

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



Where Georgia comes together.

Application for Special Exception

Contact Community Development (478) 988-2720

Application # **SUSE**
0007-2026

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Leonard H Samples	Leonard H Samples
*Title	Owner	Owner
*Address	[REDACTED]	Same
*Phone	[REDACTED]	Same
*Email	[REDACTED]	Same

Property Information


*Street Address	1306 Keith Drive, Perry, Ga 31069
*Tax Map Number(s)	0P44B0 040000
*Zoning Designation	R2

Request

*Please describe the proposed use: Short Term Leasing

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	 - Leonard H Samples	*Date	1-14-2026
*Property Owner/Authorized Agent	Leonard H Samples	*Date	1-14-2026

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 covenants or restrictions in area.**

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

(2) Whether the proposed use would impact traffic volume or traffic flow and pedestrian safety in the vicinity; **No adverse impact to existing traffic, or safety concerns to pedestrians in the vicinity.**

(3) Whether the hours and manner of operation of the proposed use would impact nearby properties and uses in the vicinity; **No adverse operations will impact nearby properties or 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; **No adverse refuse collection will impact nearby properties, trash collection will be conducted with scheduled city collections.**

(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; **Property is an existing home, build in 1982**

(6) Whether the parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use; and **Property will accommodate all and/or any new accommodations for the growth of the city of Perry, Ga.**

(7) Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools. **Property will not create any adverse or burdens to existing streets, utilities, city services, or schools.**



USAA General Indemnity Company
9800 Fredericksburg Road
San Antonio, TX 78288

RENTAL PROPERTY INSURANCE POLICY SUMMARY

Existing USAA Rental Property Insurance Policy Summary

January 15, 2026

Dear Mr. Samples Sr.,

We're writing to provide the following summary of the USAA rental property policy:

Effective Date of Policy:	April 15, 2025 12:01 a.m. standard time
Policy Expiration Date:	April 15, 2026 12:01 a.m. standard time
Policy Location:	1306 KEITH DR, PERRY, GA 31069
Policy Number:	[REDACTED]
Named Insured:	LEONARD H SAMPLES SR

Description of coverage(s)	
Dwelling coverage:	\$209,000
Home Protector:	Not Included
Personal belongings:	\$5,000
Personal liability:	\$1,000,000
Medical payments:	\$5,000
Deductible(s)	
All other perils:	\$2,000
Wind and hail:	2.00%(\$4,180)

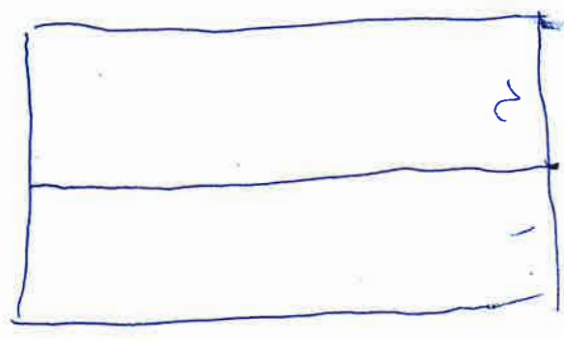
Revised Annual Premium:	\$1,207.96
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Mortgage Clause:	NAVY FEDERAL CREDIT UNION ISAOA/ATIMA PO BOX 100598 FLORENCE, SC 29502-0598
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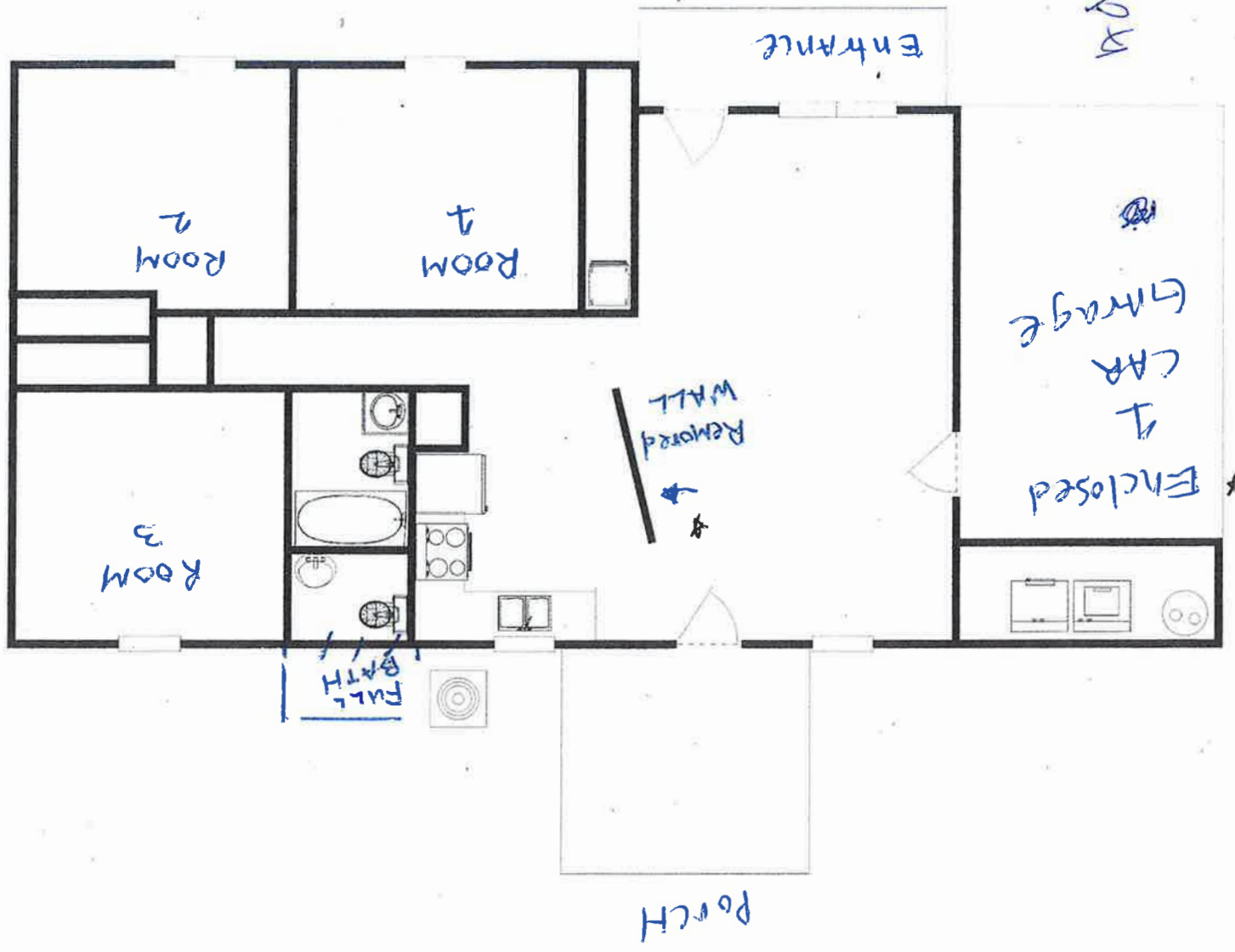
Loan Number:	[REDACTED]
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Your Home Protector coverage, if included, provides you an additional 25% of dwelling coverage. Policy terms, conditions and exclusions apply.

Keith Drive



Unit 100
1001/1002



1306 Keith Drive
Perry, GA 31069

HOUSE RULES

PLEASE:

- 1. NO PARTIES**
- 2. ONLY 6 PEOPLE IN HOUSE (CALL HOST FOR EXCEPTIONS)**
- 3. CLEAN UP AFTER YOURSELF (*DISHES, TRASH*)**
- 4. LEAVE BEDDING (*SHEETS and TOWELS*) ON FLOOR IN ROOMS**
- 5. CONTACT HOST IF ANYTHING BREAKS OR IS DAMAGED**
- 6. NO PETS (*CERTIFIED ASSISTANT PETS ONLY*)**
- 7. DO NOT TOUCH THERMOSTAT (*OFF/ON ONLY*); IT IS PRE-SET AND CANNOT BE CHANGED (*CALL HOST FOR ANY ISSUES*)**
- 8. NO SLEEPING ON LIVING ROOM FURNITURE**
- 9. NO SMOKING OF ANY KIND**
- 10. TRASH COLLECTION IS ON MONDAYS, PLEASE MOVE CONTAINER TO EDGE OF ROAD**

PARKING RULES:

**PLEASE PARK IN DESIGNED PARKING ON SIDE OF DRIVEWAY.
DO NOT BLOCK THE DRIVEWAY**

CHECKOUT TIME IS- 11:00 AM

