

Planning and Development Department Case Information

Case Number: Z25-0082

Meeting Dates: Planning Commission 04-03-2025

Board of Commissioners 05-06-2025

Applicant: Anna White 1370 Snows Mill Road Monroe, Georgia 30655

Owners: Timothy & Anna White 1370 Snows Mill Road Monroe, Georgia 30655

Current Zoning: The current zoning is A2.

Request: Rezone 4.30 from A2 to OI for a Residential Care Facility.

Address: 1370 Snows Mill Road & Hwy 83, Monroe, Georgia 30655

Map Number/Site Area: C1650003A00

Character Area: Employment Center

District 6 Commissioner-Kirklyn Dixon Planning Commission-Timothy Kemp

Existing Site Conditions: Property consists of a house and a guest house.



The surrounding properties are zoned A1/A2, A1 and B2.

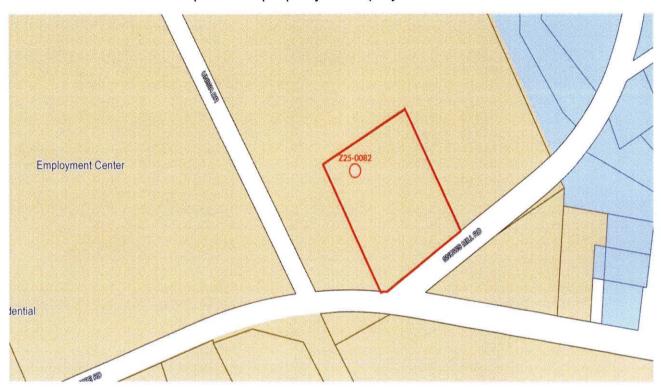


Subdivisions surrounding property:



The property is not in a Watershed.

The Future Land Use Map for this property is Employment Center.



<u>History:</u> No History

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

<u>Public Works</u>: Public Works has no issue with approval of this request.

Sheriffs' Department: This project will result in an increase in public safety calls. Personal Care Homes in general in the county require a large amount of services. We should strongly consider increased regulations.

Water Authority: This property is located within the city of Monroe Service Area.

<u>Fire Marshal Review:</u> Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, and Walton County Ordinances. Fire hydrant shall be located within 500 ft. Facility shall meet life safety code requirements for a residential care facility.

<u>Fire Department Review:</u> EMS and fire response may be elevated due to number of occupants in the facility.

Board of Education: No impact for the Walton County School System.

City of Monroe: No issues for the City of Monroe utilities.

<u>GDOT:</u> Will require coordination with Georgia DOT. Coordination may be needed due to PI 0000411 which is currently constructing a bypass around the City of Monroe.

PC ACTION 4/3/2025:

1. Z25-0082-Rezone 4.30 acres from A2 to OI for a residential care facility-Applicant: Anna White/Owners: Timothy & Anna White located on 1370 Snows Mill Rd & Hwy 83/Map/Parcel C1650003A00-District 6.

Presentation: Anna White and Ashley Ramsey represented the case. They have a girls home in Snellville, Georgia since 2020 that houses 6 girls, but they were just approved for 2 more and they are running out of space there. Their plans is to have a residential care facility for girls that have been in abuse, sex trafficking, physical and sexual abuse. They provide therapy, group therapy and one on one therapy. Ms. Anna White said she has a master's in social work and has a family counseling degree. Her daughter, Ashley Ramsey, oversees the home in Snellville and they would like to upgrade the home on Snows Mill Road like the one in Snellville. They also plan to put farm animals on the property and use them for farm therapy, maybe some chickens and goats. They have had requests to open up more homes like this from the State and they work with DFCS Caseworkers. They just had a Caseworker call, and they have 7 girls in the office and 5 in a hotel room waiting on a place to go.

Ashley Ramsey said that she is proud to say that they have some that finish high school, go to college and join the armed forces. They have some that do dual enrollment, and they are very proud of these girls because they come from traumatic situations. They had a girl that came, and she was on a 7th grade level and in 6 months'

time she is on track to graduate. This home will keep them off the streets. They offer resources on how to handle teenagers, budgets, and parenting classes. They will not have that many cars coming and going. They will be putting in a camera and there are 2 to 3 staff members on site at all times 24 hours a day. They haven't had to call the police because their staff has the resources to handle teenagers. The staff members help the girls with their schoolwork. The girls enjoy going to church on Wednesdays and Sundays and 2 girls have been baptized. This type of placement will differ unwed mothers, diseases. Ms. Anna White said she has adopted girls, and they are in the military and in college. She has had letters of recommendation that she has sent in for the Board to read.

Tim Hinton said this is sort of like a personal care home and they are licensed by the State and inspected by the State. Mr. Hinton said he was not sure about the zoning OI and animals and asked Tracie Malcom with Walton County Planning & Development, if this was allowed and she stated that she checked on this and the animals would be allowed in OI.

Timothy Kemp asked about how many animals and Ms. White said maybe 10 to 15 chickens and their girls would like to sell the eggs and this will be basically give the girls revenue for themselves and engage them with the community. This will also be good therapy for the girls. They would like to start out with 10 chickens and maybe some bees but no more than 15 chickens. There will be no horses or cows.

Timothy Kemp asked was the schooling done on site and Ms. Ramsey stated that they do school on site through Georgia Cyber Academy, and they do use Walton County Schools for tutoring. They do school on site due to safety issues.

Timothy Kemp asked about the maximum number of girls, and he was told 6 but would be the maximum. If they have a 12-year-old then they have girls 12 to 14 years old and if they have a 14 year old then they go have girls 14 to 18 years old. They also take into consideration whether there is a sibling group.

Timothy Kemp asked how long the girls will stay and he was told the longest is a year but the minimum is 60 days. The maximum that they have had a girl stay is 1 to 2 years until they find a foster home or a placement.

They were asked about security and Ms. Ramsey said that they would utilize the police, but their staff is trained on how to handle teenagers and no child has been physical to any staff member. They have 2 to 3 staff members on site for safety. It also gives the girls one on one experience with an adult, and they can talk about their emotions, grief etc. Whereas if they are just placed somewhere that they don't know anyone then there is really nobody they can talk to one on one.

Speaking: No one

<u>Recommendation:</u> Timothy Kemp said there is a need for a facility of this nature and he made a motion to recommend approval as submitted and was seconded by Wesley Sisk. The Motion carried unanimously.



February 25, 2025,

To All Caring Hands, LLC,

I am taking time out to thank the staff and director of All Caring Hands, LLC Group Home for their work with my client C.M. C.M. has always been a difficult client to place and maintain placement. However, once she arrived at All Caring Hands her behaviors decreased and the staff presented themselves ready, willing, and able to address all moods and emotions exhibited by my client C.M. I would like to say a big thank you to Mrs. Ashley Ramsey for always communicating with me and keeping me informed about C.M and resolving conflict with CM without causing a crisis. Thank you all for taking C.M. and the girls out do activities and especially connecting her to a church. I feel that her attending church was also an impactful part of her stay at All Caring Hands.

So again, thank you to the All Caring Hands Staff and thank you again to Mrs. Ramsey. You all have worked wonders with C.M. and you, your staff, and group home will be highly referred by me to my other colleagues.

Have a great day and thank you all for all you do for these young ladies.



Corey Freeman

Social Services Specialist 1

GEORGIA DIVISION OF FAMILY & CHILDREN SERVICES

100 County Loop Road | Cedartown, GA 30125

C: 470-543-4283| F: 770-749-2262

corey.freeman@dhs.ga.gov

dfcs.ga.gov



March 13, 2025

To Whom It May Concern,

This letter serves as a strong letter of recommendation for All Caring Hands (ACH). Rising Phoenix Health and Wellness Center (RPHWEC) has been privileged to partner with ACH in providing comprehensive mental health services to adolescents who have entered the custody of the Department of Family and Children Services (DFCS) due to early childhood trauma.

RPHWEC specializes in addressing the unique and complex needs of these young women, who often require intensive therapeutic support to navigate the lasting impact of their traumatic experiences. ACH, currently a group home provider in Snellville, GA, has consistently demonstrated an exceptional ability to create a safe, nurturing, and stable environment for these vulnerable individuals. Their commitment to fostering a sense of security and belonging has been instrumental in laying a solid foundation for these young women to develop the skills and resilience necessary to become productive and successful citizens.

ACH is now seeking to expand their impactful services by opening a second group home in Walton County, where they can continue their vital work of supporting the enhancement of young ladies who have been displaced due to unfortunate life challenges. We at RPHWEC wholeheartedly support this expansion and believe it will be a tremendous asset to the Walton County community.

During our collaborative partnership, RPHWEC and ACH have worked closely to ensure the young women receive holistic and integrated care. We have jointly focused on developing and implementing individualized strategies to enhance their coping skills, promote sustained emotional regulation, and support their academic advancement. This collaborative approach has proven highly effective in addressing the multifaceted needs of these adolescents.

Specifically, ACH has consistently excelled in providing:

A Secure and Supportive Living Environment: Their group home maintains a
consistent, positive, and structured living environment, which is crucial for the
stability and well-being of the residents.



- Individualized Care and Guidance: The staff at ACH demonstrate a genuine commitment to understanding and addressing the unique needs of each resident, providing personalized support and guidance.
- Effective Communication and Collaborative Practices: ACH maintains open and consistent communication with RPHWEC, ensuring seamless coordination of care and support.
- Empowerment and Advocacy: They are strong advocates for the young women, empowering them to take ownership of their lives and pursue their personal and academic goals.

Throughout our partnership, I have personally witnessed the remarkable progress of the young women under the care of ACH. Notably, several residents have successfully achieved significant milestones, including:

- · Successful high school graduation.
- · Admission to and continued enrollment in college.
- Securing and maintaining stable employment.
- · Consistent academic success for those still attending school.

These achievements are a testament to the dedication, compassion, and effectiveness of ACH in providing exceptional care and support.

We at Rising Phoenix Health and Wellness Center strongly recommend All Caring Hands and believe their expansion into Walton County will significantly benefit the community. Their unwavering commitment to the well-being and success of the young women they serve is truly commendable and we look forward to continuing our partnership.

Sincerely,

Samira Smith, LCSW

Executive Director/Founder

Rising Phoenix Health and Wellness Empowerment Center, LLC.

Planning Comm. Meeting Date 4-3-2025 at 6:	00PM held at WC Historical Court House, 111 S. Broad St, Monroe, Ga (2 nd Floor)	
Board of Comm Meeting Date 5-6-2025 at 6:00PM held at WC Historical Court House		
You or your agent must be present at both meetings		
Map/Parcel CI65 0003 A 00		
Applicant Name/Address/Phone #	Property Owner Name/Address/Phone	
ANNA WHITE	TIMANS ANNA WHITE	
1300 SNOWSMILL RD	1370 SNOWSMILLRD	
MONROE GA 30655 E-mail address: ANNA WO ALL CARONS	MONRUE GH 30655 ORGEIT More than one owner, attach Exhibit "A")	
Dhan # 678-480-9100	Phone # 470-983-3005	
Location: 1370 Snows Mill Rd. Requeste	d Zoning 0 + Acreage 4,3	
Existing Use of Property: NESI DENTIA		
Existing Structures: HOME, CARE		
The purpose of this rezone is CHILD (
NEGLECTED CHILDRE	EN AGES 12-18	
Property is serviced by the following:		
Public Water: Provider: 6740	F Monroe Water Well:	
Public Sewer: Provider:	Septic Tank:	
The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.		
Signature Date	Fee Paid	
Public Notice sign will be placed and removed by P&D Office Signs will not be removed until after Board of Commissioners meeting		
Office Use Only:		
Existing Zoning A2 Surrounding Zo	ning: North AI/A2 South B2/A) East AI/A2 West AI/A2	
Comprehensive Land Use Employment Cent	DRI Required? YN_	
Commission District: 6-Lirklyn Dixon Wa	atershed:TMP	

Date_

I hereby withdraw the above application_

Article 4, Part 4, Section 160 Standard Review Questions:

<u>Provide written documentation addressing each of the standards</u> <u>listed below:</u>

Existing uses and zoning of nearby property;

1.

	The extent to which property values are diminished by the particular zoning restrictions;
	Properties in the area will maintain or increase their value based on the homes
	residential maitenance, land scaping, and blending of the home in the heldharkoa
	blending of the nome in the heighborhood
	The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;
	Our organization promotes healthy
	Viving safety, morgles & values;
	The children pose no visk to the neighbor
•	They are normal children with 24 hour
	can abandoned or taken by the courts.
	The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
	Enhanced agriculture through Beekeep
,	& fam the rapy on the property. We
	are also an available and needed
,	Organization locally available to assist
	and Levelof young girls into morally so

5.	The suitability of the subject property for the zoned purposes; and
	This property is suitable for OI Zoning because there is currently a daycare accross the street. The property has over 4 Acres of land which provides a private setting out, of the view of neighbors.
6 .	The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property This property is occupied by owners and our of s
	July Cur years

.

-

. .

Letter of Intent for Rezoning from A1 to OI

February 13, 2025

To Whom It May Concern,

I have attached the requested rezoning documentation and an explanation about our program, which we would like to bring to our property at 1370 Snows Mill Road, Monroe, GA 30655. We currently have an established program running out of space in Gwinnett County. We are looking to open more beds for young adolescent girls between the ages of 12-18 years old who have been exploited or abused. I want to continue giving our girls who have been sex trafficked the opportunity to feel safe, loved, and valued as we have done in Gwinnett with a trauma-focused care environment. We would like to have another place that provides educational, therapeutic, and career development services. The property is currently zoned for Agricultural (A1) use, but I wish to use it for Office Industrial (OI) to have a 24-hour care home for 6-10 girls. The state of Georgia has over 10,000 children living in congregate care, which includes hotel living.

Individual foster homes are at their capacity; Hotels are housing up to 70 children at a time. With the urgent need for appropriate child-caring facilities, we have decided to transform one of our homes into another refuge for children. My mission of the program has remained the same: to provide resources via residential accommodations, mental health counseling, intervention, and career development to impact our girls' lives positively. Allowing them to beat the odds of death, teen pregnancy, sexually transmitted diseases, becoming abusers, drug problems, or going into incarceration due to committing crimes. It's easy for people in the system to cycle these abused girls through and not give them the tools in life that can help empower and improve their lives. We plan to continue supporting our girls so they can see that anything is possible with God! We have our girls involved in the community and provide them with great resources so they can see there are adults they can trust who won't abuse or abandon them. We are passionate about giving back to the community and aim to continue making a difference in our girls' lives. Also, we would like to inform you that parking, multiple visitors, or noise won't be an issue. We have not had any ordinance, property upkeep, or traffic issues in Gwinnett County since establishing our program in 2020. The property will maintain safety and no additional traffic than what is currently within the neighborhood. We will have 2-3 staff members onsite 24 hours a day to provide childcare and therapy, prepare meals, and assist with daily activities. We will have one van and 2-3 personal vehicles on the property. Our program will not provide drug or alcohol rehabilitation services, so we will not take any children in need of detoxes or children with issues related to addiction. The program will meet all state, environmental, and county requirements. This variance is necessary as the property is ideal for OI use and will contribute positively to the residents and community. The properties in the area will maintain/increase their value based on the landscaping and maintenance of our home.

Along with the wildlife, the environment will be enhanced based on our *Fields of Healing Program*, which includes gardening and beekeeping. Please feel free to contact me if you have any further questions or need any information. We look forward to partnering with the community to continue to make a successful impact on the lives of our adolescent girls.

Our staff:

Director- Anna White -Licensed Masters In Social Work, Certified Family and Children's Counselór Human Services Provider Darnell Johnson Master of Education with Honors, Bachelor of Business Administration

Ashley Ramsey-White-Planning and Development-Administrator Masters in Public Administration, Bachelors of Sociology

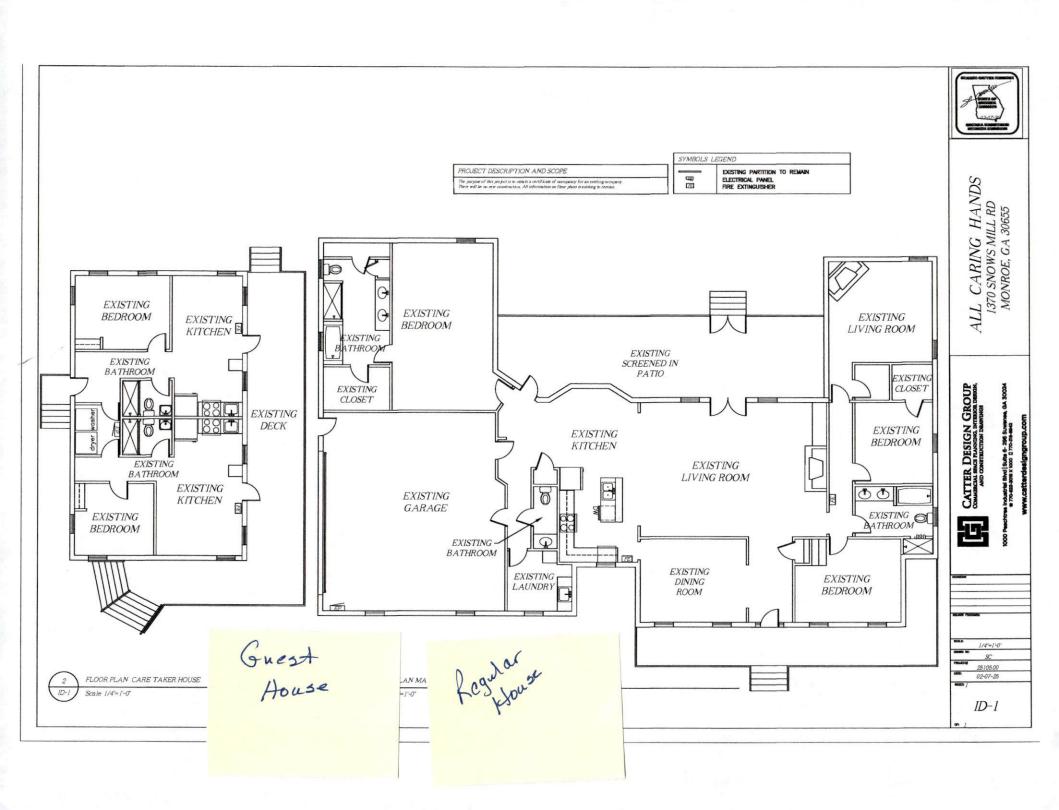
Dr. Victoria Timmermans- Health Care Provider-Educational Resources-MD, Family Medicine Asya Hendricks- Bachelor of Science, Trauma Registered Nurse For more information, look us up at *AllCaringHands.org*

Thank you for your time and consideration.

a.m. white

Anna White-Director of ACH

Mobile: 678-480-9258 Office: 770-576-5048





A uniquely designed program

that intertwines the empowerment and wellness of young women into a dynamic strategy that focuses on their successful reintegration into the community and workforce.

OUR FOUNDER'S STORY

ALL CARING Hands.LLC

SERVICES

DONATE

GET INVOLVED

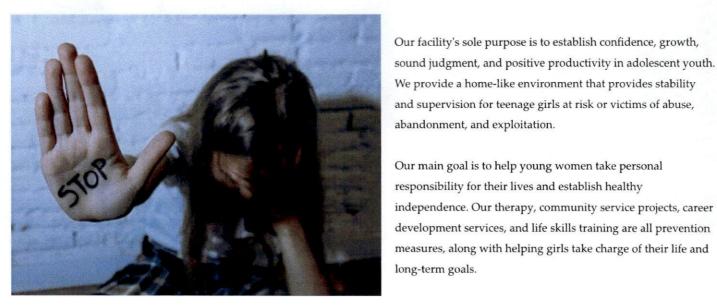
LEARN MORE

OBJECTIVE

- Break the cycle of Life Impacting Behavior
- Produce awareness of positive options and maintain an improved way of life.
- Prevent teen pregnancy, sexually transmitted diseases, and homelessness.
- Stop domestic sexual exploitation of minors.
- Empowering at-risk adolescent girls through training and apprenticeship programs.



"The most difficult thing is the decision to act, the rest is merely tenacity." (Amelia Earhart)



LOCATION

All Caring Hands is a residential facility in a rural area of Snellville, Georgia. Our facility gives a stable home environment to youth and keeps them connected to community-based services. We provide a home for young girls (ages 12-17) coming out of domestic minor sex trafficking (DMST) and abusive environments.

Our distinct program is a peaceful, home setting on 2 acres of land for our adolescent girls. It includes experienced

678-278-8411

Email us: caringhandsllc20@gmail.com

abandonment, and exploitation. Our main goal is to help young women take personal

and supervision for teenage girls at risk or victims of abuse,

responsibility for their lives and establish healthy independence. Our therapy, community service projects, career development services, and life skills training are all prevention measures, along with helping girls take charge of their life and long-term goals.

© 2023 by All Caring Hands, LLC

Case # 225-0082

Dear Members of the Planning and Development Board,

I am honored to provide this character reference for Mrs. Anna White. As an educator with 21 years of experience and currently serving as an Assistant Principal for Gwinnett County Public Schools, I have had the privilege of working with individuals from diverse backgrounds, fostering growth, leadership, and community engagement. Through my professional and personal experiences, I have developed a keen ability to recognize individuals who demonstrate integrity, responsibility, and a genuine commitment to serving others. These are all qualities that Anna embodies wholeheartedly.

I first met Anna through a church small group that she and her husband led. Each week, they graciously welcomed over 20 individuals into their home, creating an environment of warmth, encouragement, and spiritual growth. Her ability to cultivate a supportive community speaks to her dedication to uplifting others.

Since knowing Anna, I have consistently witnessed her dedication to serving others with integrity, compassion, and responsibility. She has a heart for uplifting those around her and goes above and beyond to ensure that people feel valued and supported. These qualities are not only evident in her personal interactions but also in her work with All Caring Hands, which has been operating successfully in Gwinnett County for the past three years. The recent approval for expansion into Snellville further demonstrates the organization's commitment to excellence and its positive impact on the community.

I understand that the community is concerned about ensuring that those operating in the area do so responsibly and with consideration for the residents. Without hesitation, I can attest to Anna's trustworthiness and strong moral character. She approaches every endeavor with diligence and care, always striving to make a meaningful and constructive difference. Her leadership, both personally and professionally, reflects her dedication to community betterment, making her and All Caring Hands a valuable addition to the area.

I fully support Mrs. Anna White in this endeavor and have no doubt that she will manage the property with the same level of care and responsibility she has demonstrated in every aspect of her life. Please feel free to contact me if you require any further information.

Sincerely,

Stacy James Assistant Principal Jones Middle School

stacy.james@gcpsk12.org

678-745-2054

Linda Fiorelli

Atlanta, GA, 30328 (404)664-2903

March 26, 2025

Dear Members of the Planning and Development Board, I am pleased to recommend my dear friend and former colleague for this request. I have known Anna and her family for nearly 20 years and have never been disappointed with her commitment and success, which she realizes when she is involved in a project. Fortunately, her children reflect the integrity, compassion, and heart with which Anna and her husband, Tim, raised them. My relationship with Anna was through her District Loss Prevention Manager role at TJ Maxx. Anna always had an excellent grasp of the technical aspects of the role, but her real success was in developing her employees to be people who tried to help those in need, people who had had legal issues and needed help. One of my early memories of Anna (and quite frankly, when I realized what her commitment meant) was our conversation about her making an appointment with the then-Atlanta Mayor Shirley Franklin. Anna wanted to discuss a concept she had for a program that ultimately became a national program in many administrative regions in the company. This program, called the Youth Business Institute, involved recruiting students from several underserved high schools in Atlanta. They would spend time with local stores and their managers. They learned skills from applying for a job to dressing for success to being candidates for scholarships for further education. It culminated in a 'graduation exercise' that was a very proud moment for friends and relations invited to a companysponsored luncheon with guest speakers. Anna might be humble about this program and accomplishment, but it further cemented her commitment to serve

Anna returned to college while fully employed and not only completed her bachelor's degree but also earned her master's degree. All while successfully executing a rather time-consuming and sometimes stressful retail career. Anna's heart knows no limits; I know it, and so does everyone who meets her. She has high standards but has no problem calling it as she sees it (she leads with a balance of her head and heart). She gives her all and shows others how that commitment is possible and rewarding.

I am always honored to support Anna, but never more than this time when she requests the ability to open a second facility to support and encourage abused and misguided girls. Lives are better for knowing Anna. I know mine is!

Sincerely and respectfully,

those less fortunate than herself.

Linda Firelli Linda A. Fiorelli

(retired) Senior Regional Vice President TJ Maxx



March 20, 2025

To Whom It May Concern,

I am honored to write this letter of recommendation for All Caring Hands, a home dedicated to supporting young girls who have survived sexual abuse. Under the leadership of Ashley Ramsey and Anna White, All Caring Hands has become a safe haven where these children receive not only shelter but also compassionate guidance, emotional support, and structured enrichment

Ashley Ramsey has demonstrated remarkable initiative in pursuing opportunities that enhance the well-being and personal growth of the girls at All Caring Hands. Her dedication is evident in the extraordinary enrichment activities she has implemented, ensuring that these young women have access to programs that foster healing, self-confidence, and personal development. Beyond her role in creating these opportunities, Ashley is a hands-on leader who spends meaningful time with the children and provides strong direction for the staff. She ensures that the 24-hour supervision at All Caring Hands is carried out with a balance of firmness and structure, while always maintaining kindness and understanding. Her leadership fosters an environment where both staff and residents feel supported and empowered.

Anna White plays a critical role in the emotional well-being of the children. She is a source of stability and encouragement, providing unwavering emotional support and guidance. Her ability to lead with empathy makes her an exceptional role model, and her presence within the organization creates a nurturing atmosphere that allows these young girls to feel safe, valued, and heard.

As a physician, I have have the privilege of working with All Caring Hands by providing educational sessions on health topics and personal maintenance. Through these interactions, I have witnessed firsthand the profound impact that Ashley and Anna have on the lives of these children. Their leadership ensures that All Caring Hands is not only a supportive and nurturing environment but also one filled with structure and

I wholeheartedly support and recommend Ashley Ramsey, Anna White, and All Caring Hands for any opportunity that would further their mission. Their commitment to these young girls is truly inspiring, and their work is a testament to the power of compassionate leadership.

Sincerely,

Victoria Timmermans, MD Family Medicine Physician victoria.timmermans@nghs.com

@DrVictoria



The Faculty of

The University of Georgia

Graduate School
hereby confers upon

Anna Miriam Moore-White

the degree of

Master of Social Work

together with all the rights, privileges and honors appertaining thereto in consideration of the satisfactory completion of the course prescribed by the Faculty of this University.

In Testimony Whereof we have hereunto affixed the seal of the University and the signatures of the officers thereof.

Given at Athens, Georgia on this twelfth day of May, 2023.

Sonny Tendue Chanceller of Miniversity System

Two hiken Registrar and Secretary of the Faculty



Twe W. Morehead President of the University

ANALASH Dean



Anna Miriam Moore-White

has met all the requirements of the State of Georgia and its
Composite Board of Professional Counselors, Social Workers, and
Marriage and Family Therapists
and is licensed as a
Master Social Worker

In Witness Whereof this License number MSW012259 is hereby granted
this 18th day of December 2024

Social Workers Standards Committee

WORKERS, AND WARREN AND STATE OF STATE

Brad Raffenspager

Interim Division Directory