

COBB COUNTY WATER SYSTEM

Project: D. McGowan, 1.2
 Design: D. McGowan
 Drawn: D. McGowan
 Checked: D. McGowan
 Date: 10/1/2013



Cobb County Water System
 1000 Peachtree Street, N.E.
 Atlanta, GA 30309

A Plan Sheet This has been submitted by the Cobb County Water System for the following project:

PROJECT NAME: TOP OF THE LINE RESIDENTIAL CARE
 STREET NAME: 4712 MEADOWS RD
 LAYOUT: 100%
 CONTRACT NAME: SOUTH IN PLACE
 PHONE: 770-435-2246

TEST DATE: 7/20/2012

TEST RESULTS: 121

PERMIT NUMBER: 121

PERMIT DATE: 7/20/2012

PERMIT TYPE: 121

PERMIT STATUS: 121

PERMIT EXPIRATION: 7/20/2012

PERMIT FEE: 121

PERMIT TYPE: 121

PERMIT STATUS: 121

PERMIT EXPIRATION: 7/20/2012

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PERMIT EXPIRATION: 7/20/2012

PERMIT FEE: 121

PERMIT TYPE: 121

PERMIT STATUS: 121

TOP OF THE LINE RESIDENTIAL CARE 4712 MEADOWS ROAD POWDER SPRINGS, GEORGIA 30127

CURRENT CODES

1. BUILDING CODE: 2008 EDITION, WITH GEORGIA AMENDMENTS
2. MECHANICAL CODE: 2008 EDITION, WITH GEORGIA AMENDMENTS
3. ELECTRICAL CODE: 2008 EDITION, WITH GEORGIA AMENDMENTS
4. PLUMBING CODE: 2008 EDITION, WITH GEORGIA AMENDMENTS
5. FIRE PREVENTION CODE: 2008 EDITION, WITH GEORGIA AMENDMENTS
6. LIFE SAFETY CODE: 2008 EDITION, WITH GEORGIA AMENDMENTS
7. ACCESSIBILITY CODE: 2008 EDITION, WITH GEORGIA AMENDMENTS
8. LIFE SAFETY CODE: 2008 EDITION, WITH GEORGIA AMENDMENTS
9. ACCESSIBILITY CODE: 2008 EDITION, WITH GEORGIA AMENDMENTS

DRAWING LIST

- | NO. | DESCRIPTION |
|-------|------------------------------|
| A-01 | COVER SHEET / SITE PLAN |
| A-02 | FIRST FLOOR FLOOR PLAN |
| A-03 | SECOND FLOOR FLOOR PLAN |
| A-04 | THIRD FLOOR FLOOR PLAN |
| A-05 | FOURTH FLOOR FLOOR PLAN |
| A-06 | FIFTH FLOOR FLOOR PLAN |
| A-07 | SIXTH FLOOR FLOOR PLAN |
| A-08 | SEVENTH FLOOR FLOOR PLAN |
| A-09 | EIGHTH FLOOR FLOOR PLAN |
| A-10 | NINTH FLOOR FLOOR PLAN |
| A-11 | TENTH FLOOR FLOOR PLAN |
| A-12 | ELEVENTH FLOOR FLOOR PLAN |
| A-13 | TWELFTH FLOOR FLOOR PLAN |
| A-14 | THIRTEENTH FLOOR FLOOR PLAN |
| A-15 | FOURTEENTH FLOOR FLOOR PLAN |
| A-16 | FIFTEENTH FLOOR FLOOR PLAN |
| A-17 | SIXTEENTH FLOOR FLOOR PLAN |
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| A-100 | 99TH FLOOR FLOOR PLAN |
| A-101 | 100TH FLOOR FLOOR PLAN |

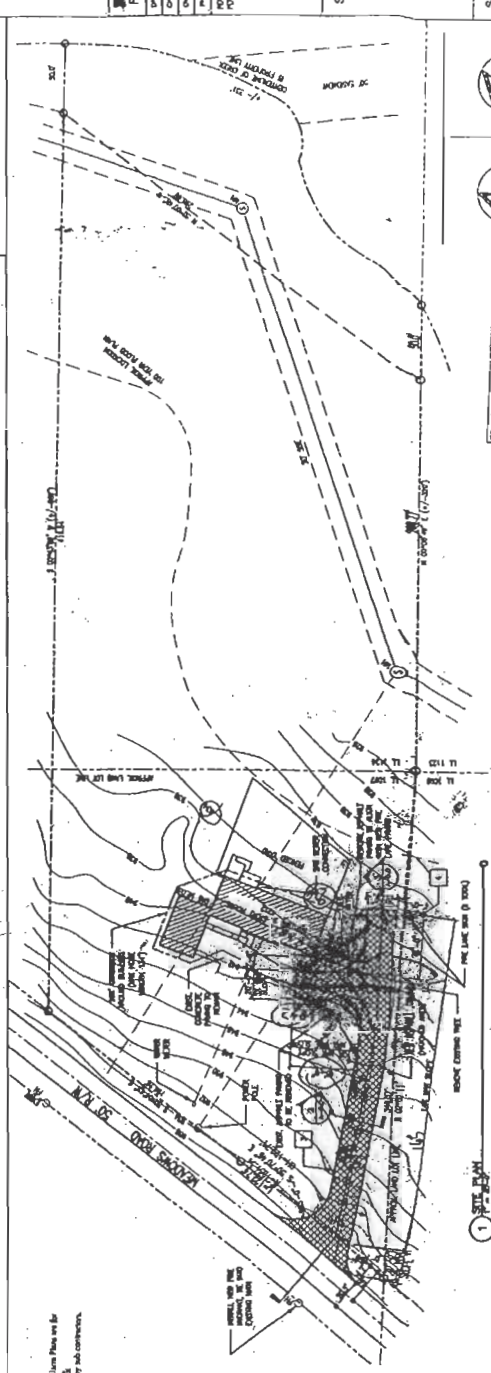
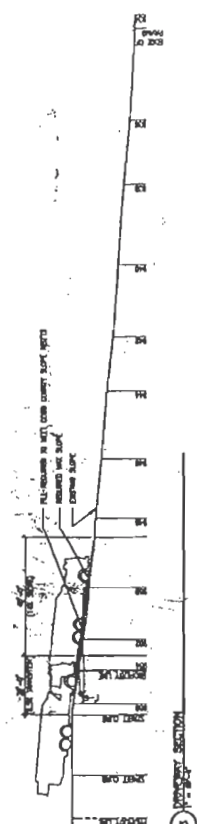
DIRECTORY

OWNER
 TOP OF THE LINE
 4712 MEADOWS ROAD
 POWDER SPRINGS, GA 30127
 (770) 435-2246

ARCHITECT
 GMA
 4712 MEADOWS ROAD
 POWDER SPRINGS, GA 30127
 (770) 435-2246

SITE NOTES:

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CCWS
 No other requirements
 Please refer to the site plan

LUP-19
 (2013)

TOP OF THE LINE
 RESIDENTIAL CARE
 4712 MEADOWS ROAD
 POWDER SPRINGS, GEORGIA 30127

FOR CONSTRUCTION
 SHEET TITLE:
 COVER SHEET
 SITE PLAN
 SHEET NUMBER:
 A-00

DATE: 10/1/2013

APPLICANT: Top of the Line

(770) 335-2246

REPRESENTATIVE: Edith M. Page, R.N.

(770) 943-8277

TITLEHOLDER: Edith Page

PROPERTY LOCATION: Southwest side of Meadows Road,
southeast of Lewis Road, and southwest of C.H. James Parkway
(4712 Meadows Road).

ACCESS TO PROPERTY: Meadows Road

PHYSICAL CHARACTERISTICS TO SITE: Existing single-family
house

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/Single-family House and Church

SOUTH: R-20/Single-family House

EAST: R-20/Single-family House

WEST: R-20/Single-family House and Pine Oaks Subdivision

PETITION NO: LUP-19

HEARING DATE (PC): 07-08-13

HEARING DATE (BOC): 07-16-13

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPOSED USE: Group Home
for Eight Residents

SIZE OF TRACT: 5.0 acres

DISTRICT: 19

LAND LOT(S): 1097, 1124

PARCEL(S): 9

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** _____

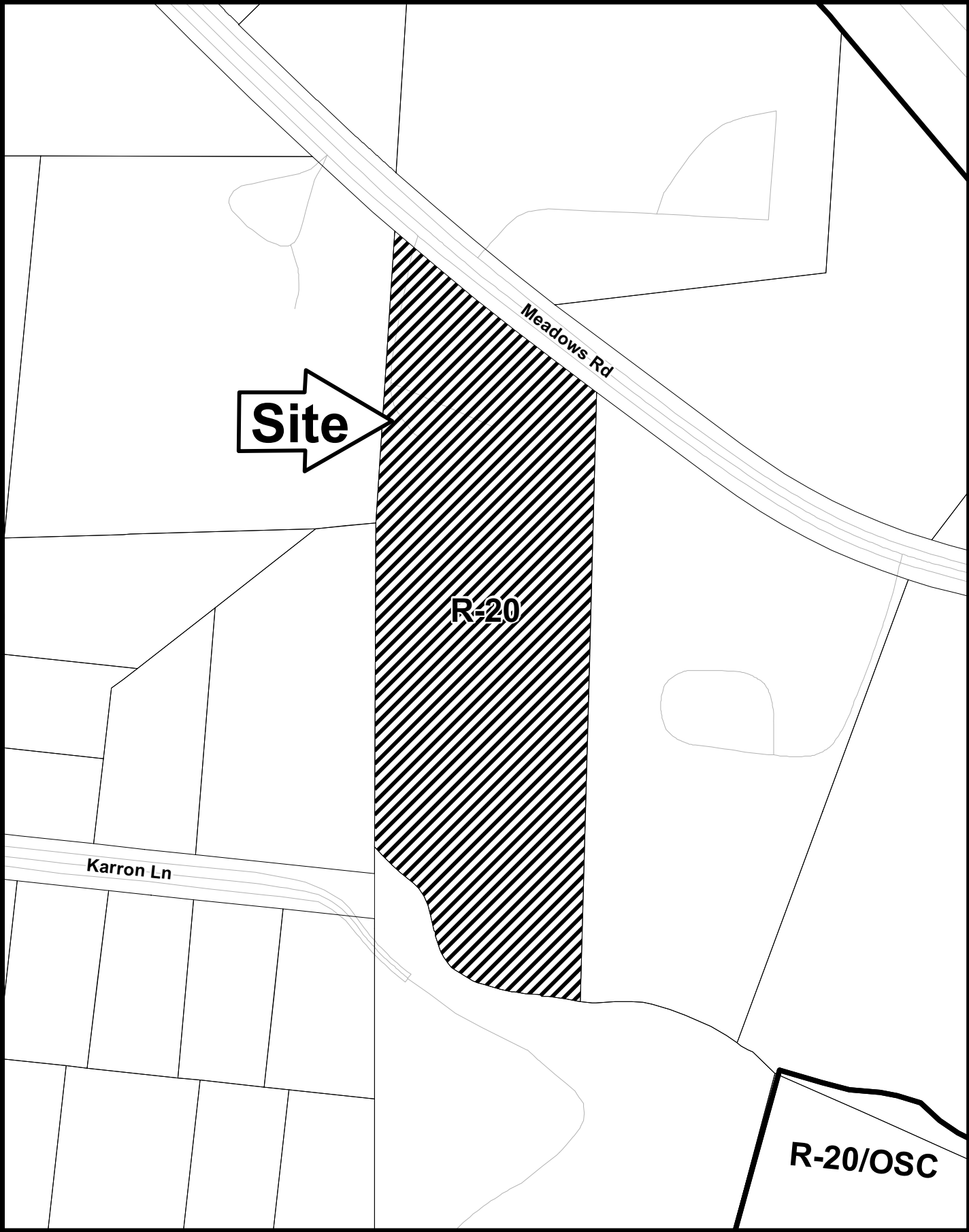
REJECTED ____ **SECONDED** _____

HELD ____ **CARRIED** _____

STIPULATIONS:



LUP-19



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

100 0 100 Feet



City Boundary
Zoning Boundary

APPLICANT: Top of the Line

PETITION NO.: LUP-19

PRESENT ZONING: R-20

PETITION FOR: LUP (Renewal)

ZONING COMMENTS: **Staff Member Responsible:** Jason A. Campbell

Applicant is requesting the renewal of a Land Use Permit for the purpose of operating a group home for eight residents. The attached worksheet indicates a request for approval for 24 months, with annual reviews. Applicant has indicated there will be two employees, each working 12-hour shifts, seven days per week, 24 hours per day. Applicant lives in the house 50% of the time. There is a shed for storing the riding lawnmower. The house will have “nanny cams” in main living areas and outdoors for 24/7 monitoring. The house already has an active fire alarm. During the course of the year since the original application was approved, applicant has spent time and money complying with the comments and recommendations from the Board of Commissioners and various departments. The house was issued a Certificate of Occupancy once the work was completed and a final inspection was made.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments.

TRAFFIC COMMENTS:

Recommend no parking on the right-of-way.

Recommend additional driveway to be permitted by Cobb County DOT and the applicant to verify that minimum intersection sight distance is available for proposed Meadows Road driveway and if it is not, implement remedial measures, subject to the Department’s approval, to achieve the minimum requirement.

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

FIRE COMMENTS:

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal’s Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: Top of the Line

PETITION NO.: LUP-19

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments (Renewal).

STAFF RECOMMENDATIONS

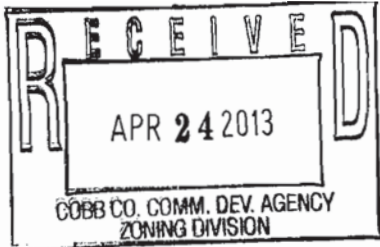
LUP-19 TOP OF THE LINE

Applicant's original application for a group home at this property was approved by the Board of Commissioners on July 17, 2012 (minutes attached). Staff at that time had recommended denial of the application because the property was (and still is) in the Low Density Residential land use category and that the use would be too intense when compared to the single-family residential uses in the area. However, the Board of Commissioners approved the application for eight residents, subject to numerous department comments and recommendations. It has taken the applicant the year since the approval to complete the work required by various departments and a Certificate of Occupancy has now been issued after inspections have been made. Now that the Certificate of Occupancy has been issued and the group home can open, applicant is requesting a renewal of the LUP.

Based upon the previous BOC decision and the extensive work the applicant had done at the property, along with the time and money it took to comply with the recommendations of various departments, and the fact that the group home was not able to open until such work was done, Staff recommends **APPROVAL** for 12 months subject to:

- Maximum of eight residents;
- Fire Department comments and recommendations; and
- Cobb 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.



Application #: LUP-19
PC Hearing Date: 7-8-13
BOC Hearing Date: 7-16-13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? PERSONAL CARE HOME - ADULT DAY HOME
2. Number of employees? 2 PERSONS, EACH w/ 12 HR SHIFTS
3. Days of operation? 7 days A WEEK
4. Hours of operation? 24 Hour A day
5. Number of clients, customers, or sales persons coming to the house per day? 8 client ; Per week? 17 days
6. Where do clients, customers and/or employees park?
Driveway: X ; Street: ; Other (Explain): Plenty of Paved PARKING
NO PARKING IN FIRE LANE OR ON the STREET
7. Signs? No: X ; 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 X ; 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 X - 50% ; No
11. Any outdoor storage? No ; Yes X (If yes, please state what is kept outside): Shed always exist w/ Riding lawn mower
12. Length of time requested: 24 months w/ Annual Review
13. Any additional information? (Please attach additional information if needed):
WE WILL HAVE CAMERAS IN MAIN LIVING AREA OF
THE HOME "NANNIE CAM" AND OUTDOORS, MONITORED
24/7. ALSO HAVE FIRE BURGLAR ALARM ALREADY ACTIVE
Applicant signature: Edith M Page Date: 4-23-2013
Applicant name (printed): Edith M Page

(10 unread) att.net Mail, topofttheline@bellsouth.net

http://us.mg204.mail.yahoo.com/dc/launch?...

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More Jobs

4712 Meadows Road, Pe

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MEADOWS ROAD, 4712 00Z.jpg

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Aug-06-09 03:20P Cobb County Comm develop 770 528 2008

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COMMUNITY DEVELOPMENT DEPARTMENT
Development & Inspections Division
191 Lawrence Street
Marietta, Georgia 30060-1661
(770) 528-2043 FAX (770) 528-2008

Fax - 528-2008

Contacts
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Folders

Carol R...
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SEWER APPROVAL COBB COUNTY PLUMBING INSPECTIONS

Building Permit #

Cobb County Trenching Card # or

Date

Ondre State Competen Permit Card #

Gentlemen:

Please accept this affidavit for the sewer installation at 4712 Meadows Road. This request is made in order to comply with OSHA Regulations and Cobb County's Trenching Ordinance. I/we hereby assume all responsibility and liability for the installation of the building sewer.

I/we further understand that it is my/our responsibility to insure that the sewer line installed is in accordance with the current edition of the Standard Plumbing Code, with all revisions, adopted by Cobb County. I/we relieve Cobb County and its inspectors from any liability for damages, loss of property and for the building sewer not being installed in accordance with the current edition of the Standard Plumbing Code adopted by Cobb County.

I/we certify in the Building Office of Cobb County that the sewer installation is/will be installed in compliance with the Standard Plumbing Code as adopted by Cobb County.

James R. Anderson
Notary Public
My Comm. Expires 12/31/12

Plumbing Contractors Company Name
St. John's Plumbing
Holding Address
3800 Bellanca Ave. N
Atlanta, GA 30327

Sent

Shawn Anderson 06/19/12
Shawn Anderson Signature & State Card Number

Attach L
Automa...
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Flickr
Notepad

Image 2 of 3 « previous || next »

Download Play Close

COBB COUNTY WATER SYSTEM

Customer Service Division
660 South Cobb Drive
Marietta GA 30060-3113

The property at 4712 Meadows Dr Powder Springs, Ga 30127 is connected to Cobb County sewer line effective 12/27/99.

Active Super User RSC02 - Windows Internet Explorer

http://wotapi1.sscobbsol.local:7778/portal/page?_pageId=33,10366&_cd=portal_schema=PORTAL

Admin/Super User RSC02

JANUS CUSTOMER SUITE

181348 - PAGE, EDITH M. 184367 - 4712 Meadows Dr PR770-375-2240 06-JUN-2012 1 WRES - Res Wtr - A
 SSN - 0004 Powder Springs, GA 30127-0001 BL770-545-6277 Active 2 SRES - Res Sew - A

Quickflow Open

CSR Interface

Billing and Services

ACCOUNT SUMMARY

Current Bill Amount	\$0.00
Previous Bill	\$75.00
Adjustments	\$0.00
Discounts	\$0.00
Current Balance	\$-75.00
Unbilled Charges	\$75.00
Account Balance	\$0.00

SERVICES SUMMARY

Item	Service Description	Rate	RTP	Ch	BI	Route	Seq	By	Inventory #
1	Residential Water	WRES	N	RS	A	1410	34009	M	181348
2	Residential Sewer	SRES	N	RS	A				

Service History

Action Code	Action Date	Charge Date	Read To	DOB	Category	Reading	Multiplier	Unit
READ	16-JUN-2012	Unbilled	Actual	10	WTR	104		
SR	05-JUN-2012	Unbilled	Actual		WTR	30	1	

Service Components

Item	Code	Case Desc.	Contract Date	Start Date	End Date	Rate	Ch	Provider	Provider Name

COLLECTION SUMMARY

Credit Rating	C-Fair
Pay By Check	Y
Penalty Exempt	N
Bad Debt Exempt	N
Total Past Due	\$0.00
Unbilled Penalties	\$0.00
Total Delinquent	\$0.00

Address:

Start: Active/Super User RSC02 - Windows Internet Explorer

Customer Service Division
660 South Cobb Drive
Marietta GA 30060-3113

The screenshot displays a water utility software interface with a menu bar at the top containing icons for file, edit, view, and other functions. Below the menu bar is a title bar with the text "Water Utility Software". The main window is divided into several sections. The top section is a header area with fields for "ACCOUNT NUMBER", "NAME", "ADDRESS", "CITY", "STATE", "ZIP", "PHONE", and "FAX". The "ACCOUNT NUMBER" field is populated with "181346". Below this is a "BILLING AND SERVICES" section with a "BILL SUMMARY" table. The "BILL SUMMARY" table has columns for "DATE", "AMOUNT", "DUE DATE", "CYCLES", and "STATUS". It shows a bill for "JUNE 2012" with an amount of "181.34" and a due date of "JULY 10, 2012". The "CYCLES" column shows "16 CYCLES". The "STATUS" column shows "PAID". Below the "BILL SUMMARY" table is a "SERVICE HISTORY" section with a table showing "SERVICE HISTORY" with columns for "DATE", "SERVICE", "AMOUNT", "DUE DATE", "CYCLES", and "STATUS". It shows a service history for "JUNE 2012" with an amount of "181.34" and a due date of "JULY 10, 2012". The "CYCLES" column shows "16 CYCLES". The "STATUS" column shows "PAID". Below the "SERVICE HISTORY" table is a "COLLECTION SUMMARY" section with a table showing "COLLECTION SUMMARY" with columns for "DATE", "AMOUNT", "DUE DATE", "CYCLES", and "STATUS". It shows a collection summary for "JUNE 2012" with an amount of "181.34" and a due date of "JULY 10, 2012". The "CYCLES" column shows "16 CYCLES". The "STATUS" column shows "PAID". The bottom section of the interface contains a "CUSTOMER INFORMATION" section with fields for "CUSTOMER NAME", "ADDRESS", "CITY", "STATE", "ZIP", "PHONE", and "FAX". The "CUSTOMER NAME" field is populated with "JAMES E. BROWN". The "ADDRESS" field is populated with "181346". The "CITY" field is populated with "JACKSONVILLE". The "STATE" field is populated with "FL". The "ZIP" field is populated with "32206". The "PHONE" field is populated with "904-255-1234". The "FAX" field is populated with "904-255-1234".

MAXIMO - Work Order Tracking

COBB COUNTY WATER SYSTEM

[illegible]

(10 unread) att.net Mail, toposftheline@bellsouth.net

http://us.mg204.mail.yahoo.com/dc/launch?

att.net **Mail** **Search**
Check Mail **New**
Search Mail
Who's B
Address
Inbox ()
Drafts ()
Sent
Spam ()
Trash ()
Contacts
Online
Folders
Carol R.
consumer
credit
Diabetes
Donado
E tape
Guy The
Insurance
Online E.
REVIEW
Schdy I
Thank Y
William I
William
Young R

What's New **Inbox** **Mail** **More Jigs** **4712 Meadows Road, Pa**
MEADOWS ROAD, 4712 002.jpg
COMMUNITY DEVELOPMENT DEPARTMENT
Development & Inspection Division
191 Lawrence Street
Marietta, Georgia 30060-1661
(770) 528-2143 FAX (770) 528-2008
SEWER APPROVAL
COBB COUNTY PLUMBING INSPECTIONS
Building Permit # **Cobb County Trenching Code #** **Date**
George State Composite Permits Code #
Comments:

Please accept this affidavit for the sewer installation at 4712 Meadows Road, Marietta, Georgia 30060-1661. This request is made in order to comply with OSHA Regulations and Cobb County Trenching Ordinance. I/we hereby assume full responsibility and liability for the installation of the building sewer.

I/we further understand that it is my/our responsibility to insure that the work now installed is in accordance with the current edition of the Standard Plumbing Code, with all revisions, adopted by Cobb County. I/we release Cobb County and its employees from any liability for damages, loss of property, and any other building matter not being controlled in accordance with the current edition of the Standard Plumbing Code adopted by Cobb County.

I/we certify in the Building Division of Cobb County that the sewer installation is in full compliance with the Standard Plumbing Code as adopted by Cobb County.

Plumbing Contractors Certificate Number
State of Georgia
Building Address
4712 Meadows Road
Marietta, Georgia 30060-1661
State of Georgia
Signature of State of Georgia

Image 2 of 3 - previous || next >

Download Play Close

COBB COUNTY **No. 12BLD-02112**
Building and Fire Certificate of Occupancy

District	19	Land Lot	1097	Building Permit Number	2012-006976
Name of Building or Space	TOP OF THE LINE RESIDENTIAL CARE				
Location	4712 MEADOWS RD, POWDER SPRINGS, GA 30127				
Occupancy	Residential Board and Care	Occupancy Load Limitation	8	Building Code	IBC 2006
Type Construction	437	Number of Stories	2	Floor Area	2500
Comments	NEW TENANT - INTERIOR RENO				

This certificate certifies that to the best of the County's knowledge and belief at the time of issuance the structure has been erected in substantial compliance with applicable county codes. No oversight by the office of the Building Inspector shall excuse violation of any ordinance of Cobb County.

This Certificate of Occupancy certifies the facility listed hereon to the best of the County's knowledge complies with the minimum standards required by the Georgia Safety Fire Laws as enforced by the County Governing Authority and the 101 Life Safety Code and Cobb County Fire Prevention Code on the date issued. The Certificate of Occupancy shall run for the life of the building, provided the internal or external features of the building are not materially altered, the type of occupancy remains unchanged or there has been no fire of serious consequence or other hazard, discovered, or unless voided by any future law.

JAY WESTBROOK

LEE McCLEAD

Fire Official or Authorized Representative

Building Official:

Date: May 02, 2013

ORIGINAL DATE OF APPLICATION: 07-17-12APPLICANTS NAME: TOP OF THE LINETHE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS**BOC DECISION OF 07-17-12 ZONING HEARING:**

TOP OF THE LINE (Glenn H. Bond and Frances J. Bond, owners) requesting a **Land Use Permit** for the purpose of a Group Home in Land Lots 1097 and 1124 of the 19th District. Located on the south side of Meadows Road, southeasterly of Lewis Road (4712 Meadows Road).

The public hearing was opened and Ms. Edith Page addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Thompson, second by Birrell, to **approve** Land Use Permit for **12 months, subject to:**

- **maximum of eight residents**
- **Fire Department comments and recommendations**
- **Cobb DOT comments and recommendations**

VOTE: **ADOPTED** unanimously

APPLICANT: Top of the Line
PRESENT ZONING: R-20

PETITION NO.: LUP-17
PETITION FOR: LUP

FIRE COMMENTS:

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet).

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level. Aerial fire apparatus access roads shall be a minimum width of 24 feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access. (Cobb County Development Standards 401.08.02.1)

HYDRANT: Show fire hydrants arranged to have a hydrant available for the distribution of hose to any portion of any building on premises at distances not exceeding 500 feet (driving distance). Hydrants shall be at least 40 feet from the building (steamer connection facing street) (NFPA 24-7.2.3). Fire hydrants shall be spaced not more than 500 feet apart. Hydrants shall not be connected to water lines on the positive side (discharge side) of a fire pump. Minimum 8" supply lines to all hydrants.

APPLICANT: Top of the Line

PETITION NO.: LUP-17

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Jason A. Campbell

Applicant is requesting a Land Use Permit for the purpose of operating a group home for eight residents, initially. The applicant has also indicated there will be one employee coming to the property each day and one employee that will live in the house. The hours of operation will be 24 hours per day. Parking will be on the driveway and the applicant hopes to install a circular driveway in the future. This application IS NOT the result of a Code Enforcement complaint.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments. CCWS records show address billed for sewer as of June 2012.

TRAFFIC COMMENTS:

Recommend no on-street parking.

Recommend rebuilding the existing driveway apron to accommodate traffic.

Recommend additional driveway to be permitted by Cobb County DOT and the applicant to verify that minimum intersection sight distance is available for proposed Meadows Road driveway and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement.