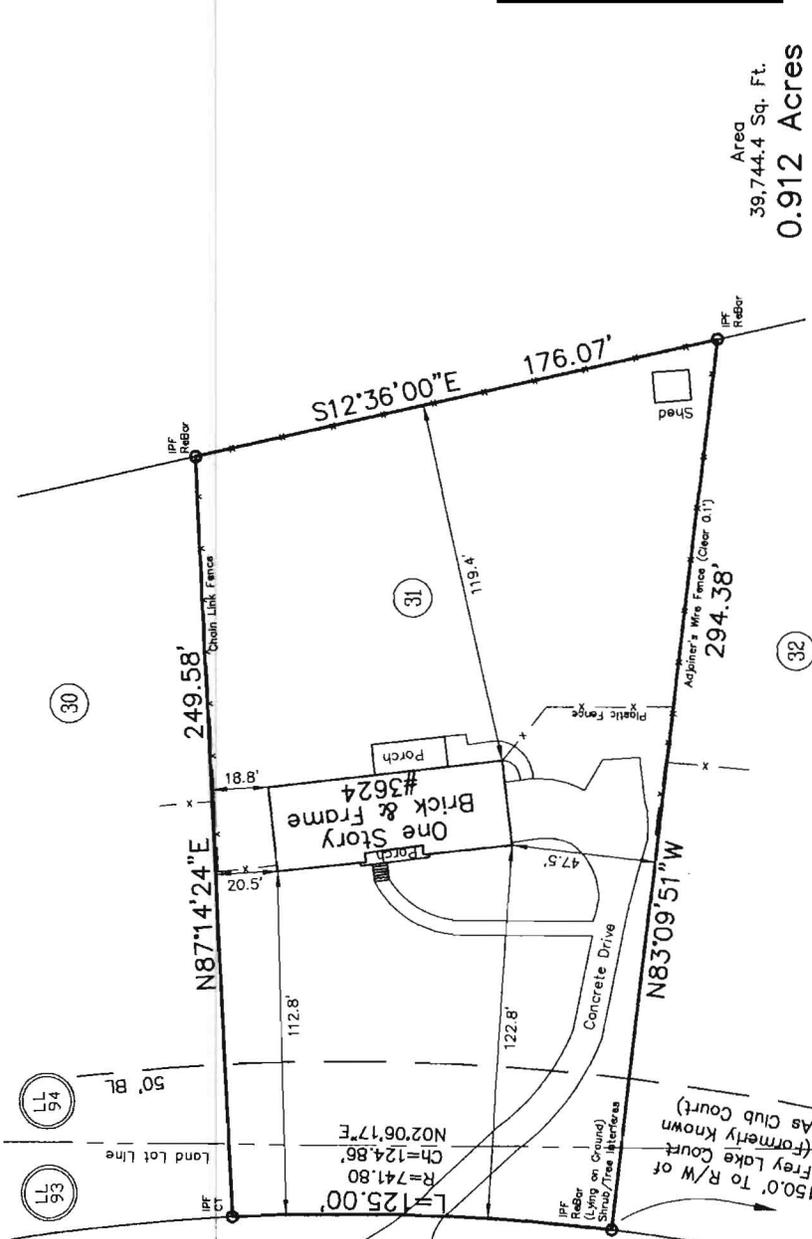


LUP-29
(2015)



Area
39,744.4 Sq. Ft.
0.912 Acres

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE ACCURACY OR TRUTH OF THE INFORMATION CONTAINED HEREIN ARE MADE BY ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

SURVEY FOR

Terry & Holly Schrepfer

Lot 31	Block M	Recreation Center	REVISIONS
Cobb County Recreation Authority Subdivision	Plat Book 21	Page 147	
LAND LOT - 93 & 94	SECTION - 2nd	CC	HP
DISTRICT - 20th	Cobb	Dwn	GF
COUNTY - Georgia	Chkd	LDN	
STATE - Georgia	SCALE - 1" = 40'	FILE:	
FIELD DATE: 8/05/15	PLAT DATE: 8/06/15		150058

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP NO. 13067000376, DATED December 16, 2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,000 FEET. THE ANGLE PRECISION IS 2.1" PER ANGLE POINT AND THE DISTANCE PRECISION IS 1/100,000 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT UTILIZED: ANGULAR - SODIUM/LEAD LINEAR - SODIUM/LEAD

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

40' 20' 0 40' 80' 120'

GRAPHIC SCALE

Larry D. Neese, PLS
194 Cadence Trail
Canton, Georgia 30115
(770) 428-2122
E-Mail: Lneese2235@aol.com

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17



- LEGEND.**
- I.P.F. - IRON PIN PLACED AT CORNER
 - I.P.F. - IRON PIN FOUND AT CORNER
 - I.P.F. - IRON PIN FOUND
 - M - MARBLE MONUMENT FOUND
 - △ - BREAK IN PROPERTY (TRANSVERSED) LINE
 - E --- TELEPHONE LINE
 - T --- TELEPHONE LINE
 - LLL - LAND LOT LINE
 - P.P./ - POWER POLE
 - X - BARBED WIRE FENCE
 - W --- WOOD FENCE
 - R.C.P. - REINF. CONC. PIPE
 - C.M.P. - CORRUGATED METAL PIPE



This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Board Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

APPLICANT: Terry Schrepfer

PHONE#: (678) 522-3170 **EMAIL:** tschrep@lexmark.com

REPRESENTATIVE: Terry Schrepfer

PHONE#: 678-522-3170 **EMAIL:** tschrep@lexmark.com

TITLEHOLDER: Terry Schrepfer and Holly Schrepfer

PROPERTY LOCATION: East side of Club Drive, north of

Frey Lake Court

(3624 Club Drive)

ACCESS TO PROPERTY: Club Drive

PHYSICAL CHARACTERISTICS TO SITE: Existing Two Story

frame home

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/Pinetree Country Club

SOUTH: R-20/Pinetree Country Club

EAST: R-20/Pinetree Country Club

WEST: R-20/Pinetree Country Club

PETITION NO: LUP-29

HEARING DATE (PC): 10-06-15

HEARING DATE (BOC): 10-20-15

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allowing More Vehicles

and Unrelated Adults than County Code Permits

SIZE OF TRACT: 0.912 acres

DISTRICT: 20

LAND LOT(S): 93,94

PARCEL(S): 23

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

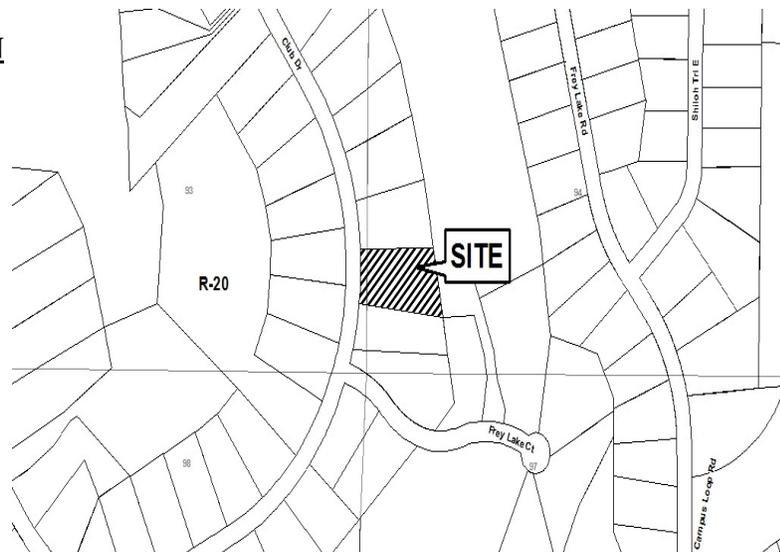
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

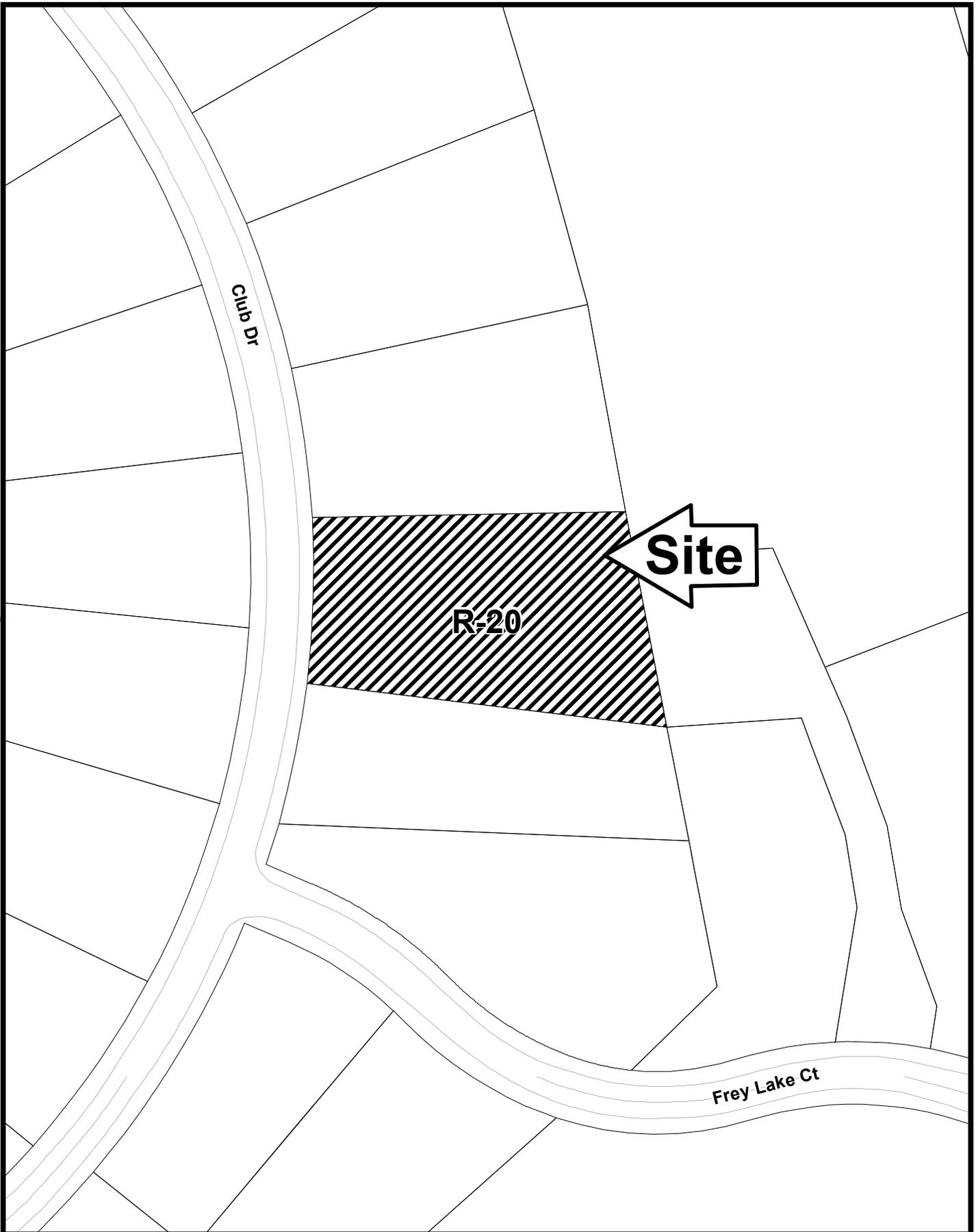
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

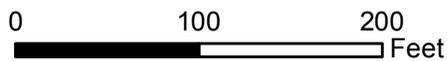
STIPULATIONS:



LUP-29



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Terry Schrepfer

PETITION NO.: LUP-29

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Kim Wakefield

The applicant is requesting a Temporary Land Use Permit to allow more than two unrelated adults and more than three vehicles parked outside of a garage or carport. Per the County Code, a dwelling unit shall have at least 390 square-feet per each adult occupant and vehicle. The Cobb County Tax Assessor’s website shows the house has 2,215 square-feet, which would allow up to five adults (who are family members) and five vehicles; however, only three vehicles are allowed parked outside of a garage or carport. On the applicant’s property, there are four vehicles and four unrelated adults. This application is the result of a complaint.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS: No comment.

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:

No comments for this request; however, not to be used for a group home or personnel care home, without Fire Department approval. If there are four or more unrelated occupants, the structure must meet NFPA 101, Life Safety Code requirements and the Official Code of Cobb County, Georgia.

APPLICANT: Terry Schrepfer

PETITION NO.: LUP-29

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-29 TERRY SCHREPFER

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.

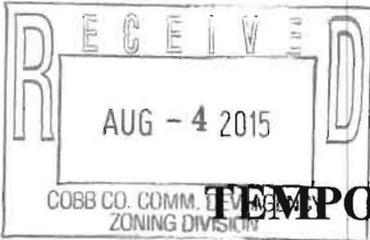
- (1) *Safety, health, welfare and moral concerns involving the surrounding neighborhood.*
The application is the result of a complaint due to the number of residents on the property. The use and condition of the property have adversely affected the surrounding properties.
- (2) *Parking and traffic considerations.*
Applicant indicates all vehicles will be parked in the driveway or garage.
- (3) *Number of nonrelated employees.*
N/A
- (4) *Number of commercial and business deliveries.*
N/A
- (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.*
N/A
- (7) *Hours of operation.*
N/A
- (8) *Existing business uses in the vicinity.*
N/A
- (9) *Effect on property values of surrounding property.*
Multiple cars on the property start to erode the low intensity character of a residential neighborhood and could have a negative effect on property values.
- (10) *Circumstances surrounding neighborhood complaints.*
The use and condition of the property resulted in a complaint filed with Code Enforcement.
- (11) *Intensity of the proposed business use.*
N/A
- (12) *Location of the use within the neighborhood.*
The proposal is located within a platted subdivision and is surrounded by residential uses.

Based on the above analysis, Staff recommends DENIAL.

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-29
PC Hearing Date: 10-10-15
BOC Hearing Date: 10-20-15



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

- 1. Number of unrelated adults in the house? 3 4
- 2. Number of related adults in the house? 1
- 3. Number of vehicles at the house? 4
- 4. Where do the residents park?
Driveway: ; Street: _____ ; Garage:

- 5. Does the property owner live in the house? Yes _____ ; No *partial to 1/2 year*
- 6. Any outdoor storage? No _____ ; Yes (If yes, please state what is kept outside): GARDENING SUPPLIES

7. Length of time requested (24 months maximum): 24

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):
Purchased house when downsizing from Fayetteville but then husband was transferred to corporate @ hexmark & part fiance living in the house

Plan on retiring here in 3 yrs

Applicant signature: Terry Schrepfer Date: 8/3/15

Applicant name (printed): TERRY SCHREPFER
Holly Schrepfer

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 2,215 sq ft

Number of related adults proposed: 1 Number permitted by code: 5

Number of unrelated adults proposed: 4 Number permitted by code: 1

Number of vehicles proposed: 4 Number permitted by code: 5

Number of vehicles proposed to be parked outside: 2 Number of vehicles permitted 3
Outside

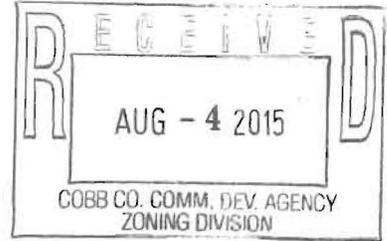


**COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY
 Code Enforcement Division**

Mailing Address
 P.O. Box 649
 Marietta, Ga 30061

Physical Address
 1150 Powder Springs Rd
 Suite 400
 Marietta, Ga. 30064

Fax: (770) 526-2092



Notice of Violation

Violation Number: CODE-2015-05313

Date: 6/22/2015

The Cobb County Code Enforcement Division has grounds to believe the property located at:

3624 CLUB DR NW	KENNESAW, GA 30144	20	0093	023	R-20
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or SCHREFFER TERRY & HOLLY (3624 CLUB DR NW KENNESAW, GA 30144)

may be in violation of the Official Code of Cobb County, Georgia. You have 10 days to bring the violation(s) into compliance. An inspection will be made on or about 10 days from June 22, 2015. Failure to comply could result in a citation being issued for you to appear in the Cobb County Magistrate Court, and you may be subject to a fine, imprisonment or both.

<u>Violation</u>	<u>Code Section</u>	<u>Requirement for Compliance</u>
PERMITTED USE/SINGLE FAMILY DWELLING	134-197 (3)	Must comply with all requirements in the attached definition of dwelling unit. see attached

David Miller (david.miller@cobbcounty.org)	770-528-2023
Officer	Telephone

Contact the Officer listed above by telephone or email for further information. Officer availability 8:00-9:00 a.m. and 3:30-4:30 p.m. Monday through Friday. You may leave voice mail or send email at any time.

A COMPLETE COPY OF THE COBB COUNTY ORDINANCE MAY BE VIEWED AT WWW.COBBCOUNTY.ORG