

Staff Report

Date: May 7, 2026

To: Planning & Zoning Commission

From: John Parton and JoAnna Robinson

Subject: Special Use at 5780 Warren Farm Road

PZ: PZ 26- 019

Location:

PIN: 19073500120. LL 671, 672, and 735 of the 19th District, 2nd Section, Cobb County Approximately 1.68 acres. Current zoning is R-30.

Background:

The applicant, **Mrs. LaToya Skinner (DBA A Village Called Home)**, is seeking approval for a Special Use Permit for a **Child Caring Institution** at this residence. The approximately 1.68 acre property is located two properties to the west of the intersection of Powder Springs Dallas Road and Warren Farm Road. The Silver Comet Trail abuts the rear property line as well.

An application for the same proposed Special Use was previously denied in the Fall of 2025 (PZ 25-016). This current application was City initiated.

Per Ordinance 2025 - 016, Article 3 “*Child Caring Institution* means a child-welfare facility licensed by the State which either primarily or incidentally provides full-time room, board and watchful oversight to six or more children in State Custody through 18 years of age outside of their own homes. It does not include: (1) facilities exempted by state law; (2) facilities providing care and oversight to children in custody of DHS who have been adjudicated unruly or awaiting adjudication on charges of being unruly or other offense; (3) a qualified residential treatment program; or (4) a commercial sexual exploitation recovery center.”

Property zonings in close vicinity: (majority is low density)

N = Silver Comet Trail and CRC

E = R-30

S = R-30, R-15

W = R-30

Figure 1 – Zoning Map
Properties

Figure 2 – Overhead View of Surrounding

Figure 3 – Future Land Use Map (FLUM) **Figure 4a AND 4b – Description of**
what applicant is proposing to do

Figure 1 – Zoning Map

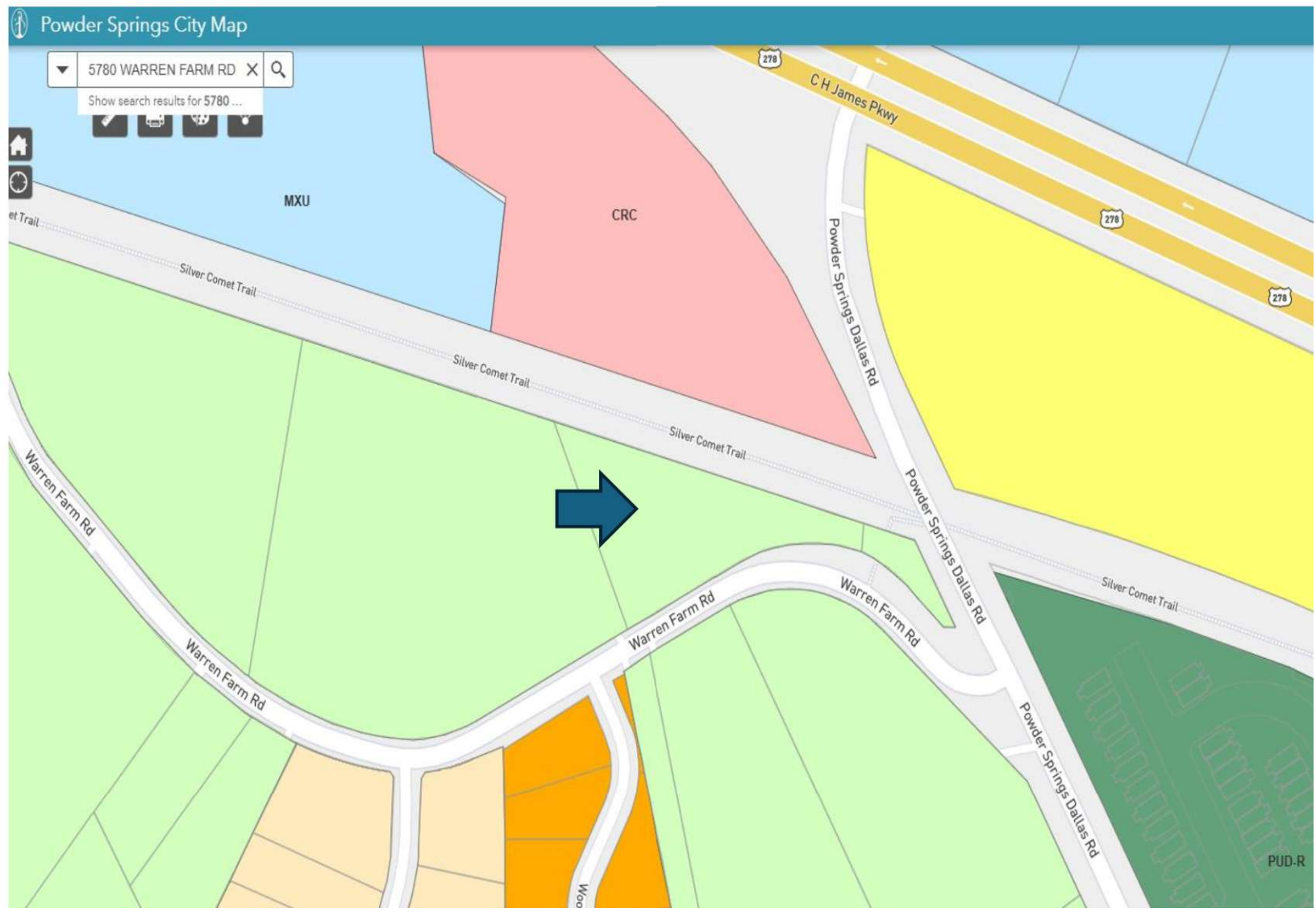


Figure 2 – Overhead View of Surrounding Properties

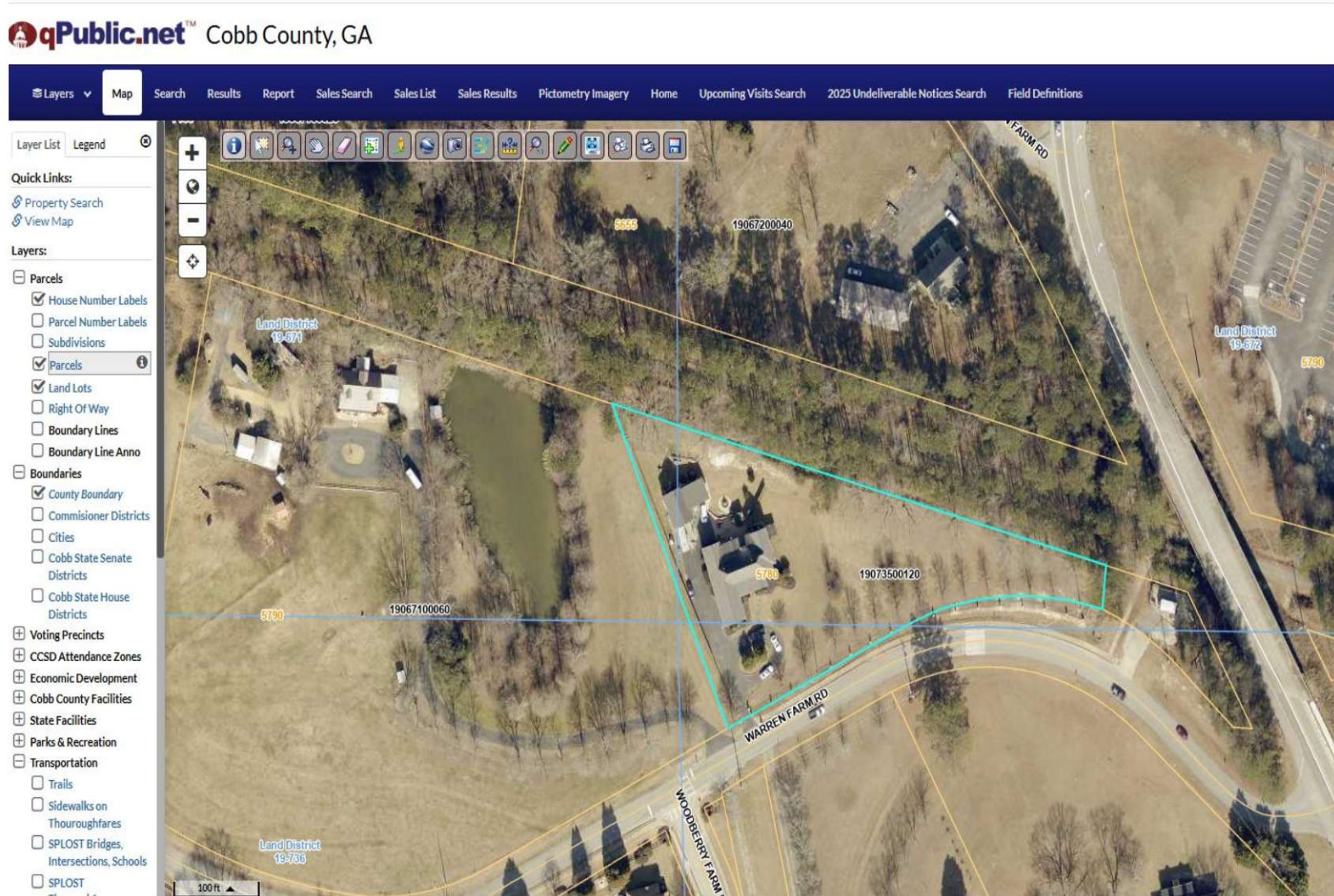


Figure 3 – Future Land Use Map (FLUM)

FUTURE LAND USE MAP

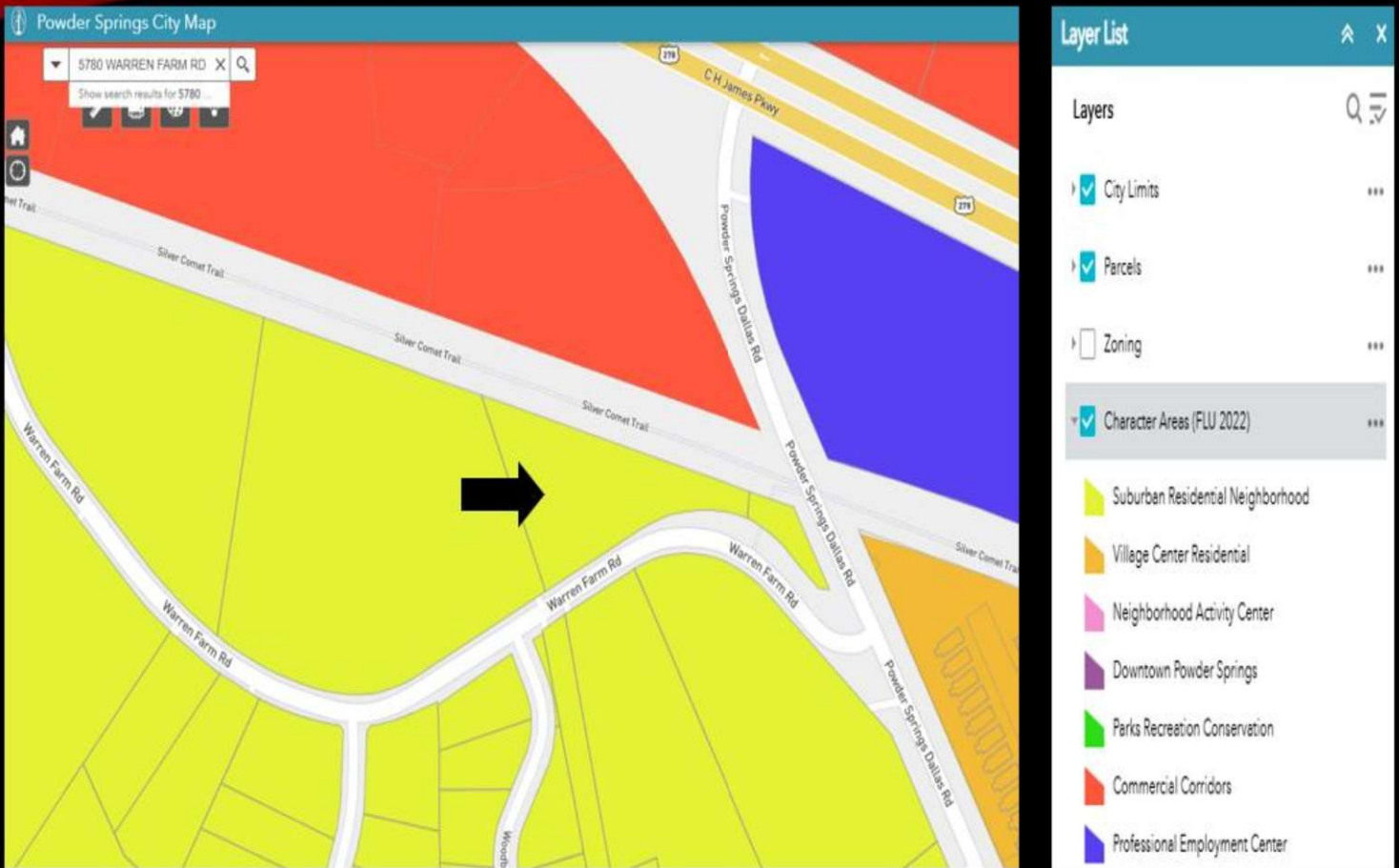


Figure 4a – Description of what applicant is proposing to do



Applicant Information

Name	LATOYA SKINNER	Phone	404-312-7212
Mailing Address	225 MAIN ST #1244 HIRAM, GA 30141	Email	AVILLAGECALLEDHOME@GMAIL.COM

Notice of Intent

PART I. Please indicate the purpose of this application :

Request approval to operate a residential childcaring institute. The facility will provide care for up to 18 children ages 6 to 18 and will operate 24 hours a day.

PART II. Please list all requested variances:

Variance to increase the occupancy of children up to 18. For anysite modifications required to ensure compliance with the state licensing regulations. Specifically related to room configuration, interior modifications and the provisions of a minimum of 63 sq ft of space per child as mandated by the licensing authority (GDHS)

Part III. Existing use of subject property:

Residencial Use R30

Part IV. Proposed use of subject property:

To operate as a Residential Childcaring Institute, 24/7, Zoned R30

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

See Attached Exhibit

Applicant Signature

	Latoya Skinner	4/22/2026
Signature of Applicant	Printed Name	Date

Figure 4b – Description of what applicant is proposing to do

FINAL – OTHER PERTINENT INFORMATION (ENHANCED WITH RCCI CAPACITY LANGUAGE)

This residence is intended to operate as a structured, supportive, family-style living environment for youth who may be experiencing displacement, emotional or behavioral challenges, and/or disabilities. The home will provide a safe, stable, and community-integrated setting designed to promote well-being, supervision, and positive development.

This use is residential in nature and aligns with the intent of Ordinance ORD 23-007, adopted July 17, 2023, which permits group homes and similar supportive residential uses within residential districts under structured living conditions. The proposed use is consistent with that framework and does not constitute a commercial or institutional operation, but rather a residential occupancy with supportive services.

In accordance with the Fair Housing Act and the Americans with Disabilities Act, individuals with disabilities—including those with emotional, behavioral, or mental health conditions—are recognized as a protected class. Federal law requires that such individuals be afforded equal housing opportunities and reasonable accommodations in residential settings. This residence will operate in full compliance with all applicable federal, state, and local laws governing fair housing, disability rights, and nondiscrimination.

Additionally, this program is being developed in accordance with licensure standards set forth by the Georgia Department of Human Services. Within GDHS regulatory structure, Residential Child Caring Institutions (RCCI), group homes, and youth residential programs are recognized as licensed residential care settings. These terms are often used interchangeably within regulatory and operational contexts to describe structured residential environments serving multiple youth.


To obtain and maintain licensure under RCCI standards, providers are required to serve a minimum number of residents (typically six or more children), along with meeting staffing, supervision, and programmatic requirements established by GDHS. This operational model differs from a traditional foster home, which is a distinct licensure category requiring a caregiver to reside within the home and typically serving a smaller number of children. The proposed residence is not a foster home model, but rather a licensed RCCI/group home setting operating under GDHS guidelines.

Further, RCCI program capacity is not arbitrarily determined, but is established through a combination of Certificate of Occupancy limitations and state licensure standards, including bedroom size and usable living space requirements. Occupancy and placement capacity are based on measurable criteria such as square footage per resident, including a minimum of approximately 63 square feet of shareable sleeping space per child, along with overall habitability, safety, and supervision requirements. Final capacity is subject to approval by the appropriate licensing and inspection authorities and will remain in full compliance with all applicable codes and regulations.

A Village Called Home Inc. will maintain all required oversight, staffing, and compliance measures associated with licensure and will ensure that all admissions are determined based on program appropriateness, safety considerations, and regulatory standards. The organization reserves the right to assess and accept placements consistent with its policies, capacity, and applicable laws.

AUTHORIZED SIGNATURE

Authorized Representative:
Title: owner
Date: 4.22.2026



Criteria for Special Use Applications (Applicant's Answers)

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

The facility will maintain the existing residential character while providing safe, secure, and supportive setting for children in need of care. The home is located outside of any Homeowner's Association (HOA) and is gated, which enhances both safety/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 proposed RCCI will preserve the single family appearance and character of the home and will operate discreetly within the community.

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.

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 includes limited staff occasional service providers and minimum 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, 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.

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 containers will be properly stored and screened from view. Onsite 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 RCCI operates 24/7, its residential model ensures that daily routines resemble those of a typical household.

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.

Analysis (Staff)

Questions to ask applicant:

- 1. Is there adequate sewer service/water service/fire protection? (Cobb County will likely review as part of the process needed to obtain a Certificate of Occupancy).**
- 2. How many vehicles will be at the property at one time?**
- 3. How many staff will you be employing?**
- 4. What is the square footage of the property?**
- 5. Has the applicant considered/addressed all of the Specific Use Provisions under Article 4 in Section 4-67 (per Ord 2025-016)**

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

The R-30 district is intended to maintain a low-density, single-family, residential character. With the adoption of Ord. 2025-016, the proposed use as a Child Caring Institution is possible in an R-30 district with the approval of a Special Use Permit. The proposed use must meet the requirements and conditions as outlined in ORD 2025-016, which established/defined this particular use within the City of Powder Springs, as well as certain provisions that are applicable to this specific use. As outlined in ORD 2025-016, the *maximum* capacity of any Child Caring Institution, regardless of the type of residential zone in which it is to be located, is limited to 12 children.

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.

By its very nature as a use which requires a Special Use Permit (SUP), the proposed use as a Child Caring Institution may or may not be suitable given the existing residential zones and uses that are adjacent or nearby. Generally, uses that require an SUP have additional review/scrutiny, but specific types of uses may also have specific provisions that are applicable, as is the case with Child Caring Institutions.

The specific provisions under Ord 2025-016 address physical, operational, and regulatory elements of any proposed use as a Child Caring Institution and

include things such as minimum lot size, detailed care plans, fencing/screening/lighting controls, buffers for outdoor play areas (noise), and supervision/staffing. How an applicant may address/meet these provisions is dependent upon the scale of the proposed CCI, i.e. how many children/residents (and, in turn, the number of staff) will be at the proposed location. The applicant was advised (by the Planning and Zoning Commission) at the PZ Agenda meeting to be prepared to address the provisions under Ord 2025-016, and in correspondence subsequent meeting directed to address said provisions with the number of children that are proposed.

c. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general.

The proposed location has been developed to a desirable pattern for this area, and is predominantly low-density, single-family residential. As with any Special Use, jurisdictions should proceed with caution when considering approval, particularly for those in residential areas.

Staff Recommendation:

It is possible that certain commercial and/or institutional uses can be conducted in residential areas, but great care must be taken to make sure that such uses are compatible with the existing/planned residential uses within residential zones as is the case here. Similarly, when reviewing applications for Home Occupation licenses, a general rule of thumb is that certain commercial activities *may* be conducted from a residence, but it can't look like a business is being operated – it must maintain the appearance of a residence. The same is true for proposed Child Caring Institutions within residential areas. Thus the safeguards outlined by the provisions attached to the establishing ordinance. The City has already limited the maximum capacity for a CCI in a residential area to 12 (twelve) children, regardless of lot size or zone, thus Staff does not recommend exceeding the maximum capacity that has been set. Staff also believes that to determine what the appropriate number of residents might be (at least initially) for the proposed CCI, the applicant needs to address (with some detail) how the provisions under Ord 2025-016 will be addressed, particularly to the scale that is being proposed.

