

Application Packet

Applicant's Public Notice Requirements

The Code requires public notice of your Rezoning request, Special Use and Variance requests. The Community Development Department will tell you when and where the Planning and Zoning Commission and the Mayor and Council meetings will be held.

Newspaper: The City will publish a legal notice in the newspaper regarding your application and announcing the time and place of the public hearing. At least 15 days before the Mayor and Council but no more than 45 days prior to the date of the public hearing.

Sign Posting, Public Hearing Notice & Affidavit

Sign Posting: The applicant shall be required to post and maintain signs supplied by the City on or near the right-of way of the nearest public street, so as to be visible from the street for at least 15 days and not more than 45 days immediately preceding the date for the governing body's public hearing on the rezoning or special use application. It is your responsibility to post the signs and to maintain the signs during the posting period. Failure to post and maintain the signs continuously may prohibit consideration of the application at any scheduled public hearing. In the event the signs are not posted continuously, the City, in its sole discretion, may require the reposting and re-advertising prior to any future public hearing, for which the applicant shall pay an additional re-advertising fee. The City may also in its sole discretion, continue, hold, approve, or dismiss the application. Any dismissal under the provisions of this paragraph shall be with prejudice unless specifically noted as being without prejudice by the City.

Public Hearing Notice: At least 15 days before the Planning & Zoning Commission's public hearing, you are to mail a notice to all persons owning property within 200 feet of the property that is the subject matter of the zoning change. The notice is to state the time, place and purpose of the hearings, and include a page size copy of the sketch plan submitted with the application.

Affidavit: Prior to the public hearing you must also submit an affidavit with a copy of the notice to the Community Development Director listing the property owners and certifying the date that the notices were mailed (form attached)

City Actions

The Community Development Department will date your application when it is received. The Community Development Department has five (5) working days in which to determine that your application is complete or to return it to you for additional information. The application will not be scheduled for public hearing until it is complete. The Planning Commission's public hearing will be held at the time advertised. At the public hearing, you will be allowed to speak first in order to present the application. Others in support of the application may then speak, followed by those in opposition to the application. You may then be allowed time for rebuttal if adequate time remains. Rebuttal must be limited to points or issues raised by opponents to the application at the hearing. After the Planning Commission has made their recommendation, the Mayor and City Council will consider approval or denial of the application at their own public hearing. You or a representative thereof with authority to make binding commitments to the City with respect to any stipulations that may be offered in connection with such application shall attend the meetings, and make a presentation following the same procedure as the Planning Commission hearing. The final action taken by the Mayor and City Council will be indicated on the application form, along with any stipulations that they impose on the property if approved, and a copy will be given to you as official notice of their final action.

Contact Information

The Community Development Dept. 4181 Atlanta Street
Powder Springs GA 30127.
commdev@cityofpowdersprings.org
770-943-1666

Zoning Administrator

Shaun Myers
Planning and Zoning Manager
smyers@cityofpowdersprings.org
770-943-1666



Application Checklist

Applicant Information

Nan	ne l	Phone Phone
Mai	ling /	Address 225 Main St 1244 Hiram Email
Αp	pl	ication Checklist GA 30141
		The following information will be required:
1.	X	Application
2.	X	Notice of Intent
3.	X	Applicant's Written Analysis
4.	X	Campaign Contribution Disclosure
5.	X	Owner's Authorization, if applicable.
6.	X	Legal Description and Survey Plat of the property
7.	X	Application Fee (summary of fees attached)
8.	X	Copy of the Deed that reflects the current owners name
9.	X	Vicinity Map outlining the parcel/s in relation to the surrounding area
10.		Site plan, plat or survey prepared by an architect, engineer. The following information must be included:
		Specific use or uses proposed for the site. Acreage, bearing and distances, other dimensions, and location of the tract(s). Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area, height, for residential number of units, Square footage of heated floor area. Detention/retention areas, and utility easements. Location of dumpsters. Public or private street(s) - right of way and roadway widths, approximate grades Location and size of parking area with proposed ingress and egress. Specific types and dimensions of protective measures, such as buffers. Landscaping. Wetlands, stream buffers, and 100 year floodplain.
11.		Sketch Plan/ Architectural Rendering, if applicable
12.		Traffic Study required for development with 500,000 sf of nonresidential floor area or 350 dwelling units or more.
		List additional attachments:

Note Carefully

If your application qualifies as a "Development of Regional Impact" (see Article 13) then you must follow additional procedures BEFORE your application can be considered. The Community Development Department will assist you with the DRI process, which is mandated by State and GRTA requirements.

Indicate the current zoning district of the property, and the zoning district you are requesting. File a separate application for each Rezoning request naming a different zoning district. A Special Use request, Variance request can be filed concurrently with a Rezoning request on the same property by separate application.



Application Form

A	p	p	I	C	a	n	t	n	f	0	r	m	a	t	0	n	
				-				 		_			-	_			

Name Latoya Skinner	Phone
Mailing Address 225 Main St 1244 Hiram GA 301 Charles Dequate Property Information	Email
Special Use Request Property Information	
Address 5780 Warren Farm Rd	Parcel ID / Lot# 19073500120Acreage 1.68
Present Zoning R30	Special Use Request Childcare institution
Source of Water Supply SCWCY	Source of Sewage Disposal
Peak Hour Trips Generated 24 hours	Source of Trip Information N
Additional Information, If Applicable	
Elementary School and Powder Springs Elementary School's Capacity	Middle School and School's Capacity Coper Middle School
High School and School's Capacity McEachem High School	Praise academy Miles Ahead Charter School Brighton Private School Hearts Academy Excellence
Notary Attestation	Brighton Private School / Heart Strademy Excellence
Executed in lower Springs), GA (State).	
Ra Joya R. Skimer Latoya R. Skim	ver 9.3.2025
Signature of Applicant Printed Name Subscribed and sworn before me this 311 day of Sept month. 20 25	Date EXPIRES GEORGIA
Subscribed and sworn before me this day of Control 20 Stoke Signature of Notary Public Name of Notary Public	Date 9.3.2025 EXPIRES O5-05-2029 My Commission Expires DATE AH S. SUMMAN OTAR EXPIRES O5-05-2029 My Commission Expires
For Official Use Only	
PZ#	
Planning Commission Hearing	City Council Hearing
Withdrawal Date	Reason for Withdrawal



Notice of Intent

Applicant Information .	
Name Latoya Skinner	Phone
Mailing Address 225 Main Street 1244	Email
Hiram, Georgia 30141 Notice of Intent	
PART I. Please indicate the purpose of this application: See attached	
PART II. Please list all requested variances:	
See attatched	
Part III. Existing use of subject property: See Attatored	
Part IV. Proposed use of subject property:	
See attatched	
Part V. Other Pertinent Information (List or attach addition	nal information if needed):
See attatched	

Applicant Signature

Applicant Signature

Applicant Signature

| Applicant Signature | Applicant | App

Part I

Purpose of This Application

The purpose of this application is to request approval for a Special Use Permit to operate a Residential Child-Caring Institution (RCCI) in accordance with the rules and regulations of the State of Georgia, as overseen by the Georgia Department of Human Services (DHS), Office of Residential Child Care (ORCC).

The proposed facility will provide 24-hour care and supervision for six (6) to eighteen (18) children, up to 18 years of age, depending on the square footage and layout of the home, in compliance with state licensing requirements, including the minimum 63 square feet of usable floor space per child for sleeping areas.

Approval of this special use will allow the property to be utilized as a licensed RCCI, formerly known as a group home, to serve the needs of children requiring safe, stable, and supportive residential care.

Part II

List of Requested Variances

The following variances are requested to facilitate the operation of a Residential Child-Caring Institution (RCCI) with a capacity of 6 to 18 children up to 18 years of age, providing a minimum of 63 square feet of space per child, in accordance with the licensing requirements of the Georgia Department of Human Services (GDHS):

1. Variance for Increased Occupancy

 Request to allow occupancy for 6 to 18 children, which exceeds the occupancy limits currently permitted by the City Manager under the existing R-30 residential zoning designation. This request is based on the available square footage of the residence and is fully aligned with GDHS rules and regulations governing licensed child-caring facilities.

2. Variance for Use Classification

Request to permit the operation of a Residential Child-Caring Institution (RCCI)—
formerly referred to as a group home—as a special use within the R-30 residential zone.
This variance is necessary due to a lack of clarity or potential oversight in the current zoning ordinance regarding the classification and regulation of state-licensed facilities, as recognized and licensed by the Georgia Department of Human Services (the licensing authority).

3. Variance for Building or Site Modifications

Request for approval of any necessary building design or site layout variances required to ensure compliance with state licensing regulations, specifically those related to room configuration, interior modifications, and the provision of a minimum of 63 square feet of space per child, as mandated by the licensing authority (GDHS).

Part III

Existing Use of Subject Property

The subject property is currently designated for residential use and is zoned R-30 (Residential 30) under the applicable zoning ordinance. The property is being used as a private residence in compliance with the permitted uses within the R-30 zoning district.

Part IV

Proposed Use of Subject Property

The subject property is proposed to operate as a Residential Child-Caring Institution (RCCI), formerly known as a group home, providing full-time, 24-hour care and supervision for six (6) or more children up to 18 years of age based off the square footage of the residence.

This facility will be licensed through the Georgia Department of Human Services (DHS), Office of Residential Child Care (ORCC) and will meet all state requirements for residential child care operations, including but not limited to:

- Providing a structured, safe, and nurturing living environment;
- Staffing with trained caregivers to provide full-time care and supervision;
- Offering services that support the emotional, physical, and developmental needs of children in care;
- Ensuring compliance with physical site requirements, including the provision of a minimum of 63 square feet of usable floor space per licensed bed, as required by Georgia DHS regulations.

This proposed use supports the overall mission to care for children who need a stable and supportive residential setting and ensures full compliance with all state licensing standards for RCCIs in Georgia.

Part V. Other Pertinent Information (List or attach additional information if needed):

All children will be enrolled in an academy private school preferably to ensure access to quality education and to avoid potential stereotyping.

The institution will offer comprehensive mental health therapy and counseling services aimed at supporting individuals in adapting to life changes, environmental transitions, emotional stressors, or psychological trauma. These services will include:

In accordance with state rules and regulations governing facility licensure, it is proposed that the square footage per licensed bed be corrected to meet the required minimum of 63 square feet per bed.



Applicant's Written Analysis

A۱	oplicant Information	
Nar	ne LaToya R. Skinner Phone	
	(24 3014)	
a.	Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located.	
b.	Whether the proposed zoning district and uses permitted within that district are suitable in view of the zoning and development of adjacent and nearby property.	
c.	Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general.	
d.	Whether the type of street providing access to the use is or will be adequate to serve the proposed special use.	
e.	Whether access into and out of the property is or will be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles.	
f.	Whether public facilities such as schools, water or sewer utilities, and police or fire protection are or will be adequate to serve the use.	
g.	Whether refuse, service, parking and loading areas on the property will be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor.	
h.	Milling Address 225 Main St 1244 Hivam, Email Sh 30141 Written Analysis In details please address these Special Use Criteria: a. Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located. Whether the proposed zoning district and uses permitted within that district are suitable in view of the zoning and development of adjacent and nearby property. c. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general. d. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use. Whether access into and out of the property is or will be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles. f. Whether public facilities such as schools, water or sewer utilities, and police or fire protection are or will be adequate to serve the use. Whether refuse, service, parking and loading areas on the property will be located or screened to protect other properties in the area	
i.		

Written Analysis (a-i)

Special Use Request Criteria

a. Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located.

The proposed special use as a Residential Child-Caring Institution (RCCI) is consistent with the intent of the R-30 residential zoning district, which supports stable residential living environments. The facility will maintain the existing residential character while providing a safe, secure, and supportive setting for children in need of care. The home is located outside of any Homeowners Association (HOA) and is gated, which enhances both safety and privacy, while ensuring no conflict with HOA covenants or restrictions.

- b. Whether the proposed zoning district and uses permitted within that district are suitable in view of the zoning and development of adjacent and nearby property.
- The surrounding area consists of similarly zoned residential properties. The proposed RCCI will preserve the single-family appearance and character of the home and will operate discreetly within the community. The gated and secure nature of the residence ensures minimal impact to surrounding properties and aligns with the low-density residential development of the area.
- c. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general.
- The RCCI supports a community-based approach to residential care, which reflects a desirable and compassionate pattern of development. Locating a secure, professionally managed facility in a residential neighborhood provides needed services in a normalized setting while maintaining compatibility with the surrounding development pattern.
- d. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use.
- The property is accessed via a public residential street, which is sufficient for the expected low traffic volume associated with the RCCI. Daily traffic will include limited staff, occasional service providers, and minimal visitor activity—consistent with residential norms.
- e. Whether access into and out of the property is or will be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles. The property has safe and gated ingress and egress that allows for controlled access, pedestrian safety, and accommodation for emergency vehicles. The design of the driveway and entry ensures compliance with public safety and fire access requirements.
- f. Whether public facilities such as schools, water or sewer utilities, and police or fire protection are or will be adequate to serve the use.
- The property is already connected to existing municipal water and sewer infrastructure, and lies within active service areas for public schools, police, and fire departments. These public services are sufficient to meet the operational needs of the RCCI.

- g. Whether refuse, service, parking and loading areas on the property will be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, or odor. Refuse and service needs will be handled in accordance with standard residential practices. Refuse containers will be properly stored and screened from view. On-site parking is available for staff and visitors, and there are no commercial loading activities that would create disturbance. The gated entrance further buffers the property from any potential visual or noise impacts.
- h. Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area.

Although the RCCI operates 24/7, its residential model ensures that daily routines resemble those of a typical household. There will be no business signage, commercial traffic, or unusual noise levels. The secure and gated setting further minimizes any external impact on neighbors.

i. Whether the height, size or location of the buildings or other structures on the property are or will be compatible with the height, size or location of buildings or other structures on neighboring properties.

The existing residence will remain unchanged in height and structure, ensuring full compatibility with nearby homes. All modifications will be internal and state-compliant, with no visual disruption to the surrounding neighborhood. The property is not located within an HOA, avoiding any conflicts with private neighborhood restrictions.



Campaign Contribution Disclosure

licant and At				
ant's Name Lat	oya P. SI	Kinner Applica	int's Address 5780	Wavrentarm Reer Springs, GA 3
ant's Attorney			POWA: ey's Address	er Springs, GA 3
npaign Contri	bution Disclo	sure		
The following informa O.C.G.A. 36-67A-1 et	•	cordance with the Geo	rgia Conflict of Interest i	n Zoning Actions Act,
The property that is the	he subject of the attac	hed application is own	ed by:	
×				
Individual(s)	Corporation	Partnership	Limited Partnership	Joint Venture
	ached application are l	listed below:		of the property that is
APPLICANT: Within the contributions or gifts	ne two years preceding aggregating \$250 or n	Isted below: Home Inc. g the date of the attack	ned application, the app	
APPLICANT: Within the contributions or gifts	ne two years preceding aggregating \$250 or noting Commission, as for	Isted below: Home Inc. g the date of the attack	ned application, the app members of the Powder	licant has made campaign



	uwner's authorization	FORM
Owner's Authorization		
Applicant Name TOY A	2. Skinner Applicant's Ad	Idress 5780 Warren Farms Rd
Property Address 5780 Waller	1 Farm Rowder Springs, GA Property PIN	19073500120
interest in the subject property of the a	or I am the Authorized Representative Itached application. By execution of this form the owner, to file for and pursue a request for Special Use Flood Protection Variance	
	Printed Name Printed Name OF September OF September OF September OF September OF September OF September Makaylah 3. Stokes 05-06	Date Date
Signature of Owner	Printed Name	Date
State of, County of		
	ore me thisday of	month
20, by	ne of signer. Identification Presented:	NOTÁRY STAMP

My Commission Expires

Signature of Notary Public

Name of Notary Public



Affidavit of Public Notification

Public Notification Requirements

Per Article 13 and 14 of the City of <u>Powder Springs Unified Development Code</u>, I certify that I have met the advertising requirements of Article 13 and Article 14 for a Aspecial Use, \Box Variance or \Box Rezoning application for subject property located at $\underline{5780}$ warmen Fam Rd.

Signs were placed on the subject property advertising said hearing on September 11, 2025. One sign was placed at each road frontage at least 15 days prior to the Mayor and Council first hearing date.

Please attach the following to affidavit: notices, list of addresses, picture of sign posted on property and any receipt or documentation that was provided at the post office.

Please sign affidavit <u>after</u> letters have been mailed out to neighboring lot owners within 200 feet of the subject site and sign/s have been posted on subject site.

Notary Attestation

Executed in Buder P(City), FGH (State). Signature of Applicant Printed Name Date Subscribed and sworn before me this 4th day of Septionth. 20 25	EXPIRES GEORGIA NOTARI OTARI OTAR
Mylander Public Makaylah S. Stokes 05-05-2029 Name of Notary Public My Commission Expires	DING COUNTY

August 3, 2025.

Latoya Skinner 225 Main St Hiram GA 30141

RE: Special Use. To establish a Residential Childcaring Institute licensed by the Georgia Department of Human Services. The property is located at 5780 Warren Farms Rd. Within land lot 350 on the 19th District, 2nd section, Cobb County Georgia. PIN: 19073500120. Applicant: Latoya Skinner.

Neighbors:

We are hereby providing you notice of a rezoning request and a special use/variance request to establish a Residential Childcaring Institute licensed by the Georgia Department of Human Services. Located at 5780 Warren Farms Rd. Within land lot 735 on the 19th District, 2nd section, Cobb County Georgia. PIN: 19073500120.

The application will be heard before the Planning and Zoning Commission, and Mayor and City Council on the following dates:

- Planning and Zoning Commission: Thursday, September 11th, 2025 at 7:00PM (Agenda Meeting)
- Planning and Zoning Commission: Monday, September 29th, 2025 at 7:00PM (Public Hearing).
- Mayor and City Council: Wednesday October 1st⁷ 2025 at 5pm (Agenda Meeting)
 Mayor and City Council: Monday, October 6th, 2025 at 7:00PM (Public Hearing)

Please visit our website at www.cityofpowdersprings.org for ZOOM links, physical meeting location details, and additional information and instructions. Any changes to our meetings will also be updated on our website.

Should you have any questions please feel free to contact the City of Powder Springs at 770-943-1666 extension 307, or email Kerisha Black kblack@cityofpowdersprings.org. At the City of Powder Springs.

Thank you,

Applicant





Fee Schedule

Variance, residential	\$ 300.00	<u> </u>
Variance, commercial	\$ 500.00	/
Special Use	\$ 300.00	√
Rezoning Application, single family, 0-5 acres	\$ \$300.00	
Rezoning Application, single family, 6-10 acres	\$ 700.00	
Rezoning Application, single family, 11-20 acres	\$ 1,000.00	
Rezoning Application, single family, 21-100 acres	\$ 1,500.00	
Rezoning Application, single family, =/> 101 acres	\$ 1,500.00	+ \$30/acre
Rezoning Application, undeveloped med/high density residential, 0-5 acres	\$ 700.00	
Zoning - Rezoning Application, undeveloped med/high density residential, 6-10 acres	\$ 1,200.00	
Zoning - Rezoning Application, undeveloped med/high density residential, 11-20 acres	\$ 1,500.00	
Zoning - Rezoning Application, undeveloped med/high density residential, 21-100 acres	\$ 2,000.00	
Rezoning Application, undeveloped med/high density residential, =/> 101 acres	\$ 2,000.00	+ \$40 /acre
Rezoning Application, undeveloped non-residential, 0-5 acre	\$ 900.00	
Rezoning Application, undeveloped non-residential, 6-10 acres	\$ 1,500.00	
Rezoning Application, undeveloped non-residential, 11-20 acres	\$ 1,800.00	
Rezoning Application, undeveloped non-residential, 21-100 acres	\$ 2,200.00	
Rezoning Application, undeveloped non-residential, =/> 101 acres	\$ 2,200.00	+ \$50 /acre
Zoning - Rezoning Application, developed med/high density residential, 0-20,000 SF	\$ 700.00	
Rezoning Application, developed med/high density residential, 20,0001 - 50,000 SF	\$ 1,200.00	
Rezoning Application, developed med/high density residential, 50,001 - 100,000 SF	\$ 1,500.00	
Rezoning Application, developed med/high density residential, 100,001 - 500,000 SF	\$ 2,000.00	
Rezoning Application, developed med/high density residential, =/> 500,001 SF	\$ 2,000.00	\$90 /100,000 SF
Rezoning Application, developed non-residential, 0-20,000 SF	\$ 900.00	
Rezoning Application, developed non-residential, 20,001-50,000 SF	\$ 1,500.00	
Rezoning Application, developed non-residential, 50,001-100,000 SF	\$ 1,800.00	
Rezoning Application, developed non-residential, 100,001-500,000 SF	\$ 2,200.00	
Rezoning Application, developed non-residential, =/> 500,001 SF	\$ 2,200.00	+ \$115 /100,000 SI
Public Hearing signs	\$ 25.00	
Public Hearing signs - Deposit	\$ 10.00	

ORDINANCE 2025 – XXX EXHIBIT A

Use	See Also Sec.	R-30	R-20	R-15	MDR	PUD-R
ACCESSORY USES						
Accessory uses and structures not otherwise listed in this table, determined by the community development director	Sec. 4-05	Р	Р	Р	Р	Р
to be normally incidental to one or more permitted principal uses						
Accessory dwelling, attached	Sec. 4-10	S	S	S	S	S
Accessory dwelling, detached	Sec. 4-10	S	S	S	S	S
Carport or garage		Р	Р	Р	Р	Р
Construction field office	Sec. 4-210	Р	Р	Р	Р	Р
Fallout shelter		Р	Р	Р	Р	Р
Family day care home	Sec. 4-110	Р	Р	Р	Р	Р
Fence	Sec. 4-135	See Ta	ble 4.1			
Greenhouse, private		Р	Р	Р	Р	Р
Guest house	Sec. 4-160	Р	Р	Р	Р	Р
Home occupation	Sec. 4-170	Р	Р	Р	Р	Р
Intermodal container, temporary	Sec. 4-180	Р	Р	Р	Р	Р
Junk	Sec. 4-185	X	Х	Х	X	Х
Model home or subdivision sales officer, temporary	Sec. 4-285	Р	Р	Р	Р	Р
Parking space, parking lot accessory to one or more permitted uses	Sec. 4-235	Р	Р	Р	Р	P
Parking of commercial vehicle or semi- trailer	Sec. 4-270	Х	Х	Х	Х	Х
Public art	Sec. 4-231	X	X	Х	X	X
Recreation facility, private (tennis court, swimming pool)	Sec. 4-295	Р	Р	Р	Р	Р
Roadside stand		S	X	Х	Х	X
Solar energy system, building mounted	Sec. 4-275	Р	Р	Р	Р	Р
Solar energy system, ground mounted	Sec. 4-280	S	S	S	S	S
Tower, amateur radio	Sec. 4-435	Р	Р	Р	Р	Р
Utility substation		Р	Р	Р	Р	Р
Yard or garage sale	Sec. 4-335	Р	Р	Р	Р	Р
AGRICULTURAL USES						
Livestock and animal quarters	Sec. 4-200	S	X	X	X	X
Poultry	Sec. 4-200 (d)	Р	Р	Р	Р	Р
Production of crops	Sec. 4-15	Р	Р	Р	Р	Р
Timbering and forestry	Sec. 4-15	Р	Р	Р	Р	Р
Agriculture, agricultural facility, or agricultural operation not otherwise specifically indicated in this table		S	S	Х	Х	Х
RESIDENTIAL USES	10					
Boarding house		X	X	X	X	X

ORDINANCE 2025 – XXX EXHIBIT A

Conservation subdivision	Art. 15 Div. 9	Р	Р	Р	Р	Р
Child Caring Institution	Sec. 4-67	S	S	S	S	S
Dwelling, detached single-family	Sec. 4-130	Р	Р	Р	Р	Р
Dwelling, two-family (duplex)	Sec. 4-125	X	X	X	Р	Р
Dwelling, attached single-family (fee	Sec. 4-120	X	X	X	Р	Р
simple or condo)						
Dwelling, multiple-family		Х	Х	Χ	X	X
Group home		Р	Р	Р	S	S
Halfway House	Sec. 4-161	S	S	S	S	S
Live-work unit		X	X	Х	S	S
Loft		X	X	Х	Р	Р
Manufactured home	Sec. 4-205	X	X	X	Х	Х
Modular home (see def. industrialized building)		Р	Р	P	Р	Р
Model home or subdivision sales office, temporary	Sec. 4-285	Р	Р	Р	Р	Р
Relocated residential structure		S	S	S	S	S
INSTITUTIONAL USES			-		<u> </u>	
Church, temple, synagogue, or place of	Sec. 4-70	S	S	S	S	S
worship	300.470			ľ	"	
Club or lodge, nonprofit (civic, fraternal,	Sec. 4-75	S	S	S	S	S
social)			4,			
Continuing care retirement community		Х	Х	X	S	S
Institutionalized residential living and care facilities, serving less than 15 persons	Sec. 4-175	Х	Х	×	Х	X
Institutionalized residential living and care facilities, serving 15 or more persons	Sec. 4-175	X	Х	X	X	X
Public use		Р	Р	Р	Р	Р
School, private elementary, middle, or	Sec. 4-260	S	S	S	S	S
high						
RECREATIONAL USES						
Common area		Р	Р	Р	Р	Р
Community recreation	Sec. 4-100	Р	Р	Р	Р	Р
Conservation area		Р	P	Р	Р	Р
Golf course as part of residential		S	S	S	S	Р
subdivision						



Deed Book 16178 Page 148
Filed and Recorded 12/19/23 11:48:00 AM
2023-0097755
Real Estate Transfer Tax \$800.00
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 4375428105
7067927936

Recording requested by: Allen Law Group-Dana S. Fleming, PC

After Recording Return To: Allen Law Group-Dana S. Fleming, PC 2550 Heritage Court Se Stc 100 Atlanta GA 30339

File Number: 23-GA-2898 Parcel ID: 19073500120

LIMITED WARRANTY DEED

THIS INDENTURE, made this 14th day of December, 2023 between Deborah A. Walton and Melvin J. Walton, of the State of Georgia, hereinafter collectively called Grantor s, and Latoya Skinner, of the State of Georgia, hereinafter called Grantee (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

Grantors, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid at and before the sealing and delivery of these presents and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, align, convey and consign unto the Grantee, the following described real estate:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 671, 672 AND 735 OF THE 19TH DISTRICT, 2ND SECTION, COBB COUNTY GEORGIA CONTAINING 1.680 ACRES AS SHOWN ON THAT CERTAIN PLAT OF SURVEY PREPARED FOR KATHY LAURIO BY MATTHEW M. WILSON (G.R.L.S. # 2728) DATED JULY 29, 2002 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A POINT LOCATED AT THE INTERSECTION OF SOUTHERLY RIGHT OF WAY OF THE SILVER COMET TRAIL (100 FOOT RIGHT OF WAY) AND THE SOUTHWESTERLY RIGHT OF WAY OF POWDER SPRINGS-DALLAS ROAD-STATE ROUTE 6 (100 FOOT RIGHT OF WAY): RUNNING THENCE NORTHWESTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF THE SILVER COMET TRAIL A DISTANCE OF 92.36 FEET TO A POINT, ALSO BEING THE TRUE POINT OF BEGINNING; FROM SAID TRUE POINT OF BEGINNING; RUNNING THENCE NORTH 75 DEGREES 27 MINUTES 29 SECONDS WEST ALONG THE SOUTHERLY SIDE OF THE SILVER COMET TRAIL A DISTANCE OF 584.38 FEET TO A POINT; THENCE LEAVING THE SILVER COMET TRAIL AND RUNNING SOUTH 24 DEGREES 32 MINUTES 17 SECONDS EAST A DISTANCE OF 341.97 FEET TO A POINT LOCATED ON THE NORTHERLY SIDE OF WARREN FARM ROAD (VARIABLE WIDTH RIGHT OF WAY); RUNNING THENCE NORTH 62 DEGREES 21 MINUTES 11 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY OF WARREN FARM ROAD A DISTANCE OF 110.0 FEET TO A POINT; RUNNING THENCE NORTH 62 DEGREES 21 MINUTES 11 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY OF WARREN FARM ROAD A DISTANCE OF 60.48 FEET TO A POINT; RUNNING THENCE NORTH 62 DEGREES 06 MINUTES 21 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY OF WARREN FARM ROAD A DISTANCE OF 57.79 FEET TO A POINT; RUNNING THENCE NORTH 66 DEGREES 15 MINUTES 15 SECONDS EAST A LONG THE NORTHERLY RIGHT OF WAY OF WARREN FARM ROAD A DISTANCE OF 36.92 FEET TO A POINT; RUNNING THENCE AN ARC DISTANCE OF 187.51 FEET ALONG THE NORTHERLY RIGHT OF WAY OF WARREN FARM ROAD TO A POINT (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 89 DEGREES 11 MINUTES 0 SECONDS EAST A DISTANCE OF 185.05 FEET AND HAVING A RADIUS OF 333.73 FEET) THENCE LEAVING THE RIGHT OF WAY OF WARREN FARM ROAD AND RUNNING NORTH 03 DEGREES 49 MINUTES 18 SECONDS EAST A DISTANCE OF 40.82 FEET TO A POINT, ALSO BEING THE TRUE POINT OF BEGINNING

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, in FEE SIMPLE.

AND THE GRANTOR will warrant and forever defend the right and title to the above described property, unto the Grantee, against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

this 14 day of 10 Combine 20 23.

STATE OF GEORGIA COUNTY OF DEKALB

Signed, sealed and delivered before me, this 144 day of Occube 23

Personally Known

Produced Identification

Type and # of ID DL

Signature Notary

Name of Notary Typed, Stamped, or Printer

Notary Public, State of Georgia

Warranty Deed

EBT IVR Temporarily Offline

(https://dfcs.georgia.gov/e bt-ivr-temporarily-offline)

Click here for more information.

Residential Child Care Licensing

The Residential Child Care Licensing (RCCL) unit inspects, monitors, licenses, and registers a variety of child care facilities. The purpose of our work is to ensure that facilities and programs operate at acceptable levels, as mandated by state statutes and by rules and regulations as well as to keep the public and referral sources informed on the performance of those facilities and programs. Facilities requiring a license from RCCL include **Child Caring** Institutions (https://dhs.georgia.gov/child-caringinstitutions-cci), Child Placing Agencies (https://dhs.georgia.gov/child-placing-agencies-cpa), **Outdoor Child Caring Programs** (https://dhs.georgia.gov/outdoor-child-caring-programsoccp), and Qualified Residential Treatment Programs. The two largest of these facility types are the Child Caring Institutions and the Child Placing Agencies.

<u>Child Caring Institutions (https://dhs.georgia.gov/child-caring-institutions-cci)</u> (CCI's) are commonly referred to as

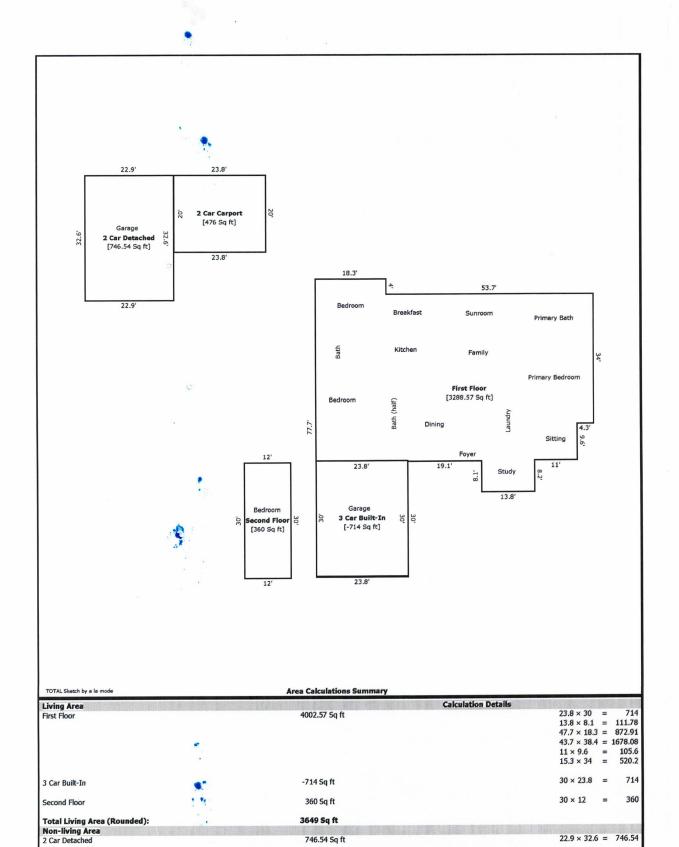
22.9 × 32.6 = 746.54

476

23.8 × 20 =

Building Sketch (Page - 1)

Borrower	Latoya Skinner							
Property Address	5780 Warren Farm Rd SW							
City	Powder Springs	County	Cobb	State	GA	Zip Code	30127	
Lender/Client	Premier Mortgage Services, LLC							

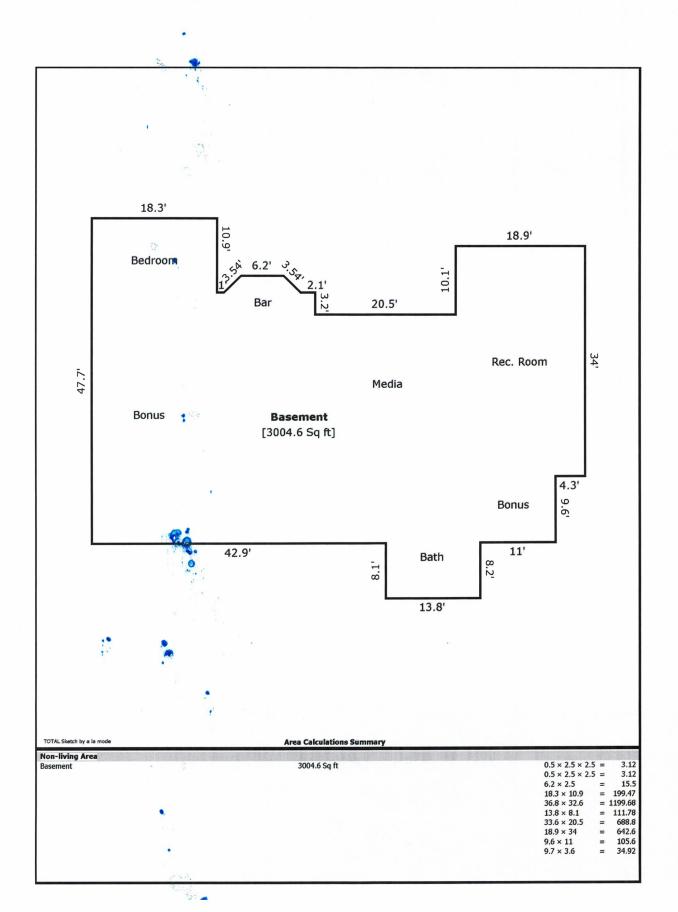


746.54 Sq ft 476 Sq ft

2 Car Carport

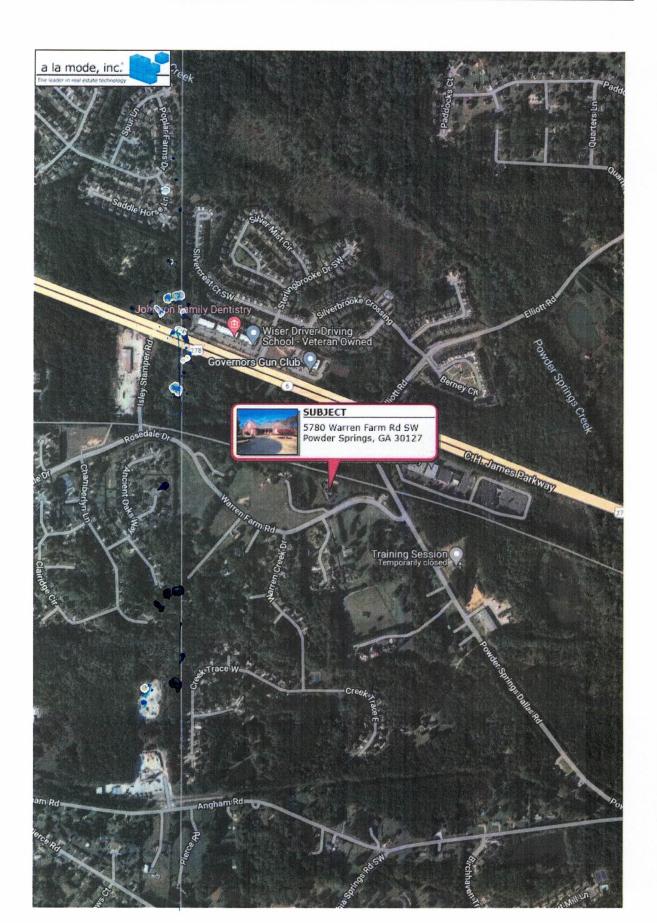
Building Sketch (Page - 2)

Borrower	Latoya Skinner						
Property Address	5780 Warren Farm Rd SW						
City	Powder Springs	County	Cobb	State	GA	Zip Code	30127
Lender/Client	Premier Mortgage Services LLC						

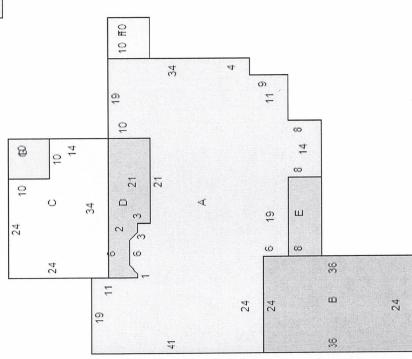


Aerial Map

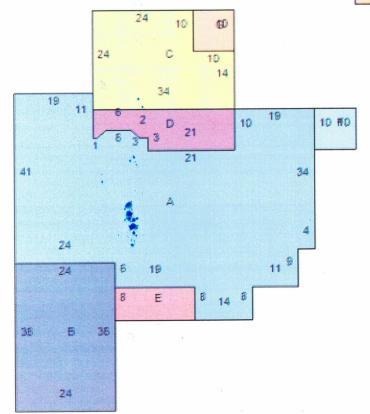
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Lender/Client	Premier Mortgage Services, LLC						



RoomType	Area
A Main Area	2819
B FRAME HALF STOR/MASONRY GARAGE	864
C CONCRETE PATIO	716
D ENCLOSED PORCH/CONCRETE PATIO	285
E OPEN PORCH	152
F CONCRETE PATIO	100
G OPEN PORCH	100



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<u>Child Caring Institutions (https://dhs.georgia.gov/child-caring-institutions-cci)</u> (CCI's) are commonly referred to as

group homes and include any institution, society, agency, or facility that provides full-time care for 6 or more children through 18 years of age outside of their own homes. This includes two new program types: Commercial Sexual Exploitation Recovery Centers (CSERC) and Qualified Residential Treatment Programs (QRTP).

Child Placing Agencies (https://dhs.georgia.gov/child-placing-agencies-cpa) are any institution, society, agency, or facility which places children in foster homes for temporary care or in prospective adoptive homes for adoption.

RCCL works to ensure that facilities and programs operate at acceptable levels, as mandated by State statutes and by rules and regulations adopted by the Department of Human Services (DHS) Board of Human Services.

Additionally, as of July 1, 2011, all 501(c)(3) organizations providing services to runaway or homeless children are required to register with the Residential Child Care Licensing (RCCL) unit pursuant to O.C.G.A. § 49-5-160 et. seq. Although RCCL does not license the RHYP (https://dhs.georgia.gov/runaway-and-homeless-youth-programs-rhyp)'s, they are subject to registration and periodic inspections by the RCCL unit.

Information regarding Interstate Adoptions and
Compliance with CPA Rules and Regulations
(https://dhs.georgia.gov/document/document/interstate-