



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, B), and instructions for providing deed or survey plat.

Request

Form containing: Current County Zoning District (RAG), Proposed City Zoning District (RTH), and a description of 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 LINE
- PP POWER POLE
- CL 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

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 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): *Marty A. McLeod*
 REGISTERED GEORGIA LAND SURVEYOR NUMBER - 2991

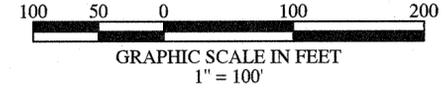
FOR THE CLERK OF SUPERIOR COURTS USE ONLY

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 CLOSES 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"
 0.20 ACRES
 (A PORTION OF TAX PARCEL No. 000310 033000)

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

TRACT "3"
 2.00 ACRES
 (A PORTION OF TAX PARCEL No. 000310 033000)

TRACT "4-B"
 1.53 ACRES
 (A PORTION OF TAX PARCEL No. 000310 033000)

TRACT "4"
 19.70 ACRES
 (REMAINING PORTION OF TAX PARCEL No. 000310 033000)

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.

TRACT "5"
 1.00 ACRES
 (A PORTION OF TAX PARCEL No. 000310 033000)

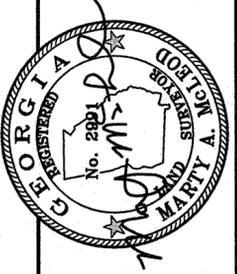
BEARING NOTE:
 ALL PROPERTY LINES ARE THE SAME AS SHOWN ON PLAT BOOK 84, PAGE 154. THE BEARING BASIS ON THIS PLAT IS 27 SECONDS CLOCKWISE FROM SAID PLAT.

Approved
 1/9/2025
 Houston County Planning Commission
[Signature]
 Secretary

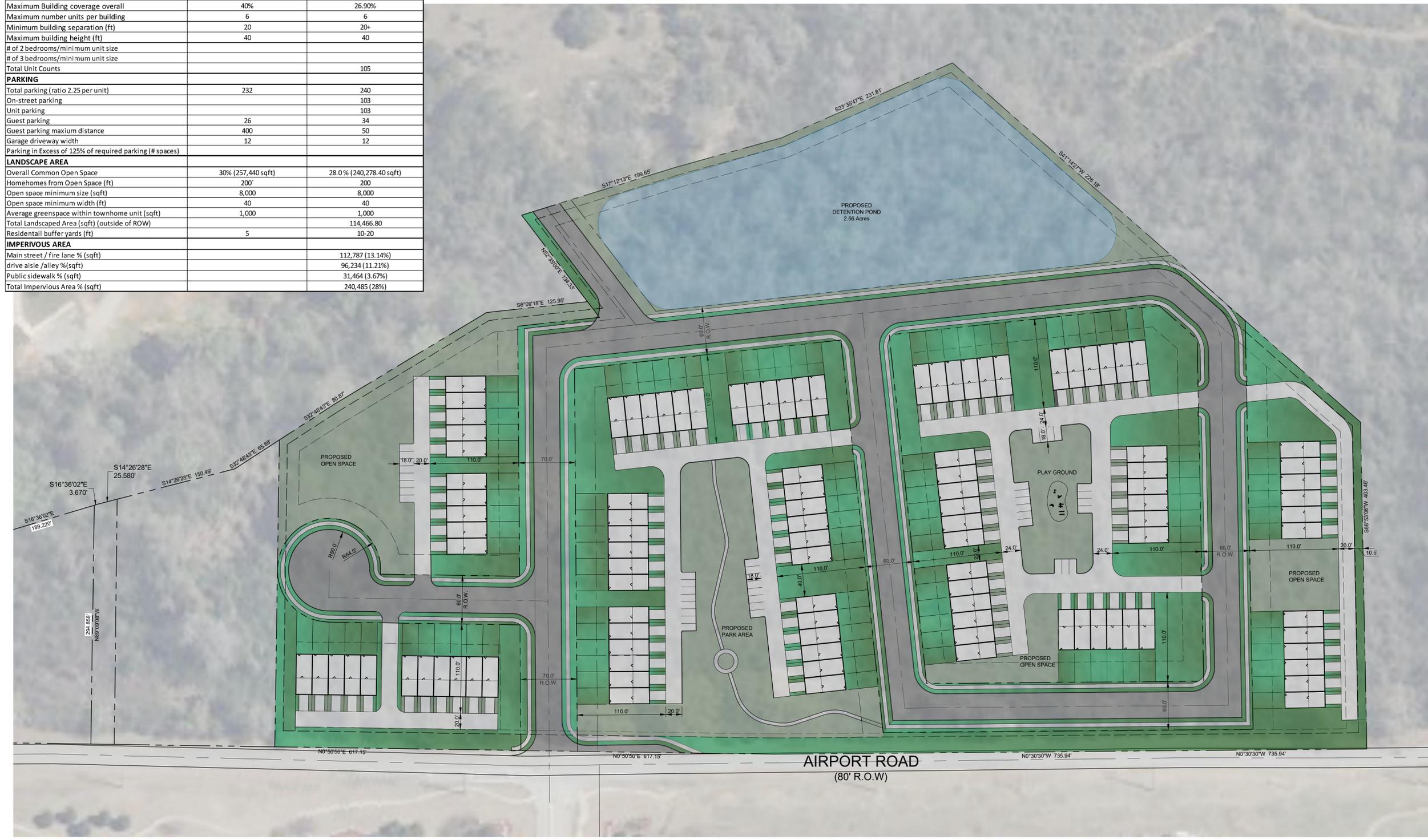
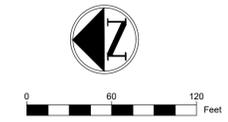
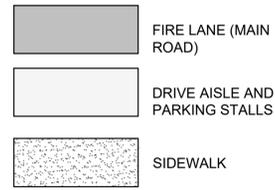
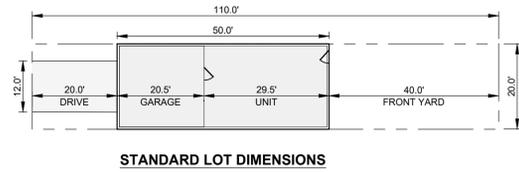
SURVEY FOR:
TRACTS 3-4 & 5 - 24.43 ACRES
ON AIRPORT ROAD

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

NO.	DATE	REVISION



SITE DATA TABLE		
AIRPORT TOWNHOME DEVELOPMENT		
CITY OF PERRY, GEORGIA		
SITE DATA SUMMARY	REQUIRED	PROVIDED
GENERAL SITE DATA		
Property Area (square feet & acres)	19.70 acres	19.70 acres (858,132 sqft)
Zoning		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
MULTIFAMILY TOWNHOME UNITS		
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	1,200
Maximum Building coverage per lot	80%	45.45%
Maximum Building coverage overall	40%	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
PARKING		
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)		
LANDSCAPE AREA		
Overall Common Open Space	30% (257,440 sqft)	28.0% (240,278.40 sqft)
Homehomes 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
IMPERVIOUS AREA		
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 SEAL ON THIS PAGE IS SIGNED IN BLACK INK.



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.
P.O. BOX 102 MACON, GEORGIA 31202
PH: # (478) 746-2010
EMAIL: widner@widner-assoc.com
WWW: www.widner-assoc.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.

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 18th 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).

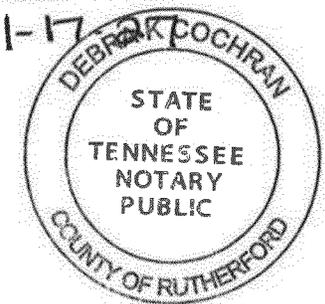
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

 (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.