

# LUP-17 (2010)

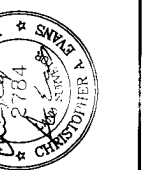
LOCATION MAP 1" = 200'

1178 KENNESAW AVENUE PROPERTY LINE DESCRIPTION  
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 938 AND LAND LOT 939, 2ND DISTRICT, COBB COUNTY, GEORGIA, AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF HAMES ROAD (VARIABLE R/W) AND THE EASTERLY RIGHT OF WAY OF KENNESAW AVENUE (APPARENT 50' R/W);  
 FOLLOWING ALONG THE SOUTHERLY RIGHT OF WAY OF KENNESAW AVENUE FOR 115.00 FEET TO A 1/4 REBAR;  
 FOLLOWING ALONG THE SOUTHERLY RIGHT OF WAY OF HAMES ROAD SOUTH 02 DEGREES 16 MINUTES 00 SECONDS EAST, 13.33 FEET TO A 1/4 REBAR;  
 THENCE LEAVING SAID WESTERN LINE OF LAND LOT 938 AND CONTING THE SOUTHERLY RIGHT OF WAY OF HAMES ROAD SOUTH 89 DEGREES 50 SECONDS EAST, 228.15 FEET TO A 1/4 REBAR;  
 THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY OF HAMES ROAD SOUTH 15 DEGREES 23 MINUTES 48 SECONDS WEST, 145.57 FEET TO A 1/4 REBAR;  
 SET ON THE WESTERN LINE OF LAND LOT 939;  
 THENCE LEAVING SAID EASTERLY RIGHT OF WAY OF KENNESAW AVENUE NORTH 15 DEGREES 23 MINUTES 48 SECONDS WEST, 145.57 FEET TO A 1/4 REBAR;  
 SET ON THE WESTERN LINE OF LAND LOT 939;  
 INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF HAMES ROAD AND THE WESTERN LINE OF LAND LOT 939, SAID POINT BEING THE POINT OF BEGINNING.  
 SAID 1178 KENNESAW AVENUE CONTAINS 0.96 ACRES (41,807 SQUARE FEET).

SPECIAL LAND USE PERMIT NOTES:  
 1.) THIS SPECIAL LAND USE PERMIT IS ALLOW FOR THE STORAGE OF PARKED EQUIPMENT AND MORE THAN ONE BUSINESS VEHICLE IN THE GRAVEL PARKING AREA IN THE SIDE YARD.

ZONING NOTES:  
 TOTAL ACRES OF PARCELS: 0.86 ACRES (41,807 S.F.)  
 ZONING EXISTING: R-20  
 ZONING REQUESTED: R-20  
 SETBACKS: FRONT (MAJOR COLLECTOR) - 40 FEET  
 SIDE (MINOR) - 10 FEET  
 REAR - 35 FEET  
 MIN. LOT SIZE: 20,000 SQFT  
 MIN. LOT WIDTH: 75 FT  
 MAX. BUILDING HEIGHT: 35 FT  
 MAX. COVERAGE: 55%

REVISIONS  
 DATE: 3-25-10  
 SCALE: 1" = 30'  
 DRAWN BY: MAN  
 CHECKED BY: CAE  
 FIELD BOOK: 564

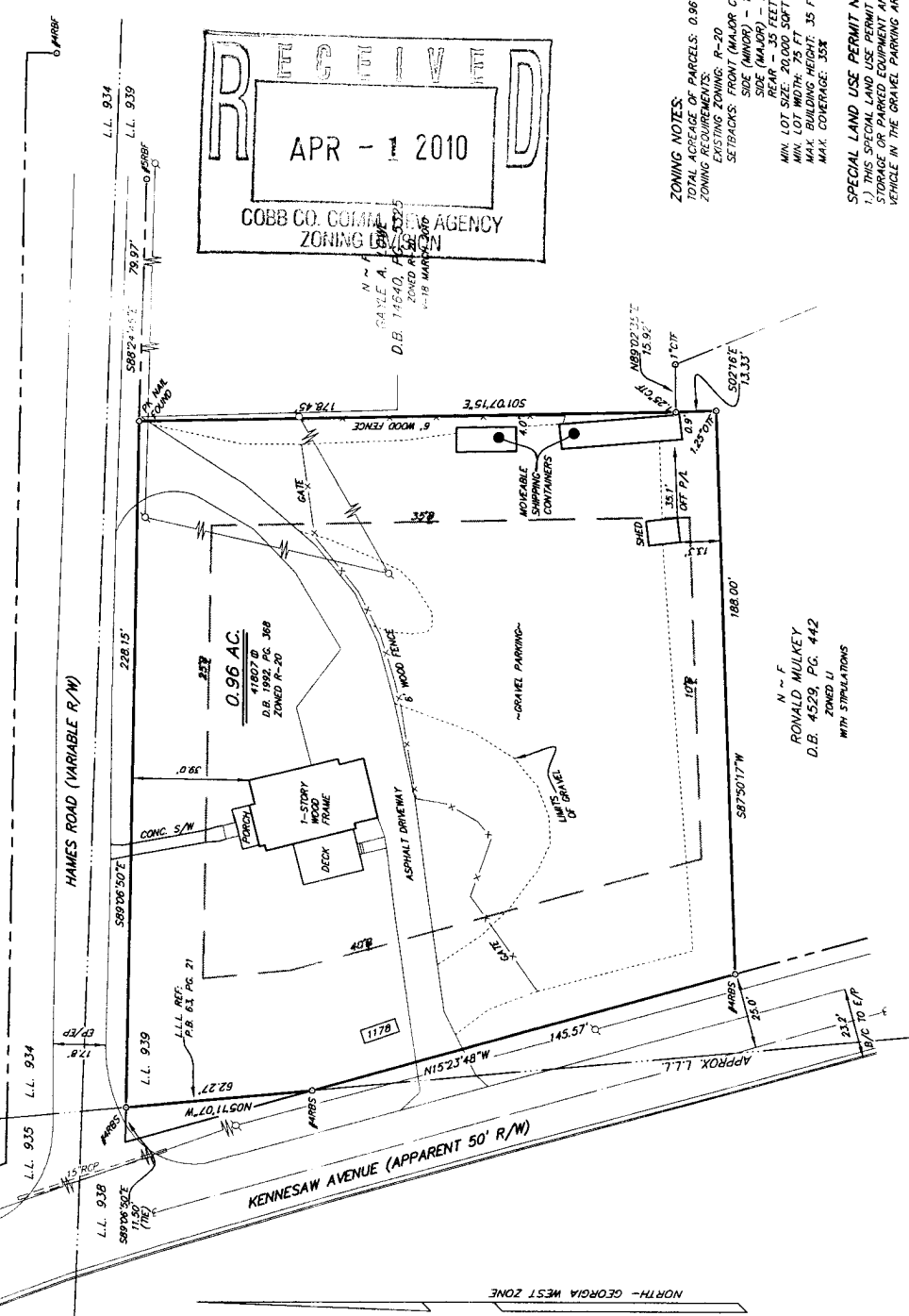


ROBERT EMMITT CHATFIELD  
 & TIMOTHY SCOTT HIGDON  
 1178 KENNESAW AVENUE  
 LOCATED IN L.L. 939  
 16th DISTRICT, 2nd SECTION  
 COBB COUNTY, GA.

Gaskins  
 ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL  
 1766 Powder Springs Rd  
 Marietta, Georgia 30066  
 Phone: (770) 424-7100  
 Fax: (770) 424-7598  
 www.gaskinsinc.com

LEGEND

CB	CONCRETE BASIN
CP	CONCRETE PIPE
FM	FIRE HYDRANT
SM	SAINTARY SEWER MANHOLE
WM	WATER METER
GM	GAS METER
RB	REINFORCING BAR SET
CT	CRIMP TOP PIPE FOUND
OP	OPEN TOP PIPE FOUND
RM	RIGHT-OF-WAY MONUMENT
W	WATER LINE
EB	UNDERGROUND ELECTRICAL LINE
EM	UNDERGROUND METAL PIPE
FE	FINISHED FLOOR ELEVATION
WV	WATER VALVE
SC	SEWER CLEAN OUT
EM	ELECTRICAL MANHOLE
EM	UNDERGROUND ELECTRICAL LINE
EM	UNDERGROUND METAL PIPE
EM	UNDERGROUND TELEPHONE LINE
EM	UNDERGROUND GAS LINE
EM	UNDERGROUND WATER LINE
EM	UNDERGROUND POWER LINES
EM	HEADWALL
EM	POWERBOX
EM	TYPE OF FENCE
EM	JUNCTION BOX
EM	DROP INLET / YARD INLET



APPROX L.L.L.  
 L.L. 938  
 L.L. 939  
 L.L. 934  
 L.L. 935

0.96 AC.  
 41,807 S.F.  
 ZONED R-20

RONALD MULKEY  
 D.B. 45229, P.G. 442  
 ZONED LI  
 WITH STIPULATIONS

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD HAZARD MAP AND IS NOT SHOWN ON THE FLOOD HAZARD MAP. THIS PARCEL IS NOT IN THE 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD HAZARD MAP AND IS NOT SHOWN ON THE FLOOD HAZARD MAP.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/84,218. ANGULAR ERROR: 12" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/151,856. MATTERS OF TITLE ARE EXCEPTED. THIRD PARTIES IS AT THEIR OWN RISK.

**APPLICANT:** Chatfield Contracting, Inc.

Robert Emmett Chatfield 770-514-9519

**REPRESENTATIVE:** Sams, Larkin & Huff, LLP

Garvis L. Sams, Jr. 770-422-7016

**TITLEHOLDER:** Robert Emmett Chatfield and Timothy Scott

Higdon

**PROPERTY LOCATION:** Located at the southeast intersection of

Kennesaw Avenue and Hames Road

(1178 Kennesaw Avenue).

**ACCESS TO PROPERTY:** Kennesaw Avenue and Hames Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing house

**PETITION NO:** LUP-17

**HEARING DATE (PC):** 06-03-10

**HEARING DATE (BOC):** 06-15-10

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** General Contractor's

Business

**SIZE OF TRACT:** 0.96 acre

**DISTRICT:** 16

**LAND LOT(S):** 934

**PARCEL(S):** 11

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

**COMMISSION DISTRICT:** 1

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** RM-8/ The Gates at Parkside Village

**SOUTH:** LI/ Office/warehouse

**EAST:** R-20/ Single-family house

**WEST:** RR/ Kennesaw Mountain National Battlefield Park

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

**BOARD OF COMMISSIONERS DECISION**

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

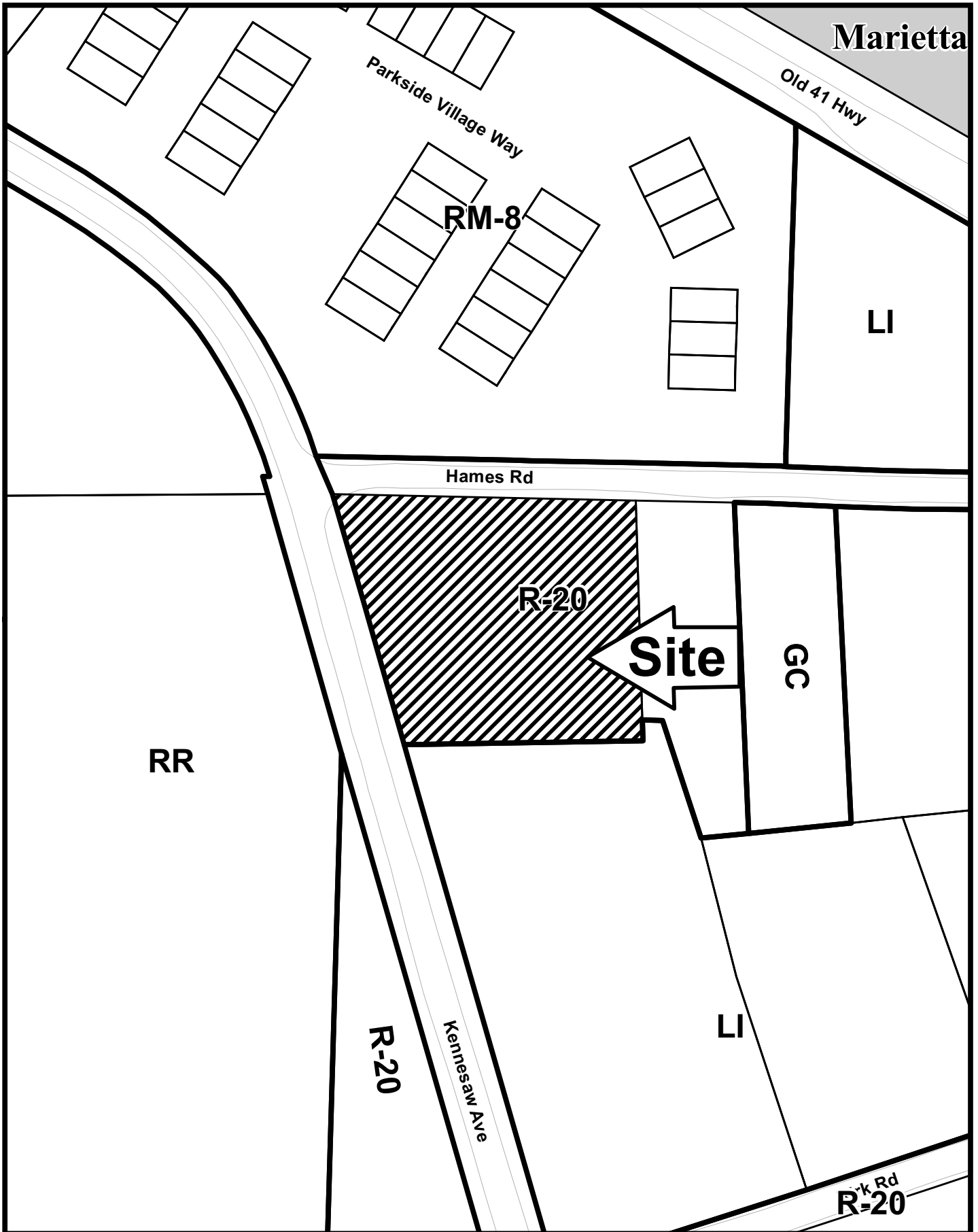
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**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

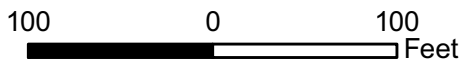
**STIPULATIONS:**



# LUP-17



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



City Boundary  
Zoning Boundary

APPLICANT: Chatfield Contracting, Inc.

PETITION NO.: LUP-17

PRESENT ZONING: R-20

PETITION FOR: LUP

\*\*\*\*\*

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

The applicant is requesting a Temporary Land Use Permit to operate a general contracting business from this property. The business will be open Monday through Friday, from 7:00 a.m. to 7:00 p.m. The business has nine employees that work from the off-site jobsites. Any visitors to the property park in the driveway. The applicant keeps 2 tractors, 2 dump trucks, 2 trailers, 2 backhoes and 1 bobcat behind a 6-foot tall opaque privacy fence. There will be no signs and no deliveries to this property. The applicant would like to have the LUP approved for 24 months.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

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**WATER & SEWER COMMENTS:**

Address connected to water. Sewer not available. Health Dept approval required for on-site sewage management.

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**TRAFFIC COMMENTS:**

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

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**FIRE COMMENTS:**

Must submit to the Cobb County Fire Marshal's Office to obtain Certificate of Occupancy.

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**STORMWATER MANAGEMENT COMMENTS:**

Any site improvements or redevelopment requiring a Land Disturbance Permit will require providing stormwater management for the site.

## STAFF RECOMMENDATIONS

### LUP-17      CHATFIELD CONTRACTING, INC.

The applicant's proposal is not located in a subdivision and is designated as Industrial Compatible on the *Cobb County Comprehensive Plan*. The property has LI zoned property to the south, and GC and LI zoned property to the east. The property directly to the east will be submitting a rezoning application for a non-residential zoning district in the near future. The applicant maintains the property in excellent condition and screens any evidence of the business behind a 6-foot opaque fence to the rear of the property; adjacent to other LI zoned property. Based on the above analysis, Staff recommends APPROVAL for 12 months subject to:

- Clients park in the driveway;
- No Signs and no deliveries;
- Applicant maintain the property in its current residential state;
- Water and Sewer comments;
- Fire Department comments;
- Water and Sewer comments;
- Stormwater Management comments; and
- 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.**