

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



Where Georgia comes together.

Application for Special Exception

Contact Community Development (478) 988-2720

Application # SLU#
0227-
2025

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Whitefield & Company LLC	Whitefield & Company LLC / Landon Moore
*Title	Owner	Owner
*Address	1414 Main St. Perry, GA 31069	108 Flat Rock Lane Perry, GA 31069
*Phone		
*Email		

Property Information

*Street Address	1414 Main St. Perry, GA 31069
*Tax Map Number(s)	0P0220 049000
*Zoning Designation	R1 Residential

Request

*Please describe the proposed use: Seeking approval for Whitefield & Company LLC to provide short term rentals for the home located at 1414 Main St. Perry, GA 31069

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** Landon Moore III

*Applicant	Whitefield & Company LLC	*Date	12/5/25
*Property Owner/Authorized Agent	Landon Moore	*Date	12/5/25

Application for Special Exception – Page 2

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;

To the best of my knowledge, the proposed use of the property located at 1414 Main St. Perry, GA complies with the Comprehensive Plan and other adopted plans applicable to the subject property. With the exception of its proximity to another STR.

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

The proposed use of the property located at 1414 Main St. Perry, GA would NOT impact traffic volume, traffic flow or 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;

The hours and manner of operation of the proposed use for the property located at 1414 Main St. Perry, GA would NOT negatively impact 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;

Parking, loading/service, or refuse collection areas of the proposed use for the property at 1414 Main St. Perry, GA would NOT negatively impact nearby properties or uses in the vicinity by means of 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;

The height, size, and/or location of the existing proposed structure(s) at 1414 Main St. Perry, GA is compatible with the height, size, and/or location of structures on nearby properties in the vicinity if not better.

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

The parcel at 1414 Main St. Perry, GA is of sufficient size to accommodate the proposed use of the property and the reasonable future growth of the proposed use of the property.

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

The proposed use of the property at 1414 Main St. Perry, GA will NOT cause an excessive burden on existing streets, utilities, city services, or schools.

WHITEFIELD & COMPANY

House Rules & Welcome Guide

1414 Main Street, Perry, Georgia

Host & Contact

Host/Owner: Whitefield & Company LLC

[REDACTED]

[REDACTED]

Check-In / Check-Out

Check-In: 3:00 PM

Check-Out: 12:00 PM

Property Access

[REDACTED]

Wi-Fi

[REDACTED]

[REDACTED]

Occupancy

Maximum occupancy allowed by City of Perry Ordinance:

- 2 guests per bedroom
- plus 2 additional guests
- not to exceed 10 total unless specified by permit

Only registered guests may stay overnight.

Parking

Guests may use 3 off-street parking spaces in driveway.

City of Perry rules prohibit:

- Street parking
- RVs
- Trailers
- Boats
- Commercial vehicles

Quiet Hours

10:00 PM – 9:00 AM

No outdoor gatherings or elevated noise during quiet hours.

No Parties or Events

The following are not allowed:

- parties
- weddings
- receptions
- large gatherings
- special events
- bachelor/bachelorette events

Trash & Cleanliness

Please:

- bag all trash
- place in designated cans
- do not leave trash outside

- do not remove linens or towels
- do not move furniture

Visitors

No unregistered overnight guests without permission.

Only the guests listed on the reservation may occupy the property.

Compliance

Guests must comply with:

- House Rules
- City of Perry STR regulations
- local noise ordinance
- parking rules

Violations may result in termination of stay without refund and may result in STR permit penalties under City of Perry regulations.

Emergency

Dial 911 for all emergencies.

For non-emergency issues, contact the local representative listed above.

Thank You

Thank you for choosing Whitefield & Company LLC.

We hope you enjoy your stay in Perry, Georgia!



City of Perry, GA

1211 Washington Street
P.O. Box 2030
Perry, Georgia 31069
(478) 988-2740

OCCUPATIONAL TAX CERTIFICATE

Business Name: WHITEFIELD & COMPANY LLC

Business Location: 108 FLAT ROCK LN
Perry, GA 31069

Owner: JOSEPH MOORE

Manager:

License Number: OTC-006538

Issued Date: 6/13/2025

Expiration Date: 12/31/2025

Mailing Address: 108 FLAT ROCK LN
Kathleen, GA 31047

Business Type(s): 531210 Real estate agents' offices

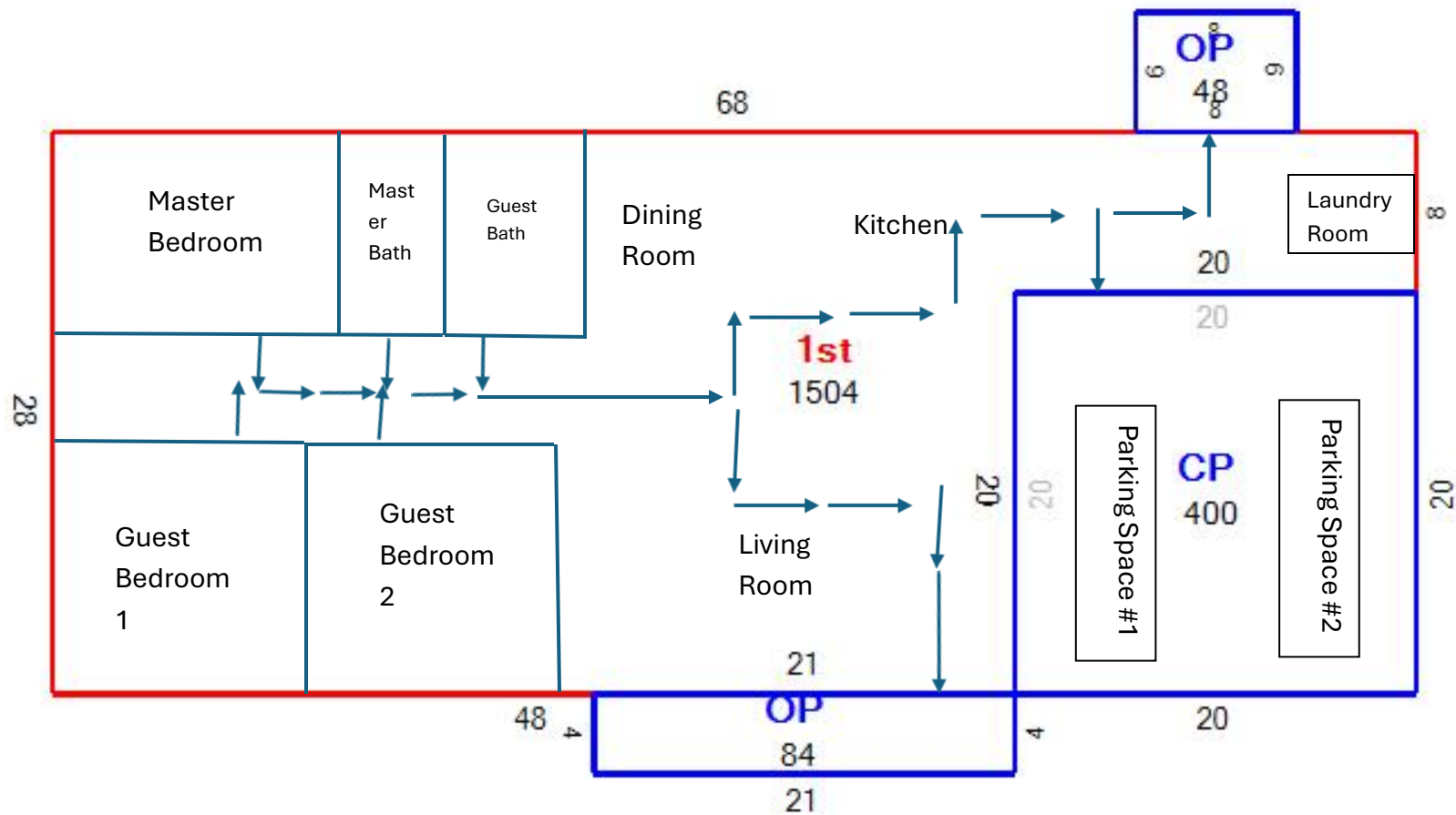
License Type: Occupational Tax Certificate

Classification: General Business

Dajsha Robinson

Issued By

TO BE POSTED IN A CONSPICUOUS PLACE



Parking Space #3

1414 MAIN STREET

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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	Whitefield & Company LLC	
*Mailing Address	108 Flat Rock Lane Perry, GA 31069	
*Phone		*24-hour contact:
*Email		

*Street Address of Short-term Rental Unit:	1414 Main St. Perry, GA 31069
*Tax Map Number:	0P0220 049000

*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
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.

London Moore III
Signature

12/5/25
Date

***Notary Public signature and seal:**

Signature: Diane N. Moore
Date: 12/5/2025

