



Where Georgia comes together.

Application # R2NE 0145-
2025

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field		*Applicant	*Property Owner
*Name		Masterpiece Construction	Charles Andrew
*Title		Owner	Property owner
*Address		820 A HWY 247	801 Jackson Street, Vidalia GA 30474
*Phone		[REDACTED]	[REDACTED]
*Email		masterpiececonstruction@gmail.com	[REDACTED]

Property Information

*Street Address or Location	135 Faye Circle; 1303 Julianne St; 1214 Jewell Dr
*Tax Map Number(s)	0P0350 003000; 0P0370 004000; 0P0350 03B000
*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	C2/R1; R2; R1	*Proposed Zoning District	PUD
*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>			
Description of the existing property and proposed used can be found in the letter attached.			

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

*Date

8/4/25

*Date

*Property Owner/Authorized Agent

Charles H. Anderson, Jr. AS Authorized Agent and Attorney at Law

Standards for Granting a Rezoning

For Wm. T. Anderson

& Walter C. Anderson of himself

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.



GRAHAM ENGINEERING SERVICES

August 4, 2025

City of Perry Community Development Department
733 Carroll Street
Perry, GA 31069

Ref: Re-Zoning Letter for 135 Faye Cir; 1303 Julianne St; 1214 Jewell Dr.

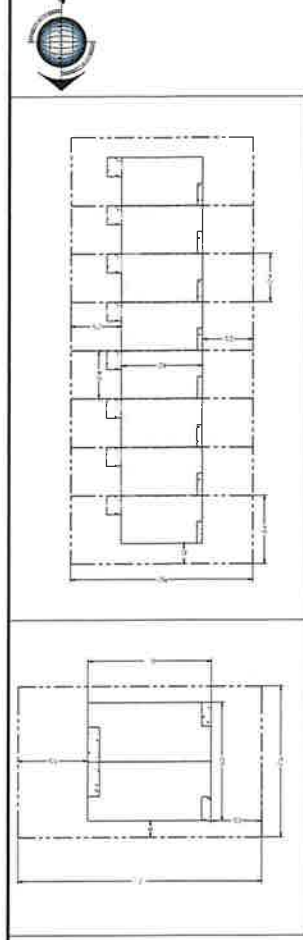
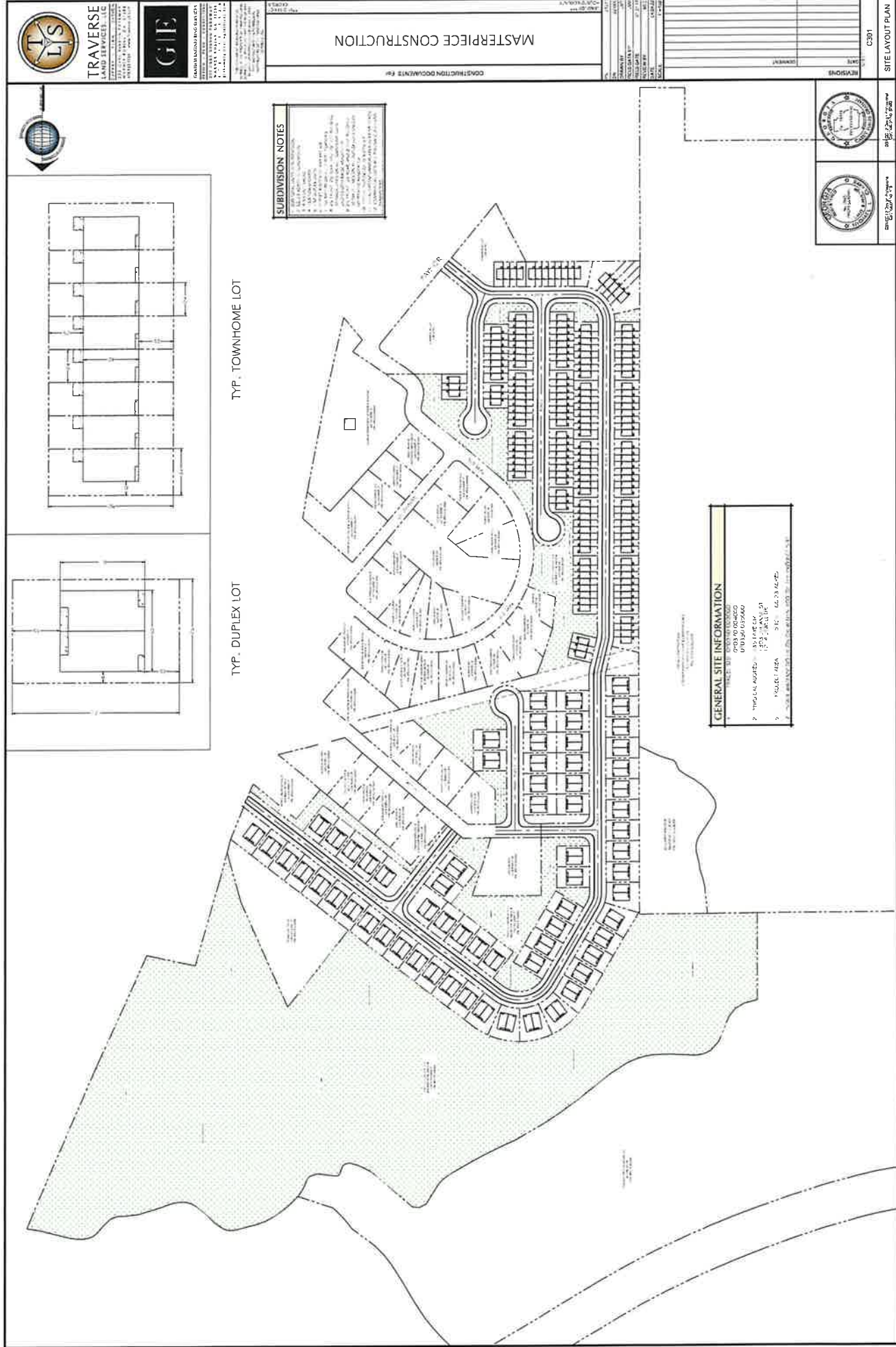
To Whom it May Concern,

This letter is for the re-zoning application for the properties located at 135 Faye Circle, 1303 Julianne St, and 1214 Jewell Dr. The total area of all 3 parcels includes approximately 66.23 acres. Currently the properties are zoned C2/R1, R2, and R1 respectively. The applicant, Masterpiece Construction, is proposing a Planned Unit Development Zoning Designation. The owner is proposing a mix of townhomes, duplexes, and two commercial lots along Faye Cir. The applicant is requesting the PUD zoning designation due in fact that approximately 37.98 acres is unusable due to the fact Big Indian Creek runs through the property. The proposed layout has a density of 4.53 units/acre. Below are the answers to the standards found on page 2 of the Re-Zoning Application.

1. Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property.
The subject properties do not have a Future Land/Use Category found on the most recent Future Land Use Map.
2. Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties.
The subject properties are surrounded by single family residential homes. There is an RV park that is located along the southern border of the property located at 135 Faye Cir.
3. Whether any of the uses permitted in the proposed zoning classifications will cause adverse impacts to adjacent and nearby properties.
The proposed zoning classification will not 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;
The proposed development will not cause a burden on existing streets, utilities, city services or schools. The applicant has received sewer and water availability from the City Engineer.
5. Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification.
The city engineer stated that currently the City sewer in the area has a capacity to accept an additional 610 units. However, during the pre-submittal meeting with the City, the City Engineer stated that the City is currently upgrading the sewer capacity in the area.
6. Whether the subject property has a reasonable economic use as currently zoned.
Due to Big Indian Creek running through the property, over half the property is not usable. Therefore, the property does not have a reasonable economic use as currently zoned.

Best Regards,

Casey Graham, PE



TYP. TOWNHOME LOT

TYP. DUPLEX LOT

SUBDIVISION NOTES

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Return:
Robert T. Tuggle, III
Daniel, Lawson, Tuggle & Jerles, LLP
Post Office Box 89
Perry, Georgia 31069

Georgia, Houston Superior Court

WARRANTY DEED

NOV 6 - 1997

95-14715-R
STATE OF GEORGIA
COUNTY OF HOUSTON

Recorded in BOOK 1315 PAGE 476
Charles V. Sullivan, Clerk

THIS INDENTURE, Made the 4th day of November, in the year one thousand nine hundred ninety-seven, between

WALKER C. ANDREW and WILLIAM T. ANDREW

as party of the first part, hereinafter called Grantor, and

CHARLES E. ANDREW, JR.

as 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).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of DEDD OF GIFT, 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 Grantee, all the following described property, to wit:

ALL OF A ONE-SIXTH UNDIVIDED INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY TO WIT:

All that tract or parcel of land situate, lying and being in Land Lot 315 of the Thirteenth Land District of Houston County, Georgia, and containing 31.6 acres, more or less, and being bounded now or formerly as follows: On the west by property of John Slezak; on the north by property of Charles E. Andrew and the right of way of line of Jewell Drive; on the east by property of Steven and Elaine Rice, the right of way of Jewell Drive, Lots 1A, 2A, 4 and 5, Block "H" and Lots 7-14, Block "G", Clearview Park and the westerly right of way of Pave Circle; and on the south by other property of Charles E. Andrew.

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.

Walker C. Andrew (SEAL)
WALKER C. ANDREW

William T. Andrew (SEAL)
WILLIAM T. ANDREW

Georgia, Houston County
Real Estate Transfer Tax

NOV 6 1997

Paid \$ -0-
Charles V. Sullivan
Clerk Superior Court

Signed, sealed and delivered
in the presence of:

Monica Perkins
Witness

Robert T. Tuggle, III
Notary Public
Notary Public, Houston County, Georgia
My Commission Expires March 6, 2001

DANIEL, LAWSON, TUGGLE & JERLES, LLP
ATTORNEYS AT LAW
912 MAIN STREET
POST OFFICE BOX 89
PERRY, GEORGIA 31069
(912) 987-2622

RECORDED
Charles T. Sullivan, Clerk

NOV 6 - 1997

FILED
HOUSTON COUNTY
1997 NOV - 6 PM 1:34
CLERK SUPERIOR COURT

Filed 11/15/97 Due
Clk
Fees:

STATE OF GEORGIA
COUNTY OF HOUSTON

BOOK 1307 PAGE 50
THIS INDENTURE,

Made and entered into this 22nd day of September,
1997, between WALKER C. ANDREW as executor of the Will of CHARLES H.
ANDREW, SR., deceased, hereinafter called party of the first part, and
CHARLES H. ANDREW, JR., WALKER C. ANDREW and WILLIAM T. ANDREW,
hereinafter called parties of the second part.

WITNESSETH:

WHEREAS, CHARLES H. ANDREW, SR., deceased, late of Houston County,
Georgia, departed this life testate and the property hereinafter
described was devised unto CHARLES H. ANDREW, JR., WALKER C. ANDREW and
WILLIAM T. ANDREW, parties of the second part; and

WHEREAS, party of the first part was appointed executor of the Will
of CHARLES H. ANDREW, SR., deceased, by the Probate Judge of Houston
County, Georgia, pursuant to the terms of said will which was probated
in solemn form in the Probate Court of Houston County, Georgia.

NOW THEREFORE, in consideration of the premises and for the purpose
of assenting to the devise of the property hereinafter described unto
parties of the second part, party of the first part does hereby convey
and release unto the parties of the second part, their heirs and
assigns, all the following described property to-wit:

EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD said described property unto the said
parties of the second part, their heirs and assigns, in as full and
ample manner as same was held and enjoyed by CHARLES H. ANDREW, SR. in
his lifetime.

GEORGIA, HOUSTON COUNTY SUPERIOR COURT
Recorded in Book 1307 Page 50-54
SEP 24 1997 Charles H. Andrew, Jr. CLERK

Signed, sealed and delivered
in the presence of:

Angela D. Kama
Witness

Robert J. Z...
Notary Public
Notary Public, Houston County, Georgia
My Commission Expires March 6, 2007

Walker C. Andrew (SEAL)
WALKER C. ANDREW, as executor of the
Will of CHARLES H. ANDREW, SR.,
deceased

Georgia, Houston County
Real Estate Transfer Tax
Paid \$ -0-
Date SEP 24 1997

George V. Sullivan
Clerk Superior Court

FILED
HOUSTON COUNTY
1997 SEP 24 PM 2:43
CLERK SUPERIOR COURT

EXHIBIT "A"

TRACT NUMBER ONE: (Harry Lane Tract)

ALL OF A ONE-HALF UNDIVIDED INTEREST IN AND TO all that tract or parcel of land comprising all of Land Lot 123 in the 12th Land District and the Lower 11th Militia District of Houston County, Georgia, said Land Lot containing in the aggregate 193.3 acres more or less, and said Land Lot having such shape, metes, bounds, courses and distances as are shown on plat of survey of the Minnie MacDonald and Harry Lane Farms prepared by Milton Beckham, Surveyor, on December 15, 1967, a copy of said plat being of record in Map Book 11, page 281, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

TRACT NUMBER TWO: (Kraft Tract)

ALL OF A ONE-HALF UNDIVIDED INTEREST in that certain tract or parcel of land situate, lying and being in Land Lot No. 124 in the 12th Land District of Houston County, Georgia, comprising 15.01 acres of land, being more particularly described as follows: BEGINNING at a point on the south line of said Land Lot 124, said point of beginning being a distance of 573 feet in an easterly direction along the south line of Land Lot 124 from the southwest corner of Land Lot 124; from said beginning point running thence north 1 degree 01 minutes east along the lands formerly belonging to Minnie MacDonald for a distance of 10.46 chains; running thence east parallel of the south line of Land Lot 124 for a distance of 14.35 chains to lands of Georgia Kraft Company; running thence south along lands of Georgia Kraft Company for a distance of 10.46 chains to the south line of Land Lot 124; running thence west along said Land Lot line for a distance of 14.35 chains back to the point of beginning.

TRACT NUMBER THREE: (Rowley Tract)

All that tract or parcel of land situate, lying and being in Land Lot 17 of the Tenth (10th) Land District and Land lot 315 of the Thirteenth (13th) Land District of Houston County, Georgia, and being 37.88 acres having such shape, metes, bounds, courses and distances as shown on a plat of survey made by Milton Beckham, Surveyor, on May 14, 1963, a copy of said plat being of record in Map Book 8, page 192, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

LESS AND EXCEPT: All that tract or parcel of land situate, lying and being in Land Lot 17 of the Tenth (10th) Land District and Land Lot 315 of the Thirteenth (13th) Land District of Houston County, Georgia, and being 2.507 acres as is more particularly shown on a plat of survey for Thomas G. Rowley and Janet F. Rowley by Richard L. Jones, Surveyor, dated January 17, 1985, a copy of said plat being of record in Map Book 27, page 210, Clerk's Office, Houston Superior Court. Said

BOOK 1307 PAGE 52

plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

ALSO EXCEPT: All that tract or parcel of land situate, lying and being in Land Lot 315 of the Thirteenth (13th) Land District, Houston County, Georgia, and in the City of Perry, comprising 0.835 acre, as more particularly shown on a plat of survey prepared by Richard L. Jones, Surveyor, on May 1, 1986, a copy of said plat being of record in Map Book 30, page 92, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

TRACT NUMBER FOUR:

That certain tract or parcel of land situate, lying and being in the City of Perry, Houston County, Georgia, and in Clearview Park Subdivision therein, same being shown and designated as Lot No. 7 in Block "F" of said subdivision according to plat of survey prepared by Milton Beckham, Surveyor, on April 4, 1964, a copy of said plat being of record in Map Book 9, page 53, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby referred to and made a part of this description.

This is the same property as that conveyed to Charles H. Andrew by T.E. Smith by deed dated April 14, 1964 and recorded in Deed Book 218, page 99, Clerk's Office, Houston Superior Court.

TRACT NUMBER FIVE: (Mamie C. Davis Tract)

All that tract or parcel of land situate, lying and being in the City of Perry, Houston County, Georgia. Said property being all of Block "L", lying northwest of Commerce Street and northeast of the Central of Georgia Railroad right-of-way. Said property being bounded now or formerly as follows: On the south by Commerce Street, on the west by the right-of-way of Central of Georgia Railroad, on the north by Lot 5 Holtzclaw Subdivision and Tract A and on the east by property by Hodges Milton.

This is the same property as that conveyed to Charles H. Andrew by Mamie Coley Davis in that certain warranty deed dated April 15, 1961 and recorded in Deed Book 166, page 19, Clerk's Office, Houston Superior Court

TRACT NUMBER SIX:

All that tract or parcel of land situate, lying and being in the City of Perry, Houston County, Georgia, and being a portion of Tract 6 of the H.M. Holtzclaw Estate as shown on a plat of survey made by Rhodes Sewell, Surveyor, a copy of said plat being of record in Map Book 1, page 221, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto. Said land is further described as being bounded on the south by Tract 5 and by a portion of Tract 6 conveyed to Essie Lee Jackson by deed from

W.F. Ragin recorded in Deed Book 64, page 444, said Clerk's Office; on the west by Central of Georgia Railroad right-of-way and by Fannie Gresham Branch; on the north by the Andrew Heights Subdivision; on the east by said land of Essie Lee Jackson and by a portion of Tract 6 which was conveyed from W.F. Ragin to Harry F. Griggs by deed record in Book 77, page 583, said Clerk's Office.

TRACT NUMBER SEVEN:

ALL OF A ONE-HALF UNDIVIDED INTEREST IN AND TO all that tract or parcel of land situate, lying and being in the City of Perry, Houston County, Georgia, known and designated as Lot #5 of the Holtzclaw Subdivision according to the plat of survey of said subdivision made by Rhodes Sewall, Surveyor. A copy of said plat being of record in Map Book 1, page 221, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

This is the same property as described in a deed from Lou Toomer, deceased, by T.J. Toomer her single surviving heir at law to T.J. Toomer, executed November 15, 1974, and recorded in Deed Book 447, page 251, Clerk's Office, Houston Superior Court.

TRACT NUMBER EIGHT:

All that tract or parcel of land situate, lying and being in the City of Perry, Houston County, Georgia, being a portion of Lot 4 of the Holtzclaw Subdivision as per plat of survey by Milton Beckham, Surveyor, dated December 31, 1970, and a copy of which is recorded in Map Book 14, page 109 in the Clerk's Office, Houston Superior Court. The portion hereby conveyed is designated on the aforesaid plat of survey as Tract "A" and is the westerly 25 feet of said lot.

This is a portion of that property by Inez Jackson, formerly Inez Jenkins, to Hodges Milton by Warranty Deed recorded in Deed Book 348, page 451 in the Clerk's Office, Houston Superior Court.

TRACT NUMBER NINE: (Houston Lake Lot)

ALL OF A ONE-HALF UNDIVIDED INTEREST IN AND TO: All that tract of land in the 10th Land District of Houston County, Georgia, being part of Land Lot No. 150 and being the west half of Lot No Twenty-One (21) in Block "D", according to plat of the J.H. Davis and Son Subdivision, recorded in Map Book 1, page 216, in the Clerk's Office of Houston Superior Court.

This is the same property as that conveyed to CB Andrew by that certain warranty deed from J.H. Davis recorded in Deed Book 35, page 520, Clerk's Office, Houston Superior Court.

TRACT NUMBER TEN: (Julianne Tract)

ALL OF A ONE-HALF UNDIVIDED INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BOOK 1307 PAGE 54

All that tract or parcel of land situate, lying and being in Land Lot 315 of the Thirteenth Land District of Houston County, Georgia, and containing 31.6 acres, more or less, and being bounded now or formerly as follows: On the west by property of John Slesah; on the north by property of Charles E. Andrew and the right-of-way of line of Jewell Drive; on the east by property of Steven and Elaine Riew, the right-of-way of Jewell Drive, Lots 1A, 2A, 4 and 5, Block "H" and Lots 7-14, Block "G", Clearview Park and the westerly right-of-way of Faye Circle; and on the south by other property of Charles E. Andrew.

TRACT NUMBER ELEVEN: (Cemetery Tract)

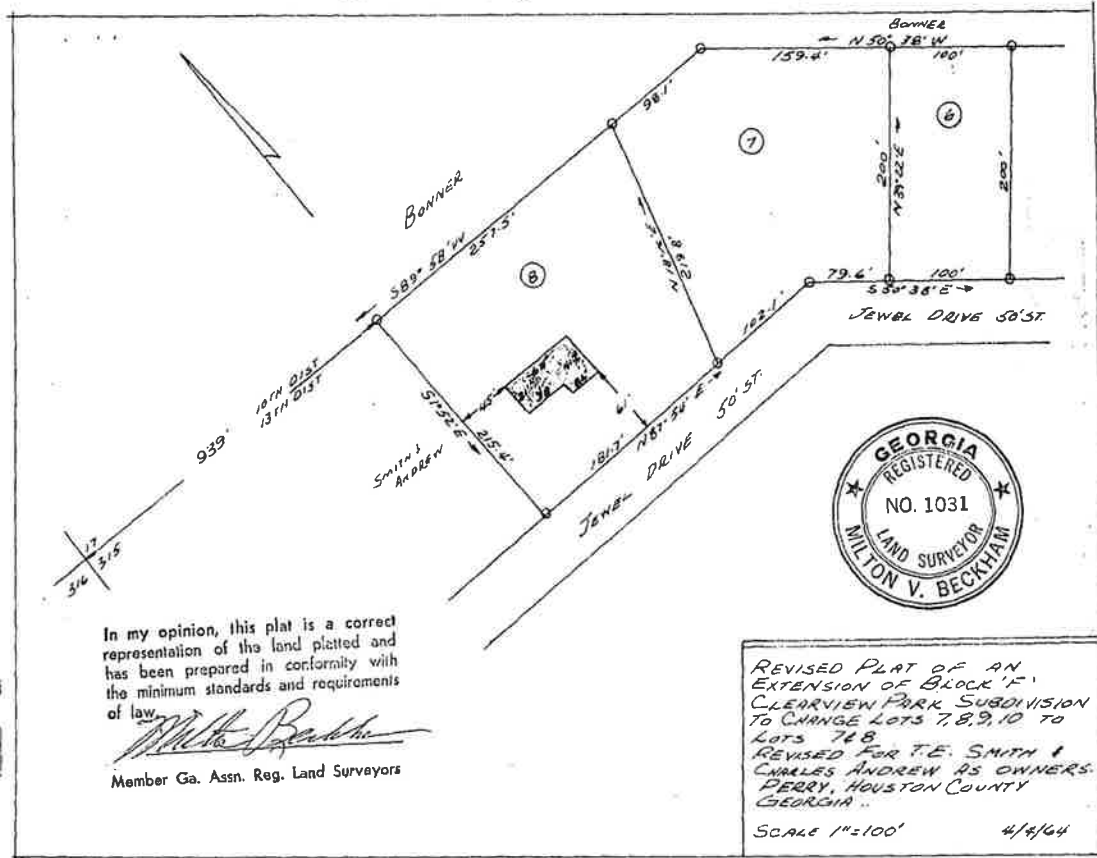
All that tract or parcel of land situate, lying and being in the 13th Land District of Houston County, Georgia, being part of lot of land no. 315 in said district, comprising 5 acres, and being fully delineated and marked on a plat of survey made by T.F. Flournoy, Surveyor, on December 14, 1950, a copy of said plat being of record in map Book 2, page 355, Clerk's Office, Houston Superior Court. Said land is more fully described as follows:

COMMENCING at the northwest corner of the 1 acre tract of land shown on said recorded plat and running thence north 1 degree west 418 feet to a point; thence north 89 degrees east for a distance of 418 feet to a point; thence south 1 degree east for a distance of 627 feet to the north line of right-of-way of Perry to Marshallville paved highway; thence south 89 degrees west along the north line of said right-of-way for 209 feet to southeast corner of the 1 acre tract of land shown on said plat; thence north 1 degree west along the east line of said 1 acre tract for a distance of 209 feet; thence south 89 degrees west along the north line of said 1 acre tract of land for 209 feet to beginning point. Said tract of land is bounded on the north and east by lands of Charles E. Andrew, Floyd B. Smith and T.E. Smith, on the south by the right-of-way of the Perry and Marshallville paved highway and by the one acre tract of land shown on said plat; and on the west by the said 1 acre tract of land which is now a church lot, and by lands of WE Beecham.

Said property is the same as that conveyed from Charles H. Andrew to L. Gardner Watson by deed dated September 8, 1951, and recorded in Deed Book 74, page 441, Clerk's Office, Houston Superior Court.

Doc ID: C06991120001 Type: PLA
 Filed: 04/22/1964 at 09:33:01 AM
 Fee Amt: Page 1 of 1
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 BK 9 PG 53

Recorded, April 22, 1964





MASTERPIECE CONSTRUCTION
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BONAIRE, GA31005
PHONE:478-256-6138,
WWW.BUILTBYMASTERPIECE.COM

TOWN HOMES

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EACH UNIT IS 1535 SQUARE FEET

MAIN FLOOR

NO SCALE

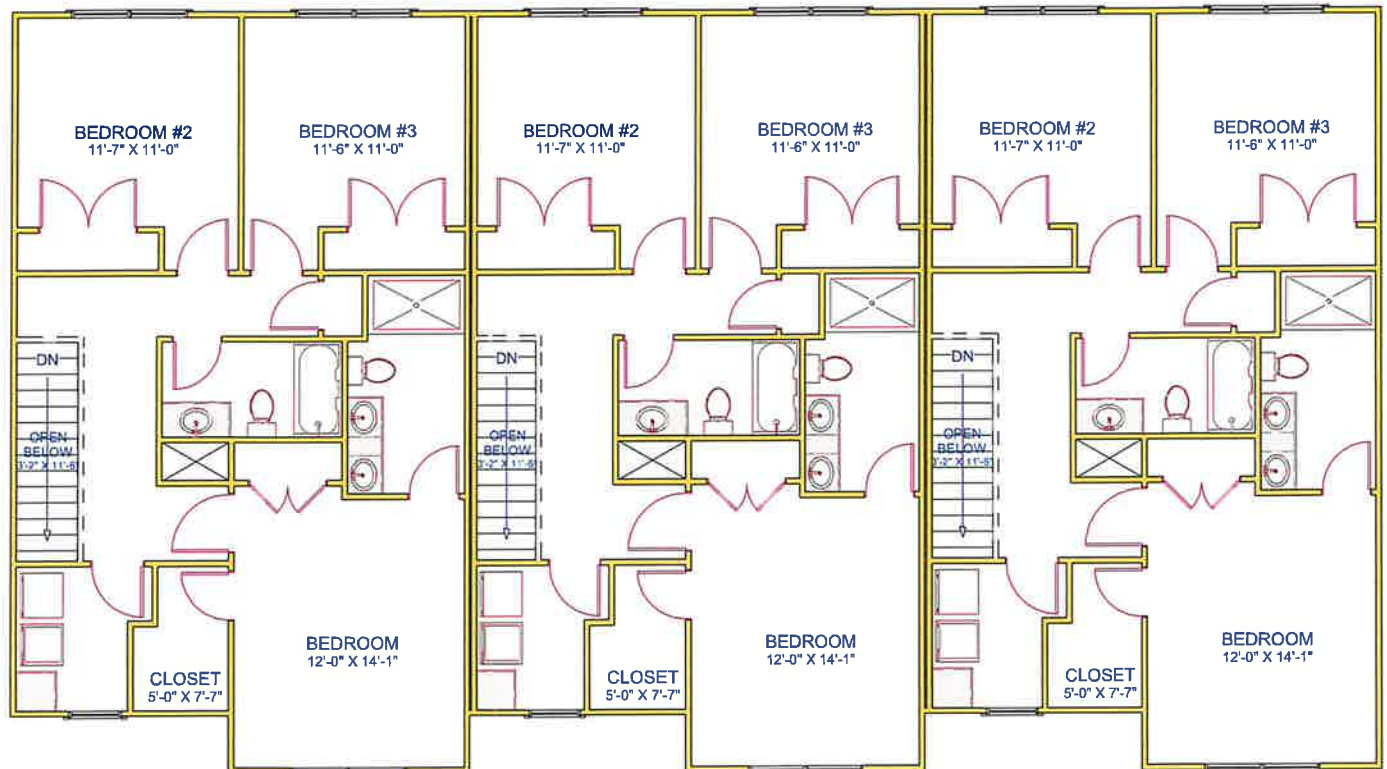
IT IS THE SOLE RESPONSIBILITY OF THE PURCHASER AND/OR THE PURCHASER'S CONTRACTOR TO COMPLY WITH ANY BUILDING CODES, ORDINANCES, AND REGULATIONS SET FORTH BY COUNTY, CITY, STATE, OR FEDERAL CODE ENFORCEMENT AGENCY. THE PURCHASER AND/OR THE PURCHASER'S CONTRACTOR OF THIS PLAN EXEMPTS THE OWNER AND THE EMPLOYEES OF REDLAND HOME DESIGN FROM ANY CLAIMS OR LAWSUITS THAT MAY OCCUR DURING THE CONSTRUCTION OF THIS STRUCTURE.



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2ND FLOOR

NO SCALE

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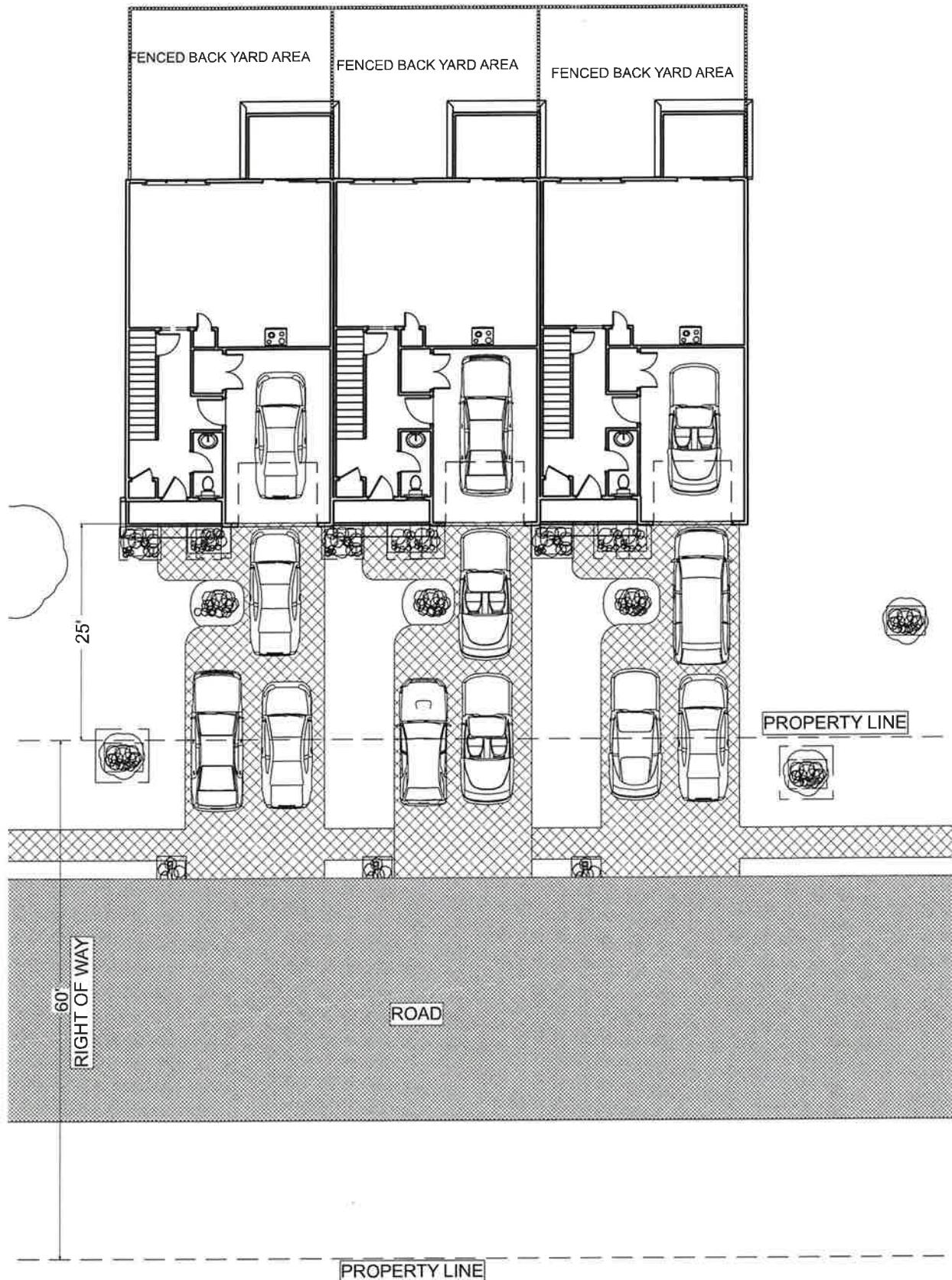
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OPTION #1



EACH UNIT IS 1230 SQFT

LIVING AREA
2460 SQ FT

DUPLEX