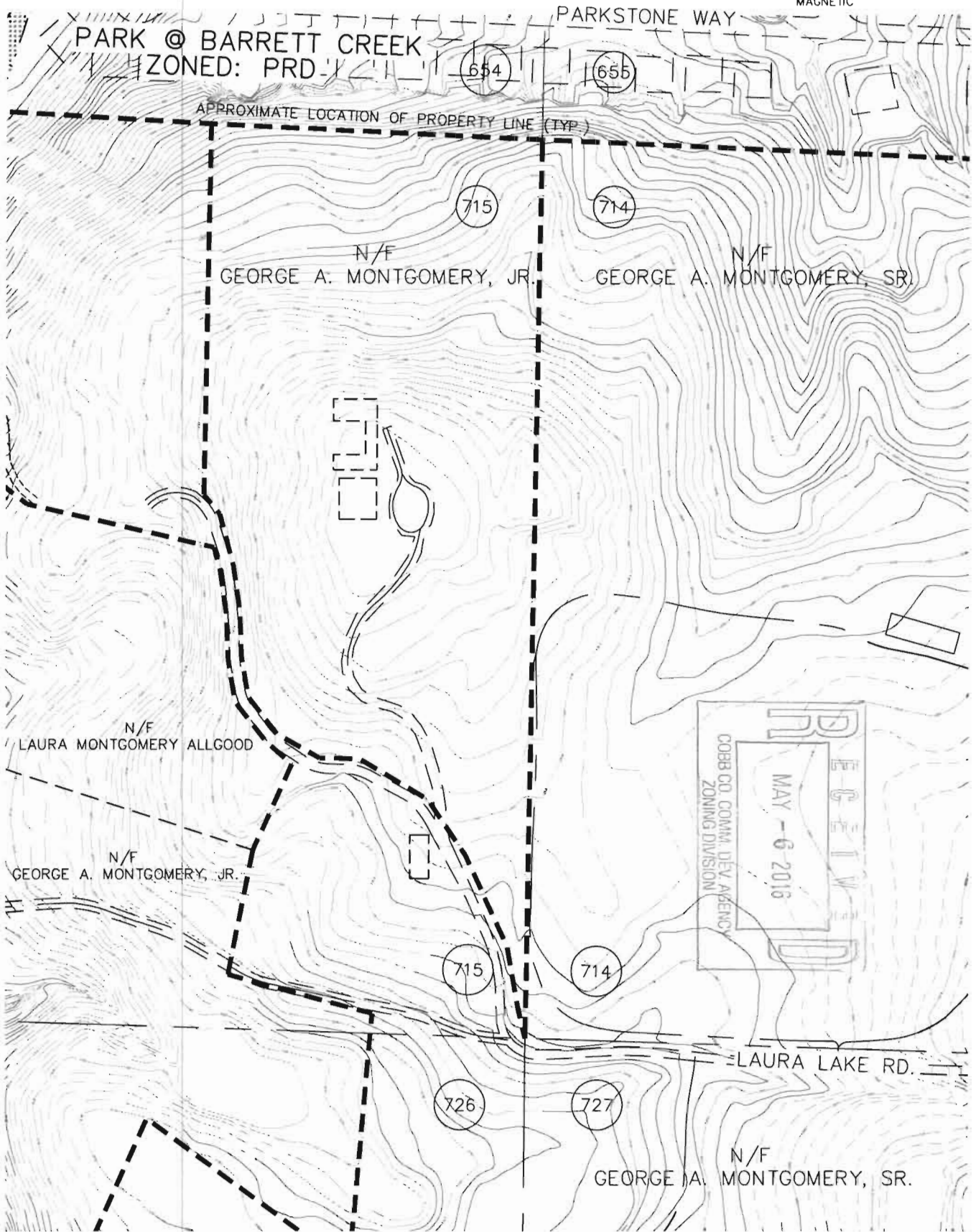




MAGNETIC



GEORGE A MONTGOMERY, JR. TRACT

SCALE: 1" = 200'

APPLICANT: Spurs of Hope, Inc.

PHONE#: (478) 447-0849 EMAIL: Kim@spursofhope.com

REPRESENTATIVE: Kim Krummert

PHONE#: (478)447-0849 EMAIL: Kim@spursofhope.com

TITLEHOLDER: George Andrew Montgomery, Jr.

PROPERTY LOCATION: North and west side of Laura Lake Road

(151 Laura Lake Road)

ACCESS TO PROPERTY: Montgomery Circle, off Laura Lake Road

PHYSICAL CHARACTERISTICS TO SITE: Existing Single Family

With acreage

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** PRD/Park at Barrett Creek
- SOUTH:** R-20/Single Family Residence
- EAST:** R-20/Single Family Residence
- WEST:** R-20/Undeveloped property

Adjacent Future Land Use:

- North: Medium Density Residential (MDR)
- East: Low Density Residential (LDR)
- Southwest: Low Density Residential (LDR)
- West: Low Density Residential (LDR)

OPPOSITION: NO. OPPOSED PETITION NO: SPOKESMAN

PLANNING COMMISSION RECOMMENDATION

APPROVED MOTION BY

REJECTED SECONDED

HELD VOTE

BOARD OF COMMISSIONERS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD VOTE

STIPULATIONS:

PETITION NO: LUP-12

HEARING DATE (PC): 07-07-16

HEARING DATE (BOC): 07-19-16

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Equine therapy for foster children

SIZE OF TRACT: 9.4 acres

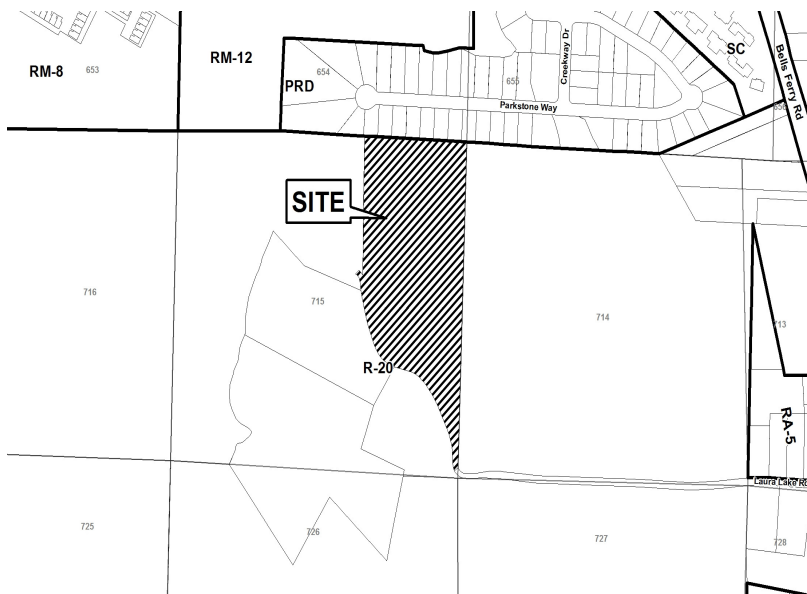
DISTRICT: 16

LAND LOT(S): 715

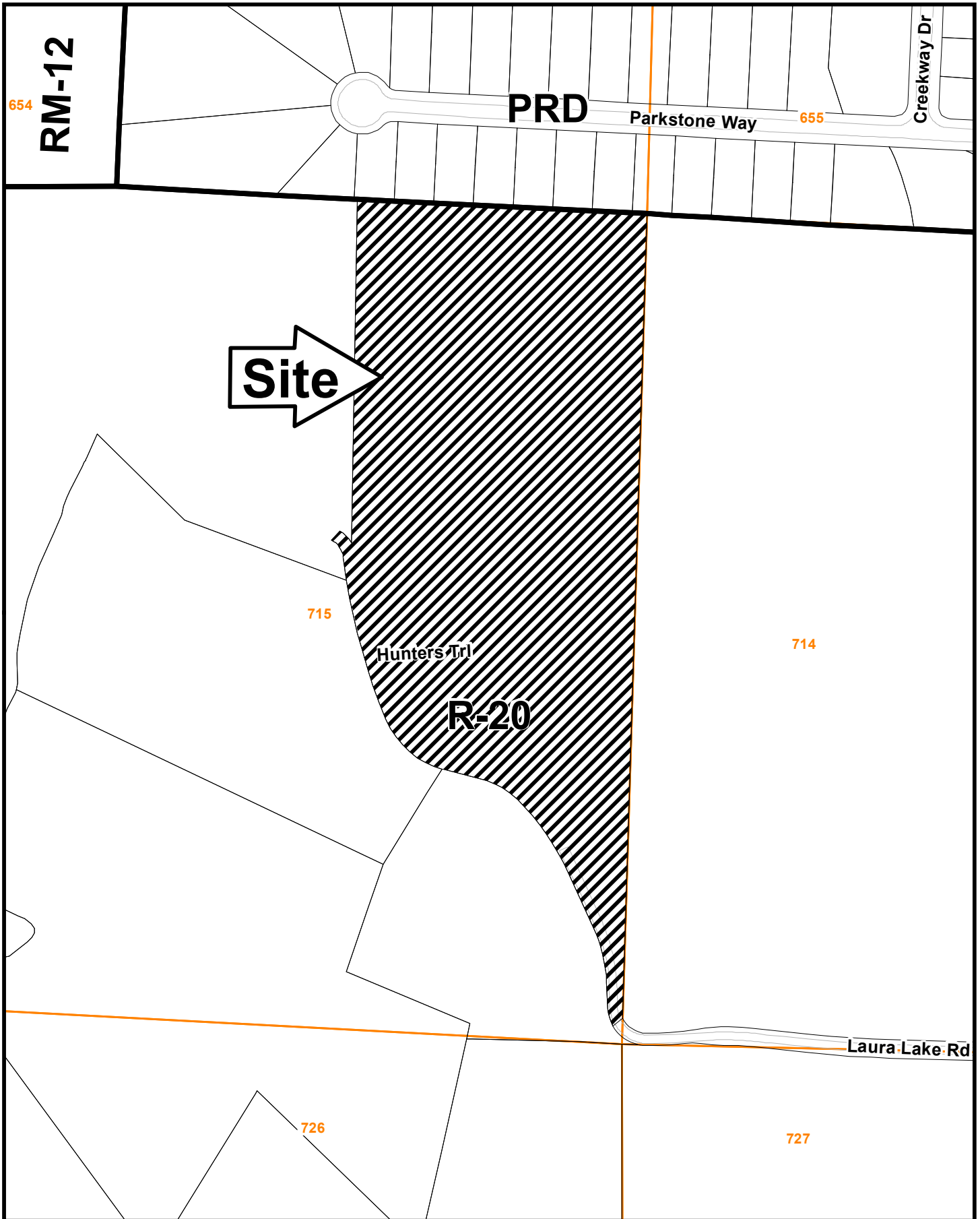
PARCEL(S): 2

TAXES: PAID X DUE

COMMISSION DISTRICT: 3



LUP-12-2016 GIS



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: Spurs of Hope, Inc.

PETITION NO.: LUP-12

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Kim Wakefield

The applicant is requesting a Temporary Land Use Permit for 24 months to operate an equine therapy for foster children. Ms. Krummert has indicated the hours of operation will be 9 a.m. until 6 p.m., Tuesday through Saturday. She estimates three clients per day with a total of 15 clients per week. Additionally, she is not requesting any employees; however, the Executive Director and a volunteer will be on site. No signs or deliveries are being requested and off street parking can be provided. This request is not the result of a Code Enforcement complaint.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No record of water or sewer service to 151 Laura Lake Road.

TRAFFIC COMMENTS:

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

FIRE COMMENTS:

NO 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: Spurs of Hope, Inc.

PETITION NO.: LUP-12

PRESENT ZONING: R-20

PETITION FOR: LUP

| |
|---------------------------------------|
| STORMWATER MANAGEMENT COMMENTS |
|---------------------------------------|

No comment.

STAFF RECOMMENDATIONS

LUP-12 KIM KRUMMERT

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.

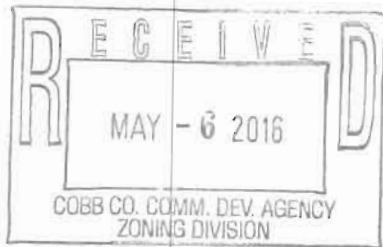
- (1) *Safety, health, welfare and moral concerns involving the surrounding neighborhood.*
This request should not affect the safety, health or welfare of the surrounding properties due to the increased traffic from non-residents.
- (2) *Parking and traffic considerations.*
Clients will park in the driveway.
- (3) *Number of nonrelated employees.*
Although there is not request for any employees, the Executive Director and a volunteer will be on site daily for operations.
- (4) *Number of commercial and business deliveries.*
There are no commercial deliveries associated with this request.
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*
Permitting business uses in residential areas creates traffic and parking concerns.
- (6) *Compatibility of the business use to the neighborhood.*
The fundamental natures of most businesses are incompatible with neighborhoods. However, this use is located on a large tract of land. The horses are an allowable use on the property.
- (7) *Hours of operation.*
The hours of operation will be 9 a.m. until 6 p.m., Tuesday through Saturday.
- (8) *Existing business uses in the vicinity.*
There are no known businesses surrounding the property.
- (9) *Effect on property values of surrounding property.*
Staff does not think there will be a negative effect on property values.
- (10) *Circumstances surrounding neighborhood complaints.*
The request is not the result of a complaint of the Code Enforcement Division.
- (11) *Intensity of the proposed business use.*
The proposed use will have little effect on traffic in the area.
- (12) *Location of the use within the neighborhood.*
This proposal is not located in a platted subdivision and is surrounded by residential uses.

LUP-12 KIM KRUMMERT (Continued)

Based on the above analysis, Staff recommends **APPROVAL for 12 months** of the applicant's request, subject to:

1. Clients park on the property;
2. Hours of operation to be Tuesday through Saturday only, from 9 a.m. until 6 p.m.;
3. No signs;
4. To comply with all Livestock code requirements;
5. Fire Department comments and recommendations;
6. Stormwater 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.



Revised October 1, 2009

Application #: LUP-12
PC Hearing Date: 7-7-16 (Thurs.)
BOC Hearing Date: 7-19-16

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

1. Type of business, or request? equine therapy
2. Number of employees? 0 (Executive Director & volunteer)
3. Days of operation? Tue - Sat by appointment only
4. Hours of operation? 9:00 - 6:00
5. Number of clients, customers, or sales persons coming to the house per day? 3 ; Per week? 15
6. Where do clients, customers and/or employees park?
Driveway: ; Street: _____ ; Other (Explain): _____

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.): 2

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: [Signature] Date: 5/5/16
Applicant name (printed): Kim Krummert