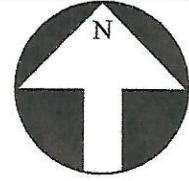


# DENISE DOBSON

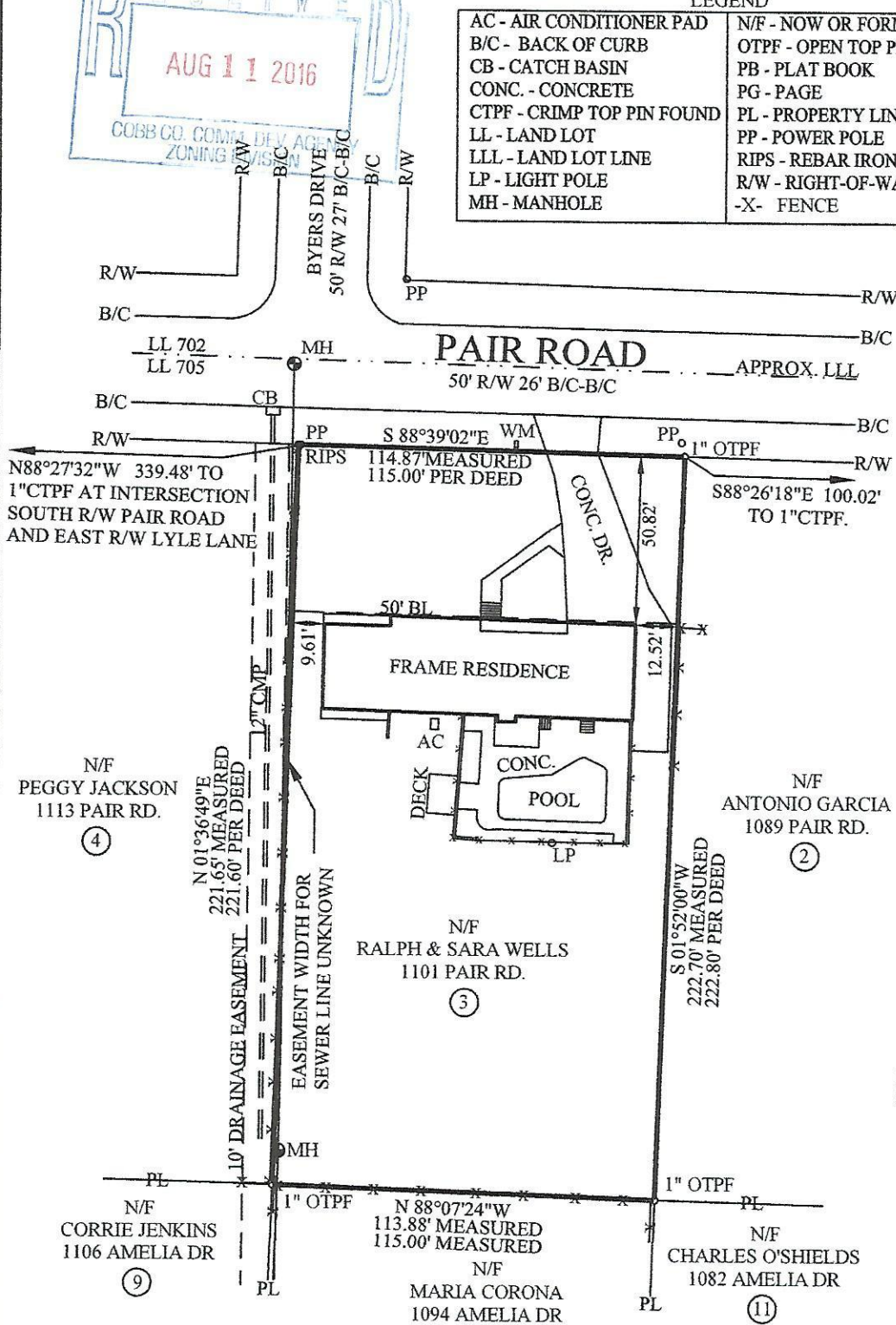
TRACT AREA= 0.583 ACRES

### 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.

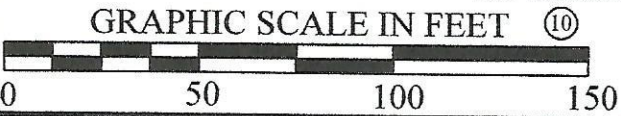
THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 85,266 FEET.

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.

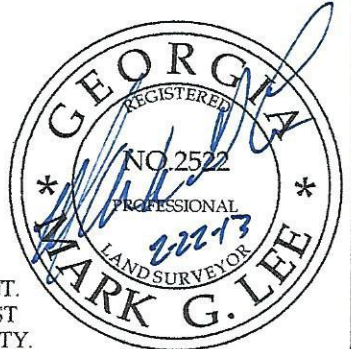
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

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 Wells  
**PHONE#** 770-432-3337 **EMAIL:** NOT GIVEN  
**REPRESENTATIVE:** Sarah Wells  
**PHONE#** 770-432-3337 **EMAIL:** NOT GIVEN  
**TITLEHOLDER:** Ralph O. Wells and Sarah C. Wells

**PETITION NO:** LUP-34  
**HEARING DATE (PC):** 11-01-16  
**HEARING DATE (BOC):** 11-15-16  
**PRESENT ZONING:** R-20

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

**PROPOSED ZONING:** Land Use Permit  
(Renewal)

**ACCESS TO PROPERTY:** Pair Road

**PROPOSED USE:** Allow More Related Adults  
than Permitted by Code

**PHYSICAL CHARACTERISTICS TO SITE:** Existing one story  
frame residence

**SIZE OF TRACT:** .583 acre(s)  
**DISTRICT:** 19  
**LAND LOT(S):** 705  
**PARCEL(S):** 35  
**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4

**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

*Adjacent Future Land Use:*

North: Low Density Residential (LDR)  
 East: Low Density Residential (LDR)  
 South: Low Density Residential (LDR)  
 West: Low Density Residential (LDR)

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

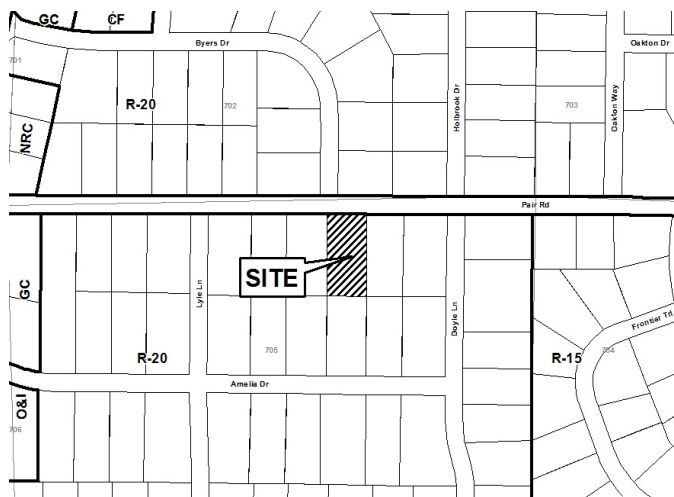
**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

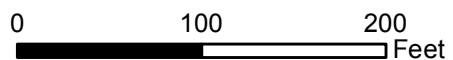
**STIPULATIONS:**





# LUP-34-2016 GIS



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 Wells

**PETITION NO.:** LUP-34

**PRESENT ZONING:** R-20

**PETITION FOR:** LUP

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Kim Wakefield

Applicant is requesting a renewal of a Temporary Land Use Permit (LUP) for the purpose of allowing five related adults to live in a single-family residence. Per the County code, one adult occupant is allowed per 390 square feet of living building square footage as documented by the Cobb County Tax Assessor. In this instance, there is a total of 1,924 square feet in the house which would allow no more than four related adults. This is a renewal of LUP-22 approved August 19, 2014, allowing a maximum of seven adults and an increase of five vehicles. The applicant has reduced the number of related adults and vehicles; therefore only needing approval for the number of related adults.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

No comments. Property served by public water and sewer.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend no parking on the right-of-way.

\*\*\*\*\*

**APPLICANT:** Sarah Wells

**PETITION NO.:** LUP-34

\*\*\*\*\*

**FIRE COMMENTS:**

GROUP HOME: More than 3 (4 or more) unrelated occupants within a single dwelling unit must comply with the Life Safety Code for the applicable occupancy classification. This may include implementation of a fire alarm and/or sprinkler system.

**APPLICANT: Sarah C. Wells**

**PETITION NO.: LUP-34**

**PRESENT ZONING: R-20**

**PETITION FOR: LUP**

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS**

No comment (Renewal).

## STAFF RECOMMENDATIONS

LUP-34 SARAH WELLS

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 request should not affect the safety, health or welfare of the surrounding properties.**
- (2) *Parking and traffic considerations.*  
**Applicant indicates vehicles will be parked in the garage and driveway.**
- (3) *Number of nonrelated employees.*  
**N/A**
- (4) *Number of commercial and business deliveries.*  
**N/A**
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*  
**N/A**
- (6) *Compatibility of the business use to the neighborhood.*  
**N/A**
- (7) *Hours of operation.*  
**N/A**
- (8) *Existing business uses in the vicinity.*  
**N/A**
- (9) *Effect on property values of surrounding property.*  
**Staff does not think there will be a negative effect on the property values.**
- (10) *Circumstances surrounding neighborhood complaints.*  
**The original request for the Temporary Land Use Permit (LUP) in 2013 was due to a complaint filed with the Code Enforcement Division. However, there have not been any complaints filed since the approval of the original LUP.**
- (11) *Intensity of the proposed business use.*  
**N/A**
- (12) *Location of the use within the neighborhood.*  
**This property is located within a platted subdivision and is surrounded by residential uses.**

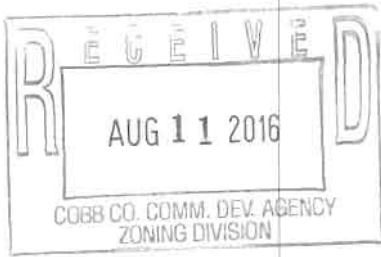
**LUP-34      SARAH WELLS (Continued)**

Based on the above analysis, Staff recommends **APPROVAL** for 24 months of the application subject to:

1. Maximum of five related adults;
2. No on-street parking;
3. No outside storage around the building; and
4. No commercial activity or yard sales (except as allowed by Code).

**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 #: LUP-34  
PC Hearing Date: 11-1-16  
BOC Hearing Date: 11-15-16

### TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

1. Number of unrelated adults in the house? 0
2. Number of related adults in the house? 5
3. Number of vehicles at the house? 3
4. Where do the residents park?  
Driveway: 2 cars ; Street: \_\_\_\_\_ ; Garage: 1 car
5. Does the property owner live in the house? Yes  ; No \_\_\_\_\_
6. Any outdoor storage? No  ; Yes \_\_\_\_\_ (If yes, please state what is kept outside): \_\_\_\_\_
7. Length of time requested (24 months maximum): 24
8. 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).
9. Any additional information? (Please attach additional information if needed):  
\_\_\_\_\_  
\_\_\_\_\_

Applicant signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant name (printed): \_\_\_\_\_

---

**ZONING STAFF USE ONLY BELOW THIS LINE**

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Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 1,924 sq ft

Number of related adults proposed: 5 Number permitted by code: 4

Number of unrelated adults proposed: 0 Number permitted by code: 1

Number of vehicles proposed: 3 Number permitted by code: 4

Number of vehicles proposed to be parked outside: 2 Number of vehicles permitted 3  
*outside*