



Where Georgia comes together.

STAFF REPORT

From the Department of Community Development

September 4, 2024

CASE NUMBER: SUSE-0112-2024

APPLICANT: Marcus Scott Williamson

REQUEST: A Special Exception to allow a residential business

LOCATION: 213 Flowing Meadows Dr; Tax Map No. 0P0640 127000

REQUEST ANALYSIS: The subject property owner wants to operate a firearms dealership 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. *Are there covenants and restrictions pertaining to the property which would preclude the proposed use of the property?* Staff is not aware of covenants or restrictions on the subject property which would preclude the proposed use.
2. *Does the Special Exception follow the existing land use pattern?*

	Zoning Classification	Land Uses
Subject	PUD, Planned Unit Development	Single-family residential
North	PUD, Planned Unit Development	Single-family residential
South	R-AG, Residential Agriculture (County)	Undeveloped
East	R-AG, Residential Agriculture (County)	Undeveloped
West	PUD, Planned Unit Development	Single-family residential

3. *Will the Special Exception have an adverse effect on the Comprehensive Plan?* The subject property is included in a “Suburban Residential” character area in the 2022 Joint Comprehensive Plan. This character area is typically developed with a mix of residential uses.
4. *Will adequate fire and police protection be available?* Fire and police protection are already provided to the property. The proposed use should not impact these services.
5. *Will the proposed use be of such location, size, and character that it is not detrimental to surrounding properties?* The applicant is expected to have one customer at a time at varied points throughout the month, and therefore should not impact the surrounding properties.

6. *Will the use interfere with normal traffic, pedestrian or vehicular, in the neighborhood?* The use of the residence as a residential business should not cause inappropriate interference with the normal pedestrian and vehicular traffic in the neighborhood.
7. *Will the use result in an increase in population density overtaking public facilities?* The secondary use as a residential business should not increase the population density above that expected for the size of the house.
8. *Will the use create a health hazard or public nuisance?* Residential businesses should not create a health hazard, and normally should not create a public nuisance. The applicant is applying for a federal certification to sale firearms and must comply with all ATF (Bureau of Alcohol, Tobacco, Firearms, and Explosives) to maintain his certification.
9. *Will property values in adjacent areas be adversely affected?* Secondary use as a residential business should not adversely affect the value of properties in the area.
10. *Are there substantial reasons a permitted use cannot be used at this property?* The property is developed as a permitted use, a single-family residence. The special exception is to allow secondary use as a residential business, as allowed, according to the LMO.

STAFF RECOMMENDATION: Staff recommends approval of the special exception.

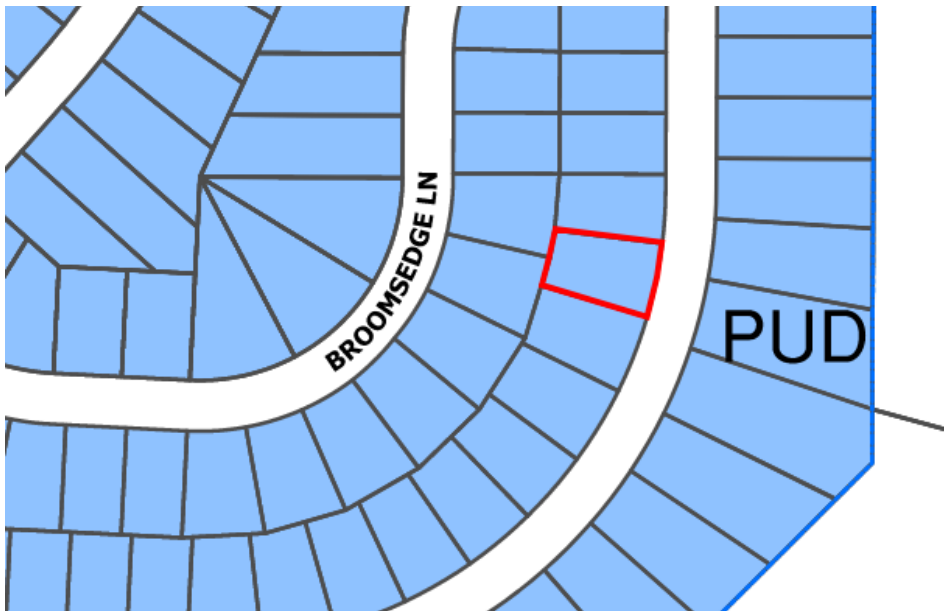
SUSE-0112-2024

213 Flowing Meadows Dr

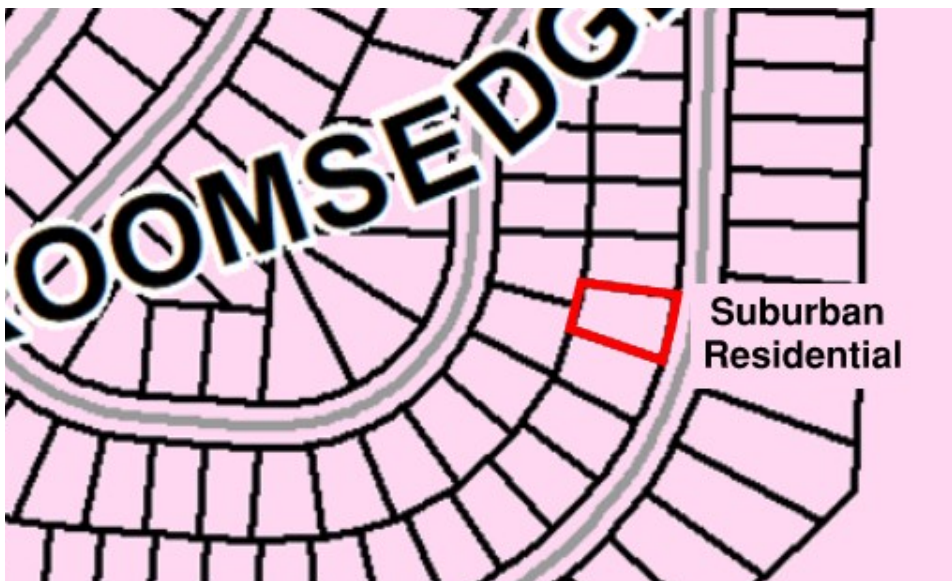
Special Exception for a
residential business



Aerial



Zoning



Character Area



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Application for Special Exception

Contact Community Development (478) 988-2720

Application # SUSE
0112-2024

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Marcus Scott Williamson	Marcus Scott Williamson
*Title		
*Address	213 Flowing meadows dr Kathleen	
*Phone	412-341-9405	
*Email	213hit1@gmail.com	

Property Information

*Street Address	
*Tax Map Number(s)	0P0640 127000
*Zoning Designation	PUD

Request

*Please describe the proposed use: To transfer Fire Arms via FFL No inventory kept other than the firearms that are ordered - One customer at a time possibly several times a month -

Instructions

1. The application and *\$316.00 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	Marcus Scott Williamson	*Date	8-3-24
*Property Owner/Authorized Agent	Marcus Scott Williamson	*Date	8-3-24

Answers to Page to

1 Residential

2 Yes

3 Yes

4 Yes

5. a. will not interfere with traffic NO

b. no extra building, will not hinder or discourage MO

6. will not increase the population density. NO

7. will not cause healgh or safety, or nuisance or excessive traffic. NO

8. NO

9. NO

Re: Special Exception request 213 Flowing Meadows Drive

Scott Williamson <zitbit1@gmail.com>

Mon 8/5/2024 4:48 PM

To:Community Development <comm.development@perry-ga.gov>

 1 attachments (14 KB)

Answers to Page to 2.docx;

i attached a word file

here are the answers

thank you

Marcus Williamson

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9. NO

On Mon, Aug 5, 2024 at 9:17 AM Community Development <comm.development@perry-ga.gov> wrote:

Good morning,

I received notification for the special exception for a residential business on the above location, however, the application is not complete.

Page two of the application was not provided, a response to the questions on page two must be answered.

I've got to have them by 5pm today to adhere to the hearing schedule.

Thanks, Chris