

STAFF REPORT

From the Department of Community Development
August 29, 2025

CASE NUMBER: SUSE-0133-2025
APPLICANT: Misti Renna
REQUEST: A Special Exception to allow short-term residential rental
LOCATION: 603 Woodland Dr; Tax Map No. 0P0110 034000

REQUEST ANALYSIS: The subject property owner proposes to offer the entire **2-bedrooms/1-bath** house for short-term rental for a maximum of 5 occupants. The subject premises was inspected for compliance with minimum health and safety requirements for use and occupancy (per Section 2-3.6) and passed.

Standards for Short-term Rental Properties (Section 4-3.5 of the LMO)	
1,000-foot buffer from another STR and only one STR per premises	Complies
Designation of local contact person	Complies
Host Rules addressing: <ul style="list-style-type: none">• Maximum occupancy of 5 persons• Parking restrictions; on-premises parking of up to 3 vehicles• Noise restrictions• On-premises curfew• Prohibition of on-premises events	Complies
Trash pick-up plan	Complies
Required written rental agreement	Complies
Proof of required active insurance policy	Complies
Application for City of Perry Occupational Tax Certificate	Complies
Other standards will be addressed with the issuance of an STR permit	

STANDARDS FOR SPECIAL EXCEPTIONS:

- 1. Are there covenants and restrictions pertaining to the property which would preclude the proposed use of the property?*
The applicant is not aware of any covenants or restrictions on the property.
- 2. 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 which calls for infill development and refurbishing existing structures. The dwelling maintains its use as a single-family home and has been updated.
- 3. Will the proposed use impact traffic volume or traffic flow and pedestrian safety in the vicinity?*
The proposed use will not negatively impact traffic flow or pedestrian safety.

4. *Will the hours and manner of operation of the proposed use impact nearby properties and uses in the vicinity?*

The parcel will be used as originally intended; therefore the operation will not impact nearby properties or uses.

5. *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?*

Parking, loading/service, and refuse collection areas will not negatively impact surrounding parcels. Parking is available for 3 vehicles in the driveway of parcel. Occupants are required to follow all city codes related to noise, light, smoke, and odor.

6. *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, making it compatible with surrounding structures. Changing the frequency of occupants does not change the use of the parcel.

7. *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 use; no future growth is expected in this area.

8. *Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.*

The structure on the parcel is being used as it was originally intended and will not cause an excess burden on services being provided to the home.

STAFF RECOMMENDATION: Approval as submitted.

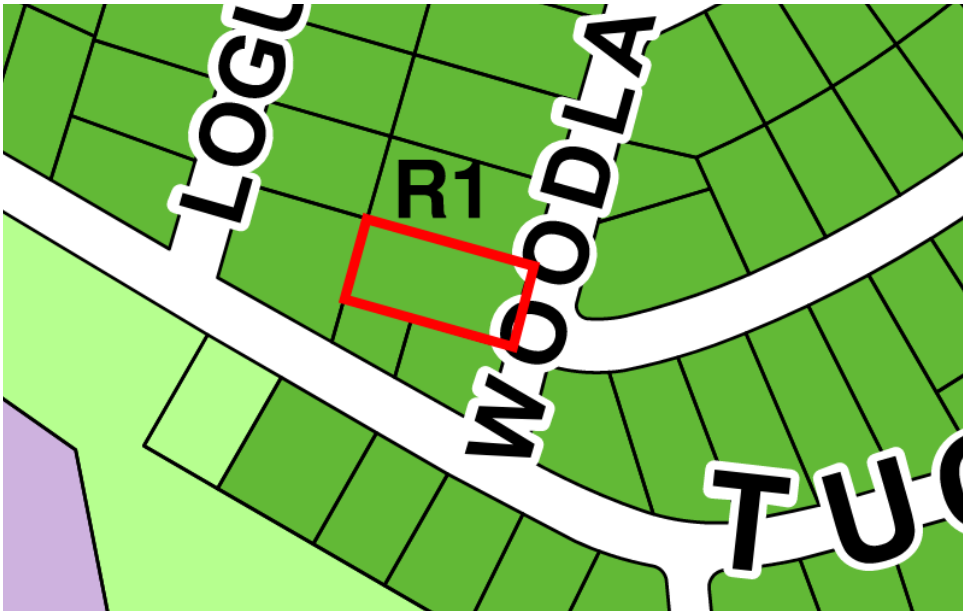


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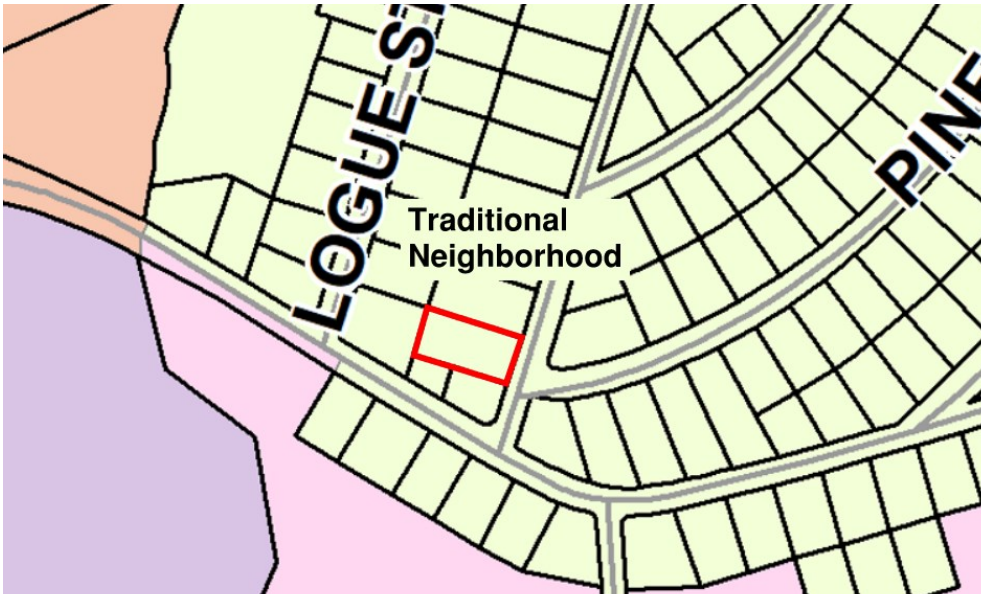
603 Woodland Dr

Request to use property as a
short-term residential rental

Aerial



Zoning



Character Area



Where Georgia comes together.

Application for Special Exception

Contact Community Development (478) 988-2720

Application # SUSE
0133-2025

*Indicates Required Field		
	*Applicant	*Property Owner
*Name	misti Renna	misti Renna
*Title	Owner	
*Address	112 Merkle Valley Dr. Perry Ga 31069 Warner Robins, Ga-31088	
*Phone		
*Email		

Property Information

*Street Address	603 Woodland Dr. Percy Ga. 31069	
*Tax Map Number(s)	0P0110 034000	*Zoning Designation R1

— 0P0110 034000 —

Request

*Please describe the proposed use:	Short term Airbnb
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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	misti Renna	*Date	7.24.2025
*Property Owner/Authorized Agent	misti Renna	*Date	7.24.2025

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; **Yes**
- (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; **YES**
- (6) Whether the parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use; and **Yes**
- (7) Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools. **NO**

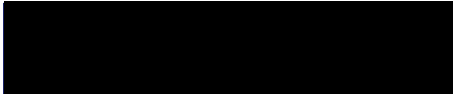
Revised 7/1/2025

*All eight (8) items must be addressed as an addendum to your special exception application.

House rules for 603 Woodland Drive, Perry, Ga 31069:

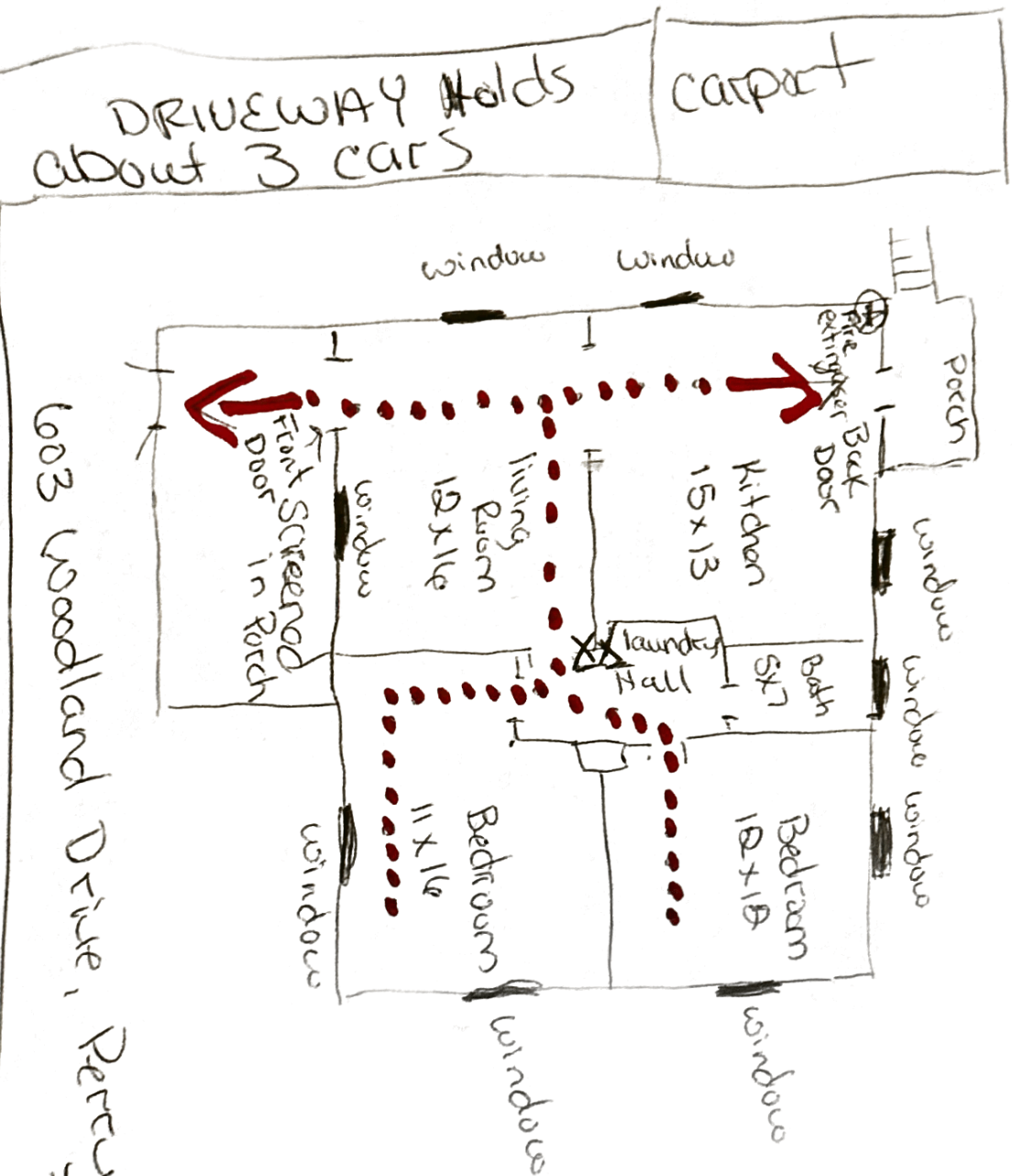
Also includes
trash collection
+
maximum occupants

- Keep noise to a minimum after 10pm.
- No animals without my prior consent.
- Use cutting board in kitchen. Do not cut things directly on the counter. This will cut the counters
- Please try to keep the thermostat between 70-73 degrees unless there are extreme outdoor conditions.
- There shall not be smoking inside the home. THIS INCLUDES MARIJUANA WHICH CAN BE SMELLED BY THE CLEANERS AFTER YOUR STAY. Extra cleaning fees to remove odor and stains may be applied.
- PLEASE WASH YOUR DISHES after use. If dishes are not washed, extra cleaning fees may be applied.
- PARKING: parking is provided on the driveway ONLY. PLEASE DO NOT PARK ON GRASS
- Please do not rearrange our furniture.
- If guests are found to have had a party without host permission which results in extra cleaning, guests will be responsible for extra cleaning charges and in the unfortunate event of the disruptions alerting neighbors, GUESTS WILL BE ASKED TO VACATE THE PROPERTY IMMEDIATELY.
- If guests are suspected of carrying and/or using illegal drugs of any kind, the authorities will be engaged, and GUESTS WILL BE ASKED TO VACATE THE PROPERTY IMMEDIATELY.
- TRASH CAN GOES TO THE CURB SUNDAY EVENING FOR MONDAY PICKUP. -I will send a reminder to you Sunday evening. Also please pull can back beside the home after the trash is picked up by the city.
- Maximum number of tenants is 5
- Lastly, because this is a residential community not a hotel, and is also my home when I stay in town, please be respectful of the property and keep it clean before you leave. (Respect our property and our things)



EVACUATION DIAGRAM

- ⊗ = FIRE EXTINGUISHER
- X = SMOKE & CARBON MONOXIDE DETECTOR
- = EVACUATION PATH



603 Woodland Drive, Perry Ga 31066

REDO MANAGEMENT LLC
111 GREEN STREET
WARNER ROBINS, GA. 31093

PARTIES:

By this agreement made and entered on _____,
between Redo Management LLC, hereinafter called "Landlord"
and _____ hereinafter called
"Tenant".

PROPERTY:

Landlord hereby leases the following property to Tenant for the
term of this agreement: (a) The property known as:

TERMS

The term of this lease is for _____, beginning on _____
and ending on _____

RENT

Tenant agrees to pay rent in the amount of \$ _____ per _____.

DEPOSITS

Tenant will pay the following deposits and/or fees: \$

This amount will be refunded within 3 weeks following the
termination of the tenancy;
unpaid rent, charges for damages beyond normal wear and tear,
and costs for reasonable
cleaning may be deducted. If you leave before the lease day is up
the deposit will NOT
be refunded.

In addition it is agreed:

Tenant shall not lease, sublease or assign the premises without the
prior written consent of the landlord.

Page 1

Landlord may enter the premises at reasonable times for the purpose of inspection, maintenance repair and to show the premises to buyers or prospective tenants. In all instances, except these of emergency or abandonment, the landlord shall give Tenant reasonable notice (at least 24 hours) prior to entry. Landlord will be doing a quarterly walk through of the home with a 24 hour notice.

Tenant agrees to occupy the premises and shall keep in good condition, reasonable wear and tear expected, and shall not make any alterations thereon without the written consent of the Landlord. Tenant agrees not to use the premises in such a manner as to disturb the peace and quite of their neighbors. Tenant further agrees not to maintain a public nuisance and not conduct business or commercial activities on the premises.

Tenant shall, upon termination of this agreement, vacate and return dwelling in the same condition that it was received, less reasonable wear and tear, and other damages beyond Tenants control.

In a dispute between Landlord and Tenant which gives rise to any action in court, the losing party will pay court costs and reasonable attorney fees of the successful party.

Broke down/ non operable vehicles are not allowed on the property. They will be towed at the tenants expense. No vehicles shall be parked on the grass or in the backyard.

No smoking in the home.

Cage/tank pets will be on as approved basis

No one shall live in the room other than the ones listed on this lease unless approved.

Tenants initials

PLEASE LIST BELOW ANYONE WHO WILL BE LIVING ON THE PREMISES BESIDES YOURSELF (TENANT):

NAME: RELATIONSHIP TO TENANT:

CLOSEST RELATIVE NOT LIVING WITH YOU

NAME:
ADDRESS:
PHONE NUMBER:

Page 2

We, the undersigned, agree to this Rental Agreement:

Landlord: Misti Renna

Signature: _____

Date: _____

Tenant: _____

Signature: _____

Date: _____

Contact # _____

SS# _____

Drivers License # _____

Employer: _____

Employer # _____

Email: _____

Rental Dwelling Insurance Declarations

COUNTRY Preferred Insurance Company®
1701 Towanda Ave.
PO Box 2100
Bloomington, IL 61702-2100

866-COUNTRY
countryfinancial.com

**Policy Number:**

Billing Account Number:

Policy Term:

Payment Plan:

Declarations Effective Date:

Policy State: Georgia

Policy Effective Date: Jul 13, 2025

Policy Expiration Date: Jul 13, 2026 at 12:01 a.m.
standard time at your
address

Declarations Reason: Policy Change

Joseph A. Renna
DBA Rennavations09**Total Premium:****Total Change Premium:**This is not a bill, do not pay this amount. Any balance will
be included with your next billing notice.

Contact us. We're here to help!

Your representativeJackie W Whitley
(478) 333-6833
jackie.whitley@countryfinancial.com
<http://www.countryfinancial.com/jackie.whitley>**Online Client Support**View your policy, bill
payment, claims, chat and
more!
countryfinancial.com**Call 866-COUNTRY**Call 866-268-6879 anytime for
claims assistance and
customer service.

Named Insured

Contact(s)Joseph A. Renna Jr.
Misti D. Renna
Rennavations09 LLC**Date of Birth****Farm Bureau #**

Policy Discounts

Age Of Roof, Preferred Payment, Safe Heat

Savings Amount \$1,329.50

Policy Deductible

\$1,000 (Applies separately to covered property at each location listed on the declarations damaged by an
occurrence. Different/additional deductibles may apply. Please refer to your policy.)**Location Insured –****Risk Characteristics**

Year Built:	1953	Exterior Type:	Wood Framing
Building Type:	Single Family Detached	Garage Type:	None
Occupancy:	Rental	Number of Garage Stalls:	None

	<u>Limit Of Liability</u>	<u>Perils Insured Against</u>	<u>Premium</u>
Medical Payments Coverage - Each Person/Each Occurrence	\$1,000/\$5,000		Included
Dwelling Coverage - Homeowners	\$80,000	2-19	\$914.02
Loss Settlement Selection Form 5: Actual Cash Value			Included
Rental Dwelling Endorsement			Included
Auxiliary Private Structures Coverage	\$8,000	2-19	Included
Loss Settlement Selection Form 5: Actual Cash Value			Included
Additional Living Expense & Fair Rental Value Coverage	\$8,000		Included
Additional & Special Coverages			Included
Location Premium:			

Location Insured –

Risk Characteristics

Year Built:	1953	Exterior Type:	Wood Framing
Building Type:	Single Family Detached	Garage Type:	None
Occupancy:	Rental	Number of Garage Stalls:	None
Number of Family Units:	1	Detached Garage:	None
Construction Type:	Siding-Hardboard/Masonite	Number of Detached Garage Stalls:	None
Unique Construction:	No	Age of Roof:	15 years
Number of Stories:	1	Roof Shape:	Hip
Square Footage:	896	Roof Type:	Roll Roofing Composition
Number of Bathrooms:	1	Solar Panels:	No
Auxiliary Heat:	No	Pool or Spa on Premises:	No

	<u>Limit Of Liability</u>	<u>Perils Insured Against</u>	<u>Premium</u>
Liability Coverage - Premises Only	\$1,000,000		\$36.00
Medical Payments Coverage - Each Person/Each Occurrence	\$1,000/\$5,000		Included
Dwelling Coverage - Homeowners	\$80,000	1	\$846.99
Loss Settlement Selection Form 5: Actual Cash Value			Included
Rental Dwelling Endorsement			Included
Auxiliary Private Structures Coverage	\$8,000	1	Included
Loss Settlement Selection Form 5: Actual Cash Value			Included
Additional Living Expense & Fair Rental Value Coverage	\$8,000		Included
Additional & Special Coverages			Included
Location Premium:			

Location Insured – 603 Woodland Dr, Perry, GA, 31069-3554

Risk Characteristics

Year Built:	1950	Exterior Type:	Wood Framing
Building Type:	Single Family Detached	Garage Type:	None
Occupancy:	Rental	Number of Garage Stalls:	None
Number of Family Units:	1	Detached Garage:	None
Construction Type:	Siding-Vinyl	Number of Detached Garage Stalls:	None

Unique Construction:	No	Age of Roof:	2 years
Number of Stories:	1	Roof Shape:	Gable
Square Footage:	884	Roof Type:	Architectural Composite Shingle
Number of Bathrooms:	1	Solar Panels:	No
Auxiliary Heat:	No	Pool or Spa on Premises:	No

	<u>Limit Of Liability</u>	<u>Perils Insured Against</u>	<u>Premium</u>
Liability Coverage - Premises Only	\$1,000,000		\$32.45
Medical Payments Coverage - Each Person/Each Occurrence	\$1,000/\$5,000		Included
Dwelling Coverage - Homeowners	\$173,539	1	\$1,281.69
Loss Settlement Selection Form 7: Replacement Cost			Included
Rental Dwelling Endorsement			Included
Auxiliary Private Structures Coverage	\$17,354	1	Included
Loss Settlement Selection Form 7: Replacement Cost			Included
Additional Living Expense & Fair Rental Value Coverage	\$17,354		Included
Additional & Special Coverages			Included

Location Premium:

Total Premium:

For a complete description of your coverages, perils insured against, and loss settlement selection(s), please refer to your policy.

Please refer to coverage forms for the perils insured against and applicable loss settlement when not specifically listed above.

We're looking out for you!

- Save more! Contact your representative to review all of our money saving discounts like the Multi-Policy Discount.
- Make a Payment! COUNTRY Financial® offers many convenient options including online payment. Go to countryfinancial.com and log in to MyCOUNTRY to learn more.
- Follow us on Facebook and Twitter! Find out what we're doing in your community, tell us what's on your mind or get tips to help you achieve your goals. We're here to talk whenever you need us.

Your Policy Documents

Your policy is available upon request and consists of these declarations pages, policy packet (including schedules, forms, and addenda), application, and any endorsements. Please keep them together. This policy is effective at 12:01 a.m. on the date shown or the time the policy/change was purchased/requested, whichever is later. Additionally, your policy coverages and coverage limits listed above are subject to all terms, exclusions, and conditions described in your policy.

General Policy Packet	21224GA (00-07/22)
Liability Coverage - Premises Only	22201GA (00-09/22)
Medical Payments Coverage	22202 (00-05/19)
Section 1 Policy Packet	22217GA (00-07/22)
Dwelling Coverage - Homeowners	22203 (00-11/21)
Personal Property Coverage	22205 (00-05/19)
Additional Living Expense & Fair Rental Value Coverage	22206 (00-05/19)
Auxiliary Private Structures Coverage	22207 (00-11/21)
Additional & Special Coverages	22209GA (00-07/22)
Section 2 Policy Packet	22218GA (00-07/22)

Email

Starting a Business

License Type	Occupational Tax
Applicant Name	First Name: Misti Last Name: Renna
Business Name	Redo Management LLC
Physical Location	Street Address: 603 Woodland drive City: Perry State: GA Zip: 31069
Mailing Address	Street Address: 112 Merrie Valley Drive City: Warner Robins State: GA Zip: 31088
Business Phone Number	
Type of Business	Property management
Is your business a LLC (Limited Liability Company)	Yes
Certificate Of Organization	image.jpg
NAICS Code	
E-mail Address	
Number of Employees (Full-time Equivalent)	1
Full legal name of Owner	Misti Renna
Owners Mailing Address	Street Address: 112 Merrie Valley Drive City: Warner Robins State: GA Zip: 31088
Owners Phone Number	
 name of Manager	Misti Renna
Manager Phone Number	
IRS EIN (Tax ID)	*****
State License	GA
Lease/Settlement Agreement	image.jpg

	image.jpg
E-Verify	image.jpg
SAVE Affidavit	image.jpg
Picture Identification	image.jpg