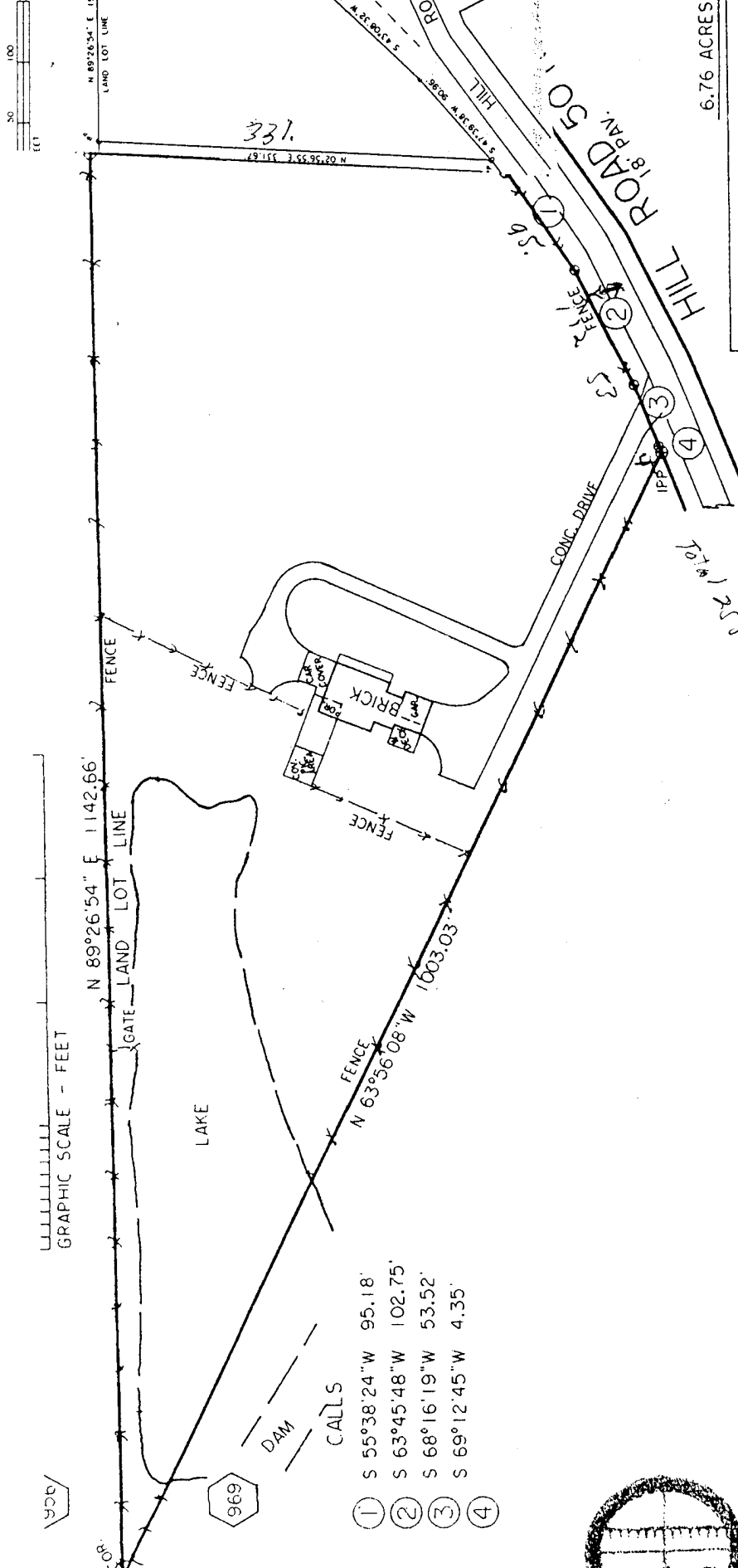


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**LUP-16  
(2010)**

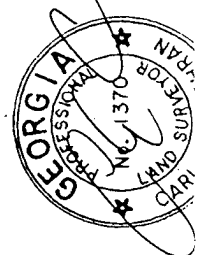


6.76 ACRES

PROPERTY MAP FOR: 770-  
ARNOLD BRAUNER

SUBD.	
REC. BK.	PG.
LAND LOT: 969	DISTRICT: 19
SECTION: 2 nd.	COBB COUNTY,

- CALLS
- ① S 55°38'24" W 95.18'
  - ② S 63°45'48" W 102.75'
  - ③ S 68°16'19" W 53.52'
  - ④ S 69°12'45" W 4.35'



IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE

8

**APPLICANT:** Linda H. Brawner

770-222-1155

**REPRESENTATIVE:** Arnold Brawner

770-843-7575

**TITLEHOLDER:** Linda H. Brawner

**PROPERTY LOCATION:** Located on the north side of Hill Road,  
west of Hiram-Lithia Springs Road.

(5422 Hill Road).

**ACCESS TO PROPERTY:** Hill Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing house on

a large lot

**PETITION NO:** LUP-16

**HEARING DATE (PC):** 06-03-10

**HEARING DATE (BOC):** 06-15-10

**PRESENT ZONING:** R-80

**PROPOSED ZONING:** Land Use Permit  
(Renewal)

**PROPOSED USE:** Wedding And  
Special Event Venue

**SIZE OF TRACT:** 6.76 acres

**DISTRICT:** 19

**LAND LOT(S):** 969

**PARCEL(S):** 7

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-20 OSC, R-30/ DeFours Farm subdivision, Single-family houses

**SOUTH:** R-20/ Sorrells Ridge subdivision

**EAST:** R-30/ Single-family houses

**WEST:** R-80/ Single-family houses

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

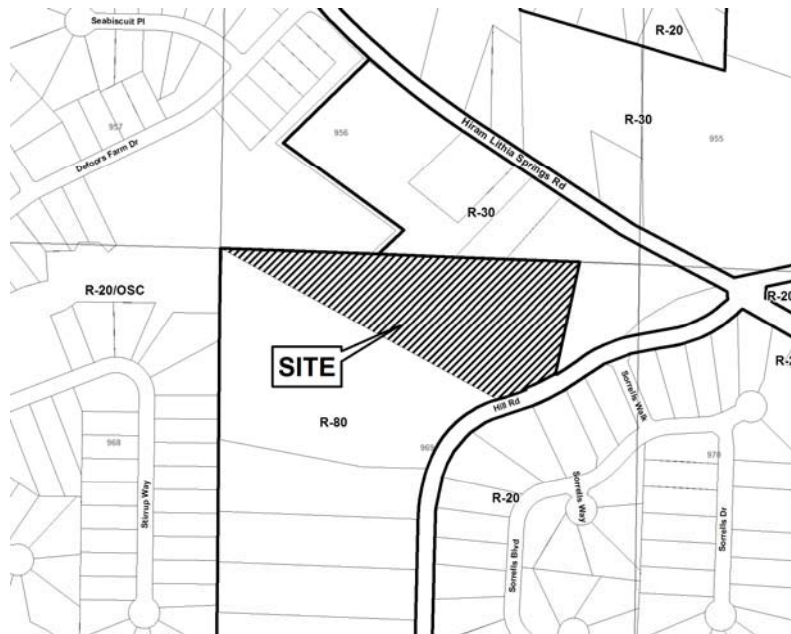
**BOARD OF COMMISSIONERS DECISION**

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

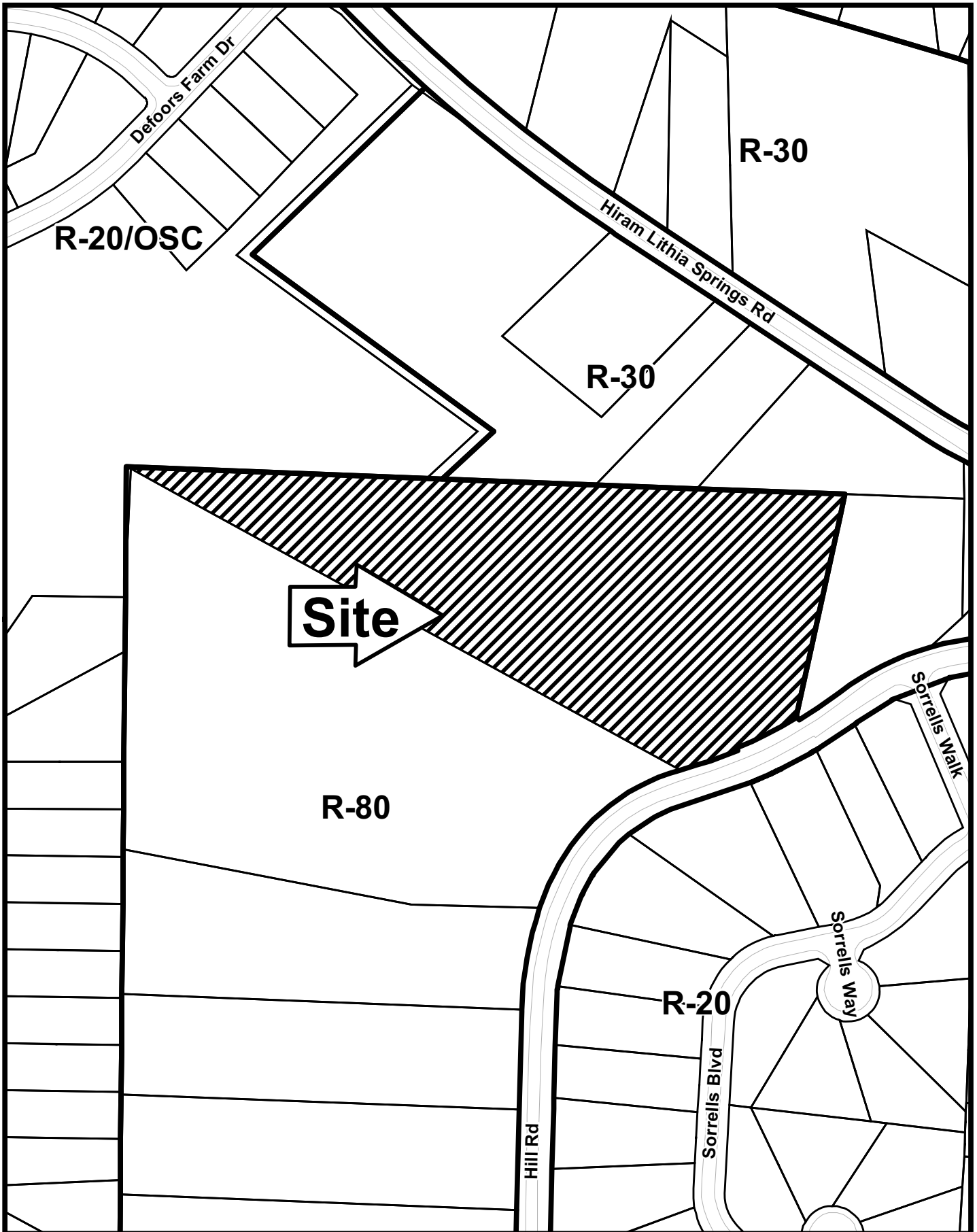
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

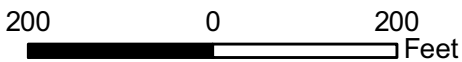
**STIPULATIONS:**





# LUP-16



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Linda H. Brawner

PETITION NO.: LUP-16

PRESENT ZONING: R-80

PETITION FOR: LUP

\*\*\*\*\*

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

The applicant is requesting a renewal for her Temporary Land Use Permit to operate a wedding and special events venue from this residential property. There will be two employees, and a 3' x 5' sign. The business will operate by appointment only. The guests will park their cars in the pasture to the front of the house. The applicant states there will be minimal deliveries based on the function. The applicant does live on the property, and has submitted a petition in support of the request signed by four neighbors. There have been no complaints regarding this proposal, and the prior stipulations are attached for review (see Exhibit "A"). The applicant would like to have this LUP approved for two years.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Records show address connected to water. Sewer not available to property. Health Dept approval required for use of existing septic system for proposed special events use.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend no parking on the right-of-way.

\*\*\*\*\*

**COBB COUNTY-MARIETTA WATER AUTHORITY COMMENTS:**

CCMWA requests to review the plans for this project as soon as they are available in order to determine the extent of impact upon our facilities. The owner/developer will be financially responsible for any impacts to CCMWA facilities from the project. Contact Chuck Byrge at (770) 426-8788 to coordinate plan review.

\*\*\*\*\*

**DRAINAGE COMMENTS**

No apparent stormwater issues. No comments.

**FIRE COMMENTS:**

No comments.

## **STAFF RECOMMENDATIONS**

**LUP-16**

**LINDA H. BRAWNER**

The applicant's proposal is not located in a subdivision. There have been no complaints or negative impacts to adjacent properties. The applicant has submitted a petition in support of the request signed by her neighbors. Staff would be reluctant to recommend approval of this LUP without neighbor support, and without stipulations controlling how the business is operated. Based on the above analysis, Staff recommends APPROVAL for 24 months subject to:

- All previous stipulations (not in conflict); and
- DOT comments.

**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.**

MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
APRIL 21, 2009  
PAGE 5

**LUP-8**      **LINDA H. BRAWNER** (owner) requesting a **Land Use Permit** for the purpose of Wedding and Special Event Venue in Land Lot 969 of the 19<sup>th</sup> District. Located on the north side of Hill Road, west of Hiram-Lithia Springs Road (5422 Hill Road).

The public hearing was opened and Ms. Linda Brawner addressed the Board. Following presentation and discussion, the following motion was made:

MOTION:      Motion by Thompson, second by Ott, to **approve** Land Use Permit for 12 months **subject to**:

- **maximum of 100 guests at any event**
- **Fire Department comments and recommendations**
- **Cobb County-Marietta Water Authority comments and recommendations**
- **Water and Sewer comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **revised Cobb DOT comments and recommendations, with driveway/curb upgrade configuration, design, sight distance/location, etc. to be determined in Plan Review (attached and made a part of these minutes)**

VOTE:            **ADOPTED** unanimously

~~SLUP-18<sup>08</sup>      **COOKE ENTERPRISES, INC.** (Mack & Abe, Inc., owner) requesting a **Special Land Use Permit** for the purpose of a Climate Controlled Self-Service Storage Facility in Land Lots 469 and 470 of the 16<sup>th</sup> District. Located on the east side of Johnson Ferry Road, south of Shallowford Road. *(Continued by the Planning Commission from their September 3, 2008 hearing until their November 4, 2008 hearing, continued by Staff from the November 4, 2008 Planning Commission hearing until their April 7, 2009 hearing and continued by Staff from the April 7, 2009 Planning Commission hearing until their May 5, 2009 hearing; therefore was not considered at this hearing)*~~

~~SLUP-4      **JENNIFER BLACKBURN** (William L. English Trust, owner) requesting a **Special Land Use Permit** for the purpose of Cell Tower Compound Expansion in Land Lot 141 of the 20<sup>th</sup> District. Located on the north side of U.S. Highway 41 and on the south side of Rutledge Road.  
**WITHDRAWN BY STAFF**~~