

**LUP-7
(2010)**

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



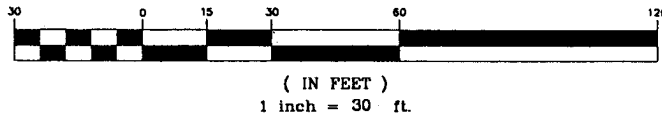
NOTE:
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

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.

GRAPHIC SCALE



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 FEET OF ANY CORNER.

JOB NUMBER: 09-00795 	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: ALEXANDER VELA		DATE 04/03/09	
	OWNER / PURCHASER ALEXANDER VELA		SCALE 1" = 30'	
	LAND LOT 141	1st DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA
	LOT 14	BLOCK D	UNIT TWO	AREA OF LOT: 22,000 S.F.
	SUBDIVISION LAKE COLONY			SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770)794-9052
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED				

PLOTTED BY:

PLAT PREPARED FOR :

PLAT BOOK 62, PAGE 97

APPLICANT: Alexander Vela
404-437-7499

REPRESENTATIVE: Alexander Vela
404-437-7499

TITLEHOLDER: Alexander Vela and Lori Beth Vela

PROPERTY LOCATION: Located on the north side of Colony Circle
east of Colony Drive.
(1069 Colony Circle)

ACCESS TO PROPERTY: Colony Circle

PHYSICAL CHARACTERISTICS TO SITE: Existing house

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Lake Colony subdivision
- SOUTH:** R-20/ Lake Colony subdivision
- EAST:** R-20/ Lake Colony subdivision
- WEST:** R-20/ Lake Colony subdivision

PETITION NO: LUP-7

HEARING DATE (PC): 03-02-10

HEARING DATE (BOC): 03-23-10

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Home Based Bakery

SIZE OF TRACT: 0.51 acre

DISTRICT: 1

LAND LOT(S): 141

PARCEL(S): 49

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

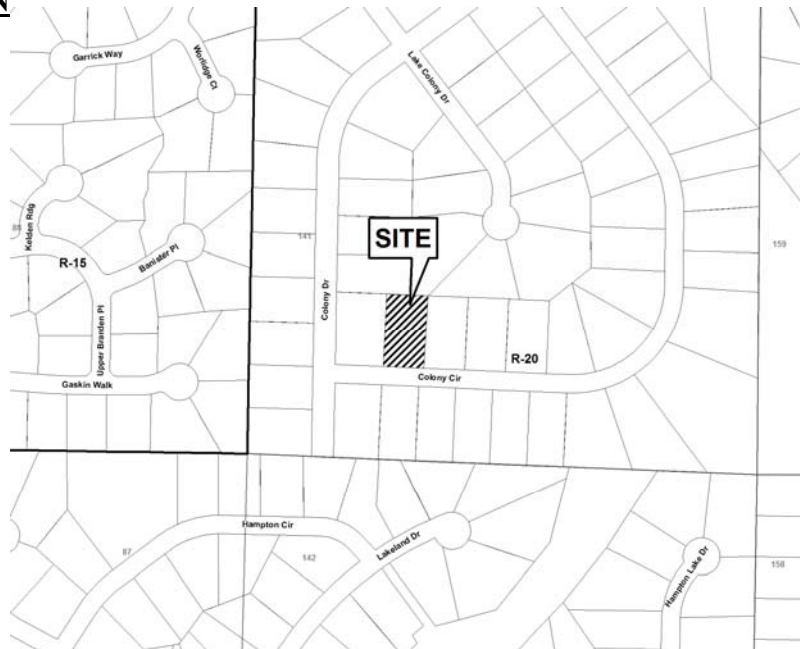
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

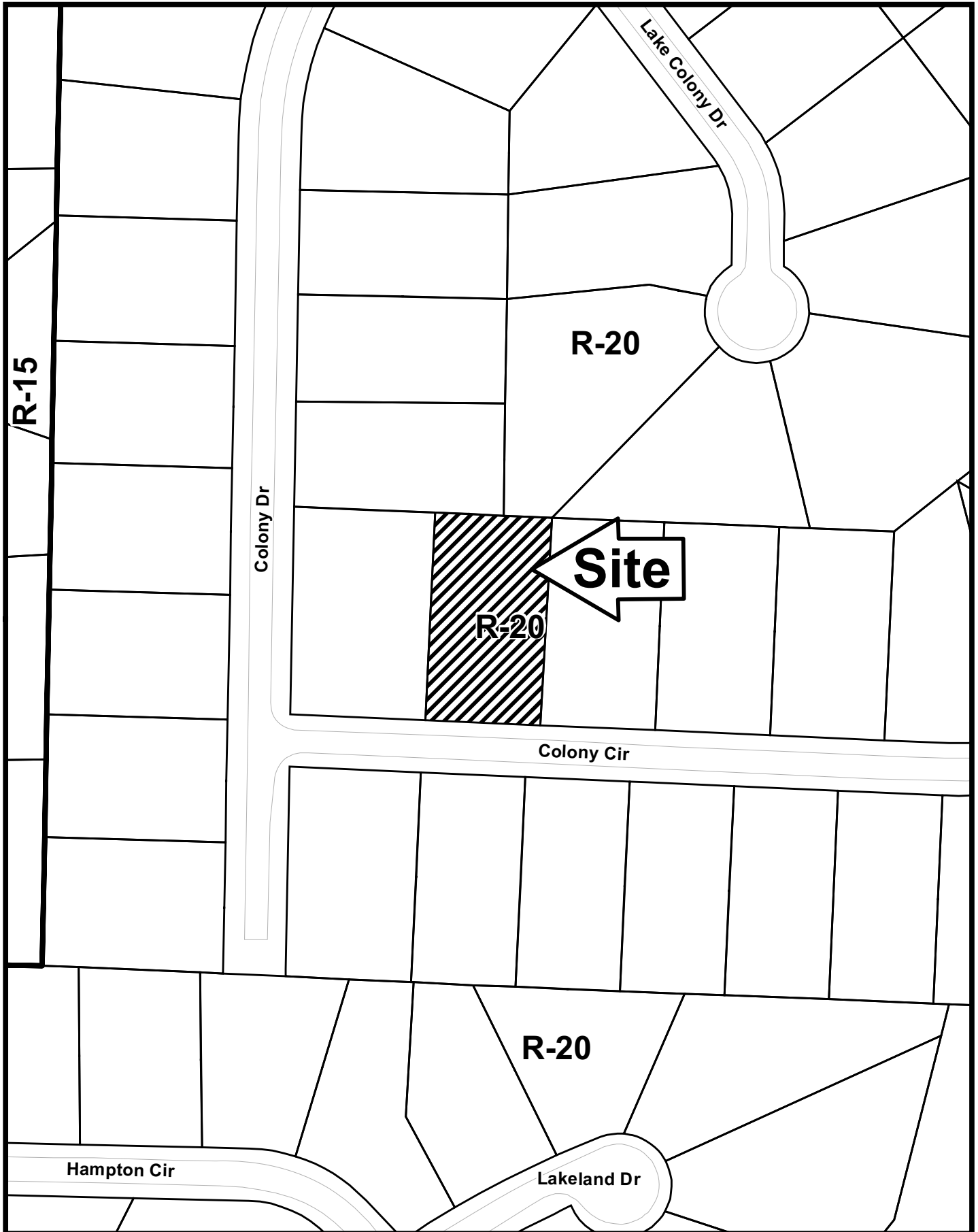
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

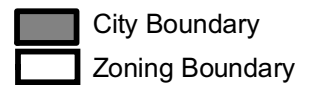
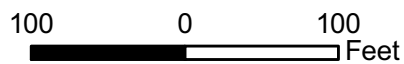
STIPULATIONS:



LUP-7



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



APPLICANT: Alexander Vela

PETITION NO.: LUP-7

PRESENT ZONING: R-20

PETITION FOR: LUP

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

The applicant is requesting a LUP to operate a home based bakery from this property. The business would not have typical days and hours of operation, but would operate as needed. The applicant anticipates needing the LUP for 3 years, and the applicant does live in the house. The applicant states there will be no employees, no customers coming to the house, no signs, no deliveries, no site improvements and no outdoor storage. The applicant has submitted a petition in support of the request signed by 14 neighbors.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Records show address connected to water and sewer. If determined to be under county grease control code, an approved grease device must be installed and maintained.

TRAFFIC COMMENTS:

Recommend no on-street parking.

FIRE COMMENTS:

No comments.

STORMWATER MANAGEMENT COMMENTS:

No comments.

STAFF RECOMMENDATIONS

LUP-7 ALEXANDER VELA

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 applicant has submitted a petition in support of the request signed by 14 neighbors, and this type of business has historically not impacted the neighborhood. However, Staff is concerned 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.