

IMPERVIOUS SURFACE

TOTAL AREA = 31,955± SQ. FT.
SURFACE AREA = 8,994± SQ. FT.
PERCENT OF IMPERVIOUS SURFACE = 29 PERCENT

THIS PROPERTY SUBJECT TO THE FOLLOWING

- CURRENT ZONING PER COBB COUNTY, GEORGIA R-20
 - MINIMUM LOT AREA = 20,000 SQ. FT.
 - MINIMUM FLOOR AREA = 1,200 SQ. FT.
 - MINIMUM LOT WIDTH = 75 FEET
 - MINIMUM FRONT YARD SETBACK = 35 FEET (LOCAL)
 - MINIMUM REAR YARD SETBACK = 10 FEET
 - MINIMUM SIDE YARD SETBACK = 10 FEET
 - MAXIMUM COVERAGE = 35%
 - MAXIMUM HEIGHT = 35 FEET
- MUST BE VERIFIED BY COBB COUNTY BEFORE CONSTRUCTION

TOTAL AREA = 0.734± ACRES
OR 31,955± SQ.FT.

SURVEY FOR
DAVID MEANEY
1659 PINE ROAD
MARIETTA, GEORGIA

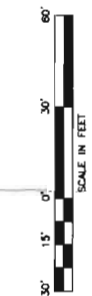


McLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-1303
Certificate of Authorization #LSF0007152

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE PROFESSIONAL ENGINEERING ACT AND THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AS AMENDED BY THE GEORGIA PLAT ACT O.C.G.A. §§ 43-15-4, 43-15-5, 43-15-19, 43-15-22.

Michael R. Meaney
Member SACS006
JOB# 244173

FLOOD NOTE
THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OPTICAL FLOOD HAZARD MAPS.



REFERENCE MATERIAL

- WARRANTY DEED IN FAVOR OF DAVID LAWRENCE MEANEY DEED BOOK 11648 PAGE 365-366 COBB COUNTY, GEORGIA RECORDS

LEGEND

- B DENOTES BUILDING LINE
- R/W DENOTES RIGHT-OF-WAY
- CE DENOTES CENTERLINE
- C DENOTES CENTERLINE OF CURB
- EP DENOTES EDGE OF PAVING
- TM DENOTES TOP OF WALL
- BN DENOTES BOTTOM OF WALL
- RCP DENOTES REINFORCED CONCRETE PIPE
- CMP DENOTES CORRUGATED METAL PIPE
- LP DENOTES LIGHT POLE
- OW DENOTES GUY WIRE
- FR DENOTES POWER LINE
- FB DENOTES FIBER OPTIC
- FO DENOTES FIBER OPTIC
- AC DENOTES AIR CONDITION
- DM DENOTES GAS METER BOX
- GM DENOTES GAS METER
- WM DENOTES WATER METER
- WV DENOTES WATER VALVE
- WV DENOTES WATER VALVE
- HW DENOTES MONITORING WELL
- JB DENOTES JUNCTION BOX
- SSM DENOTES SANITARY SINKER MANHOLE
- CO DENOTES CLEAN OUT FINISHING
- CB DENOTES POINT OF COMMENCEMENT
- P.O.C.

SURVEY NOTES

- STORM SEWER, SANITARY SEWER, AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS. TO THE EXTENT OF ANY DISCREPANCY BETWEEN THE ABOVE UTILITIES AND THE FIELD LOCATIONS SHOWN HEREON, THE ABOVE UTILITIES MAY BE ENCOUNTERED. NO ADDITIONAL BURIED UTILITIES WERE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- THIS PLAT IS NOT INTENDED FOR RECORDING.
- ALL REBAR SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.



No.	Revision	Date
1		

MAGNETIC

APPLICANT: David Meaney

PETITION NO: LUP-10

PHONE#: (770) 231-3612 **EMAIL:** dave_meaney@me.com

HEARING DATE (PC): 06-06-17

REPRESENTATIVE: David Meaney

HEARING DATE (BOC): 06-20-17

PHONE#: (770) 231-3612 **EMAIL:** dave_meaney@me.com

PRESENT ZONING: R-20

TITLEHOLDER: David L. Meaney and Elizabeth H.C. Bell

PROPOSED ZONING: LUP

PROPERTY LOCATION: Northwest side of Pine Road,
northwest of Penhurst Drive
(1659 Pine Road)

PROPOSED USE: Poultry

ACCESS TO PROPERTY: Pine Road

SIZE OF TRACT: 0.734 acres

PHYSICAL CHARACTERISTICS TO SITE: Single Family
Residence

DISTRICT: 16

LAND LOT(S): 825

PARCEL(S): 3

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/Tall Pines Subdivision
SOUTH: R-15/Penhurst Subdivision
EAST: R-20/Hunters Trace Subdivision
WEST: R-30/Cobb County Board of Education

Adjacent Future Land Use:
North : Low Density Residential (LDR)
Southeast: Low Density Residential (LDR)
Southwest: Low Density Residential (LDR)
West: Public Institutional (PI)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

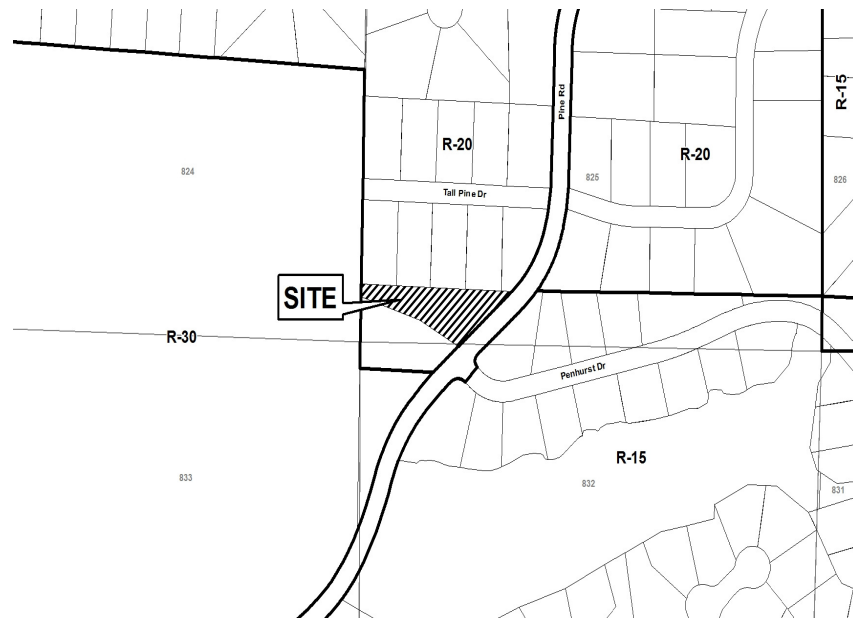
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

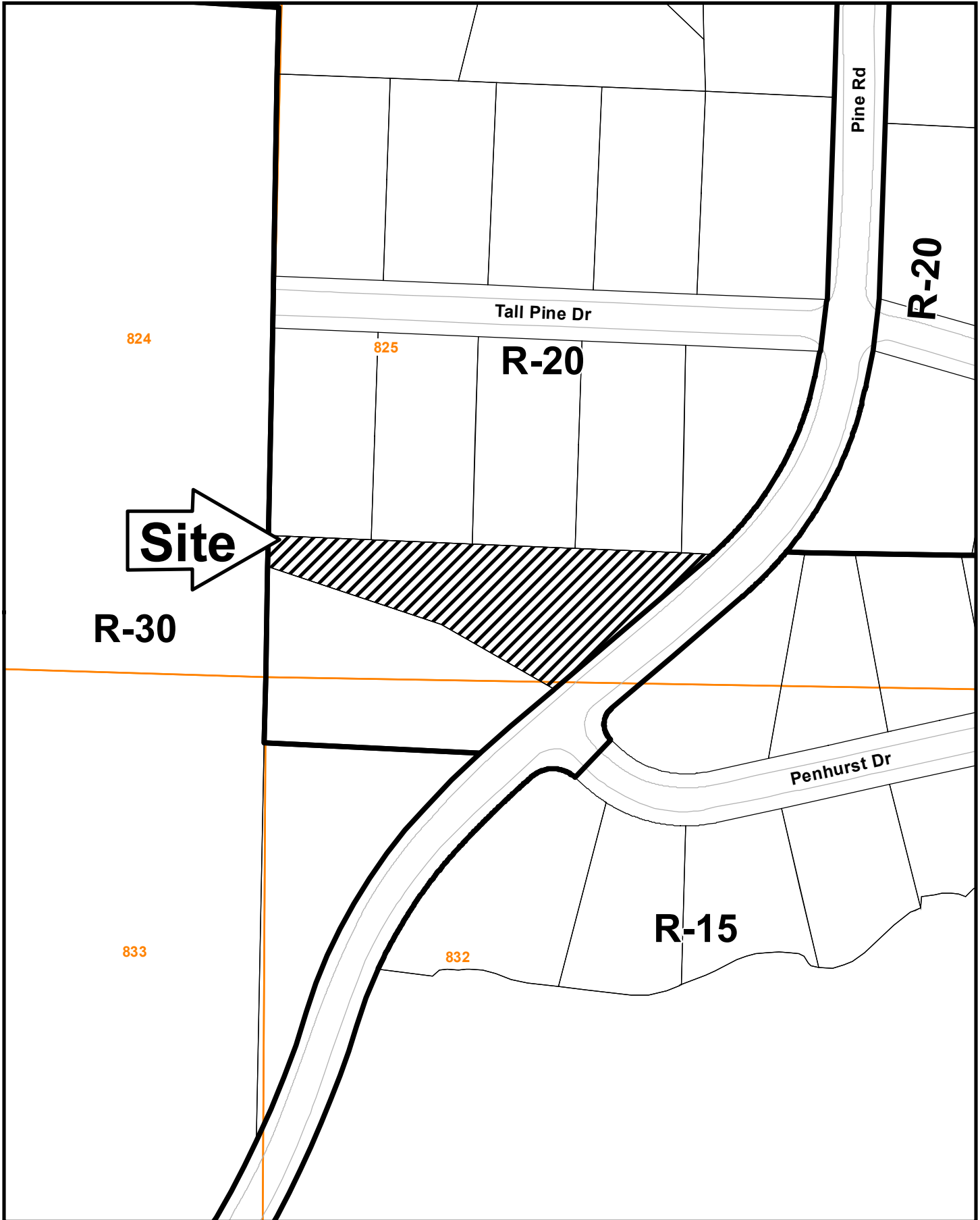
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

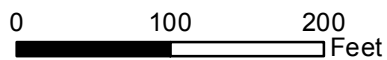
STIPULATIONS:





LUP-10-2017-GIS



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



-  City Boundary
-  Zoning Boundary

APPLICANT: David Meaney

PETITION NO.: LUP-10

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Tannessa Bates

The applicant is requesting a Land Use Permit allowing six hens for the purpose of a hobby to the rear of the property on less than two acres of land. The property is .734 acres and abuts a Cobb County school to the west. The applicant indicates the hens will be used for poultry husbandry. The hens will be housed in a chicken coop that will be under the patio deck of the house. The applicant will not need a variance for the coop. This request is not in response to any complaints, and the applicant has the support of the surrounding neighbors.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments. Property is served by public water and sewer.

TRAFFIC COMMENTS:

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

APPLICANT: David Meaney

PETITION NO.: LUP-10

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: David Meaney

PETITION NO.: LUP-10

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-10 DAVID MEANEY

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 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-10 DAVID MEANEY (Continued)

(12)Location of the use within the neighborhood.

This location is in a platted subdivision and surrounded by residential uses.

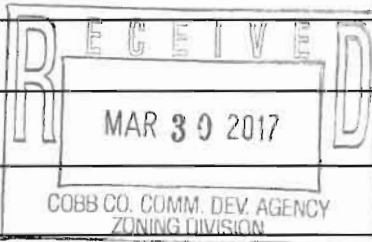
Based on the above analysis, Staff recommends **DENIAL** of the applicant's request.

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.

**CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNER
 TO ACCOMPANY APPLICATION FOR LAND USE PERMIT**

By signature, it is hereby acknowledged that I give my consent/or have no objection that DAVID MEANEY/
 ELIZABETH BELL intends to make an application for a Land Use Permit for the purpose of
POULTRY HUSBANDRY on the premises described in the application.

Signature	Printed name	Address
	REXHA KRISHNAMURTHY	1651 PINE RD, MARIETTA, GA 30062
	MICHAEL GROSSMAN	3910 Tall Pine Drive MARIETTA
	SCOTTE WILLIAMS	3920 TALL PINE MARIETTA, GA.
	Neal Allen	3950 Tall Pine Drive Marietta GA
	Rex Taylor	3930 Tall Pine Drive Marietta GA
	Katherine B Memory	3940 Tall Pine Drive Marietta, GA



BT

From: **Bates, Tannessa** Tannessa.Bates@cobbcounty.org
 Subject: LUP-10 of 2016
 Date: May 5, 2017 at 4:03 PM
 To: dave_meaney@me.com



**CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS
 TO ACCOMPANY APPLICATION FOR LAND USE PERMIT**

By Signature, it is hereby acknowledged that I give my consent/or have no objection that DAVID MEANEY
 _____ intends to make an application for a Land Use Permit for the purpose of
CHICKEN HUSBANDRY on the premises described in the application.

Signature	Printed name	Address
1. <u>JOHN ADAMS</u>	JOHN ADAMS	Cobb County School District Walton HS 514 Glover St, Marietta for 1590 Bill Murdock Rd Marietta 30062
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