



PLANNING COMMISSION MEETING AGENDA

Thursday, October 22, 2026 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

[A.](#) APPROVAL OF MINUTES

5. NEW BUSINESS

[A.](#) Case# SU26-009- Samrawit e Kebede, owner, requested a Special Use permit for the property located at 145 Jacobs Ln, Loganville, GA 30052, Map/Parcel #NL45B026, Walton County, GA. Present zoning is R22-CSO. Proposed special use for Georgia-licensed Community Living Arrangement (CLA) for up to four adults with development disabilities residing in the home.

6. ADJOURN

Public is welcomed to attend.



PLANNING COMMISSION MEETING MINUTES

Thursday, August 27, 2026 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

PRESENT

Commissioner Linda Dodd
Chairman Michael Joyner
Commissioner Toyin Olaoluwa
Commissioner Kim Pecylak
Commissioner Reese Shanks

Commissioner Michael Lee

ABSENT

Commissioner Cathy Swanson

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes from 07/23/2026.

Motion made by Commissioner Shanks to approve the minutes. Seconded By Vice Chairman Lee
Voting Yea: Commissioner Dodd, Commissioner Olaoluwa, Commissioner Pecylak, Commissioner Shanks, and Vice Chairman Lee.
Minutes approved 5-0.

5. NEW BUSINESS

A. **Case #V26-008-** Katie Bullard, agent for Scott Stephens-Estate of Barbara Stephens, requested a Major Variance for the property located at 0 N Sharon Church Rd, Loganville, GA 30052, Map/Parcel #LG060046, Walton County, GA. Present zoning is R22. Ordinance and Section from which relief is sought is Zoning Ordinance 119-209(c). Request for Variance for 100 feet build line in lieu of 125 feet build line.

Planning Director Robbie Schwartz presented the case to the Commission Board. Commissioner Joyner then asked the applicant to come forward to present.

Katie Bullard, real estate agent for Scott Stephens-Estate of Barbara Stephens, 3627 Natalie Ct, Loganville, Ga came forward and asked for approval of the variance. The property was owned by her grandmother. She recently passed away and the family is trying to sell the property to a builder. The property was part of a bigger parcel, the family tried to sell it, and it would not sell. They split the property into two parcels. The parcel with the house sold, and now they are trying to sell the parcel of land. They are in a contract with a builder to buy the property and build on it because no one in the family wants the property or wants to pay the property taxes. In order for the builder to build on the house, he will need this variance.

Commissioner Olaoluwa then ask what the builder was going to build on the property; a house or a subdivision?

Ms. Bullard stated that it would be a single-family house. Ms. Bullard also stated that the property is in the subdivision Overlook Point and is already zoned for single-family housing. They just want to sell the property and in order to do that they need the variance.

Chairman Joyner then asked if there was anyone in the audience here to speak in favor of the project. No one came forward.

Chairman Joyner then asked if there was anyone in the audience her to speak against the project. No one came forward.

Chairman Joyner then asked if there were any other questions or comments from the Board.

Commissioner Dodd recommended the passing of the variance. The variance will give them a little more room to build and there should not be a problem with that. Commissioner Dodd proceeded to make a motion to approve the variance.

Motion made by Commissioner Dodd, Seconded by Commissioner Shanks.

Voting Yea: Commissioner Dodd, Commissioner Olaoluwa, Commissioner Pecylak, Commissioner Shanks, and Vice Chairman Lee. Motion approved 5-0

Planning Director Schwartz reminded everyone that the second hearing on this case would be on September 10, 2026 at 6:30 in these same chambers. This will be a combined meeting. The hearing and the vote will occur on September 10, 2026.

6. ADJOURN

Motion made by Commissioner Pecylak, Seconded by Commissioner Shanks.

Voting Yea: Commissioner Dodd, Commissioner Olaoluwa, Commissioner Pecylak, Commissioner Shanks, and Vice Chairman Lee. Motion approved 5-0. Meeting adjourned at 6:42.

Public is welcomed to attend.



CITY OF LOGANVILLE
Department of Planning & Development

Section 5, Item A.

P.O. Box 39 • 4303 Lawrenceville Road
Loganville, GA 30052

770.466.2633 • 770.466.3240 • Fax 770.554.5556

Date: 09/03/2026

By: [Signature]

Application # SU 26-009

REQUEST FOR SPECIAL USE APPROVAL

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Samrawit E. Kebede</u>	NAME: <u>Samrawit E. Kebede</u>
ADDRESS: <u>145 Jacobs Lane</u>	ADDRESS: <u>145 Jacobs Lane</u>
CITY: <u>Loganville</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> Zip: <u>30052</u>	STATE: <u>GA</u> Zip: <u>30052</u>
PHONE: <u>6166176665</u>	PHONE: <u>6166176665</u>
(*attach additional pages if necessary to list all owners)	
Applicant is: ☒ Property Owner ☐ Contract Purchaser ☐ Agent ☐ Attorney	
CONTACT PERSON: <u>Samrawit E. Kebede</u> PHONE: <u>6166176665</u>	
EMAIL: <u>kebedesamri145@gmail.com</u> FAX: _____	
PROPERTY INFORMATION	
MAP/PARCEL # <u>NL 12B-026</u> PRESENT ZONING: <u>R-22 CSO</u> EXISTING USE <u>Single-family residence</u>	
ADDRESS: <u>145 Jacobs Ln Loganville, GA 30052</u> COUNTY: <u>Walton</u> ACREAGE: <u>0.25 acre</u>	
PROPOSED SPECIAL USE: <u>Georgia-licensed Community Living Arrangement (CLA) for up to four adults with developmental disabilities residing in the home.</u>	

You must attach: ☒ Application Fee ☒ Legal Description ☒ Plat of Property ☒ Campaign Contribution Disclosure
☒ Site Plan ☒ Names/Addresses of Abutting Property Owners ☐ Letter of Intent ☒ Impact Analysis

Pre-Application Conference Date: Sept 4, 2026

Accepted by Planning & Development: [Signature]

DATE: 11:30am

FEE PAID: \$500.00

CHECK # _____ RECEIPT # _____ TAKEN BY: _____ DATE OF LEGAL NOTICE: _____ NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: ☐ Approve ☐ Approve w/conditions ☐ Deny ☐ No Recommendation

Commission Chairman: _____

DATE: _____

CITY COUNCIL ACTION: ☐ Approved ☐ Approved w/conditions ☐ Denied ☐ Tabled to _____
☐ Referred Back to Planning Commission ☐ Withdrawn

Mayor _____

City Clerk _____

Date _____

Applicant's Certification

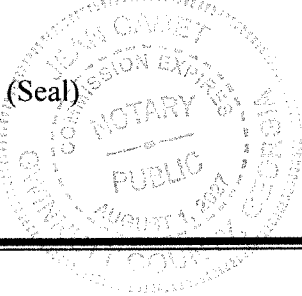
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Samrawit E. Kebede
Applicant's Signature

09/03/2026
Date

Samrawit E. Kebede Samrawit E. Kebede - Property Owner / Applicant
Print Name and Title

Sworn to and subscribed before me this 4 day of SEPTEMBER, 2026.



[Signature]
Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a) ☒ the owner of record of property contained in this application, and/or
b) the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

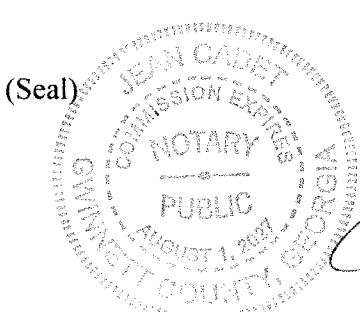
Owner's Signature

Date

Samrawit E. Kebede - Property Owner / Applicant
Print Name and Title

TESFAYE R. TESFAYE

Sworn to and subscribed before me this 4 day of SEPTEMBER, 2026.



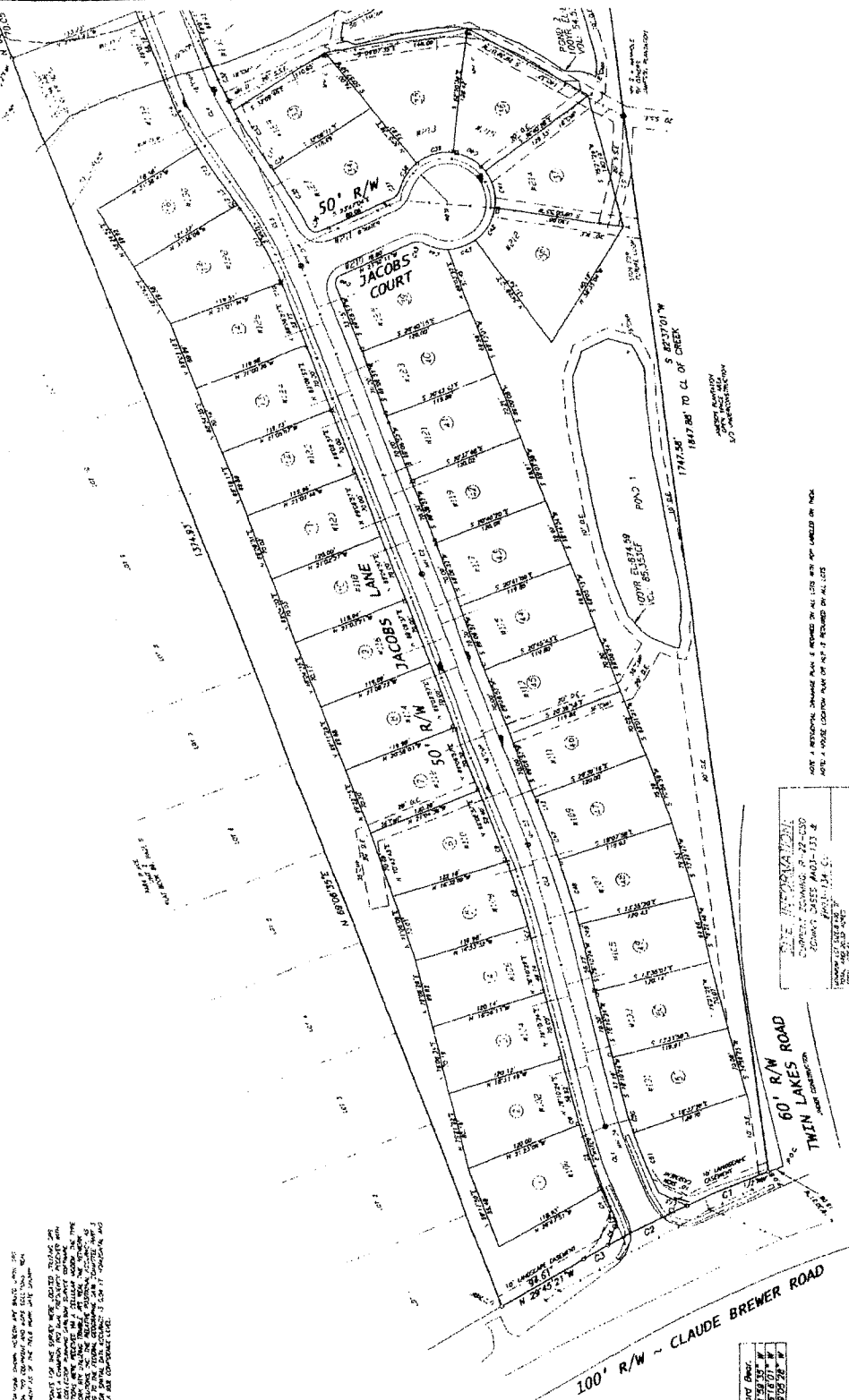
[Signature]
Signature of Notary Public

EXHIBIT "A" LEGAL DESCRIPTION

CHICAGO HOMEOWNERS POLICY NO: 72420-223125706

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 184 OF THE 4TH DISTRICT OF WALTON COUNTY, GEORGIA, CITY LOGANVILLE, BEING LOT 26 OF JACOB'S CREEK, AS PER PLAT RECORDED IN PLAT BOOK 112, PAGES 101-102, WALTON COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

54. WEST ZONE



Curve	Radius	Length	Chord	Chord Bear.
C1	1195.91'	29.29	69.77'	N 21°59'55" W
C2	1195.91'	58.84	68.81'	N 26°16'01" W
C3	1195.91'	29.07	29.07'	N 23°05'28" W

002/7179 DINE
ACCORDING TO THE D. SANDERSON
"SUGGESTED A GOOD MEETING AREA"
NOTED THAT 26 OF THE MEMBERS SUGGESTED THAT IS

[illegible]

Plat Doc: PLAT
Recorded 12/21/2016 04:31PM
Clerk Superior Court, WALTON County, Ga.
BK 00112 Pg 0102

Section 5, Item A.

SHEET 2 OF 2

JACOB'S CREEK

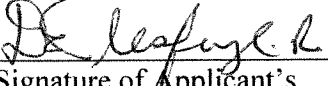
[illegible]

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

The undersigned, making application for Special Use approval with the City of Loganville, Georgia, have complied with the Official Code of Georgia, Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information as requested below.

 09/04/26
Applicant's Signature Date

Samrawit E. Kebede
Print Name

 09/04/26
Signature of Applicant's Attorney or Agent Date

TESFAYE R. TEFAYE
Print Name

Has the Applicant, attorney for applicant, or other agent, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor, Member of the City Council or member of the Planning Commission of the City of Loganville, Georgia?

 YES

  NO

If YES, complete the following:

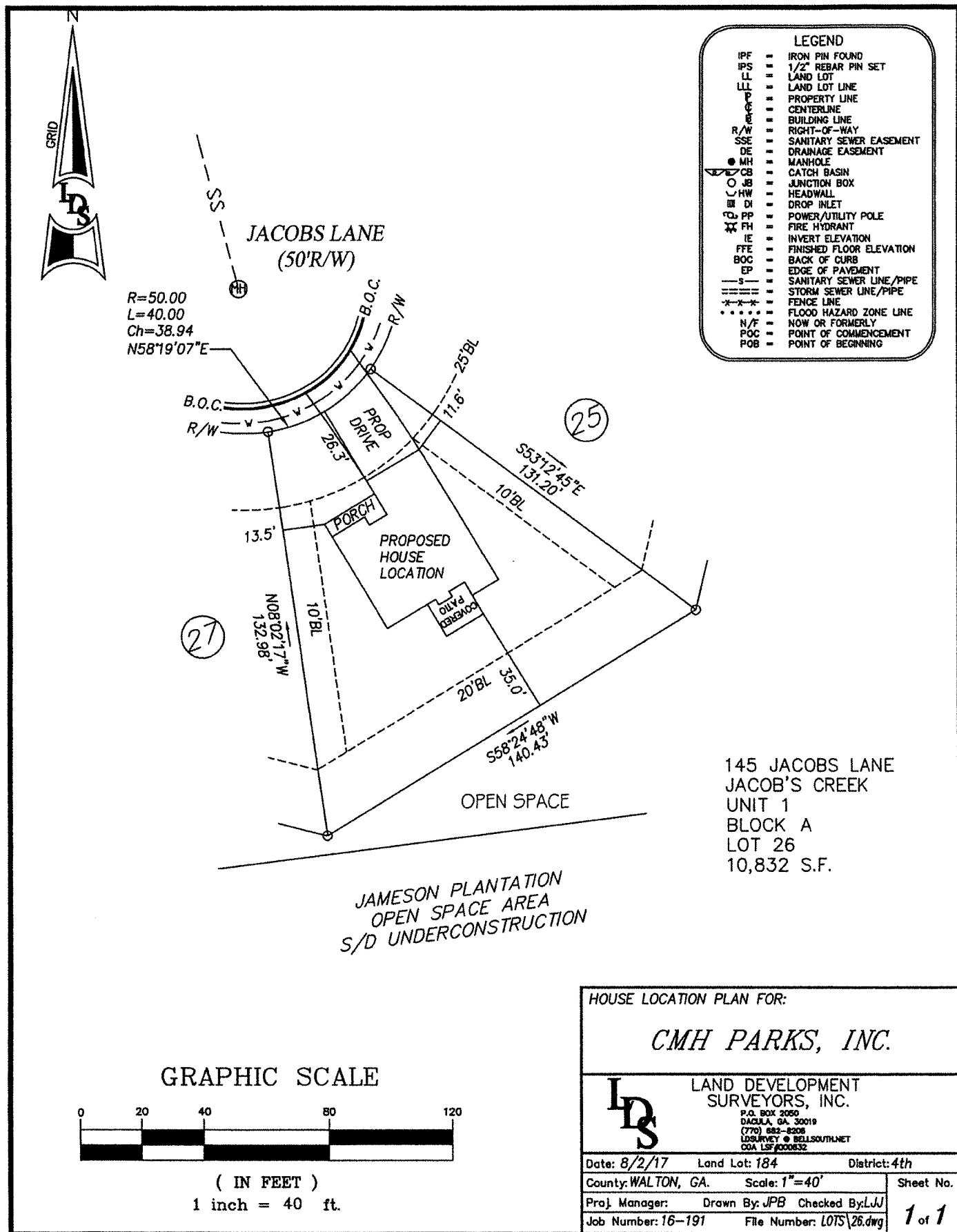
NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

NAME & OFFICIAL POSITION
OF GOVERNMENT OFFICIAL

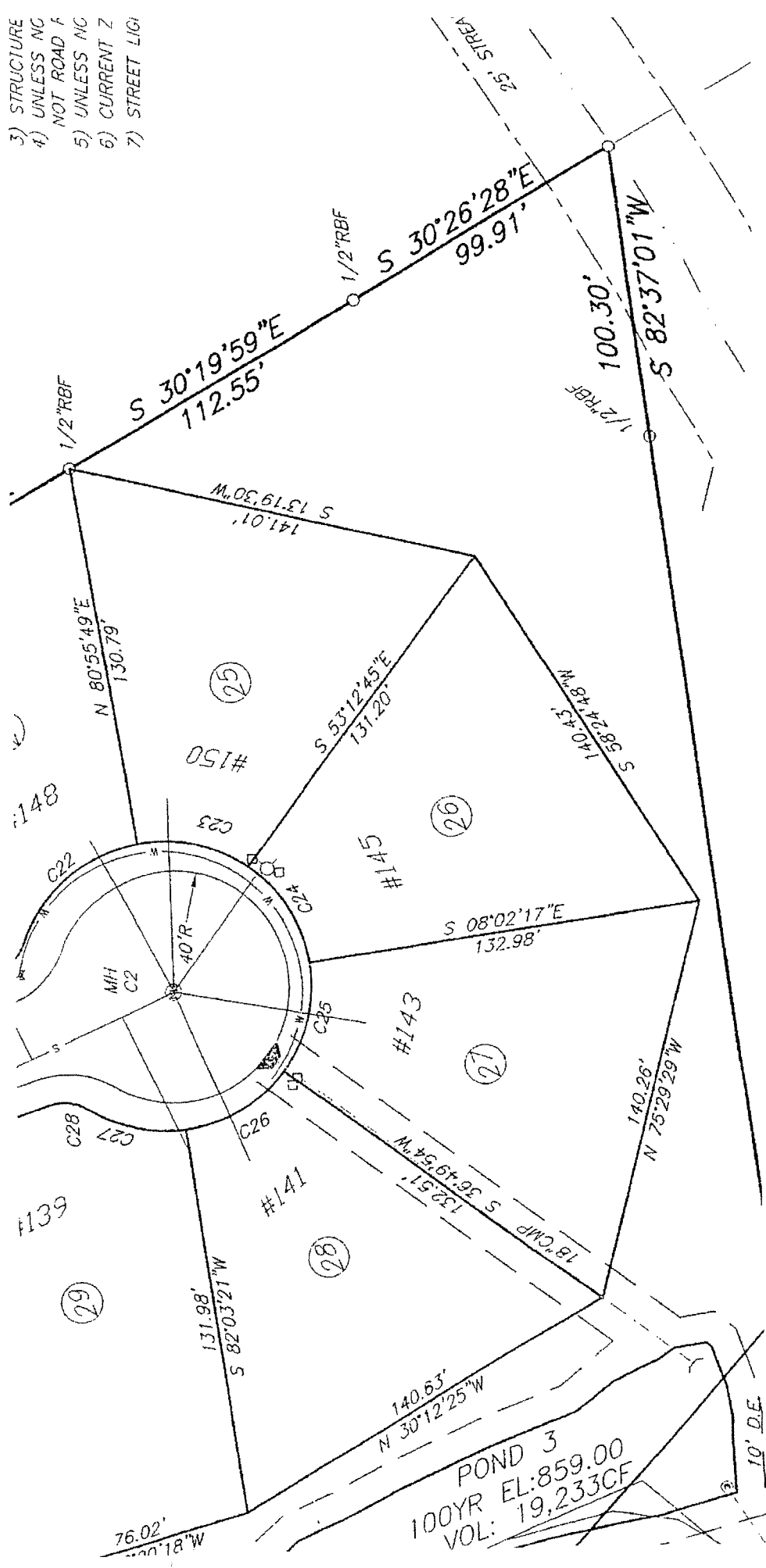
CONTRIBUTIONS (List all
aggregating to \$250 or more)

DATE OF
CONTRIBUTION

Attach additional sheets as necessary to disclose and describe all contributions.



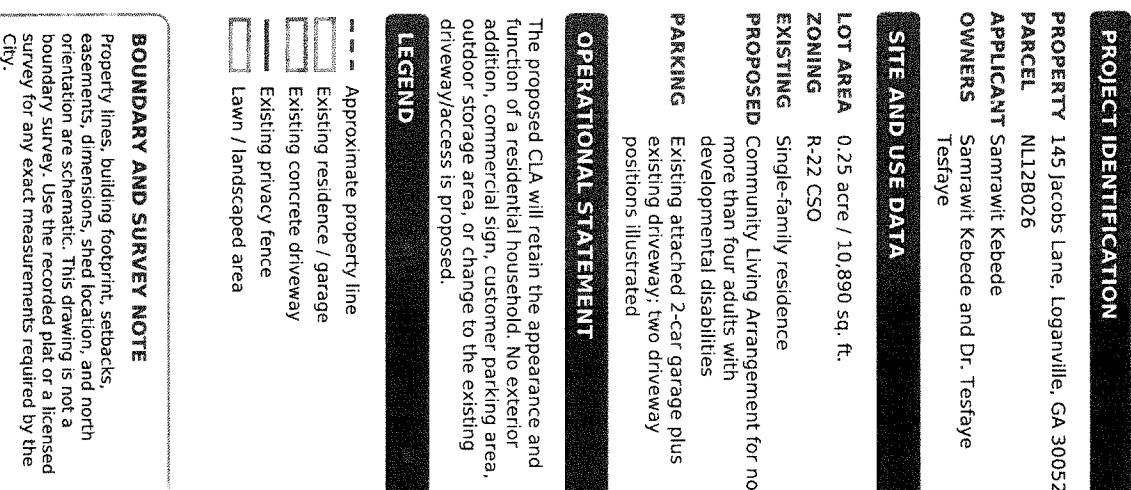
- 3) STRUCTURE
- 4) UNLESS NC
- 5) NOT ROAD F
- 6) UNLESS NC
- 7) CURRENT Z
- 8) STREET LIG



112|101 on (argued

of Loganville Special Use Permit | 145 Jacobs Lane, Loganville, Georgia 30052

1



SP-1 | 1 OF 1

DWG. BY:
P.W. J. SALL

DAY
SHE

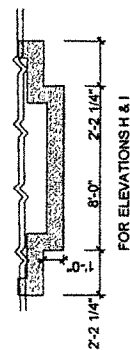
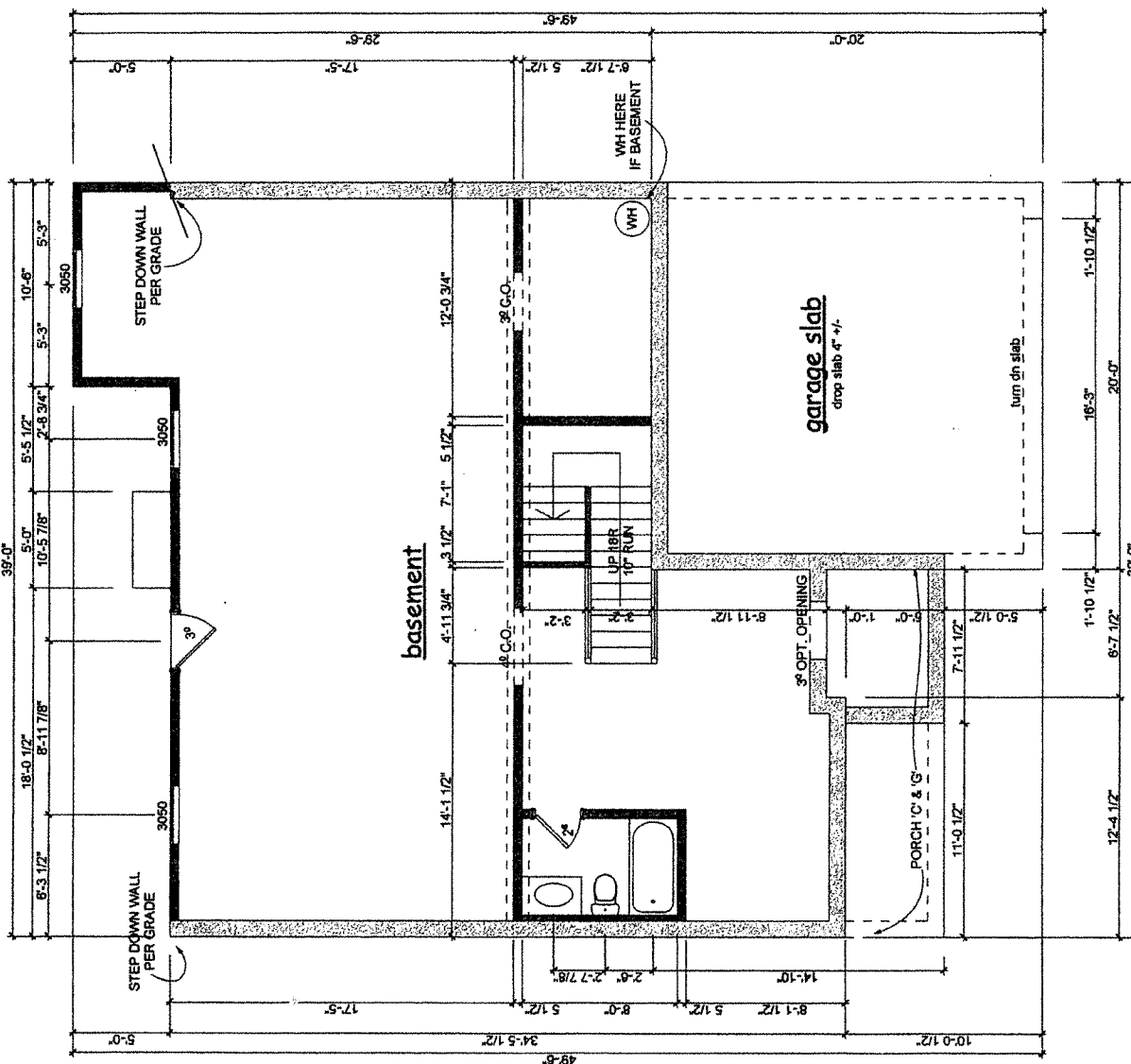
THE ARLINGTON II BASEMENT PLAN

WE PLAN
HOMES, LLC.

ALL PLANS HAVE BEEN
COPYRIGHTED © BY
WE PLAN HOMES, LLC.

DATE
12-18-13

REV.
ELEVATION B
ELEVATION C



- Our house 145 Jacobs Ln Loganville, GA. 30052

Section 5, Item A.

- 143 Jacobs Ln Loganville, GA. 30052
Michael Anthony Dunkeley

- 150 Jacobs Ln Loganville, GA. 30052
Savannah R. Barnes

⊗ We are in between these two houses

LETTER OF INTENT**Special Use Permit Request – Community Living Arrangement****Property Address:** 145 Jacobs Ln, Loganville, GA 30052**Map/Parcel:** NL12B026**Current Zoning:** R22-CSO**Acreage:** 0.25 acre**Applicant:** Samrawit Kebede**Property Owners:** Samrawit Kebede and Dr. Tesfaye Tesfaye**To:** City of Loganville

Department of Planning & Development

Dear Planning & Development Department,

I am requesting approval of a **Special Use Permit (SUP)** for the property located at **145 Jacobs Ln, Loganville, GA 30052**, to operate a **Community Living Arrangement (CLA)** serving no more than four (4) adults with developmental disabilities.

The proposed CLA will continue to operate within the existing single-family residence in the Jacobs Creek subdivision. The residence will remain a home in a residential neighborhood and will provide a safe, stable, and community-integrated living environment for the individuals who reside there.

The proposed residence will be prepared to operate in accordance with applicable Georgia requirements, licensing standards, and local zoning approvals governing Community Living Arrangements. The applicant understands that all required state authorization and local approval must be obtained before the residence begins operating as a CLA.

The CLA will comply with applicable state licensing, health, safety, fire, staffing, and operational requirements. No more than four adults will reside in the home.

Residents will live as members of the community and will participate in normal community activities, including employment, education, medical appointments, recreation, shopping, worship, and other activities. The residence will not be operated as a locked, institutional, or detention facility.

The existing single-family appearance of the property will be maintained. No institutional or commercial exterior appearance is proposed. The property will be maintained in a clean, safe, and attractive condition consistent with the surrounding residential neighborhood.

The proposed use is expected to generate only limited residential traffic associated with residents, staff, family members, visitors, and service providers. It is not expected to create significant traffic, noise, or other negative impacts on neighboring properties.

I respectfully request that the City of Loganville approve the Special Use Permit so that this existing home may be used to provide appropriate community-based residential support for up to four adults with developmental disabilities.

Thank you for your consideration of this request.

Sincerely,

Samrawit Kebede

145 Jacobs Ln

Loganville, GA 30052

Phone: 616-617-6665

Email: Kebesamri145@gmail.com

APPLICANT’S RESPONSES TO EVALUATION CRITERIA

Applicant: Samrawit Kebede
Property Owners: Samrawit Kebede and Dr. Tesfaye Tesfaye
Property Address: 145 Jacobs Ln, Loganville, GA 30052
Map/Parcel: NL12B026
Current Zoning: R22-CSO
Proposed Special Use: Community Living Arrangement (CLA) serving no more than four (4) adults with developmental disabilities

1. How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?

The proposed Community Living Arrangement will operate within the existing single-family residence and will preserve the residential appearance and character of the property. No institutional or commercial exterior appearance is proposed. The home and grounds will continue to be maintained in a clean, orderly, and attractive condition consistent with surrounding residential properties. Therefore, the proposed use is not expected to adversely affect the appearance of the City or the aesthetic conditions of adjacent parcels.

2. How does the proposed use impact thoroughfare congestion and traffic safety?

The proposed CLA will serve no more than four adults and is expected to generate a relatively small amount of traffic associated with normal residential activities. Vehicle trips may include transportation of residents, staff arrivals and departures, family or authorized visitors, appointments, and service providers. The proposed use is not a retail, institutional, or high-volume commercial operation and is not expected to generate significant additional traffic. Existing driveway and parking areas will be utilized appropriately so that vehicles do not unnecessarily interfere with neighborhood traffic. Therefore, the proposed use is not expected to create significant congestion or negatively affect traffic safety.

3. How does the proposed use impact population density and the potential for overcrowding and urban sprawl?

The proposed use will accommodate no more than four adults within an existing single-family residence. No new residential development, subdivision of the property, or significant expansion of the existing residence is proposed as part of this request. Because the CLA will utilize an existing home within an established

residential neighborhood, it will not contribute to urban sprawl. The limited number of residents will also help ensure that the property is not overcrowded.

4. How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services?

The property is an existing single-family residence already served by residential utilities and infrastructure. The proposed CLA will continue to use the property's existing water, sewer, electrical, transportation, and other available services. Because the residence will serve no more than four adults, the proposed use is not expected to create a substantial additional demand on public utilities or other City infrastructure beyond that ordinarily associated with residential occupancy.

5. How does the proposed use provide protection of property against blight and depreciation?

The property will continue to be maintained as a clean, safe, attractive, and well-kept residence. The proposed CLA does not involve industrial activities, outdoor storage, commercial displays, or other activities that would create blight or substantially alter the residential character of the property. Continued maintenance of the home and grounds and preservation of its single-family residential appearance will help protect the subject property and the surrounding neighborhood from conditions associated with deterioration or blight.

6. How is the proposed use consistent with the adopted Comprehensive Plan?

The proposed use is intended to preserve the residential character of the property while providing a community-based residential setting for adults with developmental disabilities. It will utilize an existing single-family residence rather than creating a large institutional or commercial facility. The proposal promotes continued residential use of the property, responsible use of existing infrastructure, neighborhood stability, and community-based housing within an established residential area. The proposed use will be operated in a manner intended to remain compatible with the surrounding neighborhood and applicable City requirements.

7. In what way does the proposed use affect adjacent property owners if the request is approved?

The proposed CLA is expected to have minimal impact on adjacent property owners. The property will remain residential in appearance and will house no more than four adults. No institutional or commercial exterior appearance is proposed, and significant increases in neighborhood traffic, noise, or other disturbances are not anticipated. Residents, staff, visitors, and service providers will be expected to respect neighboring

properties and the quiet residential character of the subdivision. The applicant intends to operate and maintain the residence in a manner compatible with surrounding homes.

8. What is the impact upon adjacent property owners if the request is not approved?

If the request is not approved, the property would continue to be available for ordinary single-family residential use. However, denial would prevent the applicant from using this existing residence for the proposed community-based residential purpose and would eliminate this opportunity to provide an integrated residential setting for adults with developmental disabilities at this location. The applicant believes that the proposed CLA can operate within the existing residence without creating a substantial adverse impact on adjacent property owners.

9. Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville.

The proposed CLA is intended to provide a safe, stable, supportive, and community-integrated residential environment for adults with developmental disabilities. The residence will be operated in accordance with applicable state and local requirements, including applicable licensing, health, fire safety, staffing, and operational standards.

No more than four adults will reside in the CLA. The residence will maintain the appearance and function of a home rather than an institutional facility. Residents will have opportunities, consistent with their individual needs and service plans, to participate in ordinary community activities such as employment, education, appointments, recreation, shopping, worship, and other activities.

The applicant will maintain the property and manage the residence in a manner that respects the health and safety of residents as well as the privacy, convenience, safety, and residential quality of life of neighboring property owners. The proposed use is intended to provide needed community-based housing while preserving the residential character and general welfare of the surrounding neighborhood.

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: SU26-009

LANDOWNERS: Samrawit Kebede

APPLICANT: Samrawit Kebede

PROPERTY ADDRESS: 145 Jacobs Lane

MAP/PARCEL #: NL12B026

PARCEL DESCRIPTION: Single-Family Home

AREA: 0.25 acres

EXISTING ZONING: R-22 CSO

PROPOSED ZONING: No Change

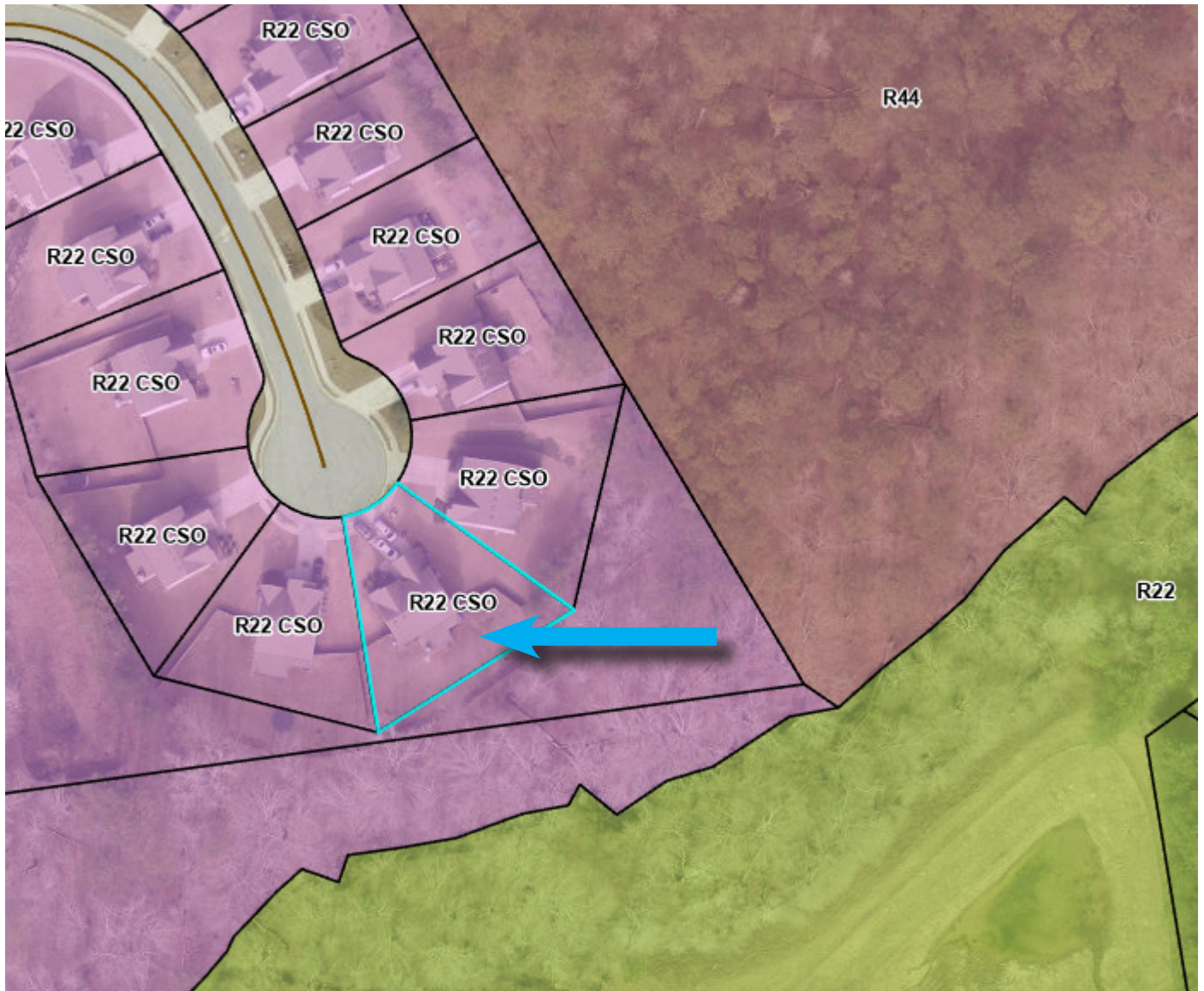
FUTURE LAND USE MAP: Residential

REASON FOR REQUEST: The homeowner is making a request under 119-249(1)(c) seeking a special use permit to establish a Community Living Arrangement serving no more than four adults with developmental disabilities in a private residence.

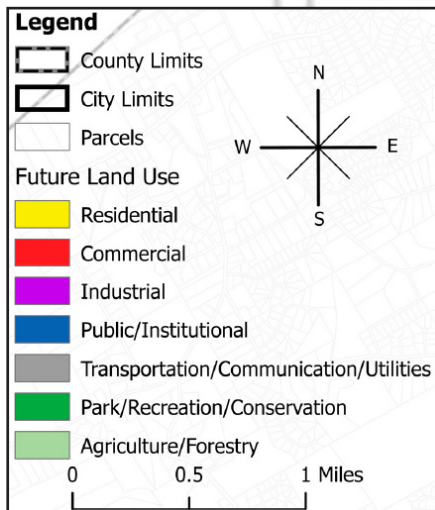
PLANNING COMMISSION HEARING: Oct. 22, 2026

CITY COUNCIL HEARING: Nov. 12, 2026 (combined session)

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

The applicant seeks to operate a Community Living Arrangement for up to four people in a residential property.

A Community Living Arrangement means any residence, whether operated for profit or not, that undertakes through its ownership or management to provide or arrange for the provision of daily personal services, supports, care, or treatment exclusively for two or more adults who are not related to the owner or administrator by blood or marriage and whose residential services are financially supported, in whole or in part, by funds designated through the Department of Human Resources, Division of Mental Health, Developmental Disabilities, and Addictive Diseases.

Services typically provided by Community Living Arrangements include meals and services that are commensurate with the needs of residents, and social, recreational and educational activities. Each resident must have a service plan or a course of action written by an appropriate health professional that includes areas of the resident's life that require services, supports, or care; goals, outcomes, and expectations; objectives; and interventions to be carried out. A licensed nurse, physician assistant or other certified staff may administer medications. Other staff may administer certain medications if they have been trained by a licensed nurse or physician assistant, and the person's training and ability are verified.

Existing Conditions

The Jacob's Creek subdivision was started in 2008 but the house at 145 Jacobs Lane was not built until 2017. The applicant purchased the residence in 2021 and in 2024 the owners finished the basement, creating bedrooms and installing plumbing and space for a kitchen. The residence has 2,555 heated square feet and 1,208 square feet in the basement.

Impact Analysis / Recommendation

How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels? There will be little impact overall to the City's appearance nor aesthetic conditions of adjacent parcels.

How does the proposed use impact thoroughfare congestion and traffic safety? The addition of four adults to a residence would naturally increase congestion in the area, even if they themselves are not necessarily driving. There would likely be an increase in traffic as a result of visits from healthcare workers, social workers, or specialized vehicles depending on the level of care required. If approved, the City should consider placing a restriction that no parking is allowed for this residence in the cul-de-sac.

How does the proposed use impact population density and the potential for overcrowding and urban sprawl? There are a number of state guidelines that will govern the day-to-day operations of this business, which when coupled with Life Safety Code will determine if the house has enough space for up to four adults with developmental disabilities. As this is an already established neighborhood, there will be no additional urban sprawl.

Impact Analysis / Recommendation (continued)

How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services? The City does not anticipate a significant impact to its infrastructure from the addition of four people to this property.

How does the proposed use provide protection of property against blight and depreciation? The proposed use would not necessarily provide any protection against blight. Depreciation is a determination set by the County but it will likely be tied to the level of service being provided at the residence and the fact that a business is operating out of the residential property.

How is the proposed use consistent with the adopted Comprehensive Plan? The property in all outward appearances maintains its residential use. In addition, despite operating under corporate or small business structures, the primary function is to serve as a home for its residents and as such, is considered residential by state standards. Consequently, even if a special use is approved, the property would still be considered residential and be consistent with the Comprehensive Plan.

In what way does the proposed use affect adjacent property owners if the request is approved? Arguments typically made against operations like Community Living Arrangements is a reduction in adjacent property values and the potential impact on emergency services.

Recommended action: While staff have concerns, in the end there are state and federal rules and regulations that supersede local ordinances. The staff recommendation is to approve this special use permit with the conditions be placed that there be no parking of vehicles in the street, the City of Loganville Fire Marshal's Office can conduct on-site inspections, and the City's permit is only valid upon proof of approval for a Community Living Arrangement from the State of Georgia.



LOGANVILLE FIRE DEPARTMENT

Section 5, Item A.

Fire Marshal Jason Cain

4303 Lawrenceville Rd.

Loganville, Ga. 30052

Tel:(770)-554-9693

To: The City of Loganville City Council

Reference: Residential Board and Care @ 145 Jacobs Lane Loganville GA 30052

I have included the Fire Marshal's Office recommendations, concerns, stipulations, and a copy of the State of Georgia Rules and Regulations that pertain to this office if we have the need to inspect.

My recommendation is to deny this based on the following concerns, or until the city has established a clear ordinance that establishes the safety of the residents and our first responders. At least in these types of occupancies.

Codes for Residential Board and Care: While it is not under the purview of the Fire Marshal to inspect a residential type property, this property if so approved will fall under the NFPA 101 Life Safety Code 2024, International Fire Code 2024, International Building Code 2024, when it reaches a certain occupant load.

Concerns with the following:

1. The location of the residents that will be staying in the home will be in the basement with one exterior exit at ground level. Without having to climb stairs to get out.
2. Will the residents have the mental capacity to know if the basement exit is blocked to go up the stairs to get out.
3. In this office's experience these type of locations start out with the state maximum occupants, in this case is four (4). We have no way of knowing if the occupants allow more than the allowed 4 residents, unless an inspection is done.
4. If there is a fire at this location without an inspection or pre plan the fire crews may not know how many residents are in the structure. Which causes a delay in the rescue of the victims and or can cause our first responders to become trapped looking for them. Or even worse injured or killed.

Stipulation's:

1. If the State of Georgia requires a fire inspection to be done, it will be conducted by the City of Loganville Fire Marshals Office. They will need to contact us to have it done.
2. No more than four (4) Residents at one time, which is allowed by the state of Georgia.
3. The residence shall have not less than one (1) 10lb ABC fire extinguisher in an easily accessible location. That is serviced and maintained yearly by a certified fire extinguisher company. The occupant installs an exit sign above the door with a dedicated circuit to the electrical panel. And with a 90 min back up battery incase the power goes out.
4. The occupant installs the necessary number of emergency lights with a 90 min back up battery incase the power goes out.
5. Each resident sleeping rooms shall have a working hardwired smoke alarm properly installed. And kept maintained Each resident sleeping rooms shall have a working hardwired carbon



LOGANVILLE FIRE DEPARTMENT

Section 5, Item A.

Fire Marshal Jason Cain

4303 Lawrenceville Rd.

Loganville, Ga. 30052

Tel:(770)554-9693

monoxide detector, if the residence is fueled by natural gas or propane. With any appliance that is operated by the same.

6. Prior to starting this Residential Board and Care the occupant shall submit a Life Safety plan that includes the following.
 1. Escape plan with travel distance measurements
 2. Locations of all Fire Extinguishers
 3. Location of all Emergency Light(s)
 4. Location of Exit/Exit Combo Light(s)
7. This fire Marshal's Office shall have the authority to inspect personnel training files.
8. The occupant shall follow rule 290-9-.08 of the minimum floor plan Requirements of the Rules and Regulations of the State of Georgia. And shall submit plans for review to confirm all of the below information, and the Americans with Disability Act 2010 is followed.
 - (1) A residence shall be constructed, arranged, and maintained so as to provide adequately for the health, safety, access, and well-being of the resident.
 - (2) A Community Living Arrangement shall provide for common living space and private sleeping areas.
 - (a) The living and sleeping areas for a given resident shall be within the same building.
 - (b) Windows used for ventilation to the outside and exterior doors used for ventilation shall be screened and in good repair.
 - (c) Supportive devices shall be installed as necessary to enable residents to achieve a greater degree of mobility and safety from falling.
 - (3) All residences shall provide an area for use by residents and visitors that affords privacy.
 - (4) There must be common space, such as living and dining rooms, for use by the residents without restriction.
 - (5) Common areas of the residence must be large enough to accommodate all residents without crowding. The areas must be comfortably furnished.
 - (6) The residence shall provide a means of locked storage for the valuables or personal belongings of any resident, upon request.
 - (7) A residence shall provide laundering facilities on the premises for resident's personal laundry.
 - (8) The following minimum standards for bedrooms must be met:
 - (a) Bedrooms shall have sufficient space to accommodate without crowding the resident, the resident's belongings, and the minimum furniture of bed, dresser, and closet;
 - (b) There shall be no more than one resident per bedroom unless adequate bedroom space is available for two residents to accommodate without crowding the residents, their belongings, and their beds, dressers, and closets;
 - (c) Each bedroom shall have at least one window;
 - (d) Bedrooms for residents shall be separated from halls, corridors and other rooms by floor to ceiling walls. Hallways shall not be used for sleeping;



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- (e) The floor plan shall be such that no person other than the occupant of that bedroom shall pass through a bedroom in order to reach another room;
- (f) Bedrooms occupied by residents shall have doors that can be closed. For bedrooms that have locks on doors, both the occupant and staff must be provided with keys to ensure easy entry. Double-cylinder locks (locks requiring a key on both sides) may not be used on the bedroom of a resident;
- (g) A room shall not be used as a bedroom where more than one-half the room height is below ground level. Bedrooms which are partially below ground level shall have adequate natural light and ventilation and be provided with two useful means of egress; and
- (h) When a resident is discharged, the room and its contents shall be thoroughly cleaned.
- (9) The following minimum standards apply to bathroom facilities:
 - (a) At least one functional toilet, lavatory, and bathing or showering facility shall be provided for each four persons residing in a Community Living Arrangement;
 - (b) At least one fully handicap accessible bathroom must be available if any resident requires handicap access;
 - (c) Grab bars and non-skid surfacing or strips shall be installed in all showers and bath areas, as required by the needs of the residents;
 - (d) Bathrooms and toilet facilities shall have a window that can be opened or shall have forced ventilation;
 - (e) Toilets, bathtubs, and showers shall provide for individual privacy; and
 - (f) All plumbing and bathroom fixtures shall be maintained in good working order at all times and shall present a clean and sanitary appearance.
- (10) All stairways and ramps shall have sturdy handrails, securely fastened not less than 30 inches nor more than 34 inches above the center of the tread. Exterior stairways, decks, and porches shall have handrails on the open sides unless the surface of the deck or porch is so close to ground level that it does not pose a significant risk of injury to the resident to fall from the deck or porch.
- (11) Floor coverings shall be intact, safely secured, and free of any hazard that may cause tripping.
- (12) All areas including hallways and stairs shall be lighted sufficiently.
- (13) The following exterior conditions must be maintained:
 - (a) Entrances and exits, sidewalks, and escape routes shall be maintained free of any obstructions that would impede leaving the residence quickly in the case of fire or other emergency. All such entrances and exits, sidewalks, and escape routes shall be kept free of any hazards such as ice, snow, or debris;
 - (b) The yard area, if applicable, shall be kept free of all hazards, nuisances, refuse, and litter; and
 - (c) The residence must have its house number displayed so as to be easily visible from the street.

9. The occupant shall follow Rule 290-9-37-.14 Staffing



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1) The Community Living Arrangement shall have as many qualified and trained employees on duty as shall be needed to safeguard properly the health, safety, and welfare of residents and ensure the provision of services the residents require to be delivered in the Community Living Arrangement. The Community Living Arrangement must maintain a staffing ratio sufficient to ensure that all residents can be evacuated from the residence within three minutes.

(2) If residents are in the residence and staff are not present within the residence, the individual service plan for each resident must support evidence of assessment regarding capacity to be independent within the residence.

(3) All Community Living Arrangements must maintain a monthly plan for specific staff coverage in advance of the month, a record of actual staff coverage, and a plan for provision of all required services.

(4) For purposes of these rules, a resident shall not be considered a staff person in the residence in which they live. The Community Living Arrangement shall not require any resident to perform tasks that are ordinarily considered staff responsibilities, unless there is documentation in the individual service plan of the resident, or elsewhere, that indicates that participation of the resident is voluntary and appropriate.

10. The occupant shall follow Rule 290-9-37.15 Personnel

Rule 290-9-37-.15 Personnel

(1) The administrator for the Community Living Arrangement shall be at least 21 years of age and shall be qualified by training and experience to operate competently the Community Living Arrangement in accordance with these rules.

(2) All staff members working in Community Living Arrangements shall be at least 18 years of age and shall be able and qualified by training or experience to carry out all duties and responsibilities of the job competently.

(3) The administrator for the Community Living Arrangement agency or residence shall ensure that any staff member who interacts with residents, under contract or otherwise, receives work-related training acceptable to the Department. At no time may a staff member be allowed to work alone with residents until all minimum required training has been completed, including documented evidence of that staff member's competence in each topic area.

(a) Prior to having any contact with residents, each staff member shall be trained and show continuing evidence of competence in:

1. Rights and responsibilities of residents according to these rules; and



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2. Requirements that staff recognize and immediately report suspected abuse, neglect, or exploitation of any resident or former resident to the Department and to appropriate law enforcement agencies.

(b) Before working independently with residents, each staff member shall be trained and show continuing evidence of competence in:

1. The medical, physical, behavioral, and social needs and characteristics of the residents served, including training regarding care required to meet the specific needs of each resident;
2. Ethics and cultural competence and appropriateness;
3. Techniques of de-escalation and techniques to prevent behavioral crises;
4. Fire safety and emergency evacuation procedures;
5. Techniques of Standard Precautions;
6. Policies and procedures for the use of personal restraint, quiet time, and medical protection devices and adaptive support devices; and
7. Medications of residents, including risks and benefits.

(c) Each staff member shall have current certification in emergency first aid, except where the staff member is a currently licensed physician, physician's assistant, or nurse.

(d) Each staff member shall have current certification in basic cardiac life support (BCLS) or cardiopulmonary resuscitation.

(4) All staff members who offer direct care to residents must satisfactorily complete a total of at least 16 hours of continuing education per year in curriculum related to the needs of the residents or to the responsibilities of the position.

(5) All staff members who offer direct care to any resident shall be responsible for maintaining awareness of each resident's usual appearance and condition and shall take appropriate action if a change in the resident's usual appearance or condition occurs.

(6) The administrator and each staff member of a Community Living Arrangement shall have received a tuberculosis screening within 12 months prior to employment (or initial application for licensure or being issued a license for the residence) to ensure that those persons are free of tuberculosis.

(7) An employment history for the five most recent years, including previous places of work, contact names, and contact telephone numbers, for each staff member shall be verified by the Community Living Arrangement administrator and shall be maintained on file at the agency operating the Community Living Arrangement.



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(8) A personnel file shall be maintained for each staff member. These files shall be available for inspection by the appropriate enforcement authorities on the premises but shall otherwise be maintained to protect the confidentiality of the information contained in them, and shall include the following:

(a) Evidence of a Georgia Crime Information Center state criminal history record check comparison of data with information other than fingerprints done through local law enforcement authorities and a satisfactory fingerprint criminal history background check;

(b) Evidence of satisfactory screening for tuberculosis;

(c) Evidence of first aid and BCLS training and recertification as required; and

(d) Evidence of required training and competency evaluations, including evidence of 16 hours of continuing education annually.

(9) No administrator or staff member shall be under the influence of alcohol or other controlled substances while on duty.

11. Disclaimer the above does not delete the entirety 290-9-37 RULES AND REGULATIONS FOR COMMUNITY LIVING ARRANGEMENTS. It is solely the stipulations that this department would like to have in place if we are going to allow these types of facilities to become a part of our community. This is a suitable compromise to ensure the safety for the residents in this type of facilities, and our first responders that respond to an active incident.

12. Rule 290-9-37-.05 Definitions

(ee) "Resident" means any non-family adult living in a Community Living Arrangement and receiving services, supports, care, or treatment;

(ff) "Responsible staff person" means the employee designated by the administrator or site manager as responsible for supervising the operation of the residence during periods of temporary absence of the site manager;

(ii) "Site manager" means the person directly responsible for the operations of a particular residence;