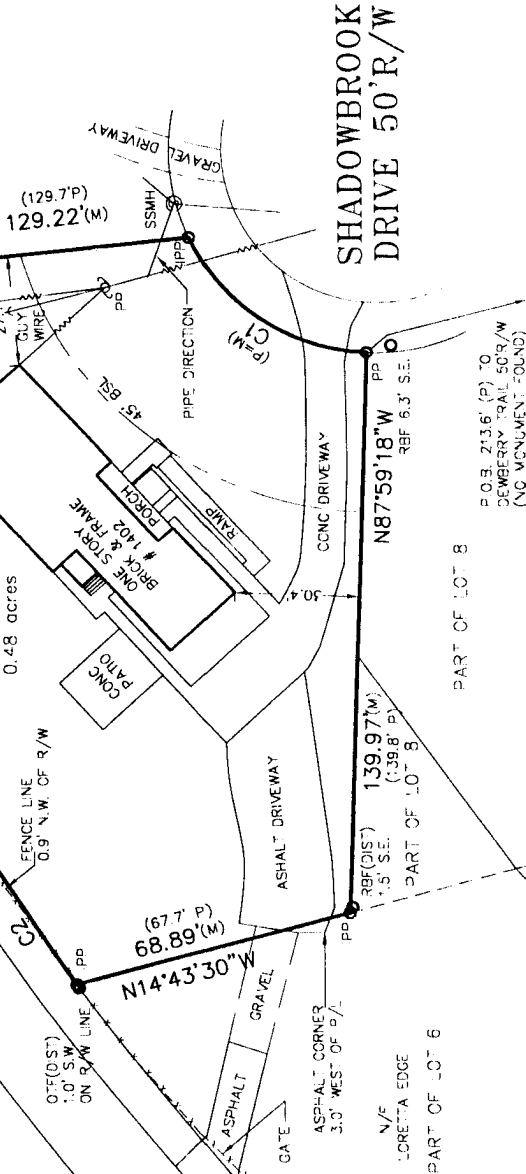


- LEGEND
- CVP CORRUGATED METAL PIPE
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - BS BUILDING SETBACK LINE
 - RBF REBAR FOUND
 - IRF IRON PIN FOUND
 - CB CATCH BASIN
 - JB JUNCTION BOX
 - HW HEAD WALL
 - POB POINT OF BEGINNING
 - WH WHOLE
 - R/W RIGHT-OF-WAY
 - PO POWER POLE
 - OTF OPEN TOP FOUND
 - CTF CRIMP TOP FOUND
 - RB REBAR
 - LL LAND LOT
 - IPP IRON PIN PLACED
 - M MEASURED
 - D DEED
 - P PLAT

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	54.40	50.00	51.76
C2	37.55	664.38	37.54
C3	162.63	1659.38	162.57

GRESHAM ROAD
C3
(TOTAL=200.18' W)FENCE
21,015 sq. ft.
0.48 acres
LOT 9
AREA

PART OF LOT 7



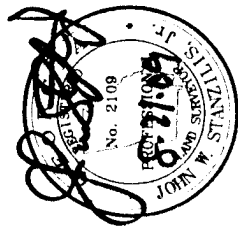
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

NOTE: THIS PLAT WAS PREPARED BY THE SURVEYOR AND IS SUBJECT TO THE FOLLOWING CONDITIONS: 1. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE PLAT IS FOR THE PURPOSE OF RECORDING AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. 2. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE PLAT IS FOR THE PURPOSE OF RECORDING AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. 3. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE PLAT IS FOR THE PURPOSE OF RECORDING AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

RECEIVED
AUG 27 2009
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

NOTE: ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.
N.W. DEWITT, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.
PLAT CERTIFICATION NOTICE
THIS PLAT WAS PREPARED BY THE SURVEYOR AND IS SUBJECT TO THE FOLLOWING CONDITIONS: 1. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE PLAT IS FOR THE PURPOSE OF RECORDING AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. 2. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE PLAT IS FOR THE PURPOSE OF RECORDING AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. 3. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE PLAT IS FOR THE PURPOSE OF RECORDING AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

NOTE: HAVE THIS DATE, EXAMINED THE "FLOOD HAZARD MAP" AND FOUND REFERENCED PARCELS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
MAP 0 1306700199 C ZONE "X" EFFECTIVE DATE: DECEMBER 15, 2008



ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:
MARIAN LAWTON
OWNER / PURCHASER

LAND LOT 1137
16th DISTRICT
2nd SECTION
COBB COUNTY, GEORGIA

LOT 9
BLOCK C
UNIT II
SUBDIVISION BRIARWOOD HILLS SECTION IV

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993
ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9052
FAX (770) 794-9052

PLAT BOOK 23, PAGE 193
DEED BOOK 14466, PAGE 4803

LUP-27 (2009)

APPLICANT: Marian Lawton
770-509-0533
REPRESENTATIVE: Marian Lawton
770-509-0533
TITLEHOLDER: Marian E. Lawton

PETITION NO: LUP-27
HEARING DATE (PC): 11-03-09
HEARING DATE (BOC): 11-17-09
PRESENT ZONING: R-20

PROPERTY LOCATION: Located on the northern side of
Shadowbrook Drive, north of Dewberry Trail and on the south side of
Gresham Road, east of Fairview Street.

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Personal Care Home
For Six Residents

ACCESS TO PROPERTY: Shadowbrook Drive and Dewberry Trail
(1402 Shadowbrook Drive)

SIZE OF TRACT: 0.48 acre

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: Existing house

LAND LOT(S): 1137

PARCEL(S): 21

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/ Single-family house
SOUTH: R-20/ Briarwood Hills subdivision
EAST: R-20/ Briarwood Hills subdivision
WEST: R-20/ Briarwood Hills subdivision

OPPOSITION: NO. OPPOSED ____ **PETITION NO:** ____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED ____ **MOTION BY** ____
REJECTED ____ **SECONDED** ____
HELD ____ **CARRIED** ____

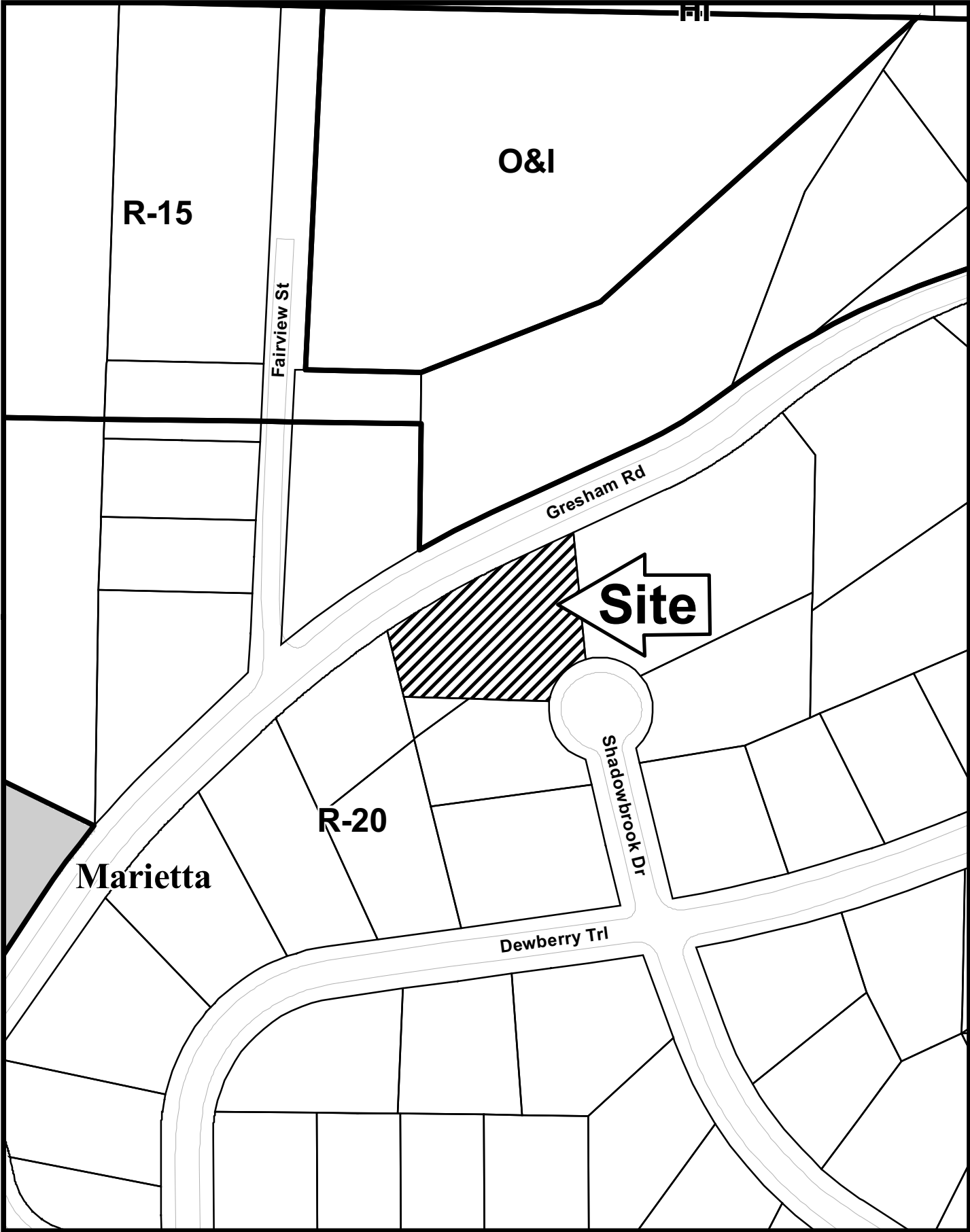
BOARD OF COMMISSIONERS DECISION

APPROVED ____ **MOTION BY** ____
REJECTED ____ **SECONDED** ____
HELD ____ **CARRIED** ____

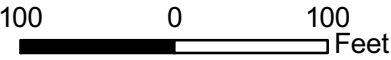
STIPULATIONS:



LUP-27



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



- City Boundary
- Zoning Boundary

APPLICANT: Marian Lawton

PETITION NO.: LUP-27

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING DIVISION COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Temporary Land Use Permit to operate a personal care home with up to six residents. The applicant currently operates a personal care home for two residents from this property (she is permitted to have up to four per the Zoning Code). The residents are elderly, or have a handicap or disability. This proposal would not be a half-way house, and would not house people with criminal records. The group home has been here since June 2008, and the applicant has been in the personal care home business for 2 years. There will be no outwardly signs of the personal care home. The applicant has submitted a petition in support of the request signed by the property owners to the left and right of her.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

City of Marietta water and sewer service area.

TRAFFIC COMMENTS:

Recommend no on-street parking.

FIRE COMMENTS:

Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

To start the Certificate of Occupancy process, site and building plans must be submitted to the CCFMO.

STORMWATER MANAGEMENT COMMENTS:

If approved, must be subject to no parking or pavement expansion without providing conveyance of runoff to adjacent cul-de-sac right-of-way.

STAFF RECOMMENDATIONS

LUP-27 MARIAN LAWTON

The applicant's proposal is designated as Industrial Compatible on the *Cobb County Comprehensive Plan*. The applicant's proposal is located within a residential subdivision. The applicant is permitted to have four residents in the group home without a Land Use Permit. It is Staff's opinion that the applicant should operate with four residents until a record is established regarding the operation of the group home, before more residents are added. Based on the above analysis, Staff recommends DENIAL.

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.