



City of Hogansville
Planning & Zoning Commission
Regular Meeting Minutes

December 20, 2018 at 5:30 pm

Chairperson: *Ricky Thrash 2020*

Board Member: *Mary Margaret Ware 2020*

Board Member: *Carol Smith 2019*

Board Member: *Carolena Lynch 2019*

Board Member: *Gayle Devereaux 2019*

Present: Ricky Thrash, Chair
Gail Devereaux
Carolena Lynch
Carol Smith
Mary Margaret Ware

Also Present: David Milliron, City Manager
Lynne Miller, Planning & Development Director

This meeting was held at the Hogansville City Hall, 400 East Main Street.

CALL TO ORDER

This regular Planning and Zoning Commission meeting was called to order at 5:30 pm by Chair Ricky Thrash.

APPROVAL OF AGENDA

Upon motion by Board Member Carol Smith, seconded by Board Member Gayle Devereaux, the agenda was unanimously approved, with the addition of an invocation and Pledge of Allegiance.

INVOCATION AND PLEDGE

Chair Ricky Thrash gave an invocation and led the Pledge of Allegiance.

MINUTES

Upon motion by Board Member Board Member Carol Smith, seconded by Board Member Mary Margaret Ware, the minutes of the regular meeting held November 15, 2018 were unanimously approved.

DRAFT

NEW BUSINESS

301 Pine Street, the Family Life Center, Inc., Special Use Permit Application for a Group Home and Private School, Dr. Jimmy D. McCamey, Jr, Troup Tax Map No. 024 4B0 100 01.

Dr. McCamey presented his request, explaining that:

- He is proposing a residential program for boys aged 12-17, who are awaiting foster care.
- He is also proposing a certified school for grades 6-12.
- Some boys would go to public school if they could qualify.
- The program would include counseling, for the boys and their families if applicable.
- 301 Pine Street (former West End School), would be renovated, to provide 20-25 beds and a cafeteria.
- This program would use most of 301 Pine Street, except for the existing day care center, which would remain.
- A fence would be erected between the daycare center and the boys program, and the daycare's playground would be moved from behind the school to the front.
- The boys for this program would be drawn from Troup County to the extent possible.
- For each boy, this program typically lasts 9-12 months.
- Staff to client ratios would average 1:5, and would meet State requirements.
- Any boys who reach age 18 would then be sent to the closest independent living centers, which are in Atlanta, Columbus and Savannah.
- Also planned: a GED program, and free lunches to seniors, aged 65+, Mondays through Fridays, but if these programs are already offered in Hogansville, then Dr. McCamey would rather collaborate with the existing programs than to duplicate existing services.
- This project would create upwards of 50 jobs in its first three years.
- Dr. McCamey would manage the group home and school.
- The program would have its own campus security, which Dr. McCamey could access via smart phone.
- Plans are to open this home and school in July 2019. The middle building – the proposed residential unit – would be completed first, and the other buildings may take longer to rehabilitate.
- Dr. McCamey has a group home that is two years old, in Talbotton GA, with six beds. Boys there stay for one year, and go to public schools.
- Dr. McCamey has no criminal records, nor prior homes that were closed by host governments.

After some discussion, Board member Carol Smith moved that Dr. McCamey be asked to return to the next Planning & Zoning Commission meeting with the following written information:

- 1) Written description of how the proposed group home will be separated from the existing day care center at the site, and how this separation will be maintained and secured;
- 2) The proposed staff/child ratio;

DRAFT

- 3) Written answers to Section Two, Division VII: Group Homes and Personal Care Homes; Section 18-210: Special Use Permit Required for Group Homes: (1) a-h; of the City of Hogansville Group Home Ordinance 15-09-0A dated September 8, 2015; and
- 4) Proposed timeline for rehabilitating the Pine Street property and opening and developing the business.

The motion was seconded by Board member Mary Margaret Ware, and passed with a vote of four members in favor, none opposed, and Board member Carolena Lynch abstaining.

The Commission agreed to hold a special meeting at 5:30 pm, Thursday, January 10, 2019, at Hogansville City Hall, to review the written information with Dr. McCamey and formulate a recommendation to the City Council.

Dr. McCamey agreed to supply the written information, and asked Planning and Development Director Lynne Miller to email him the list of the questions cited in the motion.

ANNOUNCEMENTS

Lynne Miller reported that Mayor Bill Stankiewicz will be giving a “State of the City” presentation on January 17, 2019, 6 pm at the Hogansville Library, 310 Johnson Street.

ADJOURNMENT

Upon motion by Carol Smith, seconded by Mary Margaret Ware, and with unanimous consent, the meeting was adjourned by Chair Ricky Thrash at 6:30 pm.

NEXT MEETING

The next Planning & Zoning Commission meeting will be a special meeting at 5:30 pm, Thursday, January 10, 2019, at Hogansville City Hall, to review Dr. McCamey’s written answers to the Planning Commission’s questions.

Respectfully submitted,

Lynne S. Miller, AICP
Community Development Director