

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

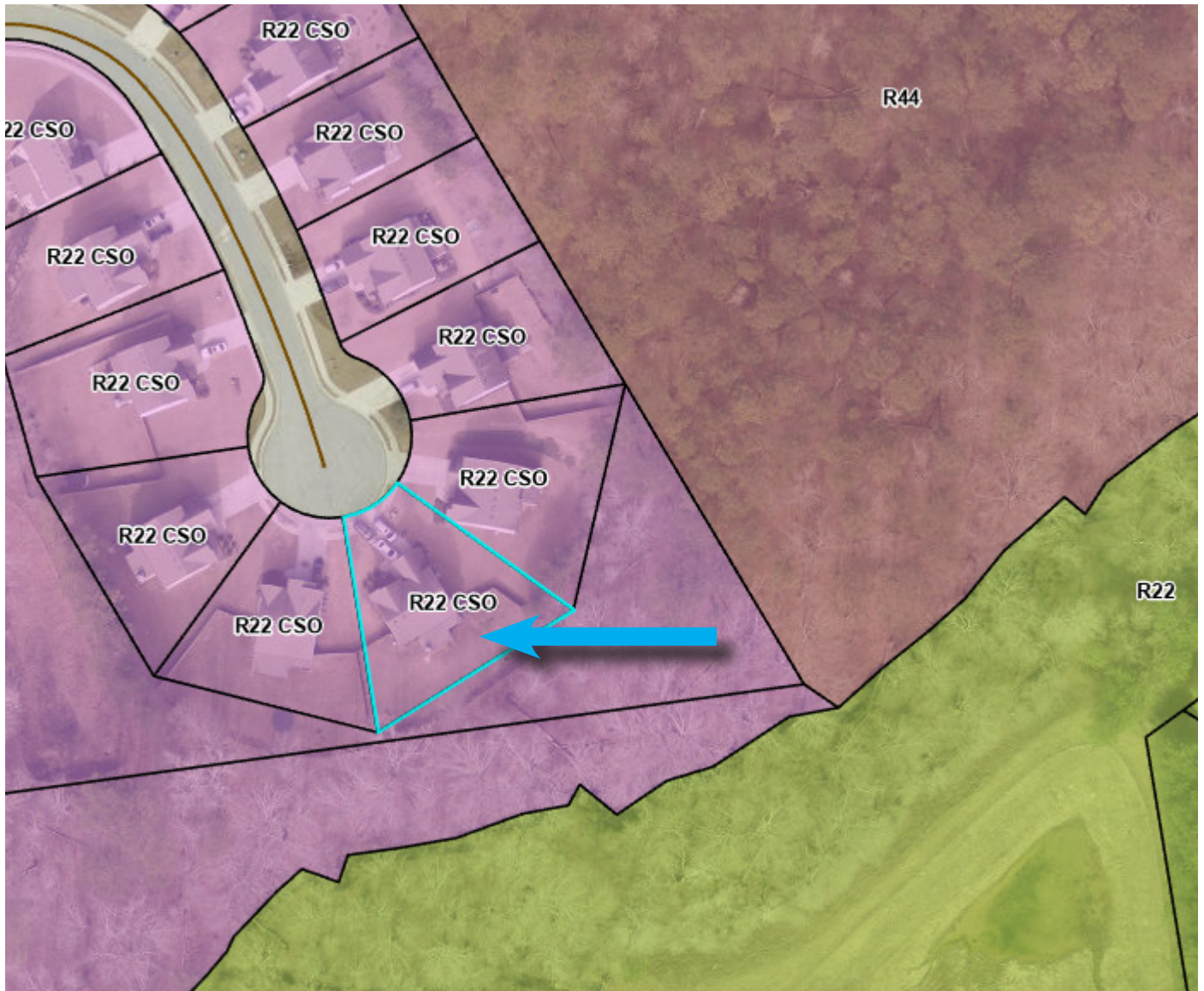
FUTURE LAND USE MAP: Residential

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.

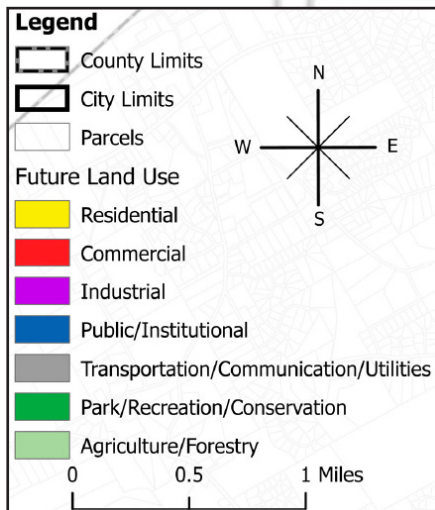
PLANNING COMMISSION HEARING: Oct. 22, 2026

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

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

The applicant seeks to operate a Community Living Arrangement for up to four people in a residential property.

A Community Living Arrangement means any residence, whether operated for profit or not, that undertakes through its ownership or management to provide or arrange for the provision of daily personal services, supports, care, or treatment exclusively for two or more adults who are not related to the owner or administrator by blood or marriage and whose residential services are financially supported, in whole or in part, by funds designated through the Department of Human Resources, Division of Mental Health, Developmental Disabilities, and Addictive Diseases.

Services typically provided by Community Living Arrangements include meals and services that are commensurate with the needs of residents, and social, recreational and educational activities. Each resident must have a service plan or a course of action written by an appropriate health professional that includes areas of the resident's life that require services, supports, or care; goals, outcomes, and expectations; objectives; and interventions to be carried out. A licensed nurse, physician assistant or other certified staff may administer medications. Other staff may administer certain medications if they have been trained by a licensed nurse or physician assistant, and the person's training and ability are verified.

Existing Conditions

The Jacob's Creek subdivision was started in 2008 but the house at 145 Jacobs Lane was not built until 2017. The applicant purchased the residence in 2021 and in 2024 the owners finished the basement, creating bedrooms and installing plumbing and space for a kitchen. The residence has 2,555 heated square feet and 1,208 square feet in the basement.

Impact Analysis / Recommendation

How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels? There will be little impact overall to the City's appearance nor aesthetic conditions of adjacent parcels.

How does the proposed use impact thoroughfare congestion and traffic safety? The addition of four adults to a residence would naturally increase congestion in the area, even if they themselves are not necessarily driving. There would likely be an increase in traffic as a result of visits from healthcare workers, social workers, or specialized vehicles depending on the level of care required. If approved, the City should consider placing a restriction that no parking is allowed for this residence in the cul-de-sac.

How does the proposed use impact population density and the potential for overcrowding and urban sprawl? There are a number of state guidelines that will govern the day-to-day operations of this business, which when coupled with Life Safety Code will determine if the house has enough space for up to four adults with developmental disabilities. As this is an already established neighborhood, there will be no additional urban sprawl.

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.

