

LUP-11  
(2014)

**SURVEY**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.

EXCLUSIVE USE OF THE PLAT AND HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

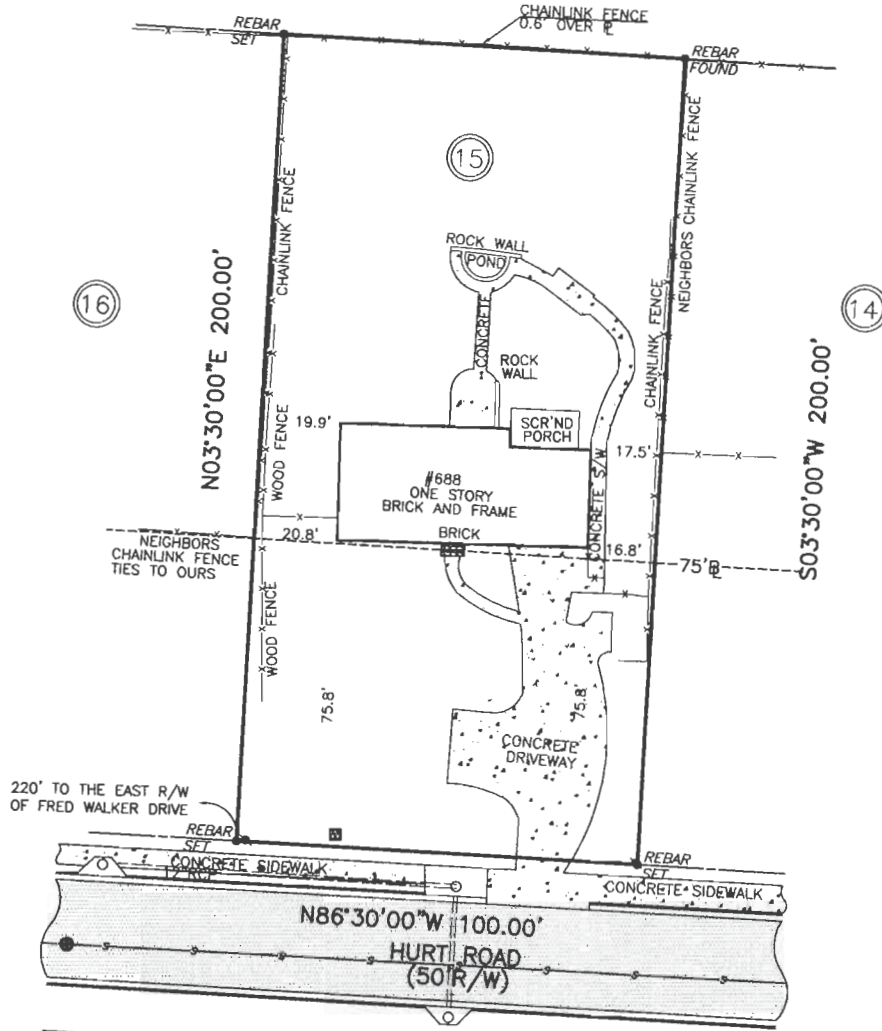
- 4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
- 5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- 6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- 7. THIS PLAT NOT INTENDED FOR RECORDING.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.



S86°30'00"E 100.00'



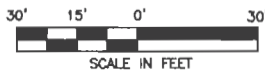
COBB COUNTY ZONING DIVISION  
 2014 JAN -2 AM 10:26  
 FILED IN OFFICE  
 COBB COUNTY GEORGIA

**REFERENCE MATERIAL**

- 1. WARRANTY DEED IN FAVOR OF PAUL A. STAMEY-LUCAS DEED BOOK 14940 PAGE 6123-6124 COBB COUNTY, GEORGIA RECORDS

TOTAL AREA= 0.459± ACRES OR 20,000± SQ.FT.

688 HURT ROAD  
SMYRNA, GEORGIA



**McLUNG SURVEYING SERVICES, INC.**

4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383  
Certificate of Authorization #LSF000752

This property is not located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

This original of this document was sealed and signed by Michael R. Noles L.S. #2646 THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Noles  
Georgia RLS #2646  
Member SAMSOC  
JOB#235354

**LEGEND**

- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- POWER POLE
- LIGHT METER
- POWER METER
- POWER BOX
- AIR CONDITION
- TELEPHONE BOX
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- JUNCTION BOX
- DROP INLET
- SANITARY SEWER MANHOLE

SURVEY FOR  
PAUL A. STAMEY-LUCAS

LOT 15  
NICKAJACK HOMES SUBDMISION  
TRACT 2

LAND LOT 50  
DISTRICT 17TH. 2ND. SECTION  
COBB COUNTY  
GEORGIA

PLAT PREPARED: 12-26-13  
FIELD: 12-19-13 SCALE: 1"30'

PG 12  
PG 148

**APPLICANT:** Paul A. Stamey-Lucas  
(770) 438-0033

**REPRESENTATIVE:** Paul A. Stamey-Lucas  
(770) 438-0033

**TITLEHOLDER:** Paul A. Stamey-Lucas

**PROPERTY LOCATION:** North side of Hurt Road, east of  
Fred Walker Drive  
(688 Hurt Road ).

**ACCESS TO PROPERTY:** Hurt Road

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family house

**PETITION NO:** LUP-11

**HEARING DATE (PC):** 03-04-14

**HEARING DATE (BOC):** 03-18-14

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Personal Care Home

**SIZE OF TRACT:** 0.459 acre

**DISTRICT:** 17

**LAND LOT(S):** 50

**PARCEL(S):** 36

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/ Nickajack Homes
- SOUTH:** R-20/ Nickajack Homes
- EAST:** R-20/ Nickajack Homes
- WEST:** R-20/ Nickajack Homes

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

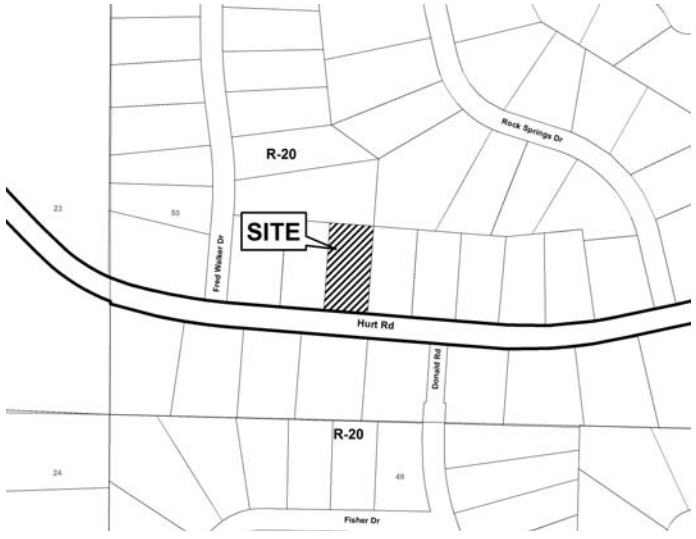
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

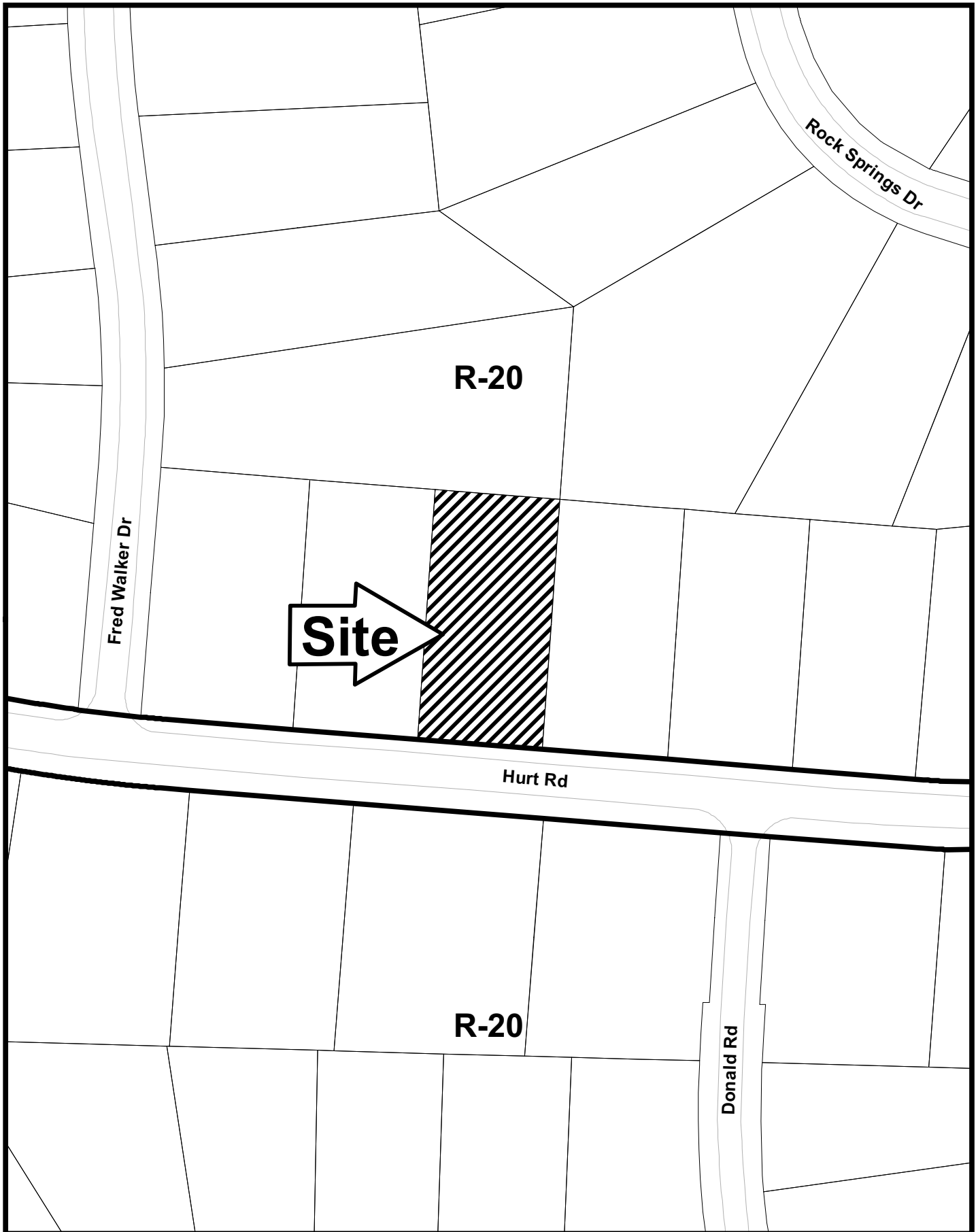
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

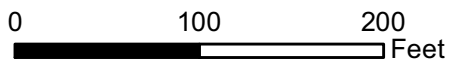
**STIPULATIONS:**



# LUP-11



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Paul A. Stamey-Lucas

**PETITION NO.:** LUP-11

**PRESENT ZONING:** R-20

**PETITION FOR:** LUP

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Donald Wells

Applicant is requesting a Land Use Permit for the purpose of operating a group home for 6 residents. The group home will have three employees and will operate 24 hours per day, seven days per week. The group home will have up to 3 health care professionals visit per week. There will be medication deliveries 2 times a month via small car. The house is licensed for three residents and the applicant wants to increase the number of beds to 6. The applicant has submitted consent of contiguous occupants for your review.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

No comments.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend no parking on the right-of-way.

Recommend the driveway be widened to commercial driveway width.

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

\*\*\*\*\*

**FIRE COMMENTS:**

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

**APPLICANT: Paul A. Staney-Lucas & Dennis Stamey**

**PETITION NO.: LUP-11**

**PRESENT ZONING: R-20**

**PETITION FOR: LUP**

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**STORMWATER MANAGEMENT COMMENTS**

No comments.

## **STAFF RECOMMENDATIONS**

### **LUP-11      PAUL A. STAMEY-LUCAS**

Applicant is requesting a Land Use Permit for the purpose of operating a group home for 6 residents. The group home will have three employees and will operate 24 hours per day, seven days per week. The group home will have up to 3 health care professionals visit per week. There will be medication deliveries 2 times a month via small car. The house is licensed for three residents and the applicant wants to increase the number of beds to 6. The applicant has submitted consent of contiguous occupants for your review. Staff feels the proposed use will be too intense when compared to the single-family residential uses in the area. The subject property is zoned R-20 and is also located in the Low Density land use category. Based on the above analysis, and strict interpretation of the ordinance, staff recommends **DENIAL** of this 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.**

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COBB COUNTY GEORGIA  
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2014 JAN -2 AM 10:25

Application #: LUR-11

PC Hearing Date: 3-4-14

BOC Hearing Date: 3-18-14

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Residential Care Facility / Personal Care Home
2. Number of employees? 3 employees - 1 on premises every 24 hr shift
3. Days of operation? 7 days a week
4. Hours of operation? 24 hours
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 3 - Visiting Health Care Professionals / M.D.'s
6. Where do clients, customers and/or employees park?  
Driveway: X ; Street: \_\_\_\_\_ ; Other (Explain): \_\_\_\_\_  
Ample Concrete Driveway/Parking Pad Parking for up to 8 vehicles
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.): 1  
(personal car of Certified Nursing Assistant on duty)
9. Deliveries? No \_\_\_\_\_ ; Yes X (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)  
Medication Delivery twice monthly via Courier (small car)
10. Does the applicant live in the house? Yes \_\_\_\_\_ ; No X
11. Any outdoor storage? No X ; Yes \_\_\_\_\_ (If yes, please state what is kept outside): \_\_\_\_\_
12. Length of time requested: As long as Cobb County will allow
13. Any additional information? (Please attach additional information if needed):  
Please see attachment to allow for a maximum of 6 residents

Applicant signature: Paul A. Stamey-Lucas Date: 1.2.2014

Applicant name (printed): Paul A. Stamey-Lucas



### Water and Septic Tank Report Form

Water and sewage systems must meet applicable federal, state and local standards or regulations. This report form should be completed by the County Environmentalist from the County Public Health Department in which the residence is located. The form should be included in your application package submitted to HFRD.

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**To be completed by applicant:**

Home Name: Beacon Senior Residences, LLC  
Address: 698 Huff Rd SW City: Smyrna 30082  
County: Cobb Telephone: 770-438-0033  
Paul Lucas

.....

**To be completed by the County Environmentalist:**

**APPROVED**

**WATER** (check only one):

The home's water supply is from an approved source.  
 The home's well has been tested and the report is attached.

J. Delveau 5-3-12  
COBB PUBLIC HEALTH DATE  
CENTER FOR ENVIRONMENTAL HEALTH

**SEWAGE** (check only one):

The home is connected to a public or community sewage disposal system.  
 The home is served by an on-site sewage system adequate for the proposed use for \_\_\_\_\_ residents.

Maximum Number of Residents

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COBB COUNTY ZONING DIVISION

County Environmentalist: Jennifer Delveau Env. Health SSA  
Print Name Title

Signature: Jennifer Delveau Date: 5-3-12

**COBB COUNTY** No. 12BLD-01722  
**Building and Fire Certificate of Occupancy**

District 17 Land Lot 0050 Building Permit Number 2012-005820

Name of Building or Space BEACON SENIOR RESIDENCES

Location 688 HURT RD, SMYRNA, GA 30082

Occupancy Residential Board and Care Occupancy Load Limitation 6 Building Code IBC 2006

Type Construction 437 Number of Stories 2 Floor Area 2800

Comments NEW TENANT-MOVE IN ONLY

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: December 06, 2012

COBB COUNTY ZONING