



License and Variance Board Meeting - Final

November 13, 2024
10:00 AM

-
- C. **V24-089** Public Hearing - Variance Request - V24-089 - Reduce the streetside setback from 35 feet to 31.2 feet - Land Lot 329 - 4900 Chimney Oaks Drive - Ian Journeaux



City of Smyrna

Issue Sheet

A Max Bacon
City Hall
2800 King Street
Smyrna, GA 30080

File Number: V24-167

Agenda Date: 11/13/2024

In Control: License and Variance Board

File Type: Variance Item

Agenda Section:
Formal Business

Department: Community Development

Agenda Title:

Public Hearing - Variance Request - V24-089 - Reduce the streetside setback from 35 feet to 31.2 feet
- Land Lot 329 - 4900 Chimney Oaks Drive - Ian Journeaux

Ward 7 Councilmember - Rickey N. Oglesby Jr.

ISSUE AND BACKGROUND:

The applicant is requesting a variance to reduce the streetside setback from 35 feet to 31.2 feet to allow for the construction of an addition on a single-family residence at 4900 Chimney Oaks Drive. The minimum streetside setback of 35 feet is required per the development standards associated with the subdivision plat for Chimney Oaks, recorded in 2000.

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting to deviate from the development standards established by the Chimney Oaks plat, which requires a minimum streetside setback of 35 feet. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. After a review of the standards above, Community Development believes that the encroachment will not adversely affect surrounding residents; therefore, staff recommends approval of the requested variance with the following condition:

1. Approval of the requested variance shall be conditioned upon the development of the property in substantial compliance with the site plan and elevations submitted with the variance application.

CITY OF SMYRNA

COMMUNITY DEVELOPMENT

MEMORANDUM

To: License and Variance Board

From: Rusty Martin, AICP, Community Development Director
Caitlin Crowe, Planner I

Date: November 5, 2024

RE: **VARIANCE CASE V24-089**
4900 Chimney Oaks Drive – Reduce the streetside setback from 35 feet to 31.2 feet

BACKGROUND

The applicant is requesting a variance to reduce the streetside setback from 35 feet to 31.2 feet to allow for the construction of an addition on a single-family residence at 4900 Chimney Oaks Drive. The minimum streetside setback of 35 feet is required per the development standards associated with the subdivision plat for Chimney Oaks, recorded in 2000.

ANALYSIS

The subject parcel is a 0.41-acre lot located at the southeast intersection of Civitania Road and Chimney Oaks Drive (see Figure 1). The subject parcel and all adjoining parcels are zoned R-15, with the exception of the parcel to the south, which is located in the city limits of Mableton; all are occupied by detached single-family homes.

The subject property currently consists of a 3,259 square foot home with newly finished basement. The buildable area of the lot is limited by an existing 20-foot monument sign easement along Civitania Road and a 20-foot drainage easement along the rear. The applicant is requesting a variance to encroach into the streetside setback to build a 478 square foot garage addition on the west side of the existing home, adjacent to the existing two-car garage. (The addition will be located outside the monument sign easement by 11.2 feet.) The addition will consist of a new one-car garage, storage space, and a new laundry room. The addition will have a brick façade facing Chimney Oaks Drive and cement siding facing Civitania Road, which is an extension of what exists today. To access the new garage, the existing driveway will be extended by 483 square feet.

The applicant formerly had his tools and woodworking materials stored in the unfinished basement. Now that the basement has been converted into additional living space, he is looking to store the tools elsewhere. In order to avoid the need for an additional workshop/storage structure, the applicant has combined the uses into one garage addition to limit land disturbance and make the space as efficient as possible.

Due to the existing garage location on the western side of the home, the most logical area to construct the addition is within the streetside setback to decrease disturbance to the subject

property and surrounding neighbors. No other variances are required since the property is below the impervious coverage of 35%. At the time of this report, Community Development has not received any calls in opposition to the request.

STAFF COMMENTS

The applicant is requesting to deviate from the development standards established by the Chimney Oaks plat, which requires a minimum streetside setback of 35 feet. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. After a review of the standards above, Community Development believes that the encroachment will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variance with the following condition:

1. Approval of the requested variance shall be conditioned upon the development of the property in substantial compliance with the site plan and elevations submitted with the variance application.

Figure – 1



Figure – 2
Site Plan

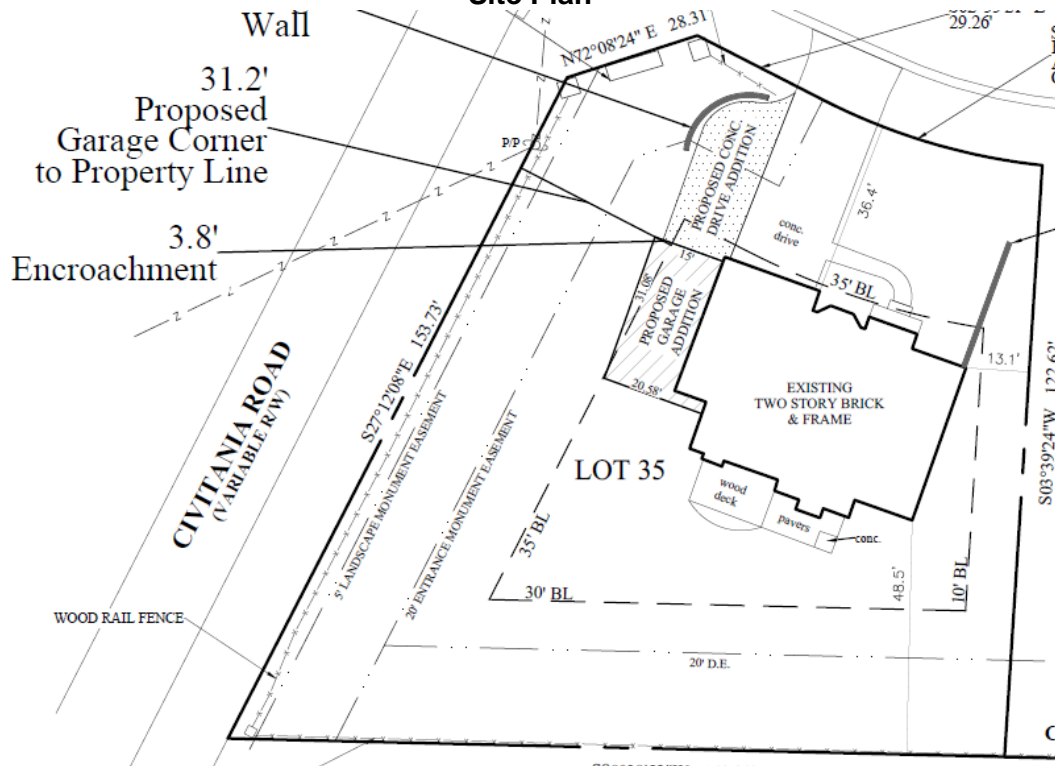


Figure – 3
Front Elevation from Chimney Oaks Drive



Figure – 4
Subject Property from Chimney Oaks Drive



Figure – 5
Subject Property from Civitania Road



Figure – 6
Existing Garage Location



Figure – 7
Adjacent Property to the East



Figure – 8
Adjoining Property across Chimney Oaks Drive



Figure – 9
Adjacent Property across Civitania Road



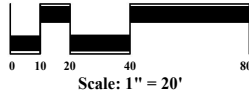
Variance Site Plan

4900 Chimney Oaks Drive

City of Smyrna, Georgia Land Lot 329, 17th District, 2nd

Site
prepared for:

D Gernatt Homes
2825 Bob Cox Road
Marietta, Georgia
30064



October 3, 2024

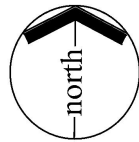
DGM

LAND PLANNING
CONSULTANTS, INC.



1635 Old Hwy 41
SUITE 112-314
KENNESAW, GA 30152

770-514-9006
DGMLPC.COM



Property Address:

4900 Chimney Oaks Drive
Mableton, GA 30126

Tax ID:

#17032900660

Setbacks:

Front 35 ft.
Side 10 ft.
Rear 30 ft.
Max Lot Coverage 35%
Max Bldg. Height 35 ft.

Lot Area:

17,698 S.F. or 0.4063 acres

Existing Impervious Surface (in S.F.)

House footprint	2050
Porch, Step, & S.W.	112
Wood Deck	158
Paver Patio	270
Timber Wall	23
Driveway	690

Total: 3,180 SF (18.0% of total site area)

Proposed Impervious Surface (in S.F.)

1 Car Garage	478
Driveway	483
Retaining Wall	70

Total: 1,031 SF (5.8% of total site area)

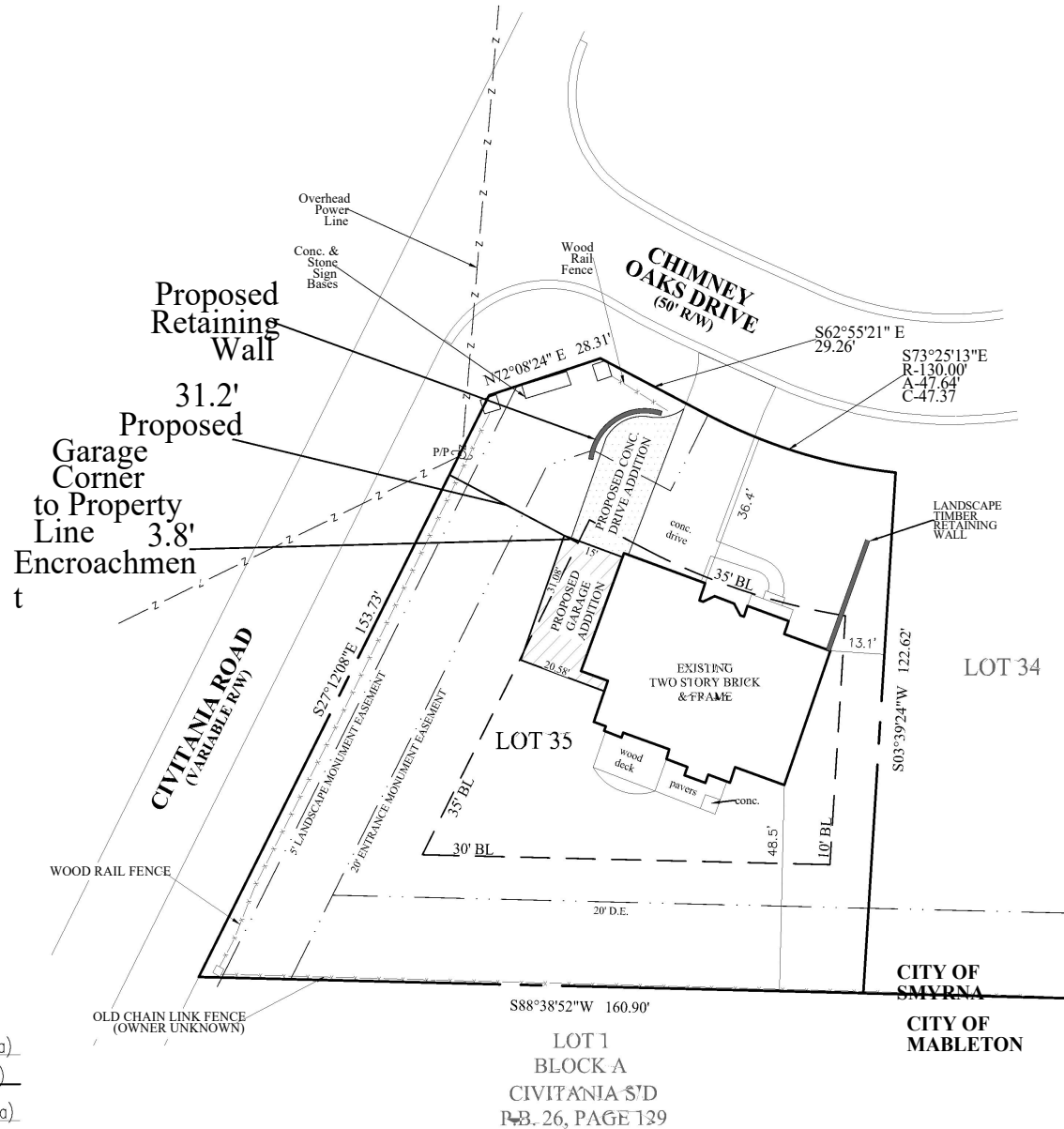
Existing Impervious Total: 3,180 SF (18.0% of total site area)

Proposed Impervious Total: 1,031 SF (5.8% of total site area)

Overall Impervious Total: 4,211 SF (23.8% of total site area)

FLOOD INFORMATION

This site is not located within a 100 year flood zone according to FEMA flood map 13067C0208J dated October 5, 2018

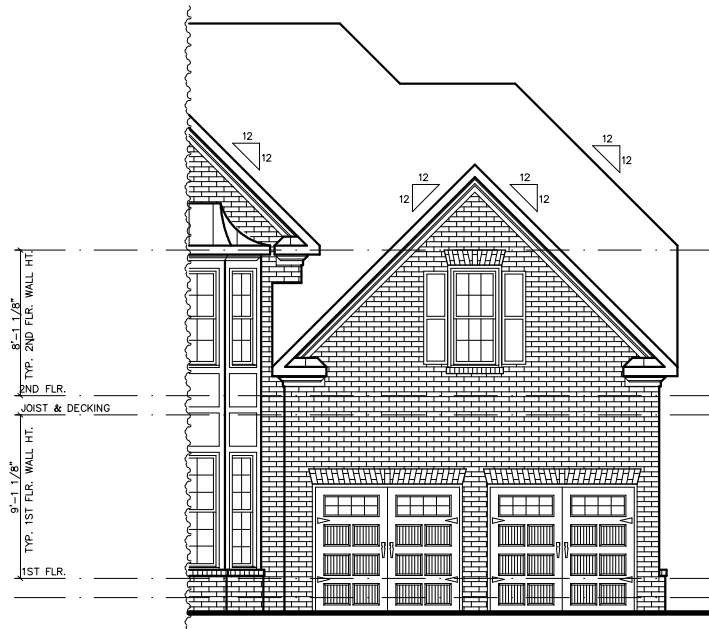


LOT 1
BLOCK A
CIVITANIA S'D
P.B. 26, PAGE 129

9-20-24
24-1055



DESIGN ■ PLANNING ■ PALETTES
4199 DLEWOOD PARK COURT
TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
WWW.CSDESIGNGROUPLLC.COM
CHRIS@CSDESIGNGROUPLLC.COM



EXISTING FRONT ELEVATION (PARTIAL)



PROPOSED FRONT ELEVATION (PARTIAL)

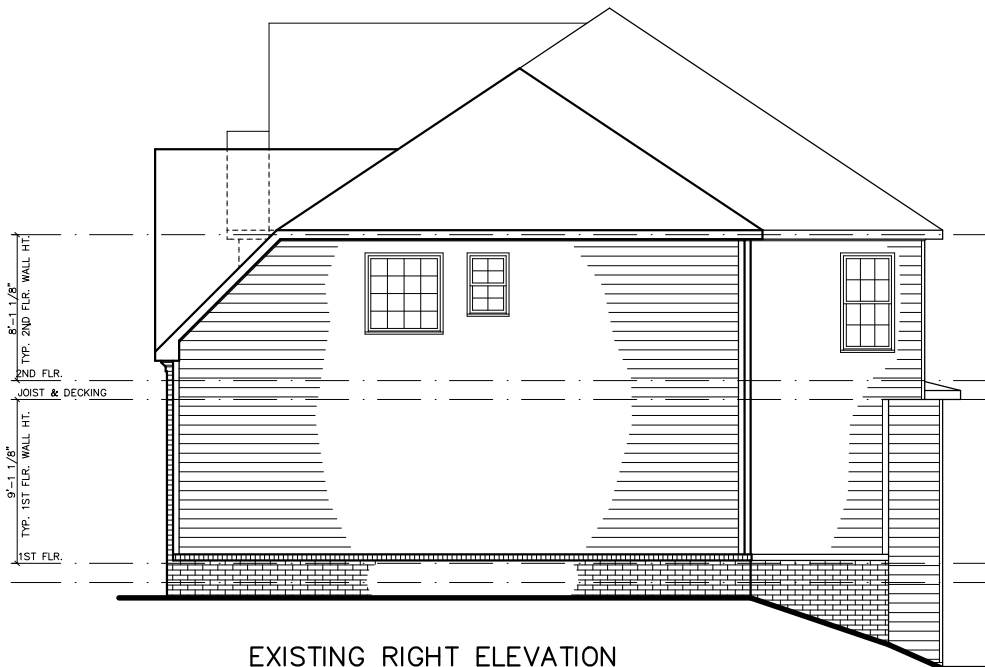
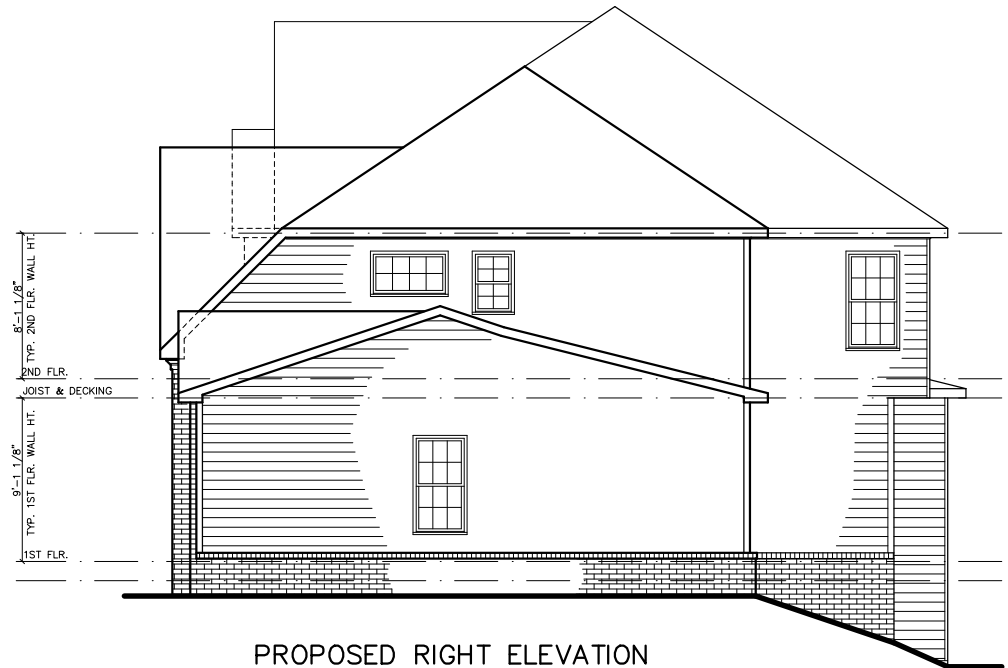
JOURNEAUZ GARAGE ADDITION

IAN & LAURIE JOURNEAUZ
4900 CHIMNEY OAKS DRIVE SE
SMYRNA, GA 30126

9-20-24
24-1055



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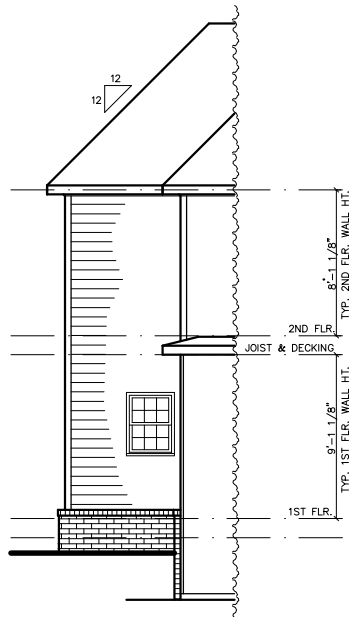


**JOURNEAUZ
GARAGE ADDITION**
IAN & LAURIE JOURNEAUZ
4900 CHIMNEY OAKS DRIVE SE
SMYRNA, GA 30126

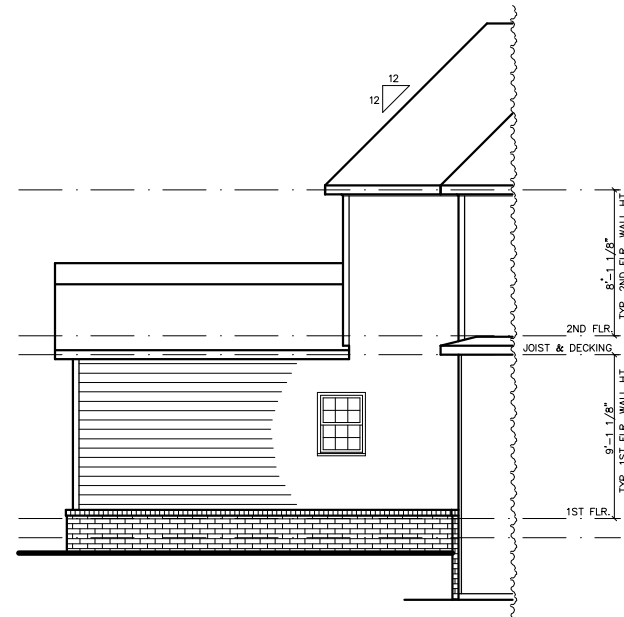
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EXISTING REAR ELEVATION (PARTIAL)



PROPOSED REAR ELEVATION (PARTIAL)

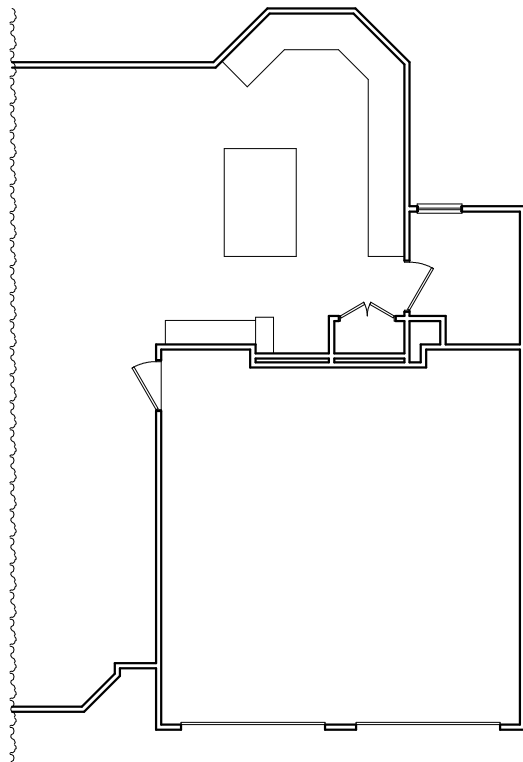
JOURNEAUZ GARAGE ADDITION

IAN & LAURIE JOURNEAUZ
4900 CHIMNEY OAKS DRIVE SE
SMYRNA, GA 30126

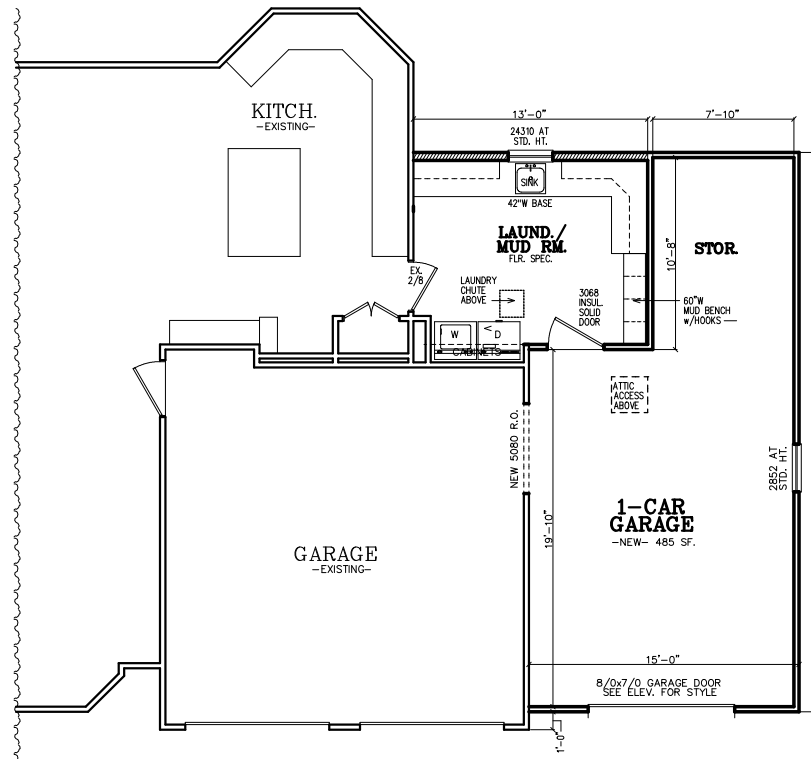
9-20-24
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CHRIS@CSDSIGNGROUPLLC.COM



EXISTING GARAGE PLAN



PROPOSED GARAGE PLAN

JOURNEAUZ GARAGE ADDITION




IAN & LAURIE JOURNEAUZ
4900 CHIMNEY OAKS DRIVE SE
SMYRNA, GA 30126

Variance Application

VAR-24-65

Submitted On: Oct 5, 2024

Applicant

 Ian Journeaux
 715-343-1248
 @ian.journeaux@outlook.com

Primary Location

4900 CHIMNEY OAKS DR SE
SMYRNA, GA 30126

Applicant Information

First Name

ian

Last Name

Journeaux

Street Address

4900 Chimney Oaks Dr SE

City

Smyrna

State

GA

Zip Code

30126

Email

ian@journeaux.net

Phone Number

7152136508

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

4900 Chimney Oaks Dr SE

Description of Requested Variances

Addition of 3rd car garage will encroach ~3ft on the 35ft set back from Civitania on one corner of the garage

Please check the box below if the requested variance(s) includes an increase in the maximum impervious surface area or an encroachment into a City stream buffer.

--

Comprehensive Narrative

In rendering its decisions, the License and Variance Board shall consider the following factors:

1. Whether there are extraordinary and exceptional conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district.
2. Whether any alleged hardship which is self-created by any person having an interest in the property or is not the result of mere disregard for or ignorance of the provisions from which relief is sought.
3. Whether strict application of the relevant provisions of the zoning code would deprive the applicant of reasonable use of the property for which the variance is sought.

4. Whether the variance proposed is the minimum variance which makes possible the reasonable use of the property.

A comprehensive narrative detailing the extraordinary and exceptional conditions which will necessitate a nonconforming use.

We would like to add a 3rd car garage to our home at 4900 Chimney Oaks Dr SE, Symma, GA 30126. This would require encroaching about 3ft into the 35ft setback from Civitania Rd

Acknowledgement

Applicant further affirms they are aware that any knowingly false statement made in the permit application may subject said applicant to prosecution for violation of Georgia Criminal Code, Section 16-10-20 (False Swearing) and a possible fine of not more than \$1,000.00 or imprisonment for not less than one (1) nor more than five (5) years, or both.

Applicant Signature:

true

NOTIFICATION OF CONTIGUOUS OCCUPANTS OR LANDOWNERS

By signature, it is hereby acknowledged that I have been notified by Ian And Laurie Journeaux, 4900 Chimney Oaks Dr SE, Smyrna, GA 30126

Intends to make an application for a variance for the purpose of _____

Adding a 3rd car attached garage that will encroach ~4ft into the 35ft setback from Civitania Rd.

on the premises described in the application.

NAME

ADDRESS

Shauna Ventrel
Kathie M
Off M
Julie E. Hunter & Dennis Hunter
Charles McPherson
John

4901 Chimney Oaks Dr SE, Smyrna, GA 30126
4902 Chimney Oaks Dr SE, Smyrna, GA 30126
5060 Civitania Rd, Smyrna, GA 30126
5070 Civitania Rd, Smyrna, GA 30126
5080 Civitania Rd, Smyrna, GA 30126
5071 Civitania Rd, Mableton, GA 30126
5071 Civitania Rd Mableton GA

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. You may also provide certified mail receipts of notification letters sent to adjacent properties. Notification letters shall include a description of the requested variance, the License and Variance Board Meeting date and time, and a copy of the completed variance application. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.



Printed: 9/30/2024

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
JOURNEAUX, IAN

JOURNEAUX IAN & LAURIE

Payment Date: 10/11/2023

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2023	17032900660	10/15/2023	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$974.56	\$0.00	



Scan this code with your
mobile phone to view
this bill!!

CITY OF SMYRNA
Tax Department
PO Box 1226
Smyrna, GA 30081-1226
770-434-6600

2023 Property Tax Notice

JOURNEAUX IAN & LAURIE
4900 CHIMNEY OAKS DR SE
SMYRNA, GA 30126

Please Make Check or Money Order Payable to:
City of Smyrna Tax Department

HOMESTEAD EXEMPTIONS AVAILABLE:

- 1) \$10,000 Age sixty-two (62) or older by January 1.
- 2) \$22,000 Disabled with limited income.
- 3) As a result of the City of Smyrna Taxpayer Reassessment Relief Act, after proper application has been made, when your homestead property is reassessed your homestead exemption will automatically increase by the same amount.

If you are eligible for one of these exemptions you must apply for the exemption by April 1st in order to receive the exemption in future years.

If you are a new property owner as of January 1, you need to file a change of ownership with the Cobb County Tax Office by April 1st.

2023 City of Smyrna Property Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
8988	4900 CHIMNEY OAKS DR STREET LIGHT RESIDENTIAL	17-0329-0-0660	397,420.00	158,968.00	0.00	158,968.00	8.99	1,429.12 42.00

Pay online at <https://payments.smyrnaga.gov/>

Important Messages - Please Read

Total of Bills by Tax Type

Taxes not paid by the due date are subject to a 5% penalty after 120 days with an additional 5% assessed after each successive 120 days up to a maximum of 20% of the principal due. In addition, interest will be assessed based on an annual calculation of the Federal Prime Rate plus 3%. This interest rate is charged per month based on the principal due. FIFA charges are a one-time charge of \$25.00

Any questions concerning payment instructions, ownership, or mailing address changes should be directed to The City of Smyrna Tax Department at 770-434-6600

Pen	0.00
Int	0.00
Fees	0.00
Adjustments	0.00
Payments	0.00
Back Taxes	0.00
TOTAL DUE	1471.12
DATE DUE	11/15/2023

JOURNEAUX IAN & LAURIE
4900 CHIMNEY OAKS DR SE
SMYRNA, GA 30126



If this address is incorrect,
please write the correct
address on this portion.

PAYMENT INSTRUCTIONS

- Please write the bill number(s) on your check
- For a receipt, please include a stamped, self-addressed envelope.
- We send a bill to both you and your mortgage company. If you have changed your mortgage company, forward a copy of your tax bill to them
- If ownership has changed, please forward to new owner.

Bill No.	Map Number	Tax Amount
8988	17-0329-0-0660 STREET LIG	1429.12 42.00
DATE DUE		TOTAL DUE
11/15/2023		1471.12

CITY OF SMYRNA
Tax Department
PO Box 1226
Smyrna, GA 30081-1226

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK

OWNERS ACKNOWLEDGEMENT:

THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREON EXPRESSED.

OWNER: CIVITANIA PARTNERS, LLC
DAN O'DWYER

7/27/00
DATE

THIS PLAT HAVING BEEN SUBMITTED TO THE CITY OF SMYRNA AND HAVING BEEN FOUND TO COMPLY WITH THE CITY OF SMYRNA SUBDIVISION REGULATIONS AND THE CITY OF SMYRNA ZONING REGULATIONS, IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS, AND OTHER

IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS.

7-27-00
DATE: CITY ENGINEER
7-28-00
DATE: MAYOR, CITY OF SMYRNA
7-28-00
DATE: PLANNING AND ZONING COMMISSION
8/2/00
DATE: ENGINEERING DEPARTMENT
8-2-00
DATE: BUILDING INSPECTOR

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY DEVELOPMENT STANDARDS.

REGISTERED GA. LAND SURVEYOR: 12,411 - d

PLAT FILED IN OFFICE 8-3-2000 RECORDED IN PLAT BOOK 140, PAGE 90
Clerk, COBB COUNTY SUPERIOR COURT.
CEH-3000-0100945

TRACT 1 "A"
4.07132 AC
(177,347 SF)
SURVEYED ON: 6/22/99

TRACT 1 "B"
14.62434 AC
(637,036 SF)
SURVEYED ON: 9/8/1994

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 245,440 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 109,472 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 478,240 FEET.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 259,201 FEET.

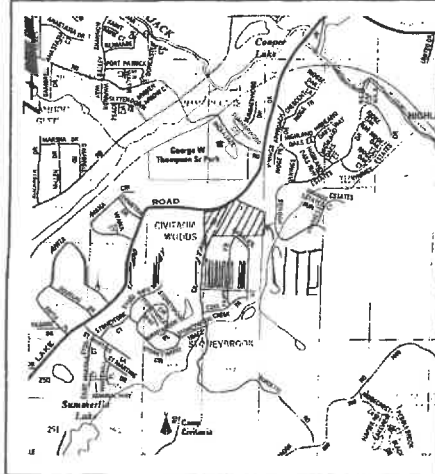
TOPCON GTS-28
TOTAL STATION
WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

EXPLANATION OF ZONE DESIGNATIONS

ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN
WATTS & BROWNING, ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND IT IS OUR OPINION THAT THE REFERENCED PROPERTY IS LOCATED IN *ZONE (S) X-UNSHADED AS PER:
COBB COUNTY FIRM COMMUNITY PANEL NO. 13067C0085F, DATED AUGUST 18, 1992.

GENERAL NOTES

1. TOTAL ACREAGE: 14.62434+4.07132 = 18.69566 ACRES.
2. TOTAL NUMBER OF LOTS: 43
3. DENSITY: 2.30 LOTS / ACRE.
4. PROPERTY ZONED R-15
5. SETBACKS REQUIREMENTS: MINIMUM OR AS SHOWN
FRONT: 35 FEET
SIDE: 40 FEET
REAR: AS SHOWN
6. OWNER / DEVELOPER:
CIVITANIA PARTNERS, LLC
300 NORTH MAIN STREET
ALPHARETTA, GA. 30004-1321
CONTACT: DAN O'DWYER 7703346-9150
7. ENGINEER / SURVEYOR:
WATTS & BROWNING ENGINEERS, INC.
1524 AIRPORT ROAD, SUITE 120
ATLANTA, GA 30341 (770) 451-7453
8. ALL MINIMUM FINISHED FLOOR ELEVATIONS SHOWN HEREON ARE FOR DRAINAGE PURPOSES ONLY. HIGHER FINISHED FLOOR ELEVATIONS MAY BE REQUIRED TO ADEQUATELY SERVE THE LOTS WITH SANITARY SEWER.
9. STORM DRAINAGE AND SANITARY SEWER EASEMENTS SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINAGE STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINAGE NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
10. EASEMENT LINES ARE DISCONTINUED OR BROKEN IN MANY AREAS. THE OVERALL PATTERN OF EASEMENT LINES CONFIRM THE LOCATION OF SUCH EASEMENTS, WHERE EASEMENT LINES ARE BROKEN IN THIS FASHION, THE EASEMENT IS HEREBY IDENTIFIED TO RUN CONTINUOUSLY THROUGHOUT THE WIDTH OR DEPTH OF THE LOTS OR BLOCK OF LOTS ON WHICH ANY PORTION OF THE EASEMENT LINE IS INDICATED. IF AN EASEMENT IS SHOWN ON ONLY ONE PORTION OF A LOT LINE IT IS HEREBY IDENTIFIED TO RUN THE ENTIRE LENGTH OF THE LOT LINE AT THE SAME EASEMENT WIDTH AND POSITION AS THAT POSITION SHOWN. ALL FLOOD ZONE AREAS ARE HEREBY IDENTIFIED AS DRAINAGE EASEMENT AREAS OF VARIABLE WIDTH FOLLOWING THE FLOOD ZONE BOUNDARIES.
11. STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT-OF-WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENTS SHALL BE THE PROPERTY OWNERS.
12. PROJECT BENCHMARK = RM226 ELEV. = 661.19 MSL



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS & REQUIREMENTS OF LAW.

MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA

LEGEND

A	ARC	(L)	CURVE TO THE LEFT
AC	ACRE (S)	LC	LENGTH OF CHORD
BC	BACK OF CURB	LLL	LAND LOT LINE
BL	BUILDING SETBACK LINE	L/S	LANDSCAPED AREA
BM	BENCHMARK	MH	MANHOLE
BP	BLUE PIN FLAG	N/F	NON OR FORMERLY
BPM	BLUE PAINT MARK	PB	PLAT BOOK
CB	CATCH BASIN	PS	PAGE (S)
CL	CENTERLINE	PL	PROPERTY LINE
C/L	CHAIN LINK	R	RADIUS
CMP	CORRUGATED METAL PIPE	(R)	CURVE TO THE RIGHT
CO	CLEANOUT	RCP	REINFORCED CONCRETE PIPE
DB	DEED BOOK	R/W	RIGHT OF WAY
DE	DRAINAGE EASEMENT	SF	SQUARE FEET
DI	DROP INLET	SS	SANITARY SEWER
EX	EXISTING	SSE	SANITARY SEWER EASEMENT
FC	FACE OF CURB	SM	SIDEWALK
FPE	FINISHED FLOOR ELEVATION	TBM	TEMPORARY BENCHMARK
FM	FIRE HYDRANT	W	WATER LINES
HM	HIGH WATER	WM	WATER METER
H/W	HEADWALL	WV	WATER VALVE
INV	INVERT		

FINAL PLAT OF
CHIMNEY OAKS
FKA: SPRING MOUNTAIN
LOCATED
LAND LOT 329 & 392
17th DISTRICT ~ 2nd SECTION~
CITY OF SMYRNA
COBB COUNTY, GEORGIA

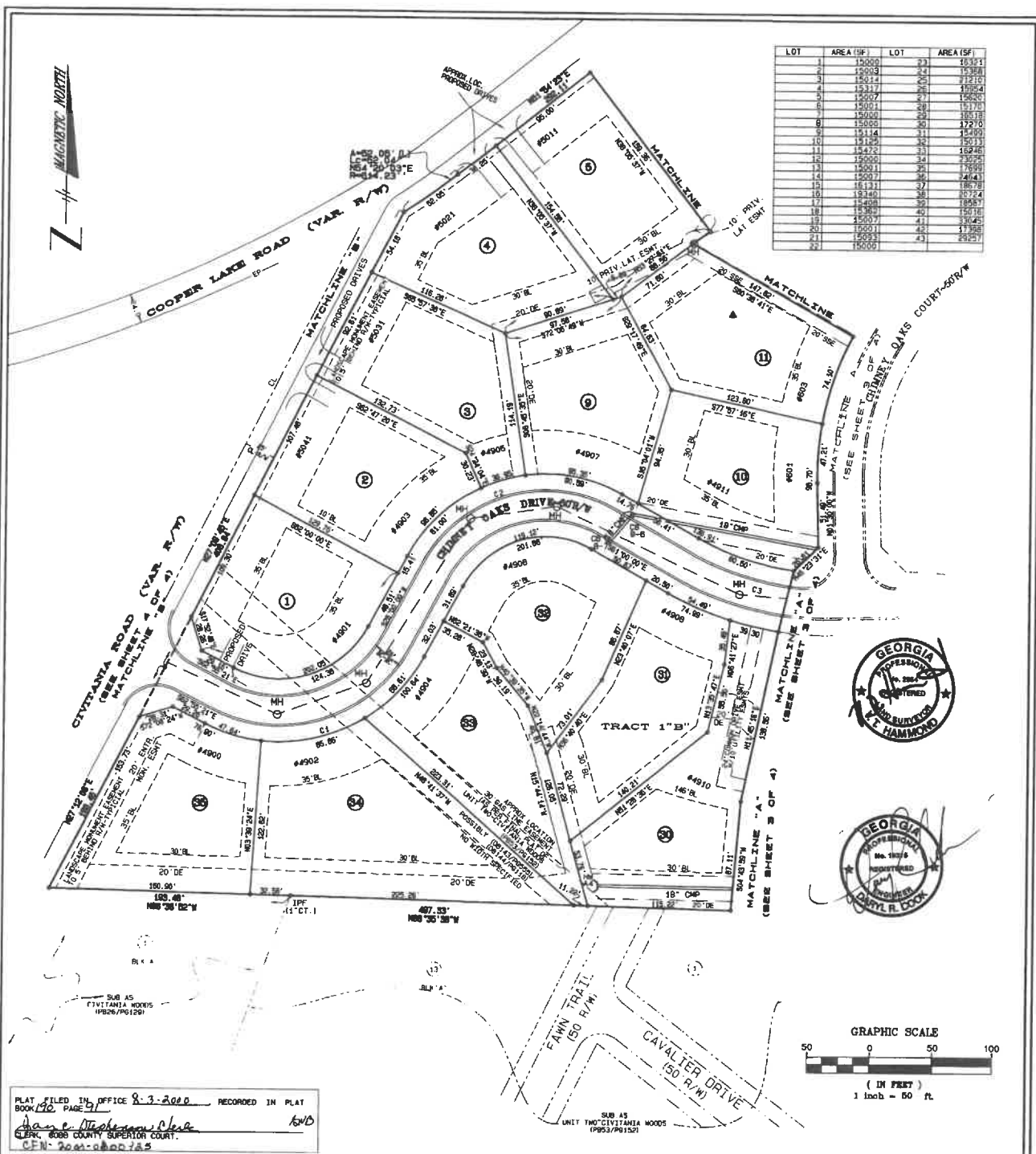
REVISIONS
NO. DATE DESCRIPTION

Watts & Browning Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
1524 AIRPORT ROAD
ATLANTA, GEORGIA 30341
PHONE 770-451-7453
FAX 770-451-7453

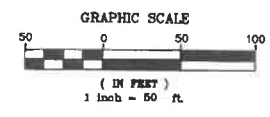
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DRAWN BY: JMH/JCS/DRC
CHECKED BY: JMH/JCS/DRC
FIELD BOOK #: 950731
JOB NUMBER: 950731

DISC FILE: E:\FINAL\980731\3A-B.JEP
COBB
PLAT FILE: 1 OF 4

17th DISTRICT



LOT	AREA (SF)	LOT	AREA (SF)
1	15000	23	15351
2	15000	24	15351
3	15000	25	15351
4	15000	26	15351
5	15000	27	15351
6	15000	28	15351
7	15000	29	15351
8	15000	30	15351
9	15000	31	15351
10	15000	32	15351
11	15000	33	15351
12	15000	34	15351
13	15000	35	15351
14	15000	36	15351
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16	15000	38	15351
17	15000	39	15351
18	15000	40	15351
19	15000	41	15351
20	15000	42	15351
21	15000	43	15351
22	15000	44	15351



PLAT FILED IN OFFICE 8-3-2020
 BOOK 190, PAGE 4
 RECORDED IN PLAT
 JANE M. HAMMOND
 COBB COUNTY SUPERIOR COURT
 CEN-2020-000731

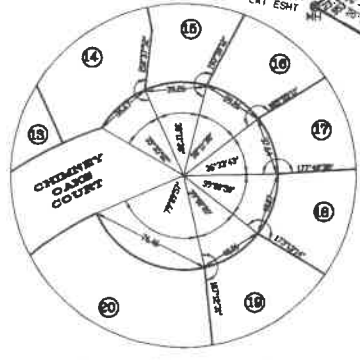
DATE SURVEYED: 08-13-00
 DATE DRAFTED: 08-13-00
 SURVEYED BY: JMH/JCS/DNC
 CHECKED BY: JMH/JCS/DNC
 FIELD BOOK #: 980731
 JOB NUMBER: 980731
 DISC FILE: 6-VFMA5980731VH-4-1P
 COBB
 2 OF 4

W&B
 W & B Surveying, Inc.
 CIVIL ENGINEERS
 1504 AIRPORT ROAD
 ATLANTA, GEORGIA 30341
 TEL: (404) 252-2888

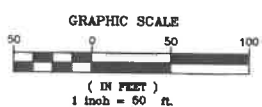
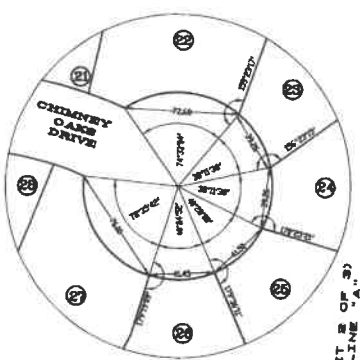
NO.	DATE	DESCRIPTION

FINAL PLAT OF
CHIMNEY OAKS
FKA: SPRING MOUNTAIN
 LOCATED
 LAND LOT 329 & 392
 17th DISTRICT ~ 2nd SECTION~
 CITY OF SMYRNA
 COBB COUNTY, GEORGIA

PLAT FILED IN OFFICE 9-3-2000, RECORDED IN PLAT BOOK 130, PAGE 92.
Don E. Henderson, Clerk
 COBB COUNTY SUPERIOR COURT.
 CFN-2000-110925



CUL-DE-SAC DETAILS
 SCALE: 1" = 50'

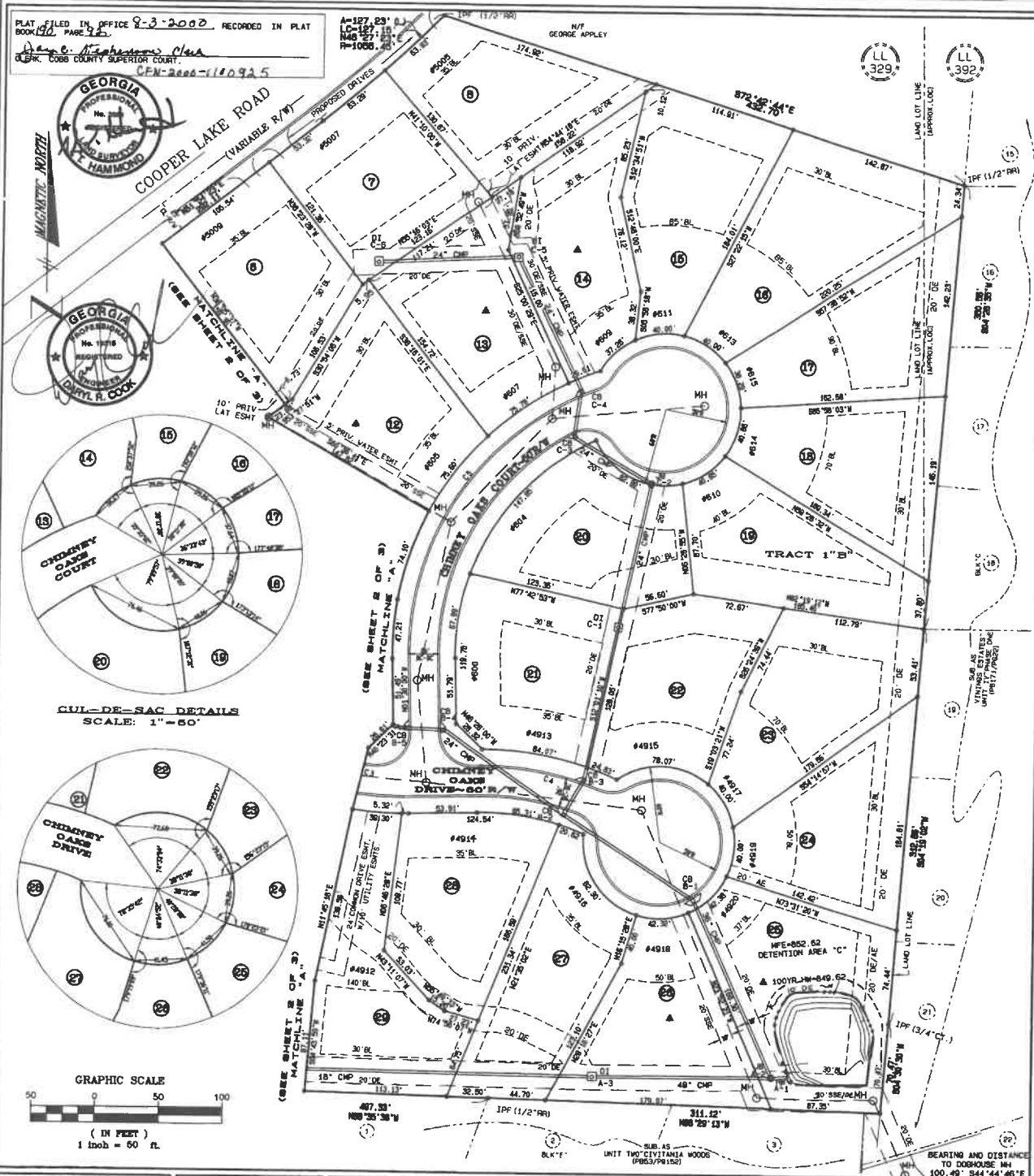


DATE SURVEYED: 1-20-00
 DATE DRAFTED: 05-13-00
 SURVEYED BY: JAH/ACS/DRC
 CHECKED BY: JAH/ACS/DRC
 FIELD BOOK #: 980731
 JOB NUMBER: 980731
 DISC FILE # YJWLS980731V1-4.RPT
 COBB
 PLAT FILE: 3 OF 4

W&B
 WALKER & BURNING LEGGERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1584 ATLANTIC ROAD
 ATLANTA, GEORGIA 30341
 TEL: (404) 485-5557

NO.	DATE	DESCRIPTION

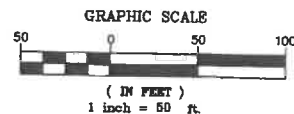
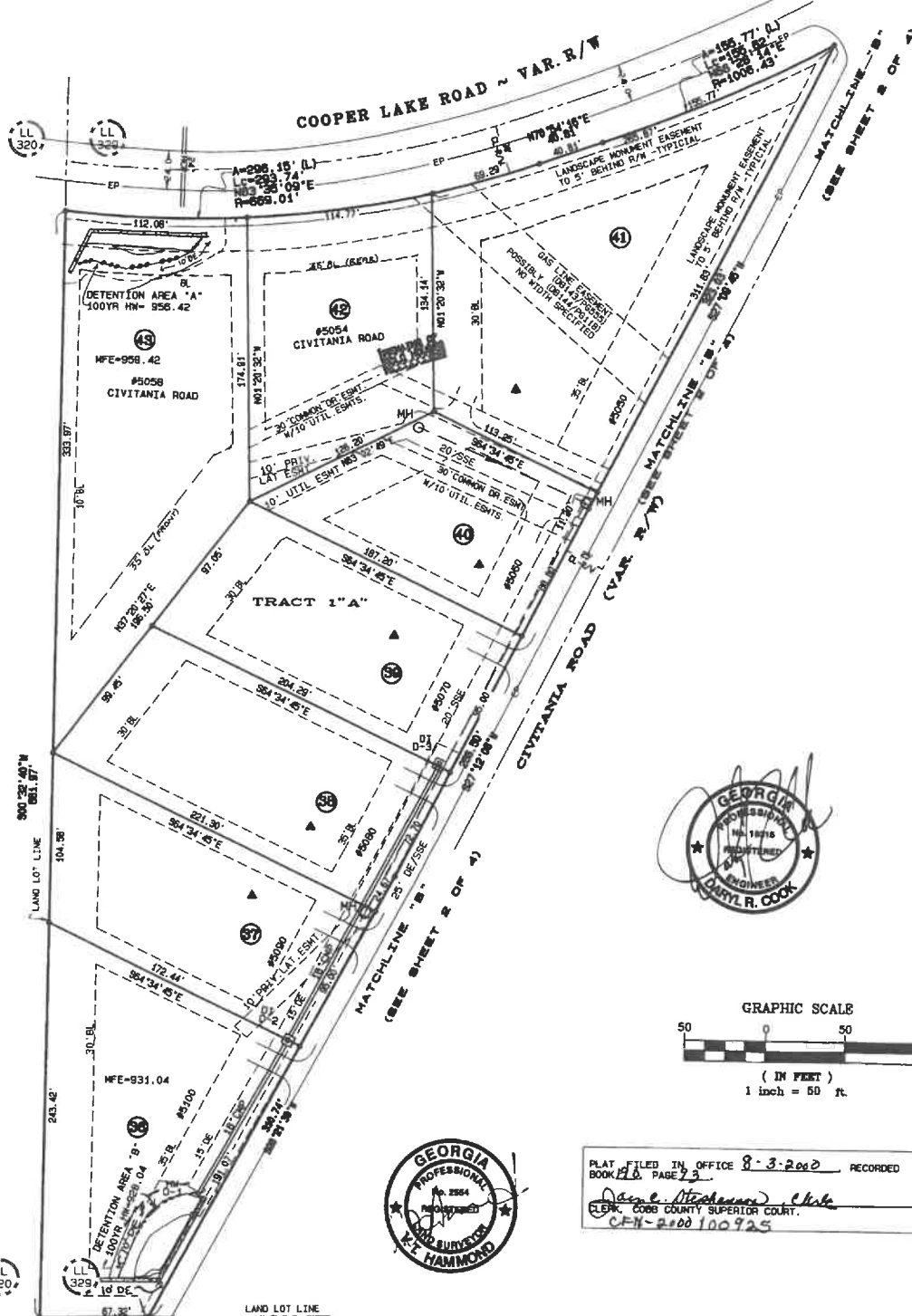
FINAL PLAT OF
CHIMNEY OAKS
FKA: SPRING MOUNTAIN
 LOCATED
 LAND LOT 329 & 392
 17th DISTRICT ~ 2nd SECTION~
 CITY OF SMYRNA
 COBB COUNTY, GEORGIA



ALFRED O LINDSIEOT
(DB5424/PG441)
(PB127/PG53)

N/F
ALFRED O LINDSIEOT
(DB5424/PG441)
(PB127/PG53)

N/F
PAUL T BINTASZ
(DB11522/PG405)



PLAT FILED IN OFFICE 8-3-2002 RECORDED IN PLAT
BOOK 19, PAGE 23
Dane M. Thompson Clerk
CLERK, COBB COUNTY SUPERIOR COURT.
CPN-2000 100925

CHORD	CHORD BEARING	RADIUS	DELTA	ARC	TANGENT	MIDDLE ORDINATE	DEGREE OF CURVE
C1 147.29ft	N72°32'20"E	105.00ft	89°04'38"	183.24ft	103.32ft	30.16ft	54°34'03"
C2 142.65ft	N73°30'00"E	100.00ft	91°00'00"	158.82ft	101.76ft	29.91ft	57°17'45"
C3 123.62ft	S76°15'00"E	235.00ft	30°30'00"	125.10ft	64.07ft	8.27ft	24°22'52"
C4 137.19ft	S73°45'00"E	225.00ft	35°30'00"	139.41ft	72.02ft	10.71ft	25°27'53"
C5 269.97ft	N38°30'00"E	210.00ft	80°00'00"	293.22ft	176.21ft	49.13ft	27°17'01"

DATE SURVEYED: 1-5-02
DATE DRAFTED: 05-13-00
SURVEYED BY: AAS
DRAWN BY: JMH/JCS/DRC
CHECKED BY: JMH/JCS/DRC
FIELD BOOK #: 980731
JOB NUMBER: 980731
DISC FILE: V:\NMS\980731\3-B-3P
PLAT FILE: 8-3-2002

W&B
Wells & Boring, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
1004 ALPHEUS ROAD
SUITE 120
ATLANTA, GEORGIA 30341
TEL: (770) 485-3965
FAX: (770) 485-3965

REVISIONS	NO.	DATE	DESCRIPTION

FINAL PLAT OF
CHIMNEY OAKS
FKA: SPRING MOUNTAIN
LOCATED
LAND LOT 329 & 392
17th DISTRICT ~ 2nd SECTION~
CITY OF SMYRNA
COBB COUNTY, GEORGIA



LEGEND

- M.H. - MANHOLE
- J.B. - JUNCTION BOX
- C.B. - CATCH BASIN
- D.I. - DRAIN INLET
- S.S.E. - SANITARY SEWER ESM.
- U.E. - UTILITY EASEMENT
- L.P.E. - LANDSCAPE EASEMENT
- L.P.S. - LANDSCAPE SET
- R.O.N. - ROAD OPEN TOP PIPE
- C.T.P. - COMP TOP PIPE
- O.T.P. - OPEN TOP PIPE
- R.B. - RE-BAR
- F.H. - FIRE HYDRANT
- B.L. - BUILDING LINE
- R.W. - RIGHT OF WAY
- P.P. - POWER POLE
- E. - CENTER LINE



Know what's below.
Call before you dig.

PARCEL INFORMATION:

PROPERTY ADDRESS: 4900 CHIMNEY OAKS DRIVE
MABLETON, GA 30126

TAX I.D. #170329000680

LOT AREA : 17,698 SQ. FT. OR 0.4063 ACRES

RIGHT OF WAY: 50' (PUBLIC)

OWNER INFORMATION:

IAN JOURNEAUZ & LAURIE JOURNEAUZ

FLOOD STATEMENT:

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA
ACCORDING TO F.I.R.M. PANEL #13067C0208-V, DATED OCT.
5, 2018.

SURVEY NOTES

- 1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
- 2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.
- 3.) THE FIELD DATE OF SURVEY IS JULY 10, 2024.
- 4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS.
- 5.) NO OBSTRUCTIONS OBSERVED WHILE SURVEYING PROPERTY.
- 6.) THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED WITH AN OPEN
THEODOLITE WITH ONE FOOT IN 500,000 FEET.
- 7.) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 500,000 FEET.
- 8.) NO GEODETIC MONUMENTS FOUND WITHIN 500 FEET OF THIS PROPERTY.
- 9.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND ALL
MATTERS PERTAINING TO TITLES ARE EXCEPTED.
- 10.) EQUIPMENT USED: TOPCON TOTAL STATION

ZONING REQUIREMENTS:

LOT COVERAGE:
HOUSE - 2,000 SQ. FT.
GARAGE - 1,000 SQ. FT.
WOOD DECK - 100 SQ. FT.
PAVED PATIO - 147 SQ. FT.
WALL - 23 SQ. FT.
TOTAL - 3,180 SQ. FT. OR 18.0%

MAX. LOT COVERAGE ALLOWED - 35%

MAX. BLDG. HEIGHT ALLOWED - 35 FEET

SETBACK REQUIREMENTS
SHOULD BE VERIFIED WITH
GOVERNING AUTHORITY BEFORE
ANY PLANNING OR DESIGN OCCURS. **

REFERENCE: D.B. 15433, PAGE 344
P.B. 185, PAGE 84

SURVEYED: JLP

DRAWN: RLM

TWO NAME CHIMNEY OAKS DRIVE

JOB NO. 24-0137

DATE: JULY 17, 2024

RETRACEMENT SURVEY FOR
D. GERMATT HOMES, LLC
4900 CHIMNEY OAKS DRIVE
LOT 35, CHIMNEY OAKS
LL 329, DISTRICT 17, SECTION 2
CITY OF SMYRNA
COBB COUNTY, GEORGIA

J.A. EVANS & ASSOCIATES

3279 POWDER SPRINGS ROAD
POWDER SPRINGS, GA. 30127
PH. (770)943-0000

IN ANY CASE, THIS PLAT IS A
CORRECT REPRODUCTION OF THE
LAND PLATTED AND HAS BEEN
PREPARED IN CONFORMITY WITH
THE MINIMUM STANDARDS AND
REQUIREMENTS OF LANCE, S. & ZLOT

James A. Evans
GEORGIA REGISTERED LAND SURVEYOR

