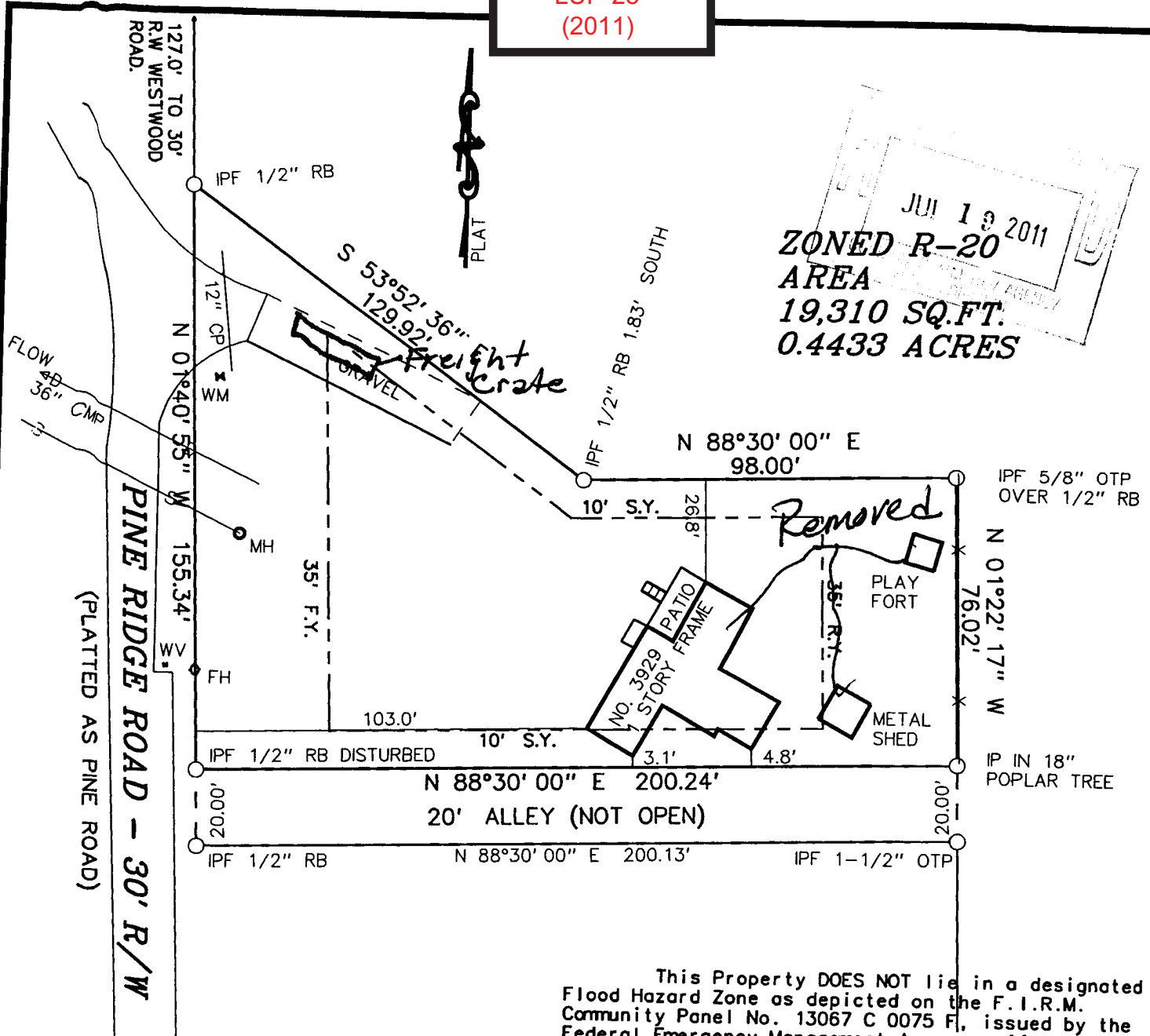


LUP-25  
(2011)

JUL 13 2011  
ZONED R-20  
AREA  
19,310 SQ.FT.  
0.4433 ACRES



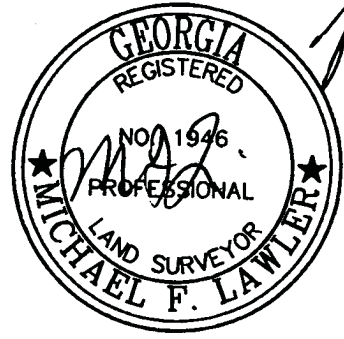
SURVEY FOR  
**JERRY W. HALL &  
PAMELA H. HALL**

This Property DOES NOT lie in a designated Flood Hazard Zone as depicted on the F.I.R.M. Community Panel No. 13067 C 0075 F, issued by the Federal Emergency Management Agency, effective date August 18, 1992.

Property lies in a Zone X - "Areas determined to be outside 500-year flood plain."

In my opinion this a true and correct representation of the land platted and has been prepared in accordance with the minimum standards and requirements of law.

LOT 9  
M. H. TATUM PROPERTY  
LAND LOT 696  
17th LAND DISTRICT  
2nd SECTION  
COBB COUNTY  
GEORGIA  
SCALE: 1" = 40'  
DATE: 05-16-02  
RE: PB 8. PG 68



*Michael F. Lawler*

**ALTA Surveying, Inc.**  
Suite 215  
1280 Winchester Parkway  
Smyrna, Georgia 30080  
Tel - 770-432-7001

**APPLICANT:** Pamela P. Hall  
770-435-1214

**REPRESENTATIVE:** Pamela P. Hall  
770-435-1214

**TITLEHOLDER:** Pamela P. Hall

**PROPERTY LOCATION:** On the east side of Pine Ridge Road,  
south of Westwood Road, north of Lee Road  
(3929 Pine Ridge Road).

**ACCESS TO PROPERTY:** Pine Ridge Road

**PHYSICAL CHARACTERISTICS TO SITE:** Vacant lot  
with existing freight storage container

**PETITION NO:** LUP-25

**HEARING DATE (PC):** 10-04-2011

**HEARING DATE (BOC):** 10-18-2011

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Accessory Storage  
Container

**SIZE OF TRACT:** 0.4433 acre

**DISTRICT:** 17

**LAND LOT(S):** 696

**PARCEL(S):** 9

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

**COMMISSION DISTRICT:** 2

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/Single-family residential
- SOUTH:** R-20/Single-family residential
- EAST:** R-20/Single-family residential
- WEST:** City of Smyrna/Single-family residential

**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** \_\_\_\_\_

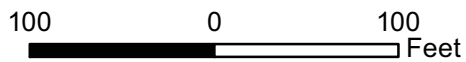
**STIPULATIONS:**





# LUP-25



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Pamela P. Hall

**PETITION NO.:** LUP-25

**PRESENT ZONING:** R-20

**PETITION FOR:** LUP

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a Temporary Land Use Permit to allow an accessory structure (freight storage container) on a lot with no primary structure. A result of a Code Enforcement complaint, the applicant was found to have been storing items in and around the storage container for some time. While there had been a home on the site previously, it has since been removed and while a new home was permitted in 2002 according to the applicant, it was never built.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

No comments.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend no parking on the right-of-way. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

\*\*\*\*\*

**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: Pam Hall**

**PETITION NO.: LUP-25**

**PRESENT ZONING: R-20**

**PETITION FOR: LUP**

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<b>DRAINAGE COMMENTS</b>
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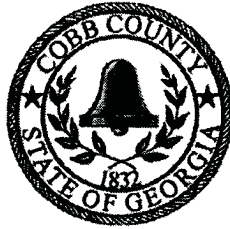
No comment.

## **STAFF RECOMMENDATIONS**

### **LUP-25      PAMELA P. HALL**

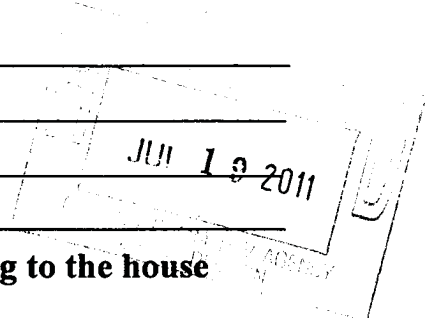
The applicant's request to keep a storage container on the vacant lot is being filed after being put on notice by Code Enforcement who were notified by adjacent property owner(s) of the apparent litter and debris in and around the container on the property. Where there had once been a home, the property is now vacant but for the container. The placement of a storage container on a vacant lot for an indefinite amount of time is not an appropriate use of residentially zoned property within the County. Given the complaints regarding the container on the property from neighbors, 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.**



Application #: LVP-25  
 PC Hearing Date: 10-4-11  
 BOC Hearing Date: 10-18-11

## TEMPORARY LAND USE PERMIT WORKSHEET



1. Type of business? \_\_\_\_\_
2. Number of employees? \_\_\_\_\_
3. Days of operation? \_\_\_\_\_
4. Hours of operation? \_\_\_\_\_
5. Number of clients, customers, or sales persons coming to the house per day? \_\_\_\_\_ ; Per week? \_\_\_\_\_
6. Where do clients, customers and/or employees park?  
 Driveway: \_\_\_\_\_ ; Street: \_\_\_\_\_ ; Other (Explain): \_\_\_\_\_

---

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.): \_\_\_\_\_

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

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10. Does the applicant live in the house? Yes \_\_\_\_\_ ; No \_\_\_\_\_
11. Any outdoor storage? No \_\_\_\_\_ ; Yes \_\_\_\_\_ (If yes, please state what is kept outside): \_\_\_\_\_
12. Length of time requested: \_\_\_\_\_

13. Any additional information? (Please attach additional information if needed):

We were going to build a home on lot purchased building permit in 02 never used, it. My husband whom spoke to an inspector for temp power pole, said put freight crate here on Rail Road Ties

Applicant signature: Pamela P. Hall Date: 7/19/11 *more info to come*

Applicant name (printed): Pamela P. Hall