Perry

Where Georgia comes together.

COUNCIL AGENDA

Tuesday, May 5, 2026, 6:00 p.m.
PERRY CITY HALL
808 CARROLL STREET, PERRY, GA 31069

To join the meeting by YouTube: Use this URL: https://www.youtube.com/@PerryComms This will allow you to view and hear the meeting.

In accordance with the Americans with Disabilities Act, accommodations are available for those who are hearing impaired and/or in need of a wheelchair. The Perry City Council Agenda and supporting material for each item is available on-line through the City's website at https://perry-ga.gov/

Pages

1. Call to Order:
2. Roll:
3. Invocation and Pledge of Allegiance to the Flag:
4. Citizens with Input relative to Agenda Items except Public Hearings:
5. Recognition(s)/Presentation(s):
   - 5.a Proclamation commemorating the 250th Anniversary of the signing of the Declaration of Independence - Mayor Walker. — 4
   - 5.b Officer Recognition - Chief A. Everidge — 5
     Civilian of the Year: Devin McCracken

     Recruit Officer of the Year: Officer Corbin Hedden

     Investigator of the Year: Sgt. Collin Howard

     Supervisor of the Year: Sgt. Daniel Layson

     Officer of the Year: Cpl. Maxwell Webster
6. Public Hearing:
   - 6.a SUSE-0026-2026 — 6
     Applicant, Skyler Sanders, requesting a special exception to allow a short-term rental. The property is located at 207 Greylock Drive; Tax Map

No. 0P38C0 059000 - Ms. H. Wharton.

6.b ANNX-0030-2026 24
Applicant, Matt Widner, Widner & Associates, Inc., requests the annexation and rezoning of 19.70 acres from RAG (County) to R-TH, Townhouse Residential. The property is located on Airport Road; Tax Map No. 000310 033000 - Ms. H. Wharton.

7. Review of Minutes:

7.a Council's Consideration; 45
Minutes of the April 20, 2026 work session, April 21, 2026 pre council and April21, 2026 regular meeting.

8. Unfinished Business:

8.a Mayor Randall Walker

8.b Councilmembers

8.c City Attorney Brooke Newby

8.d City Manager Robert Smith

8.e Assistant City Manager Mitchell Worthington

9. New Business:

9.a Matters referred from May 4, 2026 work session and May 5, 2026 pre council meeting.

1. Paving Langston Road and Striping Sandefur Road - Mr. R. Smith.

9.b Special Exception Application 0026-2026 - Ms. H. Wharton. 58

9.c Ordinance(s) for First Reading(s) and Introduction:

1. First Reading 60
First Reading of an ordinance for the annexation of property to the City of Perry. The property is located on Airport Road; Tax Map No. 00310 033000 - Ms. H. Wharton. ***(No action required by Council.)***

2. First Reading 61
First Reading of an ordinance to rezone 19.70 acres from RAG (County) to R-TH, Townhouse Residential. The property is located on Airport Road; Tax Map No. 00310 033000 - Ms. H. Wharton. ***(No action required by Council.)***

9.d Resolution(s) for Consideration and Adoption:

1. Resolution accepting ownership and maintenance of rights-of-ways and certain infrastructure in Planters Ridge Subdivision 62

Phases 5 and 6 - Ms. B. Newby.

2. Resolution authorizing participation in an Amicus Brief in Chang v. City of Milton on remand before the Georgia Court of Appeals or, if warranted, the Georgia Supreme Court - Ms. B. Newby. 69

3. Resolution appointing Lyn McDonald as the Finance Director - Ms. J. Burdeshaw. 71

4. Resolution appointing Holly Wharton as Interim Director of Community Development - Ms. J. Burdeshaw. 72

5. Resolution appointing Dewayne Shumate as Interim Director of Public Works nunc pro tunc April 7, 2026 - Ms. J. Burdeshaw. 73

9.e Updated List of Roadways - Chief A. Everidge. 74

10. General Public Items:

11. Council Members Items:

12. Department Heads/Staff Items:

13. Mayor Items:

14. Executive Session (If required):

15. Action After Executive Session (As needed):

16. Adjournment.

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~ Proclamation ~

Commemorating the Semiquincentennial Anniversary of the signing of the Declaration of Independence

WHEREAS, on July 4, 2026, our nation will commemorate the Semiquincentennial anniversary of the signing of the Declaration of Independence in 1776; and

WHEREAS, the journey toward this historic milestone is an opportunity to reflect on our nation's past, honor the contributions of all Americans, and look ahead to the future generations who will carry forward the ideals of democracy and individual liberty that make the United States a unique nation; and

WHEREAS, the National Society Daughters of the American Revolution (DAR) is a non-political women's volunteer organization with the motto, "God, Home, and Country," and three core pillars of historic preservation, education and patriotism; DAR members are lineal descendants of Patriots of the American Revolution; and

WHEREAS, these Patriots, aided the cause of American independence, believing in the noble cause of liberty and fighting valiantly to establish a new nation;

WHEREAS, the City of Perry joins the General Daniel Stewart Chapter, NSDAR, and the community overall in celebrating our nation's rich history and diversity, recognizing all men and women who achieved American independence, and honoring 250 years of military service and sacrifice;

WHEREAS, in 2026, we commemorate the Semiquincentennial anniversary of the signing of the Declaration of Independence.

NOW, THEREFORE, I, Randall Walker, Mayor of the City of Perry, Georgia, commend this commemoration to all our residents.

IN TESTIMONY WHEREOF, I hereby set my hand and cause the seal of the City of Perry, Georgia, to be affixed this 5th day of May 2026.

AMERICA 250!
Daughters of the American Revolution

_____
Randall Walker, Mayor

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Alan K. Everidge
Chief of Police

(478) 988-2800
Fax (478) 988-2805

Memorandum

Date: April 27, 2026
To: Mrs. Annie Warren
From: Chief Alan Everidge
Re: Officer Recognition

National Police Week this year will be observed May 10–16, 2026. This week, established by John F. Kennedy in 1962, designates May 15 as Peace Officers Memorial Day.

As part of this observance, members of the Police Department select peers for annual recognition based on their performance and contributions. I respectfully request that this recognition be placed on the City Council agenda for May 5, 2026.

The award recipients are as follows:

- **Civilian of the Year:** Devin McCracken
- **Recruit Officer of the Year:** Officer Corbin Hedden
- **Investigator of the Year:** Sgt. Collin Howard
- **Supervisor of the Year:** Sgt. Daniel Layson
- **Officer of the Year:** Cpl. Maxwell Webster

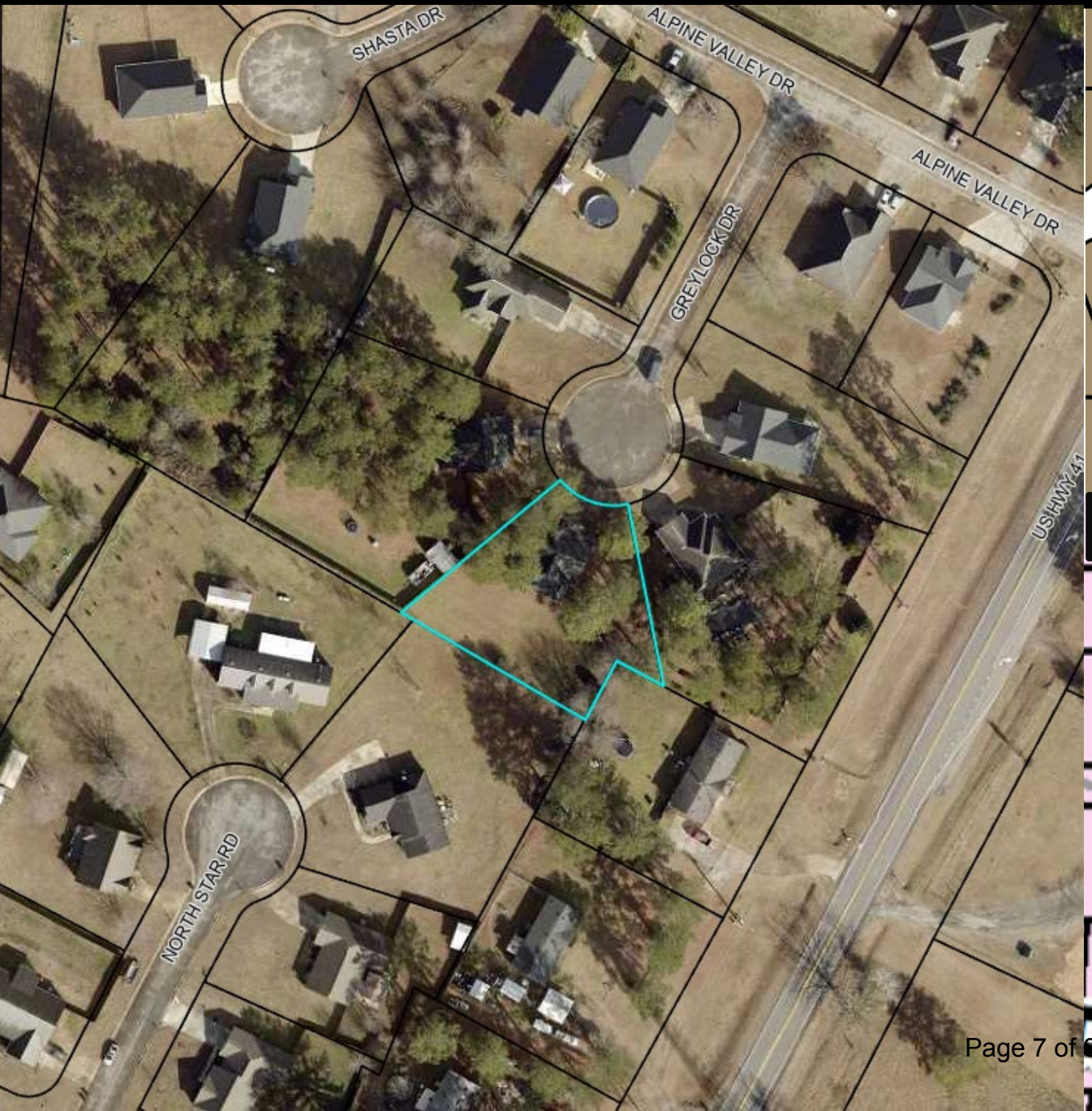


SUSE-0026-2026

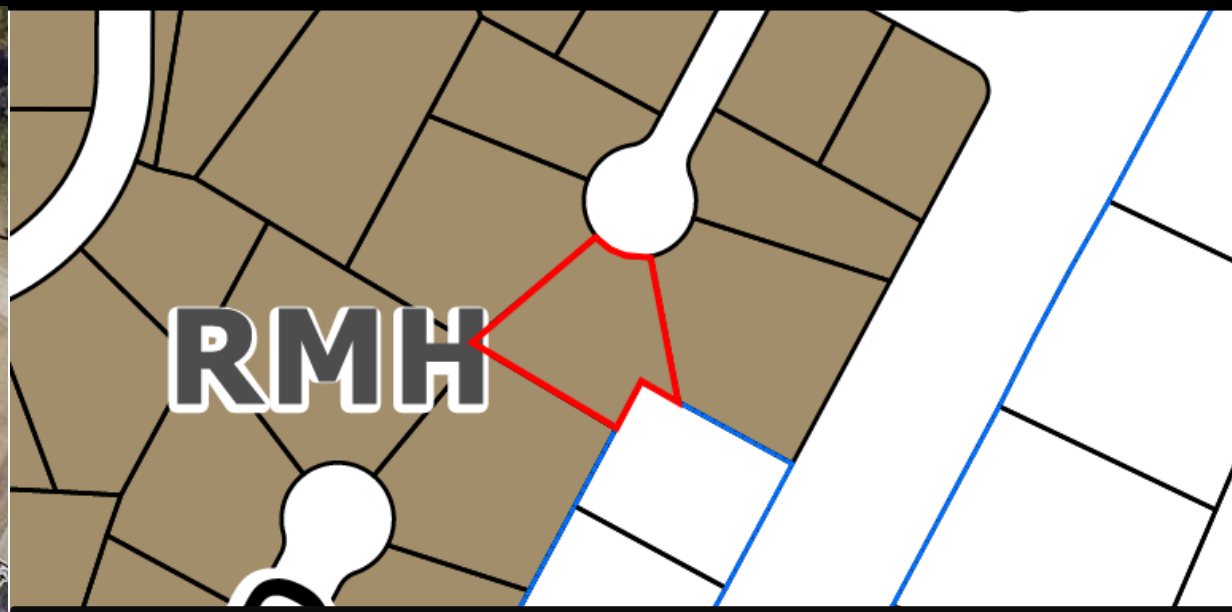
Residential STR
207 Greylock Dr

The applicant is Skylar Sanders

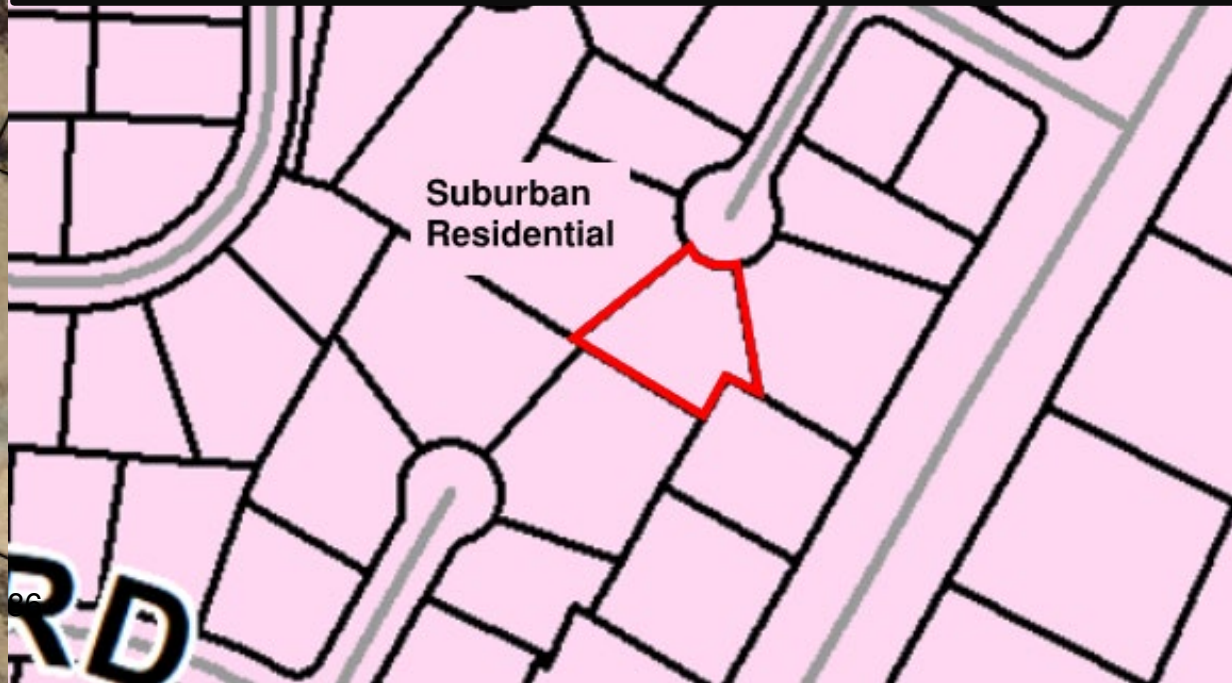
AERIAL IMAGERY



ZONING MAP



CHARACTER AREAS MAP



Summary for Case: SUSE-0026-2026	
Request:	Special Exception to allow residential STR for up to 8 people and 6 vehicles
Location:	207 Greylock Drive
Planning Commission Recommendation:	Approval of application.





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STAFF REPORT

From the Department of Community Development
April 14, 2026

CASE NUMBER: SUSE-0026-2026

APPLICANT: Skylar Sanders; Greylock Enterprise, LLC

REQUEST: A Special Exception to allow short-term residential rental

LOCATION: 207 Greylock Dr; Tax Map No. 0P38C0 059000

REQUEST ANALYSIS: The subject property owner proposes to offer the entire **3-bedrooms/2-bath** house for short-term rental for a maximum of **8 occupants**. The subject premises was inspected for compliance with minimum health and safety requirements for use and occupancy (per Section 2-3.6) and passed.

Standards for Short-term Rental Properties (Section 4-3.5 of the LMO)	
1,000-foot buffer from another STR and only one STR per premises	Complies
Designation of local contact person	Complies
Host Rules addressing: • Maximum occupancy of **8 persons** • Parking restrictions; on-premises parking of up to **6 vehicles** • Noise restrictions • On-premises curfew • Prohibition of on-premises events	Complies
Trash pick-up plan	Complies
Required written rental agreement	Complies
Proof of required active insurance policy	Complies
Application for City of Perry Occupational Tax Certificate	Complies
Other standards will be addressed with the issuance of an STR permit	

STANDARDS FOR SPECIAL EXCEPTIONS:

1. *Are there covenants and restrictions pertaining to the property which would preclude the proposed use of the property?*
   The applicant asserts that there are no covenants or restrictions that pertain to the premises or prevent them from using it as a short-term residential rental.

2. *Does the proposed use comply with the Comprehensive Plan and other adopted plans applicable to the subject property?*
   The subject property is in a Suburban Residential character area, which typically features a mixture of housing types that range from single-family homes to townhouses. The proposed special use changes the length of time people are in the dwelling. However, it does not create a use that does not align with the existing uses because the home is still being used as a dwelling in a residential area.

3. *Will the proposed use impact traffic volume or traffic flow and pedestrian safety in the vicinity?*

   There is no projected increase in pedestrian or vehicular traffic in the area beyond what is expected from an active residence.

4. *Will the hours and manner of operation of the proposed use impact nearby properties and uses in the vicinity?*
   The home will largely function in the same manner as the surrounding properties, so the proposed operations should blend in smoothly with the surrounding residences with no negative impacts.

5. *Will parking, loading/service, or refuse collection areas of the proposed use impact nearby properties and uses in the vicinity, particularly with regard to noise, light, glare, smoke, or odor?*

   Guests are required to maintain City of Perry ordinances to include quiet hours, large gathering restrictions, and all other applicable laws. No nuisances or negative impacts should be produced from an increase in visitors' frequency at the home. There is also ample parking space for up to six (6) vehicles in the driveway, so there should be no issues with parking on the street or impeding other homeowners' access to their driveways.

6. *Will the height, size, and/or location of proposed structures be compatible with the height, size, and/or location of structures on nearby properties in the vicinity?*
   The dwelling is a single-family home surrounded by single-family homes and closely resembles the homes around it. No new structures are being proposed with the request for a special exception.

7. *Is the parcel a sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use?*
   Staff believes the parcel will remain a sufficient size for the proposed use, and there is no future growth expected in this subdivision.

8. *Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.*
   The proposal will have no effect on schools. Street usage will mirror activity that is expected through normal use of a residence. The neighborhood is already serviced by city services and utilities; no excessive increase or negative impact is expected because of the proposed use.

STAFF RECOMMENDATION: Staff recommends approval as submitted.

PLANNING COMMISSION RECOMMENDATION: Following an informational hearing held on April 13, 2026, the Planning Commission recommends approval of the application as submitted.

Jim Mehserle, Chairman, Planning Commission — Date: April 16 2026

741 Main St Perry

NOTE: *Receipt of an application does **NOT** guarantee final approval by the City of Perry's governing bodies.*

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Application # SUSE 0024-2026

Application for Special Exception

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Skylor Sanders	—
*Title	owner	
*Address	[redacted]	—
*Phone		—
*Email		—

Property Information

*Street Address	207 greylan LDR
*Tax Map Number(s) P35C-59	*Zoning Designation

Request

*Please describe the proposed use:

Rental Property (Short term)

Instructions

1. The application and *$325.00 fee (made payable to the City of Perry) must be received by the Community Development Office or filed on the online portal no later than the date reflected on the attached schedule.
2. *The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.5 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 proposed, you must submit a site plan identifying such modifications.
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. Public notice sign(s) will be posted on the property at least 15 days prior to the scheduled hearing dates.
6. *The applicant must be present at the hearings to present the application and answer questions that may arise.
7. 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.
8. *Signatures:

*Applicant	[signature]	*Date
*Property Owner/Authorized Agent		*Date 2/15/26

Standards for Granting a Special Exception

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

*Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district? no

(1) Whether the proposed use complies with the Comprehensive Plan and other adopted plans applicable to the subject property; ~~no~~ yes

(2) Whether the proposed use would impact traffic volume or traffic flow and pedestrian safety in the vicinity; no

(3) Whether the hours and manner of operation of the proposed use would impact nearby properties and uses in the vicinity; no

(4) Whether parking, loading/service, or refuse collection areas of the proposed use would impact nearby properties and uses in the vicinity, particularly with regard to noise, light, glare, smoke, or odor; no

(5) Whether the height, size, and/or location of proposed structures is compatible with the height, size, and/or location of structures on nearby properties in the vicinity; yes

(6) Whether the parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use; and yes

(7) Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools. no

All eight (8) items must be addressed in either a separate document or on this page. Revised 9/26/2025

FOREMOST INSURANCE GROUP

Date: 02/19/2026

CERTIFICATE OF INSURANCE

New Hampshire:
This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend, or alter the coverage, terms, exclusions, and conditions afforded by the policy or policies referenced herein.

All Other States:
This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not affirmatively or negatively amend, extend or alter the coverage, terms, exclusions, conditions, or other provisions afforded by the policy referenced herein.

In the event the policy is canceled prior to the expiration date, notice will be delivered in accordance with the policy provisions.

YOU AS NAMED INSURED AND YOUR ADDRESS

RIGDALE INVESTMENTS LLC
[redacted]

Policy Number: [redacted]

Policy Period: From 02/19/2026 To 02/19/2027 12:01 A.M. Standard Time

Effective Date of Change: (EN only)

Underwritten by: Foremost Insurance Company Grand Rapids, Michigan NAIC# 11185

DWELLING INFORMATION

Address:

204 GREYLOCK DR, PERRY, GA 31069-8725

Policy Form: Dwelling Fire Three

Serial Number: (MH only)

Unit Covered: (MH only)

Dwelling Use: Vacation / Short-Term Rental

ADDITIONAL INTEREST #1

[redacted]

Loan Number: [redacted]

Type: First Mortgagee

ADDITIONAL INTEREST #2

Loan Number:

Type:

To obtain additional policy information, please contact:

Agent Name: MCCRANIE INS CO

Telephone Number: 478-333-2261

Form 745158 02/19

PAGE 1 CONTINUED

FOREMOST INSURANCE GROUP

Policy Number: [redacted]

Coverages: This policy provides only the coverages as shown below and your additional coverages described in the policy.

COVERAGES / ENDORSEMENTS	Amounts of Insurance / Limits of Liability
Dwelling	$248,000
Replacement Cost Incl Ord/Law Excl Roof 15 Yr Or Older	
Other Structures Addl Amt Of Ins	
Personal Property	$6,700
Loss of Rents	$24,800
Premises Liability	$1,000,000
Medical Payments	$1,000
Landlord Personal Injury Liab Cov	$1,000,000
Water Backup of Sewers or Drains	$5,000
Platinum Endorsement	
Mold, Mildew, or Other Fungi, Their Secretions, and Dry or Wet Rot	$5,000

SECTION I - DEDUCTIBLE
Section I losses or Amounts of Insurance are subject to a deductible of $2,500 unless stated otherwise in your policy including Endorsements.

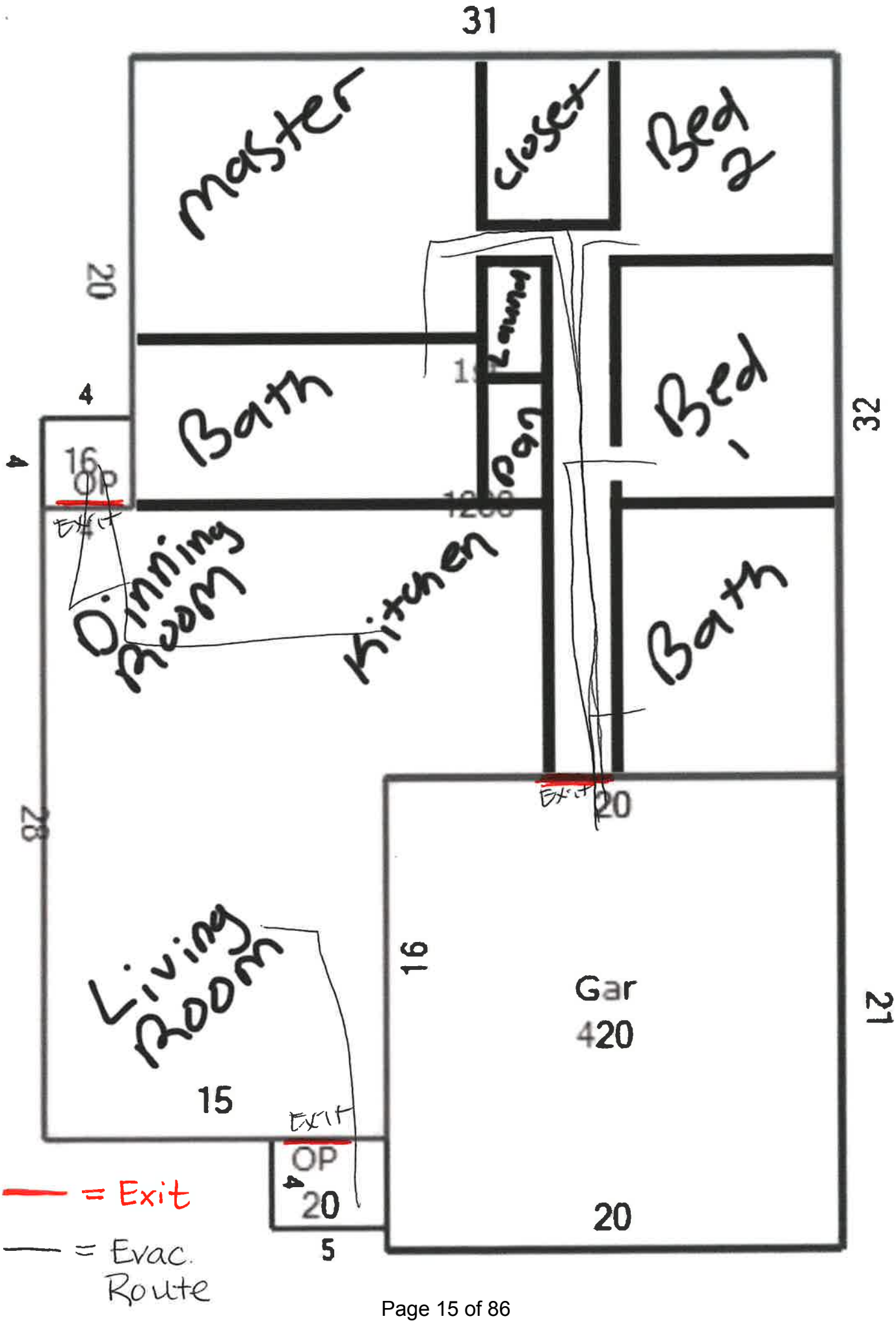
TOTAL ANNUAL PREMIUM	$1,560.00

Payment Mailing Address Information: <<Include Policy Number>>
Foremost Insurance Group, PO Box 0915, Carol Stream, IL 60132-0915
* The Total Annual Premium listed is the yearly policy cost. Any policy payments made are not reflected in this amount. See the most recent policy bill for the current amount due.

For Flood Verification - Check if applicable:
☐ This document serves as verification that the policy listed includes the peril of flood.

For Golf Cart Liability Verification: (Applies to Owner-Occupied and Tenant MH only)
All States Except North Carolina - Golf cart liability is insured unless the golf cart:
1 - is used for farming or ranching; or
2 - is required to be licensed by applicable state law.

For Certificates issued in **Louisiana:**	LA Dept. of Ins.	Cert. of Ins.	Assigned LDI No.	Date (mm/year)
	LDI	COI	N/A	N/A


31
Master
Closet
Bed 2
20
Laund
Bath
Bed 1
32
4
16
OP
Exit
Dining Room
Kitchen
Bath
28
Exit
20
Living Room
16
Gar
420
21
15
Exit
OP
4
20
20
5
= Exit
= Evac. Route

HOUSE RULES

- Only 8 people are to be present in the house.

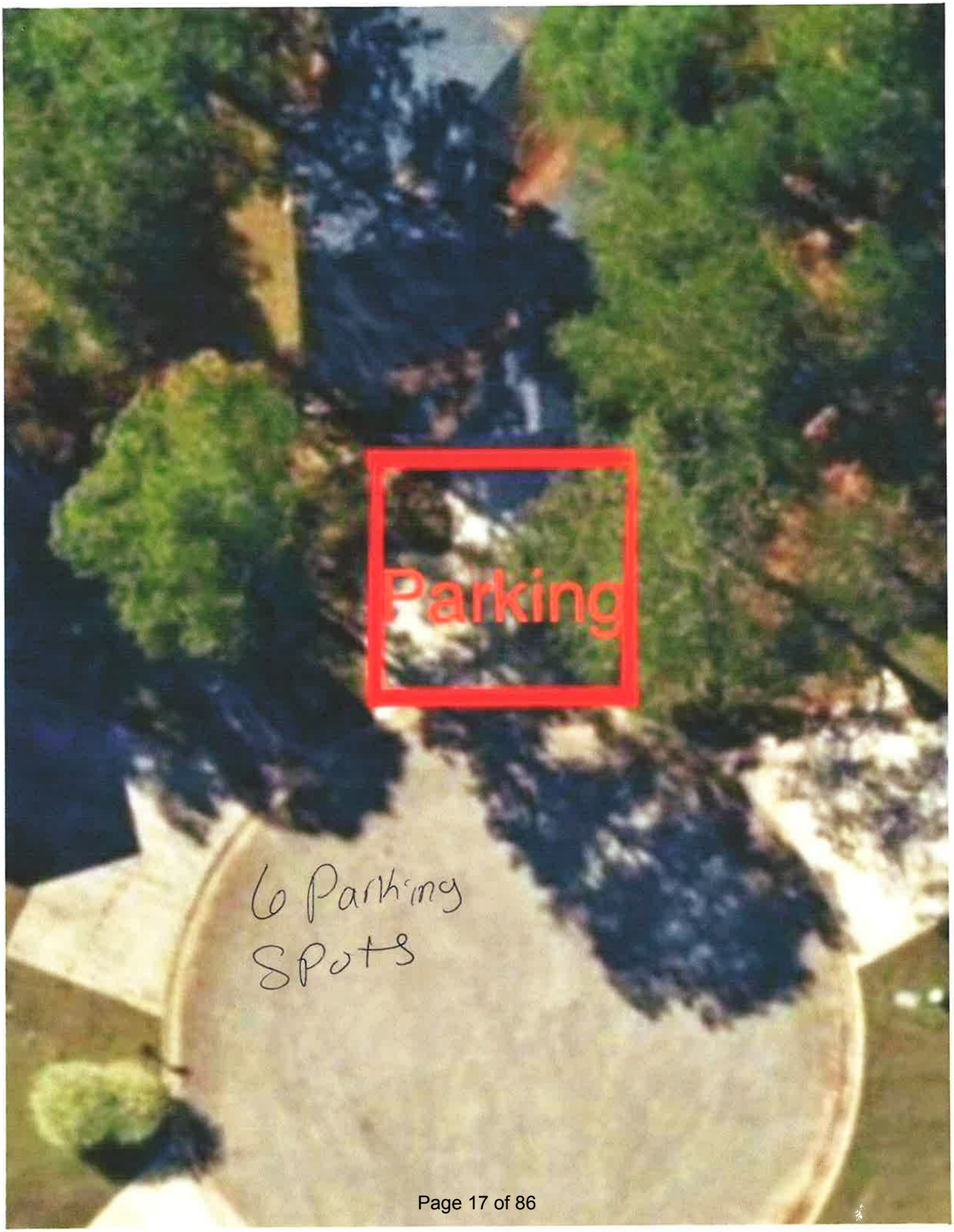
- Park only in the designated parking spots in the driveway. No parking in the street.

- No congregation of people during the hours of 10pm-9am

- Trash can must be placed by the road no sooner than 3pm on Wednesday and must be removed from the street by 8am Friday morning.

- No parties are to be had at the property.

- Please be mindful of making loud unnecessary noises. Quiet times are 12:00 midnight - 7:00am.


Parking
6 Parking
Spots

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CITY OF PERRY, GEORGIA
APPLICATION FOR OCCUPATIONAL TAX CERTIFICATE
Post Office Box 2030 - 1211 Washington Street – Perry, Georgia 31069
Office 478-988-2740 Fax 478-988-2748
Dajsha.Robinson@perry-ga.gov

✓ New
___ Renewal
___ Change

Business Name Rigdale Investments Phone Number [redacted]
Type of Business: Short term Rental
Business physical location 207 Greylock Dr Perry ga
Business mailing address 109 Rigdale PL Bonaire ga 31005
Street or P O Box City State Zip

Number of employees (including manager) one NAICS Code 531110
Full legal name of applicant Shylar Sanders
(Applicant must provide current legal driver's license)

Applicant date of birth [redacted] Social Security Number [redacted]
Applicant Contact Information:

Residence Address [redacted]
Street City State Zip

Cell Phone Number [redacted] Home Phone Number —
Work Phone Number — Email [redacted]
Full legal name of Owner/Manager/Agent Shylar Sanders
Full legal name of entity operating business
Full legal name of persons/entities having 20% or more interest in operating entity.
Shylar Sanders 100%

Business federal employer identification number [redacted]

Please list any other associated trade names for the business

I, the applicant hereinabove set forth, after being duly sworn, under oath states the foregoing information is true and correct to my best knowledge and belief. So help me God.

Applicant Signature Date 2/18/2026

1

E-VERIFY AFFIDAVIT

Completion of this affidavit is required for new business license applicants and for renewing business with more than 10 employees.

Instructions: 1. Print your business name and address
2. Indicate the number of employees
3. Have your affidavit notarized

By executing this affidavit under oath , as an applicant for an occupational tax certificate (business license, occupation tax certificate, or other document required to operate a business) as referenced in O.C.G.A. 36-60-6(d), from the City of Perry, the undersigned applicant representing the private employer known as

1 Brigdale Investments at 207 greyfield Dr Perry

Name of business/private employer — Address

verifies one of the following with respect to my application for the above mentioned document:

2 Check One:

☑ On Jan. 1 of the below signed year the individual, firm, or corporation employed 10 or less employees.

☐ On Jan. 1 of the below signed year the individual, firm, or corporation employed more than 10 employees.

Complete this section if the individual, firm, or corporation employed more than 10 employees as of January 1:

The employer has registered with and utilized the federal work authorization program in accordance with the applicable provisions and deadlines established in O.C.G.A 36-60-6(a). The undersigned private employer also attests that its federal work authorization number and date of authorization are as listed below.

Federal Work Authorization Number _____ Date of authorization _____

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A 16-10-20, and face criminal penalties allowed by such statue.

Executed on the February date of 19, 2026 in Perry (City) GA (State)

Signature of Authorized Officer or Agent

3 Skylar Sanders

Printed Name of and Title of Authorized Officer or Agent

Dajsha Robinson
NOTARY PUBLIC
HOUSTON COUNTY, GEORGIA
My Commission Expires
12/26/2028

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 19 DAY OF February, 2026

Dajsha Robinson
NOTARY PUBLIC

12-26-2028
MY COMMISSION EXPIRES

Full application on file in Community Development office

Planning Commission
Minutes - April 13, 2026

1. Call to Order : Chairman Mehserle called the meeting to order at 6:00pm.
2. Roll Call: Chairman Mehserle; Commissioners Guidry, Hayes, Ross, Shelton, Story and Wharton were present.
3. Staff: Joe Duffy – Community Development Director and Christine Sewell – Recording Clerk

   Guests: Skylar Sanders, Matt Widner, Curtis George, William Hudson, Clay Nodes, Gary Lopson, Kay, Kitchens, Tyler Lawhorn, and Aaron Wood.
4. Invocation - was given by Commissioner Hayes
5. Approval of Minutes from March 9, 2026, regular meeting and March 23, 2026, work session

   Commissioner Wharton motioned to approve both as submitted; Commissioner Hayes seconded and were unanimously approved.
6. Announcements - Chairman Mehserle referred to the notices as listed
   - Per O.C.G.A. 36-67A-3 if any opponent of a rezoning or annexation application has made campaign contributions and/or provided gifts totaling $250 or more within the past two years to a local government official who will consider the application, the opponent must file a disclosure statement.
   - Policies and Procedures for Conducting Zoning Hearings are available at the entrance.
   - Please place phones in silent mode.
7. Citizens with Input- None
8. Old Business – Tabled from March 9, 2026, meeting – Chairman Mehserle advised the application was withdrawn.

   1.**VAR-0015-2026.** Variance for reduction of front setbacks for 106 Prospect Ave, 110/112/114/116/118/120/122/124/126/128/130 Billboard Ave, 101/103/105/107/109/111 Ensemble Blvd, and 101/103/105 Billboard Ave. The applicant is Karen Rolle, Moore Bass Consulting. (*Applicant has withdrawn the application)*
9. New Business

   A. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on May 05, 2026)

   1. **SUSE-0026-2026.** Special exception for short-term rental for property located at 207 Greylock Drive. The applicant is Skylar Sanders.

   Mr. Duffy read the request, along with staff responses, which was the owner proposes to offer the entire 3-bedrooms/2-bath house for short-term rental for a maximum of 8 occupants. The premises were inspected for compliance with minimum health and safety requirements for use and occupancy (per Section 2-3.6) and passed.

   Chairman Mehserle opened the public hearing at 6:09pm and called for anyone in favor of the request. The applicant, Mr. Skylar Sanders, advised he currently has a property in Warner Robins as a short-term rental and comments have been visitors are staying for events at the fairgrounds and felt this property would be a good location for one.

DRAFT

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:10pm.

Commissioner Guidry had an inquiry on the insurance certificate provided; staff confirmed it was correct for the location.

Commissioner Story motioned to recommend approval to Mayor & Council of the application as presented; Commissioner Ross seconded; all in favor and was unanimously recommended for approval.

2. **ANNX-0030-2026.** Annex and rezone property on Airport Road, Parcel No. 000310 033000 from Houston County R-AG to City of Perry, R-TH Residential Townhouse District. The applicant is Matt Widner, Widner & Associates, Inc.

Mr. Duffy read the applicants' request, along with staff responses, for which the owner proposes to annex the entirety of the 19.70 acres into the City of Perry for future development of a townhouse subdivision. The lot is proposed to be zoned R-TH, Townhouse Residential, and a portion of the lot is going to the resident just south of the parcel. The applicant asserts there are no known covenants or restrictions on the property that would preclude the use permitted in the proposed zoning district.

Mr. Duffy further noted from the staff report that the city is consistently studying the best way to manage growth throughout the city limits. The results of these efforts include reviewing opportunities to annex "county island" properties into the city limits, streamlining services for residents, improving sewer infrastructure, and maintaining the housing development patterns. Annexing and rezoning this property aligns with the city's housing goals and county island removal efforts. The rezoning also underscores justifications for the current sewer improvement projects the city has undertaken. Lastly, it presents the city with an additional opportunity to coordinate services with the Georgia Department of Transportation to ensure residents have safe and adequate roadways to use to navigate their community.

Chairman Mehserle opened the public hearing at 6:18 pm and called for anyone in favor of the request.

The applicant, Mr. Matt Widner – 793 Poplar Street, Macon – Reiterated the request and advised this will bring together the previous parcel annexed last year. Intends to work with the GA Dept of Transportation regarding traffic concerns, and with the proposed zoning classification, there are requirements for green space, which will be 30%, buffers for the residential area and under the current design regulations will be a high-end development.

Mr. Curtis George – 154 Fairway Oaks Drive – agrees the property needs to be annexed and rezoned as it would be best for the neighborhood and the townhomes should be like those in Houston Springs; there are no specific plans for the townhomes as it relates to square footage and price point, and whether rentals or owned; should be provided.

Mr. William Hudson – 4546 Buckeye Road, Fort Valley – as property owner in Houston County is in favor of the request as the parcel creates an island and should be annexed.

Chairman Mehserle called for anyone opposed.

Mr. Clay Nodes – 110 Airport Road Ext. – should be developed with larger lot sizes of 2 to 3 acres to attract affluent property owners that will stay in the area and raise families whose children will return to the area and raise their families. Is opposed to townhomes; traffic will be a concern.

DRAFT

Gary Lopson and Kay Kitchens – 201 Airport Road Ext. – Mr. Lopson voiced concern with the scale of the project, consisting of 105 units, which will add to traffic concerns and the entryway on Hwy 341 in lieu of Airport Road; he felt single family homes would be better. Mrs. Kitchens – there is wildlife and vegetation that will potentially be disturbed, destroying the quality of life for the area; suggested the city purchase the property and add to the existing public park.

Mr. Tyler Lawhorn – 113 Airport Road Ext. – application was filed a year ago and denied, what has changed and some of the same concerns are again being brought forth. Is not a fit for the character of the area and what is the city's population density goal. Concerns with traffic and a stoplight will be needed. Will an environmental study be done to show it won't negatively impact the area.

Mr. Erin Wooden – 104 Quail Ridge Lane – what's changed in the last year is that Hughston Homes has purchased Houston Springs, and they intend to build 400 to 500 more homes, sold the 55+ area to a builder for completion and this will be impactful to the area. With this development, who will be able to access the sewer capacity available.

There being no further public comment Chairman Mehserle closed the public hearing at 6:44 pm.

Commissioner Shelton inquired of Mr. Widner if the unit count could be lowered; Mr. Widner advised there is no official plan presented, what was provided was a conceptual plan; the application meets the requirements of the R-TH ordinance and from the first submission, it has gone down a bit. Mr. Duffy, for the record advised, the application was refiled as is permissible by the law after six months of a denial. Commissioner Hayes asked for Mr. Duffy to provide the process for approval of development; Mr. Duffy advised what is before the Commission now is the annexation and rezoning of the parcel, which does not govern the site development, just the land use of the property. The application presented is not required to provide specifics of the development, site plans, or design plans, as again it is just for the annex and rezoning of the parcel. Mr. Duffy advised if approved, the parcel is subject to all city requirements that are standard for any type of development within the city, which includes site plan review, stormwater review, traffic study, building and construction design. Chairman Mehserle asked Mr. Duffy to confirm the application before the Commission was only for a recommendation to Mayor & Council, not the final decision; Mr. Duffy advised that was correct. Commissioner Wharton asked if the R-TH zoning classification was consistent with the Comprehensive Plan; Mr. Duffy advised it was.

Commissioner Hayes motioned to recommend approval of the application as submitted to Mayor & Council; Commissioner Wharton seconded; all in favor with Commissioner Guidry opposed; resulting in a vote of 6 to 1 in favor of recommendation to Mayor & Council.

3. **TEXT-0033-2026.** Amendment to Add definition, use description, and use standards for Commercial Air Tours; update Table of Uses to add as permitted in M-2, General Industrial District. The applicant is the City of Perry. (Application has been withdrawn) - Chairman Mehserle advised the application was withdrawn.

B. Other Business – None

C. Commission questions or comments – Chairman Mehserle inquired if an additional work session date had been scheduled; Mr. Duffy advised it was not and the regularly scheduled meeting of April 27th would be used; Chairman Mehserle suggested a 5pm start time; the Commission concurred.

DRAFT

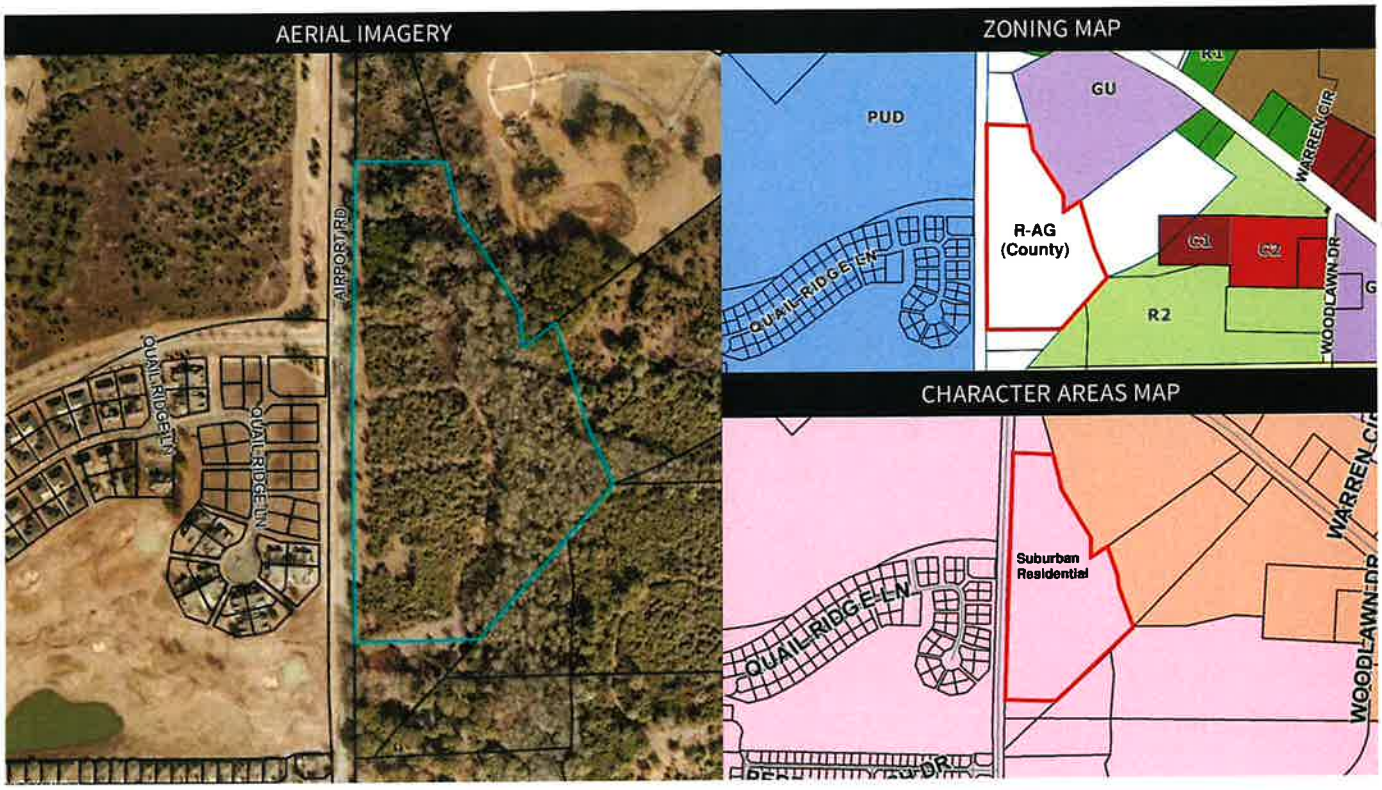
D. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:58pm.

DRAFT

Perry

Where Georgia comes together.

Summary for Zoning Case: ANNX-0030-2026	
Property Location:	0 Airport Road
Tax Map No:	000310 03300
Acres:	19.70 acres
Request:	Annex and rezone from RAG (county) to R-TH, Residential Townhome
Planning Commission Recommendation:	**Approval**



Perry

Where Georgia comes together.

STAFF REPORT
From the Department of Community Development
April 30, 2026

CASE NUMBER: ANNX-0030-2026

APPLICANT: Matt Widner, Widner & Associates, Inc.

REQUEST: Annexation and Zoning of 19.70 acres from RAG (County) to R-TH, Townhouse Residential

LOCATION: Airport Road, Tax Map Number: 000310 033000

BACKGROUND INFORMATION: The applicant proposes to annex the entirety of the above-mentioned parcel into the City of Perry. It will be developed into a townhouse subdivision, if approved. The lot is proposed to be zoned R-TH, Townhouse Residential, and a portion of the lot is going to the resident just south of this parcel

The applicant asserts that there are no known covenants or restrictions on the subject property which would preclude the use permitted in the proposed zoning district.

STANDARDS FOR ESTABLISHING A ZONING CLASSIFICATION:

1. **The existing land uses and zoning classifications of nearby property.**

	Zoning	Land Use
North	C-2, General Commercial	Undeveloped
South	R-AG (County)	Undeveloped
East	GU, Governmental Use	Heritage Oaks Park
West	PUD, Planned Unit Development	Houston Springs (partially undeveloped)

2. *Does the proposed zoning classification comply with the Comprehensive Plan and other adopted plans applicable to the subject property?*

   The proposed zoning designation is compatible with the Suburban Residential character area the parcel is in. This character area is comprised of a mix of housing types, like townhouses, and walkable uses. The managed growth map shows this area as a low-density residential area. However, the land sits between two developments that are expected to yield medium-to-high density communities once fully developed. Staff believes this annexation would serve to bolster the variety of housing needs and support the City's comprehensive planning goals as expressed in the 2022 Joint Comprehensive Plan.

3. *Are all of the uses permitted in the proposed zoning classification compatible with existing uses on adjacent and nearby properties?*

   The proposed zoning designation is compatible with zoning in the area. The RTH zoning allows for single-family dwelling units (townhouses) to be constructed in the existing residential area. The standards of the RTH zoning designation require significant buffering between the development and single-family residences. The ordinances also call for 30% of all land area within the development to remain open for residents to share, the creation of a homeowner's association, and design regulations to maintain the character in the area.

4. *Will any of the uses permitted in the proposed zoning classification cause adverse impacts to adjacent and nearby properties?*

   There should be no adverse impacts on adjacent or surrounding properties. Traffic may increase, resulting from the new residential units, but estimates do not exceed what is expected for Airport Road Ext.

5. *Will any of the permitted uses and density allowed in the proposed zoning classification cause an excessive burden on existing streets, utilities, city services, or schools?*

   City emergency services, streets, and schools should not be negatively impacted by this development. Proximity to a GDOT-maintained highway may require additional traffic calming measures be implemented, as determined by GDOT. Sewer capacity in the area is limited but is still being studied to determine whether accommodation is available. Applicants are required to submit letters outlining sewer demands, and Engineering Services will determine whether capacity is available during the development process. Projects like this can take a few years to build out; additional capacity may be available at that time. However, at this time, staff considers the focus of this application to be to determine whether the proposed annexation and zoning designation align with the City's adopted Comprehensive Plan.

6. *Are there existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification?*
   The city is consistently studying the best way to manage growth throughout the city limits. The results of these efforts include reviewing opportunities to annex "county island" properties into the city limits, streamlining services for residents, improving sewer infrastructure, and maintaining the housing development patterns. Annexing and rezoning this property aligns with the city's housing goals and county island removal efforts. The rezoning also underscores justifications for the current sewer improvement projects the city has undertaken. Lastly, it presents the city with an additional opportunity to coordinate services with the Georgia Department of Transportation to ensure residents have safe and adequate roadways to use to navigate their community.

Staff Recommends: Approval of the application as submitted.

PLANNING COMMISSION RECOMMENDATION: Following an informational hearing held on April 13, 2026, the Planning Commission recommends approval of the application as submitted.

Jim Mehserle, Chairman, Planning Commission — Date: April 10 2026

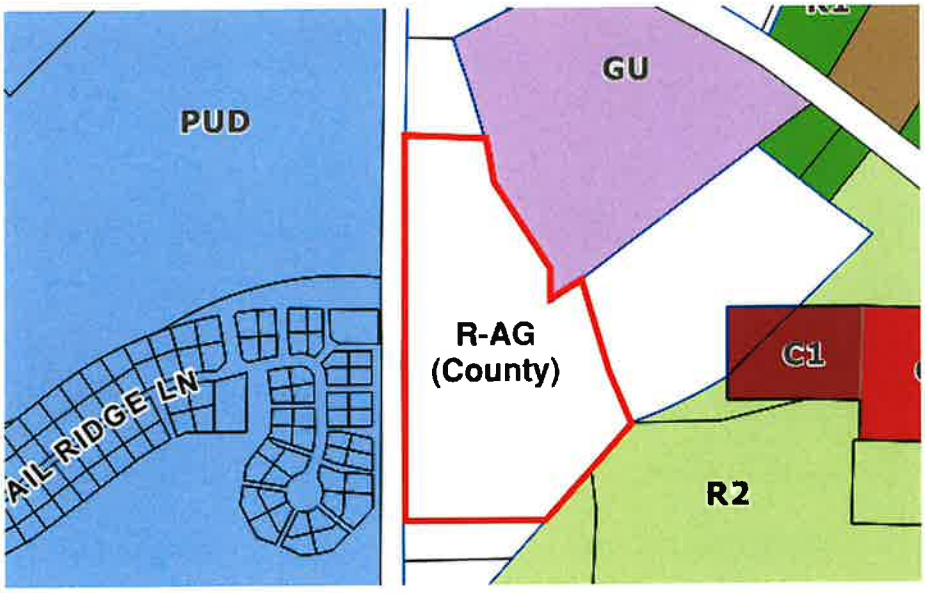
ANNX-0030-2026

0 Airport Rd Ext

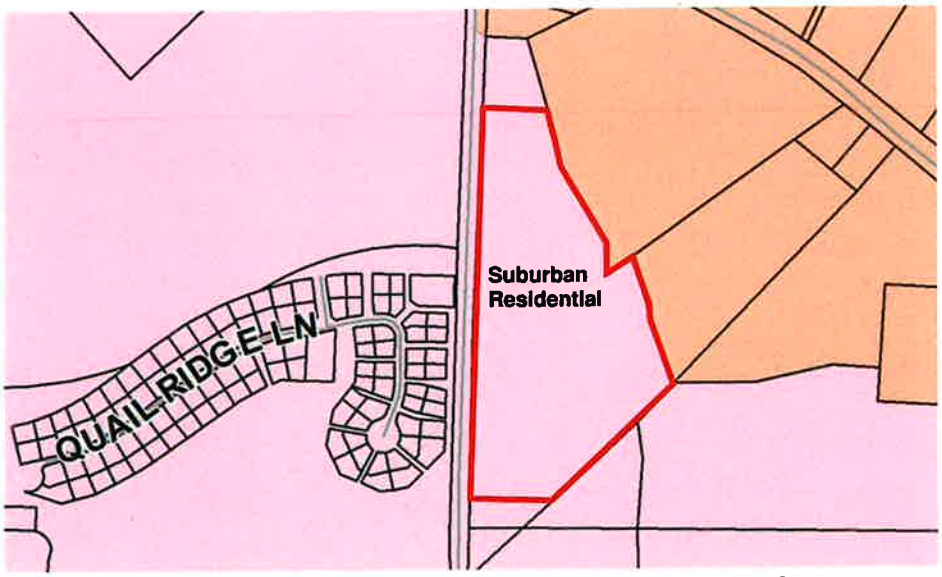
Annexation request, R-TH zoning designation



Aerial



Zoning



Character Area

Perry

Where Georgia comes together.

Application # ANNX 0030-2026

Application for Annexation

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Matthew Widner/Widner & Associates, Inc.	KNS Place LLC - Dixie Homes LLC et al
*Title	Representative	Owner
*Address	793 Poplar Street, Macon, GA 31201	1115 Morningside Dr., Perry, GA 31069
*Phone	[redacted]	[redacted]
*Email		

Property Information

*Street Address or Location	Airport Rd
*Tax Map #(s)	000310 033000
*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, tied to the Georgia Planes Coordinate System. **If the property being annexed *is a portion of a recorded parcel, the portion being annexed must be a separate recorded parcel before this application* will be accepted as complete.**

Request

*Current County Zoning District RAG	*Proposed City Zoning District RTH

*Please describe the existing and proposed use of the property Note: A Site Plan and/or other information which fully describes your proposal may benefit your application.

Existing: Undeveloped.
Proposed: Residential development.
The 19.70 acres shown as Tract 4 is the area we are requesting for the annexation and rezoning.

Instructions

1. The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
2. *Fees:
   a. Residential Zoning (R-Ag, R-1, R-2, R-3) - $325.00 plus $28.00/acre
   b. Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - $543.00 plus $43.00/acre
3. *The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
4. The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
5. Annexation applications require an informational hearing before the planning commission and a public hearing before City Council. Public notice sign(s) will be posted on the property at least 15 days prior to the scheduled hearing dates.
6. *The applicant must be present at the hearings to present the application and answer questions that may arise.
7. *Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years has the applicant made either campaign contributions and/or gifts totaling $250.00 or more to a local government official? "Applicant" is defined as any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action. Yes____ No_X_
   If yes, please complete and submit a Disclosure Form available from the Community Development office.

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

*Applicant Matt Widner	*Date 03/05/2026
*Property Owner/Authorized Agent William L Hudson / Owner	*Date 3/5/2026

Standards for Granting a Zoning Classification

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

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district? There are no known covenants or restrictions.

(1) Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property.

(2) Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties.

(3) Whether any of the uses permitted in the proposed zoning classification will cause adverse impacts to adjacent and nearby properties.

(4) Whether any of the permitted uses and density allowed in the proposed zoning classification will cause an excessive burden on existing streets, utilities, city services, or schools.

(5) Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification.

Revised 7/1/2025

March 4, 2026

Widner & Associates, Inc.
PLANNING > DESIGN > IMPLEMENTATION

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

Subject: Airport Rd, Houston Co, Townhome Development
Project Number: 7317-013-01

Dear Planning Commission,

Widner & Associates respectfully requests annexation and rezoning for the proposed residential development of the property.

Standards for Granting a Zoning Classification

(1) Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property.

The subject property has been reviewed with City staff and complies with the previously mentioned plans.

(2) Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties.

Residential properties are adjacent and nearby to this proposed residential zoning.

(3) Whether any of the uses permitted in the proposed zoning classification will cause adverse impacts to adjacent and nearby properties.

The permitted uses within the proposed zoning are similar to the existing land uses along Airport Road. No adverse impacts are anticipated with the permitted uses within the proposed zoning.

(4) Whether any of the permitted uses and density allowed in the proposed zoning classification will cause an excessive burden on existing streets, utilities, city services, or schools.

The uses that are permitted within the proposed zoning allow for a development that supports more common area and green space than some other residential zoning alternatives. The development will not create excessive burden on the streets, utilities, city services, or schools.

(5) Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification.

There is a need for housing.

Respectfully submitted,

Matthew T. Widner, RLA

793 Poplar Street
P.O. Box 102
Macon, GA 31202
(478) 746-2010
Fax (478) 746-0149
widner@widner-assoc.com
www.widner-assoc.com

WIDNER & ASSOCIATES 35 ANNIVERSARY 1990-2025

TOTAL AREA: 24.43 ACRES

LEGEND

○	1/2" REBAR SET
●	1/2 " REBAR FOUND UNLESS OTHERWISE NOTED
OTP	OPEN TOP PIPE FOUND
△	CALCULATED CORNER
☒	CONCRETE MONUMENT FOUND
R/W	RIGHT OF WAY
B/L	BUILDING LINE
PL	PROPERTY LINE
DE	DRAINAGE EASEMENT
UE	UTILITIES EASEMENT
SSE	SANITARY SEWER EASEMENT
MH	MANHOLE
CB	CATCH BASIN
JB	JUNCTION BOX
DI	DROP INLET
HW	HEADWALL
AC	ACRE
PVMT	PAVEMENT
CRK	CREEK
L.L.L.	LAND LOT LINE
FH	FIRE HYDRANT
-X-	FENCE LINE
FFE	FINISH FLOOR ELEVATION
-P-	POWER LINE
PP	POWER POLE
CL	CENTER LINE
TH	TEST HOLE
SPED	SITE PLAN ENG. DEPT.
SPHD	SITE PLAN HEALTH DEPT.
R=	RADIUS
EL	ELEVATION
RDP	RESIDENTIAL DRAINAGE PLAN
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
LP	LIGHT POLE
WV	WATER VALVE
WM	WATER METER
P.O.B.	POINT OF BEGINNING
N/F	NOW OR FORMERLY

Approved 1/9/2025 Houston County Planning Commission

SURVEYOR'S CERTIFICATION

IT IS CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL SURVEYING AND PLATTING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF THE CITY / COUNTY, HAVE BEEN FULLY COMPLIED WITH. FURTHERMORE, THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

BY (MARTY A. McLEOD) REGISTERED GEORGIA LAND SURVEYOR NUMBER - 2991

Type: GEORGIA STANDARD PLATS
Recorded: 1/9/2025 3:05:00 PM
Fee Amt: $10.00 Page 1 of 1
Houston County Georgia
Terri L Childers Clerk of Superior Court

BK 85 PG 147

FOR THE CLERK OF SUPERIOR COURTS USE ONLY

NOTES:
THIS PROPERTY IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY NOT BE SHOWN HEREON.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING USING A TOPCON GTS 211D AND HAS A LINEAR PRECISION RATIO OF ONE FT. IN 24,000 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FT. IN 1,000,000 FEET.

ACCORDING TO INFORMATION SHOWN ON F.E.M.A. COMMUNITY PANEL NUMBER 13153 C 0132 E. EFFECTIVE DATE SEPTEMBER 28, 2007, A PORTION OF THIS PROPERTY IS LOCATED IN A F.I.A. FLOOD HAZARD ZONE.

NO WETLANDS SHOWN HEREON

GRAPHIC SCALE IN FEET
1" = 100'

McLeod SURVEYING
P.O. BOX 1821
Perry, Georgia 31069
office (478) 224-7070
fax (478) 224-7072
WWW. MCLEODSURVEYING.COM

SURVEY FOR:

TRACTS 3-4-& 5 - 24.43 ACRES ON AIRPORT ROAD

COUNTY:	HOUSTON
DISTRICT:	10TH
LAND LOT:	19
DATE:	01/02/2025
SCALE:	1" = 50'
JOB NO.	99112-004

NO.	DATE	REVISION

N/F CHARITABLE REMAINDER UNITRUST

S89° 09' 10"E 172.02'

TRACT "3" 2.00 ACRES (A PORTION OF TAX PARCEL No. 000310 033000)

S18° 18' 13"E 201.50'

S16° 36' 02"E 189.23'

S16° 36' 02"E 3.67'

N00° 50' 50"E 370.86'

N00° 50' 50"E 29.14'

N89° 09' 10"W 302.97'

S14° 26' 28"E 26.58'

TRACT "4-A" 0.20 ACRES (A PORTION OF TAX PARCEL No. 000310 033000)

TRACK "4-A" NOTE:
TO COMBINE TRACT "4-A" TO THE TRACT "3" TO ONE ONE TRACT CONTAINING 2.20 ACRES AS SHOWN HEREON.

TRACT "4-B" 1.53 ACRES (A PORTION OF TAX PARCEL No. 000310 033000)

S14° 26' 28"E 150.49'

S32° 48' 43"E 65.93'

N00° 50' 50"E 200.00'

S89° 09' 10"E 379.16'

S32° 48' 43"E 80.87'

S30° 59' 06"E 230.33'

S18° 09' 30"E 125.95'

N52° 35' 00"E 134.33'

S17° 12' 13"E 199.59'

S15° 55' 35"E 69.53'

S23° 55' 47"E 251.81'

226.18' S41° 14' 27"W

446.61' S41° 14' 27"W

169.60' S41° 14' 27"W

TRACT "4" 19.70 ACRES (REMAINING PORTION OF TAX PARCEL No. 000310 033000)

AIRPORT ROAD 80' R/W

N00° 50' 50"E 617.15'

N00° 38' 30"W 736.91'

N00° 30' 30"W 125.33'

STATE OF GEORGIA / COLONEL HOUSE'S PROPERTY

GEORGIA WEST ZONE

MH IS PROPERTY CORNER

MH IS PROPERTY CORNER

MH IS PROPERTY CORNER

MH IS PROPERTY CORNER

BEARING NOTE:
ALL PROPERTY LINES ARE THE SAME AS SHOWN ON PLAT BOOK 84, PAGE 154. THE BEARING BASIS ON THIS PLAT IS 27 SECONDS CLOCKWISE FROM SAID PLAT.

N/F CHARITABLE REMAINDER UNITRUST

N/F CHARITABLE REMAINDER UNITRUST

TRACK "5" NOTE:
TO COMBINE TRACT "5" TO THE PROPERTY TO THE SOUTH OWNED BY FELIX M. SMITH WHICH HAS THE TAX PARCEL No. 000310 005000.

N88° 53' 06"E 403.70'

TRACT "5" 1.00 ACRES (A PORTION OF TAX PARCEL No. 000310 033000)

P.O.B.

290.76' S88° 53' 10"W

N/F FELIX M. SMITH JR.

APPROXIMATE L.L. 19

N/F FELIX M. SMITH JR.

N/F CHARITABLE REMAINDER

GEORGIA REGISTERED No. 2991 LAND SURVEYOR MARTY A. McLEOD

P:\2399 - INDIVIDUAL\99112 - LEROY HUDSON\99112-004\SURVEY OF SEVERAL TRACTS ON AIRPORT RD\16- DIVIDE TRACT 4\99112-004-DIVIDED LOT 4.DWG

Type: GEORGIA LAND RECORDS
Recorded: 8/25/2023 1:56:00 PM
Fee Amt: $809.30 Page 1 of 3
Transfer Tax: $784.30
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Superior Court Clerk

Participant ID(s): 7491002503,
0466245412

BK 10181 PG 151 - 153

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

File No.: 23-29710-R

LIMITED WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THIS INDENTURE, Made the 18th day of August, in the year two thousand twenty-three, between

JOSEPH M. SWANSON AS TRUSTEE OF THE CHARITABLE REMAINDER UNITRUST

of the State of Tennessee, as party of the first part, hereinafter called Grantor, and

KNS PLACE, LLC
DIXIE HOMES, LLC
LONE HAWK LLC

of the State of Georgia, as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H T H A T : Grantor, for and in consideration of the sum of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS**, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, all the following described property, to wit:

SEE ATTACHED EXHIBIT "A"

Said property is conveyed subject to all taxes and assessments for the year 2023 and subsequent years, not yet due and payable, and all rights, reservations, restrictions, covenants, conditions, easements and other matters of record that may affect such property (collectively, the "Permitted Exceptions").

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

AND THE SAID GRANTOR warrants and will forever defend the right and title to the above described property unto the said Grantees against the claims of all persons claiming by, through or under the Grantor (excluding claims arising out of the Permitted Exceptions).

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

JOSEPH M. SWANSON AS TRUSTEE OF THE CHARITABLE REMAINDER UNITRUST **(SEAL)**

Signed, sealed and delivered in the presence of:

Witness

Notary Public 1-17-24

DEBRA K COCHRAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Daniel, Lawson, Tuggle & Jeries, LLP
Attorneys At Law
P. O. Box 89
912 Main Street
Perry, GA 31049

Exhibit "A"
Legal Description

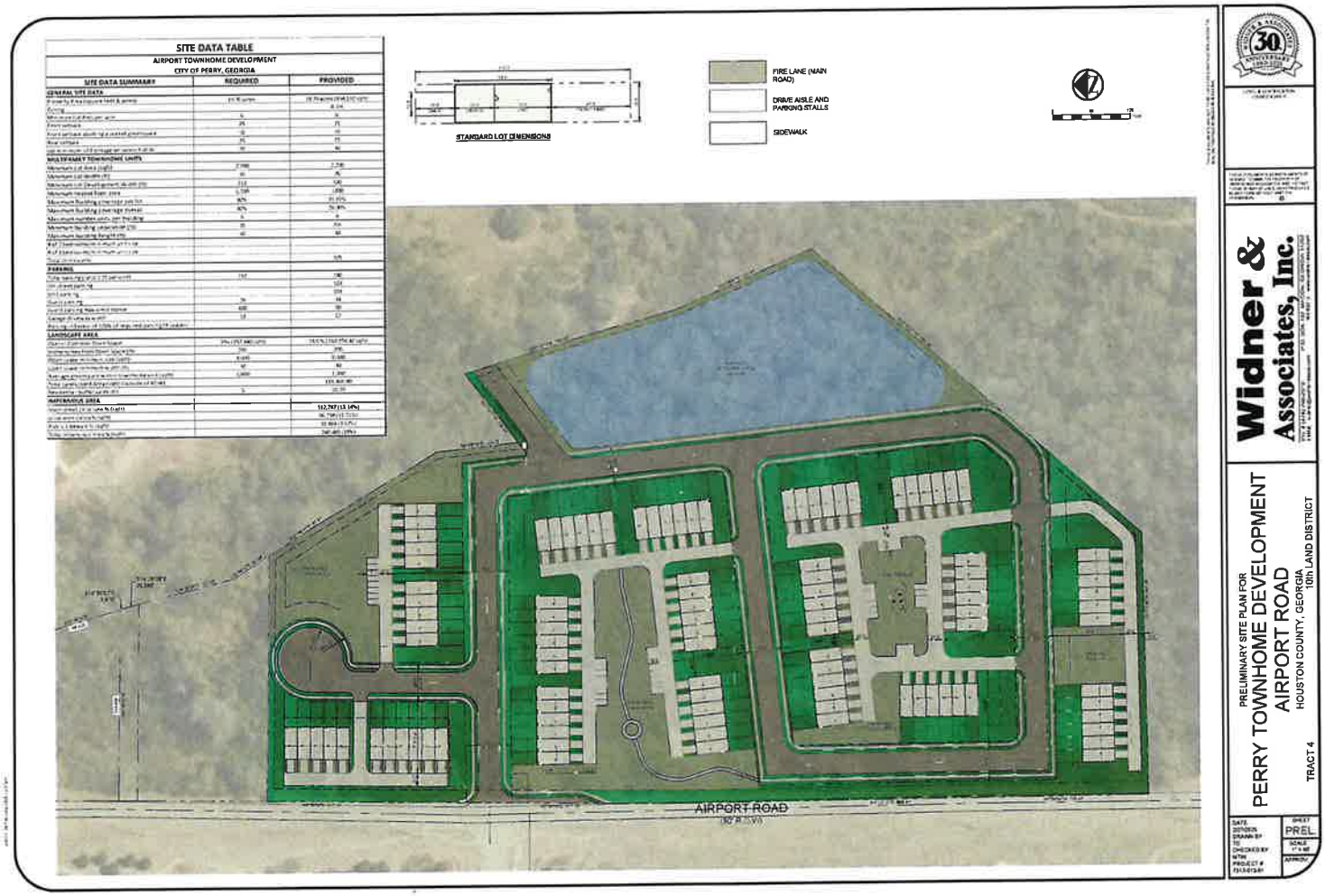
TRACT 1
All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 1, containing 2.43 acres, and having such shapes, metes, bounds courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated August 4, 2023 and recorded in Plat Book 84, Page 153, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.

TRACT 2
All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 2, containing 1.15 acres, and having such shapes, metes, bounds courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated August 4, 2023 and recorded in Plat Book 84, Page 155, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.

TRACT 3
All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 3, containing 2.00 acres, and having such shapes, metes, bounds courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated August 4, 2023 and recorded in Plat Book 84, Page 154, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.

TRACT 4
All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 4, containing 21.43 acres, and having such shapes, metes, bounds courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated August 4, 2023 and recorded in Plat Book 84, Page 154, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.

TRACT 5
All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 5, containing 1.00 acres, and having such shapes, metes, bounds courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated August 4, 2023 and recorded in Plat Book 84, Page 154, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.


SITE DATA TABLE
AIRPORT TOWNHOME DEVELOPMENT
CITY OF PERRY, GEORGIA
SITE DATA SUMMARY
REQUIRED
PROVIDED
GENERAL SITE DATA
MULTIFAMILY TOWNHOME UNITS
PARKING
LANDSCAPE AREA
IMPERVIOUS AREA
STANDARD LOT DIMENSIONS
FIRE LANE (MAIN ROAD)
DRIVE AISLE AND PARKING STALLS
SIDEWALK
AIRPORT ROAD
Widner & Associates, Inc.
PRELIMINARY SITE PLAN FOR
PERRY TOWNHOME DEVELOPMENT
AIRPORT ROAD
HOUSTON COUNTY, GEORGIA
10th LAND DISTRICT
TRACT 4
PREL

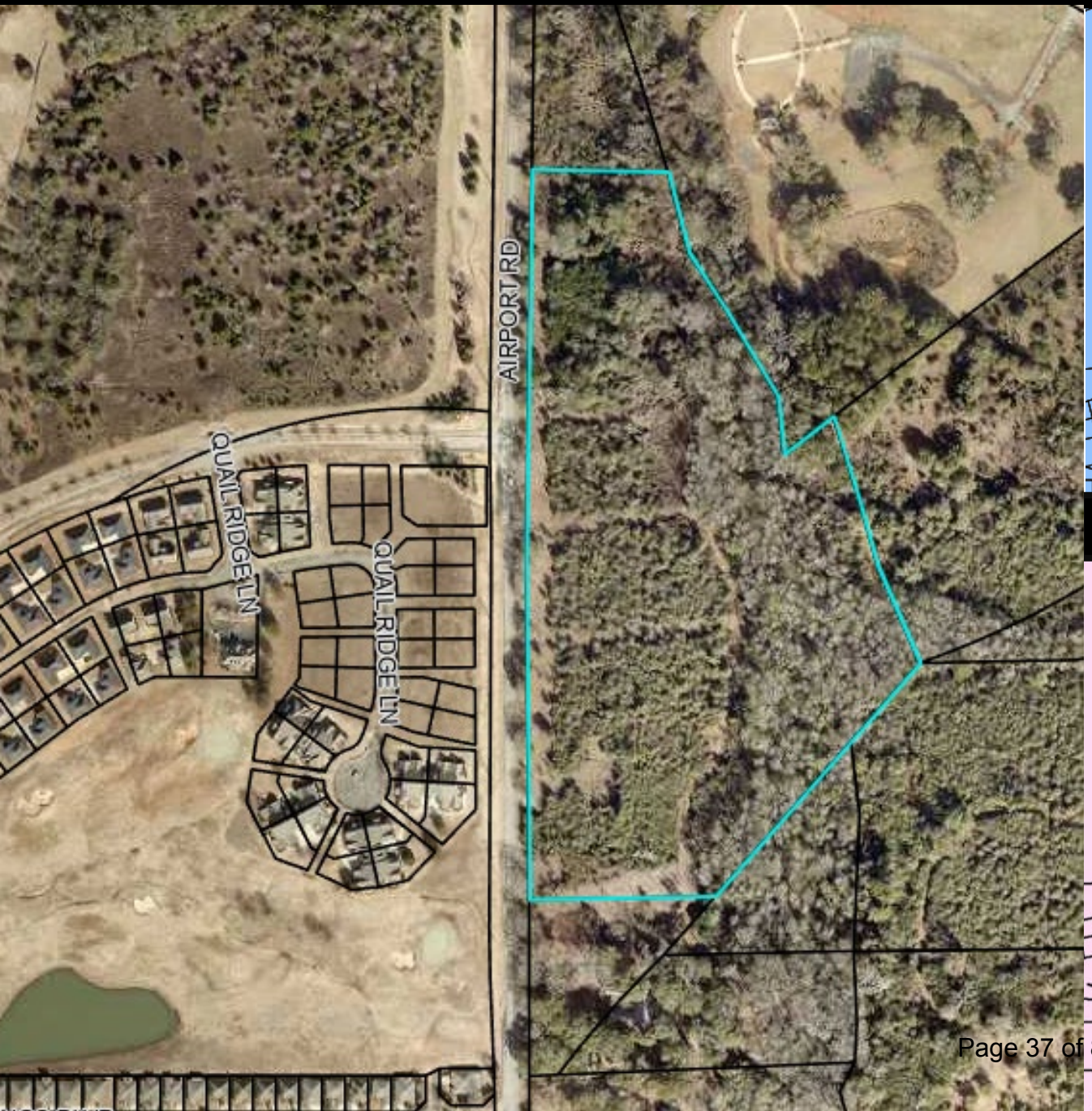


ANNX-0030-2026

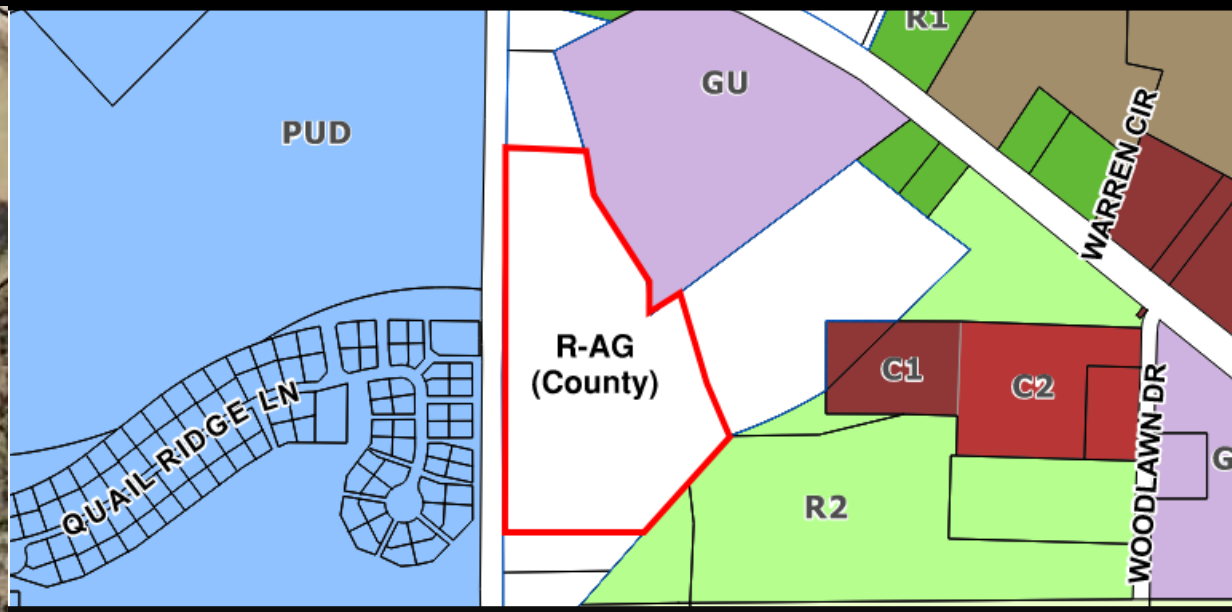
Annex and zone R-TH
0 Airport Rd

The applicant is
Matt Widner,
Widner & Associates, Inc.

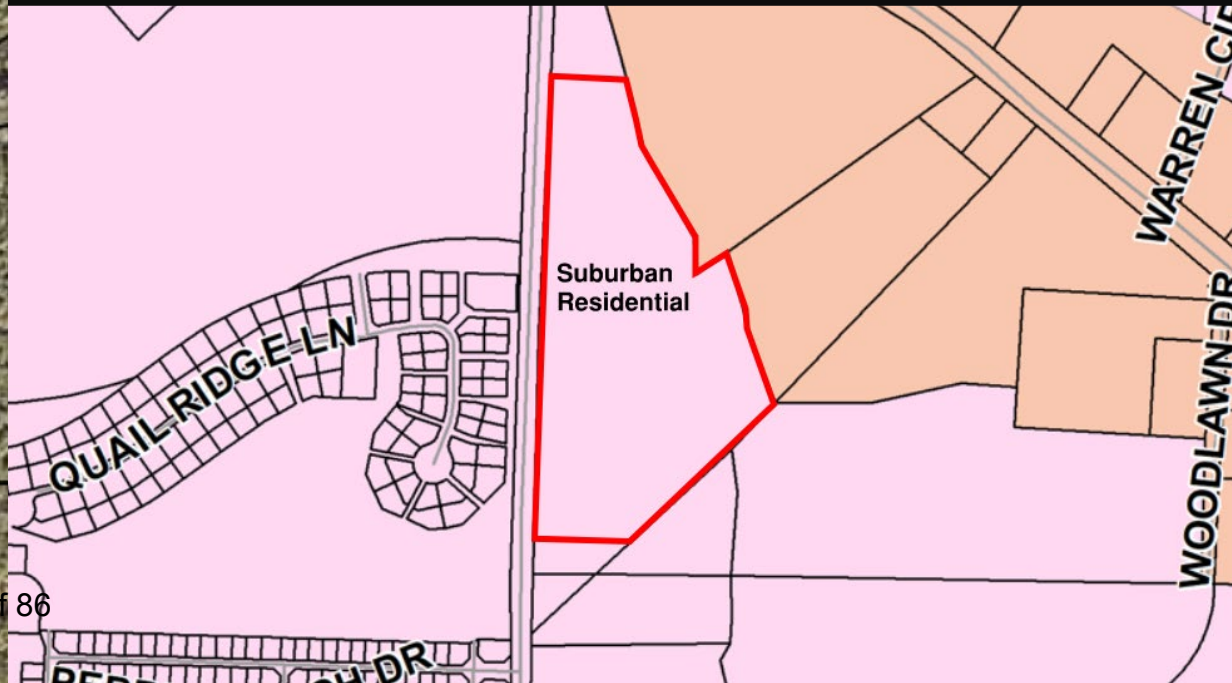
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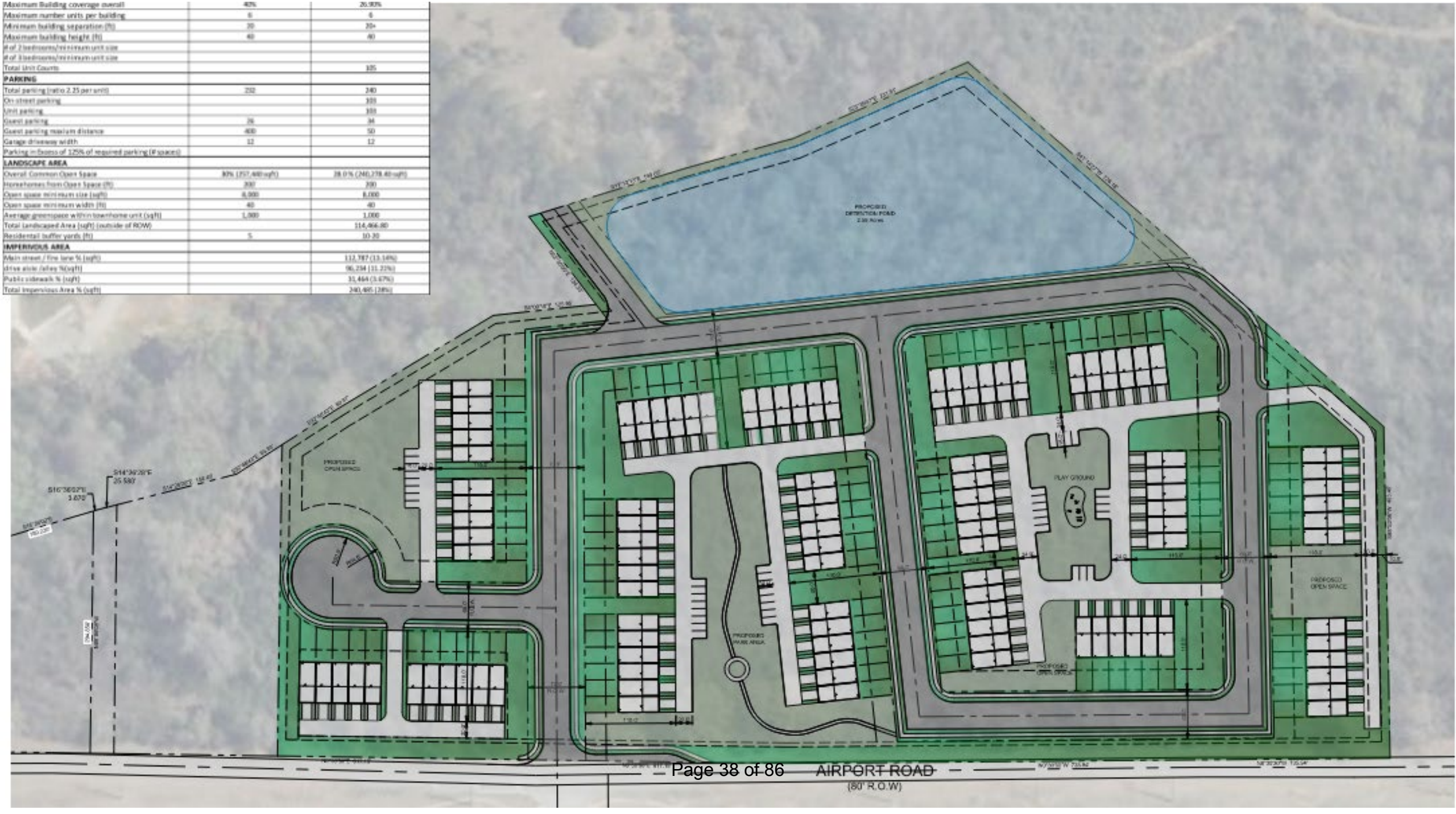
ZONING MAP



CHARACTER AREAS MAP



Maximum Building coverage overall	40%	26.90%
Maximum number units per building	6	6
Minimum building separation (ft)	20	20+
Maximum building height (ft)	40	40
# of 2 bedrooms/minimum unit size		
# of 3 bedrooms/minimum unit size		
Total Unit Counts		105
PARKING		
Total parking (ratio 2.25 per unit)	232	240
On street parking		101
Unit parking		103
Guest parking	76	34
Guest parking maxium distance	400	50
Garage driveway width	12	12
Parking = Excess of 125% of required parking (# spaces)		
LANDSCAPE AREA		
Overall Common Open Space	30% (257,460 sqft)	28.0 % (240,278.40 sqft)
Homehomes from Open Space (ft)	300	300
Open space minimum size (sqft)	8,000	8,000
Open space minimum width (ft)	40	40
Average greenspace within townhome unit (sqft)	1,000	1,000
Total Landscaped Area (sqft) (outside of ROW)		114,466.80
Residential buffer yards (ft)	5	10-20
IMPERVIOUS AREA		
Main street / fire lane % (sqft)		112,787 (13.14%)
drive aisle /alley %(sqft)		96,234 (11.21%)
Public sidewalk % (sqft)		31,464 (3.67%)
Total Impervious Area % (sqft)		240,485 (28%)



Planning Commission
Minutes - April 13, 2026

1. Call to Order : Chairman Mehserle called the meeting to order at 6:00pm.
2. Roll Call: Chairman Mehserle; Commissioners Guidry, Hayes, Ross, Shelton, Story and Wharton were present.
3. Staff: Joe Duffy – Community Development Director and Christine Sewell – Recording Clerk

   Guests: Skylar Sanders, Matt Widner, Curtis George, William Hudson, Clay Nodes, Gary Lopson, Kay, Kitchens, Tyler Lawhorn, and Aaron Wood.
4. Invocation - was given by Commissioner Hayes
5. Approval of Minutes from March 9, 2026, regular meeting and March 23, 2026, work session

   Commissioner Wharton motioned to approve both as submitted; Commissioner Hayes seconded and were unanimously approved.
6. Announcements - Chairman Mehserle referred to the notices as listed
   - Per O.C.G.A. 36-67A-3 if any opponent of a rezoning or annexation application has made campaign contributions and/or provided gifts totaling $250 or more within the past two years to a local government official who will consider the application, the opponent must file a disclosure statement.
   - Policies and Procedures for Conducting Zoning Hearings are available at the entrance.
   - Please place phones in silent mode.
7. Citizens with Input- None
8. Old Business – Tabled from March 9, 2026, meeting – Chairman Mehserle advised the application was withdrawn.

   1.**VAR-0015-2026.** Variance for reduction of front setbacks for 106 Prospect Ave, 110/112/114/116/118/120/122/124/126/128/130 Billboard Ave, 101/103/105/107/109/111 Ensemble Blvd, and 101/103/105 Billboard Ave. The applicant is Karen Rolle, Moore Bass Consulting. (*Applicant has withdrawn the application)*
9. New Business

   A. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on May 05, 2026)

   1. **SUSE-0026-2026.** Special exception for short-term rental for property located at 207 Greylock Drive. The applicant is Skylar Sanders.

   Mr. Duffy read the request, along with staff responses, which was the owner proposes to offer the entire 3-bedrooms/2-bath house for short-term rental for a maximum of 8 occupants. The premises were inspected for compliance with minimum health and safety requirements for use and occupancy (per Section 2-3.6) and passed.

   Chairman Mehserle opened the public hearing at 6:09pm and called for anyone in favor of the request. The applicant, Mr. Skylar Sanders, advised he currently has a property in Warner Robins as a short-term rental and comments have been visitors are staying for events at the fairgrounds and felt this property would be a good location for one.

DRAFT

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:10pm.

Commissioner Guidry had an inquiry on the insurance certificate provided; staff confirmed it was correct for the location.

Commissioner Story motioned to recommend approval to Mayor & Council of the application as presented; Commissioner Ross seconded; all in favor and was unanimously recommended for approval.

2. **ANNX-0030-2026.** Annex and rezone property on Airport Road, Parcel No. 000310 033000 from Houston County R-AG to City of Perry, R-TH Residential Townhouse District. The applicant is Matt Widner, Widner & Associates, Inc.

Mr. Duffy read the applicants' request, along with staff responses, for which the owner proposes to annex the entirety of the 19.70 acres into the City of Perry for future development of a townhouse subdivision. The lot is proposed to be zoned R-TH, Townhouse Residential, and a portion of the lot is going to the resident just south of the parcel. The applicant asserts there are no known covenants or restrictions on the property that would preclude the use permitted in the proposed zoning district.

Mr. Duffy further noted from the staff report that the city is consistently studying the best way to manage growth throughout the city limits. The results of these efforts include reviewing opportunities to annex "county island" properties into the city limits, streamlining services for residents, improving sewer infrastructure, and maintaining the housing development patterns. Annexing and rezoning this property aligns with the city's housing goals and county island removal efforts. The rezoning also underscores justifications for the current sewer improvement projects the city has undertaken. Lastly, it presents the city with an additional opportunity to coordinate services with the Georgia Department of Transportation to ensure residents have safe and adequate roadways to use to navigate their community.

Chairman Mehserle opened the public hearing at 6:18 pm and called for anyone in favor of the request.

The applicant, Mr. Matt Widner – 793 Poplar Street, Macon – Reiterated the request and advised this will bring together the previous parcel annexed last year. Intends to work with the GA Dept of Transportation regarding traffic concerns, and with the proposed zoning classification, there are requirements for green space, which will be 30%, buffers for the residential area and under the current design regulations will be a high-end development.

Mr. Curtis George – 154 Fairway Oaks Drive – agrees the property needs to be annexed and rezoned as it would be best for the neighborhood and the townhomes should be like those in Houston Springs; there are no specific plans for the townhomes as it relates to square footage and price point, and whether rentals or owned; should be provided.

Mr. William Hudson – 4546 Buckeye Road, Fort Valley – as property owner in Houston County is in favor of the request as the parcel creates an island and should be annexed.

Chairman Mehserle called for anyone opposed.

Mr. Clay Nodes – 110 Airport Road Ext. – should be developed with larger lot sizes of 2 to 3 acres to attract affluent property owners that will stay in the area and raise families whose children will return to the area and raise their families. Is opposed to townhomes; traffic will be a concern.

DRAFT

Gary Lopson and Kay Kitchens – 201 Airport Road Ext. – Mr. Lopson voiced concern with the scale of the project, consisting of 105 units, which will add to traffic concerns and the entryway on Hwy 341 in lieu of Airport Road; he felt single family homes would be better. Mrs. Kitchens – there is wildlife and vegetation that will potentially be disturbed, destroying the quality of life for the area; suggested the city purchase the property and add to the existing public park.

Mr. Tyler Lawhorn – 113 Airport Road Ext. – application was filed a year ago and denied, what has changed and some of the same concerns are again being brought forth. Is not a fit for the character of the area and what is the city's population density goal. Concerns with traffic and a stoplight will be needed. Will an environmental study be done to show it won't negatively impact the area.

Mr. Erin Wooden – 104 Quail Ridge Lane – what's changed in the last year is that Hughston Homes has purchased Houston Springs, and they intend to build 400 to 500 more homes, sold the 55+ area to a builder for completion and this will be impactful to the area. With this development, who will be able to access the sewer capacity available.

There being no further public comment Chairman Mehserle closed the public hearing at 6:44 pm.

Commissioner Shelton inquired of Mr. Widner if the unit count could be lowered; Mr. Widner advised there is no official plan presented, what was provided was a conceptual plan; the application meets the requirements of the R-TH ordinance and from the first submission, it has gone down a bit. Mr. Duffy, for the record advised, the application was refiled as is permissible by the law after six months of a denial. Commissioner Hayes asked for Mr. Duffy to provide the process for approval of development; Mr. Duffy advised what is before the Commission now is the annexation and rezoning of the parcel, which does not govern the site development, just the land use of the property. The application presented is not required to provide specifics of the development, site plans, or design plans, as again it is just for the annex and rezoning of the parcel. Mr. Duffy advised if approved, the parcel is subject to all city requirements that are standard for any type of development within the city, which includes site plan review, stormwater review, traffic study, building and construction design. Chairman Mehserle asked Mr. Duffy to confirm the application before the Commission was only for a recommendation to Mayor & Council, not the final decision; Mr. Duffy advised that was correct. Commissioner Wharton asked if the R-TH zoning classification was consistent with the Comprehensive Plan; Mr. Duffy advised it was.

Commissioner Hayes motioned to recommend approval of the application as submitted to Mayor & Council; Commissioner Wharton seconded; all in favor with Commissioner Guidry opposed; resulting in a vote of 6 to 1 in favor of recommendation to Mayor & Council.

3. **TEXT-0033-2026.** Amendment to Add definition, use description, and use standards for Commercial Air Tours; update Table of Uses to add as permitted in M-2, General Industrial District. The applicant is the City of Perry. (Application has been withdrawn) - Chairman Mehserle advised the application was withdrawn.

B. Other Business – None

C. Commission questions or comments – Chairman Mehserle inquired if an additional work session date had been scheduled; Mr. Duffy advised it was not and the regularly scheduled meeting of April 27th would be used; Chairman Mehserle suggested a 5pm start time; the Commission concurred.

DRAFT

D. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:58pm.

DRAFT

Widner & Associates, Inc.
PLANNING > DESIGN > IMPLEMENTATION
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

April 22, 2026

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

Subject: Airport Rd, Houston Co, Townhome Development
Project Number: 7317-013-01

EXECUTIVE SUMMARY

Annexation & Rezoning Request – R-TH (Townhome Residential)
City of Perry, Georgia

REQUEST OVERVIEW

The applicant is requesting annexation into the City and rezoning to R-TH (Residential Townhome) for a property that currently remains in the County; surrounded by properties within the City limits.
This request resolves an **unincorporated island** and allows the City to apply its planning and development standards consistently across the area.
Planning Commission Recommendation: Approval

NATURE OF THE DECISION

This request is a **land use and jurisdictional determination**, specifically:
- Annexation into the City
- Appropriateness of R-TH zoning

This is **not a review of site-specific engineering or construction details**.
Annexation and zoning occur prior to site design, infrastructure analysis, and permitting.

APPROPRIATENESS OF R-TH ZONING

R-TH zoning is appropriate for this location because it:
- Aligns with **existing development patterns**
- Provides a transitional residential product between lower-density housing and more intensive development patterns in the surrounding area
- Supports **orderly growth within the City limits**

A similar residential pattern exists nearby, including the **Houston Springs community across Airport Road**, reinforcing compatibility with the corridor.

DEVELOPMENT CHARACTER

The R-TH district allows for:
- **Fee-simple, individually owned townhomes** (not apartments)
- Minimum unit size of **1,200 square feet**
- Buildings limited to **3–8 units per structure**
- Approximately **6 units per acre maximum density**

This is a **for-sale residential product with controlled density and scale**.

DESIGN & SITE STANDARDS

The City's ordinance requires:

- High-quality materials (brick, stone, fiber cement)
- Architectural variation (no repetitive rows)
- Rear-loaded garages and parking
- Minimum **30% open space with integrated greenspaces**
- Sidewalk connectivity throughout

Landscaping, buffering, and screening standards ensure compatibility with adjacent properties.

PROCESS & NEXT STEPS

Traffic, utilities, and environmental considerations are addressed during **subsequent development phases**, including:

- Site plan approval
- Engineering design
- Permitting and agency review

Approval today **does not authorize development without full compliance** with all applicable requirements.

CONCLUSION

This request:

- Resolves an unincorporated island within the City limits
- Applies a **well-defined and highly regulated residential zoning classification**
- Reinforces an **established development pattern along Airport Road**
- Maintains full City oversight through future development review

Approval supports consistent planning, appropriate land use, and responsible growth.

MINUTES

WORK SESSION OF THE PERRY CITY COUNCIL

Date:	April 20, 2026, 5:00 p.m.
Location:	PERRY CITY HALL 808 CARROLL STREET, PERRY, GA 31069
Officials Present:	Mayor Randall Walker Council Member Dr. Darryl Albritton Council Member Robert Jones Council Member Willie King Council Member James Moody Mayor Pro Tempore Dan Peterson Council Member Dr. Amy Fouse
Staff:	Brooke Newby - City Attorney Robert Smith - City Manager Annie Warren - City Clerk - Recording Clerk Mitchell Worthington - Assistant City Manager Chief Alan Everidge - Police Department Chief Lee Parker- Fire and Emergency Services Department Tabitha Clark - Director of Communications Amber Howell - Communications Specialist - Live Stream Operator Jenny Burdeshaw - Human Resources Director Curtis Coates - Director of Leisure Services Dewayne Shumate - Assistant Public Works Superintendent Joe Duffy - Director of Community Development

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1. Call to Order:

   Mayor Randall Walker, Presiding Officer, called to order the work session of the Perry City Council held April 20, 2026 at 5:00 p.m.

2. Roll:

   The above were in attendance for a quorum.

3. Citizens with Input:

Ms. Eillie Loudermilk of the Perry Historical Society appeared before the Mayor and Council to discuss the proposed Veterans Memorial for Legacy Park. She presented slides and supporting data related to the project and introduced Ann Maynard, an archivist with the Museum of Aviation, who has volunteered extensive time to assist with the effort.

Ms. Loudermilk noted that a grant application submitted in January could cover a significant portion of the memorial's cost; however, award decisions are not expected until June. As part of the planning process, she obtained a pre-bid estimate from Harts Memorials. With ongoing fundraising efforts and a contribution from the Perry Historical Society, the organization is prepared to move forward with a commitment to the project regardless of the grant outcome.

Additionally, the Historical Society is seeking support from other organizations to fund supplemental features, such as benches and other elements, subject to City approval.

Mayor Walker suggested that Ms. Loudermilk present her proposal to the Council as a formal agenda item at the May 4, 2026 work session, rather than during the Citizens with Input portion of the meeting. Ms. Loudermilk agreed to return and present at the May 4, 2026 work session.

4. Items of Review/Discussion:

4.a Community Development Department

1. Review and Discussion of Planned Unit Development in Perry - Mr. J. Duffy.

Mr. Duffy presented an overview to the Mayor and Council on Planned Unit Developments (PUDs), including their definition, significance to the public and elected officials, key benefits, approval process, and overall intent. He also addressed concerns related to overdevelopment in Perry, reviewed the Official Zoning Map, and outlined key takeaways and desired outcomes.

The Council and Mr. Duffy discussed the extent of the Council's authority over Planned Unit Developments (PUDs), including applicable regulations, conditions, density considerations, zoning expirations, guardrails, established parameters, and standards for quality development.

4.b Office of the City Manager

1. 2024 SPLOST discussion - Mr. R. Smith.

Mr. Smith provided a brief overview of the 2024 SPLOST program, which will run through 2030. He explained that it serves as a primary mechanism for local governments to fund capital projects while also providing property tax relief. He noted an estimated monthly collection of $200 million and outlined how the program supports eligible projects, including allocations by project type and specific distributions by community.

4.c Office of the City Attorney

1. Development Agreement between the City of Perry and Patriot Group Development, Inc. - Ms. B. Newby.

Ms. Newby stated that on July 1, 2025, Council approved a development agreement with Patriot Group, Inc., under which the developer agreed to upgrade a portion of sewer pipe from 10-inch to 12-inch at its own expense, in exchange for partial reimbursement from the City—beginning with an initial payment of $125,000 and totaling up to $215,000—as well as 300 units of reserved capacity; however, the developer was unable to fulfill the easement requirements outlined in the agreement, and the agreement was approved prior to the implementation of the City's sewer connection fee.

Ms. Newby presented a revised development agreement for consideration, which eliminates any reimbursement to the developer and instead requires Patriot Group, Inc. to fully fund the pipe upgrade—approximately 1,400 linear feet—in exchange for up to 300 units of reserved capacity, with all connections still subject to applicable connection fees. She further explained that the City identified an error in the recorded easement, prompting action to formalize the correct legal description with the property owner where the sanitary sewer line is located.

Under the revised agreement, the reserved capacity is limited to a five-year period from the City's written acceptance of the infrastructure. All improvements must be constructed in accordance with development plans submitted to and approved by the City, after which the developer may install a sanitary sewer lift station. The developer is responsible for all design, engineering, permitting, and construction, and must provide as-built drawings and

certification of compliance. The agreement also includes a general indemnification clause in favor of the City and prohibits assignment without prior written approval, with no release of obligations upon assignment.

Mr. Smith commended Ms. Newby on a strong agreement.

The Council concurred to move forward with this item for consideration and a vote.

5. Council Member Items:

Councilmember Jones inquired about the surveys for the Comprehensive Plan during the Wine Tasting Event. Mr. Smith stated he will get the analytics back to Council. Mr. Duffy stated the feedback he received indicated it was successful.

Councilmember Moody thanked Chiefs Parker and Everidge for keeping Council informed.

Mayor Pro Tempore Peterson congratulated Councilmember Dr. Fouse on her birthday.

Councilmember King inquired about the signage going into Creekwood and the statute downtown. Mr. Smith advised the project (statute) is out to bid and a deposit has been made on the signage.

6. Department Head/Staff Items:

Mr. Coates reported on the 31st Annual Fishing Rodeo, noting that the event had 245 attendees, including 154 youth participants. He highlighted that one youth participant caught 43 fish and extended appreciation to the Georgia Department of Natural Resources for its participation.

Chief Everidge advised that the Police Department will host a Women's Firearm Safety Class on April 28 and a Senior Firearm Safety Class on April 30.

7. Mayor Items:

April 21, 2026 Pre Council at 5 p.m.

April 21, 2026 Regular Meeting at 6 p.m.

8. Executive Session (If required):

n/a

9. Action After Executive Session (As needed):

n/a

10. Adjournment:

There being no further business to come before Council in the work session held on April 20, 2026, Councilmember Dr. Fouse motioned to adjourn the meeting at 6:15 p.m. Councilmember Jones seconded the motion, and it carried unanimously.

MINUTES

PRE COUNCIL MEETING OF PERRY CITY COUNCIL

Date:	April 21, 2026, 5:00 p.m.
Location:	PERRY CITY HALL 808 CARROLL STREET, PERRY, GA 31069
Officials Present:	Mayor Randall Walker Council Member Dr. Darryl Albritton Council Member Robert Jones Council Member Willie King Council Member James Moody Mayor Pro Tempore Dan Peterson Council Member Dr. Amy Fouse
Staff:	Brooke Newby - City Attorney Robert Smith - City Manager Annie Warren - City Clerk - Recording Clerk Mitchell Worthington - Assistant City Manager Chief Alan Everidge - Police Department Chief Lee Parker- Fire and Emergency Services Department Tabitha Clark - Director of Communications Amber Howell - Communications Specialist - Live Stream Operator Alicia Hartley - Downtown Manager Chad McMurrian - Engineering Services Manager Jenny Burdeshaw - Human Resources Director Dewayne Shumate - Assistant Public Works Superintendent Joe Duffy - Director of Community Development

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1. Call to Order:

   Mayor Randall Walker, Presiding Officer, called to order the pre council meeting of the Perry City Council held April 21, 2026 at 5:00 p.m.

2. Roll:

   The above were in attendance for a quorum.

3. Citizens with Input:

none

4. Items of Review/Discussion:

4.a Discussion of April 21, 2026 council meeting agenda.

5a. Employee service awards. Ms. Burdeshaw will recognize employees who have achieved 5, 10, and 20 years of service at the regular meeting.

5b(1). National Day of Prayer, Thursday, May 7, 2026, from 12:00 p.m. until 1:00 p.m. Ms. Hartley will review the application at the regular meeting.

7a(1). **Second Reading** of an ordinance to rezone property from R-2, Single-Family Residential, to RM-1, Multi-Family Residential. The property is located on Frank Satterfield Road; Tax Map No. 0P0450 013000. Mr. Duffy will review the rezoning proposal at the regular meeting. Councilmember Moody inquired whether the request is for rezoning only; Mr. Duffy confirmed that it is.

9b(1). Resolution declaring certain assets surplus. Mr. Worthington will present for Council's consideration a request to declare a vehicle and a tractor mower as surplus, in accordance with standard procedures.

9b(2). Resolution to condemn property of Tiffany South 2, LLC. Ms. Newby stated that this resolution represents the next step for Council to authorize the exercise of eminent domain to condemn 7.443 acres of a 105-acre tract located at Gurr Road and Kings Chapel Road. The parcel is owned by Tiffany South 2, LLC. The purpose of the condemnation is to enable the City to acquire the property necessary to complete the Sadie Heights Mitigation Plan.

9c. Development Agreement between the City of Perry and Patriot Group Development, Inc. Ms. Newby stated that this is a proposed development agreement under which the developer, Patriot Group Development, Inc., would upgrade one of the City's existing sanitary sewer lines from a 10-inch line to a 12-inch line in exchange for 300 reserved units of capacity. She further followed up with Mr. McMurrian regarding Council's inquiry from the previous evening concerning whether the project would increase capacity. Mr. McMurrian clarified that the upgrade would not increase overall capacity; rather, it would improve availability and access for properties in geographic areas along the 12-inch line to utilize the existing capacity.

10a. Announcement of final candidate for Finance Director position. Ms. Burdeshaw will announce the finalist at the regular meeting.

5. Council Member Items:

Mr. Smith commended Chad McMurrian and Dewayne Shumate for their outstanding collaboration and initiative. The Haysea Club notified the city that it had secured funding for the inclusive playground at Magnolia Point Park and that the installation crew would arrive the following week. Upon inspection, City staff determined that the designated area had not been properly graded to support an ADA-accessible playground.

In response, Dewayne Shumate and Chad McMurrian coordinated with the developer of Kroger to secure approximately 160 loads of dirt. Houston County supported the effort by providing personnel and dump trucks for two days, while Dewayne directed the City's street crew in grading the site to the necessary specifications. This was excellence work with Chad, Dewayne, Houston County and Kroger.

The State and the Environmental Protection Division are considering the implementation of Level 1 drought restrictions, with the potential to escalate to Level 2 if adequate rainfall is not received.

Mr. Smith presented the Council with a draft of the inaugural quarterly report for the City of Perry.

6. Executive Session (If required):

n/a

7. Action After Executive Session (As needed):

n/a

8. Adjournment.

There being no further business to come before Council in the pre-council meeting held April 21, 2026, Councilmember Dr. Albritton motioned to adjourn the meeting at 5:24 p.m. Councilmember Dr. Fouse seconded he motion, and the motion carried unanimously.

MINUTES

REGULAR MEETING OF THE PERRY CITY COUNCIL

Date:	April 21, 2026, 6:00 p.m.
Location:	PERRY CITY HALL 808 CARROLL STREET, PERRY, GA 31069
Officials Present:	Mayor Randall Walker Council Member Dr. Darryl Albritton Council Member Robert Jones Council Member Willie King Council Member James Moody Mayor Pro Tempore Dan Peterson Council Member Dr. Amy Fouse
Staff:	Brooke Newby - City Attorney Robert Smith - City Manager Annie Warren - City Clerk - Recording Clerk Mitchell Worthington - Assistant City Manager Chief Alan Everidge - Police Department Chief Lee Parker- Fire and Emergency Services Department Tabitha Clark - Director of Communications Amber Howell - Communications Specialist - Live Stream Operator Alicia Hartley - Downtown Manager Chad McMurrian - Engineering Services Manager Jenny Burdeshaw - Human Resources Director Dewayne Shumate - Assistant Public Works Superintendent Joe Duffy - Director of Community Development

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1. Call to Order:

   Mayor Randall Walker, Presiding Officer, called to order the regular meeting of the Perry City Council held April 21, 2026 at 6:00 p.m.

2. Roll:

   The above were in attendance for a quorum.

3. Invocation and Pledge of Allegiance to the Flag:

Councilmember Jones rendered the invocation and Councilmember Moody led the pledge of allegiance to the flag.

4. Citizens with Input relative to Agenda Items except Public Hearings:

none

5. Recognition(s)/Presentation(s):

5.a Employee service awards - Ms. J. Burdeshaw.

Ms. Burdeshaw presented certificates and service pins to Police Chief Everidge, Sergeant Cory Gaston, Senior Detective Sergeant Kim Morton, Senior Engineering Service Manager Chad McMurrian, Fire Lieutenant Nadan Jeanjulien II, Fire Lieutenant Andrew Rowell, and Police Lieutenant II David Hill. Mayor Walker extended congratulations to each recipient and expressed appreciation for their dedicated service.

5.b Special Events:

1. National Day of Prayer, Thursday, May 7, 2026 from 12:00 p.m. until 1:00 p.m. - Ms. A. Hartley.

Ms. Hartley reviewed the request from the Perry Ministerial Association to host the National Day of Prayer on May 7, 2026, at 12:00 p.m. on the City Hall lawn. Mayor Pro Tempore Peterson made a motion to approve the application as presented; Councilmember Dr. Fouse seconded the motion, which carried unanimously.

6. Review of Minutes:

6.a Council's Consideration:

Minutes of Apri; 6, 2026 work session, April 7, 2026 pre council, April 7, 2026 regular meeting and April 9, 2026 special called meeting.

Councilmember Moody motioned to approve the minutes as presented; Councilmember Jones seconded the motion and it carried unanimously.

7. Unfinished Business:

7.a Ordinance(s) for Second Reading(s) and Adoption:

1. Second Reading

Second Reading of an ordinance to rezone property from R-2, Single-Family Residential, to RM-1, Multi-Family Residential. The property is located on Frank Satterfield Road; Tax Map No. 0P0450 013000 - Mr. J. Duffy.

Mr. Duffy stated this is a request to rezone property from R-2, Single-Family Residential, to RM-1, Multi-Family Residential. The property is located on Frank Satterfield Road; Tax Map No. 0P0450 013000. The Planning Commission recommended approval of the application with the following condition: (1) the applicant agrees to comply with all floodplain regulations and requirements.

Paul Schofill, 2831 Hwy 127, Kathleen, GA, spoke in favor of the application.

Adopted Ordinance No. 2026-07 to rezone property from R-2, Single-Family Residential, to RM-1, Multi-Family Residential. The property is located on Frank Satterfield Road; Tax Map No. 0P0450 013000. Mayor Pro Tempore Peterson motioned to adopt the ordinance as presented. Councilmember King seconded the motion, which carried by a vote of 4 to 2, with Councilmember Dr. Fouse and Councilmember Jones opposed. *(Ordinance No. 2026-07 has been entered into the City's official book or record.)*

8. Any Other Unfinished Business:

8.a Mayor Randall Walker

none

8.b Councilmembers

none

8.c City Attorney Brooke Newby

none

8.d City Manager Robert Smith

none

8.e Assistant City Manager Mitchell Worthington

none

9. New Business:

9.a Matters referred from April 20, 2026 work session and April 21, 2026 pre council meeting.

none

9.b Resolution(s) for Consideration and Adoption:

1. Resolution declaring certain assets surplus - Mr. M. Worthington.

   Adopted Resolution No.2026-27 declaring certain assets surplus. Councilmember Jones motioned to adopt the resolution as presented; Councilmember Moody seconded the motion, and it carried unanimously. *(Resolution No. 2026-27 has been entered into the City's official book of record.)*

2. Resolution to condemn property of Tiffany South 2, LLC - Ms. B. Newby

   Adopted Resolution No.2026-28 to condemn property of Tiffany South 2, LLC. Councilmember Dr. Albritton motioned to adopt the resolution as presented; Councilmember Moody seconded the motion, and it carried unanimously. *(Resolution No. 2026-28 has been entered into the City's official book of record.)*

9.c Development Agreement between the City of Perry and Patriot Group Development, Inc. - Ms. B. Newby.

Councilmember Jones motioned to approve the Development Agreement between the City of Perry and Patriot Group Development, Inc.; Councilmember Dr. Fouse second the motion and it carried unanimously.

10. Other Business - Supplemental Agenda Items:

10.a Announcement of final candidate for Finance Director position - Ms. J. Burdeshaw.

Ms. Burdeshaw announced Ms. Lyn MacDonald as the final candidate for the position of Finance Director.

11. General Public Items:

none

12. Council Members Items:

Councilmember Dr. Fouse reminded everyone of the importance of the survey regarding the Comprehensive Plan. She requested a full court press relative to media coverage.

Councilmember Jones echoed Councilmember Dr. Fouse's sentiments and inquired about mowing in Legacy Park. Mr. Shumate stated that they are currently short-staffed.

Mr. Smith commended Chad McMurrian and Dewayne Shumate for their outstanding collaboration and initiative. The Haysea Club notified the City that it had secured funding for the inclusive playground at Magnolia Point Park and that the installation crew would arrive the following week. Upon inspection, City staff determined that the designated area had not been properly graded to support an ADA-accessible playground.

In response, Dewayne Shumate and Chad McMurrian coordinated with the developer of Kroger to secure approximately 160 loads of dirt. Houston County supported the effort by providing personnel and dump trucks for two days, while Dewayne directed the City's street crew in grading the site to the necessary specifications.

This effort reflects excellent teamwork and partnership among Chad McMurrian, Dewayne Shumate, Houston County, and Kroger.

13. Department Heads/Staff Items:

Mr. Duffy reported that the city's application for the Georgia Initiative for Community Housing has been renewed for recertification. He also noted that Tifton has requested that the city present on its housing successes.

14. Mayor Items:

May 4, 2026 Work Session at 5:00 p.m.

May 5, 2026 Pre Council at 5:00 p.m.

May 5, 2026 Regular Meeting at 6:00 p.m.

15. Executive Session (If required):

n/a

16. Action After Executive Session (As needed):

n/a

17. Adjournment.

There being no further business to come before Council in the regular meeting held April 21, 2026, Councilmember Dr. Fouse motioned to adjourn the meeting at 6:30 p.m.; Councilmember Jones seconded the motion, and it carried unanimously.

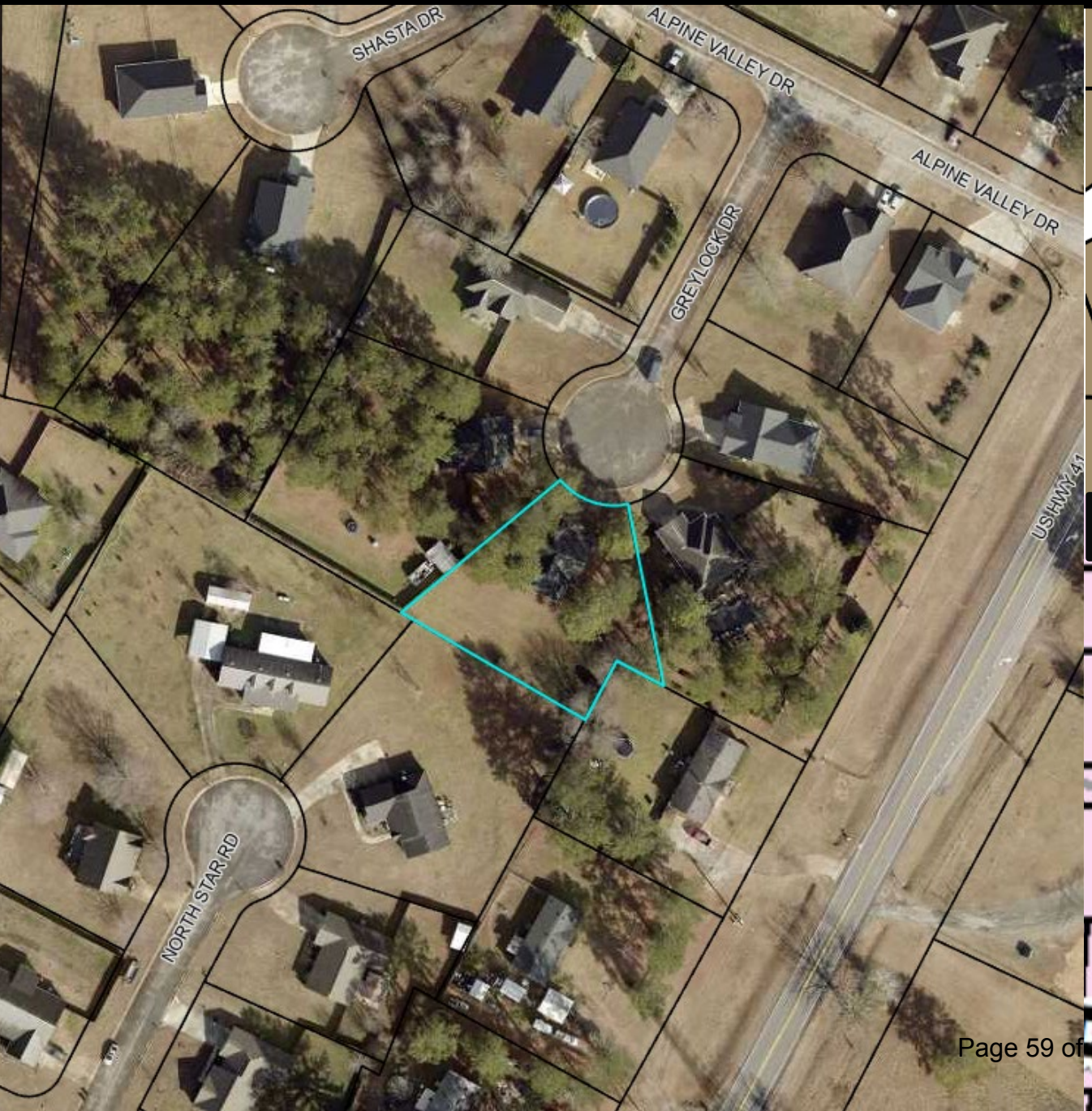


SUSE-0026-2026

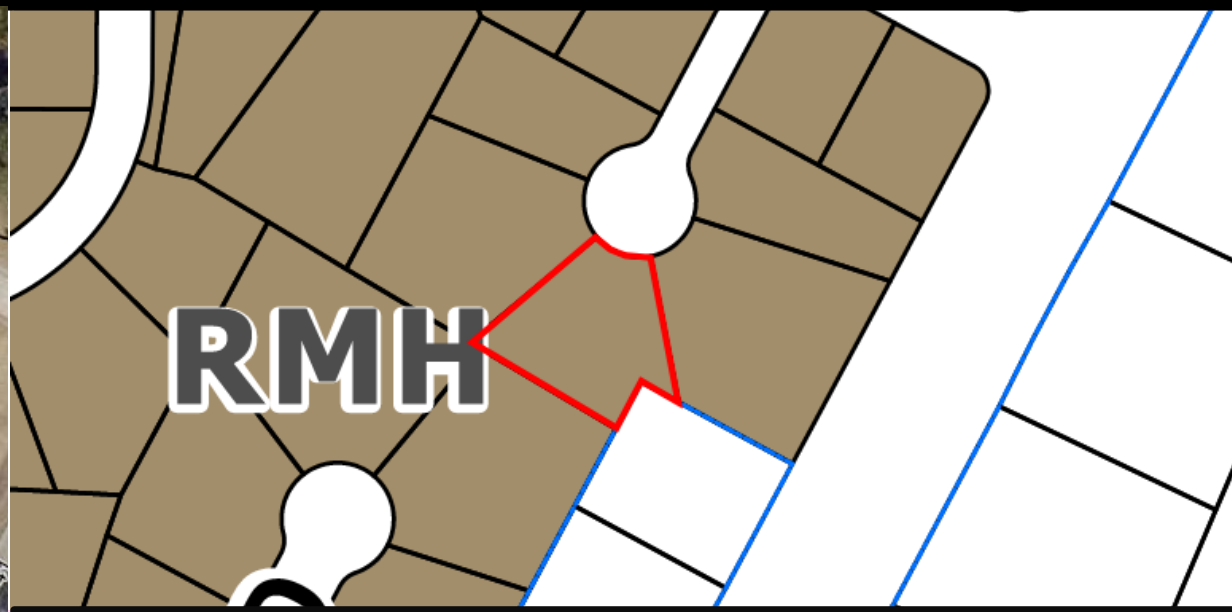
Residential STR
207 Greylock Dr

The applicant is Skylar Sanders

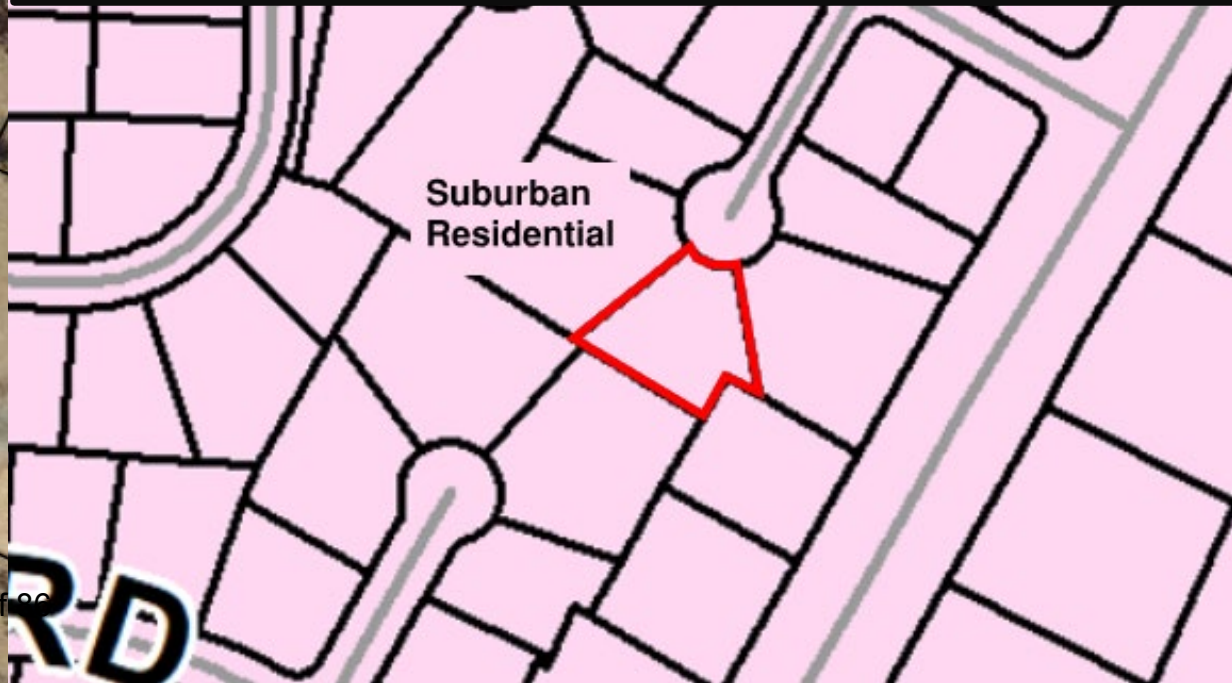
AERIAL IMAGERY



ZONING MAP



CHARACTER AREAS MAP



ORDINANCE

THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS as follows:

WHEREAS, proper application to annex property to the City of Perry, Georgia has been made by Matthew Widner with WIDNER ASSOCIATES, INC., on behalf of **KNS PLACE, LLC and DIXIE HOMES, LLC,** the owner(s) of the parcels of land hereinafter described as follows:

All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 4, containing 19.70 acres, and having such shapes, metes, bounds, courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated January 2, 2025 and recorded in Plat Book 85, Page 147, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.

Deed Reference: Book 10181, Pages 151-153 and Book 10669, Pages 24-25
Houston County Tax Map Parcel No.: 000310 033000
Street Address: Airport Rd.

NOW THEREFORE, pursuant to the act of the General Assembly of the State of Georgia 1962, Page 119; 1969, Page 504; 1992, Page 2592; 2000, Page 164 the above-described property is annexed to the City of Perry and the precinct boundary is changed accordingly.

This annexation shall become effective for ad valorem tax purposes on December 31, 2026, and for all other purposes shall become effective on June 1, 2026.

SO ENACTED this 19th day of May, 2026.

CITY OF PERRY, GEORGIA

BY: _____
RANDALL WALKER, MAYOR

(SEAL)

ATTEST: _____
ANNIE WARREN, CITY CLERK

1st Reading: May 5, 2026
2nd Reading: May 19, 2026

ORDINANCE NO. 2025-_____

ORDINANCE

THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS that the zoning is changed from Houston County R-AG, Agricultural/Residential District to City of Perry R-TH, Townhouse Residential District, and the city's zoning map is amended accordingly relative to property of **KNS PLACE, LLC and DIXIE HOMES, LLC** described as follows:

All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 4, containing 19.70 acres, and having such shapes, metes, bounds, courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated January 2, 2025 and recorded in Plat Book 85, Page 147, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.

Deed Reference: Book 10181, Pages 151-153 and Book 10669, Pages 24-25
Houston County Tax Map Parcel No.: 000310 033000
Street Address: Airport Rd.

This rezoning shall become effective on June 1, 2026, in accordance with O.C.G.A. 36-66-4(d)(4)(B).

SO ENACTED this 19th day of May, 2026.

CITY OF PERRY, GEORGIA

BY: _____
RANDALL WALKER, Mayor

ATTEST: _____
ANNIE WARREN, City Clerk

1st Reading: May 5, 2026
2nd Reading: May 19, 2026

Resolution No. 2026- _____
Adopted _____

A RESOLUTION
ACCEPTING OWNERSHIP AND MAINTENANCE
OF RIGHTS OF WAYS AND CERTAIN INFRASTRUCTURE IN
PLANTERS RIDGE SUBDIVISION PHASES 5 AND 6

WHEREAS, the process to accept ownership and responsibility for maintenance and operation of certain infrastructure and street rights-of-way is by resolution of the Council; and

WHEREAS, the Department of Community Development has inspected the development listed below and has determined certain infrastructure and street rights-of-way meet or exceed minimum City standards;

WHEREAS, the Department of Community Development has received Letters of Credit or Bonds in the amount required to cover the maintenance of rights-of-way and other infrastructure as referenced below;

NOW, THEREFORE THE COUNCIL OF THE CITY OF PERRY HEREBY RESOLVES that the City accepts ownership, and the operation and maintenance of the following:

- Water, Sanitary Sewer, Fire Hydrants, and Stormwater infrastructure; and
- Streets and Rights-of-way of portions of Old Hollow Way; Anise Avenue; Hickory Ridge Trail; Cloverdale Drive; and Fern Creek Way

as identified on the plat of survey entitled "Subdivision Survey for Planters Ridge Subdivision Phase 5 & 6, DRP Bookbinder Multistate, LLC" dated February 5, 2026, attached hereto as Exhibit "A"; and on the as-built surveys entitled "As-Built Survey for Planters Ridge Subdivision Phase 5 & 6, DRP Bookbinder Multistate, LLC" dated March 3, 2026, and attached hereto as Exhibit "B".

CITY OF PERRY:

BY: _____
Randall Walker, Mayor

ATTEST: _____
(CITY SEAL) Annie Warren, City Clerk

EXHIBIT A

NAD83 GA WEST

N

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

CURVE TABLE				
CURVE #	CHORD BEARING	CHORD	RADIUS	ARC
C1	S17°19'16"E	28.28'	20.00'	31.42'
C2	S64°29'15"W	23.97'	20.00'	25.70'
C3	S75°35'09"W	50.32'	58.00'	52.05'
C4	S3°20'39"E	92.91'	58.00'	107.75'
C5	N75°33'28"E	86.04'	58.00'	96.93'
C6	N72°40'44"E	28.28'	20.00'	31.42'
C7	S65°17'36"E	54.96'	530.00'	54.99'
C8	S16°38'02"E	31.36'	20.00'	36.05'
C9	N79°59'53"E	28.28'	20.00'	31.42'
C10	S45°32'34"E	88.75'	270.00'	89.15'
C11	S23°38'38"E	116.32'	270.00'	117.24'
C12	S4°28'47"E	63.23'	270.00'	63.38'
C13	S47°14'41"W	28.28'	20.00'	31.42'
C14	N87°41'57"W	0.33'	170.00'	0.33'
C15	N72°39'43"W	87.89'	170.00'	88.90'
C16	N32°36'52"W	16.95'	20.00'	17.50'
C17	N26°44'07"W	38.12'	58.00'	38.84'
C18	N74°34'11"W	55.61'	58.00'	58.00'
C19	S48°08'04"W	55.61'	58.00'	58.00'
C20	S9°09'41"E	55.61'	58.00'	58.00'
C21	S72°48'38"E	66.54'	58.00'	70.86'

CURVE TABLE				
CURVE #	CHORD BEARING	CHORD	RADIUS	ARC
C22	N73°34'23"E	0.97'	20.00'	0.97'
C23	S81°21'40"E	16.07'	20.00'	16.53'
C24	S64°15'17"E	52.67'	230.00'	52.78'
C25	S79°17'31"E	67.70'	230.00'	67.95'
C26	S42°45'19"E	28.28'	20.00'	31.42'
C27	N3°39'39"W	67.91'	330.00'	68.03'
C28	N15°37'08"W	69.59'	330.00'	69.72'
C29	N27°43'25"W	69.59'	330.00'	69.72'
C30	N39°49'42"W	69.59'	330.00'	69.72'
C31	N50°26'29"W	52.48'	330.00'	52.53'
C32	N10°00'07"W	28.28'	20.00'	31.42'
C33	N73°21'58"E	62.07'	50.00'	66.96'
C34	S74°17'58"E	69.38'	330.00'	69.50'
C35	N78°58'06"W	100.50'	270.98'	101.08'
C36	N17°18'59"W	31.06'	20.00'	35.57'
C37	N27°41'01"E	47.68'	230.00'	47.76'
C38	S28°21'58"W	39.27'	170.00'	39.35'
C39	S73°21'58"W	24.83'	20.00'	26.79'
C40	N67°59'20"W	4.54'	470.00'	4.54'
C41	N65°01'00"W	44.21'	470.00'	44.22'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S35°16'26"W	25.03
L2	S27°40'44"W	36.54
L3	N62°19'16"W	35.19
L4	S35°16'26"W	7.84
L5	S35°16'26"W	8.59
L6	S35°16'26"W	11.81
L7	S35°16'26"W	45.66
L8	S34°59'53"W	17.60
L9	N68°15'57"W	5.45
L10	N34°59'53"E	48.74
L11	N34°59'53"E	26.26
L12	S34°59'53"W	12.49
L13	S34°59'53"W	11.34
L14	N54°57'13"W	17.16
L15	N54°57'13"W	47.91
L16	N54°57'13"W	13.96
L17	N57°40'49"W	40.90
L18	N57°40'49"W	36.30
L19	S57°40'49"E	16.48
L20	S2°14'41"W	50.56
L21	N2°14'41"E	1.82
L22	S55°00'07"E	18.49
L23	N55°00'07"W	18.49

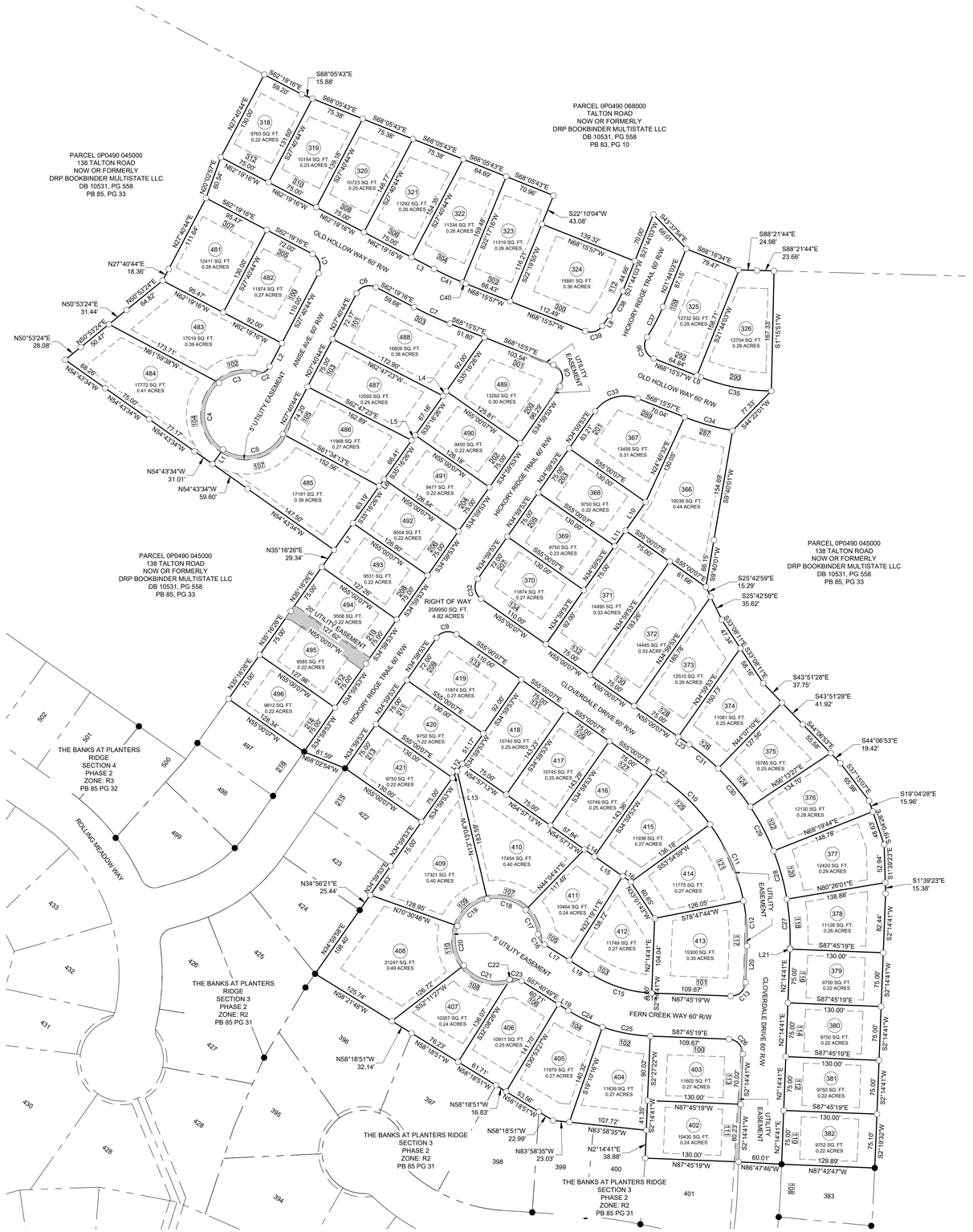
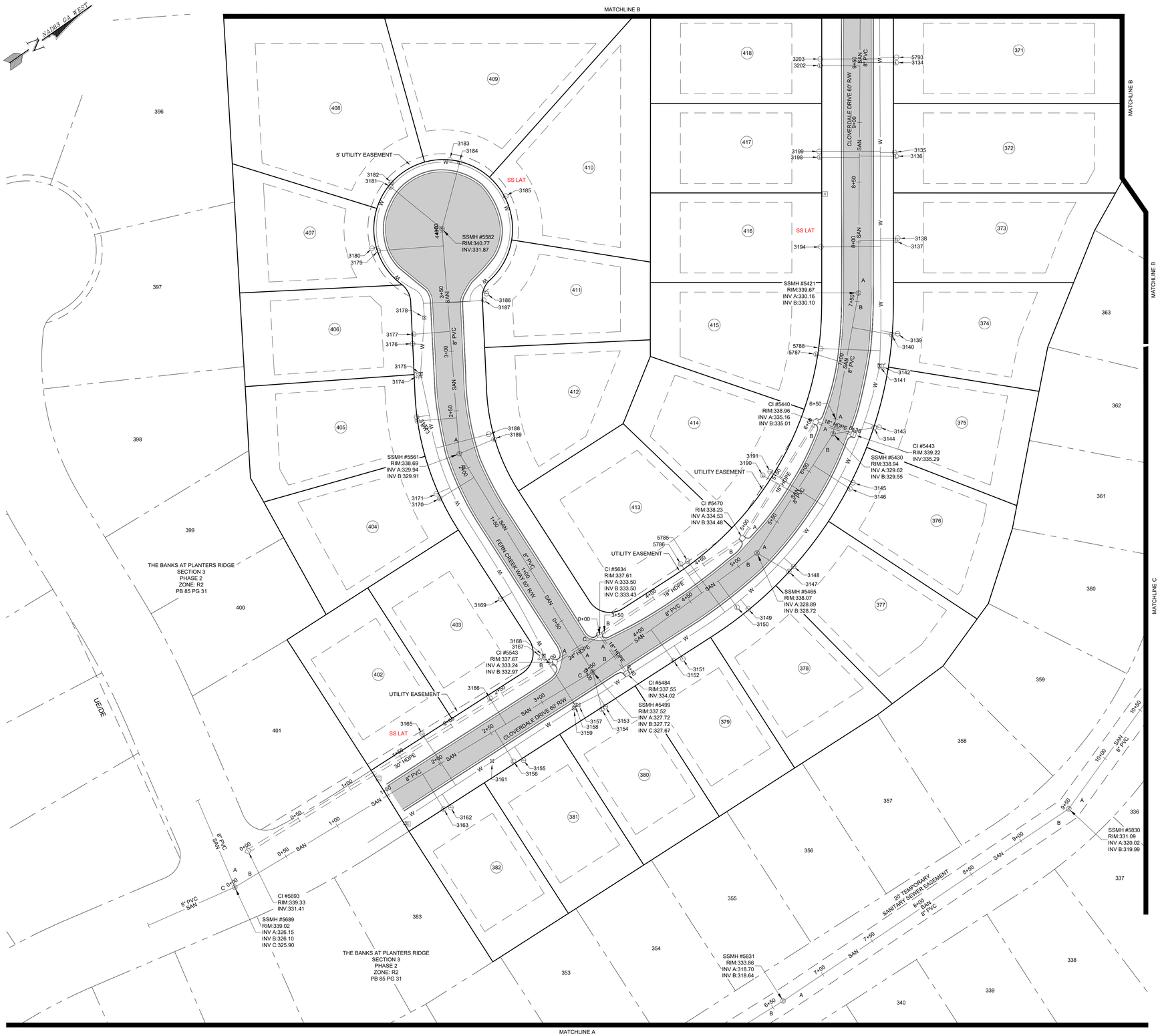

PARCEL 0P0490 045000
138 TALTON ROAD
NOW OR FORMERLY
DRP BOOKBINDER MULTISTATE LLC
DB 10531, PG 558
PB 85, PG 33
PARCEL 0P0490 068000
TALTON ROAD
NOW OR FORMERLY
DRP BOOKBINDER MULTISTATE LLC
DB 10531, PG 558
PB 83, PG 10
OLD HOLLOW WAY 60' RW
ANISE AVE 60' RW
HICKORY RIDGE TRAIL 60' RW
CLOVERDALE DRIVE 60' RW
FERN CREEK WAY 60' R/W
HICKORY RIDGE TRAIL 60' R/W
RIGHT OF WAY
209950 SQ. FT.
4.82 ACRES
20' UTILITY EASEMENT
5' UTILITY EASEMENT
UTILITY EASEMENT
THE BANKS AT PLANTERS
RIDGE
SECTION 4
PHASE 2
ZONE: R3
PB 85 PG 32
THE BANKS AT PLANTERS
RIDGE
SECTION 3
PHASE 2
ZONE: R2
PB 85 PG 31
ROLLING MEADOW WAY
PARCEL 0P0490 045000
138 TALTON ROAD
NOW OR FORMERLY
DRP BOOKBINDER MULTISTATE LLC
DB 10531, PG 558
PB 85, PG 33
S68°05'43"E 15.88'
S22°10'04"W 43.08'
S88°21'44"E 24.98'
S88°21'44"E 23.66'
S25°42'59"E 15.29'
S25°42'59"E 35.62'
S43°51'28"E 37.75'
S43°51'28"E 41.92'
S44°06'53"E 19.42'
S19°04'28"E 15.96'
S1°39'23"E 15.38'
N50°53'24"E 31.44'
N50°53'24"E 28.08'
N27°40'44"E 18.36'
N54°43'34"W 31.01'
N54°43'34"W 59.60'
N35°16'26"E 29.34'
N34°56'21"E 25.44'
N58°18'51"W 32.14'
N58°18'51"W 16.83'
N83°58'35"W 22.99'
N83°58'35"W 23.03'
N2°14'41"E 38.88'
N86°47'46"W 60.01'
N58°18'51"W 61.76'
N68°02'54"W 61.59'
N58°18'51"W 53.26'
N58°18'51"W 76.23'
N58°21'48"W 125.74'
N70°30'48"W 128.95'
N68°15'57"W 5.45'
S68°15'57"E 0.04'
S87°45'19"E 109.67'
N87°45'19"W 109.67'
S87°45'19"E 130.00'
N87°45'19"W 130.00'
S87°45'19"E 130.00'
N87°45'19"W 130.00'
S87°45'19"E 130.00'
N87°45'19"W 130.00'
S87°42'47"W 129.89'
S87°40'01"W 154.69'
S87°40'01"W 77.35'
S87°40'01"W 85.15'
S87°40'01"W 147.35'
S11°15'51"W 147.35'
S44°22'01"W 77.35'
S2°14'41"W 82.44'
S2°14'41"W 75.00'
S2°14'41"W 75.00'
S2°14'41"W 75.00'
S2°14'41"W 75.00'
S2°14'41"W 75.00'
S2°14'41"W 75.00'
S2°19'42"W 75.00'
S2°14'41"W 82.44'
S2°14'41"W 59.94'
S2°14'41"W 59.94'
S2°14'41"W 59.94

EXHIBIT B



LEGEND OF SYMBOLS

- PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- CURB INLET
- SANITARY SEWER MANHOLE
- SANITARY SEWER LATERAL
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- TRANSFORMER
- TELEPHONE PEDESTAL
- STORM SEWER LINE
- SANITARY SEWER LINE (SAN)
- WATER LINE (W)
- ASPHALT
- LOT NUMBER (2)

MISCELLANEOUS NOTES

1. THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF SURVEYING AND MAPPING, LLC AUTHORITY O.C.G.A. 43-15-22.
2. THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM FIELD OBSERVATIONS AND CONSTRUCTION PLANS, WITHOUT THE BENEFIT OF EXCAVATION. SURVEYING AND MAPPING, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
3. SURVEYING AND MAPPING, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
4. BY GRAPHICAL PLOTTING ONLY, THE SUBJECT AREA LIES WITHIN ZONE "X" OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 13153C0160E, DATED 09/28/2007.
5. PROPERTY LINES SHOWN HEREON WERE TAKEN FROM MATTERS OF RECORD AND EVIDENCE FOUND IN THE FIELD. THE SURVEYOR'S CERTIFICATION EXTENDS ONLY TO THE WATER, SEWER, AND STORM ASPECTS OF THE ASBUILT. THIS SURVEY IS NOT TO BE RECORDED AND SHOULD NOT BE USED TO CONVEY PROPERTY.
6. WATER LINES ARE SHOWN IN APPROXIMATE LOCATIONS PER CONSTRUCTION PLANS AND ARE FOR REFERENCE ONLY.
7. FIELD WORK WAS COMPLETED ON 03/03/2026.

40 0 40 80 120
GRAPHIC SCALE IN FEET

Revisions

No.	Date	Description

THIS DOCUMENT IS THE PROPERTY OF SURVEYING AND MAPPING, LLC AND MUST NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

SURVEYING AND MAPPING, LLC
102 ED BAYER COURT, SUITE 130
WARNER ROBINS, GEORGIA 31088
OFFICE (478) 971-3382
email: info@sam.biz
SAM.BIZ

ASBUILT SURVEY
FOR
PLANTERS RIDGE SUBDIVISION PHASE 5&6
DRP BOOKBINDER MULTISTATE LLC
LAND LOT 212 10TH LAND DISTRICT
HOUSTON COUNTY GEORGIA
PERRY

Project No.:	1025099179
Drawing No.:	ASB
Drawn By:	T.W.B.
Checked By:	S.H.J.
R.L.S. No.:	3171
Date:	03/03/2026
Scale:	1"=40'

Sheet No.:
1 of 5

Plotted By: TYLER BRADFORD
Plot Date: 3/3/2026 8:39 AM
File Name: 1025099179-Hist5&6-ASB.dwg

EXHIBIT B

N 0°29'43" E GRID

PARCEL 0P0490 045000
138 TALTON ROAD
NOW OR FORMERLY
DRP BOOKBINDER MULTISTATE LLC
DB 10531, PG 558
PB 85, PG 33

THE BANKS AT PLANTERS RIDGE
SECTION 4
PHASE 2
ZONE: R3
PB 85 PG 32

THE BANKS AT PLANTERS RIDGE
SECTION 3
PHASE 2
ZONE: R2
PB 85 PG 31

HICKORY RIDGE TRAIL 60' R/W

MATCHLINE B

MATCHLINE C

MATCHLINE D

PARCEL 0P0490 068000
TALTON ROAD
NOW OR FORMERLY
DRP BOOKBINDER MULTISTATE LLC
DB 10531, PG 558
PB 83, PG 10

PARCEL 0P0490 077000
NOW OR FORMERLY
CITY OF PERRY
DB 10264, PG 96
PB 82, PG 280

1001
NOTE: DETENTION POND AREA
UNDER CONSTRUCTION

WM & SS LAT IS IN
ADJACENT LOT

SS LAT

UTILITY EASEMENT

20' UTILITY EASEMENT

20' TEMPORARY
SANITARY SEWER EASEMENT

SSMH #5303
RIM:341.58
INV:335.51

SSMH #5687
RIM:346.49
INV:333.61

SSMH #5298
RIM:342.27
INV A:332.31
INV B:332.19

SSMH #5688
RIM:342.73
INV:334.29

SSMH #5297
RIM:342.43
INV A:333.01
INV B:332.90

SSMH #5284
RIM:341.42
INV:335.42

SSMH #5212
RIM:342.15
INV A:334.20
INV B:334.14
INV C:333.99

SSMH #5681
RIM:330.62
INV A:324.69
INV B:324.61

SSMH #5827
RIM:329.26
INV A:322.79
INV B:322.73

SSMH #5828
RIM:328.02
INV A:322.12
INV B:322.02

SSMH #5829
RIM:327.09
INV A:320.87
INV B:320.63

CI #5310
RIM:341.53
INV A:337.27
INV B:337.20

CI #5309
RIM:341.43
INV:337.32

CI #5264
RIM:341.08
INV A:337.08
INV B:337.01

CI #5228
RIM:342.00
INV A:336.34
INV B:336.15
INV C:336.15
INV D:335.95

CI #5030
RIM:341.64
INV:336.54

CI #5269
RIM:340.93
INV:337.43

CI #5379
RIM:339.13
INV A:333.13
INV B:333.03

INV:325.99
24"HDPE #5692

PARCEL 0P0490 045000
138 TALTON ROAD
NOW OR FORMERLY
DRP BOOKBINDER MULTISTATE LLC
DB 10531, PG 559
PB 85, PG 33

PARCEL 0P0490 068000
TALTON ROAD
NOW OR FORMERLY
DRP BOOKBINDER MULTISTATE LLC
DB 10531, PG 558
PB 83, PG 10

OLD HOLLOW WAY 60' R/W

40 0 40 80 120
GRAPHIC SCALE IN FEET

Revisions

No.	Date	Description

THIS DOCUMENT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN ITS ORIGINAL INTENT WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAM MAPPING, LLC. AND NOT PRINT.

SURVEYING AND MAPPING, LLC
102 ED BAYER COURT, SUITE 130
WARNER ROBINS, GEORGIA 31088
OFFICE (478) 971-3382
email: info@sam.biz
SAM.BIZ

ASBUILT SURVEY

FOR

PLANTERS RIDGE SUBDIVISION PHASE 5&6

DRP BOOKBINDER MULTISTATE LLC

LAND LOT 212 10TH LAND DISTRICT

HOUSTON COUNTY GEORGIA

PERRY

Project No.:	1025099179
Drawing No.:	ASB
Drawn By:	T.W.B.
Checked By:	S.H.J.
R.L.S. No.:	3171
Date:	03/03/2026
Scale:	1"=40'
Sheet No.:	2 of 5

Plotted By: TYLER BRADFORD
Plot Date: 3/3/2026 7:39:37 AM
File Name: 1025099179-HHSAB-ASB.dwg

EXHIBIT B

NAD83 GA WEST

PARCEL 0P0490 045000
138 TALTON ROAD
NOW OR FORMERLY
DRP BOOKBINDER MULTISTATE LLC
DB 10531, PG 558
PB 85, PG 33

PARCEL 0P0490 068000
TALTON ROAD
NOW OR FORMERLY
DRP BOOKBINDER MULTISTATE LLC
DB 10531, PG 558
PB 83, PG 10

PARCEL 0P0490 045000
138 TALTON ROAD
NOW OR FORMERLY
DRP BOOKBINDER MULTISTATE LLC
DB 10531, PG 558
PB 85, PG 33

SSMH #5146
RIM:345.68
INV:337.51

SSMH #5072
RIM:345.78
INV:339.08

CI #5117
RIM:344.60
INV A:338.60
INV B:338.13

CI #5061
RIM:344.11
INV:338.97

SSMH #5064
RIM:344.19
INV A:336.09
INV B:336.03
INV C:335.99

CI #5190
RIM:343.90
INV A:337.90
INV B:337.85

SSMH #5832
RIM:331.32
INV A:317.29
INV B:317.27

EXISTING SSMH #5833
RIM:329.98
NEW INV:315.66

SS LAT IS IN ADJACENT LOT

MATCHLINE A

MATCHLINE D

40 0 40 80 120
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Revisions

No.	Date	Description

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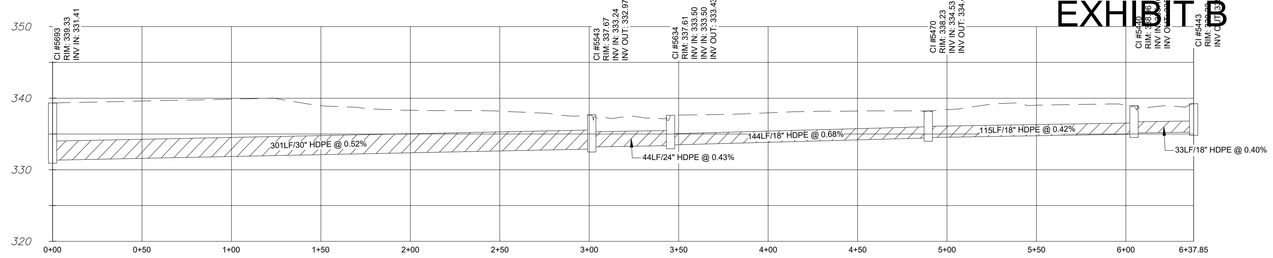
ASBUILT SURVEY
FOR
PLANTERS RIDGE SUBDIVISION PHASE 5&6
DRP BOOKBINDER MULTISTATE LLC
LAND LOT 212 10TH LAND DISTRICT
HOUSTON COUNTY GEORGIA
PERRY

Project No.:	1025099179
Drawing No.:	ASB
Drawn By:	T.W.B.
Checked By:	S.H.J.
R.L.S. No.:	3171
Date:	03/03/2026
Scale:	1"=40'

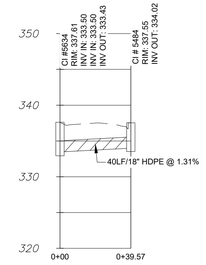
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3 of 5

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Plot Date: Mar 03, 2026 - 2:57pm
File Name: 1025099179-Hist&As-Asbl.dwg

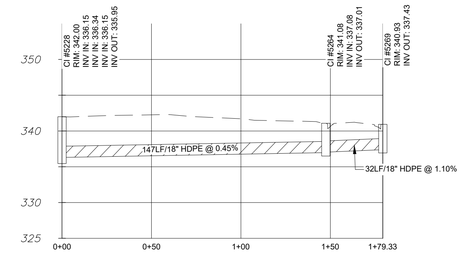
EXHIBIT B



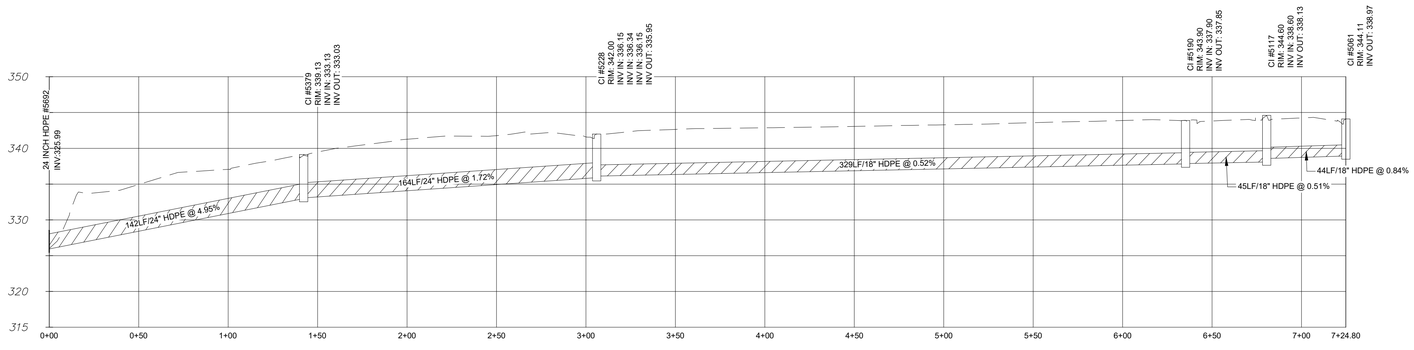
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SCALE: H:1"=40'; V:1"=10'



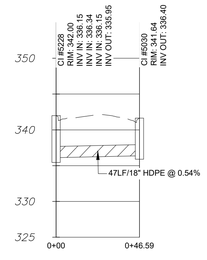
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SCALE: H:1"=40'; V:1"=10'



STORM 4
SCALE: H:1"=40'; V:1"=10'



STORM 3
SCALE: H:1"=40'; V:1"=10'



STORM 5
SCALE: H:1"=40'; V:1"=10'

POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
3001	908892.89	2460154.15	341.86	WV
3002	908892.48	2460151.58	341.92	WV
3003	908889.43	2460151.18	341.51	WV
3004	908889.41	2460154.60	341.48	WV
3005	908893.86	2460156.58	341.99	WV
3006	908892.52	2460158.10	340.69	FH
3008	908877.45	2460200.94	341.31	WM
3009	908869.53	2460212.39	340.67	SS LAT
3011	908846.58	2460298.62	337.11	WM
3012	908792.21	2460277.97	337.70	WM
3013	908796.00	2460276.32	337.17	SS LAT
3015	908823.33	2460181.94	341.33	WM
3016	908825.76	2460180.64	341.55	SS LAT
3018	908929.58	2460080.96	342.98	SS LAT
3019	908932.70	2460072.63	342.18	WM
3020	908962.58	2460006.03	344.33	SS LAT
3025	908995.59	2459929.35	344.56	SS LAT
3026	908994.24	2459915.85	344.29	WM
3030	909037.10	2459840.95	345.12	SS LAT
3031	909035.10	2459830.59	344.98	WM
3032	909035.17	2459805.09	344.40	WV
3033	909037.37	2459801.33	344.12	WV
3034	909034.94	2459802.06	344.05	WV
3035	909077.70	2459751.52	345.37	SS LAT
3036	909082.41	2459744.73	345.20	WM
3039	909107.02	2459688.62	345.71	SS LAT
3040	909114.19	2459685.93	345.13	WM
3044	909134.04	2459640.54	346.20	SS LAT
3045	909140.41	2459633.90	346.15	WM
3048	909084.61	2459601.60	345.84	WM
3049	909082.52	2459612.73	346.05	SS LAT
3052	909037.29	2459695.24	345.35	SS LAT
3057	908869.56	2459636.38	345.04	SS LAT
3060	908825.43	2459555.39	345.78	WM
3062	908744.03	2459649.06	345.69	WM
3063	908755.15	2459650.33	346.06	SS LAT
3066	908800.20	2459688.22	345.03	WM
3067	908808.21	2459683.57	345.18	SS LAT
3071	908877.82	2459725.18	344.81	WM
3072	908884.48	2459721.50	345.01	SS LAT
3075	908951.71	2459768.33	344.70	WM
3076	908993.25	2459781.24	343.98	WV
3077	908992.14	2459782.68	343.89	FH

POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
3078	908941.64	2459890.02	343.49	SS LAT
3079	908885.29	2460028.87	342.82	SS LAT
3080	908784.62	2460018.24	342.32	WM
3083	908741.81	2459984.17	342.70	SS LAT
3084	908735.60	2459981.72	342.56	WM
3088	908687.80	2459950.39	342.02	SS LAT
3089	908682.37	2459944.90	342.88	WM
3092	908596.20	2459887.38	342.65	SS LAT
3093	908592.20	2459883.15	343.15	WM
3094	908563.85	2459860.20	343.63	SS LAT
3095	908556.62	2459860.37	343.31	WM
3099	908495.49	2459817.49	342.99	WM
3100	908491.92	2459811.64	343.00	SS LAT
3104	908429.54	2459765.79	343.34	WM
3107	908359.60	2459721.03	342.47	WM
3108	908355.86	2459717.67	341.52	SS LAT
3110	908314.83	2459766.08	342.81	WM
3111	908324.80	2459768.94	343.15	SS LAT
3114	908399.18	2459829.86	343.37	WM
3115	908414.25	2459830.20	342.84	SS LAT
3119	908469.58	2459873.54	343.20	WM
3120	908555.22	2459917.46	341.94	WV
3121	908559.48	2459917.51	342.22	WV
3122	908560.38	2459920.21	342.40	WV
3123	908559.42	2459921.18	342.31	FH
3124	908643.51	2459974.27	341.95	WV
3125	908664.55	2460005.10	342.83	SS LAT
3126	908670.44	2460011.14	342.62	WM
3127	908739.90	2460063.87	342.67	WM
3128	908736.77	2460057.24	342.34	SS LAT
3129	908554.74	2459913.96	342.01	WV
3130	908506.23	2460011.78	343.95	WM
3131	908504.54	2460014.53	343.80	SS LAT
3134	908463.98	2460072.86	343.12	SS LAT
3135	908419.75	2460133.75	342.50	WM
3136	908418.94	2460137.05	342.53	SS LAT
3137	908378.14	2460194.64	341.80	SS LAT
3138	908380.84	2460193.97	341.77	WM
3139	908334.86	2460259.49	340.82	WM
3140	908330.29	2460257.27	340.38	SS LAT
3141	908307.07	2460272.79	339.74	WV
3142	908308.43	2460273.75	339.53	FH
3143	908277.34	2460314.65	340.26	WM

POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
3144	908273.69	2460312.70	340.40	SS LAT
3145	908232.70	2460340.21	340.55	WM
3146	908227.75	2460342.79	340.04	SS LAT
3147	908146.13	2460370.38	339.21	SS LAT
3148	908151.86	2460369.13	339.49	WM
3149	908100.43	2460376.45	339.22	WM
3150	908093.48	2460370.16	338.64	SS LAT
3151	908031.59	2460379.52	339.50	WM
3152	908024.28	2460376.00	339.10	SS LAT
3153	907955.59	2460374.97	339.43	WM
3154	907951.84	2460375.19	339.32	SS LAT
3155	907873.74	2460372.45	339.28	WM
3156	907866.36	2460368.40	339.04	SS LAT
3157	907938.08	2460360.77	337.97	WV
3158	907935.61	2460358.88	337.77	WV
3159	907933.14	2460360.95	337.92	WV
3161	907851.80	2460357.85	338.30	WV
3162	907801.31	2460370.04	339.54	WM
3163	907795.62	2460367.72	339.49	SS LAT
3165	907816.83	2460305.77	338.68	WM
3166	907880.51	2460313.93	338.33	SS LAT
3167	907935.66	2460309.92	337.34	FH
3168	907937.77	2460310.37	338.33	WV
3169	907935.56	2460250.92	337.68	WM
3170	907941.93	2460152.73	339.25	SS LAT
3171	907941.89	2460147.97	338.97	WM
3172	907965.24	2460085.75	339.52	WM
3173	907963.96	2460088.92	339.64	SS LAT
3174	907987.15	2460057.67	339.67	FH
3175	907988.67	2460058.17	339.66	WV
3176	907997.69	2460033.68	339.77	WM
3177	908002.93	2460027.63	340.35	SS LAT
3178	908018.27	2460021.39	339.84	WV
3179	908018.81	2459953.48	340.68	SS LAT
3180	908015.70	2459948.68	340.48	WM
3181	908057.98	2459915.59	340.63	SS LAT
3182	908060.39	2459912.89	340.87	WM
3183	908111.47	2459925.49	341.19	WM
3184	908117.09	2459931.82	341.46	SS LAT
3185	908132.48	2459977.13	340.92	WM
3186	908072.42	2460034.78	340.41	WM
3187	908067.30	2460037.90	340.44	SS LAT
3188	908006.39	2460132.19	339.22	WM

POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
3189	908007.76	2460138.19	339.11	SS LAT
3190	908174.34	2460291.83	340.49	SS LAT
3191	908181.23	2460292.95	339.36	WM
3194	908323.96	2460163.19	340.82	WM
3198	908366.22	2460101.09	340.88	SS LAT
3199	908368.61	2460096.82	341.57	WM
3202	908410.45	2460038.47	341.38	SS LAT
3203	908413.70	2460033.99	341.78	WM
3204	908453.94	2459976.63	342.27	SS LAT
5030	908905.09	2460110.59	341.64	CI
5061	909046.72	2459778.18	344.11	CI
5064	909034.10	2459772.07	344.19	SSMH
5072	909102.50	2459637.38	345.78	SSMH
5117	909023.38	2459740.59	344.60	CI
5146	908794.96	2459633.92	345.68	SSMH
5190	909002.35	2459780.79	343.90	CI
5212	908878.82	2460118.73	342.15	SSMH
5228	908868.64	2460081.59	342.00	CI
5264	908743.17	2460004.08	341.08	CI
5269	908723.67	2460029.28	340.93	CI
5284	908686.26	2459982.95	341.42	SSMH
5297	908441.06	2459812.04	342.43	SSMH
5298	908555.47	2459891.58	342.27	SSMH
5303	908330.81	2459733.82	341.58	SSMH
5309	908312.86	2459742.53	341.43	CI
5310	908331.31	2459714.82	341.53	CI
5379	908814.07	2460236.05	339.13	CI
5421	908327.58	2460212.72	339.67	SSMH
5430	908242.59	2460297.13	338.94	SSMH
5440	908236.25	2460280.67	338.96	CI
5443	908256.12	2460307.45	339.22	CI
5465	908133.21	2460342.35	338.07	SSMH
5470	908130.26	2460325.26	338.23	CI
5471	908127.46	2460343.62	338.03	CI
5484	907986.17	2460362.56	337.55	CI
5499	907963.50	2460345.06	337.52	SSMH
5543	907942.29	2460320.25	337.67	CI
5561	907976.95	2460131.48	338.69	SSMH
5582	908072.99	2459969.00	340.77	SSMH
5634	907986.25	2460322.99	337.61	CI
5678	908799.42	2460466.88	329.66	SS LAT
5679	908854.35	2460445.92	328.78	SS LAT
5680	908860.17	2460384.31	330.14	SS LAT

POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
5681	908783.98	2460406.52	330.62	SSMH
5687	908528.86	2459688.65	346.49	SSMH
5688	908158.44	2459603.15	342.73	SSMH
5689	907614.96	2460320.98	339.02	SSMH
5692	908779.15	2460373.89	325.99	INV 24"HDPE
5693	907641.37	2460302.54	339.33	CI
5785	908081.81	2460314.72	338.50	WM
5786	908075.61	2460313.40	338.61	SS LAT
5787	908269.02	2460234.50	339.99	SS LAT
5788	908275.08	2460232.73	339.96	WM
5793	908466.74	2460069.34	341.53	WM
5822	908730.15	2460440.35	330.96	SS LAT
5823	908653.39	2460441.23	328.41	SS LAT
5825	908593.76	2460407.28	331.02	SS LAT
5826	908662.78	2460383.42	330.39	SS LAT
5827	908645.96	2460410.31	329.26	SSMH
5828	908539.22	2460460.00	328.02	SSMH
5829	908357.93	2460620.77	327.09	SSMH
5830	908223.99	2460667.28	331.09	SSMH
5831	907936.09	2460662.06	333.86	SSMH
5832	907596.42	2460643.71	331.32	SSMH
5833	907284.39	2460572.54	329.98	EXISTING SSMH
5839	908962.04	2460000.17	343.11	WM
5840	908828.47	2460318.83	335.57	WV

LEGEND OF ABBREVIATIONS

CURB INLET	CI
FIRE HYDRANT	FH
HIGH DENSITY POLYETHYLENE PIPE	HDPE
STORM DRAIN PIPE INVERT	INV
SANITARY SEWER LATERAL	SS LAT
SANITARY SEWER MANHOLE	SSMH
WATER METER	WM
WATER VALVE	WV

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ASBUILT SURVEY

FOR

PLANTERS RIDGE SUBDIVISION PHASE 5&6

DRP BOOKBINDER MULTISTATE LLC

10TH LAND DISTRICT GEORGIA

LAND LOT 212 HOUSTON COUNTY PERRY

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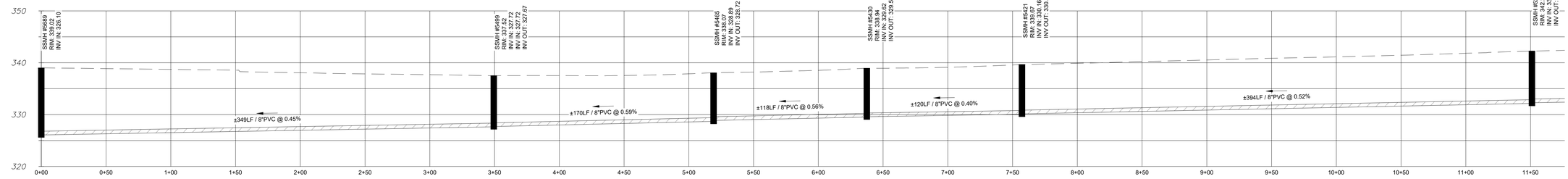
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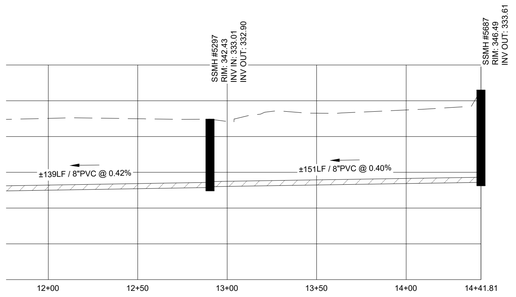
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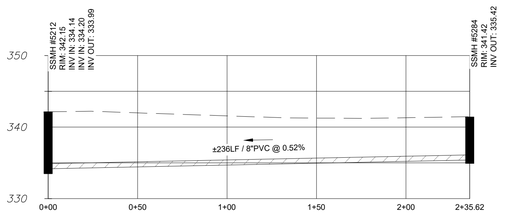
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Plot Date: 3/3/2026 2:30:39 PM
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EXHIBIT B

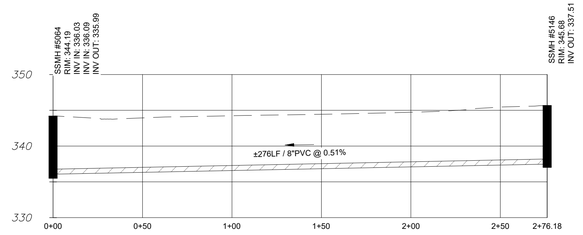


SANITARY 1
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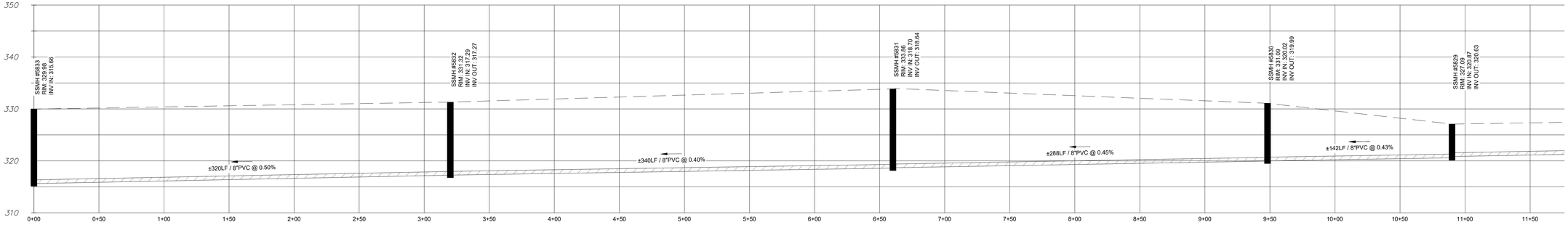




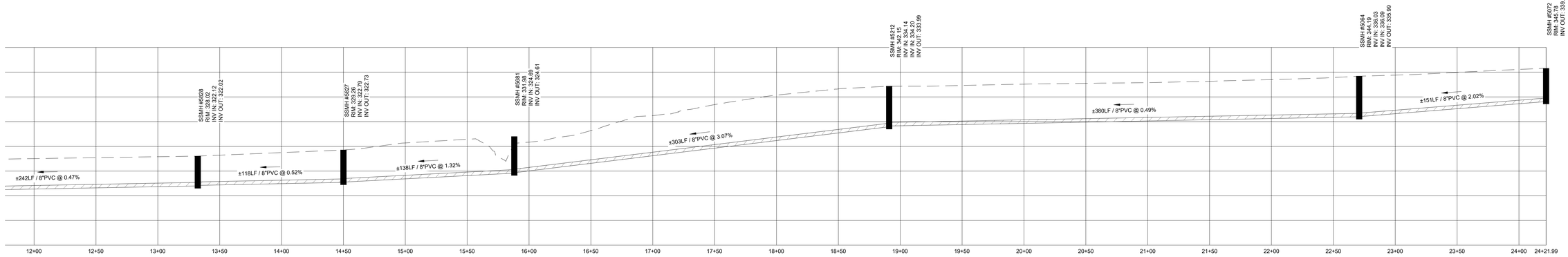
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SANITARY 5
SCALE: H:1"=40'; V:1"=10'



SANITARY 3
SCALE: H:1"=40'; V:1"=10'



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FOR
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10TH LAND DISTRICT
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Date:	03/03/2026
Scale:	1"=40'
Sheet No.:	4 of 5

Plotted By: TYLER BRADFORD
Plot Date: Mar 03, 2026 - 2:37pm
File Name: 1025099179-PHASE-ASB.dwg

Resolution No. _____

RESOLUTION OF THE CITY OF PERRY, GEORGIA

AUTHORIZING PARTICIPATION IN AN AMICUS BRIEF IN CHANG v. CITY OF MILTON ON REMAND BEFORE THE GEORGIA COURT OF APPEALS OR, IF WARRANTED, THE GEORGIA SUPREME COURT

WHEREAS, the litigation styled Chang v. City of Milton arises from claims asserted against the City of Milton, Georgia, related to a 2016 motor vehicle collision on Batesville Road;

WHEREAS, on September 16, 2024, the Georgia Court of Appeals issued its decision in City of Milton v. Chang, 373 Ga. App. 667 (2024);

WHEREAS, the Supreme Court of Georgia thereafter granted certiorari and, on March 12, 2026, vacated the Court of Appeals decision and remanded the case for further proceedings, holding that a municipality's ministerial duty over roadway upkeep and repair did not apply where the alleged unsafe condition was outside the lanes of ordinary travel, City of Milton v. Chang, 2026 WL 695364;

WHEREAS, following remand, the Georgia Court of Appeals will consider the separate question of whether a Georgia municipality may nevertheless be subjected to liability under a so-called nuisance theory for personal injury claims;

WHEREAS, the City recognizes that any asserted waiver of sovereign immunity for nuisance claims resulting in personal injury does not arise from any express constitutional or statutory waiver applicable to municipalities, but instead traces to judicial decisions such as Town of Fort Oglethorpe v. Phillips, 224 Ga. 834 (1968);

WHEREAS, the Supreme Court of Georgia explained in Georgia Department of Natural Resources v. Center for a Sustainable Coast, Inc., 294 Ga. 593 (2014), that waivers of sovereign immunity must come from the Constitution or the General Assembly and that courts may not create new exceptions to sovereign immunity;

WHEREAS, in Mayor & C. of Savannah v. Palmerio, 242 Ga. 224 (1978), Justice Hall, in a concurring opinion, advised that "the time is long past for this court to re-examine its opinion in Town of Ft. Oglethorpe v. Phillips, 224 Ga. 834, 165 S.E.2d 141 (1968);"

WHEREAS, in Gatto v. City of Statesboro, 312 Ga. 164, fn. 6 (2021), the Court observed "[s]ome of us have doubts about the legal foundations of Phillips, which also divorced municipal nuisance liability from its basis in our Constitution's Takings Clause;"

WHEREAS, a nuisance theory that permits personal-injury claims against cities, but not counties, creates an uneven exposure to liability that is not supported by a clear constitutional or statutory waiver;

WHEREAS, Georgia law has long distinguished between nuisance claims that implicate the Takings Clause and nuisance claims seeking damages for personal injury;

WHEREAS, municipalities across the State have a substantial interest in ensuring that any waiver of sovereign immunity remains tied to a constitutional or statutory foundation rather than a judicially created expansion;

WHEREAS, the City finds that it is in the best interests of its citizens and residents to support the City of Milton in seeking an appellate ruling that there is no waiver of municipal sovereign immunity for an alleged nuisance resulting in personal injury, outside the limited context of a nuisance claim amounting to a constitutional taking; and

WHEREAS, the City further finds that Georgia cities should have their collective voice heard on this issue of statewide importance through coordinated amicus participation before the Georgia Court of Appeals and/or the Georgia Supreme Court.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PERRY, that:

- The City authorizes participation in, support for, and joinder with an amicus curiae brief or briefs to be filed in Chang v. City of Milton on remand before the Georgia Court of Appeals and/or, if further appellate proceedings occur after the Court of Appeals, before the Georgia Supreme Court, and authorizes the City's name to be included as an amicus participant.
- The City supports the position that any purported waiver of a city's sovereign immunity for nuisance claims seeking recovery for personal injury is a judicially created doctrine rather than an express waiver grounded in the Georgia Constitution or an act of the General Assembly.
- The City supports the position that, consistent with Sustainable Coast and related sovereign-immunity precedent, no waiver of municipal sovereign immunity exists for an alleged nuisance resulting in personal injury.
- The Mayor, City Manager, City Attorney, and such other officers as may be appropriate are authorized to take all actions reasonably necessary to implement this Resolution and to coordinate with counsel for the City of Milton and other participating municipalities.

SO RESOLVED this _____ day of May, 2026.

CITY OF PERRY, GEORGIA

_____
Mayor

ATTEST:

_____
City Clerk

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PERRY, GEORGIA, APPOINTING THE FINANCE DIRECTOR

WHEREAS, Council desires to fill the position of Finance Director; and

WHEREAS, Section 3.10 of the Charter of the City of Perry, Georgia, provides that the directors of departments and appointed officers shall be appointed upon approval by majority vote of the City Council.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Perry, Georgia, as follows:

Section 1. The Mayor and Council hereby appoint **Lyn McDonald** as Finance Director of the City of Perry, Georgia, effective **May 19, 2026**, to serve in accordance with the City Charter, Code of Ordinances, and applicable employment agreement.

Section 2. The Mayor is hereby authorized to execute, and the City Clerk to attest, any employment agreement or related documents necessary to carry out the intent of this Resolution.

Section 3. This Resolution shall become effective immediately upon its adoption.

SO RESOLVED this 5th day of May 2026.

CITY OF PERRY, GEORGIA

By: _____
RANDALL WALKER, MAYOR

Attest: _____
ANNIE WARREN, CITY CLERK

[CITY SEAL]

Resolution No 2026-_____
Adopted _____

A RESOLUTION APPOINTING
AN INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT

WHEREAS, Section 3.10. (d) of the Charter of the City of Perry requires City Council to appoint a director level position; and

WHEREAS, Joe Duffy resigned from the position of Director of the Department of Community Development effective April 29, 2026; and

WHEREAS, Council will conduct a comprehensive search, interview qualified candidates, and negotiate a contract for the position of Director of the Department of Community Development; and

WHEREAS, During the interim period between the final day of employment for Joe Duffy and the start of a duly appointed Director of the Department of Community Development, Council desires to appoint an Interim Director of Community Development to have and perform all the responsibilities, duties, functions, and authority of the Director of the Department of Community Development.

NOW, THEREFORE, BE IT RESOLVED, AND IT IS HEREBY RESOLVED, by the Council of the City of Perry that:

Section 1. Council does hereby appoint Holly Wharton to serve as the Interim Director of the Department of Community Development and to fulfill the duties of the Director as set forth in the Charter and Code of the City of Perry, effective and commencing on May 5, 2026, and extending until the first day that a duly appointed Director of the Department of Community Development assumes that position.

Section 2. Ms. Wharton shall serve dual roles as the Director of Economic Development and the Director of the Department of Community Development during this time.

Section 3. That the Department of Human Resources is hereby directed to proceed with posting the position of the Director of the Department of Community Development.

Section 4. This resolution shall become effective immediately upon its adoption.

SO RESOLVED this 5th day of May, 2026.

CITY OF PERRY, GEORGIA

By: _____
RANDALL WALKER, MAYOR

Attest: _____
ANNIE WARREN, CITY CLERK

[CITY SEAL]

Resolution No 2026-_____
Adopted _____

A RESOLUTION APPOINTING
AN INTERIM DIRECTOR OF PUBLIC WORKS

WHEREAS, Section 3.10. (d) of the Charter of the City of Perry requires City Council to appoint a director level position; and

WHEREAS, Ansley White resigned from the position of Director of Public Works effective March 6, 2026; and

WHEREAS, Council will conduct a comprehensive search, interview qualified candidates, and negotiate a contract for the position of Director of Public Works; and

WHEREAS, During the interim period between the final day of employment for Ansley White and the start of a duly appointed Director of Public Works, Council desires to appoint an Interim Director of Public Works to have and perform all the responsibilities, duties, functions, and authority of the Director of Public Works.

NOW, THEREFORE, BE IT RESOLVED, AND IT IS HEREBY RESOLVED, by the Council of the City of Perry that:

Section 1. Council does hereby appoint Dewayne Shumate to serve as the Interim Director of Public Works and to fulfill the duties of the Director as set forth in the Charter and Code of the City of Perry, effective and commencing on April 7, 2026, and extending until the first day that a duly appointed Director of Public Works assumes that position.

Section 2. That the Department of Human Resources is hereby directed to proceed with posting the position of the Director of Public Works.

Section 3. This resolution shall be effective *nunc pro tunc* April 7, 2026, upon its adoption.

SO RESOLVED this 5th day of May, 2026 *nunc pro tunc* April 7, 2026.

CITY OF PERRY, GEORGIA

By: _____
RANDALL WALKER, MAYOR

Attest: _____
ANNIE WARREN, CITY CLERK

[CITY SEAL]

Where Georgia comes together.

Alan K. Everidge
Chief of Police

(478) 988-2800
Fax (478) 988-2805

Memorandum

Date: April 27, 2026
To: Mayor and City Council
From: Chief Alan Everidge
Re: Updated List of Roadways

Attached is the updated list of roadways within the City of Perry, including the speed limits and length of each roadway.

This update follows the revision completed in December for our speed detection device license and reflects all new roads and streets accepted into the city between September 2025 and March 2026.

Please let me know if you need any additional information or clarification regarding this update.

LIST NUMBER 0326-153P

The **City of Perry** is hereby requesting that the following roadways be approved for the use of speed detection devices:

LIST OF ROADWAYS
for
THE CITY OF PERRY, HOUSTON COUNTY

ON-SYSTEM ROADWAYS

ALL ON-SYSTEM ROUTES HAVE BEEN VERIFIED BY GEORGIA DEPARTMENT OF TRANSPORTATION

STATE ROUTE	WITHIN THE CITY / TOWN LIMITS OF and/or *School Name*	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 7	**PERRY**	Moss Oaks Road (South City Limits)	9.78	696 feet south of S. Perry Parkway	10.82	1.04	55
SR 7	**PERRY**	696 feet south of S. Perry Parkway	10.82	SR 127	12.02	1.20	45
SR 7 **SCHOOL ZONE**	**PERRY Westfield School 7:30 AM to 8:30 AM 2:30 PM to 3:30 PM SCHOOL DAYS ONLY**	Level Lane	11.07	Greenwood Drive	11.48	0.41	35
SR 7	**PERRY**	SR 127	13.85	Washington Street	14.25	0.40	35
SR 7	**PERRY**	Washington Street	14.25	Mason Terrace	14.97	0.72	35
SR 7	**PERRY**	Mason Terrace	14.97	685 feet north of Woodlawn Drive	15.43	0.46	45
SR 7	**PERRY**	685 feet north of Woodlawn Drive	15.43	Peach County Line (North City Limits)	18.19	2.76	55
SR 7SP	**PERRY**	SR 127	0.0	Hay Road	0.30	0.30	35
SR 11	**PERRY**	Saddle Creek Road (South City Limits)	9.71	Main Street	11.13	1.42	55
SR 11	**PERRY**	Main Street	11.13	State Route 11BU	14.51	3.38	55
SR 11 **SCHOOL ZONE**	**PERRY Perry Middle School 6:45 AM to 7:45 AM 2:00 PM to 3:00 PM SCHOOL DAYS ONLY **** ATESD******	1,650 feet east of SR 11CO	14.25	428 feet north of SR 11BU	14.62	0.37	45
SR 11	**PERRY**	SR 11 BU	14.53	200' north of Thompson Road	14.72	0.19	50
SR 11	**PERRY**	200' north of Thompson Road	14.72	Mossy Creek Bridge (North City Limits)	17.0	2.28	55
SR 11 BU	**PERRY**	Ball Street	2.44	Northside Drive	2.64	0.20	30
SR 11 BU	**PERRY**	Northside Drive	2.64	Smoak Avenue	3.13	0.49	35

LIST NUMBER 0326-153P

STATE ROUTE	WITHIN THE CITY / TOWN LIMITS OF and/or *School Name*	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 11 BU	**PERRY**	Smoak Avenue	3.13	307 feet south of Pineneedle Drive	3.49	0.36	45
SR 11 BU	**PERRY**	307 feet south of Pineneedle Drive	3.49	SR 11	4.62	1.13	50
SR 11 CO	**PERRY**	State Route 7	0.00	State Route 11	6.21	6.21	55
SR 11 CO **SCHOOL ZONE**	**PERRY Perry Middle School 6:45 AM to 7:45 AM 2:00 PM to 3:00 PM SCHOOL DAYS ONLY **** ATESD******	300 feet west of State Route 11	2.73	State Route 11	2.79	0.06	45
SR 127	**PERRY**	Moss Oaks Road (West City Limits)	3.30	150 feet west of Hilltop Drive	4.90	1.60	55
SR 127	**PERRY**	150 feet west of Hilltop Drive	4.90	Ball Street	6.98	2.08	45
SR 127	**PERRY**	Ball Street	6.98	SR 11 BU	7.10	0.12	30
SR 127	**PERRY**	SR 11 BU	7.10	Kings Chapel Road	8.10	1.00	35
SR 127	**PERRY**	Kings Chapel Road	8.10	Gray Road	8.34	0.24	45
SR 127	**PERRY**	Gray Road	8.34	Lake Joy Road	8.80	0.46	50
SR 127	**PERRY**	Lake Joy Road	8.80	2375 feet west of SR 247	15.46	6.66	55
SR 127 **SCHOOL ZONE**	**PERRY Matt Arthur Elementary 7:30 AM to 8:30 AM 3:00 PM to 4:00 PM SCHOOL DAYS ONLY **** ATESD******	300 feet west of Moody Road	13.05	1550 feet east of Moody Road	13.40	0.35	45
SR 127	**PERRY**	2375 feet west of SR 247	15.46	SR 247	15.91	0.45	45
SR 224	**PERRY**	300 feet east of SR 7 (Courtney Hodges)	5.42	342 feet west of Elko Road	6.18	0.76	50
SR 224	**PERRY**	342 feet west of Elko Road	6.18	995 feet east of South Perry Parkway	7.71	1.53	55
SR 224	**PERRY**	995 feet east of South Perry Parkway	7.71	Flat Creek (South City Limits)	7.98	0.46	65
SR 247	**PERRY**	State Route 247 SP	7.91	State Route 127	10.00	2.09	55
SR 247 SP	**PERRY**	State Route 11	0.00	State Route 247	3.16	3.16	55
SR 401	**PERRY**	Flat Creek (South City Limits)	132.62	Todd Road Overpass (North City Limits)	139.14	6.52	70

*****SCHOOL ZONES ARE EFFECTIVE*****

A.M. from 60 minutes prior to commencement time to 0 minutes after commencement time – **SCHOOL DAYS ONLY.**

P.M. from 30 minutes prior to dismissal time to 30 minutes after dismissal time – **SCHOOL DAYS ONLY.**

******ATESD HOURS ARE EFFECTIVE******

60 minutes before instructional classes begin until 60 minutes after such instructional classes have concluded for the dismissal of school.
SCHOOL DAYS ONLY.

LIST NUMBER 0326-153P

OFF-SYSTEM ROADWAYS

ALL OFF-SYSTEM ROUTES WILL NOT BE VERIFIED BY GEORGIA DEPARTMENT OF TRANSPORTATION

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF and/or *School Name*	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Airport Road	**PERRY**	State Route 7 (Sam Nunn Boulevard)	Myrtle Field Road	1.9	45
Airport Road Extension	**PERRY**	Valley Drive	State Route 7 (Sam Nunn Boulevard)	1.10	35
Amberley Court	**PERRY**	Wingfield Way	Glennfinnan Way	0.90	25
Ansley Ave.	**PERRY**	Tucker Road	Dead End	0.37	25
Armadale Drive	**PERRY**	Galloway Street	Dead End	0.28	25
Baker Street	**PERRY**	Glenwood Avenue	Cooper Street	0.47	25
Ball Street	**PERRY**	Tucker Road	Commerce Street	0.66	25
Ball Street Extension	**PERRY**	Tucker Road	SR 224 (Larry Walker Parkway)	0.90	45
Barnyard Way	**PERRY**	Agriculture Lane	Dead End	0.26	25
Bess Street	**PERRY**	State Route 7 (Courtney Hodges Boulevard)	MLK Drive	0.26	25
Black Hawke Lane	**PERRY**	Grand Reserve Way	Red Hawk Pointe	0.46	25
Bonner Drive	**PERRY**	State Route 7 (Courtney Hodges Boulevard)	John Clerkley Drive	0.28	25
Bradley Street	**PERRY**	Gardner Drive	Jeanne Street	0.20	25
Brampton Way	**PERRY**	Haddenham Court	Dead End	0.31	25
Briarcliff Road	**PERRY**	Greenwood Drive	Springfield Avenue	0.24	25
Bridgehampton Way	**PEERY**	North Hampton Place	Dead End	0.30	25
Brookwater Lane	**PERRY**	Gurr Road	Dead End	0.49	25
Broomsedge Lane	**PERRY**	Flowing Meadows Drive	Flowing Meadows Drive	0.23	25
Buckeye Road	**PERRY**	Walton Road	Todd Road	1.23	55
Canterbury Court	**PERRY**	Morningside Drive	Kingston Road	0.20	25
Carroll Street	**PERRY**	Commerce Street	Macon Road	0.43	25
Cater Circle	**PERRY**	Duncan Avenue	Main Street	0.50	25
Cedar Ridge	**PERRY**	Clifton Road	Dead End	0.34	25
Charles Gray Boulevard	**PERRY**	Sam Nunn Boulevard	Dead End	0.24	25
Charlse Drive	**PERRY**	Charles Avenue	Charlse Drive	0.21	25
Cherokee Road	**PERRY**	Northside Road	Dead End	0.39	25
Chinaberry Lane	**PERRY**	Hill Road	Dead End	0.38	25
Christine Circle	**PERRY**	State Route 11 BU (Macon Road)	Dead End	0.42	25
Christopher Luke Circle	**PERRY**	Lynn Wright Drive	Lynn Wright Drive	0.40	25
Clifton Road	**PERRY**	Windermere Drive	Legacy Park Drive	0.27	25
Country Club Road	**PERRY**	State Route 127 (Houston Lake Road)	N Davis Drive	0.47	25

LIST NUMBER 0326-153P

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF and/or *School Name*	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Creekwood Drive	**PERRY**	State Route 7 (Courtney Hodges Boulevard)	Hill Lane	0.39	25
Danny Carpenter Drive	**PERRY**	Sandefur Road	370 feet South of Hathersage Drive	0.55	35
Danny Carpenter Drive **SCHOOL ZONE**	**PERRY Mossy Creek Middle School 6:45 AM to 7:45 AM 2:00 PM to 3:00 PM SCHOOL DAYS ONLY **** ATESD******	652 feet North of Sandefur Road	370 feet South of Hathersage Drive	0.43	25
Davis Ave	**PERRY**	State Route 127 (Houston Lake Road)	Kings Chapel Road	0.25	25
Dog Fennel Lane	**PERRY**	Wax Myrtle Way	Dead End	0.32	25
Duncan Avenue	**PERRY**	Ball Street	Forest Avenue	1.02	25
East Tolleson Ave	**PERRY**	Moreland Avenue	Logue Street	0.55	25
Ellington Court	**PERRY**	Haven Way	Dead End	0.20	25
Elizabeth Avenue	**PERRY**	Forrest Avenue	Duncan Avenue	0.39	25
Elko Road	**PERRY**	Flat Creek (South City Limits)	State Route 224 (Larry Walker Parkway)	1.20	45
Evergreen Street	**PERRY**	Main Street	Duncan Avenue	0.33	25
Faye Circle	**PERRY**	Julianne Street	Julianne Street	0.26	25
Flowing Meadows Drive	**PERRY**	Woodlands Blvd.	Dead End	0.32	25
Forrest Hill Drive	**PERRY**	Main Street	Clinchfield Circle	0.27	25
Fourth Street	**PERRY**	Houston Lake Drive	Parkway Drive	0.34	25
Frank Satterfield Road	**PERRY**	Tucker Road	Dead End	1.07	25
Gaines Drive	**PERRY**	State Route 7 (Courtney Hodges Boulevard)	I-75	0.48	25
Galloway Street	**PERRY**	Amberley Court	Winthrop Court	0.24	25
Gardner Drive	**PERRY**	State Route 127 (Courtney Hodges Boulevard)	Elaine Street	0.23	25
Glennfinnan Way	**PERRY**	Amberley Court	Newport Ave	0.32	25
Glenwood Ave	**PERRY**	Main Street	Tucker Road	0.28	25
Grand Reserve Way	**PERRY**	Bear Branch Road	Dead End	0.52	25
Gray Road	**PERRY**	State Route 127 (Houston Lake Road)	Kings Chapel Road	0.56	25
Grayton Way	**PERRY**	Washington Place Drive	Dead End	0.26	25
Greenwood Circle	**PERRY**	N Davis Drive	Milton Way	0.26	25
Greenwood Drive	**PERRY**	State Route 127 (Marshallville Road)	State Route 7 (Highway 41 S)	0.56	25

LIST NUMBER 0326-153P

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF and/or *School Name*	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Gurr Road	**PERRY**	State Route 11 BU (Highway 341 N)	Kings Chapel Road	0.82	35
Hawks Nest Drive	**PERRY**	Wingfield Way	Red Hawk Point	0.92	25
Hawks Tail Drive	**PERRY**	Woodlands Boulevard	Dead End	0.26	25
Haven Way	**PERRY**	Gurr Road	Dead End	0.55	25
Hay Road	**PERRY**	1256 feet south of State Route 127 (Courtney Hodges Boulevard)	S Perry Parkway	1.0	35
Hickory Drive	**PERRY**	Gum Street	Starbuck Drive	0.31	25
Hicks Drive	**PERRY**	State Route 7 (Highway 41 S)	Dead End	0.42	35
Hill Lane	**PERRY**	Creekwood Drive	Dead End	0.25	25
Hill Road	**PERRY**	Main Street	Tucker Road	0.50	35
Hillcrest Avenue	**PERRY**	Cater Circle	Tucker Road	0.47	25
Houston Lake Drive	**PERRY**	Swift Street	Main Street	0.38	25
Huntley Drive	**PERRY**	Amberley Court	Winthrop Court	0.27	25
Ida Lasiter Circle	**PERRY**	Creekwood Drive	Creekwood Drive	0.25	25
Idle Pines Drive	**PERRY**	Country Club Road	Dead End	0.59	25
Industrial Park	**PERRY**	Valley Drive	Moss Oaks Road	0.82	35
Inverness Drive	**PERRY**	State Route 11 BU (Macon Road)	Clifton Road	0.23	25
Jackson Lane	**PERRY**	Swift Street	Dead End	0.51	25
James Street	**PERRY**	State Route 127 (Houston Lake Road)	King Circle	0.26	25
Jeanne Street	**PERRY**	State Route 7 (Courtney Hodges Boulevard)	MLK Drive	0.35	25
Jernigan Street	**PERRY**	Ball Street	Commerce Street	0.44	25
Jewell Drive	**PERRY**	Lee Street	Dead End	0.24	25
John Clerkly Drive	**PERRY**	Gaines Drive	Ida Lasiter Circle	0.31	25
Julianne Street	**PERRY**	Faye Circle	I-75	0.40	25
Keith Drive	**PERRY**	Tucker Road	Main Street	0.28	35
Keith Drive	**PERRY**	Main Street	State Route 127 (Houston Lake Road)	1.20	30
Kellwood Drive	**PERRY**	State Route 7 (Courtney Hodges Boulevard)	Oakridge Drive	0.52	35
Kendall Court	**PERRY**	New Hope Drive	Dead End	0.30	25
Kenwood Drive	**PERRY**	Morningside Drive	Kingston Road	0.26	25
King Circle	**PERRY**	James Street	James Street	0.40	25

LIST NUMBER 0326-153P

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF and/or *School Name*	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Kings Chapel Road SCHOOL ZONE	**PERRY Morningside Elementary School Zone 7:30 AM to 8:30 AM 3:00 PM to 4:00 PM SCHOOL DAYS ONLY **** ATESD******	Davis Avenue	50 feet East of Keith Drive	0.44	25
Kings Chapel Road	**PERRY**	State Route 127	Keith Drive	0.77	30
Kings Chapel Road	**PERRY**	Keith Drive	700 feet east of State Route 11 CO (East City Limits/N. Perry Pkwy.)	0.90	45
Kingston Road	**PERRY**	Morningside Drive	Cambridge Road	0.57	25
Lake Joy Road	**PERRY**	State Route 127 (Houston Lake Road)	0.5 mile north of State Route 127 (Houston Lake Road)	0.50	45
Lavendar Lane	**PERRY**	Artic Lane	Dead End	0.38	25
Lawson Drive	**PERRY**	Duncan Avenue	Woodland Drive	0.31	25
Lect Drive	**PERRY**	Marshallville Road	Dead End	0.25	25
Legacy Park Drive	**PERRY**	State Route 11 CO (N. Perry Parkway)	Dead End	0.80	25
Lee Street	**PERRY**	Marshallville Road	Baird Street	0.28	25
Limerock Road	**PERRY**	State Route 224 (Larry Walker Pkwy)	Elko Road	0.51	30
Linden Street	**PERRY**	Tucker Road	Ansley Avenue	0.28	25
Longbridge Way	**PERRY**	State Route 11 BU (Macon Road)	Dead End	0.24	25
Longhorn Trail	**PERRY**	Todd Road	Dead End	0.71	25
Lovely Lane	**PERRY**	James Street	James Street	0.29	25
Lynn Wright Drive	**PERRY**	Quinelle Drive	Ansley Avenue	0.18	25
Mahon Drive	**PERRY**	Oconee Trial	Desirable Lane	0.36	25
Main Street	**PERRY**	Glenwood Avenue	State Route 11 (Highway 341 N)	1.11	45
Main Street	**PERRY**	Glenwood Avenue	Forrest Hill Drive	0.61	40
Main Street	**PERRY**	Forrest Hill Drive	Third Street	0.25	35
Main Street	**PERRY**	Third Street	Carroll Street	0.74	25
Market Place Drive	**PERRY**	State Route 7 (Sam Nunn Blvd)	Smith Drive	0.30	35
Marshall Circle	**PERRY**	Park Ave	Park Ave	0.28	25
MLK Drive	**PERRY**	State Route 7 (Courtney Hodges Boulevard)	State Route 224 (Larry Walker Parkway)	0.95	35
Mason Terrace	**PERRY**	State Route 7 (Sam Nunn Blvd)	Dead End	0.37	25
Milton Way	**PERRY**	North Davis Drive	Country Club Road	0.22	25
Moreland Avenue	**PERRY**	Tucker Road	Elizabeth Avenue	0.22	25
Morningside Drive	**PERRY**	Kings Chapel Road	Main Street	0.77	35

LIST NUMBER 0326-153P

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF and/or *School Name*	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Morningside Drive SCHOOL ZONE	**PERRY Morningside Elementary 7:30 AM to 8:30 AM 3:00 AM to 4:00 PM SCHOOL DAYS ONLY **** ATESD******	Canterbury Court	Kings Chapel Road	0.30	25
Newport Avenue	**PERRY**	Hawks Nest Drive	Amberley Court	0.53	25
North Ave	**PERRY**	State Route 11 (Macon Road)	Parkway Drive	0.30	25
North Avenue SCHOOL ZONE	**PERRY Perry High School 7:00 to 8:00 AM 2:30 to 3:30 PM SCHOOL DAYS ONLY**	Third Street	Parkway Drive	0.19	25
North Davis Drive	**PERRY**	State Route 127 (Houston Lake Road)	Country Club Road	0.38	30
North Hamptons Place	**PERRY**	Houston Lake Road	Idle Pines Drive	0.20	25
North Star Road	**PERRY**	Longhorn Trail	Dead End	0.23	25
Northside Road	**PERRY**	Park Ave	Dead End	0.97	25
Oak Ridge Drive	**PERRY**	State Route 7 (Courtney Hodges Boulevard)	MLK Drive	0.74	30
Ochlahatchee Drive	**PERRY**	Frank Satterfield Road	Frank Satterfield Road	0.32	25
Oconee Trail	**PERRY**	Kings Chapel Road	Dead Ends	0.59	25
Oldfield Lane	**PERRY**	Swift Street	Horton Street	0.34	25
Ousley Way	**PERRY**	Longbridge Way	Dead End	0.26	25
Overton Drive	**PERRY**	Langston Road	Langston Road	1.03	25
Park Avenue	**PERRY**	State Route 11 BU (Macon Road)	North Davis Drive	0.75	30
Park Avenue SCHOOL ZONE	**PERRY Perry High School 7:00 AM to 8:00 AM 2:30 PM to 3:30 PM SCHOOL DAYS ONLY **** ATESD******	State Route 11 BU (Macon Road)	Parkway Drive	0.30	25
Parkview Grove	**PERRY**	Greythorne Drive	Dead End	0.32	25
Parkway Drive	**PERRY**	Park Avenue	Third Street	0.60	25
Parkway Drive SCHOOL ZONE	**PERRY Perry High School 7:00 AM to 8:00 AM 2:30 PM to 3:30 PM SCHOOL DAYS ONLY**	Park Avenue	North Avenue	0.23	25
Pebble Stone Place	**PERRY**	Gurr Road	Brookwater Lane	0.34	25
Perimeter Road	**PERRY**	State Route 7 (Sam Nunn Blvd)	State Route 11 (Macon Road)	0.70	35

LIST NUMBER 0326-153P

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF and/or *School Name*	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Pine Ridge Street	**PERRY**	Woodland Drive	Cater Circle	0.53	25
Pineneedle Drive	**PERRY**	State Route 11 (Macon Road)	Fairway View Drive	0.32	25
Quinelle Drive	**PERRY**	Shane Circle	Dead End	0.37	25
Red Hawk Pointe	**PERRY**	Black Hawke Lane	Dead End	0.40	25
Ridge Circle South	**PERRY**	Northside Road	Chapel Ridge Drive	0.24	25
Rippling Water Way	**PERRY**	Langston Road	Dead End	0.50	25
Rolling Acres Drive	**PERRY**	Hawks Tail Drive	Dead End	0.40	25
Ross Street	**PERRY**	Keith Drive	Tucker Road	0.49	25
Sandefur Road	**PERRY**	S Houston Lake Road	Boulder Creek Road	2.74	35
Sandefur Road	**PERRY**	Boulder Creek Road	Danny Carpenter Drive	0.55	40
Sandefur Road SCHOOL ZONE	**PERRY Mossy Creek Middle School 6:45 to 7:45 AM 2:00 to 3:00 PM**	480 feet East of Cardinal Ridge Road	Danny Carpenter Drive	0.15	25
S 2nd Street	**PERRY**	Main Street	Sunset Ave	0.26	25
Seminole Street	**PERRY**	Frank Satterfield Road	Ochlahactchee Drive	0.34	25
Shane Circle	**PERRY**	Ansley Ave	Ansley Ave	0.50	25
Shoshone Circle	**PERRY**	Windriver Drive	Dead End/Dead End	0.50	25
South Perry Parkway	**PERRY**	SR 127 (Marshallville Road)	SR 224 (Larry Walker Parkway)	3.88	55
Smith Drive	**PERRY**	W. F. Ragin Drive	Market Place Drive	0.37	35
Smoak Ave	**PERRY**	State Route 11 (Macon Road)	Parkway Drive	0.31	25
Spring Creek Drive	**PERRY**	State Route 11 BU (Macon Road)	Dead End	0.22	25
Springdale Avenue	**PERRY**	State Route 7	Greenwood Drive	0.21	25
St. Patricks Drive	**PERRY**	State Route 7 (Sam Nunn Blvd)	Dead End	0.48	35
Stanley Street	**PERRY**	Baird Drive	Bonner Drive	0.29	25
Starbuck Drive	**PERRY**	Oakridge Drive	Jeanne Street	0.37	25
Stonegate Trail	**PERRY**	Gurr Road	Dead End	0.56	25
Sugarloaf Parkway	**PERRY**	State Route 11 (N Perry Parkway)	Ravencrest Drive	0.37	25
Sunshine Avenue	**PERRY**	Houston Lake Drive	James Street	0.21	25
3rd Street	**PERRY**	Houston Lake Drive	North Ave	0.47	25
Talton Road	**PERRY**	State Route 127	Bear Branch Road	1.10	40
Talton Road SCHOOL ZONE	**PERRY Matt Arthur Primary School 7:30 to 8:30 AM 3:00 to 4:00 PM**	435 feet South of State Route 127	2,425 feet North of Planters Ridge Trail	0.31	30
Tucker Road	**PERRY**	Ball Street	Hill Road	2.2	30

LIST NUMBER 0326-153P

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF and/or *School Name*	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Tucker Road SCHOOL ZONE	**PERRY Tucker Elementary 7:30 AM to 8:30 AM 3:00 PM to 4:00 PM SCHOOL DAYS ONLY **** ATESD******	500 feet West of Clinton Street	Ansley Avenue	0.28	25
Tyndall Way	**PERRY**	Longbridge Way	Dead End	0.24	25
Valley Drive	**PERRY**	West Perry Parkway	State Route 7 (Sam Nunn Boulevard)	2.40	35
Walton Chase	**PERRY**	Walton Road	Walton Road	0.64	25
Walton Road	**PERRY**	Airport Road	Buckeye Road	1.10	35
Washington Place Drive	**PERRY**	State Route 11 BU (N Perry Parkway)	Dead End	0.26	25
Washington Street	**PERRY**	Duncan Avenue	Mims Court	0.70	25
Washington Street	**PERRY**	Mims Court	State Route 7 (Sam Nunn Boulevard)	0.30	35
Wespark Drive	**PERRY**	State Route 127 (Houston Lake Road)	State Route 11 BU (N Perry Parkway)	0.31	30
W. F. Ragin Drive	**PERRY**	State Route 7 (Hodges)	State Route 7 (Nunn)	0.63	35
West Perry Parkway	**PERRY**	State Route 7 (Sam Nunn Blvd)	Valley Drive	1.23	55
West Perry Parkway	**PERRY**	Valley Drive	Moss Oaks Road	0.64	45
Windermere Drive	**PERRY**	Cedar Ridge Drive	Dead End	0.39	25
Windsor Road	**PERRY**	Kingston Road	Kingston Road	0.25	25
Wingfield Way	**PERRY**	State Route 127	Dead End	0.48	25
Wingfield Way SCHOOL ZONE	**PERRY Matt Arthur Elementary 7:30 AM to 8:30 AM 3:00 PM to 4:00 PM SCHOOL DAYS ONLY**	State Route 127	158 feet south of Newport Avenue	0.24	25
Winsted Court	**PERRY**	North Haven Way	Dead End	0.23	25
Winthrop Court	**PERRY**	Newport Ave	Armadale Drive	0.26	25
Woodlands Boulevard	**PERRY**	State Route 127	Grand View Avenue	0.44	25
Woodland Drive	**PERRY**	Tucker Road	Duncan Ave	0.36	25
Wooden Eagle Trail	**PERRY**	Lake Joy Road	Amherst Street	0.50	25
Woodlands Blvd	**PERRY**	State Route 127	Hollow Wood Way	0.99	25
Woodsdale Drive	**PERRY**	Tucker Road	Ross Street	0.23	25
Yorktown Drive	**PERRY**	State Route 11 BU (N Perry Parkway)	Dead End	0.27	25

SCHOOL ZONES ARE EFFECTIVE

A.M. from 60 minutes prior to commencement time to 0 minutes after commencement time – **SCHOOL DAYS ONLY.**

P.M. from 30 minutes prior to dismissal time to 30 minutes after dismissal time – **SCHOOL DAYS ONLY.**

******ATESD HOURS ARE EFFECTIVE******

60 minutes before instructional classes begin until 60 minutes after such instructional classes have concluded for the dismissal of school.
SCHOOL DAYS ONLY.

ALL LISTS AND PARTS OF LISTS IN CONFLICT WITH THIS LIST ARE HEREBY REPEALED.

Signature of Governing Authority:

_____
Mayor

_____
Council Member

_____
Council Member

Sworn and Subscribed before me
This _____ day of _____,
_____.

_____
Council Member

_____
NOTARY

_____
Council Member

_____
Council Member

_____
Council Member