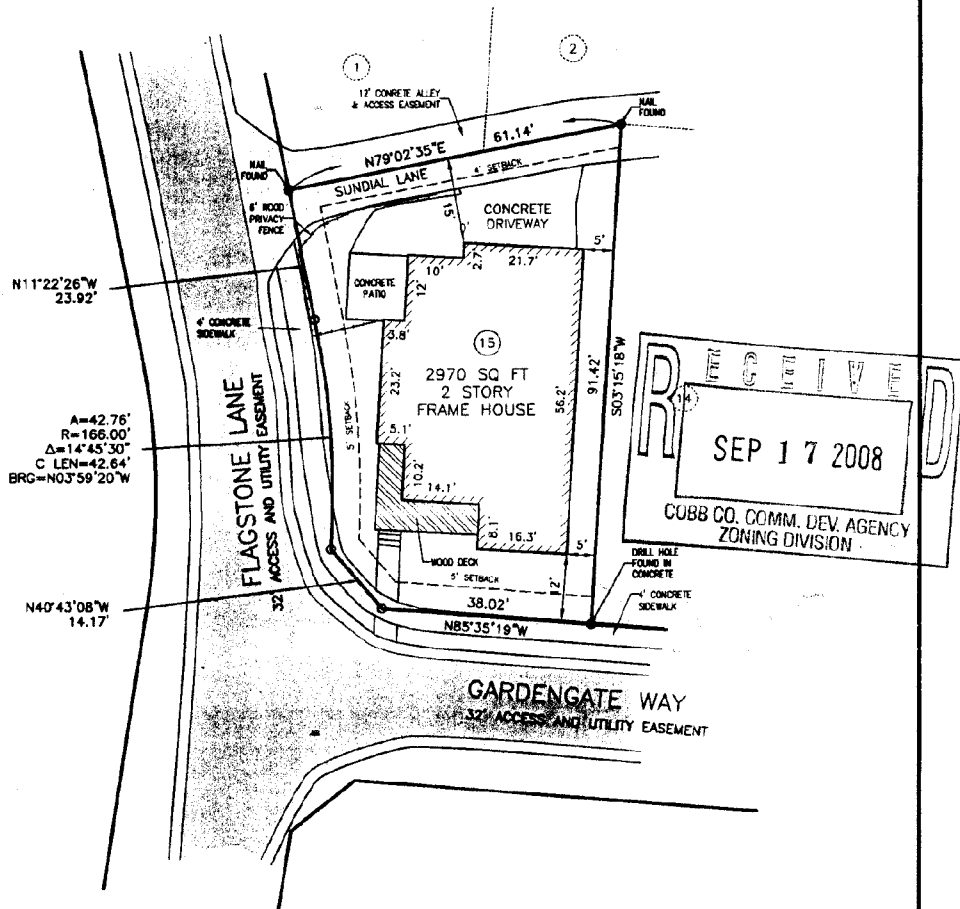


**LUP-29  
(2008)**

THIS PLAN WAS CALCULATED FOR ERROR AND IS ACCURATE TO BETTER THAN 1:100,000. EQUIPMENT USED ON THIS PROJECT WAS A TRIMBLE 5600

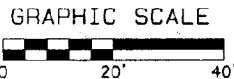
LOT AREA  
4298 SQ FT  
0.10 ACRES



A=42.76'  
R=166.00'  
Δ=14°45'30"  
C LEN=42.64'  
BRC=N03°59'20"W

N40°43'08"W  
14.17'

1 BEDROOM, 1½ BATH ON FIRST FLOOR  
3 BEDROOMS, 2 BATHS ON SECOND FLOOR  
TOTAL OF 4 BEDROOMS, 3½ BATHS



2301 GARDENGATE WAY  
MARIETTA, GA 30067



SOUTHERN SURVEYING & MAPPING CO., INC.  
4076 EBENEZER ROAD, N.E.  
MARIETTA, GEORGIA 30066  
PHONE (770) 926-7759

"F.I.A. OFFICIAL FLOOD HAZARD MAP"  
COMMUNITY NUMBER 130052  
PAGE 55F DATED 8-18-92  
SHOWS THIS PROPERTY NOT TO BE  
IN AN AREA HAVING SPECIAL FLOOD  
HAZARDS.

REFERENCE PLAT:  
BOOK 158, PAGE 36

ALL MATTERS OF TITLE ARE  
EXCEPTED.

SURVEY FOR TEMPORARY LAND USE PERMIT

**JOHN PALMER**

SUBD. GARDENSIDE AT POWERS FERRY	
LOT- 15	UNIT- ONE
LAND LOT- 790	
DISTRICT- 17	SECTION- 2
COUNTY- COBB	STATE- GEORGIA
DATE- 9-8-08	SCALE 1"= 20'
DRAWN BY: PKC	CHECKED BY:
REVISED-	B 94-08

## Petition LUP-29

Search Tags <James Palmer, John Palmer, R-20, Gardengate Way, Flagstone Lane, two unrelated people>

James Palmer, Sr. and John Palmer. 770-362-6976, represented by John Palmer, requests to be allowed to have more than two unrelated people to occupy a dwelling unit.

Property is located on the northeast intersection of Flagstone Lane (private road) and Gardengate Way (private road), south of Powers Ferry Road (2301 Gardengate Way, Gardenside at Powers Ferry subdivision); 17<sup>th</sup> District, Land Lot 790, Parcel 183.

Size of tract is 0.10 acres

Current zoning: RM-8

Contiguous zoning is:

- North:* RM-8 (Gardenside at Powers Ferry subdivision);
- East:* RM-8 (Gardenside at Powers Ferry subdivision);
- South:* RM-8 (Gardenside at Powers Ferry subdivision);
- West:* RM-8 (Gardenside at Powers Ferry subdivision).

Current land use is Medium Density Residential.

Case manager is Abby Shiffman  
Planning Commissioner is Tom McCleskey  
District Commissioner is Joe Thompson

**Proposed use: More than two unrelated people to occupy a dwelling unit.**

### Staff Comments:

Please click for [Preliminary Zoning Analysis](#)

Please click for [Final Zoning Analysis](#)

### Staff recommends **DENIAL**

*The applicant's proposal is located in a platted subdivision, totally surrounded by single-family houses. The applicant's request is located in an area designated as Medium Density Residential (MDR) on the Cobb County Comprehensive Plan.*

*The MDR area is intended for single-family residential uses. The proposal could intensify over time, and could encourage additional requests in this residential subdivision. This application is the result of a complaint.*

*Lastly, the applicant's proposal could be disruptive and destabilizing to the surrounding residential properties.*

**ECCA position: OPPOSE**, this is an unsuitable use in a residential district.

**Planning Commission Recommendation (unofficial): DENY**, roommates to vacate house by January 1, 2009

**Board of Commissioners Action (unofficial): DENIED**, roommates to vacate house by February 1, 2009.