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Application # SUSE 0192-2025

Application for Special Exception

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Brittany Ross	Phildarius Jacques Ross
*Title	Daycare Provider/Applicant	Homeowner/Spouse
*Address	219 Rusty Plow Lane Perry GA 31069	219 Rusty Plow Lane Perry, Ga 31069
*Phone	[REDACTED]	[REDACTED]
*Email	[REDACTED]	[REDACTED]

Property Information

*Street Address	219 Rusty Plow Lane Perry GA 31069
*Tax Map Number(s)	0P0910069000
*Zoning Designation	PUD

Request

*Please describe the proposed use:

requesting approval for a special Exception to operate a family childcare learning home (home daycare) for up to 6 children as permitted under Georgia Decat regulations

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	<i>Brittany Ross</i>	*Date	10/6/2025
*Property Owner/Authorized Agent	<i>Phildarius Jacques Ross</i>	*Date	10/6/2025

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? There are no known covenants or deed restrictions on the property that would prevent operating a licensed family child

- (1) Whether the proposed use complies with the Comprehensive Plan and other adopted plans applicable to the subject property; The proposed family child care learning home is a small, home based business that is consistent with residential use and does not conflict
- (2) Whether the proposed use would impact traffic volume or traffic flow and pedestrian safety in the vicinity; The daycare will serve a limited number of children, so traffic will be
- (3) Whether the hours and manner of operation of the proposed use would impact nearby properties and uses in the vicinity; The daycare will operate during typical daytime hours 6:30am - 6:00pm and will not create disruptive noise, lighting or
- (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; parking and drop off will take place in the existing driveway. No additional
- (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; No new buildings or additions are proposed. The daycare will be conducted entirely inside the
- (6) Whether the parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use; and The property's house and fenced yard when we get the fence provide adequate space licensing, as well as safe
- (7) Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools. The daycare will not place an excessive burden on existing streets, utilities, or schools. It will use normal residential

1.) (continued)... with the city of Perry Comprehensive plan. Revised 7/1/2025

2.) (continued)... minimal. Drop off and pickup will occur in the home's driveway, keeping street traffic and pedestrian risks very low.

3.) (continued)... activities that would negatively affect neighboring properties

4.) (continued)... parking or refuse areas are needed. Household waste service will continue as usual with no extra burden.

5.) (continued)... existing home and in the fenced backyard play area when we get one. The height, size, and placement remain compatible with neighboring residences.

6.) (continued)... outdoor play and appropriate indoor area.

7.) (continued)... utility ~~services~~ ^{services} and will not require new local services

→ (continued)... care learning home within the existing residential zoning district.

Letter of Consent for Family Child Care Learning Home

Date: OCT. 6, 2025

To Whom It May Concern,

I, Phildarius Jacquez Ross (full legal name of homeowner), am the legal homeowner of the property located at:

Property Address: 219 Rusty Plow Lane, Perry, Ga 31069

I hereby give my full consent and permission to my spouse, Brittany Ross, to operate and manage a Family Child Care Learning Home business, known as Baby Cakes & Dreams Learning Center, at the above address.

I understand that this letter serves as my written authorization for her to use the premises for the purpose of applying for and maintaining all required childcare licensing, permits, and inspections as required by the Georgia Department of Early Care and Learning (DECAL) and any other relevant authorities.

I further acknowledge that I am aware of and support the use of our home for this purpose.

Sincerely,

Phildarius Jacquez Ross

Homeowner's Full Legal Name (print)

P.J.R.

Signature of Homeowner

Date: OCT. 6, 2025

Kimberly Spivey
NOTARY PUBLIC
HOUSTON COUNTY, GEORGIA
My Commission Expires 09/16/2029

(Chapman)