



Where Georgia comes together.

Planning Commission Agenda
Monday, September 8, 2025, 6:00pm
Perry City Hall, 808 Carroll Street, Perry

1. Call to Order
2. Roll Call
3. Invocation
4. Approval of Minutes from August 4, 2025, regular meeting and August 25, 2025, work session
5. Announcements
 - 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.
6. Citizens with Input
7. Old Business
8. Public Hearing (Planning Commission decision)
 - 1.**PLAT-0112-2025.** Preliminary plat for The Preserve at Agricultural Village Section 4 for property located at Moss Oak Road. The applicant is Chad Bryant, Bryant Engineering.
(Tabled from August 11, 2025 meeting)
9. New Business
 - A. Public Hearing (Planning Commission decision)
 - 1.**PLAT-0141-2025.** Preliminary plat for Willow Brook for property located on Valley Drive. The applicant is Chad Bryant, Bryant Engineering.
 - B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on October 7, 2025)
 1. **SUSE-0122-2025.** Special exception to reduce minimum house size for property located at 1113 Jewell Drive. The applicant is Houston County Habitat for Humanity.
 2. **SUSE-0121-2025.** Special exception for short-term rental for property located at 408 Haddenham Court. The applicant is Brandi Dent.
 3. **SUSE-0133-2025.** Special exception for short-term rental for property located at 603 Woodland Drive. The applicant is Misti Renna.
 4. **SUSE-0135-2025.** Special exception for short-term rental for property located at 1614 Marshall Circle. The applicant is Joydi Ovalle.
 5. **SUSE-0142-2025.** Special exception for short-term rental for property located at 314 Grayton Way. The applicant is Mitchell Faraone.
 6. **RZNE-0137-2025.** Rezone property at 2002 Kings Chapel Road from OI to RM-2. The applicant is Matt Widner, Widner & Associates, Inc.
 7. **RZNE-0145-2025.** Rezone property at 135 Faye Circle, 1303 Julianne Street, and 1214 Jewell Drive from C-2, R-1 and R-2 to PUD, Planned Unit Development. The applicant is Chuck Thomas, Masterpiece Construction. (Applicant has requested tabling until October 6, 2025 meeting)

All meetings of the Planning Commission are open to the public.

(478) 988-2720

<https://perry-ga.gov/business-services/community-development/planning-and-zoning>



- C. Other Business
- D. Commission questions or comments
- E. Adjournment

Planning Commission
Minutes - August 11, 2025

1. Call to Order: Chairman Mehserle called the meeting to order at 6:00pm.
2. Roll Call: Chairman Mehserle; Commissioners Hayes, Guidry, Ross, and Wharton were present. Commissioner Jefferson was absent.

Staff: Joe Duffy – Community Development Director, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk

Guests: Latasha Collier

3. Invocation – was given by Commissioner Ross
4. Approval of Minutes from July 7, 2025, regular meeting – Commissioner Wharton motioned to approve as submitted; Commissioner Hayes seconded; all in favor and was unanimously approved.
5. 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.

6. Citizens with Input – None

7. Old Business

1.TEXT-0085-2025. Amend definition of Self-Service Vending Units. The applicant is the City of Perry. *(Tabled from July 7, 2025, meeting)*

Ms. Carson advised the request was to amend the definition of self-service vending units, along with staff responses. A recent code enforcement case prompted staff to review the definition of self-service vending units to ensure it adequately describes the types of vending units the City Council wishes to prohibit. The request was tabled from the previous meeting due to a concern with the definition and the language.

Chairman Mehserle opened the public hearing at 6:06pm and called for anyone in favor or opposed to the request; there being none; the public hearing was closed at 6:07pm.

Commissioner Wharton motioned to recommend approval of the amendment as presented to Mayor & Council; Commissioner Hayes seconded; all in favor and was unanimously recommended for approval.

8. New Business

A. Public Hearing (Planning Commission decision)

1.PLAT-0112-2025. Preliminary plat for The Preserve at Agricultural Village Section 4 for property located at Moss Oak Road. The applicant is Chad Bryant, Bryant Engineering.

Chairman Mehserle advised staff requested the case be tabled per the applicants' request due to revised information of original submittal. Commissioner Hayes motioned to table plat 0112-2025 until the September 8, 2025, meeting; Commissioner Guidry seconded; all in favor and case was tabled.

- B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on September 2, 2025)

1. **SUSE-0113-2025.** Special exception for operation of a home daycare for property located at 216 Warhawk Drive. The applicant is Latasha Monique Collier.

Ms. Carson read the applicants' request, which was operate a home daycare, along with staff responses.

Chairman Mehserle opened the public hearing at 6:10pm and called for anyone in favor of the request. Ms. Latasha Collier, the applicant, reiterated the request and being new to the area from Dooly County is looking forward to serving the needs of the community. Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:11pm.

Chairman Mehserle asked Ms. Collier if she has met the requirements of the state; she advised she had. Commissioner Hayes asked if the owner of the property was advised; staff advised they were and provided a letter with the application. Commissioner Wharton asked if the pickup and drop off is required or should it be a condition; Ms. Carson advised it could be a condition.

Commissioner Ross motioned to recommend approval of the application to Mayor & Council with the condition that pickup and drop off will be in the driveway only; Commissioner Wharton seconded; all in favor and was unanimously recommended for approval.

Chairman Mehserle noted the applications were both withdrawn

2. **ANNX-0116-2025.** Annex and rezone a portion of property on Perry Parkway Parcel No. 000310 021000 from Houston County R-AG to City of Perry C-2, General Commercial District. The applicant is HWB Development, LLC. (**Application withdrawn**)

3. **ANNX-0117-2025.** Annex and rezone a portion of property on Perry Parkway Parcel No. 000310 021000 from Houston County R-AG to City of Perry R-TH, Townhouse Residential District. The applicant is HWB Development, LLC (**Application withdrawn**)

- C. Other Business – None

- D. Commission questions or comments- None

- E. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:17pm.

Planning Commission Work Session
Minutes- August 25, 2025

1. Call to Order: Chairman Mehserle called the meeting to order at 5:30pm.
2. Roll Call: Chairman Mehserle; Commissioners Hayes, Jefferson, Guidry, Ross, and Wharton were present.

Staff: Joe Duffy – Community Development Director, Emily Carson- Community Planner, and Chad McMurrian – Engineering Services Manager

3. Citizens with Input – None
4. Capital Improvement Projects Update – Chad McMurrian – Engineering Services Manager – provided an update on numerous projects, which included from GDOT on Macon Rd/Commerce St realignment, St. Patrick's Drive, wastewater treatment facility and the natural gas model has been updated.

5. New Business
 - a. Downtown Development Authority proposed amendments to Table of Uses in C-3 district

Mr. Duffy advised that, as recommended by management, the DDA was asked to review the table of uses for potential revisions. The Commission reviewed and discussed.

- b. Property Owner verification process on zoning applications

Mr. Duffy advised the city attorney was consulted on verification of applications not submitted by actual property owners. On conclusion of discussion it was decided staff will require a notary to have stamped for a signature of a property owner's permission letter in circumstances where a commercial use is proposed at a residential location - example: home business.

- c. Discussion of Single-Family Residential Design Standards

Ms. Carson advised that initial discussions have commenced for possible standards and could possibly include material finishes, shared driveways, etc.

6. Other Business – Ms. Carson reviewed as listed below.
 - Review items for September 8, 2025, informational/public hearings
 - Update on City Council zoning decisions
7. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 7:00pm.



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STAFF REPORT

September 2, 2025

CASE NUMBER: PLAT-0112-2025
APPLICANT: Chad Bryant
REQUEST: Preliminary Plat – The Preserve at Agricultural Village
LOCATION: 0 Moss Oaks; Tax Map No.: 0P0340 068000

ADJACENT ZONING/LANDUSES:

	Zoning Classification	Land Uses
North	R-AG (County)	Single-Family Residential
South	R-AG (County) and PUD, Planned Unit Development (City)	Single-Family Residential
East	R-2A, Single-Family Residential	Undeveloped (Under construction)
West	R-AG (County)	Single-Family Residential, Farmland

SPECIFICATIONS (per submitted plat):

1. Zoning of property: R-3, Single-family Residential
2. Use: Single-family detached residential subdivision
3. Number of Lots: 189 total lots
4. Stormwater Management Areas: 8.08 AC
5. Overall Density: 2.76 units/ acre
6. Minimum Lot Area: 9,000 square feet
7. Minimum Lot Width: 90'
8. Setbacks: Front: 25'; Rear: 35'; Interior Side: 8'

STAFF COMMENTS: The applicant is requesting approval of the entire 189-lot subdivision. The subdivision is designed with a mixture of larger lot sizes that align with the R-1 zoning standards, and ones aligning with R-3 minimums. The entire subdivision meets the R-3 minimum standards and conforms to the development standards originally outlined in The Perry Preserve PUD which was approved by Council in 2020.

Following City Council's direction, planning staff recommends sidewalks be installed on one side of portions of the primary streets to provide pedestrian walkways throughout the community. See attached Sidewalk Plan. Staff has also assisted in identifying an area for a pocket park or amenity space; the developer expects to donate this area to the City once complete.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary plat with the following conditions:

1. 5'-wide sidewalks shall be installed along one side of the roads throughout the development, as indicated on the proposed sidewalk map prepared by the City Planning Staff.
2. Applicant receives approval for street names from Houston County 911 prior to CD Staff signing the Preliminary Plat.



PLAT-0112-2025

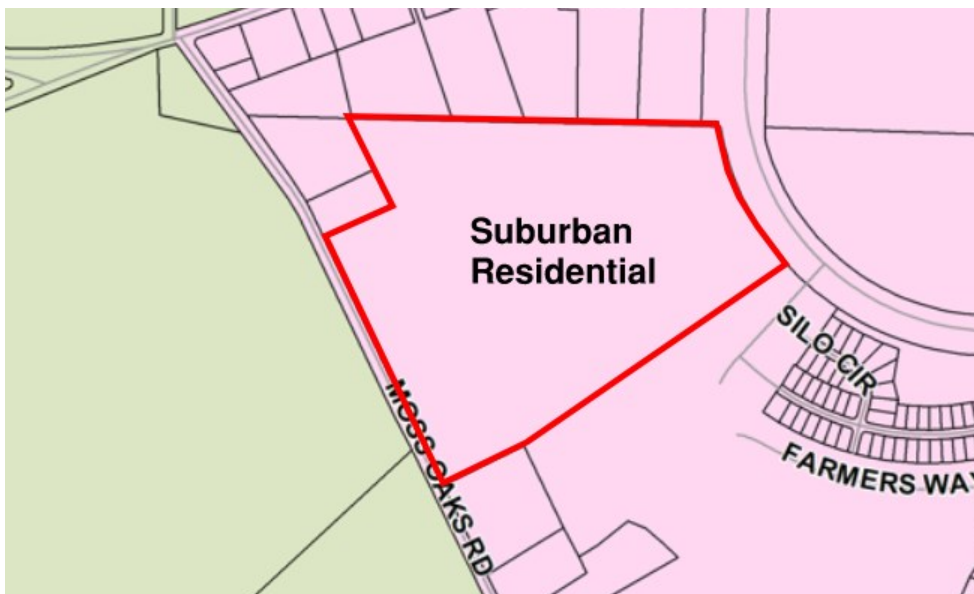
0 Moss Oaks Rd

Preliminary PLAT review

Aerial



Zoning



Character Area



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Application # PLAT-0112-2025

Application for Subdivision

Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	CHAD BRYANT	PERRY PRESERVE, LLC
*Title	PRINCIPAL ENGINEER	
*Address	111 PERIMETER RD, SUITE A PERRY, GA 31069	309 E PACES FERRY RD NE ATLANTA, GA 30305
*Phone		
*Email		

Property Information

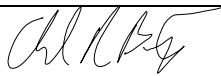
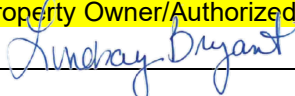
*Street Address	MOSS OAKS RD	
*Tax Map #(s)	0P0340 068000	*Zoning Designation R-3
*# Original Lots	1	*Total Acreage 68.46 AC.
*# Proposed Lots	191	*Total Acreage 68.46 AC.

Instructions

1. Please refer to Sections 2-3.11 and 6.10 of the Perry Land Management Ordinance for more information.
2. All applications and fees (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.
3. Application fees:
 - A. Minor Subdivision (5 lots or less with no new street involved; administrative review): \$97.00
 - B. Major Subdivision, Preliminary Plat (more than 5 lots, creation of new streets): \$177.00
 - C. Major Subdivision, Final Plat: \$72.00 per plat
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. Subdivision plat content and format requirements are reflected in Section 6-10 of the Land Management Ordinance.
6. Please verify all required information is reflected on the plan(s).

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.

7. Signatures:

*Applicant		*Date	7/22/2025
*Property Owner/Authorized Agent		*Date	7/22/2025

Revised 7/1/25



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STAFF REPORT

September 3, 2025

CASE NUMBER: PLAT-0141-2025
APPLICANT: Chad Bryant
REQUEST: Preliminary Plat – Willow Brook
LOCATION: 0 Valley Dr; Tax Map No.: 0P0380 071000, 0P0380 069000, 0P0380 070000, 0P0380 072000, 0P0380 073000

ADJACENT ZONING/LANDUSES:

	Zoning Classification	Land Uses
North	R-2, Single-Family Residential	Undeveloped
South	R-2, Single-Family Residential	Undeveloped
East	C-1, Highway Commercial	Retail/Service Commercial
West	R-3, Single-Family Residential	Single-Family Residential

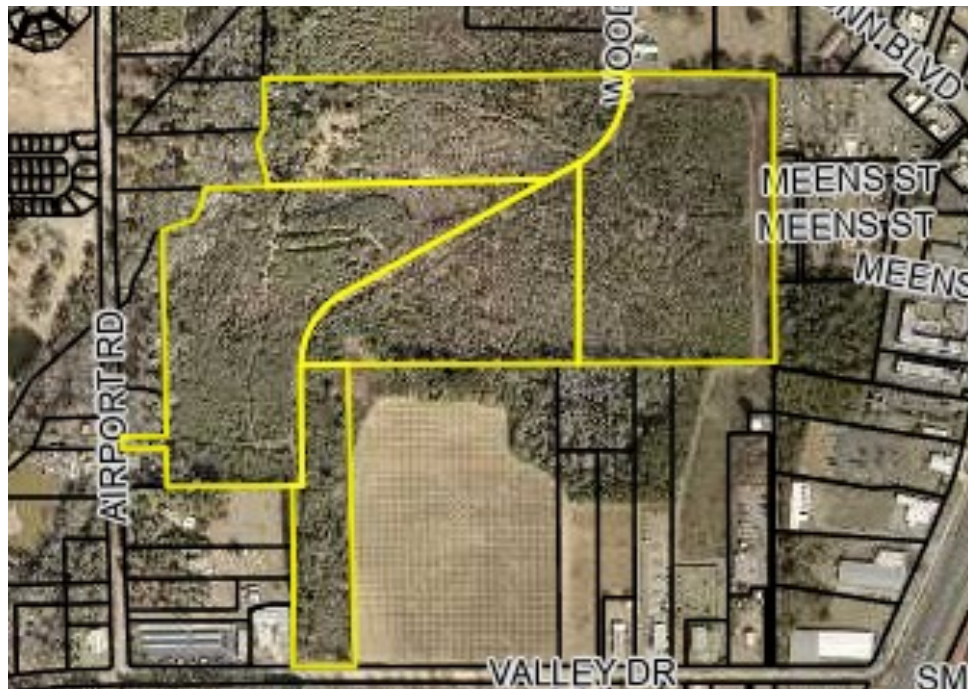
SPECIFICATIONS (per submitted plat):

1. Zoning of property: R-3, Single-family Residential
2. Use: Single-family detached residential subdivision
3. Number of Lots: 258 total lots
4. Stormwater Management Areas: 8.09 AC
5. Overall Density: 2.55 units/ acre
6. Minimum Lot Area: 9,000 square feet
7. Minimum Lot Width: 70'
8. Setbacks: Front: 25'; Rear: 35'; Interior Side: 8'

STAFF COMMENTS: The applicant is requesting approval of the entire 258-lot subdivision. The subdivision is designed with lots that fully align with or exceed R-3 minimum standards.

The applicant has proposed sidewalks be installed on one side of portions of the primary streets to provide pedestrian walkways throughout the community. The applicant has also identified an area for a pocket park or amenity space on the preliminary plat. Staff reviewed these recommendations for compliance with the Land Management Ordinance. Finally, the applicant has also already received approval for street names from Houston County 911. See the attached plans and forms.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary plat.

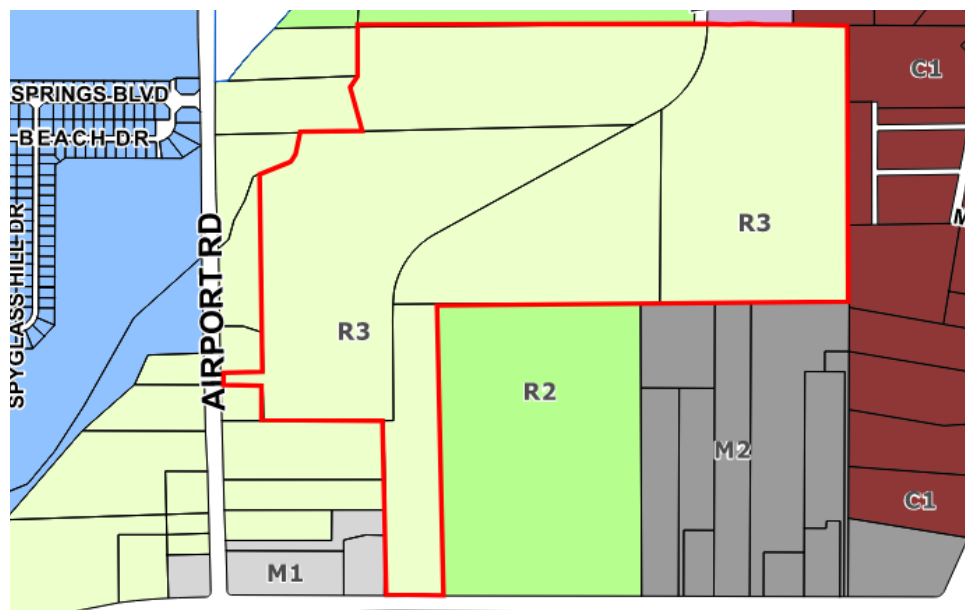


PLAT-0141-2025

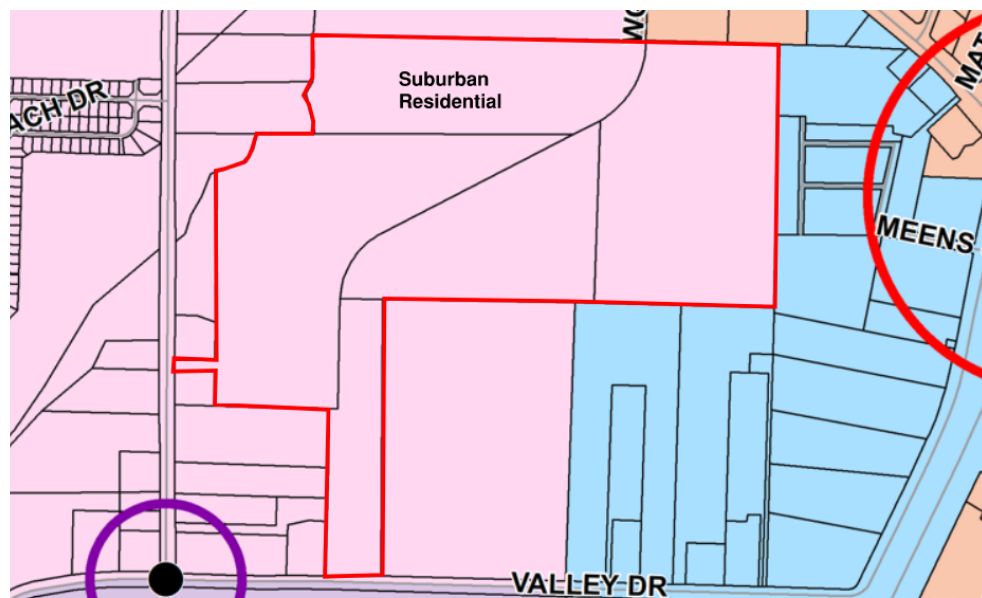
0 Valley Dr

Preliminary PLAT for the
Willow Brook Subdivision

Aerial



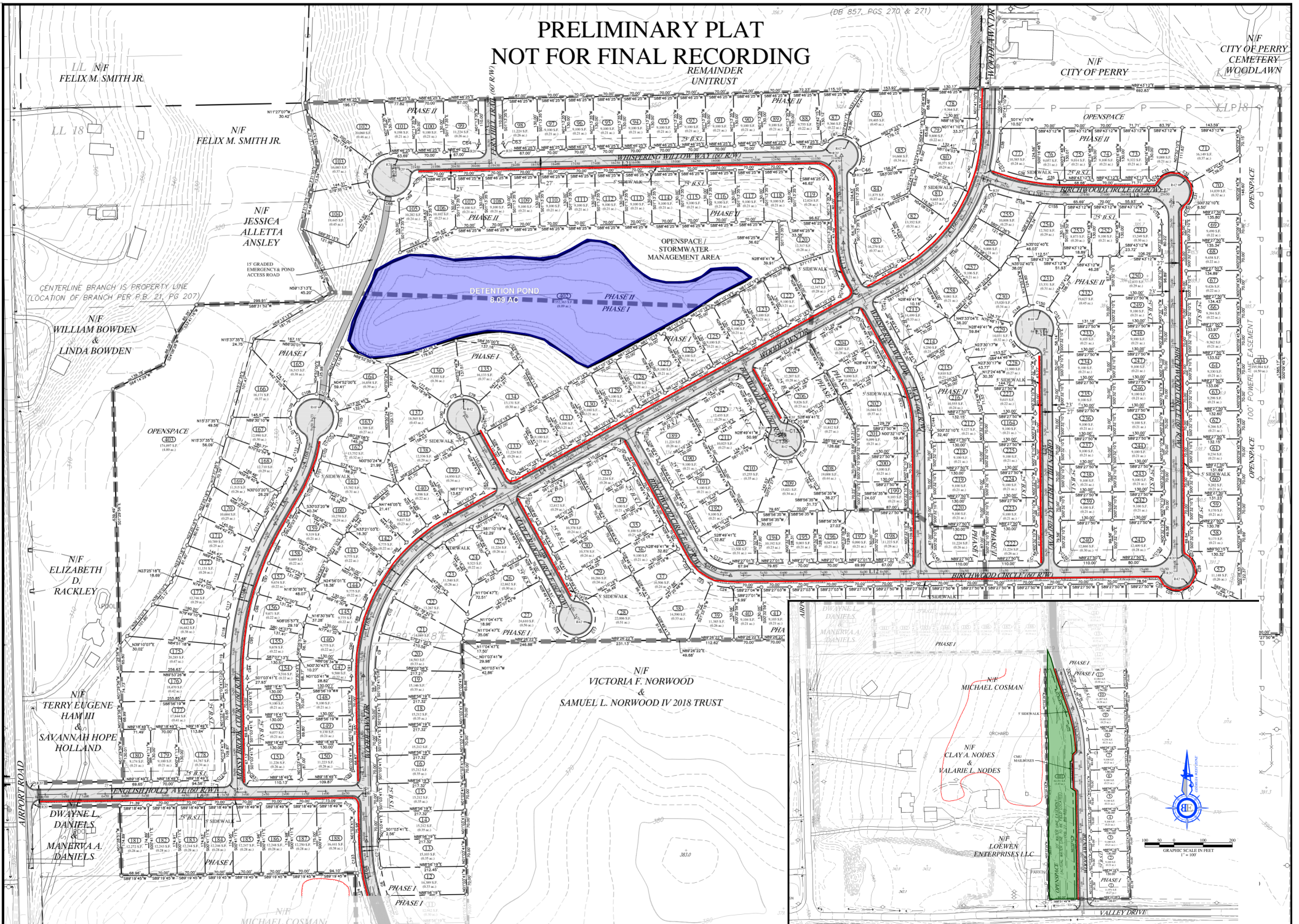
Zoning



Character Area

PRELIMINARY PLAT
NOT FOR FINAL RECORDING

(DB 857_PGS 270 & 271)





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Application # PLAT 0141-2025

Application for Subdivision

Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Chad Bryant (Bryant Engineering)	Geoffrey Reid (Blue River Development)
*Title	Engineer	Director
*Address	PO Box 1821 Perry, GA 31069	3810 Windmere Pkwy Ste 504 Cumming, GA 30041
*Phone	[REDACTED]	[REDACTED]
*Email	[REDACTED]	[REDACTED]

Property Information

*Street Address	Valley Drive	
*Tax Map #(s)	0P0380 071000, 0P0380 072000, 0P0380 073000, 0P0380 0690, 0P0380 07000, 0P0380 073000	*Zoning Designation R3
*# Original Lots	5	*Total Acreage 101.37
*# Proposed Lots	258	*Total Acreage 101.37

Instructions

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3. Application fees:
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 - C. Major Subdivision, Final Plat: \$72.00 per plat
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. Subdivision plat content and format requirements are reflected in Section 6-10 of the Land Management Ordinance.
6. Please verify all required information is reflected on the plan(s).

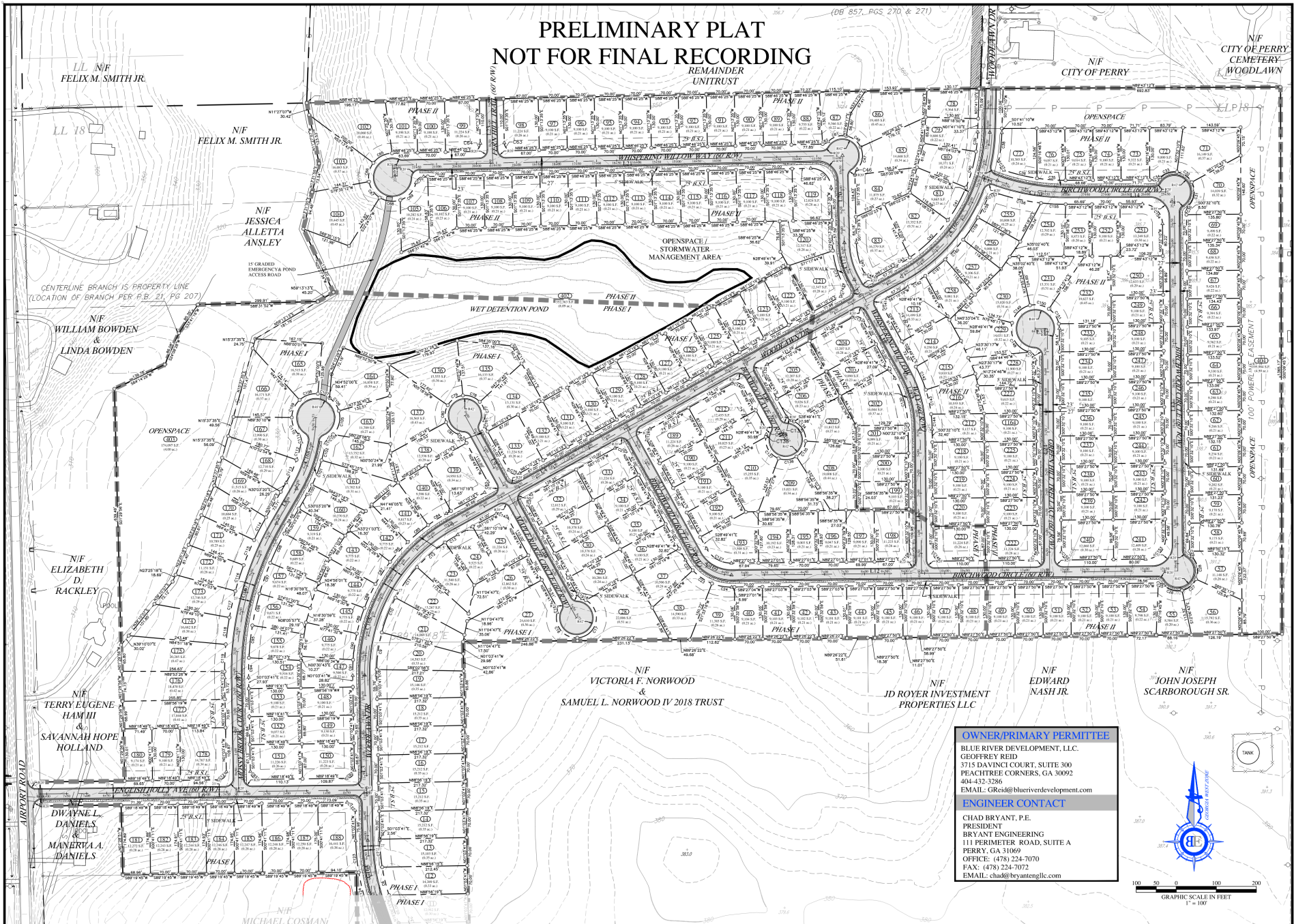
The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts

7. Signatures:

*Applicant	*Date 8/4/25
*Property Owner/Authorized Agent	*Date 8/4/25

Revised 7/1/25

PRELIMINARY PLAT NOT FOR FINAL RECORDING



OWNER/PRIMARY PERMITTEE
BLUE RIVER DEVELOPMENT, LLC.
GEOFFREY REID
3715 DAVINCI COURT, SUITE 300
PEACHTREE CORNERS, GA 30092
404-432-3266
EMAIL: GR Reid@blueriverdevelopment.com

ENGINEER CONTACT
CHAD BRYANT, P.E.
PRESIDENT
BRYANT ENGINEERING
111 PERIMETER ROAD, SUITE A
PERRY, GA 31069
OFFICE: (478) 224-7070
FAX: (478) 224-7072
EMAIL: chad@bryantengllc.com



BRYANT ENGINEERING
111 PERIMETER ROAD, SUITE A
PERRY, GEORGIA 31069
www.bryantengllc.com

BRYANT ENGINEERING, LLC
ENGINEER FIRM
LICENSE NO. PE000721
EXPIRATION DATE: 6/30/26

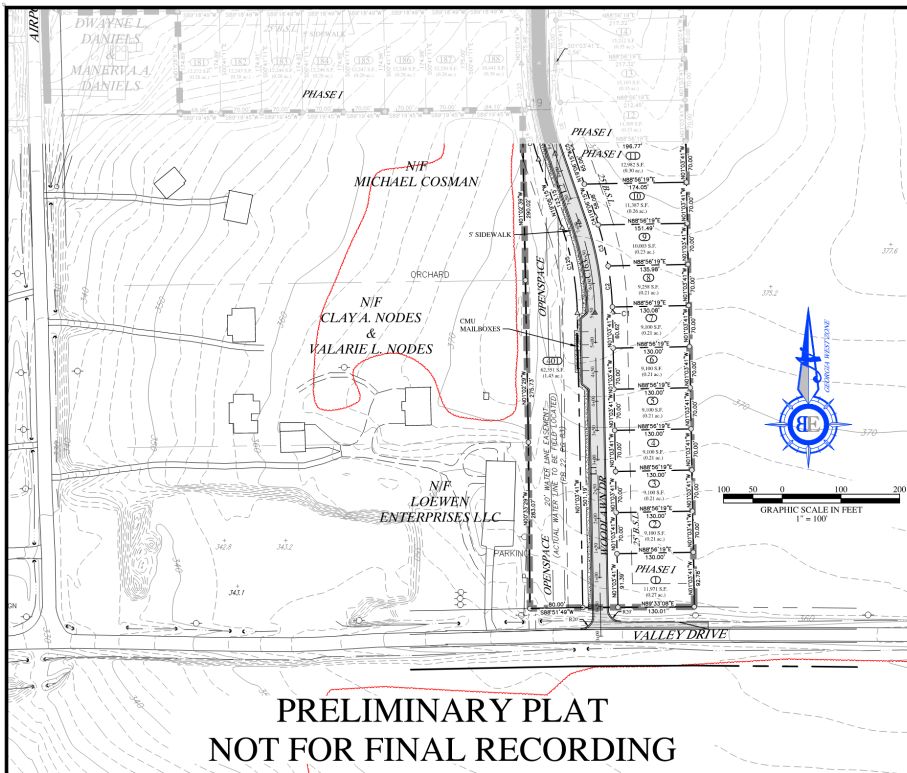
COUNTY:	HAUNTS
CLIENT:	IN/OUT
DWG:	001-CAD-MASTER
DATE:	8/2/21
SCALE:	1" = 100'
FOR NO.:	001-CAD

THE DRAWING IS THE PROPERTY OF BRYANT ENGINEERING, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BRYANT ENGINEERING, LLC.

PRELIMINARY PLAT FOR:
WILLOW BROOK SUBDIVISION
PERRY, GEORGIA

REVISIONS	DATE	DESCRIPTION

SHEET NO.
C-7.1




SITE PROJECT DATA		ZONING REQUIREMENTS					
PROJECT ADDRESS VALLEY DRIVE		MINIMUM BUILDING SETBACKS					
TOTAL SITE AREA 101.37 AC		ZONING DISTRICT CITY OF PERRY		FRONT SETBACK		INTERIOR LOT SIDE SETBACK	REAR SETBACK
PHASED DEVELOPMENT PH I = 54.25 AC PH II = 47.12 AC				ARTERIAL/ COLLECTOR STREET	MINOR STREET		
ADJ. ZONING (NORTH) R-2		R-3 SINGLE-FAMILY RESIDENTIAL		40'	25'	8'	35'
ADJ. ZONING (EAST) C-1		MEASUREMENT AND DIMENSIONAL STANDARDS					
ADJ. ZONING (WEST) R-3							
NUMBER OF LOTS PH I = 156, PH II = 123, TOTAL = 258		ZONING DISTRICT CITY OF PERRY	MINIMUM LOT AREA (SF)	MINIMUM LOT WIDTH (MEASURED AT FRONT SETBACK LINE)	MINIMUM HOUSE SIZE (HEATED SF)	MAXIMUM LOT COVERAGE %	
FLOOD ZONE INFORMATION		R-3 SINGLE-FAMILY-RESIDENTIAL	9,000	70'	1,500	35	
PER FEMA FLOOD MAP, PANEL NUMBER 13155C0132E, THIS PROJECT DOES NOT LIE WITHIN A FLOODPLAIN EFFECTIVE DATE: SEPTEMBER 28, 2007.							
OWNER/PRIMARY PERMITTEE							
BLUE RIVER DEVELOPMENT, LLC. GREGORY REID 8715 DANCY COURT, SUITE 300 PEACHTREE CORNERS, GA 30092 404-432-3286 EMAIL: GReid@blueriverdevelopment.com							
ENGINEER CONTACT							
CHAD BRYANT, P.E. PRESIDENT BRYANT ENGINEERING 111 PERIMETER ROAD, SUITE A PERRY, GA 31069 OFFICE: (478) 224-7070 FAX: (478) 224-7072							
SURVEYOR CONTACT							
MARTY McLEOD, R.L.S. McLEOD SURVEYING, LLC. 111 PERIMETER ROAD, SUITE A PERRY, GA 31069 (478) 224-7070							

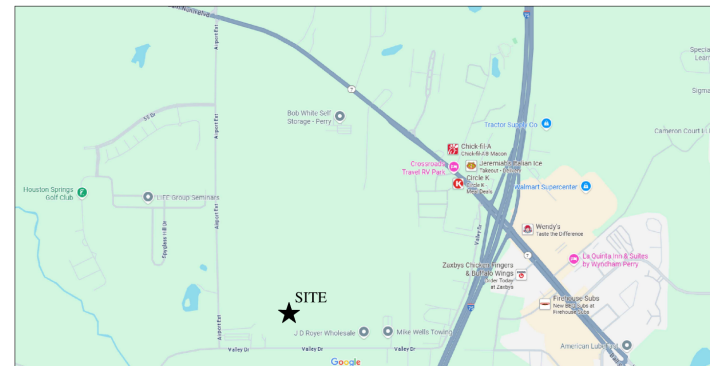
1. ALL UTILITIES, STORM DRAINS AND SERVICE LINES WILL BE MARKED WITH LOCATOR WIRE.

2. ALL WATER INSTALLATIONS SHALL CONFORM TO CITY OF PERRY UTILITY DEPARTMENT LATEST EDITION

3. THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, AND ARE NOT GUARANTEED. THE SURVEYOR AND/OR ENGINEER MAKING ANY FOUNDATION ENGINEER MADE NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.



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PARCEL CURVE TABLE				
CURVE #	ARC	RADIUS	DIRECTION	LENGTH
C1	9.20	530.00	N80°34'07"W	9.38
C2	90.00	530.00	S80°52'31"W	90.25
C3	71.75	530.00	N13°13'14"W	71.50
C4	15.40	530.00	N13°10'47"W	15.30
C5	8.53	470.00	N13°10'47"W	8.53
C6	71.00	470.00	N13°14'41"W	71.71
C7	67.67	470.00	S80°11'10"W	67.83
C8	13.75	391.49	S80°11'10"W	13.71
C9	93.57	391.49	S07°45'17"W	93.34
C10	93.57	391.49	S21°29'20"W	93.34
C11	93.57	391.49	S21°29'20"W	93.34
C12	93.57	391.49	S44°52'46"W	93.34
C13	37.21	391.49	S44°52'46"W	37.20
C14	31.62	260.00	S79°49'17"W	31.28
C15	15.50	260.00	S00°17'40"W	15.22
C16	94.99	50.00	N30°29'30"W	95.00
C17	130.56	50.00	S12°37'46"W	96.50
C18	9.63	50.00	S42°52'56"E	9.61
C19	15.50	260.00	S51°02'06"E	15.12
C20	31.62	260.00	S51°02'06"E	31.28
C21	31.62	260.00	N79°49'17"W	31.28
C22	31.62	260.00	N51°47'39"W	31.08
C23	31.62	260.00	N51°47'39"W	31.08
C24	30.15	130.00	N79°29'52"W	30.15
C25	15.50	260.00	N80°19'42"E	15.52
C26	48.00	50.00	N74°06'00"E	48.04
C27	46.67	50.00	S51°00'00"W	46.99
C28	60.53	50.00	S19°11'17"E	50.50
C29	15.50	260.00	S22°34'48"E	15.12
C30	15.50	260.00	S21°40'10"E	15.17
C31	63.50	50.00	S07°30'44"E	63.15
C32	46.67	50.00	S55°32'34"E	49.93
C33	45.87	50.00	N73°33'33"E	49.93
C34	45.87	50.00	N73°33'33"E	49.93
C35	71.00	470.00	N48°54'57"E	71.73
C36	84.09	470.00	S26°22'35"E	84.77
C37	28.59	260.00	S30°15'25"E	28.21
C38	71.50	455.00	S00°11'40"W	71.63
C39	93.29	395.00	N29°05'35"E	93.08
C40	133.74	395.00	N48°13'30"E	133.11
C41	40.72	395.00	N30°17'47"E	40.40
C42	31.62	260.00	S79°49'17"W	31.28
C43	81.00	175.00	S31°00'01"E	81.21
C44	60.17	50.00	S40°43'30"E	60.56
C45	60.17	50.00	S40°43'30"E	60.56
C46	46.67	50.00	S25°20'36"E	46.99
C47	49.27	50.00	N27°32'31"E	47.30
C48	15.50	260.00	N80°33'57"E	15.15

CURVE #	AREA	ADJ. AREA(S)	DIRECTION	LENGTH
C03	31.62	20.99	S46° 13' 57" E	28.28
C04	31.62	20.99	S46° 13' 57" E	28.28
C05	34.46	0.00	S62° 40' 13" E	52.61
C06	49.41	0.00	N31° 04' 40" E	43.07
C07	49.41	0.00	N30° 01' 37" E	43.07
C08	33.61	0.00	N30° 00' 36" W	31.63
C09	60.89	0.00	S42° 17' 07" W	53.86
C10	26.36	20.99	S31° 04' 44" E	24.81
C11	78.54	0.00	N40° 13' 30" W	70.71
C12	33.94	236.00	N30° 13' 08" W	30.54
C13	33.94	236.00	N30° 13' 08" W	30.54
C14	31.63	0.00	N30° 08' 42" E	28.28
C15	31.63	0.00	N30° 08' 42" E	28.28
C16	31.62	20.99	S75° 04' 41" E	26.36
C17	15.50	20.99	S66° 17' 13" E	15.12
C18	50.68	0.00	S33° 27' 40" E	44.54
C19	46.67	50.00	S09° 13' 32" E	44.09
C20	46.67	50.00	N37° 15' 55" E	44.09
C21	44.07	0.00	N40° 18' 38" E	42.66
C22	46.52	50.00	N30° 13' 36" E	44.06
C23	15.50	20.99	N51° 02' 09" E	15.12
C24	31.62	20.99	N10° 01' 10" E	28.28
C25	31.62	20.99	N10° 01' 10" E	28.28
C26	31.62	43.09	N44° 07' 50" E	23.38
C27	66.33	43.09	S41° 46' 00" E	66.27
C28	66.33	43.09	S31° 21' 03" E	66.27
C29	66.33	43.09	S24° 56' 01" E	66.27
C30	66.33	43.09	N30° 10' 39" E	66.27
C31	66.33	43.09	N08° 05' 15" E	66.27
C32	39.62	43.09	N01° 24' 52" E	39.31
C33	31.53	20.99	N44° 07' 50" E	28.38
C34	31.29	20.99	S43° 52' 32" E	28.19
C35	48.94	71.69	S09° 13' 32" E	48.19
C36	81.38	71.69	S06° 02' 39" E	81.31
C37	81.38	71.69	S06° 02' 39" E	81.31
C38	81.38	71.69	N10° 13' 30" W	81.31
C39	81.38	71.69	S28° 50' 30" W	81.31
C40	12.61	71.69	S21° 34' 16" W	12.61
C41	27.87	38.68	S28° 00' 02" W	27.86
C42	46.67	38.68	S12° 59' 55" E	46.67
C43	16.33	20.99	S33° 04' 40" E	14.02
C44	13.12	0.00	S50° 18' 32" W	13.09
C45	63.27	0.00	S31° 18' 44" E	60.38
C46	40.98	0.00	S35° 40' 41" E	39.79
C47	31.62	0.00	S30° 09' 59" E	30.54
C48	31.62	0.00	S30° 09' 59" E	30.54
C49	66.33	0.00	S26° 09' 23" E	66.33
C50	81.62	0.00	S22° 17' 27" E	81.12
C51	45.60	20.99	N17° 12' 37" E	40.96

PARCEL CURVE TABLE				
CURVE#	ARC	RADIUS	DIRECTION	LENGTH
C113	62.70	328.45	N25° 35' 17"E	62.89
C114	62.70	328.45	S25° 35' 17"E	62.89
C115	63.70	371.71	N27° 40' 00"E	63.78
C116	63.70	371.71	S27° 40' 00"E	63.78
C117	63.70	371.71	N12° 41' 31"E	63.78
C118	63.70	371.71	S09° 39' 45"E	63.78
C119	63.70	371.71	N02° 37' 30"E	63.78
C120	15.77	711.41	N00° 28' 33"E	15.73
C121	31.55	200	N45° 02' 34"E	31.50
C122	31.55	200	S45° 02' 34"E	31.50
C123	31.55	200	N00° 28' 33"E	31.50
C124	31.55	200	S00° 28' 33"E	31.50
C125	31.55	200	N45° 02' 34"E	31.50
C126	31.55	200	S45° 02' 34"E	31.50
C127	148.03	470.00	N10° 04' 00"E	147.59
C128	31.47	200	N15° 16' 19"E	31.28
C129	31.47	200	S15° 16' 19"E	31.28
C130	31.47	200	N44° 27' 33"E	31.28
C131	160.00	250.00	N00° 29' 30"E	160.00
C132	112.73	310.00	N15° 48' 24"E	111.67
C133	31.47	200	N17° 49' 41"E	31.28
C134	31.47	200	S16° 10' 19"E	31.28
C135	15.70	200	S15° 02' 06"E	15.12
C136	60.80	300.00	S00° 49' 41"E	60.80
C137	60.80	300.00	S00° 49' 41"E	60.80
C138	46.67	500.00	S84° 13' 10"E	46.69
C139	46.67	500.00	S84° 13' 10"E	46.69
C140	67.54	500.00	N00° 31' 07"E	62.61
C141	67.54	500.00	N00° 31' 07"E	62.61
C142	6.62	500.00	N11° 47' 47"E	6.62
C143	15.50	200	N00° 37' 13"E	15.12
C144	31.47	200	N17° 49' 41"E	31.28
C145	31.47	200	S16° 10' 19"E	31.28
C146	62.93	330.00	S21° 34' 34"E	62.84
C147	63.97	330.00	S12° 15' 11"E	64.97
C148	34.95	330.00	S00° 14' 21"E	34.97
C149	31.47	200	S45° 12' 30"E	31.28
C150	31.47	200	S45° 12' 30"E	31.28
C151	26.36	200	S00° 17' 13"E	26.39
C152	26.36	200	S00° 17' 13"E	26.39
C153	94.52	600.00	N00° 55' 17"E	94.59
C154	65.85	600.00	N45° 38' 17"E	62.91
C155	49.41	600.00	S79° 52' 58"E	48.03
C156	45.67	600.00	S30° 09' 08"E	44.37
C157	31.42	200	S45° 12' 30"E	31.28
C158	78.54	500.00	N44° 27' 30"E	78.21
C159	78.54	500.00	N45° 24' 29"E	78.53
C160	61.37	330.00	N00° 07' 10"E	61.35
C161	31.42	200	N15° 16' 19"E	31.22
C162	31.42	200	S15° 16' 19"E	31.22
C163	31.42	200	N44° 27' 30"E	31.22
C164	31.42	200	S44° 27' 30"E	31.22
C165	66.59	455.00	S33° 18' 06"E	66.53
C166	66.59	455.00	S42° 13' 06"E	66.53
C167	44.41	455.00	S50° 29' 30"E	44.75
C168	52.45	455.00	S52° 12' 06"E	52.59

ROAD LINE TABLE		
LINE #	LENGTH	DIRECTION
1	559.62	N1° 03' 45.05" W
2	123.15	N19° 06' 14.86" W
3	412.33	N1° 03' 45.05" W
4	1281.97	S64° 10' 18.85" E
5	240.65	N1° 41' 05.91" E
6	816.15	S89° 18' 48.80" W
7	264.58	N1° 03' 45.05" W
8	10.000	N30° 03' 20.14" E
9	223.27	S28° 49' 41.05" E
10	354.50	S28° 49' 41.05" E
11	399.82	S28° 49' 41.05" E
12	757.95	N89° 32' 49.55" W
13	966.34	N0° 32' 10.05" W
14	271.26	S89° 43' 11.82" W
15	38.36	N70° 22' 15.55" W
16	216.87	S28° 49' 41.05" E
17	399.40	N0° 32' 10.05" W
18	214.00	S28° 49' 41.05" W
19	50.21	S28° 49' 41.05" W
20	217.57	N1° 13' 35.85" E
21	1124.54	S88° 40' 24.62" W
22	30.00	S1° 13' 35.85" E
23	160.00	N1° 13' 35.85" E
24	667.73	N0° 32' 10.05" W
25	30.00	S89° 27° 49.55" W

ROAD CURVE TABLE				
CURVE #	ARC	RADIUS	DIRECTION	LENGTH
C163	157.45	500.00	N30° 04' 58.00"W	156.80
C164	157.45	500.00	N10° 04' 58.00"W	156.80
C165	457.82	421.49	N30° 03' 20.14"E	435.64
C166	441.23	425.00	N31° 23' 44.23"E	421.69
C167	402.70	741.49	N14° 29' 49.55"E	397.77
C168	185.62	358.48	N15° 13' 19.17"E	183.55
C169	107.72	100.00	S59° 41' 20.05"E	102.59
C170	173.74	500.00	N80° 19' 31.60"W	172.87
C171	148.14	300.00	N12° 40' 55.55"W	146.64
C172	96.35	200.00	N15° 03' 38.11"W	95.42

"IN THAT ALL THE REQUIREMENTS OF PRELIMINARY APPROVAL HAVING BEEN FULFILLED, THIS SUBDIVISION PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE PERRY PLANNING COMMISSION ON _____, 20____, THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE FINAL PLAT. THIS CERTIFICATE OF PRELIMINARY APPROVAL SHALL EXPIRE AND BE NULL AND VOID ON _____, 20____."

DATE	PLANNER/DIRECTOR COMMUNITY DEVELOPMENT
------	--

[illegible]

Houston County Street Name Proposals

To: Houston County 911 O- 478-542-9911 / F- 478-922-4525
Sheena Cannon (Administrative Assistant)

(Email) scannon@houstoncountygga.org

From: Bryant Engineering

Date: 8/4/2025

Contact Number 478-224-7070

Fax _____


Email courtney@bryantengllc.com

The following street names are hereby submitted for recommended approval / disapproval. Please use the section at the bottom of this form for any additional comments.

Street Name	Subdivision	Location Including Municipality	Recommend	
			Approve / Disapprove	
Whispering Willow Way	Willow Brook	Perry Valley Drive	✓	
Mossy Brook Court	Willow Brook	Perry Valley Drive	✓	
Fern Hill Trail	Willow Brook	Perry Valley Drive	✓	
Thorny Branch Way	Willow Brook	Perry Valley Drive	✓	
Holly Hill Court	Willow Brook	Perry Valley Drive	✓	
Green Hill Trellace	Willow Brook	Perry Valley Drive	✓	
English Holly Avenue	Willow Brook	Perry Valley Drive	✓	
Maple Ridge Circle	Willow Brook	Perry Valley Drive	✓	

Comments: _____

Note: Approved proposed street names are only valid for three years from the date approved.


Sheena Cannon, 911 Admin. Assistant

8/5/25

Date

Revised: 5/17/19



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STAFF REPORT

From the Department of Community Development

September 2, 2025

CASE NUMBER: SUSE-0122-2025
APPLICANT: Houston County Habitat for Humanity
REQUEST: A Special Exception to reduce minimum house square footage
LOCATION: 1113 Jewell Drive; Tax Map No. 0P0300 014000

REQUEST ANALYSIS: Prior to applying for a building permit for 1113 Jewell Dr, the applicant is requesting an approval for reduced house square footage for the house planned for this lot. The request, if approved, would reduce the minimum house size from 1500 square feet to 1100 square feet on this parcel. They indicate the square footage of their smallest houses are:

- 786 square feet for a two-bedroom house;
- 980 square feet for a three-bedroom house; and
- 1100 square feet for a four-bedroom house.

STANDARDS FOR SPECIAL EXCEPTIONS:

1. *Does the proposed use comply with the Comprehensive Plan and other adopted plans applicable to the subject property?* The subject property is in a “Traditional Neighborhood” character area in the 2022 Joint Comprehensive Plan. This character area consists of older houses in areas that are within walking distance of amenities but often require additional maintenance and revitalization to help maintain the neighborhoods’ stability. Suggested development patterns include “well-designed development that blends into existing neighborhoods,” “residential development with a healthy mix of uses within easy walking distance,” and housing “opportunities for small households.”
2. *Will the proposed use impact traffic volume or traffic flow and pedestrian safety in the vicinity?* Habitat neighborhoods typically consist of a variety of houses sizes and values. Constructing any new house in these neighborhoods will not negatively impact traffic volume or flow, or pedestrian safety.
3. *Will the hours and manner of operation of the proposed use impact nearby properties and uses in the vicinity?* No negative impact is expected from the proposed use. It will be a single-family home, as the others in the neighborhood.
4. *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?* Because Habitat is only building one house, the reduced house size would not have an impact on surrounding areas regarding noise, light, glare, smoke, or odor.
5. *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 neighborhoods Habitat builds in consist of a variety of house sizes. Houses in the vicinity of 1113 Jewell Dr range from just over 770 square feet to 1200 square feet.

6. *Is the parcel a sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use?* The parcel is sufficient size to accommodate the proposed house size. No future growth is expected for the use.
7. *Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.* Police and Fire already provide service to the existing neighborhoods in which Habitat builds. As vacant, platted lots, impact on public facilities has already been addressed.

STAFF RECOMMENDATION: Staff recommends approval of the special exception to reduce the size of the proposed house at 1113 Jewell Dr to 1100 square feet.



SUSE-0122-2025

1113 Jewell Dr

Request to reduce the
minimum house size
requirement

Aerial



Zoning



Character Area



Where Georgia comes together.

Application for Special Exception

Contact Community Development (478) 988-2720

Application # SUSE
0122-2025

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Bill Goggin	Houston County Habitat for Humanity
*Title	Director	
*Address	2607 Moody Rd, WR, GA 31088	
*Phone		
*Email		

Property Information

*Street Address	1113 Jewell Drive
*Tax Map Number(s)	0P0300 014000
*Zoning Designation	R-2

Request

*Please describe the proposed use: Construct a new single-family home in 2026. The house will be a minimum of 1100 square feet in area. We are also requesting a waiver of permit fees which the Community Development Director and City Manager have supported in the past.

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	<i>Houston County Habitat for Humanity</i>	*Date	<i>7-9-25</i>
*Property Owner/Authorized Agent	<i>William Goggin - Director</i>	*Date	<i>7-9-25</i>

Rec'd via US mail 7/16/25

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? Habitat is not aware of any covenants and restrictions on 1113 Jewell Drive.

- (1) Whether the proposed use complies with the Comprehensive Plan and other adopted plans applicable to the subject property;

The property is located in a “Traditional Neighborhood” character area. The proposal provides additional affordable housing for the community.

- (2) Whether the proposed use would impact traffic volume or traffic flow and pedestrian safety in the vicinity;

Construction of a smaller house would not have any different impact on traffic than a 1,500 square foot house.

- (3) Whether the hours and manner of operation of the proposed use would impact nearby properties and uses in the vicinity;

The single-family residence will operate no differently than surrounding houses.

- (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;

The required parking area will be provided. The use of a smaller house should have no more impact on the neighborhood than a larger one.

- (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;

Habitat anticipates constructing a one-story house with a minimum of 1,100 square feet in size. The size of the existing houses on Jewell Drive range from 960 square feet to 1,917 square feet. Most of the existing houses are in the 1,000 – 1,100 square foot range. Habitat constructed a new house at 1118 Jewell Drive in 2020.

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

The 0.28-acre parcel is approximately 75 feet wide by 160 feet deep. It is similar in size to other lots on the street. The lot is sufficient size to construct the proposed house and accommodate the required parking.

- (7) Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.

The existing lot was intended for the construction of a single-family residence. This new house will not cause a burden on infrastructure or services.

STAFF REPORT

From the Department of Community Development
August 28, 2025

CASE NUMBER: SUSE-0121-2025
APPLICANT: Brandi Dent
REQUEST: A Special Exception to allow short-term residential rental
LOCATION: 408 Haddenham CT; Tax Map No. 0P0160 056000

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: <ul style="list-style-type: none">• Maximum occupancy of 8 persons• Parking restrictions; on-premises parking of up to 2 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 is not aware of any covenants or restrictions on the property.
- 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 in the 2022 Joint Comprehensive Plan which calls for a mix of housing types and offerings. The parcel maintains its use as a single-family home, but it provides a more flexible option for housing, as needed.
- 3. Will the proposed use impact traffic volume or traffic flow and pedestrian safety in the vicinity?*
The proposed use will not negatively impact traffic flow or pedestrian safety.

4. *Will the hours and manner of operation of the proposed use impact nearby properties and uses in the vicinity?*

The parcel will be used as originally intended; therefore the operation will not impact nearby properties or uses.

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?*

Parking, loading/service, and refuse collection areas will not negatively impact surrounding parcels.

Parking is available for 2 vehicles in the driveway of parcel. The owner is offering 2 additional spaces in the garage; however, staff only consider the parking available in the driveway. Occupants are required to follow all city codes related to noise, light, smoke, and odor.

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 structure is a single-family dwelling, making it compatible with surrounding structures. Changing the frequency of occupants does not change the use of the parcel.

7. *Is the parcel a sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use?*

The parcel is sufficient size to accommodate the proposed use; no future growth is expected in this area.

8. *Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.*

The structure on the parcel is being used as it was originally intended and will not cause an excess burden on services being provided to the home.

STAFF RECOMMENDATION: Approval as submitted.

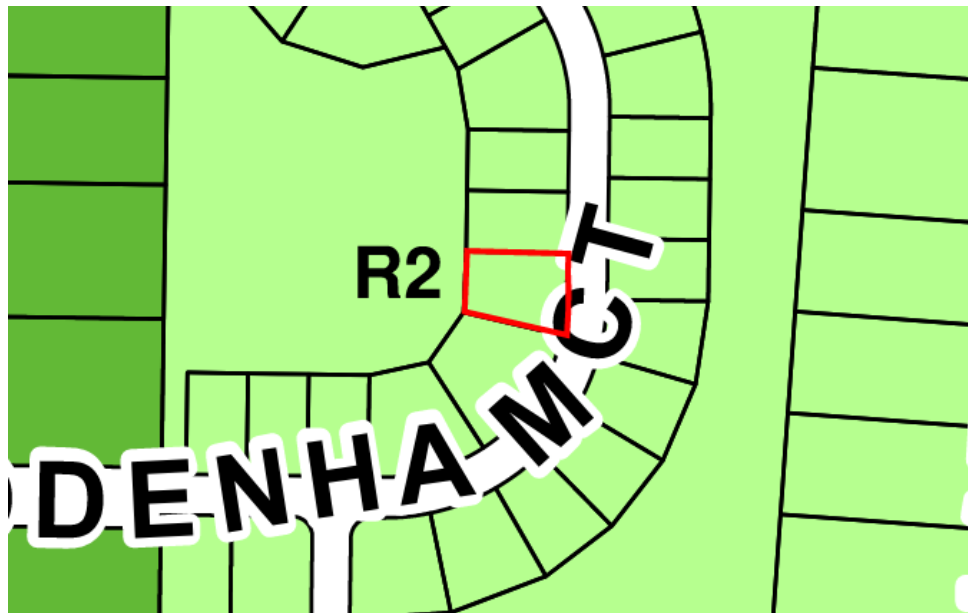


SUSE-0121-2025

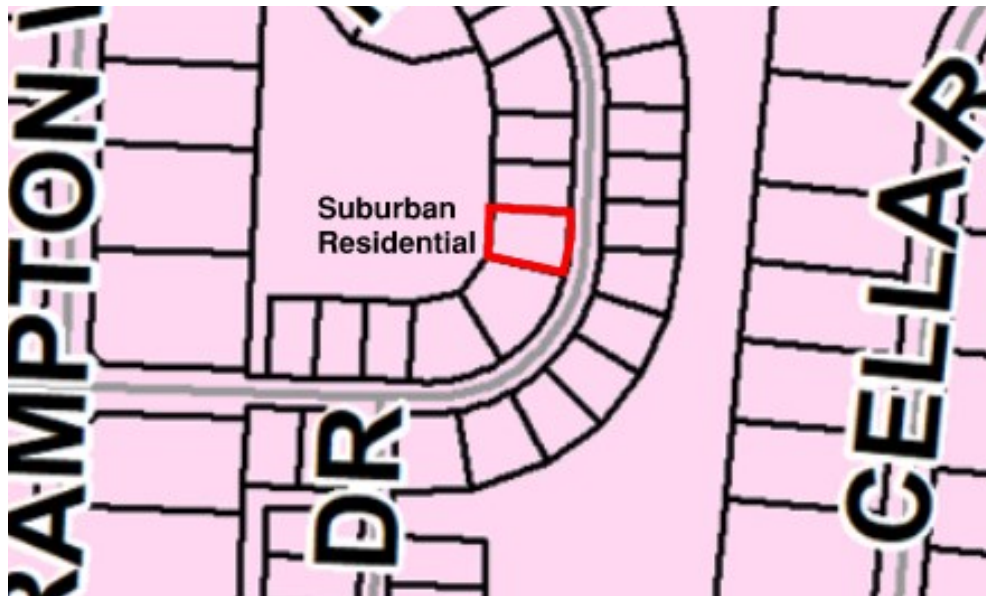
408 Haddenham CT

Request to use property as a
short-term residential rental

Aerial



Zoning



Character Area



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Application for Special Exception

Contact Community Development (478) 988-2720

Application # Sub 0121-
2025

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Brandi Dent	Brandi Dent
*Title	owner/ landlord	
*Address	5142 Norman Blvd Atlanta GA 30349	
*Phone		
*Email		

Property Information

*Street Address	408 Haddenham Court Perry GA 31069
*Tax Map Number(s)	P-70-15
*Zoning Designation	

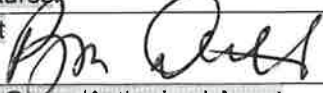
Request

*Please describe the proposed use:

Short Term Rental Property

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		*Date	7/14/25
*Property Owner/Authorized Agent		*Date	

Standards for Granting a Special Exception – *see attached*

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

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

- (1) Whether the proposed use complies with the Comprehensive Plan and other adopted plans applicable to the subject property;
- (2) Whether the proposed use would impact traffic volume or traffic flow and pedestrian safety in the vicinity;
- (3) Whether the hours and manner of operation of the proposed use would impact nearby properties and uses in the vicinity;
- (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;
- (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;
- (6) Whether the parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use; and
- (7) Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.

Revised 7/1/2025

Standards for Granting a Special Exception

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

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

- (1) The proposed use complies with the Comprehensive Plan and other adopted plans applicable to the subject property;
- (2) The proposed use would not impact traffic volume or traffic flow and pedestrian safety in the vicinity;
- (3) The hours and manner of operation of the proposed use would not impact nearby properties and uses in the vicinity;
- (4) Parking, loading/service, or refuse collection areas of the proposed use would not impact nearby properties and uses in the vicinity, particularly with regard to noise, light, glare, smoke, or odor;
- (5) 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;
- (6) The parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use; and
- (7) The proposed use will not cause an excessive burden on existing streets, utilities, city services, or schools.



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Application # _____

Supplement to Application for Special Exception For Initial Short-term Rental (STR) Permit

A Special Exception of Short-term Rental Permit is not complete until this supplemental form and accompanying documents are complete

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Property Owner	*Designated Local Contact Person complying with Sec. 4-3.5(C) of Land Management Ordinance
*Name	Brandi Dent	Brigette Harris
*Mailing Address	5142 Norman Blvd Atlanta, GA 30349	162 Arbor Creek Warner Robins, GA 31093
*Phone	[REDACTED]	*24-hour contact: [REDACTED]
*Email	[REDACTED]	

*Street Address of Short-term Rental Unit:	408 Haddenham Ct Perry GA 31069
*Tax Map Number:	P70-15

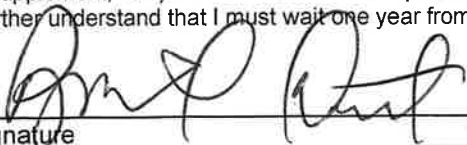
*The following items are required to be submitted to complete this supplement (Refer to Sec. 4-3.5 of the Land Management Ordinance (LMO) for standards):

1. Proof of insurance
2. Copy of application for City of Perry Occupational Tax Certificate
3. Copy of proposed Host Rules
4. Plan for trash collection
5. The maximum number of occupants proposed at any given time
6. Plot plan of the premises identifying location and number of parking spaces for the STR
7. Dimensioned floor plan of the STR identifying bedrooms other living spaces and emergency evacuation routes
8. Copy of proposed written rental agreement to be executed between the owner and responsible Person
9. Name and contact information for the homeowner's association, if any, of which the premises is subject to by restrictive covenants **N/A**
10. Other certifications and information deemed necessary and proper to ensure compliance with the LMO

Upon submittal the City will contact the property owner to schedule an inspection of the property to ensure the proposed short-term rental unit complies with minimum health and safety requirements for use and occupancy. If a premises fails to pass an inspection, a re-inspection fee will be charged for each subsequent inspection. Application for Special Exception will not be scheduled for Planning Commission consideration until the proposed STR unit complies with minimum health and safety requirements.

*Notarized Property Owner Signature:

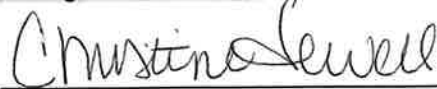
I affirm that the information provided in this supplement is accurate and complete. I understand an STR permit may be revoked by the administrator if the permit holder has: 1) received more than 2 citations for violations of the Code of the City of Perry within the proceeding 12-month time period; or 2) failed or refused to comply with an express condition of the permit and remains in non-compliance ten days after being notified in writing of such non-compliance; or 3) knowingly made a false statement in an application or supplement; or 4) otherwise become disqualified for the issuance of a permit under the terms of the Land Management Ordinance. I further understand that I must wait one year from the date of a revoked permit before an STR renewal permit can be issued.



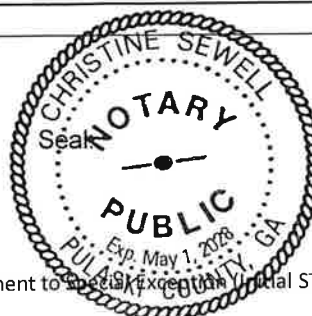
Signature

7/14/25
Date

*Notary Public signature and seal:

Signature: 

Date: 7/14/25



House Rules



1. No parties or events allowed.



2. No smoking allowed.



3. No pets allowed.



4. Suitable for toddlers and children under 12.



5. No unregistered guests allowed.



6. Please don't eat or drink in the bedrooms.



7. Please respect the noise curfew.



8. Please turn off the AC when you go out.



9. Please respect check-in and check-out times.



10. Please take extra care of your keys. Lost keys incur a replacement fee.



11. Please take care of the furnishings. You have to pay for damages that exceed the security deposit.



12. Please don't rearrange the furniture.



13. Please do your dishes.



14. Please take the trash out before you leave.



15. No illegal substances allowed on the premises.

*Pick Up Day
Thursdays*



1. Clear Instructions and Information:

House Manual:

a detailed section on trash disposal in house manual, outlining where to place trash and recycling bins, pickup schedules, and any specific rules.

Signage:

Label bins clearly with "Trash," "Recycling," and any other relevant categories.

Guest Reminders:

Send gentle reminders the night before trash day or upon guest departure via the Airbnb platform.

2. Reliable Pickup:

Local Services:

City of Perry will pick up trash on schedule date.

Consider a Trash Handling Service:

If needed, I will use an additional service that handles trash removal, bin cleaning, and waste management.

3. Convenient Bins:

- **Quality Bins:** Use of durable, lidded bins to prevent odors and pest issues.
- **Separate Bins:** Separate bins for trash, recycling, and potentially composting to encourage responsible disposal.

4. Waste Reduction:

- **Biodegradable Bags:** Offer biodegradable trash bags to minimize plastic waste.
- **Reusable Shopping Bags:** Encourage guests to use reusable bags for grocery shopping.

5. Post-Checkout:

Trash Check:

There will be a trash check in your cleaning routine to ensure bins are emptied and any leftover food is disposed of.

Communicate with Cleaners:

Ensure the cleaning crew is aware of the trash disposal plan and procedures.

Pick up day Thursday

**MAXIMUM
OCCUPANCY**

8



Free Parking is available for 2 cars in the garage and 2 cars in the driveway.





Emergency Exit (garage door)

Emergency Exit
(front door)

State Farm Fire and Casualty Company

Applicant Name:

DENT, BRANDI M

Effective Date:

07-15-2025

GA

Personal Liability Umbrella Application / Customer
Copy**APPLICANT:** DENT, BRANDI M**MAILING ADDRESS:** 5142 NORMAN BLVD
ATLANTA, GA 30349-5218**BILLING:**

Put application on SFPP: Yes

COVERAGES/PREMIUM SECTION:

Policy Coverage	Limit	Premium
L Personal Liability	1,000,000	422.00

Discounts:

Total Premium:	\$	422.00
Amount Paid:	\$	0.00
Credit Amount:	\$	0.00
Balance Due:	\$	0.00

APPLICANT(S) ACKNOWLEDGEMENT:

By submission of this application, you agree that: (1) You have read this application, (2) your statements on this application are correct, (3) the minimum policy limits are in force, (4) all vehicles are insured, (5) the premium charged must comply with State Farm's rules and rates and may be revised, and (6) traffic violation reports may be obtained by the company named hereon on any person named as a driver of the insured motor vehicle at any time.

AGENT INFORMATION:

App date and time: 07-14-2025 04:41 PM

Agent: Paul Cribbs

Agent / AFO Code:

Agent Phone: (229)247-7127

Location Address: 3565 N Crossing Cir
Valdosta, GA 31602-1019

Mailing Address: 3565 N Crossing Cir

IMPORTANT NOTICES**REGARDING CONSUMER REPORTS...**

Consumer reports may be ordered in conjunction with this application. These reports provide information that assists with determining your eligibility for insurance.

REGARDING PERSONAL, FAMILY OR HOUSEHOLD INSURANCE TRANSACTIONS...

We may collect personal information from persons other than the individual or individuals applying for coverage. Such personal information as well as other personal or privileged information subsequently collected may, in certain circumstances, be disclosed to third parties without your authorization as permitted by law. If you would like additional information about the collection and disclosure of personal information, please contact your State Farm agent. You may also act upon your right to see and correct any personal information in your State Farm files by writing your State Farm agent to request this access.

7/14/2025



Where Georgia comes together.

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 WandenluZ+ Oasis Phone Number [REDACTED]

Type of Business: Short Term Rental

Business physical location 408 Haddenham Court Perry GA 31069

Business mailing address 5142 Norman Blvd Atlanta GA 30349
Street or P O Box City State Zip

Number of employees (including manager) 1 NAICS Code _____

Full legal name of applicant Brandi Monique Dent
(Applicant must provide current legal driver's license)

Applicant date of birth 1-3-83 Social Security Number [REDACTED]

Applicant Contact Information:

Residence Address 5142 Norman Blvd Atlanta GA 30349
Street City State Zip 31069

Cell Phone Number [REDACTED] Home Phone Number _____

Work Phone Number _____ Email [REDACTED]

Full legal name of Owner/Manager/Agent Brandi Monique Dent

Full legal name of entity operating business _____

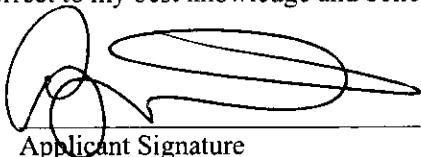
Full legal name of persons/entities having 20% or more interest in operating entity.

Brandi Monique Dent

Business federal employer identification number _____

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

7/14/25
Date

STAFF REPORT

From the Department of Community Development
August 29, 2025

CASE NUMBER: SUSE-0133-2025
APPLICANT: Misti Renna
REQUEST: A Special Exception to allow short-term residential rental
LOCATION: 603 Woodland Dr; Tax Map No. 0P0110 034000

REQUEST ANALYSIS: The subject property owner proposes to offer the entire **2-bedrooms/1-bath** house for short-term rental for a maximum of 5 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: <ul style="list-style-type: none">• Maximum occupancy of 5 persons• Parking restrictions; on-premises parking of up to 3 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 is not aware of any covenants or restrictions on the property.
- 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 Traditional Neighborhood character area in the 2022 Joint Comprehensive Plan which calls for infill development and refurbishing existing structures. The dwelling maintains its use as a single-family home and has been updated.
- 3. Will the proposed use impact traffic volume or traffic flow and pedestrian safety in the vicinity?*
The proposed use will not negatively impact traffic flow or pedestrian safety.

4. *Will the hours and manner of operation of the proposed use impact nearby properties and uses in the vicinity?*

The parcel will be used as originally intended; therefore the operation will not impact nearby properties or uses.

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?*

Parking, loading/service, and refuse collection areas will not negatively impact surrounding parcels. Parking is available for 3 vehicles in the driveway of parcel. Occupants are required to follow all city codes related to noise, light, smoke, and odor.

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 structure is a single-family dwelling, making it compatible with surrounding structures. Changing the frequency of occupants does not change the use of the parcel.

7. *Is the parcel a sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use?*

The parcel is sufficient size to accommodate the proposed use; no future growth is expected in this area.

8. *Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.*

The structure on the parcel is being used as it was originally intended and will not cause an excess burden on services being provided to the home.

STAFF RECOMMENDATION: Approval as submitted.

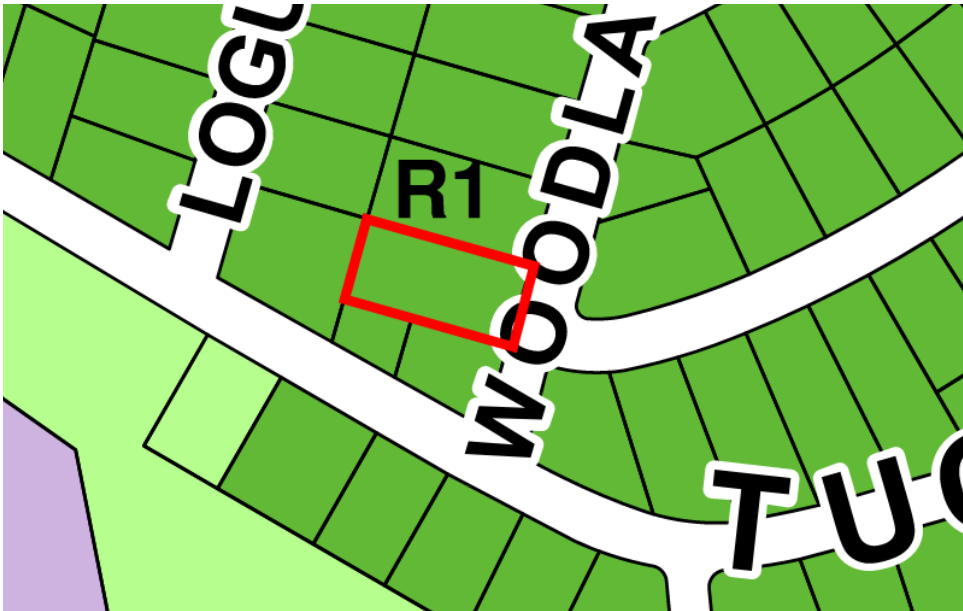


SUSE- 0133-2025

603 Woodland Dr

Request to use property as a
short-term residential rental

Aerial



Zoning



Character Area



Where Georgia comes together.

Application for Special Exception

Contact Community Development (478) 988-2720

Application # SUSE
0133-2025

*Indicates Required Field	
	*Applicant
*Name	misti Renna
*Title	Owner
*Address	112 Merkle Valley Dr. Warner Robins, Ga-31088
*Phone	
*Email	

Property Information

*Street Address	603 Woodland Dr. Percy Ga. 31069
*Tax Map Number(s)	0P0110 034000
*Zoning Designation	R1

— 0P0110 034000 —

Request

*Please describe the proposed use:	Short term Airbnb
---	-------------------

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	misti Renna	*Date	7.24.2025
*Property Owner/Authorized Agent	misti Renna	*Date	7.24.2025

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; **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**

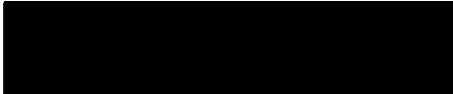
Revised 7/1/2025

*All eight (8) items must be addressed as an addendum to your special exception application.

House rules for 603 Woodland Drive, Perry, Ga 31069:

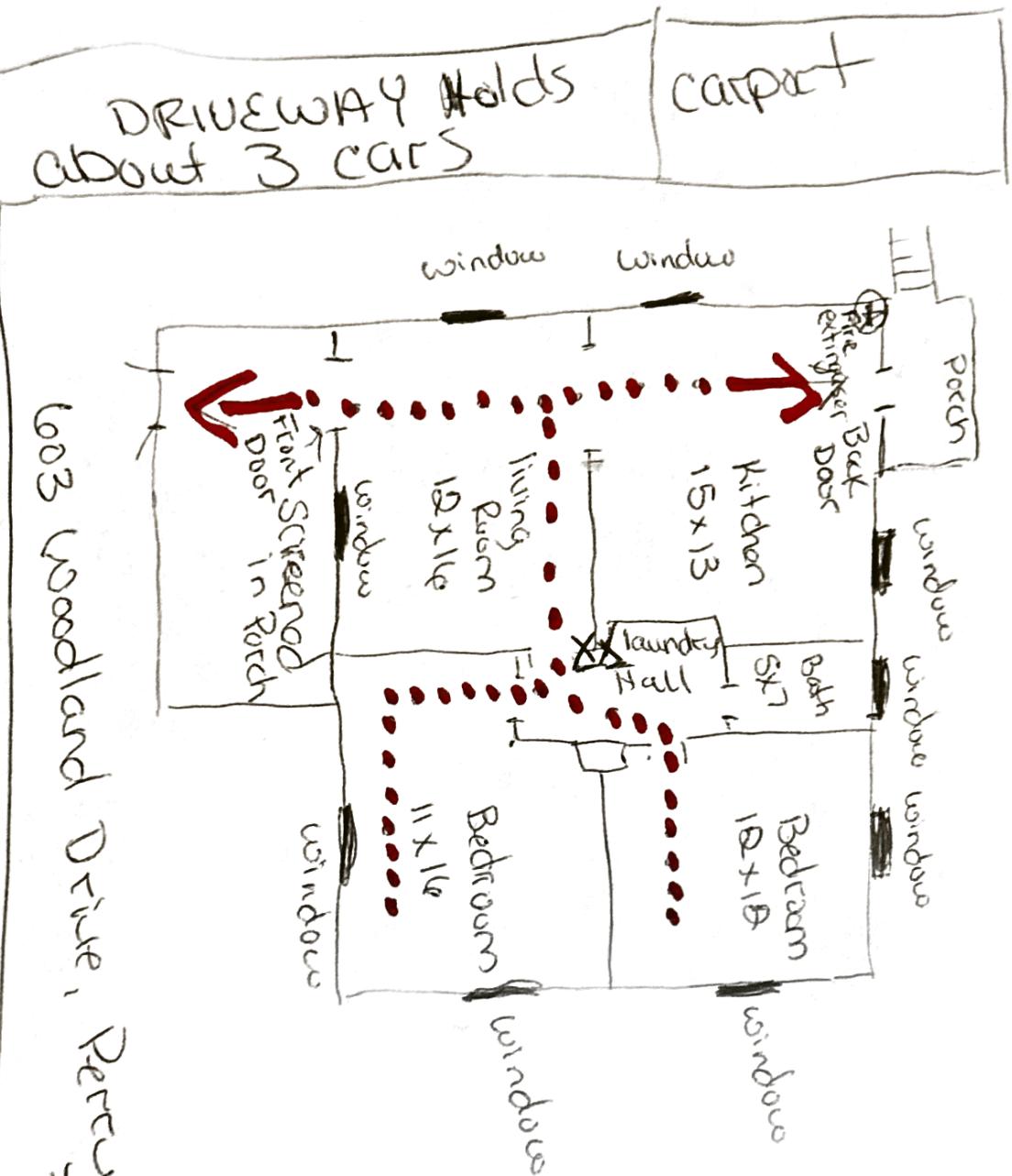
Also includes
trash collection
+
maximum occupants

- Keep noise to a minimum after 10pm.
- No animals without my prior consent.
- Use cutting board in kitchen. Do not cut things directly on the counter. This will cut the counters
- Please try to keep the thermostat between 70-73 degrees unless there are extreme outdoor conditions.
- There shall not be smoking inside the home. THIS INCLUDES MARIJUANA WHICH CAN BE SMELLED BY THE CLEANERS AFTER YOUR STAY. Extra cleaning fees to remove odor and stains may be applied.
- PLEASE WASH YOUR DISHES after use. If dishes are not washed, extra cleaning fees may be applied.
- PARKING: parking is provided on the driveway ONLY. PLEASE DO NOT PARK ON GRASS
- Please do not rearrange our furniture.
- If guests are found to have had a party without host permission which results in extra cleaning, guests will be responsible for extra cleaning charges and in the unfortunate event of the disruptions alerting neighbors, GUESTS WILL BE ASKED TO VACATE THE PROPERTY IMMEDIATELY.
- If guests are suspected of carrying and/or using illegal drugs of any kind, the authorities will be engaged, and GUESTS WILL BE ASKED TO VACATE THE PROPERTY IMMEDIATELY.
- TRASH CAN GOES TO THE CURB SUNDAY EVENING FOR MONDAY PICKUP. -I will send a reminder to you Sunday evening. Also please pull can back beside the home after the trash is picked up by the city.
- Maximum number of tenants is 5
- Lastly, because this is a residential community not a hotel, and is also my home when I stay in town, please be respectful of the property and keep it clean before you leave. (Respect our property and our things)



EVACUATION DIAGRAM

- ⊗ = FIRE EXTINGUISHER
- X = SMOKE & CARBON MONOXIDE DETECTOR
- = EVACUATION PATH



Tucker Rd

REDO MANAGEMENT LLC
111 GREEN STREET
WARNER ROBINS, GA. 31093

PARTIES:

By this agreement made and entered on _____,
between Redo Management LLC, hereinafter called "Landlord"
and _____ hereinafter called
"Tenant".

PROPERTY:

Landlord hereby leases the following property to Tenant for the
term of this agreement: (a) The property known as:

TERMS

The term of this lease is for _____, beginning on _____
and ending on _____

RENT

Tenant agrees to pay rent in the amount of \$ _____ per _____.

DEPOSITS

Tenant will pay the following deposits and/or fees: \$

This amount will be refunded within 3 weeks following the
termination of the tenancy;
unpaid rent, charges for damages beyond normal wear and tear,
and costs for reasonable
cleaning may be deducted. If you leave before the lease day is up
the deposit will NOT
be refunded.

In addition it is agreed:

Tenant shall not lease, sublease or assign the premises without the
prior written consent of the landlord.

Page 1

Landlord may enter the premises at reasonable times for the purpose of inspection, maintenance repair and to show the premises to buyers or prospective tenants. In all instances, except these of emergency or abandonment, the landlord shall give Tenant reasonable notice (at least 24 hours) prior to entry. Landlord will be doing a quarterly walk through of the home with a 24 hour notice.

Tenant agrees to occupy the premises and shall keep in good condition, reasonable wear and tear expected, and shall not make any alterations thereon without the written consent of the Landlord. Tenant agrees not to use the premises in such a manner as to disturb the peace and quite of their neighbors. Tenant further agrees not to maintain a public nuisance and not conduct business or commercial activities on the premises.

Tenant shall, upon termination of this agreement, vacate and return dwelling in the same condition that it was received, less reasonable wear and tear, and other damages beyond Tenants control.

In a dispute between Landlord and Tenant which gives rise to any action in court, the losing party will pay court costs and reasonable attorney fees of the successful party.

Broke down/ non operable vehicles are not allowed on the property. They will be towed at the tenants expense. No vehicles shall be parked on the grass or in the backyard.

No smoking in the home.

Cage/tank pets will be on as approved basis

No one shall live in the room other than the ones listed on this lease unless approved.

Tenants initials

PLEASE LIST BELOW ANYONE WHO WILL BE LIVING ON
THE PREMISES
BESIDES YOURSELF (TENANT):

NAME: RELATIONSHIP TO TENANT:

CLOSEST RELATIVE NOT LIVING WITH YOU

NAME:
ADDRESS:
PHONE NUMBER:

Page 2

We, the undersigned, agree to this Rental Agreement:

Landlord: Misti Renna

Signature: _____

Date: _____

Tenant: _____

Signature: _____

Date: _____

Contact # _____

SS# _____

Drivers License # _____

Employer: _____

Employer # _____

Email: _____

Rental Dwelling Insurance Declarations

COUNTRY Preferred Insurance Company®
1701 Towanda Ave.
PO Box 2100
Bloomington, IL 61702-2100

866-COUNTRY
countryfinancial.com

**Policy Number:**

Billing Account Number:

Policy Term:

Payment Plan:

Declarations Effective Date:

Policy State: Georgia

Policy Effective Date: Jul 13, 2025

Policy Expiration Date: Jul 13, 2026 at 12:01 a.m.
standard time at your
address

Declarations Reason: Policy Change

Joseph A. Renna
DBA Rennavations09**Total Premium:****Total Change Premium:**This is not a bill, do not pay this amount. Any balance will
be included with your next billing notice.

Contact us. We're here to help!

Your representativeJackie W Whitley
(478) 333-6833
jackie.whitley@countryfinancial.com
<http://www.countryfinancial.com/jackie.whitley>**Online Client Support**View your policy, bill
payment, claims, chat and
more!
countryfinancial.com**Call 866-COUNTRY**Call 866-268-6879 anytime for
claims assistance and
customer service.

Named Insured

Contact(s)Joseph A. Renna Jr.
Misti D. Renna
Rennavations09 LLC**Date of Birth****Farm Bureau #**

Policy Discounts

Age Of Roof, Preferred Payment, Safe Heat

Savings Amount \$1,329.50

Policy Deductible

\$1,000 (Applies separately to covered property at each location listed on the declarations damaged by an
occurrence. Different/additional deductibles may apply. Please refer to your policy.)**Location Insured –****Risk Characteristics**

Year Built:	1953	Exterior Type:	Wood Framing
Building Type:	Single Family Detached	Garage Type:	None
Occupancy:	Rental	Number of Garage Stalls:	None

	<u>Limit Of Liability</u>	<u>Perils Insured Against</u>	<u>Premium</u>
Medical Payments Coverage - Each Person/Each Occurrence	\$1,000/\$5,000		Included
Dwelling Coverage - Homeowners	\$80,000	2-19	\$914.02
Loss Settlement Selection Form 5: Actual Cash Value			Included
Rental Dwelling Endorsement			Included
Auxiliary Private Structures Coverage	\$8,000	2-19	Included
Loss Settlement Selection Form 5: Actual Cash Value			Included
Additional Living Expense & Fair Rental Value Coverage	\$8,000		Included
Additional & Special Coverages			Included
Location Premium:			

Location Insured –

Risk Characteristics

Year Built:	1953	Exterior Type:	Wood Framing
Building Type:	Single Family Detached	Garage Type:	None
Occupancy:	Rental	Number of Garage Stalls:	None
Number of Family Units:	1	Detached Garage:	None
Construction Type:	Siding-Hardboard/Masonite	Number of Detached Garage Stalls:	None
Unique Construction:	No	Age of Roof:	15 years
Number of Stories:	1	Roof Shape:	Hip
Square Footage:	896	Roof Type:	Roll Roofing Composition
Number of Bathrooms:	1	Solar Panels:	No
Auxiliary Heat:	No	Pool or Spa on Premises:	No

	<u>Limit Of Liability</u>	<u>Perils Insured Against</u>	<u>Premium</u>
Liability Coverage - Premises Only	\$1,000,000		\$36.00
Medical Payments Coverage - Each Person/Each Occurrence	\$1,000/\$5,000		Included
Dwelling Coverage - Homeowners	\$80,000	1	\$846.99
Loss Settlement Selection Form 5: Actual Cash Value			Included
Rental Dwelling Endorsement			Included
Auxiliary Private Structures Coverage	\$8,000	1	Included
Loss Settlement Selection Form 5: Actual Cash Value			Included
Additional Living Expense & Fair Rental Value Coverage	\$8,000		Included
Additional & Special Coverages			Included
Location Premium:			

Location Insured – 603 Woodland Dr, Perry, GA, 31069-3554

Risk Characteristics

Year Built:	1950	Exterior Type:	Wood Framing
Building Type:	Single Family Detached	Garage Type:	None
Occupancy:	Rental	Number of Garage Stalls:	None
Number of Family Units:	1	Detached Garage:	None
Construction Type:	Siding-Vinyl	Number of Detached Garage Stalls:	None

Unique Construction:	No	Age of Roof:	2 years
Number of Stories:	1	Roof Shape:	Gable
Square Footage:	884	Roof Type:	Architectural Composite Shingle
Number of Bathrooms:	1	Solar Panels:	No
Auxiliary Heat:	No	Pool or Spa on Premises:	No

	<u>Limit Of Liability</u>	<u>Perils Insured Against</u>	<u>Premium</u>
Liability Coverage - Premises Only	\$1,000,000		\$32.45
Medical Payments Coverage - Each Person/Each Occurrence	\$1,000/\$5,000		Included
Dwelling Coverage - Homeowners	\$173,539	1	\$1,281.69
Loss Settlement Selection Form 7: Replacement Cost			Included
Rental Dwelling Endorsement			Included
Auxiliary Private Structures Coverage	\$17,354	1	Included
Loss Settlement Selection Form 7: Replacement Cost			Included
Additional Living Expense & Fair Rental Value Coverage	\$17,354		Included
Additional & Special Coverages			Included

Location Premium:

Total Premium:

For a complete description of your coverages, perils insured against, and loss settlement selection(s), please refer to your policy.

Please refer to coverage forms for the perils insured against and applicable loss settlement when not specifically listed above.

We're looking out for you!

- Save more! Contact your representative to review all of our money saving discounts like the Multi-Policy Discount.
- Make a Payment! COUNTRY Financial® offers many convenient options including online payment. Go to countryfinancial.com and log in to MyCOUNTRY to learn more.
- Follow us on Facebook and Twitter! Find out what we're doing in your community, tell us what's on your mind or get tips to help you achieve your goals. We're here to talk whenever you need us.

Your Policy Documents

Your policy is available upon request and consists of these declarations pages, policy packet (including schedules, forms, and addenda), application, and any endorsements. Please keep them together. This policy is effective at 12:01 a.m. on the date shown or the time the policy/change was purchased/requested, whichever is later. Additionally, your policy coverages and coverage limits listed above are subject to all terms, exclusions, and conditions described in your policy.

General Policy Packet	21224GA (00-07/22)
Liability Coverage - Premises Only	22201GA (00-09/22)
Medical Payments Coverage	22202 (00-05/19)
Section 1 Policy Packet	22217GA (00-07/22)
Dwelling Coverage - Homeowners	22203 (00-11/21)
Personal Property Coverage	22205 (00-05/19)
Additional Living Expense & Fair Rental Value Coverage	22206 (00-05/19)
Auxiliary Private Structures Coverage	22207 (00-11/21)
Additional & Special Coverages	22209GA (00-07/22)
Section 2 Policy Packet	22218GA (00-07/22)

Email

Starting a Business

License Type	Occupational Tax
Applicant Name	First Name: Misti Last Name: Renna
Business Name	Redo Management LLC
Physical Location	Street Address: 603 Woodland drive City: Perry State: GA Zip: 31069
Mailing Address	Street Address: 112 Merrie Valley Drive City: Warner Robins State: GA Zip: 31088
Business Phone Number	
Type of Business	Property management
Is your business a LLC (Limited Liability Company)	Yes
Certificate Of Organization	image.jpg
NAICS Code	
E-mail Address	
Number of Employees (Full-time Equivalent)	1
Full legal name of Owner	Misti Renna
Owners Mailing Address	Street Address: 112 Merrie Valley Drive City: Warner Robins State: GA Zip: 31088
Owners Phone Number	
 name of Manager	Misti Renna
Manager Phone Number	
IRS EIN (Tax ID)	*****
State License	GA
Lease/Settlement Agreement	image.jpg

	image.jpg
E-Verify	image.jpg
SAVE Affidavit	image.jpg
Picture Identification	image.jpg

STAFF REPORT

From the Department of Community Development
August 28, 2025

CASE NUMBER: SUSE-0135-2025
APPLICANT: Joydi Ovalle; Summer Fund, LLC
REQUEST: A Special Exception to allow short-term residential rental
LOCATION: 1614 Marshall Cir; Tax Map No. 0P0160 056000

REQUEST ANALYSIS: The subject property owner proposes to offer the entire **3-bedrooms/2-bath** house for short-term rental for a maximum of 7 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: <ul style="list-style-type: none"> • Maximum occupancy of 7 persons • Parking restrictions; on-premises parking of up to 4 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:

- Are there covenants and restrictions pertaining to the property which would preclude the proposed use of the property?*
The applicant is not aware of any covenants or restrictions on the property.
- Does the proposed use comply with the Comprehensive Plan and other adopted plans applicable to the subject property?*
The subject property is in a Traditional Neighborhood character area in the 2022 Joint Comprehensive Plan which calls for appropriately scaled infill development that revitalizes the housing supply in these areas. This property has been updated to be used for housing, as originally intended.
- Will the proposed use impact traffic volume or traffic flow and pedestrian safety in the vicinity?*
The proposed use will not negatively impact traffic flow or pedestrian safety.

4. *Will the hours and manner of operation of the proposed use impact nearby properties and uses in the vicinity?*

The parcel will be used as originally intended; therefore the operation will not impact nearby properties or uses.

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?*

Parking, loading/service, and refuse collection areas will not negatively impact surrounding parcels.

Parking is available for all vehicles in the driveway of parcel. Occupants are required to follow all city codes related to noise, light, smoke, and odor.

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 structure is a single-family dwelling, making it compatible with surrounding structures. Changing the frequency of occupants does not change the use of the parcel.

7. *Is the parcel a sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use?*

The parcel is sufficient size to accommodate the proposed use; no future growth is expected in this area.

8. *Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.*

The structure on the parcel is being used as it was originally intended and will not cause an excess burden on services being provided to the home.

STAFF RECOMMENDATION: Approval as submitted.

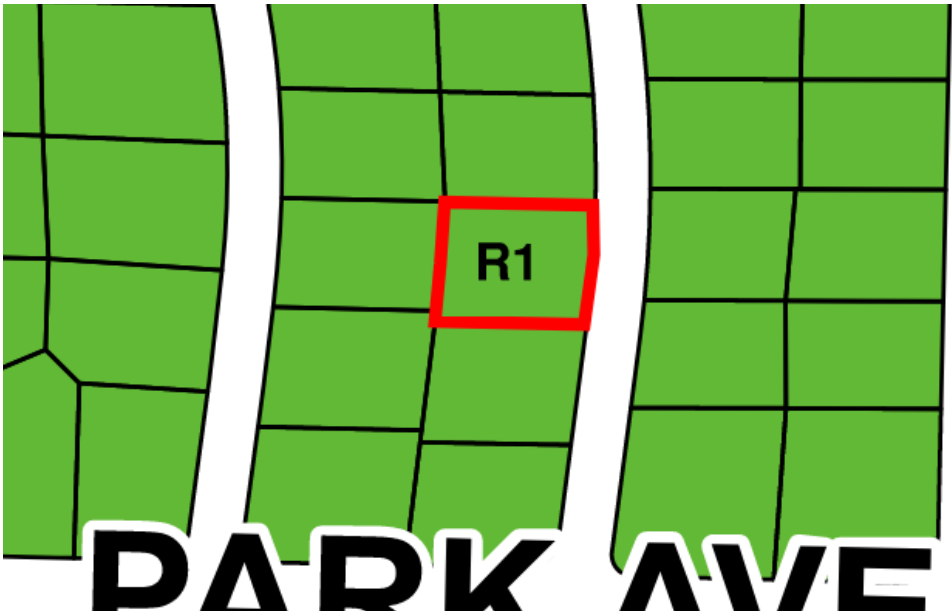


SUSE-0135-2025

1614 Marshall Cir

Request to use the property
as a short-term residential
rental

Aerial



Zoning



Character Area



Where Georgia comes together.

Application for Special Exception

Contact Community Development (478) 988-2720

Application # SUSE
0135-2025

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Joydi Orrell	Summer Key, LLC
*Title	owner	
*Address	2020 Howell Mill Rd #152	Atlanta GA 30318
*Phone		
*Email		

Property Information

*Street Address	1614 Marshall Cir Perry GA 31069
*Tax Map Number(s)	0P0160 056 000
*Zoning Designation	R2

Request

*Please describe the proposed use:	Short Term Rental on Airbnb
------------------------------------	-----------------------------

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	Joydi Orrell	*Date	7/19/25
*Property Owner/Authorized Agent	Summer Key, LLC	*Date	7/19/25

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? *None*

- (1) Whether the proposed use complies with the Comprehensive Plan and other adopted plans applicable to the subject property; *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*

Revised 7/1/2025



Where Georgia comes together.

Application # _____

Supplement to Application for Special Exception For Initial Short-term Rental (STR) Permit

A Special Exception of Short-term Rental Permit is not complete until this supplemental form and accompanying documents are complete

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Property Owner	*Designated Local Contact Person complying with Sec. 4-3.5(C) of Land Management Ordinance
*Name	SUMNER Key, LLC	
*Mailing Address	2020 Howell Hill Rd #152 Atlanta GA 30318	
		*24-h
*Street Address of Short-term Rental Unit: 1014 Marshall Ave Perry GA 31064		
*Tax Map Number: 0 P 0 1 4 0 0 5 6 0 0 0		

*The following items are required to be submitted to complete this supplement (Refer to Sec. 4-3.5 of the Land Management Ordinance (LMO) for standards):

1. Proof of insurance
2. Copy of application for City of Perry Occupational Tax Certificate
3. Copy of proposed Host Rules
4. Plan for trash collection
5. The maximum number of occupants proposed at any given time
6. Plot plan of the premises identifying location and number of parking spaces for the STR
7. Dimensioned floor plan of the STR identifying bedrooms other living spaces and emergency evacuation routes
8. Copy of proposed written rental agreement to be executed between the owner and responsible Person
9. Name and contact information for the homeowner's association, if any, of which the premises is subject to by restrictive covenants *None*
10. Other certifications and information deemed necessary and proper to ensure compliance with the LMO *None*

Upon submittal the City will contact the property owner to schedule an inspection of the property to ensure the proposed short-term rental unit complies with minimum health and safety requirements for use and occupancy. If a premises fails to pass an inspection, a re-inspection fee will be charged for each subsequent inspection. Application for Special Exception will not be scheduled for Planning Commission consideration until the proposed STR unit complies with minimum health and safety requirements.

*Notarized Property Owner Signature:

I affirm that the information provided in this supplement is accurate and complete. I understand an STR permit may be revoked by the administrator if the permit holder has: 1) received more than 2 citations for violations of the Code of the City of Perry within the proceeding 12-month time period; or 2) failed or refused to comply with an express condition of the permit and remains in non-compliance ten days after being notified in writing of such non-compliance; or 3) knowingly made a false statement in an application or supplement; or 4) otherwise become disqualified for the issuance of a permit under the terms of the Land Management Ordinance. I further understand that I must wait one year from the date of a revoked permit before an STR renewal permit can be issued.

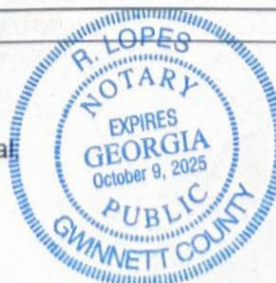
[Signature]
Signature

7/20/25
Date

*Notary Public signature and seal:

[Signature]
Signature:
Date: *07/20/2025*

Seal



Declarations Page for 1614 Marshall Cir

1614 Marshall Cir
Perry, GA 31069
Houston County

Occupancy

Tenant-Occupied

Short term rental

Yes

Residence type

Single Family

Year built

1967

Construction

Brick Veneer

Size

1,960 square feet

First Mortgagee:

Rushmore Servicing ISAOA
PO BOX 7729
Springfield, OH 45501

Coverages

Property Coverage

	Limits	Premium
Dwelling (the house)	\$348,000	\$2,128.00
Loss Valuation*	Replacement Cost	
Private Structures (other than the house)	\$39,000	\$18.00
Loss Valuation	Replacement Cost	
Personal Property	\$20,000	\$122.00
Loss Valuation	Replacement Cost	
Additional Living Costs And Fair Rental Value	\$39,000	\$23.00
Bed Bug Infestation Cost Reimbursement Coverage		\$18.00
Aggregate Limit Per Policy	\$5,000	
Aggregate Limit Per Described Location	\$5,000	
HOA Fines Coverage		\$0.00
Aggregate Limit Per Policy	\$1,000	
Limit Per Occurrence	\$500	
Limited Theft Coverage	\$3,000	\$44.00
Loss Assessment Coverage	Excluded	Excluded
Ordinance or Law	\$34,800 or 10%	\$106.00
Vandalism or Malicious Mischief	\$348,000 or 100%	\$0.00
Water Back Up and Sump Overflow or Discharge	\$5,000	\$50.00
Water Damage Limitation	10% (\$34,800)	\$0.00
Fungi, Wet Rot, Or Dry Rot Water Damage Sublimit	\$5,000	

*Roof Loss Settlement Terms may vary based on the age of the roof and the location of the risk. Please refer to your policy for the Roof Loss Settlement Type which is applicable to this dwelling. (Not applicable in New Mexico.)

Liability Coverage

	Limits	Premium
Premises Liability	\$1,000,000 per occurrence / \$2,000,000 aggregate	\$143.00
Fungi, Wet or Dry Rot Aggregate Limit	\$50,000	
Animal Liability Sublimit	\$10,000	
Off-Premises Liability Extension	\$100,000	\$29.00

Medical Payments	\$5,000 per person / \$25,000 per occurrence	\$25.00
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Deductibles

Deductible Amount

All Other Perils	\$5,000
Wind and Hail	2% (\$6,960)
Limited Theft Coverage	\$5,000
Water Back Up and Sump Overflow or Discharge	\$250

Policy Discounts

Paperless, Multi Location, Loss Free, Generation, Advance Quote Discount

Dwelling Discounts

Home Protection, Local Smoke and/or Burglar Alarm

**Remaining policy documents on file in
Community Development office.**

**City of Perry, GA**

1211 Washington Street
P.O. Box 2030
Perry, Georgia 31069
(478) 988-2740

OCCUPATIONAL TAX CERTIFICATE

Business Name: SUMMER FUND LLC

Business Location: 816 FOREST AVE
Perry, GA 31069

Owner:

Manager:

License Number: OTC-006494

Issued Date: 7/8/2025

Expiration Date: 12/31/2025

Mailing Address: 816 FOREST AVE
Perry, GA 31069

Business Type(s): 721110 Hotels (except casino hotels)

License Type: Occupational Tax Certificate

Classification: General Business

Dajsha Robinson

Issued By

TO BE POSTED IN A CONSPICUOUS PLACE

Short-Term Rental House Rules – 1614 Marshall Cir, Perry, GA 31069

Welcome to our short-term rental managed by **Summer Key, LLC**. To ensure a safe and enjoyable stay for all guests and to remain in compliance with the City of Perry's ordinances, we ask that you follow these house rules:

1. Occupancy Limits

- The maximum number of occupants is limited to **7 individuals**.

2. Trash Disposal Requirements

- **All trash must be securely bagged** before disposal.
- **Trash pickup is on Friday morning.**
- Trash must be placed **curbside no earlier than 3:00 p.m. on Thursday** and no later than **6:00 a.m. on Friday**.
- **Bins must be removed from curbside no later than 8:00 a.m. on Saturday.**
- Trash and refuse **must not be allowed to accumulate in an unsanitary manner.**

3. Parking Regulations

- **No more than 4 vehicles** may be parked under the carport and in the driveway.
- **Street parking is prohibited.**
- **No motor homes, recreational vehicles, boats, trailers, or commercial vehicles** may be parked on the premises.

4. Noise Restrictions

- It is unlawful to allow or make noise or sound that exceeds the limits set forth in the **City's noise ordinance (§17-55)**.
- Quiet hours are **from 10:00 p.m. to 9:00 a.m.**

5. On-Premises Curfew Requirements

- No congregation of occupants is allowed **outside on the premises between 10:00 p.m. and 9:00 a.m.**

6. Prohibited Special Events

- **The advertising, promotion, or hosting of special events is strictly prohibited.**
- Events such as **banquets, weddings, receptions, reunions, bachelor or bachelorette parties, concerts, or similar activities** that would assemble large numbers of invitees are not allowed.

7. Compliance and Penalties

- Non-compliance with these rules may result in **fines, penalties, or termination of your stay without refund.**

By booking this property, you agree to abide by these rules set by **Summer Key, LLC**. Thank you for your cooperation and enjoy your stay!

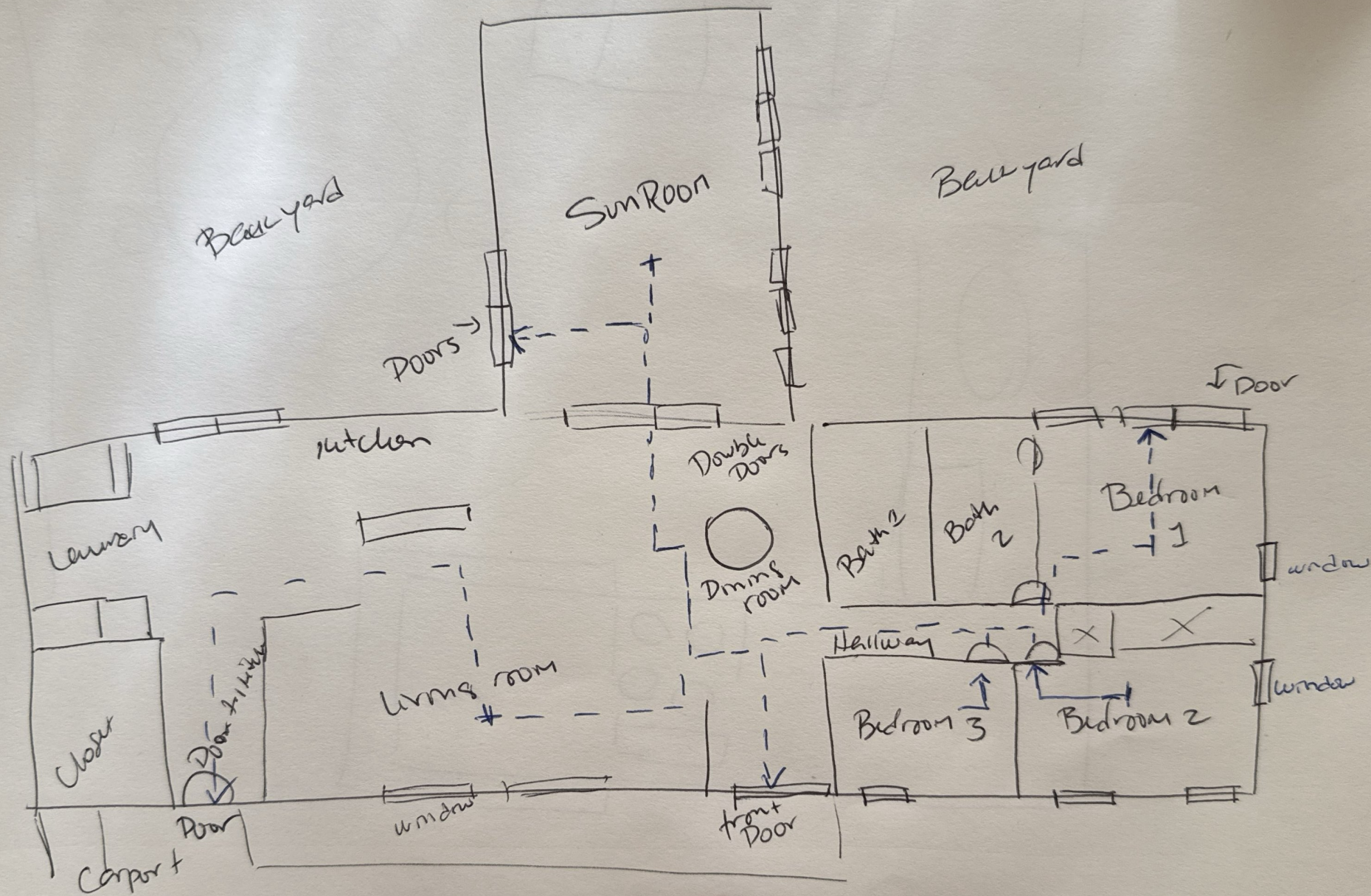


1614 Marshall Cir
 Perry GA 31069
 parking spots

Legend
☐ Parcel
 Roads



Overview



1614 Marshall Cir Perry GA
Evacuation 7/2025

SHORT TERM LEASE AGREEMENT

This Short Term Lease Agreement (the "Agreement") is made and entered into on this 31st day of January 2025, by and between **Summer Key, LLC** ("Landlord"), and **Tenant** ("Tenant").

1. PROPERTY: Landlord hereby leases to Tenant the residential property located at **1614 Marshall Cir, Perry, GA 31069** (the "Property"). This Property shall be used for residential purposes only and shall be occupied only by the persons listed on this contract. No more than four (4) individuals are to reside on the Property.

2. TERM: The lease term shall begin on **January 31, 2025**, and shall end on **April 6, 2025** (the "Initial Term"). Tenant shall have the option to extend the lease on a **month-to-month basis** following the Initial Term, provided that Tenant gives Landlord at least **two (2) weeks' written notice** prior to the expiration of the Initial Term.

3. RENT: Tenant agrees to pay a monthly rent of **\$3,500.00**, payable in advance on the **1st day of each month**. Additionally, Tenant shall pay a fee of **\$60.00 per month** for Waivo in lieu of a security deposit. The total monthly payment due shall be **\$3,560.00**.

4. PAYMENT METHOD: Rent and associated fees shall be paid via [payment method, e.g., bank transfer, check, etc.], to the Landlord at the address or account designated by the Landlord.

5. SECURITY DEPOSIT: In lieu of a security deposit, Tenant agrees to pay the **\$60.00 per month Waivo fee** as stated in Section 3.

6. USE: This Property shall not be used in violation of any valid law, ordinance, or restriction imposed by any governmental authority with jurisdiction over these premises, nor so as to cause a nuisance. Tenant shall not use the Property or permit it to be used for any disorderly or unlawful purpose whatsoever, including but not limited to illegal drugs, trafficking, and/or other violations of any controlled substance laws. Such conduct shall constitute a breach of this Lease and Tenant shall be subject to immediate eviction. Tenant must adhere to all **house rules and Perry ordinances**.

7. PETS: No aggressive breed of animals of any kind, including but not limited to Rottweilers, Chows, and/or Pit Bulls are permitted. Landlord must consent in writing to Tenant's proposed pet. A \$200.00, non-returnable pet deposit is required. Additionally, Lessee shall be responsible for any and all damages resulting from any pet(s) kept or harbored in or about the premises.

8. INTEGRITY OF PROPERTY: Tenant shall not make any permanent installations on the outside or grounds without Landlord's written approval, i.e., satellite dishes/antennas on roof. Pools and trampolines are not allowed. No nails, screws, or adhesive hangers, except standard picture hooks, shade brackets, and curtain rod brackets may be placed in walls, woodwork, or any other part of the Property.

9. VEHICLES: One Camper, or similar type vehicles/contrivances is allowed to be kept/stored on the Property. Tag numbers will need to be provided of all vehicles owned by Tenant or occupants.

10. NUISANCES: Nuisances such as loud noises, offensive behavior, or unsightly premises are prohibited. Smoking and Vaping is prohibited inside the Property.

11. LAWN MAINTENANCE: Parking on the front grass or lawn is not allowed. Parking on the side of the house is ok.

12. ALTERATIONS: Tenant shall not paint or make alterations or additions to this Property without the express written consent of Landlord. Landlord shall have the right to enter the premises at reasonable times to make inspection visits. Such visits will be coordinated with Tenant. Tenant shall keep the premises in good condition and notify Landlord of any water leaks and defective or dangerous conditions which render the premises non-habitable as soon as it is discovered. Tenant agrees that this Property will be returned to Landlord in its same good condition except for normal wear and tear.

13. PEST CONTROL: Landlord shall have responsibility for extermination and/or pest control on the premises.

14. CLEANING: Landlord will have property professionally cleaned after move out, Tenant will pay a \$200.00 cleaning fee.

15. INSURANCE: Tenant agrees not to act in any way that would violate fire or homeowner insurance policies on this Property or to leave the Property unoccupied for more than seven (7) days without notifying Landlord in writing in advance. Tenant hereby acknowledges that the Owner's insurance does not protect the Tenant against loss of any kind, for any reason, and the Tenant must insure his own property for loss and his own family for liability with a Renters Insurance Policy.

16. TERMINATION: - At the end of the Initial Term, Tenant may vacate the Property or opt for a **month-to-month extension** with at least **two (2) weeks' written notice** to Landlord. - Month-to-month tenancy may be terminated by either party with **thirty (30) days' written notice**.

17. GOVERNING LAW: This Agreement shall be governed by the laws of the State of Georgia.

18. ENTIRE AGREEMENT: This Agreement constitutes the entire agreement between the parties and supersedes any prior agreements, whether written or oral.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

LANDLORD:

Summer Key, LLC

By: _____

Authorized Representative

TENANT:

By: _____

Signature

STAFF REPORT

From the Department of Community Development
August 29, 2025

CASE NUMBER: SUSE-0142-2025
APPLICANT: Mitchell Louis Farone
REQUEST: A Special Exception to allow short-term residential rental
LOCATION: 314 Grayton Way; Tax Map No. 0P0590 133000

REQUEST ANALYSIS: The subject property owner proposes to offer the entire **3-bedrooms/2-bath** house for short-term rental for a maximum of **6 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: <ul style="list-style-type: none">• Maximum occupancy of 6 persons• Parking restrictions; on-premises parking of up to 2 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 is not aware of any covenants or restrictions on the property.
- 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 in the 2022 Joint Comprehensive Plan which calls for a mix of housing offerings and types. The dwelling maintains its use as a single-family home; using it as a STR provides a more flexible living arrangement.
- 3. Will the proposed use impact traffic volume or traffic flow and pedestrian safety in the vicinity?*
The proposed use will not negatively impact traffic flow or pedestrian safety.

4. *Will the hours and manner of operation of the proposed use impact nearby properties and uses in the vicinity?*

The parcel will be used as originally intended; therefore the operation will not impact nearby properties or uses.

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?*

Parking, loading/service, and refuse collection areas will not negatively impact surrounding parcels. Parking is available for 2 vehicles in the driveway of parcel. Occupants are required to follow all city codes related to noise, light, smoke, and odor.

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 structure is a single-family dwelling, making it compatible with surrounding structures. Changing the frequency of occupants does not change the use of the parcel.

7. *Is the parcel a sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use?*

The parcel is sufficient size to accommodate the proposed use; no future growth is expected in this area.

8. *Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.*

The structure on the parcel is being used as it was originally intended and will not cause an excess burden on services being provided to the home.

STAFF RECOMMENDATION: Approval as submitted.

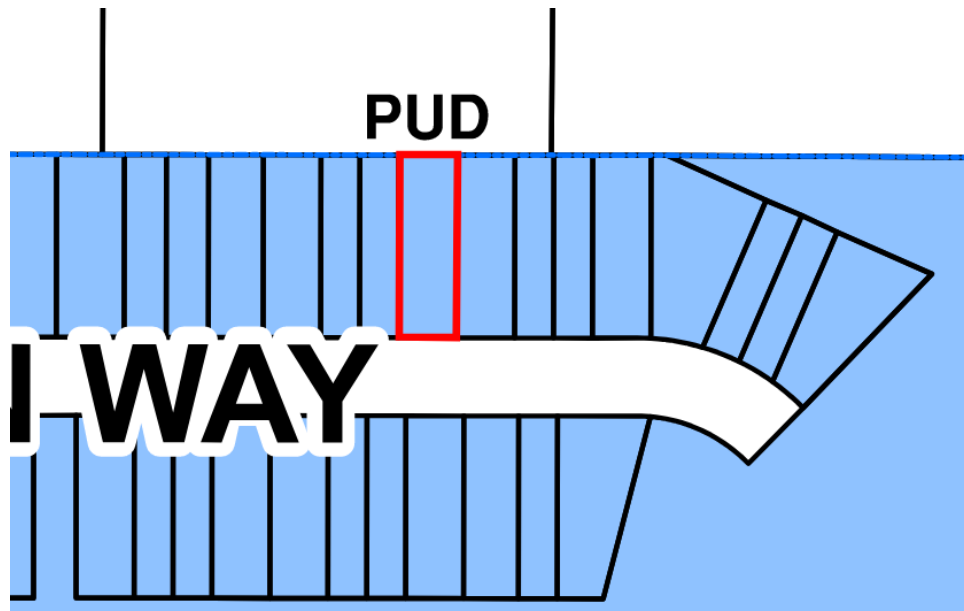


SUSE– 0142-2025

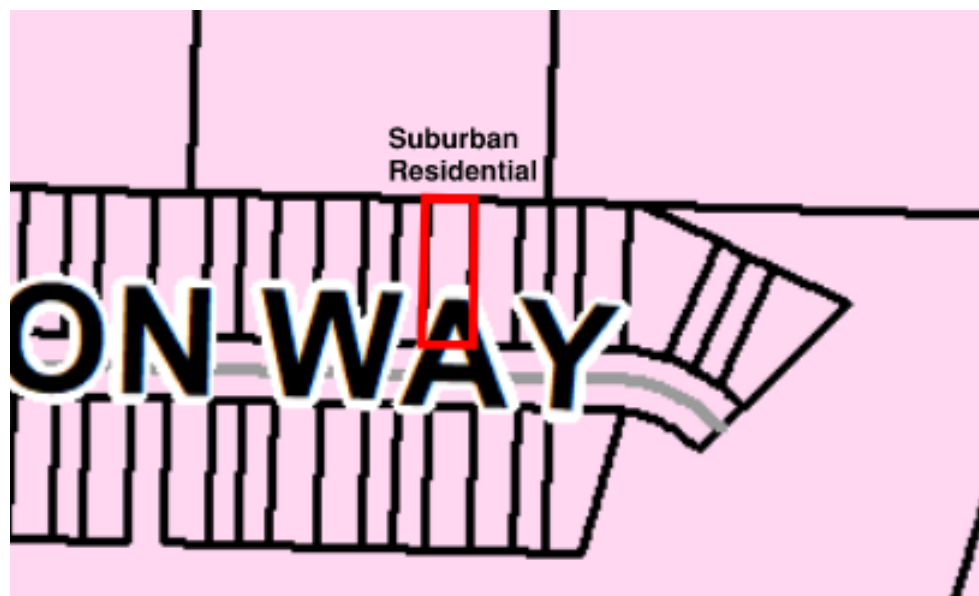
314 Grayton Way

Request to use property as a
short-term residential rental

Aerial



Zoning



Character Area



Where Georgia comes together.

Application for Special Exception

Contact Community Development (478) 988-2720

Application # SUSE
0142-2025

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Mitchell Louis Faraone	Mitchell Faraone / Linda Faraone
*Title	Manager / Authorized Agent	Owner
*Address	212 Silverside Dr. Perry	212 Silverside Dr. Perry
*Phone		
*Email		

Property Information

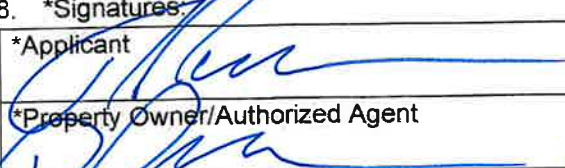
*Street Address	314 Grayton Way Perry, GA 31069
*Tax Map Number(s)	000 590 133 000
*Zoning Designation	PUD - R3

Request

*Please describe the proposed use: Short term rental

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		*Date	8/4/2025
*Property Owner/Authorized Agent	Linda Faraone	*Date	8/4/2025

- 1. *There are no covenants and/or restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district.***
- 2. *The proposed use does comply with the Comprehensive Plan and other adopted plans applicable to the subject property.***
- 3. *The proposed use would have no impact on traffic volume or traffic flow and pedestrian safety in the vicinity.***
- 4. *The hours and manner of operation would have no impact on nearby properties and uses in the vicinity.***
- 5. *There would be no impact to nearby properties and uses in the vicinity with regard to noise, light, glare, smoke or odor.***
- 6. *No new structure is being built and current structure is compatible with the size, height, and/or location of structures on nearby properties in the vicinity.***
- 7. *Parcel is of sufficient size to accommodate proposed use and reasonable future growth of the proposed use.***
- 8. *There will be no excessive burden on existing streets, utilities, city services, or schools.***

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?

- (1) Whether the proposed use complies with the Comprehensive Plan and other adopted plans applicable to the subject property;
- (2) Whether the proposed use would impact traffic volume or traffic flow and pedestrian safety in the vicinity;
- (3) Whether the hours and manner of operation of the proposed use would impact nearby properties and uses in the vicinity;
- (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;
- (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;
- (6) Whether the parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use; and
- (7) Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.

Revised 7/1/2025

*All eight (8) items must be addressed as an addendum to your special exception application.

see attached sheet

House Rules for [314 Grayton Way Perry Ga 31069]

Welcome to Peach Palace! Please treat it with the same respect you would your own.

General Rules

- Check-in: 4:00pm | Check-out: 11:00am
- Maximum Guests: 6 (including children)
- Minimum Age to Book: 25 years old
- Quiet Hours: 10 PM – 8 AM
- No parties or events allowed.
- No unregistered guests or visitors.
- No smoking or vaping inside the home.
- Do not rearrange furniture or remove items from the home.

Cleanliness & Care


- Please leave the home tidy and return it in the condition you found it.
- Wash used dishes or load them in the dishwasher.
- Put all trash in designated bins, *cleaner will roll to curb on appropriate pick-up day*
- Report any damages immediately.

Safety & Security

- Lock all doors and windows when leaving the property.
- Do not tamper with security devices or smoke detectors.
- Use appliances safely and responsibly.

Other Notes

- **Parking:** There are two parking spots, do not park on road.
- **Wi-Fi:** There is a QR code on desk for you to scan with password.
- **Neighborhood Respect:** Please be mindful of neighbors and local rules.

 **Violations of these rules may result in fees, cancellation of your reservation, or removal from the property without a refund.**

Thank you for your cooperation, and enjoy your stay!

State Farm Fire and Casualty Company

Applicant Name:

FARAONE, MITCHELL

Effective Date:

08-04-2025

GA

Personal Liability Umbrella Application / Customer
Copy

APPLICANT: FARAONE, MITCHELL

MAILING ADDRESS: 212 SILVERSIDE DR
PERRY, GA 31069-9477

BILLING:

Put application on SFPP: Yes

COVERAGES/PREMIUM SECTION:

Policy Coverage	Limit	Premium
L Personal Liability	1,000,000	550.00

Discounts:

Total Premium:	\$	550.00
Amount Paid:	\$	0.00
Credit Amount:	\$	0.00
Balance Due:	\$	0.00

APPLICANT(S) ACKNOWLEDGEMENT:

By submission of this application, you agree that: (1) You have read this application, (2) your statements on this application are correct, (3) the minimum policy limits are in force, (4) all vehicles are insured, (5) the premium charged must comply with State Farm's rules and rates and may be revised, and (6) traffic violation reports may be obtained by the company named hereon on any person named as a driver of the insured motor vehicle at any time.

AGENT INFORMATION:

App date and time: 08-04-2025 03:12 PM

Agent: Ryan Lyons
Lyons Ins and Fin Services Inc

Agent / AFO Code: Agent Phone: (478)313-3007

Location Address: 4993 Russell Pkwy Ste 140
Warner Robins, GA 31088-8652

Mailing Address: 4993 Russell Pkwy Ste 140

IMPORTANT NOTICES

REGARDING CONSUMER REPORTS...

Consumer reports may be ordered in conjunction with this application. These reports provide information that assists with determining your eligibility for insurance.

REGARDING PERSONAL, FAMILY OR HOUSEHOLD INSURANCE TRANSACTIONS...

We may collect personal information from persons other than the individual or individuals applying for coverage. Such personal information as well as other personal or privileged information subsequently collected may, in certain circumstances, be disclosed to third parties without your authorization as permitted by law. If you would like additional information about the collection and disclosure of personal information, please contact your State Farm agent. You may also act upon your right to see and correct any personal information in your State Farm files by writing your State Farm agent to request this access.



Where Georgia comes together.

Application # STR-INT
0143-2025

Supplement to Application for Special Exception For Initial Short-term Rental (STR) Permit

A Special Exception of Short-term Rental Permit is not complete until this supplemental form and accompanying documents are complete
Contact Community Development (478) 988-2720

*Indicates Required Field

	*Property Owner	*Designated Local Contact Person complying with Sec. 4-3.5(C) of Land Management Ordinance
*Name	Mitch Faraone / Linda Faraone	Mitch Faraone
*Mailing Address	212 Silverside Dr. Perry, GA	[REDACTED]
*Phone	[REDACTED]	*24-hour contact: Mitch Faraone
*Email	[REDACTED]	[REDACTED]
*Street Address of Short-term Rental Unit: 314 Grayton Way Perry, GA 31069		
*Tax Map Number: OPO 590 133000		

*The following items are required to be submitted to complete this supplement (Refer to Sec. 4-3.5 of the Land Management Ordinance (LMO) for standards):

1. Proof of insurance
2. Copy of application for City of Perry Occupational Tax Certificate
3. Copy of proposed Host Rules
4. Plan for trash collection
5. The maximum number of occupants proposed at any given time
6. Plot plan of the premises identifying location and number of parking spaces for the STR
7. Dimensioned floor plan of the STR identifying bedrooms other living spaces and emergency evacuation routes
8. Copy of proposed written rental agreement to be executed between the owner and responsible Person
9. Name and contact information for the homeowner's association, if any, of which the premises is subject to by restrictive covenants No HOA / None
10. Other certifications and information deemed necessary and proper to ensure compliance with the LMO

Upon submittal the City will contact the property owner to schedule an inspection of the property to ensure the proposed short-term rental unit complies with minimum health and safety requirements for use and occupancy. If a premises fails to pass an inspection, a re-inspection fee will be charged for each subsequent inspection. Application for Special Exception will not be scheduled for Planning Commission consideration until the proposed STR unit complies with minimum health and safety requirements.

*Notarized Property Owner Signature:

I affirm that the information provided in this supplement is accurate and complete. I understand an STR permit may be revoked by the administrator if the permit holder has: 1) received more than 2 citations for violations of the Code of the City of Perry within the proceeding 12-month time period; or 2) failed or refused to comply with an express condition of the permit and remains in non-compliance ten days after being notified in writing of such non-compliance; or 3) knowingly made a false statement in an application or supplement; or 4) otherwise become disqualified for the issuance of a permit under the terms of the Land Management Ordinance. I further understand that I must wait one year from the date of a revoked permit before an STR renewal permit can be issued.

Signature

Date

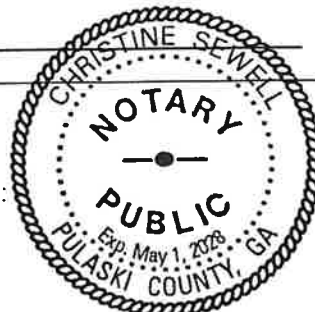
8/4/2025

*Notary Public signature and seal:

Signature:
Date:

Christine Sewell

Seal:



SHORT-TERM RENTAL AGREEMENT

This Short-Term Rental Agreement ("Agreement") is entered into by and between:

Owner/Host: Mitchell Faraone Address: 114 Constitution Way Suite 1100

Phone: [REDACTED] Email: [REDACTED]

AND

Guest: _____ Address: _____

Phone: _____ Email: _____

Property The property is located at: Address: **314 Grayton Way, Perry, GA
31069**

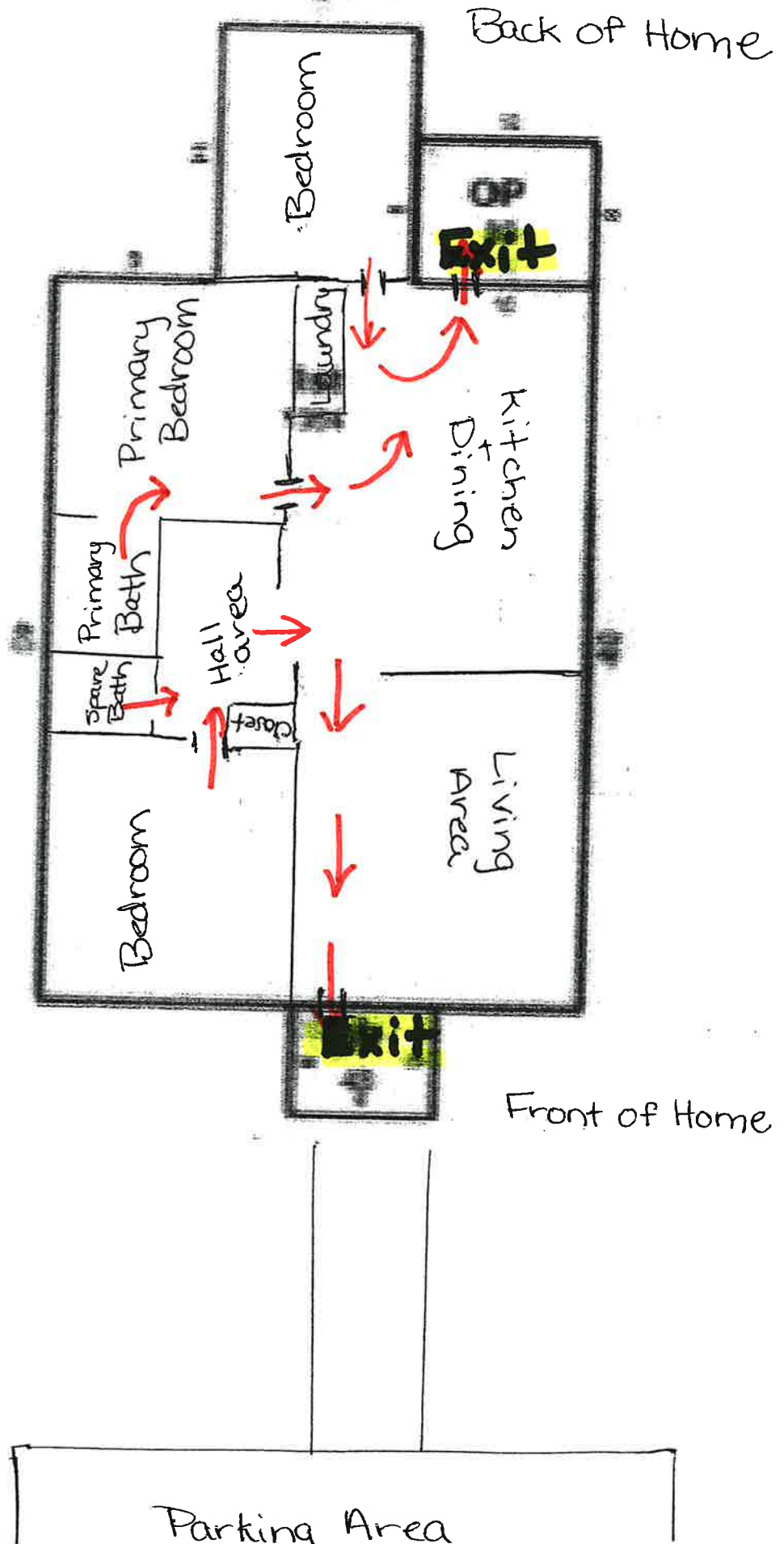
1. Rental Term Check-in Date: _____ at 4:00PM Check-out Date: _____ at 11:00AM
2. Occupancy Maximum occupancy is 6 guests. Only registered guests are allowed to stay overnight.
3. Payment - Rental Fee: \$159 a day- Security Deposit: (10% of stay) refundable within 14 days of checkout, minus any damages) - Cleaning Fee: \$150 Payment Method through VRBO or AirBNB
4. House Rules - NO SMOKING inside the property - No pets (unless agreed upon in writing) - NO PARTIES or events - Quiet hours from 10pm to 8am - Must comply with local laws
5. Cancellation Policy- Cancellation must be within 14 days of stay for full refund.
6. Liability - All guest(s) agrees to indemnify and hold harmless the Owner from any injuries, loss, or damage to personal property occurring on the premises.
7. Entry - Owner may enter the property in case of emergency or for necessary repairs with prior notice.
8. Governing Law This Agreement shall be governed by the laws of the State of Georgia and the City of Perry, GA.

Signatures

Owner Signature: _____ Date: _____

Guest Signature: _____ Date: _____

314 Grayton Way
Perry, GA 31069





Application
submitted
8/5/25

Where Georgia comes together.

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 Peach Palace DBA of SoItFar, LLC Phone Number [REDACTED]

Type of Business: Short Term Rental

Business physical location 314 Grayton Way Perry, GA 31069

Business mailing address 212 Silverside Dr. Perry GA 31069
Street or P O Box City State Zip

Number of employees (including manager) 1 NAICS Code _____

Full legal name of applicant Mitchell Louis Faraone
(Applicant must provide current legal driver's license)

Applicant date of birth [REDACTED] Social Security Number [REDACTED]

Applicant Contact Information:

Residence Address 212 Silverside Dr. Perry GA 31069
Street City State Zip

Cell Phone Number [REDACTED] Home Phone Number _____

Work Phone Number _____ Email: [REDACTED]

Full legal name of Owner/Manager/Agent Mitchell Louis Faraone

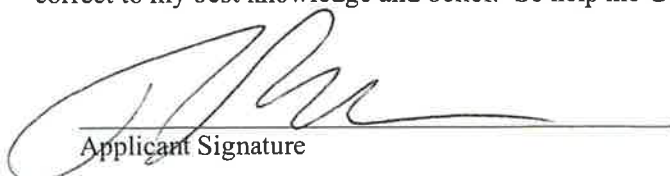
Full legal name of entity operating business SoItFar, LLC

Full legal name of persons/entities having 20% or more interest in operating entity.

Business federal employer identification number _____

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

8/4/2025
Date



STAFF REPORT

From the Department of Community Development
September 2, 2025

CASE NUMBER: RZNE-0137-2025
APPLICANT: Matthew Widner/Widner & Associates, Inc.
REQUEST: Rezone from OI, Office Institutional to RM-2, Multi-family Residential
LOCATION: 2002 Kings Chapel Rd; 0P44B0 034000

BACKGROUND INFORMATION: The applicant is requesting to rezone this parcel in conjunction with parcels from a previous application to complete the land use requests needed for a multi-family residential development.

STANDARDS GOVERNING ZONE CHANGES:

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district? The applicant is not aware of any covenants or restrictions pertaining to this parcel.

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

	Zoning	Land Use
North	R-2, Single-Family Residential	Single-Family Residential
South	GU, Governmental Use	Government Facilities
East	OI, Office Institutional	Undeveloped
West	R-2, Single-Family Residential	Undeveloped, Single-family residential

- Does the proposed zoning classification comply with the Comprehensive Plan and other adopted plans applicable to the subject property?* Yes. The property is located in a Suburban Residential character area in the 2022 Joint Comprehensive Plan that recommends a mixture of housing types.
- Are all of the uses permitted in the proposed zoning classification compatible with existing uses on adjacent and nearby properties?* Uses allowed in this zoning designation are generally complementary to the surrounding residential areas. There are two other developments that are similarly zoned nearby.
- Will any of the uses permitted in the proposed zoning classification cause adverse impacts to adjacent and nearby properties?* No adverse impacts are expected from any of the potential uses in the proposed zoning designation. Proper screening between multi-family residential

and single-family residential properties is required to minimize potential visual or audible effects resulting from the use of the parcel.

5. *Would any of the permitted uses and density allowed in the proposed zoning classification cause an excessive burden on existing streets, utilities, city services, or schools?* No excess burden is expected on existing streets, utilities, city services, or schools.
6. Do existing or changing conditions in the area support either approval or disapproval of the proposed zoning classification? As the city grows, the Council has elected to focus on creating housing opportunities in varied styles and income levels. This potential development aligns with the overall strategy to increase housing options and attract younger professionals to Perry who are looking for a more flexible option for housing.
7. Does the subject property have a reasonable economic use as currently zoned. Yes, the property could have a reasonable use with the current zoning designations. However, it has remained undeveloped since being platted in 1980. Rezoning the parcels with the proposed designation would allow the property to be put to the highest and best use.

STAFF RECOMMENDATION: Approval as submitted.

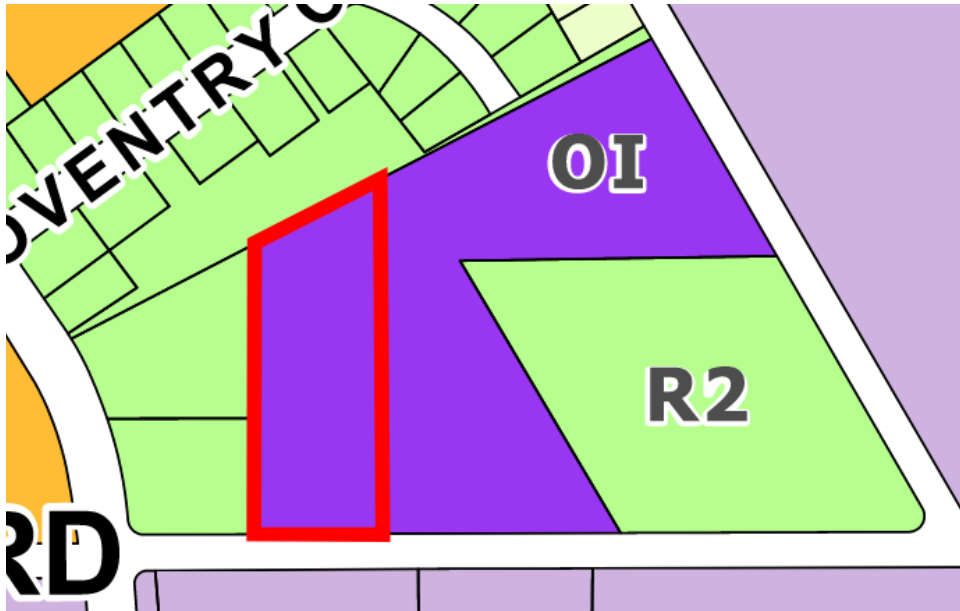


RZNE-0137-2025

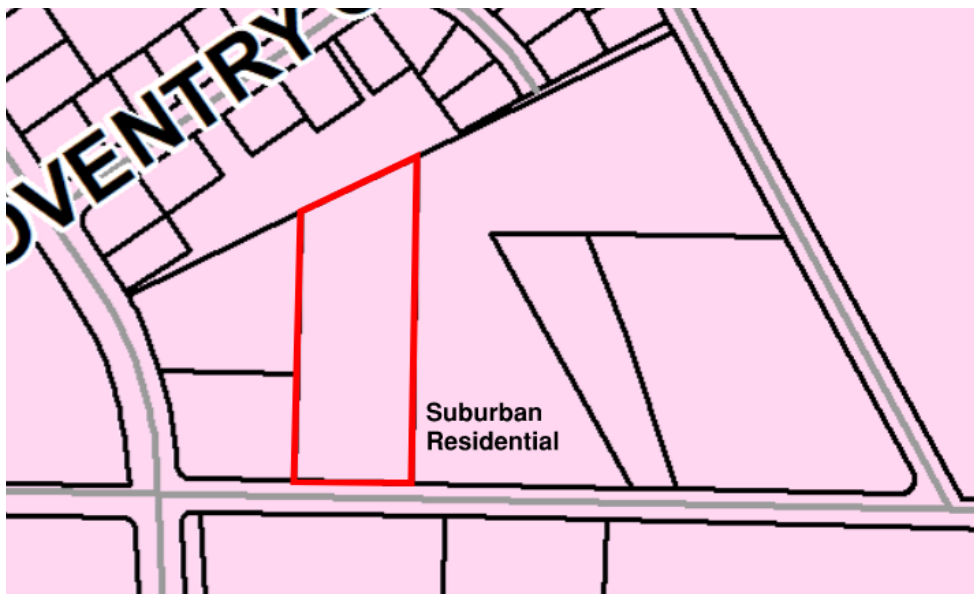
2002 Kings Chapel Rd

Request to rezone from OI,
Office Institutional to RM-2,
Multi-family Residential

Aerial



Zoning



Character Area



Where Georgia comes together.

Application # RZNE 0137-2025

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Matthew Widner, Widner & Associates, Inc.	K&S Middle Georgia Properties LLC
*Title	Representative	Owner
*Address	793 Poplar St. Macon, GA 31201	1115 Morningside Dr. Perry, GA 31069
*Phone		
*Email		

Property Information

*Street Address or Location	2002 Kings Chapel, Perry, GA 31069
*Tax Map Number(s)	0P44B0 034000
*Legal Description	A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available; B. Provide a survey plat of the property;

Request


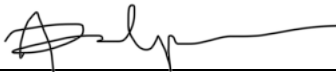
*Current Zoning District	OI	*Proposed Zoning District	RM2
*Please describe the existing and proposed use of the property <u>Note: A Site Plan or other information which fully describes your proposal may benefit your application.</u>			
Existing: Undeveloped. Proposed: Residential development.			

Instructions

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

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

9. Signatures:

*Applicant		*Date	07/28/2025
*Property Owner/Authorized Agent		*Date	7/28/25

Standards for Granting a Rezoning

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

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

- (1) Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property;
- (2) Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties;
- (3) Whether any of the uses permitted in the proposed zoning classification will cause adverse impacts to adjacent and nearby properties;
- (4) Whether any of the permitted uses and density allowed in the proposed zoning classification will cause an excessive burden on existing streets, utilities, city services, or schools;
- (5) Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification; and
- (6) Whether the subject property has a reasonable economic use as currently zoned.

July 28, 2025

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



Subject: 2002 Kings Chapel -, Perry, Multi-Family Housing
Project Number: 7317-014-01

Dear Planning Commission,

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

Standards for Granting a Zoning Classification

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

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

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

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

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

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

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

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

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


There is a need for housing.

Respectfully submitted,

Matthew T. Widner, PLA



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


Doc ID: 010313820002 Type: GLR
Filed: 08/12/2008 at 10:02:00 AM
Fee Amt: \$74.50 Page 1 of 2
Transfer Tax: \$62.50
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK **4726** PG **140-141**

Due & Return: Michael G. Gray
WALKER, HULBERT, GRAY & BYRD, LLP
909 BALL ST. * P.O. BOX 1770
PERRY, GEORGIA 31069

FILE NO: P'08-#459

WARRANTY DEED

STATE OF GEORGIA, COUNTY OF HOUSTON

THIS INDENTURE, Made the 8th day of August in the year two thousand eight (2008),
between

PATRICK ALLAN LACEFIELD

of the County of Houston and State of Georgia, as party or parties of the first part, hereinafter called
Grantor,

and

K & S MIDDLE GEORGIA PROPERTIES, LLC,
a Georgia Limited Liability Company

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

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

All that tract or parcel of land situate, lying and being in Land Lot 111, 10th Land
District, Houston County, Georgia, and in the City of Perry, comprising 2.30 acres
and having such shape, metes, bounds, courses and distances as more particularly
shown on a plat of survey prepared by Jones Surveying Company dated May 2, 1979,
a copy of said plat being recorded in Plat Book 22, Page 313 in the Clerk's Office,
Houston Superior Court. Said plat and the recorded copy thereof are incorporated
herein by reference for all purposes.

The above described real property is the same as that conveyed to Patrick Allan
Lacefield by Warranty Deed from Mrs. S. R. Connell dated January 18, 1980,
recorded in Deed Book 566, Page 657, said Clerk's Office.

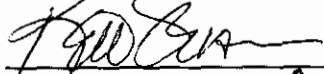
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights,
members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the
only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

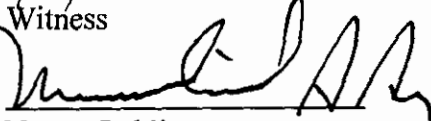
AND THE SAID Grantor warrants and will forever defend the right and title to the above
described property unto the said Grantee against the claims of all persons whomsoever.

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

 (SEAL)
PATRICK ALLAN LACEFIELD

Signed, sealed and delivered in presence of:

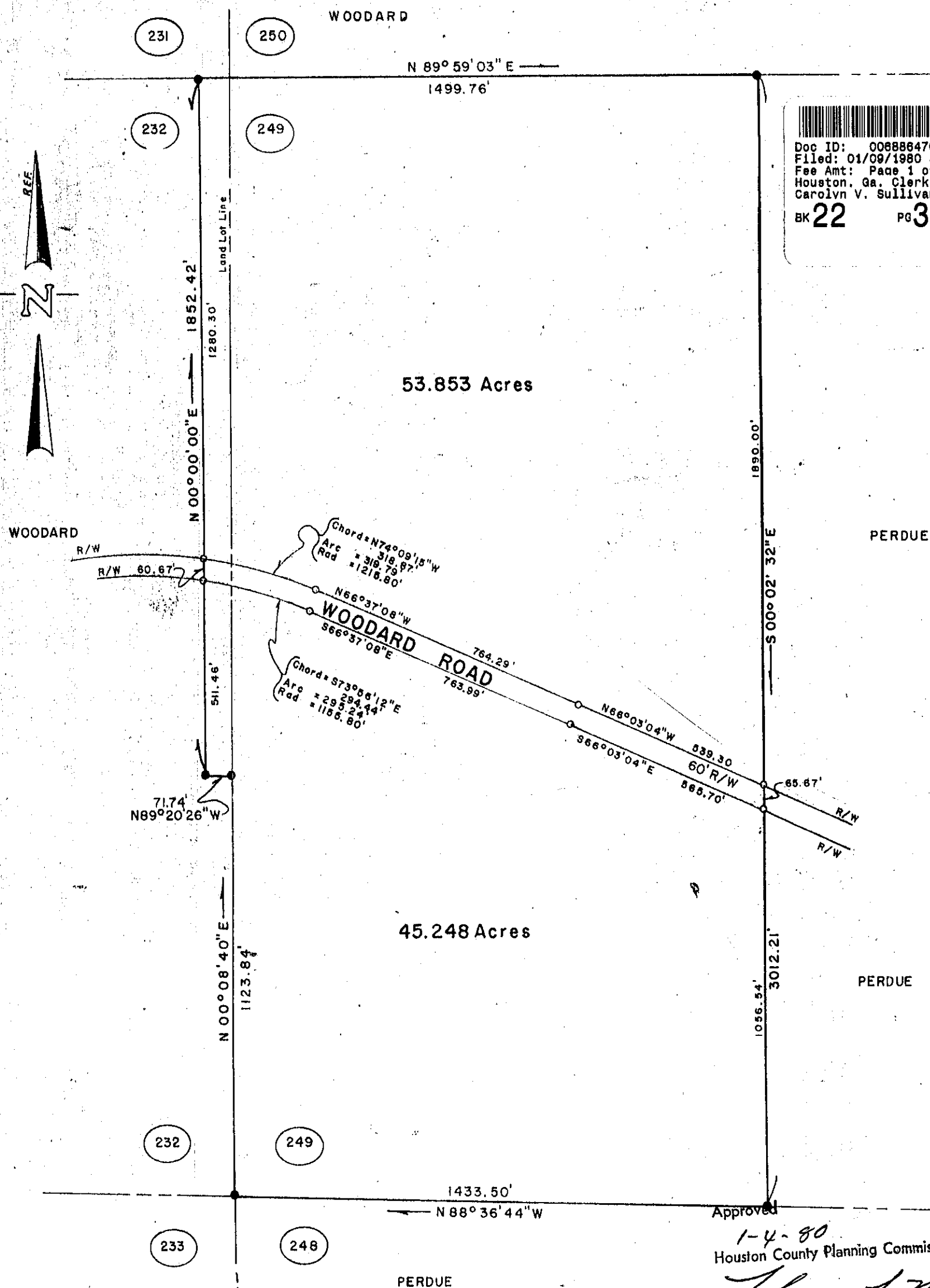

Witness


Notary Public

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



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



Doc ID: 0088886470001 Type: PLA
Filed: 01/09/1980 at 09:00:00 AM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk

A circular professional seal for a land surveyor in Georgia. The outer ring contains the text "GEORGIA" at the top and "RICHARD L. JONES" at the bottom. Inside this ring, the word "REGISTERED" is at the top and "LAND SURVEYOR" is at the bottom. In the center of the seal, the number "NO. 1591" is printed above the word "PROFESSIONAL". Two five-pointed stars are positioned on the left and right sides, separating the outer and inner rings.

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Richard L. Loner

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,500 FEET AND AN ANGULAR ERROR OF 00°00'04" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. ANGLES TURNED BY KERN DKM2AE ONE-SECOND THEODOLITE AND DISTANCES MEASURED WITH A KERN DM500 ELECTRONIC DISTANCE METER.

THIS PLAT HAS
BEEN CALCULATED
FOR CLOSURE AND
IS FOUND TO BE
ACCURATE WITHIN
ONE FOOT IN
1,000,000 FEET.

SURVEY FOR

Mrs. L. B. SASSER

LAND LOTS 232 & 249 10th DISTRICT

HOUSTON CO., GEORGIA

SCALE: 1" = 300' JUNE 22, 1979

RICHARD L. JONES L. S. 1591

REF. PLAT FOR Mrs. L. B. SASSER
BY MILTON BECKHAM, DATED 7-30-69

—○— IRON PIN PLACED
—●— IRON PIN FOUND

Filed Jan. 9, 1980 at 9:00 Am.





Where Georgia comes together.

Application # R2NE 0145-
2025

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field		*Applicant	*Property Owner
*Name		Masterpiece Construction	Charles Andrew
*Title		Owner	Property owner
*Address		820 A HWY 247	801 Jackson Street, Vidalia GA 30474
*Phone		[REDACTED]	[REDACTED]
*Email		masterpiececonstruction@gmail.com	[REDACTED]

Property Information

*Street Address or Location	135 Faye Circle; 1303 Julianne St; 1214 Jewell Dr
*Tax Map Number(s)	0P0350 003000; 0P0370 004000; 0P0350 03B000
*Legal Description	A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available; B. Provide a survey plat of the property;

Request

*Current Zoning District	C2/R1; R2; R1	*Proposed Zoning District	PUD
*Please describe the existing and proposed use of the property. <u>Note: A Site Plan or other information which fully describes your proposal may benefit your application.</u>			
Description of the existing property and proposed used can be found in the letter attached.			

Instructions

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

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

9. Signatures:

*Applicant

*Date

8/4/25

*Date

*Property Owner/Authorized Agent

Charles H. Anderson, Jr. AS Authorized Agent and Attorney at Law

Standards for Granting a Rezoning

For Wm. T. Anderson

& Walter C. Anderson of himself

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

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

- (1) Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property;
- (2) Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties;
- (3) Whether any of the uses permitted in the proposed zoning classification will cause adverse impacts to adjacent and nearby properties;
- (4) Whether any of the permitted uses and density allowed in the proposed zoning classification will cause an excessive burden on existing streets, utilities, city services, or schools;
- (5) Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification; and
- (6) Whether the subject property has a reasonable economic use as currently zoned.



GRAHAM ENGINEERING SERVICES

August 4, 2025

City of Perry Community Development Department
733 Carroll Street
Perry, GA 31069

Ref: Re-Zoning Letter for 135 Faye Cir; 1303 Julianne St; 1214 Jewell Dr.

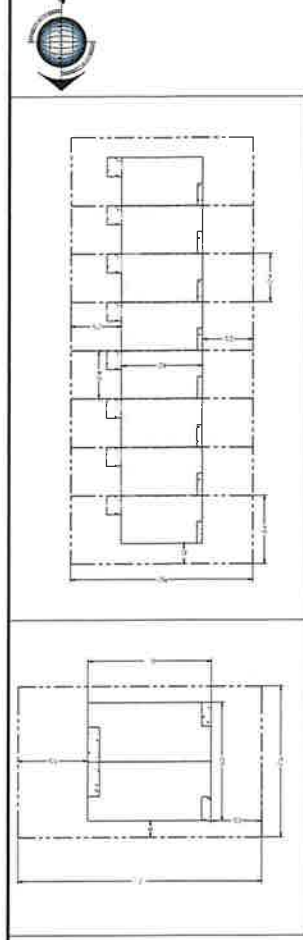
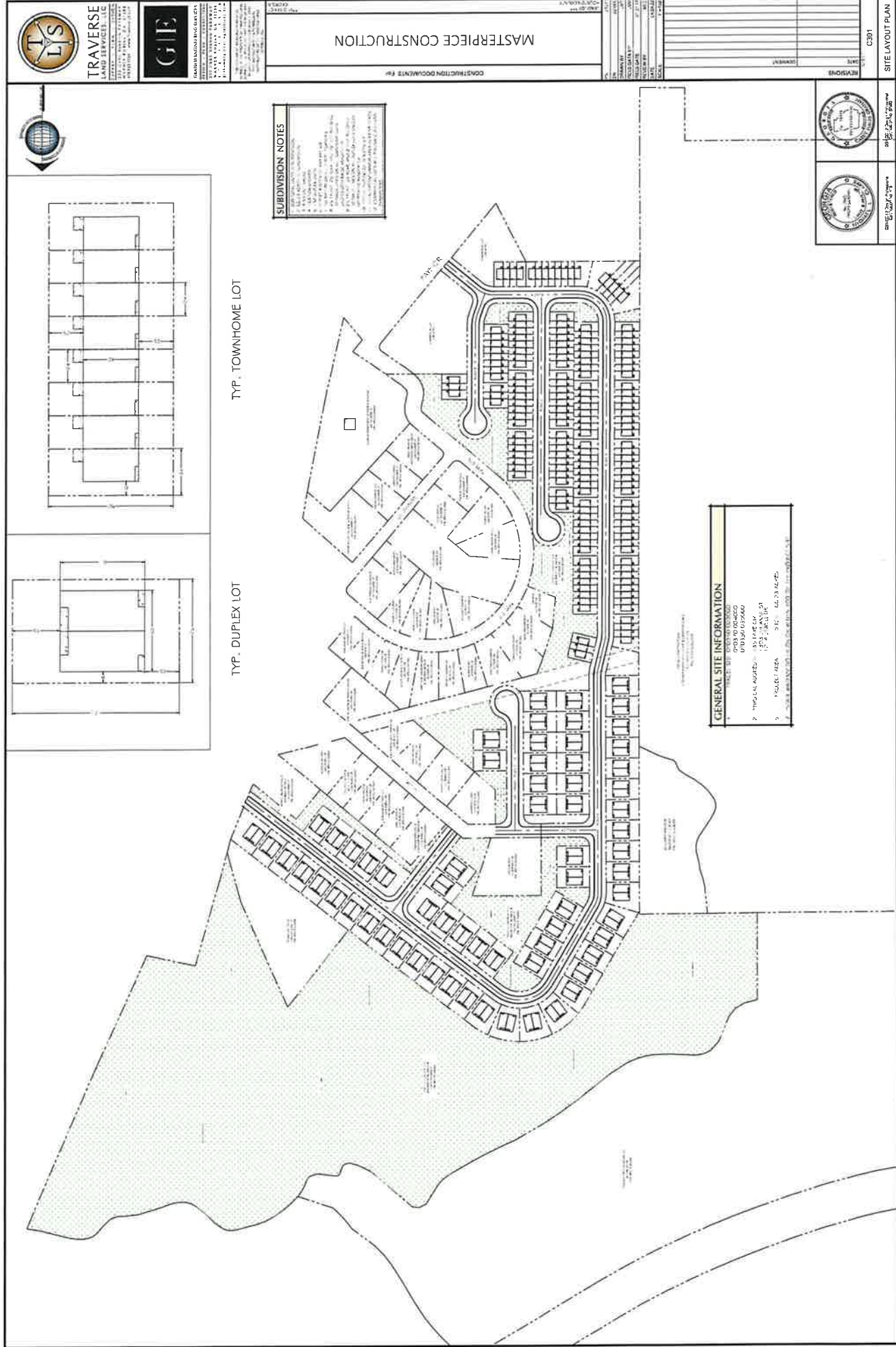
To Whom it May Concern,

This letter is for the re-zoning application for the properties located at 135 Faye Circle, 1303 Julianne St, and 1214 Jewell Dr. The total area of all 3 parcels includes approximately 66.23 acres. Currently the properties are zoned C2/R1, R2, and R1 respectively. The applicant, Masterpiece Construction, is proposing a Planned Unit Development Zoning Designation. The owner is proposing a mix of townhomes, duplexes, and two commercial lots along Faye Cir. The applicant is requesting the PUD zoning designation due in fact that approximately 37.98 acres is unusable due to the fact Big Indian Creek runs through the property. The proposed layout has a density of 4.53 units/acre. Below are the answers to the standards found on page 2 of the Re-Zoning Application.

1. Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property.
The subject properties do not have a Future Land/Use Category found on the most recent Future Land Use Map.
2. Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties.
The subject properties are surrounded by single family residential homes. There is an RV park that is located along the southern border of the property located at 135 Faye Cir.
3. Whether any of the uses permitted in the proposed zoning classifications will cause adverse impacts to adjacent and nearby properties.
The proposed zoning classification will not 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;
The proposed development will not cause a burden on existing streets, utilities, city services or schools. The applicant has received sewer and water availability from the City Engineer.
5. Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification.
The city engineer stated that currently the City sewer in the area has a capacity to accept an additional 610 units. However, during the pre-submittal meeting with the City, the City Engineer stated that the City is currently upgrading the sewer capacity in the area.
6. Whether the subject property has a reasonable economic use as currently zoned.
Due to Big Indian Creek running through the property, over half the property is not usable. Therefore, the property does not have a reasonable economic use as currently zoned.

Best Regards,

Casey Graham, PE



TYP. TOWNHOME LOT

TYP. DUPLEX LOT

SUBDIVISION NOTES

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GENERAL SITE INFORMATION	
1. PRICE PER SQUARE FOOT	1. \$100.00
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Return:
Robert T. Tuggle, III
Daniel, Lawson, Tuggle & Jerles, LLP
Post Office Box 89
Perry, Georgia 31069

Georgia, Houston Superior Court

WARRANTY DEED

NOV 6 - 1997

95-14715-R
STATE OF GEORGIA
COUNTY OF HOUSTON

Recorded in BOOK 1315 PAGE 476
Charles V. Sullivan, Clerk

THIS INDENTURE, Made the 4th day of November, in the year one thousand nine hundred ninety-seven, between

WALKER C. ANDREW and WILLIAM T. ANDREW

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

CHARLES E. ANDREW, JR.

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

W I T N E S S E T H that: Grantor, for and in consideration of the sum of DEDD OF GIFT, 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 Grantee, all the following described property, to wit:

ALL OF A ONE-SIXTH UNDIVIDED INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY TO WIT:

All that tract or parcel of land situate, lying and being in Land Lot 315 of the Thirteenth Land District of Houston County, Georgia, and containing 31.6 acres, more or less, and being bounded now or formerly as follows: On the west by property of John Slezak; on the north by property of Charles E. Andrew and the right of way of line of Jewell Drive; on the east by property of Steven and Elaine Rice, the right of way of Jewell Drive, Lots 1A, 2A, 4 and 5, Block "H" and Lots 7-14, Block "G", Clearview Park and the westerly right of way of Pave Circle; and on the south by other property of Charles E. Andrew.

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

AND THE SAID Grantor warrants and will forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Walker C. Andrew (SEAL)
WALKER C. ANDREW

William T. Andrew (SEAL)
WILLIAM T. ANDREW

Georgia, Houston County
Real Estate Transfer Tax

NOV 6 1997

Paid \$ -0-
Charles V. Sullivan
Clerk Superior Court

Signed, sealed and delivered
in the presence of:

Monica Perkins
Witness

Robert T. Tuggle, III
Notary Public

Notary Public, Houston County, Georgia
My Commission Expires March 6, 2001
DANIEL, LAWSON, TUGGLE & JERLES, LLP
ATTORNEYS AT LAW
912 MAIN STREET
POST OFFICE BOX 89
PERRY, GEORGIA 31069
(912) 987-2622

RECORDED
Charles T. Sullivan, Clerk

NOV 6 - 1997

CLERK SUPERIOR COURT

1997 NOV - 6 PM 1:34

FILED
HOUSTON COUNTY

Filed 11/15/97 Due
Clk
Fees:

STATE OF GEORGIA
COUNTY OF HOUSTON

BOOK 1307 PAGE 50
THIS INDENTURE,

Made and entered into this 22nd day of September,
1997, between WALKER C. ANDREW as executor of the Will of CHARLES H.
ANDREW, SR., deceased, hereinafter called party of the first part, and
CHARLES H. ANDREW, JR., WALKER C. ANDREW and WILLIAM T. ANDREW,
hereinafter called parties of the second part.

WITNESSETH:

WHEREAS, CHARLES H. ANDREW, SR., deceased, late of Houston County,
Georgia, departed this life testate and the property hereinafter
described was devised unto CHARLES H. ANDREW, JR., WALKER C. ANDREW and
WILLIAM T. ANDREW, parties of the second part; and

WHEREAS, party of the first part was appointed executor of the Will
of CHARLES H. ANDREW, SR., deceased, by the Probate Judge of Houston
County, Georgia, pursuant to the terms of said will which was probated
in solemn form in the Probate Court of Houston County, Georgia.

NOW THEREFORE, in consideration of the premises and for the purpose
of assenting to the devise of the property hereinafter described unto
parties of the second part, party of the first part does hereby convey
and release unto the parties of the second part, their heirs and
assigns, all the following described property to-wit:

EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD said described property unto the said
parties of the second part, their heirs and assigns, in as full and
ample manner as same was held and enjoyed by CHARLES H. ANDREW, SR. in
his lifetime.

GEORGIA, HOUSTON COUNTY SUPERIOR COURT
Recorded in Book 1307 Page 50-54
SEP 24 1997 Charles H. Andrew CLERK

Signed, sealed and delivered
in the presence of:

Angela D. Kama
Witness

Robert J. Smith
Notary Public
Notary Public, Houston County, Georgia
My Commission Expires March 6, 2007

Walker C. Andrew (SEAL)
WALKER C. ANDREW, as executor of the
Will of CHARLES H. ANDREW, SR.,
deceased

Georgia, Houston County
Real Estate Transfer Tax
Paid \$ -0-
Date SEP 24 1997

George V. Sullivan
Clerk Superior Court

FILED
HOUSTON COUNTY
1997 SEP 24 PM 2:43
CLERK SUPERIOR COURT

EXHIBIT "A"

TRACT NUMBER ONE: (Harry Lane Tract)

ALL OF A ONE-HALF UNDIVIDED INTEREST IN AND TO all that tract or parcel of land comprising all of Land Lot 123 in the 12th Land District and the Lower 11th Militia District of Houston County, Georgia, said Land Lot containing in the aggregate 193.3 acres more or less, and said Land Lot having such shape, metes, bounds, courses and distances as are shown on plat of survey of the Minnie MacDonald and Harry Lane Farms prepared by Milton Beckham, Surveyor, on December 15, 1967, a copy of said plat being of record in Map Book 11, page 281, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

TRACT NUMBER TWO: (Kraft Tract)

ALL OF A ONE-HALF UNDIVIDED INTEREST in that certain tract or parcel of land situate, lying and being in Land Lot No. 124 in the 12th Land District of Houston County, Georgia, comprising 15.01 acres of land, being more particularly described as follows: BEGINNING at a point on the south line of said Land Lot 124, said point of beginning being a distance of 573 feet in an easterly direction along the south line of Land Lot 124 from the southwest corner of Land Lot 124; from said beginning point running thence north 1 degree 01 minutes east along the lands formerly belonging to Minnie MacDonald for a distance of 10.46 chains; running thence east parallel of the south line of Land Lot 124 for a distance of 14.35 chains to lands of Georgia Kraft Company; running thence south along lands of Georgia Kraft Company for a distance of 10.46 chains to the south line of Land Lot 124; running thence west along said Land Lot line for a distance of 14.35 chains back to the point of beginning.

TRACT NUMBER THREE: (Rowley Tract)

All that tract or parcel of land situate, lying and being in Land Lot 17 of the Tenth (10th) Land District and Land lot 315 of the Thirteenth (13th) Land District of Houston County, Georgia, and being 37.88 acres having such shape, metes, bounds, courses and distances as shown on a plat of survey made by Milton Beckham, Surveyor, on May 14, 1963, a copy of said plat being of record in Map Book 8, page 192, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

LESS AND EXCEPT: All that tract or parcel of land situate, lying and being in Land Lot 17 of the Tenth (10th) Land District and Land Lot 315 of the Thirteenth (13th) Land District of Houston County, Georgia, and being 2.507 acres as is more particularly shown on a plat of survey for Thomas G. Rowley and Janet F. Rowley by Richard L. Jones, Surveyor, dated January 17, 1985, a copy of said plat being of record in Map Book 27, page 210, Clerk's Office, Houston Superior Court. Said

BOOK 1307 PAGE 52

plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

ALSO EXCEPT: All that tract or parcel of land situate, lying and being in Land Lot 315 of the Thirteenth (13th) Land District, Houston County, Georgia, and in the City of Perry, comprising 0.835 acre, as more particularly shown on a plat of survey prepared by Richard L. Jones, Surveyor, on May 1, 1986, a copy of said plat being of record in Map Book 30, page 92, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

TRACT NUMBER FOUR:

That certain tract or parcel of land situate, lying and being in the City of Perry, Houston County, Georgia, and in Clearview Park Subdivision therein, same being shown and designated as Lot No. 7 in Block "F" of said subdivision according to plat of survey prepared by Milton Beckham, Surveyor, on April 4, 1964, a copy of said plat being of record in Map Book 9, page 53, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby referred to and made a part of this description.

This is the same property as that conveyed to Charles H. Andrew by T.E. Smith by deed dated April 14, 1964 and recorded in Deed Book 218, page 99, Clerk's Office, Houston Superior Court.

TRACT NUMBER FIVE: (Mamie C. Davis Tract)

All that tract or parcel of land situate, lying and being in the City of Perry, Houston County, Georgia. Said property being all of Block "L", lying northwest of Commerce Street and northeast of the Central of Georgia Railroad right-of-way. Said property being bounded now or formerly as follows: On the south by Commerce Street, on the west by the right-of-way of Central of Georgia Railroad, on the north by Lot 5 Holtzclaw Subdivision and Tract A and on the east by property by Hodges Milton.

This is the same property as that conveyed to Charles H. Andrew by Mamie Coley Davis in that certain warranty deed dated April 15, 1961 and recorded in Deed Book 166, page 19, Clerk's Office, Houston Superior Court

TRACT NUMBER SIX:

All that tract or parcel of land situate, lying and being in the City of Perry, Houston County, Georgia, and being a portion of Tract 6 of the H.M. Holtzclaw Estate as shown on a plat of survey made by Rhodes Sewell, Surveyor, a copy of said plat being of record in Map Book 1, page 221, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto. Said land is further described as being bounded on the south by Tract 5 and by a portion of Tract 6 conveyed to Essie Lee Jackson by deed from

W.F. Ragin recorded in Deed Book 64, page 444, said Clerk's Office; on the west by Central of Georgia Railroad right-of-way and by Fannie Gresham Branch; on the north by the Andrew Heights Subdivision; on the east by said land of Essie Lee Jackson and by a portion of Tract 6 which was conveyed from W.F. Ragin to Harry F. Griggs by deed record in Book 77, page 583, said Clerk's Office.

TRACT NUMBER SEVEN:

ALL OF A ONE-HALF UNDIVIDED INTEREST IN AND TO all that tract or parcel of land situate, lying and being in the City of Perry, Houston County, Georgia, known and designated as Lot #5 of the Holtzclaw Subdivision according to the plat of survey of said subdivision made by Rhodes Sewall, Surveyor. A copy of said plat being of record in Map Book 1, page 221, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

This is the same property as described in a deed from Lou Toomer, deceased, by T.J. Toomer her single surviving heir at law to T.J. Toomer, executed November 15, 1974, and recorded in Deed Book 447, page 251, Clerk's Office, Houston Superior Court.

TRACT NUMBER EIGHT:

All that tract or parcel of land situate, lying and being in the City of Perry, Houston County, Georgia, being a portion of Lot 4 of the Holtzclaw Subdivision as per plat of survey by Milton Beckham, Surveyor, dated December 31, 1970, and a copy of which is recorded in Map Book 14, page 109 in the Clerk's Office, Houston Superior Court. The portion hereby conveyed is designated on the aforesaid plat of survey as Tract "A" and is the westerly 25 feet of said lot.

This is a portion of that property by Inez Jackson, formerly Inez Jenkins, to Hodges Milton by Warranty Deed recorded in Deed Book 348, page 451 in the Clerk's Office, Houston Superior Court.

TRACT NUMBER NINE: (Houston Lake Lot)

ALL OF A ONE-HALF UNDIVIDED INTEREST IN AND TO: All that tract of land in the 10th Land District of Houston County, Georgia, being part of Land Lot No. 150 and being the west half of Lot No Twenty-One (21) in Block "D", according to plat of the J.H. Davis and Son Subdivision, recorded in Map Book 1, page 216, in the Clerk's Office of Houston Superior Court.

This is the same property as that conveyed to CB Andrew by that certain warranty deed from J.H. Davis recorded in Deed Book 35, page 520, Clerk's Office, Houston Superior Court.

TRACT NUMBER TEN: (Julianne Tract)

ALL OF A ONE-HALF UNDIVIDED INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BOOK 1307 PAGE 54

All that tract or parcel of land situate, lying and being in Land Lot 315 of the Thirteenth Land District of Houston County, Georgia, and containing 31.6 acres, more or less, and being bounded now or formerly as follows: On the west by property of John Slesah; on the north by property of Charles E. Andrew and the right-of-way of line of Jewell Drive; on the east by property of Steven and Elaine Riew, the right-of-way of Jewell Drive, Lots 1A, 2A, 4 and 5, Block "H" and Lots 7-14, Block "G", Clearview Park and the westerly right-of-way of Faye Circle; and on the south by other property of Charles E. Andrew.

TRACT NUMBER ELEVEN: (Cemetery Tract)

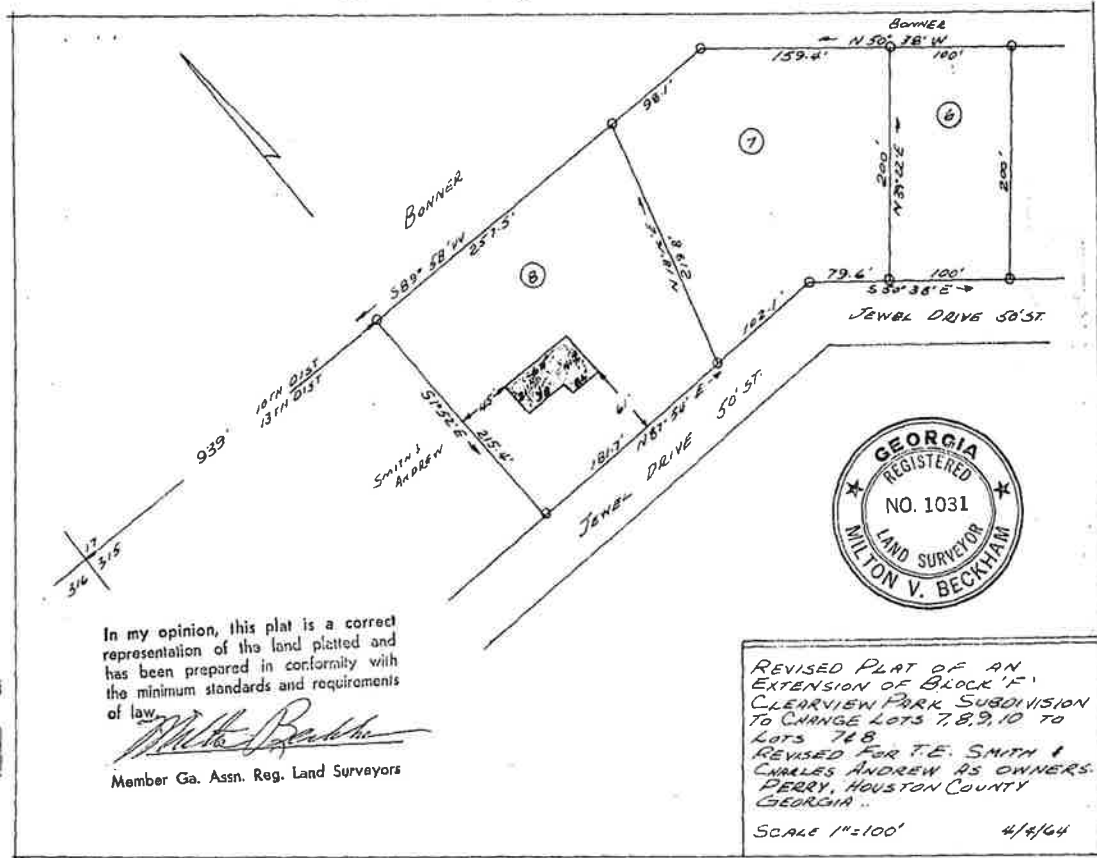
All that tract or parcel of land situate, lying and being in the 13th Land District of Houston County, Georgia, being part of lot of land no. 315 in said district, comprising 5 acres, and being fully delineated and marked on a plat of survey made by T.F. Flournoy, Surveyor, on December 14, 1950, a copy of said plat being of record in map Book 2, page 355, Clerk's Office, Houston Superior Court. Said land is more fully described as follows:

COMMENCING at the northwest corner of the 1 acre tract of land shown on said recorded plat and running thence north 1 degree west 418 feet to a point; thence north 89 degrees east for a distance of 418 feet to a point; thence south 1 degree east for a distance of 627 feet to the north line of right-of-way of Perry to Marshallville paved highway; thence south 89 degrees west along the north line of said right-of-way for 209 feet to southeast corner of the 1 acre tract of land shown on said plat; thence north 1 degree west along the east line of said 1 acre tract for a distance of 209 feet; thence south 89 degrees west along the north line of said 1 acre tract of land for 209 feet to beginning point. Said tract of land is bounded on the north and east by lands of Charles E. Andrew, Floyd B. Smith and T.E. Smith, on the south by the right-of-way of the Perry and Marshallville paved highway and by the one acre tract of land shown on said plat; and on the west by the said 1 acre tract of land which is now a church lot, and by lands of WE Beecham.

Said property is the same as that conveyed from Charles E. Andrew to L. Gardner Watson by deed dated September 8, 1951, and recorded in Deed Book 74, page 441, Clerk's Office, Houston Superior Court.

Doc ID: C06991120001 Type: PLA
 Filed: 04/22/1964 at 09:33:01 AM
 Fee Amt: Page 1 of 1
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 BK 9 PG 53

Recorded, April 22, 1964





MASTERPIECE CONSTRUCTION
402, HWY 247, SUITE 2200
BONAIRE, GA31005
PHONE:478-256-6138,
WWW.BUILTBYMASTERPIECE.COM

TOWN HOMES

plan design
by
REDLAND HOME DESIGN
WWW.REDLANDHOMEDSIGN.COM





MASTERPIECE CONSTRUCTION
402, HWY 247, SUITE 2200
BONAIRE, GA31005
PHONE:478-256-6138,
WWW.BUILTBYMASTERPIECE.COM

TOWN HOMES

plan design
by
REDLAND HOME DESIGN
WWW.REDLANDHOMEDSIGN.COM



EACH UNIT IS 1535 SQUARE FEET

MAIN FLOOR

NO SCALE

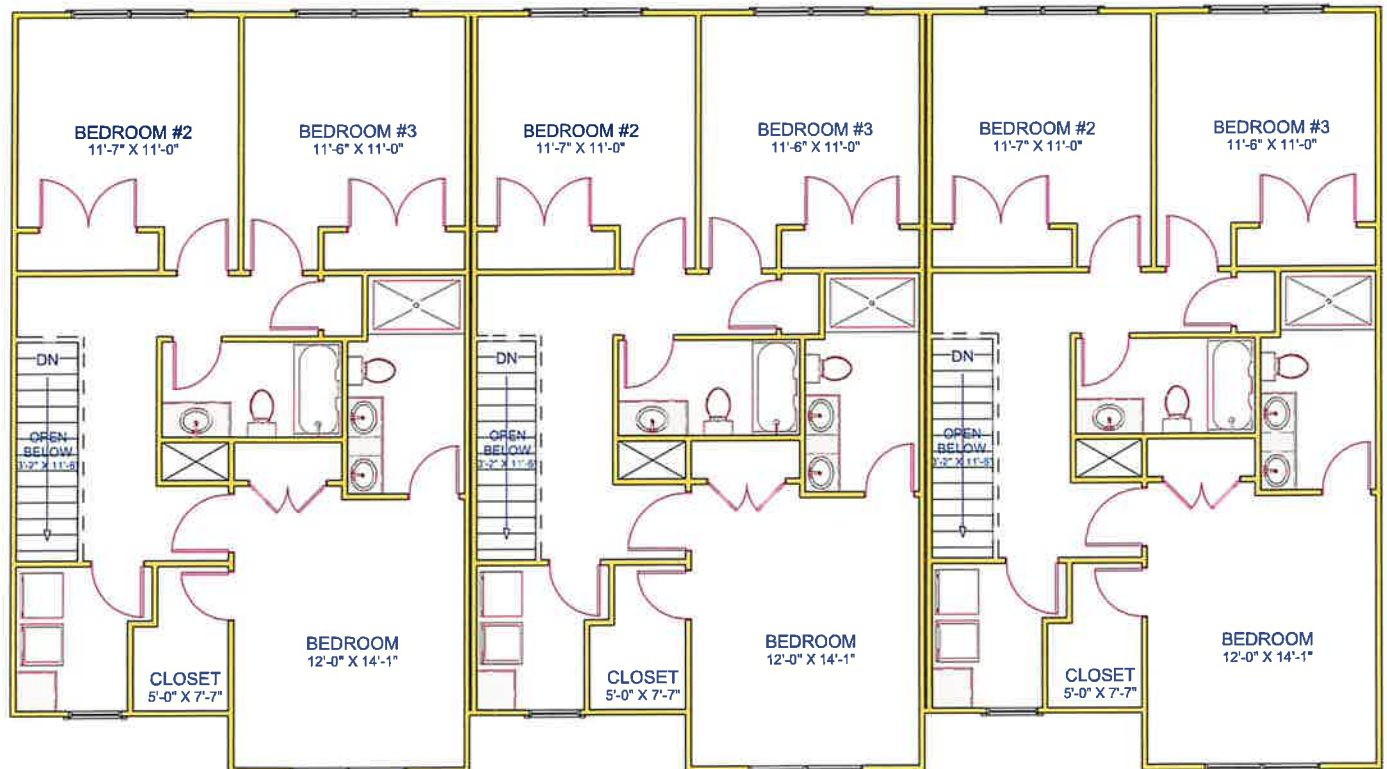
IT IS THE SOLE RESPONSIBILITY OF THE PURCHASER AND/OR THE PURCHASER'S CONTRACTOR TO COMPLY WITH ANY BUILDING CODES, ORDINANCES, AND REGULATIONS SET FORTH BY COUNTY, CITY, STATE, OR FEDERAL CODE ENFORCEMENT AGENCY. THE PURCHASER AND/OR THE PURCHASER'S CONTRACTOR OF THIS PLAN EXEMPTS THE OWNER AND THE EMPLOYEES OF REDLAND HOME DESIGN FROM ANY CLAIMS OR LAWSUITS THAT MAY OCCUR DURING THE CONSTRUCTION OF THIS STRUCTURE.



MASTERPIECE CONSTRUCTION
402, HWY 247, SUITE 2200
BONAIRE, GA31005
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2ND FLOOR

NO SCALE

IT IS THE SOLE RESPONSIBILITY OF THE PURCHASER AND/OR THE PURCHASER'S CONTRACTOR TO COMPLY WITH ANY BUILDING CODES, ORDINANCES, AND REGULATIONS SET FORTH BY COUNTY, CITY, STATE, OR FEDERAL CODE ENFORCEMENT AGENCY. THE PURCHASER AND/OR THE PURCHASER'S CONTRACTOR OF THIS PLAN EXEMPTS THE OWNER AND THE EMPLOYEES OF REDLAND HOME DESIGN FROM ANY CLAIMS OR LAWSUITS THAT MAY OCCUR DURING THE CONSTRUCTION OF THIS STRUCTURE.



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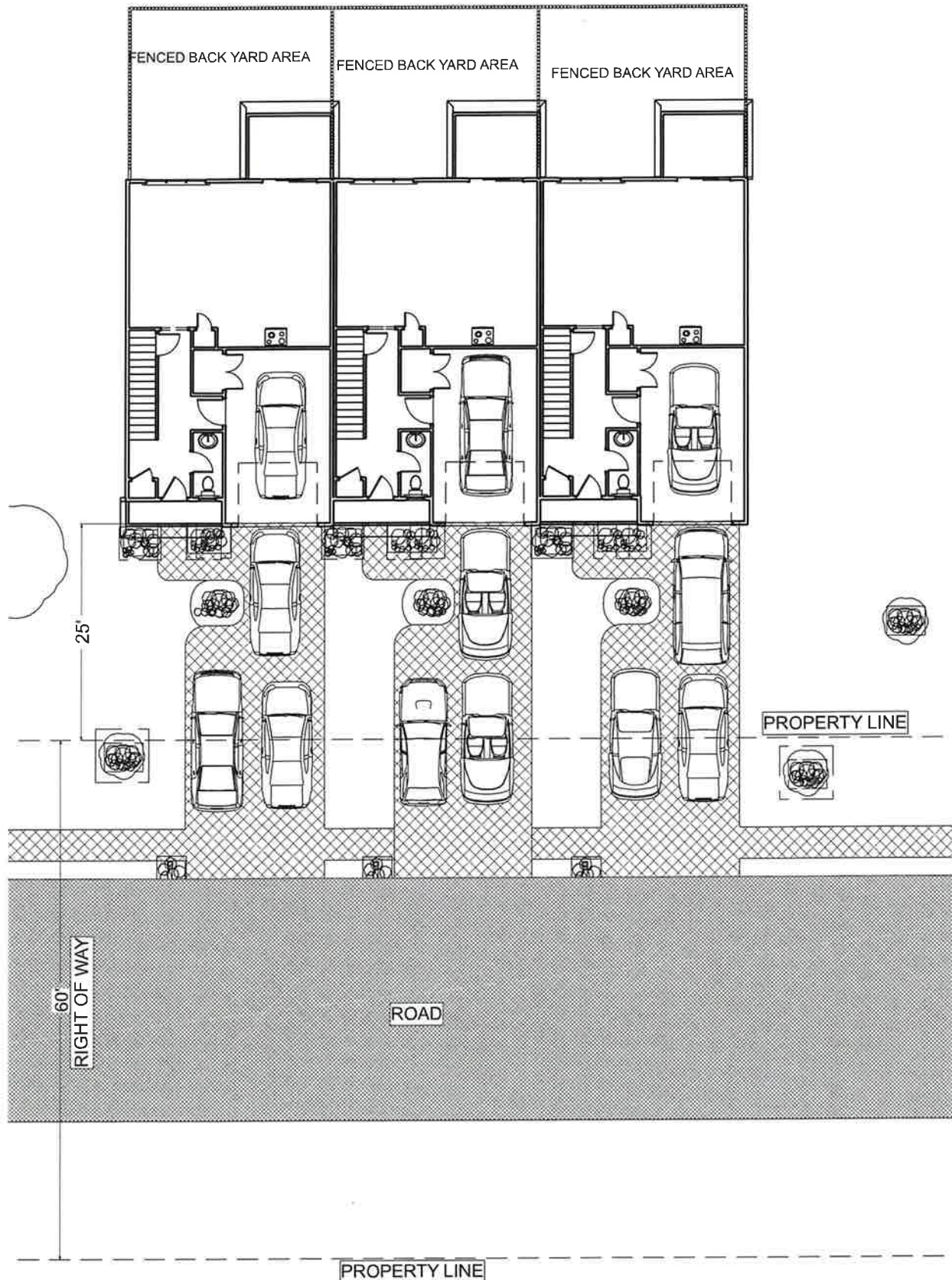
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OPTION #1



EACH UNIT IS 1230 SQFT

LIVING AREA
2460 SQ FT

DUPLEX