

APPLICANT: James R. Sims
770-294-0078

REPRESENTATIVE: James R. Sims
770-294-0078

TITLEHOLDER: James R. Sims and Cecile C. Sims

PROPERTY LOCATION: South side of Old Alabama Road, east of Thunderwood Road and west of South Glenn Forest Street (1347 Old Alabama Road).

ACCESS TO PROPERTY: Old Alabama Road

PHYSICAL CHARACTERISTICS TO SITE: Existing house

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ single-family house
- SOUTH:** R-15/ wooded
- EAST:** R-20/ church
- WEST:** R-20/ single-family house

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:

PETITION NO: LUP-22

HEARING DATE (PC): 09-09-13

HEARING DATE (BOC): 09-17-13

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit (Renewal)

PROPOSED USE: Parking a Dump Truck and Grading Equipment

SIZE OF TRACT: 1.30 acres

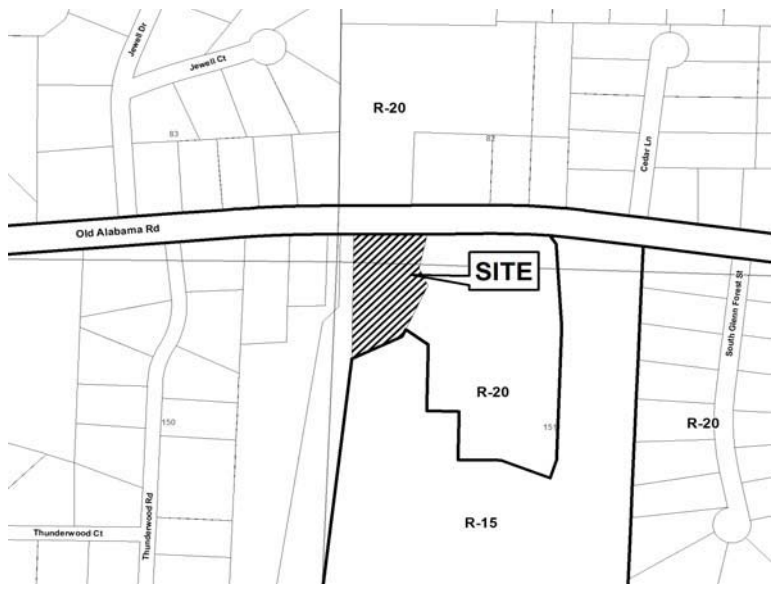
DISTRICT: 18

LAND LOT(S): 82, 151

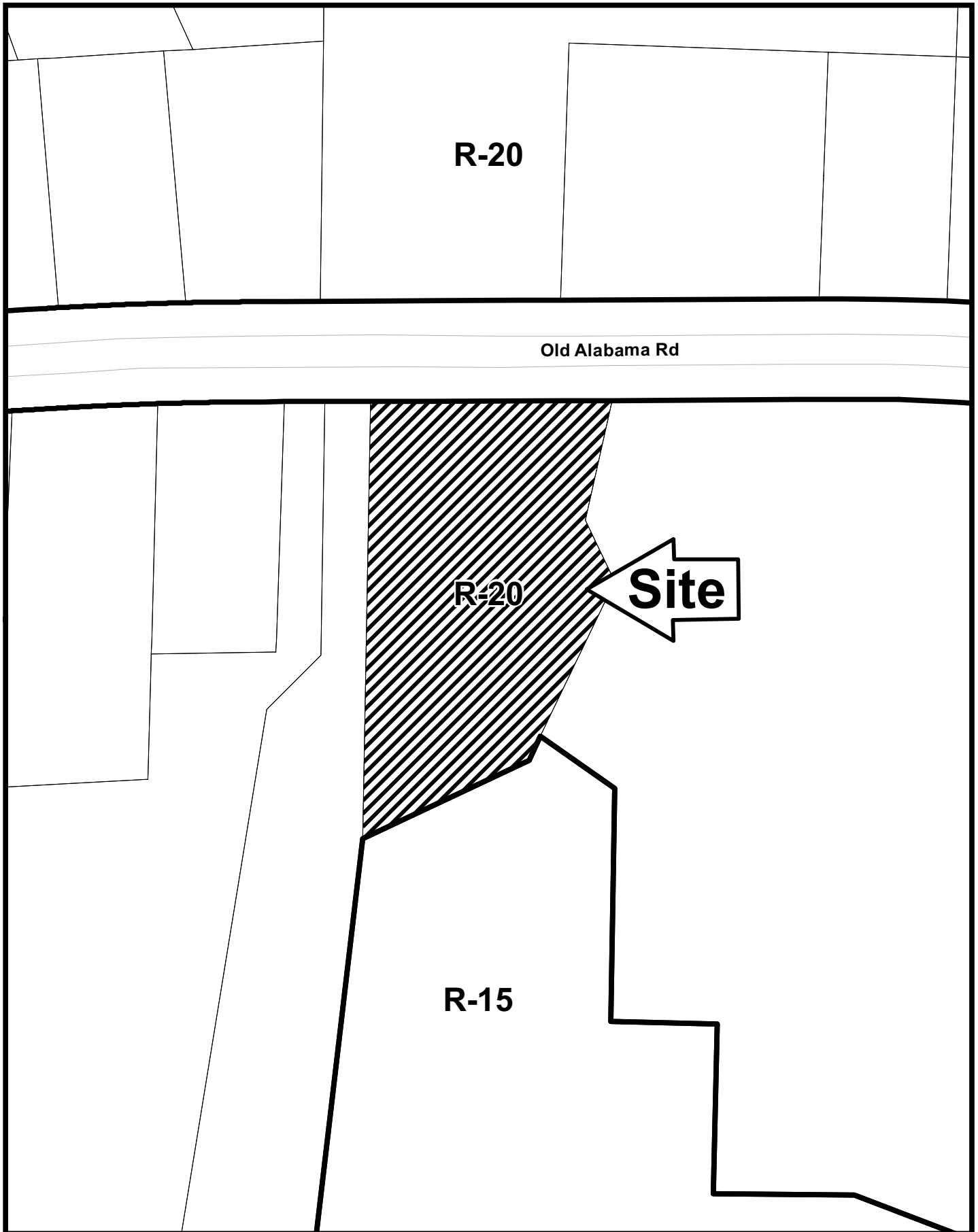
PARCEL(S): 24

TAXES: PAID X **DUE**

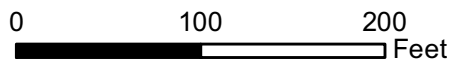
COMMISSION DISTRICT: 4



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: James R. Sims

PETITION NO.: LUP-22

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is requesting a third renewal of a Temporary Land Use Permit (LUP) to park his landscaping and grading equipment on his property. As indicated by the applicant, there is a dump truck, a bobcat, and a loader parked on the property. The applicant has been parking his equipment here since the late 1970s. The applicant states there are no signs, deliveries, or clients but that there are two (2) employees. The business will operate 5 days a week between the hours of 8am and 5pm. The LUP is requested to be renewed for a period of 24 months. A petition has been submitted in support of the request. The previous renewal's stipulations are attached as Exhibit "A".

Historic Preservation: No comments.

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:

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:

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: James R. Sims

PETITION NO.: LUP-22

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments (Renewal).

STAFF RECOMMENDATIONS

LUP-22 JAMES R SIMS

The applicant's property has been used to park this equipment here for over 25 years. Although the applicant's property is located in a Low Density Residential future land use category, the applicant has submitted a petition in support of the proposal from the neighbors. The applicant has sufficient parking for the equipment and this 1.3 acre property is not located in a platted subdivision. Previous renewal request was granted for a period of 24 months, given the number of years this use has transpired on this property and the evidence of neighbors' support, Staff recommends **APPROVAL** for **24 months subject to:**

- no signs;
- no customers or clients on site;
- no on-street parking;
- no deliveries; and
- one dump truck and two graders only.

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.

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 JUL -2 AM 9:36
COBB COUNTY ZONING DIVISION



Application #: LVP-22
PC Hearing Date: 9-9-13
BOC Hearing Date: 9-17-13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Grading
2. Number of employees? Two
3. Days of operation? Five Days
4. Hours of operation? 8am to 5pm
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 0
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): N/A

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.): Dump Truck, Bobcat, Loader
9. Deliveries? No ; Yes _____. (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) _____

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

Applicant signature: James R. Sims Date: 7-2-2013
 Applicant name (printed): James R. Sims

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APPLICATION NO. _____ LUP-_____

ORIGINAL DATE OF APPLICATION: 09-20-11

APPLICANTS NAME: JAMES R. SIMS

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 09-20-11 ZONING HEARING:

JAMES R. SIMS (James R. Sims and Cecile C. Sims, owners) requesting a **Land Use Permit (renewal)** for the purpose of Parking A Dump Truck And Grading Equipment in Land Lots 82 and 151 of the 18th District. Located on the south side of Old Alabama Road, west of South Glenn Forest Street, east of Thunderwood Road (1347 Old Alabama Road).

MOTION: Motion by Goreham, second by Birrell, as part of the Consent Agenda, to **approve** Land Use Permit for **24 months subject to:**

- **no signs**
- **no customers or clients on site**
- **no on-street parking**
- **no deliveries**
- **one (1) dump truck and two (2) graders *only***

VOTE: **ADOPTED 4-0**