Application for "Other Business"
Cobb County, Georgia

(Cobb County Zoning Division – 770-528-2035) BOC Hearing Date Requested: 5/17/16

RECEIVED APR - 8 2016 COBB CO. COMM. DEV. AGENCY ZONING DIVISION

OB-025-2016

Applicant: Janice A. Shomo DBA Shomatrix Solutions Graphics - Marietta Phone #: (770) 891-3448
(applicant's name printed)

Address: ~~222 HAWKI~~ 2901 Marbrook Drive 30066 E-Mail: Shomatrix@hotmail.com

Janice A. Shomo Address: 222 Hawkins Store Rd, Kennesaw, GA 30144
(representative's name, printed)

Janice A. Shomo Phone #: (770) 891-3448 E-Mail: Shomatrix@hotmail.com
(representative's signature)

Signed, sealed and delivered in presence of:

Karen Lambros My commission expires: 2-13-17
Notary Public

KAREN LAMBROS NOTARY PUBLIC COBB COUNTY, GEORGIA

Titleholder(s): JOAN P CLAYTON Phone #: 404-431-4671
(property owner's name printed)

Address: 194 LAKESIDE DR NW E-Mail: Claytonjb@comcast.net

Joan P Clayton
(Property owner's signature)

Signed, sealed and delivered in presence of:

Karen Lambros My commission expires: 2-13-17
Notary Public

KAREN LAMBROS NOTARY PUBLIC COBB COUNTY, GEORGIA

Commission District: 3 Zoning Case: Z242012

Size of property in acres: 1.44 acres Original Date of Hearing: 6/19/2012

Location: 222 Hawkins Store Rd Kennesaw, GA 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 149 District(s): 16

State specifically the need or reason(s) for Other Business:

See Exhibit A Attached

(List or attach additional information if needed)

TransitionRehab

EXHIBIT "A"

Thriving together to preserve independence
For Adults Looking for a new Life Purpose

Zoning Impact Statement for the Rezoning application for

Janice A. Shomo, LMSW, CAS, Notary

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

April 6, 2016

Zoning Division Manager

Re: 222 Hawkins Store Road, Kennesaw, Ga 30144

Dear Sir/Madam:

I have signed a lease on December 2015 with option to purchase said property within two years from current title holder, Joan P. Clayton for the purpose of operating and providing a residential group home offering clinical care management, life skills and individual therapeutic services to woman age 22 and older living with a confirming diagnosable disabilities but are functionally mobile who need to get back on their feet and make improvements in life. I have been a licensed social work since 2010 in Georgia and hold a Master's Degree from Fordham University as a Clinical Social Worker for twenty five years throughout the Northeast and continuing to be a change agent when moving to Georgia in 2004.

A. This property, zoned commercial and under code for use of a group home will provide me the opportunity to manage a counseling private practice and offer intensive one on one residential clinical care services between four to six single woman who need housing, resource counseling and life skills oversight. This property meets the required criteria for a Group Home and professional counseling office in that it is suitable because of its immediate connection to commercial zoned property occupied by a Walgreens Pharmacy where medications can be obtained, a Publix Supermarket and strip mall, where employment can be obtain, without the use of a vehicle along with shared parking and a shared driveway. This property also provides easy access for Medicaid Transportation and Paratransit to pick up and drop off any client that has medical, educational and/or vocational needs.

B. There will be no adverse effect to the existing property, adjacent or nearby properties.

C. The property was left abandoned by previous tenant, Monica Madden, owner of Royal Beauty Salon and Spa, leaving extensive internal and external damage which included plumbing, electrical mal functions, high utilities bills and garbage disposal problems that caused rodents internally and externally. All above listed problems have been rectified since March 2016.

D. There will no longer be any excessive burden on the adjacent community, on transportation and all visitors and residents with a vehicle will have up to eight parking spaces belonging to this property and

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ZONING DIVISION

Continued

utilities and garbage disposal along with lawn service has been secured between January and March 2016.

E. A group home for adult woman conforms completely with the policy and intent of the land use plan for long-term care of individuals who need community resources, care and oversight

F. The property is in the immediate vicinity of medical providers, religious institutes, the Tommy Nobis Center and Department of Vocational Rehabilitation where individuals with disabilities learn and relearn skills to move forward in life.

G. The property and all aspects of the group home and counseling center will be managed, owned and operated by a Licensed Social Worker and staffed with a live-in House Manager who is also a Master's level Social Worker with five years of human service training. In addition, the purpose of any one living with a disability to feel safe, secure and able to live within a community is the goal.

H. The Fire Marshall has been contacted.

I respectfully request your support of the application to help people with a disability, especially woman who need guidance, community resources and housing services.

Sincerely,

Janice A. Shomo, LMSW

Janice A. Shomo, LMSW, CAS, Notary
Owner/Director of Shomatrix Solutions Group, Inc,
DBA Transition Rehab

 APPLICATION NO. Z-24

ORIGINAL DATE OF APPLICATION: 06-19-12

APPLICANTS NAME: MONICA T. MADDEN

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

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COBB CO. COMM. DEV.
ZONING DIVISION

BOC DECISION OF 06-19-12 ZONING HEARING:

MONICA T. MADDEN (Joan Pletch Clayton, owner) requesting Rezoning from **LRO** to **NRC** for the purpose of a Hair Salon in Land Lot 149 of the 16th District. Located on the north side of Hawkins Store Road, east of Bells Ferry Road (222 Hawkins Store Road).

MOTION: Motion by Goreham, second by Birrell, as part of the Consent Agenda, to **approve** Rezoning to the **NRC** zoning district **subject to:**

1 • **site plan received by the Zoning Division on April 4, 2012, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
2 • **for this use *only* and by appointment *only*, with any changes in use to come back for approval by the Board of Commissioners as an Other Business Item**
3 • **Water and Sewer Division comments and recommendations**
4 • **Cobb DOT comments and recommendations**
5 • **owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns**

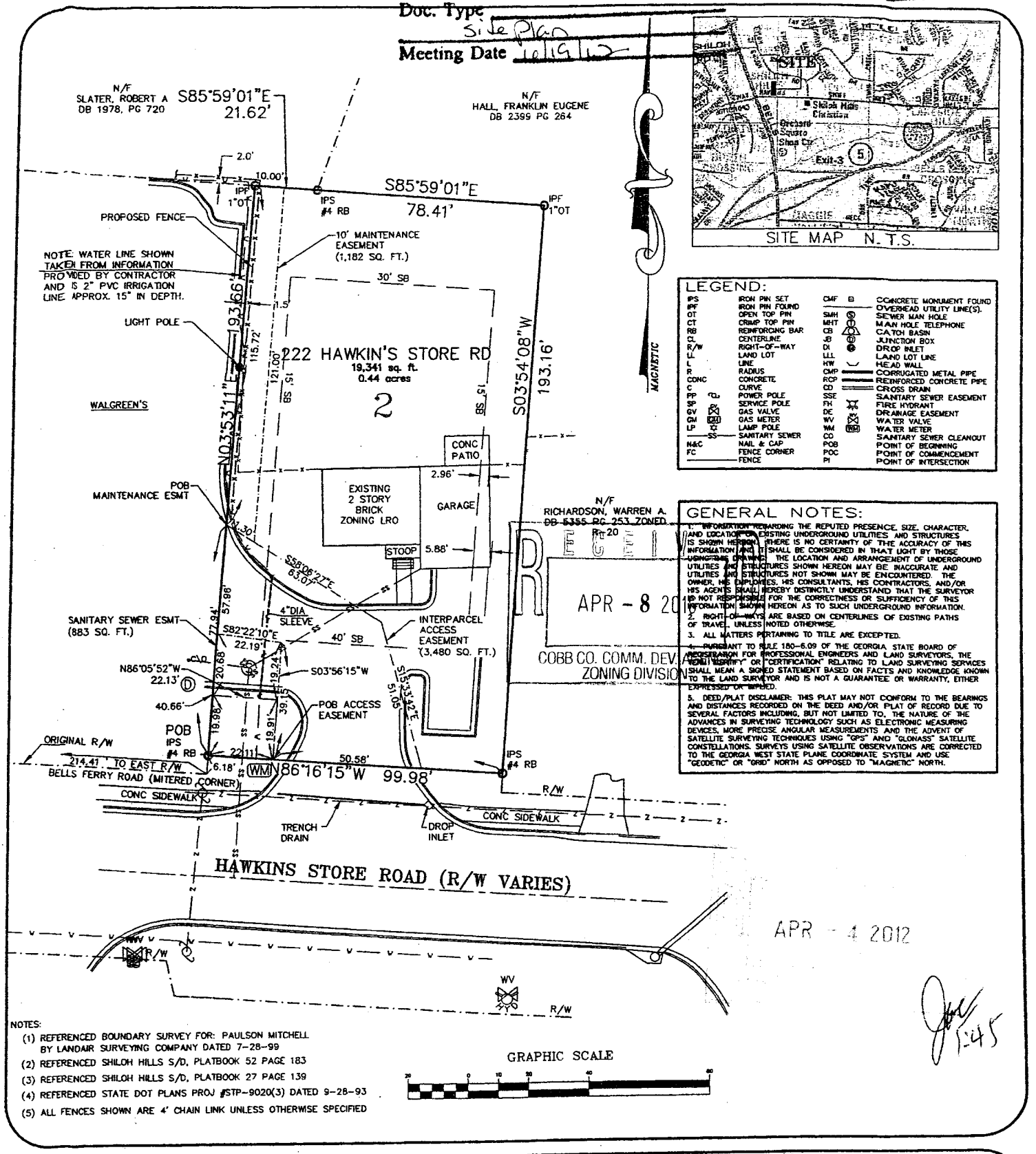
VOTE: **ADOPTED** unanimously

Min. Bk. 6e6 Petition No. 2-24

PAGE 3 OF 3

Doc. Type Site Plan

Meeting Date 10/19/12



NOTES:

(1) REFERENCED BOUNDARY SURVEY FOR: PAULSON MITCHELL BY LANDAIR SURVEYING COMPANY DATED 7-28-99

(2) REFERENCED SHILOH HILLS S/D, PLATBOOK 52 PAGE 183

(3) REFERENCED SHILOH HILLS S/D, PLATBOOK 27 PAGE 139

(4) REFERENCED STATE DOT PLANS PROJ #STP-9020(3) DATED 9-28-93

(5) ALL FENCES SHOWN ARE 4' CHAIN LINK UNLESS OTHERWISE SPECIFIED

JOB # 26009

GEORGIA REGISTERED No. 2408 PROFESSIONAL LAND SURVEYOR THOMAS EDWARD GRAY, JR.

PLAT PREPARED FOR: MAUDE DEVELOPEMENT

DATE 05/12/04

SCALE 1" = 20'

LAND LOT 149 16TH DISTRICT SECTION COBB COUNTY, GEORGIA

LOT 2 BLOCK UNIT

SUBDIVISION SHILOH HILLS

REVISION	BY:	DATE:
ADDED EASEMENTS	DHR	5/12/04
IRRIGATION LINE	TEP	5/18/04

SURVEYED:

COMPUTED:

APPROVED:

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (S) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAP ID 13067C0010F EFFECTIVE DATE: 8/18/92

PB 52 PAGE 183

DB PAGE

FRONTLINE SURVEYING & MAPPING, INC.

3595 Canton Road
Bld. A-9, Ste. 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
E-mail: frontlinesurv@mindspring.com

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN N/A FEET, AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT © 1999 FRONTLINE SURVEYING AND MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***