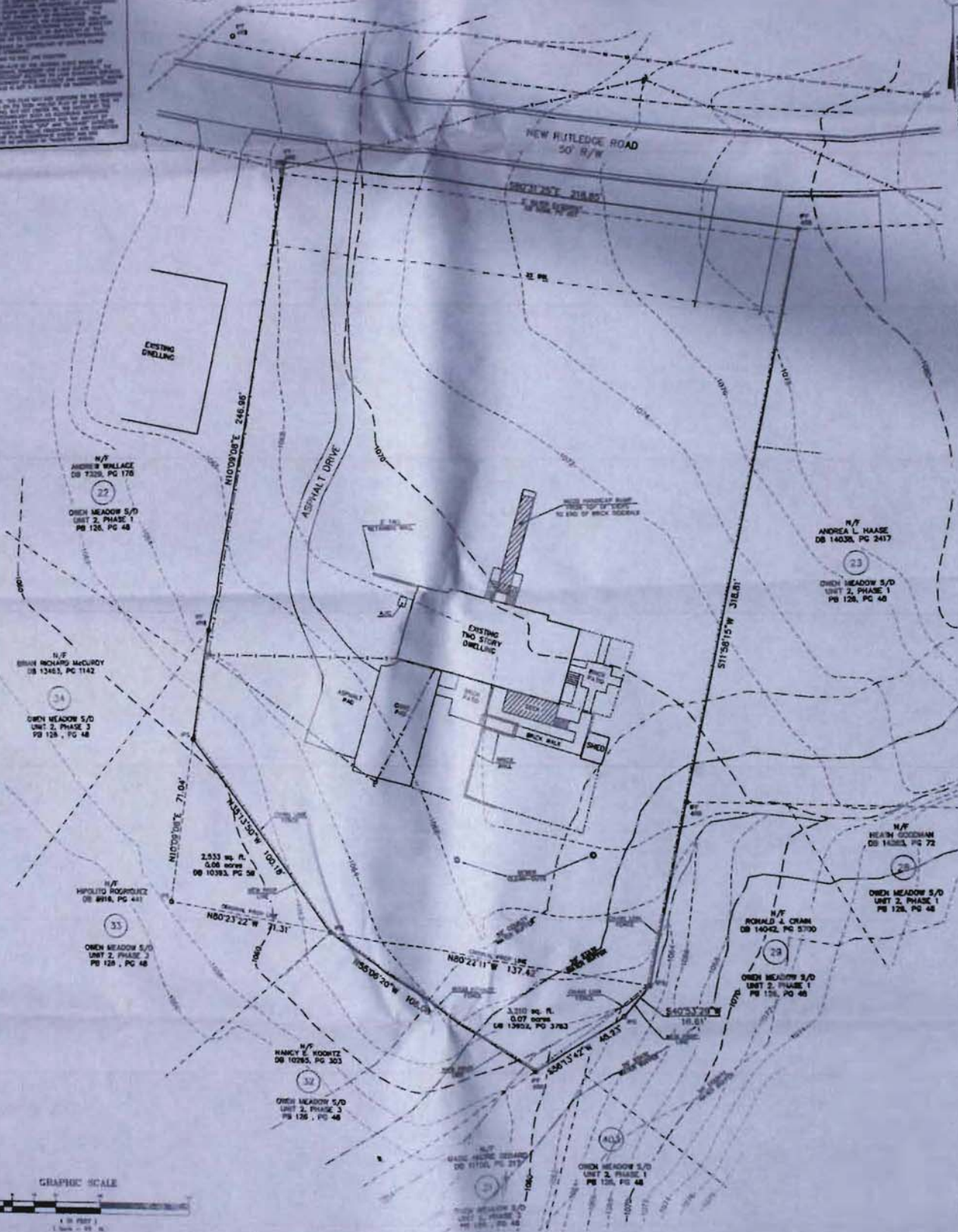


LUP-13  
(2012)

**GENERAL NOTES:**

1. THIS PLAN IS A PRELIMINARY SURVEY AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE SURVEY WAS CONDUCTED ON 08/15/12.
3. THE SURVEY WAS CONDUCTED BY FRONTLINE SURVEYING, INC.
4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1997.
5. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1997.
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10. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1997.

DATE: 08/15/12



<p>DATE: 08/15/12</p> <p>PROJECT: ORSONOHE FOREST</p> <p>CLIENT: [REDACTED]</p>	
<p>DATE: 08/15/12</p> <p>PROJECT: ORSONOHE FOREST</p> <p>CLIENT: [REDACTED]</p>	<p>DATE: 08/15/12</p> <p>PROJECT: ORSONOHE FOREST</p> <p>CLIENT: [REDACTED]</p>

**FRONTLINE SURVEYING, INC.**

3585 Canton Road  
A-9, PMB 272  
Marietta, GA 30066  
Ph: (678) 355-9905  
Fax: (678) 355-9805

www.frontlinesurveying.com

THIS PLAN IS A PRELIMINARY SURVEY AND IS NOT TO BE USED FOR CONSTRUCTION. THE SURVEY WAS CONDUCTED ON 08/15/12 BY FRONTLINE SURVEYING, INC. IN ACCORDANCE WITH THE SURVEYING ACT OF 1997. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1997. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1997.

**APPLICANT:** Gheorghe Popescu  
(678) 574-7697

**REPRESENTATIVE:** Gheorghe Popescu  
(678) 574-7697

**TITLEHOLDER:** Gheorghe Popescu and Daniela Popescu

**PROPERTY LOCATION:** South side of New Rutledge Road,  
southwest of Cobb Parkway  
(3215 New Rutledge Road).

**ACCESS TO PROPERTY:** New Rutledge Road

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family house

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** GC/Developed as single-family houses - Owens Meadow Subdivision
- SOUTH:** R-15/Owens Meadow Subdivision
- EAST:** R-15/Owens Meadow Subdivision
- WEST:** R-15/Owens Meadow 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:**

**PETITION NO:**        LUP-13

**HEARING DATE (PC):**        06-05-12

**HEARING DATE (BOC):**        06-19-12

**PRESENT ZONING:**        R-15

**PROPOSED ZONING:**        Land Use Permit

**PROPOSED USE:**        Group Home for Six  
       Residents

**SIZE OF TRACT:**        1.5 acres

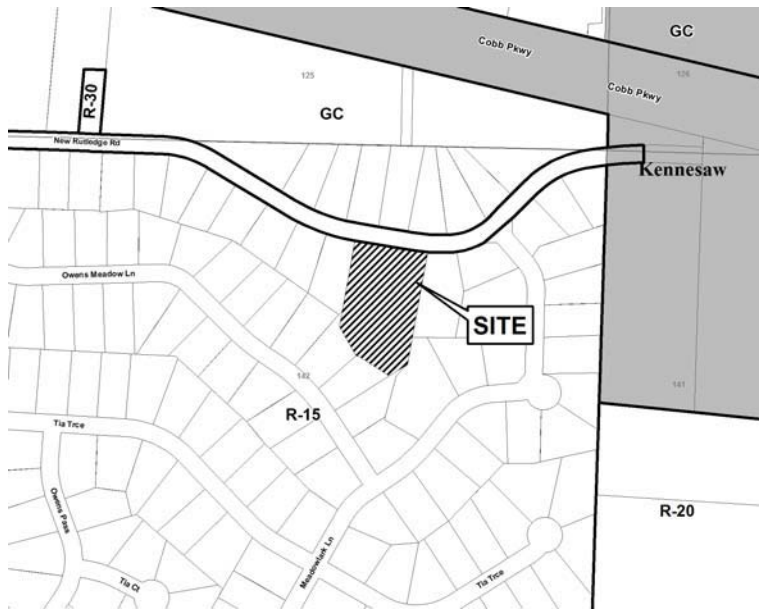
**DISTRICT:**        20

**LAND LOT(S):**        142

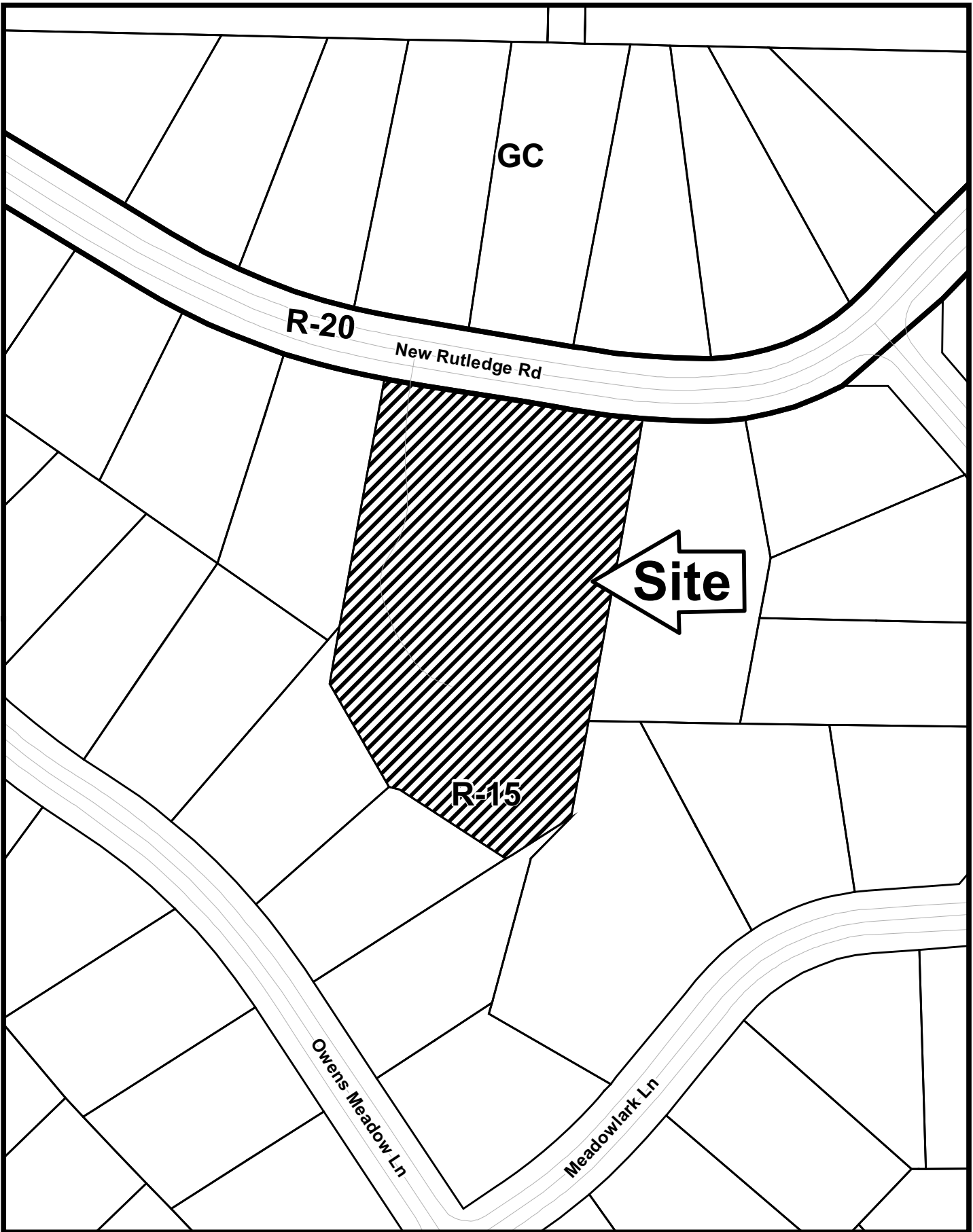
**PARCEL(S):**        17

**TAXES: PAID**   X   **DUE**       

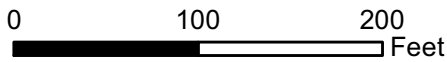
**COMMISSION DISTRICT:**   1  





# LUP-13



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Gheorghe Popescu

**PETITION NO.:** LUP-13

**PRESENT ZONING:** R-15

**PETITION FOR:** LUP

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Jason A. Campbell

Applicant is requesting a land use permit for the purpose of operating a personal care (group home) for five to seven people 24 hours per day, seven days per week. Currently, there are three residents. No signs are requested. Applicant is requesting the land use permit be approved for as long as possible.

**Historic Preservation:** No comment

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

No comments.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend no on-street parking. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

\*\*\*\*\*

**APPLICANT:** Gheorghe Popescu

**PETITION NO.:** LUP-13

**PRESENT ZONING:** R-15

**PETITION FOR:** LUP

\*\*\*\*\*

**FIRE COMMENTS:**

**C/O:** Plans must be submitted to the Cobb County Fire Marshal’s Office to initiate the Certificate of Occupancy process.

**ACCESS:** Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet).

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level. Aerial fire apparatus access roads shall be a minimum width of 24 feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access. (Cobb County Development Standards 401.08.02.1)

**HYDRANT:** Show fire hydrants arranged to have a hydrant available for the distribution of hose to any portion of any building on premises at distances not exceeding 500 feet (driving distance). Hydrants shall be at least 40 feet from the building (steamer connection facing street) (NFPA 24-7.2.3). Fire hydrants shall be spaced not more than 500 feet apart. Hydrants shall not be connected to water lines on the positive side (discharge side) of a fire pump. Minimum 8” supply lines to all hydrants.

**APPLICANT: Gheorghe Popescu**

**PETITION NO.: LUP-13**

**PRESENT ZONING: R-15**

**PETITION FOR: LUP**

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**STORMWATER MANAGEMENT COMMENTS**

No site improvements are proposed. No comments.

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## STAFF RECOMMENDATIONS

### **LUP-13      GHEORGHE POPESCU**

Applicant is requesting a Temporary Land Use Permit for the purpose of operating a group home for five to seven residences with two employees. The group home will operate 24 hours per day seven days per week. The property is located in the Owens Meadow Subdivision and is delineated on the *Cobb County Comprehensive Plan* as Low Density Residential. Based upon the above-analysis, and strict interpretation of the ordinance, 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.**



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Application #: LUP-13  
PC Hearing Date: 6-5-12  
BOC Hearing Date: 6-19-12

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Personal care home
2. Number of employees? Two
3. Days of operation? 7 days a week
4. Hours of operation? 24 hours a day
5. Number of clients, customers, or sales persons coming to the house per day? NA ; Per week? 5 to 7
6. Where do clients, customers and/or employees park?  
Driveway:  ; Street: \_\_\_\_\_ ; Other (Explain): \_\_\_\_\_  
\_\_\_\_\_
7. Signs? No:  ; Yes: \_\_\_\_\_. (If yes, then how many, size, and location): \_\_\_\_\_
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): NA
9. Deliveries? No  ; Yes \_\_\_\_\_ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)  
\_\_\_\_\_
10. Does the applicant live in the house? Yes  ; No \_\_\_\_\_
11. Any outdoor storage? No  ; Yes \_\_\_\_\_ (If yes, please state what is kept outside): \_\_\_\_\_
12. Length of time requested: As long as possible
13. Any additional information? (Please attach additional information if needed):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant signature: George Popescu Date: 3-26-12

Applicant name (printed): GHEORGHE POPESCU