

DATE: October 22, 2019
TO: Mayor and City Council
FROM: Planning Director *KJ*
SUBJECT: Zoning Ordinance Amendment
Article 4 – Adult Day Center



SUGGESTED ACTION

Approval of amendments to Table 4.1 incorporating Adult Day Center into the list of principal uses as a permitted use with restrictions in the OI, HSB and BG zoning districts and as a special use with restrictions in the LM and HM1 zoning districts.

As well as text amendments to Section 406 to associate the following restrictions to all adult day centers:

The facility must be properly licensed through the Georgia Department of Community Health and shall comply with all applicable federal and state regulations.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a scheduled public hearing on October 21, 2019. There were no public comments.

Planning Commission recommends APPROVAL of the amendment as presented on October 21, 2019. (5-0)

DISCUSSION

- An adult day center is very similar to a non-residential lodge with a significantly lower parking demand. Licensed or properly trained staff are required for certain medical assistance such as medication administration
- Adult day centers can follow a social or medical model of community care but neither are considered a medical facility and can only provide care programs for less than 24 hours a day.
- Within the OI, HSB and BG zoning districts other uses with similar characteristics are allowed as principal uses.
- Within the LM and HM1 zoning districts other uses with similar characteristics are allowed as principal uses but the potential for other incompatible adjoining manufacturing and industrial uses necessitates special use permit approval in those categories.
- All adult day centers which care for more than three persons are required to be licensed by the Georgia Department of Community Health (GDCH).
- These types of facilities are easily appropriate uses within the OI, HSB and BG zoning districts with other assembly and service type businesses.
- A special use permit should be required for potential locations within the LM and HM1 zoning districts because of potential site-specific compatibility issues with adjoining manufacturing or industrial uses.

ORDINANCE

ZOA-19-003

The Council of the City of Sugar Hill hereby ordains that the 2000 Zoning Ordinance of the City of Sugar Hill, Georgia shall be amended as follows:

**By adding Adult Day Care and associated restriction to Article 4, Section 406.
Restrictions on principal uses, which shall read as follows:**

Adult Day Care:

1. The facility must be properly licensed through the Georgia Department of Community Health and shall comply with all applicable federal and state regulations.

By adding Adult Day Care as a principal use allowed with restrictions in OI, HSB and BG zoning districts and as a special use with restrictions in LM and HM1 zoning districts to Article 4, Table 4.1.

IT IS SO ORDAINED, This ___ day of _____, 2019.

Those voting in favor:

Those voting in opposition:

Mayor Pro Tem Susie Walker

Mayor Pro Tem Susie Walker

Council Member Taylor Anderson

Council Member Taylor Anderson

Council Member Marc Cohen

Council Member Marc Cohen

Council Member Brandon Hembree

Council Member Brandon Hembree

Council Member Curtis Northrup

Council Member Curtis Northrup

ATTEST:

City Clerk

Submitted to Mayor ___/___/___

Approved by Mayor, this day of _____, 2019

Steve Edwards, Mayor
