



Where Georgia comes together.

Planning Commission Agenda  
Monday, April 13, 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 March 9, 2026, regular meeting and March 23, 2026, work session
5. Announcements
  - Per O.C.G.A. 36-67A-3 if any opponent of a rezoning or annexation application has made campaign contributions and/or provided gifts totaling \$250 or more within the past two years to a local government official who will consider the application, the opponent must file a disclosure statement.
  - Policies and Procedures for Conducting Zoning Hearings are available at the entrance.
  - Please place phones in silent mode.
6. Citizens with Input
7. Old Business – Tabled from March 9, 2026 meeting
  1. **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. *(Applicant has withdrawn the application)*
8. New Business
  - A. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on May 05, 2026)
    1. **SUSE-0026-2026.** Special exception for short-term rental for property located at 207 Greylock Drive. The applicant is Skylar Sanders.
    2. **ANNX-0030-2026.** Annex and rezone property on Airport Road Parcel No. 000310 033000 from Houston County R-AG to City of Perry, R-TH Residential Townhouse District. The applicant is Matt Widner, Widner & Associates, Inc.
    3. **TEXT-0033-2026.** Amendment to Add definition, use description, and use standards for Commercial Air Tours; update Table of Uses to add as permitted in M-2, General Industrial District. The applicant is the City of Perry. *(Application has been withdrawn)*
  - B. Other Business
  - C. Commission questions or comments
  - D. Adjournment

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

(478) 988-2720

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

Planning Commission Agenda  
Minutes - March 9, 2026

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

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

Guests: Chad Bryant, Leonard Samples, James McGhee, and Logan Clark

3. Invocation- was given by Chairman Mehserle
4. Approval of Minutes from January 12, 2026, regular meeting, January 26, 2026, and February 09, 2026, work sessions

Commissioner Wharton motioned to approve the minutes of January 12, 2026; Commissioner Ross seconded; all in favor and were unanimously approved with Commissioner Story abstaining from vote.

Commissioner Wharton motioned to approve the minutes of January 26, 2026; Commissioner Ross seconded; all in favor and were unanimously approved with Commissioner Story abstaining from vote.

Commissioner Wharton motioned to approve the minutes of February 09, 2026; Commissioner Shelton seconded; all in favor and were unanimously approved.

5. Announcements - Chairman Mehserle referred to the notices as listed
  - Per O.C.G.A. 36-67A-3 if any opponent of a rezoning or annexation application has made campaign contributions and/or provided gifts totaling \$250 or more within the past two years to a local government official who will consider the application, the opponent must file a disclosure statement.
  - Policies and Procedures for Conducting Zoning Hearings are available at the entrance.
  - Please place phones in silent mode.
6. Citizens with Input – None
7. Old Business – None
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.

Mr. Duffy read the applicants' request, along with staff responses, which was for approval of a plat that subdivides a 153.51-acre parcel into 473 lots and is now referred to as Agricultural Village. The Planned Unit Development (PUD) was approved as the Perry Preserve in 2007. Mr. Duffy also noted the PUD requirements and advised staff was recommending approval of the plat as presented, provided full compliance of the adopted PUD Development Standards.

Chairman Mehserle requested confirmation the submittal meets all the requirements of the 2007 PUD; Mr. Duffy confirmed it does.

Chairman Mehserle opened the public hearing at 6:14pm and called for anyone in favor of the request. Mr. Chad Bryant – 111 Perimeter Road – the applicant, reiterated the request and had nothing further

to add. Chairman Mehserle called for anyone opposed; there being none, the public hearing was closed at 6:15pm.

Chairman Mehserle asked Mr. Bryant the width of the two-way streets and had the fire marshal reviewed. Mr. Bryant advised his client is electing not to take advantage of the PUD designation but intends to develop as an R-3, and most of the right-of-way is 60 feet, and the street widths are 27, and there have been no reductions. Chairman Mehserle asked if the development will be single-family homes and meet the open space requirements; Mr. Bryant advised it would, and development will be single-family in lieu of townhomes. Commissioner Guidry asked staff if one-way streets have a minimum width; Mr. Duffy advised they will be developed under the 2007 guidelines; Mr. Bryant advised there is an inner-traffic circle that is one way and will adhere accordingly to regulations.

Commissioner Wharton motioned to approve as submitted with the recommendation of staff for full compliance of the adopted PUD Development Standards; Commissioner Ross seconded; all in favor, and was unanimously approved.

**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.

Ms. Carson read the applicants' request, which was for 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, along with staff responses. Ms. Carson advised the request is due to the inability to fit driveways of reasonable length on the lots with the current setback requirements.

Chairman Mehserle asked when the department reviewed and approved plans, was it indicated the setbacks would be adhered to and all units are served in the rear for parking; Ms. Carson confirmed yes.

Chairman Mehserle opened the public hearing at 6:24pm and called for anyone in favor of the request. Mr. Logan Clark with Moore Bass Consulting 112 Wes Park Drive, the applicant, advised there are 21 townhomes across five buildings and the goal is to maintain the building locations and functional driveways. The front porches were shown encroaching and were approved in architectural plans. The building will remain in the setbacks; the front porch awning encroaches not the structure itself. Several units previously constructed approved via administrative variance, goal is to keep driveways at 10 foot or greater; and pushing back will decrease that.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:27pm.

Commissioner Shelton asked if approved would it only be for the awning, and the driveway length would remain the same; Mr. Duffy advised that was correct. Mr. Clark advised if the awning has to be pushed back, the entire building will have to be pushed back and driveways shortened.

Commissioner Wharton asked if there had been any ordinance change that now requires an awning; Mr. Duffy advised there had not been. Commissioner Wharton asked if there has been any change with the lots that make up the PUD that would make it difficult to build on since it was adopted; Mr. Duffy advised based on a survey there could have been an error unknown to him and noted the previous director had allowed the concrete stoop but not the awning; Mr. Clark advised this was not specified on the civil plans. Commissioner Wharton acknowledged the standards were not a creation of the applicant, but they should have known all the requirements; Mr. Duffy advised the applicant was not the original developer of the property.

Ms. Carson advised there was an agreement between the former director and the previous applicant that played a role in how the development was laid out and that was adhered to, and she is stating for the record and that she was not in all the meetings but had been advised of this.

Shelton asked if the plans would have not been approved by the building official; Ms. Carson advised yes. Chairman Mehserle noted if it was unclear with regard to the overhang and the inspector measured it would not have been an oversight. Commissioner Wharton felt the builder created the scenario which violates the ordinance and is concerned with how the request can be approved based on that. Commissioner Story felt if they are adhering to the approved plan and not taking away how the awning affecting the setbacks. Chairman Mehserle to his understanding is that the architectural plans were approved, but the civil plans did not show the awning, and there was a lack of communication with the two submittals. Commissioner Wharton asked if what the city approved was in compliance and what was added was not; Ms. Carson advised that is correct. Chairman Mehserle asked if the units could be decreased to comply and Commissioner Story asked if the awning could be removed to comply; Ms. Carson advised neither could be done. Commissioner Wharton inquired about not granting any specific conditions; Mr. Duffy advised requests are reviewed on a case-by-case basis and he had spoken with Mr. Logan, and an administrative variance was granted for only two feet, anything greater would require a variance. Mr. Duffy advised there could be topographical issues with the parcel and not certain if the civil and building plans provided full details.

Commissioner Shelton asked when discovered in the process, as the completed units have awnings; Mr. Duffy advised approximately two months ago and noted the building inspector do not look at zoning compliance, and if this is a concern, it can be addressed.

Chairman Mehserle advised the ordinance represents the law adopted by the city for construction and is vacated if approved, and could possibly establish a precedent; therefore suggested the following options: 1). Approve, 2). Table, or 3). Approve the three units currently under construction and not allow the others.

Commissioner Guidry motioned to table for further information; Commissioner Ross seconded. Commissioner Shelton suggested exempt those currently under construction; Commissioner Wharton was opposed as it would set a precedent. Chairman Mehserle then called for vote on Commissioner's Guidry motioned to table with a second; all in favor with Commissioner Shelton and Story opposed; resulting 4 to 2 to table.

**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.

Ms. Carson read the applicants' request, which was to offer the entire 3-bedrooms/2-bath house for short-term rental for a maximum of 6 occupants, along with staff responses. 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 6:55pm and called for anyone in favor the request. The applicant, Mr. Leonard Samples – 206 Brampton Way, reiterated the request, and wants to focus on visitors to the area. Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:56pm.

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

**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.

Ms. Carson read the applicants' request, which was to offer the entire 4-bedrooms/3-bath house for short-term rental for a maximum of 8 occupants, along with staff responses. 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 6:59pm and called for anyone in favor of the request. Mr. James McGhee, the applicant, reiterated the request and had nothing further to add. Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 7:00pm.

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

C. Other Business

D. Commission questions or comments – Commissioner Guidry inquired about covenants and restrictions; Ms. Carson advised these are homeowner associations regulations and the burden is on the applicant to advise.

E. Adjournment: there being no further business to come before the Commission the meeting adjourned at 7:04pm.

DRAFT

Planning Commission Work Session  
Minutes - March 23, 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 and Emily Carson – Community Planner

3. Citizens with Input – None
4. Old Business
  - a. Continued discussion of proposed text amendment for non-residential district sign standards

Mr. Duffy reviewed revisions from previous discussions and noted the City does not anticipate an abundance of requests for unified building identifying signage applied to multi-tenant buildings. Discussion ensued with questions on potential requests for larger signs and multiple frontages; Mr. Duffy advised sizes are determined by the size tables and multiple frontages are deferred back to the tenant space. On conclusion it was suggested to clarify frontage limits and size requirements with the proposed text amendment.

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

Mr. Duffy presented the proposed amendment, which seeks to establish height guidelines for the Interstate Corridor Overlay District, which are not currently provided in the Land Management Ordinance. Discussion ensued, with a question asked if the proposal would allow for billboards; Ms. Carson advised it does not. The recommended 100 foot height for monopole signs in the IC allows for those parcels abutting I-75 to effectively advertise, and may be more business-friendly for IC district businesses seeking to reach interstate highway travelers, in keeping with the intent of the established overlay district.

- c. Vape Shops

Mr. Duffy presented the proposed amendment evolving further from past discussions; question arose on THC dispensaries; Mr. Duffy advised it can be addressed separately as a distinct topic. Question on definition of a smoke shop; it was advised it is defined by the Law Insider subscription service's definition. It was agreed upon that lowering the percentage of vape products a business sells from 50% as drafted to 30%, to qualify as a definable "vape shop" would be preferred.

5. New Business
  - a. Proposed text amendment for Commercial Air Tours – Ms. Carson reviewed the proposed amendment; which is proposed to be added in the definitions and the standards under commercial use and the zoning district allowed in.
6. Chairman Item(s) – None

7. Other Business – Ms. Carson reviewed as noted below
  - a. Review items for April 13, 2026, informational/public hearings – Ms. Carson reviewed the applications.
  - b. Update on City Council zoning decisions
  
8. Adjournment: there being no further business to come before the Commission, the meeting was adjourned at 7:12 pm.



Where Georgia comes together.

## **STAFF REPORT**

From the Department of Community Development  
March 23, 2026

**CASE NUMBER:** SUSE-0026-2026  
**APPLICANT:** Skylar Sanders; Greylock Enterprise, LLC  
**REQUEST:** A Special Exception to allow short-term residential rental  
**LOCATION:** 207 Greylock Dr; Tax Map No. 0P38C0 059000

**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.

<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>6 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 them from using it 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 Suburban Residential character area, which typically features a mixture of housing types that range from single-family homes to townhouses. The proposed special use changes the length of time people are in the dwelling. However, it does not create a use that does not align with the existing uses because the home is still being used as a dwelling in a residential area.

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

There is no projected increase in pedestrian or vehicular traffic in the area beyond what is expected from an active residence.

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

The home will largely function in the same manner as the surrounding properties, so the proposed operations should blend in smoothly with the surrounding residences with no negative impacts.

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?*

Guests are required to maintain City of Perry ordinances to include quiet hours, large gathering restrictions, and all other applicable laws. No nuisances or negative impacts should be produced from an increase in visitors' frequency at the home. There is also ample parking space for up to six (6) vehicles in the driveway, so there should be no issues with parking on the street or impeding other homeowners' access to their driveways.

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 dwelling is a single-family home surrounded by single-family homes and closely resembles the homes around it. No new structures are being proposed with the request for a special exception.

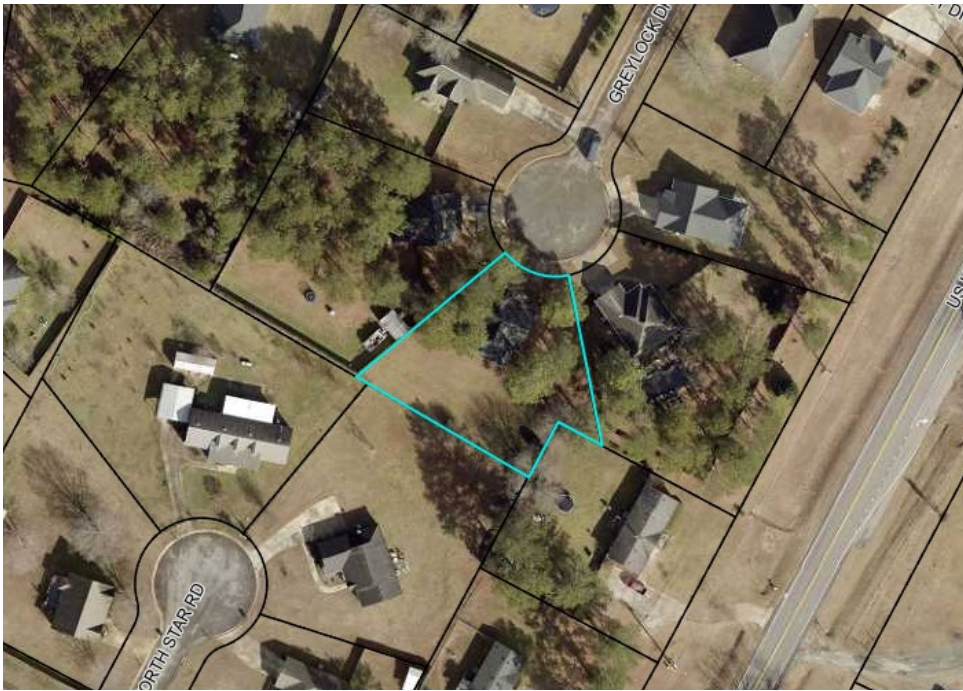
7. *Is the parcel a sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use?*

Staff believes the parcel will remain a sufficient size for the proposed use, and there is no future growth expected in this subdivision.

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

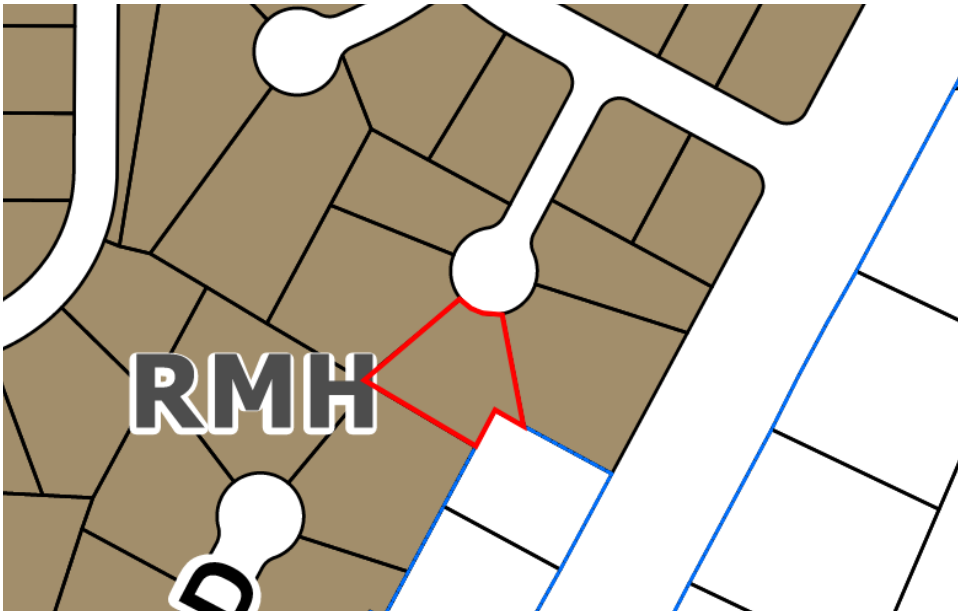
The proposal will have no effect on schools. Street usage will mirror activity that is expected through normal use of a residence. The neighborhood is already serviced by city services and utilities; no excessive increase or negative impact is expected because of the proposed use.

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

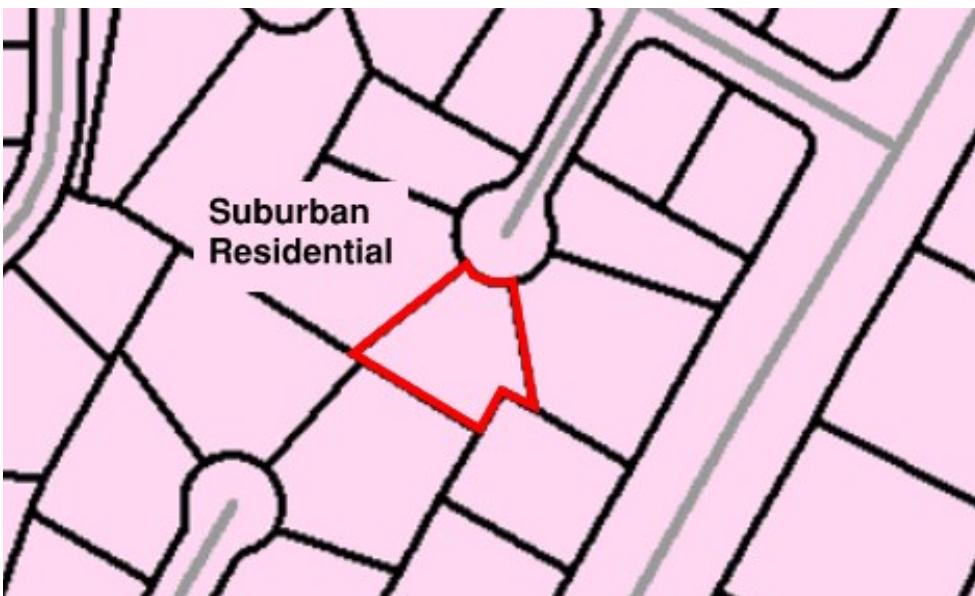


SUSE-0026-2026  
207 Greylock Dr  
Special Exception for STR

Aerial



Zoning



Character Area

741 Main St Perry



# Perry

Where Georgia comes together.

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

Application # SUSE 0024-2024

## Application for Special Exception

Contact Community Development (478) 988-2720

\*Indicates Required Field

	*Applicant	*Property Owner
*Name	Skyler Samuels	
*Title	owner	
*Address	[Redacted]	
*Phone	[Redacted]	
*Email	[Redacted]	

### Property Information

*Street Address	207 greyhound Dr
*Tax Map Number(s)	P 38C 59
*Zoning Designation	

### Request

\*Please describe the proposed use:  
 Rental Property (Short term)

### 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		*Date	11/15/24
*Property Owner/Authorized Agent		*Date	

**Standards for Granting a Special Exception**

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

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

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

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

### CERTIFICATE OF INSURANCE

**New Hampshire:**

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend, or alter the coverage, terms, exclusions, and conditions afforded by the policy or policies referenced herein.

**All Other States:**

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not affirmatively or negatively amend, extend or alter the coverage, terms, exclusions, conditions, or other provisions afforded by the policy referenced herein.

In the event the policy is canceled prior to the expiration date, notice will be delivered in accordance with the policy provisions.

<b>YOU AS NAMED INSURED AND YOUR ADDRESS</b>
RIGDALE INVESTMENTS LLC [REDACTED]

<b>Policy Number:</b> [REDACTED]
Policy Period: From 02/19/2026 To 02/19/2027 12:01 A.M. Standard Time
Effective Date of Change: (EN only)
Underwritten by: Foremost Insurance Company Grand Rapids, Michigan NAIC# 11185

<b>DWELLING INFORMATION</b>	Serial Number: (MH only)
Address:	Unit Covered: (MH only)
207 GREYLOCK DR, PERRY, GA 31069-8725 <i>SKW</i>	
Policy Form: Dwelling Fire Three	Dwelling Use: Vacation / Short-Term Rental

<b>ADDITIONAL INTEREST #1</b>	Loan Number: [REDACTED]
[REDACTED]	
Type: First Mortgagee	

<b>ADDITIONAL INTEREST #2</b>	Loan Number:
[REDACTED]	
Type:	

To obtain additional policy information, please contact: <b>Agent Name:</b> MCCRANIE INS CO <b>Telephone Number:</b> 478-333-2261
---

Policy Number: XXXXXXXXXX

**Coverages:** This policy provides only the coverages as shown below and your additional coverages described in the policy.

COVERAGES / ENDORSEMENTS	Amounts of Insurance / Limits of Liability
Dwelling	\$248,000
Replacement Cost Incl Ord/Law Excl Roof 15 Yr Or Older	
Other Structures Addl Amt Of Ins	
Personal Property	\$6,700
Loss of Rents	\$24,800
Premises Liability	\$1,000,000
Medical Payments	\$1,000
Landlord Personal Injury Liab Cov	\$1,000,000
Water Backup of Sewers or Drains	\$5,000
Platinum Endorsement	
Mold, Mildew, or Other Fungi, Their Secretions, and Dry or Wet Rot	\$5,000

**SECTION I - DEDUCTIBLE**

Section I losses or Amounts of Insurance are subject to a deductible of \$2,500 unless stated otherwise in your policy including Endorsements.

<b>TOTAL ANNUAL PREMIUM</b>	\$1,560.00
-----------------------------	------------

Payment Mailing Address Information: <<Include Policy Number>>

Foremost Insurance Group, PO Box 0915, Carol Stream, IL 60132-0915

\* The Total Annual Premium listed is the yearly policy cost. Any policy payments made are not reflected in this amount. See the most recent policy bill for the current amount due.

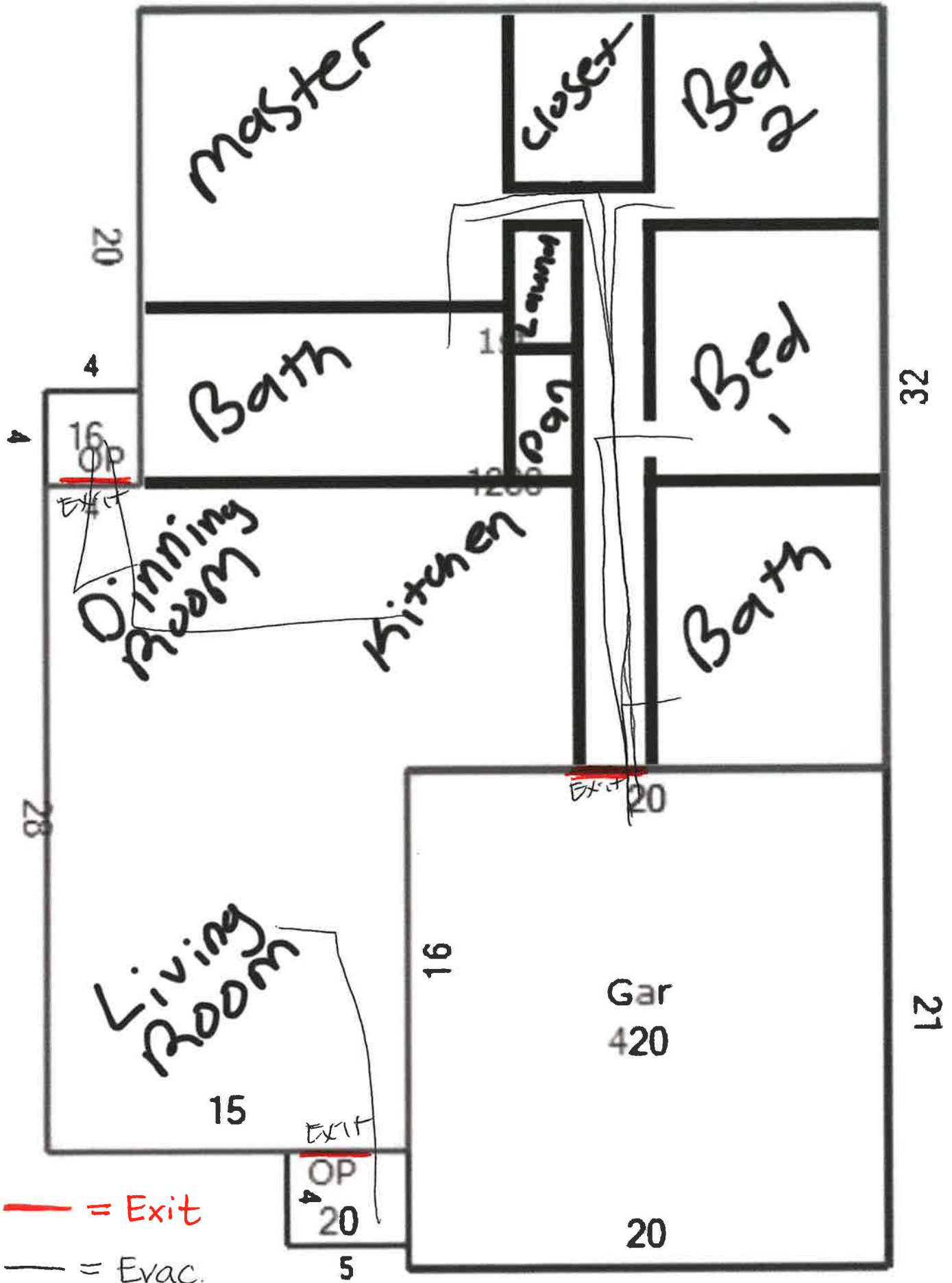
For Flood Verification - Check if applicable:
 This document serves as verification that the policy listed includes the peril of flood.

For Golf Cart Liability Verification: (Applies to Owner-Occupied and Tenant MH only)

**All States Except North Carolina** - Golf cart liability is insured unless the golf cart:

- 1 - is used for farming or ranching; or
- 2 - is required to be licensed by applicable state law.

For Certificates issued in Louisiana:	<u>LA Dept. of Ins.</u> LDI	<u>Cert. of Ins.</u> COI	<u>Assigned LDI No.</u> N/A	<u>Date (mm/year)</u> N/A
--	--------------------------------	-----------------------------	--------------------------------	------------------------------



— = Exit

— = Evac. Route

## **HOUSE RULES**

- Only 8 people are to be present in the house.
- Park only in the designated parking spots in the driveway. No parking in the street.
- No congregation of people during the hours of 10pm-9am
- Trash can must be placed by the road no sooner than 3pm on Wednesday and must be removed from the street by 8am Friday morning.
- No parties are to be had at the property.
- Please be mindful of making loud unnecessary noises. Quiet times are 12:00 midnight - 7:00am.



Parking

6 Parking  
Spots



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 Brigdale Investments Phone Number [REDACTED]

Type of Business: Short term Rental

Business physical location 207 Greylock Dr Perry ga

Business mailing address 109 Brigdale Pl Bonaville ga 31005  
Street or P O Box City State Zip

Number of employees (including manager) one NAICS Code 531110

Full legal name of applicant Skyler Sanders  
(Applicant must provide current legal driver's license)

Applicant date of birth [REDACTED] Social Security Number [REDACTED]

Applicant Contact Information:

Residence Address [REDACTED]  
Street City State Zip

Cell Phone Number [REDACTED] Home Phone Number [REDACTED]

Work Phone Number [REDACTED] Email [REDACTED]

Full legal name of Owner/Manager/Agent Skyler Sanders

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

Full legal name of persons/entities having 20% or more interest in operating entity.  
Skyler Sanders 100%

Business federal employer identification number [REDACTED]

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.

[Signature]  
Applicant Signature

2/18/2020  
Date



**E-VERIFY AFFIDAVIT**

Completion of this affidavit is required for new business license applicants and for renewing business with more than 10 employees.

- Instructions: 1. Print your business name and address
- 2. Indicate the number of employees
- 3. Have your affidavit notarized

By executing this affidavit under oath, as an applicant for an occupational tax certificate (business license, occupation tax certificate, or other document required to operate a business) as referenced in O.C.G.A. 36-60-6(d), from the City of Perry, the undersigned applicant representing the private employer known as

1

Migdale Investments at 207 Grey/Oak Dr Perry  
Name of business/private employer Address

verifies one of the following with respect to my application for the above mentioned document:

2

Check One:

- On Jan. 1 of the below signed year the individual, firm, or corporation employed 10 or less employees.
- On Jan. 1 of the below signed year the individual, firm, or corporation employed more than 10 employees.

Complete this section if the individual, firm, or corporation employed more than 10 employees as of January 1:

The employer has registered with and utilized the federal work authorization program in accordance with the applicable provisions and deadlines established in O.C.G.A 36-60-6(a). The undersigned private employer also attests that its federal work authorization number and date of authorization are as listed below.

\_\_\_\_\_

Federal Work Authorization Number Date of authorization

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A 16-10-20, and face criminal penalties allowed by such statute.

Executed on the February date of 19, 2020 in Perry (City) GA (State)

3

[Signature]  
Signature of Authorized Officer or Agent  
Shylor Sanders  
Printed Name of and Title of Authorized Officer or Agent

**Dajsha Robinson**  
NOTARY PUBLIC  
HOUSTON COUNTY, GEORGIA  
My Commission Expires  
12/26/2028

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 19 DAY OF February, 2020

[Signature]  
NOTARY PUBLIC

12-26-2028  
MY COMMISSION EXPIRES

**Full application on file in  
Community Development office**



Where Georgia comes together.

**STAFF REPORT**

**From the Department of Community Development**

April 3, 2026

**CASE NUMBER:** ANNX-0030-2026

**APPLICANT:** Matt Widner, Widner & Associates, Inc.

**REQUEST:** Annexation and Zoning of 19.70 acres from RAG (County) to R-TH, Townhouse Residential

**LOCATION:** Main Street; Tax Map Number: 000310 033000

**BACKGROUND INFORMATION:** The applicant proposes to annex the entirety of the above-mentioned parcel into the City of Perry. It will be developed into a townhouse subdivision, if approved. The lot is proposed to be zoned R-TH, Townhouse Residential, and a portion of the lot is going to the resident just south of this parcel

The applicant asserts that there are no known covenants or restrictions on the subject property which would preclude the use permitted in the proposed zoning district.

**STANDARDS FOR ESTABLISHING A ZONING CLASSIFICATION:**

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

	Zoning	Land Use
North	C-2, General Commercial	Undeveloped
South	R-AG (County)	Undeveloped
East	GU, Governmental Use	Heritage Oaks Park
West	PUD, Planned Unit Development	Houston Springs (partially undeveloped)

**2. Does the proposed zoning classification comply with the Comprehensive Plan and other adopted plans applicable to the subject property?**

The proposed zoning designation is compatible with the Suburban Residential character area the parcel is in. This character area is comprised of a mix of housing types, like townhouses, and walkable uses. The managed growth map shows this area as a low-density residential area. However, the land sits between two developments that are expected to yield medium-to-high density communities once fully developed. Staff believes this annexation would serve to bolster the variety of housing needs and support the City’s comprehensive planning goals as expressed in the 2022 Joint Comprehensive Plan.

**3. Are all of the uses permitted in the proposed zoning classification compatible with existing uses on adjacent and nearby properties?**

The proposed zoning designation is compatible with zoning in the area. The RTH zoning allows for single-family dwelling units (townhouses) to be constructed in the existing residential area. The standards of the RTH zoning designation require significant buffering between the development and single-family residences. The ordinances also call for 30% of all land area within the development to remain open for residents to share, the creation of a homeowner’s association, and design regulations to maintain the character in the area.

4. *Will any of the uses permitted in the proposed zoning classification cause adverse impacts to adjacent and nearby properties?*

There should be no adverse impacts on adjacent or surrounding properties. Traffic may increase, resulting from the new residential units, but estimates do not exceed what is expected for Airport Road Ext.

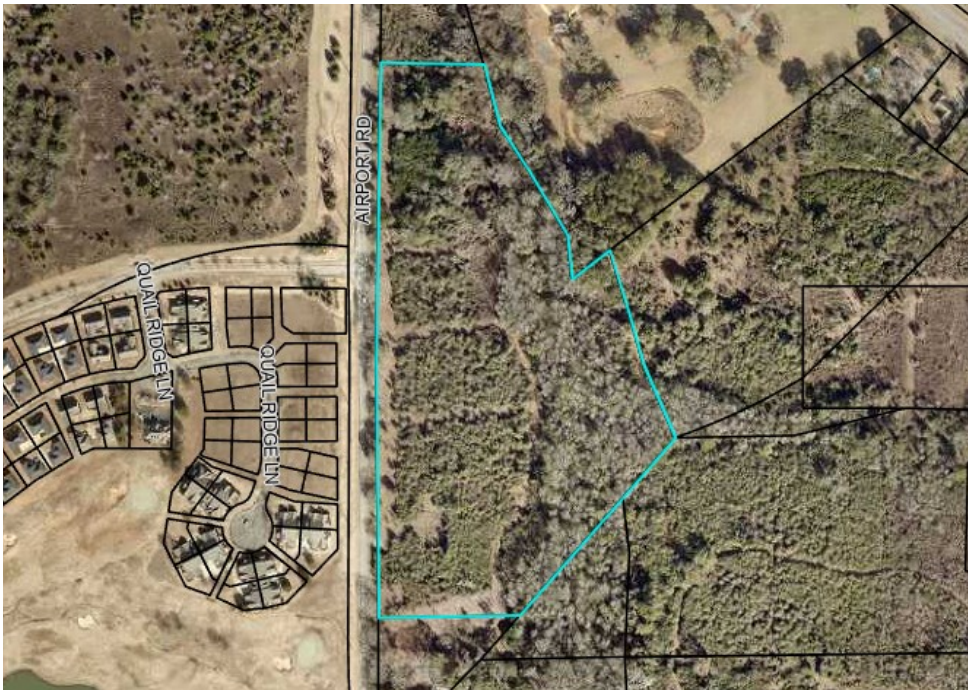
5. *Will any of the permitted uses and density allowed in the proposed zoning classification cause an excessive burden on existing streets, utilities, city services, or schools?*

City emergency services, streets, and schools should not be negatively impacted by this development. Proximity to a GDOT-maintained highway may require additional traffic calming measures be implemented, as determined by GDOT. Sewer capacity in the area is limited but is still being studied to determine whether accommodation is available. Applicants are required to submit letters outlining sewer demands, and Engineering Services will determine whether capacity is available during the development process. Projects like this can take a few years to build out; additional capacity may be available at that time. However, at this time, staff considers the focus of this application to be to determine whether the proposed annexation and zoning designation align with the City's adopted Comprehensive Plan.

6. *Are there existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification?*

The city is consistently studying the best way to manage growth throughout the city limits. The results of these efforts include reviewing opportunities to annex "county island" properties into the city limits, streamlining services for residents, improving sewer infrastructure, and maintaining the housing development patterns. Annexing and rezoning this property aligns with the city's housing goals and county island removal efforts. The rezoning also underscores justifications for the current sewer improvement projects the city has undertaken. Lastly, it presents the city with an additional opportunity to coordinate services with the Georgia Department of Transportation to ensure residents have safe and adequate roadways to use to navigate their community.

**Staff Recommends:** Approval of the application as submitted.

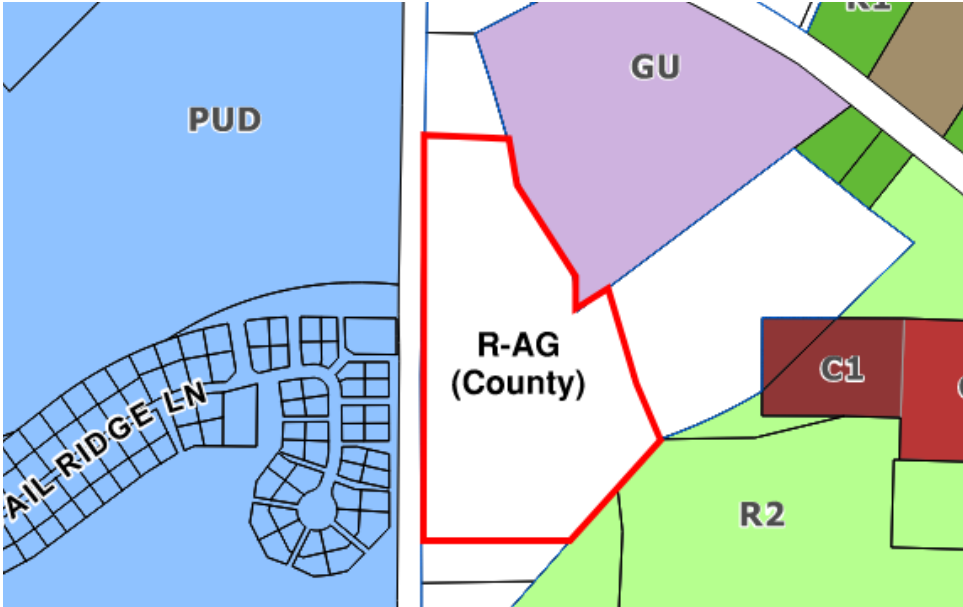


ANNX-0030-2026

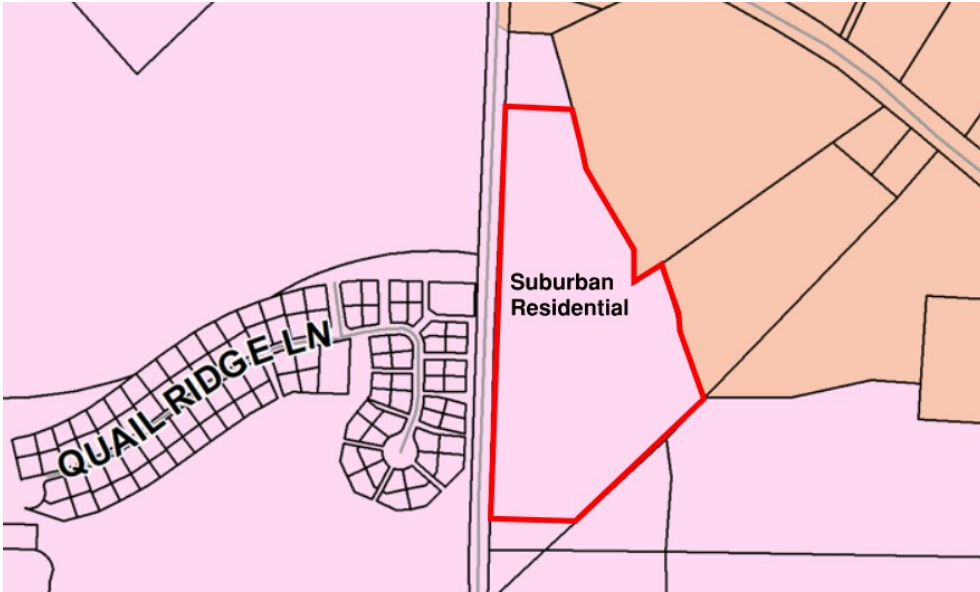
0 Airport Rd Ext

Annexation request, R-TH zoning designation

Aerial



Zoning



Character Area



Where Georgia comes together.

Application # ANNX 0030-2026

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

\*Indicates Required Field

Table with 3 columns: Field, \*Applicant, \*Property Owner. Rows include Name, Title, Address, Phone, and Email.

Property Information

Form containing: \*Street Address or Location (Airport Rd), \*Tax Map #(s) (000310 033000), \*Legal Description (A. Provide a copy of the deed... B. Provide a survey plat...)

Request

Form containing: \*Current County Zoning District (RAG), \*Proposed City Zoning District (RTH), and a text area for describing the existing and proposed use of the property.

Instructions

- 1. The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
2. \*Fees: a. Residential Zoning (R-Ag, R-1, R-2, R-3) - \$325.00 plus \$28.00/acre b. Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - \$543.00 plus \$43.00/acre
3. \*The applicant/owner must respond to the 'standards' on page 2 of this application...
4. The staff will review the application to verify that all required information has been submitted...
5. Annexation 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 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	<i>Matt Widner</i>	*Date	03/05/2026
*Property Owner/Authorized Agent	<i>William L Hudson / Owner</i>	*Date	3/5/2026

**Standards for Granting a Zoning Classification**

***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?      There are no known covenants or restrictions.

- (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.

March 4, 2026



City of Perry  
1211 Washington Street  
P.O. Box 2030  
Perry, GA 31069

Subject: Airport Rd, Houston Co, Townhome Development  
Project Number: 7317-013-01

Dear Planning Commission,

Widner & Associates respectfully requests annexation and rezoning for the proposed residential development of the property.

**Standards for Granting a Zoning Classification**

(1) Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property.

*The subject property has been reviewed with City staff and complies with the previously mentioned plans.*

(2) Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties.

*Residential properties are adjacent and nearby to this proposed residential zoning.*

(3) Whether any of the uses permitted in the proposed zoning classification will cause adverse impacts to adjacent and nearby properties.

*The permitted uses within the proposed zoning are similar to the existing land uses along Airport Road. No adverse impacts are anticipated with the permitted uses within the proposed zoning.*

(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 uses that are permitted within the proposed zoning allow for a development that supports more common area and green space than some other residential zoning alternatives. The development will not create excessive burden on the 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.

*There is a need for housing.*

Respectfully submitted,

*Matthew T. Widner, RLA*

793 Poplar Street  
P.O. Box 102  
Macon, GA 31202  
(478) 746-2010  
Fax (478) 746-0149  
widner@widner-assoc.com  
www.widner-assoc.com



**LEGEND**

- 1/2" REBAR SET
- △ 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- OPEN TOP PIPE FOUND
- ▢ CALCULATED CORNER
- ▣ CONCRETE MONUMENT FOUND
- R/W RIGHT OF WAY
- B/L BUILDING LINE
- PL PROPERTY LINE
- DE DRAINAGE EASEMENT
- UE UTILITIES EASEMENT
- SSE SANITARY SEWER EASEMENT
- MH MANHOLE
- CB CATCH BASIN
- JB JUNCTION BOX
- DI DROP INLET
- HW HEADWALL
- AC ACRE
- PVMT PAVEMENT
- CRK CREEK
- L.L.L. LAND LOT LINE
- FH FIRE HYDRANT
- X- FENCE LINE
- FFE FINISH FLOOR ELEVATION
- P- POWER POLE
- PP CENTER LINE
- TH TEST HOLE
- SPED SITE PLAN ENG. DEPT.
- SPHD SITE PLAN HEALTH DEPT.
- R= RADIUS
- EL ELEVATION
- RDP RESIDENTIAL DRAINAGE PLAN
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- LP LIGHT POLE
- WV WATER VALVE
- WM WATER METER
- P.O.B. POINT OF BEGINNING
- N/F NOW OR FORMERLY

Approved  
1/9/2025  
Houston County Planning Commission  
Secretary

**TOTAL AREA: 24.43 ACRES**

**SURVEYOR'S CERTIFICATION**  
IT IS CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL SURVEYING AND PLATTING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF THE CITY / COUNTY, HAVE BEEN FULLY COMPLIED WITH. FURTHERMORE, THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

Type: GEORGIA STANDARD PLATS  
Recorded: 1/9/2025 3:05:00 PM  
Fee Amt: \$10.00 Page 1 of 1  
Houston County Georgia  
Terri L Childers Clerk of Superior Court  
**BK 85 PG 147**

P.O. BOX 1821  
Perry, Georgia 31069  
office: (478) 224-7070  
fax: (478) 224-7072  
WWW.MCLEODSURVEYING.COM



BY MARTY A. McLEOD  
REGISTERED GEORGIA LAND SURVEYOR NUMBER - 2991

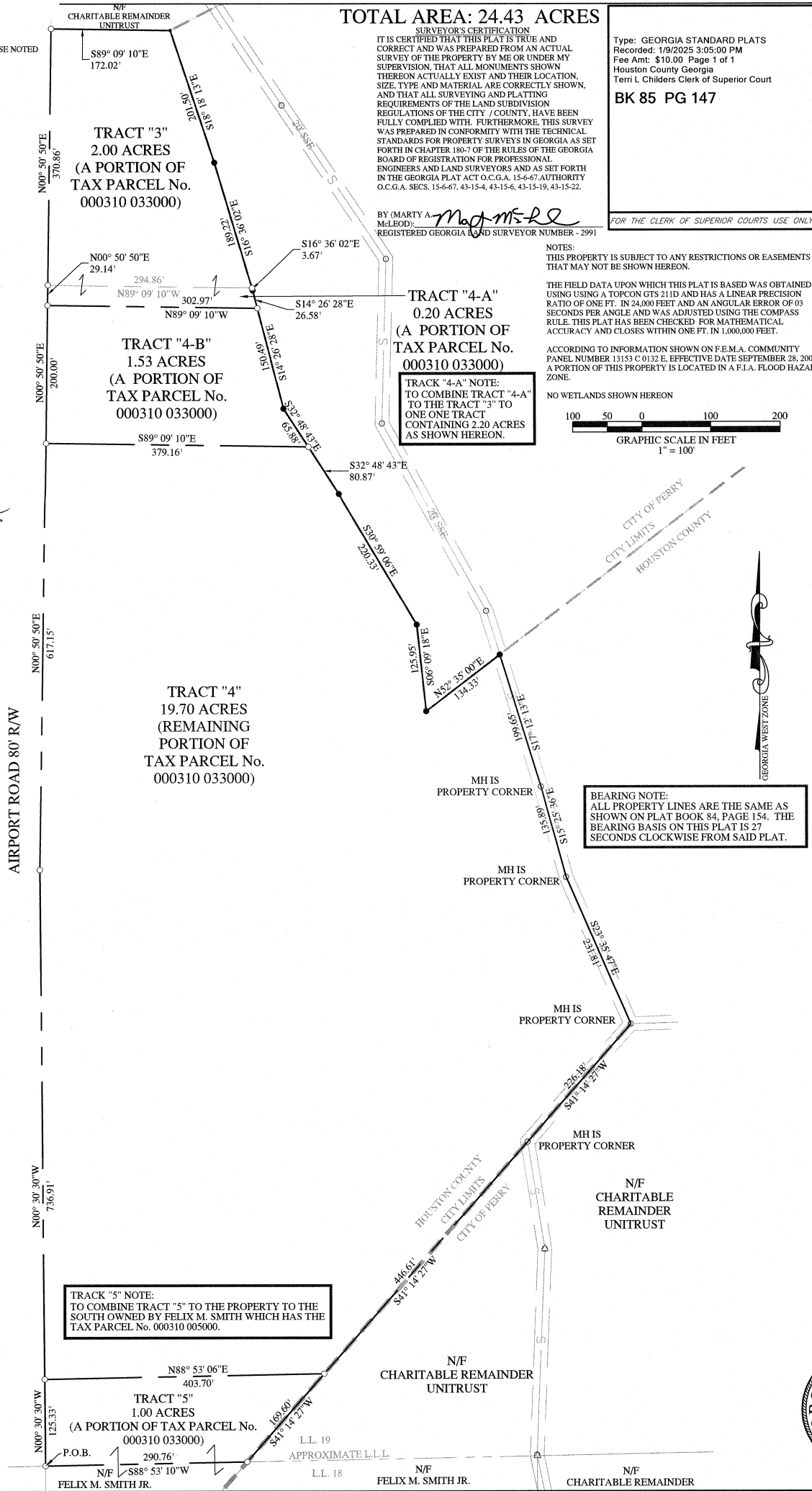
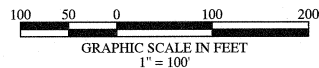
FOR THE CLERK OF SUPERIOR COURTS USE ONLY

**NOTES:**  
THIS PROPERTY IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY NOT BE SHOWN HEREON.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A TOPCON GTS 211D AND HAS A LINEAR PRECISION RATIO OF ONE FT. IN 24,000 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSURES WITHIN ONE FT. IN 1,000,000 FEET.

ACCORDING TO INFORMATION SHOWN ON F.E.M.A. COMMUNITY PANEL NUMBER 13153 C 0132 E, EFFECTIVE DATE SEPTEMBER 28, 2007, A PORTION OF THIS PROPERTY IS LOCATED IN A F.I.A. FLOOD HAZARD ZONE.

NO WETLANDS SHOWN HEREON



**TRACT "4-A" NOTE:**  
TO COMBINE TRACT "4-A" TO THE TRACT "3" TO ONE ONE TRACT CONTAINING 2.20 ACRES AS SHOWN HEREON.

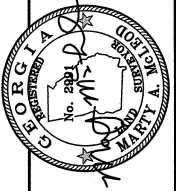
**BEARING NOTE:**  
ALL PROPERTY LINES ARE THE SAME AS SHOWN ON PLAT BOOK 84, PAGE 154. THE BEARING BASIS ON THIS PLAT IS 27 SECONDS CLOCKWISE FROM SAID PLAT.

**TRACT "5" NOTE:**  
TO COMBINE TRACT "5" TO THE PROPERTY TO THE SOUTH OWNED BY FELIX M. SMITH WHICH HAS THE TAX PARCEL No. 000310 005000.

**SURVEY FOR:**  
TRACTS 3-4-& 5 - 24.43 ACRES  
ON AIRPORT ROAD

COUNTY:	HOUSTON
DISTRICT:	10TH
LAND LOT:	19
DATE:	01/02/2025
SCALE:	1" = 50'
JOB NO.:	99112-004

NO.	DATE	REASON



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

**File No.: 23-29710-R**

Type: GEORGIA LAND RECORDS  
Recorded: 8/25/2023 1:56:00 PM  
Fee Amt: \$809.30 Page 1 of 3  
Transfer Tax: \$784.30  
Houston, Ga. Clerk Superior Court  
Carolyn V. Sullivan Superior Court Clerk

Participant ID(s): 7491002503,  
0466245412

**BK 10181 PG 151 - 153**

**LIMITED WARRANTY DEED**

**STATE OF TENNESSEE**  
**COUNTY OF RUTHERFORD**

THIS INDENTURE, Made the 18<sup>th</sup> day of August, in the year two thousand twenty-three, between

**JOSEPH M. SWANSON AS TRUSTEE OF THE CHARITABLE REMAINDER UNITRUST**

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

**KNS PLACE, LLC**  
**DIXIE HOMES, LLC**  
**LONE HAWK LLC**

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

**WITNESSETH THAT :** Grantor, for and in consideration of the sum of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS**, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, all the following described property, to wit:

**SEE ATTACHED EXHIBIT "A"**

Said property is conveyed subject to all taxes and assessments for the year 2023 and subsequent years, not yet due and payable, and all rights, reservations, restrictions, covenants, conditions, easements and other matters of record that may affect such property (collectively, the "Permitted Exceptions").

**TO HAVE AND TO HOLD** the said property, 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 Grantees forever in **FEE SIMPLE**.


**AND THE SAID GRANTOR** warrants and will forever defend the right and title to the above described property unto the said Grantees against the claims of all persons claiming by, through or under the Grantor (excluding claims arising out of the Permitted Exceptions).

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

 (SEAL)  
**JOSEPH M. SWANSON AS TRUSTEE OF THE CHARITABLE REMAINDER UNITRUST**

Signed, sealed and delivered in the presence of:

  
Witness

  
Notary Public



**Daniel, Lawson, Tuggle & Jerles, LLP**  
Attorneys At Law  
P. O. Box 89  
912 Main Street  
Perry, GA 31049

**Exhibit "A"**  
**Legal Description**

**TRACT 1**

All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 1, containing 2.43 acres, and having such shapes, metes, bounds courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated August 4, 2023 and recorded in Plat Book 84, Page 153, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.

**TRACT 2**

All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 2, containing 1.15 acres, and having such shapes, metes, bounds courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated August 4, 2023 and recorded in Plat Book 84, Page 155, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.

**TRACT 3**

All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 3, containing 2.00 acres, and having such shapes, metes, bounds courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated August 4, 2023 and recorded in Plat Book 84, Page 154, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.

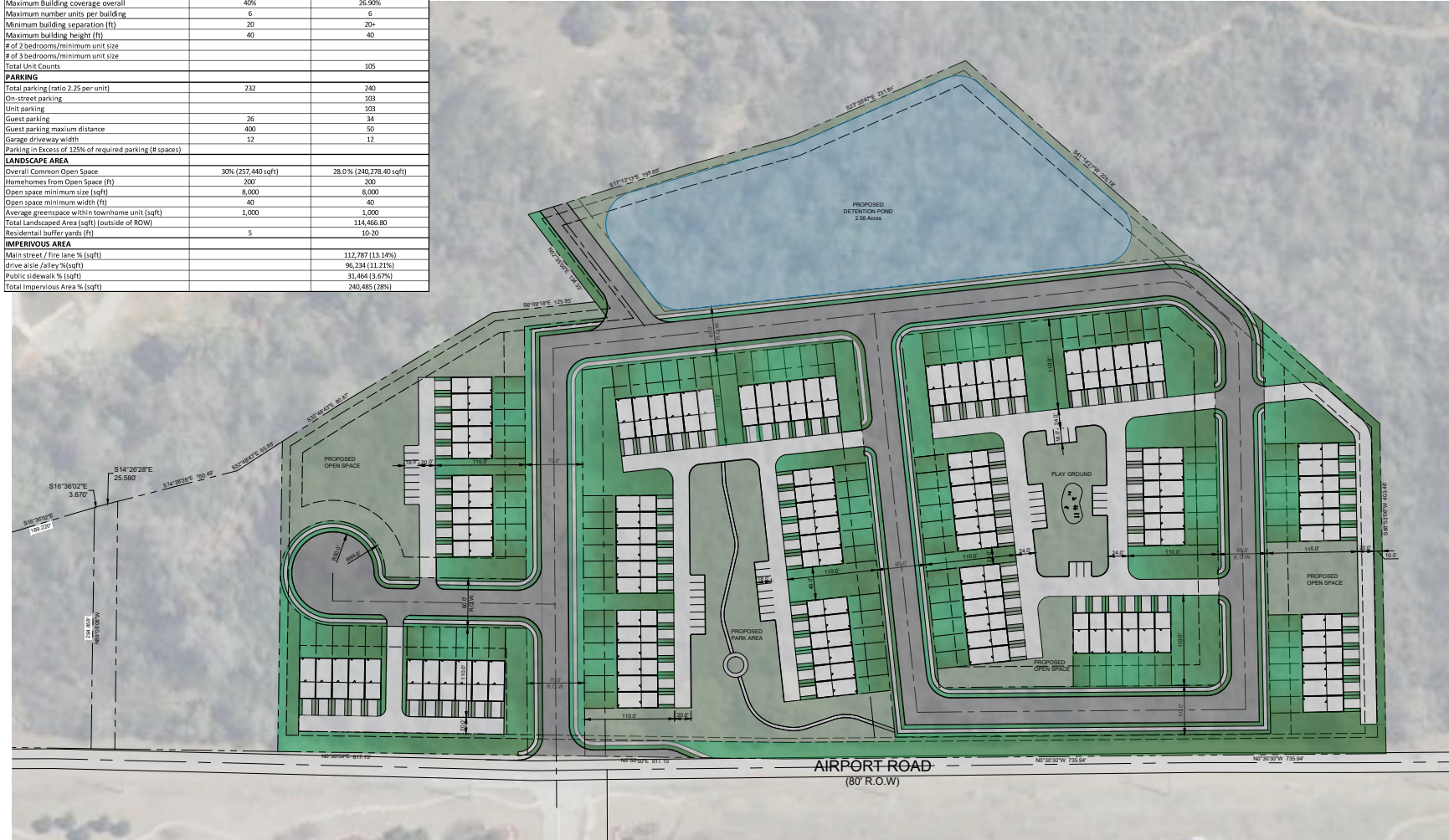
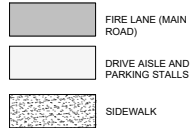
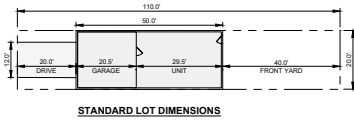
**TRACT 4**

All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 4, containing 21.43 acres, and having such shapes, metes, bounds courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated August 4, 2023 and recorded in Plat Book 84, Page 154, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.

**TRACT 5**

All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 5, containing 1.00 acres, and having such shapes, metes, bounds courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated August 4, 2023 and recorded in Plat Book 84, Page 154, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.

SITE DATA TABLE		
AIRPORT TOWNHOME DEVELOPMENT		
CITY OF PERRY, GEORGIA		
SITE DATA SUMMARY	REQUIRED	PROVIDED
<b>GENERAL SITE DATA</b>		
Property Area (Square feet & acres)	19.70 acres	19.70 acres (858,132 sqft)
Zoning	R-TH	R-TH
Minimum Lot Area per acre	6	6
Front setback	25	25
Front setback abutting a pocket greenspace	10	10
Rear setback	25	25
Lot minimum lot frontage on public R.O.W.	20	40
<b>MULTIFAMILY TOWNHOME UNITS</b>		
Minimum Lot Area (sqft)	2,000	2,200
Minimum Lot Width (ft)	20	20
Minimum Lot Development Width (ft)	110	120
Minimum heated floor area	1,200	1,300
Maximum Building coverage per lot	80%	45.45%
Maximum Building coverage overall	80%	26.90%
Maximum number units per building	6	6
Minimum building separation (ft)	20	20+
Maximum building height (ft)	40	40
# of 2 bedrooms/minimum unit size		
# of 3 bedrooms/minimum unit size		
Total Unit Counts		105
<b>PARKING</b>		
Total parking (ratio 2.25 per unit)	232	240
On-street parking		103
Unit parking		103
Guest parking	26	34
Guest parking maximum distance	400	50
Garage driveway width	12	12
Parking in excess of 125% of required parking (# spaces)		
<b>LANDSCAPE AREA</b>		
Overall Common Open Space	30% (257,440 sqft)	28.0% (240,278.40 sqft)
Homesites from Open Space (ft)	200'	200'
Open space minimum size (sqft)	8,000	8,000
Open space minimum width (ft)	40	40
Average greenspace within townhome unit (sqft)	1,000	1,000
Total Landscaped Area (sqft) (outside of ROW)		114,466.80
Residential buffer yards (ft)	5	10-20
<b>IMPERVIOUS AREA</b>		
Main street / fire lane % (sqft)		112,787 (13.14%)
drive aisle /alley % (sqft)		96,234 (11.21%)
Public sidewalk % (sqft)		31,464 (3.67%)
Total Impervious Area % (sqft)		240,485 (28%)



THESE DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THE PLOTTING OFFICIAL HAS REVIEWED AND APPROVED THEM.



LEVEL II CERTIFICATION  
GSWCC # 24610

THESE DOCUMENTS AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF WIDNER AND ASSOCIATES, AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

**Widner & Associates, Inc.**  
 10000 UNIVERSITY BLVD., SUITE 100  
 ATLANTA, GEORGIA 30328  
 P.O. BOX 10000  
 ATLANTA, GEORGIA 30328  
 TEL: (404) 746-0010  
 FAX: (404) 746-0011  
 WWW.WIDNERANDASSOCIATES.COM

PRELIMINARY SITE PLAN FOR  
**PERRY TOWNHOME DEVELOPMENT**  
 AIRPORT ROAD  
 HOUSTON COUNTY, GEORGIA  
 10th LAND DISTRICT

TRACT 4

DATE: 2/27/2025  
 DRAWN BY: TC  
 CHECKED BY: MTW  
 PROJECT #: 7317-013-01

SHEET  
**PREL.**  
 SCALE:  
 1" = 60'  
 APPROV.