



Where Georgia comes together.

Application # RZNE 0137-2025

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Matthew Widner, Widner & Associates, Inc.	K&S Middle Georgia Properties LLC
*Title	Representative	Owner
*Address	793 Poplar St. Macon, GA 31201	1115 Morningside Dr. Perry, GA 31069
*Phone		
*Email		

Property Information

*Street Address or Location	2002 Kings Chapel, Perry, GA 31069
*Tax Map Number(s)	0P44B0 034000
*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;

Request


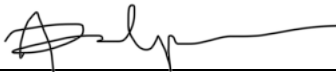
*Current Zoning District	OI	*Proposed Zoning District	RM2
*Please describe the existing and proposed use of the property <u>Note: A Site Plan or other information which fully describes your proposal may benefit your application.</u>			
Existing: Undeveloped. Proposed: Residential development.			

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 (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.
4. 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.
5. 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.
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		*Date	07/28/2025
*Property Owner/Authorized Agent		*Date	7/28/25

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.

July 28, 2025

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



Subject: 2002 Kings Chapel -, Perry, Multi-Family Housing
Project Number: 7317-014-01

Dear Planning Commission,

Widner & Associates respectfully requests 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. 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, PLA



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


Doc ID: 010313820002 Type: GLR
Filed: 08/12/2008 at 10:02:00 AM
Fee Amt: \$74.50 Page 1 of 2
Transfer Tax: \$62.50
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK **4726** PG **140-141**

Due & Return: Michael G. Gray
WALKER, HULBERT, GRAY & BYRD, LLP
909 BALL ST. * P.O. BOX 1770
PERRY, GEORGIA 31069

FILE NO: P'08-#459

WARRANTY DEED

STATE OF GEORGIA, COUNTY OF HOUSTON

THIS INDENTURE, Made the 8th day of August in the year two thousand eight (2008),
between

PATRICK ALLAN LACEFIELD

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

and

K & S MIDDLE GEORGIA PROPERTIES, LLC,
a Georgia Limited Liability Company

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 Ten (\$10.00) 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 111, 10th Land
District, Houston County, Georgia, and in the City of Perry, comprising 2.30 acres
and having such shape, metes, bounds, courses and distances as more particularly
shown on a plat of survey prepared by Jones Surveying Company dated May 2, 1979,
a copy of said plat being recorded in Plat Book 22, Page 313 in the Clerk's Office,
Houston Superior Court. Said plat and the recorded copy thereof are incorporated
herein by reference for all purposes.

The above described real property is the same as that conveyed to Patrick Allan
Lacefield by Warranty Deed from Mrs. S. R. Connell dated January 18, 1980,
recorded in Deed Book 566, Page 657, said Clerk's Office.

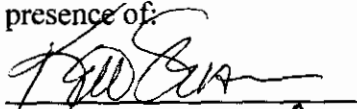
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights,
members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the
only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

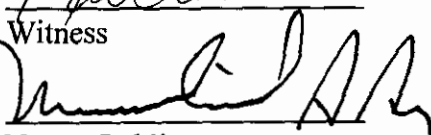
AND THE SAID Grantor warrants and will forever defend the right and title to the above
described property unto the said Grantee against the claims of all persons whomsoever.

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

 (SEAL)
PATRICK ALLAN LACEFIELD

Signed, sealed and delivered in presence of:

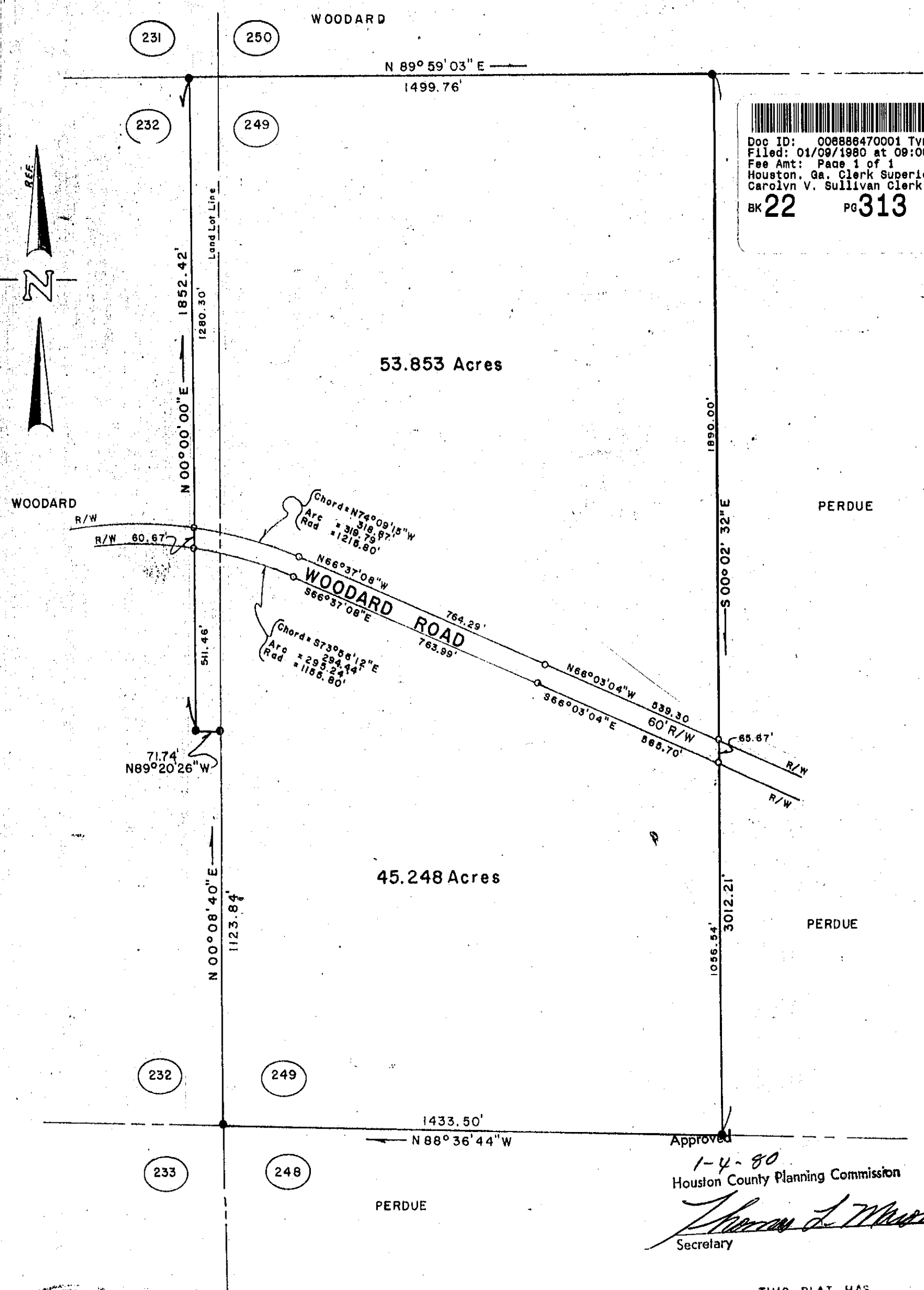

Witness


Notary Public

J:\MIKE\DEEDS\K&S-from-LACEFIELD.WD.wpd



Michael G. Gray
Notary Public
Houston County, Georgia
Commission Expires June 5, 2010



Doc ID: 008886470001 Type: PLA
Filed: 01/09/1980 at 09:00:00 AM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK **22** PG **313**



In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Richard L. Jones

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,500 FEET AND AN ANGULAR ERROR OF 00°00'04" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. ANGLES TURNED BY KERN DKM2AE ONE-SECOND THEODOLITE AND DISTANCES MEASURED WITH A KERN DM500 ELECTRONIC DISTANCE METER.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000 FEET.

REF. PLAT FOR Mrs. L. B. SASSER BY MILTON BECKHAM, DATED 7-30-69
—○— IRON PIN PLACED
—●— IRON PIN FOUND

Approved
1-4-80
Houston County Planning Commission
Thomas L. Mason
Secretary

SURVEY FOR
Mrs. L. B. SASSER

LAND LOTS 232 & 249 10th DISTRICT
HOUSTON CO., GEORGIA
SCALE: 1" = 300' JUNE 22, 1979

RICHARD L. JONES L. S. 1591

Filed Jan. 9, 1980 at 9:00 AM.

