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Application # SUSE
0001-2025

Application for Special Exception

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Kimberly Williams	Thomas & Kimberly Williams
*Title	Director/Owner	
*Address	137 W River Cane Run	
*Phone		
*Email		

Property Information

*Street Address	137 W River Cane Run		
*Tax Map Number(s)	P8246	*Zoning Designation	R3

Request

*Please describe the proposed use: home day care

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	<u>Kimberly Williams</u>	*Date	<u>1.2.2025</u>
*Property Owner/Authorized Agent	<u>Kimberly Williams</u>	*Date	<u>1.2.2025</u>

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district? The property does have HOA. Contact has been made to HOA president currently waiting on response.

1. The existing land use pattern. Our residential space at 137 W River Cane Run in Perry Ga is a single-family home which is surrounded by other homes spaced out on individual lots. The property is zoned for PUD, and I need to seek approval for special exception. Our goal is to open and operate a home daycare for children ranging from the ages of 2-5. We will enroll 6 kids (per State Guidelines) Monday through Friday from 7am-5pm. Students will be dropped off in front of our driveway, which provides enough parking for two cars side by side. My family car will be parked in the garage. The hours for drop off will be between 7:00am-8:30am by an adult and picked up by an adult between the hours of 3:30-5:00pm. Sufficient indoor square footage of 2600 square feet will accommodate the six children which is a minimum space of 35 square feet per child indoors and 75 square feet per child outdoors, per state guidelines, the outdoor area is enclosed with a wooden fence higher than the 4ft required to operate home daycare. I will use the kitchen and dining area which is located on the ground floor for meals and snacks for the home day care.

2. Whether the proposed use is consistent with the Comprehensive Plan. The Comprehensive Plan is all about growth and development, home daycare supports this goal by providing convenient and affordable childcare options for residents. A home daycare may attract families to the area, promoting neighborhood stability and long-term development in line with the Comprehensive Plan's vision.

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

Our home residents have a wide enough driveway for fire trucks and police vehicles, there are no obstructions like low-hanging branches. Our home is within a Cul de sac for sufficient clearance for emergency response vehicles, a clear display of our house number from the street both day and night. Location also has security measures like a fence and video security installed system which can be helpful for situational awareness. When it comes to fire protection, there are installed smoke and carbon monoxide detectors in all key areas along with fire extinguishers. A fully stocked first aid kit is also on site which contains all necessary items to assist with children's needs and is easily accessible to staff and responders. To make sure that the in-home daycare will follow the fire and building codes, a fire safety inspection will be done by Perry Fire Marshal's office.

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 location of the home daycare will be in a safe, family friendly neighborhood, which will not have a direct effect on adjacent properties when it comes to dropping off/picking up, the home is over 2500 square feet of space and paved driveway to accommodate all six kids within the State of Ga guidelines to operate a home daycare. While having the home daycare within our residence it will not take away from the charm of the neighborhood, it will appeal as a single-family home located within a Cul De Sac while still maintaining all character and charm. The subdivision itself is still developing in other parts of the neighborhood but on our street W River Cane Run these homes have been established since 2022. While most of the day the students will be within the home and outside for only 1 hour daily if weather permits the disturbance of noise will not be a concern to other neighbors due to, we are a family friendly neighborhood and welcome all kids to get outside, play and have as much fun as possible.

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 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**

The business will prevent congestion or safety hazards for neighbors by having a staggered drop-off/pick-up time to reduce traffic impact, the customers also have the option of using our driveway which can hold two cars side by side to prevent any child from going into the street for safety.

- (b) **The location and height of buildings, and other structures, and the nature and extent of screening, or 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.** By keeping business signage away from the driveway and taking away from the residential look no signage will be displayed to distract or cause any landscaping damage, so we can keep landscaping modifications the same within the neighborhood not bringing down property appearance and value.

6. **Whether the proposed use will increase the population density 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.** Home daycare facilities are a temporary basis during operating hours and do not add permanent residents to the property or neighborhood, they are also designed to provide care for children before they reach school age, therefore not impacting the capacity of local schools. While operating home daycare there is a slight increase in utility usage (water, electricity) but it's within the capacity of residential utility and unlikely to affect local infrastructure. A home daycare is community-oriented, and it will align with the residential character.

- 7. Whether the proposed use will increase 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 home daycare will adhere to proper cleaning, waste disposal and hygiene protocols which will prevent health risks or spread of germs. All diapers will be bagged and discarded in trash can within another bag, along with any food that was disposed of during breakfast, lunch and snack. Increased traffic from drops off and pickup will be staggered to prevent driveway back up and families having to walk into Cul de Sac for pick up and drop offs. Drainage issues will not appear due to landscaping is well maintained and not affecting any neighbors. When it comes to smoke or odor, minimal odor may arise from cooking or cleaning which is typically for residential use but unlikely to impact neighbors. No significant emissions are expected unless large equipment or machinery is used, which will be rare. While playing children may create noise so to minimize disruption of neighbors a wooden fence is installed, and we will schedule outdoor activities during appropriate hours.

- 8. Whether the proposed change will adversely affect property values in adjacent areas.**

A home daycare can be seen as a community asset, enhancing the neighborhood's reputation as family friendly. A home daycare can contribute to neighborhood stability by attracting families and meeting the childcare needs of nearby residents. Since it will be located within the home no adjacent home or area will be affected by operating home daycare.

- 9. Whether there are substantial reasons why the property cannot be used for permitted use in the district where the property is located.** There are no reasons why the property cannot be used for permitted use of home daycare. Home daycare has a low impact compared to more intensive commercial uses. Home daycares fulfill a community function while maintaining compliance with the zoning district's intent to preserve residential areas.