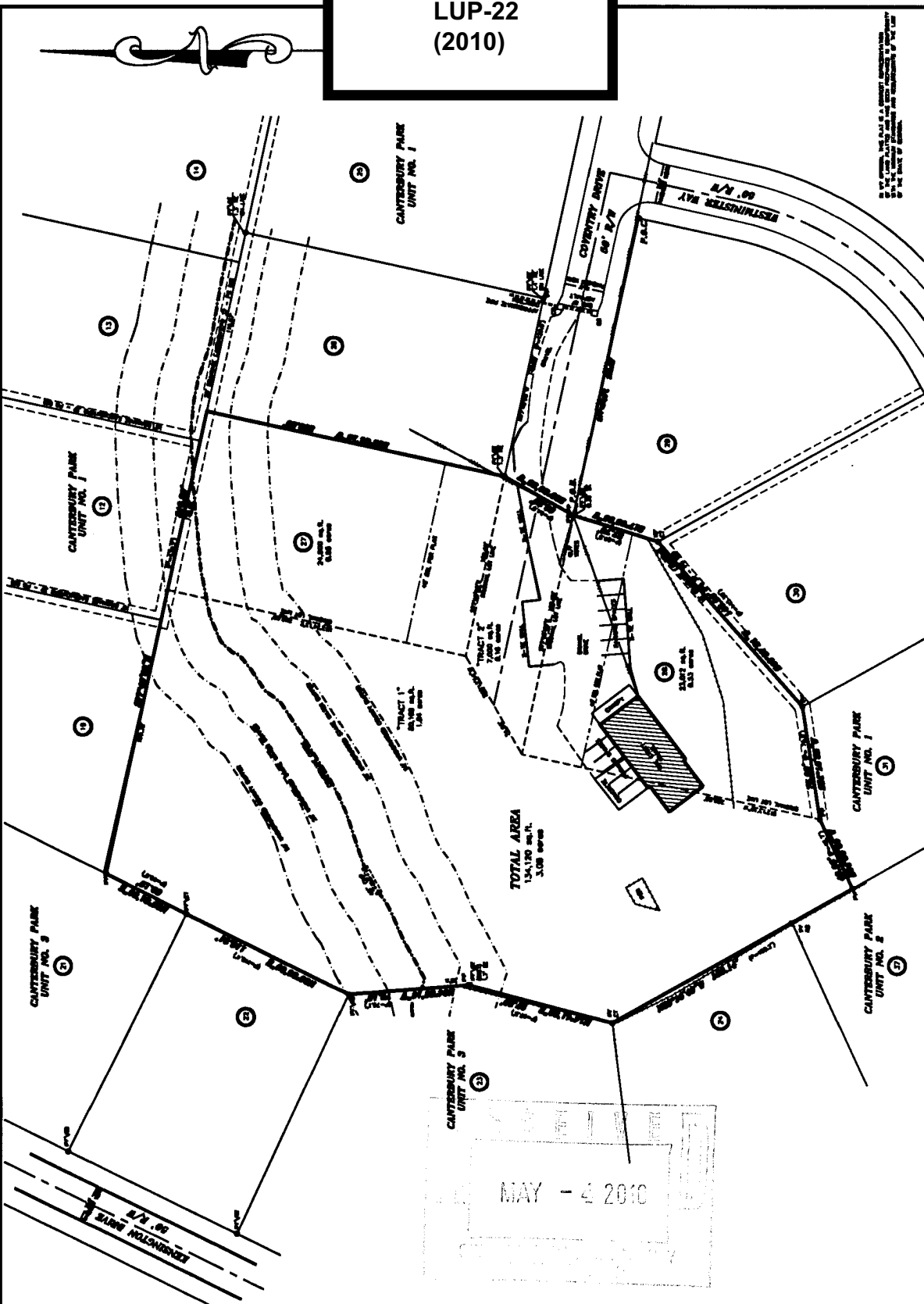


LUP-22
(2010)



DATE	07-03-08
SCALE	1" = 50'
PROJECT	STATION # 200
DATE	07-03-08
SCALE	1" = 50'
PROJECT	STATION # 200
DATE	07-03-08
SCALE	1" = 50'
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SCALE	1" = 50'
PROJECT	STATION # 200
DATE	07-03-08
SCALE	1" = 50'
PROJECT	STATION # 200

SOLAR LAND SURVEYING COMPANY
 P.O. BOX 723883 ATLANTA, GEORGIA 31136-0883
 TELEPHONE (770) 794-8055 FAX (770) 794-8053

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

LEGEND

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

2. ALL DIMENSIONS ARE TO CENTER OF ROAD UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO CENTER OF ROAD UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO CENTER OF ROAD UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ARE TO CENTER OF ROAD UNLESS OTHERWISE NOTED.

GENERAL NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1907 AND THE SURVEYING ACT OF 1942.

2. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1907 AND THE SURVEYING ACT OF 1942.

3. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1907 AND THE SURVEYING ACT OF 1942.

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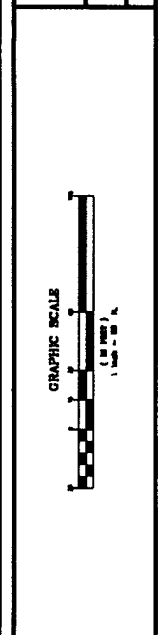
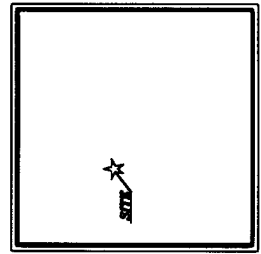
PLANNED IMPROVEMENTS

1. ALL DIMENSIONS ARE TO CENTER OF ROAD UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO CENTER OF ROAD UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO CENTER OF ROAD UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO CENTER OF ROAD UNLESS OTHERWISE NOTED.



APPLICANT: Steven K. Cronic
770-363-3852

PETITION NO: LUP-22

REPRESENTATIVE: Sams, Larkin & Huff, LLP
Garvis L. Sams, Jr. 770-422-7016

HEARING DATE (PC): 07-08-10

HEARING DATE (BOC): 07-20-10

TITLEHOLDER: Steven K. Cronic

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: Located at the western end of Coventry Drive, west of Westminster Way (536 Coventry Drive).

PROPOSED USE: Plumbing Business

ACCESS TO PROPERTY: Coventry Drive

SIZE OF TRACT: 3.08 acres

PHYSICAL CHARACTERISTICS TO SITE: Existing building

DISTRICT: 16

LAND LOT(S): 351

PARCEL(S): 12, 69

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Canterbury Park subdivision
- SOUTH:** R-20/ Canterbury Park subdivision
- EAST:** R-20/ Canterbury Park subdivision
- WEST:** R-20/ Canterbury Park subdivision

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

PLANNING COMMISSION RECOMMENDATION

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

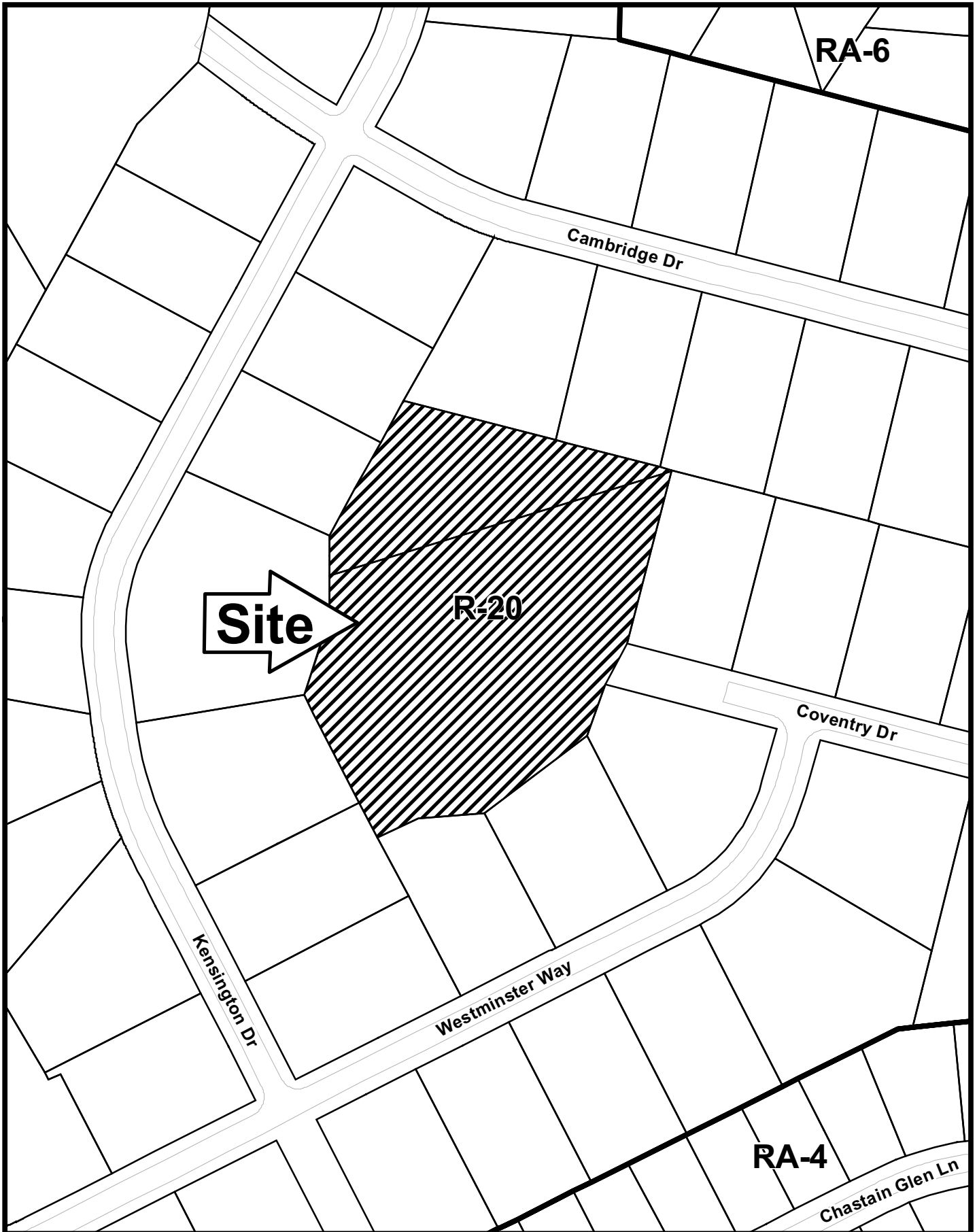
BOARD OF COMMISSIONERS DECISION

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

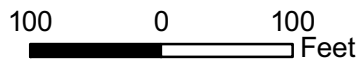
STIPULATIONS:



LUP-22



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



City Boundary
Zoning Boundary

APPLICANT: Steven K. Cronic

PETITION NO.: LUP-22

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 (LUP) to operate a plumbing business from this property. The business would operate Monday through Friday from 8:00 a.m. to 5:00 p.m., and there would be two employees. The applicant has stated that there would be no customers coming to the property, no signs, no deliveries, and no outdoor storage. The applicant does not live on this property and the applicant would like to have the LUP approved for 24 months. This application is the result of a Code Enforcement action. The applicant’s representative has submitted a letter of stipulations (see Exhibit “A”).

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Address connected to water. Health Dept approval required for on-site sewage management.

TRAFFIC COMMENTS:

Recommend upgrading the substandard portion of Coventry Drive.

STORMWATER MANAGEMENT COMMENTS:

If approved, no site expansion can be allowed without providing for onsite storm water management.

APPLICANT: Steven K. Cronic

PETITION NO.: LUP-22

PRESENT ZONING: R-20

PETITION FOR: LUP

FIRE COMMENTS:

Plans must be submitted to the Cobb County Fire Marshal’s Office to initiate the Certificate of Occupancy process.

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupiable floor level. Aerial fire apparatus roads shall be a minimum width of 24 feet face of curb to face of curb maximum of 40 feet from the structure and be positioned parallel to the long side of the building for its entire length. No overhead utility and power lines shall be located within the aerial apparatus access.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

Commercial: Cul-de-sac without an island to have a 60 foot paved radius **or** Hammerhead turnaround – total of 110-feet needed (45 feet + 20 foot wide roadway + 45 feet).

Residential subdivision: Cul-de-sac with an island – minimum 60 foot radius to outside curb, measured to inside of curb, minimum lane width 24 feet **or** Cul-de-sac without an island – 38 foot outside radius **or** Hammerhead turn-around – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. Gate shall be swing or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Fire Marshal’s Office.

Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

STAFF RECOMMENDATIONS

LUP-22 STEVEN K. CRONIC

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. 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.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770-422-7016
TELEPHONE
770-426-6583
FACSIMILE

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

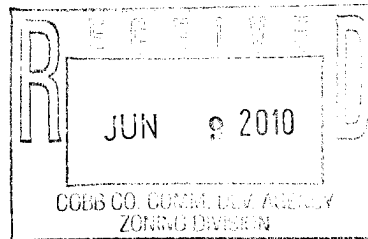
MELISSA P. HAISTEN
JUSTIN H. MEEKS

SAMSLARKINHUFF.COM

June 9, 2010

VIA E-MAIL and
HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road
Suite 400
Marietta, GA 30064



Re: Application for Temporary Land Use Permit of Steven K. Cronic
(No. LUP-22)

Dear John:

You will recall that I represent Steven K. Cronic who is the applicant and property owner concerning the above-captioned application for a Temporary Land Use Permit. The application is scheduled to be heard and considered by the Cobb County Planning Commission on July 8, 2010 and, thereafter, is scheduled to be heard and considered for final action by the Cobb County Board of Commissioners on July 20, 2010.

Mr. Cronic has been operating a plumbing business from the subject property for sixteen (16) years and at one time had a land use permit concerning the property which expired in the early 1990's. Attached is an aerial photograph depicting the positioning of the plumbing business and a list of Mr. Cronic's neighbors who have no opposition to a continuation of the business under the proposed Temporary Land Use Permit. Please note that all of the signatures are from residents on Coventry Drive, Westminster Way, Kensington Drive and Cambridge Drive which are all contiguous or adjacent to the plumbing business located on the subject property.

While this application has been pending, in addition to establishing a dialogue with the County's professional staff and Mr. Cronic's neighbors, we have also spoken with representatives of Canton Road Neighbors, Inc. ("CRN") and representatives of the Northeast Cobb Homeowners Group ("NECHG"). In that regard, the following constitute stipulations which, if the Temporary Land Use Permit is approved, shall become conditions and a part of the grant of the permit and binding upon the subject property for the duration of the Land Use Permit. The referenced stipulations are as follows:

VIA E-MAIL and
HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Page 2
June 9, 2010

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned application.
2. The granting of the application for a Temporary Land Use Permit shall be in substantial conformity to that certain site plan for Steven K. Cronin prepared by Solar Land Surveying Company filed contemporaneously with the Temporary Land Use Permit application.
3. The total site area consists of 3.08 acres with an existing building thereon which has been and will continue to be utilized solely and exclusively for purposes of a plumbing business.¹
4. The plumbing business shall consist of a maximum of two (2) employees and the hours of operation shall be Monday through Friday from 8:00 a.m. until 5:00 p.m.
5. There shall be no clients, customers or sales persons coming to the subject property and there shall be no indicia of the business nor any signage related thereto.
6. There shall be no outside storage nor shall there be any commercial deliveries to the subject property.
7. There shall be no expansion of the business on the subject property.
8. Compliance with the recommendations from the Stormwater Management Division with respect to detention, water quality and downstream considerations. Additionally, recognition of the 50' undisturbed stream bank buffer.
9. Compliance with the recommendations from the Cobb County Water System with respect to water and sewer for the site.

¹ The plumbing business has been in continual and uninterrupted operation for a period of sixteen (16) years and has the support of all contiguous and adjacent property owners.

VIA E-MAIL and
HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
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June 9, 2010

10. Compliance with the recommendations from the Cobb County Fire Department as set forth in the Zoning Analysis.
11. The District Commissioner shall retain the latitude to review and approve modifications to the site plan and these stipulations/conditions prior to, during or after the Plan Review process.

Please do not hesitate to call should you require any additional information or documentation prior to the formulation of your zoning analysis and staff recommendations. With regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP



Garvis L. Sams, Jr.
gsams@samslarkinhuff.com

GLSjr/jbmc

Attachments/Enclosures

- cc: Members, Cobb County Board of Commissioners – VIA Hand Delivery - w/enclosures
Members, Cobb County Planning Commission – VIA E-Mail - w/attachments
Mr. Robert L. Hosack, Jr., AICP, Director – VIA E-Mail - w/attachments
Mr. David W. Breaden, P.E. – VIA E-Mail – w/attachments
Ms. Jane Stricklin, PE – VIA E-Mail – w/attachments
Ms. Karen King, Assistant County Clerk – VIA E-Mail – w/attachments
Ms. Lori Presnell, Deputy County Clerk – VIA E-Mail – w/attachments
Ms. Carol Brown, Canton Road Neighbors – VIA E-Mail – w/attachments
Mr. Norm DeWalt, Northeast Cobb Homeowners Group – VIA E-Mail – w/attachments
Mr. Steven K. Cronic – VIA E-Mail – w/attachments

Cobb County Georgia
Online Mapping



Steven K. Cronin



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



Scale: 1:1,250

**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 _____

Steven K. Cronic intends to make an application for a Land Use Permit for the purpose of
plumbing business on the premises described in the application.

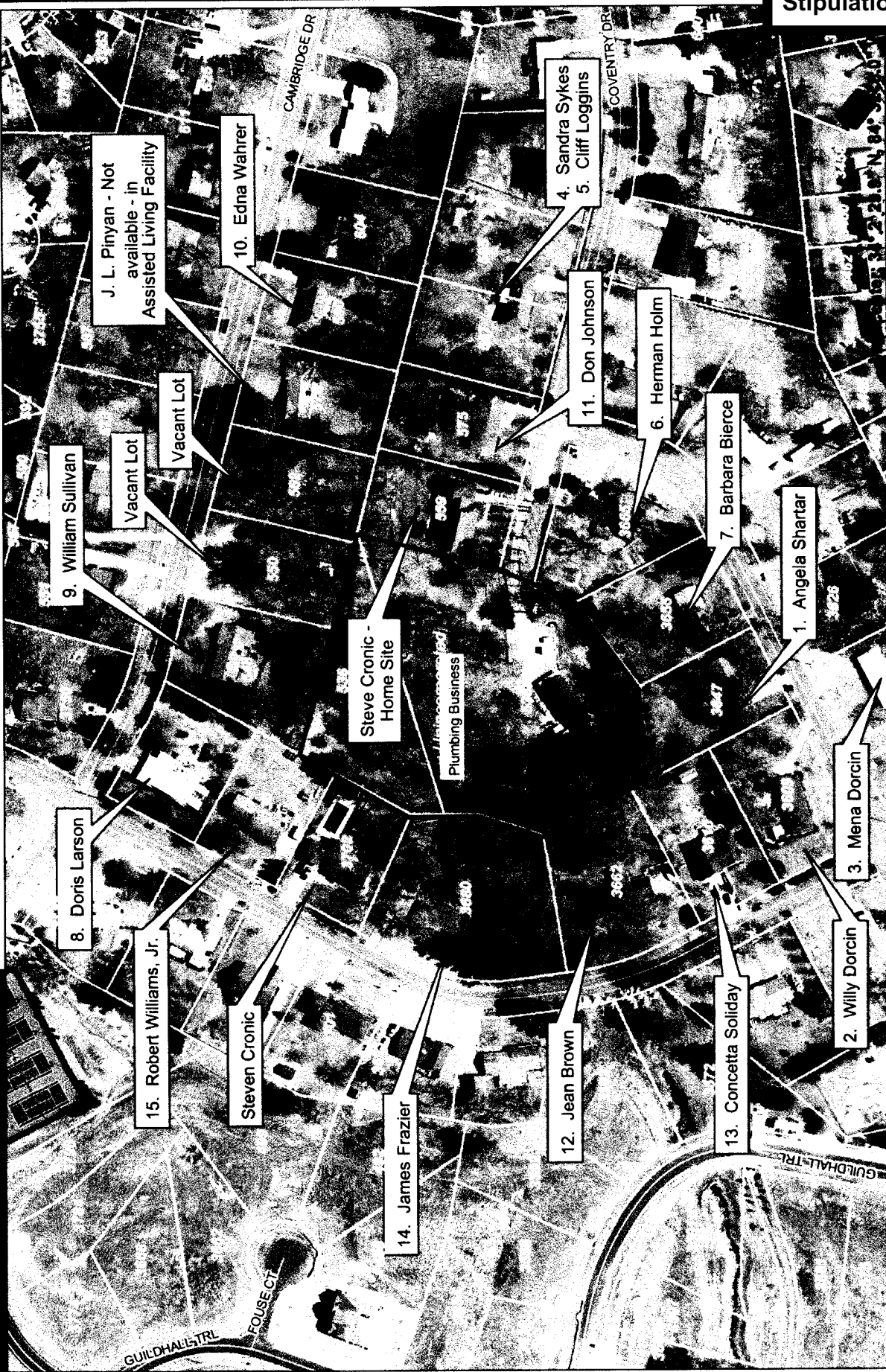
Signature	Printed name	Address
	Angela J. Shartar	3647 Westminister Way
	Willy Dorcin	3626 Westminister Way
	Mena Dorcin	3609 Westminister way
	Sandra M. Sykes	605 Coventry Dr.
	CLIFF LOGGINS	595 Coventry Dr.
	Herman Holm	3665 Westminister Way
	Barbara Bierke	3655 Westminister Way
	DORIS LARSON	3740 Kensington Dr.
	William A. Sullivan	548 Cambridge Dr. Marietta, GA
	Edna Warner	590 Cambridge DR MARIETTA GA
	Don Jackson	575 Lowndes Dr Marietta
	Joan F. Brown	3662 Kensington Dr Marietta
	Coni Soliday	3610 Kensington Dr
	TAMAS E. WILLIAMS	368 Kensington Dr.
	Robert L. Williams, Jr	3730 Kensington Dr. Marietta, GA

(Attach additional pages if necessary)

Revised October 1, 2009

Steven K. Cronic - Consent of Contiguous Owners

Cobb County Georgia
Online Mapping



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Scale: 1:2,250