



Where Georgia comes together.

### Application for Special Exception

Contact Community Development (478) 988-2720

Application # SUSE \_\_\_\_\_  
0072-2024 \_\_\_\_\_

\*Indicates Required Field

	*Applicant	*Property Owner
*Name	William Goggin	Houston County Habitat for Humanity
*Title	Director	
*Address	2607 Moody Road, WR	
*Email	[REDACTED]	

#### Property Information

*Street Address	1336, 1338 Pierce St, Perry	
*Tax Map Number(s)	79/10	*Zoning Designation R2

parcel 0P0180074000  
parcel 0P0180073000

#### Request

\*Please describe the proposed use: Request exemption for 1500 sq ft minimum requirement for these lots in Oldfield Neighborhood.

#### Instructions

- 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.
- \*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	William Goggin - Houston County HFH	*Date	5-20-24
*Property Owner/Authorized Agent	William Goggin	*Date	5-20-24

Habitat is requesting a blanket approval to construct infill housing which has less square footage than the minimum required by the City's Land Management Ordinance. The neighborhoods in which we typically work consist of houses that range in size from around 750 square feet to more than 1700 square feet, with average house size in the 1,000 square-foot range. While we have a variety of house plans, our smallest two-bedroom plan is 786 square feet; three-bedroom plan is 980 square feet; and four-bedroom plan is 1100 square feet.

### **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? Houston County Habitat for Humanity typically builds on properties which do not have covenants and restrictions. Where such exist, Habitat meets the requirements.

- (1) The existing land use pattern. Habitat typically constructs single-family houses in existing residential neighborhoods. Existing houses in the neighborhoods in which we build often are smaller than the minimum required heated square footage.
- (2) Whether the proposed use is consistent with the Comprehensive Plan. Habitat houses are typically constructed in existing residential neighborhoods. These neighborhoods fall into the "Traditional Neighborhood" or "Suburban Residential" character areas of the Comprehensive Plan.
- (3) Whether all proposed structures, equipment or material will be readily accessible for fire and police protection. Police and fire protection already exist in the neighborhoods in which we build. Habitat constructs infill houses.
- (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. The neighborhoods in which Habitat builds typically consist of a range of house sizes. Our house plans are consistent with the character of the neighborhoods in which we build.
- (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 there with will not be hazardous or inconvenient to, or incongruous with, said residential district or area, or conflict with the normal traffic of the neighborhood; Infill residential development on existing lots does not have an abnormal impact on vehicular or pedestrian traffic.
  - (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. Habitat house plans are one story in height, comply with required setbacks, and parking requirements of the Land Management Ordinance. These infill houses will be consistent with surrounding properties.
- (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. Houses are constructed on existing lots where utilities already exist. Infill houses should not have a negative impact on 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. New houses in existing residential communities will not create a nuisance in any way.

- (8) Whether the proposed change will adversely affect property values in adjacent areas. New houses on vacant lots should support property values in the neighborhoods.
- (9) Whether there are substantial reasons why the property cannot be used for a permitted use in the district where the property is located. Habitat houses are designed to accommodate the basic shelter needs for a variety of household sizes. Single-family houses are permitted in the neighborhoods in which we work. House sizes are typically smaller than the current minimum requirement of the LMO.

# Houston County, GA

## Summary

**Parcel Number** 0P0180 074000  
**Location Address** 1336 PIERCE ST  
**Legal Description** LOT 59 BEAVERS HEIGHTS 79/10TH  
 (Note: Not to be used on legal documents)  
**Class** E3-Exempt  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Zoning** R2  
**Tax District** Perry (District 2)  
**Millage Rate** 36.744  
**Acres** 0.14  
**Homestead Exemption** No (S0)  
**Landlot/District** 79 / 10

[View Map](#)

## Owner

**HOUSTON COUNTY HABITAT FOR HUMANITY**  
**INC**  
**PO BOX 7506**  
**WARNER ROBINS, GA 31095**

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	P-18 HOUSTON HEIGHTS/OAKDALE	Front Feet	6,250	50	125	0.14	1

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/1/2023	10285 270	4 118	\$8,000	Court, government, or public utility	HOUSTON COUNTY LAND BANK	HOUSTON COUNTY HABITAT FOR HUMANITY INC
5/11/2023	10076 237	4 118	\$37,500	Court, government, or public utility	NEW PERRY CAPITAL LLC	HOUSTON COUNTY LAND BANK
6/7/2022	9729 167		\$31,500	Multiple parcels part of sales price	DAVIS COMPANY INC	NEW PERRY CAPITAL LLC

## Valuation

	2023	2022	2021	2020	2019
Previous Value	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200
Land Value	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The Houston County Assessor Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation.

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Developed by  

**Schneider**  
 GEOSPATIAL

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