



Cobb County Community Development Agency
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-28
Public Hearing Dates:
PC: 5-7-19
BOC: 5-21-19

SITE BACKGROUND

Applicant: Ellenwood MCRE, LP

Phone: 214-717-6116

Email: kmurchison@murchisoncommercial.com

Representative Contact: Lauren M. Hansford

Phone: 404-408-6600

Email: lauren@glawgp.com

Titleholder: Ellenwood MCRE, LP

Property location and address: Located on the southwest side of Mableton Parkway, south of Lynne Circle (6116 Mableton Parkway)

Access to Property: Mableton Parkway

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: PSC (Planned Shopping Center)

Current use of property: Retail Center

Proposed zoning: CRC (Community Retail Commercial)

Proposed use: Allow an assembly hall for special events

Future Land Use Designation: CAC (Community Activity Center)

Site Acreage: 1.789 acres

District: 18

Land Lot: 156

Parcel #'s: 18015600270

Taxes Paid: Yes

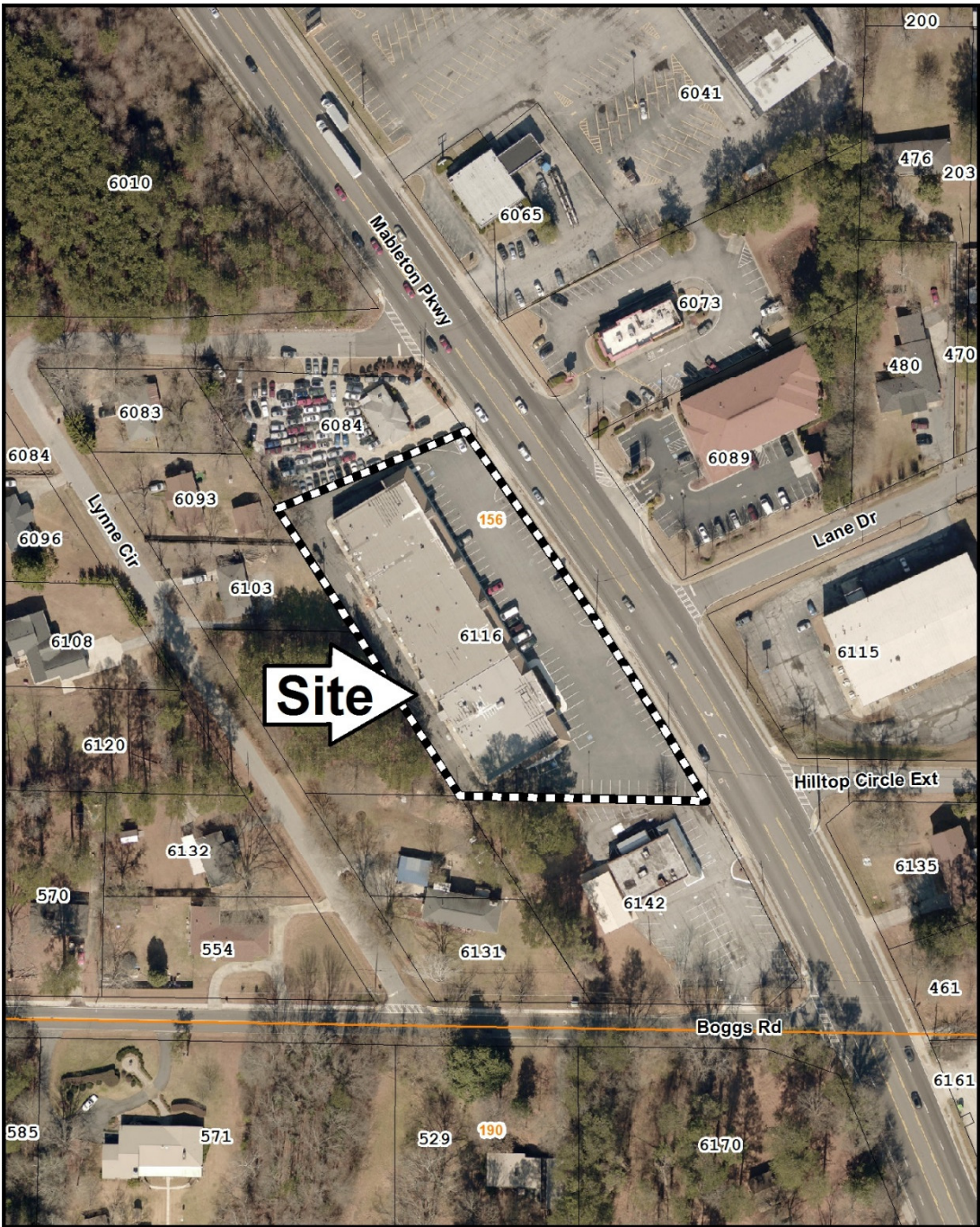
FINAL ZONING STAFF RECOMMENDATION: (Zoning staff member: Terry Martin, MPA)

Based on the analysis of this case, Staff recommend **APPROVAL**, subject to the following:

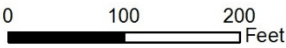
1. Site plan received by the Zoning Division February 7, 2019, with the District Commissioner approving minor modifications;
2. Upon redevelopment, property to comply with Mableton Pkwy & Veterans Memorial Hwy Design Guidelines;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations, and
6. Department of Transportation comments and recommendations.

FLOOD HAZARD STATEMENT	
I HAVE THIS DATE EXAMINED THE "FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.	
PANEL 1308702212H	EFFECTIVE DATE: 03/04/2013
ZONE "X"	

Z-28 2019-Aerial Map



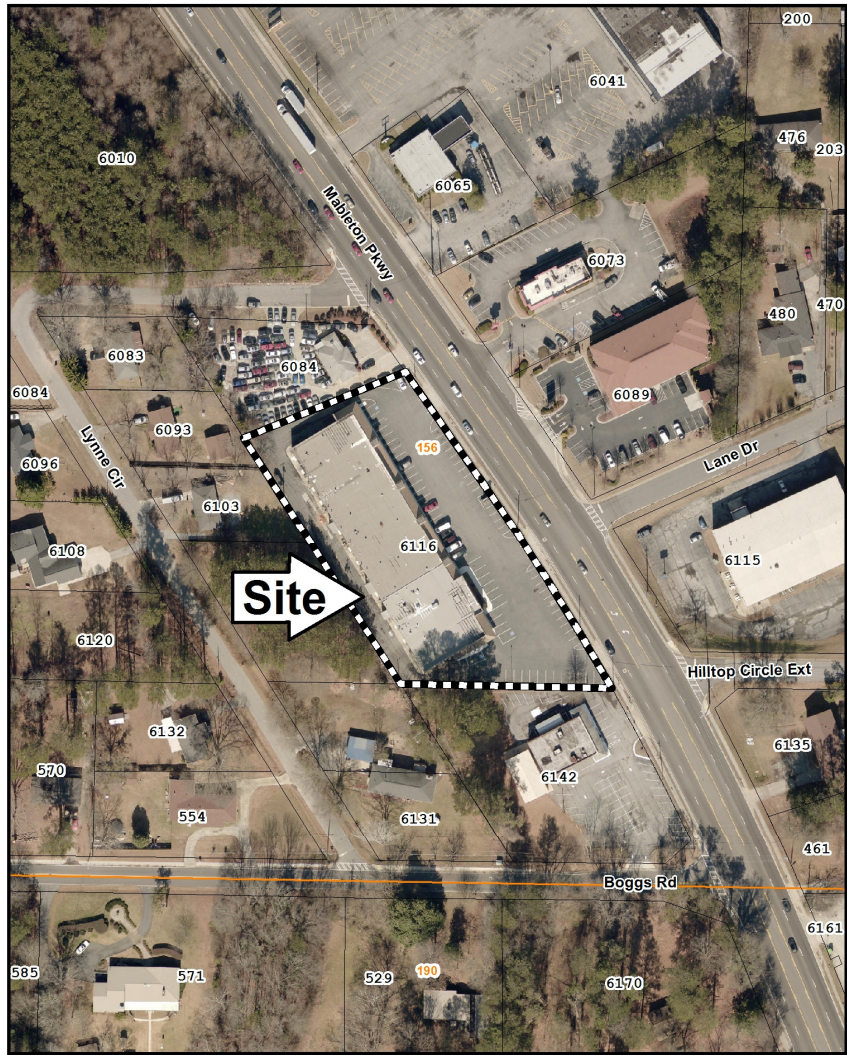
This map is provided for display and planning purposes only. It is not meant to be a legal description.



- Land Lot
- City Boundary

North
Zoning: NRC (Neighborhood Retail Commercial)
Future Land Use: CAC (Community Activity Center)

Z-28 2019-Aerial Map



WEST
Zoning: R-20
(Single-family Residential)

Future Land Use: LDR (Low Density Residential)

EAST
Zoning: GC
(General Commercial)

Future Land Use: CAC
(Community Activity Center)

SOUTH
Zoning: PSC (Planned Shopping Center)
Future Land Use: NAC (Neighborhood Activity Center)

DEPARTMENT COMMENTS- Zoning Division

Current zoning district for the property

The PSC district is established to provide locations for retail commercial and service uses which are designed and oriented to serve several neighborhoods making up a community. Projects developed within the PSC zoning district should be done as compact, unified centers. Projects developed within the PSC zoning district should occupy a quadrant of an intersection, with ingress and egress only from a major collector street or state highway, within an area delineated within a community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Any existing, developed PSC zoning/use located outside of a community activity center or regional activity center shall be deemed to be a grandfathered, nonconforming use and subject to those provisions contained in this chapter. Should any undeveloped property zoned PSC outside a community activity center or regional activity center fail to commence development by January 17, 1996, the owner of such property shall be required to bring the property back in for rezoning consistent with the comprehensive plan prior to any development. Obtaining a building or grading permit for such development shall be deemed to be commencing development.

Requested zoning district for the property

The CRC district is established to provide locations for retail commercial and service uses which are designed and oriented to serve several neighborhoods making up a community. Projects developed within the CRC district should be done so as compact unified centers. CRC districts should be located on properties which are delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Additionally, the desired quadrant location will provide for planned developments and one-destination shopping and service locations to serve the community, and will minimize traffic congestion.

Summary of the applicant's proposal

The applicant is seeking to rezone the property from the existing PSC planned shopping center district to the CRC community retail commercial district in order to correct a zoning noncompliance with an existing tenant, Mableton Banquet Hall. The banquet hall, which is but one of the center's tenants, has been in existence at this location for 18 years. No alternations or additions to the site are proposed at this time.

Non-residential criteria

Proposed # of buildings: 1

Proposed # of stories: 1

Total sq. footage of development: 23,790 sq. ft.

Floor area ratio: 0.31

DEPARTMENT COMMENTS- Zoning Division (continued)

Square footage per acre: 13,298 sq. ft.

Required parking spaces: TBD

Proposed parking spaces: 73, existing

Acres in floodplain or wetlands: 0

Impervious surface shown: 100%

Are there any zoning variances?

The following variances are proposed:

1. Reduce the landscape screening buffer adjacent to residentially zoned property from the required 35 feet to zero feet along the rear (existing);
2. Increase the maximum floor area ratio for retail uses from 0.25 to 0.31 (existing);
3. Increase the maximum impervious surface from 70% to 100% (existing); and
4. Reduce the minimum number of parking spaces from TBD to 73 (existing).

DEPARTMENT COMMENTS- Fire Department

Plans not drawn to scale. Plans as drawn will not meet fire department access requirements in rear of building.

DEPARTMENT COMMENTS- Site Plan Review (County Arborist)

The property owner will be required to obtain a Land Disturbance Permit if there are any staff comments or approval stipulations which require any type of site modifications (fencing, landscaping, curb/gutter & sidewalk installation, etc.). Contact Site Plan Review, 770-528-2147.

DEPARTMENT COMMENTS- Cemetery Preservation

No comment.

DEPARTMENT COMMENTS- School System

Approval of this petition will not have an impact on the enrollment of schools.

DEPARTMENT COMMENTS- Stormwater Management

No comments (so site improvements proposed).

DEPARTMENT COMMENTS- Planning Division

Cobb 2040 Comprehensive Plan: The parcel is within the Community Activity Center (CAC) future land use category. The purpose of the CAC category is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores.

Comprehensive Plan Designation:

☒ Consistent

☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary?

☐ Yes

☒ No

Was the city notified?

☐ Yes

☐ No

☒ N/A

Specific Area Policy Guidelines:

☐ Yes

☐ No

The parcels along Mableton Parkway from Veterans Memorial Highway to Hunnicut Drive are in need of redevelopment and revitalization. Allowing mixed-use developments in this area will assist in creating live work areas as well as reduce traffic congestion and improve traffic flow. If mixed uses are to occur along the corridor, the mixing should occur vertically or horizontally by encouraging village-style developments with residential over retail/office along major streets. On the minor streets within the development, stand-alone residential would be appropriate as long as there is a commercial or a LRO component fronting Mableton Parkway. All areas of the new mixed-use development should be pedestrian friendly. Some of the basic characteristics of these developments should include:

- Well-designed buildings that create a frame for the street system by being constructed close to the sidewalk
- On-street parking should be allowed where there is sufficient right-of-way and where it is appropriate for the particular roadway classification.
- Pedestrian-oriented amenities should be included within the site development to create an inviting atmosphere and encourage the use of public spaces as community gathering spaces. Pedestrian-oriented amenities include decorative paving, human scale street lighting, plazas, benches, landscaping, etc.
- Residential densities within the development should be determined on a case-by-case basis depending on the location of the project, intensity of the project and proximity to other stable residential uses.
- In order to make mixed-use developments along this corridor successful, scale is an important component. Mixed-use buildings should be no more than three stories tall. The three-story height limit will provide the necessary density to financially allow a mixed-use development and it will also provide a consistency of scale with the surrounding residential neighborhoods.
- Residential uses in the mixed-use developments should provide for additional owner-occupied housing opportunities.

(Planning comments continued on the next page)

DEPARTMENT COMMENTS- Planning Division (continued)

- Mixed-use developments adjacent to stable single-family residential neighborhoods should provide a change in scale or buffering/screening that will ensure the desirability and viability of the surrounding community.

Masterplan/ Corridor Study – South Cobb Implementation Strategy ☒ Yes ☐ No

Design guidelines area? ☒ Yes ☐ No

If yes, design guidelines area: Mableton Pkwy & Veterans Memorial Hwy Design Guidelines

Does the proposal plan comply with the design requirements? ☐ Yes ☒ No ☐ N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
(The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☒ Yes ☐ No
(The South Cobb Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area, and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No
(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

(Planning comments continued on the next page)

DEPARTMENT COMMENTS- Planning Division (continued)

Special District

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

☐ Yes ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

☐ Yes ☒ No

Is this property within the Six Flags Special Service District?

☐ Yes ☒ No

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone?

☐ Yes ☒ No

Is the property within the Clear Zone (CZ)?

☐ Yes ☒ No

Is the property within the Accident Potential Zone (APZ I)?

☐ Yes ☒ No

Is the property within the Accident Potential Zone II (APZ II)?

☐ Yes ☒ No

Is the property within the Noise Zone?

☐ Yes ☒ No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?

☐ Yes ☒ No

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

DEPARTMENT COMMENTS- Water and Sewer

Water comments:

Available at development: ☒ YES ☐ NO

Fire flow test required: ☐ YES ☒ NO

Size and location of existing water main(s): 6" in Mableton Parkway ROW

Additional water comments: existing water customer

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process.

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO

Approximate distance to nearest sewer: Mableton Parkway ROW

Estimated waste generation (in G.P.D.): Average daily flow = +0

Peak flow = +0

Treatment plant: South Cobb WRF

Plant capacity: ☒ Yes ☐ NO

Line capacity: ☒ YES ☐ NO

Projected plant availability: ☒ 0-5 years ☐ 5-10 years ☐ over 10 years

Dry sewers required: ☐ YES ☒ NO

Off-site easement required: ☐ YES* ☒ NO

Flow test required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

Additional sewer comments: Existing sewer customer

*If off-site easements are required, the developer/owner must submit easements to the CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Note: The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

DEPARTMENT COMMENTS- Transportation

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Mableton Parkway	Arterial	45	Georgia DOT	100'

Roadway	Location	Average daily trips	Level of service
Mableton Parkway	South of Factory Shoals Road	21,700	C

Based on 2016 AADT counting data taken by GDOT, as published on their website, for Mableton Parkway.

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for local roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria

Comments and observations

Mableton Parkway is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Cobb DOT has a SPLOST project that will run along the frontage of this development on Mableton Parkway. SPLOST Project X2770 – Mableton Parkway Pedestrian Improvements Phase 2 involves the construction of a 10 ft trail along the west side of Mableton Parkway from Factory Shoals Parkway to Veterans Memorial Highway.

Recommendations

1. Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the west side of Mableton Parkway, a minimum of 50' from the roadway centerline.
2. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.
3. Recommend applicant coordinate with Cobb County DOT to ensure compatibility with the proposed SPLOST project X2770 - Mableton Parkway Pedestrian Improvements Phase 2. Recommend the applicant donate right-of-way and easements needed for construction of the 10' trail.
4. Recommend removing and closing southernmost entrance on Mableton Parkway in coordination with the Mableton Parkway Pedestrian Improvements Phase 2 project.
5. Recommend GDOT permits for all work that encroaches upon State right-of-way.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The zoning proposal is to allow continuation of a tenant (banquet hall) that has been in operation on this site for the past 18 years. It is surrounded by other established commercial uses along Mableton Parkway.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

Though the banquet hall has been a tenant in this existing commercial center for at least the past 18 years, it does directly abut residentially zoned property to the rear (west). While a screening buffer is usually required between a commercial property and residential neighbors, due to the age of the property it was originally developed, and exists currently, without any such buffering. The current request may provide an avenue to ensure conditions upon the property that will keep it from becoming a nuisance to neighbors. Information available to Staff indicates that the only complaints received by Code Enforcement relate to signage and one notice relative to trash, all of which were followed up successfully.

C. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.

D. Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;

The property is located within an area designated as CAC community activity center by the *Cobb County Comprehensive Plan*. The request is in conformity with that designation's goal of providing for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores. It also lies within the Mableton Pkwy & Veterans Memorial Hwy Design Guidelines area.

STAFF ANALYSIS (Continued)

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The applicant's proposal is to allow a preexisting tenant to remain within the well-established commercial center. No additions are proposed nor are any other changes foreseen for the center. The banquet hall has existed at the site for the past 18 years though it was only recently discovered that the property's current zoning is improper for that use. The requested CRC community retail commercial district zoning will allow this use and those other existing uses to remain and be in compliance with the Zoning Code.

The staff analysis and recommendation 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.

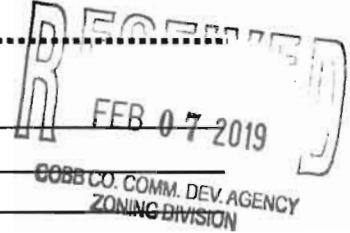
Application No. Z-28

May 2019

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): Shopping center (existing - no proposed alteration or development of existing shopping center)
- b) Proposed building architecture: To remain the same
- c) Proposed hours/days of operation: To remain the same
- d) List all requested variances: None requested.

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

Please see attached Letter of Intent.

.....
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).

**REZONING APPLICATION
COBB COUNTY, GEORGIA
LETTER OF INTENT AND IMPACT ANALYSIS**

FEB 07 2019
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

The Applicant, Ellenwood MCRE, LP, is the owner of the property located at 6116 Mableton Parkway in Mableton, Cobb County, Georgia (the "Property"). The Property consists of 1.789 acres, which is currently zoned PSC (Planned Shopping Center) and contains an existing retail strip shopping center ("the Center"). The Applicant seeks a rezoning of the Property from Planned Shopping Center ("PSC") to Community Retail Commercial ("CRC") to allow for the continued use of space by one of the Center's long-standing tenants, Mableton Banquet Hall, a successful special events facility.

The Mableton Banquet Hall has been operating its business on the Property for eighteen (18) years, and the County has issued the necessary permits and business licenses to the owner of Mableton Banquet Hall during that time. See attached Exhibit "A." However, in December 2018, the Applicant received a Notice of Violation from the Cobb County Code Enforcement Division because "the property is not zoned to allow a Banquet Hall." See attached Exhibit "B."

After contacting the Zoning Division, the Applicant was informed that the Mableton Banquet Hall is considered an "assembly hall"¹ under the Cobb County Code, and that assembly halls are not permitted in the PSC zoning district. Therefore, in order for the Mableton Banquet Hall to continue operating, the Applicant must rezone the Property to a zoning district that does allow assembly hall uses and is also compatible with the Property's Community Activity Center ("CAC") future land use map designation. Additionally, because the Property contains an

¹ The Cobb County Code defines the term "assembly hall" as "a facility and/or grounds where scheduled events and gatherings take place that are normally one-time events for organizations or people including, weddings, birthday parties, graduation parties, religious milestone celebrations, holiday parties, private parties, corporate meetings and the like. Assembly halls may have large open rooms or banquet halls, which may have live or recorded music or entertainment, and which may have freshly prepared or catered food and beverage." Cobb County Code Section 134.1.

existing shopping center with other tenants, the Applicant had to find an appropriate zoning designation that would also allow the other existing tenants to continue to operate. The CRC zoning classification is the only zoning district that allows assembly halls as well as the uses of the other existing tenants and is compatible with the CAC future land use designation. Therefore, the Applicant seeks to rezone the Property to CRC to allow all of its tenants to continue to operate their businesses.

With regard to the impact analysis required as part of the Rezoning Application, the Applicant answers each question as follows:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

Yes, the zoning proposal is compatible with the surrounding and nearby property. The proposal will allow all of the existing shopping center tenants to continue to operate their businesses as they have been.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

No, the Applicant's zoning proposal will not adversely impact any adjacent or nearby property because the Applicant does not seek to alter the existing shopping center in any way. The Applicant's proposal is solely to allow an existing use on the Property to continue under the appropriate zoning classification.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The Property has a reasonable economic use as currently zoned. However, the current zoning does not allow for one of the Applicant's longstanding tenants to operate its successful business.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

No, the zoning proposal will not create a burden on existing streets, transportation facilities, utilities, or schools. The request is to change the zoning on the Property to allow the existing uses on the Property to continue. There will be no modification or additional development of the existing shopping center.

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and

Yes, the Future Land Use Map designates this property as appropriate for Community Activity Centers. The requested CRC zoning classification is compatible with the CAC designation.

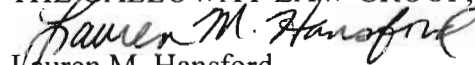
6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

As noted above, the Applicant's tenant, The Mableton Banquet Hall, has been operating successfully on this Property for eighteen (18) years with Cobb County issuing the appropriate permits and business licenses during this time. The Applicant recently learned that the zoning on the Property does not allow for this use, and the Applicant now seeks to rectify that and rezone the Property to the CRC zoning district to allow all of its tenants to continue operating.

Accordingly, the Applicant respectfully requests that the Board approve the Applicant's request to rezone the Property to CRC to allow all of its tenants to continue to operate their businesses on the Property.

Sincerely,

THE GALLOWAY LAW GROUP, LLC



Lauren M. Hansford
Attorney for Applicant

3500 Lenox Road, NE
Suite 760
Atlanta, Georgia 30326
(404) 965-3680

Cobb County Commercial Permit Application Form

All applicable items in this box must be completed before submittal to the Fire Marshal's Office.

****Put date next to appropriate job type****

Site _____ Shell _____ New Bldg _____ New Tenant _____ Add (Int / New) _____ Remodel 6/19/07

Other _____ Apt _____ F/S Townhouse _____ Condo _____ Fire Damage (R/C) _____

New Bldg. Outside Dimensions _____ District _____ Land Lot (s) _____

Job / Tenant Name JCA Vett Corporation Market Street Hall

Address 6114 MARKET ST. N.W. Suite _____

City Atlanta City Limits ☐ Acworth ☐ Kennesaw ☐ Powder Springs Zip 30126

Complex Name Market Street place

Building # _____ Stories in Building _____ Number of Buildings _____ Basement ☐ Yes ☒ No

New Bldg. Sq. Ft. _____ New Tenant Sq. Ft. _____ Addition Sq. Ft. _____ Remodel Sq. Ft. 400

Occupancy Type per NFPA 101 Assembly O/Load per NFPA 101 N/A LSC Year 2000

Construction Type per Building Code VB Serving alcohol ☐ Yes ☒ No State tenant ☐ Yes ☒ No

Space Completely Sprinklered: ☐ Yes ☒ No Type _____ Req. by Code ☐ Yes ☒ No

(List code section)

Building Completely Sprinklered: ☐ Yes ☒ No Type _____ Req. by Code ☐ Yes ☒ No

Supervised System ☐ Yes ☒ No Req. by Code Section _____ (List code section)

Other fire protection system(s) _____ Construction Cost \$ _____

Please check if building/job will have any of the following new work performed:

Heating/Air ☐ Yes ☒ No Electrical ☐ Yes ☒ No Plumbing ☐ Yes ☒ No

Fire Sprinklers ☐ Yes ☒ No Hood System ☐ Yes ☒ No Fire Alarm ☐ Yes ☒ No

Arch/Designer _____ Phone _____

Person Responsible for Plans _____ Phone _____ Fax _____

24 Hour Contact Person Janet Lyman Phone (678) 613-3840

General Contractor _____ Phone _____

Address _____ City _____ State _____ Zip _____

Property Owner's Name _____ Phone _____

Address _____ City _____ State _____ Zip _____

Signature _____ Print _____ Date _____

Title/Relation _____

**** Official Use Only - DO NOT WRITE BELOW THIS LINE ****

Building Department Comments _____ Cobb #: _____

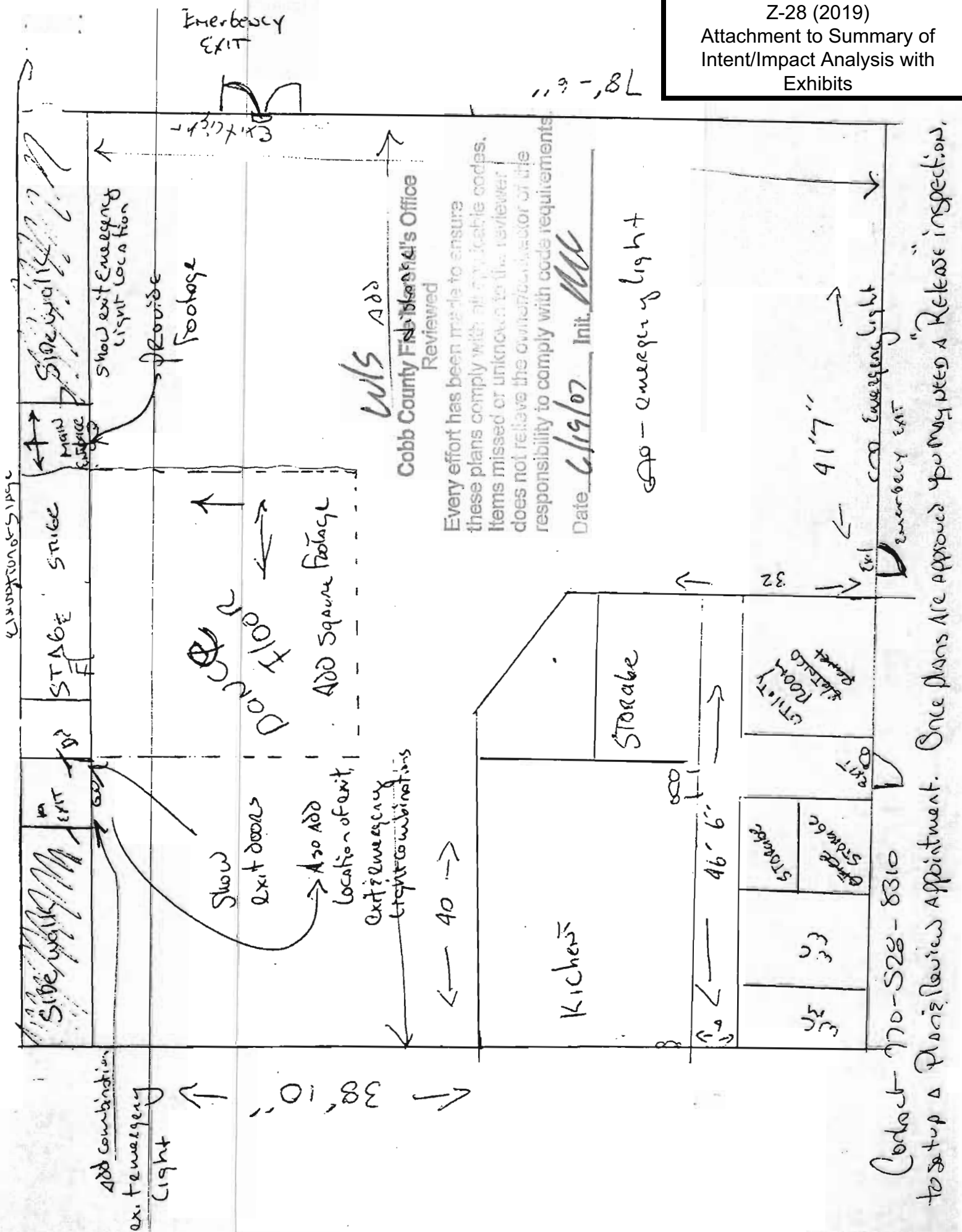
Reviewed By: _____ Date _____

Fire Marshal's Office Comments Moved Stage & Dance Floor

Reviewed By: Malle Date 6/19/07

Certificate of Occupancy Required	<input type="checkbox"/>	FMO	<input type="checkbox"/>	Bldg.	<input type="checkbox"/>
Letter of Completion Required	<input checked="" type="checkbox"/>				
Special Inspections Required	<input type="checkbox"/>				

PERMIT # _____



119-8L

EMERGENCY
EXIT

$$+45'27'' \times 3$$

Show exit Emergency
light location

Prove
Footage

WLS Add
Cobb County Fire Marshal's Office
Reviewed

Every effort has been made to ensure these plans comply with applicable codes. Items missed or unknown to the reviewer does not relieve the owner/constructor of the responsibility to comply with code requirements.

Date 6/19/07 Initials mas

High-Energy Light

4'7" →
↓ ←
Exit Emergency Light


Contract 770-S28-8310

to set up a Pricing Review Appointment. Once plans are approved you may need a Release inspection.

412507200-51092

SIDE WALL M

add combination
exit emergency
light


 Dance Floor

Add Square Footage

exit? always
light combinations

↑ 40 ↓

Kichen

Storage

576645

29 May 1971

2007
2007
2007

$\frac{1}{2} \times 8$

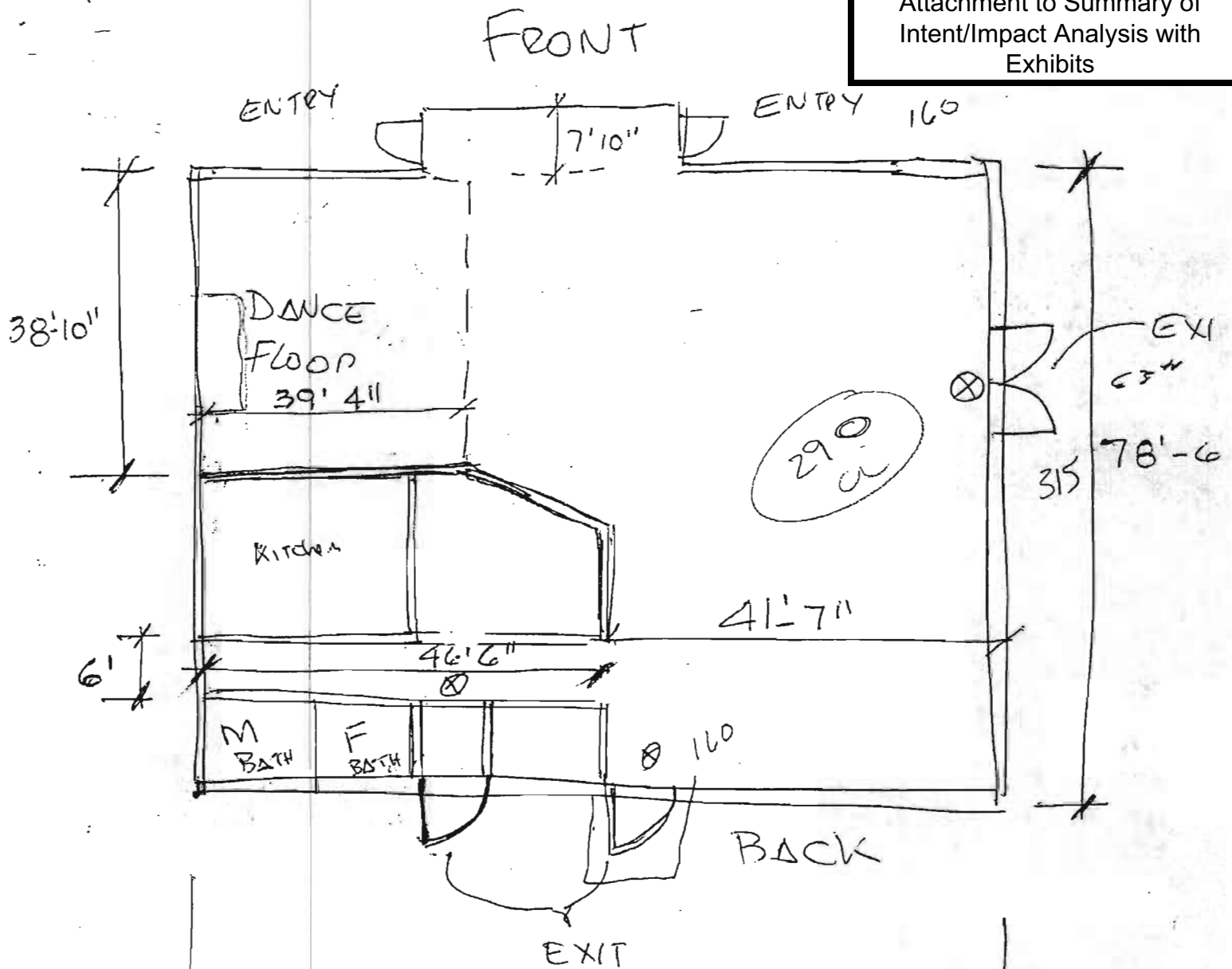
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5/20

28

2

375



Cobb County Community Development
Structural Plan Review
Reviewed By: *[Signature]* Date: *8/14/03*
28-05

A * GAL GREASE TRAP
20 GPM AIRD, Big Dipper or Lowe
Required For This Product
or equal, based in inasility to isolate
plmng from Shopping Ctr

COBB COUNTY FIRE MARSHAL'S OFFICE

APPROVED

DATE *7/30/03* INT. *[Signature]*

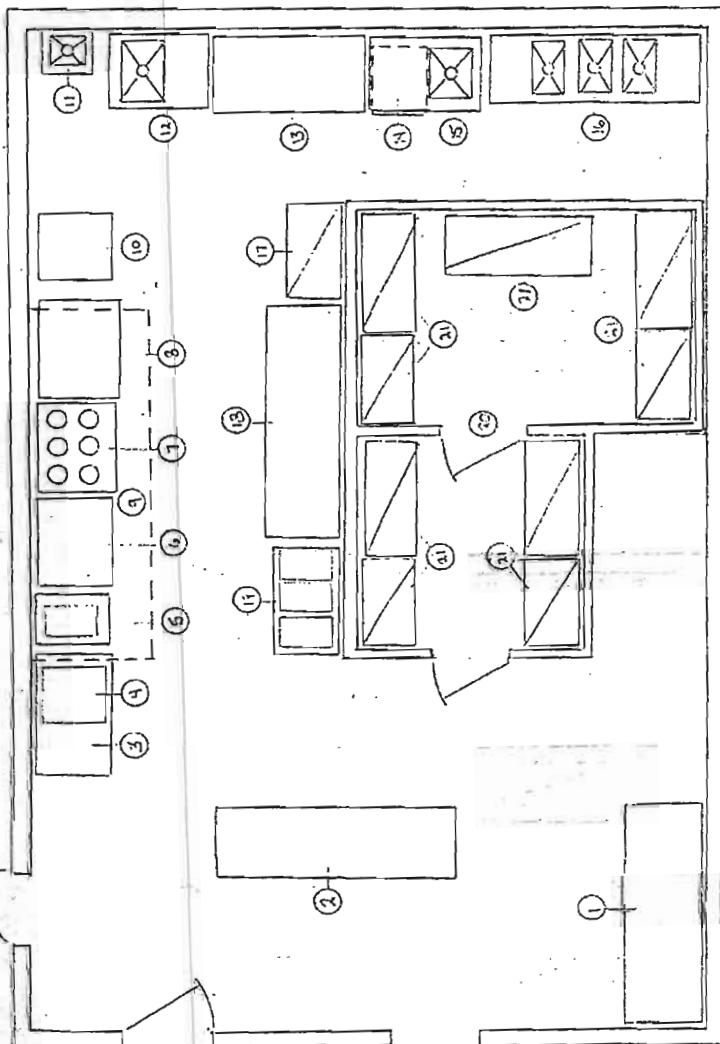
ANY VARIATION FROM THIS PLAN
SHALL REQUIRE REVISED DRAWINGS
AND RESUBMITTED FOR APPROVAL

Signature

Date

[Signature] *7/31/03*
CCCVS

MABLETON BANQUET HALL



EQUIPMENT SCHEDULE	
1	8' WORKTABLE - EXISTING
2	6' WORKTABLE
3	48" WORKTABLE - EXISTING
4	COUNTER TOP STEAMER
5	FRYER - EXISTING
6	36" FLAT GRIDDLE / STAND
7	6 BURNER RANGE
8	CONVECTION OVEN
9	HOOD - EXISTING
10	HEATED MOBILE CABINET
11	HAND SINK
12	VEGETABLE PREP. SINK
13	60" WORKTABLE
14	UNDERCOUNTER DISHWASHER
15	DISHTABLE
16	POT AND PAN SINK
17	DRY STORAGE SHELVING
18	8' WORKTABLE - EXISTING
19	HOT FOOD TABLE
20	WALK-IN COOLER / FREEZER - EXISTING
21	WALK-IN SHELVING

COBB COUNTY BUS. LICENSE
1150 POWDER SPRINGS ST #40
MARIETTA, GA 30064

12/04/2018

12:43:01

DEBIT CARD

DEBIT SALE

Card # XXXXXXXXXXXX9020
Network: NYCE
Chip Card: Debit
AID: A0000000042203
ATC: 0011
ARQC: 65FBB12CDF7EC9D3
SEQ #: 3
Batch #: 694
INVOICE 3
Approval Code: 482665
Entry Method: Chip Read
Mode: Issuer - PIN Verified

SALE AMOUNT \$112.00

COBB COUNTY COMMUNITY DEVELOPMENT AGENCY

Business License Division
1150 Powder Springs St., Suite 400
Marietta, Georgia 30064 Phone:
(770) 528 8410
Email: BLRenewal@cobbcounty.org

Sandra S. Richardson
Business License Division Manager

Occupation Tax Certificate:

Renewal Year:

76112
2019

mer:

CUSTOMER COPY

Business License Division has received your occupation tax certificate/business license payment. However, financial support for the total annual or fiscal year gross revenue within the State of Georgia is needed before your occupation tax certificate/business license can be issued. Please provide some form of financial back-up for the State of Georgia gross receipts, e.g. **Georgia Sales Tax Return** for each location, **IRS Tax Return** for the prior year, **in-house sales reports**, **Profit & Loss Statement** for the prior year, or an **affidavit from your accountant**.

Please mail or email (blrenewal@cobbcounty.org) this information to the Business License Division immediately. Please include your Cobb County occupation tax certificate/business license number on any correspondence.

If you have any questions, feel free to contact us at (770)528-8410 or you may email us at blrenewal@cobbcounty.org.

Thank you for your prompt attention.

Cobb County Business License Division/ Hand delivered by LR

**COBB COUNTY
OCCUPATION TAX CERTIFICATE**

P.O. BOX 649 MARIETTA, GEORGIA 30061-0649
(770) 528-8410

BUSINESS LOCATION

6114 MABLETON PKWY

DATE ISSUED

01-01-2018

**D/B/A MABLETON BANQUET HALL INC
ATTN: JEANNETTE CIPRIANO
MABLETON BANQUET HALL INC
6114 MABLETON PKWY
MABLETON, GA 30126**

NOT TRANSFERABLE

CERTIFICATE NUMBER

76112

FOR YEAR

2018

CERTIFICATE EXPIRES

12-31-2018

TYPE GENERAL



**CERTIFICATE MUST BE DISPLAYED
THIS CERTIFICATE IS NOT VALID IF OWNERSHIP OR BUSINESS LOCATION CHANGES
PROFESSIONALS & ATTORNEYS AT LAW ARE NOT REQUIRED TO DISPLAY**

BUSINESS DESCRIPTION

CLASSIFICATION CODE

CLASSIFICATION NAME

AMOUNT

738925

ENTERTAINMENT, MEETING, & SPECIAL EVENT ORGANIZER

192.00

						PAYMENT DATE	12-18-2017		
4332	192.00	4312	0.00	4314	0.00	4316	0.00	4318	0.00
								SUB TOTAL \$	192.00
								PENALTY \$	0.00
								INTEREST \$	0.00
								TOTAL \$	192.00

CD - Bus License Certificate.76112.2018.MABLETON BANQUET HALL INC

Sandra S. Richardson

BUSINESS LICENSE DIVISION MANAGER

JK

AUTHORIZED INITIALS

IMPORTANT NOTICE

1. Interest as provided by law will be imposed for failure to renew certificate prior to expiration date.
2. Please document to Cobb County Business License Office when business goes out of business.
3. Please provide written notification of any change in address or ownership change. A fee of \$10 will be charged to reprint certificate.
4. Please contact the business license office if you have not received a renewal notice two weeks prior to expiration of certificate.
5. Interest can not be waived despite failure to receive renewal notice. Contact the business license office for fee information.

151121

41031

PLACE ON DISPLAY

**COBB COUNTY
OCCUPATION TAX CERTIFICATE**

P.O. BOX 649 MARIETTA, GEORGIA 30061-0649
(770) 528-8410

NOT TRANSFERABLE

BUSINESS LOCATION

6114 MABLETON PKWY

DATE ISSUED

01-01-2016

D/B/A MABLETON BANQUET HALL INC

MABLETON BANQUET HALL INC

6114 MABLETON PKWY

MABLETON, GA 30126

CERTIFICATE NUMBER

76112

FOR YEAR

2016

CERTIFICATE EXPIRES

12-31-2016

TYPE GENERAL



**CERTIFICATE MUST BE DISPLAYED
THIS CERTIFICATE IS NOT VALID IF OWNERSHIP OR BUSINESS LOCATION CHANGES
PROFESSIONALS & ATTORNEYS AT LAW ARE NOT REQUIRED TO DISPLAY**

BUSINESS DESCRIPTION

CLASSIFICATION CODE

CLASSIFICATION NAME

AMOUNT

738925

ENTERTAINMENT, MEETING, & SPECIAL EVENT ORGANIZER

102.00

PAYMENT DATE 12-09-2015

4332	102.00	4312	0.00	4314	0.00	4316	0.00	4318	0.00	SUB TOTAL	\$	102.00
										PENALTY	\$	0.00
										INTEREST	\$	0.00
										TOTAL	\$	102.00

CD - Bus License Certificate.76112.2016.MABLETON BANQUET HALL INC

Sandra L. Richardson

BUSINESS LICENSE DIVISION MANAGER

WLD

AUTHORIZED INITIALS

IMPORTANT NOTICE

1. Interest as provided by law will be imposed for failure to renew certificate prior to expiration date.
2. Please document to Cobb County Business License Office when business goes out of business.
3. Please provide written notification of any change in address or ownership change. A fee of \$10 will be charged to reprint certificate.
4. Please contact the business license office if you have not received a renewal notice two weeks prior to expiration of certificate.
5. Interest can not be waived despite failure to receive renewal notice. Contact the business license office for fee information.

29148

PLACE ON DISPLAY

158058



COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY
Code Enforcement Division

Mailing Address
P.O. Box 649
Marietta, Ga. 30061

Physical Address
1150 Powder Springs Rd.
Suite 400
Marietta, Ga. 30064

Fax: (770) 528-2092

Notice of Violation

Violation Number: CODE-2018-09048

Date: 12/4/2018

The Cobb County Code Enforcement Division has grounds to believe the property located at:

<u>6116 MABLETON PKWY SW</u>	<u>GA</u>	<u>18</u>	<u>0156</u>	<u>027</u>	<u>PSC</u>
(Address)	(City/State/Zip)	(Dist)	(Land Lct)	(Par)	(Zoning)

and/or ELLENWOOD MCRE LP (4311 W LOVERS LN DALLAS, TX 75209)

may be in violation of the Official Code of Cobb County, Georgia. You have 10 days to bring the violation(s) into compliance. An inspection will be made on or about 10 days from December 4, 2018. Failure to comply could result in a citation being issued for you to appear in the Cobb County Magistrate Court, and you may be subject to a fine, imprisonment or both.

<u>Violation</u>	<u>Code Section</u>	<u>Requirement for Compliance</u>
PROHIBITED SIGNS/ FLASHING SIGNS	134-313 (p) (7)	Flashing signs are prohibited.
GENERAL REGULATIONS/ STRING LIGHTS	134-313 (c)	String lights are to be included in the wall signs permit. String lights are an addition to the signage that was permitted and must be removed.
PERMITTED USES/ BANQUET HALL	134-225 (3)	The property is not zoned to allow a Banquet Hall.

Jonathan Clark (jonathan.clark@cobbcounty.org)

678-581-5420 / prefer email

Officer

Telephone

Contact the Officer listed above by telephone or email for further information. Officer availability 8:00-9:00 a.m. and 3:30-4:30 p.m. Monday through Friday. You may leave voice mail or send email at any time.

A COMPLETE COPY OF THE COBB COUNTY ORDINANCE MAY BE VIEWED AT WWW.COBBCOUNTY.ORG

Planning Commission Decision

NO. OPPOSED: _____ APPROVED _____ DENIED _____ DELETED TO _____

NO. IN SUPPORT _____ MOTION BY: _____ SECONDED: _____ VOTE: _____

Names of those Opposed:**Comments:**

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Stipulation letter from _____ dated _____

Stipulation letter from _____ dated _____

Stipulation letter from _____ dated _____

Board of Commissioners Decision

NO. OPPOSED: _____ APPROVED _____ DENIED _____ DELETED TO _____

NO. IN SUPPORT _____ MOTION BY: _____ SECONDED: _____ VOTE: _____

Names of those Opposed:**Comments:**

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Stipulation letter from _____ dated _____

Stipulation letter from _____ dated _____

Stipulation letter from _____ dated _____