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Application for Special Exception

Contact Community Development (478) 988-2720

Application # Sub # 45
2024

*Indicates Required Field

	*Applicant	*Property Owner
*Name	DAVID CORSON	
*Title	OWNER	
*Address	203 NOAH LA. Perry	← Same
*Phone		
*Email		

Property Information

*Street Address	1318 NORTH AVE
*Tax Map Number(s)	0P0080 014000
*Zoning Designation	R 2

Request

*Please describe the proposed use:	Short-Term Rental
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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	<i>David Corson</i>	*Date	4/26/24
*Property Owner/Authorized Agent	<i>David Corson</i>	*Date	4/26/24

Response to Standards for Granting a Special Exemption

1318 North Ave, Perry

1. The proposed use is consistent with the land use pattern (zoned R-1)
2. The proposed use is consistent with the Comprehensive Plan
3. The house (there are no other structures on the property) is accessible for police and fire protection.
4. The house will be consistent with the surrounding houses and neighborhood. There are numerous single family homes on the street and a school across the street.
5. See below.
 - a. Pedestrian and vehicular traffic will not be impeded. Parking is off-street – entirely on the proposed property. This short-term rental should generate less pedestrian and vehicular traffic than surrounding residences.
 - b. No changes to the location or height of the building, screening or landscaping are anticipated
6. Population density will not be increased since the occupation of the rental will be short-term
7. The proposed usage will not create health hazards or nuisances. Exterior surveillance cameras with audio will be used to ensure that the occupants comply with the host rules.
8. The house has been completely remodeled and updated with new siding and paint and landscaping. These changes greatly enhances the appearance of the area and should increase the property value.
9. We do not anticipate any reasons the property cannot be used for the permitted use.