

SLUP-2  
(2014)



BLAKE ENGINEERING & LAND SURVEYING  
P.O. BOX 1547 SUMNER, GEORGIA 30081-1547  
TELEPHONE (678) 293-5505 FAX (678) 293-5655

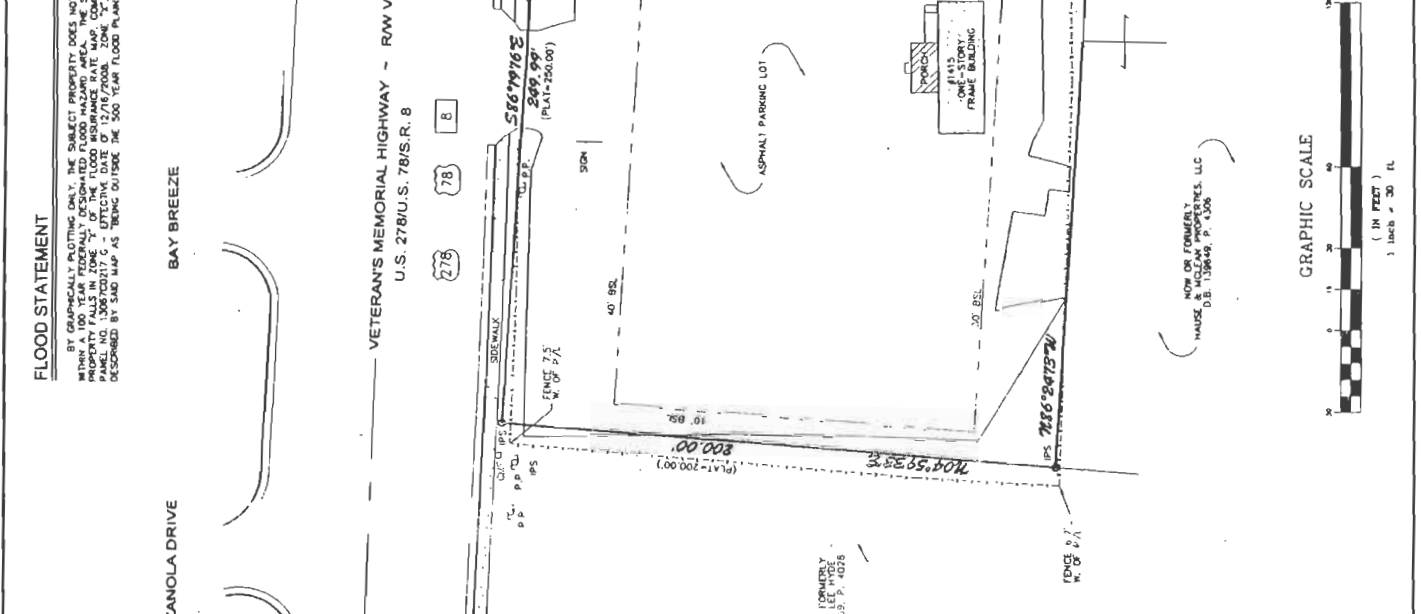
LOT	18th DISTRICT
SUBDIVISION	2nd SECTION
DRAWN	10/02/12
DATE	10/02/12
PER COUNTY COMMENTS	
REVISION	
BLOCK	
ALL MATTERS PERTAINING TO MILE ARE SUBJECT TO	
PAGE	1264
PLAT BOOK	
DEED BOOK	14912

12-354

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR  
CAROL B. WILSON  
10/02/12  
1" = 30'

12-354  
Brendan R. Blake, P.L.S.  
GEORGIA LAND SURVEYOR #2375

IN ANY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE FIELD DATA UPON WHICH THIS PLAT IS BASED. THE SURVEYOR HAS BEEN ADVISED BY THE PARTY OR PARTIES WHOSE INTERESTS ARE AFFECTED BY THIS PLAT THAT ALL MATTERS PERTAINING TO MILE ARE SUBJECT TO



WILD CHERRY DRIVE  
BAY BREEZE  
ZANOLOLA DRIVE

VETERAN'S MEMORIAL HIGHWAY - R/W VARIES  
U.S. 278/U.S. 78/S.R. 8

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100-YEAR FLOOD HAZARD AREA. THE SUBJECT PROPERTY IS LOCATED WITHIN THE 500-YEAR FLOOD HAZARD AREA DESCRIBED BY SAND MAP AS BEING OUTSIDE THE 500-YEAR FLOOD PLAIN.

AREA  
51,716 sq. ft.  
1.19 ACRES

DATE OF FIELD SURVEY: 10/02/12  
DATE OF PLAT PREPARATION: 10/12/12

GENERAL NOTES:  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION IN EXCESS OF 1 FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.  
EQUIPMENT USED WAS A NIKON DTN 430 TOTAL STATION AND A 100 STEEL TAPE.  
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. NO WARRANTIES, EITHER EXPRESS OR IMPLIED, ARE EXTENDED TO ANY OTHER PARTY.  
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LEGEND  
P.T. IRON PIN FOUND  
C.M.P. CONCRETE MONUMENT FOUND  
C.O. OVERHEAD UTILITY LINES  
C. OPEN TOP PIN  
S.B. SURVEYING BAR  
C. CENTERLINE  
E.W. EASEMENT  
E. RIGHT-OF-WAY  
L. LINE  
F. FENCE  
A. ADJACENT  
C.O. COMPARATED METAL PIPE  
R.O.P. REINFORCED CONCRETE PIPE  
S.S.E. SANITARY SEWER EASEMENT  
S.S. SEWER  
G.V. GAS VALVE  
W.V. WATER VALVE  
L.M. LIGHT METER  
L.P. LIGHT POLE  
P.O.C. POINT OF COMMENCEMENT  
F.C. FENCE CORNER  
M. MEASURED  
I.P.S. IRON PIN SET (1/2" REBAR)

COBB COUNTY ZONING DIVISION  
FILED IN OFFICE  
2013 DEC -6 AM 11:43

CURRENT ZONING  
SUBJECT PROPERTY CURRENTLY ZONED "OC"  
ZONING DEPARTMENT - COBB COUNTY ONLINE ZONING MAP  
BUILDING SETBACKS:  
FRONT: 40 FEET  
SIDE: 10 FEET  
REAR: 30 FEET

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GRAPHIC SCALE  
1 inch = 30 feet

HOUSE, NOW OR FORMERLY OWNED BY J. J. JONES, LLC  
D.B. 133449, P. 1300

NOW OR FORMERLY OWNED BY J. J. JONES, LLC  
D.B. 133449, P. 1300

POINT OF BEGINNING  
153.1' ALONG R/W TO  
PER COUNTY TAX MAP

NOW OR FORMERLY OWNED BY J. J. JONES, LLC  
D.B. 133449, P. 1300

GRAPHIC SCALE  
1 inch = 30 feet

DATE OF FIELD SURVEY: 10/02/12  
DATE OF PLAT PREPARATION: 10/12/12

**APPLICANT:** American Auto Sales, LLC  
(770) 214-5955

**REPRESENTATIVE:** Brian Proffitt  
(404) 452-9706

**TITLEHOLDER:** Hector Recinos

**PROPERTY LOCATION:** South side of Veterans Memorial Highway, west of Powell Drive (1415 Veterans Memorial Highway).

**ACCESS TO PROPERTY:** Veterans Memorial Highway

**PHYSICAL CHARACTERISTICS TO SITE:** Developed commercial building with detached accessory building (Property has been used for used auto sales for a number of years)

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** GC/Restaurant
- SOUTH:** GC/Automotive and Commercial Uses
- EAST:** GC/Bakery
- WEST:** GC/Used Auto Sales and Repair

**PETITION NO:** SLUP-2

**HEARING DATE (PC):** 02-04-14

**HEARING DATE (BOC):** 02-18-14

**PRESENT ZONING:** GC

**PROPOSED ZONING:** Special Land Use Permit

**PROPOSED USE:** Used Car Sales

**SIZE OF TRACT:** 1.19 acres

**DISTRICT:** 18

**LAND LOT(S):** 34

**PARCEL(S):** 5

**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** \_\_\_\_\_

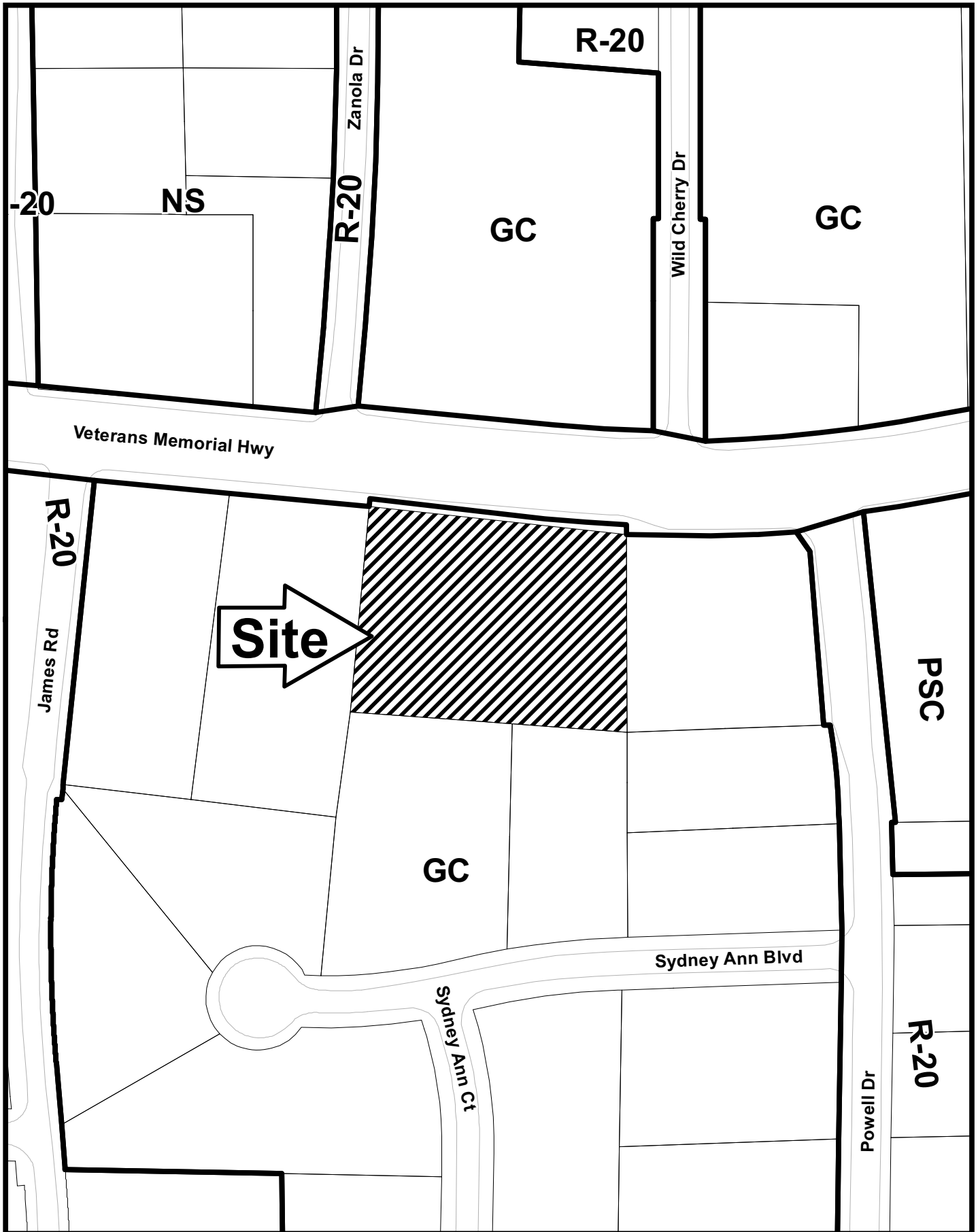
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

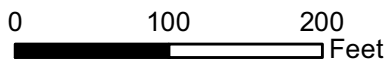
**STIPULATIONS:**



# SLUP-2



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



-  City Boundary
-  Zoning Boundary

APPLICANT: American Auto Sales, LLC

PETITION NO.: SLUP-2

PRESENT ZONING: GC

PETITION FOR: SLUP

\*\*\*\*\*

**ZONING COMMENTS:**

**Staff Member Responsible:** Jason A. Campbell

Applicant is requesting a Special Land Use Permit for the purpose of operating a used car dealership. The property is developed as, and has been used as a used auto dealership in the past. The applicant will be the new business owner for the proposed used auto dealership.

**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:**

No comments.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

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

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

\*\*\*\*\*

**FIRE COMMENTS:**

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

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## STAFF RECOMMENDATIONS

### SLUP-2      AMERICAN AUTO SALES, LLC

The subject property has been used in the past as a used auto dealership. The property is located in the correct zoning category (GC) for the use of a used automobile dealership. The applicant will be the new business operating at this location. The site plan indicates a large paved parking lot along with two buildings.

Based on the zoning category, land use category of CAC, and the previous use of the property as it is developed, Staff recommends APPROVAL subject to the following:

- Site plan received by the Zoning Division on December 6, 2013, with the District Commissioner approving minor modifications;
- No parking in the right-of-way;
- No outside repair work;
- No junk cars;
- No outdoor storage of accessory merchandise;
- Fire Department comments and recommendations;
- Stormwater Management Division comments and recommendations; and
- Department of Transportation 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.**