OWNER/APPLICANT: Oakview Circle, LLC (Owner)
Patrena Patrick (Applicant)

LOCATION: 1719 Parker Ave.

CURRENT ZONING/USE: R-1 (Single-Family Residential District)
Vacant Single Family Dwelling

PROPOSED USE: Child Caring Institution (Six (6) Residents)

MEETING INFORMATION:
Planning Commission: 03/05/20, 2:00 P.M., 240 Pine Avenue, Rm. 380
Public Hearing: 11/17/20, 8:30 A.M., 222 Pine Avenue, Rm. 100
(03/24/20 Cancelled due to COVID-19)

RECOMMENDATION: Approval

GENERAL INFORMATION: The applicant is requesting approval to utilize an existing 1,916 sq. ft. single family dwelling for a child caring institution with six residents and two staff members on premises at all times. Child Caring Institutions (CCI) are defined as any child-welfare facility which either primarily or incidentally provides full-time room, board and watchful oversight to six or more children through 18 years of age outside of their own homes, as licensed or commissioned by Georgia Department of Human Services, Office of Residential Child Care. Child Caring Institutions are allowed in the R-1 District after special approval of the City Commission.
EVALUATION OF SPECIAL APPROVAL CRITERIA

The Albany Dougherty Zoning Ordinance recommends that the Planning Commission consider the following factors for special approval requests:

1. **The effect of the proposed activity on adjacent transportation network.**

   **Road Capacity:** Information not available for Parker Ave.

   **Road Improvements:** According to the **FY 2018-2021 Transportation Improvement Program**, and the **Dougherty Area Regional Transportation Study: (DARTS 2045)** for the Albany/Dougherty metro area, no state or federally funded projects are proposed for the area.

   **Road Classifications:** Parker Avenue is classified as an Urban Local Road.

   **Public Transit Routes:** Albany Transit (Gray Line) serves this area with a stop at Magnolia St. and Gillionville Rd. The subject property is about 0.2 of a mile from this stop.

   **Accident Information:** The property is **not** near a high-accident location (Traffic Engineering).

   **Analysis:** Traffic generated by the proposed use should resemble that of a single family residence. According to **Trip Generation (2018)**, a single family residence could generate nine (9) daily weekday trips.

2. **The location of off-street parking facilities.**

   According to the Zoning Ordinance, child caring institutions require one parking space per two beds, plus one additional space for a total of four parking spaces. The home, as developed, has adequate parking at the front (driveway) and rear of the property.

3. **The number, size and type of signs proposed for the site.**

   No sign is proposed for this facility.

4. **The amount and location of open space.**

   About 87 percent of the property (front and rear yards) is open space. The proposed use will not impact open space.

5. **Protective Screening.**

   The Zoning Ordinance does not require protective screening.
6. **Hours and manner of operation of the proposed use.**

This residential facility will be staffed 24 hours per day. The residents will attend Dougherty County schools and participate in various extra-curricular activities, including the Boys and Girls Club of Albany, employment at local businesses, volunteering at community events, and church attendance. Tutoring and weekly therapy sessions with a local practitioner will also be provided. Residents are homebound from 8:00 pm until 7:00 am each day.

7. **Outdoor lighting.**

Normal residential outdoor lighting will be utilized for safety purposes.

8. **Ingress and egress to the property.**

Ingress and egress is from an existing driveway off of Parker Avenue and from a paved alley to the rear of the property.

9. **Compatibility with surrounding land use.**

The property is occupied by a 1,916 sq. ft. single family dwelling. The proposed use as a Child Care Institution should be compatible with the adjacent residential land use, which is zoned R-1 for single family dwellings. The proposed use should not have a negative impact on adjacent residential properties.

10. **Consistency with the Comprehensive Plan.**

The **Future Land Use Map (2026)** recommends low-density residential housing (average of four units per acre) for the subject property and adjacent area. The proposed use conforms to the low-density housing recommendation.

**RECOMMENDATION**

Staff recommends approval for a residential Child Care Institution for six children.
February 3, 2020

City of Albany, GA
Planning, Development Services & Code Enforcement Division
PO Box 447
Albany, GA 31702

Dear City/County Commission,

Lighthouse of Columbus, Inc (LOC) is a residential facility for youth. We currently operate a facility in the city of Columbus/Muscogee County and it is our intention to begin operating a similar facility in Albany. The facility will be home to six young men ages 13-18 who will be referred to LOC-Albany through State of Georgia approved placement agencies. While living at the facility, the youth will be cared for by certified child care workers who will provide 24 hour maximum watchful supervision and oversight.

The youth will attend Dougherty County schools and be active, engaged members of the community, participating in various extra curricular activities such as enrichment groups and athletics. LOC - Albany youth will also participate in weekly therapy sessions with a local practitioner, participate in activities at the Boys and Girls Club of Albany, work at local businesses, volunteer at community events, attend church, and engage in daily tutoring and weekly bible study sessions at the facility.

As requested in the Application for Special Approval of the City/County Commission (Section 5.01) we have answered the questions raised in the Special Approval Review Criteria below:

1. The activity of LOC Albany will have minimal to no effect of traffic flow along adjoining streets. Each week a small number of individuals will visit the home for activities such as tutoring and therapy. There will be multiple days where the facility will not receive any visitors outside of child care staff.
2. The property has adequate off-street parking. No additional facilities will be necessary.
3. There will be no signs on the property
4. There is approximately .2 acres of open space on the property. That space will not be tampered with and will preserve the character of the area.
5. There will be no protective screening necessary for the property.
6. The facility will be in use 24 hours a day however, activity will be limited to staff entering/exiting during shift changes as residents are homebound between 8pm and 7am each day.
7. There will be outdoor lighting in the front, side, and rear of the facility for safety purposes. This lighting will not exceed what is normally acceptable for a residence.
8. Ingress and egress will not have any negative impact on the community. Residents, workers, and visitors will enter and exit the building primarily from the entrance in the front of the building. Entering and exiting through this entrance does not require any additional security and does not require individuals to access any adjacent property.

Sincerely,

Patrena M. Patrick/Owner/CEO

Lighthouse of Columbus, Inc
6634 Forrest Road, Columbus, GA 31907
Parker Avenue

4 - 3 - 2 - 1

Driveway/Parking

Front Yard

Bedroom

Bedroom

Bedroom

Living Room

Dining Room

Sunroom

Master Bedroom

Bathroom

Laundry Room

Hall

Hall

Backyard

Parking

Parking
Special Approval Application

☐ City of Albany ☐ Dougherty County

Property Address: 1719 Parker Ave, Albany, GA 31707

Name of Property Owner(s): Oakview Circle (James Harris)

Mailing Address: 9761 SW 13th St.

City: Pembroke Pines State: FL Zip Code: 33025 Telephone: (305)303-2437

Name of Applicant: Patricia Patrick

Mailing Address: 31 Riverside Dr.

City: Ft. Mitchell State: AL Zip Code: 36662 Telephone: (706)442-7783

Current Use of Property: CCI

Property owner requests special approval to allow the following special use: as a group home up to 16 youths

The applicant is required to provide a site plan, an 8" X 11" copy of the site plan, and a letter of intent with each application. In the event the applicant is someone other than the current owner, the applicant must attach a letter of authorization signed by the current owner(s) of the property authorizing the filing of the application. This application must be filed by the 10th of the month to be considered for the meeting of the following month.

I hereby authorize the Planning, Development Services & Code Enforcement Department staff to inspect the premises of the above described property and to place a public notice sign on the premises as required by law. I also hereby depose and say that all statements herein, and attached statements submitted are true and accurate to the best of my knowledge and belief.

Sworn to and subscribed before me this 30 day of January, 2020

Signature of Applicant: Patricia Patrick

Notary Public: DANITA G LLOYD

MUSCOGEE COUNTY, GEORGIA

DANITA G LLOYD

MY COMMISSION EXPIRES

MUSCOGEE COUNTY, GEORGIA

FEBRUARY 7, 2021

(Staff Use)

Posting fee: Date paid: Receipt:
VERIFICATION OF OWNERSHIP

Name of all owners:  Oakview Circle, LLC
Address: 9761 SW 13th St.
City/State/Zip Code: Pembroke Pines, FL 33025
Telephone Number: 3053032637
Property Location (give description if no address): 1719 Parker Ave. Albany, Ga 31707

I am the owner of the property listed above, which is the subject matter of the attached application, as shown in the records of the City of Albany, or Dougherty County.

_________________________  ___________________________
Owner Signature (all owners must sign)  Owner Signature (all owners must sign)

Personally appeared before me, ________________, who has stated that the information on this form is true and correct.

Notary Public  ______________________________  Date 01/24/2020

In my absence, I authorize the person named below to act as the applicant in the pursuit of action for the attached application.

Name: Patrena Patrick
Address: 31 Riverside Dr
City/State/Zip Code: Ft. Mitchell, NY 12035
Telephone Number: 706-442-7782
The applicant filed on this date: 1/31/2020, to apply for a rezoning approval affecting described property as follows:

1719 Parker Ave, Albany, GA 31707

Yes ☐ No ☑ Within the last two years preceding the above filing date, the applicant has made campaign contributions aggregating $250 or more to a member or members of the City Commission or County Commission who will consider application number___________.

(Please list the name(s) and official position of the local government official; the dollar amount; description, and date of each campaign contribution).

________________________________________

I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 31 day of ________, 2020.

Signature of Applicant

Notary Public

Commission expires: DANITA G LLOYD

MUSCOGEE COUNTY, GEORGIA

MY COMMISSION EXPIRES

FEBRUARY 7, 2021