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STAFF REPORT

From the Department of Community Development
December 23, 2024

CASE NUMBER: SUSE-0157-2024
APPLICANT: Andres Acosta
OWNER: Stphen Dupuis
REQUEST: A Special Exception to allow a short-term residential rental
LOCATION: 414 Frank Satterfield Rd; Tax Map No. 0P45D0 010000

REQUEST ANALYSIS: The subject property owner proposes to offer the **3-bedrooms/2-bath** house for short-term rental for a maximum of **8** occupants. The subject premises was inspected for minimum safe and health standards and **passed**. This property was previously issued a STR permit in 2023, but that approval lapsed. The applicant is applying to have the permit reissued.

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 8 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:

Are there covenants and restrictions pertaining to the property which would preclude the proposed use of the property? The applicant indicates that there is no Homeowner’s Association nor covenants or restrictions on the subject property which would preclude the proposed use.

Does the Special Exception follow the existing land use pattern?

	Zoning Classification	Land Uses
Subject	R-1, Single-family Residential	Single-family residential
North	R-1	Single-family residential
South	R-1	Single-family residential
East	R-1	Undeveloped
West	R-1	Single-family residential

Will the Special Exception have an adverse effect on the Comprehensive Plan? The subject property is included in a "Traditional Neighborhood" character area in the 2022 Joint Comprehensive Plan. This character area is typically developed with residential uses.

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.

Will the proposed use be of such location, size, and character that it is not detrimental to surrounding properties? Renting the existing house on a short-term basis should not be detrimental to surrounding properties. Other than the tenants changing on a more frequent basis, short-term rental should not be any different than the normal occupancy of a single-family residence.

Will the use interfere with normal traffic, pedestrian or vehicular, in the neighborhood? Short-term rental of the residence should not cause inappropriate interference with the normal pedestrian and vehicular traffic in the neighborhood.

Will the use result in an increase in population density overtaxing public facilities? Short-term rental of the residence should not increase the population density above that expected for the size of the house.

Will the use create a health hazard or public nuisance? Short-term rental of the residence should not create a health hazard. Compliance with standards for short-term rentals will prevent a public nuisance.

Will property values in adjacent areas be adversely affected? Short-term rental of the residence should not adversely affect the value of properties in the area.

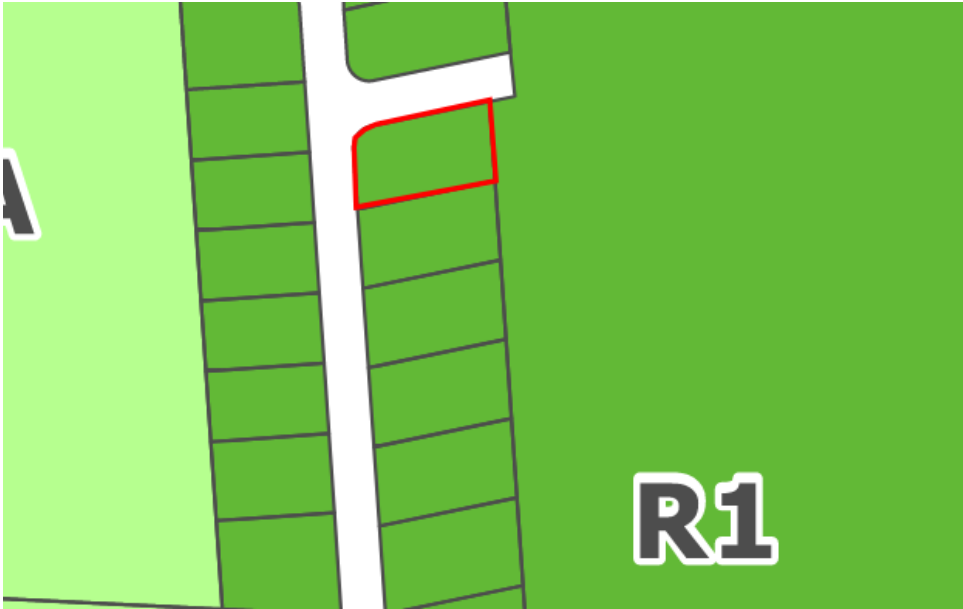
Are there substantial reasons a permitted use cannot be used at this property? The property is developed with a permitted use. The special exception is to allow the single-family residence to be rented on a less than 30-day basis.

STAFF RECOMMENDATION: Staff recommends approval of the special exception and issuance of a Short-Term Rental Permit.

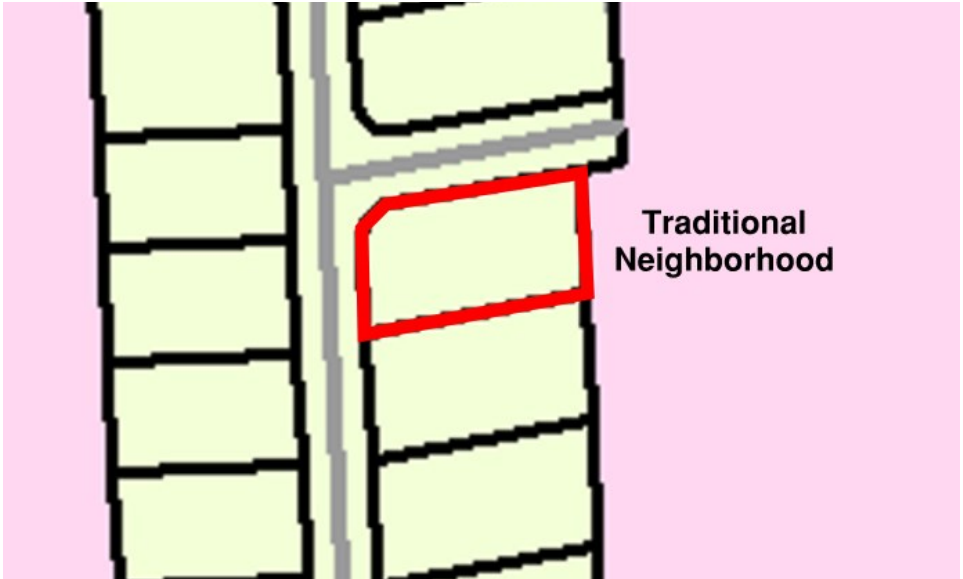


SUSE-0157-2024
414 Frank Satterfield Rd
Special Exception for
Residential Short-term
Rental

Aerial



Zoning



Character Area



Where Georgia comes together.

Application for Special Exception

Contact Community Development (478) 988-2720

Application # SUSE
0157-2024

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Andres Acosta	Stephen Dupuis
*Title	Operating Manager	Hammock Creek Investments Group LLC
*Address	205 Wellington Way Warner Robins, GA 31093	633 Thomson Mill rd Bonaire, GA 31005
*Phone	478-202-8820	[REDACTED]
*Email	andres.acosta@mastrinvestments.com	[REDACTED]

Property Information

*Street Address	414 Frank Satterfield Rd Perry, GA 31069		
*Tax Map Number(s)	0P45D0 010000	*Zoning Designation	R1

Request

*Please describe the proposed use:	To be used as a short term rental housing guests needing accommodations les than 30 days
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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	Andres Acosta	*Date	11 / 18 / 2024
*Property Owner/Authorized Agent		*Date	11 / 18 / 2024

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) The existing land use pattern.
- (2) Whether the proposed use is consistent with the Comprehensive Plan.
- (3) Whether all proposed structures, equipment or material will be readily accessible for fire and police protection.
- (4) Whether the proposed use will be of such location, size, and character that, in general, it will be in harmony with the appropriate and orderly development of the area in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties or a deterrent to the improvement of adjacent properties in accordance with the zoning classification of such properties, the existing land use pattern or the Comprehensive Plan.
- (5) Whether, in the case of any use located in, or directly adjacent to, a residential district or area:
 - (a) The nature and intensity of operations will be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to, or incongruous with, said residential district or area, or conflict with the normal traffic of the neighborhood; and
 - (b) The location and height of buildings, and other structures, and the nature and extent of screening, buffering or landscaping on the site will be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings in conformance with existing zoning districts and development pattern.
- (6) Whether the proposed use will increase the population density resulting in the increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.; or approval of the use would encourage adjacent areas to develop at higher densities than provided in the comprehensive plan resulting in the overtaxing of such public facilities.
- (7) Whether the proposed use will cause a health hazard, a public safety problem, or create a nuisance or cause excessively increasing traffic and associated congestion; create a drainage problem; generate unnecessary disturbance due to noise, the emission of smoke or other contaminants, odor, electrical interference, or cause pollution to land, air and/or water.
- (8) Whether the proposed change will adversely affect property values in adjacent areas.
- (9) Whether there are substantial reasons why the property cannot be used for a permitted use in the district where the property is located.

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?

- No.

(1) The existing land use pattern.

- <https://qpublic.schneidercorp.com/Application.aspx?AppID=671&LayerID=11356&PageTypeID=4&PageID=4733&Q=132241188&KeyValue=0P45D0++++010000>
- The land is in a residential area, with single family homes.

(2) Whether the proposed use is consistent with the Comprehensive Plan.

- The proposed use of this home as a short-term rental is consistent with the Comprehensive Plan in the following ways:
 - o In the Comprehensive Plan, one of the goals for economic development is to “develop ways to expand economic development opportunities throughout the county”. In being used as a short-term rental, this home provides economic opportunity for: 2 handyman companies, 2 cleaning companies, 1 hired position, 1 lawncare company, 1 laundry service provider.
 - o This home houses guests coming into the community. We provide a guidebook and other resources that encourage our guests to visit and shop locally within the Perry community.
 - o This home would provide large sum of lodging tax, paid to the city of Perry
 - o This home would provide place a housing option for our own citizens within the community who:
 - Are waiting for their house to be built/renovated
 - Are moving into the area for any reason
 - Military / business
 - Have been displaced from their home because of fire, water, or some other sort of damage
 - o According to the Comprehensive Plan, *“Houston County aspires to be a welcoming, diverse community, filled with opportunities for economic prosperity, where everyone can attain a high quality of life. We will protect our natural resources, enhance relationships with Robins Air Force Base, and build a robust, creative, and social community.”*
 - Providing a short-term rental housing option is in complete alignment with this statement. We would provide a welcoming, safe accommodation for families and business travelers. We accommodate a wide variety of clientele, coming from all over the US, with diverse backgrounds. We provide access to resources and events within our community and seek to promote other small businesses.

(3) Whether all proposed structures, equipment or material will be readily accessible for fire and police protection.

- Yes, the home and everything within will be readily accessible for fire and police protection.

(4) Whether the proposed use will be of such location, size, and character that, in general, it will be in harmony with the appropriate and orderly development of the area in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties or a deterrent to the improvement of adjacent properties in accordance with the zoning classification of such properties, the existing land use pattern or the Comprehensive Plan.

- The proposed use of this home as a short-term rental will be in complete harmony with the appropriate and orderly development of the area in which it is proposed. In being used as a short-term rental, the home has not, and will not undergo any structural changes. The home remains as a single-family residence and will cause no disruption to the adjacent properties. If anything, the property will be an incentive for adjacent properties to maintain and upkeep their yards and homes as well.

(5) Whether, in the case of any use located in, or directly adjacent to, a residential district or area:

(a) The nature and intensity of operations will be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to, or incongruous with, said residential district or area, or conflict with the normal traffic of the neighborhood; and
(b) The location and height of buildings, and other structures, and the nature and extent of screening, buffering or landscaping on the site will be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings in conformance with existing zoning districts and development pattern.

- A) The proposed use of this home as a short-term rental should in no way increase the pedestrian or vehicular traffic within this area. This home will have a cap for the number of cars that are allowed to be present (3), and the number of guests allowed at the property (9). Being that this home has a carport with a large driveway, guests will be directed to park only in garage or on driveway – no on street parking will be permitted. Front of home will be continually monitored by a Ring alarm camera to ensure that guests are abiding by these directions.
- B) The home will remain as a single family residence, and will not have any additional structures added. No screening, buffering or landscaping will take place that will in any way affect the surrounding adjacent properties. The property landscape will remain as such that one would expect from a single-family home and will be maintained on an ongoing basis of care every 2 weeks (at a minimum).

(6) Whether the proposed use will increase the population density resulting in the increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.; or approval of the use would encourage adjacent areas to develop at higher densities than provided in the comprehensive plan resulting in the overtaxing of such public facilities.

- The proposed use of this home as a short-term rental should in no way cause any increase in population density and will not be a disruption to the comprehensive plan of the community.

(7) Whether the proposed use will cause a health hazard, a public safety problem, or create a nuisance or cause excessively increasing traffic and associated congestion; create a drainage problem; generate unnecessary disturbance due to noise, the emission of smoke or other contaminants, odor, electrical interference, or cause pollution to land, air and/or water.

- The proposed use of this home as a short-term rental will not cause any of the above mentioned issues. Below is listed the measures that are taken to ensure that these issues will not arise at this property:
 1. Noise: All guest noise will be continuously monitored within the home by a smart device. This device is connected to Wi-Fi (notifies us immediately if disconnected from Wi-Fi) and sends real time text notifications to us when the noise within the home goes above the predetermined threshold. When this notification is received, the response is immediate – the guest is texted and informed that the noise is above the appropriate level. If, for any reason the guest chooses not to respond to texts and calls and does not comply with the request to decrease their noise, they are removed from the home immediately. Guests are notified about the noise being monitored in the house rules that they read and accept prior to their booking. This device is based purely on sound level and is not a recording device.
****Note: we have an assistant who lives in the Philippines, which is 12 hours ahead of us. She receives all noise notifications when we are asleep and responds immediately. She contacts us via phone if there is any issue.**
 2. Safety (locks): A smart lock is located on the front door of the property. A personalized code is sent to the guest after they have accepted and agreed on the house terms when booking. This code is usable only during their stay. Once their stay is completed, they no longer can access the property with that code.
 3. Safety (cameras): A Ring camera is located on the front door exterior of the home. The ring camera is always accessible by all managing persons. The camera is also monitored at night by our virtual assistant. She monitors consistently throughout the night and notifies us immediately through phone call if any unusual activity is taking place. She also monitors the number of guests entering the property and notifies both the guests and us if it is above the agreed upon max amount.
 4. Safety (background checks): Guests can book with us in one of two ways: through AirBnB or our direct booking platform. If they book through AirBnB, our settings are such that we require additional background information and identification of our guests. AirBnB handles all this directly through their platform. If a guest books with us on our direct booking site, then they go through a background check through a third party – SuperHog. Regardless of how guests book with us, they cannot stay in

the property without undergoing a background check prior to their booking. In addition, we can accept or deny any person who requests to book with us.

5. Safety (cleaning/inspections): After a guest checks out, our cleaners are the first people to go in. Upon their arrival, they immediately take photos of each room in the property and document any damage done to the property, if any. This is uploaded into our operational platform. After the clean is completed, our production manager goes to the property to do a soft inspection – meaning looking for any issues that the cleaners may have missed and making sure the property is safe and acceptable for the next guests.
6. Insurance: The property has a \$1million insurance policy through Proper Insurance. Proper is specific to short term rentals and is backed by Lloyd’s of London. Prior to coverage, Proper has their own set of safety measures that they expect to see proof of in the property (ex – pool must have depth markers, home must contain fire extinguisher, etc.)

(8) Whether the proposed change will adversely affect property values in adjacent areas.

- The proposed use of this home as a short-term rental will not adversely affect the property values in the adjacent areas. If anything, the ongoing upkeep and excellent maintenance of this property should incentivize neighbors to maintain their properties well also. The home has undergone renovations to improve the appearance, is cleaned on a regular basis, is inspected on a regular basis, receives maintenance orders that our handymen complete on a regular basis to ensure no issues, and has consistent lawncare – every 1-2 weeks.

(9) Whether there are substantial reasons why the property cannot be used for a permitted use in the district where the property is located.

- Owner of the home, Stephen Dupuis, is wanting to use as an investment property. He prefers the short-term rental model rather than long-term rental model because of the higher ROI and better upkeep of the property.

PETS

- Dogs & Cats ONLY.
- Maximum of 3 pets
- Weight limit of 75lbs
- Pet's are NOT allowed on furniture. If pet hair is found on furniture, a \$15 fee will be applied PER ITEM.
- All guests must pick up pet waste before checking out of property. Failure to do so will result in a \$30 fine and a negative guest review.

LATE CHECK-OUT PENALTY

- If guest does not notify or request to the host a late check out, a late check out penalty of \$100 will be applied to the booking. * 30 mins after check-out is considered to be a late check-out.

PARKING:

- See "parking" section of guidebook for vehicle limitations.
- Park only under carport/garage and/or driveway.
- Do not park on the side of the road

SMOKING:

- No smoking inside the house
- \$300 penalty if smoke is evident

QUIET HOURS | 3 STRIKE RULE

- Please refrain from loud and unnecessary noise from 10pm-9am
- (BE ADVISED: Property is equipped with noise monitoring devices that detect if the volume is at an unacceptable level. Host is notified immediately after that volume is reached for an extended amount of time)
- First Alert: Host will contact guests through text message & platform as a warning to quite noise.
- Second Alert: Host will contact guests again through text message & platform as a second warning to quite noise.
- Third Alert: Host will call guests contact as a final warning. If Noise does not stop, local authorities will be called and host will remove you from property, and cancel the remainder of your stay with no refund.

ADDITIONAL MISC RULES

- Normal cleaning fees are included in all rental rates, however additional billing will occur for any excessive/abnormal cleaning, damages, or missing items.
- Please make sure doors are locked when leaving the unit.
- Linens, blankets, and towels are not to be removed from the home. Please do not take these items to parks or outdoor venues.
- Limit food/drink in bedrooms
- No house parties
- No unregistered guests
- No illegal substances
- No rearranging furniture.
- No mail deliveries to property unless otherwise authorized by host. [Food deliveries such as grubhub, doordash, etc are acceptable]

Please acknowledge the following, as requested per the City of Perry:

4-3.5. *Short-term rental.* The standards in this subsection are required for all short-term rental properties

- (A) *Definitions.* As used in this subsection, the following definitions apply:
Responsible person means the signatory of an agreement for the rental, use and occupancy of a short-term rental unit, who shall be an occupant of that short-term rental unit, who is at least twenty-one years of age, and who is legally responsible for ensuring that all occupants of the short-term rental unit and/or their guests or visitors comply with all applicable laws, rules and regulations pertaining to the use and occupancy of the subject short-term rental unit.
- (B) *Restrictions on the number of occupants.* The owner or local contact person shall not rent, allow, provide, or advertise for more than two (2) persons per bedroom, plus two (2) additional persons, when using the premises as a short-term rental unit. Regardless of the number of bedrooms on the premises, it shall be unlawful for more than ten persons, including children, to occupy a short-term rental unit at any one time, or to exceed the maximum occupancy shown on the short-term rental permit. A visual inspection by a city employee of more than ten persons at the premises is prima facie evidence of and shall be probable cause to issue a citation for a violation of this section.
- (C) *Parking restrictions.* The maximum number of motor vehicles allowed at a short-term rental unit shall be limited to the number of available off-street parking spaces. It shall be unlawful for an owner to permit, allow or advise occupants to park more vehicles on the premises than the available off-street parking spaces, or to suffer or permit parking of vehicles on an unapproved surface. It shall be unlawful for an occupant of a short-term rental unit to park a motor vehicle on a residential street near a short-term rental. It shall be unlawful for an occupant of a short-term rental unit, or an owner thereof to allow an occupant, to park or occupy a motor home, recreational vehicle, boat, utility trailer, or commercial vehicle on the premises of a short-term rental unit.
- (D) *Minimum stay required.* An owner or person shall not rent or lease a short-term rental unit for a period of less than 24 hours.
- (E) *Noise restrictions.* It shall be unlawful to allow or make noise or sound that exceeds the limits set forth in the City's noise ordinance, §17-55. ***SEE BELOW***

Sec. 17-55. Noise—Prohibited; enumerated; exceptions to prohibitions.

(a) It shall be unlawful for any person, after such person has been given one (1) warning by law enforcement personnel, to willfully make or continue, or cause to be made or continued, any loud, unnecessary, or unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area.

(b) The standards which shall be considered in determining whether a violation of the provisions of this section exists shall include, but not be limited to, the following:

- (1) The volume of the noise;
- (2) The intensity of the noise;
- (3) Whether the nature of the noise is usual or unusual;
- (4) Whether the origin of the noise is natural or unnatural;
- (5) The volume and intensity of the background noise, if any;
- (6) The proximity of the noise to residential sleeping facilities;
- (7) The nature and zoning of the area within which the noise emanates;
- (8) The density of the inhabitation of the area within which the noise emanates;
- (9) The time of the day or night the noise occurs;
- (10) The duration of the noise;
- (11) Whether the noise is recurrent, intermittent, or constant; and
- (12) Whether the noise is produced by a commercial or noncommercial activity.

(c) The following acts, among others, are declared to be loud, disturbing, unusual and unnecessary noises and noises in violation of this section but this enumeration shall not be deemed to be exclusive:

- (1) *Horns.* The continued sounding of any horn or signal device on any automobile, motorcycle, bus, street car or other vehicle while not in motion except as a danger signal if another vehicle is approaching apparently out of control, or if in motion, only as a danger signal; the creation by means of any signal device for any unnecessary or unreasonable period of time;
- (2) *Televisions, radios, phonographs and musical instruments.* The playing of any television, radio, phonograph, musical instrument or other such instruments in such a manner or with such volume, particularly during the hours between 12:00 midnight and 7:00 a.m., as to annoy or disturb the quiet, comfort, or repose of persons in any office, hospital, dwelling, hotel or other type of residence, or any persons in the vicinity, except this shall not apply to schools of music between the hours of 7:00 a.m. and 10:00 p.m.;
- (3) *Voices.* Yelling, shouting, whistling or singing on the public streets, particularly between the hours of 12:00 midnight and 7:00 a.m., or at any time or place so as to annoy or disturb the quiet, comfort or repose of persons in any hospital, dwelling, hotel or other type of residence, or any persons in the vicinity;
- (4) *Noisy vehicles.* The use of any vehicle in any manner as to create loud and unnecessary noise;
- (5) *Exhaust.* The discharge into the open air of the exhaust of any engine, except through a muffler or other device that will effectively prevent loud or explosive noises therefrom;
- (6) *Construction work.* The erection, including excavating, demolition, alteration or repair of any building in any residential district or section, the excavation of streets and highways in any residential district or section, other than between the hours of 7:00 a.m. and 9:00 p.m. except

in cases of urgent necessity, and then only with a permit from the chief of police or his designee, which permit may be granted for a period not to exceed sixty (60) days while the emergency continues. If the chief of police or his designee should determine that the public health and safety will not be impaired by the erection, demolition, alteration and repair of any building, or the excavation of streets and highways between the hours of 9:00 p.m. and 7:00 a.m. and if he should further determine that loss or inconvenience will result to any party in interest, he may grant permission for this work to be done during these hours upon application being made at the time the permit for work is awarded and during the progress of the work;

(7) *Institutions requiring quiet.* The creation of an excessive noise on any street adjacent to any school, institution of learning, church or court while in session, or adjacent to any hospital, nursing home or personal care home, which unreasonably interferes with the workings or sessions thereof;

(8) *Loud speakers on vehicles.* The use of mechanical or electrical loud speakers or amplifiers on trucks or other moving or standing vehicles for advertising or other purposes; or

(9) *Loud speakers on public property.* It shall be unlawful to use, maintain or operate loud speakers, sound trucks, amplifiers or other mechanical or electrical devices for increasing the volume of sound, upon the streets, sidewalks, parks or other public places of the city; provided that nothing herein shall apply to the United States of America, the state, the county, the city or any public or private school system, nor to public agencies of any of them.

(10) *Consumer fireworks.* Consumer fireworks shall not be ignited between the hours of 9:00 p.m. and 10:00 a.m. except for the days and times set out in O.C.G.A. §§ 25-10-2(b)(3)(B)(ii) and (iii).

(d) None of the prohibitions of this section shall apply to or be enforced against the following:

(1) Any vehicle of the city while engaged upon necessary public business;

(2) Excavations or repairs of bridges, streets or highways, by or on behalf of the city, county or state, during the night season, when the public welfare and convenience renders it impossible to perform this work during the day; nor shall they apply to work performed by public utility companies under like conditions and circumstances, or when there is urgent necessity therefor;

(3) The reasonable use of amplifiers or loud speakers in the course of public addresses which are noncommercial in character; or

(4) Any parade, celebration or performance for which a permit has been obtained prior thereto from the city.

(F) *On-premises curfew requirements.* The owner shall not allow the congregation of occupants outside on the premises between the hours of 10:00 p.m. and 9:00 a.m.

(G) *Trash pickup requirements.* The owner or occupant shall not allow trash and refuse to accumulate in an unsanitary manner. If the owner does not remove trash and refuse from the premises after each individual occupancy, the owner or occupant shall place all residential solid waste curbside for collection and disposal by the city, or its authorized representative, no later than 6:00 a.m. on the day of collection and no earlier than 3:00 p.m. on the day before the scheduled collection day. The mobile toter shall be removed from curbside no later than 8:00 a.m. on the day after collection.

(H) *Advertising, promoting, or allowing of special events prohibited.* An owner or occupant shall not advertise or promote a special event or allow the advertising and promotion of a special event (e.g., banquet, wedding, reception, reunion, bachelor or bachelorette party, concert, or any similar activity that would assemble large numbers of invitees) to be held on the premises (i.e., utilize the premises as an 'event venue' or 'convention center' as defined in this chapter).

- (I) *Notice to occupants of short-term rentals.* An owner or person operating a short-term rental shall provide a notice of instructions (also known as “host rules”) to occupants staying at the premises in a form developed by the administrator. The notice shall instruct the occupants as to all applicable city regulations pertaining to short-term rentals. These include, but are not limited to, occupancy restrictions, limits on parking, trash pickup, prohibitions on special events, limits on noise, and curfew times.

- (J) *Written rental agreement required.* The owner shall require a written rental agreement with a responsible person for the short-term rental unit which shall contain the following provisions:
 - a. the responsible person’s agreement to abide by all of the requirements of this chapter, any other applicable city ordinances, state and federal law and acknowledge that his or her rights under the agreement may not be transferred or assigned to anyone else;
 - b. the responsible person’s acknowledgement that it shall be unlawful to make any noise or sound that exceeds the limits set forth in the city’s noise ordinance; and
 - c. the responsible person’s acknowledgement and agreement that violation of the agreement or this chapter may result in immediate termination of the agreement and eviction from the short-term rental unit by the owner or local contact person, as well as the potential liability for payments of fines levied by the city.

Trash plan

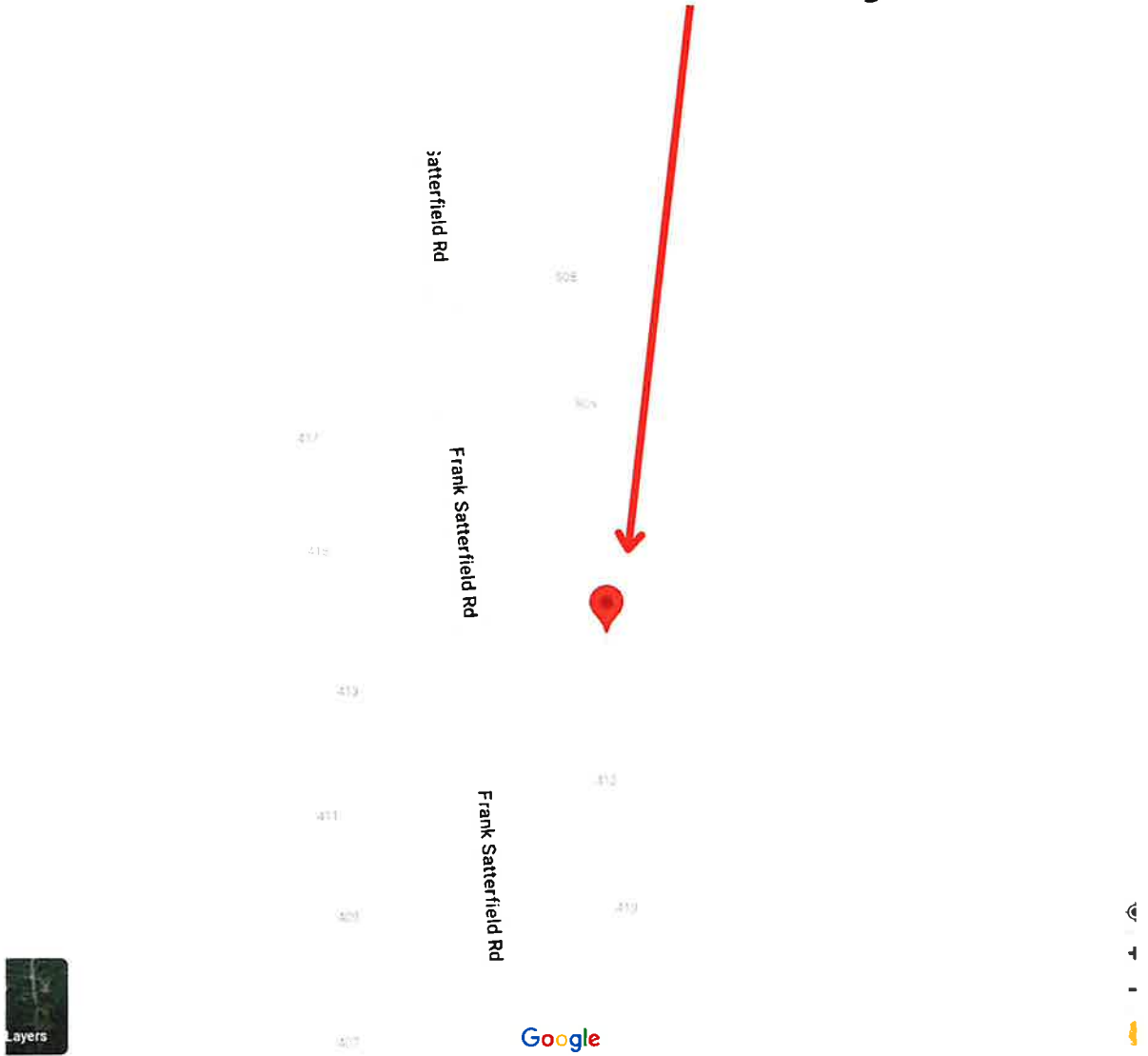
We send guests an automated message the day before trash day to take trash out. Cleaners take trash out every turnover.

Please see host rules where the times for takeout and pickup by the guests are specified.

****If for any reason the amount of trash becomes an issue, we arrange for a second trash can to help manage any extra waste**

Max number of occupants: 8

3 cars max
left side of house
1 in carport
1 on side section of driveway
1 on driveway



3 cars max
left side of house
1 in carport
1 on side section of driveway
1 on driveway



GUEST SHORT TERM RENTAL AGREEMENT

PET POLICY

- Cats and Dogs only
- No pets on furniture (sofas or beds) (**\$15 charge per linen if pet hair is found during post stay inspection**)
- Weight limit of 75 lbs per pet
- Maximum of 3 pets.

LATE CHECK-OUT PENALTY

- If guest does not notify or request to the host a late check out, a late check out penalty of \$100 will be applied to the booking. * 30 mins after check-out is considered to be a late check-out. [10:30AM]

PROPERTY GUIDELINES

- Quiet hours are 10pm-9am
- No parking on the side of road. Park only in garage or driveway.
- No smoking inside the house
- Loud, rude, obnoxious, disrespectful, or disorderly behavior is not allowed at any time. We will give one courtesy warning for any such behavior. If such behavior continues, you and your party will be evicted without refund.
- (BE ADVISED: Property is equipped with noise monitoring devices that detect if the volume is at an unacceptable level. Host is notified immediately after that volume is reached, and will not tolerate disturbance to neighborhood)
- Normal cleaning fees are included in all rental rates, however additional billing will occur for any excessive/abnormal cleaning, damages, or missing items.
- Please make sure doors are locked when leaving the unit. - Linens, blankets, and towels are not to be removed from the home. Please do not take these items to parks or outdoor venues.
- Limit food/drink in bedrooms
- Guests prohibited to exceed the occupancy limit of property stated in listing details.
- No house parties

Booking Guest

Print Name

|

Signature

|

Date

9: None
#10: None



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

OCCUPATIONAL TAX CERTIFICATE

Business Name:	HAMMOCK CREEK INVESTMENT GROUP LLC	Business Type(s):	721199 Tourist homes
Business Location:	414 FRANK SATTERFIELD RD PERRY, GA 31069	License Type:	Occupational Tax Certificate
Owner:	HAMMOCK CREEK INVESTMENT GROUP LLC	Classification:	General Business
Manager:	STEPHEN DUPUIS		
License Number:	OTC-006217		
Issued Date:	12/31/2024		
Expiration Date:	12/31/2025		
Mailing Address:	633 THOMPSON MILL RD BONAIRE , GA 31005		

Chrysta Hays

Issued By

TO BE POSTED IN A CONSPICUOUS PLACE