

LUP-21
(2016)

PLAT NO. 88-112344-D

Handwritten:
detached garage
or access
zoned R-15

ARBOR SPRING
DRIVE

ARBOR SPRING WAY

RECEIVED
JUL - 7 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD
BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D THROUGH
THE FEDERAL INSURANCE ADMINISTRATION IT IS MY OPINION

THAT THE PROPERTY SHOWN HEREON IS
outside OF THE FLOOD HAZARD AREA

SURVEY FOR

LAND LOT 241
110th DISTRICT 2nd SECTION

COBB COUNTY ARBOR BRIDGE

LOT 115 BLOCK 2 UNIT 2 SEC 2 PLAT BOOK 102 PAGE 56

SCALE 1" = 40'

DATE NOV. 8, 1988



Pharr & Associates, Inc.
ENGINEERING • LAND SURVEYING • SITE PLANNING
DEVELOPMENT • CONSTRUCTION LAYOUT
111 FOREST PARKWAY, SUITE 200
FOREST PARK, GEORGIA 30058
404 366-7715
FAX 404 366-7715

MARK A. BUCKNER
REGISTERED LAND SURVEYOR

DRAWN BY

1 P.F. - IRON PIN FOUND
1 P.S. - IRON PIN SET
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
H.W. - HEAD WALL
S.E. OR S.S.E. - SANITARY SEWER EASEMENT
DO NOT USE HOUSE TO PROPERTY LINE DISTANCE.
OR FENCES FOR PROPERTY LINE LOCATION.

J.B. - JUNCTION BOX
C.L. - CENTER LINE
R/W - RIGHT OF WAY
F.P. - FENCE POST
P.L. - PROPERTY LINE

LOCATION & DESCRIPTION OF EASEMENTS AND UTILITIES
TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLAT
WHEN APPLICABLE.

APPLICANT: Marie McCleskey

PHONE#: (404) 895-8114 **EMAIL:** marie@mariemccleskey.com

REPRESENTATIVE: Marie McCleskey

PHONE#: (404) 895-8114 **EMAIL:** marie@mariemccleskey.com

TITLEHOLDER: Christopher Roy McCleskey and

Marie Simpson McCleskey

PROPERTY LOCATION: North side of Arbor Spring Way, east of

Arbor Spring Drive

(2673 Arbor Spring Way)

ACCESS TO PROPERTY: Arbor Spring Way

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-15/Arbor Bridge Subdivision

SOUTH: R-15/Arbor Bridge Subdivision

EAST: R-15/Arbor Bridge Subdivision

WEST: R-15/Arbor Bridge Subdivision

PETITION NO: LUP-21

HEARING DATE (PC): 09-08-16

HEARING DATE (BOC): 09-20-16

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

(Renewal)

PROPOSED USE: Photography

SIZE OF TRACT: 0.53 acres

DISTRICT: 16

LAND LOT(S): 241

PARCEL(S): 62

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 3

Adjacent Future Land Use:

North: Low Density Residential (LDR)

Northeast: Low Density Residential (LDR)

Southeast: Low Density Residential (LDR)

West: 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**

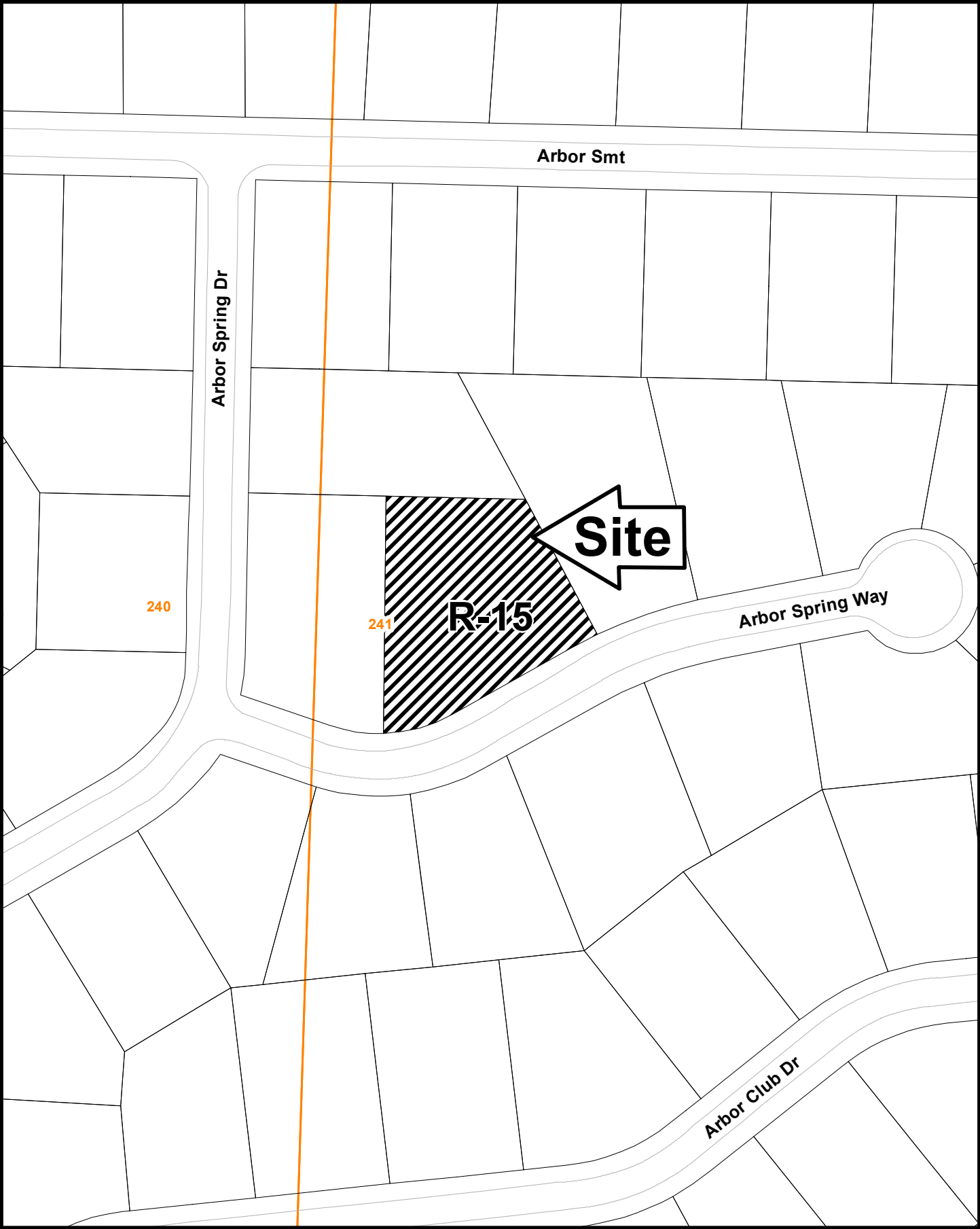
REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



LUP-21-2016 GIS



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: Marie McCleskey **PETITION NO.:** LUP-21

PRESENT ZONING: R-15 **PETITION FOR:** LUP

ZONING COMMENTS: Staff Member Responsible: Kim Wakefield

The applicant is requesting a renewal of a Temporary Land Use Permit (LUP) to operate a photography business. This will be the third renewal for the applicant, with the original approval being in 2013. There will be no employees coming to the home, and only one client per week. The applicants' hours of operation are as needed by appointment only. There is adequate parking in the driveway for at least one client at a time. The applicant is not requesting any signage, extra vehicles, deliveries or outdoor storage.

Historic Preservation: No comment

Cemetery Preservation: No comment

WATER & SEWER COMMENTS:

No comments. Property served by water and sewer.

TRAFFIC COMMENTS:

Recommend no parking on the right-of-way.

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: Marie McCleskey

PETITION NO.: LUP-21

PRESENT ZONING: R-15

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comment (Renewal).

STAFF RECOMMENDATIONS

LUP-21 MARIE MCCLESKEY

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 due to the increased traffic from non-residents.
- (2) *Parking and traffic considerations.*
Clients will park in the driveway.
- (3) *Number of nonrelated employees.*
No employees are being requested with this application.
- (4) *Number of commercial and business deliveries.*
There are no commercial deliveries associated with this request.
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*
Permitting business uses in residential area creates traffic and parking concerns.
- (6) *Compatibility of the business use to the neighborhood.*
The fundamental natures of most businesses are incompatible with neighborhoods. However, this applicant has been operating at this location for three years with no complaints filed with Code Enforcement.
- (7) *Hours of operation.*
Applicant has indicated no set hours of operation. Hours will be as needed, by appointment only.
- (8) *Existing business uses in the vicinity.*
There are no known businesses surrounding the property.
- (9) *Effect on property values of surrounding property.*
Staff does not think there will be a negative effect on the 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.*
The proposed use will have little effect on traffic in the area.
- (12) *Location of the use within the neighborhood.*
This proposal is located in a platted subdivision and is surrounded by residential uses.

LUP-21 MARIE MCCLESKEY (Continued)

Based on the above analysis, Staff recommends **APPROVAL** for 24 months subject to:

1. No employees;
2. No signs;
3. No on-street parking.

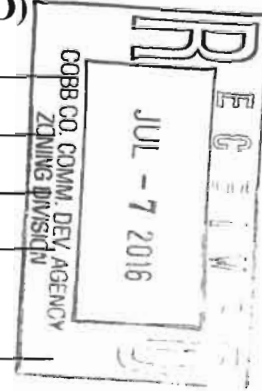
The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application #: LVP-24PC Hearing Date: 9-8-16BOC Hearing Date: 9-20-16

TEMPORARY LAND USE PERMIT WORKSHEET

(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Photo Studio
2. Number of employees? 1 - Self
3. Days of operation? as needed
4. Hours of operation? appointment only
5. Number of clients, customers, or sales persons coming to the house per day? _____ ; Per week? 1
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.): _____
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: Marie McCleskey Date: 7/7/16Applicant name (printed): Marie McCleskey