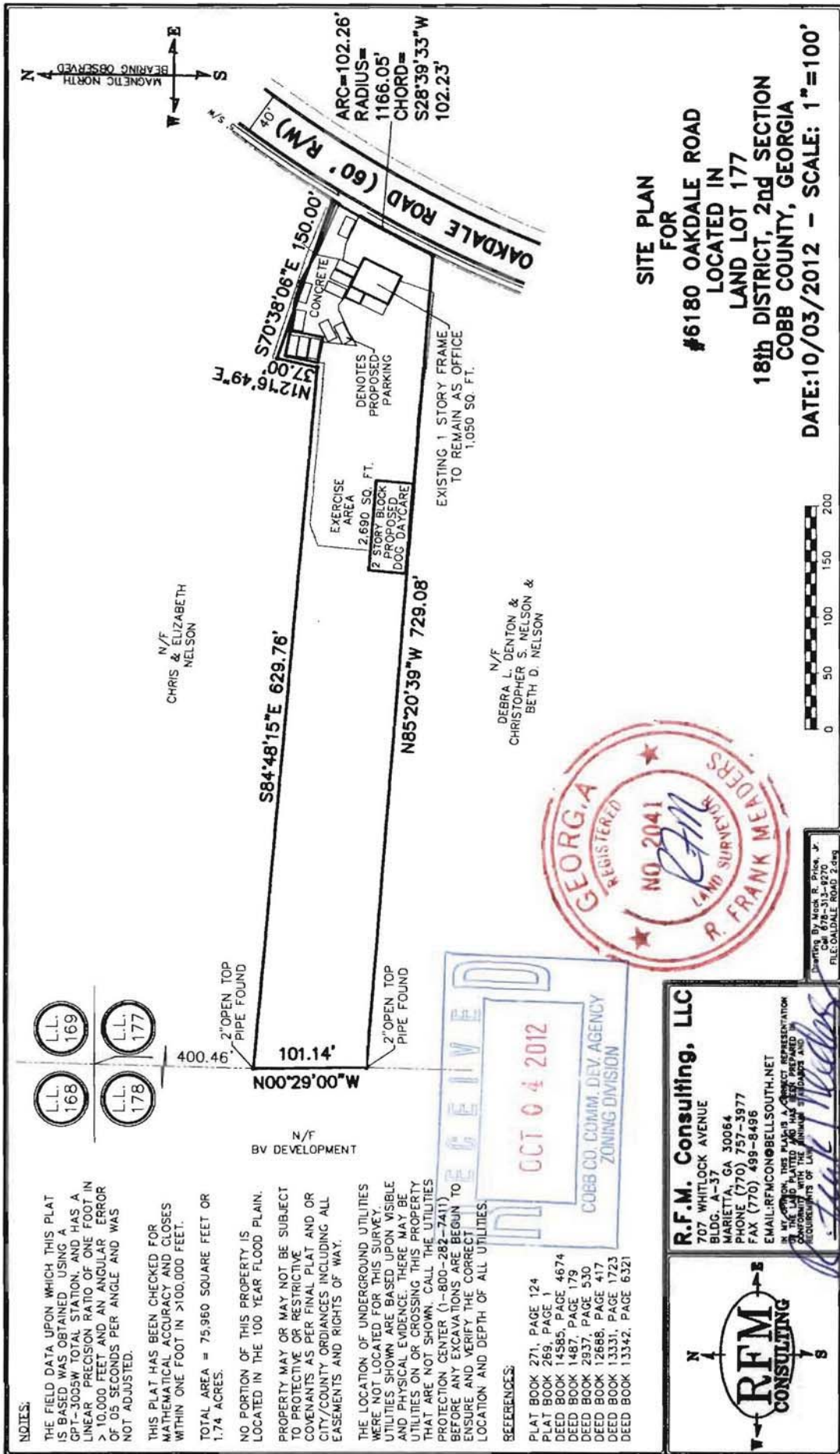


Z-49
(2012)



NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A GPT-3025W TOTAL STATION, AND HAS A LINEAR PRECISION RATIO OF ONE FOOT IN > 10,000 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FOOT IN >100,000 FEET.

TOTAL AREA = 75,960 SQUARE FEET OR 1.74 ACRES.

NO PORTION OF THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN. PROPERTY MAY OR MAY NOT BE SUBJECT TO PROTECTIVE OR RESTRICTIVE COVENANTS AS PER FINAL PLAT AND OR CITY/COUNTY ORDINANCES INCLUDING ALL EASEMENTS AND RIGHTS OF WAY.

THE LOCATION OF UNDERGROUND UTILITIES WERE NOT LOCATED FOR THIS SURVEY. UTILITIES SHOWN ARE BASED UPON VISIBLE AND PHYSICAL EVIDENCE. THERE MAY BE UTILITIES ON OR CROSSING THIS PROPERTY THAT ARE NOT SHOWN. CALL THE UTILITIES PROTECTION CENTER (1-800-282-7411) BEFORE ANY EXCAVATIONS ARE BEGUN TO ENSURE AND VERIFY THE CORRECT LOCATION AND DEPTH OF ALL UTILITIES.

REFERENCES:

- PLAT BOOK 271, PAGE 124
- PLAT BOOK 269, PAGE 1
- DEED BOOK 14585, PAGE 4674
- DEED BOOK 1487, PAGE 179
- DEED BOOK 2937, PAGE 530
- DEED BOOK 12668, PAGE 417
- DEED BOOK 13331, PAGE 1723
- DEED BOOK 13342, PAGE 6321



R.F.M. Consulting, LLC
 707 WHITLOCK AVENUE
 BLDG. A-37
 MARIETTA, GA 30064
 PHONE (770) 757-3977
 FAX (770) 499-8496
 EMAIL: RFMC@BELLSOUTH.NET

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE GEORGIA SURVEYING AND MAPPING ACT.

Frank M. Weathers



SITE PLAN FOR
#6180 OAKDALE ROAD
LOCATED IN
LAND LOT 177
18th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
DATE: 10/03/2012 - SCALE: 1"=100'

Surveyed by: Frank M. Weathers, J.
 File No.: 12-03-0002
 FILE: OAKDALE ROAD 2.dwg

APPLICANT: Patricia F. McGinty
404-769-7475

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

TITLEHOLDER: Dorothy N. Smith

PROPERTY LOCATION: West side of Oakdale Road, north of
Veterans Memorial Highway
(6180 Oakdale Road).

ACCESS TO PROPERTY: Oakdale Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family house
and two detached garages

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** City of Smyrna/Landscape Business
- SOUTH:** R-20/Single-family houses
- EAST:** City of Smyrna/Oakdale Bluffs Townhomes
- WEST:** RM-12/Undeveloped

PETITION NO: Z-49

HEARING DATE (PC): 12-04-12

HEARING DATE (BOC): 12-18-12

PRESENT ZONING: R-20

PROPOSED ZONING: CRC

PROPOSED USE: Pet Daycare, Grooming
and Boarding Facilities

SIZE OF TRACT: 1.74 acres

DISTRICT: 18

LAND LOT(S): 177

PARCEL(S): 16

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

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

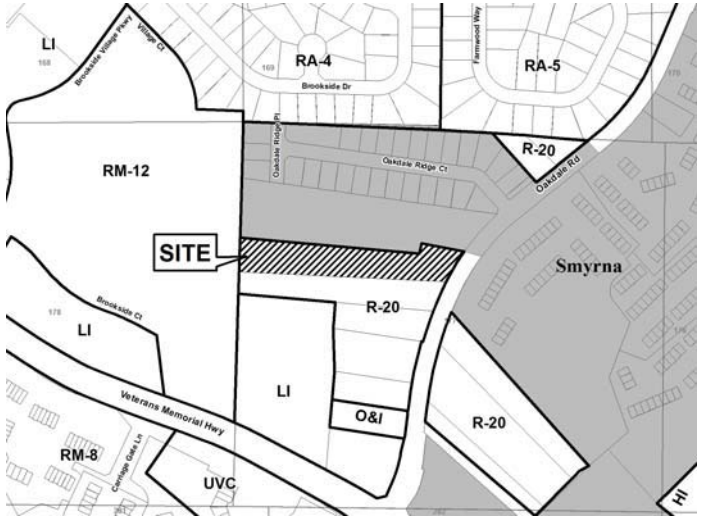
PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

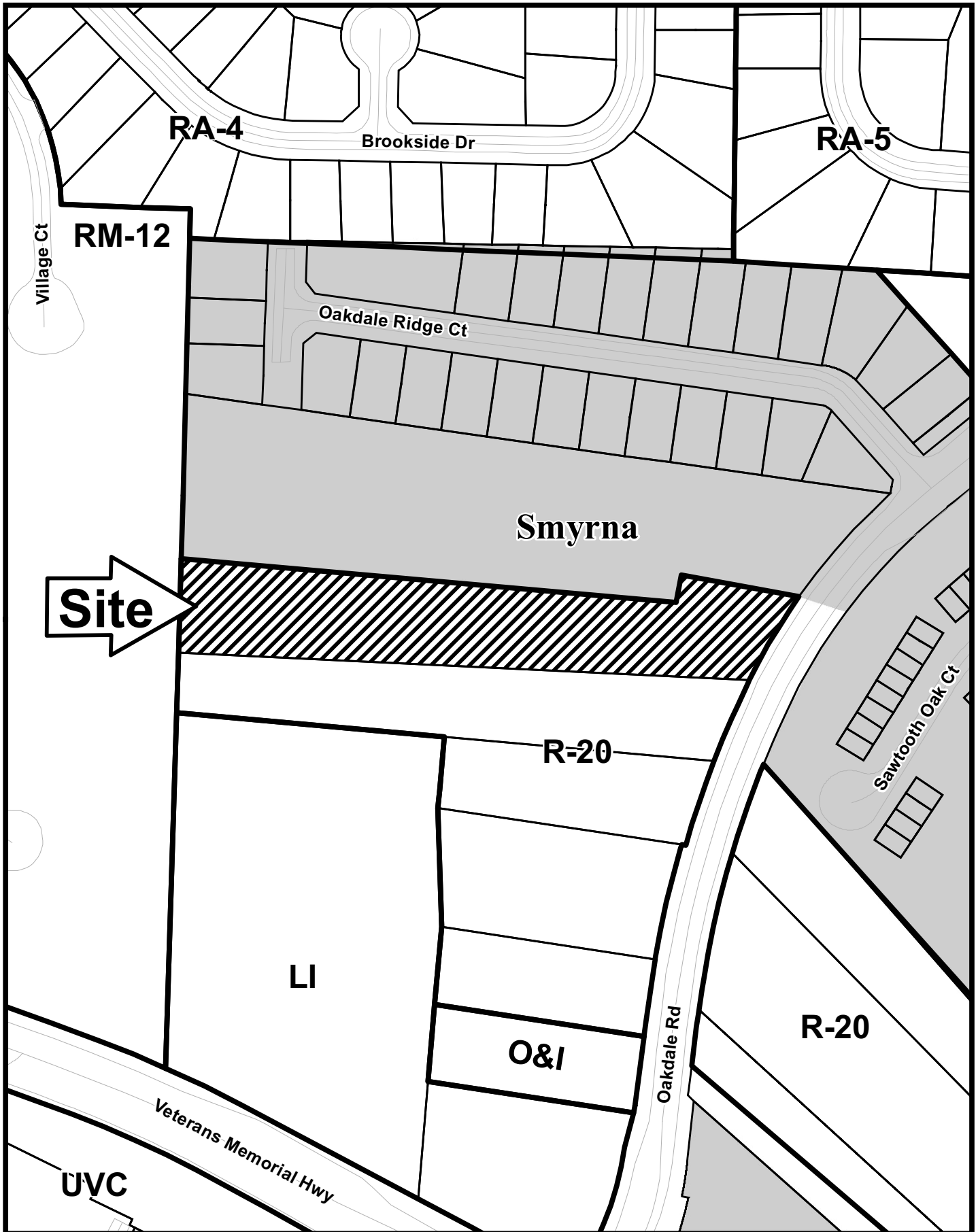
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

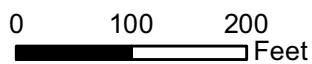
STIPULATIONS:



Z-49



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



City Boundary
Zoning Boundary

APPLICANT: Patricia F. McGinty

PETITION NO.: Z-49

PRESENT ZONING: R-20

PETITION FOR: CRC

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Community Activity Center (CAC)

Proposed Number of Buildings: 3 (Existing) **Total Square Footage of Development:** 4,113

F.A.R.: .054 **Square Footage/Acre:** 2,363

Parking Spaces Required: 15 **Parking Spaces Provided:** 11

Applicant is requesting the Community Retail Commercial (CRC) zoning category in order to open a pet daycare, grooming and boarding facility. The applicant plans to utilize the existing structures on the building. The house will be used as the office for the business and the large detached garage will be used as the grooming and boarding facility. The hours of operation will be from 6 a.m. until 7 p.m., Monday through Saturday. Applicant has submitted the attached stipulation letter for your review.

The proposed site plan will require the following contemporaneous variances:

1. Waive the number of required parking spaces from 15 to 11;
2. Waive the front setback from the required 50 to 26 feet; and
3. Waive the setbacks for the small detached garage closest to the house from the required 10 feet on the northern property line and from the required 30 feet to 1 foot on the western property line, as shown on the site plan.

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.

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet).

APPLICANT: Patricia F. McGinty

PETITION NO.: Z-49

PRESENT ZONING: R-20

PETITION FOR: CRC

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to CRC with stipulations for purposes of Pet Daycare, grooming and boarding facilities. The 1.74 acre site is located on the West side of Oakdale Road, north of Veterans Memorial Highway. (6180 Oakdale Road).

Comprehensive Plan

The parcel is within a Community Activity Center (CAC) future land use category with an R-20 zoning designation. The purpose of the CAC category is for areas that can meet the immediate needs of several neighborhoods or communities.

Master Plan/Corridor Study

Not Applicable

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.

Design Guidelines

Is the parcel in an area with Design Guidelines? Yes No

If yes, design guidelines area _____

Does the current site plan comply with the design requirements?

APPLICANT Patricia F. McGinty

PETITION NO. Z-049

PRESENT ZONING R-20

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 / E side of Oakdale Road

Additional Comments: Existing residential water customer

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: Approx 215' N in Oakdale Ridge SD

Estimated Waste Generation (in G.P.D.): **ADF** 160 **Peak=** 400

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

Drw 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: Per Dept. of Env. Health, existing system is inadequate for proposed use. Connection to sewer required.

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: Patricia R. McGinty

PETITION NO.: Z-49

PRESENT ZONING: R-20

PETITION FOR: CRC

STORMWATER MANAGEMENT COMMENTS

The applicant is not proposing any site improvements other than possible remodeling within the existing buildings. Since pets will be utilizing an outdoor fenced exercise yard daily pickup of pet waste from the yard will be required. Any future site improvements or redevelopment will be subject to current stormwater management requirements.

APPLICANT: Patricia F. McGinty

PETITION NO.: Z-49

PRESENT ZONING: R-20

PETITION FOR: CRC

COBB COUNTY DEPARTMENT OF TRANSPORTATION RECOMMENDATIONS

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
Oakdale Road	11,800	Arterial	40 mph	Cobb County	100'

Based on 2009 traffic counting data taken by Cobb County DOT (Oakdale Road)

COMMENTS AND OBSERVATIONS

Oakdale Road is classified as an arterial and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend applicant consider entering into a development agreement pursuant of 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 west side of Oakdale Road, a minimum of 50' from the roadway centerline.

Recommend removing proposed parking space closest to Oakdale Road. The driveway shall provide uninterrupted ingress/ egress to and from the site for a minimum distance of 25 feet measured from right-of-way line to the outer edge of the parking space.

Recommend driveway be upgraded to meet commercial driveway requirements.

Recommend the traffic flow within the site be verified.

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

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STAFF RECOMMENDATIONS

Z-49 PATRICIA F. MCGINTY

- 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 abutting property to the north is a landscape company and other properties in this quadrant of Oakdale Road and Veterans Memorial Highway are used for retail, office, and residential uses.
- 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 property to the north has been used as a landscape company and other properties in the area have commercial and industrial uses. The requested CRC zoning district does not permit outside runs for the boarding portion of the proposed business. The proposed use is also required by the Zoning Ordinance to have soundproofing materials installed in the buildings.
- 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 indicates this property is in the Community Activity Center (CAC) land use category. The CRC zoning category is compatible with the CAC land use category and the proposed use is permitted in CRC.
- 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 area is a mixture of uses and zonings, with some properties in the area being in Smyrna as well as unincorporated Cobb County.

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

- Site plan received by the Zoning Division on October 4, 2012, with the District Commissioner approving minor modifications;
- Must meet parking standards;
- Variances granted for setbacks depicting the buildings as shown on the above-referenced site plan, with any new development requiring compliance with Cobb County Development Standards;
- As required by the Zoning Ordinance for CRC, boarding kennels are to be indoor, no outside runs, approval of county health department required, must no create a nuisance as defined by state law, building to be soundproofed and internal air exchange system required (excluding air conditioning system);
- Water and Sewer comments and recommendations;
- Stormwater Management Division comments and recommendations;
- DOT comments and recommendations; and
- Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

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-49
Dec. 2012

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): Upscale Pet Daycare, Grooming and Boarding Facility
 - b) Proposed building architecture: To be submitted under separate cover.
 - c) Proposed hours/days of operation: 6:00 a.m.-7:00 p.m., Monday-Saturday
 - d) List all requested variances: Only those which may be shown on the site plan filed with the Application for Rezoning.
- _____
- _____

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

The subject property is located within the confines of a Community Activity Center (CAC) under Cobb County's Future Land Use Map which contemplates the uses proposed for the site.

.....
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).

**ZONING IMPACT STATEMENT FOR THE REZONING
APPLICATION OF PATRICIA F. MCGINTY**



COMES NOW, PATRICIA F. MCGINTY, and, pursuant to §134-121(a)(7) of the Cobb County Zoning Ordinance, files this Zoning Impact Statement, as follows:

- A. The zoning proposal will permit a use of the property which is suitable in the context of development and existing zonings along this section of the Oakdale Road Corridor.
- B. The zoning proposal will have no adverse effect or impact upon the existing uses or usability of adjacent or nearby properties and it is located within the confines of a Community Activity Center (CAC) in a mixture of commercial and residential uses under Cobb County's Future Land Use Map.
- C. The subject property to be affected by the zoning proposal has no reasonable economic use as currently zoned in that the fair market value of same falls below the range of values of similarly zoned and situated properties with equivalent utility. Additionally, the present owner of the subject property is suffering a significant economic detriment by virtue of the continuation of the present nonconforming classification of R-20.

- D. The zoning proposal will have no adverse impact upon the existing County infrastructure including, but not limited to, existing streets, transportation facilities, utilities or schools.
- E. The zoning proposal is located within an industrial area and is consistent with those uses and purposes contemplated under Cobb County's Comprehensive Land Use Plan and Future Land Use Map.
- F. There is no substantial relationship between the existing zoning classification of R-20 which limits the property in terms of its present utilization and the public health, safety and general welfare. Additionally, considered in the context of development along this section of the Oakdale Road Corridor, there are no established land use planning principles or political considerations which would vitiate the zoning proposal.

Respectfully submitted, this the 3rd day of October, 2012.

SAMS, LARKIN & HUFF, LLP



By: _____

GARVIS L. SAMS, JR.
Attorney for Applicant
Ga. Bar No. 623950

Z-49 (2012)
Stipulation Letter
and Rendering/
Elevation

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

JUSTIN H. MEEKS

SAMSLARKINHUFF.COM

November 19, 2012

**VIA HAND DELIVERY
& VIA E-MAIL (john.pederson@cobbcounty.org)**

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

Re: Application of Patricia F. McGinty to Rezone a 1.65 Acre Tract from
R-20 to CRC (No. Z-49)

COBB COUNTY GEORGIA
FILED IN OFFICE
2012 NOV 19 PM 12: 12
COBB COUNTY ZONING DIVISION

Dear John:

As you know, this firm has been engaged by and represents Patricia F. McGinty concerning the above-captioned Application for Rezoning. The Application is scheduled to be heard and considered by the Cobb County Planning Commission on December 4, 2012 and, thereafter, is scheduled to be heard and considered for final action by the Cobb County Board of Commissioners on December 18, 2012.

The property at issue consists of a 1.65 acre tract of land which is located on the west side of Oakdale Road, north of Veterans Memorial Highway (6180 Oakdale Road) which is located in an area on the Cobb County's Future Land Use Map and which is designated as a Community Activity Center ("CAC") which contemplates the type of uses proposed by Ms. McGinty.

During the pendency of this Application, we have had an opportunity to establish a dialogue with the County's Professional Staff. Additionally, we have similarly discussed the proposal with representatives of the Mableton Improvement Coalition ("MIC"). In that regard, Ms. McGinty is agreeable to the following stipulations becoming conditions and a part of the grant of the requested rezoning and binding upon the subject property thereafter:

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

**VIA HAND DELIVERY
& VIA E-MAIL (john.pederson@cobbcounty.org)**

Mr. John P. Pederson, AICP, Manager
Cobb County Community Development Agency
Zoning Division
November 19, 2012
Page 2

concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning.

2. The rezoning of the subject property shall be from R-20 to Community Retail Commercial ("CRC") in substantial conformity to that certain site plan prepared by R.F.M. Consulting, LLC which was filed concurrently with the Application for Rezoning..
3. The subject property shall be used for the purposes of pet daycare, grooming and boarding facilities by providing a high level of pet care and customer service focusing upon canine care and related needs of pet owners.
4. The hours of operation shall be from 6:00 a.m. to 7:00 p.m. Monday-Saturday.
5. In addition to offering dog daycare, in-home sitting and boarding & grooming, the facility will also offer other services such as training and a retail component¹ which will be phased in over a period of time subsequent to the rezoning and entitlement of the subject property.
6. Ultimately, there will be five (5) full-time dog care employees and two (2) groomers.
7. The architecture of the building shall be in substantial conformity to the architectural rendering/elevation being submitted contemporaneously herewith. The architectural style and composition as aforementioned shall be utilized with respect to the existing one-story frame building which is situated on the subject property's frontage and which shall be utilized for the facilities' offices. The two-story block building to the rear of the offices will be retro-fitted and rehabbed for purposes of the pet daycare, grooming and boarding facilities as described herein.
8. The outdoor dog exercise area will be covered with artificial turf which will enable the area to be cleaned with ease and which will act as a ground cover which works much better than grass, mulch or other materials which absorb and retain odors. With respect

¹ The applicant plans to create opportunities for trade liaisons with dog trainers, pet photographers, artists and local retailers which have Georgia-based pet products for sale ancillary to the primary business.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY
& VIA E-MAIL (john.pederson@cobbcounty.org)

Mr. John P. Pederson, AICP, Manager
Cobb County Community Development Agency
Zoning Division
November 19, 2012
Page 3

to any pet waste, it will be double bagged and disposed of in the trash which is the industry practice followed by veterinarians and other pet establishments.

9. Utilization of ground-based, monument style signage consistent with the proposed architectural style and composition of the building.
10. If any lighting (security or otherwise) is added to the property, it shall be low intensity, environmental type lighting, the illumination of which shall be confined within the perimeter of the subject property.
11. Subject to recommendations from the Cobb County Department of Transportation, including the following:
 - a. The voluntary donation and conveyance of an additional ten (10) feet of right-of-way along subject property's frontage on Oakdale Road.
 - b. Ensuring that sidewalk curb and gutter remain in place.
12. Subject to recommendations from the Cobb County Water System with respect to the accessibility and availability of water and sewer to the subject property.²
13. Subject to recommendations from the Stormwater Management Division with respect to detention, hydrology and downstream considerations. However, unless there are site changes which add to the existing impervious surface, the Applicant has been advised that no detention or water quality components will be required.
14. Subject to recommendations from the Cobb County Fire Department contained in the Zoning Analysis.
15. The District Commissioner shall have the authority to approve minor modifications to the site plan, the architecture, these stipulations/conditions and other aspects of the proposal during the Plan Review process and thereafter.

² The property is presently on a septic system and it is anticipated that the Cobb County Health Board will allow the Applicant to proceed utilizing the existing septic system.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

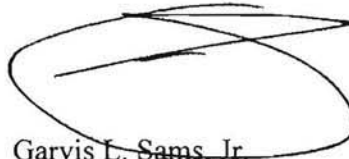
**VIA HAND DELIVERY
& VIA E-MAIL (john.pederson@cobbcounty.org)**

Mr. John P. Pederson, AICP, Manager
Cobb County Community Development Agency
Zoning Division
November 19, 2012
Page 4

Please do not hesitate to call should you or your staff require any additional information or documentation prior to the formulation of your final Zoning Analysis and staff recommendations. With kind regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP



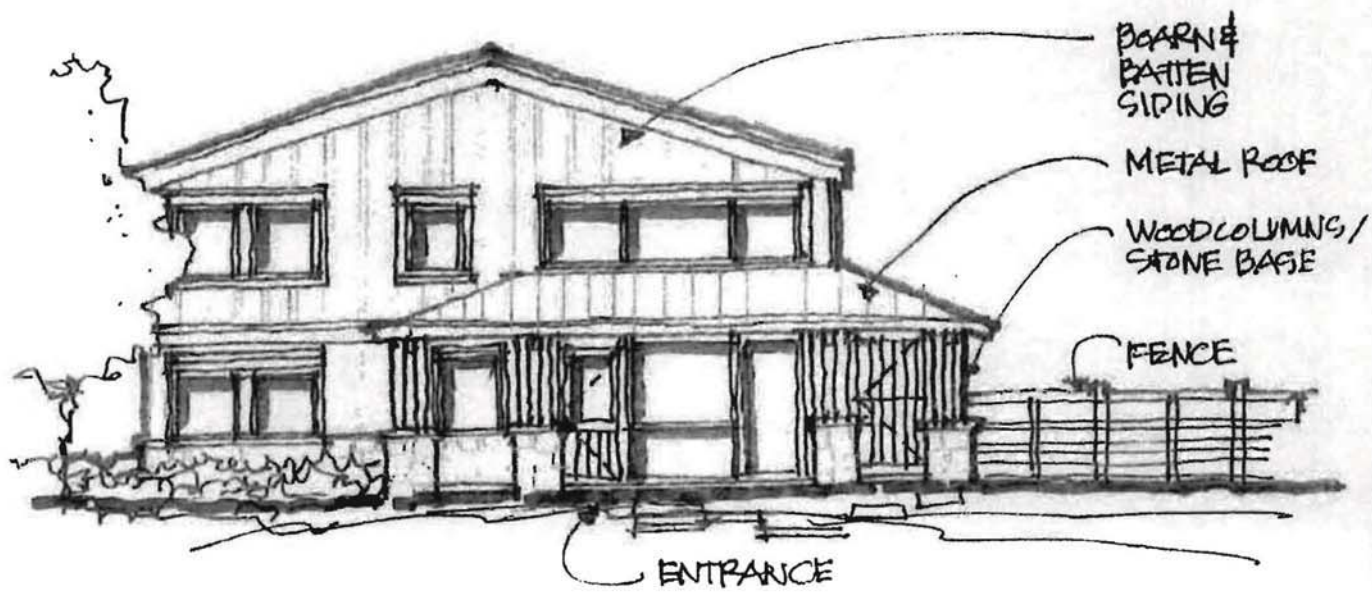
Garvis L. Sams, Jr.
gsams@samslarkinhuff.com

GLS,Jr./snw
Enclosure/Attachment

cc: Members, Cobb County Board of Commissioners (Via E-Mail w/ attachment)
Members, Cobb County Planning Commission (Via E-Mail w/ attachment)
Mr. Robert L. Hosack, Jr., AICP, Director (Via E-Mail w/ attachment)
Mr. Jason A. Campbell, Planner III (Via E-Mail w/ attachment)
Mr. David Breaden, P.E. (Via E-Mail w/ attachment)
Ms. Jane Stricklin, P.E. (Via E-Mail w/ attachment)
Ms. Karen L. King, Assistant County Clerk (Via E-Mail w/ attachment)
Ms. Lori Presnell, Deputy County Clerk (Via E-Mail w/ attachment)
Ms. Robin Meyer, Mableton Improvement Coalition (Via E-Mail w/ attachment)
Ms. Patricia F. McGinty (Via E-Mail w/ attachment)

Z-49 (2012)
Stipulation Letter
and Rendering/
Elevation

COBB COUNTY GEORGIA
FILED IN OFFICE
2012 NOV 19 PM 12: 12
COBB COUNTY ZONING DIVISION



FRONT ELEVATION STUDY

OAKDALE DOG SPA
EARTHSTATION: ARCHITECTURE