

This is to certify that this property (is not) in a special flood hazard area as shown on the applicable "FIA official flood hazard map."

**SURVEY FOR**  
**Kenneth Orr**  
**BEING LOT 9 FIELDSTONE (FORMERLY CARLILE ACRES)**  
**LOCATED IN L.L. 311, 16TH. DIST. 2ND. SECT.**  
**COBB COUNTY, GEORGIA**

SURVEYED DEC. 11, 1984  
 A. O. CARLILE - SURVEYOR  
 MARIETTA, GEORGIA

SCALE 1" = 40'



Handwritten notes:  
 505  
 116  
 130  
 207  
 202  
 202  
 202  
 202  
 202

LUP-28  
(2011)  
2 of 2 Site Plans

<b>TREE PLAN</b>	
PROJECT NO.	LUP-28
DATE	SEP 1 2011
PROJECT NAME	STEINHAUER ROAD GARDENS DEVELOPMENT
DATE	SEP 1 2011
PROJECT NO.	3



THE PROPOSED DEVELOPMENT SHALL BE MAINTAINED BY THE LOCAL HOMEOWNERS ASSOCIATION. ALL IMPROVEMENTS SHALL BE MAINTAINED BY THE LOCAL HOMEOWNERS ASSOCIATION. ALL IMPROVEMENTS SHALL BE MAINTAINED BY THE LOCAL HOMEOWNERS ASSOCIATION.

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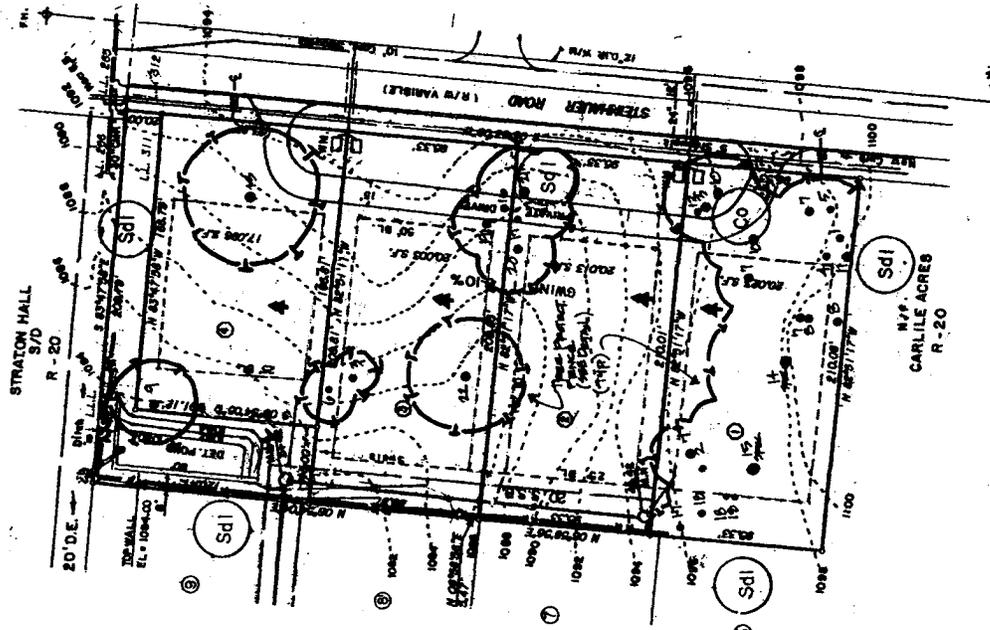
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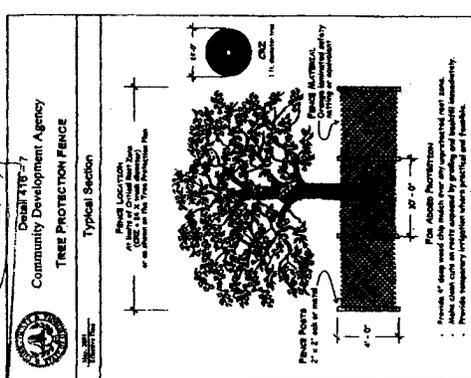
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Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...

SEP - 1 2011  
COMM. DIV. AGENCY  
ZONING DIVISION



- 1. Provide 4" deep wood chip mulch over any unprotected root zone.
- 2. Make sure that all roots exposed by grading and building foundation.
- 3. Provide temporary protective fencing and signage.

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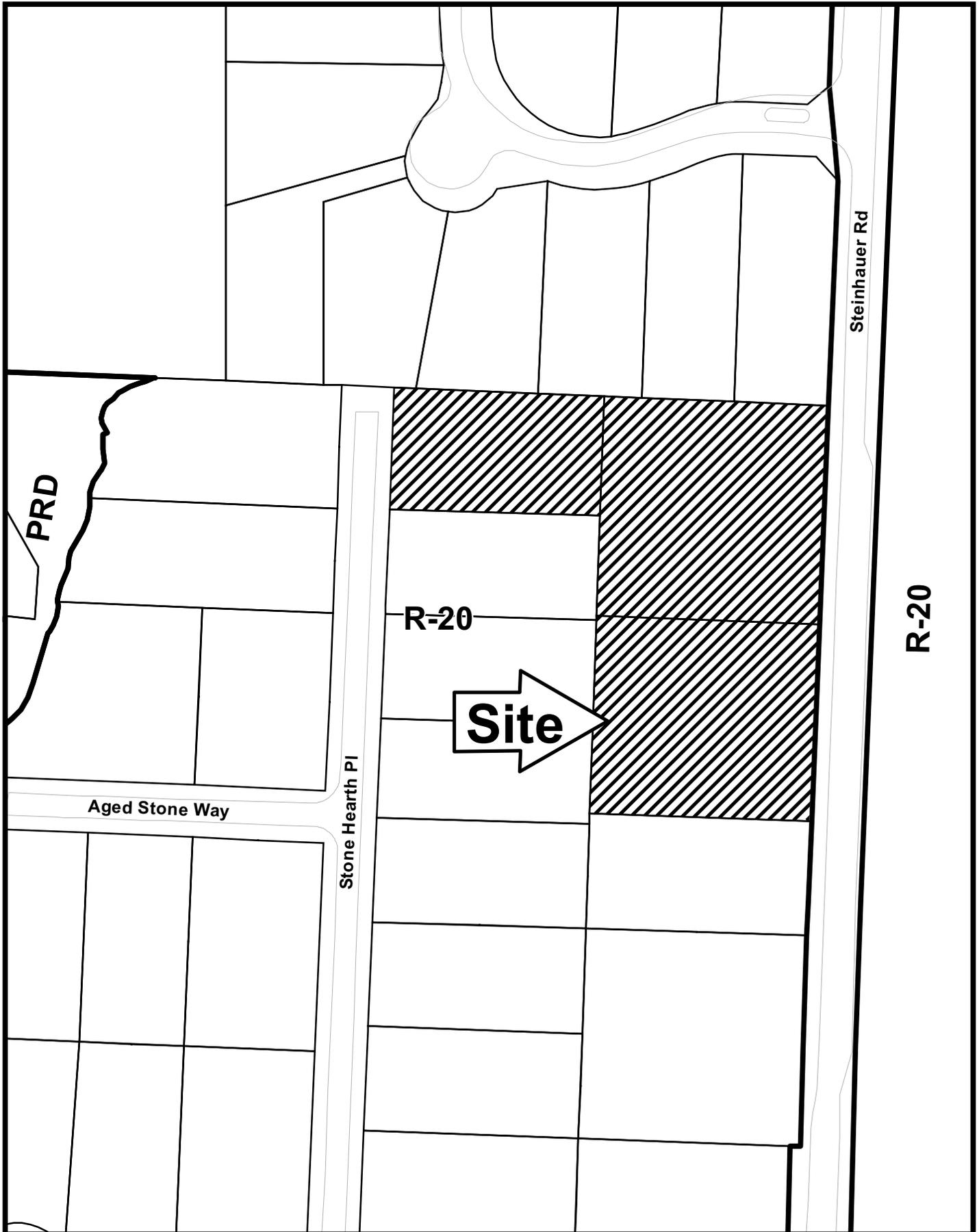
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# LUP-28



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

100 0 100 Feet



City Boundary  
Zoning Boundary

**APPLICANT:** John Thomas Row, III and Patricia M. Row

**PETITION NO.:** LUP-28

**PRESENT ZONING:** R-20

**PETITION FOR:** LUP

\*\*\*\*\*

**ZONING COMMENTS:**

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

The applicants have filed a request for a Temporary Land Use Permit (LUP) in order to operate businesses consisting of “parking, catering, light maintenance, some sales” on the vacant property which backs up to their home and faces Steinhauer Rd. The applicants propose to operate these businesses seven (7) days a week from 7 a.m. to 10 p.m. However, this property as well as all adjacent properties are zoned R-20 single family residential district and are delineated as LDR low density residential on the *Cobb County Comprehensive Plan*. Yet, the applicants have supplied a petition signed by several adjacent neighbors which curiously appears to be presented as a petition for the County to install a crosswalk across Steinhauer Rd. from Lassiter High School to the neighborhood as every signature has a notation referencing “crosswalk” added by the signees.

**Historic Preservation:** No Comments

**Cemetery Preservation:** No Comments

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

No comments.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend no parking on the right-of-way.

Recommend one access on Steinhauer Road.

Recommend no commercial access on Stone Hearth Place.

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

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**FIRE COMMENTS:**

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

APPLICANT: John Thomas Row, III and Patricia M. Row

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\*\*\*\*\*

**DRAINAGE COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Rubes 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 receiving stream channel.

**APPLICANT: John Thomas Row, III and Patricia M. Row**

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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 repair or catering business will require a stormwater management facility. The most suitable location is the low point of the site near the northwest corner. This is adjacent to existing single-family residential lots located on Stanton Hall Way and will require adequate screening be provided.

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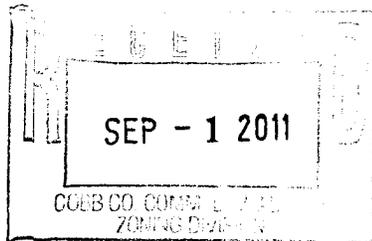
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## **STAFF RECOMMENDATIONS**

### **LUP-28 John Thomas Row, III and Patricia M. Row**

The applicants are requesting a Temporary Land Use Permit (LUP) in order to operate some type(s) of business from the vacant property owned adjacent to their home. Without being very clear as to the intention of the request, the applicants have indicated on the submitted application documents their intention of types of business including “parking, catering, light maintenance, ‘some sales.’” It is proposed that the businesses will operate seven (7) days a week from 7 a.m. to 10 p.m. and involves “25 auto, 1 small backhoe, 1 large forklift.” The property and all immediately adjacent parcels are zoned R-20 single family residential and located within an LDR low density residential area on the future land use map. While the applicant has presented a petition with several neighbors’ signatures, Staff is curious as to the notation regarding “crosswalk” added by each signee. Based on the above analysis, Staff recommends DENIAL of the applicants’ 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.**



Application #: LUP-28  
PC Hearing Date: 11-1-11  
BOC Hearing Date: 11-15-11

### TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Parking, catering, light maintenance, some sales.
2. Number of employees? 0
3. Days of operation? 7 days
4. Hours of operation? 7am - 10pm
5. Number of clients, customers, or sales persons coming to the house per day? 1 ; Per week? 10
6. Where do clients, customers and/or employees park?  
Driveway:  ; Street:  ; Other (Explain): overflow in field for school
7. Signs? No:  ; Yes:  . (If yes, then how many, size, and location): temporary on stienhauer
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 25 Auto  
1 small backhoe, 1 large forklift
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): vehicles
12. Length of time requested: 12 months
13. Any additional information? (Please attach additional information if needed):  
\_\_\_\_\_  
\_\_\_\_\_

Applicant signature: [Signature] Date: 30 AUG 11

Applicant name (printed): John T. Row III