

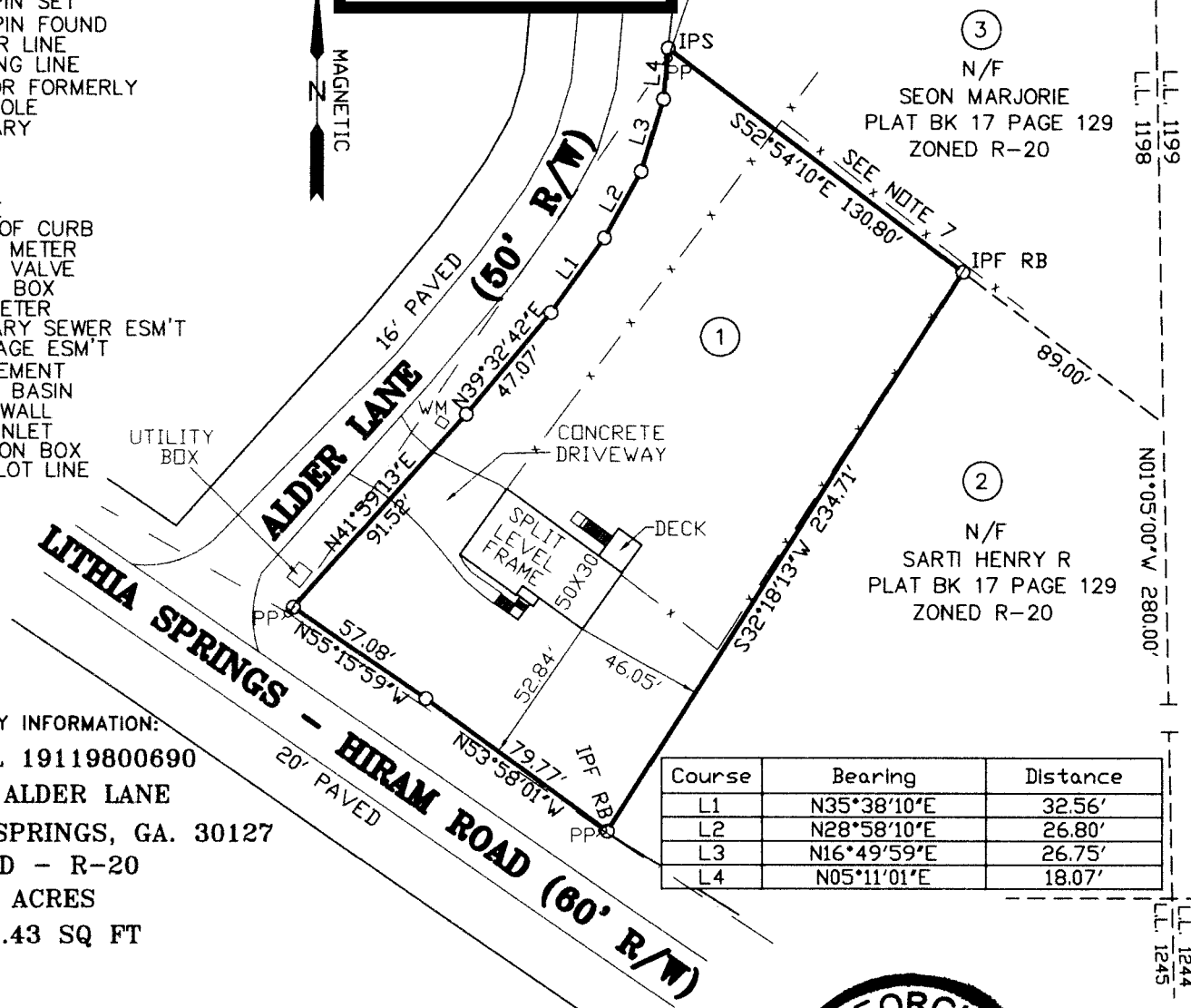
**LUP-14
(2011)**

LEGEND

- IPS=IRON PIN SET
- IPF=IRON PIN FOUND
- CL=CENTER LINE
- BL=BUILDING LINE
- N/F=NOW OR FORMERLY
- MH=MAN HOLE
- S=SANITARY
- P=POWER
- W=WATER
- G=GAS
- X--=FENCE
- BC=BACK OF CURB
- WM=WATER METER
- WV=WATER VALVE
- PB=POWER BOX
- GM=GAS METER
- SSE=SANITARY SEWER ESM'T
- DE=DRAINAGE ESM'T
- ESM'T=EASEMENT
- CB=CATCH BASIN
- HW=HEAD WALL
- DI=DROP INLET
- JB=JUNCTION BOX
- LLL=LAND LOT LINE



N OF PROPERTY LIES WITHIN A FEDERALLY
D 100 YEAR FLOOD ZONE



③
N/F
SEON MARJORIE
PLAT BK 17 PAGE 129
ZONED R-20

②
N/F
SARTI HENRY R
PLAT BK 17 PAGE 129
ZONED R-20

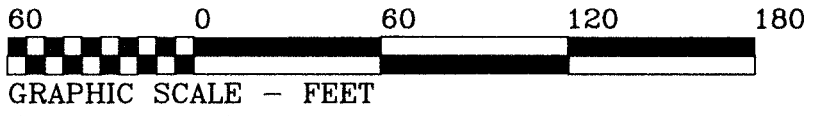
PROPERTY INFORMATION:

PARCEL 19119800690
5209 ALDER LANE
POWDER SPRINGS, GA. 30127
ZONED - R-20
.66 ACRES
28768.43 SQ FT

Course	Bearing	Distance
L1	N35°38'10"E	32.56'
L2	N28°58'10"E	26.80'
L3	N16°49'59"E	26.75'
L4	N05°11'01"E	18.07'

NOTES:

1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
2. BEARING BASIS TAKEN FROM A PLAT BY HENRY A CHESTNUTT DATED MAY 1958, PB 17 PG 129 COBB COUNTY GEORGIA.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 33361 FEET AND AN ANGULAR ERROR OF 1 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 269,085 FEET.
5. EQUIPMENT USED IN THIS SURVEY WAS A TOPCON GPT3005W TOTAL STATION AND AN ALLEGRO 600 DATA COLLECTOR.
6. FIELD WORK COMPLETED ON APRIL 5, 2011.
7. FENCE TIES INTO ADJOINING FENCE.
8. HOUSE TO BE USED FOR BUSINESS.



GARMON

Land Surveying
 1920 RAILROAD ST STATHAM, GA 30666
 PHONE (678)-776-3544

SURVEY FOR: CHARLES AND VIRGINIA PUCKETT BANISTER ACRES - LOT 1 - BLOCK A LAND LOT 1198 - 19TH DISTRICT- SECTION 2 COBB COUNTY, GEORGIA	
DATE : APRIL 5, 2011	JOB NO. : PUCKETT 01
SCALE : 1"=60'	FILE NO : PUCKETT 01.DWG

APPLICANT: Virginia Puckett
678-945-7533

REPRESENTATIVE: Virginia Puckett
678-945-7533

TITLEHOLDER: Charles Puckett and Virginia Puckett

PROPERTY LOCATION: At the northeasterly intersection of Alder Lane and Lithia Springs-Hiram Road

ACCESS TO PROPERTY: Alder Lane

PHYSICAL CHARACTERISTICS TO SITE: Existing house

FUTURE LAND USE MAP: Low Density Residential

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/Single-family residential
- SOUTH:** NS, R-30/Single-family residential
- EAST:** R-20/Single-family residential
- WEST:** R-20/Single-family residential

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:

PETITION NO: LUP-14

HEARING DATE (PC): 06-07-2011

HEARING DATE (BOC): 06-21-2011

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Art Studio

SIZE OF TRACT: 0.66 acre

DISTRICT: 19

LAND LOT(S): 1198

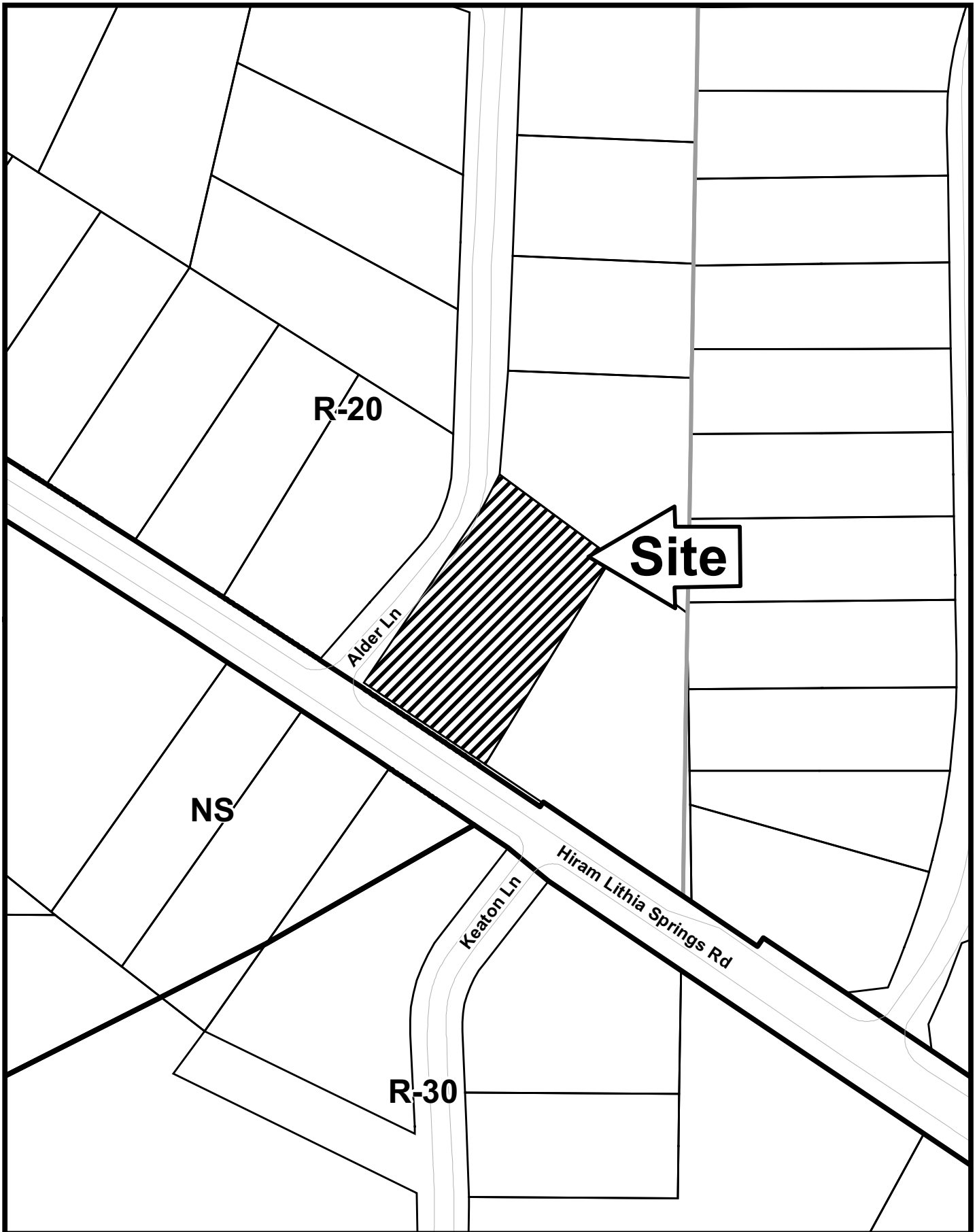
PARCEL(S): 69

TAXES: PAID DUE

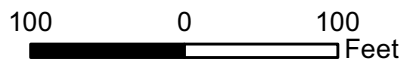
COMMISSION DISTRICT: 4





LUP-14



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Virginia Puckett

PETITION No.: LUP-14

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

The applicant is seeking a Land Use Permit for the purpose of having an art studio. The applicant proposes having one employee and anticipates approximately three customers per day and 10 per week. The proposed hours are Wednesday through Saturday 1 to 7 pm. The applicant requests one 8' x 5' sign as well as three real estate signs. The applicant will have anywhere between one to three commercial deliveries per month. While the applicant has supplied a petition in support of the request signed by many occupants or land owners in the surrounding area, those at the properties contiguous to the applicant's property do not appear on this list of support.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Address connected to water. Sewer not available. Health Dept approval required for on-site sewage management.

TRAFFIC COMMENTS:

Recommend no parking on the right-of-way.

FIRE COMMENTS:

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

APPLICANT: Virginia Puckett

PETITION NO.: LUP-14

PRESENT ZONING: R-20

PETITION FOR: LUP

DRAINAGE COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-14 Virginia Puckett

The applicant is requesting a Land Use Permit in order to run an art studio from her home. Although the applicant's property is located in an area delineated as LDR Low Density Residential by the *Cobb County Comprehensive Plan*, she has submitted a petition showing support by surrounding occupants/property owners. However, those owners contiguous to the applicant's property are absent from this petition. While the applicant proposes signage and later hours than usually requested by other LUP applicants as well as suggests that on-street parking can supplement when needed for customer parking, it is Staff's opinion that if adherence to usual LUP restrictions is followed, the use should not cause disruption within the neighborhood. Therefore, based on the above analysis, Staff recommends approval for 12 months subject to:

- No signs;
- No outdoor storage;
- One employee maximum;
- No on-street parking; and
- Hours limited to no later than 5 pm for all days of operation.

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.

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Application #: LU1214
PC Hearing Date: 6-7-11
BOC Hearing Date: 6-21-11

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Art Studio
2. Number of employees? 1
3. Days of operation? Wednesday - Saturday
4. Hours of operation? 1-7 PM
5. Number of clients, customers, or sales persons coming to the house per day? 3 ; Per week? 10
6. Where do clients, customers and/or employees park?
Driveway: ; Street: ; Other (Explain): _____
7. Signs? No: _____ ; Yes: . (If yes, then how many, size, and location): 1 sign 8ft x 5ft, 3 real estate signs
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 1 Sedan
9. Deliveries? No _____ ; Yes (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
UPS 1-3 Per month
10. Does the applicant live in the house? Yes ; No _____
11. Any outdoor storage? No ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested: 1 year
13. Any additional information? (Please attach additional information if needed):

Applicant signature: Virginia Puckett Date: 1/2/2011

Applicant name (printed): Virginia Puckett