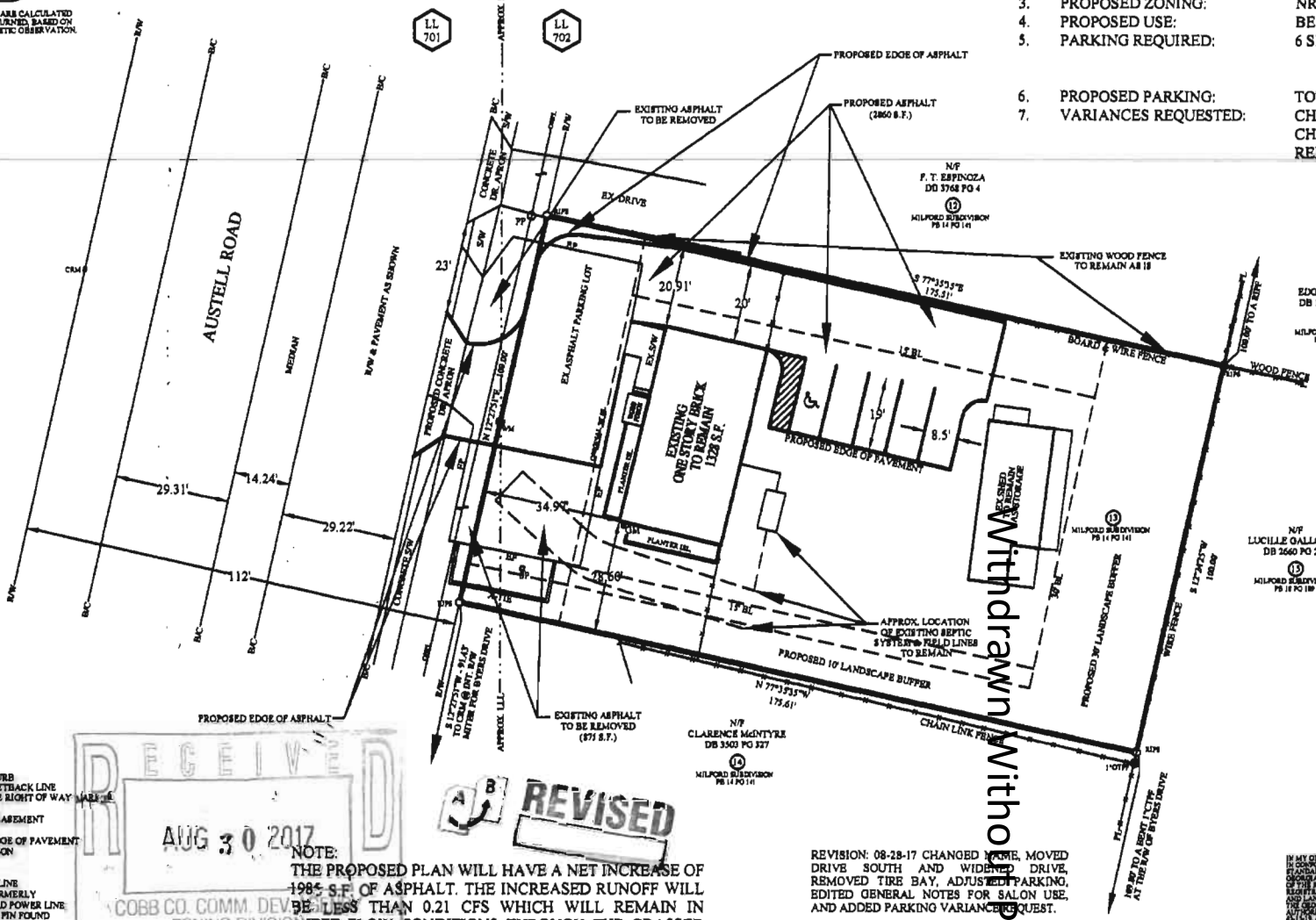
TRACT AREA= 0.403 ACRES (17,556 S.F.)

ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, BASED ON A SINGLE MAGNETIC OBSERVATION.

GENERAL NOTES:

1.	SITE ADDRESS:	3077 AUSTELL ROAD, MARIETTA, GA 30060 TAX PARCEL: 19070200250 DB 15092 PG 856
2.	CURRENT ZONING:	LRO
3.	PROPOSED ZONING:	NRC
4.	PROPOSED USE:	BEAUTY SALON (1068 SF) & OFFICE (260 SF)
5.	PARKING REQUIRED:	6 SPACES: 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



LEGEND

BC - BACK OF CURB
BL - BUILDING SETBACK LINE
CRM - CONCRETE RIGHT OF WAY MARKER
DB - DEED BOOK
DE - DRAINAGE EASEMENT
DR - DRIVE
EP - EXISTING EDGE OF PAVEMENT
INT - INTERSECTION
IRL - IRLAND
LL - LAND LOT
LLL - LAND LOT LINE
N/F - NOW OR FORMERLY
OHPL - OVERHEAD POWER LINE
OTPF - OPEN TOP PIN FOUND
PB - PLAT BOOK
PO - PAGE
PL - PROPERTY LINE
PP - POWER POLE
RPF - REBAR IRON PIN FOUND
RPS - REBAR IRON PIN SET
R/W - RIGHT-OF-WAY
S/W - SIDEWALK
SP - SIGN POLE
WM - WATER METER

RECEIVED
AUG 30 2017
COBB CO. COMM. DEV.
ZONING DIVISION

REVISED

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 SHEET FLOW CONDITIONS THROUGH THE GRASSED AREA OF THE PROPERTY WHICH FLOWS SOUTHWESTERLY. NO DETENTION IN PROPOSED.

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: 11-7-14 UPDATE SITE PLAN.

REVISION: 1-7-14 ADDED PROPOSED BUFFERS, TWO ADDITIONAL PARKING SPACES, AND EXPANDED TIRE BAY, REVISED FLOW CAL. 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.

GRAPHIC SCALE IN FEET
0 20 40 60

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,156 FEET AND AN ANGULAR ERROR OF 10" PER ANGLE AND WAS ADJUSTED BY COMPASS METHOD.

THE DATA SHOWN ON THIS PLAT WAS CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 4,000,347 FEET.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE ON THE SURFACE OF THE GROUND. IT DOES NOT INCLUDE ANY SUBSURFACE OR ENVIRONMENTAL CONDITIONS, EASEMENTS, OR RESTRICTIONS OF RECORD. SEE SURVEYOR'S CERTIFICATION.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR, NAMED HEREIN.

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13067C0113 G DATED 3-4-13, THIS PROPERTY IS NOW IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN.

FIELD WORK PERFORMED ON 9-13-13 BY: DAVIDSON AND MCDONALD

INSTRUMENT USED TOPCON GTS-235W

IN MY OPINION THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE MINIMUM 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. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, & 43-15-22.

GEORGIA REGISTERED LAND SURVEYOR NO. 2522 MARK G. LEE

REZONING PLAT FOR

U SALLON DESIGN LLC

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
3982 AUSTELL-POWDER SPRINGS ROAD - POWDER SPRINGS, GEORGIA 30127
Ph. (770) 435-2576 - Email: mark.lee@plcea.com

COMP.
JOB. 20170465P

Z-65 (2017)

Withdrawn Without Prejudice

Withdrawn Without Prejudice

APPLICANT: Victor Nwala

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

REPRESENTATIVE: Victor Nwala Ngon

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

TITLEHOLDER: Victor Nwala Ngon

PROPERTY LOCATION: East side of Austell Road, north of Byers Drive (3077 Austell Road)

ACCESS TO PROPERTY: Austell Road

PHYSICAL CHARACTERISTICS TO SITE: Existing One Story Brick House

PETITION NO: Z-65

HEARING DATE (PC): 10-03-17

HEARING DATE (BOC): 10-17-17

PRESENT ZONING: LRO

PROPOSED ZONING: NRC

PROPOSED USE: Beauty Salon

SIZE OF TRACT: 0.403 ac

DISTRICT: 19

LAND LOT(S): 702

PARCEL(S): 25

TAXES: PAID X **DUE** ____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: CF/ Commercial Use

SOUTH: GC/ Commercial Use

EAST: CF/ Milford Subdivision

WEST: R-20/ Church

Adjacent Future Land Use:

Northeast: Neighborhood Activity Center (NAC)
Southeast: Medium Density Residential (MDR)
Southwest: Neighborhood Activity Center (NAC)
Northwest: Public Institutional (PI)

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:

Withdrawn Without Prejudice

Application No. 2-65

Oct. 2017

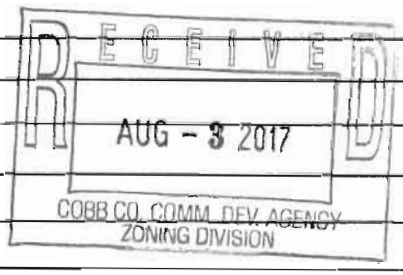
Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):**

b) **Proposed building architecture:**

c) **List all requested variances:**



Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Beauty Salon - Wash & set HAIR

b) **Proposed building architecture:**

c) **Proposed hours/days of operation:** M - Saturday 8-6:30 pm

d) **List all requested variances:**

Part 3. Other Pertinent Information (List or attach additional information if needed)

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).