

Applicant: Yes.
Staff: Public facilities are adequate to support the proposed use.
(5) Will the proposed use create adverse impacts on any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration or by the character and volume of traffic generated by the proposed use?
Applicant: No.
Staff: No significant adverse impact.
(6) Will the proposed use adversely affect adjoining properties by reason of the manner of use or the hours of operation of the proposed use?
Applicant: No.
Staff: No significant adverse impact.
(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplain, etc.)?
Applicant: No.
Staff: No adverse impact.

Supplemental Standards of the LDR Applicable to the Proposed Use

LDR Section 218-13 Supplemental Use Standards, (BBB) Personal Care Home, Congregate, Family, or Group.

- (1) The home shall maintain a residential appearance compatible with the neighborhood.
- (2) For Group and Congregate Personal Care Homes the lot shall be at least one acre in size.
- (3) The home shall meet all State requirements and all applicable rules and regulations as specified by the Dept of Human Resources of the State of Georgia in "Rules and Regulations for Personal Care Homes," Chapter 290-5-35.
- (4) To prevent a negative institutional atmosphere created by the concentration or clustering of several community residences, no more than one personal care home shall be located on each block, and no more than two personal care homes shall be located on the same street on opposing sides of the street within the same block.

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all-inclusive as additional items may appear during the plan review process.

Building Inspections: Inspections would only recommend 4 persons at the most. The home is setup for a 3-bedroom. The office cannot be used as a bedroom. It has no emergency escape and rescue opening (window) in case of a fire. The dwelling will need to be sprinkled by code

Fire: The Personal Care Home, which is already existing but is looking to increase their number of residents, will be required to install an automatic sprinkler system and a monitored alarm system"

Engineering: No comments or concerns

Landscape: No comments

Public Works: No comments.

Police: < No comments received >

Utilities: < No comments received >

Attachments:

Zoning Location Map
 Future Development Map
 Aerial Location Map
 Letter of Intent

State PCH License (2023)
 Existing Site Sketch
 Floor Plan
 Dept review emails (2 pages)