

SLUP-6
(2012)

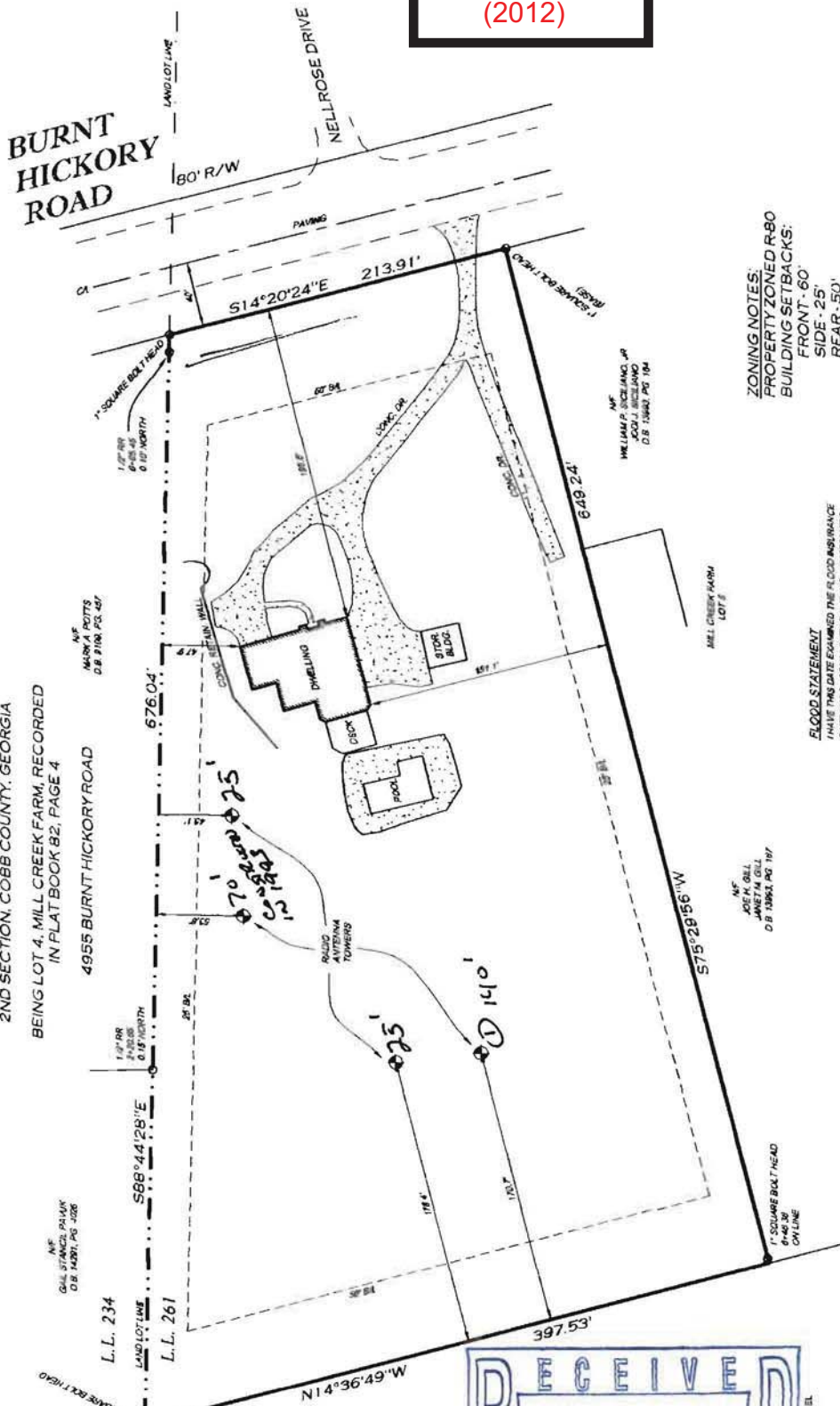
AREA = 4.561 ACRES
198,687 SQ. FT.

FLAT OF SURVEY FOR
RITNER B. NESBITT
PATRICIA A. NESBITT

LOCATED IN LAND LOT 261, 20TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA

BEING LOT 4, MILL CREEK FARM, RECORDED
IN PLAT BOOK B2, PAGE 4

4955 BURNT HICKORY ROAD



ZONING NOTES:
PROPERTY ZONED R80
BUILDING SETBACKS:
FRONT - 60'
SIDE - 25'
REAR - 50'

FLOOD STATEMENT
THE DATE OF THIS SURVEY WAS THE DATE OF THE FLOOD INSURANCE
POLICY. THE FLOOD INSURANCE POLICY IS A CONTRACT BETWEEN THE
INSURANCE COMPANY AND THE POLICYHOLDER. THE MAP GRAPHICALLY DEPICTS THE SUBJECT
PROPERTY TO BE IN ZONE "X".
THE CHARACTERISTIC OF THIS ZONE IS
AN AREA ABOVE THE 100 YEAR FLOOD ZONE

TECHNICAL DATA
SURVEY PRECISION: 1/31,716
SURVEY METHOD: GPS, TOTAL STATION
EQUIPMENT: TOPCON GDT-3003
PLAT PRECISION: 1/433,088



SURVEY NOTES:
THERE IS A 27' MINOR DISTURBANCE BUFFER (WATER STREAM) AND A 27' NON-DISTURBANCE
BUFFER (WATER STREAM) ADJACENT TO THE PROPERTY. THESE WATERS ARE MANAGED BY THE
STATE AND MAY BE SUBJECT TO VARIOUS REGULATIONS. THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE BEGINNING ANY
DISTURBANCE NEAR THESE AREAS.
THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS INCLUDING ORGANIZATIONS
NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE
SURVEYOR.
ORIGINAL PLATS, NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR AND HIS
ASSOCIATES INCLUDING ELECTRONIC FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE
PROPERTY OF THE SURVEYOR.
THERE MAY BE OTHER UTILITIES EXISTING ON THIS PROPERTY THAT ARE NOT SHOWN.

LEGEND
CORNER MONUMENTATION:
● IRON CORNER SET WITH A 1/2\"/>



DATE	REVISIONS	DESCRIPTION

THE CRUSSELLE COMPANY
PROFESSIONAL LAND SURVEYOR
2007 POWDER SPRINGS ROAD
MARIETTA, GA 30064
PHONE: (770) 445-8800
FAX: (770) 445-8801
EMAIL: BEN@CRUSSELLE.COM

PRG/NO. CO/YN FILE: CO/YN-2012.DWG
FIELD SURVEY DATE: 8/29/2012
PLAT DATE: 7/23/12 SCALE: 1" = 80'



APPLICANT: Rittner B. Nesbitt

770-794-6279

REPRESENTATIVE: Christopher D. Balch

404-202-5934

TITLEHOLDER: Patricia A. Nesbitt

PROPERTY LOCATION: On the west side of Burnt Hickory Road,
south of the intersection of Burnt Hickory Road and Hadaway Road
(4955 Burnt Hickory Road).

ACCESS TO PROPERTY: Burnt Hickory Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family house
and four radio antenna towers

PETITION NO: SLUP-6

HEARING DATE (PC): 09-06-12

HEARING DATE (BOC): 09-18-12

PRESENT ZONING: R-80

PROPOSED ZONING: Special Land
Use Permit

PROPOSED USE: Construction And Erection
Of An Amateur Radio Antenna Tower

SIZE OF TRACT: 4.56 acres

DISTRICT: 20

LAND LOT(S): 261

PARCEL(S): 12

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-30/Single-family houses
- SOUTH:** R-80/Mill Creek Subdivision
- EAST:** R-20/Burnt Hickory Farms Subdivision
- WEST:** R-80/Mill Creek Subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

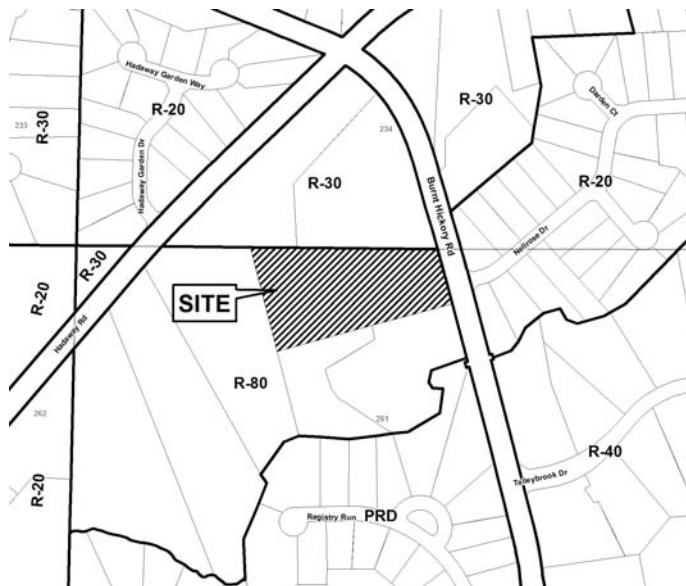
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

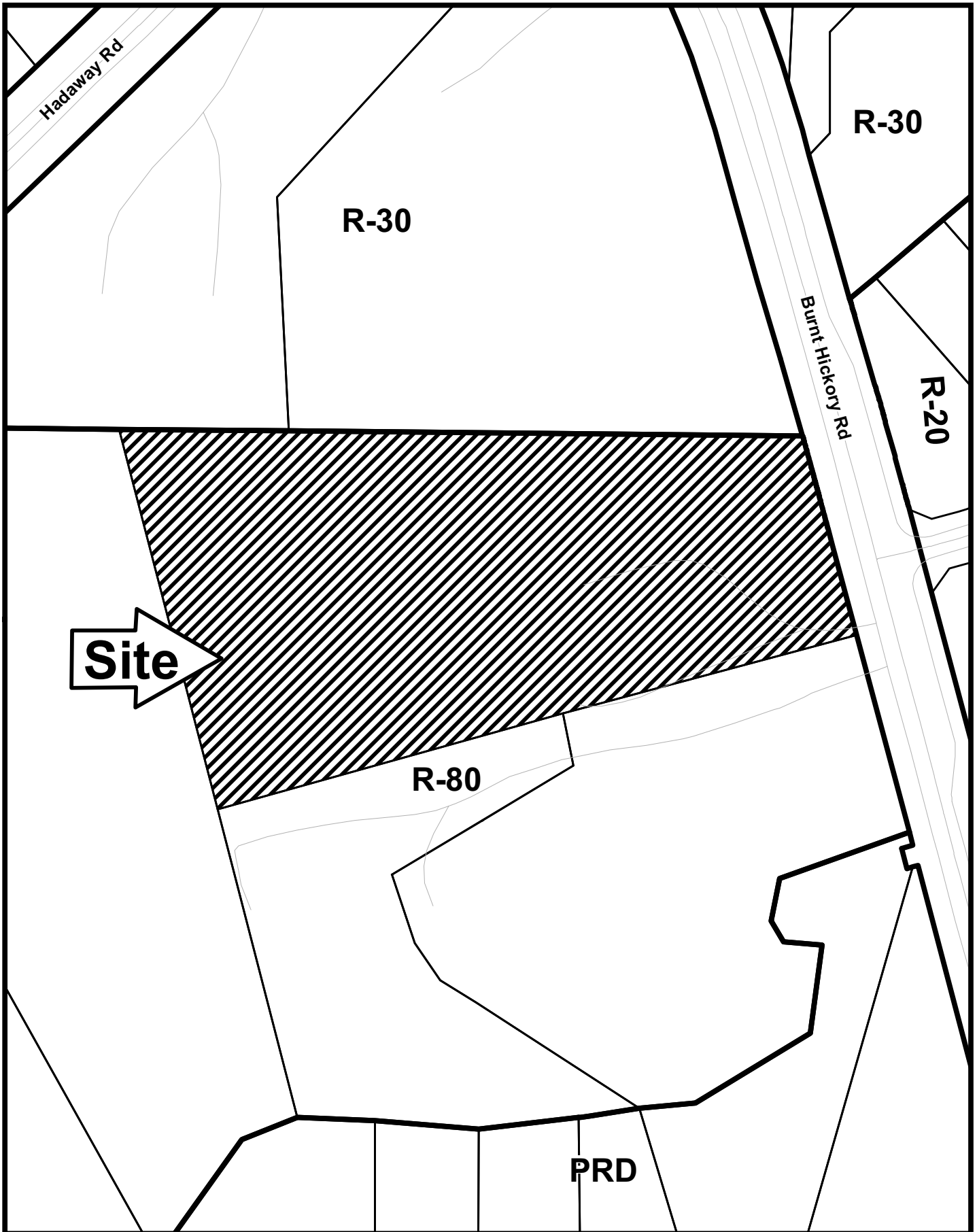
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

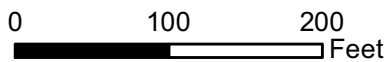
STIPULATIONS:





SLUP-6



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Rittner B. Nesbitt

PETITION NO.: SLUP-6

PRESENT ZONING: R-80

PETITION FOR: SLUP

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Applicant is requesting a Special Land Use Permit (SLUP) for the purpose of a 140-foot tall amateur radio antenna tower. The site plan submitted to the Zoning Division on July 5, 2012 indicates one tower on the property is 70 feet tall and two other towers on the property are 25 feet tall. Per §134-273(6)(a) of the Zoning Ordinance, “a single antenna under 70 feet in height owned and operated by a federally licensed amateur radio station operator shall be exempted from the requirements of this section”. This application is the result of actions through the Code Enforcement Division.

Historic Preservation: No comment.

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 & SEWER COMMENTS:

No comments.

TRAFFIC COMMENTS:

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

FIRE COMMENTS:

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal’s Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: Rittner B. Nesbitt

PETITION NO.: SLUP-6

PRESENT ZONING: R-80

PETITION FOR: SLUP

STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

SLUP-6 RITTNER B. NESBITT

Applicant's request for this SLUP is for the purpose of having a 140-foot radio antenna tower as shown on the site plan. The property currently has three other radio antenna towers on the property – one 70 feet tall and the other two are 25 feet tall. Per the *Cobb County Zoning Ordinance*, a single antenna under 70 feet in height owned and operated by a federally-licensed amateur radio station operator shall be exempted from the requirements of this section (§134-273(6)(a)). This application is the result of ongoing Code Enforcement actions.

Based upon the above analysis, Staff recommends DENIAL of the application and recommends the 140-foot tower be removed.

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.