

APPLICANT: KCMA Corp.

PETITION NO: LUP-22

PHONE#: (770) 499-7000 **EMAIL:** wpowell@kcmcorp.com

HEARING DATE (PC): 10-03-17

REPRESENTATIVE: Wayne Powell

HEARING DATE (BOC): 10-17-17

PHONE#: (770) 421-6860 **EMAIL:** wpowell@kcmcorp.com

PRESENT ZONING: LI

TITLEHOLDER: LIT/Hodges Industrial Trust

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPERTY LOCATION: Southwest corner of Barrett Park Drive
and Airport Road
(2140 Barrett Park Drive)

PROPOSED USE: Storage Tent

ACCESS TO PROPERTY: Barrett Park Drive and Airport Road

SIZE OF TRACT: 5.987 acres

DISTRICT: 20

PHYSICAL CHARACTERISTICS TO SITE: Existing warehouse
distribution facility

LAND LOT(S): 174

PARCEL(S): 23

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: LI/Office-Warehouse
SOUTH: LI/Office-Warehouse
EAST: LI/Office-Warehouse
WEST: LI/FedEx Facility

Adjacent Future Land Use:
North: Priority Industrial Area (PIA)
East: Priority Industrial Area (PIA)
Southwest: Priority Industrial Area (PIA)
West: Priority Industrial Area (PIA)

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

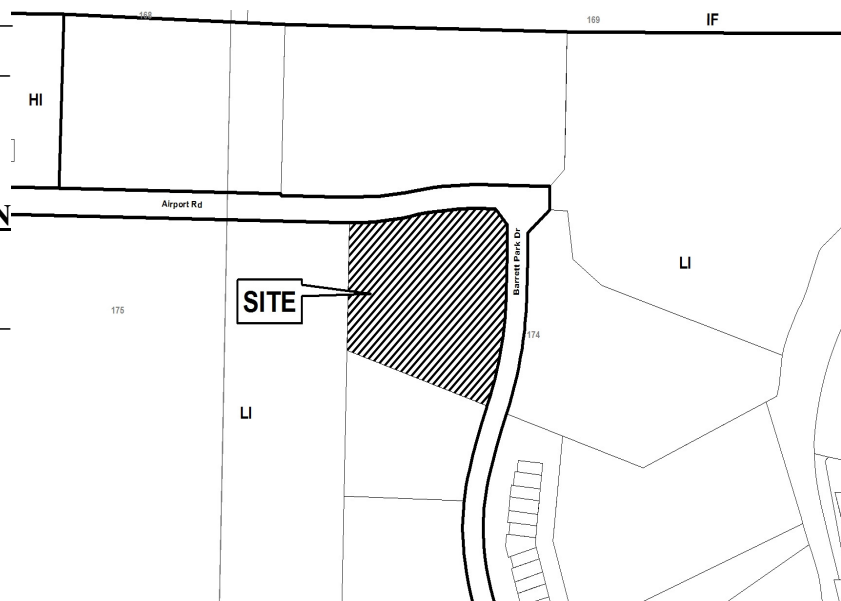
PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

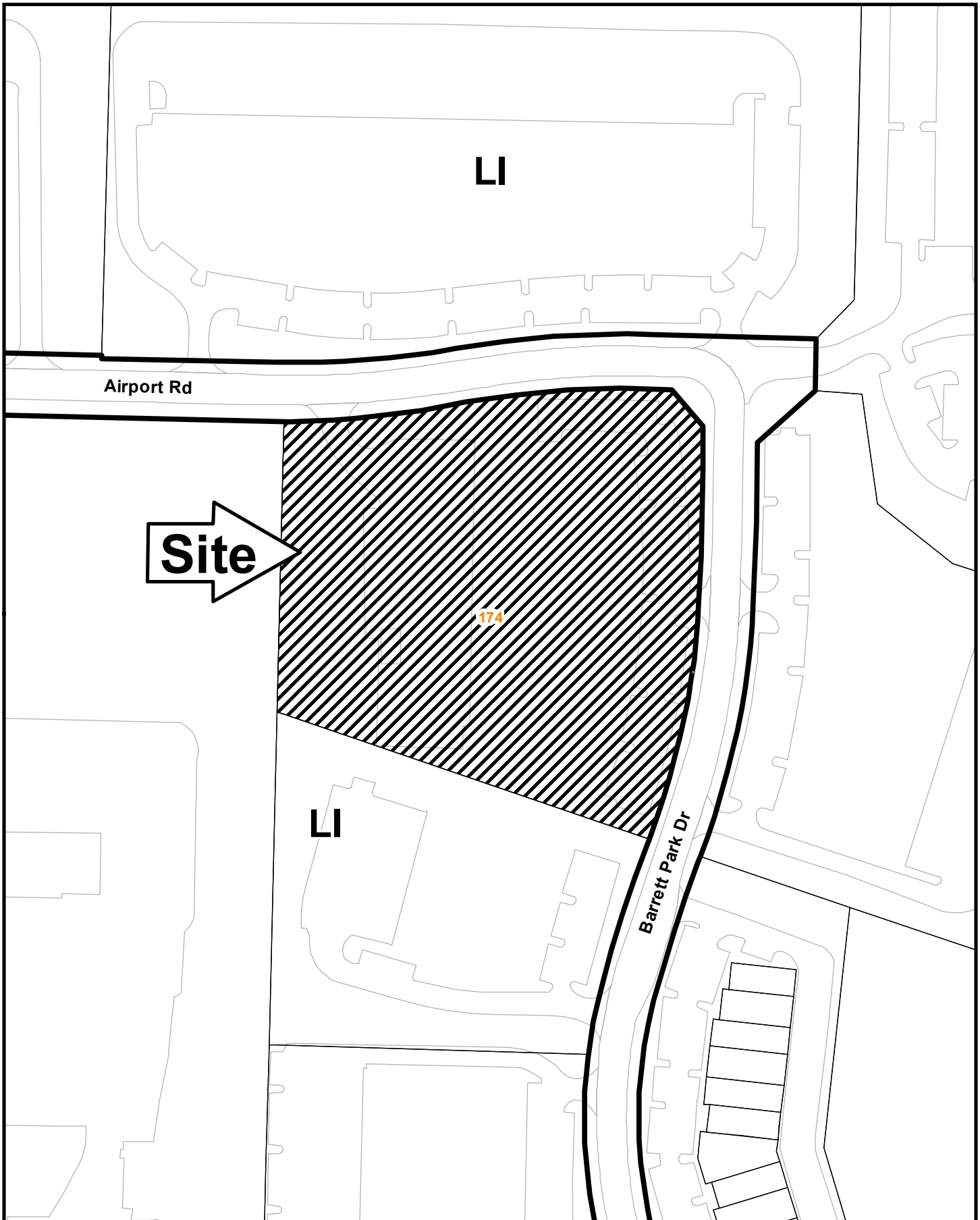
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

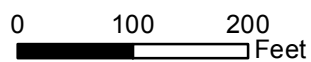
STIPULATIONS:





LUP-22 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: KCMA Corp.

PETITION NO.: LUP-22

PRESENT ZONING: LI

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a renewal of a previously granted Temporary Land Use Permit (original case Z-23 of 2012, renewal Z-19 of 2015) in order to keep a 45' x 24' x 16' tent for storage of wheel loaders to be used for dealer training. The applicant's marketing and distribution business is located at this site. No additional deliveries will result from this request and the applicant is requesting to be allowed to have this permit for two additional years. The applicant has previously maintained one tent of this size for the past three years without any complaints to Code Enforcement. The applicant will not be taking up any of the required parking.

Historic Preservation: No comment.

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

WATER & SEWER COMMENTS:

No comments. Water and sewer customer.

TRAFFIC COMMENTS:

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

APPLICANT: KCMA Corp

PETITION NO LUP-22

PRESENT ZONING: LI

PETITION FOR: LUP Renewal

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: KCMA Corp.

PETITION NO.: LUP-22

PRESENT ZONING: LI

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments. (Renewal)

STAFF RECOMMENDATIONS

LUP-22 KCMA CORP.

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.
- (2) *Parking and traffic considerations.*
The applicant will not use any of the required parking spaces.
- (3) *Number of nonrelated employees.*
N/A
- (4) *Number of commercial and business deliveries.*
There will not be any deliveries related to this application.
- (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.*
This property is located in an industrial area with several warehouse and office uses.
- (7) *Hours of operation.*
Monday through Friday 8:00am to 5:00pm
- (8) *Existing business uses in the vicinity.*
There are warehouse and office uses in the immediate area. McCollum Airport is just north of the applicant's property.
- (9) *Effect on property values of surrounding property.*
This request should not have an effect on property values.
- (10) *Circumstances surrounding neighborhood complaints.*
This request is not the result of a complaint of the Code Enforcement Division.
- (11) *Intensity of the proposed business use.*
This application is a renewal of an existing use.
- (12) *Location of the use within the neighborhood.*
This property is not located in a platted neighborhood.

LUP-22 KCMA CORP. (Continued)

Based on the above analysis, staff recommends **APPROVAL** for 24 months subject to the following:

1. Site plan received by the Zoning Division on August 3, 2017 indicating location of the tent, with the District Commissioner approving minor modifications;
2. Fire Department comments and recommendations; and
3. DOT 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.



Application #: LVP-22
PC Hearing Date: 10-3-17
BOC Hearing Date: 10-17-17

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

1. Type of business, or request? Sales, Marketing, Training for Wheel Loaders
2. Number of employees? 45
3. Days of operation? 5/WK Mon. ~ Fri.
4. Hours of operation? 8am ~ 5pm
5. Number of clients, customers, or sales persons coming to the house per day? NA ; Per week? _____
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): Parking lots Front & Rear

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.): NA - Storage Only

9. Deliveries? No ; Yes _____. (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) _____

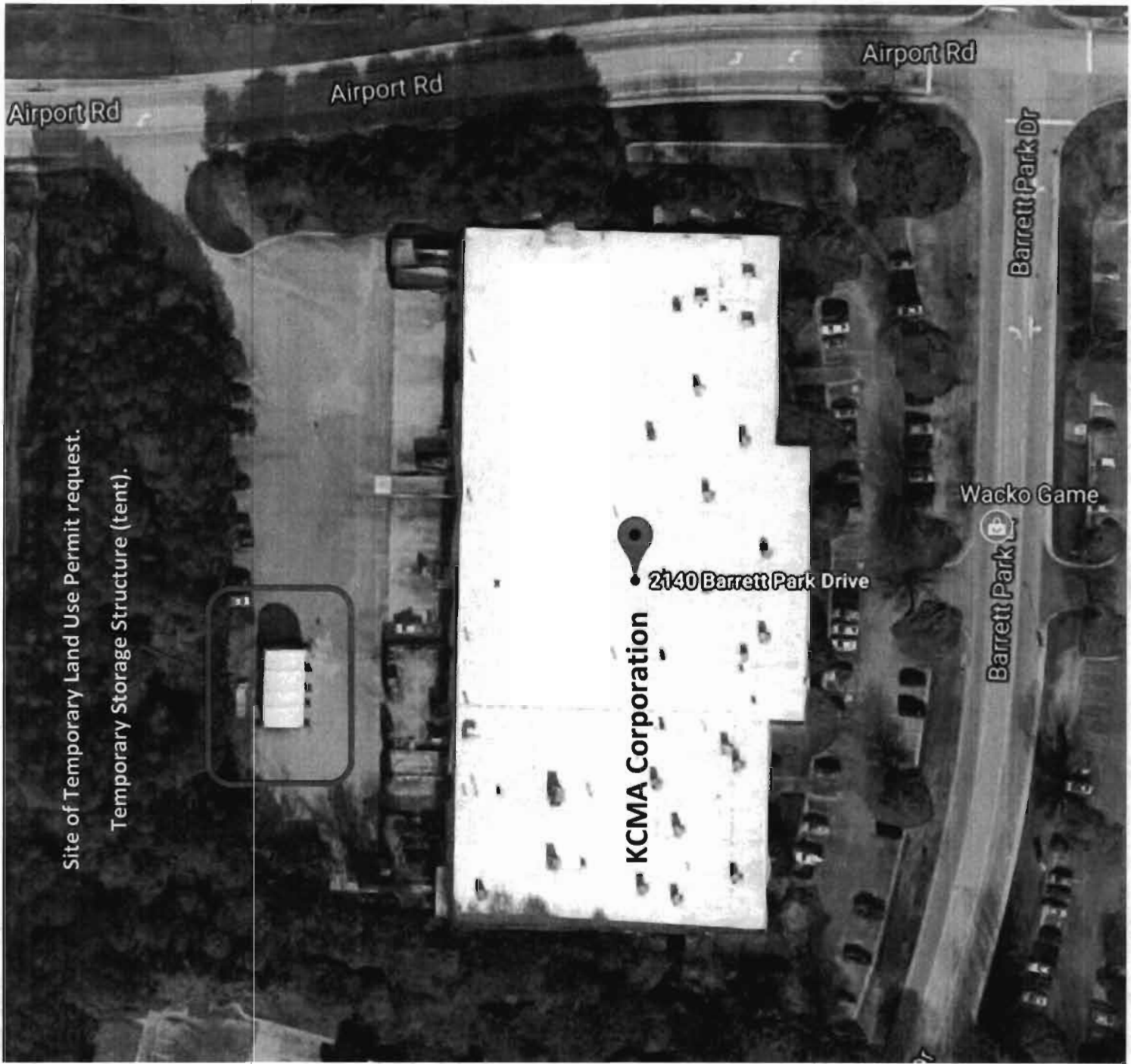
10. Does the applicant live in the house? Yes _____ ; No
11. Any outdoor storage? No _____ ; Yes (If yes, please state what is kept outside): Training Materials

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):
Occasionally storage of wheel loaders on property for training use.

Applicant signature: Wayne Powell Date: 7/31/17

Applicant name (printed): WAYNE POWELL

RECEIVED
AUG - 3 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



Site of Temporary Land Use Permit request.

Temporary Storage Structure (tent).

KCMA Corporation

2140 Barrett Park Drive

Wacko Game

Airport Rd

Airport Rd

Airport Rd

Barrett Park Dr

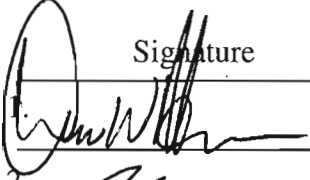

Barrett Park Dr

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

LUP-22 (2017)
Consent of
Neighbors

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

Cooperation intends to make an application for a Land Use Permit for the purpose of
use of existing tent structure on the premises described in the application.

	Signature	Printed name	Address
1.		DREW W. HORNER	2130 Bennett Park Dr. Kennesaw GA.
2.		MATT DOBSON	1675 AIRPORT DR 1675 AIRPORT DR KENNESAW 70144
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