

1. Planning Commission Agenda - REVISED

Documents:

[\\_FEB 4, 2020 PC AGENDA-REV.PDF](#)

2. Z2020-03 W Dixie Ave 224

Documents:

[Z2020-03 W DIXIE AVE 224.PDF](#)

3. Z2020-04 SLUP Birney St 460

Documents:

[Z2020-04 SLUP BIRNEY ST 460.PDF](#)



# City of Marietta

205 Lawrence Street  
Post Office Box 609  
Marietta, Georgia 30061

## Meeting Agenda - **REVISED**

### PLANNING COMMISSION

*Bob Kinney - Chairman*  
*Jay Davis, Ward 1*  
*Frasure Hunter, Ward 2*  
*Boozer McClure, Ward 3*  
*Byron "Tee" Anderson, Ward 4*  
*Brenda McCrae, Ward 5*  
*Stephen Diffley, Ward 7*

Tuesday, February 4, 2020

6:00 PM

City Hall Council Chambers

**NOTE: Applicant and those in favor have a total of 15 minutes to make their presentation to the Commission. Applicant may reserve any portion of this time for rebuttal. All those opposed have a total of 15 minutes to present comments to the Commission.**

#### **CALL TO ORDER & ROLL CALL:**

#### **MINUTES:**

**20200042      January 7, 2020 Regular Planning Commission Meeting Minutes**

Review and Approval of the January 7, 2020 Regular Planning Commission Meeting Minutes.

#### **REZONINGS AND SPECIAL LAND USE PERMITS:**

**20191115      Z2020-03 [REZONING] PETER VARLJEN**

**Z2020-03 [REZONING] PETER VARLJEN** is requesting the rezoning of 0.36 acres located in Land Lot 287, District 17, Parcel 0090 of the 2nd Section, Cobb County, Georgia, and being known as **224 West Dixie Avenue** from OIT (Office Institution Transitional) to R-4 (Single Family Residential - 4 units/acre). Ward 1A.

**20191202      Z2020-04 [SPECIAL LAND USE PERMIT] TURNER HILL COMMUNITY DEVELOPMENT CORPORATION**

**Z2020-04 [SPECIAL LAND USE PERMIT] TURNER HILL COMMUNITY DEVELOPMENT CORPORATION** is requesting a Special Land Use Permit for 0.299 acres located in Land Lot 1143, District 16, Parcel 0520, 2nd Section, Marietta, Cobb County, Georgia, and being known as **460 Birney Street (aka 462 Birney Street)** from R-4 (Single Family Residential - 4 units/acre) to R-4 (Single Family Residential - 4 units/acre) with a special land use permit for a halfway house. Ward 5A.

**20191203      Z2020-05 [REZONING] TRATON, LLC (AMY NELSON RIVERA)**  
**WITHDRAWN**

**Z2020-05 [REZONING] TRATON, LLC (AMY NELSON RIVERA)** are requesting the rezoning of 0.15 acres located in Land Lot 1012, District 16, Parcel 0170 of the 2nd Section, Cobb County, Georgia, and being known as a portion of **815 Lee Drive** from R-2 (Single Family Residential - 2 units/acre) to OI (Office Institutional). Ward 5B.

**WITHDRAWN AT APPLICANT'S REQUEST**

**ADJOURNMENT:**



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## **REZONING APPLICATION ANALYSIS**

**ZONING CASE #:** Z2020-03

**LEGISTAR:** 20191115

**LANDOWNERS:** Peter Varljen  
31 Whitlock Drive  
Marietta, GA 30064

**APPLICANT:** Same as above

**AGENT:** n/a

**PROPERTY ADDRESS:** 224 West Dixie Avenue

**PARCEL DESCRIPTION:** 17<sup>th</sup> District, Land Lot 287, Parcel 0090

**AREA:** 0.36 acres

**COUNCIL WARD:** 1A

**EXISTING ZONING:** OIT (Office Institution Transitional)

**REQUEST:** R-4 (Single Family Residential – 4 units/acre)

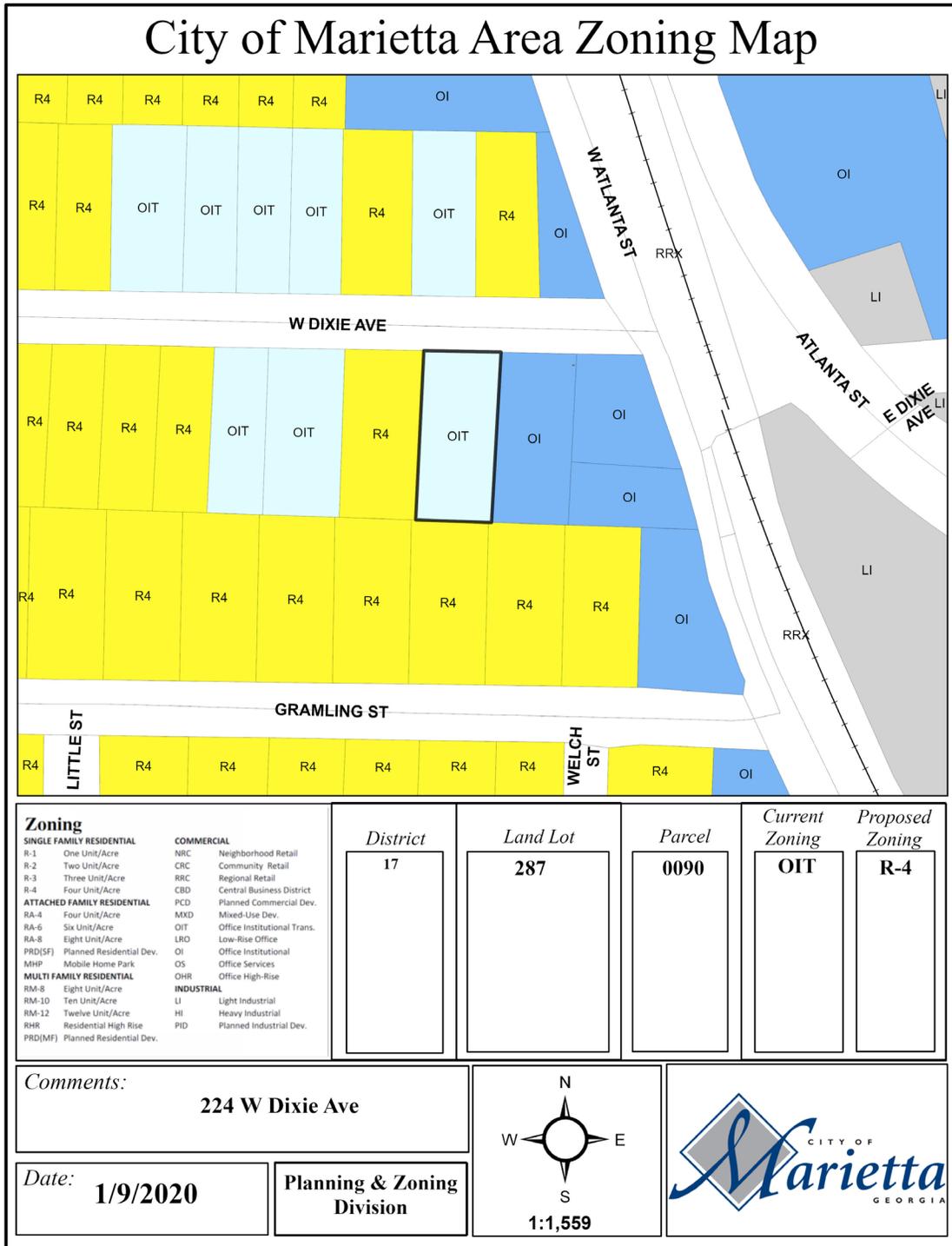
**FUTURE LAND USE:** MDR (Medium Density Residential)

**REASON FOR REQUEST:** The applicant is requesting this rezoning so the property can be improved and used as a single-family residence.

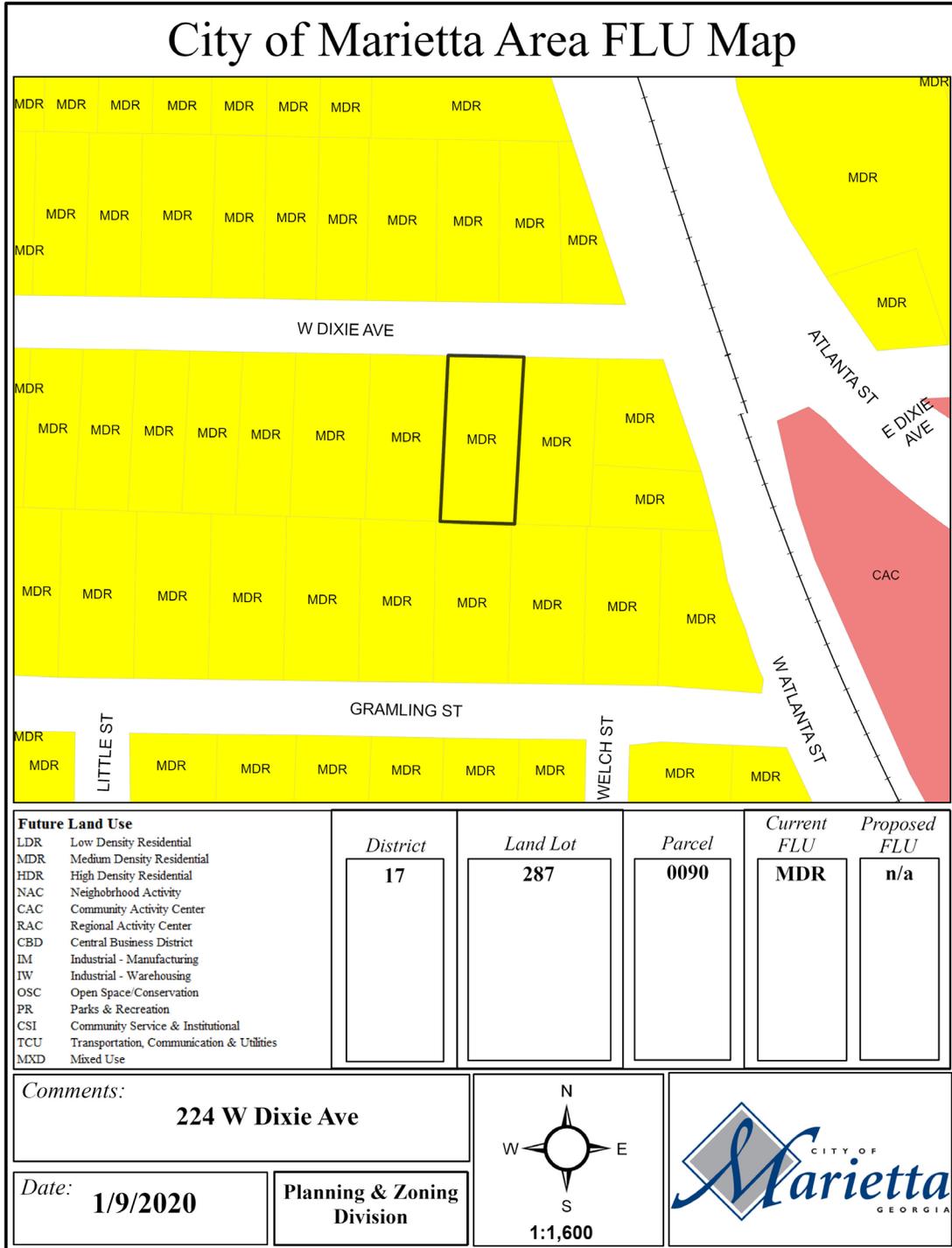
**PLANNING COMMISSION HEARING:** Tuesday, February 4, 2020 – 6:00 p.m.

**CITY COUNCIL HEARING:** Wednesday, February 12, 2020 – 7:00 p.m.

# MAP



## FLU MAP



**PICTURES OF PROPERTY**



**2016 Google Street View of Property**



**224 West Dixie Avenue (unpermitted land disturbance) – December 2019**



**224 West Dixie Avenue (unpermitted land disturbance) – December 2019**



**Rear yard of 224 West Dixie Avenue**

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## STAFF ANALYSIS

### *Location Compatibility*

The owner and applicant, Peter Varljen, is requesting to rezone the property located at 224 West Dixie Avenue from OIT (Office Institution Transitional) to R-4 (Single Family Residential – 4 units/acre) so it may be used as a single-family residence. The adjacent properties to the west and south are zoned R-4 (Single Family Residential – 4units/ acre) while the property to the east is zoned OI (Office Institutional). Overall, this section of West Dixie is a mixture of OIT, R-4 and OI zonings.

### *Use Potential and Impacts*

The subject property was originally built as a residential structure in the 1920's but was rezoned to OIT in 1999 along with several other adjacent properties. City records indicate the structure was converted to commercial occupancy in 2005 and used as a counseling office between 2006 and 2009. A large portion of the front yard was paved for parking during this time.

Most of the surrounding properties, despite their commercial zoning, have never been used as a business other than a home occupation. The surrounding area is mostly residential in nature aside from the few businesses at the end of the block along West Atlanta Street. The use of this property as a residence would be consistent with the area and should have no negative impacts on surrounding properties if rezoned. The home immediately to the west was similarly rezoned in August 2019.

Because this property was built originally as a residence and previously zoned R-4, it appears to meet all the bulk and area regulations and would not need variances. The applicant has indicated that the renovations would be within the existing footprint and would not include any additions or expansions. However, there are two detached accessory structures in the rear yard that are not identified on the survey. Without an updated survey that includes these structures, staff cannot determine whether they comply with the size and setback restrictions for accessory structures. While the playhouse is likely compliant, the detached garage appears to be very close to the side and rear property lines. The garage would have to be removed unless variances were granted with the rezoning:

- Variances to allow the garage to remain in place and as-is. [*§708.04 (F)*]

The Future Land Use designation of this area is MDR (Medium Density Residential). MDR is intended for residential densities ranging from five (5) to eight (8) units per acre. As a result, this request to rezone from OIT to R-4 would be supported by the City's Comprehensive Plan.

### *Environmental Impacts*

The applicant has already removed a substantial amount of paving in the front and rear yards, as well as a large magnolia tree in the front yard. Plans indicate the applicant will stabilize the yard with sod and provide a smaller asphalt driveway and parking pad.

### *Economic Functionality*

The subject property has been zoned for office use (OIT) since 1999 but has not experienced much use during that time. Most of the surrounding properties are used residentially and, due to its size and construction type, this property would be better suited for residential use as well.

### *Infrastructure*

The proposed use as a single-family residence would have minimal impact on the transportation, education, water, sewer, electricity, or other public infrastructure in the area. The new driveway and parking pad will satisfy the requirement of having two parking spaces for a single-family home.

### *Overhead Electrical/Utilities*

There are overhead utilities along the south side of West Dixie Avenue. Preservation of the required front setback of twenty-five (25) feet should eliminate any potential conflict with existing overhead utilities.

### *History of Property*

The subject property was one of nine properties that were rezoned as a group (Z-9908) in 1999. The rezoning included the following addresses: 175, 185, 191, 196, 197, 206, 209, 214 & 224 West Dixie Avenue. Otherwise, there is no history of any variances or special land use permits for this property.



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*Other Issues*

The applicant purchased the subject property in November 2019 and began making interior and exterior modifications with the goal of using the structure as a single-family residence. These modifications were made without applying for or obtaining permits through the Marietta Building Division. City Staff issued a Stop Work Order on December 11, 2019 and informed the applicant of the property's commercial zoning classification. The applicant submitted for a building permit and rezoning application as instructed but also continued to work, despite being advised to stop. On December 16, 2019, the City's Engineering Division, assisted by Code Enforcement and Marietta Police Department, issued citations to the applicant and contractor for failing to comply with a Stop Work Order.

The applicant and contractor appeared in Municipal Court on January 8, 2020. The contractor paid a fine while the applicant has requested a nonjury trial before the judge, scheduled for January 29, 2020. The applicant has been issued a building permit for limited work on the home while the rezoning is pending.

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## ANALYSIS & CONCLUSION

The owner and applicant, Peter Varljen, is requesting to rezone the property located at 224 West Dixie Avenue from OIT to R-4 so it may be used as a single-family residence. The adjacent properties to the west and south are zoned R-4 while the property to the east is zoned OI. Overall, this section of West Dixie is a mixture of OIT, R-4 and OI zonings.

The subject property was originally built as a residential structure in the 1920's but was rezoned to OIT in 1999 along with several other adjacent properties. Most of the surrounding properties, despite their commercial zoning, have never been used as a business other than a home occupation. The use of this property as a residence would be consistent with the area and should have no negative impacts on surrounding properties if rezoned. The home immediately to the west was similarly rezoned in August 2019.

Because this property was built originally as a residence and previously zoned R-4, it appears to meet all the bulk and area regulations and would not need variances. However, there are two detached accessory structures in the rear yard that are not identified on the survey. While the playhouse is likely compliant, the detached garage appears to be very close to the side and rear property lines and would need the following variance to remain:

- Variances to allow the garage to remain in place and as-is. [*§708.04 (F)*]

The applicant purchased the subject property in November 2019 and began making interior and exterior modifications without applying for building permits. City Staff issued a Stop Work Order on December 11, 2019 and informed the applicant of the property's commercial zoning classification. The applicant continued to work and on December 16, 2019, the City's Engineering Division, assisted by Code Enforcement and Marietta Police Department, issued citations to the applicant and contractor for failing to comply with a Stop Work Order. The applicant is currently awaiting a nonjury trial before the judge on January 29, 2020. The applicant has been issued a building permit for limited work on the home while the rezoning is pending.

The Future Land Use designation of this area is MDR, which is intended for residential densities ranging from five (5) to eight (8) units per acre. As a result, this request to rezone from OIT to R-4 would be supported by the City's Comprehensive Plan.

Prepared by: *Shelly Green*

Approved by: *Rusty Roth*



**DATA APPENDIX**

***CITY OF MARIETTA - WATER***

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Is a water line adjacent to the property?

If not, how far is the closest water line?

Size of the water line?

Capacity of the water line?

Approximate water usage by proposed use?

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***CITY OF MARIETTA - WASTEWATER***

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Is a sewer line adjacent to the property?

If not, how far is the closest sewer line?

Size of the sewer line?

Capacity of the sewer line?

Estimated waste generated by proposed development?

A.D.F  
Peak

Treatment Plant Name?

Treatment Plant Capacity?

Future Plant Availability?

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## DATA APPENDIX CONTINUED

### *EMERGENCY SERVICES*

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Nearest city or county fire station from the development?	54 (Chestnut Hill)
Distance of the nearest station?	1.1 miles
Most likely station for 1 <sup>st</sup> response?	54
Service burdens at the nearest city fire station (under, at, or above capacity)?	Under

### *MARIETTA POWER - ELECTRICAL*

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Does Marietta Power serve this site?      Yes       No

If not, can this site be served?            Yes             No

What special conditions would be involved in serving this site?

Additional comments:



**DATA APPENDIX CONTINUED**

***MARIETTA CITY SCHOOLS***

**Marietta City Schools Impact Assessment:**

Elementary School System Servicing Development:	<b>Hickory Hills</b>
Middle School Servicing Development:	<b>Marietta Middle School</b>
High School Servicing Development:	<b>Marietta High School</b>
Capacity at Elementary School:	<b>425</b>
Capacity at Middle School:	<b>1,350</b>
Capacity at Marietta Sixth Grade Academy:	<b>775</b>
Capacity at High School:	<b>2,150</b>
Current enrollment of Elementary School:	<b>351</b>
Current enrollment of Middle School:	<b>1,390</b>
Current enrollment of High School:	<b>2,502</b>
Number of students generated by present development:	<b>0</b>
Number of students projected from the proposed development:	<b>1</b>
New schools pending to serve this area:	<b>0</b>
<b><u>Comments:</u></b>	

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Department of Development Services  
 205 Lawrence Street  
 Marietta, Georgia 30060  
 Phone (770) 794-5440

## APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)  
 (NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

*For Office Use Only:*

Application #: 22020-03      Legistar #: 20191115      PZ #: 19-538  
 Planning Commission Hearing: 2-4-20      City Council Hearing: 2-12-20

Owner's Name PETER VARLTEN

EMAIL Address: VARLTENPC@EARTHLINK.NET

Mailing Address 224 W. DIXIE AVE SW <sup>MARIETTA</sup> Zip Code: 30008 Telephone Number 404-309-2426

**COMPLETE ONLY IF APPLICANT IS NOT OWNER:**

Applicant: \_\_\_\_\_

EMAIL Address: \_\_\_\_\_

Mailing Address \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone Number \_\_\_\_\_ Email Address: \_\_\_\_\_

Address of property to be rezoned: 224  
244 W. DIXIE AVE SW, MARIETTA GA 30008

Land Lot (s) 79 District 17 Parcel <sup>170297</sup> 00090 Acreage .361 Ward 31A Future Land Use: RESIDENTIAL

Present Zoning Classification: HO <sup>0287</sup> 00090 Proposed Zoning Classification: RESIDENTIAL <sup>368</sup> MDR

**REQUIRED INFORMATION**      OIT      RY

Applicant must submit the following information by 4:00 p.m. on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

1. **The original application must be submitted with ALL ORIGINAL SIGNATURES - Copies of the application or signature(s) will NOT be accepted. ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk.**
2. **Legal Description. Legal description must be in a WORD DOCUMENT.**
3. **Application fee (\$500)**
4. **Copy of the deed that reflects the current owner(s) of the property.**
5. **Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.**
6. **Site plan, plat or survey prepared by an architect, engineer (P.E. or Civil Engineer), Landscape Architect or Land Surveyor whose state registration is current and valid, and whose seal shall be affixed to the site plan/plat/survey.**

**Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale. Optional Additional Plat size: (24"x 36").**  
 If providing (24"x 36") then 5 copies REQUIRED.

The following information must be included:

- Specific use or uses proposed for the site
- Acreage, bearing and distances, other dimensions, and location of the tract(s)
- Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
- Detention/retention areas, and utility easements
- Public or private street(s) - right of way and roadway widths, approximate grades
- Location and size of parking area with proposed ingress and egress

**CAMPAIGN CONTRIBUTIONS**

The Owner and Applicant herein certify that he/she  has  has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Planning Commission within the two (2) years preceding the filing of the this application.

*Peter J. Varljen*  
Signature of Owner

PETER J. VARLJEN  
Print Name

*Peter J. Varljen*  
Signature of Applicant

PETER J. VARLJEN  
Print Name

**FINANCIAL INTEREST**

The Applicant herein certifies that he/she  has  has not a financial interest in the property which is ten percent (10%) or more.

*Peter J. Varljen*  
Print Name

*Peter J. Varljen*  
Signature of Applicant

**OWNER/APPLICANT CERTIFICATION**

- The Owner or Applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Applicant's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner or Applicant hereby gives permission to enter on the property for inspection during the time application is pending.

*Peter J. Varljen*  
Signature

PETER J. VARLJEN  
Please Print

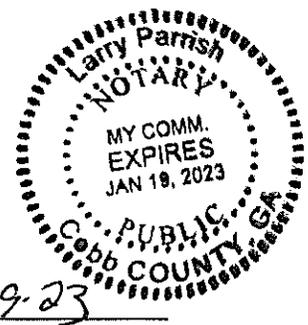
224 W DIXIE AVE SW MARIETTA GA 30008  
Address

12/17/19  
Date

Signed, sealed and delivered in the presence of: LARRY PARISH

*Larry Parish*

My Commission Expires: 1-19-23



## **Proposed Scope of Work**

**224 W. Dixie Avenue SW Marietta GA 30008**

1. Remove walls in main area to create more open space (engineer diagram provided showing required structural requirements).
2. Add a hallway wall to create separate room on left side of house.
3. Replace old electrical wiring and upgrade electrical systems to current code. Half of house was previously upgraded to new wiring.
4. Replace old plumbing and upgrade plumbing systems to current code. Half of house was previously upgraded to newer plumbing.
5. Add required Smoke and CO detectors
6. Cosmetic upgrades to include:
  - inside repainting
  - upgrade existing bathroom and kitchen fixtures and cabinets
7. Repaint outside of house
8. Level landscaping and add new sod to front yard of house and seed back yard

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**TO: Marietta Daily Journal**

**FROM: City of Marietta**

**RUN AD DATE: January 17, 2020**

**CITY OF MARIETTA  
PUBLIC NOTICE OF REZONINGS, SPECIAL LAND USE PERMITS, and VARIANCES**

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, February 4<sup>th</sup>, 2020, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, February 12<sup>th</sup>, 2020, 7:00 p.m.**, City Hall, for a final decision to be made.

**Z2020-03 [REZONING] PETER VARLJEN** is requesting the rezoning of 0.36 acres located in Land Lot 287, District 17, Parcel 0090 of the 2<sup>nd</sup> Section, Cobb County, Georgia, and being known as 224 West Dixie Avenue from OIT (Office Institution Transitional) to R-4 (Single Family Residential – 4 units/acre). Ward 1A.

A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto. You may also review the property file at [www.marietta.ga.gov](http://www.marietta.ga.gov) and enter the case # in the search box.

For additional information please call the Planning and Zoning Office (770) 794-5669.

**Accessibility to Meetings:** If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call ADA Coordinator at 770-794-5558 no later than 48 hours before the date of the above meeting.

City of Marietta  
205 Lawrence Street  
Marietta, Georgia 30060



# Rezoning

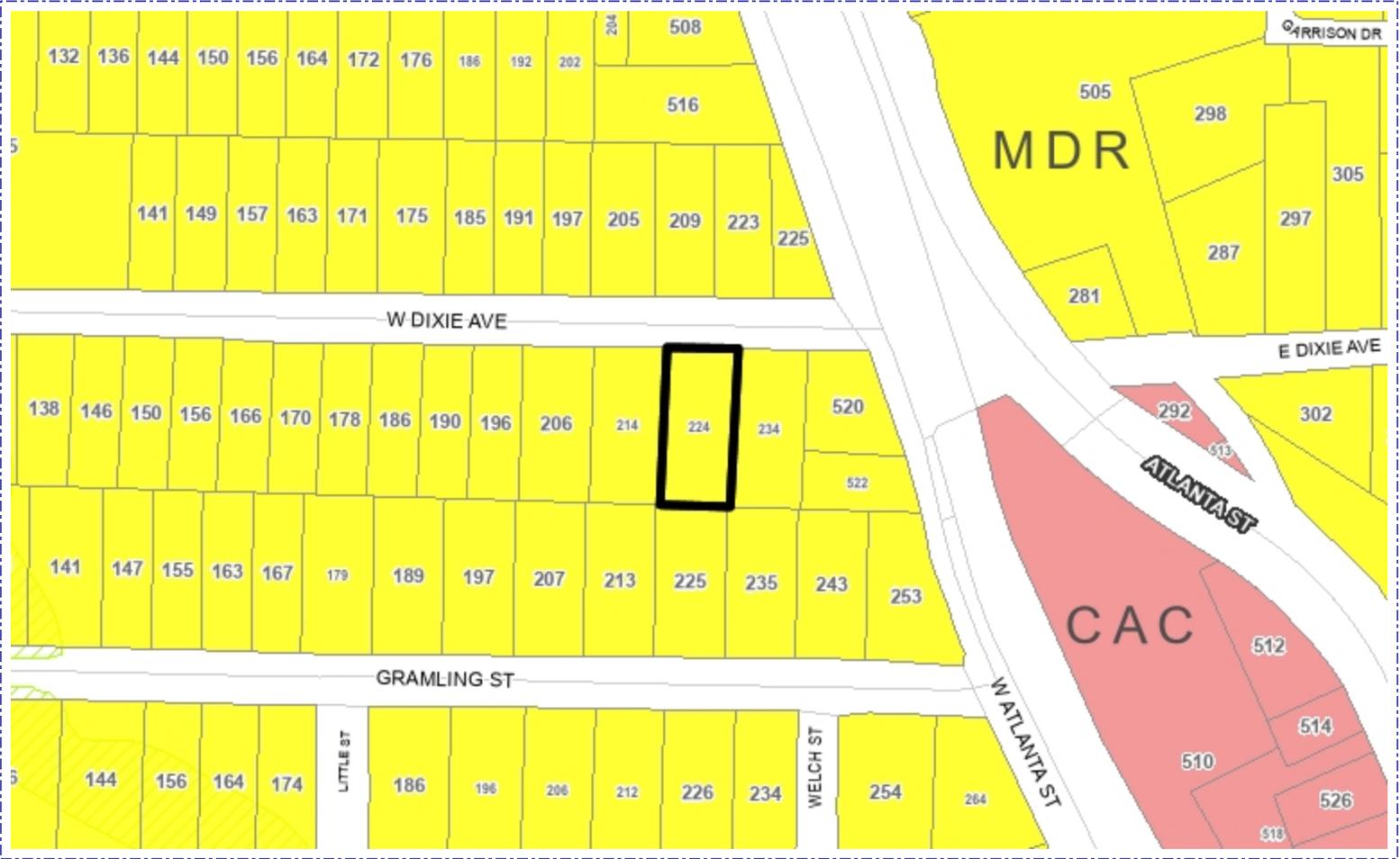


Address	Parcel Number	Acreage	Ward	Zoning	FLU
224 W DIXIE AVE	17028700090	0.368	1A	OIT	MDR

Property Owner:	Peter Varljen	
Applicant:		
Proposed Zoning:	OIT to R4	
Agent:		
Proposed Use:		
Planning Commission Date:	02/04/2020	
City Council Hearing Date:	02/12/2020	Case Number: Z2020-03
City of Marietta Planning & Zoning		

**Zoning Symbols**

- Railroads
- City Limits
- Cobb County Pockets
- NA
- R1 - Single Family Residential (1 unit/acre)
- R2 - Single Family Residential (2 units/acre)
- R3 - Single Family Residential (3 units/acre)
- R4 - Single Family Residential (4 units/acre)
- RA4 - Single Family Residential - Attached
- RA6 - Single Family Residential - Attached
- RA8 - Single Family Residential - Attached
- MHP - Mobile Home Park
- PRD-SF - Planned Residential Dev. Single Family
- RM8 - Multi Family Residential (8 units/acre)
- RM10 - Multi Family Residential (10 units/acre)
- RM12 - Multi Family Residential (12 units/acre)
- RHR - Residential High Rise
- PRD-MF - Planned Residential Dev Multi Family
- NRC - Neighborhood Retail Commercial
- CRC - Community Retail Commercial
- RRC - Regional Retail Commercial
- PCD - Planned Commercial Development
- LI - Light Industrial
- HI - Heavy Industrial
- PID - Planned Industrial Development
- MXD - Mixed Use Development
- CBD - Central Business District
- OIT - Office Institutional Transitional
- LRO - Low Rise Office
- OI - Office Institutional
- OS - Office Services
- OHR - Office High Rise

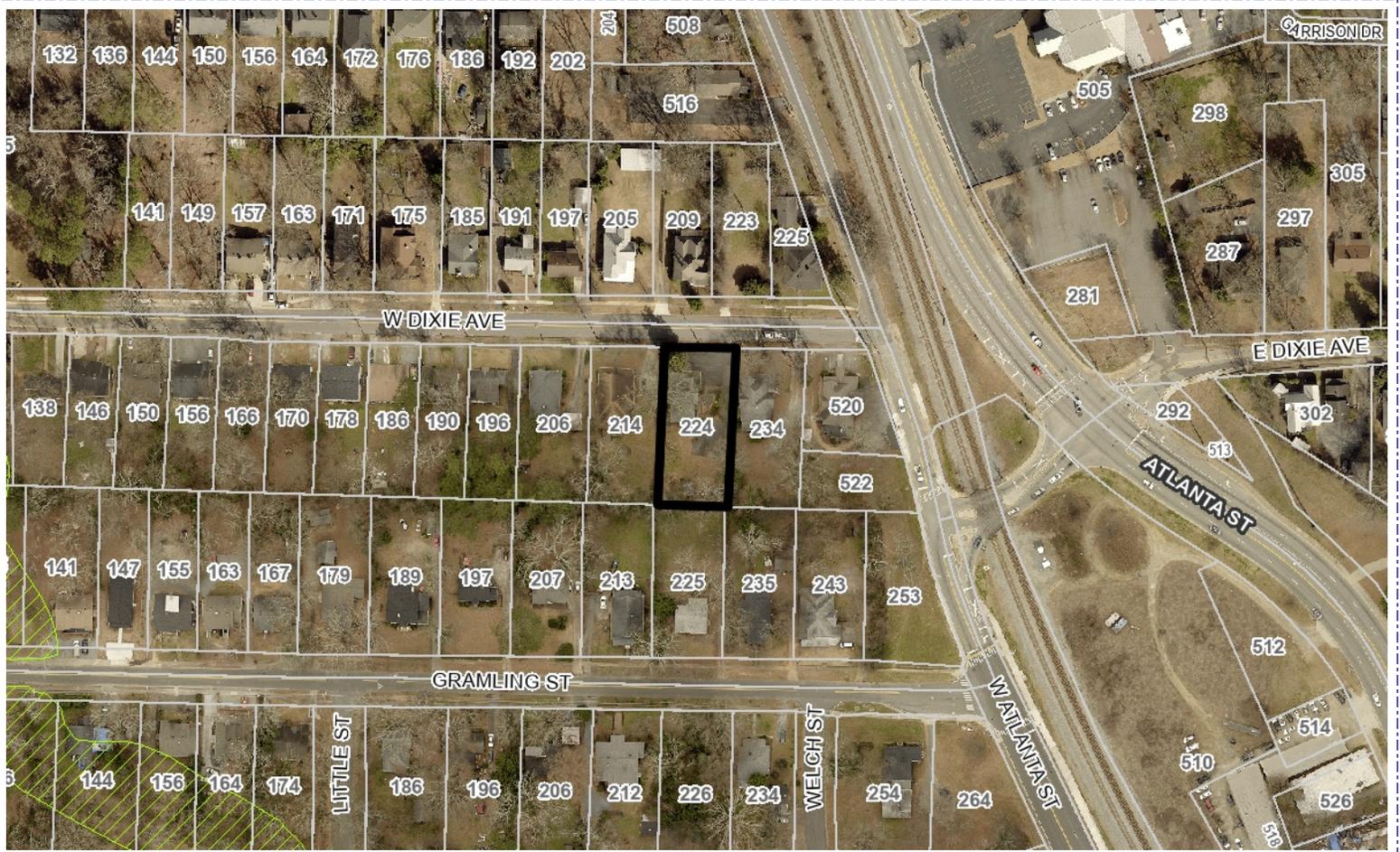


Address	Parcel Number	Acreage	Ward	Zoning	FLU
224 W DIXIE AVE	17028700090	0.368	1A	OIT	MDR

Planning Commission Hearing Date:	02/04/2020
City Council Hearing Date:	02/12/2020
Future Land Use:	MDR
Case Number:	
Comments:	

**Future Land Use Symbols**

- Railroads
- City Limits
- Cobb County Pockets
- RAC - Regional Activity Center
- CAC - Community Activity Center
- NAC - Neighborhood Activity Center
- CBD - Central Business District
- MXD - Mixed Use Development
- CSI - Community Service and Institutional
- HDR - High Density Residential
- MDR - Medium Density Residential
- LDR - Low Density Residential
- OSC - Open Space / Conservation
- PR - Parks / Recreation
- IW - Industrial Warehousing
- IM - Industrial Manufacturing
- TCU - Transportation and Utilities



Address	Parcel Number	Acreage	Ward	Zoning	FLU
224 W DIXIE AVE	17028700090	0.368	1A	OIT	MDR

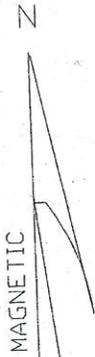
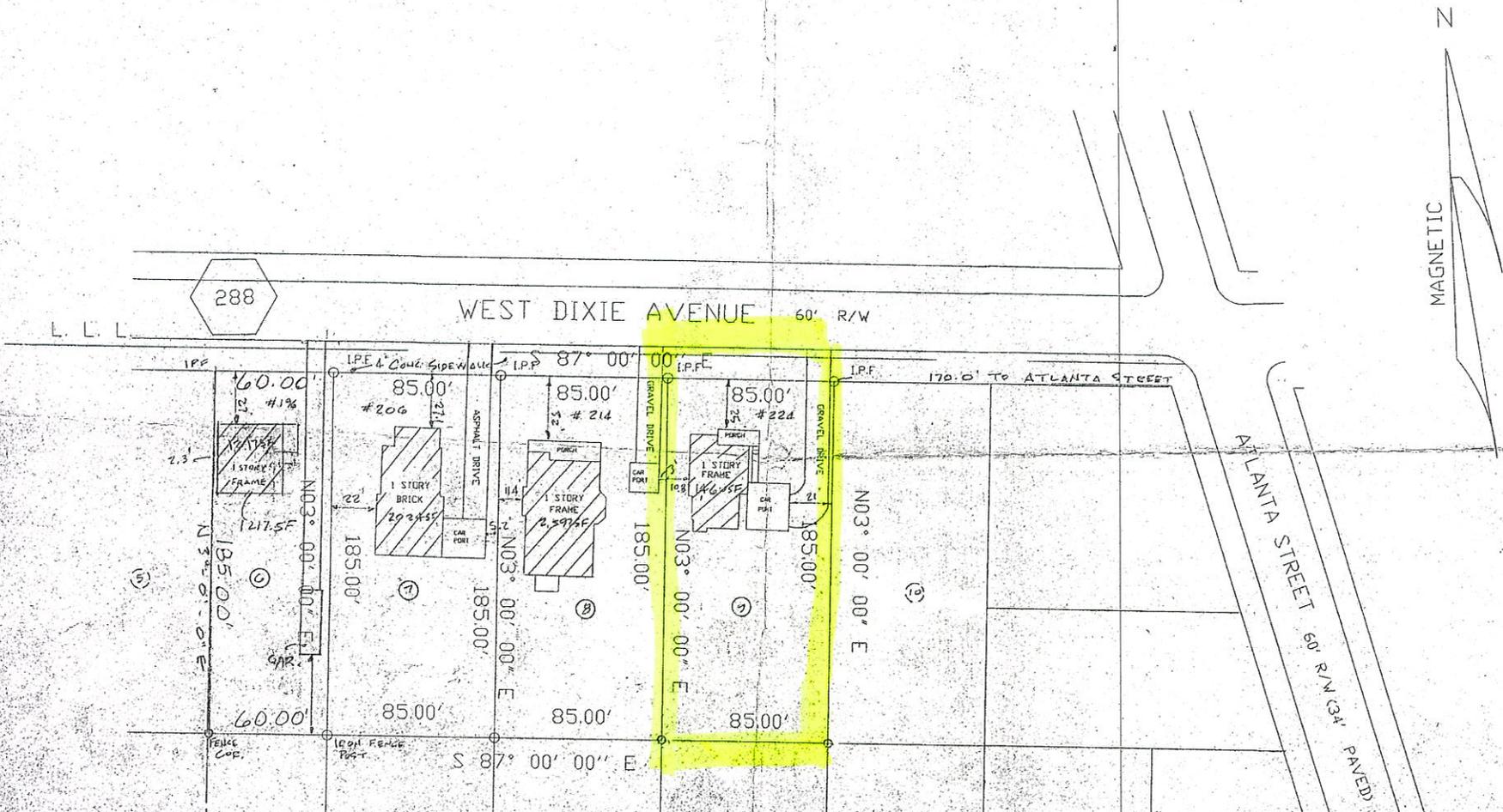
Property Owner:	Peter Varljen
Applicant:	
City Council Hearing Date:	02/12/2020
Planning Commission Hearing Date:	02/04/2020
BZA Hearing Date:	Case Number: Z2020-03
Comments:	

**Legend**

- Railroads
- City Limits
- Cobb County Pockets

CURRENT SET BACKS & LOT SIZES

ADDRESS	FRONT S.E.	SIDE S.E.	REAR S.E.	GARAGE REAR S.E.	LOT SIZE
196	27'	2.3'	30'	N.A.	11,100 S.F.
206	27.1'	5.2'	30'	38'	15,725 S.F.
214	22'	11.4'	30'	N.A.	15,725 S.F.
224	25'	10.8'	30'	N.A.	15,725 S.F.



PROPOSED ZONING: OIT  
 PROPOSED USE: PROFESSIONAL OFFICE BUILDINGS

SETBACKS:  
 FRONT - 25'  
 SIDE - 15'  
 REAR - 30'

NOTE: NO ENCUMBRANCES, LAKES, STREAMS, WETLANDS, 100-YEAR FLOOD PLAINS, CEMETERIES, BUFFERS OR ALLEYS, POINTS ON THIS LAND.



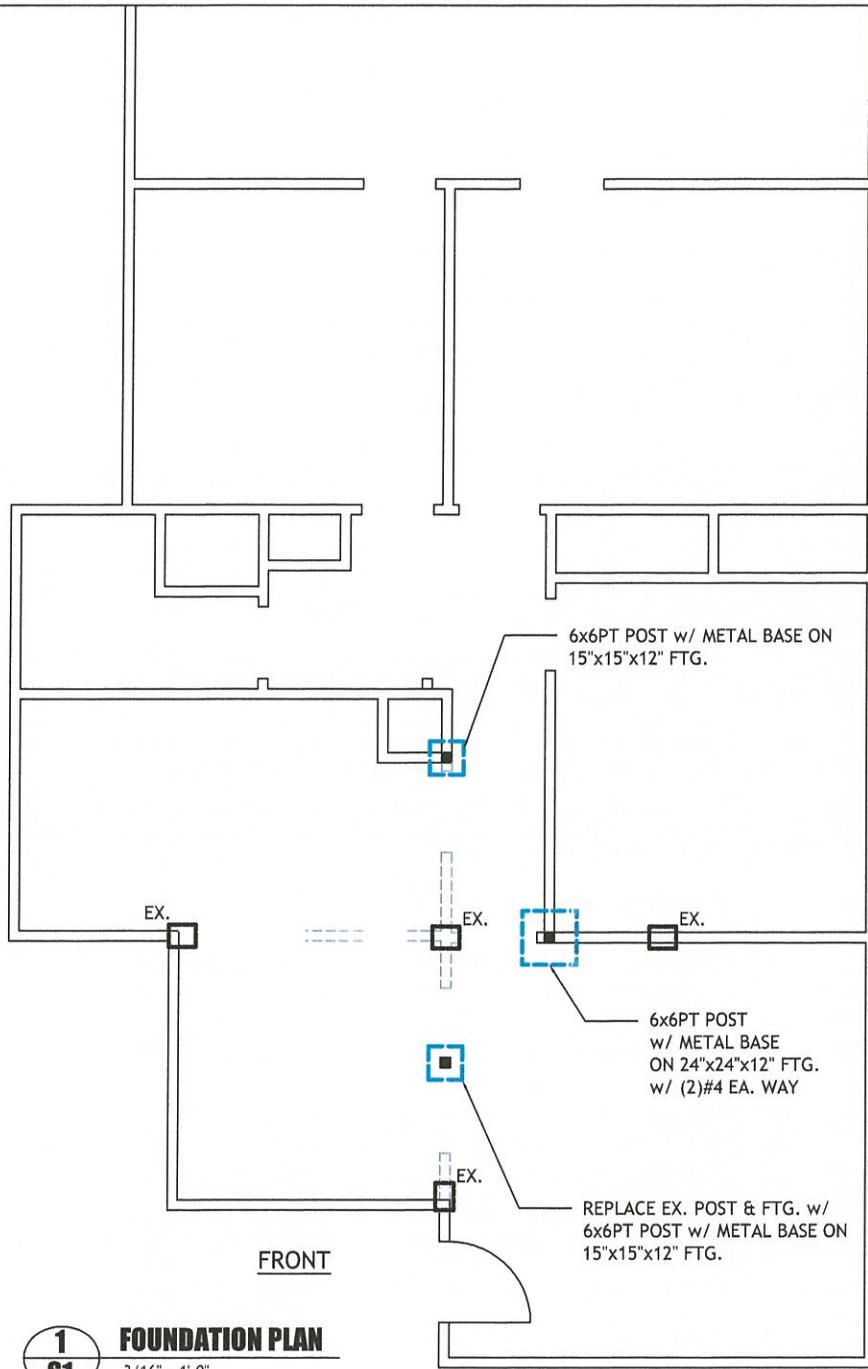
I HAVE THIS DATE EXAMINED THE P.L.R.M. OFFICIAL FLOOD MAP AND FOUND NO CHANGED LOT OR NOT IN AN AREA HAVING SPECIAL FLOOD HAZARD.  
 COUNTY: COBB  
 DISTRICT: 130226  
 MAP: 4050E

Survey For:  
**NANCY DOOLEY**  
 LOTS 6, 7, 8, 9  
 CROVERS CREEK ESTATE

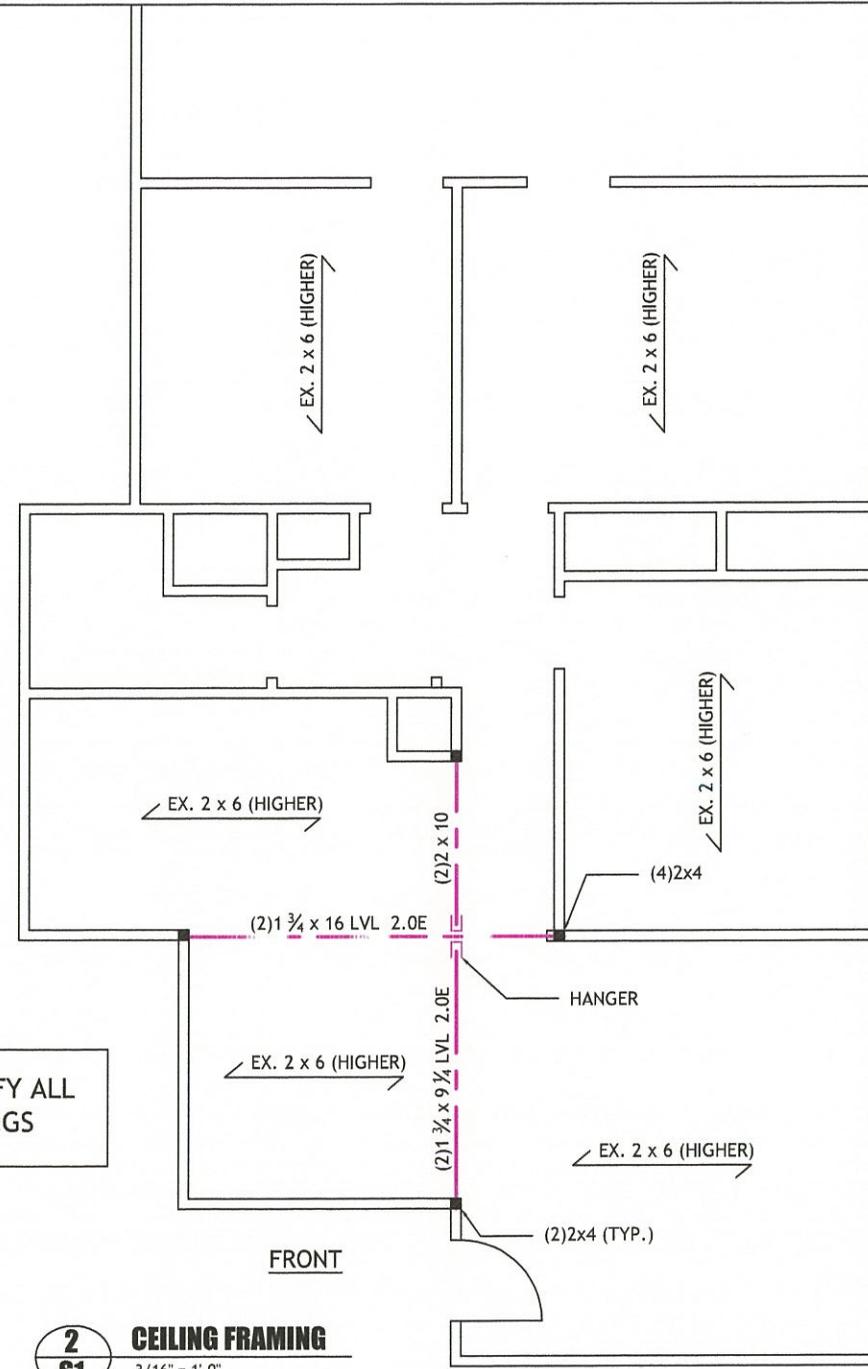
Land Lot 287 District 17142MP  
 COBB County, Georgia  
 Scale 1"=40' Date MARCH 2, 1999

**D. W. Lynch Surveyors**  
 Smyrna, Georgia (404) 434-2090





**1**  
**S1** **FOUNDATION PLAN**  
3/16" = 1'-0"



FIELD VERIFY ALL  
EX. FOOTINGS

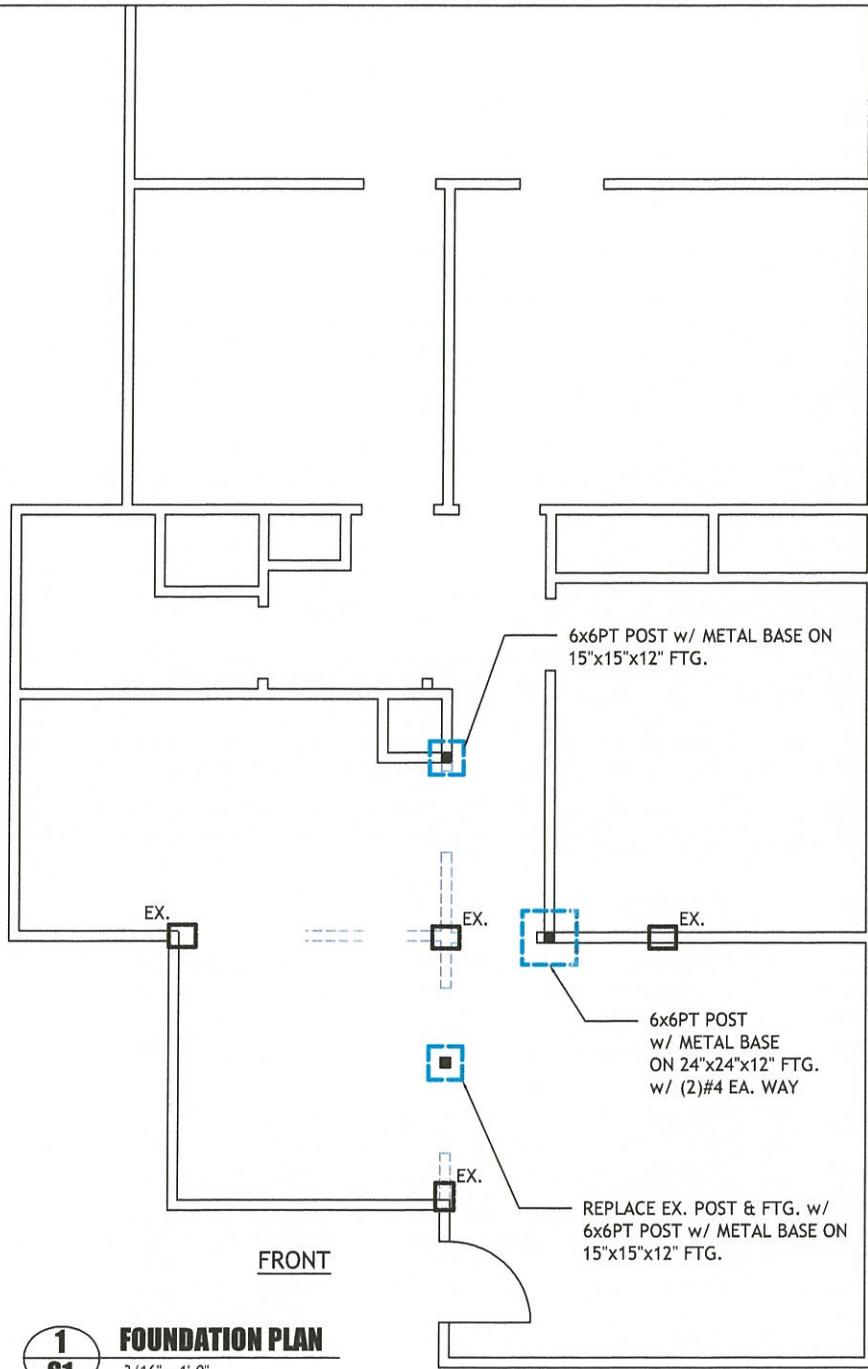
**2**  
**S1** **CEILING FRAMING**  
3/16" = 1'-0"

date: 11/12/19  
scale: AS NOTED  
by: B. HATTORI  
revision:

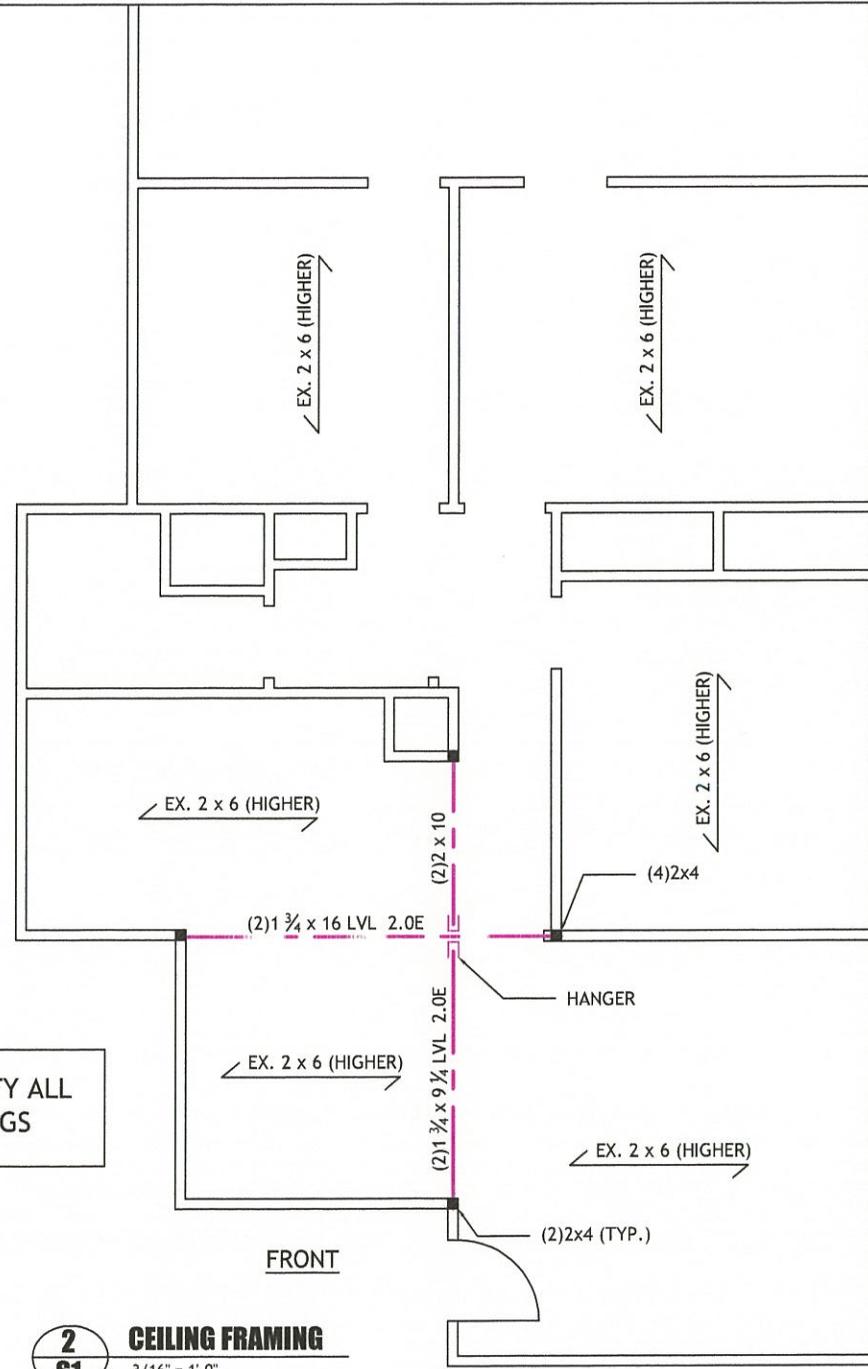
engineer  
**PROJECT NORTH ENGINEERING**  
770.582.0345 / bryce.hattori@gmail.com

project  
**224 W DIXIE AVE SE**  
MARIETTA, GA 30008

**S1**



**1**  
**S1** **FOUNDATION PLAN**  
3/16" = 1'-0"



FIELD VERIFY ALL  
EX. FOOTINGS

**2**  
**S1** **CEILING FRAMING**  
3/16" = 1'-0"

date: 11/12/19  
scale: AS NOTED  
by: B. HATTORI  
revision:

engineer  
**PROJECT NORTH ENGINEERING**  
770.582.0345 / bryce.hattori@gmail.com

project

**224 W DIXIE AVE SE**  
MARIETTA, GA 30008

**S1**



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## **SPECIAL LAND USE PERMIT APPLICATION ANALYSIS**

**ZONING CASE #:** Z2020-04 SLUP                      **LEGISTAR #:** 20191202

**LANDOWNERS:** Turner Chapel AME Church  
492 N Marietta Parkway  
Marietta, GA 30060

**APPLICANT:** Turner Hill Community Development Corp  
492 N Marietta Parkway  
Marietta, GA 30060

**AGENT:** N/A

**PROPERTY ADDRESS:** 460 (& 462) Birney Street

**PARCEL DESCRIPTION:** 16 11430 0520

**AREA:** ~0.299 AC                      **COUNCIL WARD:** 5B

**EXISTING ZONING:** R-4 (Single Family Residential – 4 units/acre) w/ SLUP

**REQUEST:** R-4 with SLUP for a halfway house

**FUTURE LAND USE:** MXD (Mixed Use Development)

**REASON FOR REQUEST:** The applicant is requesting an extension of an existing Special Land Use Permit to continue using the property as a halfway house.

**PLANNING COMMISSION HEARING:** Tuesday, February 4<sup>th</sup>, 2020 – 6:00 p.m.

**CITY COUNCIL HEARING:** Wednesday, February 12<sup>th</sup>, 2020 – 7:00 p.m.

**MAP**

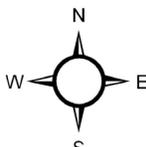
**City of Marietta Area Zoning Map**



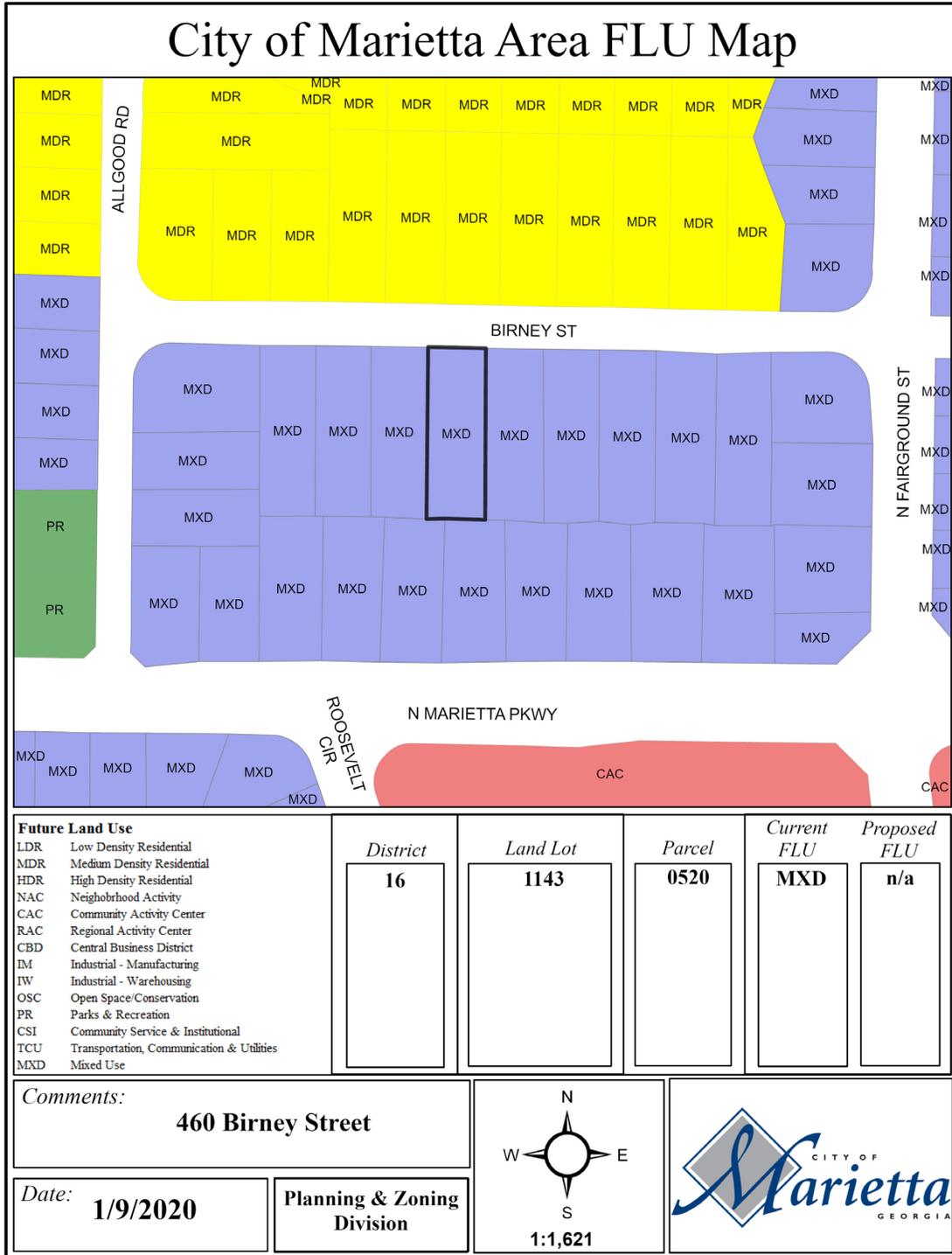
Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
<b>SINGLE FAMILY RESIDENTIAL</b> R-1 One Unit/Acre R-2 Two Unit/Acre R-3 Three Unit/Acre R-4 Four Unit/Acre <b>ATTACHED FAMILY RESIDENTIAL</b> RA-4 Four Unit/Acre RA-6 Six Unit/Acre RA-8 Eight Unit/Acre PRD(SF) Planned Residential Dev. MHP Mobile Home Park <b>MULTI FAMILY RESIDENTIAL</b> RM-8 Eight Unit/Acre RM-10 Ten Unit/Acre RM-12 Twelve Unit/Acre RHR Residential High Rise PRD(MF) Planned Residential Dev.	<b>COMMERCIAL</b> NRC Neighborhood Retail CRC Community Retail RRC Regional Retail CBD Central Business District PCD Planned Commercial Dev. MIXD Mixed-Use Dev. OIT Office Institutional Trans. LRO Low-Rise Office OI Office Institutional OS Office Services OHR Office High-Rise <b>INDUSTRIAL</b> LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev.	<b>16</b>	<b>1143</b>	<b>0520</b>	<b>R-4</b>	<b>R-4 w/ SLUP</b>

*Comments:* **460 Birney Street**

*Date:* **1/9/2020**      **Planning & Zoning Division**

  
**1:1,559**





**PICTURES OF PROPERTY**



*Subject property at 460 Birney Street*



## STAFF ANALYSIS

### *Location Compatibility*

Turner Hill Community Development Corporation, on behalf of Turner Chapel AME Church, is requesting to continue using 460 Birney Street as a halfway house. The property is a duplex (460 & 462 Birney Street) on a 0.299 acre parcel zoned R-4 (Single Family Residential – 4 units/acre). Harmony House has been operating on the subject property since 2006 and they would like to continue their operation at this location. Most of the surrounding properties are duplexes also zoned R-4.

The Turner Hill Community Development Corporation has overseen operation of the Harmony House Program, which houses homeless ex-offenders for up to 90 days, at the Birney Street location since June 2006. In 2016, City Council granted a Special Land Use Permit (SLUP) for a halfway house effective for three years.

### *Use Potential and Impacts*

While group homes are allowed in residentially zoned areas, halfway houses are only permitted in areas zoned OI (Office Institutional), RM (Residential Multi-Family), or RHR (Residential High-Rise) with a Special Land Use Permit (SLUP) granted by the Board of Zoning Appeals. Halfway houses are not permitted in single-family residential zoning districts.

Halfway Houses are defined as *“A temporary residential living arrangement for persons leaving an institutional setting and in need of a supportive living arrangement in order to readjust to living outside the institution. These are persons who are receiving therapy and counseling from support staff who are present when residents are present, for the following purposes: 1) to help them recuperate from the effects of drug or alcohol addiction; 2) to help them reenter society while housed under supervision while under the constraints of alternatives to imprisonment including, but not limited to, prerelease, work release, or probationary programs; or 3) to help persons with family or school adjustment problems that require specialized attention and care in order to achieve personal independence.”*

Regulations for halfway houses limit the density to one bed per 250 gross square feet of heated building space. According to Cobb Assessor’s records, the subject property has 1,588 square feet of living space; therefore, 6 beds could be permitted within this structure. Other regulations for halfway houses include:

- a) *The structure meets all aspects of the Standard Housing Code including minimum dwelling space requirements.*
- b) *The operator obtains certification from the appropriate state licensing body.*
- c) *No other such facility is located within 1,000 feet as measured from property line to property line.*

Most of the houses on Birney Street are duplexes, and there is evidence that they are occupied by families with small children. The property east of the subject property contains a variety of toys and a swing set. Also, the subject property is located across the street from Birney Street Public Park. Information provided by Harmony House states that, since working families typically vacate their homes between 6:00 a.m. and 6:00 p.m., they structure their program in the same manner. The Harmony House residents are required to leave the house by 8:00 a.m. and then the facility is closed to its residents until 5:00 p.m. The residents are supervised by staff at all times after returning to the house.

The SLUP granted by City Council on November 9, 2016 was only valid for three years. The current request for a SLUP mirrors the previous request from 2016.

The Future Land Use (FLU) of these parcels, as specified in the City's Comprehensive Plan, is MXD (Mixed-Use Development). The FLU serves as guide for long-term growth and development as it occurs over time. The purpose of the MXD category is to provide both residential and non-residential development in a manner to where not every structure is mixed-use but the district as a whole be mixed-use. According to the City's Comp Plan, appropriate zonings for MXD would be PRD-SF, PRD-MF or MXD. As a result, this request is not supported by the City's Comprehensive Plan.

### *Environmental Impacts*

There is no indication that any streams, floodplains, wetlands, or endangered species exist on this property.

### *Economic Functionality*

Prior to its use as a halfway house, the subject property had been consistently used as a duplex and indicates the property is functional as a residence.

### *Infrastructure*

This proposed use should have no adverse impact on the transportation, education, water, sewer, electricity, or other public infrastructure in the area.



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### *History of Property*

The property has a history of a rezoning with a SLUP dating back to 2016 (Z2016-30) – in which the same applicants requested a rezoning of the subject property from R-4 to R-4 with additional usage as a halfway house for a period of three (3) years. The previous rezoning request was granted by City Council.

### *Other Issues*

The following are the criteria for determining a site's eligibility for a Special Land Use Permit, as specified in Section 712.01 (E):

1. Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.
2. Whether or not the use is compatible with the neighborhood.
3. Whether or not the proposed use will constitute a nuisance as defined by state law.
4. Whether or not property values of surrounding property will be adversely affected.
5. Whether or not adequate provisions are made for parking and traffic considerations.
6. Whether or not the site or intensity of the use is appropriate.
7. Whether or not adequate provisions are made regarding hours of operation.
8. The location or proximity of other similar uses (whether conforming or nonconforming).
9. Whether or not adequate controls and limits are placed upon commercial deliveries.
10. Whether or not adequate landscaping plans are incorporated to ensure appropriate transition.
11. Whether or not the public health, safety and welfare of the surrounding neighborhoods will be adversely affected.

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## ANALYSIS & CONCLUSION

Turner Hill Community Development Corporation – on behalf of Turner Chapel AME Church, is requesting to continue using 460 Birney Street as a halfway house. The property is a duplex (460 & 462 Birney Street) on a 0.299 acre parcel zoned R-4 (Single Family Residential – 4 units / acre). Harmony House has been operating on the subject property since 2006 and they would like to continue their operation at this location. Most of the surrounding properties are duplexes also zoned R-4.

In 2016, City Council granted a Special Land Use Permit (SLUP) for a halfway house effective for three years. The applicant is requesting a renewal and extension of the previously granted request.

The Turner Hill Community Development Corporation has overseen operation of the Harmony House Program, which houses homeless ex-offenders for up to 90 days. While group homes are allowed in residentially zoned areas, halfway houses are only permitted in areas zoned OI, RM, or RHR with a SLUP granted by the Board of Zoning Appeals. Regulations for halfway houses limit the density to one bed per 250 gross square feet of heated building space. According to Cobb Assessor's records, the subject property has 1,588 square feet of living space; therefore, 6 beds could be permitted within this structure. Other regulations for halfway houses include:

- a) *The structure meets all aspects of the Standard Housing Code including minimum dwelling space requirements.*
- b) *The operator obtains certification from the appropriate state licensing body.*
- c) *No other such facility is located within 1,000 feet as measured from property line to property line.*

Most of the houses on Birney Street are duplexes, and there is evidence that they are occupied by families with small children. Birney Street Park is also directly across the street. The Harmony House residents are required to leave the house by 8:00 a.m. and then the facility is closed to its residents until 5:00 p.m. The residents are supervised by staff at all times after returning to the house.

The Future Land Use of these parcels is MXD, which is intended for development and use as both residential and non-residential. According to the City's Comprehensive Plan appropriate zonings for MXD would be PRD-SF, PRD-MF or MXD. As a result, this request is not supported by the City's Comprehensive Plan.

Prepared by: J. Sindell

Approved by: Rusty Roth



## DATA APPENDIX

### *CITY OF MARIETTA - WATER*

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Is a water line adjacent to the property?

If not, how far is the closest water line?

Size of the water line?

Capacity of the water line?

Approximate water usage by proposed use?

### *CITY OF MARIETTA - WASTEWATER*

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Is a sewer line adjacent to the property?

If not, how far is the closest sewer line?

Size of the sewer line?

Capacity of the sewer line?

Estimated waste generated by proposed development?

A.D.F  
Peak

Treatment Plant Name?

Treatment Plant Capacity?

Future Plant Availability?



DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Table with 2 columns: Question and Answer. Questions include: Does flood plain exist on the property? (No), What percentage of the property is in the flood plain? (N/A), What is the drainage basin for the property? (Sope Creek), Is there potential for the presence of wetlands...? (No), Do stream bank buffers exist on the parcel? (No), etc.

Additional Comments:

No comments from engineering section.

TRANSPORTATION

Table with 2 columns: Question and Answer. Questions include: What is the road effected by the proposed change?, What is the classification of the road?, What is the traffic count for the road?, Estimated # of trips generated by the proposed development?, etc.



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## DATA APPENDIX CONTINUED

### EMERGENCY SERVICES

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Nearest city or county fire station from the development?	51
Distance of the nearest station?	0.9 miles
Most likely station for 1 <sup>st</sup> response?	51
Service burdens at the nearest city fire station (under, at, or above capacity)?	N/A

#### Comments:

No concerns with continuing this rezoning as long as they complied with any and all stipulations of the last one.

### MARIETTA POWER - ELECTRICAL

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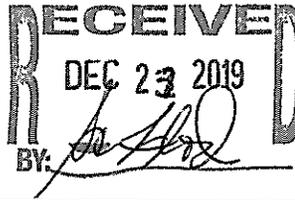
Does Marietta Power serve this site?      Yes \_\_\_\_\_      No \_\_\_\_\_

If not, can this site be served?      Yes \_\_\_\_\_      No \_\_\_\_\_

What special conditions would be involved in serving this site?

Additional comments:

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Department of Development Services  
205 Lawrence Street  
Marietta, GA 30060

**APPLICATION FOR SPECIAL LAND USE PERMIT**  
(Owner/Applicant/or Representative must be present at all public hearings)

*For Office Use Only:*

Application#: 22020-04 SLUP Legistar#: 20191202 PZ#: 19-543

PC Hearing: 2-4-20 CC Hearing: 2-12-20 BZA Hearing: —

Planning Commission/City Council  Board of Zoning Appeals

Owner's Name Turner Chapel AME Church

Address 492 N Marietta Pkwy NE Zip Code: 30060

Telephone Number: 770-422-6791 Email Address: hpash@turnerchapelame.org

**COMPLETE ONLY IF APPLICANT IS NOT OWNER:**

Applicant: Turner Hill Community Development Corporation

Address 492 N Marietta Pkwy NE Zip Code: 30060

Telephone Number 770-424-4635 Email Address: svann@vannplanning.com

Address of property for which special land use is requested:  
460-462 Birney Street NE Date of Acquisition: 4/23/04

Land Lot (s) 1143 District 16 Parcel ID 0520 Acreage 0.299 Zoned R-4 Ward 5A FLU MXD

List the special land use permit requested (please attach any additional information):  
renewal application - R-4 with SLUP for an additional use as a halfway house, a short-term assessment center for ex-offenders released from correctional facilities. The participants are provided housing, mentoring, assistance in obtaining employment and transitional support as a means to prevent recidivism and an opportunity to start over with a second chance.

**Required Information**

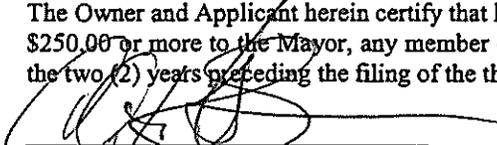
1. Application fee: Board of Zoning Appeals (\$250) or Planning Commission/City Council (\$500)
2. Completed notarized application. **The original application must be submitted with ALL original signatures – Copies of the application or signature(s) will NOT be accepted.**
3. Legal description of property. Legal description must be in a WORD DOCUMENT.
4. Site plan: One copy scaled to an 8 1/2" X 11" size. If larger than 11" x 17", will need 25 copies. Site plan must be drawn to scale prepared by an architect, engineer, (P.E. or Civil Engineer), whose state registration is current and valid.
5. Copy of current tax bill showing payment or documentation certified by the City of Marietta Tax Office.

Note: The Department of Development Services reserves the right to obtain additional information that reasonably may be required in order that an informed decision may be made.

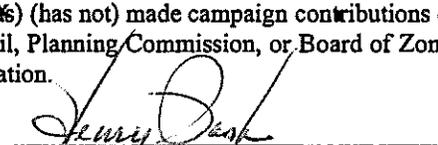
**OVER**

**CAMPAIGN CONTRIBUTIONS**

The Owner and Applicant herein certify that he/she (~~has~~) (has not) made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council, Planning Commission, or Board of Zoning Appeals within the two (2) years preceding the filing of this application.

  
\_\_\_\_\_  
Signature of Owner

Clintonia F Sanders  
Print Name

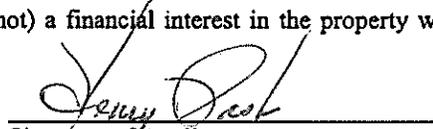
  
\_\_\_\_\_  
Signature of Applicant

Henry Pash  
Print Name

**FINANCIAL INTEREST**

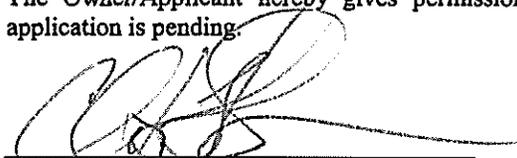
The Applicant herein certifies that he/she (~~has~~) (has not) a financial interest in the property which is ten percent (10%) or more.

Henry Pash  
Print Name

  
\_\_\_\_\_  
Signature of Applicant

**OWNER/APPLICANT CERTIFICATION**

- The Owner/Applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Applicant's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner/Applicant hereby gives permission to enter on the property for inspection during the time application is pending.

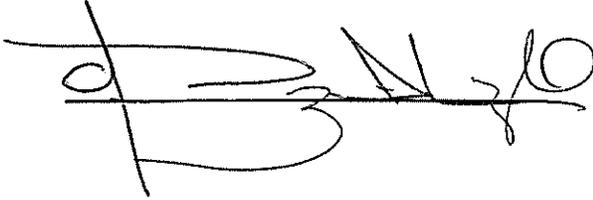
  
\_\_\_\_\_  
Signature

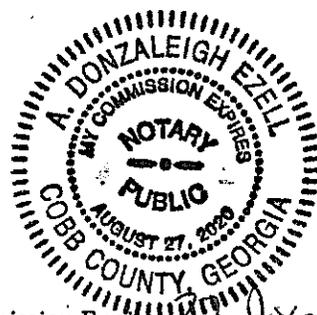
Clintonia F Sanders  
Please Print

492 N Marietta Pkwy Marietta, GA 30060  
Address

12/22/2019  
Date

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_



My Commission Expires: 27 Aug 2020

**TO: Marietta Daily Journal**

**FROM: City of Marietta**

**RUN AD DATE: January 17, 2020**

**CITY OF MARIETTA  
PUBLIC NOTICE OF REZONINGS, SPECIAL LAND USE PERMITS, and VARIANCES**

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, February 4<sup>th</sup>, 2020, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, February 12<sup>th</sup>, 2020, 7:00 p.m.**, City Hall, for a final decision to be made.

**Z2020-04 [SPECIAL LAND USE PERMIT] TURNER HILL COMMUNITY DEVELOPMENT CORPORATION** is requesting a Special Land Use Permit for 0.299 acres located in Land Lot 1143, District 16, Parcel 0520, 2<sup>nd</sup> Section, Marietta, Cobb County, Georgia, and being known as 460 Birney Street (aka 462 Birney Street) from R-4 (Single Family Residential – 4 units/acre) to R-4 (Single Family Residential – 4 units/acre) with a special land use permit for a halfway house. Ward 5A.

A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto. You may also review the property file at [www.marietta.gov](http://www.marietta.gov) and enter the case # in the search box.

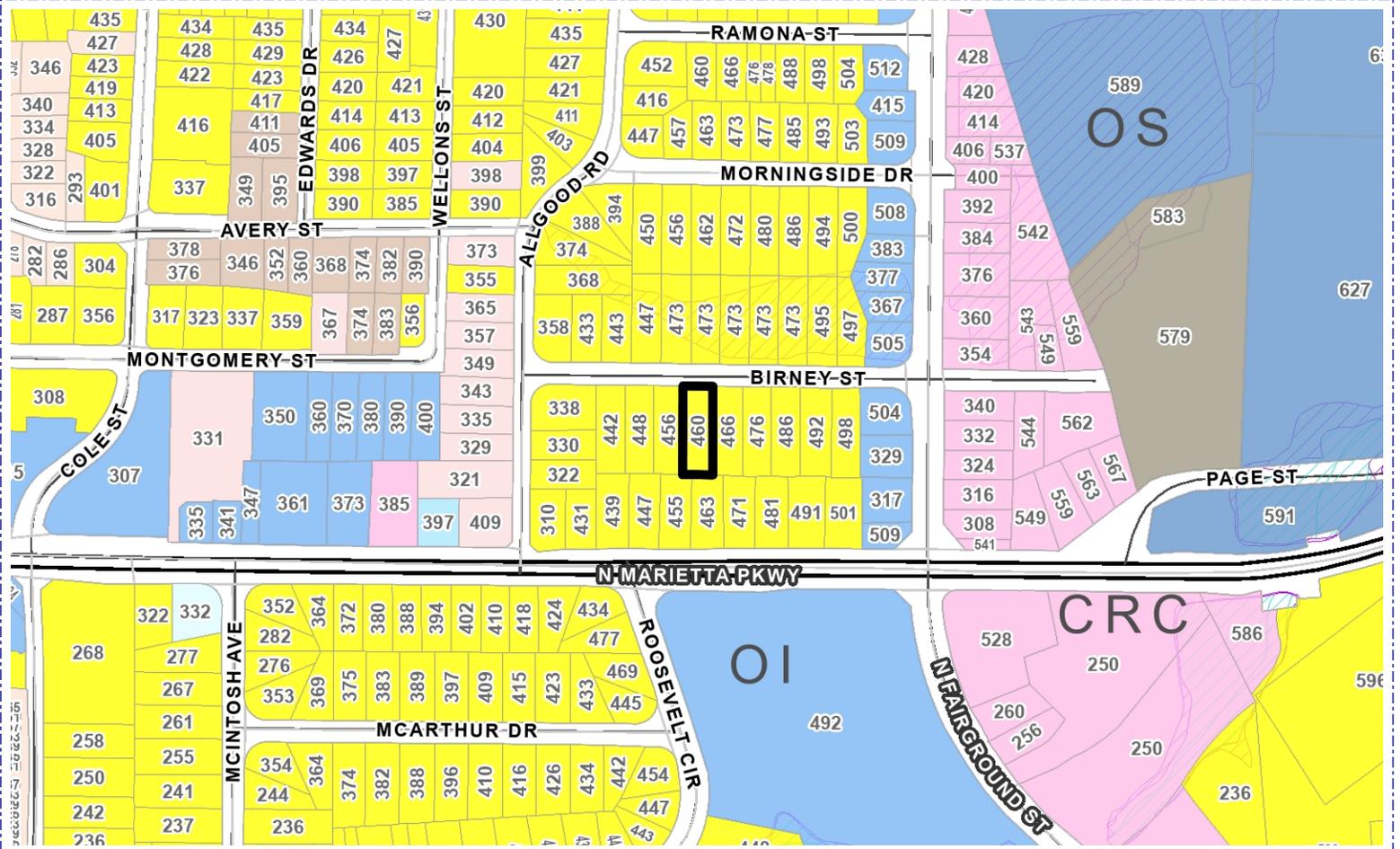
For additional information please call the Planning and Zoning Office (770) 794-5669.

**Accessibility to Meetings:** If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call ADA Coordinator at 770-794-5558 no later than 48 hours before the date of the above meeting.

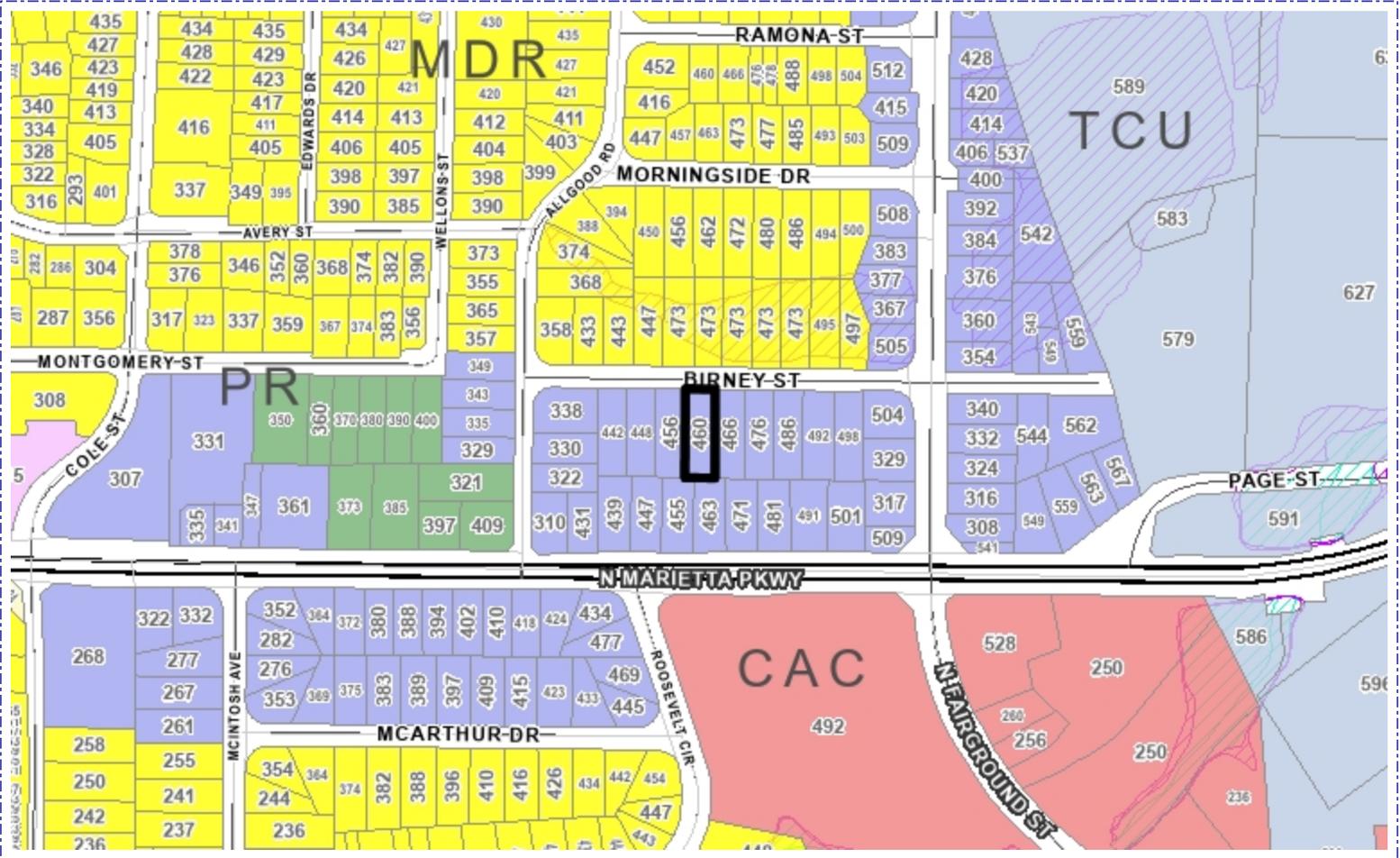
City of Marietta  
205 Lawrence Street  
Marietta, Georgia 30060



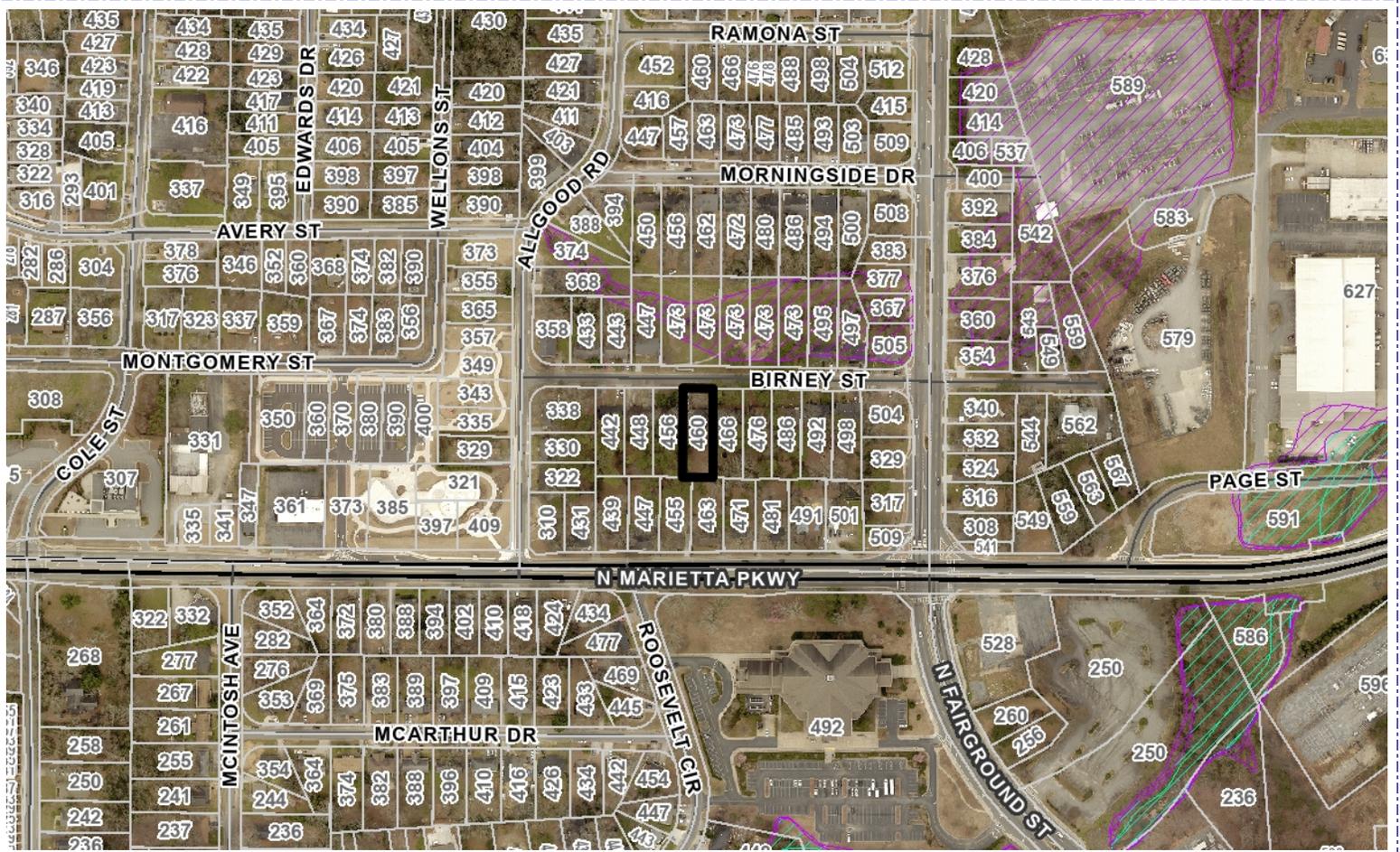
# Special Land Use



Address	Parcel Number	Acreage	Ward	Zoning	FLU
460 BIRNEY ST	16114300520	0.299	5A	R4	MXD
Property Owner:	Turner Chapel AME Church				<b>Zoning Symbols</b> --- Railroads [Red Outline] City Limits [Dotted] Cobb County Pockets [White] NA [Light Yellow] R1 - Single Family Residential (1 unit/acre) [Yellow] R2 - Single Family Residential (2 units/acre) [Light Green] R3 - Single Family Residential (3 units/acre) [Green] R4 - Single Family Residential (4 units/acre) [Light Orange] RA4 - Single Family Residential - Attached [Orange] RA6 - Single Family Residential - Attached [Dark Orange] RA8 - Single Family Residential - Attached [Yellow-Orange] MHP - Mobile Home Park [Light Brown] PRD-SF - Planned Residential Dev. Single Family [Brown] RM8 - Multi Family Residential (8 units/acre) [Dark Brown] RM10 - Multi Family Residential (10 units/acre) [Very Dark Brown] RM12 - Multi Family Residential (12 units/acre) [Dark Grey] RHR - Residential High Rise [Medium Grey] PRD-MF - Planned Residential Dev Multi Family [Light Grey] NRC - Neighborhood Retail Commercial [Pink] CRC - Community Retail Commercial [Light Pink] RRC - Regional Retail Commercial [Red] PCD - Planned Commercial Development [Light Blue] LI - Light Industrial [Dark Blue] HI - Heavy Industrial [Purple] PID - Planned Industrial Development [Dark Purple] MXD - Mixed Use Development [Black] CBD - Central Business District [Light Blue-White] OIT - Office Institutional Transitional [Light Blue] LRO - Low Rise Office [Medium Blue] OI - Office Institutional [Dark Blue] OS - Office Services [Very Dark Blue] OHR - Office High Rise
Applicant:	Turner Hill Community Development Corp				
Agent:					
Proposed Use:					
Planning Commission Hearing Date:	02/04/2020				
City Council Hearing Date:	02/12/2020				
Case Number:	Z2020-04				
City of Marietta Planning & Zoning					



Address	Parcel Number	Acreage	Ward	Zoning	FLU
460 BIRNEY ST	16114300520	0.299	5A	R4	MXD
Planning Commission Hearing Date:	02/04/2020	<b>Future Land Use Symbols</b> 			
City Council Hearing Date:	02/12/2020				
Future Land Use:	MXD				
Case Number:					
Comments:					
<b>City of Marietta Planning &amp; Zoning</b>					



Address	Parcel Number	Acreage	Ward	Zoning	FLU
460 BIRNEY ST	16114300520	0.299	5A	R4	MXD

Property Owner:	Turner Chapel AME Church
Applicant:	Turner Hill Community Development Corp
City Council Hearing Date:	02/12/2020
Planning Commission Hearing Date:	02/04/2020
BZA Hearing Date:	Case Number: Z2020-04
Comments:	
City of Marietta Planning & Zoning	

**Legend**

- Railroads
- City Limits
- Cobb County Pockets

# PY 2019

## Previous Related Program Activities/ Project Description



### **Summary**

The Harmony House Program provides housing and transitional support to homeless ex-offenders who have been recently released from jail or prison as well as outreach and referral to non-residential clients, their families, and the community as a whole. Our goal is a safer community for all Cobb County residents through reduction of recidivism and by aiding ex-offenders in becoming law-abiding, responsible, members of our community.

Harmony House began delivering services August 1, 2006. Each year the Harmony House residential program serves 15-20 homeless ex-offenders; the outreach and referral program serves an additional 100-150 or more, mostly through telephone referrals. As of February 28, 2019, we have served 314 ex-offenders through our residential program providing 12,640 bed nights and we have assisted an additional 1,409 through our outreach and referral program.

The Georgia Department of Corrections reported 749 prison releases for Cobb County ex-offenders in 2018. Too often, offenders have lost their homes and their connection with family and friends during their incarceration. With our shelters overflowing, homeless ex-offenders have one recourse—to try to survive on our streets.

Whatever the circumstance that initially led to their arrest and incarceration, the current practice of releasing homeless ex-offenders into the community with no transitional or discharge plan guarantees a high recidivism rate. What will the homeless ex-offender do to survive? How many ex-offenders will reoffend? How many non-violent ex-offenders will escalate to violent crimes?

We cannot continue to release prisoners onto our streets with no job, no income, no place to sleep, no means to eat, to shower, or to shave. If we look the other way, if we continue to address this need with platitudes and indifference, we will all pay the price. Victims of crime will pay through assaults and robberies. Insurance rates will continue to climb. Higher taxes will be levied to increase police protection and to support our ever-growing jail and prison populations.

At Harmony House, we provide a solution. We not only believe in second chances, we know from firsthand experience how lives can be forever changed for the good with the right kind of support and intervention. Our outcomes prove our program works.

## **Organizational History**

Turner Hill Community Development Corporation, also known as the Turner Hill CDC, incorporated as a community housing development organization and received its 501 (c) (3) in 2002. Its purpose is to provide activities designed to stabilize the lives of low- to moderate-income residents living within Cobb County. Target populations include low-income, underprivileged, distressed, and at-risk residents.

To address this need, The Turner Hill CDC oversees two distinct programs: The House of Grace and the Harmony House Program.

House of Grace provides transitional housing for women who have been victims of domestic violence and their children. The goal of the program is to empower these women, restoring self-sufficiency and self-esteem.

Harmony House provides services to homeless male ex-offenders to help them transition into society as independent, law-abiding, contributing citizens.

## **Harmony House Mission Statement**

Our Mission: To substantially reduce the recidivism rate of criminal activity through providing ex-offenders with housing, life skills training, referrals, mentoring, and other targeted services to promote positive, long-term economic, social, and psychological change.

## **Harmony House Program**

The Harmony House Program reduces recidivism among participants by aiding them in becoming contributing members of society. With program structure and support, clients regain independence through employment, sobriety, and mentoring. They learn new skills through weekly life skills classes. They meet their goals and claim their opportunity to start over with a second chance.

This innovative program, the first of its kind in the Metro Atlanta Area, continues to produce remarkable, measurable results. The residential facility for the Harmony House Program is located on Birney Street and is leased to the program by Turner Chapel AME Church, with monthly rent donated as an in-kind expense. The church also generously provides free office space on Fairground Street for the program staff.

## **Residential Program**

The Harmony House residential program gives shelter to homeless ex-offenders for up to 90 days, providing support and services to aid residents in meeting their housing, employment, and treatment needs while learning new life skills to aid them in developing a new life plan. The residential facility has 5 beds for residents and one bed for the Resident Manager.

Our Goals are as follows:

1. Our clients will maintain sobriety.
2. Our clients will attain and maintain employment.
3. Our clients will attain and maintain housing.
4. Our clients will not re-offend. The Harmony House Program will prevent recidivism, which will also prevent escalation from non-violent criminal activity to violent criminal activity and saves tax dollars.

The following steps outline the residential program process:

**Step One:** Through our partnership with the Cobb County Jail and the Cobb County Sheriff's Department, non-violent, soon to be released offenders who meet program criteria, are identified and flagged for intervention. Clients are either self-referred, referred through staff at the Cobb County jail, referred through family, or referred through other Cobb County agencies. Personnel at the Cobb County Jail refer the vast majority of Harmony House's clients.

**Step Two:** The Harmony House case manager is notified that an inmate who is considered homeless is scheduled for release. The case manager meets with the homeless offender prior to his release from incarceration to identify his needs, to discuss discharge-planning options, and to screen for program criteria. If accepted as a Harmony House resident, ex-offenders are housed in our residential facility with no charge for food or rent.

**Step Three:** The Harmony House case manager and residential client work together to create an individualized program plan. This individual plan identifies goals and timelines and is used to monitor the client's progress in attaining identified goals. These goals include:

- Obtaining an ID
- Securing employment
- Attending life skills classes
- Participating in mandatory community service
- Mentoring

- Participating in substance abuse treatment and a 12-step program (when applicable)
- Following the rules and procedures of the Harmony House shelter and program

The individual plan includes full compliance with probation and parole directives. Residents are required to provide their proof of earnings and save at least 90% of their income for safekeeping until they transition from the program. This requirement does not preclude probation fees, court fines, and child support. The case manager works with the residential client to ensure these obligations are met.

**Step Four:** Residential clients work with a WorkSource Georgia employment specialist to assist with employment when needed. This employment specialist provides employment related activities, resume preparation, job search, general skills analysis, and more.

**Step Five:** Residential clients work their program with on-going support, mentoring, life skills classes, community service, 12-step recovery programs, etc. until graduation, when they are assisted in obtaining transitional housing or permanent housing.

**Step Six:** Residential clients who have graduated from the Harmony House Program are encouraged to maintain contact, to call or meet with staff, regardless of when they graduated from the program. Our case manager actively follows up with clients for one year. Many program graduates maintain close contact with staff and many come back to provide support for existing program residents.

The Harmony House schedule is structured and includes all activities addressed in the client's individual plan. A typical weekday daytime schedule includes residents rising at 5:00am and leaving the house by 7:00am after showering, breakfast, and completion of individual and/or group chores. From 7:00am to 4:00pm the residential facility is closed to residents who spend this time at work, searching for work, or in meetings with their probation or parole officer, case manager, etc. Residents return to the house between 4:00pm and 6:00pm. Residents are supervised by staff at the residential facility at all times.

On Monday evenings, residents attend a 12-step recovery meeting. On Tuesdays and Thursdays, residents are required to attend life skills sessions facilitated by volunteers at the residential facility. Life skills sessions cover the following topics:

- Anger Management
- Attitude
- Communication Skills
- Conflict Resolution

- Decision making/Problem Solving
- Embracing Change
- Finance and Budgeting
- Goals Setting
- Health and Fitness
- Personal Hygiene and Grooming
- Relapse Prevention
- Setting Personal Boundaries
- Toxic Relationships

Friday is activity/fellowship night with games, sports, or other activities on or off site.

Weekends are also structured with personal time, chores, and mandatory community service. Community service is a required element of the program, regardless of whether community service is court ordered. Off-site plans and visits with family or friends must be formally presented and pre-approved.

### **Non-Residential Program**

The non-residential program reaches out to non-residential male and female ex-offenders to provide referral services to aid them in meeting their employment, education, sobriety, and self-sufficiency goals.

### **Partnerships**

Partner	Services
Cobb County Sheriff's Department	<ul style="list-style-type: none"> <li>▪ Identifies homeless inmates and refers prospective clients to our program</li> </ul>
The Extension	<ul style="list-style-type: none"> <li>▪ Provides client referrals</li> <li>▪ Considers treatment for clients with drug or alcohol abuse and dependency issues</li> </ul>
CobbWorks Workforce Development Center	<ul style="list-style-type: none"> <li>▪ Provides application and resume preparation assistance</li> <li>▪ Provides employment assistance</li> <li>▪ Provides sessions on job search and interviewing</li> <li>▪ Provides strategic guidance on seeking employment</li> </ul>
Turner Chapel AME Church	<ul style="list-style-type: none"> <li>▪ Provides Harmony House residential facility (rent is in-kind)</li> <li>▪ Provides in-kind office space and infrastructure (in-kind)</li> <li>▪ Provides mentors</li> </ul>

- Provides spiritual guidance
  - Houses 12-step program
- 

In addition to our formal partnerships, MUST Ministries provides client referrals and considers program graduates for long-term transitional housing placement. The Department of Labor TOPSTEPS program provides additional job placement services and the Georgia State Probations Office assists the program through its designation and coordination of Harmony House as a community service site. Many of our clients are able to perform court ordered community service through our program on site or at our community service designated locations.

## **Success Stories**

Our outcomes for the past two years have been phenomenal with all but one of our residential program graduates avoiding re-arrest, 75% transitioning to independent housing, 100% finding employment while in the program, and 88% reunited with their family. Please reference our 2017 and 2018 Performance Summaries (attachment 7). The following are a few success stories:

### **February 2019 Success Story**

A former graduate and employee of the Harmony House program (Stephen J.) is still doing quite well. He successfully transitioned out of the program in 2015 and relocated to Florida to be closer to his fiancé whom he married in 2016. He has since purchased an automobile and is currently assisting his new wife in her banquet hall and catering business. Stephen is still working full-time at the Sun Sentinel Newspaper in Ft. Lauderdale as a supervisor and is also pursuing a singing career. He hopes to release a record soon. Stephen and his wife gave birth to a baby girl last year, and he continues to maintain a close relationship with his three adult children.

### **January 2019 Success Story**

A recent graduate of the program, Conor O., transitioned out of the program and moved into a loft in Atlanta. He remains employed full-time with AquaGuard Foundation Solutions and part-time with Plastic Empire, both in Marietta, GA. Conor also saved enough money to purchase a vehicle, move into a place of his own, and fulfill his court-ordered financial obligations. Conor continues to maintain a close relationship with his family.

### **December 2018 Success Story**

Former residential client (Michael D.), who successfully completed the program in February 2018, has remained arrest free. Michael and his girlfriend recently moved into a beautiful seven-bedroom, five-bath home in Woodstock, renting

the basement for \$1200 a month. Michael is still employed full-time with Casablanca Design in Marietta earning \$18 an hour building cabinets. He hopes to soon regain custody of his 15-year-old son.

### **November 2018 Success Story**

A former residential client (Matthew M.), who successfully completed the Harmony House program in 2011, purchased a home in Cobb County shortly after leaving the program and married several years ago. When he and his wife recently remodeled their kitchen and upgraded their appliances, Matthew offered their older appliances to the Harmony House program for free. Matthew is still working full-time as a truck driver.

### **Staff**

Created from Turner Chapel AME Church Prison Ministry, the Harmony House Program continues to be a labor of love for many who work with the program. An unprecedented volunteer effort created this program and continues to support its efforts.

### **Vincent Green, Program Director (Volunteer Staff)**

Vincent Green has been an active member of our community through his volunteer work with his church and with non-profit agencies including Must Ministries, Marietta Schools, Elite Gentlemen's Consortium, Family Promise, and The Center for Children and Young Adults. He also served as the Program Director for Healthy Minds Healthy People for 2 years, with the mission of transitioning Katrina families new to Atlanta.

Mr. Green's experience in management, leadership, and business ownership has given him vital skills for the role of Program Director of the Harmony House program. In this role, he is responsible for the day-to-day leadership and operations of the program as well as program performance tracking and reporting. He is a graduate of the University of Florida with a Bachelor of Science degree in Marketing.

### **Vivian Bethel, Case Manager, Harmony House (Staff)**

As Case Manager of the Harmony House Program since June 2007, Vivian provides specialized social services and focused guidance to ex-offenders to assist them in making a successful transition from prison to a community environment. Her previous experience includes more than 16 years in the criminal justice field with 8½ years as a probation officer and 6½ years as a client services coordinator for the court system. She earned a BA in Criminal Justice from Long Island University in 1990.

**Melvin Walker, Resident Manager, Harmony House (Staff)**

Melvin has been a volunteer Life Skills Facilitator for the Harmony House Program since January 2016. He applied for the Resident Assistant position and was hired in March 2018. Because of his excellent work in this part-time position, Melvin was promoted to a full-time position as Resident Manager in January 2019. As Resident Manager of the Harmony House Program, Melvin oversees the day-to-day operating procedures and the residents' adherence to guidelines and responsibilities while serving as the primary contact for all residents. Melvin is also pursuing a BS degree in Christian Ministry (Counseling) from the New Orleans Baptist Theological Seminary.

**Ja Juan Gant, Resident Assistant, Harmony House (Staff)**

Ja Juan successfully completed the Harmony House program in May 2018. He then decided to apply for the Resident Assistant position and was hired in November 2018. Ja Juan oversees the day-to-day operating procedures and the residents' adherence to guidelines and responsibilities while serving as the primary contact for all residents on the weekend.

**In Conclusion**

We thank you for this opportunity to apply for continued support for this program.

# HARMONY HOUSE PROGRAM PERFORMANCE SUMMARY

Cumulative Period: 01/01/2017 - 12/31/2017

## Program Target Group

	Participants Less than 30 Days		Participants 30 - 60 Days		Participants 61+ Days		All Participants	
	%	#	%	#	%	#	%	#
<b>Employment</b>								
Employed within 14 days in the program	55%	6	80%	4	100%	4	70%	14
Employed at some point while in the program	64%	7	80%	4	100%	4	75%	15
Employed 30 days after departure <sup>1</sup>	18%	2	60%	3	50%	2	35%	7
Employed 90 days after departure <sup>1</sup>	9%	1	40%	2	25%	1	20%	4
		<b>11</b>		<b>5</b>		<b>4</b>		<b>20</b>
<b>Miscellaneous Metrics</b>	%	#	%	#	%	#	%	#
Saved money while in the program	36%	4	80%	4	50%	2	50%	10
Reunited with family member <sup>1</sup>	55%	6	80%	4	75%	3	65%	13
Clients re-arrested within 12 months <sup>2</sup>	0%	0	20%	1	25%	1	10%	2
Housed 90 days after departure <sup>1</sup>	9%	1	40%	2	50%	2	25%	5
<b>Residency Upon Departure</b>	%	#	%	#	%	#	%	#
Homeless	9%	1	0%	0	0%	0	5%	1
Paying Boarder	0%	0	0%	0	0%	0	0%	0
Free Rooming	27%	3	0%	0	0%	0	15%	3
Unknown	45%	5	40%	2	25%	1	40%	8
Independent Housing	9%	1	40%	2	75%	3	30%	6
Transitional Housing	9%	1	20%	1	0%	0	10%	2

1. Reflects the percentage of those for which we were able to obtain the information.
2. Residential program graduates (participated in program 61+ days).

### Between 01/01/2017 and 12/31/2017

**20 Residential Clients Served**  
**90% Not Re-Arrested**  
**117 Non-Residential Client Referrals**  
**1075 Bed Nights Provided**

The information contained herein is subject to change without notice.

# HARMONY HOUSE PROGRAM PERFORMANCE SUMMARY

Cumulative Period: 01/01/2018 - 12/31/2018

## Program Target Group

	Participants Less than 30 Days		Participants 30 - 60 Days		Participants 61+ Days		All Participants	
	%	#	%	#	%	#	%	#
<b>Employment</b>								
Employed within 14 days in the program	24%	4	100%	6	88%	7	55%	17
Employed at some point while in the program	41%	7	100%	6	100%	8	68%	21
Employed 30 days after departure <sup>1</sup>	18%	3	50%	3	75%	6	39%	12
Employed 90 days after departure <sup>1</sup>	0%	0	0%	0	63%	5	16%	5
<b>Miscellaneous Metrics</b>								
Saved money while in the program	24%	4	67%	4	50%	4	39%	12
Reunited with family member <sup>1</sup>	47%	8	50%	3	100%	8	61%	19
Clients re-arrested within 12 months <sup>2</sup>	0%	0	0%	0	0%	0	0%	0
Housed 90 days after departure <sup>1</sup>	0%	0	0%	0	63%	5	16%	5
<b>Residency Upon Departure</b>								
Homeless	0%	0	0%	0	0%	0	0%	0
Paying Boarder	6%	1	0%	0	0%	0	3%	1
Free Rooming	18%	3	0%	0	0%	0	10%	3
Unknown	71%	12	83%	5	25%	2	61%	19
Independent Housing	6%	1	17%	1	75%	6	26%	8
Transitional Housing	0%	0	0%	0	0%	0	0%	0
		<b>17</b>		<b>6</b>		<b>8</b>		<b>31</b>

1. Reflects the percentage of those for which we were able to obtain the information.

2. Residential program graduates (participated in program 61+ days).

### Between 01/01/2018 and 12/31/2018

**31 Residential Clients Served**  
**100% Not Re-Arrested**  
**55 Non-Residential Client Referrals**  
**1524 Bed Nights Provided**

The information contained herein is subject to change without notice.