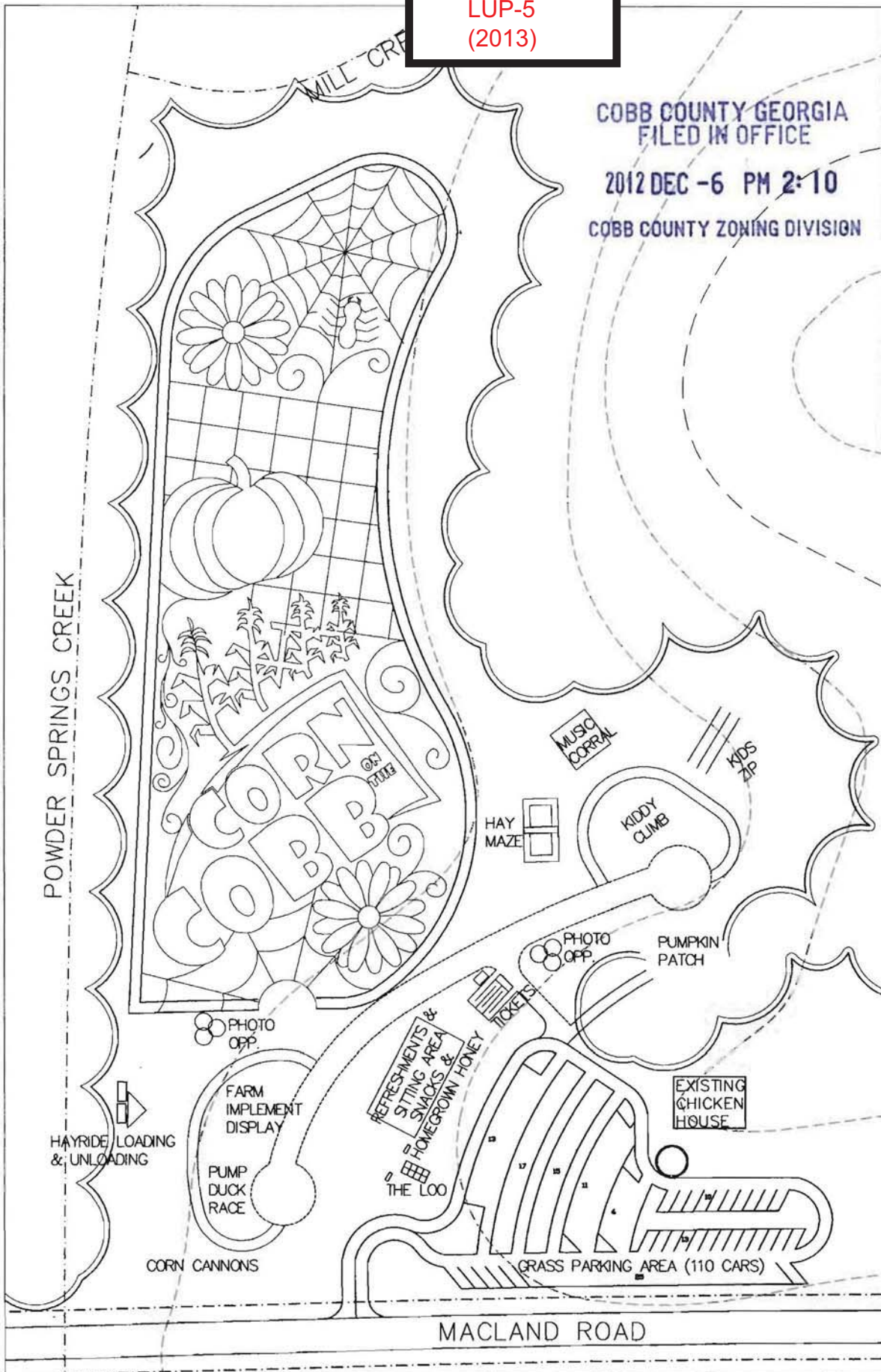


LUP-5
(2013)

COBB COUNTY GEORGIA
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COBB COUNTY ZONING DIVISION



Still Family Farms, LLC

not to scale

presents

CORN ON THE COBB

A Harvest Season Attraction

APPLICANT: Still Family Farm, LLC
678-283-6951

REPRESENTATIVE: Leslie Still Oubre, Jeff Still
678-283-6951

TITLEHOLDER: Glenn C. Still, Sarah Still Matin

PROPERTY LOCATION: North side of Macland Road, west of
Corner Road
(5630 Macland Road).

ACCESS TO PROPERTY: Macland Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family house
and associated farmland and buildings.

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-80/ Single-family residential
- SOUTH:** R-30/ Single-family residential
- EAST:** R-30/ Single-family residential
- WEST:** R-80/ 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-5

HEARING DATE (PC): 02-05-13

HEARING DATE (BOC): 02-19-13

PRESENT ZONING: R-30

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Corn Maze In The Fall

SIZE OF TRACT: 32.671 acres

DISTRICT: 19

LAND LOT(S): 439

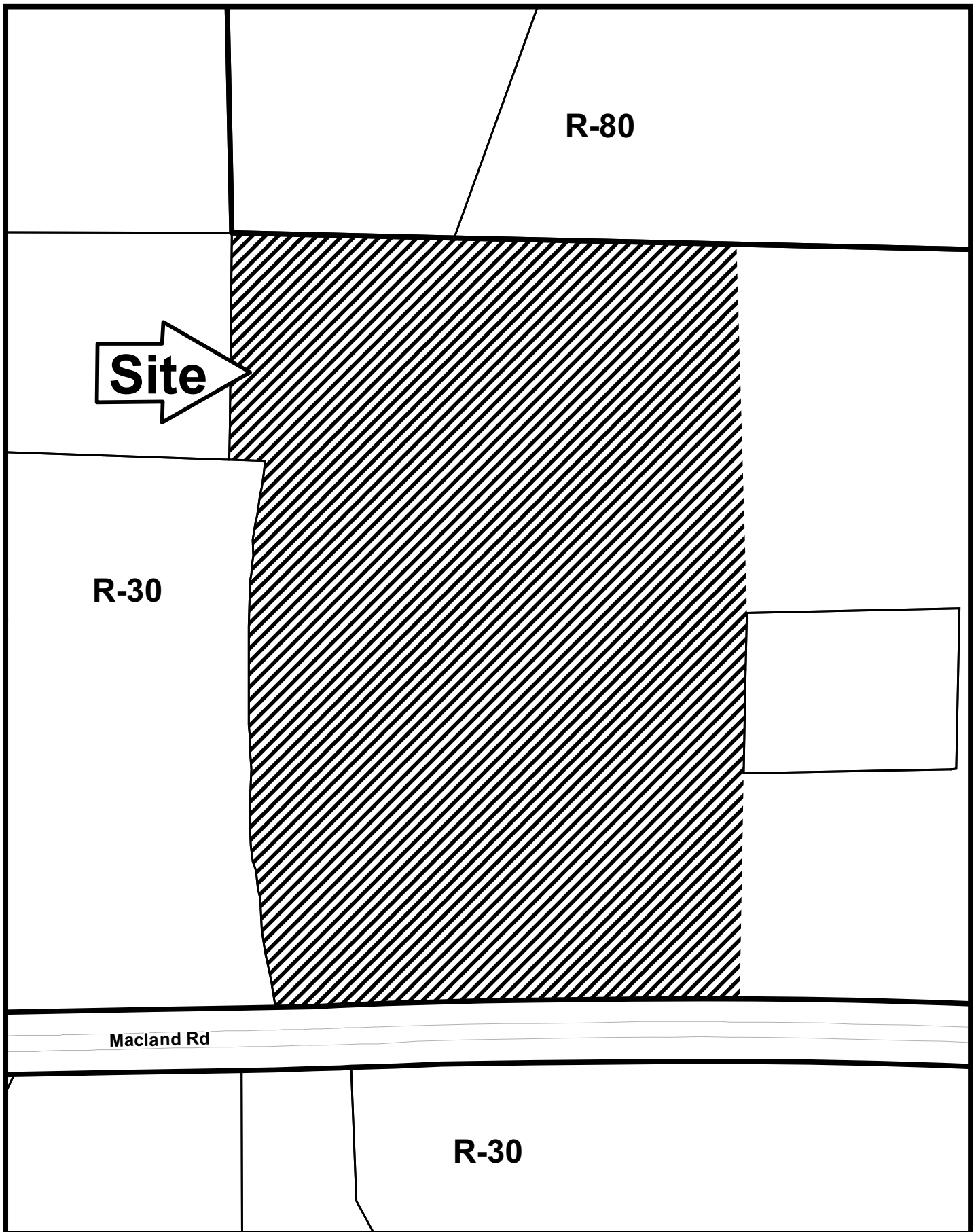
PARCEL(S): 1

TAXES: PAID X **DUE**

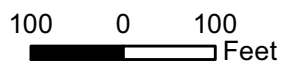
COMMISSION DISTRICT: 1



LUP-5



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Still Family Farm, LLC

PETITION NO.: LUP-5

PRESENT ZONING: R-30

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 “agritourism” business (corn maze and associated family activities). This business will operate seasonally from September to November and be open Friday and Saturday 10 a.m. to dusk and Sunday 1 p.m. to dusk from the applicant’s owner-occupied property. Looking to employ 10 to 30, it is anticipated that as many as 300 customers will visit the property each day it is open. Existing grass areas will be utilized for parking and the applicant has provided documentation that access to the property has been approved by Georgia Department of Transportation off of Macland Road S.R. 360. Also, the applicant is requesting allowance of one (1) sign 4 ft. by 12 ft. at the entrance. Two (2) deliveries per week are anticipated during the season of operation only. The applicant requests approval for 24 months.

Design Guidelines: This property is in the Macland Road Design Guidelines Area. Currently no action required. If this land use permit is becoming a recurrent issue in the future, the applicant may be required to meet some of the standards in the guidelines such as putting the fence along Macland Road.

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 coordinate with Georgia DOT prior to development plan approval to ensure compatibility with the Macland Road project.

Recommend GDOT permits for all work that encroaches upon State right-of-way.

FIRE COMMENTS:

All tents must be permitted through the Fire Marshal’s Office.

APPLICANT: Still Family Farm, LLC

PETITION NO.: LUP-5

PRESENT ZONING: R-30

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Powder Springs Creek FLOOD HAZARD INFO: Zone AE

- 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: adjacent to stream buffer and within floodplain

- 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 .

APPLICANT: Still Family Farm, LLC

PETITION NO.: LUP-5

PRESENT ZONING: R-30

PETITION FOR: LUP

STORMWATER MANAGEMENT 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 gravel, pavement or permanent parking areas are proposed. No permanent structures are proposed. No structures, even temporary, may be located within the regulatory floodway associated with the adjacent Powder Springs Creek.

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STAFF RECOMMENDATIONS

LUP-5 STILL FAMILY FARM, LLC

The applicant is requesting a Temporary Land Use Permit (LUP) in order to operate an “agritourism” business consisting of corn maze and associated family activities. The operation will be seasonal and open from September through November- Friday, Saturday, and Sunday. The applicant has provided plans indicating accommodation of parking on the existing grassed site in hopes that the family owned farm property on which the applicant resides can be used for income in a way that does not require extensive development of the site. In fact, located in an area designated as Very Low Density Residential by the *Cobb County Comprehensive Plan*, the request can be argued to further than designation’s goal of development “in a manner that helps protect the rural/estate character of these areas (p. 72)” as it does not propose subdivision or permanent development of the land. The applicant has submitted a petition in support of their request signed by 10 immediately adjacent neighbors. Based on the above analysis, staff recommends APPROVAL for 12 months subject to the following:

- Attached Worksheet;
- Statement of Proposed Elements received December 6, 2012 by the Zoning Division;
- For this applicant only;
- For the months of September, October and November only;
- Stormwater Management comments and recommendations; and
- Cobb 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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Application #: LUP-5
PC Hearing Date: 2-5-13
BOC Hearing Date: 2-19-13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Agritourism
2. Number of employees? 10-30 (scalable for attendance)
3. Days of operation? Friday, Saturday, Sunday of September - November
4. Hours of operation? Friday - Saturday 10AM - Dusk; Sunday 1PM - Dusk
5. Number of clients, customers, or sales persons coming to the house (property) per day? 300 ; Per week? 900
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): grassed parking area designated in field
7. Signs? No: _____ ; Yes: . (If yes, then how many, size, and location): 1 sign 4' x 12' at entrance frontage
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 0
9. Deliveries? No _____ ; Yes (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
2 per week during Sept.-Nov. timeframe via dump/utility truck
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: 24 months
13. Any additional information? (Please attach additional information if needed):
GADOT Driveway improvement approved
Cobb County Police

Applicant signature: Leslie Still Dubre & Jeff Still Date: 11/7/12
Applicant name (printed): Leslie Still Dubre & Jeff Still



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STATEMENT OF PROPOSED ELEMENTS:

Corn on the Cobb will be a seasonal attraction, assembled by the farm for the harvest festival.

The main attraction, a 4.5 acre corn maze, will be planted in early summer, cut and cultivated through the growing season, enjoyed during the early Fall as a maze, then harvested for cattle feed in late Fall.

Hayrides, Fall-themed photo opportunities, a farm implement display, the pump duck race, corn cannons, children's hay maze, music corral, hay climbing pile, kids zip line, and the choose-your-own-pumpkin area (delivered from pumpkin growers in neighboring areas) are all offered as part of the one-price admission. Each of these activities will be set up for the Corn on the Cobb event, and then removed when Corn on the Cobb ends.

Food vendors will offer funnel cakes, snacks, and beverages from their vendor carts. These carts will be on site only for the Corn on the Cobb Attraction. Restroom facilities will be available as portable toilets and sinks, serviced by Pit Stop or an equal provider. No permanent food service or restroom facilities are proposed.

Grassed walking areas will be designated by rope, which will be dismantled once the attraction is closed.

Parking for Corn on the Cobb shall be a designated and patrolled grassed area. A Georgia Department of Transportation approved driveway with 2-lane paths of travel, stop bar, stop sign, 25' radii, 2' shoulders, and a traffic flared end section (on the East end of the pipe under the drive) will provide safe and effective ingress and egress from the parking area.

Still Family Farm seeks to employ pasture land as a means of income without scarring the land or changing its composition. No enclosed buildings or paved areas are proposed.

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COBB COUNTY ZONING DIVISION



District No. 7
State Highway No. 360
Milepost No. 1.0
County: COBB
Permit No.: 003-2012-067

Department of Transportation

Residential Driveway Permit Request

I, Leslie Still Oubre, of 5524 Macland Road Powder Springs, GA 30127
Name of Applicant P.O. Box and Address
678-283-6915 request permission to construct a residential driveway on S.R. 360 U.S. _____ in the
Phone No.
 City of Powder Springs in COBB County. The driveway will be constructed on the
(If Applicable)
N Side of the highway at a point 961.83 ft. E of the centerline of Macland Creek St. (Rd.) and at
NSEW NSEW
 milepost 1.0.
Nearest street or road

By signing this request I agree to construct or have constructed this driveway as described below. I also agree that I will be responsible for the maintenance of this driveway including pipe, surface course, and slopes.

Date 12/3/12 Signature Leslie Still Oubre

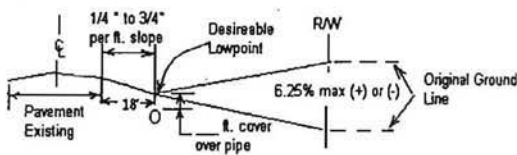
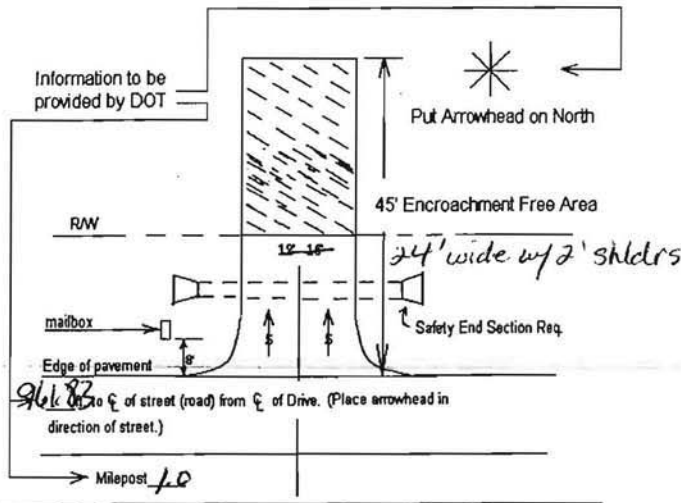
****Above information is to be provided by the owner prior to issuance.****

This drive to serve a single family dwelling only and may not be converted to any other use without approval of DOT.

Typical Plan & Profile for Drive

Special Requirements

1. Extend pipe as necessary to obtain a 4:1 or flatter slope.
2. The pipe shall be GA DOT standard 1030D _____ ft. long _____ Inches in diameter.
3. Existing surface flow to remain. Water cannot be diverted to DOT right-of-way.
4. No headwalls to be constructed on pipe. Safety End Sections required as a minimum.
5. No brick or other hazardous mailbox supports allowed on right-of-way. (mailbox shall be located on exit side) All driveways should have turn around pad off right-of-way to prevent backing into the highway.
6. All disturbed right-of-way to be regrassed to DOT specifications.
7. Driveway must be stabilized with 4" of stone as a minimum.
8. The orange permit poster must be displayed at the site in plain view until work is inspected and accepted by DOT.
9. All work to be completed in 90 days. Applicant to give area Engineer 24-hour notice before work begins.
10. Advance warning signs shall be required while working on DOT right-of-way.



Other requirements: Asphalt Specs: 8" A Base
4" B Binder
2" Topp
 cc: w/ striped center line
STOP BAR

Approved by: [Signature]
 Title: PIE
 This 3 day of December, 2012