



Where Georgia comes together.

Application #RZNE 0173-2024

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	WCH DEVELOPMENT	WCH DEVELOPMENT
*Title	OWNER	OWNER
*Address	817 GA HWY 247 S. Kathleen, GA 31047	817 GA HWY 247 S. Kathleen, GA 31047
*Phone	[REDACTED]	[REDACTED]
*Email	[REDACTED]	[REDACTED]

Property Information

*Street Address or Location	1017 Northside Drive
*Tax Map Number(s)	0P0020021000
*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	R2	*Proposed Zoning District	G3
*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. Existing: single family home Proposed: Residential loft building. Consistent of 36 lofts.			

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 12/17/07
*Property Owner/Authorized Agent 	*Date 12/17/07

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;
- (2) The suitability of the subject property for the zoned purposes;
- (3) The extent to which the property values of the subject property are diminished by the particular zoning restrictions;
- (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;
- (5) The relative gain to the public as compared to the hardship imposed upon the individual property owner;
- (6) Whether the subject property has a reasonable economic use as currently zoned;
- (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;
- (8) Whether the proposed zoning will allow uses that are suitable in view of the uses and development of adjacent and nearby property;
- (9) Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property;
- (10) Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan;
- (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
- (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.

WCH Development

- There are no covenant restrictions pertaining to the property which would preclude the uses of permitted in the proposed zoning district
- 1. The existing Lane use is currently R2 for a residential structure, however we are seeking C3 which is more compatible with the surrounding zoning
- 2. The suitability of the subject property for the zone purposes is not suitable currently being that we are wanting to build a loft living center that will consist of 36 loft units. We need to rezone to C3.
- 3. There will be no property values diminished by the new zoning that we are going to request
- 4. There will be no destruction of property values for the subject property. There will be no health issues, safety issue, moral issue or general welfare issue to the public. It will all be positive. New vibrant development
- 5. The relative gain to the public will be a brand new new residential loft building which will enhance property values in the area
- 6. The subject property does not have reasonable economic use as zoned
- 7. The length of time the property has been vacant has been 30 days or less
- 8. The proposal will allow uses that are suitable in the views of the uses of development and the adjacent properties nearby considering the adjacent properties are similar zoning
- 9. The proposed zoning will not affect the existing use or ability of adjacent or nearby property owners
- 10. There's only proposal is in conformity with the comprehensive plan set forth by the City Of Perry
- 11. These only proposal will not cause an excessive burden on utilities, transportation facilities. Etc .
- 12. There are changing conditions that will affect the use and development of the property which will enhance the property to be to its highest and best used and have a brand new residential loft building in the area which will drive a property

values and provide a high-end living style in downtown Perry Air for the suitability of living and playing were you live .

Type: GEORGIA LAND RECORDS
Recorded: 9/5/2024 6:41:00 AM
Fee Amt: \$375.00 Page 1 of 3
Transfer Tax: \$350.00
Houston County Georgia
Carolyn V. Sullivan Clerk Superior

Participant ID: 6431121974

BK 10531 PG 173 - 175

Return to: The Cooper Law Firm, LLC, 122 Byrd Way, Suite One, Warner Robins, GA 31088

DR 24-C0995

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HOUSTON

This Indenture made this 3rd day of September, 2024 between Janet M. Buzzell, as party or parties of the first part, hereinafter called Grantor, and WCH Development, LLC, a Georgia limited liability company, 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 TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in 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 Grantee,

All that tract or parcel of land situate, lying and being in Land Lot 49 of the Tenth (10th) Land District of Houston County, Georgia, according to a plat of survey entitled "Survey for Norman P. Felty and Sue C. Felty", and having such metes, bounds, courses and distances as shown on plat of survey prepared by Jones Surveying Company, certified by Richard L. Jones, Georgia Registered Land Surveyor No. 1591, dated April 29, 1987, a copy of which is of record in Plat Book 32, Page 160, Clerk's Office, Houston Superior Court. Said plat and the record thereof are incorporated herein by reference for all purposes.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-ways affecting said described property as shown on the above referenced plat of survey and as recorded in public records Clerk's Office, Houston Superior Court.

Said property is known as, under the present system of numbering for Houston County Georgia as 1017 Northside Drive, Perry, Georgia 31069.

This conveyance is made subject to all matters set forth on Exhibit "A".

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**, subject, however, to all matters set forth in Exhibit "A".

AND THE SAID Grantor will warrant and 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, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Maivane Ste.
Witness

Janet M. Buzzell (Seal)
Janet M. Buzzell

[Signature]
Notary Public
(My commission expires) 05-27-2025
(Notary Public Seal Affixed)

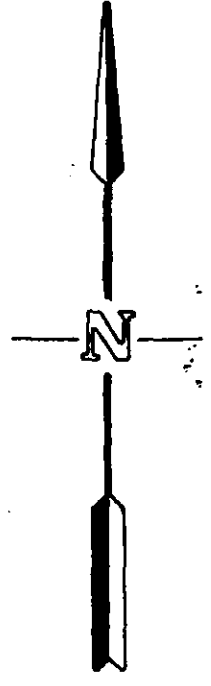


Exhibit "A"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters shown on that plat of survey entitled "Survey for Norman P. Felty and Sue C. Felty", and having such metes, bounds, courses and distances as shown on plat of survey prepared by Jones Surveying Company, certified by Richard L. Jones, Georgia Registered Land Surveyor No. 1591, dated April 29, 1987, a copy of which is of record in Plat Book 32, Page 160, Clerk's Office, Houston Superior Court, Clerk's Office, Houston Superior Court.

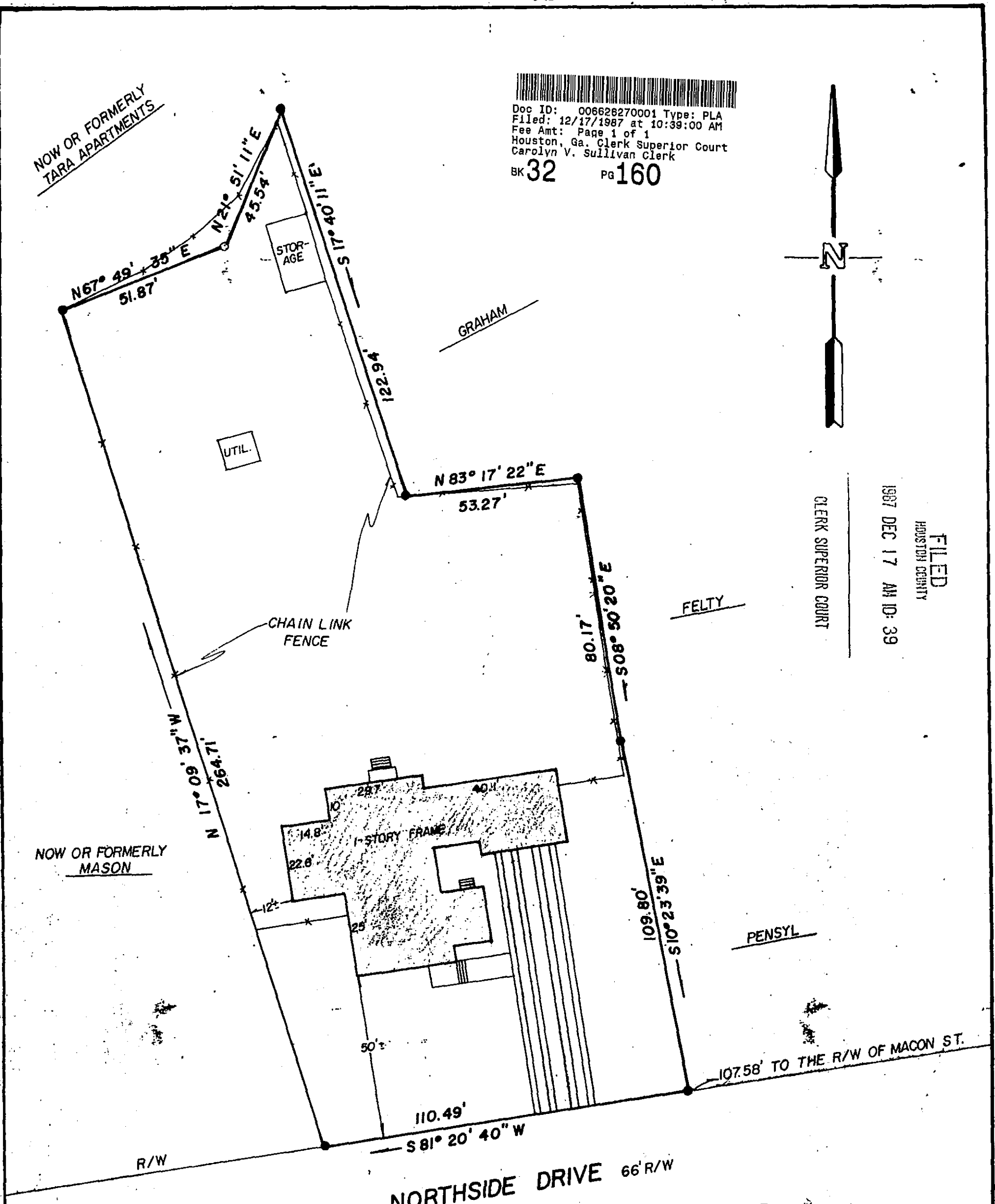
Doc ID: 006628270001 Type: PLA
 Filed: 12/17/1987 at 10:39:00 AM
 Fee Amt: Page 1 of 1
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 BK 32 PG 160



NOW OR FORMERLY
TARA APARTMENTS

NOW OR FORMERLY
MASON

FILED
HOUSTON COUNTY
1987 DEC 17 AM 10:39
CLERK SUPERIOR COURT



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N.A. ERROR OF Ray Travers 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 71,675 FEET.

- IRON PIN FOUND
- IRON PIN PLACED



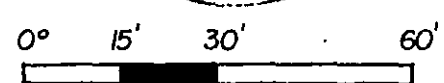
Approved

By Alan Howard
INSPECTION DEPT. 16 December 1987
CITY OF PERRY.

I CERTIFY THAT THIS PARCEL IS NOT IN A FLOOD HAZARD ZONE.

R. L. Jones
RICHARD L. JONES

SURVEY FOR	
NORMAN P. FELTY & SUE C. FELTY	
LAND LOT 49	10TH DISTRICT
HOUSTON CO.	PERRY, GEORGIA
SCALE: 1" = 30'	APRIL 29, 1987
JONES SURVEYING COMPANY	
PERRY, GA.	987-2705



MICROFILMED