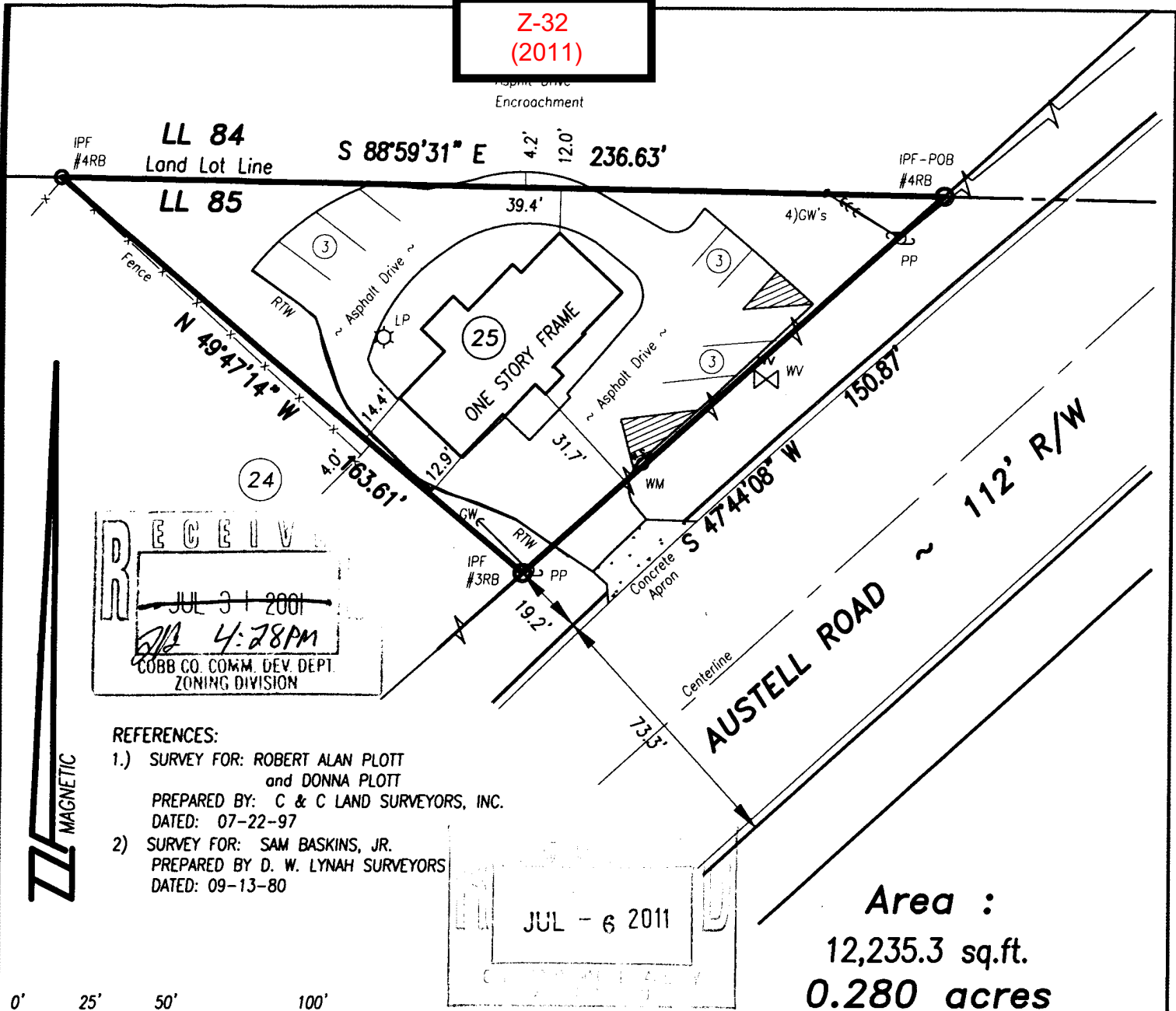


Z-32
(2011)

Asphalt Drive
Encroachment



REFERENCES:

- 1.) SURVEY FOR: ROBERT ALAN PLOTT
and DONNA PLOTT
PREPARED BY: C & C LAND SURVEYORS, INC.
DATED: 07-22-97
- 2.) SURVEY FOR: SAM BASKINS, JR.
PREPARED BY: D. W. LYNNAH SURVEYORS
DATED: 09-13-80

Area :
12,235.3 sq.ft.
0.280 acres

"FIA OFFICIAL FLOOD HAZARD MAP" COMMUNITY No. 130052,
MAP ZONE 'X', PAGE 70F, DATED 08-18-92, SHOWS THIS
PROPERTY NOT TO BE IN A DESIGNATED BASE FLOOD AREA.

2108 AUSTELL ROAD
MARIETTA, GEORGIA 30008

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND C&C LAND SURVEYORS, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN N/A FEET AND AN ANGULAR ERROR OF N/A PER ANGLE POINT AND WAS NOT ADJUSTED. OPEN ENDED TRAVERSE UTILIZED TO GATHER FIELD DATA. THIS PLAT HAS BEEN CALCULATED AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 486,946 FEET. EQUIPMENT UTILIZED: ANGULAR - TOPCON 303, LINEAR - E.D.M.

LEGEND:

EOP - Edge of Pavement	DE - Drainage Easement
CONC - Concrete	IPF - Iron pin found
R - Radius	IPS - Iron pin set
A - Arc Length	#4RB - 1/2" Rebar
CH - Chord	#3RB - 3/8" Rebar
MH - Manhole	R/W - Right-of-way
DI - Drop Inlet	CB - Catch Basin
AI - Angle Iron	JB - Junction Box
HW - Headwall	BL - Building Line
	SE - Sewer Easement



SURVEY FOR:

JOSIE MONTGOMERY

SUBDIVISION - W. L. COLE SUBDIVISION		
LOT - 25	BLOCK - "A"	UNIT -
LAND LOT - 85	DISTRICT - 167h	SECTION - 2nd
CITY -		
COUNTY - COBB		STATE - GEORGIA
REFERENCE PLAT BOOK/PAGE - 12/73		DISC - 2001
FIELD SURVEY DATE : 07-27-01		SCALE: 1" = 40'
CAD DRAFTING DATE : 07-30-01		
REVISIONS :		

JOB No.: A MON0522-01:B

C & C LAND SURVEYORS, INC.
P.O. BOX 837, ACWORTH, GEORGIA 30101
(770) 975 - 3933

APPLICANT: Sam Baskin, Jr.
404-925-3972

REPRESENTATIVE: Sam Baskin, Jr.
404-925-3972

TITLEHOLDER: Sam Baskin, Jr.

PROPERTY LOCATION: Northwest side of Austell Road,
northeast of Chamberlain Circle

ACCESS TO PROPERTY: Austell Road

PHYSICAL CHARACTERISTICS TO SITE: Existing office
use in a converted house

FUTURE LAND USE MAP: Community Activity Center

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/Single-family house on acreage
- SOUTH:** GC/Retail and Auto Sales
- EAST:** GC/Convenience Store
- WEST:** GC/Bail Bond Office

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:

PETITION NO: Z-32

HEARING DATE (PC): 09-08-2011

HEARING DATE (BOC): 09-20-2011

PRESENT ZONING: LRO

PROPOSED ZONING: CRC

PROPOSED USE: Community Thrift Store

SIZE OF TRACT: 0.280 acre

DISTRICT: 17

LAND LOT(S): 85

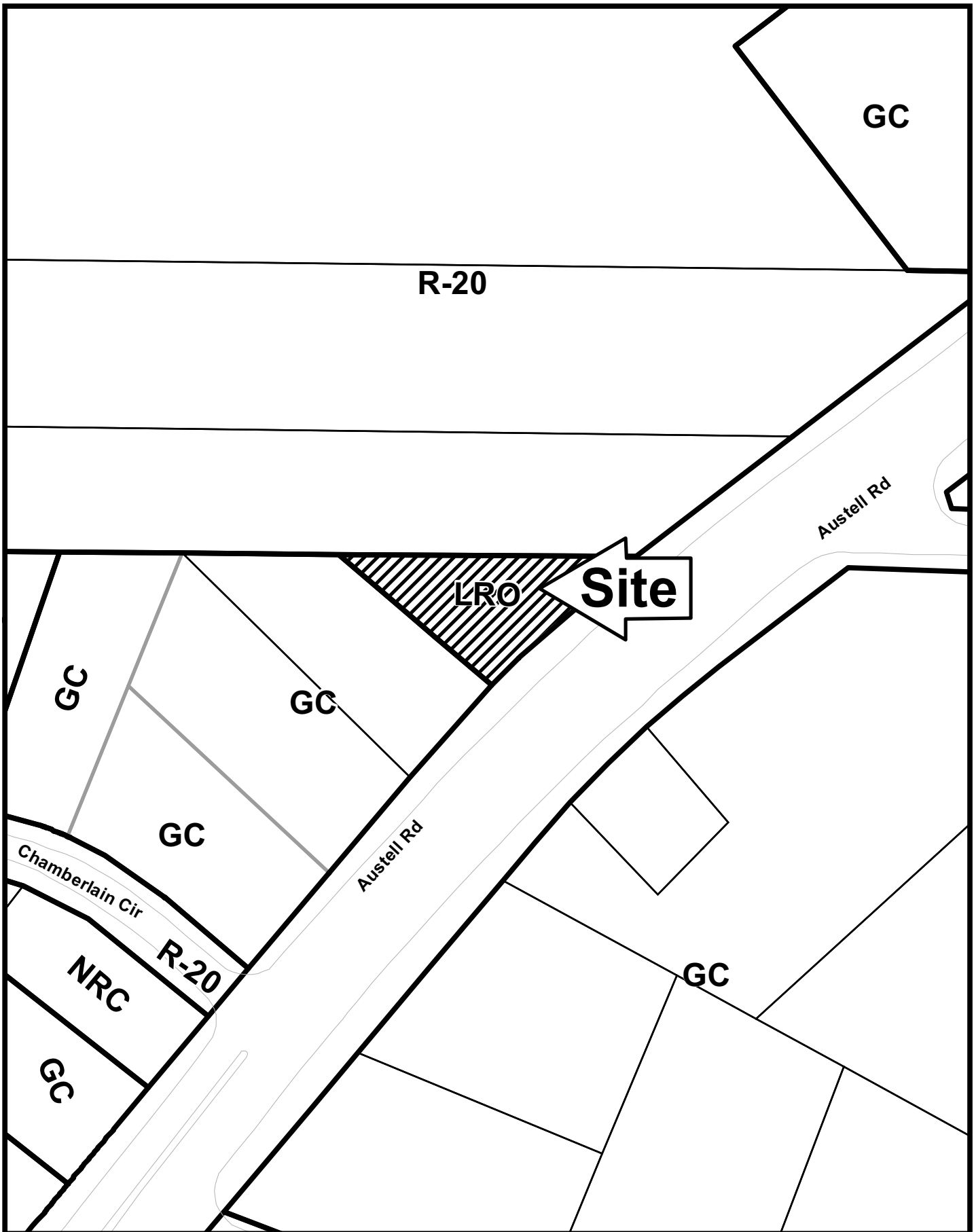
PARCEL(S): 2

TAXES: **PAID** **DUE**

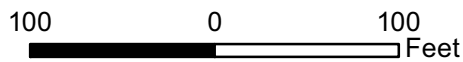
COMMISSION DISTRICT: 4



Z-32



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



- City Boundary
- Zoning Boundary

APPLICANT: Sam Baskin, Jr.

PETITION No.: Z-32

PRESENT ZONING: LRO

PETITION FOR: CRC

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Community Activity Center

Proposed Number of Buildings: 1 (Existing)

Total Square Footage of Development: 1,065

F.A.R: 0.08

Square Footage/Acre: 3,803

Parking Spaces Required: 5

Parking Spaces Provided: 9

Applicant is requesting to rezone the subject property to the CRC category in order to operate a community thrift store. Applicant rezoned the property in 2001 (Z-67) to the Low Rise Office (LRO) category for the purpose of office uses. The proposed use is not permitted under the LRO category. The proposed use will be providing needed items to the community, including school supplies, clothing and linens for displaced families. The existing building will be utilized and the hours of operation will be Wednesday through Saturday from 10 a.m. until 7 p.m., and a half day of Sunday from 1 p.m until 6 p.m. or 7 p.m., as daylight hours vary with time change. There will no outside storage. Applicant has submitted the attached Summary of Intent for your review.

Historic Preservation: After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Cemetery Preservation: No comment.

FIRE COMMENTS:

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

APPLICANT Sam Baskin, Jr.

PETITION NO. Z-032

PRESENT ZONING LRO

PETITION FOR CRC

WATER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: Yes No

Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): **12" DI / NW side of Austell Road**

Additional Comments: Records show property connected and active

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: **At site in Austell Road**

Estimated Waste Generation (in G.P.D.): **A D F= +0 Peak= +0**

Treatment Plant: **South Cobb**

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Drv Sewers Required: Yes No

Off-site Easements Required: Yes* No *If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: Yes No

Letter of Allocation issued: Yes No

Septic Tank Recommended by this Department: Yes No

Subject to Health Department Approval: Yes No

Additional Comments: Records show address as connected

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Sam Baskin, Jr.

PETITION NO.: Z-32

PRESENT ZONING: LRO

PETITION FOR: CRC

DRAINAGE COMMENTS

This site is an existing facility and there are no site improvements proposed at this time. Upon redevelopment, the site must meet full stormwater management requirements.

APPLICANT: Sam Baskin, Jr.

PETITION NO.: Z-32

PRESENT ZONING: LRO

PETITION FOR: CRC

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Austell Road	31200	Arterial	45 mph	Cobb County	110'

Based on 2009 traffic counting data taken by Georgia DOT (Austell Road)

COMMENTS AND OBSERVATIONS

Austell 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.

RECOMMENDATIONS

GDOT permits will be required for all work encroaching upon state right-of-way.

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

STAFF RECOMMENDATIONS

Z-32 SAM BASKIN, JR.

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposed use will be compatible with other commercial uses in the area. Additionally, Austell Road is a highly commercial corridor.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The proposed use will be conducting business at reduce hours compared to other uses in the area. Nearby properties are developed with commercial uses.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within the Community Activity (CAC) land use category. CRC is a compatible zoning category for the CAC land use category. Again, the Austell Road corridor is highly commercial.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The proposed development is consistent with the *Cobb County Comprehensive Plan*, which delineates this property to be within the Community Activity Center (CAC) land use category.

Based on the above analysis, Staff recommends APPROVAL subject to the following conditions:

- Site plan received by the Zoning Division on July 6, 2011, with the District Commissioner approving minor modifications;
- Deleting the required 10-foot landscape buffer requirement abutting the property to the north as there is an existing driveway in that location;
- Water and Sewer comments and recommendations;
- Stormwater Management Division comments and recommendations;
- DOT comments and recommendations.

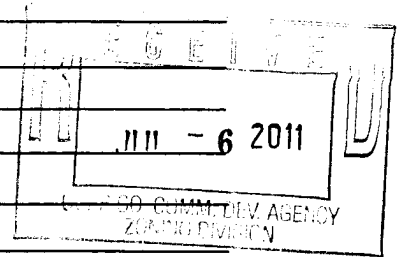
The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. Z-32
Sept.
2011

Summary of Intent for Rezoning

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): _____
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____



.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): A Thrift Store
- b) Proposed building architecture: Wood Frame Structure
- c) Proposed hours/days of operation: 9:00AM to 6:00PM
- d) List all requested variances: _____

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

