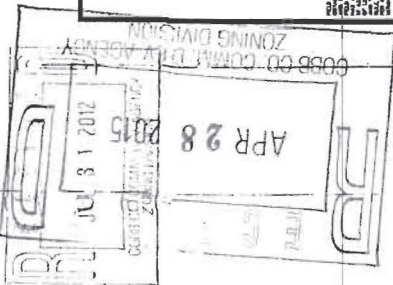
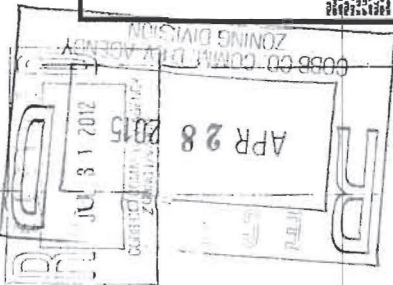


LUP-19
(2015)



Min. Bk. 100 Petition No. LUP-23
Doc. Type large size photo
Meeting Date 10/10/12

LUP-19
(2015)



Min. Bk. John Petition No. LWP-23
Doc. Type large side plate
Meeting Date 10/16/12

PETITION NO: LUP-19

HEARING DATE (PC): 07-07-15

HEARING DATE (BOC): 07-21-15

PRESENT ZONING: LI

PROPOSED ZONING: Land Use Permit

(Renewal)

PROPOSED USE: Two Temporary

Storage Tents

SIZE OF TRACT: 5.987 acres

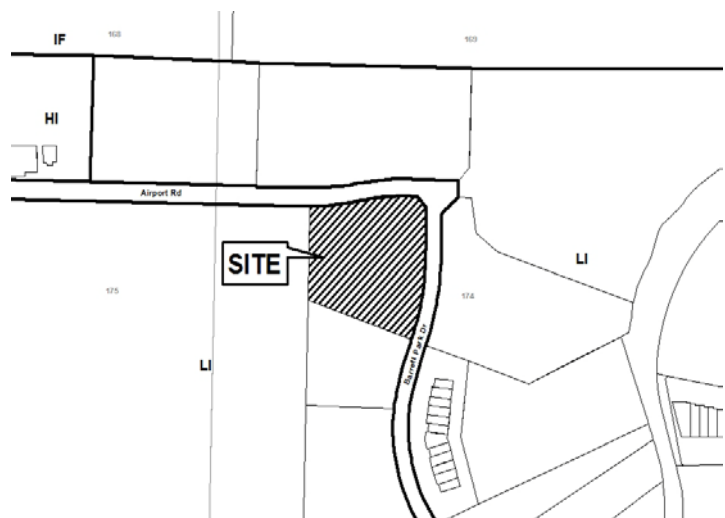
DISTRICT: 20

LAND LOT(S): 174

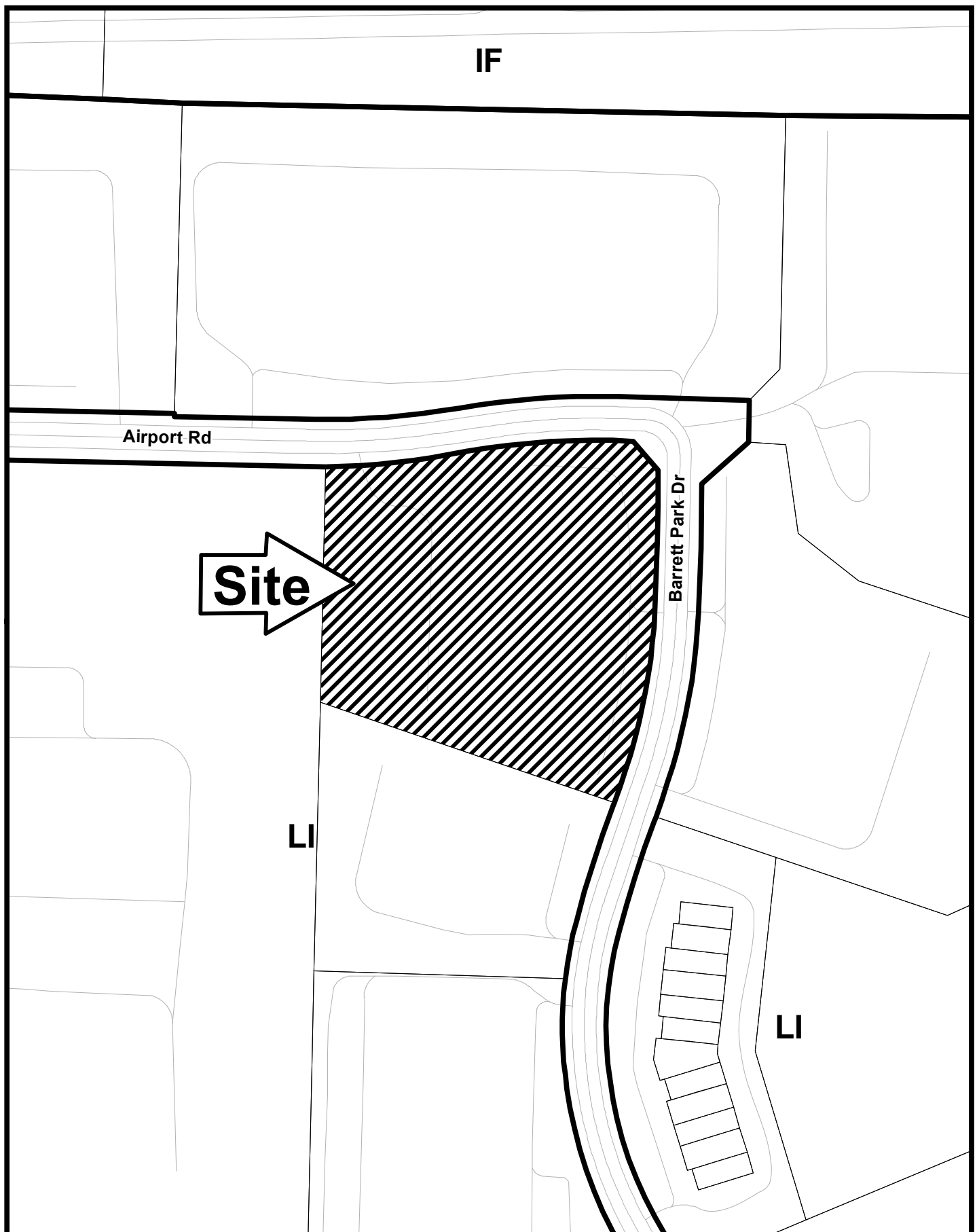
PARCEL(S): 23

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1



LUP-19



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-19

PRESENT ZONING: LI

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

Applicant is requesting to renew a Land Use Permit to keep 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 maintained the two tents for the past three years without any complaints to Code Enforcement. The applicant will not be taking up any of the required parking.

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 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.

APPLICANT: KCMA Corporation

PETITION NO.: LUP-19

PRESENT ZONING: LI

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments (Renewal).

STAFF RECOMMENDATIONS

LUP-19 KCMA CORPORATI

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.

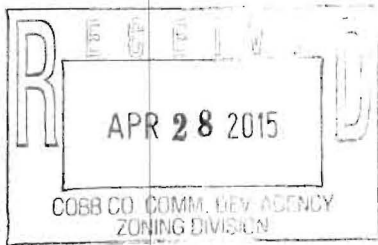
- (1) *Safety, health, welfare and moral concerns involving the surrounding neighborhood.*
This request should not affect the safety, health or welfare of the surrounding properties.
- (2) *Parking and traffic considerations.*
The applicant will not use any of the required parking spaces.
- (3) *Number of nonrelated employees.*
N/A
- (4) *Number of commercial and business deliveries.*
There will not be any deliveries related to this application.
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*
N/A
- (6) *Compatibility of the business use to the neighborhood.*
This property is located in an industrial area with several warehouse and office uses.
- (7) *Hours of operation.*
Monday through Friday 8:00am to 5:00pm
- (8) *Existing business uses in the vicinity.*
There are warehouse and office uses in the immediate area. McCollum Airport is just north of the applicant's property.
- (9) *Effect on property values of surrounding property.*
This request should not have an effect on property values.
- (10) *Circumstances surrounding neighborhood complaints.*
This request is not the result of a complaint of the Code Enforcement Division.
- (11) *Intensity of the proposed business use.*
This application is a renewal of an existing use.
- (12) *Location of the use within the neighborhood.*
This property is not located in a platted neighborhood.

LUP-19 KCMA CORPORATION (Continued)

Based on the above analysis, staff recommends **APPROVAL** for 24 months subject to the following:

- Site plan received by the Zoning Division on April 28, 2015, indicating location of the two proposed tents, with the District Commissioner approving minor modifications;
- Fire Department comments and recommendations; 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.

Application #: Lup 23¹⁹PC Hearing Date: 7-7-15BOC Hearing Date: 7-21-15

TEMPORARY LAND USE PERMIT WORKSHEET

(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Manufacturer of Wheel Loaders - Corp. office
2. Number of employees? _____
3. Days of operation? Monday ~ Friday
4. Hours of operation? 8:00 A.M. ~ 5:00 P.M.
5. Number of clients, customers, or sales persons coming to the house per day? Not Daily ; Per week? _____
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): In front parking lot.
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.): N/A - Storage only
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): _____

Applicant signature: Alvin P. JewellDate: 11/8/14Applicant name (printed): Alvin P. Jewell

