



Where Georgia comes together.

Application # RZNE 0131-2024

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Chad Bryant	S&B Properties
*Title	P.E.	Owner
*Address	PO Box 1821 Perry, GA 31069	807 Corder Rd Warner Robins, GA 31088
*Phone	[REDACTED]	[REDACTED]
*Email	[REDACTED]	[REDACTED]

Property Information

*Street Address or Location	1218 Washington St/104 Mims Ct/108 Mims Ct
*Tax Map Number(s)	0P0390 14D000 / 0P0390 14C000 / 0P0390 14B000
*Legal Description	A. Provide a copy of the deed as recorded in the County Courthouse, or a mete and bounds description of the land if a deed is not available; B. Provide a survey plat of the property;

Request

*Current Zoning District	C2	*Proposed Zoning District	NMU
*Please describe the existing and proposed use of the property. Note: A Site Plan or other information which fully describes your proposal may benefit your application. See site plan			

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.
- 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
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	*Date 10/09/2024
*Property Owner/Authorized Agent	*Date 10/09/2024

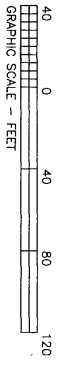
Standards for Granting a Rezoning

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

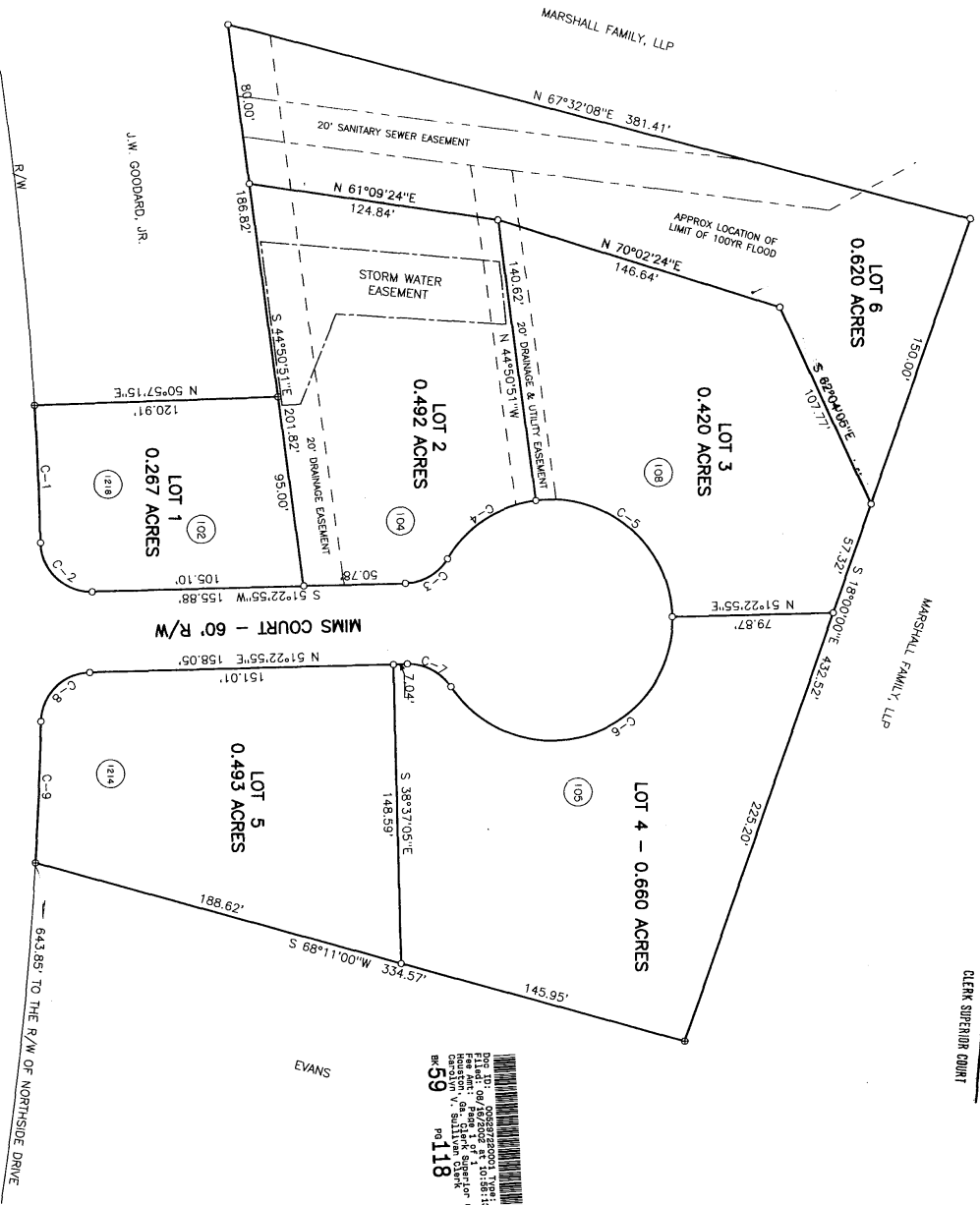
Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?

- (1) The existing land uses and zoning classification of nearby property; Surrounding parcels are zoned C-3 and uses consist of commercial, office space, and apartments.
- (2) The suitability of the subject property for the zoned purposes; The property has been on the market for 4 years for commercial application. It is our desire to introduce a residential product in the downtown market.
- (3) The extent to which the property values of the subject property are diminished by the particular zoning restrictions; The property value of the subject property would increase with the proposed zoning.
- (4) The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public; The property has been unused and thus has no bearing on health, safety, morals or general welfare.
- (5) The relative gain to the public as compared to the hardship imposed upon the individual property owner; One of the objectives of the downtown plan is to introduce more residential housing in the downtown district.
- (6) Whether the subject property has a reasonable economic use as currently zoned; Since the property has been on the market for an extended period of time during a good market, it is assumed the current zoning use is not marketable.
- (7) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; It is an assumption that the property has been zoned C-2 and vacant since Mims Court's development was constructed 20 plus years ago.
- (8) Whether the proposed zoning will allow uses that are suitable in view of the uses and development of adjacent and nearby property; We believe the proposed zoning use is a downsizing and will compliment surrounding properties.
- (9) Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property; Residential use will not negatively impact adjacent properties. Vehicle trips per day will decrease as well as the burden to public infrastructure.
- (10) Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan; We believe the proposed zoning is directly in line with the Downtown Development Plan and community surveys.
- (11) Whether the zoning proposal will result in a use which will cause an excessive burden upon existing streets, transportation facilities, utilities, or schools; and Vehicle trips per day will decrease as well as the burden to public infrastructure as we view this as a down zoning.
- (12) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal. We believe this project could be a catalyst for more downtown residential projects.

9069-9069F



WASHINGTON STREET - 60' R/W



- ⊙ IRON PIN FOUND
- PROPERTY CORNER
- ④ STREET ADDRESS

CERTIFICATION

THE FIELD SURVEY AND CALCULATION OF THIS PLAT IS BASED ON HAS A CLOSURE PRECISION OF ONE FOOT IN 3,1025 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS CONSIDERED TO BE ACCURATE WITHIN ONE FOOT THE ANGLES AND ANGULAR MEASUREMENT SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON GTS-312 ELECTRONIC TOTAL STATION ON 2-1-02



FILED
HOUSTON COUNTY
02 AUG 16 AM 10:56
CLERK SUPERIOR COURT

CURVE	RADIUS	LENGTH	CHORD	CH-BEARING
C-1	1940.10'	68.51'	68.51'	S 39°33'15"E
C-2	25.00'	39.30'	35.99'	S 83°34'58"E
C-3	25.00'	25.32'	24.25'	N 22°21'15"E
C-4	60.00'	100.72'	86.34'	S 86°43'51"E
C-5	69.00'	155.02'	115.36'	S 59°24'01"W
C-6	25.00'	44.51'	44.51'	S 07°43'27"W
C-7	1940.10'	70.40'	70.39'	S 34°52'59"E



CERTIFICATE OF APPROVAL BY COUNCIL
WE HEREBY CERTIFY THAT THE OWNER, OR HIS AGENT, HAS COMPLETED ALL NECESSARY REQUIREMENTS FOR THE RECORDATION OF THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF THE HOUSTON COUNTY PLAT ACT AND THE RECORDS OF THE CLERK OF SUPERIOR COURT, HOUSTON COUNTY, TEXAS, AND THE RECORDS OF THE CLERK OF SUPERIOR COURT, HOUSTON COUNTY, TEXAS, AND THE RECORDS OF THE CLERK OF SUPERIOR COURT, HOUSTON COUNTY, TEXAS.

16 August 2012
Sylvia Howard
CLERK OF SUPERIOR COURT, CITY OF PERRY

DATE: 8/16/12
CITY MANAGER, CITY OF PERRY

CERTIFICATION OF FINAL APPROVAL
I, the undersigned, being duly qualified and sworn, do hereby certify that the above and foregoing plat is a true and correct copy of the original plat as recorded in the public records of the County of Houston, Texas, and that the same has been approved by the Planning Commission of the City of Perry, Texas.

DATE: 8/16/12
CITY MANAGER, CITY OF PERRY

OWNER'S CERTIFICATION
I, the undersigned, being duly qualified and sworn, do hereby certify that I am the owner of the land described in the above and foregoing plat, and that the same has been approved by the Planning Commission of the City of Perry, Texas.

DATE: 8/16/12
OWNER'S NAME: [Signature]

NOTE: LOT 6 IS TO BE DEED TO THE CITY OF PERRY FOR GREEN SPACE.

SUBDIVISION PLAT OF

ALLEN SUBDIVISION

LAND LOT 49
HOUSTON COUNTY,
SCALE: 1" = 450'

10TH DISTRICT
PERRY, GEORGIA
APRIL 5, 2002

JONES SURVEYING & ENGINEERING INC.
PERRY, GEORGIA (478) 987-2709

PLAT NUMBER - C-3330

09118

This document prepared by (and)
after recording return to:)
Name: Chad Bryant)
Company: Bryant Engineering)
Address: 906 Ball Street)
City, State, Zip: Perry, GA 31069)
Phone: 478-224-7070)

EW



Doc ID: 016236720002 Type: GLR
Recorded: 10/26/2020 at 08:39:41 AM
Fee Amt: \$25.00 Page 1 of 2
Transfer Tax: \$0.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk

BK 8833 PG 295-296

(A

QUIT-CLAIM DEED

STATE OF GEORGIA
COUNTY OF HOUSTON

THIS INDENTURE, made this 15 day of July in the year of our Lord
two thousand twenty (2020), between

CCCCT INVESTMENTS, LLC,
a Georgia limited liability company

duly organized and existing under the laws of the State of Georgia, as party or parties of
the first part, hereinafter called Grantor,

and

S & B PROPERTIES, LLC,
a Georgia limited liability company

duly organized and existing under the laws of the State of Georgia, as party or parties of
the second part, hereinafter called Grantee.

WITNESSETH: That the said parties of the first part, for and in consideration of
the sum of TEN (\$10.00) AND NO/100 DOLLARS, and other good and valuable
consideration, in hand paid, the receipt whereof is acknowledged, have bargained, sold,
and by these presents do remise, convey and forever **QUIT-CLAIM** to the party of the
second part, his heirs and assigns, ALL OF THE FOLLOWING DESCRIBED
PROPERTY, to-wit:

LEGAL DESCRIPTION


All those tracts or parcels of land situate, lying and being in Land Lot 49 of the 10th Land
District, in the City of Perry, Houston County, Georgia, and being known and designated as
LOT 1, comprising 0.267 acres; LOT 2, comprising 0.492 acres; and LOT 3, comprising
0.420 acres, according to a plat and survey entitled "Subdivision Plat of Allen Subdivision"
prepared by Lee R. Jones, Georgia Registered Land Surveyor No. 2680, dated April 5,
2002, and recorded in Plat Book 59, Page 118, Clerk's Office, Houston Superior Court.

Street Address: 1218 Washington Street (Lot 1) Perry, GA 31069
104 Mims Court (Lot 2) Perry, GA 31069
108 Mims Court (Lot 3) Perry, GA 31069


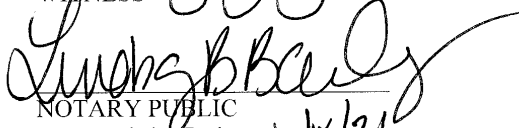
TO HAVE AND TO HOLD the said described premises to the said party of the second part, so that neither the said parties of the first part nor their heirs, nor any other person or persons claiming under them shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and their seal, the day and year above written.

CCCCT INVESTMENTS, LLC,
a Georgia limited liability company

By: 
P. Sean Mallins

Signed, sealed and delivered
in the presence of:


WITNESS

NOTARY PUBLIC
My Commission Expires: 10/18/21

