



Where Georgia comes together.

Application # R2N2
0070-2025

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field

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

Property Information

*Street Address or Location	606 BALL ST, PERRY, GA 31069
*Tax Map Number(s)	0P0110 005000
*Legal Description	
A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available;	
B. Provide a survey plat of the property;	

Request

*Current Zoning District	M2 PERRY D2	*Proposed Zoning District	C1 - PERRY DIST 2
*Please describe the existing and proposed use of the property Note: A Site Plan or other information which fully describes your proposal may benefit your application.			
PROPERTY HAS 6 STRUCTURES - 2 MULTI USE, 1 STORAGE SHED, 1 WAREHOUSE & 3 SELF STORAGE BLOCS			

Instructions

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

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

9. Signatures:

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

Standards for Granting a Rezoning

The applicant bears the burden of proof to demonstrate that an application complies with these standards.

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?

- (1) Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property;
- (2) Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties;
- (3) Whether any of the uses permitted in the proposed zoning classification will cause adverse impacts to adjacent and nearby properties;
- (4) Whether any of the permitted uses and density allowed in the proposed zoning classification will cause an excessive burden on existing streets, utilities, city services, or schools;
- (5) Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification; and
- (6) Whether the subject property has a reasonable economic use as currently zoned.

Participant ID: 3779397156

BK 10551 PG 624 - 626

24-11637

Return

MOORE LAW FIRM, LLC

Post Office Drawer 8269

Warner Robins, GA 31095

(478) 328-3200

**STATE OF GEORGIA
COUNTY OF HOUSTON**

CORRECTIVE WARRANTY DEED

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

This Indenture made on October 9, 2024 between New Perry Capital, LLC, a Georgia limited liability company, of the County of Houston, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and South Storage Solutions, LLC, a Georgia limited liability company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100 (\$10.00) Dollars** and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land situate, lying and being in Land Lot 232 of the Thirteenth Land District of Houston County, Georgia and in the City of Perry, comprising of 3.00 acres, more or less, according to a map or plat of survey designated "Survey for Tolleson Supply Company, Inc.", prepared by Jones Surveying Co., certified by Richard L. Jones, Georgia Registered Land Surveyor No. 1591, dated August 28, 1978, a copy which is of record in Plat Book 22, Page 176, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

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

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

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

AND ALSO: All that tract or parcel of land situate, lying and being in Land Lot 232 of the Thirteenth Land District of Houston County, Georgia and in the City of Perry, being known and designated as Lot 9, Block B, of a Subdivision known as LOGUE WOODS, according to a plat of survey of a re-subdivision plat of Block B, Logue Woods, prepared by Jones Surveying Co., certified by Richard L. Jones, Georgia Registered Land Surveyor No. 1591, dated February 16, 1981, a copy which is of record in Plat Book 24, Page 137, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

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

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

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

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


AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

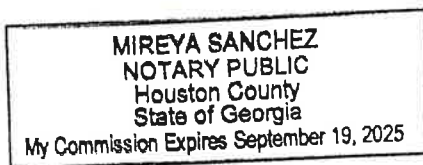
New Perry Capital, LLC

By:


Madison Holland, Member

Witness


Notary Public



Houston County, GA

Summary

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

[View Map](#)



Owner

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

Land

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

Commercial Improvement Information

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

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

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

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

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

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

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

Accessory Information

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

Permits

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

Sales

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

Valuation

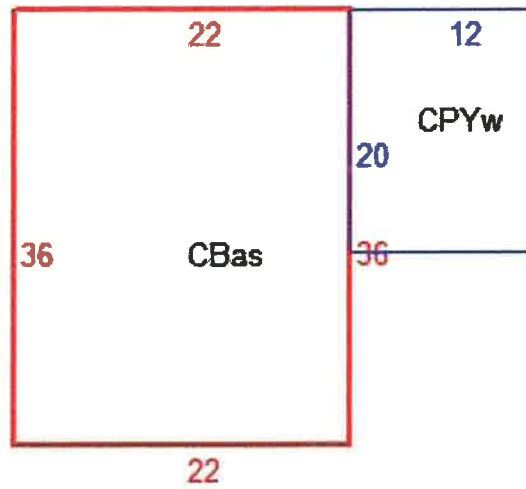
	2024	2023	2022	2021	2020
Previous Value	\$308,700	\$291,300	\$286,200	\$286,200	\$286,200
Land Value	\$60,900	\$60,900	\$43,500	\$43,500	\$43,500
+ Improvement Value	\$215,400	\$215,400	\$215,400	\$215,400	\$215,400
+ Accessory Value	\$35,700	\$32,400	\$32,400	\$27,300	\$27,300
= Current Value	\$312,000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

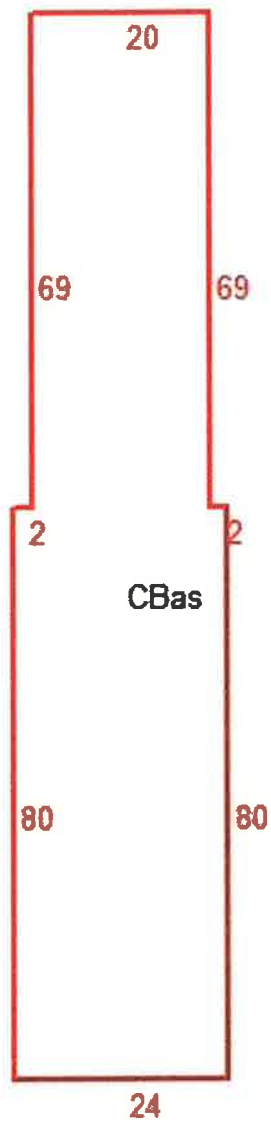
Photos

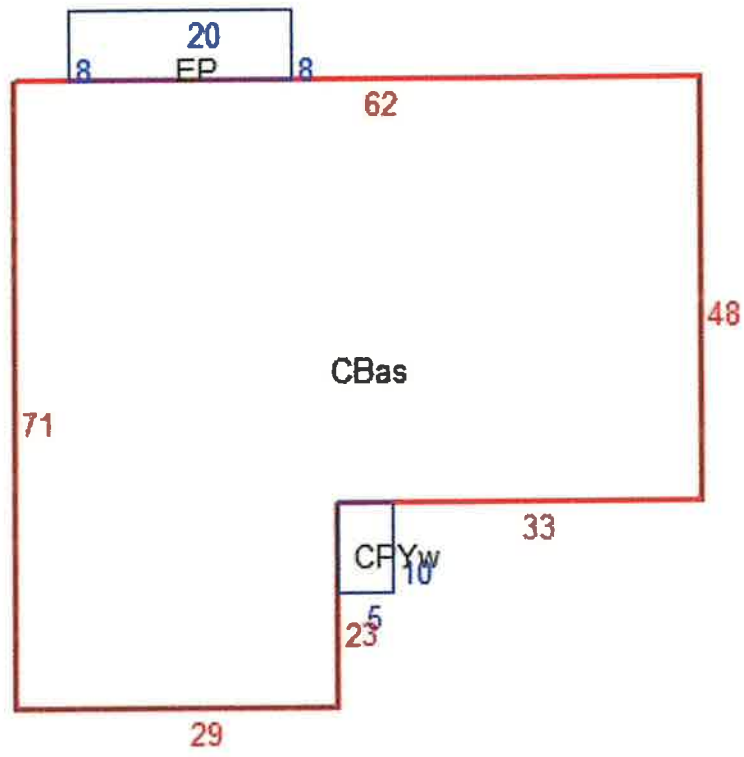


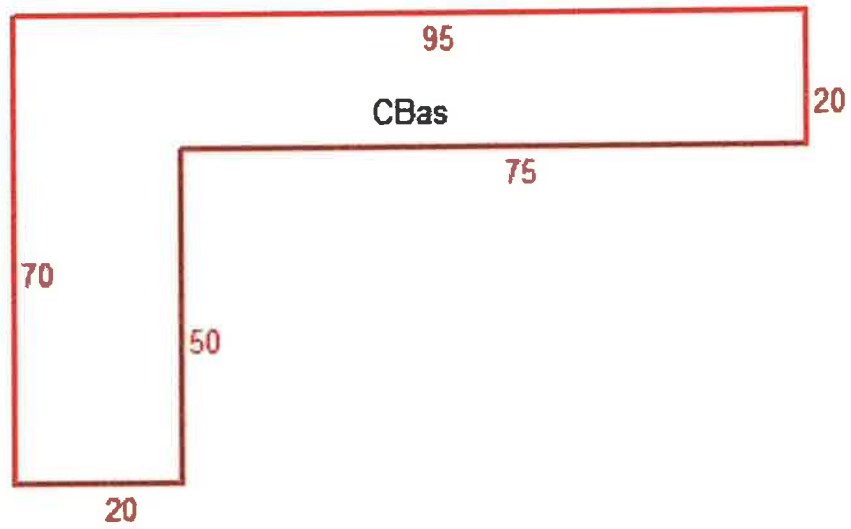


Sketches

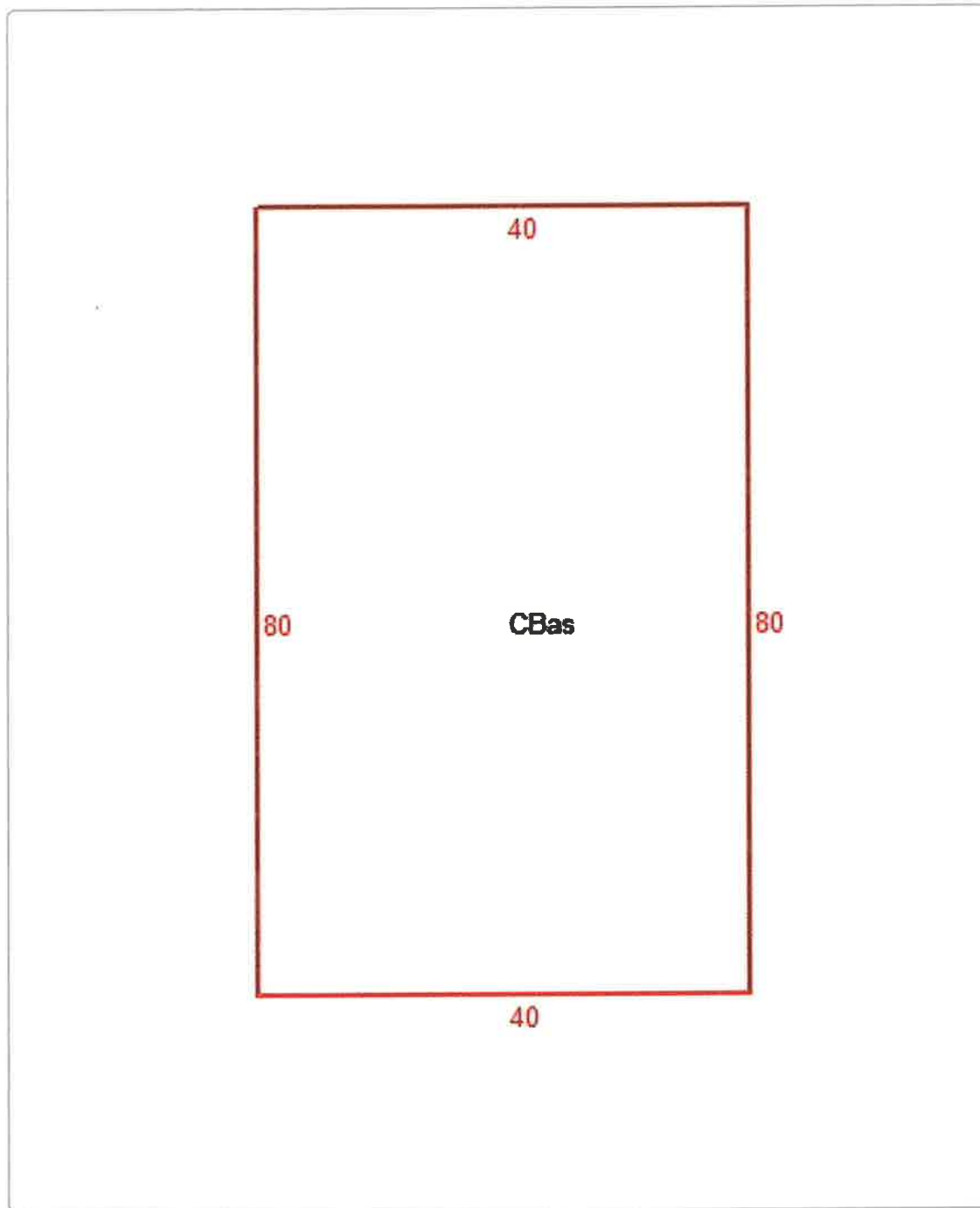












No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes.

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