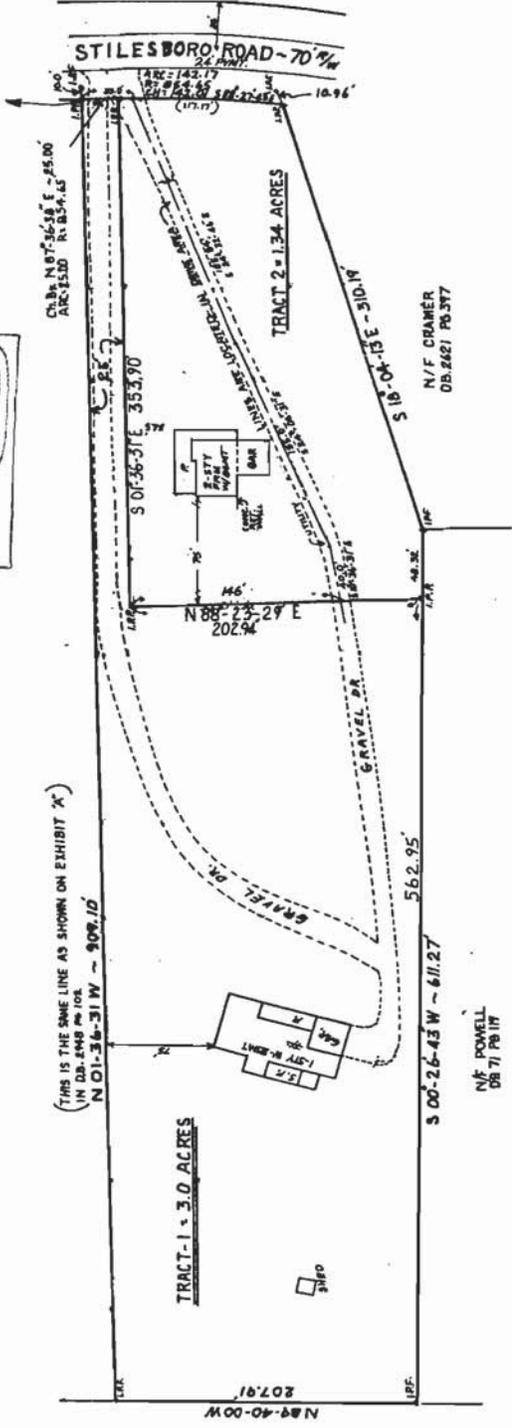


LUP-21
(2014)



RECORDED
 MAY 16 2014
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

643.5' ALONG R/W TO THE INTERSECTION
WITH THE WEST LINE OF LL 222



SURVEY FOR:
WESTSIDE BANK AND TRUST COMPANY
GREGORY WAYNE WALLS AND
LINDA JEAN WALLS
 LOCATED IN LAND LOT 222 OF THE 20TH DISTRICT
 2ND SECTION OF COBB COUNTY, GEORGIA
 DATE 4-2-90 SCALE 1:60
 REVISED 7-30-90
 REVISED 11-6-96 TO SHOW HOUSE ON TRACT 2

NOTE: 26' DRIVEWAY APPROVED BY ZONING
 JUNE 13, 1990 (1-90)
 UTILITIES LOCATED WITHIN EASEMENT
 COBB E.M.C.
 COBB CO. WATER
 SOUTHERN BELL
 COBB SATELLITE T.V.

REFERENCES:

PLAT BOOK	Pg.	DEED BOOK	Pg.
68	144	2116	467
71	119	3096	355 (RELEASE R/W BELL SYSTEM)
75	146	1046	CONVEYANCE FROM J.C. HOWMS TO COBB COUNTY FOR R.D. R/W - RECORDED IN 1988

THIS PROPERTY IS IN AN AREA HAVING
 ANY SPECIAL EOOD HAZARD CONDITIONS
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED
 HAS A CLOSURE PRECISION OF ONE FOOT IN 25,000 FT.
 ERROR PER ANGLE POINT 17", ADJUSTED USING
 COMMISS RULE. PLAT CLOSURE 1/10000 FT.
 EQUIPMENT USED LIETZ 3-4

N. VANDER WALLS SURVEYOR P.M. 478-9278

APPLICANT: Garfield McCook
PHONE#: (678) 778-6335 **EMAIL:** stilesboroal@comcast.net
REPRESENTATIVE: Garfield McCook
PHONE#: (678) 778-6335 **EMAIL:** stilesboroal@comcast.net
TITLEHOLDER: Garfield McCook

PETITION NO: LUP-21
HEARING DATE (PC): 08-05-14
HEARING DATE (BOC): 08-19-14
PRESENT ZONING: R-30

PROPERTY LOCATION: South side of Stilesboro Road, west of Allatoona Lane (4549 Stilesboro Road).

PROPOSED ZONING: Land Use Permit
PROPOSED USE: Group Home

ACCESS TO PROPERTY: Stilesboro Road

SIZE OF TRACT: 1.34 acres

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

DISTRICT: 20

LAND LOT(S): 222

PARCEL(S): 158

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-30/Single-family house
- SOUTH:** R-30/Single-family house
- EAST:** R-30/Single-family house
- WEST:** R-30/Single-family house

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

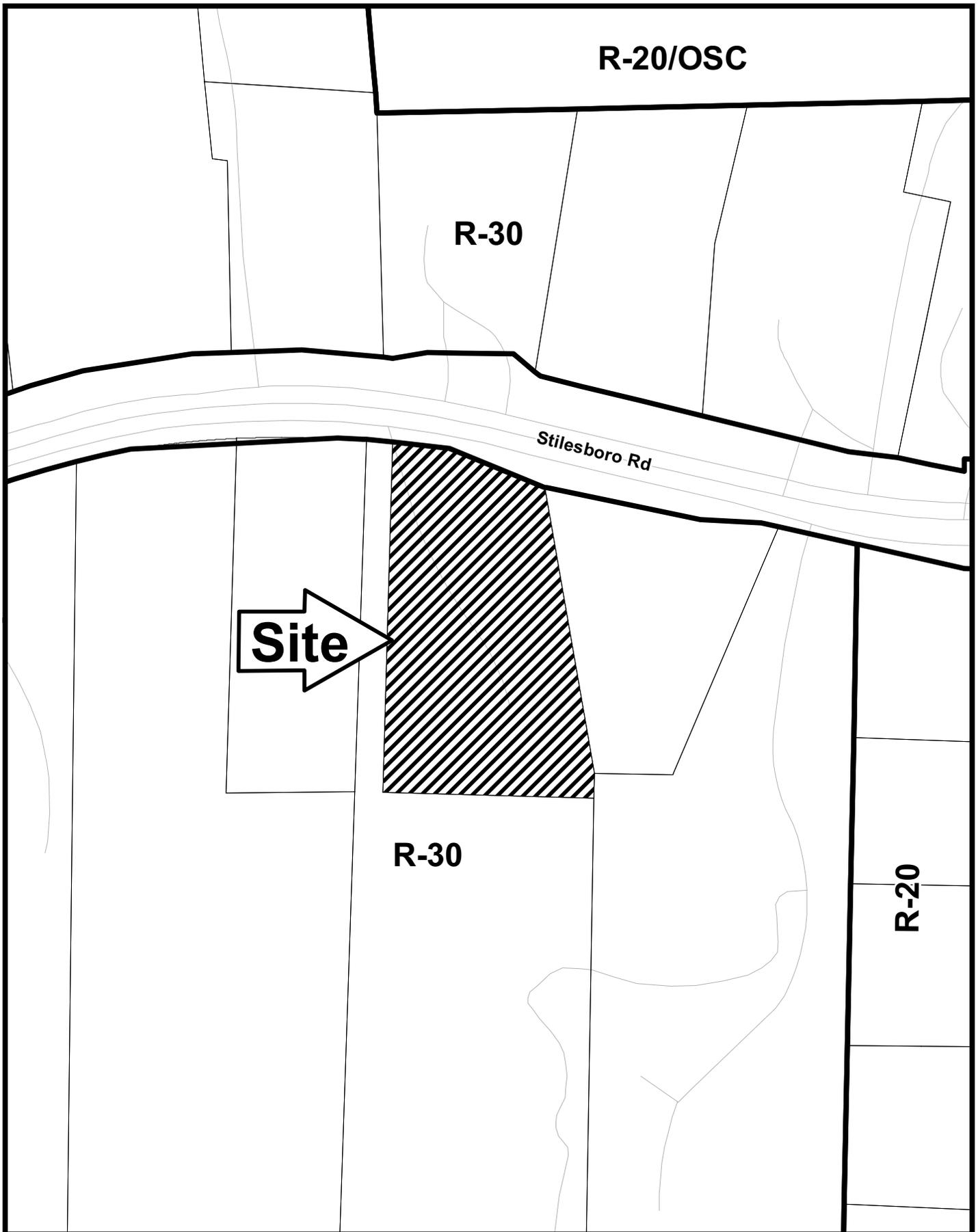
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

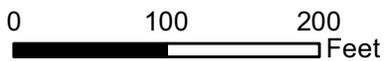
STIPULATIONS:



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: Garfield McCook

PETITION NO.: LUP-21

PRESENT ZONING: R-30

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Jason A. Campbell

Applicant is requesting a Temporary Land Use Permit for the purpose of a group home for six residents. The hours of operation will be seven days per week, 24 hours per day. The applicant has indicated that there will be two employees, no signs, no deliveries and no outdoor storage. The applicant does not live in the house. The applicant has also submitted a Water and Septic Tank Report Form indicating that the home's water supply is from an approved source and that the on-site sewage system is adequate for the proposed use of six residents.

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.

WATER & SEWER COMMENTS:

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:

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.

APPLICANT: Garfield McCook

PETITION NO.: LUP-21

PRESENT ZONING: R-30

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comment.

STAFF RECOMMENDATIONS

LUP-21 GARFIELD MCCOOK

Applicant is requesting a Temporary Land Use Permit for the purpose of using the existing house for a group home for six residents and two employees. Staff feels the proposed use will be too intense when compared to the single-family residential uses in the area. The property is zoned R-30 and is located in the Very Low Density Residential 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 #: WR-21

PC Hearing Date: 8-5-14

BOC Hearing Date: 8-19-14

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

1. Type of business, or request? PERSONAL CARE HOME
2. Number of employees? 2
3. Days of operation? SEVEN DAYS PER WEEK
4. Hours of operation? 24 HOURS
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? _____
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): PARKING AREA

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.): 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.)

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, AND FOR RENEWAL EVERY 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): _____

Applicant signature: [Signature] Date: 4/28/14
 Applicant name (printed): GARFIELD MC COOK



Application #: L-21
 PC Hearing Date: 8-5-14
 BOC Hearing Date: 8-19-14

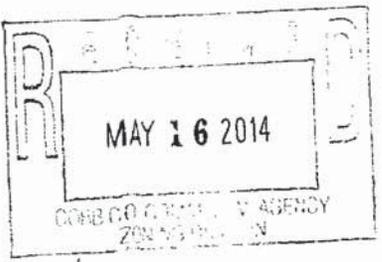
TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

1. Number of unrelated adults in the house? 3
2. Number of related adults in the house? NONE
3. Number of vehicles parked on the driveway? NONE
4. Number of vehicles parked in garage? NONE
5. Number of vehicles parked on the street? NONE
6. Does the property owner live in the house? Yes _____ ; No
7. Any outdoor storage? No ; Yes _____ (If yes, please state what is kept outside): _____
8. Length of time requested (24 months maximum): 24 MONTHS AND TO BE RENEWED EVERY 24 MONTHS
9. 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).
10. Any additional information? (Please attach additional information if needed):

Applicant signature: [Signature] Date: 4/28/14
 Applicant name (printed): GARFIELD MCCOOK

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 _____



Water and Septic Tank Report Form

Water and sewage systems must meet applicable federal, state and local standards or regulations. This report form should be completed by the County Environmentalist from the County Public Health Department in which the residence is located. The form should be included in your application package submitted to HFR.

To be completed by applicant:

Home Name: STILESBORO PERSONAL CARE HOME
Address: 4549 STILESBORO ROAD NW City: KETNESAW
County: COBB Telephone 678-778-6335

To be completed by the County Environmentalist:

WATER (check only one):

- The home's water supply is from an approved source.
- The home's well has been tested and the report is attached.

SEWAGE (check only one):

- The home is connected to a public or county sewage disposal system.
- The home is served by an on-site sewage system adequate for proposed use for 6 residents.
Maximum Number of Residents

County Environmentalist: Joseph Lindsey
Print Name

Signature: Joseph Lindsey Date: 5/12/14