

APPLICANT: Chatfield Contracting, Inc.

Robert Emmett Chatfield 770-514-9519

REPRESENTATIVE: Sams, Larkin & Huff, LLP

Garvis L. Sams, Jr. 770-422-7016

TITLEHOLDER: Robert Emmett Chatfield and Timothy Scott

Higdon

PROPERTY LOCATION: Located at the southeast intersection of

Kennesaw Avenue and Hames Road

(1178 Kennesaw Avenue).

ACCESS TO PROPERTY: Kennesaw Avenue and Hames Road

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: LUP-17

HEARING DATE (PC): 06-03-10

HEARING DATE (BOC): 06-15-10

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: General Contractor's

Business

SIZE OF TRACT: 0.96 acre

DISTRICT: 16

LAND LOT(S): 934

PARCEL(S): 11

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: RM-8/ The Gates at Parkside Village

SOUTH: LI/ Office/warehouse

EAST: R-20/ Single-family house

WEST: RR/ Kennesaw Mountain National Battlefield Park

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

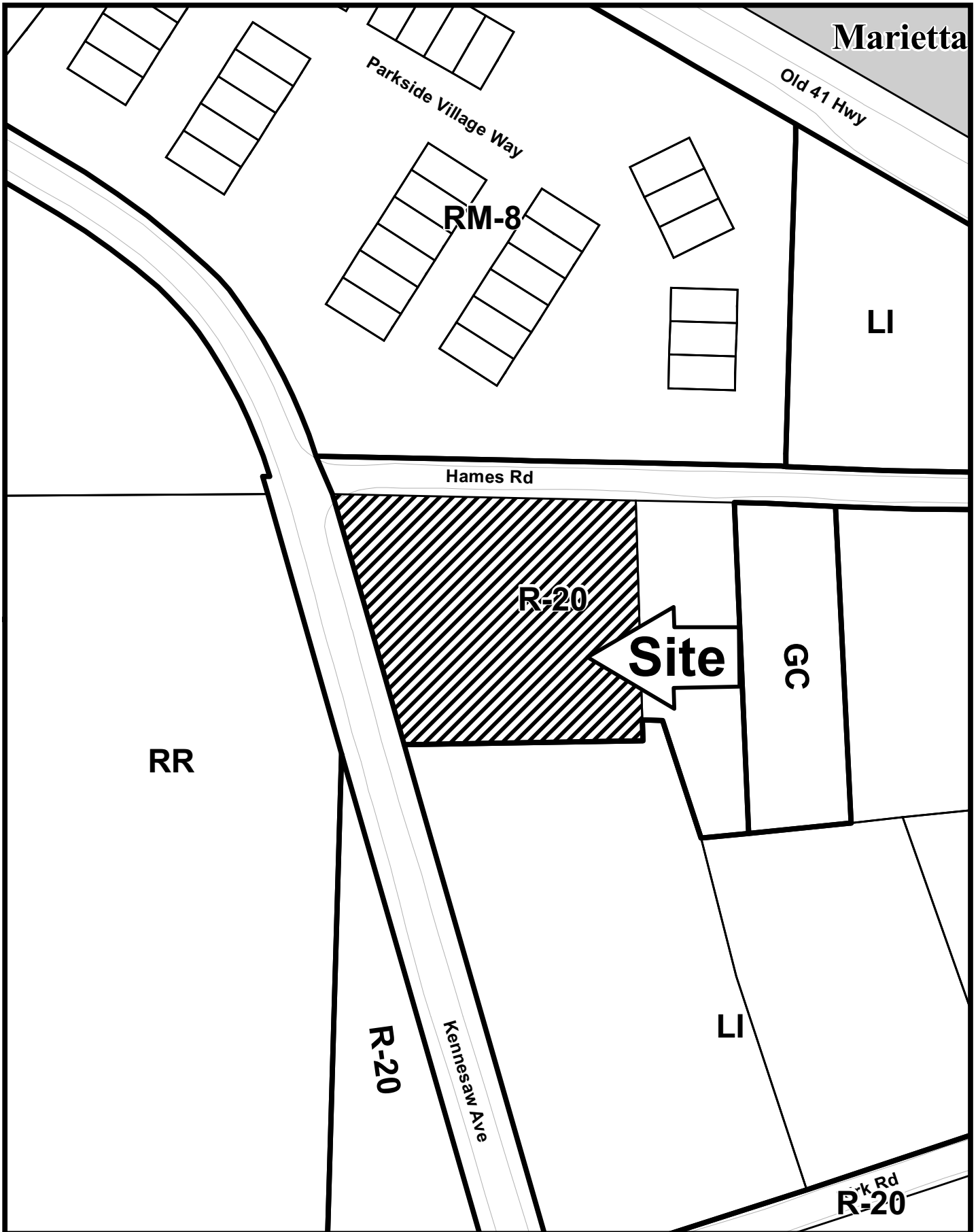
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

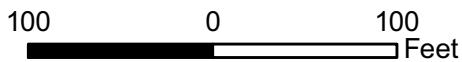
STIPULATIONS:





LUP-17



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Chatfield Contracting, Inc.

PETITION NO.: LUP-17

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Temporary Land Use Permit to operate a general contracting business from this property. The business will be open Monday through Friday, from 7:00 a.m. to 7:00 p.m. The business has nine employees that work from the off-site jobsites. Any visitors to the property park in the driveway. The applicant keeps 2 tractors, 2 dump trucks, 2 trailers, 2 backhoes and 1 bobcat behind a 6-foot tall opaque privacy fence. There will be no signs and no deliveries to this property. The applicant would like to have the LUP approved for 24 months.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Address connected to water. Sewer not available. Health Dept approval required for on-site sewage management.

TRAFFIC COMMENTS:

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

FIRE COMMENTS:

Must submit to the Cobb County Fire Marshal's Office to obtain Certificate of Occupancy.

STORMWATER MANAGEMENT COMMENTS:

Any site improvements or redevelopment requiring a Land Disturbance Permit will require providing stormwater management for the site.

STAFF RECOMMENDATIONS

LUP-17 CHATFIELD CONTRACTING, INC.

The applicant's proposal is not located in a subdivision and is designated as Industrial Compatible on the *Cobb County Comprehensive Plan*. The property has LI zoned property to the south, and GC and LI zoned property to the east. The property directly to the east will be submitting a rezoning application for a non-residential zoning district in the near future. The applicant maintains the property in excellent condition and screens any evidence of the business behind a 6-foot opaque fence to the rear of the property; adjacent to other LI zoned property. Based on the above analysis, Staff recommends APPROVAL for 12 months subject to:

- Clients park in the driveway;
- No Signs and no deliveries;
- Applicant maintain the property in its current residential state;
- Water and Sewer comments;
- Fire Department comments;
- Water and Sewer comments;
- Stormwater Management 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.