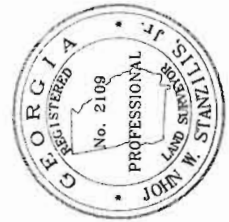
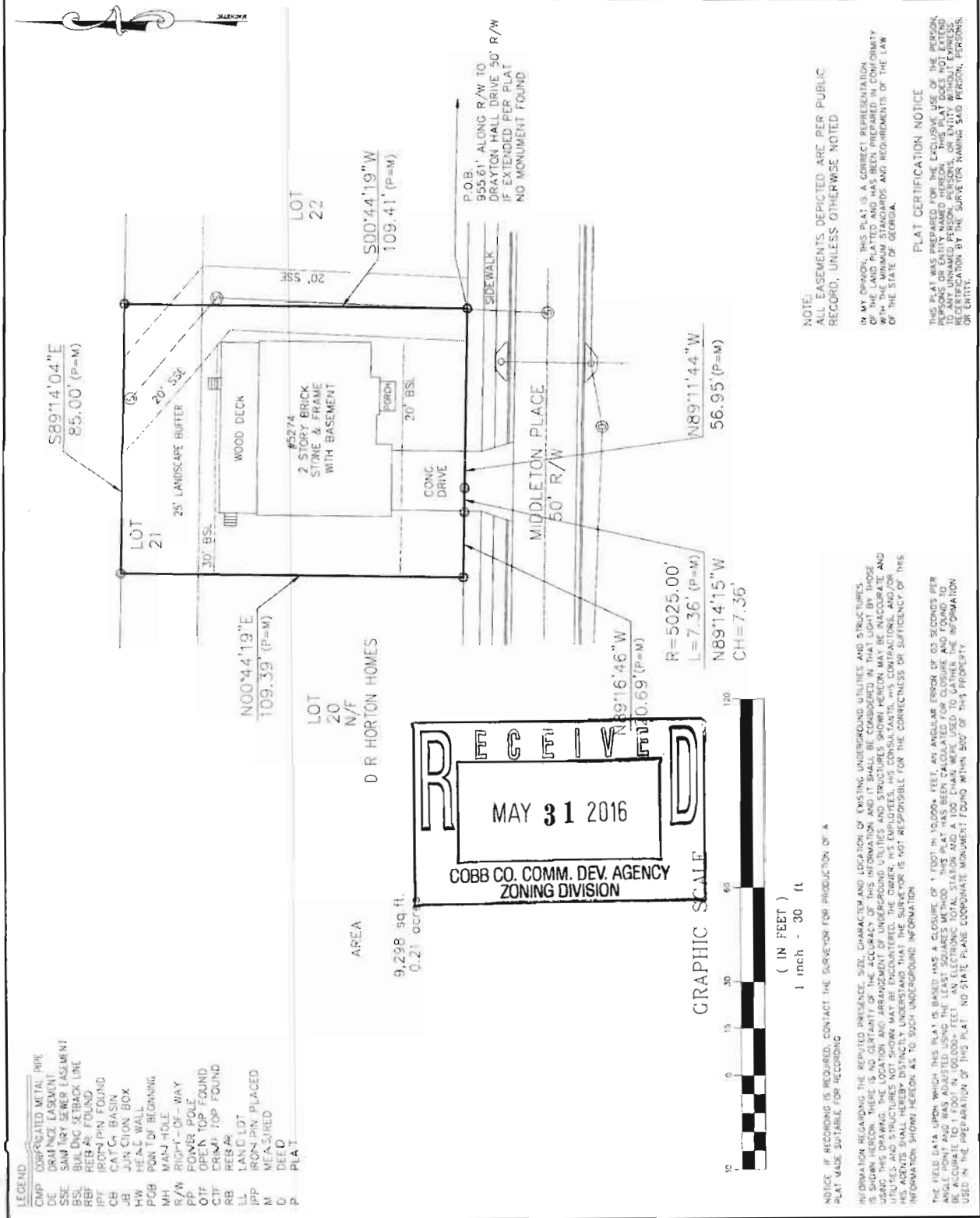


LUP-15  
(2016)

DEED BOOK PAGE	PLAT BOOK 252, PAGE Z-14
TELEPHONE (770) 794-9055 FAX (770)794-9052	P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
SOLAR LAND SURVEYING COMPANY	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	
SUBDIVISION	HICKORY PLANTATION
LOT	21
BLOCK	
AREA OF LOT	9,298 sq. ft.
LAND LOT	232
20th DISTRICT	
COBB COUNTY, GEORGIA	
OWNER / PURCHASER	BRIAN C. & JEAN J. YOUNG
DATE	04/30/2013
SCALE	1" = 30'
ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: D. R. HORTON HOMES	



JOB NUMBER: 13-1947



**APPLICANT:** Brian C. Young

**PHONE#:** 678-718-7001 **EMAIL:** YoungBrianC@gmail.com

**REPRESENTATIVE:** Brian C. Young

**PHONE#:** 678-718-7001 **EMAIL:** YoungBrianC@gmail.com

**TITLEHOLDER:** Brian C. Young

**PROPERTY LOCATION:** North side of Middleton Place,  
north of Drayton Hall Drive  
(5274 Middleton Place)

**ACCESS TO PROPERTY:** Middleton Place

**PHYSICAL CHARACTERISTICS TO SITE:** Two Story Brick and  
Stone House

**PETITION NO:** LUP-15

**HEARING DATE (PC):** 08-02-15

**HEARING DATE (BOC):** 08-16-15

**PRESENT ZONING:** RA-5

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Creating crafts to be sold at  
other locations- not in home

**SIZE OF TRACT:** 0.298 acres

**DISTRICT:** 20

**LAND LOT(S):** 225

**PARCEL(S):** 158

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

**COMMISSION DISTRICT:** 1

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** RA-5/ Astoria Park Subdivision
- SOUTH:** RA-5/ Hickory Plantation Subdivision
- EAST:** RA-5/ Hickory Plantation Subdivision
- WEST:** RA-5/ Hickory Plantation Subdivision

*Adjacent Future Land Use:*

- North: Low Density Residential (LDR)
- East: Low Density Residential (LDR)
- South: Low Density Residential (LDR)
- West: Low Density Residential (LDR)

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

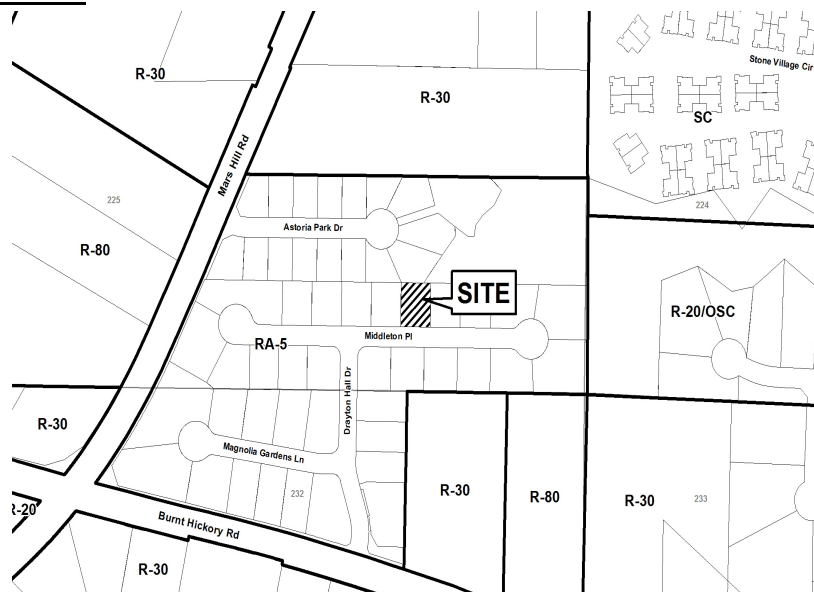
**BOARD OF COMMISSIONERS DECISION**

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

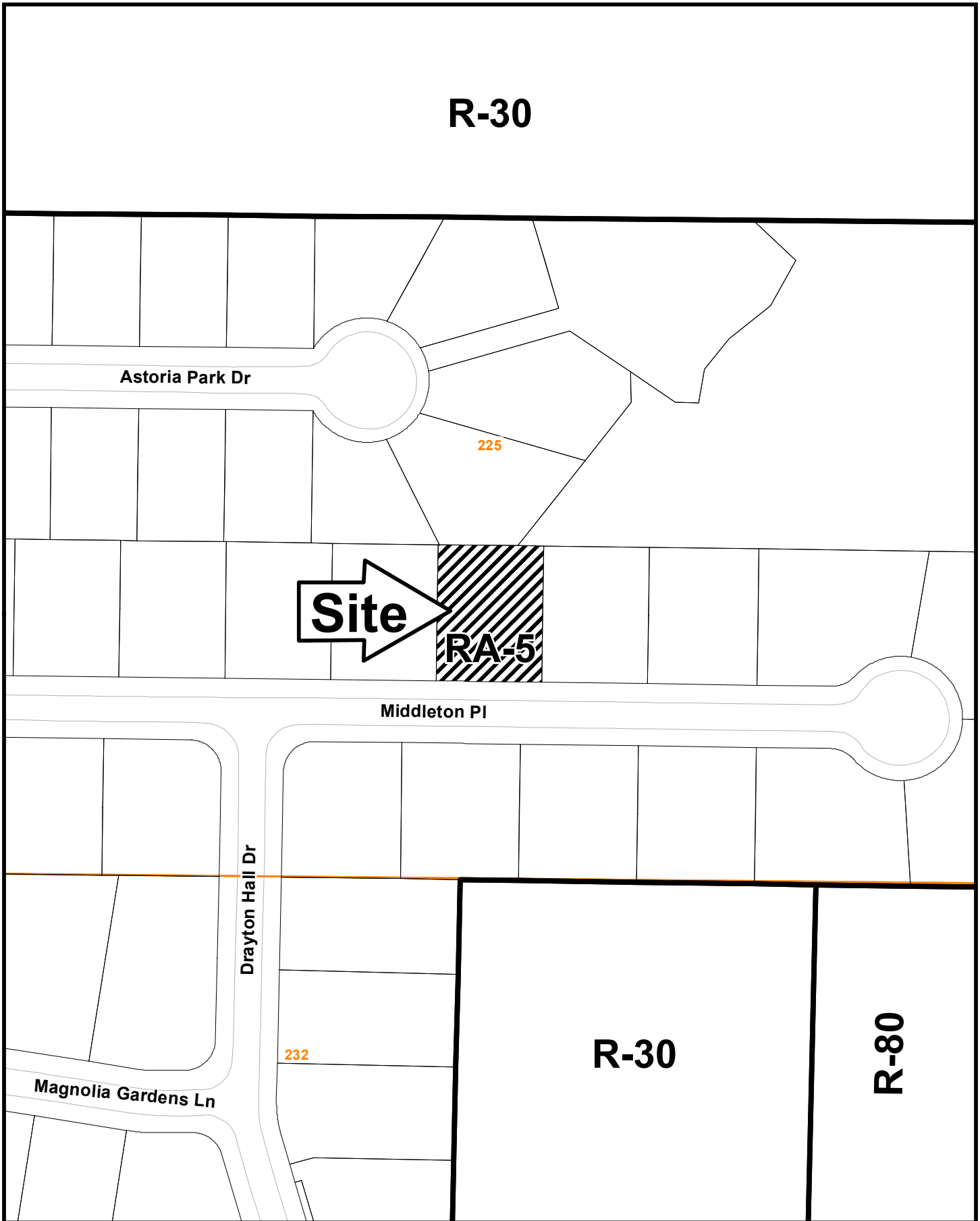
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

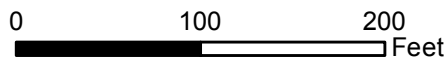
**STIPULATIONS:**





# LUP-15-2016 GIS



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Brian C. Young

**PETITION NO.:** LUP-15

**PRESENT ZONING:** RA-5

**PETITION FOR:** LUP

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Donald Wells

The applicant is requesting a Land Use Permit in order to make crafts out of his home to sell online. There will not be any clients, employees, signage, deliveries, or outside storage at property. The applicant will operate Monday through Friday from 9:00 AM to 5:00 PM. The applicant does live on the property and is requesting approval for 24 months. The applicant has provided a petition of consent signed by several neighbors in support of this application.

**Historic Preservation:** No comment.

**Cemetery Preservation:** There is no significant impact on the cemetery site listed in the above Cobb County Cemetery Preservation Commission’s Inventory Listing which is located in this, or adjacent land lot.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

No comments. Property served by 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.

\*\*\*\*\*

**APPLICANT:** Brian C Young

**PETITION NO.:** LUP-15

\*\*\*\*\*

**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: Brian, C. Young**

**PETITION NO.: LUP-15**

**PRESENT ZONING: RA-5**

**PETITION FOR: LUP**

\*\*\*\*\*

<b>STORMWATER MANAGEMENT COMMENTS</b>
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No comment.

## STAFF RECOMMENDATIONS

LUP-15      BRIAN C. YOUNG

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 neighborhood.**
- (2) *Parking and traffic considerations.*  
**There will be no additional traffic coming or going to the home.**
- (3) *Number of nonrelated employees.*  
**None**
- (4) *Number of commercial and business deliveries.*  
**None**
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*  
**Permitting business in residential neighborhoods usually causes an increase of traffic.**
- (6) *Compatibility of the business use to the neighborhood.*  
**The fundamental natures of most business are incompatible with neighborhoods. However, this use will be should not have any outside evidence that would disrupt the neighborhood.**
- (7) *Hours of operation.*  
**Monday through Friday from 9:00 AM to 5:00 PM**
- (8) *Existing business uses in the vicinity.*  
**This property is located on the middle of a residential area. There are no existing business in the area.**
- (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.*  
**There have been no Code Enforcement complaints in the immediate area.**
- (11) *Intensity of the proposed business use.*  
**The proposed use will have no effect to traffic in the area.**

**LUP-15      BRIAN C. YOUNG (Continued)**

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

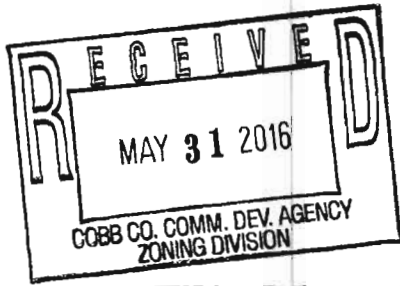
**This property is located on the edge of a platted subdivision contiguous to another platted subdivision.**

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

1. Any Code Enforcement complaints that applicant has been found guilty of will result in automatic revocation of this Land Use Permit;
2. No employees;
3. No customers or clients coming to house;
4. No deliveries or signs;
5. Water and Sewer Division comments and recommendations;
6. Fire Departments comments and recommendations;
7. Stormwater Management comments and recommendations; and
8. Department of Transportation 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.**



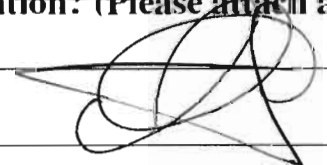


Revised October 1, 2009

Application #: LUF-15  
PC Hearing Date: 8-2-16  
BOC Hearing Date: 8-16-16

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

1. Type of business, or request? Creating crafts to be sold at other locations -not in home (EX: Sold Online)
2. Number of employees? -0-
3. Days of operation? Monday - Friday (making crafts - Not open to public/clients)
4. Hours of operation? 9:00am - 5:00pm (making crafts - Not open to public/clients)
5. Number of clients, customers, or sales persons coming to the house per day? -0- ; Per week? -0-
6. Where do clients, customers and/or employees park?  
Driveway: X ; Street: \_\_\_\_\_ ; Other (Explain): \_\_\_\_\_
7. Signs? No: X ; 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.): -0-
9. Deliveries? No X ; 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 X ; No \_\_\_\_\_
11. Any outdoor storage? No X ; 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 X ; 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:  Date: 5/24/16

Applicant name (printed): Brian C. Young