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STAFF REPORT

October 5, 2020

CASE NUMBER: ANNX-156-2020
APPLICANT: Bryant Engineering for William Edmond Smith, III
REQUEST: Annexation and Rezone from R-1 (County) to R-3 (City)
LOCATION: East side of Talton Road; Tax Map No. 001050 100000

ADJACENT ZONING/LANDUSES:

Subject Parcel: R-1, Single-family Residential District (County); undeveloped
North: R-1 and RAG (County); undeveloped and single-family residence
South: R-3, Multi-family Residential District (City); approved for residential subdivision
East: RAG (County), single-family residence
West: PUD (City)/RAG (County); single-family residences and farmland

BACKGROUND INFORMATION: The applicant requests the 38.91 acre parcel be annexed into the City of Perry and given a City zoning classification of R-3, Multi-family Residential District. No plans or indication of proposed development were provided with the application. The property is contiguous to the City along its western and southern boundaries.

STANDARDS FOR ESTABLISHING A ZONING CLASSIFICATION:

- 1. Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?** The applicant indicates there are no covenants or restrictions pertaining to the property which would preclude uses allowed in the R-3 zoning district.
- 2. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.** The R-3 zoning classification permits single- and multi-family residential uses. The zoning classification is consistent with the zoning of the property located directly to the south.
- 3. Describe why the proposed zoning district will not adversely impact the use of surrounding properties.** The property is located in an area of the county that is rapidly converting from agricultural lands to single-family residential subdivisions. The area consists of residential subdivisions with a variety of densities, large-lot home sites, and agricultural lands.
- 4. Describe how the proposed zoning district is consistent with the Comprehensive Plan.** The subject property is located on the edge of an "Agricultural" character area near the boundary of a "Suburban Residential" character area in the 2017 Joint Comprehensive Plan Update.
- 5. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.** Along with existing and planned residential developments in the area, it is likely

that improvements to Talton Road will be required. Improvement to its intersections with Bear Branch Road and State Route 127 may also be needed. Water is available to the site. Sanitary sewer will be provided to the site. Additional households will increase demand for schools in the area.

- 6. Describe any other existing or changing conditions affecting the use and development of the subject property which support approval of the requested zoning district.** The property is located in an area of the county experiencing a strong demand for residential development.

STAFF RECOMMENDATION: Staff recommends approval of the application to annex and rezone to R-3, Multi-family Residential District.





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Application # ANNY 154-
2020

Application for Annexation
Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Chad Bryant, Bryant Engineering	Wes Smith, Smithfield Chase Developers
*Title	President	Owner
*Address	906 Ball Street, Perry, GA 31049	2619 GA Hwy 127, Kathleen, GA 31047
*Phone	478-224-7070	478-954-3477
*Email	chad@bryantengllc.com	ddsmitn@gfbinsurance.com

Property Information

*Street Address or Location	Talton Road 38.91 acres
*Tax Map #(s)	# 1050 1000
*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 and/or a proposed site plan; C. For Annexation, a survey must be tied to the Georgia Planes Coordinate System.

Request

*Current County Zoning District	R-1	*Proposed City Zoning District	R-3
*Please describe the existing and proposed use of the property			
Current use - farmland Proposed - single family residential			

Instructions

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than 4:30 pm on the date reflected on the attached schedule.
- Fees:
 - Residential - \$137.00 plus \$16.00/acre (maximum \$1,650.00)
 - Planned Development - \$158.00 plus \$16.00/acre (maximum \$2,900.00)
 - Commercial/Industrial - \$240.00 plus \$22.00/acre (maximum \$3,100.00)
- The applicant/owner must respond to the 'standards' on page 2 of this application (you must answer 'why' you believe the requested zoning classification meets 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.
- Annexation applications require an informational hearing before the planning commission and a public hearing before City Council. The property must be posted 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, have you, the applicant, made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? Yes ___ No ✓
If yes, please complete and submit the attached Disclosure Form.

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 9/19/20
*Property Owner/Authorized Agent	*Date

Standards for Granting a Zoning Classification * See attached letter *

1. Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?
2. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.
3. Describe why the proposed zoning district will not adversely impact the use of surrounding properties.
4. Describe how the proposed zoning district is consistent with the Comprehensive Plan.
5. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.
6. Describe any other existing or changing conditions affecting the use and development of the subject property which support approval of the requested zoning district.

Revised 7/17/20

For Office Use (receipt code 204.1)

Date received	Fee paid	Date deemed complete	Public Notice Sign	Legal Ad	County Notification
Notice to Applicant	Routed to PC	Date of PC	Date of Public Hearing	Date of Council action	Notice of action



Chad R. Bryant, P.E.
President-Perry

Jennie S. Barfield, P.E.
Forsyth Branch Manager

Casey Graham, P.E.
Perry Branch Manager

September 18, 2020

Mr. Bryan Wood
Community Development Director
City of Perry
741 Main Street
Perry, GA 31069
478-988-2720
bryan.wood@perry-ga.gov

**Subject: Application for Annexation & Rezoning
 Talton Road Development – Additional 38.91 Acres (R-3)
 Project #0636-005**

Dear Mr. Wood,

Please see attached application and plat for annexation and rezoning for 38.91 acres located on Talton Road. Below are the Standards for Granting a Zoning Classification (Page 2 of application).

1. No Covenants are currently in place
2. Property to the south is currently zoned R-3.
3. The proposed zoning is for residential use and the property is within a transitional area from farmland to higher density residential.
4. This area is planned for residential development in the Comprehensive Plan.
5. This area is part of a planned expansion to City Sewer. The property is accessible to Talton Road, Hwy 127, and Bear Branch Road. Traffic counts are very low so there will not be an overburden on transportation infrastructure.
6. The proposed development we believe will provide a nice transition and more appropriate for the area than the current zoning.





Chad R. Bryant, P.E.
President-Perry

Jennie S. Barfield, P.E.
Forsyth Branch Manager

Casey Graham, P.E.
Perry Branch Manager

We would like to be placed on the next available agenda for the Perry Planning Commission. Please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chad R. Bryant, P.E.'.

Chad Bryant, P.E.
President
Bryant Engineering

