

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



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Application # SUSE 0090-2026

Application for Special Exception

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Beth Van Hoose	same
*Title	property owner	
*Address	1212 Swift St. Perry GA 31069	
*Phone	[REDACTED]	
*Email	[REDACTED]	

Property Information


*Street Address	1212 Swift St
*Tax Map Number(s)	0P0020 077000
*Zoning Designation	R3

Request

*Please describe the proposed use: to operate a small 3d/4d fetal ultrasound boutique in the home, open Monday - Saturday, 8am to 6pm. Parking will be on the property, limited to 8 cars. Maximum number of guests will be 24.

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.
- [REDACTED]:

*Applicant		*Date	6/7/2026
*Property Owner/Authorized Agent	same	*Date	

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?

- (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.

Revised 9/26/2025

Standards for Granting a Special Exception

Responses to application page 2 for 1212 Swift St. proposed use:

- (1) Whether the proposed use complies with the Comprehensive Plan and other adopted plans applicable to the subject property:
 - The proposed part-time use of the Singleton House as a 3D/4D fetal ultrasound boutique falls in line with Perry's Comprehensive Plan to bring together community and showcase Perry's history. No such business currently exists in Perry.
- (2) Whether the proposed use would impact traffic volume or traffic flow and pedestrian safety in the vicinity:
 - No, there will be no increase in traffic volume or increased danger to pedestrians.
- (3) Whether the hours and manner of operation of the proposed use would impact nearby properties and uses in the vicinity:
 - No, there is no expected impact on other properties and uses in the vicinity. People using or visiting the Singleton House will be required to respect all local ordinances and surrounding residences. Only small gatherings will be permitted, and on-site guest parking will be capped at 8 cars. Parked cars will be inside a privacy fence and not visible to neighbors. Planned business hours will be Monday – Saturday, 8am – 6pm, with a maximum of 2 clients per hour.
- (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:
 - There will be no changes in noise, light, glare, smoke, or odor. No extra refuse collection will be necessary beyond local weekly pickup. Parking will be on the property and will not affect neighbors.
- (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:
 - No structural additions are necessary at this time other than the fence and front stairs included in the Application for Certificate of Appropriateness, heard on May 12, 2026.
- (6) Whether the parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use:
 - The .63 acre property is plenty to accommodate the needs of the proposed use.
- (7) Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.
 - There will be no additional burden on streets, utilities, city services, or schools.

Other info:

The fire marshal requires 15 net square feet per person in an assembly without fixed seating, and the building is 3376 square feet. By this standard, the building could hold 225 guests. Proposed use only allows 24 guests at a time.

The upstairs living room will serve as the ultrasound room. If any visitor has mobility issues, the downstairs living area can be used instead. Expectant mothers and their families/friends will gather in the ultrasound room to view live 3d/4d ultrasounds of the baby. Depending on services purchased and the baby's cooperation, service times will vary.

The business will require no equipment other than an ultrasound machine and a projector or TV. Products sold will be digital video clips and images, as well as printed images.

Property owner is a registered sonographer with over 20 years of experience and specialized training in 3d/4d ultrasound.

Expectant mothers currently have no option for 3d/4d ultrasounds in Perry outside of a doctor's office. The closest options are in WR or Macon, and neither offer a beautiful, historic location like the Singleton House.

1212 Swift St parking plan, 8 cars max



1212 Swift St. floor plan with exits

