

**MAY 17, 2016 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 3**

ITEM # 025

PURPOSE

To consider a stipulation amendment for Janice A. Shomo regarding rezoning application Z-24 of 2012 (Monica T. Madden), for property located on the north side of Hawkins Store Road, east of Bells Ferry Road, in Land Lot 149 of the 16th District.

BACKGROUND

The subject property was rezoned to NRC in 2012 for a hair salon with a zoning condition that limited the use of the property for a hair salon only. Any change in use must come back to the Board of Commissioners as an Other Business item. The applicant would like to use the property for a group home for up to six women. There will be a live-in house manager who will supervise the residents of the group home. The applicant will renovate the inside and outside of the house in order to make the property look better. If approved, all other zoning stipulations would remain in effect.

STAFF COMMENTS

Water and Sewer: Additional sewer fee may be assessed based upon calculated wastewater generation

RECOMMENDATION

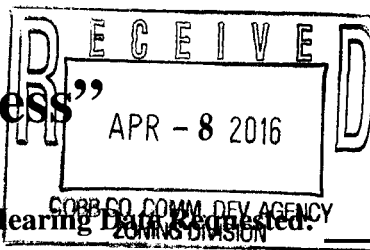
The Board of Commissioners conduct a Public Hearing and consider the proposed stipulation amendment.

ATTACHMENTS

Other Business application and stipulations.

Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)



OB-025-2016

5/17/16

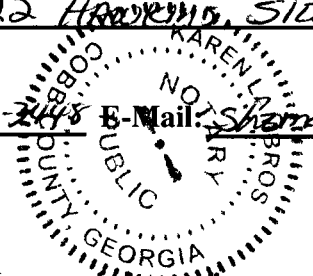
BOC Hearing ~~Not Requested~~

Applicant: Tanice A. Shomo ^{DBA} Shomatrix Solutions ^{Graphic} Phone #: 770)891-3448
(applicant's name printed) ^{- Marietta}

Address: 222 HAWKINS STORE RD ³⁰⁰⁶⁶ E-Mail: Shomatrix@hotmail.com

Tanice A. Shomo Address: 222 HAWKINS STORE RD, KENNESAW, GA 30144
(representative's name, printed)

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



Signed, sealed and delivered in presence of:

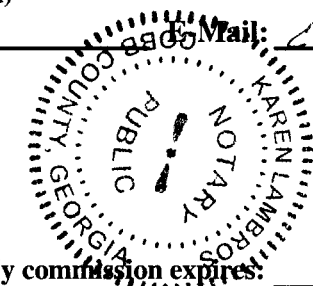
Karen Lambros
Notary Public

My commission expires: 2-13-17

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

Address: 194 LAKE SIDE DR NW E-Mail: claytonjb@comcast.net

Joan P Clayton
(Property owner's signature)



Signed, sealed and delivered in presence of:

Karen Lambros
Notary Public

My commission expires: 2-13-17

Commission District: 3 **Zoning Case:** 2242012

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



EXHIBIT "A"

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

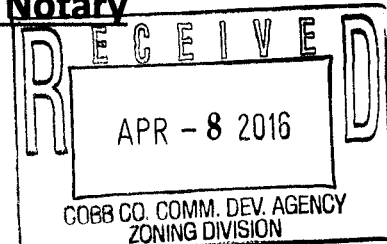
Zoning Impact Statement for the Rezoning application for

Janice A. Shomo, LMSW, CAS, Notary

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.

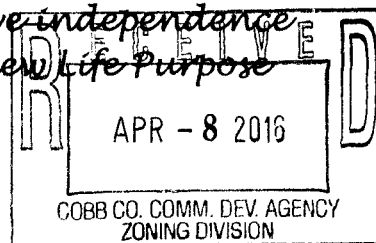
C. The property was left abandoned by previous tenant, Monica Madden, owner of Royal Beauty Salon and Spa, leaving extensive internal and external damage which included plumbing, electrical mal functions, high utilities bills and garbage disposal problems that caused rodents internally and externally.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

EXHIBIT "A"



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



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,

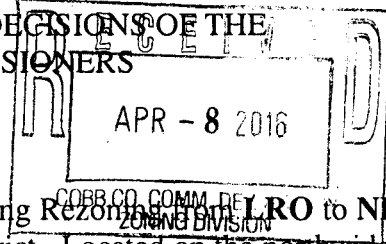
A handwritten signature in cursive that reads "Janice A. Shomo, LMSW".

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

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



BOC DECISION OF 06-19-12 ZONING HEARING:

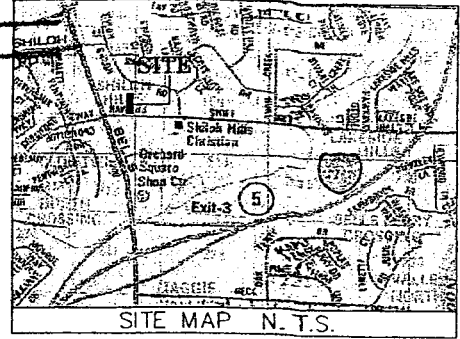
MONICA T. MADDEN (Joan Pletch Clayton, owner) requesting Rezoning from **LRO** to **NRC** for the purpose of a Hair Salon in Land Lot 149 of the 16th District. Located on the north side of Hawkins Store Road, east of Bells Ferry Road (222 Hawkins Store Road).

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

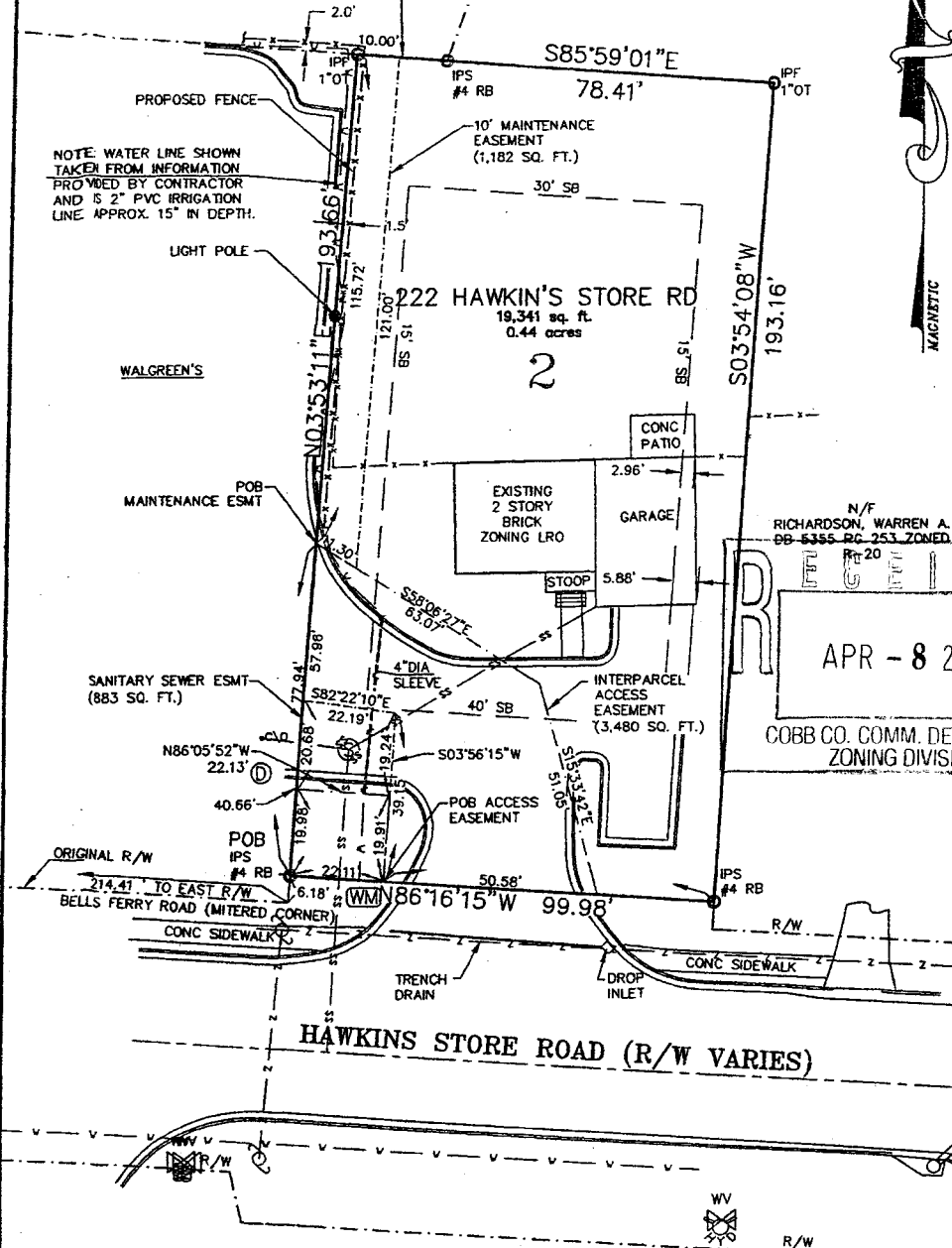
VOTE: **ADOPTED** unanimously

Doc. Type Side Plan
Meeting Date 10/19/12



N/F SLATER, ROBERT A DB 1978, PG 720 S85°59'01"E 21.62'

N/F HALL, FRANKLIN EUGENE DB 2395 PG 264



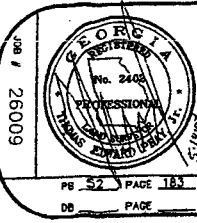
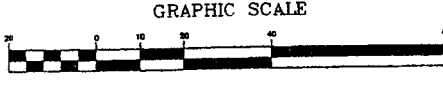
NOTE: WATER LINE SHOWN TAKEN FROM INFORMATION PROVIDED BY CONTRACTOR AND IS 2" PVC IRRIGATION LINE APPROX. 15" IN DEPTH.

LEGEND: Table listing symbols for various features like iron pin set, concrete monument, sewer man hole, catch basin, etc.

GENERAL NOTES: 1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION... 2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL... 3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED... 5. DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY...

N/F RICHARDSON, WARREN A. DB 6355 PG 253 ZONED. APR - 8 2012 COBB CO. COMM. DEV. ZONING DIVISION

- 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



PLAT PREPARED FOR: MAUDE DEVELOPEMENT. DATE: 05/12/04. SCALE: 1" = 20'. LAND LOT 149, 16TH DISTRICT, SECTION COBB COUNTY, GEORGIA. SUBDIVISION SHILOH HILLS. MAP ID: 130670010F EFFECTIVE DATE: 8/18/92.

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: frntlinesurv@mindspring.com