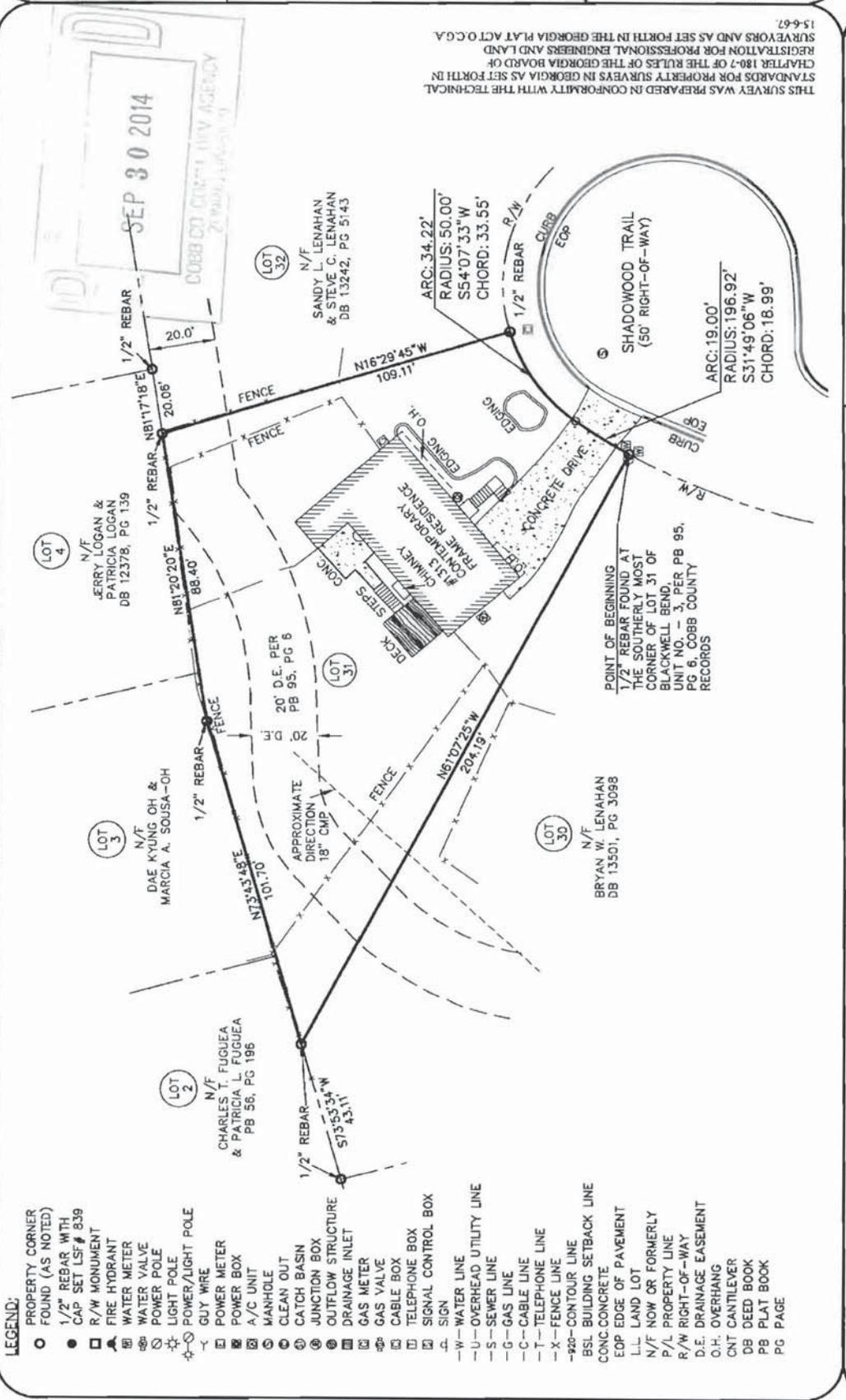


**BOUNDARY SURVEY**  
PREPARED FOR: RONALD ASBY  
LOT 31, BLACKWELL BEND,  
UNIT NO. - 3  
LAND LOT 375, 16TH DISTRICT  
2ND SECTION  
COBB COUNTY, GEORGIA - 09/25/14

**GEORGIA**  
LAND SURVEYOR  
No. 2294  
JENNIFER E. BUTLER WORTH  
1st/25/14

FOR THE FIRM  
BOUNDARY ZONE, INC.  
LSF #839  
NOT VALID WITHOUT  
ORIGINAL SIGNATURE

PROJECT  
1553001  
SHEET  
1 OF 1



**BOUNDARY ZONE, INC.**  
AND SURVEYING SERVICES  
WWW.BOUNDARYZONE.COM  
(770) 271-5772 / (919) 363-9226  
2205-C CANDIUM DRIVE  
APEX, NC 27523

4195 SOUTH LEE STREET  
SUITE 1,  
BUPORD, GA 30518  
235 PEACHTREE STREET NE  
SUITE 400,  
ATLANTA, GA 30303

GRAPHIC SCALE - IN FEET  
15 0 30 60

TOTAL AREA: 0.362 ACRES / 15,766 SQUARE FEET  
BOUNDARY REFERENCE: DEED BOOK: 13305, PAGE 1490, PLAT BOOK 95, PAGE 6  
FIELDWORK PERFORMED ON 9/24/14

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 556,615 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,487 FEET, AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

**LEGEND:**

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF # 839
- R/W MONUMENT
- ▲ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- ⊕ POWER/LIGHT POLE
- ⊕ GUY WIRE
- ⊕ POWER METER
- ⊕ POWER BOX
- ⊕ A/C UNIT
- ⊕ MANHOLE
- ⊕ CLEAN OUT
- ⊕ CATCH BASIN
- ⊕ JUNCTION BOX
- ⊕ OUTFLOW STRUCTURE
- ⊕ DRAINAGE INLET
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ CABLE BOX
- ⊕ TELEPHONE BOX
- ⊕ SIGNAL CONTROL BOX
- ⊕ SIGN
- W- WATER LINE
- U- OVERHEAD UTILITY LINE
- S- SEWER LINE
- G- GAS LINE
- C- CABLE LINE
- T- TELEPHONE LINE
- X- FENCE LINE
- #20- CONTOUR LINE
- BSL BUILDING SETBACK LINE
- CONC CONCRETE
- EOP EDGE OF PAVEMENT
- LL LAND LOT
- N/F NOW OR FORMERLY
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- O.H. OVERHANG
- CNT CANTILEVER
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS, AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

**APPLICANT:** Stacey Asby  
**PHONE#:** (404) 432-4525 **EMAIL:** sasby@comcast.net  
**REPRESENTATIVE:** Stacey Asby  
**PHONE#:** (404) 432-4525 **EMAIL:** sasby@comcast.net  
**TITLEHOLDER:** Ronald R. Asby and Stacey M. Asby

**PETITION NO:** LUP-36  
**HEARING DATE (PC):** 12-02-14  
**HEARING DATE (BOC):** 12-16-14  
**PRESENT ZONING:** R-15  
**PROPOSED ZONING:** Land Use Permit

**PROPERTY LOCATION:** Northerly side of Shadowood Trail,  
west of Shadowood Court  
(1313 Shadowood Trail).

**PROPOSED USE:** Cattery/Pet Dealer

**ACCESS TO PROPERTY:** Shadowood Trail

**SIZE OF TRACT:** 0.362 acre  
**DISTRICT:** 16

**PHYSICAL CHARACTERISTICS TO SITE:** Split level frame  
house

**LAND LOT(S):** 375  
**PARCEL(S):** 44  
**TAXES: PAID** X **DUE** \_\_\_\_\_  
**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/ Autumn Ridge Subdivision
- SOUTH:** R-15/ Blackwell Bend Subdivision
- EAST:** R-15/ Blackwell Bend Subdivision
- WEST:** R-15/ Blackwell Bend Subdivision

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

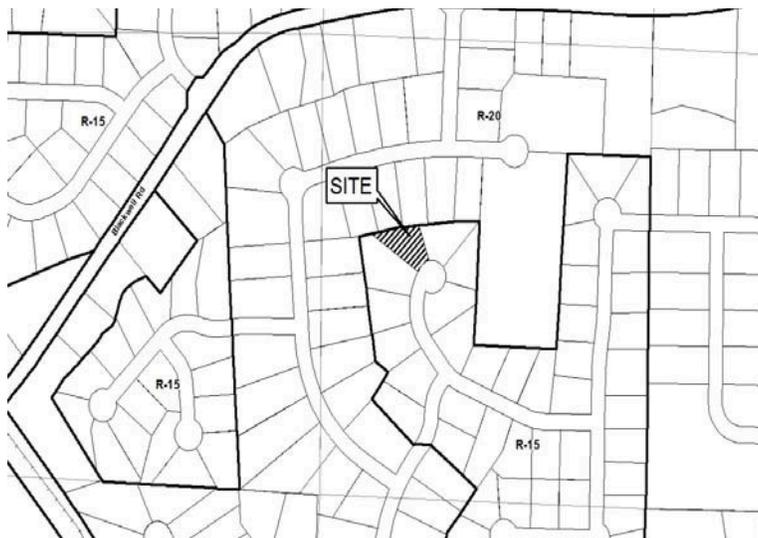
**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_ **REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

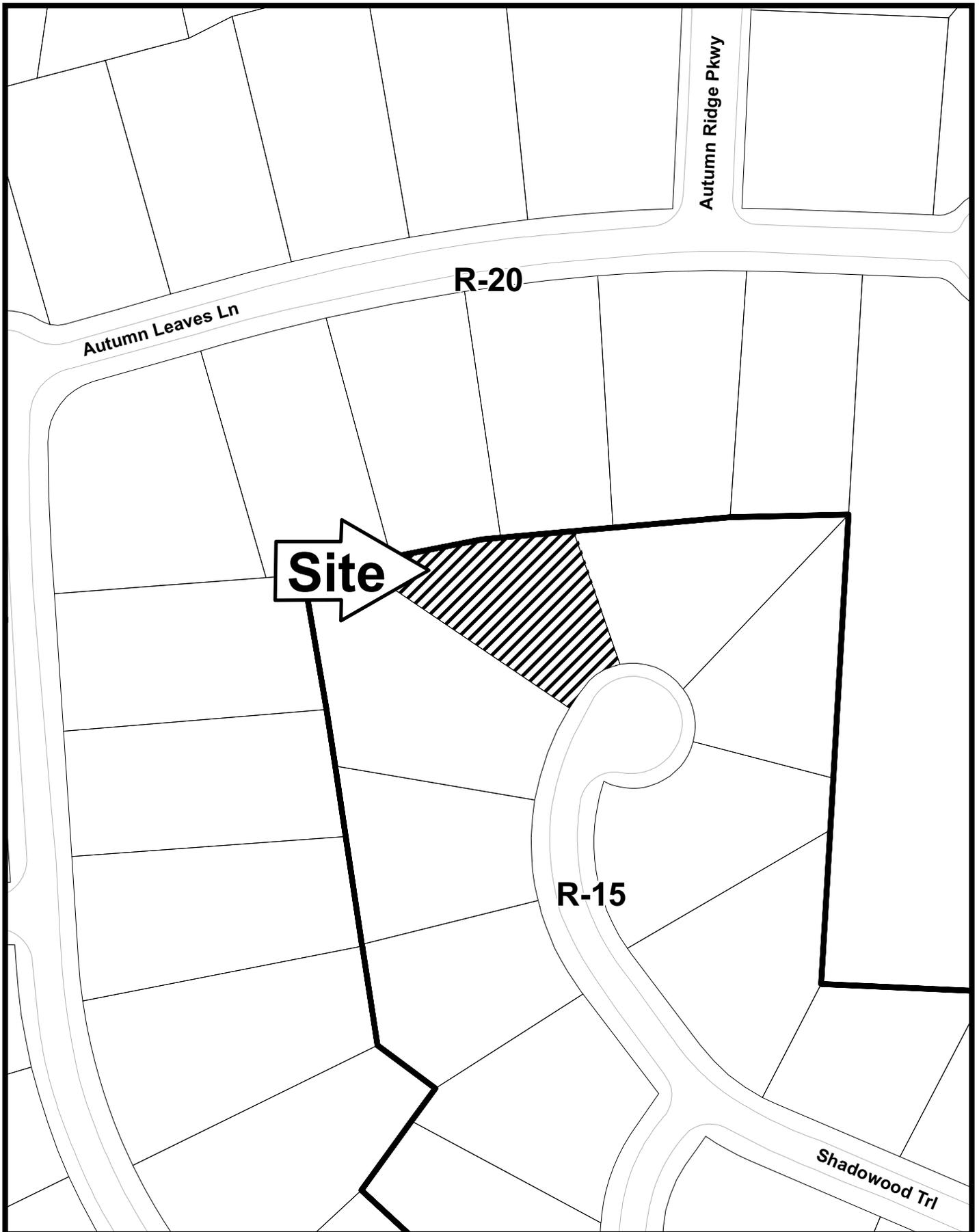
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

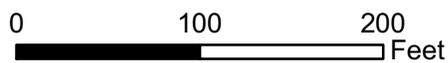
**STIPULATIONS:**



# LUP-36



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Stacey Asby

PETITION NO.: LUP-36

PRESENT ZONING: R-15

PETITION FOR: LUP

\*\*\*\*\*

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

The applicant is applying for a Temporary Land Use Permit to operate a cattery/ pet dealer out of her home. The applicant does not intend to have any employees, and will operate everyday between the hours of 9am and 9pm. The applicant states that she will only have 1 customer per week and that customer will park in the driveway. There will be no deliveries or any type of signage on the property. The applicant will live in the home and will not have any outdoor storage. The applicant intends to have a maximum of 30 cats and all will be inside the house. The applicant is requesting approval for 24 months.

**Historic Preservation:** No comments.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Property is served by public water and sewer. 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: Stacey Asby**

**PETITION NO.: LUP-36**

**PRESENT ZONING: R-15**

**PETITION FOR: LUP**

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS**

No comments.

## STAFF RECOMMENDATIONS

### **LUP- 36      STACEY ASBY**

The applicant is applying for a Temporary Land Use Permit to operate a pet dealer out of her home. The applicant needs Cobb County approval in order to get a license from the State of Georgia. The applicant does not intend to have any employees, and will operate everyday between the hours of 9am and 9pm. The applicant states that she will only have 1 customer per week and that customer will park in the driveway. All business will be conducted inside the house. There will be no deliveries or any type of signage on the property. The applicant will live in the home and will not have any outdoor storage. There was an Animal Control complaint filed in June of 2014 for a check conditions. That violation was found not valid. The applicant intends to have a maximum of 30 cats and all will be inside the house. The applicant has provided 5 signatures of contiguous neighbors that consent to the application. There are 2 neighbors that live directly behind the applicant that did not sign the petition. The applicant is requesting approval for 24 months.

The property is zoned R-15, single-family residential and located within the Low Density Residential future land use area. Staff believes this is disruptive for adjacent neighbors. Based on the above analysis, and strict interpretation of the County Code. 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 #: LVP-36

PC Hearing Date: 12-2-14

BOC Hearing Date: 12-16-14

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

1. Type of business, or request? Cattery

2. Number of employees? 0

3. Days of operation? Every day

4. Hours of operation? Every day 9am - 9pm

5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 1

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.): \_\_\_\_\_

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 maximum): 24 mos

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: Stacy M. Asby Date: 9/25/14

Applicant name (printed): Stacy M. Asby