

ALL MATTERS OF TITLE ARE EXCEPTED
ALL IPF & IPS ARE $\frac{1}{2}$ " REBAR UNLESS
NOTED OTHERWISE

THIS PLAT IS SUBJECT TO ALL LEGAL
EASEMENTS AND RIGHTS OF WAYS,
PUBLIC OR PRIVATE

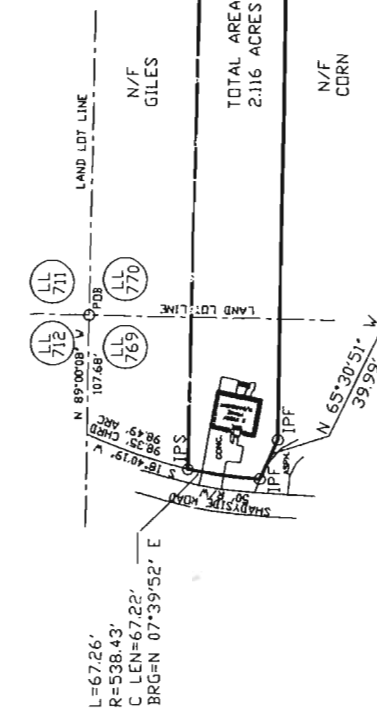
THIS PLAT WAS PREPARED FROM A
FIELD SURVEY USING A THREE SECOND
DIGITAL THEODOLITE AND AN ELECTRONIC
DISTANCE METER.

THE FIELD DATA UPON WHICH THIS PLAT
IS BASED HAS A CLOSURE PRECISION OF
ONE FOOT IN 10,000 FEET + AND AN
ANGULAR ERROR OF 3" PER ANGLE
POINT. IT HAS BEEN ADJUSTED USING
LEAST SQUARES.

THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 50,000+ FEET.

I CERTIFY THAT THIS PLAT IS A TRUE
REPRESENTATION THAT IS BASED ON AN
ACTUAL SURVEY MADE ON THE GROUND
UNDER MY SUPERVISION.

JAMES H RADER GEORGIA RLS# 3033



L=67.26'
R=538.43'
C LEN=67.22'
BRG=N 07°39'52" E

TOTAL AREA
2.116 ACRES

N/F
CORN

LUP-6
(2016)



LEGEND

1	POWER POLE
2	LIGHT POLE
3	PAVEMENT
4	WATER VALVE
5	WATER METER
6	CALCULATED CORNER
7	POB POINT OF BEGINNING
8	1/4" POINT OF BEGINNING FOUND
9	3/4" POINT OF BEGINNING FOUND
10	1" POINT OF BEGINNING FOUND
11	2" POINT OF BEGINNING FOUND
12	4" POINT OF BEGINNING FOUND
13	8" POINT OF BEGINNING FOUND
14	16" POINT OF BEGINNING FOUND
15	32" POINT OF BEGINNING FOUND
16	64" POINT OF BEGINNING FOUND
17	128" POINT OF BEGINNING FOUND
18	256" POINT OF BEGINNING FOUND
19	512" POINT OF BEGINNING FOUND
20	1024" POINT OF BEGINNING FOUND
21	2048" POINT OF BEGINNING FOUND
22	4096" POINT OF BEGINNING FOUND
23	8192" POINT OF BEGINNING FOUND
24	16384" POINT OF BEGINNING FOUND
25	32768" POINT OF BEGINNING FOUND
26	65536" POINT OF BEGINNING FOUND
27	131072" POINT OF BEGINNING FOUND
28	262144" POINT OF BEGINNING FOUND
29	524288" POINT OF BEGINNING FOUND
30	1048576" POINT OF BEGINNING FOUND
31	2097152" POINT OF BEGINNING FOUND
32	4194304" POINT OF BEGINNING FOUND
33	8388608" POINT OF BEGINNING FOUND
34	16777216" POINT OF BEGINNING FOUND
35	33554432" POINT OF BEGINNING FOUND
36	67108864" POINT OF BEGINNING FOUND
37	134217728" POINT OF BEGINNING FOUND
38	268435456" POINT OF BEGINNING FOUND
39	536870912" POINT OF BEGINNING FOUND
40	1073741824" POINT OF BEGINNING FOUND
41	2147483648" POINT OF BEGINNING FOUND
42	4294967296" POINT OF BEGINNING FOUND
43	8589934592" POINT OF BEGINNING FOUND
44	17179869184" POINT OF BEGINNING FOUND
45	34359738368" POINT OF BEGINNING FOUND
46	68719476736" POINT OF BEGINNING FOUND
47	137438953472" POINT OF BEGINNING FOUND
48	274877906944" POINT OF BEGINNING FOUND
49	549755813888" POINT OF BEGINNING FOUND
50	1099511627776" POINT OF BEGINNING FOUND
51	2199023255552" POINT OF BEGINNING FOUND
52	4398046511104" POINT OF BEGINNING FOUND
53	8796093022208" POINT OF BEGINNING FOUND
54	17592186044416" POINT OF BEGINNING FOUND
55	35184372088832" POINT OF BEGINNING FOUND
56	70368744177664" POINT OF BEGINNING FOUND
57	140737488355328" POINT OF BEGINNING FOUND
58	281474976710656" POINT OF BEGINNING FOUND
59	562949953421312" POINT OF BEGINNING FOUND
60	1125899906842624" POINT OF BEGINNING FOUND
61	2251799813685248" POINT OF BEGINNING FOUND
62	4503599627370496" POINT OF BEGINNING FOUND
63	9007199254740992" POINT OF BEGINNING FOUND
64	18014398509481984" POINT OF BEGINNING FOUND
65	36028797018963968" POINT OF BEGINNING FOUND
66	72057594037927936" POINT OF BEGINNING FOUND
67	144115188075855872" POINT OF BEGINNING FOUND
68	288230376151711744" POINT OF BEGINNING FOUND
69	576460752303423488" POINT OF BEGINNING FOUND
70	1152921504606846976" POINT OF BEGINNING FOUND
71	2305843009213693952" POINT OF BEGINNING FOUND
72	4611686018427387904" POINT OF BEGINNING FOUND
73	9223372036854775808" POINT OF BEGINNING FOUND
74	18446744073709551616" POINT OF BEGINNING FOUND
75	36893488147419103232" POINT OF BEGINNING FOUND
76	73786976294838206464" POINT OF BEGINNING FOUND
77	147573952589676412928" POINT OF BEGINNING FOUND
78	295147905179352825856" POINT OF BEGINNING FOUND
79	590295810358705651712" POINT OF BEGINNING FOUND
80	1180591620717411303424" POINT OF BEGINNING FOUND
81	2361183241434822606848" POINT OF BEGINNING FOUND
82	4722366482869645213696" POINT OF BEGINNING FOUND
83	9444732965739290427392" POINT OF BEGINNING FOUND
84	18889465931478580854784" POINT OF BEGINNING FOUND
85	37778931862957161709568" POINT OF BEGINNING FOUND
86	75557863725914323419136" POINT OF BEGINNING FOUND
87	151115727451828646838272" POINT OF BEGINNING FOUND
88	302231454903657293676544" POINT OF BEGINNING FOUND
89	604462909807314587353088" POINT OF BEGINNING FOUND
90	1208925819614629174706176" POINT OF BEGINNING FOUND
91	2417851639229258349412352" POINT OF BEGINNING FOUND
92	4835703278458516698824704" POINT OF BEGINNING FOUND
93	9671406556917033397649408" POINT OF BEGINNING FOUND
94	19342813113834066795298816" POINT OF BEGINNING FOUND
95	38685626227668133590597632" POINT OF BEGINNING FOUND
96	77371252455336267181195264" POINT OF BEGINNING FOUND
97	154742504910672534362390528" POINT OF BEGINNING FOUND
98	309485009821345068724781056" POINT OF BEGINNING FOUND
99	618970019642690137449562112" POINT OF BEGINNING FOUND
100	1237940039285380274899244224" POINT OF BEGINNING FOUND



If You Dig Georgia, Call Us First!
1-800-282-7411



THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE, INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, PLOT PLANS, CONSTRUCTION, LANDSCAPING, PERMITTING, ETC. IT IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT TO COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE OF THIS SURVEYING AND MAPPING, INC.'S ASSOCIATES, AND/OR AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE DATE AND SCOPE.

LANDPRO
SURVEYING AND MAPPING, INC.
219 ALLISON DR
WOODSTOCK, GA 30188
404.386.2170 PHONE
www.landprosurveying.com

SURVEY FOR:

NEWLAND	
LAND LOTS 769 & 770	
DISTRICT 19	
SECTION 2	
Cobb County, GA	
SCALE	DATE
1" = 80'	05/30/07
PROJECT NO.	20070530

APPLICANT: Dathan Johnson
PHONE#: 678-988-7208 **EMAIL:** DathanJJohnson@gmail.com
REPRESENTATIVE: Dathan Johnson
PHONE#: 678-988-7208 **EMAIL:** DathanJJohnson@gmail.com
TITLEHOLDER: Dathan J. Johnson and Marie L. Johnson

PETITION NO: LUP-6
HEARING DATE (PC): 04-01-16
HEARING DATE (BOC): 04-19-16
PRESENT ZONING: R-20
PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: East side of Shadyside Road, north of
Hurt Road
(3319 Shadyside Road).

PROPOSED ZONING: Land Use Permit
(Renewal)
PROPOSED USE: Pet Dealer

ACCESS TO PROPERTY: Shadyside Road

SIZE OF TRACT: 2.12 acres
DISTRICT: 19

PHYSICAL CHARACTERISTICS TO SITE: Existing single-family
house and wooded acreage

LAND LOT(S): 769, 770
PARCEL(S): 2
TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/Single-family house on wooded lot
SOUTH: R-20/Single-family house and wooded acreage
EAST: R-15/Single-family house
WEST: R-20/Green Valley Subdivision

Adjacent Future Land Use:
 North: Low Density Residential (LDR)
 East: Low Density Residential (LDR)
 South: Low Density Residential (LDR)
 West: Low Density Residential (LDR)

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

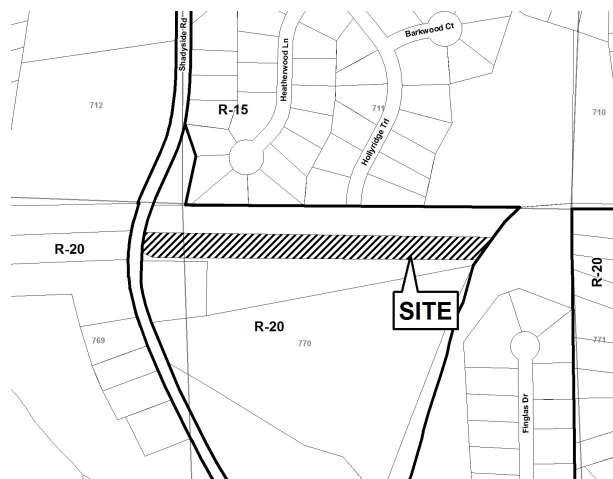
PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **VOTE** _____

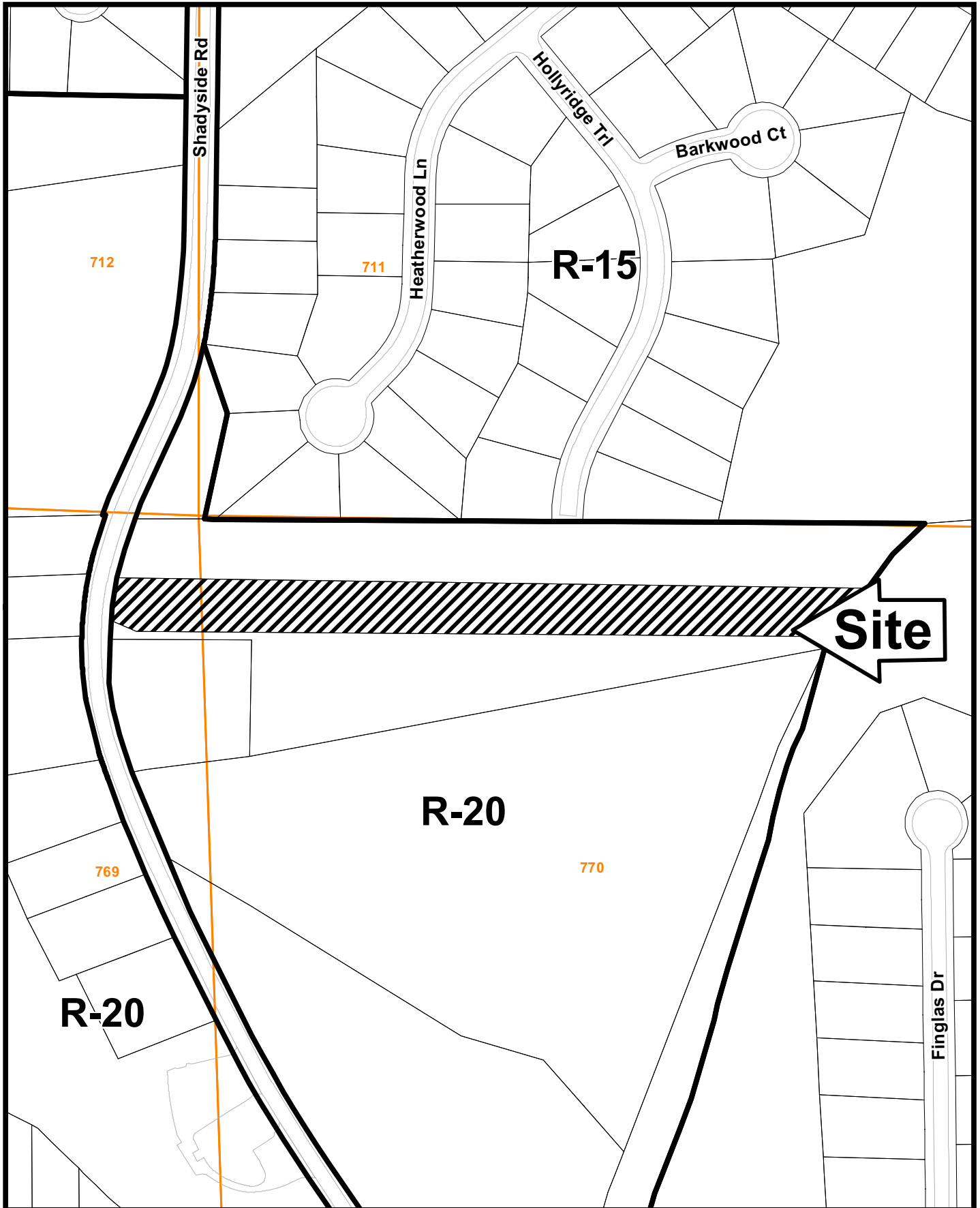
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **VOTE** _____

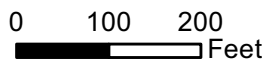
STIPULATIONS:





LUP-6



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Dathan Johnson

PETITION NO.: LUP-6

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Kim Wakefield

Applicant is requesting a renewal of the Temporary Land Use Permit for the purpose of operating a pet dealer’s business from his home. The applicant has indicated that there will be no employees and the hours of operation will be only when pets are available. Most of the pets will be delivered to the new owners. The applicant has one pick-up truck related to this request. The applicant is proposing outdoor storage of pet supplies, lawn equipment and cleaning products. This application IS NOT the result of a Code Enforcement complaint, but is instead a requirement of the Georgia Department of Agriculture which requires one to have a Pet Dealer License if he or she produces more than one litter in a calendar year. The applicant plans to have more than one litter per year, not to exceed five. The applicant is requesting to be approved for 24 months.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Property is served by public water and sewer.

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.

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

APPLICANT: Dathan Johnson

PETITION NO.: LUP-6

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments (Renewal).

STAFF RECOMMENDATIONS

LUP-6 DATHAN JOHNSON

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.*
This request may permit a use that will adversely affect neighboring properties; however, most pets will be delivered to new owners and this use will be seasonal.
- (2) *Parking and traffic considerations.*
Clients will park in the driveway.
- (3) *Number of nonrelated employees.*
N/A
- (4) *Number of commercial and business deliveries.*
N/A
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*
Permitting business uses in residential areas creates traffic and parking concerns.
- (6) *Compatibility of the business use to the neighborhood.*
The proposed use is surrounded by residential uses and is indicated as Low Density Residential (LDR) on the Cobb County Comprehensive Plan.
- (7) *Hours of operation.*
This activity will be seasonal and there are no set days of operation.
- (8) *Existing business uses in the vicinity.*
There are no known businesses in this residential area.
- (9) *Effect on property values of surrounding property.*
Staff has not received any complaints regarding this use. Based on this, staff does not think there will be a negative effect on property values.
- (10) *Circumstances surrounding neighborhood complaints.*
This request IS NOT the result of a complaint to the Code Enforcement Division. No complaints have been received by the Code Enforcement Division since the approval of the Temporary Land Use Permit.
- (11) *Intensity of the proposed business use.*
The proposed use may increase traffic in the area.
- (12) *Location of the use within the neighborhood.*
The proposed use is located on a main road and has not caused any problems.

LUP-6 DATHAN JOHNSON (Continued)

Based on the above analysis, Staff recommends **APPROVAL for 24 months** of the applicant's request, subject to:

1. Maximum of one customer per week on site;
2. Maximum of 15 dogs on the property
3. Maximum of three litters per year
4. Stormwater Management Division comments and recommendations, *not otherwise in conflict*.

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 4
 PC Hearing Date: 4-1-16
 BOC Hearing Date: 4-19-16

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

1. Type of business, or request? Pet Dealer
2. Number of employees? 0
3. Days of operation? Seasonal
4. Hours of operation? Seasonal / No ongoing business
5. Number of clients, customers, or sales persons coming to the house per day? _____ ; Per week? _____
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.): N/A
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): Lawn Equipment, Pet Supplies,
12. Length of time requested (24 months maximum): 24
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: 2/2/16

Applicant name (printed): Dalhan Johnson