

APPLICANT: Richard L. Harris
(770)794-6668

REPRESENTATIVE: Richard L. Harris and Delores C. Harris
(770) 794-6668

TITLEHOLDER: Richard L. Harris and Delores C. Harris

PROPERTY LOCATION: On the southeast side of Holland Road,
south of Nichols Road
(783 Holland Road).

ACCESS TO PROPERTY: Holland Road

PHYSICAL CHARACTERISTICS TO SITE: Single family
residence on 13 acre farm

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-30/ Single-family residential
- SOUTH:** R-30/ Somerset Oaks at Lost Mountain
- EAST:** R-30/ Single-family residential
- WEST:** R-30/ Single-family residential

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- 4

HEARING DATE (PC): 02-07-12

HEARING DATE (BOC): 02-21-12

PRESENT ZONING: R-30

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Equipment Storage

SIZE OF TRACT: 13.04 acres

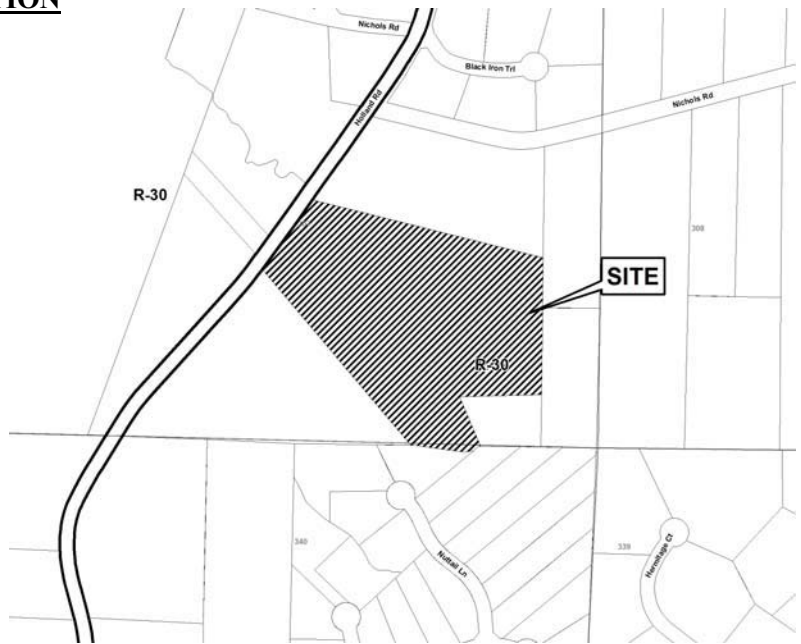
DISTRICT: 20

LAND LOT(S): 307

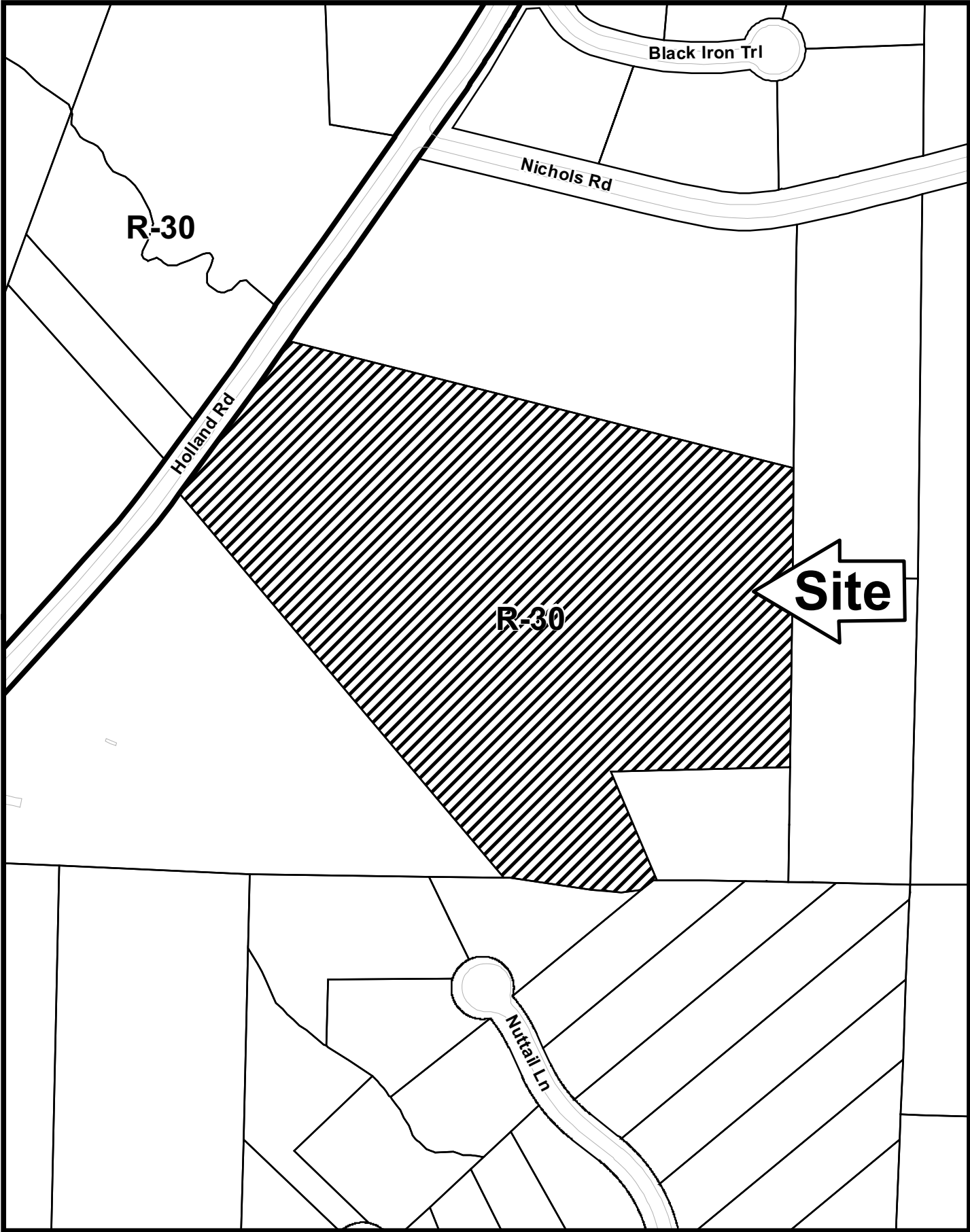
PARCEL(S): 14, 54

TAXES: PAID X **DUE**

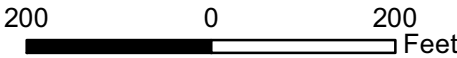
COMMISSION DISTRICT: 1



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: Richard L. Harris

PETITION NO.: LUP-4

PRESENT ZONING: R-30

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Terry Martin, MPA

The applicant has filed a request for a Temporary Land Use Permit (LUP) in order to continue operation of his electrical contracting business from his property. With eight (8) employees, the applicant runs an on call business of providing trailer mounted generators, A/Cs, and other equipment to customers. The equipment is stored on the back of the 13 acre farm where the applicant states it cannot be seen from either Holland Rd. or Nichols Rd. There are no signs on the property related to the business and no deliveries. The applicant highlights that he utilizes warehouse storage in Paulding County and a shop in Dekalb County with the current request being related to the occasional need to transfer some of the trailer mounted equipment to his farm property with his own company trucks. While the application was spurred by Code Enforcement action, the applicant has provided a petition in support of his request signed by at least 20 neighbors. The applicant requests approval for 24 months.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments.

TRAFFIC COMMENTS:

Recommend no on-street parking. Recommend driveway be paved with a treated hardened surface for a length of 25 feet or to the edge of the County right-of-way, whichever is greater. Recommend applicant verify that minimum intersection sight distance is available for Holland Road access and if it is not, implement remedial measures, subject to the Department’s approval, to achieve the minimum requirement of 390 feet.

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: Richard L. Harris

PETITION NO.: LUP-4

PRESENT ZONING: R-30

PETITION FOR: LUP

DRAINAGE COMMENTS

A stormwater pollution prevention plan must be provided to the Stormwater Management Division for the proposed equipment storage area.

STAFF RECOMMENDATIONS

LUP-4 RICHARD L. HARRIS

The applicant is requesting a Temporary Land Use Permit (LUP) in order to store trailer mounted equipment such as generators and mobile A/C units on the rear of his 13 acre farm property. This equipment, related to his electrical contracting business operated out of warehouse and shop spaces outside Cobb, sometimes must be brought back to his property for storage or transfer. While the applicant has presented a petition with several neighbor's signatures in support, the property is zoned R-30 single-family residential and is located in a VLDR very low density residential future land use area. Based on the above analysis, and strict interpretation of the ordinance, 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-4

PC Hearing Date: 2-7-12

BOC Hearing Date: 2-21-12

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Electrical Contractor
2. Number of employees? 8
3. Days of operation? on call 24/7
4. Hours of operation? on call 24/7
5. Number of clients, customers, or sales persons coming to the house per day? None ; Per week? None
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): @ Barn Located @ Back of 13 Acres - Cannot Be Seen from Holland Rd. or Nicholes Rd.
7. Signs? No: X None ; 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.): 5 - 1 ton Pick ups, Equipment all trailer mounted, Generators, Lt. Towers, Portable A/c units,
9. Deliveries? No None ; 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): All trailer mounted Equipment - Generators, Portable A/c's + Lt. Towers.
12. Length of time requested: 2 years
13. Any additional information? (Please attach additional information if needed):

Please See Pictures

Warehouse Storage in Paulding Co.

Shop in Dekalb County

Applicant signature: Delores Harris

Date: 11/28/11

Applicant name (printed): Richard L. Harris

DELORES HARRIS