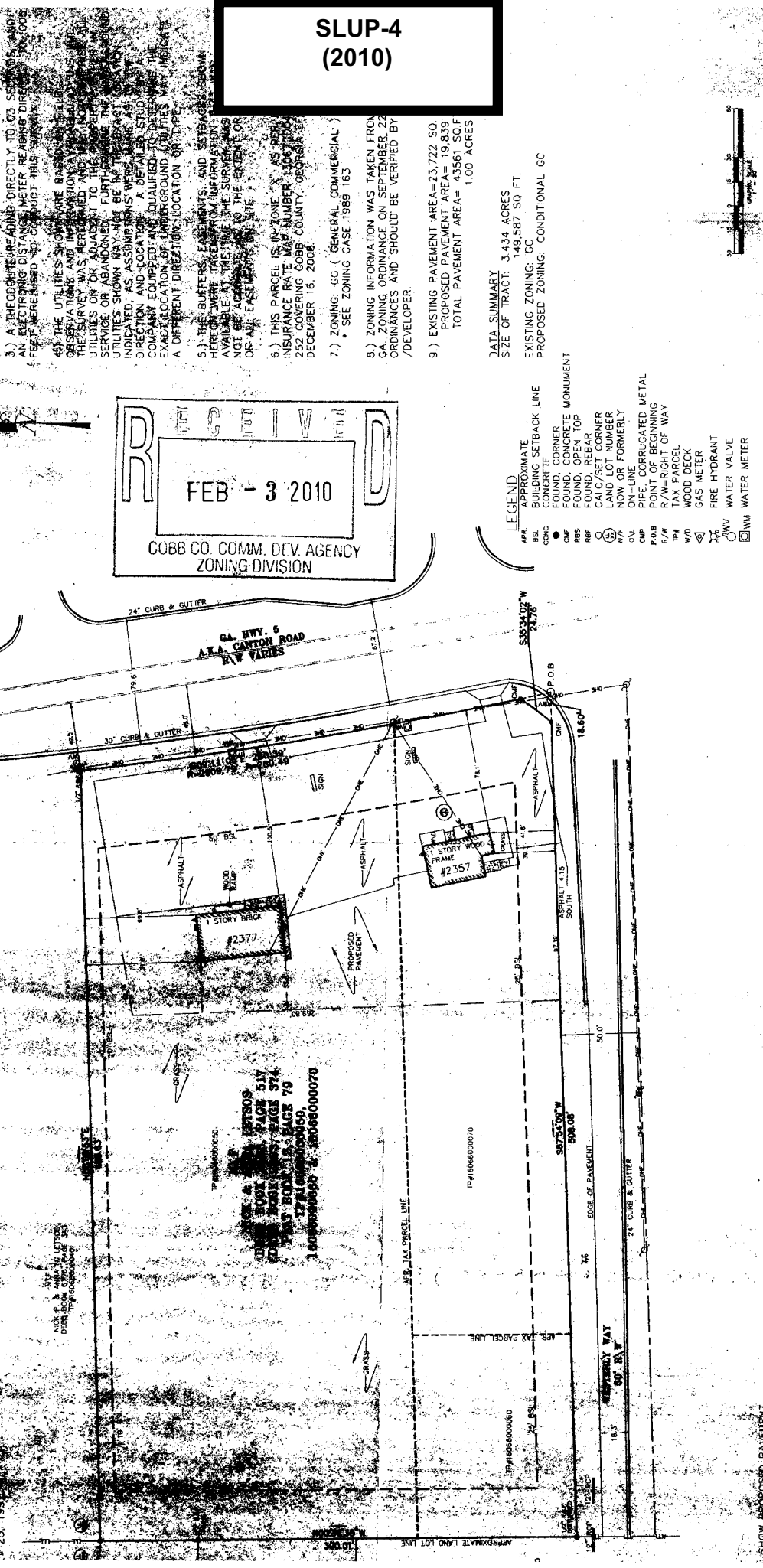


**SLUP-4
(2010)**

- 1.) THE FIELD DATA FROM WHICH THIS BEAT IS A HORIZONTAL CURVE TO 1 FOOT IN 1000. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND DEPARTURE AND FOUND TO BE 0.00000000 FOOT IN 377,254 FEET.
- 2.) THE BEAT IS A HORIZONTAL CURVE TO 1 FOOT IN 1000. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND DEPARTURE AND FOUND TO BE 0.00000000 FOOT IN 377,254 FEET.
- 3.) THE BEAT IS A HORIZONTAL CURVE TO 1 FOOT IN 1000. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND DEPARTURE AND FOUND TO BE 0.00000000 FOOT IN 377,254 FEET.

REGISTERED
FEB - 3 2010
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

REFERENCES
1. GA DOT R/W MAP PROJECT M-5618(9) SHEET 10, DATED 3/19/86, LAST REVISED 3/09/90.
2. COBB COUNTY R/W DEED FROM NIKOS LETSOS AND ANNA N. LETSOS, DATED 9/28/88.



LEGEND
APR APPROXIMATE
BSL BUILDING SETBACK LINE
CONC CONCRETE
CORNER CORNER
FND FOUND
FND OPEN CORNER
FND REBAR
CALC/SET CORNER
LAND LOT NUMBER
NOW OR FORMERLY
ON-LINE
PIPE CORRUGATED METAL
POINT OF BEGINNING
R/W RIGHT OF WAY
TAX PARCEL
W/O WOOD DECK
GAS METER
FIRE HYDRANT
WATER VALVE
WATER METER

DATA SUMMARY
SIZE OF TRACT: 1.434 ACRES
EXISTING ZONING: CC
PROPOSED ZONING: CONDITIONAL GC

9.) EXISTING PAVEMENT AREA=23,722 SQ. FT.
PROPOSED PAVEMENT AREA=19,839 SQ. FT.
TOTAL PAVEMENT AREA=43,561 SQ. FT.
1.00 ACRES

BOUNDARY SURVEY FOR:

**NIKOS P. LETSOS
ANNA N. LETSOS**

JOB NO: 0920799	LAND LOT: 660
SCALE: 1"= 30'	DISTRICT: 16TH
DATE: SEPT. 30, 2009	SECTION: 2ND
DRAWN BY: EEH	COUNTY: COBB
CHK BY: AGP	STATE: GEORGIA
PC: RG	IM:



Advance Survey, Inc.
65 W. CLAYTON STREET
LA WRENCHVILLE, GA 30046
OFFICE: (770) 995-0938
FAX: (770) 995-8421

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ADVANCE SURVEY, INC.
ALL MATTERS OF TITLE EXCEPTED

SHOW PROPOSED PAVEMENT

THIS SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING ACT OF 1933.

APPLICANT: Nick Letsos and Anna N. Letsos
404-636-0847

REPRESENTATIVE: Sams, Larkin & Huff, LLP
Garvis L. Sams, Jr. 770-422-7016

TITLEHOLDER: Nick Letsos and Anna N. Letsos

PROPERTY LOCATION: Located at the northwesterly intersection of
Canton Road and Westerly Way.
(2377 Canton Road)

ACCESS TO PROPERTY: Canton Road

PHYSICAL CHARACTERISTICS TO SITE: Existing buildings

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** NS/ Polo Club Cleaners
- SOUTH:** SC, GC/ Chimney Cottages, Conoco (closed)
- EAST:** NRC, LRO/ Heath Linebacker Engineering
- WEST:** R-20/ Fraser subdivision

PETITION NO: SLUP-4

HEARING DATE (PC): 04-06-10

HEARING DATE (BOC): 04-20-10

PRESENT ZONING: CRC

PROPOSED ZONING: Special Land Use
Permit

PROPOSED USE: Used Vehicle Sales

SIZE OF TRACT: 3.434 acres

DISTRICT: 16

LAND LOT(S): 660

PARCEL(S): 5, 6, 7

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

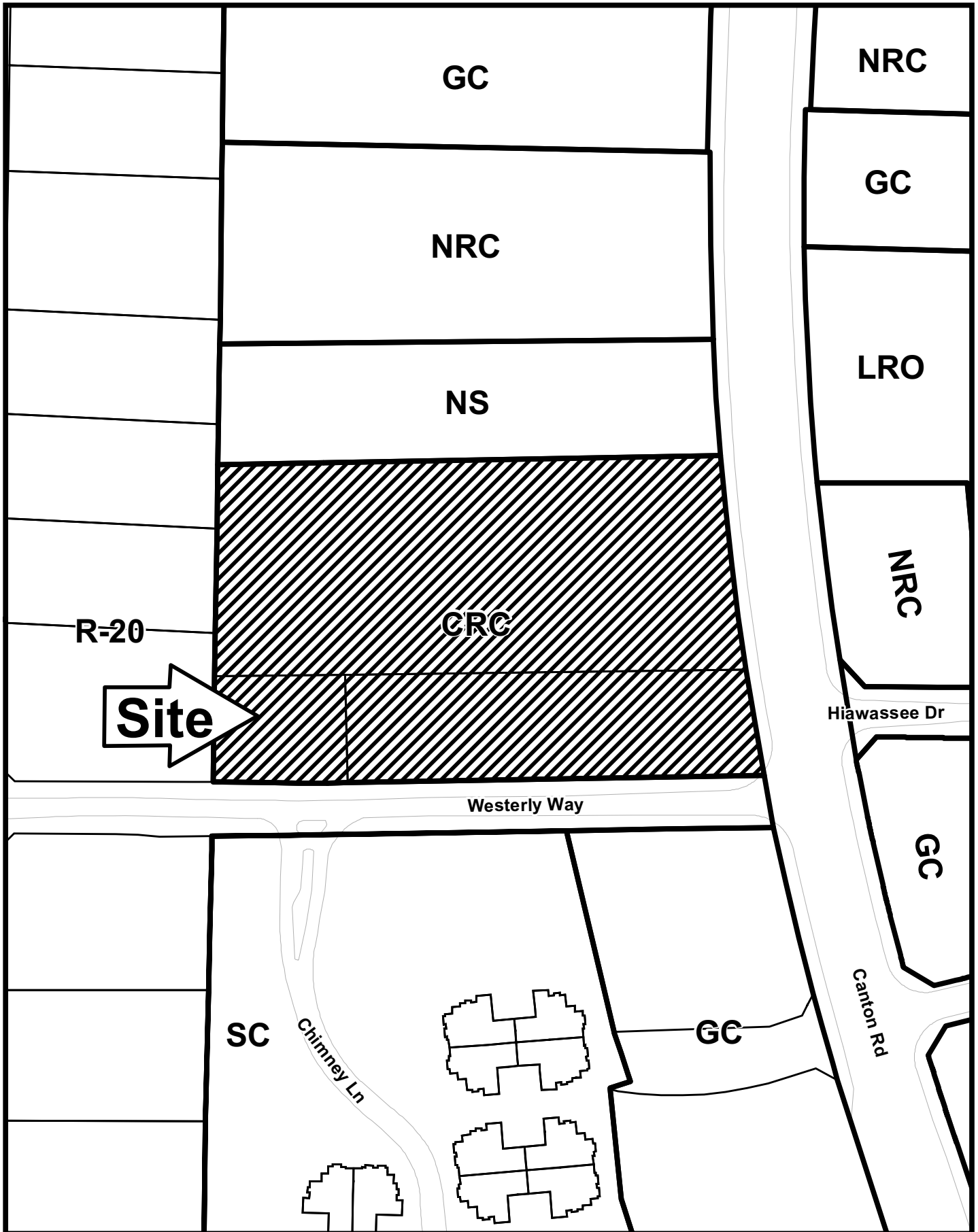
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

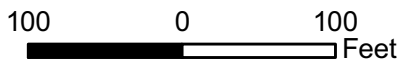
STIPULATIONS:



SLUP-4



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



City Boundary
Zoning Boundary

APPLICANT: Nick Letsos and Anna N. Letsos

PETITION NO.: SLUP-4

PRESENT ZONING: CRC

PETITION FOR: SLUP

ZONING COMMENTS: Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Special Land Use Permit for used vehicular sales. The property currently has two houses that were converted to offices years ago, which have been used for used car sales in the past. The business is anticipated to be open Monday through Saturday, from 8:00 am to 7:00 pm. The plan is showing the required one –acre of paved parking for the used car lot. The property was rezoned in December 2009 with many stipulations that the applicant is agreeable to.

Historic Preservation: No comments.

Cemetery Preservation: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER & SEWER COMMENTS:

Records show both addresses connected to water. Health Dept. OK with existing septic system for existing car sales & buildings with no additions/expansions.

TRAFFIC COMMENTS:

Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the proposed roadway improvement project along Canton Road.

Recommend installing sidewalk along the road frontages.

Recommend eliminating the southern driveway along Canton Road.

Recommend upgrading existing driveway to meet commercial standards.

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

FIRE COMMENTS:

Certificate of Occupancy for 2377 Canton Rd- Auto Consign Mart

Plans must be submitted to the Cobb County Fire Marshal’s Office to initiate the Certificate of Occupancy process for 2nd Building (2357 Canton Rd).

STORMWATER MANAGEMENT COMMENTS:

Additional parking to meet the one acre minimum will require an increase of more than 5000 sq ft of impervious area. Stormwater management must be provided for the new paved area to meet detention and water quality requirements. Stormwater management for the entire site must be provided upon re-development.

STAFF RECOMMENDATIONS

SLUP-4 NICK LETSOS AND ANNA N. LETSOS

The applicant's proposal is located in an area that has commercial activity, in a Neighborhood Activity Center. The applicant's proposal shows the required one-acre minimum paved area for a used car lot. The area does have many types of commercial uses, including retail, restaurants, offices, automotive uses and institutional uses. It is Staff's opinion the applicant's proposal meets the zoning requirements for a used car lot. However, Staff notes that the existing used car lots in the County seem to go out-of-business on a regular basis and remain vacant for a period of time. This scenario does not help the aesthetics of the area, and Staff would be reluctant to recommend approval of the applicant's request, without many stipulations controlling the use of the property. Based on the above analysis, Staff recommends APPROVAL subject to:

- Site plan received by the Zoning Division February 3, 2010, with the District Commissioner approving minor modifications to site layout;
- Applicant adhere to all stipulations from Z-36 of 2009;
- No junk or inoperative vehicles kept on site;
- No repossessed vehicles kept on site;
- No outdoor storage (except for used vehicles);
- No parking or unloading vehicles in the Right-of-way;
- All exterior lighting be designed to eliminate any stray light onto adjacent properties;
- No outdoor speakers or pagers;
- Water and Sewer comments;
- Stormwater Management comments;
- Fire Department comments; and
- DOT comments and recommendations.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.