

**OCTOBER 6, 2008
CITY OF SENOIA
PUBLIC HEARING
APPLICATION FOR CONDITIONAL USE
REDUCTION IN NUMBER OF LOTS
7:00 PM**

VISITORS: John Barrow, Mike Volk, Sam & Suzanne Helfman, Gail Downs, Jennifer Cleland, Bob Werner, Captain Edens, Brian Tidwell, Ken Ezzell, Robert Titus, Ben & Trish Burnett, Jonathan, Mila and Kaylin Wells, Martha Barksdale, Homer Allen, Scott Tigchelaar, John Thompson, Jennifer Underwood, Kyle Frank, Susan Doerr, Mary Provost and Sarah Campbell

FULL COUNCIL PRESENT

1. CALL TO ORDER/WELCOME VISITORS

Mayor Belisle called the Public Hearing to order and welcomed all.

2. PURPOSE OF PUBLIC HEARING

To present and receive comments on an Application for Conditional Use received from John Barrow asking for a reduction in the number of lots for property located on Stallings Road, from 32 to 7.

3. COMMENTS FROM APPLICANT

John Barrow thanked Council and stated that he is asking to have the previously zoned 32 lots reduced to 7-1 acre lots. Mr. Barrow is asking for a common drive that he will maintain, lots 1 & 7 will have a private drive accessible from Stallings Road and the first home is planned for lot 6 with a completion date of 6 to 8 months. A Christian Men's home is planned for the property located on Stallings Road. For those who don't know, C. Owens asked Mr. Barrow to inform the public what he is planning. Mr. Barrow stated that this home would house adult men on a voluntary basis who have life controlling issues such as ADD, ADHD, substance abuse, etc. They voluntarily come and are provided the help they seek to straighten their lives out. Mr. Barrow informed all that this is not a "half way house" but a faith based Christian men's home. C. Harrison asked if they will have jobs & was told yes, that they are taught a hard work ethic while trying to get their lives right. Mr. Barrow then stated that he has also acquired the Cornerstone Apartments on Stallings. C. Owens understands that ultimately he will be starting with 1 home and asked for plans for the rest. Mr. Barrow stated that his intent is to build a ministry related home and doesn't see 5 additional of the same in the future but wouldn't rule the possibility out. Mr. Barrow continued that the building would house 12 to 15 men. C. Harrison asked for the square footage and was told 3 story anywhere from 6-8,000 if all the area is utilized.

4. COMMENTS FROM CITY ADMINISTRATOR

Mr. Ferry reminded all that this property was initially zoned a year ago for 27 homes on an 8 acre tract and according to Article 6.4 of the zoning ordinance, group care homes are allowed. Mr. Barrow has agreed to public water and sewer and then reviewed the surrounding area on Stallings where this property is located. Mr. Ferry then recommended that following 6 conditions be agreed upon before this conditional use is considered:

1. Lots 3, 4, 5 & 6 the set aback line adjacent to the Counties properties be increased from 20 feet to 50 feet.
2. The drive way to the Cornerstone Apts. Should is moved from lot 1 to the property of the dwelling or a permanent easement be created for access thru lot 1.
3. The sign for the apts. be moved to the property of the dwelling & permitted in accordance with Senoia Sign Ordinance.
4. A fire hydrant be placed at the intersection of the access driveway and Stallings Road
5. The access road is maintained to support a fire truck.
6. Development and maintenance agreements should be created & signed by the City and Developer prior to construction of a single unit.

5. COMMENTS FROM PUBLIC

Trish Barnett of Stallings Road stated that after looking at the internet, she would like to know if these men that will live across the street from her family come there after getting out of jail or have simply fell on hard times. Mr. Barrow stated no, that she must have read his testimony instead but he is not a part of the Department of Corrections. Ms. Barnett continued to say that the duplexes behind her has a huge amount of people living there that are frequently visited by the police and she does not want that to continue across the street from her home. Mr. Barrow stated that his other ministry house has been on Christopher Road for three years and never once have the police been called and assured her that his objective is to help to make sure that the police don't come back out there.

Susan Doerr asked for the ages of these men & was told 17 to 48 years of age. C. Owens asked for Ms. Doerr's specific concern & was told the clientele. Mr. Barrow stated that he would be there to help.

Kyle Frank stated that he manages the apartments at 733 Stallings Road and is not at all opposed to the ministry being located there and pointed out that the alternative would be 32 apartments.

Homer Allen works at Trinity Christian and has worked for teen Challenge in the past and stated that these men want to help the community, not hurt them. He is very supportive of the program and Mr. Barrow.

Jason Edens stated that he has checked with the County and they have not had any calls to the Christopher Road address. Captain Edens said when his wife's car got a flat near Christopher Road it was members of Mr. Barrow's ministry who were first to respond and help.

Ben Burnett's concern is a 6,000 square foot home surrounded by 1,200 to 1,500 sq. ft. homes in the neighborhood; it just doesn't fit in the area. Mr. Frank pointed out that as an appraiser and real estate broker it will bring the values up for all others.

6. COMMENTS FROM COUNCIL

C. Harrison asked if one house is planned initially & was told yes. C. Harrison asked how many vehicles with 15 per house as 2 homes could yield up to 30 vehicles. Mr. Barrow stated that there would only be 4 or 5 for 25 men as one passenger van will hold 15 adults. C. Harrison asked if these men are paid and what is the average stay & was told they are paid thru scholarship at first as they help them acquire clothes, a job and a vehicle so when they are ready to leave after approximately 12 to 15 months they are back on their feet. C. Harrison asked how long Mr. Barrow has been involved with ministry group homes and has there ever been any violators in the home & was told 18 years with no violations. C. Grover stated that he had an opportunity to spend a day with 15 or so of the members and was very impressed with their actions and character.

7. ADJOURN

Mayor Belisle made motion to adjourn the October 6, 2008 Public Hearing & was 2nd by C. Owens. Motion carried unanimously.

Respectfully submitted,

Robert K. Belisle, Mayor

Debra J. Volk, City Clerk