

# 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. <u>Informational Hearing</u> (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

### Planning Commission Minutes - May 12, 2025

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

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

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

- 3. <u>Invocation:</u> was given by Commissioner Hayes
- 4. <u>Approval of Minutes</u> 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 7<sup>th</sup> 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. <u>Informational Hearing</u> (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 22<sup>nd</sup> work session
- 10. Commission questions or comments- None
- 11. <u>Adjournment:</u> 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. <u>Call to Order:</u> Vice Chairman Hayes called the meeting to order at 5:35pm.
- 2. <u>Roll Call:</u> Chairman Mehserle\*; Commissioners Hayes, Jefferson, Guidry, Ross, Willams and Wharton were present.
  - \*arrived at 5:38pm and chaired meeting

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

<u>Guests:</u> Christian Castin - Roberston Loia Roof - Architects & Engineers and Taylor Jensen - Kroger Companies

- 3. <u>Citizens with Input None</u>
- 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. <u>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.</u>
- 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. <u>Adjournment:</u> there being no further business to come before the Commission the meeting was adjourned at 6:28pm.



# 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'

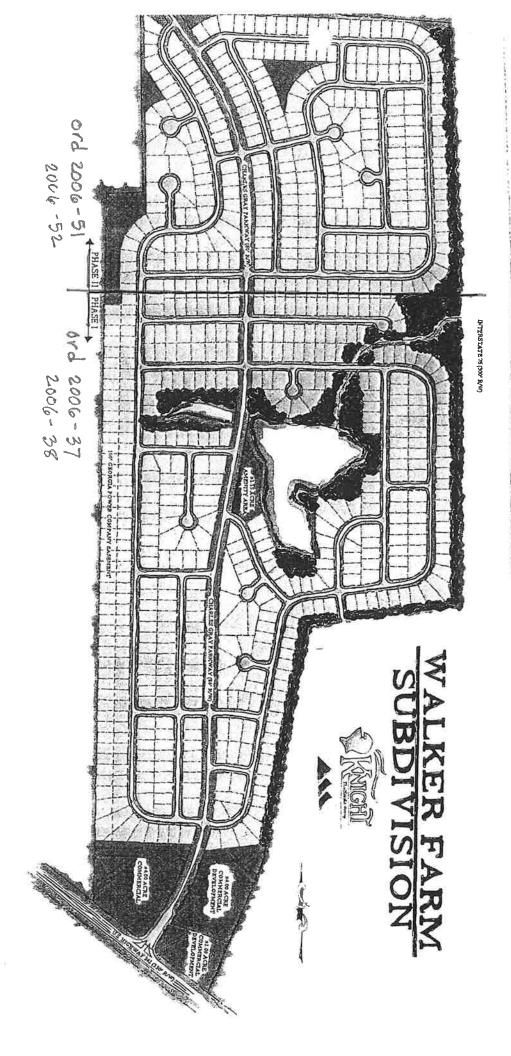
**STAFF COMMENTS:** The Walker Farm PUD was approved in October 2006, and the first phase was platted in April 2008. The overall PUD consisted of two original parcels. The majority of the PUD was not developed after the mid-2000s financial crisis. The approved PUD Plan calls for a central boulevard connecting 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.







# Where Georgia comes together.

Application # PLAT\_0069-2025

# **Application for Subdivision**

Contact Community Development (478) 988-2720

# Applicant/Owner Information

	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	
*Tax Map #(s) 0P0400 001000	*Zoning Designation PUD
*# Original Lots 1	*Total Acreage 104.56 Acres
*# Proposed Lots 301	*Total Acreage 104.56 Acres

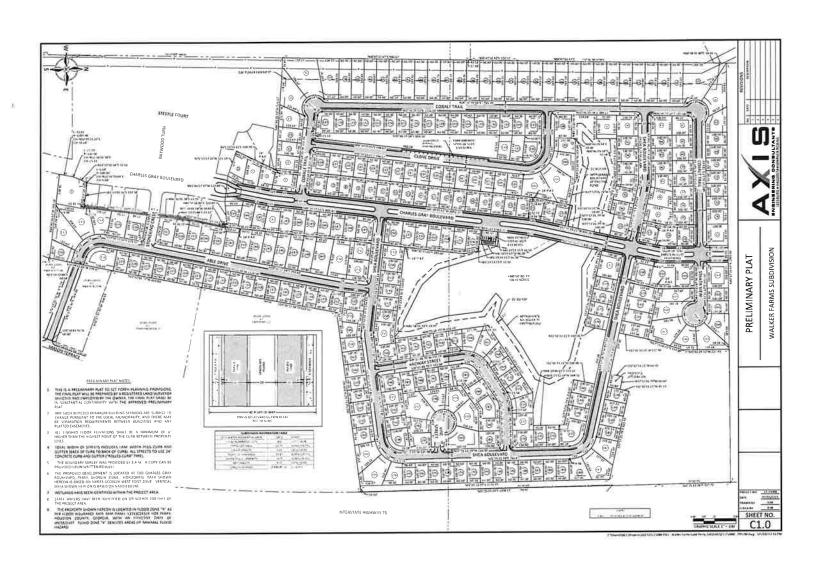
#### **Instructions**

- 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.

*Applicant Myla Munchmal (1966	*Date 5/05/2025
*Property Owner/Aughorized Agent	*Dáte
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Revised 7/1/24



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PERRY, HOUSTON COUNTY, GEORGIA

PATROT DEVELOPMENT GROUP

CL.1

		Parcel	Area Table				Parcel	Area Table				Parcel	Area Table				Parcel	Area Tuble				Partel	Area Table	
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- PRINCIPAL PARTIES

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WALKER FARMS SUBDIVISION PERRY, HOUSTON COUNTY, GEORGIA

FATRIOT DEVLOPMENT
GROUP

FATRIOT DEVLOPMENT
GROUP

CALL

SHEET NO.

C1.2

		Parcel	Area Table				-	Area Table				-	Area Table		-			Area fable				_	Vee Table	T
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	SITE	DATA TABLE						
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#### PRELIMINARY PLAT NOTES

- PREJUMBABNY PAT NOTE:

  INS S. A PRINCHMANY PAT NOTE: FRANKING PROVIDONS
  SINCETON ON DEVILUTION THE ADMINISTRATION OF PROVIDONS
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GROUP GAMMESCALITY-INF C1.3

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#### PREUMINARY PLAT NOTES

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PRELIMINARY PLAT NOTES

WALKER FARMS SUBDIVISION

PERRY, HOUSTON COUNTY,
GEORGIA

PATRIOT DELOPMENT
GROUP

CLAPPE SUAL 17 - 100

SHEET NO.

SHEET NO.

CLAPPE SUAL 17 - 100

SHEET NO.



# **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; 0P0110 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 tis 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.

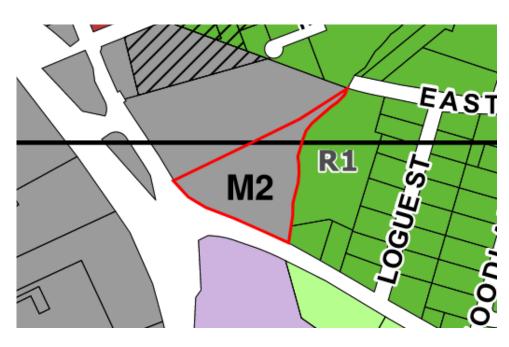


RZNE-0070-2025

606 Ball Street

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

**Aerial** 



Zoning



**Character Area** 



Where Georgia comes together.

Application # RZNe

# Application for Rezoning

Contact Community Development (478) 988-2720

	*Applicant	*Property Owner
*Name RAND	DIKUN DIKUN	
*Title OW	VE2	
		AEN 21047
*Phone		
*Email		
		(24)
	Property Infor	mation

Street Address or Location (009 B/XCC 51, TRIBUT, WAT 7 1009)
*Tax Map Number(s) OPOII O 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 D'C *Proposed Zoning District	C1 - PARCY DIST ?
*Please describe the existing and proposed use of the property Note: A Site Plan or oth	er information which fully
describes your proposal may benefit your application. PROPERTY, ILAT 6	STRACTIONEC- 7 MINE
USE. I STONDUR SHED ", I MARRHOUSE & 3 SE	CF STURBUE BLOWS
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### Instructions

- 1. 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.
- 2. \*Fees:
  - a. 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.
- 4. The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- 5. Rezoning applications require an informational hearing before the planning commission and a public hearing before City Council. Public hearing sign(s) will be posted on the property at least 15 days prior to the scheduled hearing dates.
- 6. \*The applicant must be present at the hearings to present the application and answer questions that may arise.
- 7. \*Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years has the applicant made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? "Applicant" is defined as any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action. Yes No

If yes, please complete and submit a Disclosure Form available from the Community Development office.

	orrect to the best of their knowledge and they have	
the relevant facts.		
9. Signatures:		
*Applicant RAWOY DIKOU	/ an	*Date
*Property Owner/Authorized Agent	1//	*Date
arroy Dixo-	(/04/	5/1/25
94	andards 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.

Revised 1/29/2025

Type: GEORGIA LAND RECORDS Recorded: 10/18/2024 11:46:00 AM Fee Amt: \$25.00 Page 1 of 3

Fee Amt: \$25.00 Page 1 of Transfer Tax: \$0.00

Houston County Georgia Carolyn V. Sullivan Clerk Superior

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 Thirtcenth 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:

By:

Madison Holland, Member

New Perry Capital, LLC

MIREYA SANCHEZ NOTARY PUBLIC **Houston County** State of Georgia

My Commission Expires September 19, 2025

# 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

Tax District Perry (District 2)

Millage Rate 32.917
Acres 2.9
Homestead Exemption No (SO)
Landlot/District 232./13

View Map



#### **Owner**

#### SOUTH STORAGE SOLUTIONS LLC

120 CARTWRIGHT DR BONAIRE, GA 31005

#### Land

Value

Туре	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

\$71,100

**Actual Year Built** 1950 **Effective Year Built** 3643 **Square Feet** 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

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

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% 1% **Roof Cover** Interior Walls 1% 1% Floor Construction Floor Finish 1% 1% Ceiling Finish 1% Lighting Heating 1% Number of Buildings

Description Value

WHSE-Mini Stg-C \$36,100

**Actual Year Built** 

1985

**Effective Year Built** 

Square Feet 2900 Wall Height 1% Wall Frames 1% **Exterior Wall Roof Cover** 1% Interior Walls 1% Floor Construction 1% Floor Finish 1% **Ceiling Finish** 1% 1% Lighting Heating 1%

Description Value

WHSE-Mini Stg-C

\$25,500

**Actual Year Built** 

Number of Buildings

1986

Effective Year Built

2000

**Square Feet** Wall Height Wall Frames 1% **Exterior Wall** 1% 1% **Roof Cover** 1% Interior Walls Floor Construction 1% Floor Finish 1% 1% 1%

Ceiling Finish Lighting

1% Heating Number of Buildings

Description

WHSE-Storage-C

Value

\$42,700

**Actual Year Built** 

1986

Effective Year Built **Square Feet** 

3200

Wall Height Wall Frames

12 1%

**Exterior Wall** 

1%

**Roof Cover** Interior Walls

1% 1%

Floor Construction Floor Finish

1% 1% 1%

Ceiling Finish Lighting

1% 1%

Heating Number of Buildings

**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	Туре	
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**





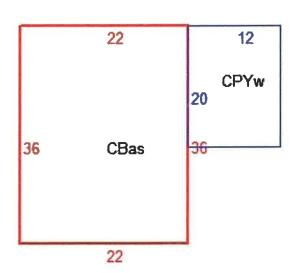


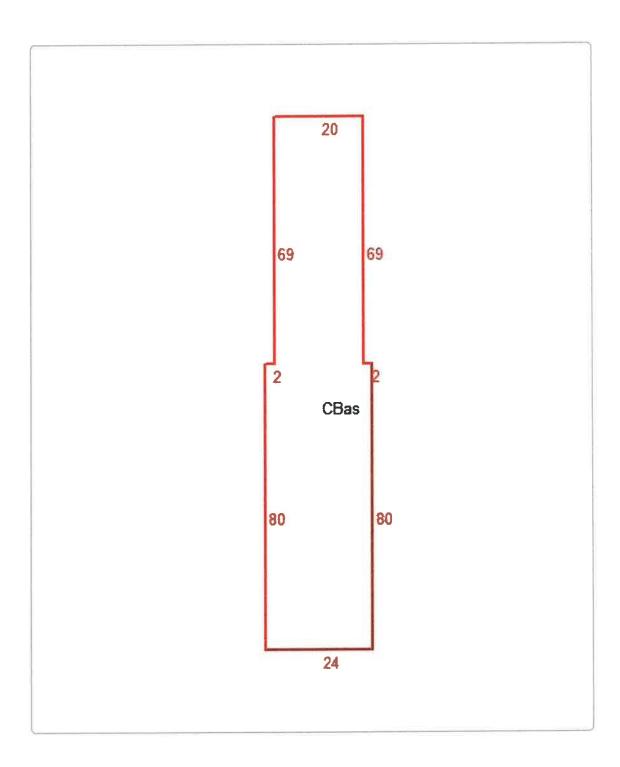


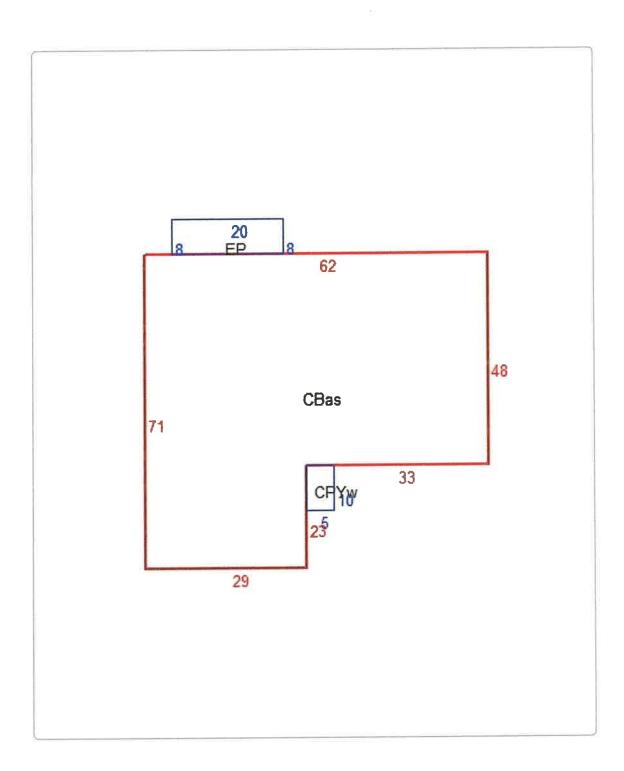


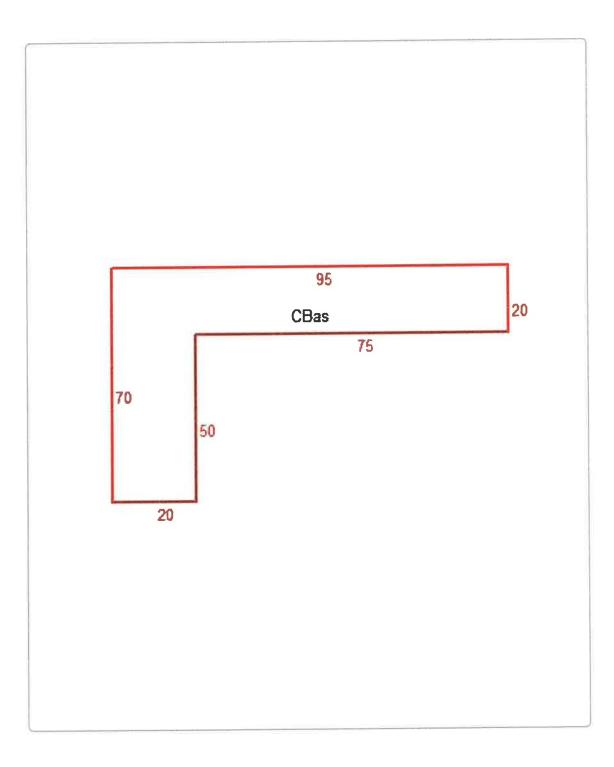


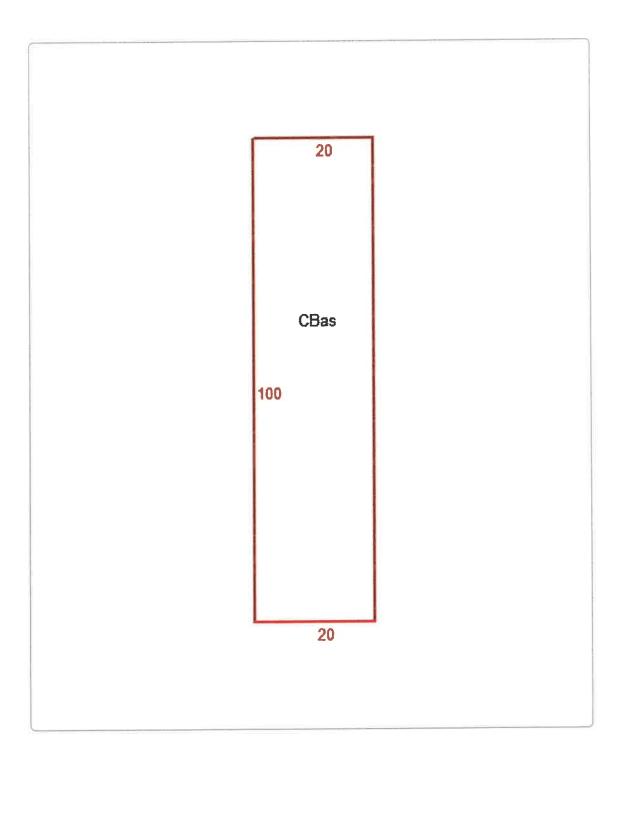
## Sketches

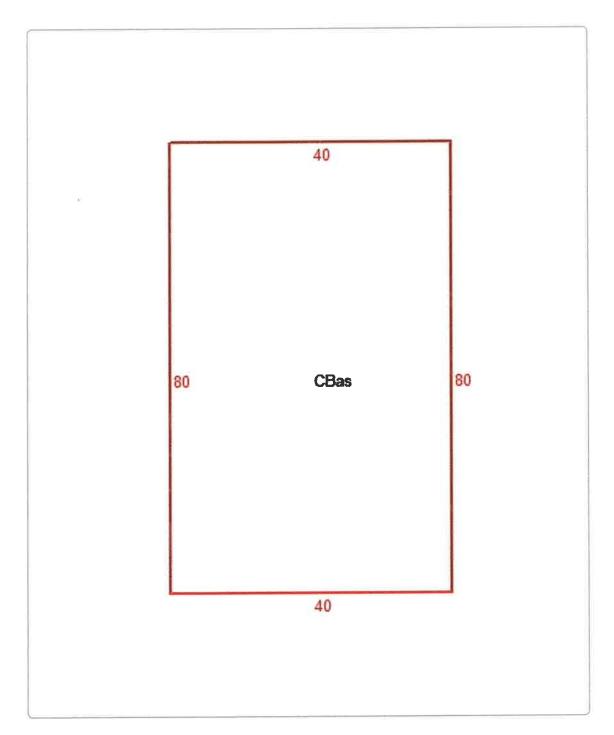












No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes.

The Houston County Assessor Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation.

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