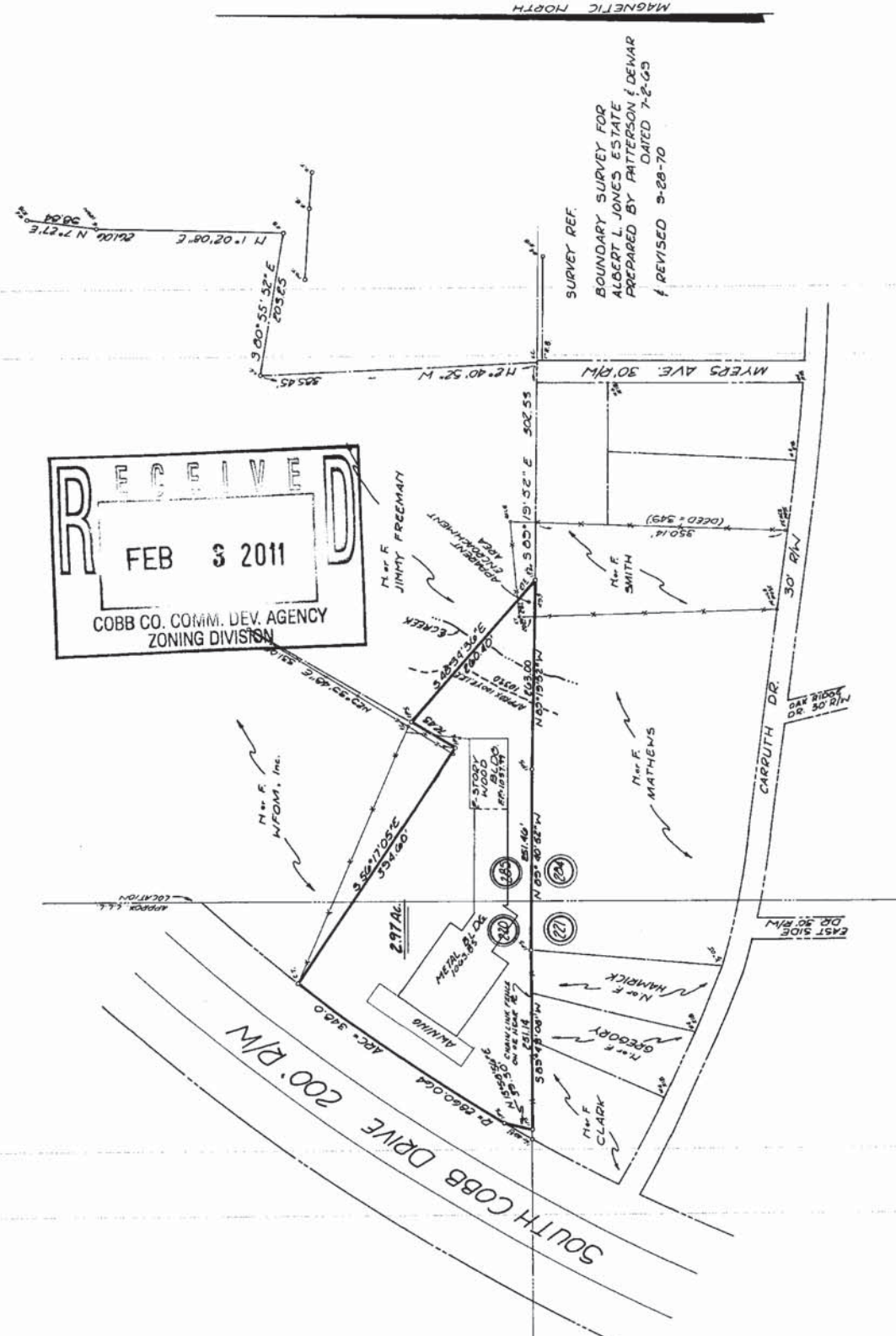
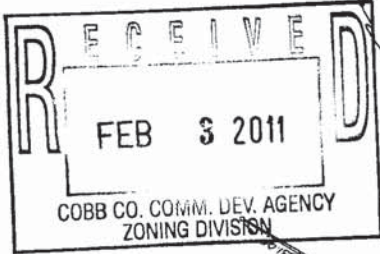


SLUP-4
(2011)



MAGNETIC NORTH
SURVEY REF.
BOUNDARY SURVEY FOR
ALBERT L. JONES ESTATE
PREPARED BY PATTERSON & DENAR
DATED 7-2-65
REVISED 9-28-70

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

This survey has been calculated for closure by latitudes and departures and is found to be accurate within one foot in 25,000 feet.

All bearings are calculated from angles turned and are based upon an observed magnetic bearing.

THIS SURVEY WAS RUN USING A TOPCON GTS-5N WITH A SINGLE PRISM AND A 100' STEEL TAPE.
The Field Data upon which this plat was prepared is based on a single bearing of 20.5027 feet and an angular error of 20.5027 feet per angle point, and was adjusted using Crandall's rule.



DATE	3-26-06	REVISIONS	T-14 87
SCALE	1"=100'		
DRAWN BY	DTB		
CHECKED BY	DTB		
GASKINS SURVEYING CO.			
266 POWDER SPRINGS RD. MARIETTA, GEORGIA			
PHONE 424-7658			

SURVEY FOR
Shelby Freeman
LOCATED IN LL 15 2001:005
17th DIST., 2nd SECT.
COBB COUNTY, GEORGIA



84-046C

APPLICANT: Shahid Latif

205-641-1554

REPRESENTATIVE: Shahid Latif

shahid_latiff@hotmail.com

TITLEHOLDER: S. Jeanne G. Workman F/K/A

Shelly Jean Gause Freeman

PROPERTY LOCATION: On the easterly side of South Cobb Drive, north of Carruth Drive.

ACCESS TO PROPERTY: South Cobb Drive

PHYSICAL CHARACTERISTICS TO SITE: Single story metal building with several roll up doors.

PETITION NO: SLUP-4

HEARING DATE (PC): 04-05-11

HEARING DATE (BOC): 04-19-11

PRESENT ZONING: GC

PROPOSED ZONING: Special Land Use Permit

PROPOSED USE: Used Auto Sales And Service

SIZE OF TRACT: 2.97 acres

DISTRICT: 17

LAND LOT(S): 220, 285

PARCEL(S): 44

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** GC/ Gas and Retail Sales, Lodging
- SOUTH:** R-20, CF/ Single family residential
- EAST:** GC/ Undeveloped
- WEST:** RM-12/ Multiple family residential

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

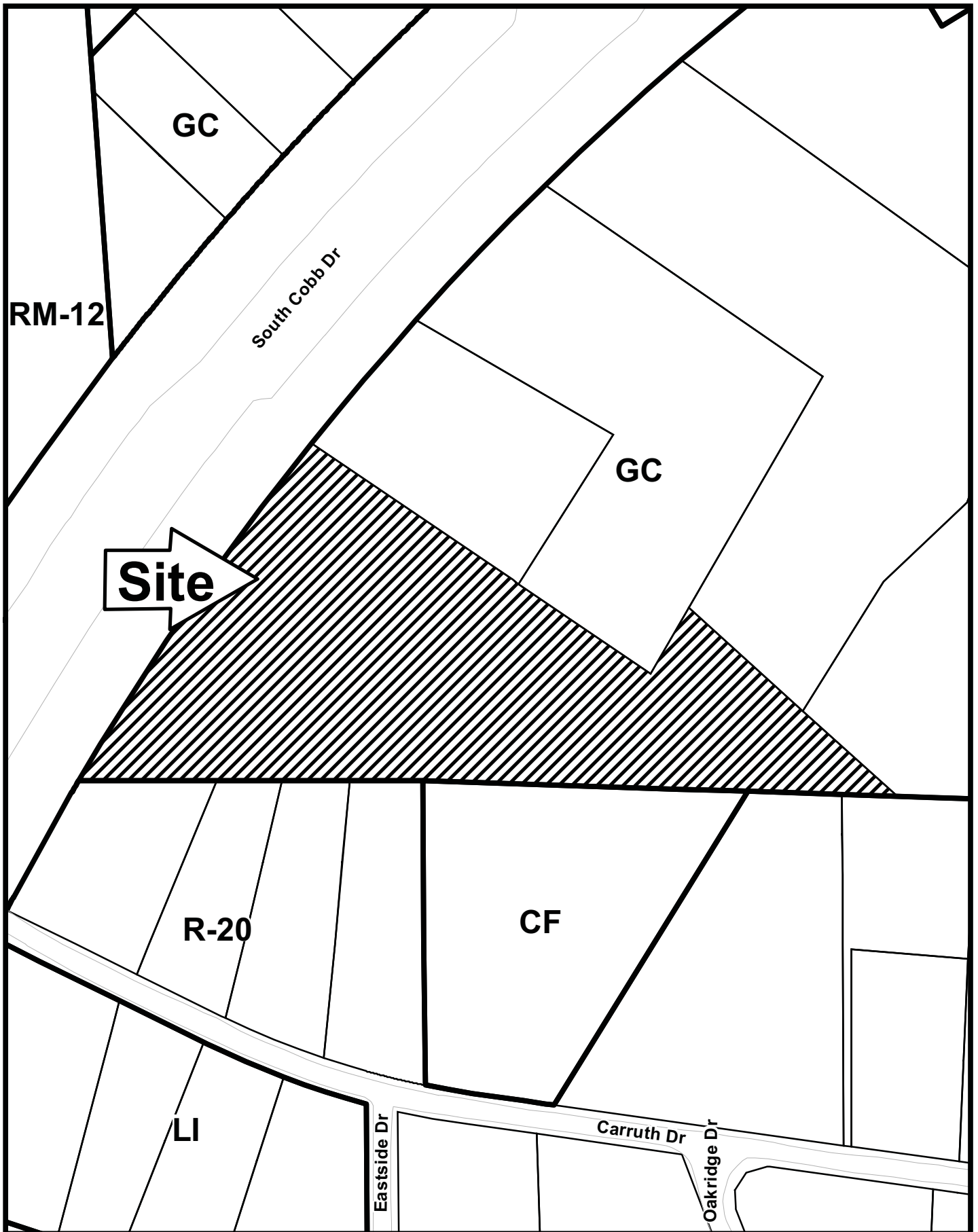
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

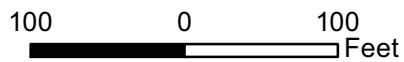
STIPULATIONS:



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: Shahid Latif

PETITION NO.: SLUP-4

PRESENT ZONING: GC

PETITION FOR: SLUP

ZONING COMMENTS: Staff Member Responsible: Terry Martin, MPA

The applicant is requesting approval of a Special Land Use Permit in order to conduct used automobile sales and service on the property. The request is being made in order to allow the applicant to move his existing business located within the City of Marietta to this property which will provide him with more room to accommodate his growing business. It is anticipated that mainly sales will be conducted with only ancillary repair services such as those typically accompanying an automobile sales lot. The property contains the necessary minimum of one acre of paved surface for parking of vehicles and the existing structure has ample bays in which to conduct the proposed automobile repair services.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Records show address connected to both water and sewer.

TRAFFIC COMMENTS:

Recommend GDOT permits for all work that encroaches upon State right-of-way.

Recommend no parking on the right-of-way.

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

FIRE COMMENTS:

C/O: Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

APPLICANT: **Shahid Latif**

PETITION NO.: SLUP-4

PRESENT ZONING: GC

PETITION FOR: SLUP

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Olley Creek FLOOD HAZARD INFO: Zone AE

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

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: Adjacent to Olley Creek at rear of property.

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

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

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

DOWNSTREAM CONDITION

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

APPLICANT: **Shahid Latif**

PETITION NO.: SLUP-4

PRESENT ZONING: GC

PETITION FOR: SLUP

DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

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

INSUFFICIENT INFORMATION

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

ADDITIONAL COMMENTS

1. No site improvements are proposed at this time. However, if the site is redeveloped or more than 5000 square feet of improvements are made then the site must be brought up to current stormwater management requirements. If auto service is approved then a spill prevention plan must be developed and a copy provided to the Stormwater Management Division prior to issuance of a Certificate of Occupancy.

STAFF RECOMMENDATIONS

SLUP-4 SHAHID LATIF

The applicant's request is to allow a used automobile sales and service business at the subject property. Currently zoned GC and located within an area that contains a variety of commercial uses, including used car dealerships. The applicant currently operates this business on property within the city limits of Marietta and, if approved, plans to move his operations to the petitioned property which will provide the needed space for his growing business. Based on the above analysis, Staff recommends APPROVAL subject to the following conditions:

- Site plan received by the Zoning Division February 3, 2011, with the District Commissioner approving minor modifications to site layout;
- used vehicle sales and repair for the applicant only (any other user to be approved by the Board of Commissioners);
- 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 vehicle repairs be done inside of building;
- All exterior lighting be designed to eliminate any stray light onto adjacent properties;
- No outdoor speakers or pagers;
- 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.