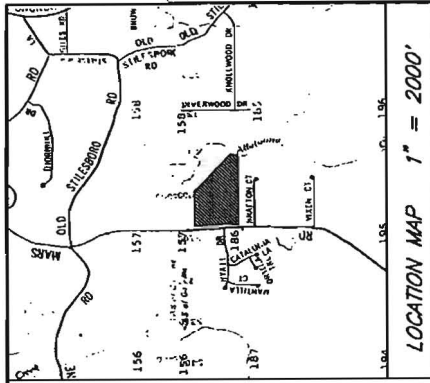


LUP-22
(2015)

RECEIVED
JUN - 3 2015
CO. COMM. DEV. A
ZONING DIVISION

RECEIVED
JUN - 3 2015
CO. COMM. DEV. A
ZONING DIVISION



LOCATION MAP 1" = 2000'

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN FEET (10') OF THE EDGE OF A PERMANENT WATER OR SEWER EASEMENT ON FRONT OR REAR SETBACKS OR WITHIN TWO FEET (2') ON SIDE SETBACKS.

* SITE PLAN TO BE SUBMITTED TO AND APPROVED BY COBB COUNTY DEPARTMENT AND INSPECTION DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.

HOMES TO BE TRADITIONAL & RANCH
WITH TWO CAR GARAGES.

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AND ARE TO THE ACCURACY SHOWN HEREON AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY SUBDIVISION REGULATIONS.

JOHN C. GASKINS GEORGIA REGISTERED LAND SURVEYOR #20660

THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, EASEMENTS, DRAINS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER: Bob & Lisa

JUN - 3 2015

JUN - 3 2015

4:50 pm

filed in office 8/28/92
 plat book 140 Page 48.

Ray C. Stephenson,
1602X

N ~ F
W. DAVIS JR.

L.L. 185

L.L. 186

BRAFFERTON SUBDIVISION

T

00 AC
R-15

2

PERCENT ZONE AREA

TOTAL AREA	~	25.00 ACRES
PRESENT ZONING	~	R-15
MIN. SIDE YARD	~	10'
MIN. REAR YARD	~	35'
MIN. HOUSE SIZE	~	1400 S.F.

TABLE OF DEDICATION

NAME OF SECTION	
SUN BROOK DRIVE	587'
SUN BROOK WAY	1270'
SUN BROOK COURT	212'
SUN BROOK TRAIL	280'

C CURVE DATA				
No.	DELTA	RADIUS	ARC	TAN
1	30°02'55"	362.53'	240.74'	125.00'
2	30°02'55"	362.53'	240.74'	125.00'
3	53°38'00"	253.18'	263.37'	145.00'
4	44°18'00"	307.17'	237.42'	125.00'
5	29°02'00"	580.01'	293.57'	150.00'
6	45°36'42"	123.61'	138.21'	73.00'
7	15°24'00"	554.71'	149.10'	75.00'

THIS PLAT HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN TO COMPLY WITH THE MASTER PLAN, THE COBB COUNTY SUBDIVISION REGULATIONS AND THE COBB COUNTY ZONING REGULATIONS IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS.

Ben House 8/28/92
ENGINEERING DEPARTMENT
DATE

Linda Richardson 8-21-92

8/20/92

Philip H. Bennett
WATER AND SEWER DEPARTMENT
8-28-92
DATE

BOARD OF COMMISSIONERS

DATE	: 8-22-92	REVISIONS
SCALE	: 1" = 100'	

**SUN BROOK
ESTATES**

LOCATED IN L.L.S 185 & 186
20th DIST., 2nd SECT.,
COBB COUNTY, GA.

PETITION NO: LUP-22

HEARING DATE (PC): 08-04-15

HEARING DATE (BOC): 08-18-15

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

(Renewal)

PROPOSED USE: Allow More Unrelated

Adults than the County Code Permits

SIZE OF TRACT: 0.48 acre

DISTRICT: 20

LAND LOT(S): 186

PARCEL(S): 108

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-30/ Undeveloped Land

SOUTH: R-15/ Sunbrook Estates

EAST: R-15/ Sunbrook Estates

WEST: R-15/ Sunbrook Estates

OPPOSITION: NO. OPPOSED_____ PETITION NO:_____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED_____ **MOTION BY**_____

REJECTED SECONDED

HELD_____ **CARRIED**_____

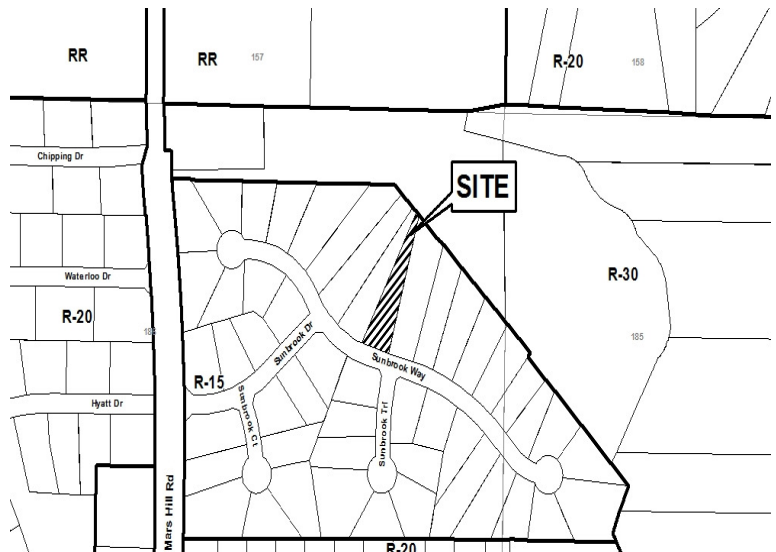
BOARD OF COMMISSIONERS DECISION

APPROVED_____ **MOTION BY**_____

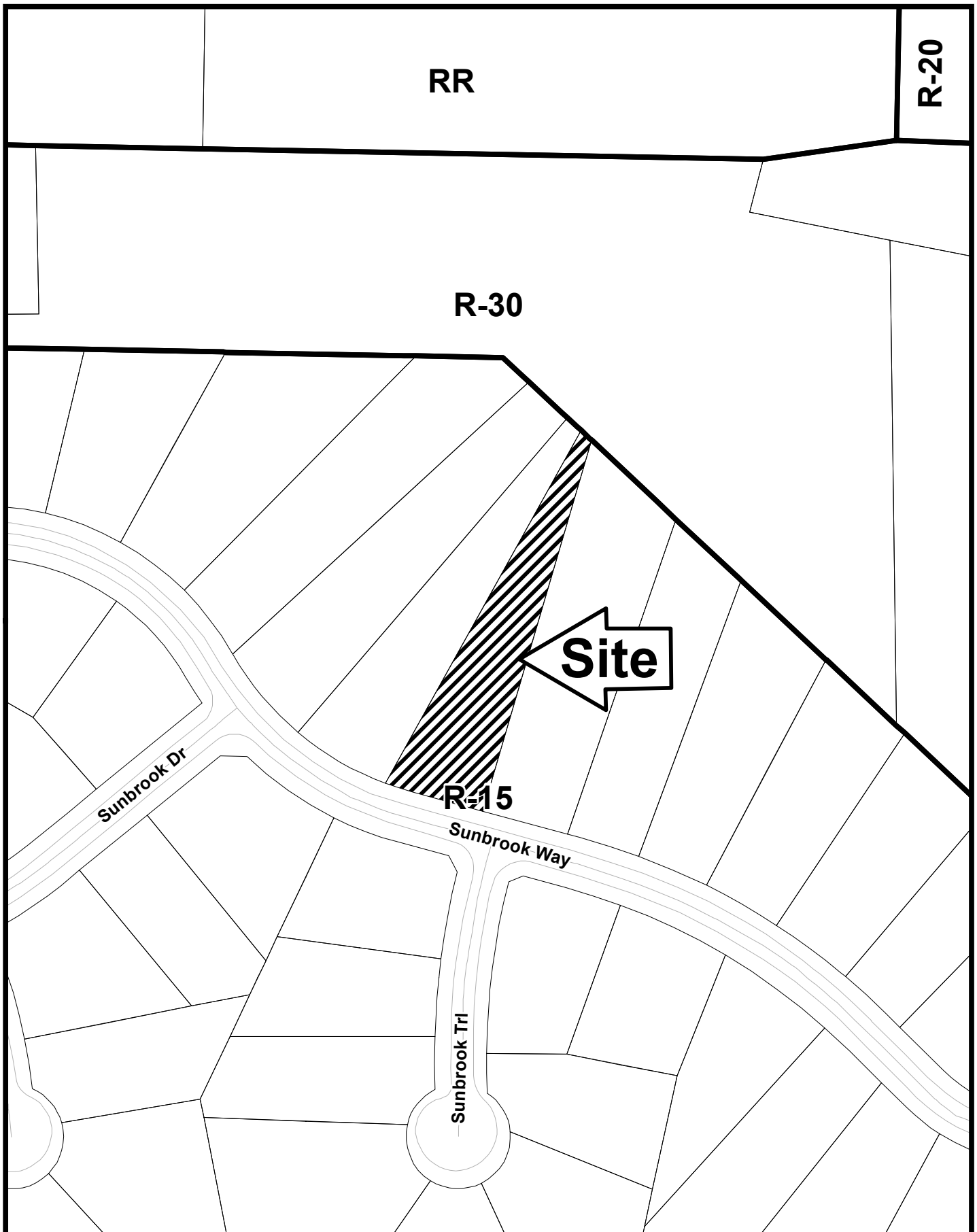
REJECTED SECONDED

HELD _____ **CARRIED** _____

STIPULATIONS:



LUP-22



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

0 100 200
Feet



City Boundary
Zoning Boundary

APPLICANT: Kathleen E. Taylor

PETITION NO.: LUP-22

PRESENT ZONING: R-15

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is requesting to renew a Temporary Land Use Permit (LUP) in order to continue to allow two (2) unrelated adults to live in a single-family residence. Per the County Code, only one (1) unrelated adult is allowed with a family. Per the County Code, only one (1) person is allowed per 390 square feet of living area as documented by the tax records. The tax record reflects 2356 square feet of living space which would allow a maximum of 6 adults. The applicant is requesting seven (7) adults. This same rule applies to the number of vehicles allowed at a residence as well. The applicant is requesting approval for 24 months.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Property is served by public water and sewer.

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:

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: Kathleen E. Taylor

PETITION NO.: LUP-22

PRESENT ZONING: R-15

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments (Renewal).

STAFF RECOMMENDATIONS

LUP-22 KATHLEEN E. TAYLOR

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.*

The original application was the result of a complaint due to the number of vehicles parked on the property. The use and condition of the property had adversely affected the surrounding properties. There have not been any complaints within the past 12 months

(2) *Parking and traffic considerations.*

The past approved Land Use Permit prohibited on street parking. It appears there is adequate parking available in the driveway

(3) *Number of nonrelated employees.*

Not applicable

(4) *Number of commercial and business deliveries.*

Not applicable

(5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*

Not applicable

(6) *Compatibility of the business use to the neighborhood.*

Not applicable

(7) *Hours of operation.*

Not applicable

(8) *Existing business uses in the vicinity.*

Not applicable

(9) *Effect on property values of surrounding property.*

Having a multitude of cars parked on a property starts to erode the low intensity character of a residential neighborhood and could have a negative effect on the property values.

(10) *Circumstances surrounding neighborhood complaints.*

The use of the property did cause a complaint to Code Enforcement last year. However, there have not been any new complaints since the previous Land Use Permit was granted.

(11) *Intensity of the proposed business use.*

(Not applicable)

(12) *Location of the use within the neighborhood.*

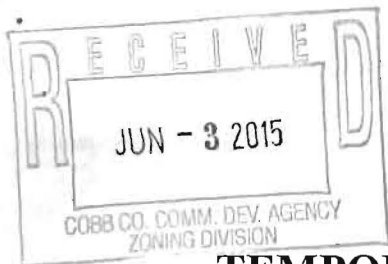
The proposal is located within a platted subdivision and is surrounded by residential uses. The number of vehicles parked on the property is very visible to the neighbors.

LUP-22 KATHLEEN E. TAYLOR (Continued)

Based on the above analysis and strict interpretation of the code, Staff recommends **APPROVAL** for **24 MONTHS** subject to the following conditions;

- No on street parking;
- Approval for 2 unrelated adults only;
- Applicant shall not cause any nuisances to the neighborhood.

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 #: Luf-22
PC Hearing Date: 8-4-15
BOC Hearing Date: 8-18-15

TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

1. Number of unrelated adults in the house? 2
2. Number of related adults in the house? 3
3. Number of vehicles at the house? 3
4. Where do the residents park?
Driveway: ✓; Street: _____; Garage: _____
5. Does the property owner live in the house? Yes ✓; No _____
6. Any outdoor storage? No ✓; Yes _____ (If yes, please state what is kept outside): _____
7. Length of time requested (24 months maximum): 24 months
8. 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).

9. Any additional information? (Please attach additional information if needed):

(Requested) Renewal of permit received 1 year ago.

Applicant signature: Kathleen E. Taylor Date: 6/3/15

Applicant name (printed): Kathleen E. Taylor

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-15

Size of house per Cobb County Tax Assessor records: 2,356 sq ft

Number of related adults proposed: 3 Number permitted by code: 6

Number of unrelated adults proposed: 2 Number permitted by code: 1

Number of vehicles proposed: 3 Number permitted by code: 6

Number of vehicles proposed to be parked outside: 3 Number of vehicles permitted 3
Outside

CONSENT AGENDA (CONT.)

~~LUP-22 SARAH C. WELLS (Ralph O. Wells and Sarah C. Wells, owners) requesting a Land Use Permit (Renewal) for the purpose of Allowing More Adults And More Vehicles Than County Code Permits in Land Lot 705 of the 19th District. Located on the south side of Pair Road, across from Byers Drive (1101 Pair Road).~~

~~To approve Land Use Permit for 24 months , subject to:~~

- ~~• Maximum of five vehicles (three allowed to park in driveway, two vehicles to be parked in the garage) and no on-street parking~~
- ~~• Maximum of seven adults as included on the "List of Residents/Vehicles" received by the Zoning Division on May 19, 2014 (attached and made a part of these minutes)~~
- ~~• No outside storage around the building~~
- ~~• No commercial activity or yard sales, except as allowed by Code~~

~~• Cobb DOT comments and recommendations~~

At the call of LUP-24, there was opposition present; subsequently, the Applicant and opposition met and were able to agree on additional stipulations. LUP-24 was then added back to the Consent Agenda but was voted on separately.

LUP-24 KATHLEEN E. TAYLOR (owner) requesting a Land Use Permit for the purpose of Allowing More Unrelated Adults Than The County Code Permits in Land Lot 186 of the 20th District. Located on the northeast side of Sunbrook Way, west of Sunbrook Trail, east of Mars Hill Road (5020 Sunbrook Way).

Motion by Goreham, second by Ott, to approve Land Use Permit for 12 months , subject to:

- Approval is for the following two unrelated adults *only*: Michelle Marx and David Kalch
- No on street parking
- House to be maintained
- Applicant shall not cause any nuisances to the neighborhood

VOTE: **ADOPTED** unanimously