

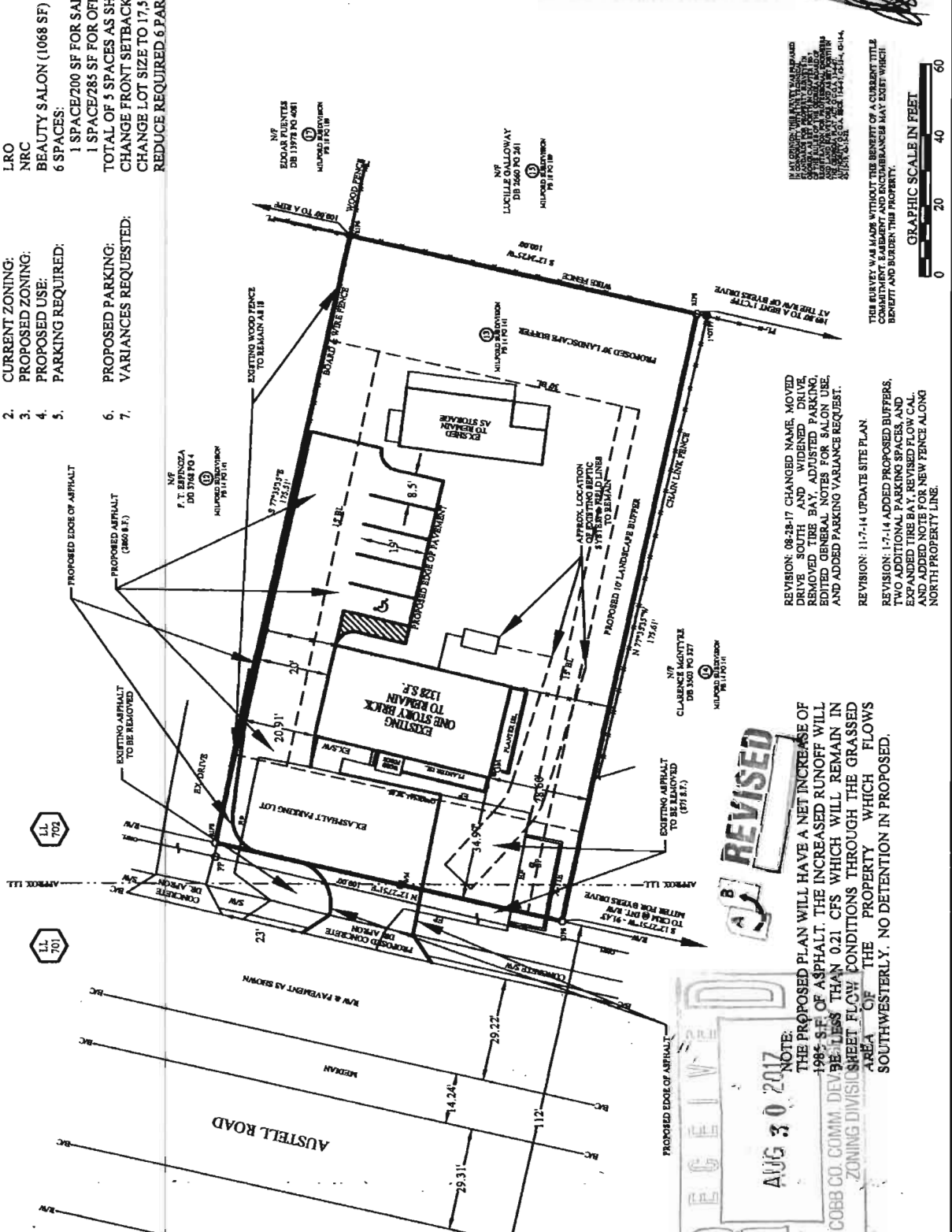
Z-65
(2017)

CONTINUED BY
STAFF

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

GENERAL NOTES:

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



ALL BEARING ARE CALCULATED
FROM THE 1983 MAGNETIC OBSERVATION
A DOUBLE MAGNETIC OBSERVATION

LEGEND

- BC - BACK OF CURB
- BL - BUILDING SETBACK LINE
- CM - CONCRETE RIGHT OF WAY
- CM - CONCRETE EASEMENT
- DR - DRIVE
- EF - EXISTING EDGE OF PAVEMENT
- IL - INTERSECTION
- LL - LAND LOT
- LL - LAND LOT LINE
- MP - METEOROLOGICAL PIER
- OP - OPEN TOP PIN FOUND
- OTF - OPEN TOP PIN FOUND
- PF - PLAT BOOK
- PO - POLE
- PP - POWER POLE
- RP - REBAR IRON PIN FOUND
- RIP - REBAR IRON PIN SET
- SW - SIDEWALK
- WF - WOOD FENCE
- WM - WATER METER

RECEIVED
AUG 30 2017
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 IN PROPOSED.

REVISOR

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,
EXTRA ADDITIONAL PARKING SPACES, AND
ADDED NOTE FOR NEW FENCE ALONG
NORTH PROPERTY LINE.



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

IN ALL CASES, THE SURVEY SHALL BE
CONSIDERED TO BE A FINAL SURVEY
UNLESS OTHERWISE SPECIFIED.
THE SURVEYOR'S OFFICE SHALL BE
NOTIFIED IMMEDIATELY IN WRITING
IF ANY DISCREPANCY IS FOUND
BETWEEN THIS SURVEY AND ANY
PREVIOUS SURVEY.



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@plce.com
U SALLON DESIGN LLC	REZONING PLAT FOR	COMP.
JOB	JOB	20170483P

APPLICANT: Victor Nwala

PETITION NO: Z-65

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

HEARING DATE (PC): 10-03-17

REPRESENTATIVE: Victor Nwala Ngon

HEARING DATE (BOC): 10-17-17

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

PRESENT ZONING: LRO

TITLEHOLDER: Victor Nwala Ngon

PROPOSED ZONING: NRC

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

PROPOSED USE: Beauty Salon

Drive

(3077 Austell Road)

ACCESS TO PROPERTY: Austell Road

SIZE OF TRACT: 0.403 ac

DISTRICT: 19

PHYSICAL CHARACTERISTICS TO SITE: Existing One Story

LAND LOT(S): 702

Brick House

PARCEL(S): 25

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: CF/ Commercial Use

CONTINUED BY STAFF

SOUTH: GC/ Commercial Use

EAST: CF/ Milford Subdivision

WEST: R-20/ Church

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:

