

APPLICANT: Marlene Graham and Clenton Dayes

PHONE#: (678) 687-7561 **EMAIL:** mmgraham@ymail.com

REPRESENTATIVE: Marlene Graham and Clenton Dayes

PHONE#: (678) 687-7561 **EMAIL:** mmgraham@ymail.com

TITLEHOLDER: Marlene Graham and Clenton Dayes

PROPERTY LOCATION: Northeast side of Piedmont Road,
northwest of Shaw Road

(1371 Piedmont Road)

ACCESS TO PROPERTY: Piedmont Road

PHYSICAL CHARACTERISTICS TO SITE: Existing two-story
brick residence

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/Single Family Residences

SOUTH: R-20/Single Family Residences

EAST: R-20/Single Family Residences

WEST: R-20/Single Family Residences

PETITION NO: LUP-36

HEARING DATE (PC): 12-01-15

HEARING DATE (BOC): 12-15-15

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Increasing the Capacity
From 6 Residents to 10 Residents

SIZE OF TRACT: 0.60 acre

DISTRICT: 16

LAND LOT(S): 561

PARCEL(S): 11

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

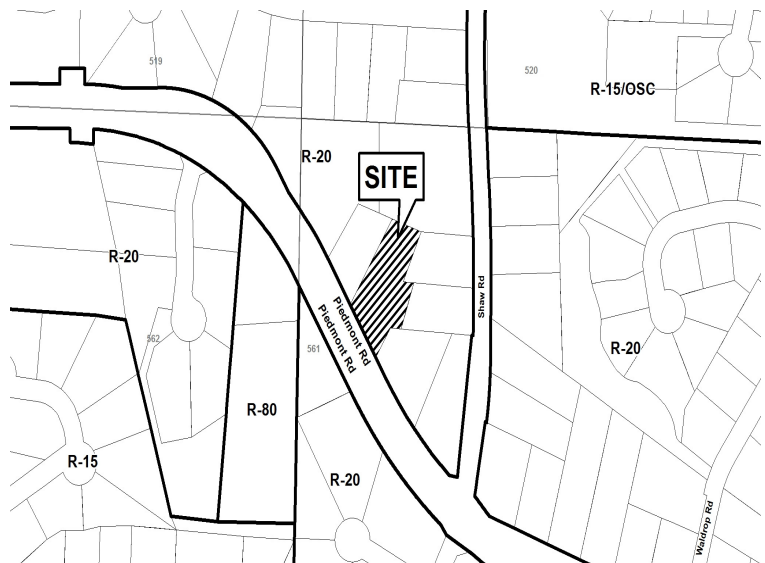
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

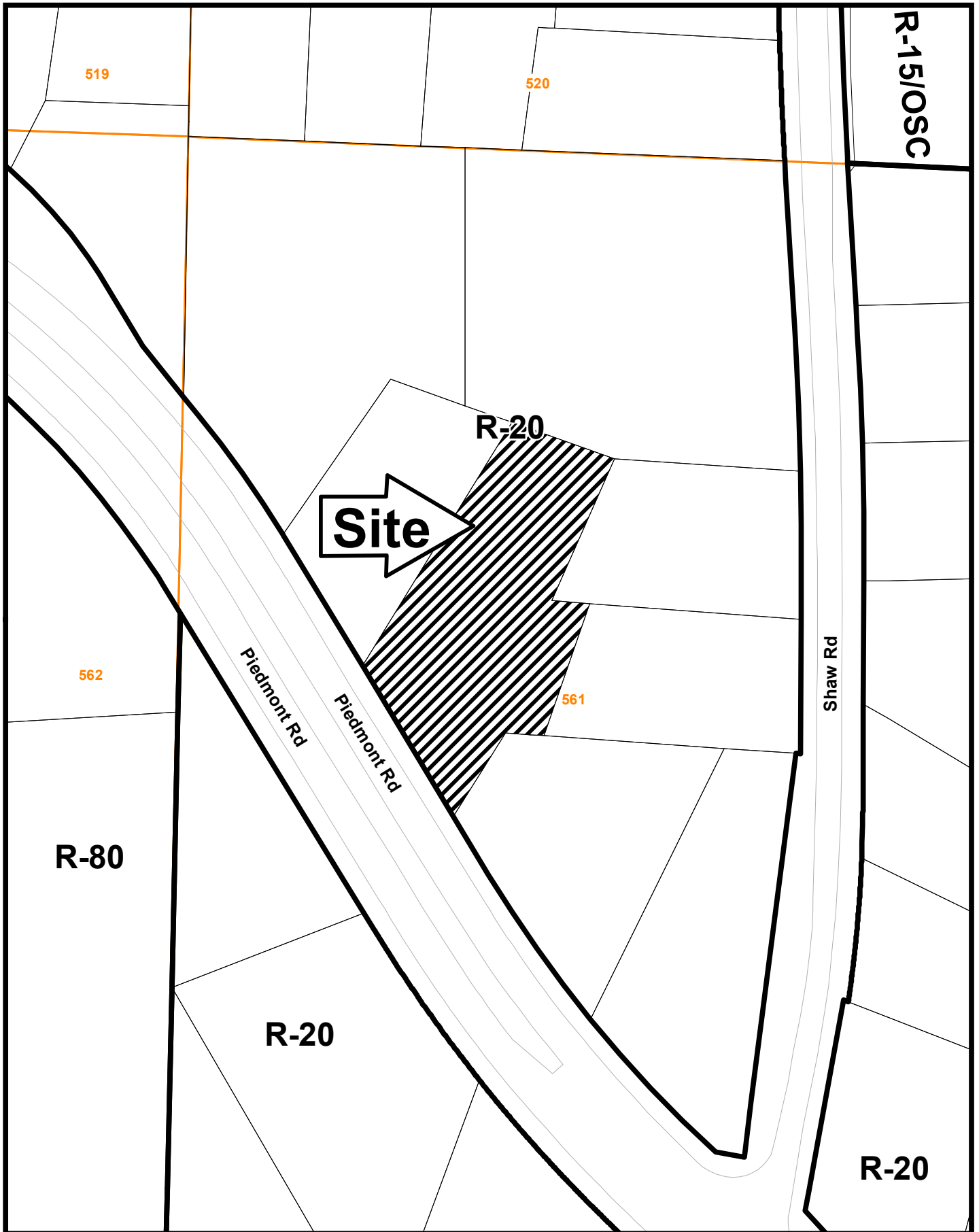
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

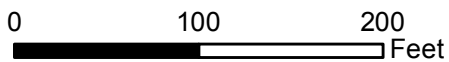
STIPULATIONS:





Z-36



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Marlene Graham and Clenton Dayes

PETITION NO.: LUP-36

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Kim Wakefield

The applicants are requesting an increase of four (4) occupants for their Temporary Land Use Permit (LUP-12) approved May 19, 2015. LUP-12 was approved for a six (6) residents. The group home or “personal care home” has been in operation since 2011 and operates seven (7) days a week, 24 hours a day with a staff of three (3) employees. The applicants are planning an addition to the existing house to accommodate the increase of residents. The applicants are requesting approval for 24 months with the intention of renewal each subsequent term.

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.

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PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP- 36 MARLENE GRAHAM

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 request should not affect the safety, health or welfare of the surrounding properties.
- (2) Parking and traffic considerations.*
Employees and visitors will park in the driveway.
- (3) Number of nonrelated employees.*
There are three (3) employees for the proposal; however, only two (2) employees are on shift at the same time.
- (4) Number of commercial and business deliveries.*
There are no commercial deliveries associated with this request.
- (5) The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*
This use is located in area having single-family residential homes. However, the proposed use has been here for many years without any complaints.
- (6) Compatibility of the business use to the neighborhood.*
There are no known businesses surrounding the property. However, this use has been here for a long time without adversely affecting the neighbors.
- (7) Hours of operation.*
The hours of operation are 24 hours a day, seven (7) days a week.
- (8) Existing business uses in the vicinity.*
There are no known businesses surrounding the property.
- (9) Effect on property values of surrounding property.*
This request should not have an effect on property values.
- (10) Circumstances surrounding neighborhood complaints.*
This request is not the result of a complaint of the Code Enforcement Division.
- (11) Intensity of the proposed business use.*
This application is an increase of an existing use. The increase of four (4) additional clients should not adversely affect neighbors.
- (12) Location of the use within the neighborhood.*
The proposal is located on a major thoroughfare and not within a platted subdivision.

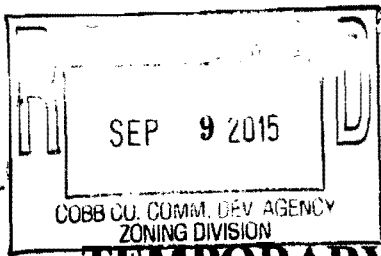
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LUP- 36 MARLENE GRAHAM (Continued)

Based on the above analysis, Staff recommends APPROVAL of the applicants request for 24 months subject to:

- Fire Department comments and recommendations;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations; and
- Department of Transportation comments and recommendations.

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 #: LWP-36
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? Personal Care Home
2. Number of employees? 3
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? _____ ; Per week? _____
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): Garage - Detached

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): Detached 2 car Garage

12. Length of time requested (24 months maximum): 24 months as to be renewed 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: _____

Applicant name (printed): Marlene Brubaker

PROJECT

DAVE S. GRAHAM ARCHITECTS
PROPOSED ADDITION
1721 PHOENIX RD
MARIETTA, GA

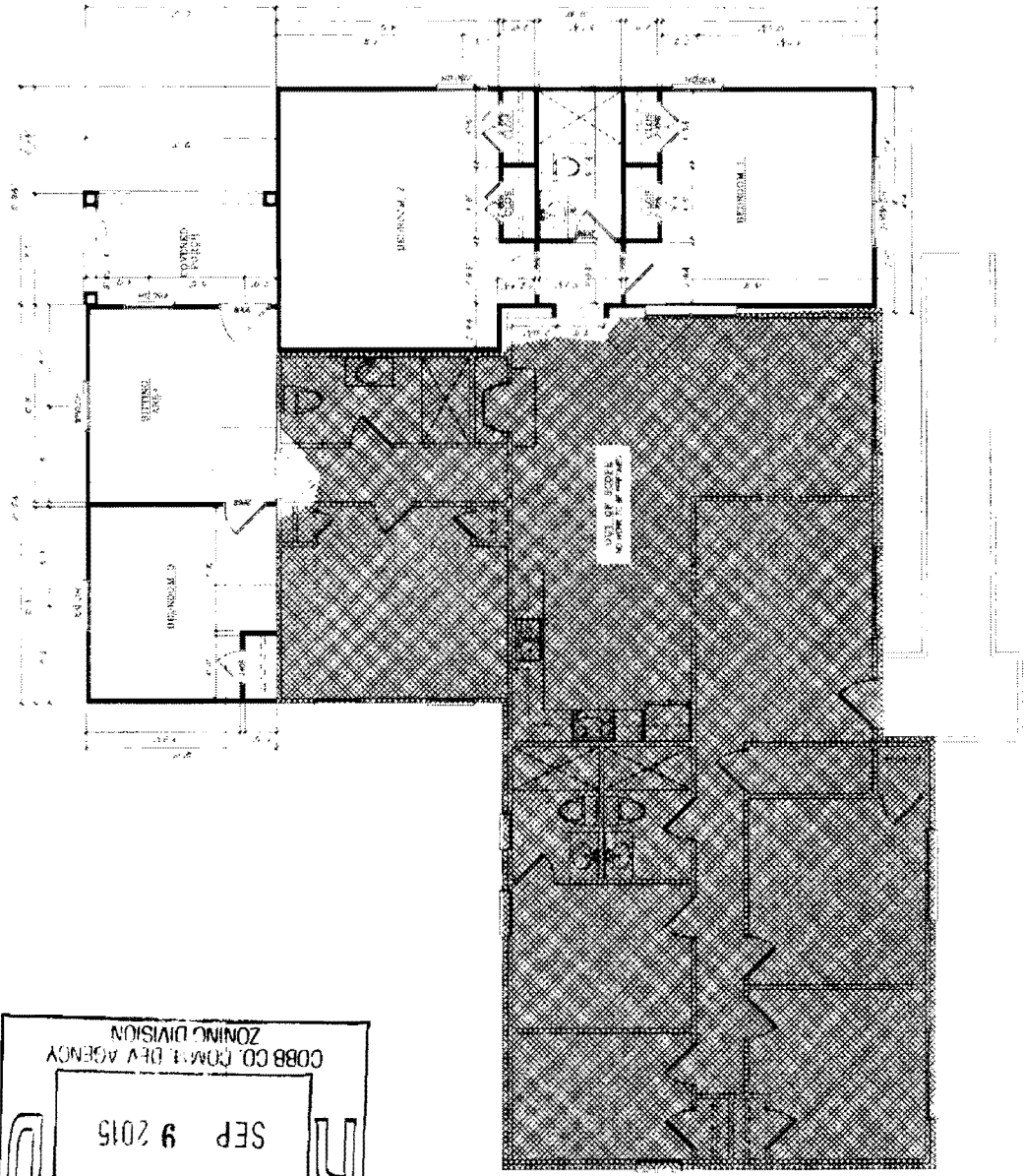
MICHAEL QUINN & ASSOCIATES
CONSULTING ENGINEERS
1110 W. WASHINGTON ST. SUITE 100
MARIETTA, GA 30067
770.426.1111

residential design
GARCIA

THIS PLAN IS TO BE USED FOR THE PROPOSED ADDITION ONLY. IT IS NOT TO BE USED FOR THE EXISTING STRUCTURE. THE EXISTING STRUCTURE IS TO BE DEMOLISHED AND RECONSTRUCTED TO MATCH THE PROPOSED ADDITION. THE PROPOSED ADDITION IS TO BE CONSTRUCTED TO MEET ALL APPLICABLE CODES AND REGULATIONS. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DATE	10/15/15
BY	EBG
REVISIONS	

3/15/16



WALL LEGEND

1/2" CMU	1/2" CMU
1/2" CMU WITH FINISH	1/2" CMU WITH FINISH
1/2" CMU WITH FINISH AND INSULATION	1/2" CMU WITH FINISH AND INSULATION
1/2" CMU WITH FINISH AND INSULATION AND EXTERIOR FINISH	1/2" CMU WITH FINISH AND INSULATION AND EXTERIOR FINISH

HEATED SQUARE FOOTAGE	890.814 sq. ft.
MAIN LEVEL ADDITION	1,665.156 sq. ft.
EXISTING MAIN LEVEL	2,497.810 sq. ft.
TOTAL	

PROPOSED
MAIN LEVEL PLAN

COBB CO. PLANNING DEPARTMENT
ZONING DIVISION
SEP 9 2015