

APPLICANT: Marie Jean

678-401-4138

REPRESENTATIVE: Marie Jean

678-401-4138

TITLEHOLDER: Abnozadeh Zohreh

PROPERTY LOCATION: Located on the south side of Sandy Plains Road, west of Walker Drive (3070 Sandy Plains Road).

ACCESS TO PROPERTY: Sandy Plains Road

PHYSICAL CHARACTERISTICS TO SITE: Existing house

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-15/ Single-family houses

SOUTH: R-20/ Single-family houses

EAST: R-20/ Single-family houses

WEST: R-20/ Single-family houses

PETITION NO: LUP-19

HEARING DATE (PC): 06-03-08

HEARING DATE (BOC): 06-17-08

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Personal Care Home

SIZE OF TRACT: 0.50 acre

DISTRICT: 16

LAND LOT(S): 482

PARCEL(S): 14

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** _____

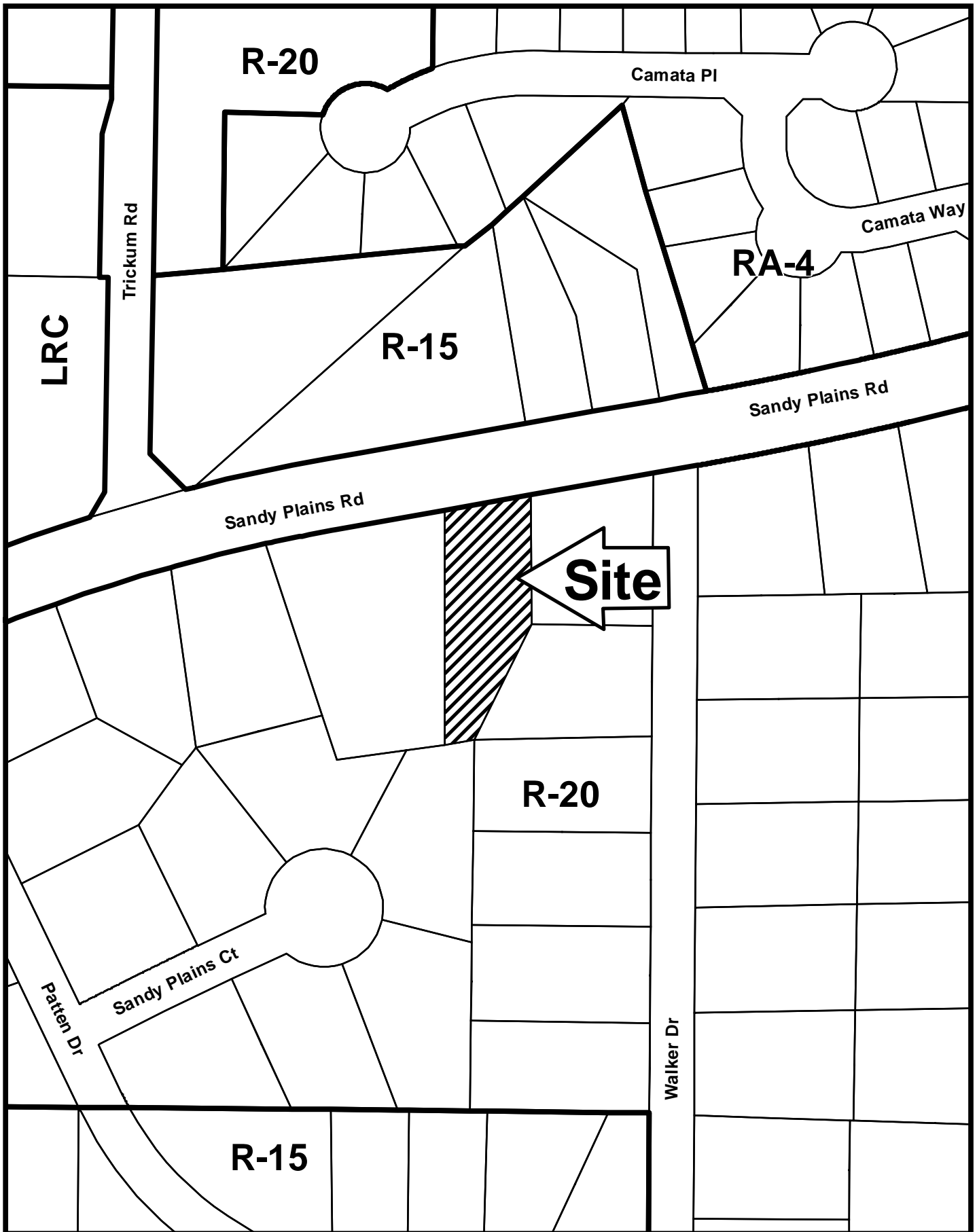
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

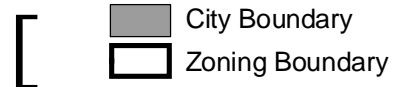
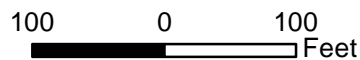
STIPULATIONS:



LUP-19



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



APPLICANT: Marie Jean

PETITION NO.: LUP-19

PRESENT ZONING: R-20

PETITION FOR: LUP

PLANNING COMMENTS: Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Temporary Land Use Permit to operate a personal care home from this residentially zoned property. There would be seven beds in the house, with one employee. Allowing seven beds would permit the owner of business to qualify as a Medicaid Provider, which reduces out-of-pocket expenses for the families of the residents. The applicant states there will be no signs, no deliveries, and no outdoor storage. The applicant does live in the house, and a letter has been submitted explaining their proposal (see Exhibit "A").

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Water and sewer available; records show address connected to both water and sewer.

TRAFFIC COMMENTS:

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

FIRE COMMENTS:

Obtain permit for additional residents. Call Cobb County Fire Marshal's Office for an Appointment at 770-528-8312.

STORMWATER MANAGEMENT COMMENTS:

No comments.

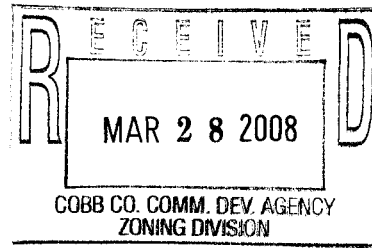
STAFF RECOMMENDATIONS

LUP-19 MARIE JEAN

The applicant's proposal is located in a residential area, and is designated as Low Density Residential on the *Cobb County Comprehensive Plan*. The applicant will not have any exterior evidence that a business is being operated from this house. The area is residential in nature, but has experienced pressure in recent years to become commercialized. There are other personal care homes on Sandy Plains Road, and there is a need for this use. Approving the application would keep the property residential. Staff would be reluctant to recommend approval of this LUP without stipulations controlling the property. Based on the above analysis, Staff recommends APPROVAL for 12 months subject to:

- Maximum of seven residents;
- No Signs, no outdoor storage, and no deliveries;
- Fire Department comments; and
- DOT 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.



To Whom It May Concern:

I, Earlene Tinsley, placed my mother, Mrs. Laura Carnes, in the care of Chery's Angel Personal Care Home for several reasons. Firstly, every nursing home that she was admitted to kicked her out due to her behavior, mostly verbally. She was very agitated and they said she was too much for them to handle. However, after admitting her in the care of Chery's Angel PCH, she made a tremendous improvement behavior wise. She is no longer very agitated, she likes the home she is living in and gets along with everybody. Unfortunately, my sister and I can not afford to pay for moms' care out of our own pockets, so we signed her up for Medicare, but Chery's Angel PCH is not a Medicaid provider, but Marie Jean is willing to become one in order for us to have our mother stay there because we love her being under the care of Marie Jean, and can't imagine her being elsewhere. If you could kindly approve her request so that she may be allowed to have 7 beds, in order for her to be a Medicare Chery's Angel Personal Care Home, my sister and I would greatly appreciate it.

Thank You,

Yours sincerely,

Earlene Tinsley.

If you have any questions you can reach me at: (770)888-8192