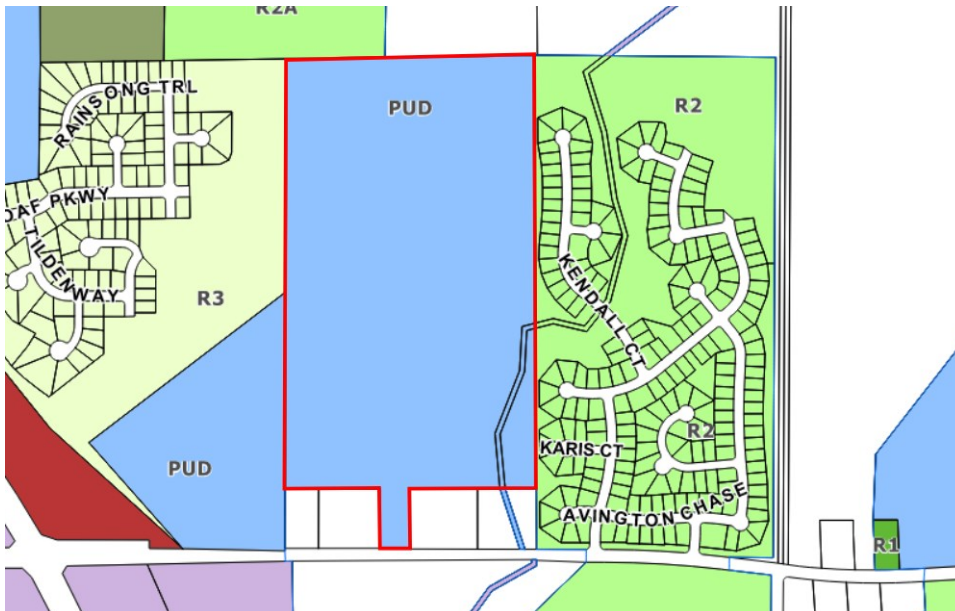


PLAT-0174-2025

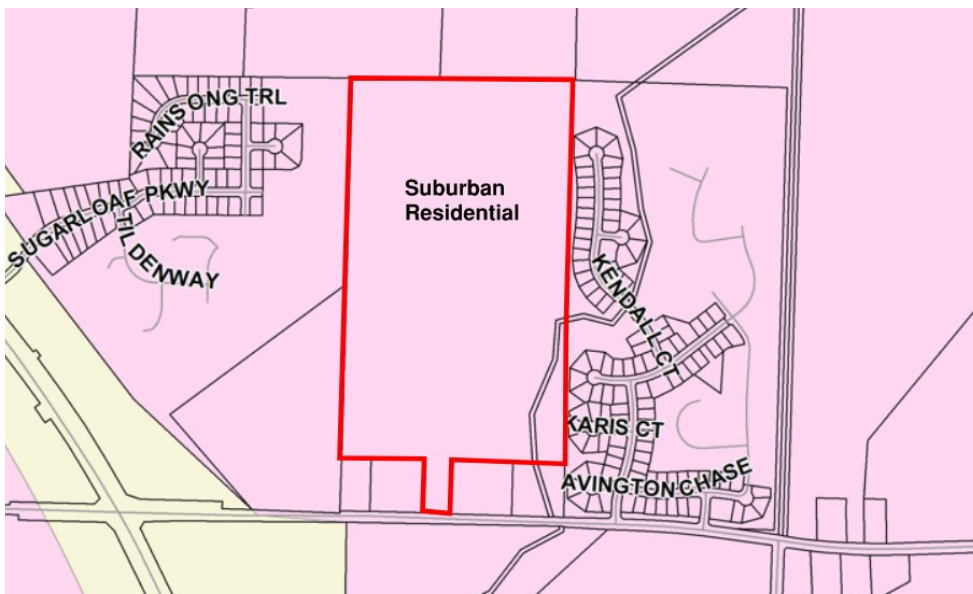
0 Kings Chapel Rd

Preliminary PLAT for the
Kings Landing Subdivision

Aerial



Zoning



Character Area



Where Georgia comes together.

STAFF REPORT

September 26, 2025

CASE NUMBER: PLAT-0174-2025
APPLICANT: CCRR Development, LLC
REQUEST: Preliminary Plat – King’s Landing
LOCATION: V/L Kings Chapel Road; Tax Map No.: 0P0490 044000

ADJACENT ZONING/LANDUSES:

	Zoning Classification	Land Uses
North	R-2A, Single-Family Residential and Unincorporated Houston County	Undeveloped
South	Unincorporated Houston County	Residence
East	R-2, Single-Family Residential	Single-Family Residential
West	R-3, Single-Family Residential and PUD	Single-Family Residential and Undeveloped

SPECIFICATIONS (per submitted plat):

1. Zoning of property: PUD (Innsbrook Place Subdivision, accepted and adopted 2007)
2. Use: Single-family detached residential subdivision
3. Number of Lots: 358 total lots
4. Stormwater Management Areas: Unlabeled
5. Overall Density: 3.96 units / acre (358 units / 90.48 total acres, staff calculation)
6. Street rights of way: 60'
7. Minimum Lot Area: Unlabeled
8. Minimum Lot Width: Unlabeled
9. Setbacks: Front: 25'; Rear: 25'; Side Building: 5'

STAFF COMMENTS: The applicant is requesting approval of a 358-lot subdivision on Kings Chapel Road. The plat submittal is located on 90.48 acres of vacant land, previously annexed into the City of Perry as the Innsbrook Place Subdivision in 2007 and is zoned such under a previously accepted Planned Unit Development (PUD) regulating plan, the portion of which was originally labeled as Tract “CM.”

Records indicate the following requirements from the 2007 adopted PUD plan currently apply for this parcel:

- R-1 Single-Family Residential District use regulations apply
- Street Right of Way widths – 50 feet
- Minimum Lot Size – 5,000 square feet
- Minimum Lot Width – 50 feet
- Minimum Lot Coverage – 40%
- Setbacks:
 - Front – 25'
 - Rear – 25'
 - Sides – 5"
 - Exterior Side – 25'
- All other development shall be consistent with the R-3, Single-Family Residential District standards
- Number of lots – 246

- Density – 2.72 units per acre

In comparing the proposed concept plan to the existing PUD regulating plan, and PUD regulating plan requirements listed in [Land Management Ordinance code Section 2-3.3\(D\)](#), Staff identify the following discrepancies:

- Number of Lots – approved at 246 vs. 358 proposed
- Density – approved at 2.72 per acre vs. 3.96 proposed
- Unconfirmed minimum lot size
- Unconfirmed minimum lot coverage
- Street right of way change proposed with a 10' increase

Additional details staff would like to confirm, based on the current Land Management Ordinance include the following:

- Open space calculations
- Pedestrian facilities
- Preliminary landscaping plan
- Locations of pocket parks (guidelines identified in code [Section 6-10.14](#))
- Architectural standards not provided
- Stormwater management areas not provided
- Locations of signage not provided
- Traffic management and calming strategies not provided

Per code Section 2-3.3(H) – Major Changes to the PUD Regulating Plan which “materially alter the characteristics and functionality of the PUD shall follow the procedures established for its original approval.”

STAFF RECOMMENDATION: Based on the significant increase in units proposed, and other unclear elements of the proposed plat as outlined in current PUD Regulating Plan requirements, Staff recommends denial of the plat as proposed.



Where Georgia comes together.

Application # [PLAT 0174-2025](#)

Application for Subdivision

Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	CCRR DEVELOPMENT, LLC	LYMAN PRICKET JR.
*Title		
*Address	150G LANGSTON RD, PERRY GA 31069	1300 GA HWY 247, S KATHLEEN, GA 30147
*Phone		
*Email		

Property Information

*Street Address	Kings Chapel Rd Perry, GA 31069	
*Tax Map #(s)	0P0490 044000	*Zoning Designation PUD
*# Original Lots	1	*Total Acreage 90.48
*# Proposed Lots	358	*Total Acreage 88.48

Instructions

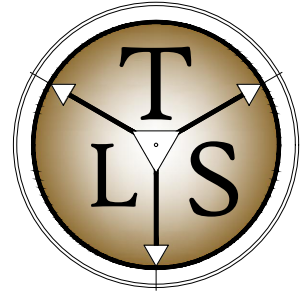
1. Please refer to Sections 2-3.11 and 6.10 of the Perry Land Management Ordinance for more information.
2. All applications and fees (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
3. Application fees:
 - A. Minor Subdivision (5 lots or less with no new street involved; administrative review): \$97.00
 - B. Major Subdivision, Preliminary Plat (more than 5 lots, creation of new streets): \$177.00
 - C. Major Subdivision, Final Plat: \$72.00 per plat
4. 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.
5. Subdivision plat content and format requirements are reflected in Section 6-10 of the Land Management Ordinance.
6. Please verify all required information is reflected on the plan(s).

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.

7. Signatures:

*Applicant		*Date 9/2/2025
*Property Owner/Authorized Agent	 BM-SIGNED 09/02/25 09:03 PM EDT	*Date Sep 02, 2025

Revised 7/1/25



SURVEY - PLAN - DESIGN
253 CARL VINSON PARKWAY
WARNER ROBINS, GA. 31088
478.922.7724 www.Traverse-LS.com

GRAHAM ENGINEERING SERVICES
DESIGN - PLAN - CONSULTING
 253 CARL VINSON PARKWAY
 WARNER ROBINS, GA. 31088
 4 7 8 . 4 4 9 . 5 8 2 0
grahamengineeringservices.com

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KING'S LANDING

LAND LOT 143
HOUSTON COUNTY

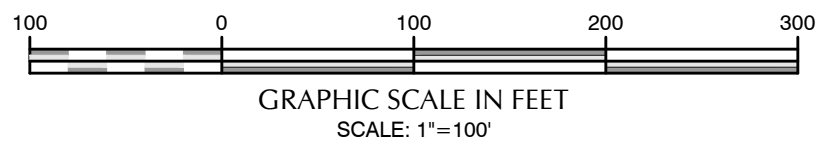
PN:	25027
DN:	25027-PP
DRAWN BY:	CJG
FIELD DATA BY:	-
FIELD DATE:	-
REVIEW BY:	-
DATE:	09.02.25
SCALE:	VARIABLE

REVISIONS

C302

PRE-PLAT CURVE TABLES

Curve #	Length	Radius	Delta
C80	13.273	70.000	010.8641
C81	108.961	70.000	089.1861



OWNER/PRIMARY PERMITEE: LYMAN PRICKETT
1300 GA HWY 247 S
KATHLEEN, GEORGIA 3131047

EMAIL: masterpiececonstructioninc@gmail.com

PHONE: 478-449-5820

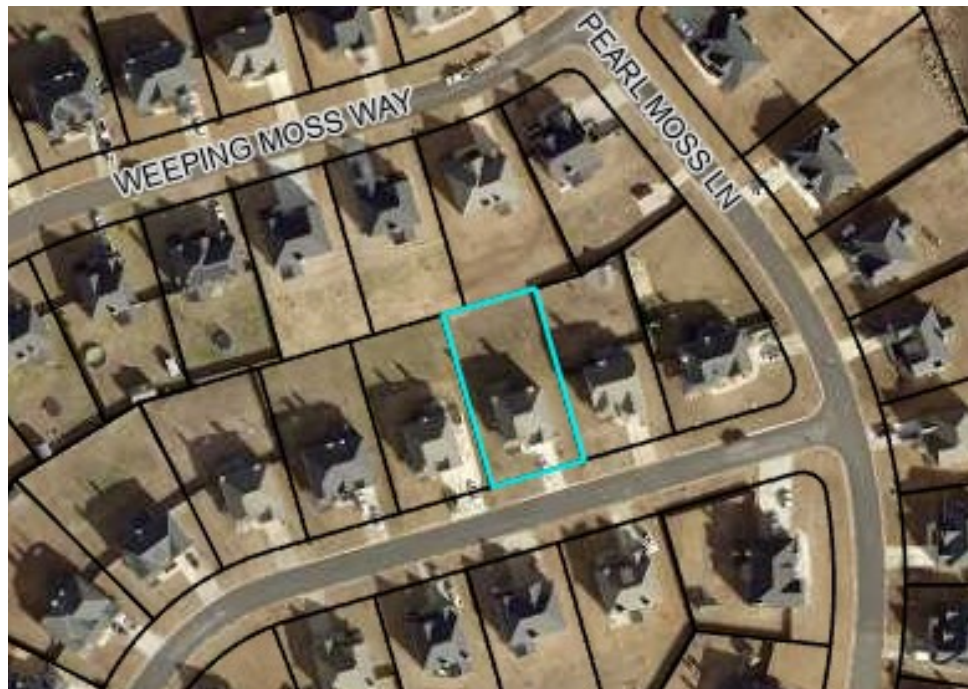
1. 358 LOTS IN SUBDIVISION
2. 84.48 ACRES IN SUBDIVISION
3. STREET RIGHTS OF WAY ARE 60'
4. 20' RADIUS ON ALL STREET CORNERS
5. ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED
6. 25' FRONT, 25' REAR, AND 5' SIDE BUILDING SETBACK LINES ON ALL LOTS

1	LEGAL DESCRIPTION: TRACT CM 90.48 ACRES 1431/OTH		
	LAND LOT 143	10th DISTRICT	
	HOUSTON COUNTY	GEORGIA	
2	PHYSICAL ADDRESS: KINGS CHAPEL RD		
3	ZONING-USE: EXISTING: PUD PROPOSED: PUD		
4	SETBACK LINES:	FRONT=	25'
		SIDE=	5'
		REAR=	25'
5	PROJECT AREA:	SITE=	87.48 ACRES
		DISTURBED=	N/A
6	THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD DISTRICT PER NFIP FIRM PANEL No. 13153CO152E EFFECTIVE DATE 09.28.07.		
7	"STATE WATERS" DO LIE ON OR WITHIN 200' OF THE PROJECT SITE.		



GSWCC L2 Design Professional
Certification No. 416

GSWOC L2 Design Professional
Certification No. 82580

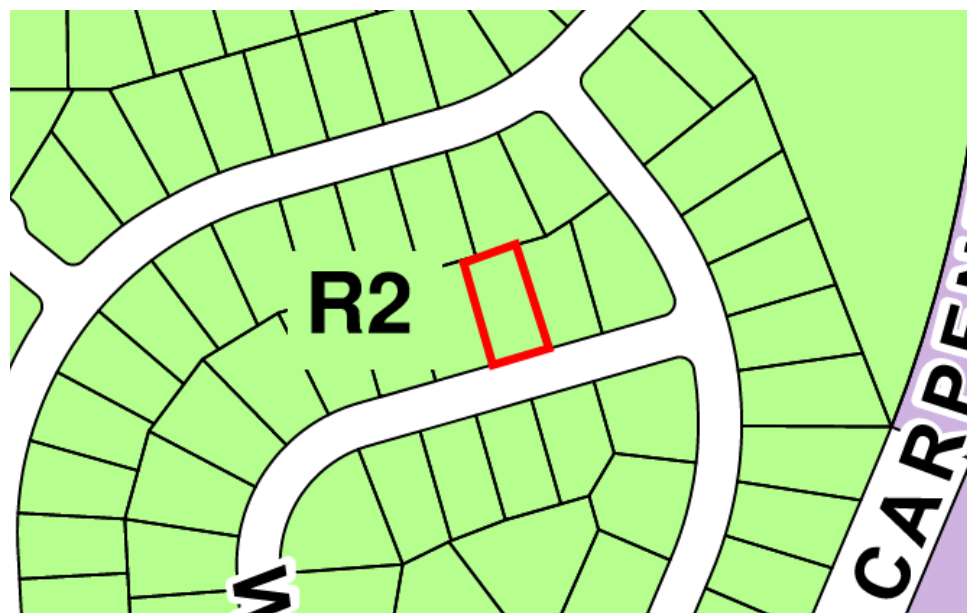


SUSE-0155-2025

42 Willow Moss Way

Special Exception to allow
fitness instruction as a
residential business.

Aerial



Zoning



Character Area

STAFF REPORT

From the Department of Community Development
September 23, 2025

CASE NUMBER: SUSE-0155-2025
APPLICANT: Crystal Bateman
REQUEST: A Special Exception to allow a residential business
LOCATION: 42 Willow Moss Way; Parcel No: 0P0750 081000

REQUEST ANALYSIS: The subject property owner wants to offer one-on-one fitness coaching services for senior residents in a portion of the house as a residential business.

Residential businesses are small offices or small-scale retail or service businesses in which customers or clients come to the house and are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes.

STANDARDS FOR SPECIAL EXCEPTIONS:

1. *Does the proposed use comply with the Comprehensive Plan and other adopted plans applicable to the subject property?* The dwelling is in a suburban residential character area in the 2022 Joint Comprehensive Plan, which calls for a mix of housing types within walking distance of commercial services.
2. *Will the proposed use impact traffic volume or traffic flow and pedestrian safety in the vicinity?* The incidental use of the property to host clients one at a time should not negatively impact the volume or flow of traffic in the area. Clients are required to park in the driveway of the premises, where there is enough room to accommodate up to 4 mid-sized vehicles.
3. *Will the hours and manner of operation of the proposed use impact nearby properties and uses in the vicinity?* The secondary use of the dwelling as a single-client fitness class should have no impact on surrounding uses and properties.
4. *Will parking, loading/service, or refuse collection areas of the proposed use impact nearby properties and uses in the vicinity, particularly with regard to noise, light, glare, smoke, or odor?* There should be no negative impact on surrounding properties. The secondary use will take place within the footprint of the home, as required by the ordinances. Ample parking is available on the site, and no noise, light, glare, smoke, or odor pollution, resulting from the incidental use, is expected.
5. *Will the height, size, and/or location of proposed structures be compatible with the height, size, and/or location of structures on nearby properties in the vicinity?* The structure is a single-family dwelling; the primary use of the structure remains unchanged.
6. *Is the parcel a sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use?* There is no future growth expected for this parcel. The dwelling is in an established subdivision.

7. *Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.*
- The proposed use will not cause an excessive burden on any services or utilities. The dwelling is still being used as a single-family home; all services are already provided.

Staff Recommendation:

Staff recommends approval as submitted.



Where Georgia comes together.

Application for Special Exception
Contact Community Development (478) 988-2720

Application # SUSE 0155-
2025

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Crystal R. Bateman	Crystal R. Bateman
*Title	owner	owner
*Address	42 Willow Moss Way Kathleen GA 31047	42 Willow Moss Way Kathleen GA 31047
*Phone	[REDACTED]	[REDACTED]
*Email	[REDACTED]	[REDACTED]

Property Information

*Street Address	42 Willow Moss Way
*Tax Map Number(s)	0P0800
*Zoning Designation	R2

Request

*Please describe the proposed use:

Fitness Coaching/Personal Training

Instructions

1. The application and *\$325.00 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.
2. *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.
3. *For applications in which a new building, building addition and/or site modifications are proposed, you must submit a site plan identifying such modifications.
4. 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.
5. 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.
6. *The applicant must be present at the hearings to present the application and answer questions that may arise.
7. 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.
8. *Signatures:

*Applicant	[Signature]	*Date	12 Aug 25
*Property Owner/Authorized Agent	[Signature]	*Date	12 Aug 25

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? **NO**

- (1) Whether the proposed use complies with the Comprehensive Plan and other adopted plans applicable to the subject property: **NO**
- (2) Whether the proposed use would impact traffic volume or traffic flow and pedestrian safety in the vicinity **NO**
- (3) Whether the hours and manner of operation of the proposed use would impact nearby properties and uses in the vicinity. **NO**
- (4) Whether parking, loading/service, or refuse collection areas of the proposed use would impact nearby properties and uses in the vicinity, particularly with regard to noise, light, glare, smoke, or odor: **NO**
- (5) Whether the height, size, and/or location of proposed structures is compatible with the height, size, and/or location of structures on nearby properties in the vicinity: **NO**
- (6) Whether the parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use; and **NO**
- (7) Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools **NO**

National Academy of Sports Medicine

has conferred upon

Crystal Bateman

the NCCA accredited certification of

Certified Personal Trainer

for honorably fulfilling all of the requirements prescribed by the National Academy of Sports Medicine and NCCA accredited certification examination. This certificate is granted with all the honors, rights, privileges, and responsibilities pertaining thereto.

1251560426

Certificate Number

07/30/2027

Expiration Date



A handwritten signature in black ink, appearing to read "Michael", is written over a horizontal line.

CEO - Fitness & Wellness Solutions

ACCREDITED
CERTIFICATION PROGRAM



NCCA BY ICE

Certificate Of Completion

PRESENTED TO

Crystal Bateman

In Recognition of Successful Completion of Requirements In

CPR/AED (Adult / Child / Infant)

07/28/2025

CERTIFICATION DATE

07/28/2027

EXPIRATION DATE

HOLDER'S SIGNATURE

Crystal Bateman

AUTHORIZED SIGNATURE

1251557409

CERTIFICATION ID



This certifies participant listed above has successfully passed skills evaluation in accordance with national cognitive skills examination standards, and American Safety Training Institute (ASTI) standards. American Safety Training Institute is not affiliated with, sponsored, or endorsed by American Heart Association (AHA), American Red Cross (ARC), and unless otherwise specified no affiliation or endorsement is implied. SUCCESSFUL COMPLETION DOES NOT GUARANTEE FUTURE PERFORMANCE. www.AmericanSTI.org

CPR & AED CERTIFICATION

FOR THE COMMUNITY AND WORKPLACE



Crystal Bateman

This card certifies that the above individual has successfully completed the requirements and cognitive skills examination in accordance with the American Safety Training Institute curriculum in:

Adult CPR AED Child CPR AED Infant CPR AED

07/28/2025

ISSUE DATE

07/28/2027

RENEWAL DATE

ASTI AUTHORIZED CERTIFICATION CARD

Christy Bateman
AUTHORIZED SIGNATURE

HOLDER'S SIGNATURE

CERTIFICATION ID: 1251557409

SUCCESSFUL COMPLETION DOES NOT GUARANTEE FUTURE PERFORMANCE
American Safety Training Institute programs follow national guidelines derived from the International Consensus on Cardiopulmonary Resuscitation and Emergency Cardiovascular Care with Treatment Recommendations.

www.AmericanSTI.org

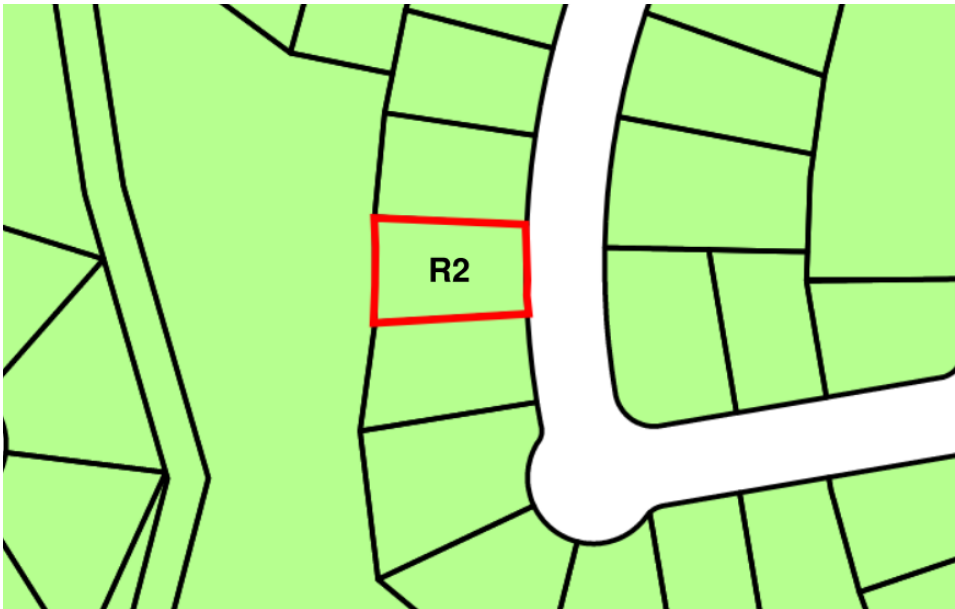


SUSE-0169-2025

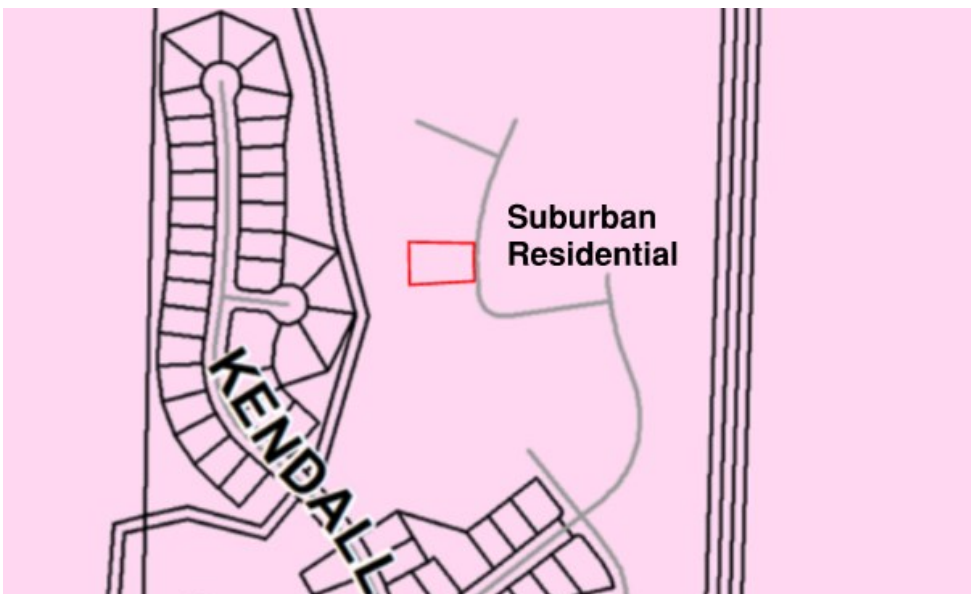
115 Hampton Chase

Special Exception to allow a
home daycare as a
residential business.

Aerial



Zoning



Character Area

STAFF REPORT

From the Department of Community Development
September 23, 2025

CASE NUMBER: SUSE-0169-2025
APPLICANT: Shawanda Suleiman
REQUEST: A Special Exception to allow a residential business
LOCATION: 115 Hampton Chase; Parcel No: 0P0650 184000

REQUEST ANALYSIS: The subject property owner wants to open a daycare home for up to (6) children in a portion of the house as a residential business.

Residential businesses are small offices or small-scale retail or service businesses in which customers or clients come to the house and are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes.

STANDARDS FOR SPECIAL EXCEPTIONS:

1. *Does the proposed use comply with the Comprehensive Plan and other adopted plans applicable to the subject property?* The dwelling is in a suburban residential character area in the 2022 Joint Comprehensive Plan, which calls for a mix of housing types within walking distance of neighborhood-level services.
2. *Will the proposed use impact traffic volume or traffic flow and pedestrian safety in the vicinity?* The primary use of the dwelling remains a single-family home. The secondary use of the home as a residential daycare home is not expected to negatively impact the traffic volume or flow.
3. *Will the hours and manner of operation of the proposed use impact nearby properties and uses in the vicinity?* The incidental use of the home as a daycare home should have no impact on surrounding uses and properties. The applicant is required to operate during the hours identified in the Land Management Ordinance – Monday to Saturday, 8 am – 6 pm.
4. *Will parking, loading/service, or refuse collection areas of the proposed use impact nearby properties and uses in the vicinity, particularly with regard to noise, light, glare, smoke, or odor?* There should be no negative impact on surrounding properties. The secondary use will take place within the footprint of the home, as required by the ordinances. Ample parking is available on the site, and no noise, light, glare, smoke, or odor pollution, resulting from the incidental use, is expected.
5. *Will the height, size, and/or location of proposed structures be compatible with the height, size, and/or location of structures on nearby properties in the vicinity?* The structure is a single-family dwelling; the primary use of the structure remains unchanged.
6. *Is the parcel a sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use?* There is no future growth expected for this parcel. The dwelling is in an established subdivision.

7. *Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.*
- The proposed use will not cause an excessive burden on any services or utilities. The dwelling is still being used as a single-family home; all services are already provided.

Staff Recommendation:

Staff recommends approval as submitted.



Where Georgia comes together.

Application # SUSE 0169-2025

Application for Special Exception

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Shawanda Suleiman	Same as Owner
*Title	Owner	
*Address	115 Hampton Chase, Perry, Georgia 31069	
*Phone	[REDACTED]	
*Email	[REDACTED]	

Property Information

*Street Address	115 Hampton Chase, Perry, Georgia 31069
*Tax Map Number(s)	0P0650 184000
*Zoning Designation	R2

Request

*Please describe the proposed use:	The proposed use will be for a licensed family child care home to serve only a limited number of children permitted under state licensing regulations. The property will support both the proposed daycare operations within licensing limits, while maintaining its primary use as a residence and remaining compatible with surrounding homes.
------------------------------------	--

Instructions

1. The application and ***\$325.00 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.
2. ***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.
3. ***For applications in which a new building, building addition and/or site modifications are proposed, you must submit a site plan identifying such modifications.**
4. 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.
5. 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.
6. ***The applicant must be present at the hearings to present the application and answer questions that may arise.**
7. 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.
8. ***Signatures:**

*Applicant	Shawanda Suleiman	*Date	8/22/2025
*Property Owner/Authorized Agent		*Date	

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) Whether the proposed use complies with the Comprehensive Plan and other adopted plans applicable to the subject property;
- (2) Whether the proposed use would impact traffic volume or traffic flow and pedestrian safety in the vicinity;
- (3) Whether the hours and manner of operation of the proposed use would impact nearby properties and uses in the vicinity;
- (4) Whether parking, loading/service, or refuse collection areas of the proposed use would impact nearby properties and uses in the vicinity, particularly with regard to noise, light, glare, smoke, or odor;
- (5) Whether the height, size, and/or location of proposed structures is compatible with the height, size, and/or location of structures on nearby properties in the vicinity;
- (6) Whether the parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use; and
- (7) Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.

Revised 7/1/2025

Standards for Granting a Special Exception

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

Yes, the property is subject to subdivision covenants. The home is in the Avington Glenn subdivision, which has recorded covenants (HOA). Based on my review/understanding to date, I am not aware of any covenant that expressly prohibits a licensed family childcare home, and I will comply with all HOA rules regarding traffic, parking, signage, and nuisance. I will submit the HOA letter prior to the hearing, if required.

1)Whether the proposed use complies with Comprehensive Plan and other adopted plans applicable to the subject property;

Yes, proposed use complies with Perry's Comprehensive Plan and other relevant adopted plans. The subject property is located within the suburban residential area as designated in the Joint 2022 Comprehensive Plan. The proposal to operate a licensed family daycare home is secondary and incidental to the residence, which is in line with how such uses have previously been approved under the plan. The city staff recently found identical proposals to be compliant with the same criteria. I will ensure all operational standards including parking, hours, signage, and home occupation rules are fully met to maintain compatibility.

2)Whether the proposed use would impact traffic volume or traffic flow and pedestrian safety in the vicinity.

The proposed use will not negatively impact traffic volume, flow, or pedestrian safety in the vicinity. The daycare will serve a small number of children, resulting in only a minor increase in daily vehicle trips. Families will use my private driveway for both drop-off and pick-up, which will prevent congestion and avoid blockage in the street. Drop-off and pick-up times will vary and be staggered, so not all children will arrive or leave at the same time, furthermore, minimizing traffic flow. I will personally supervise all arrivals and departures to ensure that children are safely escorted to and from vehicles. With these measures in place, traffic flow will remain smooth, and pedestrian safety will be maintained. The property will continue to function primarily as a residence, consistent with the neighborhood's character.

3) Whether the hours and manner of operation of the proposed use would impact nearby properties and uses in the vicinity;

The proposed hours and manner of operation will not negatively impact nearby properties or uses in the vicinity. The daycare will operate only during standard daytime hours Monday-Friday between the hours of 7:00 a.m.-5:00 p.m. No overnight or late-night care will be provided. This schedule aligns with typical workday patterns in the neighborhood and avoids early morning, evening, or weekend disturbances. The manner of operation will be consistent with a normal residential setting. Children will most of their time indoors engaged in supervised activities, with limited outdoor play scheduled at reasonable daytime hours. Outdoor play will take place in the fenced backyard area under constant supervision, ensuring safety and minimizing noise impact. I will also manage drop off and pick up through my driveway, with staggered times to prevent congestion or disruption to neighbors. Overall, the home will continue to maintain its primary residential character, and the daycare will operate in a way that is compatible with surrounding properties.

4) Whether parking, loading/service, or refuse collection areas of the proposed use would impact nearby properties and uses in the vicinity, particularly with regard to noise, light, glare, smoke, or odor;

The proposed use will not negatively impact nearby properties with regard to parking, loading, service, or refuse collection. All parking and drop-off/pick-up activities will take place in my private driveway, which keeps vehicles off the street and avoids congestion. Because drop-off and pick-up times will be staggered, there will be no crowding or line of cars. Vehicles will be parked for only short periods, and headlights will be directed into the driveway toward my home, not neighboring properties, minimizing any light or glare concerns. No special loading or service areas are required for this use. Refuse collection will continue as a standard residential service on normal trash days. The daycare will not generate excess trash, odors, smoke, or waste beyond what is typical for a single-family home. Children will remain supervised during all arrivals, departures, and outdoor activities, and no additional equipment that creates noise, glare, smoke, or odor will be installed. The property will continue to function primarily as a residence, ensuring compatibility with surrounding use.

5) Whether the height, size and/or location of proposed structures is compatible with the height, size, and/or location of structures on nearby properties in the vicinity;

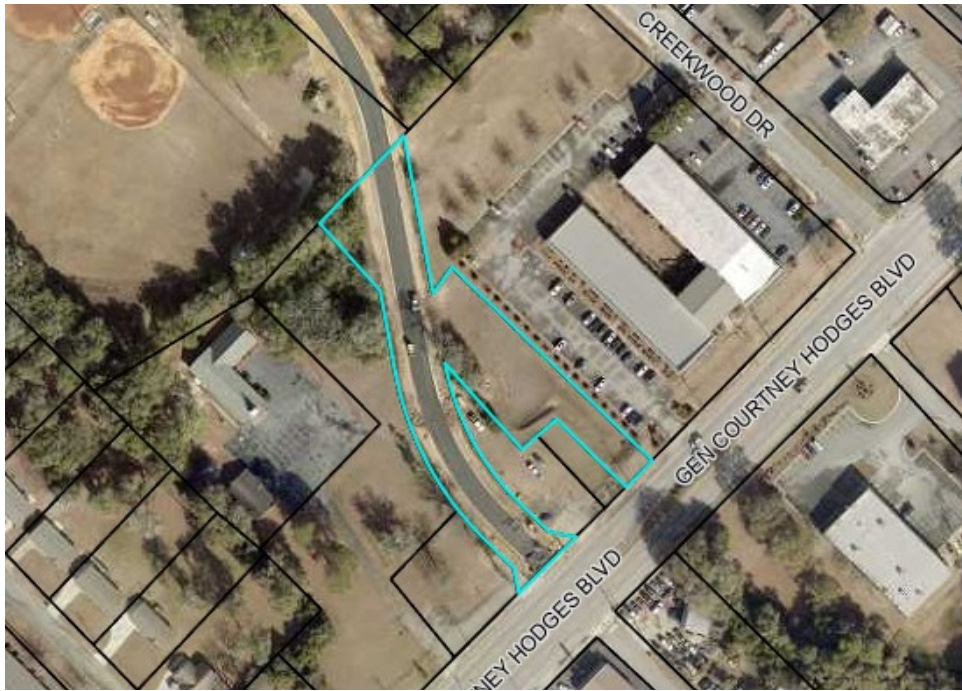
The height, size, and location of the proposed use are fully compatible with nearby properties. The daycare will operate entirely within my existing single-family residence. No new buildings, additions, or structural changes are proposed. The home will continue to appear and function as a residence, consistent with the surrounding neighborhood. Any outdoor activities will take place in the existing fenced backyard, which is already typical for residential properties in the area. No changes will be made that affect the height, size, or placement of the home. As a result, the property will remain visually and structurally compatible with the other homes in the vicinity.

6) Whether the parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use; and

Yes, the parcel is sufficient size to accommodate the proposed use and any reasonable future growth. The property is a standard single-family residential lot with adequate indoor space to safely accommodate the small number of children permitted under state licensing regulations for a family childcare home. In addition, the parcel includes a private driveway for parking and drop-off/pick-up, as well as a fenced backyard that provides ample space for outdoor play and activities. Because state and city regulations limit the maximum number of children for a licensed home daycare, no expansion beyond the current home and yard will be necessary. The property comfortably supports both the proposed daycare operations and any modest growth within those licensing limits, while maintaining its primary use as a residence and remaining compatible with surrounding homes.

7) Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.

The proposed use will not cause an excessive burden on existing streets, utilities, city services, or schools. A licensed family childcare home serves only a limited number of children, which generates minimal traffic and only a few additional daily trips on neighborhood streets. This does not create a significant impact on existing roadways. Utilities such as water, electricity, and sanitation will remain within the normal residential range, as the daycare's use is comparable to a typical household. Trash and recycling will continue to be collected through standard residential service without any additional equipment or pickup needs. City services, including police and fire protection, will not be impacted beyond the normal level expected for a single-family residence. The proposed use does not directly affect public schools, as enrollment remains based on children's residence, not daycare attendance. Overall, the daycare will operate in a way that maintains the property's residential character and does not place an excessive demand on local infrastructure or city services.

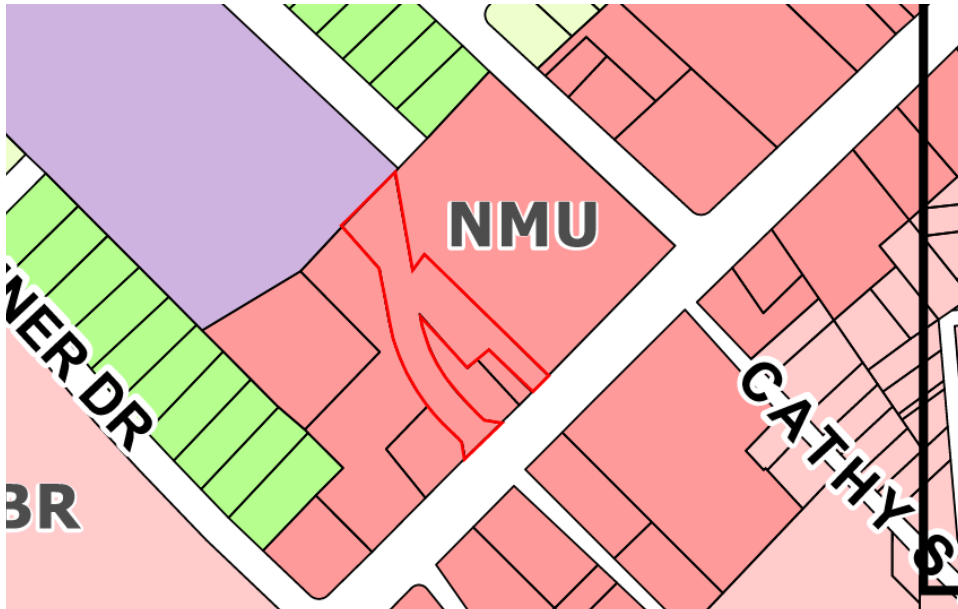


RZNE-0171-2025

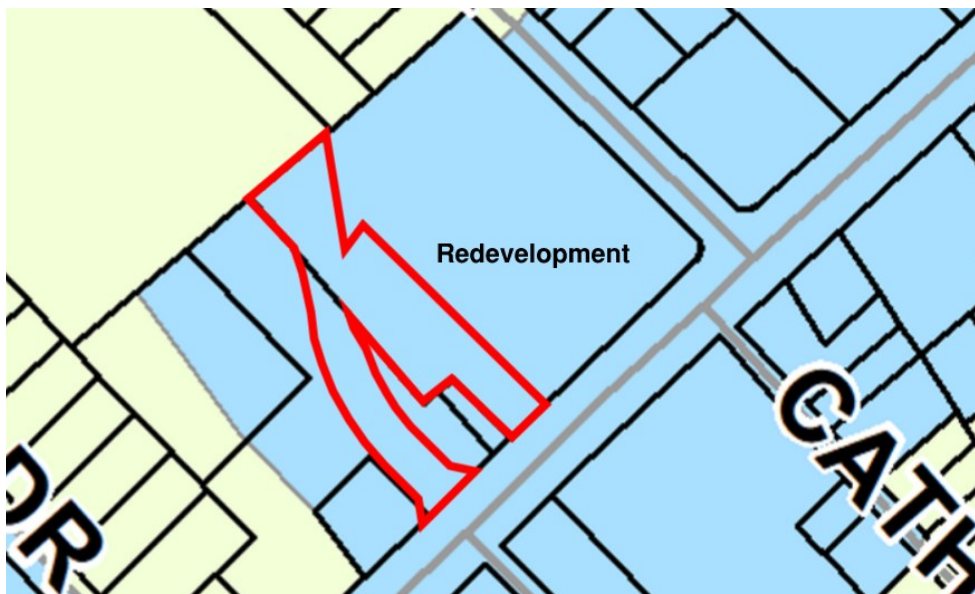
531 Gen Courtney Hodges
Blvd

Rezone from NMU to GU

Aerial



Zoning



Character Area

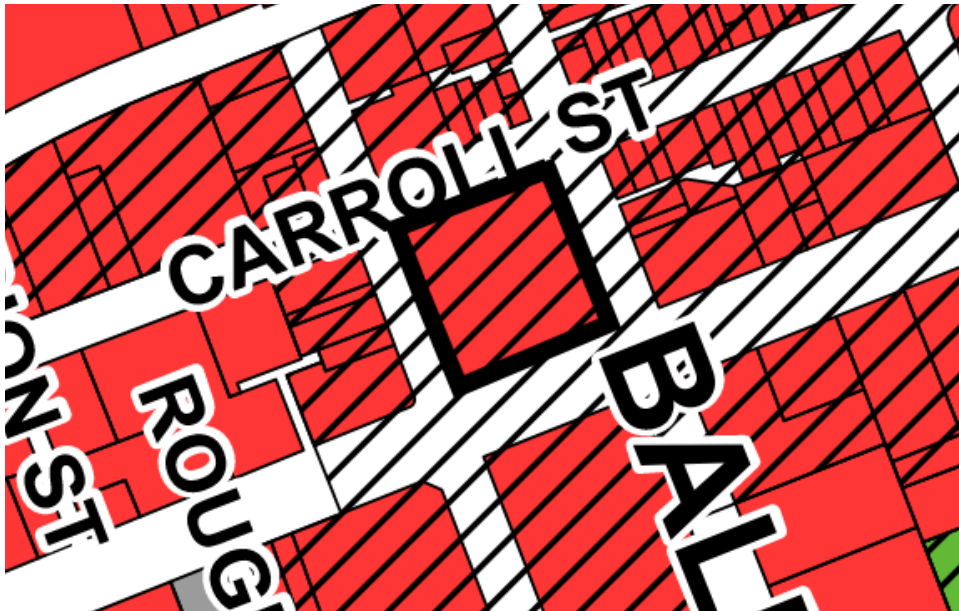


RZNE-0171-2025

808 Carroll Street

Rezone from C3 to GU

Aerial



Zoning

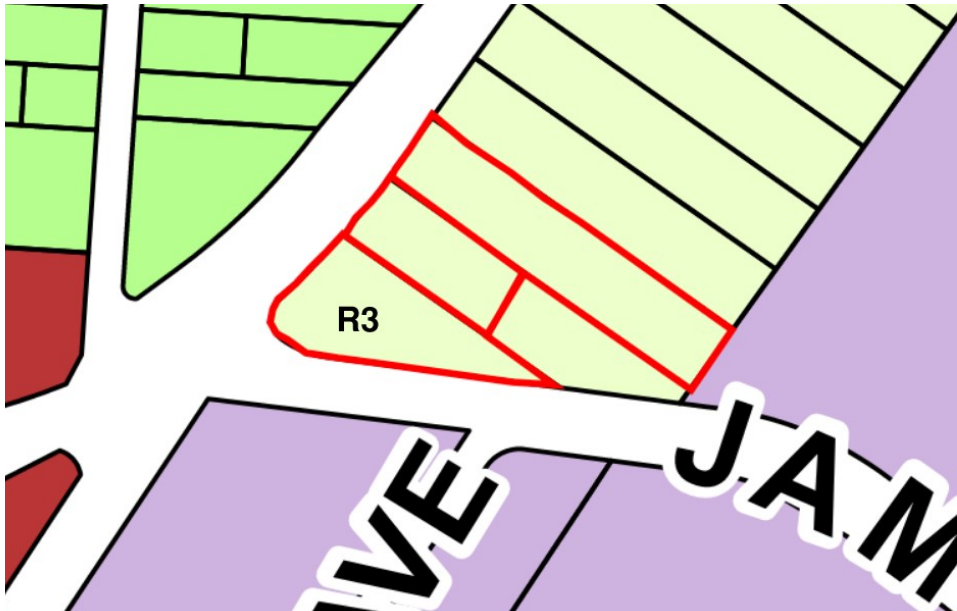


Character Area



RZNE-0171-2025
1502, 1504, and 1506
Houston Lake Road
Rezone from R3 to GU

Aerial



Zoning



Character Area



Where Georgia comes together.

STAFF REPORT

From the Department of Community Development
September 26, 2025

CASE NUMBER: RZNE-0171-2025

APPLICANT: Joe Duffy, City of Perry

REQUEST: Rezone 5 City-owned parcels to GU – Government Use

LOCATION: 808 CARROLL ST – Parcel No. 0P0010 042000; 1502 HOUSTON LAKE RD – Parcel No. 0P0210 016000; 1504 HOUSTON LAKE RD – Parcel No. 0P0210 015000; 1506 HOUSTON LAKE RD – Parcel No. 0P0210 014000; 531 GEN COURTNEY HODGES BLVD – Parcel No. 0P0360 141000

BACKGROUND INFORMATION: The proposal is to rezone 5 City owned properties listed below to GU – Government use. All parcels are anticipated to remain within the City’s ownership in perpetuity.

1. 0P0010 042000 - City Hall - currently zoned C-3
2. 0P0210 016000 - planned extension of AD Redmond Park - currently zoned R-3
3. 0P0210 015000 - planned extension of AD Redmond Park - currently zoned R-3
4. 0P0210 014000 - planned extension of AD Redmond Park - currently zoned R-3
5. 0P0360 141000 - entrance to Creekwood Park - currently zoned NMU

STANDARDS GOVERNING ZONE CHANGES:

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district? The applicant is not aware of any covenants or restrictions that preclude the proposed use.

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

808 CARROLL ST	Zoning Classification	Land Use
North	C-3	Commercial-retail and dining establishment
South	C-3	Undeveloped
East	C-3	Commercial-retail and office
West	C-3	Commercial-retail and office

1502 HOUSTON LAKE RD	Zoning Classification	Land Use
North	R-2	Church
South	GU	Hafley Park
East	R-3	Undeveloped
West	C-2	Auto service center

1504 HOUSTON LAKE RD	Zoning Classification	Land Use
North	R-2	Residential
South	R-3	Undeveloped
East	R-3	Residential
West	R-2	Church

1506 HOUSTON LAKE RD	Zoning Classification	Land Use
North	R-2	Residential
South	R-3	Residential
East	GU	AD Redmond Park

West	R-3	Undeveloped
-------------	-----	-------------

531 GEN COURTNEY HODGES BLVD	Zoning Classification	Land Use
North	OS	Creekwood Park
South	C-3	Commercial-retail
East	C-3	Commercial-retail
West	C-3	Undeveloped

2. **The suitability of the subject property for the zoned purposes.** The rezoning will correspond to each property's established and anticipated use.
3. **The extent to which the property values of the subject property are diminished by the particular zoning restrictions.** The property values are not 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.** There is no destruction of property values.
5. **The relative gain to the public as compared to the hardship imposed upon the individual property owner.** The rezoning will correctly categorize the properties' uses, which will improve the City's ability to regulate the properties with regard to signage and other zoning mechanisms.
6. **Whether the subject property has a reasonable economic use as currently zoned.** The subject properties are anticipated to remain owned and operated by the City of Perry in perpetuity.
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.** 808 Carroll St is not vacant. The 3 Houston Lake Road properties were strategically acquired by the City in 2022 as vacant properties. 531 General Courney Hodges was acquired by the City for a park entry way in 2021.
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 proposed zoning change is to align with the existing development of the properties. 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.** There is no adverse effect to adjacent or nearby properties.
10. **Whether the zoning proposal is in conformity with the policies and intent of the land use plan.** The zoning proposal aligns with the intent the 2022 Joint Comprehensive Plan.
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 proposed zoning 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 proposed zoning change will characterize the existing development as conforming uses.

STAFF RECOMMENDATION: Staff recommends approval of the application.



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Application # RZNE-0171-2025

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Joe Duffy for the City of Perry	City of Perry
*Title	Community Development Director	
*Address	741 Main Street, Perry, GA 31069	
*Phone	(478) 988-2714	
*Email	joe.duffy@perry-ga.gov	

Property Information

*Street Address or Location	808 CARROLL ST; 1502 HOUSTON LAKE RD; 1504 HOUSTON LAKE RD; 1506 HOUSTON LAKE RD; 531 GEN COURTNEY HODGES BLVD
*Tax Map Number(s)	0P0010 042000; 0P0210 016000; 0P0210 015000; 0P0210 014000; 0P0360 141000
*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	C-3, R-3, R-3, R-3, NMU	*Proposed Zoning District	GU
*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> 5 City owned parcels, acquired at different times are proposed to be rezoned as GU given the anticipated uses in perpetuity are foreseen to remain governmental. 1. 0P0010 042000 - City Hall - currently zoned C-3 2. 0P0210 016000 - planned extension of AD Redmond Park - currently zoned R-3 3. 0P0210 015000 - planned extension of AD Redmond Park - currently zoned R-3 4. 0P0210 014000 - planned extension of AD Redmond Park - currently zoned R-3 5. 0P0360 141000 - entrance to Creekwood Park - currently zoned NMU			

Instructions

1. The application and the 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.
2. *Fees:
 - a. Residential Zoning (R-Ag, R-1, R-2, R-3) - \$300.00 plus \$25.00/acre
 - b. Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - \$500.00 plus \$40.00/acre
3. *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.
4. 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.
5. 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.

6. ***The applicant must be present at the hearings to present the application and answer questions that may arise.**
7. ***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  Joe Duffy, Community Development Director for the City of Perry	*Date 8/28/2025
*Property Owner/Authorized Agent Filed by the City of Perry	*Date 8/28/2025

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?

The applicant is not aware of any covenants and restrictions pertaining to these properties.

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

808 CARROLL ST	Zoning Classification	Land Use
North	C-3	Commercial-retail and dining establishment
South	C-3	Undeveloped
East	C-3	Commercial-retail and office
West	C-3	Commercial-retail and office

1502 HOUSTON LAKE RD	Zoning Classification	Land Use
North	R-2	Church
South	GU	Hafley Park
East	R-3	Undeveloped
West	C-2	Auto service center

1504 HOUSTON LAKE RD	Zoning Classification	Land Use
North	R-2	Residential
South	R-3	Undeveloped
East	R-3	Residential
West	R-2	Church

1506 HOUSTON LAKE RD	Zoning Classification	Land Use
North	R-2	Residential
South	R-3	Residential
East	GU	AD Redmond Park
West	R-3	Undeveloped

531 GEN COURTNEY HODGES BLVD	Zoning Classification	Land Use
North	OS	Creekwood Park
South	C-3	Commercial-retail
East	C-3	Commercial-retail
West	C-3	Undeveloped

2. **The suitability of the subject property for the zoned purposes.** The subject properties are anticipated to remain owned and operated by the City of Perry in perpetuity.
3. **The extent to which the property values of the subject property are diminished by the particular zoning restrictions.** No impact on property values is anticipated by the GU zoning restrictions at City Hall or City parks.
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.** City park expansions promote the health of the public.
5. **The relative gain to the public as compared to the hardship imposed upon the individual property owner.** The proposed zoning change is to align with the existing development of the properties.
6. **Whether the subject property has a reasonable economic use as currently zoned.** The subject properties are anticipated to remain owned and operated by the City of Perry in perpetuity.
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.** 808 Carroll St is not vacant. The 3 Houston Lake Road properties were strategically acquired by the City in 2022 as vacant properties. 531 General Courney Hodges was acquired by the City for a park entry way in 2021.
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 proposed zoning change is to align with the existing development of the properties. 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.** Use of the properties will not change.
10. **Whether the zoning proposal is in conformity with the policies and intent of the land use plan.** The zoning proposal aligns with the intent the 2022 Joint Comprehensive Plan.
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 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 proposed zoning change will characterize the existing development as conforming uses.



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STAFF REPORT

August 26, 2025

CASE NUMBER: TEXT-0165-2025

APPLICANT: Joe Duffy for The City of Perry

REQUEST: Add language to Sec 6-10.1 (J) Site development and related infrastructure, General design requirements, Fire apparatus access roads – clarifying methods of review for required secondary fire access roads. The language will apply for developments exceeding 30 dwelling units and require approval from the fire code official, under specific request circumstances, to permit a gravel road as a secondary means of fire access.

STAFF COMMENTS: The amendment is intended to prevent conflicting scenarios in which the City’s desire to ensure a high standard of fire apparatus access (at least 2 entrances for developments of over 30 dwellings) can be achieved alongside routine state approval processes.

Existing local code language states that “All fire apparatus access roads for one- and two-family residential developments shall meet City of Perry design standards for public streets.” The amendment serves to include an additional option, for a secondary safety entrance to be constructed of gravel with approval from the designated Fire code official pending any situation-specific circumstances.

The specific circumstance mitigated by the amendment would be denial of proposed fire access roadways (meeting the existing design standards for public streets) by the Georgia Department of Transportation, which may otherwise be approved as a private entrance lacking a concrete or asphalt curb cut.

STANDARDS FOR GRANTING A TEXT AMENDMENT:

- (1) Whether, and the extent to which the proposed amendment is consistent with the Comprehensive Plan.**

The amendment is not inconsistent with the Comprehensive Plan.

- (2) Whether, and the extent to which the proposed amendment is consistent with the provisions of this chapter and related city regulations.**

The proposed amendment is consistent with the format of the Land Management Ordinance.

- (3) Whether, and the extent to which there are changed conditions from the conditions prevailing at the time that the original text was adopted.**

Conflicting guidelines between the local ordinance and GDOT parameters for curb cuts prompted a review of the current language.

- (4) Whether, and the extent to which the proposed amendment addresses a demonstrated community need.**

The proposed amendment reflects the City of Perry’s ongoing commitment to providing residents excellent public safety services.

- (5) Whether, and the extent to which the proposed amendment is consistent with the purpose and intent of the zoning districts in this chapter, will promote compatibility among uses, and will promote efficient and responsible development within the city.**

The amendment is consistent with the purpose and intent of the zoning ordinance, in that it clarifies General design requirements for Fire apparatus access roads.

- (6) Whether, and the extent to which the proposed amendment will result in logical and orderly development pattern.**

The amendment sustains the City's desire to require at least 2 entrances for housing developments containing over 30 units, by enabling an additional level of approval by the Fire Marshal in specific instances to grant a request to allow a secondary, fire-only entrance to be of gravel construction.

- (7) Whether, and the extent to which the proposed amendment will result in beneficial impacts on the natural environment and its ecology, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, and wetlands.**

The amendment is not anticipated to render significant environmental impacts, although gravel is a pervious material which is generally preferred from a stormwater management perspective.

- (8) Whether, and the extent to which the proposed amendment will result in development that is adequately served by public facilities and services (roads, potable water, sewerage, schools, parks, police, fire, and emergency medical facilities).**

The amendment has no negative impact on public facilities and services.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed text amendment.

The proposed new clarifying language has been highlighted below for reference:

Sec. 6-10. - Site development and related infrastructure.

6-10.2. General requirements for streets and other rights-of-way..

(J) Fire apparatus access roads.

1. *One- and two-family residential developments.* Developments of one- and two-family dwellings where the number of dwelling units exceed thirty (30) shall provide two (2) separate and approved fire apparatus access roads. Where there are more than thirty (30) dwelling units accessed from a single fire apparatus access road and all dwelling units are equipped throughout with an approved automatic fire sprinkler system in accordance with the International Fire Code, access from two (2) directions shall not be required. The number of dwelling units accessed from a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect to future development, as determined by fire code official. All fire apparatus access roads for one- and two-family residential developments shall meet City of Perry design standards for public streets. **Notwithstanding the foregoing, the fire code official may approve the use of a construction gravel road to satisfy the second means of fire apparatus access in those unique situations in which GDOT will not approve a secondary access or curb cut or when other extenuating circumstances exist due to topography challenges or other unique characteristics of a parcel. A proposed gravel road must satisfy compaction standards as deemed appropriate by the fire code official.**



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Application # TEXT 0165-2025

Application for Text Amendment

Contact Community Development (478) 988-2720

Applicant Information

*Indicates Required Field

	*Applicant
*Name	Joe Duffy
*Title	Community Development Director
*Address	741 Main St
*Phone	478-235-2537
*Email	joe.duffy@perry-ga.gov

Request

***Please provide a summary of the proposed text amendment:**

Request to add language to Land Management Ordinance Section 6-10.2 - General Requirements for streets and other rights-of-way

Instructions

1. The application, fee (made payable to the City of Perry), and proposed text of the amendment must be received by the Community Development Office no later than 4:30 pm on the date reflected on the attached schedule.
2. ***Fees:** Actual cost of required public notice.
3. ***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 2-3.2 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.
4. Text amendment applications require an informational hearing before the planning commission and a public hearing before City Council.
5. ***The applicant must be present at the hearings to present the application and answer questions that may arise.**
6. The applicant affirms 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.
7. ***Signatures:**

***Applicant** Joe Duffy

***Date** 8/20/2025

Standards for Amendments to the Text of the Land Management Ordinance

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

- (1) Whether, and the extent to which, the proposed amendment is consistent with the Comprehensive Plan.
- (2) Whether, and the extent to which, the proposed amendment is consistent with the provisions of this chapter and related city regulations.
- (3) Whether, and the extent to which, there are changed conditions from the conditions prevailing at the time that the original text was adopted.
- (4) Whether, and the extent to which, the proposed amendment addresses a demonstrated community need.
- (5) Whether, and the extent to which, the proposed amendment is consistent with the purpose and intent of the zoning districts in this chapter, will promote compatibility among uses, and will promote efficient and responsible development within the city.
- (6) Whether, and the extent to which, the proposed amendment will result in logical and orderly development pattern.
- (7) Whether, and the extent to which, the proposed amendment will result in beneficial impacts on the natural environment and its ecology, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, and wetlands.
- (8) Whether, and the extent to which, the proposed amendment will result in development that is adequately served by public facilities and services (roads, potable water, sewerage, schools, parks, police, fire, and emergency medical facilities).



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STAFF REPORT

September 26, 2025

CASE NUMBER: TEXT-0172-2025

APPLICANT: Joe Duffy for The City of Perry

REQUEST: Add uses by Special Exception permitting for College or University, Outdoor Entertainment – All uses, Convention and exhibition facility, and Artisan production establishment in the C-3 District where currently prohibited.

STAFF COMMENTS: The proposed amendment will update the allowable uses in the Downtown C-3 Central Business District to include 4 more use classifications by Special Exception permitting.

The 4 uses include College or University, Outdoor Entertainment – All uses, Convention and exhibition facility, and Artisan production establishment.

The proposed allowable uses were suggested for consideration in conversation between the Downtown Development Authority Board and staff, and not a direct result of any active development proposals received by or discussed with the Community Development Department.

Any proposals within the uses outlined would be subject to future Special Exception permitting review processes by the City of Perry's governing bodies, including Planning Commission and Perry City Council.

STANDARDS FOR GRANTING A TEXT AMENDMENT:

- (1) Whether, and the extent to which the proposed amendment is consistent with the Comprehensive Plan.**

The amendment is not inconsistent with the Comprehensive Plan.

- (2) Whether, and the extent to which the proposed amendment is consistent with the provisions of this chapter and related city regulations.**

The proposed amendment is consistent with the format of the Land Management Ordinance.

- (3) Whether, and the extent to which there are changed conditions from the conditions prevailing at the time that the original text was adopted.**

The amendment reflects routine updating the Table of Uses ([Table 4-1.1](#)) in anticipation of potential business activity in Downtown Perry.

- (4) Whether, and the extent to which the proposed amendment addresses a demonstrated community need.**

The proposed amendment reflects the City of Perry's ongoing commitment to a vibrant Central Business District.

- (5) Whether, and the extent to which the proposed amendment is consistent with the purpose and intent of the zoning districts in this chapter, will promote compatibility among uses, and will promote efficient and responsible development within the city.**

The amendment is consistent with the purpose and intent of the zoning ordinance, in that it clarifies 4 additional allowable uses in the C-3 District by special exception.

(6) Whether, and the extent to which the proposed amendment will result in logical and orderly development pattern.

The amendment is expected to contribute to a logical and orderly development pattern.

(7) Whether, and the extent to which the proposed amendment will result in beneficial impacts on the natural environment and its ecology, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, and wetlands.

The amendment is not anticipated to render significant environmental impacts.

(8) Whether, and the extent to which the proposed amendment will result in development that is adequately served by public facilities and services (roads, potable water, sewerage, schools, parks, police, fire, and emergency medical facilities).

The amendment has no known negative impact on public facilities and services.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed text amendment.

Amend Table 4-1.1 to include **Special Exception** for the following uses in the C-3 District only:

- College or University
- Outdoor Entertainment – All uses
- Convention and exhibition facility
- Artisan production establishment

Table 4-1.1: Table of Uses

Key: "p" = Permitted Use; "s" = Special Exception Use; Blank Cell = Prohibited Use

Use Category	Use Type	Zoning Districts																	Additional Regulations (Sections)						
		Residential								Nonresidential								Form Based Code ²							
		R4g	R1	R2	R3	RTH	RM1	RM2	RMH	O1		C1	C2	C3	LC	M1	M2	GU		IMU	MUC	NMU	FBR		
Residential Uses	Household Living	Single Family dwelling, detached	P	P	P	P		P	P			P								S	P	P		4-3.1(A)	
		Single Family dwelling, attached		P ⁴	P ⁴	P ⁴	P						P ⁴	P						P	P	P	P		
		Two Family dwelling						P	P		P				P					P	P	P	P		
		Multi-family dwelling < 7 units						P	P		P	P	P	P	P					P	P	P	P		
	Multi-family dwelling > 6 units							S			S	S	S							P	S	S			
		Manufactured home	P																						4-3.1(B)
		Manufactured home park																							
		Manufactured home subdivision																							
Group Living	Dwelling in a commercial building									P	P	P	P	P	P	P	P	P	P	P	P	P		4-3.1(C)	
	Family personal care home	P	P	P	P		P		P	P										P	P	P	P		
	Boarding house										P	P ¹													
	All other uses						S	S		P	P	P													4-4.3(D)
Accessory Use	Residential Business	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	S		4-4.3(D)	
Public and Institutional Uses																									
Community Service	All Uses	S	S	S	S		S	S	S	S	P	P	P	P	P			P	P	P	P	S			
	Child learning center (19+ persons)	S					S	S	S	P		P							P	P	P				
	Group daycare home (7-18 persons)	S					S	S	S	P		P		P					P	P	P				
	Preschool	S					S	S	S	P		P	P	P	S			P	P	P	P				
Education	Business school									S		P	P	P				P	P						
	College or university									P		P	P	S				P	P	P	P				
	School, public or private	S	S	S	S		S	S	S	P		P	P					P	P	P	P				
	Trade school										P					P	P	P	P	P	P				
Government	Detention facility																	P							
	Emergency response facility									P	P	P			P	P	P	P	P						
	Maintenance, storage, and distribution facility														P	P	P	P							
	Police substation										P	P	P	P	P	P	P	P	P	P					
	Post office									P	P	P	P												

Use Category	Use Type	Zoning Districts																Additional Regulations (Sections)			
		Residential								Nonresidential									Form Based Code ²		
		RAg	R1	R2	R3	RTH	RM1	RM2	RMH	OI	C1	C2	C3	LC	M1	M2	GU		IMU	MUC	NMU
Health Care	Hospital									P											
	Medical facility other than hospital									P	P	P	P					P	P	P	
	Religious institution	S	S	S	S		S	S	S	P	P	P	S					P	P	P	S
	Congregate personal care home									P									P		
	Alternative/post incarceration facility										S						P				
Parks and Open Space	Rehabilitation facility										P	P ¹					P	P			
	All other uses									P	P	P					P	P			
	Cemetery, columbarium, mausoleum	S								P	P	P	P				P	P	P		4-3.2(A)
	Community Garden	P	S	S	S	S	S	S	S	P	P	S	P	P	P		P	P	P	P	
	Golf course	S	S								P						P	P	P		
Transportation Terminals	Park	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P	P
	Airport/heliport/landing strip															P	P				
Utilities	All other uses										P				P	P		P			
	Communication tower, freestanding	S								S	P	S			P	P	P	P			4-3.2(B)
	Communication tower on existing structure									P	P	P	P	P	P	P	P	P	P	P	
	Utility, major	S	S	S	S	S	S	S	S		P				P	P	P	P	P	P	S
	Utility, minor	S	S	S	S	S	S	S	S		P	P			P	P	P	P	P	P	S
Commercial Uses																					
Eating Establishments	Brewpub										P	P	P					P	P	P	
	Drive-in restaurant										P										
	Restaurant with drive-through window										P	P						P	P	S	
	Restaurant with indoor and outdoor seating and/or food service areas										P	P	P	S				P	P	P	
	Restaurant with indoor seating only									S	P	P	P	S				P	P	P	
Offices	Restaurant with no seating										P	P	P					P	P	P	
	All uses									P	P	P	S				P	P	P	P	
	Outdoor Entertainment										P	S ¹	S					P			
	Parking, Commercial									P	P	P	P				P		P	S	
		Parking structure								S	P	P	P	P				P	P	P	S

Use Category	Use Type	Zoning Districts																Additional Regulations (Sections)				
		Residential								Nonresidential									Form Based Code ²			
		RAg	R1	R2	R3	RTH	RM1	RM2	RMH	OI	C1	C2	C3	LC	M1	M2	GU		IMU	MUC	NMU	FBR
Retail Sales and Service	Animal shelter and adoption service														P	P	P					
	Automobile parts store																	P	P	P		
	Bank, financial institution, ATM								S	P	P	P	S		P			P	P	P		
	Bar, nightclub									P	P	P						P	P	P		
	Barber shop, beauty shop								P	P	P	P	P					P	P	P		
	Casino or gambling establishment									P												4-3.3(C)
	Civic club								P		P	P						P	P			
	Convenience store										P	P						P	P	S		4-3.3(A)
	Convention and exhibition facility										P		S				P	P				
	Event venue	S									P	P	P					P	P	P		
	Farmers' market	S									P	P	P	S				P	P	S		
	Flea market														P							
	Fortune telling										P											
	Funeral home, mortuary									P		P						P	P	P		
	Grocery store										P	P						P	P	P		
	Health club, spa									P	P	P	P					P	P	P		
	Indoor entertainment facility, general									S	P	P	S					P	P	P		
Kennel, pet boarding										P	P					P	P	P				
Landscape nursery										P				P								
Liquor store										P	P ¹						P	P				
Photography, art, dance studio or gallery									P		P	P	S				P	P	P	S		
Personal services, all other									S	P	P ¹	P ³	S ³				P ³	P ³	P ³			
Pet grooming, indoor only									S		P	S						P	P			
Prefabricated building display and sales										P				P			P	S				
Retails sales and services, all other										P	P ¹	P ³	S ³	P	P		P ³	P ³	P ³			
Retail tenant exceeding 35,000 square feet										P	S						P	P			6-6.2	
Sexually oriented business										P											4-3.3(E)	
Shopping center exceeding 50,000 square feet										P	P			P	P			P	P		6-6.2	
Tattoo and body piercing establishment										P												
Veterinary clinic or hospital									P		P							P	P	P		

Use Category	Use Type	Zoning Districts															Additional Regulations (Sections)				
		Residential								Nonresidential								Form Based Code ²			
		R1	R2	R3	RTH	RM1	RM2	RMH	OI	C1	C2	C3	LC	M1	M2	GU		IMU	MUC	NMU	FBR
Self-Service Storage	All Uses									P	S			P	P		P				6-6.2
	Automobile rental									P	P ¹			P			P	S			4-3.3(F)
	Automobile sales									P	P ¹			P			P	S			4-3.3(F)
	Automobile repair									P	S ¹			P			P	S			4-3.3(A & F)
	Automobile service									P	P ¹						P	P	S		4-3.3(A & F)
	Automobile wash and detailing									P	P ¹						P	S	S		
Visitor Accommodations	Boat/ recreational vehicle rental &sales									P				P			P	S			
	Taxicab service									P					P						
	Tire sales and installation									P	P ¹			P			P	P	P		
	Towing service													P	P						
	Truck and trailer rental and sales									P				P			P	S			
	Campground									S											
	Hotel or motel								S	P	P	P					P	P	S		4-3.3(D)
	Recreational vehicle park									S											
	Short-term rental unit	S	S	S	S	S	S	S	P	P	P	P					P	P	P	S	4-3.5
Agricultural Operations	Farm winery	S								S	S ¹			P	P				S	S	
	Riding stable/academy	P								S	P ¹			P	P						4-3.4(A)
	All other uses	P	S	S	S			S		S	S ¹			P	P						4-3.4(A)
Industrial Services	Contractor's office with on-site storage/fabrication								S	P				P	P		P	P	S		
	Data Center														S						
	Truckstop or travel plaza									P				P	P						
	All other uses									P				P	P						
	Artisan production establishment								S	P				P	P		P				
Manufacturing and Production	Brewery, distillery										P	S		P			P				
	Heavy manufacturing														P						
	Light manufacturing, general									P				P	P		P				
Mining Operations	All uses																				

Use Category	Use Type	Zoning Districts																Additional Regulations (Sections)			
		Residential								Nonresidential											
		R1g	R2	R3	RTH	RM1	RM2	RMH	OI	C1	C2	C3	LC	M1	M2	GU	IMU		MUC	NMU	FBR
Research and Development	R & D with outdoor storage													P	P						6-3.7(A)
	R & D with no outdoor storage								P					P	P			P	P		
Testing Laboratory	Testing Lab with outdoor storage													P	P						6-3.7(A)
	Testing Lab with no outdoor storage								P					P	P			P	P		
Warehouse and Freight Movement	Outdoor storage lot												P	P	P		P	S			6-3.7(A)
	Truck or freight terminal											P	P	P	P		P				
	Warehouse													P	P						
Waste Services	Junk yard														S						6-3.7(A)
	Recycling drop-off center													P	P	P					
Wholesale Sales	Waste disposal or treatment operation													S	S	P					
	All uses													P	P		P				

- 1 – These uses are not permitted in the Downtown Development Overlay District. For "Personal services, all other" and "Retail sales and services, all other", the limitation applies only to massage parlors that are not part of a "health club/spa" or "medical facility other than hospital" and tattoo establishments.
- 2 – Uses in the Form Based Code districts are subject to standards of the Form Based Code in Appendix A of this chapter.
- 3 – Massage parlors that are not part of a "health club/spa" or "medical facility other than hospital" and tattoo establishments are not permitted.
- 4 – Townhouses are permitted only within the Downtown Development Overlay District within these base zoning districts.



Where Georgia comes together.

Application # TEXT-0172-2025

Application for Text Amendment

Contact Community Development (478) 988-2720

Applicant Information

*Indicates Required Field

	Applicant
*Name	Joe Duffy for the City of Perry
*Title	Community Development Director
*Address	741 Main Street, Perry, GA 31069
*Phone	478-988-2714
*Email	joe.duffy@perry-ga.gov

Request

*Please provide a summary of the proposed text amendment:

Amendment to Table 4-1.1, Table of Uses.

Changes are to allow uses by *Special Exception only* for College or University, Outdoor Entertainment – All uses, Convention and exhibition facility, and Artisan production establishment in the C-3 District where currently prohibited.

Instructions

1. The application, fee (made payable to the City of Perry), and proposed text of the amendment must be received by the Community Development Office no later than 4:30 pm on the date reflected on the attached schedule.
2. Fees: Actual cost of required public notice.
3. The applicant must state the reason for the proposed text amendment. See Sections 2-2 and 2-3.2 of the Land Management Ordinance for more information.
4. 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.
5. Text amendment applications require an informational hearing before the planning commission and a public hearing before City Council.
6. The applicant must be present at the hearings to present the application and answer questions that may arise.
7. **Campaign Notice required by O.C.G.A. Section 36-67A-3:** Within the past two years, have you, the applicant, made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? **Yes** ☐ **No** ☒ **X**
If yes, please complete and submit the attached Disclosure Form.
8. The applicant affirms 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  Joe Duffy, Director of Community Development, for the City of Perry	*Date 8/29/2025
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Standards for Amendments to the Text of the Land Management Ordinance

In reviewing an application for an amendment to the text of the ordinance and acting on said application, the planning commission and city council may consider the following standards:

(1) Whether, and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

This amendment is not inconsistent with these plans.

(2) Whether, and the extent to which the proposed amendment is consistent with the provisions of this chapter and related city regulations.

The proposed amendment is consistent with the format of the Land Management Ordinance.

(3) Whether, and the extent to which there are changed conditions from the conditions prevailing at the time that the original text was adopted.

Downtown Perry/the C-3 District continues to evolve as a vibrant location hosting a range of uses.

(4) Whether, and the extent to which the proposed amendment addresses a demonstrated community need.

As Perry continues to grow, allowing possibilities for a greater range of institutional partners, entertainment options, convention facilities and artisanal manufacturers (with a retail presence) have been raised by community partners as potential future opportunities for the City.

(5) Whether, and the extent to which the proposed amendment is consistent with the purpose and intent of the zoning districts in this chapter, will promote compatibility among uses, and will promote efficient and responsible development within the city.

The amendment is consistent with and directly supports the stated purposes of the C-3, *central business district (CBD)*. The C-3 district is intended to preserve downtown Perry as the city's center accommodating a unique mix of retail, entertainment, office, service, cultural, government, civic, and residential uses. The intent of the district is to preserve and encourage pedestrian-oriented development, including specialty and neighborhood-oriented retail and higher density residential options. District uses and standards are also intended to encourage future development in a manner compatible with the traditional character of the downtown and with nearby residential areas.

(6) Whether, and the extent to which the proposed amendment will result in logical and orderly development pattern.

The amendment allows for logical and orderly development pattern. Any proposals brought forward as a result of the changes must also meet the standards as determined on a case-by-case basis to grant a Special Exception.

(7) Whether, and the extent to which the proposed amendment will result in beneficial impacts on the natural environment and its ecology, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, and wetlands.

The amendment has no direct impact on the natural environment.

(8) Whether, and the extent to which the proposed amendment will result in development that is adequately served by public facilities and services (roads, potable water, sewerage, schools, parks, police, fire, and emergency medical facilities).

The amendment has no impact on public facilities and services.