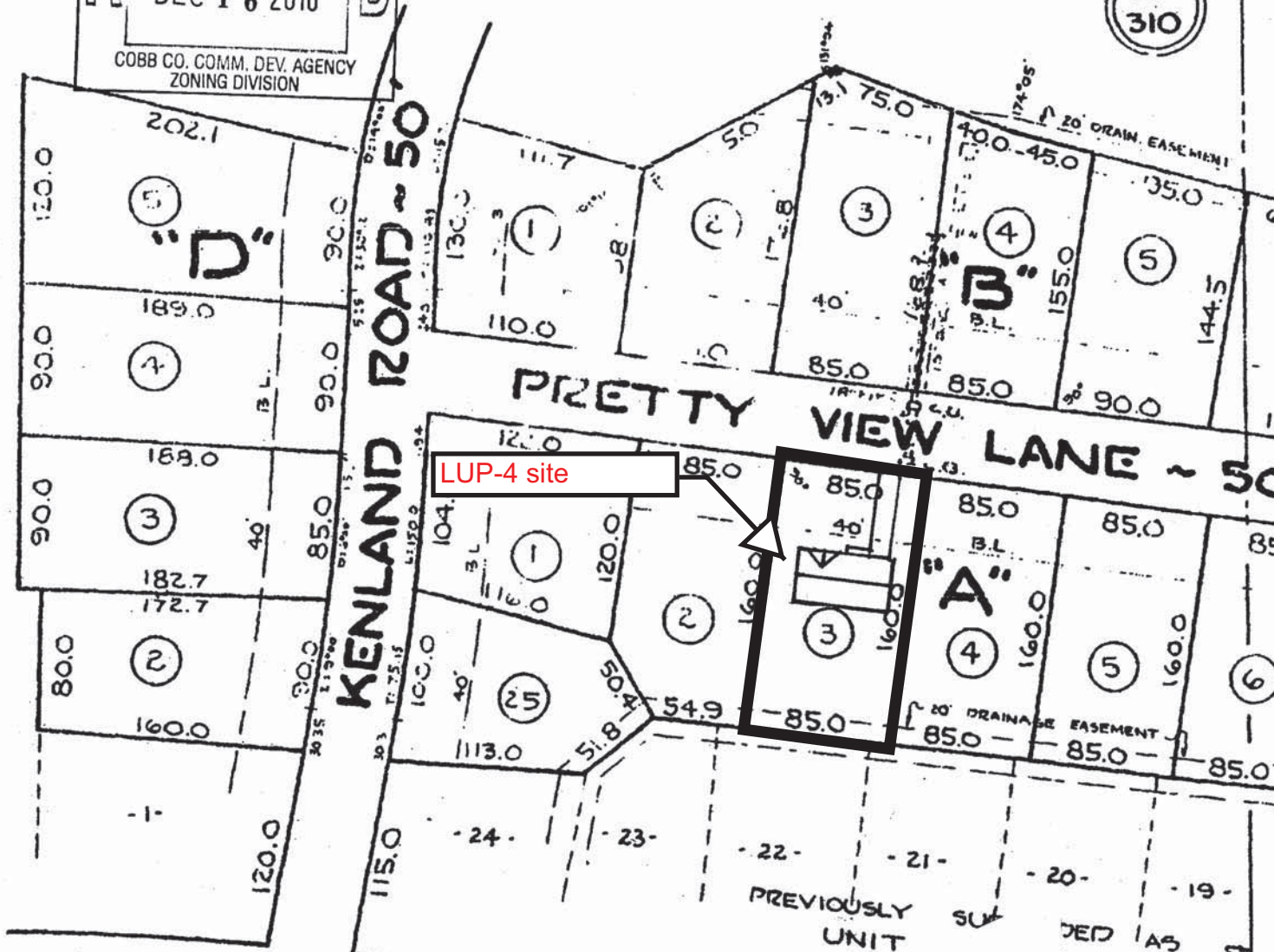


LUP-4
(2011)

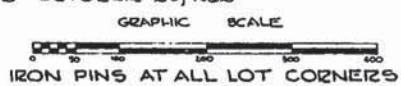
L.L.
310

RECEIVED
DEC 16 2010
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



HURT ROAD ~ 50'
UNIT TWO
CONCORD WOODS
LAND LOTS 310 & 339 ~ 17TH DISTRICT
2ND SECTION ~ COBB COUNTY, GEORGIA

SURVEYED BY
WATTS & BROWNING ~ ENGRS.
JANUARY 15, 1962
REVISED OCTOBER 23, 1962



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

BY: G. W. Browning
GA. REGISTERED C.E. NO. 182
GA. REGISTERED LAND SURVEYOR NO. 430

-REVISED OCTOBER 23, 1962-
ON PLAT CORRECTED PLAT REGISTERED
ON PLAT CORRECTED PLAT REGISTERED
UNDER THE PROVISIONS OF SECTION
7-15-10

G. W. Browning

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE
NAME IS SUBSCRIBED HERETO, AND WHO IN PERSON OR THROUGH
A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT
WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES TO THE
USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS,
WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES
THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS
THEREIN EXPRESSED.

BY: [Signature]
CONCORD WOODS CORPORATION

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY
THE PLANNING BOARD OF COBB COUNTY, GEORGIA AND IS
RECOMMENDED BY THE CHAIRMAN OF THE PLANNING
COMMISSION.

DATED THIS 6 DAY OF January, 1962
BY: _____, CHAIRMAN
BY: _____, SECRETARY

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE
COMMISSIONER OF ROADS AND REVENUES OF COBB COUNTY,
GEORGIA, AND IS APPROVED SUBJECT TO THE PROTECTIVE
COVENANTS SHOWN HEREON, AND STREETS AND DRAINAGE
STRUCTURES TO BE MAINTAINED.

DATED THIS 6 DAY OF Jan, 1962
[Signature]
COMMISSIONER OF ROADS AND REVENUES
COBB COUNTY, GEORGIA

ATE L.L.L.

APPLICANT: William D. Rawls
770-490-3058

REPRESENTATIVE: William D. Rawls
770-435-9777

TITLEHOLDER: William D. Rawls

PROPERTY LOCATION: On the south side of Pretty View Lane,
east of Kenland Road.
(436 Pretty View Lane).

ACCESS TO PROPERTY: Pretty View Lane

PHYSICAL CHARACTERISTICS OF SITE: Single story ranch.

PETITION NO: LUP-4

HEARING DATE (PC): 03-01-11

HEARING DATE (BOC): 03-15-11

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Parking More Vehicles
Than The Zoning Code Allows

SIZE OF TRACT: 0.35 acre

DISTRICT: 17

LAND LOT(S): 310

PARCEL(S): 13

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-15/Concord Woods Subdivision
- SOUTH:** R-15/Concord Woods Subdivision
- EAST:** R-15/ Concord Woods Subdivision
- WEST:** R-15/Concord Woods Subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

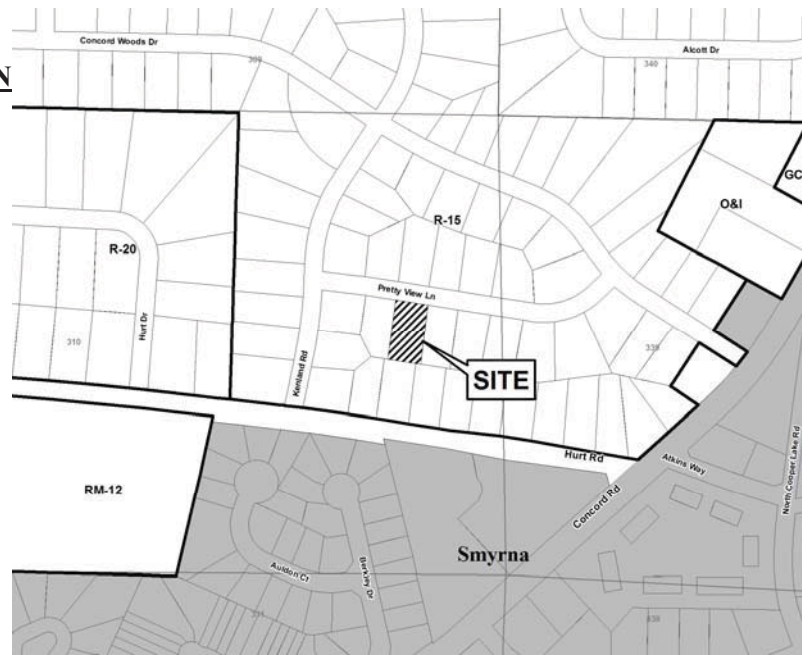
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

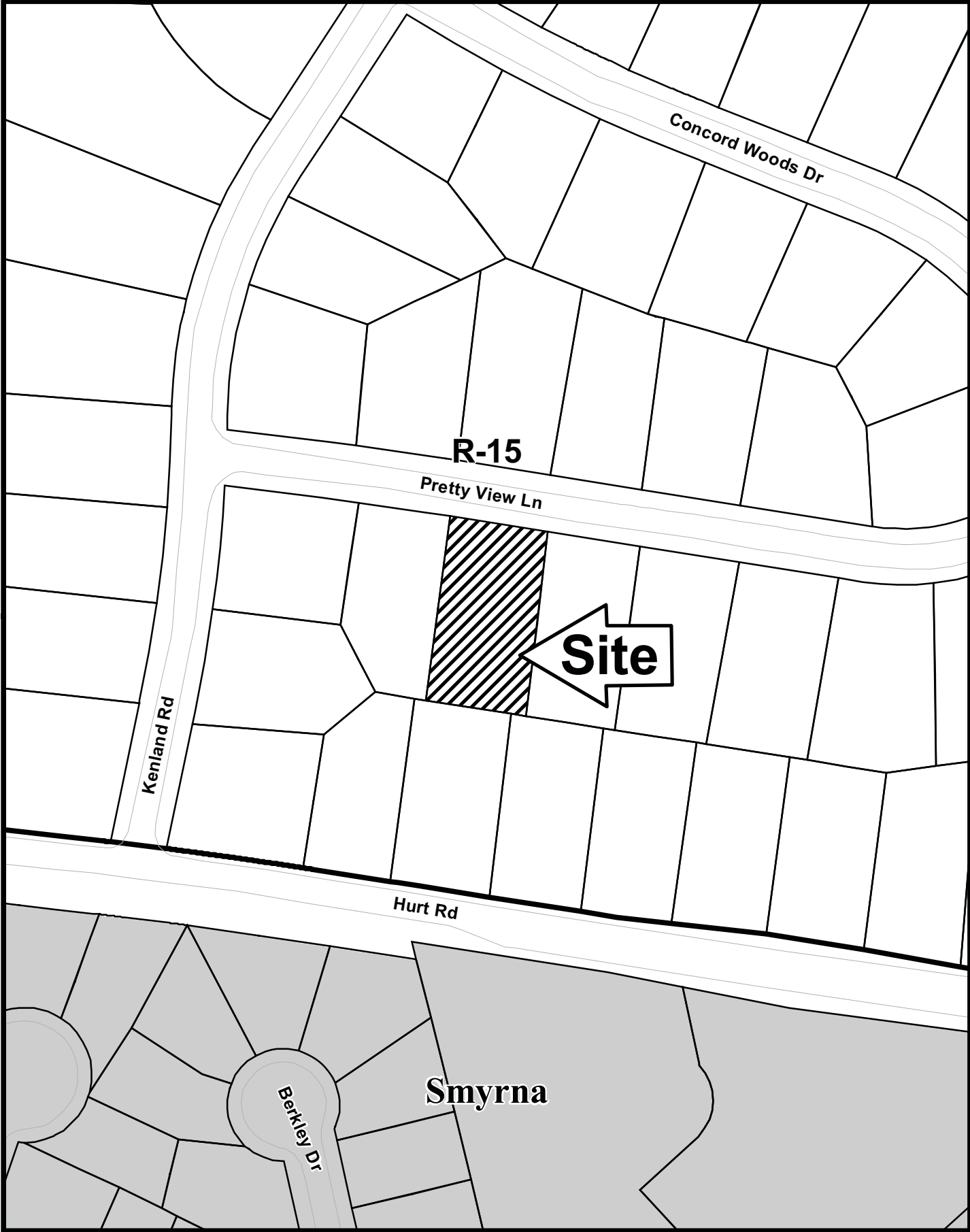
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

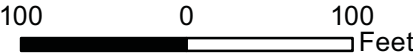
STIPULATIONS:



LUP-4



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



City Boundary
Zoning Boundary

APPLICANT: William D. Rawls

PETITION NO.: LUP-4

PRESENT ZONING: R-15

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Terry Martin. MPA

The applicant is requesting a Land Use Permit to be allowed to have 5 vehicles at his property. Resulting from a citizen complaint, the applicant had been notified by the Code Enforcement Division that the number of personal vehicles parked on the property exceeds the 3 allowed per Sec. 134-198 (3) *Permitted Uses* “No more than one vehicle per 390 square feet of living building square footage...” The vehicles belong to the applicant and other family members who live at the property.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Records show address connected to both water and sewer.

TRAFFIC COMMENTS:

Recommend no on-street parking.

FIRE COMMENTS:

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal’s Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: William D. Rawls

PETITION NO.: LUP-4

PRESENT ZONING: R-15

PETITION FOR: LUP

DRAINAGE COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-4 William D. Rawls

The applicant's request is located within a platted subdivision and in an area designated as Low Density Residential on the *Cobb County Comprehensive Plan*. While the applicant has lived at the property for the past four decades, he currently shares his home with his daughter and two other people. The Code Enforcement Division, responding to a citizen complaint, notified the applicant that the number of vehicles parked on the property exceeded the number allowed by the *Cobb County Code*. Code Enforcement also noted violations related to outside storage and non compliant vehicles. If allowed to continue, the use could intensify over time and possibly encourage more requests of a similar nature in this single-family residential area. Bearing in mind that this case began as a result of neighbors' complaints and that the result is contradictory to the *Cobb County Code*, 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.