



**APPLICANT:** Dependable Storage Trailer Rental  
770-439-7609

**REPRESENTATIVE:** Thomas B. Dergay  
770-439-7609

**TITLEHOLDER:** Randy Osborne

**PROPERTY LOCATION:** Located on the east side of Bishop Road,  
south of Six Flags Road  
(350 Bishop Road).

**ACCESS TO PROPERTY:** Bishop Road

**PHYSICAL CHARACTERISTICS TO SITE:** Vacant lot

**PETITION NO:** LUP-33

**HEARING DATE (PC):** 12-01-09

**HEARING DATE (BOC):** 12-15-09

**PRESENT ZONING:** HI

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Portable Office

**SIZE OF TRACT:** 3.3940 acres

**DISTRICT:** 18

**LAND LOT(S):** 505, 596

**PARCEL(S):** 31

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/ Single-family houses
- SOUTH:** HI/ XTRA trucking
- EAST:** HI/ trailer storage
- WEST:** HI/ Plateau Excavation

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

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

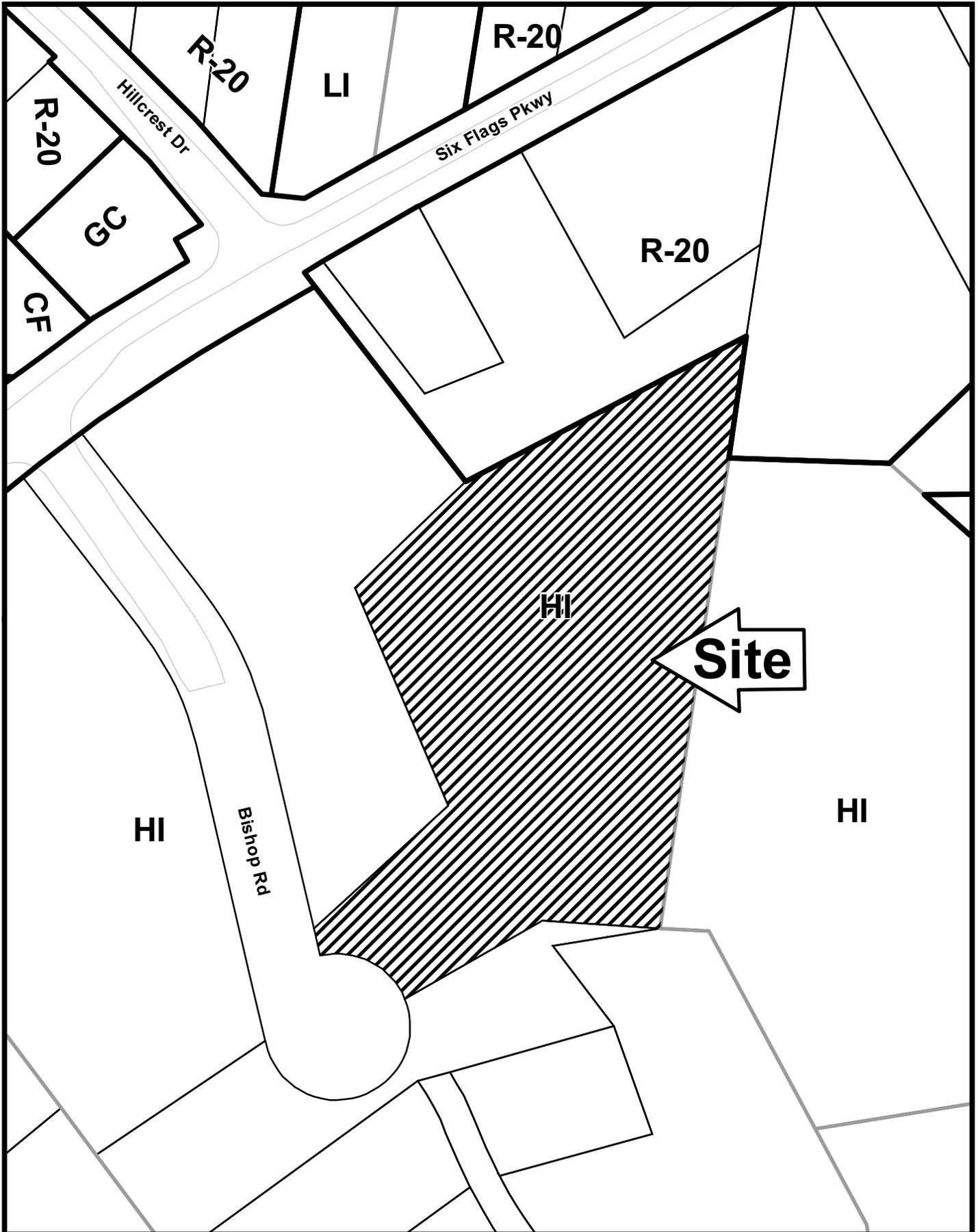
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

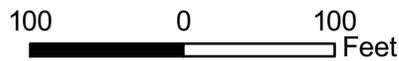
**STIPULATIONS:**



# LUP-33



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Dependable Storage Trailer Rental

**PETITION NO.:** LUP-33

**PRESENT ZONING:** HI

**PETITION FOR:** LUP

\*\*\*\*\*

**PLANNING COMMENTS:** Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Temporary Land Use Permit to allow a temporary modular office trailer on this property. The office trailer would be 8-feet wide and 40-feet long. The applicant is the business of renting storage and office trailers, and would use this property for display and storage.

**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:**

Sewer available; service established. Water meter cannot be set until DOT requirements met for site development.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

The County maintains Bishop Road to the edge of pavement. Bishop Road should be upgraded to meet Cobb County Development Standards, to be reviewed at the time of plan review.

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS:**

The portable office should be located on the existing gravel pad to limit the addition of impervious area to the site.

**APPLICANT:** Dependable Storage Trailer Rental

**PETITION NO.:** LUP-33

**PRESENT ZONING:** HI

**PETITION FOR:** LUP

\*\*\*\*\*

**FIRE COMMENTS:**

Plans must be submitted to the Cobb County Fire Marshal’s Office to start the Certificate of Occupancy process.

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupiable floor level. Aerial fire apparatus roads shall be a minimum with of 24 feet face of curb to face of curb maximum of 40 feet from the structure and be positioned parallel to the long side of the building for its entire length. No overhead utility and power lines shall be located within the aerial apparatus access.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

Commercial: Cul-de-sac without an island to have a 60 foot paved radius **or** Hammerhead turnaround – total of 110-feet needed (45 feet + 20 foot wide roadway + 45 feet).

Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. Gate shall be swing or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Fire Marshal’s Office.

Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

## STAFF RECOMMENDATIONS

### **LUP-33      DEPENDABLE STORAGE TRAILER RENTAL**

The applicant's proposal is located in a Heavy Industrial zoned area and is designated as Industrial on the *Cobb County Comprehensive Plan*. The storage of trailers on this lot would be similar to uses on adjacent lots, which includes trailer storage and heavy equipment storage. Based on the above analysis, Staff recommends APPROVAL for 12 months subject to:

- Fire Department comments;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations; and
- 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.**