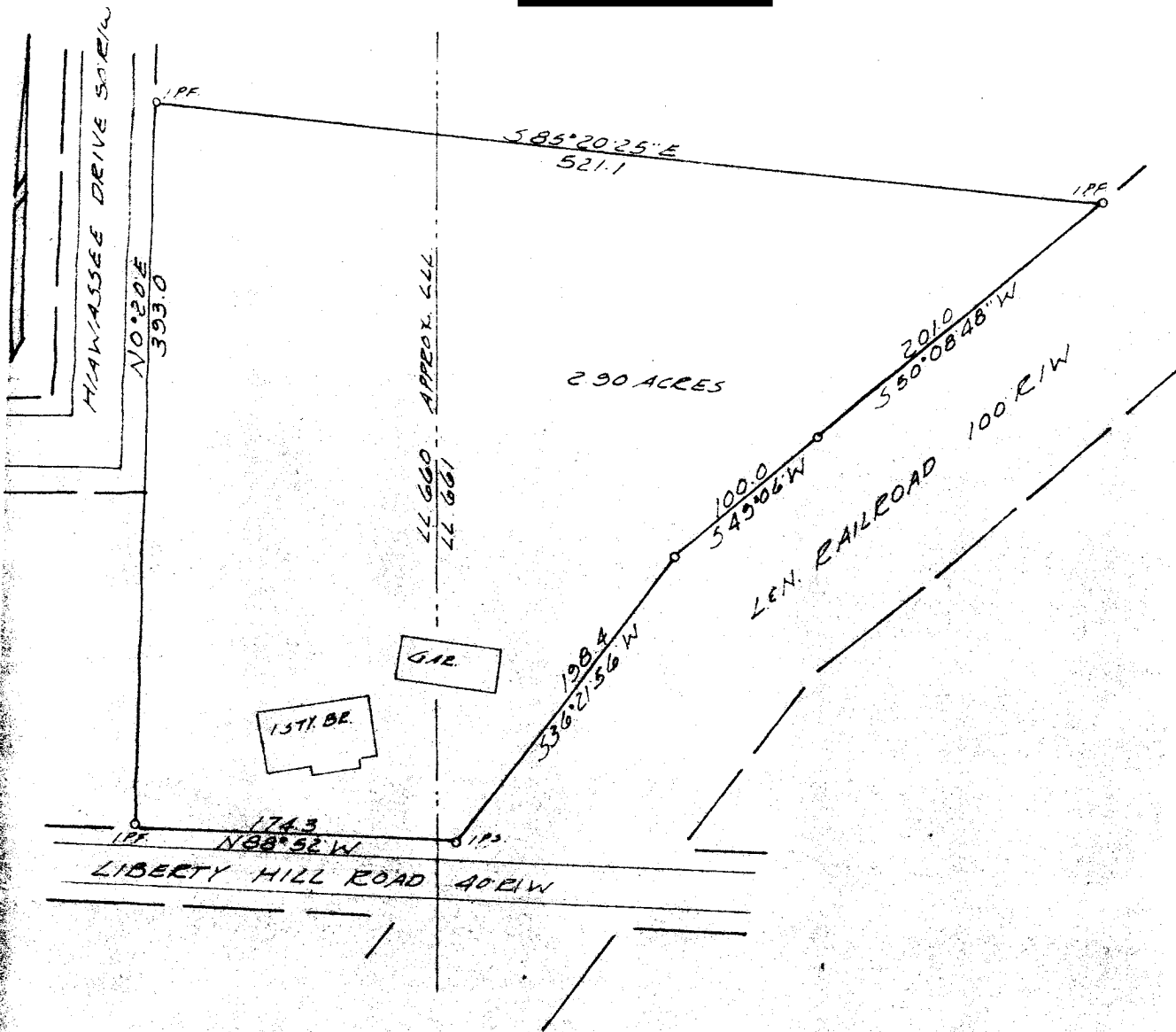


LUP-27  
(2011)

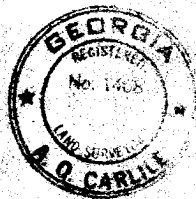


SURVEY FOR  
H. F. HULLSEY  
LOCATED IN LL 6608661, 10TH DIST 2ND SECT.  
COBB COUNTY, GEORGIA

SURVEYED DEC 10, 1979 BY  
A.O. CARLILE - SURVEYOR  
MARIETTA - GEORGIA  
SCALE: 1" = 60'

I hereby certify that this plat is a correct  
and true copy of the land platted and  
the same was prepared in conformity with  
the laws, rules, regulations and requirements

*A.O. Carlile*



**APPLICANT:** M6 Auto Group  
(678) 283-0592

**REPRESENTATIVE:** J. Paul Mosier  
(678) 283-0592

**TITLEHOLDER:** Edward A. Sheasby and Toni S. Sheasby

**PROPERTY LOCATION:** On the north side of Liberty Hill Road,  
east of Canton Road; and on the east side of the intersection of Jewell  
Drive at Hiawasse Drive.

**ACCESS TO PROPERTY:** Liberty Hill Road and corner of  
Hiawasse Drive and Jewell Drive

**PHYSICAL CHARACTERISTICS TO SITE:** One story brick  
home.

**PETITION NO:** LUP-27

**HEARING DATE (PC):** 11-01-2011

**HEARING DATE (BOC):** 11-15-2011

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Auto Broker

**SIZE OF TRACT:** 2.9 acres

**DISTRICT:** 16

**LAND LOT(S):** 660, 661

**PARCEL(S):** 3

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** CF/R-20/ Single family homes
- SOUTH:** GC/ Commercial Warehouse
- EAST:** R-20/ Single family homes
- WEST:** R-20/ Single family homes

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

**BOARD OF COMMISSIONERS DECISION**

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

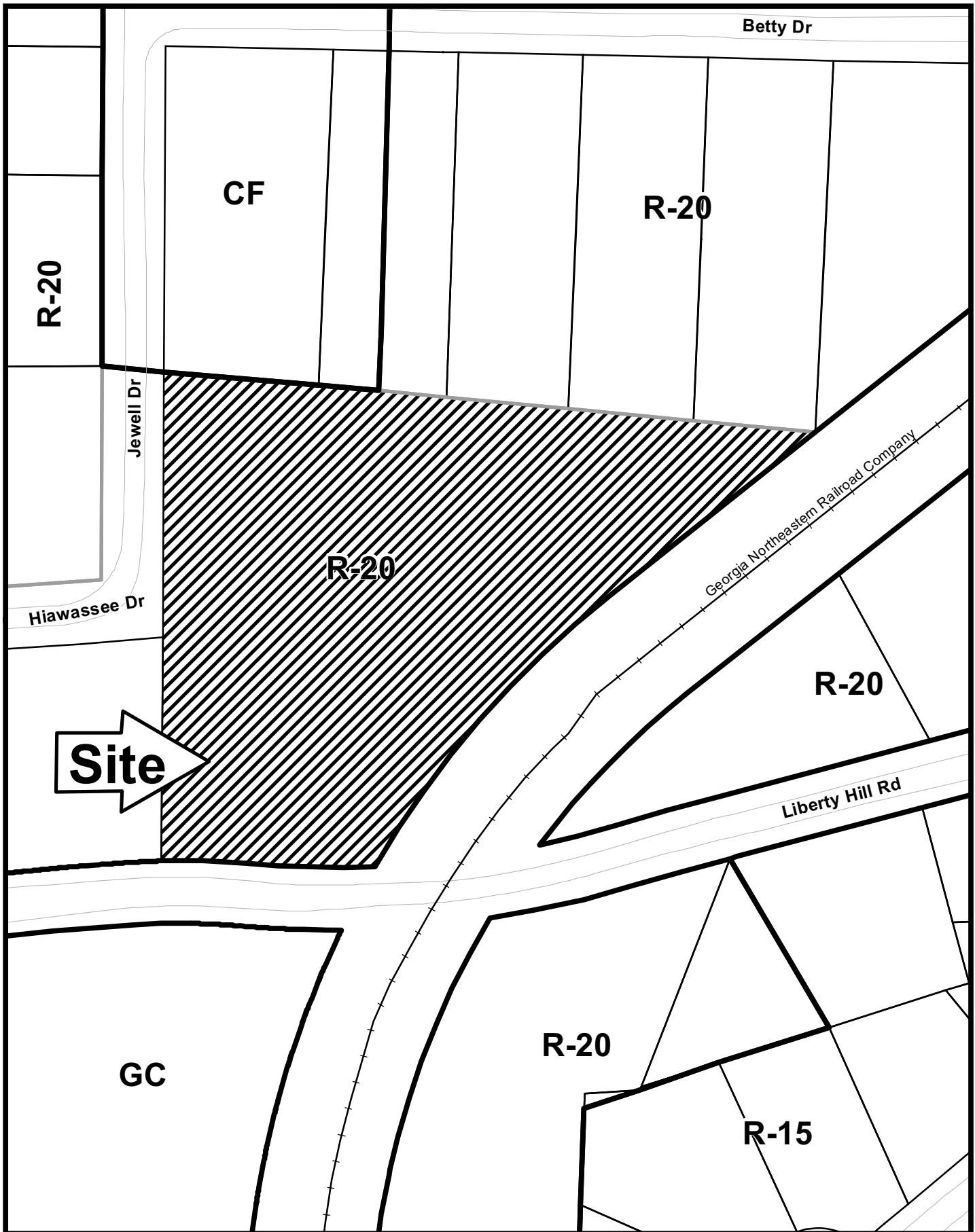
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

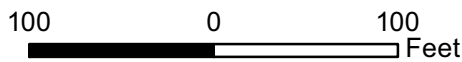
**STIPULATIONS:**



# LUP-27



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



City Boundary  
Zoning Boundary

**APPLICANT:** M6 Auto Group

**PETITION NO.:** LUP-27

**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) in order to operate an auto broker from the existing residential home on the subject site. The request proposes to operate an auto wholesaler five (5) days per week from 8 a.m. to 5 p.m. The applicant does not live in the home.

**Historic Preservation:** No Comments.

**Cemetery Preservation:** No Comments.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Property is served by well water and a septic system. Health Department approval is required.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend no parking on the right-of-way.

Recommend one access on Liberty Hill Rd.

\*\*\*\*\*

**FIRE COMMENTS:**

**C/O:** Plans must be submitted to the Cobb County Fire Marshal’s Office to initiate the Certificate of Occupancy process.

APPLICANT: M6 Auto Group

PETITION NO.: LUP-27

PRESENT ZONING: R-20

PETITION FOR: LUP

\*\*\*\*\*

**DRAINAGE COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Little Noonday Creek FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake – need to keep residential buildings out of hazard.

WETLANDS:  YES  NO  POSSIBLY, NOT VERIFIED

Location: \_\_\_\_\_

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE:  YES  NO  POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000’ of Chattahoochee River) ARC (review 35’ undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area – County review (\_\_\_\_\_ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance – **County Review**/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: 50’, 75’, 100’ or 200’ each side of creek channel.

DOWNSTREAM CONDITION

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream \_\_\_\_\_.  
Additional BMP’s for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream **railroad culvert**.

**APPLICANT: M6 Auto Group**

**PETITION NO.: LUP-27**

**PRESENT ZONING: R-20**

**PETITION FOR: LUP**

\*\*\*\*\*

DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill \_\_\_\_\_ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown \_\_\_\_\_
- Copy of survey is not current – Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. No proposed site plan has been provided. Sufficient paved parking to support an auto brokerage will require a stormwater management facility. The most suitable location is the low point of the site at the northeast corner. This is adjacent to existing single-family residential lots located on Betty Drive and will require adequate screening be provided.

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## STAFF RECOMMENDATIONS

### **LUP-27 M6 Auto Group**

The applicant is requesting a Temporary Land Use Permit (LUP) in order to operate an auto broker/wholesaler from the residential property he does not live in. The proposal will utilize the property wholly as the auto wholesaler five (5) days a week 8 a.m. to 5 p.m. The subject property is zoned R-20 single family residential district and is delineated as LDR low density residential category on the *Cobb County Comprehensive Plan*. While the property directly across Liberty Hill Rd. is zoned GC general commercial district, that property is located within a NAC neighborhood activity center on the future land use map. However, the subject property and all immediately adjacent properties are both zoned R-20 single family residential district and are delineated as LDR low density residential by the future land use map. Based on the above analysis, Staff recommends DENIAL of the applicant's request.

**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.**



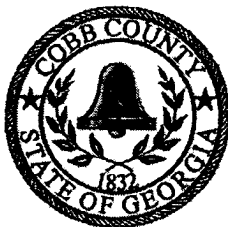
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Application #: LUP-27  
PC Hearing Date: 11-1-11  
BOC Hearing Date: 11-15-11

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Auto Wholesaler
2. Number of employees? 0
3. Days of operation? 5 PER WEEK
4. Hours of operation? 8am - 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): \_\_\_\_\_
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.): PASSENGER CAR
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: 12 MONTHS
13. Any additional information? (Please attach additional information if needed):  
\_\_\_\_\_  
\_\_\_\_\_

Applicant signature: T. Paul Mosier Date: 5/26/11

Applicant name (printed): T. PAUL MOSIER