



Where Georgia comes together.

Application # RZNE 0066-2026

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Marcus Northern	Milton Wynn
*Title	Future Owner/ Qualifying Broker	Owner
*Address	204 Altamaha Way Bonaire GA 31005	101 Dowdy Ct. Perry, GA 31069
*Phone	[REDACTED]	[REDACTED]
*Email	[REDACTED]	[REDACTED]

Property Information

*Street Address or Location	2107 N Highway 41, Perry GA 31069
*Tax Map Number(s)	0P41A0 182000
*Legal Description	A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available; B. Provide a survey plat of the property; Deed & Survey Plat attached

Request

*Current Zoning District	R-3	*Proposed Zoning District	C-2
*Please describe the existing and proposed use of the property <u>Note: A Site Plan or other information which fully describes your proposal may benefit your application.</u> The subject property is located along Highway 41, a major corridor suitable for transitional uses. The existing structure is better suited for commercial use than residential use and aligns with corridor development patterns.			

Instructions

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

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

9. Signatures:

*Applicant Marcus Northern	DocuSigned by: <i>Marcus Northern</i>	*Date 5/4/2026
*Property Owner/Authorized Agent Milton Wynn	Signed by: <i>Milton Wynn</i>	*Date 5/4/2026

Standards for Granting a Rezoning

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

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

- (1) Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property;
- (2) Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties;
- (3) Whether any of the uses permitted in the proposed zoning classification will cause adverse impacts to adjacent and nearby properties;
- (4) Whether any of the permitted uses and density allowed in the proposed zoning classification will cause an excessive burden on existing streets, utilities, city services, or schools;
- (5) Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification; and
- (6) Whether the subject property has a reasonable economic use as currently zoned.

Answers attached; labeled Standards for Granting a Rezoning C-2

REZONING STANDARDS – C-2 (GENERAL COMMERCIAL)

(1) Compliance with Comprehensive Plan

Answer:

The proposed C-2 (General Commercial) zoning is consistent with the City of Perry's Comprehensive Plan as the subject property is located along Highway 41, a primary transportation corridor intended to support a range of commercial and mixed-use development. The request represents a logical progression of land use intensity along a major roadway where commercial activity is appropriate and encouraged.

(2) Compatibility with Adjacent and Nearby Uses

Answer:

The uses permitted under C-2 zoning are compatible with surrounding properties due to the subject property's location along a major highway corridor. The property is not situated within the interior of a residential neighborhood and is more appropriately suited for commercial or transitional uses. The proposed commercial classification will align with existing and future development patterns along Highway 41.

(3) Adverse Impacts on Adjacent Properties

Answer:

The proposed rezoning to C-2 will not create adverse impacts on adjacent or nearby properties. Any future development will be subject to site plan review, buffering requirements, and applicable development standards to ensure compatibility. Additionally, the location along a major roadway minimizes the potential for disruption to residential areas.

(4) Impact on Streets, Utilities, Schools, and Services

Answer:

The property has direct access to Highway 41, which is designed to accommodate higher traffic volumes associated with commercial activity. Existing infrastructure, including utilities and

roadway capacity, is sufficient to support C-2 uses. The proposed zoning will not place an excessive burden on public services or schools.

(5) Existing or Changing Conditions in the Area

Answer:

The area surrounding Highway 41 is experiencing ongoing transition toward more intensive commercial and mixed-use development. The subject property's location, size, and configuration make it well-suited for commercial use. These changing conditions support the appropriateness of C-2 zoning as a continuation of corridor growth and development.

(6) Reasonable Economic Use of Property as Currently Zoned

Answer:

While the property is currently zoned R-3 (High Density Residential), the existing structure and layout are not ideally suited for traditional residential use without significant modification. The property's highway frontage and physical characteristics limit its viability as a residential development. Rezoning to C-2 will allow for a broader range of economically viable uses that are consistent with the property's location and design.

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Doc ID: 0071480003 Type: PLA
 Filed: 04/12/2001 at 08:38:00 AM
 Fee Amt: Plan 1 of 1
 Houston, Ga. Clerk Superior Court
 Carolyn V. Bellivan Clerk
 BK 57 PG 112



REFERENCE
 PB 26 - PG 198

LEMLEY

BRANNING

PARCEL 'A' - 27.726 ACRES

PARCEL 'B' 1.000 AC.

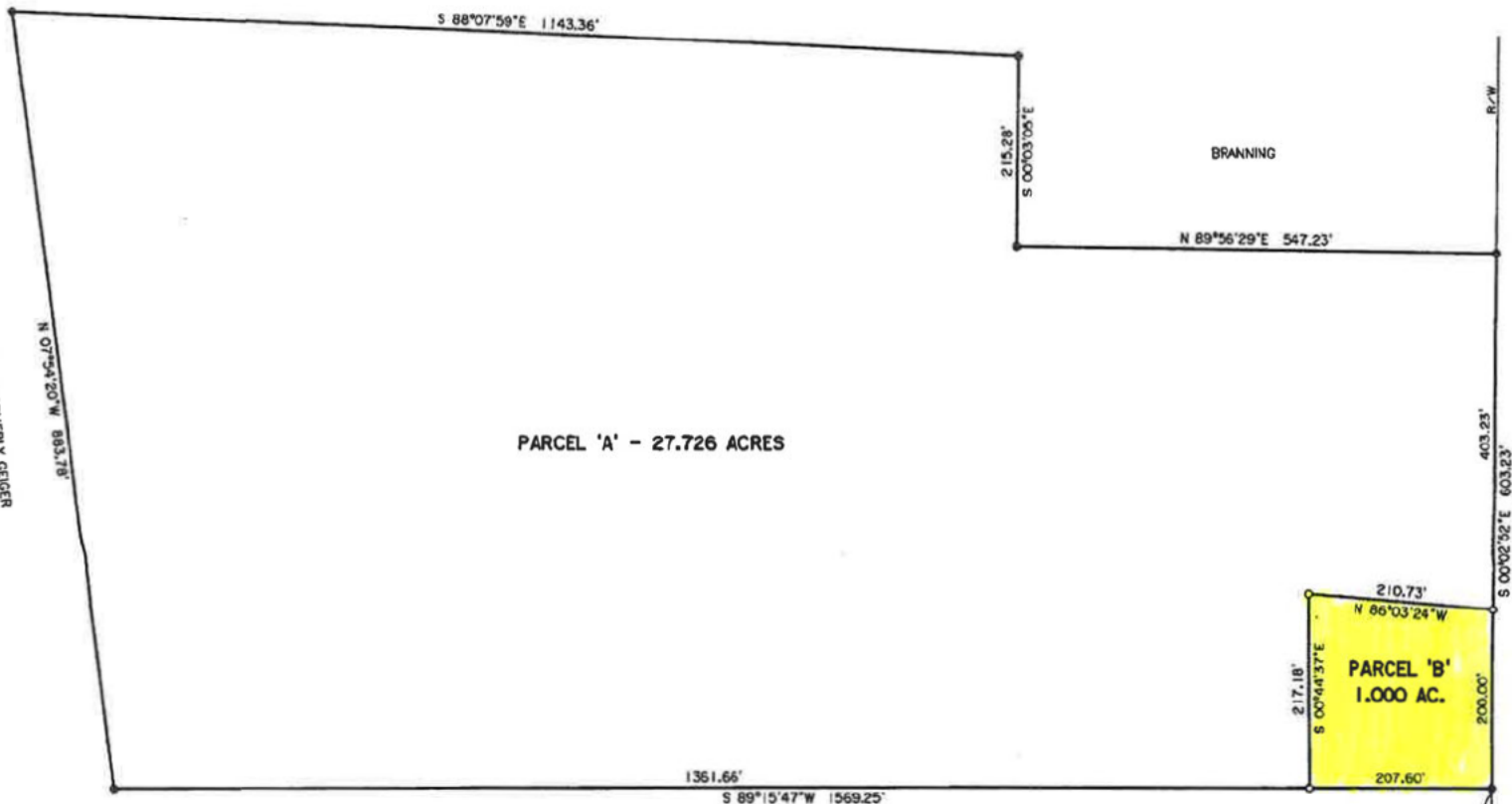
HORTON

NORY

U.S. HIGHWAY 41 - 100' R/W

FILED
 HOUSTON COUNTY
 '01 APR 12 AM 9:36
 CLERK SUPERIOR COURT

NOW OR FORMERLY GEIGER
 N 07°54'20"W 883.78'



- REFERENCE:
1. PLAT BOOK 26 - PAGE 272
 2. PLAT BOOK 26 - PAGE 198
 2. PLAT BOOK 40 - PAGE 201

CERTIFICATION
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
 HAD A CLOSURE PRECISION OF ONE FOOT IN 51025
 FEET AND AN ANGULAR ERROR OF 02\"/>

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
 AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT
 IN 250000+ FEET.
 THE LINEAR AND ANGULAR MEASUREMENT SHOWN ON
 THIS PLAT WERE OBTAINED BY USING A TOPCON
 GTS-311' E.L.C. INC TOTAL STATION IN 3-28-01

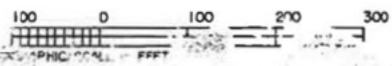


Approved
 4/9/01
 Houston County Planning Commission
 Secretary

SURVEY FOR
GREATER WORD OF DELIVERANCE MINISTRIES INC.
 LAND LOT 53 10TH DISTRICT
 HOUSTON COUNTY, GEORGIA
 SCALE 1" = 100' APR 11 3, 2001
 JONES SURVEYING & ENGINEERING INC.

THE UNDERSIGNED DOES CERTIFY THAT THEY ARE
 THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND
 HEREBY ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO
 BE IN FREE ACT AND DEED.

4/9/01 T. Weston



Doc ID: 015294150001 Type: GLR
Recorded: 08/16/2018 at 09:39:09 AM
Fee Amt: \$10.00 Page 1 of 1
Transfer Tax: \$0.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 7942 Pg 346

(Above space for recording officer use.)

Due & Return: DAVID G. WALKER
WALKER, HULBERT, GRAY & MOORE, LLP 63172
909 BALL ST. * P.O. BOX 1770
PERRY, GEORGIA 31069

FILE NO: P'02-#400

STATE OF GEORGIA
COUNTY OF HOUSTON

WARRANTY DEED

THIS INDENTURE, Made the 15th day of August, in the year two thousand eighteen, between

MILTON WYNN

of the County of Houston and State of Georgia, as party or parties of the first part, hereinafter called Grantor,

and GENESIS HOUSE FOR THE HOMELESS, INC.

of the County of Houston and State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" 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 Other Good and Valuable Considerations and ONE (\$1.00) and NO/100-----DOLLARS 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 or confirm unto the said Grantee, all of the following property, to-wit:

All that tract or parcel of land situate, lying and being in Land Lot 53 of the Tenth Land District of Houston County, Georgia, being known and designated as parcel "B", comprising 1.000 acres, and having such shapes, metes, bounds, courses and distance as are shown on plat of survey prepared by Lee R. Jones, Land Surveyor, said plat dated April 3, 2001, and recorded in Plat Book 57, Page 112, Clerk's Office, Houston County, Georgia. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee 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 Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered
in the presence of:

Wendie W. Oakes
Witness

Lynn McKinley
Notary Public



Milton Wynn [SEAL]
Milton Wynn