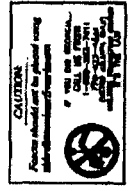


Z-19
(2017)

LEGEND

••	PROPERTY CORNER
PS •	IRON PIN FOUND
PS •	IRON PIN SET
CHFB	CONCRETE FOUNDATION/FOUR
SEMA	SEWER
DT	DRILL TAP HOLE
✓	POWER POLE
✓	POWER LINE
GLT WRE	GUY WIRE
WAVER WTER	WATER WETER
CATCH BASIN	CATCH BASIN
P.O.B.	POINT OF BEGINNING



CAUTION
Shallow utility lines may be present. Do not dig without proper utility location.

ALL PARKING SPACES ARE A MINIMUM OF 9X17 FT. (31 SPACES TOTAL INC. 2 HANDICAP SPACES)

UNLESS OTHERWISE NOTED ALL P.S. (IRON PIN SET) ARE IN ACCORD WITH A RED SURVEY CAP BEARING GEORGE PROFFERSON, LAND SURVEYOR LICENSE NUMBER 2022

Drawings, sketches, field notes, photographs, field data, computer files, and other electronic documents are hereby submitted as evidence and are made a part of the record of this survey. Each one is to remain the property of the surveyor.

GENERAL NOTE: I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE CONDITIONS OF THE PROPERTY.

11-25-13
Jason L. Hulsey
SURVEY PERFORMED IN ACCORDANCE WITH THE SURVEYING MAP ACT, R.S. 2011-145-9

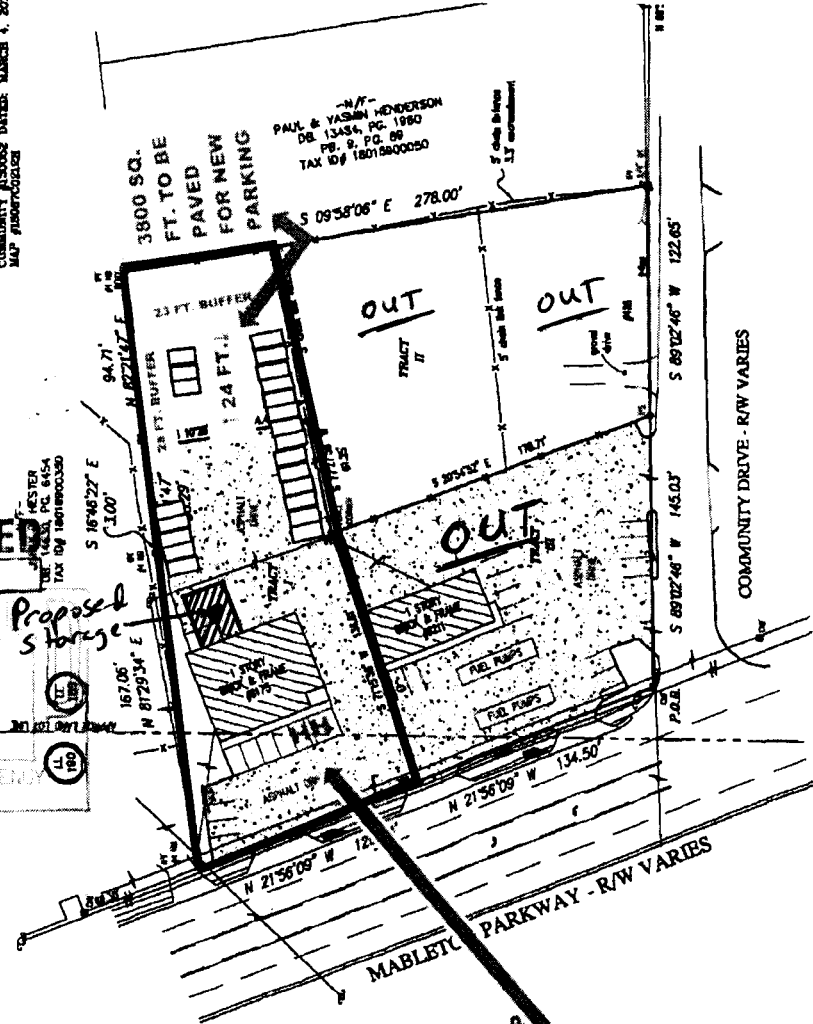
THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO COME COUNTY FLEMING PARKING DISTRICT E. MAP NUMBER 1776, DATED MARCH 4, 2013.

AREA SHEET

TRACT	ACRES	SQ. FT.
1	0.468	21,127
2	0.709	33,011
3	0.484	21,007
TOTAL	1.749	78,171

REVISOR

MAY 23 2017



3800 SQ. FT. TO BE PAVED FOR NEW PARKING

PAUL & YASMIN HENDERSON
DB 13434, PG. 88
TAX ID# 1801800050

TRAVELER CLOSURE - 1:52:00 AM
ANGULAR ERROR - 1 SEC/7.75
ADJUSTMENT - COMPASS RULE
PLAT CLOSURE - 1:52:00 AM
PLAT CLOSURE - 1:52:00 AM
MAGNETIC DECLINATION - 10.5
MATCH REFERENCE BEING TO MATCH REFERENCE BEING TO ALL MATTERS OF TITLE EXCEPTED.

REFERENCE INFO:
DB 1144, PG. 226 - DEPARTMENT OF TRANSPORTATION BEARING OF MAY BEED PROJECT NO. 4-8058(6) DB 1444, PG. 1242

REFERENCE PLAT:
SURVEY FOR C.T. SAMPLES, JR. & MILDRED B. SAMPLES BY PAUL E. HULSEY, LICENSED SURVEYOR, DATED 11-28-1988.

TRACT 2:
THIS TRACT IS PART OF A SURVEY OF THE PROPERTY OF MABLETY PARKWAY, GEORGIA 30126, TAX PARCEL ID # 1801800050

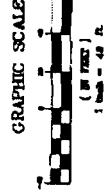
TRACT 3:
THIS TRACT IS PART OF A SURVEY OF THE PROPERTY OF MABLETY PARKWAY, GEORGIA 30126, TAX PARCEL ID # 1801800050

PROPERTY ADDRESS:
1817 MABLETY PARKWAY SE
MABLETON, GEORGIA 30126
TAX PARCEL ID # 1801800050

There are no residential properties within 300 feet of the entrance to 8173 Mableton Parkway.

SUBJECT NOTES:
SURVEYING MADE AND VERIFICATION OF INSTRUMENTS MADE FOR ELEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIONS, COVENANTS, CONDITIONS, TITLE EXEMPTIONS, OR OTHER MATTERS OF TITLE, AND CURRENT TITLE RECORD MAY BE OBTAINED FROM THE SURVEYOR RECORDS.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON PERSONS OR ENTITY WHOSE INTERESTS ARE SHOWN HEREON AND EXTENDED TO ANY UNLAWFUL PERSONS PERSONS OR ENTITY WITHOUT THE EXPRESS REPRESENTATION OF THE SURVEYOR MAKING SUCH PERSON PERSONS OR ENTITY.



NO.	DATE	REVISION DESCRIPTION	BY



This survey was prepared in the conformity with the laws and regulations of the State of Georgia, and is subject to the jurisdiction of the Georgia Board of Professional Land Surveyors, Engineers and Land Surveyors and is not to be used for any other purpose than that for which it was prepared. For Example: Plat Act O.C.G.A. 15-4-47.

Jason L. Hulsey
P.O. BOX 188 BREMEN, GA 30110
PHONE (578) 449-6556
e-mail: JHL@JLH-SURVEYING.COM

SURVEY FOR:
C.T. SAMPLES, JR. & MILDRED B. SAMPLES
PROPERTY IS LOCATED IN LAND LOTS 188 & 190 OF THE LOTS DISTRICT, 2ND SECTOR OF OGBB COUNTY, GEORGIA

DATE: 11/25/13 JOB# 2013-145-9

APPLICANT: Clarence Clay

PETITION NO: Z-19

PHONE#: (770) 310-1063 EMAIL: cclay128@gmail.com

HEARING DATE (PC): 05-02-17

REPRESENTATIVE: Clarence Clay

HEARING DATE (BOC): 05-16-17

PHONE#: (770) 310-1063 EMAIL: cclay128@gmail.com

PRESENT ZONING: GC

TITLEHOLDER: Clarence Clay

PROPOSED ZONING: NRC

PROPERTY LOCATION: East side of Mableton Parkway, north of
Community Drive

PROPOSED USE: Adding Storage to
Sports Bar

ACCESS TO PROPERTY: Mableton Parkway

SIZE OF TRACT: 0.65 acres

PHYSICAL CHARACTERISTICS TO SITE: Existing block
building (sports bar) and billboard.

DISTRICT: 18

LAND LOT(S): 189,190

PARCEL(S): 3, 4 (partial)

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH: GC/ Appliance store, Valero
- SOUTH: GC/ Chevron gas station
- EAST: GC/ Vacant, undeveloped lot
- WEST: PSC/ Residence and undeveloped

Adjacent Future Land Use:

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

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ VOTE _____

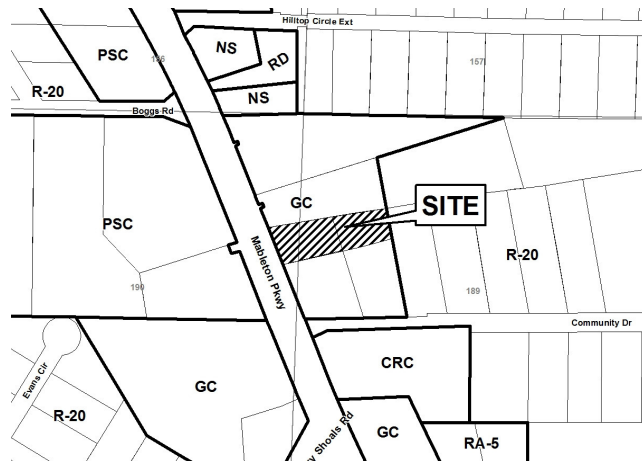
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

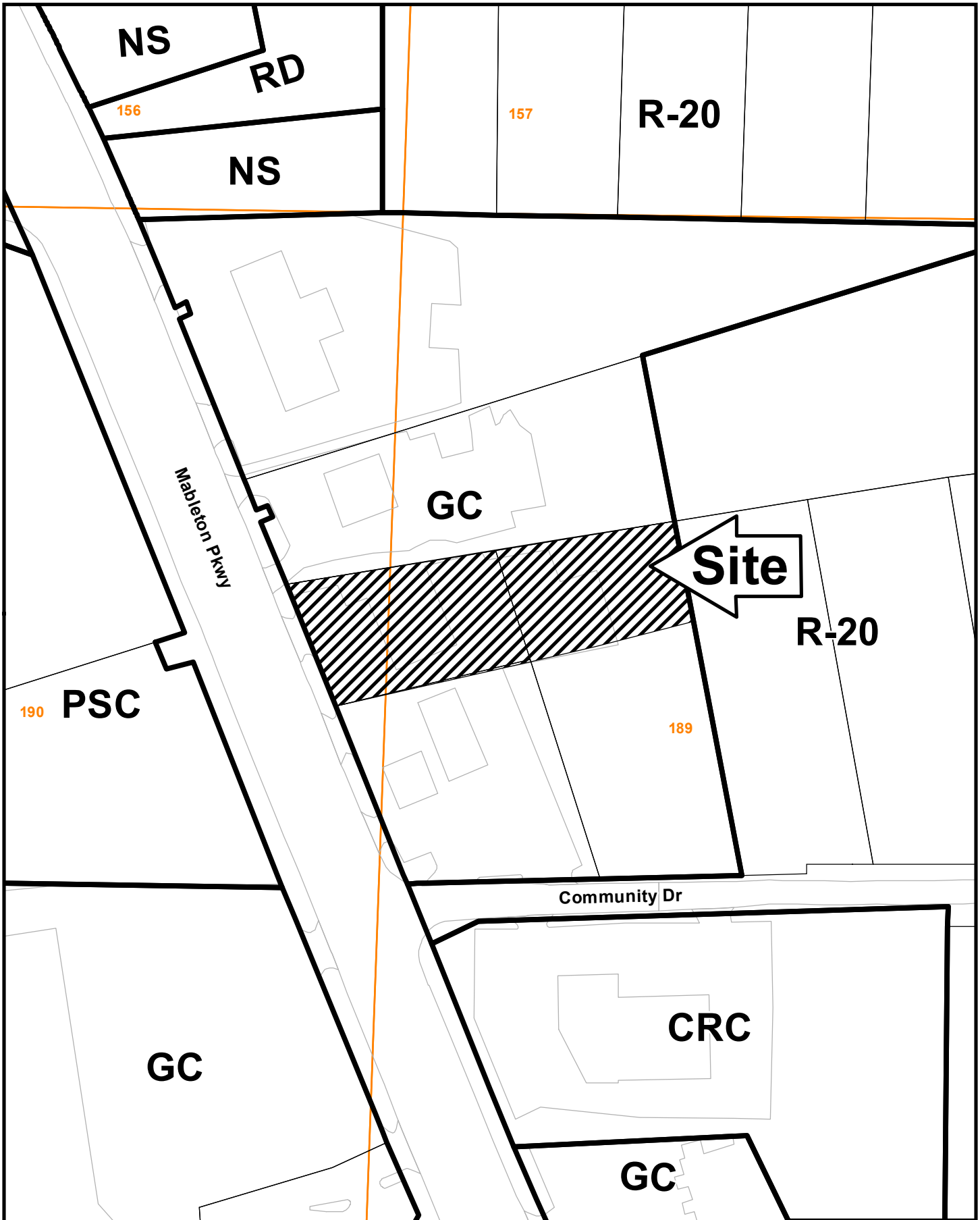
REJECTED _____ SECONDED _____

HELD _____ VOTE _____

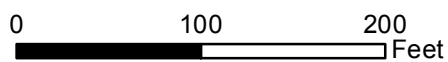
STIPULATIONS:



Z-19 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: Clarence Clay

PETITION NO.: Z-19

PRESENT ZONING: GC

PETITION FOR: NRC

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

Land Use Plan Recommendation: Neighborhood Activity Center (NAC)

Proposed Number of Buildings: 1 **Total Square Footage of Development:** 4,156 sq. ft.

F.A.R.: 0.20 **Square Footage/Acre:** 8,551 sq. ft./ ac.

Parking Spaces Required: 23 **Parking Spaces Provided:** 31

The applicant is requesting a rezoning from the existing GC general commercial district to the NRC neighborhood retail commercial district in order to add a 1,165 square foot storage addition onto the existing sports bar. The site's GC zoning, coupled with its NAC neighborhood activity center future land use designation, cause it to be grandfathered in its current state and thus, necessitates the current rezoning request before permits can be obtained for any changes including the addition.

The existing business, a sports bar, operates within the current building that is just under 3,000 square feet in size. Parking is provided on the property by 31 paved and striped parking spaces. The business employs ten individuals and its hours of operation are currently Monday- Closed, Tuesday through Thursday 5p.m. to midnight, Friday and Saturday 5p.m. to 2a.m. and Sunday 5p.m. to midnight. The request to build out more storage space should not change current operations.

If approved, the following variances should be considered to address currently existing encroachment:

1. Waive the side setback adjacent to the north property line from the required 10 feet to eight (8) feet for both the existing building and proposed addition; and
2. Waiving the dimensions of the parking spaces from the required 8' 6" x 19' to 9' x 17'.

Cemetery Preservation: No comment.

APPLICANT: Clarence Clay

PETITION NO.: Z-19

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.

FIRE COMMENTS:

HYDRANT COVERAGE: Based on our hydrant GIS mapping system the new addition may require a new public hydrant be added for acceptable hydrant coverage.



APPLICANT: Clarence Clay

PETITION NO.: Z-19

PRESENT ZONING: GC

PETITION FOR: NRC

PLANNING COMMENTS:

The applicant is requesting a rezoning from GC to NRC for the purpose of adding storage to a sports bar. The 0.486 acre site is located on the east side of Mableton Parkway, north of Community Drive.

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:

The parcels along Mableton Parkway from Veterans Memorial Highway to Hunnicut Drive are in need of redevelopment and revitalization. Allowing mixed-use developments in this area will assist in creating live work areas as well as reduce traffic congestion and improve traffic flow. If mixed uses are to occur along the corridor, the mixing should occur vertically or horizontally by encouraging village style developments with residential over retail/office along major streets. On the minor streets within the development, stand alone residential would be appropriate as long as there is a commercial or a LRO component fronting Mableton Parkway. All areas of the new mixed use developments should include:

- Well designed buildings that create a frame for the street system by being constructed close to the sidewalk.
- On-street parking should be allowed where there is sufficient right-of-way and where it is appropriate for the particular roadway classification
- Pedestrian-oriented amenities should be included within the site development to create an inviting atmosphere and encourage the use of public spaces as community gathering spaces.
- Residential densities within the development should be determined on a case-by-case basis depending on the location of the project, intensity of the project, and proximity to other stable residential uses.
- In order to make mixed use developments along this corridor successful, scale is an important component, mixed use buildings should be no more than three stories tall. The three story height limit will provide the necessary density to financially allow a mixed use development and it will provide a consistency of scale with the surrounding residential neighborhoods.
- Residential uses in the mixed use developments should provide for additional owner-occupied housing opportunities.
- Mixed use developments adjacent to stable single-family residential neighborhoods should provide a change in scale or buffering/screening that will ensure the desirability and viability of the surrounding community.
- In recognition of the need for redevelopment and housing opportunity along Austell Road, the property located in LL 847 of the 19th District is placed in the Community Activity Center (CAC) future land use category. The Board of Commissioners, in an effort to promote quality redevelopment, funded the creation of the Austell Corridor Livable Centers Initiative Study. As part of the study recommendations, this property, owned by a religious institution, was identified as a property that would be appropriate for a mixed-use development in a manner consistent with the findings and acceptance language of the Austell Road Corridor Study document.

APPLICANT: Clarence Clay

PRESENT ZONING: GC

PETITION NO.: Z-19

PETITION FOR: NRC

PLANNING COMMENTS:

CONT.

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 not located within the boundary of a Plan or 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 South Cobb 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.

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

APPLICANT: Clarence Clay _____

PRESENT ZONING: GC _____

PETITION NO.: Z-19 _____

PETITION FOR: NRC _____

PLANNING COMMENTS:

CONT.

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 Clarence Clay

PETITION NO. Z-019

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): 12" DI / E side of Mableton Parkway

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= +23 Peak= +58

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

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: Clarence Clay

PETITION NO.: Z-19

PRESENT ZONING: GC

PETITION FOR: NRC

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Gordon 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: Clarence Clay

PETITION NO.: Z-19

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: Clarence Clay

PETITION NO.: Z-19

PRESENT ZONING: GC

PETITION FOR: NRC

TRANSPORTATION COMMENTS:

ROADWAY	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Mableton Parkway	Arterial	45 mph	Georgia DOT	100'

ROADWAY	LOCATION	AVERAGE DAILY TRIPS	LEVEL OF SERVICE
Mableton Parkway	North of Nash Circle	23,700	D

*Based on 2015AADT counting data taken by GDOT, as published on their website, for Mableton Parkway.
 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

Mableton Parkway 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 to 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 east side of Mableton Parkway, a minimum of 50' from the roadway centerline.

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

STAFF RECOMMENDATIONS

Z-19 CLARENCE CLAY

- 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 request is not to change the current use but allow a better functioning of the business by providing much needed storage space.
- 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. As no changes to the operation of the current business are anticipated through this application, no adverse effects should be expected. If there are existing issues that need to be ameliorated, this may provide the opportunity for the Board to address them.
- 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 NAC neighborhood activity center future land use area. This area serves to provide for businesses that serve neighborhood residents and businesses such as retail and eating and drinking establishments.
- 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 request, necessitated by the property's "grandfathered" status, is simply to be allowed to construct a 1,165 square foot storage addition onto the rear of the existing building. Parking is currently provided on site by means of paved and striped spaces. No other aspects of the business's operations are anticipated through this application.

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

1. Site plan received May 23, 2017, with the District Commissioner approving minor modifications;
2. Addition to match existing building, with District Commissioner approving architectural elevation of addition;
3. Addition to not reduce the number of required parking spaces below the Code-required minimum of one (1) space per 100 square feet of floorspace (net);
4. Fire Department comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Sewer and Water Division comments and recommendations;
7. Cobb Department of Transportation comments and recommendations;
8. 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-19

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)

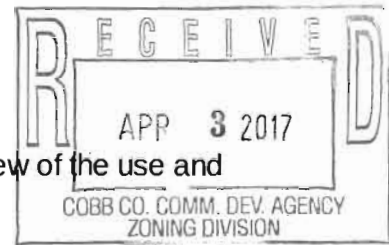
- a) Proposed use(s): Add Storage
- b) Proposed building architecture: LOOK Like Current Bldg.
- c) Proposed hours/days of operation: Monday - Closed / Tues - Thursday 5Pm - 12mid Friday + Saturday 5Pm - 2Am
- d) List all requested variances: None known
- _____
- _____
- _____

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

None known

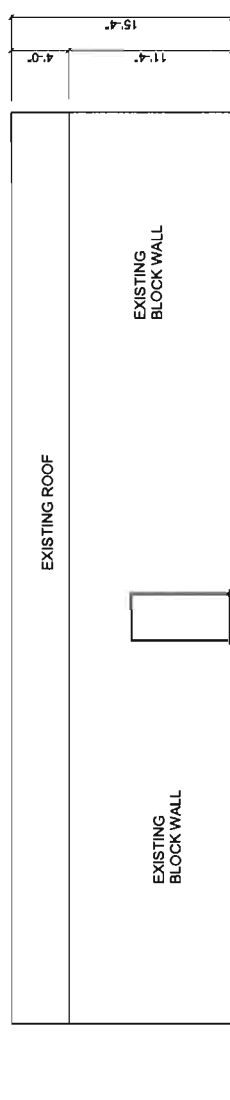
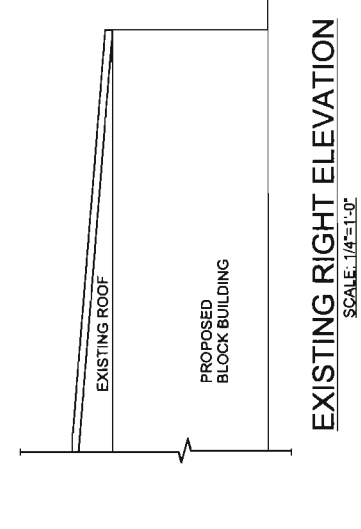
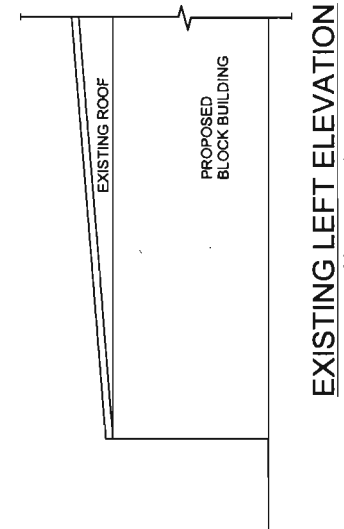
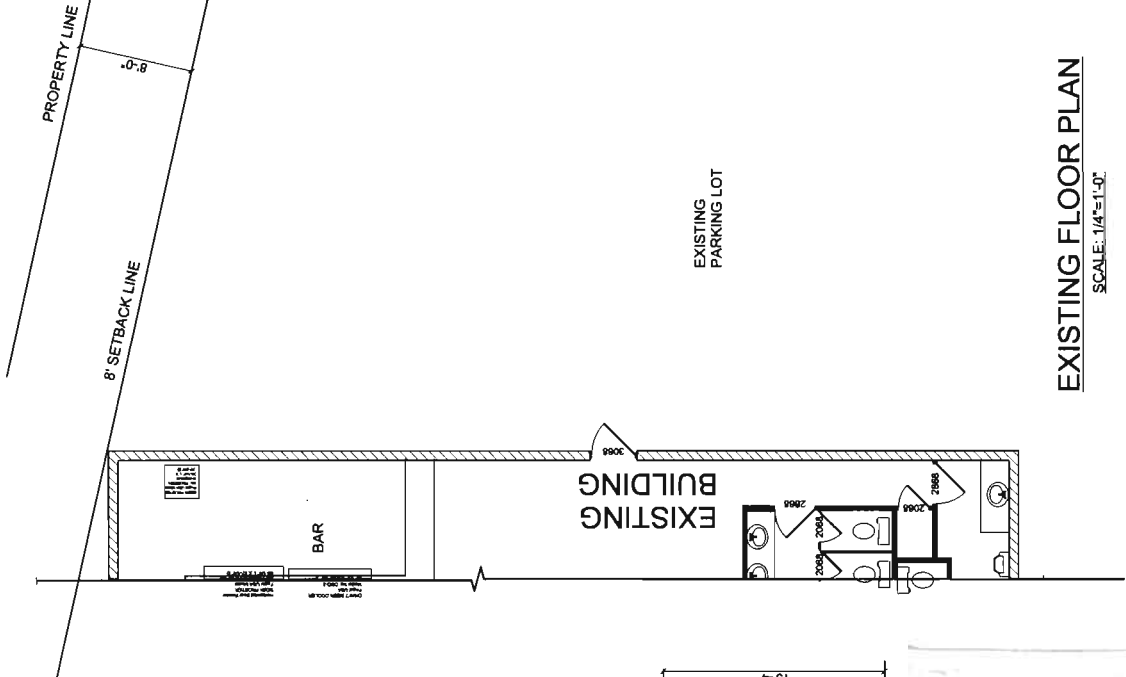
.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

None



- 9.
- a. The zoning proposal **will** permit a use that is suitable in view of the use and development of adjacent and nearby property.
 - b. The zoning proposal **will not** adversely affect the existing use or usability of adjacent or nearby property.
 - c. The property to be affected by the zoning proposal **does not** have a reasonable economic use as currently zoned.
 - d. The zoning proposal **will not** result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
 - e. The zoning proposal **is** in conformity with the policy and intent of the land use plan.
 - f. There are **no** 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.

REL	CON	Page
1165 STORAGE ADDITION		
SQUARE FOOTAGE 11118 DATE 06-02-16 TIME 06:42 PM SQUARE FOOTAGE 1165 STORAGE ADDITION 11118 DATE 06-02-16 TIME 06:42 PM		
PRINT Tuesday, November 29, 2016 7:13:16 770-339-7957 www.CADATLANTA.com Draftsman (Lithuania, 04)		
STORAGE ADDITION TO Sports Bar Charles Clay 8175 Habersham Pkwy. Marietta, Georgia 770-310-1063		
REVS. CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS AND/OR OMISSIONS BEFORE STARTING CONSTRUCTION.		



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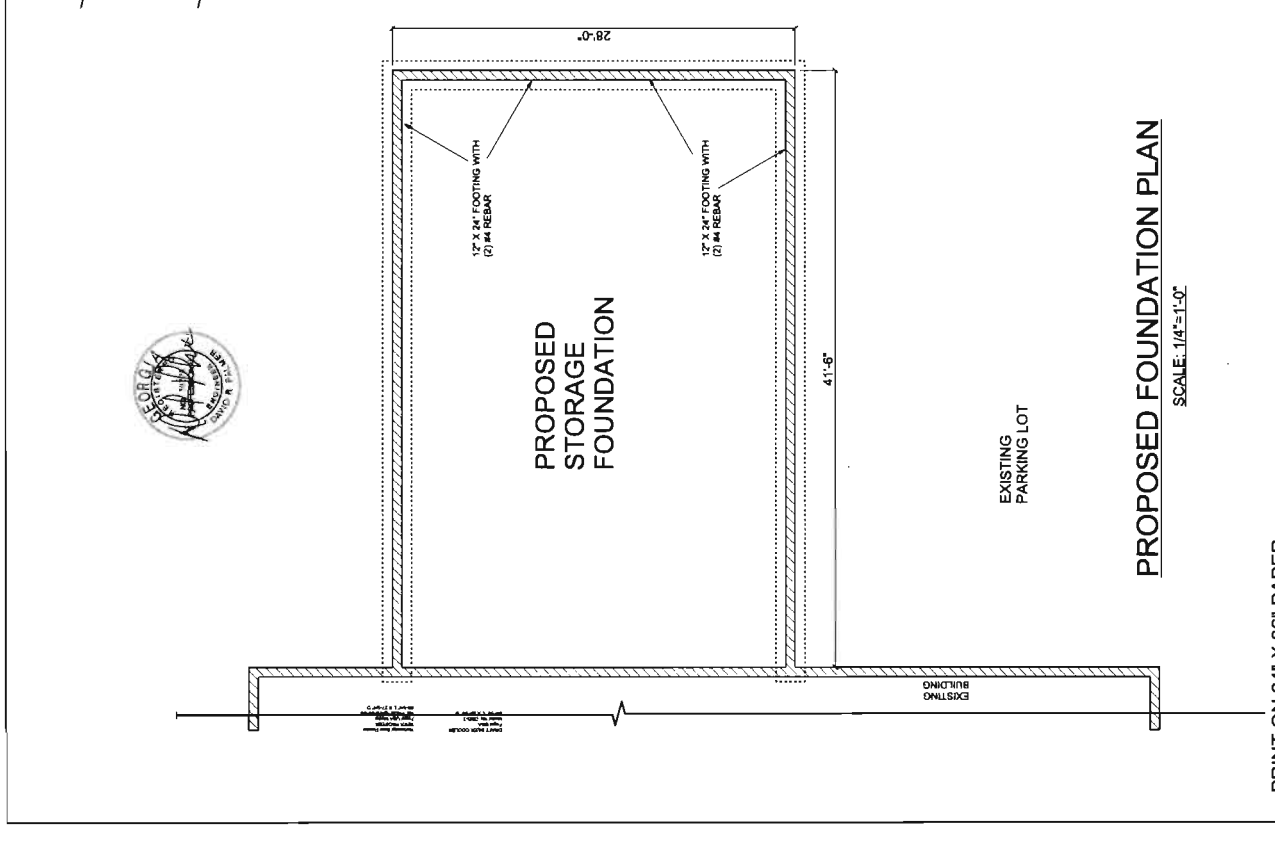
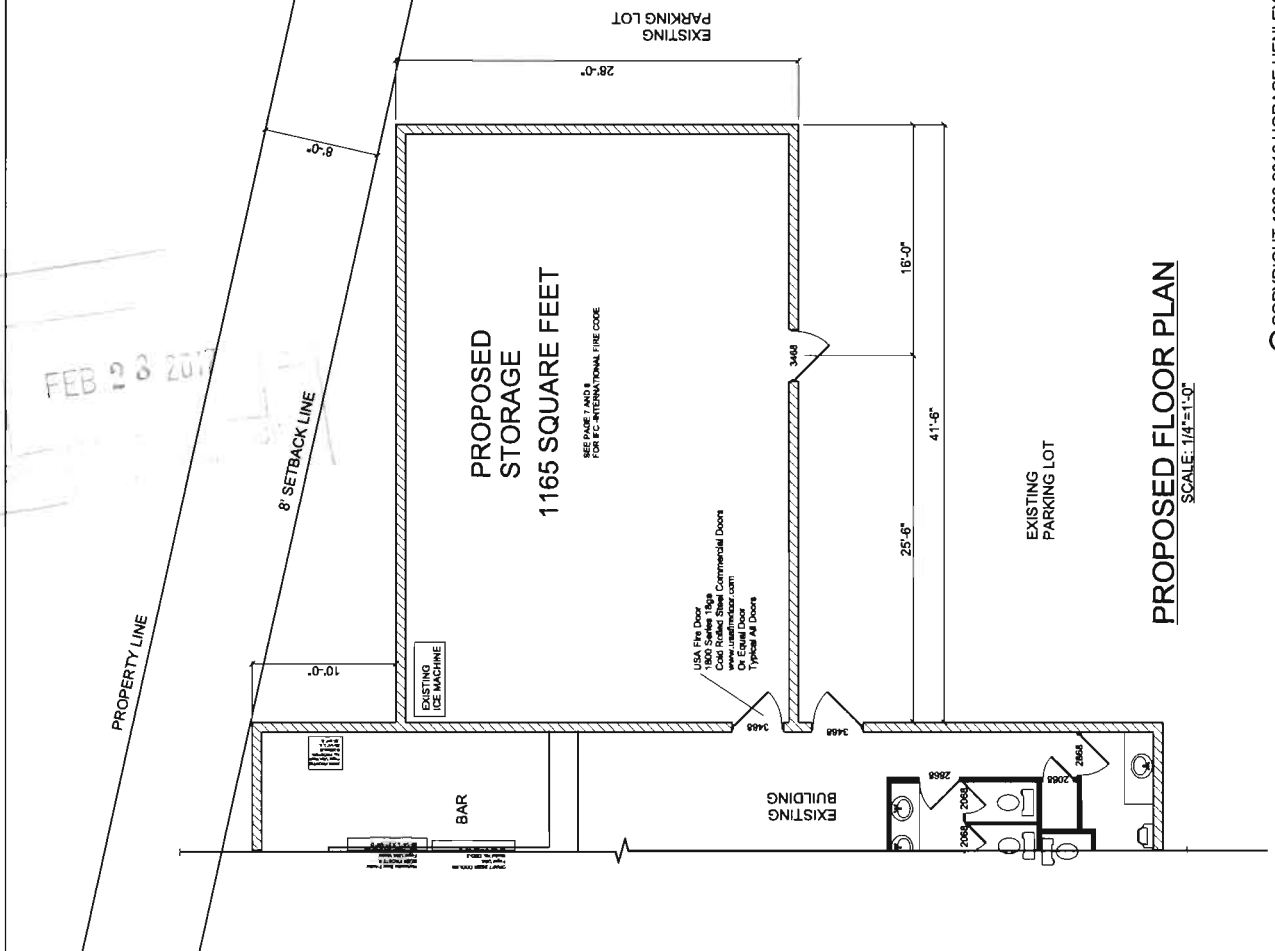
Z-19 (2017)
Floor Plans and
Elevations

REVS:
DISCLAIMER
Contractor To Verify All
Dimensions & Conditions
And/Or Omissions
Before Starting Construction.

STORAGE ADDITION TO
770-339-7957
HENLEY
HORACE
www.CADATLANTA.com
Draftsman
Mableton, Georgia
770-310-1063

Start Date: 7-13-16
Date: 7-13-16
Drawn: [Name]
Date: Tuesday, November 22, 2016
Job#: 11111a
Job#: 11111a
Date: 06:50 PM
Title: [Name]
Square Footage

1165 STORAGE
ADDITION



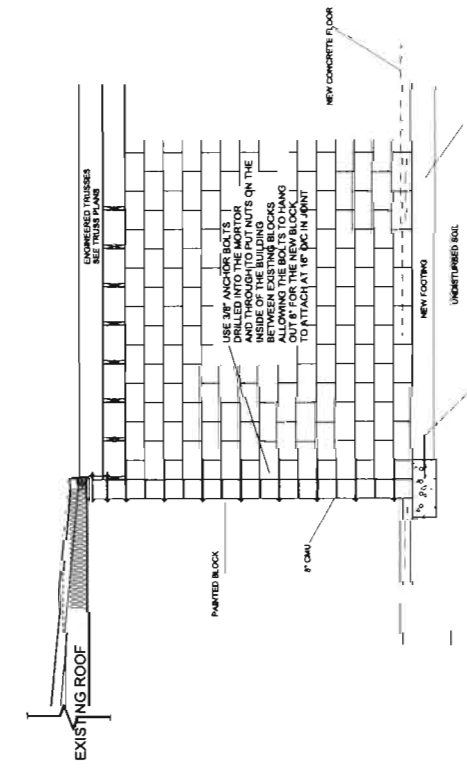
FEB 23 2017

PROPERTY LINE

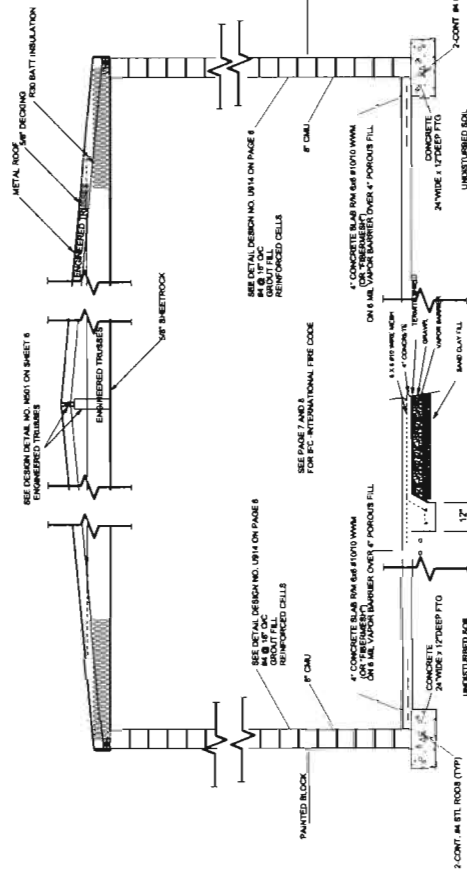


PRINT ON 24" X 36" PAPER

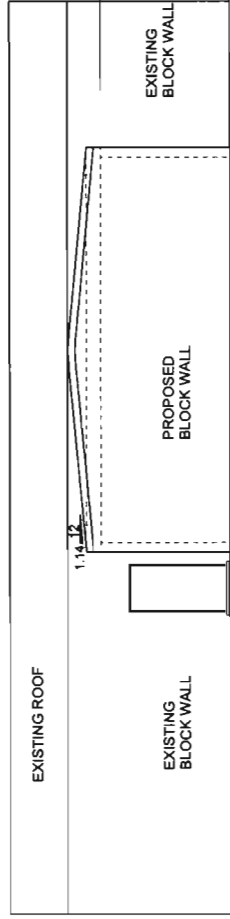
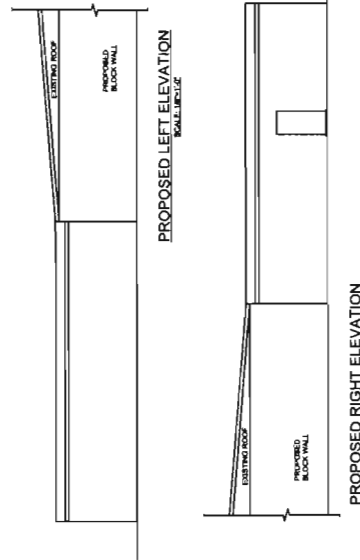
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**PROPOSED WALL CONNECTION FOR
STORAGE BUILDING TO EXISTING WALL**
SCALE: 1/4"=1'-0"



PROPOSED WALL SECTION
SCALE: 1/2"=1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

**PROPOSED WALL 2 HOUR WALL
BETWEEN EXISTING AND STORAGE**
SCALE: 1/4"=1'-0"

PRINT ON 24" X 36" PAPER

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REVISIONS:
DISCLAIMER
Contractor To Verify All
Dimensions & Conditions
And/or Omissions
Before Starting Construction.

STORAGE ADDITION TO
Sports Bar
6175 Mableton Pkwy.
Mableton, Georgia
770-310-1063

HORACE HENLEY
770-339-7957
www.CAD/LANTANA.com
Driftman
Lanoka, GA

Client: Sports Bar
Start Date: 7-13-16
Date: 7-13-16
Finish: Tuesday, November 24, 2011

Sheet: 111118
Date: 05:50 PM
Scale: Square Footage

1185 STORAGE
ADDITION