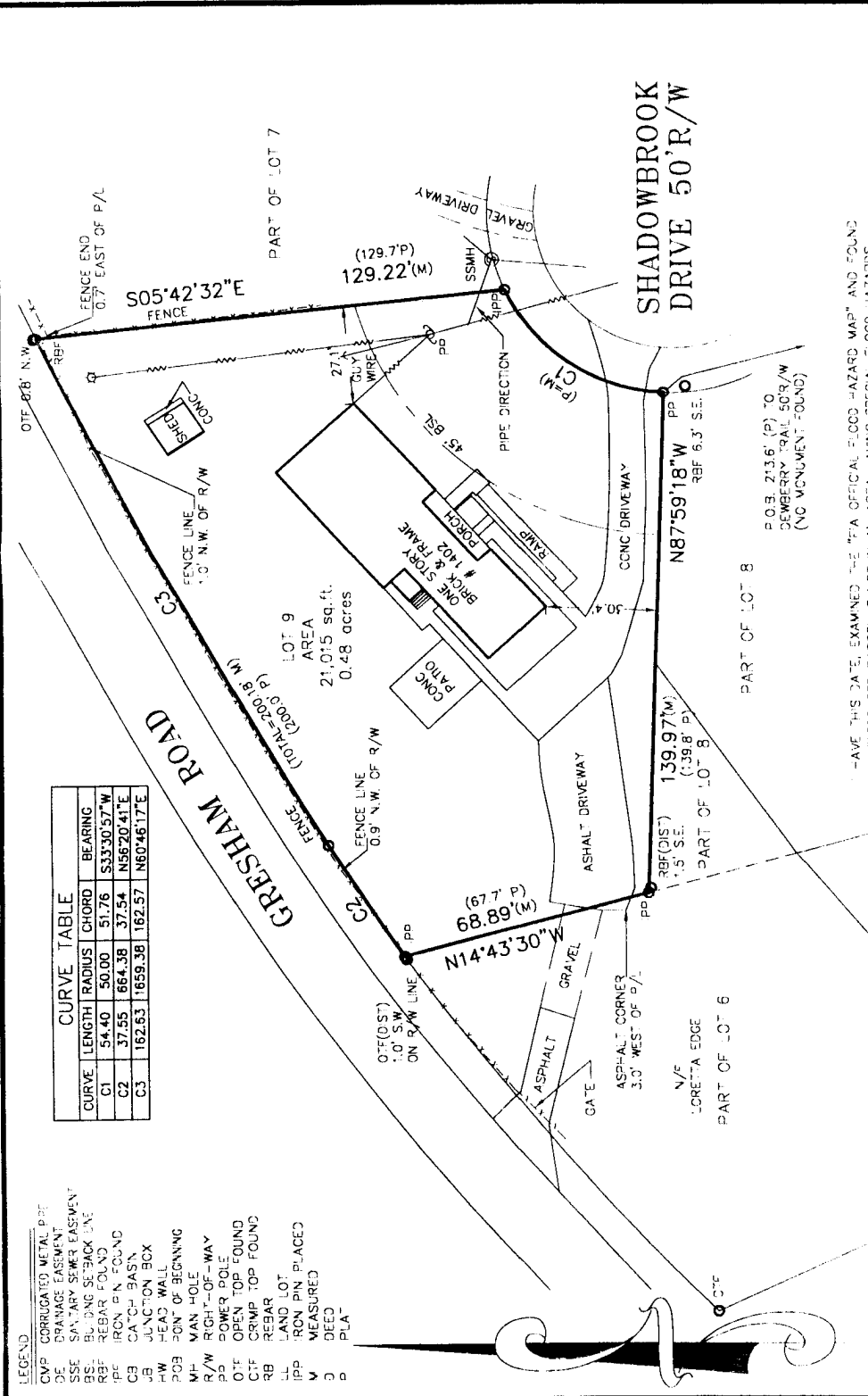


- LEGEND**
- CVP CORRUGATED METAL PIPE
 - DE DRAINAGE EASEMENT
 - BS SATELLITE SURVEY EAST/WEST
 - BS BUILDING SETBACK LINE
 - RFB REBAR FOUND
 - IFB IRON PIN FOUND
 - CB CATCH BASIN
 - JB JUNCTION BOX
 - HW HEAD WALL
 - POB POINT OF BEGINNING
 - MH MAN HOLE
 - R/W RIGHT-OF-WAY
 - PO POWER POLE
 - OTF OPEN TOP FOUND
 - CTF CRIMP TOP FOUND
 - RB REBAR
 - LL LAND LOT
 - IPP IRON PIN PLACED
 - M MEASURED
 - D DEED
 - PLA PLAT

CURVE TABLE		
CURVE	LENGTH	CHORD BEARING
C1	54.40	50.00 S33°30'57"W
C2	37.55	164.38 S71.54 N56°20'41"E
C3	162.63	1659.38 162.57 N60°46'17"E



GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.

MAGNETIC

RECEIVED
 AUG 27 2009
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

NOTE:
 ALL MEASUREMENTS DETECTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE UNIFORM STANDARDS AND REQUIREMENTS OF THE LAW ENACTED BY GEORGIA.

PLAT CERTIFICATION NOTICE
 THIS PLAT WAS PREPARED ON THE BASIS OF THE RECORDS OF THE PUBLIC RECORDS AND THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND PLATED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE UNIFORM STANDARDS AND REQUIREMENTS OF THE LAW ENACTED BY GEORGIA.

NOTE:
 I HAVE THIS DATE, EXAMINED THE "FA OFFICIAL FLOOD HAZARD MAP" AND FOUND DEWBERRY TRAIL 50'R/W IN AN AREA HAVING SPECIAL FLOOD HAZARDS. REFERENCED PARCELS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. (NO MONUMENT FOUND)

MAP C 13067C0199 C ZONE "X" EFFECTIVE DATE: DECEMBER 16, 2008

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR
 OWNER / PURCHASER: **MARIAN LAWTON**
 DATE: 08/21/09
 SCALE: 1" = 30'

LAND LOT 1137
 16th DISTRICT
 2nd SECTION
 COBB COUNTY, GEORGIA

LOT 9
 BLOCK C
 UNIT II
 AREA OF LOT: 21,015 S.F.

SUBDIVISION: BRIARWOOD HILLS SECTION IV

ALL MATTERS PERTAINING TO:
SOLAR LAND SURVEYING COMPANY
 P.O. BOX 723993
 ATLANTA, GEORGIA 31139-0993
 TELEPHONE (770) 794-9052
 FAX (770) 794-9052

PLAT BOOK 23, PAGE 193
 DEED BOOK 14466, PAGE 4803

**LUP-27
 (2009)**

APPLICANT: Marian Lawton
770-509-0533

PETITION NO: LUP-27

REPRESENTATIVE: Marian Lawton
770-509-0533

HEARING DATE (PC): 11-03-09

HEARING DATE (BOC): 11-17-09

TITLEHOLDER: Marian E. Lawton

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: Located on the northern side of
Shadowbrook Drive, north of Dewberry Trail and on the south side of
Gresham Road, east of Fairview Street.

PROPOSED USE: Personal Care Home
For Six Residents

ACCESS TO PROPERTY: Shadowbrook Drive and Dewberry Trail
(1402 Shadowbrook Drive)

SIZE OF TRACT: 0.48 acre

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: Existing house

LAND LOT(S): 1137

PARCEL(S): 21

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Single-family house
- SOUTH:** R-20/ Briarwood Hills subdivision
- EAST:** R-20/ Briarwood Hills subdivision
- WEST:** R-20/ Briarwood Hills subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

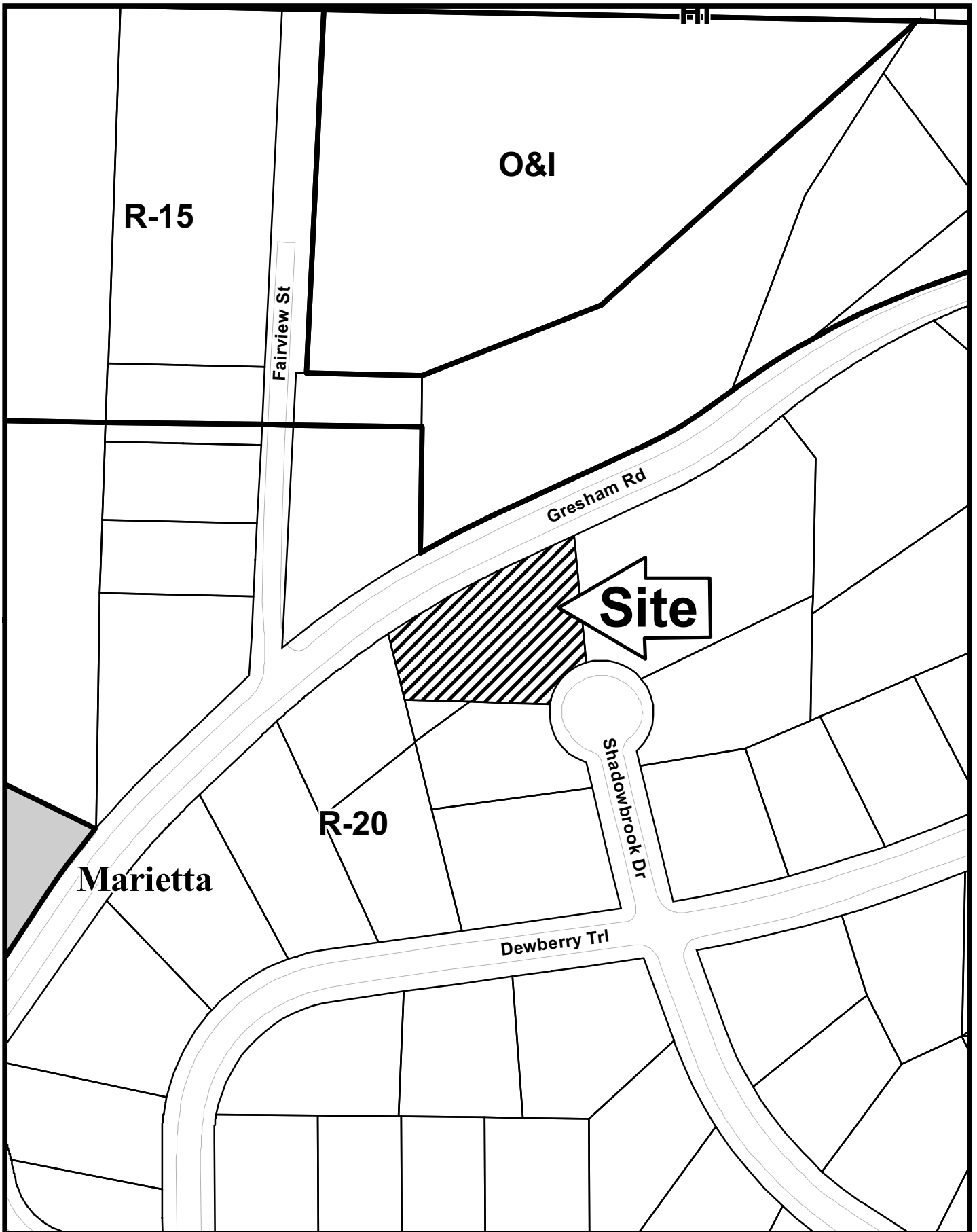
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

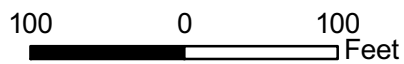
STIPULATIONS:





LUP-27



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Marian Lawton

PETITION NO.: LUP-27

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING DIVISION COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Temporary Land Use Permit to operate a personal care home with up to six residents. The applicant currently operates a personal care home for two residents from this property (she is permitted to have up to four per the Zoning Code). The residents are elderly, or have a handicap or disability. This proposal would not be a half-way house, and would not house people with criminal records. The group home has been here since June 2008, and the applicant has been in the personal care home business for 2 years. There will be no outwardly signs of the personal care home. The applicant has submitted a petition in support of the request signed by the property owners to the left and right of her.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

City of Marietta water and sewer service area.

TRAFFIC COMMENTS:

Recommend no on-street parking.

FIRE COMMENTS:

Fire Hydrant
Commercial: Fire hydrant within 500 feet of most remote part of structure.

To start the Certificate of Occupancy process, site and building plans must be submitted to the CCFMO.

STORMWATER MANAGEMENT COMMENTS:

If approved, must be subject to no parking or pavement expansion without providing conveyance of runoff to adjacent cul-de-sac right-of-way.

STAFF RECOMMENDATIONS

LUP-27 MARIAN LAWTON

The applicant's proposal is designated as Industrial Compatible on the *Cobb County Comprehensive Plan*. The applicant's proposal is located within a residential subdivision. The applicant is permitted to have four residents in the group home without a Land Use Permit. It is Staff's opinion that the applicant should operate with four residents until a record is established regarding the operation of the group home, before more residents are added. Based on the above analysis, Staff recommends DENIAL.

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.