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Planning Commission Agenda  
Monday, March 9, 2026, 6:00 pm

Perry City Hall, 808 Carroll Street, Perry

1. Call to Order
2. Roll Call
3. Invocation
4. Approval of Minutes from January 12, 2026, regular meeting and January 26, 2026, and February 09, 2026, work sessions
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
8. New Business
  - A. Public Hearing (Planning Commission decision)
    1. **PLAT-0002-2026.** Preliminary plat for The Harvest at AG Village on Moss Oak Road, Parcel No 0P0340 048000. The applicant is Chad Bryant, Bryant Engineering.
    2. **VAR-0015-2026.** Variance for reduction of front setbacks for 106 Prospect Ave, 110/112/114/116/118/120/122/124/126/128/130 Billboard Ave, 101/103/105/107/109/111 Ensemble Blvd, and 101/103/105 Billboard Ave. The applicant is Karen Rolle, Moore Bass Consulting.
  - B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on April 7, 2026)
    1. **SUSE-0007-2026.** Special exception for short-term rental for property located at 1306 Keith Drive. The applicant is Leonard H. Samples.
    2. **SUSE-0013-2026.** Special exception for short-term rental for property located at 303 Martin Luther King, Jr. Drive. The applicant is James R. McGhee.
- 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 Work Session Agenda  
Minutes - January 26, 2026

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

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

Guests – Chad Bryant – Bryant Engineering and Lindsay Bryant – The Loudermilk Group

3. Citizens with Input – None
4. Guests – Mayor Walker and Robert Smith – City Manager – Mayor Walker thanked all for their continued service and reviewed Council's current and upcoming goals and objectives.
5. Old Business
  - a. Follow-up discussion of amendments to Short-Term Rentals
    - Distance to schools and Length of Stay

Ms. Carson advised through monitoring had (22) listings since October, ten of which increased their stay time, four anticipated special exception applications, with two already filed. Ms. Carson provided a map of three area schools with the 1000ft. buffer; in research have found no other cities that have this. Commissioner Guidry felt regulations should be at a higher intensity. Commissioner Shelton felt a buffer should be incorporated around schools to preserve the integrity of the area; Ms. Carson advised with the proposed buffer it would be. Mr. Duffy advised if pursuing would consult with the city attorney. On conclusion staff was requested to provide additional information which included: map of all schools with proposed buffer, number of police instances, limits if capped, and request for police to speak in STR's , and any crime data.

6. New Business
  - a. Discussion of proposed text amendment for non-residential district sign standards

Mr. Duffy read the proposed amendment, which addresses multiple tenants, which currently is not addressed. Chairman Mehserle asked if there was a unified building identification regulation; Mr. Duffy advised there was not. Commissioner Wharton asked about the sign size; Mr. Duffy advised it would be determined by wall size. Ms. Bryant advised for their building at 1325 Washington Street, there are ten tenant spaces, each would have their own sign. Commissioner Hayes inquired about the number of tenants; Mr. Duffy advised would be for three or more. On conclusion of discussion staff was requested to update with the additional information discussed which included: definition of multi-tenant, unified building identification sign, and update and bring back for further discussion.

7. Chairman Item(s)
  - a. Density requirements – Chairman Mehserle postponed to a later meeting

8. Other Business – None

- Review items for February 9, 2026, informational/public hearings – No applications filed
- Update on City Council zoning decisions – Ms. Carson provided an updated.

9. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 7:00pm.

DRAFT

Planning Commission Work Session  
Minutes - February 9, 2026

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

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

3. Citizens with Input – None

4. Old Business

- a. Continued discussion of amendments to Short-Term Rentals

Ms. Carson advised still waiting to hear from the city attorney regarding the legality of creating a buffer near the vicinity of schools; a map was provided to show the buffers at 500/1000/2000 feet. Ms. Carson provided police report data, there were three calls, not related to the rentals themselves and there were no other calls or complaints. It was asked how many homes would be affected with the proposed buffer; Mr. Duffy advised the current ordinance is already strict with the current buffer and application process. Mr. Duffy asked if there should be a limit on them, such as by population. Commissioner Guidry voiced concern with the impact on the neighborhood. Discussion ensued on this as well as the rights of the property owner. Ms. Carson noted the current buffer is protecting the area. On conclusion of the discussion, the majority decided to keep the current regulations in place.

- b. Continued discussion of proposed text amendment for non-residential district sign standards

Mr. Duffy provided an update from previous discussion which included a definition and the proposed amendment. Commissioner Wharton asked how the sign size was determined and what it was defined by; Mr. Duffy advised the amendment provides for the administrator's review; it was suggested limiting to a potential number as it relates to the tenant occupancy or a percentage of the entire building square footage; concern was voiced that a larger than anticipated sign could be had and should the burden be on staff to determine. Chairman Mehserle inquired if the current procedure is impacting development and want to be fair for all applications; Mr. Duffy advised the city is seeing more multi-tenant development and this will address the need for a building identifier. Discussion ensued with regard to allowable size and concerns with placing the burden of the decision on the administrator; in conclusion it was requested of staff to research other cities for similar ordinances for more guidance.

5. New Business

- a. Vape shops

Mr. Duffy provided a draft of a proposed amendment which provides for a definition and the core regulations that would limit the number based on population and advised the city attorney is reviewing. The Commission concurred for staff to move forward.

- b. Interstate Corridor Overlay District (IC) - Sign Standards, Table 6-9-2

Mr. Duffy, at the request of administration, was asked to review the sign height standards for the Interstate Corridor District; the current ordinance does not address the specific district and allows only a 20-foot-high pole sign; the proposal would allow for 100 feet, and only for parcels abutting I-75. Questions arose with the impact currently not allowing and what parcels would be affected, as there could be an abundant number of signs that could possibly be permitted. Staff was asked to bring back information regarding the affected parcels for further discussion.

6. Chairman Item(s)
  - a. Density requirements – tabled to a later work session
7. Other Business – None
8. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:53pm.

DRAFT

Planning Commission  
Minutes - January 12, 2026

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

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

Guests: Chad Bryant, Casey Graham, Chuck Thomas, Landon Moore, Brian Braun, Paul Schofill

3. Invocation – was given by Commissioner Ross
4. Welcome New Commissioner – Shrad Amrit – Chairman Mehserle advised delayed until next month and will bring updates as available.
5. Election of Chairman and Vice Chairman – Chairman Mehserle handed the meeting over to Mr. Duffy. Mr. Duffy advised as required each year election of a Chairman and Vice Chairman is needed and called for any motions.

Commissioner Hayes motioned to nominate Jim Mehserle as Chairman; Commissioner Wharton seconded; all in favor, with Commissioner Mehserle abstaining from vote and was unanimously approved.

Commissioner Ross motioned to nominate Commissioner Hayes as Vice Chairman; Commissioner Guidry seconded; all in favor, with Commissioner Hayes abstaining from vote and was unanimously approved.

6. Approval of Minutes from December 8, 2025, regular meeting – Commissioner Wharton motioned to approve as presented; Commissioner Shelton seconded; all in favor and was unanimously approved.
7. 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.
8. Citizens with Input – None
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.

Mr. Duffy read the staff report, along with staff responses, which was 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, the portion of which was originally labeled as Tract "CM."

Chairman Mehserle opened the floor for comment. Mr. Casey Graham, 200 Cedar Ridge Drive, the engineer of record, added there will be another stub out for a road to the west.

Commissioner Wharton asked for confirmation that the submittal meets the 2007 PUD standards; Mr. Duffy advised it does. Chairman Mehserle clarified the number of lots, which is 246, a reduction of the original submittal.

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

**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.

Ms. Carson read the applicants' request, along with staff responses, which was for 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 property requires a variance because of the right-of-way width, city infrastructure, and required landscaping on the eastern boundary of the property line.

Chairman Mehserle opened the public hearing at 6:16 pm and called for anyone in favor of the request. Mr. Chad Bryant, Bryant Engineering, 111 Perimeter Road, advised is a duplex community and the same unit fits throughout the entire development, and the owner wants a product that fits, and without approval, the lot could be sold and developed as a single-family residence, which would not be compatible with the neighborhood. The lot is on the corner, and the typical setbacks of 25feet for the front and rear and 40 feet on the side are impractical. There is currently 80 feet of right-of-way on Gurr Road, and a three-lane highway will fit and disagrees that there will be a negative impact with a future expansion; feels a different product is more of the problem.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:21 pm.

Commissioner Hayes abstained from discussion and voting as his employer is the financial institution for the developer.

Commissioner Wharton asked when the plat was approved, was the lot not on the plat with the setbacks; Ms. Carson advised yes, and on arterial streets they are always wider.

Commissioner Wharton motioned to deny the application as presented; Commissioner Shelton seconded; with Commissioner Hayes abstaining, resulting in unanimous approval for denial.

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.

Mr. Duffy advised the case is being brought back forth due to a technicality as determined by the city attorney, which is the application needed to include all three parcels for the rezoning request, whereas the previous filing only had two. Mr. Duffy then read the request, which was for approval of 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, along with staff responses.

Chairman Mehserle opened the public hearing at 6:27 pm and called for anyone in favor of the request. Mr. Brian Braun – project engineer, 102 Ed Bayer Court, reiterated the requested and advised nothing else with the standards would be changing.

Chairman Mehserle called for anyone in opposition of the request; there being none the public hearing was closed at 6:29pm.

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

**2.RZNE-0225-2025.** Rezone property at Frank Satterfield Road, Parcel No. 0PO450 013000, from R-2, Single-Family Residential to RM-1 Multi-Family Residential District. The applicant is Paul Schofill.

Ms. Carson read the applicants' requests, which was to rezone from R-2, Single-Family Residential to RM-1, Multi-family Residential, along with staff responses. Ms. Carson further advised from the staff report that the parcel is near an area that is expected to have low-to-medium density housing development within the next five years, and 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 floodplain restrictions. The 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 that the applicant agrees to abide by all flood plain regulations and requirements creates dwellings at a slightly higher density, allowing for a smooth transition from low to medium-density housing.

Chairman Mehserle opened the public hearing at 6:33pm and called for anyone in favor of the request. The applicant, Mr. Paul Schofill, 2831 Hwy 127 advised it is his intent to build nine duplexes and after further research there is more of the parcel in the flood plain than he had been told by FEMA and he is just trying to recapture what he has invested in the property.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:35pm.

Commissioner Wharton asked if any of the proposed building site was in the floodplain; Ms. Carson advised the Chief Building Official is the floodplain manager and he will review for determination, but it will not be in the 100-year floodplain. Chairman Mehserle inquired if there had been any comment from the surrounding residents; Ms. Carson advised there had not been. Chairman Mehserle had driven through the area, which consists mostly of single-family homes, and was curious if there had been concern with proposed duplexes. Ms. Carson advised around the corner from the property duplexes are currently being constructed. Commissioner Guidry voiced concern with the extent of the flood plain. Mr. Duffy advised in a pre-application meeting with the applicant, the data on the county tax assessors site is 15 years old and is for guidance purposes and an estimate of the location and the Chief Building Official will review all plans submitted. Commissioner Shelton asked where the area was currently being developed, Ms. Carson advised the Hills of Brendale on Tucker Road. Commissioner Hayes felt if a similar product was being developed in the area and the applicant was willing to comply with the conditions should move forward.

Commissioner Hayes motioned to recommend approval of the application as submitted with the following condition: 1).The applicant agrees to abide by all flood plain regulations and requirements; Commissioner Ross seconded; Commissioner Guidry was opposed; resulting vote of 5 to 1 for a recommendation of approval with condition.

**3.SUSE-0227-2025.** Special exception for short-term rental for property located at 1414 Main Street. The applicant is Whitefield & Company, LLC.

Ms. Carson read the applicants' request, along with staff responses, which was to offer the entire 3-bedroom/2-bath house for short-term rental for a maximum of 8 occupants. The premises were 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 6:45pm and called for anyone in favor of the request. The applicant, Mr. Landon Moore, 118 Flat Rock Lane, advised there are currently long-term tenants occupying the residence, but would like to have the option for short term.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:46pm.

Commissioner Guidry asked Mr. Moore why he was renting; Mr. Moore advised he purchased the property for a long-term investment and would like to be able to offer visitors a place outside of hotels.

Commissioner Guidry asked staff if the previous discussion regarding STR's being near schools was still being considered; Mr. Duffy advised since discussed at the Commission's last work session, there have been no meetings, and additional clarification and information were still required; Chairman Mehserle asked this be added as a work session item.

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

**4.TEXT-0221-2025.** Amendment to Sec 2-3.13.2, Preliminary Plats, Addressing. The applicant is the City of Perry.

Mr. Duffy read the request, which was an amendment to Section 2-3.13.2, Preliminary Plats, along with staff responses. It was further noted the intent was to 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. Furthermore, 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.

Chairman Mehserle opened the public hearing at 6:54pm and called for anyone in favor or opposed to the request; there being none the public hearing was closed at 6:55pm.

Commissioner Wharton inquired if this will be required for E-911; Mr. Duffy advised there are currently no addresses provided on preliminary plats and the current process is a manual process, and the addresses need to be compatible with emergency services procedures and applicants' must provide at time of submission and receive verification from E-911. Commissioner Hayes questioned if addresses could be achieved at the final plat; Mr. Duffy advised the goal is for the surveying professional to provide and communicate with emergency services at the beginning of the process and if there are lot shifts, they would work out with them.

Commissioner Shelton recommended approval of the amendment as presented to Mayor & Council; Commissioner Guidry seconded; all in favor and was unanimously recommended for approval.

C. Other Business – Acknowledgement of departing Commissioner Jefferson – Chairman Mehserle advised there will be acknowledgement of Ms. Jefferson's nearly 30 years of service and if anyone had suggestions to please forward to staff.

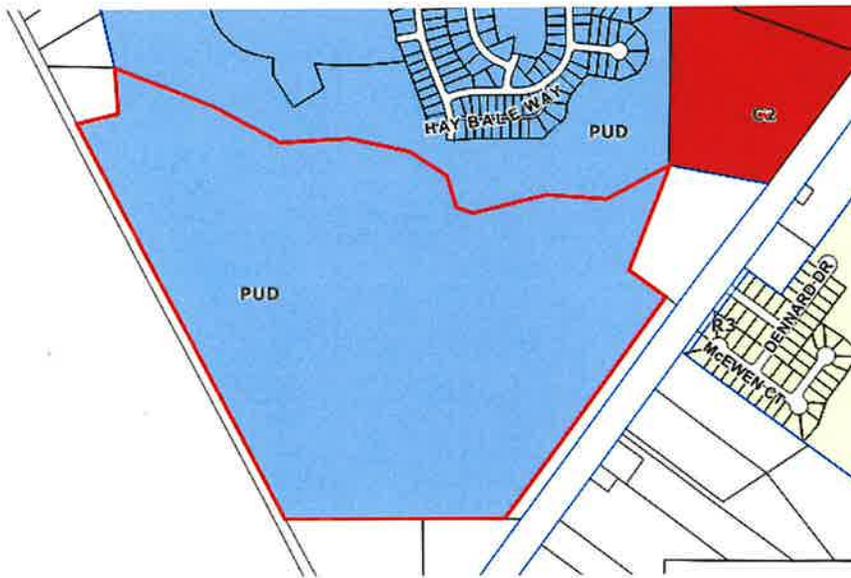
- D. Commission questions or comments- Commissioner Guidry inquired if certain special exception requests could be eliminated; Mr. Duffy advised there may be some that could be reviewed as defined in the Table of Uses. Chairman Mehserle advised Council wants citizens to be aware of the special exceptions, not just short-term rentals, but all of them.
- E. Adjournment – there being no further business to come before the Commission, the meeting was adjourned at 7:05 pm.

DRAFT

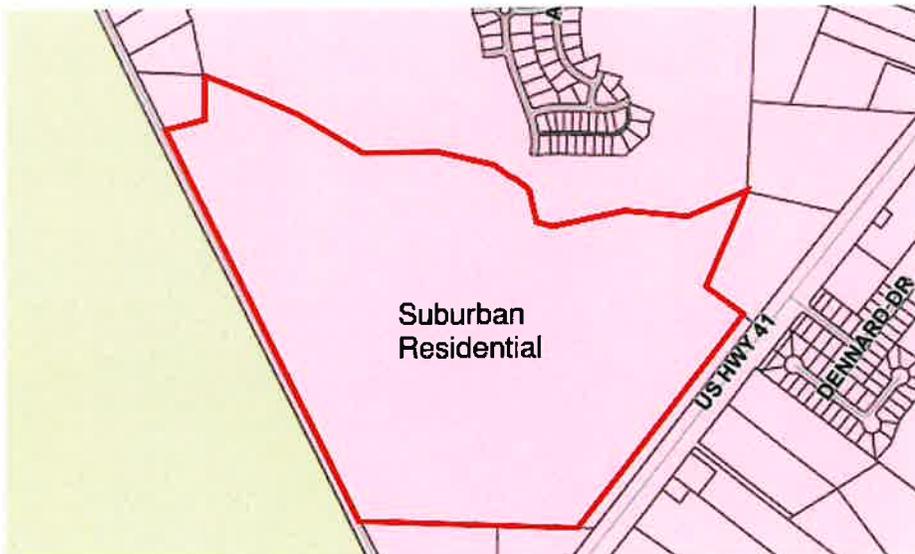


PLAT-0002-2026  
0 Moss Oaks Rd  
Major Preliminary Plat for a  
473-lot subdivision

Aerial



Zoning



Character Area



Where Georgia comes together.

**STAFF REPORT**

March 3, 2026

**CASE NUMBER:** PLAT-0002-2026  
**APPLICANT:** Chad Bryant  
**REQUEST:** Preliminary Plat – The Harvest at AG Village  
**LOCATION:** V/L Moss Oaks Road; Tax Map No.: 0P0340 048000

**ADJACENT ZONING/LAND USES:**

	Zoning Classification	Land Uses
North	PUD	Developed
South	Unincorporated Houston County	Undeveloped
East	R-3 / Unincorporated Houston County	Developed Residential / Undeveloped
West	Unincorporated Houston County	Developed and Undeveloped

**SPECIFICATIONS (per submitted plat):**

1. Zoning of property: Perry Preserve PUD, Village 2
2. Use: Undeveloped
3. Number of Lots: 473 total new lots
4. Overall Density: 3 units per acre

**STAFF COMMENTS:** The applicant is requesting approval of a plat which subdivides a 153.51 acre parcel into 473 lots. Now referred to as Agricultural Village, the Planned Unit Development (PUD) was approved as the Perry Preserve in 2007.

Development guidelines for the affected area of the original PUD (referred to as “Village 2”) are as follows:

1. The rights-of-way for residential streets shall be a minimum of 50 feet in width.
2. The paving widths of residential streets shall be as follows (measured back of curb to back of curb):  
One-Way Street – 12 feet  
Two-Way Street – 22 feet

Village #2

1. Permitted Uses – All uses permitted in the R-1 District and townhouses.
2. Density – The overall density of each village shall not exceed 4.7 dwellings per acre.
3. Unless noted below, all other standards in the R-1 District shall apply.

### Single Family Dwellings

1. Setbacks: Front – 10 feet; 25 feet on main circulation road  
Interior Sides – 5 feet  
Exterior Sides – 10 feet; 25 feet on main circulation road  
Rear – 20 feet; 10 feet from alley
2. Minimum Lot Size – 4,800 square feet
3. Minimum Lot Width – 40'
4. Maximum Lot Coverage – 50%

### Townhouses

1. Setbacks: Front – 10 feet; 25 feet on main circulation road  
Interior Sides – attached 0 feet, unattached 5 feet  
Exterior Sides – 10 feet; 25 feet on main circulation road  
Rear – 20 feet; 10 feet from alley
2. Minimum Lot Size – 2,000 square feet
3. Minimum Lot Width – 20 feet
4. Maximum Lot Coverage – 50%
5. No more than ten (10) nor fewer than three (3) continuous townhouses shall be built in a row with approximately the same front line.
6. No side yard is required except that on corner and interior lots. The end of the building in any townhouse grouping shall conform to the side yard requirements of that district.

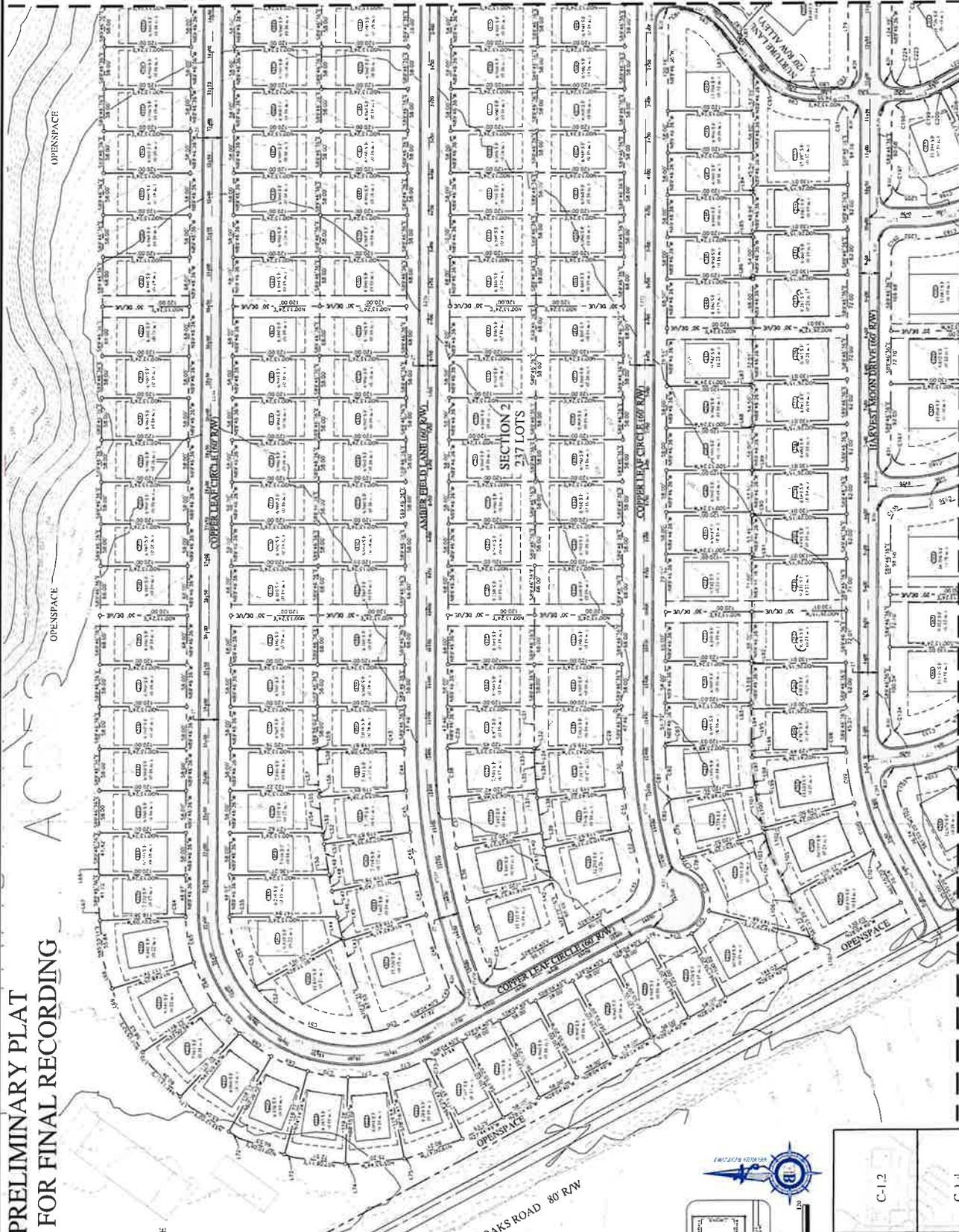
Open space required across the full PUD is 28%, and the applicant has shared calculations which suggest compliance within this specific Village 2 area.

As the applicant understands the above mentioned guidelines outlined listed upon the provided plat document, and are proposing a lower 3 units-per-acre density from the allowable 4.7,

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 Suburban Residential character area.

**STAFF RECOMMENDATION:** Staff recommends approval of the plat as presented, provided full compliance with the above listed adopted PUD Development Standards.

**PRELIMINARY PLAT  
NOT FOR FINAL RECORDING**



**CHAD BRYANT**  
 CHAD BRYANT, P.E.  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 1117  
 STATE OF GEORGIA  
**BRYANT ENGINEERING**  
 111 Peachtree Road, Suite 400  
 Atlanta, Georgia 30309  
 Phone: (404) 525-1117  
 Fax: (404) 525-1118  
 www.bryanteng.com

CONTRACT NO.	1117
PROJECT NO.	1117
DATE	11/17/11
BY	CHAD BRYANT
CHECKED BY	CHAD BRYANT
SCALE	AS SHOWN
REVISIONS	

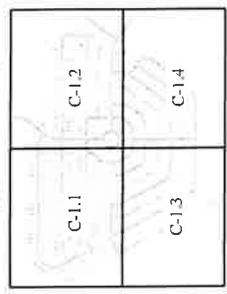
THE HARVEST AT AG VILLAGE  
 PRELIMINARY PLAT FOR:  
 PERRY

NO. DATE	
DESCRIPTION	

SHEET NO. **C-1.1**

MATCHLINE TO SHEET 1.3

MATCHLINE TO SHEET 1.2





**BRYAN BRYANT**  
**ENGINEERING**  
 111 Promenade Blvd., Suite 100  
 Marietta, Georgia 30066  
 Phone: 770.429.1111  
 Fax: 770.429.1112  
 www.bryantengineering.com

CONTRACT NO.	1000-0001
DATE	08/01/11
SCALE	1" = 40'
PROJECT	THE HARVEST AT AG VILLAGE
CLIENT	PERRY
DESIGNER	BRYANT ENGINEERING
CHECKER	BRYANT ENGINEERING
APPROVER	BRYANT ENGINEERING

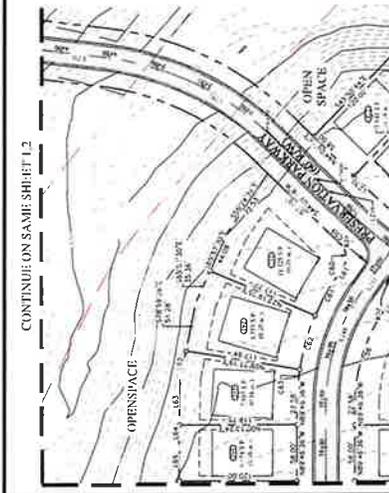
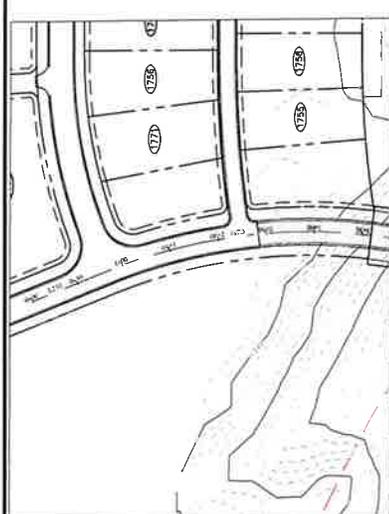
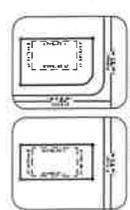
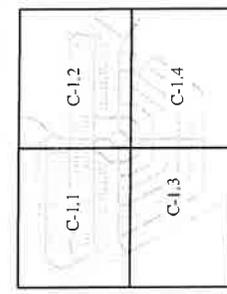
STATE OF GEORGIA  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 12421  
 BRYAN BRYANT

PRELIMINARY PLAT FOR:  
 THE HARVEST AT AG VILLAGE  
 PERRY

NO.	DATE	DESCRIPTION

SHEET NO.  
**C-1.2**

**PRELIMINARY PLAT  
 NOT FOR FINAL RECORDING**



CONTINUE ON SAME SHEET 1.2

CONTINUE ON SAME SHEET 1.2

MATCHLINE TO SHEET 1.4





**BRYAN BRANT**  
**ENGINEERING**  
 111 Peachtree Road, Suite 400, P.O. Box 1271  
 Atlanta, Georgia 30308  
 Phone: (404) 525-0218  
 Fax: (404) 525-0218  
 www.bryanteng.com

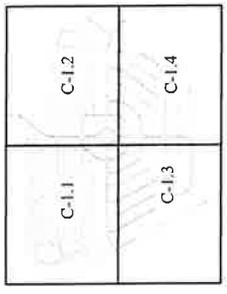
ALL DIMENSIONS FROM  
 EXTERIOR FACE UNLESS  
 SPECIFICALLY NOTED

PROJECT:	SECTION 236 LOTS
DATE:	05/12/2018
SCALE:	1" = 40'
DESIGNER:	BRANT
CHECKER:	BRANT
DATE:	05/12/2018
PROJECT:	SECTION 236 LOTS

PRELIMINARY PLAT FOR:  
**THE HARVEST AT AG VILLAGE**  
 GEORGIA

NO. SHEETS	DESCRIPTION

SHEET NO.  
**C-1.3**



**PRELIMINARY PLAT**  
**NOT FOR FINAL RECORDING**



**BE BRYANT ENGINEERING**  
 111 Fennell Road, Suite A, P.O. Box 1821  
 Houston, Texas 77062-1821  
 Phone: 281.486.1818 Fax: 281.486.1818  
 www.bryanteng.com

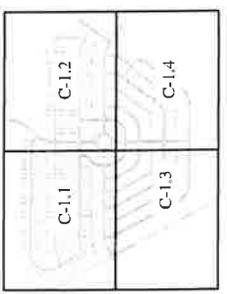
PROJECT INFORMATION

JOB NO.:	05-05-015
SCALE:	1" = 60'
DATE:	05/01/2015
OWNER:	PERY, INC.
PROJECT:	THE HARVEST AT AG VILLAGE
LOCATION:	PERY, TEXAS
DESIGNER:	BE BRYANT ENGINEERING
DATE:	05/01/2015

PERY, INC.  
 THE HARVEST AT AG VILLAGE  
 PRELIMINARY PLAT FOR

NO.	SECTION
1	SECTION
2	SECTION
3	SECTION
4	SECTION

SHEET NO.  
**C-1.4**



**PRELIMINARY PLAT**  
**NOT FOR FINAL RECORDING**

MATCHLINE TO SHEET 1.2

MATCHLINE TO SHEET 1.3

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT FOR  
 THE HARVEST AT AG VILLAGE  
 GEORGIA

CONTRACT NO. 2000-0001  
 SCALE: AS SHOWN  
 DATE: 06-01-2015  
 DRAWN BY: JAVIER  
 CHECKED BY: MICK  
 COUNTY: DEKALB



Parcel #	Length	Width	Area
1101	1.13	24.42	27.60
1102	1.14	24.43	27.61
1103	1.15	24.44	27.62
1104	1.16	24.45	27.63
1105	1.17	24.46	27.64
1106	1.18	24.47	27.65
1107	1.19	24.48	27.66
1108	1.20	24.49	27.67
1109	1.21	24.50	27.68
1110	1.22	24.51	27.69
1111	1.23	24.52	27.70
1112	1.24	24.53	27.71
1113	1.25	24.54	27.72
1114	1.26	24.55	27.73
1115	1.27	24.56	27.74
1116	1.28	24.57	27.75
1117	1.29	24.58	27.76
1118	1.30	24.59	27.77
1119	1.31	24.60	27.78
1120	1.32	24.61	27.79
1121	1.33	24.62	27.80
1122	1.34	24.63	27.81
1123	1.35	24.64	27.82
1124	1.36	24.65	27.83
1125	1.37	24.66	27.84
1126	1.38	24.67	27.85
1127	1.39	24.68	27.86
1128	1.40	24.69	27.87
1129	1.41	24.70	27.88
1130	1.42	24.71	27.89
1131	1.43	24.72	27.90
1132	1.44	24.73	27.91
1133	1.45	24.74	27.92
1134	1.46	24.75	27.93
1135	1.47	24.76	27.94
1136	1.48	24.77	27.95
1137	1.49	24.78	27.96
1138	1.50	24.79	27.97
1139	1.51	24.80	27.98
1140	1.52	24.81	27.99
1141	1.53	24.82	28.00
1142	1.54	24.83	28.01
1143	1.55	24.84	28.02
1144	1.56	24.85	28.03
1145	1.57	24.86	28.04
1146	1.58	24.87	28.05
1147	1.59	24.88	28.06
1148	1.60	24.89	28.07
1149	1.61	24.90	28.08
1150	1.62	24.91	28.09
1151	1.63	24.92	28.10
1152	1.64	24.93	28.11
1153	1.65	24.94	28.12
1154	1.66	24.95	28.13
1155	1.67	24.96	28.14
1156	1.68	24.97	28.15
1157	1.69	24.98	28.16
1158	1.70	24.99	28.17
1159	1.71	25.00	28.18
1160	1.72	25.01	28.19
1161	1.73	25.02	28.20
1162	1.74	25.03	28.21
1163	1.75	25.04	28.22
1164	1.76	25.05	28.23
1165	1.77	25.06	28.24
1166	1.78	25.07	28.25
1167	1.79	25.08	28.26
1168	1.80	25.09	28.27
1169	1.81	25.10	28.28
1170	1.82	25.11	28.29
1171	1.83	25.12	28.30
1172	1.84	25.13	28.31
1173	1.85	25.14	28.32
1174	1.86	25.15	28.33
1175	1.87	25.16	28.34
1176	1.88	25.17	28.35
1177	1.89	25.18	28.36
1178	1.90	25.19	28.37
1179	1.91	25.20	28.38
1180	1.92	25.21	28.39
1181	1.93	25.22	28.40
1182	1.94	25.23	28.41
1183	1.95	25.24	28.42
1184	1.96	25.25	28.43
1185	1.97	25.26	28.44
1186	1.98	25.27	28.45
1187	1.99	25.28	28.46
1188	2.00	25.29	28.47
1189	2.01	25.30	28.48
1190	2.02	25.31	28.49
1191	2.03	25.32	28.50
1192	2.04	25.33	28.51
1193	2.05	25.34	28.52
1194	2.06	25.35	28.53
1195	2.07	25.36	28.54
1196	2.08	25.37	28.55
1197	2.09	25.38	28.56
1198	2.10	25.39	28.57
1199	2.11	25.40	28.58
1200	2.12	25.41	28.59
1201	2.13	25.42	28.60
1202	2.14	25.43	28.61
1203	2.15	25.44	28.62
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1205	2.17	25.46	28.64
1206	2.18	25.47	28.65
1207	2.19	25.48	28.66
1208	2.20	25.49	28.67
1209	2.21	25.50	28.68
1210	2.22	25.51	28.69
1211	2.23	25.52	28.70
1212	2.24	25.53	28.71
1213	2.25	25.54	28.72
1214	2.26	25.55	28.73
1215	2.27	25.56	28.74
1216	2.28	25.57	28.75
1217	2.29	25.58	28.76
1218	2.30	25.59	28.77
1219	2.31	25.60	28.78
1220	2.32	25.61	28.79
1221	2.33	25.62	28.80
1222	2.34	25.63	28.81
1223	2.35	25.64	28.82
1224	2.36	25.65	28.83
1225	2.37	25.66	28.84
1226	2.38	25.67	28.85
1227	2.39	25.68	28.86
1228	2.40	25.69	28.87
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1247	2.59	25.88	29.06
1248	2.60	25.89	29.07
1249	2.61	25.90	29.08
1250	2.62	25.91	29.09
1251	2.63	25.92	29.10
1252	2.64	25.93	29.11
1253	2.65	25.94	29.12
1254	2.66	25.95	29.13
1255	2.67	25.96	29.14
1256	2.68	25.97	29.15
1257	2.69	25.98	29.16
1258	2.70	25.99	29.17
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1261	2.73	26.02	29.20
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1263	2.75	26.04	29.22
1264	2.76	26.05	29.23
1265	2.77	26.06	29.24
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1268	2.80	26.09	29.27
1269	2.81	26.10	29.28
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1271	2.83	26.12	29.30
1272	2.84	26.13	29.31
1273	2.85	26.14	29.32
1274	2.86	26.15	29.33
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1276	2.88	26.17	29.35
1277	2.89	26.18	29.36
1278	2.90	26.19	29.37
1279	2.91	26.20	29.38
1280	2.92	26.21	29.39
1281	2.93	26.22	29.40
1282	2.94	26.23	29.41
1283	2.95	26.24	29.42
1284	2.96	26.25	29.43
1285	2.97	26.26	29.44
1286	2.98	26.27	29.45
1287	2.99	26.28	29.46
1288	3.00	26.29	29.47
1289	3.01	26.30	29.48
1290	3.02	26.31	29.49
1291	3.03	26.32	29.50
1292	3.04	26.33	29.51
1293	3.05	26.34	29.52
1294	3.06	26.35	29.53
1295	3.07	26.36	29.54
1296	3.08	26.37	29.55
1297	3.09	26.38	29.56
1298	3.10	26.39	29.57
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1300	3.12	26.41	29.59
1301	3.13	26.42	29.60
1302	3.14	26.43	29.61
1303	3.15	26.44	29.62
1304	3.16	26.45	29.63
1305	3.17	26.46	29.64
1306	3.18	26.47	29.65
1307	3.19	26.48	29.66
1308	3.20	26.49	29.67
1309	3.21	26.50	29.68
1310	3.22	26.51	29.69
1311	3.23	26.52	29.70
1312	3.24	26.53	29.71
1313	3.25	26.54	29.72
1314	3.26	26.55	29.73
1315	3.27	26.56	29.74
1316	3.28	26.57	29.75
1317	3.29	26.58	29.76
1318	3.30	26.59	29.77
1319	3.31	26.60	29.78
1320	3.32	26.61	29.79
1321	3.33	26.62	29.80
1322	3.34	26.63	29.81
1323	3.35	26.64	29.82
1324	3.36	26.65	29.83
1325	3.37	26.66	29.84
1326	3.38	26.67	29.85
1327	3.39	26.68	29.86
1328	3.40	26.69	29.87
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1339	3.51	26.80	29.98
1340	3.52	26.81	29.99
1341	3.53	26.82	30.00
1342	3.54	26.83	30.01
1343	3.55	26.84	30.02
1344	3.56	26.85	30.03
1345	3.57	26.86	30.04
1346	3.58	26.87	30.05
1347	3.59	26.88	30.06
1348	3.60	26.89	30.07
1349	3.61	26.90	30.08
1350	3.62	26.91	30.09
1351	3.63	26.92	30.10
1352	3.64	26.93	30.11
1353	3.65	26.94	30.12
1354	3.66	26.95	30.13
1355	3.67	26.96	30.14
1356	3.68	26.97	30.15
1357	3.69	26.98	30.16
1358	3.70	26.99	30.17
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1360	3.72	27.01	30.19
1361	3.73	27.02	30.20
1362	3.74	27.03	30.21
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1364	3.76	27.05	30.23
1365	3.77	27.06	30.24
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1368	3.80	27.09	30.27
1369	3.81	27.10	30.28
1370	3.82	27.11	30.29
1371	3.83	27.12	30.30
1372	3.84	27.13	30.31
1373	3.85	27.14	30.32
1374	3.86	27.15	30.33
1375	3.87	27.16	30.34





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Application # PLAT 0002-2026

**Application for Subdivision**  
 Contact Community Development (478) 988-2720

**Applicant/Owner Information**

\*Indicates Required Field

	Applicant	Property Owner
*Name	Chad Bryant	MOR P2, LLC
*Title	Engineer	Owner
*Address	[REDACTED]	[REDACTED]
*Phone	[REDACTED]	[REDACTED]
*Email	[REDACTED]	[REDACTED]

**Property Information**

*Street Address	0 Moss Oaks Rd	
*Tax Map #(s)	0P0340 048000	*Zoning Designation PUD
*# Original Lots	1	*Total Acreage 153.51
*# Proposed Lots	473	*Total Acreage 153.51

**Instructions**

- Please refer to Sections 2-3.11 and 6.10 of the Perry Land Management Ordinance for more information.
- 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.
- Application fees:
  - Minor Subdivision (5 lots or less with no new street involved; administrative review): \$97.00
  - Major Subdivision, Preliminary Plat (more than 5 lots, creation of new streets): \$177.00
  - Major Subdivision, Final Plat: \$72.00 per plat
- 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.
- Subdivision plat content and format requirements are reflected in Section 6-10 of the Land Management Ordinance.
- 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.

- Signatures:

*Applicant	<b>Chad Bryant</b>	*Date	1/15/2026
*Property Owner/Authorized Agent	<b>Lindsay Bryant</b>	*Date	1/15/2026

Revised 7/1/25

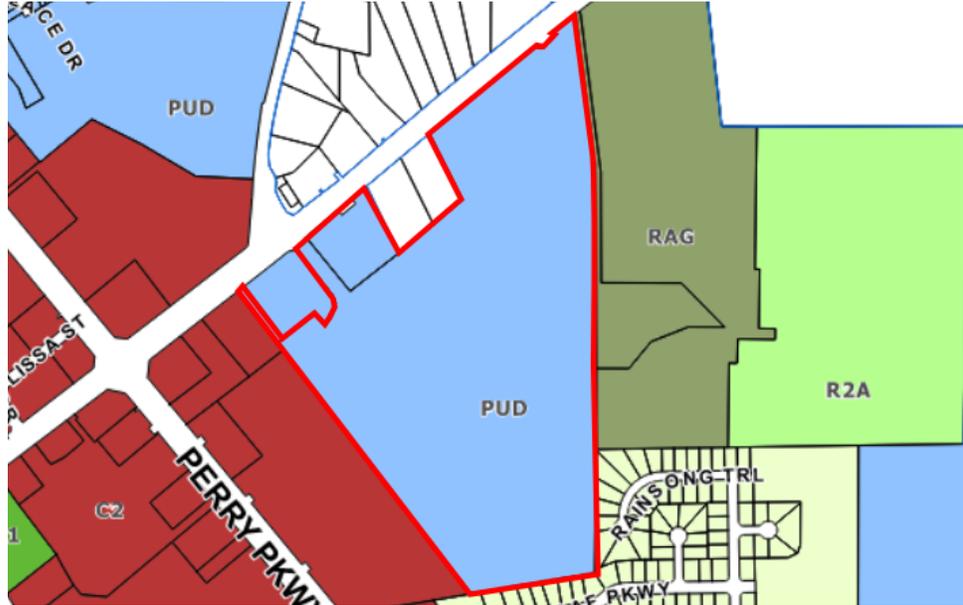


VAR-0015-2026

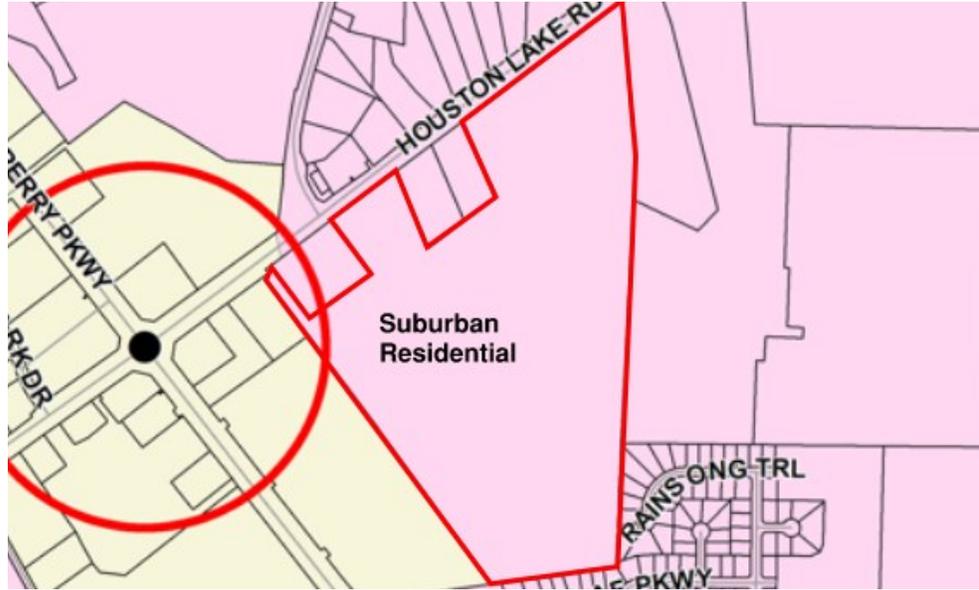
Billboard Ave

Request to allow a reduction in front setback requirements

Aerial



Zoning



Character Area



Where Georgia comes together.

**STAFF REPORT**

From the Department of Community Development  
March 2, 2026

**CASE NUMBER:** VAR-0015-2026  
**APPLICANT:** Moore Bass Consulting on behalf of Lennar GA, LLC  
**REQUEST:** Variance to reduce the front yard setbacks on lots 1 – 11 and 41 – 43 from 10’ to 5.5’;  
Reduce front setback from lot 34 from 10’ to 9’  
**LOCATION:** 101, 103, 105, 106, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, and 130 Billboard Ave; 111 Ensemble Blvd, and 106 Prospect Ave  
Parcel Nos. OP0960 001000 through OP0960 011000; OP0960 023000 through OP0960 028000; OP0960 003400; OP0960 041000 through OP0960 043000

**SECTION OF ORDINANCE BEING VARIED:** Ord No. 2022-19: The front setback for Single-Family Dwellings shall be 10’

**BACKGROUND:** The applicant requests a variance to reduce the front yard setback from 10’ on varied lots within the residential portion of the current phase of the Encore PUD. The request is due to the inability to fit driveways of reasonable length on the lots with the current setback requirements.

**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?*  
The parcels in question are governed by a regulating plan that was approved by the City Council in 2022 and requires that all front setbacks for single-family dwelling be set at 10’. However, as the development process progressed, it became clear that the parcels on this application were not as deep as the other parcels in the development. The applicant is requesting a variance to accommodate rear driveways that are also required in the PUD regulating plan.
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?*  
A strict application of the regulating plan could render the proposed rear driveways as useless because they would be 10’ or less for some of the dwellings. For reference, a standard driveway length is anywhere from 18’ to 20’ long.
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?*  
Granting this variance would allow future residents of this development the same comforts as others

within the community. Some of the proposed driveways would still be shorter than the standard 18' – 20', however, they would be a more reasonable length.

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

The current circumstances arose as part of the development process of a long-range project and not out of the ordinary for projects of this magnitude. As the development process continues, unexpected problems present themselves. The variance is the best possible pathway forward to circumvent those issues.

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

The applicant states that the proposed setback lengths of 5.5' and 9' are the minimum relief required to create driveways of at least 10' to 20' long for all future residents of the development.

**STAFF CONCLUSIONS:** Staff recommends approval as submitted.



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Application # \_VAR 0015-2026

## Application for Variance

Contact Community Development (478) 988-2720

\*Indicates Required Field

	*Applicant	*Property Owner
*Name		
*Title		
*Address		
*Phone		
*Email		

### Property Information

*Street Address	
*Tax Map #(s)	0P0960 001000 through 0P0960 011000   *Zoning Designation
	0P0960 023000 through 0P0960 028000; 0P0960 003400; <b>Request</b> 0P0960 041000 through 0P0960 043000

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

### Instructions

- The application must be received by the Community Development Office no later than the date reflected on the adopted schedule.
- Fee:**
  - Owner-occupied single family residential – \$165.00
  - All others - \$330.00
  - All others (post construction) - \$650.00
- 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.
- Submit plans, drawings, photographs or other documentation which helps fully describe your request.**
- 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.
- 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.
- The applicant must be present at the hearing 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.

*Applicant	<i>Karen Rolle</i>	*Date	
*Property Owner/Authorized Agent	<i>Karen Rolle</i>	*Date	

### **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



-  LAND USE PLANNING
-  CIVIL ENGINEERING
-  LAND SURVEYING
-  LANDSCAPE ARCHITECTURE
-  CONSTRUCTION ADMINISTRATION
-  DRONE LIDAR SURVEYING & MAPPING

**ATLANTA** | 770.914.9394  
**TALLAHASSEE** | 850.222.5678  
moorebass.com

## **February 2, 2026**

City of Perry – Community Development  
741 Main St.  
Perry, GA 31069

To: City of Perry

The following is a narrative summary to address the requested setback variances for multiple townhome lots in the Encore Phase 1 Development.

The variance request is to reduce the 10' front setback for lots 1-11, 23-28, 41-43 to 5.5' and to reduce the front setback for lot 34 from 10' to 9'.

The supporting items required per the Application are included below.

- 1.** The lots included are shallower than the other townhomes in The Encore. Because of the limited depth of the lots, applying the current building setbacks—especially with the requirement that covered stoops be located within the setback—pushes the buildings further back on the lots than what is typical. As a result, several of the proposed driveways would be around +/-10' in length, which creates practical limitations that are not common to other townhomes.
- 2.** If the ordinance is applied strictly, the development would not be able to provide driveways of a reasonable and functional length, unlike most other townhomes in the development. Property owners in the area are typically able to park vehicles in their driveways without encroaching into the street or sidewalk. Without the requested variance, that same basic level of use would not be possible on these lots.
- 3.** Approving the variance would not give the property owner a special advantage over others in the zoning district. The request is simply intended to allow these townhomes to function in the same way as surrounding developments. The reduced setback is not being requested to increase density or building size, but only to allow for safe and usable driveway space consistent with nearby properties.
- 4.** The need for this variance was not created by the applicant. The size and depth of the lots are existing conditions. The hardship results from how the current setback requirements apply to these particular lots, not from the design of the buildings or any action taken by the applicant.



- LAND USE PLANNING
- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE
- CONSTRUCTION ADMINISTRATION
- DRONE LIDAR SURVEYING & MAPPING

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**TALLAHASSEE** | 850.222.5678  
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5. The variance being requested is the smallest adjustment needed to address the issue. The setback reduction is limited only to what is necessary to provide driveway lengths of at least 10 feet. No other changes to the ordinance are being requested, and the overall intent of the City's development standards is maintained.

In conclusion, the proposed variance will only impact the building placement on lots 41-43 from the approved LDP. All other buildings will remain in the original location per the approved LDP and PUD for the Encore at The Parkway. The purpose of this variance is to include the covered front stoop inside the building setback line without having to decrease driveway lengths.

Please reach out if you have any questions.

Thank you,

Karen Rolle  
Administrative Assistant  
[ATLPermitting@moorebass.com](mailto:ATLPermitting@moorebass.com)  
404-717-5718



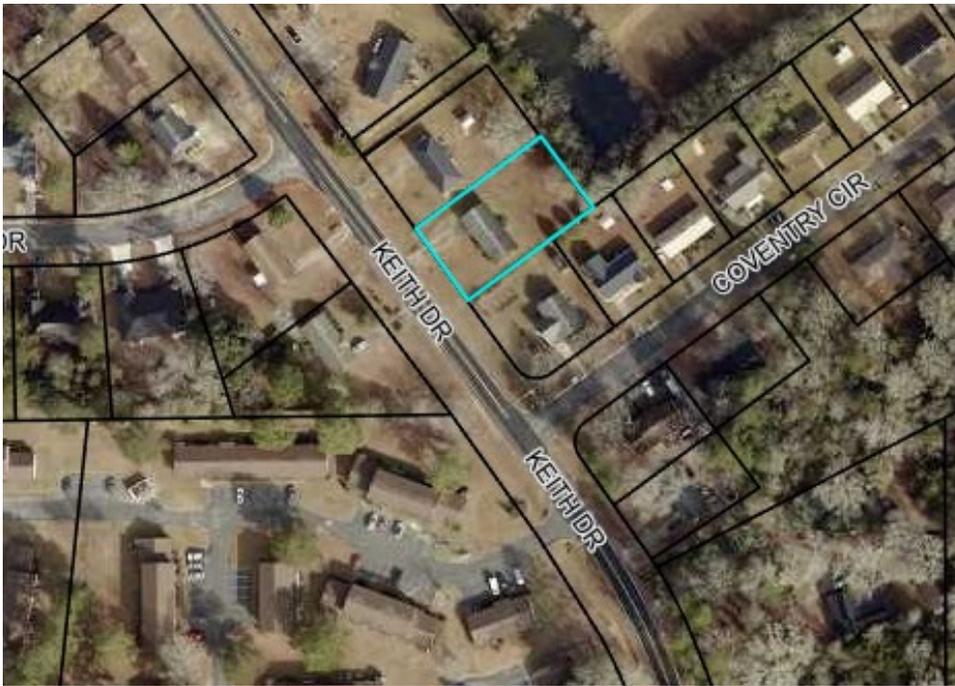
### The Encore at The Parkway Variance Application

<u>Lot Number</u>	<u>Address</u>	<u>Parcel #</u>	<u>Request</u>
1	110 Billboard Ave	0P0960 001000	Reduce the front setback from 10' to 5.5'
2	112 Billboard Ave	0P0960 002000	Reduce the front setback from 10' to 5.5'
3	114 Billboard Ave	0P0960 003000	Reduce the front setback from 10' to 5.5'
4	116 Billboard Ave	0P0960 004000	Reduce the front setback from 10' to 5.5'
5	118 Billboard Ave	0P0960 005000	Reduce the front setback from 10' to 5.5'
6	120 Billboard Ave	0P0960 006000	Reduce the front setback from 10' to 5.5'
7	122 Billboard Ave	0P0960 007000	Reduce the front setback from 10' to 5.5'
8	124 Billboard Ave	0P0960 008000	Reduce the front setback from 10' to 5.5'
9	126 Billboard Ave	0P0960 009000	Reduce the front setback from 10' to 5.5'
10	128 Billboard Ave	0P0960 010000	Reduce the front setback from 10' to 5.5'
11	130 Billboard Ave	0P0960 011000	Reduce the front setback from 10' to 5.5'
23	101 Ensemble Blvd	0P0960 023000	Reduce the front setback from 10' to 5.5'
24	103 Ensemble Blvd	0P0960 024000	Reduce the front setback from 10' to 5.5'
25	105 Ensemble Blvd	0P0960 025000	Reduce the front setback from 10' to 5.5'
26	107 Ensemble Blvd	0P0960 026000	Reduce the front setback from 10' to 5.5'
27	109 Ensemble Blvd	0P0960 027000	Reduce the front setback from 10' to 5.5'
28	111 Ensemble Blvd	0P0960 028000	Reduce the front setback from 10' to 5.5'
41	101 Billboard Ave	0P0960 041000	Reduce the front setback from 10' to 5.5'
42	103 Billboard Ave	0P0960 042000	Reduce the front setback from 10' to 5.5'
43	105 Billboard Ave	0P0960 043000	Reduce the front setback from 10' to 5.5'
34	106 Prospect Ave	0P0960 034000	Reduce the front setback from 10' to 9'

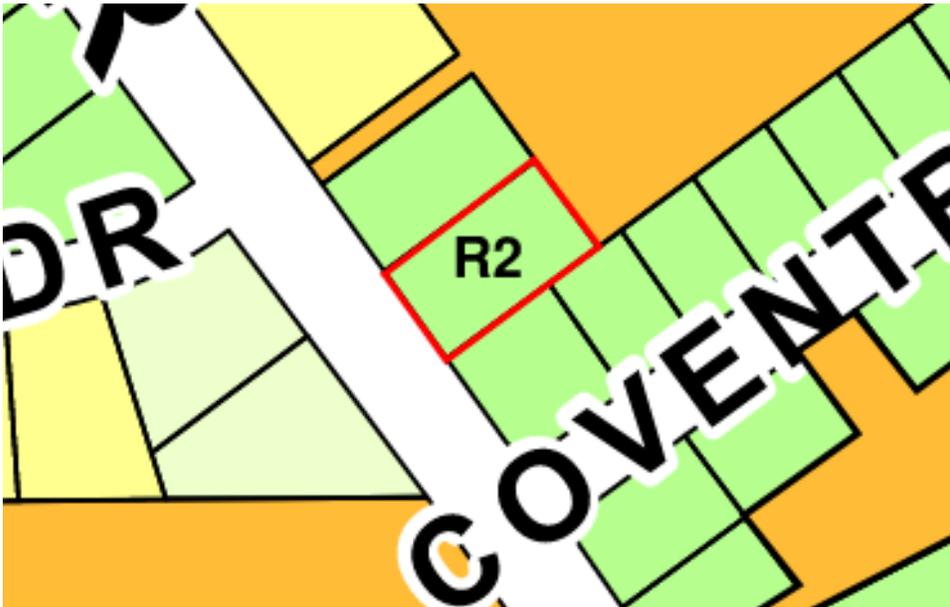
SUSE-0007-2026

1306 Keith Dr

Request for Special Exception  
to allow a short-term rental



Aerial



Zoning



Character Area



Where Georgia comes together.

## **STAFF REPORT**

From the Department of Community Development  
March 2, 2026

**CASE NUMBER:** SUSE-0007-2026  
**APPLICANT:** Leonard Samples  
**REQUEST:** A Special Exception to allow short-term residential rental  
**LOCATION:** 1306 Keith Dr; Tax Map No. 0P44B0 04000

**REQUEST ANALYSIS:** The subject property owner proposes to offer the entire **3-bedrooms/2-bath** house for short-term rental for a maximum of **6 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.

<b>Standards for Short-term Rental Properties (Section 4-3.5 of the LMO)</b>	
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"> <li>• Maximum occupancy of <b>6 persons</b></li> <li>• Parking restrictions; on-premises parking of up to <b>4 vehicles</b></li> <li>• Noise restrictions</li> <li>• On-premises curfew</li> <li>• Prohibition of on-premises events</li> </ul>	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 proposed use does fit with the residential development pattern the City follows, according to the current Comprehensive Plan. This parcel falls in a Suburban Residential character area, which calls for a mix of housing offerings. The dwelling is being used as a residence, which also complies with surrounding land uses. Shortening the length of time a person lives in the dwelling does not disqualify it as a residence.

3. *Will the proposed use impact traffic volume or traffic flow and pedestrian safety in the vicinity?*

There should be no adverse effects on pedestrian or vehicular traffic flow and safety. Traffic should not increase beyond what is expected for a home of this size with long-term residents.

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

The dwelling unit is still being treated as a residence and is, therefore, not operating outside of what is normally expected of a traditional residence. Shortening occupants' length of time within the dwelling does not affect nearby properties in the area.

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?*

Occupants are required to abide by City ordinances related to trash collection, noise, parking, and all other applicable ordinances. The owner has also added an additional parking pad to the yard to allow for turnarounds and additional space for vehicles.

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 an existing, single-family home.

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 for the proposed use, and there is currently no future growth expected in this area.

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

Utilities and city services are already available in the area; schools should not be affected at all by an increase in the frequency of occupants. City streets should not be affected beyond what is expected for a single-family home.

**STAFF RECOMMENDATION:** Staff recommends approval of the application as submitted.

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



Where Georgia comes together.

Application # SUSE  
0007-2026

## Application for Special Exception

Contact Community Development (478) 988-2720

\*Indicates Required Field

	*Applicant	*Property Owner
*Name	Leonard H Samples	Leonard H Samples
*Title	Owner	Owner
*Address	206 Brampton Way, Perry Ga 31069	Same
*Phone	[REDACTED]	Same
*Email	[REDACTED]	Same

### Property Information

*Street Address	1306 Keith Drive, Perry, Ga 31069	
*Tax Map Number(s)	0P44B0 040000	*Zoning Designation R2

### Request

\*Please describe the proposed use: Short Term Leasing

### 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	- Leonard H Samples	*Date	1-14-2026
*Property Owner/Authorized Agent	Leonard H Samples	*Date	1-14-2026

## 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 covenants or restrictions in area.**

(1) Whether the proposed use complies with the Comprehensive Plan and other adopted plans applicable to the subject property; **Property complies with all comprehensive plans.**

(2) Whether the proposed use would impact traffic volume or traffic flow and pedestrian safety in the vicinity; **No adverse impact to existing traffic, or safety concerns to pedestrians in the vicinity.**

(3) Whether the hours and manner of operation of the proposed use would impact nearby properties and uses in the vicinity; **No adverse operations will impact nearby properties or uses in the vicinity.**

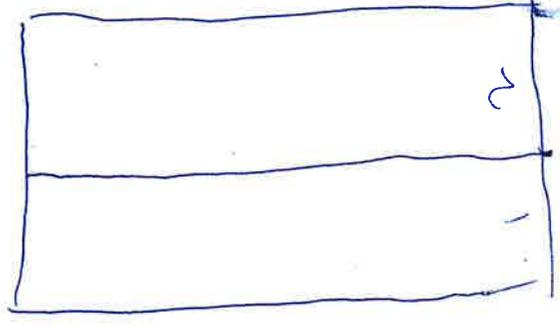
 (4) Whether parking, loading/service, or refuse collection areas of the proposed use would impact nearby properties and uses in the vicinity, particularly with regard to noise, light, glare, smoke, or odor; **No adverse refuse collection will impact nearby properties, trash collection will be conducted with scheduled city collections.**

(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; **Property is an existing home, build in 1982**

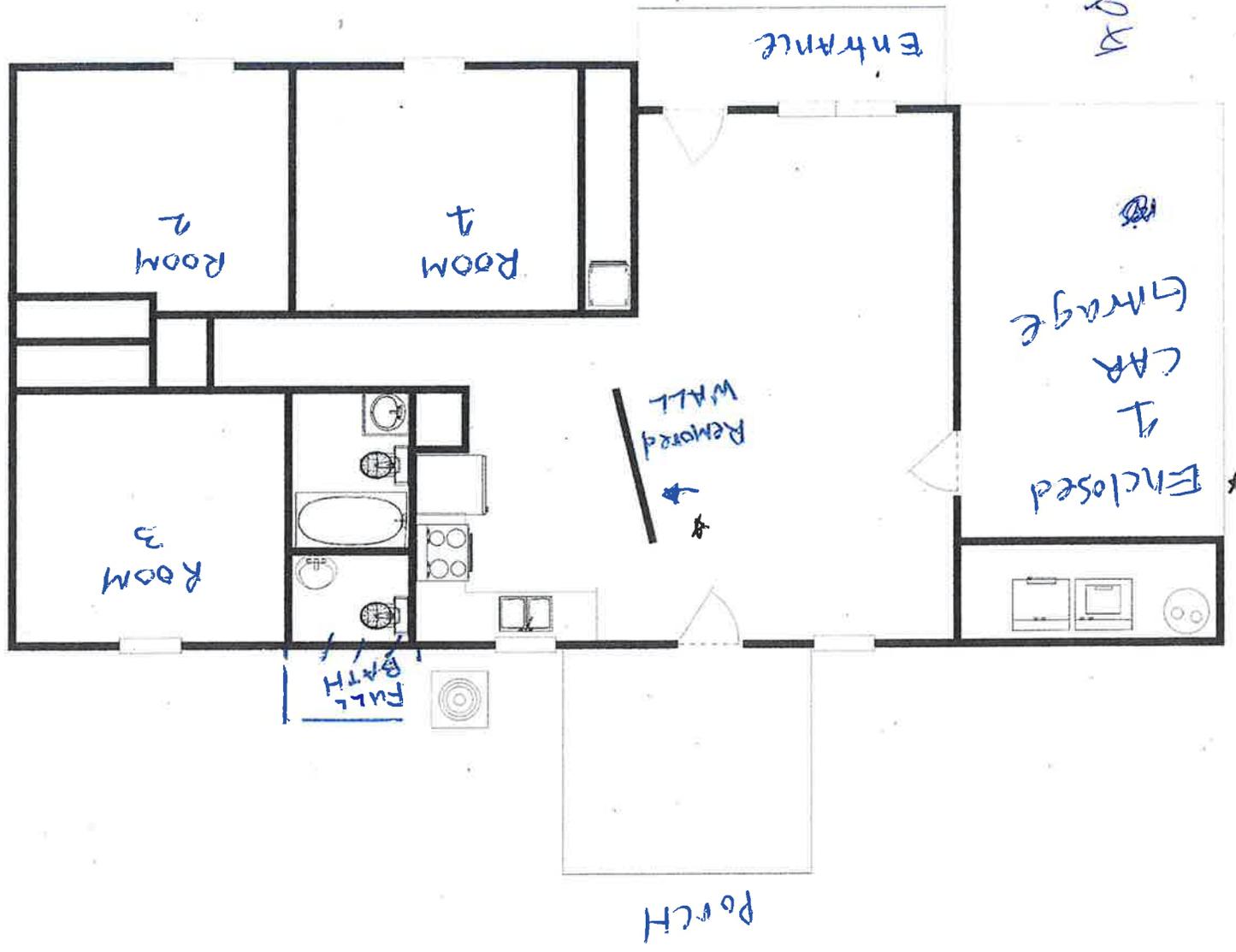
(6) Whether the parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use; and **Property will accommodate all and/or any new accommodations for the growth of the city of Perry, Ga.**

(7) Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools. **Property will not create any adverse or burdens to existing streets, utilities, city services, or schools.**

Keith Drive ←



Garage  
Kitchen



1306 Keith Drive  
Perry, GA 31069

## **HOUSE RULES**

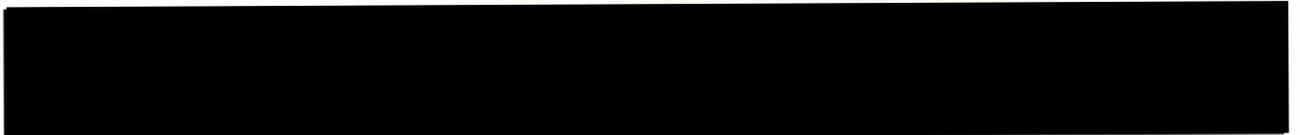
### ***PLEASE:***

- 1. NO PARTIES**
- 2. ONLY 6 PEOPLE IN HOUSE (CALL HOST FOR EXCEPTIONS)**
- 3. CLEAN UP AFTER YOURSELF (*DISHES, TRASH*)**
- 4. LEAVE BEDDING (*SHEETS and TOWELS*) ON FLOOR IN ROOMS**
- 5. CONTACT HOST IF ANYTHING BREAKS OR IS DAMAGED**
- 6. NO PETS (*CERTIFIED ASSISTANT PETS ONLY*)**
- 7. DO NOT TOUCH THERMOSTAT (*OFF/ON ONLY*); IT IS PRE-SET AND CANNOT BE CHANGED (*CALL HOST FOR ANY ISSUES*)**
- 8. NO SLEEPING ON LIVING ROOM FURNITURE**
- 9. NO SMOKING OF ANY KIND**

## **PARKING RULES:**

**PLEASE PARK IN DESIGNED PARKING ON SIDE OF DRIVEWAY.  
DO NOT BLOCK THE DRIVEWAY**

***CHECKOUT TIME IS- 11:00 AM***





USAA General Indemnity Company  
 9800 Fredericksburg Road  
 San Antonio, TX 78288

# RENTAL PROPERTY INSURANCE POLICY SUMMARY

## Existing USAA Rental Property Insurance Policy Summary

January 15, 2026

Dear Mr. Samples Sr.,

We're writing to provide the following summary of the USAA rental property policy:

**Effective Date of Policy:** April 15, 2025 12:01 a.m. standard time  
**Policy Expiration Date:** April 15, 2026 12:01 a.m. standard time  
**Policy Location:** 1306 KEITH DR,  
 PERRY, GA 31069  
**Policy Number:** [REDACTED]  
**Named Insured:** LEONARD H SAMPLES SR

**Description of coverage(s)**  
**Dwelling coverage:** \$209,000  
**Home Protector:** Not Included  
**Personal belongings:** \$5,000  
**Personal liability:** \$1,000,000  
**Medical payments:** \$5,000  
**Deductible(s)**  
**All other perils:** \$2,000  
**Wind and hail:** 2.00%(\$4,180)  
**Revised Annual Premium:** \$1,207.96

**Mortgage Clause:** NAVY FEDERAL CREDIT UNION  
 ISAOA/ATIMA  
 PO BOX 100598  
 FLORENCE, SC 29502-0598

**Loan Number:** [REDACTED]

Your Home Protector coverage, if included, provides you an additional 25% of dwelling coverage. Policy terms, conditions and exclusions apply.

1/20/2026



Where Georgia comes together.

**CITY OF PERRY, GEORGIA**  
**APPLICATION FOR OCCUPATIONAL TAX CERTIFICATE**  
Post Office Box 2030 - 1211 Washington Street – Perry, Georgia 31069  
Office 478-988-2740 Fax 478-988-2748  
Dajsha.Robinson@perry-ga.gov

- New
- Renewal
- Change

Business Name Leonard Samples Phone Number

Type of Business: Short Term Rental

Business physical location 1306 Keith drive, Perry, GA 31069

Business mailing address \_\_\_\_\_  
Street or P O Box City State Zip

Number of employees (including manager) 1 NAICS Code \_\_\_\_\_

Full legal name of applicant Leonard H Samples  
(Applicant must provide current legal driver's license)

Applicant date of birth Social Security Number

Applicant Contact Information:

Residence Address 206 Brampton way Perry, GA 31069  
Street City State Zip

Cell Phone Number Home Phone Number \_\_\_\_\_

Work Phone Number \_\_\_\_\_ Email LennyATYA@gmail.com

Full legal name of Owner/Manager/Agent Leonard H Samples

Full legal name of entity operating business \_\_\_\_\_

Full legal name of persons/entities having 20% or more interest in operating entity.  
Leonard H Samples

Business federal employer identification number \_\_\_\_\_ Please list any other associated trade names for the business \_\_\_\_\_

I, the applicant hereinabove set forth, after being duly sworn, under oath states the foregoing information is true and correct to my best knowledge and belief.

So help me God.  
  
Applicant Signature

1-20-2026  
Date



Where Georgia comes together.

## Application for Home Occupation

Contact Community Development (478) 988-2720

### Applicant/Owner Information

\*Indicates Required Field

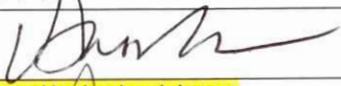
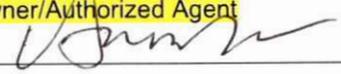
	Applicant	Property Owner/Manager
*Name	Leonard H Samples	owner
*Title	owner	
*Address	1306 Brampton way, Perry, GA 31069	
*Phone	[REDACTED]	
*Email	[REDACTED]	
	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant

### Property Information

*Business Name	Leonard H Samples
*Street Address	1306 Keith drive, Perry, GA 31069

### Instructions

- The completed application must be submitted to the Community Development office for approval prior to applying for a business license.
- The applicant/owner must describe the business operations below (you may attach a separate sheet of paper).
- Please read carefully: 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. The applicant has read and understands Sections 4-4.2 and 4-4.3(C) of the Land Management Ordinance (LMO) and believes the proposed business complies with these standards.
- Signatures:

*Applicant		*Date 1-20-26
*Property Owner/Authorized Agent		*Date 1-20-26

### Business Description

- Please describe the business in detail. Describe any activities involved, materials and equipment used, and products produced.  
Air BNB - Short Term Rental
- How many persons will be employed in the conduct of the proposed home office: 1  
Residents of the dwelling: \_\_\_ Others (no more than 1 permitted): \_\_\_ Total # \_\_\_
- Will customers or clients come to the residence? No \_\_\_ Yes  If yes, this is classified as a "Residential Business" under Section 4-4.3(D) of the LMO and requires a Special Exception and cannot be approved as a home occupation.
- Describe any alterations or changes to the home that will be made to facilitate the home office.

n/a

5. Describe how, where, and in what amounts the material, supplies, and/or equipment related to the home office will be displayed or stored.

Cleaning supplies, grill

6. Describe the size and type of any vehicle used in connection with the home office.

Personal vehicle

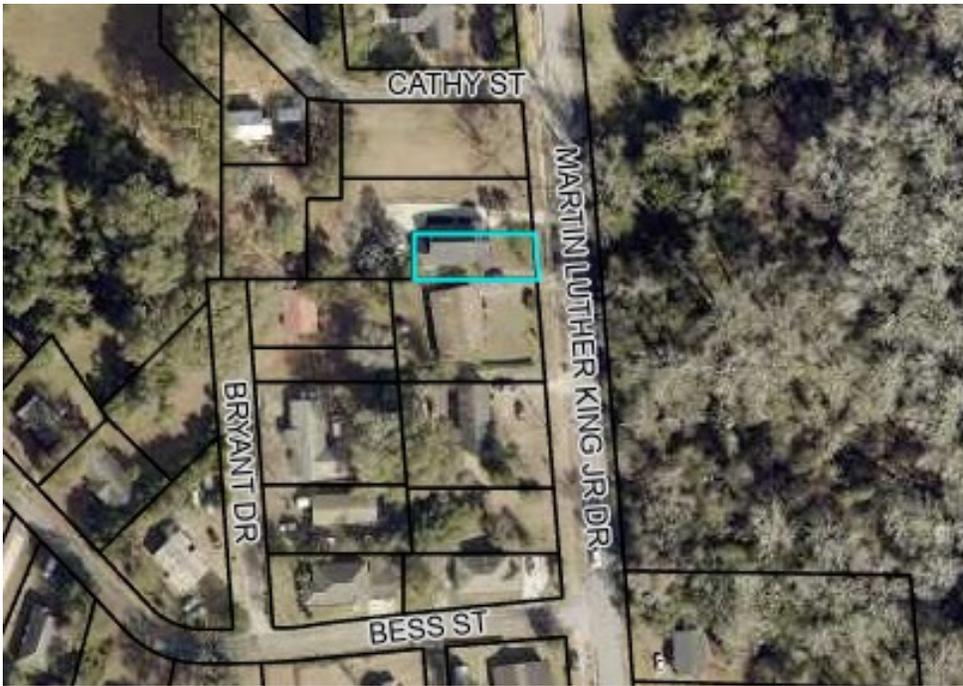
7. Will the home office involve the use of commercial vehicles for the delivery of materials to or from the home (i.e. UPS, FedEx)? Yes \_\_\_\_\_ No  If yes, explain, including frequency of deliveries/pick-ups:

8. Do you intend to display any signs relating to the home office? Yes \_\_\_\_\_ No   
If yes, describe type, size and location:

Revised 1/26/22

Sec. 4-4.3 (C) *Home occupation.* A home occupation permit may be issued subject to the following standards:

- (1) *Where allowed.* The home occupation shall be operated entirely within the dwelling unit or a related accessory building.
- (2) *Who may operate.* Only by the persons maintaining residence on the lot may operate a home occupation. If the persons maintaining residence are not the owners, the property owner's permission must be provided.
- (3) *Area.* The combined floor area of a home occupation shall not exceed 25 percent of the floor area of the principal structure.
- (4) *Employees.* A home occupation may employ no more than one person who is not a resident in the applicant's home.
- (5) *Operational requirements.*
  - (a) The home occupation shall not involve the retail sale of merchandise except for products related directly to services performed.
  - (b) No merchandise shall be displayed in such a manner as to be visible from off the premises.
  - (c) No outdoor storage shall be allowed in connection with any home occupation.
  - (d) No alteration of the residential character of the premises may be made and the hours and the manner in which the home occupation is conducted shall not be allowed to create a nuisance or disturbance.
- (6) *Business owner.* The business must be owned by the owner of the property on which the home occupation is located, or the business owner must have written approval of the owner of the property if the applicant is a tenant.
- (7) *Parking.* Off-street parking shall be provided in accordance with the requirements of section 6-1, off-street parking and loading.
- (8) *Prohibited home occupations.* The following uses are prohibited as home occupations:
  - (a) Landscaping business, other than office use;
  - (b) Commercial greenhouse;
  - (c) Contractor's business, other than office use;
  - (d) Beauty salon or barber shop;
  - (e) Automotive repair;
  - (f) Furniture repair or cabinet shop;
  - (g) Physician's or chiropractor's clinic;
  - (h) Fortune telling.

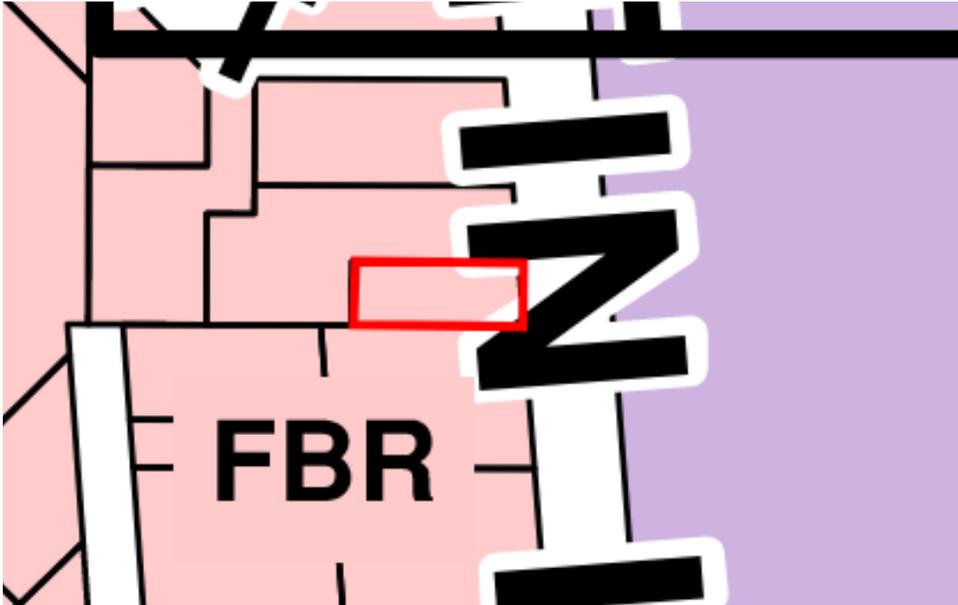


SUSE-0013-2026

303 MLK Dr

Request for Special Exception  
to allow a short-term rental

Aerial



Zoning



Character Area



Where Georgia comes together.

## **STAFF REPORT**

From the Department of Community Development  
March 2, 2026

**CASE NUMBER:** SUSE-0013-2026  
**APPLICANT:** James R. McGhee  
**REQUEST:** A Special Exception to allow short-term residential rental  
**LOCATION:** 303 Martin Luther King Dr; Tax Map No. 0P0120 011000

**REQUEST ANALYSIS:** The subject property owner proposes to offer the entire **4-bedrooms/3-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.

<b>Standards for Short-term Rental Properties (Section 4-3.5 of the LMO)</b>	
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"> <li>• Maximum occupancy of <b>8 persons</b></li> <li>• Parking restrictions; on-premises parking of up to <b>3 vehicles</b></li> <li>• Noise restrictions</li> <li>• On-premises curfew</li> <li>• Prohibition of on-premises events</li> </ul>	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 proposed use does fit with the residential development pattern the City follows, according to the current Comprehensive Plan, in the Traditional Neighborhood character area. The dwelling is being used as a residence, which also complies with surrounding land uses. Shortening the length of time a person lives in the dwelling does not disqualify it as a residence.

3. *Will the proposed use impact traffic volume or traffic flow and pedestrian safety in the vicinity?*

There should be no adverse effects on pedestrian or vehicular traffic flow and safety. Traffic should not increase beyond what is expected for a home of this size with long-term residents.

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

The dwelling unit is still being treated as a residence and is, therefore, not operating outside of what is normally expected of a traditional residence. Shortening occupants' length of time within the dwelling does not affect nearby properties in the area.

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?*

Occupants are required to abide by City ordinances related to trash collection, noise, parking, and all other applicable ordinances. The owner has also extended the driveway to curve around the house to allow space for vehicles.

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 an existing, single-family home.

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 for the proposed use, and there is currently no future growth expected in this area.

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

Utilities and city services are already available in the area; schools should not be affected at all by an increase in the frequency of occupants. City streets should not be affected beyond what is expected for a single-family home.

**STAFF RECOMMENDATION:** Staff recommends approval of the application as submitted.

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



Where Georgia comes together.

Application # SUSE 0013-2026

## Application for Special Exception

Contact Community Development (478) 988-2720

\*Indicates Required Field

	*Applicant	*Property Owner
*Name	James R. McGhee	James R. McGhee
*Title		
*Address	131 Blackstock Rd Elko Ga.	
*Phone	[REDACTED]	
*Email	[REDACTED]	

### Property Information

*Street Address	303 MLK Dr. Perry Ga. 31069		
*Tax Map Number(s)	0P0120011000	*Zoning Designation	

### Request

\*Please describe the proposed use:

Short Term Rental

### 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:**

*Applicant	<i>James R. McGhee</i>	*Date	1-22-2026
*Property Owner/Authorized Agent	<i>James R. McGhee</i>	*Date	1-22-2026

**Standards for Granting a Special Exception**

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

No \*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.

All eight (8) items must be addressed in either a separate document or on this page. Revised 9/26/2025

① yes, this is a residential property

② No

③ No

④ No

⑤ Yes

⑥ Yes

⑦ No

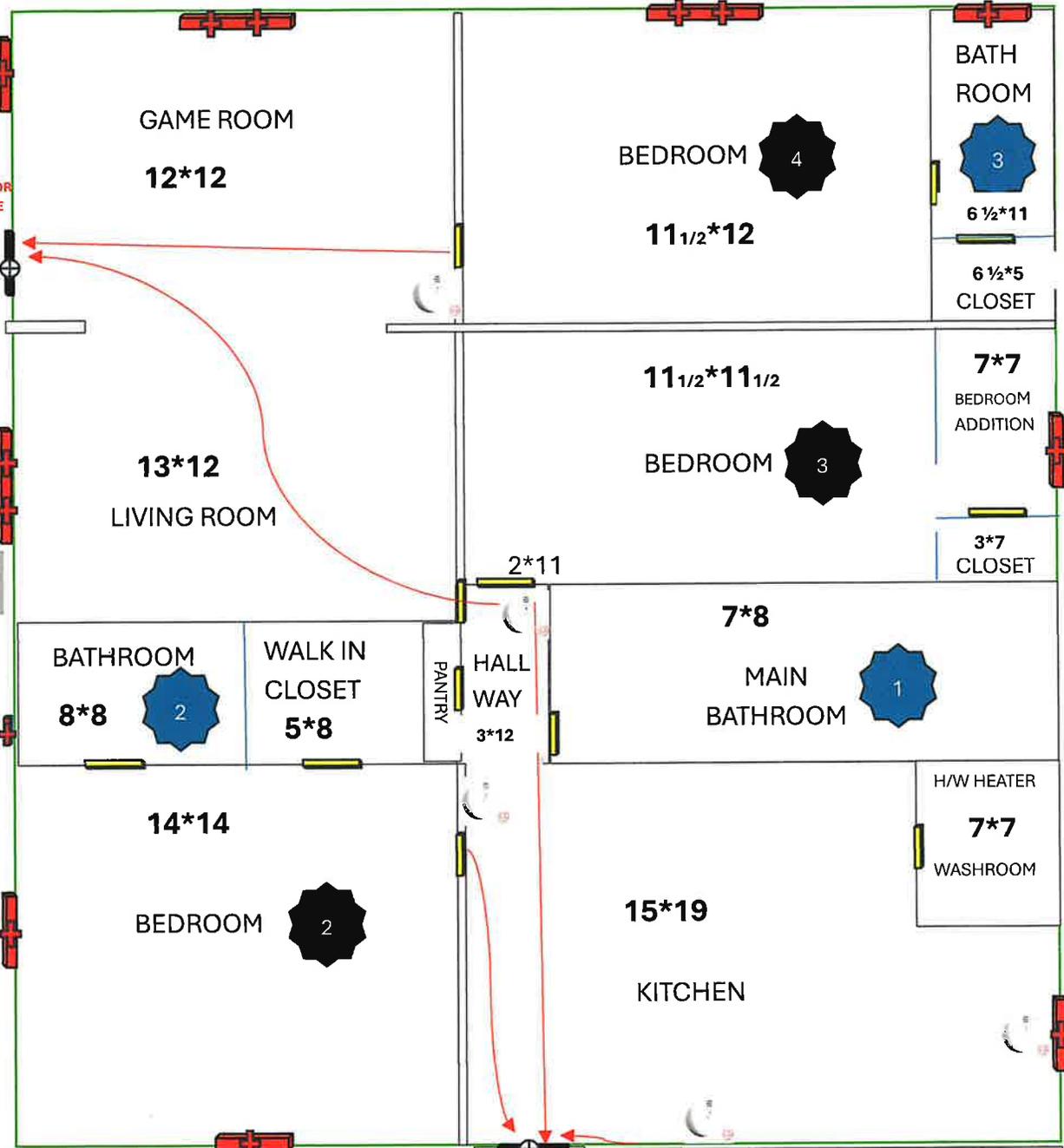
# HOUSE RULES

***To ensure a comfortable and enjoyable environment for all our guests, we kindly ask that you review and respect the following house rules.***

- Check-in at 12noon, and check-out at 12 noon. We are happy to accommodate early check-in or late check-out, when possible, but please request it in advance.
- No smoking, vaping, or e-cigarettes are allowed inside the home. If you smoke outside, please dispose of all butts properly in the provided outdoor ashtray. A cleaning fee will be charged for any evidence of smoking inside the house.
- Please treat our home with respect. We understand that accidents happen. If something breaks or is damaged, please let us know immediately so we can arrange for repair or replacement.
- Guests are responsible for their visitors. Please let us know in advance if you plan to have any non-registered guests visit the property. No parties or non-registered guests' sleepovers are allowed.
- Please keep all doors and windows closed when the heating/cooling system is on. This will help conserve energy.
- Waste and Recycling: Please place all trash in the designated bins.
- Trash will follow the city schedule
- No parking on grass
- Guest stay – up to 8 guests

James McGhee  
(478) 235-2181

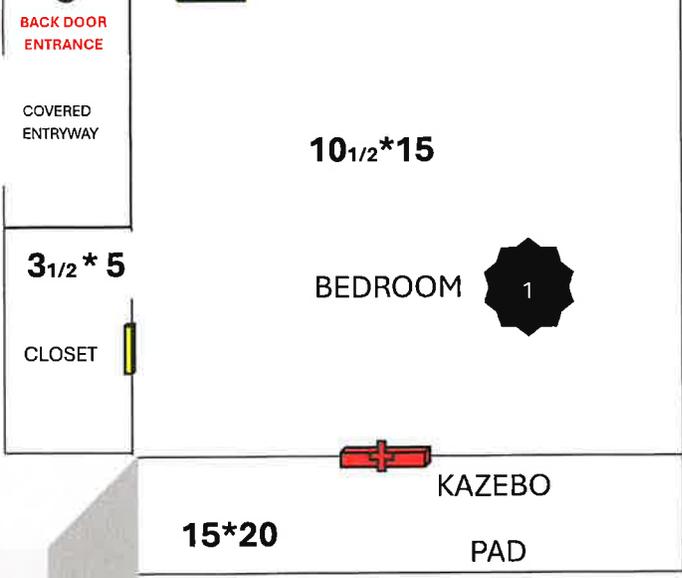
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303 Martin Luther King Dr., Perry, GA.

**EMERGENCY ACTION PLAN**

- INTERIOR DOORS 
- EXTERIOR DOORS 
- WINDOWS 
- SMOKE DETECTORS 
- EMERGENCY ROUTES 



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PARKING LOT



Car 3

Car 2

Car 1



State Farm Fire and Casualty Company

# Rental Dwelling Rate Quote

Monthly premium  
**\$95.08**

Annual premium  
**\$1,141.00**

Prepared date: January 20, 2026

**Prepared for**  
 MCGHEE, JAMES R  
 131 BLACKSTOCK RD  
 ELKO, GA 31025-2108

State Farm agent  
**Andy Thomas**  
 255 Carl Vinson Pkwy  
 Warner Robins, GA 31088-5815  
 Phone: (478)975-0069

*Kristie.russell.rhsz@statefarm.com*

**Property location**  
 303 MARTIN LUTHER KING JR DR  
 PERRY, GA 31069-3303

**Property details**  
 Quote effective date: 01/20/2026      PPC: 3  
 Year built: 1944  
 Territory Zone: 39  
 Construction: Masonry veneer  
 Number of Units: 1

Rate IV: 100%

## Quote description: 100% Replacement Cost

Quote results	Limit	Premium
<b>Coverages</b>		
Dwelling (Coverage A)	344,000	1,277.00
Dwelling Extra Replacement Cost	Excluded	
Dwelling Extension	34,400	
Personal Property (Coverage B)	17,200	
Business Liability (Coverage L) each occurrence	500,000	14.00
Business Liability (Coverage L) annual aggregate	1,000,000	
Premises Medical Payments (Coverage M) each person	5,000	4.00
Loss of Rents (Actual Loss Sustained)		
<b>Deductibles</b>		
Policy deductible	2% 6,880	(130.00)
<b>Charges / Credits</b>		
Home Alert		(24.00)
<b>Policy Options and Endorsements</b>		
Fire Department Service Charge Increased Limits	500 included	
Total annual premium		1,141.00
Monthly premium		95.08

This example of available coverages and limits is not a contract, binder, or recommendation of coverage. This quote assumes you insure for 100% of the estimated replacement cost of your rental dwelling. Higher limits are available at a higher premium. Coverage is available in a lesser amount,