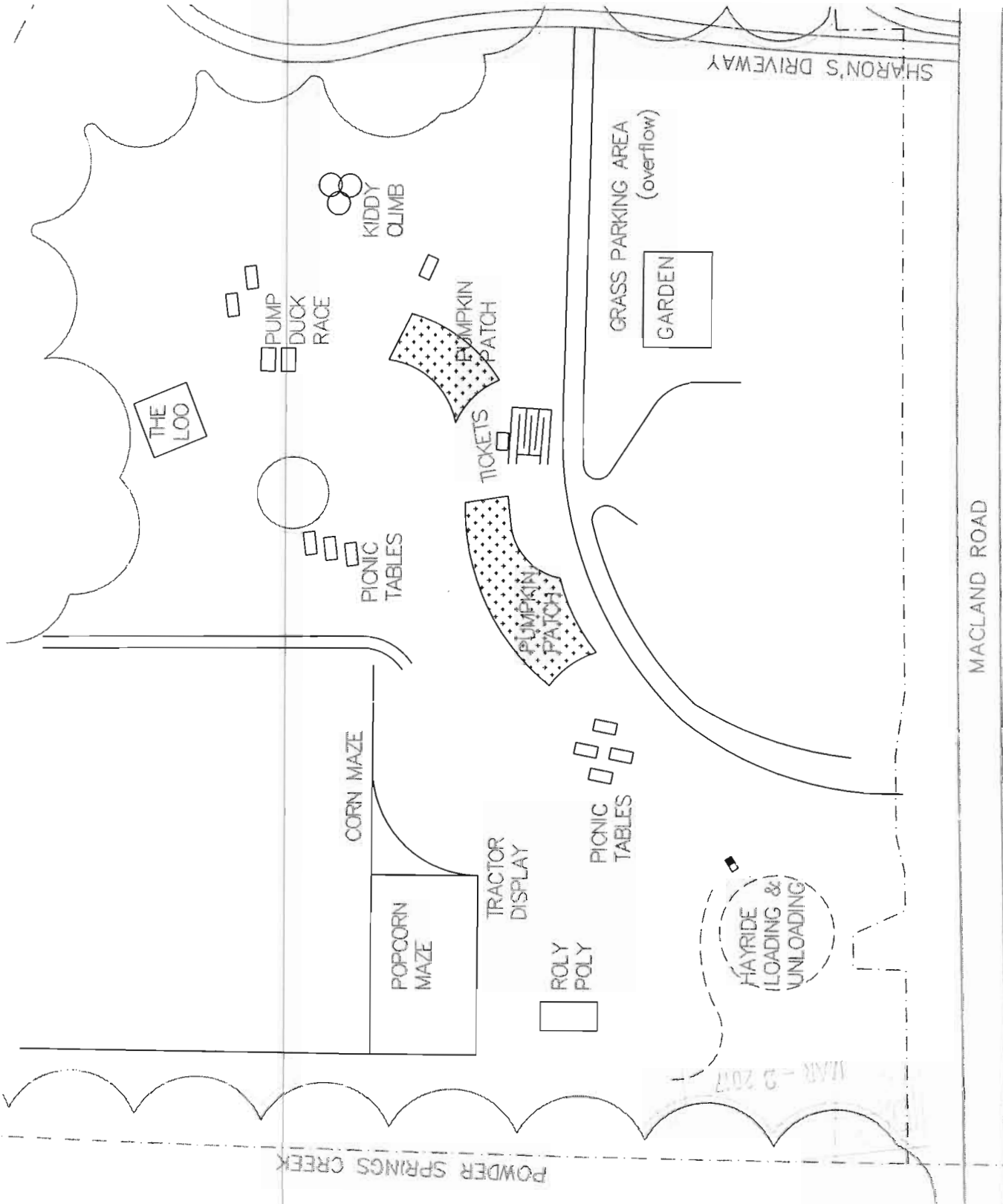


LUP-6
(2017)



Still Family Farm, LLC presents
CORN ON THE COBB
Harvest Season Attraction

APPLICANT: Still Family Farm, LLC

PHONE#: (678) 283-6951 **EMAIL:** leslie@stillfamilyfarm.com

REPRESENTATIVE: Leslie Oubre

PHONE#: (770) 557-5628 **EMAIL:** leslie@stillfamilyfarm.com

TITLEHOLDER: Multiple Titleholders Listed on file in the
Zoning Division

PROPERTY LOCATION: North side of Macland Road, west of
Florence Road
(5360 Macland Road)

ACCESS TO PROPERTY: Macland Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family house
and associated farmland and buildings.

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-80/ Single-family residential
SOUTH: R-30/ Single-family residential
EAST: R-30/ Single-family residential
WEST: R-80/ Single-family residential

Adjacent Future Land Use:
North: Very Low Density Residential (VLDR)
East: Very Low Density Residential (VLDR)
South: Low Density Residential (LDR)
West: Very Low Density Residential (VLDR)

PETITION NO: LUP-6

HEARING DATE (PC): 05-02-17

HEARING DATE (BOC): 05-16-17

PRESENT ZONING: R-30

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPOSED USE: Agritourism and Corn Maze

SIZE OF TRACT: 31.86 acres

DISTRICT: 19

LAND LOT(S): 439

PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

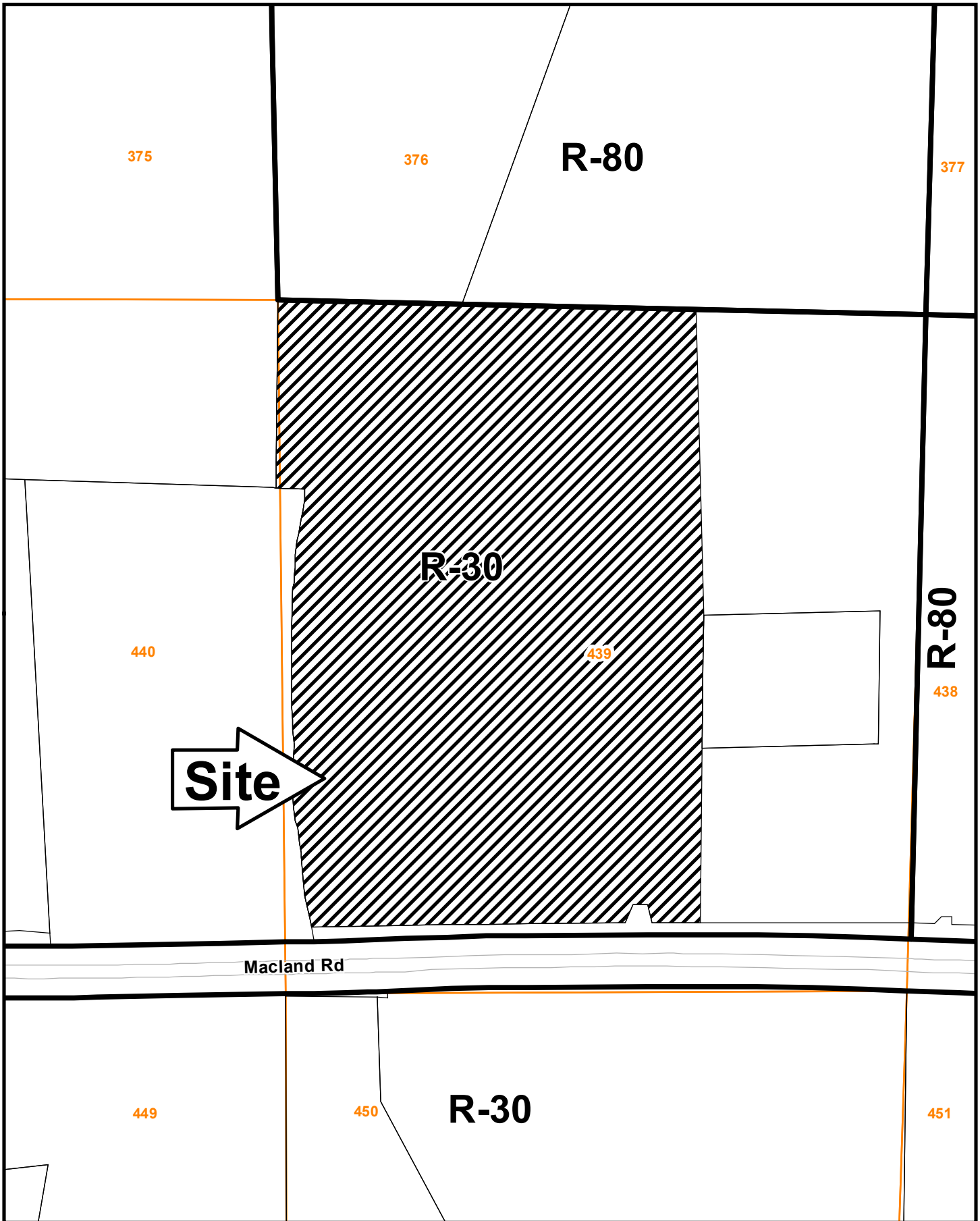
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

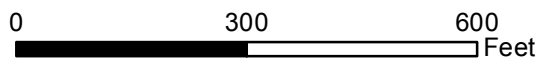
STIPULATIONS:





LUP-6-2017-GIS



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Still Family Farm, LLC

PETITION NO.: LUP-6

PRESENT ZONING: R-30

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is requesting to renew a Temporary Land Use Permit (LUP) in order to operate an “agritourism” business (corn maze and associated family activities). This business will operate seasonally from September to November and be open Friday through Sunday, 10 a.m. to dusk from the applicant’s the property. Looking to employ 42 people, 12 per shift, it is anticipated that as many as 450 customers will visit the property each week. Existing grass areas will be utilized for parking and the applicant has provided documentation that access to the property has been approved by Georgia Department of Transportation off of Macland Road S.R. 360. The applicant is requesting to only provide a Police Officer at their discretion. Also, the applicant is requesting allowance of one (1) sign 4 ft. by 8 ft. at the entrance. One (1) delivery per week is anticipated during the season of operation only. The applicant requests approval for 24 months.

Historic Preservation: No comment.

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. Property is served by public water and sewer system.

TRAFFIC COMMENTS:

Recommend moving fence out of the right-of-way.

APPLICANT: Still Family Farm

PETITION NO.: LUP-6

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: Still Family Farm, LLC

PETITION NO.: LUP-6

PRESENT ZONING: R-30

PETITION FOR: LUP

| |
|---------------------------------------|
| STORMWATER MANAGEMENT COMMENTS |
|---------------------------------------|

No structures, even temporary, may be located within the regulatory floodway associated with the adjacent Powder Springs Creek.

STAFF RECOMMENDATIONS

LUP- 6 STILL FAMILY FARM, LLC

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. The applicant has been operating this business for the past 2 years. The applicant will also provide 6 toilets and 4 hand washing stations for guest and employees.
- (2) *Parking and traffic considerations.*
The applicant has provided a parking plan for review. According to the applicant the Georgia Department of Transportation has approved the plan provided pertaining to ingress and egress to the property from Macland Road (S.R. 360).
- (3) *Number of nonrelated employees.*
The applicant doesn't anticipate any more than 12 employees working at the maze. The workforce could be reduced based off attendance.
- (4) *Number of commercial and business deliveries.*
1 delivery per week via a straight truck is expected.
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*
The single family residential nature of neighborhoods in the County could be harmed by disruptions resulting from an increase of traffic.
- (6) *Compatibility of the business use to the neighborhood.*
The inherent natures of most businesses are incompatible with neighborhoods. This use has been approved for the past 4 years and has not shown any undesirable effects on the area.
- (7) *Hours of operation.*
Friday, Saturday, and Sunday during months of September through November. Operating hours will be from 10 am to dusk. There may be occasional weekend throughout the year.
- (8) *Existing business uses in the vicinity.*
There are no known existing businesses in the area.
- (9) *Effect on property values of surrounding property.*
The rural nature of this use should not have any effect on property values in the area.
- (10) *Circumstances surrounding neighborhood complaints.*
This property has not had any complaints, founded or unfounded within the past 9 years.

LUP- 6 STILL FAMILY FARM, LLC (Continued)

(11) Intensity of the proposed business use.

This use could potentially increase the amount of traffic in the neighborhood due to customers and clients.

(12) Location of the use within the neighborhood.

The proposal is located on an arterial road, and is not inside or near any platted subdivisions.

. Based on the above analysis, staff recommends **APPROVAL** for 24 months subject to the following:

1. Attached parking plan received by the Zoning Division on March 2, 2017;
2. Statement of Proposed Elements received March 2, 2017 by the Zoning Division;
3. For this applicant only;
4. For the months of September, October and November only;
5. Stormwater Management comments and recommendations; and
6. 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.



MAR - 2 2017

Application #: LUP-16
PC Hearing Date: 5-2-16
BOC Hearing Date: 5-16-17

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

1. Type of business, or request? Agntourism, corn maze, farm store
2. Number of employees? total = 42, per shift = 12
3. Days of operation? FRIDAYS, SATURDAYS, SUNDAYS
4. Hours of operation? 10 AM - DUSK
5. Number of clients, customers, or sales persons coming to the house per day? 150 AVG ; Per week? 450 AVG
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): our field accommodates about 250 cars
7. Signs? No: _____ ; Yes: . (If yes, then how many, size, and location): 4' x 8' temporary sign by gate
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 3 tractors that pull the hayride wagons
9. Deliveries? No _____ ; Yes (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
4 deliveries from Sept 10 - Nov. 1 via straight truck
10. Does the applicant live in the house? Yes _____ ; No
11. Any outdoor storage? No _____ ; Yes (If yes, please state what is kept outside): hayride wagons are parked in the fence
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):
see attached information

Applicant signature: Leslie Still Oubre Date: 2/28/17

Applicant name (printed): LESLIE STILL OUBRE



STATEMENT OF PROPOSED ELEMENTS:

MAR - 2 2017

No new elements are proposed for this TLUP renewal cycle.

STATEMENT OF EXISTING ELEMENTS AND DETAILS OF REQUEST:

Still Family Farm is an agritourism venue, hosting events such as Corn on the Cobb - our harvest time corn maze, 5k races, field trips with science and math curriculum, corporate meetings, and private groups.

The main attraction, a 3.5 acre corn maze, is planted in early summer, cut and cultivated through the growing season, enjoyed during the early fall as a maze, then harvested in late Fall.

Hayrides, Fall-themed photo opportunities, a farm implement display, the pump duck race, children's popcorn maze, hay climb and slide, and the choose-your-own-pumpkin area (delivered from pumpkin growers) are all offered as part of the one-price admission. Each of these activities is set up for the Corn on the Cobb event, and then removed when Corn on the Cobb ends.

During Corn on the Cobb, food offerings at our concession area include pre-packaged snacks, candy, and drinks. Restroom facilities include 3 toilets plus two hand washing basins for men, and 3 toilets and 2 hand washing basins for women. The restroom facilities are connected to county sewer.

Grassed walking areas are designated by rope, which are dismantled once the attraction is closed.

Parking for Corn on the Cobb is provided in a designated and patrolled grassed area. A Georgia Department of Transportation approved driveway with 2-lane paths of travel, stop bar, 25' radii, 2' shoulders, and a traffic flared end section (on the East end of the pipe under the drive) provides safe and effective ingress and egress from the parking area. In previous TLUP cycles, the presence of a police officer has been required at our driveway during all business hours. This renewal cycle, we request the responsibility of providing a police officer for traffic control at our discretion. Of the 9,114 guests we hosted in 2016, 5,400 of them attended during the last two weekends of October. In contrast, on the Fridays in September we hosted fewer than 40 guests each day, about 5 cars per hour of operation. On the final day of the season, we had 6 guests – 2 cars. Using the 4 years of attendance statistics in the books, we would like to employ a police officer on the days where the service is needed to assist with the traffic volume.

Seasonally, Still Family Farm may make available for sale to the public produce and hay raised on the farm. Honey and handmade gifts may also be available at any given time. And, from time to time through the year, Still Family Farm provides space for corporate and private events such as meetings, family reunions, and church gatherings. These events take place in the same pasture land, with moveable picnic tables and blankets on the grass for seating. Parking for these events is in the same delineated grassed area.

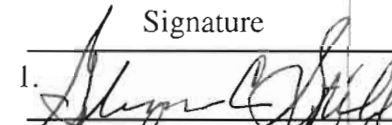
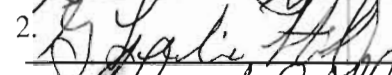



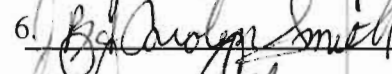
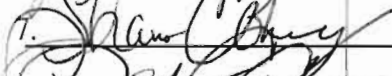

Still Family Farm employs pasture land as a means of income without scarring the land or changing its composition. No enclosed buildings or paved areas are proposed.

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

LUP-6 (2017)
Consent of
Contiguous
Properties

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

Still Family Farm, LLC intends to make an application for a Land Use Permit for the purpose of
Continuing to operate the corn maze on the premises described in the application.

| Signature | Printed name | Address |
|--|----------------------|-------------------------|
| 1.  | Gwenith C. Still | 5530 MacLands Rd. |
| 2.  | G. Leslie Still | 5528 MacLands Rd. |
| 3.  | Rodney G. Still | 5524 MacLands Rd. |
| 4.  | Robert & Sonia Lopez | 5720 MacLands Rd. |
| 5.  | Bill & Alyssa Kent | 5551 Wright Rd. |
| 6.  | JB & Carolyn Smith | 1795 Poplar Springs Rd. |
| 7.  | Sharon Cehelley | 5632 MacLands Rd. |
| 8.  | Bobby Cole | 5645 MacLands Rd. |
| 9. | | |
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