



Where Georgia comes together.

Application # RZNE 0199-2025

Application for Rezoning

Contact Community Development (478) 988-2720

***Indicates Required Field**

	*Applicant	*Property Owner
*Name	Patriot Development Group, LLC	Patriot Development Group, LLC
*Title	Organization	Organization
*Address	817 GA-247, UNit 10 Kathleen, GA 31047	817 GA-247, Unit 10 Kathleen, GA 31047
*Phone		
*Email		

Property Information

*Street Address or Location	1824 Houston Lake Road & 1904 Hwy 127, Perry, GA 31069
*Tax Map Number(s)	0P0490 061000 & 0P0490 062000
*Legal Description	A. Provide a <u>copy of the deed</u> as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available; B. Provide a <u>survey plat</u> of the property;

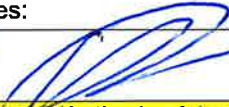
Request

*Current Zoning District	PUD	*Proposed Zoning District	PUD - Update
*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> This PUD update is to bring residential Phase 4, North Entrance GDOT revisions into compliance under current approved PUD requirements.			

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) - \$325.00 plus \$28.00/acre
 - Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - \$543.00 plus \$43.00/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	6/6/25
*Property Owner/Authorized Agent		*Date	6/6/25

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.



Corporate: PO Box 181, Leesburg, GA 31763
Phone: 229-638-8595
Website: www.aeconllc.net

October 6, 2025

City of Perry
Planning and Zoning
808 Carroll Street
Perry, GA 31069

RE: *The Encore at Parkway – PUD UPDATE*
1904 Highway 127 Perry, Georgia 31069

To Whom it may Concern:

This letter is in response to the zoning application submitted on 10/06/2025, in reference to the above-mentioned project. Please see responses in **red** below.

1904 HWY 127 REZONING STANDARDS COMMENTS

1. Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?
 - a. Whether the proposed zoning classification complies with the comprehensive Plan and other adopted plans applicable to the subject property; **The proposed zoning is in conformity with the policies and intent of the Comprehensive Plan, especially with the “Economic Development” section’s goal #2 and 4, as well as the “Housing” section’s goal #s 1 and 3.**
 - b. Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties; **Adjacent and nearby properties classifications include R-3, C-2, R-AG, and PUD. Rezoning this property would allow potential use and development very similar to those of the immediate area’s past rezoning initiatives.**
 - c. Whether any of the uses permitted in the proposed zoning classification will cause adverse impacts to adjacent and nearby properties; **The proposed zoning would not adversely impact adjacent or nearby properties.**
 - d. 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 excessive burden on existing streets, utilities, city services or schools.**
 - e. Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification; **There are no existing or changing conditions of which interested parties have been made aware of, that would provide additional support for approval or disapproval.**
 - f. Whether the subject property has a reasonable economic use as currently zoned; **The property as relatively little economic value as currently zoned when compared to the potential PUD zoning economic value.**

If you have any questions, please contact our office at (229) 638-8595 or via email at permits@aeconllc.net.

Sincerely,
Axis Engineering Consultants, LLC

Brian H. Braun, P.E.
President

Return to:

Varner & Peacock, LLC
1719 Russell Parkway, Building 200
Warner Robins, Georgia 31088

File No. 23-15690

-----Above this line for Official Use Only-----

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HOUSTON

THIS DEED, made the 27th day of January, 2023 between Ayer's Farms, Inc., a Georgia Corporation, hereinafter called Grantor, and WCH Homes, Inc., a Georgia Corporation, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of other valuable consideration and Ten and No/100 Dollars (\$10.00), 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, the following described property:

All those tracts or parcels of land situate, lying and being in Land Lots 110, 114 and 115 of the Tenth (10th) Land District of Houston County, Georgia, known and designated as Tract C, comprising 77.75 acres, according to a Retracement Survey of the Lands of Ayers Farms, Inc., prepared by Wellston Associates Land Surveyors, LLC, certified by Spencer H. Johnson, Georgia Registered Land Surveyor No. 3171, dated November 4, 2020, a copy of which is of record in Plat Book 83, Page 295, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-way affecting said described property.

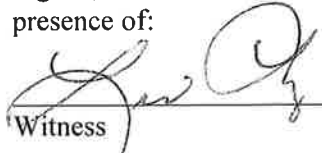
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns, forever, in Fee Simple.

AND THE SAID Grantor, for its successors and assigns, will warrant and forever defend the right and title to the above described property, unto the said Grantee, their heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

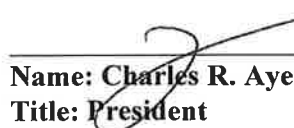
IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal, the day and year above written.

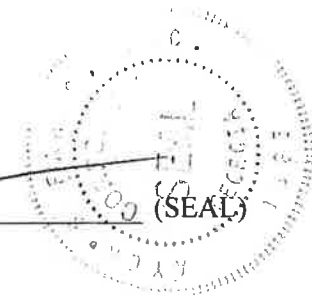
AYER'S FARMS, INC.

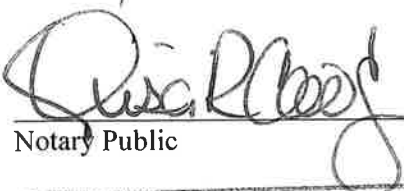
Signed, sealed and delivered in the presence of:

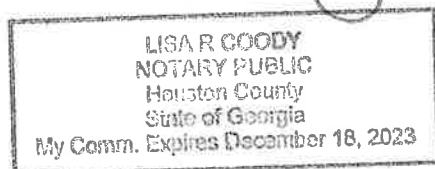

Witness

By:


Name: **Charles R. Ayer**
Title: **President**




Notary Public



Site	
Site Area	84.78 Acres 3,693,152 SF
Zoning	
Existing	PUD - Planned Unit Development
Proposed	PUD - UPDATE
Unit Type	
Commercial	30,000 SF
Residential-Loft*	50 Units
Townhouse - Rear Loaded	124 Units
Single Family Detached - Front Loaded	88 Units
Single Family Detached - Rear Loaded	74 Units
*ground floor loft units may function as live/work units	
Density	
Total Residential Units	336 Units
Total Units Per Acre	4.0 Units per acre
Open Space	
Open Space Provided*	32.34 Acres
Open Space Percentage	38.14%
*Does not include areas within right-of-way, provided buffers, or proposed lots.	
Parking: Residential Area	
Off-street parking spaces provided*	572 Spaces
On-street parking spaces provided**	357 Spaces
Total Residential parking spaces provided	929 Spaces
*Townhouse and Single Family Detached units self-park within footprint at 2 per unit	
**Actual number to be based on civil plan; includes on-street spaces adjacent to residential use.	
Parking: Residential-Loft / Commercial Area	
Off-street parking spaces provided	173 Spaces
On-street parking spaces provided*	24 Spaces
Total Commercial parking spaces provided	197 Spaces
*Includes on-street spaces immediately adjacent to commercial use.	

LEGEND

- Commercial/Mixed-Use*
- SFD - Front Loaded (FL)
- SFD - Rear Loaded (RL)
- Townhouse (TH)*

*Building Footprints approximate; to be finalized by Architect.



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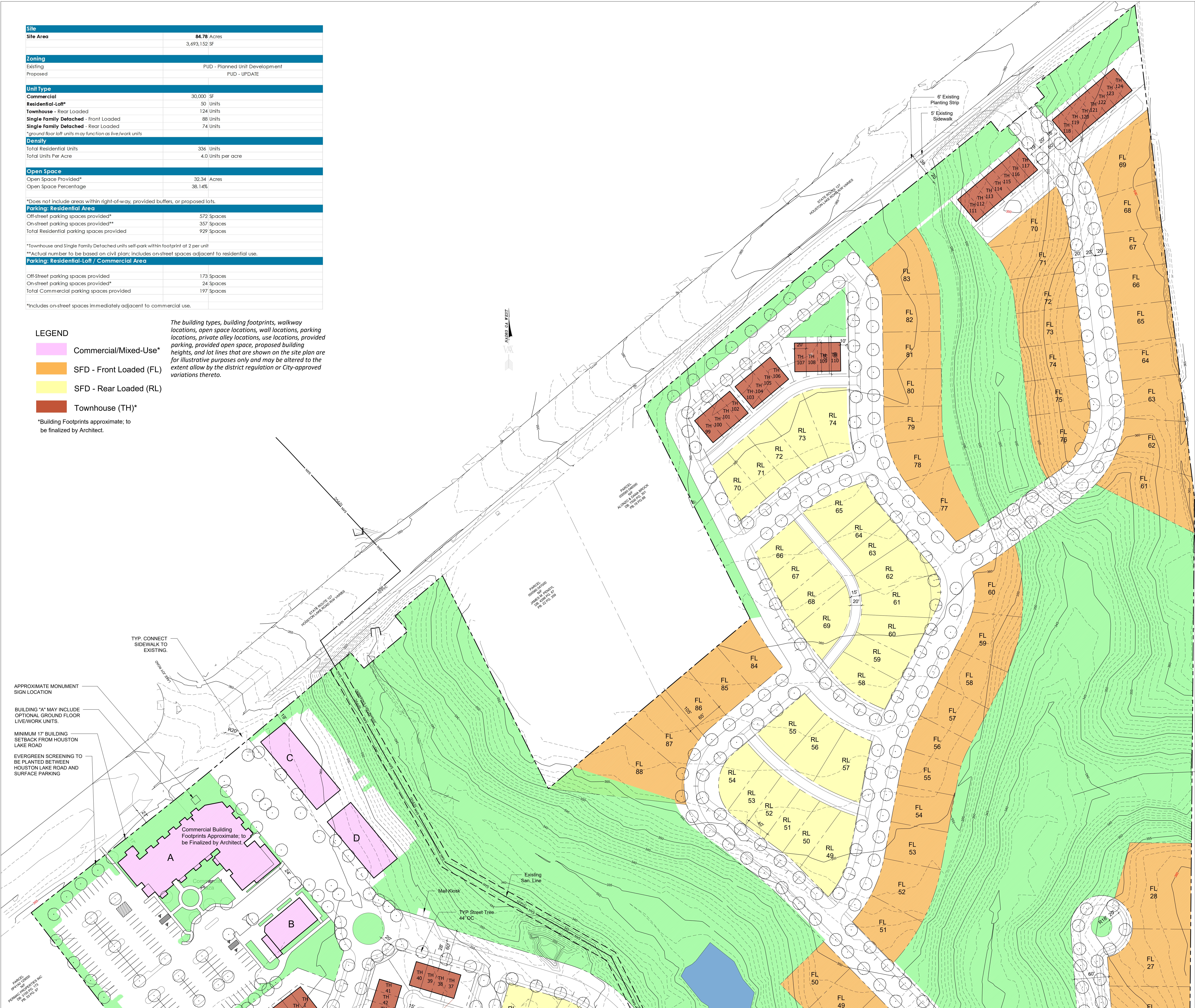
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SFD - Rear Loaded (RL)

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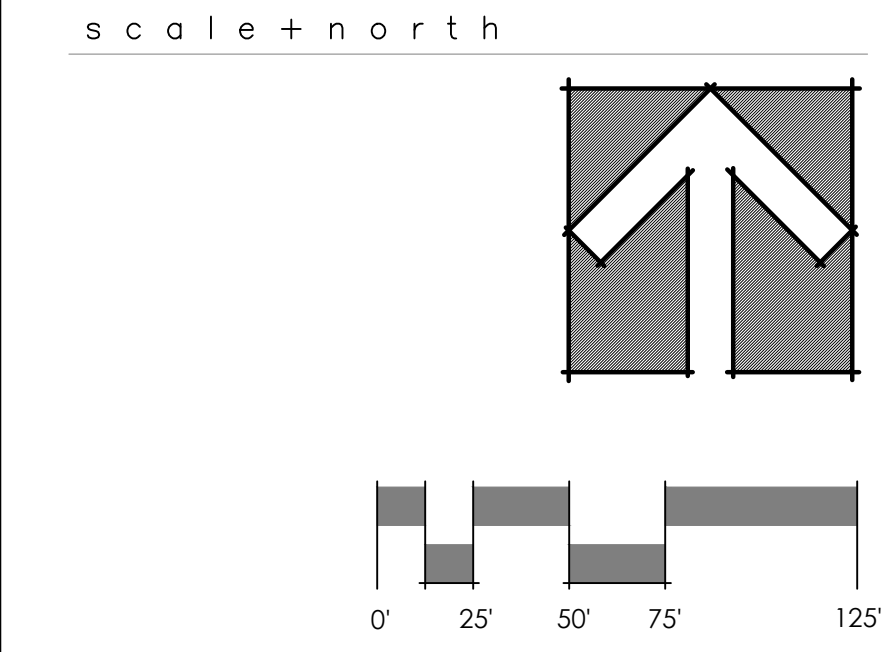
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The building types, building footprints, walkway locations, open space locations, wall locations, parking locations, private alley locations, use locations, provided parking, provided open space, proposed building heights, and lot lines that are shown on the site plan are for illustrative purposes only and may be altered to the extent allow by the district regulation or City-approved variations thereto.



THE ENCORE-PUD REGULATING PLAN, UPDATED

North
Perry, Georgia



revisions

consultants



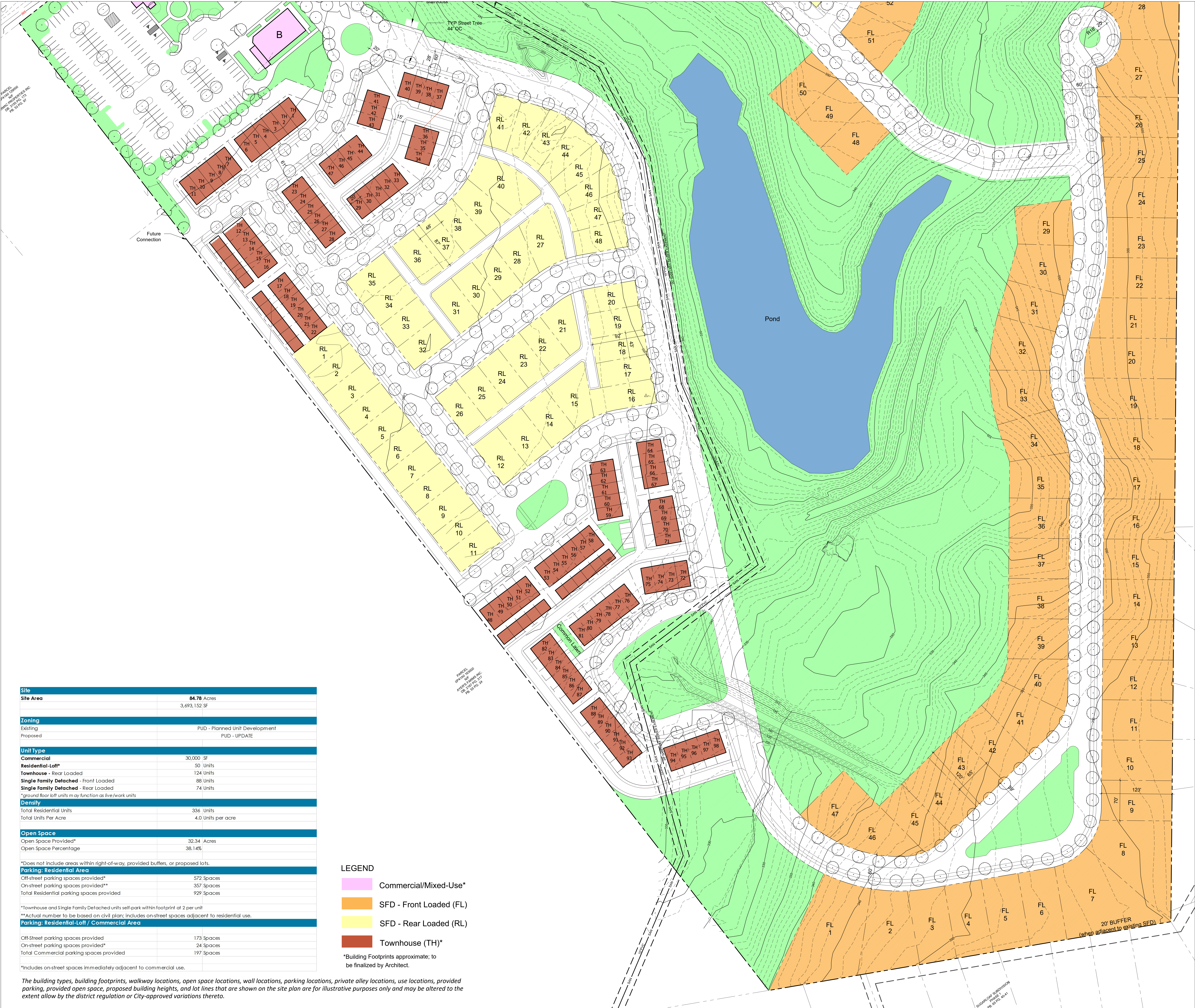
project title

drawing information

drawing date

sheet title

sheet number



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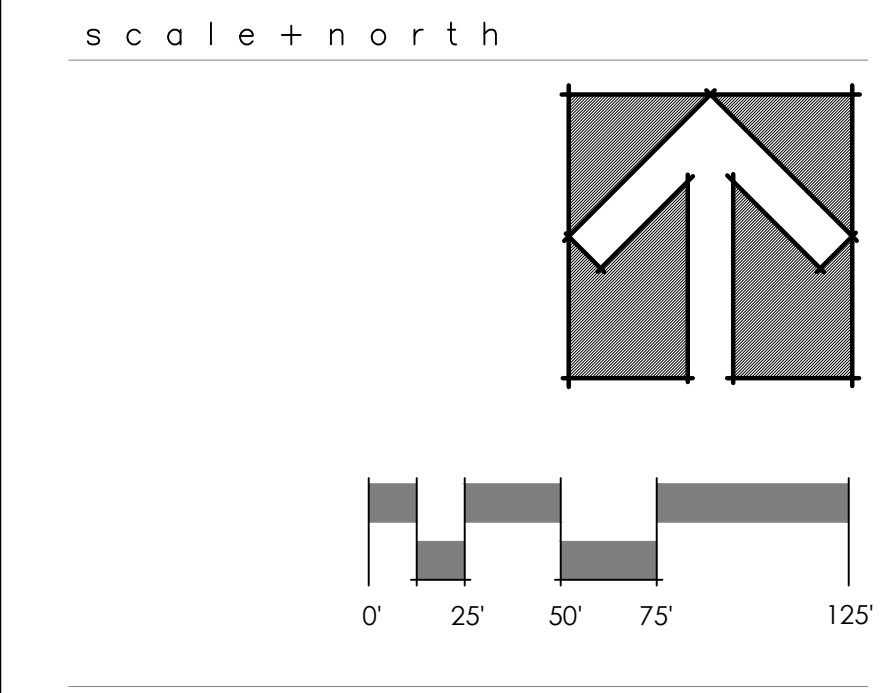
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REGULATING PLAN,
UPDATED

North
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drawing information

drawing date

sheet title

sheet number

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

CURVE TABLE				
CURVE #	CHORD BRNG	CHORD DIST	RADIUS	ARC
C1	N51°18'04"E	188.25	7714.44'	188.25'
C2	N50°16'04"E	90.00	7714.44'	90.00'
C3	N49°53'44"E	10.24'	7714.44'	10.24'

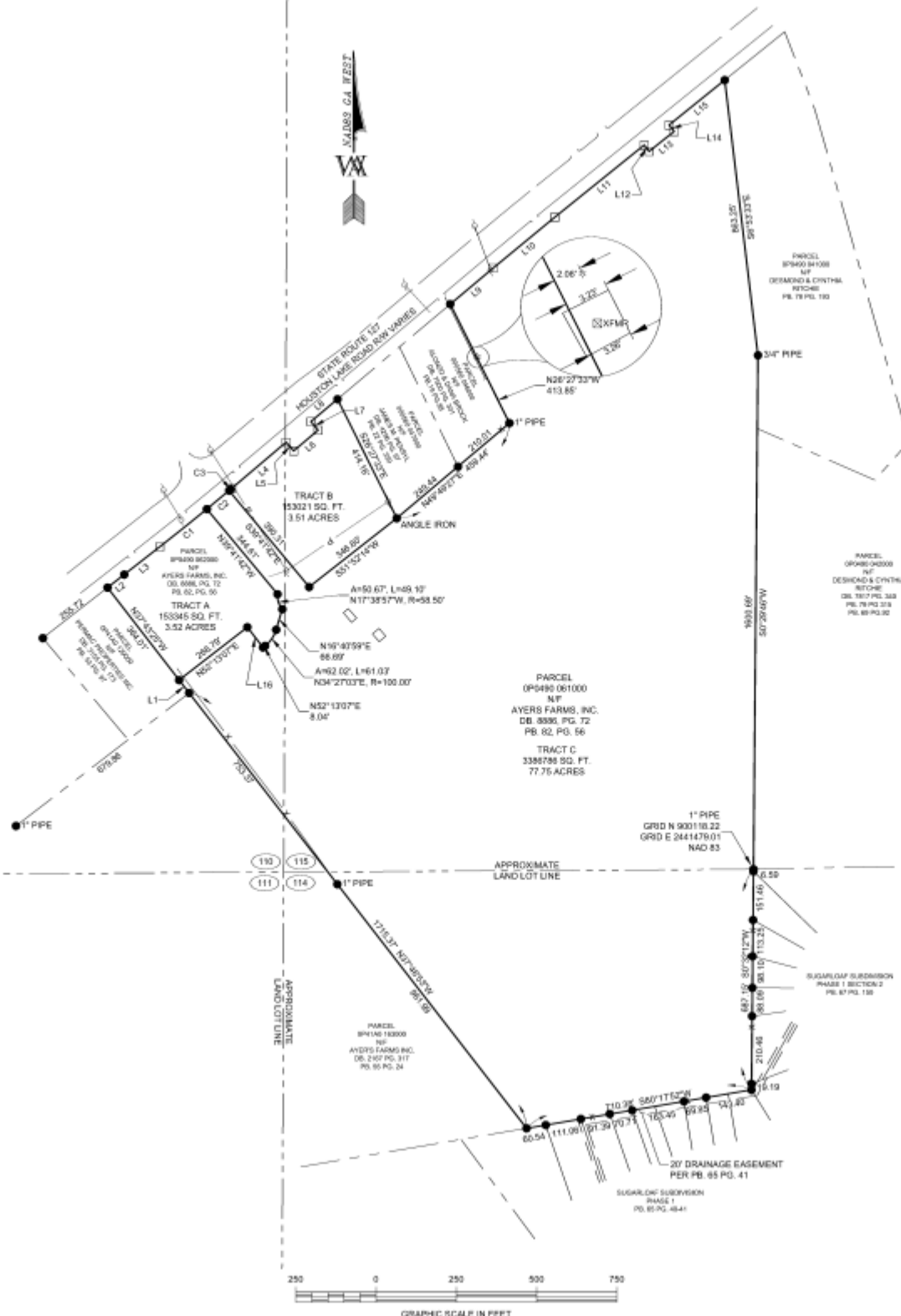
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N37°43'25"W	50.99
L2	N51°54'24"E	65.84
L3	N52°00'10"E	140.18
L4	N49°44'31"E	222.78
L5	S40°18'35"E	35.56
L6	N49°49'45"E	99.94
L7	N39°52'13"W	34.75
L8	N49°43'33"E	108.27
L9	N49°57'00"E	174.77
L10	N50°29'25"E	247.90
L11	N51°06'14"E	358.18
L12	S38°16'04"E	24.80
L13	N51°23'30"E	99.71
L14	N38°06'54"W	25.50
L15	N51°06'48"E	222.60
L16	S37°46'53"E	80.00

CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. **RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.** FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



Spencer H. Johnson, GARS 3171
COA #LSF000349



VICINITY MAP



MISCELLANEOUS NOTES

1. THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC. AUTHORITY O.C.G.A. 43-15-22.
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 133,229 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A CARLSON GPS RTK DUAL FREQUENCY RECEIVER. FIELD WORK COMPLETED ON 10/23/2020.
3. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.

LEGEND OF SYMBOLS

- IRON PIN FOUND (1/2" REBAR UNLESS NOTED)
- IRON PIN SET (1/2" REBAR W/CAP)
- CONCRETE MONUMENT FOUND
- PROPERTY LINE
- LIGHT POLE
- TRANSFORMER
- UTILITY POLE
- FENCE
- EASEMENT LINE
- OVERHEAD POWER, TELEPHONE AND CATV
- LAND LOT NUMBER

Revisions	Description
No.	Date

WELLSTON ASSOCIATES
LAND SURVEYORS, LLC

506 OSGAN BOULEVARD, SUITE 2
WARNER ROBINS, GEORGIA 31088
OFFICE (478) 971-3352
WWW.WELLSTONASSOC.COM



RETRACEMENT SURVEY

LANDS OF

AYERS FARMS, INC.

LAND LOTS 110, 114, & 115
10TH LAND DISTRICT
PERRY, GEORGIA
HOUSTON COUNTY

Project No.: 1070-044
Drawing No.: 0DS
Drawn By: B.J.H.
Checked By: S.H.J.

R.L.S. No.: 3171

Date: 11-4-20

Scale: 1"=250'

Sheet No.:

1 of 1