

48

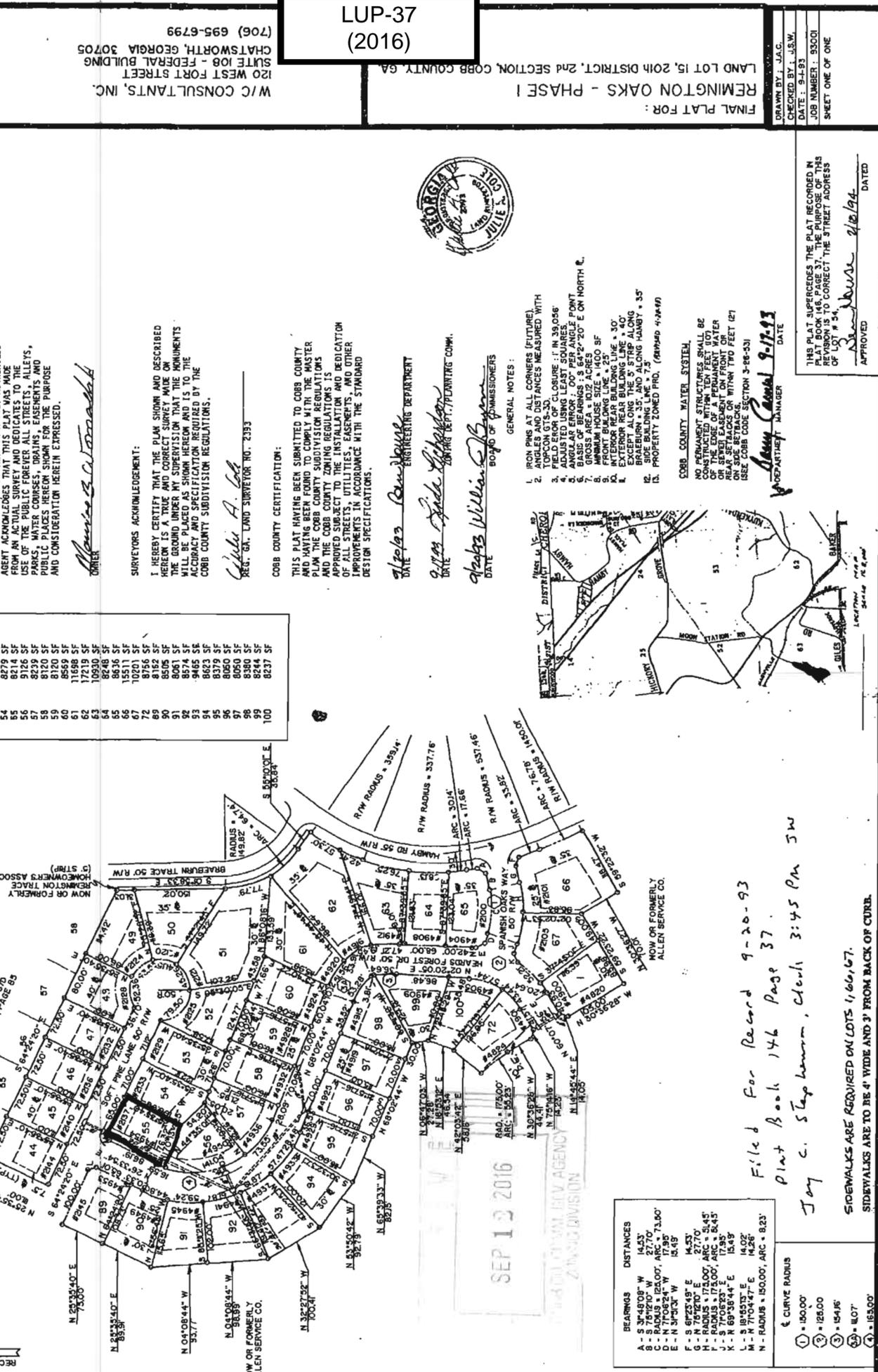
SCALE: 1" = 100'

RECORD

SEP 13 2016

DEPARTMENT OF TRANSPORTATION
DIVISION

SEP 13 2016



REVISED 1-2-10-94;
ADDRESS OF LOT 54;
CALL ON LOT 99

THIS PLAT PLACED ON RECORD IN PLAT BOOK 146
PAGE 9 D ON 2-18-94 1994 TIME 1:35 PM
CLERK OF SUPERIOR COURT OF COBB COUNTY, GEORGIA

OWNER'S ACKNOWLEDGEMENT:
THE OWNER OF THE LAND SHOWN ON THIS PLAT
AND WHO IN PERSON OR THROUGH A DULY AUTHORIZED
AGENT ACKNOWLEDGES THAT THIS PLAT WAS MADE
FROM AN ACTUAL SURVEY AND DEDICATES TO THE
PUBLIC FOREVER ALL STREETS, ALLEYS,
PARKS, UTILITIES, EASEMENTS AND
PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE
AND CONSIDERATION HEREIN EXPRESSED.

SURVEYORS ACKNOWLEDGEMENT:
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED
HEREON IS A TRUE AND CORRECT SURVEY MADE ON
THE GROUND UNDER MY SUPERVISION THAT THE MONUMENTS
WILL BE PLACED AS SHOWN HEREON AND IS TO THE
ACCURACY AND SPECIFICATION REQUIRED BY THE
COBB COUNTY SUBDIVISION REGULATIONS.

W/C CONSULTANTS, INC.
120 WEST FORT STREET
CHATSWORTH, GEORGIA 30705
(706) 695-6799

LUP-37
(2016)

REMINGTON OAKS - PHASE I
LAND LOT 15, 2016 DISTRICT, 2ND SECTION, COBB COUNTY, GA

DRAWN BY: J.A.C.
CHECKED BY: J.S.W.
DATE: 9-1-93
JOB NUMBER: 93001
SHEET ONE OF ONE

APPROVED
DATE 9/12/94

DEPARTMENT MANAGER
DATE 9-12-93

THIS PLAT SUPERCEDES THE PLAT RECORDED IN
PLAT BOOK 146 PAGE 37
REVISION IS TO CORRECT THE STREET ADDRESS
OF LOT # 54.

APPROVED

COBB COUNTY WATER SYSTEM
NO PERMANENT STRUCTURES SHALL BE
CONSTRUCTED OR PLACED AT THE
OR THE EDGE OF A PERMANENT WATER
OR SEWER EASEMENT ON FRONT OR
SIDE OF LOT WITHIN TWO FEET (2')
ON SIDE SETBACK.
SEE COBB CODE SECTION 3-26-531

GENERAL NOTES:
1. IRON PINS AT ALL CORNERS (FUTURE)
2. TOPCON GTS-30.
3. FIELD ERROR OF CLOSURE: 1 IN 39,056
4. ADJUSTED USING LEAST SQUARES
5. BEARING AND DISTANCES MEASURED FROM
6. BASIS OF BEARINGS: S 64°22'20" E ON NORTH R.
7. GROSS AREA = 1012 ACRES
8. MINIMUM HOUSE SIZE = 1400 SF
9. INTERIOR REAR BUILDING LINE = 30'
10. EXCEPT ALONG THE 5' STRIP ALONG
11. SIDE BUILDING LINE = 7.5' (LONG HANGAR) = 35'
12. PROPERTY ZONED PRD. (RMP#40 4-24-90)

COBB COUNTY CERTIFICATION:
THIS PLAT HAVING BEEN SUBMITTED TO COBB COUNTY
AND HAVING BEEN FOUND TO COMPLY WITH THE MASTER
PLAN THE COBB COUNTY SUBDIVISION REGULATIONS
AND THE COBB COUNTY ZONING REGULATIONS IS
APPROVED FOR RECORD. THE COBB COUNTY BOARD OF
OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER
IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD
DESIGN SPECIFICATIONS.

DATE 9/12/94
DATE 9/12/94
DATE 9/12/94

AREA
1 8986 SF
44 8047 SF
45 8047 SF
46 8047 SF
47 8112 SF
48 8242 SF
49 8242 SF
50 11300 SF
51 18042 SF
52 9664 SF
53 8523 SF
54 8279 SF
55 9118 SF
56 8219 SF
57 8219 SF
58 8120 SF
59 8569 SF
60 8569 SF
61 11698 SF
62 17219 SF
63 10930 SF
64 8248 SF
65 8236 SF
66 10701 SF
67 10701 SF
68 8156 SF
69 8156 SF
70 8505 SF
71 8061 SF
72 8574 SF
73 9465 SF
74 8623 SF
75 8279 SF
76 8050 SF
77 8380 SF
78 8244 SF
79 8244 SF
80 8237 SF

FILED FOR RECORD 9-20-93
PLAT BOOK 146 PAGE 37
JAY C. STAPLEMAN, CLERK 3:45 PM JW

SIDEWALKS ARE REQUIRED ON LOTS 1, 66, 67.
SIDEWALKS ARE TO BE 4' WIDE AND 3' FROM BACK OF CURB.

APPLICANT: Karla L. Owens

PETITION NO: LUP-37

PHONE#: (770) 529-1405 EMAIL: karlawens@comcast.net

HEARING DATE (PC): 12-06-16

REPRESENTATIVE: Karla L. Owens

HEARING DATE (BOC): 12-20-16

PHONE#: (770) 529-1405 EMAIL: karlawens@comcast.net

PRESENT ZONING: PRD

TITLEHOLDER: Clyde A. Owens and Karla L. Owens

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: Southeast corner of Soft Pine Lane and
Hearde Forest Drive
(2137 Soft Pine Lane)

PROPOSED USE: Operating an online
craft business from home

ACCESS TO PROPERTY: Hearde Forest Drive

SIZE OF TRACT: 0.188 acres

DISTRICT: 20

PHYSICAL CHARACTERISTICS TO SITE: Single Family Home

LAND LOT(S): 15

PARCEL(S): 339

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: PRD/ Remington Oaks Subdivision
SOUTH: PRD/ Remington Oaks Subdivision
EAST: PRD/ Remington Oaks Subdivision
WEST: PRD/ Remington Oaks Subdivision

Adjacent Future Land Use:

Northeast: Medium Density Residential (MDR)
Southeast: Medium Density Residential (MDR)
Southwest: Medium Density Residential (MDR)
Northwest: Medium Density Residential (MDR)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____
REJECTED _____ SECONDED _____
HELD _____ CARRIED _____

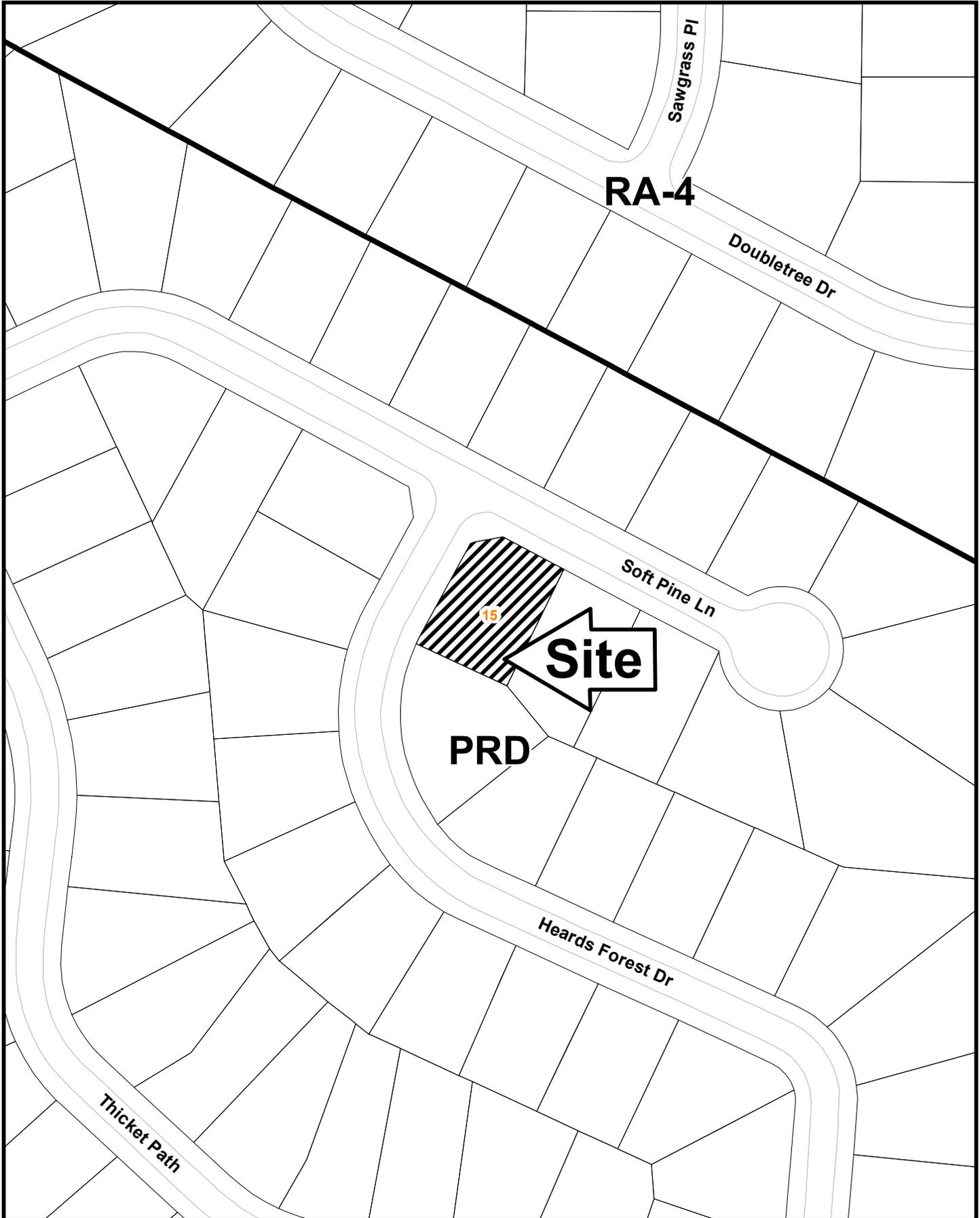
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____
REJECTED _____ SECONDED _____
HELD _____ CARRIED _____

STIPULATIONS:



LUP-37-2016 GIS



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

0 100 200 Feet

City Boundary
Zoning Boundary

APPLICANT: Karla L. Owens

PETITION NO.: LUP-37

PRESENT ZONING: PRD

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is requesting a Temporary Land Use Permit to allow an online craft business from the home. The business is a glass etching business. The glass is etched using a computer and a circuit craft cutter. There will not be any employees or customers coming to the home. The applicant intends to operate Monday through Saturday from 7:00 AM to 8:00 AM and 5:00 PM to 9:00 PM. The applicant will not have any signs, related business vehicles, or outdoor storage. All supplies will be picked up from local merchants and craft stores. The applicant will live in the house. The applicant is requesting approval for 24 months.

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: Karla L Owens

PETITION NO.: LUP-37

FIRE COMMENTS:

NO 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: Karla L. Owens

PETITION NO.: LUP-37

PRESENT ZONING: PRD

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-37 KARLA L. OWENS

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 neighborhood.
- (2) *Parking and traffic considerations.*
This application should not have any effect on traffic in the area.
- (3) *Number of nonrelated employees.*
There will be no outside employees.
- (4) *Number of commercial and business deliveries.*
The applicant stated all supplies will be picked up and dropped off by the applicant.
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*
The single family residential nature of neighborhood in the county could be harmed by disruptions from increased traffic the area.
- (6) *Compatibility of the business use to the neighborhood.*
The fundamental natures of most businesses are incompatible with neighborhoods; however this majority of the business activities for this business are conducted solely within the house.
- (7) *Hours of operation.*
The applicant intends to operate Monday through Saturday from 7:00 AM to 8:00 AM and 5:00 PM to 9:00 PM.
- (8) *Existing business uses in the vicinity.*
There are no known businesses surrounding the property.
- (9) *Effect on property values of surrounding property.*
This application should not effect the property values of the surrounding properties.
- (10) *Circumstances surrounding neighborhood complaints.*
The request is not the result of a complaint of the Code Enforcement Division.
- (11) *Intensity of the proposed business use.*
The proposed use will have little, if any, effect on traffic in the area.

(12)Location of the use within the neighborhood.

The proposal is located in a platted subdivision and surrounded by residential uses.

Based on the above analysis, Staff recommends **APPROVAL**, for 12 months, subject to:

1. No employees;
2. No signs;
3. No Deliveries or pickups;
4. Fire Department comments and recommendations;
5. Department of Transportation comments and recommendations;
6. Water and Sewer Division comments and recommendations;
7. Stormwater Management Division comments and recommendations.

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 #: LVP-37

PC Hearing Date: 12-6-16

BOC Hearing Date: 12-20-16

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

1. Type of business, or request? Online Craft Business from my home - ONLINE SALES ONLY
2. Number of employees? 0
3. Days of operation? Monday - Saturday
4. Hours of operation? 7am - 8am and 5pm - 9pm
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 0
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): At no time will customers ever come to my home for business purposes. Everything is done online.
7. Signs? No: X ; 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 N (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
All supplies is picked up from local craft stores and other local merchants.
10. Does the applicant live in the house? Yes X ; No _____
11. Any outdoor storage? No X ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested (24 months maximum): 24
13. Is this application a result of a Code Enforcement action? No X ; 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):
Please see attachment

Applicant signature: _____

Date: 9-12-16

Applicant name (printed): Karla Lowens

September 6, 2016



Cobb County Planning Commission:

My name is Karla L. Owens and I am looking to obtain a temporary land use permit for the purpose of operating an online craft business from my home.

About the business:

The business is a glass etching business. The types of items that I etch are as follows: Wine glasses, beer mugs, 6 x 6 glass craft blocks, champagne flutes, etc. No more than 12 – 24 pieces of glass are kept on the premises at a time. No signs or advertisement of the business are displayed on the outside of my home or throughout the neighborhood.

The daily process is outlined below:

1. Customer places an order online
2. Glass item to be etched is purchased from the store (hobby lobby, Joann's etc.).
3. Template is created and cut using the computer and the circuit craft cutter
4. Etch the item in my garage which takes roughly 3 min per item
5. Pack it in a box and take it to the post office for shipping.

In reviewing my application I ask that you please consider the following:

1. My online business will not have any employees. I am the owner and operator I work independently.
2. At no point in time will customers ever come to my residence for any business purposes.
3. At no time point in time will I have more than 12 to 24 pieces of glass at my residence at one time.
4. Most work hours for me are from 7am – 8am and from 5pm – 8pm.

Please let me know if you have any additional questions or concerns.

Regards,

Karla L. Owens