

V-85  
(2008)

*Dee Olive Plant Farm*  
**CAM COFFEE**

LOCATED IN LAND LOT 158, 14TH DISTRICT, 2ND SECTION,  
COBB COUNTY, GEORGIA

**TOTAL AREA = 4.957 ACRES**  
(215,920 SQ. FT.)

**COBB COUNTY DEVELOPMENT CERTIFICATION**

THE PLAT AND UNDERLYING DEVELOPMENT IS IN ACCORDANCE WITH THE COBB COUNTY ZONING ORDINANCE AND THE COBB COUNTY DEVELOPMENT STANDARDS AND REGULATIONS. THE COBB COUNTY ZONING OFFICE HAS REVIEWED THE PLAT AND UNDERLYING DEVELOPMENT AND HAS DETERMINED THAT THE PLAT AND UNDERLYING DEVELOPMENT IS IN ACCORDANCE WITH THE COBB COUNTY ZONING ORDINANCE AND THE COBB COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.

DATE: 11/15/08  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]

**OWNER'S ACKNOWLEDGMENT**

I, the undersigned, being the owner of the above described land, do hereby certify that the above described land is being developed in accordance with the above described plat and that the same is in accordance with the zoning ordinance and the development standards and regulations of the County of Cobb, Georgia.

**SURVEYOR'S ACKNOWLEDGMENT**

I, the undersigned, being a duly licensed surveyor in the State of Georgia, do hereby certify that I have personally surveyed the above described land and that the same is in accordance with the zoning ordinance and the development standards and regulations of the County of Cobb, Georgia.

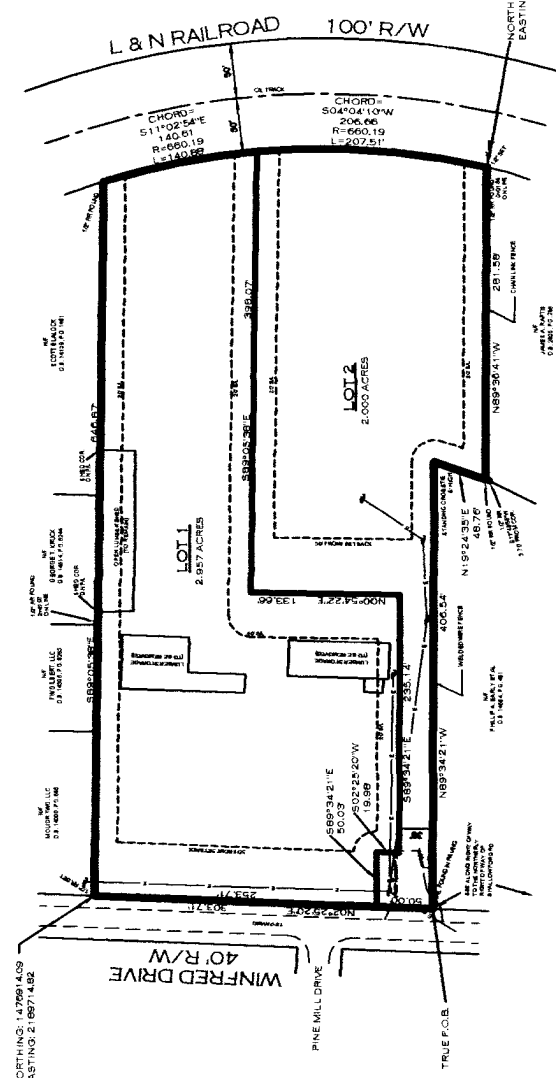
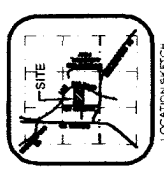
DATE: 11/15/08  
SURVEYOR: [Signature]  
FIRM: [Signature]

**SIGHT DISTANCE NOTE**  
THE SIGHT DISTANCE REQUIREMENTS OF THE ZONING ORDINANCE HAVE BEEN MET AT ALL INTERSECTIONS AND CROSSINGS.

DATE	11/15/08
BY	[Signature]
CHECKED BY	[Signature]
APPROVED BY	[Signature]

**RUSSELL'S COMPANY**  
PROFESSIONAL LAND SURVEYORS  
1000 W. BURNING WOOD DRIVE, SUITE 100  
ALPHARETTA, GA 30201  
PHONE: 404.487.1111  
FAX: 404.487.1112  
WWW.RUSSELLSCOMPANY.COM

PLAT AREA: 4.957 ACRES  
TOTAL AREA: 4.957 ACRES  
NET AREA: 4.957 ACRES



**FLOOD STATEMENT**  
THE PLAT AND UNDERLYING DEVELOPMENT IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD HAZARD ZONE MAP OF COBB COUNTY, GEORGIA, DATED 10/1/07.

**ZONING NOTES:**  
THE PLAT AND UNDERLYING DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING ORDINANCE OF COBB COUNTY, GEORGIA, AS AMENDED TO DATE 11/15/08.

**LEGEND**  
--- PROPERTY BOUNDARY  
--- EASEMENT BOUNDARY  
--- RIGHT-OF-WAY BOUNDARY  
--- EXISTING BUILDING  
--- EXISTING DRIVE

**NOTE:**  
THIS PLAT AND UNDERLYING DEVELOPMENT IS SUBJECT TO THE ZONING ORDINANCE AND THE DEVELOPMENT STANDARDS AND REGULATIONS OF COBB COUNTY, GEORGIA. THE COBB COUNTY ZONING OFFICE HAS REVIEWED THIS PLAT AND UNDERLYING DEVELOPMENT AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DEVELOPMENT STANDARDS AND REGULATIONS OF COBB COUNTY, GEORGIA.

**APPLICANT:** Cam Coffee **PETITION NO.:** V-85  
**PHONE:** 404-516-9565 **DATE OF HEARING:** 08-13-08  
**REPRESENTATIVE:** Russell L. Adkins, Jr. **PRESENT ZONING:** HI  
**PHONE:** 770-422-0045 **LAND LOT(S):** 158  
**PROPERTY LOCATION:** Located on the east side of **DISTRICT:** 16  
Winfred Drive, north of Shallowford Road **SIZE OF TRACT:** 4.95 acres  
(4450 Winfred Drive). **COMMISSION DISTRICT:** 3  
**TYPE OF VARIANCE:** Waive the side setback from the required 20 feet to zero feet adjacent to the northern  
property line.

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on traffic.

**DEVELOPMENT & INSPECTIONS:** No comments.

**STORMWATER MANAGEMENT:** No significant stormwater management impacts anticipated. Site improvements must meet current stormwater management requirements and development standards.

**HISTORIC PRESERVATION:** After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

**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:** No conflict.

**SEWER:** No conflict.

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

**BOARD OF APPEALS DECISION**

**APPROVED**          **MOTION BY**         

**REJECTED**          **SECONDED**         

**HELD**          **CARRIED**         

**STIPULATIONS:**         



# Cobb County Fire and Emergency Services

Applicant Name: Cam Coffee

Petition Number: V-85

Date: 6.23.2008

## *Fire Marshal Comments*

### Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

Commercial: Cul-de-sac without an island to have a 60 foot paved radius **or** Hammerhead turnaround – total of 110-feet needed (45 feet + 20 foot wide roadway + 45 feet).

Residential subdivision: Cul-de-sac with an island – minimum 60 foot radius to outside curb, measured to inside of curb, minimum lane width 24 feet **or** Cul-de-sac without an island – 38 foot outside radius **or** Hammerhead turn-around – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

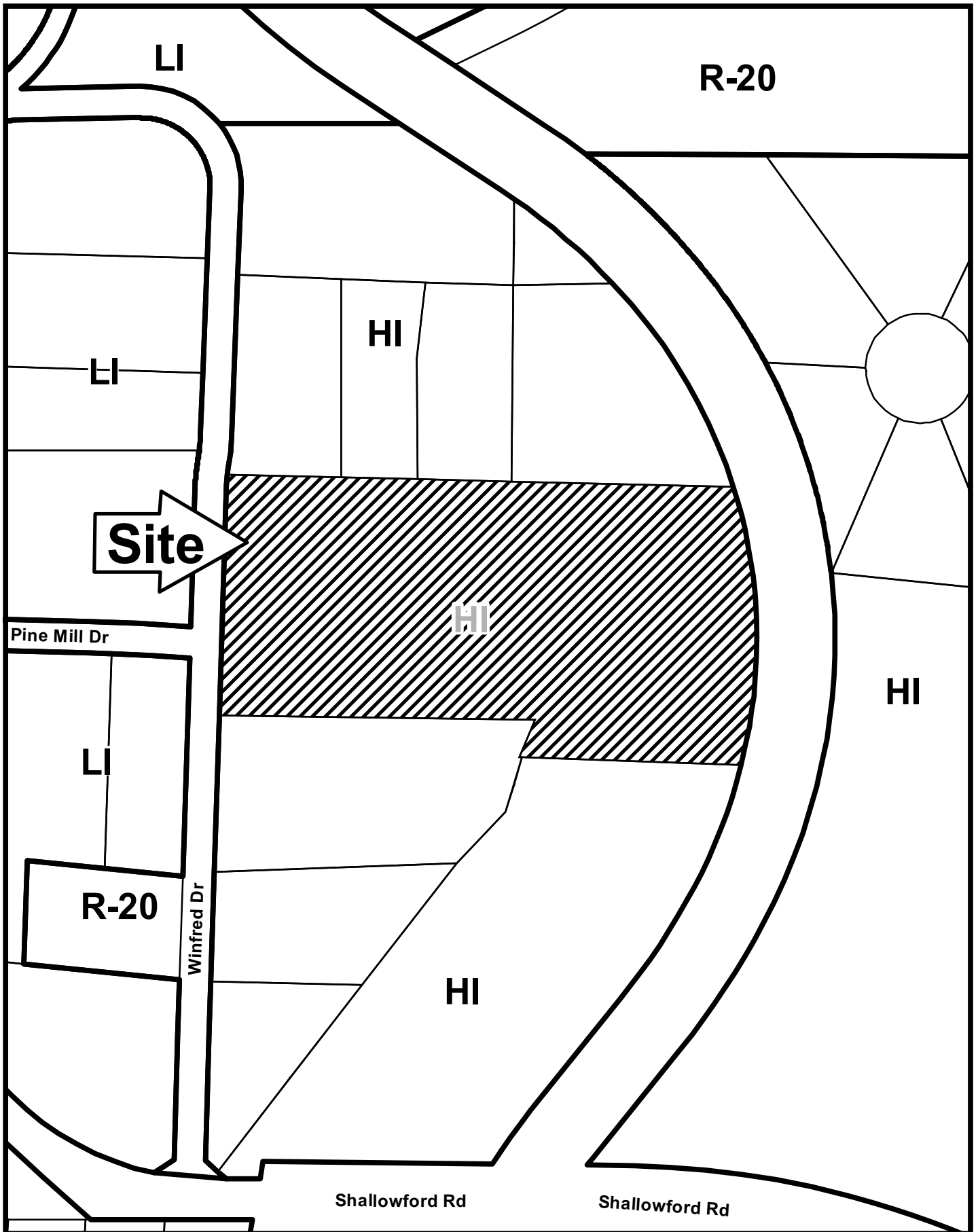
Driveway access to a single family home must be 10 feet wide. A hammer head turnaround or cul-de-sac is required when a driveway exceeds 1000 feet. (See requirements for dimensions under residential subdivision).

### Fire Hydrant

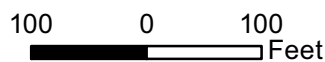
Commercial: Fire hydrant within 500 feet of most remote part of structure.



Residential: Fire hydrant within 500 feet of structure.

# V-85



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



 City Boundary  
 Zoning Boundary

# Application for Variance Cobb County

(type or print clearly)

Application No. V-85

Hearing Date: 8-13-08

Applicant CAM Coffee Business Phone 770-516-9565 Home Phone 770-318-2616

X Russell L. Adkins, Jr. Address 2653 Canton Rd, Marietta, GA 30066  
(representative's name, printed) (street, city, state and zip code)

X Russell L. Adkins, Jr. Business Phone 770 422 2445 Cell Phone 770-634-0054  
(representative's signature)

Signed, sealed and delivered in presence of:

Pamela Y. Adkins  
Notary Public  
Lumpkin County, GA

My commission expires: 3-11-2011

Titleholder CAM Coffee Business Phone 770-516-9565 Home Phone 770-826-3861

Signature [Signature] Address: 4450 Willow Creek Dr  
(attach additional signatures, if needed) (street address, if applicable; nearest intersection, etc.)

Signed, sealed and delivered in presence of:

Russell L. Adkins  
Notary Public  
Lumpkin County, GA

My commission expires: 3-11-2011

Present Zoning of Property HI

Location 4450 WILFRED DR, MARIETTA, GA. 30188  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 158 07 District 16 Size of Tract 3 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

- 1) TO REPLACE VARIANCE #126 DATED 8/12/02
- 2) A GREAT DEAL OF MONEY HAS BEEN INVESTED IN THE BUILDING SINCE 2006.

List type of variance requested: ENCROUCHMENT TO PROPERTY, LINE AND WAIVER OF SIDE SET BACK FROM 20 FOR EXISTING OPEN SHED BUILDING

APPLICATION FOR VARIANCE REQUEST

#124

COBB COUNTY BOARD OF APPEALS

Date of Application 6-30-82 Date of Hearing 8-12-82 1:00 P. M.

Name of Titleholder ELBERT WHITLEY /s/ Elbert Whitley

Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Applicant ELBERT WHITLEY /s/ Elbert Whitley

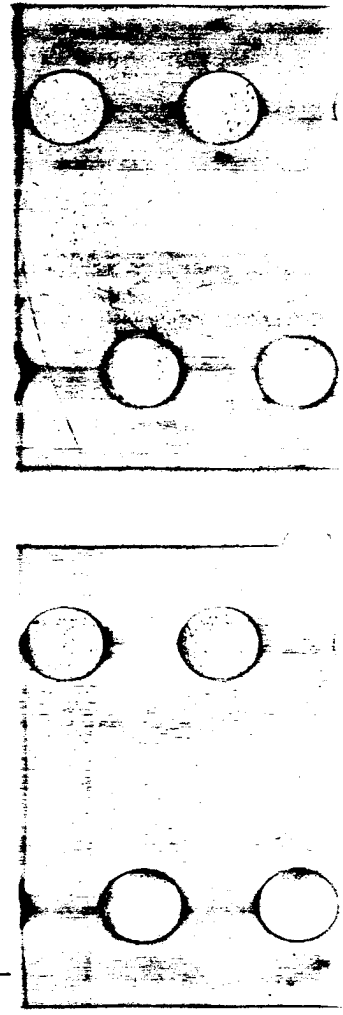
Address 1800 Starlight Dr. Marietta Phone 926-5387W.  
30062 971-87234.

Acres 5

Type of Variance Wainew side setback from 20 feet  
to 7 feet

Land Lot 158 District 16 Section \_\_\_\_\_ Cobb County.

Legal Description:



DECISION OF BOARD OF APPEALS 8-12-82, Board of Appeals approved the above  
request. Motion by Nixon, seconded by Diemer; carried 6-0.

SECRETARY

*John M. Nixon*