

Currently, the subject property contains a single-family residential structure. It is the applicants desire to establish a Family Personal Care Home for up to six (6) individuals. The applicant has met with the County’s development team to discuss the procedures for establishing such, and is ready to begin the development process. The ULDC defines Personal Care Homes as follows:

Personal Care Home. A building or group of buildings, a facility, or place in which is provided beds and other facilities and services including room, meals and personal care for non-family ambulatory adults. This term does not include buildings which are devoted to independent living units which include kitchen facilities in which residents have the option of preparing and servicing some or all of their own meals or boarding facilities which do not provide personal care. Personal care homes are categorized as follows:

Family Personal Care Home. A home for adults in a family type residence, non-institutional in character, which offers care to four (4) through six (6) persons.

Group Personal Care Home. A home for adult persons in a residence or other type building(s), noninstitutional in character, which offers care to seven (7) through fifteen (15) persons.

Congregate Personal Care Home. A home for adults which offers care to sixteen (16) or more persons.

Concerning the subject property, the Future Development Map of the Comprehensive Plan depicts the subject property as being just outside the Rural Service Area and within a “Agriculture Forestry” Character Area. The subject property is located in an rural area with low density lot sizes (~min 1 acre). Concerning the MAZ-3 zoning district, land uses involving many various commercial activities are permissible, as well as residential development.

According to the applicant, the clients are very high functional individuals, and do not require extreme oversight. Additionally, the licensing division of the State of Georgia do not require fencing. Additionally, the property also owns and resides in the adjacent property.

The TRC reviewed this request and is recommending????, as this request is the minimum Variance that will make possible the legal use of land and structure. While the supplemental standards are in place to protect neighboring properties, staff believes these standards are in place to allow more open space for these homes and avoid the use of personal care homes in higher density residential areas. One of the debates among staff was whether the applicant should partially fence the yard. After discussion with the applicant, the State of Georgia does not require fencing, and according to the applicant, the clients are highly functional and will be safely guarded. Ultimately, the TRC is recommending approval of the request as presented.

	Planning	Zoning	Engineering	Utilities
Division with Recommendation	Approval	Approval	Approval	Approval
	Board of Health	Fire/Rescue	Inspections	Moody AFB
	Approval	Approval	Approval	n/a
Recommended Conditions with (Source)	n/a			
Other Comments with (Source)	N/A			