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STAFF REPORT

From the Department of Community Development

May 9, 2024

CASE NUMBER: SUSE-0053-2024

APPLICANT: Erika Crum

REQUEST: A Special Exception to allow a residential business

LOCATION: 319 Rippling Water Way; Tax Map No. 0P0720 056000

REQUEST ANALYSIS: The subject property owner wants to operate a single-station home hair salon in the garage of the house as a residential business.

Residential businesses are small offices or small-scale retail or service businesses in which customers or clients come to the house and are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes.

STANDARDS FOR SPECIAL EXCEPTIONS:

1. *Are there covenants and restrictions pertaining to the property which would preclude the proposed use of the property?* Staff is not aware of covenants or restrictions on the subject property which would preclude the proposed use.
2. *Does the Special Exception follow the existing land use pattern?*

	Zoning Classification	Land Uses
Subject	PUD, Planned Unit Development	Single-family residential
North	PUD, Planned Unit Development	Single-family residential
South	PUD, Planned Unit Development	Single-family residential
East	PUD, Planned Unit Development	Single-family Residential
West	PUD, Planned Unit Development	Undeveloped

3. *Will the Special Exception have an adverse effect on the Comprehensive Plan?* The subject property is included in a “Suburban Residential” character area in the 2022 Joint Comprehensive Plan. This character area is typically developed with a mix of residential uses.
4. *Will adequate fire and police protection be available?* Fire and police protection are already provided to the property. The proposed use should not impact these services.
5. *Will the proposed use be of such location, size, and character that it is not detrimental to surrounding properties?* Allowing customers to have access to the garage area on an appointment-only basis should not impact the surrounding properties. The exterior of the house will not be altered to advertise the business, and customer visits will be limited to Monday through Saturday 8 AM to 6 PM.

6. *Will the use interfere with normal traffic, pedestrian or vehicular, in the neighborhood?* The use of the residence as a residential business should not cause inappropriate interference with the normal pedestrian and vehicular traffic in the neighborhood.
7. *Will the use result in an increase in population density overtaking public facilities?* The secondary use as a residential business should not increase the population density above that expected for the size of the house.
8. *Will the use create a health hazard or public nuisance?* Residential businesses should not create a health hazard, and normally should not create a public nuisance. The applicant is installing a ventilation/exhaust fan and extending her HVAC into the garage to eliminate potential health hazards from chemicals and sprays being used during stylist services. Lastly, the driveway of residence is about 30ft long and 30 ft wide, allowing more than enough space for vehicles to pull in without blocking the sidewalk or the street.
9. *Will property values in adjacent areas be adversely affected?* Secondary use as a residential business should not adversely affect the value of properties in the area.
10. *Are there substantial reasons a permitted use cannot be used at this property?* The property is developed as a permitted use, a single-family residence. The special exception is to allow secondary use as a residential business, as allowed, according to the LMO.

STAFF RECOMMENDATION: Staff recommends approval of the special exception, with the following conditions:

1. Limited to one stylist station and business details specified in the application documents.
2. Limited to the applicant, Erika Crum, and is not transferable.

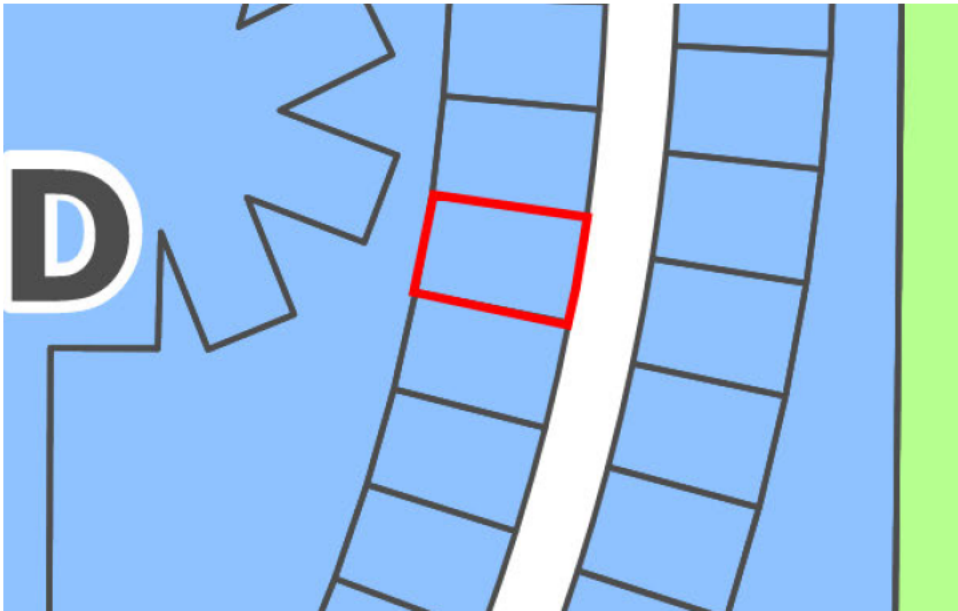


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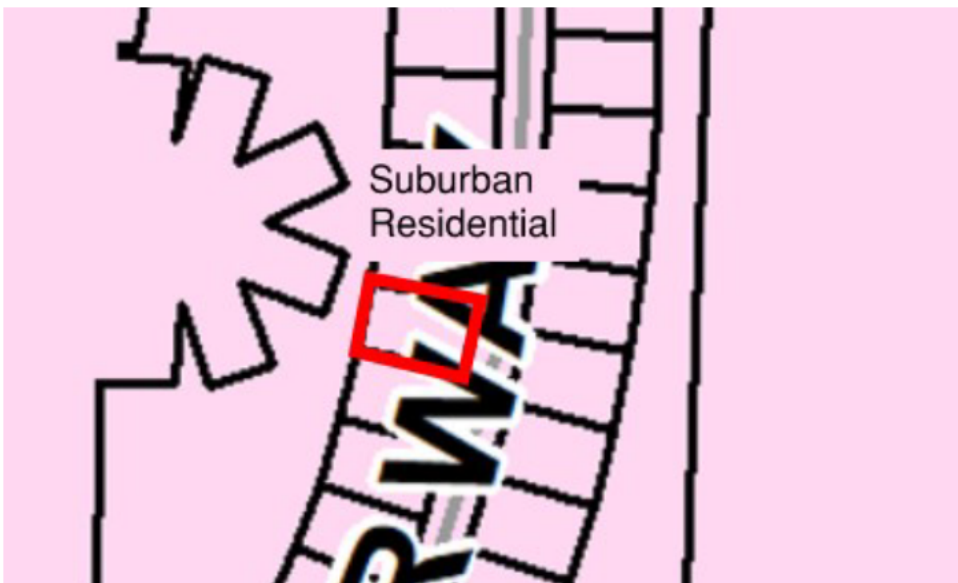
319 Rippling Water Way

Allow a hair salon as a residential business

Aerial



Zoning



Character Area



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Application # SLWX 0053-
2024

Application for Special Exception

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Erika Crum	Erika Crum & Ryan Crum
*Title		
*Address	319 Rippling Water Way, Perry, GA, 31069	
*Phone	[REDACTED]	
*Email	[REDACTED]	

Property Information

*Street Address	319 Rippling Water Way, Perry, GA, 31069	
*Tax Map Number(s)	P 7286	*Zoning Designation residential PUD

Request

*Please describe the proposed use:
Hair Salon

Instructions

1. The application and *\$306.00 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	Erika Crum	*Date	4-7-24
*Property Owner/Authorized Agent	Erika Crum	*Date	4-7-24

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) The existing land use pattern. *See attached*
- (2) Whether the proposed use is consistent with the Comprehensive Plan.
- (3) Whether all proposed structures, equipment or material will be readily accessible for fire and police protection.
- (4) Whether the proposed use will be of such location, size, and character that, in general, it will be in harmony with the appropriate and orderly development of the area in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties or a deterrent to the improvement of adjacent properties in accordance with the zoning classification of such properties, the existing land use pattern or the Comprehensive Plan.
- (5) Whether, in the case of any use located in, or directly adjacent to, a residential district or area:
- (a) The nature and intensity of operations will be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to, or incongruous with, said residential district or area, or conflict with the normal traffic of the neighborhood; and
 - (b) The location and height of buildings, and other structures, and the nature and extent of screening, buffering or landscaping on the site will be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings in conformance with existing zoning districts and development pattern.
- (6) Whether the proposed use will increase the population density resulting in the increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.; or approval of the use would encourage adjacent areas to develop at higher densities than provided in the comprehensive plan resulting in the overtaxing of such public facilities.
- (7) Whether the proposed use will cause a health hazard, a public safety problem, or create a nuisance or cause excessively increasing traffic and associated congestion; create a drainage problem; generate unnecessary disturbance due to noise, the emission of smoke or other contaminants, odor, electrical interference, or cause pollution to land, air and/or water.
- (8) Whether the proposed change will adversely affect property values in adjacent areas.
- (9) Whether there are substantial reasons why the property cannot be used for a permitted use in the district where the property is located.

There are no covenants, restrictions, and/or HOA pertaining to this property.

1) The land use pattern is currently residential. We use this property as our home/residence.

2) My comprehensive plan is to utilize my garage as an inhome salon.

It will be in operation Monday through Friday from 9am to 5pm and I will only see one client at a time. All clients will only park in my driveway and will not be allowed to park on the side of the road.

I am determined to be consistent with this plan.

3) All areas to be used (structure, equipment, and material) will be readily accessible for fire and police protection.

4) - See comprehensive plan above at #2 - Salon will not interfere with any other properties or developments. It will not interfere with current land use as well.

5) a) The nature and intensity of my operations will not interfere with our residential community. My clients are of high moral integrity and I will hold them to such standards.

b) My business will not interfere with →

any other buildings or structures.

- 6) My business will not interfere with population density and will definitely not overtax the load on facilities such as mentioned. Most will not even realize a business resides within my home.
- 7) As already mentioned before, my business is very small and will be ran very efficiently. I use no harsh chemicals or pollutants and I will strive to keep things as clean and professional as much as humanly possible.
- 8) No changes I have proposed will adversely affect any one else's properties around where I will have my business.
- 9) There are no substantial reasons or really any reasons why the property could not be used for permitted use in the district where my property is located.

April 14th
2024

Erika Crum's Floor Plan Model

for exemption paper work.

email: erikacrum@gmail.com Phone #: 418-952-1460

319 Rippling Water way

