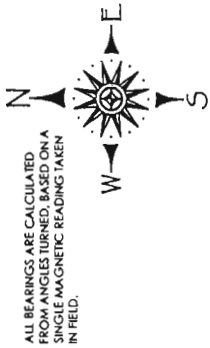


LUP-19
(2017)



ALL BEARINGS ARE CALCULATED FROM MAGNETIC BEARINGS BASED ON A SINGLE MAGNETIC READING TAKEN IN FIELD.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 5" PER ANGLE AND WAS ADJUSTED BY COMPASS RULE.

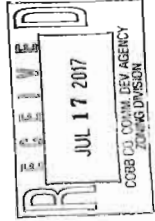
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION, I.E. UNDERGROUND GAS TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.

WORK PERFORMED JUNE 8, 2017.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

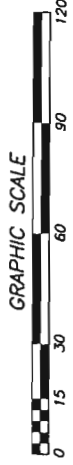
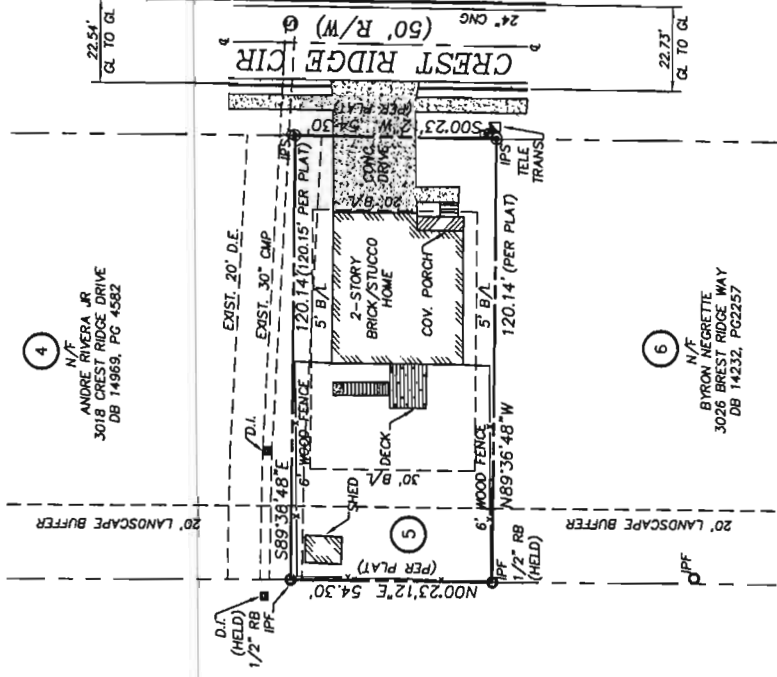
INSTRUMENT USED: SOKKIA 3X1005 ROBOTIC TOTAL STATION
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.



SITE AREA
6,524 SQ. FT.
0.15 ACRES

4
N/F
ANDRE RIVERA JR
3018 CREST RIDGE DRIVE
DB 14969, PG 4582

6
N/F
BYRON NEGRETTE
3026 BREST RIDGE WAY
DB 14232, PG2257



GRAPHIC SCALE

Zoning = RA-5
SETBACKS
FRONT = 50' (50' PER PLAT)
REAR = 20' (5' PER PLAT)
SIDE = 30'
MIN. LOT SIZE = 20,000 SQ. FT.
MIN. LOT WIDTH = 35' (50' PER PLAT)

SITE ADDRESS
3022 Crest Ridge Circle
MARIETTA, GEORGIA, 30068

BOUNDARY REFERENCES
1 SUBJECT DEED 14897, PAGE 195
2 PLAT BOOK 199, PAGE 50
3 SEE ADJOINERS

FLOOD NOTE
AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR COBB COUNTY, COMMUNITY PANEL NO. 13067 C, DATED MARCH 4, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

- LEGEND
- B/L BUILDING SETBACK LINE
 - IPF IRON PIN FOUND
 - R/W RIGHT OF WAY
 - C CENTER LINE
 - P PROPERTY LINE
 - CP CRIMPED TOP PIPE
 - CCP REINFORCED CONCRETE PIPE
 - CL CHAIN LINK FENCE
 - ADRE HIGH DENSITY POLY ETHYLENE
 - N/F NOW OR FORMERLY
 - WATER METER
 - WATER METER
 - FREE HYDRANT
 - SANITARY CLEANOUT
 - REBAR
 - DRAIN INLET
 - POWER POLE
 - LIGHT POLE
 - WATER VALVE
 - GW GUY WIRE

BOUNDARY SURVEY for
PATRICIA HINES
3022 CREST RIDGE CIRCLE

LOT 5, UNIT 2, CREST RIDGE 50
LAND LOT 631, 19th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
DATE: 06/20/2017 SCALE: 1" = 30'

DWG BY: C.D.F.
JOB NO. 2017.139

MERIDIAN GEOMATICS, LLC
land surveying — residential & commercial
216 Powers Ferry Rd
Marietta, Georgia 30067
phone: (770) 675-6197 — surveying@meridian.com

APPLICANT: Patricia Hines

PETITION NO: LUP-19

PHONE#: (770) 431-6520 EMAIL: pathines4@att.net

HEARING DATE (PC): 10-03-17

REPRESENTATIVE: Patricia Hines

HEARING DATE (BOC): 10-17-17

PHONE#: (770) 431-6520 EMAIL: pathines4@att.net

PRESENT ZONING: RA-5

TITLEHOLDER: Patricia A. Hines

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: West side of Crest Ridge Circle,

PROPOSED USE: Daycare

south of Crest Ridge Road

3022 Crest Ridge Circle

ACCESS TO PROPERTY: Crest Ridge Circle

SIZE OF TRACT: 0.15 ac

DISTRICT: 19

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

LAND LOT(S): 631

PARCEL(S): 39

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: RA-5/ Crest Ridge Subdivision
SOUTH: RA-5/ Crest Ridge Subdivision
EAST: PD/ Landmark Square II
WEST: CRC/ Walmart Shopping Center

Adjacent Future Land Use:

North: Medium Density Residential (MDR)
East: Medium Density Residential (MDR)
South: Medium Density Residential (MDR)
West: Community Activity Center (CAC)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

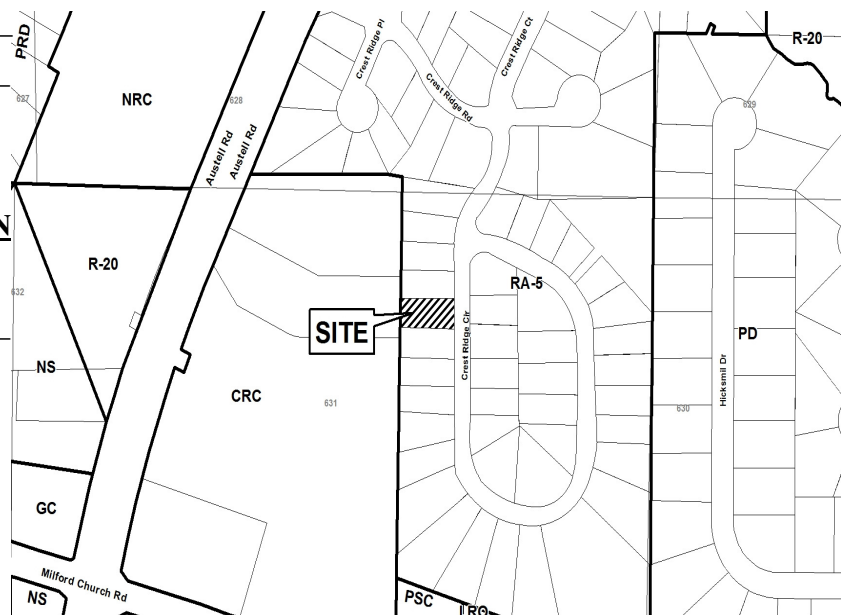
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

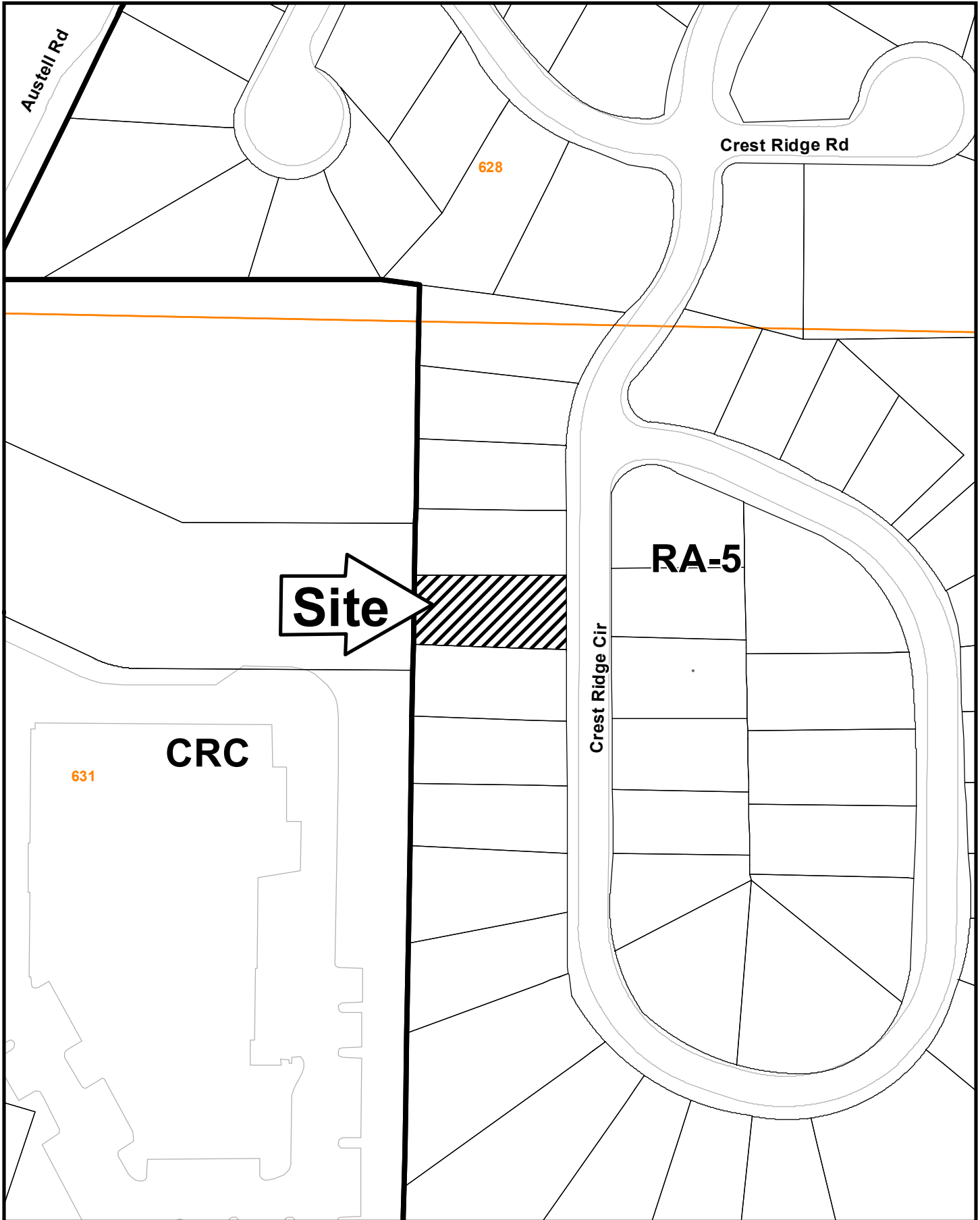
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

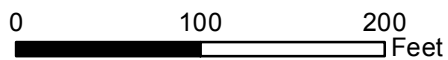
STIPULATIONS:





LUP-19 2017-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: Patricia Hines

PETITION NO.: LUP-19

PRESENT ZONING: RA-5

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Tannessa Bates

The applicant is requesting a Temporary land use permit for 24 months for the purpose of operating an in-home child daycare. The hours of operation will be five (5) days a week for ten (10) hours a day. The applicant has indicated there will be ten (10) clients coming to the house daily. The applicant will have one (1) employee. The applicant is not requesting a sign at the property. There will be two (2) vehicles at the property related to the business. The applicant does live in the residence. There will be outdoor toys on the playground in the backyard. There will be no deliveries, and this is not in response to a Code Enforcement complaint.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments. Water and sewer customer.

TRAFFIC COMMENTS:

Recommend no parking on the right-of-way.

SITE PLAN REVIEW SECTION COMMENTS:

The property owner will be required to obtain a Land Disturbance Permit if there are any staff comments or approval stipulations which require any type of site modifications (fencing, landscaping, curb/gutter & sidewalk installation, etc.).

APPLICANT: Patricia Hines

PETITION NO.: LUP-19

PRESENT ZONING: RA-5

PETITION FOR: LUP

FIRE COMMENTS:

C/O: Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

APPLICANT: Patricia Hines

PETITION NO.: LUP-19

PRESENT ZONING: RA-5

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-19 PATRICIA HINES

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.*
Staff is concerned that the proposal will increase traffic in this quiet neighborhood.
- (2) *Parking and traffic considerations.*
Clients will park in the driveway.
- (3) *Number of nonrelated employees.*
There will be one (1) employee for daily operations.
- (4) *Number of commercial and business deliveries.*
There will be no commercial and business deliveries.
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*
The Board of Commissioners normally keeps residential and commercial uses separate because of compatibility issues.
- (6) *Compatibility of the business use to the neighborhood.*
There are no known businesses in the neighborhood. There is a commercially zoned property to the west.
- (7) *Hours of operation.*
The applicant has requested five (5) days a week, ten (10) hours a day.
- (8) *Existing business uses in the vicinity.*
There is a shopping center that backs up to the subdivision.
- (9) *Effect on property values of surrounding property.*
Staff is concerned a business may destabilize property values.
- (10) *Circumstances surrounding neighborhood complaints.*
This request is not the result of a complaint from the Code Enforcement Division.
- (11) *Intensity of the proposed business use.*
The applicant is requesting 10 children (6 above Code allowance) and one (1) employee.

LUP-19 PATRICIA HINES (Continued)

(12)Location of the use within the neighborhood.

The proposed use is located in a platted subdivision.

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.



Application #: LUP-19
PC Hearing Date: 10-3-17
BOC Hearing Date: 10-17-17

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

1. Type of business, or request? Child Daycare
2. Number of employees? 1
3. Days of operation? 5
4. Hours of operation? 10
5. Number of clients, customers, or sales persons coming to the house per day? 10 ; Per week? 10 - same
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): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): Two - car
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): out door Toys for playground.
12. Length of time requested (24 months maximum): 24
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: Patricia Hines Date: 5-30-17

Applicant name (printed): PATRICIA HINES