



Where Georgia comes together.

Planning Commission Agenda
Monday, August 10, 2020 – 6:00pm

Meeting to be held at **Perry Arts Center** 1121 Macon Road, Perry

1. Call to Order
2. Roll Call
3. Invocation
4. Approval of Minutes : Approval of minutes from July 13, 2020 meeting
5. Announcements
 - A. Campaign Notice per O.C.G.A. 36-67A-3
 - B. Policies and Procedures for Conducting Zoning Hearings are available at the entrance
 - C. Please silence cell phones
6. Old Business- Postponed from July 13, 2020 meeting
 - A. Informational Hearing (Planning Commission recommendation)
 1. ANNX-79-2020: Annexation and zoning for a portion of property located at 220 Airport Rd.
 2. RZNE-80-2020: Rezoning for property located at 1999 Sam Nunn Blvd. and 101 Woodlawn Drive
 3. RZNE-82-2020: Rezoning of property on Perimeter Road
7. New Business
 - A. Public Hearing (Planning Commission decision)
 - B. Informational Hearing (Planning Commission recommendation)
 1. RZNE #93-2020 Rezoning of property on Perry Parkway
 2. ANNX #94-2020 Rezoning and Annexation of property on Perry Parkway
 3. SUSE #83-2020 Special Exception Perimeter Road – PUD, Planned Unit Development to C-2, General Commercial District
8. Other Business
9. Adjourn

All meetings of the Planning Commission are open to the public unless otherwise posted

Planning Commission Minutes
July 13, 2020

1. Call to Order: Vice Chairman Clarington called the meeting to order at 6:02pm.
2. Roll Call: Vice Chairman Clarington; Commissioners Coody, Griffis, and Jefferson were present. Chairman Edwards and Commissioner Mehserle were absent.

Staff: Bryan Wood – Community Development Director and Christine Sewell – Recording Clerk

Guests: Casey Graham, Michael Chidester, Rick Jackson, Donnie Gilbert, Phillip Ramsey, Deborah Jones, Monique Parks, Erika Sounakhene, George Jones, Terrance Stokes, and Noel Wyre

3. Invocation : was given by Commissioner Jefferson
4. Approval of Minutes: Approval of minutes from June 08 and June 29, 2020 meetings: Commissioner Jefferson motioned to approve both as submitted; Commissioner Coody seconded; all in favor and was unanimously approved.
5. Announcements : Vice Chairman Clarington referred to the notices as posted
 - A. Campaign Notice per O.C.G.A. 36-67A-3
 - B. Policies and Procedures for Conducting Zoning Hearings are available at the entrance
 - C. Please silence cell phones
6. Old Business- None

Public Hearing (Planning Commission decision)

- A. APPL-48-2020: Appeal of the Administrator's determination regarding commercial activity being conducted at 161 Fairway Oaks Drive

Mr. Wood advised at the June 8, 2020 meeting the Planning Commission granted the appellant's request for postponement until the July meeting in order to provide additional information supporting their appeal. The appellant submitted a number of documents, including an affidavit stating that woodworking is a hobby of the appellant and most of his projects are used in his personal residence.

Mr. Wood summarized the appeal, noting in the fall of 2019 the City received a complaint regarding noise emanating from the subject property. The Code Compliance Specialist met several times with the owners of the property. The owners are repairing and refinishing furniture at the subject property which is then displayed for sale online and at a commercial location in Byron. On March 17, 2020 the administrator determined that the repair and refinishing of furniture at 161 Fairway Oaks Drive is part of a retail sales and services classification, which is not permitted in the residential-zoned portion of the Houston Springs PUD. The process and code references are listed in the March 17, 2020 letter from staff to the appellants. Mr. Wood advised the land management section of regarding appeals, Sec. 2-3.7(E) which states, in exercising the powers granted the Commission in 2-1.2.4 of the Ordinance, the Commission may, in conformity with the provisions of the Ordinance, reverse or affirm, wholly or in part, or may modify the order, requirements, decisions or determination of the administrator, and to that end shall have all the powers of the administrator and may issue or direct the issuance of a Zoning Compliance Permit.

Vice Chairman Clarington opened the hearing at 6:10pm and called for anyone to speak in regards to the appeal for or against.

Mr. Michael Chidester the appellant's attorney advised the matter before the Commission resulted from a noise complaint to Houston Springs Homeowner's Association (HOA), they investigated as they do not allow commercial businesses, and determined to be unfounded on two occasions. The City's code enforcement received a complaint from a neighbor and it was determined no violation. A second complaint was sent directly to the city manager who advised code compliance to again visit the site and determine if there is a business being operated. The second determination led to the administrator's decision that the refinishing/repairing of furniture and then displayed and sold at a retail location elsewhere were associated with a trade and a violation of City ordinances. Mr. Chidester advised per the ordinance requirements for notification to cease and deadlines to be provided had not been followed, along with the provisions of remedies that does not include the Planning Commission. A notice to stop, and if Mr. Jackson had not done so, then a stop order which is what is required by code. Mr. Chidester reviewed the ordinance for the Commission and what constitutes a commercial activity. He noted Mr. Jackson repurposes furniture for his home as when they moved to the area they had none and he and his wife find things they like, purchase and use and if they find something else they like better, they sell it, normally offsite in Byron or on social media. Mr. Chidester noted the police had also investigated the noise complaint and it was unfounded. Furthermore, Mr. Jackson advised the HOA he would only use power tools at certain times during the day and has kept a detailed record of this and the use is minimal.

There being no further comment for or opposed to the appeal Vice Chairman Clarington closed the hearing at 6:29pm.

Vice Chairman Clarington inquired how often Mr. Jackson is working and where are the items stored. Mr. Chidester advised Mr. Jackson works full time and this is his hobby and he may do several times a week at his leisure and uses a sander, compound and table saws. Mr. Chidester also noted Mr. Jackson kept a detailed log of when he was working in his garage and out of 301 days he worked 66 days for a total of 840 minutes during that time. Mr. Jackson addressed the Commission and advised this is a hobby for him and not a job and certainly not a full time job, nor does he want it to be. Commissioner Griffis asked if Mr. Jackson had a business license or name; Mr. Jackson advised, no but he did sell occasionally at a booth in Byron. Commissioner Griffis inquired why affidavits were provided; Mr. Chidester advised to provide additional background on the case for the Commission. Mr. Jackson advised he does all the work in his garage and when the issue had been brought to the HOA he told them he would not go over three hours a day, which he does not. Commissioner Coody inquired if any conversation had been had with the complaining neighbor; Mr. Jackson advised there had not been and is uncertain how or why this became an issue for them and there have been no other complaints.

Commissioner Griffis motioned to reverse the decision of the administrator that there is no commercial activity transpiring at the residence as it is a hobby based on the information presented; Commissioner Coody seconded; all in favor of reversal of administrators' decision.

7. New Business

B. Public Hearing (Planning Commission decision)

1. PLAT-50-2020: Preliminary Plat for Phase 2 of Sadie Heights Subdivision

Mr. Wood advised the subject property is 28.26 acres, and is in the process of being annexed into the City of Perry. The second reading of ordinances to annex and apply the R-2A zoning designation is scheduled for July 21, 2020. The applicant proposes to develop the second phase of the Sadie Heights subdivision, which received Preliminary Plat approval from the Planning Commission in June 2020. This application will add 66 lots to the previously-approved 106-residential-lot conventional subdivision. An additional lot at the entrance to the subdivision will be owned by a Homeowners' Association and used for mail delivery. Three lots on the 3-acre portion of parcel 0P0480 042000 is proposed to be donated to the City and used as open space and a sewer lift station. Per the R-2A zoning district requirements, minimum lot size is 12,000 square feet with a minimum lot width of 80 feet. All lots meet these minimum requirements, with the exception of lots 215, 216, 221, 223, 230, 233, 258, 259 and 263, which will need to be adjusted prior to final plat approval. The required 60' right-of-way width, 27' street width and 96' diameter cul-de-sacs are provided. Downstream sanitary sewer pump stations are at or near capacity. It will be the responsibility of the applicant to analyze these and upgrade any station to accept the addition flows created by the subdivision. The applicant has not provided documentation which indicates the proposed street names have been approved by Houston County E911 office. Because of its location on the edge of the City, the plans were submitted to Houston County engineers for review. Their comments are attached and included in the recommendation. Additionally, the plans were submitted to the Board of Education for review. The BOE had no comments. Staff was recommending approval with the conditions noted in the staff report.

Vice Chairman Clarrington called for anyone in favor or opposed to the request at 6:57pm; there being no public comment the hearing was closed at 6:58pm.

Commissioner Coody motioned to approve the preliminary plat with staff conditions; Commissioner Jefferson seconded; all in favor and was unanimously approved.

2. VAR-88-2020: Variance for reduction in front setback – 603/605/607/609 Shoshone Circle – Wind River Subdivision

Mr. Wood read the applicants' request, which was for a variance to reduce the front setback, along with staff responses.

Vice Chairman Clarrington opened the public hearing at 7:02pm and called for anyone in favor of the request.

Mr. Donnie Gilbert, applicant reiterated the request and advised he had been the builder for a majority of the homes in the subdivision and the reduction request was to stay consistent with the existing homes.

Vice Chairman Clarrington called for anyone opposed to the request.

Mr. Phillip Ramsey advised he was speaking for a number of residents, some present and some who had signed a petition of disapproval, which (packet along with additional information and photographs were provided to the Commission). Mr. Ramsey advised the four lots will be the only lots in the subdivision with different setbacks, which will shorten driveways and not easily allow for side entry garages, cause parking on the streets, which endangers walkers and children. As well the lots will need a large amount of fill dirt as each of them are sloped. The change in setback for the lots will noticeably change the appearance of the subdivision and most

likely have a negative impact on property values. There is already concern with drainage in the neighborhood and the current second phase has already had stormwater violations.

Ms. Deborah Jones was opposed for the same reasons Mr. Ramsey stated and approval would affect the safety of the residents and property values.

Ms. Monique Parker was opposed and suggested the City purchase the lots for a park.

Ms. Erika Sounakhene was also opposed.

Mr. George Jones was opposed and advised he had chosen the neighborhood for its' aesthetics and safety. The setback change will alter the appearance and negatively impact property values.

Mr. Terrance Stokes was opposed and concerned with the potential runoff and drainage issues that may occur, as it already has and the builder will not address.

Vice Chairman Clarington called for any further comment; there being none the public hearing was closed at 7:27pm.

Commissioner Griffis voiced concern regarding the drainage issue and fill dirt needed and inquired of staff if any other variances had been granted for the neighborhood. Mr. Wood advised there had been over the years for the rear setback. It was also asked why the City purchased the front two lots; Mr. Wood advised for stormwater facilities and drainage. Mr. Wood advised the applicant has offered to donate the lots to the City, but it had not been formalized. Mr. Gilbert advised he had offered (13) lots over time, but has come back over time to build on them, as the lots are deemed buildable and he can build on them or donate to the City. Vice Chairman Clarington inquired about the drainage for the lots; Mr. Gilbert advised they would drain to the rear and that they are following the topography of the area, which they didn't design but are required to follow. Commissioner Griffis asked if side loaded garages could be done; Mr. Gilbert advised yes, but the rear would be smaller and the side larger.

Commissioner Griffis motioned to deny the request as submitted; Commissioner Jefferson seconded; all in favor and was unanimously denied.

C. Informational Hearing (Planning Commission recommendation)

1. ANNX-79-2020: Annexation and zoning for a portion of property located at 220 Airport Rd. (*Applicant requests postponement until August 10, 2020*)
2. RZNE-80-2020: Rezoning for property located at 1999 Sam Nunn Blvd. and 101 Woodlawn Drive. (*Applicant requests postponement until August 10, 2020*)

Mr. Wood advised the applicant for both cases has requested postponement until the August meeting to gather additional information; staff concurred with the request. Commissioner Griffis motioned to table both cases until the August 10, 2020 meeting; Commissioner Coody seconded; all in favor was unanimously approved for postponement.

3. RZNE-82-2020: Rezoning of property on Perimeter Road

Mr. Wood advised the applicant has requested postponement until the August meeting to gather additional information; staff concurred with the request.

Commissioner Griffis motioned to table until the August 10, 2020 meeting;
Commissioner Coody seconded; all in favor was unanimously approved for
postponement

8. Other Business – None

9. Adjourn: there being no further being no further business to come before the Commission the
meeting was adjourned at 7:48pm.



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STAFF REPORT

August 6, 2020

CASE NUMBER: ANNX-79-2020
APPLICANT: Widner & Associates, Inc.
REQUEST: Annex and Rezone from RAG (county) to C-1 (City)
LOCATION: 220 Airport Road, Tax Map No. 000310 006000 (0.79 acre portion)

ADJACENT ZONING/LANDUSES:

Subject Parcel: RAG, Residential-Agricultural District (county); undeveloped
North: GU, Government Use District; Heritage Oaks Park
South: R-1, Single-family Residential District; single-family residences
East: R-1; Undeveloped
West: RAG (County); undeveloped

BACKGROUND INFORMATION: The applicant proposes to expand the existing Bob White Storage facility located at 103 Woodlawn Drive, by extending the property to the west. The proposed area of expansion extends into the subject property. See attached plat.

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 C-1 zoning district.
- 2. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.** Properties on Woodlawn Drive include the existing self-storage facility, offices and a City water plant. Other immediately-surrounding properties are currently undeveloped.
- 3. Describe why the proposed zoning district will not adversely impact the use of surrounding properties.** Properties surrounding the proposed expansion are currently undeveloped.
- 4. Describe how the proposed zoning district is consistent with the Comprehensive Plan.** The subject property and surrounding area is identified as "In-Town Corridor" in the 2017 Joint Comprehensive Plan. The property does not front Sam Nunn Boulevard, the identified corridor.
- 5. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.** Based on the fact that the property proposed for this C-1 zoning classification will only have access through the existing self-storage facility, development of additional storage facilities is the only logical use of the property. This use will have little or no impact on schools, water and sewer infrastructure, and roads.

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. Additional storage space and other commercial uses will be needed to service the continuing residential growth in Perry.

STAFF RECOMMENDATION: Staff recommends approval of the application to annex and rezone to C-1, Highway Commercial District.



Area to be Annexed

Area to be Rezoned

1610

1610

2004

SAM NUNN BLVD

WOODLAWN DR

WOODLAWN DR

110

110

108

110

107

103

103

1999

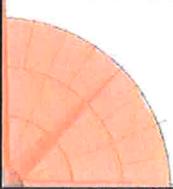
101

101

1999

220

220



STORY CLARKE & Associates
 LANDSCAPE ARCHITECTURE
 SURVEYORS - PLANNERS
 753 CARL VINSON PARKWAY
 WARNER ROBINS, GA. 31088
 OFFICE: 478-922-7724
 STORC-ALDGM

BOB WHITE SELF STORAGE
 Rezoning Plat For:
 10th DISTRICT
 PERRY, GEORGIA
 HOUSTON COUNTY

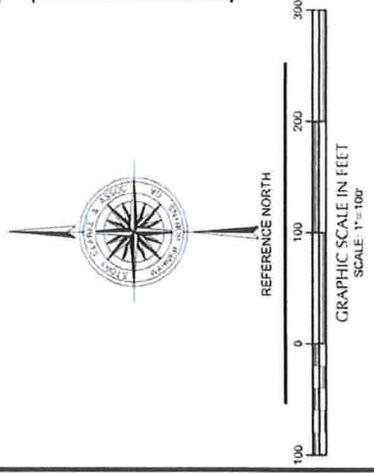
LO-H010
 HOUSTON COUNTY
 PN: 20-772
 DN: BHL
 DRAWN BY: JMR
 FIELD DATA BY: MLC
 FIELD DATE: 2006 08
 REVIEW BY: MLC
 DATE: 2006 09
 SCALE: 1"=100'

LEGEND

- IPS --- PROPERTY CORNER SET (REBAR)
- ITF --- METEORIC CORNER FOUND
- CNP --- CONCRETE MONUMENT FOUND
- CAS --- CONCRETE MONUMENT SET
- SPC --- SURVEY CONTROL POINT
- PCB --- POINT OF BEGINNING

SURVEY DATA

SURVEY AREA: 4.60 ACRES
 GEOMETRIC FIGURE: 26,000
 PLAT DATA: 180
 ANGLE: 07 PERMANENT PLANT
 ADJUSTMENT BY: CHANGALL PLANT
 EQUIPMENT USED: GARMIN GPS 76C DG
 (GARMIN CHS TOTAL STATION)
 REFERENCES: AS NOTED



U.S. HWY. 341
 130 R/W

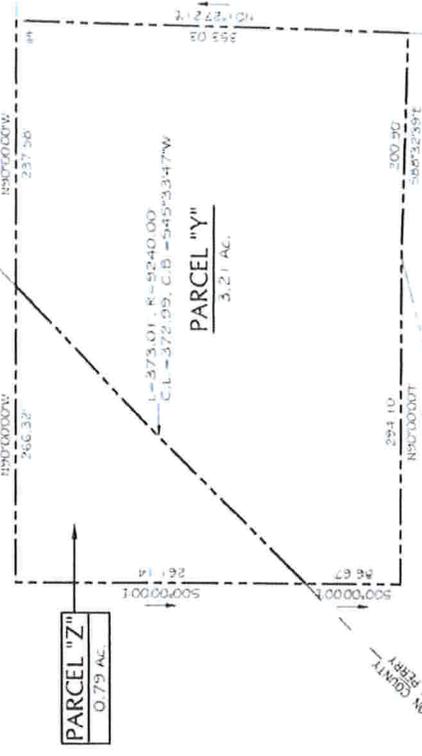
WOODLAWN RD.
 60 R/W

N.O.F CHATABLE REMAINDER UNITRUST
 1999 SAM HURN BLVD.
 P.I.N: DP0380 026000
 DB.8216 PC.1
 ZONE: R-1

N.O.F MACON VETERANS FUND LLC
 103 WOODLAWN DR.
 P.I.N: DP0380 010000
 PB.18 PC.184
 ZONE: C-2

N.O.F CHATABLE REMAINDER UNITRUST
 101 WOODLAWN DR.
 P.I.N: DP0380 001000
 DB.8216 PC.1
 ZONE: R-1

N.O.F WOODLAND DEVELOPMENT
 PROPERTIES LLC
 107 WOODLAWN DR.
 P.I.N: DP0380 067000
 DB.64 PC.104
 ZONE: C-2



PARCEL "Z"
 0.79 AC.

PARCEL "Y"
 3.21 AC.



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Application for Annexation

Contact Community Development (478) 988-2720

Application # 79-2020
Revised

Applicant/Owner Information

Indicates Required Field

	Applicant	Property Owner
*Name	Widner & Associates, Inc	Charitable Remainder Unitrust
*Title	Owner/Developer Rep.	JOSPEH SWANSON, AS TRUSTEE
*Address	793 Poplar St., Macon, GA 31201	1188 PARK AVE MURFREESBORO, TN 37129
*Phone	478-746-2010	
*Email	Matt@Widner-Assoc.com	

Property Information

*Street Address or Location	1999 Sam Nunn Blvd.
*Tax Map #(s)	0P0380 036000
*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	R1	*Proposed City Zoning District	C1
*Please describe the existing and proposed use of the property			
Existing - Undeveloped acreage Proposed - Addition to existing self-storage facility 103 Woodlawn Dr			

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 - \$135.00 plus \$15.00/acre (maximum \$1,600.00)
 - Planned Development - \$155.00 plus \$15.00/acre (maximum \$2,800.00)
 - Commercial/Industrial - \$235.00 plus \$22.00/acre (maximum \$3,000.00)
- 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 <i>Matt Widner / Widner & Associates, Inc.</i>	*Date 06-15-2020
*Property Owner/Authorized Agent <i>*Charitable Remainder Trust / J. M. Severance, Trustee</i>	*Date 6-15-20

Standards for Granting a Zoning Classification

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.

7/2019

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	Date of Council	Notice of action

June 15, 2020



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

Subject: Bob White Storage Addition
103 Woodlawn Drive

Dear Council and Commission,

We are requesting the annexation of the area shown on the attached plat. The items below are part of the application. We have included these items on a separate page for clarity.

Standards for Granting Annexation

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

No known covenant or restrictions exist.

2. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.

The proposed rezoning allows the existing business to grow. Surrounding properties would not necessarily be affected dramatically due to the large scale of undeveloped tracts in the immediate area surrounding the proposed rezoning.

3. Describe why the proposed zoning district will not adversely impact the use of surrounding properties.

The surrounding property is owned by the same individual.

4. Describe how the proposed zoning district is consistent with the Comprehensive Plan.

The rezoning proposed is a continuation of the previously approved plan.

5. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.

Similar business practices will remain intact. The operations have had no adverse impact.

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 rezoning would support the community need for the storage service.*

Respectfully,

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



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STAFF REPORT

August 6, 2020

CASE NUMBER: RZNE-80-2020
APPLICANT: Widner & Associates, Inc.
REQUEST: Rezone from R-1, Single-family Residential District, to C-1, Highway Commercial District
LOCATION: 1999 Sam Nunn Boulevard; Tax Map No. 0P0380 036000 (3.21 acre portion)

ADJACENT ZONING/LANDUSES:

Subject Parcel: R-1, Single-family Residential District; undeveloped
North: R-1; single-family residential
South: R-2, Two-family Residential District; undeveloped
East: C-2, General Commercial District; Bob White Self-Storage and offices
West: RAG, Residential Agricultural District (County); undeveloped

BACKGROUND INFORMATION: The applicant proposes to expand the existing Bob White Storage facility located at 103 Woodlawn Drive, by extending the property to the west. The proposed area of expansion extends into the subject property. See attached plat.

STANDARDS GOVERNING ZONE CHANGES:

- 1. The suitability of the subject property for the zoned purposes.** The subject property is suitable for residential development allowed per the current PUD zoning classification
- 2. The extent to which the property values of the subject property are diminished by the particular zoning restrictions.** Property values are not diminished by the current zoning.
- 3. The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public.** There is no destruction of property value.
- 4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.** There is no hardship imposed on the property owner by the current zoning.
- 5. Whether the subject property has a reasonable economic use as currently zoned.** The property can be developed with single-family residences as currently zoned.
- 6. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property.** The property has never been developed. The existing self-storage facility located adjacent to the subject property was developed in 2008.
- 7. Whether the proposed rezoning will be a use that is suitable in view of the uses and development of adjacent and nearby property.** The C-1 zoning district is the most restrictive district that also allows self-storage facilities. With the exception of the property directly to the east of the subject, all surrounding

properties are undeveloped. Since these properties will remain zoned for residential uses, development of the subject property will require a perimeter buffer.

8. **Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.** Surrounding properties are zoned for residential uses. Therefore, the subject property will be required to provide a perimeter buffer.
9. **Whether the zoning proposal is in conformity with the policies and intent of the land use plan.** The 2017 Joint Comprehensive Plan Update identifies the subject property as 'In-Town Corridor'. However, the subject property does not front Sam Nunn Boulevard, the identified corridor.
10. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** Based on the fact that the property proposed for this C-1 zoning classification will only have access through the existing self-storage facility, development of additional storage facilities is the only logical use of the property. This use will have little or no impact on schools, water and sewer infrastructure, and roads.
11. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.** Additional storage space and other commercial uses will be needed to service the continuing residential growth in Perry.

STAFF RECOMMENDATION: Staff recommends approval of the application to rezone to C-1, Highway Commercial District.



C1

GU

WOODLAWN DRIVE

Sam Nunn Blvd

C2

Bob White

R2

GU



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Application # 80-2020
revised.

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

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Widner & Associates, Inc.	Charitable Remainder Unitrust
*Title	Owner/Developer Rep.	JOSPEH SWANSON, AS TRUSTEE
*Address	793 Poplar St., Macon, GA 31201	1188 PARK AVE MURFREESBORO, TN 37129
*Phone	478-746-2010	
*Email	Matt@Widner-Assoc.com	

Property Information

*Street Address or Location	1999 Sam Nunn Blvd. and 101 Woodlawn Drive
*Tax Map #(s)	0P0380 036000 and 0P0380 001000
*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 Zoning District	R1/R2	*Proposed Zoning District	C1
*Please describe the existing and proposed use of the property Existing - Undeveloped acreage Proposed - Addition to existing self-storage facility 103 Woodlawn Dr.			

Instructions

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- Fees:
 - Residential - \$135.00 plus \$15.00/acre (maximum \$1,600.00)
 - Planned Development - \$155.00 plus \$15.00/acre (maximum \$2,800.00)
 - Commercial/Industrial - \$235.00 plus \$22.00/acre (maximum \$3,000.00)
- The applicant/owner must respond to the 'standards' on page 2 of this application (you must answer 'why' you believe the application meets the tests for granting the rezoning). 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. The property must be posted at least 15 days prior to the scheduled hearing dates.
- An application for rezoning affecting the same parcel shall not be submitted more often than once every six months.
- 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.

9. 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.

10. Signatures:

*Applicant <i>Matt Widner</i> / Widner & Associates, Inc.	*Date 06-15-2020
*Property Owner/Authorized Agent * <i>Charitable Remainder Trust / Joseph W. Swanson, Trustee</i>	*Date 6-15-20

Standards for Granting a Rezoning

1. Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?
2. Describe the existing land uses and zoning classifications of surrounding properties.
3. Describe the suitability of the subject property for use as currently zoned.
4. Describe the extent to which the value of the subject property is diminished by the current zoning designation.
5. Describe the extent to which the diminished property value promotes health, safety, morals, and general welfare of the public.
6. Describe the relative gain to the public compared to any hardship imposed on the property owner.
7. Describe how the subject property has no reasonable economic use as currently zoned.
8. How long has the subject property been vacant as currently zoned, considering development in the vicinity?
9. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.
10. Describe why the proposed zoning district will not adversely impact the use of surrounding properties.
11. Describe how the proposed zoning district is consistent with the Comprehensive Plan.
12. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.
13. 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 7/18/19

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	Date of Council	Notice of action

June 15, 2020



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

Subject: Bob White Storage Addition
103 Woodlawn Drive

Dear Council and Commission,

Widner & Associates respectfully requests rezoning to allow an addition to the existing Bob White Self Storage Facility at 103 Woodlawn Drive. The parcels for the addition are currently zoned R-1 and R-2 and the new parcel is +/- 4 acres. This property is located west of the existing storage area. The existing facility is reaching capacity and continues to see increases in the request for services. Therefore, Bob White Storage sees a need for their customers to be offered additional units. The new parcel for this addition is currently part of lands of 101 Woodlawn Drive and 1999 Sam Nunn Blvd. Upon rezoning the property will be combined with the existing 103 Woodlawn Drive parcel and will be platted to reflect this combination. The access to the new addition will be developed from the entrance to Woodlawn Drive. The existing entrance will remain the same as the current layout. (Please see the following page for standards for rezoning.)

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

Standards for Granting Rezoning

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

No known covenant or restrictions exist.

2. Describe the existing land uses and zoning classifications of surrounding properties.

The existing land use is commercial to the east and large tracts of undeveloped land on the other sides. While the large undeveloped tracts remain R-1 and R-2. Commercial property to the east is zoned C-1. This development is a continuation of existing zoning and development on the east and west sides of Woodlawn Drive.

3. Describe the suitability of the subject property for use as currently zoned.

The existing zoning would prevent the continued development of this business.

4. Describe the extent to which the value of the subject property is diminished by the current zoning designation.

The highest and best value for this property is to provide the existing business to grow. The rezoning would be necessary for this growth, as the current zoning would not allow.

5. Describe the extent to which the diminished property value promotes health, safety, morals, and general welfare of the public.

Diminished property value does not promote health, safety, morals, and general welfare of the public. Diminished value reduces the tax base and the services that the community it can provide to citizens. Alternatively, the growth of businesses would strengthen the community.

6. Describe the relative gain to the public compared to any hardship imposed on the property owner.

The community, through use of the existing services, have expressed a need. The property owner and the public would be limited by the current zoning and would not have the ability to receive the services at this location.

7. Describe how the subject property has no reasonable economic use as currently zoned.

The timber has been harvested from the property and there is no proposed alternative for other development.

8. How long has the subject property been vacant as currently zoned, considering development in the vicinity?

This property has been vacant since the zoning was put in place.

9. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.

The proposed rezoning allows the existing business to grow. Surrounding properties would not necessarily be affected dramatically due to the large scale of undeveloped tracts in the immediate area surrounding the proposed rezoning.

10. Describe why the proposed zoning district will not adversely impact the use of surrounding properties.

The surrounding property is owned by the same individual.

11. Describe how the proposed zoning district is consistent with the Comprehensive Plan.

The rezoning proposed is a continuation of the previously approved plan.

12. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.

Similar business practices will remain intact. The operations have had no adverse impact.

13. 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 rezoning would support the community need for the storage service.



Where Georgia comes together.

STAFF REPORT

August 7, 2020

CASE NUMBER: RZNE-82-2020
APPLICANT: Chad Bryant, Bryant Engineering, LLC
REQUEST: Rezone from PUD, Planned Unit Development District, to R-3, Multi-family Residential District
LOCATION: 100 Ashley Drive (Perimeter Road); Tax Map No. 0P0390 004000 and 0P0390 017000

ADJACENT ZONING/LANDUSES:

Subject Parcel: PUD, Planned Unit Development; undeveloped
North: R-3, Multi-family Residential District; single-family residential (Spring Creek subdivision) and undeveloped
South: C-2; undeveloped
East: R-3; multi-family residential, and C-1, Highway Commercial District; (Ashton Landing Apartments and Commodore Manor Apartments), and office (My Eye Doctor)
West: R-3; multi-family residential (Perry Housing Authority)

BACKGROUND INFORMATION: The subject property was rezoned from R-3, Multi-family Residential District, to PUD, Planned Unit Development District, in 2004. The approved PUD plan allows up to 116 single-family residential lots. The property was never developed.

The applicant proposes to rezone these 41.44-acre tracts back to R-3. Approximately 15 acres of the tracts are located in a floodplain/floodway. The applicant also filed a special exception application for a 250-unit multi-family development on the site.

STANDARDS GOVERNING ZONE CHANGES:

- 1. The suitability of the subject property for the zoned purposes.** The subject property is suitable for residential development allowed per the current PUD zoning classification
- 2. The extent to which the property values of the subject property are diminished by the particular zoning restrictions.** Property values are not diminished by the current zoning.
- 3. The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public.** There is no destruction of property value.
- 4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.** There is no hardship imposed on the property owner by the current zoning.
- 5. Whether the subject property has a reasonable economic use as currently zoned.** The property can be developed with single-family residences as currently zoned.

6. **The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property.** The property has never been developed. Properties in the vicinity are primarily single-family and multi-family residential uses. Some commercial and educational uses are located at Macon Road and Perimeter Road.
7. **Whether the proposed rezoning will be a use that is suitable in view of the uses and development of adjacent and nearby property.** The proposed R-3 zoning is consistent with the zoning and uses of surrounding properties.
8. **Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.** Multi-family residential development is consistent with the use of surrounding properties and should not adversely impact nearby properties.
9. **Whether the zoning proposal is in conformity with the policies and intent of the land use plan.** The 2017 Joint Comprehensive Plan Update identifies the subject property as 'Suburban Residential'. Suggested land use designations are residential, public/institutional, and parks/recreation. The "suburban residential" character area suggests that higher density housing should be located near commercial centers along arterial streets. The subject property is approximately ½ mile from Sam Nunn Boulevard where major retailers and services are located. Perimeter Road is classified as a major collector street.
10. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** There is no evidence that existing public facilities could not support the types of development allowed in the C-2 district. The Houston County Board of Education has been notified of the special exception application. We are awaiting their comments.
11. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.** The planned "St. Patrick's Drive Extension" will connect to Perimeter Road just west of the subject property will open up undeveloped lands, which because of their proximity to Interstate 75, will likely be developed as commercial, light industrial, and/or multi-family residential uses.

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



Where Georgia comes together.

Bryan Wood <bryan.wood@perry-ga.gov>

Chad Bryant has shared a file with you using Dropbox

1 message

Chad Bryant, P.E. <chad@bryantengllc.com>

Fri, Aug 7, 2020 at 8:03 AM

To: Bryan Wood <bryan.wood@perry-ga.gov>

Cc: Derek Foster <dfoster@thesummitgroupmacon.com>, King Kemper <kkemper@thesummitgroupmacon.com>

Bryan,

Attached is the conceptual site plan for the multi-family site on Perimeter Road. As stated before, we would like to amend the zoning request to R-3 with a conditional use for multi-family apartments. Planned density would not exceed 250 units. Please let me know if you have any additional questions. Hope you have a great weekend

Thanks!

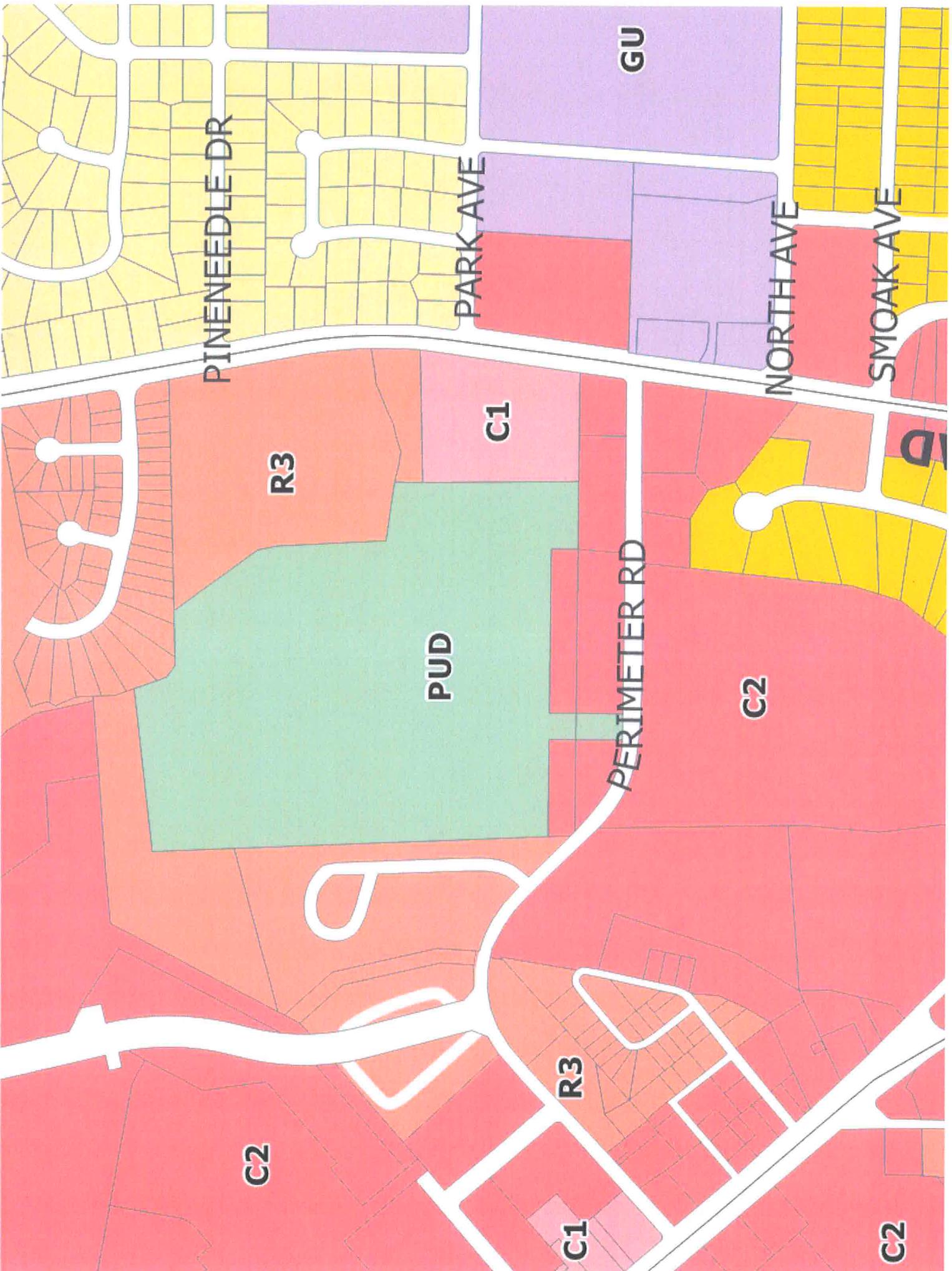
Hi,

Here's a link to "Multifamily Sites-Layout1.pdf" in my Dropbox:

<https://www.dropbox.com/s/bzzh9xwx35dk3c1/Multifamily%20Sites-Layout1.pdf?dl=0>

Chad R. Bryant, P.E.
906 Ball Street
Perry, GA 31069
478-224-7070

 **Multifamily Sites-Layout1.pdf**
568K



PINENEEDLE DR

PARK AVE

NORTH AVE

SMOAK AVE

PERIMETER RD

R3

C1

PUD

C2

GU

C2

R3

C1

C2



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Application # RZNE 82-2020

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

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Chad Bryant, Bryant Engineering	Sean Rollins, S+B Properties, LLC
*Title	President	Owner
*Address	900 Ball St. Perry, GA 31069	810 Corder Road NW 31088
*Phone	478-224-7070	478-256-3419
*Email	Chad@bryantengllc.com	sean@rcicollision.com

Property Information

*Street Address or Location	100 Ashley Drive
*Tax Map #(s)	DP0390004000 and OP0390 017000
*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

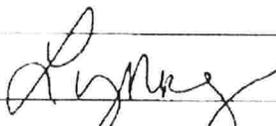
*Current Zoning District	PUD	*Proposed Zoning District	LE R-3
*Please describe the existing and proposed use of the property		per 8/7/20 email	
Current:	underdeveloped	proposed:	Multi family use

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 - \$135.00 plus \$15.00/acre (maximum \$1,600.00)
 - Planned Development - \$155.00 plus \$15.00/acre (maximum \$2,800.00)
 - Commercial/Industrial - \$235.00 plus \$22.00/acre (maximum \$3,000.00)
- The applicant/owner must respond to the 'standards' on page 2 of this application (you must answer 'why' you believe the application meets the tests for granting the rezoning). 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. The property must be posted at least 15 days prior to the scheduled hearing dates.
- An application for rezoning affecting the same parcel shall not be submitted more often than once every six months.
- 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.

9 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

10 Signatures

*Applicant		*Date	10/15/20
*Property Owner/Authorized Agent		*Date	10/15/20

Standards for Granting a Rezoning

1. Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?
2. Describe the existing land uses and zoning classifications of surrounding properties.
3. Describe the suitability of the subject property for use as currently zoned.
4. Describe the extent to which the value of the subject property is diminished by the current zoning designation
5. Describe the extent to which the diminished property value promotes health, safety, morals, and general welfare of the public.
6. Describe the relative gain to the public compared to any hardship imposed on the property owner.
7. Describe how the subject property has no reasonable economic use as currently zoned.
8. How long has the subject property been vacant as currently zoned, considering development in the vicinity?
9. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties
10. Describe why the proposed zoning district will not adversely impact the use of surrounding properties.
11. Describe how the proposed zoning district is consistent with the Comprehensive Plan.
12. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services
13. 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 7/18/19

For Office Use (receipt code 204 1)

Return 8/15 for 8/12

Date received 10/15/20	Fee paid 10/16/20	Date deemed complete 10/16/20	Public Notice Sign 10/16/20	Legal Ad 10/18/20	County Notification n/a
Notice to Applicant	Routed to PC	Date of PC 8/10/20	Date of Public Hearing 9/1/20	Date of Council action 9/15/20	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

June 15, 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 Rezoning
Perimeter Road/Ashley Drive
0665-007**

Dear Mr. Wood,

Please see attached application and plat for rezoning for 41.04 acres located at 100 Ashley Drive. Below is the Standards for Granting a Rezoning (Page 2 of application).

1. No Covenants are currently in place.
2. Property is currently undeveloped. Property surrounding is multi-family housing.
3. The property has historically remained undeveloped. However, due to the proximity to dense commercial district and surrounding developments, this property has become prime area for a commercial and multi-family development. The property has been previously rezoned to City of Perry PUD with approximately 120 units planned.
4. The property is impacted by a large wetland system to the east. This greatly reduces the density allowed on this tract. A higher density development on uplands is needed. The overall density calculation would be spread across the entire tract.
5. The rezoning will provide like kind development directly across the street and adjoining properties. The property is surrounded by Commercial properties to the South and Multi-family to the east, north, and west.
6. The property is impacted by a large wetland system and floodplain to the east. This greatly reduces the density allowed on this tract. A higher density development on uplands is needed. The overall density calculation would be spread across the entire tract. By developing this property with a higher density on upland areas, it provides the ability to preserve the wetlands and floodplain that may otherwise require impact to these areas as allowed by law. Mitigation would be required, however, these impacts are allowed if permitted.





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

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

Casey Graham, P.E.
Perry Branch Manager

7. The value of the property has increase from its original PUD zoning in nearly 15 years ago. The property has remained undeveloped since it was approved. The current proposed zoning and land use does not work economically for development.
8. The property has remained undeveloped even though the property was rezoned to PUD and an approved set of construction plans have been completed.
9. The proposed zoning is consistent with adjoining properties along Perimeter Road. It is bordered to the south by Commercial, to the west, north and east by multi-family properties.
10. The proposed zoning is consistent with adjoining properties along Perimeter Road. Due to the wetland systems, approximately half the property is not developable. This creates a need to put a higher density development on the upland areas. The actual density will be greatly reduced when you consider the entire tract as a whole. The property is bordered by a large wetland system that will buffer the project from neighboring tracts to the east and north.
11. Adjoining properties along Perimeter Road are zoned for commercial and multi-family.
12. The subject property has access to City Sewer. The property is accessible off of Perimeter Road. Traffic counts are low so there will not be an overburden on transportation infrastructure.
13. The proposed development we believe will provide a better transition than the current zoning and will have a softer impact to neighboring properties.

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 cursive script, appearing to read 'Chad R. Bryant'.

Chad Bryant, P.E.
President
Bryant Engineering





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STAFF REPORT

August 6, 2020

CASE NUMBER: RZNE-93-2020
APPLICANT: Robert T. Tuggle, III for McPhail Associates LLLP and Celeste S. Johnson
REQUEST: Rezone from M-1, Wholesale and Light Industrial District, to C-1, Highway Commercial District
LOCATION: Perry Parkway at Interstate 75; Tax Map No. 0P38A0 011000

ADJACENT ZONING/LANDUSES:

Subject Parcel: M-1, Wholesale and Light Industrial District; undeveloped
North: RAG, Residential Agricultural District (County); undeveloped
South: M-1; Gas Station and Truck Stop
East: M-1, undeveloped
West: M-2, General Industrial District; Guardian Centers

BACKGROUND INFORMATION: The applicant requests the subject property be rezoned from M-1 to C-1. The applicant has a pending contract to sale a ~4-acre portion of the property for development of an RV park (the “leg” that extends to the southeast of the main body of the property). There are no current plans for the remainder of the property.

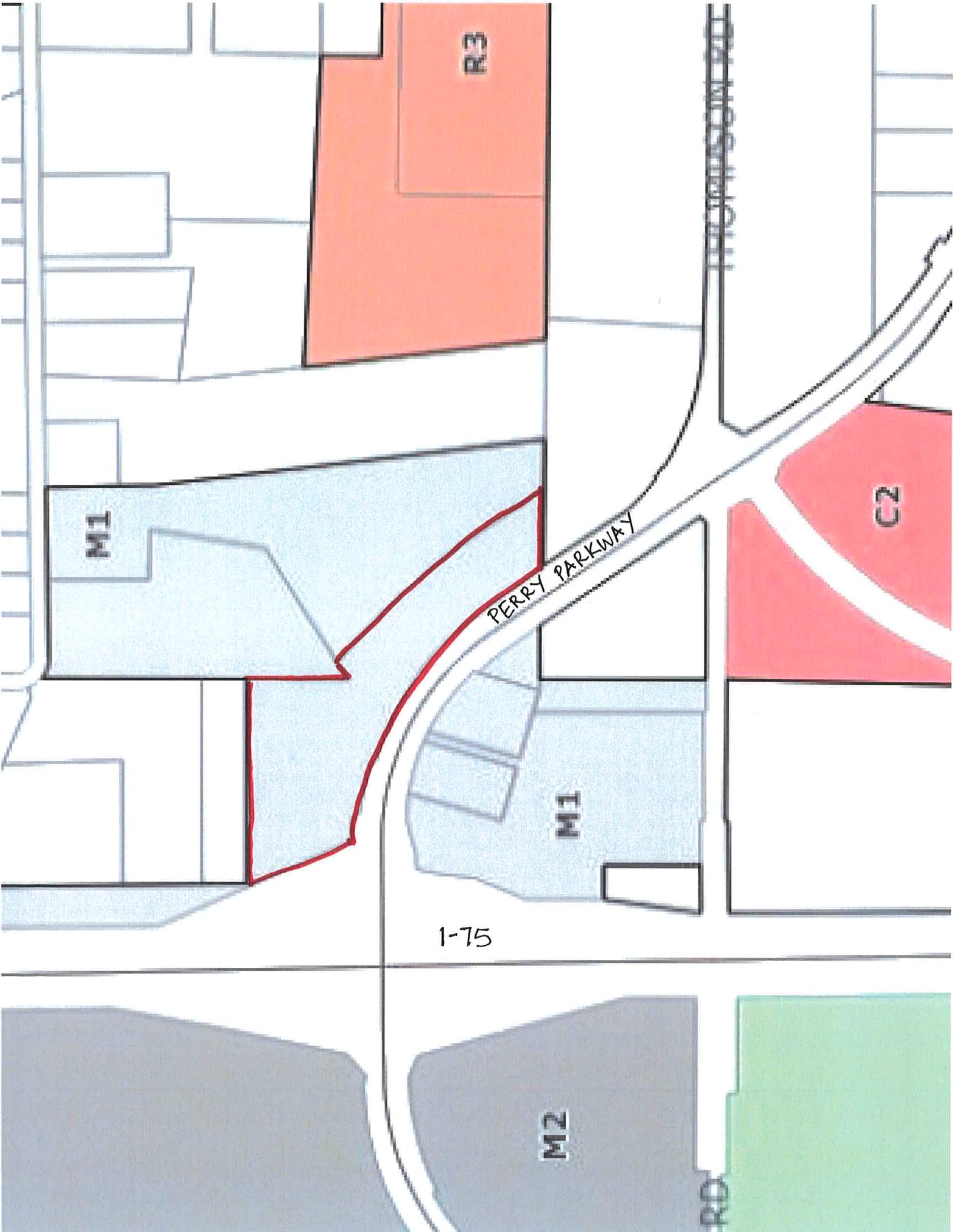
STANDARDS GOVERNING ZONE CHANGES:

- 1. The suitability of the subject property for the zoned purposes.** The subject property is suitable for wholesale and light industrial development allowed per the current M-1 zoning classification
- 2. The extent to which the property values of the subject property are diminished by the particular zoning restrictions.** Property values are not diminished by the current zoning.
- 3. The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public.** There is no destruction of property value.
- 4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.** There is no hardship imposed on the property owner by the current zoning.
- 5. Whether the subject property has a reasonable economic use as currently zoned.** The property can be developed with wholesale and light industrial uses as currently zoned.
- 6. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property.** The properties have never been developed except for a private road providing access from Perry Parkway to a construction company located behind the property.

- 7. Whether the proposed rezoning will be a use that is suitable in view of the uses and development of adjacent and nearby property.** The property is located adjacent to an interchange on Interstate 75. Other than a gas station/truck stop located across Perry Parkway and a construction company located behind the property, the surroundings are undeveloped.
- 8. Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.** Uses allowed in the C-1 zoning district are intended to cater to the travelling public. Such uses should not have an adverse impact on existing uses or the usability of nearby properties.
- 9. Whether the zoning proposal is in conformity with the policies and intent of the land use plan.** The 2017 Joint Comprehensive Plan Update identifies the subject property as 'Gateway Corridor' which recommends mixed-use and commercial developments be developed in "nodes" around major intersections. Within a C-1 Highway Commercial District, uses are restricted to those which are designed to serve the automobile, its passengers and highway users rather than individuals who use an automobile as a convenience to perform necessary daily and weekly personal needs. The district is intended to be restricted to State and Federal Highways which may also have other business districts located on them.
- 10. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** Streets and transportation facilities in the vicinity are adequate to accommodate the development of commercial uses in the area. Utilities will need to be extended to the property. Commercial development should not have an impact on schools.
- 11. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.** The property is adjacent to an interstate interchange and located on a US route (US 341).

STAFF RECOMMENDATION: Staff believes the C-1 zoning classification is an appropriate designation of this property. Therefore, Staff recommends approval of the application to rezone to C-1, Highway Commercial District.





R3

M1

PERRY PARKWAY

THOMPSON RD

C2

M1

I-75

M2

RD



Where Georgia comes together.

Application # R2NE93-
2020

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

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Robert T. Tuggle, III	McPhail Associates, LLLP and
*Title	Attorney at Law	Celeste S. Johnson
*Address	PO Box 89, Perry, GA 31069	
*Phone	478-987-2622	
*Email	rtuggle@dltj.com	

Property Information

*Street Address or Location	Perry Parkway
*Tax Map #(s)	0P38A D 011000
*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

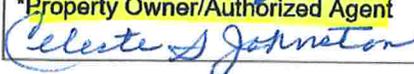
*Current Zoning District	M-1	*Proposed Zoning District	C-1
*Please describe the existing and proposed use of the property The property is currently vacant. A portion of the property will be used as an RV Park for seniors only.			

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 - \$130.00 plus \$15.00/acre (maximum \$1,550.00)
 - Planned Development - \$150.00 plus \$15.00/acre (maximum \$2,700.00)
 - Commercial/Industrial - \$230.00 plus \$22.00/acre (maximum \$2,900.00)
- The applicant/owner must respond to the 'standards' on page 2 of this application (you must answer 'why' you believe the application meets the tests for granting the rezoning). 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. The property must be posted at least 15 days prior to the scheduled hearing dates.
- An application for rezoning affecting the same parcel shall not be submitted more often than once every six months.
- 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.

9. 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.

10. Signatures:

*Applicant 	*Date 6/29/20
*Property Owner/Authorized Agent 	*Date 6-26-20

Standards for Granting a Rezoning

- Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district? **No.**
- Describe the existing land uses and zoning classifications of surrounding properties.
The surrounding property is vacant.
- Describe the suitability of the subject property for use as currently zoned.
The current zoning does not allow a travel trailer park.
- Describe the extent to which the value of the subject property is diminished by the current zoning designation.
- Describe the extent to which the diminished property value promotes health, safety, morals, and general welfare of the public.
- Describe the relative gain to the public compared to any hardship imposed on the property owner.
- Describe how the subject property has no reasonable economic use as currently zoned.
- How long has the subject property been vacant as currently zoned, considering development in the vicinity? **33 years**
- Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.
See Attachment "A"
- Describe why the proposed zoning district will not adversely impact the use of surrounding properties.
The surrounding property is vacant.
- Describe how the proposed zoning district is consistent with the Comprehensive Plan.
C-1 is the only zoning in the City that allows a travel trailer park
- Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.
See attachment "A"
- 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 1/10/2018

For Office Use (receipt code 204.1)

Date received 7/2/20	Fee paid 7/2/20	Date deemed complete 7/2/20	Public Notice Sign by 7/24/20	County Ad placed	County Notification n/a
Notice to Applicant	Routed to PC	Date of PC 8/10/20	Date of Public Hearing 8/11/20	Date of Council action 9/15/20	Notice of action

8/15 run 8/12
9/11/20
9/15/20

ATTACHMENT "A" TO
APPLICATION FOR REZONING

Standards for Granting a Rezoning

9. Describe how uses permitted in the proposed zoning district are compatible with the uses and develop or surrounding properties.

The area is designated as a gateway corridor area under the Comprehensive plan. The uses allowed under C-1 zoning are consistent with the Gateway Corridor and are oriented toward highway travelers.

12. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.

The current roads in this area are adequate to handle traffic anticipated by the uses allowed under C-1 zoning. The C-1 zoning will not create any impact on any area schools.



Where Georgia comes together.

STAFF REPORT

August 6, 2020

CASE NUMBER: ANNX-94-2020
APPLICANT: Robert T. Tuggle, III for McPhail Associates LLLP and Celeste S. Johnson
REQUEST: Annexation and Rezone from RAG (County) to C-1 (City)
LOCATION: Perry Parkway at Interstate 75; Tax Map No. 000300 20E000

ADJACENT ZONING/LANDUSES:

Subject Parcel: RAG, Residential Agricultural District (County); undeveloped
North: C-1, Neighborhood Service Commercial District (County); construction company
South: M-1; undeveloped (subject of rezone application RZNE-93-2020)
East: M-1, undeveloped
West: M-2, General Industrial District; Guardian Centers

BACKGROUND INFORMATION: The subject 3-acre parcel is owned by the entities which own the adjacent property to the south. The owner's intent is to have both properties in the City with the same zoning classification for marketing purposes.

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 C-1 zoning district.
- 2. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.** Uses allowed in the C-1 zoning district are intended to serve the travelling public. The subject property is adjacent to an interchange on Interstate 75.
- 3. Describe why the proposed zoning district will not adversely impact the use of surrounding properties.** The property is located adjacent to an interchange on Interstate 75. Other than a gas station/truck stop located across Perry Parkway and a construction company located behind the property, the surroundings are undeveloped.
- 4. Describe how the proposed zoning district is consistent with the Comprehensive Plan.** The 2017 Joint Comprehensive Plan Update identifies the subject property as 'Gateway Corridor' which recommends mixed-use and commercial developments be developed in "nodes" around major intersections.
- 5. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.** Streets and transportation facilities in the vicinity are adequate to accommodate the development of commercial uses in the area. Utilities will need to be extended to the property. Commercial development should not have an impact on schools.

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 adjacent to Interstate 75 and located near US 341.

STAFF RECOMMENDATION: Staff recommends approval of the application to annex and rezone to C-1, Highway Commercial District.



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Where Georgia comes together.

Application for Annexation

Contact Community Development (478) 988-2720

Application # Annex#94-
2026

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Robert T. Tuggle, III	McPhail Associates, LLLP and
*Title	Attorney at Law	Celeste S. Johnston
*Address	PO Box 89 Perry, GA 31069	
*Phone	478-987-2622	
*Email	rtuggle@dltj.com	

Property Information

*Street Address or Location	Perry Parkway
*Tax Map #(s)	000300 20E000
*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	RAG	*Proposed City Zoning District	C-1
*Please describe the existing and proposed use of the property The property is a vacant parcel and will continue to be vacant after annexation.			

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 - \$135.00 plus \$15.00/acre (maximum \$1,600.00)
 - Planned Development - \$155.00 plus \$15.00/acre (maximum \$2,800.00)
 - Commercial/Industrial - \$235.00 plus \$22.00/acre (maximum \$3,000.00)
- 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 x
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 <i>[Signature]</i>	*Date <i>6/29/20</i>
*Property Owner/Authorized Agent <i>[Signature]</i>	*Date <i>6-26-20</i>

Standards for Granting a Zoning Classification

1. Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?
No
2. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties. The C-1 zoning would be compatible with the other uses along the Perry Bypass.
3. Describe why the proposed zoning district will not adversely impact the use of surrounding properties. It will have no negative impact on surrounding property because the
4. Describe how the proposed zoning district is consistent with the Comprehensive Plan. other property is vacant.
5. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.
See Attachment "A"
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.
See Attachment "A"

7/2019

For Office Use (receipt code 204.1)

Date received <i>7/2/20</i>	Fee paid <i>7/2/20</i>	Date deemed complete <i>7/2/20</i>	Public Notice Sign <i>by 7/24/20</i>	Legal Ad <i>8/5 runs/12</i>	County Notification <i>Sent 7/2/20</i>
Notice to Applicant	Routed to PC	Date of PC <i>8/10/20</i>	Date of Public Hearing <i>9/1/20</i>	Date of Council action <i>9/15/20</i>	Notice of action

ATTACHMENT "A" TO
APPLICATION FOR ANNEXATION

Standards for Granting a Zoning Classification

4. Describe how the proposed zoning district is consistent with the Comprehensive Plan.

The area is designated as a gateway corridor area under the Comprehensive plan. The uses allowed under C-1 zoning are consistent with the Gateway Corridor and are oriented toward highway travelers.

5. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.

The current roads in this area are adequate to handle traffic anticipated by the uses allowed under C-1 zoning. The C-1 zoning will not create any impact on any area schools.

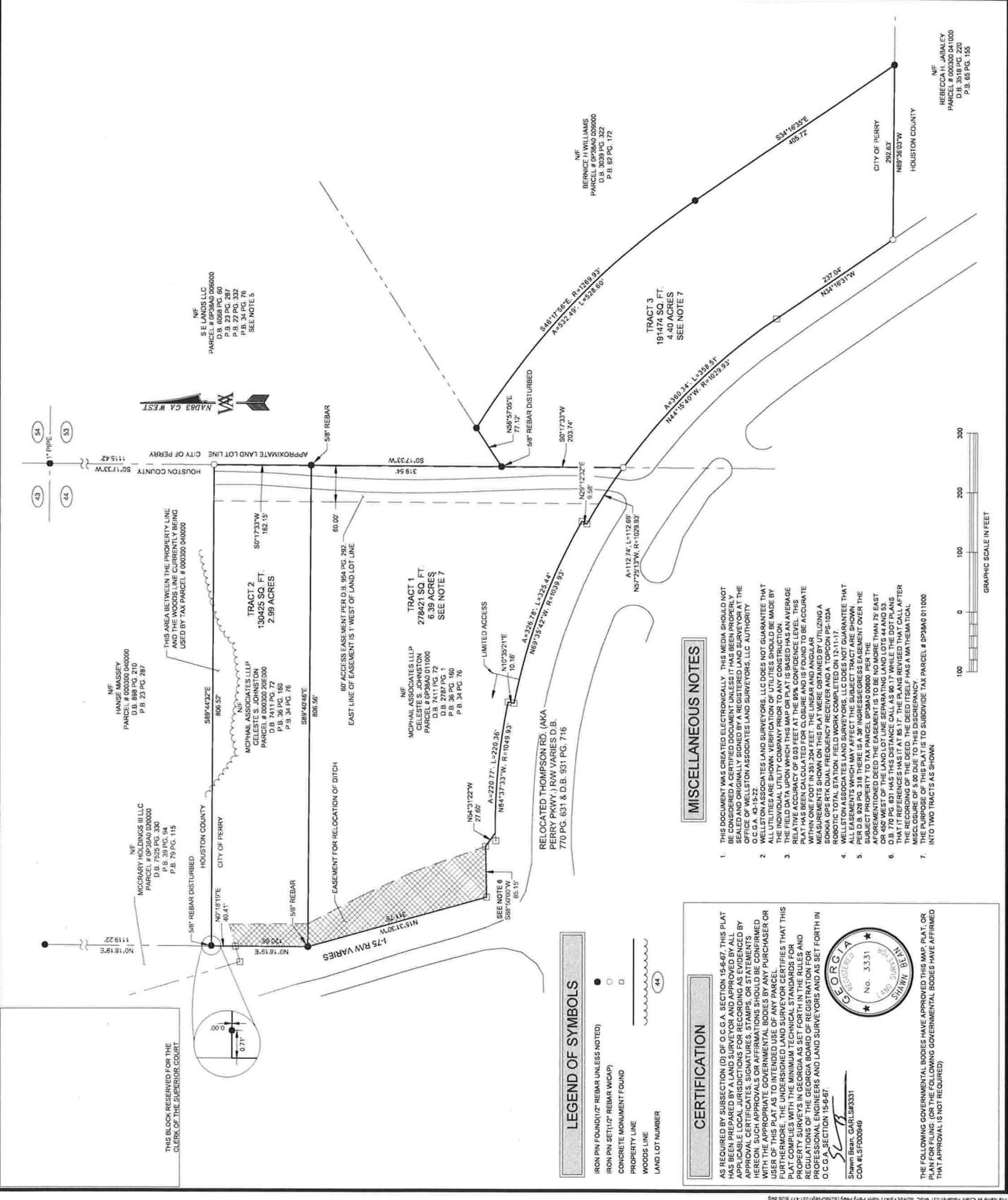
No.	Date	Description
1	12-15-17	ADDED NAME TO TITLE BLOCK

WELSTON ASSOCIATES, LLC
 LAND SURVEYORS, LLC
 506 OSIGIAN BOULEVARD, SUITE 2
 WARNER HORNIS, GEORGIA 31088
 OFFICE (478) 971-3382
 WWW.WELSTONASSOC.COM



BOUNDARY SURVEY
 FOR
MCPHAL ASSOCIATES LLP & CELESTE S. JOHNSTON
 10TH LAND DISTRICT
 HOUSTON COUNTY
 LAND LOTS 44 & 53
 PERRY
 GEORGIA

Project No.:	1031-477
Drawing No.:	BDS
Drawn By:	WSB
Checked By:	S.H.J.
R.L.S. No.:	3331
Date:	12-13-17
Scale:	1"=100'
Sheet No.:	1 of 1



MISCELLANEOUS NOTES

- THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE OFFICE OF WELSTON ASSOCIATES LAND SURVEYORS, LLC. AUTHORITY O.C.G.A. 43-15-22.
- ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- THE FIELD DATA FROM WHICH THIS MAP/PLAT IS BASED HAS AN AVERAGE ACCURACY OF ± 0.01 FEET. THE LINEAR AND ANGULAR MEASUREMENTS OF THIS PLAT HAVE BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 351,704 FEET. THE LINEAR AND ANGULAR MEASUREMENTS OF THIS PLAT WERE OBTAINED USING A SOKKIA GPS RTK DUAL FREQUENCY RECEIVER AND A TOPCON PS 102A ROBOTIC TOTAL STATION. FIELD WORK COMPLETED ON 12-11-17.
- WELSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT THE INFORMATION CONTAINED HEREIN IS CORRECT OR COMPLETE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE SURVEYOR.
- PER O.C.G.A. 43-15-22, THERE IS A 30' INGRESS/EGRESS EASEMENT OVER THE SURFACE OF THE LAND LOTS 44 AND 53, AND THE LAND LOTS 44 AND 53 OR 400' WEST OF THE LAND LOT LINE SEPARATING LAND LOTS 44 AND 53.
- D.B. 770 PG. 631 HAS THIS DISTANCE CALL AS 80.17' WHILE THE DOT PLANS SHOW THIS DISTANCE AS 80.00'. THE DISTANCE SHOWN ON THIS PLAT AFTER THE RECORDING OF THIS PLAT IS 80.00'. THE DISTANCE SHOWN ON THIS PLAT IS THE DISTANCE TO BE USED FOR THE DEED RECORDATION AND A MATTER OF RECORD.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TAX PARCEL # 093800 011000 INTO TWO TRACTS AS SHOWN.

CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL NECESSARY APPROVALS. APPROVALS ARE SHOWN BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS BY THE APPROPRIATE GOVERNMENTAL BODIES SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Shawn Beall, GAIL 38331
 COA # 517000649
 No. 3331
 STATE OF GEORGIA
 LAND SURVEYORS

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR STATEMENT. THE SIGNING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED.

- LEGEND OF SYMBOLS**
- IRON PIN FOUND (1/2" REBAR UNLESS NOTED)
 - IRON PIN SET (1/2" REBAR W/ CAP)
 - CONCRETE MONUMENT FOUND
 - PROPERTY LINE
 - WOODS LINE
 - LAND LOT NUMBER



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STAFF REPORT

From the Department of Community Development
August 7, 2020

CASE NUMBER: SUSE-83-2020
APPLICANT: Chad Bryant, Bryant Engineering
REQUEST: A Special Exception for Multi-Family Residential Development
LOCATION: 100 Ashley Drive (Perimeter Road); Tax Map No. 0P0390 004000 and 0P0390 017000

ADJACENT ZONING/LANDUSES:

Subject Parcel: PUD, Planned Unit Development; undeveloped
North: R-3, Multi-family Residential District; single-family residential (Spring Creek subdivision) and undeveloped
South: C-2; undeveloped
East: R-3; multi-family residential, and C-1, Highway Commercial District; (Ashton Landing Apartments and Commodore Manor Apartments), and office (My Eye Doctor)
West: R-3; multi-family residential (Perry Housing Authority)

REQUEST ANALYSIS: The applicant proposes to construct a multi-family residential development consisting of up to 250 dwelling units. The property consists of 41.44 acres. Approximately 15 acres of the tracts are located in a floodplain/floodway. Gross density of the proposal is 6.03 du/acre. Net density, excluding the floodplain is about 9.46 du/acre.

The site plan presented with the application indicates a single access drive connecting to Perimeter Road. Appendix D of the International Fire Code requires a second means of emergency access for multi-family residential developments exceeding 200 units. The Life Safety Code now requires all multi-family dwelling units to be sprinkled.

Eleven 2- and 3-story buildings encircle surface parking and garages. An office/community building is identified near the entrance.

No building plans were submitted so there is no indication of the number of bedrooms per unit, nor the architectural style/materials of the buildings.

STANDARDS FOR SPECIAL EXCEPTIONS:

1. *Does the Special Exception follow the existing land use pattern?* Multi-family residential developments exist along Perimeter Road and Macon Road near the subject property. Commercial uses exist at either end of Perimeter Road.
2. *Will the Special Exception have an adverse effect on the Comprehensive Plan?* The properties lie in an area identified as "Suburban Residential" character area. Suggested land use patterns in the character area include "Location of higher-density housing near commercial centers, or along arterial roads."
3. *Will adequate fire and police protection be available?* Adequate fire and police protection should be available.

4. *Will the proposed use be of such location, size, and character that it is not detrimental to surrounding properties?* The gross density of the proposed development is similar to some high-density single-family residential developments. The area of floodplain on the property creates a substantial buffer from properties along the eastern boundary. Commercially-zoned properties are located between the subject property and Perimeter Road.
5. *Will the use interfere with normal traffic, pedestrian or vehicular, in the neighborhood?* As a major collector street, Perimeter Road should have adequate capacity to handle the additional traffic generated by the proposed development. A pedestrian sidewalk is located along the entire northern side of Perimeter Road.
6. *Will the use result in an increase in population density overtaxing public facilities?* The Houston County Board of Education has been notified of this application. As of the date of this report, we are awaiting their comments.
7. *Will the use create a health hazard or public nuisance?* This residential development should not create any inherent health hazards or public nuisances.
8. *Will property values in adjacent areas be adversely affected?* There is no evidence that the proposed use will adversely affect the value of surrounding properties. In fact, the increase in the number of residents resulting from this development will likely improve the marketability of nearby commercially-zoned vacant properties.
9. *Are there substantial reasons a permitted use cannot be used at this property?* The applicant has filed an application to change the zoning of the property from PUD to R-3, Multi-family Residential District. The property had been zoned R-3 prior to the PUD zoning. The R-3 zoning district is intended to permit multi-family developments. The property is too large to limit the development to six dwelling units, which would be permitted without the special exception.

STAFF RECOMMENDATION: Based on evaluation of this application relative to the criteria established by Ordinance for the consideration of a special exception, Staff recommends approval of the special exception, with the following conditions:

1. The development shall substantially conform to the layout presented on the site plan prepared by Bryant Engineering, dated 8/7/2020;
2. Residential buildings shall not exceed three stories in height; and
3. At least 30% of the exterior façades of each building shall be brick or stone, with the remainder consisting of cement-based material. Garage buildings may be clad with 100% cement-based material.



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Application # SUSE 83-2020

Application for Special Exception

Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Chad Bryant, Bryant Engineering	Sean Rollins, S+B Properties, LLC
*Title	President	owner
*Address	906 Ball Street Perry, GA 31069	810 Currier Road NE 31088
*Phone	478-224-7070	478-256-3419
*Email	Chad@bryantengllc.com	Sean@rcicollision.com

Property Information

*Street Address	100 Ashley Drive / Reimeta Rd.	
*Tax Map #(s)	DP0390004000	*Zoning Designation PUD / Rezoning: C-2 R-3

Request

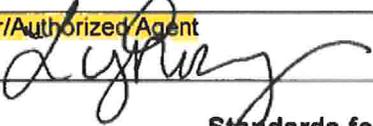
*Please describe the proposed use: 250 units per 8/1/20 email
 Rezoning to C-2 w/ special exception for multi-family greater than
 6 units

Instructions

1. The application and \$90.00 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.
2. The applicant/owner must respond to the 'standards' on page 2 of this application (you must answer 'why' you believe the application meets the tests for granting the special exception). 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 required, you must submit a scaled drawing of the proposed site development plan.
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. Special Exception 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.
6. Please verify all required information is reflected on the plan(s). Submit one (1) paper copy and one (1) electronic version of the plan(s).
7. An application for special exception affecting the same parcel shall not be submitted more often than once every six months.
8. The applicant must be present at the hearings to present the application and answer questions that may arise.
9. 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.

10. 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.

11. Signatures:

*Applicant		*Date 6/15/20
*Property Owner/Authorized Agent		*Date 6/15/20

Standards for Granting a Special Exception

1. Are there covenants and restrictions pertaining to the property which would preclude the proposed use of the property?
2. Describe the existing land use pattern surrounding the subject property.
3. Describe how the proposed use will not have an adverse effect on the Comprehensive Plan.
4. Describe how any proposed structures, equipment or materials will be readily accessible for fire and police protection.
5. Describe how the proposed use will be of such size, location, and character that it will generally be in harmony with appropriate and orderly development of the surrounding area and adjacent properties, and will not be a detriment to uses permitted on adjacent properties. (Consider the location and height of buildings and other structures, and the extent of landscaping, screening and buffering.)
6. For uses to be located in or adjacent to a residential district, describe how the nature and intensity of the operations of the proposed use will not negatively impact pedestrian and vehicular traffic in the district.
7. Describe how the proposed use will not place an undue burden upon public facilities and services.
8. Describe how the proposed use will not create health and safety problems, and will not create a nuisance with regard to traffic congestion, drainage, noise, smoke, odor, electrical interference, or pollution.
9. Describe how the proposed use will not adversely impact the value of surrounding properties.
10. State the reasons why the subject property cannot be used for a use permitted in the zoning district in which it is located.

Revised 7/18/19

For Office Use (receipt code 204.2)

Date received 6/15/20	Fee paid 6/16/20	Date deemed complete 6/16/20	Public Notice Sign by 6/20/20	Legal Ad. <i>run</i> place 7/8 7/15	
Notice to Applicant	Routed to PC	Date of PC 7/13/20	Date of Public Hearing 8/4/20	Date of Council action 8/18/20	Notice of action
		8/10/20	9/1/20	9/15/20	



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

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

Casey Graham, P.E.
Perry Branch Manager

June 15, 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 Special Exception
Perimeter Road/Ashley Drive
0665-007**

Dear Mr. Wood,

Please see attached application and plat for special exception for 41.04 acres located at 100 Ashley Drive. Below is the Standards for Granting a Rezoning (Page 2 of application).

1. No Covenants are currently in place.
2. Property is currently undeveloped. Property surrounding is multi-family housing.
3. The property has historically remained undeveloped. However, due to the proximity to dense commercial district and surrounding developments, this property has become prime area for a commercial and multi-family development. The property has been previously rezoned to City of Perry PUD with approximately 120 units planned.
4. The site will be designed to current Fire and Safety Codes.
5. The rezoning will provide like kind development directly across the street and adjoining properties. The property is surrounded by Commercial properties to the South and Multi-family to the east, north, and west.
6. The current zoning of the property creates a residential development surrounded by multi-family and commercial developments. Perimeter Road is a major thoroughfare and sidewalks exists along the north side bordering this tract. The site is also bordered to the north and east by a large wetland system that will buffer this development from those properties.
7. The existing zoning is a high density residential development with 5,000 s.f. minimum lots sizes. A major trunk line for sewage runs traverses the property. The proposed rezoning should not have an additional impact or burden to the city services from what it is currently zoned.





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

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

Casey Graham, P.E.
Perry Branch Manager

8. The property is naturally buffered from surrounding properties to the north and east by a large wetland system. Only half the tract is developable. The natural buffer will screen the development from noise and water pollution as well as drainage.

9. The proposed zoning is consistent with adjoining properties along Perimeter Road.

10. The proposed zoning is consistent with adjoining properties along Perimeter Road. Due to the wetland systems, approximately half the property is not developable. This creates a need to put a higher density development on the upland areas. The actual density will be greatly reduced when you consider the entire tract as a whole.

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 that reads 'Chad R. Bryant, P.E.'.

Chad Bryant, P.E.
President
Bryant Engineering





Where Georgia comes together.

Bryan Wood <bryan.wood@perry-ga.gov>

Chad Bryant has shared a file with you using Dropbox

1 message

Chad Bryant, P.E. <chad@bryantengllc.com>

Fri, Aug 7, 2020 at 8:03 AM

To: Bryan Wood <bryan.wood@perry-ga.gov>

Cc: Derek Foster <dfoster@thesummitgroupmacon.com>, King Kemper <kkemper@thesummitgroupmacon.com>

Bryan,

Attached is the conceptual site plan for the multi-family site on Perimeter Road. As stated before, we would like to amend the zoning request to R-3 with a conditional use for multi-family apartments. **Planned density would not exceed 250 units.** Please let me know if you have any additional questions. Hope you have a great weekend

Thanks!

Hi,

Here's a link to "Multifamily Sites-Layout1.pdf" in my Dropbox:

<https://www.dropbox.com/s/bzzh9xwx35dk3c1/Multifamily%20Sites-Layout1.pdf?dl=0>

Chad R. Bryant, P.E.
906 Ball Street
Perry, GA 31069
478-224-7070

 **Multifamily Sites-Layout1.pdf**
568K