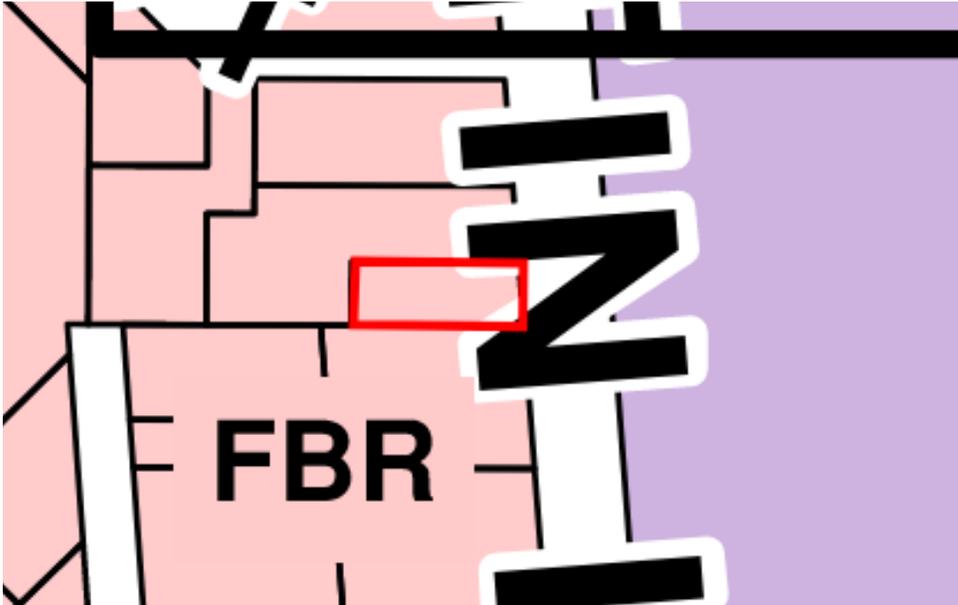


SUSE-0013-2026

303 MLK Dr

Request for Special Exception
to allow a short-term rental

Aerial



Zoning



Character Area



Where Georgia comes together.

STAFF REPORT

From the Department of Community Development
March 2, 2026

CASE NUMBER: SUSE-0013-2026
APPLICANT: James R. McGhee
REQUEST: A Special Exception to allow short-term residential rental
LOCATION: 303 Martin Luther King Dr; Tax Map No. 0P0120 011000

REQUEST ANALYSIS: The subject property owner proposes to offer the entire **4-bedrooms/3-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 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 asserts that there are no covenants or restrictions that pertain to the premises or prevent it from being used as a short-term residential rental.

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

The proposed use does fit with the residential development pattern the City follows, according to the current Comprehensive Plan, in the Traditional Neighborhood character area. The dwelling is being used as a residence, which also complies with surrounding land uses. Shortening the length of time a person lives in the dwelling does not disqualify it as a residence.

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

There should be no adverse effects on pedestrian or vehicular traffic flow and safety. Traffic should not increase beyond what is expected for a home of this size with long-term residents.

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

The dwelling unit is still being treated as a residence and is, therefore, not operating outside of what is normally expected of a traditional residence. Shortening occupants' length of time within the dwelling does not affect nearby properties in the area.

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?*

Occupants are required to abide by City ordinances related to trash collection, noise, parking, and all other applicable ordinances. The owner has also extended the driveway to curve around the house to allow space for vehicles.

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 an existing, single-family home.

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 for the proposed use, and there is currently no future growth expected in this area.

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

Utilities and city services are already available in the area; schools should not be affected at all by an increase in the frequency of occupants. City streets should not be affected beyond what is expected for a single-family home.

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

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



Where Georgia comes together.

Application # SUSE 0013-2026

Application for Special Exception

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	James R. McGhee	James R. McGhee
*Title		
*Address	131 Blackstock Rd Elko Ga.	
*Phone	[REDACTED]	
*Email	[REDACTED]	

Property Information

*Street Address	303 MLK Dr. Perry Ga. 31069
*Tax Map Number(s)	0P0120011000
*Zoning Designation	

Request

*Please describe the proposed use:

Short Term Rental

Instructions

- 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.
- *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.
- *For applications in which a new building, building addition and/or site modifications are proposed, you must submit a site plan identifying such modifications.**
- 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.
- 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.
- *The applicant must be present at the hearings to present the application and answer questions that may arise.**
- 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.
- *Signatures:**

*Applicant	James R. McGhee	*Date	1-22-2026
*Property Owner/Authorized Agent	James R. McGhee	*Date	1-22-2026

Standards for Granting a Special Exception

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

No *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.

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

① yes, this is a residential property

② No

③ No

④ No

⑤ Yes

⑥ Yes

⑦ No

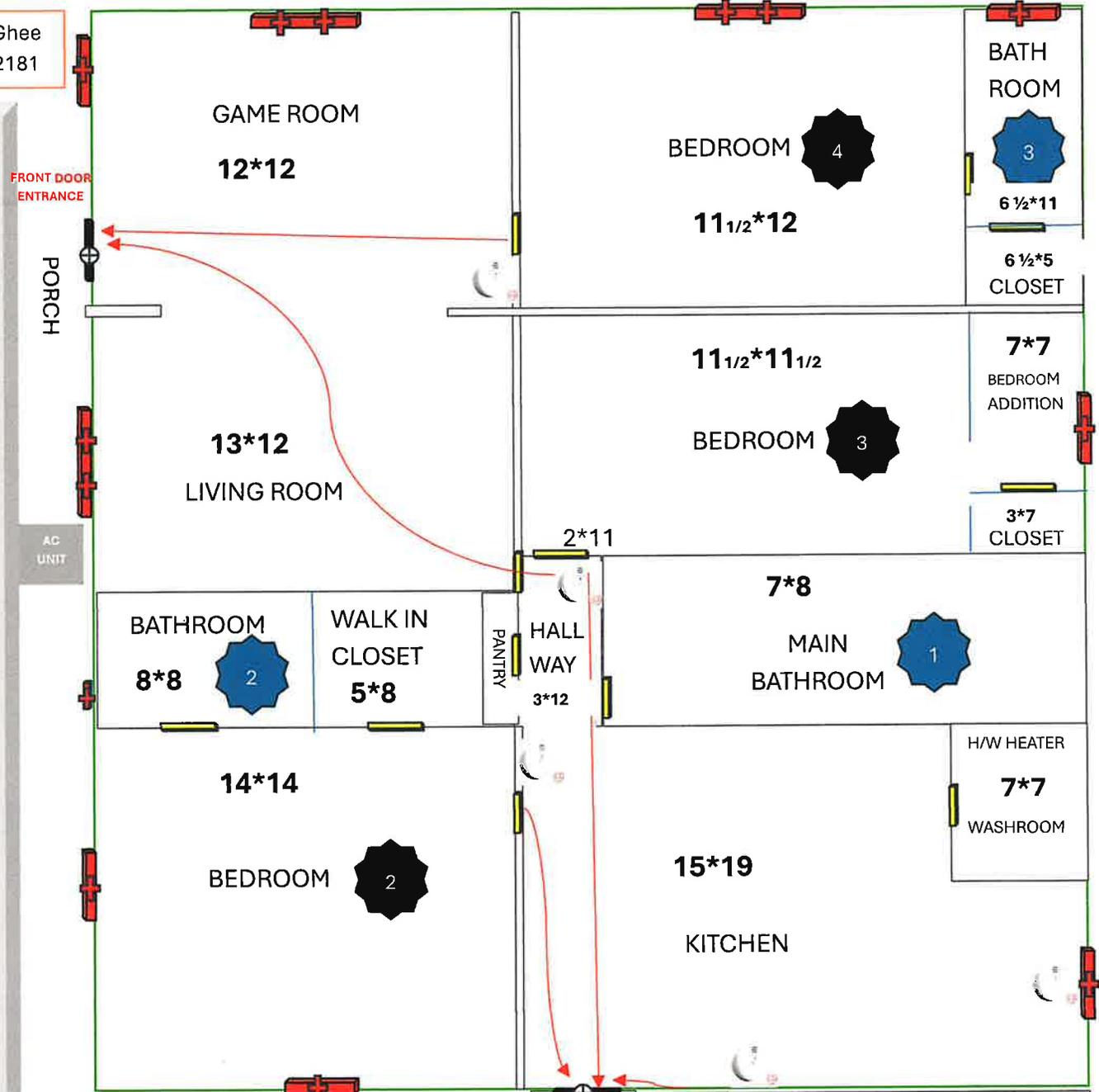
HOUSE RULES

To ensure a comfortable and enjoyable environment for all our guests, we kindly ask that you review and respect the following house rules.

- Check-in at 12noon, and check-out at 12 noon. We are happy to accommodate early check-in or late check-out, when possible, but please request it in advance.
- No smoking, vaping, or e-cigarettes are allowed inside the home. If you smoke outside, please dispose of all butts properly in the provided outdoor ashtray. A cleaning fee will be charged for any evidence of smoking inside the house.
- Please treat our home with respect. We understand that accidents happen. If something breaks or is damaged, please let us know immediately so we can arrange for repair or replacement.
- Guests are responsible for their visitors. Please let us know in advance if you plan to have any non-registered guests visit the property. No parties or non-registered guests' sleepovers are allowed.
- Please keep all doors and windows closed when the heating/cooling system is on. This will help conserve energy.
- Waste and Recycling: Please place all trash in the designated bins.
- Trash will follow the city schedule
- No parking on grass
- Guest stay – up to 8 guests

James McGhee
(478) 235-2181

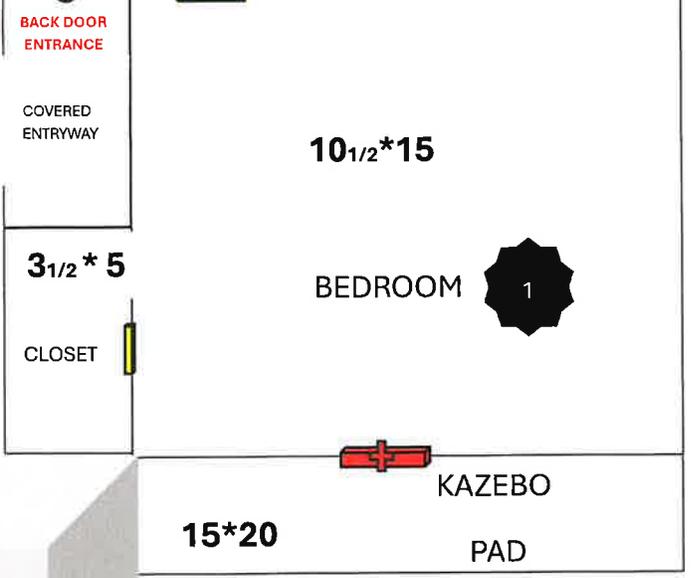
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303 Martin Luther King Dr., Perry, GA.

EMERGENCY ACTION PLAN

- INTERIOR DOORS 
- EXTERIOR DOORS 
- WINDOWS 
- SMOKE DETECTORS 
- EMERGENCY ROUTES 



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PARKING LOT



Car 3

Car 2

Car 1



State Farm Fire and Casualty Company

Rental Dwelling Rate Quote

Monthly premium
\$95.08

Annual premium
\$1,141.00

Prepared date: January 20, 2026

Prepared for
 MCGHEE, JAMES R
 131 BLACKSTOCK RD
 ELKO, GA 31025-2108

State Farm agent
Andy Thomas
 255 Carl Vinson Pkwy
 Warner Robins, GA 31088-5815
 Phone: (478)975-0069

Kristie.russell.rhsz@statefarm.com

Property location
 303 MARTIN LUTHER KING JR DR
 PERRY, GA 31069-3303

Property details
 Quote effective date: 01/20/2026 PPC: 3
 Year built: 1944
 Territory Zone: 39
 Construction: Masonry veneer
 Number of Units: 1

Rate IV: 100%

Quote description: 100% Replacement Cost

Quote results	Limit	Premium
Coverages		
Dwelling (Coverage A)	344,000	1,277.00
Dwelling Extra Replacement Cost	Excluded	
Dwelling Extension	34,400	
Personal Property (Coverage B)	17,200	
Business Liability (Coverage L) each occurrence	500,000	14.00
Business Liability (Coverage L) annual aggregate	1,000,000	
Premises Medical Payments (Coverage M) each person	5,000	4.00
Loss of Rents (Actual Loss Sustained)		
Deductibles		
Policy deductible	2% 6,880	(130.00)
Charges / Credits		
Home Alert		(24.00)
Policy Options and Endorsements		
Fire Department Service Charge Increased Limits	500 included	
Total annual premium		1,141.00
Monthly premium		95.08

This example of available coverages and limits is not a contract, binder, or recommendation of coverage. This quote assumes you insure for 100% of the estimated replacement cost of your rental dwelling. Higher limits are available at a higher premium. Coverage is available in a lesser amount,