



STAFF REPORT
From the Department of Community Development
April 3, 2025

CASE NUMBER: ANNX-0040-2025

APPLICANT: Matt Widner, Widner & Associates, Inc.

REQUEST: Annexation and Rezone of 21.43 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

There are no known covenants or restrictions on the subject property which would preclude the uses 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	R-1, Single-Family Residential	Undeveloped
South	R-AG (County)	Undeveloped
East	GU, Governmental Use	Heritage Oaks Park
West	PUD, Planned Unit Development	Houston Springs (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 area is characterized by a mix of housing types and walkable uses. The parcel is near a PUD development (Houston Springs) that is planned to feature similar types of housing and density once completed.

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.

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 as a result of the new residential units, but estimates do not exceed what is expected for this area.

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 currently being studied to determine whether accommodation is available. Applicants are required to submit letters outlining sewer demands as part of the application process.

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

The city is studying the best way to manage growth throughout the city limits. Part of that process is reviewing opportunities to annex “county island” properties into the city limits, streamlining services, sewer infrastructure, and maintaining the preferred density. Annexing and rezoning this property supports that effort.

Staff Recommends: Approval of the application as submitted.

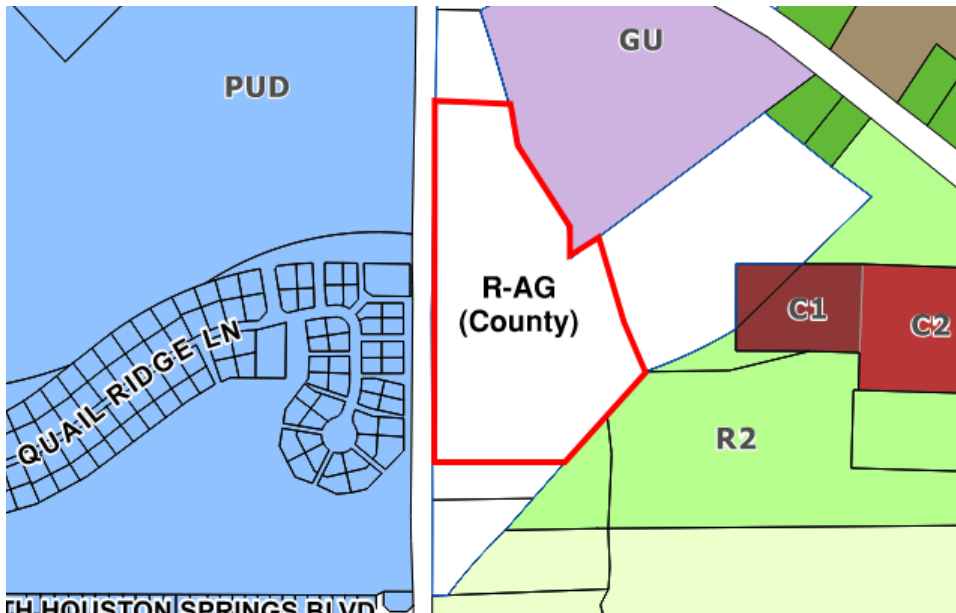


ANNX-0040-2025

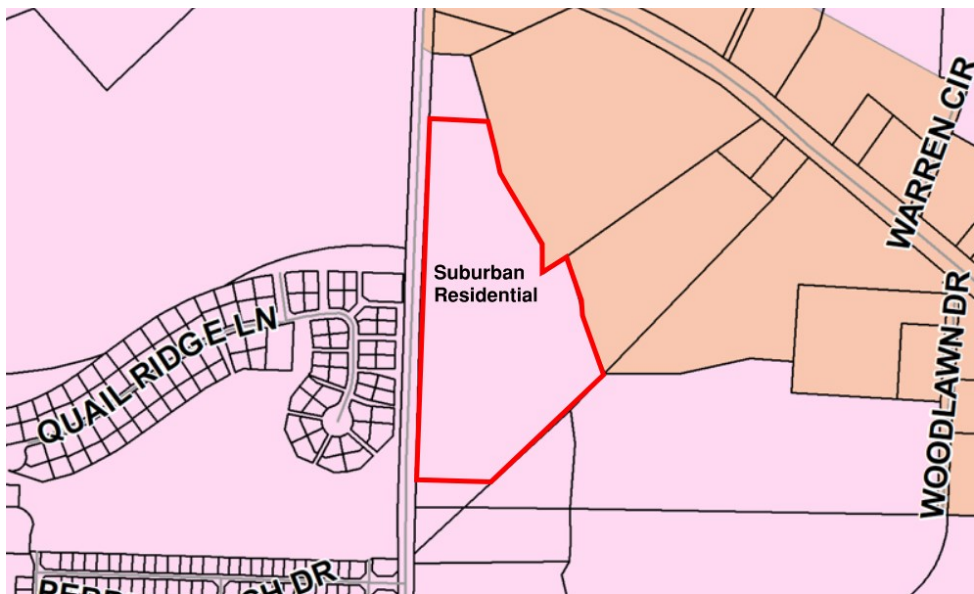
0 Airport Rd

Annex and Rezone from RAG
to R-TH

Aerial



Zoning



Character Area



Where Georgia comes together.

Application # ANNX 0040-2025

Application for Annexation

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Matthew Widner/Widner & Associates, Inc.	KNS Place LLC - Dixie Homes LLC et al
*Title	Representative	Owner
*Address	793 Poplar St, Macon, GA 31201	1115 Morningside Dr. Perry, GA 31069
*Phone	478-746-2010	478-714-2836
*Email	Matt@Widner-Assoc.com	soundappan2711@gmail.com

Property Information

*Street Address or Location	Airport Rd
*Tax Map #(s)	000310 033000
*Legal Description	<p>A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available;</p> <p>B. Provide a survey plat of the property, tied to the Georgia Planes Coordinate System. **If the property being annexed is a portion of a recorded parcel, the portion being annexed must be a separate recorded parcel before this application will be accepted as complete.**</p>

Request

*Current County Zoning District	RAG	*Proposed City Zoning District	RTH
*Please describe the existing and proposed use of the property. Note: A Site Plan and/or other information which fully describes your proposal may benefit your application.			
Existing: Undeveloped. Proposed: Residential development.			

Instructions

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
- *Fees:
 - Residential Zoning (R-Ag, R-1, R-2, R-3) - \$316.00 plus \$27.00/acre
 - Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - \$527.00 plus \$42.00/acre
- *The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Annexation 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.
- *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	<small>DocuSigned by:</small>  <small>9A4F3233DDD54ED...</small>	*Date 3/2/2025
*Property Owner/Authorized Agent	Dixie Homes LLC	*Date 3/2/2025

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? See attached.

- (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.

Revised 1/29/2025

March 3, 2025

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
- OTP 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

Approved
1/9/2025
Houston County Planning Commission
Secretary

AIRPORT ROAD 80' R/W

N/F CHARITABLE REMAINDER UNITRUST
S89° 09' 10"E 172.02'
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)

N/F FELIX M. SMITH JR.

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.

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

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

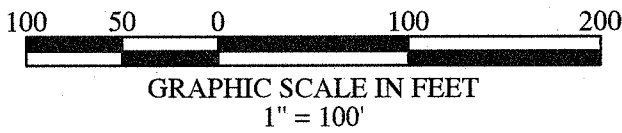
FOR THE CLERK OF SUPERIOR COURTS USE ONLY

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
PANAL 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



CITY OF PERRY
CITY LIMITS
HOUSTON COUNTY

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.

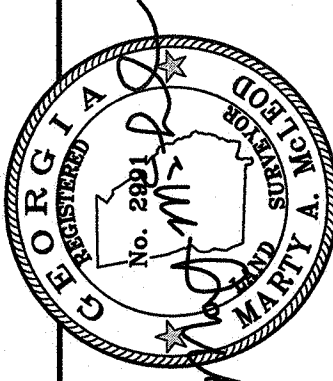


McLeod
SURVEYING

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

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



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).

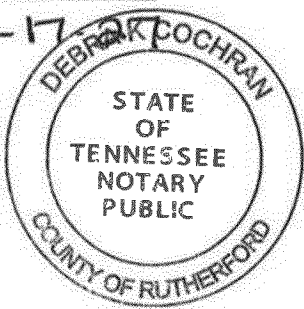
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

 (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.