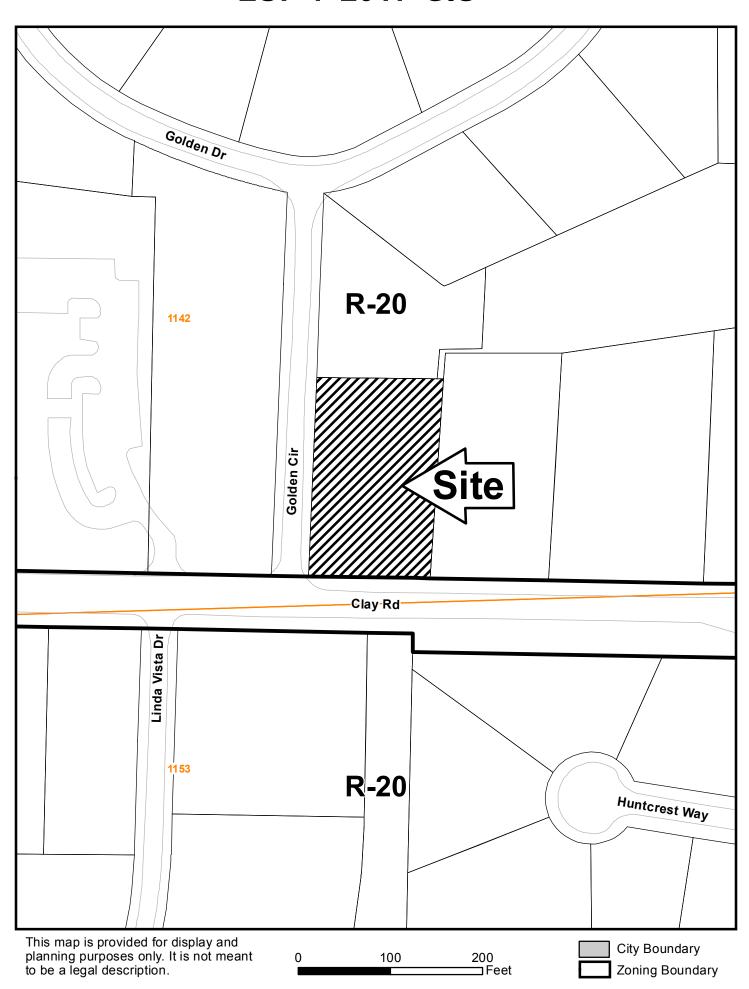
LUP-7 (2017)VICINITY MAP 쭚 GOLDEN 19114200620 4945 GOLDEN CIRCLE MABLETON, GA 30126 31369.64 Sq. Feet 0.72 Acres 8 COBB SCHOOL MSTA ZONING R-20 THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT. NOT TO SCALE **LEGEND** RBF=REBAR FOUND CTF=CRIMP TOP PIPE FOUND IPS= IRON PIN SET 1/2" RBF N/F PHILLIPS, LUNELLE DB 15401 PG 494 DE-DRAINAGE EASEMENT
B.L.=BULLDING LINE
N/F=NOW OR FORMERLY
PL=PROPERTY LINE
RM=RICHT OF MAY 1/2"RBF S 87°33'58"E 141.42 R/W=RIGHT-OF-WAY 1/2"RBF DB=DEED BOOK PG=PAGE CON=CONCRETE paved S/W=SIDEWALK =POWER POLE (CO)=CLEAN OUT 35' B.L. W =WATER METER G =GAS VALVE N/F GUERRERO, LOUISA DB 15188 PG 5096 AC =AIR CONDITIONER concrete -36.91 10' B.L. 35' B.L. N 02°23'24'F GA WEST MAR -GRID-25' B.L. W N 88°59'29"W 143,50" 1/2"RBF CLAY ROAD paved 50' PUBLIC R/₩ AS REQUIRED BY SUBSECTION (c) of O.C.G.A. SECTION 15-8-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILLING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL, COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNIMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED. GEORGA EOISTER 120 WAYONY P GARM SURVEY FOR: RENEIKA TOOKES 1.ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A
NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE
POSITIONAL ACCURACY OF +-0.03 FEET.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO
BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON SURVEYOR +
DATA COLLECTOR AND A TOPCON GPT 3003LW TOTAL STATION.
6. FIELD WORK COMPLETED ON JANUARY 30, 2017.
7. SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION. GARMON
LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES. 1 ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE. LAND LOT: DATE 1142 1/31/2017 DISTRICT: 19 SCALE Land Surveying ECTION: 2 1"=40" 1920 Railroad Street Statham, Ga 30666 678-776-3544 - tony@garmonlandsurveying.com JOB NO. COUNTY: DRAWING NAME: 4945 GOLDEN CIRCLE 2017-22

APPLICAN	T: Reneika Rogan	PETITION NO:	LUP-7	
PHONE#: ((678) 215-1099 EMAIL: msrneika@	HEARING DATE (PC):	05-02-17	
REPRESEN	TATIVE: Reneika Rogan	HEARING DATE (BOC): 05-16-17		
PHONE#: ((678) 215-1099 EMAIL: msreneika	PRESENT ZONING:	R-20	
TITLEHOL	DER: Bavan Properties Inc.			
			PROPOSED ZONING:	Land Use Permi
PROPERTY	LOCATION: Northeast corner	of Clay Road and		
Golden Circl	e		PROPOSED USE: Personal Care Home Expanding to 9 Resident	
(4945 Golder				
ACCESS TO	O PROPERTY: Golden Circle		SIZE OF TRACT:	0.72 acres
			DISTRICT:	19
PHYSICAL	CHARACTERISTICS TO SITE:	Single Family Home	LAND LOT(S):	1142
			PARCEL(S):	
			TAXES: PAID X	
			COMMISSION DISTRI	ICT: 4
CONTIGUO	OUS ZONING/DEVELOPMENT			
WEST: OPPOSITION	R-20/ Single Family Home R-20/ Single Family Home DN: NO. OPPOSEDPETITION	West: Pu	Low Density Residential (Lublic Institutional (PI)	
PLANNING	COMMISSION RECOMMENDA	<u>TION</u>		
	DMOTION BY	Solden Cir	Golden	Nesta Ln
	SECONDED			
HELD	CARRIED	R-20 1141	Gaum Co	1143
BOARD OF	COMMISSIONERS DECISION			8
	OMOTION BY		SITE	State
	SECONDED	Clay Rd		
HELD	CARRIED		West Dr	
STIPULAT	IONS:	1154 R-20 Upong	Honbrest Way	A) to the same of

LUP-7-2017-GIS



APPLICANT: Reneika Rogan	PETITION NO.: LUP-7		
PRESENT ZONING: R-20	PETITION FOR: LUP		
*********	* * * * * * * * * * * * * * * * * * * *		
ZONING COMMENTS: Staff Member Respo	onsible: Donald Wells		
The applicant is requesting a land use permit to allow 9. The code allows personal care homes in residential dist The applicant will operate 24 hours a day 7 days a wee week. There will not be any signage, deliveries, or any live at the house. The applicant has submitted a petition applicant is requesting approval for 24 months.	tricts but limits the home to a maximum of 4 residents. k, and will not expect no more than 1 customer per outside storage at the property. The applicant will not		
Historic Preservation: No comment. Cemetery Preservation: No comment.			
***********	*********		
WATER & SEWER COMMENTS:			
Property served by public water and sewer. Water supply currently via ¾" residential meter. Upsize may be necessary to provide fire protection, per requirements of Fire Marshal's Office.			
***********	*********		
TRAFFIC COMMENTS:			
Recommend no parking in the right-of-way.			
***********	**********		

APPLICANT: Reneika Rogan	PETITION NO.: LUP-7	
*********	* * * * * * * * * * * * * * * * * * * *	
FIRE COMMENTS:		

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

APPLICANT: Reneika Rogan	PETITION NO.: <u>LUP-7</u>
PRESENT ZONING: <u>R-20</u>	PETITION FOR: <u>LUP</u>
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STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP- 7 RENEIKA ROGAN

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 has the potential to affect the safety, health, or welfare of the surrounding properties by not having adequate parking.
- (2) Parking and traffic considerations.

The applicant indicates all visitors and employees will park in the driveway

(3) Number of nonrelated employees.

There are 2 employees associated with this request.

(4) Number of commercial and business deliveries.

The applicant indicates there will be no commercial deliveries connected 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. The use is permitted for up to four people, however the applicant proposes an increase the number of people in the house to more than the code allows.

(6) Compatibility of the business use to the neighborhood.

The proposed use is surrounded by residential uses and is located in a Low Density Residential (LDR) on the Cobb County Comprehensive Plan.

(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 businesses contiguous to the property, however there is a church within 200 feet of the applicants property.

(9) Effect on property values of surrounding property.

This request has the potential to effect on the property values in the area.

(10) Circumstances surrounding neighborhood complaints.

There have been no known complaints referring to this property.

LUP- 7 RENEIKA ROGAN (Continued)

(11)Intensity of the proposed business use.

The proposed group home use is a permitted use in this zoning district for up to four residents. This application proposes to increase the intensity of an existing permitted use for this property.

(12)Location of the use within the neighborhood.

The proposal is located within a platted subdivision and has residential uses to the east, west, south, and north.

Based on the above analysis and a strict interpretation of the Code, Staff recommends **DENIAL** of the 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.



Application #: LUP

PC Hearing Date: 5. 2

BOC Hearing Date: 5-(6-17

TEMPORARY LAND USE PERMIT WORKSHEET

	(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)
1.	Type of business, or request? Letsonal Chr. Home Extension
2.	Number of employees?
3.	Days of operation? Sunday Innues Monday
4.	Hours of operation? 24 Hours
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):
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.):
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):
12.	Length of time requested (24 months maximum): 24 Months Long & Lo
13.	is this application a result of a code Emission action 1 to F 1 to F (
	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):
	Applicant signature: Date: 2/25/17
	Applicant name (printed): Yelleikh Jagles

LUP-7 (2017) Consent of Contiguous Properties

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND

TO ACCOMPANY APPLICATION FOR LAND USE PERMIXT

intends to make an application for a Land Use Permit for the purpose of Dekson Clar Hills on the premises described in the application. Signature Printed name Address Printed name Address A	By signature, it is hereby	acknowledged that I give my consent	For have no objection that Leheich
Signature Printed name Address Chapter Delth Chapter Dotellow 1903 Clay Rd. Mableton GA 2 Address Hen Countries 1923. Clayer Rd. Mableton GA 2 Alexanded Rosio S. Rassell 1923. Clayer Rd. Heater State Alexanded Donna Doune 3 2003 Oak Duff No Consoluted Lindred Resident 1582 Clay Landon Ga 30126 Miller I were Soys Hunstates DR 30126 ROBERTO MIRTINEE 1845 GOLDEN CIES DR 10. P. eggydheriff 48 70 Golden Cies DW 11. S. A. Austin Berrice Austin 4890 Colden Cies DW Street Barren Frankasale Horanon 4903 Colden Cies DW Street Barren Frankasale Horanon 4905 Golden Cies SW 14. Austin Susan Frankasale Horanon 4905 Golden Cies SW 15. Delpa Farnish Delpa Townsend 4899 Nesta Ct. Mableton 30134 16. 17. 18.	1 1 1	intends to make an application for	or a Land Use Permit for the purpose of
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