

ZONING INFORMATION

Property Zoned General Commercial
 Min. Lot Area = 20,000 S.F.
 Min Street Frontage = 60 Feet
 Max Lot Coverage = N/A

Setbacks:

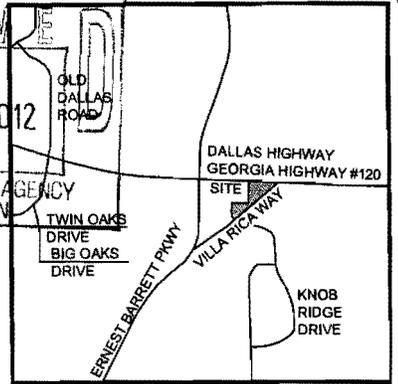
Front - 40 Feet
 Sides - 10 Feet
 Rear - 30 Feet

LEGEND

- SS = Sanitary Sewer
- PP = Power Pole
- IPP = Iron Pin Placed
- IPF = Iron Pin Found
- POB = Point of Beginning
- B/C = Back of Curb
- SSMH = Sewer Manhole
- SSE = Sanitary Sewer Ease.
- PL = Property Line
- DE = Drainage Easement
- WM = Water Meter
- WV = Water Valve
- FH = Fire Hydrant
- R/W = Right of Way
- BL = Building Setback Line

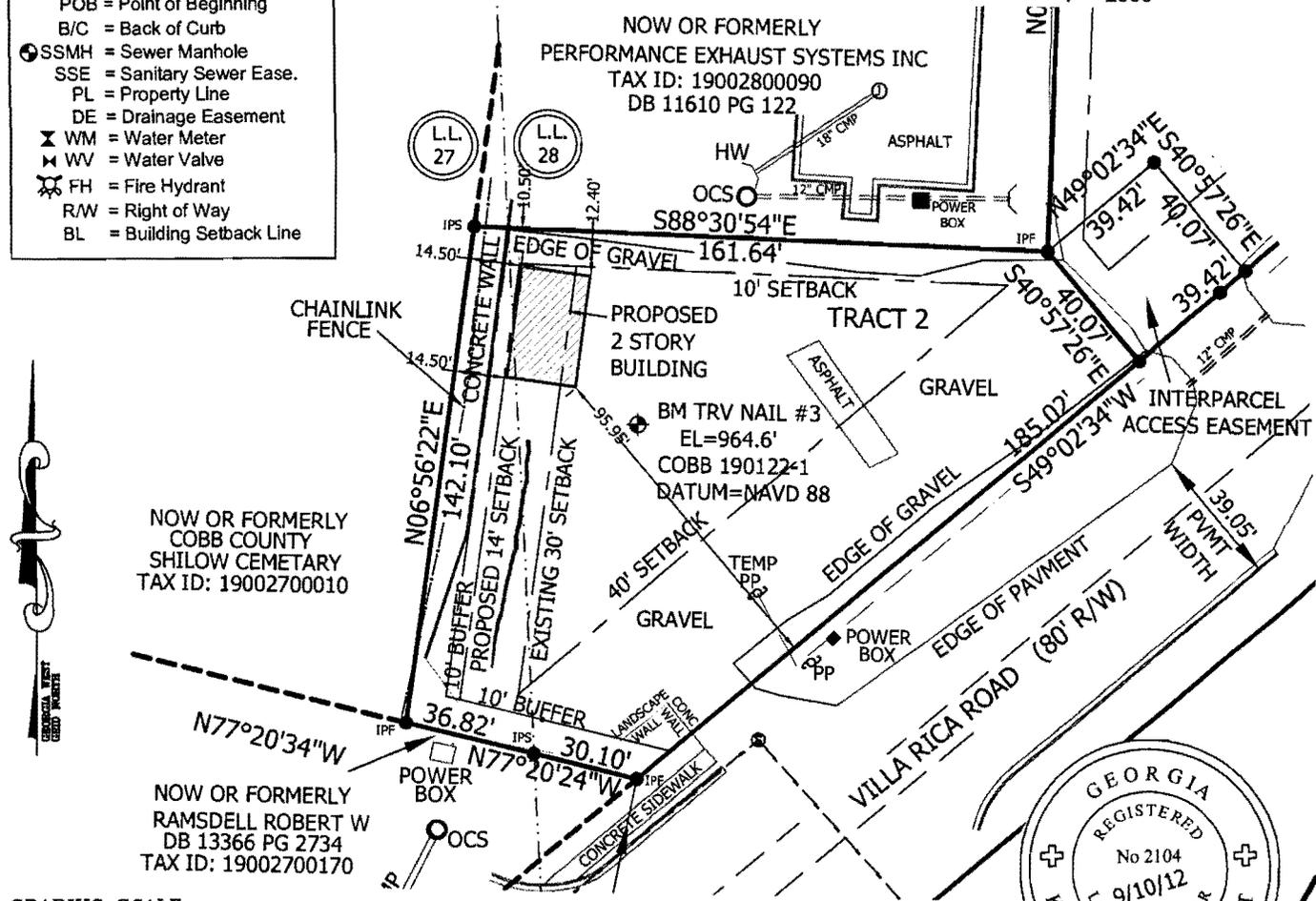
Zoning approved with the following conditions:

- 1) Additional retail/wholesale building to be similar in style with existing West Cobb Lighting Gallery.
- 2) Style of proposed building to be a Williamsburg with a maximum of 2 stories.
- 3) Square Footage of building not to exceed 18,400 S.F.
- 4) Site to be brought up to commercial standards.
- 5) Signage to be approved by staff.
- 6) no portable, off-premise or billboard signs.
- 7) no additional convenience stores, gas stations or fast food restaurants to be established on site.
- 8) 10 ft natural maintained buffer along southerly property line.
- 9) subject to D.O.T. comments.
- 10) subject to Cobb Water and Sewer comments.
- 11) subject to Cobb Development comments.
- 12) subject to preserving the cemetery adjacent to the property with a 10 ft buffer extending to property line adjacent to cemetery.



Location Map

1" = 2000'



TRACT 2 AREA
 20,319 SQ.FT.
 0.48 ACRES



- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 373,233 feet.
- This plat subject to all easements public and private.
- This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.
- According to F.I.R.M. Community Panel #13067C 0050F, dated Aug 18, 1992 this property is not located in an area having special flood hazards.

Variance Application Survey for:
W. L. CHASTAIN

Land Lot 27 & 28 19th District 2nd Section
 Cobb County, Georgia



Perimeter Surveying Co., Inc
 1065 Sandtown Road, Marietta, GA 30008
 Phone: (770) 425-6824 Fax: (770) 425-6768

Computed by: JDR
 Drawn by: JF
 Checked by: KN

Party Chief: JF
 Date Surveyed:
 05-29-12

REFERENCES
 Plat Bk: Pg.
 Deed Bk: Pg.

APPLICANT: S R M L, Inc., d/b/a West Cobb Pine Straw

PETITION No.: V-90

PHONE: 678-525-9334

DATE OF HEARING: 11-14-12

REPRESENTATIVE: Garvis L. Sams, Jr.

PRESENT ZONING: GC

PHONE: 770-422-7016

LAND LOT(S): 27, 28

TITLEHOLDER: Walter L. Chastain Revocable Trust

DISTRICT: 19

PROPERTY LOCATION: On the west side of Villa Rica Way, south of Dallas Highway (2325 Dallas Highway).

SIZE OF TRACT: 0.48 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the rear setback for a proposed two story building from the required 30 feet to 14 feet.

OPPOSITION: No. OPPOSED **PETITION No.** **SPOKESMAN**

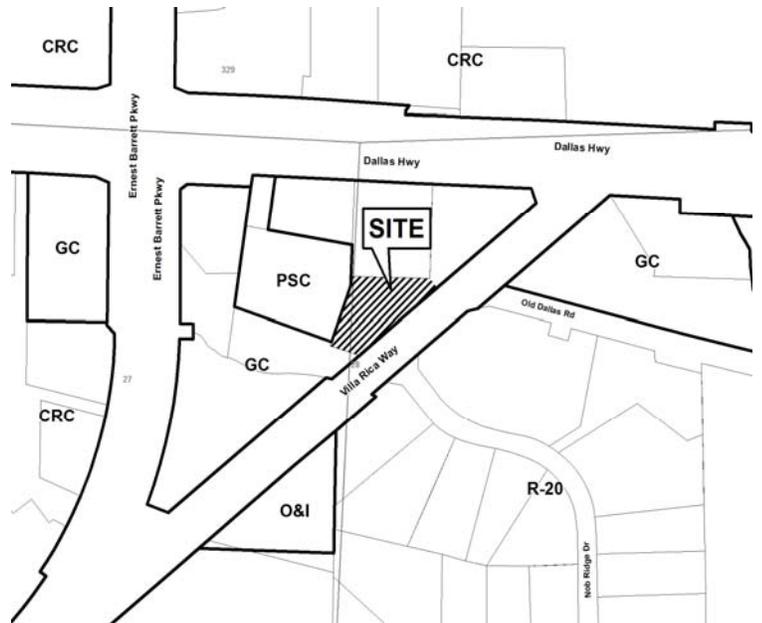
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: S R M L, Inc., dba West Cobb Pine
Straw

PETITION No.: V-90

COMMENTS

TRAFFIC: Recommend driveway be paved with a treated hardened surface a minimum of 25 feet or to the edge of the County right-of-way, whichever is greater.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: It has been recommended by Community Development staff in the course of the LDP review for West Cobb Pinestraw, that the lot in question be split from the larger parcel, which will then receive a Villa Rica Way address. Such a lot split plat must be recorded with the Clerk of the Superior Court. The surveyor must submit a proposed plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording.

STORMWATER MANAGEMENT: No comment.

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.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: The variance shows the presence of Shiloh Cemetery on the western boundary of the subject property. The Cobb Cemetery Preservation Commission has no objection to this proposed use, provided the use does not encroach upon the cemetery's 10 foot buffer. The Cobb Cemetery Preservation Commission requires the following:

- A. Repair the existing six (6) foot chain link fence and install top rail on portion of fence that abuts the property.
- B. Provide an enhanced planting between the cemetery fence and the retaining wall.

The applicant must meet all stipulations of the Cemetery Preservation Ordinance.

WATER: No conflict.

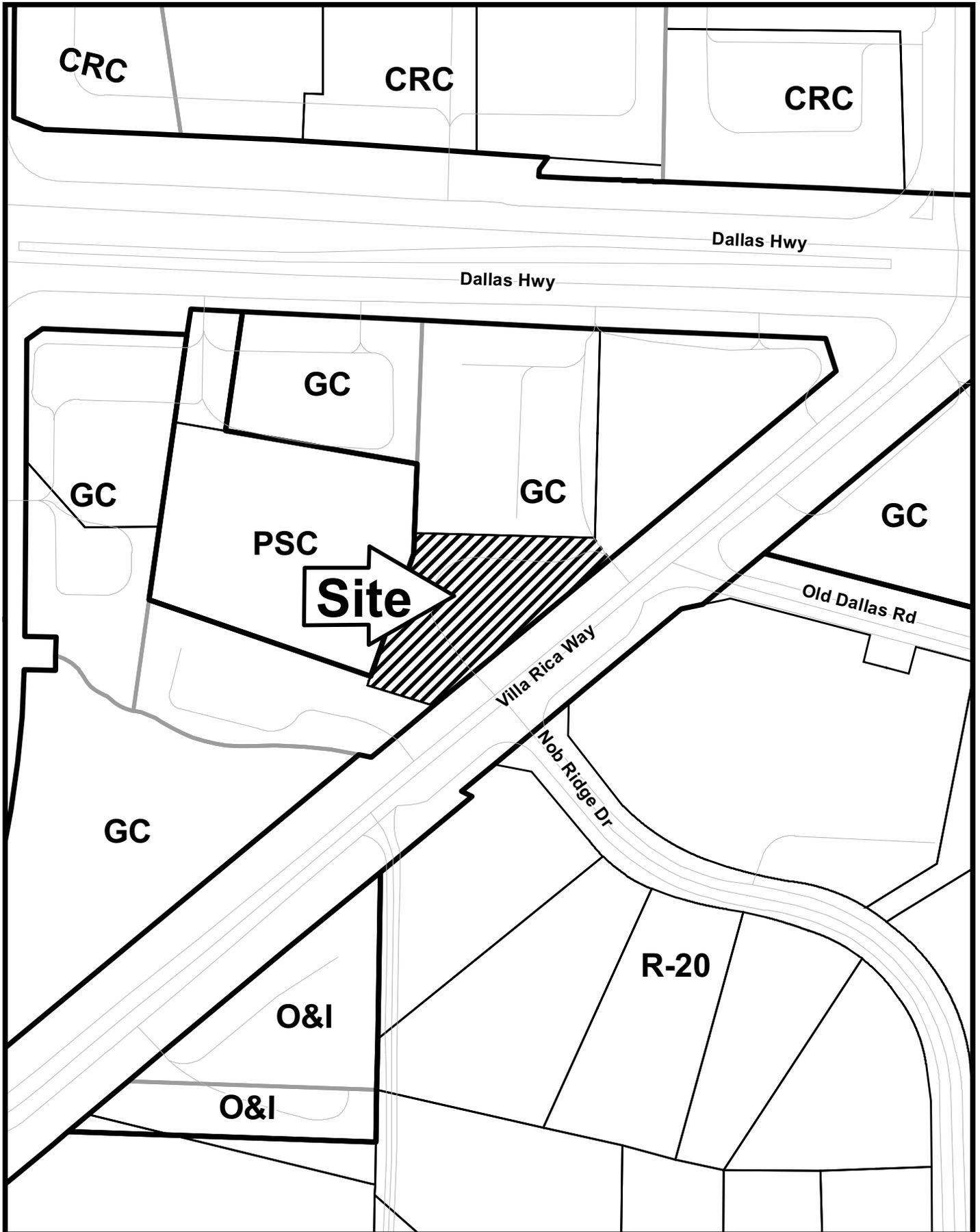
SEWER: No conflict. Proposal does not appear to encroach upon the required setback from the edge of the sanitary sewer easement.

APPLICANT: S R M L, Inc., dba West
Cobb Pine Straw

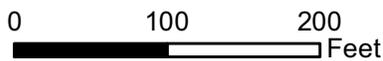
PETITION No.: V-90

FIRE DEPARTMENT: 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.

V-90

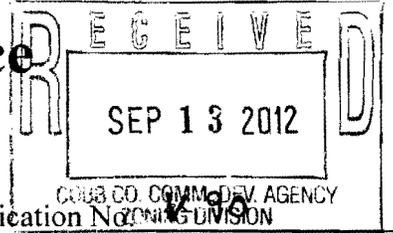


This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary
Zoning Boundary

Application for Variance Cobb County



(type or print clearly)

Application No. 12-09
Hearing Date: 11/14/2012

Applicant S R M L, Inc., dba West Cobb Pine Straw Phone # 678-525-9334 E-mail steve@westcobbpinestraw.com

Garvis L. Sams, Jr.
Sams, Larkin & Huff, LLP Address 376 Powder Springs St., #100, Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

Phone # 770-422-7016 E-mail gsams@samslarkinhuff.com

(representative's signature)

Signed, sealed and delivered in presence of _____

My commission expires: 7/7/14

Titleholder Walter L. Chastain Revocable Trust, dated July 16, 2001 Phone # 770-422-6381 E-mail _____

Signature Walter L. Chastain Address: 3766 Ridge Lake Ct., Marietta, GA 30064
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: April 10, 2016

Present Zoning of Property General Commercial (GC)

Location Northwest side of Villa Rica Way
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 27 & 28 District 19th Size of Tract 0.48 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.

A literal interpretation or enforcement of Cobb County Zoning Ordinance provisions creates an unnecessary hardship due and owing to the shape and configuration of the subject property. Moreover, the granting of said Variance, waiving provisions of the Cobb County Zoning Ordinance, will not impair the purpose, spirit and intent of the ordinance, nor will the granting of same set an adverse precedent.

List type of variance requested: Waiver of the rear set-back from 30 ft. to 14 ft. **

** The Variance request has been discussed with People Looking After Neighborhoods ("PLAN") and they have expressed that PLAN will not oppose the Variance Application.