

RIGHT OF WAY		
Id	Radius	Chord
C1	6886.30'	58.68'
		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

VICTORIA GROVE PLAT BOOK 180 PAGE 16

25' STATE STREAM BUFFER FROM TOP OF BANK
50' COUNTY STREAM BUFFER FROM TOP OF BANK
25' IMPERVIOUS SETBACK FROM COUNTY BUFFER

MH

N 29° 31' 40" E 82.23'

S 66° 11' 12" E 156.76'

BACK OF CURB OF DRIVEWAY ENCR OACHING 1.0'

AREA 0.34 ACRES 14,746 SQ FT

WOODEN DECK

TWO STORY FRAME HOUSE

N 65° 42' 17" W 182.68'

15' DRAINAGE EASEMENT

S 18° 48' 58" E 33.86'

CRIMP TOP PIPE

SHENANDOAH TRAIL 50' RW



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 411 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): 12-06-16

REPRESENTATIVE: Jessica Moore

HEARING DATE (BOC): 12-20-16

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

PRESENT ZONING: RM-12

TITLEHOLDER: Julia Frost

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPERTY LOCATION: West side of Shenandoah Trail, south
of Landmark Trail
(7002 Shenandoah Trail)

PROPOSED USE: Daycare

ACCESS TO PROPERTY: Shenandoah Trail

SIZE OF TRACT: 0.34 acres

DISTRICT: 18

PHYSICAL CHARACTERISTICS TO SITE: Existing two-story
Frame house

LAND LOT(S): 411

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

Adjacent Future Land Use:

Northeast: High Density Residential (HDR)
Southeast: High Density Residential (HDR)
Southwest: High Density Residential (HDR)
Northwest: High Density Residential (HDR)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

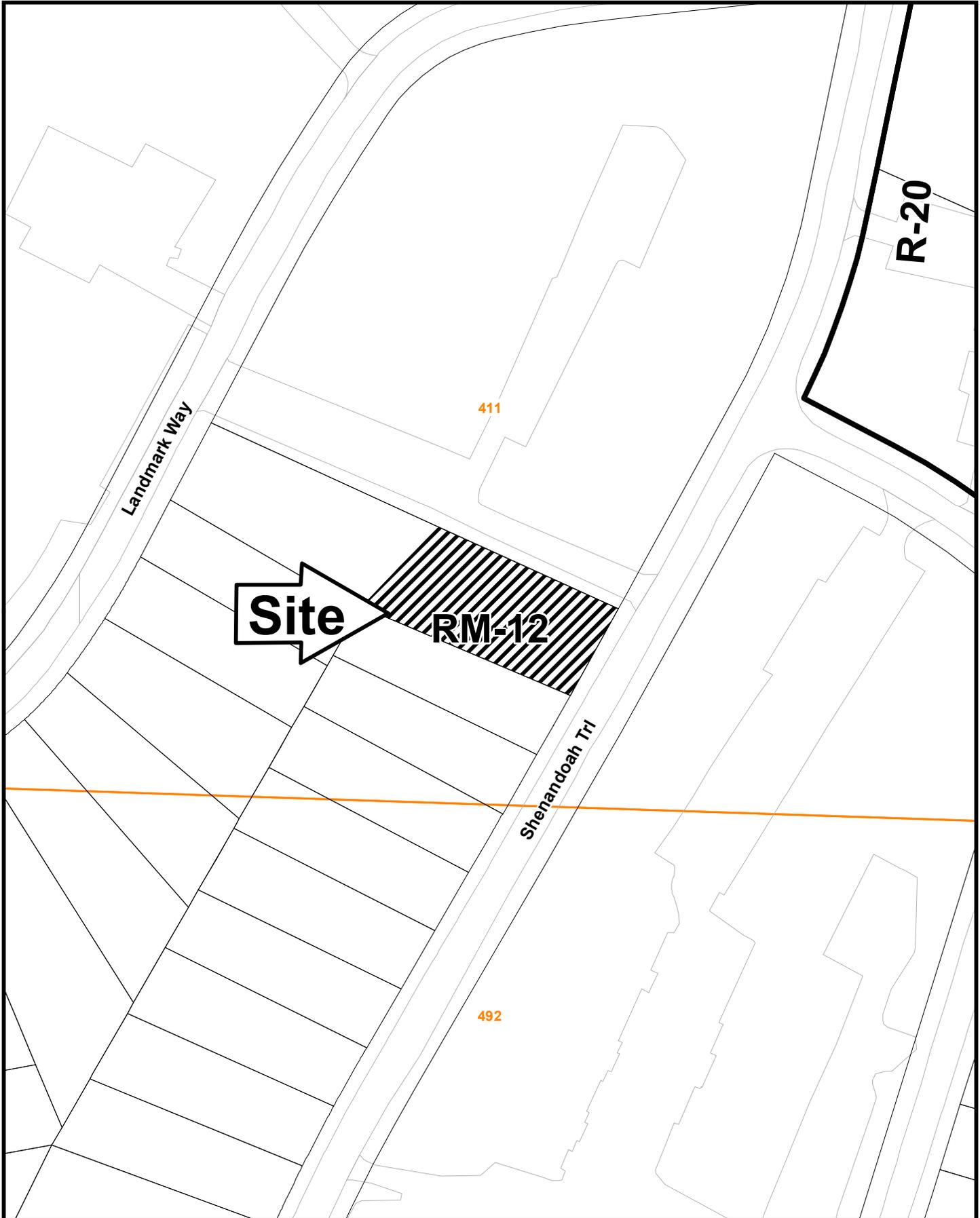
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

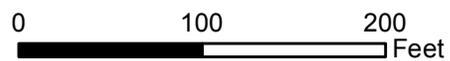
STIPULATIONS:



LUP-35-2016 GIS



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: Kim Wakefield

The applicant is requesting a renewal of her Temporary Land Use Permit to allow an in home daycare for up to nine children. The daycare operates Monday through Friday from 5 a.m. until 6 p.m., with one additional employee. The applicant has indicated that clients will park in the driveway and street during drop off and pick up. They have indicated there will not be any deliveries or outside storage related to this renewal. The applicant is requesting one 18” x 24” sign in the front yard. The applicant is requesting renewal for 24 months.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments. Property served by public water and sewer.

TRAFFIC COMMENTS:

Recommend no parking on the right-of-way.

APPLICANT: Engineering Design Technologies

PETITION NO.: Z-104

FIRE COMMENTS:

C/O: 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

STORMWATER MANAGEMENT COMMENTS

No comments (Renewal).

STAFF RECOMMENDATIONS

LUP-35 JESSICA MOORE

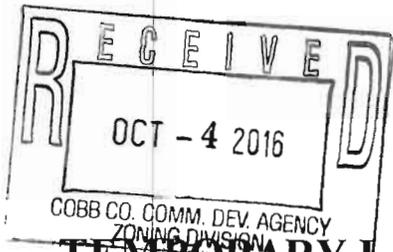
There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in italics, with the Staff analysis following in bold.

- (1) *Safety, health, welfare and moral concerns involving the surrounding neighborhood.*
This request could impact the safety, health and welfare of the surrounding area by not providing adequate parking.
- (2) *Parking and traffic considerations.*
The property has a driveway designed for a single family dwelling. The additional traffic could be a hazard for the adjacent properties.
- (3) *Number of nonrelated employees.*
The applicant is requesting one additional non-related employee.
- (4) *Number of commercial and business deliveries.*
The applicant has indicated there will not be 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 the increased traffic in the area.
- (6) *Compatibility of the business use to the neighborhood.*
The fundamental nature of most businesses are incompatible with neighborhoods.
- (7) *Hours of operation.*
The hours of operation will be Monday through Friday from 5 a.m. until 6 p.m.
- (8) *Existing business uses in the vicinity.*
There are no known businesses surrounding the property.
- (9) *Effect on property values of surrounding property.*
Multiple cars on the property could start to erode the low intensity character of a residential neighborhood and could have a negative effect on property values.
- (10) *Circumstances surrounding neighborhood complaints.*
The original request was not the result of a Code Enforcement complaint. There have not been any complaints filed since the approval of the TLUP.
- (11) *Intensity of the proposed business use.*
This request will increase the amount of traffic in the area in the morning and afternoons.
- (12) *Location of the use within the neighborhood.*
The property is located in a platted subdivision and is surrounded by apartment complexes.

Based on the above analysis, Staff recommends **APPROVAL** for 24 months, subject to the following:

1. Maximum of nine children;
2. One additional employee;
3. No signs.

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 #: LVP-35
PC Hearing Date: 12-6-16
BOC Hearing Date: 12-20-16

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? 15 ; 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): _____
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: _____ Date: _____

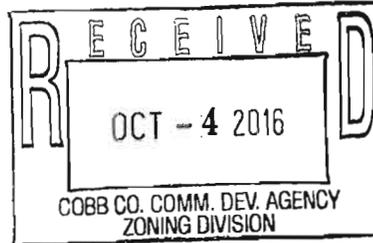
Applicant name (printed): _____

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.

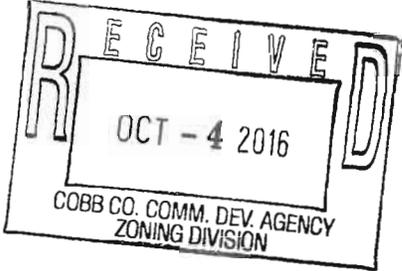
My name is Julia Frost as a member of a diverse community; we have the ability and responsibility to educate ourselves about the different cultures and religions that exist within the community. Through this education, we can discover how to better serve the needs of our neighbors. To serve our community 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

Julia Frost
Julia Frost
Respectfully yours





COBB COUNTY WATER SYSTEM

Stephen D. McCullers, P.E.
Director

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

LUP-35 (2016)
Water/Sewer
Availability

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

WATER/SEWER AVAILABILITY

Proposed Structure

Account Number: 394615-249918

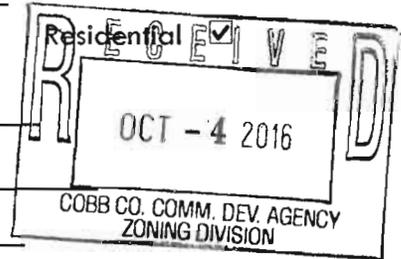
Commercial

Existing Structure

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: *David C. Phillips*