

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

TRACT 2 ZONING R-30
FRONT 48'
SIDE 12'
REAR 40'
MINIMUM LOT WIDTH AT FRONT 76'
MINIMUM ROAD FRONTAGE 76'
MINIMUM LOT SIZE 30,000 SQUARE FEET

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

RECEIVED
JUN 27 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

LEGEND:
 -X-X- Barbed Wire
 SS Sanitary Sewer
 MH Man Hole
 SSS Fire Hydrant
 SSS Sanitary Sewer Easement
 JBS Junction Box
 DI Drop Inlet
 PL Property Line
 IFF Iron Pin Found
 MON Monument
 N&C Not a Cop
 EP Edge Pavement
 OTP Open Top Pin
 WM Water Meter
 B/C Back of Curb
 CL Centerline
 Chain Link Fence
 Man Hole
 Sanitary Sewer Easement
 Junction Box
 Drop Inlet
 Property Line
 Iron Pin Found
 Monument
 Not a Cop
 Edge Pavement
 Open Top Pin
 Water Meter
 Back of Curb
 Centerline
 Power Line

Party Chief: B.A.
Date Surveyed: 6/10/99
Job #: 057199

Computed by: KLN
Drawn by: MDG
Checked by: KLN

REFERENCES

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

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

NOTES:
 - All iron pins are 1/2" Rebar unless otherwise noted.
 - Equipment used: Topcon GTS Total Station
 - The field date upon which this plot is based has a closure precision of 1 foot in 25,000 feet and an angular error of 0.3 seconds per angle point.
 - This plot has been calculated for closure and is found accurate within one foot in 415,000 feet.
 - This plot is subject to all easements public and private.
 - In my opinion this plot or survey is a correct representation of the land platted and shown hereon.
 - This plot has been prepared in conformity with the minimum standards and requirements of the Georgia Surveying and Mapping Act of 1967.
 - This plot may be based on a recorded plot from iron pins referenced on said plot for closure 10-1-99.
 - According to F.I.R.M. Community Ponds # 1306700065 F. dated 8/18/92, this property is not located in an area having special flood hazard.

APPLICANT: Uno Grande Mastiffs

PETITION NO: LUP-18

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

HEARING DATE (PC): 09-08-16

REPRESENTATIVE: Rebecca Wilson

HEARING DATE (BOC): 09-20-16

PHONE#:678-773-6276 **EMAIL:** rebecca6635@msn.com

PRESENT ZONING: R-30

TITLEHOLDER: Stephen J. Edwards and Martha G. 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: 6.24 acres

DISTRICT: 19

PHYSICAL CHARACTERISTICS TO SITE: Split level home with
a barn

LAND LOT(S): 894, 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** _____

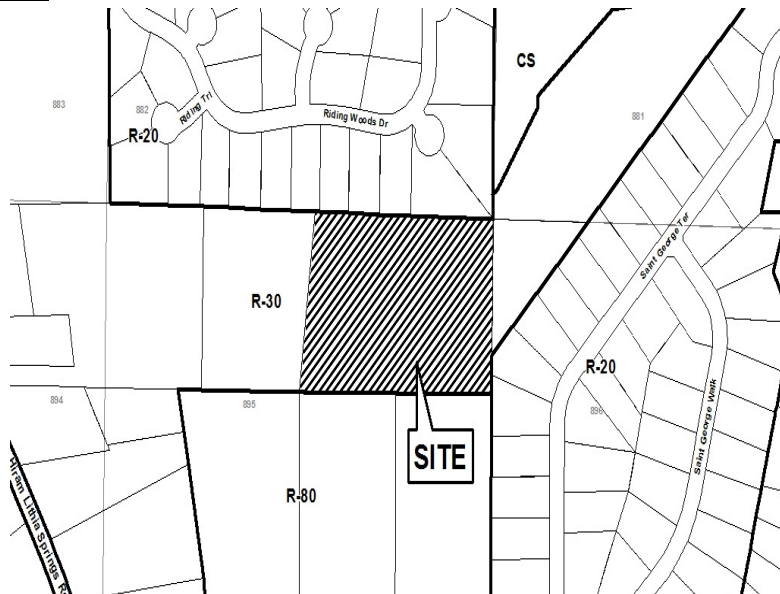
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

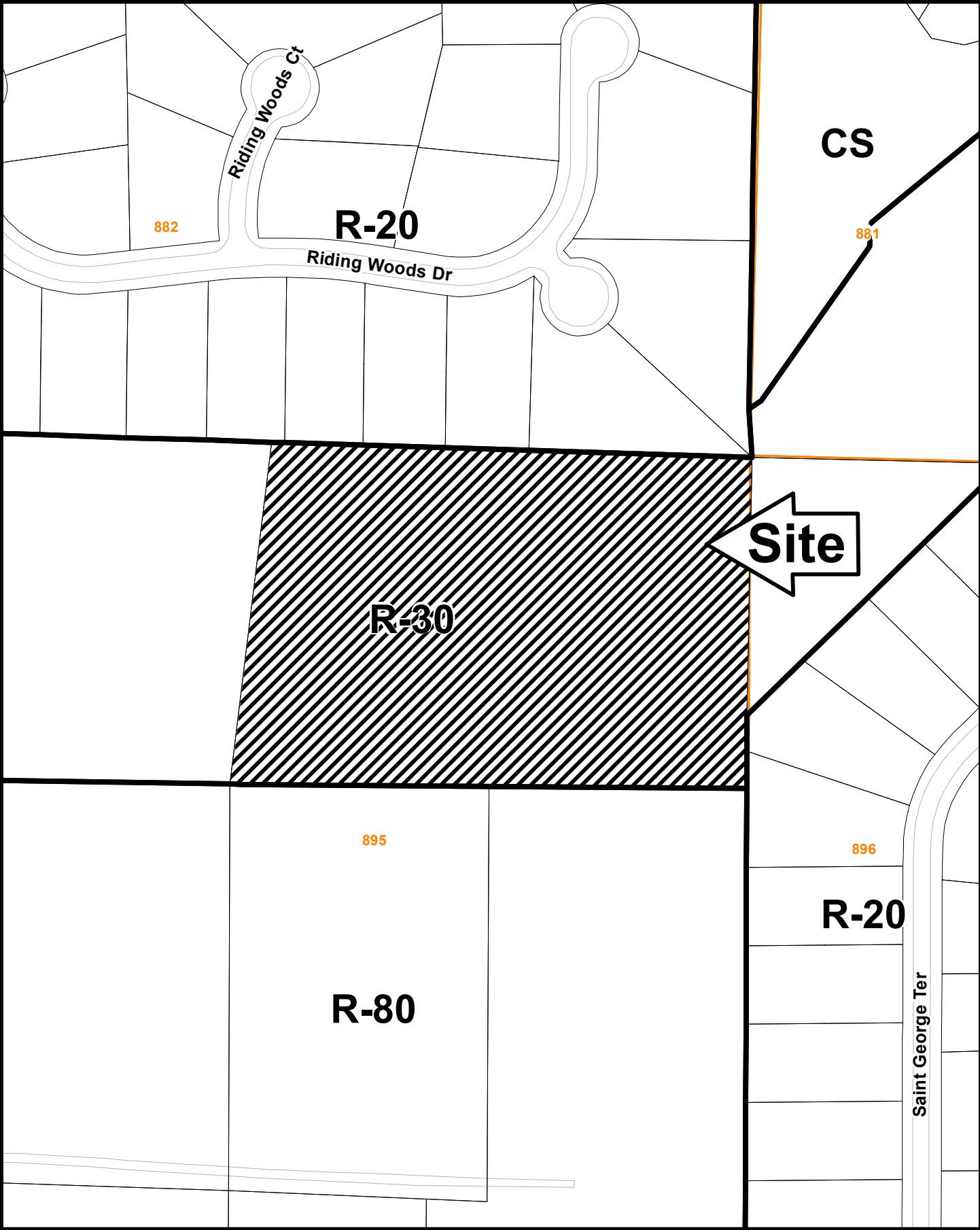
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

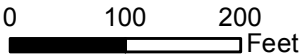
STIPULATIONS:





LUP-18-2016 GIS



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Uno Grande Mastiffs

PETITION NO.: LUP-18

PRESENT ZONING: R-30

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is requesting to renew 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. 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. There have not been any complaints filed with Cobb County Animal Control or Code Enforcement within the past year.

Historic Preservation: No comment.

Cemetery Preservation: No comment

WATER & SEWER COMMENTS:

No comments. Property is served by public water and septic system.

TRAFFIC COMMENTS:

This request will not have an adverse impact on the transportation network.

FIRE COMMENTS:

No 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-18

PRESENT ZONING: R-30

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comment (Renewal).

STAFF RECOMMENDATIONS

LUP-18 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.
- (2) *Parking and traffic considerations.*
The property has no direct access to a public Right of Way.
- (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.*
There has not been any known effect of the values of surrounding properties.
- (10) *Circumstances surrounding neighborhood complaints.*
No complaints found pertaining to this application or to the previous approved Land Use Permit.
- (11) *Intensity of the proposed business use.*
The applicant intends to have 3 dogs on the property on regular bases.

LUP-18 UNO GRANDE MASTIFFS (Continued)

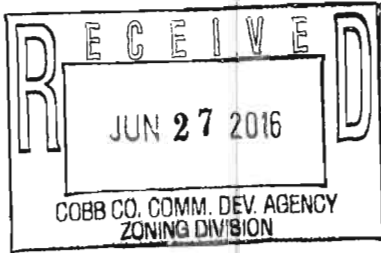
(12)Location of the use within the neighborhood.

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, Staff recommends **APPROVAL for 24 months** of the applicant's renewal request, subject to;

1. Maximum of 20 dogs;
2. Applicant to take measures to control barking so as not to create a nuisance.

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-18
PC Hearing Date: 9-8-16
BOC Hearing Date: 9-20-16

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? No outside employees ϕ
3. Days of operation? NA
4. Hours of operation? NA
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 3 per month
6. Where do clients, customers and/or employees park?
Driveway: X ; 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.): Just personal vehicles

9. Deliveries? No X ; 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 X ; No _____
11. Any outdoor storage? No _____ ; Yes X (If yes, please state what is kept outside): Horses / Barn

12. Length of time requested (24 months maximum): 24
13. Is this application a result of a Code Enforcement action? No X ; 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):

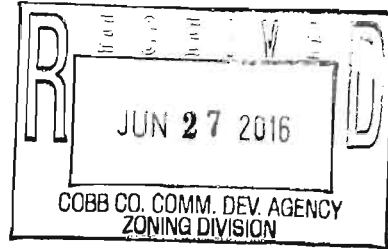
Applicant signature: [Signature] Date: 6/26/16

Applicant name (printed): Rebecca Wilson



Center for Environmental Health

June 7, 2016



REBECCA WILSON
3955 HIRAM LITHIA SPRINGS ROAD
POWDER SPRINGS, GA 30127

RE: 3955 Hiram Lithia Springs Road, Powder Springs, Cobb County, GA

To Whom It May Concern:

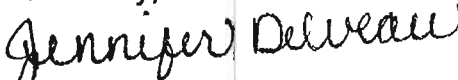
An inspection of the property at the above referenced address was made on June 6, 2016, to verify the condition of the septic tank system. The inspection consisted of walking the lot and looking for evidence of septic line seepage, which is indicative of septic tank system failure.

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 or email at jennifer.delveau@dph.ga.gov.

Sincerely,


Jennifer Delveau
Environmental Health S. S. A.

/jdd

Existing On-site Sewage Management System Performance Evaluation Report

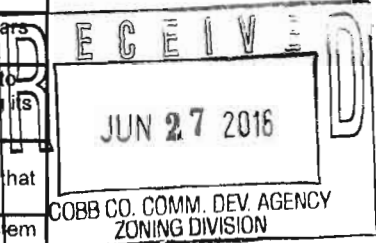
Applicant: Rebecca Wilson		Reason for Existing Sewage System: (1) Loan Closing for (2) Refinance (3) Home Addition (Non-bedroom) Type: _____ (4) Swimming Pool Construction (5) Structure Addition to Property Type: _____ (6) Mobile Home Relocation
Property/System Address: 3955 HIRAM LITHIA SPRINGS RD POWDER 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	

*** 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:	
<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	Title:	Date:	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.
IE Jennifer Delveau	Env. Health SSA	06-Jun-16	

SECTION B - System Not on Record

<input type="radio"/> Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation		
<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	Title:	Date:	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.

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	Title:	Date:	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.

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.		
		Number of Bedrooms/GPD: 3	Garbage Grinder: (circle) <input type="radio"/> Yes <input checked="" type="radio"/> No
Evaluating Environmentalist	Title:	Date:	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.