



Where Georgia comes together.

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

- 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.
- 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.

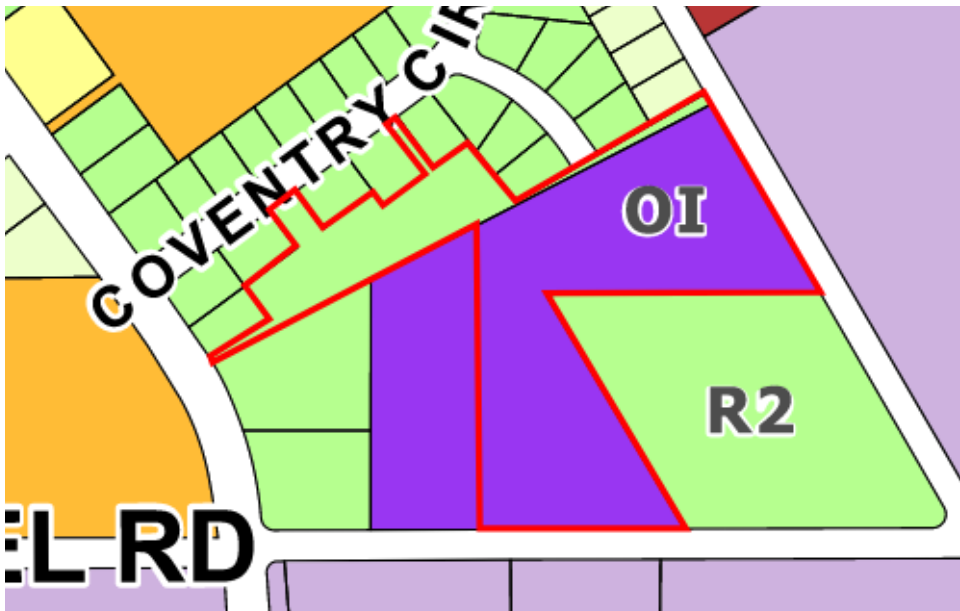


RZNE-0091-2025

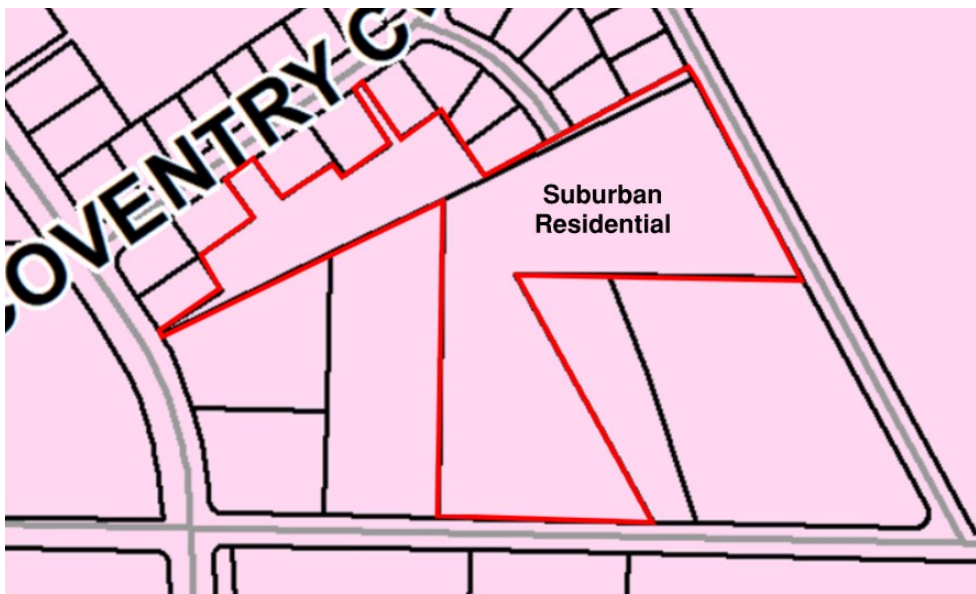
0 Coventry CT

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

Aerial



Zoning



Character Area



Where Georgia comes together.

Application # R2NE 91-2025

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field

	*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 Location	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 a 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	RM2
*Please describe the existing and proposed use of the property <u>Note: A Site Plan or other information which fully describes your proposal may benefit your application.</u>			
Existing: Undeveloped.			
Proposed: Residential development.			

Instructions

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
- *Fees:**
 - Residential Zoning (R-Ag, R-1, R-2, R-3) - \$316.00 plus \$27.00/acre
 - Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - \$527.00 plus \$42.00/acre
- *The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.**
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Rezoning applications require an informational hearing before the planning commission and a public hearing before City Council. Public hearing sign(s) will be posted on the property at least 15 days prior to the scheduled hearing dates.
- *The applicant must be present at the hearings to present the application and answer questions that may arise.**
- *Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years has the applicant made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? "Applicant" is defined as any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action. Yes ___ No 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	05/16/2025
*Property Owner/Authorized Agent		*Date	5/16/25

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.

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 T. Widner, RLA



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 Type: 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
PERRY, GEORGIA 31069

FILE NO: P'08-#459

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).

WITNESSETH that: Grantor, for and in consideration of the sum of **Other Good and Valuable
Considerations and Ten (\$10.00) and NO/100-----DOLLARS**
in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby
acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed and by these
presents does grant, bargain, sell, alien, convey or confirm unto the said Grantee, all of the following
property, to-wit:

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.

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 (SEAL)
MICHAEL E. LACEFIELD
 As Trustee of the Michael E. Lacefield Living Trust
 dated January 11, 2007

Dollie A. Lacefield (SEAL)
DOLLIE A. LACEFIELD
 As Trustee of the Dollie A. Lacefield Living Trust
 dated January 11, 2007

Signed, sealed and delivered in
 presence of:

Bill. J. J. J.
 Witness

Michael G. Gray
 Notary Public



Michael G. Gray
 Notary Public
 Houston County, Georgia
 Commission Expires June 5, 2010

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

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

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

BK 10264 PG 39 - 40

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).

W I T N E S S E T H 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.

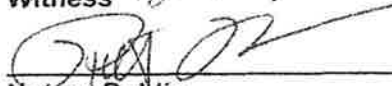
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.



Garrett Milton (SEAL)

**Signed, sealed and delivered
in the presence of:**



Witness


Notary Public

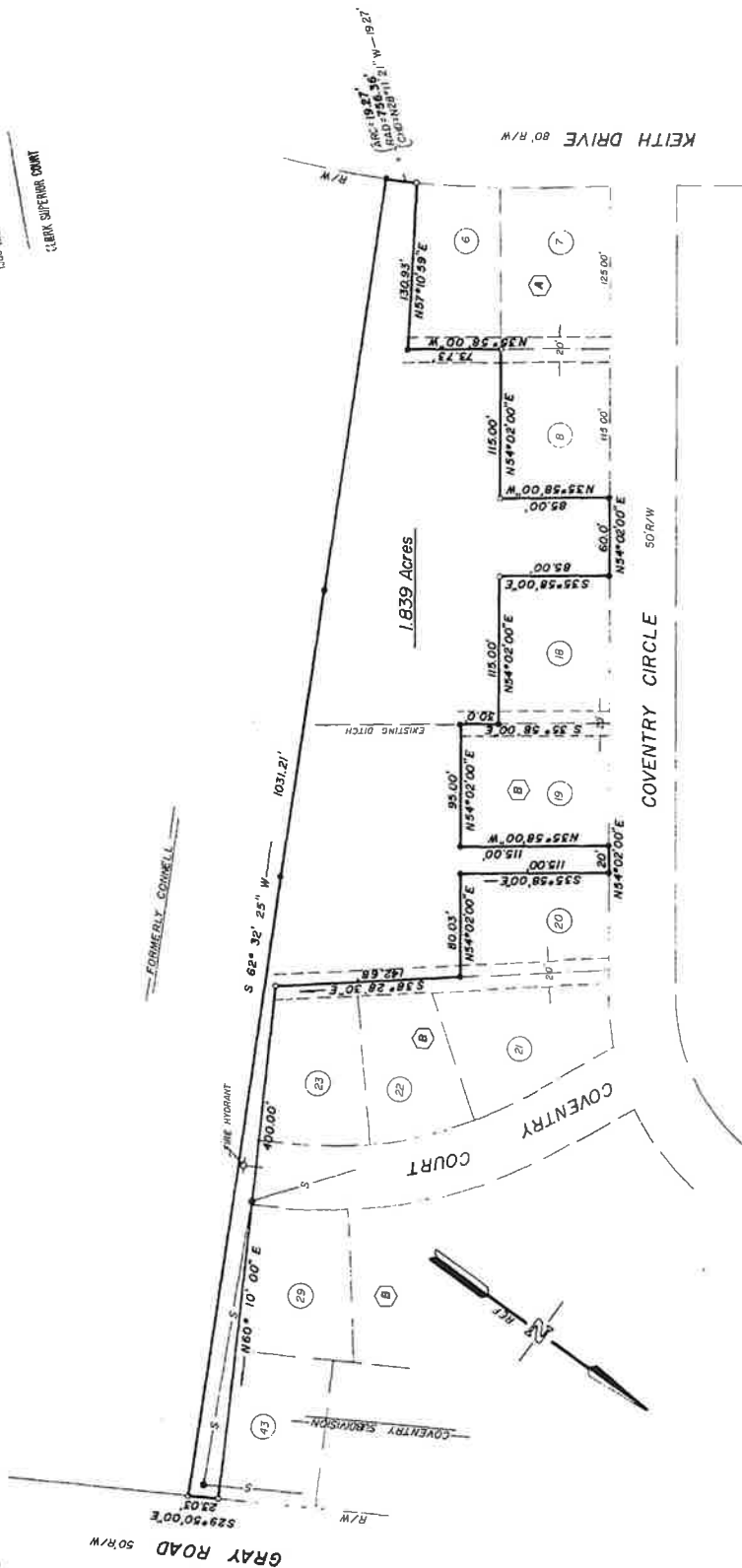


Daniel, Lawson, Tuggle & Jerles, LLP
912 Main Street
Post Office Box 89
Perry, Georgia 31069
(478) 987-2622

Recorded Mar 25, 1986

0.0000 30/4

30/4
FILED
KATHY COULT
1985 MAR 21 AM 10:49
CLERK SUPERIOR COURT



Approved

By *David P. Hulbert, Jr.*
INSPECTION DEPT. 18 March 1986
CITY OF PEORI

SURVEY FOR
DAVID P. HULBERT, JR.
& DAVID G. WALKER
LAND LOT III
HOUSTON CO.
PERRY, GEORGIA
SCALE 1" = 60'
JONES SURVEYING COMPANY
PEORIA, IL 61655

NOTES:
1. ALL EASEMENTS ARE RUN PARALLEL TO UTILITIES
WITH WIDTHS AS INDICATED
2. REFERENCE PLAT OF COVENTRY SUBDIVISION BY
RICHARD L. JONES, DATED 3-1-72
3. REFERENCE PLAT FOR DUNFORD, HEATH, ETC. BY
RICHARD L. JONES, DATED 6-29-72

IRON PIN FOUND
IRON PIN PLACED
O SANITARY MANHOLE
S-SAN SEW LINE

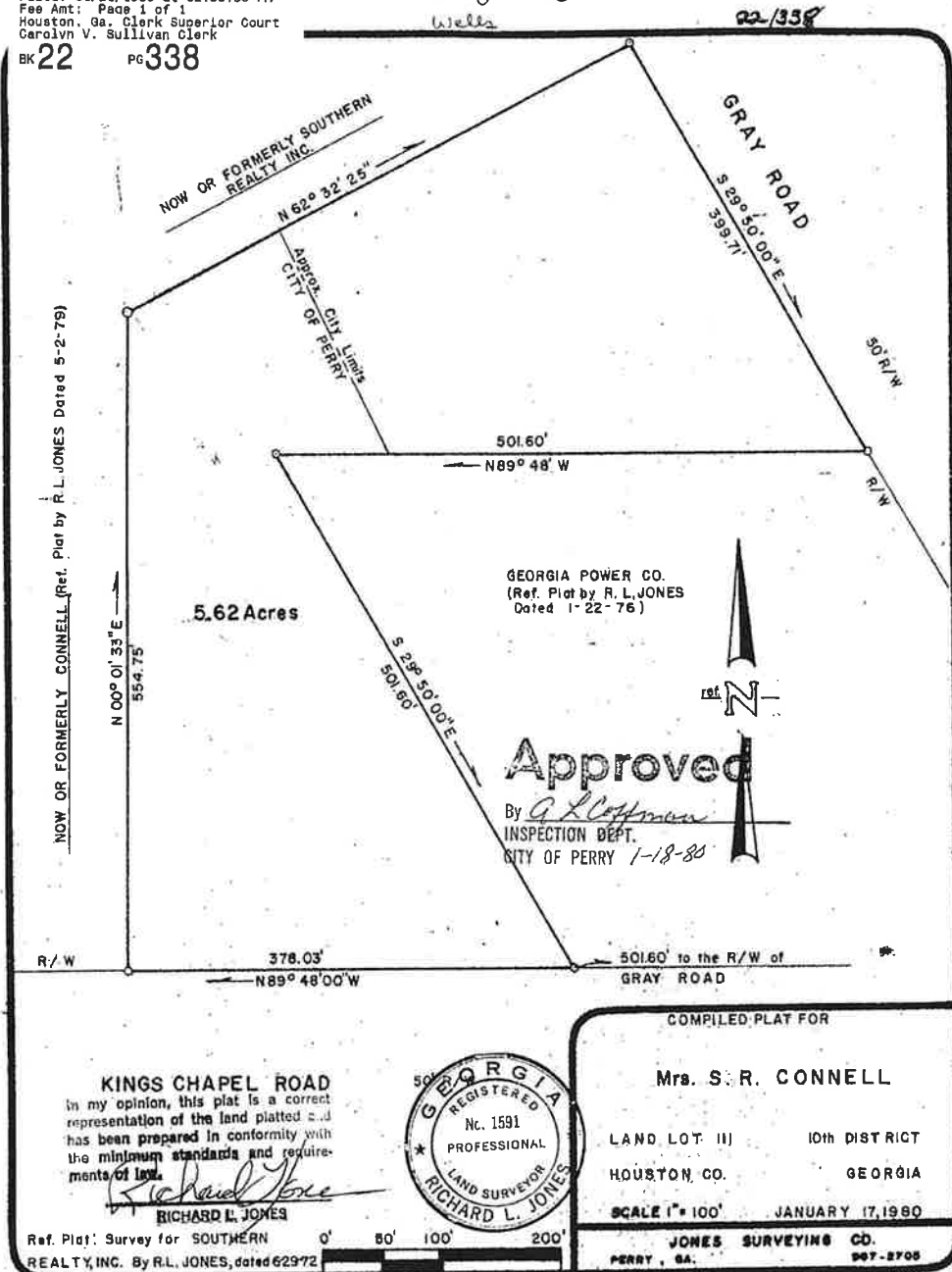
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Doc ID: 009888760001 Type: PLA
Filed: 01/21/1980 at 02:30:00 PM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk

Recorded January 22, 1980

BK 22

PG 338



Filed January 21, 1980 at 2:30 P.M. MICROFILMED