

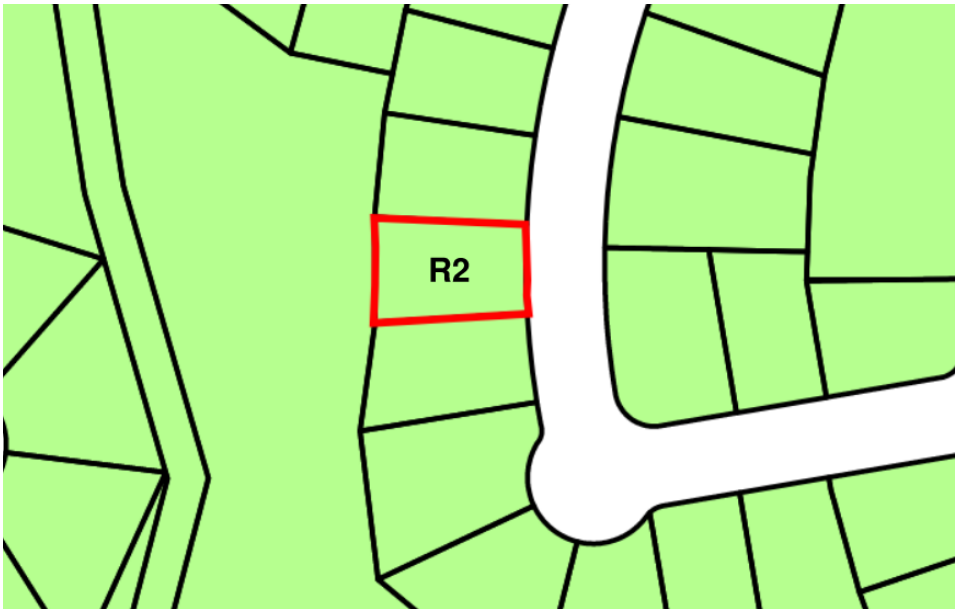


SUSE-0169-2025

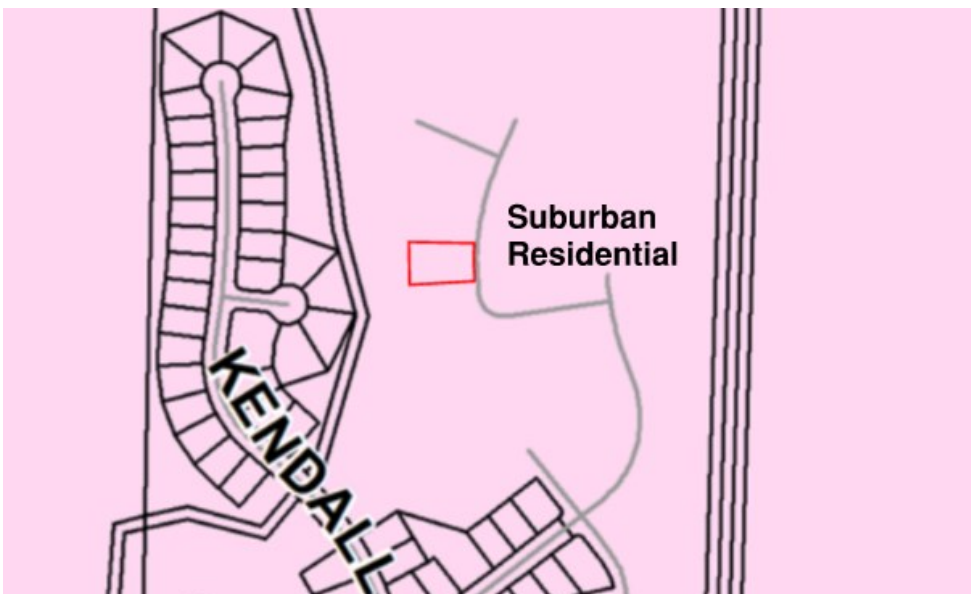
115 Hampton Chase

Special Exception to allow a
home daycare as a
residential business.

Aerial



Zoning



Character Area

STAFF REPORT

From the Department of Community Development
September 23, 2025

CASE NUMBER: SUSE-0169-2025
APPLICANT: Shawanda Suleiman
REQUEST: A Special Exception to allow a residential business
LOCATION: 115 Hampton Chase; Parcel No: 0P0650 184000

REQUEST ANALYSIS: The subject property owner wants to open a daycare home for up to (6) children 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. *Does the proposed use comply with the Comprehensive Plan and other adopted plans applicable to the subject property?* The dwelling is in a suburban residential character area in the 2022 Joint Comprehensive Plan, which calls for a mix of housing types within walking distance of neighborhood-level services.
2. *Will the proposed use impact traffic volume or traffic flow and pedestrian safety in the vicinity?* The primary use of the dwelling remains a single-family home. The secondary use of the home as a residential daycare home is not expected to negatively impact the traffic volume or flow.
3. *Will the hours and manner of operation of the proposed use impact nearby properties and uses in the vicinity?* The incidental use of the home as a daycare home should have no impact on surrounding uses and properties. The applicant is required to operate during the hours identified in the Land Management Ordinance – Monday to Saturday, 8 am – 6 pm.
4. *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?* There should be no negative impact on surrounding properties. The secondary use will take place within the footprint of the home, as required by the ordinances. Ample parking is available on the site, and no noise, light, glare, smoke, or odor pollution, resulting from the incidental use, is expected.
5. *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; the primary use of the structure remains unchanged.
6. *Is the parcel a sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use?* There is no future growth expected for this parcel. The dwelling is in an established subdivision.

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

The proposed use will not cause an excessive burden on any services or utilities. The dwelling is still being used as a single-family home; all services are already provided.

Staff Recommendation:

Staff recommends approval as submitted.



Where Georgia comes together.

Application # SUSE 0169-2025

Application for Special Exception

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Shawanda Suleiman	Same as Owner
*Title	Owner	
*Address	115 Hampton Chase, Perry, Georgia 31069	
*Phone	[REDACTED]	
*Email	[REDACTED]	

Property Information

*Street Address	115 Hampton Chase, Perry, Georgia 31069
*Tax Map Number(s)	0P0650 184000
*Zoning Designation	R2

Request

*Please describe the proposed use:	The proposed use will be for a licensed family child care home to serve only a limited number of children permitted under state licensing regulations. The property will support both the proposed daycare operations within licensing limits, while maintaining its primary use as a residence and remaining compatible with surrounding homes.
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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	Shawanda Suleiman	*Date	8/22/2025
*Property Owner/Authorized Agent		*Date	

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) Whether the proposed use complies with the Comprehensive Plan and other adopted plans applicable to the subject property;
- (2) Whether the proposed use would impact traffic volume or traffic flow and pedestrian safety in the vicinity;
- (3) Whether the hours and manner of operation of the proposed use would impact nearby properties and uses in the vicinity;
- (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;
- (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;
- (6) Whether the parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use; and
- (7) Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.

Revised 7/1/2025

Standards for Granting a Special Exception

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

Yes, the property is subject to subdivision covenants. The home is in the Avington Glenn subdivision, which has recorded covenants (HOA). Based on my review/understanding to date, I am not aware of any covenant that expressly prohibits a licensed family childcare home, and I will comply with all HOA rules regarding traffic, parking, signage, and nuisance. I will submit the HOA letter prior to the hearing, if required.

1)Whether the proposed use complies with Comprehensive Plan and other adopted plans applicable to the subject property;

Yes, proposed use complies with Perry's Comprehensive Plan and other relevant adopted plans. The subject property is located within the suburban residential area as designated in the Joint 2022 Comprehensive Plan. The proposal to operate a licensed family daycare home is secondary and incidental to the residence, which is in line with how such uses have previously been approved under the plan. The city staff recently found identical proposals to be compliant with the same criteria. I will ensure all operational standards including parking, hours, signage, and home occupation rules are fully met to maintain compatibility.

2)Whether the proposed use would impact traffic volume or traffic flow and pedestrian safety in the vicinity.

The proposed use will not negatively impact traffic volume, flow, or pedestrian safety in the vicinity. The daycare will serve a small number of children, resulting in only a minor increase in daily vehicle trips. Families will use my private driveway for both drop-off and pick-up, which will prevent congestion and avoid blockage in the street. Drop-off and pick-up times will vary and be staggered, so not all children will arrive or leave at the same time, furthermore, minimizing traffic flow. I will personally supervise all arrivals and departures to ensure that children are safely escorted to and from vehicles. With these measures in place, traffic flow will remain smooth, and pedestrian safety will be maintained. The property will continue to function primarily as a residence, consistent with the neighborhood's character.

3) Whether the hours and manner of operation of the proposed use would impact nearby properties and uses in the vicinity;

The proposed hours and manner of operation will not negatively impact nearby properties or uses in the vicinity. The daycare will operate only during standard daytime hours Monday-Friday between the hours of 7:00 a.m.-5:00 p.m. No overnight or late-night care will be provided. This schedule aligns with typical workday patterns in the neighborhood and avoids early morning, evening, or weekend disturbances. The manner of operation will be consistent with a normal residential setting. Children will most of their time indoors engaged in supervised activities, with limited outdoor play scheduled at reasonable daytime hours. Outdoor play will take place in the fenced backyard area under constant supervision, ensuring safety and minimizing noise impact. I will also manage drop off and pick up through my driveway, with staggered times to prevent congestion or disruption to neighbors. Overall, the home will continue to maintain its primary residential character, and the daycare will operate in a way that is compatible with surrounding properties.

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;

The proposed use will not negatively impact nearby properties with regard to parking, loading, service, or refuse collection. All parking and drop-off/pick-up activities will take place in my private driveway, which keeps vehicles off the street and avoids congestion. Because drop-off and pick-up times will be staggered, there will be no crowding or line of cars. Vehicles will be parked for only short periods, and headlights will be directed into the driveway toward my home, not neighboring properties, minimizing any light or glare concerns. No special loading or service areas are required for this use. Refuse collection will continue as a standard residential service on normal trash days. The daycare will not generate excess trash, odors, smoke, or waste beyond what is typical for a single-family home. Children will remain supervised during all arrivals, departures, and outdoor activities, and no additional equipment that creates noise, glare, smoke, or odor will be installed. The property will continue to function primarily as a residence, ensuring compatibility with surrounding use.

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;

The height, size, and location of the proposed use are fully compatible with nearby properties. The daycare will operate entirely within my existing single-family residence. No new buildings, additions, or structural changes are proposed. The home will continue to appear and function as a residence, consistent with the surrounding neighborhood. Any outdoor activities will take place in the existing fenced backyard, which is already typical for residential properties in the area. No changes will be made that affect the height, size, or placement of the home. As a result, the property will remain visually and structurally compatible with the other homes in the vicinity.

6) Whether the parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use; and

Yes, the parcel is sufficient size to accommodate the proposed use and any reasonable future growth. The property is a standard single-family residential lot with adequate indoor space to safely accommodate the small number of children permitted under state licensing regulations for a family childcare home. In addition, the parcel includes a private driveway for parking and drop-off/pick-up, as well as a fenced backyard that provides ample space for outdoor play and activities. Because state and city regulations limit the maximum number of children for a licensed home daycare, no expansion beyond the current home and yard will be necessary. The property comfortably supports both the proposed daycare operations and any modest growth within those licensing limits, while maintaining its primary use as a residence and remaining compatible with surrounding homes.

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

The proposed use will not cause an excessive burden on existing streets, utilities, city services, or schools. A licensed family childcare home serves only a limited number of children, which generates minimal traffic and only a few additional daily trips on neighborhood streets. This does not create a significant impact on existing roadways. Utilities such as water, electricity, and sanitation will remain within the normal residential range, as the daycare's use is comparable to a typical household. Trash and recycling will continue to be collected through standard residential service without any additional equipment or pickup needs. City services, including police and fire protection, will not be impacted beyond the normal level expected for a single-family residence. The proposed use does not directly affect public schools, as enrollment remains based on children's residence, not daycare attendance. Overall, the daycare will operate in a way that maintains the property's residential character and does not place an excessive demand on local infrastructure or city services.