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Planning Commission Agenda
Monday, June 9, 2025, 6:00pm
Perry City Hall, 808 Carroll Street, Perry

1. Call to Order
2. Roll Call
3. Invocation
4. Approval of Minutes from May 12, 2025, regular meeting and May 22, 2025, work session
5. Announcements
 - Per O.C.G.A. 36-67A-3 if any opponent of a rezoning or annexation application has made campaign contributions and/or provided gifts totaling \$250 or more within the past two years to a local government official who will consider the application, the opponent must file a disclosure statement.
 - Policies and Procedures for Conducting Zoning Hearings are available at the entrance.
 - Please place phones in silent mode.
6. Citizens with Input
7. Old Business
8. New Business
 - A. Public Hearing (Planning Commission decision)
 1. **PLAT-0069-2025.** Preliminary plat for Walker Farms for property located at Charles Gray Blvd. The applicant is Dylan Wingate, Patriot Development Group, LLC
 - B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on July 1, 2025)
 1. **SUSE-0065-2025.** Special exception for short-term rental for property located at 1726 Greenwood Circle. The applicant is Cheryl Gillen, Southern Valley Homes, Inc. *(Tabled per applicants' request until July 7, 2025)*
 2. **RZNE-0070-2025.** Rezone property at 606 Ball Street from M-2 to C-1. The applicant is Randy Dixon.
9. Other Business
 - Introduction of Clifford Cross, new Community Development Director
 - Commission questions or comments
10. Adjournment

All meetings of the Planning Commission are open to the public.

(478) 988-2720

<https://perry-ga.gov/business-services/community-development/planning-and-zoning>

Planning Commission
Minutes - May 12, 2025

1. Call to Order: Chairman Mehserle called the meeting to order at 6:00pm.
2. Roll Call: Chairman Mehserle; Commissioners Guidry, Jefferson, Hayes, Ross and Williams were present. Commissioner Wharton was absent.

Staff: Bryan Wood – Community Development Director, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk

Guests: Matt Widner, Michael & Lannette Tomlin, Clay Nodes, Amy Harrelson, Bob Epstein, Mike Horne, and Linda Atkins.

3. Invocation: was given by Commissioner Hayes
4. Approval of Minutes from April 7, 2025, regular meeting and April 28, 2025, work session
Commissioner Jefferson motioned to approve as submitted; Commissioner Hayes seconded; all in favor and was unanimously approved.
5. Announcements - Chairman Mehserle referred to the notices as listed
 - Per O.C.G.A. 36-67A-3 if any opponent of a rezoning or annexation application has made campaign contributions and/or provided gifts totaling \$250 or more within the past two years to a local government official who will consider the application, the opponent must file a disclosure statement.
 - Policies and Procedures for Conducting Zoning Hearings are available at the entrance.
 - Please place phones in silent mode.
6. Citizens with Input- None
7. Old Business
 - A. 1. **ANNX-0040-2025**. Annex and rezone property on Airport Road Parcel No. 000310 033000 from Houston County R-AG to City of Perry, R-TH Residential Townhouse District. The applicant is Matt Widner, Widner & Associates, Inc. *(Tabled from April 7, 2025, meeting)*

Chairman Mehserle as a reminder the case was tabled from the April 7th meeting and the informational hearing was already held and as the Commission requested the additional information regarding the sewer capacity has been provided, and there is a total of 611 units available on a first come first serve basis. Chairman Mehserle asked the applicant, Mr. Matt Widner if he had anything additional to provide. Mr. Widner advised the property owner intends to develop a townhouse community and will adhere to city ordinances and as noted the current sewer capacity concern has been addressed and the sewer that services Houston Springs is separate from the parcel in question.

Although, the public hearing had been held, Chairman Mehserle asked if anyone present had any additional comments that were not already provided from the April meeting. Mr. Clay Nodes of 110 Airport Road did not attend the April meeting, but feels traffic will be a concern, there have been numerous accidents over the years, and the development will bring more and he as a property owner on the opposite end of Airport Road feels ignored and does not want to see townhomes in the area. Ms. Amy Harrelson manager of Houston Springs was not aware of the parcel using another line for sewer and nothing has been provided to them. There being no further comments; Chairman Mehserle closed at 6:15pm for any further public comment.

Commissioner Williams asked staff for clarification that the line for sewer is separate to the parcel and that of Houston Springs; Mr. Wood advised that is correct, and ultimately both connect to the same lift station. Chairman Mehserle clarified for the public the city does not guarantee services to developers,

the developer takes a risk services will be there. Commissioner Guidry asked staff for the current zoning of Houston Springs; Mr. Wood advised it is a PUD, with an additional 700 homes to be constructed with a mix of townhomes, condos, single family and commercial; there currently are no townhomes, but in the developments' master plan townhomes are designated.

Commissioner Ross motioned to recommend approval to Mayor & Council of the application as submitted; Commissioner Hayes seconded; all in favor and was unanimously recommended for approval.

8. New Business

B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on June 3, 2025)

1. **SUSE-0053-2025.** Special exception for short-term rental for property located at 1105 Sunset Avenue. The applicant is Lannette Tomlin.

Ms. Carson advised the property owner proposes to offer the entire 3-bedrooms/2-bath house for short-term rental for a maximum of 7 occupants. The subject premises was inspected for compliance with minimum health and safety requirements for use and occupancy (per Section 2-3.6) and passed, along with staff responses. Ms. Carson advised the property was previously a short-term rental, however, the permit had expired.

Chairman Mehserle opened the public hearing at 6:25pm and called for anyone in favor of the request. The applicant, Ms. Lannette Tomlin, reiterated the request and advised most visitors are from the fairgrounds. Chairman Mehserle called for anyone opposed; there being none, the public hearing was closed at 6:26pm.

Commissioner Ross motioned to recommend approval of the application as submitted to Mayor & Council; Commissioner Jefferson seconded; all in favor and was unanimously recommended for approval.

2. **ANNX-0056-2025.** Annex and rezone a portion of property at 130 Mack Thompson Road Parcel No. 000300 040000 from Houston County C-1 to City of Perry C-1, Highway Commercial District. The applicant is JPC Design & Construction, LLC.

Ms. Carson advised the applicant proposes to annex a portion of the parcel, 1.15 acres, into the City of Perry. It will be used to install stormwater infrastructure that supports commercial development on the adjacent parcel already in the city and zoned C-1, along with staff responses.

Chairman Mehserle opened the public hearing at 6:29pm and called for anyone in favor of the request. The applicant, Mr. Mike Horne – 264 Alabama Blvd, Jackson GA, advised the project which will be a fuel center has been in the works for nearly two years and over this time had been looking at cost savings as the original site plan called for an underground detention pond, however this would be extremely costly and with the proposed annexation which will be incorporated into the city parcel, the detention pond can be placed above ground on the far corner of the development. Chairman Mehserle called for anyone opposed. Ms. Linda Atkins, 112 Plantation Place, was concerned with water being placed on her property and is not clear on what is being done; Mr. Horne explained the proposal and Ms. Atkins seemed satisfied. There being no further comment Chairman Mehserle closed the public hearing at 6:34pm.

Commissioner Williams motioned to recommend approval of the application as submitted to Mayor & Council; Commissioner Jefferson seconded; all in favor and was unanimously approved.

3. **TEXT-0051-2025.** Update non-residential design standards, exterior lighting standards, building setbacks and add multifamily design standards. The applicant is the City of Perry.

Mr. Wood advised the amendment is to replace Section 6-6, Nonresidential Design Standards; Replace Section 6-5, Exterior Lighting; Replace Table 5-2-1 in Section 5-2.1, regarding Building Setbacks; and Add Section 6-7, Multifamily Residential Design Standards. The amendment is intended to reformat and clarify the Nonresidential Design Standards. A comparison chart of the proposed and existing nonresidential design standards is attached. A majority of the standards are similar although more standards apply to all buildings and sites. Lighting standards are more detailed than current standards, but do not address intensity of light except at the property line. At a property line light levels cannot exceed 0.3 footcandles. Intensity of light over the entire site will require further study. Front building setbacks are adjusted to establish minimum and maximum setbacks along street frontages. This will accommodate the intent of the design standards to require buildings to frame sites and screen large parking lots. Design standards for multifamily residential developments are new. These standards will address the layout of buildings and parking on site, as well as design and materials used on buildings. The standards are similar to the nonresidential design standards but adjusted for the unique aspects of residential buildings.

Chairman Mehserle opened the public hearing at 6:45pm and called for anyone in favor or opposed; there being none the public hearing was closed at 6:46pm.

Commissioner Ross motioned to recommend approval of the text amendment as submitted to Mayor & Council; Commissioner Hayes seconded; all in favor and was unanimously recommended for approval.

9. Other Business – Mr. Wood reminder of May 22nd work session
10. Commission questions or comments- None
11. Adjournment: there being no further business to come before the Commission, the meeting was adjourned at 6:49pm.

Planning Commission Work Session Agenda
Minutes - May 22, 2025

1. Call to Order: Vice Chairman Hayes called the meeting to order at 5:35pm.
2. Roll Call: Chairman Mehserle*; Commissioners Hayes, Jefferson, Guidry, Ross, Williams and Wharton were present.
*arrived at 5:38pm and chaired meeting

Staff: Bryan Wood – Community Development Director, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk

Guests: Christian Castin - Roberston Loia Roof – Architects & Engineers and Taylor Jensen – Kroger Companies

3. Citizens with Input – None
4. Old Business –
 - Continued discussion of Sign Standards for Large Retail (wall signs and monument signs)

Mr. Wood, in follow-up from previous meeting, has taken suggestions and modified the text amendment. Mr. Wood provided, and the Commission reviewed and discussed the proposed changes, which are to replace Section 6-9.6(B) standards for wall, canopy, projects and under canopy signs in nonresidential districts and replace Section 6-9.9(D) and (E), calculation of sign area. Discussion ensued on the allowable amount of signage, calculation would be based on square footage, each wall was considered separately. Mr. Wood commented retail is changing and single brands are not always the case; point in case would be the new fairground hotel, which is a dual brand. A question arose on window signs; Mr. Wood advised those are calculated separately. Regarding the change for the irregularity of a sign, it was proposed the area of unusual, shaped signs be calculated based on the area within two connected rectangles created with no more than eight imaginary parallel or perpendicular lines which fully encompass all elements of the sign. Commission concurred with the change. After conclusion of discussion the Commission requested staff to proceed with the proposed text amendment.

5. New Business – Mr. Wood advised an amendment on the definition of self-service vending units would be forthcoming as there had been a recent challenge and is currently under a moratorium.
6. Other Business – Ms. Carson reviewed items as listed
 - Review items for June 9, 2025, informational/public hearings
 - Update on City Council zoning decisions
7. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:28pm.



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STAFF REPORT

June 2, 2025

CASE NUMBER: PLAT-0069-2025
APPLICANT: Patriot Development Group, LLC
REQUEST: Preliminary Plat – Walker Farms, Phase 2
LOCATION: Charles Gray Blvd; Tax Map No.: 0P0400 001000

ADJACENT ZONING/LANDUSES:

	Zoning Classification	Land Uses
North	Walker Farm PUD	Undeveloped
South	Walker Farm PUD	Single-family Residential; undeveloped commercial tracts
East	C-1, Highway Commercial	Multi-family Residential, Religious Institution, Visitor Accommodations
West	R-MH, Residential- Manufactured Home	Manufactured Home Park; undeveloped

SPECIFICATIONS (per submitted plat):

1. Zoning of property: Walker Farm PUD
2. Use: Single-family detached residential subdivision
3. Number of Lots: 301 total lots
4. Overall Density: 3.01 units/ acre
5. Right-of-way Width: 60' for local road; 80' for Charles Gray Blvd.
6. Green Space: 16.9 acres of green space including 1.35-acre park amenity.

SPECIFICATIONS (per Approved PUD Plan and Standards):

1. Permitted Uses: All uses permitted in R-1 zoning district
2. Maximum gross density: 3.45 units/ acre
3. Minimum Lot Area: 6,000 square feet
4. Minimum Lot Width: 60'
5. Maximum Lot Coverage: 50 percent
6. Setbacks: Front: 20' min, Rear: 20' min; Interior Side: 0'; Exterior Side: 20'

STAFF COMMENTS: The Walker Farm PUD was approved in October 2006, and the first phase was platted in April 2008. The overall PUD consisted of two original parcels. The majority of the PUD was not developed after the mid-2000s financial crisis. The approved PUD Plan calls for a central boulevard connecting Sam Nunn Boulevard and Thompson Road/ Perry Parkway. The PUD was approved by City Council with two conditions: 1. 10' minimum setback between structures, and 2. No individual resident will have direct access off of the central boulevard. The proposed preliminary plat includes private rear vehicular access to the lots fronting Charles Gray Boulevard.

The two original parcels are now under separate ownership. The City Attorney has determined that the central boulevard is required to be connected to the adjacent parcel so it can be developed according to the approved PUD Plan. A second means of access is provided to Mason Terrace to comply with International Fire Code standards adopted by City Council.

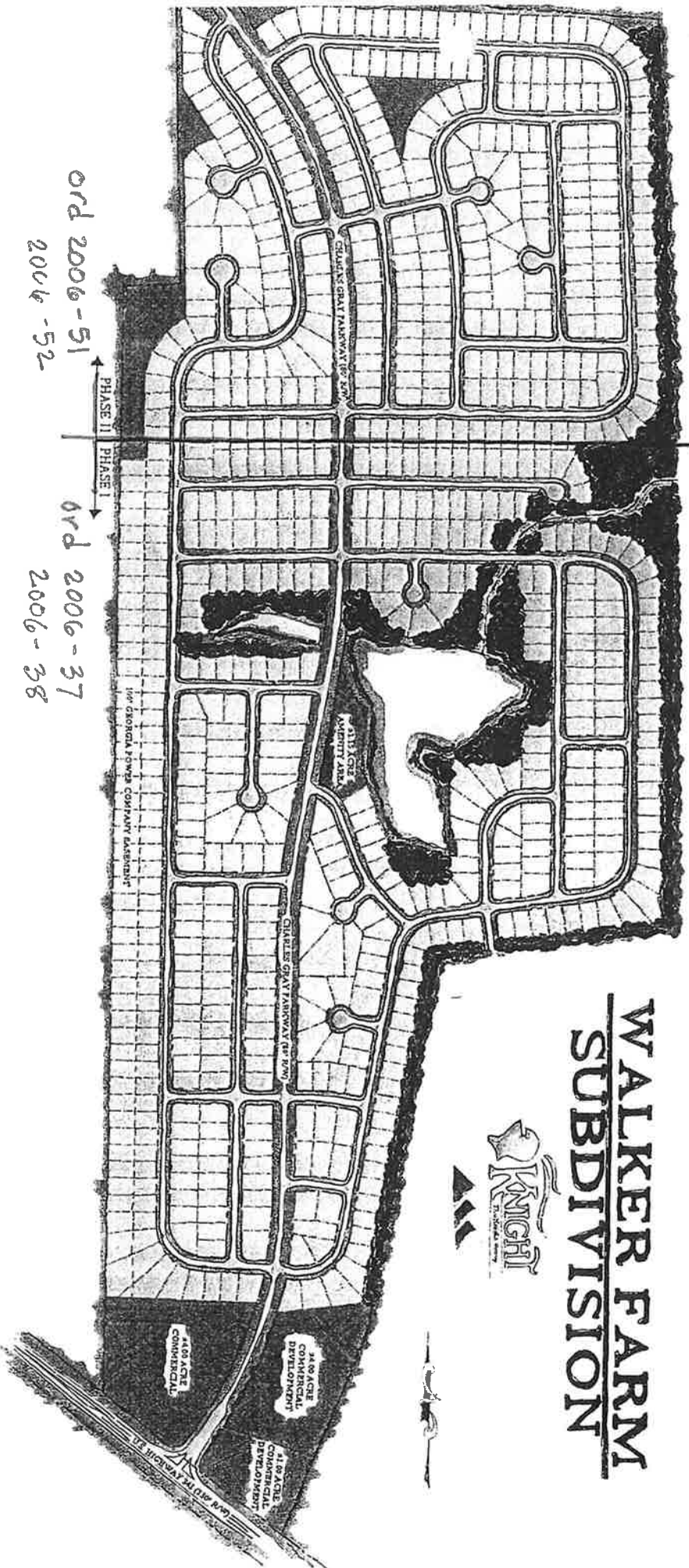
While the lot and street layout has changed somewhat from the approved PUD Plan, the proposed preliminary plat complies with the concept of the approved PUD Plan, Standards, and conditions. Street names listed on the plat have been approved by Houston County 911.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary plat.



INTERSTATE 75 (DOV. R/W)

WALKER FARM SUBDIVISION



Ord 2006-51
2006-52

Ord 2006-37
2006-38



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Application # PLAT 0069-2025

Application for Subdivision

Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Patriot Development Group, LLC	KP Pheasant LLC
*Title	Dylan Wingate	
*Address	817 GA Hwy 247, Unit 10, Kathleen, GA, 31047	8615 Commodity Circle, Orlando, FL 32819
*Phone	478-322-0028	
*Email	dylanw@pd.group	

Property Information



*Street Address	TBD Charles Gray Blvd	*Zoning Designation	PUD
*Tax Map #(s)	0P0400 001000	*Total Acreage	104.56 Acres
*# Original Lots	1	*Total Acreage	104.56 Acres
*# Proposed Lots	301		

Instructions

1. Please refer to Sections 2-3.11 and 6.10 of the Perry Land Management Ordinance for more information.
2. All applications and fees (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.
3. Application fees:
 - A. Minor Subdivision (5 lots or less with no new street involved; administrative review): \$94.00
 - B. Major Subdivision, Preliminary Plat (more than 5 lots, creation of new streets): \$172.00
 - C. Major Subdivision, Final Plat: \$70.00 per plat
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. Subdivision plat content and format requirements are reflected in Section 6-10 of the Land Management Ordinance.
6. Please verify all required information is reflected on the plan(s).

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.

7. Signatures:

*Applicant		*Date	5/05/2025
*Property Owner/Authorized Agent		*Date	5/05/2025

Revised 7/1/24

[illegible]

Parcel Area Table					Parcel Area Table					Parcel Area Table					Parcel Area Table					Parcel Area Table				
Parcel	Area	Perimeter	Segment Lengths	Segment Bearings	Parcel	Area	Perimeter	Segment Lengths	Segment Bearings	Parcel	Area	Perimeter	Segment Lengths	Segment Bearings	Parcel	Area	Perimeter	Segment Lengths	Segment Bearings	Parcel	Area	Perimeter	Segment Lengths	Segment Bearings
100	1.76613	100.00	100.00	N 0° 0' 0" E N 90° 0' 0" E S 90° 0' 0" E S 0° 0' 0" E	101	6.0000	100.00	100.00	N 0° 0' 0" E N 90° 0' 0" E S 90° 0' 0" E S 0° 0' 0" E	102	10.0000	100.00	100.00	N 0° 0' 0" E N 90° 0' 0" E S 90° 0' 0" E S 0° 0' 0" E	103	10.0000	100.00	100.00	N 0° 0' 0" E N 90° 0' 0" E S 90° 0' 0" E S 0° 0' 0" E	104	10.0000	100.00	100.00	N 0° 0' 0" E N 90° 0' 0" E S 90° 0' 0" E S 0° 0' 0" E

SITE DATA TABLE			
PROJECT ADDRESS		100	

PRESUMINARY PLAT NOTES

- THIS IS A PRESUMINARY PLAT TO SET FORTH PLANNING PROVISIONS. THE FINAL PLAT WILL BE PREPARED BY A REGISTERED LAND SURVEYOR SELECTED AND EMPLOYED BY THE OWNER. THE FINAL PLAT SHALL BE IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PRESUMINARY PLAT.
- ANY SUCH DEPICTED MINIMUM BUILDING SETBACKS ARE SUBJECT TO CHANGE PURSUANT TO THE LOCAL MUNICIPALITY AND THESE MAY BE SEPARATION REQUIREMENTS BETWEEN BUILDINGS AND ANY PLANNED EASEMENTS.
- ALL EASEMENT FLOOR ELEVATIONS SHALL BE A MINIMUM OF 6" HIGHER THAN THE HIGHEST POINT OF THE CURB BETWEEN PROPERTY LINES.
- TOTAL WIDTH OF STREETS INCLUDES LAWN WIDTH PLUS CURB AND GUTTER (BACK OF CURB TO BACK OF CURB). ALL STREETS TO LID-24 CONCRETE CURB AND GUTTER (FOOTED CURB TYPE).
- THE BOUNDARY SURVEY WAS PROVIDED BY A M.A. A COPY CAN BE PROVIDED UPON WRITTEN REQUEST.
- THE PROPOSED DEVELOPMENT IS LOCATED AT 180 CHARLES GRAY BOULEVARD, PERRY, GEORGIA 31069. HORIZONTAL DATA SHOWN HEREON IS BASED ON NAD83 GEORGIA WEST FOOT ZONE. VERTICAL DATA SHOWN HEREON IS BASED ON NAVD83.
- NEIGHBORHOODS HAVE BEEN IDENTIFIED WITHIN THE PROJECT AREA.
- STATE WATERS HAVE BEEN IDENTIFIED ON OR WITHIN 300 FEET OF THE PROJECT AREA.
- THE PROPERTY SHOWN HEREON IS LOCATED IN 1000 SQ. FT. AS PER FLOOD INSURANCE RATE MAP PANEL 11510301E FOR PERRY, HOUSTON COUNTY, GEORGIA, WITH AN EFFECTIVE DATE OF 08/01/2020. FLOOD ZONE "X" DENOTES AREAS OF MINIMAL FLOOD HAZARD.



PRESUMINARY PLAT NOTES

WALKER FARMS SUBDIVISION

PERRY, HOUSTON COUNTY, GEORGIA		PROJECT NO.	100-00000000000000000000
PATRIOT DEVELOPMENT GROUP		ENGINEER	AXIS ENGINEERING CONSULTANTS
		DATE	10/1/2023
		SCALE	AS SHOWN
		SHEET NO.	C1.2

Parcel Line Table		
Line #	Length	Direction
11	44.13	S 67° 31' 34" E
12	10.00	S 89° 15' 23" E
13	53.13	S 89° 15' 23" E
14	53.13	S 89° 15' 23" E
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97	53.13	S 89° 15' 23" E
98	53.13	S 89° 15' 23" E
99	53.13	S 89° 15' 23" E
100	53.13	S 8

C/Ss Rate					C/Ss Rate					C/Ss Rate				
Case #	Length	Radius	Coord. Structure	Coord. Length	Case #	Length	Radius	Coord. Structure	Coord. Length	Case #	Length	Radius	Coord. Structure	Coord. Length
C1	10.00	1.0000	0.00737316	11.42	C2	10.00	1.0000	0.13121705	10.97	C3	10.00	1.0000	0.00737316	11.42
C2	10.00	1.0000	0.00737316	11.42	C3	10.00	1.0000	0.13121705	10.97	C4	10.00	1.0000	0.00737316	11.42
C3	10.00	1.0000	0.00737316	11.42	C4	10.00	1.0000	0.13121705	10.97	C5	10.00	1.0000	0.00737316	11.42
C4	10.00	1.0000	0.00737316	11.42	C5	10.00	1.0000	0.13121705	10.97	C6	10.00	1.0000	0.00737316	11.42
C5	10.00	1.0000	0.00737316	11.42	C6	10.00	1.0000	0.13121705	10.97	C7	10.00	1.0000	0.00737316	11.42
C6	10.00	1.0000	0.00737316	11.42	C7	10.00	1.0000	0.13121705	10.97	C8	10.00	1.0000	0.00737316	11.42
C7	10.00	1.0000	0.00737316	11.42	C8	10.00	1.0000	0.13121705	10.97	C9	10.00	1.0000	0.00737316	11.42
C8	10.00	1.0000	0.00737316	11.42	C9	10.00	1.0000	0.13121705	10.97	C10	10.00	1.0000	0.00737316	11.42
C9	10.00	1.0000	0.00737316	11.42	C10	10.00	1.0000	0.13121705	10.97	C11	10.00	1.0000	0.00737316	11.42
C10	10.00	1.0000	0.00737316	11.42	C11	10.00	1.0000	0.13121705	10.97	C12	10.00	1.0000	0.00737316	11.42
C11	10.00	1.0000	0.00737316	11.42	C12	10.00	1.0000	0.13121705	10.97	C13	10.00	1.0000	0.00737316	11.42
C12	10.00	1.0000	0.00737316	11.42	C13	10.00	1.0000	0.13121705	10.97	C14	10.00	1.0000	0.00737316	11.42
C13	10.00	1.0000	0.00737316	11.42	C14	10.00	1.0000	0.13121705	10.97	C15	10.00	1.0000	0.00737316	11.42
C14	10.00	1.0000	0.00737316	11.42	C15	10.00	1.0000	0.13121705	10.97	C16	10.00	1.0000	0.00737316	11.42
C15	10.00	1.0000	0.00737316	11.42	C16	10.00	1.0000	0.13121705	10.97	C17	10.00	1.0000	0.00737316	11.42
C16	10.00	1.0000	0.00737316	11.42	C17	10.00	1.0000	0.13121705	10.97	C18	10.00	1.0000	0.00737316	11.42
C17	10.00	1.0000	0.00737316	11.42	C18	10.00	1.0000	0.13121705	10.97	C19	10.00	1.0000	0.00737316	11.42
C18	10.00	1.0000	0.00737316	11.42	C19	10.00	1.0000	0.13121705	10.97	C20	10.00	1.0000	0.00737316	11.42
C19	10.00	1.0000	0.00737316	11.42	C20	10.00	1.0000	0.13121705	10.97	C21	10.00	1.0000	0.00737316	11.42
C20	10.00	1.0000	0.00737316	11.42	C21	10.00	1.0000	0.13121705	10.97	C22	10.00	1.0000	0.00737316	11.42
C21	10.00	1.0000	0.00737316	11.42	C22	10.00	1.0000	0.13121705	10.97	C23	10.00	1.0000	0.00737316	11.42
C22	10.00	1.0000	0.00737316	11.42	C23	10.00	1.0000	0.13121705	10.97	C24	10.00	1.0000	0.00737316	11.42
C23	10.00	1.0000	0.00737316	11.42	C24	10.00	1.0000	0.13121705	10.97	C25	10.00	1.0000	0.00737316	11.42
C24	10.00	1.0000	0.00737316	11.42	C25	10.00	1.0000	0.13121705	10.97	C26	10.00	1.0000	0.00737316	11.42
C25	10.00	1.0000	0.00737316	11.42	C26	10.00	1.0000	0.13121705	10.97	C27	10.00	1.0000	0.00737316	11.42
C26	10.00	1.0000	0.00737316	11.42	C27	10.00	1.0000	0.13121705	10.97	C28	10.00	1.0000	0.00737316	11.42
C27	10.00	1.0000	0.00737316	11.42	C28	10.00	1.0000	0.13121705	10.97	C29	10.00	1.0000	0.00737316	11.42
C28	10.00	1.0000	0.00737316	11.42	C29	10.00	1.0000	0.13121705	10.97	C30	10.00	1.0000	0.00737316	11.42
C29	10.00	1.0000	0.00737316	11.42	C30	10.00	1.0000	0.13121705	10.97	C31	10.00	1.0000	0.00737316	11.42
C30	10.00	1.0000	0.00737316	11.42	C31	10.00	1.0000	0.13121705	10.97	C32	10.00	1.0000	0.00737316	11.42
C31	10.00	1.0000	0.00737316	11.42	C32	10.00	1.0000	0.13121705	10.97	C33	10.00	1.0000	0.00737316	11.42
C32	10.00	1.0000	0.00737316	11.42	C33	10.00	1.0000	0.13121705	10.97	C34	10.00	1.0000	0.00737316	11.42
C33	10.00	1.0000	0.00737316	11.42	C34	10.00	1.0000	0.13121705	10.97	C35	10.00	1.0000	0.00737316	11.42
C34	10.00	1.0000	0.00737316	11.42	C35	10.00	1.0000	0.13121705	10.97	C36	10.00	1.0000	0.00737316	11.42
C35	10.00	1.0000	0.00737316	11.42	C36	10.00	1.0000	0.13121705	10.97	C37	10.00	1.0000	0.00737316	11.42
C36	10.00	1.0000	0.00737316	11.42	C37	10.00	1.0000	0.13121705	10.97	C38	10.00	1.0000	0.00737316	11.42
C37	10.00	1.0000	0.00737316	11.42	C38	10.00	1.0000	0.13121705	10.97	C39	10.00	1.0000	0.00737316	11.42
C38	10.00	1.0000	0.00737316	11.42	C39	10.00	1.0000	0.13121705	10.97	C40	10.00	1.0000	0.00737316	11.42
C39	10.00	1.0000	0.00737316	11.42	C40	10.00	1.0000	0.13121705	10.97	C41	10.00	1.0000	0.00737316	11.42
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C41	10.00	1.0000	0.00737316	11.42	C42	10.00	1.0000	0.13121705	10.97	C43	10.00	1.0000	0.00737316	11.42
C42	10.00	1.0000	0.00737316	11.42	C43	10.00	1.0000	0.13121705	10.97	C44	10.00	1.0000	0.00737316	11.42
C43	10.00	1.0000	0.00737316	11.42	C44	10.00	1.0000	0.13121705	10.97	C45	10.00	1.0000	0.00737316	11.42
C44	10.00	1.0000	0.00737316	11.42	C45	10.00	1.0000	0.13121705	10.97	C46	10.00	1.0000	0.00737316	11.42
C45	10.00	1.0000	0.00737316	11.42	C46	10.00	1.0000	0.13121705	10.97	C47	10.00	1.0000	0.00737316	11.42
C46	10.00	1.0000	0.00737316	11.42	C47	10.00	1.0000	0.13121705	10.97	C48	10.00	1.0000	0.00737316	11.42
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C50	10.00	1.0000	0.00737316	11.42	C51	10.00	1.0000	0.13121705	10.97	C52	10.00	1.0000	0.00737316	11.42
C51	10.00	1.0000	0.00737316	11.42	C52	10.00	1.0000	0.13121705	10.97	C53	10.00	1.0000	0.00737316	11.42
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C54	10.00	1.0000	0.00737316	11.42	C55	10.00	1.0000	0.13121705	10.97	C56	10.00	1.0000	0.00737316	11.42
C55	10.00	1.0000	0.00737316	11.42	C56	10.00	1.0000	0.13121705	10.97	C57	10.00	1.0000	0.00737316	11.42
C56	10.00	1.0000	0.00737316	11.42	C57	10.00	1.0000	0.13121705	10.97	C58	10.00	1.0000	0.00737316	11.42
C57	10.00	1.0000	0.00737316	11.42	C58	10.00	1.0000	0.13121705	10.97	C59	10.00	1.0000	0.00737316	11.42
C58	10.00	1.0000	0.00737316	11.42	C59	10.00	1.0000	0.13121705	10.97	C60	10.00	1.0000	0.00737316	11.42
C59	10.00	1.0000	0.00737316	11.42	C60	10.00	1.0000	0.13121705	10.97	C61	10.00	1.0000	0.00737316	11.42
C60	10.00	1.0000	0.00737316	11.42	C61	10.00	1.0000	0.13121705	10.97	C62	10.00	1.0000	0.00737316	11.42
C61	10.00	1.0000	0.00737316	11.42	C62	10.00	1.0000	0.13121705	10.97	C63	10.00	1.0000	0.00737316	11.42
C62	10.00	1.0000	0.00737316	11.42	C63	10.00	1.0000	0.13121705	10.97	C64	10.00	1.0000	0.00737316	11.42
C63	10.00	1.0000	0.00737316	11.42	C64	10.00	1.0000	0.13121705	10.97	C65	10.00	1.0000	0.00737316	11.42
C64	10.00	1.0000	0.00737316	11.42	C65	10.00	1.0000	0.13121705	10.97	C66	10.00	1.0000	0.00737316	11.42
C65	10.00	1.0000	0.00737316	11.42	C66	10.00	1.0000	0.13121705	10.97	C67	10.00	1.0000	0.00737316	11.42
C66	10.00	1.0000	0.00737316	11.42	C67	10.00	1.0000	0.13121705	10.97	C68	10.00	1.0000	0.00737316	11.42
C67	10.00	1.0000	0.00737316	11.42	C68	10.00	1.0000	0.13121705	10.97	C69	10.00	1.0000	0.00737316	11.42
C68	10.00	1.0000	0.00737316	11.42	C69	10.00	1.0000	0.13121705	10.97	C70	10.00	1.0000	0.00737316	11.42
C69	10.00	1.0000	0.00737316	11.42	C70	10.00	1.0000	0.13121705	10.97	C71	10.00	1.0000	0.00737316	11.42
C70	10.00	1.0000	0.00737316	11.42	C71	10.00	1.0000	0.13121705	10.97	C72	10.00	1.0000	0.00737316	11.42
C71	10.00	1.0000	0.00737316	11.42	C72	10.00	1.0000	0.13121705	10.97	C73	10.00	1.0000	0.00737316	11.42
C72	10.00	1.0000	0.00737316	11.42	C73	10.00	1.0000	0.13121705	10.97	C74	10.00	1.0000	0.00737316	11.42
C73	10.00	1.0000	0.00737316	11.42	C74	10.00	1.0000	0.13121705	10.97	C75	10.00	1.0000	0.00737316	11.42
C74	10.00	1.0000	0.00737316	11.42	C75	10.00	1.0000	0.13121705	10.97	C76	10.00	1.0000	0.00737316	11.42
C75	10.00	1.0000	0.00737316	11.42	C76	10.00	1.0000	0.13121705	10.97	C77	10.00	1.0000	0.00737316	11.42
C76	10.00	1.0000												

PRELIMINARY PLAT NOTES

1. THIS IS A PRELIMINARY PLAT TO SET SHOW PLANNING PROVISIONS THE FINAL PLAT WILL BE PREPARED BY A REGISTERED LAND SURVEYOR SELECTED AND EMPLOYED BY THE OWNER. THE FINAL PLAT SHALL BE A SUBSTANTIAL, CONTINGENT, AND APPROVED COPY OF THIS PRELIMINARY PLAT.

2. ANY UNDEVELOPED MINIMUM BUILDING SETBACKS ARE SUBJECT TO CHANGE PURSUANT TO THE LOCAL MUNICIPALITY, AND THERE MAY BE ACQUISITION REQUIREMENTS BETWEEN BUILDINGS AND ANY PLANNED ENCLOSUREMENTS.

3. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 6" HIGHER FROM THE HIGHEST POINT OF THE CURB BETWEEN PROPERTY LINES.

4. TOTAL WIDTH OF STREETS INCLUDES LAKE WIDTH PLUS CURB AND GUTTER WIDTH OF CURB FOR EACH SIDE OF THE STREET. THE TOTAL WIDTH OF THE CURB AND GUTTER (PROVIDED C&G TYPE "I") SHALL BE 34'.

5. THE BOUNDARY SURVEY WAS PROVIDED BY C&G A. COPIES CAN BE OBTAINED UPON REQUEST.

6. THE PROPOSED DEVELOPMENT IS LOCATED AT 101 CHARLES CREEK BOULEVARD, PERRY, GEORGIA 31069. HORIZONTAL DATA SHOWN HEREON IS BASED ON THE HORIZONTAL DATUM OF 1983. THE VERTICAL DATA SHOWN HEREON IS BASED ON NAVD 83(1983).

7. UTILITIES ARE BEING IDENTIFIED WITH THE PROJECT AREA.

8. STATE WATERS HAVE BEEN IDENTIFIED ON OR WITHIN 300 FEET OF PROJECT AREA.

9. THE PROPERTY SHOWN HEREON IS LOCATED IN 101 DOWD "2E" AS PER 2007 FLOOD INSURANCE RATE MAP, PANEL 113503-0001, FLOOD HAZARD ZONE, COUNTY, GEORGIA. WE HAVE EFFECTIVE DATE OF 06/08/2007. FLOOD ZONE "X" DENOTES AREA OF MINIMUM FLOOD HAZARD.



REVISIONS		
No.	Date	Description
1		
2		
3		
4		
5		
6		

PRELIMINARY PLAT NOTES

WALKER FARMS SUBDIVISION

PERRY, HOUSTON COUNTY,
GEORGIA

PATRIOT DEVELOPMENT GROUP

PROJECT NO.	12345678
DATE	05/01/2011
DRAWN BY	J.M.
CHECKED BY	J.M.

SHEET NO.
C14

Round Bag 1/20012981

2/14/2012 11:05 AM



Where Georgia comes together.

STAFF REPORT

From the Department of Community Development
June 5, 2025

CASE NUMBER: RZNE-0070-2025
APPLICANT: Randy Dixon
REQUEST: Rezone from M-2, General Industrial to C-1, Highway Commercial
LOCATION: 606 Ball Street; OP0110 005000

BACKGROUND INFORMATION: The applicant is seeking to rezone the parcel to bring all current and proposed uses on the parcel into compliance. There are currently six structures and 2 uses (a dog boarding business and outdoor storage lot) on the land, and the owner is seeking to lease to a third use (a health club). All three uses are allowed within the proposed zoning district.

STANDARDS GOVERNING ZONE CHANGES:

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district? There are no known covenants or restrictions on this parcel.

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

	Zoning	Land Use
North	R-1, Single-Family Residential	Single-Family Residential
South	M-2, General Industrial	General Industrial
East	R-1, Single-Family Residential	Undeveloped
West	M-2, General Industrial	Light (Retail) Industrial

2. *Does the proposed zoning classification comply with the Comprehensive Plan and other adopted plans applicable to the subject property?* Yes. The property is located in an In-Town Corridor character area in the 2022 Joint Comprehensive Plan that recommends a mixture of residential and commercial uses.
3. *Are all of the uses permitted in the proposed zoning classification compatible with existing uses on adjacent and nearby properties?* Uses allowed in this zoning designation are generally complementary to residential uses. Staff believes the proposed zoning district is more compatible with the surrounding land uses, as it allows less intensive uses than what is allowed in the General Industrial zoning designation.

4. *Will any of the uses permitted in the proposed zoning classification cause adverse impacts to adjacent and nearby properties?* No adverse impacts are expected from any of the current or potential uses in the proposed zoning designation. Proper screening between commercial and residential properties is required to minimize potential visual or audible effects resulting from use of the parcel. There is a natural tree buffer in the back of the parcel that creates a significant sight and sound barrier for surrounding residential properties.
5. *Would any of the permitted uses and density allowed in the proposed zoning classification cause an excessive burden on existing streets, utilities, city services, or schools?* There would be no excessive burden on utilities, streets, city services, or schools because of the proposed change.
6. Do existing or changing conditions in the area support either approval or disapproval of the proposed zoning classification?

The parcel is surrounded by a mix of uses but borders either residentially zoned land or single-family residences on two sides. Changing the zoning to a commercial zoning will create a buffer between the residential zoning and the more intensive industrial uses on the other sides of the parcel. Additionally, the zoning change will also allow the varied uses on the property to become compliant with the ordinances, ensuring that the owners would be able to rebuild in the event of a natural disaster or other occurrence.

7. Does the subject property have a reasonable economic use as currently zoned.

The parcel does have a reasonable use as zoned. However, the uses are not all in compliance with the current ordinances. This change will alleviate that.

STAFF RECOMMENDATION: Staff recommends approval as submitted.

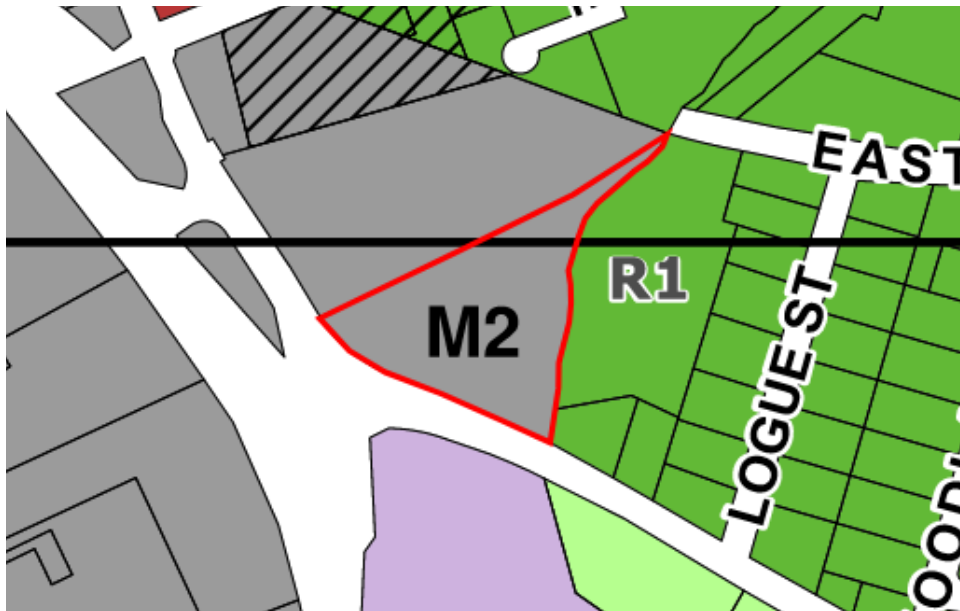


RZNE-0070-2025

606 Ball Street

Rezone from M-2, General Industrial to C-1, Highway Commercial

Aerial



Zoning



Character Area



Where Georgia comes together.

Application # R2N2
0070-2025

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	RANDY DIXON	
*Title	OWNER	
*Address	205 OLD HOLLOW WAY, KATHLEEN 31047	
*Phone		
*Email		

Property Information

*Street Address or Location	606 BALL ST, PERRY, GA 31069
*Tax Map Number(s)	0P0110 005000
*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	M2 PERRY D2	*Proposed Zoning District	C1 - PERRY DIST 2
*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.			
PROPERTY HAS 6 STRUCTURES - 2 MULTI USE, 1 STORAGE SHED, 1 WAREHOUSE & 3 SELF STORAGE BLOCS			

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 RANJOY DIXU	*Date 5/1/25
*Property Owner/Authorized Agent RANJOY DIXU	*Date 5/1/25

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.

Participant ID: 3779397156

BK 10551 PG 624 - 626

24-11637

Return

MOORE LAW FIRM, LLC

Post Office Drawer 8269

Warner Robins, GA 31095

(478) 328-3200

**STATE OF GEORGIA
COUNTY OF HOUSTON**

CORRECTIVE WARRANTY DEED

Deed Corrected to include parcel included in original sale at Deed Book 10529, Pages 152-153, Clerk's Office, Houston Superior Court

This Indenture made on October 9, 2024 between New Perry Capital, LLC, a Georgia limited liability company, of the County of Houston, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and South Storage Solutions, 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 (\$10.00) Dollars** and other good and valuable consideration 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 232 of the Thirteenth Land District of Houston County, Georgia and in the City of Perry, comprising of 3.00 acres, more or less, according to a map or plat of survey designated "Survey for Tolleson Supply Company, Inc.", prepared by Jones Surveying Co., certified by Richard L. Jones, Georgia Registered Land Surveyor No. 1591, dated August 28, 1978, a copy which is of record in Plat Book 22, Page 176, 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.

LESS AND EXCEPT: All that tract or parcel of land situate, lying and being in Land Lot 232 of the Thirteenth Land District of Houston County, Georgia, being known and designated as Parcel 7 and being shown on SH 11 and 14 as PARCEL 7 REQ'D R/W KC94 containing 0.105 acres and 4,578.22 square feet and as PARCEL 7 REQ'D EASM'T. KC75 containing 0.001 acre, 56.35 square feet shown on a set of plans entitled CITY OF PERRY, GEORGIA, RIGHT OF WAY OF PROPOSED BALL STREET EXTENSION HOUSTON COUNTY prepared by Richard D. Gurney, Professional Engineer, dated July 29, 2009 and on file at the office of City of Perry Public Works, 1211 Washington Street, Perry, Georgia. Said Right of Way Plans and the record thereof are incorporated herein by reference thereto.

The above-described property is conveyed subject to covenants, if any, to easements and rights-of-way for public roads and utilities as they now exist, and building lines and other matters shown on the aforesaid recorded plat of survey.

Address Under Current Numbering System: 606 Ball Street, Perry, GA 31069

AND ALSO: All that tract or parcel of land situate, lying and being in Land Lot 232 of the Thirteenth Land District of Houston County, Georgia and in the City of Perry, being known and designated as Lot 9, Block B, of a Subdivision known as LOGUE WOODS, according to a plat of survey of a re-subdivision plat of Block B, Logue Woods, prepared by Jones Surveying Co., certified by Richard L. Jones, Georgia Registered Land Surveyor No. 1591, dated February 16, 1981, a copy which is of record in Plat Book 24, Page 137, 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.

LESS AND EXCEPT: All that tract or parcel of land situate, lying and being in Land Lot 232 of the Thirteenth Land District of Houston County and in the City of Perry, Georgia, designated as Parcel B, containing 8954.89 square feet and Parcel D, containing 7397.66 square feet, as more particularly shown on a plat of survey of a re-subdivision of Block B, Logue Woods, prepared in Plat Book 45, Page 4, Clerk's Office, Houston Superior Court. Said plat and the record copy thereof are incorporated herein by reference thereto.

The above-described property is conveyed subject to covenants, if any, to easements and rights-of-way for public roads and utilities as they now exist, and building lines and other matters shown on the aforesaid recorded plat of survey.

Address Under Current Numbering System: E Tolleson St, Perry, GA 31069

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 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:

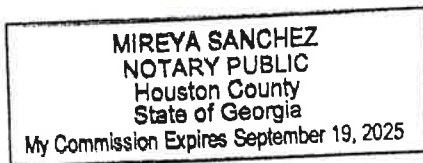
New Perry Capital, LLC

By:


Madison Holland, Member

Witness


Notary Public



Houston County, GA

Summary

Parcel Number 0P0110 005000
Account/Realkey 2479
Location Address 606 BALL ST
Legal Description 2.895 ACRES LL 232 13TH LD
(Note: Not to be used on legal documents)
Class C3-Commercial
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning M2
Tax District Perry (District 2)
Millage Rate 32.917
Acres 2.9
Homestead Exemption No (50)
Landlot/District 232 / 13

[View Map](#)



Owner

[SOUTH STORAGE SOLUTIONS LLC](#)
120 CARTWRIGHT DR
BONAIRE, GA 31005

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Off Jernigan St. < 3ac	Front Feet	126,324	0	0	2.9	1

Commercial Improvement Information

Description Medical-Kennel/Vet-C
Value \$71,100
Actual Year Built 1950
Effective Year Built 0
Square Feet 3643
Wall Height 10
Wall Frames 1%
Exterior Wall 1%
Roof Cover 1%
Interior Walls 1%
Floor Construction 1%
Floor Finish 1%
Ceiling Finish 1%
Lighting 1%
Heating 1%
Number of Buildings 1

Description WHSE-Mini Stg-C
Value \$33,700
Actual Year Built 1980
Effective Year Built
Square Feet 3300
Wall Height 9
Wall Frames 1%
Exterior Wall 1%
Roof Cover 1%
Interior Walls 1%
Floor Construction 1%
Floor Finish 1%
Ceiling Finish 1%
Lighting 1%
Heating 1%
Number of Buildings 1

Description WHSE-Storage-C
Value \$6,300
Actual Year Built 1986
Effective Year Built
Square Feet 792
Wall Height 10

Wall Frames	1%
Exterior Wall	1%
Roof Cover	1%
Interior Walls	1%
Floor Construction	1%
Floor Finish	1%
Ceiling Finish	1%
Lighting	1%
Heating	1%
Number of Buildings	1

Description	WHSE-Mini Stg-C
Value	\$36,100
Actual Year Built	1985
Effective Year Built	
Square Feet	2900
Wall Height	9
Wall Frames	1%
Exterior Wall	1%
Roof Cover	1%
Interior Walls	1%
Floor Construction	1%
Floor Finish	1%
Ceiling Finish	1%
Lighting	1%
Heating	1%
Number of Buildings	1

Description	WHSE-Mini Stg-C
Value	\$25,500
Actual Year Built	1986
Effective Year Built	
Square Feet	2000
Wall Height	9
Wall Frames	1%
Exterior Wall	1%
Roof Cover	1%
Interior Walls	1%
Floor Construction	1%
Floor Finish	1%
Ceiling Finish	1%
Lighting	1%
Heating	1%
Number of Buildings	1

Description	WHSE-Storage-C
Value	\$42,700
Actual Year Built	1986
Effective Year Built	
Square Feet	3200
Wall Height	12
Wall Frames	1%
Exterior Wall	1%
Roof Cover	1%
Interior Walls	1%
Floor Construction	1%
Floor Finish	1%
Ceiling Finish	1%
Lighting	1%
Heating	1%
Number of Buildings	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Comm:Pole Shed: with Slab	1986	20x120 / 0	0	\$11,700
Comm:Paving-Asphalt	1983	0x0 / 18100	0	\$24,000
Comm:Fence: Chain Link	1980	1x1050 / 0	1	\$0

Permits

Permit Date	Permit Number	Type
01/25/2017	170046	RENOVATIONS
01/01/1988		ADDITION
01/01/1986		NEW CONSTRUCT

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/9/2024	10551 624	22 176	\$0	Corrective Deed	CORRECTS DB 10529/152	SOUTH STORAGE SOLUTIONS LLC
8/28/2024	10529 152	22 176	\$425,000	Multiple parcels part of sales price	NEW PERRY CAPITAL LLC	SOUTH STORAGE SOLUTIONS LLC
5/1/2023	10067 167	22 176	\$3,424,000	Multiple parcels part of sales price	FOREST HILL PROPERTY LLC	NEW PERRY CAPITAL LLC
10/26/2016	7325 138	22 176	\$142,500	Bank sales and financial institution	ROBINS FEDERAL CREDIT UNION	FOREST HILL PROPERTY LLC
4/5/2016	7123 290	22 176	\$194,956	Foreclosures and judgments	SOUTHWESTERN INVESTORS LLC	ROBINS FEDERAL CREDIT UNION
5/27/2010	5247 277		\$0	Right of way	RIGHT OF WAY	SOUTHWESTERN INVESTORS LLC
5/10/2006	3840 26	22 176	\$225,000	Related or corporate affiliate	AYER CHARLES R	SOUTHWESTERN INVESTORS LLC
8/16/1984	663 353	22 176	\$0	History of sales not validated	TOLLESON T R JR	AYER CHARLES R
6/29/1978	530 156	5 33	\$0	History of sales not validated	DAVIS PULPWOOD CO	TOLLESON T R JR
5/7/1970	344 205		\$0	History of sales not validated	MCCANTS FRANKLIN	DAVIS PULPWOOD CO
5/7/1970	344 204		\$0	History of sales not validated	TRI COUNTY MILLING CO	MCCANTS FRANKLIN
10/20/1964	226 68		\$0	History of sales not validated	BIG INDIAN FEED MILLS INC	MCCANTS FRANK & JACKSON JOE E

Valuation

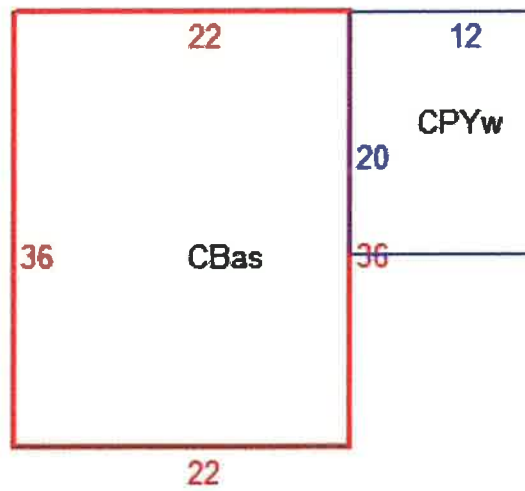
	2024	2023	2022	2021	2020
Previous Value	\$308,700	\$291,300	\$286,200	\$286,200	\$286,200
Land Value	\$60,900	\$60,900	\$43,500	\$43,500	\$43,500
+ Improvement Value	\$215,400	\$215,400	\$215,400	\$215,400	\$215,400
+ Accessory Value	\$35,700	\$32,400	\$32,400	\$27,300	\$27,300
= Current Value	\$312,000	\$308,700	\$291,300	\$286,200	\$286,200

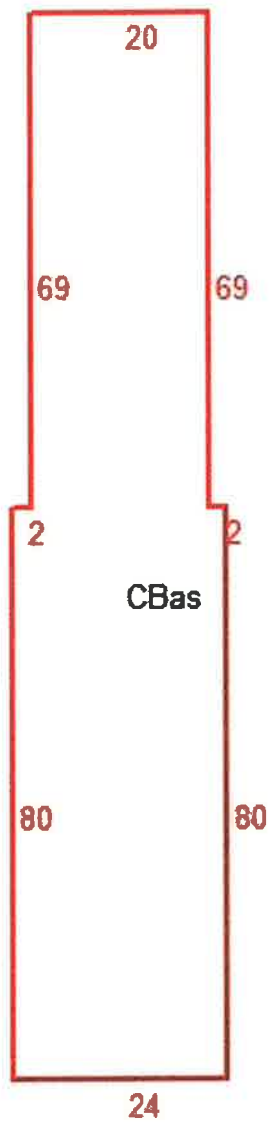
Photos

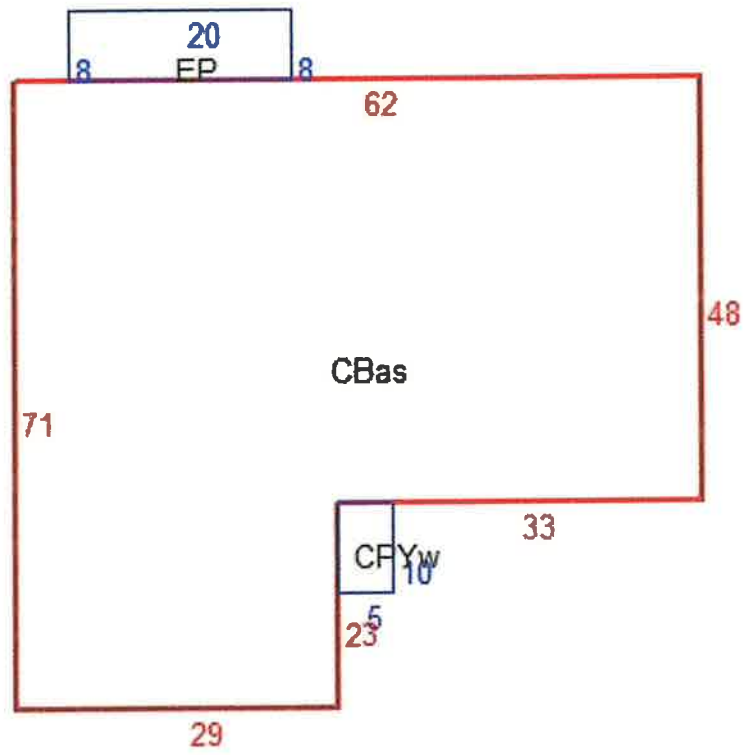


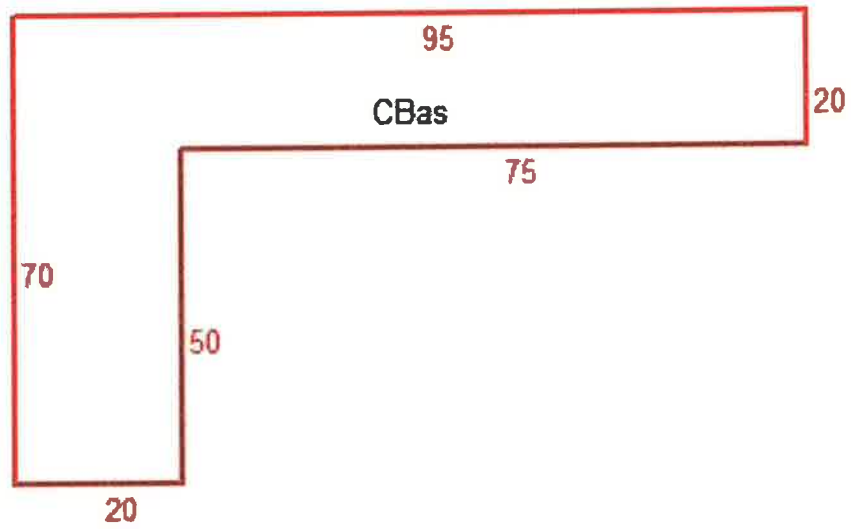


Sketches

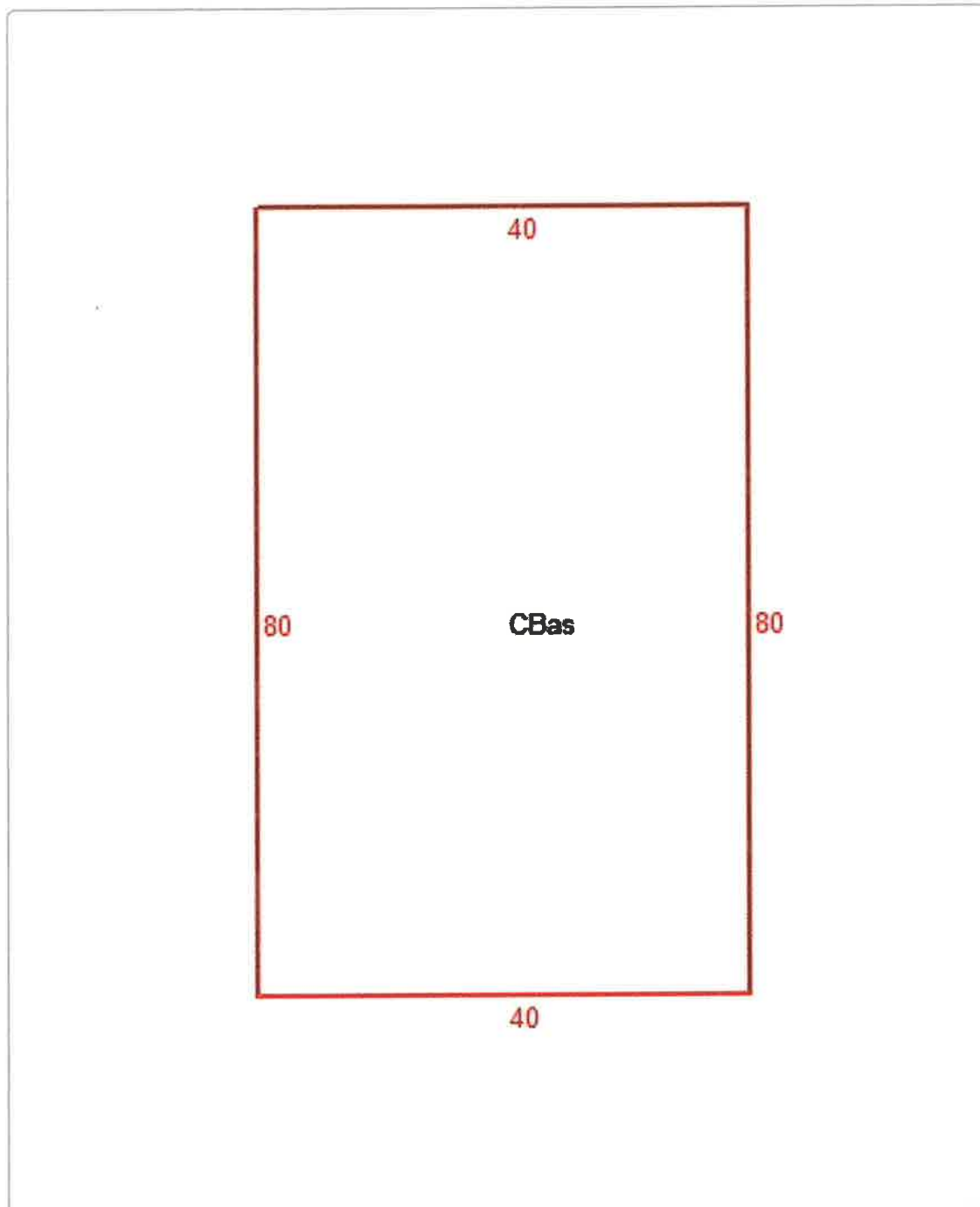












No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes.

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