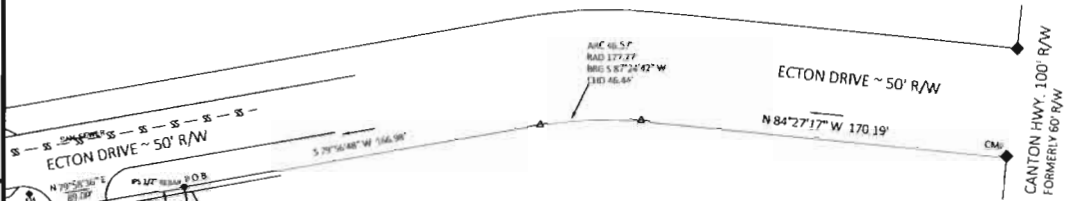


Z-20
(2017)

POINT OF BEGINNING
SCALE: 1" = 40'



As required by subsection (c) of O.C.G.A. Section 15-6-67, the Registered Land Surveyor hereby certifies that this map, plat, or plan has been approved for filing in writing by any and all applicable municipal, county, or municipal-county planning commissions or municipal or county governing authorities or that such governmental bodies have affirmed in writing that approval is not required.

The following governmental bodies have approved this map, plat, or plan for filing: Planning and Land Use reviews plans for compliance with county requirements and minimum technical standards for land surveying in Georgia. Planning and Land Use is not responsible for matters of title or property line discrepancies. This survey plat meets minimum zoning requirements and is approved for recording.

Reviewer: _____ Date: _____

The following governmental bodies have affirmed that approval is not required:

Reviewer: _____ Date: _____

Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser as to intended use of any parcel.

The Registered Land Surveyor further certifies that this map, plat, or plan complies with the minimum standards and specifications of the State Board of Registration for Professional Engineers and Land Surveyors and the Georgia Superior Court Clerks' Cooperative Authority.

David W. Shirley Registered Land Surveyor #0670 Date: _____



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THIS PLAT, HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS AND THE COBB COUNTY ZONING ORDINANCE, IS APPROVED FOR RECORDING.

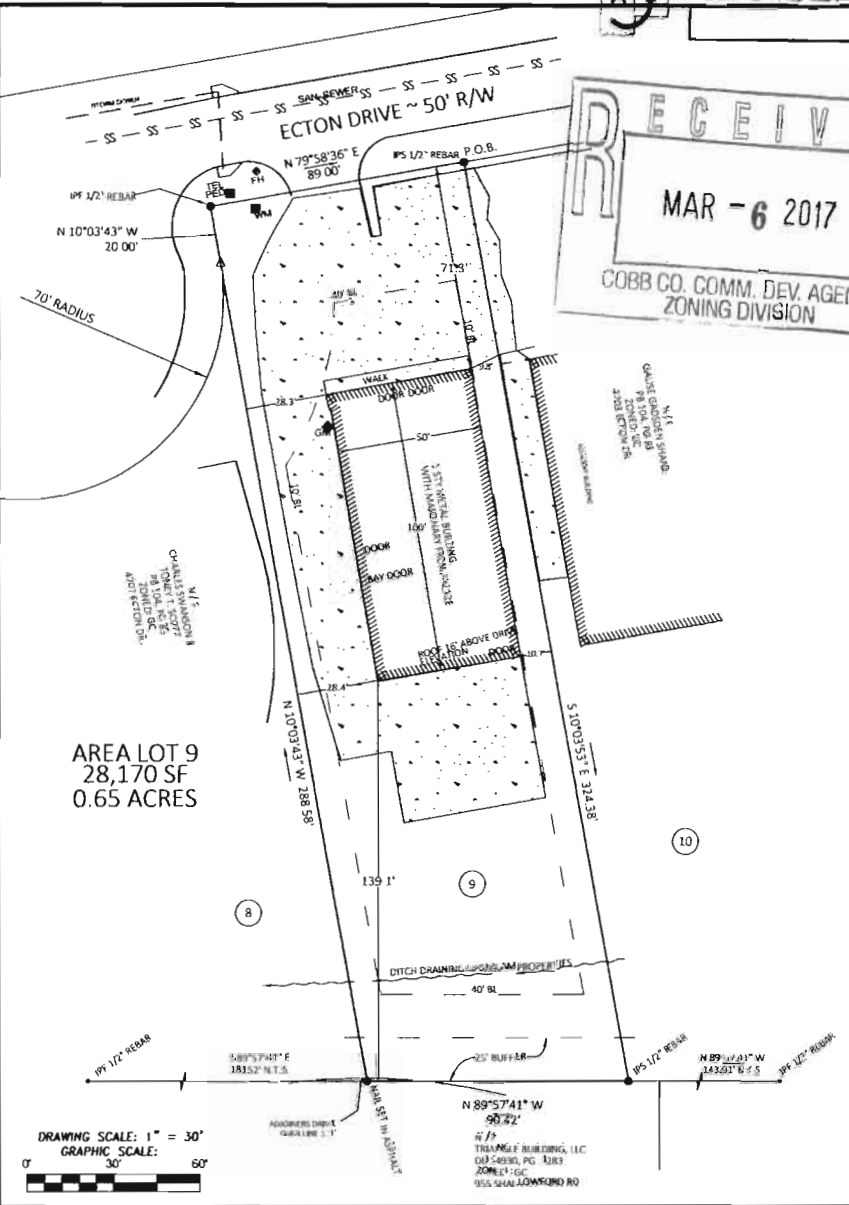
COBB COUNTY WATER SYSTEM	DATE
ZONING DIVISION	DATE
DEVELOPMENT & INSPECTIONS DIVISION	DATE

- SURVEY NOTES:**
- 1) THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED UPON A CLOSURE 1 IN 83.735 AND 5.03" PER ANGLE POINT AND WAS NOT ADJUSTED.
 - 2) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 212,280 FEET.
 - 3) THE EQUIPMENT USED FOR FIELD MEASUREMENTS IS LEICA TS02 TOTAL STATION.
 - 4) THE REFERENCE GRADE FOR THIS PLAT IS MAGNETIC.
 - 5) UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED; THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
 - 6) IRON PINS FOUND ARE 1/2" DIAMETER REBAR UNLESS OTHERWISE NOTED. ALL PROPERTY CORNERS SHOWN WITH IRON PINS (IRON PIN SET) ARE 1/2" REBARS WITH PLASTIC CAP MARKED WITH GA. RLS. #0670.
 - 7) THE PROPERTY CONTAINED IN THIS MAP IS ZONED GC.
 - 8) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH, AND IS SUBJECT TO ANY AND ALL DISCREPANCIES PRODUCED BY SAME INCLUDING EASEMENTS WHETHER SHOWN ON THIS PLAT.
 - 9) REFERENCE PLAT BY SURVEY RECORDED IN PLAT BOOK 104, PAGE 115.
 - 10) FIELDWORK ON 02/28/2017, BY DWS, DRAWN BY JS, CHECKED: DWS, FIELDWORK DATE:
 - 11) DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.
 - 12) ADDRESS: 4705 ECTON DRIVE, BRUNNEN, GA, 30066

PREPARED BY:
D & S LAND SURVEYING, INC.
DAVID W. SHIRLEY, R.L.S.
160 NORTH ST.
CANTON, GA 30114
770-720-4443
LSF#000756

JOB NUMBER: 07-081

- LEGEND**
- PROPERTY CORNER WITHOUT MONUMENT
 - MONUMENTED PROPERTY CORNER
 - TP OPEN TOP PIPE
 - CTP CRIMPED TOP PIPE
 - R/W RIGHT OF WAY
 - DB DEED BOOK
 - PB PLAT BOOK
 - PG PAGE
 - N/F PRESENT OR FORMER OWNER
 - N.T.S. NOT TO SCALE
 - IPSF IRON PIN SET FUTURE
 - IPF IRON PIN FOUND
 - LL LAND LOT
 - S/D SUBDIVISION
 - P.O.B. POINT OF BEGINNING
 - POWER POLE
 - OVERHEAD POWER LINE
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - FENCE
 - BL BUILDING LINE
 - WM WATER METER
 - TEL TELEPHONE BOX
 - FH FIRE HYDRANT
 - GM GAS METER
 - CMF CONCRETE MONUMENT FND



Owner's Acknowledgment

I hereby certify that I am the owner of the land shown on this plat (or a duly authorized agent thereof) whose name is subscribed hereto. I acknowledge that this plat was made from an actual survey. I understand that the approval of this plat by Cobb County is only for the subdivision or combination of the property, and is not meant to serve as approval of any non-conforming conditions that currently exist on the property or will be created by the subdivision or combination of this property.

And further, I warrant that I own fee simple title to the property shown hereon and agree that Cobb County shall not be liable to me, my heirs, successors, or assigns for any claims or damages resulting from the recording of said plat, and any other matter whatsoever. I further warrant that I have the right to sell and convey the land according to this plat and do hereby bind myself and myself subsequent in title to defend by virtue of these presents.

Signature: _____
Printed Name: _____ Date: _____

SURVEYOR'S ACKNOWLEDGMENT

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY SUBDIVISION REGULATIONS.

David W. Shirley - Ga. R.L.S. # 0670

REFERENCE: PB. 104, PG 85

BOUNDARY SURVEY FOR:

ROBINSON PROPERTY MANAGEMENT, LLC.

LOT 9, ECTON CENTER SUBDIVISION
LAND LOT: 85, 16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

DATE OF FIELDWORK: 02/28/2017 MAP DATE: 03/06/2017

APPLICANT: Teaching Little Children, Inc.

PHONE#: 770-590-4234 **EMAIL:** tlcdanceatlanta@me.com

REPRESENTATIVE: James Balli

PHONE#: 770-422-7016 **EMAIL:** jballi@slhb-law.com

TITLEHOLDER: Robinson Property Management, LLC

PROPERTY LOCATION: South side of Ecton Drive, west of Canton Road

(7505 Ecton Drive)

ACCESS TO PROPERTY: Ecton Drive

PHYSICAL CHARACTERISTICS TO SITE: One-story metal building with masonry front facade

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: GC/Gutter and Roofing Company

SOUTH: GC/Office; Beauty Supply Company

EAST: GC/Heating Contractor

WEST: GC/Sports Screen Printing

PETITION NO: Z-20

HEARING DATE (PC): 05-02-17

HEARING DATE (BOC): 05-16-17

PRESENT ZONING: GC

PROPOSED ZONING: NRC

PROPOSED USE: Neighborhood Retail Uses

SIZE OF TRACT: 0.65 acres

DISTRICT: 16

LAND LOT(S): 85

PARCEL(S): 28

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

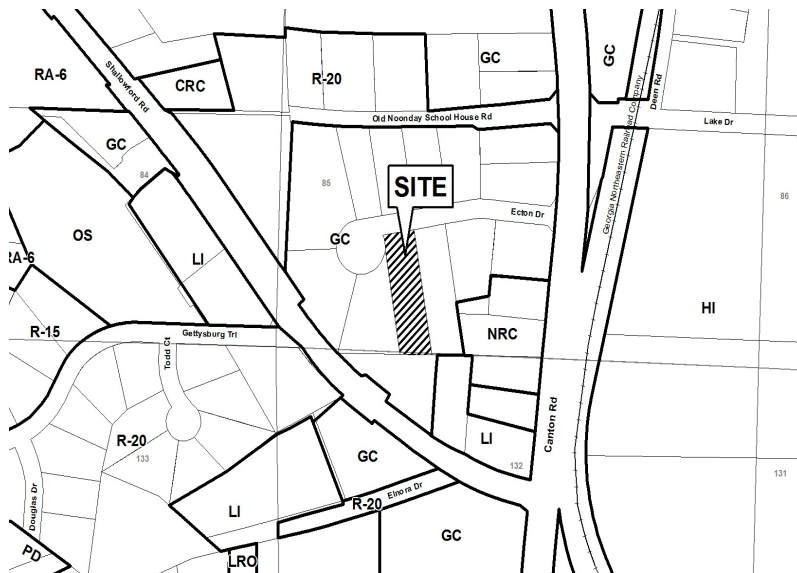
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

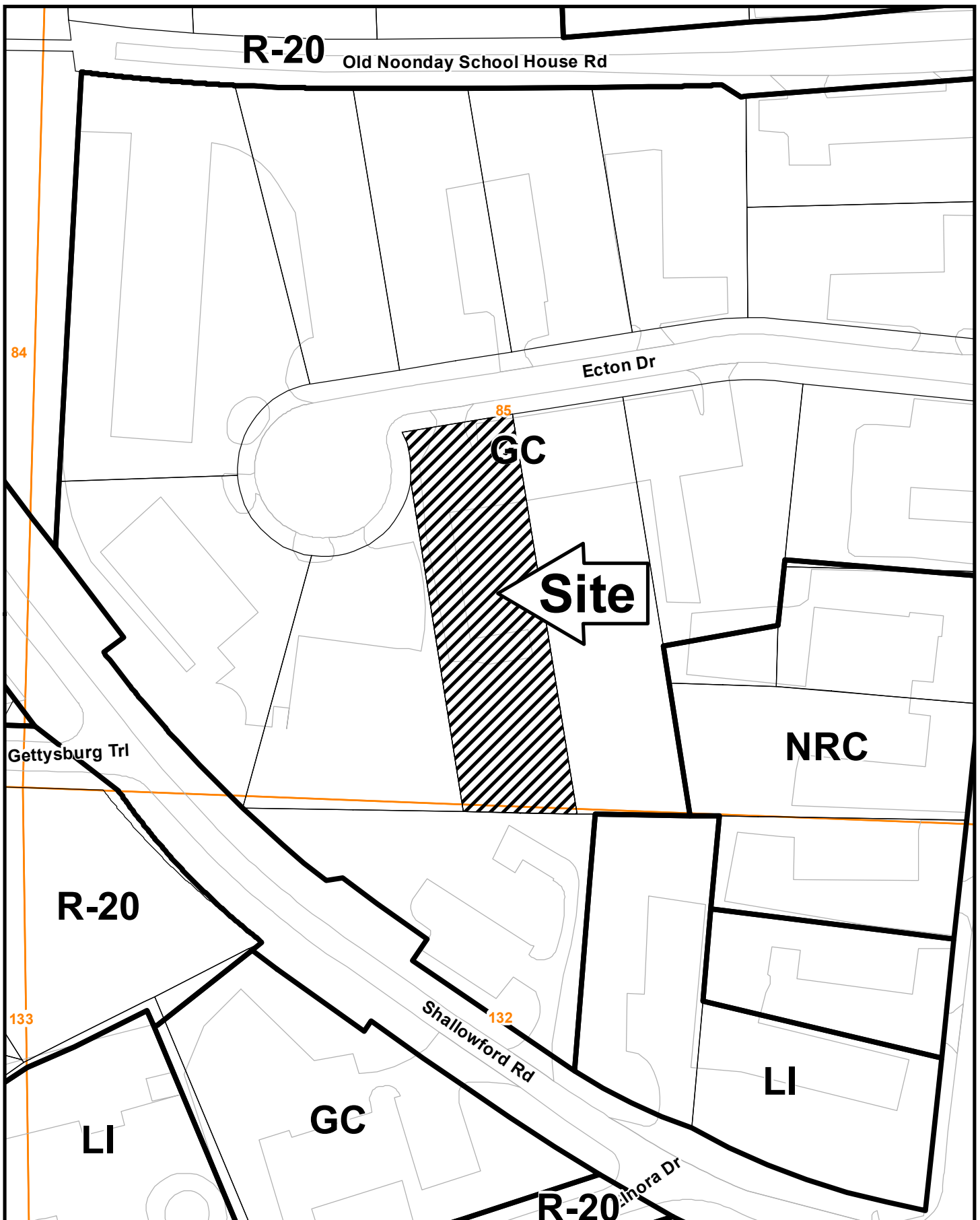
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

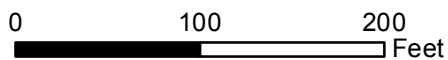
STIPULATIONS:





Z-20-2017-GIS



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Teaching Little Children, Inc.

PETITION NO.: Z-20

PRESENT ZONING: GC

PETITION FOR: NRC

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Neighborhood Activity Center (NAC)

Proposed Number of Buildings: 1(Existing) **Total Square Footage of Development:** 5,000

F.A.R.: 0.177 **Square Footage/Acre:** 7,692

Parking Spaces Required: 25 **Parking Spaces Provided:** 20 (per Parking Plan)

Applicant is requesting the Neighborhood Retail Commercial (NRC) zoning district for the purpose of neighborhood retail uses. The immediate request is for a dance studio. The hours of operation will be Monday through Friday from 9 a.m. until 8:30 p.m.; 9 a.m. until 6 p.m. on Saturday; and closed on Sunday. There will be two employees and five part-time employees.

The change from GC to NRC will require a contemporaneous variance to waive the side setbacks from 15 feet to 10 feet (existing) and the rear setback from 40 feet to 30 feet. In addition there will also need to be a variance to waive the required number of parking spaces from 25 to 20.

Cemetery Preservation: No comment.

APPLICANT: Teaching Little Children, Inc.

PETITION NO.: Z-20

PRESENT ZONING: GC

PETITION FOR: NRC

SCHOOL COMMENTS:

Name of School	Enrollment	Capacity Status	Number of Portable Classrooms
Elementary			
Middle			
High			

- School attendance zones are subject to revision at any time.

Additional Comments: Approval of this petition will not have an impact on the enrollment at Cobb County schools.

APPLICANT: Teaching Little Children

PETITION NO.: Z-20

FIRE COMMENTS:

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

APPLICANT: Teaching Little Children, Inc.

PETITION NO.: Z-20

PRESENT ZONING: GC

PETITION FOR: NRC

PLANNING COMMENTS:

The applicant is requesting a rezoning from GC to NRC for the purpose of neighborhood retail uses. The 0.65 acre site is located on the south side of Ecton Drive, west of Canton Road.

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary? Yes No
If yes, has the city of _____ been notified? Yes No / N/A

Comprehensive Plan

The parcel is within a Neighborhood Activity Center (NAC) future land use category, with GC zoning designation. The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

North: Neighborhood Activity Center (NAC)
East: Neighborhood Activity Center (NAC)
South: Neighborhood Activity Center (NAC)
West: Neighborhood Activity Center (NAC)

Master Plan/Corridor Study

The property is located within the boundary of the Canton Road Corridor Study

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?

Incentive Zones

Is the property within an Opportunity Zone? Yes No
The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone? Yes No

The _____ Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

APPLICANT: Teaching Little Children, Inc.

PETITION NO.: Z-20

PRESENT ZONING: GC

PETITION FOR: NRC

PLANNING COMMENTS:

CONT.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? Yes No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

Is the property within the:

- Dobbins Airfield Safety Zone?
- CZ (Clear Zone)
- APZ I (Accident Potential Zone I)
- APZ II (Accident Potential Zone II)
- Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT Teaching Little Children, Inc.

PETITION NO. Z-020

PRESENT ZONING GC

PETITION FOR NRC

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): 8" DI / S side of Ecton Drive

Additional Comments: Existing 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: On site

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

Treatment Plant: Noontday

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

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

Dry 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 Existing sewer customer
Comments:

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: Teaching Little Children, Inc.

PETITION NO.: Z-20

PRESENT ZONING: GC

PETITION FOR: NRC

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Noonday Creek FLOOD HAZARD INFO: Zone X

- 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:

- 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 CONDITIONS

- 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 easements 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 receiving stream.

APPLICANT: Teaching Little Children, Inc.

PETITION NO.: Z-20

PRESENT ZONING: GC

PETITION FOR: NRC

STORMWATER MANAGEMENT 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.

ADDITIONAL COMMENTS

1. No significant site improvements are proposed.
2. Stormwater management must be provided upon redevelopment or substantial improvement.

APPLICANT: Teaching Little Children, Inc.

PETITION NO.: Z-20

PRESENT ZONING: GC

PETITION FOR: NRC

TRANSPORTATION COMMENTS:

ROADWAY	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Ecton Drive	Local	25 mph	Cobb County	50'
Canton Road	Arterial	45 mph	Cobb County	100'

ROADWAY	LOCATION	AVERAGE DAILY TRIPS	LEVEL OF SERVICE
Ecton Drive	N/A	N/A	N/A
Canton Road	South of Lake Drive	29,800	D

*Based on 2016 traffic counting data taken by Cobb County DOT for Canton Road.
 Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for local roads from this data source.
 LOS C or D is acceptable based on GDOT Design Policy Manual criteria.*

COMMENTS AND OBSERVATIONS

Ecton Drive is classified as a local and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

RECOMMENDATIONS

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

Recommend an internal traffic circulation plan.

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STAFF RECOMMENDATIONS

Z-20 TEACHING LITTLE CHILDREN, INC.

- 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. Other properties in the area include special contractors, supply companies and retail.
- 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. Other properties in the area are zoned NRC, GC, LI, HI and R-20. The subject parcel is part of a commercial subdivision that includes retail, distribution, assembly and office 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 as being within the Neighborhood Activity Center (NAC) land use category. The proposed NRC zoning district and the proposed use are compatible with the NAC land use category.
- 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 property's current GC is grandfathered and cannot be expanded in use or redeveloped. The existing building will be utilized for neighborhood retail uses (a dance studio at this time).

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

1. Revised site plan received by the Zoning Division on March 6, 2017 and the attached traffic circulation and parking plan received April 5, 2017, with the District Commissioner approving minor modifications;
2. Variances in the Zoning Comments section;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations; and
6. 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.



Application No. Z-20
May 2017

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) List all requested variances: _____

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

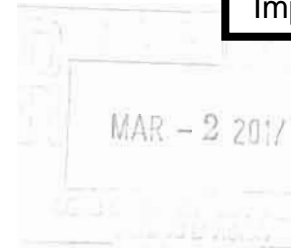
- a) Proposed use(s): Neighborhood Retail Uses
- b) Proposed building architecture: Existing 5,000 square foot block and metal building
- c) Proposed hours/days of operation: Monday Through Friday 9am - 9 pm
- d) List all requested variances: N/A

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

Site is part of existing Ecton Center Commercial Subdivision

.....
**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).**

**Impact Analysis
Teaching Little Children Inc.**

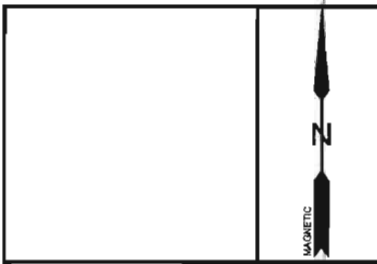


1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** Applicant contends that proposal will permit a suitable use in view of adjacent properties being part of the Ecton Center Commercial Subdivision established in 1985 for retail, distribution, assembly and office uses similar to such proposed by the applicant.
2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property?** Given that the adjacent and nearby properties are being used for retail, distribution, assembly and office uses that are larger and more intense than the use being proposed by the applicant, no adverse effect is anticipated.
3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned?** Applicant contends that existing zoning of GC with an underlying future land use recommendation for Neighborhood Activity Center does not provide for a reasonable economic use in light of current county zoning and land use policy and in light of the use and development (non-residential) of adjacent and nearby properties.
4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?** Applicant contends that proposed use of neighborhood retail uses will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools; particularly because the Ecton Center Commercial Subdivision has existed since 1985 and has had no burdensome impact. The use proposed by the applicant will more than likely have a less burdensome impact upon the infrastructure than other existing adjacent and nearby uses within the commercial subdivision and along Canton Road.
5. **Whether the zoning proposal is in conformity with the policy and intent of the land use plan?** Applicant contends that the proposed neighborhood retail uses are consistent with the Cobb County Future Land Use Map recommendation of Neighborhood Activity Center.
6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?** Applicant contends that the existing condition of the Ecton Center Commercial Subdivision, established since 1985, give supporting grounds for approving the zoning proposal. Applicant further contends that proposal to establish neighborhood retail uses is consistent with Future Land Use Map recommendation of Neighborhood Activity which also give supporting grounds for approval of the zoning proposal.

Z-20 (2017)
Traffic Circulation
and Parking
Exhibit

POINT OF BEGINNING DETAIL:
 SCALE: 1" = 40'

Circulation and Parking Exhibit
4705 Ecton Drive



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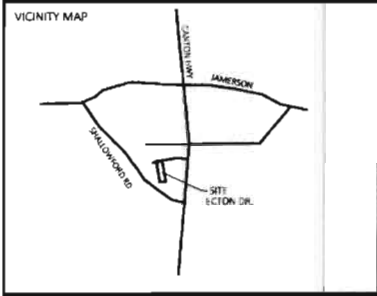
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David W. Shirley Registered Land Surveyor #26972 Date: _____



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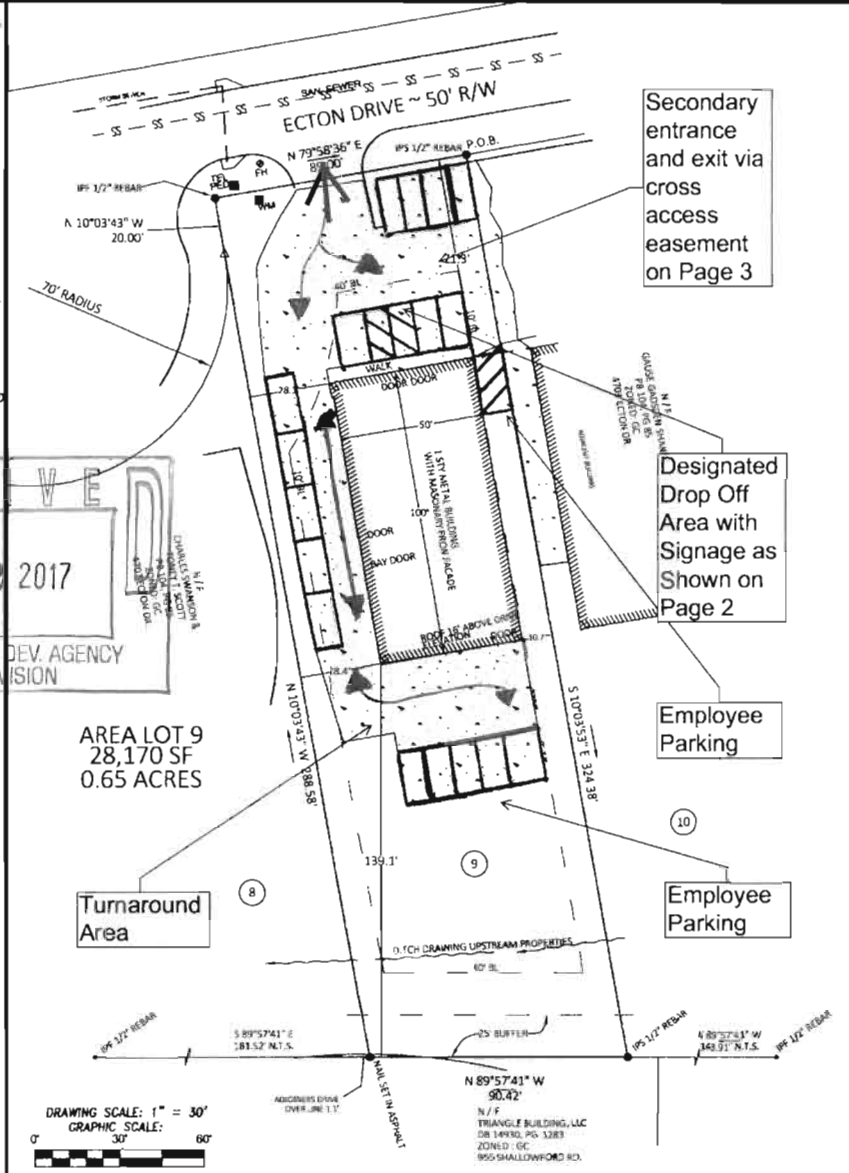
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- SURVEY NOTES:**
- 1) THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED UPON A CLOSURE 1 IN 63,735 AND 5.03" PER ANGLE POINT AND WAS NOT ADJUSTED.
 - 2) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 213,370 FEET.
 - 3) THE EQUIPMENT USED FOR FIELD MEASUREMENTS IS LEICA TS02 TOTAL STATION.
 - 4) THE BEARING BASIS FOR THIS PLAT IS MAGNETIC.
 - 5) UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED; THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
 - 6) IRON PINS FOUND ARE 1/2" DIAMETER REBAR UNLESS OTHERWISE NOTED. ALL PROPERTY CORNERS SHOWN WITH IPS (IRON PIN SET) ARE 1/2" REBARS WITH PLASTIC CAP MARKED WITH G.A. R.L.S. 10276.
 - 7) THE PROPERTY CONTAINED IN THIS MAP IS ZONED GC.
 - 8) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH, AND IS SUBJECT TO ANY AND ALL DISCLOSURES PRODUCED BY SAME INCLUDING EASEMENTS WHETHER SHOWN ON THIS PLAT.
 - 9) REFERENCE: PLAT OF SURVEY RECORDED IN PLAT BOOK 104, PAGE 85.
 - 10) FIELDWORK ON 02/28/2017, BY: DWS, DRAWN BY: JS CHECKED DWS FIELDWORK DATE: _____
 - 11) DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.
 - 12) ADDRESS: 4705 ECTON DRIVE, MARBETTA, GA 30086

- LEGEND**
- PROPERTY CORNER WITHOUT MONUMENT
 - MONUMENTED PROPERTY CORNER
 - OPEN TOP PIPE
 - CRIMPED TOP PIPE
 - R/W RIGHT OF WAY
 - DB DEED BOOK
 - PB PLAT BOOK
 - PG PAGE
 - N/F PRESENT OR FORMER OWNER
 - NOT TO SCALE
 - IPSF IRON PIN SET FUTURE
 - IPF IRON PIN FOUND
 - LL LAND LOT
 - S/D SUBDIVISION
 - P.O.B. POINT OF BEGINNING
 - POWER POLE
 - OVERHEAD POWER LINE
 - DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - X- FENCE
 - BL BUILDING LINE
 - WM WATER METER
 - T/ELP/ED TELEPHONE BOX
 - FH FIRE HYDRANT
 - GM GAS METER
 - CMF CONCRETE MONUMENT FND



Owner's Acknowledgment

I hereby certify that I am the owner of the land shown on this plat (or a duly authorized agent thereof) whose name is subscribed hereto. I acknowledge that this plat was made from an actual survey. I understand that the approval of this plat by Cobb County is only for the subdivision or combination of this property, and is not meant to serve as approval of any non-conforming conditions that currently exist on this property or will be created by the subdivision or combination of this property.

And further, I warrant that I own fee simple title to the property shown hereon and agree that Cobb County shall not be liable to me, my heirs, successors, or assigns for any claims or damages resulting from the recording of said plat, and any other matter whatsoever. I further warrant that I have the right to sell and convey the land according to this plat and do hereby bind owners and myself subsequent in title to defend by virtue of these presents.

Signature: _____
 Printed Name: _____ Date: _____

SURVEYOR'S ACKNOWLEDGMENT

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON IN ACCORDANCE TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY SUBDIVISION REGULATIONS.

David W. Shirley - Ga. R.L.S. # 26972

REFERENCE: PB. 104, PG 85

BOUNDARY SURVEY FOR:

ROBINSON PROPERTY MANAGEMENT, LLC.

LOT 9, ECTON CENTER SUBDIVISION
 LAND LOT: 85, 16th DISTRICT, 2nd SECTION
 COBB COUNTY, GEORGIA
 DATE OF FIELDWORK: 02/28/2017 MAP DATE: 03/06/2017

PREPARED BY:
D & S LAND SURVEYING, INC.
 DAVID W. SHIRLEY, R.L.S.
 160 NORTH ST.
 CANTON, GA 30114
 770-720-4443
 LSF#000756

JOB NUMBER: 07-081

FLOOD NOTE:

THIS PARCEL OF LAND DOES NOT LIE IN AN AREA WITH SPECIAL FLOOD HAZARDS ACCORDING TO COBB COUNTY F.L.R.M. MAP# 1306/100294 G. DATED 12-16-2008.

APR 12 2017
COUNTY COMM. DEV. AGENCY
PLANNING DIVISION



**PICK UP/
DROP OFF
ONLY**
10 Minute
Limit



Z-20 (2017)
Traffic Circulation
and Parking
Exhibit

4705 Ecton Drive
Secondary Entrance and Exit
Cross Access Easement

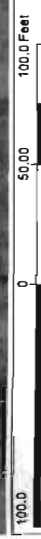


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THIS MAP IS NOT TO BE USED

RECEIVED
APR 12 2017
CO. COMM. DEV. AGENCY
ZONING DIVISION



1: 600



WGS 1984 Web_Mercator_Auxiliary_Sphere
© Cobb County Georgia

Legend

- County Boundary
- Cities
 - Alworth
 - Acworth
 - Kennesaw
 - Marietta
 - Power Springs
 - Smyrna
- Administrative Facilities
 - Libraries
 - Police Stations
 - Fire Stations
 - County Parks
 - Federal Parks
 - House Number/Labels
- Parcels
- Cobb Roads
 - Interstates
 - Arterials
 - Major Collectors
 - Minor Collectors
 - Local
 - Loop-Phials
 - Ramps
- Railroads
 - ORTHO
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Map Notes:

SAMS, LARKIN, HUFF & BALLI, LLP

ATTORNEYS AT LAW

376 POWDER SPRINGS STREET

SUITE 100

MARIETTA, GA 30064-3448

JAMES A. W. BALLI

(Admitted in GA and AL)

JBALLI@SLHB-LAW.COM

TELEPHONE

(770) 422-7016

FACSIMILE

(770) 426-6583

WWW.SLHB-LAW.COM

April 26, 2017

VIA EMAIL: John.Pederson@cobbcounty.org
AND HAND DELIVERY

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 Teaching Little Children Inc. to rezone .65 Acres of property at 4705 Ecton Drive in Unincorporated Cobb County from GC to NRC for Neighborhood Retail Uses including a Dance Studio (Z-20 of 2017).

Dear John:

I have just been retained as the new representative for the Applicant and will be replacing BH3, LLC. Accordingly, please copy me on any correspondence involving Z-20. That said, I have been authorized to submit this letter of agreeable stipulations/conditions on behalf of Teaching Little Children Inc. which will become conditions and a part of the grant of the requested rezoning:

1. Hours of operation will be limited to Monday through Saturday, 9:30 a.m. to 8:30 p.m.
2. Applicant agrees to prohibiting the following uses:
 - a. Adult entertainment uses
 - b. Billiards and pool halls
 - c. Carwashes
 - d. Check cashing operations
 - e. Churches, chapels, temples, synagogues, and other such places of worship
 - f. Community fairs
 - g. Convenience food stores with self-service fuel sales
 - h. Cultural facilities
 - i. Executive golf courses

SAMS, LARKIN, HUFF & BALLI, LLP
ATTORNEYS AT LAW

Mr. John P. Pederson, AICP, Manager
Cobb County Community Development Agency
Zoning Division
April 26, 2017
Page 2

- j. Freestanding climate controlled self-service storage facilities
 - k. Full service gasoline stations
 - l. Golf courses, 18-hole regulation, public and private
 - m. Golf courses, par 3
 - n. Group homes
 - o. Gun, knife or weapons sales
 - p. In-home day care
 - q. Liquor stores
 - r. Nonprofit (seasonal use) fishing lakes
 - s. Pawn shops and title pawn shops
 - t. Radio, television and other communication towers and antennas subject to section 134-273
 - u. Rest homes, personal care homes or convalescent homes
 - v. Self-service fuel sales
 - w. Tattoo parlors
 - x. Used tire stores
3. Existing 5,000 square foot building on site to be utilized.
 4. Applicant to provide parking spaces and circulation plan shown on attached Exhibit "A". All vehicles that will be parked on site will be parked on a hardened surface, paved and striped in accordance with Cobb County regulations.
 5. Any signage erected to comply with the Cobb County Sign Ordinance.
 6. Applicant to comply with Cobb County Professional Staff comments and recommendations and acknowledges that said comments could be revised if the site were to redevelop.

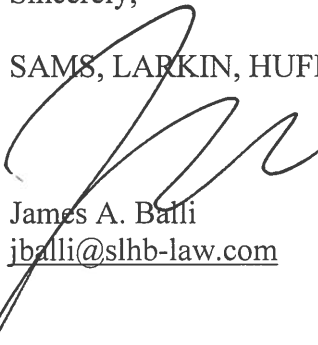
SAMS, LARKIN, HUFF & BALLI, LLP
ATTORNEYS AT LAW

Mr. John P. Pederson, AICP, Manager
Cobb County Community Development Agency
Zoning Division
April 26, 2017
Page 3

Please do not hesitate to contact me should you or the staff require any further information or documentation prior to the Application being heard and considered by the Planning Commission and the Board of Commissioners.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



James A. Balli
jballi@slhb-law.com

JAB/dvm
Enclosures

cc: Members, Cobb County Planning Commission
Cobb County Clerk's office
Dana Johnson, AICP, Director of Community Development
Jason Gaines, AICP, Planning Manager
Canton Road Neighbors
Teaching Little Children, Inc.

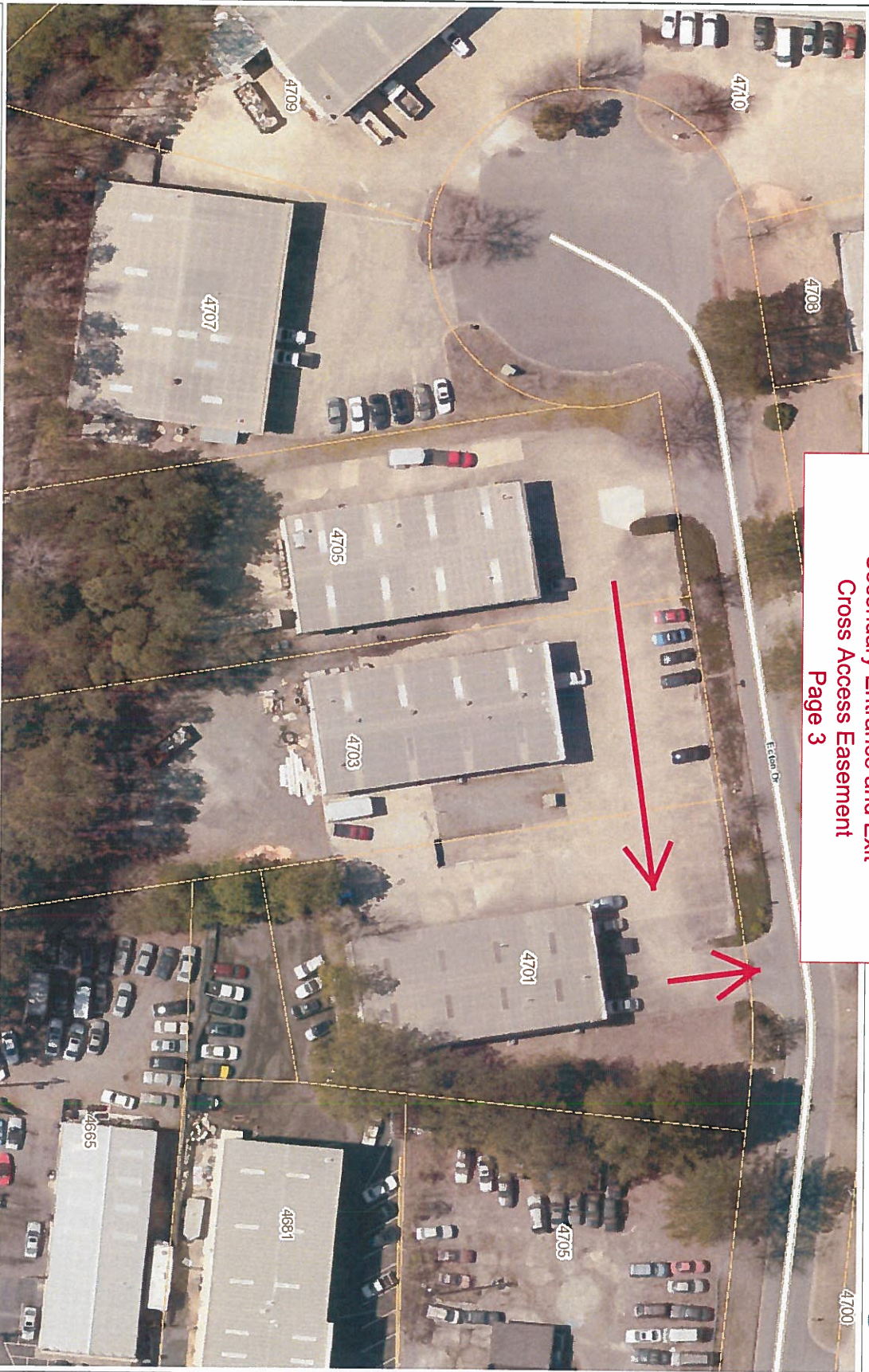
**PICK UP /
DROP OFF
ONLY**

**10 Minute
Limit**





**4705 Ecton Drive
Secondary Entrance and Exit
Cross Access Easement
Page 3**



1: 600



This map is a user generated static output from an internet mapping site and is for reference only. The accuracy of the data shown on this map may vary. THIS MAP IS NOT TO BE USED FOR NAVIGATION



- Legend**
- County Boundary
 - Cities
 - Aconet
 - Avastil
 - Kennesaw
 - Marietta
 - Powder Springs
 - Smyrna
 - Administrative Facilities
 - Libraries
 - Police Stations
 - Fire Stations
 - County Parks
 - Federal Parks
 - House Number Labels
 - Parcels
 - Cobb Roads
 - Interstates
 - Avenidas
 - Major Collections
 - Minor Collections
 - Local
 - Leak/Phone
 - Ramps
 - Railroads
 - ORTHO
 - Red_Band_1
 - Green_Band_2
 - Blue_Band_3

Map Notes: