

**LUP-33
(2015)**

PRECISION NOTE

THE FIELD DATA DATED 7-25-2015
UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 15,582 FEET AND AN
ANGULAR ERROR OF 3 SECONDS PER ANGLE.
THE CLOSING DISTANCE WAS 0.02 FEET.
AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT
IN 999,999 FEET. TOPCON GTS-3005 USED FOR
ANGULAR AND LINEAR MEASUREMENTS

FLOOD NOTE:

THIS PROPERTY IS NOT IN A FEMA FLOOD AREA AS
SHOWN ON FIRM PANEL FOR COBB COUNTY
13067C00446, DATED 12/16/2008

TECHNICAL STANDARDS

THIS SURVEY WAS PREPARED IN CONFORMITY WITH
THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS
IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE
BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION
FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS
AND AS SET FORTH IN THE GEORGIA PLAT ACT
O.C.G.A. 15-6-67.

LEGEND

- CO - SEWER CLEAN OUT
- DI - DROP INLET
- DB, PG - DEED BOOK, PAGE
- E- - ELECTRIC LINE
- EP - EDGE OF PAVEMENT
- FH - FIRE HYDRANT
- GW - GUY WIRE
- IF - IRON FENCE
- IPF - IRON PIN FOUND (1/2" RB)
- IPS - IRON PIN SET (1/2" RB)
- LL - LAND LOT
- LLL - LAND LOT LINE
- LP - LIGHT POLE
- MH - SANITARY SEWER MANHOLE
- N/F - NOW OR FORMERLY
- OTP - OPEN TOP PIPE
- PL - PROPERTY LINE
- POB - POINT OF BEGINNING
- RCP - REINFORCED CONCRETE PIPE
- RW - RIGHT OF WAY
- UP - UTILITY POLE
- UGU - UNDERGROUND UTILITY
- WF - WOOD FENCE
- WNF - WELDED WIRE FENCE
- WM - WATER METER
- WV - WATER VALVE

SYMBOLS

- Q FIRE HYDRANT
- UTILITY POLE
- ⊙ SEWER MANHOLE
- WATER METER
- ⊥ WATER VALVE
- ⊙ UNDERGROUND UTILITY
- ⊠ AIR CONDITIONER
- ⊠ GAS METER
- ⊠ LIGHT POLE
- ⊥ GUY WIRE



REFERENCES

CLERK OF SUPERIOR COURT FOR COBB COUNTY
DEED BOOK 14578, PAGE 4823
PLAT BOOK 23, PAGE 185

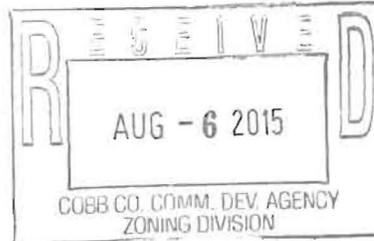
SURVEYORS NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF
A CURRENT TITLE COMMITMENT POLICY; THEREFORE
EXCEPTION IS MADE HEREIN TO ANY EASEMENTS,
RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF
RECORD WHICH MAY EXIST UTILITIES ARE VISIBLE AND
ABOVE GROUND. NO SUBSURFACE INVESTIGATION WAS
PERFORMED. STRUCTURES ARE MEASURED TO THE BUILDING
WALL. VERTICAL DATUM IS NAVD 1988

THIRD PARTY DISCLAIMER

THIS PLAT IS FOR THE EXCLUSIVE USE OF
COURTNEY HUGHS USE BY THIRD PARTIES IS
AT THEIR OWN RISK

GRAPHIC SCALE 1"=30'
SHEET SIZE 11X17



SHEET 1 OF 1
DATE: 7-25-2015
JOB#BRACKETT922
DRAWN BY BAC

AS-BUILT SURVEY FOR
Courtney Hughs
BEING
992 Brackett Rd, Marietta, GA 30068
LOCATED IN
LAND LOT 492, DISTRICT 16, SECTION 2
COBB COUNTY, GEORGIA

Compass Surveying, Inc.
9337 Meadow Gate Lane
Jonesboro, Georgia 30236
Tel 404-550-9512
BCaldwell@compasssurveying.com
Survey Firm LSF001073

GEORGIA REGISTERED
Brian Caldwell
No. 2956
LAND SURVEYOR
BRIAN A CALDWELL

APPLICANT: Courtney Hughes

PETITION NO.: LUP-33

PHONE#: (770) 655-8915 **EMAIL:** clane513@yahoo.com

HEARING DATE (PC): 10-06-15

REPRESENTATIVE: Courtney Hughes

HEARING DATE (BOC): 10-20-15

PHONE#: (770) 655-8915 **EMAIL:** clane513@yahoo.com

PRESENT ZONING: R-20

TITLEHOLDER: Luther Jackson Giesler and Debbie M. Giesler

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: South side of Brackett Road, across from Skyview Lane (992 Brackett Road)

PROPOSED USE: Daycare

ACCESS TO PROPERTY: Brackett Road

SIZE OF TRACT: 0.458 acres

PHYSICAL CHARACTERISTICS TO SITE: Single Family Ranch Home

DISTRICT: 16

LAND LOT(S): 492

PARCEL(S): 28

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Skyview Subdivision
- SOUTH:** R-20/Shaw Park
- EAST:** R-20/ Single Family Home
- WEST:** R-20/ Single Family Home

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

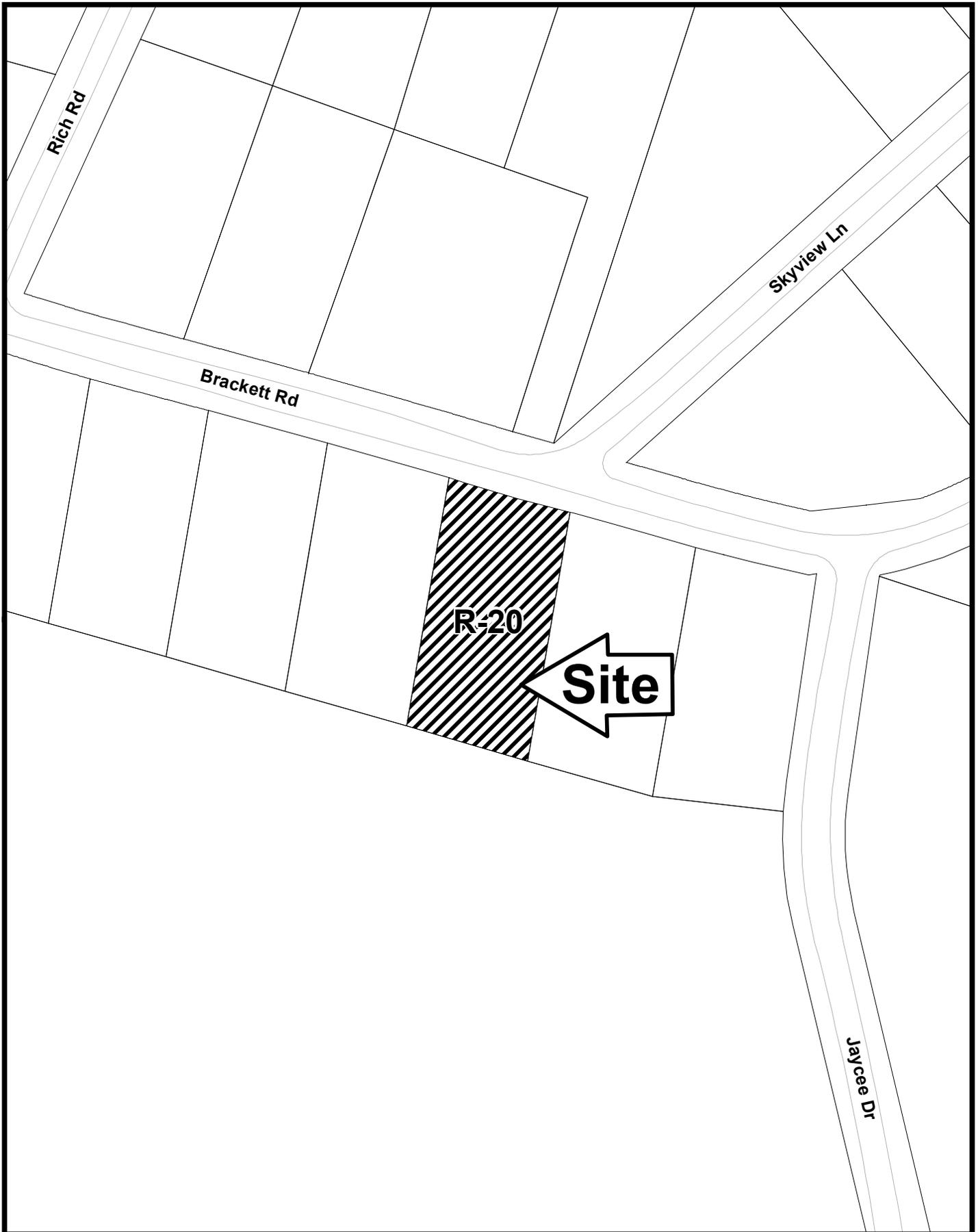
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

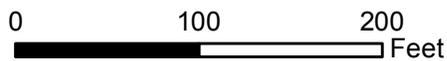
STIPULATIONS:



LUP-33



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Courtney Hughes

PETITION NO.: LUP-33

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is requesting a Temporary Land Use Permit to allow an in home day care for up to 18 children. The code allows a maximum of six children and shall not create a nuisance to adjacent property owners. The code also states there shall not be any employees and off street parking must be provided. The applicant is requesting to operate Monday through Friday from 6:30 am to 6:30 pm. There will be 4 employees including the applicant. The applicant will live in the home, and intends to use driveway for pick up and drop off. There will not be any deliveries or any outdoor storage. The applicant is requesting two 24x12 signs, one posted at the end of the driveway and one on the wall of the house. The applicant has been operating a daycare with 6 children for the past 6 months. Applicant is requesting approval for 24 months.

Historic Preservation: No comment.

Cemetery Preservation:

There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission’s Inventory Listing which is located in this, or adjacent land lot.

WATER & SEWER COMMENTS: No comment.

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:

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

APPLICANT: Courtney Hughes

PETITION NO.: LUP-33

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-33 COURTNEY HUGHES

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in italics, with the Staff analysis following in bold.

- (1) *Safety, health, welfare and moral concerns involving the surrounding neighborhood.*
This property could impact the safety, health and welfare of the surrounding area by not having adequate parking.
- (2) *Parking and traffic considerations.*
The property has a driveway designed for single family dwelling.
- (3) *Number of nonrelated employees.*
Applicant is requesting 3 non related employees.
- (4) *Number of commercial and business deliveries.*
The applicant does not intend to have any business related deliveries.
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*
The single family residential nature of neighborhoods in the County could be harmed by disruptions from increased of traffic in the area.
- (6) *Compatibility of the business use to the neighborhood.*
The inherent natures of most businesses are incompatible with neighborhoods.
- (7) *Hours of operation.*
6:30 AM to 6:30 PM
- (8) *Existing business uses in the vicinity.*
Although all the nearby property is zoned residential, there is a park contiguous to the south side of the property.
- (9) *Effect on property values of surrounding property.*
Multiple cars on the property starts to erode the low intensity character of a residential neighborhood and could have a negative effect on property values.
- (10) *Circumstances surrounding neighborhood complaints.*
There have been no complaints.
- (11) *Intensity of the proposed business use.*
The use intensity would increase in the morning and afternoon.

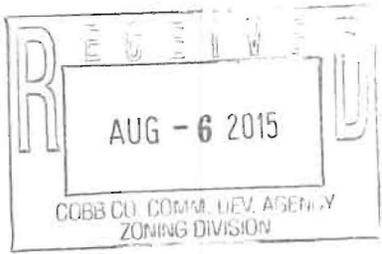
LUP-33 COURTNEY HUGHES (Continued)

(12)Location of the use within the neighborhood.

The property is not located in a platted subdivision; however platted subdivisions are to the north and west of the property.

Based on the above analysis and a strict interpretation of the Code, Staff recommends **DENIAL** of the application.

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.



Application #: LWP-33
PC Hearing Date: 10-6-15
BOC Hearing Date: 10-20-15

TEMPORARY LAND USE PERMIT WORKSHEET (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Group daycare home
2. Number of employees? 4
3. Days of operation? Monday - Friday
4. Hours of operation? 6:30 am - 6:30 pm
5. Number of clients, customers, or sales persons coming to the house per day? 18 ; Per week? 90
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): 2 signs 24 in H x 12 in W one at the end of the driveway posted in the ground and one by the entrance door posted on wall of the house
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 (24 months maximum): 24 months
13. Is this application a result of a Code Enforcement action? No ; Yes _____ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed): _____

Applicant signature: [Signature] Date: 6/11/15

Applicant name (printed): Courtney Hughes

Proposed Site Improvements:

- finishing the basement
- building laundry room upstairs
- removing 15 pine trees from backyard

