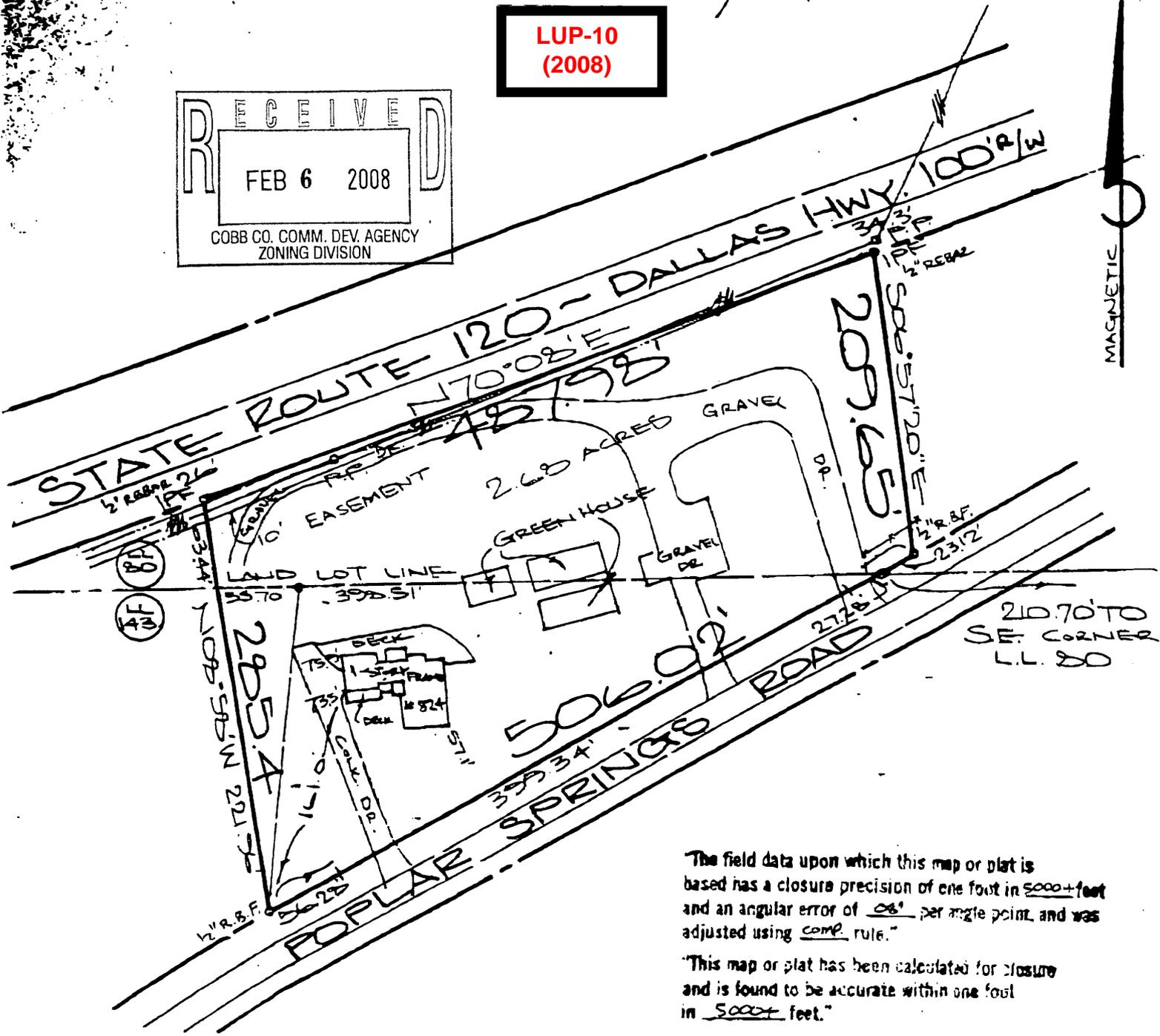


Lost Mtn. Nursery Inc.

LUP-10
(2008)

RECEIVED
FEB 6 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



The field data upon which this map or plat is based has a closure precision of one foot in 5000+ feet and an angular error of 06" per angle point, and was adjusted using comp. rule."

"This map or plat has been calculated for closure and is found to be accurate within one foot in 5000+ feet."

SURVEY FOR JAMES R. BARNES
D/B/A LOST MOUNTAIN NURSERY AND COBB AMERICAN BANK AND TRUST COMPANY

Of property at 824 Poplar Springs Road
Land Lots 80 & 143, 19th District, 2nd Section, Cobb County, Georgia

Date: 9/5/90 Scale: 1" = 100'



THIS PROPERTY (IS) (IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS

BY: ESTON PENDLEY & ASSOC., INC.

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Eston Pendley
Member SAMSOG

APPLICANT: Lost Mountain Nursery, Inc.

770-427-5583

REPRESENTATIVE: Sams, Larkin & Huff, LLP

Melissa P. Haisten 770-422-7016

TITLEHOLDER: Lost Mountain Nursery, Inc.

PROPERTY LOCATION: Located on the south side of Dallas

Highway, north of Poplar Springs Road, west of the intersection of

Dallas Highway and Poplar Springs Road (824 Poplar Springs Road).

ACCESS TO PROPERTY: Poplar Springs Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

and greenhouses for plant nursery.

PETITION NO: LUP-10

HEARING DATE (PC): 04-01-08

HEARING DATE (BOC): 04-15-08

PRESENT ZONING: R-30

PROPOSED ZONING: Land Use Permit

(renewal)

PROPOSED USE: Plant Nursery

SIZE OF TRACT: 2.6 acres

DISTRICT: 19

LAND LOT(S): 80, 143

PARCEL(S): 5, 7

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-30/Single-family Residential

SOUTH: R-30/Single-family Residential

EAST: R-30/Single-family Residential

WEST: R-30/Single-family Residential

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

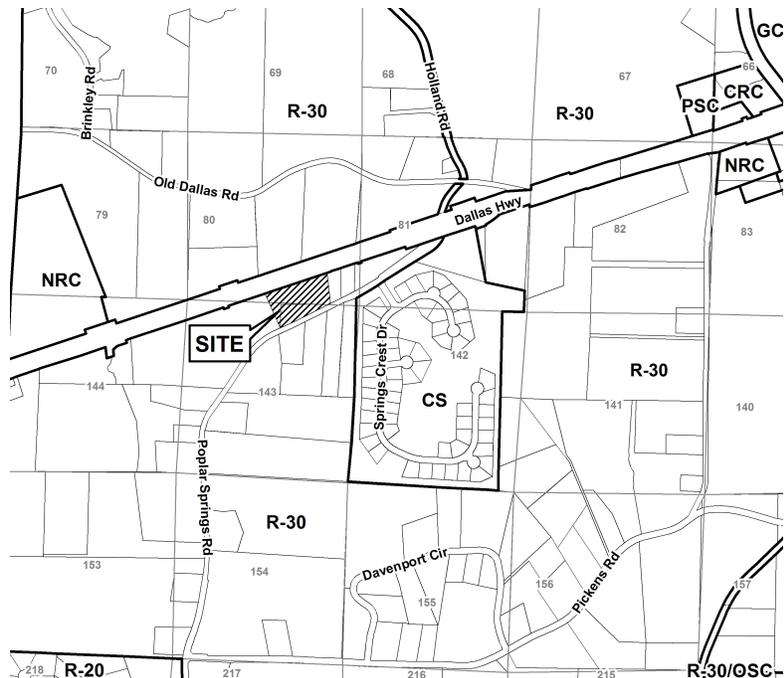
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

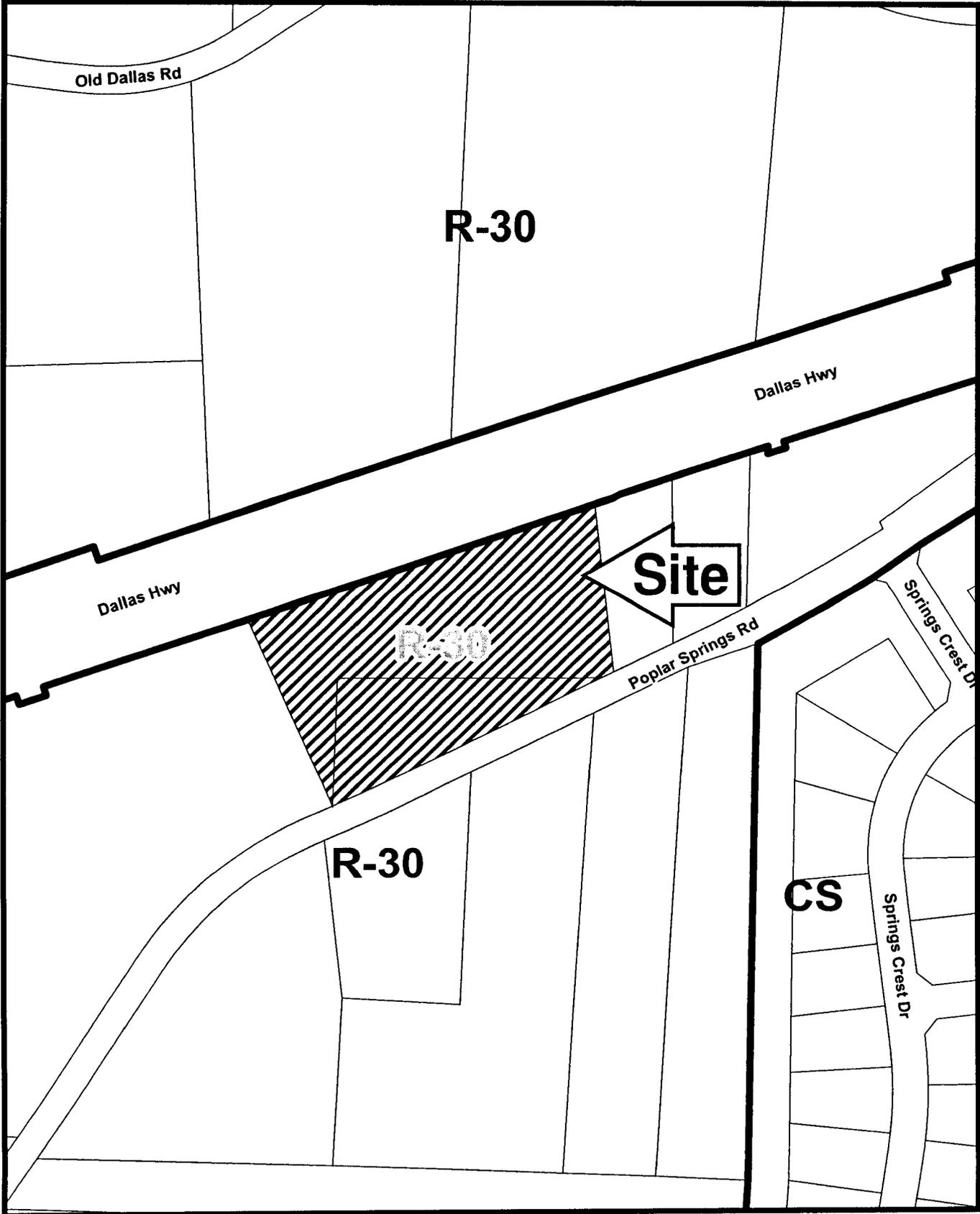
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



LUP-10



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Lost Mountain Nursery, Inc.

PETITION NO.: LUP-10

PRESENT ZONING: R-30

PETITION FOR: LUP (Renewal)

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

Applicant is requesting the renewal of a Land Use Permit for the purpose of operating a plant nursery from the property. The nursery is open Mid-March through December, seven days a week, with normal operating hours of 9:00 a.m. to 5:00 p.m. (noon to 5:00 p.m. on Sundays). There will be up to eight fulltime employees during the peak season. Customers will park on the property in a gravel parking lot. There will be some outdoor storage of plants and bagged goods (soil, pine nuggets, rocks, etc.). The applicant is also requesting to keep the sign previously approved by the Board of Commissioners (LUP-22 of 2005). The nursery has been here for approximately 30 years. No complaints have been received concerning this application.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Water available; sewer not available to property. Health Department ok with existing septic system.

TRAFFIC COMMENTS:

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

FIRE COMMENTS:

No comments.

STORM WATER MANAGEMENT COMMENTS:

No objection to LUP renewal. No apparent downstream adverse impacts observed.

STAFF RECOMMENDATIONS

LUP-10 LOST MOUNTAIN NURSERY, INC.

The applicant's property has been used for a nursery for approximately 30 years, with the first LUP approval given in 1987. The applicant has sufficient parking for her clients, and her property is not located in a platted subdivision. There have been no complaints regarding the request, and the surrounding area is accustomed to this use. The Cobb County Code, Section 134-36(d), titled "Temporary land use permit for home occupations", would allow this application to be considered since the nursery has been here for more than 10 years. Staff would not want to intensify the operation and would recommend the applicant stay in compliance with the previous stipulations, which are listed below. Based on the above analysis, Staff recommends approval subject to:

- Approval for 24 months
- No on-street parking;
- Seasonal employees; and
- One sign no larger than 7' x 8'.

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.