



MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, June 06, 2018 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Kathleen Mason

Vice Chairperson: Ed Kinner

Commissioners: Wallace Davis, Michael Greenblatt, Robert Bollinger, Teddy Reese, Robert Bollinger & James Dudley

Staff Members: John Renfro, Principal Planner

Commissioners Absent: Ralph King & Joseph Brannan

Others Present: None

CALL TO ORDER: Chairperson Mason called the meeting to order at 9:00 a.m. All in attendance stood for the pledge of allegiance to the American Flag. She explained the rezoning process to the audience.

APPROVAL OF MINUTES: Chairperson Mason asked for a motion on the minutes from May 02, 2018. Chairperson Mason made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted.

1. EXCP-05-18-0865: A request to rezone 0.43 acres of land located at 2305 Amos Street, Parcel # 039-017-002. Current zoning is RMF1 (Residential Multifamily 1) zoning district. The proposed use is personal care home type II. Greg Johnson is the applicant. This property is located in Council District 3 (Huff).

John Renfro read the staff report for this case.

(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?

Amos Street will provide adequate access for a personal care home type II. This section of Amos Street in a two lane local road.

(2) Traffic and Pedestrian Safety: Is or will access into and out of the property be

adequate to provide for traffic and pedestrian safety, the anticipated volume of the traffic flow, and access by emergency vehicles?

Access into and out of the property in question will provide for adequate traffic and pedestrian safety. Emergency vehicles will have adequate access to the principal structure and accessory use.

(3) Adequacy of Public Facilities: Are or will public facilities such as school, water, or sewer utilities and police and fire protection be adequate to serve the special exception use?

Services such as water, sewer, utilities, police, and fire protection will be adequate and serve the proposed use at this location.

(4) Protection from Adverse Affects: Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?

The property is surrounded by RMF1 uses. Parking, service, and refuse should be adequate and provided as stated within the UDO. Noise, light, glare and odor should be limited due to the nature of the location. The only concern will be the intensity of density within a predominately single family residential like setting.

(5) Hours of Operation: Will the hours and manner of operation of the special exception use have no adverse effects on other properties in the area?

The hours of operation for this use will not have an adverse impact on the neighboring properties in the area.

(6) Compatibility: Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, character, or location of buildings or other structures on neighboring properties?

This structures height, size and location should match the uses found in other RMF1 properties. This location is surrounded by single family residential uses.

Council District: District 3 (Huff)

Sixty (60) property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department has received one (1) comment opposing this request.

Additional Information: This property is currently being used as a personal care home type II, the applicant is trying to bring the property into compliance.

Chairperson Mason asked the commissioners if they have any questions in regards to the case. Commissioner Dudley asked if John Renfro what was the one comment in opposition over? They were concerned about property values and the amount of cars it may generate. Commissioner Kinner asked if this was to bring the property into compliance. Chairperson Mason responded that it is already being used as an personal care home type II but it is not in compliance. Chairperson Mason asked if there were

any more questions from the Commissioners. No comment.

Chairperson Mason requested that the applicant come forward to present his case. Greg Johnson with the Finley firm located at 213 Street. Client is Kenneth B Walker Homes also known as KBW, the owner is Mr. Timothy Crumbly who is in attendance. It provides housing for males under 18. Provides housing as well as tutoring, job training, drug treatment and many other life skills. Currently houses 38 people across 5 different facilities in the city. Funds are through the state of Georgia on a per bed basis. Currently one of his operations, located at 2305 Amos Street is zoned RMF1 with the approved use of a personal care home type 1. Mr. Timothy was under the assumption that it was zoned so he could use it as a personal care home type II. He has been operating as a type II since 2015. Currently 10 young men are living in the home, under type I he can only house 6 residents. We are here today to request rezoning to bring it into compliance with type II. Related to parking, none of the young men at the home have a car.

Chairperson Mason asked John Renfro for clarification on type I and type II. John Renfro responded that Type I is up to 6 and Type II is up to 18. Greg Johnson said that for each individual that is added to the home the state of Georgia actually has to come to the home and evaluate and approve it.

Chairperson Mason asked the commissioners if they had any other questions. Commissioner Reese asked how long they had been operating under the type II status? Greg Johnson responded that they have been operating in this home since 2005, they didn't more than 6 people since 2015. Commissioner Reese stated over 3 years. Commissioner Bollinger asked Greg Johnson how many people are in the home total, including the kids as well as the adult staff. Chairperson Mason said there has to be overnight care givers for adults under 18. Mr. Timothy responded that 2 adults oversee the kids.

Chairperson Mason asked the commissioners if they had any other questions. Commissioner Reese requested the owner, Timothy Crumbly come forward. 41 Pin Park Way, Hamilton, Georgia. Commissioner Reese asked if he has had any complaints or issues with the neighbors. Timothy Crumbly said he hasn't since the beginning when he first opened in 2005. Neighbors were worried about bringing in criminals into the neighborhood. Commissioner Davis asked how he was dealing with the high crime area where the home is located. Timothy Crumbly said that is was an even higher crime area when he first opened but since then it has been cleaned up a lot. We don't let our kids roam, they don't even go to the store by themselves we have to escort them everywhere they go so they won't get in trouble. Commissioner Davis followed up with how close are you to police protection. Timothy Crumbly responded that they don't have a problem with police response time. Commissioner Reese asked if the staff had any problems with the request being made today. John Renfro responded no.

Chairperson Mason asked the commissioners if they had any other questions. Chairperson Mason asked if anyone in the audience would like to speak for against this case. No one in the audience. Chairperson Mason asked for discussion and a motion. Commissioner Greenblatt made a motion to approve the case. Commissioner Reese seconded the motion. The case was approved unanimously.

OLD BUSINESS: N/A

NEW BUSINESS: N/A

ADJOURNMENT: 9:16 a.m.

Kathleen Mason, Chairperson

John Renfroe, Principal Planner