

PLAT OF SURVEY FOR

LUP-13
(2013)

LOT: 3 BLOCK "H" JOHNSON WOODS S/D UNIT 5

LAND LOT 705 19TH DISTRICT 2ND SECTION

PB 35 PG 76 COBB COUNTY, GEORGIA

DATE: 2-22-13

SCALE: 1" = 50'

DENISE DOBSON

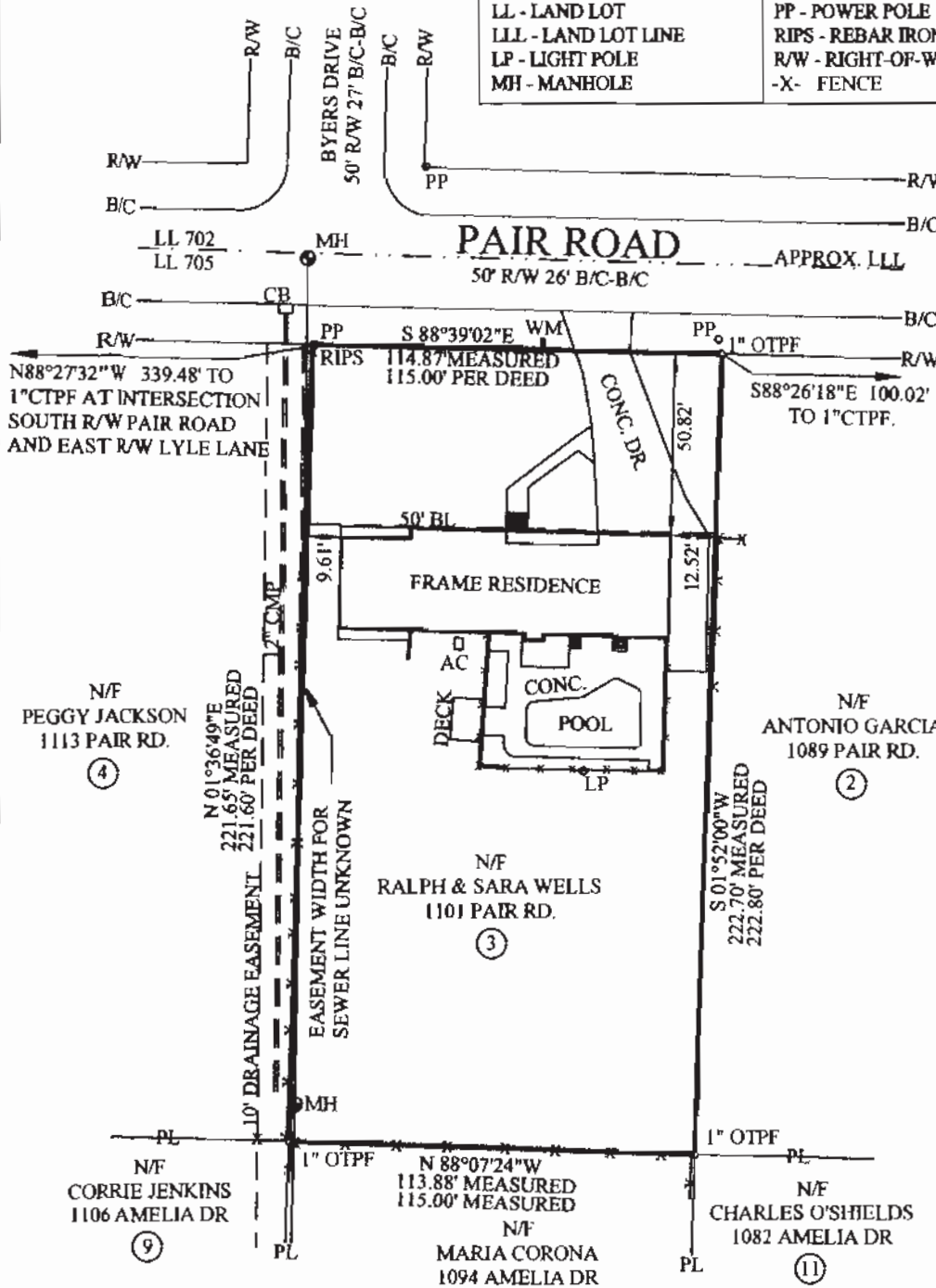
TRACT AREA = 0.583 ACRES

LEGEND

AC - AIR CONDITIONER PAD	N/F - NOW OR FORMERLY
B/C - BACK OF CURB	OTPF - OPEN TOP PIN FOUND
CB - CATCH BASIN	PB - PLAT BOOK
CONC. - CONCRETE	PG - PAGE
CTPF - CRIMP TOP PIN FOUND	PL - PROPERTY LINE
LL - LAND LOT	PP - POWER POLE
LLL - LAND LOT LINE	RIPS - REBAR IRON PIN SET
LP - LIGHT POLE	R/W - RIGHT-OF-WAY
MH - MANHOLE	-X- FENCE



ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, BASED ON A SINGLE MAGNETIC OBSERVATION



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,748 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE AND WAS ADJUSTED BY CRANDALL'S METHOD.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 85,266 FEET.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE ON THE SURFACE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

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 THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13067C0114 G DATED 12-16-08 THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

INSTRUMENT USED TOPCON GPT-3005W
FIELD WORK PERFORMED: 2-20-13



THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENT AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.



PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
 PLANNING - ENGINEERING - LAND SURVEYING
 3982 AUSTELL-POWDER SPRINGS ROAD - POWDER SPRINGS, GEORGIA 30127
 Ph. (770) 435-2576 - Fax (770) 943-6912

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 LAW.

COMP.
JOB.
2013006

APPLICANT: Sarah C. Wells
770-432-3557

REPRESENTATIVE: Denise Dobson
404-731-2035

TITLEHOLDER: Ralph O. Wells and Sarah C. Wells

PROPERTY LOCATION: South side of Pair Road, across from
Byers Drive
(1101 Pair Road).

ACCESS TO PROPERTY: Pair Road

PHYSICAL CHARACTERISTICS TO SITE: One (1) story frame
residence

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/Milford Subdivision
- SOUTH:** R-20/Johnson Woods Subdivision
- EAST:** R-20/Johnson Woods Subdivision
- WEST:** R-20/Johnson Woods Subdivision

PETITION NO: LUP-13

HEARING DATE (PC): 05-07-13

HEARING DATE (BOC): 05-21-13

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow More Adults
and More Vehicles than County Code Permits

SIZE OF TRACT: 0.583 acre

DISTRICT: 19

LAND LOT(S): 705

PARCEL(S): 35

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

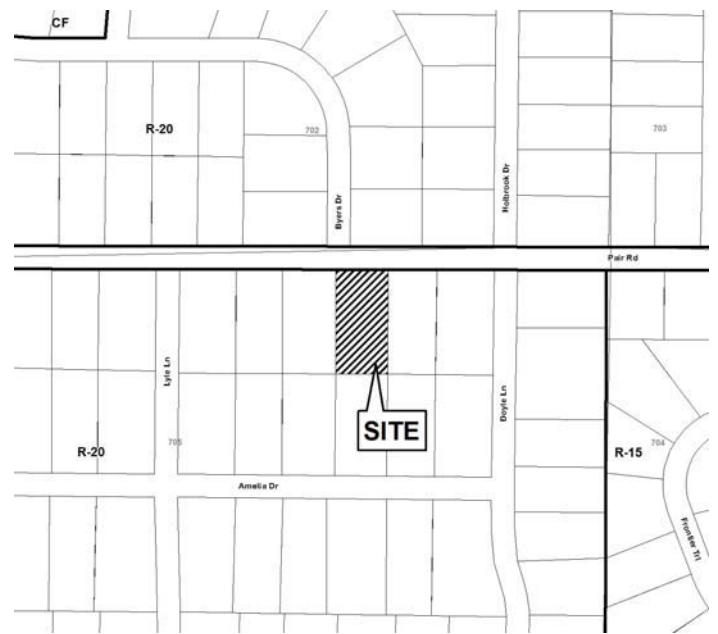
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

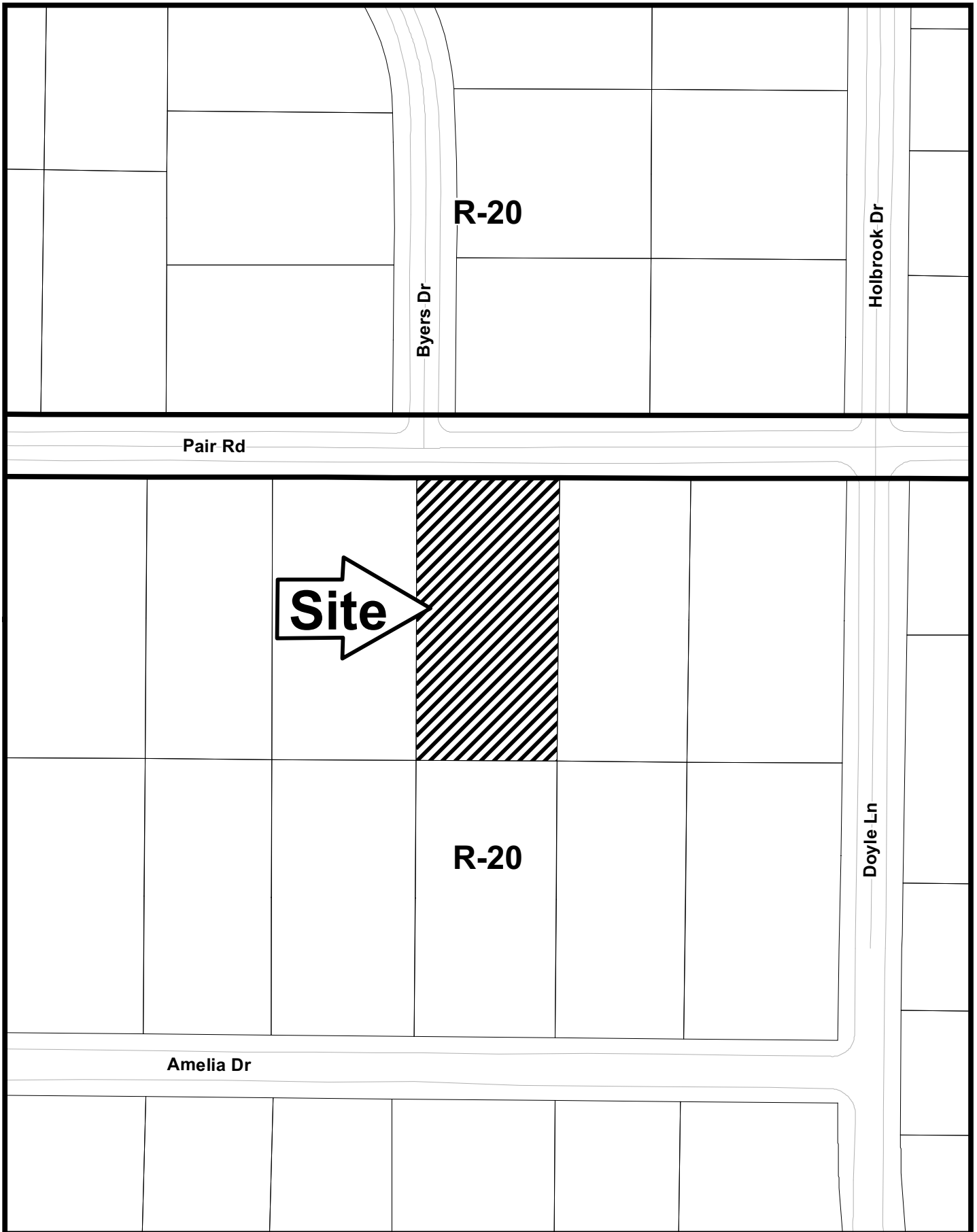
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

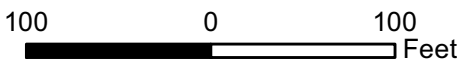
STIPULATIONS:





LUP-13



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Sarah C. Wells

PETITION NO.: LUP-13

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a Temporary Land Use Permit (LUP) in order to be allowed seven (7) related adults to live in a single-family residence. Per the County Code, only one (1) person is allowed per 390 square feet of living area as documented by the tax records. In this instance, there is a total recorded square footage of 1,444 square feet in the house which would allow no more than three (3) persons to be living in the home. Also, this same rule applies to the number of vehicles allowed at a residence. Currently, the applicant has a total of five (5) vehicles (two (2) more than the allowed three (3) based on the square footage of the house). The applicant is requesting approval for 24 months.

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:

No comments for this request, however, not to be used for a group home or personnel care home, without Fire Department approval. If there are four or more unrelated occupants, the structure must meet NFPA 101 Occupancy requirements.

APPLICANT: Sarah C. Wells

PETITION NO.: LUP-13

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-13 SARAH C. WELLS

The applicant is requesting a Temporary Land Use Permit (LUP) in order to be allowed seven (7) related adults as well as five (5) vehicles at the residence. In both instances, the County Code would allow only three (3) people and three (3) vehicles based on the total square footage of the house recorded in the tax records (one (1) person/vehicle per 390 square feet of floor area). The area is located within an LDR low density residential future land use area on the *Cobb County Comprehensive Plan*. Based on the above analysis and a strict interpretation of the Code, Staff recommends **DENIAL** 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.

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Application #: LUP-13
PC Hearing Date: 5/17/13
BOC Hearing Date: 5/21/13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? NA
2. Number of employees? NA
3. Days of operation? NA
4. Hours of operation? NA
5. Number of clients, customers, or sales persons coming to the house per day? NA ; Per week? NA
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): NA
7. Signs? No: NA ; 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.): 1 car 2 vans 1 truck and 1 SUV - Total of 5 vehicles
9. Deliveries? No NA ; Yes NA (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: 24 months
13. Any additional information? (Please attach additional information if needed):

Applicant signature: Sarah C. Wells Date: 2-21-2013

Applicant name (printed): Sarah C. Wells