

SURVEYORS CERTIFICATION:

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



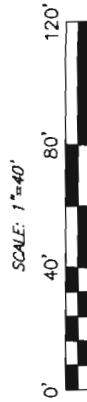
J.D. GRACE
LAND SURVEYING, LLC
2300 KIMBROUGH COURT
ATLANTA, GA 30350
CELL: (770) 733-4649
OFFICE: (678) 587-0100
jdgrace13@yahoo.com

SITE ADDRESS:
500 SIX FLAGS PARKWAY
MABLETON, GEORGIA 30126
PARCEL ID: 18050400100

BOUNDARY SURVEY
FOR
JCBL, LLC
LOT 504, 18TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

ZONED: R-20

FIELD WORK DATE: 05-29-2017
PLAT DATE: 05-31-2017

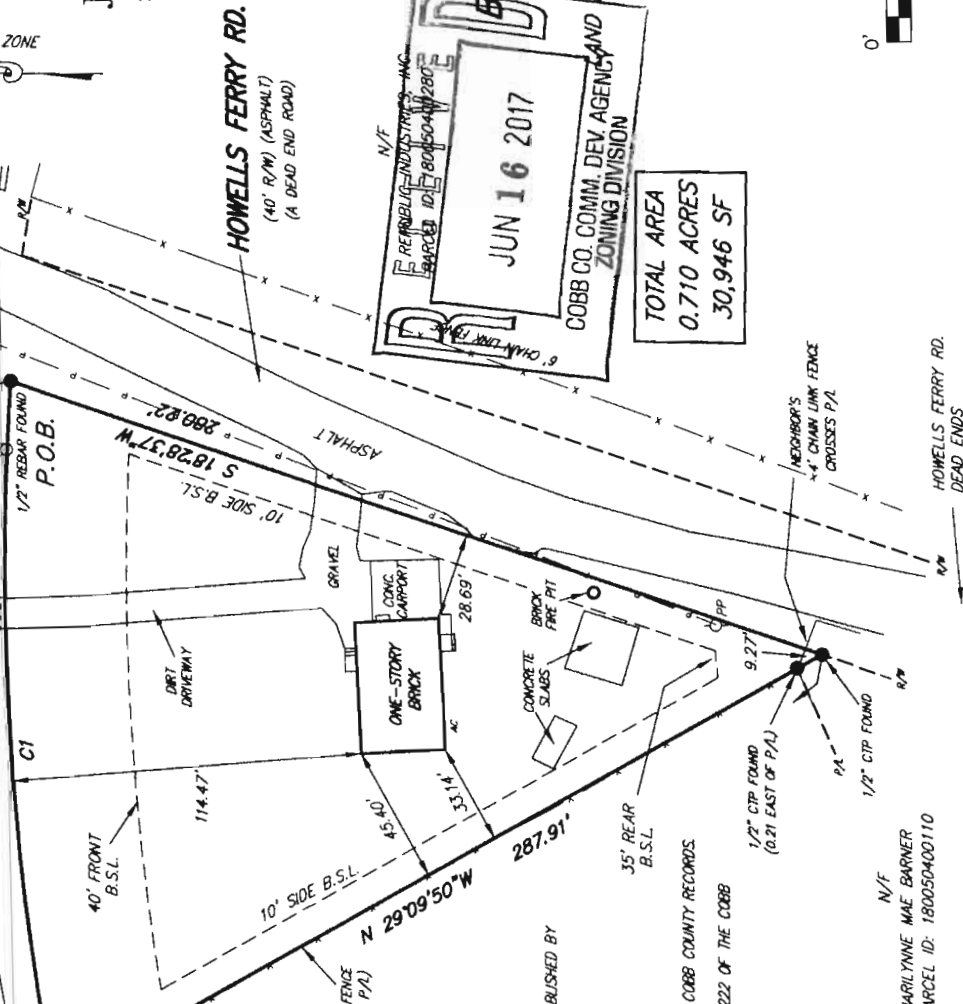
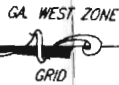


GRAPHIC SCALE

Curve	Radius	Length	Chord	Chord Bear.
C1	690.80'	230.20'	229.56'	N 88°24'41" E

SIX FLAGS PARKWAY
(50' R/W) (24' ASPHALT)

GA. STATE PLANE COORDINATES
N= 1375435.0630
E= 2182919.6181



TOTAL AREA
0.710 ACRES
30,946 SF

JUN 16 2017
N/F
REPUBLIC INDUSTRIES, INC.
PARCEL ID: 80050400280
COBB CO. COMM. DEV. AGENCY AND ZONING DIVISION

LEGEND

- MONUMENT FOUND/SET
- M/W WATER METER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N/F NOW OR FORMALLY
- P/L PROPERTY LINE
- B.S.L. BUILDING SETBACK LINE
- R/W ROAD RIGHT-OF-WAY LINE
- M/B MAILBOX
- CTP CRIMPED TOP PIPE
- FH FIRE HYDRANT
- PP POWER POLE
- P OVERHEAD POWER

MEASUREMENTS WERE TAKEN WITH A LEICA TOPP 1205 WITH AN ANGULAR ERROR OF 04" PER ANGLE POINT, ADJUSTED USING LEAST SQUARES FOR A TRANSVERSE CLOSURE OF 1/161683". PLAT PRECISION OF CLOSURE CALCULATED 1/155,486"

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSIDERED AS A TITLE SEARCH OR REPORT AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

N/F
MARJORIE WRIGHT DANIEL
PARCEL ID: 18050400090

SURVEY NOTES:

1. BEARING ORIENTATION IS GRID NORTH, GA. WEST ZONE ESTABLISHED BY TRIMBLE 5800 GPS RECEIVERS AND NIS ORUS PROCESSING.
2. BUILDING SETBACK LINES IS ARE FROM R-20 ZONING.

REFERENCES:

1. LEGAL DESCRIPTION FROM DB 14374 PGS 4118-4120 OF THE COBB COUNTY RECORDS.
2. LEGAL DESCRIPTION AND PLAT FROM DB 13340 PGS 4220-4222 OF THE COBB COUNTY RECORDS.

FLOOD HAZARD STATEMENT

PARCEL IS NOT IN A FLOOD HAZARD AREA PER COBB CO. FEMA FIRM MAP 13067C0218H EFFECTIVE DATE 03-04-2013.

N/F
MARILYNNE MAE BARNER
PARCEL ID: 180050400110

APPLICANT: Marshall E. Drinkard

PHONE#: (770) 374-0022 **EMAIL:** deepinda@yahoo.com

REPRESENTATIVE: Marshall E. Drinkard

PHONE#: (770) 374-0022 **EMAIL:** deepinda@yahoo.com

TITLEHOLDER: JCBL, LLC

PROPERTY LOCATION: South side of Six Flags Parkway, west of Queens Ferry Drive, and on the west side of Old Howells Ferry Road (500 Six Flags Parkway)

ACCESS TO PROPERTY: Six Flags Parkway

PHYSICAL CHARACTERISTICS TO SITE: Existing single-family house

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Single-family houses
- SOUTH:** R-20/ Single-family houses
- EAST:** HI/ Republic Industries Inc.
- WEST:** R-20/ Single-family house

Adjacent Future Land Use:
 North: Priority Industrial Area (PIA)
 Southeast: Priority Industrial Area (PIA)
 Southwest: Priority Industrial Area (PIA)

PETITION NO: LUP-16

HEARING DATE (PC): 09-07-17

HEARING DATE (BOC): 09-19-17

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Auto body repair

SIZE OF TRACT: 0.710 ac

DISTRICT: 18

LAND LOT(S): 504

PARCEL(S): 10

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

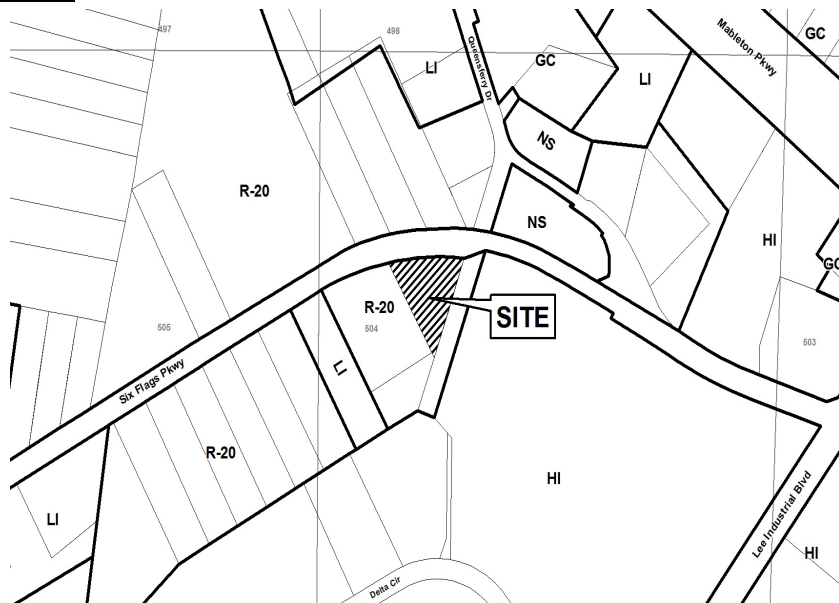
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

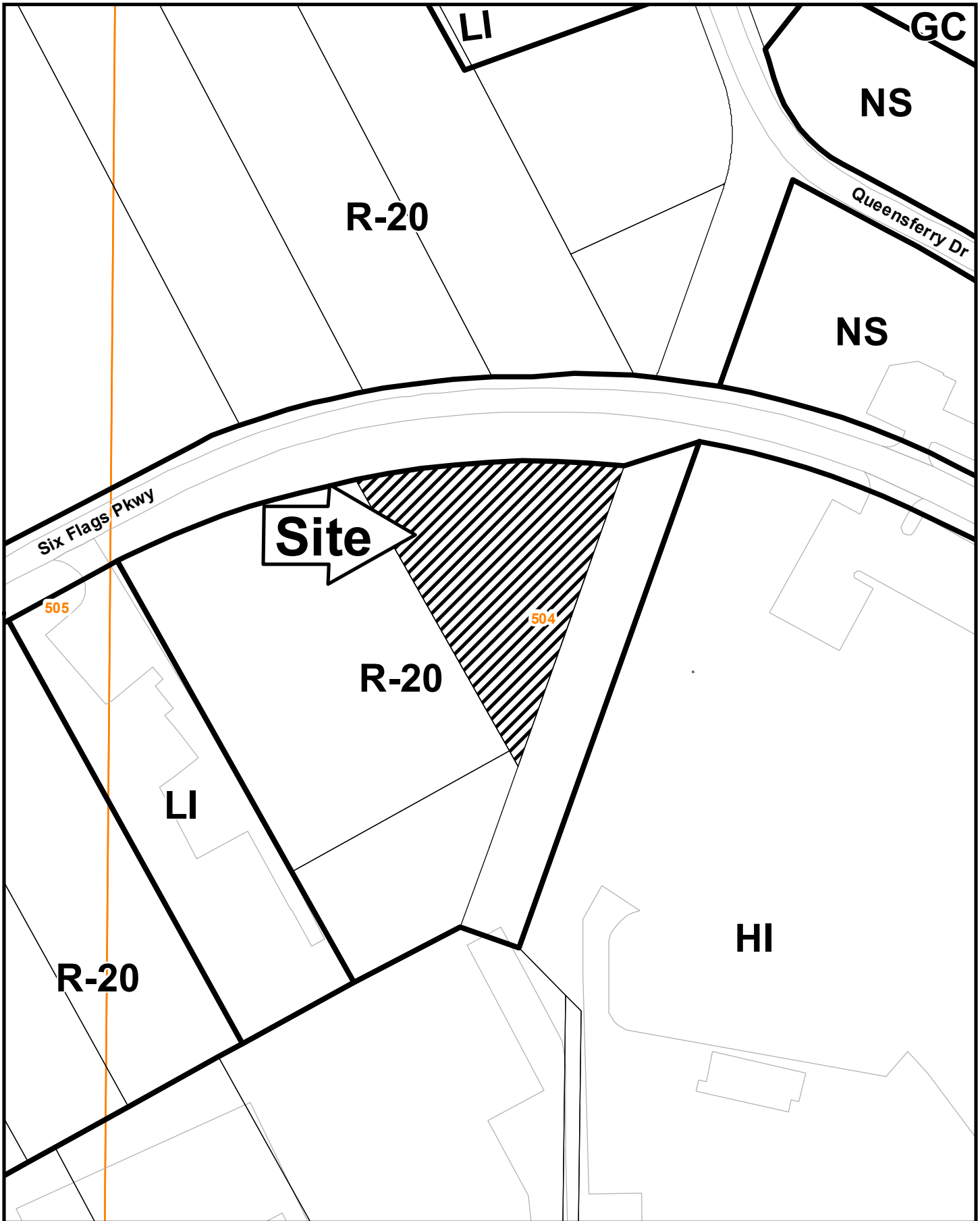
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

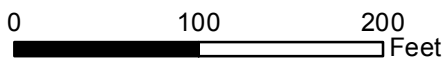
STIPULATIONS:





LUP-16 2017-GIS



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Marshall E. Drinkard

PETITION NO.: LUP-16

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Tannessa Bates

The applicant is seeking a Temporary Land Use Permit for the purpose of auto body repair at the residence. The applicant has lived at the residence for two years. The applicant does not have any employees. The applicant has one standard sized truck for the business. There will be no deliveries or outside storage. The hours of operation will be from 8 a.m. – 6 p.m., 5 days a week. The applicant will have two clients a day. The customers will leave their vehicles at the residence and return when the repairs are complete. The applicant is also requesting to put a paint booth on a slab of concrete behind the residence for business purposes. The applicant plans to move to a commercial location in the next two years. The current request is for 24 months. The property is located in a Priority Industrial Area on the Future Land Use map. The applicant has submitted consent of the request from the two adjoining property owners (directly west and south).

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. Residential water customer with septic system.

TRAFFIC COMMENTS:

Recommend removing gravel driveway on Six Flags Parkway that development renders unnecessary.

Recommend driveway on Howells Ferry Road be paved with a treated hardened surface for a minimum of 25’ from the edge of pavement or to the County right-of-way.

APPLICANT: Marshall E Drinkard

PETITION NO.: LUP-16

PRESENT ZONING: R-20

PETITION FOR: LUP

FIRE COMMENTS:

C/O: Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

APPLICANT: Marshall E. Drinkard

PETITION NO.: LUP-16

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

- Subject to Stormwater Management approval of site plan for all proposed site improvements.
- Stormwater management facility will be required if additional impervious exceeds 5000 sf.
- All vehicle storage must be on hardened/paved surface.
- All repairs must be performed inside garage building.

STAFF RECOMMENDATIONS

LUP-16 MARSHALL E. DRINKARD

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in italics, with the Staff analysis following in bold.

(1) *Safety, health, welfare and moral concerns involving the surrounding neighborhood.*

This request may affect the safety, health or welfare of the surrounding properties due to the use of a body and repair shop. Body shops can be noisy and cause odors. Additionally, body shops are not permitted near residential uses in industrial districts.

(2) *Parking and traffic considerations.*

Customers will be leaving their vehicles for repair at the residence. There are no paved areas on the driveway to park.

(3) *Number of nonrelated employees.*

There are no employees.

(4) *Number of commercial and business deliveries.*

There will be no commercial/ business deliveries.

(5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*

A body shop is normally not compatible with residential neighborhoods.

(6) *Compatibility of the business use to the neighborhood.*

The request would not be compatible with adjacent and adjoining residential uses.

(7) *Hours of operation.*

Five days a week, 8a.m. – 6 p.m.

(8) *Existing business uses in the vicinity.*

There are businesses in the vicinity that will not be impacted by the applicant's proposal.

(9) *Effect on property values of surrounding property.*

This request could have an effect on property values.

(10) *Circumstances surrounding neighborhood complaints.*

This request is not the result of a complaint from Code Enforcement.

LUP-16 MARSHALL E. DRINKARD (Continued)

(11) Intensity of the proposed business use.

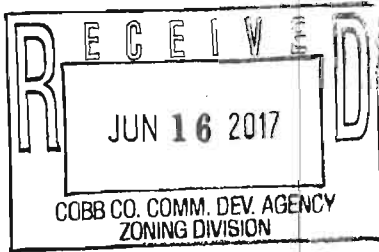
The proposed body shop is requesting to be a full time business which may not be compatible with Adjoining and nearby homes.

(12) Location of the use within the neighborhood.

The property is not located in a platted subdivision, and is located on the edge of a residential area.

Based on the above analysis, Staff recommends **DENIAL**.

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.



Application #: LVP-16
PC Hearing Date: 9-7-17
BOC Hearing Date: 9-19-17

TEMPORARY LAND USE PERMIT WORKSHEET (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Auto body Repair
2. Number of employees? 1
3. Days of operation? 5 days
4. Hours of operation? 8am - 6pm
5. Number of clients, customers, or sales persons coming to the house per day? 2 ; Per week? 10
6. Where do clients, customers and/or employees park?
Driveway: ; Street: _____ ; Other (Explain): Drooping off
7. Signs? No: _____ ; Yes: . (If yes, then how many, size, and location): End of Road by Driveway & on building
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 1- Truck
9. Deliveries? No ; Yes _____ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
10. Does the applicant live in the house? Yes ; No _____
11. Any outdoor storage? No ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested (24 months maximum): 24
13. Is this application a result of a Code Enforcement action? No ; Yes _____ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed): _____

Applicant signature: [Signature] Date: 5-9-2017
Applicant name (printed): Marshall E Drinkwater

**CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNER
 TO ACCOMPANY APPLICATION FOR LAND USE PERMIT**

By signature, it is hereby acknowledged that I give my consent/or have no objection that Marshall E.

DRINKARD intends to make an application for a Land Use Permit for the purpose of
Auto body repair on the premises described in the application.

Signature	Printed name	Address
<u>V. Miller</u>	<u>Vicki Miller</u>	<u>470 Six Flags Pkwy</u>
<u>Francisco Pavon</u>	<u>Francisco Pavon</u>	<u>499 Six Flags Pkwy</u>
<u>Frank England</u>	<u>Frank England</u>	<u>469 Six Flags Pkwy</u>
<u>MARILYN BARDOL</u>	<u>MARILYN BARDOL</u>	<u>520 SIX FLAGS PKWY,</u>
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