

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
NOVEMBER 19, 2024
9:00 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, November 19, 2024, in the second-floor public meeting room of the David Hankerson Building, 100 Cherokee Street, Marietta, Georgia. Present and comprising a quorum of the Board were:

Lisa Cupid, Chairwoman
Commissioner Jerica Richardson
Commissioner JoAnn Birrell
Commissioner Keli Gambrill
Commissioner Monique Sheffield

CALL TO ORDER – CHAIRWOMAN CUPID

Chairwoman Cupid called the hearing to order at 9:01 a.m.

Commissioner Birrell presented the following *revised* statement dated 8/13/24 to the Clerk which was attached to each vote taken at today's hearing (attached and made a part of these minutes):

Considering the Supreme Court's ruling in January regarding standing on the Home Rule issue, my position regarding the home rule challenge still stands.

I do not support the Home Rule Challenge of the majority of this board. It is unconstitutional and illegal. I voted against the amended map three times in 2022 (1/25/22, 10/11/22 and 10/25/22).

I have a duty to represent my constituents and will not have my vote suppressed as I was duly elected on November 8, 2022, under the state map (HB 1154) voted on by the Georgia General Assembly in February 2022, signed into law by Governor Kemp on March 2, 2022, and certified by the Cobb Board of Elections on November 15, 2022.

In addition, I do support the Order on Cross Motions for Summary Judgment (Civil Action File No. 23-1-02428-56) from Judge Ann B. Harris in the Superior Court of Cobb County dated January 8, 2024, which finds the County's Amendment to Act 562 (the "Amendment or Amended Act") is an act excluded from the County's Home Rule authority granted in the Georgia Constitution, and therefore is void.

Although the Supreme Court of Georgia only ruled on standing and did not rule on the merits of the case, I concur with Justice Bethel's remarks regarding Home Rule authority. With respect to Judge Hill's order dated 7/25/24, I also support her order and do not support the county's request to intervene or request for reconsideration of her decision regarding the Alicia Adams v. Cobb Board of Elections case. I did not support the majority of this Board regarding the Home Rule challenge from the very beginning. It has gone on for the past 2 years at taxpayers' expense, and should never have been done to begin with. We all took an oath to uphold the Constitution of the United States, the State of Georgia, and Cobb County.

Follow the Law.

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Commissioner Gambrell asked that the following *revised* statement she submitted at the 10/8/2024 Board of Commissioners' meeting be attached to each vote taken at today's hearing (attached and made a part of these minutes).

While the County responded on October 3, 2024 to many allegations made in the recent legal challenge filed in Superior Court on September 18, 2024 – no mention was made that these allegations were irrelevant to the action taken by the Board to provide notice that a Commissioner did not meet the qualifications per Sec. 2-23(b) of our local Enabling Legislation.

The Agenda Item #46 for August 25 and September 10, 2024 were only to deem the office vacant and were not included in the County's response. Yet the complaint states the Board voted to fill the vacancy. This is a false statement, as the Agenda's Recommendations clearly stated: "The Board of Commissioners approves notice to the District 2 Commissioner that the office is deemed vacant per Part II, Sec. 2-23(b), Official Code of Cobb County, Georgia; and authorizes the Chairwoman to execute notice pursuant to OCGA 45-5-1 and any other necessary documents for said purpose."

Upon careful review of 45-5-1 it is two pronged. (a) addresses vacated offices and (b) state the decision of the officer or body to fill the vacancy or call an election to fill the vacancy shall be subject to an appeal to the superior court. The Board of Commissioners did not approve to fill the vacancy nor did we call for an election. Therefore, the complaint should be dismissed.

The county provided no equitable estoppel argument advanced as a result of the actions by the Board of Commissioners in moving forward with an ultra vires passage of the Home Rule Map.

The Home Rule Board action was precipitated by an illegal action through the act of three Commissioners to confect and move forward with a scheme which was illegal in inception and act which Commissioners now claim their term should extend beyond December 31, 2024.

This response coupled with the County Attorney's Office unwillingness to rescind the Home Rule Resolution votes of Oct. 11th and 25th, 2022 raises continued questions as the representation and advice provided to me as your commissioner and representative in matters pertaining to Home Rule.

The County regularly uses outside counsel to represent the interest of the County in matters as simple as motor vehicle accidents. I respectfully request that the Cobb County Attorney's Office be removed from this legal action and outside counsel represent the County in all matters pertaining to Home Rule going forward.

Mr. John Pederson, Zoning Division Manager, reviewed the hearing procedures and announced the following cases which were *withdrawn, held, or continued*.

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WITHDRAWN, HELD, AND CONTINUED CASES

- LUP-37** **MARBEL ANGARITA** (Marbel L. Angarita, owner) requesting a **Temporary Land Use Permit** to allow more vehicles and adults than the code allows in land lot 224 of the 17th district. Property is located on the northwest corner of Pair Street and Rebecca Drive (1424 Pair Street). ***WITHDRAWN WITHOUT PREJUDICE***
- Z-2** **FLOURNOY DEVELOPMENT GROUP, LLC** (Cobb County, owner) requesting rezoning from **GC** to **RRC** for a multifamily residential building in land lots 763 and 764 of the 17th district. Property is located on the west side of Atlanta Road and on the east side of I-285, south of the intersection of I-285 and Atlanta Road (4600 Atlanta Road). ***(Previously continued by Staff from the February 6, 2024, through the November 5, 2024, Planning Commission (PC) hearings until the December 3, 2024, PC hearing; therefore, was not considered at this hearing).***
- Z-37** **BOSCO IKEAKANAM** (Sunrise GA Inc., owner) requesting rezoning from **R-20** to **O&I** for a doctor's office in land lot 1006 of the 19th district. Property is located on the west side of Austell Road, north of Drennon Avenue (4470 Austell Road). ***(Previously held by the Planning Commission (PC) from the August 6, 2024, and September 3, 2024, PC hearings until the October 1, 2024, PC hearing; continued by the PC from the October 1, 2024, and November 5, 2024, PC hearings until the December 3, 2024, PC hearing; therefore, was not considered at this hearing).***
- Z-40** **ELITE ENGINEERING** (Aarish Group of Investment, LLC, owner) requesting rezoning from **GC** and **NS** to **GC** for a convenience store with fuel sales in land lot 296 of the 20th district. Property is located on the southwest side of Due West Road, northwest of Lisas Drive (3807 Due West Road). ***(Previously continued by Staff from the August 6, 2024, and September 3, 2024, Planning Commission (PC) hearings until the October 1, 2024, PC hearing; continued by the PC from the October 1, 2024, and November 5, 2024, PC hearings until the December 3, 2024, PC hearing; therefore, was not considered at this hearing).***
- Z-43** **CAMPUS REALTY ADVISORS, LLC** (Glenn Chastain, LLC, owner) requesting rezoning from **OS** to **RRC** for purpose-built student housing in land lot 430 of the 16th district. Property is located at the terminus of Chastain Center Boulevard, south of Chastain Road (500 Chastain Center Boulevard). ***(Previously continued by Staff from the August 6, 2024, Planning Commission (PC) hearing until the September 3, 2024, PC hearing; continued by the Board of Commissioners (BOC) from the September 17, 2024, BOC Zoning hearing until the October 15, 2024, BOC Zoning hearing; continued by Staff from the October 15, 2024, and November 19, 2024, BOC Zoning hearings until the December 17, 2024, BOC Zoning hearing; therefore, was not considered at this hearing).***

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

- Z-44** **MANOR RESTORATIONS, LLC** (Zoe Christian Fellowship, Inc.; Dabney Partners, LLC, owners) requesting rezoning from **NRC** and **R-20** to **RM-8** for a townhome community in land lots 165, 166, and 180 of the 18th district. Property is located on the south side of Veterans Memorial Highway, on the west side of Queen Mill Road, and on the northwest and southeast side of Hickory Trail south of Veterans Memorial Highway, and on the south side of Blackhawk Trail (922 Veterans Memorial Highway, Queen Mill Road, 6001 Hickory Trail). *(Previously continued by Staff from the August 6, 2024, through the November 5, 2024, Planning Commission (PC) hearings until the December 3, 2024, PC hearing; therefore, was not considered at this hearing).*
- Z-63** **WHATABURGER RESTAURANTS, LLC** (West Village Associates, LLC, owner) requesting rezoning from **R-20** to **PVC** for a retail/restaurant in land lot 748 of the 17th district. Property is located on the south side of Atlanta Road, east of West Village Way and northwest of Pine Street (Atlanta Road). *(Continued by Staff from the November 5, 2024, Planning Commission (PC) hearing until the December 3, 2024, PC hearing; therefore, was not considered at this hearing).*
- Z-64** **LOST MTN BAPTIST CHURCH, INC.** (Lost Mountain Baptist Church, Inc., owner) requesting rezoning from **R-30** to **R-20** for a single-family residence in land lot 68 of the 19th district. Property is located on the east side of Holland Road, north of Old Dallas Road (1315 Holland Road). *(Continued by Staff from the November 5, 2024, Planning Commission (PC) hearing until the December 3, 2024, PC hearing; therefore, was not considered at this hearing).*
- OSC-1** **POSTON PROPERTIES, INC.** (Luciel Marie F. Murphy, Trustee of the Luciel Marie F. Murphy Living Trust, dated January 3, 2024, owner) requesting rezoning from **R-30** to **R-30/OSC** for single-family residences in land lots 62 and 87 of the 19th district. Property is located on the west side of Midway Road, south of Dallas Highway (636 Midway Road). *(Previously continued by the Planning Commission (PC) from the October 1, 2024, PC hearing until the November 5, 2024, PC hearing; held by the PC from the November 5, 2024, PC hearing until the December 3, 2024, PC hearing; therefore, was not considered at this hearing).*
- LUP-35** **LATRICE WEST** (Latrice West and Durell J. Holford, owners) requesting a **Temporary Land Use Permit** to allow more vehicles than the code allows in land lot 206 of the 16th district. Property is located on the south side of Alison Jane Drive, across from Alison Jane Lane (4312 Alison Jane Drive). *(Held by the Planning Commission (PC) from the November 5, 2024, PC hearing until the December 3, 2024, PC hearing; therefore, was not considered at this hearing).*

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

- LUP-36** **JOSE P. GARCIA** (Jose P. Garcia Medina, owner) requesting a **Temporary Land Use Permit** to allow more vehicles than the code allows in land lot 672 of the 16th district. Property is located on the west side of Spear Point Trail, north of Spear Point Drive (2309 Spear Point Trail). *(Held by the Planning Commission (PC) from the November 5, 2024, PC hearing until the December 3, 2024, PC hearing; therefore, was not considered at this hearing).*
- LUP-39** **JULIUS C. SEYMOUR** (Julius Craig Seymour and Carol Marie Seymour, owners) requesting a **Temporary Land Use Permit** to allow more vehicles parked outside than the code allows in land lot 1106 of the 19th district. Property is located on the northeast side of Chanta Lane, west of Hill Road (5708 Chanta Road). *(Held by the Planning Commission (PC) from the November 5, 2024, PC hearing until the December 3, 2024, PC hearing; therefore, was not considered at this hearing).*
- LUP-40** **LUCAS A DOS SANTOS ARAUJO** (Lucas A. Dos Santos Araujo, owner) requesting a **Temporary Land Use Permit** to allow more vehicles parked outside and more business vehicles than the code allows in land lot 594 of the 16th district. Property is located on the west side of Bob Bettis Road, north of Piedmont Road (2677 Bob Bettis Road). *(Held by the Planning Commission (PC) from the November 5, 2024, PC hearing until the December 3, 2024, PC hearing; therefore, was not considered at this hearing).*
- LUP-41** **Maya Moore, as Trustee of The Maya Moore Declaration of Trust dated 07.20.2017** (Maya Moore, as Trustee of The Maya Moore Declaration of Trust dated 07.20.2017, owner) requesting a **Temporary Land Use Permit** for home occupation – dog training in land lot 395 of the 17th district. Property is located on the west side of Burdette Road, north of Pebblebrook Road (5480 Burdette Road). *(Continued by Staff from the November 5, 2024, Planning Commission (PC) hearing until the December 3, 2024, PC hearing; therefore, was not considered at this hearing).*
- SLUP-9** **CAMPUS REALTY ADVISORS, LLC** (Glenn Chastain, LLC, owner) requesting a **Special Land Use Permit** for purpose-built student housing in land lot 430 of the 16th district. Property is located at the terminus of Chastain Center Boulevard, south of Chastain Road (500 Chastain Center Boulevard). *(Previously continued by Staff from the August 6, 2024, Planning Commission (PC) hearing until the September 3, 2024, PC hearing; continued by the Board of Commissioners (BOC) from the September 17, 2024, BOC Zoning hearing until the October 15, 2024, BOC Zoning hearing; continued by Staff from the October 15, 2024, and November 19, 2024, BOC Zoning hearings until the December 17, 2024, BOC Zoning hearing; therefore, was not considered at this hearing).*

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

O.B. 44 To consider amending the stipulations for Hilltop Rufe Snow, LLC and HilltopTIC, LP regarding rezoning application Z-11 of 2016. Property is located at the southeast corner of Veterans Memorial Highway and Powell Drive in land lot 34 of the 18th district (1391 Veterans Memorial Highway). *(Previously held by the Board of Commissioners (BOC) from the August 20, 2024, BOC Zoning hearing until the October 15, 2024, BOC Zoning hearing; continued by Staff from the October 15, 2024, and November 19, 2024, BOC Zoning hearings until the December 17, 2024, BOC Zoning hearing; therefore, was not considered at this hearing).*

O.B. 64 To consider a site plan approval for KA Marietta, LLC regarding rezoning applications 223 of 1988 and Z-95 of 1990. Property is located on the south side of Gordy Parkway, west of Sandy Plains Road in land lot 334 of the 16th district (Gordy Parkway). *(Previously continued by Staff from the October 15, 2024, and November 19, 2024, Board of Commissioners' (BOC) Zoning hearings until the December 17, 2024, BOC Zoning hearing; therefore, was not considered at this hearing).*

O.B. 73 To consider amending the site plan and stipulations for Whataburger Restaurants, LLC regarding rezoning application Z-64 of 2017. Property is located on the northwest side of West Village Parkway, the south side of West Atlanta Road, the west side of Atlanta Road, and the westerly side of Pine Street in land lot 748 of the 17th district (4448 Atlanta Road). *(Continued by Staff from the November 19, 2024, Board of Commissioners' (BOC) Zoning hearing until the December 17, 2024, BOC Zoning hearing; therefore, was not considered at this hearing).*

Z-62 **SCOTT MOORE** (C. E. R. Williamson, Jr. and Kelly Williamson, owners) requesting rezoning from **NS** to **LRC** for a hair salon in land lot 160 of the 20th district. Property is located on the southeast corner of Jim Owens Road and Acworth Due West Road (4205 Jim Owens Road).

Mr. Pederson presented the Applicant's request for a continuance of Z-62; therefore, the following motion was made:

MOTION: Motion by Gambrill, second by Richardson, to **continue** Z-62 to the December 17, 2024, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 5-0** (Statements previously submitted by Commissioner Birrell and Commissioner Gambrill are attached and made a part of these minutes.)

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

Z-65 **TREJO SOCCER ACADEMY, LLC** (Om Investments International Ltd., owner) requesting rezoning from **LRO** to **CRC** for a commercial indoor recreation facility and assembly in land lot 107 of the 17th district. Property is located on the north side of Lions Club Drive, north of Veterans Memorial Highway (560 Lions Club Drive).

Mr. Pederson presented the Applicant's request for a continuance of Z-65; therefore, the following motion was made:

MOTION: Motion by Sheffield, second by Birrell, to **continue** Z-65 to the December 17, 2024, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 5-0** (Statements previously submitted by Commissioner Birrell and Commissioner Gambrill are attached and made a part of these minutes.)

Mr. Pederson made the following announcement.

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.

CONSENT AGENDA

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

Z-55 **IRMA V. PALACIOS** (Irma Vanessa Palacio Garza, owner) requesting rezoning from **CF** to **R-12** for a single-family residence in land lots 278 and 299 of the 17th district. Property is located on the northwest corner of South Cobb Drive and Waldrep Circle, north of Dink Lane (1883 Waldrep Circle). *(Previously continued by the Planning Commission (PC) from the October 1, 2024, PC hearing until the November 5, 2024, PC hearing).*

To **approve** Z-55 to the **R-12** zoning district, subject to:

1. **Single-family residential use *only***
2. **The existing shed for personal storage use *only***
3. **Submission of a modified Site Plan showing a reduction of existing impervious area within 60 days to the District Commissioner or, if unavailable, the County Chair, with work to begin within 30 days of Commissioner approval**
4. **Setback variances *only* as stated in the Zoning comments and recommendations**

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CONSENT AGENDA (CONT.)

Z-55 IRMA V. PALACIOS (CONT.)

- 5. Fire Department comments and recommendations**
- 6. Water and Sewer Division comments and recommendations**
- 7. Stormwater Management Division comments and recommendations**
- 8. Department of Transportation comments and recommendations**

Z-59 MAYNOR S. GOMEZ RAMIREZ (GS Home Solutions, LLC and DMPS Builders, LLC, owner) requesting rezoning from **PSC** to **LI** for an office and warehouse in land lot 59 of the 17th district. Property is located on the northeast corner of Austell Road and Brackett Street (2291 Austell Road).

To **delete** Z-59 to the **NRC** zoning district, subject to:

- 1. The District Commissioner or, if unavailable, the County Chair to approve the final Site Plan**
- 2. Variances as stated in the Zoning comments and recommendations**
- 3. Adherence to the Austell Road Design Guidelines, specific to Building Improvements**
- 4. Billboard signage to be ground-based**
- 5. Final elevations to be approved by the District Commissioner**
- 6. Cleanup of the property within 60 days of approval by the Board of Commissioners**
- 7. Work vehicles to be parked in the rear or inside the building (not in the front)**
- 8. Use restrictions (*uses* not permitted) include the following: emissions or inspection stations and light automobile repair establishments**
- 9. Fire Department comments and recommendations**
- 10. Water and Sewer Division comments and recommendations**
- 11. Stormwater Management Division comments and recommendations**
- 12. Department of Transportation comments and recommendations**

Z-60 PROBITY ONE, LLC (Probitly One, LLC, owner) requesting rezoning from **UVC** to **R-20** for a single-family home in land lot 859 of the 16th district. Property is located on the west side of Bells Ferry Road, north of Turner Road (Bells Ferry Road).

To **approve** Z-60 to the **R-20** zoning district, subject to:

- 1. Fire Department comments and recommendations**
- 2. Stormwater Management Division comments and recommendations**
- 3. Water and Sewer Division comments and recommendations**
- 4. Department of Transportation comments and recommendations**

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CONSENT AGENDA (CONT.)

Z-61 **NEW ERA HISPANIC SERVICES, INC.** (Flores Painting & Remodeling, LLC, owner) requesting rezoning from **CF** to **NRC** for a professional office and contractor's office in land lot 702 of the 19th district. Property is located on the east side of Austell Road, north of Byers Drive (3065 Austell Road).

To **approve** Z-61 to the **NRC** zoning district, subject to:

1. **Site Plan received by the Zoning Division on September 5, 2024 (attached and made a part of these minutes), with the District Commissioner or, if unavailable, the County Chair approving minor modifications**
2. ***Professional Office and Specialized Paint and Remodeling Contractor with a special exception use permitted***
3. **No outside storage including remodeling materials**
4. **The storage shed is to be used to store paint supplies**
5. **Variance for parking on a non-hardened and treated surface as stated in the Zoning comments and recommendations**
6. **10-foot landscape screening buffer and a six-foot solid wood or masonry privacy fence along eastern property line**
7. **Adherence to the Austell Road Design Guidelines**
8. **All refuse and designated recycling collection location facilities must be contained within completely enclosed facilities**
9. **Planning Department comments and recommendations**
10. **Fire Department comments and recommendations**
11. **Water and Sewer Division comments and recommendations**
12. **Stormwater Management Division comments and recommendations**
13. **Department of Transportation comments and recommendations**

LUP-38 **CHELSEA HURST** (Wade Hurst and Chelsea Hurst, owners) requesting a **Temporary Land Use Permit (RENEWAL)** for garden/crafts business to sell at farmers markets in land lot 535 of the 16th district. Property is located on the west side of Missy Drive, north of Shelby Lane (2917 Missy Drive).

To **approve** of LUP-38 for **24 months**, subject to:

1. **Adherence to all code requirements for customary home occupations, *not in conflict***
2. **No sales from this location**
3. **No exterior signs**
4. **Department of Transportation comments and recommendations**

OTHER BUSINESS

O.B. 49 To consider amending the site plan and stipulations for Amanda Bonetti/STNL Development regarding rezoning application Z-20 of 2006. Property is located at the southeast corner of Powder Springs Road and Milford Church Road in land lot 549 of the 19th district (1949 Powder Springs Road).

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CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 49 (CONT.)

(Previously continued by the Board of Commissioners (BOC) from the August 20, 2024, BOC Zoning hearing until the September 17, 2024, BOC Zoning hearing; continued by Staff from the September 17, 2024, BOC Zoning hearing until the October 15, 2024, BOC Zoning hearing; continued by the BOC from the October 15, 2024, BOC Zoning hearing until the November 19, 2024, BOC Zoning hearing).

To **approve** O.B. 49, subject to:

1. **Revised Site Plan** received by the Zoning Division on November 11, 2024 (attached and made a part of these minutes), with the District Commissioner approving minor modifications
2. **Building elevations** received by the Zoning Division on November 11, 2024 (attached and made a part of these minutes), with the District Commissioner approving the final elevations
3. **Cobb DOT comments and recommendations**, *last revised* October 22, 2024 (attached and made a part of these minutes)
4. **Fire Department comments** contained in the Other Business packet
5. **All previous stipulations and conditions**, *not in conflict with this amendment*, to remain in effect

At the call for O.B. 68 (Carlos Iglecias), opposition was present; therefore, O.B. 68 was pulled from the Consent Agenda to be heard on the Regular Agenda in its numerical order. Later in the hearing, the Applicant and opposition came to an agreement, and the case was added back to the Consent Agenda (see page 15 of these minutes for the motion).

O.B. 69 To consider a reduction of public road frontage from 75-feet to zero-feet and variances for gravel drives and setbacks for existing accessory structures for Steven Rogers. Property located on the north end of Trail Road, south of Due West Road in land lots 298 and 311 of the 20th district (4531 Due West Road).

To **approve** O.B. 69, subject to:

1. **Road frontage is reduced to zero-feet**
2. **Variances approved for the gravel driveway and accessory structures** as shown on the Site Plan received by the Zoning Division on October 1, 2024 (attached and made a part of these minutes)
3. **Stormwater Management Division comments and recommendations**
4. **Fire Department comments and recommendations**

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CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 70 To consider amending the site plan for Nate Dunnington regarding rezoning application #167 of 1987. Property is located on the north side of the East West Connector, east of Hospital South Drive in land lot 921 of the 19th district (3999 Austell Road).

To **approve** O.B. 70, subject to:

- 1. Site Plan received by the Zoning Division on October 4, 2024 (attached and made a part of these minutes), with the District Commissioner approving minor modifications**
- 2. Landscape Plan to be approved by the County Arborist and the District Commissioner**
- 3. Fire Department comments and recommendations**
- 4. Water and Sewer Division comments and recommendations**
- 5. Stormwater Management Division comments and recommendations**
- 6. District Commissioner to approve the final building elevations to *include color and materials***

O.B. 71 To consider a reduction of required minimum public road frontage from 75-feet to 20-feet for Tract 2, access on gravel driveway and accessory structure variances for Tract 1 for The Ruby and David Broel Living Trust. Property is located on the south side of Ebenezer Road, southeast of Fawn Trail in land lot 415 of the 16th district (3405 Ebenezer Road).

To **approve** O.B. 71, subject to:

- 1. Road frontage for Tract 2 reduced to 20-feet**
- 2. Variances approved for the gravel driveway and accessory structures as shown on the Site Plan received by the Zoning Division on October 10, 2024 (attached and made a part of these minutes)**
- 3. Stormwater Management Division comments and recommendations**
- 4. Water and Sewer Division comments and recommendations**
- 5. Fire Department comments and recommendations**
- 6. Cobb DOT comments and recommendations**

O.B. 72 To consider amending the site plan for Lissiah Hundley regarding rezoning application Z-73 of 2022. Property is located on the south side of I-20, and on the north side of Interstate West Parkway in land lot 583 of the 18th district.

To **approve** O.B. 72, subject to:

- 1. Site Plan received by the Zoning Division on October 14, 2024 (attached and made a part of these minutes), with the District Commissioner approving minor modifications**

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CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 72 (CONT.)

- 2. Fire Department comments and recommendations**
- 3. Water and Sewer Division comments and recommendations**
- 4. Stormwater Management Division comments and recommendations**
- 5. All previous conditions and stipulations, *not in conflict*, to remain in effect**

Prior to approving the Consent Agenda, Commissioner Sheffield requested that Z-9 (Thomas Orok) be added to the Consent Agenda. With no opposition present, Mr. Pederson read in the case, Commissioner Sheffield read in the stipulations, and the motion was made to add the case to the Consent Agenda.

Z-9 **THOMAS OROK** (Florence Odang Okonta, owner) requesting rezoning from **CRC** and **R-20** to **RM-8** for a townhome community in land lot 1300 of the 19th district. Property is located on the northwest corner of Veterans Memorial Highway and Burrus Road (1558 Veterans Memorial Highway). *(Previously continued by Staff from the March 5, 2024, through the July 2, 2024, Planning Commission (PC) hearings until the August 6, 2024, PC hearing; held by the PC from the August 6, 2024, PC hearing until the September 3, 2024, PC hearing; continued by the PC from the September 3, 2024, and October 1, 2024, PC hearings until the November 5, 2024, PC hearing).*

To delete Z-9 to the **RA-5** zoning district, subject to:

- 1. Homes shall be Craftsman-style architecture with the following specifications:**
 - A. Each unit has a different color, a variety of styles of porch or rooflines, and a mix of siding materials**
 - B. Every other unit must not have a flat façade; some portion must extend from the front plane of the building**
 - C. End units must have an architectural feature that extends outward from the side plane of the building, such as a bay window, roof, or other architectural feature**
- 2. Final elevations, *including colors*, to be approved by the District Commissioner**
- 3. All debris to be removed from the property within 30 days of the Board of Commissioners' application approval**
- 4. Amigo Furniture building to be demolished within 120 days of the Board of Commissioners' application approval**
- 5. All other Staff comments and recommendations, *not otherwise in conflict***

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CONSENT AGENDA (CONT.)

Z-9 THOMAS OROK (CONT.)

MOTION: Motion by Sheffield, second by Birrell, to **add** Z-9 to the Consent Agenda, as previously read in.

VOTE: **ADOPTED** 5-0 (Statements previously submitted by Commissioner Birrell and Commissioner Gambrill are attached and made a part of these minutes.)

CONSENT VOTE: **ADOPTED** 5-0 (Statements previously submitted by Commissioner Birrell and Commissioner Gambrill are attached and made a part of these minutes.)

REGULAR AGENDA

By general consensus, Z-25 and SLUP-6 (LCD Acquisitions, LLC; Townpark Renaissance, LLC) were heard concurrently but voted on separately.

Z-25 LCD ACQUISITIONS, LLC; TOWNPARK RENAISSANCE, LLC
(Townpark Renaissance, LLC, owner) requesting rezoning from **OMR** to **RRC** for purpose-built student housing in land lots 358 and 363 of the 16th district. Property is located on the east side of Townpark Drive, north of Townpark Lane (112 Townpark Drive). *(Previously continued by Staff from the May 7, 2024, Planning Commission (PC) hearing until the June 4, 2024, PC hearing; held by the PC from the June 4, 2024, PC hearing until the July 2, 2024, PC hearing; continued by Staff from the July 16, 2024, Board of Commissioners' (BOC) Zoning hearing until the August 20, 2024, BOC Zoning hearing; continued by the BOC from the August 20, 2024, BOC Zoning hearing until the September 17, 2024, BOC Zoning hearing; held by the BOC from the September 17, 2024, and the October 15, 2024, BOC Zoning hearings until the November 19, 2024, BOC Zoning hearing).*

SLUP-6 LCD ACQUISITIONS, LLC; TOWNPARK RENAISSANCE, LLC
(Townpark Renaissance, LLC, owner) requesting a **Special Land Use Permit** for purpose-built student housing in land lots 358 and 363 of the 16th district. Property is located on the east side of Townpark Drive, north of Townpark Lane (112 Townpark Drive). *(Previously continued by Staff from the May 7, 2024, Planning Commission (PC) hearing until the June 4, 2024, PC hearing; held by the PC from the June 4, 2024, PC hearing until the July 2, 2024, PC hearing; continued by Staff from the July 16, 2024, Board of Commissioners' (BOC) Zoning hearing until the August 20, 2024, BOC Zoning hearing; continued by the BOC from the August 20, 2024, BOC Zoning hearing until the September 17, 2024, BOC Zoning hearing; held by the BOC from the September 17, 2024, and the October 15, 2024, BOC Zoning hearings until the November 19, 2024, BOC Zoning hearing).*

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
NOVEMBER 19, 2024
PAGE 14**

REGULAR AGENDA (CONT.)

**Z-25 & SLUP-6 LCD ACQUISITIONS, LLC; TOWNPARK RENAISSANCE, LLC
(CONT.)**

The public hearing was opened; Parks Huff, Taylor Hawk, and Robin Grajeda addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Richardson, second by Birrell, to deny Z-25.

VOTE: ADOPTED 4-1, Sheffield opposed (Statements previously submitted by Commissioner Birrell and Commissioner Gambrill are attached and made a part of these minutes.)

Following the vote for Z-25, the following motion was made for companion case, SLUP-6:

MOTION: Motion by Richardson, second by Birrell, to deny SLUP-6.

VOTE: ADOPTED 4-1, Sheffield opposed (Statements previously submitted by Commissioner Birrell and Commissioner Gambrill are attached and made a part of these minutes.)

Chairwoman Cupid called for a brief recess from 10:48 a.m. until 10:53 a.m.

Following the recess, Chairwoman Cupid announced that she wanted to change her vote for Z-25 and SLUP-6 (LCD Acquisitions, LLC; Townpark Renaissance, LLC); thereafter the motions were made:

MOTION: Motion by Cupid, second by Richardson, to **rescind** the vote for Z-25.

VOTE: **ADOPTED** 5-0 (Statements previously submitted by Commissioner Birrell and Commissioner Gambrill are attached and made a part of these minutes.)

MOTION: Motion by Cupid, second by Richardson, to **rescind** the vote for SLUP-6.

VOTE: **ADOPTED** 5-0 (Statements previously submitted by Commissioner Birrell and Commissioner Gambrill are attached and made a part of these minutes.)

Following the vote to rescind, Commissioner Richardson restated her motions for Z-25 and SLUP-6 so a new vote could be taken.

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
NOVEMBER 19, 2024
PAGE 15**

REGULAR AGENDA (CONT.)

**Z-25 & LCD ACQUISITIONS, LLC; TOWNPARK RENAISSANCE, LLC
SLUP-6 (CONT.)**

MOTION: Motion by Richardson, second by Gambrill, to **deny** Z-25.

VOTE: **ADOPTED** 3-2, Cupid and Sheffield opposed (Statements previously submitted by Commissioner Birrell and Commissioner Gambrill are attached and made a part of these minutes.)

Following the vote for Z-25, the following motion was made for companion case, SLUP-6:

MOTION: Motion by Richardson, second by Gambrill, to **deny** SLUP-6.

VOTE: **ADOPTED** 3-2, Cupid and Sheffield opposed (Statements previously submitted by Commissioner Birrell and Commissioner Gambrill are attached and made a part of these minutes.)

Mr. Pederson announced that issues with the opposition for O.B. 68 (Carlos Iglecias) had been resolved; therefore, O.B. 68 was added back to the Consent Agenda.

CONSENT AGENDA (CONT.)

O.B. 68 To consider amending the site plan for Carlos Iglecias regarding rezoning application Z-118 of 1996. Property is located on the east side of Floyd Road, north of White Boulevard in land lots 31 and 42 of the 17th district (4855 Floyd Road).

To **approve** O.B. 68, subject to:

1. **Site Plan received by the Zoning Division on September 18, 2024 (attached and made a part of these minutes), with the District Commissioner approving minor modifications**
2. **Fire Department comments and recommendations**
3. **Cobb DOT comments and recommendations**
4. **Stormwater Management Division comments and recommendations**
5. **District Commissioner to approve the final building elevations**
6. **The rear elevation to include windows or other architectural details consistent with recently built Chase Bank buildings**
7. **The final Landscape Plan to be approved by the County Arborist and the District Commissioner**
8. ***Prohibited uses* to include the following:**
 - A. **Liquor stores**
 - B. **Adult entertainment**
 - C. **Sales of sexually explicit or drug-related paraphernalia, smoke, vape, and CDB oil shops**

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
NOVEMBER 19, 2024
PAGE 16

CONSENT AGENDA (CONT.)

O.B. 68 (CONT.)

- D. Pawn shops and title pawn shops**
- E. Gold or precious metal dealers**
- F. Nightclubs**
- G. Check cashing establishments or locations**
- H. Discount sales**
- I. Furniture and/or appliance rental and/or rent-to-own**
- J. Auto sales, auto parts, auto service, used tire sales, and auto-related establishments**
- K. Taxi dispatching services**
- L. Wholesale-only sales establishments**
- M. Firewood sales**
- N. Thrift stores, secondhand stores, or flea markets**
- O. Restaurants with drive-through access**
- 9. Approval is for this use and *this use only*; any other *use* to come back to the Board of Commissioners as an Other Business Item**
- 10. All other Staff comments and recommendations, *not otherwise in conflict***

MOTION: Motion by Sheffield, second by Birrell, to **add** O.B. 68 back to the Consent Agenda, as previously read in.

VOTE: **ADOPTED** 5-0 (Statements previously submitted by Commissioner Birrell and Commissioner Gambrill are attached and made a part of these minutes.)

OTHER BUSINESS

- O.B. 63** To consider a site plan and stipulation amendment for Mt. Bethel Christian Academy, Inc. regarding case SLUP-11 (Mt. Bethel United Methodist Church, Inc.) of 2013. Property is located on the north side of Post Oak Tritt Road, west of Holly Springs Road, in land lots 599, 600, 625, and 626 of the 16th district (2509 Post Oak Tritt Road). *(Previously continued by Staff from the October 15, 2024, Board of Commissioners' (BOC) Zoning hearing until the November 19, 2024, BOC Zoning hearing).*

The public hearing was opened; Kevin Moore, Richard Grome, and Gary Hughes addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Richardson, to **hold** O.B. 63 until the December 17, 2024, Board of Commissioners' Zoning Hearing.

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
NOVEMBER 19, 2024
PAGE 17**

OTHER BUSINESS (CONT.)

O.B. 63 (CONT.)

VOTE: **ADOPTED** 5-0 (Statements previously submitted by Commissioner Birrell and Commissioner Gambrill are attached and made a part of these minutes.)

Clerk's Note: Commissioner Birrell requested the following from the Applicant in preparation for the next zoning hearing:

1. Schedule a community meeting and to walk the school property
2. Updated stipulation letter

O.B. 74

To consider a stipulation and site plan amendment for Riverview Associates, Ltd. regarding cases Z-49 of 2008 and Z-102 of 2016. Property is located at the northwesterly intersection of Cobb Parkway and Paces Mill Road in land lots 976, 977, 1016, and 1017 of the 17th district (3300 Cobb Parkway).

The public hearing was opened; Kevin Moore, Bill Millkey, and Melissa Johnson addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Richardson, second by Gambrill, to **hold** O.B. 74 until the December 17, 2024, Board of Commissioners' Zoning Hearing.

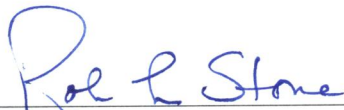
VOTE: **ADOPTED** 5-0 (Statements previously submitted by Commissioner Birrell and Commissioner Gambrill are attached and made a part of these minutes.)

Clerk's Note: Commissioner Richardson requested the following from the Applicant in preparation for the next zoning hearing:

1. Left turn lane review
2. Security Plan

ADJOURNMENT

The hearing adjourned at 12:23 p.m.



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

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Commissioner Birrell's Statement - Revised 8/13/24

Considering the Supreme Court's ruling in January regarding Standing on the Home Rule issue, my position regarding the home rule challenge still stands.

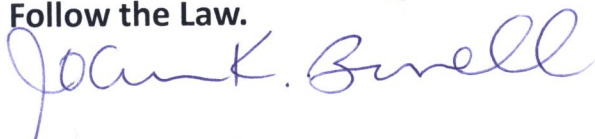
I do not support the Home Rule Challenge of the majority of this board. It is unconstitutional and illegal. I voted against the amended map three times in 2022 (1/25/22, 10/11/22 and 10/25/22).

I have a duty to represent my constituents and will not have my vote suppressed as I was duly elected on November 8, 2022 under the state map (HB 1154) voted on by the Georgia General Assembly in February 2022, signed into law by Governor Kemp on March 2, 2022, and certified by the Cobb Board of Elections on November 15, 2022.

In addition, I do support the Order on Cross Motions for Summary Judgement (Civil Action File No. 23-1-02428-56) from Judge Ann B. Harris in the Superior Court of Cobb County dated January 8, 2024, which finds the County's Amendment to Act 562 (the "Amendment or Amended Act") is an act excluded from the County's Home Rule authority granted in the Georgia Constitution, and therefore is void.

Although the Supreme Court of Georgia only ruled on standing and did not rule on the merits of the case, I concur with Justice Bethel's remarks regarding Home Rule authority. With respect to Judge Hill's order dated 7/25/24, I also support her order and do not support the county's request to intervene or request for reconsideration of her decision regarding the Alicia Adams v. Cobb Board of Elections case. I did not support the majority of this Board regarding the Home Rule challenge from the very beginning. It has gone on for the past 2 years at taxpayers' expense, and should never have been done to begin with. We all took an oath to uphold the Constitution of the United States, the State of Georgia, and Cobb County.

Follow the Law.



Jo Ann K. Birrell

District 3 Commissioner

October 8, 2024 Statement

While the County responded on October 3, 2024 to many allegations made in the recent legal challenge filed in Superior Court on September 18, 2024 – no mention was made that these allegations were irrelevant to the action taken by the Board to provide notice that a Commissioner did not meet the qualifications per Sec. 2-23(b) of our local Enabling Legislation.

The Agenda Item #46 for August 25 and September 10, 2024 were only to deem the office vacant and were not included in the County's response. Yet the complaint states the Board voted to fill the vacancy. This is a false statement, as the Agenda's Recommendations clearly stated: "The Board of Commissioners approves notice to the District 2 Commissioner that the office is deemed vacant per Part II, Sec. 2-23(b), Official Code of Cobb County, Georgia; and authorizes the Chairwoman to execute notice pursuant to OCGA 45-5-1 and any other necessary documents for said purpose."

Upon careful review of 45-5-1 it is two pronged. (a) addresses vacated offices and (b) state the decision of the officer or body to fill the vacancy or call an election to fill the vacancy shall be subject to an appeal to the superior court. The Board of Commissioners did not approve to fill the vacancy nor did we call for an election. Therefore, the complaint should be dismissed.

The county provided no equitable estoppel argument advanced as a result of the actions by the Board of Commissioners in moving forward with an ultra vires passage of the Home Rule Map.

The Home Rule Board action was precipitated by an illegal action through the act of three Commissioners to confect and move forward with a scheme which was illegal in inception and act which Commissioners now claim their term should extend beyond December 31, 2024.

This response coupled with the County Attorney's Office unwillingness to rescind the Home Rule Resolution votes of Oct. 11th and 25th, 2022 raises continued questions as the representation and advice provided to me as your commissioner and representative in matters pertaining to Home Rule.

The County regularly uses outside counsel to represent the interest of the County in matters as simple as motor vehicle accidents. I respectfully request that the Cobb County Attorney's Office be removed from this legal action and outside counsel represent the County in all matters pertaining to Home Rule going forward.

Rezoning Plat**3065 Austell Road**

Cobb County, Georgia Land Lot 702, District 19th
prepared for:

Mrs. Ana Flores
New Era Hispanic Services
Cobb County, Georgia

DGM

LAND PLANNING
CONSULTANTS, INC.



1635 OLD HWY 41
SUITE 112-314
KENNESAW, GA 30152
770-514-9006
DGMLPC.COM

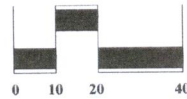
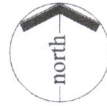
August 13, 2024

Site Data

Total Site Area: .45 AC (20,000 SF)
Present Zoning: CF
Proposed Zoning: NRC

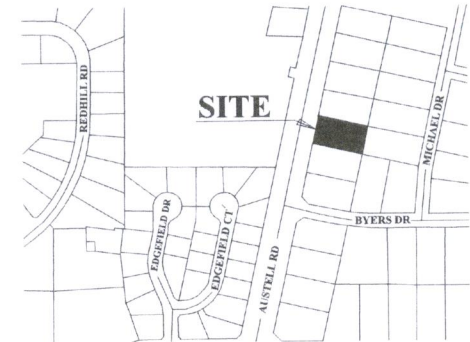
Impervious Surface Breakdown:

Building Rooftops: 1,432 SF
Storage Shed: 330 SF
Parking Lot: 3,018 SF
Driveway: 1,026 SF
Gravel: 6,322 SF



Scale: 1" = 20'

Min. Bk. 100 Petition No. Z-61
Doc. Type Site Plan

Meeting Date 11-19-2024

location map
(not to scale)



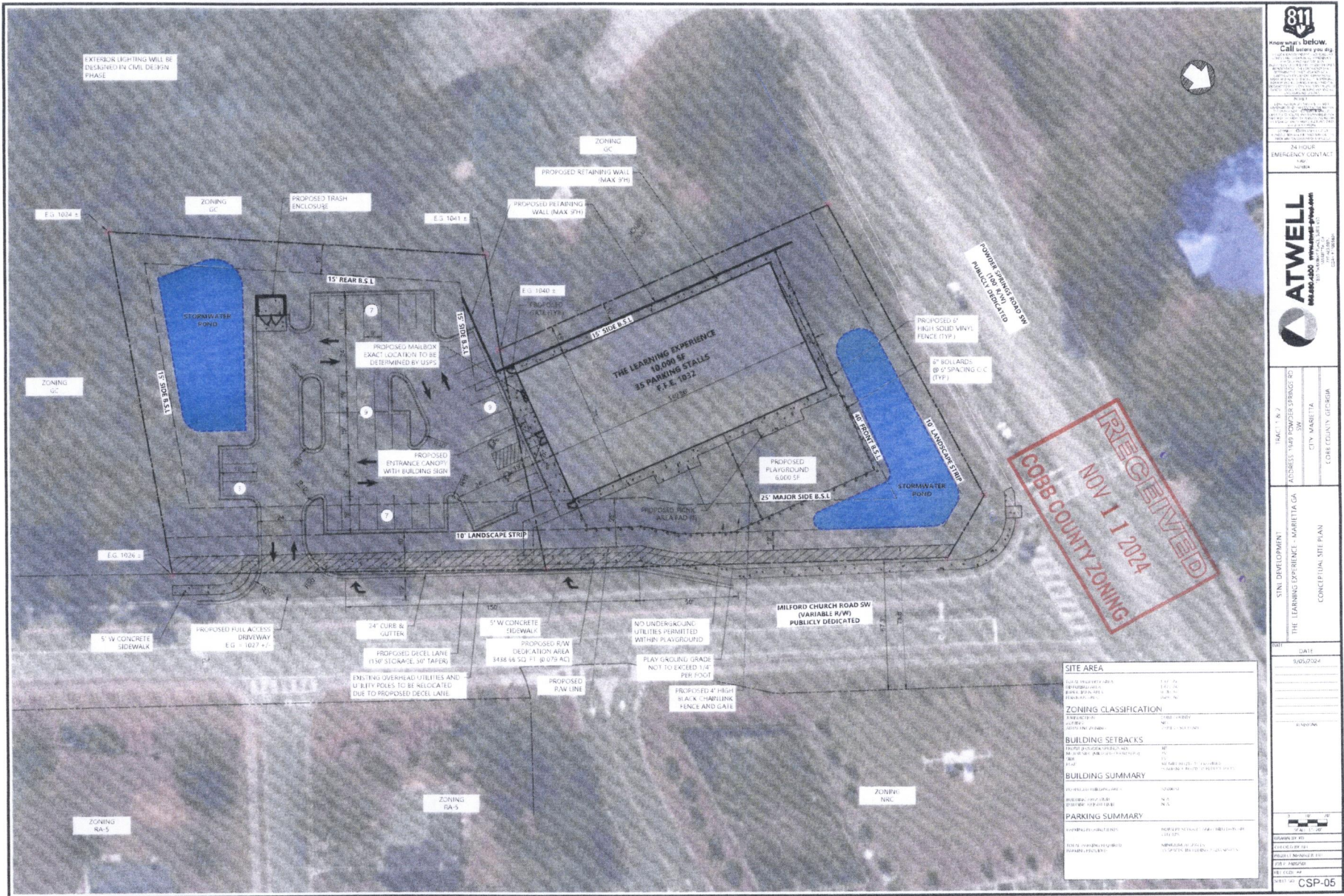
RECEIVED
SEP 05 2024
COBB COUNTY ZONING

General Notes:

1. Boundary survey from Robert Weaver Surveyor, Cobb County Plat Book 14, page 141
2. Topographic information from Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) #13067C0114 J, December 16, 2008, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams and/or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site
7. No utility Easements are known to exist on site
8. Stormwater management and water quality structures are to be determined during LDP Phase

Min. Bk. 100 Petition No. 0.8.49
Doc. Type Revised Site Plan

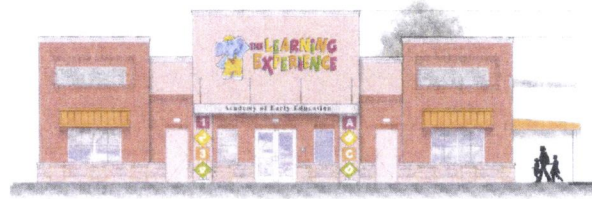
Meeting Date 11-19-2024



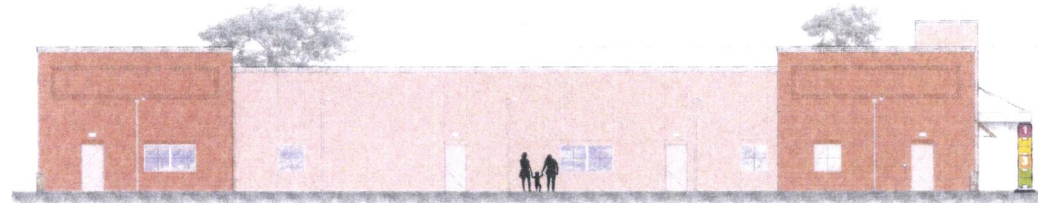
08-49-2024
Proposed
Site Plan
(Revised)

Min. Bk. 100 Petition No. 0.8.49
 Doc. Type Building Elevations

Meeting Date 11-19-2024



WEST ELEVATION
 SCALE 1/8" = 1'-0"



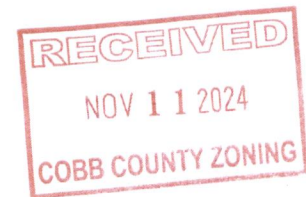
NORTH ELEVATION
 SCALE 1/8" = 1'-0"



EAST ELEVATION
 SCALE 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



EIFS OYSTER SHELL	EIFS SANDALWOOD BEIGE
TO MATCH FIELD EIFS	BURCHEL STONE COMP. JUTE CLOTH CASTLE ROCK
DOORS BONE WHITE	STONE LAWRENCEVILLE BRICK RED WIRE CUT
GLAZING	BRICK



TRASH ENCLOSURE
 PLAN
 SCALE 1/8" = 1'-0"



TRASH ELEVATIONS
 SCALE 1/8" = 1'-0"



MONUMENT SIGN
 ELEVATIONS
 SCALE 1/8" = 1'-0"

THE LEARNING EXPERIENCE
 MARIETTA, GA

08-49-2024
 Proposed
 Elevations
 (Revised)

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Powder Springs Road	Arterial	45	Cobb County	100'
Milford Church Road	Major Collector	35 mph	Cobb County	80'

Roadway	Location	Average daily trips	Level of service
Powder Springs Road	North of Windy Hill Road	31,000	D
Milford Church Road	South of Everwood Drive	6,230	C

Based on 2022 AADT count data taken by GDOT, as published on their website, for Powder Springs Road.

Based on 2022 AADT count data taken by GDOT, as published on their website, for Milford Church Road.

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (KSF)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	Total (vph)	In (vph)	Out (vph)	Total (vph)	
565	Daycare Center	10.1	33	29	111	29	29	112	479

vph = vehicles per hour, vpd = vehicles per day, KSF = 1,000 SF

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Powder Springs Road is classified as an arterial and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Milford Church Road is classified as a major collector and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan received July 16, 2024, this development does require a traffic study submittal. Cobb DOT received a Submittal 1 Traffic Study (dated October 9, 2024) that included a revised site plan as Figure 2. Comments were provided on October 14, 2024. A revised traffic Submittal 1 was resubmitted for this development on October 16, 2024, and was approved on October 22, 2024.

Cobb County DOT has accepted this revised Submittal 1. The traffic study requirement for the OB-49-2024 rezoning case may be considered satisfied for the site plan included as Figure 2 in the revised Submittal 1 dated October 16, 2024. The recommendations below are being revised based on the latest information received.

Min. Bk. 100 Petition No. O.B.49
 Doc. Type Cobb DOT comments
and recommendations dated 10-22-24
 Meeting Date 11-19-2024

(continued)

Recommendations

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 south side of Milford Church Road, a minimum of 40' from the roadway centerline. The site plan received as Figure 2 of the revised Submittal 1 Traffic Study (dated October 16, 2024) appears to comply with this comment.
2. Recommend a traffic study pursuant to Code Section 134-121(b)(8). Study assumptions (such as study intersections, trip distribution, future analysis years, and annual growth rate) should be submitted in a memorandum (Submittal 1) and agreed to by Cobb DOT before continuing the full traffic study (Submittal 2). Recommendations may be revised after the study's review. Cobb DOT approved the revised Submittal 1 Traffic Study on October 22, 2024. This recommendation is satisfied for the site plan included as Figure 2 in the revised Submittal 1 dated October 16, 2024.
3. Recommend driveways on Powder Springs Road and Milford Church Road be designed and built to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements. The site plan received as Figure 2 of the revised Submittal 1 Traffic Study (dated October 16, 2024) appears to comply with this comment. The driveway on Powder Springs Road has been omitted and driveway on Milford Church Road appears to comply to standards.
4. Recommend any full-movement development driveways be located a minimum of 250' straight-line distance (measured from driveway curb return to driveway curb return) from the intersection on Powder Springs Road and Milford Church Road per Development Standard 402.8. The site plan received as Figure 2 of the revised Submittal 1 Traffic Study (dated October 16, 2024) appears to comply with this comment.

(continued)

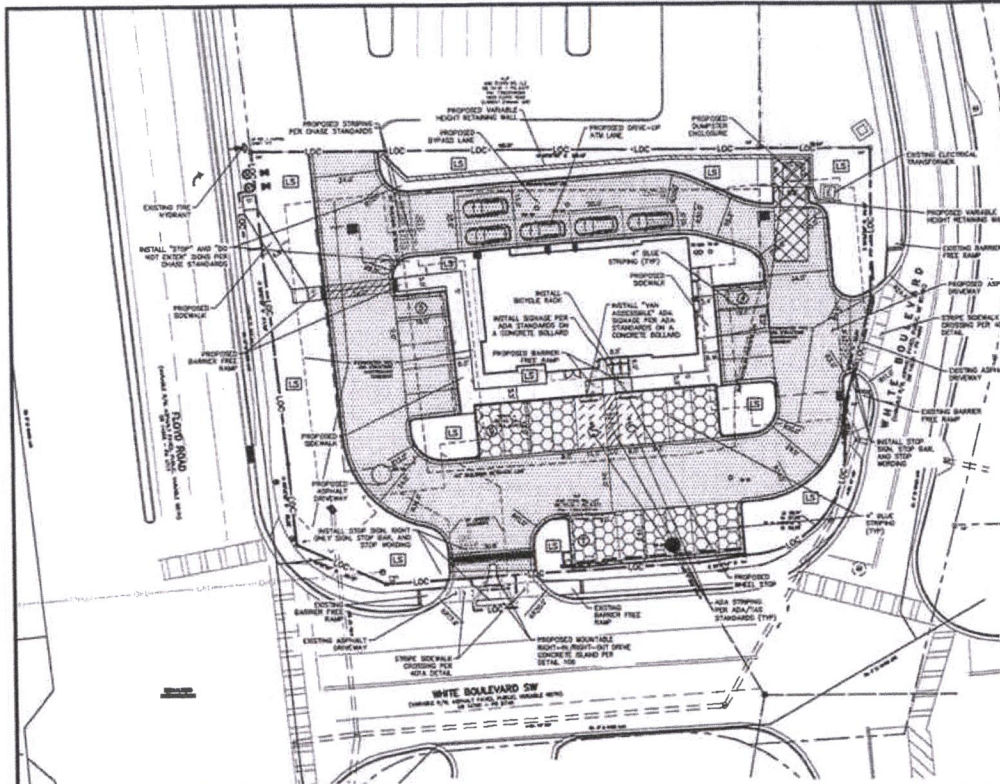
5. Recommend the driveway on Powder Springs Road be restricted to right-in access only. This recommendation is due to the proximity of the driveway to the Milford Church Road intersection to the east. Commercial driveways require 250' feet straight-line distance (from end of intersection curb return to start of driveway curb return) from signalized intersections per Development Standard 402.08. Based on the site plan received as Figure 2 of the revised Submittal 1 Traffic Study dated October 16, 2024, this comment no longer applies since the previously proposed access onto Powder Springs Road has been omitted from this site plan. The site plan now shows all access at one driveway on Milford Church Road.
6. Recommend Powder Springs Road access point include a deceleration (right turn) lane, taper and/or improved curve radius to address safety because Powder Springs Road is an arterial roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to Cobb DOT approval. Based on the site plan received as Figure 2 of the revised Submittal 1 Traffic Study dated October 16, 2024, this comment no longer applies since the previously proposed access onto Powder Springs Road has been omitted from this site plan. The site plan now shows all access at one driveway on Milford Church Road.
7. Recommend Milford Church Road access point include a deceleration (right turn) lane, taper and/or improved curve radius to address safety because Milford Church Road is a major collector roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to Cobb DOT approval. The site plan received as Figure 2 of the revised Submittal 1 Traffic Study (dated October 16, 2024) appears to comply with this comment.
8. Recommend a minimum of 50 feet straight-line distance from the edge of the right-of-way line on Powder Springs Road and Milford Church Road to the first internal parking space or drive aisle to allow for vehicle stacking. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways. The site plan received as Figure 2 of the revised Submittal 1 Traffic Study (dated October 16, 2024) appears to comply with this comment.

OB-49-2024

DEPARTMENT COMMENTS – CCDOT

(continued)

9. Recommend replacing any disturbed curb, gutter, and sidewalk along Powder Springs Road to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians. [The site plan received as Figure 2 of the revised Submittal 1 Traffic Study \(dated October 16, 2024\) appears to comply with this comment.](#)
10. Recommend installing curb, gutter, and sidewalk along Milford Church Road frontage to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians. [The site plan received as Figure 2 of the revised Submittal 1 Traffic Study \(dated October 16, 2024\) appears to comply with this comment.](#)
11. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.



VICINITY MAP (N.T.S.)

III. CAUTION III

UNDERGROUND UTILITIES
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: GEORGIA 811 OR 1-800-282-7411 AT LEAST 3 BUSINESS DAYS PRIOR TO CONSTRUCTION.

LANDSCAPE NOTICE:

THE COBB COUNTY ARCHITECT OR LANDSCAPE ARCHITECT MUST APPROVE THE SITE LIGHTING PLAN. LANDSCAPE ARCHITECTS ARE NOT PERMITTED IN PARKING PERMITS, PLANS, AND MEANS WITHOUT THE PRIOR APPROVAL OF THE COUNTY ARCHITECT. 20' MINIMUM SPACING IS REQUIRED BETWEEN THE TRUNK OF ANY PROPOSED ONE-STORY HARDWOOD TREE FOR EXISTING TREES COUNCIL FOR TREE ORNAMENTAL DESIGN) AND ANY EXISTING OR PROPOSED LIGHT POLE. IF THE SERVICE PROVIDER (ELECTRIC COMPANY) PROVIDES A LIGHTING PLAN, IT MUST ADHERE TO THE LIGHTING PLAN DESIGN IN THE CITY ENGINEERING DEPARTMENT APPROVED BY COBB COUNTY FOR THE LAND DISTURBANCE PERMIT. IF A LIGHTING PLAN IS NOT PART OF THE CITY ENGINEERING, THE LIGHTING PLAN DESIGNER MUST SUBMIT A PLAN TO THE PUBLIC WORKS DEPARTMENT (303-262-4000).

LANDSCAPE NOTICE:

THE COBB COUNTY ARCHITECT OR LANDSCAPE ARCHITECT MUST APPROVE THE SITE LIGHTING PLAN. LANDSCAPE ARCHITECTS ARE NOT PERMITTED IN PARKING PERMITS, PLANS, AND MEANS WITHOUT THE PRIOR APPROVAL OF THE COUNTY ARCHITECT. 20' MINIMUM SPACING IS REQUIRED BETWEEN THE TRUNK OF ANY PROPOSED ONE-STORY HARDWOOD TREE FOR EXISTING TREES COUNCIL FOR TREE ORNAMENTAL DESIGN) AND ANY EXISTING OR PROPOSED LIGHT POLE. IF THE SERVICE PROVIDER (ELECTRIC COMPANY) PROVIDES A LIGHTING PLAN, IT MUST ADHERE TO THE LIGHTING PLAN DESIGN IN THE CITY ENGINEERING DEPARTMENT APPROVED BY COBB COUNTY FOR THE LAND DISTURBANCE PERMIT. IF A LIGHTING PLAN IS NOT PART OF THE CITY ENGINEERING, THE LIGHTING PLAN DESIGNER MUST SUBMIT A PLAN TO THE PUBLIC WORKS DEPARTMENT (303-262-4000).

ARCHITECT/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. SITE LIGHTING IS INSTALLED WITHOUT AN APPROVED PLAN. THE DEPARTMENT OF PUBLIC WORKS WILL BE WITHHELD UNTIL ALL CONFLICTING AREAS ARE RESOLVED (303-262-4000).



THIS SITE PLAN REVIEW IS LIMITED IN SCOPE TO SITE PREPARATION FOR CONSTRUCTION. THE EGRESS COMPONENTS HAVE NOT BEEN REVIEWED. ALL BUILDINGS, STRUCTURES, EGRESS COMPONENTS, INCLUDING RAMP AND STAIRS MUST BE SUBMITTED SEPARATELY TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL. PRIOR TO CONSTRUCTION, INDIVIDUAL BUILDING PERMITS ARE REQUIRED IN ACCORDANCE WITH THE LAND DISTURBANCE PERMIT. THE PERSON IDENTIFIED BELOW IS DESIGNATED AS THE DESIGN PROFESSIONAL RESPONSIBLE FOR ALL MEANS OF EGRESS COMPONENTS OUTSIDE OF THE BUILDING.

NAME: Matthew Cobden

PHONE: 314.235.0367

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED SIDEWALK
- PARKING COUNT
- LANDSCAPE AREA

4" 4000 PS REINFORCED CONCRETE PAVEMENT ON AN 4" AGGREGATE SUBGRADE (REFERENCE GEOTECHNICAL REPORT)

8" 4000 PS REINFORCED CONCRETE PAVEMENT ON AN 4" AGGREGATE BASE AND A 12" SUBGRADE (REFERENCE GEOTECHNICAL REPORT)

ASPHALTIC CONCRETE (1.25" AC SURFACE, 1.75" AC BASE, 4" AGGREGATE BASE, AND 12" ENGINEERED FILL REFERENCE GEOTECHNICAL REPORT)

7" 4000 PS REINFORCED CONCRETE PAVEMENT ON AN 4" AGGREGATE BASE AND A 12" SUBGRADE (REFERENCE GEOTECHNICAL REPORT)

8" PERVIOUS CONCRETE PAVEMENT ON AN 12" ASTM NO. 57 WITH VOID RATIO NO. 3 WITH VOID RATIO EQUAL TO 40% (REFERENCE GEOTECHNICAL REPORT)

12" 4000 PS REINFORCED CONCRETE PAVEMENT ON AN 4" AGGREGATE BASE AND A 12" SUBGRADE (REFERENCE GEOTECHNICAL REPORT)

LOC - LIMITS OF CONSTRUCTION

GENERAL NOTES:

1. ANY PROPOSED SIGNS ARE TO BE PERMITTED THROUGH THE PERMITTING SECTION, I.E., SUBDIVISION ENTRANCE SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS.
2. CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ZONING DIVISION OF COMMUNITY DEVELOPMENT.
3. ASSURANCES OF COMPLIANCE WITH AMERICAN WITH DISABILITIES ACT (ADA) ARE THE RESPONSIBILITY OF THE OWNER/DEVELOPER. COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR SAID ACT, EXCEPT FOR NOTIFICATION OF THIS REQUIREMENT.
4. SITE PLAN APPROVAL MUST BE ISSUED PRIOR TO APPROVAL OF BUILDING PLANS.
5. ANY STATE MEANS OF EGRESS COMPONENT SIGNS ON THESE PLANS IS OUTSIDE OF THE LAND DISTURBANCE PERMIT REVIEW PROCESS. ALL SIGNS AND OTHER MEANS OF EGRESS COMPONENT MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE FIRE MARSHAL'S OFFICE PRIOR TO CONSTRUCTION.
6. FINAL DETERMINATION OF FIRE PROTECTION (SPRINKLERS, STANDPIPES, AND ALARMS) WILL BE DURING THE LIFE SAFETY CODE PLAN REVIEW FOR THE BUILDING. PRELIMINARY REQUIREMENTS CONTAINED ON SITE PLANS ARE BASED ON INITIAL REVIEW AND ARE SOMETHING ACCEPTED AS EQUIVALENCES DUE TO SITE ACCESS OR OTHER ISSUES WITH THE SITE. IF THE SITE PLANS CONTAIN REQUIREMENTS FOR FIRE PROTECTION SYSTEMS, THE SITE APPROVAL IS CONTINGENT ON PROVIDING THE REQUIRED SYSTEMS IN THE MANNER SPECIFIED ON THE SITE PLANS.
7. ALL COBB COUNTY FIRE MARSHAL'S OFFICE INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBGA.GOV. THERE WILL BE A LINK TO MOBILE EYES.
8. STREET NUMBERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 106-4 COBB COUNTY CODE. NUMBER SHALL BE ON THE STREET SIDE OF THE BUILDING. NOT LESS THAN 8 INCHES HIGH. NUMBERS SHALL BE REFLECTIVE ON A CONTRASTING BACKGROUND OR CONTRASTING NUMBERS ON A REFLECTIVE BACKGROUND. WHERE MONUMENT SIGNS ARE USED ADDRESS NUMBERS SHALL BE INSTALLED ON BOTH SIDES OF THE MONUMENT SIGN. SITE AND BUILDING NUMBERS SHALL COMPLY WITH SECTION 106-50(C) COBB COUNTY CODE. LANDSCAPING MATERIALS SHALL NOT OBSTRUCT THE STREET NUMBERS.
9. FIRE LINES WILL BE DETERMINED BY THE REVIEWER AFTER ALL COMMENTS ARE ADDRESSED OR AS DETERMINED BY THE FIRE INSPECTOR PRIOR TO FINAL INSPECTION OF THE SITE.
10. MAINTAIN ACCESS FOR FIRE APPARATUS TO ALL BUILDINGS UNDER CONSTRUCTION INCLUDING TIMES OF RAIN OR WIND. ROADS SHALL BE MAINTAINED AND ANNUALLY PROVIDED WITH CRUSHED STONE BASE AT 20" MIN. PROVIDE AND MAINTAIN A SUITABLE TEMPORARY SUPPLY OF WATER FOR THE FIRE DEPARTMENT. (CCC 118-230)
11. THE OWNER/DEVELOPER SHALL BE FAMILIAR WITH THE REQUIREMENTS OF IRC 3300 AND NFPA 241 AS ADOPTED BY THE STATE OF GEORGIA.
12. SITE PLAN REVIEW DOES NOT INCLUDE THE REVIEW OR APPROVAL OF ANY TANKS.

SITE PLAN

LEGAL DESCRIPTION: TRACT A ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 31 AND 42 OF THE 17TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, BEING 0.73845 ACRES, MORE OR LESS, DEPICTED AS "TRACT A" ON THAT CERTAIN PLAT OF SURVEY FOR LEE & ASSOCIATES, DATED 10/17/2002, LAST REVISED ON 04/23/2012, BY V.T. HAMMOND, BRLS # 2554.	
EXISTING ZONING:	MHC HIGH-RISE/BIODIVERSITY RETAIL COMMERCIAL DISTRICT
LAND USE:	FINANCIAL INSTITUTION
SITE AREA: 171320-001-0142-001	0.73845 ACRES (32,389 SQUARE FEET)
BUILDING FOOTPRINT (TOTAL):	23,320 SQUARE FEET (15,330)
APPROX EX. IMPERVIOUS AREA:	232,491 SQUARE FEET (16,940)
OPEN SPACE PROVIDED:	8,868 SQUARE FEET (30,782)
APPROX PROPOSED IMPERVIOUS AREA:	416,363 SQUARE FEET (53,130)
APPROX PROPOSED PERVIOUS PAVEMENT AREA:	83,940 SQUARE FEET (13,290)
PARKING REQUIRED (1 PER 285 SF OF O.A.):	12 SPACES
PARKING PROVIDED:	30 SPACES
ACCESSIBLE PARKING REQUIRED (1 ACCESSIBLE SPACE/25 STANDARD SPACES):	2 SPACES
PARKING PROVIDED (ACCESSIBLE):	2 SPACES
ATM DRIVING-THRU STANDING SPACES (3 SPACES PER ATM):	3 SPACES PROVIDED PER LANE

THE OWNER HEREBY DESIGNATES (PRINT) CHASEO AS THE FIRE PREVENTION PROGRAM SUPERVISOR. THE DESIGNATED PERSON SHALL BE RESPONSIBLE FOR COMPLIANCE WITH EFC CHAPTER 3300 IN ITS ENTIRETY AND NFPA 241-106. FAILURE TO COMPLY CAN RESULT IN STOP WORK ORDERS AND/OR CITATIONS.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT.

SPR-2023-00463

Cumulus Design
2030 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel: 214.235.0367



9/17/24

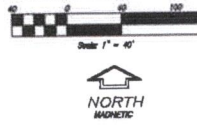
SITE PLAN
4855 FLOYD ROAD SW MABLETON, GA
COBB COUNTY, GEORGIA

CHASEO

PLOT DATE: 09/17/24
DRAWING SCALE: 1" = 20'
PROJECT NUMBER: CDC22035
SHEET NUMBER: C2.01

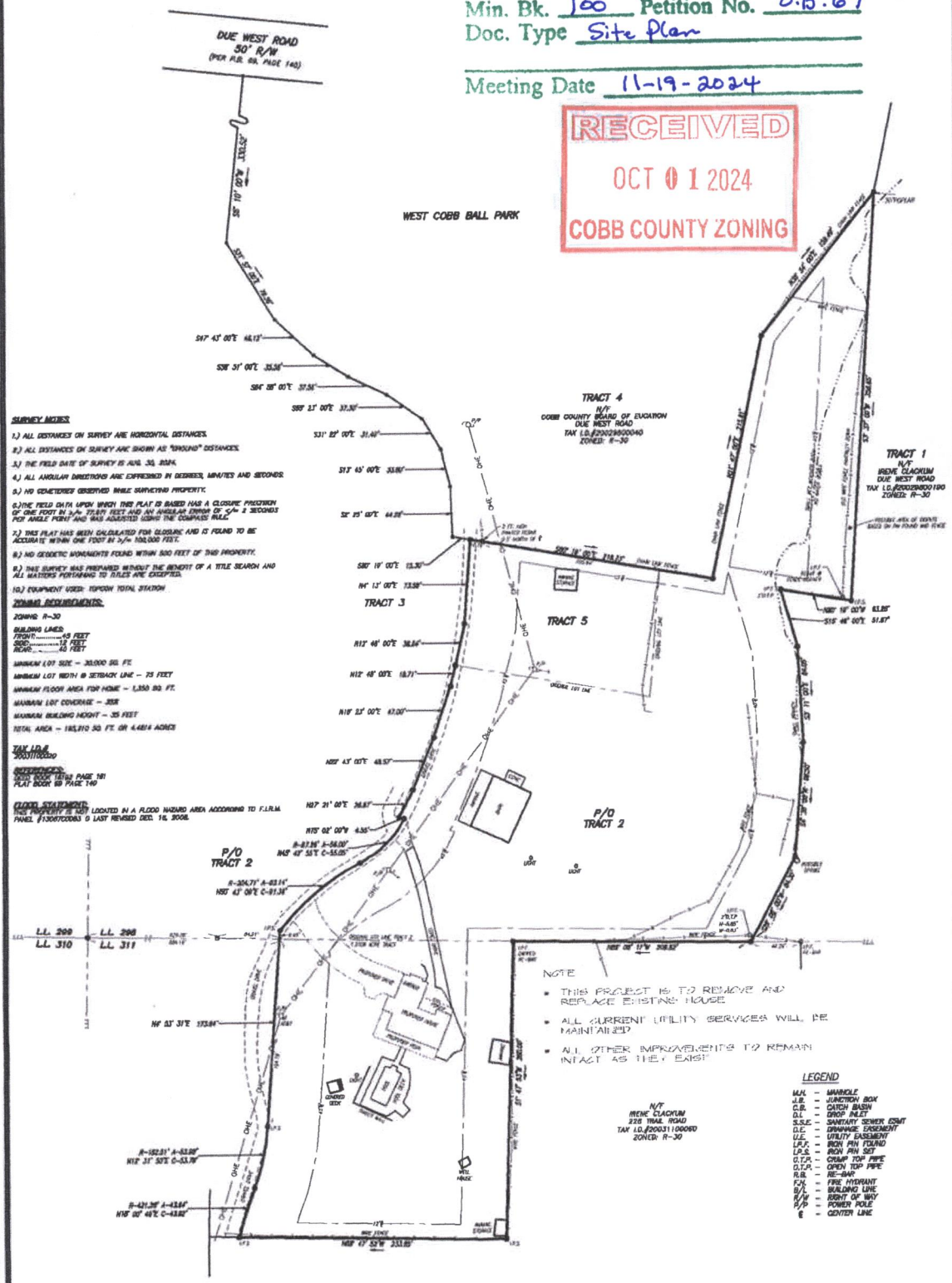
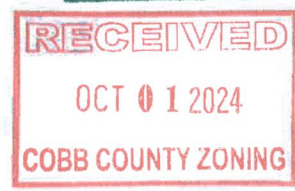
OB-69-2024

Proposed



Min. Bk. 100 Petition No. OB.69
Doc. Type Site Plan

Meeting Date 11-19-2024

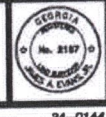


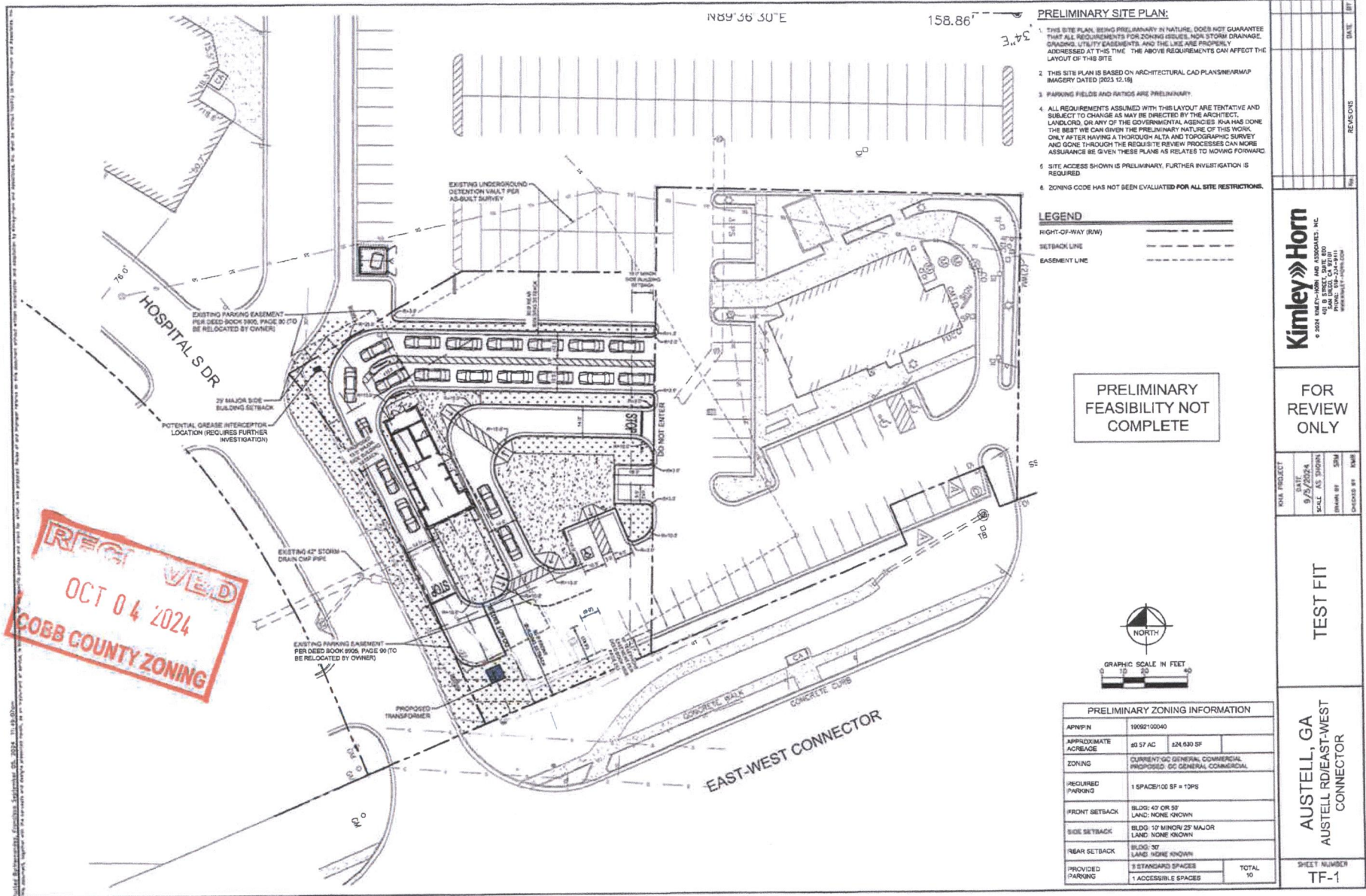
SURVEYED BY
DRAWN BY
OWN NAME
JOB NO.
DATE

BLK FOR
STEVEN PAUL ROGERS & KELLY ELIZABETH ROGERS
4531 DUE WEST ROAD
P/O TRACT 2 AND TRACT 3, EUGENE CLACKUM ESTATE
AND
1.2780 ACRE HOUSE TRACT
LL 298 & 311, DISTRICT 20, SECTION 2
COBB COUNTY, GEORGIA

J.A. EVANS & ASSOCIATES
3279 POWDER SPRINGS ROAD
POWDER SPRINGS, GA. 30127
PH. (770)943-0000

IN MY OPINION, THIS PLAN IS A
CORRECT REPRESENTATION OF THE
LAND PLATTED AND HAS BEEN
PREPARED IN ACCORDANCE WITH
THE STANDARD REQUIREMENTS AND
REQUIREMENTS OF LAW.





DAVID & RUBY BROEL

177,675 SQ FT
4.22 ACRES

A map showing the location of the 'SITE' relative to several roads. The roads are labeled: BLACKWELL RD, REDDEN RD, GARDEN RD, FARM HILL, PIEDMONT RD, and SANDY PLAINS RD. A thick black line indicates the route from Farm Hill to the 'SITE'.

TRACT#1	
IMPERVIOUS AREA ONLY	
EAST HOUSE	4342 SQ.FT.
EAST POOL	845 SQ.FT.
EAST WOOD DECK	716 SQ.FT.
EAST CONCRETE WALKWAYS	9022 SQ.FT.
EAST RETAINING WALL	166 SQ.FT.
EAST PROBALL COURT	7125 SQ.FT.
EAST GARAGE	869 SQ.FT.
EAST BARN	1100 SQ.FT.
EAST SHED	72 SQ.FT.
TOTAL IMPERVIOUS AREA	24277 SQ.FT.
TOTAL LOT AREA	130013.52 SQ.FT.
% IMPERVIOUS AREA OF LOT	18.7%

LEGEND:
PS IRON PIN

STARTS WITH SUBMISSION

PCH 47 PCH 115A
 PCH 115A 115A 115A
 3440 FARM TRL.
 27
 10 60

P403

S/F
PARGAZ, HAMED &
SARGASA &
CO. INC.
PB-67 PO 130
PB: 180-41902220
3302 FARM TR.

4

SURVEY NOTES:
1) HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE

7) DISTANCES SHOWN ON THE PLAN ARE MEASURED TO SHOOTING DISTANCES.

8) THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND OF THE STATE OF MISSISSIPPI FOR PROTECTION OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISOBEDIENCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.

9) THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 13067Z0048Z EFFECTIVE DATE 03-04-2013.

10) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE.

13 CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT
14 SHALL BE CONSIDERED IN THAT LIGHT BY ANY PERSON USING THIS
15 DRAWING. THE LOCATION AND DEPTH OF ANY EXISTING
16 UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON
17 MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT
18 SHOWN MAY BE DISCOVERED. THE SURVEYOR, HIS EMPLOYEES,
19 HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS
20 SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR
21 IS NOT RESPONSIBLE FOR THE ACCURACY OR INSUFFICIENCY
22 OF THIS INFORMATION SHOWN HEREON AS TO SUCH
23 UNDERGROUND INFORMATION.

24 RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING
25 PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.

26 ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS
27 1/2" (40) REBAR WITH PINK CAPS MARKED "T.C. CORNER LSP
28 1/2" UNLESS OTHERWISE STATED.

29 CHANGES TO THE RULES OF THE

22) SOILS SHOWN BY DRYDRILL CORE DETERMINED TO BE
LEVEL 3 SOIL. STUDY FOR MORE DETAILS.

 10-10-88

NO U.S. MONUMENT WAS FOUND WITHIN 500
FEET OF THE EXCLUSIVE USE OF THE
NAMED HEREON. THIS PLAT DOES NOT EXTEND
PERSONS, OR ENTITY WITHOUT EXPRESS RECORD
SAID PERSON, PERSONS OR ENTITY. THESE COULD
BEFORE THE PRIORITY OF FRONTLINE

JOB # 83912

(JAL - DE-SAC)
SF.
SAC, FL.

3406 EBENEZER RD
LAND 107 418
16th DISTRICT - End SECTION
COBURN COUNTY, GEORGIA
EBENEZER RD/2000 3-10
PIN: 16041600030

177,575 SQ FT
4.08 ACRES

THE PURPOSE OF THIS MINOR
SUBDIVISION PLAT AND VARIANCE
PLAN IS TO DIVIDE THE PROPERTY
LOCATED AT 3406 EBENEZER ROAD
INTO TWO 6-20 ZONED LOTS

DADO FARM WL.

(28)

SOL TYPE
SAW (0-28)

CH 188.95
R 187.93
MCD 188.77

[illegible]

COBB COUNTY ZONING


 FRANK W. B. SMITH
 PROFESSIONAL ENGINEER, No. LEP 00000031

ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-67.
 By:  10-10-2024
 Douglas E. Fries, II, Registered Civil Land Surveyor #3521
 Fries Surveying & Mapping, Inc.
 3505 Canton Rd.
 Suite 110, PMS-272
 Marietta, Ga. 30067

 3505 Canton Road
 RESIDENTIAL VARIANCE PLAN AND PRELIMINARY PLAT
DAVID & RUTH

A map of the study area showing the location of the site. The map includes Canyon Rd, State Sp, and Farm Trl. The site is located near the intersection of State Sp and Farm Trl.

EAST HOUSE	4342 SQ FT
EAST POOL	948 SQ FT
EAST WOOD DECK	718 SQ FT
EAST CONCRETE VAULTS PATIO	9022 SQ FT
EAST RETAINING WALL	186 SQ FT
EAST PROBLEM COURT	7125 SQ FT
EAST GRACE	8592 SQ FT
EAST BARN	7100 SQ FT
EAST SHED	72 SQ FT
TOTAL SUPERNOVA AREA	24277 SQ FT
TOTAL LOT AREA	130013.50 SQ FT

CT 2
R 50 FT
ACRES

GRAPHIC SCALE

0 10 20 30

(IN FEET)
1 inch = 30 ft.

ELIMINARY MINOR SUBDIVISION PLAT FOR:

UBY BROEL

10-01-202

SCALE 1" = 30'

Page 19

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Meeting Date 11-19-2024



PROFESSIONAL SEAL

10/6/2024

PROJECT NAME

INTERSTATE
WEST PKWY
LITHIA SPRINGS,
GA 30122

[illegible]

100

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PROJECT INFORMATION

LAND LOT: S12 & S14
SECTION: 16TH
COUNTY: COOS
SCALE: 1" = 40'
DATE: 10/26/2024

CONCEPT PLAN

10

C-2.0

08-72-2024

Proposed Site Plan

