

**CITY OF METTER
PUBLIC HEARING
MONDAY, SEPTEMBER 9, 2024
5:15 P.M.**

A public hearing was held on Monday, September 9, 2024, at 5:15 p.m. in the council chambers at city hall.

Attending the hearing were the following officials:

Mayor Edwin O. Boyd
Councilwoman Victoria Gaitten
Councilwoman Chyrileen Kilcrease
Councilman Gregg Stewart
Councilman James McKie
City Clerk Angie Conner
Public Works Director Cliff Hendrix
Police Chief Robert Shore
Planning Director Teresa Concannon
Fire Chief Jason Douglas

GUESTS ATTENDING

LaFanta Bonner
Taneka Rhymes
Shane Hadden
Ryan Hadden

CALL TO ORDER AND WELCOME

Mayor Boyd called the hearing to order and welcomed everyone.

PURPOSE

To hear public input on the proposed amendment to the Zoning Ordinance Article VI “List of Permissible and Conditional Uses” to allow Day Care Groups and Day Care Centers to be Permissible Use in PEH (Public, Education and Health) Districts.

COMMENTS

Mr. Hendrix explained that the applicant has an opportunity to lease a property to a tenant who wishes to operate a Day Care Center at 430 N. Rountree St. The property is in the PEH zoning district, which does not permit day care centers. The applicant requests an amendment to the permissible uses in PEH, to add Day Care Groups and Day Care Centers. This request will apply to all PEH zoned parcels.

Background:

- The request for a zoning amendment is a requirement of *Article XIII. Amendments*.
- Day Care Groups and Day Care Centers are not permitted by right or conditional use in PEH.

- According to *Article V. Zoning District Schedules*, the definition of PEH includes “Parks, education, public and private schools, hospitals, office buildings.” The *Examples of Basic Intent and Uses* in PEH include private day care centers, clinics, cemeteries. However, in *Article VI List of Permissible and Conditional Uses*, Day Care Groups and Day Care Centers are not permitted in PEH.
- Day Care Groups and Day Care Centers are permitted by right in all commercial and industrial zoning districts and are permitted as a conditional use in R-3 and R-4.
- Intensive uses such as school, amusement park, athletic field, animal hospital, community center, country club, and hospital are permitted by right in PEH.
- The structure on the property has been occupied in the past by DAS and Gathering Place Ministries. Customer parking is in place.
- The property is bordered by the Health Department, and to the west (across Rountree St.) by the County Tax Commissioner and Tax Assessor offices, and the Metter Community Center.
- Improvements to the structure are subject to building permit and inspection requirements.

Description of surrounding land use and zoning:

The applicant’s property is located at the corner of Rountree St. and Daniel St. and is part of the Rountree/Candler/Woodcock St. PEH district. Surrounding parcels are in the R-3 Two-Family Residential zoning district.

Citywide, PEH zoning districts include:

- W. Vertia/College/Register/Pine Street PEH District (BoE, Recreation Department, Boys & Girls Club).
- Cedar/Doctor’s Street PEH District (Candler County Hospital and doctors’ offices).
- Guido Gardens PEH District.
- City of Metter Police and Public Works Complex PEH District.

Consistency With Comprehensive Plan:

The property at 430 N. Rountree Street is designated for residential use on the **existing land use and future land use maps** in the **2022 Candler County/Metter Comprehensive Plan**. The property is located in a node with county government offices, the health department, and the city’s community center. The node is surrounded by residential zoning and land uses.

The property is in the **Neighborhood/Subdivision Residential Development Character Area**, which includes implementation measures that “encourage the location of schools, community centers or well-designed small-scale commercial activity centers at suitable locations within walking distance of residences.”

Day Care Centers are permitted as a conditional use in R-3 and PEH permits education facilities, so a day care center in the PEH district is compatible with both the PEH and adjacent R-3 zoning district.

Analysis/Zoning Standards of Review:

- The proposed amendment meets the spirit, purpose, and intent of the PEH zoning district and is compatible with the surrounding area.

- The proposed amendment to permissible uses in the PEH zoning district will result in a new use that is no more intensive than those currently permitted.
- The current PEH district permits a range of activities from schools to equipment storage yards. The proposed change to include day care groups and day care centers is consistent with the examples of basic intent and uses in the PEH zoning district schedule.
- The proposed amendment to PEH permitted uses is in the public interest. As Metter's employment opportunities continue to grow, reliable childcare will be more in demand. The PEH district permits schools and is a good fit for early childhood care.
- The proposed amendment to PEH will add permitted uses that are consistent with existing permitted uses. All existing PEH districts would be suitable locations for childcare facilities.
- The proposed amendment to PEH adds a use that is compatible with existing permitted uses.
- The property has reasonable economic use as currently zoned. However, a day care center is compatible with other developments in the area, and a desirable amendment to PEH permitted uses.
- The proposed amendment to PEH permitted uses will not require extension of city water and sewer and road infrastructure and will not burden existing public services or facilities. Day care centers are not more intensive than current PEH permitted uses.
- The proposed amendment to PEH permitted uses to add day care groups and day care centers will have no greater impact on traffic than current PEH zoning district permitted uses.
- The proposed amendment to PEH permitted uses to add day care groups and day care centers will have no greater impact on the environment than current PEH zoning district permitted uses.
- The proposed amendment to PEH permitted uses to add day care groups and day care centers will have no greater impact on zoning patterns, public facilities or services, the environment, or city growth management plans than current PEH zoning district permitted uses.
- The proposed amendment to PEH permitted uses to add day care groups and day care centers is consistent with the basic intent and uses of PEH. Amending PEH permitted uses is a recognition that the zoning district is suitable for childcare services.
- The proposed amendment to PEH permitted uses to add day care groups and day care centers will have no greater impact on public health, safety, morality, or general welfare than current PEH zoning district permitted uses.

Staff has reviewed the application to amend Article VI to permit Day Care Groups and Day Care Centers in the PEH (Public, Health, and Education) zoning district, and determined that the proposed change is compatible with the PEH definition, and appropriate as a permissible use. Staff recommends approval.

The Planning Commission voted unanimously on August 20, 2024, to recommend approval of this request to amend Article VI. List of Permissible and Conditional Uses to permit Day Care Groups and Day Care Centers in the PEH (Public, Health, and Education) zoning district.

ADJOURNMENT

After hearing no objections, Mayor Boyd closed the hearing at 5:30 p.m.

Angie Conner, City Clerk