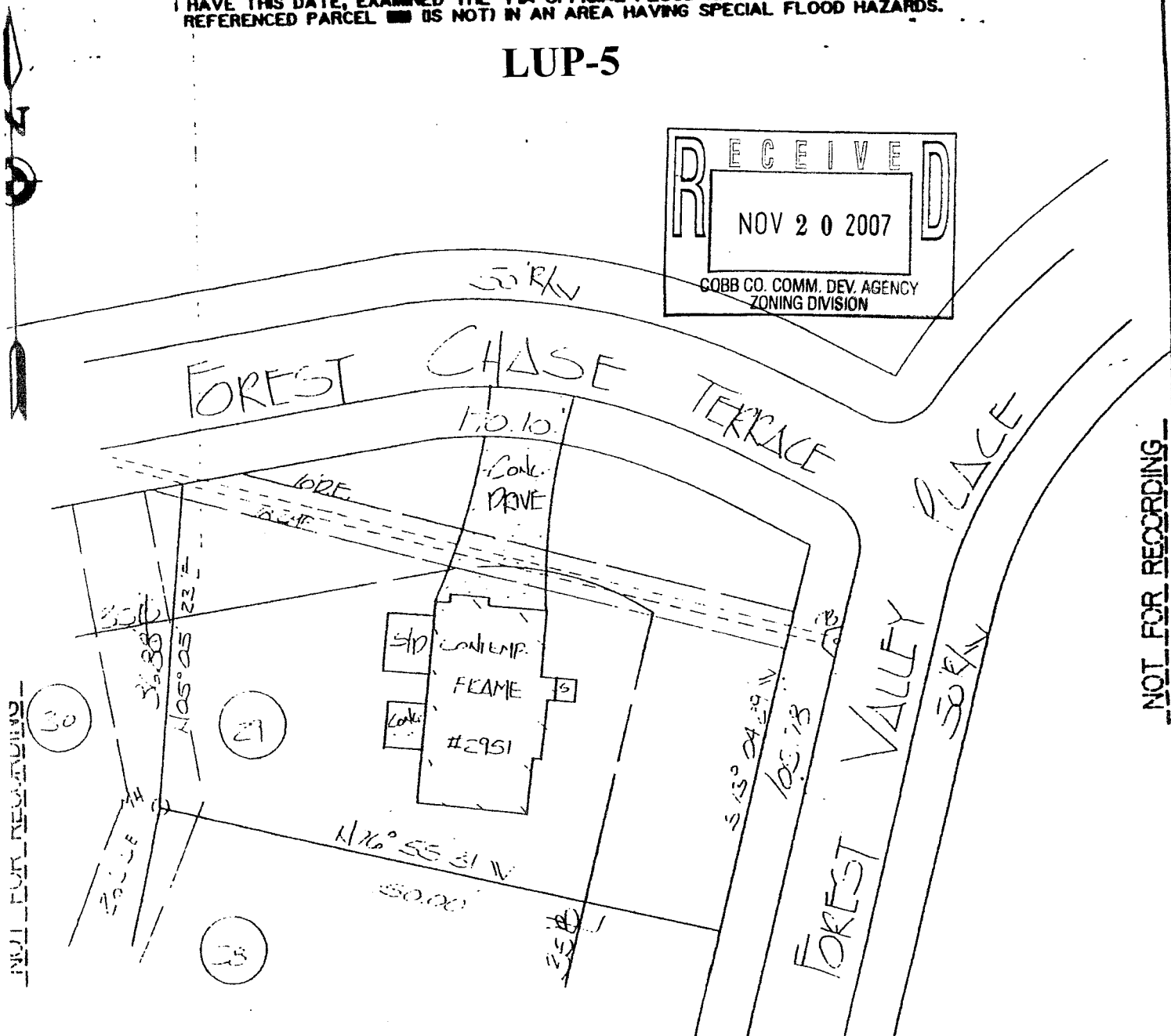
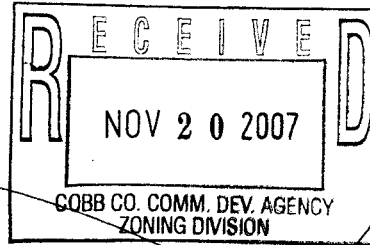


I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED PARCEL (S OR NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

# LUP-5



NOT FOR RECORDING

NOT FOR RECORDING

SPECIALTY USE MAP FOR: 15,413 sq. ft.



GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR  
MEMBER SURVEYING & MAPPING SOCIETY OF GEORGIA  
MEMBER AMERICAN CONGRESS ON SURVEYING & MAPPING

**CERTIFICATION NOTICE**

This was prepared for the exclusive use of the person, persons, or entity named hereon. This does not extend to any unnamed person, persons, or entity without express recertification by the surveyor naming said person, persons, or entity.

≡ ALL MATTERS OF TITLE ARE EXCEPTED. ≡

HARRY WALKER	
SUE E WALKER	
LAND LOT 97	16TH DISTRICT
CORB COUNTY, GEORGIA	
LOT 29	BLK UNIT No. 1 PHASE
SUB. FOREST CHASE S/D	
DATE OCT. 6, 1989 SCALE 1" =	
SOLAR LAND SURVEYING COMPANY	
P.O. BOX 723993	
ATLANTA, GA. 30339-0993.	
PHONE: 933-9711	

APPLICANT: Harry Walker III

770-720-1167

REPRESENTATIVE: Harry Walker III

770-720-1167

TITLEHOLDER: Harry Walker III

PETITION NO: LUP-5

HEARING DATE (PC): 02-05-08

HEARING DATE (BOC): 02-19-08

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: Located at the southwesterly intersection of Forest Chase Terrace at Forest Valley Place (2951 Forest Chase Terrace).

PROPOSED USE: Additional Occupancy (Allow more than two unrelated people to occupy a dwelling unit)

ACCESS TO PROPERTY: Forest Chase Terrace

SIZE OF TRACT: 0.35 acre

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: Existing house

LAND LOT(S): 97

PARCEL(S): 4

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

COMMISSION DISTRICT: 3

**CONTIGUOUS ZONING/DEVELOPMENT**

NORTH: R-15/ Forest Chase subdivision

SOUTH: R-15/ Forest Chase subdivision

EAST: R-15/ Forest Chase subdivision

WEST: R-15/ Forest Chase subdivision

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

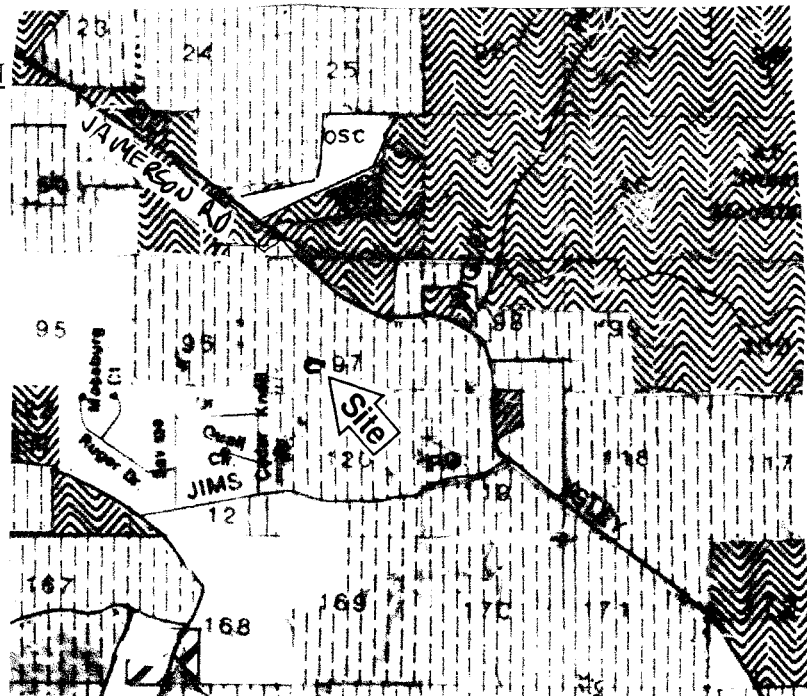
**BOARD OF COMMISSIONERS DECISION**

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

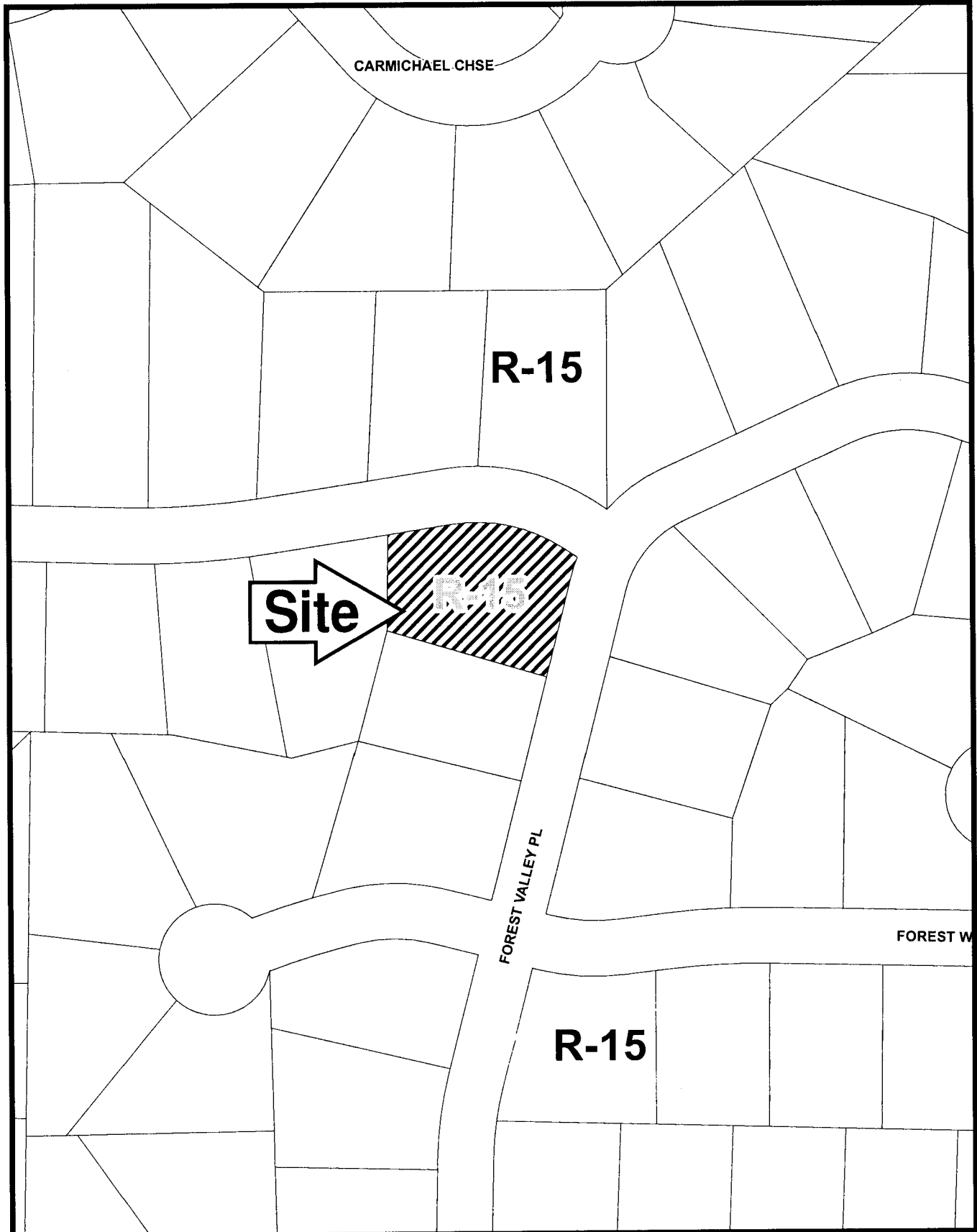
REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

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

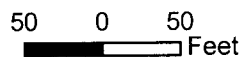
STIPULATIONS:





# LUP-5



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



-  Draft Parcel Boundary
-  Approximate Zoning Boundary

**APPLICANT:** Harry Walker III

**PETITION NO.:** LUP-5

**PRESENT ZONING:** R-15

**PETITION FOR:** LUP

\*\*\*\*\*

**PLANNING COMMENTS:** Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Temporary Land Use Permit to allow more than two unrelated people to occupy a dwelling unit. There will be three unrelated people living in this house. The applicant has submitted a petition in support of the request signed by six people. This application is the result of a complaint.

Note: The Code Enforcement report indicates five (5) unrelated adults residing in this residence (approximately 2152 square feet).

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Records show connected to water and sewer.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend no on-street parking.

\*\*\*\*\*

**FIRE COMMENTS:**

No comments for this request, however, not to be used for a group home or personnel care home without Fire Department approval.

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS:**

No comments.

## STAFF RECOMMENDATIONS

### **LUP-5      HARRY WALKER III**

The applicant's proposal is located in the center of a platted subdivision. The applicant's request is located in an area designated as Low Density Residential on the *Cobb County Comprehensive Plan*. The R-15 zoning district is primarily intended for single-family residential uses. The proposal could intensify over time, and could encourage additional requests in this residential subdivision. Lastly, the applicant's proposal could be disruptive and destabilizing to the surrounding residential properties. Based on the above analysis, Staff recommends DENIAL.

**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.**