

**LUP-17
(2009)**



RECEIVED
 MAY 6 2009
 COBB CO COMM DEV AGENCY 35' BL
 PLANNING DIVISION



TOTAL AREA
22,173.0 SQ. FT.
0.509 ACRES

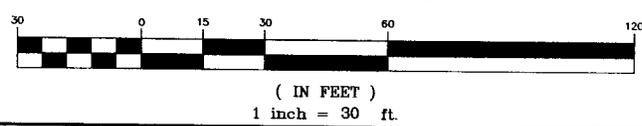
THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP # 13067C 0078G, DATED Dec. 16, 2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 1.7" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 400,210.0 FEET.

EQUIPMENT UTILIZED: ANGULAR SokkiaSet60R
 LINEAR SokkiaSet60R

GRAPHIC SCALE



THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

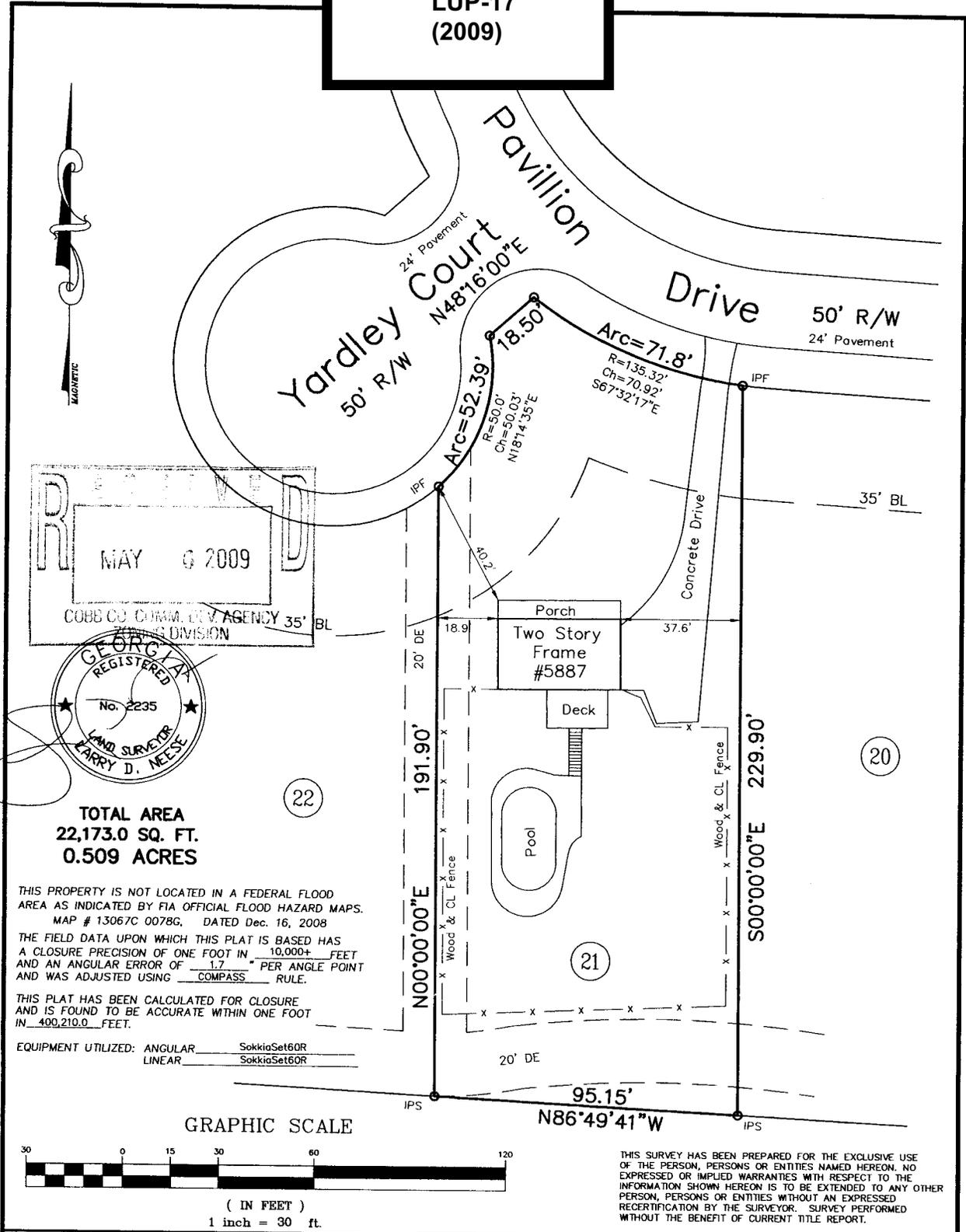
SURVEY FOR:		
Jeff Luce, Jr.		
Lot 21		REVISIONS ---
Courtyard West Subdivision		
PLAT BOOK 118	PAGE 25	
LAND LOT: 303		CC: LT
DISTRICT: 20th	SECTION : 2nd	DWN: LN
COUNTY: Cobb		CHKD: LDN
STATE: Georgia		SURVEY/2009
DATE: May 4, 2009	SCALE : 1"=30'	JOB: 09-0038

CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY,"AMEN". Deut. 27:17

WEST GEORGIA SURVEYORS, INC.

731 Sandtown Road
 Marietta, Georgia 30008
 (770) 428-2122
 FAX: (770) 422-9178

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLES ARE EXCEPTED. LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.



APPLICANT: Amy K. Luce
770-891-2706

PETITION NO: LUP-17

REPRESENTATIVE: Jeffrey A. Luce, Jr.
404-279-9452

HEARING DATE (PC): 07-07-09

HEARING DATE (BOC): 07-21-09

TITLEHOLDER: Amy K. Georg-Gundersen

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: Located at the southeasterly intersection
of Pavillion Drive and Yardley Court
(5887 Pavillion Drive).

PROPOSED USE: Baking Dog Treats To
Sell On The Internet

ACCESS TO PROPERTY: Pavillion Drive

SIZE OF TRACT: 0.509 acre

PHYSICAL CHARACTERISTICS TO SITE: Existing house

DISTRICT: 20

LAND LOT(S): 303

PARCEL(S): 40

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Courtyard West Subdivision
- SOUTH:** R-20 OSC/ Lavender Farms subdivision
- EAST:** R-20/ Courtyard West Subdivision
- WEST:** R-20/ Courtyard West Subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

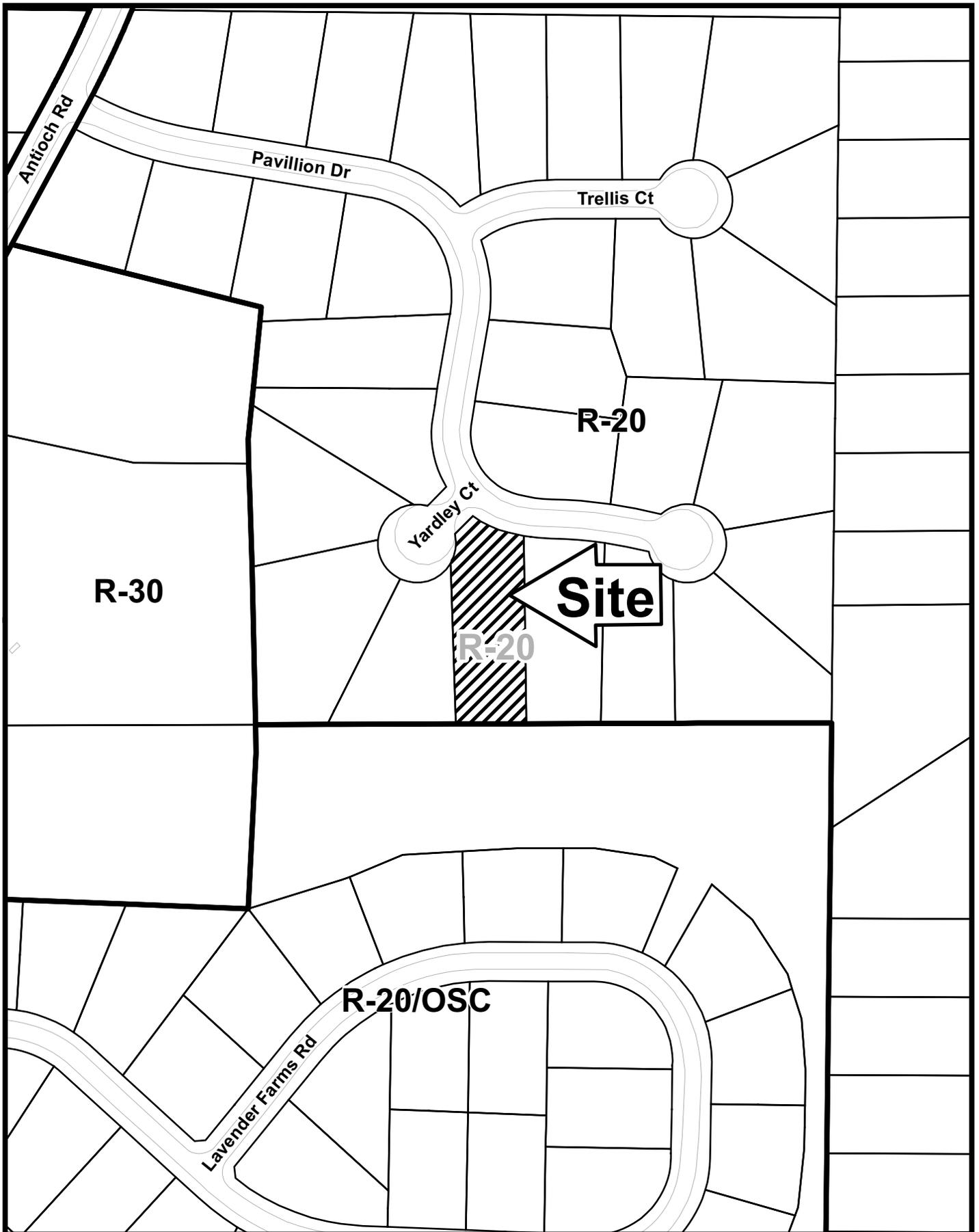
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



LUP-17



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Amy K. Luce

PETITION NO.: LUP-17

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING DIVISION COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Temporary Land Use Permit to start a small business in their home. The applicant would like to bake dog treats to sell on the internet. The only employees would be the applicant and applicant's spouse. The applicant would make the dog treats Monday through Saturday. The applicant has stated there will be no outdoor storage, no customers or sales people coming to the house, and there will be no signs. There will be one delivery per month, which will be from FedEx or UPS. The applicant would have some inventory at the house, which would include various baking ingredients (flour, sugar, etc.), and finished dog treats. The applicant will operate the business part-time until the business grows enough to move to a commercial location. The applicant has submitted a petition in support of the request signed by four neighbors.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Records show address connected to water and sewer.

TRAFFIC COMMENTS:

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

FIRE COMMENTS:

No comments.

STORMWATER MANAGEMENT COMMENTS:

No comments.

STAFF RECOMMENDATIONS

LUP-17 AMY K. LUCE

The applicant's proposal, as summarized in the planning comments is proposed to be a part time business, meant to supplement income. The applicant has stated that the LUP is needed until the business grows enough to move into a commercial location. The applicant will not have any exterior evidence that a business is being operated from this house. Additionally, the applicant has submitted a petition in support of the request signed by the neighbors. Staff would be reluctant to recommend approval of this LUP without neighbor support, and without stipulations controlling how the business is operated. Based on the above analysis, Staff recommends APPROVAL for 12 months subject to:

- The only employees are the Luce's;
- No customers, clients, or sales people coming to the house;
- No Signs;
- One delivery per month; and
- 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.