

LEGEND

- x-x- = Wood Privacy Fence
- SSE = Sanitary Sewer Easement
- FH = Fire Hydrant
- PP = Power Pole
- IPP = Iron Pin Placed
- IPF = Iron Pin Found
- MON = Monument Found
- LP = Light Pole
- EP = Edge Pavement
- POB = Point of Beginning
- CTP = Crimp Top Pin Found
- B/C = Back of Curb
- C/L = Centerline
- o—o— = Chain Link Fence
- SSMH = Sewer Manhole
- SSE = Sanitary Sewer Ease.
- JB = Junction Box
- DI = Drop Inlet
- RR = Rail Road
- CMP = Corrugated Metal Pipe
- RCP = Reinforced Conc. Pipe
- DE = Drainage Easement
- WV = Water Valve
- WM = Water Meter
- R/W = Right of Way
- w—w— = Power Line
- W = Wood
- M = Metal

**LUP-32
(2009)**

16

17

5

4

LL 270

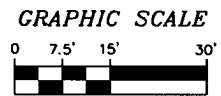
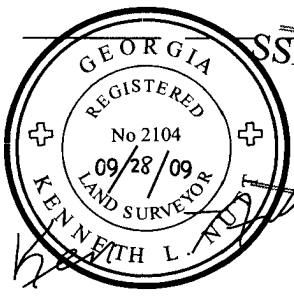
LL 307

LL 308

LL 269

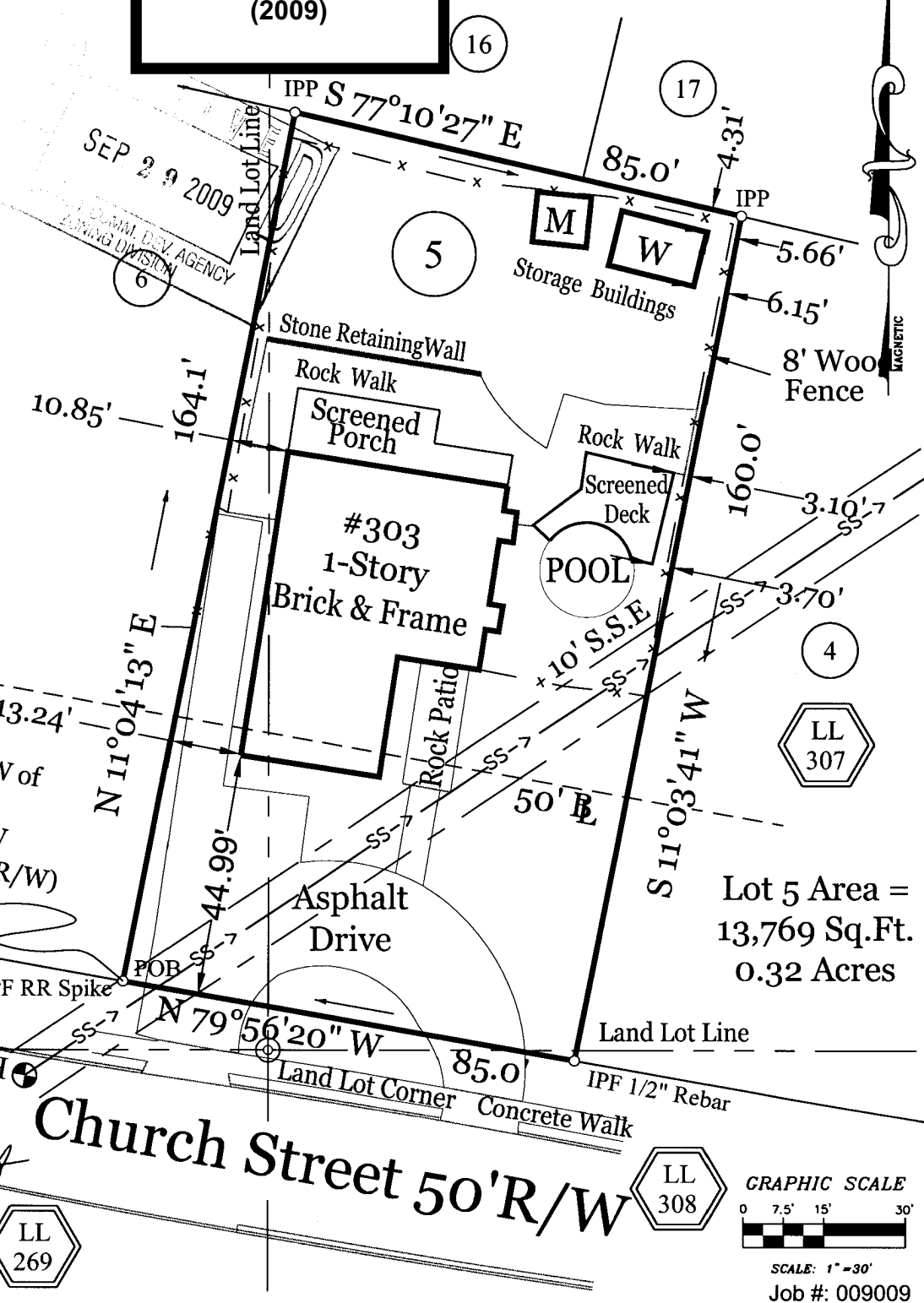
435' along the 50' R/W of Church Street to the intersection of the R/W of Biggern Avenue (50 R/W)

Lot 5 Area = 13,769 Sq.Ft. 0.32 Acres



SCALE: 1" = 30'
Job #: 009009

Church Street 50'R/W



- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 227,949 feet.
- This plat subject to all easements public and private.
- This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.
- According to F.I.R.M. Community Panel #13067C0118G, dated 12/16/2008 this property is not located in an area having special flood hazards.

**Boundary Survey for:
James A. Kiser**

**303 Church Road, SE
Lot 5, Block "B", Norton Park S/D, Unit I
Land Lots 270, 307 & 308, 17th District, 2nd Sect:
Cobb County, Georgia**



Perimeter Surveying Co., Inc
1065 Sandtown Road, Marietta, GA 30008
Phone: (770) 425-8824 Fax: (770) 425-6768

Party Chief: KLN
Date Surveyed: 09/24/2009
Date Drawn: 09/26/09

Computed by: RSN
Drawn by: RSN
Checked by: KLN

REFERENCES
Plat Bk: Pg.
Deed Bk: Pg.

APPLICANT: James A. Kiser

770-435-5866

REPRESENTATIVE: James A. Kiser

770-435-5866

TITLEHOLDER: James A. Kiser, Selvie Jean Kiser, Selvia Theresa

Kiser

PROPERTY LOCATION: Located on the north side of Church Road,
east of Biggern Avenue.

(303 Church Road).

ACCESS TO PROPERTY: Church Road

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: LUP-32

HEARING DATE (PC): 12-01-09

HEARING DATE (BOC): 12-15-09

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allowing More Than Five
Adults And Five Vehicles At This Property

SIZE OF TRACT: 0.32 acre

DISTRICT: 17

LAND LOT(S): 270, 307, 308

PARCEL(S): 19

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-15/ Norton Park subdivision
- SOUTH:** City of Smyrna/ Single-family house
- EAST:** R-15/ Norton Park subdivision
- WEST:** R-15/ Norton Park subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

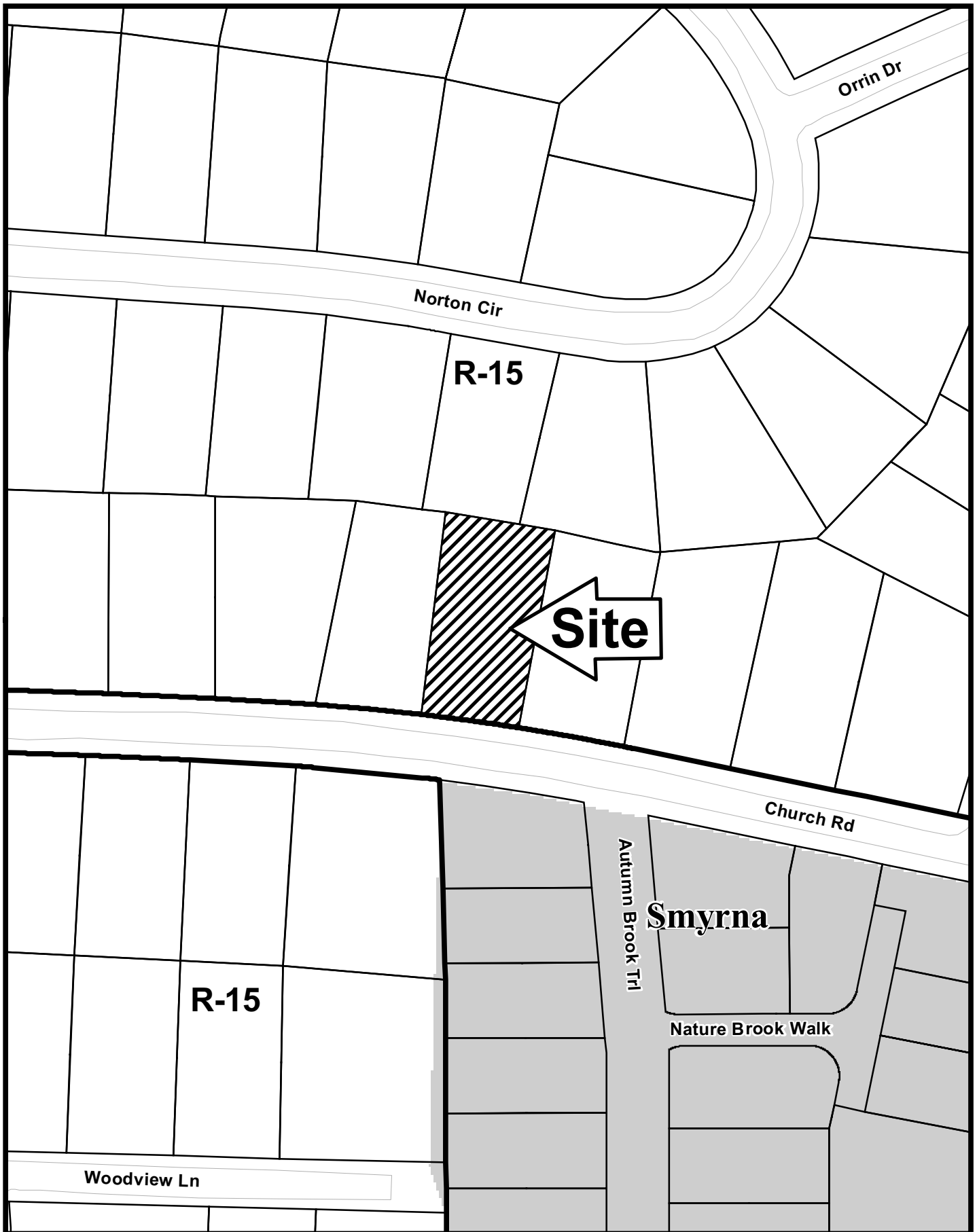
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

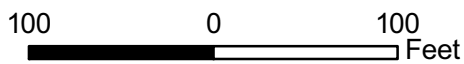
STIPULATIONS:



LUP-32



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



- City Boundary
- Zoning Boundary

APPLICANT: James A. Kiser

PETITION NO.: LUP-32

PRESENT ZONING: R-15

PETITION FOR: LUP

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

The applicant is requesting a Temporary Land Use Permit to allow more than five adults and more than five vehicles at this property. Per the County Code, a dwelling unit shall have at least 390 square-feet per each adult occupant and vehicle. The Cobb County Tax Assessor’s website shows the house has 1,992 square-feet, which would allow up to five adults (who are family members) and five vehicles. On the applicant’s property, there are seven related adults and six vehicles (although the Code Enforcement file reports the number of vehicles ranging from six to eight vehicles on seven days in September when the property was checked). This application is the result of a complaint.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Records show address connected to water and sewer.

TRAFFIC COMMENTS:

Recommend no on-street parking.

FIRE COMMENTS:

No comments for this request, however, not to be used for a group home or personnel care home, without Fire Department approval. If 4 or more unrelated occupants, the structure must meet NFPA 101 Occupancy requirements.

STORMWATER MANAGEMENT COMMENTS:

The existing improvements on this parcel exceed the allowable impervious coverage limit. No additional improvements should be made without bringing the parcel into compliance with the Cobb County Zoning Code and Development Standards.

STAFF RECOMMENDATIONS

LUP-32 JAMES A. KISER

The applicant's proposal is located in a platted subdivision. The applicant's request is located in an area designated as Low Density Residential on the *Cobb County Comprehensive Plan*. The R-15 zoning district is primarily intended for low intensity single-family residential uses. The proposal could intensify over time, and could encourage additional requests in this residential subdivision. The applicant's proposal could be disruptive and destabilizing to the surrounding residential properties. Lastly, this application is the result of a complaint, and if denied, very little would have to be done to bring this property into compliance with the County Code. 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.