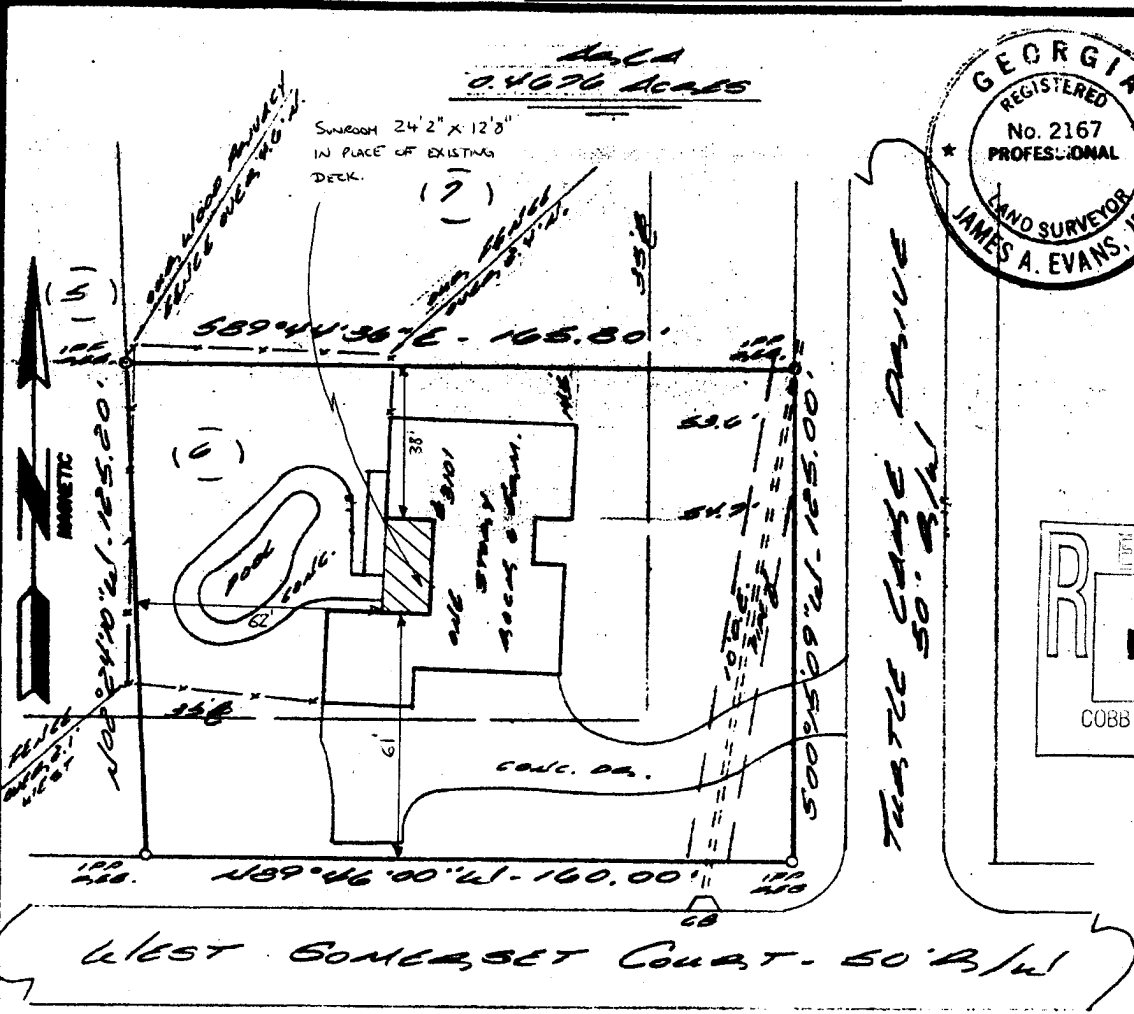
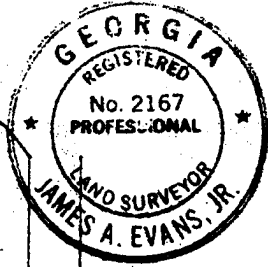


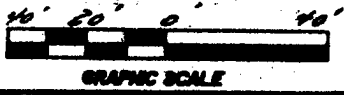
LUP-6  
(2010)



RECORDED  
DEC 27, 2009  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

I HAVE THIS DATE, EXAMINED THE  
FIA OFFICIAL FLOOD HAZARD MAP  
AND FOUND REFERENCED HOUSE (A)  
IN AN AREA MARKED SPECIAL FLOOD HAZARD.

THIS PLAT MAY BE BASED ON A  
RECORDED PLAT FROM IRON PINS  
DEPENDENT ON SAID PLAT FOR  
CLOSURE TO BE IN.



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS  
A CLOSE APPROXIMATION OF ONE PART IN 1000 FEET AND AN  
ANGLE APPROXIMATION OF ONE SECOND OF AN ANGLE. THE DATA WAS  
OBTAINED BY MEANS OF A TOTAL STATION AND WAS  
CHECKED BY MEANS OF A SECOND TOTAL STATION. THE  
DATA WAS CHECKED FOR CLOSURE AND FOUND TO BE ACCURATE  
WITHIN ONE FOOT IN 1000 FEET.

REVISIONS:  
NONE.  
BY SURVEYOR, THIS PLAT IS A CORRECT  
REPRODUCTION OF THE ORIGINAL AND  
THE SURVEYOR IS NOT RESPONSIBLE FOR  
THE ACCURACY OR COMPLETION OF THE  
PLAT.

**J. A. EVANS**  
SURVEYING CO., INC.  
SMYRNA, GEORGIA  
PH. 425-7155

**SURVEY FOR:**  
*James A. Evans, Jr.*  
*and*  
*Marshall Anthony Wilcox*

LOT 6 - Sub. A - 1st & 2nd	REVISIONS
50' B/W	
PLAT NO. 10, 0	
LAND LOT 10	
27 DISTRICT	
COBB COUNTY, GEORGIA	
DATE: 11.26.10 SCALE: 1" = 40'	90690

**APPLICANT:** Martin Ellis Wild and Martha Patricia Wild  
770-920-6022

**REPRESENTATIVE:** Martin Ellis Wild  
770-920-6022

**TITLEHOLDER:** Martin E. Wild and Martha P. Wild

**PROPERTY LOCATION:** Located at the northwest intersection of  
West Somerset Court and Turtle Lake Drive.  
(3101 West Somerset Court)

**ACCESS TO PROPERTY:** Turtle Lake Drive

**PHYSICAL CHARACTERISTICS TO SITE:** Existing house

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/ Somerset subdivision
- SOUTH:** R-20/ Somerset subdivision
- EAST:** R-20/ Somerset subdivision
- WEST:** R-20/ Somerset subdivision

**PETITION NO:** LUP-6

**HEARING DATE (PC):** 03-02-10

**HEARING DATE (BOC):** 03-23-10

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Allow More Than Two  
Unrelated People To Occupy A Dwelling Unit

**SIZE OF TRACT:** 0.4676 acre

**DISTRICT:** 17

**LAND LOT(S):** 931

**PARCEL(S):** 40

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2

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

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

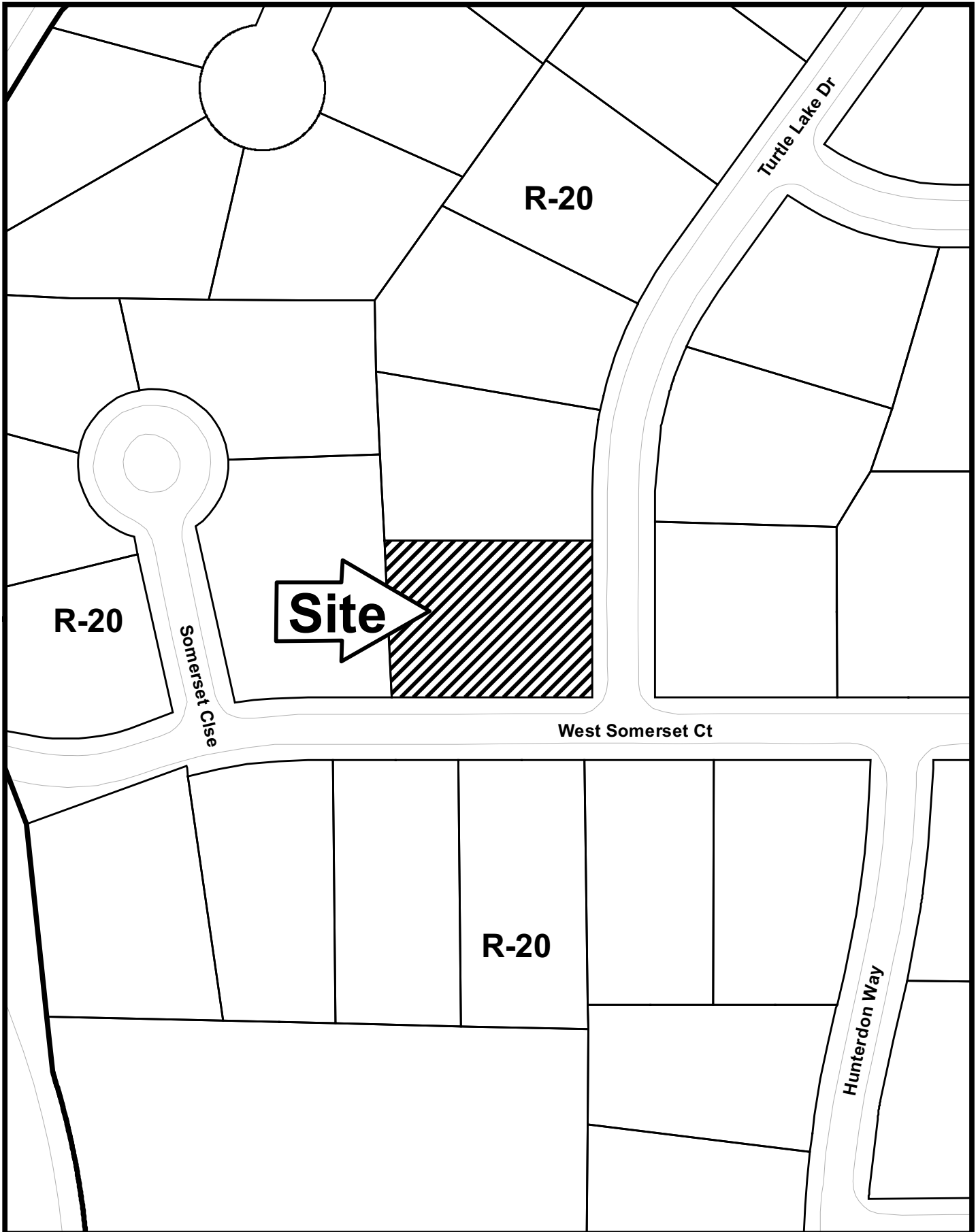
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

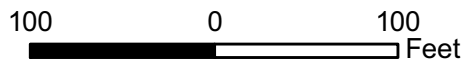
**STIPULATIONS:**





# LUP-6



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Martin Ellis Wild and Martha Patricia Wild

**PETITION NO.:** LUP-6

**PRESENT ZONING:** R-20

**PETITION FOR:** LUP

\*\*\*\*\*

**PLANNING COMMENTS:** Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Temporary Land Use Permit to allow more than two unrelated people to occupy a dwelling unit. The house is inhabited by five unrelated adults. The house has three too many adults residing in it. Code enforcement records show that there are 5 to 10 vehicles parked in the driveway and street on a regular basis. This application is the result of a complaint, which is the fourth code complaint for various problems in 2009.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Records show address connected to water and sewer.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend no on-street parking.

\*\*\*\*\*

**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 4 or more unrelated occupants, the structure must meet NFPA 101 Occupancy requirements.

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS:**

No comments.

## STAFF RECOMMENDATIONS

### **LUP-6            MARTIN ELLIS WILD**

The applicant's proposal is located in a platted subdivision. The applicant's request is located in an area designated as Low Density Residential on the *Cobb County Comprehensive Plan*. The R-20 zoning district is primarily intended for single-family residential uses. The proposal could intensify over time, and could encourage additional requests in this residential subdivision. The applicant's proposal could be disruptive and destabilizing to the surrounding residential properties. Lastly, this application is the result of one of many complaints regarding this property in 2009. Based on the above analysis, Staff recommends DENIAL.

**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.**