



Where Georgia comes together.

Application for Special Exception

Contact Community Development (478) 988-2720

Application # SUSE
0080-2024

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Collins C Madikaegbu	Collins C Madikaegbu
*Title		
*Address	415 Shashone Cir. Kathleen GA 31047	415 Shashone Cir. Kathleen GA 31047
*Phone	[REDACTED]	
*Email	[REDACTED]	

Property Information

*Street Address	415 Shashone Cir. Kathleen GA 31047	
*Tax Map Number(s)		*Zoning Designation

Request

*Please describe the proposed use: Please see notes attached, thank you 😊

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		*Date	6/3/2024
*Property Owner/Authorized Agent		*Date	



Where Georgia comes together.

Application # TR-INT
0081-2024

Supplement to Application for Special Exception For Initial Short-term Rental (STR) Permit

A Special Exception of Short-term Rental Permit is not complete until this supplemental form and accompanying documents are complete

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Property Owner	*Designated Local Contact Person complying with Sec. 4-3.5(C) of Land Management Ordinance
*Name	Collins C Madikwagbu	
*Mailing Address	415 Shoshone Cir Kathleen, GA 31047	
*Phone	[REDACTED]	*24-hour contact: [REDACTED]
*Email	[REDACTED]	

*Street Address of Short-term Rental Unit:	415 Shoshone Cir
*Tax Map Number:	


*The following items are required to be submitted to complete this supplement (Refer to Sec. 4-3.5 of the Land Management Ordinance (LMO) for standards):

1. Proof of insurance
2. Copy of application for City of Perry Occupational Tax Certificate
3. Copy of proposed Host Rules
4. Plan for trash collection
5. The maximum number of occupants proposed at any given time
6. Plot plan of the premises identifying location and number of parking spaces for the STR
7. Dimensioned floor plan of the STR identifying bedrooms other living spaces and emergency evacuation routes
8. Copy of proposed written rental agreement to be executed between the owner and responsible Person
9. Name and contact information for the homeowner's association, if any, of which the premises is subject to by restrictive covenants
10. Other certifications and information deemed necessary and proper to ensure compliance with the LMO

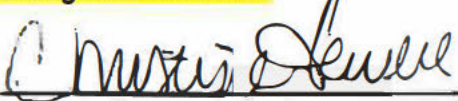
Upon submittal the City will contact the property owner to schedule an inspection of the property to ensure the proposed short-term rental unit complies with minimum health and safety requirements for use and occupancy. If a premises fails to pass an inspection, a re-inspection fee will be charged for each subsequent inspection. Application for Special Exception will not be scheduled for Planning Commission consideration until the proposed STR unit complies with minimum health and safety requirements.

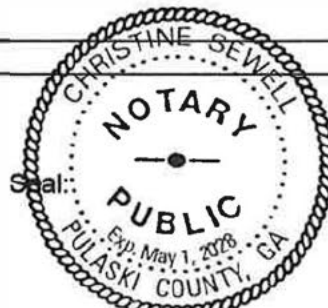
***Notarized Property Owner Signature:**

I affirm that the information provided in this supplement is accurate and complete. I understand an STR permit may be revoked by the administrator if the permit holder has: 1) received more than 2 citations for violations of the Code of the City of Perry within the proceeding 12-month time period; or 2) failed or refused to comply with an express condition of the permit and remains in non-compliance ten days after being notified in writing of such non-compliance; or 3) knowingly made a false statement in an application or supplement; or 4) otherwise become disqualified for the issuance of a permit under the terms of the Land Management Ordinance. I further understand that I must wait one year from the date of a revoked permit before an STR renewal permit can be issued.

Signature:  _____ Date: 6/3/2024

***Notary Public signature and seal:**

Signature:  _____
Date: 6-3-24



Request * Please describe the proposed use:

415 Shoshone Cir. Kathleen, GA 31047
Collins C Madikaegbu

My primary purpose for using my home is to share my space with guests who want to visit and explore the vibrant and beautiful city of Perry. I am delighted to open my doors to guests on vacation, business travel, family gatherings, medical stays, academic stays, adventure seekers, digital nomads, attending sporting events, reunions, workshops or retreats, and special events in the area. "We are the home of Southern Hospitality and Charm."

When I first moved here, I wanted to explore and experience the true essence of Perry. I wanted to raise my future family here too. I would love to share my home with others for now. When I was a student and while traveling I wanted a place that was safe, clean, and close to the university, but I could only find a small dorm room. Now that I have enough space, I want to share it with others, making them feel at home and comfortable. And perhaps one day, they will come to love the City of Perry as much as I do, and consider moving their family/life here too.

Sample letter/notes to my Guest; and why I would love to share my home to others

I am delighted to open the doors of my home to you during your stay in this vibrant and beautiful city. My home is not just a place to rest your head; it is a space where you can experience the true essence of the City of Perry. Here are just a few of the many reasons why I love sharing my home with guests like you:

1. ****A Warm Welcome****: I believe in creating a home away from home, a place where you can feel comfortable, relaxed, and cared for. From cozy linens to a fully equipped kitchen, every detail is designed to make your stay as pleasant as possible.
2. ****Local Insights****: As a resident of Perry, I have come to know its hidden gems, the best eateries, and the unique experiences that you won't find in a guidebook. I'm excited to share my local tips and favorite spots with you, helping you to see the city through the eyes of a local.
3. ****Community Connection****: Sharing my home allows me to meet people from all walks of life and from all over the world. It's a wonderful opportunity to connect, share stories, and learn from each other. Each guest brings their own unique energy and perspective, enriching my life and hopefully,

their stay as well.

4. **Celebrating Diversity**: My home is a celebration of the diverse cultures and traditions that make our world so fascinating. By welcoming guests from various backgrounds, I aim to create a space that is inclusive, respectful, and appreciative of our differences.
5. **A Personal Touch**: Unlike hotels, staying in a home offers a personal touch. Whether it's a handwritten welcome note, a basket of local treats, or personalized recommendations for your trip, I strive to make your stay special and memorable.
6. **A Unique Experience**: Every corner of my home tells a story, from the artwork on the walls to the warm welcome. Staying here offers you a unique and authentic experience that reflects the love and joy of life.
7. **Comfort and Convenience**: Located in a prime area, my home provides easy access to major attractions such as Georgia National Fairgrounds, Agricenter, a relaxing retreat, soulful Southern hospitality and vibrant neighborhoods. Whether you're here for business or leisure, you'll find everything you need within reach.

I am truly passionate about sharing the beauty and charm of Perry with you. In Perry, as they say, "we are the home of Southern charm and hospitality." My hope is that you leave with wonderful memories, new friendships, and a deeper appreciation for this amazing place.

Thank you for choosing to stay with me. I am looking forward to hosting you and making your visit unforgettable.

Warm regards,
Collins

415 Shoshone Cir. Kathleen, GA 31047

Collins C Madikaegbu

****AirBnB Household Rules Kathleen, GA****

1. ****Check-in/Check-out****: Check-in time is after 3 pm. Check-out time is by 11 am.
2. ****Quiet Hours****: Please observe quiet hours between 11 pm and 7 am.
3. ****Shared Spaces****: The living room, kitchen, and bathroom are shared spaces. Except Master Bedroom w.Private Bathroom/Shower. Kindly clean up after yourself. No events or parties allowed. Please turn off all lights/AC/Heater after use. No shoes inside home please. Please do not arrange the furnitures. ← 0/9/2022
4. ****Guests****: No additional guests without prior approval. The reservation is strictly for the number of guests initially booked. All guests must be prior approved.
5. ****Smoking****: No smoking inside the house. If you smoke outside, please dispose of your cigarette butts responsibly and away from property. No illegal substances on premises.
6. ****Pets****: Sorry, no pets allowed due to potential allergies. Please directly message host if it's a service animal or specific request/reason.
7. ****Kitchen Use****: You're welcome to use the kitchen, but please clean up after. Label your food if you store it in the fridge or shelves. Trash is discard by host. All trash will be taken out by host Wednesday night for Thursday morning trash pickup.
8. ****Bathroom Etiquette****: Please do not flush anything other than toilet paper. If you use makeup, kindly use makeup remover wipes instead of towels and discard in trash.
9. ****Lost Key****: There's a \$10 fee for lost keys.
10. ****Parking****: If you have a car, please park in the designated guest spot and available parking areas/spaces. First come first serve.
11. ****Safety****: Lock all doors and windows when leaving the house or before going to bed. In case of emergency, please use Home Evacuation Plan doors/windows for primary exit routes and secondary exits. Fire extinguisher is available for emergency purposes only and is located by the dining/kitchen area.

12. ****Personal Belongings****: I'm not responsible for lost or damaged personal items. Please keep your belongings secure. Lock your personal room and take keys with you.

13. ****Laundry****: If you're staying for more than five days, you can use the washing machine and dryer. Limit laundry to one load per week.

14. ****Communication****: If you have any questions or concerns, please communicate. Open communication ensures a pleasant stay for both of us.

15. ****Respect****: This is my home, and I'm happy to share it with you. Please treat it with the same respect you'd want for your own home. We welcome you and want to share the Southern Hospitality and Charm with you.

sample →

WELCOME to 415 Shoshone Cir, Kathleen, GA!

WELCOME

YAY! You're here, enjoy your stay and make it a memorable one WITH US!
Our home is your home, we put a lot of love into our home, please love it as much as we do.



WI-FI
PASSWORD



PARKING



Please park on the right side of the driveway or the street. Parking is first come, first serve as another guest will come tomorrow.

HOUSE RULES

- Check in 3:00PM
 - No unregistered guests allowed
 - No pets allowed
 - No events or parties allowed
 - No commercial photography
 - No smoking inside
 - Quiet hours from 11PM-7AM
 - Please clean up shared space after use
 - Turn off lights and AC/Heater
 - No shoes inside house
 - Trash is every Wednesday
 - No illegal substances on premises
 - Please take care of the furnishings
 - Please don't rearrange the furniture
 - Laundry Use - Minimum 1 week stay
- Please check AIRBNB listing for ALL House Rules

CONTACT US



Please reach out to us through the AIRBNB APP for any inquiries or assistance. We typically respond promptly, but in case of emergencies, feel free to give us a call directly.



BEFORE LEAVING

- Close all windows
- Turn off the lights and AC/Heater
- Take out the garbage

CHECKOUT

- Check out before 11:00AM
- Throw all used towels on floor upon checkout
- Notify host of your departure through AIRBNB APP
- Leave bedsheets unmade and room door cracked

Thank you for staying with us!
If you enjoyed and loved your stay with us;

Don't forget to leave us a comment/review on AIRBNB :)

Collins & Jenny

415 Shoshone Cir. Kathleen, GA 31047

Collins C Madikaegbu

4. Plan for trash collection;

- Each designated room has a trash can.
- Guests can leave trash in their rooms, and the host will discard it after guest has checked out.
- Scheduled pickups are on Thursday early mornings, so trash is taken out on Wednesday nights.
- Trash, recycling, and bulk waste are all taken out at the scheduled dates and times by the host.
- Trash bins are always kept clean, washed and in designated places.
- The trash area is always kept clean, sanitized, and organized for scheduled pickups by host.

5. The maximum number of occupants proposed at any given time;

- Five

6. Plot plan of the premises identifying location and number of parking spaces for the STR

- please see attached pictures of each bedroom/areas
- 2 Garage Spaces, but can park up to 4 cars, 2 inside garage and 2 outside garage
- All cars will be parked in designated areas/driveways

7. Dimensioned floor plan of the STR identifying bedrooms other living spaces and emergency routes

- please see attached pictures of each bedroom/areas
- Open kitchen, breakfast area, dining room area, living room area, bathroom, outdoor sitting area
- Emergency evacuation routes include the front door, back door, and garage door as primary exits. Multiple open windows serve as secondary exits. Fire extinguishers are available if needed.

415 Shoshone Cir. Kathleen, GA 31047

Home Evacuation Plan

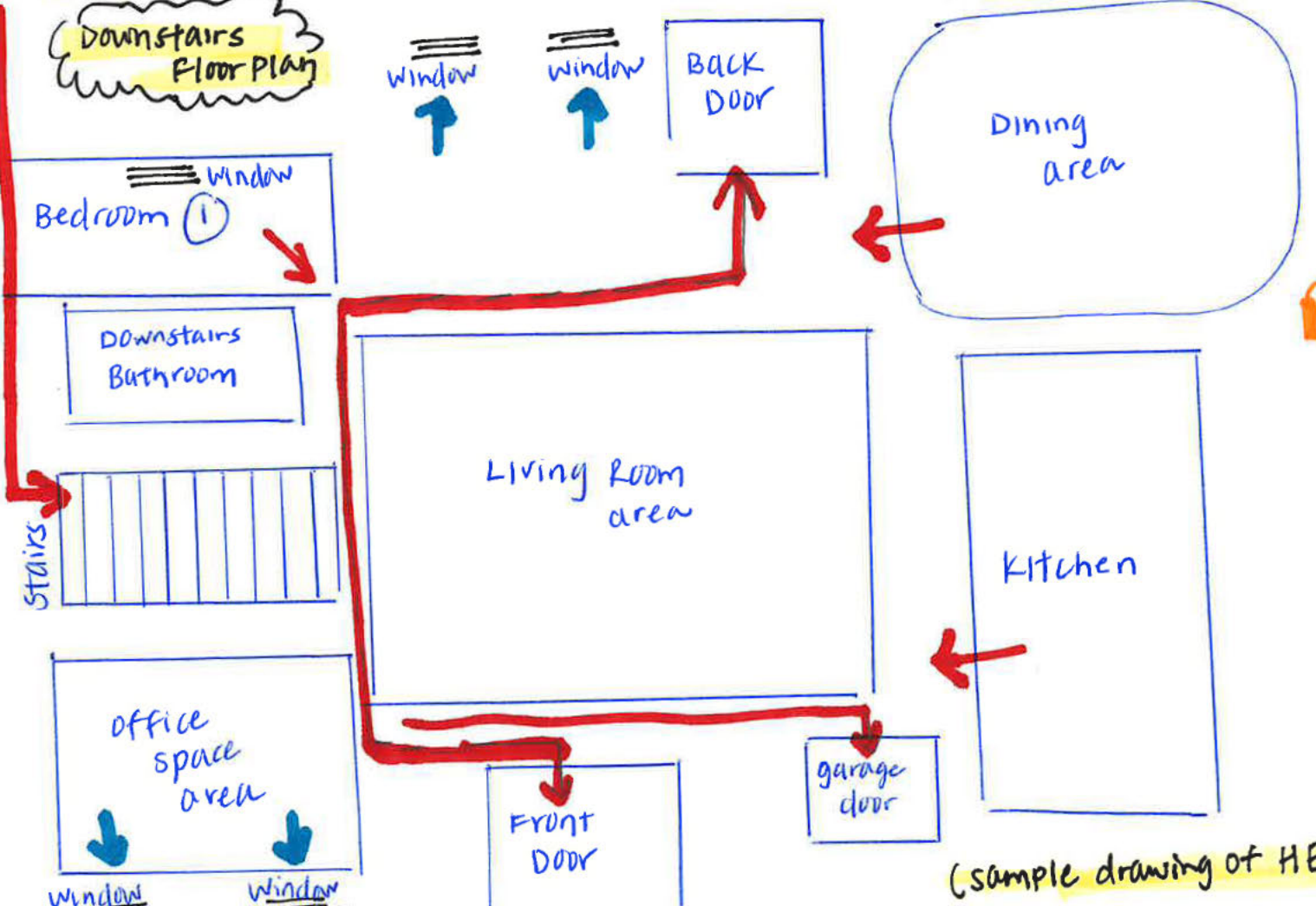
Upstairs Floorplan



- Primary Evacuation Plan Route
- Secondary Exits
- 🔥 Fire Extinguisher
- 🚪 Rooms only in use



Downstairs Floor Plan



(sample drawing of HEP)

Exterior

415 Shoshone Circle, Kathleen GA 31047

(3 bedrooms in use only) 5 bedrooms total

(Please see sample drawing of Home Evacuation Plan for details)



2 parking spaces inside garage

2 parking spaces in driveway

(additional parking in front of house/street available if needed)

Front of House



Back of House



Front Porch sitting area