

RIGHT OF WAY		
Id	Radius	Chord
C1	6886.30'	58.68'
		Ch Bear
		S 28°54'13" W

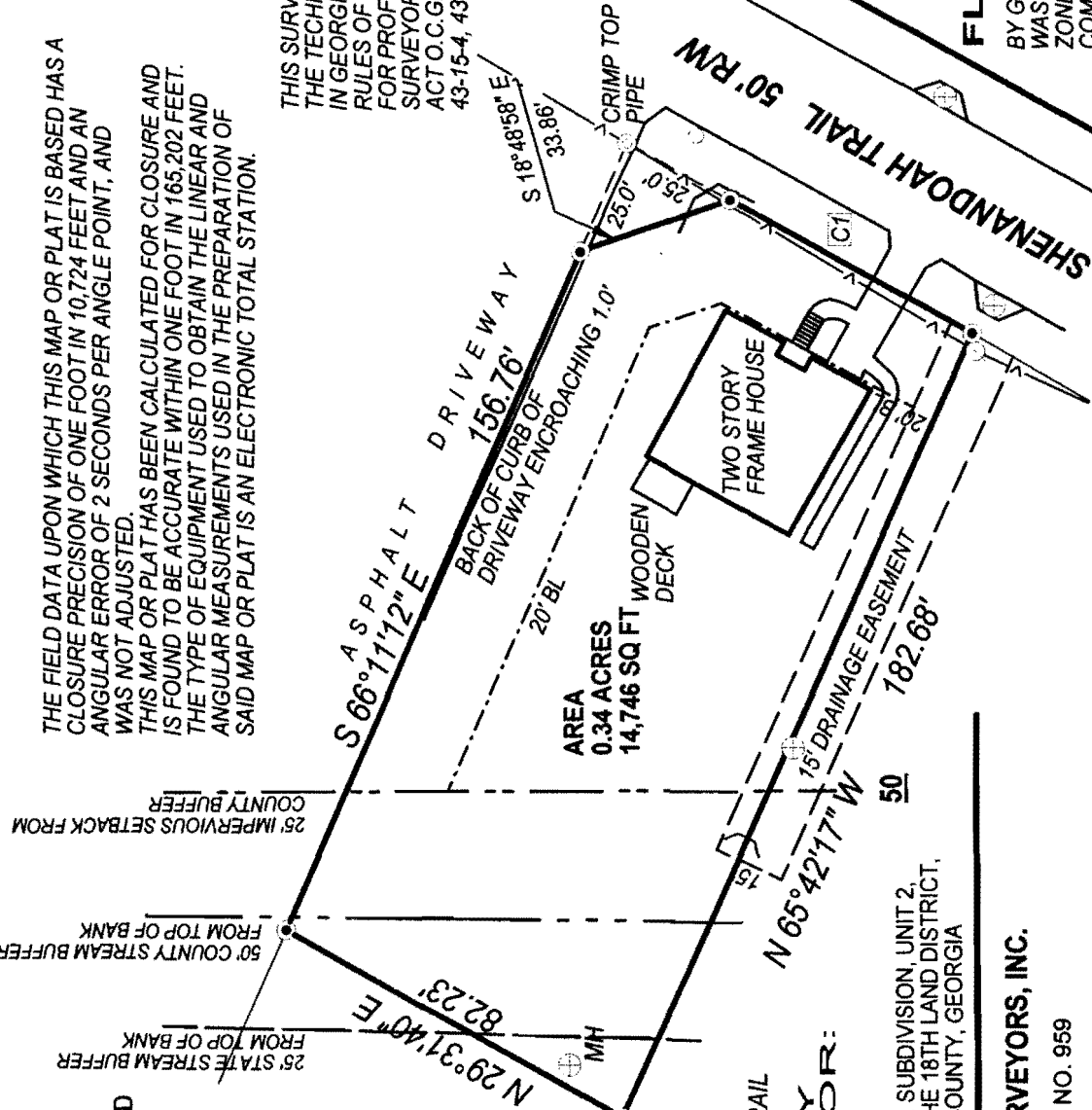
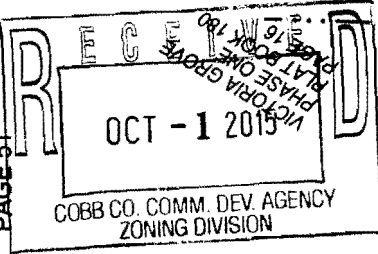
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,724 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS NOT ADJUSTED.  
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 165,202 FEET. THE TYPE OF EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF SAID MAP OR PLAT IS AN ELECTRONIC TOTAL STATION.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATIONS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

**LEGEND**

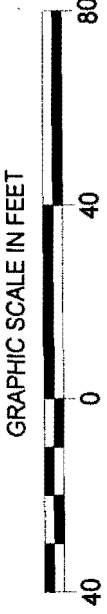
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- IRON PIN FOUND
- IRON PIN SET
- UTILITY POLE
- OVERHEAD POWER LINE

BEARINGS ARE BASED ON PLAT BOOK 193 PAGE 51



**FLOOD NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS FOUND TO BE LOCATED WITHIN FLOOD ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 13067C0212H, WHICH BEARS AN EFFECTIVE DATE OF 03/04/2013. NO SURVEY HAS BEEN PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR AN APPLICATION FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



PROPERTY ADDRESS  
7002 SHENANDOAH TRAIL

**BOUNDARY SURVEY FOR:**  
**JULIA FROST**

LOT 51, VICTORIA GROVE SUBDIVISION UNIT 2  
PART LAND LOT 4110 OF THE 18TH LAND DISTRICT,  
2ND SECTION OF COBB COUNTY, GEORGIA

**HARBUCK LAND SURVEYORS, INC.**

LAND SURVEYOR FIRM NO. 959  
WILLIAM G. HARBUCK  
GEORGIA REGISTERED LAND SURVEYOR NO. 3006  
35 MANSOUR CIRCLE  
NEWNAN, GA. 30263  
TELEPHONE 770-253-5585  
HARBUCKLANDSURVEYORS@GMAIL.COM

SCALE 1" = 40'  
09.30.2015  
FIELD WORK 09.30.2015

**APPLICANT:** Jessica Moore

**PETITION NO:** LUP-35

**PHONE#:** (770) 745-8996 **EMAIL:** jessica.m.c.moore@gmail.com

**HEARING DATE (PC):** 12-01-15

**REPRESENTATIVE:** Jessica Moore

**HEARING DATE (BOC):** 12-15-15

**PHONE#:** (770) 745-8996 **EMAIL:** jessica.m.c.moore@gmail.com

**PRESENT ZONING:** RM-12

**TITLEHOLDER:** Julia Frost

**PROPOSED ZONING:** Land Use Permit

**PROPERTY LOCATION:** West side of Shenandoah Trail, south of Landmark Trail

**PROPOSED USE:** Daycare

(7002 Shenandoah Trail)

**ACCESS TO PROPERTY:** Shenandoah Trail

**SIZE OF TRACT:** 0.34 acre

**DISTRICT:** 18

**PHYSICAL CHARACTERISTICS TO SITE:** Two Story Frame

**LAND LOT(S):** 411

House

**PARCEL(S):** 33

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** RM-12/ Highland Hills Apartments

**SOUTH:** RM-12/ Victoria Grove Subdivision

**EAST:** RM-12/Windwood Apartments

**WEST:** RM-12/ Victoria Grove Subdivision

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

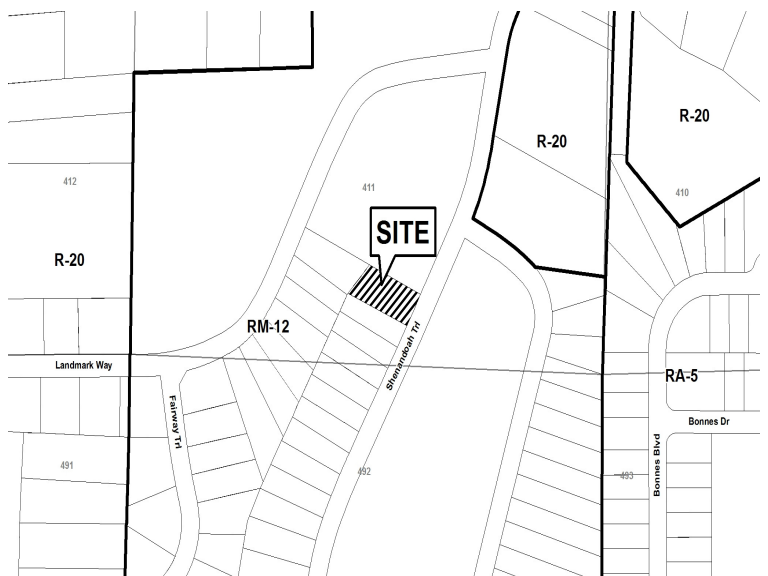
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

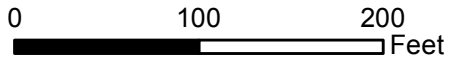
**STIPULATIONS:**





# LUP-35



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Jessica Moore

**PETITION NO.:** LUP-35

**PRESENT ZONING:** RM-12

**PETITION FOR:** LUP

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Donald Wells

The applicant is requesting a Temporary Land Use Permit to allow an in home day care for up to 9 children. The code allows a maximum of six children and shall not create a nuisance to adjacent property owners. The code also states there shall not be any employees and off street parking must be provided. The applicant is requesting to operate Monday through Friday from 5:00 am to 6:00 pm. There will be 2 employees including the applicant. The applicant will live in the home, and intends to use driveway and street for pick up and drop off. There will not be any deliveries or any outdoor storage. The applicant is requesting an 18x24 sign that will posted in the front yard. The applicant has operated a daycare past 7 years. Applicant is requesting approval for 24 months.

**Historic Preservation:** No comment.

**Cemetery Preservation:**

No Comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Property is served by public water and sewer.

\*\*\*\*\*

**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.

**APPLICANT: Jessica Moore**

**PETITION NO.: LUP-35**

**PRESENT ZONING: RM-12**

**PETITION FOR: LUP**

\*\*\*\*\*

<b>STORMWATER MANAGEMENT COMMENTS</b>
---------------------------------------

No comments.

## STAFF RECOMMENDATIONS

### LUP-35      JESSICA MOORE

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in italics, with the Staff analysis following in bold.

- (1) *Safety, health, welfare and moral concerns involving the surrounding neighborhood.*  
**This property could impact the safety, health and welfare of the surrounding area by not having adequate parking.**
- (2) *Parking and traffic considerations.*  
**The property has a driveway designed for single family dwelling. The addition traffic could also cause hazard for the adjacent apartments.**
- (3) *Number of nonrelated employees.*  
**Applicant is requesting 2 non related employees.**
- (4) *Number of commercial and business deliveries.*  
**The applicant does not intend to have any business related deliveries.**
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*  
**The single family residential nature of neighborhoods in the County could be harmed by disruptions from increased of traffic in the area.**
- (6) *Compatibility of the business use to the neighborhood.*  
**The inherent natures of most businesses are incompatible with neighborhoods.**
- (7) *Hours of operation.*  
**5:00 AM to 6:00 PM**
- (8) *Existing business uses in the vicinity.*  
**There are no known businesses in the area.**
- (9) *Effect on property values of surrounding property.*  
**Multiple cars on the property starts to erode the low intensity character of a residential neighborhood and could have a negative effect on property values even though the property is surrounded by apartments.**
- (10) *Circumstances surrounding neighborhood complaints.*  
**There have been no complaints.**

**Continued on next Page**

**LUP-35      JESSICA MOORE (Continued)**

*(11) Intensity of the proposed business use.*

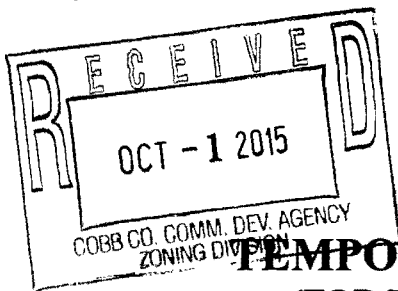
**The use intensity would increase in the morning and afternoon.**

*(12) Location of the use within the neighborhood.*

**The property is located in a platted subdivision and is surrounded by large apartment complexes.**

Based on the above analysis and strict interpretation of the code, Staff recommends **DENIAL** of the 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-305  
PC Hearing Date: 12-1-15  
BOC Hearing Date: 12-15-15

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

1. Type of business, or request? Group Home Daycare
2. Number of employees? 2
3. Days of operation? Mon - Fri
4. Hours of operation? 5am - 6pm
5. Number of clients, customers, or sales persons coming to the house per day? 9 ; Per week? \_\_\_\_\_
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): 1 18x24 Front yard
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): \_\_\_\_\_

---

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

---

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: Jessica Moore Date: 9.30.15  
Applicant name (printed): Jessica Moore

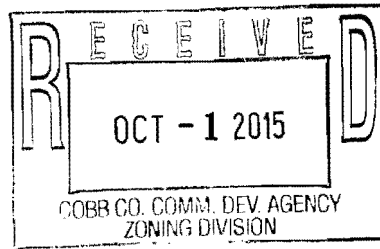


Jessica M. Moore and Julia Frost

7002 Shenandoah Trail

Austell , GA 30168

(770)745-8996



To Whom It May Concern:

My name is Jessica Moore, my family and I operate and own a small business. As we continue to help our community we have noticed that we have very few daycares in close proximity of where most of the families live. The working parents that use public transportation have to rely on inadequate people to provide care for their kids. We would like to offer our daycare services in order to provide a safe environment for the parents and children who need it. We have been in business for approximately seven years as a family daycare so we know the importance of serving our community with safe daycare facilities.

We want to continue to be a part of a growing change in our community for the children and their parents. We want to be a part of the education for health, education and the overall wellbeing of the day to day life. We are implementing services for our community that will help families with after school tutoring, bullying, overcoming peer pressure and many more.

The reason for my passion is I spent most of my life in San Diego, California with my mother who was sixteen years old when she had me. I grew up watching and helping take care of my younger siblings because my mother worked to make sure we were feed and to give us a chance at a better life. As time passed i had to help my nieces and nephews because their parents had to work as well. Early on I received the passion for caring for children and understood the importance of a safe environment.

My name is Julia Frost as a member of a diverse community; we have the ability and responsibility to educate ourselves about the different cultures and religions that exist within the community. Through this education, we can discover how to better serve the needs of our neighbors. To serve our community will allow us to take the focus off of ourselves and devote our time and energy to others that are in need. Having a group daycare within the community will also allow us to be a positive influence for other young people. This influence instills self esteem, team work, leadership skills and confidence. In doing this, I am giving back to our community and make it a better place.

Having a group daycare is an important part of being a member of a community because it not only helps individual families but aids the community as a whole. It allows people to know that they will have support in the community when they go through difficult times. You see, being a part of a community also means that we must support our neighbors and do whatever we can to improve their situation.

As a family own Group Daycare we will provide a safe, affordable, high quality child care for the families in our community. In doing so, we support families in their efforts to reach their goals. We will provide a home like environment where children are encouraged to develop at their own pace. We will be committed to the families we serve, providing support and encouragement.

Jessica Moore

Handwritten signature of Jessica Moore in cursive script.

Julia Frost

Handwritten signature of Julia Frost in cursive script.

Respectfully yours



# COBB COUNTY WATER SYSTEM

LUP-35 (2015)  
Water/Sewer  
Letter

Customer Services Facility  
660 South Cobb Drive  
Marietta, Georgia 30060-3105  
770-423-1000  
www.cobbwater.org

Stephane...  
Director

- Divisions
- Business Services
- Customer Services
- Engineering & Records
- Stormwater Management
- System Maintenance
- Water Protection

## WATER/SEWER AVAILABILITY

Proposed Structure   
Existing Structure

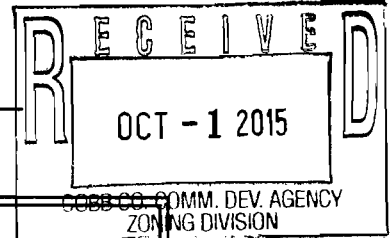
Account Number: 394615-249918

Commercial   
Residential

Customer Name: J.M. Frost

Property Address 7002 Shenandoah Trail

City: Austell Zip Code: 30168



Mailing Address \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

District:	Land Lot:	Acreage +/-	Water Line Size and Material
<u>18</u>	<u>411</u>	_____	<u>6" AC</u>

- Water Available  **Big Creek Basin (Account 2675) (Basin#s 401, 402, 404, 491)**  
 Yes  No   **Paulding SDF (Account A071) \$5,600**
- Sewer Available  **In City Rates Apply**  
 Yes  No

Note: Cobb County Ordinance 122-144 allows for the use of on-site wastewater collection systems for R-80 residential lots, provided the provisions of sections 122-130 and 122-242 are met. Ordinance 122-130(a)(2) allows the use of on-site wastewater collection systems for all sites of at least 80,000 square feet if the anticipated wastewater generation for the site is no more than one E.R.U per 80,000 square feet and with the approval from the Health Department. If sewer is available, Cobb County Ordinance 122-116 requires the owner to determine elevations, grades, and alignments of sewer lines necessary to serve the building PRIOR to construction.

Comments: Customer is connected to sewer, as per smoke test conducted 9/28/2015

The use of all private wells or septic tanks must be approved by the Environmental Health section of the Cobb County Health Department, 3830 South Cobb Drive. Please call 770-435-7815 if you have any questions about on-site wastewater collection systems (septic tank systems).

The information contained herein is: applicable to the above address/property as it exists on this date; NOT valid for further subdividing of this property; valid for 150 days from this date; non-transferable; non-renewable without review. Questions regarding this letter please call 770-419-6328.

Checked By: David C. Phillips

Date: 9/29/2015

Signature: *D. C. Phillips*

Find:  Select Action:

List Work Order Plans Related Records Actus Safety Plan Log Failure Reporting Specifications Water Data Locate Service Address Map (Spatial)

Work Order:  \* Smoke/Dye Test @ 7002 Shenandoah Trail Site:  Status:

Related Work Log Work Log Communication Log

Work Logs:  Filter > 1 - 4 of 4 Download

Record	Class	Created By	Date	Type	Summary	Viewable?
1106333	WORKORDEF	PERRYM0210	9/28/15 9:50 AM	WORK	Work order status changed to: DONE.	<input checked="" type="checkbox"/>
1106333	WORKORDEF	PERRYM0210	9/28/15 9:28 AM	WORK	Work order status changed to: STARTED.	<input checked="" type="checkbox"/>
1106333	WORKORDEF	PHILLDC	9/21/15 10:32 AM	WORK		<input type="checkbox"/>
1106333	WORKORDEF	PHILLDC	9/21/15 10:27 AM	WORK		<input checked="" type="checkbox"/>

Details

Record:  >>

Class:

Created By:

Date:

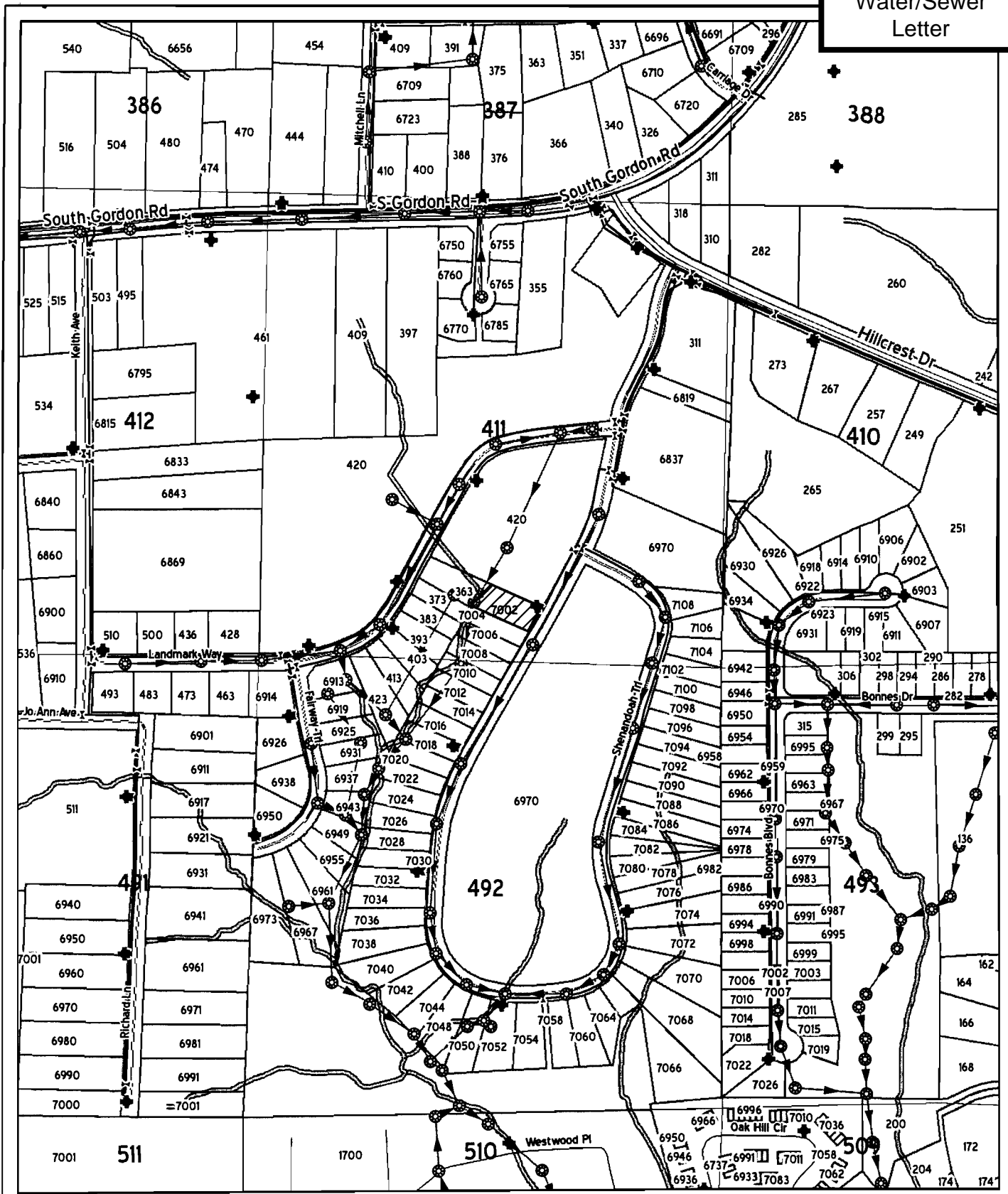
Type:

Viewable?

Summary:

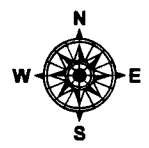
Font:  Size:  Format:   
 county main line running nobody at home. 4" cleanout by front of house. smoke tested from mh223-c228. smoke came out of 4" cleanout, not out of house. customer is tied on to sewer.

[New Row](#)



Account Number: 394615-249918  
 Customer Name: J.M. Frost  
 Address: 7002 Shenandoah Trail  
 Land Lot(s): 411  
 District: 18

1:4,800



Water/Sewer  
Availability