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STAFF REPORT

From the Department of Community Development

September 2, 2025

CASE NUMBER: SUSE-0122-2025
APPLICANT: Houston County Habitat for Humanity
REQUEST: A Special Exception to reduce minimum house square footage
LOCATION: 1113 Jewell Drive; Tax Map No. 0P0300 014000

REQUEST ANALYSIS: Prior to applying for a building permit for 1113 Jewell Dr, the applicant is requesting an approval for reduced house square footage for the house planned for this lot. The request, if approved, would reduce the minimum house size from 1500 square feet to 1100 square feet on this parcel. They indicate the square footage of their smallest houses are:

- 786 square feet for a two-bedroom house;
- 980 square feet for a three-bedroom house; and
- 1100 square feet for a four-bedroom house.

STANDARDS FOR SPECIAL EXCEPTIONS:

1. *Does the proposed use comply with the Comprehensive Plan and other adopted plans applicable to the subject property?* The subject property is in a “Traditional Neighborhood” character area in the 2022 Joint Comprehensive Plan. This character area consists of older houses in areas that are within walking distance of amenities but often require additional maintenance and revitalization to help maintain the neighborhoods’ stability. Suggested development patterns include “well-designed development that blends into existing neighborhoods,” “residential development with a healthy mix of uses within easy walking distance,” and housing “opportunities for small households.”
2. *Will the proposed use impact traffic volume or traffic flow and pedestrian safety in the vicinity?* Habitat neighborhoods typically consist of a variety of houses sizes and values. Constructing any new house in these neighborhoods will not negatively impact traffic volume or flow, or pedestrian safety.
3. *Will the hours and manner of operation of the proposed use impact nearby properties and uses in the vicinity?* No negative impact is expected from the proposed use. It will be a single-family home, as the others in the neighborhood.
4. *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?* Because Habitat is only building one house, the reduced house size would not have an impact on surrounding areas regarding noise, light, glare, smoke, or odor.
5. *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 neighborhoods Habitat builds in consist of a variety of house sizes. Houses in the vicinity of 1113 Jewell Dr range from just over 770 square feet to 1200 square feet.

6. *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 house size. No future growth is expected for the use.
7. *Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.* Police and Fire already provide service to the existing neighborhoods in which Habitat builds. As vacant, platted lots, impact on public facilities has already been addressed.

STAFF RECOMMENDATION: Staff recommends approval of the special exception to reduce the size of the proposed house at 1113 Jewell Dr to 1100 square feet.



SUSE-0122-2025

1113 Jewell Dr

Request to reduce the
minimum house size
requirement

Aerial



Zoning



Character Area



Where Georgia comes together.

Application for Special Exception

Contact Community Development (478) 988-2720

Application # SUSE
0122-2025

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Bill Goggin	Houston County Habitat for Humanity
*Title	Director	
*Address	2607 Moody Rd, WR, GA 31088	
*Phone		
*Email		

Property Information

*Street Address	1113 Jewell Drive
*Tax Map Number(s)	0P0300 014000
*Zoning Designation	R-2

Request

*Please describe the proposed use: Construct a new single-family home in 2026. The house will be a minimum of 1100 square feet in area. We are also requesting a waiver of permit fees which the Community Development Director and City Manager have supported in the past.

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	<i>Houston County Habitat for Humanity</i>	*Date	<i>7-9-25</i>
*Property Owner/Authorized Agent	<i>William Goggin - Director</i>	*Date	<i>7-9-25</i>

Rec'd via US mail 7/16/25

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? Habitat is not aware of any covenants and restrictions on 1113 Jewell Drive.

- (1) Whether the proposed use complies with the Comprehensive Plan and other adopted plans applicable to the subject property;

The property is located in a “Traditional Neighborhood” character area. The proposal provides additional affordable housing for the community.

- (2) Whether the proposed use would impact traffic volume or traffic flow and pedestrian safety in the vicinity;

Construction of a smaller house would not have any different impact on traffic than a 1,500 square foot house.

- (3) Whether the hours and manner of operation of the proposed use would impact nearby properties and uses in the vicinity;

The single-family residence will operate no differently than surrounding houses.

- (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;

The required parking area will be provided. The use of a smaller house should have no more impact on the neighborhood than a larger one.

- (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;

Habitat anticipates constructing a one-story house with a minimum of 1,100 square feet in size. The size of the existing houses on Jewell Drive range from 960 square feet to 1,917 square feet. Most of the existing houses are in the 1,000 – 1,100 square foot range. Habitat constructed a new house at 1118 Jewell Drive in 2020.

- (6) Whether the parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use; and

The 0.28-acre parcel is approximately 75 feet wide by 160 feet deep. It is similar in size to other lots on the street. The lot is sufficient size to construct the proposed house and accommodate the required parking.

- (7) Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.

The existing lot was intended for the construction of a single-family residence. This new house will not cause a burden on infrastructure or services.