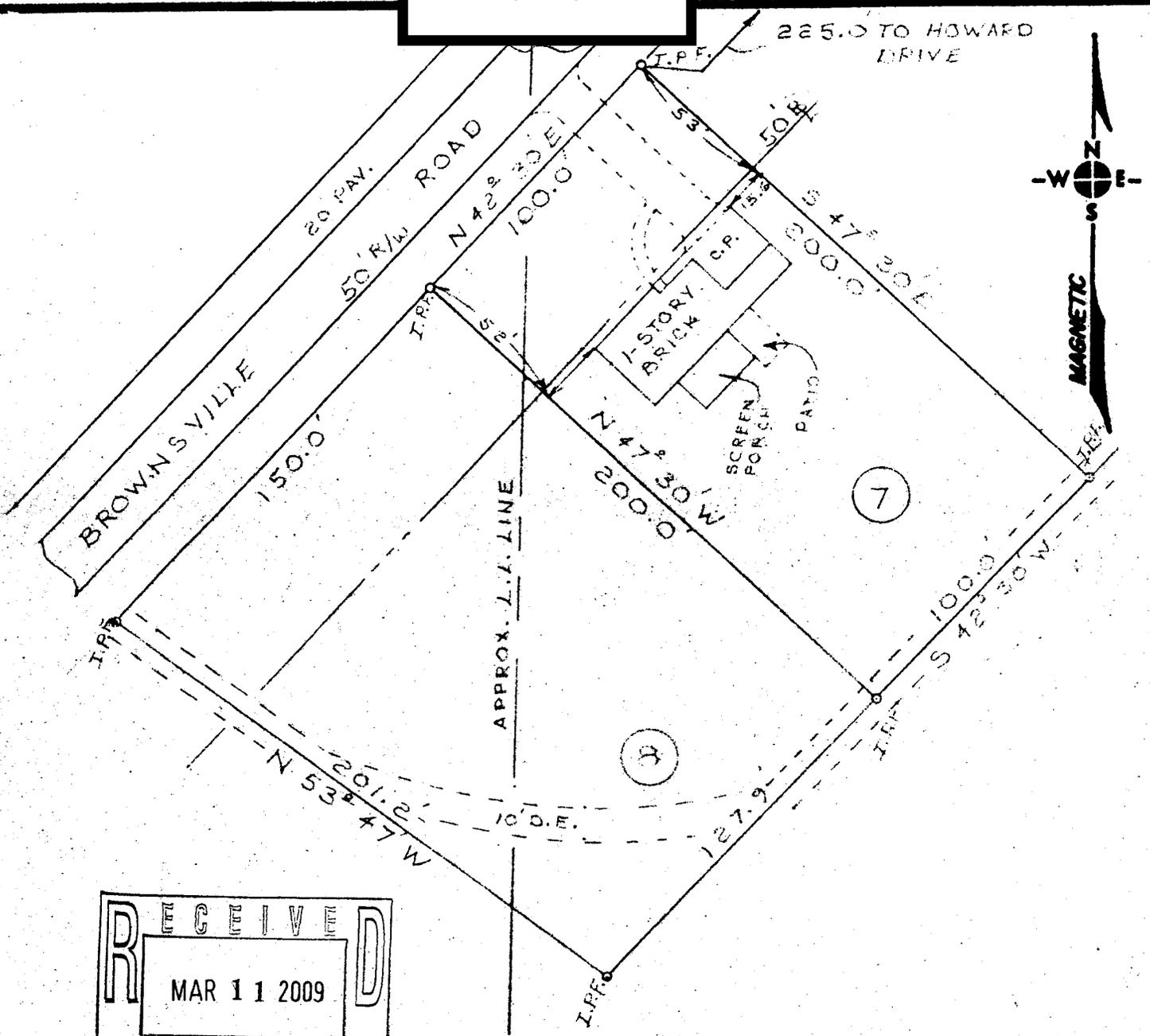


LUP-14  
(2009)



**RECEIVED**  
 MAR 11 2009  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

PROPERTY MAP FOR

*JAMES A. & JOAN CORN*

SUBD. LOTS 7-8 MANN MANOR S/O.  
 REC.: BK. PG.  
 LAND LOT 1101 & 1102 19<sup>TH</sup> DIST. 2<sup>ND</sup> SEC.:  
 COBB COUNTY GA.  
 DATE: 3-6-73 SCALE: 1" = 50'

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CARL A. COCHRAN NO. 1370  
*[Signature]*  
 B. H. COX NO. 1344

**B. H. COX** **CARL A. COCHRAN**  
 LAND SURVEYORS  
 AUSTELL, GEORGIA

MEMBER OF GEORGIA ASSOCIATION OF REGISTERED LAND SURVEYORS.

**APPLICANT:** James A. Corn  
770-943-4495

**REPRESENTATIVE:** James A. Corn  
770-943-4495

**TITLEHOLDER:** James A. Corn

**PROPERTY LOCATION:** Located on the easterly side of Brownsville Road, south of Howard Drive.

**ACCESS TO PROPERTY:** Brownsville Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing house on a large wooded lot

**PETITION NO:** LUP-14

**HEARING DATE (PC):** 06-02-09

**HEARING DATE (BOC):** 06-16-09

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Parking a Vehicle in excess of 12,500 pounds

**SIZE OF TRACT:** 0.67 acre

**DISTRICT:** 19

**LAND LOT(S):** 1101, 1102

**PARCEL(S):** 10

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/ Single-family houses
- SOUTH:** R-20/ Single-family houses
- EAST:** R-20/ Single-family houses
- WEST:** R-20/ Single-family houses

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

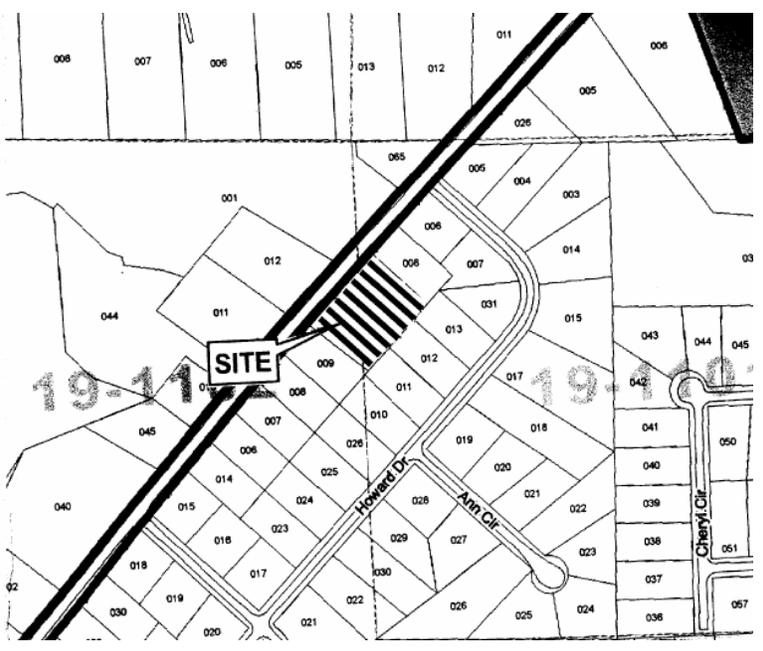
**BOARD OF COMMISSIONERS DECISION**

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

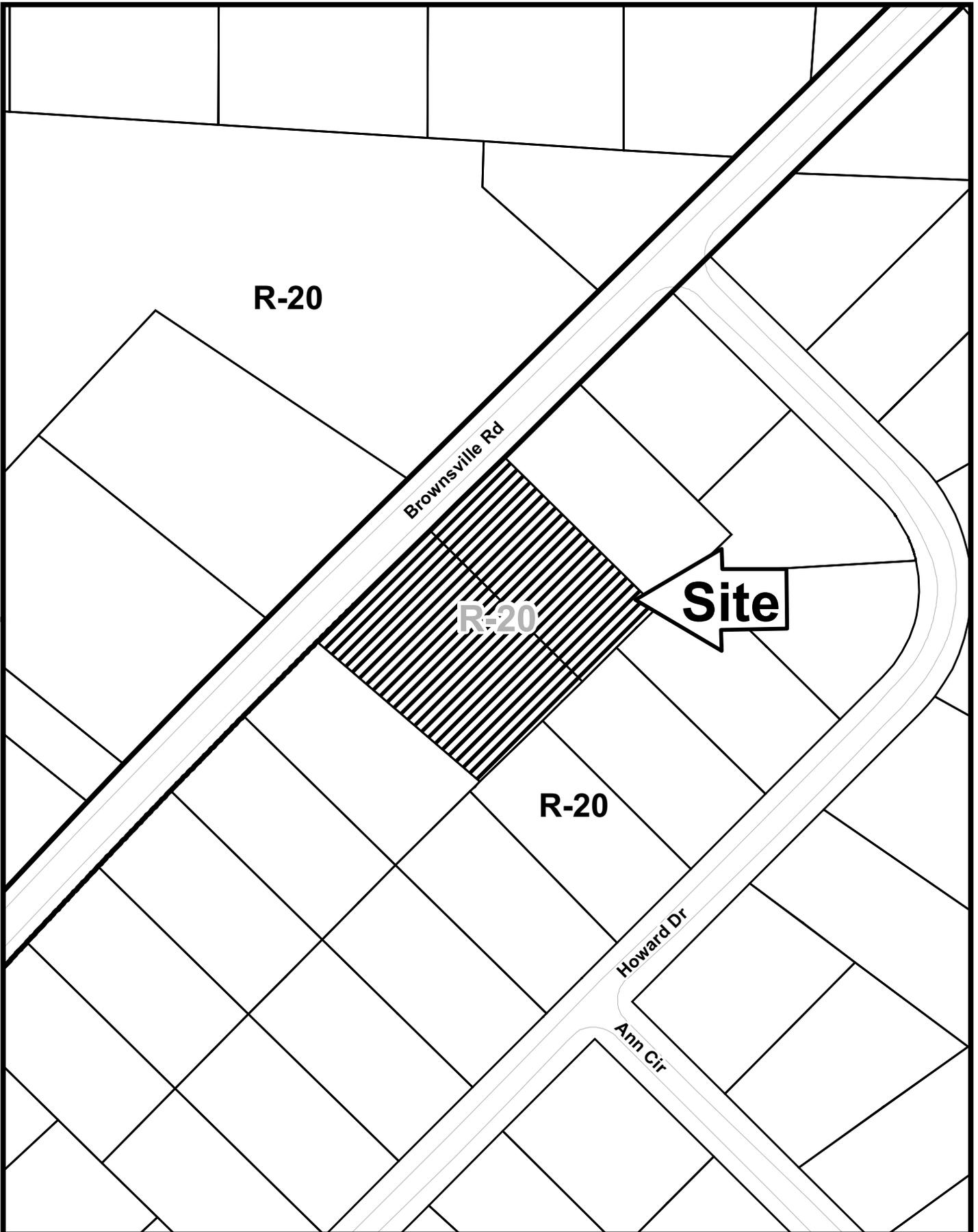
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

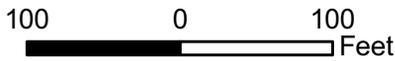
**STIPULATIONS:**



# LUP-14



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



- City Boundary
- Zoning Boundary

APPLICANT: James A. Corn

PETITION NO.: LUP-14

PRESENT ZONING: R-20

PETITION FOR: LUP

\*\*\*\*\*

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

The applicant is requesting Temporary Land Use Permit in order to park a vehicle on this property that weighs more than 12,500 pounds. The applicant is a trucking contractor with a tandem dump truck. The dump truck is parked in the rear of the property behind a screen of trees. The applicant has had his trucking business on this property since 1973, and has submitted affidavits from his neighbors supporting the request. The applicant does live in the house, and this application is not the result of a complaint.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Water and sewer not necessary for parking a vehicle.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

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

\*\*\*\*\*

**FIRE COMMENTS:**

No comments.

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS:**

No comments.

## **STAFF RECOMMENDATIONS**

### **LUP-14      JAMES A. CORN**

The applicant's has been parking this equipment here for 36 years without adversely affecting his neighbors. Although the applicant's property is located in Very Low Density Residential, the applicant has submitted a petition in support of the proposal from the neighbors. The applicant has sufficient parking for the equipment and the vegetation on the property screens the equipment from view. This applicant is the result of a proactive Code Enforcement action, not a citizen complaint. Based on the above analysis, Staff recommends approval for 24 months subject to:

- No signs;
- No customers or clients on site;
- No on-street parking;
- No deliveries;
- One dump truck only.

**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.**