

LUP-24
(2012)



4135 NORTHBEOK BLVE
AREA= 0.4594 AC

PANEL NO. 138670025E
LOCATION CABB
ZONE X

I MAKE THIS DATE, EXAMINE THE MAP AND FOUND IT TO BE CORRECT AND ACCURATE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS BEEN CHECKED BY ME AND FOUND TO BE CORRECT AND ACCURATE. I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF GEORGIA. I HAVE BEEN CALIBRATED FOR CLIMATE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 20000 FEET.

EQUIPMENT USED: TOPCON 675-880 6' TRANSMIT WOOD STEEL TAPE.

IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED, AND THE AREA STANDARDS AND REQUIREMENTS OF LAW.

James A. Evans, Jr.

J.A. EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000

SURVEY FOR:

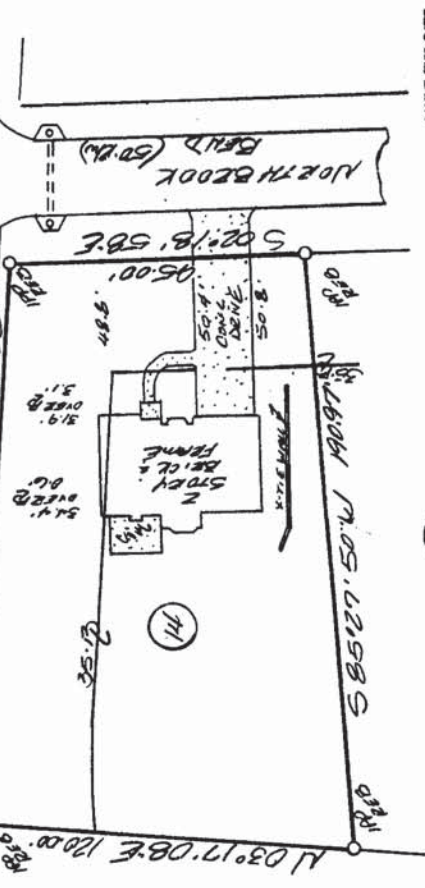
BRIAN T. KHELAN
BETTY JO KHELAN

LOT 14	BLK. UNIT 2	REVISIONS
THE HUNT CLUB		
PHOENIX		
LAND LOT 182	SECTION 24	
DISTRICT 205	COUNTY, GEORGIA	
PLAT BOOK 151	PAGE 23	
DATE: 11-10-2010	SCALE: 1" = 40'	2222-02

SEP - 4 2012
CADD CO. CIVIL & ENVIRONMENTAL
ZONING DIVISION

N 89°49'22"E
C=27.70'
R=27.72'
P=204.18'

NORTHBEOK RIDGE (50' R/W)

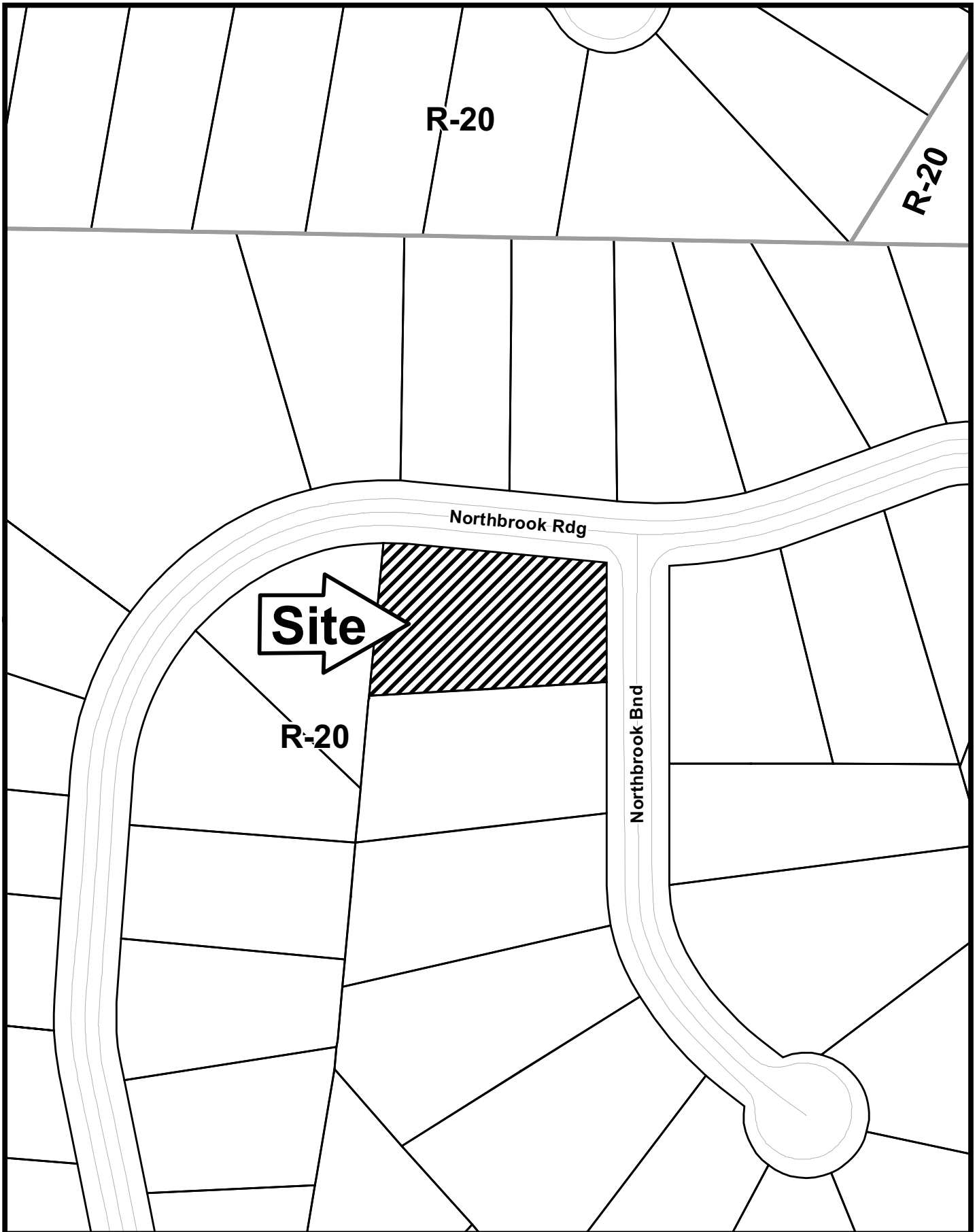


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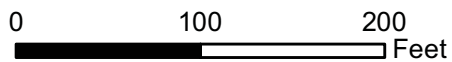
GRAPHIC SCALE



P-0008-

LUP-24



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Betty Jo Whelan

PETITION NO.: LUP-24

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Jason A. Campbell

Applicant is requesting a Land Use Permit for the purpose of baking dog treats. Applicant is the only employ and the hours of operation will be Monday through Sunday from 8 a.m. until 8 p.m. The attached worksheet indicates that there will be one commercial delivery per month. It also indicates there is one car associated with the use. The applicant is requesting the permit for five years. Also attached are signatures of two contiguous property owners.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comment.

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:

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: Betty Jo Whelan

PETITION NO.: LUP-24

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comment.

STAFF RECOMMENDATIONS

LUP-24 BETTY JO WHELAN

The applicant's proposal is located in a platted subdivision (The Hunt Club). The property is located in an area designated as Low Density Residential on the *Cobb County Comprehensive Plan*. The business could intensify over time, and could possibly encourage more requests for businesses in this residential subdivision. 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.



Application #: LVP-24
PC Hearing Date: 11-6-12
BOC Hearing Date: 11-20-12

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Dog treat bakery.
2. Number of employees? 1 - self
3. Days of operation? Monday - Sunday
4. Hours of operation? 8 AM - 8 PM
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 0
6. Where do clients, customers and/or employees park? N/A
Driveway: _____ ; Street: _____ ; Other (Explain): _____
7. Signs? No: X ; 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.): 1 car -
9. Deliveries? No _____ ; Yes X (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
1 via USPS or UPS or Fed Ex per week or bi-weekly.
10. Does the applicant live in the house? Yes X ; No _____
11. Any outdoor storage? No X ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested: 5 years
13. Any additional information? (Please attach additional information if needed):

Applicant signature: Betty Jo Whelan Date: 8/25/12
Applicant name (printed): Betty Jo Whelan

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

**LUP-24 (2012)
Consent of
Contiguous
Property Owners**

By signature, it is hereby acknowledged that I give my consent/or have no objection that Betty Jo Whelan intends to make an application for a Land Use Permit for the purpose of operating a dog treat bakery on the premises described in the application.



Signature	Printed name	Address
1. <i>[Handwritten Signature]</i>	Kelli Fultz	4131 Northbrook Bend Kennesaw
2. <i>[Handwritten Signature]</i>	Monica Howard	2824 Northbrook Ridge Kennesaw
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