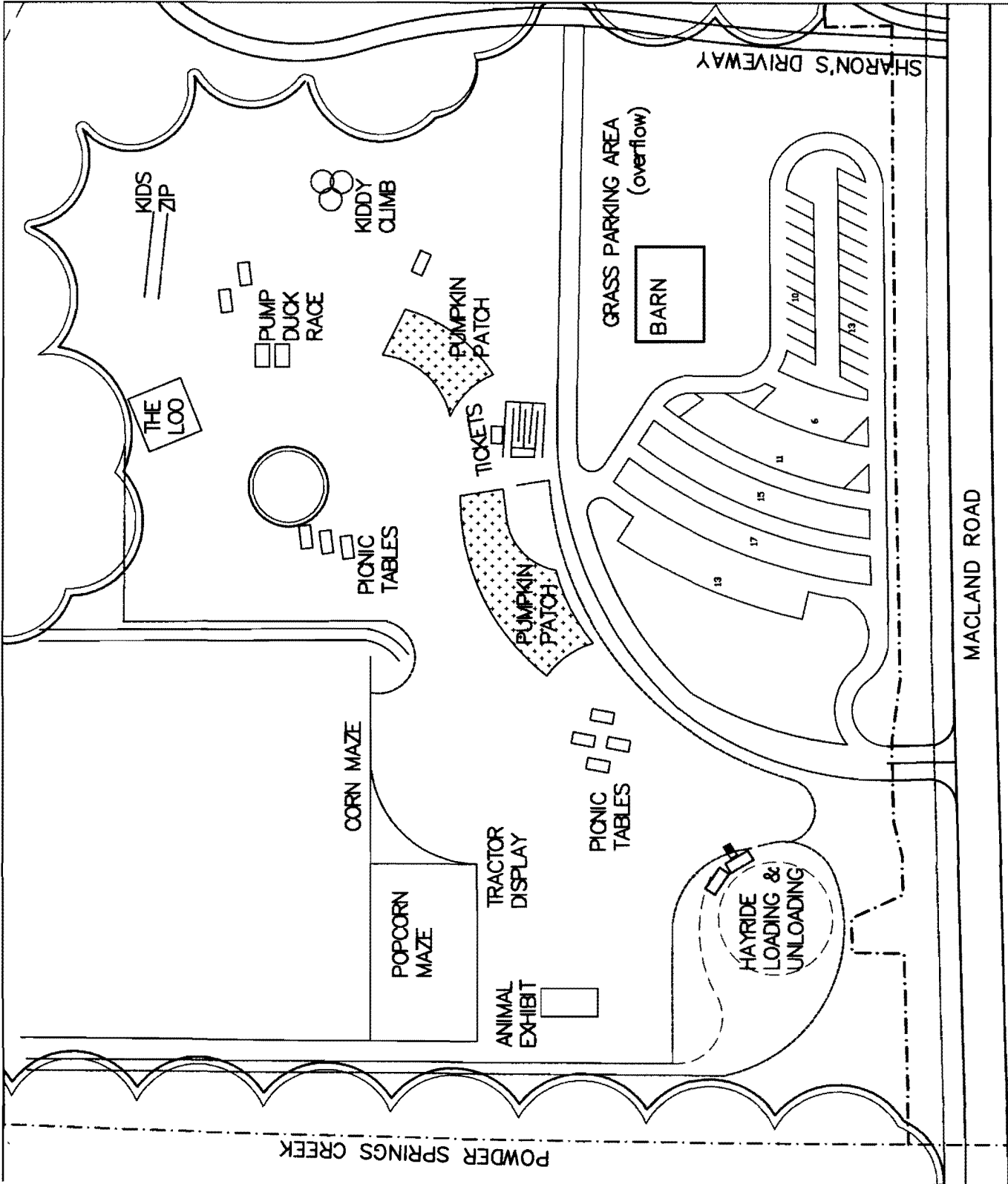


LUP-13  
(2015)

RECEIVED  
MAR 5 2015



Still Family Farm, LLC presents  
CORN ON THE COBB  
2015 Harvest Season Attraction

GRAPHIC SCALE

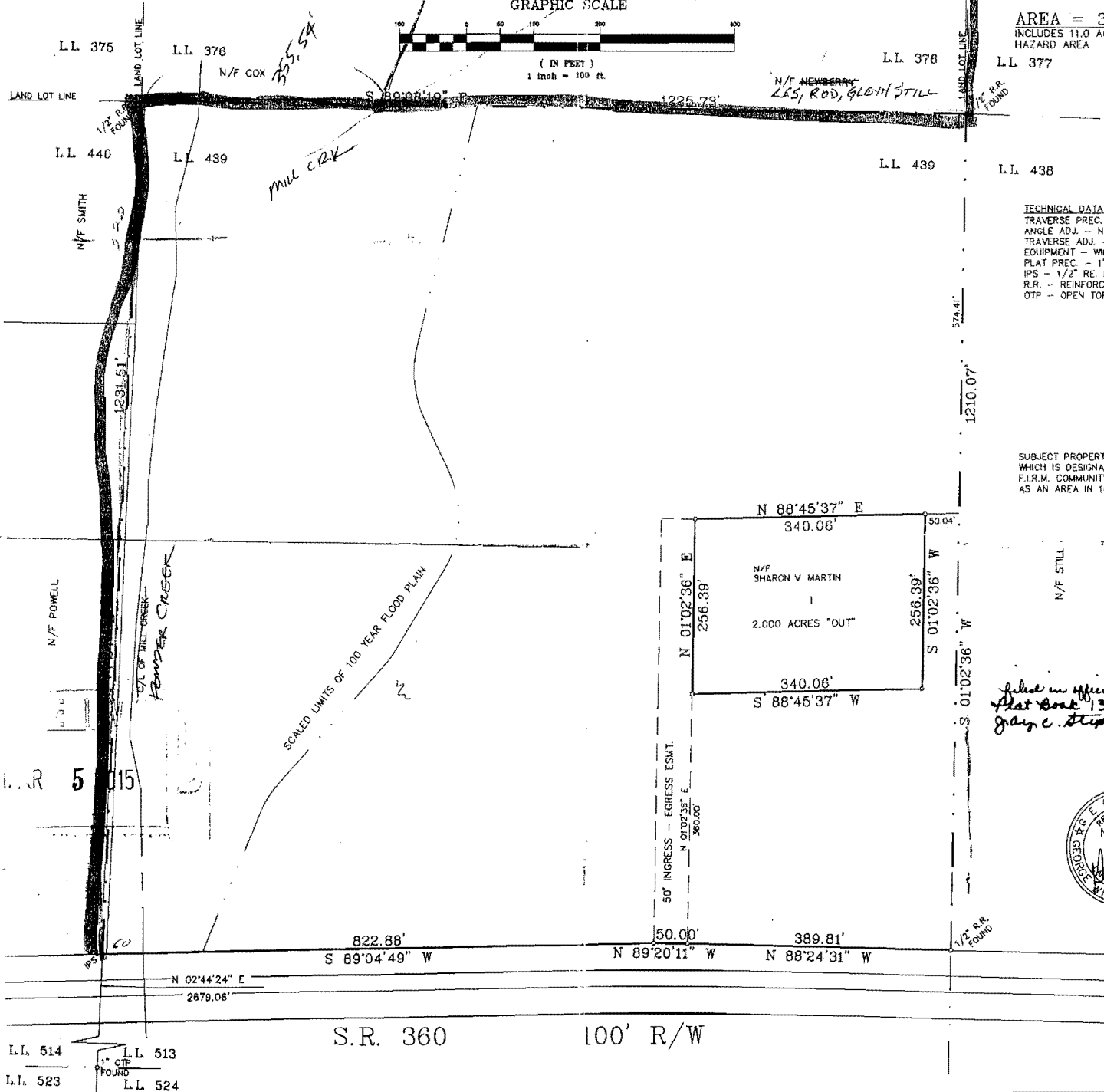


( IN FEET )  
1 inch = 100 ft.

AREA = 32.671 ACRES  
INCLUDES 11.0 ACRES IN ZONE A5 FLOOD  
HAZARD AREA

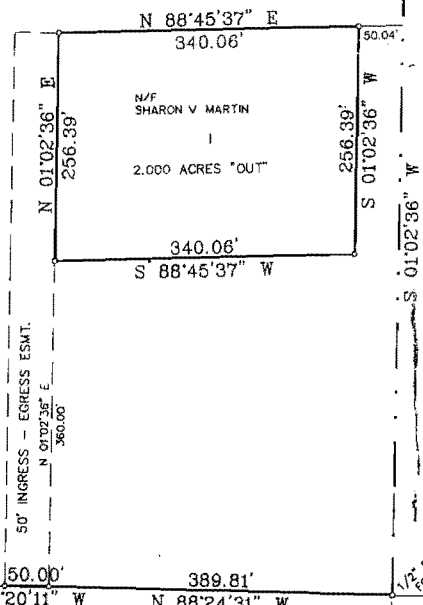


MAGNETIC



TECHNICAL DATA  
TRAVERSE PREC. - 1' / 20,000'  
ANGLE ADJ. - NONE  
TRAVERSE ADJ. - NONE  
EQUIPMENT - WILD T-2 & E.D.M.  
PLAT PREC. - 1/1,000,177"  
R.R. - 1/2" RE ROD SET  
R.R. - REINFORCING ROD  
OTP - OPEN TOP PIPE

SUBJECT PROPERTY LIES WITHIN ZONE A5  
WHICH IS DESIGNATED ON COBB COUNTY  
F.I.R.M. COMMUNITY PANEL 130052 0075 B  
AS AN AREA IN 100 YEAR FLOOD PLAIN.



2:30 P.M.  
filed in office 3-27-92  
Plat Book 138-Page 57  
Joy C. Stephenson, Clerk



DATE - MARCH 26, 1992

LOCATED IN  
LAND LOT 439, 19TH DISTRICT, 2ND  
SECTION, COBB COUNTY, GEORGIA  
PROJECT NO. - PR3411 DWG. FILE - C03411

PLAT OF SURVEY FOR  
GLENN C. STILL &  
SARAH STILL MARTIN

CRUSSELLE, RAKESTRAW & ASSOCIATES  
REGISTERED LAND SURVEYORS  
2881 POWDER SPRING ROAD, MARIETTA, GEORGIA 30066

LUP-13  
(2015)

**APPLICANT:** Still Family Farm, LLC

**PETITION NO:** LUP-13

**PHONE#:** (678) 283-6951 **EMAIL:** leslie@stillfamilyfarm.com

**HEARING DATE (PC):** 05-07-15

**REPRESENTATIVE:** Leslie Still Oubre

**HEARING DATE (BOC):** 05-21-15

**PHONE#:** (678) 283-6951 **EMAIL:** leslie@stillfamilyfarm.com

**PRESENT ZONING:** R-30

**TITLEHOLDER:** Glenn C. Still

**PROPOSED ZONING:** Land Use Permit  
(Renewal)

**PROPERTY LOCATION:** North side of Macland Road, west of

Florence Road

**PROPOSED USE:** Corn Maze and

(5630 Macland Road).

Agritourism Destination

**ACCESS TO PROPERTY:** Macland Road

**SIZE OF TRACT:** 32.671 acres

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family house

**DISTRICT:** 19

and associated farmland and buildings.

**LAND LOT(S):** 439

**PARCEL(S):** 1

**TAXES: PAID**  **DUE** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**COMMISSION DISTRICT:** 1

**NORTH:** R-80/ Single-family residential

**SOUTH:** R-30/ Single-family residential

**EAST:** R-30/ Single-family residential

**WEST:** R-80/ Single-family residential

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

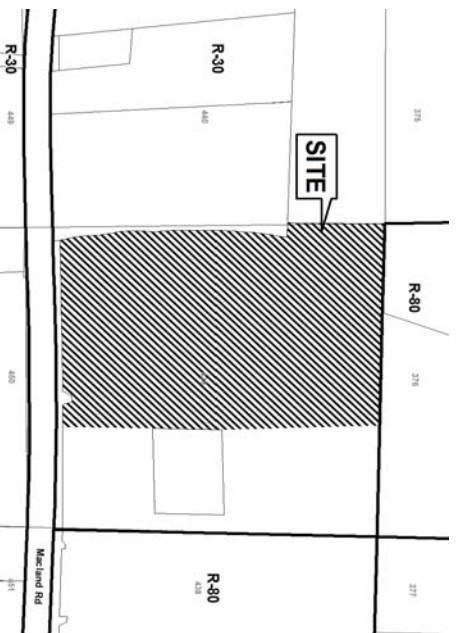
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

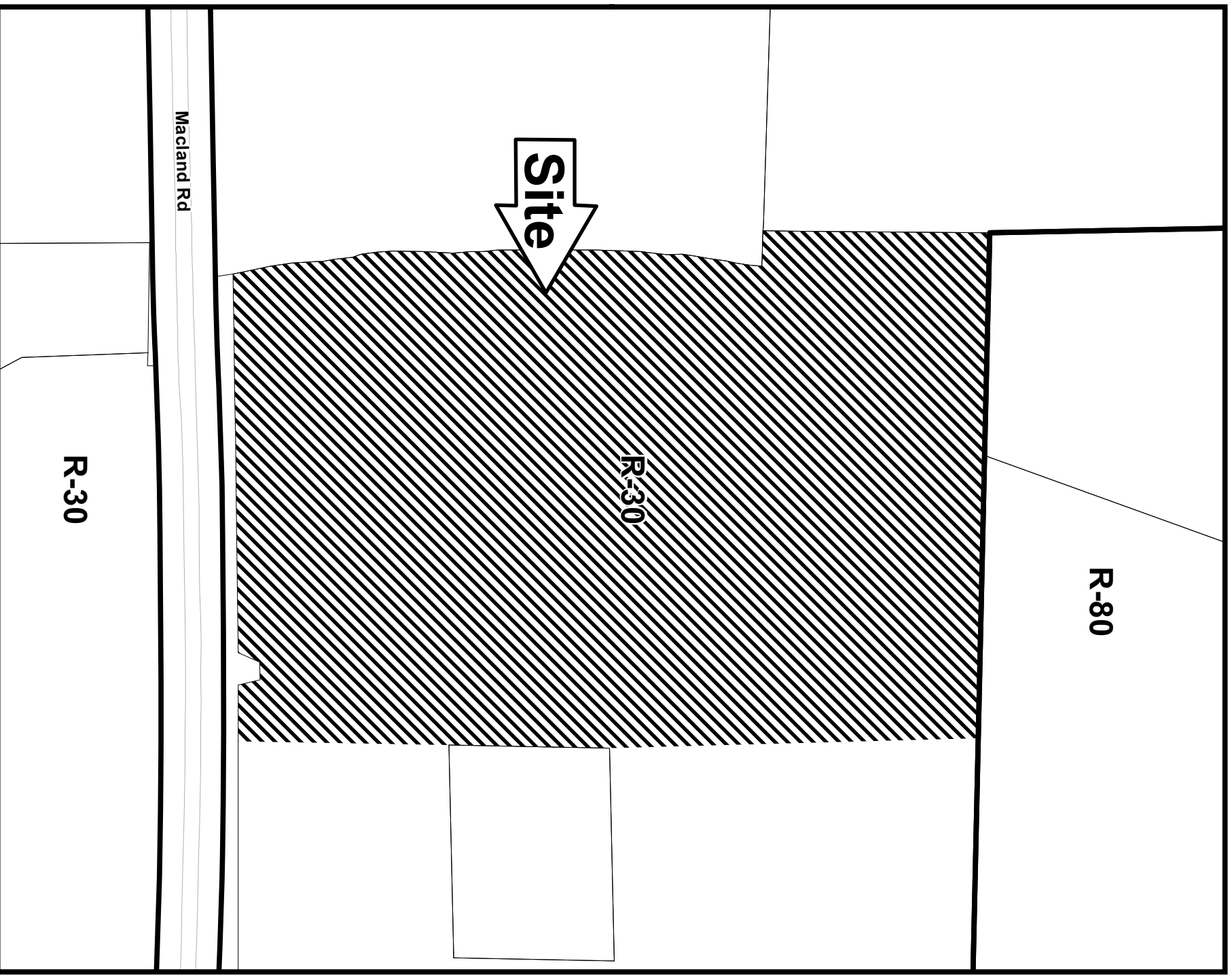
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

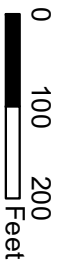
**STIPULATIONS:**



# LUP-13



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-13

**PRESENT ZONING:** R-30

**PETITION FOR:** LUP

\*\*\*\*\*

**ZONING COMMENTS:**

**Staff Member Responsible:** Donald Wells

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 through Sunday, 10 a.m. to midnight from the applicant’s owner-occupied property. Looking to employ 5 to 10, it is anticipated that as many as 800 customers will visit the property each week. 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 8 ft. at the entrance. One (1) delivery per week is anticipated during the season of operation only. The applicant requests approval for 24 months.

**Historic Preservation:** No comments.

**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:**

Property is served by public water and sewer.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend no parking on the right-of-way.

Recommend the driveway be upgraded to the commercial standard.

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

Recommend applicant verify that minimum intersection sight distance is available for Piedmont Road access and if it is not, implement remedial measures, subject to the Department’s approval.

\*\*\*\*\*

**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:** Still Family Farm, LLC

**PETITION NO.:** LUP-13

**PRESENT ZONING:** R-30

**PETITION FOR:** LUP

\*\*\*\*\*

<b>STORMWATER MANAGEMENT COMMENTS</b>
---------------------------------------

No comments. (Renewal)

STAFF RECOMMENDATIONS

**LUP-13      STILL FAMILY FARM, LLC**

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 through Sunday, 10 a.m. to midnight from the applicant’s owner-occupied property. The applicant could also open on occasion throughout the year. Looking to employ 5 to 10, it is anticipated that as many as 800 customers will visit the property each week. 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. The plan the applicant provided shows 85 parking spaces will be available. Also, the applicant is requesting allowance of one (1) sign 4 ft. by 8 ft. at the entrance. One (1) delivery per week is anticipated during the season of operation only. The property is zoned R-30 and is located in an area designated as Very Low Density Residential by the *Cobb County Comprehensive Plan*. The applicant has submitted a petition in support of their request signed by 8 immediately adjacent neighbors. The applicant requests approval for 24 months.

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in italics, with the Staff analysis following in bold.

- (1) *Safety, health, welfare and moral concerns involving the surrounding neighborhood.*  
**This request should not affect the safety, health or welfare of the surrounding properties. The applicant has been operating this business for the past 2 years. The applicant will also provide 6 toilets and 4 hand washing stations for guest and employees.**
- (2) *Parking and traffic considerations.*  
**The applicant has provided a parking plan for review. According to the applicant the Georgia Department of Transportation has approved the plan provided pertaining to ingress and egress to the property from Macland Road (S.R. 360).**
- (3) *Number of nonrelated employees.*  
**The applicant doesn’t anticipate any more than 15 employees working at the maze. There could be a mix of relatives and area residents working. The workforce could be reduced based off attendance.**
- (4) *Number of commercial and business deliveries.*  
**1 delivery per week via utility or dump truck is expected.**
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*  
**The single family residential nature of neighborhoods in the County could be harmed by disruptions resulting from an increase of traffic.**
- (6) *Compatibility of the business use to the neighborhood.*  
**The inherent natures of most businesses are incompatible with neighborhoods. This use has been approved for the past 2 years and has not shown any undesirable effects on the area.**

(7) *Hours of operation.*  
Friday, Saturday, and Sunday during months of September through November. Operating hours will be from 10 am to midnight. There may be occasional weekend throughout the year.

(8) *Existing business uses in the vicinity.*  
**There are no known existing businesses in the area.**

(9) *Effect on property values of surrounding property.*  
**The rural nature of this use should not have any effect on property values in the area.**

(10) *Circumstances surrounding neighborhood complaints.*  
**This property has not had any complaints, founded or unfounded within the past 7 years.**

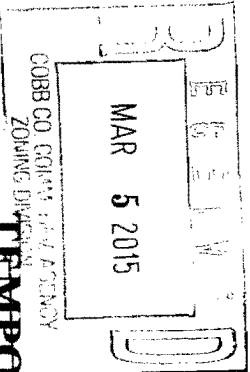
(11) *Intensity of the proposed business use.*  
**This use could potentially increase the amount of traffic in the neighborhood due to customers and clients.**

(12) *Location of the use within the neighborhood.*  
**The proposal is located on an arterial road, and is not inside or near any platted subdivisions.**

- . Based on the above analysis, staff recommends **APPROVAL** for 12 months subject to the following:
- Attached parking plan received by the Zoning Division March 5, 2015;
  - Statement of Proposed Elements received March 5, 2015 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.





Application #: 2012-13  
 PC Hearing Date: 5-5-15  
 BOC Hearing Date: 5-19-15

**TEMPORARY LAND USE PERMIT WORKSHEET**  
 (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Agribusiness
2. Number of employees? 5-15 (scalable for attendance)
3. Days of operation? FRIDAY, SATURDAY, Sunday of September to November  
 plus occasional weekends through the year
4. Hours of operation? 10 AM to midnight
5. Number of clients, customers, or sales persons coming to the house per day? 200 (Avg) ; Per week? 800 (Avg)
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, 2sided, 4'x8' at entrance
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.)  
1 per week via utility/dump 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 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):  
see plan attached

Applicant signature: Leslie Still Oubre Date: 3-3-15  
 Applicant name (printed): LESLIE STILL OUBRE



LUP-13 (2015)  
Applicant's  
Statement

5524 Macland Road  
Powder Springs, GA 30127  
678.283.6951

**STATEMENT OF PROPOSED ELEMENTS:**

Still Family Farm is an agritourism venue, hosting events such as Corn on the Cobb - our harvest time corn maze, 5k races, Physics Day, field trips with science and math curriculum, corporate meetings, and private groups.

The main attraction, a 3.5 acre corn maze, is planted in early summer, cut and cultivated through the growing season, enjoyed during the early fall as a maze, then harvested in late Fall.

Hayrides, Fall-themed photo opportunities, a farm implement display, the pump duck race, pumpkin slingshots, children's popcorn maze, hay climb and slide, 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 is set up for the Corn on the Cobb event, and then removed when Corn on the Cobb ends.

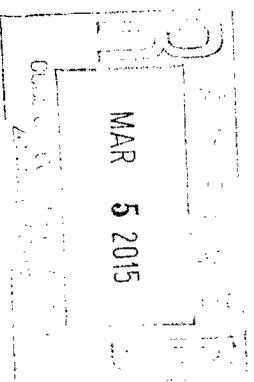
During Corn on the Cobb, food offerings at our concession area include pre-packaged snacks, candy, and drinks. Restroom facilities include 3 toilets plus two hand washing basins for men, and 3 toilets and 2 hand washing basins for women. The restroom facilities are connected to county sewer.

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

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

From time to time through the year Still Family Farm provides space for corporate and private events such as meetings, family reunions, and church gatherings. These events take place in the same pasture land, with moveable picnic tables and blankets on the grass for seating. Parking for these events is in the same delineated grassed area.

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



**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 Still Family Farm, LLC

**Sign** intends to make an application for a Land Use Permit for the purpose of

operating an agritourism destination \_\_\_\_\_ on the premises described in the application.

	Signature	Printed name	Address
1.		Anna Vaagen	5720 Macland Rd, Powder Springs, GA
2.		Bobby L. Cole	5645 Macland Road, 30127
3.		JB Smith, III	1795 Powder Springs Rd, Powder Springs, GA
4.		Carolyn Smith	„ „ „ „ „ „
5.		Alyssa Kent	5551 Wright Rd. 30127
6.		Sharon Coleby	5632 Macland Rd 30127
7.		Glenn C. Still	5530 Macland Rd 30127
8.		Rodney G. Still	5524 Macland Rd 30127
9.		Leslie Still	5528 Macland Rd 30127
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			

MAR 5 2015

(Attach additional pages if necessary)

Revised October 1, 2009