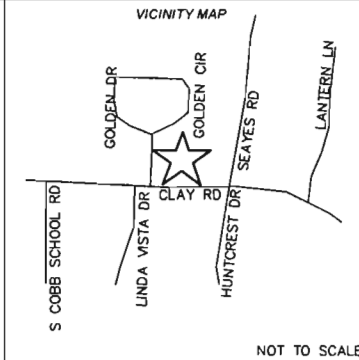


LUP-7
(2017)

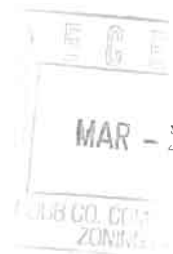
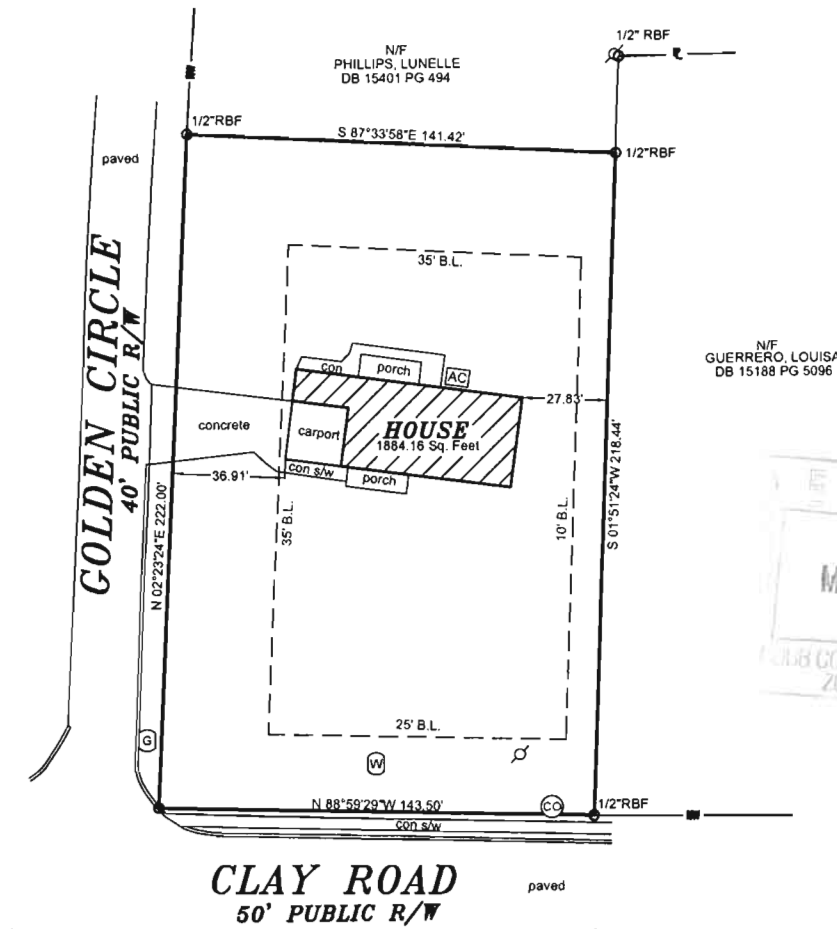
19114200620
4945 GOLDEN CIRCLE
MABLETON, GA 30126
31369.64 Sq. Feet
0.72 Acres
ZONING R-20

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT.



LEGEND

- RBF=REBAR FOUND
- CTF=CRIMP TOP PIPE FOUND
- IPS= IRON PIN SET
- DE= DRAINAGE EASEMENT
- B.L.= BUILDING LINE
- N/F= NOW OR FORMERLY
- PL= PROPERTY LINE
- R/W= RIGHT-OF-WAY
- DB= DEED BOOK
- PG= PAGE
- CON= CONCRETE
- S/W= SIDEWALK
- ⊙= POWER POLE
- ⊙= CLEAN OUT
- ⊙= WATER METER
- ⊙= GAS VALVE
- ⊙= AIR CONDITIONER



AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAN, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.



NOTES

1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF ± 0.03 FEET.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON SURVEYOR + DATA COLLECTOR AND A TOPCON GPT 3003LW TOTAL STATION.
6. FIELD WORK COMPLETED ON JANUARY 30, 2017.
7. SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION. GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES.

SURVEY FOR:

RENEIKA TOOKES

LAND LOT: 1142	DATE 1/31/2017
DISTRICT: 19	SCALE 1"=40'
SECTION: 2	
COUNTY: COBB	JOB NO. 2017-22

GARMON
Land Surveying

1920 Railroad Street Statham, Ga 30666
678-776-3544 · tony@garmonlandsurveying.com

DRAWING NAME:
4945 GOLDEN CIRCLE

APPLICANT: Reneika Rogan

PHONE#: (678) 215-1099 **EMAIL:** msrneika@ymail.com

REPRESENTATIVE: Reneika Rogan

PHONE#: (678) 215-1099 **EMAIL:** msreneika@ymail.com

TITLEHOLDER: Bavan Properties Inc.

PROPERTY LOCATION: Northeast corner of Clay Road and Golden Circle

(4945 Golden Circle)

ACCESS TO PROPERTY: Golden Circle

PHYSICAL CHARACTERISTICS TO SITE: Single Family Home

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Golden Hills Subdivision
- SOUTH:** R-20/ W.D. Wallace Subdivision
- EAST:** R-20/ Single Family Home
- WEST:** R-20/ Single Family Home

Adjacent Future Land Use:
 North: Low Density Residential (LDR)
 East: Low Density Residential (LDR)
 South: Low Density Residential (LDR)
 West: Public Institutional (PI)

PETITION NO: LUP-7

HEARING DATE (PC): 05-02-17

HEARING DATE (BOC): 05-16-17

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Personal Care Home
Expanding to 9 Residents

SIZE OF TRACT: 0.72 acres

DISTRICT: 19

LAND LOT(S): 1142

PARCEL(S): 62

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

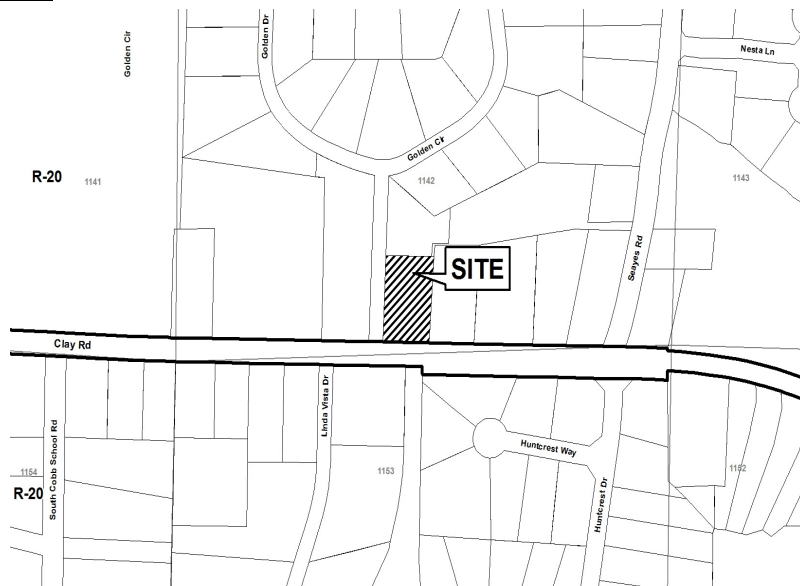
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

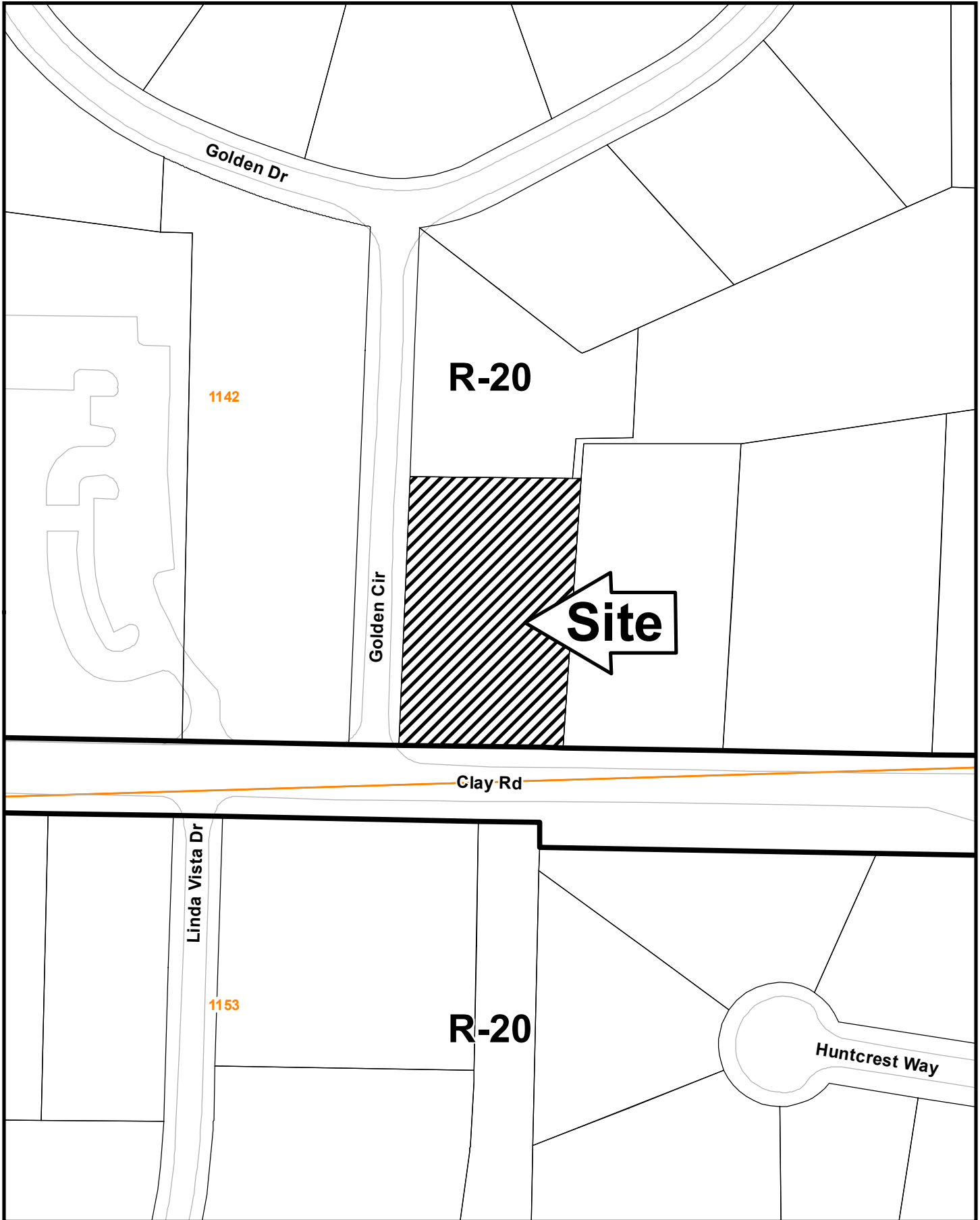
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

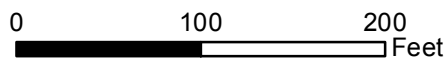
STIPULATIONS:





LUP-7-2017-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: Reneika Rogan

PETITION NO.: LUP-7

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is requesting a land use permit to allow 9 residents for a personal care home for elderly adults. The code allows personal care homes in residential districts but limits the home to a maximum of 4 residents. The applicant will operate 24 hours a day 7 days a week, and will not expect no more than 1 customer per week. There will not be any signage, deliveries, or any outside storage at the property. The applicant will not live at the house. The applicant has submitted a petition of consent from the neighbors in the area. The applicant is requesting approval for 24 months.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Property served by public water and sewer. Water supply currently via 3/4" residential meter. Upsize may be necessary to provide fire protection, per requirements of Fire Marshal's Office.

TRAFFIC COMMENTS:

Recommend no parking in the right-of-way.

APPLICANT: Reneika Rogan

PETITION NO.: LUP-7

FIRE COMMENTS:

C/O: Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

APPLICANT: Reneika Rogan

PETITION NO.: LUP-7

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP- 7 RENEIKA ROGAN

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 has the potential to affect the safety, health, or welfare of the surrounding properties by not having adequate parking.
- (2) *Parking and traffic considerations.*
The applicant indicates all visitors and employees will park in the driveway
- (3) *Number of nonrelated employees.*
There are 2 employees associated with this request.
- (4) *Number of commercial and business deliveries.*
The applicant indicates there will be no commercial deliveries connected 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. The use is permitted for up to four people, however the applicant proposes an increase the number of people in the house to more than the code allows.
- (6) *Compatibility of the business use to the neighborhood.*
The proposed use is surrounded by residential uses and is located in a Low Density Residential (LDR) on the Cobb County Comprehensive Plan.
- (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 businesses contiguous to the property, however there is a church within 200 feet of the applicants property.
- (9) *Effect on property values of surrounding property.*
This request has the potential to effect on the property values in the area.
- (10) *Circumstances surrounding neighborhood complaints.*
There have been no known complaints referring to this property.

(11) Intensity of the proposed business use.

The proposed group home use is a permitted use in this zoning district for up to four residents. This application proposes to increase the intensity of an existing permitted use for this property.

(12) Location of the use within the neighborhood.

The proposal is located within a platted subdivision and has residential uses to the east, west, south, and north.

Based on the above analysis and a 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.7
PC Hearing Date: 5-2-17
BOC Hearing Date: 5-16-17

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

1. Type of business, or request? Personal Care Home Extension
2. Number of employees? 2
3. Days of operation? Sunday through Monday
4. Hours of operation? 24 Hours
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 1
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): _____

8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 0

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): 0

12. Length of time requested (24 months maximum): 24 Months / Longer
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):

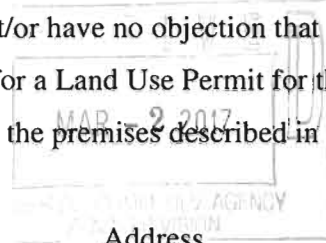
Applicant signature: [Signature] Date: 2/25/17
Applicant name (printed): Pencika Taylor

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND

TO ACCOMPANY APPLICATION FOR LAND USE PERMIT

By signature, it is hereby acknowledged that I give my consent/or have no objection that Reneika

Rogan intends to make an application for a Land Use Permit for the purpose of
Personal Care Home on the premises described in the application.



Signature	Printed name	Address
<u>Chantee Botelho</u>	Chantee Botelho	1903 Clay Rd. Mableton GA 30126
<u>Allen Cummings</u>	Allen Cummings	1605 Seaves Rd Mableton Ga
<u>Rosie's Rasheed</u>	Rosie S. Rasheed	1923 Clayton Rd. Mableton Ga ^{Mableton Ga} 30106
<u>Dianna Downes</u>	Dianna Downes	2003 Oak Bluff Dr. Austell Ga
<u>Kimberly Richardson</u>	Kimberly Richardson	1582 Clay Rd Mableton Ga 30126
<u>Dinene</u>	Dinene	5045 HUNCREST DR. 30126
<u>ROBERTO</u>	MARTINEE	4845 GOLDEXICIA.
<u>Jorge Smith</u>	Jorge Smith	4068 Golden Cir
<u>Peggy Sheriff</u>		4870 Golden Cir SW
<u>B. A. Austin</u>	Bernice Austin	4890 Golden Cir. SW
<u>Larry Boggs</u>	LARRY Boggs	4903 Golden Cir SW
<u>Hannagale Haddon</u>	HANNAGALE Haddon	4915 Golden Cir. SW
<u>Susan Cross</u>	Susan Cross	4909 Golden Dr SW
<u>Deena Townsend</u>	Deena Townsend	4899 Nesta Ct. Mableton 30126
16.		
17.		
18.		
19.		
20.		