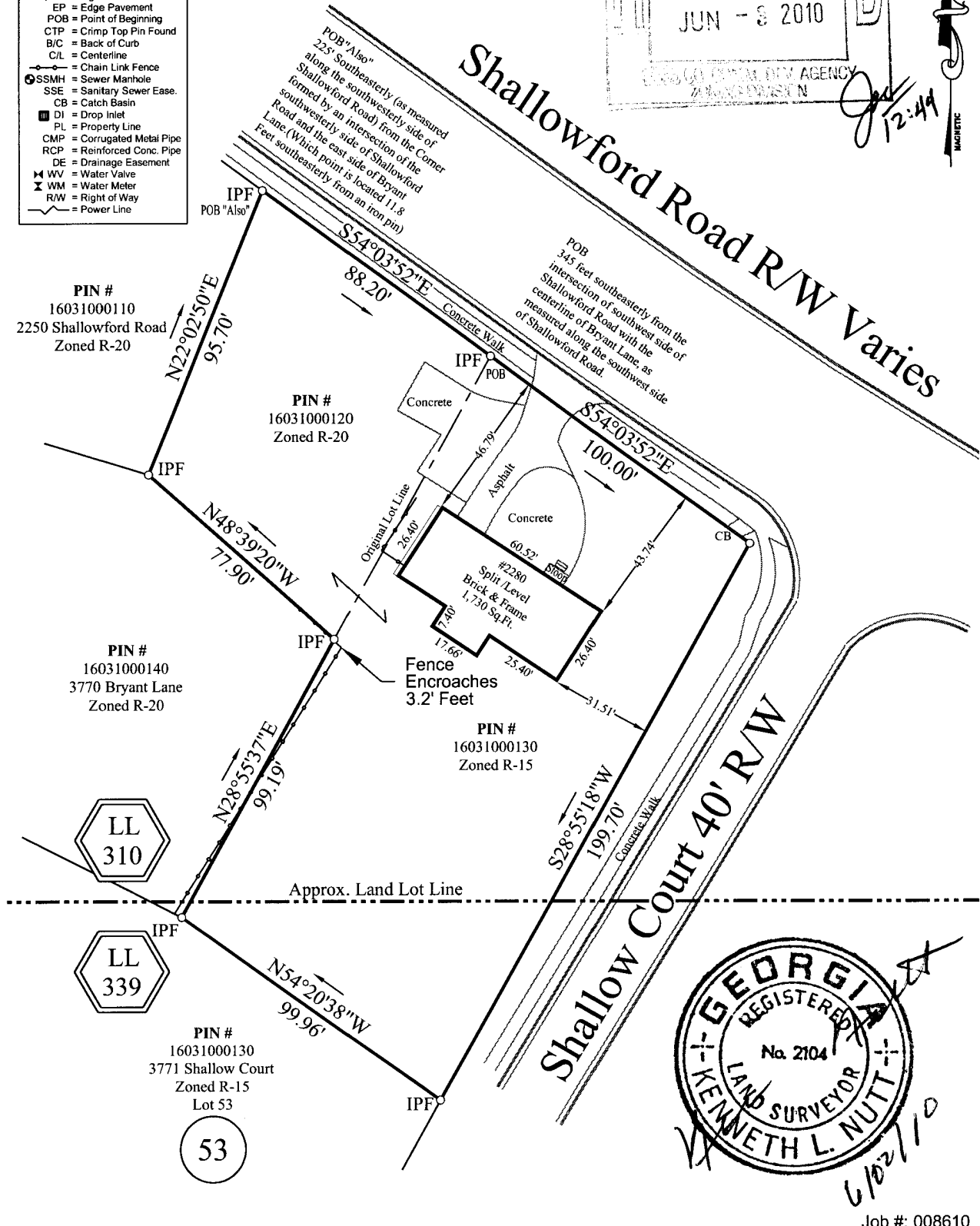


**LUP-27
(2010)**

RECEIVED
JUN - 8 2010
Cobb County Planning Agency
MANAGER'S OFFICE

12:44
KAC/ETC

- LEGEND**
- x-x- = Barbed Wire
 - SS = Sanitary Sewer
 - FH = Fire Hydrant
 - FP = Power Pole
 - IPF = Iron Pin Placed
 - IPF = Iron Pin Found
 - MON = Monument Found
 - LP = Light Pole
 - EP = Edge Pavement
 - POB = Point of Beginning
 - CTP = Crimp Top Pin Found
 - B/C = Back of Curb
 - C/L = Centerline
 - o— = Chain Link Fence
 - SSMH = Sewer Manhole
 - SSE = Sanitary Sewer Ease.
 - CB = Catch Basin
 - DI = Drop Inlet
 - PL = Property Line
 - CMP = Corrugated Metal Pipe
 - RCP = Reinforced Conc. Pipe
 - DE = Drainage Easement
 - WV = Water Valve
 - WM = Water Meter
 - R/W = Right of Way
 - — — = Power Line



GEORGIA
REGISTERED
No. 2104
LAND SURVEYOR
KENNETH L. NUTT

6/10/2010

Job #: 008610

- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 150,000s feet.
- This plat subject to all easements public and private.

Land Use Permit Survey for:
Mark & Edie Sayeg

2280 Shallowford Road
PIN# 16031000130 & 16031000120
Land Lot(s) 310 & 339, 16th District, 2nd Sect:
Cobb County, Georgia

Area = 0.63 Acres, 27,785 Sq.Ft.

This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.

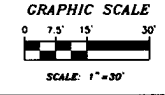
According to F.I.R.M. Community Panel # 13067C0061G, dated 12-16-2008 this property is not located in an area having special flood hazards.

Perimeter Surveying Co., Inc
1065 Sandtown Road, Marietta, GA 30008
Phone: (770) 425-6824 Fax: (770) 425-6768

Plat Book: Deed Book:14725
Page: 1545

Computed by: RSNutt
Drawn by: KLNutt
Checked by: KLNutt

Party Chief: DBN/MS
Date Surveyed: 05/28/2010
Date Drawn: 06/01/2010



APPLICANT: Mark Sayeg and Edie Sayeg
770-826-2732

REPRESENTATIVE: Edie Sayeg
678-653-7175

TITLEHOLDER: Mark Sayeg and Edie Sayeg

PROPERTY LOCATION: Located at the southwesterly intersection
of Shallowford Road and Shallow Court
(2280 Shallowford Road).

ACCESS TO PROPERTY: Shallowford Road

PHYSICAL CHARACTERISTICS TO SITE: Existing home and
adjoining lot.

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** GC/ Commercial Strip Center (Across Shallowford Road)
- SOUTH:** R-15/ Heatherwood Subdivision
- EAST:** R-15/ Heatherwood Subdivision
- WEST:** R-20/ 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:

PETITION NO: LUP-27

HEARING DATE (PC): 08-03-10

HEARING DATE (BOC): 08-17-10

PRESENT ZONING: R-15, R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Rabbit Rescue Shelter

SIZE OF TRACT: 0.63 acre

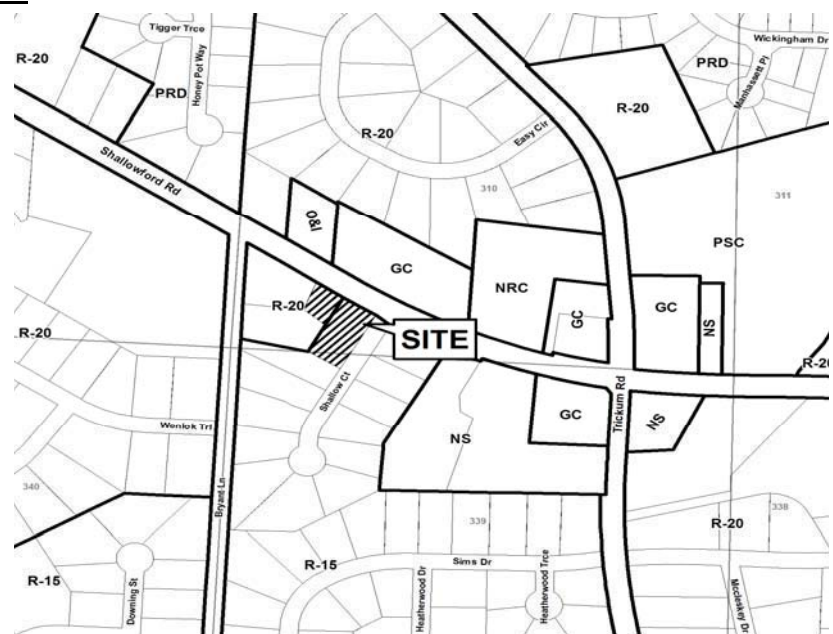
DISTRICT: 16

LAND LOT(S): 310, 339

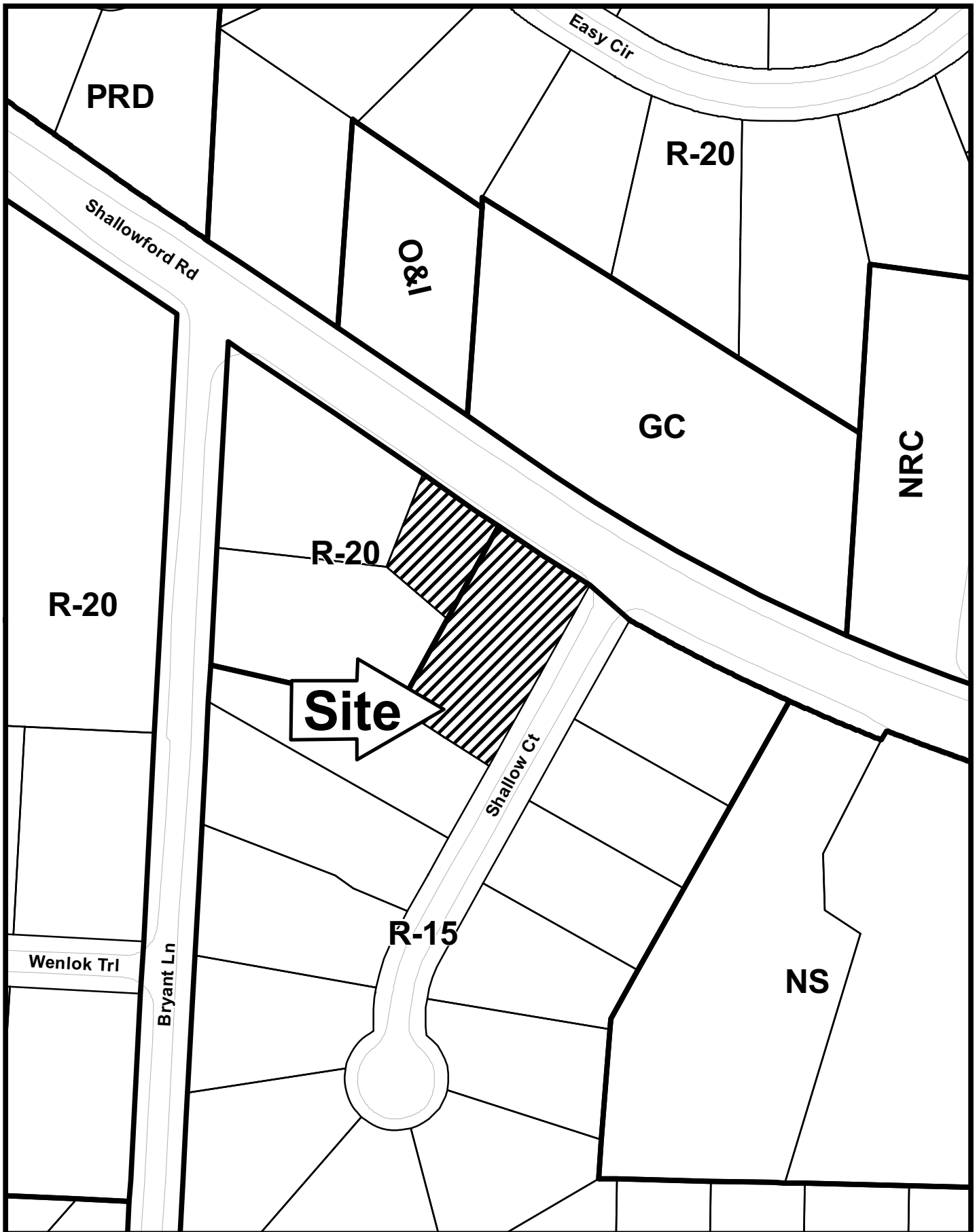
PARCEL(S): 12, 13

TAXES: PAID X **DUE**

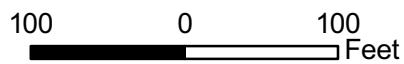
COMMISSION DISTRICT: 3



LUP-27



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



City Boundary
Zoning Boundary

APPLICANT: Mark Sayeg and Edie Sayeg

PETITION NO.: LUP-27

PRESENT ZONING: R-15, R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a Temporary Land Use Permit to operate an animal rescue shelter (rabbits) from a single family residence purchased in September 2009 for this purpose. With a full time resident onsite, the operations are assisted by 2 to 4 volunteers a day. The shelter is a recognized 501(c) (3) and is licensed by the Department of Agriculture. The animals are kept exclusively indoors and the shelter can house as many as 40 rabbits amongst its 20 pens. The facility is open 7 days a week for feedings and cleaning and 5 days a week Tuesday through Saturday 11am to 5pm for adoptions. Due to the nature of adoptions, the applicant estimates that anywhere between 0 to 4 persons a day or 2 to 15 per week may come to the facility. The applicant has upgraded the driveway to accommodate for more parking to alleviate neighbors' concerns which had resulted in complaints to code enforcement. The facility has no signage and expects no more than 1 to 2 deliveries a month. Outside storage contains yard equipment and supplies for the residence and shelter.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Records show address as connected to water. Health Dept approval required for on-site sewage management. Sewer is in Shallow Court adjacent to property.

TRAFFIC COMMENTS:

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

FIRE COMMENTS:

No comments.

STORMWATER MANAGEMENT COMMENTS:

No comments.

STAFF RECOMMENDATIONS

LUP-27 MARK SAYEG AND EDIE SAYEG

The applicants' property under this request is located in a residential area and is zoned R-15 and R-20. Moreover, the applicants' property is located in an area designated as Low Density Residential on the Cobb County Comprehensive Plan. As outlined in the zoning comments, the applicants' proposal is a full time animal rescue shelter with resident staff and daily volunteers. Also, vehicular parking due to these volunteers and clients as well as board meetings at the property has resulted in complaints to the Code Enforcement Division. The operation could intensify over time and could possibly encourage more requests for businesses and other non residential use within this residential area. Based on the above analysis, Staff recommends DENIAL.

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.