

APPLICANT: Linford D. Meador
678-409-7349

REPRESENTATIVE: Linford D. Meador
678-409-7349

TITLEHOLDER: Linford D. Meador

PROPERTY LOCATION: At the southwest intersection of New McEver Road and Old McEver Road (3661 New McEver Road).

ACCESS TO PROPERTY: New McEver Road and Old McEver Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family house and accessory structures

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** LI/Machine Shop; LI/Single-family house and R-20/Single-family house
- SOUTH:** R-20/Single-family house
- EAST:** City of Acworth/McEver Village Subdivision
- WEST:** City of Acworth/US Government Property/Park

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-19

HEARING DATE (PC): 10-02-12

HEARING DATE (BOC): 10-16-12

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Grading and Hauling
Business

SIZE OF TRACT: 9.5 acres

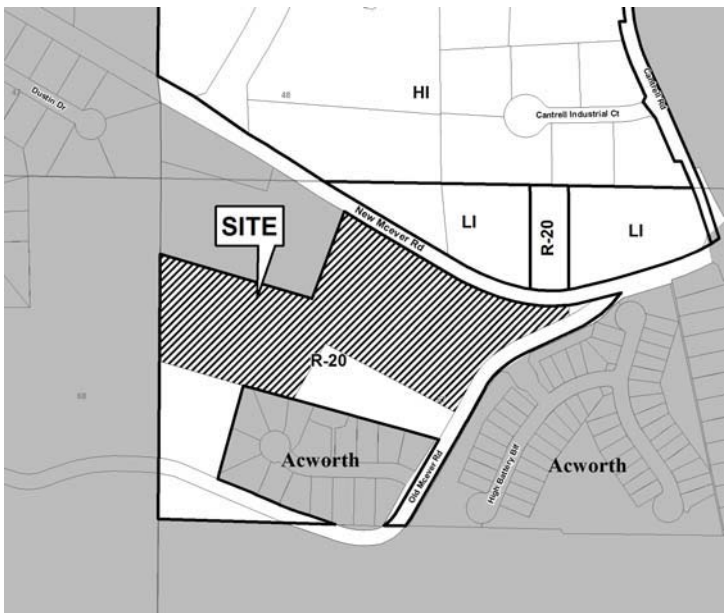
DISTRICT: 20

LAND LOT(S): 67

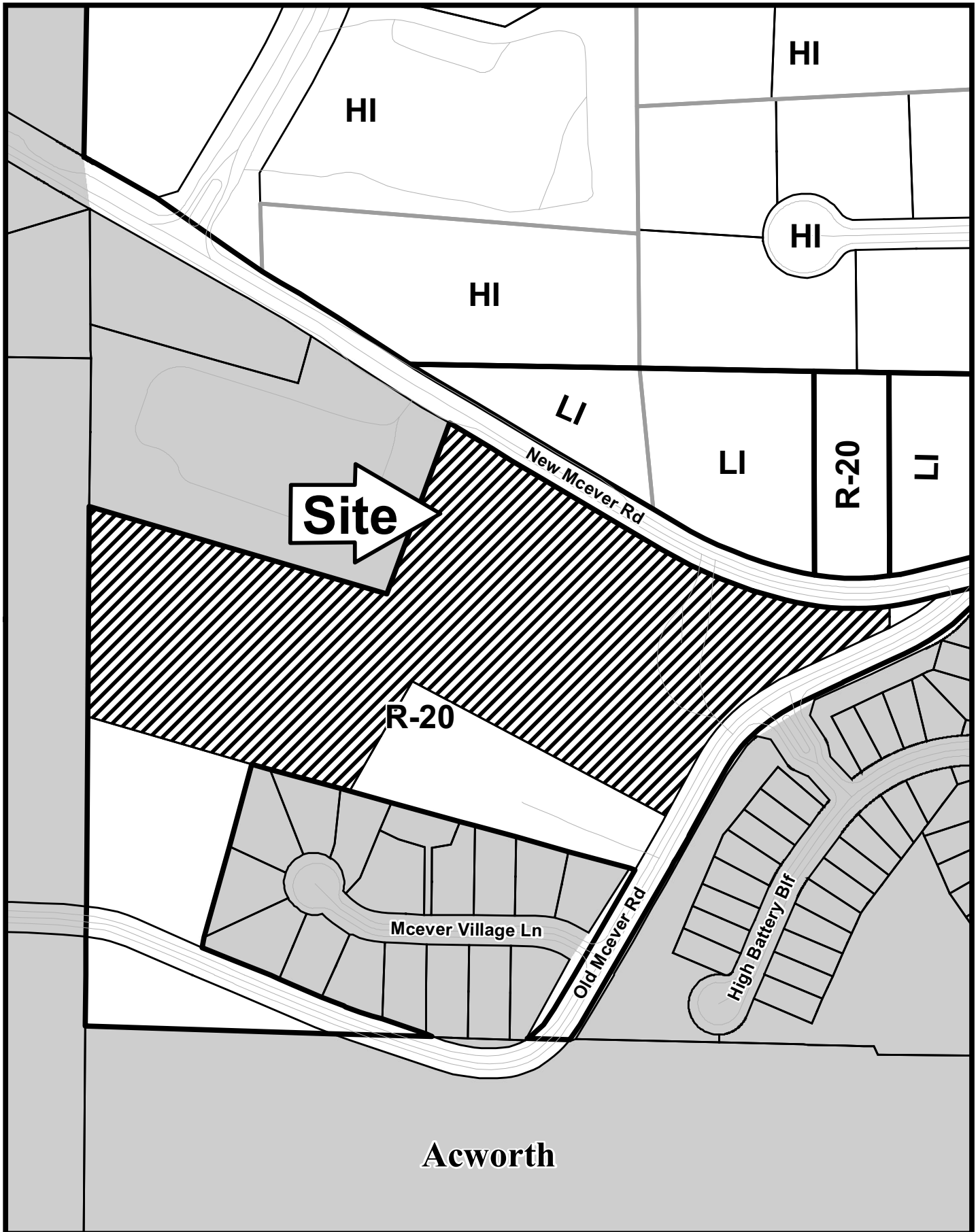
PARCEL(S): 4

TAXES: PAID X **DUE**

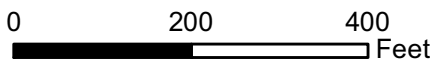
COMMISSION DISTRICT: 1





LUP-19



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Linford D. Meador

PETITION NO.: LUP-19

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Jason A. Campbell

Applicant is requesting a Land Use Permit for the purpose of parking grading and hauling equipment at the residential property. The hours of operation are five days per week from 7 a.m. until 5 p.m. Applicant’s worksheet indicates the vehicles to be stored include: two heavy trucks (one dump truck and one truck tractor); a 320 CAT TracHoe; a 953 CAT front loader; a 963 CAT front loader; a 140 Takeuchi skid loader and a trailer. The applicant has operated this business for 20 years and has submitted the attached Exhibit “A” indicating signatures of neighbors in support.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments.

TRAFFIC COMMENTS:

Recommend no commercial access to Old McEver Road.

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

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.

PLANNING COMMENTS:

No comment.

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PRESENT ZONING: R-20

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STORMWATER MANAGEMENT COMMENTS

This business has apparently been in operation for over 30 years. No adverse stormwater management issues were observed. All equipment maintenance activities are performed in the shop. The only outside storage is the hauling and grading equipment itself.

STAFF RECOMMENDATIONS

LUP-19 LINFORD D. MEADOR

Applicant is requesting a Temporary Land Use Permit for the purpose of storing heavy equipment. The hours of operation will be five days per week between 7 a.m. and 5 p.m. The property is delineated on the *Cobb County Comprehensive Plan* as Industrial Compatible. This application is the result of Code Enforcement Division action. This use is beyond the scope of a customary home occupation that would allow paperwork, work on a computer and phone calls (in essence an in-home office). Based upon the *Cobb County Comprehensive Plan*, applicant should apply for rezoning. 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.



Application #: LUP 19
PC Hearing Date: 10/12/12
BOC Hearing Date: 10/14/12

TEMPORARY LAND USE PERMIT WORKSHEET

- 1. Type of business? Grading + Hauling
- 2. Number of employees? ✓
- 3. Days of operation? 5
- 4. Hours of operation? 7 A.M - 5 P.M
- 5. Number of clients, customers, or sales persons coming to the house per day? _____ ; Per week? ✓
- 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.): 2 HEAVY TRUCKS - 1 Dump - 1 TRUCK TRACTOR
320 CAT TRAC HOE - 953 CAT FRONT LOADER - 963 CAT FRONT LOADER
140 TAKEUCHI SKID LOADER - TRAILER

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 requester? AT LEAST 20 YEARS
I AM 72 AND I HOPE TO WORK UNTIL I AM 80.

13. Any additional information? (Please attach additional information if needed):
* See Exhibit A for petition in support

Applicant signature: Linford D. Meador Date: 7-25-12

Applicant name (printed): LINFORD D. MEADOR

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS

LUP-19
Exhibit A

TO ACCOMPANY APPLICATION FOR LAND USE PERMIT

By signature, it is hereby acknowledged that I give my consent/or have no objection that Eric Meador



MEADOR intends to make an application for a Land Use Permit for the purpose of PARKING TRUCKS & EQUIPMENT on the premises described in the application.

| Signature | Printed name | Address |
|------------------------|----------------------------|---|
| 1. Tony Ellis | Tony Ellis | 3680 New McEver Rd Acworth GA 30101 |
| 2. Gwen McPherson | Gwen McPherson | 3345 New McEver Rd Acworth GA 30101 |
| 3. Scott McPherson | Scott McPherson | 3341 NEW McEVER RD, Acworth GA 30101 |
| 4. Shirley Hagan | Shirley Hagan | 3299 New McEver Rd. Acworth, GA 30101 |
| 5. Carl Tatum | CARL TATUM | 3146 New McEver Rd. Acworth GA 30101 |
| 6. Anita Zboray | ANITA ZBORAY | 3507 McEver Village Ln Acworth GA 30101 |
| 7. Kristine Hancher | Stephanie Kristine Hancher | 3516 McEver Village Ln Acworth, GA 30101 |
| 8. Sharon Brooks | Sharon Brooks | 3745 Old McEver Rd Acworth GA 30101 |
| 9. Greg Wilbur | Greg Wilbur | 4080 S. Main St Acworth GA 30101 |
| 10. Charlie Barr | Charlie Barr | 3710 New McEver Rd |
| 11. Ken Smith | Ken Smith | 3700 New McEver Rd Ste 200 |
| 12. David McConnell | David McConnell | 4185 Cantrell Rd Acworth GA 30101 |
| 13. Eric Meador | Eric Meador | 3710 Old McEver Rd. Acworth, GA 30101 |
| 14. Lovis Rollor | LOVIS ROLLOR | 3300 NEW McEVER RD Acworth, GA 30101 |
| 15. Tammy Brooks | Tammy Brooks | 4168 Grogan St Acworth GA 30101 |
| 16. Eddie Virani | EDDIE VIRANI | 1438 S. Main street Acworth GA 30101 |
| 17. Steven W. Anderson | STEVEN W. ANDERSON | 3608 HIGH INTERDUFF N.W. Acworth GA 30101 |
| 18. Jerry Melton | JERRY MELTON | 4080 S. MAIN ST Acworth GA 30101 |
| 19. James Griffin | James Griffin | 3514 McEver Village Ln Acworth GA 30101 |
| 20. | | |