

**STAFF ANALYSIS AND REPORT  
APPLICATION #25-039 SPECIAL APPROVAL**



**OWNER:** Anita White

**APPLICANT:** Jazmine Gilbert

**LOCATION:** 221 Edison Drive (000II/00024/002)

**CURRENT ZONING/USE:** R-2 (Single-Family Residential District)

**PROPOSED USE:** Child Welfare Facility (4-6 Youths)

**MEETING INFORMATION:**

Planning Commission: 09/03/2025, 2:00 PM, 222 Pine Avenue, Rm. 100  
City Commission: 09/16/2025, 8:30 AM, 222 Pine Avenue, Rm. 100

**RECOMMENDATION:** **Approval**

**GENERAL INFORMATION:**

Jazmine Gilbert has submitted an application to the Albany Dougherty Planning Commission requesting Special Approval to operate a Child Welfare Facility to serve up to six youth ages 6-18 years on a .3-acre parcel zoned R-2 (Single-Family Residential District). The property is 221 Edison Drive (000II/00024/002). The property owner is Anita White. The applicant is Jazmine Gilbert.

The facility is proposed to serve as a home-like environment for up to 6 youth, ages 6 to 18, who need stable residential placement. The operation will be licensed through the Georgia Department of Human Services (DHS) Residential Child Care Licensing Unit.

## **SPECIAL APPROVAL CRITERIA**

The Albany Dougherty Zoning Ordinance requires that the Planning Commission consider the following factors for special approval requests:

### **1. The effect of the proposed activity on the adjacent transportation network.**

#### **Trip Generation:**

**Road Improvements:** According to the **FY 2024-2027 Transportation Improvement Program** and the **Dougherty Area Regional Transportation Study (DARTS 2050)**, there are **no federal/state-funded** projects in the area.

**Road Classifications:** Streets that provide access to the subject property are classified accordingly:

- Edison Dr. is a local road

**Trip Generation:** Current traffic volumes near the subject are as follows.

- The closest traffic count near the site is located at the intersection of E. Oglethorpe Blvd/Edison Dr., with an Average Daily Traffic (AADT) Count of 19,300.
- Accident reports for the immediate area, specifically from Thorton Dr to Monarch Drive along E. Oglethorpe, indicate that thirteen (13) accidents have been reported over the past year. There were four (4) injuries.

The ITE trip generation for the proposed use as a Congregate Care Facility will generate an average of 3 to 4 trips per day, with 50% entering and 50% exiting for a 2,000 sq ft building.

**Analysis:** The proposed use should not adversely impact the surrounding transportation network.

### **2. The location of off-street parking facilities.**

According to the applicant, the property is accessed through a paved driveway and designated parking to provide off-street parking for staff and visitors.

### **3. The number, size, and type of signs proposed for the site.**

The applicant is aware that signage is prohibited in the residential neighborhood.

### **4. The amount and location of open space.**

According to the applicant, no alterations will be made to the existing open space or structure. The lot layout and home footprint will remain unchanged, preserving the character and environmental integrity of the area. A plot plan is included with the application for reference.

### **5. Protective Screening.**

According to the applicant, there is a spacious front and back yard. There will be no alteration of the residential character of the neighborhood.

### **6. Hours and manner of operation of the proposed use.**

According to the applicant, the hours of operation will be 24 hours a day, 7 days a week as this will be the residence for the youth. The children will attend school during regular hours.

### **7. Outdoor lighting.**

The applicant explained that no additional lighting is planned. Consistent with neighboring properties, only standard residential lighting.

### **8. Ingress and egress to the property.**

The applicant ensures there will be no modifications to the ingress and egress of the property.

### **9. Compatibility with surrounding land use.**

The proposed use suits the adjacent land uses and the subject site. The adjoining land uses are primarily residential with commercial use along the E. Oglethorpe corridor.

Zoning Designations of the area are as follows:

- North: R-2
- South: R-2 and C-3
- East: R-2 and C-3
- West: R-2 and C-3



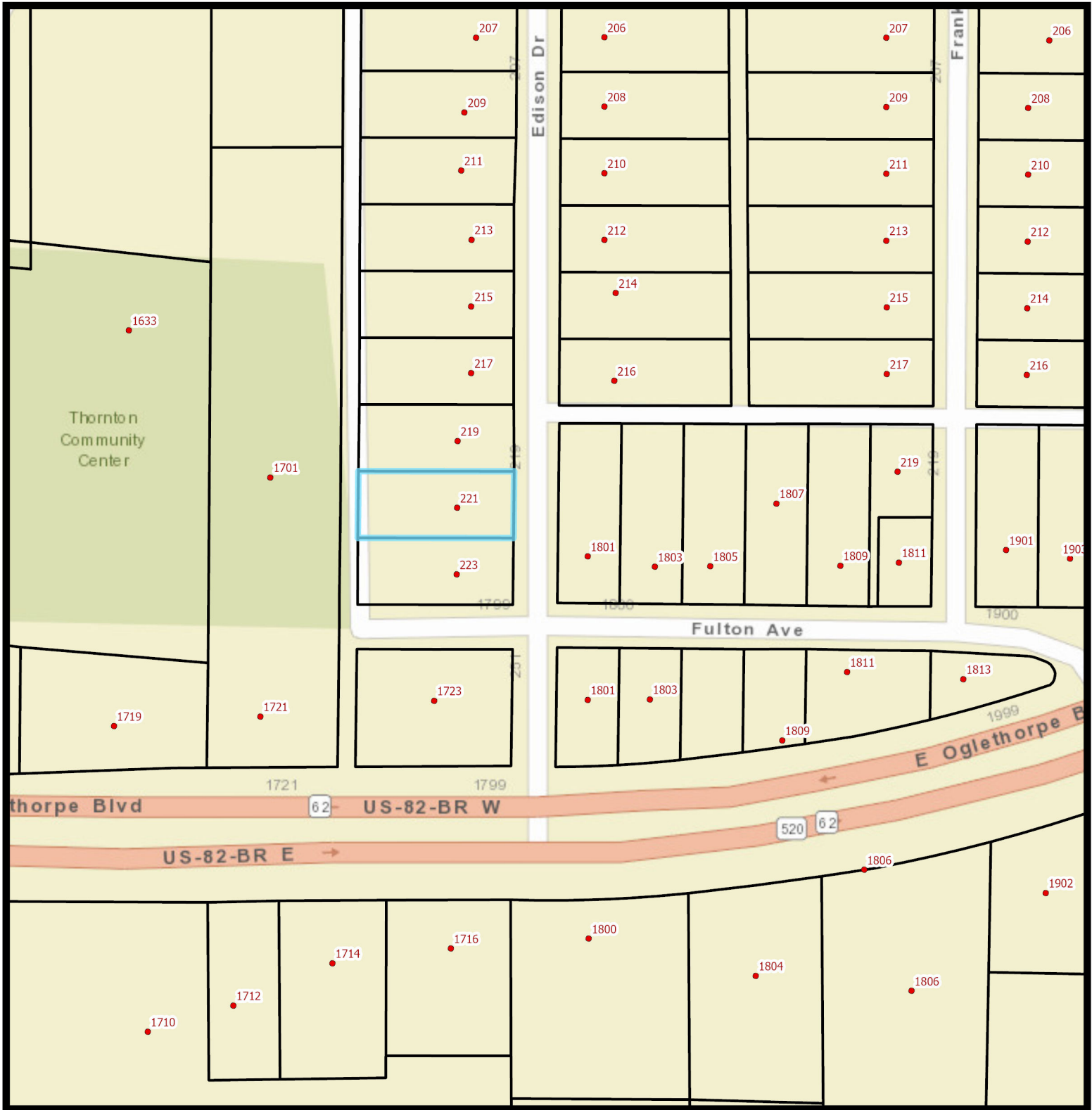
### **10. Consistency with the Comprehensive Plan.**

The **Future Land Use Map** recommends medium-density residential uses on this site. The proposed development does not conflict with this recommendation, as daycare centers are already permitted to use within residential designations.

## **RECOMMENDATION**

Staff recommends **Approval** of this application.

# LOCATION



**25-039**  
**221 Edison Dr.**  
**Special Approval**



Disclaimer: Albany GIS makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All data is subject to change.



# Aerial



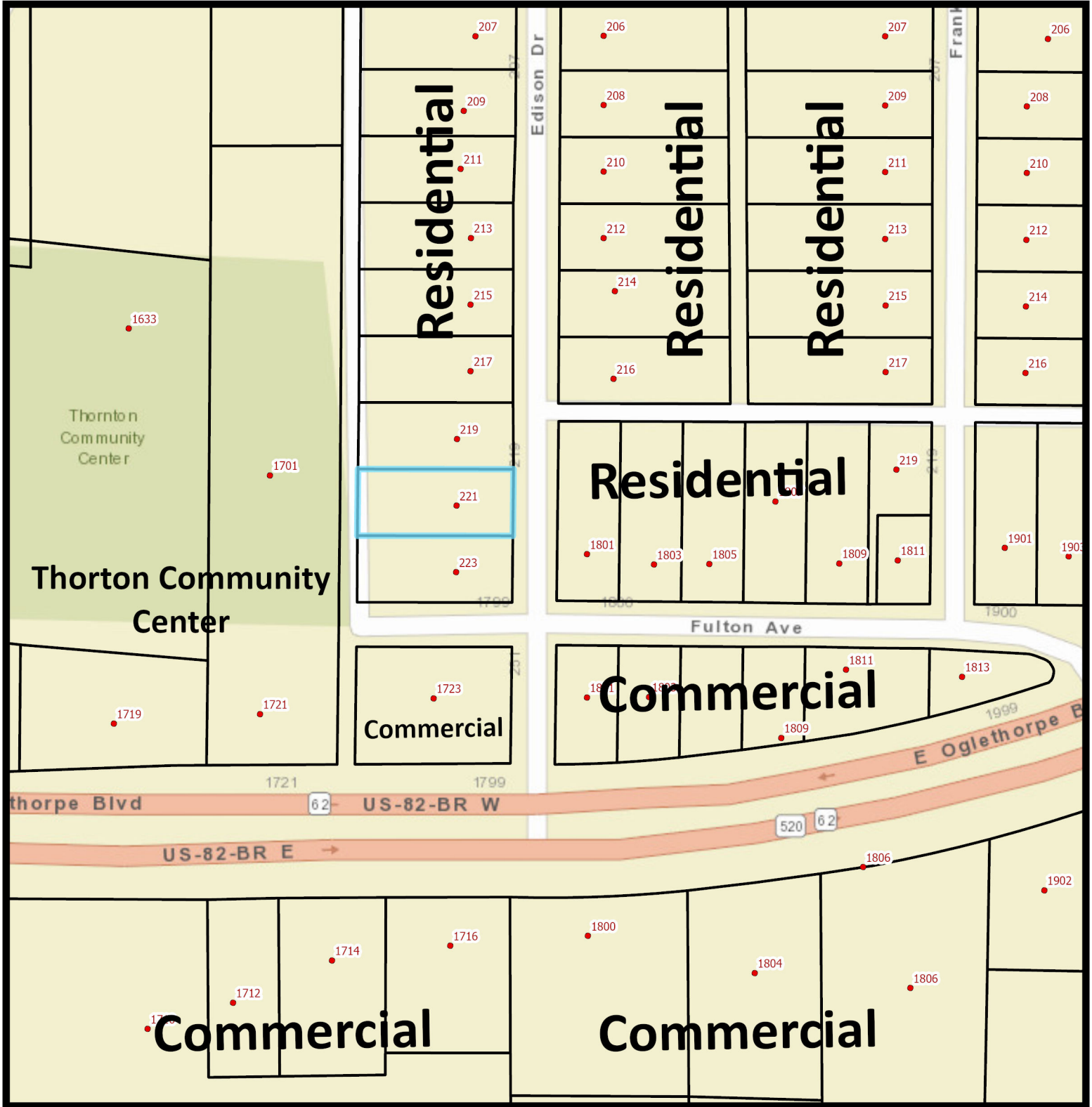
**25-039**  
**221 Edison Dr.**  
**Special Approval**



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# Current Landuse



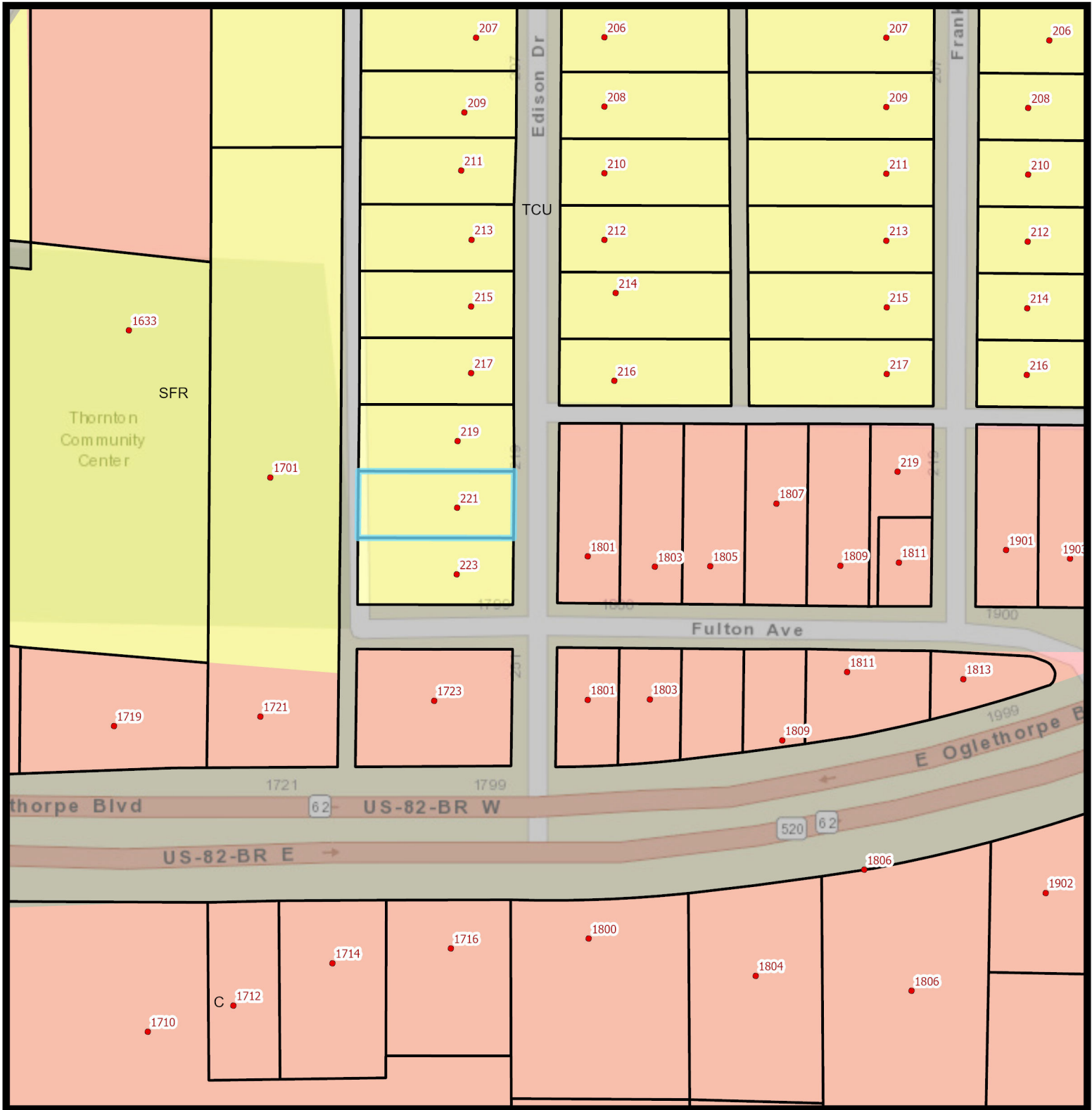
25-039  
221 Edison Dr.  
Special Approval



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# Future Landuse



**25-039**  
**221 Edison Dr.**  
**Special Approval**



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SPECIAL APPROVAL APPLICATION

[X] City of Albany [ ] Dougherty County

Property Address: 221 Edison Dr.

Name of Property Owner(s): Anita White

Mailing Address: 2705 W. Doublegate Dr.

City: Albany State: GA Zip Code: 31721

Telephone: 229-881-1415 Email:

Name of Applicant: Jazmine Gilbert

Mailing Address: 2822 Creedmoor Court

City: Albany State: GA Zip Code: 31721

Telephone: 229-291-7730 Email: jazdg88@yahoo.com

Current use of property: N/A: empty

Property owner requests special approval to allow the following special use: group home for children 6-18 years old (licensed)

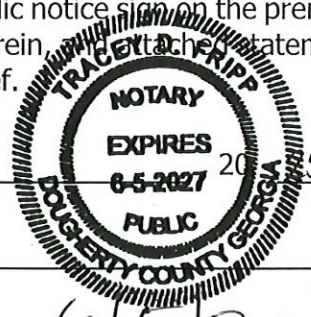
The applicant is required to provide a site plan, an 8" X 11" copy of the site plan, and a letter of intent with each application. In the event the applicant is someone other than the current owner, the applicant must attach a letter of authorization signed by the current owner(s) of the property authorizing the filing of the application. A complete application must be filed by the 10th of the month to be considered for the meeting of the following month.

I hereby authorize the Planning, Development Services & Code Enforcement Department staff to inspect the premises of the above described property and to place a public notice sign on the premises as required by law. I also hereby depose and say that all statements herein, and the statements submitted are true and accurate to the best of my knowledge and belief.

Sworn to and subscribed before me this 15th day of July

Signature of Applicant: Jazmine Gilbert

Notary Public: Tracy D. Frapp Commission expires: 6/5/2027



Posting fee: 400.00 (Staff Use) Date paid: 07-16-2025 Receipt: 178744



**APPLICANT/AGENT DISCLOSURE CAMPAIGN CONTRIBUTIONS**

*(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)*

The applicant filed on this date: July 15<sup>th</sup> 2025, to apply for a rezoning approval affecting described property as follows:

221 Edison Drive

Yes      No

Within the last two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250 or more to a member or members of the City Commission or County commission who will consider application number \_\_\_\_\_

(Please list the name(s) and official position of the local government official; the dollar amount, description, and date of each campaign contribution).

NONE

I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 15<sup>th</sup> day of July, 20 25

*Azmeine Grebert*  
Signature of Applicant

*Tracey D. Fripp*  
Notary Public

Commission Expires \_\_\_\_\_





VERIFICATION OF OWNERSHIP

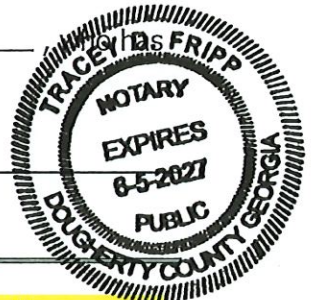
Name of all owners: Anita White
Address: 221 Edison Dr.
City/State/Zip Code: Albany, Georgia 31705
Telephone Number: 229-881-1415
Email: leonwhitet@aol.com, tiadeon22@aol.com
Property Location (give description if no address):

I am the owner of the property listed above, which is the subject matter of the attached application, as shown in the records of the City of Albany, or Dougherty County.

Anita White
Owner Signature (all owners must sign)
Owner Signature (all owners must sign)

Personally appeared before me July 15, 2025
stated that the information on this form is true and correct.

Tracy D. Fripp
Notary Public
7/15/2025
Date



In my absence, I authorize the person named below to act as the applicant in the pursuit of action for the attached application.

Name: Jarmine Gilbert
Address: 2822 Creedmoor Ct (221 Edison Dr)
City/State/Zip Code: Albany, Ga 31707
Telephone Number: 229-291-7730
Email: ja2dg88@yahoo.com