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Planning Commission Agenda
Monday, January 12, 2026, 6:00 pm
Perry City Hall, 808 Carroll Street, Perry

1. Call to Order
2. Roll Call
3. Invocation
4. Welcome New Commissioner – Shrad Amrit
5. Election of Chairman and Vice Chairman
6. Approval of Minutes from December 8, 2025, regular meeting
7. 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.
8. Citizens with Input
9. Old Business – tabled from December 8, 2025, meeting – Planning Commission decision
 - 1.**PLAT-0211-2025**. Preliminary plat for King’s Landing subdivision on Kings Chapel Road. The applicant is CCRR Development, LLC.
 - 2.**PLAT-0213-2025**. Preliminary plat for Cambridge Place subdivision on Cambridge Road. The applicant is Patriot Development Group, LLC. (*Application withdrawn*)
10. New Business
 - A. Public Hearing (Planning Commission decision)
 - 1.**VAR-0212-2025**. Variance for reduction on side setback requirements for property located at 242A/B Lavendar Lane, Lot 1. The applicant is Bryant Engineering.
 - B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on February 3, 2026)
 - 1.**RZNE-0223-2025**. Rezone property at 1824 Houston Lake Rd. & 1904 Hwy 127 to amend existing PUD standards. The applicant is Patriot Development Group, LLC.
 - 2.**RZNE-0225-2025**. Rezone property at Frank Satterfield Road, Parcel No. 0P0450 013000, from R-2, Single-Family Residential to RM-1 Multi-Family Residential District. The applicant is Paul Schofill.
 - 3.**SUSE-0227-2025**. Special exception for short-term rental for property located at 1414 Main Street. The applicant is Whitefield & Company, LLC.
 - 4.**TEXT-0221-2025**. Amendment to Sec 2-3.13.2, Preliminary Plats, Addressing. The applicant is the City of Perry.
 - C. Other Business – Acknowledgement of departing Commissioner Jefferson
 - 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 - December 8, 2025

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

Staff: Joe Duffy - Community Development Director, Emily Carson - Community Planner, and Christine Sewell - Recording Clerk

Guests: Casey Graham, Chuck Thomas, Chandler Banks, Don Carter, Jack Brewer, Brian Braun, Gary Hunckins, Brenda Ryberg and Jason Mangrum

3. Invocation - was given by Chairman Mehserle
4. Approval of Minutes from November 10, 2025, regular meeting - Commissioner Wharton motioned to approve as submitted; Commissioner Shelton seconded; all in favor and was unanimously approved.
5. Announcements - Chairman Mehserle referred to the notices as listed
 - Per O.C.G.A. 36-67A-3 if any opponent of a rezoning or annexation application has made campaign contributions and/or provided gifts totaling \$250 or more within the past two years to a local government official who will consider the application, the opponent must file a disclosure statement.
 - Policies and Procedures for Conducting Zoning Hearings are available at the entrance.
 - Please place phones in silent mode.
6. Citizens with Input- None

Old Business – tabled from November 10, 2025, meeting (*Planning Commission recommendation – Scheduled for public hearing before City Council on January 6, 2026*)

1. **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.

Mr. Duffy, read the applicants' request, which was to 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. 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.

Chairman Mehserle opened the public hearing at 6:08 pm and called for anyone in favor of the request; there being none he called for anyone opposed; there being none the public hearing was closed at 6:09pm.

Commissioner Wharton asked about maintenance; Mr. Duffy advised the city will assume ownership and maintain and noted this has been previously done and there is an established process that includes the fire marshal and public works. Chairman Mehserle noted it applies to very limited applications and that GDOT does not allow for a second paved entrance; Mr. Duffy confirmed.

Commissioner Wharton motioned to recommend approval of the amendment as presented; Commissioner Shelton seconded; all in favor with Commissioner Guidry opposed; resulting vote 3 to 1 in favor of recommendation for approval.

2. SUSE-0196-2025. Special exception for multi-family development for property located on Lake Joy Road Parcel No. OP41AO 162000.

Ms. Carson advised the application was being brought back forth from the November meeting as the Commission had requested additional information with regard to a second entrance, which the applicant had done. Ms. Carson read the request again, which was for a special exception to allow a multi-family residential development, along with staff responses.

Chairman Mehserle opened the public hearing at 6:16pm and called for anyone in favor of the request. Mr. Don Carter - 6310 Peake Road, Macon, project engineer advised they had revised for a second entrance with a gate on Perry Parkway and Washington Place Drive. The traffic study was anticipated to be conducted in early January 2026.

Chairman Mehserle called for anyone opposed. Mr. Jack Brewer - 120 Lake Joy Road - asked if the second entrance on Perry Parkway could be the main entrance in lieu of Lake Joy Road as that road is heavily traveled.

There being no further public comment, Chairman Mehserle closed the public hearing at 6:20pm.

Commissioner Shelton thanked Mr. Carter for listening to the concerns from the previous meeting and incorporating a second entrance for the project. Chairman Mehserle asked Mr. Carter will the recommendations of the traffic study be followed; Mr. Carter advised they will review and work with city staff on them, and noted Lake Joy Road is designated to be the main entrance, and with the second entrance, residents will use whatever is convenient.

Commissioner Shelton motioned to recommend approval of the application as presented; Commissioner Wharton requested the following conditions be added: 1). Traffic study must be completed to determine the impact of and appropriate mitigative measures for the development; 2). All recommendations of the traffic study be implemented in the final design; 3). All townhouse-style buildings comply with the requirements of the townhouse ordinance. Commissioner Shelton amended the original motion to include the conditions; Commissioner Wharton seconded; all in favor and was unanimously recommended for approval.

7. New Business

A. Public Hearing (Planning Commission decision)

1. PLAT-0211-2025. Preliminary plat for King's Landing subdivision on Kings Chapel Road. The applicant is CCRR Development, LLC.

Mr. Duffy read the applicants' request, which was for a preliminary plat for a 246-lot subdivision, along with staff responses. Chairman Mehserle noted the staff report included numerous recommendations;

Mr. Duffy advised those listed are due to the various updates over the last 15 years when the parcel came in 2007 when they weren't as robust as current standards.

Chairman Mehserle opened the public hearing at 6:31 pm and called for anyone in favor of the request. Mr. Casey Graham, 253 Carl Vinson Parkway, project engineer, advised the lot sizes will be 6900 square feet with lot coverage of 65ft, the previous Community Development Director advised the pocket park would not be required, and there will be access from the Sugarloaf subdivision and stormwater locations will be on the southwest and southeast corner, and there would be greenspace areas.

Chairman Mehserle called for anyone opposed. Mr. Gary Hunkins - 422 Stonegate Trail, felt a traffic study should show the area it will be based on, Kings Chapel Rd and Perry Parkway needs a traffic signal, as well as Main Street and Perry Parkway. Concerned with growth and who is monitoring and is infrastructure available.

There being no further public comment, Chairman Mehserle closed the public hearing at 6:39pm.

Commissioner Guidry voiced concern with the number of conditions; Commissioner Shelton agreed and should case be tabled until the information was obtained. Chairman Mehserle asked if there was any difficulty in obtaining the requested information; Mr. Duffy advised there was not, it was asked for to bring to the current ordinance requirements. Commissioner Wharton asked if the case could be tabled until the information was obtained; Mr. Duffy advised it could be if that was the Commission's desire.

Commissioner Wharton motioned to table the matter until additional information was obtained as outlined in staff report; Commissioner Shelton seconded; all in favor and was unanimously approved to table.

2.PLAT-0213-2025. Preliminary plat for Cambridge Place subdivision on Cambridge Road. The applicant is Patriot Development Group, LLC.

Mr. Duffy read the applicants' request, which was for a preliminary plat for a 38-lot subdivision, along with staff responses.

Chairman Mehserle opened the public hearing at 6:45pm and called for anyone in favor of the request. Mr. Brian Braun, project engineer, advised the property was originally plated and issued a land disturbance permit in 2021, and never commenced; after meeting with the city reduced the number of previously approved lots from 43 to 38. There will be a tie into Cambridge Drive, no access to Cambridge Road, and ten acres will remain as conservation.

Chairman Mehserle called for anyone opposed. Mr. Jason Mangrum - 1401 Kingston Road - there are 110 homes in the neighborhood with a pool and over the last five years effort has been made to recreate what was and provided to the Community Development Department a petition of 71 area residents that do not want the second entrance connection. (Petition has been made a part of the application file). Ms. Brenda Ryberg - 1105 Kingston Road - concerned with the zoning of how it was R-1 to PUD and there are wetlands identified as a flood zone and should be kept as greenspace for the city; infrastructure is not sufficient, already issues with water pressure and sewer.

There being no further public comment Chairman Mehserle closed the public hearing at 6:48pm.

Commissioner Wharton asked if there was record of zoning change; Mr. Duffy advised there is and it details the parcel as a conservation subdivision, which at one point in time was popular and used as a guide for zoning, it is not the same as rezoning but design standards to apply to the parcel. Commissioner Wharton asked if they were still allowed; Mr. Duffy advised they are not prohibited, but no longer classified as such, the intent is to lower the density and provide more green space and evaluate by R-1 standards. Commissioner Wharton voiced concerned with approval being a variance to the standards; Mr. Duffy advised it would not be as the R-1 requirements are being applied.

Commissioner Wharton voiced concern with the lot sizes. Commissioner Guidry voiced concern with the large utility easement on the rear of lots 1-4. Chairman Mehserle asked Mr. Braun about the current configuration and the proposed; Mr. Braun advised the proposed reflects the reduction of five lots per the city's request for stormwater improvements and reiterated the parcel was approved in 2021 as well, a third party has evaluated the floodplain. Chairman Mehserle asked staff to confirm the issue that the owner purchased a conservation subdivision in 2021, and made a lot reduction and are trying to apply current regulations to something that was previously approved; Mr. Duffy confirmed this. Commissioner Wharton again voiced concern with evaluating the new plat under previous regulations with no record of that and asked if those regulations stay with the parcel and can be applied now. Mr. Duffy advised there are a number of documents on file for the parcel and its proposed development. Ms. Carson added the applicant is trying to work in the confines of the previous approval and with the plat as it currently exists and to create additional green space and staff did meet with Mr. Braun and requested the reduction of lots and to work within the parameters of the conservation subdivision. Commissioner Shelton felt the intent of the previous approval should be considered.

Commissioner Wharton motioned to table; Commissioner Shelton seconded; all in favor with Chairman Mehserle opposed; resulting vote 3 - 1 to table.

- B. Informational Hearing – No applications
- C. Other Business
- D. Commission questions or comments - Chairman Mehserle thanked the Commission for their service this past year.
- E. Adjournment: there being no further business to come before the Commission, the meeting was adjourned at 7:25 pm.

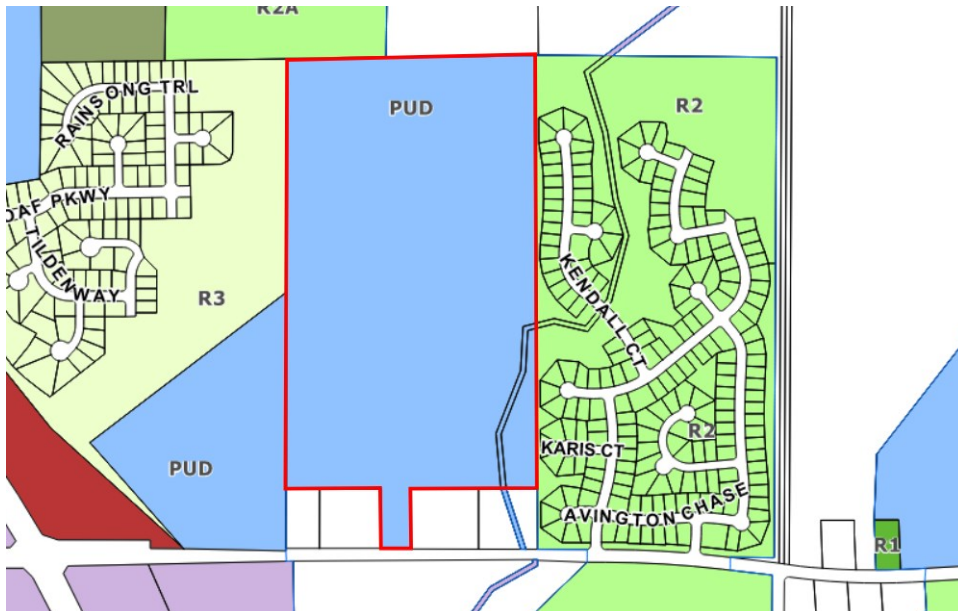


PLAT-0211-2025

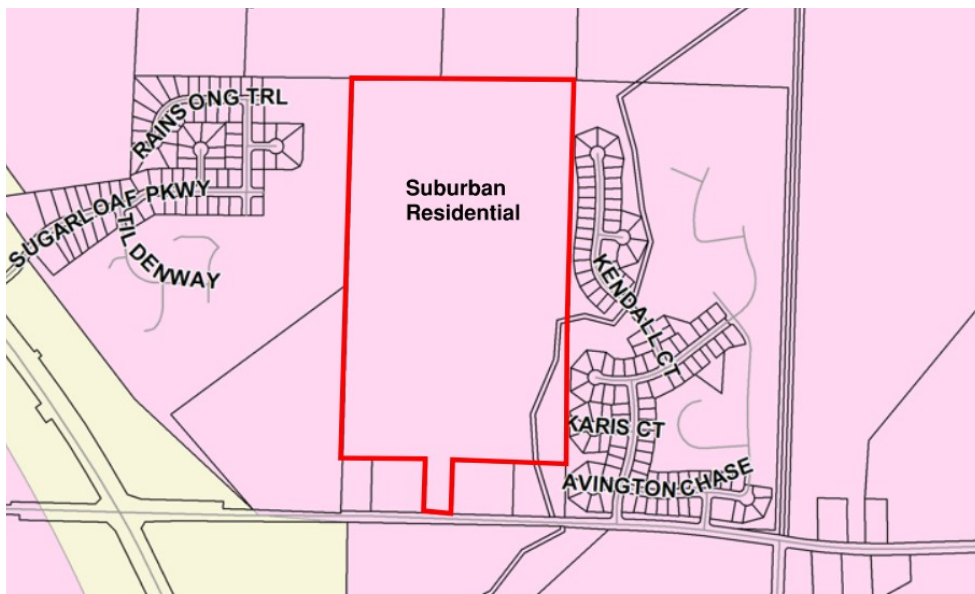
0 Kings Chapel Rd

Preliminary PLAT for the
Kings Landing Subdivision

Aerial



Zoning



Character Area



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STAFF REPORT

January 5, 2026

CASE NUMBER: PLAT-0211-2025
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: 246 total lots
4. Stormwater Management Areas: Unlabeled
5. Overall Density: 2.72 units / acre (246 units / 90.48 total acres, rounded 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 246-lot subdivision on Kings Chapel Road, following a previous submittal which requested 346 lots. 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, this 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
- Minimum Lot Size – 5,000 square feet
- Minimum Lot Width – 50 feet minimum
- 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

Prior staff confirmed widening the street right of way from 50' to 60' would be preferred by the City, in keeping with current standards, and does not constitute a substantive change from the originally adopted PUD plan.

In the Planning Commission's prior hearing of this case, the applicant stated that minimum lot area would be 6900 square feet, with lot width of 65 feet – both measures of which exceed the minimum limits established by the Innsbrook Place PUD plan accepted in 2007, and are therefore compliant. It is noted that minimum lot coverage required by the PUD plan remains 40% for future site development plans to be reviewed by the City.

Staff have also confirmed that the roadway labeled as "Road C" is expected to be constructed as a "stub-out," for potential future connections to the adjacent parcel, labeled as "Tract B" in the original PUD plan, which is also in keeping with the presently adopted regulations applicable to this site.

STAFF RECOMMENDATION: Staff appreciate the applicant's effort to achieve compliance with the 2007 adopted PUD regulating plan, and recommend approval based on the established guidelines.

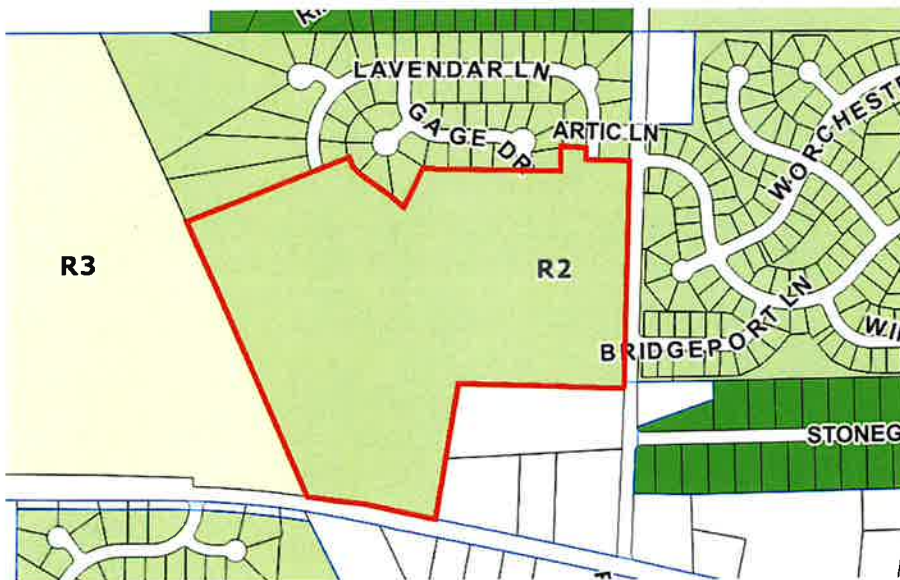


VAR-0212-2025

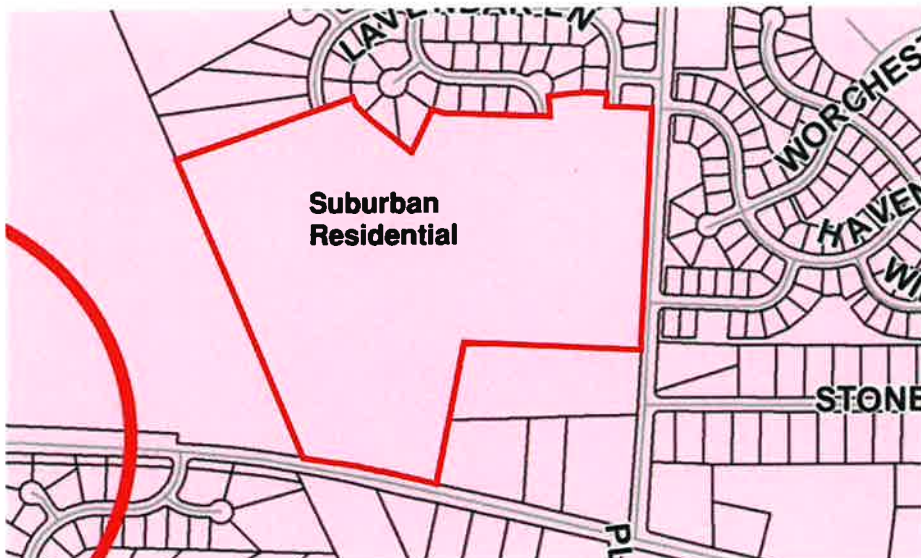
242A/B Lavendar LN

Request to reduce the side setbacks

Aerial



Zoning



Character Area



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STAFF REPORT

From the Department of Community Development

January 5, 2026

CASE NUMBER: VAR-0212-2025
APPLICANT: Bryant Engineering
REQUEST: Variance to reduce the side yard setbacks
LOCATION: 0 Gurr Road; Parcel No. 0P0480 039000 and 0P0480 054000

SECTION OF ORDINANCE BEING VARIED: Sec. 5-2.1. Minimum building setbacks. Minimum side yard setbacks in this residential district for a corner lot shall be 40 feet.

BACKGROUND: The applicant requests a variance to reduce the side yard setback from 40 feet to 30 feet. The request is due to the inability to fit the proposed home on the parcel while abiding by the required setback limits. In addition, the subject requires variance because of the right-of-way width, city infrastructure, and required landscaping on the eastern boundary of the property line.

STANDARDS NECESSARY FOR A VARIANCE:

1. *Do extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due to its size, shape, topography, or easements that are not found on other properties in the same zoning district?*

While the subject parcel is not exceptionally narrow, it is a corner lot, which requires more width to accommodate the side setback when abutting an arterial road. The side of the lot fronts Gurr Road, an arterial connecting Kings Chapel Road and Main Street. The applicant states that reducing the side setback to 30 feet will allow the builder to construct a duplex that fits comfortably on the lots.

2. *Would a literal interpretation of the provisions of the land management ordinance deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district?*

The applicant states that the required side setback limits the developable land on the parcel. Property pins for the subdivision have been set and moving them would come at a significant cost and time delay for the applicant. Development may still be possible on the parcel with the 40' setback. However, the owner would have to either reorient the building in a way that still meets applicable zoning standards or move the property pins.

3. *Would granting the variance requested confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district?*

Nearby existing properties are not similarly oriented, thereby minimizing any possibility of preferential treatment. Granting the variance would place the structure closer to the road, which would decrease the amount of land between the dwelling unit and Gurr Road. This action also limits the amount of right-of-way available for road widening projects that are expected within the next 8 – 10 years.

4. *Are the extraordinary circumstances the result of actions of the applicant?*

The circumstances are due to the amount of right-of-way required along an arterial road compared to the land available.

5. *Is the variance the minimum relief that will allow the legal use of the land, building or structure?*

The applicant states that the variance is the minimum relief necessary to accommodate the structure on the property. Staff believes a variance would provide a simpler means of resolve for the developer; however, it may complicate right-of-way projects in the future.

STAFF CONCLUSIONS:

Staff recommends denial of the variance request based on the following:

1. Decreasing the setback allowance would limit the amount of land available for future road widening projects and, inevitably, negatively impact the quality of life for the residents there once widening occurs.



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Application # VAR2023-2025

Application for Variance

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Bryant Engineering	Cleve Hollingsworth Construction, Inc
*Title	Engineer	Owner
*Address	PO Box 1821 Perry, GA 31069	78 Sandspur Trail Hawkinsville, GA 31036
*Phone		
*Email		

Property Information

*Street Address	Gurr Rd
*Tax Map #(s)	0P0480 039000/0P0480 054000
*Zoning Designation	R2

Request

*Please describe the proposed variance: (i.e. Reduce the rear setback from 35 feet to 30 feet)

a.) Reduce side Building setback line off Gurr Road from 40' to 30'.

Instructions

1. The application must be received by the Community Development Office no later than the date reflected on the adopted schedule.
2. **Fee:**
 - a. Owner-occupied single family residential – \$165.00
 - b. All others - \$330.00
 - c. All others (post construction) - \$650.00
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 2-3.7 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
4. *Submit plans, drawings, photographs or other documentation which helps fully describe your request.
5. 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.
6. Variance applications require a public hearing before the planning commission. A public notice sign(s) will be posted on the property at least 30 days prior to the scheduled hearing date.
7. *The applicant must be present at the hearing to present the application and answer questions that may arise.
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.

*Applicant	John-Michael Cosey	*Date	12/3/2025
*Property Owner/Authorized Agent	John-Michael Cosey	*Date	12/3/2025

Types of variances

Variances shall be limited to the following design and dimensional standards:

- (a) Minimum front, side, or rear setbacks;
- (b) Maximum lot coverage by buildings;
- (c) Maximum building height;
- (d) Dimensional standards for parking or loading spaces; or
- (e) Number of queuing spaces.

Standards for Granting a Variance

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

Are there covenants and restrictions pertaining to the property which would preclude the proposed variance?

1. Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due to its size, shape, topography, or easements that are not found on other properties in the same zoning district;
2. A literal interpretation of the provisions of the land management ordinance would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district;
3. Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district;
4. The extraordinary circumstances are not the result of actions of the applicant; and
5. The variance is the minimum relief that will allow the legal use of the land, building or structure.

Revised 7/1/2025



Chad R. Bryant, P.E.
Senior Principal

John Michael Cosey, P.E.
Principal

December 4, 2025

0665-010

Emily Carson
Community Planner City of Perry
478-988-2702
741 Main Street
Perry, Ga 31069
Emily.carson@perry-ga.gov

**Subject: Variance Request Letter
Remington Chase Section II Lot 1
Bryant Engineering Project #0665-010
Site # 230133
Perry, Ga**

Dear Ms. Carson,

I am writing to formally request a variance for Lot 1 of the Remington Chase Subdivision, Section II. Specifically, we are seeking approval to modify the building setback line along Gurr Road from 40 feet to 30 feet for Lot 1. This request arises from exceptional circumstances unique to Lot 1. As the first lot of the subdivision, it directly abuts the City of Perry Right of Way, which causes the building setback line to extend further into the property than on other lots in the same zoning district and subdivision. Without this variance, Lot 1 would be deprived of the same development opportunities granted by other lots in the subdivision. Approving this variance will not confer any special privileges upon the property owner that are denied to others. The circumstances prompting this request are the result of dual unit layout unique to this subdivision, not actions of the applicant. Furthermore, reducing the setback to 30 feet represents the minimum relief necessary to permit the construction of a dual-unit townhome, which is permitted within the subdivision and consistent with the planned development for Section II. We believe this adjustment will support the continued growth and alignment of the subdivision while maintaining compliance with applicable standards. Thank you for your consideration of this request. Please let us know if any additional information or documentation is required.

Thank you for your consideration of this request. Please let us know if any additional information or documentation is required.

Sincerely,

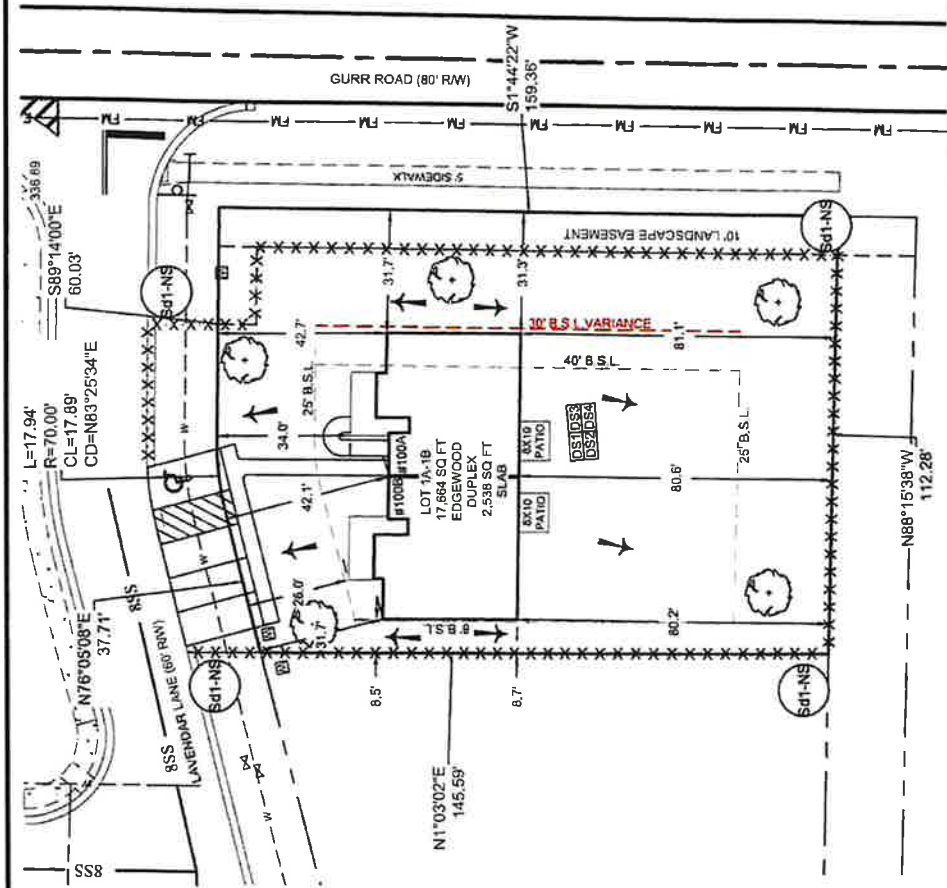
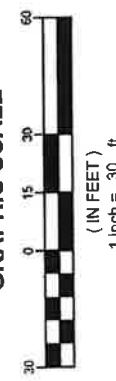
John-Michael Cosey, P.E.
Principal
Bryant Engineering, LLC



1. OWNER/BUILDER:
D.R. HORTON
1371 DOWWOOD DR SW
CONYERS, GA 30137
2. 24 HOUR EMERGENCY CONTACT:
JOSH WRIGHT
470-255-2843
3. ENGINEER/SURVEYOR:
FALCON DESIGN CONSULTANTS, LLC
235 CORPORATE CENTER DRIVE
STOCKBRIDGE, GA 30281
PH 770-388-0666
FAX 770-389-8556
4. BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM PRELIMINARY PLAT FOR REMINGTON CHASE PHASE 2.
5. ACCORDING TO THE F.I.R.M. OF HOUSTON COUNTY, PANEL NUMBER 13153C0189E, DATED 09/26/2007, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

NOTE:
THIS PLAN IS FOR PERMITTING PURPOSES ONLY.
1. BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.
2. CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY.
3. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.

GRAPHIC SCALE
(IN FEET)
1 Inch = 30 ft.



MIN. 2" CAL. SHADE TREE

ON LOT AREAS:

LOT AREA
17,664 SQ. FT.
FRONT STOOP/PORCH
2,538 SQ. FT.
REAR PORCH/PATIO/DECK
160 SQ. FT.
DRIVEWAY/WALKWAY
450 SQ. FT.
TOTAL IMPERVIOUS
3,422 SQ. FT.
IMPERVIOUS AREA
19.37%
SOD
12,650 SQ. FT.

OFF LOT AREAS:

DRIVEWAY APRON
863 SQ. FT.
PUBLIC WALKWAY
0 SQ. FT.
SOD
1,275 SQ. FT.

HOUSE AREAS:

HEATED
2,092 SQ. FT.
TOTAL
2,802 SQ. FT.
DISTURBED AREAS:
.14 AC

TREE INFORMATION:

LOT SIZE:
17,664 SQ. FT.
BUILDING FOOTPRINT:
2,802 SQ. FT.

TREES REQUIRED:
(17,664 - 2,802) / 3,000 = 4.95
NUMBER OF TREES REQUIRED: 5
ALL TREES BEING PLANTED SHALL BE MINIMUM 2" CAL.

TREES SHALL BE SHADE TREES AND SELECTED FROM THE ACCEPTABLE SPECIFIC TREE LIST FOUND IN CITY OF PERRY CODE.

FALCON DESIGN CONSULTANTS, LLC. ALL RIGHTS ARE RESERVED. ANY REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM FALCON DESIGN CONSULTANTS, LLC. IS EXPRESSLY PROHIBITED.

REVISIONS	
1.	DATE: 10-30-2025
2.	SCALE: 1" = 30'
3.	DESIGNED BY: JH
4.	REVIEWED BY: JH
5.	

THIS DOCUMENT IS NOT VALID
UNLESS IT BEARS THE
ORIGINAL SIGNATURE OF THE
REGISTRANT ACROSS THE
REGISTRANT'S SEAL.

MODEL HOME LOCATION & CORNER SIDE VARIANCE PLAN FOR:

LOT 1A-1B
REMINGTON CHASE
SECTION 1, PHASE 2

LOCATED IN:

LAND LOTS 144-148, 10TH DISTRICT
CITY OF PERRY - HOUSTON COUNTY, GEORGIA

CIVIL
ENGINEERING

LAND
PLANNING

LAND
SURVEYING

FALCON DESIGN CONSULTANTS, LLC

1000 232-7411 THROUGHOUT GEORGIA

OR DIAL 811

CONSTRUCTION
MANAGEMENT

LANDSCAPE
ARCHITECT

REGISTERED PROFESSIONAL ENGINEER

NO. 030440

ADAM L. L. L.

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

NO. 0000009371

ADAM L. L. L.

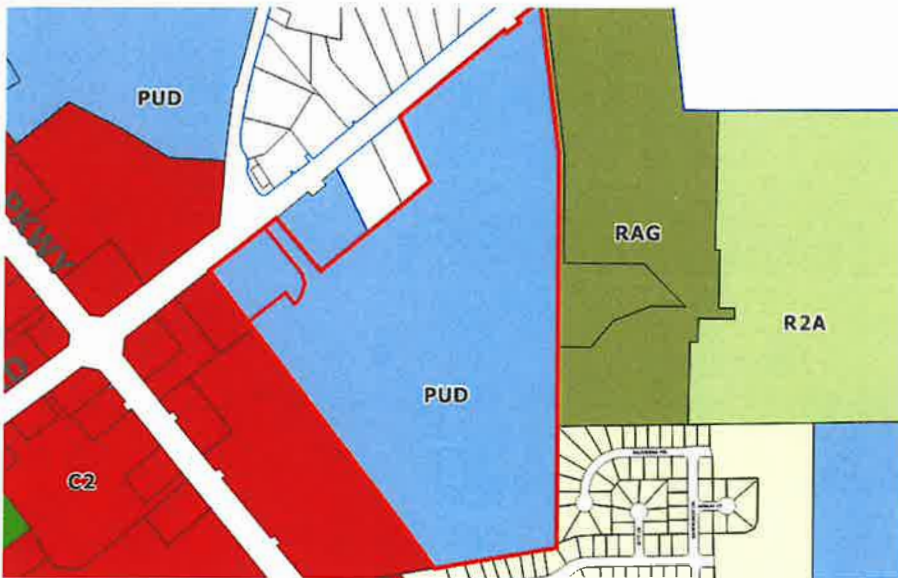


RZNE-0223-2025

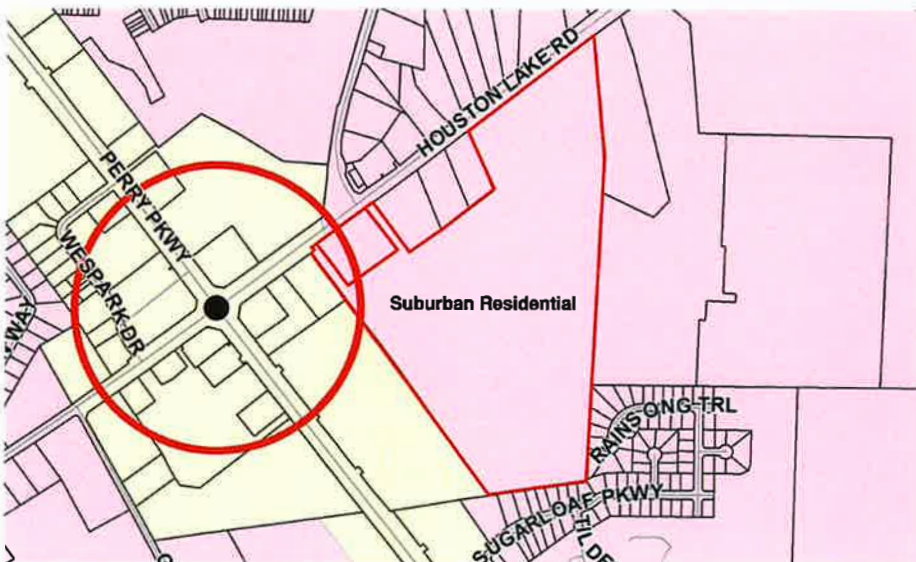
1824 Houston Lake
Rd/1904 Hwy 127

Amendment to the Encore
PUD Standards

Aerial



Zoning



Character Area



Where Georgia comes together.

STAFF REPORT

From the Department of Community Development
January 6, 2026

CASE NUMBER: RZNE-0233-2025

APPLICANT: Patriot Development Group, LLC

REQUEST: Update the PUD Standards for the Encore Development to accommodate
GDOT Requirements

LOCATION: 1824 Houston Lake Road and 1904 Hwy 127; OP0490 061000, OP0490
062000, and OP0490 07800

BACKGROUND INFORMATION: The applicant is seeking approval for a substantive change to the north entrance on the existing PUD plan. The Georgia Department of Transportation is requiring additional ROW width at the north entrance to the development, causing the applicant to have to adjust the development to accommodate.

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 pertaining to this parcel.

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

	Zoning	Land Use
North	R-AG, Residential Agriculture C-2, Commercial (County)	Single-Family Residential and Commercial
South	R-3, Single Family Residential	Single-Family Residential
East	R-AG, Residential Agriculture	Single-Family Residential, Event Center
West	C-2, General Commercial	Commercial

2. *Does the proposed zoning classification comply with the Comprehensive Plan and other adopted plans applicable to the subject property?* Yes. The property is located in a Suburban Residential character area in the 2022 Joint Comprehensive Plan that recommends a mixture of housing types and commercial uses within a walkable distance.

3. *Are all of the uses permitted in the proposed zoning classification compatible with existing uses on adjacent and nearby properties?* Uses allowed in the PUD zoning designation are complementary to the surrounding residential areas.
4. *Will any of the uses permitted in the proposed zoning classification cause adverse impacts to adjacent and nearby properties?* No adverse impacts are expected from the update to the entrance. This will ensure proper traffic flow to and from the development and accommodate any future needs GDOT may have relevant to this parcel.
5. *Would any of the permitted uses and density allowed in the proposed zoning classification cause an excessive burden on existing streets, utilities, city services, or schools?* No excess burden is expected on existing streets, utilities, city services, or schools.
6. *Do existing or changing conditions in the area support either approval or disapproval of the proposed zoning classification?* The proposed area of change is part of a larger development that supports the Council's goal to concentrate mixed-use and higher density residential developments along the Perry Parkway Corridor. This development increases housing options, commercial offerings, and walkability along the corridor. The proposed change does not negatively affect the overall goal of the development.
7. *Does the subject property have a reasonable economic use as currently zoned?* The parcel has a reasonable use as currently zoned. Shifting the entrance distance will not take away from the usability of the parcel.

STAFF RECOMMENDATION: Approval as submitted.



Where Georgia comes together.

Application # RZNE

0223-2025

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Patriot Development Group, LLC	Patriot Development Group, LLC
*Title	Organization	Organization
*Address	817 GA-247, UNit 10 Kathleen, GA 31047	817 GA-247, Unit 10 Kathleen, GA 31047
*Phone		
*Email		

Property Information

*Street Address or Location	1824 Houston Lake Road & 1904 Hwy 127, Perry, GA 31069
*Tax Map Number(s)	0P0490 061000, 0P0490 062000 & 0P0490 078000
*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	PUD	*Proposed Zoning District	PUD - Update
*Please describe the existing and proposed use of the property Note: A Site Plan or other information which fully describes your proposal may benefit your application. This PUD update is to bring residential Phase 4, North Entrance GDOT revisions into compliance under current approved PUD requirements.			

Instructions

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
- *Fees:
 - Residential Zoning (R-Ag, R-1, R-2, R-3) - \$325.00 plus \$28.00/acre
 - Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - \$543.00 plus \$43.00/acre
- *The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Rezoning applications require an informational hearing before the planning commission and a public hearing before City Council. Public hearing sign(s) will be posted on the property at least 15 days prior to the scheduled hearing dates.
- *The applicant must be present at the hearings to present the application and answer questions that may arise.
- *Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years has the applicant made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? "Applicant" is defined as any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action. Yes ☐ No ☒
If yes, please complete and submit a Disclosure Form available from the Community Development office.

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

9. Signatures:

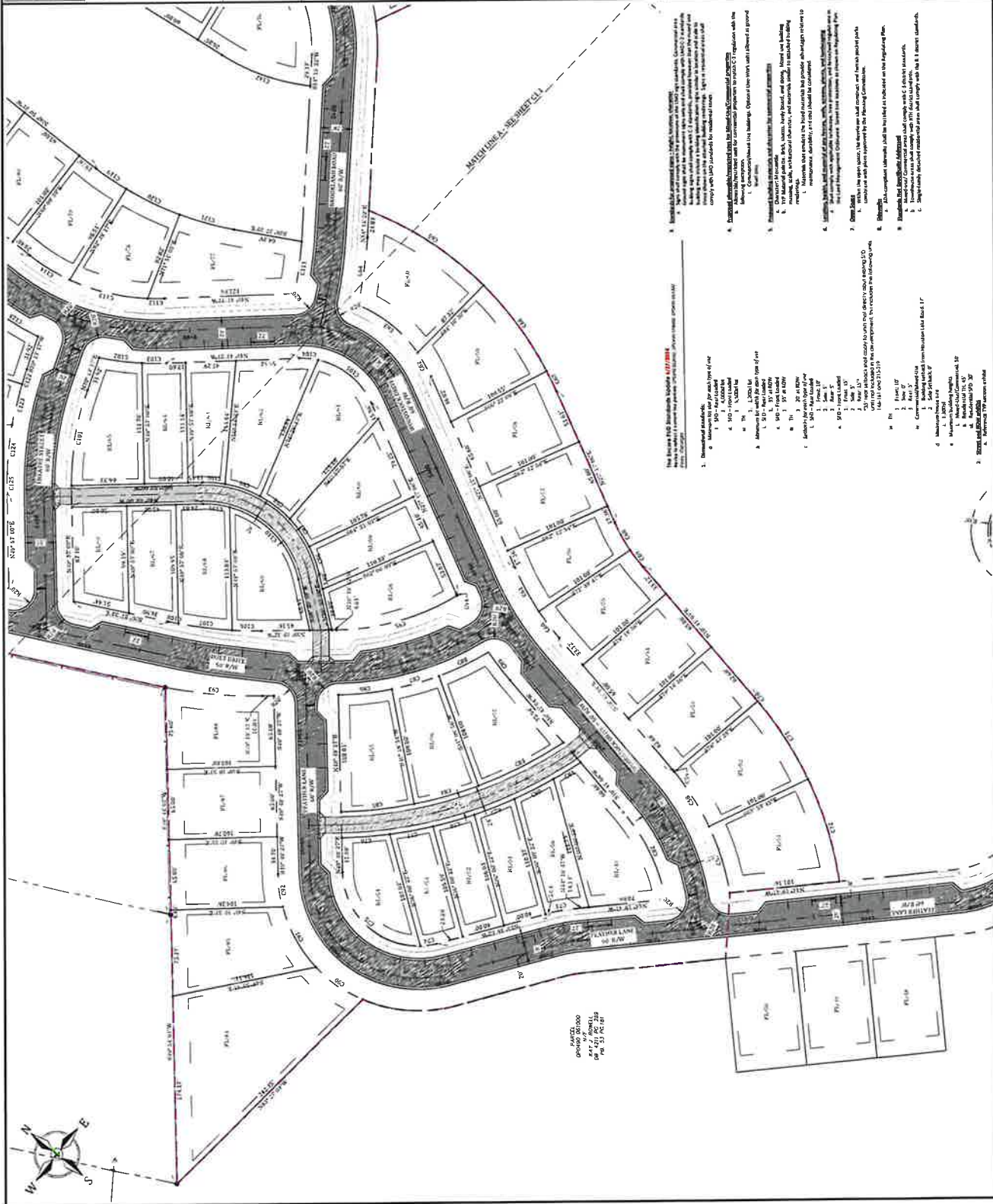
*Applicant		*Date	6/6/25
*Property Owner/Authorized Agent		*Date	6/6/25


Standards for Granting a Rezoning

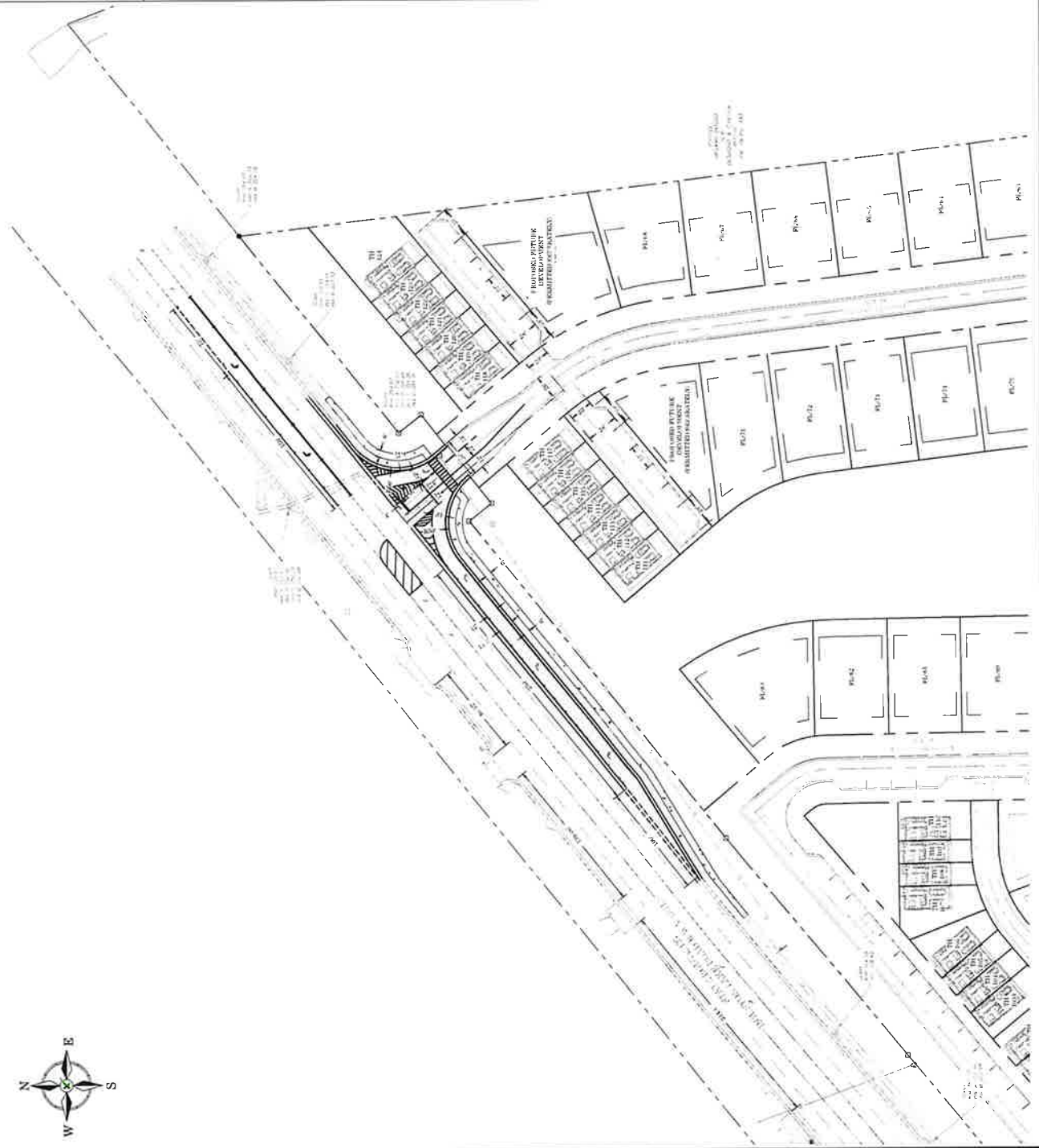
The applicant bears the burden of proof to demonstrate that an application complies with these standards.

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

- (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.

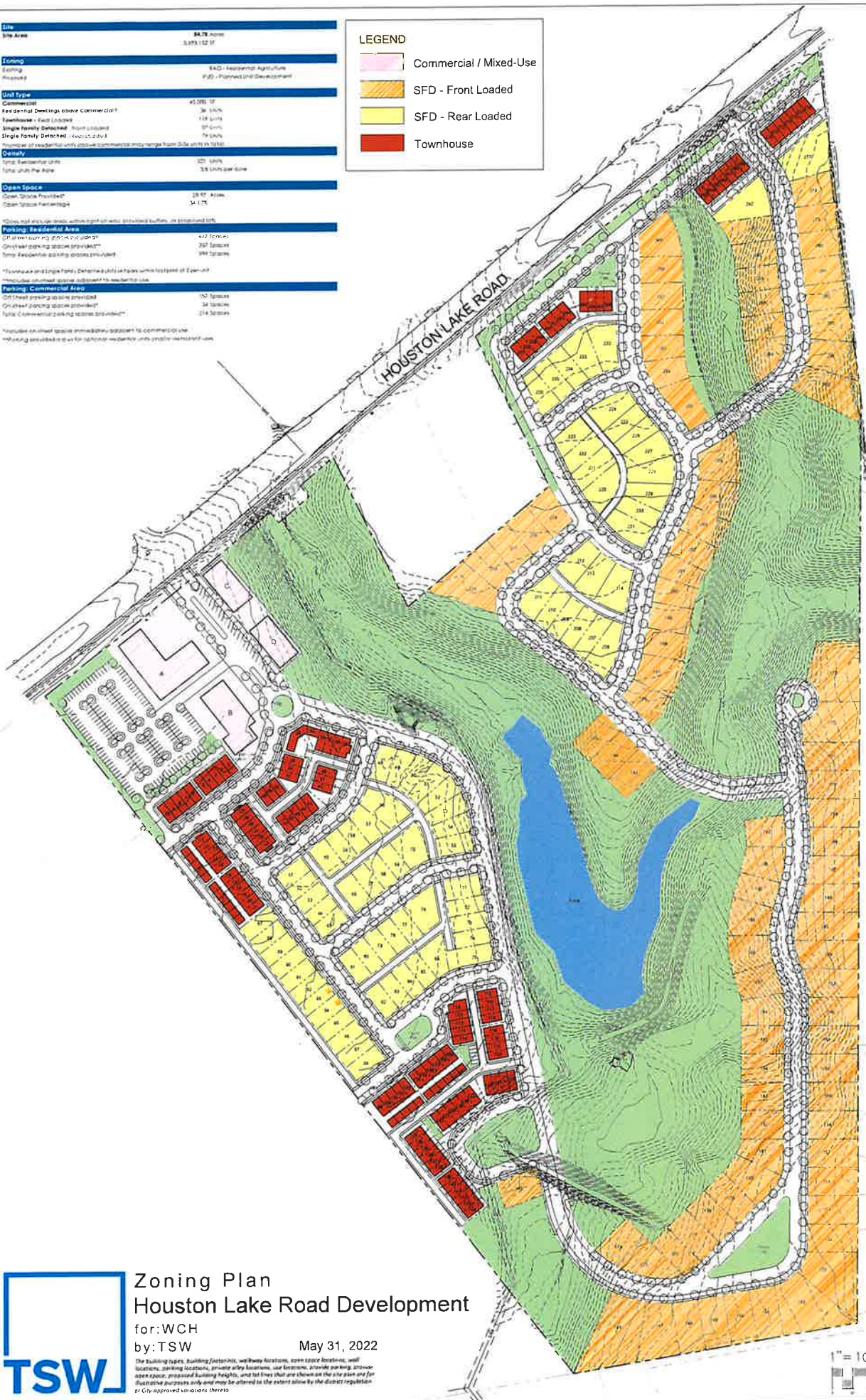
[illegible]This image shows a completely blank white page. It is surrounded by a thick black border, which appears to be the edge of a scanner or a frame. There are no markings, text, or illustrations on the page itself.[illegible]

<div style="text-align: center;"> <h1>SITE PLAN</h1> </div>	<h2>THE ENCORE SUBDIVISION</h2>		PROJECT NO. 124583820 ADDRESS JOHNS HWY CITY SEB COUNTY CHEROKEE	SHEET NO. C1.0
	<h3>PERRY, GEORGIA</h3>		 GRAPHIC SCALE: 1" = 40'	
PATRIOT DEVELOPMENT GROUP, INC.				



Site	
Site Area	34.78 Acres 3,873,122 SF
Zoning	
Existing	R4D - Residential Agriculture
Proposed	PUD - Planned Unit Development
Unit Type	
Commercial	43,000 SF
Residential Dwellings above Commercial	36 Units
Townhouse - rear loaded	118 Units
Single Family Detached - front loaded	97 Units
Single Family Detached - rear loaded	74 Units
*Number of residential units above commercial only range from 216 units to 1416	
Density	
Total Residential Units	322 Units
Total Units Per Acre	9.5 Units per Acre
Open Space	
Open Space Provided	28.97 Acres
Open Space Percentage	83.17%
*All open space is provided with a 100-foot buffer, as required by 100'	
Parking - Residential Area	
Off-street parking spaces provided	642 Spaces
On-street parking spaces provided	230 Spaces
Total Residential parking spaces provided	872 Spaces
*Townhouse and Single Family Detached units which are topped off with 200' of open space	
*Include an amount of open space adjacent to residential use	
Parking - Commercial Area	
Off-street parking spaces provided	100 Spaces
On-street parking spaces provided	34 Spaces
Total Commercial parking spaces provided	134 Spaces
*Include an amount of open space immediately adjacent to commercial use	
*Working provided for optional residential units and/or restaurant use	

LEGEND	
	Commercial / Mixed-Use
	SFD - Front Loaded
	SFD - Rear Loaded
	Townhouse



Zoning Plan Houston Lake Road Development

for: WCH

by: TSW

May 31, 2022

The Building Types, Building Footprints, Wellness Locations, Open Space Locations, Well Locations, Parking Locations, Private Entry Locations, Use Locations, provide parking, provide open space, proposed building heights, and lot lines that are shown on the site plan are for illustrative purposes only and may be altered to the extent allowed by the district regulations or City approved variations thereto.





Corporate: PO Box 181, Leesburg, GA 31763
Phone: 229-638-8595
Website: www.aeconllc.net

October 6, 2025

City of Perry
Planning and Zoning
808 Carroll Street
Perry, GA 31069

RE: The Encore at Parkway – PUD UPDATE
1904 Highway 127 Perry, Georgia 31069

To Whom it may Concern:

This letter is in response to the zoning application submitted on 10/06/2025, in reference to the above-mentioned project. Please see responses in **red** below.

1904 HWY 127 REZONING STANDARDS COMMENTS

1. Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?
 - a. Whether the proposed zoning classification complies with the comprehensive Plan and other adopted plans applicable to the subject property; **The proposed zoning is in conformity with the policies and intent of the Comprehensive Plan, especially with the “Economic Development” section’s goal #2 and 4, as well as the “Housing” section’s goal #s 1 and 3.**
 - b. Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties; **Adjacent and nearby properties classifications include R-3, C-2, R-AG, and PUD. Rezoning this property would allow potential use and development very similar to those of the immediate area’s past rezoning initiatives.**
 - c. Whether any of the uses permitted in the proposed zoning classification will cause adverse impacts to adjacent and nearby properties; **The proposed zoning would not adversely impact adjacent or nearby properties.**
 - d. 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 excessive burden on existing streets, utilities, city services or schools.**
 - e. Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification; **There are no existing or changing conditions of which interested parties have been made aware of, that would provide additional support for approval or disapproval.**
 - f. Whether the subject property has a reasonable economic use as currently zoned; **The property as relatively little economic value as currently zoned when compared to the potential PUD zoning economic value.**

If you have any questions, please contact our office at (229) 638-8595 or via email at permits@aeconllc.net.

Sincerely,
Axis Engineering Consultants, LLC

Brian H. Braun, P.E.
President

Locations: Leesburg • Warner Robins • Valdosta

Return to:

Varner & Peacock, LLC
1719 Russell Parkway, Building 200
Warner Robins, Georgia 31088

File No. 23-15690

-----Above this line for Official Use Only-----

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HOUSTON

THIS DEED, made the 27th day of **January, 2023** between **Ayer's Farms, Inc.**, a Georgia Corporation, hereinafter called Grantor, and **WCH Homes, Inc.**, a Georgia Corporation, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of other valuable consideration and Ten and No/100 Dollars (\$10.00), in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All those tracts or parcels of land situate, lying and being in Land Lots 110, 114 and 115 of the Tenth (10th) Land District of Houston County, Georgia, known and designated as Tract C, comprising 77.75 acres, according to a Retracement Survey of the Lands of Ayers Farms, Inc., prepared by Wellston Associates Land Surveyors, LLC, certified by Spencer H. Johnson, Georgia Registered Land Surveyor No. 3171, dated November 4, 2020, a copy of which is of record in Plat Book 83, Page 295, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-way affecting said described property.



Where Georgia comes together.

STAFF REPORT

From the Department of Community Development
December 23, 2025

CASE NUMBER: RZNE-0225-2025

APPLICANT: Paul Schofill

REQUEST: Rezone from R-2, Single-Family Residential to RM-1, Multi-family
Residential

LOCATION: 0 Frank Satterfield Rd; 0P0450 013000

BACKGROUND INFORMATION:

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 pertaining to this parcel.

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

	Zoning	Land Use
North	R-2A/R-1, Single-Family Residential	Vacant/Single-Family Residential
South	GU, Governmental Use	Government Facilities
East	R-1, Single-Family Residential	Single-Family Residential
West	R-2, Single-Family Residential	Undeveloped

- Does the proposed zoning classification comply with the Comprehensive Plan and other adopted plans applicable to the subject property?* Yes. The property is located in a Suburban Residential character area in the 2022 Joint Comprehensive Plan that recommends a mixture of housing types.
- Are all of the uses permitted in the proposed zoning classification compatible with existing uses on adjacent and nearby properties?* Uses allowed in this zoning designation are generally complementary to the surrounding residential areas. The residences planned for this parcel do not sharply increase the number of residents in the area or introduce a type of housing that is not compatible. There are also similar housing types on the opposite end of the road.

4. *Will any of the uses permitted in the proposed zoning classification cause adverse impacts to adjacent and nearby properties?* No adverse impacts are expected from any of the potential uses in the proposed zoning designation. Proper screening is required between multi-family residential and single-family residential properties to minimize potential visual or audible effects resulting from the use of the parcel.
5. *Would any of the permitted uses and density allowed in the proposed zoning classification cause an excessive burden on existing streets, utilities, city services, or schools?* No excess burden is expected on existing streets, utilities, city services, or schools.
6. Do existing or changing conditions in the area support either approval or disapproval of the proposed zoning classification? This parcel is near an area that is expected to have a low-to-medium density housing development constructed on it within the next 5 years. The proposed rezoning and use provides for medium density housing, which aligns with nearby existing housing and proposed housing developments. There is also a significant amount of the parcel that is unable to be developed due to flood plain restrictions. These factors
7. Does the subject property have a reasonable economic use as currently zoned.

The subject property could be developed into a single-family home under the current zoning. However, it has been vacant since being platted in 1973, possibly due to flood risk. Allowing the rezoning to proceed with the condition listed below creates dwellings at a slightly higher density, allowing for a smooth transition from low to medium-density housing.

STAFF RECOMMENDATION:

Staff recommends approval with the following condition:

1. The applicant agrees to abide by all flood plain regulations and requirements.



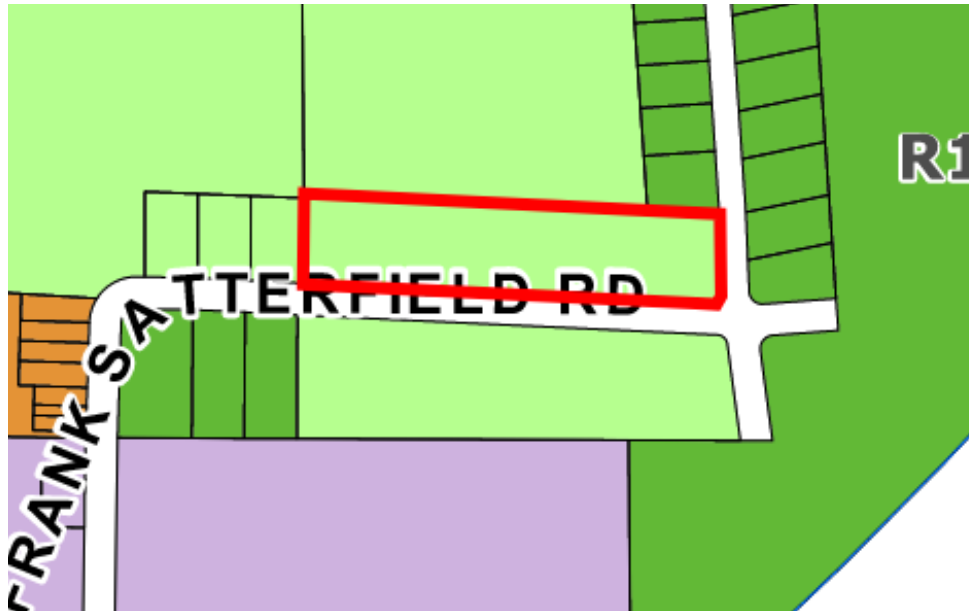
RZNE-0225-2025

0 Frank Satterfield Rd

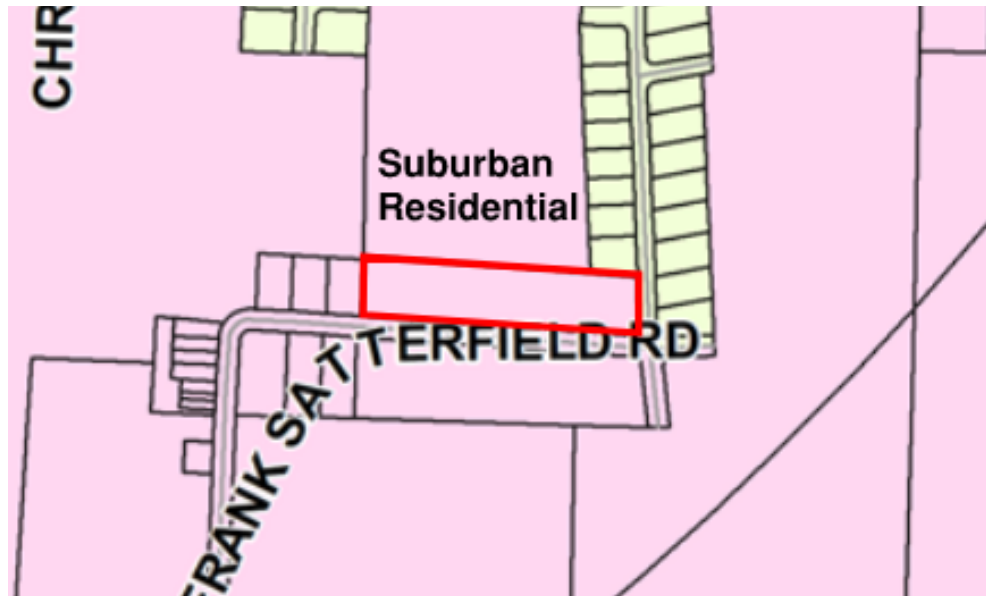
Request to rezone from R-2,
Single-Family Residential to
RM-1, Multi-family

Residential

Aerial



Zoning



Character Area



Where Georgia comes together.

Application # R2NE-0225-2025

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Paul Schofill	Lot Construction Group Inc
*Title	Owner	2831 Hwy 127 Kathleen, GA 31047
*Address	Frank Satterfield Road	Frank Satterfield Road
*Phone		
*Email		

Property Information

*Street Address or Location	Frank Satterfield Road
*Tax Map Number(s)	0P0450 013000
*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


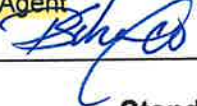
*Current Zoning District	R-2	*Proposed Zoning District	RM-1
*Please describe the existing and proposed use of the property Note: A Site Plan or other information which fully describes your proposal may benefit your application. The existing use is a vacant wooded lot. The proposed use is for 3 duplexes to be constructed on the property. The proposed Site Plan is attached.			

Instructions

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
- *Fees:
 - Residential Zoning (R-Ag, R-1, R-2, R-3) - \$325.00 plus \$28.00/acre
 - Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - \$543.00 plus \$43.00/acre
- *The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Rezoning applications require an informational hearing before the planning commission and a public hearing before City Council. Public hearing sign(s) will be posted on the property at least 15 days prior to the scheduled hearing dates.
- *The applicant must be present at the hearings to present the application and answer questions that may arise.
- *Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years has the applicant made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? "Applicant" is defined as any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action. Yes _____ No X
If yes, please complete and submit a Disclosure Form available from the Community Development office.

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

9. Signatures:

*Applicant 	*Date 12-2-2025
*Property Owner/Authorized Agent 	*Date 12-2-2025

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? **NONE**

- (1) Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property; **No Conflict**
- (2) Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties; RM-2. Multi-Family Residential is located nearby on the same road
- (3) Whether any of the uses permitted in the proposed zoning classification will cause adverse impacts to adjacent and nearby properties; The proposed uses will match existing nearby property uses.
- (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 current infrastructure is sufficient to support the proposed use.
- (5) Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification; and
There are no changing conditions known by the applicant at this time.
- (6) Whether the subject property has a reasonable economic use as currently zoned.
There are no viable development options for the property as currently zoned.



NT
AUL SCHORLL
BANKS ATTERFIELD ROAD
ERRY, GA 31069
PHONE: 478.367.6974

FRANK SATTERFIELD HOMES
PRELIMINARY SITE PLAN
FRANK SATTERFIELD ROAD
PERRY GA, 31069

CHRISTIAN & ELLINGTON
ENGINEERING | LAND SURVEYING
709 BELLEVUE AVENUE DUBLIN,
GEORGIA 31021
(478) 272-3013 | PEE005476



0000-0001-9150-3000

Year	2000	2001	2002	2003	2004	2005
Rate	1.0	1.0	1.0	1.0	1.0	1.0

PLAN INFORMATION

PROJECT NO 302512
FILENAME 302512.FRANK1A
CHECKED BY JLC
DRAWN BY BIE
SCALE 1"=30'
DATE 11.14.26

SHEET

PRELIMINARY

1.00



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF PERRY ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

CURRENT ZONING
TOWN OF SINGLE FAMILY RESIDENTIAL
BUILDING SETBACKS
FRONT 25'
SIDE 5'
REAR 35'
MINIMUM LOT WIDTH 80'

CITY OF FERRY GEORGIA
PLANNING AND ZONING DEPARTMENT

PROPOSED ZONING

ZONING: RM-1 MULTIFAMILY RESIDENTIAL
BUILDING SETBACKS:

FRONT	25'
SIDE	8' + 2' FOR EACH
REAR	35'

MINIMUM LOT WIDTH -- 75'

**3 PROPOSED DUPLEXES TO BE
CONSTRUCTED ON PIERS WITH
A MINIMUM F.F.E. OF 293.**

FLOOD INFORMATION

NF
OIC INC
PARCEL ID: 0P0450 01500
DB 7792, PG. 10
P.8 10 PG 178

- MATCHED AREA REPRESENTS FLOOD ZONE "A2" AS SHOWN ON FEMA FLOOD MAP PANEL 12185C0154E (EFFECTIVE 09/26/2007)

T CONSTRUCTION GROUP INC
 PARCEL ID. 0P06013000
 0 B. 10371, P. 150
 P.B. 15, P.G. 210

$$F_{30^\circ \text{ RCP}} = 283.37$$

FRANK SATTERFIELD ROAD (60' R/W)

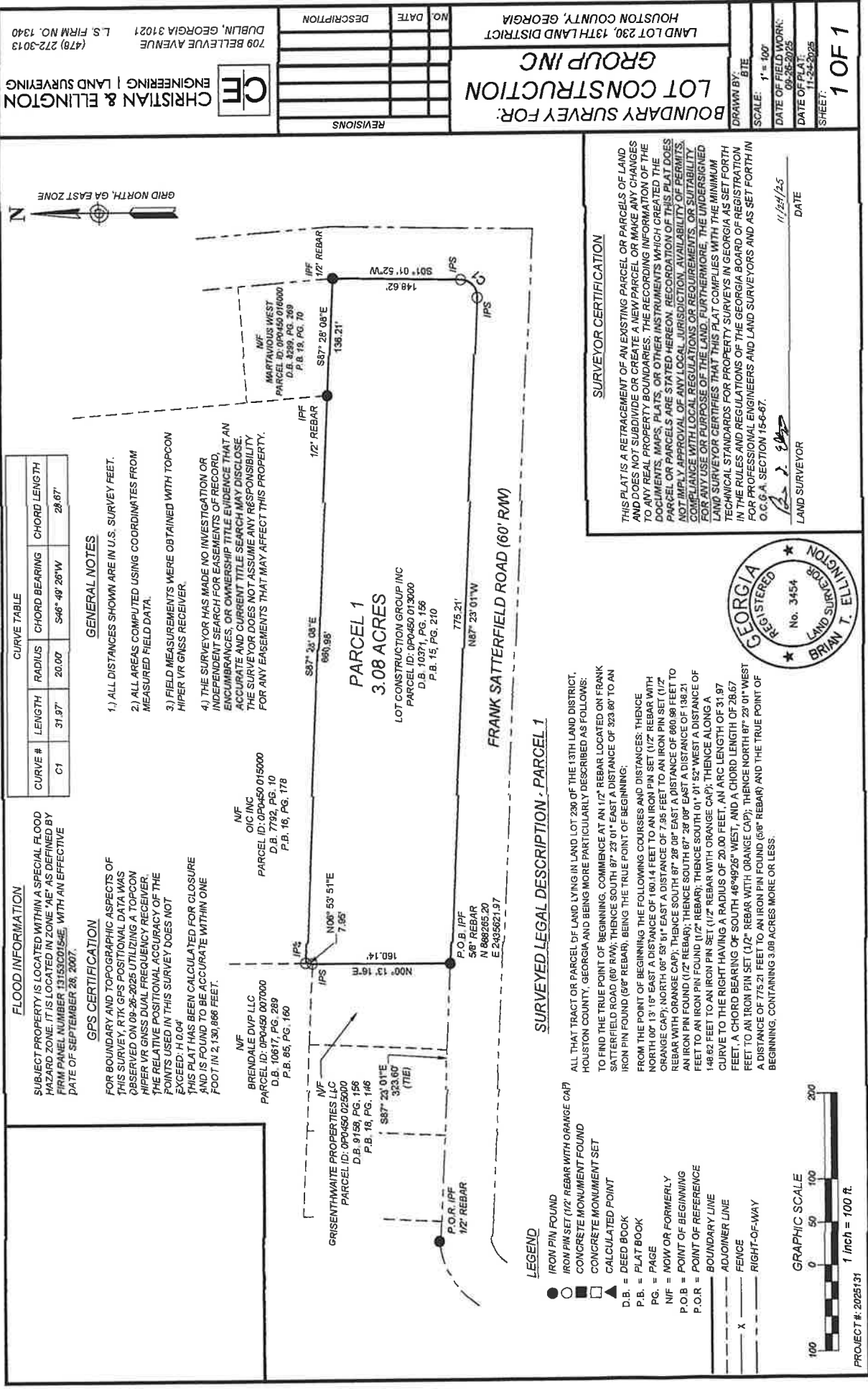
FLOOD ZONE AE
BFE = 290

LEGEND



NY
BIRDALE D/P LLC
PARCEL ID: 0000000000
0.010017 AC 200

GRASENTHWAITE
PROPERTIES LLC
PARCEL ID: 090460 025000



2 of 3
✓
Recording requested by:
Varner & Peacock LLC
1719 Russell Parkway, Building 200
Warner Robins, GA 31088
(478) 922-3010
24-16900/Lot Construction



Doc ID: 017899060002 Type: GLR
Recorded: 03/20/2024 at 10:56:05 AM
Fee Amt: \$90.00 Page 1 of 2
Transfer Tax: \$65.00
Houston County Georgia
Carolyn V. Sullivan Clerk Superior

BK 10371 PG 156-157

----- Above this line for Office -----

TRUSTEE'S DEED

STATE OF GEORGIA
COUNTY OF HOUSTON

THIS DEED, made this the 15th day of March, 2024 between A.C. Church, as Trustee of the Longvale Family Trust, a Land Trust, and any amendments thereto, as party or parties of the First Part, (hereinafter called "Grantor") and Lot Construction Group, Inc., a Georgia corporation (hereinafter called "Grantee"); the words "grantor" and "grantee" to include their respective heirs, successors and assigns where the context requires or permits:

WITNESSETH: That A.C. Church is the Trustee under the Longvale Family Trust, a Land Trust. Recorded simultaneously herewith is an Affidavit of Trust.

NOW THEREFORE, that the said Grantor, for and in consideration of the sum of SIXTY FIVE THOUSAND AND 00/100 (\$65,000.00), in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, and pursuant to the power and authority granted to Grantor under said Trust, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said grantee, in fee simple, the following described property:

All that tract or parcel of land situate, lying and being in Land Lot 230 of the Thirteenth (13th) Land District of Houston County, Georgia, being known and designated as Parcel "A", comprising 3.13 acres, more or less, according to a plat of survey being of record in Plat Book 15, Page 210, Clerk's Office, Houston Superior Court. Said plat and the record thereof are incorporated herein by reference for all purposes.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-way affecting said described property.

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, its heirs, successors and assigns, forever, in Fee Simple.

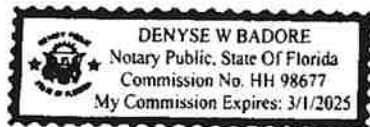
IN WITNESS WHEREOF, the said Grantor in her representative capacity has hereunto set her hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

Sally Ann
Witness

A.C. Church (SEAL)
A.C. Church as Trustee of the Longvale Family Trust, a
Land Trust

Denyse W Badore
Notary Public
Seal



STAFF REPORT

From the Department of Community Development
December 23, 2025

CASE NUMBER: SUSE-0227-2025
APPLICANT: Whitefield & Company, LLC
REQUEST: A Special Exception to allow short-term residential rental
LOCATION: 1414 Main Street; Tax Map No. 0P0220 049000

REQUEST ANALYSIS: The subject property owner proposes to offer the entire **3-bedrooms/2-bath** house for short-term rental for a maximum of **8 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.

Standards for Short-term Rental Properties (Section 4-3.5 of the LMO)	
1,000-foot buffer from another STR and only one STR per premises	Complies
Designation of local contact person	Complies
Host Rules addressing: <ul style="list-style-type: none">• Maximum occupancy of 8 persons• Parking restrictions; on-premises parking of up to 3 vehicles• Noise restrictions• On-premises curfew• Prohibition of on-premises events	Complies
Trash pick-up plan	Complies
Required written rental agreement	Complies
Proof of required active insurance policy	Complies
Application for City of Perry Occupational Tax Certificate	Complies
Other standards will be addressed with the issuance of an STR permit	

STANDARDS FOR SPECIAL EXCEPTIONS:

- 1. Are there covenants and restrictions pertaining to the property which would preclude the proposed use of the property?*
The applicant asserts that there are no covenants or restrictions that pertain to the premises or prevent it from being used as a short-term residential rental.
- 2. Does the proposed use comply with the Comprehensive Plan and other adopted plans applicable to the subject property?*
The subject property is in a Traditional Neighborhood character area in the 2022 Joint Comprehensive Plan which calls for appropriately scaled infill development that revitalizes the housing supply in these areas. This property has been updated to be used for housing, as originally intended.
- 3. Will the proposed use impact traffic volume or traffic flow and pedestrian safety in the vicinity?*
The proposed use will not negatively impact traffic flow or pedestrian safety.

4. *Will the hours and manner of operation of the proposed use impact nearby properties and uses in the vicinity?*

The parcel will be used as originally intended; therefore the operation will not impact nearby properties or uses.

5. *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?*

Parking, loading/service, and refuse collection areas will not negatively impact surrounding parcels.

Parking is available for all vehicles in the driveway and under the carport on the parcel. Occupants are required to follow all city codes related to noise, light, smoke, and odor.

6. *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, making it compatible with surrounding structures. Changing the frequency of occupants does not change the use of the parcel.

7. *Is the parcel a sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use?*

The parcel is sufficient size to accommodate the proposed use; no future growth is expected in this area.

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

The structure on the parcel is being used as it was originally intended and will not cause an excess burden on services being provided to the home.

STAFF RECOMMENDATION: Approval as submitted.

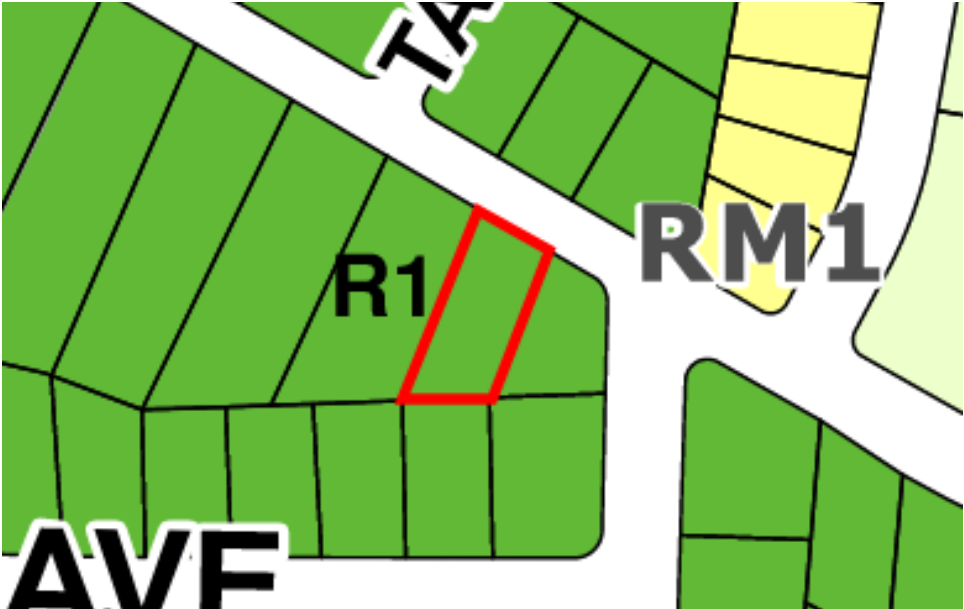


SUSE-0227-2025

1414 Main St

Request to allow a short-term
residential rental

Aerial



Zoning



Character Area

NOTE: Receipt of an application does **NOT** guarantee final approval by the City of Perry's governing bodies.



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Application for Special Exception

Contact Community Development (478) 988-2720

Application # SUSE#
0227-
2025

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Whitefield & Company LLC	Whitefield & Company LLC / Landon Moore
*Title	Owner	Owner
*Address	1414 Main St. Perry, GA 31069	
*Phone		
*Email		

Property Information

*Street Address	1414 Main St. Perry, GA 31069
*Tax Map Number(s)	0P0220 049000
*Zoning Designation	R1 Residential

Request

*Please describe the proposed use: Seeking approval for Whitefield & Company LLC to provide short term rentals for the home located at 1414 Main St. Perry, GA 31069

Instructions

- 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.
- *The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.5 of the Land Management Ordinance for more information. You may include additional pages when describing the use and addressing the standards.
- *For applications in which a new building, building addition and/or site modifications are proposed, you must submit a site plan identifying such modifications.
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Special Exception applications require an informational hearing before the planning commission and a public hearing before City Council. Public notice sign(s) will be posted on the property at least 15 days prior to the scheduled hearing dates.
- *The applicant must be present at the hearings to present the application and answer questions that may arise.
- The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.
- *Signatures: Landon Moore III

*Applicant	Whitefield & Company LLC	*Date	12/5/25
*Property Owner/Authorized Agent	Landon Moore	*Date	12/5/25

Application for Special Exception – Page 2

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;

To the best of my knowledge, the proposed use of the property located at 1414 Main St. Perry, GA complies with the Comprehensive Plan and other adopted plans applicable to the subject property. With the exception of its proximity to another STR.

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

The proposed use of the property located at 1414 Main St. Perry, GA would NOT impact traffic volume, traffic flow or 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;

The hours and manner of operation of the proposed use for the property located at 1414 Main St. Perry, GA would NOT negatively impact 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;

Parking, loading/service, or refuse collection areas of the proposed use for the property at 1414 Main St. Perry, GA would NOT negatively impact nearby properties or uses in the vicinity by means of 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;

The height, size, and/or location of the existing proposed structure(s) at 1414 Main St. Perry, GA is compatible with the height, size, and/or location of structures on nearby properties in the vicinity if not better.

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

The parcel at 1414 Main St. Perry, GA is of sufficient size to accommodate the proposed use of the property and the reasonable future growth of the proposed use of the property.

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

The proposed use of the property at 1414 Main St. Perry, GA will NOT cause an excessive burden on existing streets, utilities, city services, or schools.

Remaining documents on file with
Community Development



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STAFF REPORT

December 11, 2025

CASE NUMBER: TEXT-0221-2025

APPLICANT: Joe Duffy for The City of Perry

REQUEST: Amendment to Section 2-3.13.2, Preliminary Plats
Process improvement clarification to identify and state that the responsibility for Emergency 911-compliant addressing of proposed building and unit locations is the responsibility of the applicant to provide, and must be labeled on preliminary plats submitted for review at time of submission.

STAFF COMMENTS:

The amendment is intended to streamline the addressing process applied to preliminary plat applications, at the beginning of the process - upon receipt for review and consideration by the City.

The proposed language change is an addition to Subsection 2-3.13.2, adding a new Subsection 2-3.13.2 (G) as follows:

Sec. 2-3.13.2. Preliminary Plats

(G) Addressing requirements.

- (1) Applicants shall be required to submit desired parcel, and/or suite, and/or dwelling unit address numbers as a labeled component of preliminary plats.
- (2) Coordination of addressing compliance with applicable City or County Emergency Service and Public Safety agencies is the responsibility of the applicant.

A more streamlined process is needed to align with Perry's increased rate of growth and complexity of development patterns. An archaic manual procedure of handwriting addresses by staff physically upon paper plats, then scanned for consideration by Emergency Services personnel has proven to be an inefficient means of handling this important process – particularly for larger scale developments and market trends encouraging less traditional mixed-use projects.

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's guidance.

- (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.**

Long standing practice of staff manually hand-addressing plats for submission, after their approval, before Emergency Services have reviewed, has proven inadequate. The rate of growth and varied

building typologies more recently experienced requires that addressing be proposed in advance of the City's conceptual review and potential approval of preliminary plats, by the surveying professional or civil engineer creating the document.

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

A demonstrated community need exists, in that requiring a uniform addressing process of development applicants is needed by Emergency Services as an effective means of locating locations in the event of an emergency and establishing the ability for staff to process site permits.

(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 intent of the Land Management Ordinance's establishment of Administrative Procedures.

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

The amendment shall streamline the review process required of multiple governmental units, which in turn does support a logical and orderly physical 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 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 direct impact on public facilities, although will improve service delivery speed of multiple government units.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed text amendment.



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Application # TEXT 0221-2025

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 Section 2-3.13.2, Preliminary Plats

Process improvement clarification to identify and state responsibility for Emergency 911-compliant addressing of proposed building and unit locations is the responsibility of the applicant to provide, and must be labeled on preliminary plats submitted for review at time of submission.

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
11/14/2025

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.

The amendment is not inconsistent with the Comprehensive Plan's guidance.

(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.

Previous practice of staff manually hand-addressing plats for submission, after their approval, before Emergency Services have reviewed, has proven inadequate. The rate of growth and varied building typologies more recently experienced requires that addressing be proposed in advance of the City's conceptual review and potential approval of preliminary plats.

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

A demonstrated community need exists, in that requiring a uniform addressing process of development applicants is needed by Emergency Services as an effective means of locating locations in the event of emergencies and establishing the ability to process site permits.

(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 intent of the Land Management Ordinance's establishment of Administrative Procedures.

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

The amendment shall streamline the review process required of multiple governmental units, which in turn does support a logical and orderly physical 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 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 direct impact on public facilities, although will improve service delivery speed of multiple government units.

Addition to Subsection 2-3.13.2, adding a new Subsection 2-3.13.2 (G) as follows:

Sec. 2-3.13.2. Preliminary Plats

(G) Addressing requirements.

- (1) Applicants shall be required to submit desired parcel, and/or suite, and/or dwelling unit address numbers as a labeled component of preliminary plats.
- (2) Coordination of addressing compliance with applicable City or County Emergency Service and Public Safety agencies is the responsibility of the applicant.