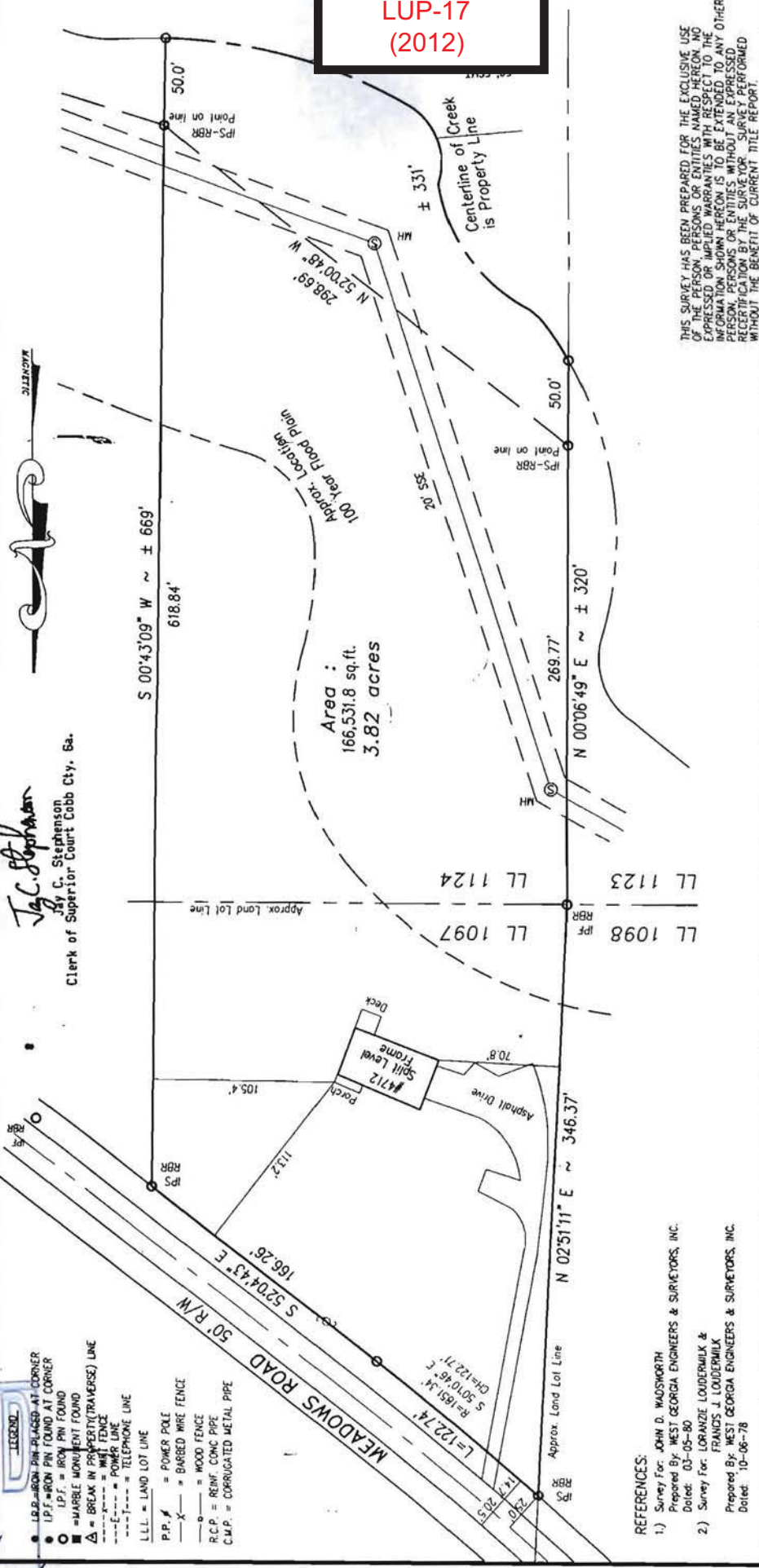


RECEIVED
MAY - 3 2012
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Plat Book 2000 Pg 95
Filed and Recorded In 02-2001 04186pm
2003 020353

- LEGEND:**
- I.P.P. = IRON PIN PLACED AT CORNER
 - I.P.F. = IRON PIN FOUND AT CORNER
 - M.P.M. = MARBLE MONUMENT FOUND
 - △ = BREAK IN PROPERTY (TRANSVERSE) LINE
 - = WIRE FENCE
 - = POWER LINE
 - = TELEPHONE LINE
 - = LAND LOT LINE
 - P.P. = POWER POLE
 - X = BARBED WIRE FENCE
 - = WOOD FENCE
 - R.C.P. = REINFORCED CONCRETE PIPE
 - C.M.P. = CORRUGATED METAL PIPE

J.C. Stephenson
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.



**LUP-17
(2012)**

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON, NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE ACCURACY OF THE SURVEY ARE MADE BY THE SURVEYOR TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

SURVEY FOR
FRANCES J. BOND
GLENN H. BOND

REVISIONS	DATE
11-26-01	
CC LT	
Dwn LDN	
Chkd LDN	
FILE:	

4712 MEADOWS ROAD
POWDER SPRINGS, GEORGIA 30127
LAND LOTS - 1097 & 1124
DISTRICT - 19th SECTION - 2nd
COUNTY - COBB
STATE - GEORGIA

DATE - October 30, 2001 SCALE - 1" = 60'

THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP NO. 13067C00080, DATED AUGUST 18, 1992. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 1,940 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,940 FEET.

EQUIPMENT UTILIZED: ANGULAR - NIKON D-50 LINEAR - NIKON D-50
UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

60' 30' 0 60' 120' 180'
GRAPHIC SCALE

WEST GEORGIA SURVEYORS, INC.
731 Sandtown Road
Marietta, Georgia 30008
(770) 428-2122
FAX: (770) 422-9178

LARRY D. WEISE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN", Deut. 27:17

REFERENCES:
1.) Survey For: JOHN D. WAUSWORTH
Prepared By: WEST GEORGIA ENGINEERS & SURVEYORS, INC.
Dated: 03-05-80
2.) Survey For: LORANZIE LOUDERMILK & FRANCIS J. LOUDERMILK
Prepared By: WEST GEORGIA ENGINEERS & SURVEYORS, INC.
Dated: 10-06-78

WEST GEORGIA SURVEYORS, INC.
REGISTERED
LAND SURVEYOR
LARRY D. WEISE
No. 2235

APPLICANT: Top of the Line
770-335-2246

REPRESENTATIVE: Edith M. Page
770-335-2246

TITLEHOLDER: Glenn H. Bond and Frances J. Bond

PROPERTY LOCATION: South side of Meadows Road,
southeasterly of Lewis Road (4712 Meadows Road).

ACCESS TO PROPERTY: Meadows Road

PHYSICAL CHARACTERISTICS TO SITE: Existing single-family
house

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/Single-family House and Church
- SOUTH:** R-20/Single-family House
- EAST:** R-20/Single-family House
- WEST:** R-20/Single-family House and Pine Oaks 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-17

HEARING DATE (PC): 07-03-12

HEARING DATE (BOC): 07-17-12

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Group Home

SIZE OF TRACT: 3.82 acres

DISTRICT: 19

LAND LOT(S): 1097, 1124

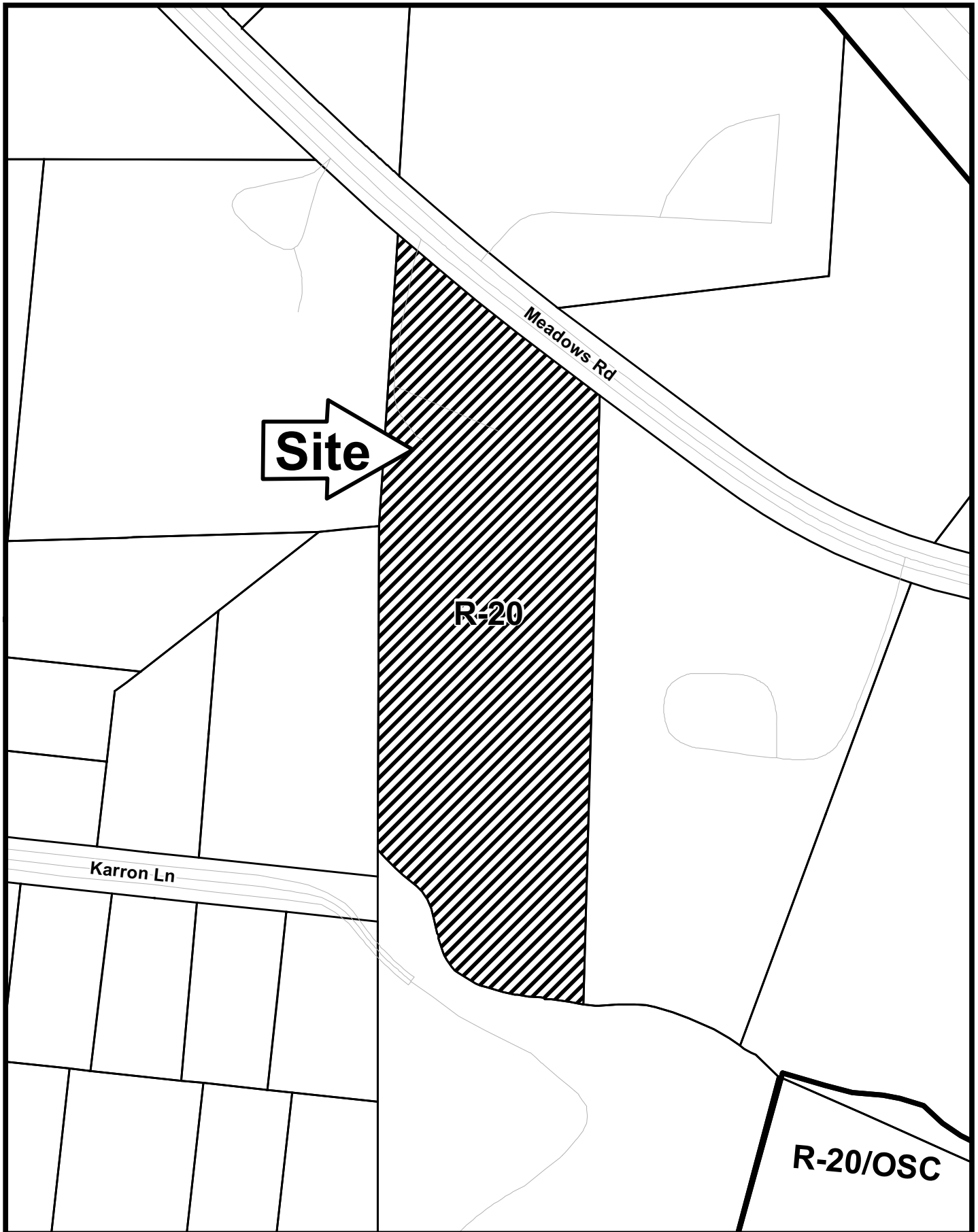
PARCEL(S): 9

TAXES: PAID X **DUE**

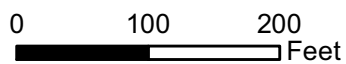
COMMISSION DISTRICT: 4





LUP-17



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Top of the Line

PETITION NO.: LUP-17

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Applicant is requesting a Land Use Permit for the purpose of operating a group home for eight residents, initially. The applicant has also indicated there will be one employee coming to the property each day and one employee that will live in the house. The hours of operation will be 24 hours per day. Parking will be on the driveway and the applicant hopes to install a circular driveway in the future. This application IS NOT the result of a Code Enforcement complaint.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments. CCWS records show address billed for sewer as of June 2012.

TRAFFIC COMMENTS:

Recommend no on-street parking.

Recommend rebuilding the existing driveway apron to accommodate traffic.

Recommend additional driveway to be permitted by Cobb County DOT and the applicant to verify that minimum intersection sight distance is available for proposed Meadows Road driveway and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement.

APPLICANT: Top of the Line

PETITION NO.: LUP-17

PRESENT ZONING: R-20

PETITION FOR: LUP

FIRE COMMENTS:

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: Top Of The Line

PETITION NO.: LUP-17

PRESENT ZONING: R-20

PETITION FOR: LUP

DRAINAGE COMMENTS

The survey provided is not current and does not include an existing attached garage, driveway extension and storage shed. However, due to the large lot size this parcel is still well under the impervious coverage limit for this residential zoning category. The rear portion of the parcel is located within the 100-year floodplain. There do not appear to be any stormwater management issues that would preclude this property from being utilized as a group home.

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STAFF RECOMMENDATIONS

LUP-17 TOP OF THE LINE

Applicant is requesting this Temporary Land Use Permit for the purpose of using the existing house for a group home, initially for eight residents and two employees (one of which will live at the house). Staff feels the proposed use will be too intense when compared to the single-family residential uses in the area. The subject property is zoned R-20 and is also located in the Low Density land use category. Based on the above analysis, staff recommends DENIAL of this application.

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 #: LUP17
 PC Hearing Date: 7-3-12
 BOC Hearing Date: 7-17-12

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? PERSONAL CARE HOME / ADH
2. Number of employees? ONE + 1 LIVE IN 24 HRS.
3. Days of operation? 7 days a WEEK
4. Hours of operation? 24 HRS A day
5. Number of clients, customers, or sales persons coming to the house per day? 1 ; Per week? 7
6. Where do clients, customers and/or employees park?
 Driveway: ; Street: _____ ; Other (Explain): Plenty OF PARKING ON Property Already exist. BUT desire to upgrade to circle driveway
7. Signs? No: 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.): NONE
9. Deliveries? No ; Yes _____. (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
Basic mail
10. Does the applicant live in the house? Yes _____ ; No
11. Any outdoor storage? No _____ ; Yes (If yes, please state what is kept outside): shed 1cgs Riding Lawmower
12. Length of time requested: 2 YRS & ANNUAL RENEWALS
13. Any additional information? (Please attach additional information if needed):

Applicant signature: [Signature] Date: 5-2-2012
 Applicant name (printed): Edith Page

Campbell, Jason

From: edith page [topoftheline@bellsouth.net]
Sent: Tuesday, June 19, 2012 9:57 AM
To: Campbell, Jason
Subject: 4712 Meadows Rd Blue Sign

Good Morning Jason,

My sign is up and has been since June 3rd. Only once by rain was is on the ground and someone put it up again the front of the house, but it is now well nailed upon a tree facing the mail box. Please feel free to drive by and look . Let me know if you think it needs to be moved again, but it is well within 500 ft. of the road. (770) 335-2246 PLEASE CALL ME IF NEEDED.

In addition, I am faxing the letter from Cobb County Water, stating that we are on **Sewer not Septic.** along with the proof I gave them from Skyline plumbing 12/1999 when it was approved by Cobb County Plumbing inspectors. Let me know if there is anything else I need before the hearing on July 3rd, 2012. Thanks,

Dedicated to the Delivery of Service



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LUP-17 (2012)
E-mail re: Sewer
Connection

MAXIMO - Work Order Tracking

COBB COUNTY WATER SYSTEM

Work Order Tracking

Customer Service Division
660 South Cobb Drive
Marietta GA 30060-3113

Start Center

Profile

Sign Out

Help

Find: MA

List Work Order Plans Related Records Actuals Safety Plan Log Failure Reporting Water Data Water Quality Locate FOG

Work Order: 528716 DYE / SMOKE TEST @ 4712 MEADOWS R

Location: PREMIS/VAD PREMISE/SERVICE ADDRESS

Asset: WATER WATER

Parent W/O: WATER

Description: WATER

Intersecting Street: WATER

Zone: 2

Land Lot:

District:

Substation Name: MAXGISID

Parcel:

Job Details

Asset Details

Priority

Job Plan: PM

Safety Plan:

Contract:

Asset Up?

Warranties Exist?

SLA Applied?

Charge to Store?

Asset Location Priority: 3

W/O Priority: 3

Priority Justification:

Risk Assessment:

Originating Record: 21177

Originating Record Class: SR

Has Follow-up Work?

Inherivable?

Accepts Change:

Inherit Status Change:

Is Task:

Map Page Number:

Map Location:

Attachment:

ORBase:

Status:

Status Date:

Accepts Change:

Inherit Status Change:

Is Task:

Scheduling Information

Target Start:

Actual Start: 6/7/12 11:19 AM

Target Finish:

Actual Finish: 6/7/12 11:22 AM

Scheduled Start:

Duration: 0:00

Scheduled Finish:

Time Remaining:

Follow-up Work:

Responsibility:

Call Taken By: BLOOMR

Call Taken By Phone: 770-419-6265

Reported Date: 6/4/12 2:43 PM

Customer Name: 162864

Customer Address: 4712 MEADOWS RD

Customer Phone:

Caller Name:

Caller Address:

Caller Phone:

BOND: GLENN

BYE / SMOKE TEST @ 4712 MEADOWS RD

New home owner reports previous customer is tied to the sewer.
Customer is not currently paying for the sewer.
person 06/07/2012 11:22:54 - ran smoke test customer tied to county sewer in back along outfall line
MH223-B017

LUP-17 (2012)
E-mail re: Sewer
Connection

(10 unread) att.net Mail, toposftheline@bellsouth.net

http://us.mg204.mail.yahoo.com/dc/launch?

stat Hi edit Available Sign Out att Search Web Search

Check Mail New

What's New Inbox 448 emails More Jobs 4712 Meadows Road, Pe

Search MEADOWS ROAD, 4712 002.jpg

Who's B
Arrested

Aug-06-09 03:20P Cobb County Comm Devop 770 528 2008

Inbox (1)
Drafts (1)
Sent
Spam (0)
Trash (0)

COMMUNITY DEVELOPMENT DEPARTMENT
Development & Inspections Division
191 Lawrence Street
Marietta, Georgia 30060-1661
(770) 528-2043 FAX (770) 528-2008

770 528 2008
FAX - 528-2008

Contacts
0 online

Folders

Carol R...
consum...
credit in...
Denise f...
Donato...
E tapest...
Guy Thi...
Insurance...
Online Co...
REVEIY...
Schdy E...
Thank Y...
William...
Young R...

SEWER APPROVAL
COBB COUNTY PLUMBING INSPECTIONS

Building Permit # 98-0000041 Date 12-31-99
Cobb County Training Card # or
Georgia State Competency Permit Card #

Gentlemen:

Please accept this affidavit for the sewer installation at 4712 Meadows Rd, Marietta, Georgia 30067. This request is made in order to comply with O.S.I.A. Resolution and Cobb County's Plumbing Ordinance. I/we hereby assume all responsibility and liability for the installation of the building sewer.

I/we further understand that it is my/our responsibility to insure that the sewer line installed is in accordance with the current edition of the Standard Plumbing Code, with all revisions, adopted by Cobb County. I/we relieve Cobb County and its inspectors from any liability for damages, loss of property and for the building sewer not being installed in accordance with the current edition of the Standard Plumbing Code adopted by Cobb County.

I/we certify in the Building Office of Cobb County that the sewer installation is/will be installed in compliance with the Standard Plumbing Code as adopted by Cobb County.

Darius Brantley
Notary Public
My Comm. Expires 12/31/12

Plumbing Contractors Company Name
S. K. Lee Plumbing
Mailing Address
*3800 Ballantray Rd
Marietta, GA 30067*

Shawn Brantley 12/20/12
State Card Holder Signature & State Card Number

Attach L
Automat
Calende
Flickr
Notepad

Image 2 of 3 « previous | next »

Download Play Close