

Planning Commission Agenda Monday, July 7, 2025, 6:00pm Perry City Hall, 808 Carroll Street, Perry

- Call to Order
- 2. Roll Call
- 3. Invocation
- 4. Approval of Minutes from June 9, 2025, regular meeting and June 23, 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
 - 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 from June 9, 2025, meeting)

8. New Business

- B. Public Hearing (Planning Commission decision)
 - 1. **PLAT-0082-2025.** Preliminary plat for The Grove at Langston Springs for property located at Langston Road. The applicant is Brandon Bolt, Bolt Engineering.
- C. <u>Informational Hearing</u> (Planning Commission recommendation Scheduled for public hearing before City Council on August 5, 2025)
 - 1. **RZNE-0091-2025.** Rezone property at Kings Chapel Road and Coventry Court from OI & R-2 to RM-2. The applicant is Matt Widner, Widner & Associates, Inc.
 - 2. **TEXT-0084-2025.** Replace Section 6-9.6(B) standards for wall, canopy, projecting and under canopy signs in nonresidential districts. Replace Section 6-9.9(D) and (E), calculation of sign area. The applicant is the City of Perry.
 - 3. **TEXT-0085-2025.** Amend definition of Self-Service Vending Units. The applicant is the City of Perry.
- D. Other Business
- E. Commission questions or comments
- F. Adjournment

Planning Commission Minutes- June 9, 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, Ross, Wharton and Williams were present. Commissioner Hayes was absent.

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

Guests: Brian Braun - Axis Development Group and Randy Dixon

- 3. <u>Invocation was given by Commissioner Ross</u>
- 4. Approval of Minutes from May 12, 2025, regular meeting and May 22, 2025, work session

Commissioner Williams motioned to approve as submitted; Commissioner Ross seconded; all in favor and was unanimously approved with Commissioner Wharton abstaining.

- 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 None
- 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

Mr. Wood advised 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, and 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. Mr. Wood also noted as it was not listed in the staff report a condition that sidewalks be installed on both sides of Charles Gray Blvd (to continue the existing sidewalks) and sidewalks on one side of three streets to create a circular walking trail and connect to proposed park.

Chairman Mehserle opened the public hearing at 6:12pm and called for anyone in favor of the request. Mr. Brian Braun, on behalf of the applicant, reiterated the request and advised the development will adhere to the PUD requirements, include a pocket park as now required, and the property has a natural lake. Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:14pm.

Commissioner Wharton asked Mr. Braun what are the biggest changes from the current PUD to the new; Mr. Braun advised the second access and pocket park. Chairman Mehserle asked staff if the design fulfills the requirements of the PUD; Mr. Wood advised it does.

Commissioner Wharton motioned to approve as submitted with the condition that sidewalks be installed on both sides of Charles Gray Blvd (to continue the existing sidewalks) and sidewalks on one side of three streets to create a circular walking trail and connect to proposed park; Commissioner Jefferson seconded; all in favor and was unanimously approved.

- 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.

Ms. Carson read the applicants' request along with staff responses, which was to rezone the parcel to bring all current and proposed uses on the parcel into compliance from M-2 to C-1. There are currently six structures and two 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.

Chairman Mehserle opened the public hearing at 6:21pm and called for anyone in favor of the request. Mr. Randy Dixon, the applicant reiterated the request and advised he has a potential tenant for the third space. Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:22pm.

Commissioner Wharton asked if there were any parking concerns; Mr. Dixon advised there are two access points to the property and the current tenants generate very little traffic. Mr. Wood advised parking is based on zoning not use and will review prior to issuance of a certificate of occupancy.

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

9. Other Business

- Commission questions or comments None
- 10. <u>Adjournment</u>: there being no further business to come before the Commission the meeting was adjourned at 6:25pm.

Planning Commission Work Session Minutes- June 23, 2025

- 1. Call to Order: Chairman Mehserle called the meeting to order at 5:30pm.
- 2. <u>Roll Call:</u> Chairman-Mehserle; Commissioners Guidry, Hayes, and Ross were present. Commissioners Jefferson, Wharton, and Williams were absent.

<u>Staff:</u> Bryan Wood – Community Development Director, Emily Carson – Community Planner, Chad McMurrian – Engineering Services Manager

Guests: Mayor Randall Walker, Lee Gilmour - City Manager, and Burke Murph - GWES

- Citizens with Input None
- 4. <u>Capital Improvement Projects Update</u> Burke Murph, GWES- Mr. Murph presented a PowerPoint and in-depth review of current city infrastructure projects.
- 5. New Business Development Review Guidelines Mayor Walker and City Manager Gilmour Mayor Walker and Mr. Gilmour reviewed with the Commission their roles and duties as Commissioners.
- 6. Other Business Ms. Carson reviewed the upcoming cases for the July meeting and Council's decisions on previous cases.
- 7. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 7:00pm.



STAFF REPORT

From the Department of Community Development June 30, 2025

CASE NUMBER: SUSE-0065-2025

APPLICANT: Cedric and Jennifer Fischer

REQUEST: A Special Exception to allow short-term residential rental

LOCATION: 1726 Greenwood Circle; Tax Map No. 0P0170 057000

REQUEST ANALYSIS: The subject property owner proposes to offer the entire **3-bedrooms/2-bath** house for short-term rental for a maximum of 8 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.

Standards for Short-term Rental Properties (Section 4-3.5 of the LMO)	
1,000-foot buffer from another STR and only one STR per premises	Complies
Designation of local contact person	Complies
Host Rulesaddressing:	Complies
 Maximum occupancy of 8 persons 	
 Parking restrictions; on-premises parking of up to 2 vehicles 	
Noise restrictions	
On-premises curfew	
Prohibition of on-premises events	
Trash pick-upplan	Complies
Required written rental agreement	Complies
Proof of required active insurance policy	Complies
Application for City of Perry Occupational Tax Certificate	Complies
Other standards will be addressed with the issuance of an STR permit	

STANDARDS FOR SPECIAL EXCEPTIONS:

1. Are there covenants and restrictions pertaining to the property which would preclude the proposed use of the property?

The applicant is not aware of any covenants or restrictions associated with this property.

2. Does the proposed use comply with the Comprehensive Plan and other adopted plans applicable to the subject property?

The subject property is in a Traditional Neighborhood Character area in the 2022 Joint Comprehensive Plan, which calls for a mix of housing types and neighborhood amenities within a walkable distance. The proposed use aligns with these policies by offering a flexible, temporary option for housing close to the downtown area and a nearby destination park.

3. Will the proposed use impact traffic volume or traffic flow and pedestrian safety in the vicinity?

The proposed use should not negatively impact traffic as the home will be used in the same way a traditionally occupied home is expected to be used. Temporary residents are required to abide by noise and trash collection ordinances, prohibited from having large gatherings, and are limited by the number of vehicles allowed on the premises.

4. Will the hours and manner of operation of the proposed use impact nearby properties and uses in the vicinity?

The hours and manner of operation will not negatively impact properties in the surrounding area.

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

The parking, loading/service, or refuse collection areas of the proposed use will not negatively impact surrounding properties in any way. The driveway is long enough to accommodate the two vehicles proposed on the application. The applicants are also proposing to use the garage for two additional vehicles; however, staff only counts parking available outside of the garage when considering applications.

6. Will the height, size, and/or location of proposed structures be compatible with the height, size, and/or location of structures on nearby properties in the vicinity?

The structure is an existing single-family dwelling, making it compatible with surrounding structures. Changing the frequency of the inhabitants does not change the use of the parcel.

- 7. Is the parcel a sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use?
 - The parcel is sufficient size to accommodate parking and the number of proposed guests. No future growth is expected on this parcel.
- 8. Will the proposed use cause an excessive burden on existing streets, utilities, city services, or schools? The structure on the parcel is still being used as a dwelling. Changing the frequency of guests does not cause any change to existing services being provided to the home.

STAFF RECOMMENDATION: Staff recommends approval as submitted.

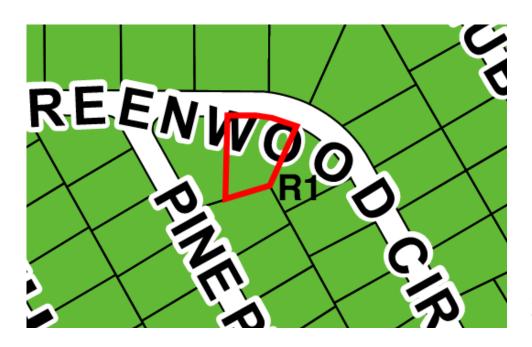


SUSE-0065-2025

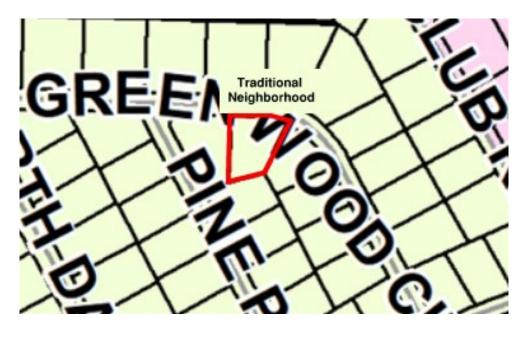
1726 Greenwood Circle

Special exception for a shortterm rental in a residential
neighborhood

Aerial



Zoning



Character Area



Where Georgia comes together.

Application for Special Exception

Contact Community Development (478) 988-2720

Application #_SUSE 0065-2025

*Indicates Requi	ired Field
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	*Applicant	*Property Owner
*Name	Cheryl Gillen	Cedric and Jennifer Fischer
*Title	Rental Property Manager with Southern Valley Homes, Inc.	Homeowners
*Address	602 Valley Dr, Perry, GA 31069	303 Blue Heron Dr, Glenwood Springs, CO 81601
*Phone		, , , , , , , , , , , , , , , , , , , ,
*Email		

Property Information

*Street Address 1726 Greenwood Cir, Perry, GA 31069	
*Tax Map Number(s) 0P0170 057000	*Zoning Designation R1

Request

*P	Please describe the proposed use: Short Term Rental - See attached

Instructions

- The application and *\$316.00 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.
- 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.

*Signatures:

*Applicant	Cheryl Gillen	dotioop verified 05/01/25 1:03 PM EDT IDRB-LSU5-CQGX-MJ7C	*Date 05/01/2025
*Property Ow	ner/Authorized Agent		*Date 5 1 2 5

Application for Special Exception Standards Response

1726 Greenwood Cir, Perry, GA

Response to Standards for Granting a Special Exception:

Covenants and Restrictions: There are no existing covenants or restrictions on the property and no Homeowner Association that would preclude its use as a short-term rental within the zoning district. The property is currently zoned for residential use, and the proposed short-term rental activity is compatible with this zoning classification.

- 1. Compliance with Comprehensive Plan and Other Adopted Plans: The proposed short-term rental use aligns with the City of Perry's Strategic Plan and other adopted land-use policies, which promote diverse housing options, including temporary rental accommodations to support tourism and the local economy. The property is located within a residential area where short-term rental uses are appropriate and consistent with the broader goals of encouraging economic development through tourism while maintaining residential character.
- 2. Impact on Traffic Volume, Flow, and Pedestrian Safety: The property is situated on a residential street with low to moderate traffic. The short-term rental is expected to generate only a minor increase in traffic volume, limited primarily to guest arrivals and departures. This increase is not expected to significantly affect traffic flow or pedestrian safety. The area is not a major thoroughfare, and the local road system is capable of accommodating any additional traffic. Additionally, guests will be provided with parking instructions to prevent any congestion or unsafe conditions on surrounding streets.
- 3. Impact of Hours and Manner of Operation on Nearby Properties: The proposed short-term rental will operate in a manner consistent with typical residential properties. Hours of operation will mirror standard residential activity, with guests coming and going during reasonable hours, typically between 10 p.m. and 7 a.m. There are no plans for disruptive activities, such as parties or events, that would disturb the peace and quiet of the neighborhood. Guests will be instructed to adhere to quiet hours and respect the surrounding residential environment.
- 4. Impact of Parking, Loading/Service, or Refuse Collection Areas: The property has sufficient on-site parking for the number of guests expected to occupy the home. There will be no overflow parking on the street, and vehicles will be directed to park in the garage or in the driveway. Refuse collection will be handled through the standard service, with no special accommodations needed. There will be no impact on nearby properties from noise, light, glare, smoke, or odor generated by parking, refuse collection, or loading activities, as these functions will occur in a manner consistent with normal residential operations.
- 5. Compatibility of Height, Size, and Location of Proposed Structures: The existing structure is a single-family home that is consistent in height, size, and location with surrounding properties. No changes to the structure's height or size are proposed. The

- property is compatible with the surrounding residential area, and the proposed short-term rental use will not alter the character of the neighborhood or create any visual or structural incompatibility.
- 6. Parcel Size and Ability to Accommodate the Proposed Use: The property is 0.62 acres which is sufficiently sized to accommodate the short-term rental use while maintaining the residential character of the neighborhood. The parcel provides adequate space for guest parking, outdoor activities, and complies with all applicable zoning requirements for residential uses.
- 7. Impact on Streets, Utilities, City Services, or Schools: The proposed short-term rental will not place an excessive burden on existing infrastructure. The property is already connected to the city's utilities and services, including water, sewage, and electrical systems. There is no anticipated increase in demand that would exceed the current capacity of city services. Additionally, the short-term rental will not impact local schools, as it is not intended for long-term residency. The property will continue to function primarily as a residential dwelling for Cedric and Jennifer Fischer when they are in Perry.



Where Georgia comes together.

Application #

STR INT 0066-2025

Supplement to Application for Special Exception For Initial Short-term Rental (STR) Permit

A Special Exception of Short-term Rental Permit is not complete until this supplemental form and accompanying documents are complete

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Property Owner	*Designated Local Contact Person complying with Sec. 4-3.5(C) of Land Management Ordinance
*Name	Cedric and Jennifer Fischer	Cheryl Gillen
*Mailing Address	303 Blue Heron Drive, Glenwood Springs CO, 81601	602 Valley Dr, Perry, GA 31069
*Phone		*24-hour contact:
*Email		

*Street Address of Short-term Rental Unit: 1726 Greenwood Cir, Perry, GA 31069	
*Tax Map Number: 0P0170 057000	

^{*}The following items are required to be submitted to complete this supplement (Refer to Sec. 4-3.5 of the Land Management Ordinance (LMO) for standards):

- 1. Proof of insurance
- 2. Copy of application for City of Perry Occupational Tax Certificate
- 3. Copy of proposed Host Rules
- 4. Plan for trash collection
- 5. The maximum number of occupants proposed at any given time
- 6. Plot plan of the premises identifying location and number of parking spaces for the STR
- 7. Dimensioned floor plan of the STR identifying bedrooms other living spaces and emergency evacuation routes
- 8. Copy of proposed written rental agreement to be executed between the owner and responsible Person
- Name and contact information for the homeowner's association, if any, of which the premises is subject to by restrictive covenants
- 10. Other certifications and information deemed necessary and proper to ensure compliance with the LMO

Upon submittal the City will contact the property owner to schedule an inspection of the property to ensure the proposed short-term rental unit complies with minimum health and safety requirements for use and occupancy. If a premises fails to pass an inspection, a re-inspection fee will be charged for each subsequent inspection. Application for Special Exception will not be scheduled for Planning Commission consideration until the proposed STR unit complies with minimum health and safety requirements.

I affirm that the information provided in this supplement is accurate and complete. I understand an STR permit may be revoked by the administrator if the permit holder has: 1) received more than 2 citations for violations of the Code of the City of Perry within the proceeding 12-month time period; or 2) failed or refused to comply with an express condition of the permit and remains in non-compliance ten days after being notified in writing of such non-compliance; or 3) knowingly made a false statement in an application or supplement; or 4) otherwise become disqualified for the issuance of a permit under the terms of the Land Management Ordinance. I further understand that I must wait one year from the date of a revoked permit before an STR renewal permit can be issuade.

Signature

Signature

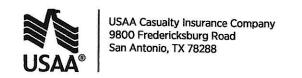
*Notary Public signature and seal:

reduity i able signature and scal

Seal:

JODY J. BAEHR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20014022586
My Commission Expires July 29, 2025

ex sination: 07/2025



RENTAL PROPERTY **INSURANCE POLICY SUMMARY**

CEDRIC D FISCHER AND JENNIFER ANN FISCHER 1726 GREENWOOD CIR PERRY, GA 31069

Existing USAA Rental Property Insurance Policy Summary

May 01, 2025

We're writing to provide the following summary of the USAA rental property policy:

Effective Date of Policy:

Policy Expiration Date:

May 12, 2025 12:01 a.m. standard time May 12, 2026 12:01 a.m. standard time

Policy Location:

1726 GREENWOOD CIR,

PERRY, GA 31069

Policy Number:

Named Insured:

CEDRIC D FISCHER AND JENNIFER ANN FISCHER

See V plate Page

Description of coverage(s)

Dwelling coverage: Home Protector:

\$338,000 Not Included

Personal belongings:

Personal liability:

Medical payments:

\$5,000

\$300,000

\$5,000

Deductible(s)

All other perils:

Wind and hail:

\$2,000

2.00% (\$6,760)

Revised Annual Premium:

conditions and exclusions apply.

\$1,268.77

Mortgage Clause:

SUNMARK COMMUNITY BANK

1005 NORTHSIDE DR PERRY, GA 31069

Your Home Protector coverage, if included, provides you an additional 25% of dwelling coverage. Policy terms,

Notification to Additional Interest Upon Cancellation

If this policy is canceled or not renewed, the mortgagee or lender will be properly notified at least 10 days before the date cancellation or nonrenewal takes effect.



Updated USAA Insurance Policy Summary

USAA <USAA.Customer.Service@mailcenter.usaa.com>
Reply-To: USAA <USAA.Customer.Service@mailcenter.usaa.com>
To: <cedric123@gmail.com>

Thu, May 1 at 12:47 PM

[Quoted text hidden]





Changes to USAA Rental Property Insurance Policy Summary

[Quoted text hidden]

Personal liability: \$1,000,000

Medical payments: \$5,000

Deductible(s)

Wind and hail: \$6,760

All other perils: \$2,000

Revised Annual Premium:

\$1,404.06

[Quoted text hidden]



Review and edit your online document preferences at usaa.com.

GO MOBILE apps & more









Please do not reply to this e-mail.

To contact USAA, visit our secure contact page.

Privacy Promise

USAA Casualty Insurance Company, 9800 Fredericksburg Road, San Antonio, Texas 78288





Business Applications

Submitted On:

Jan 30, 2025, 12:11PM EST

City of Perry

Email

Starting a Business

ational	Tax
ć	ational

Applicant Name First Name: Cedric

Last Name: Fischer

Business Name Townhome Property Management, LLC

Street Address: 303 Blue Heron Drive City: Glenwood Springs

State: CO

Zip: 81601

Mailing Address Street Address: 303 Blue Heron Drive

City: Glenwood Springs

State: CO **Zip:** 81601

Business Phone Number

NAICS Code

Physical Location

Type of Business Rental Property Management

Is your business a LLC (Limited Liability Company)

Yes

Certificate Of Organization Articles of Organization for Townhome Property Management.pdf

531311

E-mail Address

Number of Employees (Full-time

Equivalent)

Full legal name of Owner Jennifer Fischer

Owners Mailing Address Street Address: 303 Blue Heron Drive City: Glenwood Springs

State: CO

Zip: 81601

Owners Phone Number

Full legal name of Manager Cedric Fischer

Manager Phone Number

IRS EIN (Tax ID) ********

State License

Lease/Settlement Agreement edited_offer (1).pdf

Item 3. Proposed Host Rules

Airbnb Ground rules for guests

We require everyone who is part of our community to stick to these simple rules for being a great guest:

Treat your host's home like your own

- Cleanliness: Guests should not leave the listing in a state that requires excessive or deep cleaning (moldy dishes, soiled carpets, stains from pets, etc.). Cleaning fees set by hosts are only meant to cover the cost of standard cleaning between reservations (laundry, vacuuming, etc.).
- Litter: Guests should put their trash in designated trash receptacles and be mindful of excessive amounts of trash.
- Damage: Where guests cause damage that is beyond normal wear and tear, we expect
 guests to inform hosts of the damage as soon as possible and work with the host to find a
 reasonable solution. Guests are expected to pay reasonable requests for reimbursement if
 they're responsible for damage, missing items, or unexpected cleaning costs. Learn more
 about getting charged for damage.

Follow the host's standard house rules

- Approved guests: Guests should respect the approved number of guests and should ask
 their host if they're unsure about the rules for visitors. Disruptive gatherings are always
 prohibited. Learn more in our <u>Community Disturbance Policy</u>.
- Check-in time: Guests should respect their host's check-in window and should not check in before or after the designated window without prior approval from the host.
- Checkout time: Guests should complete checkout, including key return, by the designated checkout time indicated on the Airbnb reservation, and should not leave belongings at the listing past the designated checkout time for storage or later pickup without prior approval from the host.
- Smoking: Guests should respect "no smoking" rules and should ask their host if they're unsure about the limitations. This includes the use of tobacco, cannabis, e-cigarettes, etc. Guests are responsible for compliance with applicable laws.
- Approvals for pets: Guests should not bring any pets inside a listing that is designated as "no pets" in the house rules, bring more pets than are approved into a listing, or fail to inform the host about any pets brought inside the listing. Note that service animals are not considered pets. Learn more about our rules around service animals in our Accessibility Policy.
- Noise: Guests should respect designated quiet hours and should not disturb the surrounding community with a disruptive level of noise (loud music, shouting, slamming doors, etc.).

Commercial film and photography: Guests should not participate in film or photography that
is intended for commercial use or profit, without documented permission from the host.

Reporting a violation

Airbnb encourages hosts to promptly report violations of these ground rules. We accept reports directly from hosts who contact us, as well as from <u>neighbors</u>.

When a host is dealing with a suspected or actual violation of these ground rules, we ask that they:

- Communicate with the guest—this is often the quickest path to resolution.
- Document the issue through the Airbnb message thread, an emailed complaint from a neighbor, photos, etc.
- <u>Contact us</u> to report any issues, or request payment for damages through the <u>Resolution</u>
 Center.
- Leave an honest review with feedback so that the guest can improve for future hosts.

Holding guests to these ground rules

We are committed to enforcing these ground rules. Actions we take may include providing information to guests about the policy and issuing warnings. When repeated or severe violations of these ground rules are reported, guests may also be suspended or removed from our community.

In addition to standard <u>house rules</u> covered in these ground rules, hosts can also add a written set of additional rules to their listing page. If a guest violates any of these additional rules, hosts can reach out to customer support to help with the appropriate next steps.

Communicate promptly with the host if issues come up

In addition to the above ground rules, good communication between hosts and guests is important for successful stays. When guests are able to (not out of cell phone range, etc.), Airbnb encourages guests to be responsive when a host reaches out to resolve an issue.

Appealing violations

Guests may appeal decisions under this policy by contacting <u>customer support</u> or through the link we provide to start the appeals process. In reviewing appeals, we will consider any additional details the guest provides, such as new or corrected information, violations of our <u>Reviews Policy</u>, or other relevant circumstances related to the violation(s).

Additional House Rules

We plan to have additional house rules which will be a written set of rules added to the Airbnb listing page. These guest rules are:

- -Must be 21 to book.
- -Absolutely No Parties. You will be reported and must vacate the property immediately with no refund for your booking.
- -Quiet hours are from 10pm-7am.
- -No parking on the grass or in the street.
- -Absolutely No smoking. A \$500 fee will be charged for smoking or vaping in the house.
- -No Mining Cryptocurrency: \$500 fine for violation of this rule
- -If you have pets please clean up after them in the yard using the provided poop doggie bags.

Item 4. Plan for Trash Collection

The trash is taken out and brought back by either the guest or the cleaner. We will have the trash day posted on a sign on the wall in the kitchen above the trash can and ask if the guest is there on trash day to please make sure they take the trash out and the trash bin to the road. If this happens on a day when we don't have guests then the cleaner will take it out when she cleans.

Item 5. The Maximum Number of Occupants

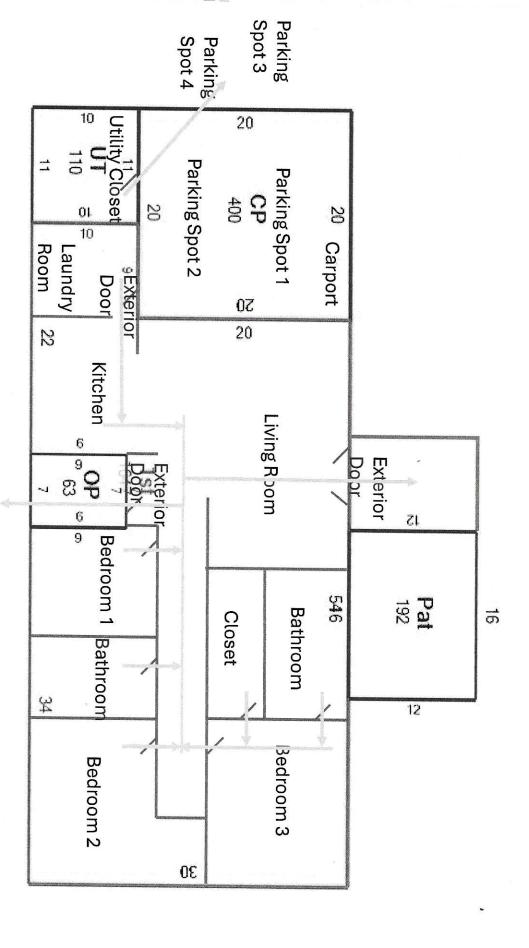
The proposed maximum number of occupants at any given time is 8. This is 2 people per bedroom and two on a sleeper sofa.

Item 9. Homeowner's Association

The house at 1726 Greenwood Cir, Perry GA is not part of any homeowner's association and is not subject to restrictive covenants.

Item 10. Other certifications and information

Not Applicable



LEASE FOR RESIDENTIAL PROPERTY



2025 Printing

	and in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,
the	undersigned Landlord (Southern Valley Homes, Inc.) and the undersigned Tenant (EXAMPLE) do hereby agree as follows:
Α. Ι	PRIMARY TERMS. The primary terms of this Lease are set forth in this Section and are subject to the explanations and clarifications set
	forth in Corresponding Paragraphs Section B of the Lease.
1	Lease. Landlord agrees to lease to Tenant, and Tenant agrees to lease from Landlord, the Premises identified herein on this date of
	on the terms and conditions of which are set forth below.
1.	Property Address: 1726 6 CEEN world Care Unit_
	Property Address: 1724 6 Cell world Circ Unit_ City Perry County Houston Georgia, Zip 31069 ("Premises")
	Lage Start Date:
	Tenant may terminate this Agreement without penalty if possession is not granted within days of the Lease Start Date
	("Approved Delay Period").
3.	Rent.
	a. Rent: Tenant shall pay monthly rent of \$ see stips Rent Shall Be Payable To _Southern Valley Homes, Inc and delivered to: 4851 Russell Pkwy Ste 800 Warner Robins, GA 31088
	("Rent Payment Address") unless another address is specified by the above-referenced party receiving the rent following the notice
	provisions herein.
	b. Due Date for Rent: Rent is due by the see stips day of the month. Rent may be paid in any of the forms checked here: Check
	Cash Certified Check Money Order Credit Card ACH or EFT.
	c. Late Date and Additional Rent for Late Payment: Rent paid aftern/a m. on the n/a day of the month shall be late and
	must include additional rent of n/a ("Additional Rent for Late Payment").
	d. Credit Card: If rent is paid by Credit Card rent must include a credit card convenience fee of 3% e. Service Charge(s): Tenant shall pay Landlord the following service charges:
	(1) To Post a 3 Day Notice to Vacate or Pay conspicuously on the Premises: \$25
	(2) Dishonored Check or Rejected Electronic (ACH) Payment: \$_75
4.	Security Deposit.
	a. Tenant shall pay Southern Valley Homes, Inc as "Holder" a security deposit of
	\$_1000 by: Check Cash Certified Check Money Order Credit Card ACH or EFT.
	Security deposit shall be paid not later than the Lease Start Date but not earlier than the date Landlord or Manager has presented Tenant with a copy of the Move-In Inspection. Landlord's or Manager's signature below does not constitute receipt of the security
	deposit. Landlord or Manager shall provide Tenant with a receipt for the security deposit once said deposit has been paid. NO
	LANDLORD SHALL DEMAND OR RECEIVE A SECURITY DEPOSIT IN EXCESS OF TWO MONTHS' RENT.
	b. Security Deposit Bank Account: The security deposit will be held in:
	Escrow Account at Robins Financial Credit Union Bank; OR General Account at Bank.
5.	Notice Not to Renew Lease. A party electing not to renew the Lease shall be required to providedays notice of the
	same to the other party even when the lease becomes a month to month agreement.
_	Re-Key Fee Paid By Tenant upon Lease Termination: \$ n/a
7.	Non-Refundable Administrative Fee Paid by Tenant: \$ n/a
8.	Pets. Tenant 🗹 shall or 🔲 shall not be allowed to keep pets on the premises. If pets are allowed a separate pet exhibit must be
	attached hereto and is incorporated into this Lease.
	Smoking. Tenant shall or shall not be allowed to smoke, in any form, on or in the Premises.
10.	No Subletting. No subletting of any kind including, but not limited to, nightly rental services such as AIRBNB.com, or home exchange services such as HomeExchange.com.
11.	Utilities. Utilities provided by Landlord: ☑ Water ☑ Sewer ☑ Gas ☑ Electricity ☑ Trash Pickup ☐ Cable ☐ None
	Other: Internet, Pest Control
-	

12.	Tenant's Option to Terminate Lease Early. Tenant shall OR shall not have the right to terminate this Lease early. If Tenant has a right to terminate the Lease prior to the Lease End Date, Tenant shall pay Landlord the lesser of 35% of the sum of the rental payments remaining during the current lease term or the sum of the charges in 12(c) and 12(d). below. If Tenant has the right to terminate the Lease early, and neither 12(c) nor 12(d) below are filled out, then Tenant shall pay 35% of the sum of the rental payments remaining. These fees are a reasonable pre-estimate of Landlord's and Manager's additional expenses for the unanticipated vacancy, turnkey expenses and re-letting costs. If Tenant has not complied with all of these requirements, Tenant's move out prior to the end of the lease term will be addressed in accordance with Georgia law (Tenant will owe the lesser of all of the rent due through the end of the lease term or all of the rent due t
	Terminate is received. d. Pay an Early Lease Term , not later than days from the
	date Notice to Terminate is received.
	Landlord's Option to Terminate Lease Early. Landlord shall OR shall not have the right to terminate the Lease early. If Landlord has the right to terminate the Lease prior to the Lease End Date, Landlord shall give Tenant n/a days notice of such termination at which time Tenant shall be obligated to vacate the Premises. After Tenant has vacated the Premises, Landlord shall credit Tenant with the sum of p ("Early Termination Fee to Tenant") which shall first be applied against any monies owing from Tenant to Landlord with the balance thereafter being paid to Tenant by Landlord. If this Lease is terminated due to a default by the Tenant or destruction of the Premises, then this early termination section shall not apply.
-	Holding Over Rate. The daily rate for holding over beyond the expiration or termination of the Lease is \$_prorated
_	Fee to Prepare Lease Amendment: \$0
16.	Use: Only the following people are authorized to occupy the Premises: See Special Steps
17.	Appliances provided by Landlord: Compactor Dishwasher Disposal Gas Appliances provided by Landlord: Range Washer Wine/Drink Cooler Wine/Drink Cooler Other: Other: Other: Other: Other:
18.	Lawn & Exterior Maintenance. Tenant OR Landlord shall maintain the lawn and perform exterior maintenance as described elsewhere herein.
19.	Pest Control. Pest Control, as specified elsewhere in the Lease, shall be the responsibility of and paid for by: Tenant OR Landlord.
20.	Propensity of Flooding. The Premises have OR have not flooded at least three (3) times within the past five (5) years.
	Lead Based Paint. The Premises were (attach F918 Lead-Based Paint Exhibit) OR were not built prior to 1978. Tenant has OR has not received a copy of the Lead-Based Paint Pamphlet (CB04).
22.	 Other Liquidated Damages Paid By Tenant. a. Fee to Halt Dispossessory Action: The fee paid by Tenant to halt dispossessory actions in certain situations as set forth elsewhere herein shall be \$_500
23.	Renewal.
	 a. Term: The Lease shall automatically renew in month increments (each of which shall be referred to as a "Renewal Term") or shall renew on a month to month basis with all other terms and conditions of the Lease remaining the same including, but not limited to, the number of days notice required to terminate the Lease. If the month to month option is selected, then the language below regarding the "Automatic Renewal" of the Lease shall not be applicable or part of this Lease. b. Automatic Renewal: Upon the first day of the calendar month following the initial Lease End Date, and every twelve (12) months thereafter, the rent will automatically increase% over the immediately preceding rental rate. Landlord shall have the right to increase the rent above this amount upon notice being given to Tenant at least ninety (90) days prior to the end of the then applicable Lease Term or Renewal Term. Upon the receipt of such notice, Tenant shall have thirty (30) days thereafter to notify Landlord of Tenant's decision either to: (1) terminate the Lease effective upon the end of the current term of the Lease; or (2) accept the increase in the rent above the amount set forth elsewhere in the Lease. If Tenant fails to timely respond to the notice of rent increase above the increase set forth elsewhere herein, then Tenant shall be deemed to have accepted the increase in rent for the subsequent Renewal Term. After the expiration ofn/a Renewal Terms, the Lease shall automatically become a month-to-month Lease if not otherwise terminated. All other terms and conditions of this Lease, including the notice provisions, shall remain the same and in full force and in effect.



STAFF REPORT

June 30, 2025

CASE NUMBER:

PLAT-0082-2025

APPLICANT:

Tyler Findley for Edgar Hughston Builder

REQUEST:

Preliminary Plat – The Grove at Langston Springs (formerly Notting Hill, Phase 2)

LOCATION:

Langston Road; Tax Map No.: 0P41A0 191000, 0P41A0 234000, 0P41F0 134000, and

0P41F0 135000

ADJACENT ZONING/LANDUSES:

	Zoning Classification	Land Uses	
North	RAG (County)	Single-family residential	
South	RAG (County)	Single-family residential; undeveloped	
East	R-1 (Notting Hill S/D) and PUD (Sutton Place S/D)	Single-family residential	
West	RAG, C-2 and C1 (County), C-2 (City)	Religious institution; single-family residential, cemetery, office, and undeveloped	

SPECIFICATIONS (per submitted plat):

- 1. Zoning of property: R-1 (parcels 0P41F0 134000, and 0P41F0 135000) and R-3
- 2. Use: Single-family detached residential subdivision
- 3. Number of Lots: 233 total lots
- 4. Overall Density: 1.95 units/acre
- 5. Right-of-way Width: 60'
- 6. Green Space: 24.4 percent
- 7. Setbacks: Front: 25' min, Rear: 35' min; Interior Side: 8'; Exterior Side: 25'
- 8. Pavilion/pool/playground: 1.13 acres

SPECIFICATIONS:

- 1. Minimum Lot Area: 15,000 square feet in R-1; 9,000 square feet in R-3
- 2. Minimum Lot Width: 90' in R-1; 70' in R-3
- 3. Maximum Lot Coverage: 25 percent

STAFF COMMENTS: City Council recently approved a zoning change for the largest of the subject properties to R-3 with two conditions: 1) the developer shall install traffic calming devices per Community Development staff recommendations; and 2) the City accepts the \$100,000 offered by the developer for improvements to Langston Road and/or Langston Road/ Macon Road intersection.

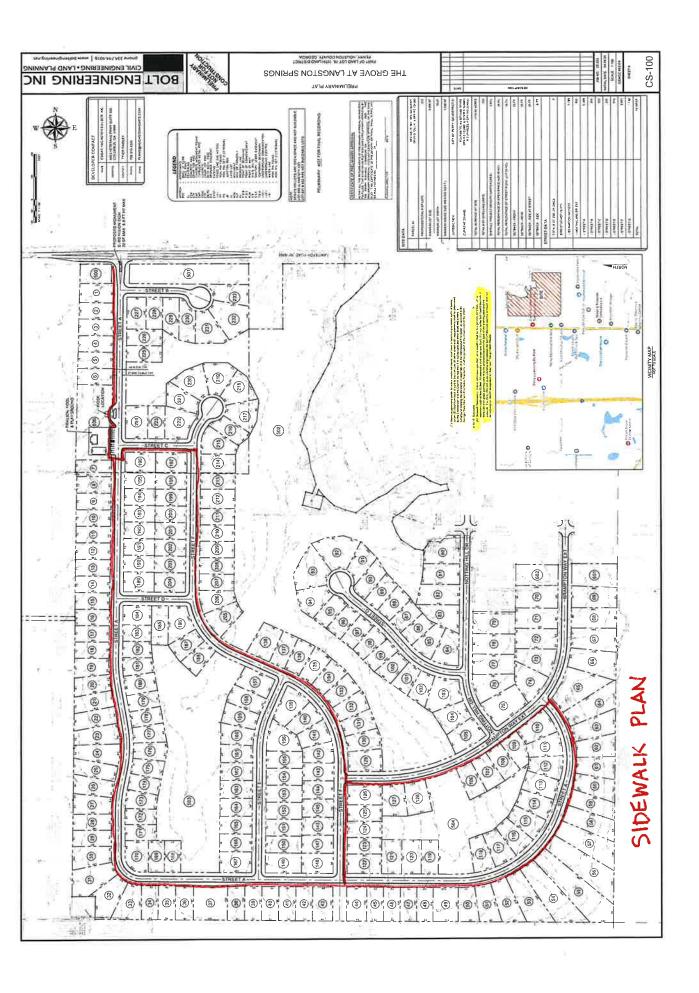
The preliminary plat, as presented, complies with all requirements for the R-1 and R-3 zoning districts, as applicable, streets/rights-of-way, and pocket parks.

STAFF RECOMMENDATION: Staff recommends approval of the preliminary plat with the following four conditions:

- Sidewalks, meeting the standards of Section 6-10.12, shall be installed per the attached sidewalk plan recommended by staff;
- The amenity area shall include fixtures consistent with those required of pocket parks in Section 6-10.14

- Staff-approved traffic calming devices shall be installed on Street A (in the vicinity of Lot 10 and Lot 41) and on Street F (in the vicinity of the open space). These shall be included on construction drawings.
 Preliminary plat shall be revised to remove or update reference to Section 6-10.12 (old text provided).







Where Georgia comes together.

Application # PLAT 0082-2025

Application for Subdivision

Contact Community Development (478) 988-2720

Applicant/Owner Information

	Applicant Applicant	Property Owner
*Name	TYLER FINDLEY	EDGAR HUGHSTON BUILDER
*Title	LAND AQUASITION DIRECTOR	
*Address	6053 VETERANS PARKWAY SUITE 300	
*Phone		
*Email		

Property Information

*Street Address	
*Tax Map #(s) 0P41F0 135000, & 0P41F0 134000	*Zoning Designation R3
*# Original Lots 2	*Total Acreage 119.45
*# Proposed Lots 233	*Total Acreage 119.45

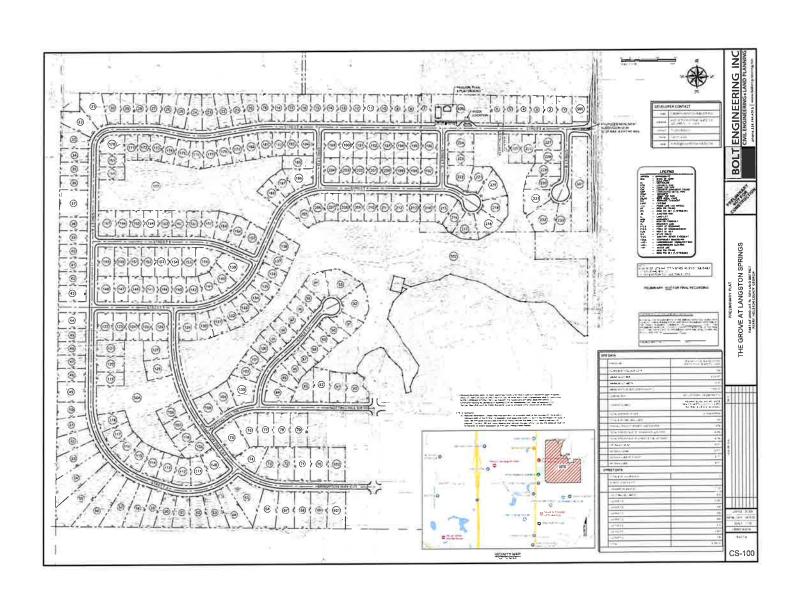
Instructions

- 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).

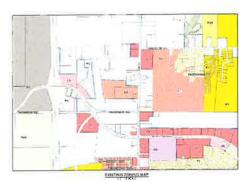
The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

7. Signatures:	(A)
*Applicant	*Date
*Property Owner/Authorized Agent	*Date
Tieberty States and St	6/3/25

Revised 7/1/24



1,



BOLT ENGINEERING INC

THE GROVE AT LANGSTON SPRINGS

CS-101

GEURGIANT.

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Call forters partie.



STAFF REPORT

From the Department of Community Development July 1, 2025

CASE NUMBER: RZNE-0091-2025

APPLICANT: Matthew Widner/Widner & Associates, Inc.

REQUEST: Rezone from OI, Office Institutional and R-2, Single-Family Residential to

RM-2, Multi-family Residential

LOCATION: 0 Coventry CT; 0P44B0 035000 and 0P44B0 01A000

BACKGROUND INFORMATION: The applicant is proposing to rezone the two referenced parcels to create a multi-family development that offers a townhouse-style housing option for potential residents.

STANDARDS GOVERNING ZONE CHANGES:

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district? The applicant is not aware of any covenants or restrictions pertaining to this parcel.

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

	Zoning	Land Use	
North	R-2, Single-Family Residential	Single-Family Residential	
South	GU, Governmental Use	Government Facilities	
East	R-2, Single-Family Residential	Undeveloped	
West	OI, Office Institutional	Undeveloped	

- 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 a Suburban Residential character area in the 2022 Joint Comprehensive Plan that recommends a mixture of housing types.
- 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 the surrounding residential areas. There are two other developments that are similarly zoned nearby.

- 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 potential uses in the proposed zoning designation. Proper screening between multi-family residential and single-family residential properties is required to minimize potential visual or audible effects resulting from the use of the parcel.
- 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? No excess burden is expected on existing streets, utilities, city services, or schools.
- 6. Do existing or changing conditions in the area support either approval or disapproval of the proposed zoning classification? As the city grows, the Council has elected to focus on creating housing opportunities in varied styles and income levels. This potential development aligns with the overall strategy to increase housing options and attract younger professionals to Perry who are looking for a more flexible option for housing.
- 7. Does the subject property have a reasonable economic use as currently zoned. Yes, the properties have a reasonable use with the current zoning designations. However, they have remained undeveloped since they were platted in 1980 and 1986, respectively. Rezoning the parcels with the proposed designation would allow the properties to be put to their highest and best use.

STAFF RECOMMENDATION:

Approval as submitted.

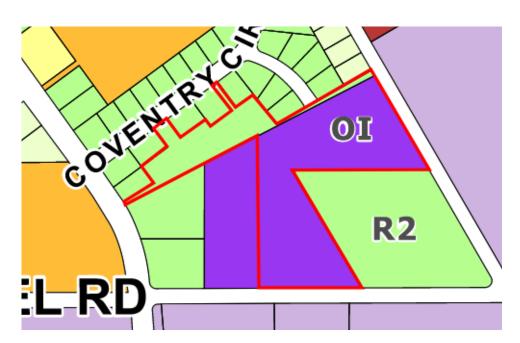


RZNE-0091-2025

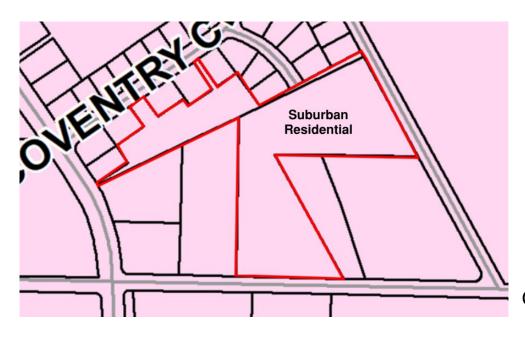
0 Coventry CT

Request to rezone from OI and R-2 to RM-2, Multifamily residential

Aerial



Zoning



Character Area



Where Georgia comes together.

Application # RZNE 91-2025

Application for Rezoning

Contact Community Development (478) 988-2720

	*Applicant	*Property Owner
*Name	Matthew Widner - Widner & Associates, Inc.	K&S Middle Georgia Properties LLC
*Title	Representative	Owner
*Address	793 Poplar St, Macon, GA 31201	1115 Morningside Dr. Perry, GA 31069
*Phone		
*Email		

Property Information

*Street Address or Loca	tion Kings Chapel Rd & Coventry Ct
*Tax Map Number(s)	0P44B0 035000 and 0P44B0 01A000
*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
deed is not available;	
B. Provide a survey plat	of the property:

Request

*Current Zoning District	Kings Chapel - Ol & Coventry Ct - R2	*Proposed Zoning District	R _M 2
*Please describe the exist	ting and proposed use of the pro	perty Note: A Site Plan or other	er information which fully
	nay benefit your application.	A. CO-Schieff	
	Existing: Undeveloped. Proposed: Residential developme	ent.	

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
 - b. Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) \$527.00 plus \$42.00/acre
- 3. *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__X_
 If yes, please complete and submit a Disclosure Form available from the Community Development office.

Application for Rezoning - Page 2

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.

*Applicant	Matt Widner	*Date 05/16/2025
*Property Owner/Authorized Agent	Kingin Jack	*Date ,

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.

Revised 1/29/2025

March 3, 2025

City of Perry 1211 Washington Street P.O. Box 2030 Perry, GA 31069



Subject: Kings Chapel Rd & Coventry Ct, Perry, Multi-Family Housing

Project Number: 7317-014-01

Dear Planning Commission,

Widner & Associates respectfully requests annexation and rezoning for the proposed residential development of the property.

Standards for Granting a Zoning Classification

(1) Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property.

The subject property has been reviewed with City staff and complies with the previously mentioned plans.

(2) Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties.

Residential properties are adjacent and nearby to this proposed residential zoning.

(3) Whether any of the uses permitted in the proposed zoning classification will cause adverse impacts to adjacent and nearby properties.

The permitted uses within the proposed zoning are similar to the existing land uses. No adverse impacts are anticipated with the permitted uses within the proposed zoning.

(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.

The uses that are permitted within the proposed zoning allow for a development that supports more common area and green space than some other residential zoning alternatives. The development will not create excessive burden on the 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.

There is a need for housing.

Respectfully submitted,

Matthew 7. Widner. RLA

30 PARTY 1990-2020

793 Poplar Street P.O. Box 102 Macon, GA 31202 (478) 746-2010 Fax (478) 746-0149 widner@widner-assoc.com www.widner-assoc.com



Doc ID: 010313840002 TVDe: GLR Filed: 08/12/2008 at 10:02:47 AM Fee Amt: \$184.60 Page 1 of 2 TrAnsfer Tax: \$152.60 Houston. Ga. Clerk Superior Court Carolyn V. Sullivan Clerk

BK 4726 PG 142-143

Due & Return: Michael G. Gray

WALKER, HULBERT, GRAY &BYRD, LLP 909 BALL ST. * P.O. BOX 1770

FILE NO: P'08-#459

PERRY, GEORGIA 31069

TRUSTEES' DEED

STATE OF GEORGIA, COUNTY OF HOUSTON

THIS INDENTURE, Made the 8th day of August in the year two thousand eight (2008), between

MICHAEL E. LACEFIELD,

as Trustee of the Michael E. Lacefield Living Trust dated January 11, 2007 and DOLLIE A. LACEFIELD,

as Trustee of the Dollie A. Lacefield Living Trust dated January 11, 2007

of the County of Jefferson and State of Georgia, as party or parties of the first part, hereinafter called Grantor,

and

K & S MIDDLE GEORGIA PROPERTIES, LLC, a Georgia Limited Liability Company

of the County of Houston and State of Georgia 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).

All that tract or parcel of land situate, lying and being in Land Lot 111, 10th Land District, Houston County, Georgia, and a portion of which is in the City of Perry, comprising 5.62 acres and having such shape, metes, bounds, courses and distances as more particularly shown on a plat of survey prepared by Jones Surveying Company dated January 17, 1980, a copy of said plat being recorded in Plat Book 22, Page 338 in the Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

The above described real property is the same as that conveyed to Michael E. Lacefield, as Trustee of the Michael E. Lacefield Living Trust dated January 11, 2007 and Dollie A. Lacefield, as Trustee of the Dollie A. Lacefield Living Trust dated January 11, 2007 by Warranty Deed from Michael Eugene Lacefield and Dollie Arlene Lacefield dated January 11, 2007, recorded in Deed Book 4261, Pages 207-208, said Clerk's Office.

This Trustees' Deed is executed pursuant to the power of sale granted in paragraph X of the Living Trusts described above.

BOOK 4726 PAGE 143

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 warrants and will 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, the Grantor has signed and sealed this deed, the day and year above written.

MICHAEL E. LACEFIELD

As Trustee of the Michael E. Lacefield Living Trust dated January 11, 2007

Walle U. Lacifield

___(SEAL)

DOLLIE A. LACEFIELD

As Trustee of the Dollie A. Lacefield Living Trust dated January 11, 2007

Signed, sealed and delivered in presence of:

Vitness

Notary Public

J:\MIKE\DEEDS\K&S-from-LACEFIELD.TRUST.WD

Motory Public
Hotary Public
Hotary County, George
Houston County, Jane 5, 2011

Type: GEORGIA LAND RECORDS Recorded: 11/28/2023 9:48:00 AM Fee Amt: \$60.00 Page 1 of 2 Transfer Tax: \$35.00 Houston County Georgia Carolyn V. Sullivan Clerk Superior

Participant ID(s): 7491002503, 0466245412

BK 10264 PG 39 - 40

Return: Robert T. Tuggle, III Daniel, Lawson, Tuggle & Jerles, LLP Post Office Box 89 Perry, Georgia 31069

23-29992-R

WARRANTY DEED

STATE OF GEORGIA COUNTY OF HOUSTON

THIS INDENTURE, Made the 27th day of November, in the year two thousand twenty-three, between

GARRETT MILTON

of the State of Georgia, as party of the first part, hereinafter called Grantor, and

K & S MIDDLE GEORGIA PROPERTIES, LLC

of the State of Georgia, as party 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 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, alienated, conveyed and confirmed and by these presents do grant, bargain, sell, alien, convey and confirm unto the said Grantee, all the following described property, to wit:

All that tract or parcel of land situate, lying and being in Land Lot 111 of the Tenth (10th) Land District, city of Perry, Houston County, Georgia, comprising 1.839 acres and being more particularly described according to a plat of survey prepared by Jones Surveying Company, dated March 11, 1986, a copy of which is of record in Plat Book 30, Page 4, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby incorporated herein by reference for all purposes.

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 warrants and will 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, the Grantor has signed and sealed this deed, the day and year above written.

(SEAL)

Garrett Milton

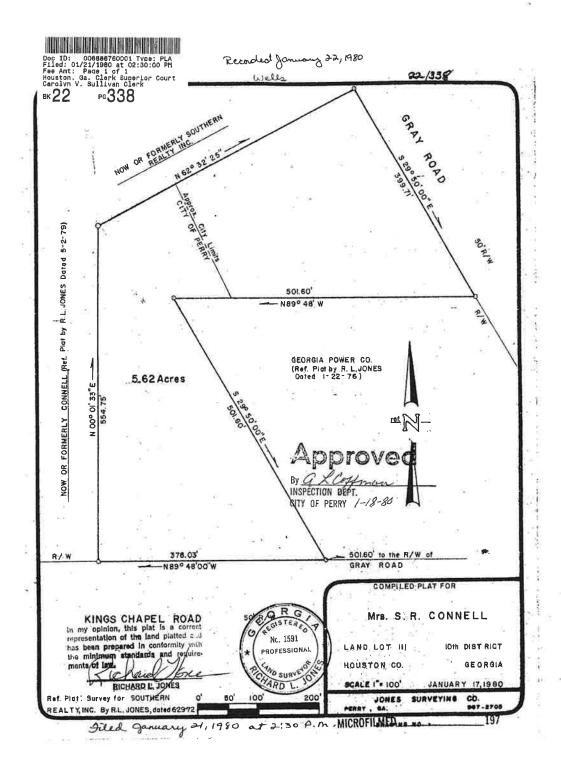
Signed, sealed and delivered in the presence of:

VVILITESS

Notary Public

Daniel, Lawson, Tuggle & Jerles, LLP 912 Main Street Post Office Box 89 Perry, Georgia 31069 (478) 987-2622

Reended Man 25, 1936





STAFF REPORT

June 30, 2025

CASE NUMBER:

TEXT-0084-2025

APPLICANT:

Bryan Wood for the City of Perry

REQUEST:

Replace Section 6-9.6 (B), Wall, canopy, projecting and under canopy signs in

nonresidential districts; and replace Section 6-6.10 (D) and (E), Regulations for signs.

STAFF COMMENTS: The amendment is intended to update the standards for wall signs now that sign variances are not allowed. Staff examined existing wall signs at various businesses with different building sizes and discussed with the Planning Commission at several work sessions. The amendment sets the maximum area and number of signs for buildings based on the area of the tenant's primary wall. Current standards will be maintained for wall areas up to 3,000 square feet. The size of signs increase as the wall area increases, up to 5% on walls up to 14,000 square feet and 3% on wall exceeding 14,000 square feet. Single-tenant buildings will walls exceeding 3,000 square feet may include additional signs on the primary wall to address changes in the retail industry.

The amendment also changes how the area of a wall sign is calculated, allowing for unusual-shaped signs. The area will be calculated based on two connecting rectangles which encompass all elements of a sign.

STANDARDS FOR GRANTING A TEXT AMENDMENT:

(1) Whether, and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

The amendment is not inconsistent with these plans.

(2) Whether, and the extent to which the proposed amendment is consistent with the provisions of this chapter and related city regulations.

The proposed amendment is consistent with the format of the Land Management Ordinance.

(3) Whether, and the extent to which there are changed conditions from the conditions prevailing at the time that the original text was adopted.

The change is necessary since variances can no longer be granted for signs.

(4) Whether, and the extent to which the proposed amendment addresses a demonstrated community need.

As Perry sees larger retail and industrial buildings, the amendment will allow adequate signage for business identification.

(5) Whether, and the extent to which the proposed amendment is consistent with the purpose and intent of the zoning districts in this chapter, will promote compatibility among uses, and will promote efficient and responsible development within the city.

The amendment is consistent with and directly addresses the stated purpose to provide standards to safeguard life, public health, property, and welfare by regulating the location, size, illumination, erection, maintenance, and quality of materials of all signs.

(6) Whether, and the extent to which the proposed amendment will result in logical and orderly development pattern.

The amendment allows signs which are proportionate to the size of the building wall.

(7) Whether, and the extent to which the proposed amendment will result in beneficial impacts on the natural environment and its ecology, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, and wetlands.

The amendment has no direct impact on the natural environment

(8) Whether, and the extent to which the proposed amendment will result in development that is adequately served by public facilities and services (roads, potable water, sewerage, schools, parks, police, fire, and emergency medical facilities).

The amendment has no impact on public facilities and services

STAFF RECOMMENDATION: Staff recommends approval of the proposed text amendment.

Delete Subsection 6-9.6(B) in its entirety and replace as follows:

(B) Wall, canopy, projecting and under canopy signs in nonresidential districts. Wall, canopy, projecting and under canopy signs in the nonresidential base zoning districts and PC, DD, NC overlay districts shall comply with the provisions of Table 6-9-3.

Zoning	Sign Type	in Nonresidential 2 Maximum Number of Signs		Maximum Aggre	Illumination			
District		Multi-tenant or Multi- branded Building	Single-tenant Building	Tenant primary wall area up to 3,000 square feet	Tenant primary wall area 3,001 – 14,000 square feet	Tenant primary wall area over 14,000 square feet	Allowed	
C-1, C-2 M-1, M-2 IMU, MUC, GU	Wall or Canopy	1 per tenant's or brand's exterior frontage and pickup window ¹	1 per customer entrance and pickup window ²	10% of tenant exterior wall area	300 or 5% of tenant exterior wall area, whichever is greater	700 or 3% of tenant exterior wall area, whichever is greater	Internal or External; Canopy External Only	
	Projecting ³	1 per tenant or brand	1	6				
	Under Canopy ³	1 per customer entrance or brand	1 per customer entrance	4				
LC, OI, NMU, NC Overlay	Wall or Canopy	1 per tenant's building frontage	1 per building frontage	100 or 10% of each wall face, whichever is less	200 or 5% of each wall face, whichever is less	N/A	Internal or External; Canopy External	
	Projecting ³	1 per tenant	1	6	Only			
	Under Canopy ³	1 per customer entrance	1 per customer entrance	4				
C-3, DD Overlay, HP Overlay	Wall or Canopy	1 per tenant's building frontage	1 per building frontage	1 for each linear foot of tenant's building frontage			External Only	
	Projecting ³	1 per tenant	1	6				
	Under Canopy ³	1 per customer entrance	1 per customer entrance	4				
All Districts	Wall- mounted Flag	1 per tenant	1	24			External Only	
	Window	n/a	n/a	20% of aggregate	Internal or External			
PC Overlay	Same as the	base zoning distr	ict	L				

¹ Signs on multi-tenant or multi-branded buildings with multiple stories are limited to ground level tenants installed no higher than 15 feet from finished grade, plus one building identification sign not exceeding 3% of the building wall area per building wall.

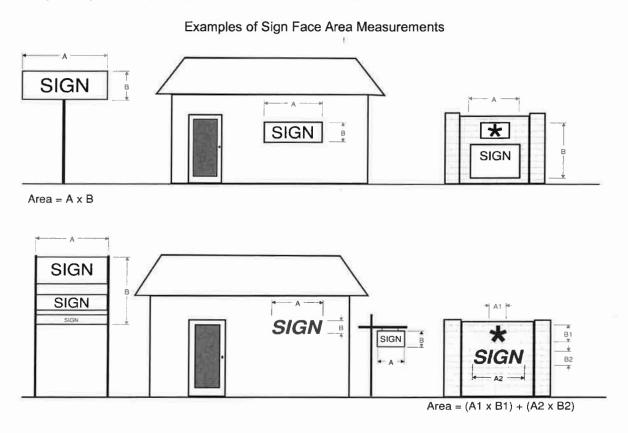
² Single-tenant buildings with primary wall area exceeding 3,000 square feet may include up to 5 additional signs on the primary wall.

³ Projecting signs and under canopy signs require 78" clearance from finished grade. Projecting signs shall not extent more than three feet from the building and shall not project into a vehicular use area.

Delete Subsections 6-9.10(D) and (E) in their entirety and replace them as follows:

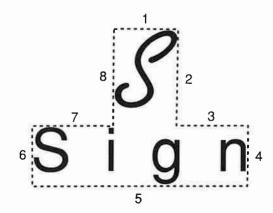
Sec. 6-9.10. Regulations for signs.

- (D) Calculation of area.
 - The area of a sign is calculated by determining the area of the smallest rectangle which encloses the sign face and the structure surrounding the sign face. For example, the pole or base would not be included, but any frame holding the sign face in place would be counted. See examples:



2. The area of unusual-shaped signs shall 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. See example:







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Application # TEXT-0084-2025

Application for Text Amendment

Contact Community Development (478) 988-2720

Applicant Information

	Applicant
*Name	Bryan Wood for the City of Perry
*Title	Community Development Director
*Address	741 Main Street, Perry, GA 31069
*Phone	478-988-2714
*Email	bryan.wood@perry-ga.gov

Request

*Please provide a summary of the proposed text amendment:

Replace Section 6-9.6 (B) standards for wall, canopy, projecting, and under canopy signs in nonresidential districts Replace Section 6-9.9 (D) and (E), calculation of sign area

Instructions

- 1. The application, fee (made payable to the City of Perry), and proposed text of the amendment must be received by the Community Development Office no later than 4:30 pm on the date reflected on the attached schedule.
- 2. Fees: Actual cost of required public notice.
- 3. The applicant must state the reason for the proposed text amendment. See Sections 2-2 and 2-3.2 of the Land Management Ordinance for more information.
- 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.
- Text amendment applications require an informational hearing before the planning commission and a public hearing before City Council.
- 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, have you, the applicant, made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? Yes____No__X_ If yes, please complete and submit the attached Disclosure Form.
- 8. The applicant affirms 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 Bryan Wood, Director of Community Development, for the City of Perry 5/23/2025

Standards for Amendments to the Text of the Land Management Ordinance

In reviewing an application for an amendment to the text of the ordinance and acting on said application, the planning commission and city council may consider the following standards:

(1) Whether, and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

This amendment is not inconsistent with these plans.

(2) Whether, and the extent to which the proposed amendment is consistent with the provisions of this chapter and related city regulations.

The proposed amendment is consistent with the format of the Land Management Ordinance.

(3) Whether, and the extent to which there are changed conditions from the conditions prevailing at the time that the original text was adopted.

With the recent revision to the Land Management Ordinance eliminating sign variances, changes to wall sign standards and calculation of sign area are needed to address larger buildings and changes in retail patterns.

(4) Whether, and the extent to which the proposed amendment addresses a demonstrated community need.

Buildings with larger facades may require larger signs and more than one sign per wall to accommodate how retail establishments currently operate.

(5) Whether, and the extent to which the proposed amendment is consistent with the purpose and intent of the zoning districts in this chapter, will promote compatibility among uses, and will promote efficient and responsible development within the city.

The amendment is consistent with the stated purposes of the sign regulations in Sec. 6-9.1; and overall purpose statements regarding a convenient, attractive, and harmonious community; and regulating the use, density, distribution, and character of land.

(6) Whether, and the extent to which the proposed amendment will result in logical and orderly development pattern.

The amendment does not impact the logical and orderly development pattern.

(7) Whether, and the extent to which the proposed amendment will result in beneficial impacts on the natural environment and its ecology, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, and wetlands.

The amendment has no direct impact on the natural environment.

(8) Whether, and the extent to which the proposed amendment will result in development that is adequately served by public facilities and services (roads, potable water, sewerage, schools, parks, police, fire, and emergency medical facilities).

The amendment has no impact on public facilities and services.

Revised 7/1/22

Delete Subsection 6-6.3(C) and replace as follows:

- 6-6.3. Design Standards for the Downtown Development District.
 - (D) Sign standards. The administrator is authorized to issue a certificate of appropriateness for signs, which shall be in the form of an issued sign permit.

Delete Subsections 6-9.6(A) and (C) and replace as follows:

Sec. 6-9.6. Nonresidential district sign standards.

(A) Ground signs in nonresidential districts. Ground signs permitted in the nonresidential base zoning districts, and the PC, DD, and NC overlay districts shall comply with the provisions in Table 6-9-2.

Tab	le 6-9-2. Standard	ds for Ground Sigr	ns in Nonres	idential Zoı	ning and Over	ay Districts	
Zoning and	Sign Type	Maximum Squa	re Feet per S	ign Face	Maximum	Maximum	Illumination
Overlay District	(e)	Not based on lot size	Lot size > 3 acres	Lot size 3 acres or less	Number per Lot	Height (feet)	Allowed
C-1, C-2	Monument;	n/a	100	75	2	20	Internal or
M-1, M-2	Monopole						External
IMU, MUC, GU	Ground-	48 total per	n/a	n/a	3	35	External
	mounted Flag	pole			flagpoles		only
Parkway	Monument	n/a	100	75	1 per street	20	Internal or
Corridor Overlay					front		External
(PC)	Ground- mounted Flag	Same as base z	oning distric	it			
LC, OI, NMU,	Monument; Post & Arm	32	n/a	n/a	1 per street front	15	External only
Neighborhood Commercial		40 total ner	n/a	n/a	1 flagpole	35	Gilly
	Ground-	48 total per	n/a	II/a	Thagpole	33	
Corridor Overlay (NC)	mounted Flag	pole					Ez-
C-3, Downtown	Monument;	32 for	n/a	n/a	1 per street	10	External;
Development	Post & Arm	Monument; 12			front		Internal by
Overlay (DD),		for Post & Arm					COA only*
Downtown	A-frame**	6	n/a	n/a	1 per	4	Not Allowed
Historic				+0	tenant		
Preservation	Ground-	48 total per	n/a	n/a	1 flagpole	35	External
Overlay (HP)	mounted Flag	pole					only

All ground signs and flags shall be set back at least 10 feet from the property lines

^{*} Certificates of Appropriateness must be reviewed by the Main Street Advisory Board and issued by the administrator

^{**} A-frame signs shall be located so an accessible pedestrian path is maintained on a sidewalk and shall be displayed only during the sign owner's business hours.

- (C) Additional standards for signs in the C-3 zoning district, and the DD overlay district.
 - (1) Wall signs in a planned center shall be composed of individual letters not exceeding 18 inches in height.
 - (2) Prohibited signs in C-3 and DD districts:
 - (a) Multiple message signs, except as authorized in sec. 6-9.9.
 - (b) Neon tube signs, including neon and rope light building or window/door outlining.
 - (c) Signs incorporating reflective and luminescent materials.



STAFF REPORT

July 2, 2025

CASE NUMBER: TEXT-0085-2025

APPLICANT: Bryan Wood for The City of Perry

REQUEST: Amend the definition of self-service vending units

STAFF COMMENTS: A recent code enforcement case prompted staff to review the definition of self-service vending units to ensure it adequately describes the types of vending units the City Council wishes to prohibit.

STANDARDS FOR GRANTING A TEXT AMENDMENT:

(1) Whether, and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

The amendment is not inconsistent with the Comprehensive Plan.

(2) Whether, and the extent to which the proposed amendment is consistent with the provisions of this chapter and related city regulations.

The proposed amendment is consistent with the format of the Land Management Ordinance.

(3) Whether, and the extent to which there are changed conditions from the conditions prevailing at the time that the original text was adopted.

Staff identified areas within the definition of self-service vending unit that needed further clarification.

(4) Whether, and the extent to which the proposed amendment addresses a demonstrated community need.

The City Council has determined that self-service vending units are not appropriate in Perry.

(5) Whether, and the extent to which the proposed amendment is consistent with the purpose and intent of the zoning districts in this chapter, will promote compatibility among uses, and will promote efficient and responsible development within the city.

The amendment is consistent with the policy of the City Council and addresses the purposes of ensuring appropriate commercial development patterns along corridors and creating a convenient, attractive, and harmonious community.

(6) Whether, and the extent to which the proposed amendment will result in logical and orderly development pattern.

The amendment prevents inappropriate elements which could negatively impact traffic patterns and community appearance.

(7) Whether, and the extent to which the proposed amendment will result in beneficial impacts on the natural environment and its ecology, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, and wetlands.

The amendment has no direct impact on the natural environment.

(8) Whether, and the extent to which the proposed amendment will result in development that is adequately served by public facilities and services (roads, potable water, sewerage, schools, parks, police, fire, and emergency medical facilities).

The amendment has no impact on public facilities and services.

STAFF RECOMMENDATION:

Approval as submitted.

Amend the definition of self-service vending unit as follows:

Self-service vending unit means a freestanding vending machine larger than five feet in width by three feet in depth by seven feet in height that may operate without full-time personnel (e.g. bulk ice vending machines). These units are activated by insertion of money or electronic payment; the product is automatically dispensed individually or in bulk outside to the customer.

Self-service vending unit means a freestanding machine of which the full length of one of its longest sides is located more than one foot from a wall of a principal building; and is not located completely under the roof, overhang, awning, or colonnade of a principal building; and exceeds 80 inches in height, 48 inches in width, or 36 inches in depth; and is activated by inserting tokens or money into the machine or by accepting electronic payment; and mechanically dispenses individual or bulk merchandise to the customer.

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Application # TEXT-0085-2025

Application for Text Amendment

Contact Community Development (478) 988-2720

Applicant Information

*Indicates Required Field

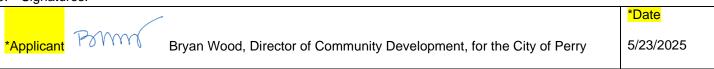
	Applicant	
*Name	Bryan Wood for the City of Perry	
*Title	Community Development Director	
*Address	741 Main Street, Perry, GA 31069	
*Phone	478-988-2714	
*Email	bryan.wood@perry-ga.gov	

Request

*Please provide a summary of the proposed text amendment: Amend definition of Self-Service Vending Units

Instructions

- 1. The application, fee (made payable to the City of Perry), and proposed text of the amendment must be received by the Community Development Office no later than 4:30 pm on the date reflected on the attached schedule.
- 2. Fees: Actual cost of required public notice.
- 3. The applicant must state the reason for the proposed text amendment. See Sections 2-2 and 2-3.2 of the Land Management Ordinance for more information.
- 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.
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- 3. The applicant affirms 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:



Standards for Amendments to the Text of the Land Management Ordinance

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(1) Whether, and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

This amendment is not inconsistent with these plans.

(2) Whether, and the extent to which the proposed amendment is consistent with the provisions of this chapter and related city regulations.

The proposed amendment is consistent with the format of the Land Management Ordinance.

(3) Whether, and the extent to which there are changed conditions from the conditions prevailing at the time that the original text was adopted.

Amendment needed to further clarify what is classified as a self-service vending unit.

(4) Whether, and the extent to which the proposed amendment addresses a demonstrated community need.

City Council has determined that self-service vending units are not appropriate in Perry.

(5) Whether, and the extent to which the proposed amendment is consistent with the purpose and intent of the zoning districts in this chapter, will promote compatibility among uses, and will promote efficient and responsible development within the city.

The amendment is consistent with the policy of City Council and addresses the purposes of ensuring appropriate commercial development patterns along corridors, and creating a convenient, attractive, and harmonious community.

(6) Whether, and the extent to which the proposed amendment will result in logical and orderly development pattern.

The amendment prevents inappropriate elements which could negatively impact traffic patterns and community appearance.

(7) Whether, and the extent to which the proposed amendment will result in beneficial impacts on the natural environment and its ecology, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, and wetlands.

The amendment has no direct impact on the natural environment.

(8) Whether, and the extent to which the proposed amendment will result in development that is adequately served by public facilities and services (roads, potable water, sewerage, schools, parks, police, fire, and emergency medical facilities).

The amendment has no impact on public facilities and services.

Revised 7/1/22

Self-service vending unit means a freestanding vending machine larger than five feet in width by three feet in depth by seven feet in height that may operate without full-time personnel (e.g. bulk ice vending machines). These units are activated by insertion of money or electronic payment; the product is automatically dispensed individually or in bulk outside to the customer.

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