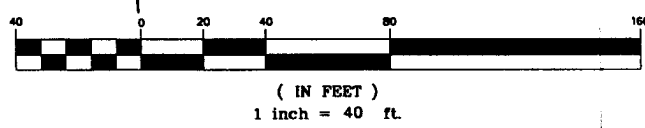
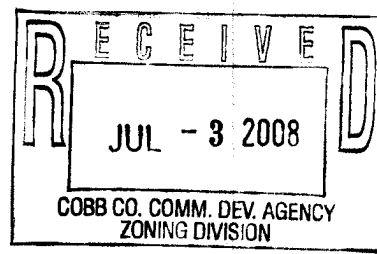
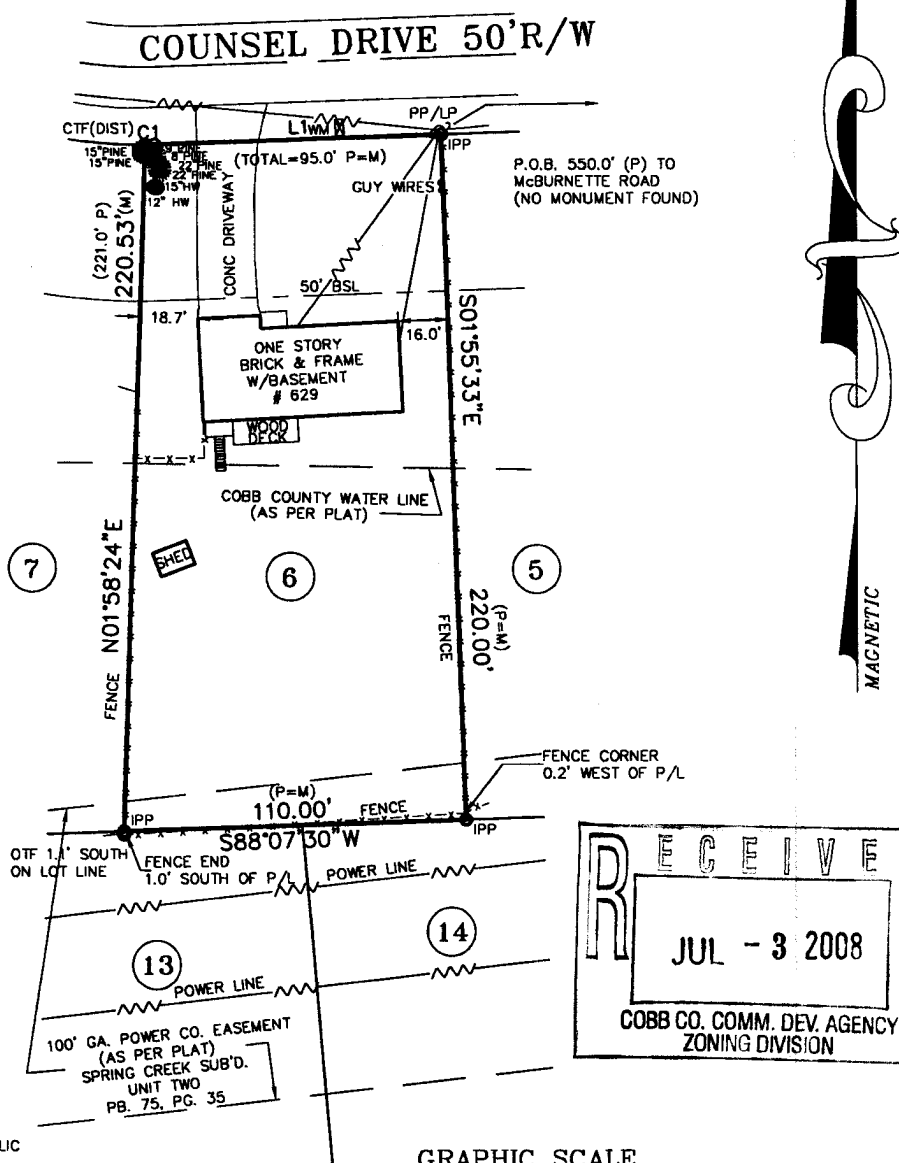


LUP-25
(2008)

LEGEND

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT
- WM WATER METER
- PP/LP POWER & LIGHT POLE

CURVE TABLE					LINE TABLE		
CURVE	LENGTH	RADIUS	BEARING	CHORD	LINE	LENGTH	BEARING
C1	2.98'	148.12'	N88°42'08"E	2.98'	L1	92.02'	N88°07'30"E



NOTE:
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

PLAT CERTIFICATION NOTICE
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

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 THE LAW OF THE STATE OF GEORGIA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET. AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

FIELD DATE 07/11/07

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: LAZETTA HANKERSON		DATE	07/12/07
OWNER / PURCHASER HAROLD HANKERSON & LAZETTA HANKERSON		SCALE	1" = 40'
LAND LOT 1054	16th DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA
LOT 6	BLOCK C	UNIT	AREA OF LOT: 22,551 S.F.
SUBDIVISION WOOD-WYNN SECTION No.2			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052	

JOB NUMBER: 07-04657

APPLICANT: Lazetta Hankerson
770-579-1175

PETITION NO: LUP-25
HEARING DATE (PC): 09-03-08

REPRESENTATIVE: Lazetta Hankerson
770-579-1175

HEARING DATE (BOC): 09-16-08
PRESENT ZONING: R-20

TITLEHOLDER: Harold D. Hankerson and Lazetta Z. Hankerson

PROPOSED ZONING: Land Use Permit
(renewal)

PROPERTY LOCATION: Located on the south side of Counsel Drive,
south of Counsel Court (629 Counsel Drive).

PROPOSED USE: Tutoring

ACCESS TO PROPERTY: Counsel Drive

SIZE OF TRACT: 0.5 acre

PHYSICAL CHARACTERISTICS TO SITE: Existing house

DISTRICT: 16

LAND LOT(S): 1059

PARCEL(S): 21

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Wood Wynn subdivision
- SOUTH:** R-20/ Spring Creek subdivision
- EAST:** R-20/ Wood Wynn subdivision
- WEST:** R-20/ Wood Wynn subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

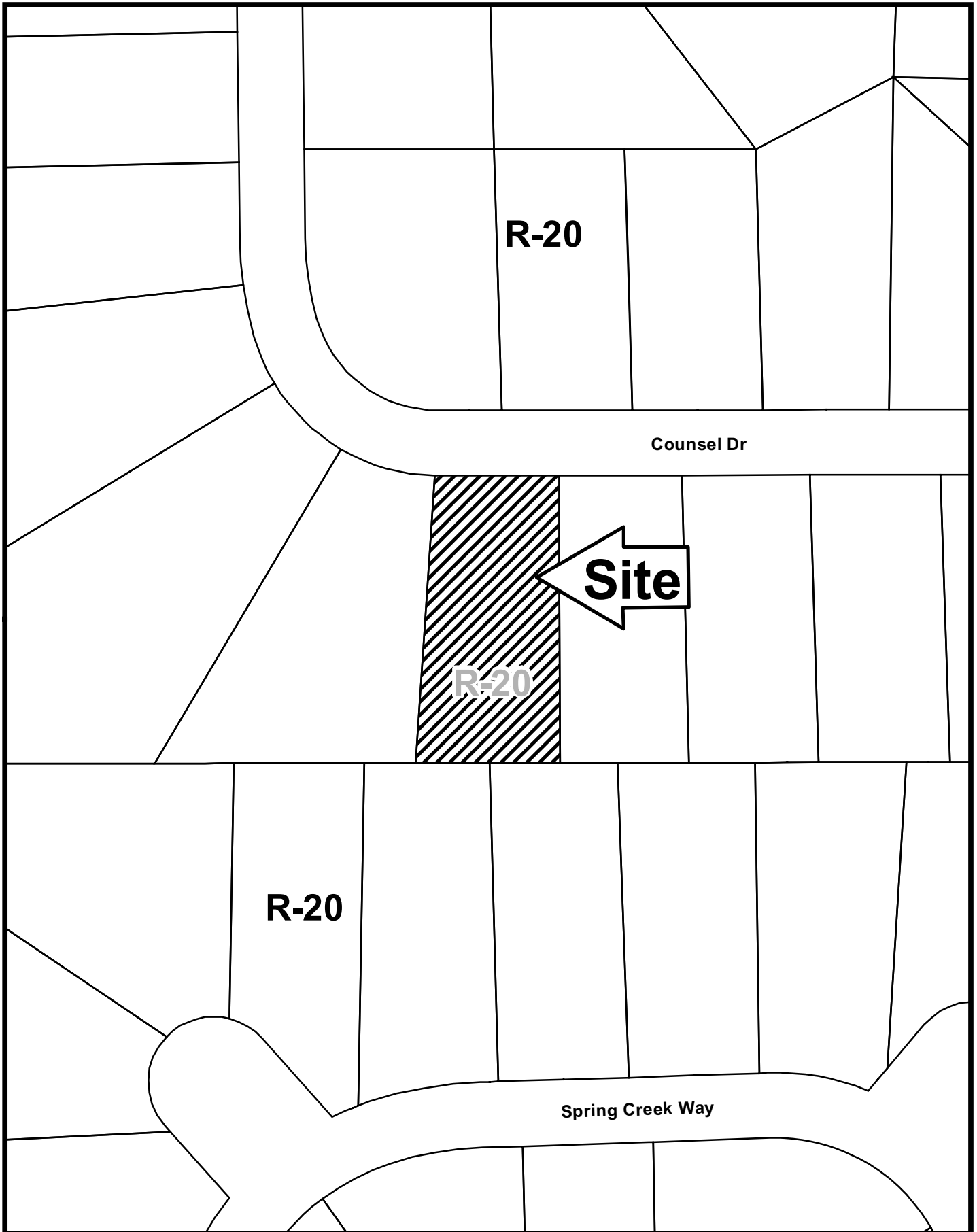
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

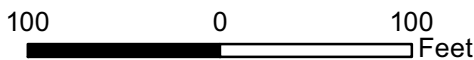
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



LUP-25



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Lazetta Hankerson

PETITION NO.: LUP-25

PRESENT ZONING: R-20

PETITION FOR: LUP

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

The applicant is requesting a renewal of a Temporary Land Use Permit (LUP) to operate a tutoring business from this house. There would be 2 to 3 students tutored per day, with six or more being tutored per week. The business would tutor Mondays and Wednesdays from 4:00 pm to 6:30 pm, and Saturday from 1:00 pm to 5:00 pm. The clients would park in the driveway. There would be no signs, no deliveries, and no outdoor storage. The applicant would keep typical tutoring material in the house, such as text books, magazines, school supplies, files, and receipts. The applicant does live in the house, and is requesting the LUP be renewed for 2 years. The previous LUP stipulations are attached for review (see Exhibit "A").

Historic Preservation: No comment.

Cemetery Preservation: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER & SEWER COMMENTS:

Connected to water. Sewer not available to property. Health Department OK with use of existing septic system for renewal of proposed use.

DEPARTMENT OF TRANSPORTATION COMMENTS:

Recommend no on-street parking.

FIRE DEPARTMENT COMMENTS:

No comments.

STORMWATER MANAGEMENT COMMENTS:

No comments.

STAFF RECOMMENDATIONS

LUP-25 LAZETTA HANKERSON

The applicant's proposal, as summarized in the planning comments is proposed to be a part time business, meant to supplement income. The applicant will not have any exterior evidence that a business is being operated from this house. Staff is not aware of any complaints or problems stemming from the originally approved LUP from 2007, and the applicant appears to have complied with the 2007 LUP stipulations. Staff would be reluctant to recommend approval of this LUP without a proven track record by the applicant of compliance to the LUP stipulations. Based on the above analysis, Staff recommends APPROVAL for 12 months subject to:

- No more than four students at the house at any one time;
- Operation limited to three days per week- Mondays and Wednesdays from 3:30 p.m. to 7:30 p.m. and on Saturdays from 12:30 p.m. to 5:30 p.m.;
- No Signs, no employees, no deliveries, no outdoor storage;
- No on-street or front yard parking; and
- Business supplies and equipment limited to typical tutoring materials only.

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.

PAGE 2 OF 2

APPLICATION NO. _____

ORIGINAL DATE OF APPLICATION: 09-18-07

APPLICANTS NAME: LAZETTA HANKERSON

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 09-18-07 ZONING HEARING:

LAZETTA HANKERSON (Harold D. Hankerson and Lazetta Z. Hankerson, owners) requesting a **Land Use Permit** for the purpose of Tutoring in Land Lot 1059 of the 16th District. Located on the south side of Counsel Drive, south of Counsel Court.

The public hearing was opened and Ms. Lazetta Hankerson addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Thompson, second by Olens, to **approve** Land Use Permit for **12 months subject to:**

- **no more than four (4) students at the house at any one time**
- **operation limited to three (3) days per week – Mondays and Wednesdays from 3:30 p.m. until 7:30 p.m. and on Saturdays from 12:30 p.m. until 5:30 p.m.**
- **no signage**
- **business supplies and equipment limited to typical tutoring materials only**
- **no deliveries**
- **no outdoor storage**
- **no on-street or front yard parking**

VOTE: **ADOPTED** unanimously