

- LEGEND**
- CORNER MONUMENTATION:
 - CORNER SET WITH A 1/2" STEEL REINFORCING ROD
 - CORNER FOUND
 - △ UNMONUMENTED CORNER
 - CORNER TO BE SET WHEN CONSTRUCTION PERMITS
 - × FENCE LINE
 - RR = STEEL REINFORCING ROD
 - OTP = OPEN TOP WATER PIPE
 - CP = CRIMPED TOP WATER PIPE
 - PP = POWER POLE
 - G/L = CENTERLINE
 - R/W = RIGHT OF WAY
 - LL = LAND LOT LINE
 - W = WATER MAINS
 - W = OVERHEAD POWER LINES
 - G = GAS MAINS
 - S = SANITARY SEWER MAIN
 - NOTE: NOW OR FORMERLY OWNED BY THIS ESTATE
 - NOTE: PLAT OF SURVEY IS NOT VALID IF THE LAND SURVEYORS SEAL IS NOT SIGNED WITH THE SIGNATURE OF THE REGISTRAR, IN INK, OVER SAID SEAL.

FLOOD STATEMENT
 LAND SURVEYED BY THE SURVEYOR
 FLOOD INSURANCE RATE MAPS: MAP NO. 13067-2005-1
 EFFECTIVE DATE: 5/18/92
 THE WAY DISTRICTS ARE SHOWN TO THE SOUTH AND WEST OF THE ZONE 'X' ARE THE SUBDIVISIONS OF THIS ZONE IS IN A AREA ABOVE THE 100 YEAR FLOOD PLAIN.

**LUP-9
(2010)**

RECEIVED
 FEB 1 2010
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

**VETERANS MEMORIAL HIGHWAY
 F.K.A. BANKHEAD HWY. R/W VARIES**

GARNER ROAD

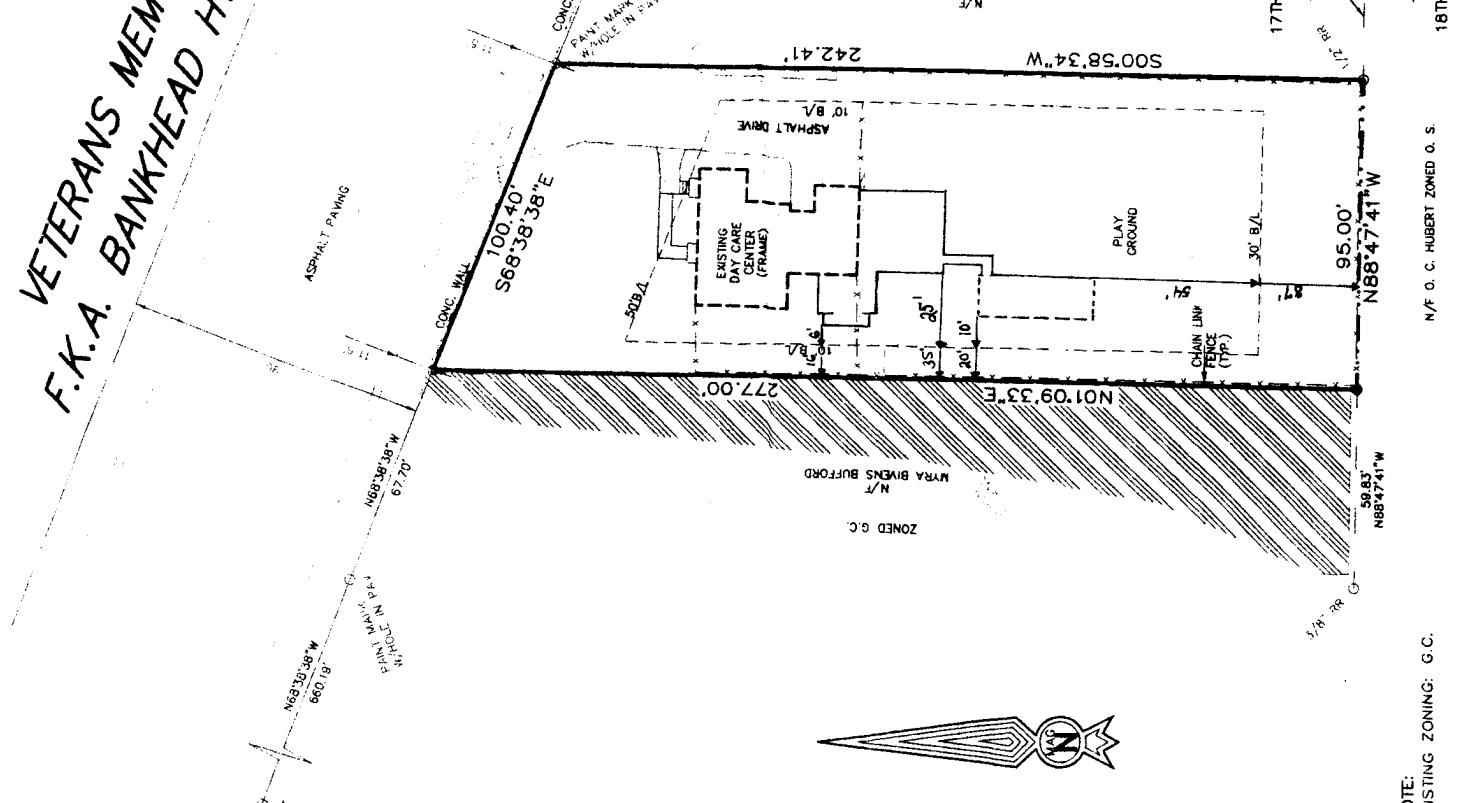
**PLAT OF SURVEY FOR
 LAQUITA GARY
 LOVING HANDS
 CREATIVE LEARNING CENTER**
 LOCATED IN LAND LOT 109, 17TH DISTRICT,
 2ND SECTION, COBB COUNTY, GEORGIA
AREA= 0.564 ACRES



TECHNICAL DATA
 TRAVERSE METHOD: 7/19/87
 ANGLE CORRECTION: 7 SECONDS
 SURVEY ADJUSTMENT: COMPASS
 EQUIPMENT: TOPCON CTS-303
 PLAT PRECISION: 1/104,995



THE RUSSELLE COMPANY
 PROFESSIONAL LAND SURVEYORS
 2981 POWDER SPRINGS ROAD
 MARIETTA, GEORGIA 30064
 E-MAIL: CORUSSELLER@MMSURVING.COM
 PROJ. NO. 005197 FILE: 005197
 DATE: 8-31-98 SCALE: 1" = 30'



NOTE:
 EXISTING ZONING: G.C.

N/F O. C. HUBERT ZONED O. S.

17TH DISTRICT
 L.L. 109

18TH DISTRICT
 L.L. 41



APPLICANT: Ravella Conrad

770-944-3553

REPRESENTATIVE: Ravella Conrad

770-944-3553

TITLEHOLDER: Ravella Conrad

PROPERTY LOCATION: Located on the south side of Veterans

Memorial Highway, west of Garner Road.

(367 Veterans Memorial Highway)

ACCESS TO PROPERTY: Veterans Memorial Highway

PHYSICAL CHARACTERISTICS TO SITE: Existing business

PETITION NO: LUP-9

HEARING DATE (PC): 04-06-10

HEARING DATE (BOC): 04-20-10

PRESENT ZONING: GC

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Modular Classroom

SIZE OF TRACT: 0.56 acre

DISTRICT: 17

LAND LOT(S): 109

PARCEL(S): 60

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: GC/ Dixie Rides used car lot

SOUTH: OS/ Sasha Imports

EAST: GC/ Cat Ving Import Inc.

WEST: GC/ Sasha Imports

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

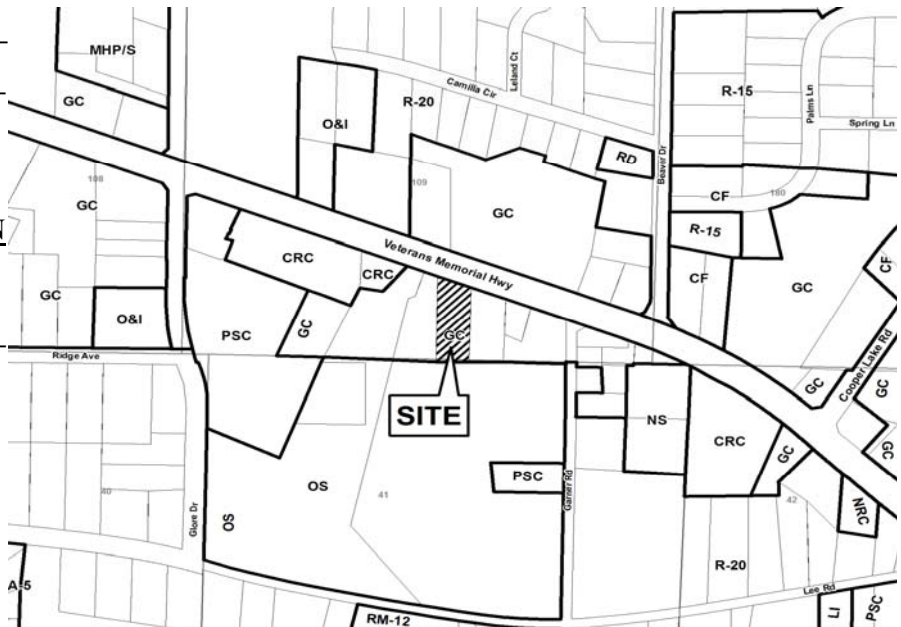
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

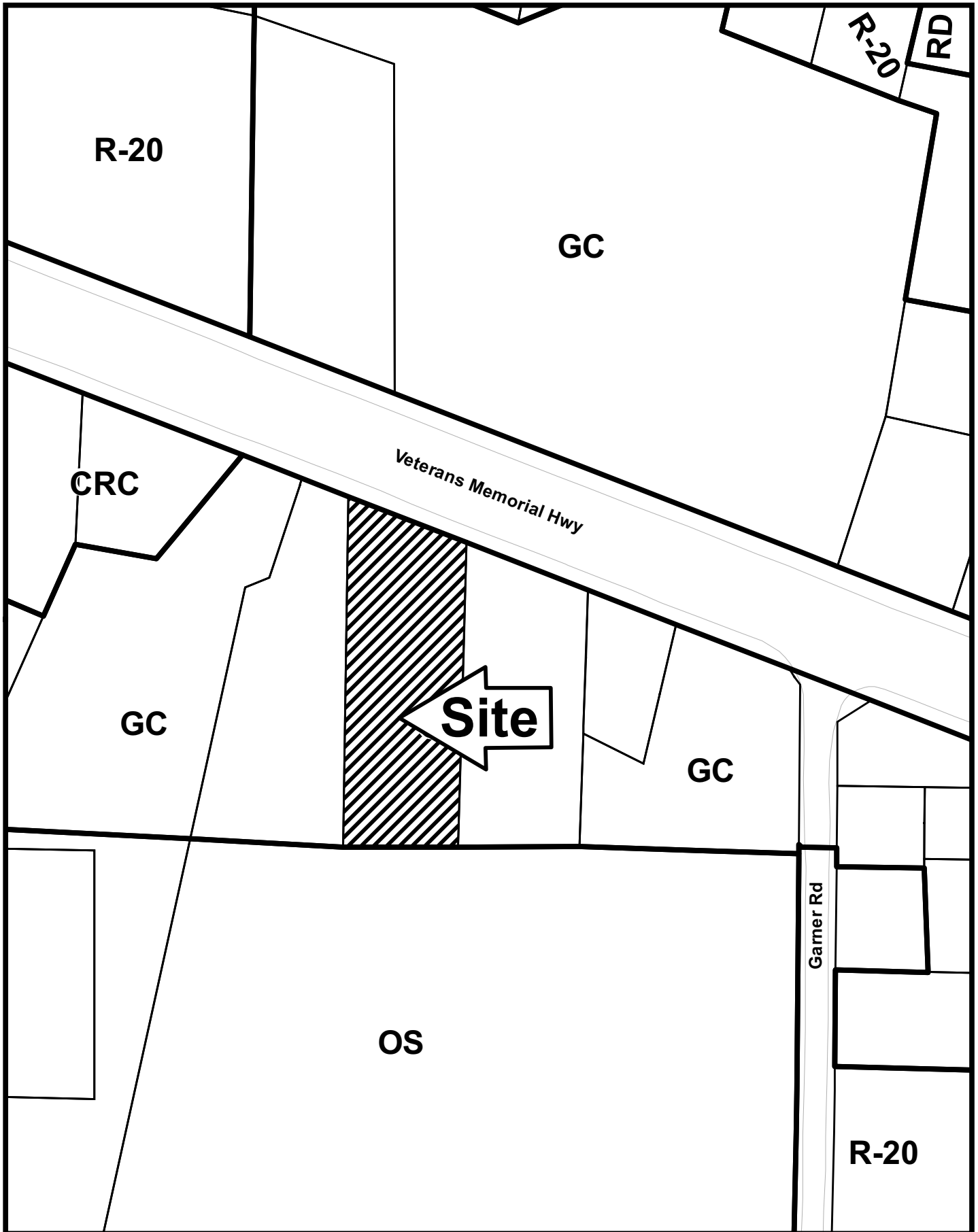
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

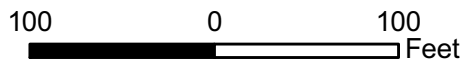
STIPULATIONS:





LUP-9



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Ravella Conrad

PETITION NO.: LUP-9

PRESENT ZONING: GC

PETITION FOR: LUP

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

The applicant is requesting a Temporary Land Permit to have a modular classroom on this property. The daycare and modular classroom have been here for approximately thirteen years. The applicant would like to add on to the existing building, and needs this LUP to make the property a conforming use. The daycare is open Monday through Friday, from 6:30 a.m. to 6:00 p.m.

Historic Preservation: No comments.

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:

Records show address connected to water and sewer.

TRAFFIC COMMENTS:

Recommend upgrading the current driveway to comply with Cobb County commercial standards.

Recommend GDOT permits for all work that encroaches upon State right-of-way.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STORMWATER MANAGEMENT COMMENTS:

No comment. The modular structure has been on the site for many years without any significant stormwater impacts.

APPLICANT: Ravella Conrad

PETITION NO.: LUP-9

PRESENT ZONING: GC

PETITION FOR: LUP

FIRE COMMENTS:

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

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupiable floor level. Aerial fire apparatus roads shall be a minimum width of 24 feet face of curb to face of curb maximum of 40 feet from the structure and be positioned parallel to the long side of the building for its entire length. No overhead utility and power lines shall be located within the aerial apparatus access.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

Commercial: Cul-de-sac without an island to have a 60 foot paved radius **or** Hammerhead turnaround – total of 110-feet needed (45 feet + 20 foot wide roadway + 45 feet).

Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. Gate shall be swing or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Fire Marshal’s Office.

STAFF RECOMMENDATIONS

LUP-9 RAVELLA CONRAD

The applicant's property is located on an arterial roadway. The applicant's proposal is consistent with the *Cobb County Comprehensive Plan*, which designates this property to be in the Community Activity Center Land Use Category. The daycare and modular classroom have been here for many years without adversely affecting the area. The modular classroom is behind the main building and is almost not visible from the street. Based on the above analysis, Staff recommends APPROVAL for 12 months, subject to:

- Site plan received by the Zoning Division February 1, 2010;
- Fire department comments; and
- DOT 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.