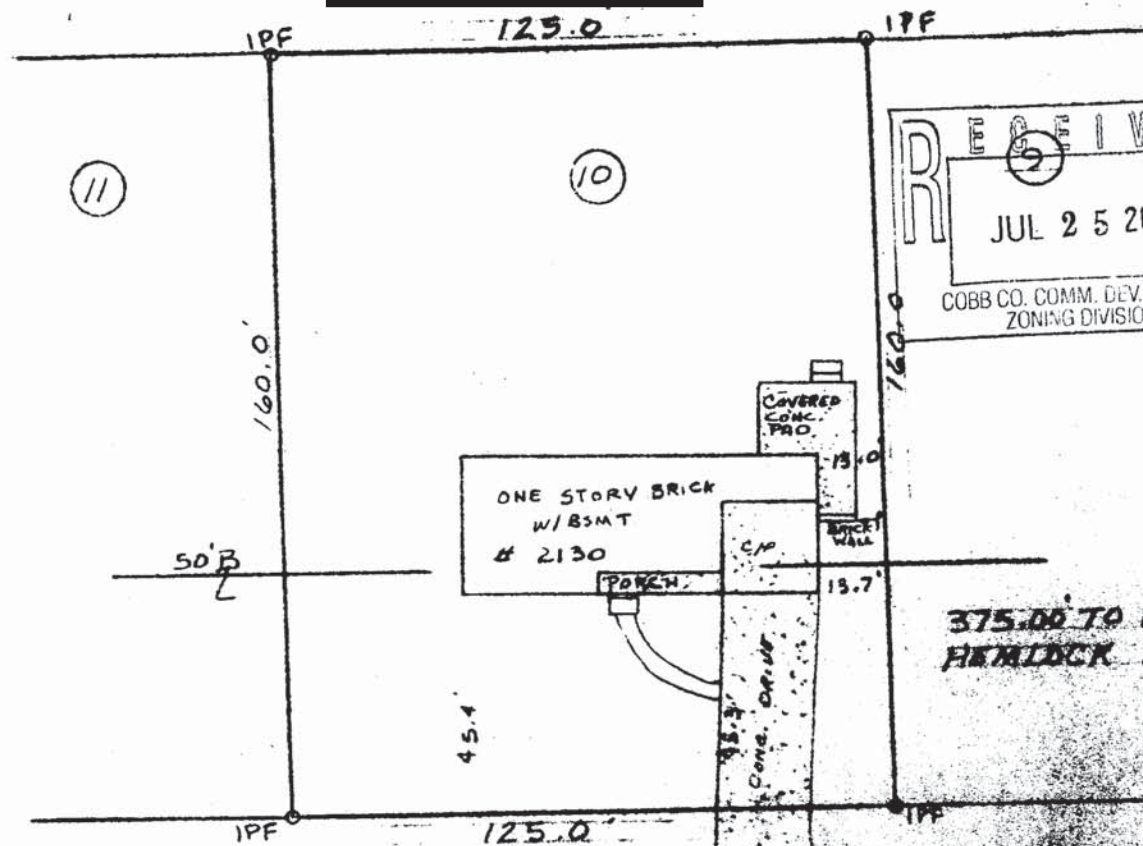


LUP-21
(2012)

N



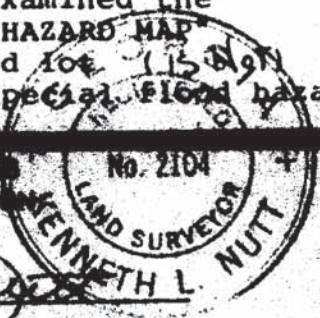
RECEIVED
 JUL 25 2012
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

375.00 TO R/W
 HERLDICK DRIVE

PLUM LANE 55 R/W

I have this date, examined the
 "FIA OFFICAL FLOOD HAZARD MAP"
 and found referenced lot 1065
 in an area having special flood hazards.

IN MY OPINION THIS PLAT IS
 A CORRECT REPRESENTATION
 OF THE LAND PLATTED.



Kenneth L. Nutt

PERIMETER
 SURVEYING CO., INC.
 SMYRNA, GEORGIA
 PH. 435-5757

SURVEY
 HAROLD J. [unclear]
 ANNY ANN [unclear]

LOT 10 - BLOCK [unclear]
 PLAT BOOK 35 PAGE 23
 LAND LOT - 1065
 DISTRICT - 19TH [unclear]
 COUNTY - COBB
 STATE - GEORGIA
 DATE: 7-16-1986 SCALE: 1" = 40'

APPLICANT: Mary Ann Latulippe

770-380-3404

REPRESENTATIVE: Mary Ann Latulippe

770-380-3404

TITLEHOLDER: Mary Ann Latulippe

PROPERTY LOCATION: On the north side of Plum Lane, west

of Driftwood Drive

(2130 Plum Lane).

ACCESS TO PROPERTY: Plum Lane

PHYSICAL CHARACTERISTICS TO SITE: One (1) story brick

house

PETITION NO: LUP-21

HEARING DATE (PC): 10-02-12

HEARING DATE (BOC): 10-16-12

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Group Home

SIZE OF TRACT: 0.5 acre

DISTRICT: 19

LAND LOT(S): 1065

PARCEL(S): 20

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/ Rockingwood Estates Subdivision

SOUTH: R-20/ Rockingwood Estates Subdivision

EAST: R-20/ Rockingwood Estates Subdivision

WEST: R-20/ Rockingwood Estates Subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

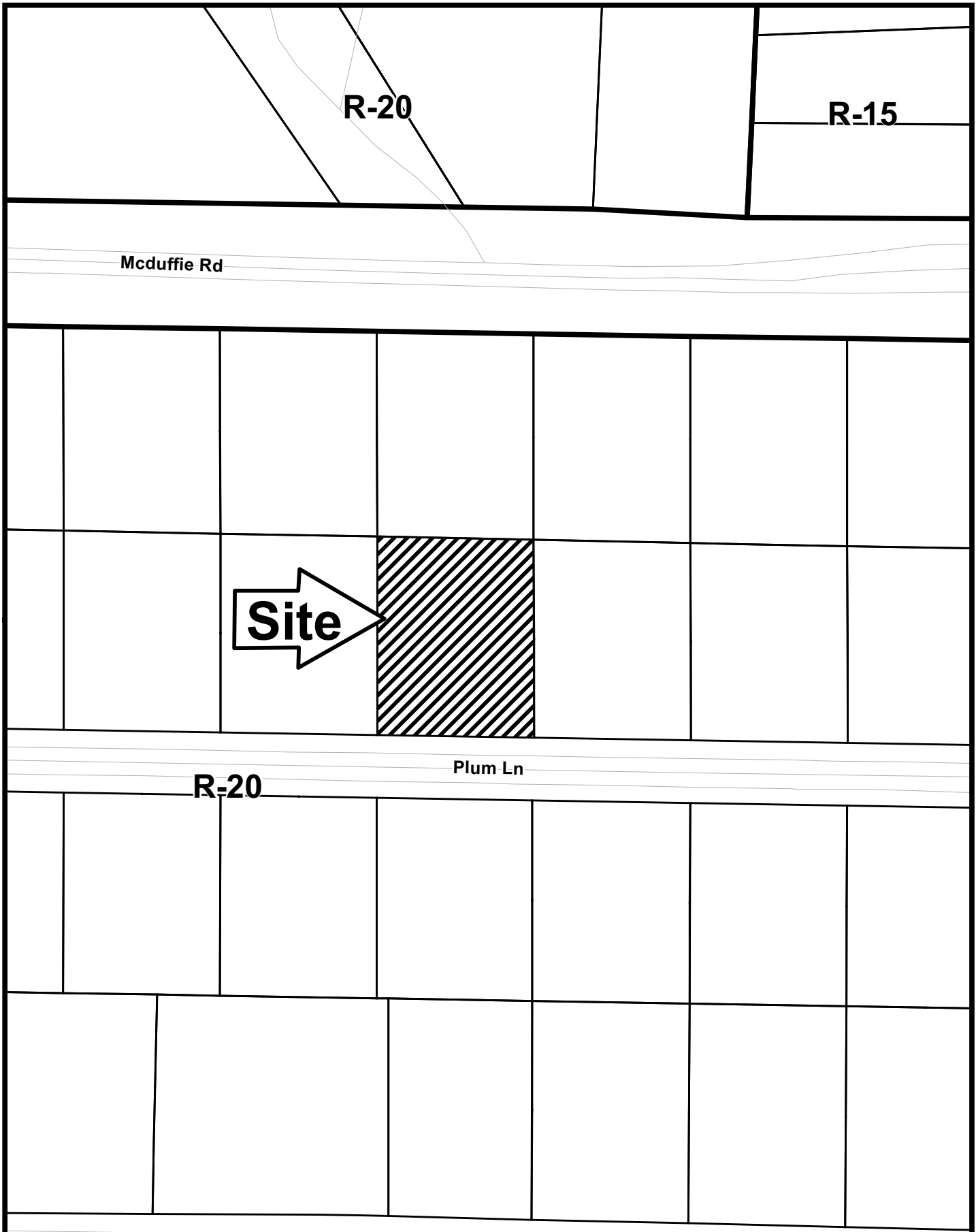
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

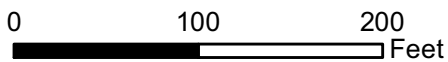
STIPULATIONS:





LUP-21



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Mary Ann Latulippe

PETITION NO.: LUP-21

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a Temporary Land Use Permit (LUP) in order to continue operation of her group home of up to six (6) elderly clients. Operating from this location since 1994, the applicant was approached by Code Enforcement recently to review compliance with group home regulations as part of a larger County sweep of these businesses. It was determined that the LUP was necessary in order to provide services to more than the Code-allowed four (4) clients. Mrs. Latulippe operates the home 7 days a week, twenty four hours a day; providing a home-like environment to its elderly occupants. There are two (2) employees who operate the home daily and occasional visitors (friends, family members of the residents, and other professionals monitoring the occupants and/or operation) who visit a few times a week. Deliveries comprise of only daily postal service and monthly pharmacy deliveries. The applicant has submitted a petition in support signed by nearby neighbors.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Existing residential water and sewer customer (3/4" water meter).

TRAFFIC COMMENTS:

Recommend no parking on the right-of-way.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

FIRE COMMENTS:

Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

PLANNING COMMENTS:

No comment.

APPLICANT: Mary Ann Latulippe

PETITION NO.: LUP-21

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

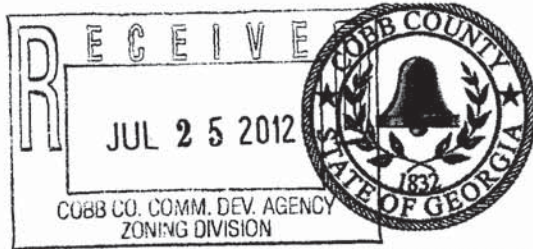
No comment.

STAFF RECOMMENDATIONS

LUP-21 MARY ANN LATULIPPE

The applicant is requesting a Temporary Land Use Permit (LUP) in order to continue operation of a group home of up to six (6) elderly adults. The applicant has stated that she has run this operation from this location since 1994 with all necessary inspections and approvals she was asked to obtain. As part of a recent Code Enforcement Division sweep of these businesses, it was determined that the applicant would require approval of a LUP in order to continue operating her home that services more than the Code-allowed four (4) residents. Located within a Low Density Residential future land use category on the *Cobb County Comprehensive Plan*, the applicant stresses that the outwardly appearance of her operation is no more than that of any other residence in the area with limited deliveries and only occasional visitors. Based on the above analysis, with consideration of the applicant's established operation at this location, staff recommends APPROVAL for 24 months of the applicant's request.

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.



Application #: LUP-21
PC Hearing Date: 10-2-12
BOC Hearing Date: 10-16-12

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Personal Care Home
2. Number of employees? 2
3. Days of operation? 7 days: Monday - Sunday
4. Hours of operation? 24 hours
5. Number of clients, customers, or sales persons coming to the house per day? _____ ; Per week? 2
6. Where do clients, customers and/or employees park?
Driveway: X ; Street: _____ ; Other (Explain): _____
7. Signs? No: X ; 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 X (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
USPS - Monday - Saturday Pharmacy by car - Monthly
10. Does the applicant live in the house? Yes _____ ; No X
11. Any outdoor storage? No _____ ; Yes X (If yes, please state what is kept outside): Yard equipment
12. Length of time requested: Maximum allowed
13. Any additional information? (Please attach additional information if needed):
Up to 6 elderly residents.
* See Attached petition of neighbors in support (Exhibit A)

Applicant signature: Mary Ann LaTulippe Date: 7.18.12

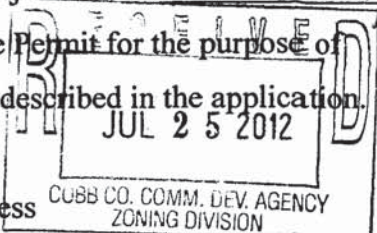
Applicant name (printed): Mary Ann LaTulippe

LUP-21
Exhibit A

**CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS
TO ACCOMPANY APPLICATION FOR LAND USE PERMIT**

By signature, it is hereby acknowledged that I give my consent/or have no objection that Latulippe

Personal Care Home intends to make an application for a Land Use Permit for the purpose of Person
Personal Care Home on the premises described in the application.



Signature	Printed name	Address
<u>Shirley Popham</u>	<u>SHIRLEY POPHAM</u>	<u>2145 Mc Duffie Rd - Austell</u>
<u>Roy C. Popham</u>	<u>ROY C POPHAM</u>	<u>2145 Mc Duffie Rd - Austell</u>
<u>Fatima Turicovic</u>	<u>FATIMA TURICOVIC</u>	<u>2120 Plum Ln - Austell</u>
<u>Elinor Boyer</u>	<u>Elinor Boyer</u>	<u>2150 Plum Ln. Austell</u>
<u>Thom Boyer</u>	<u>Thom Boyer</u>	<u>2150 Plum Lane Austell</u>
<u>Santiago Jimenez</u>	<u>Santiago Jimenez</u>	<u>2151 Plum Lane Austell</u>
<u>Kelly Miller</u>	<u>Kelly Miller</u>	<u>2175 Mc Duffie Rd Austell</u>
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