

Revised

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COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



Special Land Use Permit Request Plan

# 5127 George Washington Ave

Cobb County, Georgia Land Lot 05, 20th District, 2nd Section

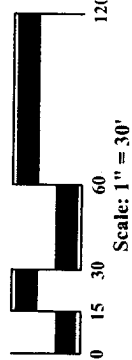
prepared for:

**Ricky White**

**DGM**  
LAND PLANNING  
CONSULTANTS



975 Oak Plaza  
Bldg. 212  
KENNESAW  
GA 30144  
770-514-9006  
FAX 514-9491



November 8, 2010

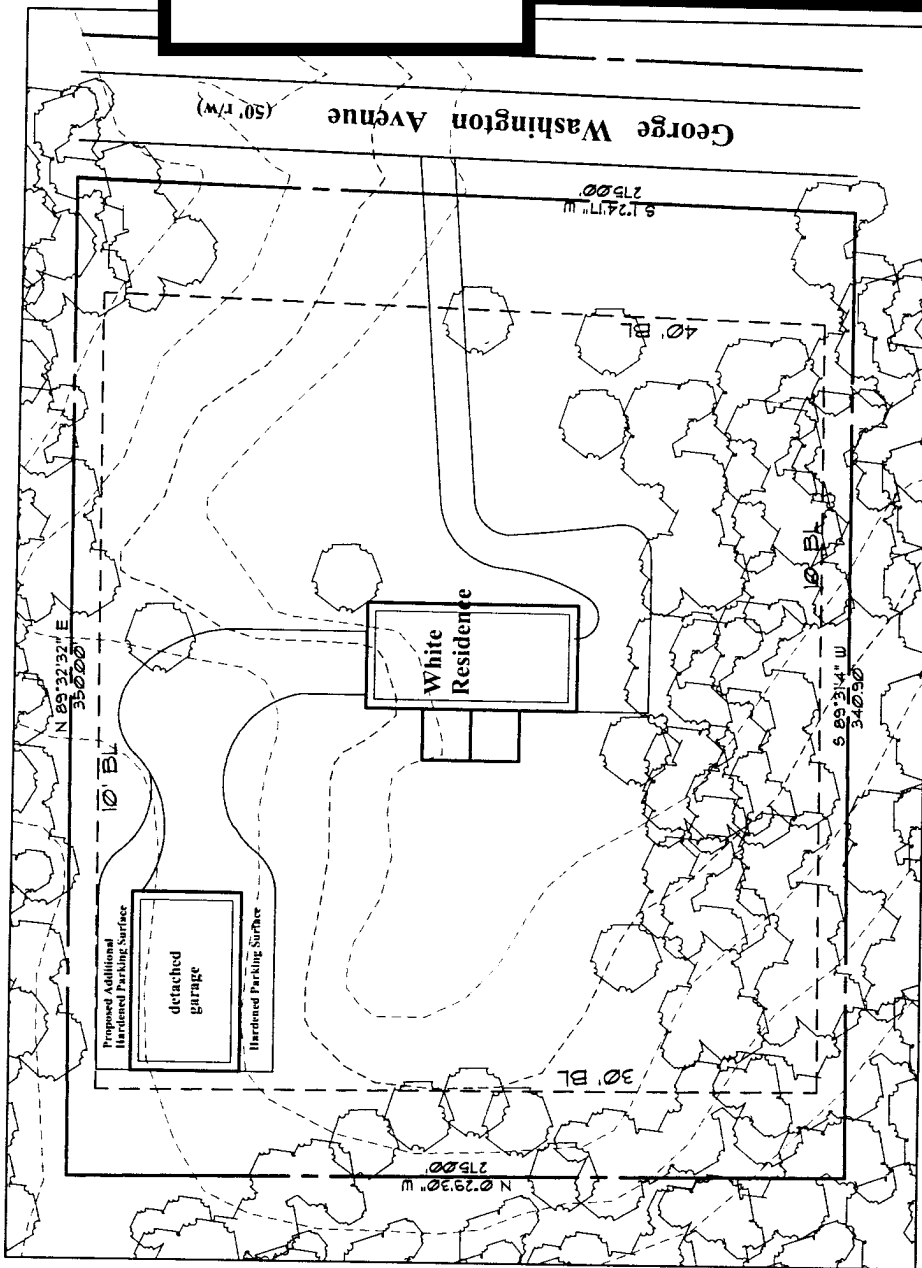
### Site Data

Total Site Area: 2.18 AC  
Present Zoning: R-20

\*application seeks waiver  
to allow parking of vehicle  
in excess of 12,500 lbs



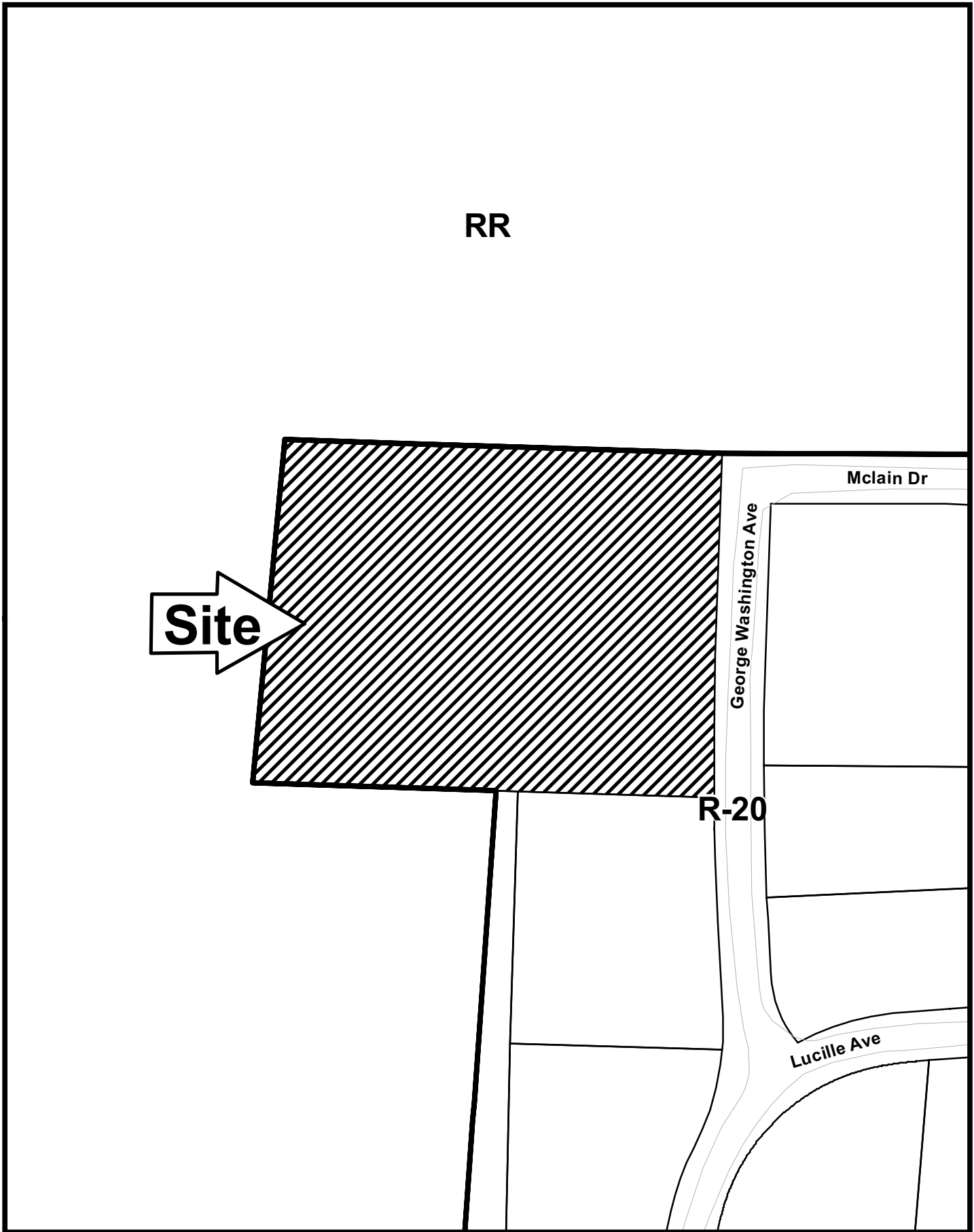
LUP-29  
(2010)



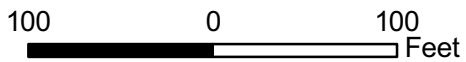
- Notes:**
1. Boundary survey from Paul F. Lee RLS, dated September 25, 1915.
  2. Topographic information by Cobb County GIS
  3. According to Flood Insurance Rate Map (FIRM) #3061C0004G, dated December 16, 2005, no portion of this site contains floodplain.
  4. No cemeteries are known to exist on site.
  5. No streams or wetlands are known to exist on site.
  6. No archeological or architectural landmarks are known to exist on site.
  7. No utility easements are known to exist on site.
  8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.





# LUP-29



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Ricky J. White

**PETITION NO.:** LUP-29

**PRESENT ZONING:** R-20

**PETITION FOR:** LUP

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a Temporary Land Use Permit (LUP) to park a vehicle weighing in excess of 12,500 lbs. (dump truck) on his property. The request was prompted by an anonymous call to Code Enforcement complaining about the truck on the property. While the applicant insists the truck, or one like it, has been parked on the property for an excess of 10 years, he was advised to make application for the necessary Temporary Land Use Permit. Also of note, the Zoning Division has not received opposition to this request as of the time of this writing.

**Historic Preservation:** No Comment.

**Cemetery Preservation:** No Comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

No Comments

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend no on-street parking.

\*\*\*\*\*

**FIRE COMMENTS:**

No Comments.

**APPLICANT: Ricky J. White**

**PETITION NO.: LUP-29**

**PRESENT ZONING: R-20**

**PETITION FOR: LUP**

\*\*\*\*\*

<b>DRAINAGE COMMENTS</b>
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No comments.

## STAFF RECOMMENDATIONS

### **LUP-29      RICKY J. WHITE**

The applicant's request is located adjacent to two platted subdivisions though most immediately adjacent to Corps of Engineers property at Allatoona Lake. The applicant's property is located in an area designated as Low Density Residential on the *Cobb County Comprehensive Plan*. If allowed to continue, the use could intensify over time and possibly encourage more requests of a similar nature in this residential area. Though by its nature the applicant's request is contradictory to the *Cobb County Code*, consideration should be given as to opposition of neighbors at the public hearing and any agreeable stipulations that may help to alleviate potential negative impacts of this long existing use. Based on the above analysis, Staff recommends DENIAL.

**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.**