

PROJECT NAME
Canine Assistants

PROPERTY INFORMATION	
ADDRESS	3160 Francis Road
DISTRICT, LAND LOT	2/2 610, 611
OVERLAY DISTRICT	Northwest Fulton Overlay
EXISTING ZONING	AG-1 (Agricultural)
ACRES	17.12
EXISTING USE	Canine Assistants Facility
PROPOSED USE	Expansion of Canine Assistants Facility, Use Permit for Agricultural Related Activity (Article 19.4.3)

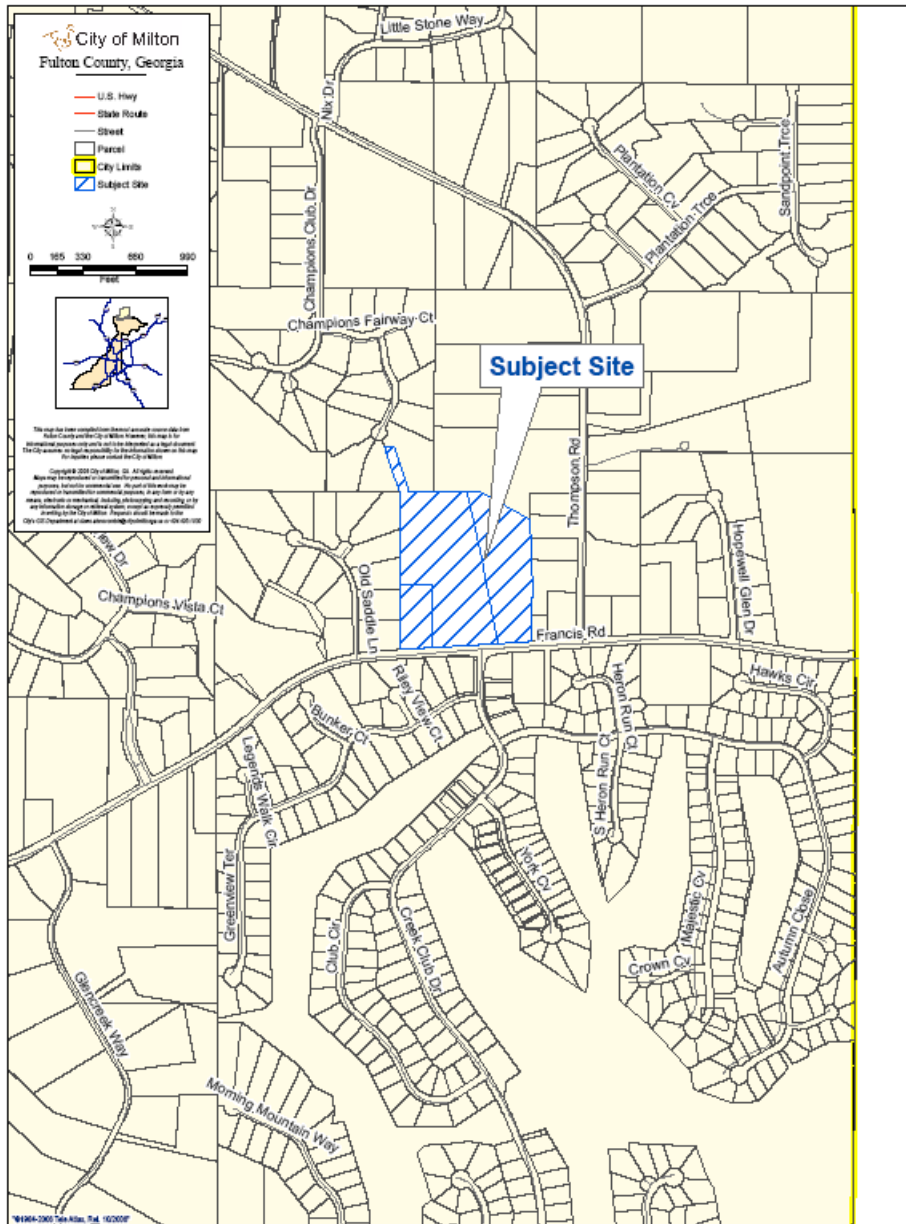
OWNER Canine Assistants, Jennifer Arnold
ADDRESS 3160 Francis Road, Milton, GA 30004
PHONE 770-664-7178

REPRESENTATIVE Michael Twiner, PE, Planners & Engineers Collaborative
ADDRESS 350 Research Court, Norcross GA 30092
PHONE 770-451-2741

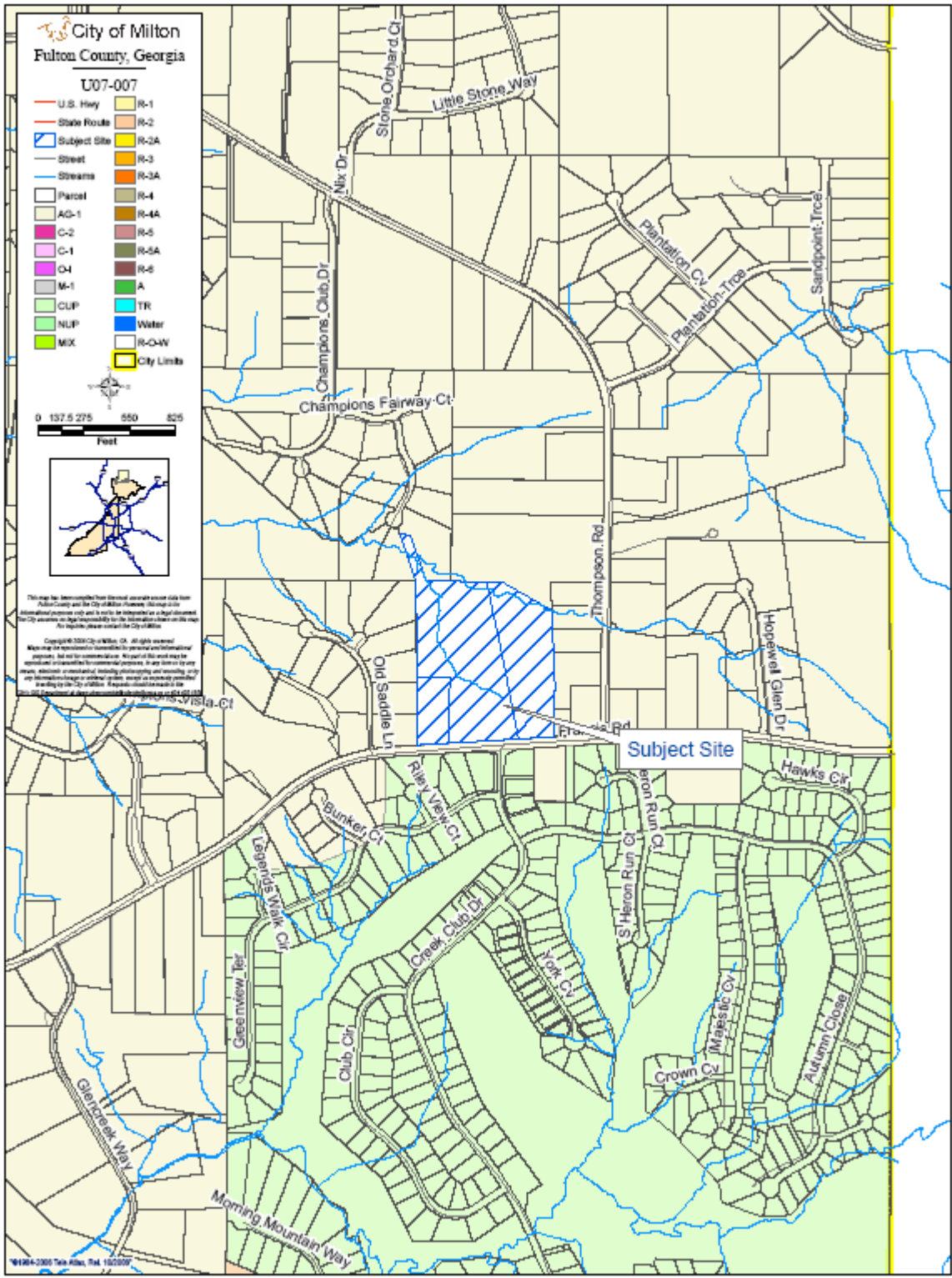
INTENT

To expand the existing Canine Assistants facility from approximately 23,125 square feet (within 9 buildings) by 3,240 square feet (within 1 additional building located in the southwest corner of the property) for a total of 10 buildings containing a total of 26,365 square feet at an overall density of 1,540 square feet per acre. The applicant is also requesting the following 3 part concurrent variance:

- 1) To allow the existing gravel parking lot within the 100-foot setback (Article 19.4.3.B.4).
- 2) To allow existing structures and the new building to exceed the maximum 20-foot building setback from the edge of required landscape strip and/or easements as shown on the site plan (Article 12H.3.5.C.1).
- 3) To allow parking between the buildings and the right-of-way as shown on the site plan (Article 12H.3.5.F.3.).
- 4) To delete the 75 foot buffer and 10 foot improvement setback adjacent to AG-1 and/or residentially developed properties (Article 12H.3.1.C.2.)



LOCATION MAP



CURRENT ZONING MAP

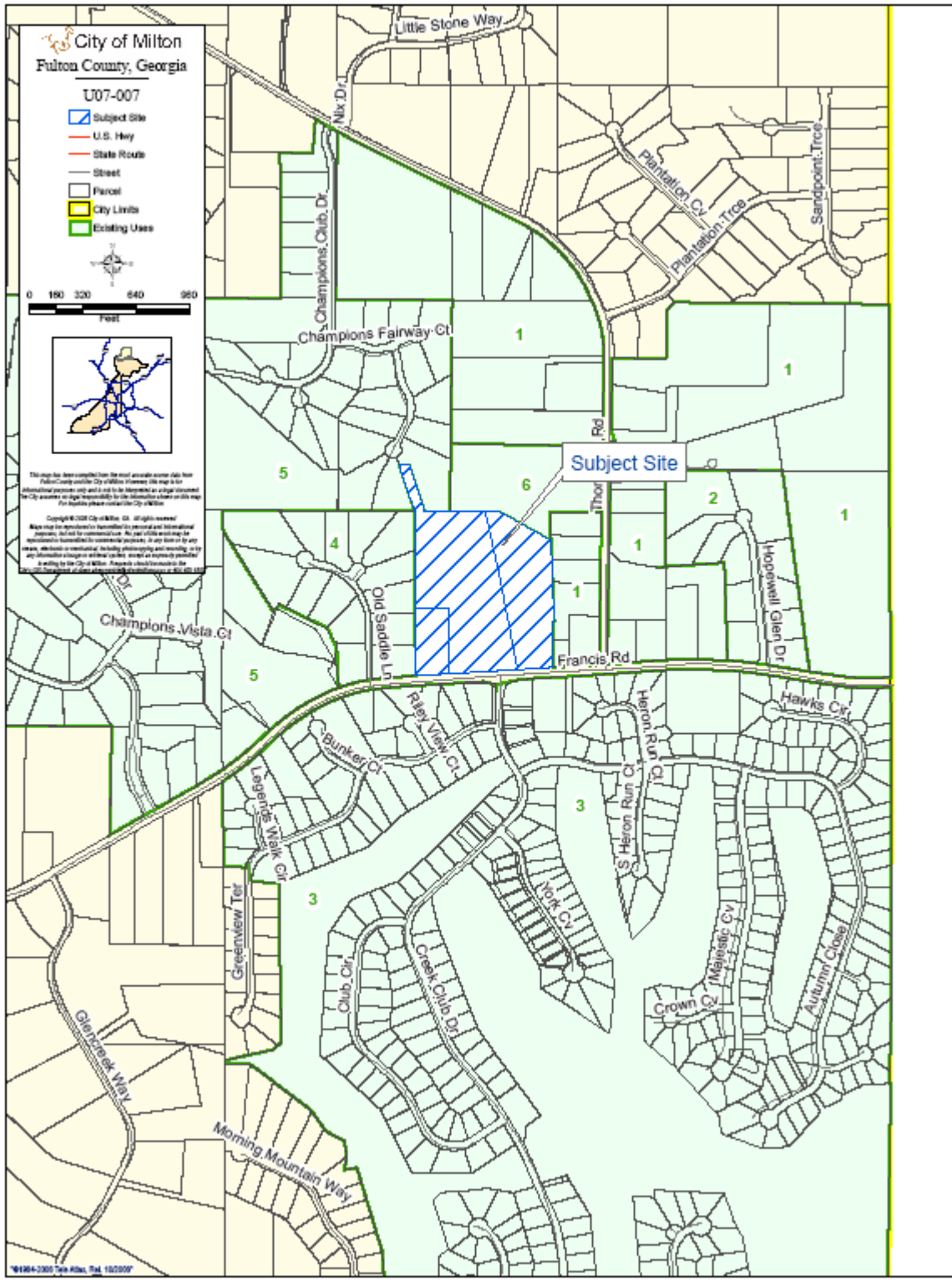
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SUBJECT SITE – Looking from west to east

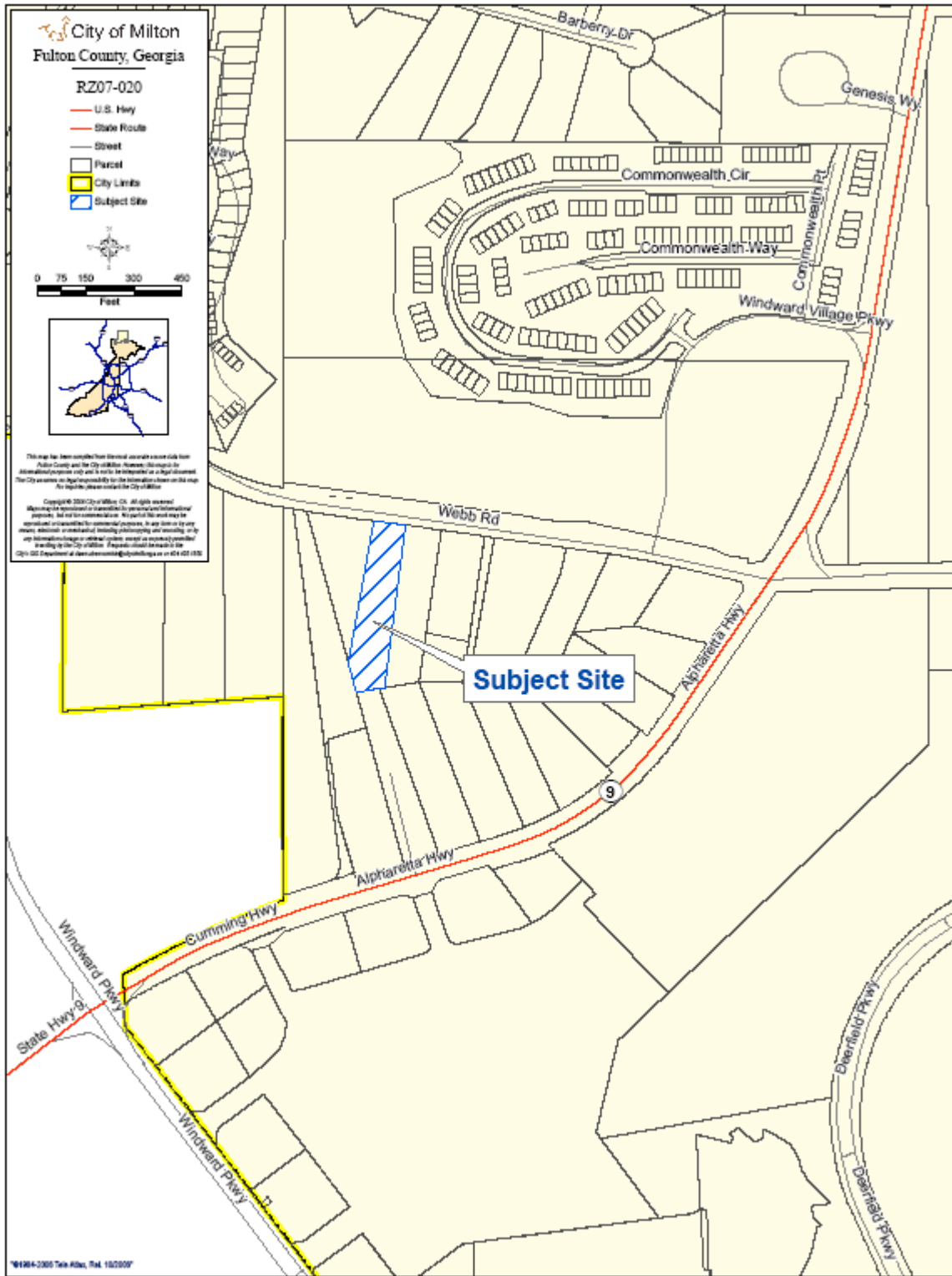
Existing uses and zoning of nearby property (See Map following table)

Location	Parcel / Zoning Petition	Zoning / Name	Approved Density/Min. Heated Floor Area
East & Further East	1	AG-1 (Agricultural) Scattered Single Family Residences	1 unit/acre 1,500 sq.ft.
Further East	2	AG-1 (Agricultural) Hopewell Glen S/D	1 unit/acre 2,500 sq.ft.
South	3	CUP (Community Unit Plan) Crooked Creek	1.7 u/a 3,000 sq.ft.
East	4	AG-1 (Agricultural) Cobblestone Farms S/D	1 unit/acre 3,000 sq.ft.
Further east & Northeast	5	AG-1 (Agricultural) Champions View S/D	1 unit/acre 3,000 sq.ft.
North	6	AG-1 (Agricultural) McGinnis Farms (Under Development)	1 unit/acre



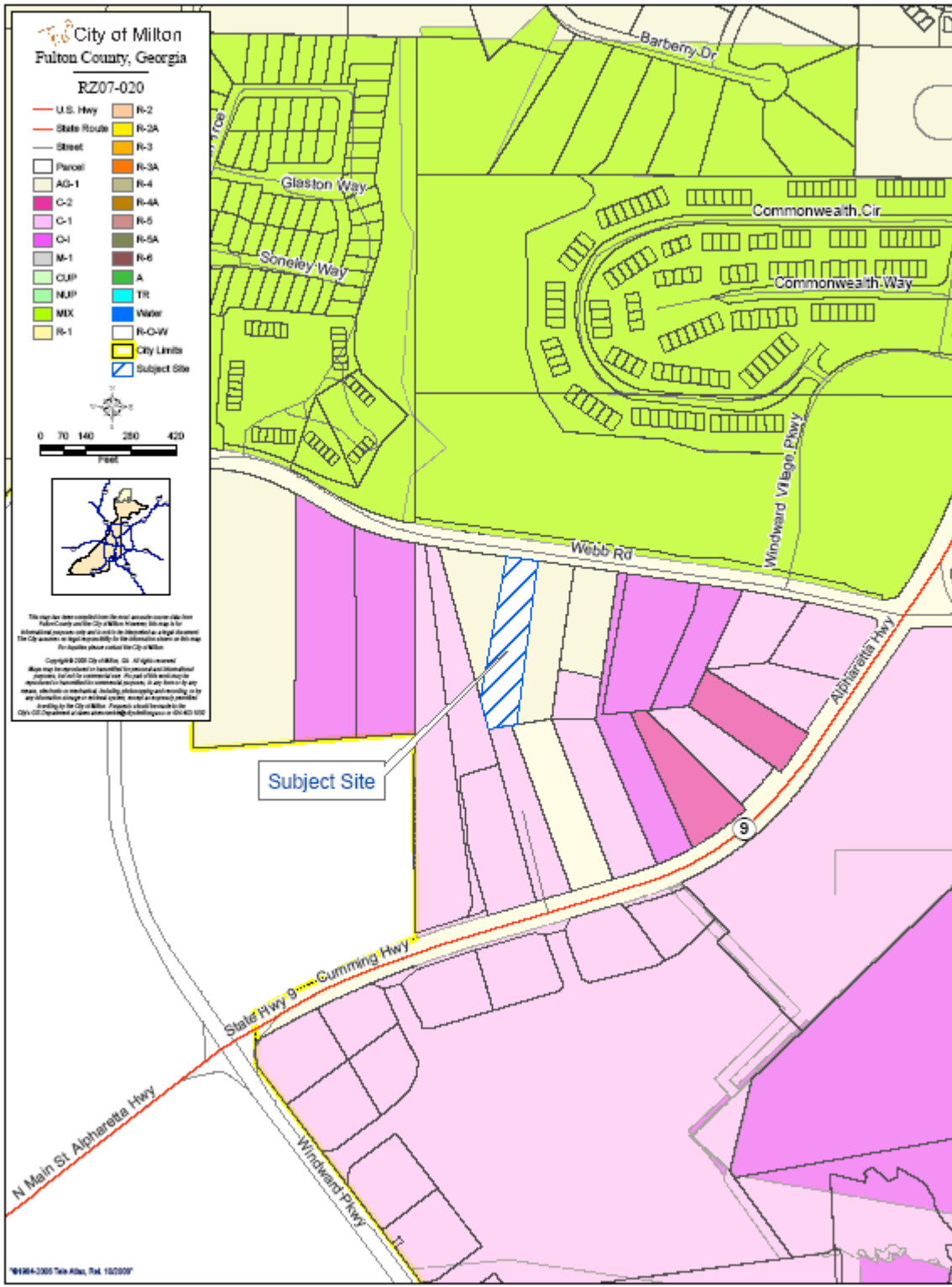
EXISTING USES AND ZONING MAP

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LOCATION MAP – RZ07-020/VC07-015

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CURRENT ZONING MAP

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