

LUP-8
(2010)

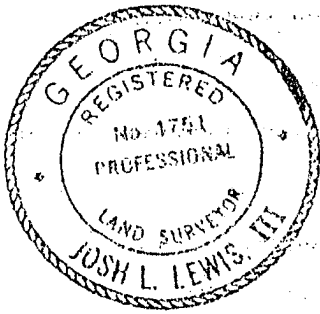
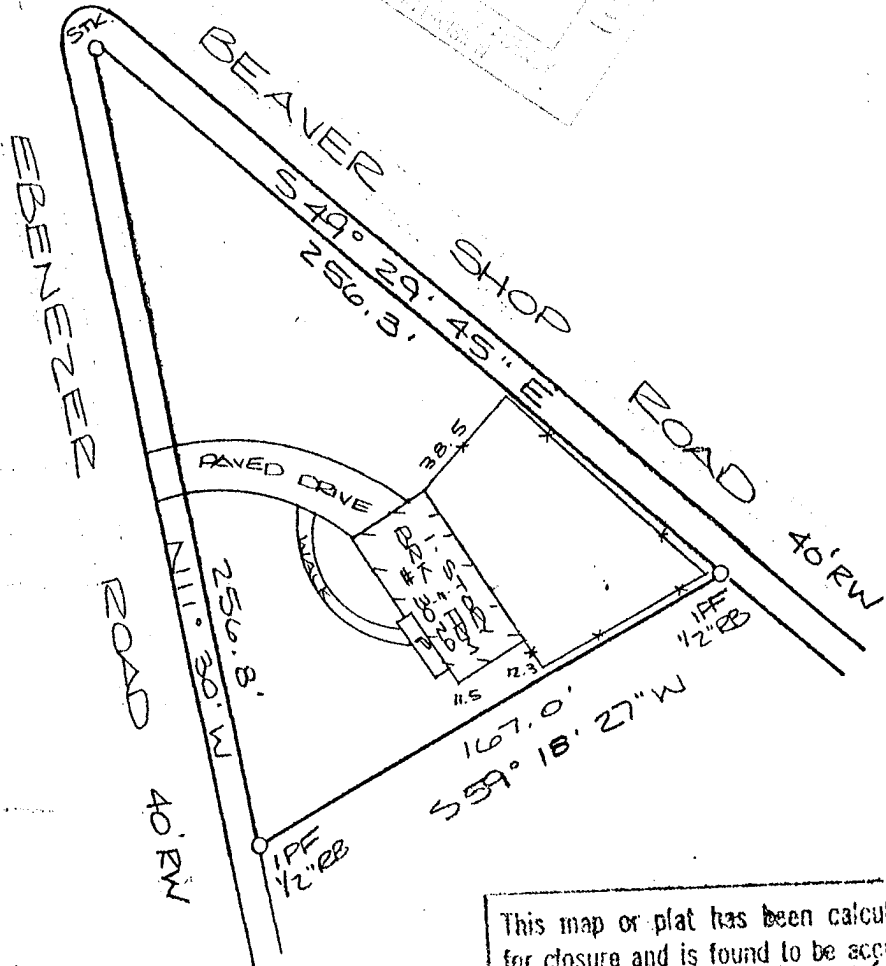
INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS REQUIRED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONSULT LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AND INSURANCE COMPANY OR AN APPRAISER.

LOT
BLOCK
UNIT
SUB.

MAG. NORTH



JAN 27 2010
LAND SURVEYING



EQUIPMENT USED IN PREPARING THIS PLAT:
HEWLETT PACKARD 86
GUPPY GTS-100
100' STEEL TAPE

This map or plat has been calculated for closure and is found to be accurate within one foot in 10,000 feet.

TERRANCE
CYNTHIA

H.
B.

SHEEHAN
SHEEHAN

LAND LOT 484

16 TH DISTRICT 2ND SECT.

I have, this date, examined the "FIA OFFICIAL FLOOD HAZARD MAP" and the referenced parcel does not appear to be in an area having special flood hazards.

COBB

COUNTY, GEORGIA

SCALE 1" = 60'

DATE: 6-5-95

REG. LAND SURVEYOR NO. 1751
GEORGIA LAND SURVEYING CO., INC.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCE SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAYS, PUBLIC OR PRIVATE.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.

Josh L. Lewis, III

NO. 141185

H & A

581641

APPLICANT: Terrance H. Sheehan
770-977-6880

REPRESENTATIVE: Terrance H. Sheehan
770-977-6880

TITLEHOLDER: Global Business Enterprises, LLC

PROPERTY LOCATION: Located at the southeasterly intersection
of Ebenezer Road and Beaver Shop Road.
(3020 Ebenezer Road)

ACCESS TO PROPERTY: Ebenezer Road

PHYSICAL CHARACTERISTICS TO SITE: Existing house

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-15/ Boyce Farms subdivision
- SOUTH:** R-20/ Single-family house
- EAST:** R-15/ Boyce Farms subdivision
- WEST:** R-20/ Addison Elementary School

PETITION NO: LUP-8

HEARING DATE (PC): 04-06-10

HEARING DATE (BOC): 04-20-10

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Child Counseling

SIZE OF TRACT: 0.41 acre

DISTRICT: 16

LAND LOT(S): 484

PARCEL(S): 13

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

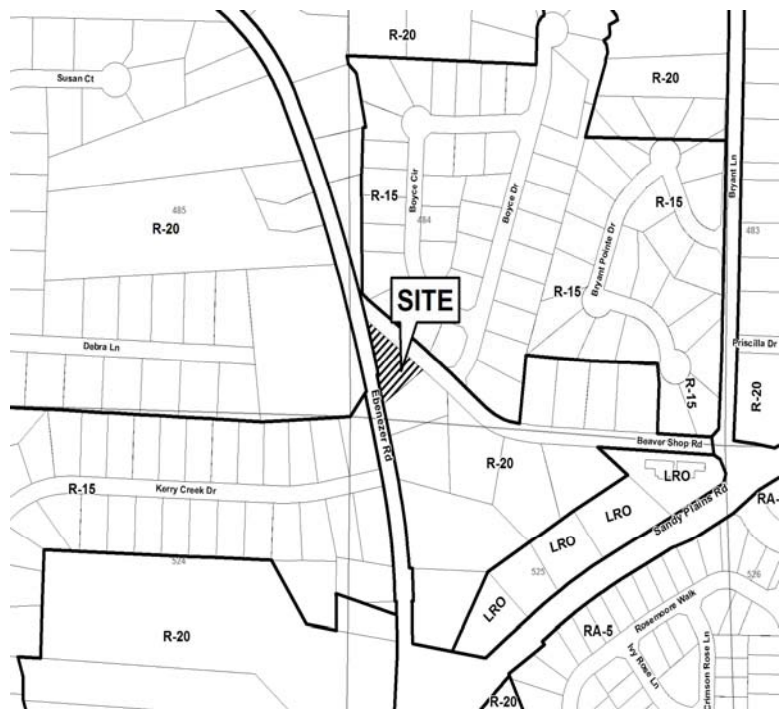
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

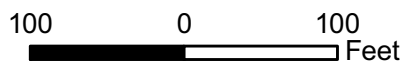
STIPULATIONS:





LUP-8



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Terrance H. Sheehan

PETITION NO.: LUP-8

PRESENT ZONING: R-20

PETITION FOR: LUP

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

The applicant is requesting a Temporary Land Use Permit to have a Child Counseling office in this house. The business would be open Monday through Saturday from 3:30 p.m. to 8:30 p.m., and may have other hours as needed. There would be two employees with 1 to 6 clients coming to the house per day. The clients would park in the driveway. The applicant anticipates needing this LUP for 5 years. The applicant does not live in the house, and has stated there would be no signs, no deliveries, and no outdoor storage.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Water available and records show address connected. Sewer available.

TRAFFIC COMMENTS:

Recommend no on-street parking.

FIRE COMMENTS:

Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

STORMWATER MANAGEMENT COMMENTS:

No comments.

STAFF RECOMMENDATIONS

LUP-8 TERRANCE H. SHEEHAN

The applicant's proposal is located in a residential area. The applicant's request is located in an area designated as Low 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 area. 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.