

Z-65  
(2017)

CONTINUED BY  
STAFF

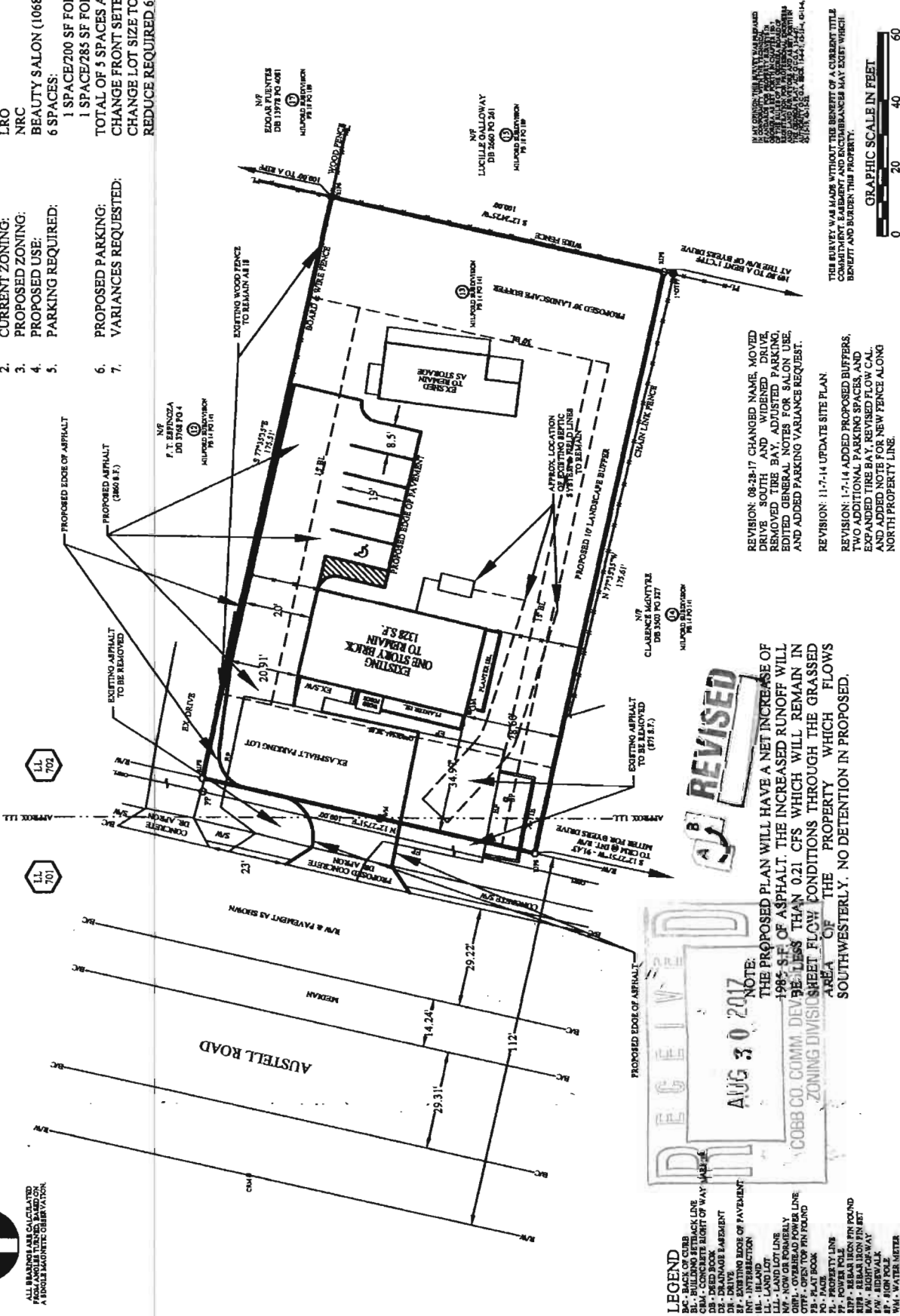
3077 AUSTELL ROAD, MARIETTA, GA 30060  
 TAX PARCEL: 19070200250  
 DB 15092 PG 856  
 LRO  
 NRC  
 BEAUTY SALON (1068 SF) & OFFICE (260 SF)  
 6 SPACES:  
 1 SPACE/200 SF FOR SALON = 5 SPACES  
 1 SPACE/285 SF FOR OFFICE = 1 SPACE  
 TOTAL OF 5 SPACES AS SHOWN  
 CHANGE FRONT SETBACK TO 34'  
 CHANGE LOT SIZE TO 17,556 SF  
 REDUCE REQUIRED 6 PARKING SPACES TO 5

GENERAL NOTES:

1. SITE ADDRESS:
2. CURRENT ZONING:
3. PROPOSED ZONING:
4. PROPOSED USE:
5. PARKING REQUIRED:
6. PROPOSED PARKING:
7. VARIANCES REQUESTED:

TRACT AREA= 0.403 ACRES (17,556 S.F.)

ALL DIMENSIONS ARE CALCULATED  
FROM THE CENTERLINE OF THE  
APPROXIMATE CENTERLINE



LEGEND

- BC - BACK OF CURB
- BL - BUILDING SETBACK LINE
- CL - CONCRETE CURB
- CM - CONCRETE CURB OF WAY
- DA - DRIVE
- DR - DRIVE
- EX - EXISTING
- FL - FLAG
- HL - HILL
- IL - LAND LOT
- LL - LAND LOT
- ML - METEOROLOGICAL
- OP - OPEN TOP FIN FLOOR
- OTF - OPEN TOP FIN FLOOR
- PF - POWER POLE
- PP - REBAR IRON FIN FLOOR
- RP - REBAR IRON FIN FLOOR
- RF - REBAR IRON FIN FLOOR
- RW - SIDEWALK
- SP - SIGN POLE
- WM - WATER METER

RECEIVED  
 AUG 30 2017  
 COBB CO. COMM. DEV. DIV.  
 ZONING DIVISION

NOTE:  
 THE PROPOSED PLAN WILL HAVE A NET INCREASE OF 1985 S.F. OF ASPHALT. THE INCREASED RUNOFF WILL BE LESS THAN 0.21 CFS WHICH WILL REMAIN IN THE PROPERTY WHICH FLOWS SOUTHWESTERLY. NO DETENTION IS PROPOSED.

REVISION: 08-28-17 CHANGED NAME, MOVED DRIVE SOUTH AND WIDENED DRIVE, REMOVED TIRE BAY, ADJUSTED PARKING, EDITED GENERAL NOTES FOR SALON USE, AND ADDED PARKING VARIANCE REQUEST.  
 REVISION: 11-14-14 UPDATE SITE PLAN  
 REVISION: 1-7-14 ADDED PROPOSED BUFFERS, EXISTING AND PROPOSED PARKING SPACES, AND ADDED NOTE FOR NEW FENCE ALONG NORTH PROPERTY LINE.

GRAPHIC SCALE IN FEET  
 0 20 40 60

THE SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EMBLEM AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

IN ALL CASES, THE SURVEY SHALL BE CONSIDERED AS A REPRESENTATION OF THE SURVEYOR'S BEST JUDGMENT AND NOT A GUARANTEE OF ACCURACY. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THE FIELD OR IN THE OFFICE. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY CHANGES IN THE SURVEY DATA OR FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE SURVEY OR THE INFORMATION THEREON.



REZONING PLAT FOR

LOT 13 BLOCK B MILFORD SUBD. PB 14 PG 141  
 LAND LOT 702 19TH DISTRICT 2ND SECTION  
 COBB COUNTY, GEORGIA

DATE: 9-20-13 SCALE: 1"= 20'

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.  
 PLANNING - ENGINEERING - LAND SURVEYING  
 3988 AUSTELL-POWDER SPRINGS ROAD, POWDER SPRINGS, GEORGIA 30127  
 Ph. (770) 415-1376 - Email: paul.lee@pheed.com

COMP.  
 JOB  
 20170483P

U SALLON DESIGN LLC

APPLICANT: Victor Nwala

PHONE #: (404) 645-1452 EMAIL: victornwal@yahoo.fr

REPRESENTATIVE: Victor Nwala Ngon

PHONE #: (404) 645-1452 EMAIL: victornwal@yahoo.fr

TITLEHOLDER: Victor Nwala Ngon

PROPERTY LOCATION: East side of Austell Road, north of Byers

Drive

(3077 Austell Road)

ACCESS TO PROPERTY: Austell Road

PHYSICAL CHARACTERISTICS TO SITE: Existing One Story

Brick House

PETITION NO: Z-65

HEARING DATE (PC): 10-03-17

HEARING DATE (BOC): 10-17-17

PRESENT ZONING: LRO

PROPOSED ZONING: NRC

PROPOSED USE: Beauty Salon

SIZE OF TRACT: 0.403 ac

DISTRICT: 19

LAND LOT(S): 702

PARCEL(S): 25

TAXES: PAID X DUE         

COMMISSION DISTRICT: 4

**CONTIGUOUS ZONING/DEVELOPMENT**

NORTH: CF/ Commercial Use

SOUTH: GC/ Commercial Use

EAST: CF/ Milford Subdivision

WEST: R-20/ Church

**\*\*\*CONTINUED BY STAFF\*\*\***

**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:**

