

LUP-13
(2014)

CLEARWATER DRIVE

50' R/W

N

CHORD=
N 59° 20' 24" E
113.32'
ARC= 113.62'
RADIUS=452.78'

270' TO R/W
FREYDALE ROAD
(AS PER REF. PLAT)

PLEASE SEE
ATTACHED PHOTOS
OF PROPERTY

MAGNETIC

FIRE HYDRANT

IPF 3/4" OTP

30' @

NO LONGER
EXISTS
EX. ENCLOSED
CARPORT

1 STY. BRICK
W/BSMT.

EX. SUNROOM

EX. DETACHED
GARAGE 26' x 24'
-134- W d

0.71 ACRES

N. OR F.
NORTH GEORGIA
MINERAL RAILROAD

100' R/W

-135-

L.L.
721

L.L.
722

S 88° 45' 00" W

198.63'

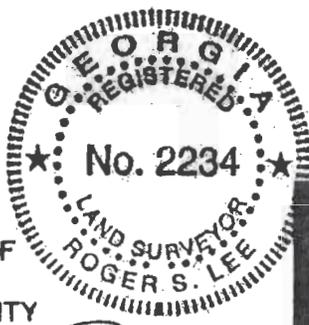
JOHN KNOX CHURCH PROPERTY

COBB COUNTY ZONING DIVISION
2014 FEB -3 AM 11:29
COBB COUNTY GEORGIA
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ALL MATTERS OF TITLE
ARE EXCEPTED. THIS
PLAT SUBJECT TO ALL
LEGAL EASEMENTS &
RIGHT-OF-WAY,
PUBLIC OR PRIVATE.

FIELD E/C = N/A (OPEN END TRAV.)
PLAT E/C = 1 FT. IN 15,000+ FT.
EQUIPMENT USED : TOPCON CTS-2
NO ADJUSTMENTS WERE MADE.

THIS PROPERTY IS NOT LOCATED IN A
FEDERAL FLOOD AREA AS INDICATED BY
F.I.A. OFFICIAL FLOOD HAZARD MAPS.



IN MY OPINION THIS PLAT IS A
CORRECT REPRESENTATION OF
THE LAND PLATTED AND HAS
BEEN PREPARED IN CONFORMITY
WITH THE MINIMUM STANDARDS
AND REQUIREMENTS BY LAW.

LEE -
BARGER &
ASSOC., INC.
LAND SURVEYING
P.O. BOX 1145
WOODSTOCK, GA. 30188
(770)926-5565

SURVEY FOR
~~MICHAEL D. HILGERS~~
RACHEL D. HILGERS (NADDOR)

LOT - 134		CC	RL
FREYWOOD ESTATES		DRAWN:	MB
PLAT BOOK 11	PAGE 49	CHKD.:	RL
LAND LOT 721	DISTRICT - 17	SECTION - 2	JOB NO.
COUNTY - COBB	STATE - GEORGIA	DATE: 1-29-1997	SCALE: 1" = 60'
97-32			

Please do not remove... thank you!

APPLICANT: Deserving Peace International
(770) 843-6551

REPRESENTATIVE: Rachel D. Naddor
(770) 843-6551

TITLEHOLDER: Rachel D. Naddor

PROPERTY LOCATION: Southeast side of Clearwater Drive,
southwest of Freydale Road
(2150 Clearwater Drive).

ACCESS TO PROPERTY: Clearwater Drive

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Freywood Estates Subdivision
- SOUTH:** R-20/ Church
- EAST:** R-20/ Freywood Estates Subdivision
- WEST:** R-20/ Freywood Estates Subdivision

PETITION NO: LUP-13

HEARING DATE (PC): 04-01-14

HEARING DATE (BOC): 04-15-14

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Group Home

SIZE OF TRACT: 0.71 acre

DISTRICT: 17

LAND LOT(S): 721

PARCEL(S): 47

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

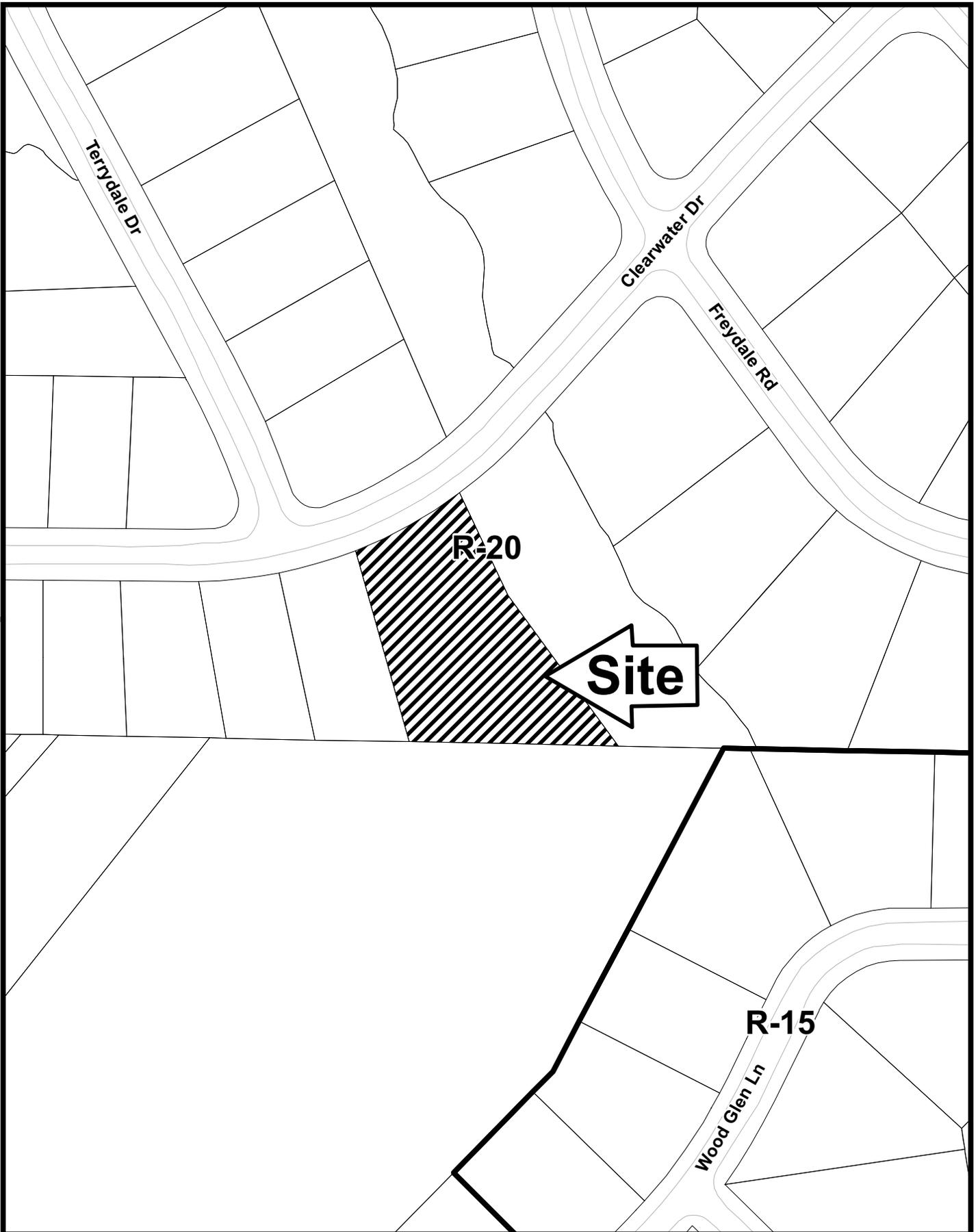
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

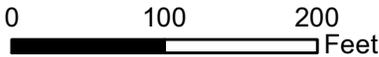
STIPULATIONS:



LUP-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: Deserving Peace Interational

PETITION NO.: LUP-13

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

Applicant is requesting a Land Use Permit for the purpose of operating a group home for up to 6 children between the ages of 3 to 5 years old. The group home will have 2 employees which are married and own the house. This use will operate 24 hours per day, seven days per week. The group home will have up to no more than 2 volunteers at the home at a time. All visitors, including volunteers will park in the existing driveway. The applicant has submitted photos for your review.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Marietta service area. Marietta Water and Sewer has no comments.

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:

GROUP HOME: No comments for this request, however, not to be used for a group home or personnel care home, without Fire Department approval. If there are four or more unrelated occupants, the structure must meet NFPA 101, Life Safety Code requirements and the Official Code of Cobb County, Georgia.

STORMWATER MANAGEMENT COMMENTS

No site improvements are proposed at the present time. Any future improvements must meet current stormwater management requirements.

STAFF RECOMMENDATIONS

LUP-13 DESERVING PEACE INTERNATIONAL

Applicant is requesting a Land Use Permit for the purpose of operating a group home for up to 6 children between the ages of 3 to 5 years old. The applicant intends to get referrals from nonprofit organizations, and the court system. The group home will have 2 resident employees and will operate 24 hours per day, seven days per week. The group home will have up to no more than 2 volunteers at the home at a time. All visitors, including volunteers will park in the existing driveway. The applicant has submitted photos for your review. 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. Staff would suggest the applicant operate the group home for 4 children to see what type of affect it has on the surrounding neighborhood. Based on the above analysis, and strict interpretation of the ordinance, 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.



Application #: LUP-13
 PC Hearing Date: 4-1-14
 BOC Hearing Date: 4-15-14

TEMPORARY LAND USE PERMIT WORKSHEET
 (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Orphanage
 2. Number of employees? 2 - My husband & myself
 3. Days of operation? 7 days
 4. Hours of operation? 24 hours
 5. Number of clients, customers, or sales persons coming to the house per day? NA ; Per week? NA
 6. Where do clients, customers and/or employees park?
 Driveway: visitors ; Street: _____ ; Other (Explain): Visitors, including volunteers, will park in existing driveway
 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.): All vehicles are stored in garage/fenced airport
 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 (24 months maximum): 24 months
 13. Is this application a result of a Code Enforcement action? No ; Yes _____. (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
 14. Any additional information? (Please attach additional information if needed):
Maximum of 6 children
- Applicant signature: Rachel D Nador Date: 2 Feb 2014
- Applicant name (printed): Rachel D Nador

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Application #: LUP-13
PC Hearing Date: 4-1-14
BOC Hearing Date: 4-15-14

TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

- Number of unrelated adults in the house? Volunteers; Visitors as needed
- Number of related adults in the house? 2 (my husband; me)
- Number of vehicles parked on the driveway? 0 except volunteers/visitors as needed
- Number of vehicles parked in garage? 2 in garage, 1 in enclosed carport
- Number of vehicles parked on the street? 0
- Does the property owner live in the house? Yes ; No
- Any outdoor storage? No ; Yes (If yes, please state what is kept outside): _____
- Length of time requested (24 months maximum): 24 months
- Is this application a result of a Code Enforcement action? No ; Yes (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
- Any additional information? (Please attach additional information if needed):
Maximum of 6 children

Applicant signature: Rachel D Naddor Date: 2 Feb 2014

Applicant name (printed): Rachel D Naddor

COBB COUNTY GEORGIA
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COBB COUNTY ZONING DIVISION

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: _____

Size of house per Cobb County Tax Assessor records: _____

Number of related adults proposed: _____ Number permitted by code: _____

Number of unrelated adults proposed: _____ Number permitted by code: _____

Number of vehicles proposed: _____ Number permitted by code: _____

Number of vehicles proposed to be parked outside: _____ Number of vehicles permitted _____

2150 CLEARWATER DRIVE SE MARIETTA 30067



(1) VIEW TOWARDS JOHN KNOX CHURCH



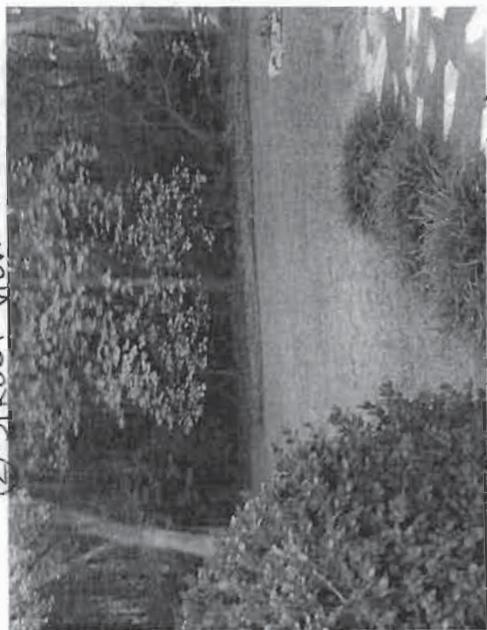
(4) REAR OF GARAGE, BACKYARD



(7) BACKYARD (LOOKING EAST)



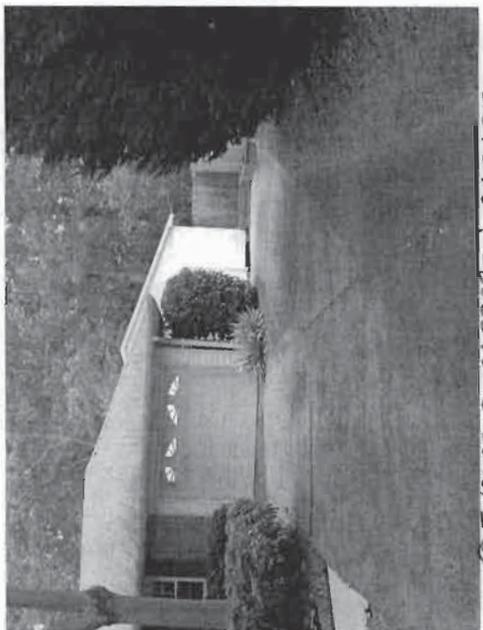
(2) STREET VIEW



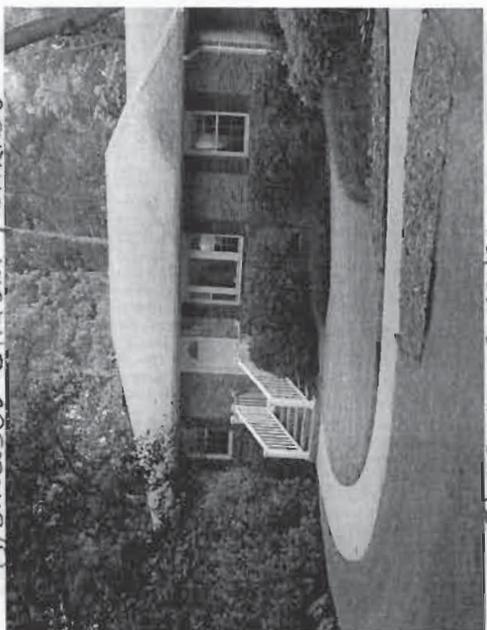
(5) BACKYARD (LOOKING SOUTH)



(8) BACK OF HOUSE (LOOKING NORTH)



(3) ENCLOSED CARPORT & GARAGE



(6) FRONT OF HOUSE



(9) HOUSE SECLUDED BY EVERGREENS