

DEC-12-2007 WED 05:07 PM

LUP-11
(2008)

X NO.

P. 06/06

REFERENCED PARCEL NO. 01 AND SPECIAL PLANNING DRAWING

AB16

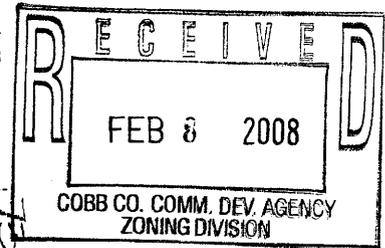


113.5'

61.0'

21.2'

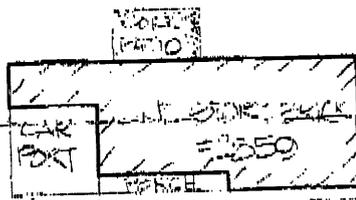
61.0'



FEB 8 2008

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

33



21.2' TO R/W OF HOLLY SPRINGS ROAD

DRIVE

LONDON COURT

NOT FOR RECORDING



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.
It does not extend in any manner to persons, or entities without express recertification
by the surveyor naming said person, persons, or entity.

ALL MATTERS OF TITLE ARE EXCEPTED.

SPECIALTY USE MAP FOR:

KASSANDRA H. GREENE

LAND LOT 530 10th DISTRICT

2ND SECT COBB COUNTY, GEORGIA

LOT 24 BLK UNIT ONE PHASE

SUB. ASHFORD PINES

DATE FEB 3 2008 SCALE 1" = 40'

SOLAR LAND SURVEYING COMPANY

P.O. BOX 723993
ATLANTA, GA. 30339-0993

Ph. NORTHWEST 425-8677 Ph. SOUTHEAST 922-7427

M/S R

50M 585

APPLICANT: Addie Price

770-522-8221

REPRESENTATIVE: Addie Price

770-522-8221

TITLEHOLDER: William Blass, Jr.

PROPERTY LOCATION: Located on the north side of London

Court, east of Holly Springs Road.

ACCESS TO PROPERTY: London Court

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: LUP-11

HEARING DATE (PC): 04-01-08

HEARING DATE (BOC): 04-15-08

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Home Business with

One Employee

SIZE OF TRACT: 0.45 acre

DISTRICT: 16

LAND LOT(S): 530

PARCEL(S): 66

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH: R-20/ Single-family house
- SOUTH: R-20/ Ashford Pines subdivision
- EAST: R-20/ Ashford Pines subdivision
- WEST: R-20/ Ashford Pines subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

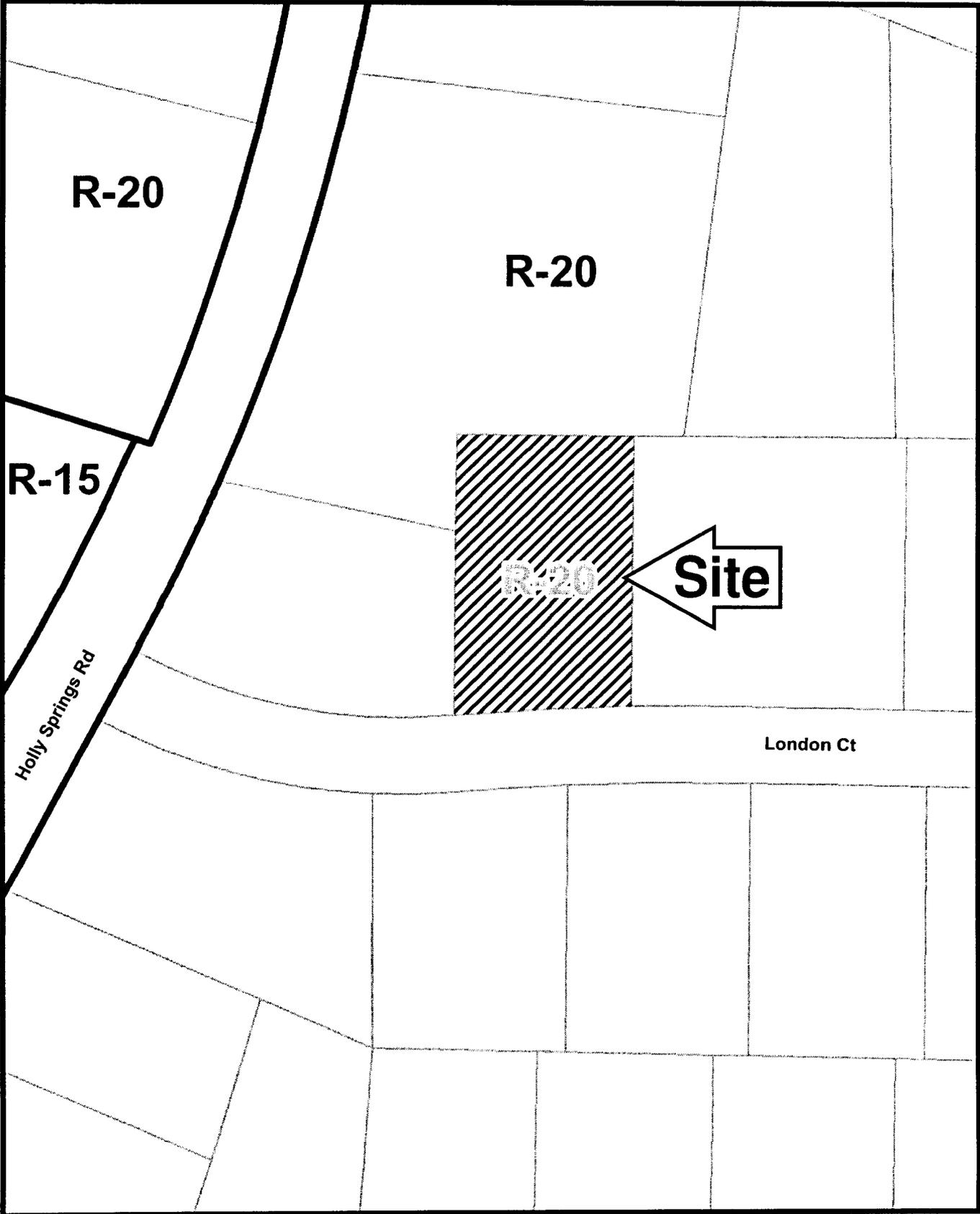
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

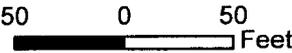
STIPULATIONS:



LUP-11



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Addie Price

PETITION NO.: LUP-11

PRESENT ZONING: R-20

PETITION FOR: LUP

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

The applicant is requesting a Temporary Land Use Permit to operate a home business with one employee. The business is a roofing contractor. The employee is the book keeper and would be at the house Monday through Friday, from 9:00a.m. to 5:00 p.m. There will not be any customers, clients, or other employees coming to the house. The applicant has stated there will not be any signs, no deliveries, no inventory and no outdoor storage. The owner of the house is the owner of the business, and he does live in the house.

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 no on-street parking.

FIRE COMMENTS:

No comments.

STORM WATER MANAGEMENT COMMENTS:

No objection subject to no outside storage and no expansion of parking area in addition to existing concrete driveway and adjacent gravel pad.

STAFF RECOMMENDATIONS

LUP-11 ADDIE PRICE

The applicant's proposal is located in a platted subdivision, surrounded by single-family houses. The applicant's request is located in an area designated as Low Density Residential on the *Cobb County Comprehensive Plan*. The applicant's proposal, as summarized in the planning comments, is proposed to be a full time business. The business could intensify over time, and could possibly encourage more requests for businesses in this residential subdivision. 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.