City of Loganville

RECEIVED
SEP - 4 2026
By: MR

CITY OF LOGANVILLE
Department of Planning & Development
P.O. Box 39 • 4303 Lawrenceville Road
Loganville, GA 30052
770.466.2633 • 770.466.3240 • Fax 770.554.5556

Date: 09/03/2026

Application # SU 26-009

REQUEST FOR SPECIAL USE APPROVAL

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Samrawit E. Kebede	NAME: Samrawit E. Kebede
ADDRESS: 145 Jacobs Lane	ADDRESS: 145 Jacobs Lane
CITY: Loganville	CITY: Loganville
STATE: GA Zip: 30052	STATE: GA Zip: 30052
PHONE: 6166176665	PHONE: 6166176665
	(*attach additional pages if necessary to list all owners)

Applicant is: ☒ Property Owner ☐ Contract Purchaser ☐ Agent ☐ Attorney

CONTACT PERSON: Samrawit E. Kebede PHONE: 6166176665
EMAIL: kebedesamri145@gmail.com FAX: _____

PROPERTY INFORMATION

MAP/PARCEL # NL12B-026 PRESENT ZONING: R-22 CSO EXISTING USE Single-family residence

ADDRESS: 145 Jacobs LN Loganville, GA 30052 COUNTY: Walton ACREAGE: 0.25 acre

PROPOSED SPECIAL USE: Georgia-licensed Community Living Arrangement (CLA) for up to four adults with developmental disabilities residing in the home.

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

Pre-Application Conference Date: emails/Spoke to Customer

Accepted by Planning & Development: Sept 4, 2026 DATE: 11:30am FEE PAID: $500.00

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

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

Commission Chairman: Michael Joyner DATE: 22 oct 2026

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☐ Referred Back to Planning Commission ☐ Withdrawn

Mayor City Clerk Date

Application # SU _____

Applicant's Certification

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

Samrawit E. Kebede
Applicant's Signature

09/03/2026
Date

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

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

(Seal)

JEAN CADET NOTARY PUBLIC GWINNETT COUNTY GEORGIA COMMISSION EXPIRES August 1, 2027

Signature of Notary Public

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

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

a) X the owner of record of property contained in this application, and/or

b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

Owner's Signature

Date

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

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

(Seal)

JEAN CADET NOTARY PUBLIC GWINNETT COUNTY GEORGIA COMMISSION EXPIRES August 1, 2027

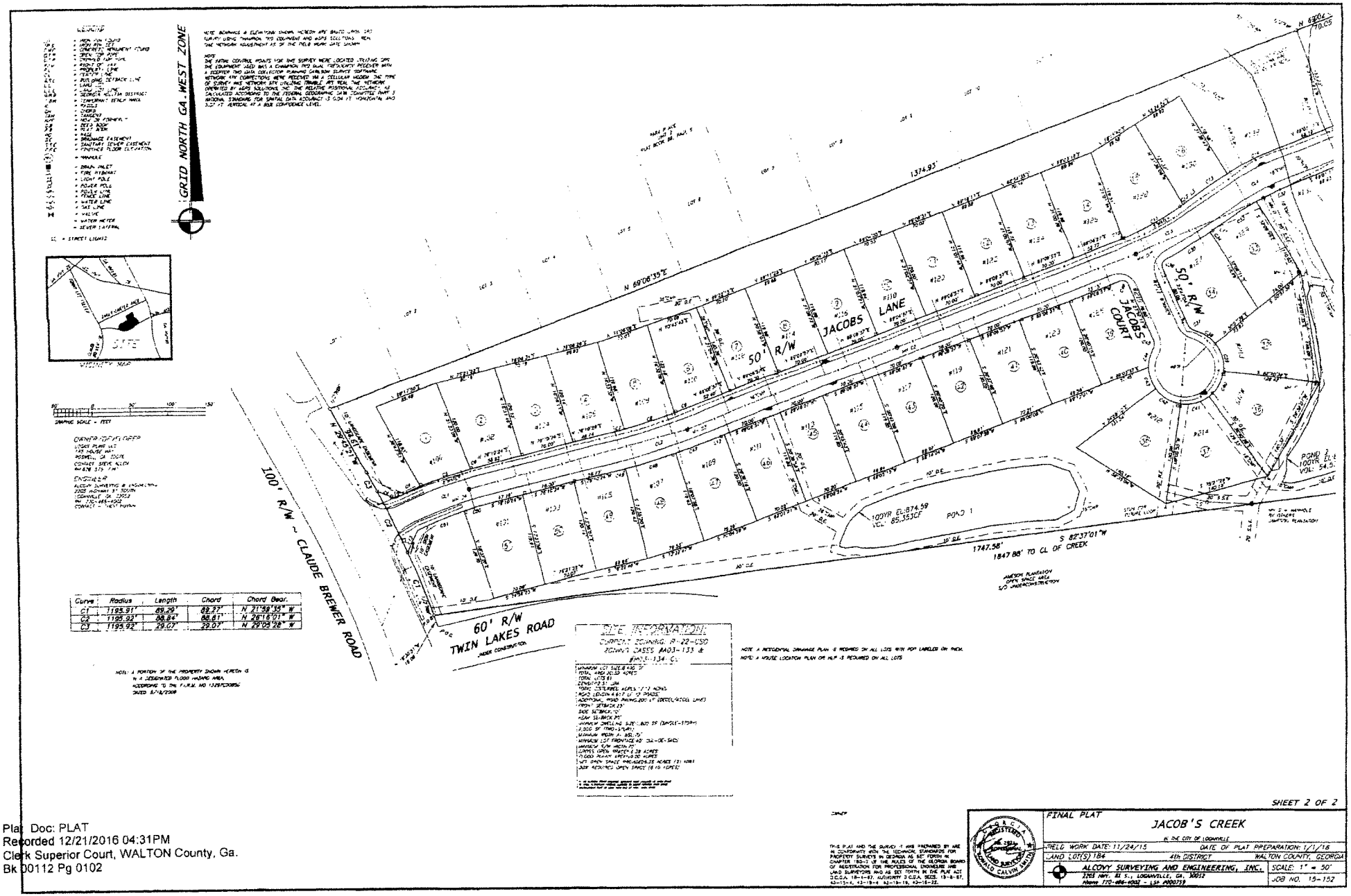
Signature of Notary Public

EXHIBIT "A" LEGAL DESCRIPTION

CHICAGO HOMEOWNERS POLICY NO: 72420-223125706

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

112|102



Curve	Radius	Length	Chord	Chord Bear.
C1	1195.91'	69.29'	69.27'	N 21°58'15" W
C2	1195.92'	58.8'±	58.81'	N 26°16'01" W
C3	1195.92'	29.07'	29.07'	N 29°05'28" W

NOTE: A PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO THE F.I.R.M. NO 13297C0035G DATED 8/18/2008

SHEET 2 OF 2

FINAL PLAT

JACOB'S CREEK

IN THE CITY OF LOGANVILLE

FIELD WORK DATE: 11/24/15 — DATE OF PLAT PREPARATION: 1/1/16

LAND LOT(S) 184 — 4th DISTRICT — WALTON COUNTY, GEORGIA

ALCOVY SURVEYING AND ENGINEERING, INC.
3765 HWY. 81 S., LOGANVILLE, GA. 30052
Phone 770-466-4052 - LSF #000739

SCALE: 1" = 50'

JOB NO. 15-152

THIS PLAT AND THE SURVEY IT WAS PREPARED BY ARE IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6 & 43-15-19, 43-15-22.

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

Application # SU _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Applicant's Signature	09/04/26 Date	Samrawit E. Kebede Print Name
Signature of Applicant's Attorney or Agent	09/04/26 Date	TESFAYE R. TESFAYE Print Name

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

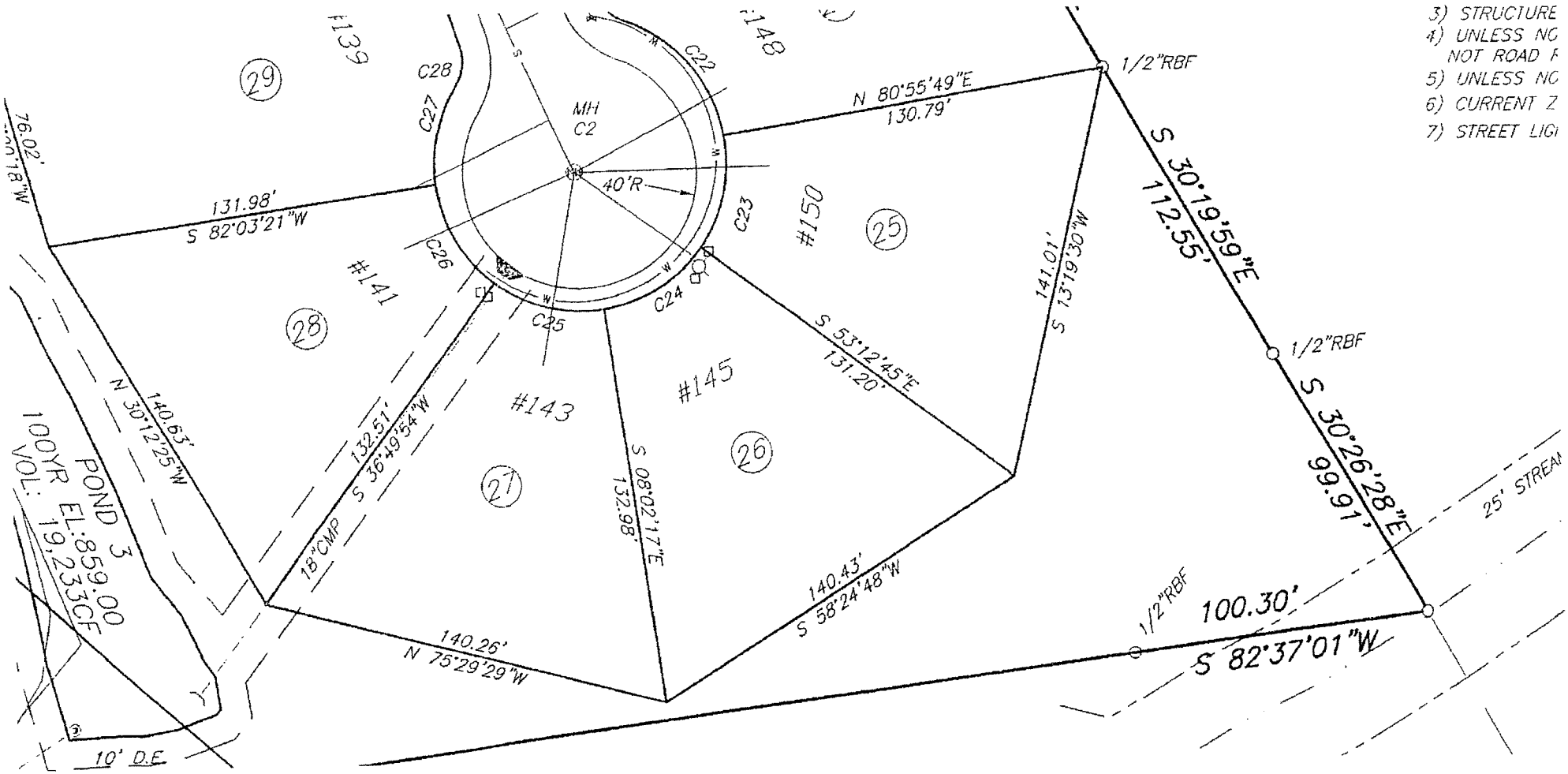
_____ **YES** ___✓___ **NO**

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

NAME & OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all aggregating to $250 or more)	DATE OF CONTRIBUTION

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



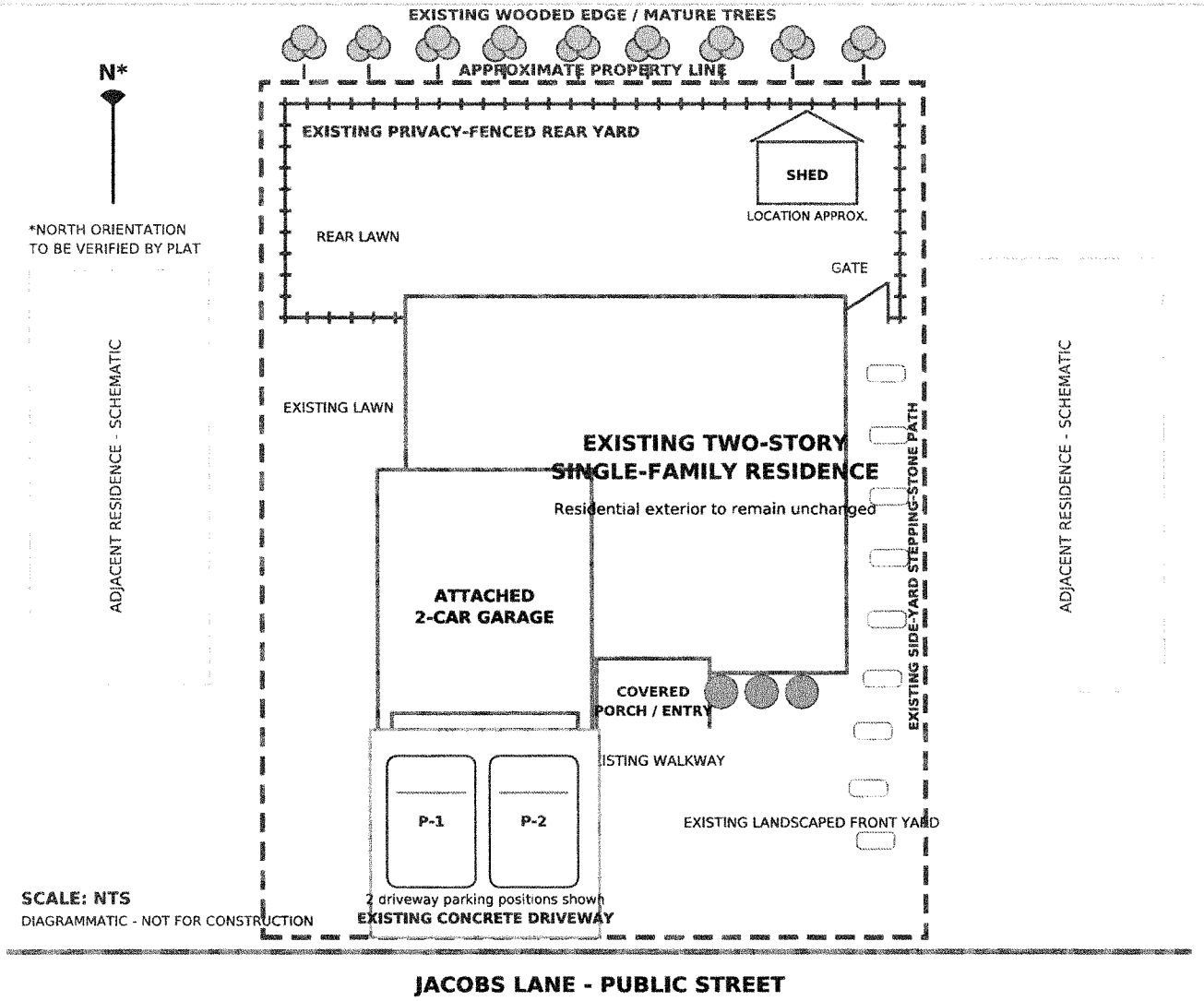
112|101 enlarged

CONCEPTUAL SITE PLAN - EXISTING CONDITIONS

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

PARCEL NL12B026

Prepared 09/03/2026 | Sheet SP-1



PROJECT IDENTIFICATION

PROPERTY	145 Jacobs Lane, Loganville, GA 30052
PARCEL	NL12B026
APPLICANT	Samrawit Kebede
OWNERS	Samrawit Kebede and Dr. Tesfaye Tesfaye

SITE AND USE DATA

LOT AREA	0.25 acre / 10,890 sq. ft.
ZONING	R-22 CSO
EXISTING	Single-family residence
PROPOSED	Community Living Arrangement for no more than four adults with developmental disabilities
PARKING	Existing attached 2-car garage plus existing driveway; two driveway positions illustrated

OPERATIONAL STATEMENT

The proposed CLA will retain the appearance and function of a residential household. No exterior addition, commercial sign, customer parking area, outdoor storage area, or change to the existing driveway/access is proposed.

LEGEND

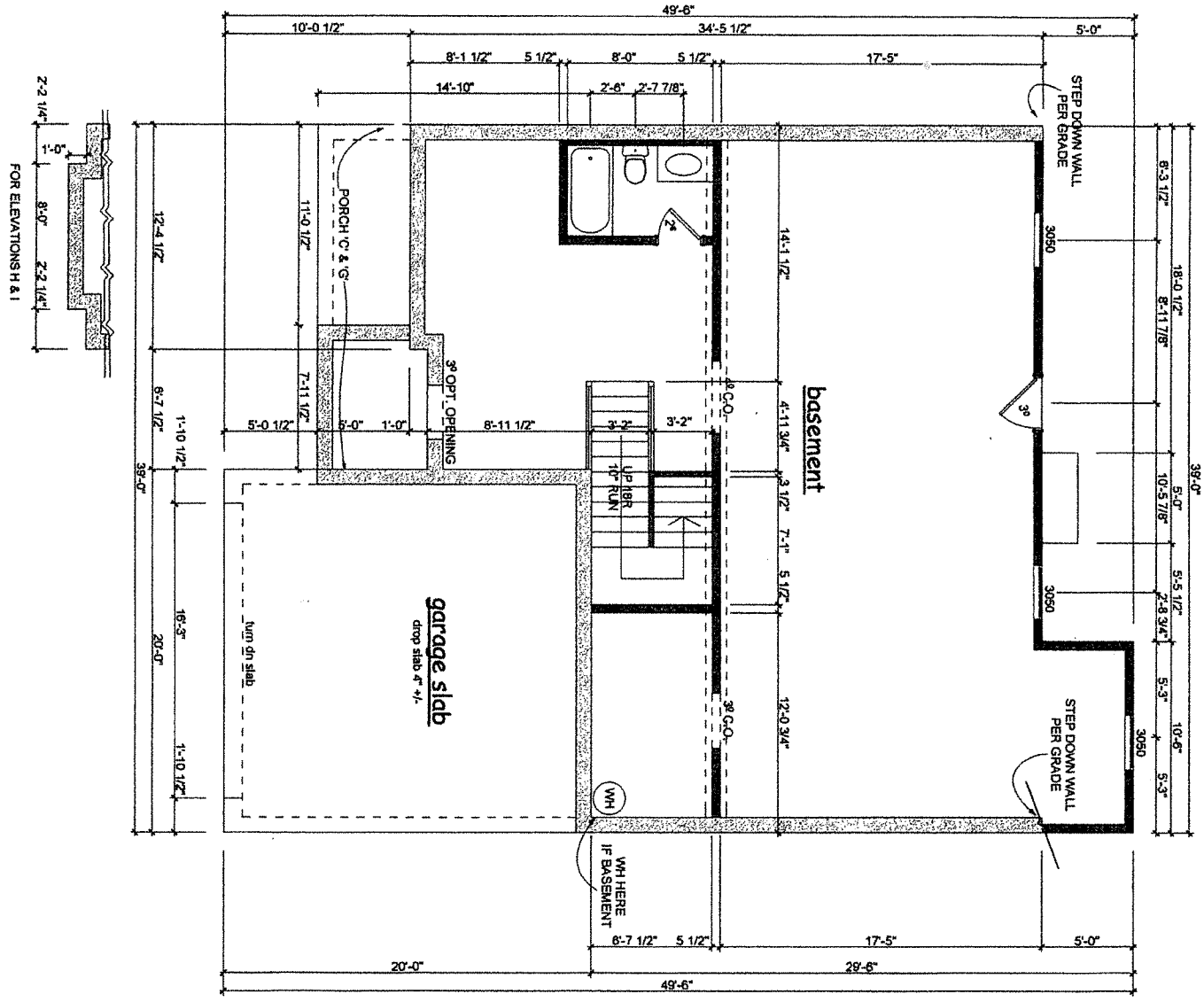
- Approximate property line
- Existing residence / garage
- Existing concrete driveway
- Existing privacy fence
- Lawn / landscaped area

BOUNDARY AND SURVEY NOTE

Property lines, building footprint, setbacks, easements, dimensions, shed location, and north orientation are schematic. This drawing is not a boundary survey. Use the recorded plat or a licensed survey for any exact measurements required by the City.

SOURCE: OWNER-PROVIDED VIDEO IMG_9528.mp4 AND VERIFIED PROPERTY/APPLICATION DATA

Conceptual exhibit for zoning review. Attach the recorded plat/survey if exact boundary, setback, or easement information is requested.



SHEET: 3	DATE: 9-25-12	DWG. BY: PWL/SAM	THE ARLINGTON II BASEMENT PLAN	WE PLAN HOMES, LLC. TEL: 770-416-0741 WWW.WEPLANHOMES.COM	ALL PLANS HAVE BEEN COPYRIGHTED © BY WE PLAN HOMES, LLC.	DATE 12-18-13 10-22-14	REV. ELEVATION B ELEVATION C

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

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

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

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

The CLA will comply with applicable state licensing, health, safety, fire, staffing, and operational requirements. No more than four adults will reside in the home.
Residents will live as members of the community and will participate in normal community activities, including employment, education, medical appointments, recreation, shopping, worship, and other activities. The residence will not be operated as a locked, institutional, or detention facility.

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

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

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

Thank you for your consideration of this request.

Sincerely,
Samrawit Kebede
145 Jacobs Ln
Loganville, GA 30052
Phone: 616-617-6665
Email: Kebesamri145@gmail.com

APPLICANT'S RESPONSES TO EVALUATION CRITERIA

Applicant: Samrawit Kebede

Property Owners: Samrawit Kebede and Dr. Tesfaye Tesfaye

Property Address: 145 Jacobs Ln, Loganville, GA 30052

Map/Parcel: NL12B026

Current Zoning: R22-CSO

Proposed Special Use: Community Living Arrangement (CLA) serving no more than four (4) adults with developmental disabilities

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

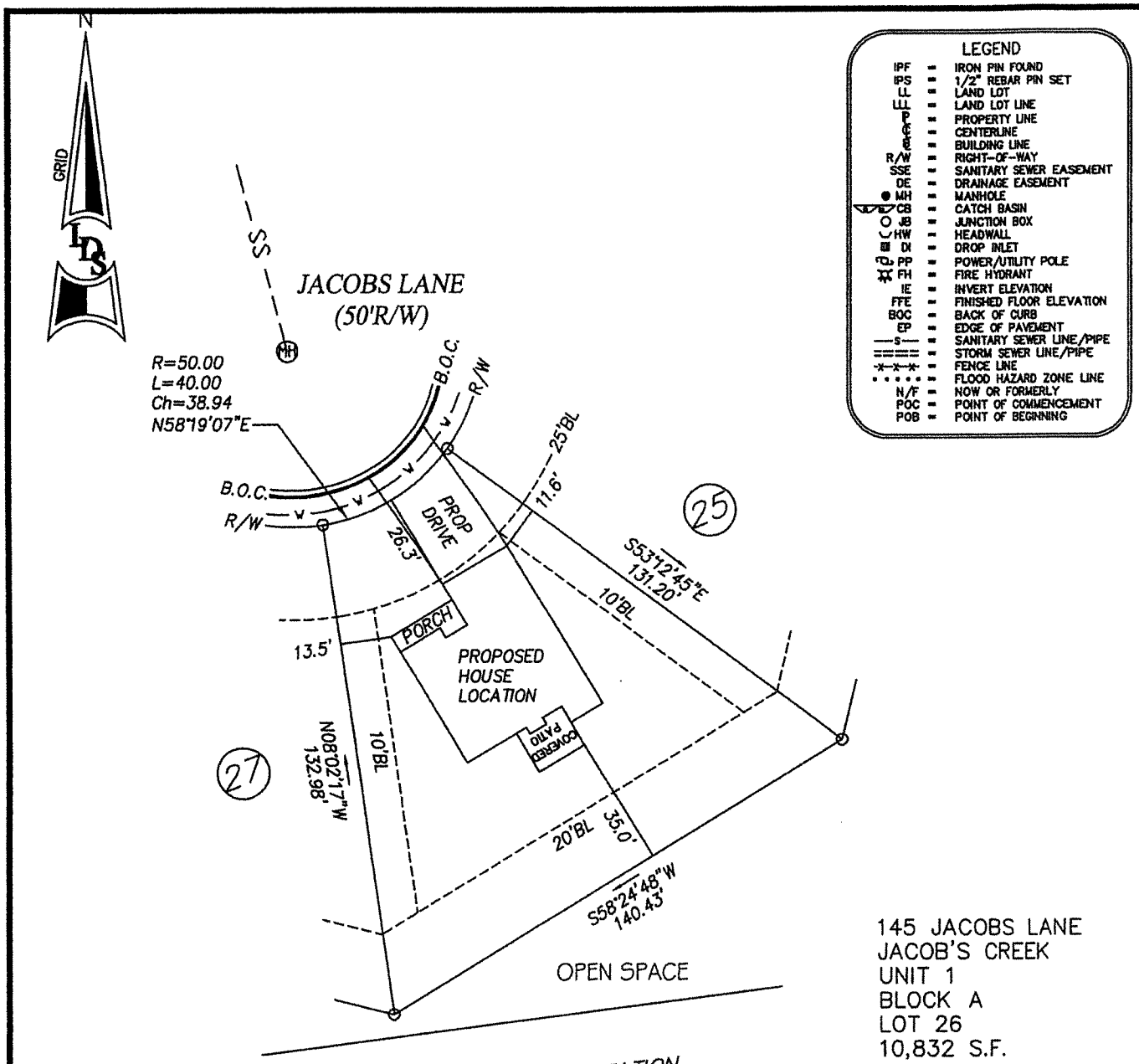
The applicant will maintain the property and manage the residence in a manner that respects the health and safety of residents as well as the privacy, convenience, safety, and residential quality of life of neighboring property owners. The proposed use is intended to provide needed community-based housing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

↓ Our huse 145 Jacobs Ln Loganville GA. 30052

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

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

(*) We are in between these two house



LEGEND

IPF	=	IRON PIN FOUND
IPS	=	1/2" REBAR PIN SET
LL	=	LAND LOT
LLL	=	LAND LOT LINE
P	=	PROPERTY LINE
℄	=	CENTERLINE
BL	=	BUILDING LINE
R/W	=	RIGHT-OF-WAY
SSE	=	SANITARY SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
MH	=	MANHOLE
CB	=	CATCH BASIN
JB	=	JUNCTION BOX
HW	=	HEADWALL
DI	=	DROP INLET
PP	=	POWER/UTILITY POLE
FH	=	FIRE HYDRANT
IE	=	INVERT ELEVATION
FFE	=	FINISHED FLOOR ELEVATION
BOC	=	BACK OF CURB
EP	=	EDGE OF PAVEMENT
—S—	=	SANITARY SEWER LINE/PIPE
	=	STORM SEWER LINE/PIPE
	=	FENCE LINE
	=	FLOOD HAZARD ZONE LINE
N/F	=	NOW OR FORMERLY
POC	=	POINT OF COMMENCEMENT
POB	=	POINT OF BEGINNING

145 JACOBS LANE
JACOB'S CREEK
UNIT 1
BLOCK A
LOT 26
10,832 S.F.

GRAPHIC SCALE

0 20 40 80 120

(IN FEET)
1 inch = 40 ft.

HOUSE LOCATION PLAN FOR:

CMH PARKS, INC.

LAND DEVELOPMENT SURVEYORS, INC.
P.O. BOX 2050
DACULA, GA. 30019
(770) 682-8206
LDSURVEY @ BELLSOUTH.NET
COA LSF000632

Date: 8/2/17 Land Lot: 184 District: 4th
County: WALTON, GA. Scale: 1"=40' Sheet No.
Proj. Manager: Drawn By: JPB Checked By: LJJ
Job Number: 16-191 File Number: LOTS\26.dwg 1 of 1

City of Loganville
where people matter

Planning & Development
4303 Lawrenceville Rd.
Loganville, GA 30052
770.466.2633 • planning@loganville-ga.gov

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: SU26-009

LANDOWNERS: Samrawit Kebede

APPLICANT: Samrawit Kebede

PROPERTY ADDRESS: 145 Jacobs Lane

MAP/PARCEL #: NL12B026

PARCEL DESCRIPTION: Single-Family Home

AREA: 0.25 acres

EXISTING ZONING: R-22 CSO

PROPOSED ZONING: No Change

FUTURE LAND USE MAP: Residential

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

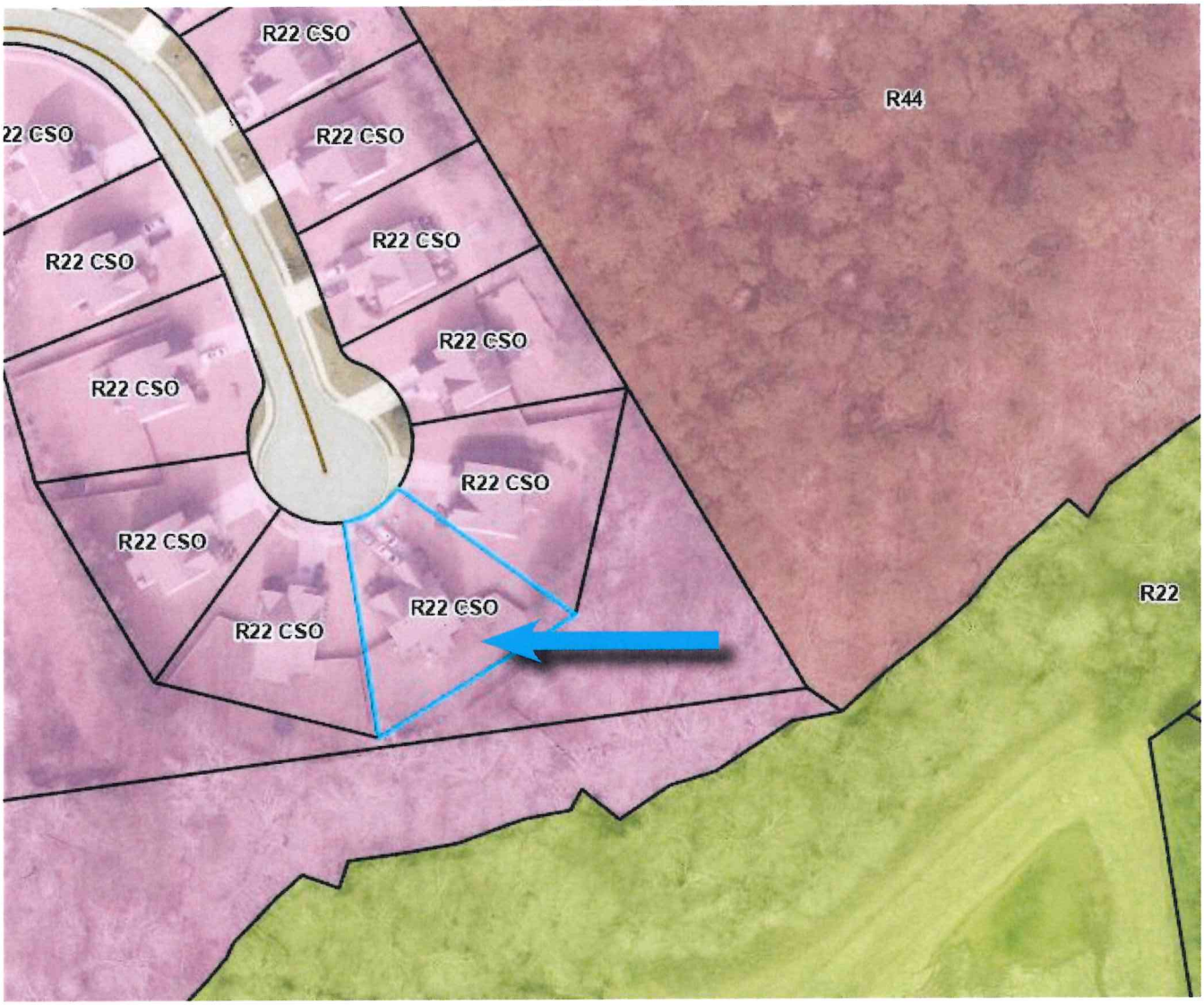
PLANNING COMMISSION HEARING: Oct. 22, 2026

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

City of Loganville
Since 1887
where people matter

Planning & Development
4303 Lawrenceville Rd.
Loganville, GA 30052
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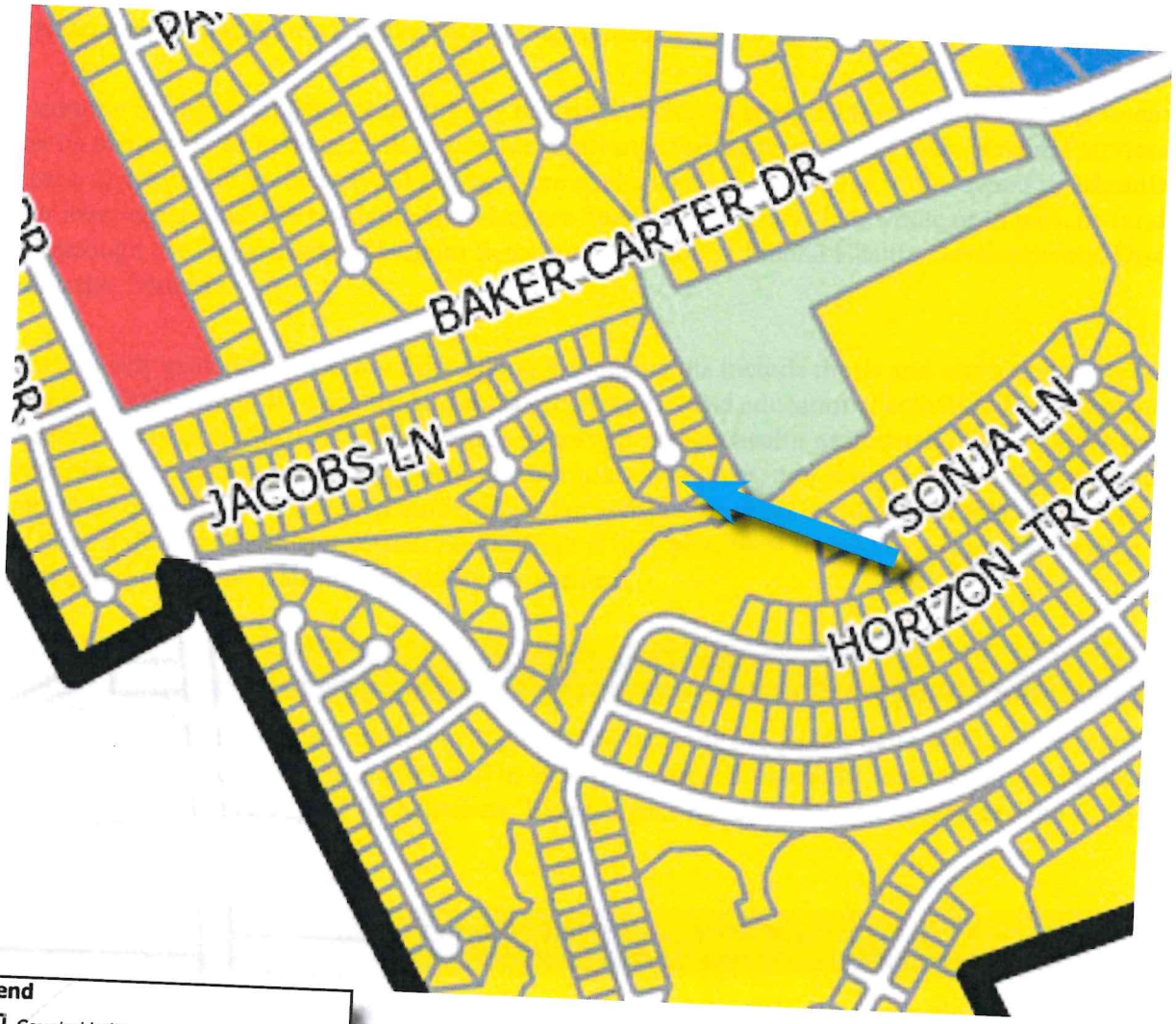
ZONING MAP



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FUTURE LAND USE MAP



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Impact Analysis / Recommendation (continued)

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

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

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

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

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

LOGANVILLE FIRE DEPARTMENT

Fire Marshal Jason Cain
4303 Lawrenceville Rd.
Loganville, Ga. 30052
Tel:(770)-554-9693

To: The City of Loganville City Council

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

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

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

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

Concerns with the following:

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

Stipulation's:

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

LOGANVILLE FIRE DEPARTMENT

Fire Marshal Jason Cain
4303 Lawrenceville Rd.
Loganville, Ga. 30052
Tel:(770)-554-9693

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

6. Prior to starting this Residential Board and Care the occupant shall submit a Life Safety plan that includes the following.
   1. Escape plan with travel distance measurements
   2. Locations of all Fire Extinguishers
   3. Location of all Emergency Light(s)
   4. Location of Exit/Exit Combo Light(s)
7. This fire Marshal's Office shall have the authority to inspect personnel training files.

8. The occupant shall follow rule 290-9-.08 of the minimum floor plan Requirements of the Rules and Regulations of the State of Georgia. And shall submit plans for review to confirm all of the below information, and the Americans with Disability Act 2010 is followed.

(1) A residence shall be constructed, arranged, and maintained so as to provide adequately for the health, safety, access, and well-being of the resident.
(2) A Community Living Arrangement shall provide for common living space and private sleeping areas.
(a) The living and sleeping areas for a given resident shall be within the same building.
(b) Windows used for ventilation to the outside and exterior doors used for ventilation shall be screened and in good repair.
(c) Supportive devices shall be installed as necessary to enable residents to achieve a greater degree of mobility and safety from falling.
(3) All residences shall provide an area for use by residents and visitors that affords privacy.
(4) There must be common space, such as living and dining rooms, for use by the residents without restriction.
(5) Common areas of the residence must be large enough to accommodate all residents without crowding. The areas must be comfortably furnished.
(6) The residence shall provide a means of locked storage for the valuables or personal belongings of any resident, upon request.
(7) A residence shall provide laundering facilities on the premises for resident's personal laundry.
(8) The following minimum standards for bedrooms must be met:
(a) Bedrooms shall have sufficient space to accommodate without crowding the resident, the resident's belongings, and the minimum furniture of bed, dresser, and closet;
(b) There shall be no more than one resident per bedroom unless adequate bedroom space is available for two residents to accommodate without crowding the residents, their belongings, and their beds, dressers, and closets;
(c) Each bedroom shall have at least one window;
(d) Bedrooms for residents shall be separated from halls, corridors and other rooms by floor to ceiling walls. Hallways shall not be used for sleeping;

LOGANVILLE FIRE DEPARTMENT

Fire Marshal Jason Cain
4303 Lawrenceville Rd.
Loganville, Ga. 30052
Tel:(770)-554-9693

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

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

LOGANVILLE FIRE DEPARTMENT

Fire Marshal Jason Cain
4303 Lawrenceville Rd.
Loganville, Ga. 30052
Tel:(770)-554-9693

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

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

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

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

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

Rule 290-9-37-.15 Personnel

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

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

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

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

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

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

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

1. The medical, physical, behavioral, and social needs and characteristics of the residents served, including training regarding care required to meet the specific needs of each resident;

2. Ethics and cultural competence and appropriateness;

3. Techniques of de-escalation and techniques to prevent behavioral crises;

4. Fire safety and emergency evacuation procedures;

5. Techniques of Standard Precautions;

6. Policies and procedures for the use of personal restraint, quiet time, and medical protection devices and adaptive support devices; and

7. Medications of residents, including risks and benefits.

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

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

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

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

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

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

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

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

(b) Evidence of satisfactory screening for tuberculosis;

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

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

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

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

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

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

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

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

Inspection Number: LFD26102897 **Occupant:** Loganville Fire Marshals Office **Inspection Date:** 10/22/2026

Loganville Inspection Report

Department Information

Loganville Fire Department
Office of the Fire Marshal
Office (770) 554-9693

4303 Lawrenceville Rd.
Loganville, Georgia 30052
Fax (770) 676-0612

Facility Information

Occupant Name: Loganville Fire Marshals Office
Street Number: 4303
Street Name: Lawrenceville
Street Type: Road
Inspector: Bernard, Steven

Inspection Date: 10/22/2026
City: Loganville
State: GA
Postal Code: 30052

Contact

First Name Jason
Last Name Cain
Email jcain@loganville-ga.gov
Work Phone 770-554-9693

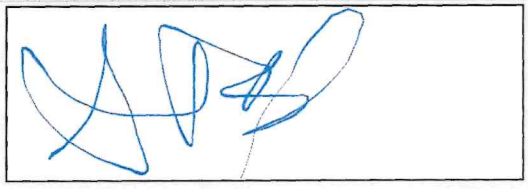
Inspection Information

Inspection Type: CONSULT - Consultation-Building

Violations
No Violations Found On Inspection - Passed

Violation Count: 0

Signatures

Type	First Name	Last Name	Signature Date	Signature Graphic
Inspector	Steven	Bernard	10/22/2026	

Inspection Notes

Conducted a voluntary Fire/Life Safety survey of 145 Jacobs Ln. at request of residence owner. This was in preparation for a DCH Board and Care license change from 2 persons to 4 persons and for a proposed zoning change with City of Loganville with future business license application for this residence. An official fire/life safety inspection will occur during business license processing period, once approved by City of Loganville.

Building is a two story aboveground wooden structure with finished basement. Basement is where owner proposes to house residents. No dedicated fire alarm system or fire sprinkler system is present. Two bedrooms are listed on provided basement floor plan. Both bedrooms are approx. 143 sq. ft each according to provided dimensions. These room sizes will need to be verified and approved by DCH for double occupancy.

Basement: There is an exit directly to the outside with an approximately 3" change in floor height transition. Exterior door

A variance procedure is available. Please contact the inspector named for further assistance with this or any other matter.

* Number of days to correct from date inspected

from this floor has round doorknobs. There is no panic hardware installed. Each proposed bedroom has exterior windows.

This floor has an open kitchen and living room area with a gas range, reported to be vented to the exterior. No suppression system is present. Owner states that all smoke alarms throughout residence are combination smoke/carbon monoxide and interlinked. There is a detector in the hallway outside the bedrooms, but not in the proposed bedrooms. Combination alarms may need to be added in these rooms and interlinked to existing alarms throughout house. No fire extinguisher is noted in the basement. There is a laundry room equipped with washer and dryer on this floor.

There are no exit signs or emergency lights throughout this area or in stairwell to first floor. Basement stairwell landing has 3 bottom steps that are not provided with handrails, and landing/transition between basement and first floor is missing handrails. There is a door right at the top of the stairwell opening into first floor.

First floor: No exit signs or emergency lighting are noted. This floor is served by two exterior doors. The rear exit is connected to a covered aboveground patio with a barbeque present. There is an approximately 15-20' high exterior straight stairway to the rear ground level. Door handles are round type.

There is a gas range/stove in the kitchen that is reported to be vented to the outside. No suppression system is noted.
There is a proper sized fire extinguisher mounted in the garage, but it was blocked by stored items.
This area floor has smoke alarm devices present.

Garage: Verification of proper 2-hour wall construction where garage connects to residence will need to be conducted if this area will be used to store any vehicles. Carbon monoxide detection may be required in this area.

Second floor: No exit signs or emergency lighting is noted. No fire extinguisher is noted on this floor. There are smoke alarms properly mounted in all bedrooms and in the hallway.

Recommendations:

Provide proper exit signs and emergency lighting for any floor potentially occupied by non-family residents/clients. Being "occupied" is intended to mean they have access to these areas in general, not just sleeping areas.

A fire extinguisher should be readily available on each floor occupied by non-family residents/clients.

All exit doors should be equipped with "paddle-type" hardware that unlocks with a single operation. Exit to garage is not considered an emergency exit.

Rear exit from first floor will be evaluated at time of official review due to elevation and stairs.

There will be no BBQ's, cooking or open flames allowed on rear covered patio, if approved.

A transition may be required for the basement exterior exit to the outside exit path to reduce the 3" difference.

Handrails will need to be provided on all stairwells that non-family residents will use, including landings and transition points.

Due to the potential of non-family residents/clients on other floors, please include accurate floor plans of each floor when submitting for business license. Include garage area on first floor page.

Again, these are only recommendations of what this office will be looking for at the time of the official fire/life safety inspection, once zoning change is approved and a business license application is submitted.

A variance procedure is available. Please contact the inspector named for further assistance with this or any other matter.

* Number of days to correct from date inspected

Mary Rooks

From: Sam Phongsavath <sphong079@gmail.com>
Sent: Thursday, October 1, 2026 4:24 PM
To: Planning Development
Subject: EXTERNAL :: Written Opposition – Special Use Application – Case No. SU2026-004

Dear City of Loganville Planning & Development,

I am a neighboring homeowner/resident of the property identified in the posted Public Hearing Notice concerning **Case No. SU2026-004**, a Special Use request for a **Community Living Arrangement for up to four adults**.

I am writing to formally register my **opposition to this Special Use request**.

I have concerns regarding the potential impact on traffic and parking in our residential neighborhood. The property already regularly has multiple vehicles parked in the driveway, and I am concerned that the proposed use could result in additional vehicles and traffic associated with residents, staff, visitors, or service providers.

Please include this email as part of the official public comments and record for **Case No. SU2026-004** for the Planning Commission public hearing scheduled for **October 22, 2026**, as well as any subsequent City Council consideration of this application.

Please confirm whether submitting my written opposition by email is sufficient for my comments to be considered as part of the public hearing process, or whether I need to attend the scheduled hearing in person for my opposition to be considered.

Thank you,

Phonesana Phongsavath
139 Jacobs Lane
Loganville, GA 30052
770-870-4031

PROPOSED COMMUNITY LIVING ARRANGEMENT (CLA)

Planning Commission Hearing — October 22, 2026
Applicant: Samrawit (Samri) Kebede
Property Address: 145 Jacobs Lane, Loganville, GA 30052
Application: SU26-009
Proposal: Georgia-licensed Community Living Arrangement for up to four adults with developmental disabilities.

1. My Purpose and Vision

My goal is to open our home to four adults with developmental disabilities who need a safe, supportive place to live. My family and I intend to continue living in the home alongside the residents.
We want to provide a welcoming, family-oriented residential environment where residents can receive appropriate daily support, maintain their dignity and independence, and participate in the community.

2. Who Will Live in the Home?

- My family will continue living at the property.
- Up to four adults with developmental disabilities will live in the proposed CLA.
- The property will remain a home in a residential neighborhood, rather than an institutional setting.

3. Care and Staffing

I intend to pursue the required Georgia licensing and operate the CLA in accordance with applicable state and local requirements. Resident support and staffing will be arranged to meet applicable licensing requirements and the individual needs of the residents.

4. Safety and Fire Protection

I welcome guidance from the Fire Marshal and will work to address applicable fire and life-safety requirements, including bedroom dimensions, safe exits, smoke alarms, and other required safety measures.
I am committed to providing a safe environment for residents, my family, and the surrounding community.

5. Parking and Neighborhood Considerations

I understand the importance of maintaining a peaceful neighborhood. I will work to manage parking responsibly, minimize disruption, and comply with applicable requirements.
My intention is to maintain the residential character of the property and be a responsible neighbor.

6. My Respectful Request

I respectfully ask the Planning Commission to consider my application fairly and support an opportunity for adults with developmental disabilities to live in a home within the community.
I understand that the City must consider applicable zoning and safety requirements. I am willing to work cooperatively with City staff to address legitimate concerns and meet the requirements that apply to my proposed CLA.

Thank you for your time, consideration, and service to the Loganville community.

Samrawit E Kebede
kebedesamri145@gmail.com
(616)617-6665
145 Jacobs Lane, Loganville, GA. 30052

Mary Rooks

From: Samrawit Kebede <kebedesamri145@gmail.com>
Sent: Tuesday, October 27, 2026 1:45 PM
To: Mary Rooks
Subject: EXTERNAL :: Fwd: Supplemental Documents for CLA Special Use Permit – November 12 City Council Meeting
Attachments: IMG_3022.jpeg; IMG_3024.jpeg; IMG_3023.jpeg; IMG_3027.jpeg; IMG_3025.jpeg; IMG_3026.jpeg

This email contains an INTERNET LINK.
Use caution when clicking links as they could open malicious web sites.
-Loganville Tech Department

Good morning, Mary,

Thank you for your response, assistance, and guidance throughout the process of my Special Use Permit application for a proposed four-person Community Living Arrangement (CLA) at 145 Jacobs Lane, Loganville.

I am submitting the following supporting documents for consideration before the November 12 City Council meeting:

1. Main-level floor plan.
2. Upstairs floor plan.
3. Basement floor plan.
4. Garage and outdoor parking layout showing six parking spaces.

Bedroom and Parking Arrangements

Our home has seven bedrooms: one on the main level, four upstairs, and two in the basement. My husband and I will use one bedroom, and our two minor sons will continue sharing another. Four bedrooms would be available for the four proposed CLA residents, with a bedroom available for a caregiver if needed, subject to the final approved arrangement.

Our property has six parking spaces: two inside the garage and four outdoors. We will coordinate parking for our family, caregivers, and visitors, with the goal of keeping vehicles on our property and avoiding street parking.

Fire-Safety Concerns and Follow-Up

I understand that fire safety was one of the concerns raised during the review of my application. I have provided a dimensioned basement floor plan and welcomed a courtesy safety review of my home by Fire Marshal Stephen. I appreciate his guidance and am awaiting his written report and any additional recommendations.

I am willing to work with the Fire Marshal and appropriate City officials to address any remaining safety requirements. If the basement cannot be approved for the proposed use, I am willing to discuss an alternative bedroom arrangement on the main and upper levels, subject to applicable requirements. I understand that the CLA must meet all required fire-safety standards and state licensing requirements before opening.

I respectfully ask that any available Fire Marshal findings and my additional floor plans be considered before the Council makes its final decision.

Our Commitment and Request for Fair Consideration

For approximately five years, I have served as a Host Home Provider, supporting two adults with developmental disabilities in our home. My family and I intend to continue living in our home while seeking approval to support up to four adults through the proposed CLA, subject to all applicable approvals and licensing requirements.

Our intention is to maintain our family home while providing a safe, stable, and supportive residential environment for adults with developmental disabilities. I respectfully ask the City Council to consider my supporting documents, bedroom arrangements, parking plan, commitment to safety, and applicable disability-rights and fair-housing protections when reviewing my application.

I understand that City approval is only one part of the process, and I am willing to cooperate with the appropriate officials to clarify and address any remaining concerns.

My family and I sincerely hope the Council will give our proposal fair consideration based on the information provided and the opportunity to offer a supportive home to individuals who need one.

Thank you again for your time, assistance, and guidance. Please include these additional documents with my application materials for the November 12 City Council meeting. Could you kindly confirm receipt and let me know if any additional information is needed before the submission deadline?

Sincerely,

Samrawit Kebede
145 Jacobs Lane
Loganville, GA 30052

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

First Floor Plan

Dimensions in inches, transcribed from the hand sketch. Schematic layout, not to scale.

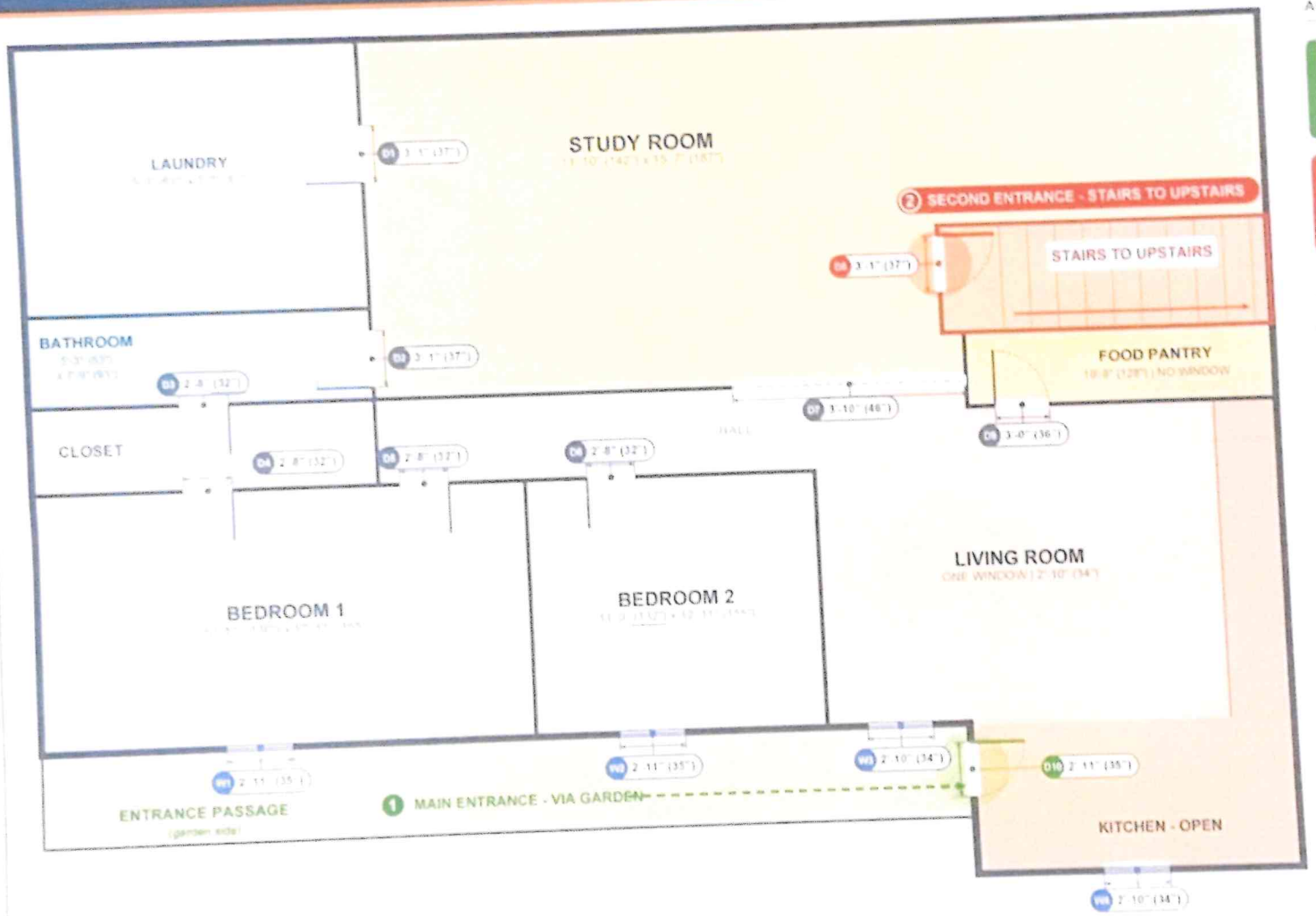


BASEMENT FLOOR PLAN

Door & window openings | Two access points | Measurements in feet-inches (total inches)

1 MAIN ENTRANCE - VIA GARDEN

2 STAIRS TO UPSTAIRS



ACCESS POINTS

1 MAIN ENTRANCE

Door D10 | 2'-11" (35")

2 STAIRS TO UPSTAIRS

Door D8 | 3'-1" (37")

OPENINGS SCHEDULE

ID	LOCATION	WIDTH
D1	Laundry door	3'-1" (37")
D2	Bathroom door	3'-1" (37")
D3	Bathroom to closet	2'-8" (32")
D4	Closet to bedroom 1	2'-8" (32")
D5	Bedroom 1 (hall door)	2'-8" (32")
D6	Bedroom 2 door	2'-8" (32")
D7	Study to hall opening	3'-10" (46")
D8	Stairs to upstairs door	3'-1" (37")
D9	Food pantry door	3'-0" (36")
D10	Main entrance door	2'-11" (35")
W1	Bedroom 1 window	2'-11" (35")
W2	Bedroom 2 window	2'-11" (35")
W3	Living room window	2'-10" (34")
W4	Kitchen window	2'-10" (34")

LEGEND

External wall — Internal wall

Door (swing shown) — Window

Opening (no door) — Entrance passage

Entrance (main) — Staircase (upstairs)

NOTES

1. Measurements are in feet-inches with total inches in brackets. Door and window sizes are taken from the field sketch.
2. PRELIMINARY RECONSTRUCTION. Overall exterior dimensions and some wall lengths require field verification — not a permit-ready survey.
3. Room outlines are schematic and not drawn to scale. Use the labelled dimensions, not the drawing, for sizes.

Basement Floor Plan	1 of 1	A4 Landscape
Not to scale	21 Oct 2026	Preliminary



Room schedule

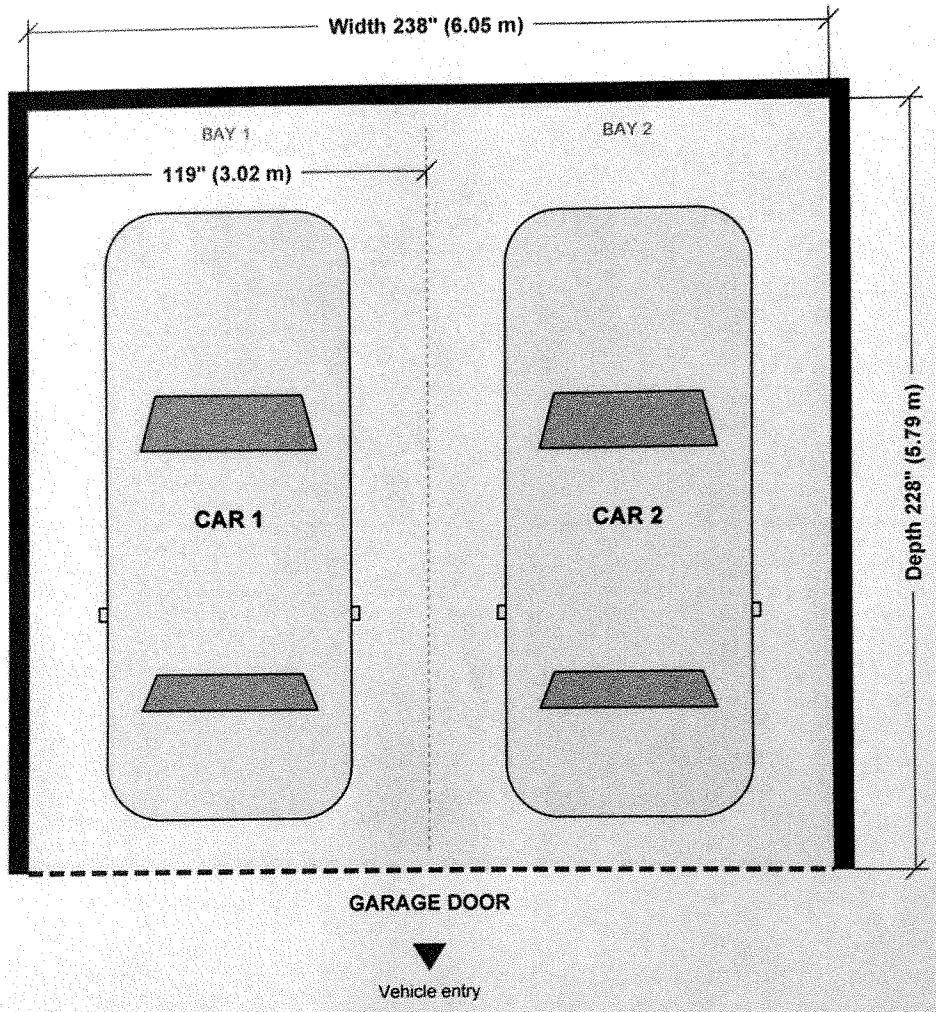
Window (34" typical, 55" and 70" where marked)

Bedroom #1	193 × 168 · 225 sq ft	Main Bath	130 × 128 · 116 sq ft
Bedroom #2	150 × 165 · 172 sq ft	Bathroom	100 × 99 · 69 sq ft
Bedroom #3	202 × 120 · 168 sq ft	Laundry	77 × 72 · 39 sq ft
Bedroom #4	254 × 142 · 250 sq ft	Bath nook	61 × 35 · 15 sq ft

Measured rooms total ≈ 1,054 sq ft. Walk-in closet, hall closet and washing room depth were not marked on the sketch. Room positions follow the sketch; proportions are approximate.

GARAGE - INTERIOR PLAN

Two cars parked side by side



NOTES

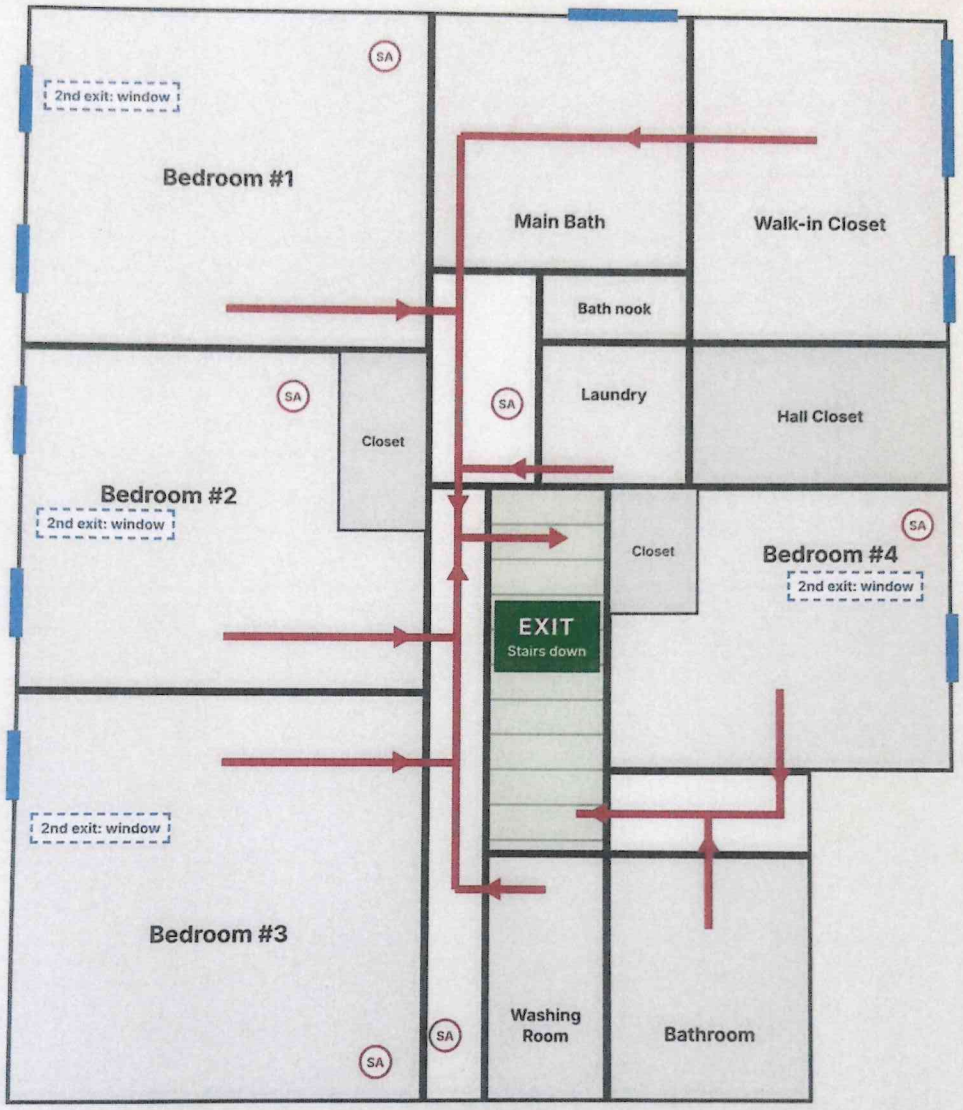
1. Dimensions are internal clear sizes, in inches with metric equivalents.
2. Internal floor area: approx. 35.0 m2 (376 sq ft).
3. Two parking bays of 119" (3.02 m) each, side by side, accessed from the garage door.
4. Vehicles shown at a typical 4.60 m x 1.85 m for reference; nose-in parking assumed.
5. Clearance per car: approx. 0.6 m each side and 1.2 m in front at the back wall.
6. Verify all dimensions on site before construction or ordering.

PROJECT	DRAWING	SCALE	DATE	SHEET
Garage & Parking Layout	**Garage - Interior Plan**	**1 : 50**	**26 October 2026**	**1 of 2**

SHEET A-2 · EMERGENCY

Upper Floor Evacuation Plan

In an emergency call 911
from outside the house



If there is a fire

1. Shout "Fire!" and wake everyone.
2. Feel the door with the back of your hand. If it's hot, use your second exit.
3. Stay low under smoke and close doors behind you.
4. Follow the red route down the stairs and out. Leave belongings.
5. Meet at **the parking lot in front of the main door**, then call 911. Never go back inside.

Legend

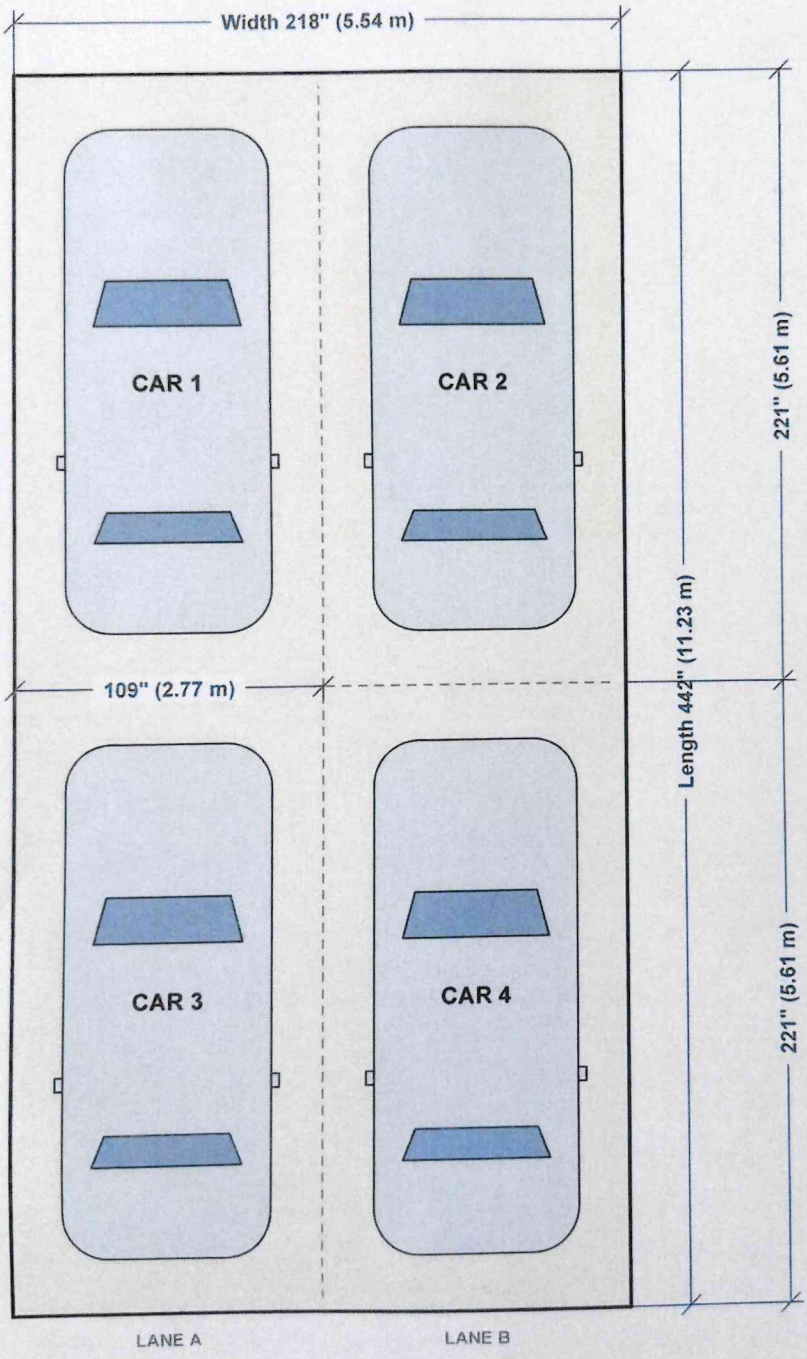
- Primary escape route
- EXIT — Stairs to ground-floor exit
- Window: second way out
- SA — Smoke alarm (recommended spot)

Upper-floor bedrooms: keep an escape ladder by the window.
Test smoke alarms monthly and practice this plan twice a year.

Paved Parking spaces on our property

OUTDOOR PARKING PLAN

Four cars in two lanes, two cars in tandem per lane



SUMMARY

Total spaces: 4
Lanes: 2 x 109"
Bay length: 221"
Area: approx. 62.2 m2 (670 sq ft)

NOTES

1. Sizes in inches, metric in brackets.
2. Cars 3 & 4 are in tandem behind 1 & 2; rear cars need the front cars moved.
3. Reference car size 4.60 x 1.85 m.
4. Verify on site.

PROJECT	DRAWING	SCALE	DATE	SHEET
Garage & Parking Layout	Outdoor Parking Plan	1 : 60	26 October 2026	2 of 2