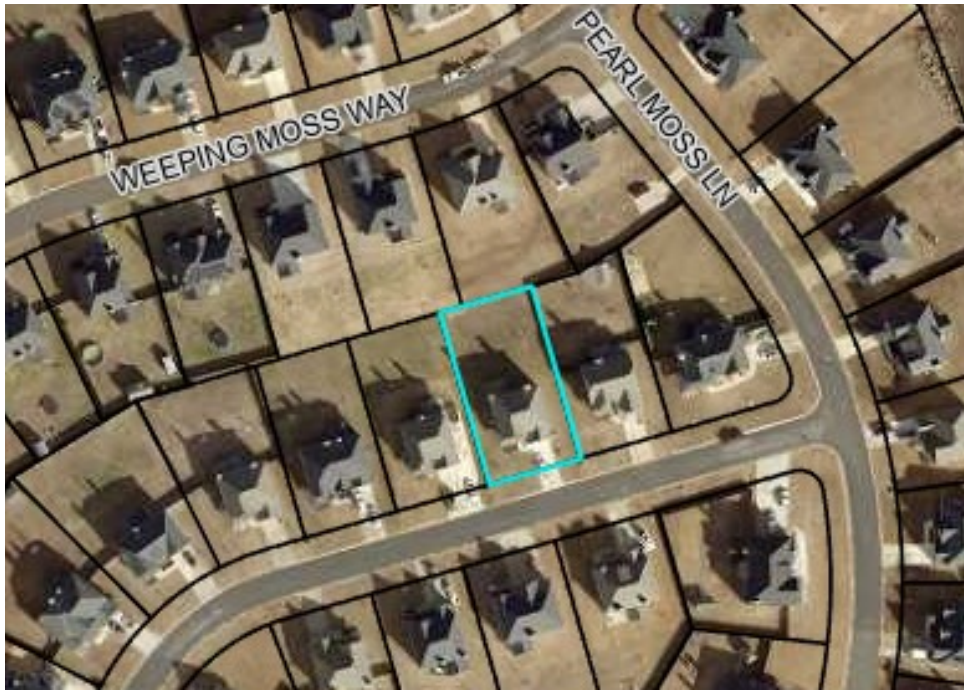


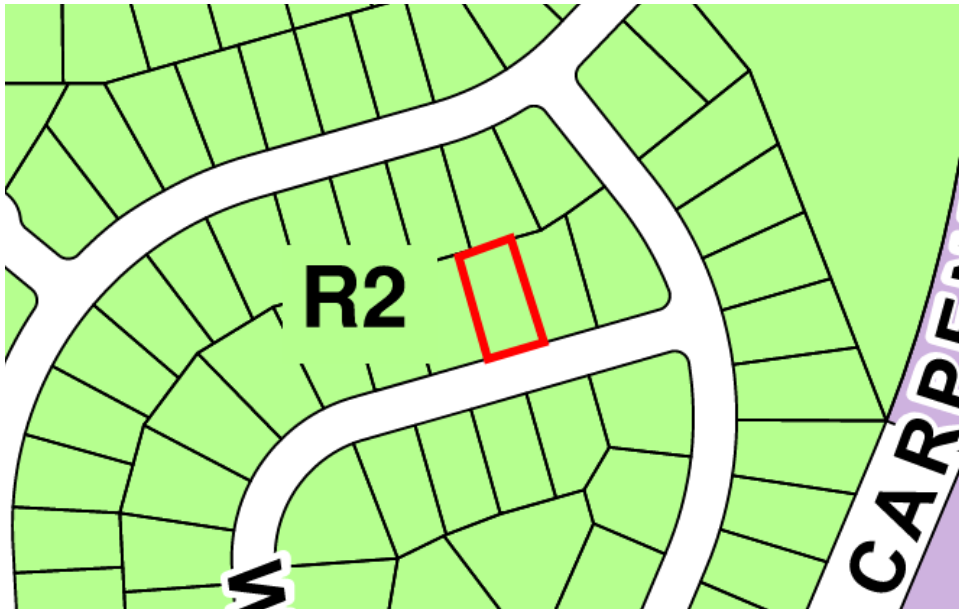


SUSE-0155-2025

42 Willow Moss Way

Special Exception to allow
fitness instruction as a
residential business.

Aerial



Zoning



Character Area

STAFF REPORT

From the Department of Community Development
September 23, 2025

CASE NUMBER: SUSE-0155-2025
APPLICANT: Crystal Bateman
REQUEST: A Special Exception to allow a residential business
LOCATION: 42 Willow Moss Way; Parcel No: 0P0750 081000

REQUEST ANALYSIS: The subject property owner wants to offer one-on-one fitness coaching services for senior residents in a portion of the house as a residential business.

Residential businesses are small offices or small-scale retail or service businesses in which customers or clients come to the house and are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes.

STANDARDS FOR SPECIAL EXCEPTIONS:

1. *Does the proposed use comply with the Comprehensive Plan and other adopted plans applicable to the subject property?* The dwelling is in a suburban residential character area in the 2022 Joint Comprehensive Plan, which calls for a mix of housing types within walking distance of commercial services.
2. *Will the proposed use impact traffic volume or traffic flow and pedestrian safety in the vicinity?* The incidental use of the property to host clients one at a time should not negatively impact the volume or flow of traffic in the area. Clients are required to park in the driveway of the premises, where there is enough room to accommodate up to 4 mid-sized vehicles.
3. *Will the hours and manner of operation of the proposed use impact nearby properties and uses in the vicinity?* The secondary use of the dwelling as a single-client fitness class should have no impact on surrounding uses and properties.
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?* There should be no negative impact on surrounding properties. The secondary use will take place within the footprint of the home, as required by the ordinances. Ample parking is available on the site, and no noise, light, glare, smoke, or odor pollution, resulting from the incidental use, is expected.
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 structure is a single-family dwelling; the primary use of the structure remains unchanged.
6. *Is the parcel a sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use?* There is no future growth expected for this parcel. The dwelling is in an established subdivision.

7. *Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.*
- The proposed use will not cause an excessive burden on any services or utilities. The dwelling is still being used as a single-family home; all services are already provided.

Staff Recommendation:

Staff recommends approval as submitted.



Where Georgia comes together.

Application for Special Exception
Contact Community Development (478) 988-2720

Application # SUSE 0155-
2025

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Crystal R. Bateman	Crystal R. Bateman
*Title	owner	owner
*Address	42 Willow Moss Way Kathleen GA 31047	42 Willow Moss Way Kathleen GA 31047
*Phone	[REDACTED]	[REDACTED]
*Email	[REDACTED]	[REDACTED]

Property Information

*Street Address	42 Willow Moss Way
*Tax Map Number(s)	0P0800
*Zoning Designation	R2

Request

*Please describe the proposed use:

Fitness Coaching/Personal Training

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	[Signature]	*Date	12 Aug 25
*Property Owner/Authorized Agent	[Signature]	*Date	12 Aug 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? **NO**

- (1) Whether the proposed use complies with the Comprehensive Plan and other adopted plans applicable to the subject property: **NO**
- (2) Whether the proposed use would impact traffic volume or traffic flow and pedestrian safety in the vicinity **NO**
- (3) Whether the hours and manner of operation of the proposed use would impact nearby properties and uses in the vicinity. **NO**
- (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: **NO**
- (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**
- (6) Whether the parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use; and **NO**
- (7) Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools **NO**

National Academy of Sports Medicine

has conferred upon

Crystal Bateman

the NCCA accredited certification of

Certified Personal Trainer

for honorably fulfilling all of the requirements prescribed by the National Academy of Sports Medicine and NCCA accredited certification examination. This certificate is granted with all the honors, rights, privileges, and responsibilities pertaining thereto.

1251560426

Certificate Number

07/30/2027

Expiration Date



A handwritten signature in black ink, appearing to read "Michael", is written over a horizontal line.

CEO - Fitness & Wellness Solutions

ACCREDITED
CERTIFICATION PROGRAM



NCCA BY ICE

Certificate Of Completion

PRESENTED TO

Crystal Bateman

In Recognition of Successful Completion of Requirements In

CPR/AED (Adult / Child / Infant)

07/28/2025

CERTIFICATION DATE

07/28/2027

EXPIRATION DATE

HOLDER'S SIGNATURE

Crystal Bateman

AUTHORIZED SIGNATURE

1251557409

CERTIFICATION ID



This certifies participant listed above has successfully passed skills evaluation in accordance with national cognitive skills examination standards, and American Safety Training Institute (ASTI) standards. This certification is not valid unless accompanied by the American Safety Training Institute (ASTI) logo. American Safety Training Institute (ASTI) is not affiliated with, sponsored, or endorsed by American Heart Association (AHA), American Red Cross (ARC), and unless otherwise specified no affiliation or endorsement is implied. SUCCESSFUL COMPLETION DOES NOT GUARANTEE FUTURE PERFORMANCE. www.AmericanSTI.org

CPR & AED CERTIFICATION
FOR THE COMMUNITY AND WORKPLACE



Crystal Bateman

This card certifies that the above individual has successfully completed the requirements and cognitive skills examination in accordance with the American Safety Training Institute curriculum in:

Adult CPR AED Child CPR AED Infant CPR AED

07/28/2025

ISSUE DATE

07/28/2027

RENEWAL DATE

ASTI AUTHORIZED CERTIFICATION CARD

Christy Bateman
AUTHORIZED SIGNATURE

HOLDER'S SIGNATURE

CERTIFICATION ID: 1251557409

SUCCESSFUL COMPLETION DOES NOT GUARANTEE FUTURE PERFORMANCE
American Safety Training Institute programs follow national guidelines derived from the International Consensus on Cardiopulmonary Resuscitation and Emergency Cardiovascular Care with Treatment Recommendations.

www.AmericanSTI.org