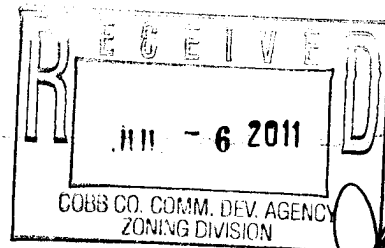
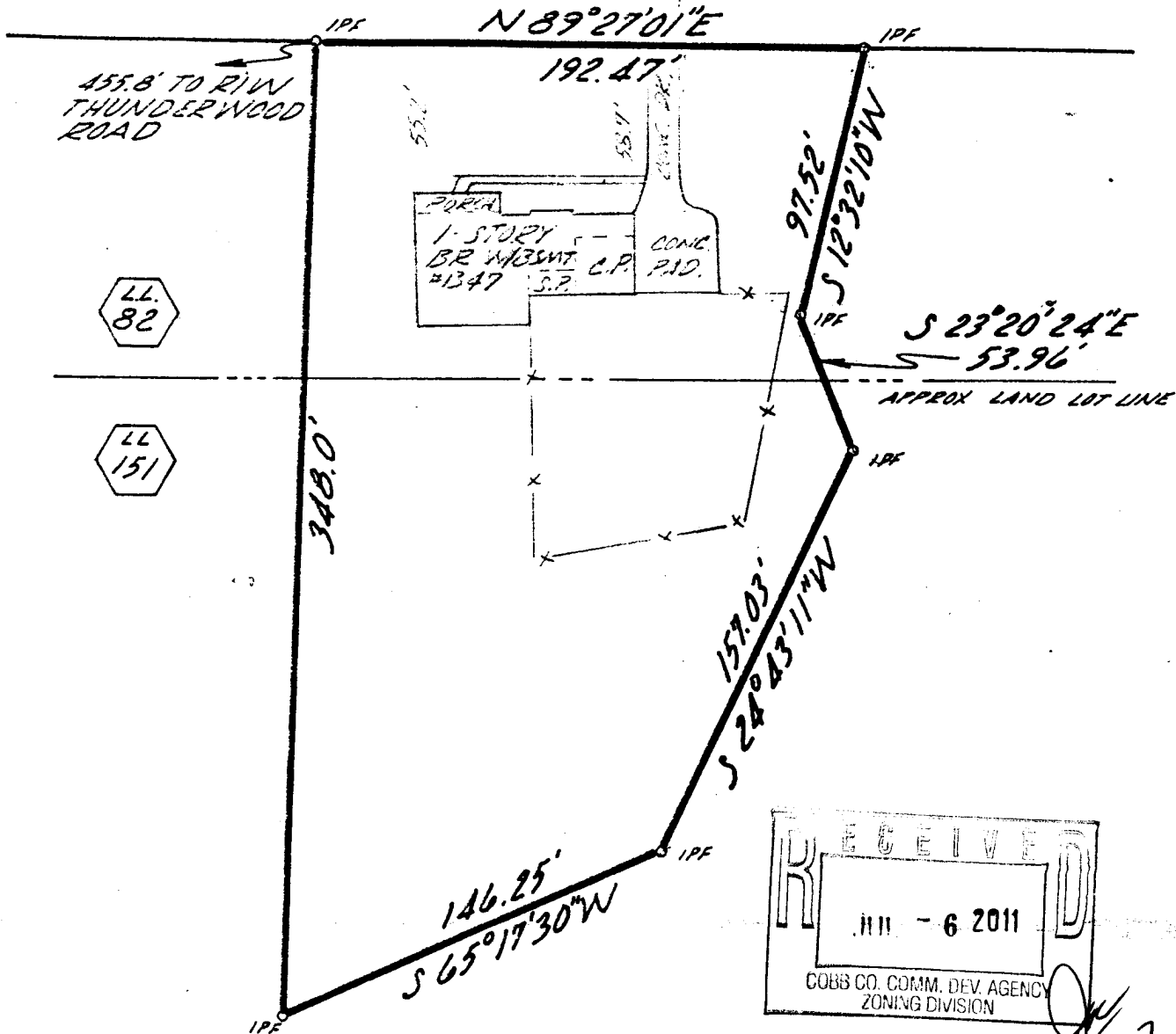


LUP-22
(2011)

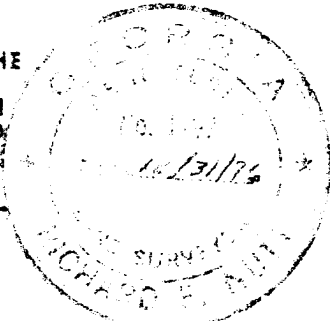
IN

OLD ALABAMA RD.



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS BY LAW.

Richard E. North
MEMBER GA. ASSN. REG. LAND SURVEYORS



KENCO

ENGINEERING AND SURVEYING CO., INC.

Powder Springs, Georgia
944-3903

SURVEY FOR
JAMES R. SIMS

LAND LOTS - 82 & 151
DISTRICT - 18TH
COUNTY - COBB
STATE - GEORGIA
DATE 2/24/16 SCALE 1" = 60'

REVISIONS

CC - H.P.
DOWN - JE CHKD - KN
JOB NO. 6-81

APPLICANT: James R. Sims
770-294-0078

REPRESENTATIVE: James R. Sims
770-294-0078

TITLEHOLDER: James R. Sims and Cecile C. Sims

PROPERTY LOCATION: South side of Old Alabama Road,
west of South Glenn Forest Street, east of Thunderwood Road
(1347 Old Alabama Road)

ACCESS TO PROPERTY: Old Alabama Road

PHYSICAL CHARACTERISTICS TO SITE: Existing house

FUTURE LAND USE MAP: Low Density Residential

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ single-family house
- SOUTH:** R-15/ wooded
- EAST:** R-20/ church
- WEST:** R-20/ single-family house

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:

PETITION NO: LUP-22

HEARING DATE (PC): 09-08-2011

HEARING DATE (BOC): 09-20-2011

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use
Permit (Renewal)

PROPOSED USE: Parking Dump Truck
And Grading Equipment

SIZE OF TRACT: 1.3 acres

DISTRICT: 18

LAND LOT(S): 82, 151

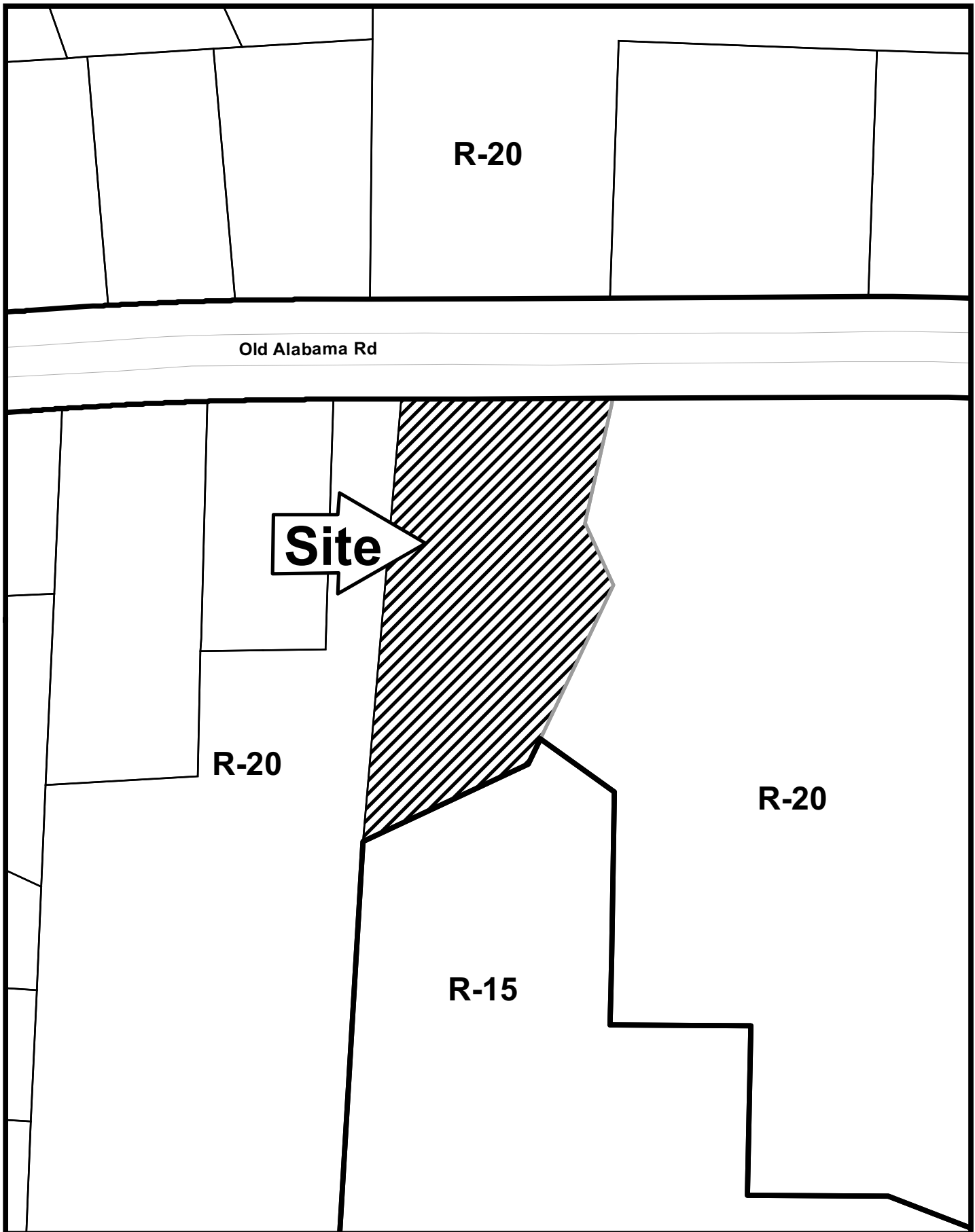
PARCEL(S): 24

TAXES: PAID DUE

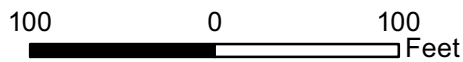
COMMISSION DISTRICT: 4





LUP-22



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



-  City Boundary
-  Zoning Boundary

APPLICANT: James R. Sims

PETITION No.: LUP-22

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a second renewal of a Temporary Land Use Permit (LUP) to park his landscaping and grading equipment on his property. As indicated by the applicant, there is a dump truck, a bobcat, and a loader parked on the property. The applicant has been parking his equipment here since the late 1970s. The applicant states there are no signs, deliveries, or clients but that there are two (2) employees. The LUP is requested to be renewed for a period of 24 months. A petition has been submitted in support of the request. Applicant has submitted the attached photographs marked Exhibit "A". The previous renewal's stipulations are attached as Exhibit "B".

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:

Address connected to water. No additional comments.

TRAFFIC COMMENTS:

Recommend no parking on the right-of-way.

FIRE COMMENTS:

NO 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: James R. Sims

PETITION NO.: LUP-22

PRESENT ZONING: R-20

PETITION FOR: LUP (Renewal)

DRAINAGE COMMENTS

No comments.

STAFF RECOMMENDATIONS

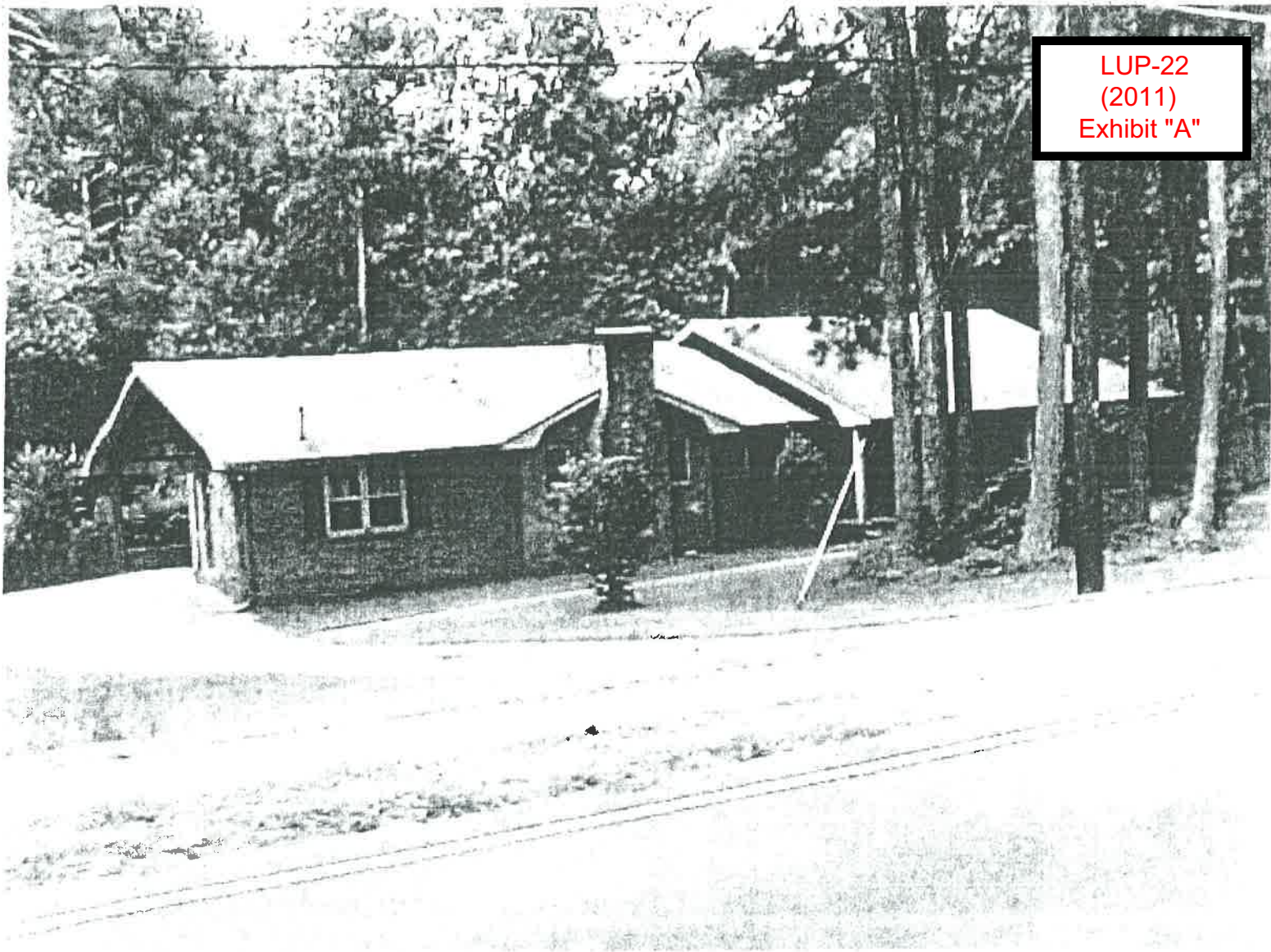
LUP-22 JAMES R. SIMS

The applicant's property has been used to park this equipment here for over 25 years. Although the applicant's property is located in a Low Density Residential future land use category, the applicant has submitted a petition in support of the proposal from the neighbors. The applicant has sufficient parking for the equipment and this 1.3 acre property is not located in a platted subdivision. Yet, while the previous renewal request was granted for a period of 24 months, the original approval of 2007 granted a 24 month LUP while stipulating that "landscaping and grading equipment cease being kept on this property in 24 months." Yet, given the number of years this use has transpired on this property and the evidence of neighbors' support, Staff recommends APPROVAL for 24 months subject to:

- no signs
- no customers or clients on site
- no on-street parking
- no deliveries
- one dump truck and two graders only

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.

LUP-22
(2011)
Exhibit "A"



1347 OLD ALABAMA RD
18015100240

Project Name: Cobb

Date Acquired: 8/7/01

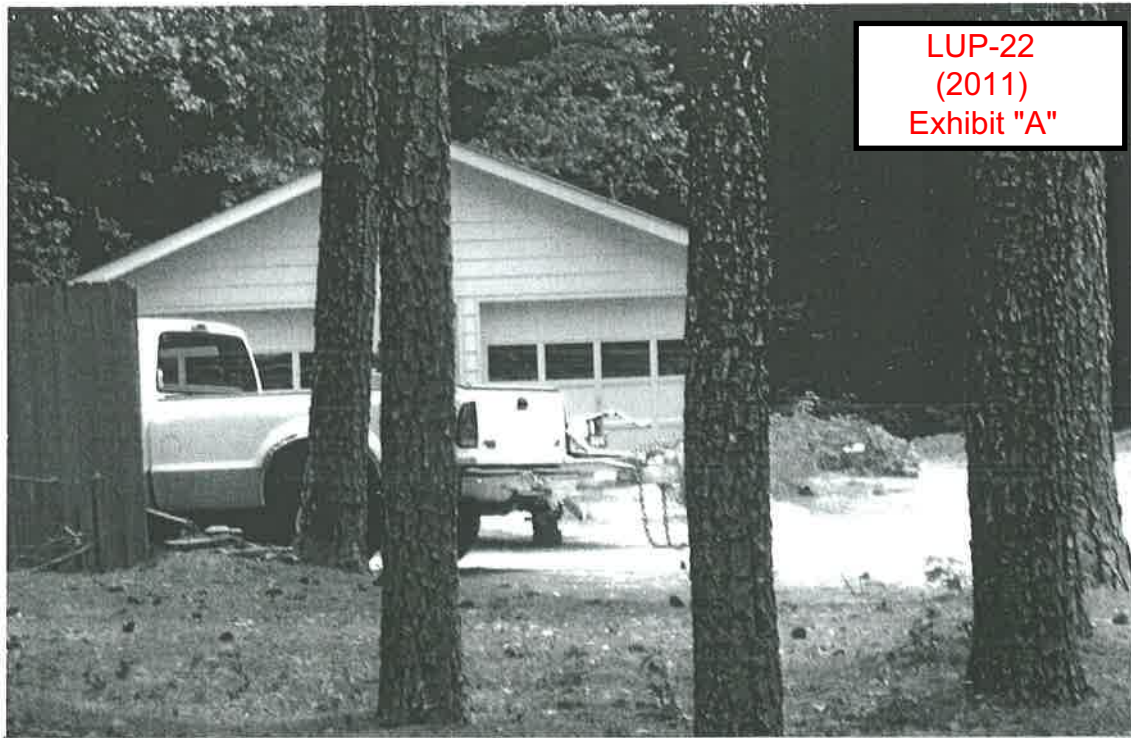
Land Use Code: 101

Maintenance Code: N



Jac
8-27

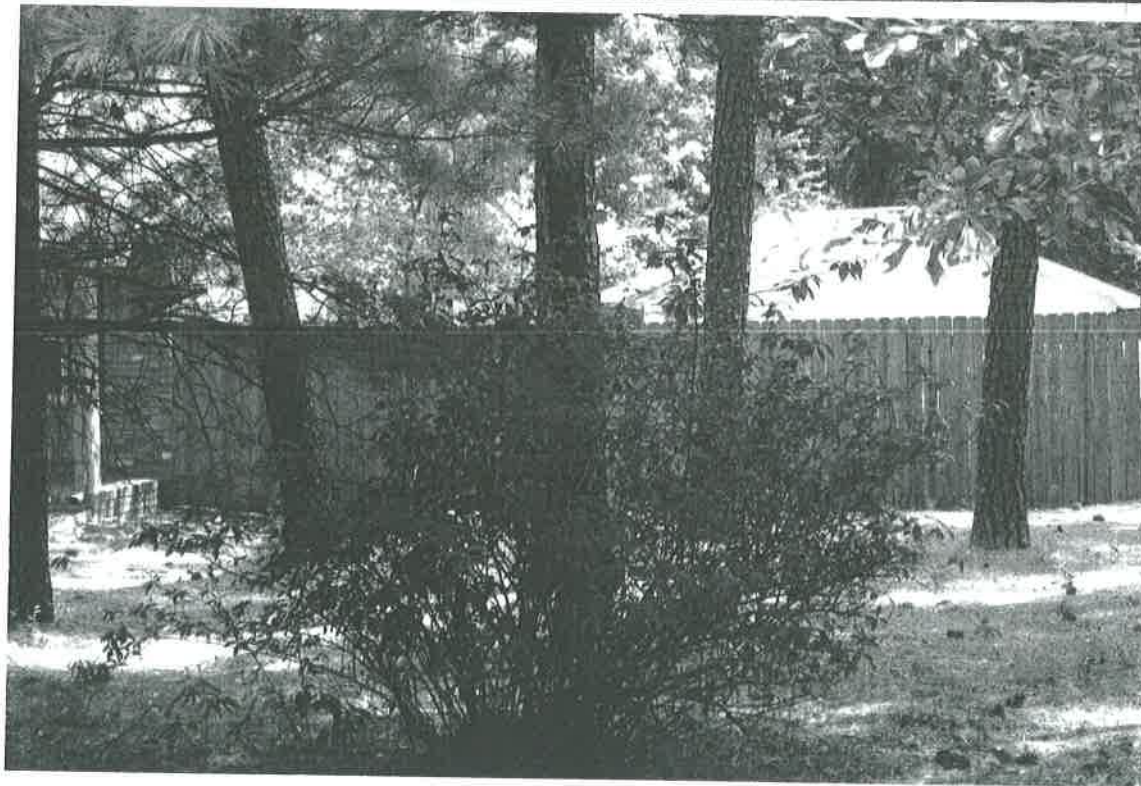
LUP-22
(2011)
Exhibit "A"



RECEIVED
JUL - 5 2011
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Joe
8:57

LUP-22
(2011)
Exhibit "A"



RECEIVED
JUL - 6 2011
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Joe
8257

PAGE 2 OF 2

APPLICATION NO. _____

ORIGINAL DATE OF APPLICATION: 09-15-09

APPLICANTS NAME: JAMES R. SIMS

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

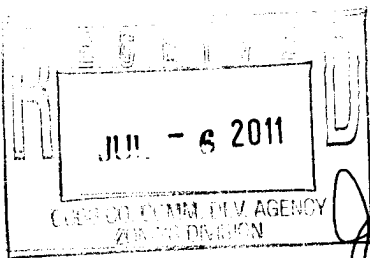
BOC DECISION OF 09-15-09 ZONING HEARING:

JAMES R. SIMS (James R. Sims and Cecile C. Sims, owners) requesting a **Land Use Permit (renewal)** for the purpose of Parking a Dump Truck and Grading Equipment in Land Lots 82 and 151 of the 18th District. Located on the south side of Old Alabama Road, east of Thunderwood Road (1347 Old Alabama Road).

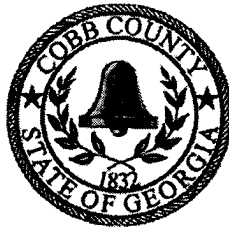
MOTION: Motion by Lee, second by Ott, as part of the Consent Agenda, to **approve** Land Use Permit for **24 months subject to:**

- **no signs**
- **no customers or clients on site**
- **no on-street parking**
- **no deliveries**
- **one dump truck and two graders only**

VOTE: **ADOPTED** unanimously



JRS/8-57



Application #: LUP-22
PC Hearing Date: 9-8-11 (Thurs.)
BOC Hearing Date: 9-20-11

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Grading
2. Number of employees? Two
3. Days of operation? Five Days
4. Hours of operation? 8am to 5pm
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 0
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): N/A
7. Signs? No: ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): Dump Truck, Bobcat, Loader
9. Deliveries? No ; Yes _____. (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
10. Does the applicant live in the house? Yes ; No _____
11. Any outdoor storage? No ; Yes _____. (If yes, please state what is kept outside): _____
12. Length of time requested: 24 months
13. Any additional information? (Please attach additional information if needed):

Applicant signature: James R. Sims Date: 7-6-2011
 Applicant name (printed): James R. Sims