

APPLICANT: Felecia Parker

770-432-1641

REPRESENTATIVE: Felecia Parker

770-432-1641

TITLEHOLDER: Felecia Parker

PROPERTY LOCATION: Located on the north side of Stalcup Drive, east of Sandtown Road (96 Stalcup Drive).

ACCESS TO PROPERTY: Stalcup Drive

PHYSICAL CHARACTERISTICS TO SITE: Existing house and shed

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-15/ Sandtown Estates subdivision

SOUTH: R-20/ Med-O-Lark subdivision

EAST: R-20/ Med-O-Lark subdivision

WEST: R-20/ Med-O-Lark subdivision

PETITION NO: LUP-24

HEARING DATE (PC): 09-03-08

HEARING DATE (BOC): 09-16-08

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Guest House

SIZE OF TRACT: 0.477 acre

DISTRICT: 17

LAND LOT(S): 202

PARCEL(S): 21

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

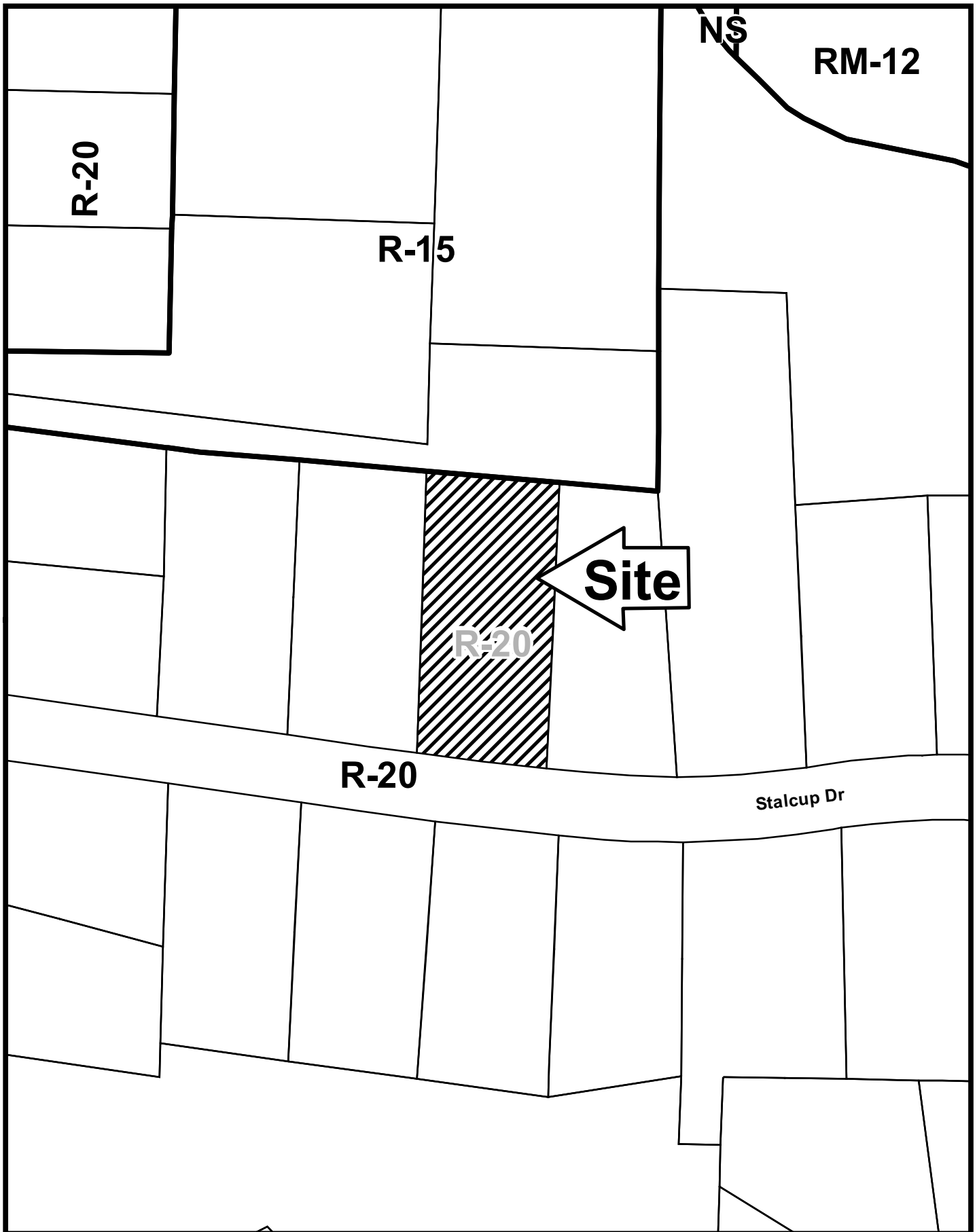
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

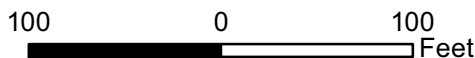
STIPULATIONS:





LUP-24



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Felecia Parker

PETITION NO.: LUP-24

PRESENT ZONING: R-20

PETITION FOR: LUP

PLANNING COMMENTS: Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Temporary Land Use Permit to convert a shed into a guest house. The shed is located in the back yard, in the northeast corner of the property. The shed is one-story in height, and has approximately 720 square-feet. The applicant has submitted a petition in support of the request signed by 2 of the neighbors.

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 Listing which is located in this, or adjacent land lot.

WATER & SEWER COMMENTS:

Water and sewer available, and records show connected.

DEPARTMENT OF TRANSPORTATION COMMENTS:

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

FIRE DEPARTMENT COMMENTS:

No comments.

STORMWATER MANAGEMENT COMMENTS:

The existing impervious coverage on this parcel is approximately 7022 sf (33.8%). Any proposed improvements or expansion must not exceed the 35% maximum allowable impervious coverage limit.

STAFF RECOMMENDATIONS

LUP-24 FELECIA PARKER

The applicant's proposal is located in a platted subdivision. The applicant's request is located in an area designated as Low Density Residential on the *Cobb County Comprehensive Plan*. The R-20 zoning district is primarily intended for single-family residential uses. The proposal could encourage additional requests in this residential area. Staff is reluctant to recommend approval of this LUP, because it is difficult to remove a dwelling unit once established. Staff would suggest the applicant make an addition onto the house if additional living space is needed. Based on the above analysis, Staff recommends DENIAL.

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.