

Memorandum

Subject: **PZ25 - 013.** Rezoning Request from Infinite 1 Holdings, LLC to rezone an approximate 1.275-acre tract from R15 to CRC at 4144 Old Austell Road within land lot 946, 19th District, 2nd Section, Cobb County, Georgia. PINs: 19094600330

A motion to approve subject to the following conditions:

1. Licensing and Compliance

- The facility shall maintain all required state and local licenses and certifications for operating a training facility for adults with intellectual and developmental disabilities.
- The operator shall comply with all applicable provisions of the Georgia Department of Community Health and any other relevant regulatory agencies.

2. Hours of Operation

- The training facility's general hours of operation shall be between the hours of **7:00 a.m. and 6:00 p.m., Monday through Friday**. The facility shall also be permitted to conduct special events outside the regular hours of operation for its registered clients provided that such events shall be limited to not more than 4 special events per month and all events shall conclude not later than 9 pm.
- No overnight stays shall be permitted without prior approval.

3. Capacity and Staffing

- The maximum number of participants shall not exceed the number which is allowed by the fire marshal and state and local licensing requirements.
- The facility shall maintain a minimum staff-to-participant ratio in accordance with state regulations, with at least one staff member trained in CPR and first aid on-site at all times.

4. Parking and Traffic Management

- Adequate on-site parking shall be provided for staff, visitors, and transportation vehicles, in accordance with the city's zoning code.
- A designated drop-off and pick-up area shall be provided to minimize traffic congestion and ensure safe access.
- A traffic management plan may be required if the facility serves more than twenty-five participants.

5. Noise and Activity Control

- Any outdoor activities must be supervised and limited to designated hours.
- Noise levels shall comply with the city's noise ordinance and shall not disrupt adjacent residential or commercial uses.

6. Site Design and Landscaping

- The facility shall provide appropriate screening between the facility and adjacent residential properties as determined by the City's professional planning staff, which shall not be unreasonably withheld.
- Signage shall be limited to one monument or wall sign and shall be non-illuminated or externally lit only.

7. Accessibility and Safety

- The facility shall comply with the Americans with Disabilities Act (ADA), including accessible entrances, restrooms, and pathways.
- Emergency exits, fire suppression systems, and evacuation plans shall be reviewed and approved by the local fire marshal.

8. Community Engagement

- The operator shall provide a community liaison contact and respond to neighborhood concerns in a timely manner.
- An annual report summarizing operations, community feedback, and any incidents shall be submitted to the city's planning department.

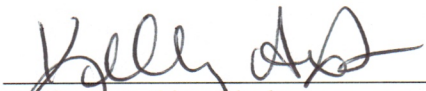
9. Applicant and Approval Specific

- The City's professional planning staff shall be permitted to allow such changes to these conditions as, in its professional judgment, are consistent with Applicant's proposed use and/or adjacent zonings and land uses. A change in owner or operator shall require approval by the council.

* Allowing work with
current occupant
to 6 months
Administrative
approval

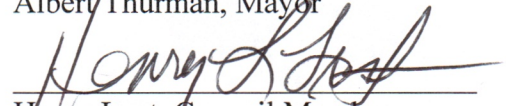
* Ownership includes
within family

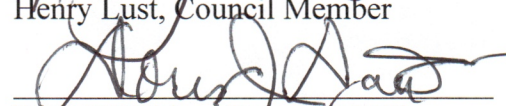
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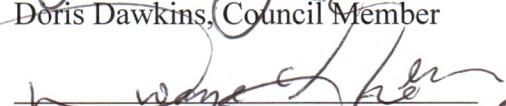

Kelly Axt, City Clerk

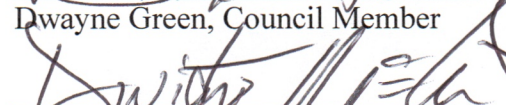
Absent - City Business

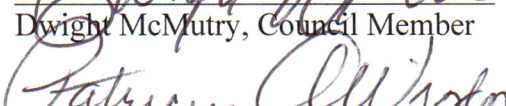
Albert Thurman, Mayor


Henry Lust, Council Member


Doris Dawkins, Council Member


Dwayne Green, Council Member


Dwight McMutry, Council Member


Patricia Wisdom, Council Member