

LUP-23
(2009)

Received: 5/22/00 3:48PM
MAY-22-00 03:41 PM Honor Kitchens

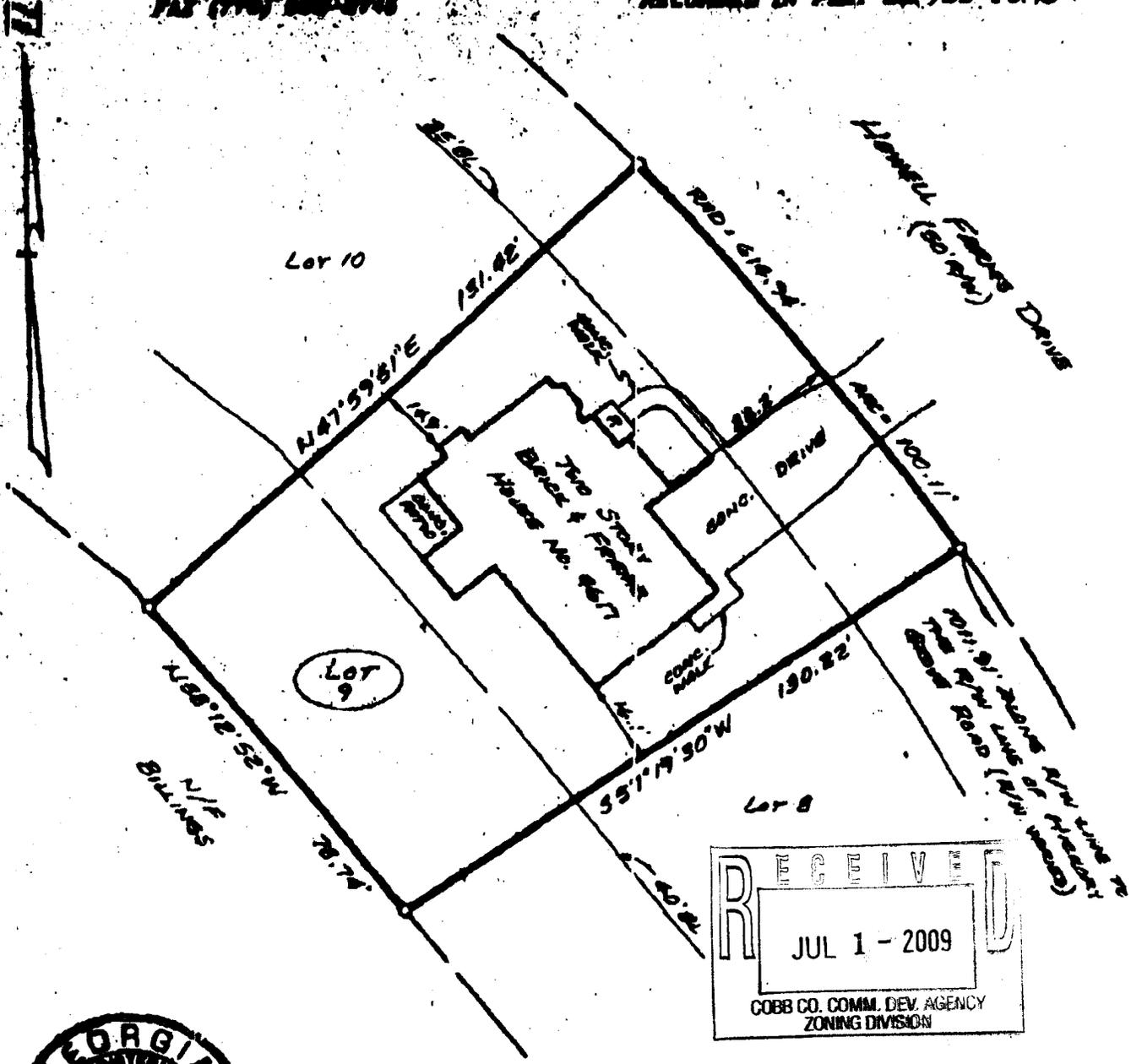
770 592 9885

P.06

RECORDED IN PLAT 82, 188 PG. 75

**PLAT REFERRED:
LOT 9 IN BLOCK
HOWELL FARMS, UNIT 1**

RECORDED IN PLAT 82, 188 PG. 75



RECEIVED
 JUL 1 - 2009
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



**SURVEY PLAT
 PREPARED FOR:
 ROBERT J. ROUSEN &
 PATRICIA S. ROUSEN**

**LAND LOT 26 20th DISTRICT
 " 2nd SECTION
 Cobb COUNTY, GEORGIA**

**NOTE:
 THIS LOT IS NOT IN A DESIGNATED
 FLOOD HAZARD AREA.**

SCALE: 1" = 80' JOB No. 1083 DATE: 8-18-96

APPLICANT: Chang Jang
678-492-1455

PETITION NO: LUP-23

REPRESENTATIVE: Chang Nam Jang
678-492-1455

HEARING DATE (PC): 09-01-09

HEARING DATE (BOC): 09-15-09

TITLEHOLDER: Chang Nam Jang and Sun Jang

PRESENT ZONING: PRD

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: Located on the westerly side of Howell Farms Drive, north of Hickory Grove Road (4617 Howell Farms Drive).

PROPOSED USE: Dental Lab

ACCESS TO PROPERTY: Howell Farms Drive

SIZE OF TRACT: 0.27 acre

DISTRICT: 20

PHYSICAL CHARACTERISTICS TO SITE: Existing house

LAND LOT(S): 25

PARCEL(S): 131

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH: PRD/ Howell Farms subdivision
- SOUTH: PRD/ Howell Farms subdivision
- EAST: PRD/ Howell Farms subdivision
- WEST: PRD/ Howell Farms subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

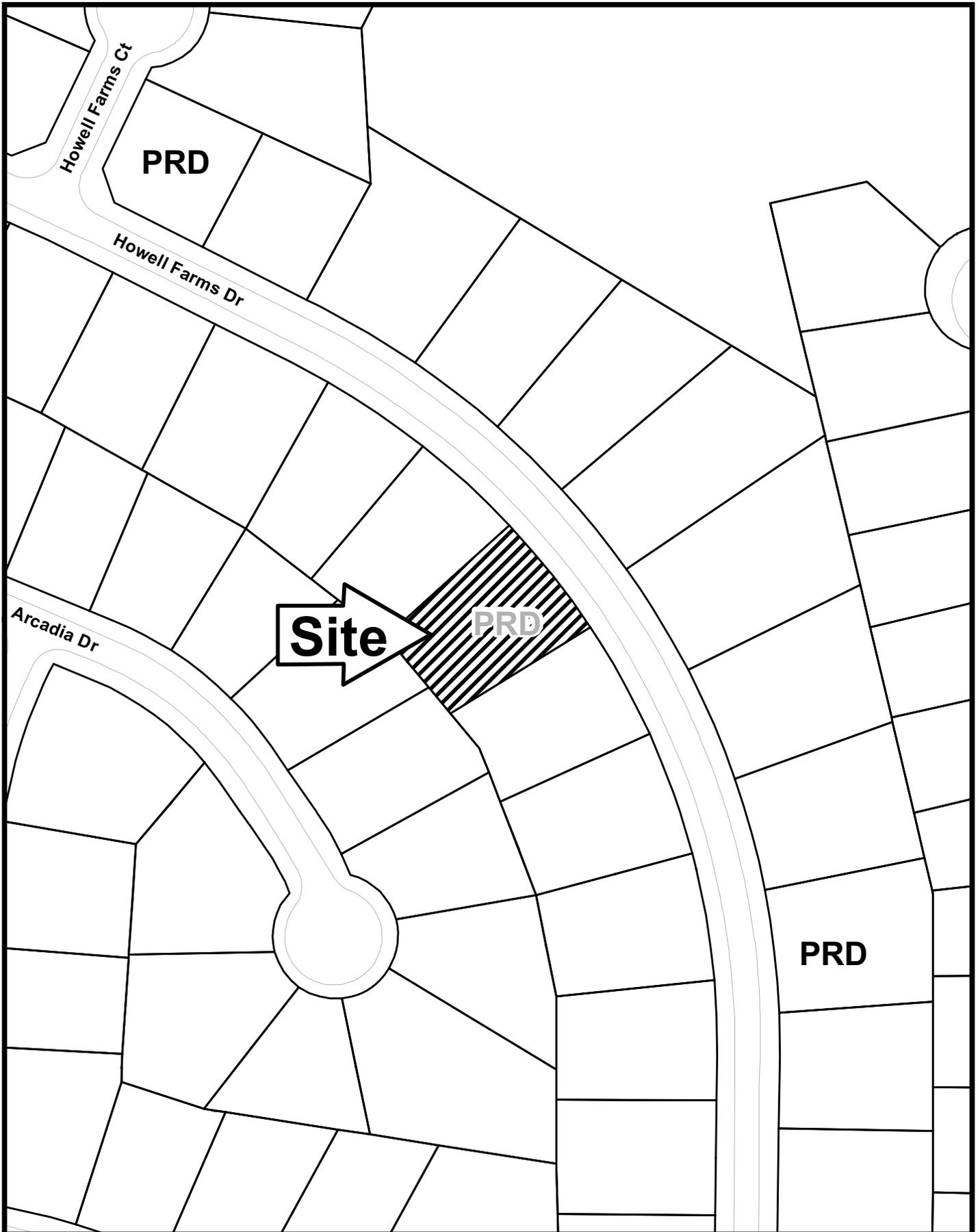
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

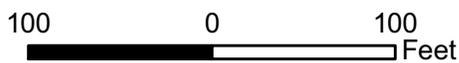
STIPULATIONS:



LUP-23



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



- City Boundary
- Zoning Boundary

APPLICANT: Chang Jang

PETITION NO.: LUP-23

PRESENT ZONING: PRD

PETITION FOR: LUP

ZONING DIVISION COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Temporary Land Use Permit to have a dental lab in his home. The applicant makes dental crowns and dental bridges for local dentist within one room in his house. The applicant is the only employee, and lives in the house. The applicant’s business would operate Monday through Friday, from 7:00 am to 5:00 pm. The applicant states there would be no customers or clients coming to the house, no signs, no deliveries, no outdoor storage, no commercial vehicles, and no employees.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Records show 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:

Must obtain Certificate of Occupancy.

STORMWATER MANAGEMENT COMMENTS:

No site improvements are proposed. No comments.

STAFF RECOMMENDATIONS

LUP-23 CHANG JANG

The applicant's proposal is located in the center of a platted subdivision. The applicant's request is located in an area designated as Medium 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.