



**APPLICANT:** Claudia Sisto

**PETITION NO:** LUP-3

**PHONE#:** (678) 761-3278 **EMAIL:** claudia.sisto@hotmail.com

**HEARING DATE (PC):** 03-07-17

**REPRESENTATIVE:** Claudia Sisto

**HEARING DATE (BOC):** 03-21-17

**PHONE#:** (678) 761-3278 **EMAIL:** claudia.sisto@hotmail.com

**PRESENT ZONING:** RA-6

**TITLEHOLDER:** Claudia M. Sisto

**PROPOSED ZONING:** Land Use Permit

**PROPERTY LOCATION:** Northeast side of Greenridge Drive,  
north of Glynn Oaks Drive, abutting the south side of Windy Hill Road  
(2201 Greenridge Drive)

**PROPOSED USE:** Chickens

**ACCESS TO PROPERTY:** Greenridge Drive

**SIZE OF TRACT:** 0.292 acres (12,719sq.ft)

**DISTRICT:** 19

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family houses  
and undeveloped acreage

**LAND LOT(S):** 484

**PARCEL(S):** 19

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** RA-6/RA-5 Windy Hill Rd (ARTERIAL)

**SOUTH:** RA-6/Single Family houses/Calloway Greens

**EAST:** RA-6/Single Family houses/Calloway Greens (was Westwood Place)

**WEST:** RA-6/Single Family houses /Calloway Greens

*Adjacent Future Land Use:*

Northwest: Medium Density Residential (MDR)

Northeast: Medium Density Residential (MDR)

Southeast: Medium Density Residential (MDR)

Southwest: Medium Density Residential (MDR)

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

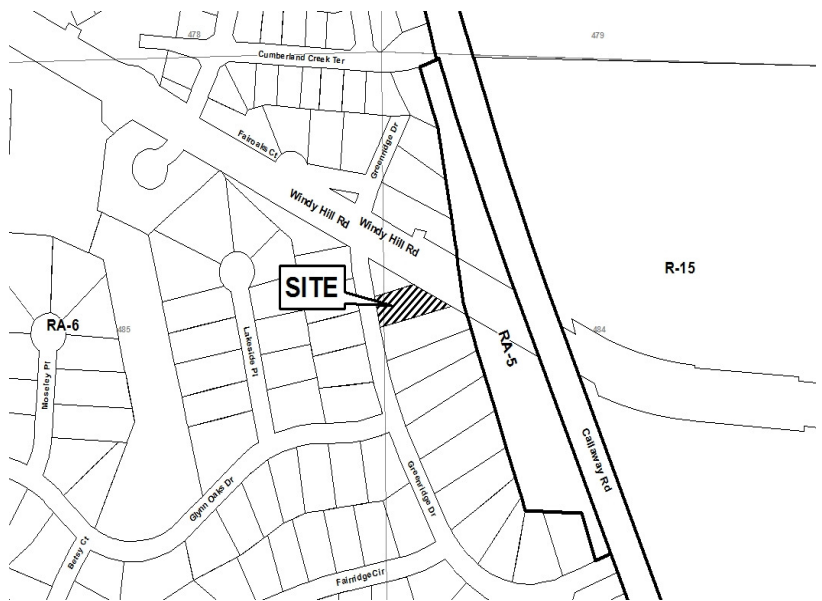
**BOARD OF COMMISSIONERS DECISION**

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

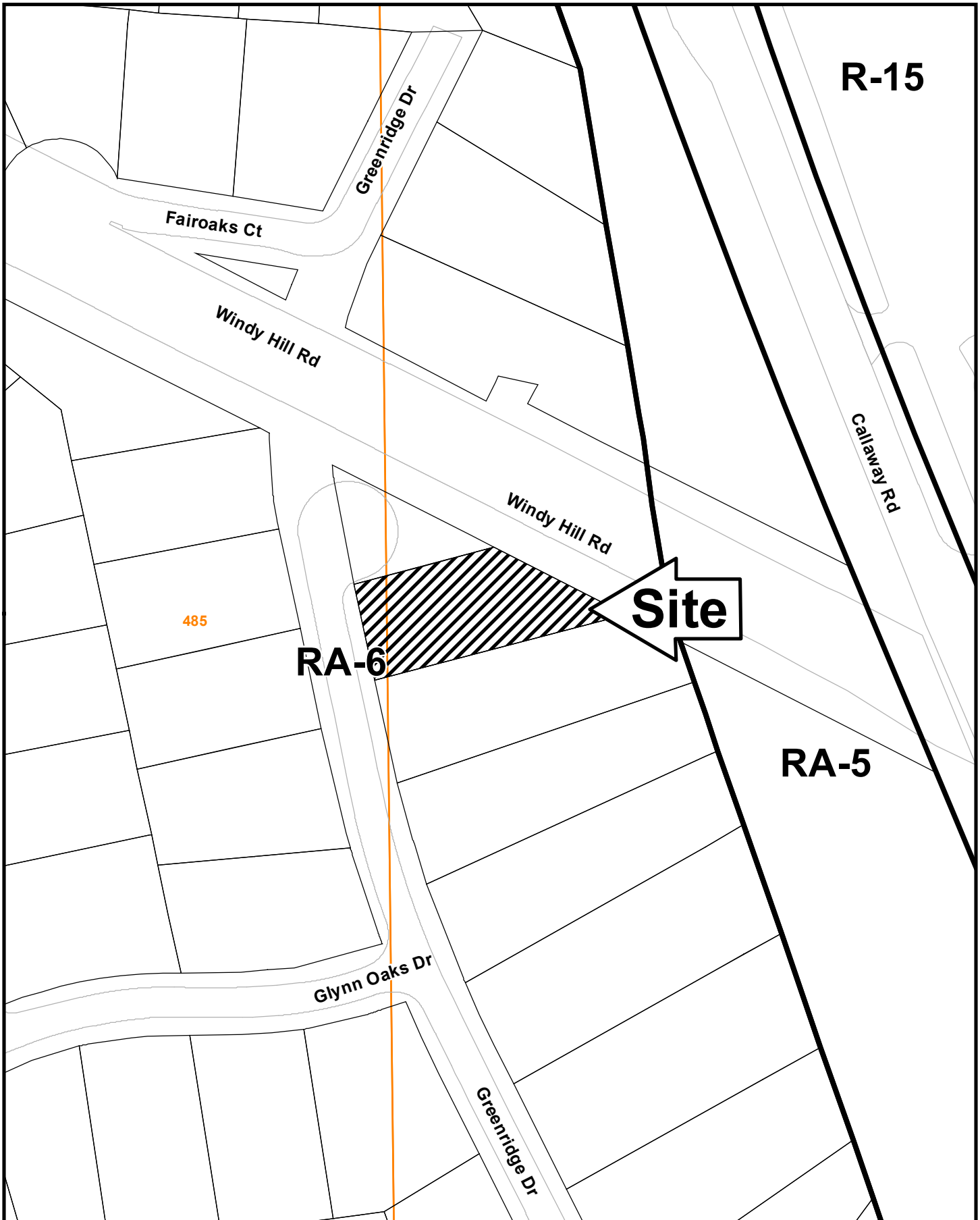
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

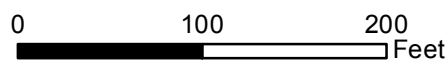
**STIPULATIONS:**





# LUP-3-2017 GIS



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



-  City Boundary
-  Zoning Boundary

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PRESENT ZONING: RA-6

PETITION FOR: LUP

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**ZONING COMMENTS:** Staff Member Responsible: Tannessa Bates

Applicant is requesting a Land Use Permit for the purpose of allowing 10 chickens as pets to the rear of the property on less than two acres of land. The property is 0.292 acres and abuts Windy Hill Road. The applicant indicates they will have a chicken coop for the 10 chickens. The applicant would need a variance due to the number of chickens proposed on the property. The code would allow two chickens, and the applicant is requesting ten chickens.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment

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**WATER & SEWER COMMENTS:**

No Comments. Property served by public water and sewer.

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**TRAFFIC COMMENTS:**

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

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**FIRE COMMENTS:**

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident all other items can be address during the Plan Review Stage

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**STORMWATER MANAGEMENT COMMENTS**

No comments.

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## STAFF RECOMMENDATIONS

### LUP-3 CLAUDIA SISTO

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 neighborhoods.**
- (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**

**LUP-3      CLAUDIA SISTO (Continued)**

*(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, 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.**