

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT, EASEMENTS, ENCUMBRANCES, OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A THREE SECOND TOPCON TOTAL STATION.
3. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS 1:100,000. THE FIELD MEASUREMENTS, THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10 PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET.
5. ALL I.P.F. & I.P.S. ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
6. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
7. BY GRAPHIC PLOTTING, NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOOD PLAIN AND LIES IN ZONE "X" (AREA OUTSIDE OF THE 100 YEAR FLOOD PLAIN) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13087/0087/0, EFFECTIVE DATE OF DECEMBER 16, 2008.
8. VERTICAL DATUM FOR THIS SURVEY IS BASED UPON NAVD 88.
9. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO MAGNETIC NORTH.
10. FIELD SURVEY COMPLETED: FEBRUARY 10, 2015
11. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES. LANDPRO SURVEYING AND MAPPING, INC. MAKES NO CERTIFICATION AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION SHOWN HEREON.

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



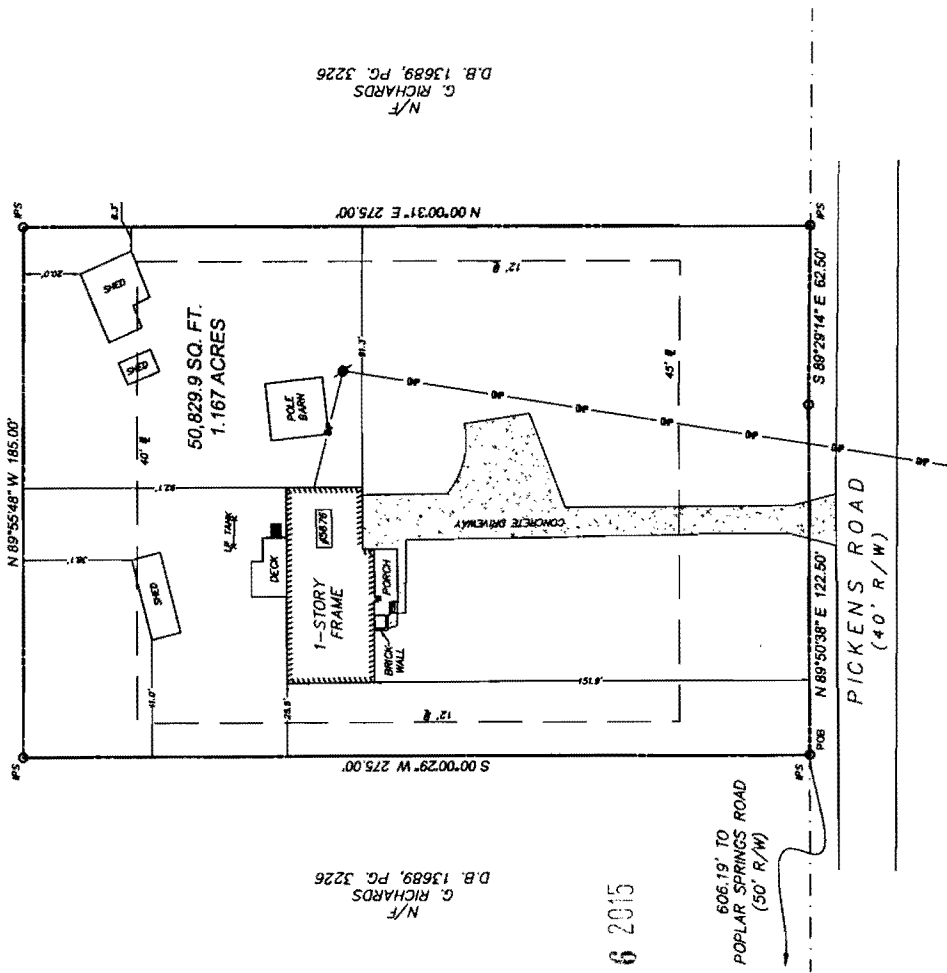
JAMES H RADER GEORGIA RLS# 3033

RETRACEMENT SURVEY FOR:

NORTON			
LAND LOT 184	DISTRICT 18	SECTION 2	CORB COUNTY, GA
SCALE	DATE	PROJECT NO.	SHEET
1" = 30'	02/23/15	20150333	1 OF 1

LANDPRO
SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
FAX: 678-213-1519
WWW.LANDPROSURVEYING.COM
AUTHORIZATION NO. LBFO083B
COPYRIGHT 2015

N/F
G. RICHARDS
D.B. 13689, P.C. 3226



N/F
G. RICHARDS
D.B. 13689, P.C. 3226

N/F
G. RICHARDS
D.B. 13689, P.C. 3226

MAR - 6 2015

606.15' TO
POPLAR SPRINGS ROAD
(50' R/W)

LEGEND

PROPERTY CORNER	POLYVINYL CHLORIDE PIPE
1/2" REBAR	PAVE ANCHOR
1/4" REBAR	WATER METER
OPEN TIE PIPE	TELEPHONE MANHOLE
CONCRETE MONUMENT FOUND	UNDERGROUND TELEPHONE
POWER POLE	CABLE TELEVISION
ELECTRIC MANHOLE	STORM DRAIN JUNCTION BOX
DIVERHEAD POWER	AREA INLET
CONCRETE FOUND POWER	STORM DRAIN MANHOLE
GAS METER	REINFORCED CONCRETE PIPE
SW/STBY SEWER MANHOLE	CONCRETE UTILITY PIPE
SW/STBY SEWER CLEAN OUT	IRON MANHOLE
LAND LOT LINE	REINFORCED CONCRETE PIPE
POUTICLE WITH PIPE	LAND LOT LINE



APPLICANT: Lost Mountain Dog Training, LLC

PETITION NO: LUP-15

PHONE#: (404) 925-6639 **EMAIL:** Chris@lostmountaindogtraining.com

HEARING DATE (PC): 05-07-15

REPRESENTATIVE: Christopher J. Bowling

HEARING DATE (BOC): 05-21-15

PHONE#: (404) 925-6639 **EMAIL:** Chris@lostmountaindogtraining.com

PRESENT ZONING: R-30

TITLEHOLDER: Gayle Lee Richards

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: North side of Pickens Road, west of

Davenport Circle

PROPOSED USE: Dog Training

(5676 Pickens Road).

ACCESS TO PROPERTY: Pickens Road

SIZE OF TRACT: 1.167 acres

PHYSICAL CHARACTERISTICS TO SITE: One Story Frame

DISTRICT: 19

House

LAND LOT(S): 154

PARCEL(S): 1

CONTIGUOUS ZONING/DEVELOPMENT

TAXES: PAID **DUE**

NORTH: R-30/ Single Family Home

COMMISSION DISTRICT: 1

SOUTH: R-30/ Undeveloped Lot

EAST: R-30/ Single Family Home

WEST: R-30/ Single Family Home

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

PLANNING COMMISSION RECOMMENDATION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

BOARD OF COMMISSIONERS DECISION

APPROVED **MOTION BY**

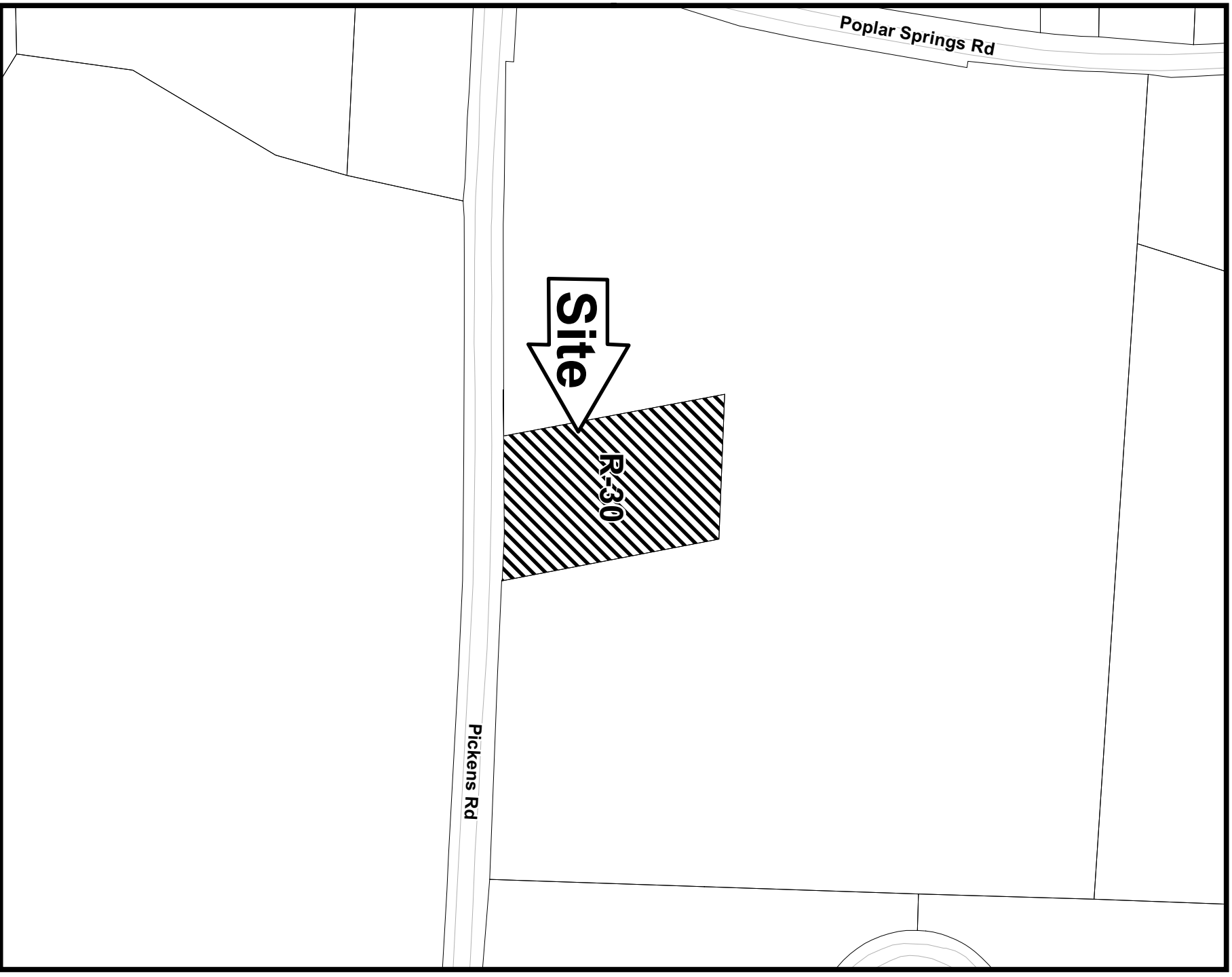
REJECTED **SECONDED**

HELD **CARRIED**

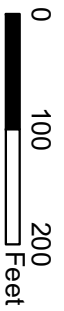
STIPULATIONS:



LUP-15



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



City Boundary
Zoning Boundary

APPLICANT: Lost Mountain Dog Training, LLC

PETITION NO.: LUP-15

PRESENT ZONING: R-30

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is requesting a Temporary Land Use Permit to operate a dog training business. The applicant lives close by and come to the house during business hours. The business will operate Monday through Saturday between the hours of 9 am and 6 pm. The applicant predicts no more than 30 customers per week. The property has a long driveway with a turn around to provide parking for customers. The applicant intends to have 1 sign (24"x48") at the house for advertising. The applicant does not intend to live in the home. The applicant will have normal garden and lawn equipment stored outside. The applicant is requesting approval for 24 months.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No water account for address 5676 Pickens Road.

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.

Recommend applicant verify that minimum intersection sight distance is available for Pickens Road access and if it is not, implement remedial measures, subject to the Department's approval.

APPLICANT: Lost Mountain Dog Training, LLC

PETITION NO.: LUP-15

PRESENT ZONING: R-30

PETITION FOR: LUP

FIRE COMMENTS:

C/O: Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

HYDRANT: Show fire hydrants arranged to have a hydrant available for the distribution of hose to any portion of any building on premises at distances not exceeding 500 feet (driving distance). Hydrants shall be at least 40 feet from the building (steamer connection facing street) (NFPA 24-7.2.3). Fire hydrants shall be spaced not more than 500 feet apart. Hydrants shall not be connected to water lines on the positive side (discharge side) of a fire pump. Minimum 8" supply lines to all hydrants.

APPLICANT: Lost Mountain Dog Training, LLC

PETITION NO.: LUP-15

PRESENT ZONING: R-30

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

Since the dogs will be utilizing outdoor fenced exercise/training runs weekly pickup of pet waste from the runs will be required.

STAFF RECOMMENDATIONS

LUP-15 LOST MOUNTIAN DOG TRAINING, LLC.

The applicant is requesting a Temporary Land Use Permit to operate a dog training business. The applicant intends to have one employee living at the house at some point, and will operate Monday through Saturday between the hours of 9 am and 6 pm. The applicant predicts no more than 30 customers per week. The applicant does not intend to live in the home. Sometime in the future the applicant does intend to have the employee live at the home to provide 24 hour care for the animals. The property has a long driveway with a turn around to provide parking for customers. The applicant will have normal garden and lawn equipment stored outside. The applicant intends to have 1 sign (24"x48") at the house for advertising. 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.

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 dangerous untrained animals to a single family area.
- (2) *Parking and traffic considerations.*
The applicant does not intend to live at the home and traffic would be the same a commercial area without the developmental policies and controls in place.
- (3) *Number of nonrelated employees.*
The applicant states there will only be one non related employee at the location at any time.
- (4) *Number of commercial and business deliveries.*
No more deliveries than any other found in a residential area.
- (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. This application, if approved would be creating a commercial use without the benefit of the rezoning process because the house would not be used for a single family use.
- (7) *Hours of operation.*
Monday through Saturday 9 am – 6 pm.
- (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.

LUP-15 LOST MOUNTIAN DOG TRAINING, LLC. (Continued)

(10)Circumstances surrounding neighborhood complaints.

The proposed business is not open at this time. No complaints found pertaining to this application.

(11)Intensity of the proposed business use.

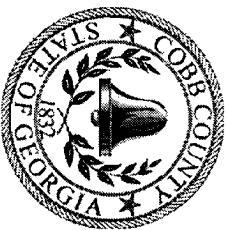
The applicant intends to have 6 clients per day; up to 30 clients per week.

(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 #: 1118-15
PC Hearing Date: 5-5-15
BOC Hearing Date: 5-19-15

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

1. Type of business, or request? Dog TRAINING
2. Number of employees? 1
MAR - 6 2015
3. Days of operation? Monday - Saturday
4. Hours of operation? 9am - 6pm
5. Number of clients, customers, or sales persons coming to the house per day? 6; Per week? 30
6. Where do clients, customers and/or employees park?
Driveway: ; Street: _____; Other (Explain): There is a long driveway with people parking near the house.
7. Signs? No: _____; Yes: . (If yes, then how many, size, and location): 1 sign 24" x 48"
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 1-Truck, Toyota Tundra
2-Tractor for cutting grass
9. Deliveries? No _____; Yes (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
USPS are UPS
10. Does the applicant live in the house? Yes _____; No
11. Any outdoor storage? No _____; Yes (If yes, please state what is kept outside): Garden Equipment
12. Length of time requested (24 months maximum): 24 months
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):
Please see the attached.
Applicant signature: Christopher S. Bowling Date: 3/11/15
Applicant name (printed): Christopher S. Bowling



Lost Mountain Dog Training, LLC

Good day to all of the members of the Cobb County Zoning Commission.

My name is Chris Bowling and I'm the owner of Lost Mountain Dog Training, LLC. I've been in business for three years doing private training for my clients at their homes or local parks. The property I would like to lease from Mrs. Gayle Richards will be used to board and train dogs, teach dogs basic, intermediate and advanced skills, nose work for tracking and scenting, agility training, SAR (search and rescue), and begin to train dogs for our veterans as a part of the Wounded Warrior Project. I live approximately a ½ mile away from this property and will use this location as my place of business. The Richards family have owned this property and the surrounding acreage for over 50 years.

While this particular piece of property is a little under 2 acres, Mrs. Gayle Richards also owns the surrounding 20 acres. As you can see from the overhead view this property is secluded, isn't close to any sub-divisions, and would be a wonderful place to train dogs and have minimum noise concerns that may affect anyone living nearby. The house on the property was built in 1974, is in very good condition with a full basement and access to the outside from the basement into the backyard. The basement area also has windows which allow lots of daylight and fresh air into the area. This is where the puppies and dogs would stay in crates while there for training. The backyard will have multiple fencing areas put up so the dogs can be exercised daily and have safe and controlled areas for training. I plan to hire additional trainers, and one that will live on the property so the house and dogs will never be left alone.

We would keep dogs on the property for a minimum of two weeks, train them and then return them to their owners. Dogs that will be used for the SAR and Wounded Warrior Project could be on the premises for up to six months to a year. Agility, basic, intermediate and advanced group training classes will be taught on the premises on the acre behind the house during the week and



Lost Mountain Dog Training, LLC

LUP-15 (2015)
Attachment to
Worksheet

weekends and will not be seen from the road. It is possible that we could have up to 10 -15 dogs staying with us at a time or there for up to one hour group training classes.

Thank you for taking the time to review my request.

Christopher J. Bowling, KPA-CTP

Karen Pryor Academy – Certified Training Partner

AKC Canine Good Citizen Trainer & Evaluator

AKC STAR Puppy Trainer & Evaluator

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS TO ACCOMPANY APPLICATION FOR LAND USE PERMIT

By signature, it is hereby acknowledged that I give my consent/or have no objection that Chris Barkley dba -
Shaw Mtn Dog Training intends to make an application for a Land Use Permit for the purpose of _____
_____ on the premises described in the application.

Signature	Printed name	Address
<u>[Signature]</u>	<u>GAYLE NOETON</u>	<u>5584 AICKENS ROAD, POCOSSETT SPAINS</u>
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____
11. _____	_____	_____
12. _____	_____	_____
13. _____	_____	_____
14. _____	_____	_____
15. _____	_____	_____
16. _____	_____	_____
17. _____	_____	_____
18. _____	_____	_____
19. _____	_____	_____
20. _____	_____	_____

