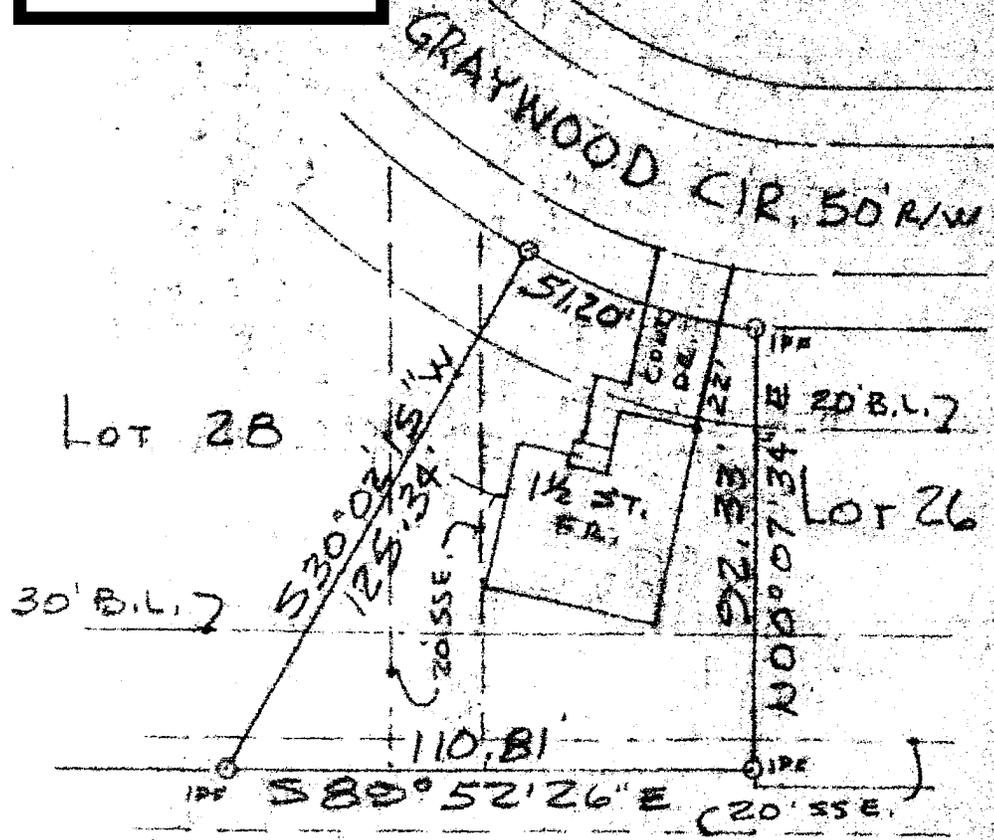


LUP-29  
(2009)

MAG. NORTH



LOT 27  
 GRAYSON POINTE S/D  
 PLAT BOOK  
 PAGE

This property (is Not) located  
 in a Federal Flood Area as indicated  
 by "F.I.A. Official Flood Hazard Maps."

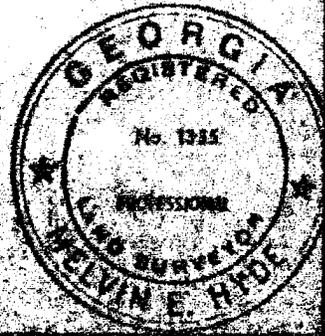
NOTE: ERROR OF CLOSURE  
 EXCEEDS 1 FT. IN 10,000 FT.  
 SURVEY FOR:  
 RUSSELL K. CLAY

LAND LOT 64 18TH DIST., 2ND. SECT.  
 COBB COUNTY, GEORGIA  
 SCALE 1" = 40' JUNE 6, 1996

M. E. HYDE & ASSO.  
 3136 East Point Street  
 East Point, Ga. 30344  
 (404) 766-5106

In my opinion this plat is a true  
 representation of the land parcel and  
 has been prepared in conformity with  
 the minimum standards and requirements  
 of law.

*M. E. Hyde*



**APPLICANT:** DeAngela M. Clay  
404-696-1474

**REPRESENTATIVE:** DeAngela M. Clay  
404-696-1474

**TITLEHOLDER:** Russell K. Clay

**PETITION NO:** LUP-29

**HEARING DATE (PC):** 11-03-09

**HEARING DATE (BOC):** 11-17-09

**PRESENT ZONING:** RA-4

**PROPOSED ZONING:** Land Use Permit

**PROPERTY LOCATION:** Located on the south side of Graywood Circle, north of Roberts Drive (5899 Graywood Circle).

**PROPOSED USE:** Day Care

**ACCESS TO PROPERTY:** Graywood Circle

**SIZE OF TRACT:** 0.20 acre

**PHYSICAL CHARACTERISTICS TO SITE:** Existing house

**DISTRICT:** 18

**LAND LOT(S):** 53

**PARCEL(S):** 14

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** RA-4/ Grayson Pointe subdivision
- SOUTH:** RA-4/ Grayson Pointe subdivision
- EAST:** RA-4/ Grayson Pointe subdivision
- WEST:** RA-4/ Grayson Pointe subdivision

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

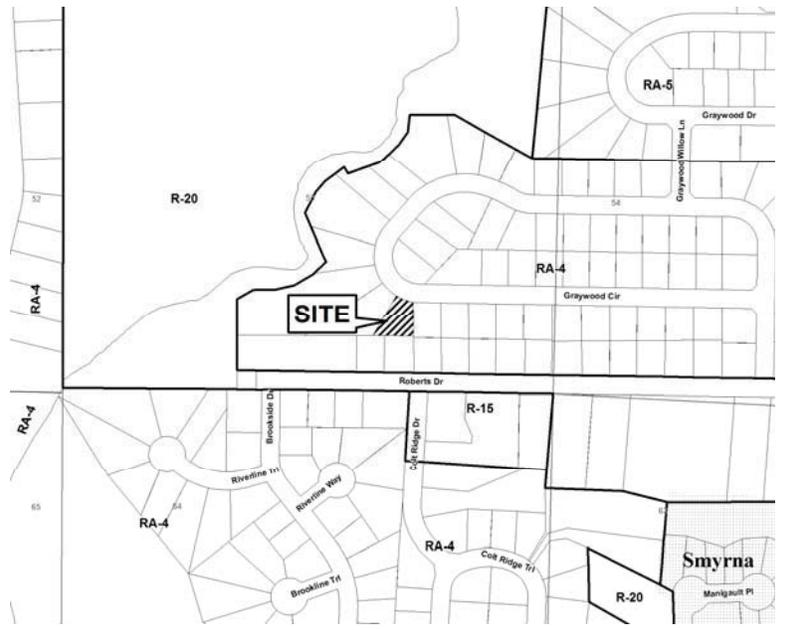
**BOARD OF COMMISSIONERS DECISION**

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

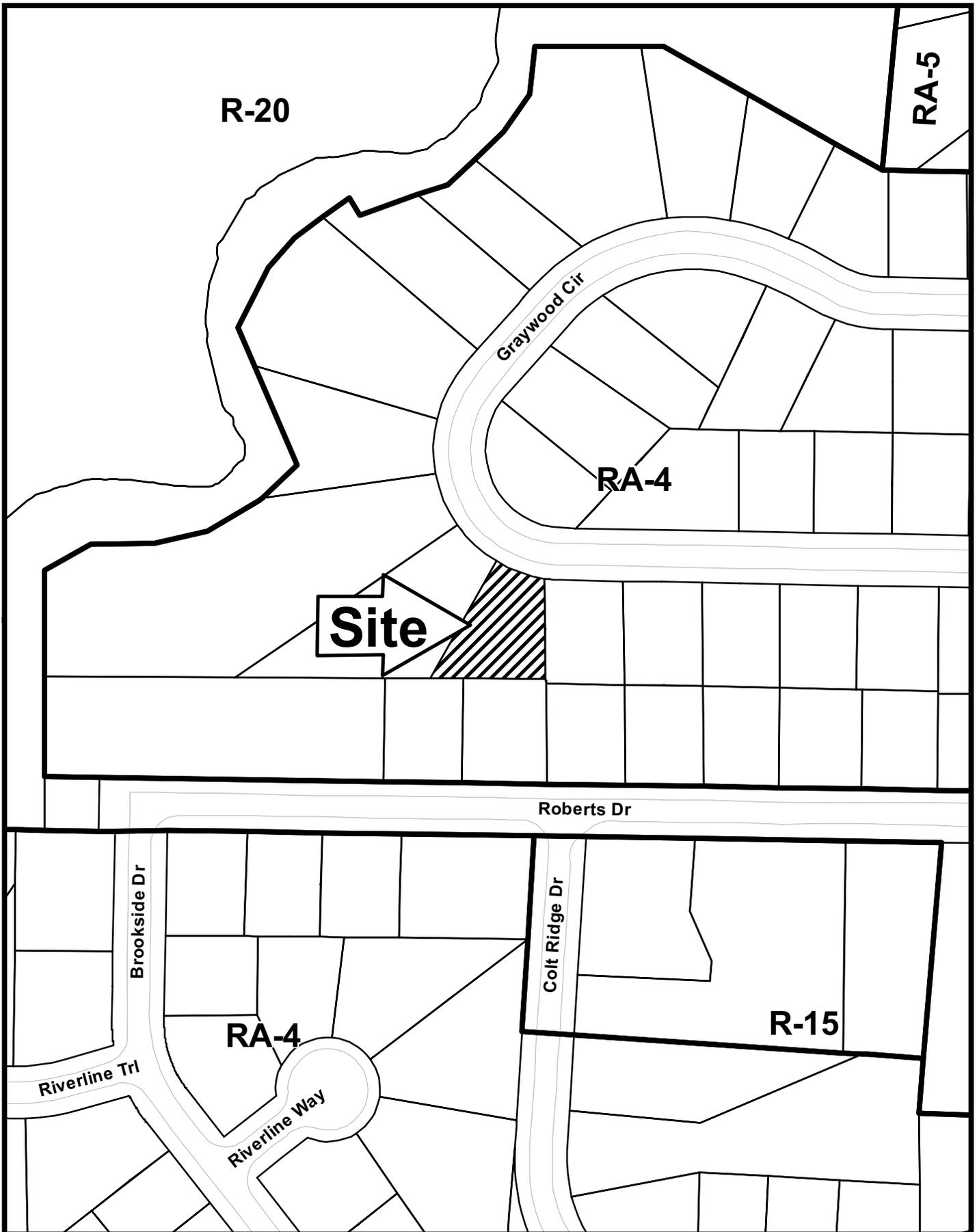
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

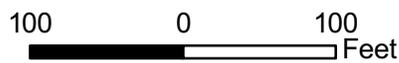
**STIPULATIONS:**



# LUP-29



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



City Boundary  
Zoning Boundary

APPLICANT: DeAngela M. Clay

PETITION NO.: LUP-29

PRESENT ZONING: RA-4

PETITION FOR: LUP

\*\*\*\*\*

**ZONING DIVISION COMMENTS:**

Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Temporary Land Use Permit to operate a day care from this property. The day care will be open Monday through Friday, from 8:00 am to 5:00 pm. There will be two employees with 12 children. The clients will park in the driveway, and the applicant has stated there will be no signs, no deliveries, and no outdoor storage. The applicant does live in the house, and has submitted a petition in support of the request signed by many of the neighbors.

**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:**

Fire Hydrant  
Commercial: Fire hydrant within 500 feet of most remote part of structure.

**To start the Certificate of Occupancy process, site and building plans must be submitted to the CCFMO.**

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS:**

No comments.

## **STAFF RECOMMENDATIONS**

**LUP-29      DEANGELA M. CLAY**

The applicant's proposal is located in the center of a platted subdivision. The applicant's request is located in an area designated as Medium Density Residential on the *Cobb County Comprehensive Plan*. The applicant's proposal, as summarized in the planning comments, is proposed to be a full time business. The business could intensify over time, and could possibly encourage more requests for businesses in this residential 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.**