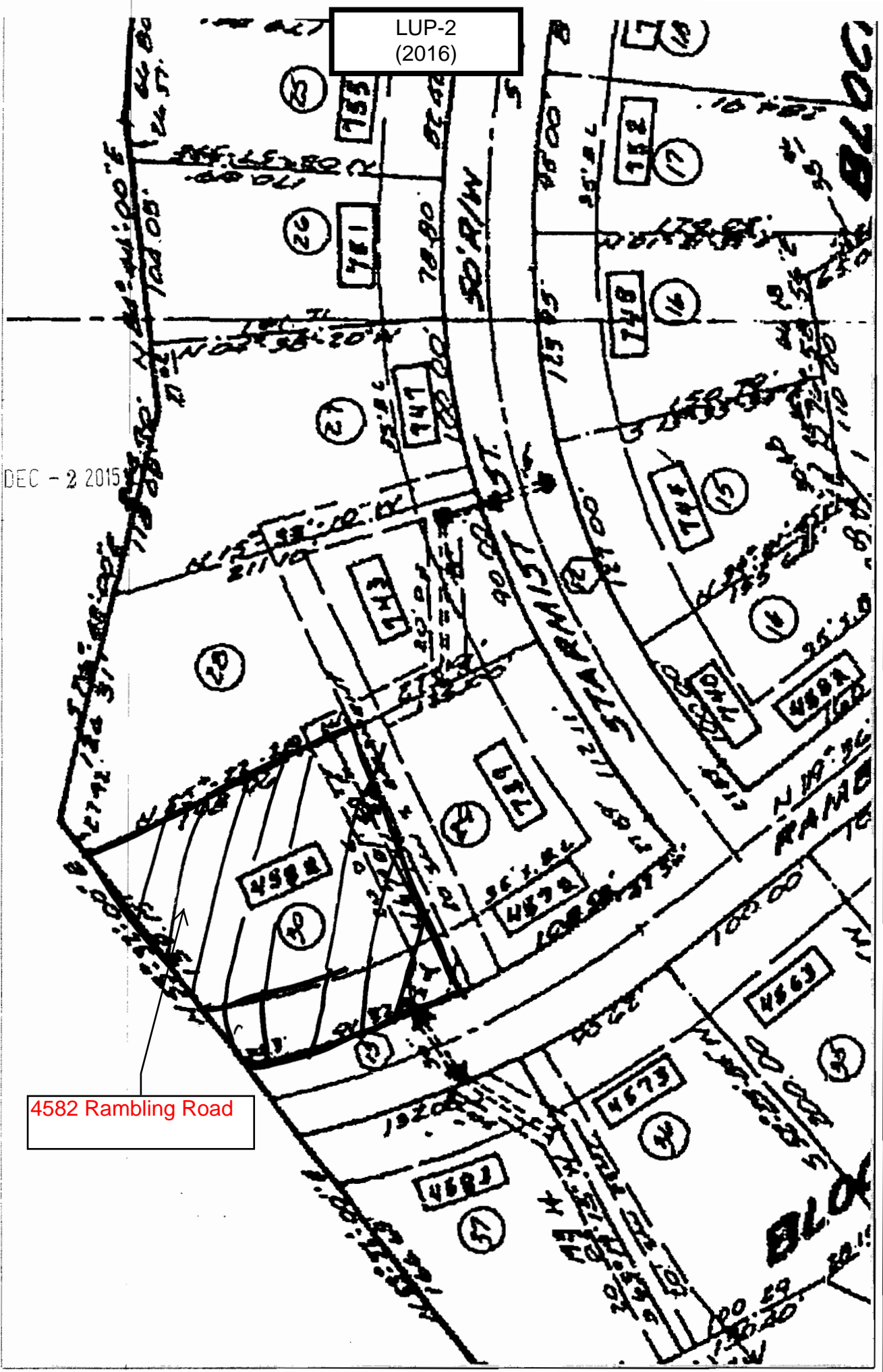


DEC - 2 2015

LUP-2
(2016)

4582 Rambling Road



APPLICANT: Kevin Jordan

PHONE#: (678) 270-7696 **EMAIL:** kjorda34@gmail.com

REPRESENTATIVE: Kevin Jordan

PHONE#: (678) 270-7696 **EMAIL:** kjorda@gmail.com

TITLEHOLDER: Kevin Jordan

PROPERTY LOCATION: East side of Rambling Road, north of Sarmist Court (4582 Rambling Road).

ACCESS TO PROPERTY: Rambling Road

PHYSICAL CHARACTERISTICS TO SITE: Existing Single-family house

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-15/Lincoln Subdivision
SOUTH: PD/Dover Downs Subdivision
EAST: R-15/Lincoln Subdivision & PD/Dover Downs Subdivision
WEST: R-15/Lincoln Subdivision & PD/Dover Downs Subdivision

PETITION NO: LUP-2

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING: PD

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow More Unrelated Adults than Code Permits

SIZE OF TRACT: 0.50 acre

DISTRICT: 16

LAND LOT(S): 134

PARCEL(S): 119

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

Adjacent Future Land Use:
Northeast: Low Density Residential (LDR)
Southeast: Low Density Residential (LDR)
Southwest: Low Density Residential (LDR)
Northwest: Low Density Residential (LDR)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

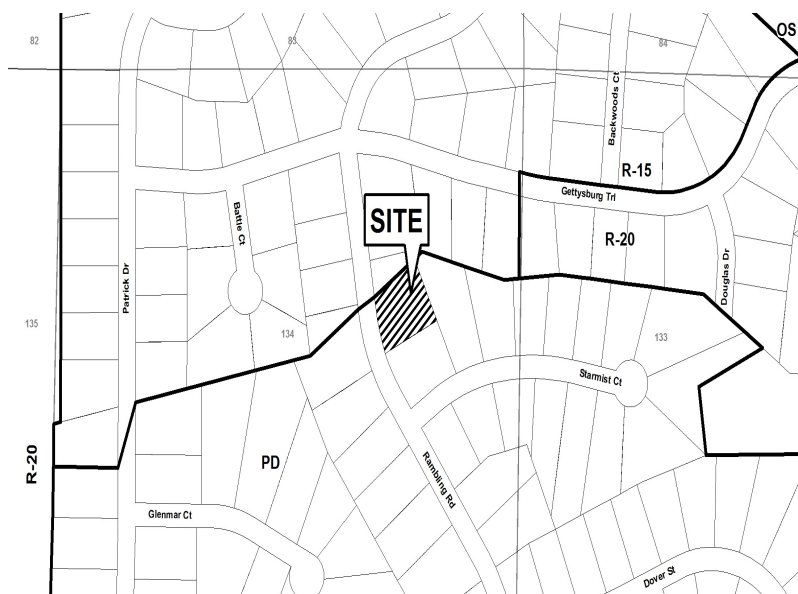
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

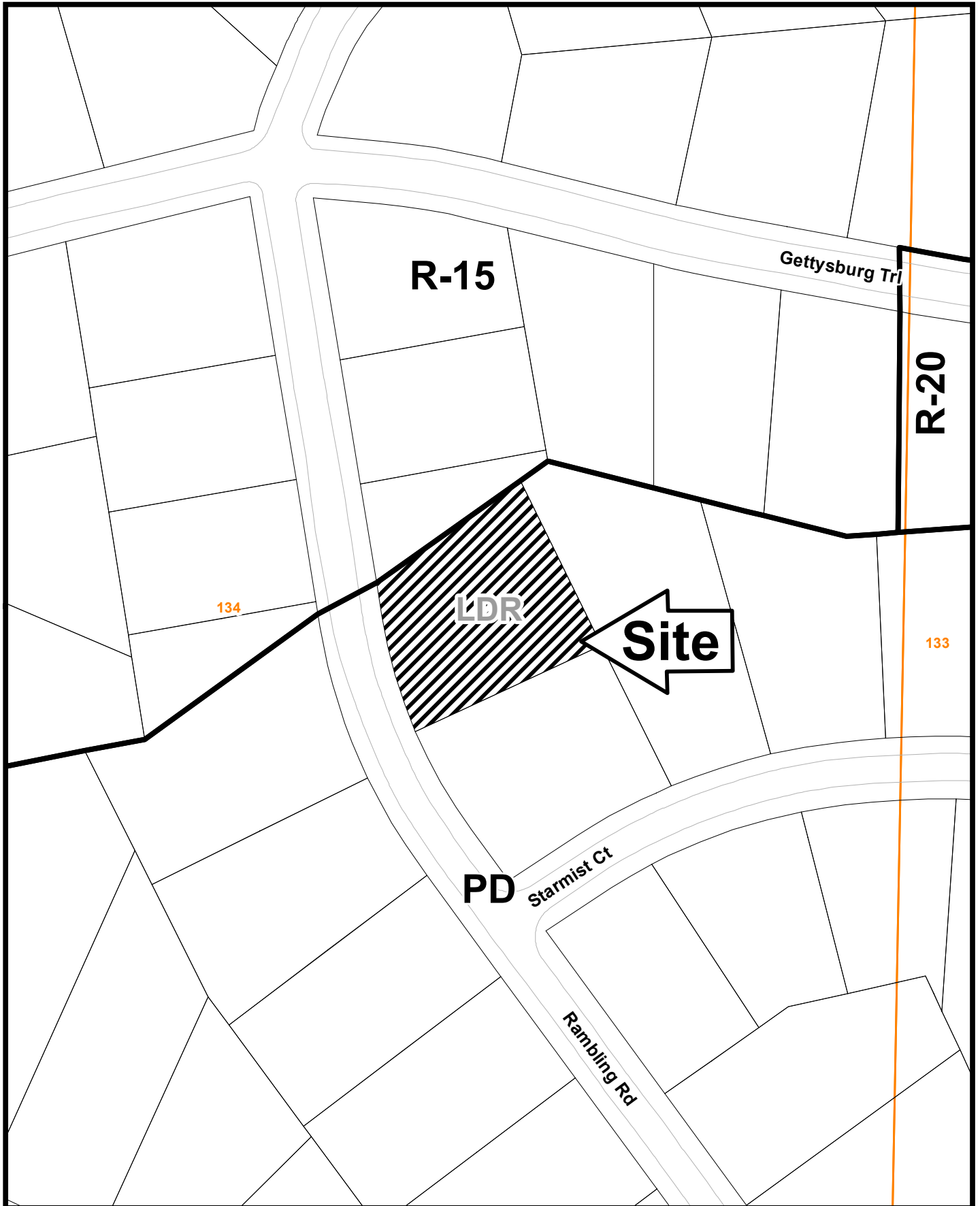
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

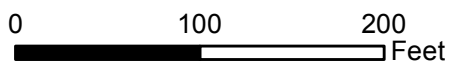
STIPULATIONS:





LUP-2



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Kevin Jordan

PETITION NO.: LUP-2

PRESENT ZONING: PD

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Kim Wakefield

This applicant is requesting a Temporary Land Use Permit to allow more than two unrelated adults and more than three vehicles parked outside of a garage or carport. Per the County Code, a dwelling unit shall have at least 390 square feet per adult occupant and vehicle. The Cobb County Tax Assessor’s website shows the house has 2,308 square feet, which would allow up to five adults (who are family members) and five vehicles; however, only three vehicles are allowed parked outside of a garage or carport. On the applicant’s property, there are four vehicles and four unrelated adults. This application is the result of a complaint.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Property is served by public water and sewer.

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 for this request, however, not to be used for a group home or personnel care home, without Fire Department approval. If there are four or more unrelated occupants, the structure must meet NFPA 101, Life Safety Code requirements and the Official Code of Cobb County, Georgia.

APPLICANT: Kevin Jordan

PETITION NO.: LUP-2

PRESENT ZONING: PD

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-2 KEVIN JORDAN

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.*
The application is the result of a complaint due to the number of residents on the property. The use and condition of the property have adversely affected the surrounding properties.
- (2) *Parking and traffic considerations.*
Applicant indicates all vehicles will be parked in the garage or driveway.
- (3) *Number of nonrelated employees.*
N/A
- (4) *Number of commercial and business deliveries.*
N/A
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*
N/A
- (6) *Compatibility of the business use to the neighborhood.*
N/A
- (7) *Hours of operation.*
N/A
- (8) *Existing business uses in the vicinity.*
N/A
- (9) *Effect on property values of surrounding property.*
Multiple cars on the property start to erode the low intensity character of a residential neighborhood and could have a negative effect on property values.
- (10) *Circumstances surrounding neighborhood complaints.*
The use and condition of the property resulted in a complaint filed with Code Enforcement.
- (11) *Intensity of the proposed business use.*
N/A
- (12) *Location of the use within the neighborhood.*
The proposal is located within a platted subdivision and is surrounded by residential issues.

Based on the above analysis and a strict interpretation of the Code, Staff recommends **DENIAL** of the application.

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-2
PC Hearing Date: 2-2-16
BOC Hearing Date: 2-16-16

TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

- Number of unrelated adults in the house? 4
- Number of related adults in the house? 0
- Number of vehicles at the house? 4
- Where do the residents park?
Driveway: 2; Street: _____; Garage: 2

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- Does the property owner live in the house? Yes ; No _____
- Any outdoor storage? No ; Yes _____ (If yes, please state what is kept outside): _____

7. Length of time requested (24 months maximum): 18 months

8. 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).

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

Applicant signature: [Signature] Date: 12/2/15

Applicant name (printed): Kevin Jordan

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: PD

Size of house per Cobb County Tax Assessor records: 2,308 sq ft

Number of related adults proposed: 0 Number permitted by code: 5

Number of unrelated adults proposed: 4 Number permitted by code: 1

Number of vehicles proposed: 4 Number permitted by code: 5

Number of vehicles proposed to be parked outside: 2 Number of vehicles permitted 2
outside



Cobb County...Expect the Best!

COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY
Code Enforcement Division

Mailing Address
P.O. Box 649
Marietta, Ga. 30061

Physical Address
1150 Powder Springs Rd.
Suite 400
Marietta, Ga. 30064

Fax: (770) 528-2092

LUP-2 (2016)
Notice of
Violation

Notice of Violation

Violation Number: CODE-2015-08982 Date: 10/13/2015

The Cobb County Code Enforcement Division has grounds to believe the property located at:

4582 RAMBLING RD KENNESAW, GA 30144 16 0134 119 PD,R-15
(Address) (City/State/Zip) (Dist) (Land Lot) (Par) (Zoning)

and/or JORDAN KEVIN (4582 RAMBLING RD KENNESAW, GA 30144)

may be in violation of the Official Code of Cobb County, Georgia. You have 10 days to bring the violation(s) into compliance. An inspection will be made on or about 10 days from October 13, 2015. Failure to comply could result in a citation being issued for you to appear in the Cobb County Magistrate Court, and you may be subject to a fine, imprisonment or both.

Table with 3 columns: Violation, Code Section, Requirement for Compliance. Row 1: PERMITTED USE/SINGLE FAMILY DWELLING, 134-201.1 (3), Must comply with all requirements in the attached definition of dwelling unit. see attached

Margie Vazquez (margie.vazquez@cobbcounty.org) 770-528-2111
Officer Telephone

Contact the Officer listed above by telephone or email for further information. Officer availability 8:00-9:00 a.m. and 3:30-4:30 p.m. Monday through Friday. You may leave voice mail or send email at any time.

A COMPLETE COPY OF THE COBB COUNTY ORDINANCE MAY BE VIEWED AT WWW.COBBCOUNTY.ORG