



**APPLICANT:** Daniel L. Watkins  
770-517-7078

**REPRESENTATIVE:** Daniel Watkins  
770-517-7078

**TITLEHOLDER:** Daniel L. Watkins

**PROPERTY LOCATION:** Located on the east side of Blackwater Drive, south of Blackwater Way (1831 Blackwater Drive).

**ACCESS TO PROPERTY:** Blackwater Drive

**PHYSICAL CHARACTERISTICS TO SITE:** Existing house

**PETITION NO:** LUP-3

**HEARING DATE (PC):** 2-02-10

**HEARING DATE (BOC):** 2-16-10

**PRESENT ZONING:** R-15

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Garage Door Repair and Installation Business

**SIZE OF TRACT:** 0.3687 acre

**DISTRICT:** 16

**LAND LOT(S):** 90, 91

**PARCEL(S):** 27

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-15/ Country Meadows subdivision
- SOUTH:** R-15/ Country Meadows subdivision
- EAST:** R-15/ wooded
- WEST:** R-15/ Country Meadows subdivision

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

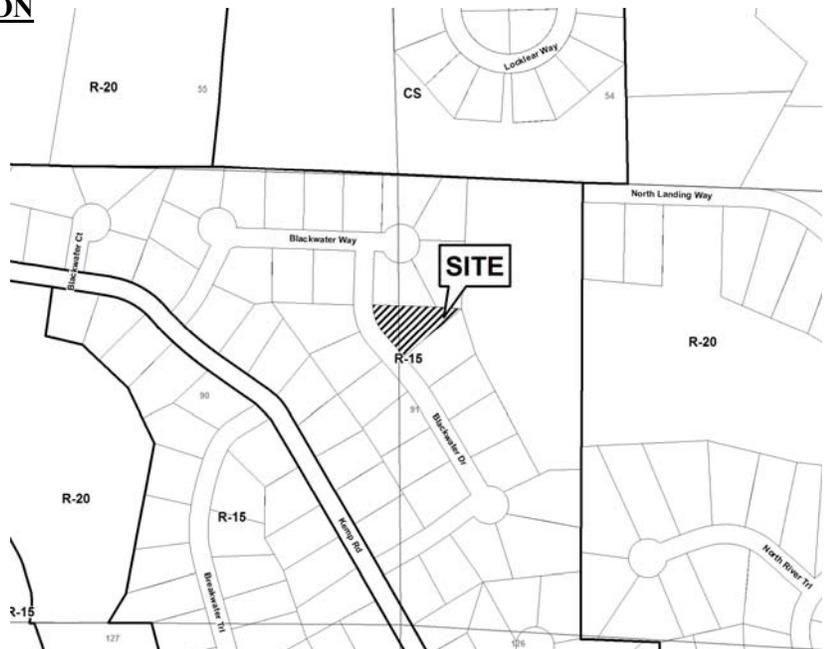
**BOARD OF COMMISSIONERS DECISION**

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

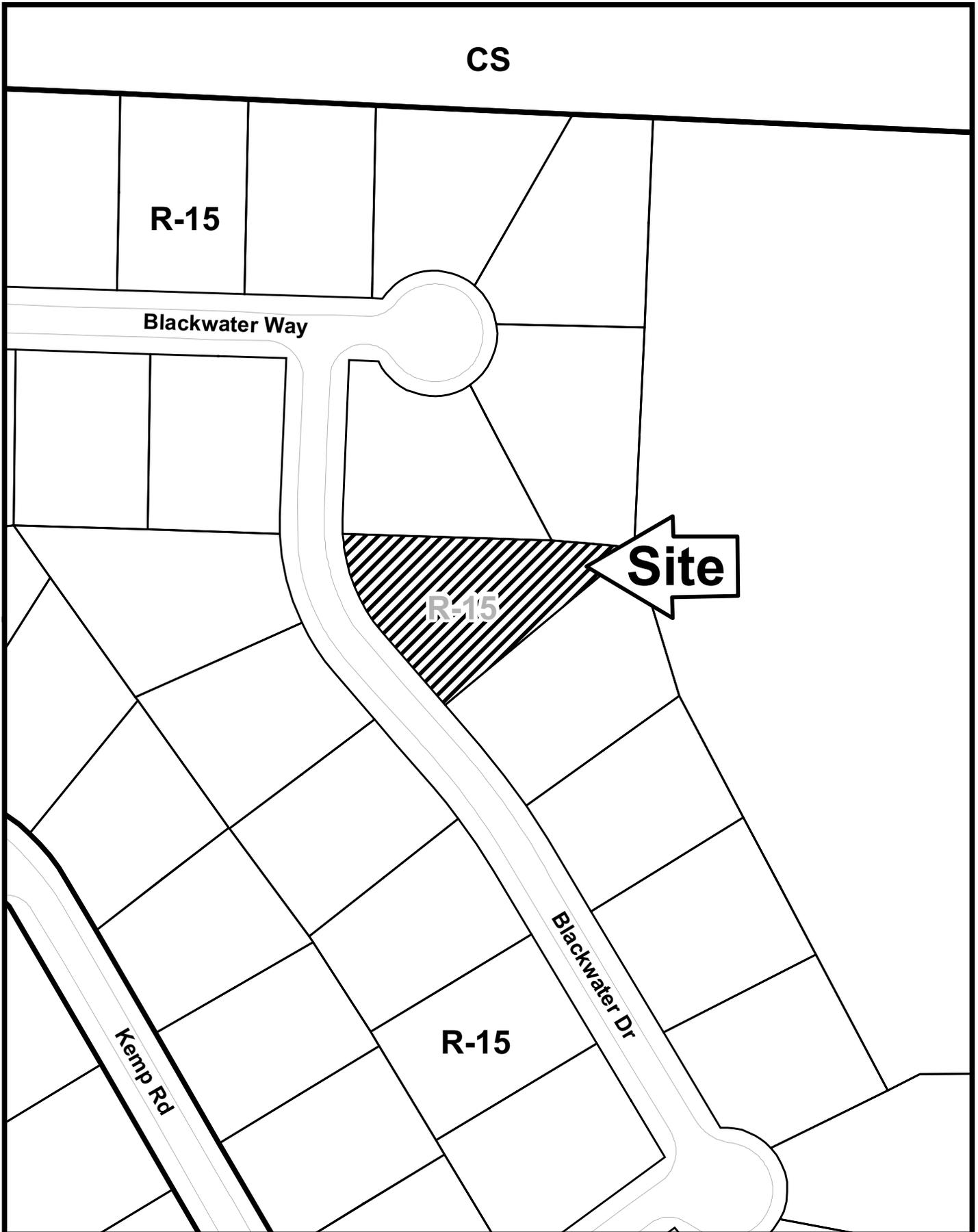
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

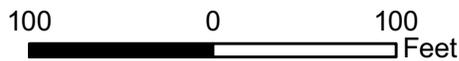
**STIPULATIONS:**



# LUP-3



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Daniel Watkins

PETITION NO.: LUP-3

PRESENT ZONING: R-15

PETITION FOR: LUP

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

The applicant is requesting a Temporary Land Use Permit to operate a garage door repair and installation business from this property. The business will operate Monday through Friday, from 8:00 am to 5:00 pm. There will be two employees, and the applicant expects less than three clients or sales people coming to the house per week. Visitors to the property will park in the driveway and street. The applicant anticipates two deliveries per week from UPS or FEDEX, and maybe a semi-truck delivery once every two months (for 10-15 minutes). The applicant states there will be no signs and no outdoor storage. The applicant lives in the house, and has requested this permit for 12 months.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

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**WATER & SEWER COMMENTS:**

Records show address connected to water and sewer.

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**TRAFFIC COMMENTS:**

No on street parking.

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**FIRE COMMENTS:**

No comments.

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**STORMWATER MANAGEMENT COMMENTS:**

No comments.

## STAFF RECOMMENDATIONS

### **LUP-3            DANIEL WATKINS**

The applicant's proposal is located in the center of a platted subdivision. The applicant's request is located in an area designated as Low Density Residential on the *Cobb County Comprehensive Plan*. The applicant's proposal, as summarized in the planning comments, is proposed to be a full time business. The business could intensify over time, and could possibly encourage more requests for businesses in this residential subdivision. The proposal will have employees and regular truck deliveries, which could be disruptive in this residential area. 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.**