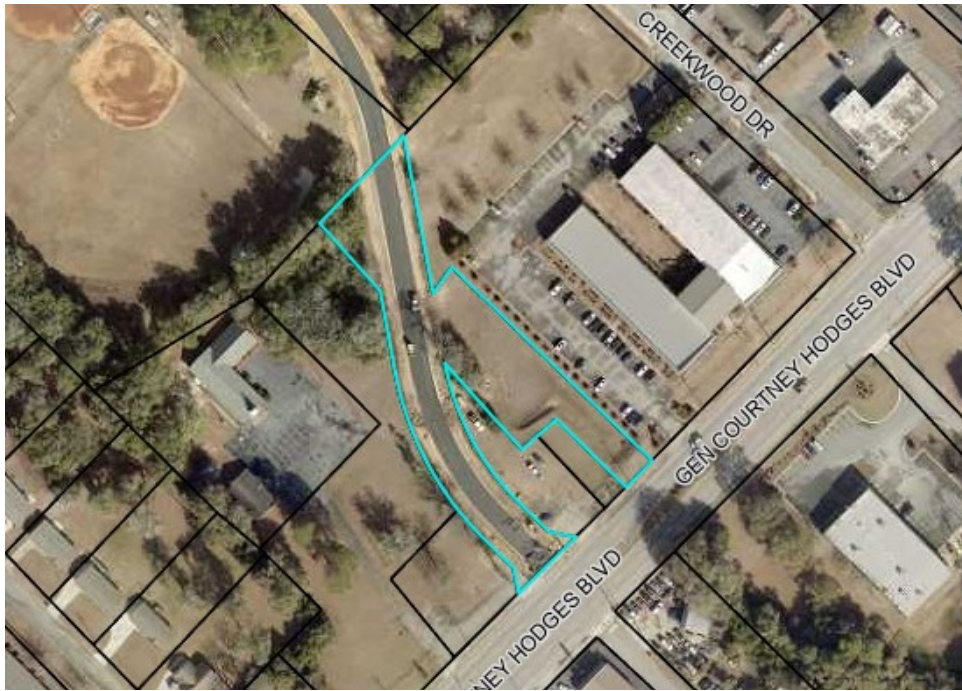


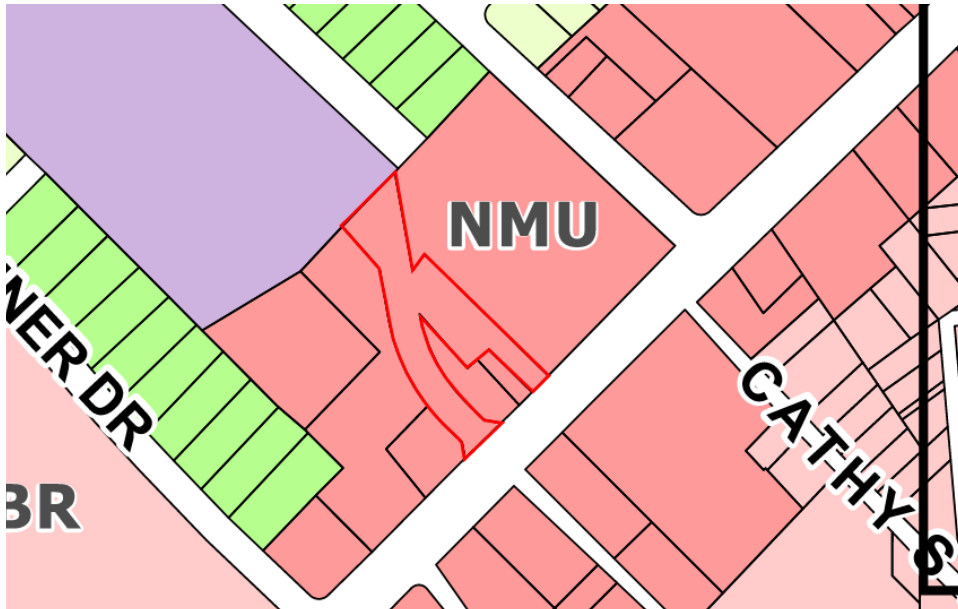


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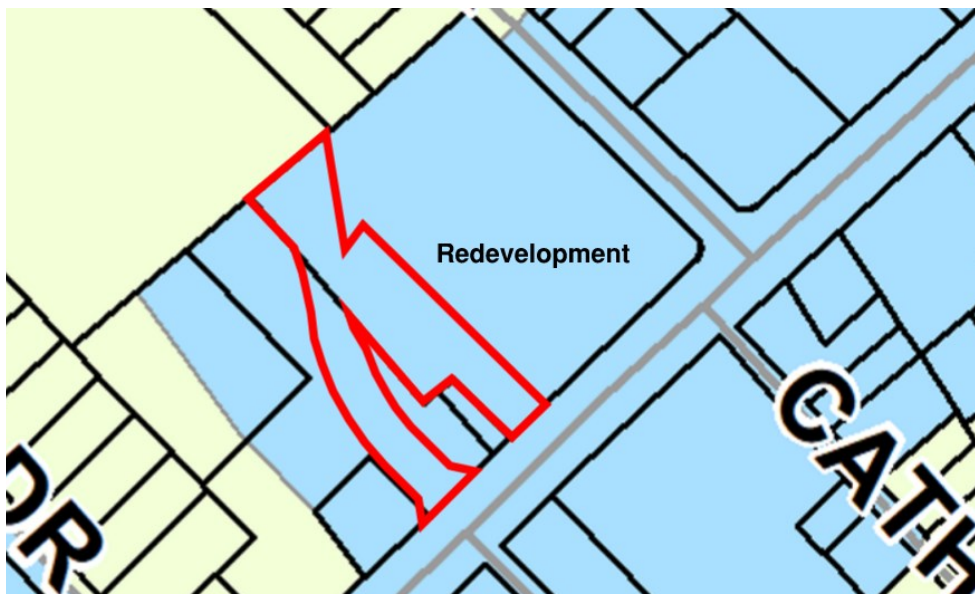
531 Gen Courtney Hodges
Blvd

Rezone from NMU to GU

Aerial



Zoning



Character Area

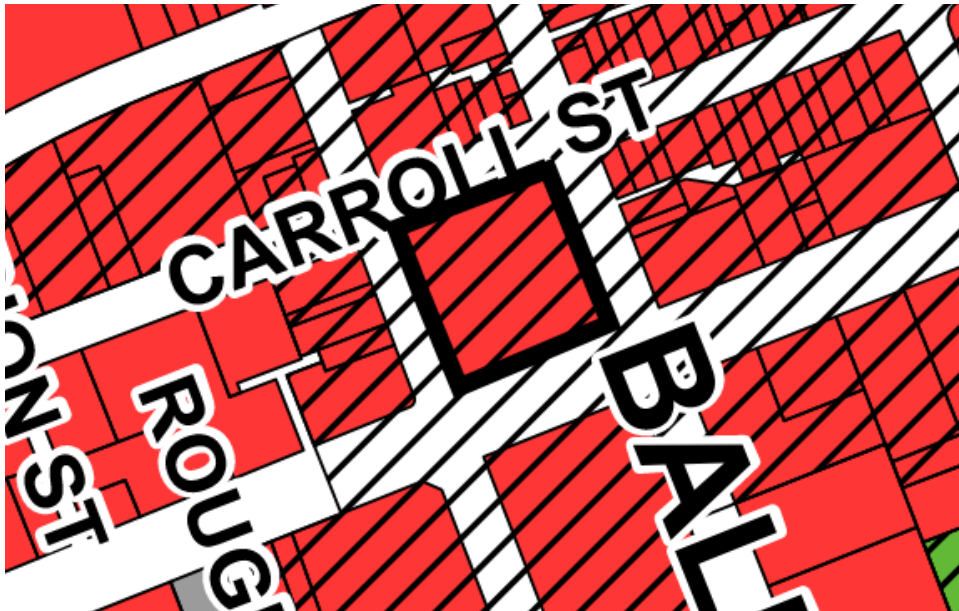


RZNE-0171-2025

808 Carroll Street

Rezone from C3 to GU

Aerial



Zoning

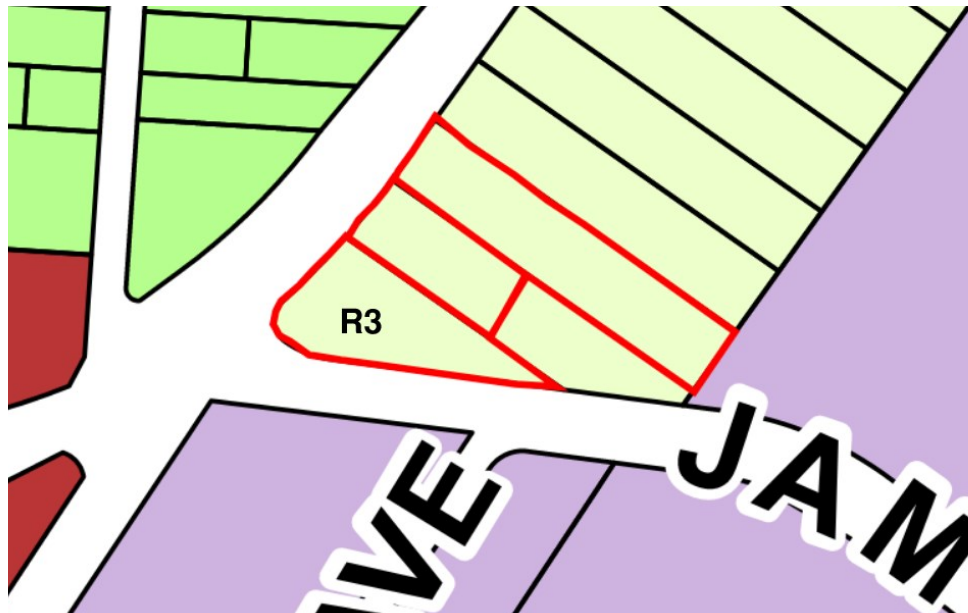


Character Area



RZNE-0171-2025
1502, 1504, and 1506
Houston Lake Road
Rezone from R3 to GU

Aerial



Zoning



Character Area



Where Georgia comes together.

STAFF REPORT

From the Department of Community Development
September 26, 2025

CASE NUMBER: RZNE-0171-2025

APPLICANT: Joe Duffy, City of Perry

REQUEST: Rezone 5 City-owned parcels to GU – Government Use

LOCATION: 808 CARROLL ST – Parcel No. 0P0010 042000; 1502 HOUSTON LAKE RD – Parcel No. 0P0210 016000; 1504 HOUSTON LAKE RD – Parcel No. 0P0210 015000; 1506 HOUSTON LAKE RD – Parcel No. 0P0210 014000; 531 GEN COURTNEY HODGES BLVD – Parcel No. 0P0360 141000

BACKGROUND INFORMATION: The proposal is to rezone 5 City owned properties listed below to GU – Government use. All parcels are anticipated to remain within the City’s ownership in perpetuity.

1. 0P0010 042000 - City Hall - currently zoned C-3
2. 0P0210 016000 - planned extension of AD Redmond Park - currently zoned R-3
3. 0P0210 015000 - planned extension of AD Redmond Park - currently zoned R-3
4. 0P0210 014000 - planned extension of AD Redmond Park - currently zoned R-3
5. 0P0360 141000 - entrance to Creekwood Park - currently zoned NMU

STANDARDS GOVERNING ZONE CHANGES:

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district? The applicant is not aware of any covenants or restrictions that preclude the proposed use.

1. The existing land uses and zoning classification of nearby property.

808 CARROLL ST	Zoning Classification	Land Use
North	C-3	Commercial-retail and dining establishment
South	C-3	Undeveloped
East	C-3	Commercial-retail and office
West	C-3	Commercial-retail and office

1502 HOUSTON LAKE RD	Zoning Classification	Land Use
North	R-2	Church
South	GU	Hafley Park
East	R-3	Undeveloped
West	C-2	Auto service center

1504 HOUSTON LAKE RD	Zoning Classification	Land Use
North	R-2	Residential
South	R-3	Undeveloped
East	R-3	Residential
West	R-2	Church

1506 HOUSTON LAKE RD	Zoning Classification	Land Use
North	R-2	Residential
South	R-3	Residential
East	GU	AD Redmond Park

West	R-3	Undeveloped
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531 GEN COURTNEY HODGES BLVD	Zoning Classification	Land Use
North	OS	Creekwood Park
South	C-3	Commercial-retail
East	C-3	Commercial-retail
West	C-3	Undeveloped

2. **The suitability of the subject property for the zoned purposes.** The rezoning will correspond to each property's established and anticipated use.
3. **The extent to which the property values of the subject property are diminished by the particular zoning restrictions.** The property values are not diminished by the current 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.** There is no destruction of property values.
5. **The relative gain to the public as compared to the hardship imposed upon the individual property owner.** The rezoning will correctly categorize the properties' uses, which will improve the City's ability to regulate the properties with regard to signage and other zoning mechanisms.
6. **Whether the subject property has a reasonable economic use as currently zoned.** The subject properties are anticipated to remain owned and operated by the City of Perry in perpetuity.
7. **The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property.** 808 Carroll St is not vacant. The 3 Houston Lake Road properties were strategically acquired by the City in 2022 as vacant properties. 531 General Courney Hodges was acquired by the City for a park entry way in 2021.
8. **Whether the proposed rezoning will be a use that is suitable in view of the uses and development of adjacent and nearby property.** The proposed zoning change is to align with the existing development of the properties. There will be no change in their impact on surrounding properties.
9. **Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.** There is no adverse effect to adjacent or nearby properties.
10. **Whether the zoning proposal is in conformity with the policies and intent of the land use plan.** The zoning proposal aligns with the intent the 2022 Joint Comprehensive Plan.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** The proposed zoning has no impact on existing public facilities.
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.** The proposed zoning change will characterize the existing development as conforming uses.

STAFF RECOMMENDATION: Staff recommends approval of the application.



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Application # RZNE-0171-2025

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Joe Duffy for the City of Perry	City of Perry
*Title	Community Development Director	
*Address	741 Main Street, Perry, GA 31069	
*Phone	(478) 988-2714	
*Email	joe.duffy@perry-ga.gov	

Property Information

*Street Address or Location	808 CARROLL ST; 1502 HOUSTON LAKE RD; 1504 HOUSTON LAKE RD; 1506 HOUSTON LAKE RD; 531 GEN COURTNEY HODGES BLVD
*Tax Map Number(s)	0P0010 042000; 0P0210 016000; 0P0210 015000; 0P0210 014000; 0P0360 141000
*Legal Description	A. Provide a <u>copy of the deed</u> as recorded in the County Courthouse, or a mete and bounds description of the land if a deed is not available; B. Provide a <u>survey plat</u> of the property;

Request

*Current Zoning District	C-3, R-3, R-3, R-3, NMU	*Proposed Zoning District	GU
*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> 5 City owned parcels, acquired at different times are proposed to be rezoned as GU given the anticipated uses in perpetuity are foreseen to remain governmental. 1. 0P0010 042000 - City Hall - currently zoned C-3 2. 0P0210 016000 - planned extension of AD Redmond Park - currently zoned R-3 3. 0P0210 015000 - planned extension of AD Redmond Park - currently zoned R-3 4. 0P0210 014000 - planned extension of AD Redmond Park - currently zoned R-3 5. 0P0360 141000 - entrance to Creekwood Park - currently zoned NMU			

Instructions

1. The application and the 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) - \$300.00 plus \$25.00/acre
 - b. Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - \$500.00 plus \$40.00/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  Joe Duffy, Community Development Director for the City of Perry	*Date 8/28/2025
*Property Owner/Authorized Agent Filed by the City of Perry	*Date 8/28/2025

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?

The applicant is not aware of any covenants and restrictions pertaining to these properties.

1. The existing land use and zoning classification of nearby properties.

808 CARROLL ST	Zoning Classification	Land Use
North	C-3	Commercial-retail and dining establishment
South	C-3	Undeveloped
East	C-3	Commercial-retail and office
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North	OS	Creekwood Park
South	C-3	Commercial-retail
East	C-3	Commercial-retail
West	C-3	Undeveloped

2. **The suitability of the subject property for the zoned purposes.** The subject properties are anticipated to remain owned and operated by the City of Perry in perpetuity.
3. **The extent to which the property values of the subject property are diminished by the particular zoning restrictions.** No impact on property values is anticipated by the GU zoning restrictions at City Hall or City parks.
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.** City park expansions promote the health of the public.
5. **The relative gain to the public as compared to the hardship imposed upon the individual property owner.** The proposed zoning change is to align with the existing development of the properties.
6. **Whether the subject property has a reasonable economic use as currently zoned.** The subject properties are anticipated to remain owned and operated by the City of Perry in perpetuity.
7. **The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property.** 808 Carroll St is not vacant. The 3 Houston Lake Road properties were strategically acquired by the City in 2022 as vacant properties. 531 General Courney Hodges was acquired by the City for a park entry way in 2021.
8. **Whether the proposed rezoning will be a use that is suitable in view of the uses and development of adjacent and nearby property.** The proposed zoning change is to align with the existing development of the properties. There will be no change in their impact on surrounding properties.
9. **Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.** Use of the properties will not change.
10. **Whether the zoning proposal is in conformity with the policies and intent of the land use plan.** The zoning proposal aligns with the intent the 2022 Joint Comprehensive Plan.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** The zoning change has no impact on public facilities.
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.** The proposed zoning change will characterize the existing development as conforming uses.