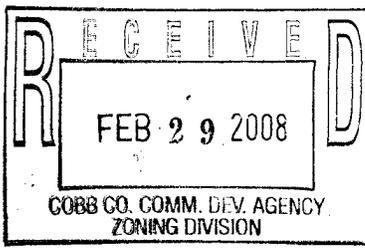


APPROVED

COBB PUBLIC HEALTH
CENTER FOR ENVIRONMENTAL HEALTH

2.22.08
DATE

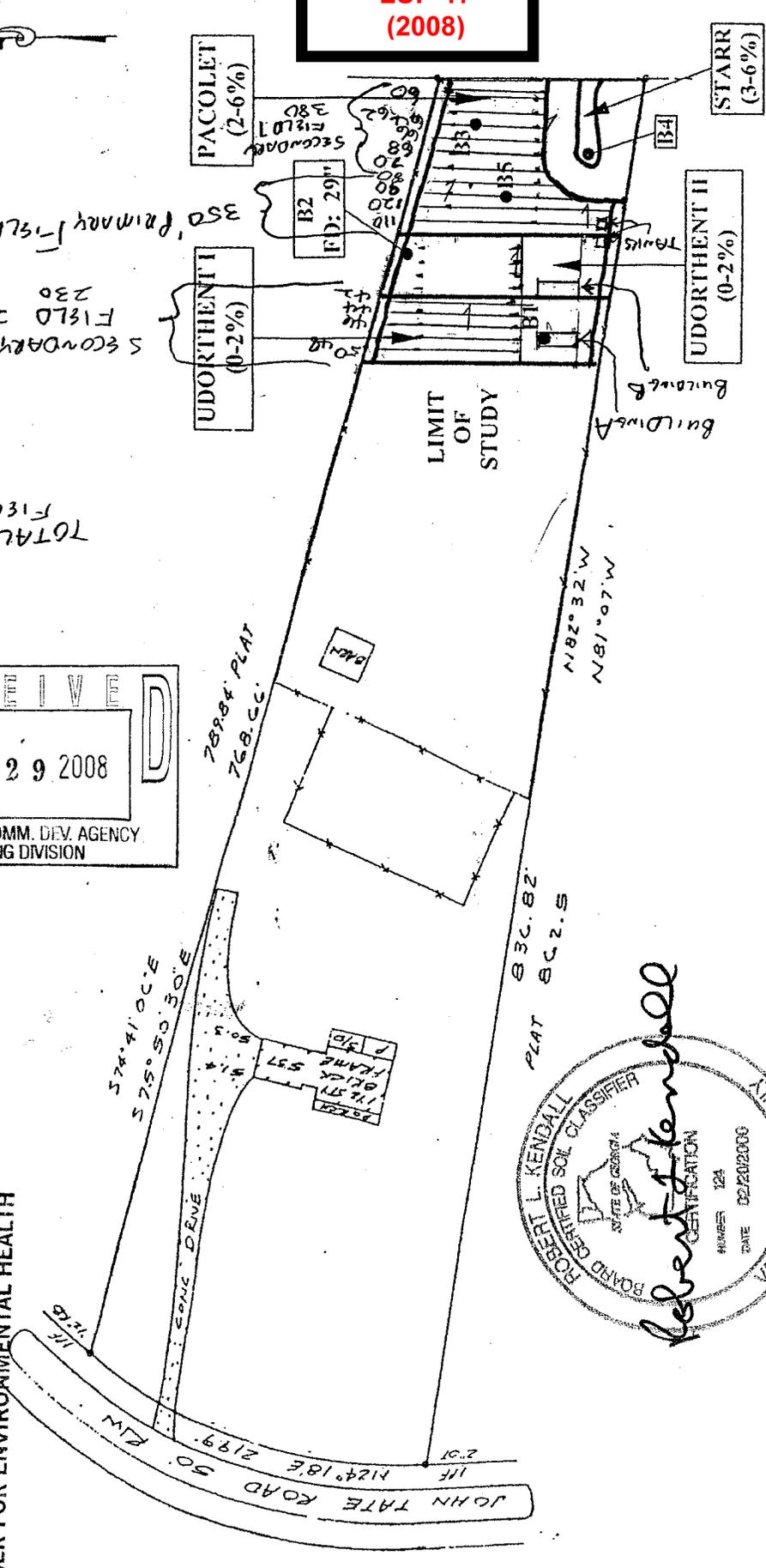
PERMIT VALID
FOR ONE YEAR ONLY
NOT TRANSFERABLE



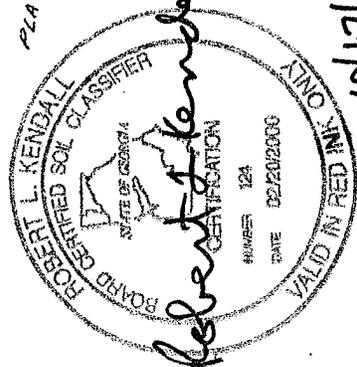
TOTAL SECONDARY FIELD 380
FIELD 230
FIELD 130
FIELD 230
FIELD 130

5 SECONDARY FIELD 230
350 PRIMARY FIELD

**LUP-17
(2008)**



- LEGEND**
- AUGER BORING
 - TEST PIT
 - ∩ GULLEY
 - FD FILL DEPTH
 - AR AUGER REFUSAL
 - BR BACKHOE REFUSAL
 - PWT PERCHED WATER TABLE
 - SWT SEASONAL HIGH WATER TABLE



Robert L. Kendall
10/17/07



LEVEL 3 SOIL MAP
537 JOHN TATE ROAD
L.L. 70, 16th DISTRICT
COBB COUNTY, GEORGIA

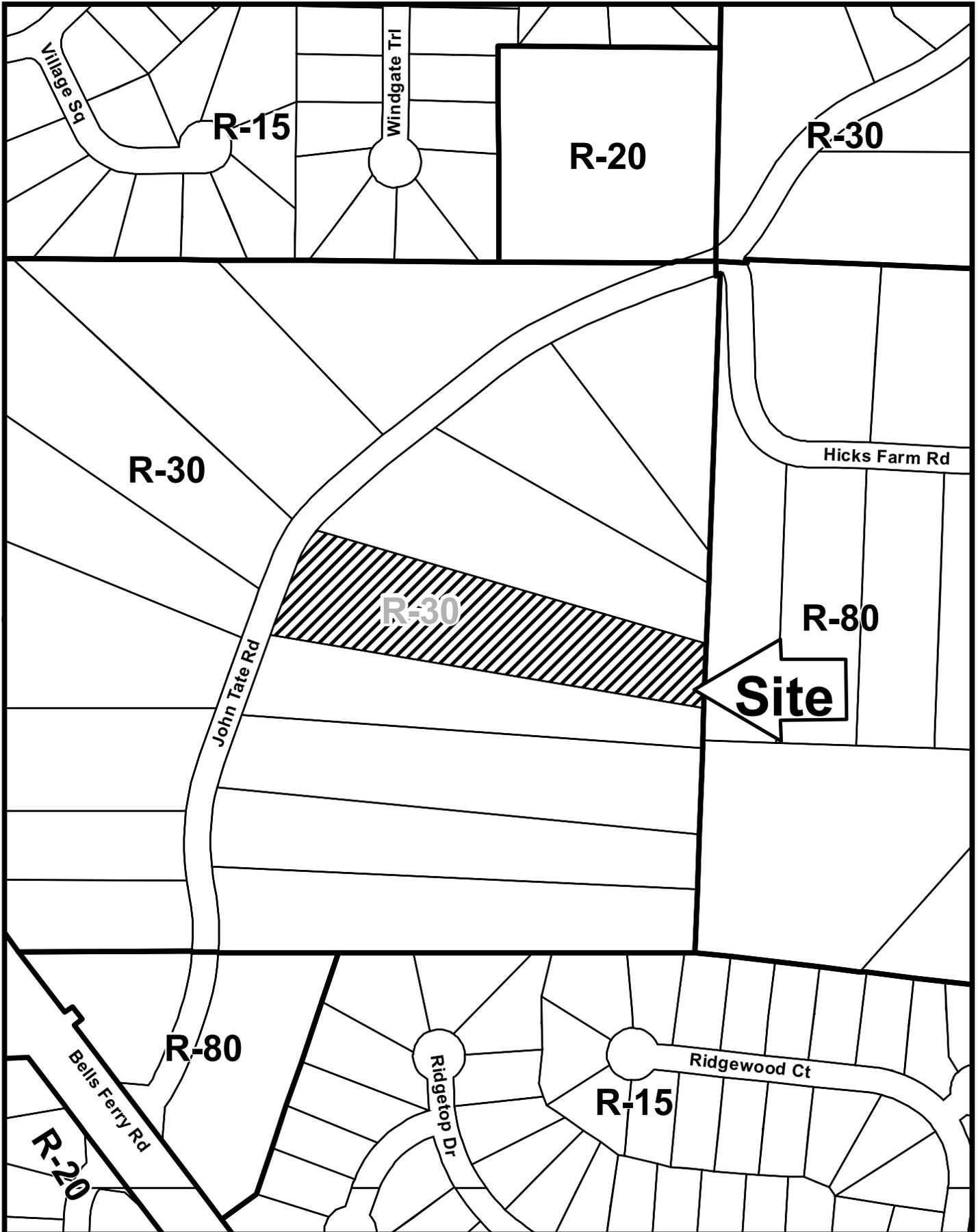
LAMPK PARKER



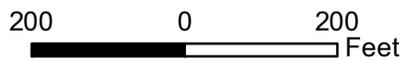
**KENDALL &
ASSOCIATES, INC.**

Soil and Ecological Consultants
2413 Powder Springs Road Marietta, Georgia 30064, (Ph.) 770-439-8824

LUP-17



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



City Boundary
Zoning Boundary

APPLICANT: Debra P. Parker and Lamar B. Parker, Jr.

PETITION NO.: LUP-17

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 kennel from the property. The applicant owns a local pet store and would breed small dogs such as Yorkies and Chihuahua's. There will be approximately 60 to 70 dogs on the property, which will be housed in two 10' by 24' kennels located at the rear of the property. Based on the nature of the request, the kennel would be operated seven days a week. The applicant's states there will be no employees, no customers, no signs, no deliveries, and no outdoor storage. The applicant does live in the house.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Water available; sewer not available to property. Kennel must not conflict with septic system.

TRAFFIC COMMENTS:

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

FIRE COMMENTS:

No comments.

APPLICANT: Debra P Parker & Lamar B Parker, Jr.

PETITION NO.: LUP-17

PRESENT ZONING: R-30

PETITION FOR: LUP

DRAINAGE COMMENTS

FLOOD HAZARD: [] YES [X] NO [] POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Noonday Creek Trib #1 FLOOD HAZARD INFO: Zone X

- [] FEMA Designated 100 year Floodplain Flood.
[] Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
[X] Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
[] Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: [] YES [X] NO [] POSSIBLY, NOT VERIFIED

Location: _____

- [] The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: [] YES [X] NO [] POSSIBLY, NOT VERIFIED

- [] Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
[] Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
[X] Georgia Erosion-Sediment Control Law and County Ordinance - County Review/State Review.
[] Georgia DNR Variance may be required to work in 25 foot streambank buffers.
[] County Buffer Ordinance: 50', 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- [] Potential or Known drainage problems exist for developments downstream from this site.
[] Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
[] Minimize runoff into public roads.
[] Minimize the effect of concentrated stormwater discharges onto adjacent properties.
[] Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
[X] Existing Lake Downstream ~300 ft at 385 Hicks Farm Road.
Additional BMP's for erosion sediment controls will be required.
[] Lake Study needed to document sediment levels.
[] Stormwater discharges through an established residential neighborhood downstream.
[] Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream _____.

APPLICANT: Debra P Parker & Lamar B Parker, Jr.

PETITION NO.: LUP-17

PRESENT ZONING: R-30

PETITION FOR: LUP

DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown _____
- Copy of survey is not current - Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. Applicant is proposing to provide treatment of all pet waste with a dedicated septic system approved by the Cobb County Public Health Department.
2. As noted under Downstream Conditions there is a private lake located approximately 300 feet downstream of the subject property. It is anticipated that land disturbance will be minimum for this project. However, additional erosion control measures must be provided to assure that no discharge of sediment from the site occurs which may impact this downstream lake.

STAFF RECOMMENDATIONS

LUP-17 DEBRA P. PARKER AND LAMAR B. PARKER, JR.

The applicant's property is designated as Low Density Residential in the *Cobb County Comprehensive Plan*. The applicant's proposal is in an area dominated by single-family residential houses, and is in the center of a residential area. The R-30 zoning district is primarily intended for single-family residential uses. Staff believes the applicant's proposal may be too intense for this residential area; breeding of animals is allowable in Light Industrial or Heavy Industrial. Breeding is only allowed in these two zoning districts due to the nuisances created by the animals. Staff is also concerned that the applicant's proposal would encourage additional requests for more intense uses in this residential area. Based on the above analysis, Staff recommends DENIAL of this application.

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.