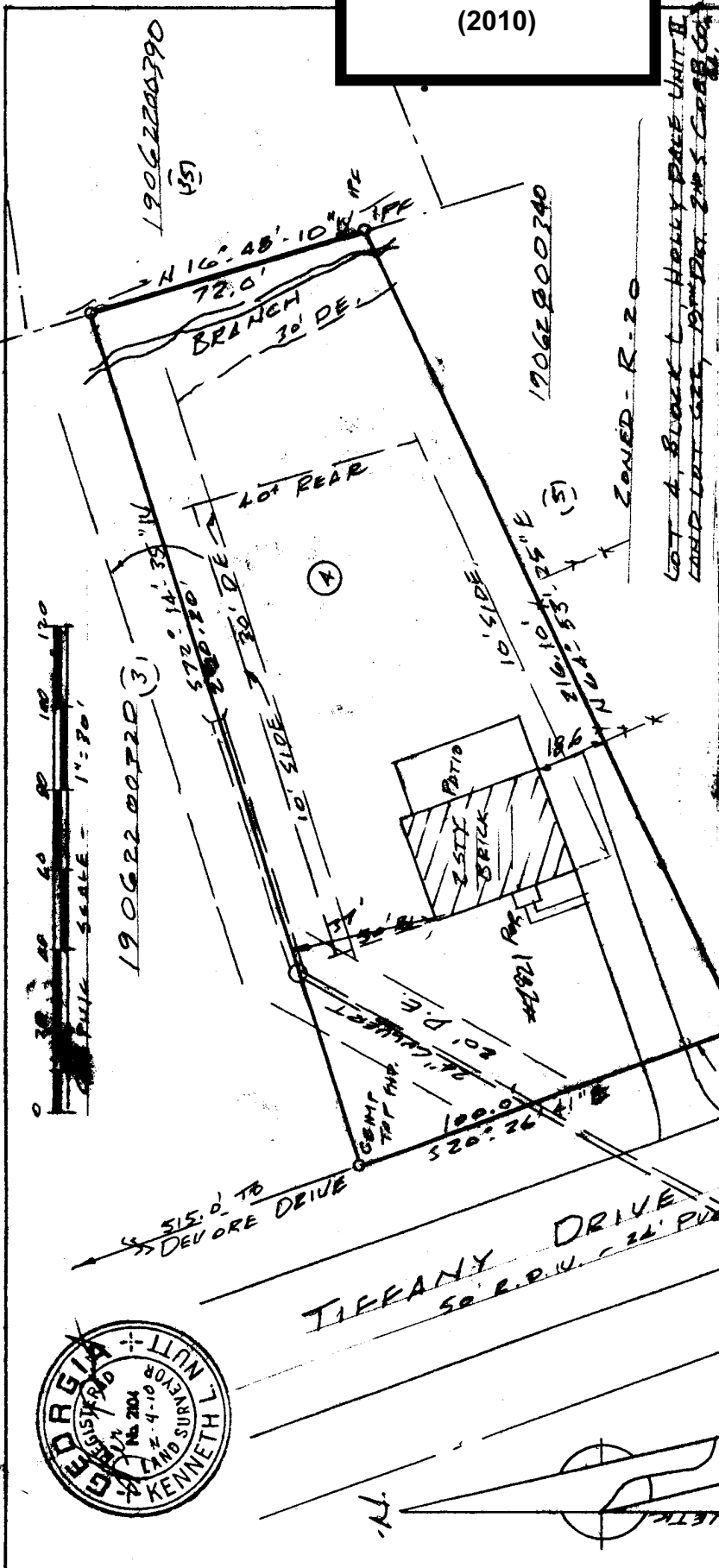


LUP-11
(2010)



Boundary Survey for
PANSY BLEVINS

Area = 0.43 Acres ±

This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.

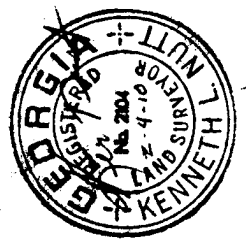
According to F.I.R.M. Community Planned, this property is not located in an area having special flood hazards.

Plat Book: 47
Deed Book: 80

Job #:

- All iron pins are 1/2" Rebar, unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field date upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 0.03 seconds per angle point, and will be adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 10,000 feet.
- This plat subject to all easements public and private.

Perimeter Surveying Co., Inc
1065 Sandtown Road, Marietta, GA 30008
Phone: (770) 425-5824 Fax: (770) 425-6768



RECEIVED

FEB - 4 2010

CORB CO. COMM. DEV. AGENCY
ZONING DIVISION

APPLICANT: Pansy Blevins
678-576-1196

REPRESENTATIVE: Pansy Blevins
770-794-0323

TITLEHOLDER: Cleophus and Pansy Blevins

PROPERTY LOCATION: Located on the east side of Tiffany Drive,
north of Red Berry Lane.
(2821 Tiffany Drive)

ACCESS TO PROPERTY: Tiffany Drive

PHYSICAL CHARACTERISTICS TO SITE: existing house

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Hollydale subdivision
- SOUTH:** R-20/ Hollydale subdivision
- EAST:** R-20/ Hollydale subdivision
- WEST:** R-20/ Hollydale subdivision

PETITION NO: LUP-11

HEARING DATE (PC): 04-06-10

HEARING DATE (BOC): 04-20-10

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Day Care

SIZE OF TRACT: 0.43 acre

DISTRICT: 19

LAND LOT(S): 622

PARCEL(S): 33

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

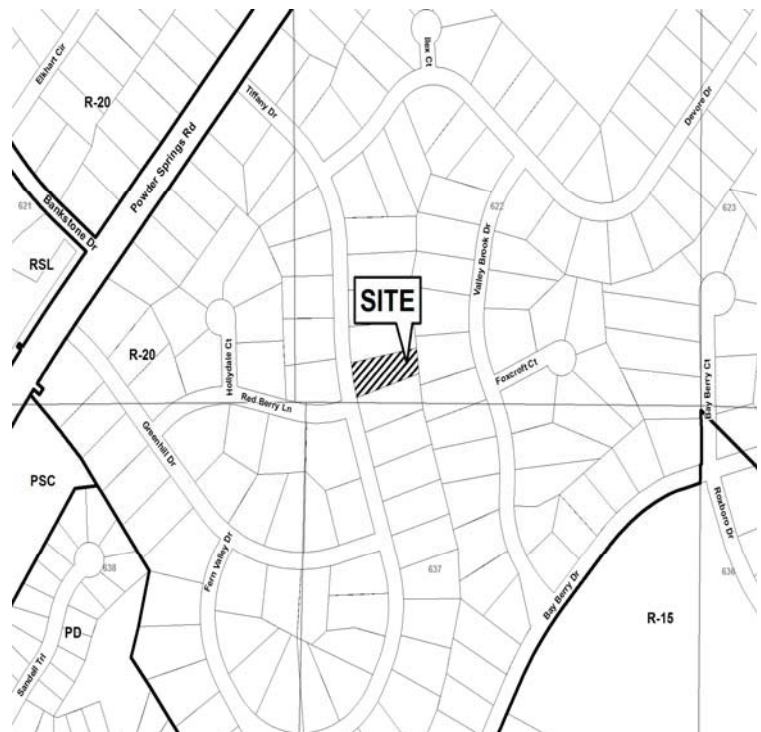
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

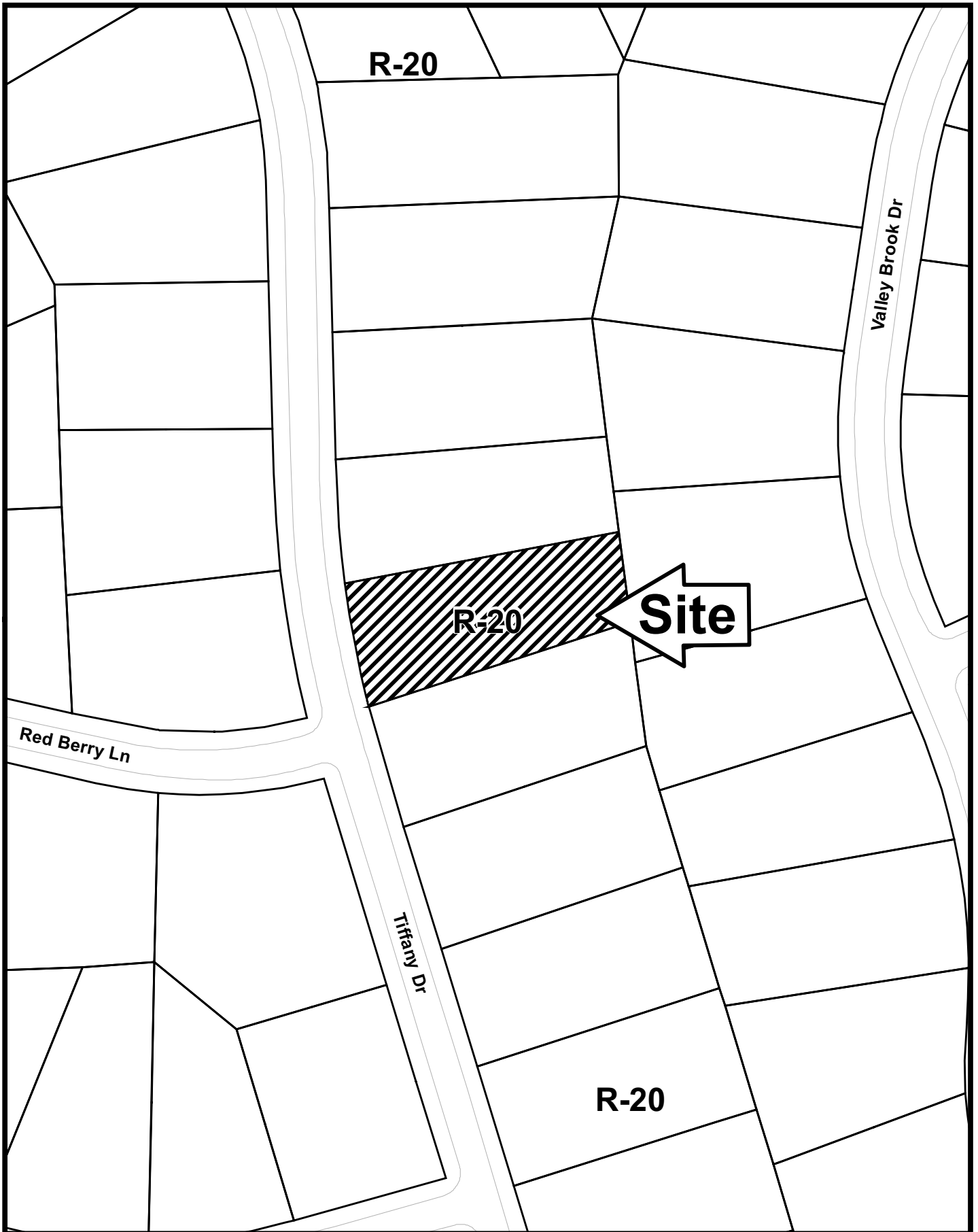
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

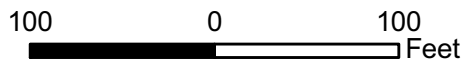
STIPULATIONS:





LUP-11



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Pansy Blevins

PETITION NO.: LUP-11

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 operate a daycare from this property. The daycare would be open Monday through Friday, from 6:00 a.m. to 6:00 p.m. The applicant would care for 12 children, and would like to have a 32 square-foot sign. All clients would park in the driveway. The applicant has stated that there will be no employees, no deliveries, and no outdoor storage. The applicant does live in the house, and would like to have the LUP approved for 2 years.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Records show address connected to water and sewer.

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:

If approved, any fenced play area must be located outside recorded drainage easements.

STAFF RECOMMENDATIONS

LUP-11 PANSY BLEVINS

The applicant's proposal is located in the center of 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'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.