

LUP-26
(2012)

REFERENCE PLAT
FINAL PLAT OF COLLINS LAKE SUBDIVISION, BY TRAMS PRUITT & ASSOC.
AND RECORDED IN PLAT BOOK 254, PAGES 12-18, ON

It has been calculated for closure and is found to be
1 foot in 223,738 feet.

been prepared using a TopCon 603 Instrument.

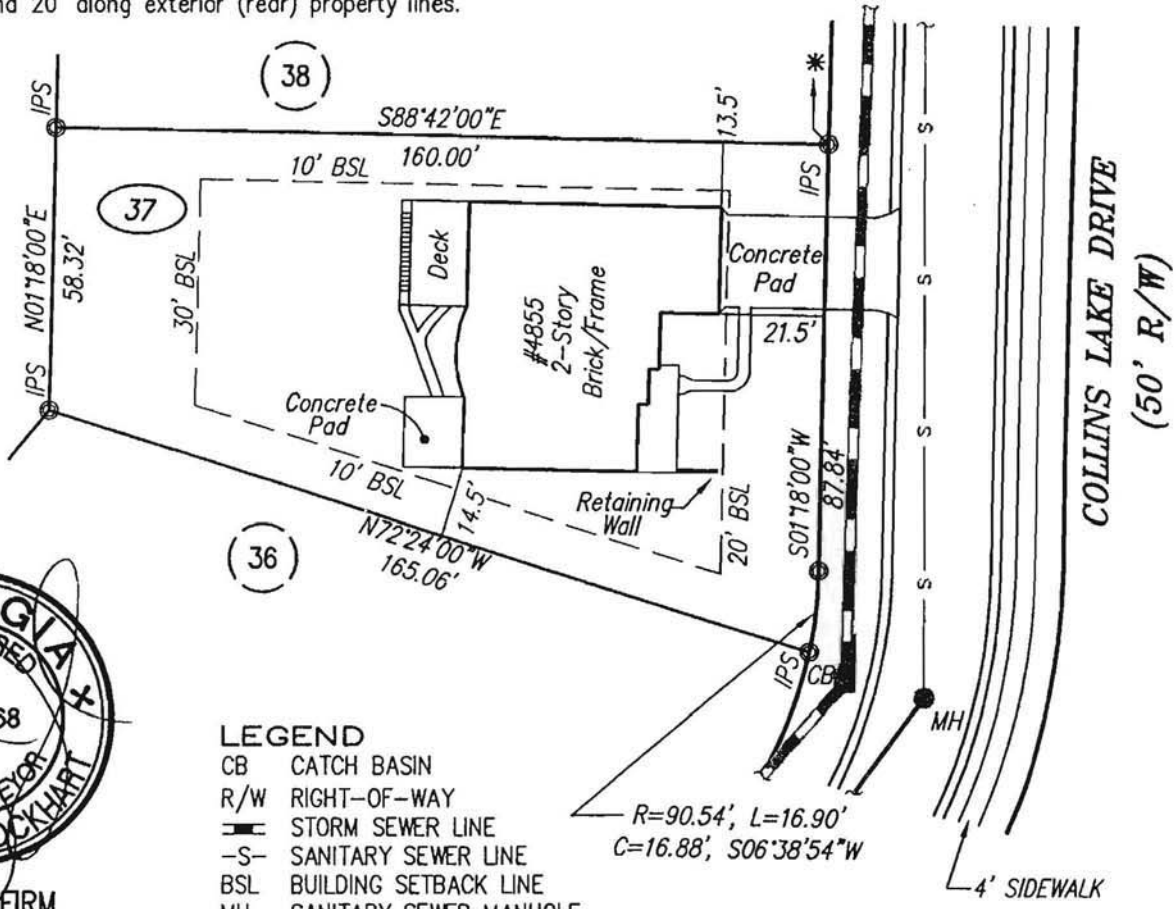
FLOOD HAZARD NOTE:
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE
AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF
COBB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13067C0085 F AND 130670070 F,
DATED AUGUST 18, 1992.

The field data upon which this map or plat is based has a closure
precision of (1) foot in 10,000+ feet and an angular error of
2 seconds per angle point, and was adjusted using compass rule.

Notes:

1. This survey was authorized by Pulte Home Corporation.
2. This survey is not valid unless seal is signed in black ink.
3. Primary structure(s) located on 11-09-06.
4. Driveways, decks, fences, etc. located on 11-09-09.
5. Total calculated area of this lot is 13,064 square feet,
0.30 acres.
6. All matters of title are excepted. This plat is subject to
all legal easements and right of ways, either public or
private.
7. No permanent structures shall be constructed within 10'
of a permanent water or sewer easement on front or
rear setbacks or within 2' on side setbacks.
8. All lots are to have a reserve strip for drainage control,
5' either side of side property lines, 10' either side of rear
property lines, and 20' along exterior (rear) property lines.

* 457.31' ALONG THE R/W TO THE R/W OF
COLLINS LAKE WAY (50' R/W)
IF EXTENDED TO FORM AN ANGLE POINT.



FOR THE FIRM
TRAMS PRUITT & ASSOC., INC.

- LEGEND
- CB CATCH BASIN
 - R/W RIGHT-OF-WAY
 - S— STORM SEWER LINE
 - S- SANITARY SEWER LINE
 - BSL BUILDING SETBACK LINE
 - MH SANITARY SEWER MANHOLE
 - IPS 1/2" IRON PIN SET (FUTURE)

Travis Pruitt
&
Associates, Inc.

4317 Park Drive - Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

Contact Person:
Jalane Rolader

LOAN PLAT FOR
4855 COLLINS LAKE ROAD

COLLINS LAKE SUBDIVISION
LOT 37

LAND LOT 185 - 17TH DISTRICT - 2ND SECTION,
COBB COUNTY, GEORGIA

DATE: NOVEMBER 20, 2006
SCALE: 1" = 40'
CN: L-37-PL
JN: 1-05-0612
FN: PULTE
DRAWN BY: OCM
Sheet No. 1 of 1

APPLICANT: Karen Stewart
770-948-4852

REPRESENTATIVE: Karen Stewart
770-948-4852

TITLEHOLDER: Jeremy R. Stewart and Karen M. Stewart

PROPERTY LOCATION: West side of Collins Lake Drive, north
of Fontaine Road
(4855 Collins Lake Drive).

ACCESS TO PROPERTY: Collins Lake Drive

PHYSICAL CHARACTERISTICS TO SITE: Two (2) story house

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-15 OSC/Collins Lake Subdivision
- SOUTH:** R-15 OSC/Collins Lake Subdivision
- EAST:** R-15 OSC/Collins Lake Subdivision
- WEST:** R-15 OSC/Collins Lake 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:

PETITION NO: LUP-26

HEARING DATE (PC): 12-04-12

HEARING DATE (BOC): 12-18-12

PRESENT ZONING: R-15/OSC

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Cottage Food Business

SIZE OF TRACT: 0.30 acre

DISTRICT: 17

LAND LOT(S): 185

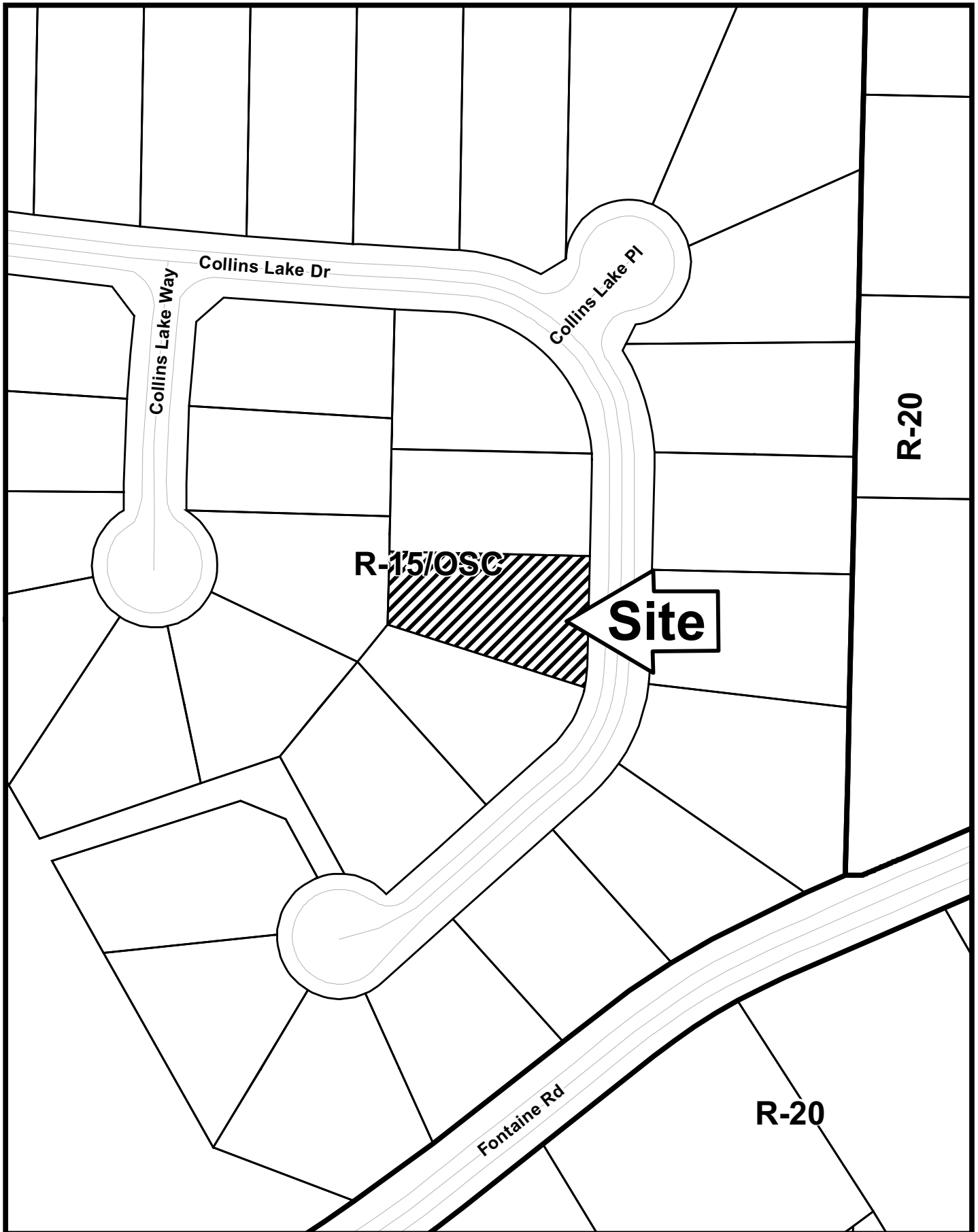
PARCEL(S): 42

TAXES: PAID X **DUE**

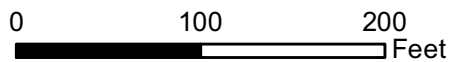
COMMISSION DISTRICT: 4





LUP-26



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Karen Stewart

PETITION NO.: LUP-26

PRESENT ZONING: R-15/OSC

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a Temporary Land Use Permit (LUP) in order to operate a “cottage food business” from her home. Recently licensed by the Georgia Department of Agriculture for the retail sale of home produced food, the applicant is now attempting to acquire the necessary County approval. The applicant has indicated that only she will operate the business from the home in which she lives with hours Monday through Saturday 8 a.m. to 5 p.m. It is estimated that two (2) customers will visit the home per week on average. No signs are proposed to be erected and no deliveries to the home are anticipated.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments.

TRAFFIC COMMENTS:

Recommend no parking on the right-of-way.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

FIRE COMMENTS:

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal’s Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: Karen Stewart

PETITION NO.: LUP-26

PRESENT ZONING: R-15/OSC

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comment.

STAFF RECOMMENDATIONS

LUP-26 KAREN STEWART

The applicant is requesting a Temporary Land Use Permit (LUP) in order to operate a “cottage food business” from her home. Operating Monday through Saturday 8 a.m. to 5 p.m., she anticipates only a couple of customers per week. Adequate parking is available in the home’s driveway. Neither signs nor deliveries are anticipated. The applicant has received her Cottage Food License from the Georgia Department of Agriculture and has supplied a petition of support from adjacent neighbors. Based on the above analysis, staff recommends APPROVAL for 24 months of the applicant’s request.

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.

**CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNER
TO ACCOMPANY APPLICATION FOR LAND USE PERMIT**

LUP-26 (2012)
Exhibit "A"

By signature, it is hereby acknowledged that I give my consent/or have no objection that Karen Stewart
_____ intends to make an application for a Land Use Permit for the purpose of
Cottage Food Business on the premises described in the application.



Signature	Printed name	Address
1. <u>Sunny Roesel</u>	<u>Sunny Roesel</u>	<u>4865 Collins Lake Dr</u>
2. <u>Sina Pelleymounter</u>	<u>Sina Pelleymounter</u>	<u>4845 Collins Lake Dr</u>
3. <u>Tammy Williams</u>	<u>Tammy Williams</u>	<u>5003 Collins Lake Way</u>
4.		
5.		
6.		
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19.		
20.		



Application #: LUP-26

PC Hearing Date: 12-4-12

BOC Hearing Date: 12-18-12

TEMPORARY LAND USE PERMIT WORKSHEET



1. Type of business? Cottage food operation
2. Number of employees? 1 (self)
3. Days of operation? Monday - Saturday
4. Hours of operation? 8a-5p
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 2
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): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 0
9. Deliveries? No ; Yes _____ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
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: 5 years
13. Any additional information? (Please attach additional information if needed):

Applicant signature: Karen Stewart Date: 9/27/12

Applicant name (printed): Karen Stewart