

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

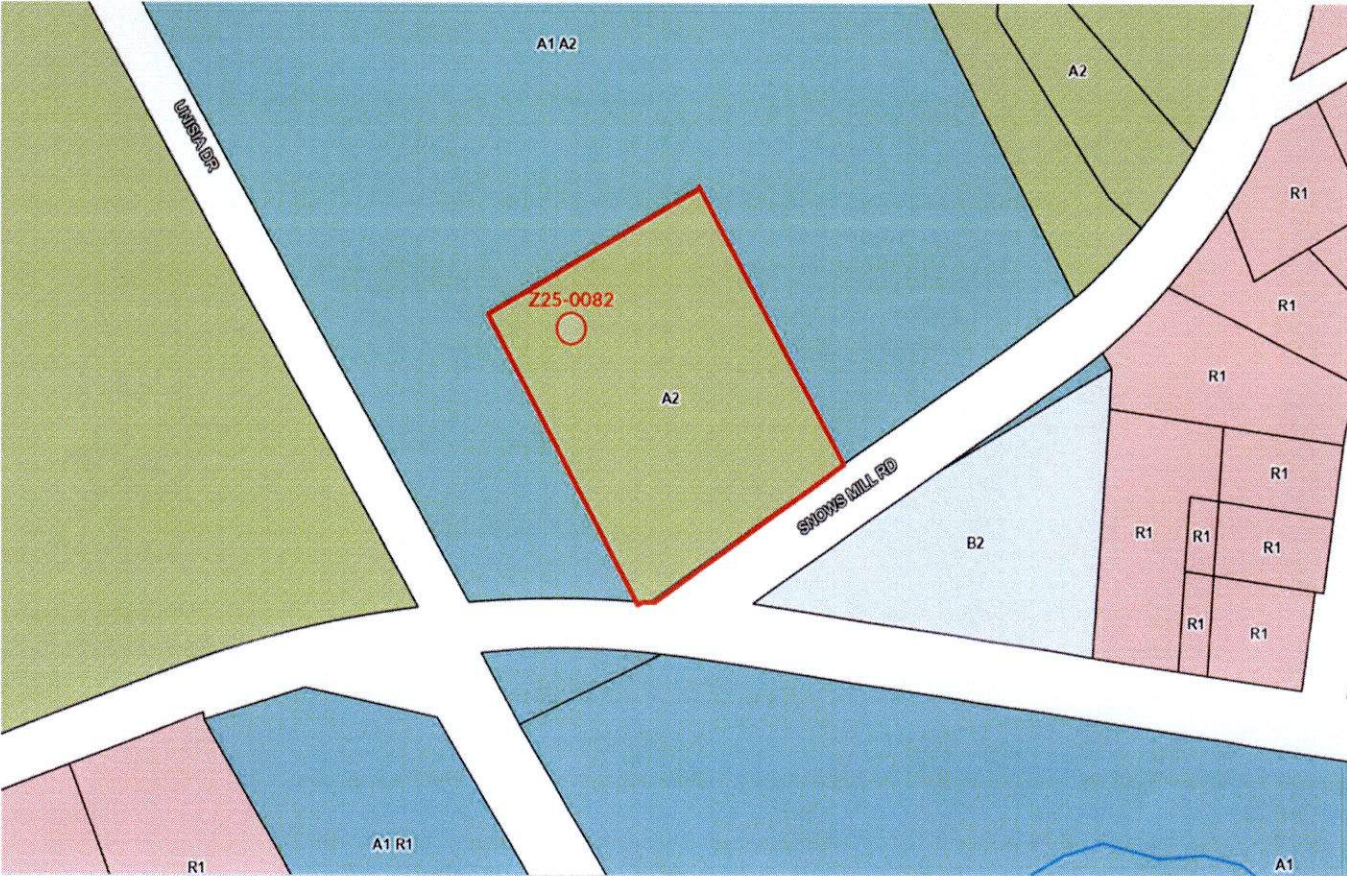
District 6 Commissioner-Kirklyn Dixon

Planning Commission-Timothy Kemp

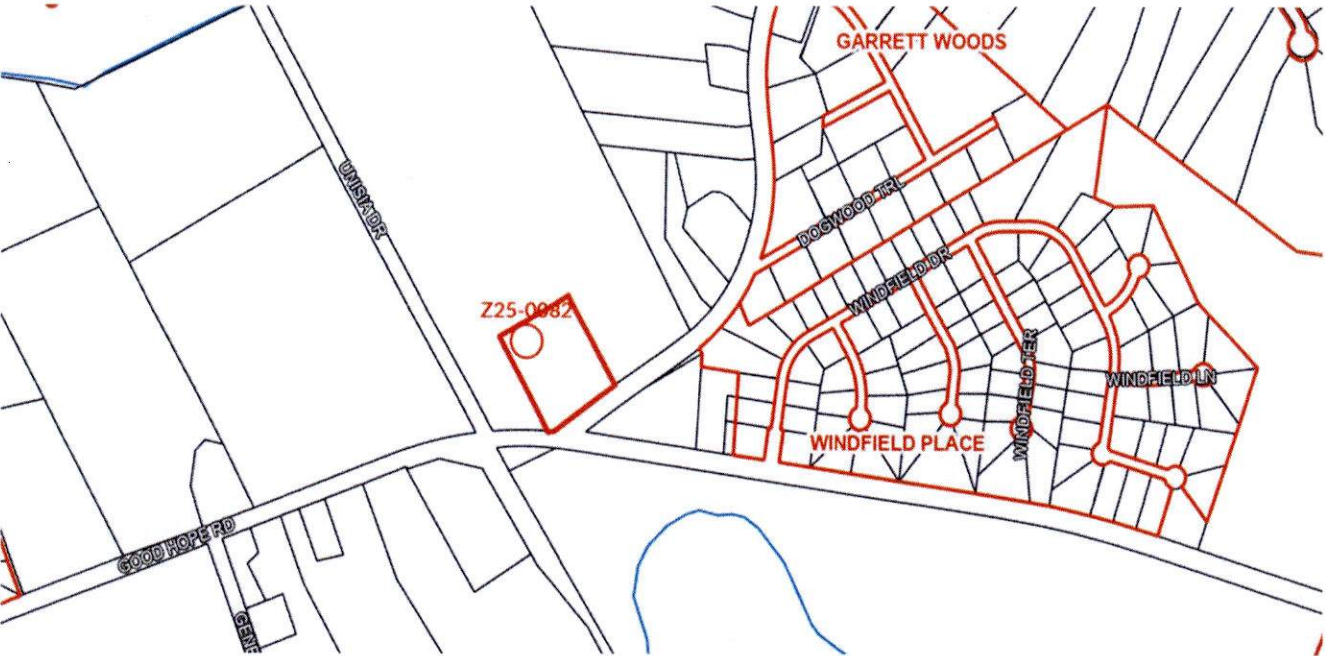
Existing Site Conditions: Property consists of a house and a guest house.



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.



History: No History

Staff Comments/Concerns:

Rezone Application # 225-0082
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 4-3-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd 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 C1650003A00

Applicant Name/Address/Phone #

ANNA WHITE

1370 SNOWSMILL RD

MONROE, GA 30655

E-mail address: ANNA.W@ALLHANDS.ORG

Phone # 678-480-9258

Location: 1370 Snows Mill Rd. Hwy 83

Property Owner Name/Address/Phone

TIM AND ANNA WHITE

1370 SNOWSMILL RD

MONROE, GA 30655

(If more than one owner, attach Exhibit "A")

Phone # 470-983-3005

Requested Zoning OF Acreage 4.3

Existing Use of Property: RESIDENTIAL LIVING

Existing Structures: HOME, CARE TAKER HOUSE, BARN

The purpose of this rezone is CHILD CARE FOR ABUSED AND NEGLECTED CHILDREN AGES 12-18

Property is serviced by the following:

Public Water: Provider: City of 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 Anna White

Date 2/13/2025

Fee Paid \$ 450.00

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 Zoning: North A1/A2 South B2/A1
 East A1/A2 West A1/A2

Comprehensive Land Use: Employment Center **DRI Required?** Y _____ N

Commission District: 6-Kirklyn Dixon Watershed: TMP

I hereby withdraw the above application _____ Date _____

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

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

A1, B1

2. 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 home's residential maintenance, landscaping, and blending of the home in the neighborhood.

3. 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 living, safety, morals & values; the children pose no risk to the neighborhood. They are normal children with 24 hour care abandoned or taken by the courts.

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

+ Enhanced agriculture through beekeeping, & farm therapy on the property. We are also an available, and needed organization locally available to assist and develop young girls into morally sound, educated & workforce developed citizens.

5. The suitability of the subject property for the zoned purposes; and

This property is suitable for O.I. zoning because there is currently a deep care across 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 guests.

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 Counselor
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.



Anna White- Director of ACH

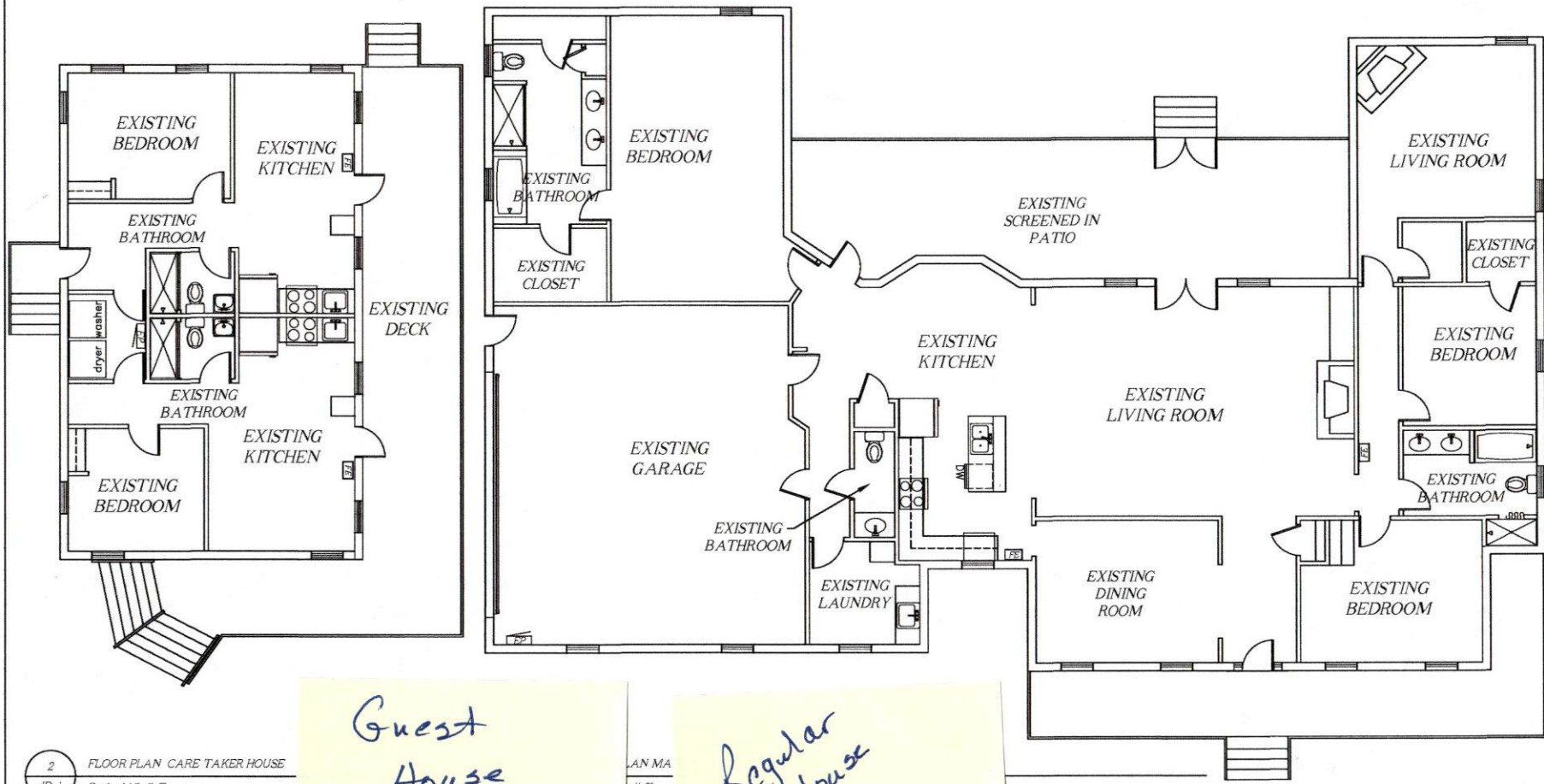
Mobile: 678-480-9258

Office: 770-576-5048



PROJECT DESCRIPTION AND SCOPE
 The purpose of this project is to obtain a certificate of occupancy for an existing occupancy. There will be no new construction. All information on floor plans is existing to remain.

SYMBOLS LEGEND	
	EXISTING PARTITION TO REMAIN
	ELECTRICAL PANEL
	FIRE EXTINGUISHER



ALL CARING HANDS
 1370 SNOWS MILL RD
 MONROE, GA 30655

CATER DESIGN GROUP
 COMMERCIAL SPACE PLANNING, INTERIOR DESIGN,
 AND CONSTRUCTION DRAWINGS
 1000 Peachtree Industrial Blvd | Suite C-286 Suwanee, GA 30024
 404-251-8844
 www.caterdesigngroup.com



2 FLOOR PLAN CARE TAKER HOUSE
 ID-1 Scale: 1/4"=1'-0"

AN MA
 1'-0"

Guest House

Regular House

DATE	
SCALE	1/4"=1'-0"
DATE IN	SC
PROJECT	25105.00
DATE	02-01-25
REVISION	
NO.	
DATE	

ID-1



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**



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)



Our facility's sole purpose is to establish confidence, growth, sound judgment, and positive productivity in adolescent youth. We provide a home-like environment that provides stability and supervision for teenage girls at risk or victims of abuse, abandonment, and exploitation.

Our main goal is to help young women take personal 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.

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

Call us:
678-278-8411

Email us:
caringhandsllc20@gmail.com

Find us:
Snellville, GA

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