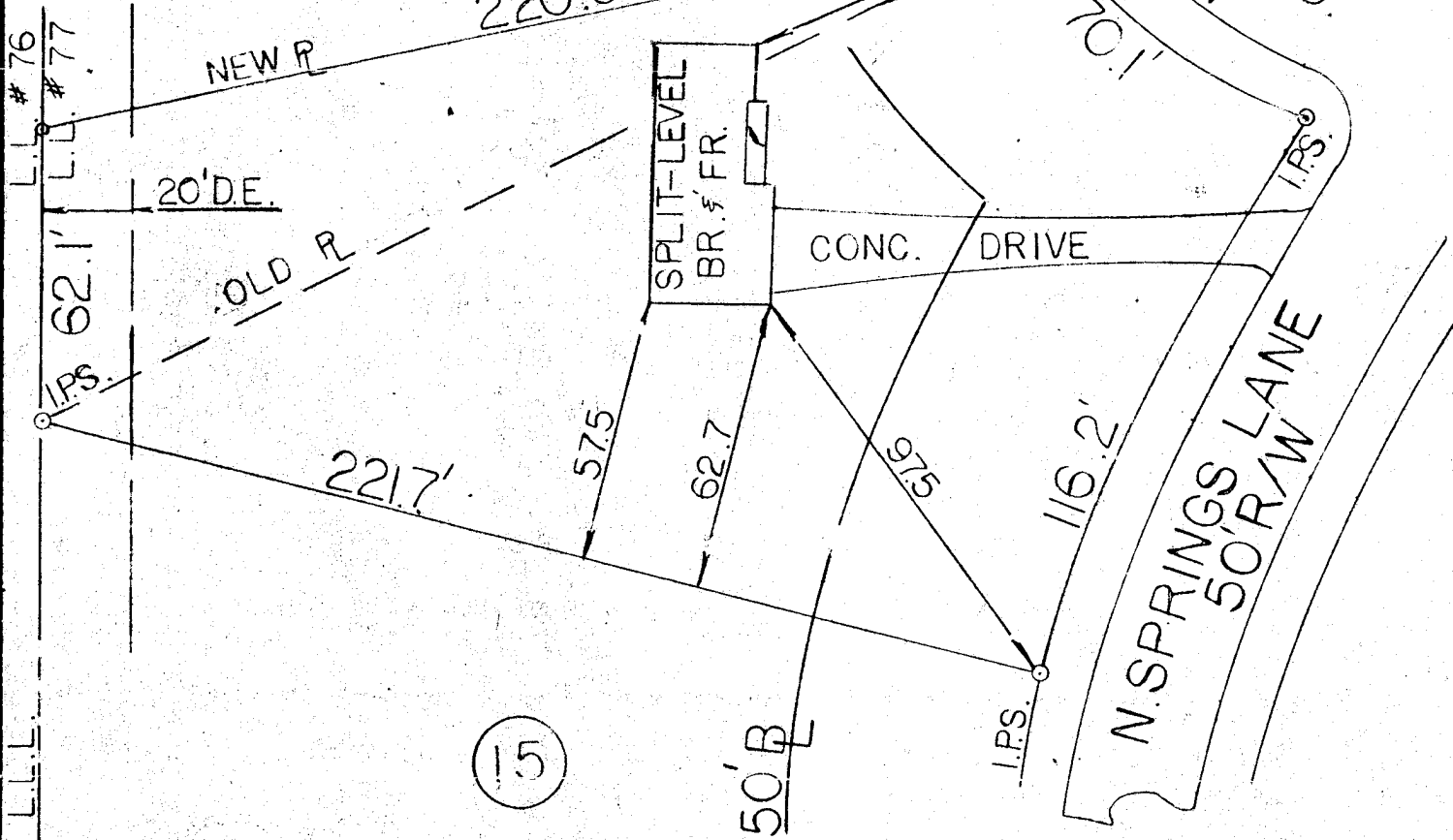


LUP-13
(2010)



RECEIVED
FEB 26 2010
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(17)



I CERTIFY THAT THE INFORMATION SHOWN
ON THIS PLAN IS TRUE AND CORRECT

[Signature]
L.S. #1416

SURVEY FOR

PROPERTY OF

RONNIE / MAYNARD

LOT 16 PART OF 17 BLOCK A UNIT

COBB NORTH

Southland Engineers & Surveyors Incorporated
5301 Covington Highway
Decatur, Georgia 30032

LAND LOT 77

16th. DISTRICT

2nd. sect. - COBB

COUNTY, GEORGIA

AUG. 23, 1973

SCALE 1" = 40'

APPLICANT: Ronnie Thomas Maynard
770-926-9202

REPRESENTATIVE: Ronnie T. Maynard
770-926-9202

TITLEHOLDER: Ronnie Thomas Maynard

PROPERTY LOCATION: Located at the southwest intersection of
North Springs Lane and North Springs Road
(4654 North Springs Lane).

ACCESS TO PROPERTY: North Springs Lane

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: LUP-13

HEARING DATE (PC): 05-04-10

HEARING DATE (BOC): 05-18-10

PRESENT ZONING: R-30

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow More Than Three
Adults And Three Vehicles At This Property

SIZE OF TRACT: 0.49 acre

DISTRICT: 16

LAND LOT(S): 77

PARCEL(S): 14

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-30/ Cobb North subdivision
- SOUTH:** R-30/ Cobb North subdivision
- EAST:** R-30/ Cobb North subdivision
- WEST:** R-15/ Ridgewood subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

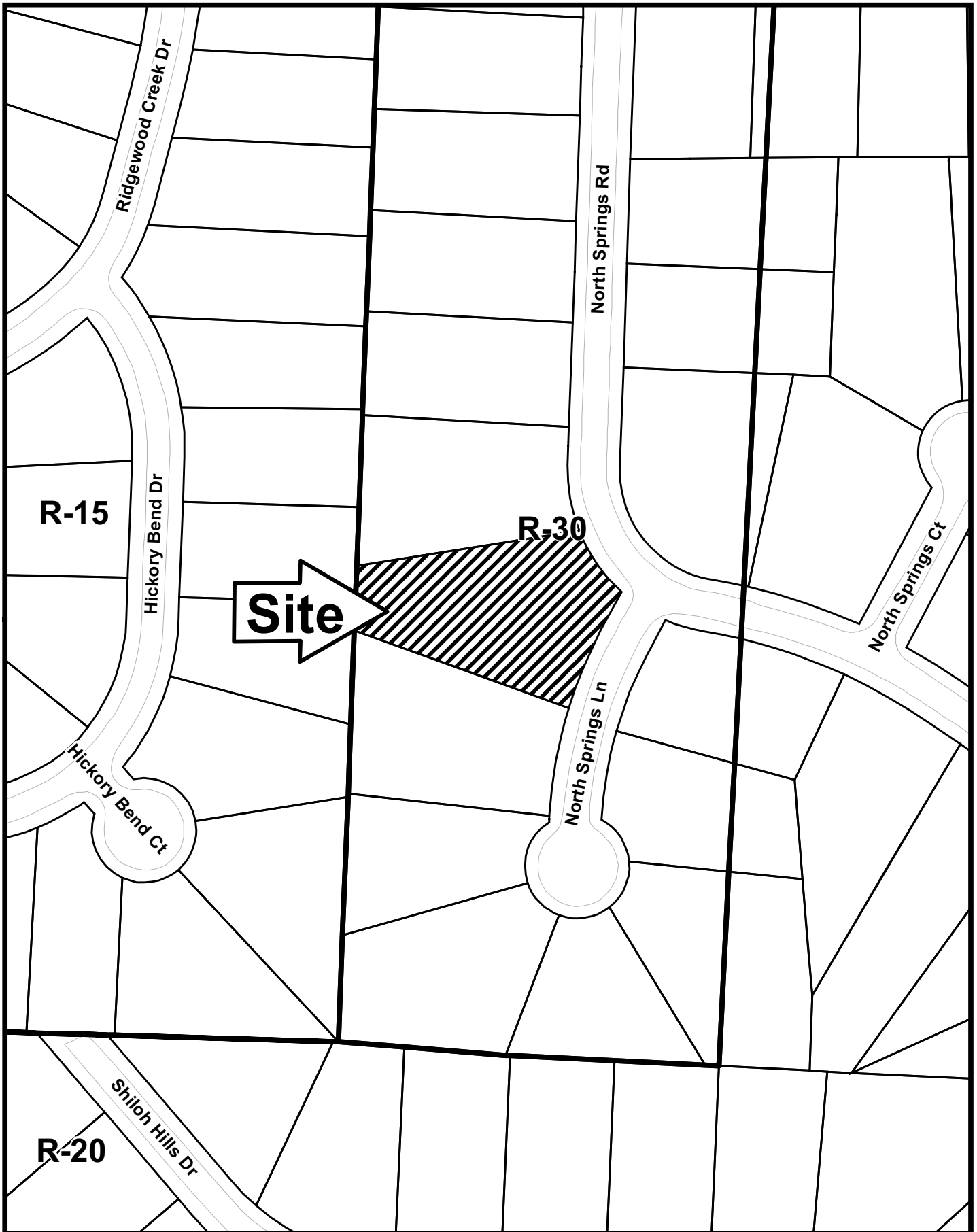
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

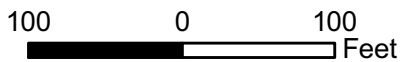
STIPULATIONS:



LUP-13



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



City Boundary
Zoning Boundary

APPLICANT: Ronnie Thomas Maynard

PETITION NO.: LUP-13

PRESENT ZONING: R-30

PETITION FOR: LUP

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

The applicant is requesting a Temporary Land Use Permit to allow more than three adults and more than three vehicles at this property. Per the County Code, a dwelling unit shall have at least 390 square feet per each adult occupant and vehicle. The Cobb County Tax Assessor’s website shows the house has 1,271 square feet, which would allow up to three adults and three vehicles. On the applicant’s property, there are four related adults and six vehicles. The applicant is 289 square feet short to have another person or vehicle at the house. This application is the result of a complaint.

Historic Preservation: No comment.

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. The 20 foot Drainage Easement shown on plat is actually a sanitary sewer easement.

TRAFFIC COMMENTS:

Recommend no on-street parking.

FIRE COMMENTS:

No comments for this request, however, not to be used for a group home or personnel care home, without Fire Department approval. If four or more unrelated occupants, the structure must meet NFPA 101 Occupancy requirements.

STORMWATER MANAGEMENT COMMENTS:

No comments.

STAFF RECOMMENDATIONS

LUP-13 RONNIE T. MAYNARD

The applicant's proposal is located in a platted subdivision. The applicant's request is located in an area designated as Low Density Residential on the *Cobb County Comprehensive Plan*. The R-30 zoning district is primarily intended for low intensity single-family residential uses. This application is the result of a complaint, and if denied, very little would have to be done to bring this property into compliance with the County Code. However, all four people in the house are related, and they have their own rooms. Staff believes having four related adults in this house would not have a negative effect on the adjacent residential area. The complaint that first brought this property to the County's attention had to do with the number of vehicles. Based on this, Staff believes the number of vehicles should be proportionate with the same number of adults in the house. Based on the above analysis, Staff recommends APPROVAL subject to:

- Maximum of four related adults;
- Maximum of four vehicles;
- 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.