

LUP-24  
(2016)

LAKE SHORE DRIVE

NGG 43.45 E  
114.01'

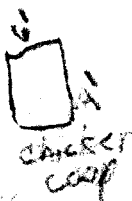
487.81' - 10' 34" -  
B...

#3725

ENV  
PERSON

#4  
Golden

#3745  
McGuire



RAIN...  
TIES APPROX.  
15' OVERHANG

RECEIVED  
JUL 14 2016  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

APPROXIMATE FENCE  
PLAIN FRONT SUBDIV. Plat



*[Handwritten signature]*

BEARING 201° 18' 24" E  
112.80'  
SUBDIVISION

#4180 Pair

Survey For  
JAMES E. MCGUIRE  
Lot 1 Block A Unit 1  
Subdivision STURBRIDGE HEIGHTS  
Land Lot 1171 & 1158, 16 District, 2nd  
Sec. Cobb County Georgia  
Scale 1" = 40' Date M&E, 6, 1981

D. W. Lynch Surveyors

APPLICANT: Deborah S. McGuire

PHONE#: 770-952-9274 EMAIL: dsmcguire@bellsouth.net

REPRESENTATIVE: James E. McGuire

PHONE#: 770-952-7466 EMAIL: jimmcguire@bellsouth.net

TITLEHOLDER: James E. & Deborah S. McGuire

PROPERTY LOCATION: South side of Lakeshore Drive, west of

Blackland Drive

(3725 Lakeshore Drive)

ACCESS TO PROPERTY: Lakeshore Drive

PHYSICAL CHARACTERISTICS TO SITE: Vacant wooded lot

PETITION NO: LUP-24

HEARING DATE (PC): 10-04-16

HEARING DATE (BOC): 10-18-16

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Poultry on less than  
two acres (4 hens)

SIZE OF TRACT: .65 acres

DISTRICT: 16

LAND LOT(S): 1191, 1258

PARCEL(S): \_\_\_\_\_

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

COMMISSION DISTRICT: 2

**CONTIGUOUS ZONING/DEVELOPMENT**

NORTH: R-20/Sturbridge Heights Subdivision

SOUTH: R-30/ Rivermill Subdivision

EAST: R-20/Hidden Valley Subdivision

WEST: R-20/Sturbridge Heights Subdivision

*Adjacent Future Land Use:*

Northeast: Low Density Residential (LDR)

Southeast: Low Density Residential (LDR)

Southwest: Low Density Residential (LDR)

Northwest: Low Density Residential (LDR)

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

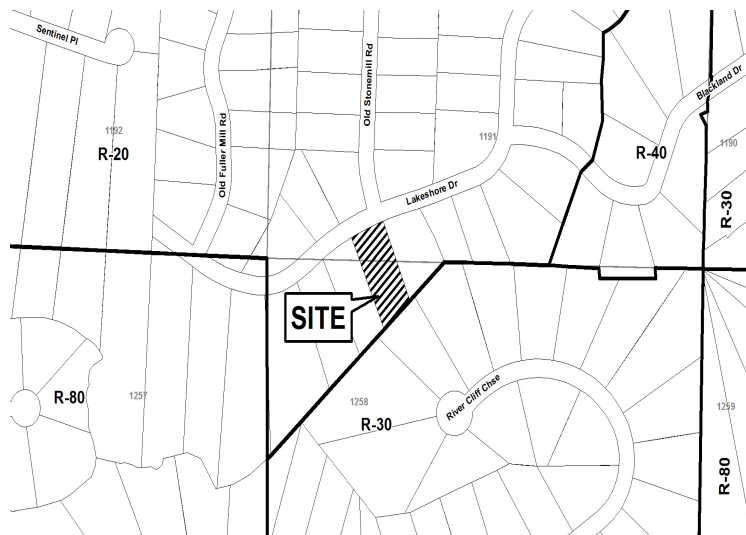
**BOARD OF COMMISSIONERS DECISION**

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

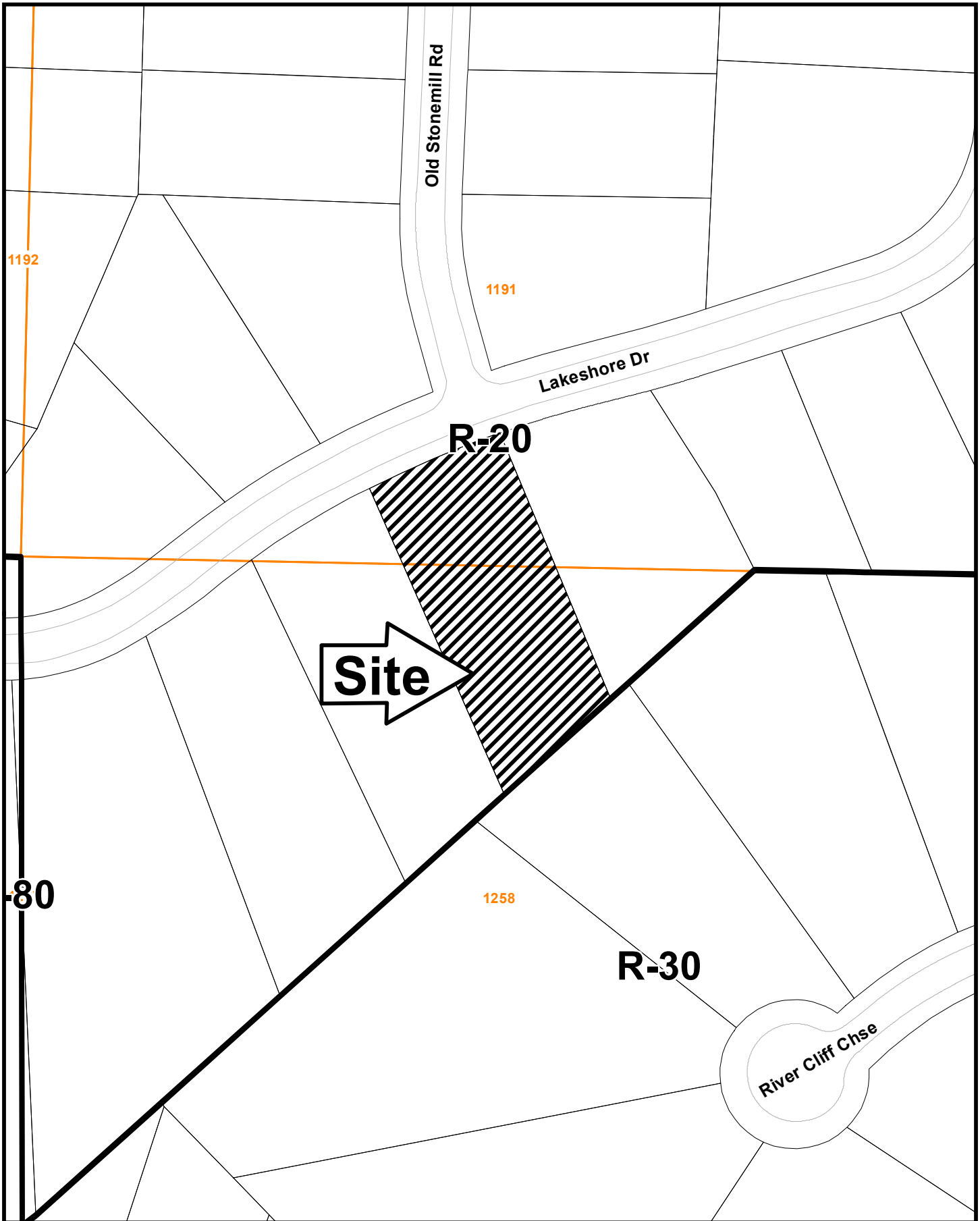
REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

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

STIPULATIONS:



# LUP-24-2016 GIS



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:** Deborah McGuire

**PETITION NO.:** LUP-24

**PRESENT ZONING:** R-30

**PETITION FOR:** LUP-24

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Kim Wakefield

The applicant is requesting to have chickens on less than two acres of land adjacent to their home. The applicant indicates they will have a small chicken coop with a runner for four female chickens. With both parcels of land, the applicants owns 1.3 acres.

The applicant will require the following variance with this application:

1. Allow an accessory structure without a primary structure;

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

No comments. Property served by public water and sewer.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

This request will not have an adverse impact on the transportation network.

\*\*\*\*\*

**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: Deborah S. McGuire**

**PETITION NO.: LUP-24**

**PRESENT ZONING: R-20**

**PETITION FOR: LUP**

\*\*\*\*\*

<b>STORMWATER MANAGEMENT COMMENTS</b>
---------------------------------------

Chicken coop must be located outside 100-year floodplain.

## STAFF RECOMMENDATIONS

### LUP-24      DEBORAH S. MCGUIRE

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 may affect the safety, health or welfare of the surrounding neighborhood.**
- (2) *Parking and traffic considerations.*  
**N/A**
- (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.*  
**This request could have the potential to affect the property values in the area.**
- (10) *Circumstances surrounding neighborhood complaints.*  
**This request is not the result of a Code Enforcement complaint.**
- (11) *Intensity of the proposed business use.*  
**N/A**
- (12) *Location of the use within the neighborhood.*  
**This property is located in a platted subdivision and surrounded by residential uses.**

Based on the above analysis and the required variances, Staff recommends **DENIAL** of the applicant's request.

**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.**

**CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS  
TO ACCOMPANY APPLICATION FOR THE PURPOSE OF VARIANCE REQUEST**

**LAND USE PERMIT**

By signature, it is hereby acknowledged that I give my consent/or have no objection that \_\_\_\_\_

**Deborah S. McGuire** intends to make an application to the appropriate Cobb County Authorities for a variance request for the purpose of **erection of chicken coop with runner** on the premises described in the application.

Signature	Printed name	Address
	<b>David James Pair</b>	<b>4180 River Cliff Chase, Marietta, GA 30067</b>
	<b>Tami S. Pair</b>	<b>4180 River Cliff Chase, Marietta, GA 30067</b>
<i>Paige D. Golden</i>	<b>Paige D. Golden</b>	<b>4 Lakeshore Drive, Marietta, GA 30067</b>
<i>James E. McGuire</i>	<b>James E. McGuire</b>	<b>3745 Lakeshore Drive, Marietta, GA 30067</b>
<i>Deborah S. McGuire</i>	<b>Deborah S. McGuire</b>	<b>3745 Lakeshore Drive, Marietta, GA 30067</b>
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

