

Z-54
(2008)

GENERAL NOTES--

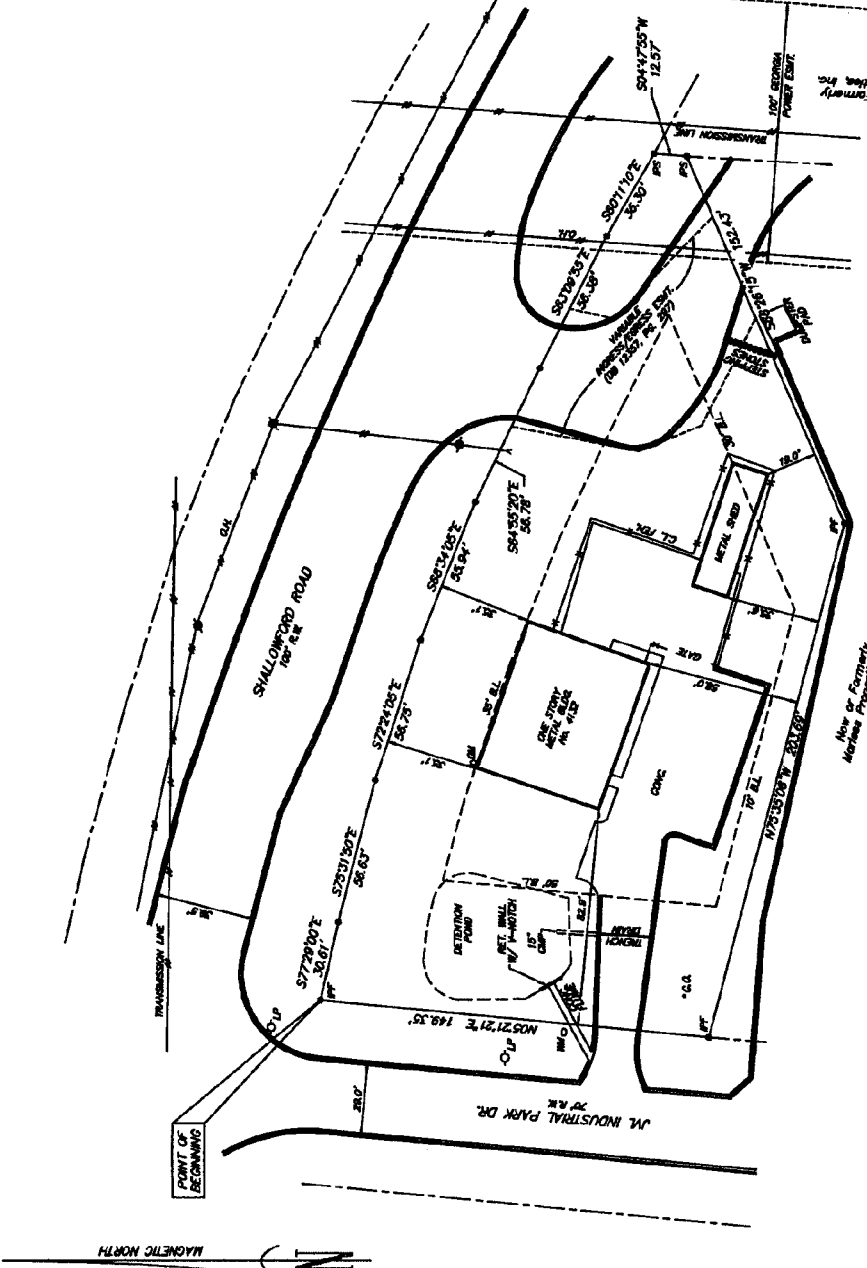
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGLE ERROR OF 3 SECONDS PER ANGLE POINT AND A PRESSION RATIO OF 1 IN 149,074. IT HAS BEEN ADJUSTED USING THE COMPASS RULE. EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON 615-425.
THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRESSION RATIO OF 1 IN 216,857.
ALL I.P.'s ARE "M" REBAR.
BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
ACCORDING TO THE CURRENT T.I.A. OFFICIAL FLOOD AND HIGH WIND COMMUNITY PANEL NO. 13067C DOTS F, DATED AUGUST 14, 2008, THIS AREA IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
ALL MATTERS OF TITLE ARE EXCEPTED.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THEREFORE, ENCUMBRANCES OR OTHER ENCUMBRANCES NOT SHOWN.
REFERENCES:
1. 08 10072, PG. 206
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AREA = 40,006 SQ. FT.
0.918 ACRE.

RECORDED
SEP - 4 2008
COBB CO. COUNTY DEVELOPMENT
ZONING DIVISION



BARTON SURVEYING
INC.
1500 PALM STREET
CANTON, GEORGIA 30115
(770) 345-2810



**BOUNDARY SURVEY FOR
UNITED STATES INTERIOR SYSTEMS, INC.**

LOCATED IN LAND LOT 203
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
AUGUST 14, 2008 1"=30'



LEGEND

1/2" REBAR FND.	RP
1/2" REBAR SET	RS
SUBMITTAL EASEMENT	SE
DRAINAGE EASEMENT	DE
LAND LOT LINE	LL
CENTERLINE	CL
COMP TOP PIPE	CTP
OPEN TOP PIPE	OTP
CONCRETE METAL PIPE	CM
CONCRETE CONCRETE PIPE	CC
DROP INLET	DI
JUNCTION BOX	JB
MANHOLE	MH
CATCH BASIN	CB
POWER POLE	PP
FIRE HYDRANT	FH
CONCRETE MONUMENT FND.	CMF
BACK OF CURB	B.C.
EDGE OF PAVEMENT	E.P.
CONCRETE	CON
UNDERGROUND ELEC. SERVICE LINE	U.E.S.L.
BUILDING LINE	BL
UNDERGROUND POWER LINE	U.P.L.
TRANSFORMER	TX

Petition Z-54

Search Tags <United States Interior Systems, US Interior Systems, GC, LI, Shallowford Road, JVL Industrial Park Drive, Industrial, Light Industrial>

United States Interior Systems, Inc. 770-517-7787, represented by John H. Moore, Moore Ingram Johnson & Steele, LLP, 770-429-1499, requests rezoning from GC to LI.

Property is located on the southeast intersection of Shallowford Road and JVL Industrial Park Drive (4132 JVL Industrial Park Drive); 16th District, Land Lot 203, Parcel 21.

Proposed use(s): Light Industrial

Proposed building architecture: Not applicable

Proposed hours/days of operation: 7:00 a.m. – 7:00 p.m.; Monday – Sunday.

Requested variance(s): None known at this time.

Other pertinent information: Currently existing building will be utilized

Size of tract is 0.918 acres

Current zoning: GC

Contiguous zoning is: *North*: HI (Heavy Industrial); *East*: LI (Light Industrial), O&I (Office & Institutional); *South*: LI; *West*: HI.

Current land use is Industrial Compatible.

Case manager is Tanya Roberts
Planning Commissioner is Christi Trombetti
District Commissioner is Tim Lee

Proposed use: Light Industrial.

Staff Comments:

Please click for [Preliminary Zoning Analysis](#)

Please click for [Final Zoning Analysis](#)

Staff recommends *APPROVAL* subject to the following conditions:

- *Site plan received by the Zoning Division September 4, 2008, with the District Commissioner approving minor modifications;*
- *Fire Department comments;*
- *Cobb County-Marietta Water Authority comments;*
- *Water and Sewer comments and recommendations;*
- *Stormwater Management comments and recommendations; and*
- *DOT comments and recommendations.*

ECCA position: *NO ACTION.*

Planning Commission Action: *APPROVAL* with stipulations:

- *Staff comments and recommendations*

- *If user of property changes, any outdoor activity or storage to be screened from the neighboring LI development with an opaque fence to provide a screen between the two properties*
- *Any new user who requires outdoor storage or activities screen their activities from Shallowford Road through the use of enhanced landscaping should it be deemed necessary by the county arborist*

Board of Commissioners Action (unofficial): APPROVED subject to:

- *Planning Commission recommendations*
- *Staff comments and recommendations*
- *Prescribed use to be approved by District Commissioner. If outdoor activity or storage is part of that use, the use to be brought to the Board of Commissioners as an Other Business Item. At that time, it may be determined that a fence or other method of buffering would need to be installed.*