

STAFF REPORT

From the Department of Community Development
August 28, 2025

CASE NUMBER: SUSE-0121-2025
APPLICANT: Brandi Dent
REQUEST: A Special Exception to allow short-term residential rental
LOCATION: 408 Haddenham CT; Tax Map No. 0P0160 056000

REQUEST ANALYSIS: The subject property owner proposes to offer the entire **3-bedrooms/2-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 2 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 is not aware of any covenants or restrictions on the property.
- 2. Does the proposed use comply with the Comprehensive Plan and other adopted plans applicable to the subject property?*
The subject property is in a Suburban Residential character area in the 2022 Joint Comprehensive Plan which calls for a mix of housing types and offerings. The parcel maintains its use as a single-family home, but it provides a more flexible option for housing, as needed.
- 3. Will the proposed use impact traffic volume or traffic flow and pedestrian safety in the vicinity?*
The proposed use will not negatively impact traffic flow or pedestrian safety.

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

The parcel will be used as originally intended; therefore the operation will not impact nearby properties or uses.

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?*

Parking, loading/service, and refuse collection areas will not negatively impact surrounding parcels.

Parking is available for 2 vehicles in the driveway of parcel. The owner is offering 2 additional spaces in the garage; however, staff only consider the parking available in the driveway. Occupants are required to follow all city codes related to noise, light, smoke, and odor.

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 a single-family dwelling, making it compatible with surrounding structures. Changing the frequency of occupants does not change the use of the parcel.

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 size to accommodate the proposed use; no future growth is expected in this area.

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

The structure on the parcel is being used as it was originally intended and will not cause an excess burden on services being provided to the home.

STAFF RECOMMENDATION: Approval as submitted.

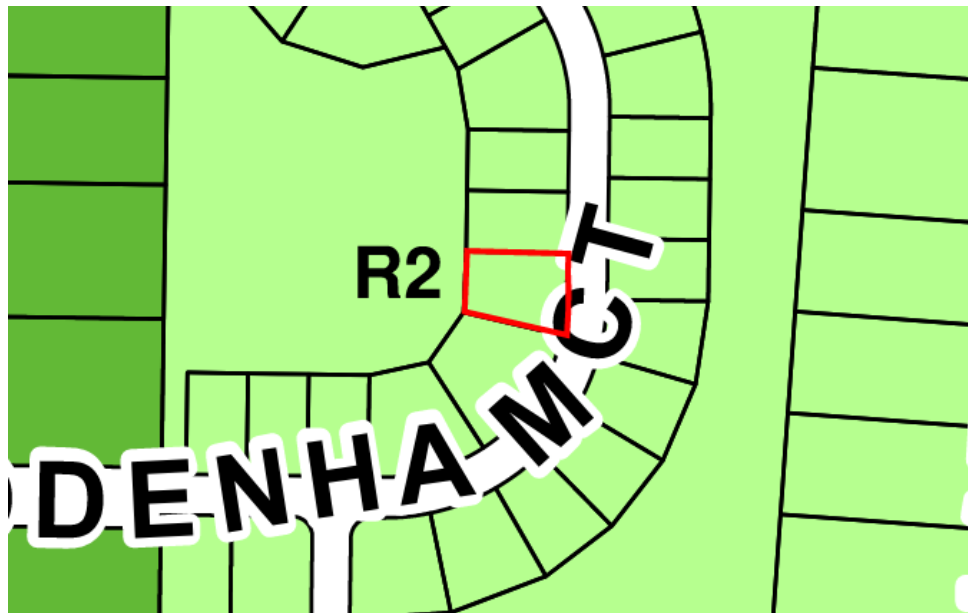


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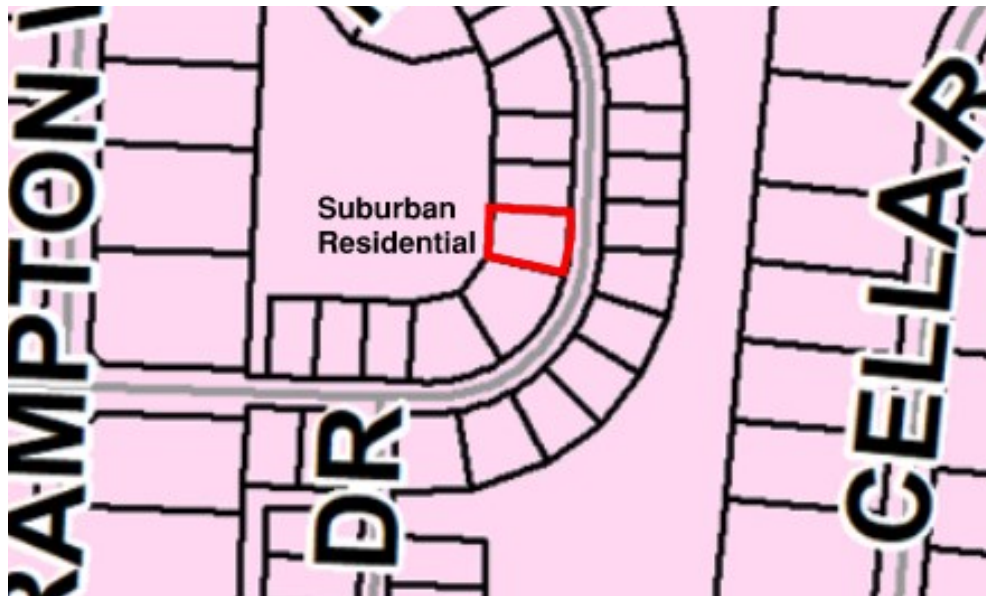
408 Haddenham CT

Request to use property as a
short-term residential rental

Aerial



Zoning



Character Area



Where Georgia comes together.

Application for Special Exception

Contact Community Development (478) 988-2720

Application # Sub 0121-
2025

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Brandi Dent	Brandi Dent
*Title	owner/ landlord	
*Address	5142 Norman Blvd Atlanta GA 30349	
*Phone		
*Email		

Property Information

*Street Address	408 Haddenham Court Perry GA 31069	
*Tax Map Number(s)	P-70-15	*Zoning Designation

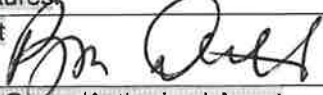
Request

*Please describe the proposed use:

Short Term Rental Property

Instructions

1. 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.
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		*Date	7/14/25
*Property Owner/Authorized Agent		*Date	

Standards for Granting a Special Exception – see attached

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 7/1/2025

Standards for Granting a Special Exception

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

There are no covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district.

- (1) The proposed use complies with the Comprehensive Plan and other adopted plans applicable to the subject property;
- (2) The proposed use would not impact traffic volume or traffic flow and pedestrian safety in the vicinity;
- (3) The hours and manner of operation of the proposed use would not impact nearby properties and uses in the vicinity;
- (4) Parking, loading/service, or refuse collection areas of the proposed use would not impact nearby properties and uses in the vicinity, particularly with regard to noise, light, glare, smoke, or odor;
- (5) 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) The parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use; and
- (7) The proposed use will not cause an excessive burden on existing streets, utilities, city services, or schools.



Where Georgia comes together.

Application # _____

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	Brandi Dent	Brigette Harris
*Mailing Address	5142 Norman Blvd Atlanta, GA 30349	162 Arbor Creek Warner Robins, GA 31093
*Phone	[REDACTED]	*24-hour contact: [REDACTED]
*Email	[REDACTED]	

*Street Address of Short-term Rental Unit:	408 Haddenham Ct Perry GA 31069
*Tax Map Number:	P70-15

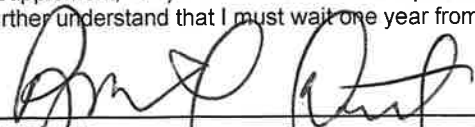
*The following items are required to be submitted to complete this supplement (Refer to Sec. 4-3.5 of the Land Management Ordinance (LMO) for standards):

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 **N/A**
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.

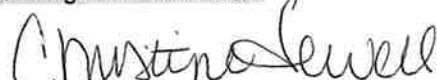
*Notarized Property Owner Signature:

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.

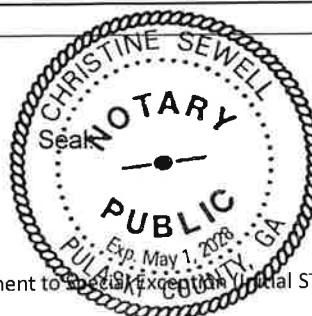

Signature

7/14/25
Date

*Notary Public signature and seal:


Signature:

Date: 7/14/25



House Rules



1. No parties or events allowed.



2. No smoking allowed.



3. No pets allowed.



4. Suitable for toddlers and children under 12.



5. No unregistered guests allowed.



6. Please don't eat or drink in the bedrooms.



7. Please respect the noise curfew.



8. Please turn off the AC when you go out.



9. Please respect check-in and check-out times.



10. Please take extra care of your keys. Lost keys incur a replacement fee.



11. Please take care of the furnishings. You have to pay for damages that exceed the security deposit.



12. Please don't rearrange the furniture.



13. Please do your dishes.



14. Please take the trash out before you leave.



15. No illegal substances allowed on the premises.

*Pick Up Day
Thursdays!*



1. Clear Instructions and Information:

House Manual:

a detailed section on trash disposal in house manual, outlining where to place trash and recycling bins, pickup schedules, and any specific rules.

Signage:

Label bins clearly with "Trash," "Recycling," and any other relevant categories.

Guest Reminders:

Send gentle reminders the night before trash day or upon guest departure via the Airbnb platform.

2. Reliable Pickup:

Local Services:

City of Perry will pick up trash on schedule date.

Consider a Trash Handling Service:

If needed, I will use an additional service that handles trash removal, bin cleaning, and waste management.

3. Convenient Bins:

- **Quality Bins:** Use of durable, lidded bins to prevent odors and pest issues.
- **Separate Bins:** Separate bins for trash, recycling, and potentially composting to encourage responsible disposal.

4. Waste Reduction:

- **Biodegradable Bags:** Offer biodegradable trash bags to minimize plastic waste.
- **Reusable Shopping Bags:** Encourage guests to use reusable bags for grocery shopping.

5. Post-Checkout:

Trash Check:

There will be a trash check in your cleaning routine to ensure bins are emptied and any leftover food is disposed of.

Communicate with Cleaners:

Ensure the cleaning crew is aware of the trash disposal plan and procedures.

Pick up day Thursday

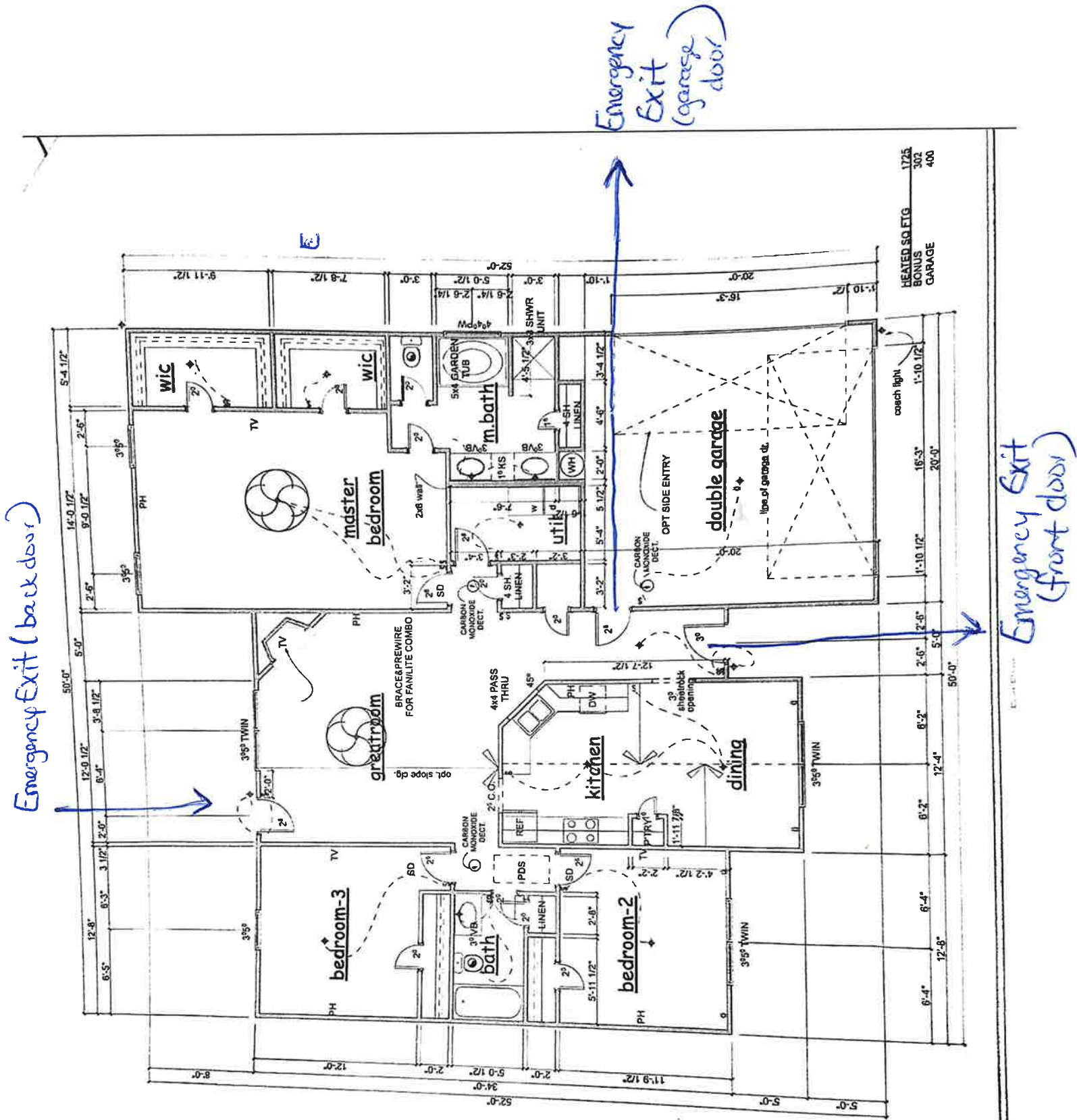
**MAXIMUM
OCCUPANCY**

8



Free Parking is available for 2 cars in the garage and 2 cars in the driveway.





State Farm Fire and Casualty Company

Applicant Name:

DENT, BRANDI M

Effective Date:

07-15-2025

GA

Personal Liability Umbrella Application / Customer
Copy**APPLICANT:** DENT, BRANDI M**MAILING ADDRESS:** 5142 NORMAN BLVD
ATLANTA, GA 30349-5218**BILLING:**

Put application on SFPP: Yes

COVERAGES/PREMIUM SECTION:

Policy Coverage	Limit	Premium
L Personal Liability	1,000,000	422.00

Discounts:

Total Premium:	\$	422.00
Amount Paid:	\$	0.00
Credit Amount:	\$	0.00
Balance Due:	\$	0.00

APPLICANT(S) ACKNOWLEDGEMENT:

By submission of this application, you agree that: (1) You have read this application, (2) your statements on this application are correct, (3) the minimum policy limits are in force, (4) all vehicles are insured, (5) the premium charged must comply with State Farm's rules and rates and may be revised, and (6) traffic violation reports may be obtained by the company named hereon on any person named as a driver of the insured motor vehicle at any time.

AGENT INFORMATION:

App date and time: 07-14-2025 04:41 PM

Agent: Paul Cribbs

Agent / AFO Code:

Agent Phone: (229)247-7127

Location Address: 3565 N Crossing Cir
Valdosta, GA 31602-1019

Mailing Address: 3565 N Crossing Cir

IMPORTANT NOTICES**REGARDING CONSUMER REPORTS...**

Consumer reports may be ordered in conjunction with this application. These reports provide information that assists with determining your eligibility for insurance.

REGARDING PERSONAL, FAMILY OR HOUSEHOLD INSURANCE TRANSACTIONS...

We may collect personal information from persons other than the individual or individuals applying for coverage. Such personal information as well as other personal or privileged information subsequently collected may, in certain circumstances, be disclosed to third parties without your authorization as permitted by law. If you would like additional information about the collection and disclosure of personal information, please contact your State Farm agent. You may also act upon your right to see and correct any personal information in your State Farm files by writing your State Farm agent to request this access.

7/14/2025



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CITY OF PERRY, GEORGIA

APPLICATION FOR OCCUPATIONAL TAX CERTIFICATE

Post Office Box 2030 - 1211 Washington Street - Perry, Georgia 31069

Office 478-988-2740 Fax 478-988-2748

Dajsha.Robinson@perry-ga.gov

- ☒ New
☐ Renewal
☐ Change

Business Name WandenluZ+ Oasis Phone Number [REDACTED]

Type of Business: Short Term Rental

Business physical location 408 Haddenham Court Perry GA 31069

Business mailing address 5142 Norman Blvd Atlanta GA 30349
Street or P O Box City State Zip

Number of employees (including manager) 1 NAICS Code _____

Full legal name of applicant Brandi Monique Dent
(Applicant must provide current legal driver's license)

Applicant date of birth 1-3-83 Social Security Number [REDACTED]

Applicant Contact Information:

Residence Address 5142 Norman Blvd Atlanta GA 30349
Street City State Zip 31069

Cell Phone Number [REDACTED] Home Phone Number _____

Work Phone Number _____ Email [REDACTED]

Full legal name of Owner/Manager/Agent Brandi Monique Dent

Full legal name of entity operating business _____

Full legal name of persons/entities having 20% or more interest in operating entity.

Brandi Monique Dent

Business federal employer identification number _____

Please list any other associated trade names for the business _____

I, the applicant hereinabove set forth, after being duly sworn, under oath states the foregoing information is true and correct to my best knowledge and belief. So help me God.

[Signature]
Applicant Signature

7/14/25
Date