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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.