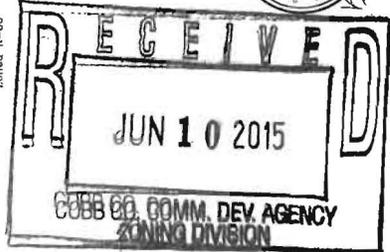
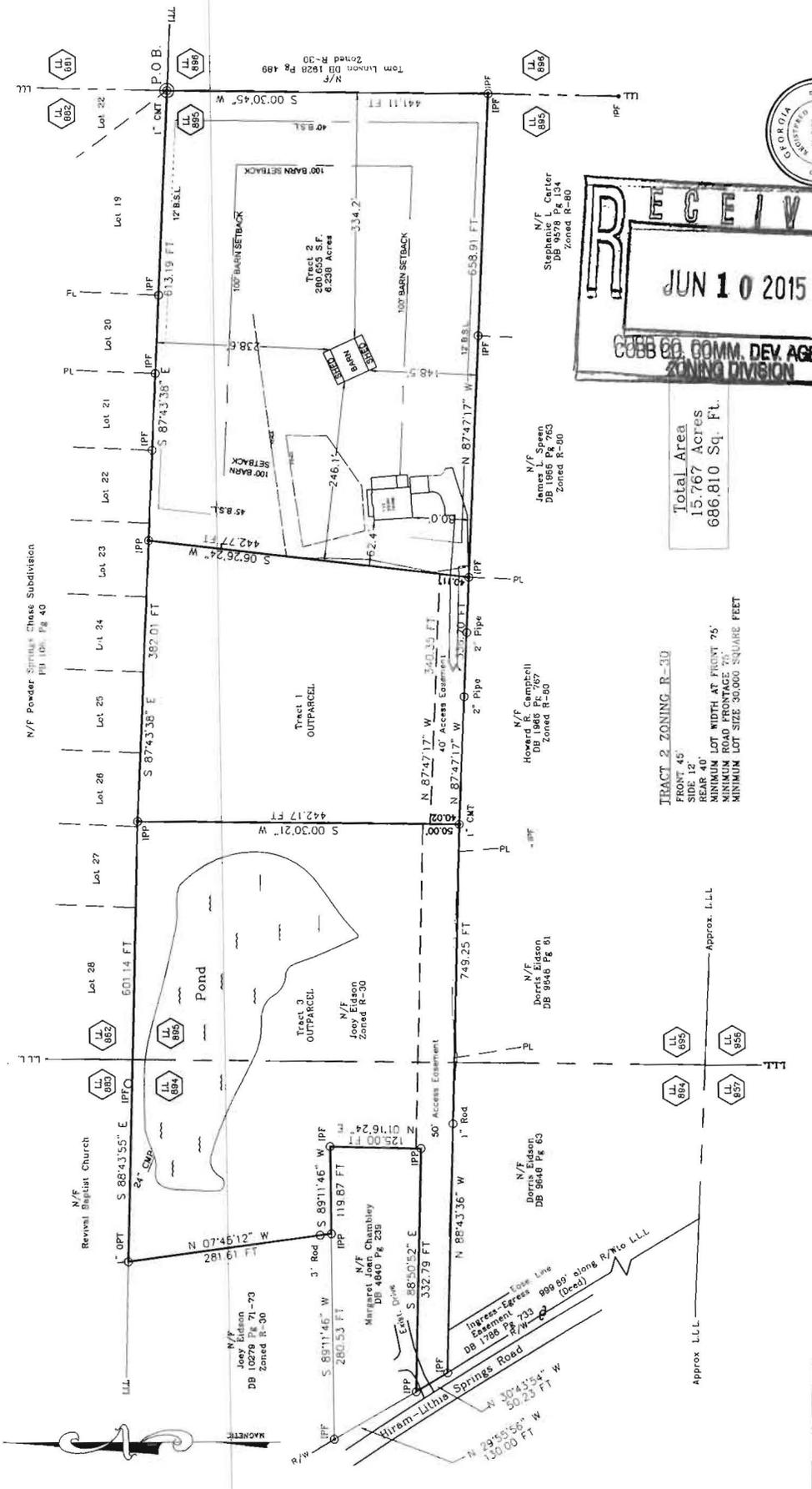


LUP-24  
(2015)



Total Area  
15,767 Acres  
686,810 Sq. Ft.



TRACT 2 ZONING R-30  
FRONT 45'  
SIDE 12'  
REAR 40'  
MINIMUM LOT WIDTH AT FRONT 75'  
MINIMUM ROAD FRONTAGE 70'  
MINIMUM LOT SIZE 30,000 SQUARE FEET

SURVEYOR'S NOTES

All lot corners will be marked with 1/2" rebar pins unless otherwise noted.  
A Topcon Total Station was used to obtain the angular and linear measurements used in the preparation of this plat.  
The field data upon which this plat is based has a closure one foot in 25,000 feet an angular error of 3" per angle point, and was adjusted using Compass Rule.  
Date of field survey, 4/10/15  
This plat has been calculated for closure and is found to be accurate within one foot in 415,701 feet.  
Bearings shown on this plat are based on one magnetic observation and angles turned.  
This plat subject to all easements public and private.

- LEGEND
- SS = Sanitary Sewer
  - CP = Power Pole
  - IPF = Iron Pipe Fence
  - CB = Chain Bearing
  - PCB = Point of Beginning
  - SBM = Survey Boundary Marker
  - SEE = Sanitary Sewer Easement
  - DL = Ditch
  - EL = Easement Line
  - VM = Water Meter
  - WV = Water Valve
  - KW = Right of Way
  - BL = Building Setback Line

Flood Note

According to F.I.R.M. Community Panel # 1967C0177 G, dated 12/16/2006, this property is not located in an area having special flood hazards.

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

Boundary Survey for  
Stephen and Martha Edwards  
TAX ID: 19089500070  
Hiram-Lithia Springs Road  
Land Lots: 894&895 District 19 Section 2  
Cobb County, Georgia

Date: 4/16/15  
Computed by: KLN  
Drawn by: MCG  
Checked by: KLN

Sheet 1 of 1  
Party Chief: KLN  
Date Surveyed: 6/10/09  
Job #: 037199



FIELD UPDATED: 4/10/15

**APPLICANT:** Uno Grande Mastiffs

**PETITION NO:** LUP-24

**PHONE#:** (678) 773-6726 **EMAIL:** rebecca6635@msn.com

**HEARING DATE (PC):** 09-01-15

**REPRESENTATIVE:** Rebecca Wilson

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

**PHONE#:** (678) 773-6726 **EMAIL:** rebecca6635@msn.com

**PRESENT ZONING:** R-30

**TITLEHOLDER:** Stephen Edwards and Martha Edwards

**PROPOSED ZONING:** Land Use Permit

**PROPERTY LOCATION:** East side of Hiram Lithia Springs Road,  
south of Story Road

**PROPOSED USE:** Breeding Dogs

(3955 Hiram Lithia Springs Road).

**ACCESS TO PROPERTY:** Hiram Lithia Springs Road

**SIZE OF TRACT:** 6.238 acres

**DISTRICT:** 19

**PHYSICAL CHARACTERISTICS TO SITE:** Split level home with  
a barn

**LAND LOT(S):** 895

**PARCEL(S):** 7

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-20/ Powder Springs Chase Subdivision  
**SOUTH:** R-80/ Single Family Home  
**EAST:** R-30/ Undeveloped  
**WEST:** R-30/ Single Family Home

*Adjacent Future Land Use*

North: Very Low Density Residential (**VLDR**)  
East: Very Low Density Residential (**VLDR**)  
South: Very Low Density Residential (**VLDR**)  
West: Very Low Density Residential (**VLDR**)

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

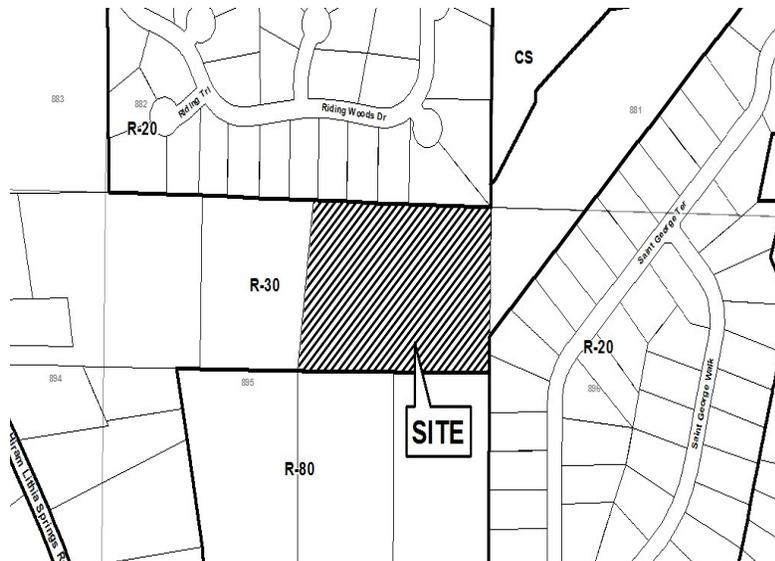
**BOARD OF COMMISSIONERS DECISION**

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

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

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

**STIPULATIONS:**



**APPLICANT:** Uno Grande Mastiffs

**PETITION NO.:** LUP-24

**PRESENT ZONING:** R-30

**PETITION FOR:** LUP

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Donald Wells

The applicant is requesting a Temporary Land Use Permit to allow a dog breeding business. The applicant does not intend to have any employees, deliveries, or any related business vehicles. The applicant will live in the house and will have 3 animals outside. The applicant does not expect any more than 3 clients, customers, or sales persons per month. There will be no outside storage or any type of signage. The applicant has submitted consent of contiguous occupants for your review. While the applicant is requesting approval for 24 months, the property is zoned R-30 single-family residential district and located within a VLDR (very low density residential) future land use area.

**Historic Preservation:** No comment.

**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: Uno Grande Mastiffs**

**PETITION NO.: LUP-24**

**PRESENT ZONING: R-30**

**PETITION FOR: LUP**

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS**

All pet waste must be composted or disposed of offsite.

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## STAFF RECOMMENDATIONS

### LUP-24      UNO GRANDE MASTIFFS

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.*  
**If approved this application could potentially bring additional animals to a single family area. Staff is concerned with bringing strangers into a single family area to purchase animals, and Staff is concerned with the health and well being of animals being bred.**
- (2) Parking and traffic considerations.*  
**The property has no direct access to a public Right of Way. Any potential customers would be required to pass to residential lots via a private easement.**
- (3) Number of nonrelated employees.*  
**None**
- (4) Number of commercial and business deliveries.*  
**None**
- (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 from increased traffic in cars, people, and animals.**
- (6) Compatibility of the business use to the neighborhood.*  
**The inherent natures of most businesses are incompatible with neighborhoods.**
- (7) Hours of operation.*  
**Varies depending on inventory on hand.**
- (8) Existing business uses in the vicinity.*  
**There are no known commercial businesses in the immediate vicinity.**
- (9) Effect on property values of surrounding property.*  
**The nature of this use could have a negative effect on property values in the area.**
- (10) Circumstances surrounding neighborhood complaints.*  
**No complaints found pertaining to this application.**
- (11) Intensity of the proposed business use.*  
**The applicant intends to have 3 dogs on the property on regular bases.**

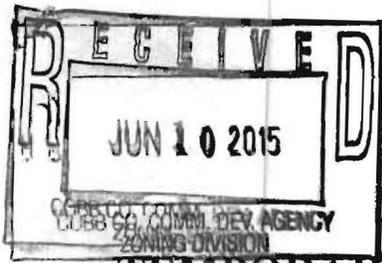
**LUP-24 UNO GRANDE MASTIFFS (Continued)**

*(12)Location of the use within the neighborhood.*

**The proposal is located well within a very low density residential category on the Cobb County Comprehensive, and is surrounded by single family homes.**

Based on the above analysis, and strict interpretation of the ordinance, 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.**



Application #: LUP-24  
PC Hearing Date: 9-1-15  
BOC Hearing Date: 9-15-15

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

1. Type of business, or request? Breeding dogs
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? \_\_\_\_\_ ; Per week? 3 per month
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): 3 dogs
12. Length of time requested (24 months maximum): \_\_\_\_\_
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): \_\_\_\_\_

Applicant signature: [Signature] Date: 11/5/14

Applicant name (printed): Rebecca Wilson



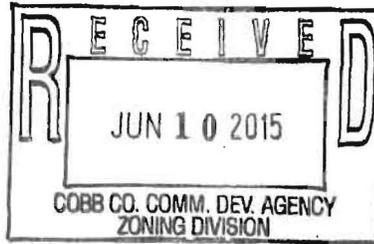
**COBB & DOUGLAS  
PUBLIC HEALTH**  
*Healthier lives. Healthier community.*

Center for Environm

LUP-24 (2015)  
Health  
Department  
Information

October 1, 2014

REBECCA WILSON  
3955 Hiram Lithia Springs Road  
Powder Springs, GA 30127



RE: 3955 Hiram Lithia Springs Road, Powder Springs, Georgia

To Whom It May Concern:

An inspection of the property at the above referenced address was made on September 30, 2014, to verify the condition of the septic tank system. The inspection consisted of walking the lot and looking for evidence of septic line seepage, which is indicative of septic tank system failure.

There was no evidence of on-site sewage system failure at the time of the inspection. The septic system for this property is adequate for breeding dogs.

Issuance of this visual inspection letter for an on-site sewage management system shall not be construed as a guarantee that such system will function satisfactorily for a given period of time; furthermore, said representatives do not, by any action taken, assume liability for damages which are caused, or may be caused by the malfunction of such system.

If you have any other questions, please contact me at 770-435-7815, ext. 5060.

Sincerely,

Jennifer Delveau  
Environmental Health S. S. A.

/jdd

# Existing On-site Sewage Management System Performance Evaluation Report

LUP-24 (2015)

Health  
Department  
Information

Applicant: Rebecca Wilson		Reason for Existing Sewage (1) Loan Closing (2) Refinance (3) Home Addition Type: _____ (4) Swimming Pool Construction (5) Structure Addition to Property Type: _____ (6) Mobile Home Relocation	
Property/System Address: 3955 HIRAM LITHIA SPRINGS RD POWDER SPRINGS, GA 30127			
Subdivision Name:	Lot:		Block:
Existing System Information: Water Supply (circle) <input checked="" type="radio"/> Public <input type="radio"/> Private Well <input type="radio"/> Community	Number of Bedrooms/GPD: 3/0		Garbage Grinder: (circle) <input type="radio"/> Yes <input checked="" type="radio"/> No

\*\*\* One of Section A, B, or C should be Completed \*\*\*

### SECTION A - System on Record

<input checked="" type="radio"/> Yes <input type="radio"/> No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments: THIS PROPERTY IS APPROVED BY OUR OFFICE TO BE USED FOR DOG BREEDING  <h2 style="text-align: center; margin: 0;">APPROVED</h2> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">                       COBB PUBLIC HEALTH                      CENTER FOR ENVIRONMENTAL HEALTH                 </div> <div style="text-align: right;">                     10-1-14                      DATE                 </div> </div>
<input checked="" type="radio"/> Yes <input type="radio"/> No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
<input type="radio"/> Yes <input checked="" type="radio"/> No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
<input checked="" type="radio"/> Yes <input type="radio"/> No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.	
Evaluating Environmentalist: <i>Jennifer Delveau</i>		I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
Title: <i>Jenn. Delveau, HSA</i> Date: 30-Sep-14		

### SECTION B - System Not on Record

<input type="radio"/> Yes <input type="radio"/> No	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation	Comments:
<input type="radio"/> Yes <input type="radio"/> No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.	
<input type="radio"/> Yes <input type="radio"/> No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.	
<input type="radio"/> Yes <input type="radio"/> No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
<input type="radio"/> Yes <input type="radio"/> No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	
Evaluating Environmentalist		I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
Title: _____      Date: _____		

### SECTION C - System Not Approved

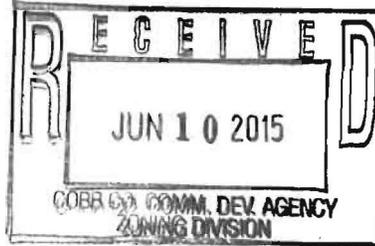
<input type="radio"/> Yes <input type="radio"/> No	The On-site Sewage Management System was disapproved at the time of the initial and is thus not considered an approved system.	Comments:
<input type="radio"/> Yes <input type="radio"/> No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
<input type="radio"/> Yes <input type="radio"/> No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.	
Evaluating Environmentalist		I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
Title: _____      Date: _____		

### SECTION D - Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

<input type="radio"/> Yes <input type="radio"/> No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments:
<input type="radio"/> Yes <input type="radio"/> No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.	
Evaluating Environmentalist		Number of Bedrooms/GPD: 3      Garbage Grinder: (circle)
		<input type="radio"/> Yes <input type="radio"/> No
Evaluating Environmentalist		I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
Title: _____      Date: _____		

LUP-24 (2015)  
Georgia  
Department of Agriculture Pet  
Dealer License

UNO GRANDE MASTIFFS  
3955 HIRAM LITHIA SPRINGS RD.  
POWDER SPRINGS, GA 30127



The enclosed Georgia Pet Dealer's Certificate is valid until revoked.

This license should be displayed along with your local business license and/or state tax number certification.

We have updated our website. Visit [www.kellysolutions.com/GA](http://www.kellysolutions.com/GA) to take a look at the new layout. There are a number of useful tools to help you manage your license, including being able to update your information online anytime. You can make secure payments by credit card to renew your license, and you can refer people to this website to validate your credentials. If you have questions, check out the FAQs section. We hope you enjoy these new user-friendly features. If you have questions or concerns regarding your License, please contact: Georgia Department of Agriculture, Licensing Division at (404) 586-1411 or email [gdalicensing@agr.georgia.gov](mailto:gdalicensing@agr.georgia.gov).

(Fold or cut on line to display)

Georgia Department of Agriculture  
Animal Protection Division  
19 Martin Luther King Jr. Dr. SW  
Atlanta, GA 30334  
[agr.georgia.gov](http://agr.georgia.gov)

## PET DEALER LICENSE

This license enables the above business to operate in the State of Georgia as a pet dealer subject of the Laws of Georgia, and the Rules and Regulations promulgated by the Commissioner of Agriculture, thereunder.

This license is subject to revocation by the Commissioner of Agriculture for violation of the Georgia laws, or the Rules and Regulations promulgated by the Commissioner of Agriculture.

License Number:

36104642

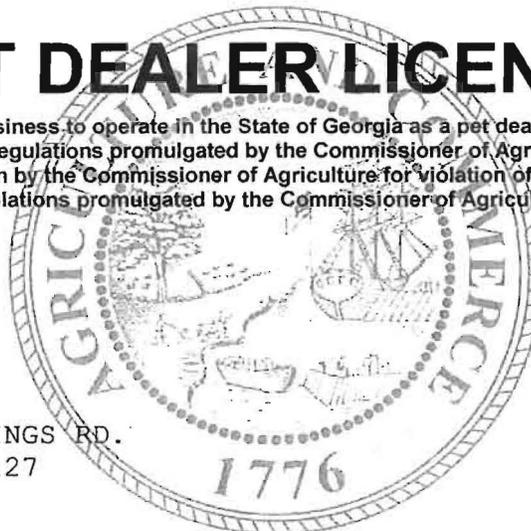
UNO GRANDE MASTIFFS  
3955 HIRAM LITHIA SPRINGS RD.  
POWDER SPRINGS GA 30127

Date Issued:

6/30/2014

Expiration Date:

6/30/2015



This License Is Not Transferable and Must Be Posted At All Times In A Prominent Business Location