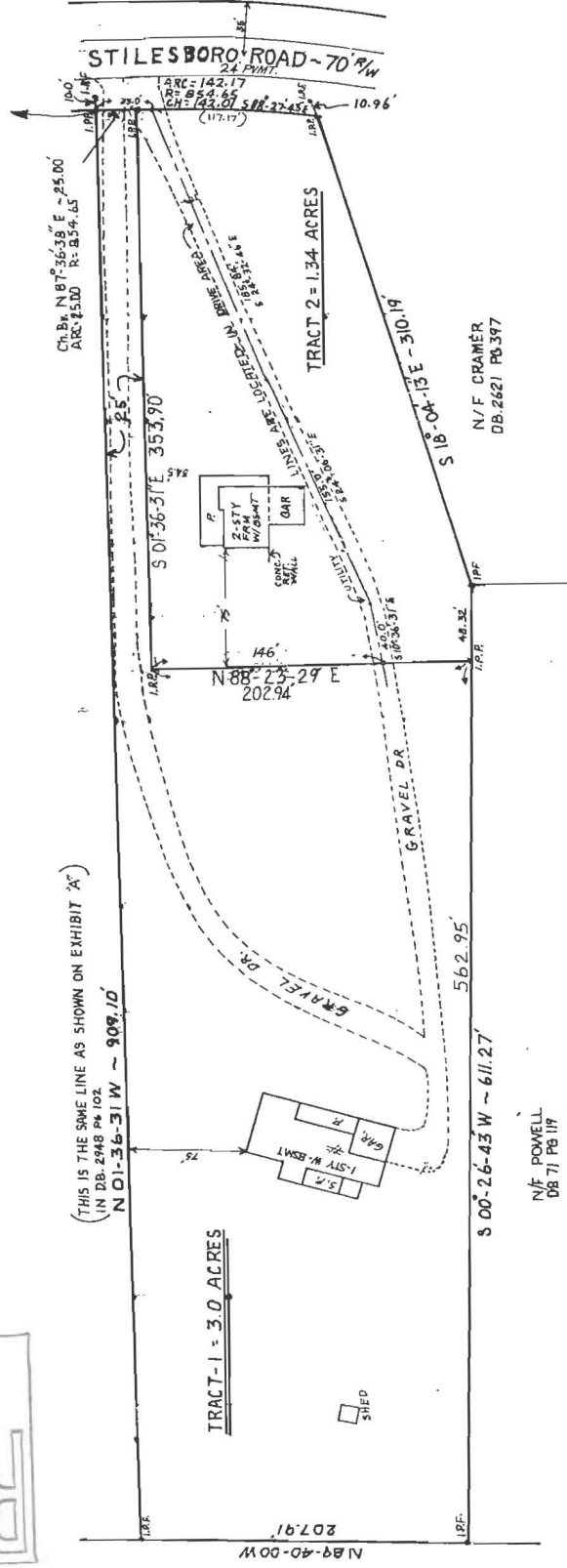


LUP-20
(2015)



COBB COUNTY ZONING DIVISION
MAY - 7 2015

663.5' ALONG R/W TO THE INTERSECTION
WITH THE WEST LINE OF LL 222



N/F PARRIS
DB 2948 PB 101

(THIS IS THE SAME LINE AS SHOWN ON EXHIBIT 'A')
N 01-36-31 W ~ 909.10

TRACT-1 = 3.0 ACRES

TRACT 2 = 1.34 ACRES

S 00-26-43 W ~ 611.27

N/F CRAMER
DB 2621 PB 397

N/F POWELL
DB 71 PB 119

SURVEY FOR:

WESTSIDE BANK AND TRUST COMPANY
GREGORY WAYNE WALLS AND
LINDA JEAN WALLS

LOCATED IN LAND LOT 222 OF THE 20TH DISTRICT
2ND SECTION OF COBB COUNTY, GEORGIA
DATE 4-2-90 SCALE 1:60
REVISED 7-30-90
REVISED 11-6-90 TO SHOW HOUSE ON TRACT 2



W. WENDELL WALLS SURVEYOR PH. 476-7879

NOTE: 25' DRIVEWAY APPROVED BY ZONING
JUNE 13, 1990 (J-20)

UTILITIES LOCATED WITHIN EASEMENT
COBB E. M.C.
COBB CO. WATER
SOUTHERN BELL
COBB SATELLITE T.V.

REFERENCES:

PLAT BOOK	PG.	DEED BOOK	PG.
68	144	2116	457
71	119	3095	245 (RELEASE R/W BELL SYSTEM)
75	146	1946	CONVEYANCE FROM J.C. ADAMS TO

COBB COUNTY FOR RD. R/W ~ RECORDED IN 1968

THIS PROPERTY IS NOT IN AN AREA HAVING
ANY SPECIAL FLOOD HAZARD CONDITIONS
THE FIELD DATA UPON WHICH THIS PLAT IS BASED
HAS A CLOSURE PRECISION OF ONE FOOT IN 24,000 FT.
ERROR PER ANGLE POINT 17" ADJUSTED USING
COMPASS RULE. PLAT CLOSURE 1/100,000 FT.
EQUIPMENT USED LIETZ S-4

APPLICANT: Garfield McCook

PETITION NO: LUP-20

PHONE#: (678) 778-6335 **EMAIL:** stilesboroal@comcast.net

HEARING DATE (PC): 07-07-15

REPRESENTATIVE: Garfield McCook

HEARING DATE (BOC): 07-21-15

PHONE#: (678) 778-6335 **EMAIL:** stilesboroal@comcast.net

PRESENT ZONING: R-30

TITLEHOLDER: Garfield McCook

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPERTY LOCATION: South side of Stilesboro Road, west of
Allatoona Lane
(4549 Stilesboro Road).

PROPOSED USE: Group Home

ACCESS TO PROPERTY: Stilesboro Road

SIZE OF TRACT: 1.34 acres

DISTRICT: 20

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

LAND LOT(S): 222

PARCEL(S): 158

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-30/Single-family house
- SOUTH:** R-30/Single-family house
- EAST:** R-30/Single-family house
- WEST:** R-30/Single-family house

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

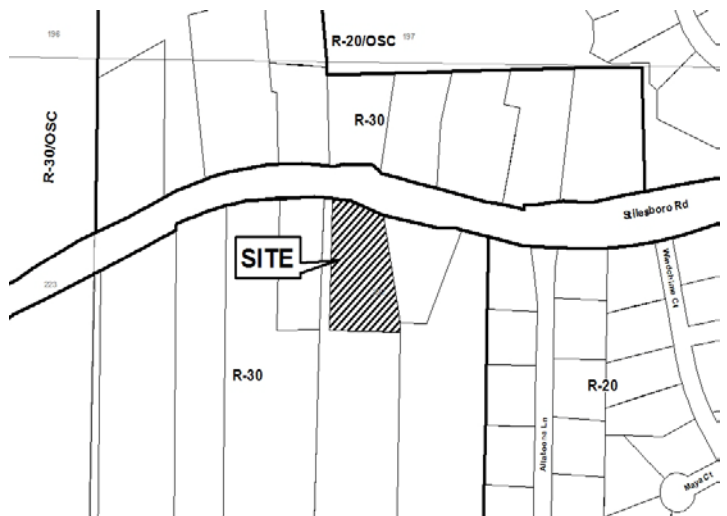
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

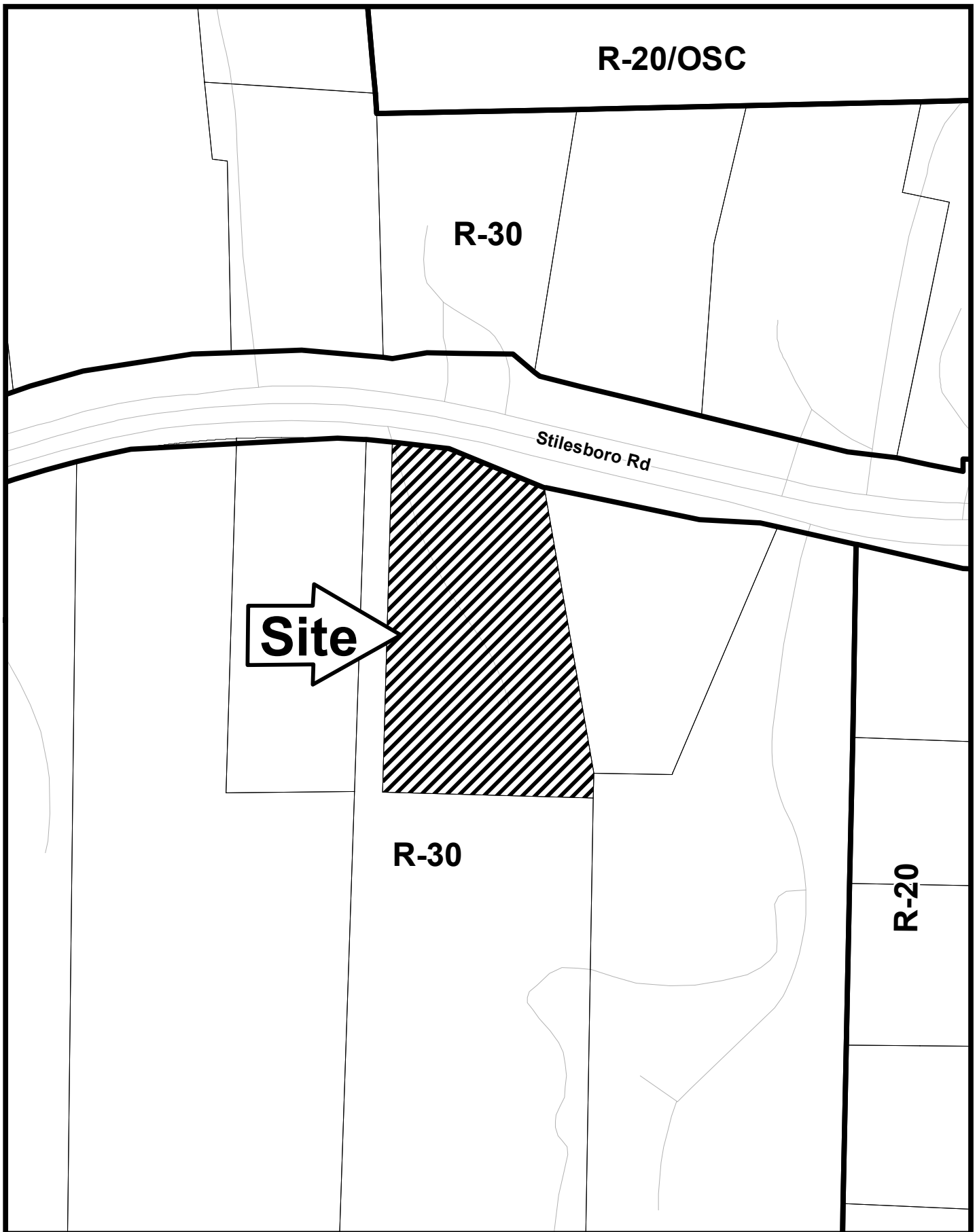
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



LUP-20



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

0 100 200 Feet



City Boundary
Zoning Boundary

APPLICANT: Garfield McCook

PETITION NO.: LUP-20

PRESENT ZONING: R-30

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

Applicant is requesting to renew a Temporary Land Use Permit for the purpose of a group home for six residents. The hours of operation will continue to be seven days per week, 24 hours per day. The applicant has indicated that there will be two employees, no signs, no deliveries and no outdoor storage. The applicant does not live in the house. The applicant does not intend to change anything from the previous approved Land Use Permit.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Property is served by public water and septic system

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: Garfield McCook

PETITION NO.: LUP-20

PRESENT ZONING: R-30

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments (Renewal).

STAFF RECOMMENDATIONS

LUP-20 GARFIELD MCCOOK

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in italics, with the Staff analysis following in bold.

- (1) Safety, health, welfare and moral concerns involving the surrounding neighborhood.*
This request should not affect the safety, health or welfare of the surrounding properties.
- (2) Parking and traffic considerations.*
Employees and visitors will park in the driveway.
- (3) Number of nonrelated employees.*
The applicant has three (3) employees for the proposal.
- (4) Number of commercial and business deliveries.*
None
- (5) The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*
This use is located in area having single-family residential homes. However, the proposed use has been here for many years without any complaints.
- (6) Compatibility of the business use to the neighborhood.*
There are no known businesses surrounding the property. However, this use has been here for a long time without adversely affecting the neighbors.
- (7) Hours of operation.*
24 hours a day, 7 days a week.
- (8) Existing business uses in the vicinity.*
There are no known businesses in the area.
- (9) Effect on property values of surrounding property.*
This request should not have an effect on property values.
- (10) Circumstances surrounding neighborhood complaints.*
This request is not the result of a complaint of the Code Enforcement Division.
- (11) Intensity of the proposed business use.*
This application is a renewal of an existing use.
- (12) Location of the use within the neighborhood.*
This property is not located in a platted neighborhood, and is 1.34 acres.

LUP-20 GARFIELD MCCOOK (Continued)

Based on the above analysis, and strict interpretation of the ordinance, Staff recommends **APPROVAL** of the applicant's request Subject to;

- Maximum of six (6) residents;
- Maintain turn around capabilities of driveway so that vehicles can exit the property frontwards;
- No exterior signs;
- Maintain all State and County required permits;
- Maintain size of the lot as it exists currently;
- Fire Department comments and recommendations and;
- Cobb 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.



Application #: LUP-20
PC Hearing Date: 7-7-15
BOC Hearing Date: 7-21-15

TEMPORARY LAND USE PERMIT WORKSHEET (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? PERSONAL CARE HOME
2. Number of employees? 2
3. Days of operation? 7 DAYS PER WEEK
4. Hours of operation? 24 HOURS
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? _____
6. Where do clients, customers and/or employees park?
Driveway: _____; Street: _____; Other (Explain): PARKING AREA

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.): NONE

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 maximum): 24 MONTHS
13. Is this application a result of a Code Enforcement action? No ; Yes ____ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed): _____

Applicant signature: [Signature] Date: 5/6/15
Applicant name (printed): GARRETT MCCOOK