



Where Georgia comes together.

Application # R2NE-0225-2025

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Paul Schofill	Lot Construction Group Inc
*Title	Owner	2831 Hwy 127 Kathleen, GA 31047
*Address	Frank Satterfield Road	Frank Satterfield Road
*Phone		

Property Information

*Street Address or Location	Frank Satterfield Road
*Tax Map Number(s)	0P0450 013000
*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 R-2	*Proposed Zoning District RM-1
*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.	
The existing use is a vacant wooded lot. The proposed use is for 3 duplexes to be constructed on the property. The proposed Site Plan is attached.	

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) - \$325.00 plus \$28.00/acre
 - b. Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - \$543.00 plus \$43.00/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.

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:

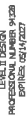
*Applicant		*Date	12-2-2025
*Property Owner/Authorized Agent		*Date	12-2-2025

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? **NONE**

- (1) Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property; **No Conflict**
- (2) Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties; RM-2. Multi-Family Residential is located nearby on the same road
- (3) Whether any of the uses permitted in the proposed zoning classification will cause adverse impacts to adjacent and nearby properties; The proposed uses will match existing nearby property uses.
- (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 current infrastructure is sufficient to support the proposed use.
- (5) Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification; and
There are no changing conditions known by the applicant at this time.
- (6) Whether the subject property has a reasonable economic use as currently zoned.
There are no viable development options for the property as currently zoned.



INT

AULSCHORLL
FRANK SATTERFIELD ROAD
ERRY, GA 31069
HOME: 478.367.5874

FRANK SATTERFIELD HOMES
PRELIMINARY SITE PLAN
FRANK SATTERFIELD ROAD
PERRY GA, 31069

CHRISTIAN & ELLINGTON
ENGINEERING & LAND SURVEYING
709 BELLEVUE AVENUE DUBLIN,
GEORGIA 31021
(428) 272-3013 | PEO05476



INTERVIEWING MS

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PLAN INFORMATION

#AGCT NO 302124
 FILENAME 20251218 15451110000000000000

SCALE 1"-30'

DATE 11 14 '86

QUEST

PRELIMINARY

1.00



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF PERRY ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

FOOD INFORMATION

SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE IT IS LOCATED IN ZONE "AE" AS DERNED BY FIRM PANEL NUMBER 13133C0306, WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2007.

LEGEND

- IRON PIN FOUND
FIRE HYDRANT
SANITARY SEWER MANHOLE
GUY WIRE
POWER POLE
BOUNDARY LINE
PROPOSED BOUNDARY LINE
ADJACENT LINE
RIGHT-OF-WAY
MAJOR CONTOUR
MINOR CONTOUR
WATER LINE
SANITARY SEWER LINE
OVERHEAD POWER
STORM PIPE

CURRENT ZONING

TOWNING, A 3 SINGLE FAMILY RESIDENTIAL
 BUILDING, 66'x40'-0"
 FRONT 40'-0" 25'
 SIDE 66'-0" 10'
 REAR 40'-0" 30'
 MINIMUM LOT WIDTH 60'
 CITY OF NEWY GEORGIA
 PLANNING AND ZONING DEPARTMENT
 410-488-7720

PROPOSED ZONING

ONING: \$84-1 MULTIFAMILY RESIDENTIAL
 BUILDING SETBACKS:
 FRONT --- 25' ---
 SIDE --- 8' + 2' FOR EACH
 STORY ABOVE 2 STORIES
 REAR --- 35' ---
 MINIMUM LOT WIDTH --- 75' ---

**3 PROPOSED DUPLEXES TO BE
CONSTRUCTED ON PIERS WITH
A MINIMUM F.F.E. OF 293.**

NVF
OIC INC
PARCEL ID: 0P0450 015000
D.B. 7792, PG. 10
P.B. 16, PG. 178

HATCHED AREA REPRESENTS FLOOD
ZONE "A2" AS SHOWN ON FEMA FLOOD
MAP PANEL 12158C0154E (EFFECTIVE
09/26/2007)

LOT CONSTRUCTION GROUP INC
PARCEL ID: 015000

GRISSENFTHWAITE
PROPERTY LLC
PARCEL NO: 090-050 023000

STANDARD PRACTICE

FRANK SATTERFIELD ROAD (60' R/W)

FLOOD ZONE AE
BFE = 290

2 of 3
✓
Recording requested by:
Varner & Peacock LLC
1719 Russell Parkway, Building 200
Warner Robins, GA 31088
(478) 922-3010
24-16900/Lot Construction



Doc ID: 017899060002 Type: GLR
Recorded: 03/20/2024 at 10:56:05 AM
Fee Amt: \$90.00 Page 1 of 2
Transfer Tax: \$65.00
Houston County Georgia
Carolyn V. Sullivan Clerk Superior

BK 10371 PG 156-157

----- Above this line for Office -----

TRUSTEE'S DEED

STATE OF GEORGIA
COUNTY OF HOUSTON

THIS DEED, made this the 15th day of March, 2024 between A.C. Church, as Trustee of the Longvale Family Trust, a Land Trust, and any amendments thereto, as party or parties of the First Part, (hereinafter called "Grantor") and Lot Construction Group, Inc., a Georgia corporation (hereinafter called "Grantee"); the words "grantor" and "grantee" to include their respective heirs, successors and assigns where the context requires or permits:

WITNESSETH: That A.C. Church is the Trustee under the Longvale Family Trust, a Land Trust. Recorded simultaneously herewith is an Affidavit of Trust.

NOW THEREFORE, that the said Grantor, for and in consideration of the sum of **SIXTY FIVE THOUSAND AND 00/100 (\$65,000.00)**, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, and pursuant to the power and authority granted to Grantor under said Trust, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said grantee, in fee simple, the following described property:

All that tract or parcel of land situate, lying and being in Land Lot 230 of the Thirteenth (13th) Land District of Houston County, Georgia, being known and designated as Parcel "A", comprising 3.13 acres, more or less, according to a plat of survey being of record in Plat Book 15, Page 210, Clerk's Office, Houston Superior Court. Said plat and the record thereof are incorporated herein by reference for all purposes.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-way affecting said described property.

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, its heirs, successors and assigns, forever, in Fee Simple.

IN WITNESS WHEREOF, the said Grantor in her representative capacity has hereunto set her hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

Sally Ann
Witness

A.C. Church (SEAL)
A.C. Church as Trustee of the Longvale Family Trust, a
Land Trust

Denyse W Badore
Notary Public
Seal

