



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2016-30

LEGISTAR: 20160987

LANDOWNERS: Turner Chapel AME Church
Henry Pash
492 N. Marietta Parkway NE
Marietta, GA 30060

APPLICANT: Turner Hill Community Development Corporation
Rev. Harden Perry, Jr.
492 N. Marietta Parkway NE
Marietta, GA 30060

AGENT: n/a

PROPERTY ADDRESS: 460 – 462 Birney Street

PARCEL DESCRIPTION: 16 11430 0520

AREA: 0.299 acres

COUNCIL WARD: 5A

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

REQUEST: R-4 with a Special Land Use Permit for an additional use to operate a halfway house

FUTURE LAND USE: MXD (Mixed Use Development)

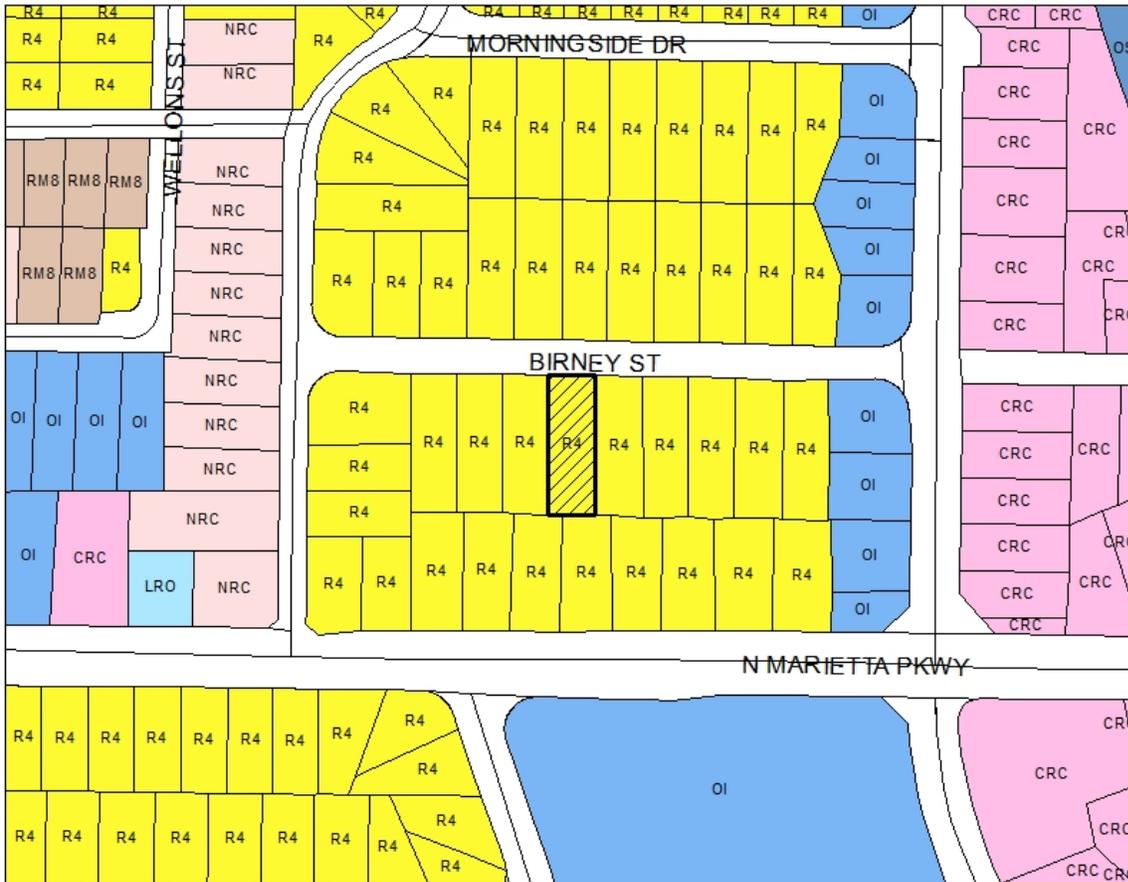
REASON FOR REQUEST: The applicant is requesting a Special Land Use Permit, with an additional use to use the structure as a halfway house.

PLANNING COMMISSION HEARING: Tuesday, November 1, 2016 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, November 8, 2016 – 7:00 p.m.

MAP

City of Marietta Area Zoning Map

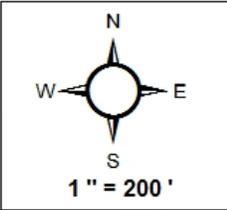


Zoning	District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL R-1 One Unit/Acre R-2 Two Unit/Acre R-3 Three Unit/Acre R-4 Four Unit/Acre ATTACHED FAMILY RESIDENTIAL RA-4 Four Unit/Acre RA-6 Six Unit/Acre RA-8 Eight Unit/Acre PRD(P) Planned Residential Dev. MHP Mobile Home Park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

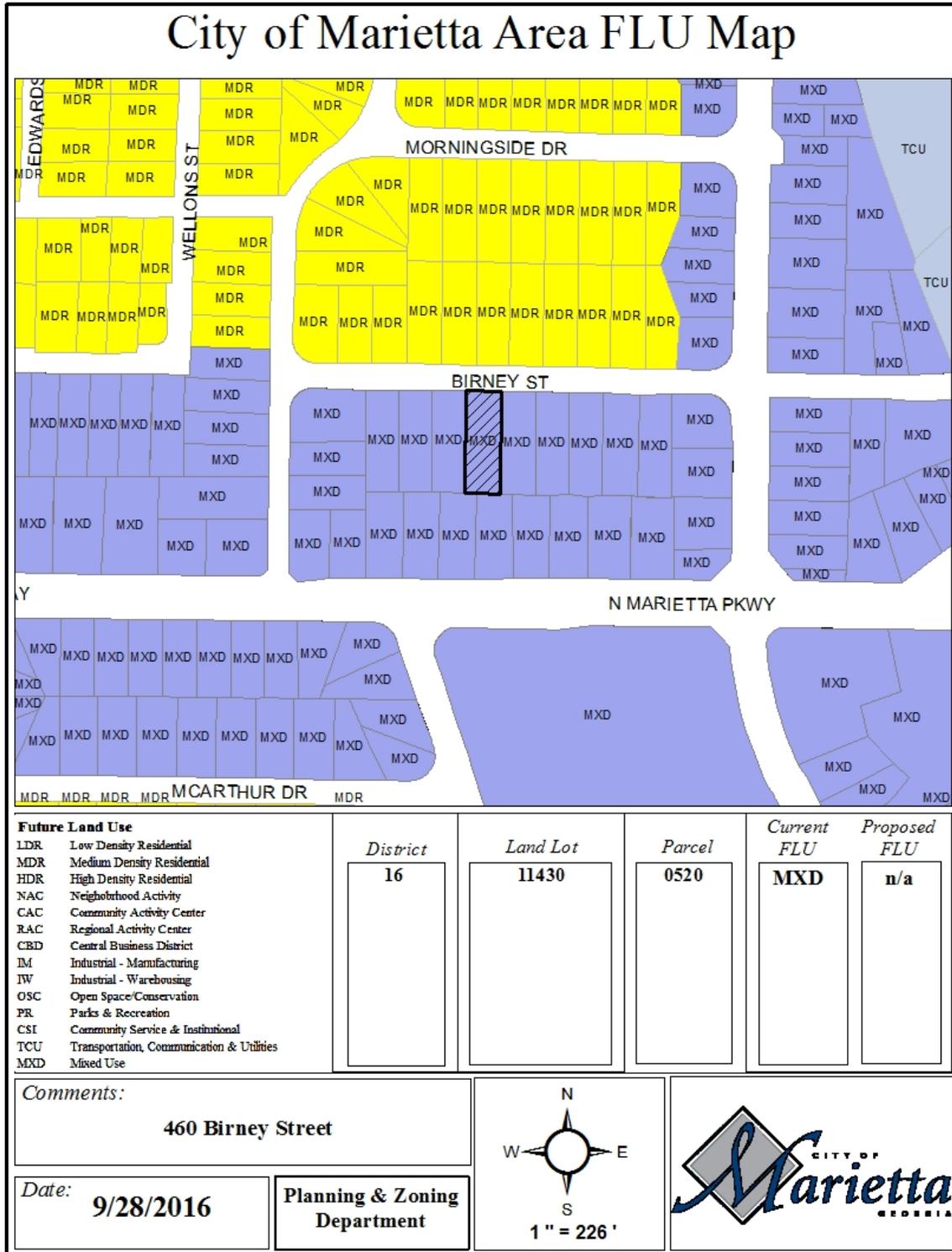
Comments:
 460 Birney Street

Date: 9/28/2016

Planning & Zoning Department



FLU MAP



PICTURES OF PROPERTY



460/462 Birney Street



East of the subject property



West of subject property



Birney Street Park

STAFF ANALYSIS

Location Compatibility

Turner Hill Community Development Corporation – on behalf of Turner Chapel AME Church, is requesting the rezoning of a 0.299 acre residential lot at 460/462 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 (SLUP) for an additional use to operate a halfway house. Harmony House, a halfway 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.

Use Potential and Impacts

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. Turner Chapel AME Church received a letter dated June 12, 2006 from Mayor William B. Dunaway regarding use of the property, and in August of 2006, the subject property was inspected by the City’s Fire Department.

While group homes may be allowed in residential zoned areas, halfway houses are only permitted “by right” in areas zoned OI (Office Institutional). They may also be permitted in areas zoned RM (Residential Multi-Family) or RHR (Residential High-Rise) zoning districts with a Special Land Use Permit (SLUP). Halfway houses are not a permitted use in single-family residential zoning districts, so this use would have to be specifically approved as an added use for this location.

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 return to the house.

Special land use permits may be granted for a specific period of time, which may be an option to be considered in this situation.

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 include development both residential and non-residential 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.

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. As a result, the subject property have a reasonable economic use under the current residential zoning classification.

Infrastructure

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

History of Property

There is no history of any variances, Special Land Use Permits, or rezonings for these vacant parcels.

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.

ANALYSIS & CONCLUSION

Turner Hill Community Development Corporation – on the behalf of Turner Chapel AME Church, is requesting the rezoning of a 0.299 acre residential lot at 460/462 Birney Street from R-4 to R-4 with a SLUP and an additional use to operate a halfway house. Harmony House has been at this location for the past nine (9) years and would like to continue their operation at this location. Most of the surrounding properties are duplexes that area 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. Turner Chapel AME Church received a letter dated June 12, 2006 from Mayor William B. Dunaway regarding use of the property, and in August of 2006, the subject property was inspected by the City’s Fire Department.

Halfway houses are not a permitted use in single-family residential zoning districts. While group homes may be allowed in residential zoned areas, halfway houses are only permitted by right in areas zoned OI and may also be permitted in areas zoned RM or RHR SLUP. Regulations 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:

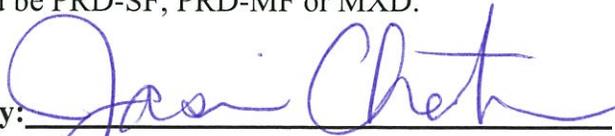
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Most of the houses on Birney Street are duplexes, and there is evidence that they are occupied by families with small children. The Harmony House residents are required to leave the house by 8:00 a.m. and the facility is closed to its residents until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

Special land use permits may be granted for a specific period of time, which may be an option to be considered in this situation.

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Prepared by:



Approved by:





DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	N/A
Size of the water line?	8" DIP
Capacity of the water line?	Fire flow test may be required
Approximate water usage by proposed use?	N/A

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	N/A
Size of the sewer line?	A.D.F.
Capacity of the sewer line?	N/A
Estimated waste generated by proposed development?	A.D.F Peak
Treatment Plant Name?	N/A
Treatment Plant Capacity?	Cobb County
Future Plant Availability?	Cobb County

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

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 as determined by the U.S. Environmental Protection Agency?	No
If so, is the use compatible with the possible presence of wetlands?	N/A
Do stream bank buffers exist on the parcel?	No
Are there other topographical concerns on the parcel?	No
Are there storm water issues related to the application?	No
Potential presence of endangered species in the area?	No

TRANSPORTATION

What is the road effected by the proposed change?	Birney St
What is the classification of the road?	Local
What is the traffic count for the road?	N/A
Estimated # of trips generated by the proposed development?	N/A
Estimated # of pass-by cars entering proposed development?	N/A
Do sidewalks exist in the area?	Yes; across the street
Transportation improvements in the area?	No
If yes, what are they?	N/A



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?	Station 51
Distance of the nearest station?	1.0
Most likely station for 1 st response?	Station 51
Service burdens at the nearest city fire station (under, at, or above capacity)?	None

MARIETTA POWER - ELECTRICAL

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:



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

APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)

For Office Use Only:

Application #: 22016-30 Registrar #: _____ PZ #: 16-530
 Planning Commission Hearing: 11-1-16 City Council Hearing: 11-9-16

Owner's Name Turner Chapel AME Church Email Address: hpush@turnerchapelame.org

Mailing Address 492 N Marietta Pkwy NE Zip Code: 30060 Telephone Number 770-422-6791

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: Turner Hill Community Development Corporation
 Mailing Address 492 N Marietta Pkwy NE Zip Code: 30060
 Telephone Number 404-798-7798 Email Address: hperry@harmonyhouseprogram.com

Address of property to be rezoned: 460-462 Birney Street NE

Land Lot (s) 11430 District 16 Parcel 16114300520 Acreage .2590 Ward 5A Future Land Use: MXD

Present Zoning Classification: R-4 ⁰⁵²⁰ Proposed Zoning Classification: R-4 with SLUP (Halfway House)

REQUIRED INFORMATION

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. **ALL** rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk. The original application must be submitted with ALL original signatures - Copies of the application or signature(s) will NOT be accepted.

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.

3. Site plan/plat/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. Five (5) copies, drawn to scale and no larger than 24" x 36"; and one (1) copy 11' x 17' or smaller, must be submitted. 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
- Specific types and dimensions of protective measures, such as buffers
- Landscaping
- Wetlands, stream buffers, and 100 year floodplain

4. A detailed written description of the proposed development/project must be submitted with the application.

Harmony House Program

Summary

There are many hypotheses as to why individuals commit crimes, ranging from economic and environmental theories to psychological and sociological ones.

Whatever the circumstance or personal choice that leads to incarceration, the current practice of releasing homeless ex-offenders into the community with no transitional or discharge plan guarantees a high recidivism rate.

In many cases, 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.

Many say, “They broke the law. They get what they deserve.” But what are the consequences of that approach? 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?

The United States has the highest incarceration rate in the world. In 2008, more than 1 in every 100 adults was behind bars; 1 in every 54 males 18 or older. For minorities, the statistics show a bleaker picture; 1 in 36 Hispanic males 18 or older, 1 in 15 black men 18 and older, and 1 in 9 black males between the ages of 20 to 34 were behind bars. In 2010, 26 states showed a decline in their prison population for the first time since 1972. Georgia’s prison population continued to climb.

Whatever the circumstance or personal choice that leads to incarceration, the current practice of releasing homeless ex-offenders into the community with no transitional or discharge plan guarantees a high recidivism rate.

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 believe in second chances. We know from firsthand experience how lives can be forever altered with the right kind of support and intervention. And 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, three distinct programs are overseen by The Turner Hill CDC: The Young Family Resource Center, House of Grace, and the Harmony House Program.

The Young Family Community Resource Center provides five essential services for teen parents: free childcare for teen parents working towards completion of their high school education, positive parenting education, social and recreational programs to improve coping skills and to increase self-esteem, health education, and mentoring. Through these services, young mothers have furthered their education and learned the skills to grow and develop into adulthood while gaining the skills to parent their children.

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.

The Harmony House Program provides housing and transitional support services to recently released, homeless ex-offenders as a means to reduce recidivism and to aid ex-offenders in becoming law-abiding, responsible, members of our community.

Mission Statement

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

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 counseling, substance abuse treatment, and life skills classes. They meet their goals and claim their opportunity to start over with a second chance.

Harmony House began delivering services August 1, 2006. This innovative program was the first of its kind in the Metro Atlanta Area and is producing 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.

Each year the residential program serves 15-20 homeless ex-offenders; the outreach and referral program serves an additional 100-150 or more, mostly through telephone referrals.

Residential Program

The Harmony House residential program houses 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.

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 up to 90 days in a 5-bed home 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 counseling sessions
- Attending life skill 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 r 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 an employment specialist from the CobbWorks Workforce Development Center in our "one-stop" career resource assistance center to secure employment. The center provides employment related activities, resume preparation, mock interview, 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 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 6:00am and leaving the house by 8:00am after

showering, breakfast, and completion of individual and/or group chores. From 8:00am to 5:00pm 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 5:00pm and 6:00pm. Residents are supervised by staff at the residential facility at all times.

On Monday evenings, residents attend an A.A. 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.

Cobb Ex-offender Resource Initiative (CERI)

Twice a week, in partnership with CobbWorks Workforce Development Center, a bi-lingual employment specialist provides "one-stop" career resource assistance to our residential clients and to the community at large, which

includes employment related activities, resume preparation, job search, general skills analysis, and more. CobbWorks provides the equipment (multiple computer stations) for this partnership. Turner Hill CDC provides the space and the Internet connection. Our case manager schedules appointments.

Partnerships

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

Demographics Served

As of July 31, 2016, we have served 250 residential and 1,297 non-residential clients, and provided 10,169 bed nights of shelter for our residential clients.

In 2014, we served 177 clients; 17 were residential, 160 were non-residential, 151 were males, 26 were females.

In 2015, we served 168 clients; 17 were residential, 151 were non-residential, 151 were males, 17 were females.

Success Stories

Our outcomes for the past two years have been phenomenal with 100% of our residential program graduates avoiding re-arrest, 91% transitioning to independent housing, and 100% finding employment while in the program, and 91% reunited with their family. The following are a few success stories:

A former residential client (Stephen J.), who was successful while in the program, has continued to do extremely well. He is a newlywed currently living in Ft. Lauderdale, Florida. He recently started his own business, doing graphic designs. He also has not been re-arrested since transitioning from the program and moving from Cobb County in December 2015.

A former residential client (Dale T.) completed the Harmony House Program in April 2016. He is still employed full time with a construction company and still residing in his own apartment in Marietta. While in the Program Dale completed all of the scheduled Life Skills sessions, attended all required AA/NA/CA meetings, and completed the required number of community services hours.

A former residential client (Jarrett L.) completed the Harmony House Program as required by the Cobb County court. Within two weeks of entering the Program, he found and maintained full-time employment with Tip Top Poultry, and saved most of his earnings in his Wells Fargo savings account. Jarrett transitioned from the program in June 2016 and is currently living in Atlanta with his sister. While in the Program Jarrett completed all of the scheduled Life Skills sessions, attended all required AA/NA/CA meetings, and completed the required number of community services hours.

A former residential client (Calvin L.), who completed the program successfully in October 2015, is currently working for a construction company he worked for 20 years ago. He is employed there full-time framing houses. He is also working part-time installing aluminum siding. He is a proud grandfather to his son's first born, a six weeks old girl. Calvin is currently living in Acworth where he shares rent with a friend. While in the Program Calvin completed all of the scheduled Life Skills sessions and attended all required AA/NA/CA meetings.

Staff

Created from Turner Chapel 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.

Rev. Harden Perry, Program Director (Volunteer)

Rev. Perry has been an active and integral component of Harmony House's leadership team from the inception of the program. He gradually assumed expanded responsibilities and eventually transitioned into the role of Program Director. 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 Jersey City State College with a Bachelor of Arts degree in Economics and further studies at Turner Theological Seminary in Atlanta, GA. Rev. Perry is currently employed with OpenText as a Technical Solutions Consultant.

Vivian Bethel, Case Manager, Harmony House (Staff)

As Case Manager of the Harmony House Program, 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 8 ½ years as a probation officer and 6 ½ years as a client services coordinator for the court system. She earned a BA in Criminal Justice from Long Island University in 1990.

Gregory Harris, Resident Manager, Harmony House (Staff)

As Resident Manager of the Harmony House Program, Gregory oversees the day-to-day operating procedures and the residents' adherence to guidelines and responsibilities while serving as the primary contact for all residents. Gregory, a former graduate of the Harmony House Program, attended the John Jay College of Criminal Justice in New York and comes to the program with years of supervisory experience.

Ude Nkugba, Resident Assistant, Harmony House (Staff)

As Resident Assistant of the Harmony House Program, Ude 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. Ude attended the Grand Valley State University in Allendale, Michigan earning a BS degree in Sociology and Political Science. His previous experience includes working as a Resident Manager for the Trinity Community Ministries in Atlanta, GA.

HARMONY HOUSE PROGRAM PERFORMANCE SUMMARY

Cumulative Period: 08/01/2006 - 07/31/2016

Ten Years of Service to Cobb County



Program Target Group

	Participants Less than 30 Days		Participants 30 - 60 Days		Participants 61+ Days		All Participants	
	%	#	%	#	%	#	%	#
Employment								
Employed within 14 days in the program	34%	40	63%	42	62%	41	49%	123
Employed at some point while in the program	44%	52	91%	61	100%	66	72%	179
Employed 30 days after departure ¹	24%	28	72%	48	80%	53	52%	129
Employed 90 days after departure ¹	20%	23	51%	34	64%	42	40%	99
Miscellaneous Metrics								
Saved money while in the program	14%	16	63%	42	89%	59	47%	117
Reunited with family member ¹	70%	82	91%	61	92%	61	82%	204
Clients re-arrested within 12 months ²	21%	25	12%	8	12%	8	16%	41
Housed 90 days after departure ¹	26%	31	57%	38	73%	48	47%	117
Residency Upon Departure								
Homeless	6%	7	6%	4	0%	0	4%	11
Paying Boarder	8%	9	24%	16	15%	10	14%	35
Free Rooming	24%	28	22%	15	6%	4	19%	47
Unknown	38%	44	1%	1	3%	2	19%	47
Independent Housing	19%	22	39%	26	73%	48	38%	96
Transitional Housing	6%	7	7%	5	3%	2	6%	14
		117		67		66		250

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 8/01/2006 and 07/31/2016

250 Residential Clients Served
88% Not Re-Arrested
1297 Non-Residential Client Referrals
10169 Bed Nights Provided



OFFICE OF THE MAYOR
205 Lawrence Street
Marietta, Georgia 30060

Phone (770) 794-5501
Fax (770) 794-5505
www.mariettaga.gov

William B. Dunaway

June 12, 2006

Rev. Harden Perry, Jr.
Turner Chapel A.M.E. Church
492 North Marietta Parkway NE
Marietta, GA 30060

Dear Rev. Perry:

Thank you for informing me about Turner Chapel's plans for Harmony House, a short-term assessment center for individuals released from correctional facilities. It is my understanding that you plan to provide mentorship to assist ex-offenders in obtaining employment and long-term housing as they return to the community.

The plan you presented to me is for a duplex at 460 & 462 Birney Street to serve as transitional housing. While this is in conformity with the city's zoning ordinances, I urge you to gain the cooperation of neighbors by keeping them fully informed.

I know that your goal is to prevent recidivism and it is a worthwhile one. Turner Chapel is known and appreciated for its many good works. You have my best wishes for success with this much-needed service to the community.

Sincerely,

A handwritten signature in black ink, appearing to read "William B. Dunaway", written over a horizontal line.

William B. Dunaway
Mayor

VIA E-MAIL

August 9, 2006

Ms. Darlene Green
HARMONY HOUSE
460 and 462 Birney Street
Marietta, GA. 30060

Dear Ms. Green:

After my inspection on August 7 and 8 and doing research , I have found that the Harmony House falls under the guidelines of a Residential Board and Care Occupancy (Large Facility). Upon the findings at this time, you will be required to:

- Furnish evacuation documentation*
 - Provide a smoke alarm system in each bedroom powered by the building electrical system*
 - Provide smoke detection systems in all living areas and corridors*
 - Provide a detection, alarm, and communication system*
 - Provide a sprinkler system*
 - Provide portable extinguishers*
 - Provide emergency lighting in means of egress*
 - Provide an exhaust hood vented to the outside over residential cooking areas*
 - Provide exit lights*
1. To be a **small facility**, you have to remove one (1) sleeping accommodation. This would allow you to not have a sprinkler system.
 2. You would have to then put a suppression system in the vent hood over the stove.
 3. If you also remove the stove and cook with a microwave, you would not have to install a vent hood or a suppression system for the cooking area.
 4. A prompt evacuation plan and documentation will still be required.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Lt. J. D. Hill

JDH:cw

cc: Henry Pash

*All requirements must meet or exceed NFPA 101 Life Safety Code and State Modifications.

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: October 14, 2016

**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, November 1, 2016, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, November 9, 2016, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2016-30 [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 460/462 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 an additional use as a halfway house. Ward 5A.

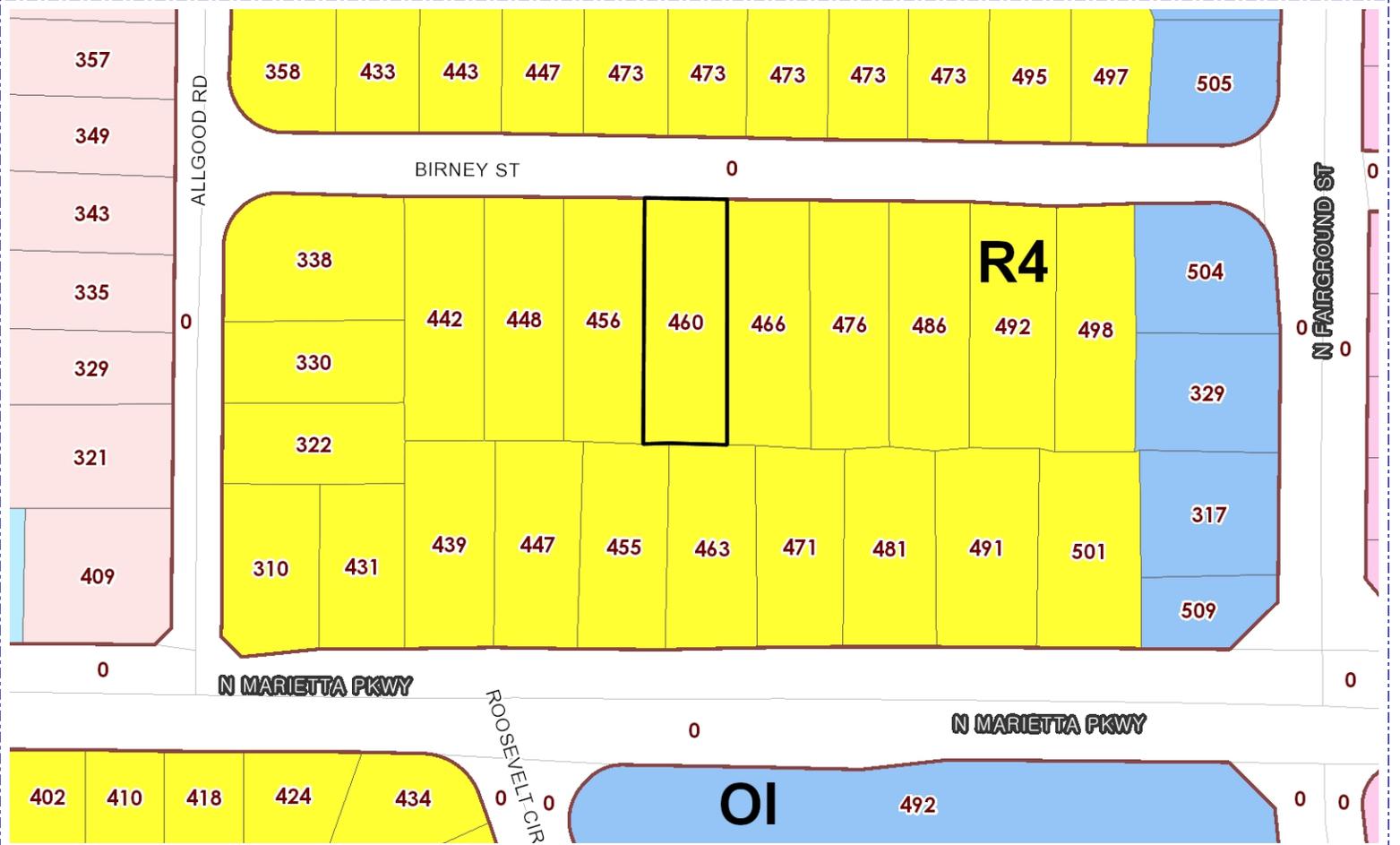
A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

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 Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

Rezoning



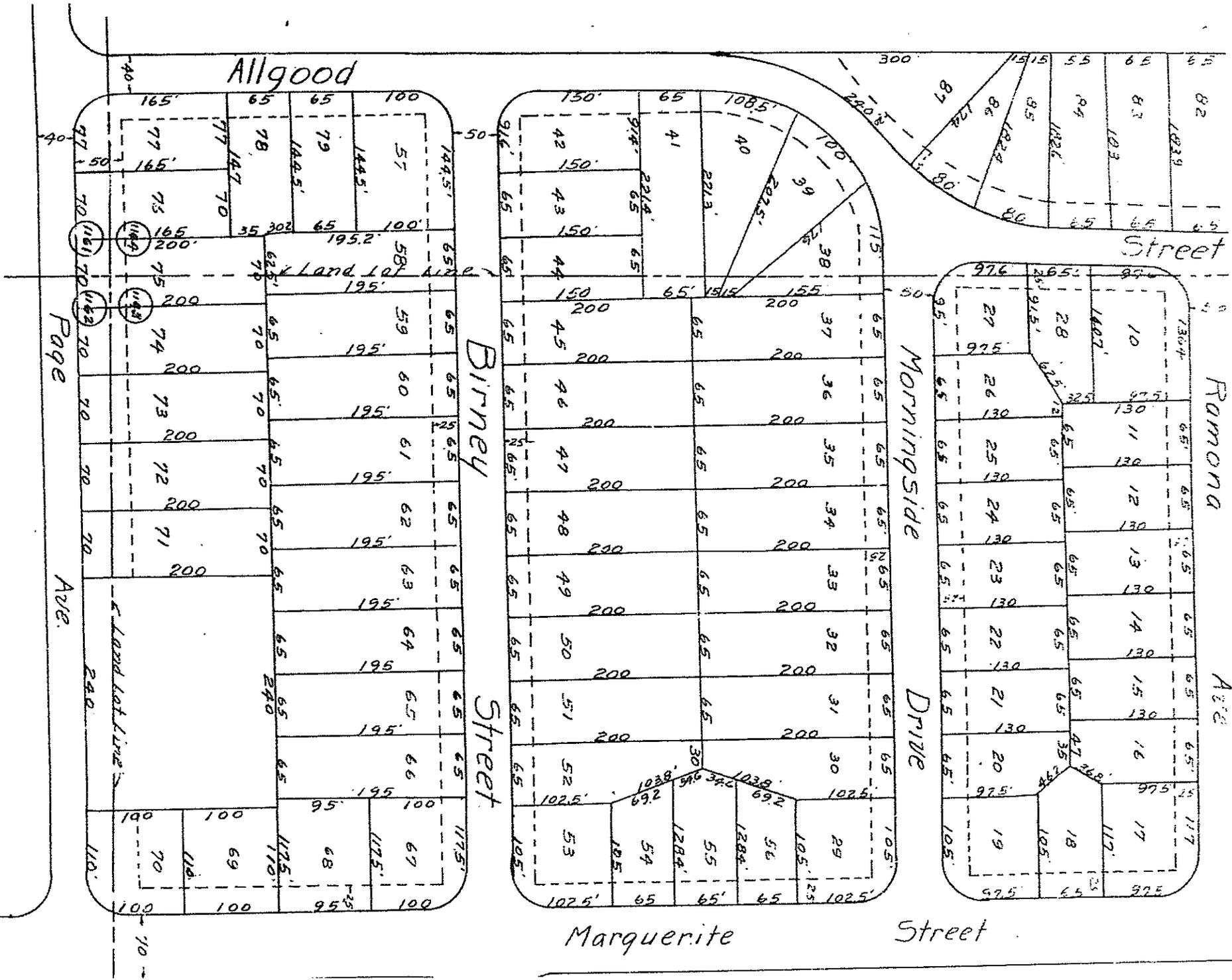
Address	Parcel Number	Acreage	Ward	Zoning	FLU
460 BIRNEY ST	16114300520	0.299	5A	R4	MXD

Property Owner:	Turner Chapel AME Church
Applicant:	Turner Hill Community Development Corp
Proposed Zoning:	R4 w/SLUP (Halfway House)
Agent:	
Proposed Use:	
Planning Commission Date:	11/01/2016
City Council Hearing Date:	11/09/2019
Case Number:	Z2016-30

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

City of Marietta Planning & Zoning



Note
on Pipe At All Corners

SUBDIVISION OF

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Ave.