

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
FEBRUARY 16, 2021
9:00 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, February 16, 2021, in the second-floor public meeting room of Cobb County Building A, 100 Cherokee Street, Marietta, Georgia. Present and comprising a quorum of the Board were:

Lisa Cupid, Chairwoman
Commissioner Monique Sheffield, Vice Chair (via WebEx)
Commissioner JoAnn Birrell
Commissioner Keli Gambrill
Commissioner Jerica Richardson

CALL TO ORDER – CHAIRWOMAN CUPID

Due to inclement weather conditions, the BOC Zoning Hearing was delayed. Chairwoman Cupid called the hearing to order at 10:32 a.m.

Due to the COVID-19 pandemic, changes were previously adopted to the Zoning Hearing Procedures to allow for virtual participation. Mr. John Pederson, Zoning Division Manager, explained the virtual participation format, reviewed the standard hearing procedures, and made the following announcements:

CAMPAIGN DISCLOSURE

All speakers who have made a campaign contribution totaling \$250.00 or more, within the last two years, to a local government official considering a zoning case are required to complete the "Campaign Disclosure Form" prior to speaking.

INFORMATION REGARDING ZONING CASES

All information regarding zoning cases must be turned in to the Zoning Office on the Wednesday prior to the zoning hearing for consideration. If said information is turned in past the deadline, then it is at the Board's discretion as to whether the information will be considered.

Mr. Pederson announced the following cases which were *withdrawn, held, or continued*.

WITHDRAWN, HELD, AND CONTINUED CASES

LUP-5 **ANNIESHA THOMAS** (Anniesha Thomas, owner) requesting a **Temporary Land Use Permit** for a group home in land lot 451 of the 16th district. Property is located at the southwest of the intersection of Mary Drive and Shelia Robin Trail (3186 Mary Drive). **WITHDRAWN WITHOUT PREJUDICE**

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

OB-07 To consider a site plan and stipulation amendment for Civil Consulting Engineers, Inc. regarding rezoning application Z-20 of 2009 for property located in land lots 384, 385, 413, and 414 of the 18th district. Property is located at the northwestern intersection of Factory Shoals Road and South Gordon Road (768 South Gordon Road and 6712 Factory Shoals Road). **WITHDRAWN WITHOUT PREJUDICE**

Z-39^{'20} **KO MANAGEMENT, INC.** (Iglesia Torre Fuerte C.A.P.P., Inc., owner) requesting rezoning from **CF and GC** to **RA-5** for a subdivision in land lot 37 of the 17th district. Property is located on the south side of Puckett Drive, east of Mableton Parkway (637 and 667 Puckett Drive). *(Previously continued by Staff from the July 7, 2020, Planning Commission (PC) hearings through the November 3, 2020, PC hearing until the December 1, 2020, PC hearing; continued by the PC from the December 1, 2020, PC hearing until the February 2, 2021, PC hearing; held by the PC from the February 2, 2021, PC hearing until the March 2, 2021, PC hearing; therefore, was not considered at this hearing).*

Z-52^{'20} **CARL EDWARD DILLS** (Aubrey James McMillan, Jr., owner) requesting rezoning from **R-20** to **LI** for a sign shop in land lots 504 and 505 of the 18th district. Property is located on the south side of Six Flags Parkway, west of Queensferry Drive (436 Six Flags Parkway). *(Previously continued by the Planning Commission (PC) from the September 1, 2020, PC hearing until the October 6, 2020, PC hearing; continued by Staff from the October 6, 2020, and November 3, 2020, PC hearings until the December 1, 2020, PC hearing; held by the PC from the December 1, 2020, PC hearing until the February 2, 2021, PC hearing; continued by Staff from the February 2, 2021, PC hearing until the March 2, 2021, PC hearing; therefore, was not considered at this hearing).*

Z-59^{'20} **TAHMINA A. PATWARY** (Tahmina A. Patwary, owner) requesting rezoning from **R-20** to **O&I** for a professional office in land lot 745 of the 17th district. Property is located on the west side of Atlanta Road, north of Lee Road (3932 Atlanta Road). *(Previously continued by Staff from the October 6, 2020, through the February 2, 2021, PC hearings until the March 2, 2021, PC hearing; therefore, was not considered at this hearing).*

Z-61^{'20} **GREEN LINE PARTNERS, LLC** (David Stone and Shekinah Stone, Wilma G. Lynam, owners) requesting rezoning from **R-20** to **RM-8** for townhomes (attached), single-family residential (detached) in land lots 182, 183, and 277 of the 18th district. Property is located on the northwest side of Queen Mill Road, on the eastern end of Mountain Court, south of Mountain Trail, on the north side of Ivey Road (6436 Ivey Road; 6350, 6370 Queen Mill Road). *(Previously continued by Staff from the October 6, 2020, through the March 2, 2021, PC hearings until the April 6, 2021, PC hearing; therefore, was not considered at this hearing).*

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

- Z-72^{'20}** **NORTH POINT MINISTRIES, INC.** (The 'True Vine' Experience Foundation, Inc.; Sara M. Sweeney; Hanna Land Company, Inc., owners) requesting rezoning from **LRO, NRC, and R-20** to **O&I, NRC, and RM-8** for church, retail/restaurant, and townhomes in land lots 466, 467, 470, and 471 of the 16th district. Property is located on the south side of Shallowford Road, the west side of Johnson Ferry Road, the north and south sides of Waterfront Drive, and the east side of Waterfront Circle (multiple addresses). *(Previously continued by Staff from the December 1, 2020, PC hearing until the March 2, 2021, Planning Commission hearing; therefore, was not considered at this hearing).*
- ROD-1^{'20}** **ATLANTIC REALTY ACQUISITIONS LLC** (Sprayberry Crossing Partnership, a Georgia General Partnership; Sandy Brownstone, LLC; Sandy Ten, LLC; Hong Tran and Hanh H. Tran, owners) requesting approval of the Redevelopment Overlay District for a mixed-use development in land lots 557, 596, and 629 of the 16th district. Property is located on the southeasterly side of Sandy Plains Road, and on the northerly side of East Piedmont Road (2692 Sandy Plains Road). *(Previously continued by Staff from the September 1, 2020, through the February 2, 2021, Planning Commission (PC) hearings until the March 2, 2021, PC hearing; therefore, was not considered at this hearing).*
- Z-1** **KERLEY FAMILY HOMES, LLC** (Westlake/Atlanta Joint Venture, owner) requesting rezoning from **GC** to **FST** for townhomes in land lot 516 of the 18th district. Property is located on the southeast side of Blair Bridge Road, northeast side of Riverside Parkway, east of the intersection of Blair Bridge Road and Riverside Parkway (no address). *(Held by the Planning Commission (PC) until the March 2, 2021, PC hearing; therefore, was not considered at this hearing).*
- Z-3** **DARREN MARTIN** (Darren E. Martin, owner) requesting rezoning from **PSC** to **R-12** for a single-family residence in land lot 699 of the 17th district. Property is located on the southeast side of Carson Lane, southwest of the intersection of Carson Lane and Atlanta Road (3587 Carson Lane). *(Continued by Staff until the March 2, 2021, Planning Commission hearing; therefore, was not considered at this hearing).*
- Z-6** **LOYD DEVELOPMENT SERVICES** (Southern Development Ventures, LLC, owner) requesting rezoning from **NRC, LRO, and RA-5** to **RM-8** for townhomes in land lots 297 and 388 of the 18th district. Property is located on the east side of South Gordon Road, the southwest side of Mableton Parkway, south of the intersection of South Gordon Road and Mableton Parkway, west of Dodgen Road (6590 Mableton Parkway). *(Continued by Staff until the March 2, 2021, Planning Commission hearing; therefore, was not considered at this hearing).*

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

Z-8 **BEAZER HOMES, LLC** (Residuary Trust Under The 2010 Everett Family Trust; Lisa Kay Spillane; Patricia P. Giannoni and Kenneth Q. Giannoni, owners) requesting rezoning from **R-30, NRC, PSC, and GC** to **R-15 OSC** for a single-family residential subdivision in land lots 66, 83, and 84 of the 19th district. Property is located on the south side of Dallas Highway, on the east side of McConnell Road, and on the west side of Lost Mountain Road (750 Lost Mountain Road, 691 McConnell Road). *(Continued by Staff until the March 2, 2021, Planning Commission hearing; therefore, was not considered at this hearing).*

O.B. 6 To consider a reduction of lot size for D. Gernatl Homes, LLC for property located at the northwestern intersection of Floyd Road and Anderson Mill Road, in land lot 998 of the 19th district (4268 Floyd Road). *(Continued by Staff until the March 16, 2021, Board of Commissioners' Zoning hearing; therefore, was not considered at this hearing).*

O.B. 8 To consider a site plan approval for private streets and private road frontage in an R-20 zoned subdivision for David Pearson Communities, Inc. for property located in land lots 162 and 163 of the 16th district. Property is located on the west side of Keheley Drive at Keheley Road (Keheley Drive).

Mr. Pederson presented the Applicant's request for O.B. 8 to be continued to the next month; thereafter, the following motion was made:

MOTION: Motion by Birrell, second by Richardson, to **continue** O.B. 8 until the March 16, 2021, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 5-0**

CONSENT AGENDA

MOTION: Motion by Cupid, second by Birrell, to **approve** the following cases on the Consent Agenda, *as revised*:

Z-67²⁰ **YOLANDA CREESE** (Julio Hugo Penza Ruso, owner) requesting rezoning from **LRO** to **NRC** for a barber/beauty shop in land lot 1006 of the 19th district. Property is located on the east side of Austell Road, north of Elmwood Drive (4389 Austell Road). *(Previously continued by the Planning Commission (PC) from the December 1, 2020, PC hearing until the February 2, 2021, PC hearing).*

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CONSENT AGENDA (CONT.)

Z-67²⁰ YOLANDA CREESE (CONT.)

To **delete** Z-67²⁰ to the LRC zoning district, subject to:

1. Site Plan received by the Zoning Division on January 22, 2021 (attached and made a part of these minutes)
2. For beauty/barber shop use *only*
3. Allowance for additional parking to meet County Code requirements
4. The 8-foot landscape enhancement strip adjacent to Austell Road right-of-way
5. Landscaping to be provided around the building
6. Landscaping Plan to be submitted to County Landscape Architect for approval
7. Enhancement strip and landscaping to be completed within 90 days of the Board of Commissioners' (BOC) Zoning decision
8. Repairs of the building facia, windows, window trim, crawl space access to be completed within 90 days of the BOC Zoning decision
9. Parking lot to be added with at least five striped spaces to County Standards
10. Parking Plan to be approved by the Zoning Division Manager
11. No certificate of occupancy to be issued until all stipulations have been completed
12. The District Commissioner may approve minor modifications, *except for those that:*
 - A. increase overall building square footage
 - B. change that is in conflict with an expressed stipulation or condition of Zoning
 - C. requires a variance or violates Cobb County Ordinance
13. Staff comments and recommendations, *not otherwise in conflict*

Z-2 HECTOR HERNANDEZ CASTILLO (Hector Javier Hernandez and Maria Fidela Chantaca as Joint Tenants with Right of Survivorship, owners) requesting rezoning from NS to **R-15** for a single-family residence in land lots 638 and 695 of the 19th district. Property is located on the southwest side of Pair Road, southeast of the intersection of Pair Road and Powder Way (2229 Pair Road).

To **approve** Z-2 to the **R-15** zoning district, subject to:

1. Site Plan received by the Zoning Division on November 30, 2020, with the District Commissioner approving minor modifications (attached and made a part of these minutes)
2. Applicant shall have 60 days to come into compliance with the outdoor storage regulations
3. Stormwater Management Division comments and recommendations
4. Water and Sewer Division comments and recommendations
5. Department of Transportation comments and recommendations

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CONSENT AGENDA (CONT.)

Z-4 **KENNETH E. MOORE** (Kenneth E. Moore, owner) requesting rezoning from **R-20 and O&I** to **CRC** for an office/retail use in land lot 1019 of the 19th district. Property is located on the east side of Austell Powder Springs Road, east of the intersection of Austell Powder Springs Road and Smith Drive (4415/4425 Austell Powder Springs Road).

To delete Z-4 to the NRC zoning district, subject to:

1. Site Plan received by the Zoning Division on December 3, 2020, with the District Commissioner approving minor modifications (attached and made a part of these minutes)
2. Letter of agreeable conditions from Garvis L. Sams, Jr. dated January 29, 2021 (attached and made a part of these minutes)
3. The following applies to the property located at 4415 Austell Powder Springs Road:
 - A. Canopy to be repaired and painted or removed within one year of the final Board of Commissioners' (BOC) Zoning decision
 - B. The fence at the front of the property, either on or near the new right-of-way, to be removed within 90 days of the final BOC Zoning decision
 - C. Garage doors to be painted or replaced within one year of the final BOC Zoning decision
4. All signs to come into compliance with current County Ordinance within 60 days of the final BOC Zoning decision
5. Variance as detailed in the Zoning comments and recommendations
6. *Revised* Stormwater Management Division comments and recommendations (attached and made a part of these minutes)
7. Water and Sewer Division comments and recommendations
8. *Revised* Department of Transportation comments and recommendations (attached and made a part of these minutes)
9. 35-foot landscape buffer to be planted where possible along the eastern property lines
10. Property uses to be professional office or neighborhood retail uses *only*, with no outdoor storage and no outdoor displays of merchandise
11. Staff comments and recommendations

Clerk's Note: Regarding the Revised Stormwater Management and Revised Department of Transportation comments above, these comments were detailed in emails dated February 1, 2021, from Carl Carver and Amy Diaz to Jason Campbell and John Pederson and referenced revisions that should have been made to the stipulation letter dated January 29, 2021, from Garvis L. Sams, Jr.

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CONSENT AGENDA (CONT.)

Z-5 **SIMONE A. SOARES** (Aureliano E. Dos Santos and Simone A. Soares, owners) requesting rezoning from **R-20 and GC** to **R-20** for a single-family residence in land lot 211 of the 20th district. Property is located on the west side of Lucy Drive, north of the intersection of Lucy Drive and Greers Chapel Road (1745 Lucy Drive).

To **approve** Z-5 to the **R-20** zoning district, subject to:

- 1. Site Plan received by the Zoning Division on December 3, 2020, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
- 2. Stormwater Management Division comments and recommendations**
- 3. Water and Sewer Division comments and recommendations**
- 4. Department of Transportation comments and recommendations**

Z-7 **JOHN GIBSON** (Ceton Corporation, owner) requesting rezoning from **GC** to **NRC** for light automotive repair in land lot 85 of the 16th district. Property is located on the north side of Ecton Drive, the south side of Old Noonday School House Road, west of Canton Road (4706 Ecton Drive).

To **approve** Z-7 to the **NRC** zoning district, subject to:

- 1. Limitation on uses include the following: no massage business, no tattoo or body piercing, no pawn or title shop, and no check cashing; all other NRC uses will comply with the NRC regulations**
- 2. Staff comments and recommendations**

LUP-1 **GARFIELD MCCOOK** (Garfield McCook and Andrea McCook, owners) requesting a **Temporary Land Use Permit (Renewal)** for a personal care home in land lot 222 of the 20th district. Property is located on the south side of Stilesboro Road, west of the intersection of Stilesboro Road and Allatoona Lane (4549 Stilesboro Road).

To **approve** LUP-1 for **24 months**, subject to:

- 1. Maximum of 10 residents**
- 2. Maintain turn around capabilities of driveway so that vehicles can exit the property frontwards**
- 3. No exterior signs**
- 4. Maintain all State and County required permits**
- 5. Maintain size of the lot as it exists currently**
- 6. Department of Transportation comments and recommendations**

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CONSENT AGENDA (CONT.)

LUP-2 **YOUNG S. UTASH** (Michael J. Utash and Young S. Utash, owners) requesting a **Temporary Land Use Permit (Renewal)** for clothing alterations and bridal gown sales in land lot 126 of the 20th district. Property is located on the east side of Kimberly Road, north of the intersection of Kimberly Road and Old 41 Highway (3230 Kimberly Road).

To **approve** LUP-2 for **24 months**, subject to:

- 1. Maximum number of truck deliveries to be one per month**
- 2. Maximum number of customers to be no more than two per day and by appointment *only***

LUP-3 **LIVING HOPE LUTHERAN CHURCH** (Living Hope Lutheran Church, Inc., owner) requesting a **Temporary Land Use Permit (Renewal)** for an early childhood learning center in land lot 201 of the 20th district. Property is located northwest of the intersection of Mack Dobbs Road and Stilesboro Road (3450 Stilesboro Road).

To **approve** LUP-3 for **24 months**, subject to:

- 1. Site Plan received by the Zoning Division on October 22, 2020, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
- 2. Attached previously approved traffic flow plan (attached and made a part of these minutes)**
- 3. Department of Transportation comments and recommendations**

LUP-6 **CAITLIN COSTELLO** (Caitlin Costello, owner) requesting a **Temporary Land Use Permit** for a flower farm and sales in land lot 156 of the 1st district. Property is located on the north side of Sunset Trail, east of Bayliss Drive (5171 Sunset Trail).

To **approve** LUP-6 for **24 months**, subject to:

- 1. No sales from this location**
- 2. No exterior signs**
- 3. Department of Transportation comments and recommendations**

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CONSENT AGENDA (CONT.)

LUP-8 **JEFF RANDOL** (Jeffrey Randol and Karen Randol, owners) requesting a **Temporary Land Use Permit (Renewal)** to allow temporary occupancy of an RV in land lot 166 of the 16th district. Property is located on the southeast side of Remington Court, northeast of the intersection of Remington Court and Trickum Road (2266 Remington Court).

To **approve** LUP-8 for **24 months**, subject to:

- 1. Family use *only***
- 2. Mobile home to be removed once family use is not needed anymore**
- 3. Department of Transportation comments and recommendations**

OTHER BUSINESS

O.B. 1 To consider a site plan and stipulation amendment for Dennis Venezia regarding rezoning application Z-56 of 2017. The property is located on the east side of Wigley Road, north of Summitop Road in land lot 46 of the 16th district (Wigley Road).

To **approve** O.B. 1, subject to:

- 1. Site Plan received by the Zoning Division on December 2, 2020, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
- 2. Fire Department comments contained in the Other Business packet (attached and made a part of these minutes)**
- 3. Stormwater Management comments contained in the Other Business packet (attached and made a part of these minutes)**
- 4. All previous stipulations and conditions, *not otherwise in conflict with this amendment*, to remain in effect**

O.B. 2 To consider a reduction of lot size for ValuePlus Development, LLC for property located on the north side of Poplar Springs Road, and on the south side of Dallas Highway, in land lot 80 of the 19th district (5519 and 5565 Dallas Highway).

To **approve** O.B. 2, subject to:

- 1. Site Plan received by the Zoning Division on January 5, 2021, regarding lot sizes and access (attached and made a part of these minutes)**
- 2. Setback along Poplar Springs Road to be 35 feet**
- 3. Cobb DOT comments contained in the Other Business packet (attached and made a part of these minutes)**

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CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

- O.B. 3** To consider a reduction of lot size and public road frontage for Gary and Lorena Southern for property located at the southeastern intersection of Garrison Road and Carnes Drive, in land lot 219 of the 17th district (82 and 88 Garrison Road).

To **approve** O.B. 3, subject to:

- 1. Site Plan, (with variances as mentioned in the Other Business packet), received by the Zoning Division on January 6, 2021, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
- 2. Cobb DOT comments contained in the Other Business packet (attached and made a part of these minutes)**
- 3. Water and Sewer comments contained in the Other Business packet (attached and made a part of these minutes)**

- O.B. 4** To consider a site plan and stipulation amendment for Duncan Land Investments regarding application Z-39 of 2019 for property located in land lot 377 of the 16th district. The property is located on the northeastern side of Ebenezer Road at Shaw Road (3520 Ebenezer Road).

To **approve** O.B. 4, subject to:

- 1. Site Plan for Lot 1 dated January 12, 2021, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
- 2. Privacy fencing is not required adjacent to 1664 and 1670 Hampton Parks Bend**
- 3. All previous stipulations and conditions, *not otherwise in conflict with this amendment*, to remain in effect**

- O.B. 5** To consider a reduction of lot size for Edilene M. Amorim for property located at the southeastern intersection of Scott Drive and Scott Circle, in land lot 1242 of the 16th district (113 Scott Drive).

To **approve** O.B. 5, subject to:

- 1. Site Plan received by the Zoning Division on January 7, 2021, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
- 2. Cobb DOT comments contained in the Other Business Packet (attached and made a part of these minutes)**

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CONSENT AGENDA (CONT.)

CONSENT VOTE: **ADOPTED 5-0**

Chairwoman Cupid called for a brief recess from 10:56 a.m. until 11:04 a.m.

REGULAR AGENDA

Z-54^{'20} **GALAXY CHILDERS LAND LLC** (Galaxy Childers Land LLC, owner) requesting rezoning from **R-30** to **R-15** for a single-family residential subdivision in land lots 28 and 51 of the 1st district. Property is located on the east side of Childers Road, directly across from the terminus of Monet Drive (3442 Childers Road). *(Previously continued by the Planning Commission (PC) until the November 3, 2020, PC hearing; continued by Staff until the December 1, 2020, PC hearing; held by the Board of Commissioners (BOC) from their December 15, 2020, BOC Zoning hearing until the February 16, 2021, BOC Zoning hearing).*

Mr. Pederson announced that the Applicant for Z-54 requested a continuation until next month. The Board was agreeable with this request; thereafter, the following motion was made:

MOTION: Motion by Richardson, second by Birrell, to **continue** Z-54^{'20} until the March 16, 2021, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 5-0**

Z-70^{'20} **C S REALTY GROUP, LLC** (Hollis Kent Jones and Jennifer Austin Jones, and Seven Springs Investors LLC, owners) requesting rezoning from **R-30** to **R-20** for a residential subdivision in land lot 507 of the 19th district. Property is located on the north side of Gaydon Road, west of Old Lost Mountain Road (4760 Gaydon Road). *(Previously continued by the Board of Commissioners (BOC) until the February 16, 2021, BOC Zoning hearing).*

The public hearing was opened; Kevin Moore and Calperine Reed (virtual speaker) addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Sheffield, second by Richardson, to **approve** Z-70^{'20} to the **R-20** zoning district, subject to:

- 1. Letter of agreeable conditions from Kevin Moore dated February 9, 2021 (attached and made a part of these minutes), with the following changes:**

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REGULAR AGENDA (CONT.)

Z-70 C S REALTY GROUP, LLC (CONT.)

- A. Item No. 2 – Site Plan dated January 25, 2021, with District Commissioner approving minor modifications (attached and made a part of these minutes)
- B. Item No. 7 – Landscaping or visual screening around the detention pond to be approved by the District Commissioner
- 2. Water and Sewer Division comments and recommendations, *not otherwise in conflict*
- 3. Fire Department comments and recommendations, *not otherwise in conflict*
- 4. Stormwater Management Division comments and recommendations, *not otherwise in conflict*
- 5. Department of Transportation (DOT) comments and recommendations, *not otherwise in conflict*, including the left turn lane into the subdivision, and the school zone and pedestrian signage coordinated with Cobb DOT

VOTE: **ADOPTED 5-0**

LUP-4 JOHN LAY (Gardner-Austell Circle Trust, owner) requesting a **Temporary Land Use Permit** to allow more adults and vehicles than the code allows in land lots 155 and 156 of the 17th district. Property is located on the south side of Austell Circle, southeast of the intersection of Austell Circle and Austell Road (1943 Austell Circle).

The public hearing was opened, and John Lay addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Gambrill, second by Birrell, to **deny** LUP-4, subject to:

- 1. **Applicant to come into compliance within 90 days**

VOTE: **ADOPTED 5-0**

LUP-7 DOUGLAS ROHAN (Douglass B. Rohan and Julia Rohan, owners) requesting a **Temporary Land Use Permit** to allow temporary occupancy of an RV in land lot 979 of the 16th district. Property is located on the southeast side of Nantucket Drive, west of Hidden Hollow Drive (3498 Nantucket Drive).

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REGULAR AGENDA (CONT.)

LUP-7 DOUGLAS ROHAN (CONT.)

The public hearing was opened, and Douglas Rohan addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Richardson, second by Birrell, to **approve** LUP-7 for **6 months**, subject to:

1. **Applicant to park the trailer on the parking pad located at the end of the driveway of the residence (3498 Nantucket Drive) between the houses, out-of-sight as requested by the East Cobb Civic Association**

VOTE: **ADOPTED 5-0**

Due to the COVID-19 pandemic, changes were previously adopted to the Zoning Hearing Procedures that allowed for virtual participation for this hearing. Mr. Bill Rowling, County Attorney, recommended that the same format be adopted for the March and April, 2021, Board of Commissioners' (BOC) Zoning Hearings. Mr. Rowling read into the record the following proposed changes to the Zoning Hearing Procedures to allow for virtual participation and asked the BOC to vote on those changes:

1. BOC, staff, and citizens be allowed to participate in the meeting virtually;
2. BOC members can vote by voice or by hand-signal;
3. Persons wishing to be counted as either in favor or in opposition to an application will be recognized;
4. Persons who wish to speak virtually in favor or in opposition to an application will identify themselves accordingly to Information Services (IS) technical staff for participation during the presentation of the application; and
5. Persons who speak virtually will acknowledge and affirm that his or her testimony before the BOC is under oath or affirmed to be truthful.

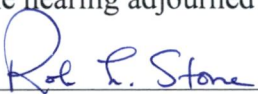
Otherwise, the BOC Zoning Hearing Procedures will apply except as modified during the normal course of the hearing.

MOTION: Motion by Cupid, second by Birrell, to **adopt** these changes to the BOC Zoning Hearing Procedures as read into the record by the County Attorney.

VOTE: **ADOPTED 5-0**

ADJOURNMENT

The hearing adjourned at 12:00 p.m.



Robin L. Stone, Deputy County Clerk
Cobb County Board of Commissioners

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MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
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MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 892-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

BRENTWOOD, TENNESSEE
5300 MARYLAND WAY
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
771 CORPORATE DRIVE
SUITE 430
LEXINGTON, KENTUCKY 40503
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
7380 WEST SAND LAKE ROAD
SUITE 500
ORLANDO, FLORIDA 32819
TELEPHONE (407) 367-8233

HARRISBURG, PENNSYLVANIA
3909 HARTZDALE DRIVE
SUITE 901
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

February 9, 2021

Via E-mail Only

Min. Bk. 92 Petition No. Z-70 '20
Doc. Type letter
Meeting Date 2-16-2021

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, Georgia 30064

RE: Application for Rezoning - Application No.: Z-70 (2020)
 Applicant: C S Realty Group, LLC
 Property Owners: Seven Springs Investors LLC; Hollis Kent
 Jones and Jennifer Austin Jones
 Property: 30.459 acres, more or less, located on the
 northerly side of Gaydon Road, westerly of
 Old Lost Mountain Road, Land Lot 507,
 19th District, 2nd Section, Cobb County,
 Georgia

Dear John:

The undersigned and this firm represent C S Realty Group, LLC, as Applicant (hereinafter referred to as "Applicant"), and Seven Springs Investors LLC, Hollis Kent Jones, and Jennifer Austin Jones, the Property Owner (hereinafter collectively referred to as "Property Owners"), in their Application for Rezoning with regard to approximately 30.459 acres located on the northerly side of Gaydon Road, westerly of Old Lost Mountain Road, Land Lot 507, 19th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). After meeting with Planning and Zoning Staff and various Cobb County Departmental representatives, reviewing the Staff Comments and Recommendations and the uses of surrounding properties, ongoing communications with area residents and homeowner representatives, and following the presentation to and hearing before the Cobb County Planning Commission, we have been authorized by Applicant to submit this revised letter of agreeable stipulations and conditions which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. This letter shall supersede and replace in full the previous letters of agreeable

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 2 of 4
February 9, 2021

stipulations and conditions dated and submitted on November 24, 2020, and December 9, 2020. The proposed, revised stipulations are as follows:

- (1) Applicant seeks rezoning of the Subject Property from the existing zoning category of R-30 to the proposed zoning category of R-20, with reference to the revised Rezoning Plan prepared for Applicant by Dovetail Civil Design, Inc., dated and last revised January 25, 2021, and submitted to the Cobb Zoning Division contemporaneously with this revised stipulation letter. A reduced copy of the revised Rezoning Plan is attached as Exhibit "A" and incorporated herein by reference.
- (2) The Subject Property consists of approximately 30.459 acres of total site area and will be developed for a residential community consisting of a maximum of forty-four (44) single-family residences.
- (3) The residences shall have a minimum of 2,600 square feet.
- (4) The proposed residences shall be Traditional and Craftsman in style and architecture and shall be substantially similar to those depicted in the elevations attached collectively as Exhibit "B" and incorporated herein by reference.
- (5) Applicant agrees to the creation of a mandatory homeowners association consistent with upscale communities within the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all common areas and the entrance area within the proposed residential community.
- (6) Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of a Declaration of Covenants, Easements, and Restrictions which will contain covenants, rules, and regulations applicable to the proposed development.
- (7) The detention area shall be as shown and reflected on the revised Rezoning Plan. The area shall be fenced, a minimum of six (6) feet in height, with landscaping to the exterior for purposes of visual screening. Further, there shall be a ten (10) foot landscape buffer along the westerly boundary of the detention area, as more particularly shown on the revised Rezoning Plan. All landscaping for the detention area shall be approved by the Cobb County Arborist during the Plan Review Process. All vegetation and landscaping surrounding the detention area shall be maintained by the mandatory homeowners association; however, the

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
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detention area shall be dedicated to Cobb County for future maintenance in accordance with applicable Codes and Ordinances.

- (8) Minor modifications to the within stipulations, the revised Rezoning Plan, lighting, landscaping, architecture, site features, signage, and the like, may be approved by the District Commissioner, as needed or necessary, except for those that:
- (a) Increase the density of a residential project or the overall square footage of a non-residential project;
 - (b) Reduce the size of an approved buffer adjacent to a property that is zoned the same or in a more restrictive zoning district;
 - (c) Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district;
 - (d) Increase the height of a building that is adjacent to a property that is zoned the same or in a more restrictive zoning district;
 - (e) Change an access location to a different roadway;
 - (f) Would be in direct contradiction or conflict with any of the stipulations of this rezoning;
 - (g) Would be in direct contradiction or conflict with Cobb County Code and Ordinances; or
 - (h) Would be in direct contradiction or conflict with any Staff Recommendations that were adopted into the final zoning decision.
- (9) All setbacks, landscape, and buffer areas may be penetrated for purposes of access, utilities, and stormwater management, including, but not limited to, drainage facilities and any and all slopes or other required engineering features of the foregoing. Any disturbed areas must be replanted with like vegetation.
- (10) Applicant agrees to comply with all Cobb County Stormwater Management and Cobb County Department of Transportation Comments and Recommendations applicable to the Subject Property; except as may be waived or modified by the respective Directors during the Plan Review Process.

MOORE INGRAM JOHNSON & STEELE

Petition No. Z-70 '20
Meeting Date 2-16-2021
Continued

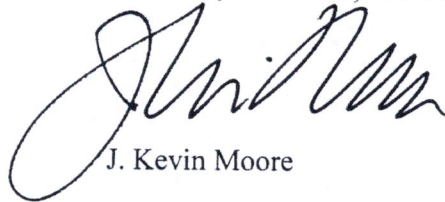
Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 4 of 4
February 9, 2021

We believe the requested zoning, together with the referenced, revised Rezoning Plan and the revised stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the area and existing neighborhoods and residents surrounding the proposed development. The proposed residential community shall be of the highest quality, shall be compatible with surrounding neighborhoods, and shall be an enhancement to the Subject Property and the community as a whole. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

Attachments

c: Cobb County Board of Commissioners:

Lisa N. Cupid, Chairwoman

JoAnn Birrell

Keli A. Gambrill

Jerica Richardson

Monique Sheffield

(With Copies of Attachments)

Jeannie Peyton

Senior Planner

Zoning Division

Cobb County Community Development Agency

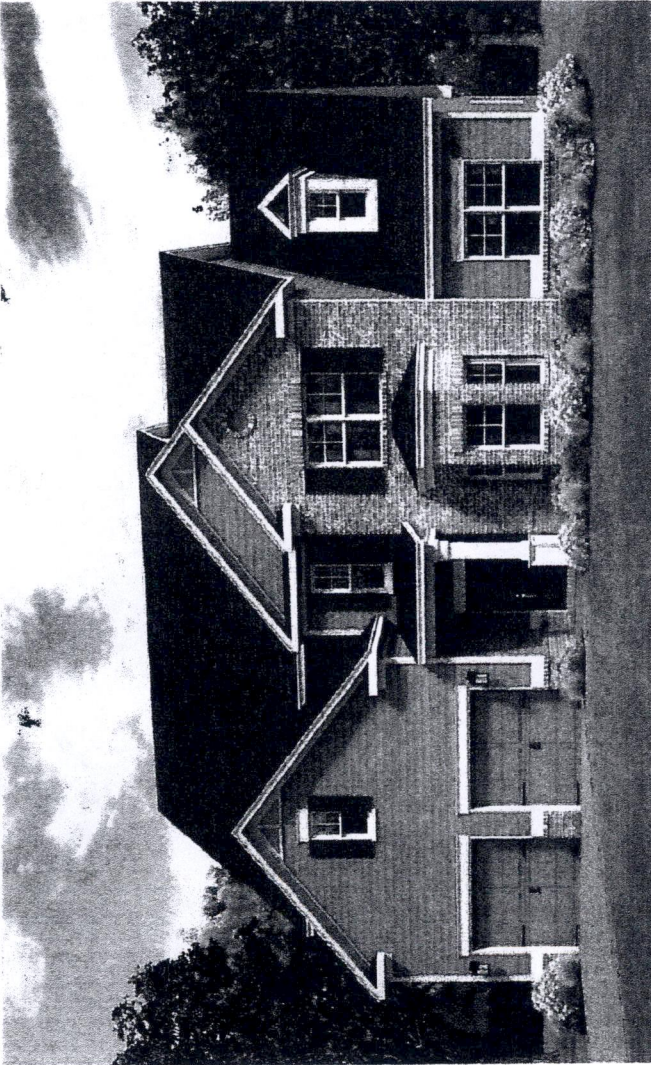
(With Copies of Attachments)

C S Realty Group, LLC

(With Copies of Attachments)

[illegible]

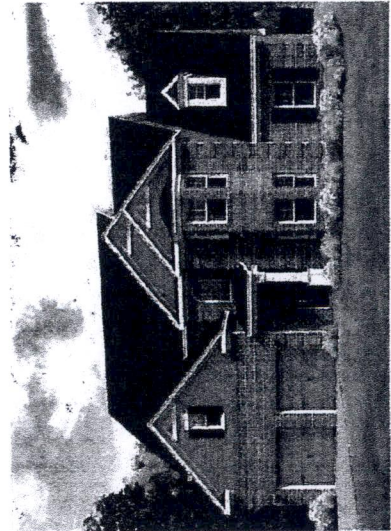
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Elevation CC



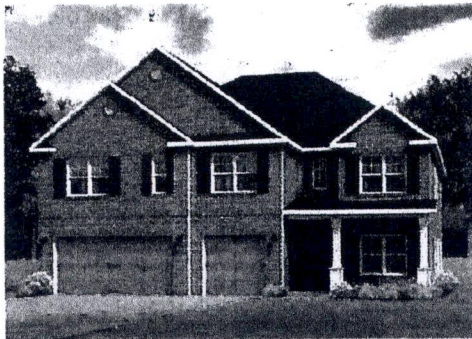
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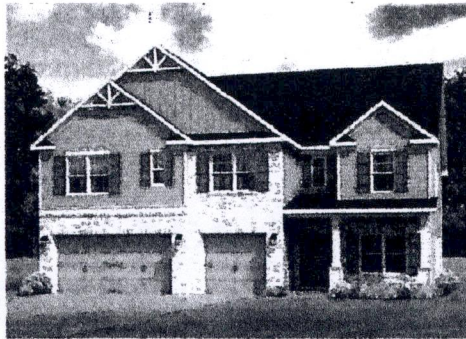
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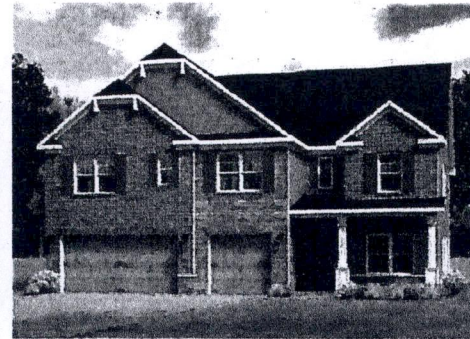
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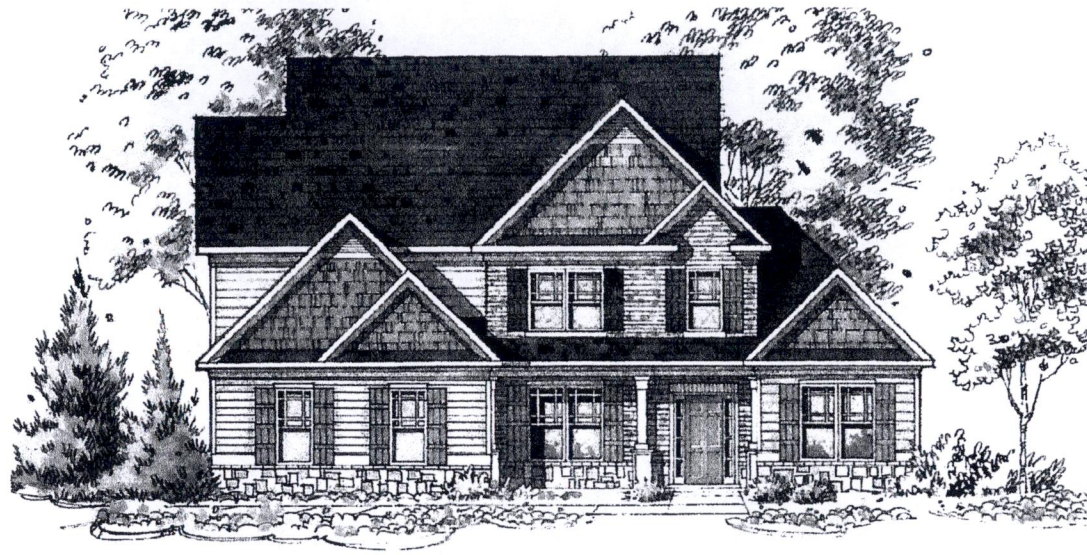
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Elevation DD



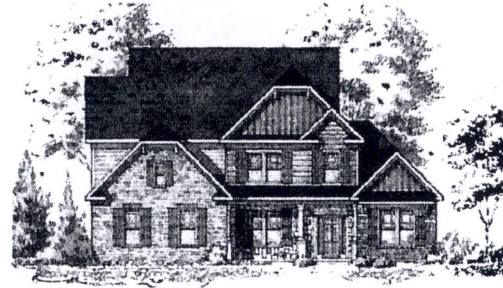
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Elevation BB



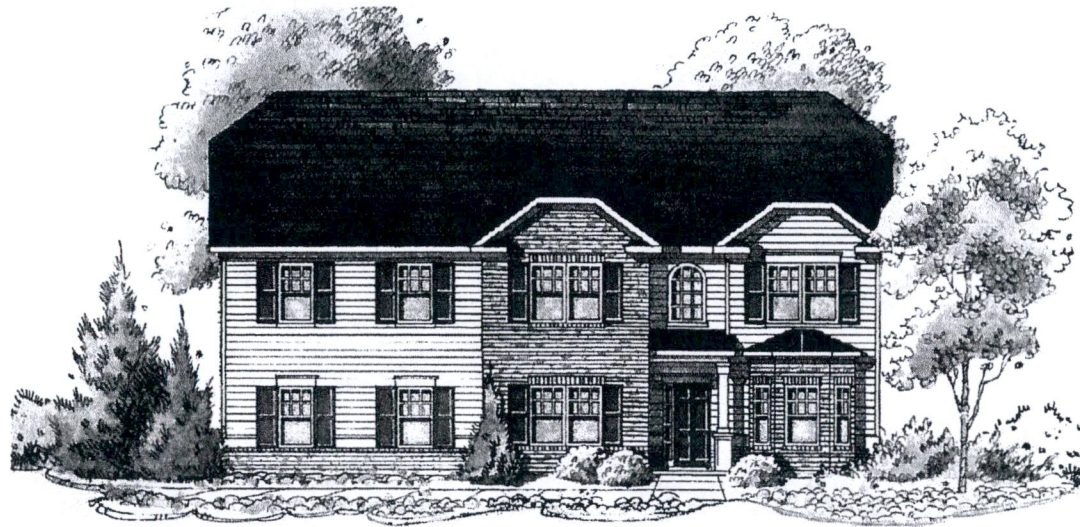
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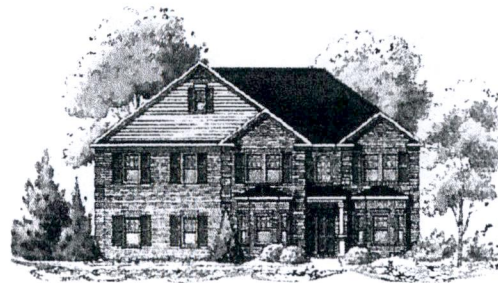
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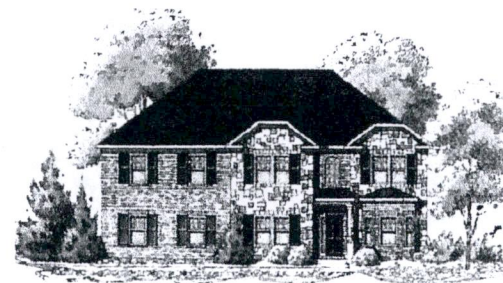
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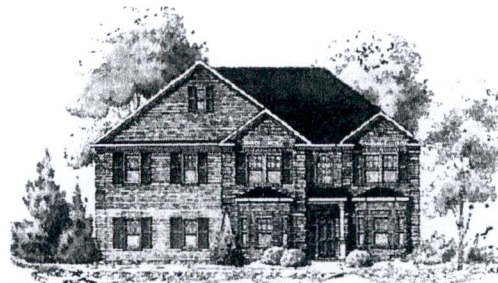
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Elevation CC



Elevation DD

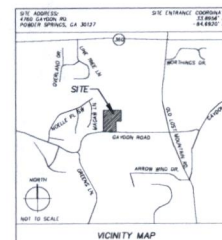
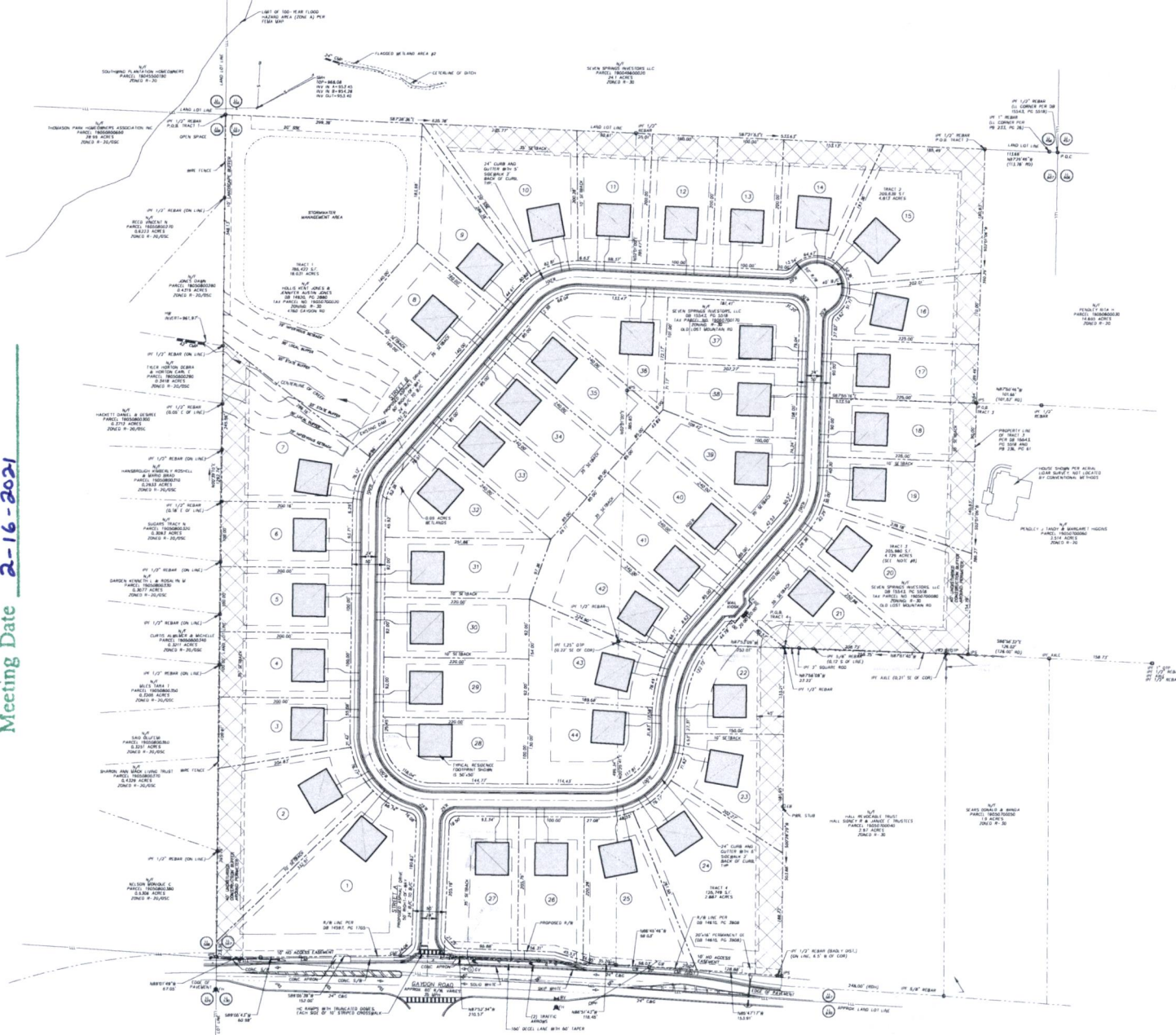


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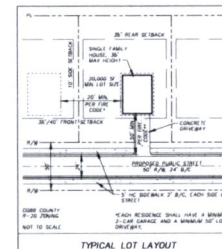
Min. Bk. 92 Petition No. 2-70
Doc. Type Site Plan

Meeting Date 2-16-2021



PROJECT NOTES

- [illegible]



DRIVEWAY REQUIREMENTS

SPECIAL NOTES PER COBB COUNTY FIRE AND EMERGENCY SERVICES:
MINIMUM OF 2-CAR GARAGE REQUIRED
DRIVEWAYS TO BE A MINIMUM OF 50 FEET LONG

COBB COUNTY INSPECTIONS

NOTIFY COBB COUNTY INSPECTOR AT LEAST 24 HOURS BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. (770) 528-2051

UTILITY CONSTRUCTION NOTE

THE INSTALLATION, RELOCATION OR REMOVAL OF ANY UTILITY LINES OR STRUCTURES MUST BE PERFORMED AT THE SUPERVISION AND DISCRETION OF THE APPROPRIATE UTILITY DEPARTMENT. INSTRUCTIONS AND REQUIREMENTS ISSUED BY THE UTILITY DEPARTMENTS SHALL SUPERSEDE THOSE SHOWN ON THESE PLANS IF THEY FACED THE RECOMMENDATIONS INCLUDED HEREIN.



Know what's below.
Call before you dig.



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Gaydon Road Subdivision
SITE DEVELOPMENT PLANS

SITE DEVELOPMENT LAND

SITE INFORMATION
740 CANYON ROAD
COB COUNTY, GA
LOT 50/19TH DISTRICT
UNZONED ZONING R-20
30.439 ACRES

DEVELOPER INFORMATION
CANYON ROAD CAPITAL, LLC
2201 GLEN MARY PLACE
BALTIMORE, MD 30097
(770) 425-1463
CONTACT: KATH CANNON

24-HR CONTACT: KEITH CANNON, (770) 425-1463

REZONING PLAN

10.1016/j.jmb.2005.08.010

RZ-1

RECEIVED
NOV 30 2020

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Min. Bk. 92 Petition No. 2-2
Doc. Type Site Plan

Meeting Date 2-16-2021

F.I.A. OFFICIAL FLOOD HAZARD MAP
1306700113G, UNINCORPORATED
COBB COUNTY, COMMUNITY NUMBER
130052, ZONE 'X', DATED
12/16/2008, SHOWS THIS PROPERTY
NOT TO BE IN A BASE FLOOD AREA

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

ZONING

Property is Zoned: NS
Neighborhood Shopping District
Minimum Lot Size: 20,000 sf
Minimum Lot Width
at front Setback: 60'
Minimum public road frontage: 50'
Maximum Building Height: 35'
Maximum Floor Area
0.5 for Office and 0.25 for retail
Front Setback: 40'
Side Setback: 15'
Rear Setback: 30'
35' Landscape screening buffer
adjacent to all residentially zoned
property

~ N or T ~
Janet L. Eveland
Deed Book 12677/419
PIN 19069500200
Zoned GC

~ N or T ~
Lewis Investments GA LLC
115 Inwood Terrace
Roswell GA 30075
Quick Claim 4926/4304
PIN 19069500060
2225 Pair Road SW
Zoned NS



AREA:
19,956 sf ~ 0.46 ac

30' 0 15' 30'
SCALE: 1" = 30'

CERTIFICATION:

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed.
The field data upon which this survey has a closure precision of one foot in 14,487 feet, and an angular error of 02" per angle point, and was not
adjusted using the least squares method. Angular and linear measurements were made using a Trimble 56 Robotic Total Station.
This map or plat has been calculated for closure and is found to be accurate within one foot in 335,216 feet.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any
changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which
created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION,
AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF
THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for
property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers
and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Cathy B. Costarides

Cathy B. Costarides
Georgia Reg. Land Surveyor No. 2568
for the Firm: CC Land Surveyors, Inc.

Date 09-11-2020

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.

Retracement Survey for:
Hector Hernandez

Land Lots 638, 695
19th District ~ 2nd Section
Cobb County, Georgia

CERTIFICATE OF
AUTHORIZATION No. 438
CC LAND SURVEY
P.O. BOX 801143
Acworth, Georgia 30101
770-975-3933
help@ccland.com

DATE 09/10/2020
SCALE 1" = 30'
09/04/20 Field RL
09/09/20 CAD VH
2020
2229 Pair Road BTBA

SITE ADDRESS:
4415 AUSTELL POWDER SPRINGS ROAD
POWDER SPRINGS, GA. 30127
TAX ID# 19101900080
DB 13327 PG 5515

1. PROPERTY ZONED: R-40
2. PROPOSED ZONING: CRC
3. SETBACKS REQUIRED FOR CRC:
 - a. FRONT: 50'
 - b. MAJOR SIDE: 25'
 - c. MINOR SIDE: 10'
 - d. REAR: 30'
4. PROPOSED USE: OFFICE
5. PARKING REQUIRED: 1 SPACE FOR EVERY 285 SF OF FLOOR SPACE.
EXISTING BUILDING CONTAINS 1,276 S.F., THEREFORE 5 SPACES REQUIRED (1,276 S.F./285 S.F.)
6. VARIANCES REQUESTED:
 - a. REDUCE FRONT SETBACK FROM 50' TO 25'.
 - b. REDUCE SIDE SETBACK FROM 10' TO 8' ON NORTH LINE.
 - c. REDUCE REQUIRED 20,000 S.F. LOT SIZE TO 17,500 S.F.
 - d. REDUCE REQUIRED 5' LANDSCAPE SCREENING BUFFER TO ALLOW FOR EXISTING STRUCTURES & SEPTIC FIELD LINES AS SHOWN. PROPOSED MINIMUM 5' AS SHOWN IN ORDERS.
7. PROPERTY SERVED BY COBB WATER & A PRIVATE SEPTIC.
8. EXISTING IMPERVIOUS COVERAGE: 30.40% (5,336 S.F. COVERAGE)
9. PROPOSED IMPERVIOUS COVERAGE: 30.40% (5,336 S.F. COVERAGE)
10. PROPOSED DISTURBED AREA: 0.00 ACRES, NO DETENTION IMPROVEMENTS PROPOSED
11. AS PER FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13007C0018 H DATED 3-4-11, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
12. THIS PROPERTY DOES NOT HAVE A CEMETERY, WETLANDS, HISTORIC OR ARCHITECTURAL FEATURES LOCATED ON THE PROPERTY.

1. PROPERTY ZONED: OMI
2. PROPOSED ZONING: CMC
3. SETBACKS REQUIRED FOR CMC:
 - FRONT - 30'
 - MAJOR SIDE - 25'
 - MINOR SIDE - 10'
 - REAR - 30'
4. PROPOSED USE: APPLIANCE STORE
5. PARKING REQUIRED: 1 SPACE FOR EVERY 485 SF OF FLOOR SPACE.
EXISTING BUILDING CONTAINS 2,000 S.F. PER FLOOR, THEREFORE 7 SPACES
REQUIRED FOR RETAIL SPACE (4,745 S.F./285 S.F.)
6. VARIANCES REQUESTED:
 - REDUCE REAR BUILDING SETBACK FROM 30' TO 20'
 - REDUCE REQUIRED 90,000 S.F. LOT SIZE TO 14,754 S.F.
 - REDUCE REQUIRED 36' LANDSCAPE SCREENING BUFFER TO A MINIMUM
TO ALLOW FOR REQUIRED VEHICLE MOVEMENT IN FRONT OF
BUILDING AND EXISTING SETBACK FIELD LINES AS SHOWN. PROPOSED
LANDSCAPE BUFFER SHOWN IN GREEN.

7. PROPERTY SEIZED BY COBB WATER & A PRIVATE SEPTIC.
8. EXISTING IMPERVIOUS COVERAGE: 86.98% (14,710 S.F. COVERAGE)
9. PROPOSED IMPERVIOUS COVERAGE: 86.98% (14,710 S.F. COVERAGE)
10. PROPOSED DISTURBED AREA: 0.00 ACRES, NO DETENTION IMPROVEMENTS PROPOSED.
11. AS PER PERM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13069C048; D DATED 3-4-13, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
12. THIS PROPERTY DOES NOT HAVE A CEMETERY, WETLANDS, HISTORIC OR ARCHITECTURAL FEATURES LOCATED ON THE PROPERTY.

RECEIVED
DEC 03 2006
GRID NORTH
GA WEST ZONE
GRAPHIC SCALE IN FEET
0 20 40 80
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

N/F
LINDA HAZELIP
DB 15165 PG 3938
ZONED R-20

N/F
KENNETH MOORE
DB 15590 PG 528
ZONED G.C.

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
44 DABBITT'S CROSSING DRIVE, SUITE 200, HIRAM, GA. 39411
PH. (770) 435-5226
E-MAIL: paul@leeplanning.com

KENNETH E. MOORE

LOCATED IN:
LAND USE: any
EFFECTS: no
RISK: and
COUNTY: ono
CITY: any
STATE: any
APPROVED:

INDEXED BY: SA
 SEARCHED BY: MJL
 SERIALIZED BY: MJL
 FILED: 1-1-80
 FBI - MEMPHIS
 TELETYPE UNIT



Min. Bk. 92 Petition No. Z-4
Doc. Type letter

Meeting Date 2-16-2021

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770-422-7016
TELEPHONE
770-426-6583
FACSIMILE

January 29, 2021

(STIPULATION LETTER)

VIA EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064

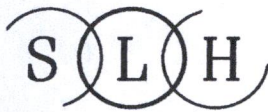
Re: Application of Kenneth E. Moore to Rezone a 0.741 Acre Tract of Land from
O&I and R-20 to Neighborhood Retail Commercial ("NRC") - No. Z-4 {2021}

Dear John:

This firm represents Kenneth E. Moore who is the Applicant and property owner concerning the above-captioned Application for Rezoning. The Application is scheduled to be heard and considered by the Cobb County Planning Commission on February 2, 2021 and, thereafter, the Application is scheduled to be heard and considered for final action by the Cobb County Board of Commissioners on February 16, 2021.

The property at issue ("Subject Property") is situated east of the intersection Austell-Powder Springs Road and Smith Drive (4415/4425 Austell-Powder Springs Road). The Subject Property is located within an area on the County's Future Land Use Map ("FLUM") which is designated as a Community Activity Center ("CAC") which not only contemplates but encourages the type of development proposed by Mr. Moore.

From an historical perspective, the property has served this sub-area for decades for commercial/non-residential purposes and is presently utilizing existing onsite sewage management system which has received a Performance Evaluation Report and been approved by Cobb Public Health Center for Environmental Health. Mr. Moore's request for Rezoning is to allow for the utilization of the Subject Property and the existing structures thereon for office and retail purposes. The existing building (1,276 square feet) located on the 0.43-acre northern parcel will be utilized as an insurance office. The existing 2,000 square-foot building located on



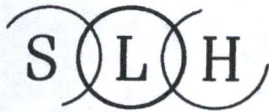
VIA EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
January 29, 2021
Page 2

the 0.33-acre southern parcel is proposed to be used for an appliance store (formerly utilized as an HVAC repair center).¹

1. The total site area of the Subject Property consists of an approximate total of 0.741 acres which shall be developed for retail and office use and other uses allowed under the NRC District except for those uses which shall be eliminated/prohibited as follows hereafter.
2. Subject Property shall be developed in conformance with that certain site plan prepared by Paul Lee Consulting Engineering Associates, Inc., which was submitted concurrently with the Application for Rezoning.
3. The manner in which the site has evolved requires a number of requests for concurrent as-built circumstances. In that regard, Mr. Moore is requesting the following otherwise nonconforming grandfathered, as-built waivers be allowed as follows:
 - a. A reduction in the front yard setback from 50 feet to 42.3 feet.
 - b. A reduction in the side setback from 10 feet to 8.5 feet.
 - c. A reduction in the rear yard setback from 30 feet to 26 feet.
 - d. A reduction in the total lot size from 20,000 square feet to 17,550.79 square feet for the parcel located at 4415 Austell-Powder Springs Road.
 - e. A reduction in the lot size from 20,000 square feet to 14,724.39 square feet for the parcel located at 4425 Austell-Powder Springs Road.
 - f. A reduction in the landscape buffer from 35 feet to zero feet and five feet along the northern property line.
 - g. A reduction in the in the landscape buffer from 35 feet to zero fee and five feet along the eastern property line.

¹ In the 1940s & 1950s the Subject Property was utilized as a Country General Store with gas sales. The underground storage tanks ("USTs") were removed from the site and appropriate EPD letters were received stating that the site has complied with local, state and federal law regarding the removal and remediation of USTs.



VIA EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
January 29, 2021
Page 3

- h. A waiver of impervious surface from 70% to 86.32% for the parcel located at 4425 Austell-Powder Springs Road.
 - i. Compliance with recommendations from the Cobb County Stormwater Management Division which, under the Subject Property's current circumstances, does not require any additional water quality or stormwater management unless Mr. Moore exceeds 5,000 square feet in additional impervious surface.
 - j. Utilization of the existing sign (4' x 8') as shown on the attached photograph.
 - k. Compliance with recommendations from the Fire Marshal's Office with respect to Life Safety and Fire Prevention with it being noted at the Applicant's Meeting that the Fire Marshal has no objections to the Rezoning as proposed and/or as built.
 - l. Compliance with recommendations from the Cobb County Water System with respect to the availability of water to the site. As mentioned above, the site is served by septic system which was recently approved in December last year.
 - m. The Cobb County Department of Transportation ("DOT") is not requiring any additional stipulations, conditions or right-of-way until such time as the Subject Property goes through a redevelopment process as defined in the Cobb County Zoning Ordinance.
4. The following otherwise permitted uses under the NRC classification shall be prohibited:²
- a. Video arcades as a primary business.
 - b. Tattoo parlors and body piercing shops.
 - c. Billiard parlors.

² Said uses shall be defined as conditional prohibitions and the Applicant/Property Owner or future developer shall have the right to petition the Board of Commissioners to allow any prohibited use in the context of the filing of an Other Business Application, which requires posting of the Subject Property and a public hearing before the BOC.

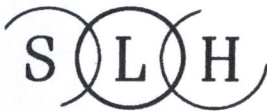


Petition No. Z-4
Meeting Date 2-16-2021
Continued

VIA EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
January 29, 2021
Page 4

- d. Pawn shops or check cashing establishments.
 - e. Shooting ranges or the sale of guns and knives as a primary business.
 - f. Wholesale establishments which sell only to businesses and not to retail customers.
 - g. Any business which principally features sexually explicit products or drug related paraphernalia.
 - h. Secondhand stores, thrift stores and flea markets.
 - i. Art frame sales (retail and/or wholesale).
 - j. Firewood sales.
 - k. Automotive parts, sales and service.
 - l. The overnight parking of cars, except for one (1) from each business, in order to disallow the storage of cars on the Subject Property.
5. The District Commissioner shall have the authority to make minor modifications to the site plan, the architecture and these stipulations/conditions either before, during or after the Plan Review Process except for those that:
- a. Relocate a structure closer to the property line of an adjacent property which is zoned the same or in a more restrictive zoning district.
 - b. Increase the height of a building that is adjacent to property which is zoned in the same or more restrictive zoning district.
 - c. Change access locations to a different right-of-way.
 - d. Increase density and floor area ratios above what is proposed and depicted on the site plan filed concurrently with the Application for Rezoning.



VIA EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
January 29, 2021
Page 5

The entirety of the Subject Property is located within a CAC under the County's FLUM. For that reason and because of the extraordinarily, well-established use of the property for non-residential purposes, Mr. Moore's proposal is appropriate from a land use planning perspective should you or Staff require any additional information or documentation prior to the Application being hearing by the Planning Commission and the Board of Commissioners next month. With kind regards I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink, appearing to be 'G. Sams', is enclosed within a large, hand-drawn oval.

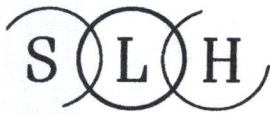
Garvis L. Sams, Jr.

gsams@samslarkinhuff.com

GLS, Jr./jac

Attachments

cc: Members, Cobb County Board of Commissioners (via email w/attachments)
Dr. Jackie McMorris, County Manager (via email w/attachments)
Members, Cobb County Planning Commission (via email w/attachments)
Board of Commission Assistants (via email w/attachments)
Ms. Jessica Guinn, AICP, Director (via email w/attachments)
Mr. Jason S. Gaines, AICP, Planning Manager (via email w/attachments)
Ms. Jeannie Peyton, Sr. Planner (via email w/attachments)
Mr. Terry Martin, Planner III (via email w/attachments)
Mr. Donald Wells, Planner I (via email w/attachments)
Ms. Tannesha Bates, Planner I (via email w/attachments)
Ms. Pamela Mabry, County Clerk (via email w/attachments)
Ms. Robin Stone, Deputy County Clerk (via email w/attachments)
Ms. Leila Washington, Deputy County Clerk (via email w/attachments)
Ms. Mary Lanning, RLA, Fire Marshal's Department (via email w/attachments)
Mr. David Breaden, P.E. (via email w/attachments)
Mr. Carl Carver, P.E. (via email w/attachments)
Ms. Amy Diaz, P.E. (via email w/attachments)



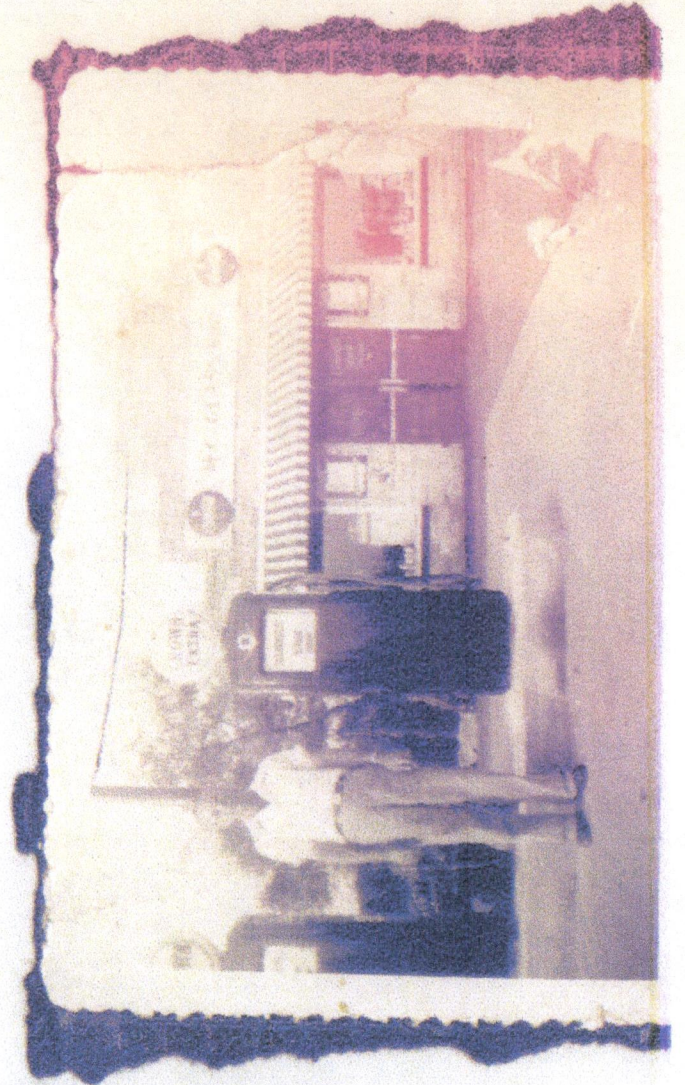
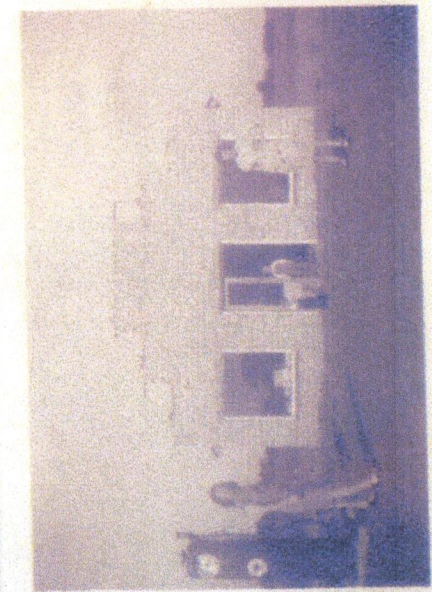
VIA EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
January 29, 2021
Page 6

Petition No. Z-4
Meeting Date 2-16-2021
Continued

cc: Ms. Robin Meyer, MIC (via email w/attachments)
Mr. Kenneth E. Moore (via email w/attachments)

Petition No. Z-4
Meeting Date 2-16-2021
Continued





Burkett Oil Company, Inc.

6788 Best Friend Road • P. O. Box 2324 • Norcross, GA 30091 • (770) 447-8030 • (800) 228-1786 • Fax (770) 447-5653

January 2, 2001

Petition No. Z-4
Meeting Date 2-16-2021
Continued

Mr. Tom Yeager
The Yeager Company
4485 North Towne Square
Suite 200
Powder Springs, Georgia 30127
Ph 770.439.1849
Fax 770.439.1849

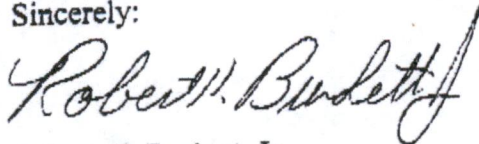
Re: M C Glass
4430 Austell - Powder Springs Rd.
Powder Springs, Georgia 30127

Dear Mr. Yeager:

In reference to our recent conversation, I wish to confirm the removal of the underground gasoline storage tanks at the above location. The tanks were removed in late 1989 or early 1990 in accordance with the requirements of EPD. I talked to Anthony Cain (Retail Sales Manager for our company) and he stated that there was no evidence of leakage at time of the tank removal.

If there are any questions, please call me.

Sincerely:



Robert H. Burkett, Jr.

Petition No. 2-4
Meeting Date 2-16-2021
Continued



Mabry, Pamela

From: Carver, Carl
Sent: Monday, February 1, 2021 1:34 PM
To: Jason Campbell; Pederson, John
Cc: Cupid, Lisa; Gambrill, Keli; Richardson, Jerica; Birrell, JoAnn; Sheffield, Monique; McMorris, Jackie; Drayton, Brunessa; Williams, Ryan; Korucu, Aliye; Jorgensen, Kimberly; Watts, Deedra; Guinn, Jessica; Gaines, Jason; Peyton, Jeannie; Martin, Terry L; Wells, Donald; Bates, Tannesha; Mabry, Pamela; Stone, Robin; Washington, Leila; Lanning, Mary; Breaden, David; Diaz, Amy; Meyer, R; Kmoore5242@gmail.com; Garvis Sams
Subject: RE: Application of Kenneth E. Moore (Z-4 of 2021) SLH File no. 20-291
Follow Up Flag: Follow up
Flag Status: Completed

Jason,

Upon review of the stipulation letter concerning item 3.h.

We request that statement be revised. Add to that item that the 86.32% is the existing impervious coverage and that with any future development that stormwater management will be required with mitigation to the allowable 70% impervious coverage.

Thanks
Carl

L. Carl Carver, PE
Engineer IV

Cobb County Water System
Stormwater Management Division
680 South Cobb Drive
Marietta, GA 30060-3113
Office: (770) 419-6453
Normal Office Hours 7:00 am to 4:00 pm

From: Jason Campbell [mailto:jcampbell@samlarkinhuff.com]
Sent: Friday, January 29, 2021 5:57 PM
To: Pederson, John <John.Pederson@cobbcounty.org>
Cc: Cupid, Lisa <Lisa.Cupid@cobbcounty.org>; Gambrill, Keli <Keli.Gambrill@cobbcounty.org>; Richardson, Jerica <Jerica.Richardson@cobbcounty.org>; Birrell, JoAnn <JoAnn.Birrell@cobbcounty.org>; Sheffield, Monique

<Monique.Sheffield@cobbcounty.org>; McMorris, Jackie <Jackie.McMorris@cobbcounty.org>; Drayton, Brunessa <Brunessa.Drayton@cobbcounty.org>; Williams, Ryan <Ryan.Williams@cobbcounty.org>; Korucu, Aliye <Aliye.Korucu@cobbcounty.org>; Jorgensen, Kimberly <Kimberly.Jorgensen@cobbcounty.org>; Watts, Deedra <Deedra.Watts@cobbcounty.org>; Guinn, Jessica <Jessica.Guinn@cobbcounty.org>; Gaines, Jason <Jason.Gaines@cobbcounty.org>; Peyton, Jeannie <Jeannie.Peyton@cobbcounty.org>; Martin, Terry L <Terry.Martin@cobbcounty.org>; Wells, Donald <Donald.Wells@cobbcounty.org>; Bates, Tannesha <Tannesha.Bates@cobbcounty.org>; Mabry, Pamela <Pamela.Mabry@cobbcounty.org>; Stone, Robin <Robin.Stone@cobbcounty.org>; Washington, Leila <Leila.Washington@cobbcounty.org>; Lanning, Mary <Mary.Lanning@cobbcounty.org>; Breaden, David <David.Breaden@cobbcounty.org>; Carver, Carl <Lewis.Carver@cobbcounty.org>; Diaz, Amy <Amy.Diaz@cobbcounty.org>; Meyer, R <robinmeyerga@yahoo.com>; Kmoore5242@gmail.com; Garvis Sams <gsams@samlarkinbuff.com>

Subject: Application of Kenneth E. Moore (Z-4 of 2021) SLH File no. 20-291

Good afternoon, John:

On behalf of Mr. Sams, please find attached a STIPULATION LETTER regarding the above-referenced Application.

Have a good weekend!



JASON A. CAMPBELL
Paralegal
SAMS, LARKIN & HUFF, LLP
376 Powder Springs Street, Suite 100
Marietta, Georgia 30064
770.422.7016 (office) / 770.426.6583 (fax)
678.594.2211 (direct)
jcampbell@samlarkinbuff.com

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Petition No. 2-4
Meeting Date 2-16-2021
Continued

Mabry, Pamela

From: Diaz, Amy
Sent: Monday, February 1, 2021 2:03 PM
To: Carver, Carl; Jason Campbell; Pederson, John
Cc: Cupid, Lisa; Gambrill, Keli; Richardson, Jerica; Birrell, JoAnn; Sheffield, Monique; McMorris, Jackie; Drayton, Brunessa; Williams, Ryan; Korucu, Aliye; Jorgensen, Kimberly; Watts, Deedra; Guinn, Jessica; Gaines, Jason; Peyton, Jeannie; Martin, Terry L; Wells, Donald; Bates, Tannessa; Mabry, Pamela; Stone, Robin; Washington, Leila; Lanning, Mary; Brearden, David; Meyer, R; Kmoore5242@gmail.com; Garvis Sams
Subject: RE: Application of Kenneth E. Moore (Z-4 of 2021) SLH File no. 20-291

Jason,

DOT requests a revision as well. Your Item 3m is incorrect. DOT recommended stipulations 1, 2, 3 and 6 would apply to the property before redevelopment. Those items are:

1. Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the east side of Austell Powder Springs Road, a minimum of 30' from the roadway centerline. This waiver from the standard right-of-way dedication was approved by the Cobb DOT Director since the existing building and parking lot layout are to be used.
2. Recommend driveways on Austell Powder Springs Road be upgraded per Section 402.08, Non-Residential Driveways, of the Cobb County Development Standards.
3. Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with planned trail project before driveway improvement construction.
6. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

We recommend items 4 and 5 be deferred because of the significant impact of the standard ROW dedication and the associated redesign of the parking area.

Thanks,

Amy Diaz, PE, PTOE
COBB COUNTY DOT
(770) 528-1683

From: Carver, Carl
Sent: Monday, February 1, 2021 1:34 PM
To: Jason Campbell <jcampbell@samslarkinbuff.com>; Pederson, John <John.Pederson@cobbcounty.org>
Cc: Cupid, Lisa <Lisa.Cupid@cobbcounty.org>; Gambrill, Keli <Keli.Gambrill@cobbcounty.org>; Richardson, Jerica <Jerica.Richardson@cobbcounty.org>; Birrell, JoAnn <JoAnn.Birrell@cobbcounty.org>; Sheffield, Monique <Monique.Sheffield@cobbcounty.org>; McMorris, Jackie <Jackie.McMorris@cobbcounty.org>; Drayton, Brunessa <Brunessa.Drayton@cobbcounty.org>; Williams, Ryan <Ryan.Williams@cobbcounty.org>; Korucu, Aliye <Aliye.Korucu@cobbcounty.org>; Jorgensen, Kimberly <Kimberly.Jorgensen@cobbcounty.org>; Watts, Deedra <Deedra.Watts@cobbcounty.org>; Guinn, Jessica <Jessica.Guinn@cobbcounty.org>; Gaines, Jason <Jason.Gaines@cobbcounty.org>; Peyton, Jeannie <Jeannie.Peyton@cobbcounty.org>; Martin, Terry L <Terry.Martin@cobbcounty.org>; Wells, Donald <Donald.Wells@cobbcounty.org>; Bates, Tannessa <Tannessa.Bates@cobbcounty.org>; Mabry, Pamela <Pamela.Mabry@cobbcounty.org>; Stone, Robin

<Robin.Stone@cobbcounty.org>; Washington, Leila <Leila.Washington@cobbcounty.org>; Lanning, Mary <Mary.Lanning@cobbcounty.org>; Breaden, David <David.Breaden@cobbcounty.org>; Diaz, Amy <Amy.Diaz@cobbcounty.org>; Meyer, R <robinmeyerga@yahoo.com>; Kmoore5242@gmail.com; Garvis Sams <gsams@samslarkinhuff.com>

Subject: RE: Application of Kenneth E. Moore (Z-4 of 2021) SLH File no. 20-291

Jason,

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We request that statement be revised. Add to that item that the 86.32% is the existing impervious coverage and that with any future development that stormwater management will be required with mitigation to the allowable 70% impervious coverage.

Thanks
Carl

Petition No. Z-4
Meeting Date 2-16-2021
Continued

L. Carl Carver, PE
Engineer IV

Cobb County Water System
Stormwater Management Division
680 South Cobb Drive
Marietta, GA 30060-3113
Office: (770) 419-6453
Normal Office Hours 7:00 am to 4:00 pm

From: Jason Campbell [<mailto:jcampbell@samslarkinhuff.com>]

Sent: Friday, January 29, 2021 5:57 PM

To: Pederson, John <John.Pederson@cobbcounty.org>

Cc: Cupid, Lisa <Lisa.Cupid@cobbcounty.org>; Gambrill, Keli <Keli.Gambrill@cobbcounty.org>; Richardson, Jerica <Jerica.Richardson@cobbcounty.org>; Birrell, JoAnn <JoAnn.Birrell@cobbcounty.org>; Sheffield, Monique <Monique.Sheffield@cobbcounty.org>; McMorris, Jackie <Jackie.McMorris@cobbcounty.org>; Drayton, Brunessa <Brunessa.Drayton@cobbcounty.org>; Williams, Ryan <Ryan.Williams@cobbcounty.org>; Korucu, Aliye <Aliye.Korucu@cobbcounty.org>; Jorgensen, Kimberly <Kimberly.Jorgensen@cobbcounty.org>; Watts, Deedra <Deedra.Watts@cobbcounty.org>; Guinn, Jessica <Jessica.Guinn@cobbcounty.org>; Gaines, Jason <Jason.Gaines@cobbcounty.org>; Peyton, Jeannie <Jeannie.Peyton@cobbcounty.org>; Martin, Terry L <Terry.Martin@cobbcounty.org>; Wells, Donald <Donald.Wells@cobbcounty.org>; Bates, Tannesha <Tannesha.Bates@cobbcounty.org>; Mabry, Pamela <Pamela.Mabry@cobbcounty.org>; Stone, Robin <Robin.Stone@cobbcounty.org>; Washington, Leila <Leila.Washington@cobbcounty.org>; Lanning, Mary <Mary.Lanning@cobbcounty.org>; Breaden, David <David.Breaden@cobbcounty.org>; Carver, Carl <Lewis.Carver@cobbcounty.org>; Diaz, Amy <Amy.Diaz@cobbcounty.org>; Meyer, R <robinmeyerga@yahoo.com>;

Kmoore5242@gmail.com; Garvis Sams <gsams@samslarkinhuff.com>

Subject: Application of Kenneth E. Moore (Z-4 of 2021) SLH File no. 20-291

Petition No. 2-4
Meeting Date 2-16-2021
Continued

Good afternoon, John:

On behalf of Mr. Sams, please find attached a STIPULATION LETTER regarding the above-referenced Application.

Have a good weekend!



JASON A. CAMPBELL

Paralegal

SAMS, LARKIN & HUFF, LLP

376 Powder Springs Street, Suite 100

Marietta, Georgia 30064

770.422.7016 (office) / 770.426.6583 (fax)

678.594.2211 (direct)

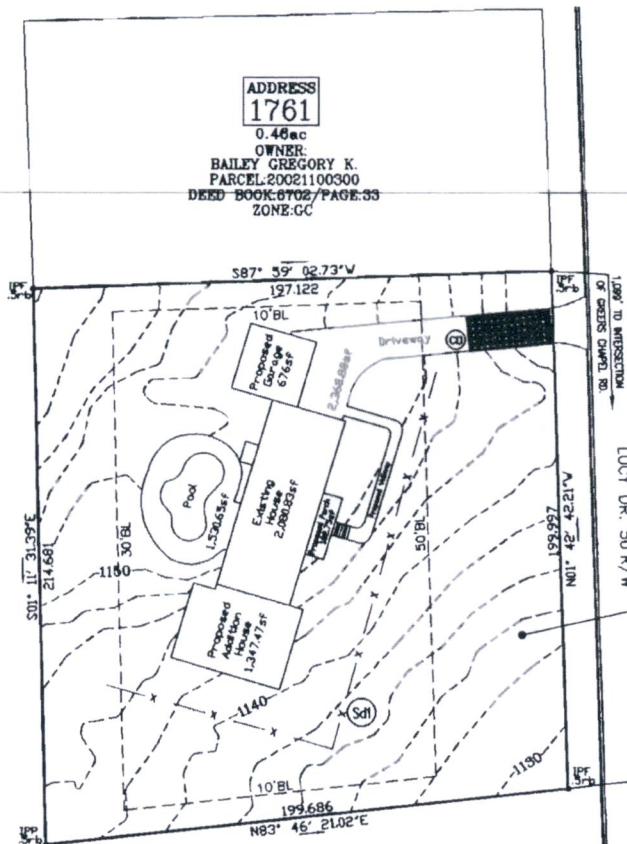
jcampbell@samslarkinhuff.com

CAUTION: This email originated outside Cobb County Government. Please exercise caution when opening links/attachments in this email .



11.72ac
OWNER:
RIDENOUR TOWNPARK ASSOC. INC.
PARCEL:20021104580
DEED BOOK:14004/PAGE:501
ZONE:GC

0.48ac
OWNER:
BAILEY GREGORY K.
PARCEL:20021100300
~~DEED BOOK:6702/PAGE:33~~
ZONE:GC



GEORGIA POWER 120' EASMENT

EQUIPMENT USED FOR MEASUREMENTS:
ANGULAR - TOPCON GTS-300 TOTAL STATION
LINEAR - EDM

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT IN 41063 FEET,
AND AN ANGULAR ERROR OF 09 SECONDS PER ANGLE POINT.
THIS PLAN SUBJECT TO ALL EASEMENTS
AND RIGHTS OF WAY PUBLIC AND PRIVATE.

THIS PLAY HAS BEEN CALCULATED FOR CLOSURE

THIS PLAY HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND ACCURATE WITHIN ONE FOOT IN 684383 FEET.

AND IS FOUND ACCURATE WITHIN ONE FOOT IN 684383 FEET.
IN MY OPINION THIS PLAT OR SURVEY IS A CORRECT REPRESENTATION

IN MY OPINION THIS PLAT OR SURVEY IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN
CONFORMITY WITH THE MINIMUM technical STANDARDS for property surveys
in Georgia as set forth in Chapter 180-7 of the rules of the Georgia

set forth in the Georgia Plot Act OCGA 15-6-67. Authority
OCGA Secs 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

BEARINGS SHOWN HEREIN ARE BASED ON MAGNETIC OBSERVATIONS.

Field work completed 8-12-20
ALL PINS PLACED IPP .5' REBAR

ENGINEER/SURVEYOR:
 Acme American, Inc. La/776
 J. WAYNE PREDTOR
 369 ATLANTA STREET, NE
 MARIETTA, GA 30060
 (770) 935-0000

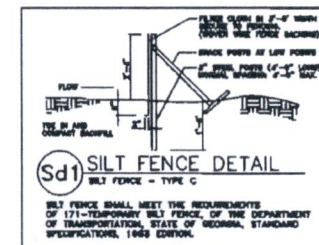
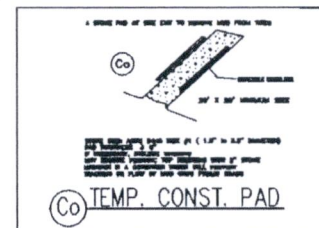
[illegible][illegible]

1" = 70' SCALE

DEC 03 2020

COBB CO COMM DEV AGENCY
ZONING DIVISION

0.96ac
OWNER:
SIMONE A. SOARES
& AURELIANO E. DOS SANTOS
PARCEL 20021100290
DEED BOOK:15584/PAGE:460
ZONE:GC



707 Wilshire Ave., S.E. Suite H-12, Marietta, Georgia 30064
ACME AMERICAN, L.L.C.
Architects, Construction Managers, Engineers
Voice (770) 425-6890 - fax (770) 425-5777

title: **Slits Plan for Michael Ivey + Cynthia Smith**
project: 1745 Lucy Dr. Kennesaw Ga. 30152
Cobb County L.L.211, 20th Dist.

seal: 8-13-20

Reel: 8-13-20

revisions:

電話：06-3329

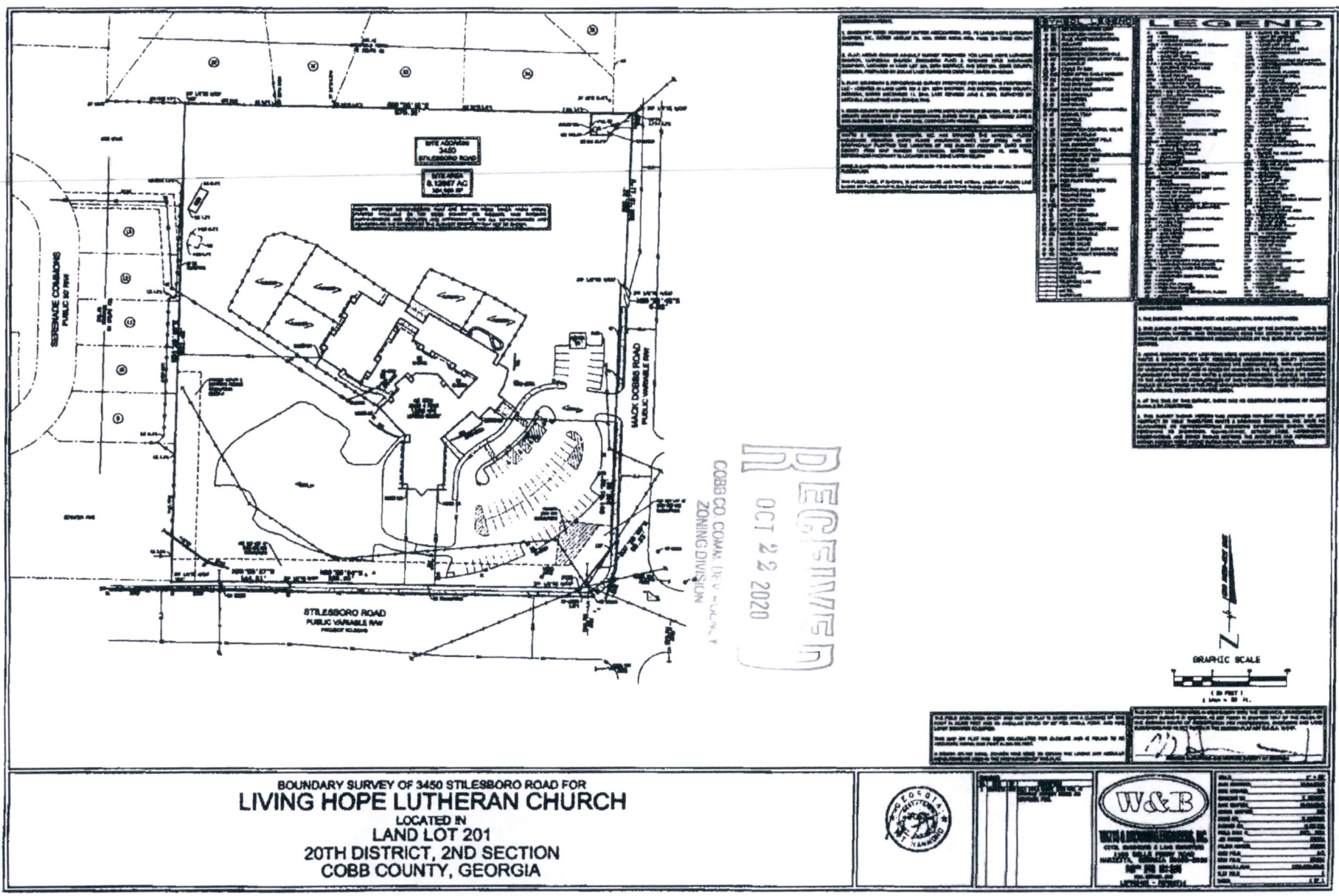
dwg. by: AWT

chkd. by: JWF

Subject:

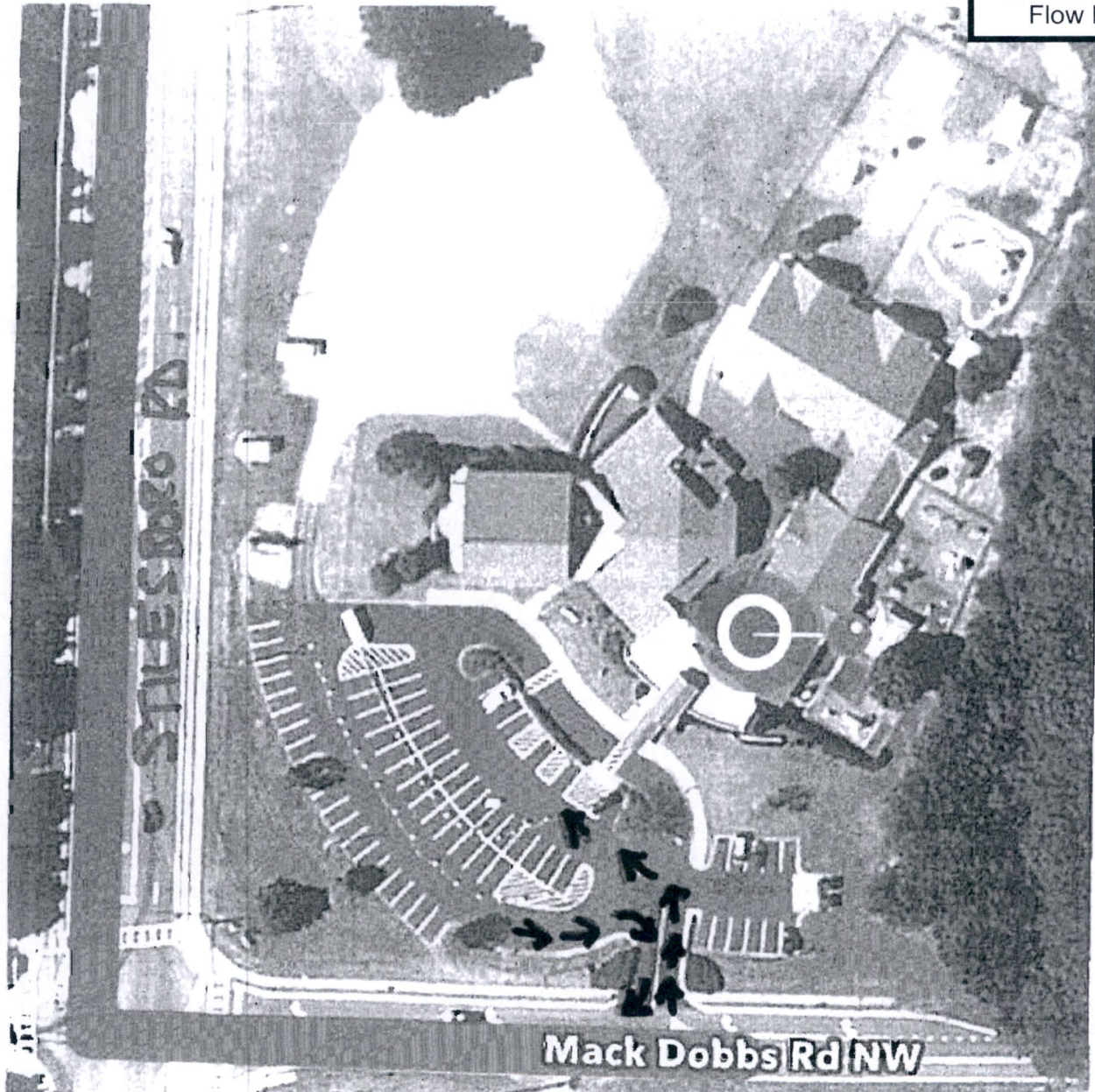
C 1

5-1



Min. Bk. 92 Petition No. LUP-3
Doc. Type Previously approved
traffic flow plan
Meeting Date 2-16-2021

LUP-4 (2019)
Previously
Approved Traffic
Flow Plan



Min. Bk. 81 Petition No. LUP-2
Doc. Type Traffic Flow Chart
Meeting Date 3-21-17

ITEM OB-1-2021

Fire Department:

ACCESS:

- 1 Driveway must have a minimum 12 foot driving surface width (CCDS 402.07.01) with a minimum 25 foot inside turning radius.
2. Fully developed landscaping shall be at least 7 feet 0 inches from center of drive (14 foot clear width) and 13 foot 6 inches vertical clearance.
3. Maximum grade shall not exceed 18%, angle of departure shall not exceed 8.5%.
4. Driveway must extend within 150 feet of the most remote portion of the structure.
5. Driveway is limited to 1000 feet maximum from roadway unless an approved turn-around is provided:
 - a) Residential cul-de-sac without an island shall have a 38 foot outside radius. A cul-de-sac with an island reverts to the commercial standards, refer to www.cobbfire.org for dimensions.
 - b) Hammerhead turn-around: total of 102 feet needed (45 feet + 12 foot drive + 45 feet) with the turn-around leg to be a minimum of 20 feet wide.
6. Driveway must support 25 Tons (50,000 lbs.).
7. Provide emergency access through all gates securing Fire Department access with a minimum 12 foot 0 inch clear width and approved means of operation www.knoxbox.com.

FIRE HYDRANTS:

1. Hydrant location within 500 feet of the most remote portion of the structure.* (Additional hydrant may need to be installed.)
2. Fire Flow Test from closest existing hydrant shall be provided meeting the minimum.* (Required Flow: 1,000 gpm @ 20 psi)

* An alternative equivalency for the above requirements, subject to the approval by the Cobb County Fire Marshal's Office is one of the following:

- 1.) NFPA 13D sprinkler system.
- 2.) Complete structure (framing and decking materials) treated with a Class A-Fire Retardant spray with a flame spread rating of 25 or less and smoke development of 450 or less.
- 3.) Non-Combustible construction.

(Indicate on the site plan which option will be utilized.)

Gates

Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. The gates shall not reduce the operating width of the roadway. Double lane gates shall be a minimum of 20 feet in clear width. Gates shall be of the swinging or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Fire Marshal's Office.

The above is not an all-inclusive list, all applicable fire and life safety provisions must be met.

Josh Davis

(770) 528-8161

Josh.davis@cobbcounty.org

FEBRUARY 16, 2021 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 3

Min. Bk. 92 Petition No. O.B.1
Doc. Type Stormwater Management
Comments
Meeting Date 2-16-2021

ITEM OB-1-2021

PURPOSE

To consider a site plan and stipulation amendment for Dennis Venezia regarding rezoning application Z-56 of 2017. The property is located on the east side of Wigley Road, north of Summitop Road in Land Lot 46 of the 16th District (Wigley Road).

BACKGROUND

The subject property was rezoned to R-30 OSC in 2018 for a 96-acre residential subdivision development. The applicant owes a 38-acres of the 96-acres, and this 38-acre portion was approved for 15 houses. The applicant only intends on building one house on these 38 acres would like to revise the site plan and the stipulations to allow only one house. If approved, all previous zoning conditions not in conflict would remain in effect.

STAFF COMMENTS

Fire Department: See attached.

Stormwater Management: 1) All driveway storm drainpipes will be privately owned and maintained; and 2) Due to amount of new impervious surfaces; applicant must provide storm water quality Best Management Practices (BMP's)

Water and Sewer: No comments.

Cobb DOT: No comments.

RECOMMENDATION

The Board of Commissioners conduct a public hearing and consider the proposed site plan and stipulation amendment.

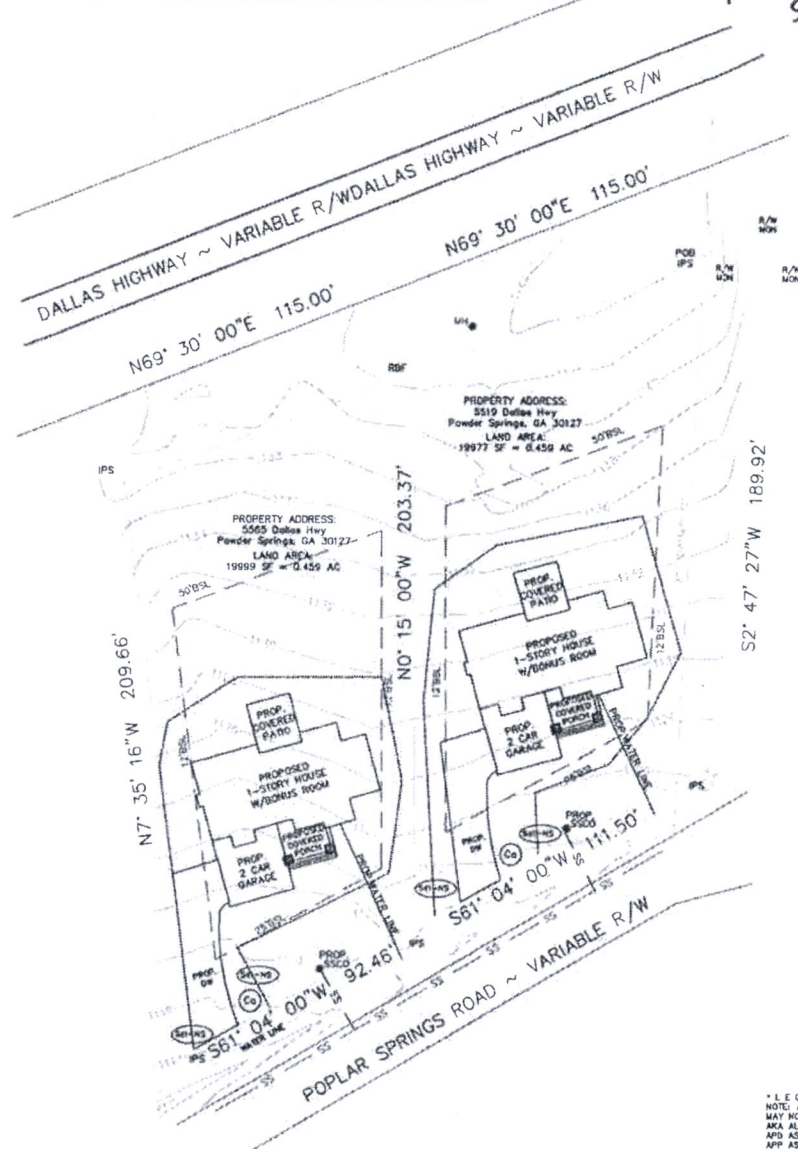
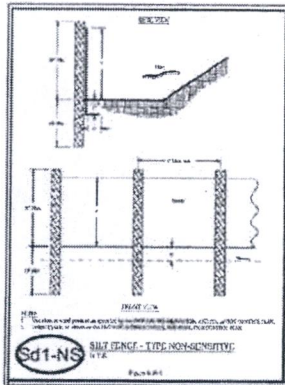
ATTACHMENTS

Other Business application and zoning minutes.

OB-2-2021
proposed
- site plan

EROSION CONTROL, LEGEND	
APPLY TO ALL DISTURBED AREAS	
Dst	A. TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR PERIOD OF 60 MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL
Dst2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDS ON DISTURBED AREAS SEE EROSION CONTROL NOTES
Dst3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES
Dst4	ON DISTURBED AREAS SEE ENLARGED PLANS DISTURBED AREA STABILIZATION (WITH SODDING)
Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND DISTURBING ACTIVITIES

INDICATES SILT FENCE



LEGEND
NOTE: ALL ITEMS IN THIS LEGEND
MAY NOT APPEAR ON THIS PLAT.
AKA ALSO KNOWN AS
APA AS PER DEED
APP AS PER PLAT
B (BOLD) (BOLD) LINE
C/C COMPUTED POINT
C/P CHOP TOP PIPE FOUND
D (DASH) (DASH) LINE
D/D DRIVEWAY
ED EDGE OF PAVEMENT
E/E ELEVATION ELEVATION
EXA FORMERLY KNOWN AS
HMD HARDWOOD TREE
H/P HORN PIN FOUND
K/K KERNER
LL LAND LOT
LL LAND LOT LINE
N NEIGHBORS
N/H NOT ON FORMERLY
NAIL NAIL FOUND
P (P) PLAT (P) PLAT
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
P/P PLAT (P) PLAT
R/R RIGHT-OF-WAY
R/R REINFORCING BAR FOUND
RES 1/2" REINFORCING BAR SET
S/S S/S
UNLESS NOTED OTHERWISE
W/ WITH
W/ WALL

RECEIVED
JAN 05 2021
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

PROPERTY ADDRESS: 5565 Dallas Hwy Powder Springs, GA 30127 LAND AREA: 19999 SF = 0.459 AC	PLAT PREPARED FOR: 5565 & 5519 Dallas Hwy	
PARCEL ID: 19008000090 & PARCEL ID: 19006000090		
LAND LOT 60 COBB COUNTY, GEORGIA LOCATED IN UNINCORP	19th DISTRICT 2nd SECTION FIELD DATE: 11-20-2020 DRAWN DATE: 11-25-2020	BY: JWS TW
PROPERTY ADDRESS: 5519 Dallas Hwy Powder Springs, GA 30127 LAND AREA: 19977 SF = 0.459 AC	REFERENCE: PLAT BOOK REFERENCE: DEED BOOK PAGE 6045 PAGE 436	ALL RIGHTS OF BEST ARE RESERVED BY ME OR MY SUCCESSORS FOR LIFE, TO COME, PERMANENTLY
THE STANDARD FOR WHICH THIS PLAN WAS CREATED CONFORMS TO THE TECHNICAL SURVEYS FOR PROPERTY SURVEYS IN GEORGIA. SURVEY SYSTEMS & ASSOC., INC. ASSURES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS ON DEED OR SITE PLANS. IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND ACCURACY. ANY REDLINES, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. (FROM ANYONE EXCEPT THE CLIENT) SHALL BE DEEMED AS A SEPARATE AND ADDITIONAL CHARGE.		SURVEY SYSTEMS ATLANTA 2155 W. Peachtree St. Ste. B, Stone Mt, GA 30087 C/A: KLS@SSA0677, info@ssasurvey.com, info@ssasurvey.com Cell: 678-581-5064 • Office: 604-760-0010
ZONING: R-30 	SITE PLAN: 1/4/2021 HN	

ITEM OB-2-2021

To consider a reduction of lot size for ValuePlus Development, LLC for property located on the north side of Poplar Springs Road, and on the south side of Dallas Highway, in Land Lots 80 of the 19th District (5519 and 5565 Dallas Highway).

BACKGROUND

The Board of Commissioners considers all reductions to minimum lot size pursuant to a code amendment to Sec. 134-271(7)(a) adopted on February 27, 2018. The subject property is required to have 30,000-square-feet per lot. Tract 1 (5519 Dallas Highway) has 19,977 square feet, and proposed tract 2 (5565 Dallas Highway) has 19,999 square feet. Both tracts access Poplar Springs Road only. The applicant is also showing a 25-foot building line on Poplar Springs Road which is normally a 45-foot setback. The applicant is showing a reduced setback on Poplar Springs Road to move the houses away from Dallas Highway, and to accommodate a 20-foot topography fall from Dallas Highway. All other zoning criteria is being met.

STAFF COMMENTS

Cobb DOT: 1) Recommend applicant consider entering into a development agreement pursuant to O.C.G.A 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the north side of Poplar Springs Road (south side of each property), a minimum of 30' from the roadway centerline; 2) Recommend a 10' no access easement to SR 120 (Dallas Highway) for both properties; 3) Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the proposed trail project – Dallas Highway Pedestrian Improvements. Recommend applicant pay fee in lieu of constructing the section of 10' multi-use trail and 3' grass strip along the Dallas Highway frontage; 4) Construction activities would impact the adjacent lot. Recommend construction be shifted to the east to contain all construction within the lot boundary; 5) Recommend curb, gutter, and sidewalk along the Poplar Springs Road frontage; and 6) Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed reduction of minimum lot size.

ATTACHMENT

Other Business application.

Meeting Date 2-16-2021

ZONING INFORMATION:

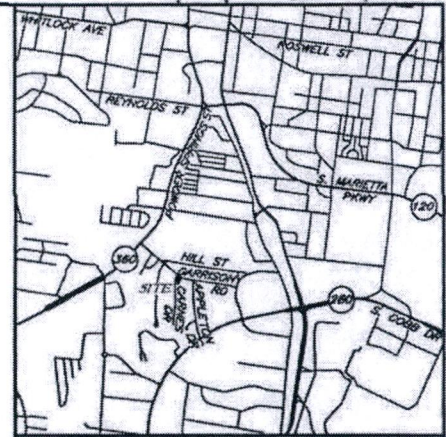
ZONING INFORMATION COMPILED FROM COBB COUNTY ZONING ORDINANCE AND RECORDED PLATS. (PB. 10, PG. 156 & PB. 119, PG. 51)

ZONING: R-20

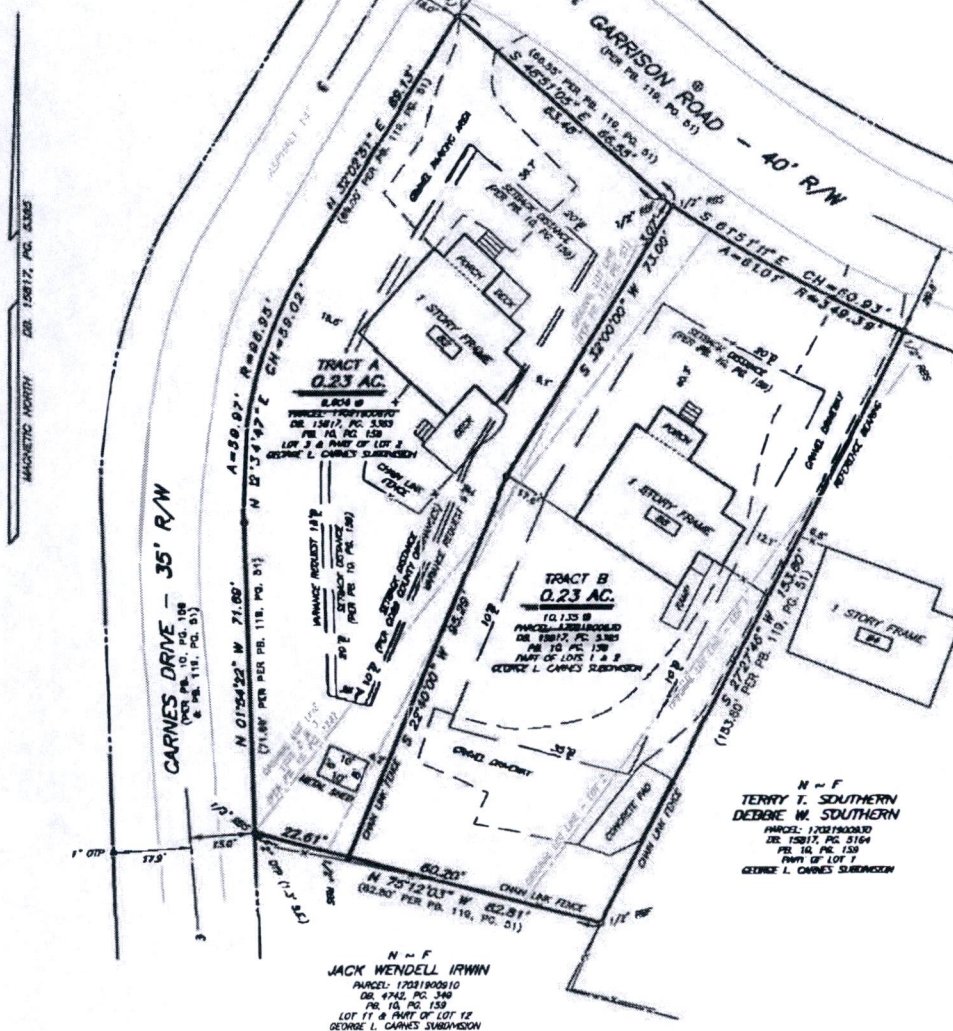
BUILDING SETBACKS:
 FRONT SETBACK - 20'
 SIDE SETBACK - 15'
 REAR SETBACK - 35'

LEGEND

⊠	P.P. - POWER POLE
⊠	L.P. - LIGHT POLE
⊠	F.H. - FIRE HYDRANT
⊠	M.H. - SANITARY SEWER MANHOLE
⊠	CO - CLEAN OUT
⊠	W.M. - WATER METER
—	TYPE OF FENCE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
⊠	RBF - REINFORCING BAR FOUND
⊠	OTF - OPEN TOP PIPE FOUND
⊠	CIT - CROPPED TOP PIPE FOUND
1234	STREET ADDRESS
—	OVERHEAD POWER LINES



LOCATION MAP 1" = 2000'



GENERAL NOTES

THE PURPOSE OF THIS PLAT IS TO APPLY FOR A VARIANCE TO RE-SUBDIVIDE PARCEL NO. 17031000670, LOCATED AT 82 & 84 CARRISON ROAD, MARIETTA, GA. AS ORIGINALLY SHOWN IN PB. 119, PG. 51. SAID PARCEL IS COMPOSED OF LOT 3 & PART OF LOTS 1 & 2 OF THE GEORGE L. CARNES SUBDIVISION, AS RECORDED IN PB. 10, PG. 156. SAID PARCEL HAS ORIGINALLY CREATED AS MULTIPLE LOTS AND APPROVED BY COBB COUNTY PLANNING COMMISSION ON MAY 28, 1951.

VARIANCE REQUEST: REDUCE MINIMUM REQUIRED LOT SIZE FROM 80,000 SQ. FT. TO 48,000 SQ. FT. REDUCE BUILDING LINE ALONG CARNES DR. FROM 20' TO 15' TO ALLOW FOR EXISTING CONDITIONS. REDUCE THE EAST BUILDING LINE ON TRACT A FROM 10' TO 8' TO ALLOW FOR EXISTING CONDITIONS.

RIGHT-OF-WAYS SHOWN ARE PER PB. 10, PG. 156 & PB. 119, PG. 51.

FIELD WORK COMPLETED ON DECEMBER 20, 2020.

TRACT A = 0.23 ACRES, SUBJ. SQ. FT.
 TRACT B = 0.23 ACRES, SUBJ. SQ. FT.
 TOTAL ACRES = 0.46 ACRES, 19,841 SQ. FT.

THE PROPERTY DEPICTED ON THIS PLAT MAY BE SUBJECT TO UNRECORDED EASEMENTS, INCLUDING THOSE FOR STORM WATER UTILITIES, COMMON AREAS, EGRESS AND EGRESS, WHICH MAY BE RECORDED IN THE COBB COUNTY, GEORGIA RECORDS.

SURVEY AUTHORIZED BY: LORENA SOUTHERN
 CURRENT OWNER(S): GARY LEE SOUTHERN & LORENA SOUTHERN

THIS PLAT OF SURVEY IS MADE FOR THE SOLE USE AND BENEFIT OF THE PERSON(S) OR ENTITIES NAMED HEREON.

THE SURVEYOR ASSUMES NO LIABILITY TO PERSONS OR ENTITIES NOT NAMED HEREON, AND ANY USE OF THIS PLAT BY UNNAMED PARTIES IS DONE AT THEIR OWN RISK.

THE SURVEYOR MAKES NO CLAIM AS TO THE ACCURACY OF THE INFORMATION SHOWN HEREON BEYOND THE LAST FIELD WORK DATE SHOWN.

N - F
 TERRY T. SOUTHERN
 DEBBIE W. SOUTHERN
 PARCEL: 17031000670
 DB. 15817, PG. 5164
 PB. 10, PG. 159
 PART OF LOT 1 & 2
 GEORGE L. CARNES SUBDIVISION

N - F
 JACK WENDELL IRWIN
 PARCEL: 17031000670
 DB. 4742, PG. 340
 PB. 10, PG. 159
 LOT 11 & PART OF LOT 12
 GEORGE L. CARNES SUBDIVISION



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY PANEL 1, 13007 E 0111 Z, 04123, OCTOBER 8, 2010.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/30,575; ANGULAR PRECISION: 30.5". THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/97,276+. MATTERS OF TITLE ARE EXCEPTED.



DATE	12/20/2020
SCALE	1" = 20'
DRAWN BY	ADS
CHECKED BY	OPM
SURVEYED BY	ADS
CARRISON RD 82	

TERRAIN SOLUTIONS, LLC

P.O. BOX 386
 KENNESAW, GEORGIA 30146
 (770) 421-9068

www.TerrainSolutionsLLC.com

VARIANCE PLAT FOR:

GARY LEE SOUTHERN
 LORENA SOUTHERN

LOT 3 & PART OF LOTS 1 & 2
 GEORGE L. CARNES SUBDIVISION

LOCATED IN L.L. 219
 17th DIST., 2nd SECT.,
 COBB COUNTY, GA.

20-538

FEBRUARY 16, 2021 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 3

Min. Bk. 92 Petition No. O.B.3
Doc. Type Cobb DOT & Water and
Sewer comments
Meeting Date 2-16-2021

ITEM OB-3-2021

To consider a reduction of lot size and public road frontage for Gary and Lorena Southern for property located at the southeastern intersection of Garrison Road and Carnes Drive, in Land Lot 219 of the 17th District (82 and 88 Garrison Road).

BACKGROUND

The Board of Commissioners considers all reductions to minimum lot size and public road frontage pursuant to a code amendment to Sec. 134-271(7)(a) adopted on February 27, 2018. The subject property is required to have 20,000 square feet per lot. Tract A (82 Garrison Road) has 9,906 square feet, and Tract 2 (88 Garrison Road) has 10,135 square feet. Both tracts access Garrison Road only, and both houses were built in the 1940's and were separate tracts when originally built. The applicant is also showing 61-feet of public road frontage on Tract 2 in lieu of 75-feet of public road frontage. Due to the age of the properties, the applicant is showing some existing zoning variances which are: 1) For tract A the applicant is showing an 18' setback (25' required) along Carnes Drive; 2) a 9' (10' required) setback on the east property line; 3) 20' (35' required) front setbacks; and 4) both driveways are gravel in lieu of paved driveways. Staff has looked at the area and these variances are typical for the area.

STAFF COMMENTS

Cobb DOT: 1) Recommend each driveway on Garrison Road be paved with a treated hardened surface for a minimum of 25' from the edge of pavement or to the County right-of-way, whichever is greater in length; 2) Recommend curb, gutter, and sidewalk along the Garrison Road frontage. This recommendation should be implemented upon the redevelopment of the property, where redevelopment is defined as any action requiring a Land Disturbance Permit; and 3) Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Water and Sewer: CCWS records show two existing (inactive) water meters. Separate sewer taps required, if not existing.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed reduction of minimum lot size.

ATTACHMENT

Other Business application.

DGM
LAND PLANNING
CONSULTANTS



16350 Highway 41
Suite 112-314
KENNESAW
GA 30152
770 514-9006
FAX 514-9491

Cobb County Variance Request Site Plan

Lot One Homes

5430 BLAIR VALLEY RUN, CUMMING, GA 30040 24HR. CONTACT BRIAN DENNIS (404-250-6502)

Date: 2021-1-12 Scale: 1"=20'

Subdivision: Ebenezer Place Lot#: 1 Address: Lot #1 Ebenezer Rd.

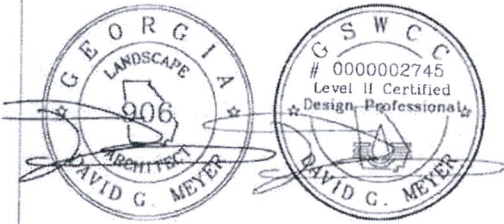
County: COBB Land Lot: 377 District: 16th Section: 2nd Unit:

Impervious Surface Breakdown (in SF):

House footprint: 2036
Deck/patio: 0
Driveway: 482
Walkway: 156

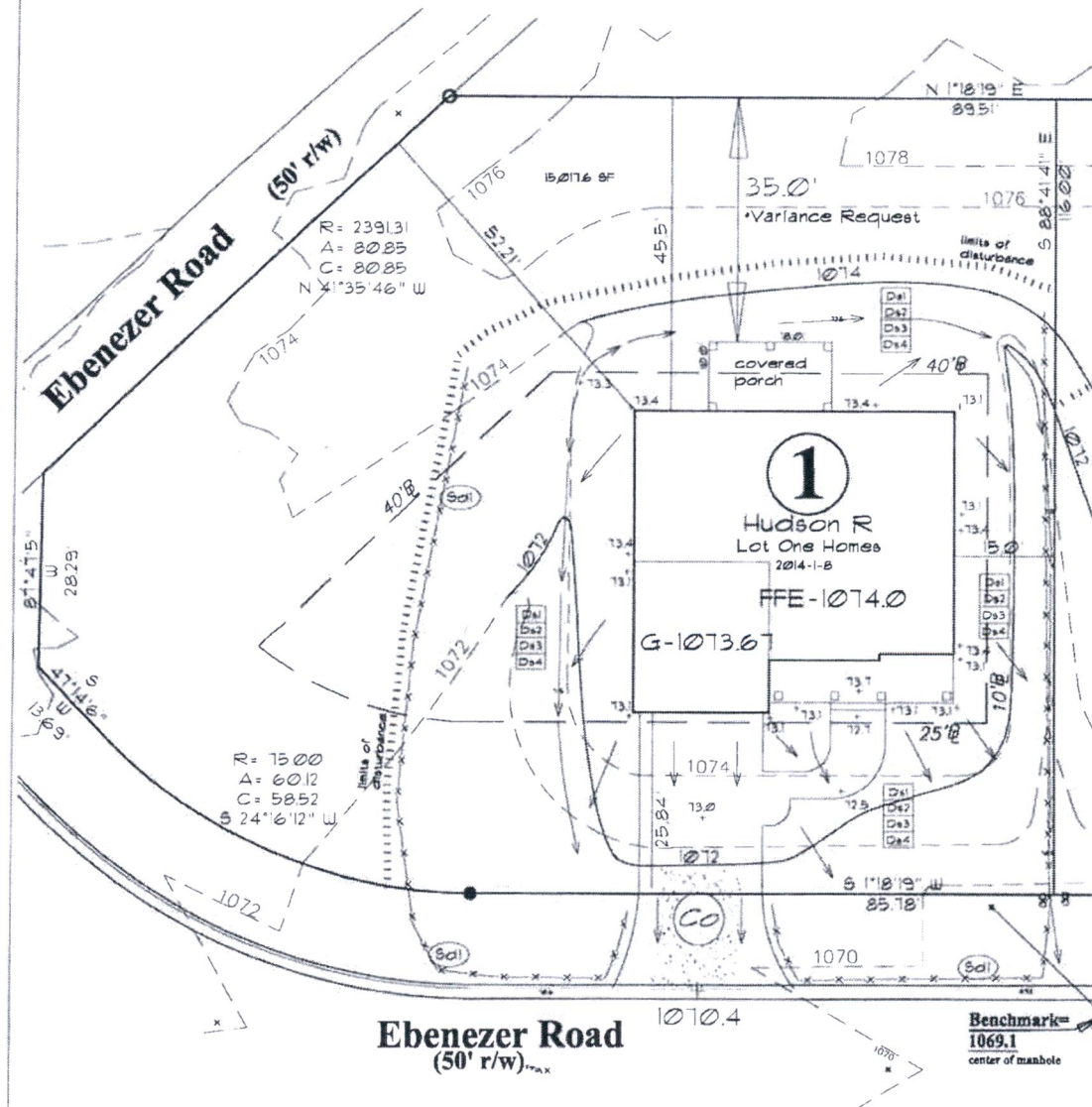
Total: 2674 SF (17.8% of total site area)

Area of disturbance: 8320 SF
55.4% of total site area



Variance Request:

*to reduce rear building line from 40' to 35' to allow for covered porch (as shown)



OB-4-2021
Proposed
site plan for
Lot 1
5' setback
reduction on
rear.

Min. Bk. 92 Petition No. O.B.4
Doc. Type Site Plan for Lot 1
Meeting Date 2-16-2021

RECEIVED
JAN 07 2021
 GEORGIA DEPARTMENT OF REVENUE
 LAND SURVEY DIVISION

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

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 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.
3. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.
4. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
5. ALL I/P & I/Ps ARE "N" REBAR UNLESS NOTED OTHERWISE.
6. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES AND ON PLANS AND/OR PAINT PLACED BY OTHERS. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON, PER GEORGIA LAW.
7. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

SURVEY DATA

1. FIELD SURVEY COMPLETED ON 12-31-2020
2. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10" PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
3. THE BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH VIA RTN GPS OBSERVATIONS. HORIZONTAL DATUM: NAD83/GEORGIA WEST ZONE.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 33,898 FEET.
5. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13067C0109H, WITH AN EFFECTIVE DATE OF NOVEMBER 2, 2012.

NOTES

1. THE PURPOSE OF THIS PLAT IS TO REDUCE THE MINIMUM LOT SIZE FROM 20,000 SQ. FT. TO 10,898 SQ. FT.
2. THERE ARE NO COVENANTS CURRENTLY ASSOCIATED WITH THIS PROPERTY.
3. THERE ARE NO LAKES OR STREAMS OR OR IMMEDIATELY ADJACENT TO THIS PROPERTY AND NO ASSOCIATED STREAM BUFFERS.
4. THIS PROPERTY IS NOT SUBJECT TO ANY UTILITY EASEMENTS.
5. THERE ARE NO APPARENT EASEMENTS TO THIS PROPERTY.
6. THERE ARE NO WETLANDS ON THIS PROPERTY.

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION'S AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

[Signature] 01/05/2021
 JAMES H. HENDERSON, GA RES. # 3033 DATE



ZONING NOTES

CURRENT ZONING	GC GENERAL COMMERCIAL
MINIMUM LOT AREA	20,000 SQ. FT.
MINIMUM LOT WIDTH	60 FT.
MINIMUM ROAD FRONTAGE	50 FT.
MINIMUM BUILDING SETBACKS:	
FRONT	40 FT.
MAJOR SIDE	25 FT.
REAR	10 FT.
MAXIMUM BUILDING HEIGHT	30 FT.
MAXIMUM COVERAGE	50 FT., 4 STORIES
UNITS / ACRE	N/A
MINIMUM FLOOR AREA	N/A
ZONING BUFFERS	NONE
PROPOSED USE	BEAUTY SALON
PARKING REQUIREMENTS	1 SPACE/200 SQ. FT.
REQUIRED PARKING	7 SPACES



REVISION	DATE	PURPOSE

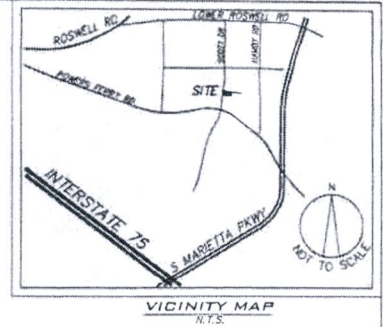
LAND PRO
 SURVEYING AND MAPPING
 305 CREEKSTONE RIDGE
 WOODSTOCK, GA 30188
 TEL: 404-386-2170
 AUTHORIZATION NO. LSP000838
 WWW.LANDPROSURVEYING.COM
 INFO@LANDPROSURVEYING.COM
 COPYRIGHT 2021

SITE PLAN FOR:

MENDES	
LAND LOT 1242 DISTRICT 16 SECTION 2 COBB COUNTY, GA	LOT 11, BLOCK "B" POWERS FERRY HILLS, UNIT 11 PLAT BK 10, PG 27
SCALE: 1" = 20'	DATE: 01/05/21
PROJECT NO. 20210105	SHEET 1 OF 1

Min. Bk. 92 Petition No. 03-5
 Doc. Type Site Plan
 Meeting Date 2-16-2021

OB-S-2021
Proposed
Site Plan



- LEGEND**
- PROPERTY LINE
 - LAND LOT LINE
 - CONCRETE MONUMENT FOUND
 - IRON PIN SET
 - IRON PIN FOUND
 - CRIMPED-TOP PIPE
 - OPEN-TOP PIPE
 - SOFT OF WAY
 - POINT OF BEGINNING
 - BUILDING SETBACK LINE
 - CENTERLINE
 - CURB INLET
 - GRASS INLET
 - YARD INLET
 - DOUBLE-WING CATCH BASIN
 - SINGLE-WING CATCH BASIN
 - HEADWALL
 - JUNCTION BOX
 - STORM DRAINAGE PIPE
 - CORRUGATED METAL PIPE
 - CORRUGATED PLASTIC PIPE
 - REINFORCED CONCRETE PIPE
 - INVERT ELEVATION
 - SAFETY SOWER LINE
 - SAFETY SOWER MANHOLE
 - SEWER CLEANOUT
 - GREASE TRAP
 - DUCTILE IRON PIPE
 - POLYETHYLENE GLASS FIBER PIPE
 - POWER POLE
 - POWER (TRANSFORMER) BOX
 - GUY WIRE
 - POWER WATER
 - POWER MANHOLE
 - OVERHEAD POWER LINE
 - UNDERGROUND POWER LINE
 - TELEPHONE MANHOLE
 - TELEPHONE PEDESTAL
 - UNDERGROUND TELEPHONE LINE
 - TELEVISION (CABLE) LINE
 - TELEVISION PEDESTAL
 - TRAFFIC CONTROL BOX
 - GAS LINE
 - GAS METER
 - GAS VALVE
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - FIRE EXTINGUISHMENT CONNECTION
 - IRRIGATION CONTROL VALVE
 - WATER LINE
 - TREE LINE
 - WELL
 - MONITORING WELL
 - BUILDING (FINISHED)
 - GUARD RAIL
 - RAILROAD TRACKS
 - FENCE LINE
 - CONTOUR
 - INDEX CONTOUR
 - SPOT ELEVATION
 - TWO-FLOOR ELEVATION
 - CENTERLINE OF STREAM
 - FLOOD LIMIT
 - CONCRETE

FEBRUARY 16, 2021 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 3

Min. Bk. 92 Petition No. 0.85
Doc. Type Cobb DOT comments
Meeting Date 2-16-2021

ITEM OB-5-2021

To consider a reduction of lot size for Edilene M. Amorim for property located at the southeastern intersection of Scott Drive and Scott Circle, in Land Lot 1242 of the 16th District (113 Scott Drive).

BACKGROUND

The Board of Commissioners considers all reductions to minimum lot size pursuant to a code amendment to Sec. 134-271(7)(a) adopted on February 27, 2018. The subject property is required to have 20,000-square-feet. This lot is in a subdivision that is all zoned General Commercial (GC), and many of the lots are approximately 10,000 square-feet in size. The applicant's lot is 10,898 square-feet in size. The applicant would like to convert this house into a Beauty shop with seven parking spaces. This neighborhood has a mixture of commercial and residential uses.

STAFF COMMENTS

Cobb DOT: Recommend no parking within the right-of-way.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed reduction of minimum lot size.

ATTACHMENT

Other Business application.