



LUP-17  
(2017)

HAGUENTIC NORTH

HOUSE IN ZONE "X" 6616 CROSSING CREEK  
LOT IN ZONE "A" AREA = 0.3493



PANEL NO. 1306700085F  
LOCATION COBB

The Dwelling Located On  
The Property Is Not Subject To  
Flooding, However The Property  
Is Partially Located In An  
Identified Flood Area.

I HAVE THIS DATE, EXAMINED THE  
"FIA OFFICIAL FLOOD HAZARD MAP"  
AND FOUND REFERENCED HOUSE "X"  
IN AN AREA HAVING SPECIAL FLOOD HAZARD

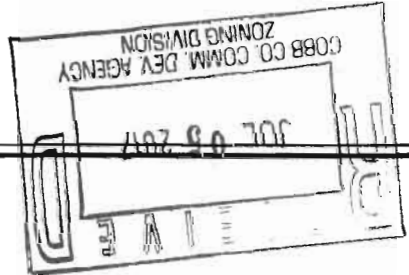
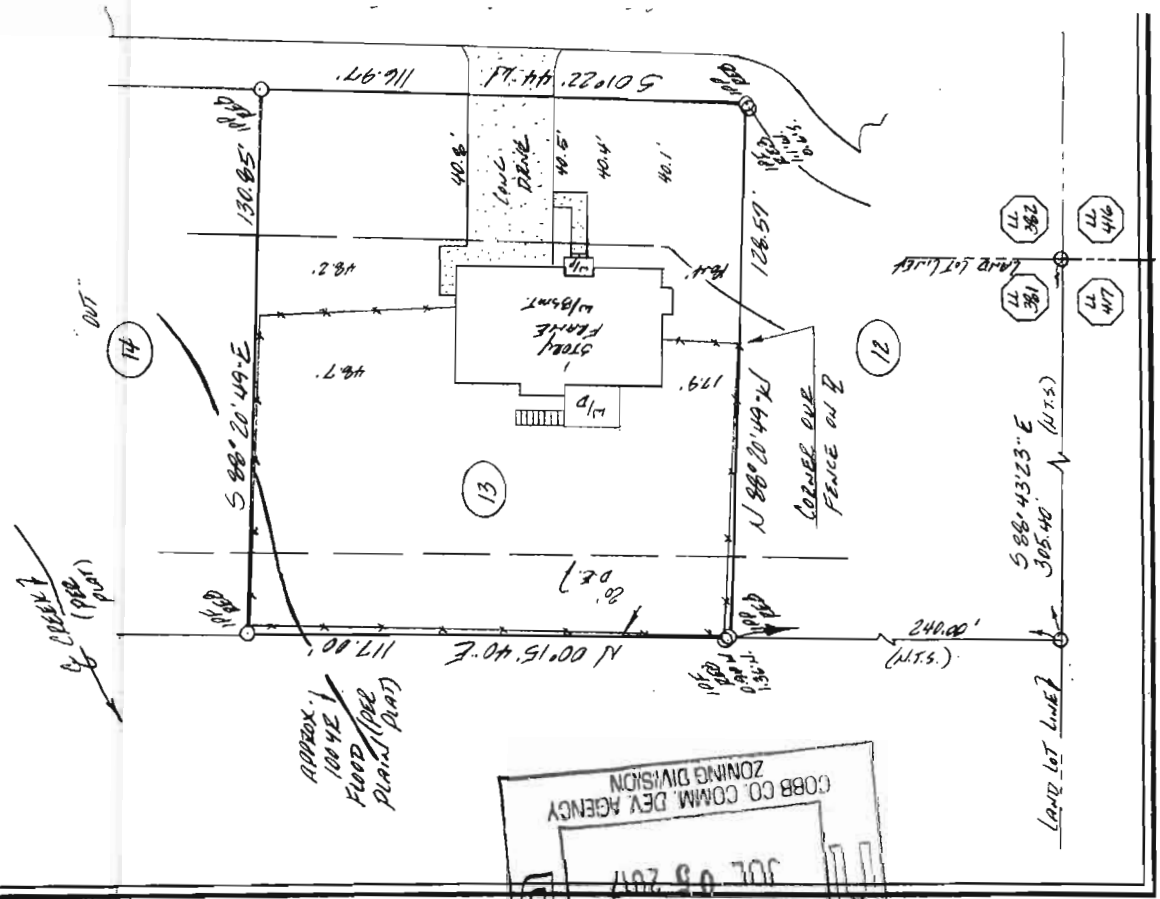
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS  
A CLOSE APPROXIMATION OF ONE FOOT IN 100 FEET, AND AN  
ANGULAR ERROR OF ONE MINUTE. THIS MAP OR PLAT HAS  
BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCUR-  
ATE WITHIN ONE FOOT IN 25,000 FEET.

EQUIPMENT USED:  
TOPCON 675-816) & TRANSIT W/100' STEEL TAPE.  
IN MY OPINION, THIS PLAT IS A CORRECT  
REPRESENTATION OF THE LAND PLATTED AND  
HAS BEEN PREPARED IN CONFORMITY WITH  
THE ABSTRACT STATUTES AND REGULATIONS OF LAW.

*James A. Evans*

J.A. EVANS  
SURVEYING CO., INC.  
POWDER SPRINGS, GEORGIA  
PH. 770-943-0000

REVISIONS	DATE	BY	REASON
1	06-15-2014		SCALE: 1" = 30'
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**APPLICANT:** Family Choices, Inc., Tasha Kennedy

**PETITION NO:** LUP-17

**PHONE#:** (770) 656-5302 **EMAIL:** familychoicesinc@aol.com

**HEARING DATE (PC):** 09-07-17

**REPRESENTATIVE:** Tasha Kennedy

**HEARING DATE (BOC):** 09-19-17

**PHONE#:** (770) 656-5302 **EMAIL:** tk232@aol.com

**PRESENT ZONING:** R-15

**TITLEHOLDER:** Pamela Hopkins

**PROPOSED ZONING:** Land Use Permit

**PROPERTY LOCATION:** West side of Crossing Creek Point,  
south of South Gordon Road  
(6616 Crossing Creek Point)

**PROPOSED USE:** Group home for 6 residents

**ACCESS TO PROPERTY:** Crossing Creek Point

**SIZE OF TRACT:** 0.3483 ac

**DISTRICT:** 18

**PHYSICAL CHARACTERISTICS TO SITE:** Single family home

**LAND LOT(S):** 381

**PARCEL(S):** 74

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-15/ Paces Creek Subdivision  
**SOUTH:** R-15/ Paces Creek Subdivision  
**EAST:** R-15/ Paces Creek Subdivision  
**WEST:** R-20/ Undeveloped wooded lot

*Adjacent Future Land Use:*

North: Low Density Residential (LDR)  
East: Low Density Residential (LDR)  
South: Low Density Residential (LDR)  
West: Low Density Residential (LDR)

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

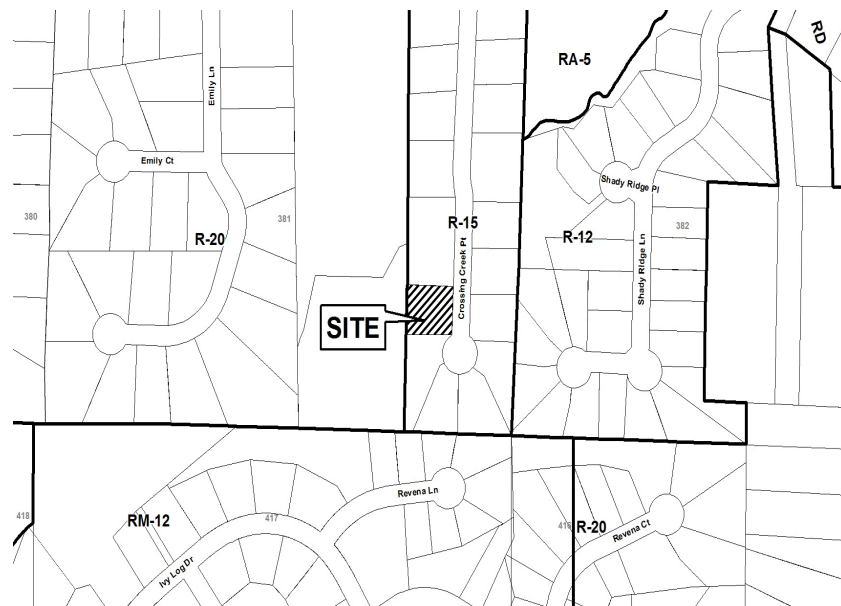
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

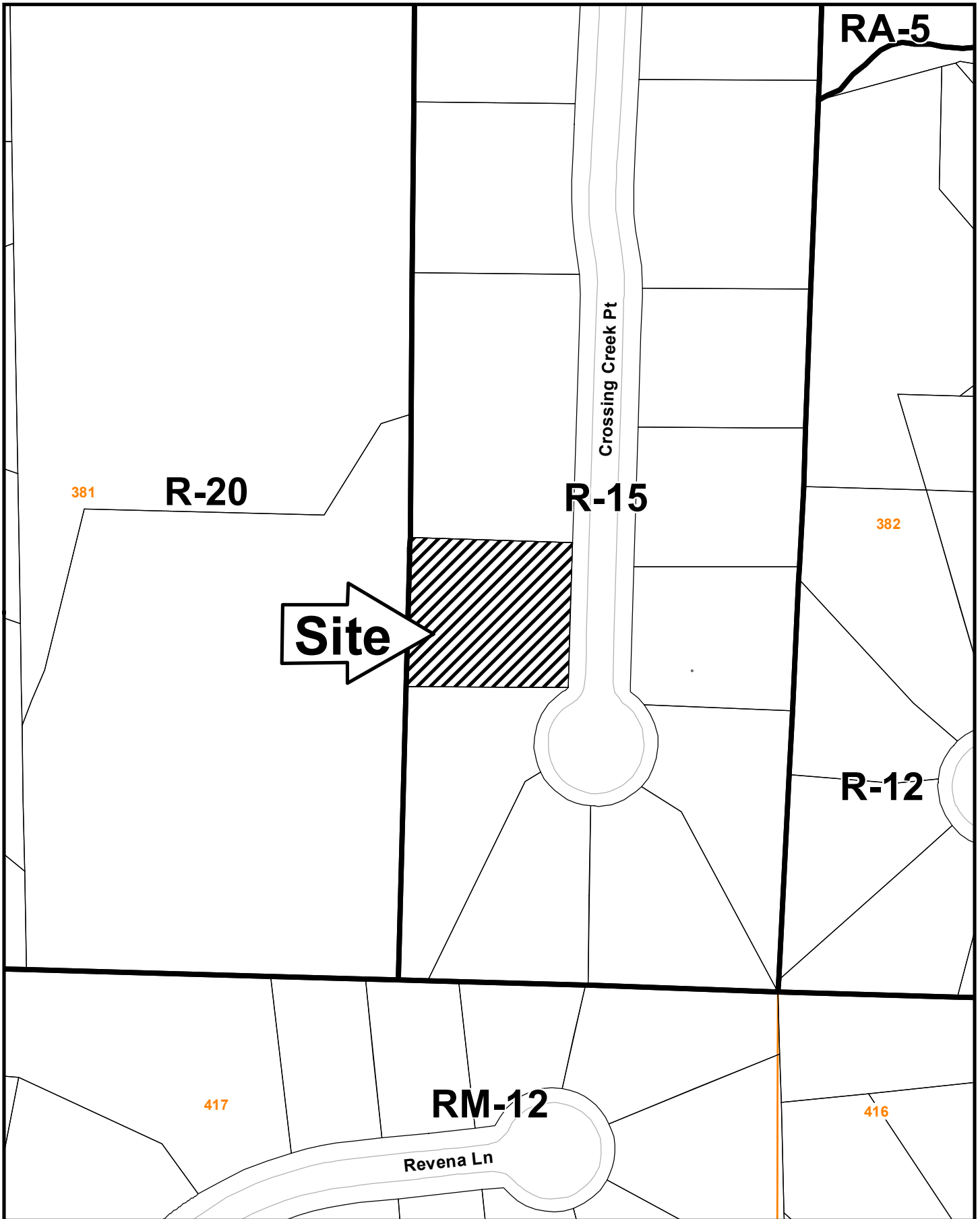
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

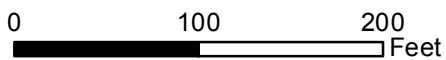
**STIPULATIONS:**





# LUP-17 2017-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Family Choices, Inc., Tasha Kennedy

**PETITION NO.:** LUP-17

**PRESENT ZONING:** R-15

**PETITION FOR:** LUP

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**ZONING COMMENTS:** Staff Member Responsible: Donald Wells

The applicant is requesting a Temporary Land Use Permit in order to operate a group home. Cobb County Code states a group home means a dwelling unit, operated by an affiliate of a national, regional, state or county organization with a philanthropic mission, shared by four or fewer persons. The applicant is requesting to have 6 adolescent girls. The group home will operate 7 days a week 24 hours a day. Any visitors will park on the driveway, there will not be any customers of sales people coming to the home. There will not be any deliveries, signs, or outside storage at the property. The applicant will live at the home. The applicant is requesting approval for 24 months. This application is not a direct result of a Code Enforcement action, but a Notice of Violation was issued in April of 2016.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

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**WATER & SEWER COMMENTS:**

No comments. Water and sewer customer.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend no parking on the right-of-way.

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**APPLICANT:** Family Choices, Tasha Kennedy

**PETITION NO.:** LUP-17

**PRESENT ZONING:** R-15

**PETITION FOR:** LUP

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**FIRE COMMENTS:**

**REVISED 8-17-17**

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

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**APPLICANT: Family Choices, Inc., Tasha Kennedy**

**PETITION NO.: LUP-17**

**PRESENT ZONING: R-15**

**PETITION FOR: LUP**

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<b>STORMWATER MANAGEMENT COMMENTS</b>
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No comments.

## STAFF RECOMMENDATIONS

### LUP-17      FAMILY CHOICES, INC., TASHA KENNEDY

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in italics, with the Staff analysis following in bold.

- (1) *Safety, health, welfare and moral concerns involving the surrounding neighborhood.*  
**This request has the potential to affect the safety, health, or welfare of the surrounding properties by introducing a transient population into an area of single family houses.**
- (2) *Parking and traffic considerations.*  
**The applicant indicates all visitors and employees will park in the driveway.**
- (3) *Number of nonrelated employees.*  
**There are 6 employees associated with this request.**
- (4) *Number of commercial and business deliveries.*  
**The applicant indicates there will be no commercial deliveries connected with this request.**
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*  
**This proposal is located in area having single-family residential homes. The use is permitted for up to four people, however the applicant proposes an increase the number of people in the house to more people than the code allows.**
- (6) *Compatibility of the business use to the neighborhood.*  
**The proposed use is surrounded by residential uses and is located in a Low Density Residential (LDR) on the Cobb County Comprehensive Plan. Additionally, the proposal is located at the end of a cul-d-sac in a single family area.**
- (7) *Hours of operation.*  
**The hours of operation are 24 hours a day, seven (7) days a week.**
- (8) *Existing business uses in the vicinity.*  
**There are no businesses contiguous to the property, or within the immediate area.**
- (9) *Effect on property values of surrounding property.*  
**This request has the potential to effect on the property values in the area.**
- (10) *Circumstances surrounding neighborhood complaints.*  
**There have been numerous complaints over the past 5 years, all inquiries where closed without the issuance of a citation.**
- (11) *Intensity of the proposed business use.*  
**The proposed group home use is a permitted use in this zoning district for up to four residents. This application proposes to increase the intensity of an existing permitted use for this property.**

**LUP-17 FAMILY CHOICES, INC., TASHA KENNEDY**

*(12)Location of the use within the neighborhood.*

**The proposal is located within a platted subdivision and has residential uses to the east, west, south, and north.**

Based on the above analysis and a strict interpretation of the Code, Staff recommends **DENIAL** of the application.

**The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.**





Application #: LUP-17

PC Hearing Date: 9-7-17

BOC Hearing Date: 9-19-17

### TEMPORARY LAND USE PERMIT WORKSHEET (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Adolescent Girls Group Home
2. Number of employees? 6
3. Days of operation? 7/days a week
4. Hours of operation? 24hrs /day
5. Number of clients, customers, or sales persons coming to the house per day? 4 residents reside in the home. There will be no customers or sales persons coming to the home.; Per week?
6. Where do clients, customers and/or employees park?  
Driveway: ; Street: ; Other (Explain):

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7. Signs? No: ; Yes: . (If yes, then how many, size, and location):

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8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): None

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9. Deliveries? No ; Yes  (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)

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10. Does the applicant live in the house? Yes ; No
11. Any outdoor storage? No ; Yes  (If yes, please state what is kept outside):

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12. Length of time requested (24 months maximum): 24 mths
13. Is this application a result of a Code Enforcement action? No ; Yes  (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed):

Applicant signature: Tasha Kennedy Date: 7-2-17

Applicant name (printed): Tasha Kennedy



Application #: LUP.17

PC Hearing Date: 9-7-17

BOC Hearing Date: 9-19-17

### TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

1. Number of unrelated adults in the house? 1
2. Number of related adults in the house? 0
3. Number of vehicles at the house? 1
4. Where do the residents park? N/A - residents are minors  
Driveway: \_\_\_\_\_; Street: \_\_\_\_\_; Garage: \_\_\_\_\_
5. Does the property owner live in the house? Yes \_\_\_\_\_; No X
6. Any outdoor storage? No X; Yes \_\_\_\_\_ (If yes, please state what is kept outside): \_\_\_\_\_
7. Length of time requested (24 months maximum): 24 months
8. Is this application a result of a Code Enforcement action? No X; Yes \_\_\_\_\_ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
9. Any additional information? (Please attach additional information if needed):  
\_\_\_\_\_  
\_\_\_\_\_

Applicant signature: Jasha Kennedy Date: 7-2-17

Applicant name (printed): Jasha Kennedy

#### ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-15

Size of house per Cobb County Tax Assessor records: 2,718 sq ft

Number of related adults proposed: 0 Number permitted by code: 6

Number of unrelated adults proposed: 1 Number permitted by code: 1

Number of vehicles proposed: 1 Number permitted by code: 6

Number of vehicles proposed to be parked outside: 1 Number of vehicles permitted 4 <sup>Outside</sup>

PARID: 18038100740  
HOPKINS PAMELA

NEIGHBORHOOD: 18022611

TAX YEAR: 20  
6616 CROSSING CREEK

**Building**

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Card	1
Stories	1
Construction	FRAME
Style	BI-LEVEL
Basement	FULL
Sq Ft Living Area	1418
Basement Rec	
Basement Living	1300
Year Built	1990
Total Rooms	1300
Bedrooms	3
Bathrooms	3
Half Bathrooms	0
Fireplace	Y
Garage	N
Basement Garage	N
Pool	N
Tennis	N