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Application # SUSE 0195-2025

Application for Special Exception

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Don Carter, P.E.	Clint Ward
*Title	Principal	Principal
*Address	6310 Peake Road, Suite 200, Macon, GA 31210	5402 New Forsyth Road, Macon, GA 31210
*Phone		
*Email		

Property Information

*Street Address Northwest corner of the U.S. Highway 41 and Perry Parkway Intersection

*Tax Map Number(s) 0P0340 026000

*Zoning Designation C2

Request

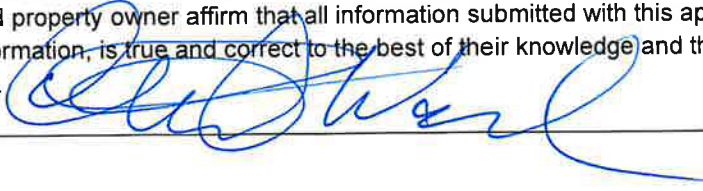
***Please describe the proposed use:**

Applicant request a special exception of 23.40 acres at the northwest intersection of US Highway 41 and Perry Parkway that is currently zoned C2 to allow a commercial storage facility.

The property includes four separate development areas. The initial development is planned for a commercial storage facility and the following three include future office/retail which will comply with the current C2 zoning.

Instructions

1. The application and ***\$325.00 fee** (made payable to the City of Perry) must be received by the Community Development Office or filed on the online portal no later than the date reflected on the attached schedule.
2. ***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 2-3.5 of the Land Management Ordinance for more information. You may include additional pages when describing the use and addressing the standards.
3. ***For applications in which a new building, building addition and/or site modifications are proposed, you must submit a site plan identifying such modifications.**
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. Special Exception applications require an informational hearing before the planning commission and a public hearing before City Council. Public notice 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. 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.
8. ***Signatures:**

*Applicant		*Date 10/2/2025
*Property Owner/Authorized Agent		*Date 10/2/2025

Standards for Granting a Special Exception

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 use complies with the Comprehensive Plan and other adopted plans applicable to the subject property;
- (2) Whether the proposed use would impact traffic volume or traffic flow and pedestrian safety in the vicinity;
- (3) Whether the hours and manner of operation of the proposed use would impact nearby properties and uses in the vicinity;
- (4) Whether parking, loading/service, or refuse collection areas of the proposed use would impact nearby properties and uses in the vicinity, particularly with regard to noise, light, glare, smoke, or odor;
- (5) Whether the height, size, and/or location of proposed structures is compatible with the height, size, and/or location of structures on nearby properties in the vicinity;
- (6) Whether the parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use; and
- (7) Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.

Revised 7/1/2025

Project Narrative – South Perry Parkway Storage Facility

Applicant request a special exception to allow a commercial storage facility on a portion of the 23.40 acres at the northwest intersection of US Highway 41 and Perry Parkway that is currently zoned C2.

The property includes four separate development areas. The initial development is planned for a commercial storage facility and the following three include future office/retail which will comply with the current C2 zoning.

Located in the heart of Perry, Georgia, this new self-storage development has been thoughtfully designed to provide residents and local businesses with a secure, modern, and convenient storage solution while blending seamlessly into the surrounding neighborhood. Unlike traditional storage centers, this facility is intentionally crafted to mimic the scale and character of a neighborhood retail center, ensuring it complements the nearby single-family homes and the welcoming character of Perry.

The front-facing building serves as the centerpiece of the development. This conditioned, climate-controlled storage facility prioritizes both security and comfort, protecting valuable belongings from Georgia’s seasonal heat and humidity. Its exterior design incorporates high-quality materials, human-scale architectural detailing, and a storefront-inspired façade, giving the building a warm, neighborhood-friendly appearance rather than the look of a typical industrial storage warehouse.

Behind the centerpiece, additional self-storage buildings are thoughtfully placed to provide ample storage options while remaining unobtrusive. Together, the front and rear structures deliver a comprehensive storage solution that balances accessibility, security, and aesthetic appeal.

By combining neighborhood-conscious design, advanced security measures, and climate-controlled storage options, this Perry, GA facility offers residents and businesses a practical, safe, and visually appealing amenity—demonstrating that functional storage can coexist harmoniously within a thriving community.

Development Area 1 (5.71 Acres – Portion of Parcel 0P0340 026000)

Proposed Use: 42,150 S.F. of Mini-Storage and 37,800 S.F. of Climate Controlled Storage.

The South Perry Parkway Storage Facility project is a commercial storage development consisting of one large climate-controlled building totaling 37,800 square feet, along with six additional non-climate-controlled storage buildings combining for a total of 42,150 square feet. The climate-controlled building will be equipped with fire protection systems in accordance with NFPA 13 standards. The facility will be secured with a gated entry, and a stormwater detention pond is included on-site to ensure no increase in runoff from existing to proposed conditions.

Development Area 2 – (5.21 Acres – Portion of Parcel 0P0340 026000)

Potential uses include medical offices/clinics, retail or office.

Development Area 3 – (12.48 Acres – Portion of Parcel 0P0340 026000)

Potential uses include medical offices/clinics, retail, or office.

Landscaping

The Landscaping Plan will incorporate trees, groundcovers, grassing, and foundation plantings throughout the development.

Lighting

Lighting will include LED street and parking lot lights for security and safety. Storefront and building mounted accent lighting will be provided on the buildings. Lighting will be directed downward and away from adjacent properties and streets.

Stormwater Management

The stormwater management design will provide stormwater equality treatment and attenuate stormwater flow rates to pre development conditions.

Utilities

The development will be served by existing public water infrastructure located adjacent to the property, which will be extended as necessary to accommodate the project. Sanitary sewer service, however, is not readily available at this time. Existing sewer infrastructure in the area is limited, and current capacity is insufficient to support the proposed development. Due to the anticipated low volume of wastewater generation, from the initial construction (storage facility) we are requesting approval to utilize an on-site septic system initially. The development will connect to public sewer service once access and capacity become available in the future.

Schedule

The storage component of the development is anticipated to begin the permitting process toward the end of this year, following approval of the special exception request. Construction is tentatively scheduled to commence by the second quarter of 2026. The office and retail portions of the project are expected to follow at a later date, with timelines dependent on continued residential growth in the surrounding area to support future commercial demand.

Project Signage

Project signage is anticipated to include monuments signs identifying the overall development, entrance driveways, retail area (monument and building signage) and directional signage throughout the property.

Signage for the future development area will be similar and coordinated to provide a cohesive design.

Special Exception Criteria Responses – Commercial Storage Facility in C-2 Zoning

1. Whether the proposed use complies with the Comprehensive Plan and other adopted plans applicable to the subject property:

The proposed use aligns with the City of Perry's Comprehensive Plan, which encourages a mix of neighborhood-serving commercial uses that are compatible with surrounding development. The storage facility will provide a service to nearby residents and businesses without generating significant traffic or intensive use, supporting the Plan's goals of balanced growth and land use compatibility.

2. Whether the proposed use would impact traffic volume or traffic flow and pedestrian safety in the vicinity:

The facility is expected to generate minimal daily traffic compared to typical commercial uses (such as retail or restaurants). Traffic will generally consist of light vehicles making short visits. There are no anticipated negative impacts on pedestrian safety, and the project will include proper access control, drive aisles, and signage to maintain safe vehicle and pedestrian circulation.

3. Whether the hours and manner of operation of the proposed use would impact nearby properties and uses in the vicinity:

The facility will host minimal on-site employees/frequent visitors, and operations will be quiet and low traffic in nature. Lighting and activity will be appropriately managed to avoid disturbances.

4. Whether parking, loading/service, or refuse collection areas of the proposed use would impact nearby properties and uses in the vicinity, particularly with regard to noise, light, glare, smoke, or odor:

The facility will have minimal parking and no large-scale loading or refuse operations. There will be no commercial or industrial activity that generates odor, smoke, or excessive noise. Lighting will be downcast and designed to prevent glare onto neighboring properties. Refuse will be limited and managed in enclosed containers.

5. Whether the height, size, and/or location of proposed structures is compatible with the height, size, and/or location of structures on nearby properties:

The buildings will be single-story and designed to be compatible with nearby development in scale and appearance. The layout ensures adequate setbacks and buffers. The architectural design and materials will be neutral and non-intrusive, contributing to visual compatibility with adjacent uses.

6. Whether the parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use:

Yes, the parcel is more than sufficient to accommodate the proposed use as well as future growth. The commercial storage facility will occupy only 5.71 acres of the 23.40-acre site. An additional 5.21 acres is currently planned for future retail/office development, while the remaining 12.48-acre portion is also designated for future office or retail use. This phased approach ensures that the property is being developed thoughtfully, with adequate space for each use and the flexibility to support long-term economic and community development goals in the area.

7. Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools:

The storage facility is a low-impact use with minimal demand on City infrastructure. It will not affect local schools, requires limited utility usage (primarily electricity and minimal water/sewer for office/restroom), and does not rely on City trash services. Streets in the area can easily accommodate the limited vehicle trips anticipated. Stormwater management will be handled on-site through a detention pond, ensuring no additional runoff burden.



RELEASE DATES:

REV #	DATE	DESCRIPTION
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[illegible]

CLIENT:
STORAGE MASTER, INC.

PROJECT:
SOUTH PERRY
PARKWAY STORAGE
FACILITY

PERRY PARKWAY	
DRAWN BY: CADD	CHECKED BY: DLC
PROJECT NUMBER: W4000.009	DATE: 07/23/2025
GRAPHIC SCALE:	

DRAWING TITLE:

PRELIMINARY SITE
PLAN

DRAWING NUMBER:
C1.1



