Perry
Where Georgia comes together.

STAFF REPORT

November 5, 2026

CASE NUMBER: RZNE-0138-2026

APPLICANT: Juanita Blanford

REQUEST: Rezone from C-2 to R-3

LOCATION: 711 Joe Louis Drive; Parcel 0P0150 025000

BACKGROUND INFORMATION: The applicant requests the rezone of an ±0.11 AC vacant property at 711 Joe Louis Drive (Parcel 0P0150 025000) from General Commercial District (C-2) to Single-Family Residential District (R-3) to develop a four (4) unit multi-family dwelling. The applicant also owns 709 Joe Louis Drive (Parcel 0P0150 026000) and 707 Joe Louis Drive (Parcel 0P0150 027000), both undeveloped and zoned Single-Family Residential District (R-3).

STANDARDS GOVERNING ZONE CHANGES:

1. **The existing land uses and zoning classifications of nearby property.**

	Zoning	Land Use
North	C-2	Office
South	C-2	Single-Family Dwelling
East	R-3	Undeveloped
West	C-2	Undeveloped

2. **Does the proposed zoning classification comply with the Comprehensive Plan and other adopted plans applicable to the subject property?**

   The *2022 Houston County Joint Comprehensive Plan* locates the subject property within the Traditional Neighborhood Character Area. Traditional Neighborhoods are established, walkable neighborhoods characterized by interconnected streets, diverse housing types, mature tree canopy, and proximity to community destinations, where preservation, reinvestment, and context-sensitive infill help maintain long-term neighborhood stability and character. The proposed zoning classification aligns with the aforementioned development patterns, primary land uses, and objectives.

3. **Are all of the uses permitted in the proposed zoning classification compatible with existing uses on adjacent and nearby properties?**

   The permitted uses in the proposed zoning classification (e.g., single family dwellings, personal care homes, residential businesses, etc.) are compatible with, and less intensive than, existing uses on adjacent and nearby properties (e.g., restaurants, offices, etc.). Furthermore, locating housing near everyday goods and services reduces vehicle dependence and traffic, supports cleaner air and healthier lifestyles, and ensures essential needs remain accessible to residents without access to vehicles.

4. **Will any of the uses permitted in the proposed zoning classification cause adverse impacts to adjacent and nearby properties?**

   The permitted uses in the proposed zoning classification should not cause adverse impacts to adjacent and nearby properties. Adjacent and nearby property are similarly zoned R-3 (i.e., sharing the same permitted uses) or C-2 (i.e., permitting more intensive residential and commercial uses).

5. **Would 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?**

   Any new development on the subject property will increase the use of existing streets, utilities, city services, and, potentially, schools. However, said use should not increase to the point of burden as a result of development under the proposed zoning classification given the limited development potential under said zoning classification.

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

   Approval of the proposed zoning classification would support consistent development along Joe Louis Drive and appropriate in-fill development within the city's core.

7. **Does the subject property have a reasonable economic use as currently zoned.**

   The subject property does have a reasonable economic use as currently zoned. However, commercial development of the subject property is unlikely due to lot size and location.

STAFF RECOMMENDATION: Approval of the application as submitted with the following condition: property owned by the applicant on Joe Louis Drive (Parcels 0P0150 025000, 026000, and 027000) must be consolidated and resubdivided (as desired) in accordance with Article 5 prior to the issuance of soil erosion or structure permits.

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Application # RZNE 0138-2026

PC Mtg 11.09.26

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	JUANITA BLANFORD	SAME
*Title	OWNER	
*Address	390 NW 25TH COURT POMPANO BEACH, FL 33064	
*Phone	[redacted]	
*Email	[redacted]	

Property Information

*Street Address or Location	711 JOE LOUIS DRIVE
*Tax Map Number(s)	OP0150-075000
*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 C-2	*Proposed Zoning District R-3

*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.

MULTI FAMILY, 4 UNITS DWELLING

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✓
   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 [signature]	*Date 9-24-26
*Property Owner/Authorized Agent JUANITA BLANFORD	*Date 9-24-26

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.

Standards for Granting a Rezoning

1. Yes, the existing residents would not be able to enjoy residential living.Business hours in resdential neighbor, parking and size of lot.

2. The existing land uses and zoning classification of the surrouning properties is Residential.

3. Commercial use is unsuitable for the surrounding Residential Properties, and will preclude a business operation on this small lot size; traffic to and from, accessibility is deterred, exclude parking, and hinder enjoyment of surrounding residential living.

4. The property value is made less because commercial use is not feasible in the middle of the surrounding residentially used properties. Therefore, it's value is less because of the unsuitable business location warrants no business is used and nothing existing on the property.

5. Residential use instead of commercial is not an interruption of the current existing resdential use of land in the community, and sets the same existng atmosphere of the residential community use. Without Commercial Zoning and a business operating on the property, the residents can continue to enjoy their realestate, stay healthy & safe. I believe using the land for residential purpose, it is the acceptable thing to do for the residents of this community, that is right for the general welfaire of the public.

6. The same residental use is gain to the public, and removes the hardship on me, the property owner, of finding a business fitted for the lot size, practical and a service to the community.

7. This property has no reasonable economic commercial use because it is located in a residental community. The location of this property is more economically reasonable for residential use.

8. Since inception of the current zoning this property has been vacant.

9. Uses permitted in the zoning districr are Residential, including my other two properties at 707 and 709 Joe Louis Drive, and very compatable with surrounding properties.

10. Residential Zoning for 711 Joe Louis Driv will maintain and coincide with the existing surrounding Residential Used Properties.

11. Residential Zoning for 711 Joe Louis Drive will maintain the use that surrounding properties are currently using, the Comprehensizve Plan.

12. Residential Zoining for 711 Joe Louis Drive will not cause any burden upon the existing public facilities and services because of the natural blend of residental living used that already resides.

13. Residential Zoning R3 for 711 Joe Louis Drive will allow residential developement that will enhance the community value and maintain the same zoning as the surrounding properties.

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Doc ID: 015567650008 Type: GLR
Recorded: 04/09/2019 at 08:50:44 AM
Fee Amt: $24.00 Page 1 of 8
Transfer Tax: $0.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 8141 PG 336-343

Quitclaim Deed

Lot #4385

RECORDING REQUESTED BY LOUISE BLANFORD

AND WHEN RECORDED MAIL TO:

(ENV) JUANITA BLANFOD, Grantee(s)
133 REVERE TURN
FAIRBURN, GA. 30213

Consideration: $ 10.00

Property Transfer Tax: $

Assessor's Parcel No.: OP0150025000, OP0150026000, AND OP0150027000

PREPARED BY: JOHN BLANFORD certifies herein that he or she has prepared this Deed.

John Blanford — Signature of Preparer

2-7-19 — Date of Preparation

JOHN BLANFORD — Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 2-7-19 in the County of MIAMI DADE, State of FLORIDA

by Grantor(s), LOUISE BLANFORD,

whose post office address is 2301 NW 165 ST-MIAMI GARDENS, FL. 33054

to Grantee(s), JUANITA BLANFORD,

whose post office address is 133 REVERE TURN-FAIRBURN, GA. 30213

WITNESSETH, that the said Grantor(s), Louise BLANFORD,

for good consideration and for the sum of TEN DOLLARS

($ 10.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

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interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of HOUSTON, State of GA. and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Louise Blanford
Signature of Grantor

Signature of Second Grantor (if applicable)

LOUISE BLANFORD
Print Name of Grantor

Print Name of Second Grantor (if applicable)

John Blanford
Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

JOHN BLANFORD
Print Name of First Witness to Grantor(s)

COURTNEY BLANFORD
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Signature of Second Grantee (if applicable)

Print Name of Grantee

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

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NOTARY ACKNOWLEDGMENT

State of Florida

County of Dade

On 2/7/19, before me, Stacey Mckinney, a notary public in and for said state, personally appeared, _____

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Stacey Mckinney
Signature of Notary

Affiant Known ✓ Produced ID _____

Type of ID _____ (Seal)

STACEY L. MCKINNEY
MY COMMISSION EXPIRES
MARCH 2, 2021
#GG 078902
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

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Exhibit "A"

All those tracts of land situate, lying and being In Perry, Houston County, Georgia, being shown as Tax Parcels 0P0150 025000, 0P0150 026000, and 0P0150 027000 on the Houston County Tax Map, containing .56 acres, with an USPS address of 707, 709 & 711 Joe Louis Drive, also seen as those highlighted properties on EXHIBIT "A" attached hereto and made part hereof.

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REC 188 PG 63

WARRANTY DEED (Short Form)

State of Georgia, HOUSTON County

This Indenture, Made the 9th day of January, in the year of our Lord One Thousand Nine Hundred and Fifty-Six, between CARRIE L. WALKER of the County of Houston, of the State of Georgia, of the first part, and FELTON BLANFORD & LOUISE BLANFORD of the County of Houston, of the State of Georgia, of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of - - - - TWO HUNDRED SIXTY FIVE and No/100- - - - - - - - - - - - Dollars, to hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said parties of the second part, their heirs and assigns, all the following described property, to wit:

All that tract or parcel of land lying and being in the City of Perry, Houston County, Georgia, known and designated as Lot No. 3 on North Avenue in East Side Subdivision, Upper Town District of said County of Houston. Said land is further described as beginning at a concrete marker east of Lot No. 2, thence running north 100 feet, thence east 50 feet, thence south 100 feet, thence west 50 feet to the point of beginning. There is located a frame dwelling on said lot.

Above described property is that property conveyed to grantor herein by Warranty Deed dated 8 September 1951, said deed being of record in Deed Book 74, page 152. In said Deed grantor John Roberts reserved Life Estate. Said John Roberts is now deceased.

Said property is bounded on northerly side by North Avenue, on the easterly side by Henry Kendrick, on the southerly side by Alma Murph, and on the westerly side by Tom Small.

To Have and to Hold the said above granted and described property with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said part ies of the second part, their heirs, executors, administrators and assigns, in fee simple; and the said party of the first part the said bargained property above described unto the said parties of the second part, their heirs, executors, administrators and assigns, against the said party of the first part, her heirs, executors, administrators and assigns, and against all and every other person or persons, shall and will and do ever hereby warrant and forever defend and by virtue of these presents.

In Witness whereof, the said party of the first part ha s hereunto set her hand, affixed her seal and delivered these presents, the day and year first above written.

Signed, sealed, and delivered in presence of:

Carrie L. Walker (Seal)

(Seal)

(Seal)

Notary Public, Houston County, Ga.
My Commission expires 8 Oct. 1956. (Seal)

Recorded August 3, 1962,
Tommie S. Hunt, Clerk

One Ninth Undiv.

BOOK 572 PAGE 194

STATE OF GEORGIA

COUNTY OF HOUSTON

PROPERTY OF HENRY KENDRICK
AND LOUISE GILBERT NOW KNOWN AS
LOUISE BLANFORD
Deed Book 111, page 264
Deed Book 62, page 12
Houston County Records

The undersigned Deponent, being duly sworn, deposes and says on oath that she was personally acquainted with Henry Kendrick, deceased, over a period of forty (40) years; that Deponent is not related to said decedent; that said decedent died intestate, a resident of the City of Perry, County of Houston, State of Georgia in August of 1965 and all debts of the estate have been fully paid that said decedent was not married at the time of his death.

Deponent further says on oath that the following are all the children ever born to or adopted by said decedent:

Louise Blanford

Deponent says on oath that the living person above named constitute all the heirs at law of said decedent, and that said heir is of age and sound mind.

Deponent's attention has been directed to the fact that the within affidavit will be relied upon by prospective purchasers or lenders dealing with the heir herein named.

Sworn to and subscribed before me
this 31st day of March,
1980.

Notary Public, Georgia State at Large

ALMA MURPH
704 Joe Louis Drive
Perry, Georgia 31069

GEORGIA, HOUSTON COUNTY
I hereby certify that this instrument was filed for record in the Clerk's Office, Superior Court, said County, on the 30th day of April, 1980, at 10:30 o'clock A.M., recorded in Book No. 572, Page 194, this 30th day of April, 1980.
Tommie S. Hurt
Clerk Superior Court, Houston County, Ga.

HERBERT L. WELLS
ATTORNEY AT LAW
815 CARROLL STREET
PERRY, GEORGIA 31069
(912) 987-2719

recorded 4/30/80
Tommie S. Hurt, Clerk

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BOOK 572 PAGE 193

STATE OF GEORGIA

COUNTY OF HOUSTON

PROPERTY OF HENRY KENDRICK
AND LOUISE GILBERT NOW KNOWN AS
LOUISE BLANFORD
Deed Book 111, page 264
Deed Book 62, page 12
Houston County Records

The undersigned Deponent, being duly sworn, deposes and on oath says that she was personally acquainted with Henry Kendrick, deceased, over a period of thirty (30) years; that Deponent is not related to said decedent; that said decedent died intestate, a resident of the City of Perry, County of Houston, State of Georgia, in August of 1965 and all debts of the estate have been fully paid that said decedent was not married at the time of his death.

Deponent further says on oath that the following are all the children ever born to or adopted by said decedent;

Louise Blanford

Deponent says on oath that the living person above named constitute all the heirs at law of said decedent, and that said heir is of age and sound mind.

Deponent's attention has been directed to the fact that the within affidavit will be relied upon by prospective purchasers or lenders dealing with the heir herein named.

Sworn to and subscribed before me
this 29th day of April, 1980.

Notary Public, Georgia State at Large

Rosa mae Harris
Rosa Mae Harris
705 Walker Street
Perry, Georgia 31069

GEORGIA, HOUSTON COUNTY
I hereby certify that this instrument was filed for record in the Clerk's Office, Superior Court, said County, on the 30th day of April, 1980, at 10:30 o'clock A.M.
Recorded in Book No. 572, Page 193, this 30th day of April, 1980.
Clerk Superior Court, Houston County, Ga.

HERBERT L. WELLS
ATTORNEY AT LAW
818 CARROLL STREET
PERRY, GEORGIA 31069
(912) 987-2718

Recorded 4/30/80

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EXHIBIT "A"

