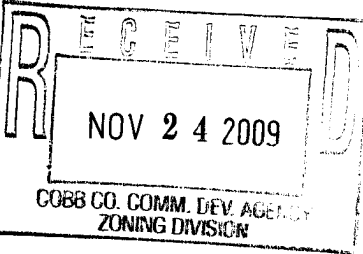


LUP-4  
(2010)

MAGNETIC NORTH

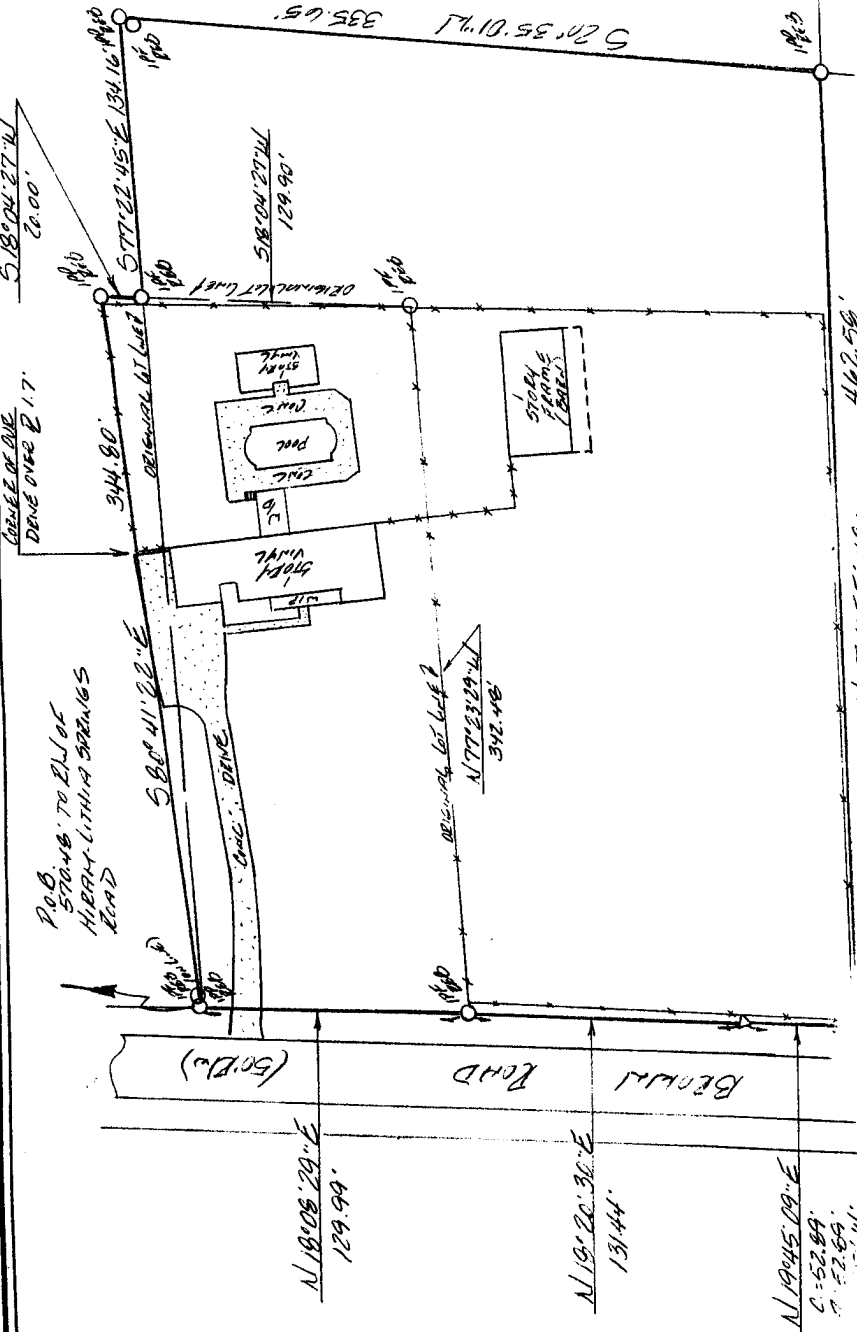


4909 BEOWN RD  
AREA 3.5570 A



SURVEY FOR:  
Ricky T. CEIDER

LOT	BLK.	UNIT	REVISIONS
			4/13/13
CC			
DRAWN			
CHD			
JOB #			
DATE: 08-04-2009			049.13
SCALE: 1" = 60'			
PAGE			
COUNTY, GEORGIA			
SECTION 22			
BLK. 121			
LOT 21			



PANEL NO. 1306700080F  
LOCATION COBB

I HAVE THIS DATE, EXAMINED THE  
THE OFFICIAL FLOOD HAZARD MAP  
AND FOUND REFERENCED HOUSE NOT  
IN AN "A" OR "V" SPECIAL  
FLOOD ZONE.  
I HAVE THIS DATE, EXAMINED THIS MAP OR PLAN IS BASED HAS  
A CLOSURE PRECISION OF ONE FOOT IN 2000 FEET AND AN  
ANGULAR ERROR OF 1/30000 PER ANGLE PER STATION AND  
ADJUSTED USING COMPASS RULE. THE AREA OF PLAT HAS

SOURCE: 675-216) IS TRANSIT W/REDO STEEL T.P.  
IN GA. ORDER, THIS PLAT IS A CORRECT  
REPRESENTATION OF THE LAND PLATTED, AND  
HAS BEEN PREPARED IN CONFORMITY WITH  
THE AMERICAN SURVEYORS AND RECORDS  
ACT OF 1917.

**J.A. EVANS**  
SURVEYING CO. INC.  
MARIETTA, GEORGIA

REFERENCE  
PLAT D.B. 1879  
Pg. 26A

**APPLICANT:** Thomas Ohle and Bettina Ohle  
770-485-0413

**REPRESENTATIVE:** Bettina Ohle

**TITLEHOLDER:** Thomas Ohle

**PROPERTY LOCATION:** Located on the eastern side of Brown Road,  
south of Hiram Lithia Springs Road  
(4909 Brown Road).

**ACCESS TO PROPERTY:** Brown Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing house and  
barn

**PETITION NO:** LUP-4

**HEARING DATE (PC):** 2-02-10

**HEARING DATE (BOC):** 2-16-10

**PRESENT ZONING:** R-30

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Maintaining Boarding  
Facility

**SIZE OF TRACT:** 3.557 acres

**DISTRICT:** 19

**LAND LOT(S):** 1121

**PARCEL(S):** 13

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-30/ single family house
- SOUTH:** R-30/ single family house
- EAST:** R-20/ wooded
- WEST:** R-20/ single family house

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

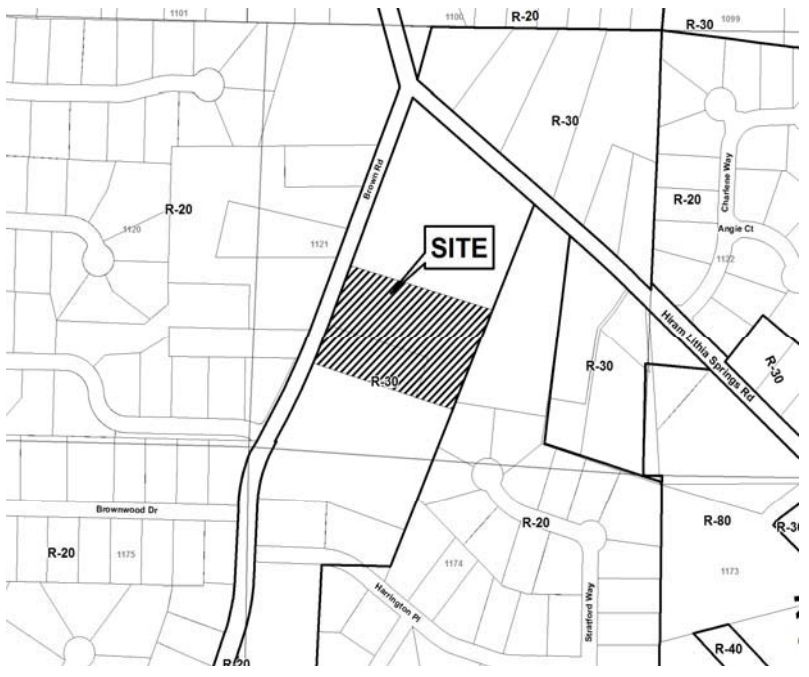
**BOARD OF COMMISSIONERS DECISION**

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

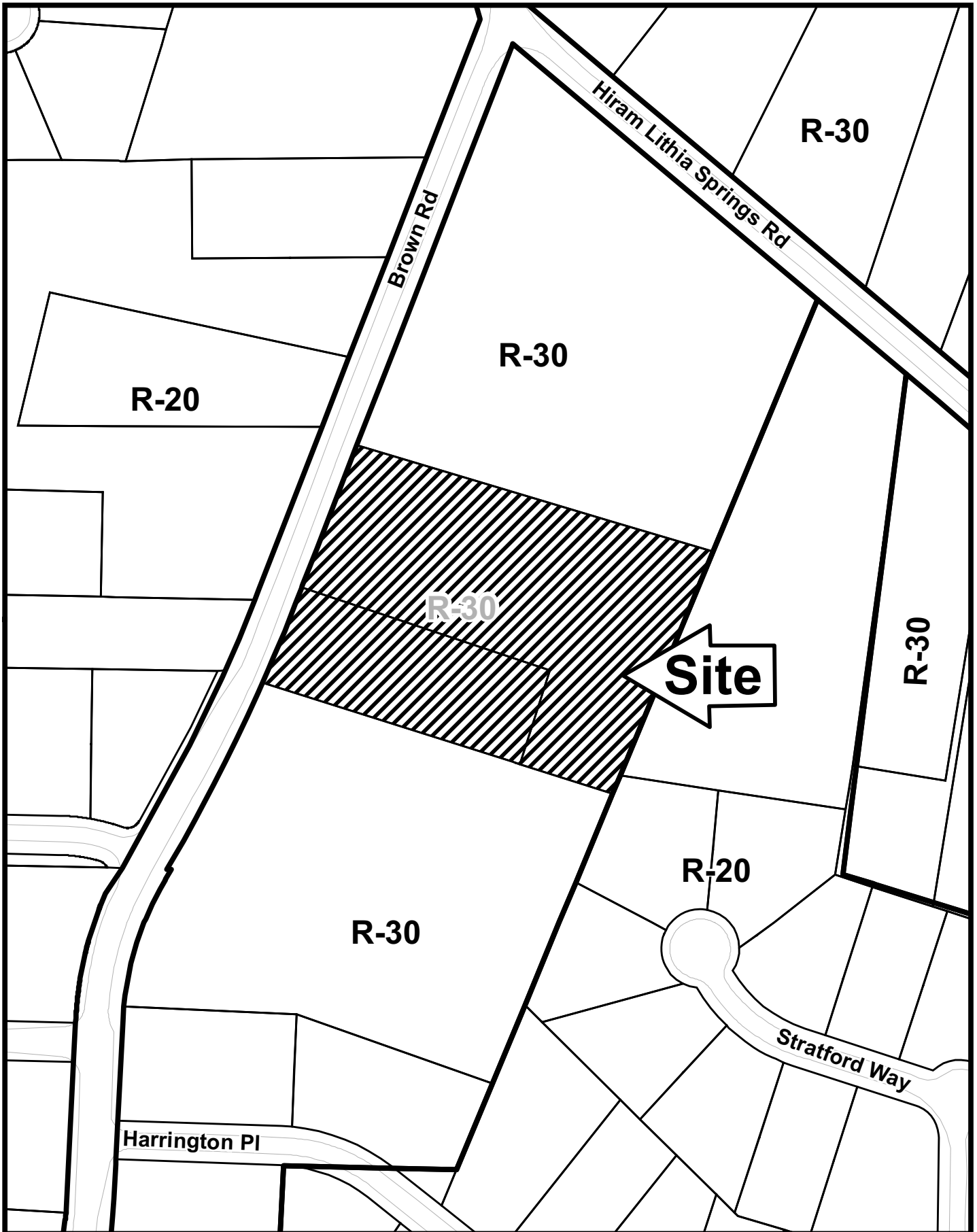
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

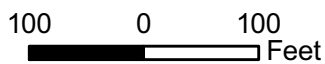
**STIPULATIONS:**





# LUP-4



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Thomas and Bettina Ohle

**PETITION NO.:** LUP-4

**PRESENT ZONING:** R-30

**PETITION FOR:** LUP

\*\*\*\*\*

**PLANNING COMMENTS:** Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Temporary Land Use Permit to operate a boarding facility for horses. The applicant would have ten horses boarded on the property. The existing barn (approximately 2,500 square-foot) and fenced pasture area (approximately 2.3 acres) would be used for the horses. There would be no employees and no signs. On average, there would be one horse owner coming to the property per day; the horse owners will park in the driveway. There would be one semi-truck coming to the property every eight weeks for shavings. The applicant does live on the property, and has submitted a petition in support of the request signed by 30 neighbors. This application is the result of a complaint.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Address connected to water. Sewer not available. Health Dept approval required for on-site sewage management.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend no on street parking.

\*\*\*\*\*

**FIRE COMMENTS:**

No comments.

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS:**

No comments.

## STAFF RECOMMENDATIONS

### **LUP-4      THOMAS AND BETTINA OHLE**

The applicant's proposal is not located in a platted subdivision and is located in an area that contains many large lots. The applicant's property is designated as Very Low Density Residential on the *Cobb County Comprehensive Plan*. The property has been used for horses for a long time, and the applicant will not have any employees or signs. The applicant has more than 5,000 square-feet of fenced area per horse, and the barn is more than 100-feet off the neighbor's property line. Additionally, the applicant has submitted a petition in support of the request signed by 30 neighbors. Staff would be reluctant to recommend approval of this LUP without neighbor support, and without stipulations controlling how the business is operated. Based on the above analysis, Staff recommends APPROVAL for 12 months subject to:

- Maximum of ten horses;
- Clients park in the driveway;
- No Signs;
- No employees;
- Applicant employ practices to keep any odors associated with the horses to a minimum;
- Water and Sewer comments and recommendations; and
- DOT comments and recommendations.

**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.**