

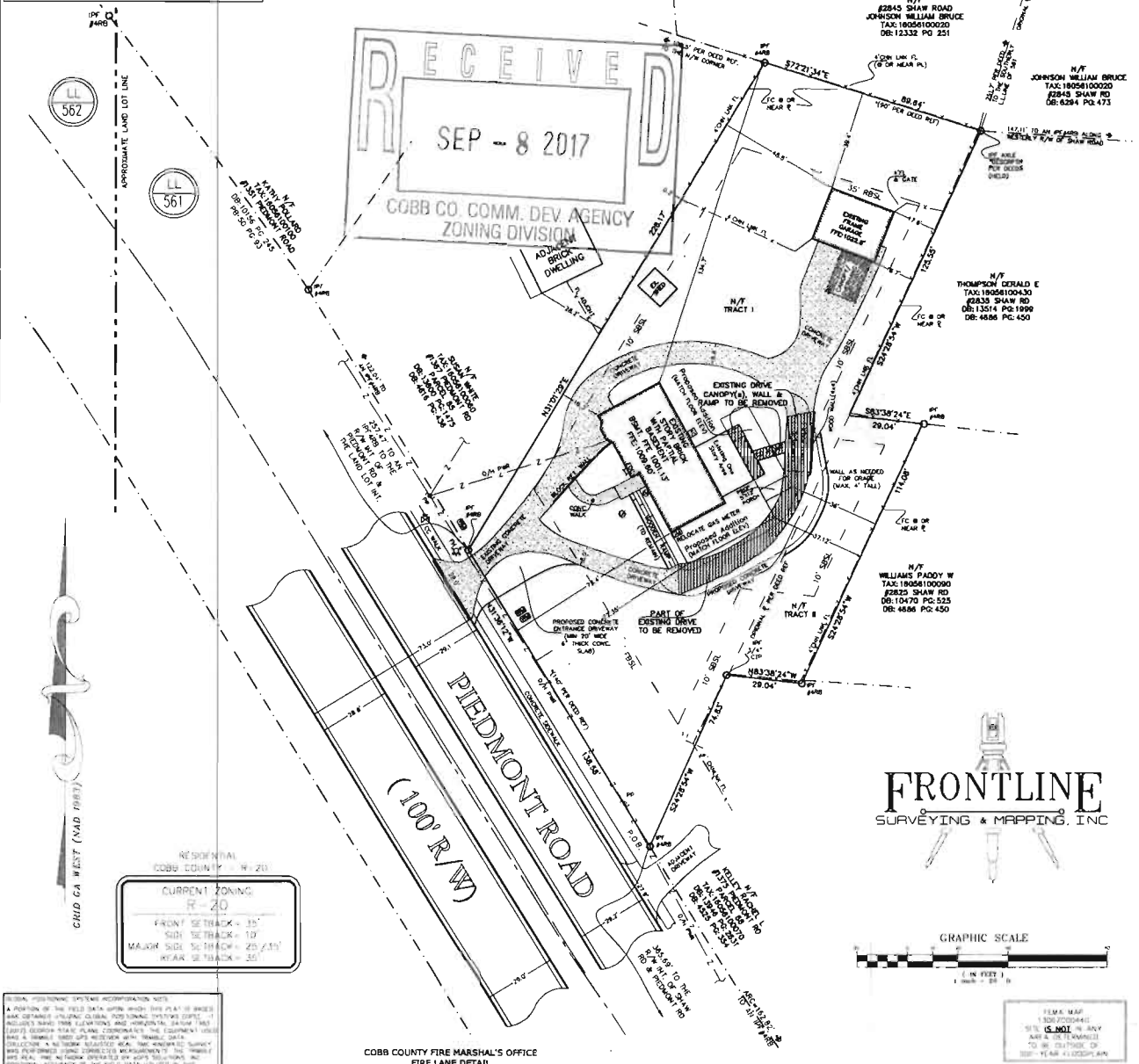
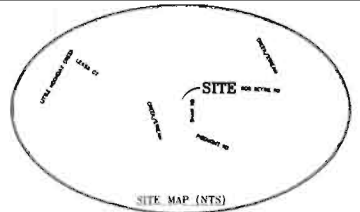
LUP-25
(2017)

MARLENE GRAHAM
AND
CLENTON DAYES
#1371 PIEDMONT ROAD
LAND LOT 550, 10th DISTRICT
2nd SECTION
COBB COUNTY, GEORGIA
CITY OF MARIETTA
EXISTING ZONING: R-20
TAX ID: 16056100110

SUBJECT AREA
31,193 Sq Ft
0.72 Ac.

LEGEND:

1. LOT	2. LOT	3. LOT	4. LOT	5. LOT	6. LOT	7. LOT	8. LOT	9. LOT	10. LOT
11. LOT	12. LOT	13. LOT	14. LOT	15. LOT	16. LOT	17. LOT	18. LOT	19. LOT	20. LOT
21. LOT	22. LOT	23. LOT	24. LOT	25. LOT	26. LOT	27. LOT	28. LOT	29. LOT	30. LOT
31. LOT	32. LOT	33. LOT	34. LOT	35. LOT	36. LOT	37. LOT	38. LOT	39. LOT	40. LOT
41. LOT	42. LOT	43. LOT	44. LOT	45. LOT	46. LOT	47. LOT	48. LOT	49. LOT	50. LOT
51. LOT	52. LOT	53. LOT	54. LOT	55. LOT	56. LOT	57. LOT	58. LOT	59. LOT	60. LOT
61. LOT	62. LOT	63. LOT	64. LOT	65. LOT	66. LOT	67. LOT	68. LOT	69. LOT	70. LOT
71. LOT	72. LOT	73. LOT	74. LOT	75. LOT	76. LOT	77. LOT	78. LOT	79. LOT	80. LOT
81. LOT	82. LOT	83. LOT	84. LOT	85. LOT	86. LOT	87. LOT	88. LOT	89. LOT	90. LOT
91. LOT	92. LOT	93. LOT	94. LOT	95. LOT	96. LOT	97. LOT	98. LOT	99. LOT	100. LOT

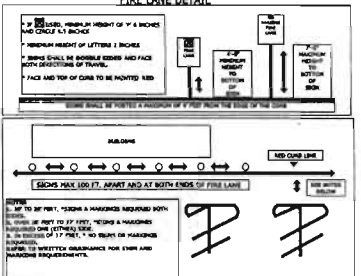


RESIDENTIAL
COBB COUNTY R-20
CURRENT ZONING
R-20
FRONT SETBACK = 35'
SIDE SETBACK = 10'
MAJOR SIDE SETBACK = 25' (10')
REAR SETBACK = 25'

FRONTLINE
SURVEYING & MAPPING, INC.

GRAPHIC SCALE
0 100 FEET

COBB COUNTY FIRE MARSHAL'S OFFICE
FIRE LANE DETAIL



GENERAL NOTES:

1. ALL INFORMATION CONTAINED HEREIN IS BASED UPON THE DATA AND INFORMATION PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
2. THE SURVEYOR'S RESPONSIBILITY IS TO OBTAIN SUFFICIENT DATA TO ACCURATELY LOCATE THE CORNERS AND BOUNDARIES OF THE PROPERTY.
3. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.
4. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.
5. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.

REFERENCE:
ALSO H20
ALL ROADWAYS ON PREMISE SHALL MEET THE
AMERICAN ASSOCIATION OF STATE AND HIGHWAY
TRANSPORTATION OFFICIALS (AASHTO) DESIGN MANUAL
LINE LOAD STANDARD H20 (75,000 LBS.) WITH AN
UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, 15
FOOT INSIDE RADIUS, 50 FOOT OUTSIDE TURNING
RADIUS AND AN UNOBSTRUCTED VERTICAL CLEARANCE
OF NOT LESS THAN 13 FEET 6 INCHES.

SURVEY REFERENCES

TAX INFORMATION:
OWNER AND FORMERLY OWNED BY
MARLENE GRAHAM, TAX#16056100110
DB:1827 PG:1610

SUBJECT DEED BOOK: 2773 PG:3-5
DATED:05/20/1993

EXECUTORS DEED OF ASSENT:
DB:13308 PG:674; DATED:11/13/2000

EAST ADJOINING PARCEL ALONG SHAW RD
DB:10470 PG:324-325;
OWNER OF RECORD: PATRICIA SANDERS

PAGES 1 OF 1
DATE OF FIELD SURVEY: 01/19/2014
DATE OF BOUNDARY SURVEY: 2/10/2014

55742

FRONTLINE
SURVEYING & MAPPING, INC.

3595 Canton Road
Suite 116, PHB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805

www.frontlinesurveying.com

MARLENE GRAHAM AND CLENTON DAYES		02/10/2014
Lot 561	16th	2nd
COBB COUNTY, GEORGIA		
CHANGE ADDITION		TY 9-30
REVISION		
DATE		
BY		
FOR		

APPLICANT: Marlene Graham

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

REPRESENTATIVE: Marlene Graham

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

TITLEHOLDER: Marlene Graham and Clenton Dayes

PROPERTY LOCATION: northeast side of Piedmont Road,
northwest of Shaw Road
(1371 Piedmont Rd)

ACCESS TO PROPERTY: Piedmont Road

PHYSICAL CHARACTERISTICS TO SITE: 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

PETITION NO: LUP-25

HEARING DATE (PC): 12-05-17

HEARING DATE (BOC): 12-19-17

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPOSED USE: personal care home for
10 residents

SIZE OF TRACT: 0.60 acres

DISTRICT: 16

LAND LOT(S): 561

PARCEL(S): 11

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

Adjacent Future Land Use:

- Northeast: LDR
- Southeast: LDR
- Southwest: LDR
- Northwest: LDR

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

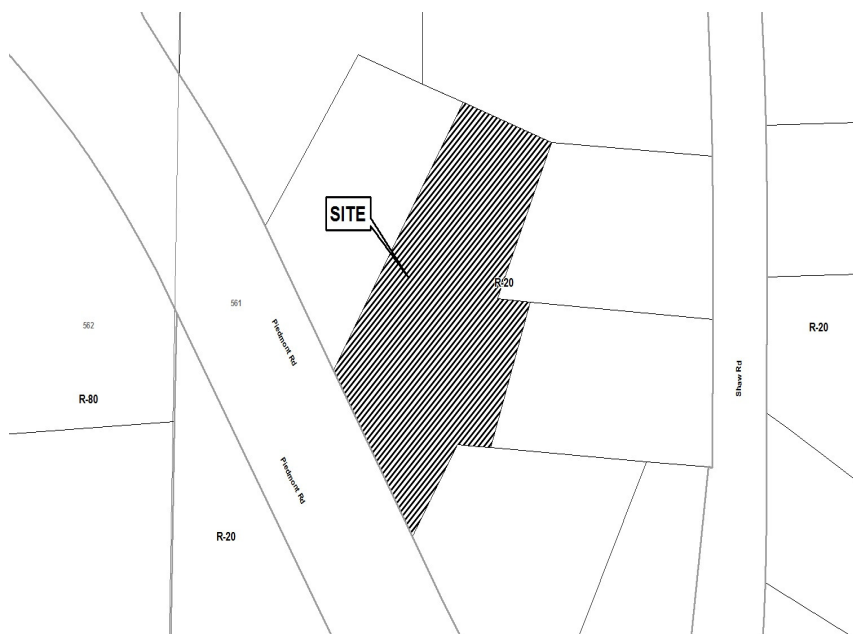
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

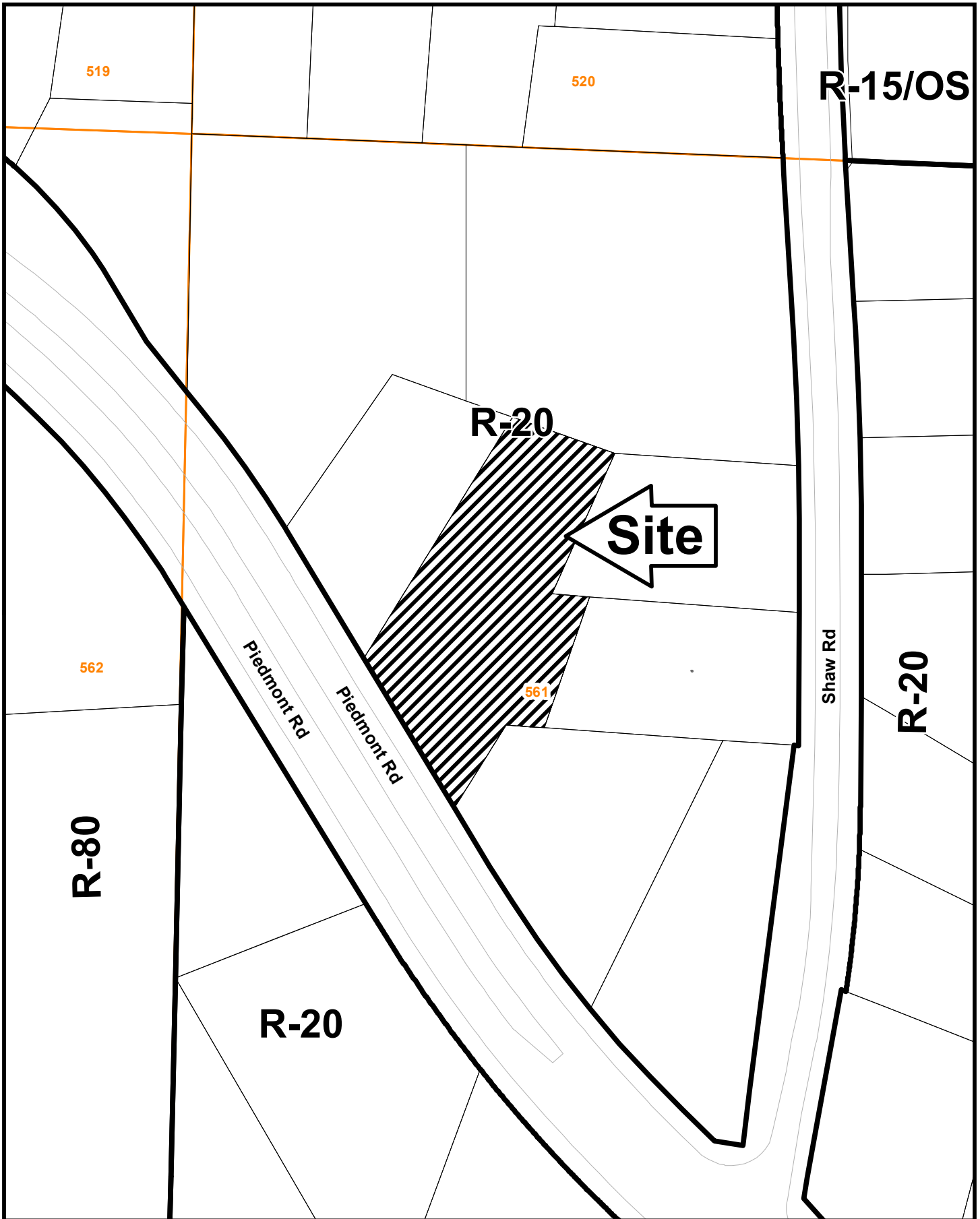
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

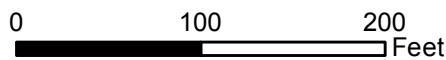
STIPULATIONS:





LUP-25 2017-GIS



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 - 25

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Tannessa Bates

The applicant is requesting the renewal of the Temporary Land Use Permit allowing 10 residents for the purpose of a personal care home. The group home or “personal care home” has been in operation since 2011 and operates seven days a week, 24 hours a day, with a staff of two employees. The applicant permitted a 935 square-foot addition to the property in January of 2017 to accommodate the increase in residents. The applicant is requesting approval for 24 months with the intention of renewal each subsequent term.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Current water and sewer customer.

TRAFFIC COMMENTS:

Recommend no parking on the right-of-way.

APPLICANT: Marlene Graham

PETITION NO.: LUP-25

PRESENT ZONING: R-20

PETITION FOR: LUP

FIRE COMMENTS:

NO 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-25

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comment. (Renewal)

STAFF RECOMMENDATIONS

LUP-25 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. The proposal has not caused any problems for adjacent or nearby property owners.
- (2) *Parking and traffic considerations.*
Employees and visitors will park in the driveway.
- (3) *Number of nonrelated employees.*
There are two employees 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 an area with single-family residential homes; however, the proposed use has been here since 2011 without any complaints.
- (6) *Compatibility of the business use to the neighborhood.*
There are no known businesses surrounding the property.
- (7) *Hours of operation.*
The hours of operation are 24 hours a day, seven 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 request for a renewal.
- (12) *Location of the use within the neighborhood.*
The proposal is located on a major thoroughfare and not within a platted subdivision.

LUP-25 MARLENE GRAHAM (Continued)

Based on the above analysis, Staff recommends **APPROVAL** of the applicants request for 24 months subject to:

- Maximum of 10 residents;
- Fire Department comments and recommendations;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division 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-25
PC Hearing Date: 12-5-17
BOC Hearing Date: 12-19-17

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? 2
3. Days of operation? Seven days per week
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): 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): 2 car garage (detached)
12. Length of time requested (24 months maximum): 24 months & renewed every
13. Is this application a result of a Code Enforcement action? No ; Yes _____. (If 2 years 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: [Signature] Date: 9/8/17
Applicant name (printed): Marlene [Signature]