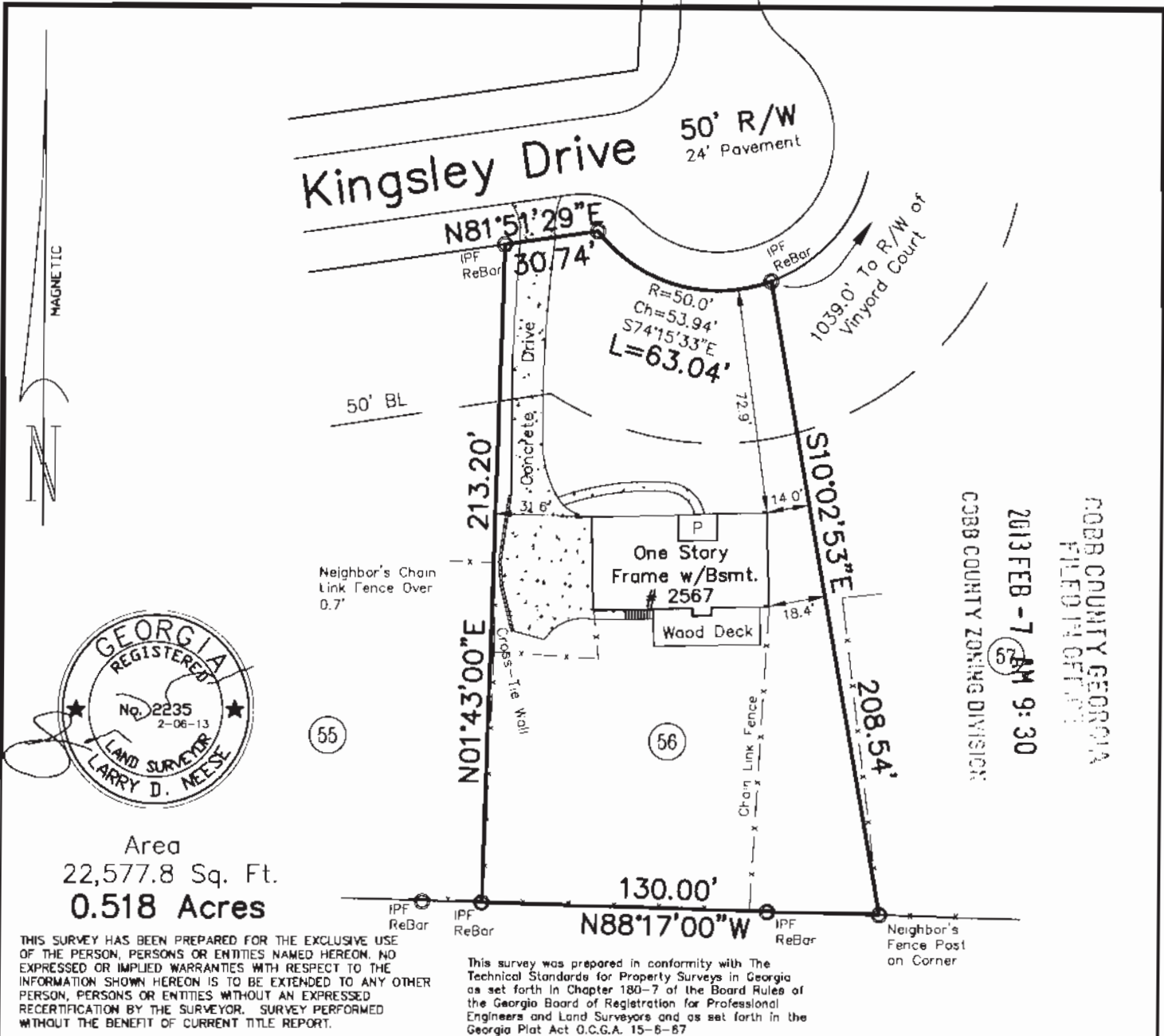


LUP-8
(2013)



THIS PROPERTY ~~IS~~ (IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C0064G DATED Dec. 16, 2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,875 FEET AND AN ANGULAR ERROR OF 2 PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 114,648 FEET.

EQUIPMENT UTILIZED: ANGULAR SokkloSet60R LINEAR SokkloSet60R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED. LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235

40 20 0 40 80
GRAPHIC SCALE
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, 'AMEN'. Deut 27:17

SURVEY FOR:

Stephanie Tucker

LOT 56	BLOCK
Newcastle Subd	
PLAT BOOK 66	PAGE 73
LAND LOT 679	
DISTRICT 16th	SECTION 2nd
COUNTY COBB	STATE GEORGIA
DATE Feb. 6, 2013	REVISED
SCALE: 1= 40	JOB NO. 130014

Larry D. Neese, PLS

50 Barnett Parkway, Suite 3005 #330, Marietta, Georgia 30066 (770) 428-2122

COBB COUNTY GEORGIA
 FILED IN OFFICE
 2013 FEB - 7 AM 9:30
 COBB COUNTY ZONING DIVISION

APPLICANT: Stephanie Tucker

(678) 620-8450

REPRESENTATIVE: Stephanie Tucker

(678) 620-8450

TITLEHOLDER: Stephanie Tucker

PROPERTY LOCATION: South side of Kingsley Drive, south of Vinyard Court

(2567 Kingsley Drive).

ACCESS TO PROPERTY: Kingsley Drive

PHYSICAL CHARACTERISTICS TO SITE: One (1) story frame with basement

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/Newcastle Subdivision
- SOUTH:** R-15/Bayswater Subdivision
- EAST:** R-20/Newcastle Subdivision, Arthurs Vinyard Subdivision
- WEST:** R-20/Newcastle Subdivision

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-8

HEARING DATE (PC): 04-02-13

HEARING DATE (BOC): 04-16-13

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Dog Breeding

SIZE OF TRACT: 0.518 acre

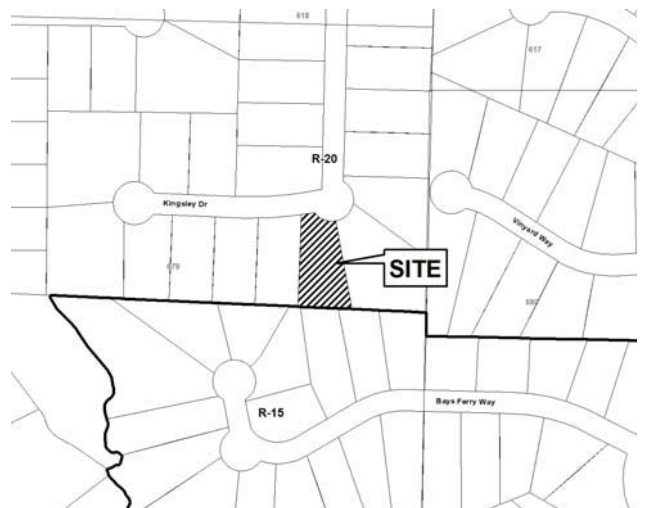
DISTRICT: 16

LAND LOT(S): 679

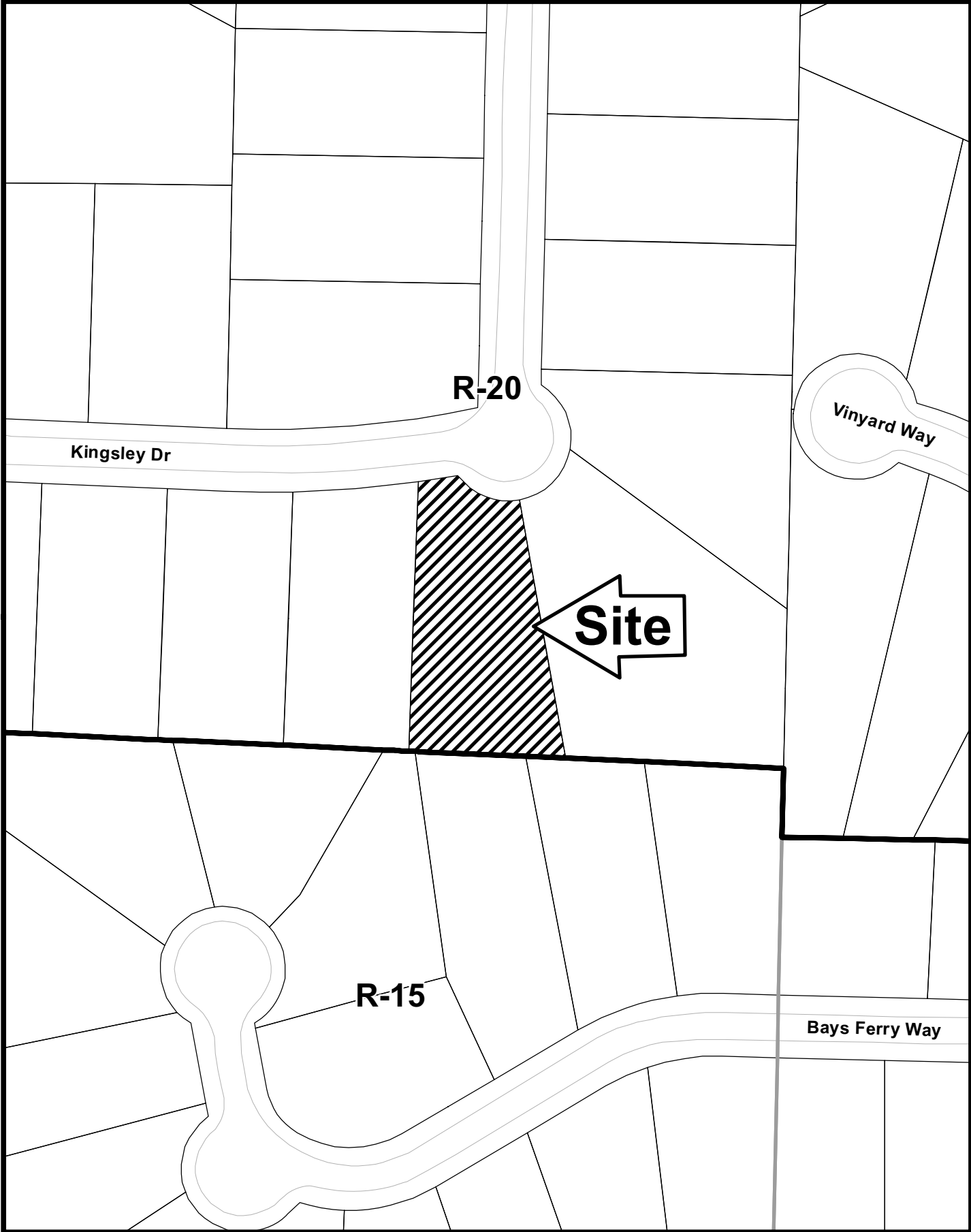
PARCEL(S): 30

TAXES: PAID X **DUE**

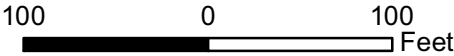
COMMISSION DISTRICT: 3





LUP-8



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Stephanie Tucker

PETITION NO.: LUP-8

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a Temporary Land Use Permit (LUP) in order to operate a dog breeding business from her home. The property, zoned R-20 single-family residential district, is located within a platted subdivision (Newcastle Subdivision) and is within the LDR low density residential future land use area. The applicant proposes no employees, no signs, no outdoor storage, or deliveries and is requesting approval for 24 months. No paperwork reflecting the necessary registration with the State was filed with the present application.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments.

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: Stephanie Tucker

PETITION NO.: LUP-8

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

The applicant is not proposing any site improvements other than adding a second separate dog run. Since the pets will be utilizing an outdoor fenced dog run daily pickup of pet waste from the yard will be required.

STAFF RECOMMENDATIONS

LUP-8 STEPHANIE TUCKER

The applicant is requesting a Temporary Land Use Permit (LUP) in order to operate a dog breeding business from her home. The property is zoned R-20 single-family residential district and is located within the LDR low density residential future land use area on the *Cobb County Comprehensive Plan*, that category being designed to support low density residential uses. Furthermore, Staff has received opposition from the applicant's neighbors regarding this request. Based on the above analysis, Staff recommends **DENIAL** of the applicant's request.

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.

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COBB COUNTY GEORGIA
FILED IN OFFICE



2013 FEB -7 AM 9:30

Application #: LVP-8
PC Hearing Date: 4/2/13
BOC Hearing Date: 4/14/13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Dog Breeding
2. Number of employees? 0
3. Days of operation? 0
4. Hours of operation? 0
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?
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.): 0
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
13. Any additional information? (Please attach additional information if needed): _____

Applicant signature: Stephanie Tucker Date: 1/26/13

Applicant name (printed): Stephanie Tucker