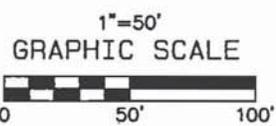
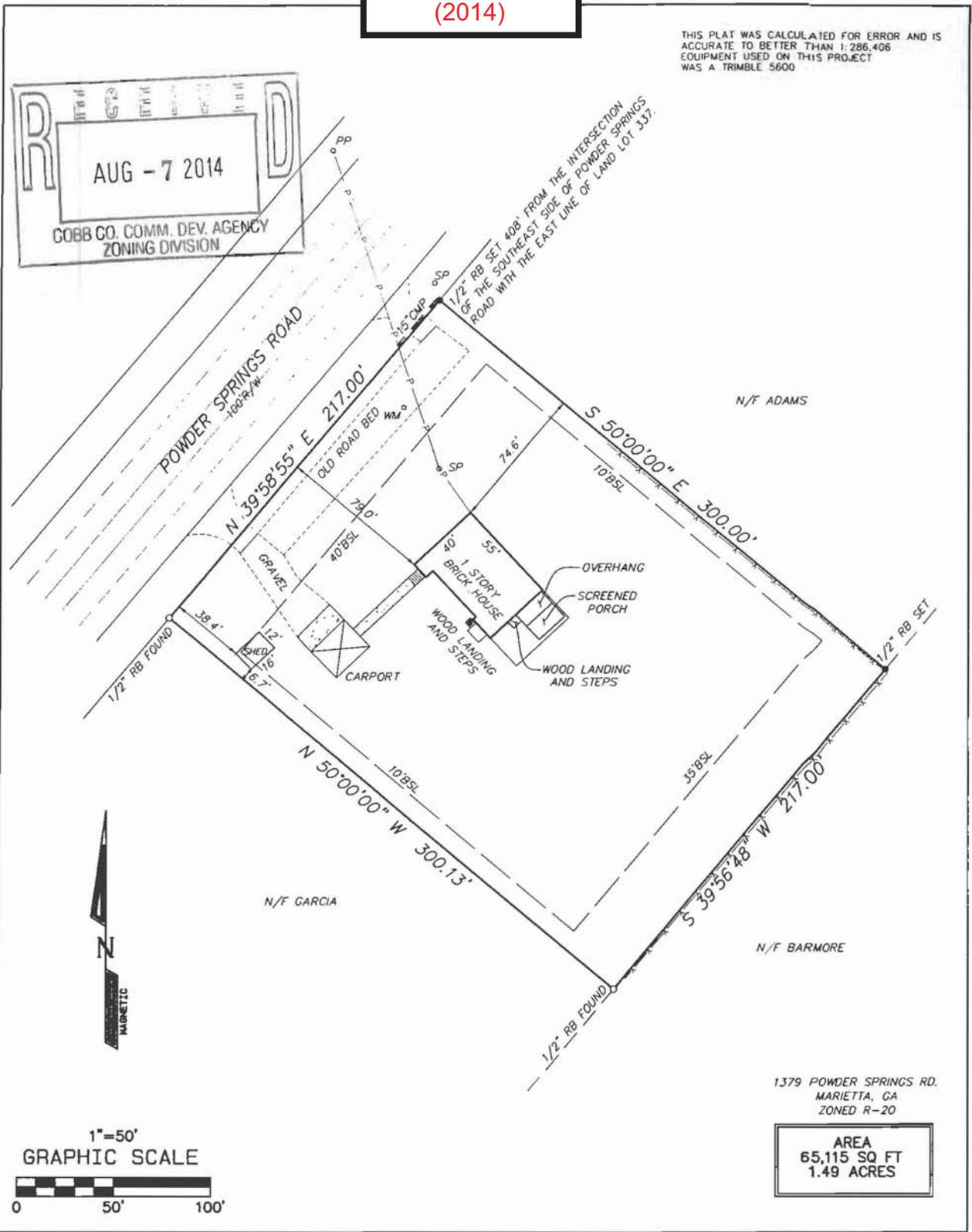


LUP-32
(2014)

THIS PLAT WAS CALCULATED FOR ERROR AND IS ACCURATE TO BETTER THAN 1:286,406 EQUIPMENT USED ON THIS PROJECT WAS A TRIMBLE 5600

RECORDED
AUG - 7 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



1379 POWDER SPRINGS RD.
MARIETTA, GA
ZONED R-20

AREA
65,115 SQ FT
1.49 ACRES



SOUTHERN SURVEYING & MAPPING CO., INC.
4076 EBENEZER ROAD, N.E.
MARIETTA, GEORGIA 30066
PHONE (770) 928-7759

"F.I.A. OFFICIAL FLOOD HAZARD MAP" COMMUNITY NUMBER 130052 PAGE 111 H, DATED 3/4/13 SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

REFERENCE PLAT:
BOOK _____ PAGE _____

ALL MATTERS OF TITLE ARE EXCEPTED.

SURVEY FOR:

JAMES LARRY BARMORE

LOT--	BLOCK--	UNIT--
LAND LOT-- 337		
DISTRICT-- 19th	SECTION-- 2nd	
COUNTY-- COBB	STATE-- GEORGIA	
DATE-- AUGUST 2, 2014	SCALE 1"= 50'	
REVISED--	B KR18-14	

APPLICANT: James Larry Barmore

PETITION NO: LUP-32

PHONE#: (770) 428-1705 **EMAIL:** n/a

HEARING DATE (PC): 10-07-14

REPRESENTATIVE: James Larry Barmore

HEARING DATE (BOC): 10-21-14

PHONE#: (770) 428-1705 **EMAIL:** n/a

PRESENT ZONING: R-20

TITLEHOLDER: James Larry Barmore

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: Southeast side of Powder Springs Road,
east of Callaway Road

PROPOSED USE: Antique Shop

(1379 Powder Springs Road)

ACCESS TO PROPERTY: Powder Springs Road

SIZE OF TRACT: 1.49 acres

DISTRICT: 19

PHYSICAL CHARACTERISTICS TO SITE: One story brick carport
with a detached carport

LAND LOT(S): 337

PARCEL(S): 3

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: RR/ Kennesaw Mountain National Park

SOUTH: R-20/ Willjac Acres Subdivision

EAST: R-20/ Willjac Acres Subdivision

WEST: R-20/ Willjac Acres Subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

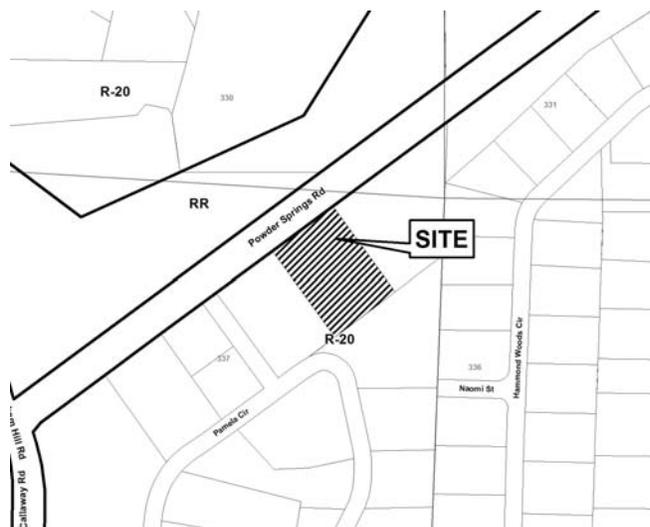
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

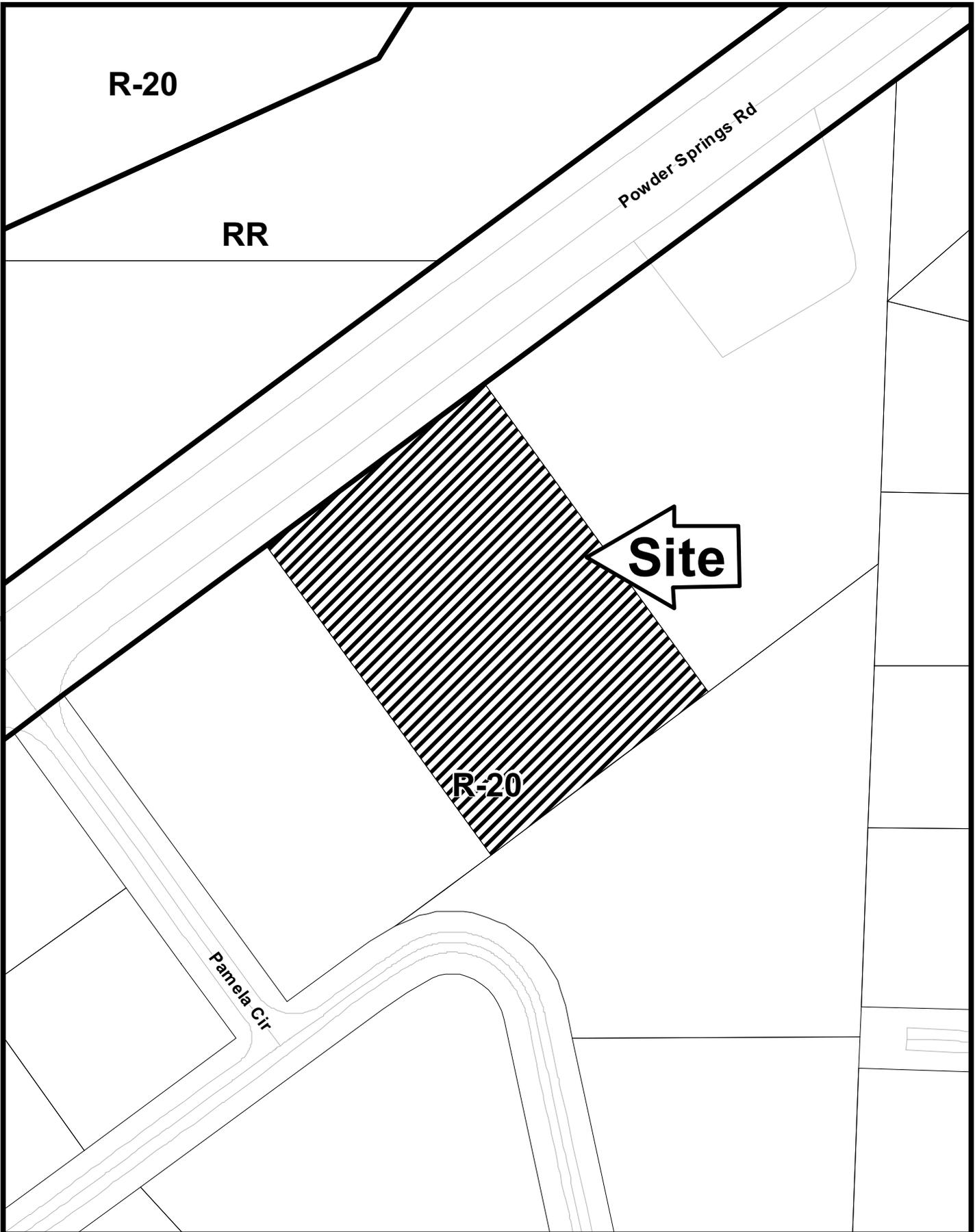
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

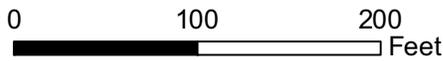
STIPULATIONS:



LUP-32



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



-  City Boundary
-  Zoning Boundary

APPLICANT: James Larry Barmore

PETITION NO.: LUP-32

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS:

Staff Member Responsible: Donald Wells

The applicant is the requesting a Temporary Land Use Permit to allow an antique shop at a single family home. The applicant intendeds to have 1 manager onsite six days a week between the hours of 10:00 am and 6:00 pm. The applicant does not expect to have no more than 10 customers per day. The applicant intends to have customers park in yard, leaving room for an exit and entrance. The applicant is requesting a sign no larger than 9 square feet to be place at least 1 foot off the right of way. There will be no deliveries, outside storage, or any other related vehicles other than customers' vehicles. The applicant does not intend to live at the property. The applicant is requesting approval for 24 months.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments.

TRAFFIC COMMENTS:

Recommend no parking on the right-of-way.

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

FIRE COMMENTS:

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

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

HYDRANT: Show fire hydrants arranged to have a hydrant available for the distribution of hose to any portion of any building on premises at distances not exceeding 500 feet (driving distance). Hydrants shall be at least 40 feet from the building (steamer connection facing street) (NFPA 24-7.2.3). Fire hydrants shall be spaced not more than 500 feet apart. Hydrants shall not be connected to water lines on the positive side (discharge side) of a fire pump. Minimum 8" supply lines to all hydrants.

APPLICANT: James Larry Barmore

PETITION NO.: LUP-32

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

Subject to meeting stormwater management requirements for any future site improvements.

STAFF RECOMMENDATIONS

LUP- 32 JAMES LARRY BARMORE

The property is zoned R-20 and is totally surrounded by residentially zoned property. The property is located within the Low Density Residential (LDR) land use category on the *Cobb County Comprehensive plan*, and is zoned R-20. This use appears to be too intense and there will not be any residential living space designated within the house. Staff is concerned that approval will encourage other request for noncompliant uses that may destabilize the residential area.

Based upon the above analysis, Staff recommends **DENIAL** of the application.

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-32
PC Hearing Date: 10-7-14
BOC Hearing Date: 10-21-14

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business, or request? Antique Shop
2. Number of employees? 1 manager
3. Days of operation? 6
4. Hours of operation? 10 AM - 6 PM
5. Number of clients, customers, or sales persons coming to the house per day? 10 ; Per week? _____
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): There is room in the yard with an entrance drive and an exit
7. Signs? No: _____ ; Yes: . (If yes, then how many, size, and location) Inside R/W at driveway; approx 3'x3'
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): Ø
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 requested (24 months maximum): 24 months
13. Is this application a result of a Code Enforcement action? No ; Yes _____ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed):
Cover letter attached

Applicant signature: James Larry Barmore Date: 6-30-14
Applicant name (printed): James Larry Barmore

Existing On-site Sewage Management System Performance Evaluation Report

LUP-32 (2014)
Environmental
Health Report

Applicant: <u>Larry Barmore</u>		Reason for Existing Sewage S (1) Loan Closing fo (2) Refinance (3) Home Addition (Non-bedroom) Type: _____ (4) Swimming Pool Construction (5) Structure Addition to Property Type: _____ (6) Mobile Home Relocation	
Property/System Address: <u>1379 POWDER SPRINGS RD MARIETTA, GA 30064</u>			
Subdivision Name: _____	Lot: _____		Block: _____
Existing System Information: Water Supply (circle)	Number of Bedrooms/GPD: <u>3/0</u>		Garbage Grinder: (circle)
<input checked="" type="radio"/> Public <input type="radio"/> Private Well <input type="radio"/> Community			<input type="radio"/> Yes <input checked="" type="radio"/> No

*** One of Section A, B, or C should be Completed ***

SECTION A - System on Record

<input checked="" type="radio"/> Yes <input type="radio"/> No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments: approved for antique store with 1 employee only I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
<input checked="" type="radio"/> Yes <input type="radio"/> No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
<input checked="" type="radio"/> Yes <input type="radio"/> No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
<input checked="" type="radio"/> Yes <input type="radio"/> No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.	
Evaluating Environmentalist		
<u>Jennifer DeBeauvoir</u> Title: <u>Env. Health Specialist</u> Date: <u>19 Jun-14</u>		

SECTION B - System Not on Record

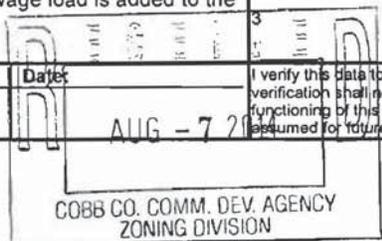
<input type="radio"/> Yes <input type="radio"/> No	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation	Comments: I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
<input type="radio"/> Yes <input type="radio"/> No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.	
<input type="radio"/> Yes <input type="radio"/> No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.	
<input type="radio"/> Yes <input type="radio"/> No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
<input type="radio"/> Yes <input type="radio"/> No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	
Evaluating Environmentalist		
Title: _____ Date: _____		

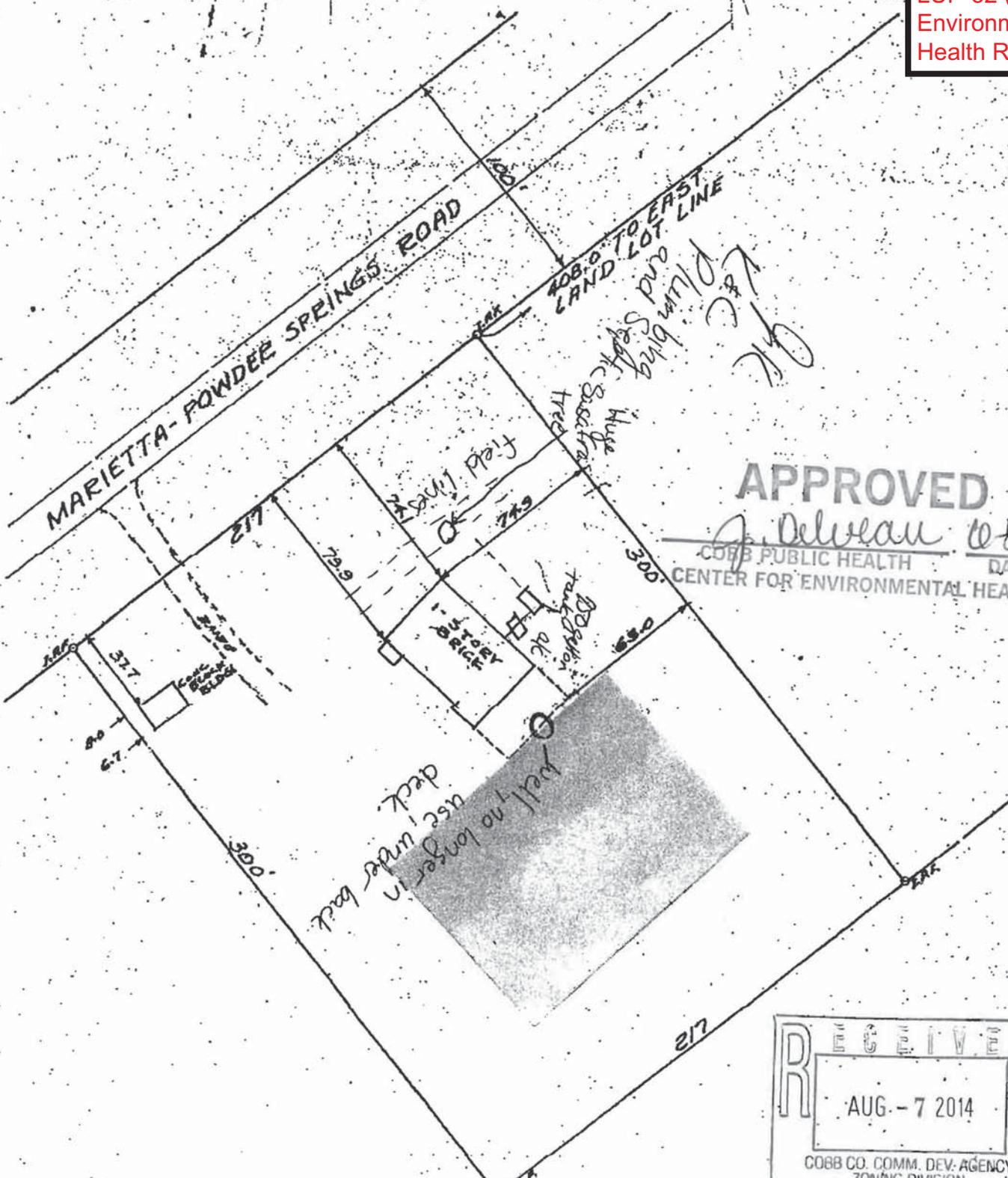
SECTION C - System Not Approved

<input type="radio"/> Yes <input type="radio"/> No	The On-site Sewage Management System was disapproved at the time of the initial and is thus not considered an approved system.	Comments: I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
<input type="radio"/> Yes <input type="radio"/> No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
<input type="radio"/> Yes <input type="radio"/> No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.	
Evaluating Environmentalist		
Title: _____ Date: _____		

SECTION D - Addition to Properly or Relocation of Home (section completed in conjunction with A, B, or C above)

<input type="radio"/> Yes <input type="radio"/> No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: Number of Bedrooms/GPD: _____ Garbage Grinder: (circle) (1) Yes (2) No
<input type="radio"/> Yes <input type="radio"/> No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.	
Evaluating Environmentalist		
Title: _____ Date: _____		



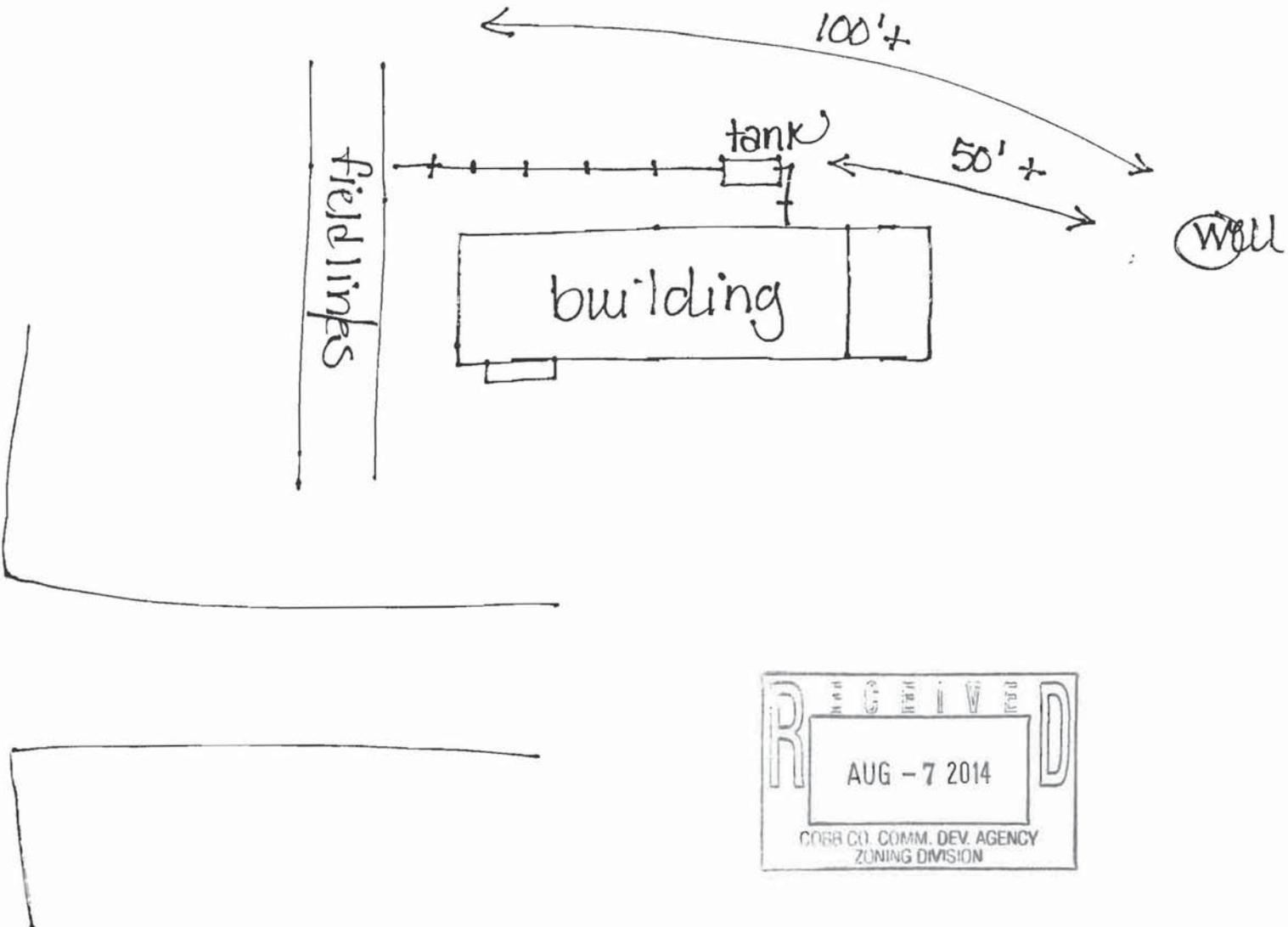


APPROVED
J. Delvan 10/23/14
COBB PUBLIC HEALTH CENTER FOR ENVIRONMENTAL HEALTH

SURVEY FOR
ROBERT D. SNIVELY
LAND LOT 337-19th. DISTRICT-2nd. SECTION
COBB COUNTY, GEORGIA
R. DAN LOED SURVEYOR REG. No. 1009
DECEMBER, 10, 1958 SCALE 1" = 60'

RECEIVED
AUG. - 7 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF EXISTING CONDITIONS. *R. Dan Loed*





COBB COUNTY WATER SYSTEM

Customer Services Facility
660 South Cobb Drive
Marietta, Georgia 30060-3105
770-423-1000
www.cobbwater.org

LUP-32 (2014)
Water/Sewer Availability

Stephen D. McCullers, P.E.
Director

Divisions
Business Services
Customer Services
Engineering & Records
Stormwater Management
System Maintenance
Water Protection

WATER/SEWER AVAILABILITY

Proposed Structure

Existing Structure

Account Number: 394960-165443

Commercial

Residential

Customer Name: Larry Baremore

Property Address 1379 Powder Springs Road

City: Marietta Zip Code: 30064

Mailing Address _____
City: _____ State: _____ Zip Code: _____

District: 19 Land Lot: 337 Acreage +/- _____

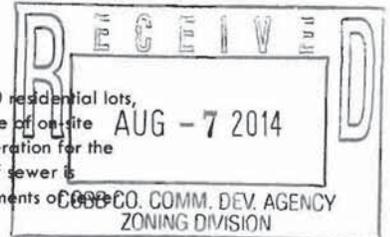
Water Available Yes
No

Water Line Size and Material 10" DI

Sewer Available Yes
No

Big Creek Basin (Account 2675)
(Basin #s 401, 402, 404, 491)

Note: Cobb County Ordinance 122-144 allows for the use of on-site wastewater collection systems for R-80 residential lots, provided the provisions of sections 122-130 and 122-242 are met. Ordinance 122-130(a)(2) allows the use of on-site wastewater collection systems for all sites of at least 80,000 square feet if the anticipated wastewater generation for the site is no more than one E.R.U per 80,000 square feet and with the approval from the Health Department. If sewer is available, Cobb County Ordinance 122-116 requires the owner to determine elevations, grades, and alignments of sewer lines necessary to serve the building PRIOR to construction.



Comments:

The use of all private wells or septic tanks must be approved by the Environmental Health section of the Cobb County Health Department, 3830 South Cobb Drive. Please call 770-435-7815 if you have any questions about on-site wastewater collection systems (septic tank systems).

The information contained herein is: applicable to the above address/property as it exists on this date; NOT valid for further subdividing of this property; valid for 150 days from this date; non-transferable; non-renewable without review. Questions regarding this letter please call 770-419-6328.

Checked By: David C. Phillips

Date: 10/31/2013

Signature: