

**SURVEY NOTES**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.
2. THROUGH OUT GEORGIA 1-800-282-7411 SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRESSION OF ONE FOOT IN 10,000+ FEET. AN ANGULAR ERROR OF 02" PER ANGLE POINT, AN ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES FROM A SINGLE MAGNETIC OBSERVATION.

LUP-5  
(2010)

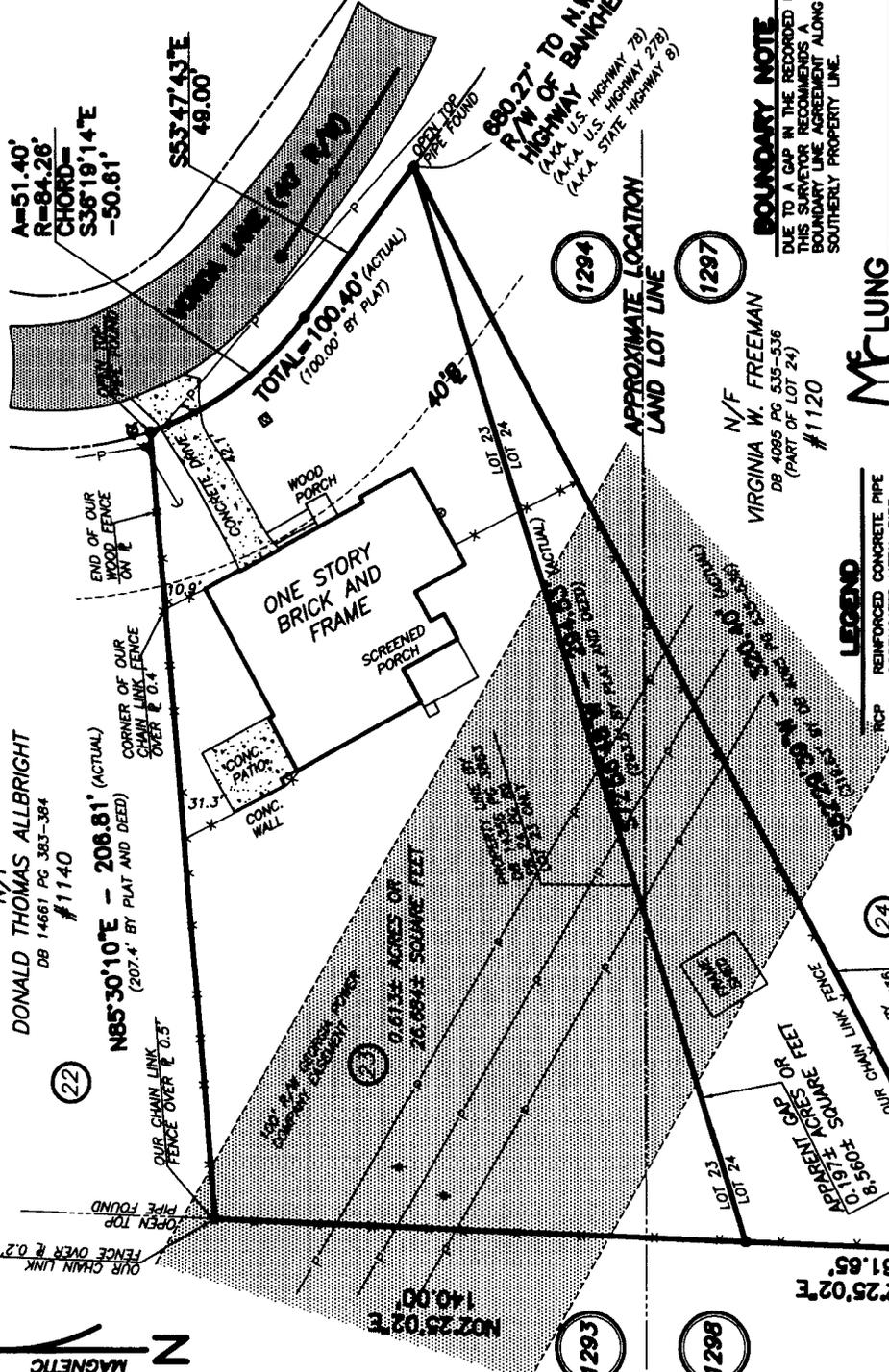


1130 VONDA LANE  
MABLETON, GEORGIA

PROPERTY OF  
**MARIE GASPARD**

LOT 23 AND PART OF LOT 24  
HALLWOOD SUBDIVISION

LAND LOTS 1294 AND 1297  
DISTRICT 19TH. SECTION 2ND  
COUNTY COBB  
GEORGIA  
PLAT PREPARED: 10-27-09  
FIELD: 10-23-08 SCALE: 1"=20'



**BOUNDARY NOTE**

DUE TO A GAP IN THE RECORDED DEEDS, THIS SURVEYOR RECOMMENDS A BOUNDARY LINE AGREEMENT ALONG THE SOUTHERLY PROPERTY LINE.

**McLUNG SURVEYING SERVICES, INC.**  
4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383



This property (in part) located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.  
Michael R. Jones  
Lic. No. 2848  
Professional Surveyor  
JRM/227715

- LEGEND**
- REINFORCED CONCRETE PIPE
  - CORRUGATED METAL PIPE
  - POWER POLE
  - LIGHT POLE
  - POWER METER
  - POWER BOX
  - AIR CONDITION
  - TELEPHONE BOX
  - GAS METER
  - GAS VALVE
  - WATER METER
  - WATER VALVE
  - JUNCTION BOX
  - DROP INLET
  - SANITARY SEWER MANHOLE

**REFERENCE MATERIAL**

1. WARRANTY DEED IN FAVOR OF MARIE GASPARD. DEED BOOK 14556 PAGE 3983 COBB COUNTY, GEORGIA RECORDS (LOT 23 ONLY)

No.	Revision	Date

COMM. DEV. AGENCY  
PLANNING DIVISION

NOV 3 2009

**APPLICANT:** St. Benedict PCH  
678-401-4788

**REPRESENTATIVE:** Cassandra Freeman  
678-401-4788

**TITLEHOLDER:** Marie J. Gaspard

**PROPERTY LOCATION:** Located on southwestern side of Vonda Lane, north of Veterans Memorial Parkway (1130 Vonda Lane).

**ACCESS TO PROPERTY:** Vonda Lane

**PHYSICAL CHARACTERISTICS TO SITE:** Existing house

**PETITION NO:** LUP-5

**HEARING DATE (PC):** 2-02-10

**HEARING DATE (BOC):** 2-16-10

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Personal Care Home For Eight Residents

**SIZE OF TRACT:** 0.613 acre

**DISTRICT:** 19

**LAND LOT(S):** 1294, 1297

**PARCEL(S):** 48

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/ Hallwood subdivision
- SOUTH:** R-20/ Hallwood subdivision
- EAST:** R-20/ Hallwood subdivision
- WEST:** R-20/ Hallwood subdivision

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

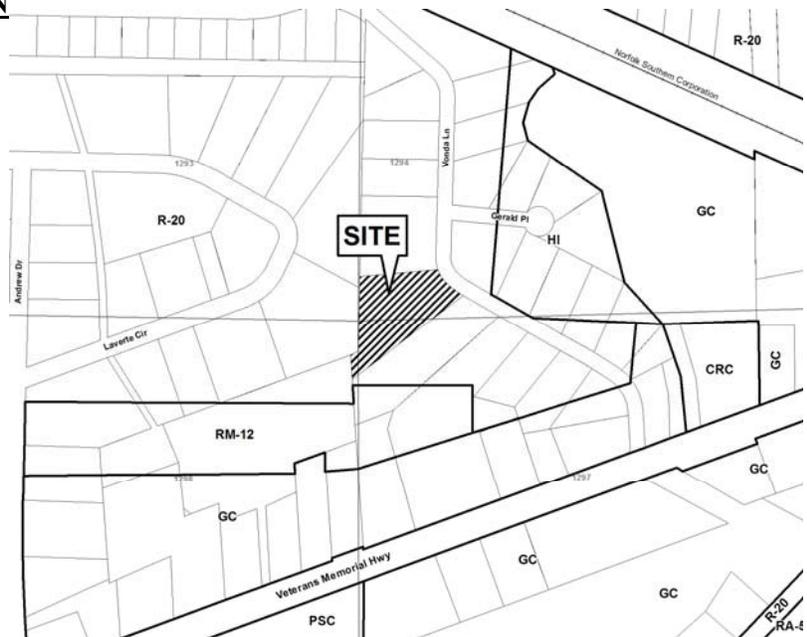
**BOARD OF COMMISSIONERS DECISION**

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

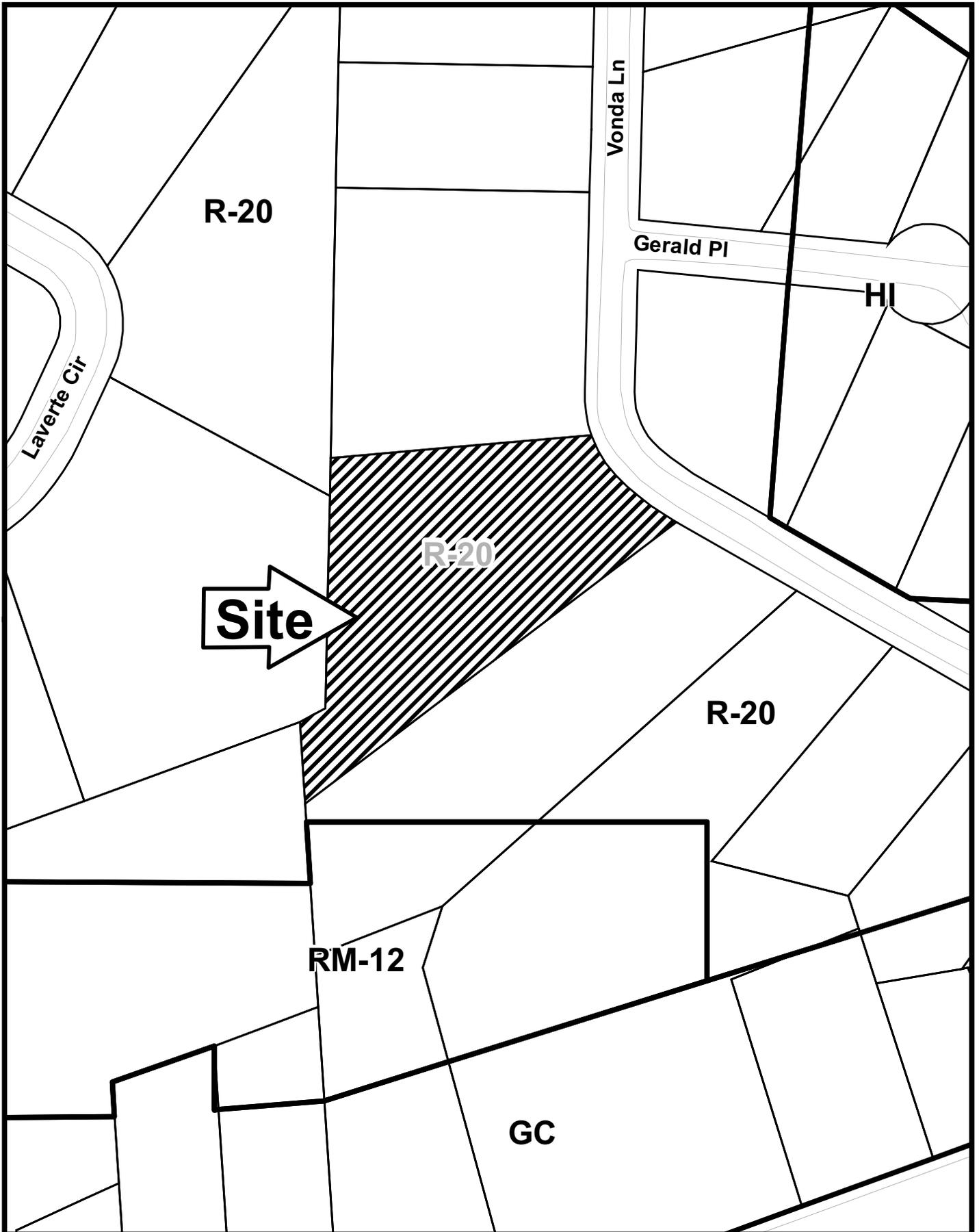
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

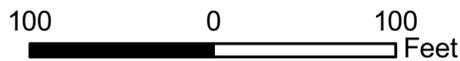
**STIPULATIONS:**



# LUP-5



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



- City Boundary
- Zoning Boundary

APPLICANT: St. Benedict PCH

PETITION NO.: LUP-5

PRESENT ZONING: R-20

PETITION FOR: LUP

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**PLANNING 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 eight residents. The applicant currently operates a personal care home for four residents from this property (they are permitted to have up to four per the Zoning Code). The residents are low-income elderly people. The group home has been here since 2006. There will be no outwardly signs of the personal care home.

**Historic Preservation:** No comment.

**Cemetery Preservation:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

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**WATER & SEWER COMMENTS:**

Records show address connected to water and sewer.

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**TRAFFIC COMMENTS:**

Recommend no on street parking.

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**FIRE COMMENTS:**

Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process. If 4 or more unrelated occupants, the structure must meet NFPA 101 Occupancy requirements to include a sprinkler system and fire alarm.

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**STORMWATER MANAGEMENT COMMENTS:**

No comments.

## STAFF RECOMMENDATIONS

### **LUP-5            ST BENEDICT PCH**

The applicant's proposal is designated as Low Density Residential 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 to reduce any effects to the adjoining properties. 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.**