



DATE	DIRECTION	BY
1-8-93	L-R	W.S.P.

**CRUSSELL, RAKESTRAW & ASSOCIATES**  
DEVELOPMENT CONSULTANTS  
PLANNERS  
1307 S. SPANGLER ROAD  
SPRING SPRING, MISSOURI 65782  
PH: 636-641-9903

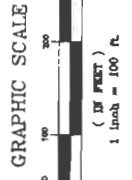
**LUP-26**  
**(2013)**

PROPERTY LOCATED IN LAND LOTS  
AND 2ND SECTION, COB8

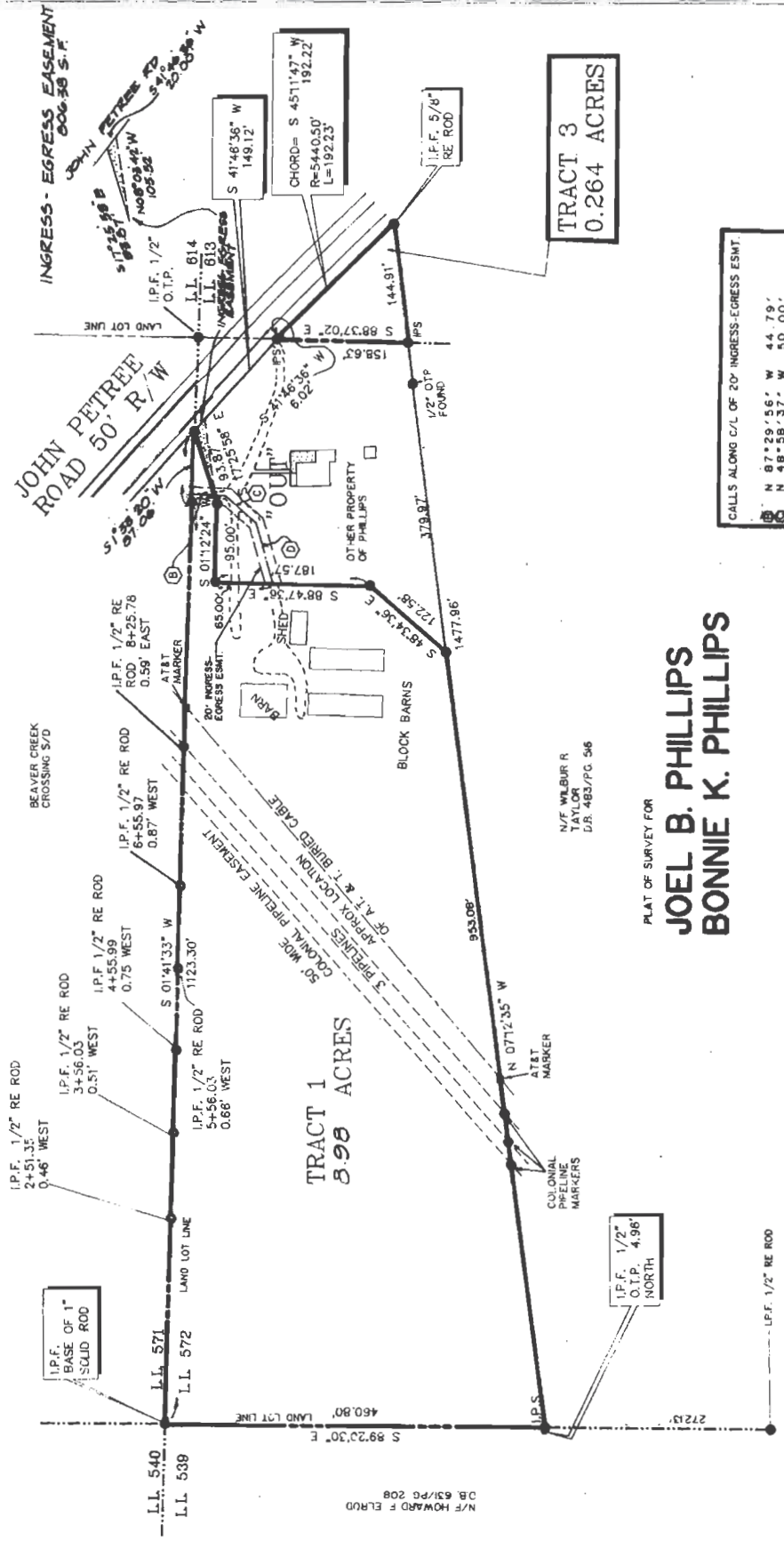
**BOUNDARY SURVEY**

PROJECT NO.  
**CO44491**

SHEET NO.  
TOTAL NO.



MAGNETIC



CALLS ALONG C/L OF 20' INGRESS-EGRESS ESMT.

①	N 87°29'56" W	44.79'
②	N 48°58'37" W	50.00'
③	N 10°30'01" W	75.00'

LEGEND

- ① - 1/4" IRON PINS; ROD SET
- ② - CORNER FOUND; ROD SET
- ③ - MON OR FORGELY OWNED BY XX/DOB - DEED BOOK AND PAGE NUMBER
- P.P. - POWER POLE
- B/A - BARBED WIRE FENCE
- C/L - CENTERLINE
- P/L - PROPERTY LINE
- CONC. - CONCRETE
- MON. - MONUMENT
- C/W - RIGHT OF WAY
- O.P. - OPEN TOP PIPE
- R.R. - REINFORCING ROD

PLAT OF SURVEY FOR  
**JOEL B. PHILLIPS**  
**BONNIE K. PHILLIPS**

**FLOOD CERTIFICATION**  
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY DOES NOT LIE IN AN AREA SUBJECT TO SPECIAL FLOOD HAZARD FACTORS AS DETERMINED BY THE F.L.A. FOR HUD.

TECHNICAL DATA

TRaverse PReCiSiOn	"	IN	20,348
ANgLe CORReCtiOn	"	1/308	
SCAlE ADJUSTMENT	"	1/298	
COMPAS AT	"	TR-103	
PLAT PReCiSiOn	"	1/10,000	

I.P.F. 1/2" O.T.P. 4.96" NORTH

I.P.F. BASE OF 1" SOLID ROD

N/F HOWARD F ELRUD  
DB. 631/PG 208

**APPLICANT:** Bonnie Phillips  
678-776-9999

**REPRESENTATIVE:** Bonnie Phillips  
678-776-9999

**TITLEHOLDER:** Bonnie Phillips

**PROPERTY LOCATION:** Northwest side of John Petree Road,  
south of Beaver Creek Crossing  
(2684 John Petree Road).

**ACCESS TO PROPERTY:** John Petree Road

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family house  
accessory structures and lake

**PETITION NO:** LUP-26  
**HEARING DATE (PC):** 10-01-13  
**HEARING DATE (BOC):** 10-15-13  
**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Weddings and Wedding  
Receptions

**SIZE OF TRACT:** 9.244 acres  
**DISTRICT:** 19  
**LAND LOT(S):** 571, 572, 613  
**PARCEL(S):** 3  
**TAXES:** PAID X DUE \_\_\_\_\_

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/Vineyard Place Subdivision
- SOUTH:** R-20/Single-family hosues
- EAST:** R-15/Beaver Creek Crossing Subdivision
- WEST:** R-20/Lake and undeveloped acreage

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

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

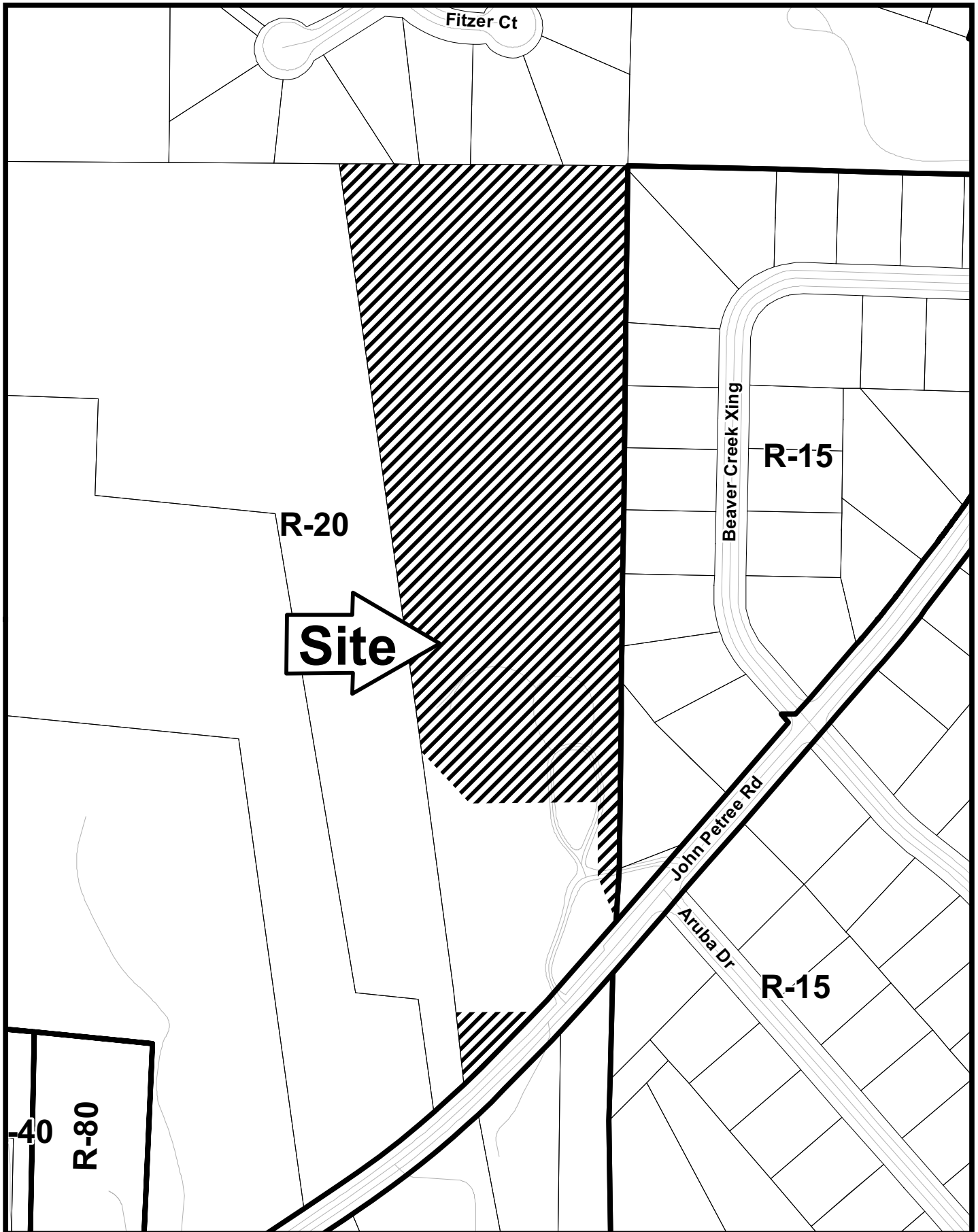
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

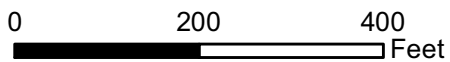
**STIPULATIONS:**



# LUP-26



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Bonnie Phillips

**PETITION NO.:** LUP-26

**PRESENT ZONING:** R-20

**PETITION FOR:** LUP

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**ZONING COMMENTS:**

**Staff Member Responsible:** Jason A. Campbell

Applicant is requesting a Land Use Permit for the purpose of a venue for weddings and/or receptions. The applicant has indicated that there will be a few weddings each year primarily in the spring and fall; set-up for the weddings requires two-three days before and one day after to clean up; the hours of operation will be 10 a.m. to 5 p.m. for workers and 5 p.m. to 10 p.m. for weddings. No signs are requested. Rental delivery trucks will be used to deliver tables and chairs on Thursdays before the scheduled wedding. The number of guests will be limited to 150. Applicant has submitted the attached "Consent of Contiguous Occupants or Land Owners" forms for your review. This application is the result of a complaint received by the Code Enforcement Division.

**Historic Preservation:** No comments.

**Cemetery Preservation:** No comment.

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**WATER & SEWER COMMENTS:**

Department of Environmental Health requires application for new on-site sewage management system.

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**TRAFFIC COMMENTS:**

Recommend upgrading the existing driveway apron to the commercial standard.

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

\*\*\*\*\*

**FIRE COMMENTS:**

**C/O:** Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process if any of the existing structures will be accessed by the public. Other requirements will be mandated if the structures are to be used such as, fire department access and fire hydrant placement.

**TENTS:** All tents 200sf with sides or 700sf without sides are to be permitted through the Cobb County Fire Marshal's Office.

**APPLICANT: Bonnie Phillips**

**PETITION NO.: LUP-26**

**PRESENT ZONING: R-20**

**PETITION FOR: LUP**

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**STORMWATER MANAGEMENT COMMENTS**

No comments.

## STAFF RECOMMENDATIONS

### **LUP-26      BONNIE PHILLIPS**

The applicant has filed a request to for a Temporary Land Use Permit (LUP) in order to utilize part of their property as a venue for weddings and/or receptions. The applicant resides at the property with her husband and they have had requests to use the property in the proposed fashion. The applicant has indicated that three or four employees will be needed on Thursday before the weddings. The applicant anticipates approximately 15 weddings per year, mainly in the spring and fall. The attached letter from the applicant indicates that the number of guests will be limited to 150. Parking will be made available in the pasture and some churches will allow parking for those who would like to use vans to carpool. The applicant will have no signs on the property, but rental delivery trucks will be making deliveries prior to each wedding.

While the applicant is requesting approval for 24 months, the property is zoned R-20, single-family residential and located within the Low Density Residential future land use area. Staff believes the proposed use will be disruptive for adjacent and nearby neighbors. Based on the above analysis, and strict interpretation of the ordinance, Staff recommends **DENIAL** of the applicant's request.

**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 #: LUP-26

PC Hearing Date: 10-1-13

BOC Hearing Date: 10-15-13

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Weddings
2. Number of employees? 2-4 part time
3. Days of operation? 10 days per month ON wedding months
4. Hours of operation? 10-5 for workers / 5p-10p weddings
5. Number of clients, customers, or sales persons coming to the house per day? 3-4 ; Per week? 3-4 Thurs, Friday, SAT, Monday
6. Where do clients, customers and/or employees park?  
Driveway: \_\_\_\_\_ ; Street: \_\_\_\_\_ ; Other (Explain): behind barn & pasture

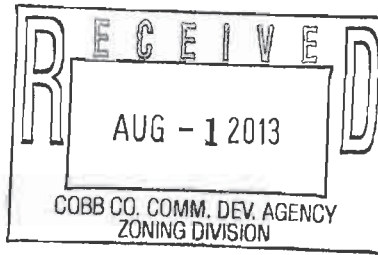
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7. Signs? No:  ; Yes: \_\_\_\_\_. (If yes, then how many, size, and location): \_\_\_\_\_
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): truck delivering tables & chairs - NOT larger than rental delivery trucks
9. Deliveries? No \_\_\_\_\_ ; Yes  (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)  
only on the Thursday before scheduled wedding
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: 2 years!
13. Any additional information? (Please attach additional information if needed):  
A few weddings will be held on a few weekends per year in good weather seasons  
All set up is done two days before wedding & take down one day after -  
Applicant signature: Bonnie Phillips Date: July 31, 2013  
Applicant name (printed): Bonnie Phillips

# Bonnie Phillips

2684 John Petree Road, Powder Springs, GA 30127

Tel: 678-776-9999 [bonnie.phillips4@gmail.com](mailto:bonnie.phillips4@gmail.com)



LUP-26  
(2013)  
Applicant's Letter

## Reasons for requesting a Temporary Land Use Permit:

In 1981, my husband Joel searched for a piece of property to be able to grow plants and trees to use for landscaping. He was overjoyed at twenty-four to be able to purchase the place from Mr. Wilbur Taylor, making a promise to continue guarding this refuge for wild-life, keeping it as natural as possible. The gardens and grounds reflect thirty-two years of much passion and work to achieve it.

In 1987, we got married in our 1880's farm house, inviting our friends and family. I moved right in and joined him in his artistic endeavors, working on the home, barn and chicken houses to keep them rustic and authentic. Everyday we love enjoying the paths and gardens we have created and sitting just long enough to enjoy the sunset sparkle on the lake.

As the years went by, family, friends, pastors and churches have asked to use the farm for their gatherings. Photographers regularly use the place for photos and videos. Album photo shoots and even a movie has been made here-of course at no charge. The exposure has caused us to get requests from brides who saw the photos, and then photographers began requesting weddings for clients on our farm.

Last year the Senior Film Location Specialist of the Georgia Department of Economic Development sent a request for review of our place. I have not yet responded because I have spent much of the last two years traveling to Virginia to care for my elderly parents. And I am not sure what process that would require to allow them to film on our land.

As you can tell by the dates, Joel and I are getting a little weary of the extensive and intensive care required to keep everything picture perfect. The extreme weather, (drought in 2007, floods in 2009, unprecedented rain in 2013) plus the economy, has taken its toll on us. We would like the opportunity as caretakers of this beautiful spot in West Cobb County to:

- Have a few weddings each year primarily in the spring and fall to help us keep the property as it is -(maybe twelve-fifteen per year due to the open air barn).
- Set-up for the weddings requires two-three days before and one day after to clean up.
- We plan to restrict the size and time that the gathering will entail (5PM-10PM, and not more than 150 guests).
- We will also restrict the noise levels during the gatherings.



- We have a pasture for parking, while some churches allow parking for those who would like to use vans to carpool.
- A small staff would be required of 3-4 people just during set-up and take down.
- Any supplies necessary are brought in vans or an occasional panel truck for extra chairs and tables.
- We have talked with many of our neighbors and they have repeatedly assured us that they love seeing the property and the gatherings are not intrusive to their life.
- Many of them use our lake and grounds when needed.
- As little impact as possible will be made on our grounds and the neighborhood.
- Our promise is to be an anchor and an asset to this area in West Cobb.
- Our local brides will be very happy if you will allow us to offer this service.

We hope that you will consider allowing us to basically continue operating as we have for years with the addition of some income to offset the cost of maintaining the lake and surrounding property. By doing so we will be allowed to join the three other businesses already operating on John Petree Road. Please let me know if you have any questions or concerns. I look forward to meeting you at our place.

Thank you for your time and consideration.

Bonnie Phillips

678-776-9999

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNER  
TO ACCOMPANY APPLICATION FOR LAND USE PERMIT

By signature, it is hereby acknowledged that I give my consent/or have no objection that Bonnie Phillips  
intends to make an application for a Land Use Permit for the purpose of weddings & receptions  
on the premises described in the application.

COSSB COUNTY GEORGIA  
 ADMIN OFFICE  
 2013 SEP 17 PM 12:40  
 COSSB COUNTY ZONING DIVISION

Signature	Printed name	Address
<i>[Signature]</i>	BILLY DUNN	2526 John Petree Rd Powder Springs Ga
<i>[Signature]</i>	Bobby Chen	2727 John Petree Powder Springs
<i>[Signature]</i>	Wendy Cassarella	2688 JOHN PETREE POWDER SPRINGS
<i>[Signature]</i>	STANFORD BOYER	2674 Beaver Creek Crossing
<i>[Signature]</i>	Linda Boyer	2674 Beaver Creek Crossing P.S.
<i>[Signature]</i>	Julia Rico	2675 Beaver Creek Crossing
<i>[Signature]</i>	Justin Gardner	2669 beaver creek crossing
<i>[Signature]</i>	Benny C. Adams	2650 Beaver Creek Crossing
<i>[Signature]</i>	Frankie Minter	2667 John Petree Rd
<i>[Signature]</i>	KAY Minter	2667 John Petree Rd
<i>[Signature]</i>	Susan Womack	2677 John Petree Rd
<i>[Signature]</i>	Chad Miller	3439 Madland RP
<i>[Signature]</i>	Lauren Miller	3439 Madland Rd
<i>[Signature]</i>	Mamona Phillips	3439 Madland Rd
<i>[Signature]</i>	James Phillips	3439 Madland Rd
<i>[Signature]</i>	Jessica Jones	2720 John Petree Rd.
<i>[Signature]</i>	Jared Jones	"2720 John Petree Rd."
<i>[Signature]</i>	ZANE H. KENT	2559 John Petree Rd.
<i>[Signature]</i>	Claudine Joseph	2697 John Petree Rd
<i>[Signature]</i>	Jerome Jacks	2750 John Petree Rd

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNER

TO ACCOMPANY APPLICATION FOR LAND USE PERMIT

By signature, it is hereby acknowledged that I give my consent/or have no objection that Paul & Donnie Phillis intends to make an application for a Land Use Permit for the purpose of weddings & Receptions on the premises described in the application.

Signature	Printed name	Address
1. <u>Pat Cole</u>	Pat Cole	2633 Beaver Creek Xing
2. <u>Paul Langford</u>	Paul Langford	2634 Beaver creek xing
3. <u>Juan A Aguirre</u>	JUAN A AGUIRRE	2646 Beaver Creek Xing
4. <u>Kim Bobo</u>	Kim Bobo	2654 Beaver Creek Xing
5. <u>Stephen Hurst</u>	Stephen Hurst	2654 Beaver Creek Xing
6. <u>Michael Simon</u>	Michael Simon	2618 John Petree Rd
7. <u>Tom Thomas</u>	Tom Thomas	2617 John Petree Rd
8. <u>Angela Banta</u>	Angela Banta	2607 John Petree Rd
9. <u>Amanda Finley</u>	Amanda Finley	3200 John Petree Rd
10. <u>Matthew Cole</u>	Matthew Cole	3199 Petree Ct
11. <u>Les Parter</u>	Les Parter	3195 Petree Ct
12. <u>Donna LSA</u>	Donna LSA	3196 Petree Ct.
13. <u>Cohen Service</u>	Cohen Service	2185 Petree Ct
14. <u>Hedi Costaneda</u>	Hedi Costaneda	3197 Petree Ct
15. <u>Jessie Robbins</u>	Jessie Robbins	2524 John Petree Rd P.S. 64
16. <u>Thomas Robbins</u>	Thomas Robbins	2524 John Petree Rd P.S.
17. <u>Kellie Robbins</u>	Kellie Robbins	2522 John Petree Rd P.S.
18. <u>Adam Camp</u>	Adam Camp	2522 John Petree Rd P.S.
19. <u>Tyler Robbins</u>	Tyler Robbins	2763 Aruba drive powder springs
20. <u>Sarah Robbins</u>	Sarah Robbins	2763 Aruba Dr. Powder Springs
21. <u>Bob Dunn</u>	Bob Dunn	2526 John Petree Rd.

(Attach additional pages if necessary)

Revised October 1, 2009

# CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNER

## TO ACCOMPANY APPLICATION FOR LAND USE PERMIT

By signature, it is hereby acknowledged that I give my consent/or have no objection that Bonnie

Phillips intends to make an application for a Land Use Permit for the purpose of Weddings + Reception on the premises described in the application.

Signature	Printed name	Address
<u>Michelle Williams</u>	Michelle Williams	3201 CRAVEN RIDGE DR.
<u>Bethany Abrams</u>	BETHANY ABRAMS	3205 CRAVEN RIDGE DR.
<u>Darrell Crawford</u>	Darrell Crawford	3200 CRAVEN RIDGE DR.
<u>Burnie Fulwood, Jr.</u>	Burnie Fulwood, Jr.	2862 Rhonda Dale Dr
<u>Rebecca Nforge</u>	Rebecca Nforge	2850 Rhonda Dale Dr
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**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 Bonnie Phelley's  
 \_\_\_\_\_ intends to make an application for a Land Use Permit for the purpose of  
weddings & receptions on the premises described in the application.

Signature	Printed name	Address
1. <u>Lisa Gruelle</u>	LISA Gruelle	3211 Crawen Ridge Dr
2. <u>Dianna Carway</u>	Dianna Carway	3127 Country Lake DR. PS
3. <u>[Signature]</u>	Michael Carway	3127 Country Lake Dr
4. <u>[Signature]</u>	David A. Rawlings	3123 Country Lake Drive
5. <u>Elizabeth <sup>Randou</sup> Rawlings</u>	E Landon Rawlings	3123 Country Lake Drive
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