

APPLICANT: KCMA Corporation
770-499-7000

REPRESENTATIVE: Wayne Powell
770-421-6860

TITLEHOLDER: LIT/ Hodges Development Holdco, LLC

PROPERTY LOCATION: At the southwest intersection of Airport Road and Barrett Park Drive
(2140 Barrett Park Drive).

ACCESS TO PROPERTY: Airport Road and Barrett Park Drive

PHYSICAL CHARACTERISTICS TO SITE: Existing warehouse distribution facility

PETITION NO: LUP-23

HEARING DATE (PC): 10-02-12

HEARING DATE (BOC): 10-16-12

PRESENT ZONING: LI

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Two Temporary Storage Tents

SIZE OF TRACT: 5.987 acres

DISTRICT: 20

LAND LOT(S): 174

PARCEL(S): 23

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** LI/Office-Warehouse
- SOUTH:** LI/Office-Warehouse
- EAST:** LI/Office-Warehouse
- WEST:** LI/FedEx Facility

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

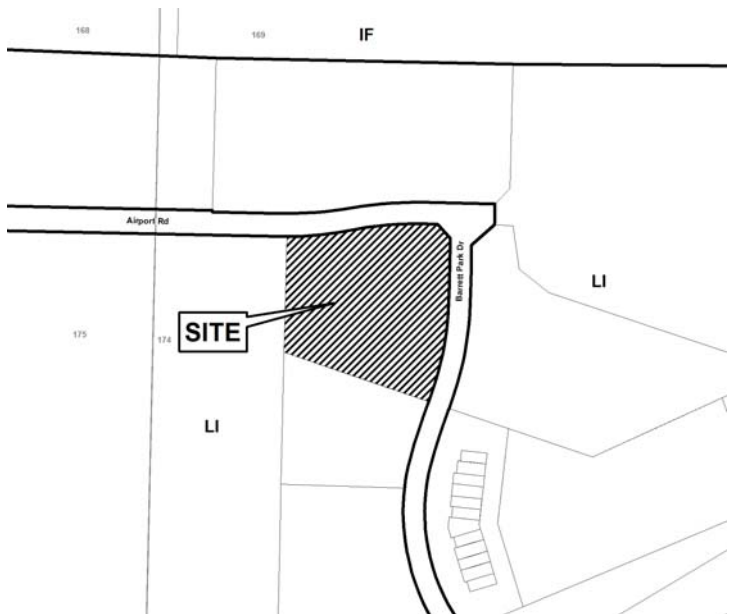
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

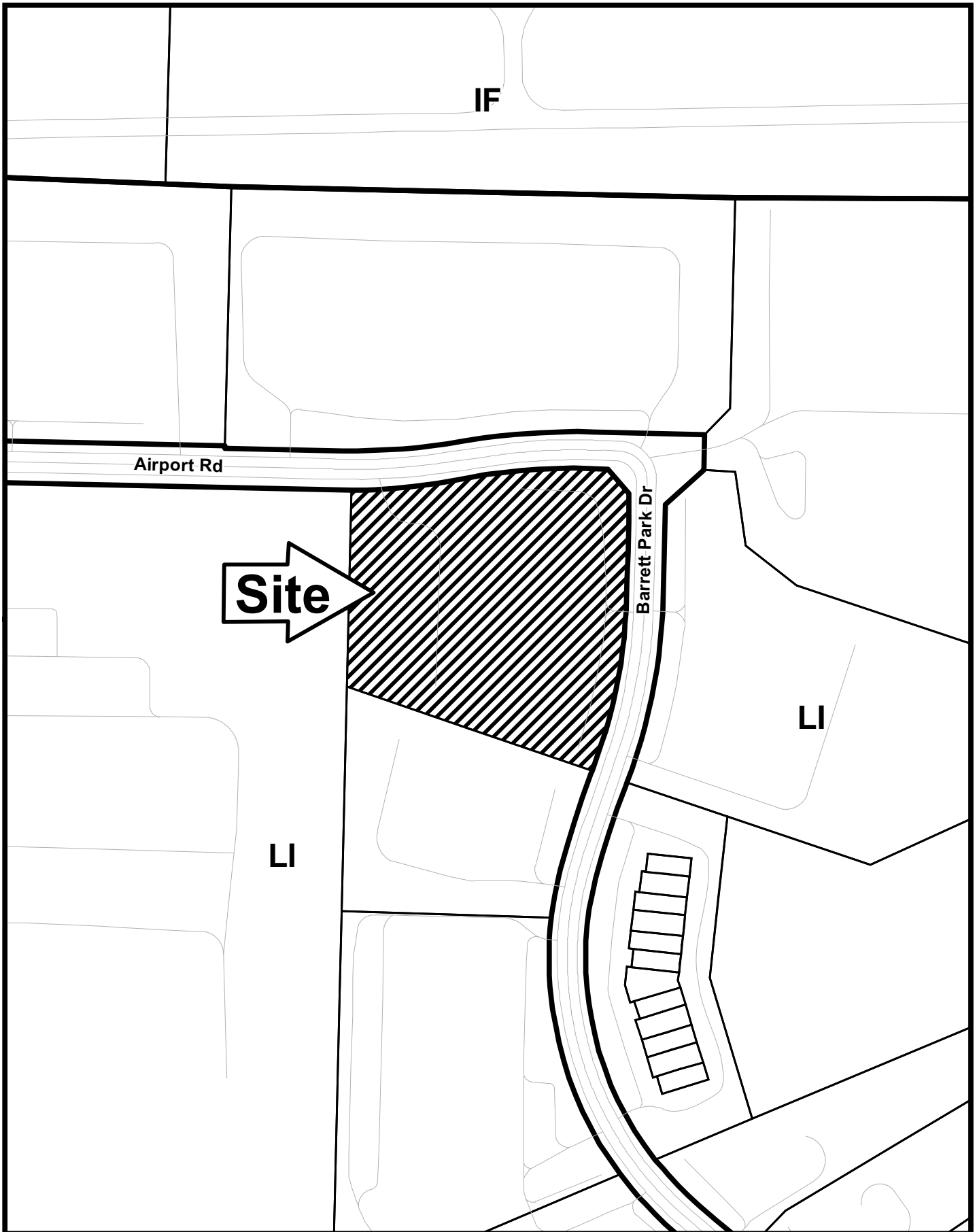
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



LUP-23



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

0 200 400 Feet



City Boundary
Zoning Boundary

APPLICANT: KCMA Corporation

PETITION NO.: LUP-23

PRESENT ZONING: LI

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Jason A. Campbell

Applicant is requesting a Land Use Permit for the purpose of erecting two 45' x 24' x 16' tents for storage of two or three wheel loaders to be used for dealer training. The applicant's marketing and distribution business is located at this site. No additional deliveries will result from this request and the applicant is requesting to be allowed to have this permit for two years. Applicant has submitted a photograph of the type of tents that will be used (Exhibit "A") and consent from abutting neighbors to the south and west (Exhibit "B"). Also attached is a photograph depicting the location of the tents on the property (Exhibit "C").

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:

No comments.

TRAFFIC COMMENTS:

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

FIRE COMMENTS:

Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

PLANNING COMMENTS:

No comment.

APPLICANT: KCMA Corporation

PETITION NO.: LUP-23

PRESENT ZONING: LI

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

The proposed temporary tent structures will be located on existing pavement. No adverse stormwater management impacts are anticipated.

STAFF RECOMMENDATIONS

LUP-23 KCMA CORPORATION

The subject property is zoned Light Industrial (LI) and applicant's marketing and distributing business is located thereon. The *Cobb County Future Land Use Map* delineates this property as Industrial. Applicant will not be taking up required parking spaces and has the consent of abutting neighbors to the south and west (Exhibit "B"). Also of note, based on the photograph of the tent locations (Exhibit "C"), the tents will be buffered from abutting properties. Based on the above analysis, staff recommends APPROVAL for 12 months subject to the following:

- Site plan received by the Zoning Division on July 31, 2012, indicating location of the two proposed tents, with the District Commissioner approving minor modifications;
- Fire Department comments and recommendation; and
- DOT comments and recommendations.

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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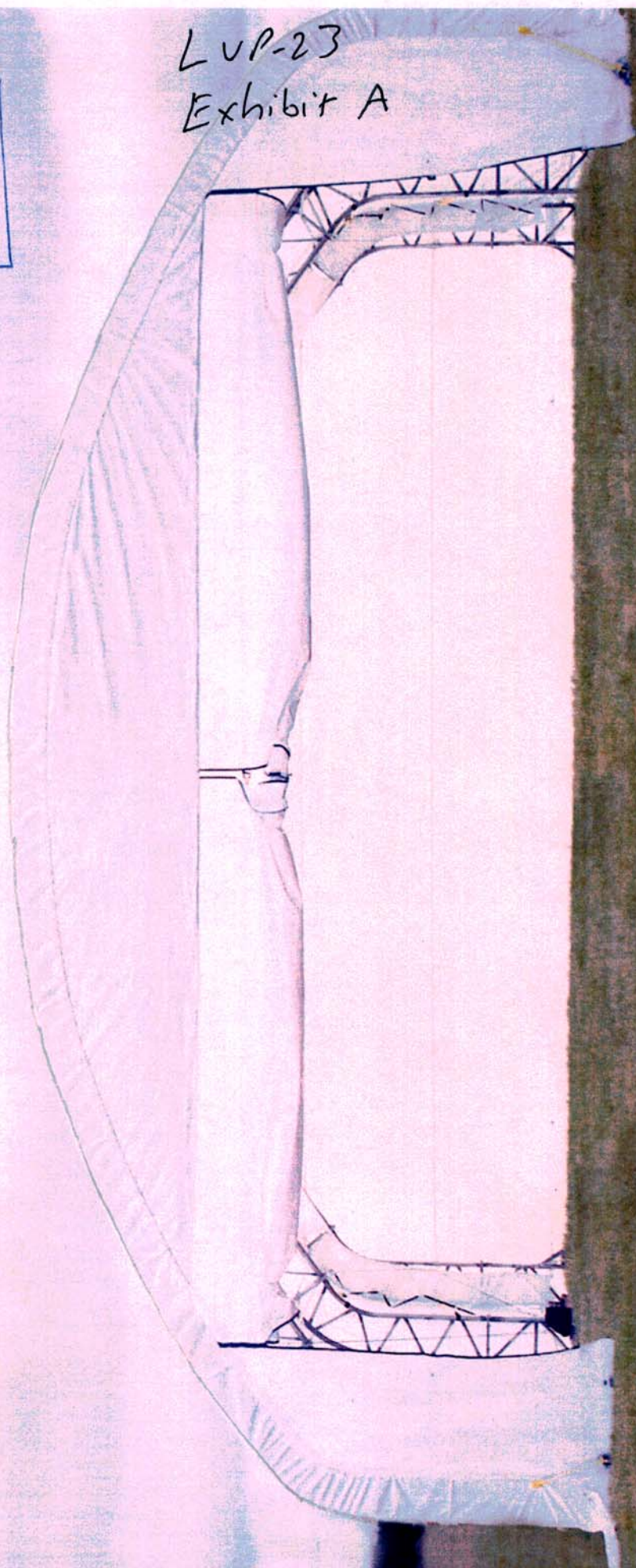
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LUP-23
Exhibit A

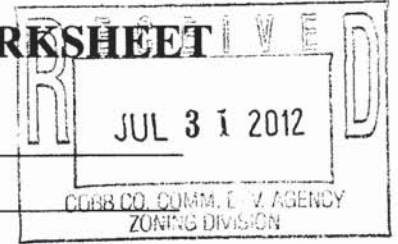
RECEIVED
JUL 31 2012
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION





Application #: LVP-23
 PC Hearing Date: 10-2-12
 BOC Hearing Date: 10-16-12

TEMPORARY LAND USE PERMIT WORKSHEET



1. Type of business? Marketing & Distribution
2. Number of employees? 44
3. Days of operation? 5
4. Hours of operation? 8
5. Number of clients, customers, or sales persons coming to the house per day? 5 ; Per week? 25
6. Where do clients, customers and/or employees park?
 Driveway: _____ ; Street: _____ ; Other (Explain): Parking Lot (124^{Total} Spaces)

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.): 2~3 wheel loaders to be used for dealer training.
9. Deliveries? No ; Yes _____. (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
No additional deliveries will result from this Request
10. Does the applicant live in the house? Yes _____ ; No
11. Any outdoor storage? No _____ ; Yes (If yes, please state what is kept outside): Wheel loaders as noted above
12. Length of time requested: 2 years
13. Any additional information? (Please attach additional information if needed):
See attachments: ① Satellite Photo of Site ② Typical Structure (tent type) ③ Modified Land Survey (with Tent positions). Exhibit A

Applicant signature: Wayne Powell Date: 7/30/12

Applicant name (printed): WAYNE POWELL

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS

TO ACCOMPANY APPLICATION FOR LAND USE PERMIT

By signature, it is hereby acknowledged that I give my consent/or have no objection that KCMA
 _____ intends to make an application for a Land Use Permit for the purpose of
installing training dept tents on the premises described in the application.



	Signature	Printed name	Address
1.		David Horner	2130 Barrett Park Dr
2.		Joe McSorley	1675 Airport Rd
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