

Madeleine Raiford-Holland

Special Use Permit Request

2415 S Lumpkin Street, Unit 500 | Athens, GA 30606

Narrative for Special Use Permit Request

Applicant: Madeleine Raiford-Holland

Property Address: 2415 S Lumpkin Street, Unit 500 | Athens, GA 30606

Zoning: RM-2 | Community: Woodlawn

About Us

We're a veteran family of four raising two young children—Rhett (4) and Rowan (2)—in nearby Bishop, GA. My husband, John, is a **disabled Marine Corps veteran** who continues to serve actively in the **U.S. Marine Corps Reserves**. Our life is rooted in service, family, and community—and Athens has always felt like home.

Since **August 2023**, we've operated a short-term rental at **2415 S Lumpkin Street, Unit 500**, in the newly developed **Woodlawn community**. Hosting here, along with our other properties, provides crucial financial support for our family while also allowing us to offer thoughtfully managed, professional lodging to visitors of the Classic City.

Professional Background

In addition to being a property owner and host, I (Madeleine) am an **educator and coach in the short-term rental industry**, working with hosts across the country and around the world to elevate hospitality standards, encourage compliance, and promote ethical, community-first hosting.

Our hosting approach is **guest-focused, neighborhood-conscious, and grounded in best practices** that protect the integrity of the communities where we operate. We take pride in demonstrating what responsible, small business STR hosting can look like when it's done right.

Property Overview

This unit is a **three-bedroom, three-bathroom** home that accommodates up to **six guests** (two per bedroom) and includes **three designated parking spaces**. It is zoned RM-2 and located within a professionally managed community with majority of other residents being college students attending UGA and UNG.

While the property was previously overseen by College Town Properties, it is now under the care of **Athens Real Estate Group**, a well-respected local management company that can attest to our high standards of property maintenance and guest readiness.

How We Operate Responsibly

We are intentional in our processes to ensure this property remains low-impact and high-integrity. Our systems include:

- **Quiet Hours:** Enforced from **9 PM to 9 AM**, clearly stated in all listings and welcome materials.
- **Guest Accountability:** A **Ring doorbell camera (exterior only)** helps us monitor arrivals and discourage inappropriate activity.
- **Thorough Guest Screening:** We only accept **well-reviewed guests** through platforms like Airbnb and VRBO.
- **Parking Compliance:** Strictly limited to our **three assigned spaces** to ensure no burden on surrounding areas.
- **Proactive Communication:** We remain in touch with the **property management company** and provide our personal contact information for any community concerns.

We have maintained **zero complaints** since opening this location and continue to ensure our guests enhance, not disrupt, the neighborhood experience.

Our Request

We respectfully request approval of a **Special Use Permit** to continue operating a short-term rental at this property, in full compliance with Athens-Clarke County zoning regulations.

While we do operate multiple properties and bring professional experience to this space, each home is managed with **personal care, attention, and deep respect** for the community. Athens isn't just another market for us—it's a place we care about, invest in, and want to see thrive.

This permit would allow us to continue contributing to the local economy, welcoming respectful visitors, and supporting our family—while serving as an example of how STR operations can work in harmony with residential neighborhoods.

Sincerely,
Madeleine Raiford-Holland
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