



PLANNING & ZONING STAFF REPORT

MEETING DATE: February 14, 2022

GENERAL INFORMATION

Petition Number:	TMOD 22-008
Applicant:	Stonecrest Planning & Zoning Department
Project Location:	City-Wide
Proposed Amendment:	Text amendment to modify Articles 4 and 9 of the Zoning Ordinance to address Adult Day Center definitions and use regulations.

FACTS AND ISSUES

At the January 21, 2022, City Council Meeting. Council directed staff to analyze the Adult Day Center ordinance to offer suggested revisions to be in aligned with the Personal Care Home provisions adopted by Council in 2021. Staff has identified some recommended changes to the Zoning Ordinance to address this issue. These changes include:

- Change the term from Adult Day Care Center and Adult Day Care Facility to reflect the rules and regulations of the State of Georgia
- An updated definition of Adult Day Center
- Updated supplemental regulations that require the business owner to be owner-occupied
- Distance separation requirement for Adult Day Center
- Updated the zoning code to mirror the state's definition of "three or more persons"
- Updated Use Table to remove adult day center from residential districts

PROPOSAL

There has been concern about the number and quality of Adult Day Care Centers in residential zoning districts. These updated regulations allow Planning Commission, and City Council more opportunities to review Special Land Use Permits on a case by case basis for these uses and allow staff to make the necessary changes to reflect the definitions and regulations as defined by the State of Georgia. The updates also ensure that every part of the Zoning Ordinance referencing these uses is cohesive.

RECOMMENDED ACTION

Staff recommends approval of the text amendment as drafted by staff.



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Attachment: Track Changes version of the Zoning Ordinance related to TMOD-22-008