

LUP-12
(2015)

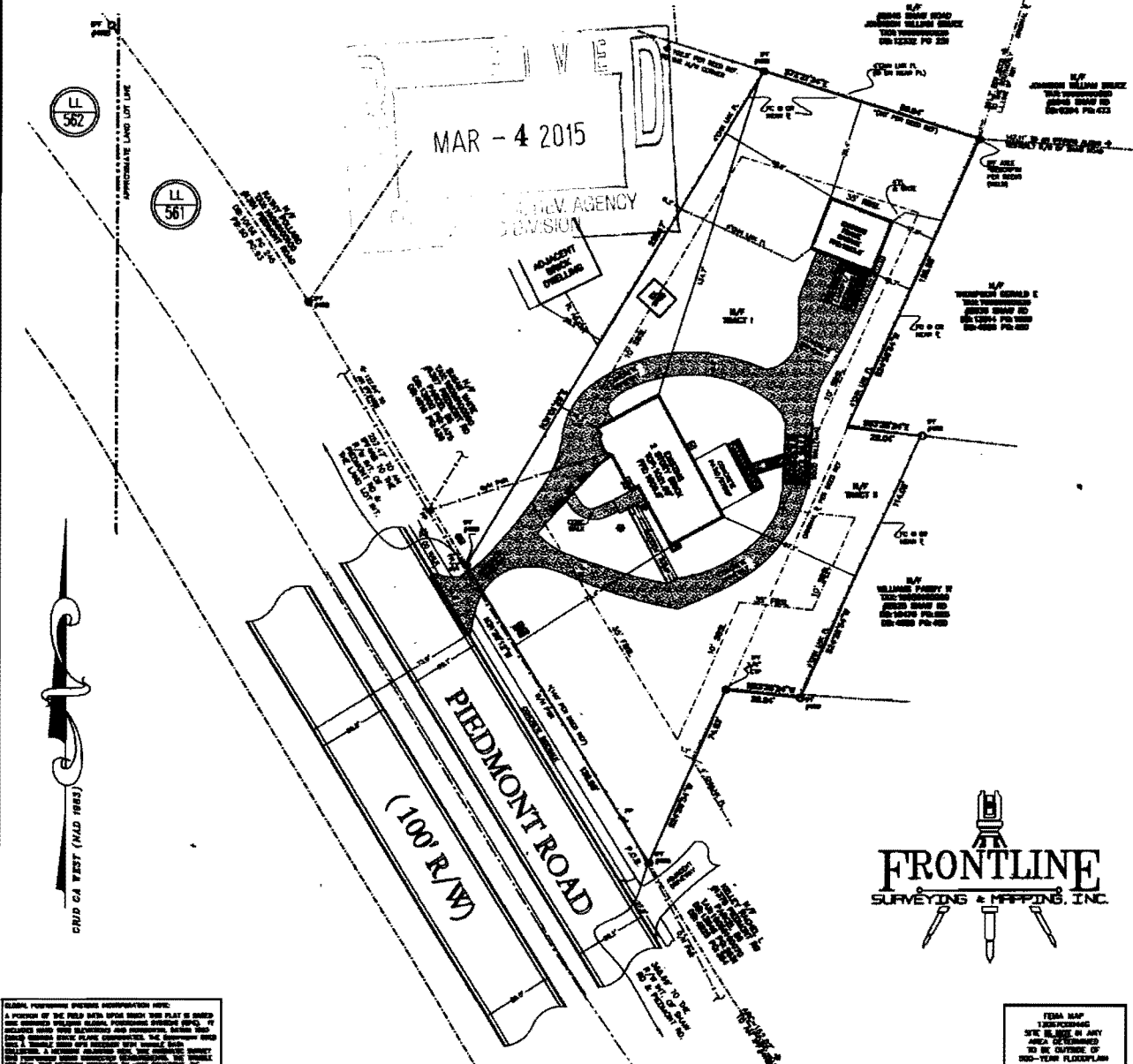
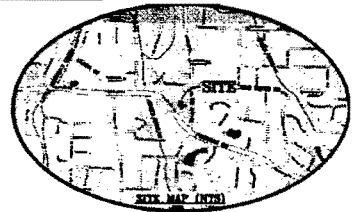
LEGEND

RESIDENTIAL	RESIDENTIAL
...	...

MARLENE GRAHAM AND CLENTON DAYES

31271 PIEDMONT ROAD
LAND LOT 561, LULA DISTRICT
2ND SECTION
COBB COUNTY, GEORGIA
CITY OF MARLETTA
PERMITS DIVISION 3-00
TALK: 770-991-1911

SUBJECT AREA
31,193 Sq Ft
0.72 AC.



GENERAL NOTES:

1. A PORTION OF THE AREA SHOWN HEREIN WAS PLAT IN 1983 AS PART OF THE MARLETTA SUBDIVISION AND IS SHOWN AS LOTS 561 AND 562. THE SUBJECT AREA IS SHOWN AS LOT 561. THE SUBJECT AREA IS SHOWN AS LOT 561. THE SUBJECT AREA IS SHOWN AS LOT 561.
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RESIDENTIAL
COBB COUNTY - R-20

CURRENT ZONING:
R-20

FRONT SETBACK= 35'
SIDE SETBACK= 10'
MAJOR SIDE SETBACK= 25'/35'
REAR SETBACK= 35'



TAX INFORMATION:
-- NOW AND FORMERLY OWNED BY
GRAHAM MARLENE. TAX#18266100110;
DR:14827 PG:1810

SUBJECT DEED BOOK: 8773 PG:3-5
DATED:05/20/1983

EXECUTORS DEED OF ASSENT:
DR:13308 PG:974; DATED:11/13/2000

EAST ADJOINING PARCEL ALONG GRAY RD
DR:10470 PG:584-585;
OWNER OF RECORD: PATRICIA SANDERS



THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED SURVEYOR IN THE STATE OF GEORGIA. I HAVE BEEN A MEMBER OF THE SURVEYING BOARD OF THE STATE OF GEORGIA SINCE 1983. I HAVE BEEN A MEMBER OF THE SURVEYING BOARD OF THE STATE OF GEORGIA SINCE 1983. I HAVE BEEN A MEMBER OF THE SURVEYING BOARD OF THE STATE OF GEORGIA SINCE 1983.

FRONTLINE SURVEYING & MAPPING, INC.
3385 Canton Road
Suite 118, PMS 272
Marietta, GA 30068
Ph: (678) 355-8808
Fax: (678) 355-8805
www.frontlinesurveying.com

RESIDENTIAL SURVEY BOOK NO.		MARLENE GRAHAM AND CLENTON DAYES	
LAND LOT 561	150	DATE OF FIELD SURVEY: 01/18/2014	SCALE: 1" = 20'
SECTION: N/A	PRICE:	COBB COUNTY OFFICIAL:	DATE:
PLAT NO.:	DATE:	BOOK:	PAGE:
BY: [Signature]	DATE:	BY: [Signature]	DATE:

APPLICANT: Marlene Graham

PHONE#: (678) 687-7561 **EMAIL:** mmgraham@gmail.com

REPRESENTATIVE: Marlene Graham

PHONE#: (678) 687-7561 **EMAIL:** mmgraham@gmail.com

TITLEHOLDER: Marlene Graham and Clenton Dayes

PROPERTY LOCATION: Easterly side of Piedmont Road, north of Shaw Road (1371 Piedmont Road).

ACCESS TO PROPERTY: Piedmont Road

PHYSICAL CHARACTERISTICS TO SITE: Existing two-story brick residence

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Single-family residences
- SOUTH:** R-20/ Single-family residences
- EAST:** R-20/ Single-family residences
- WEST:** R-20/ Single-family residences

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:

PETITION NO: LUP-12

HEARING DATE (PC): 05-07-15

HEARING DATE (BOC): 05-21-15

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit (Renewal)

PROPOSED USE: Personal Care Home For Six Clients

SIZE OF TRACT: 0.72 acre

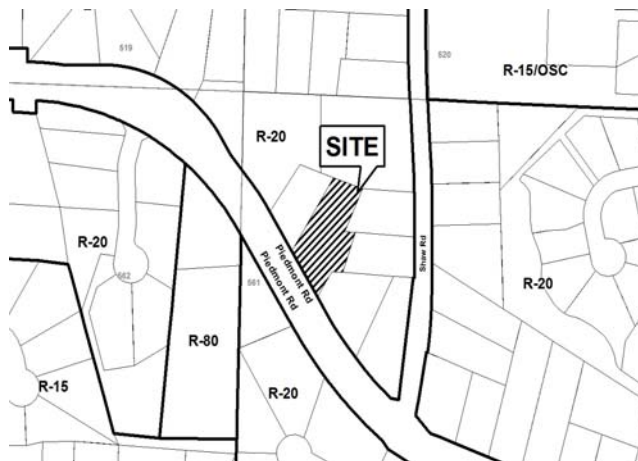
DISTRICT: 16

LAND LOT(S): 561

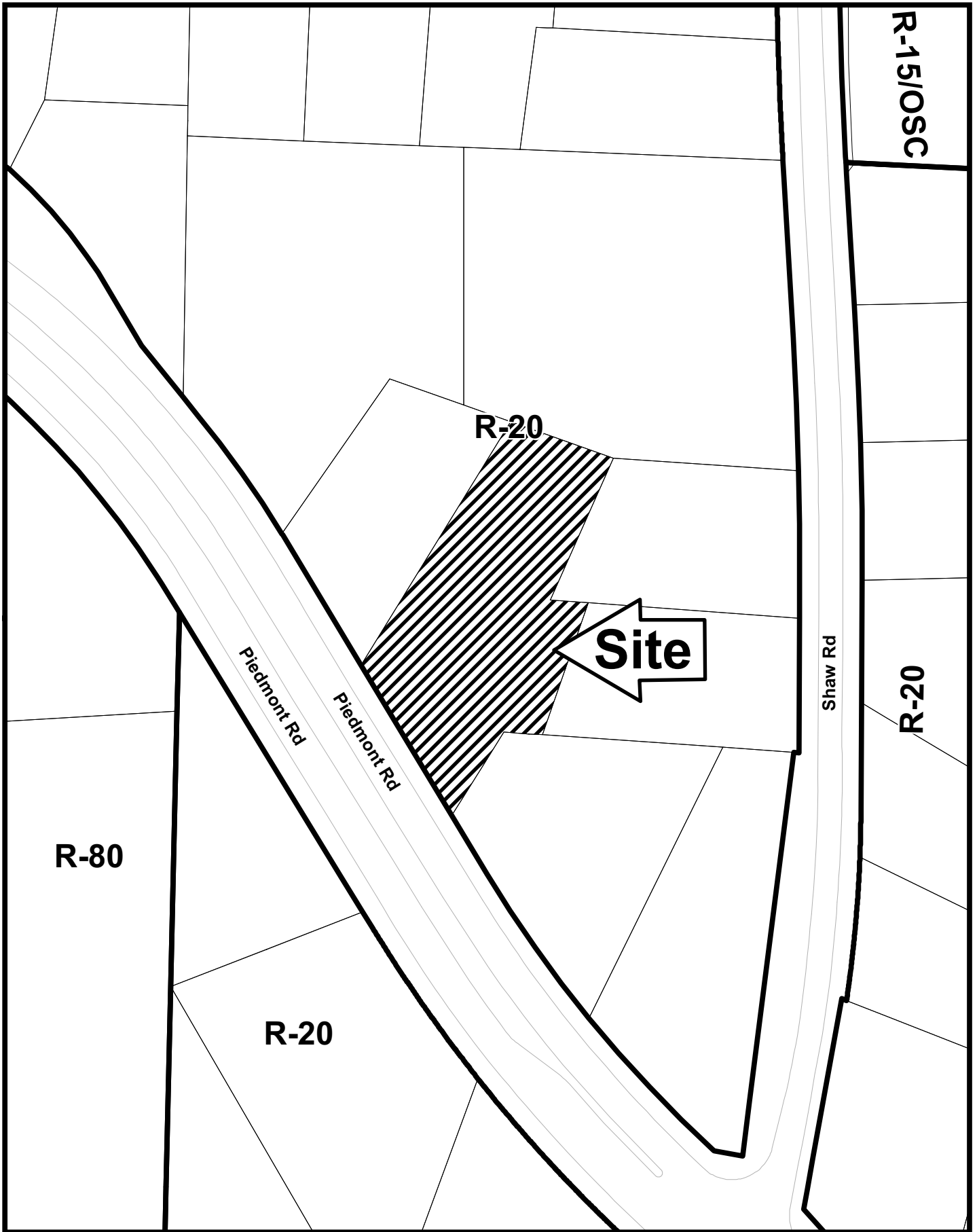
PARCEL(S): 11

TAXES: PAID X **DUE**

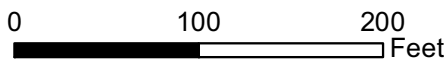
COMMISSION DISTRICT: 3





LUP-12



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Marlene Graham

PETITION NO.: LUP-12

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Kim Wakefield

The applicants are requesting a renewal for a Temporary Land Use Permit (LUP) to be allowed a total of six (6) residents over the current maximum of five (5) allowed under the current LUP at their Group Home. The Group Home or “personal care home” has been in operation since 2011 and operates seven (7) days a week, 24 hours a day with a staff of three (3) employees. The applicants are requesting approval for 24 months with the intention of renewal each subsequent term.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Property is served by public water and sewer.

TRAFFIC COMMENTS:

Recommend no parking on the right-of-way.

Recommend the driveway be upgraded to the commercial standard.

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

Recommend applicant verify that minimum intersection sight distance is available for Piedmont Road access and if it is not, implement remedial measures, subject to the Department’s approval.

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: Marlene Graham

PETITION NO.: LUP-12

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments. (Renewal)

STAFF RECOMMENDATIONS

LUP- 12 MARLENE GRAHAM

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 should not affect the safety, health or welfare of the surrounding properties.
- (2) Parking and traffic considerations.*
Employees and visitors will park in the driveway.
- (3) Number of nonrelated employees.*
There are three (3) employees for the proposal; however, only two (2) employees are on shift at the same time.
- (4) Number of commercial and business deliveries.*
There are no commercial deliveries associated 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. However, the proposed use has been here for many years without any complaints.
- (6) Compatibility of the business use to the neighborhood.*
There are no known businesses surrounding the property. However, this use has been here for a long time without adversely affecting the neighbors.
- (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 known businesses surrounding the property.
- (9) Effect on property values of surrounding property.*
This request should not have an effect on property values.
- (10) Circumstances surrounding neighborhood complaints.*
This request is not the result of a complaint of the Code Enforcement Division.
- (11) Intensity of the proposed business use.*
This application is a renewal of an existing use. The increase of one (1) additional client should not change the appearance of the property or adversely affect neighbors.
- (12) Location of the use within the neighborhood.*
The proposal is located on a major thoroughfare and not within a platted subdivision.

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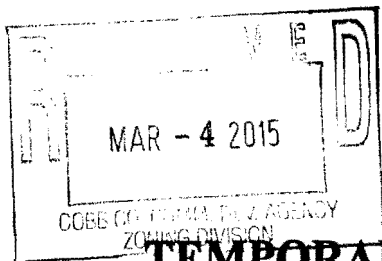
STAFF RECOMMENDATIONS

LUP- 12 MARLENE GRAHAM (Continued)

Therefore, based on the above analysis and a strict interpretation of the Code, Staff recommends **APPROVAL** of the applicant's request for 24 months subject to:

- Fire Department comments and recommendations
- Water and Sewer Division comments and recommendations
- Stormwater Management comments and recommendations
- 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 #: LVP-12
 PC Hearing Date: 5-5-15
 BOC Hearing Date: 5-19-15

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

1. Type of business, or request? Personal Care Home
2. Number of employees? 3
3. Days of operation? 7 days per week
4. Hours of operation? 24 hour.
5. Number of clients, customers, or sales persons coming to the house per day? _____ ; Per week? _____
6. Where do clients, customers and/or employees park?
 Driveway: _____ ; Street: _____ ; Other (Explain): Garage (Detached).
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.): None.
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): Detached 2 cars garage
12. Length of time requested (24 months maximum): 24 months. to be renewed every 24 months
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):
Increase capacity to 4 residents

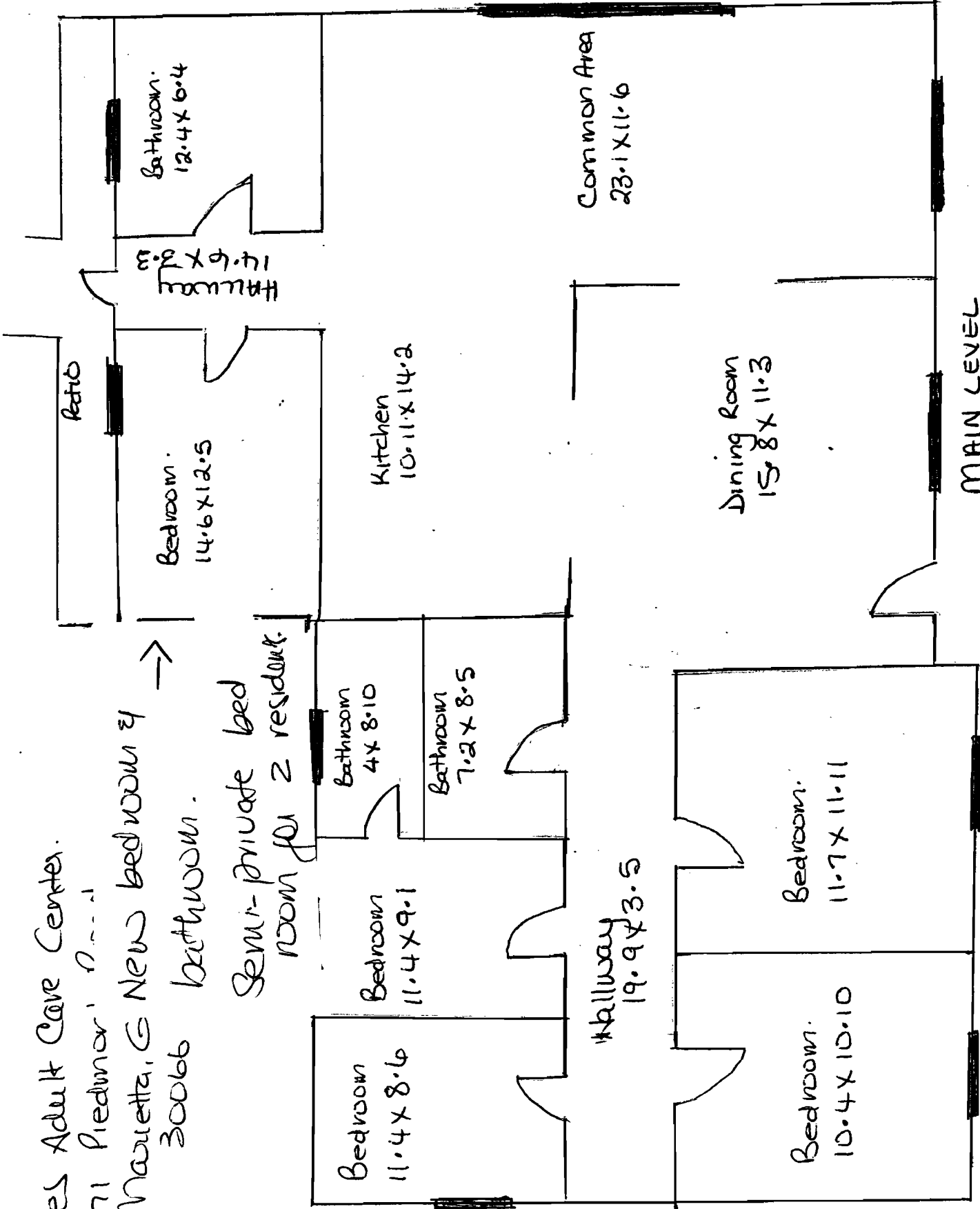
Applicant signature: Marlene Date: 3/3/15

Applicant name (printed): Marlene Eruban.

Dayes Adult Care Center.
1371 Piedmont Road

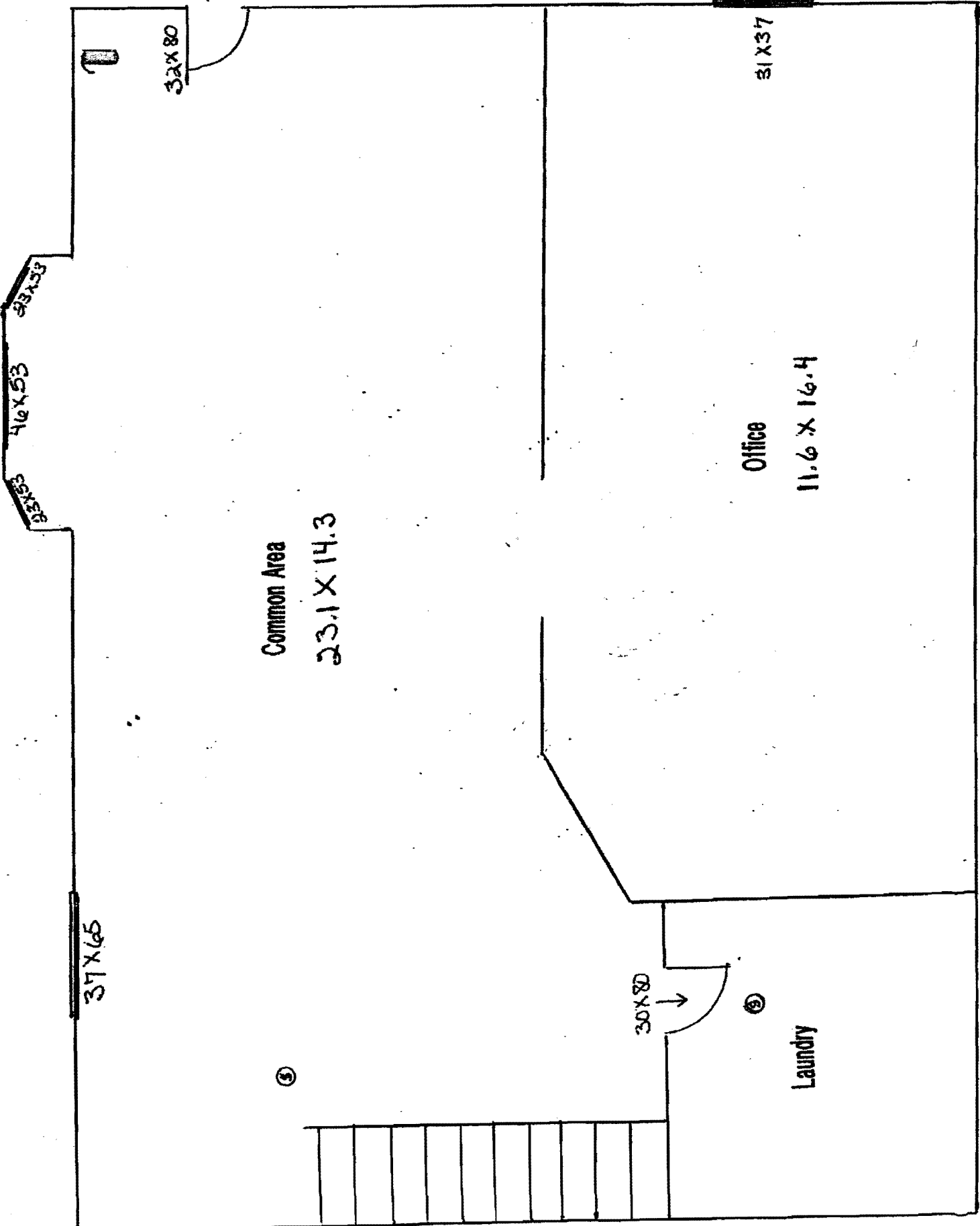
Marquette, GA New bedroom &
30066 bathroom.

Semi-private bed
room for 2 residents.



MAIN LEVEL

1371 Piedmont Road.



Piedmont Rd. Basement

Randy Crider *Fire Chief*

William Tanks *Deputy Fire Chief*

H. Michael Ellington *Deputy Fire Chief*

1595 County Services Pkwy.

Marietta, GA 30008-4021

www.cobbfire.org



Cobb County Fire & E

Jay S. W

Nick Dav

Stephen Mize *Deputy Fire Marshal*

fmoinpections@cobbcounty.org

phone: (770) 528-8310 • fax: (770) 528-8320

LUP-12 (2015)
Fire Letter and
Previous
Certificates of
Occupancy

February 28, 2015

Ms. Marlene Graham
Dayes Adult Care Center
1371 Piedmont Road
Marietta, GA 30066

Ms. Graham,

This letter is being written to address concerns over the official occupant load for the business of Dayes Adult Care Center, 1371 Piedmont Road, Marietta, GA. The original occupant load for this facility was listed a four (4) persons as is recorded on the Cobb County Building and Fire Certificate of Occupancy issued on April 15, 2013. An occupant load of one (1) was listed for the recent remodel which is recorded on the Cobb County Building and Fire Certificate of Occupancy issued on February 24, 2015. This work was related to your request to be able to care for five (5) persons at the facility. The new occupant load for the entire facility is for five (5) clients.

If you have any questions or concerns, please contact me directly (770) 528-8328 or email me at stephen.mize@cobbcounty.org.

Thank you,

Stephen C. Mize, Captain

