



## License and Variance Board Meeting - Final

November 13, 2024

10:00 AM

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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

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**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

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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**

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#### **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.

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#### **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.

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## 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

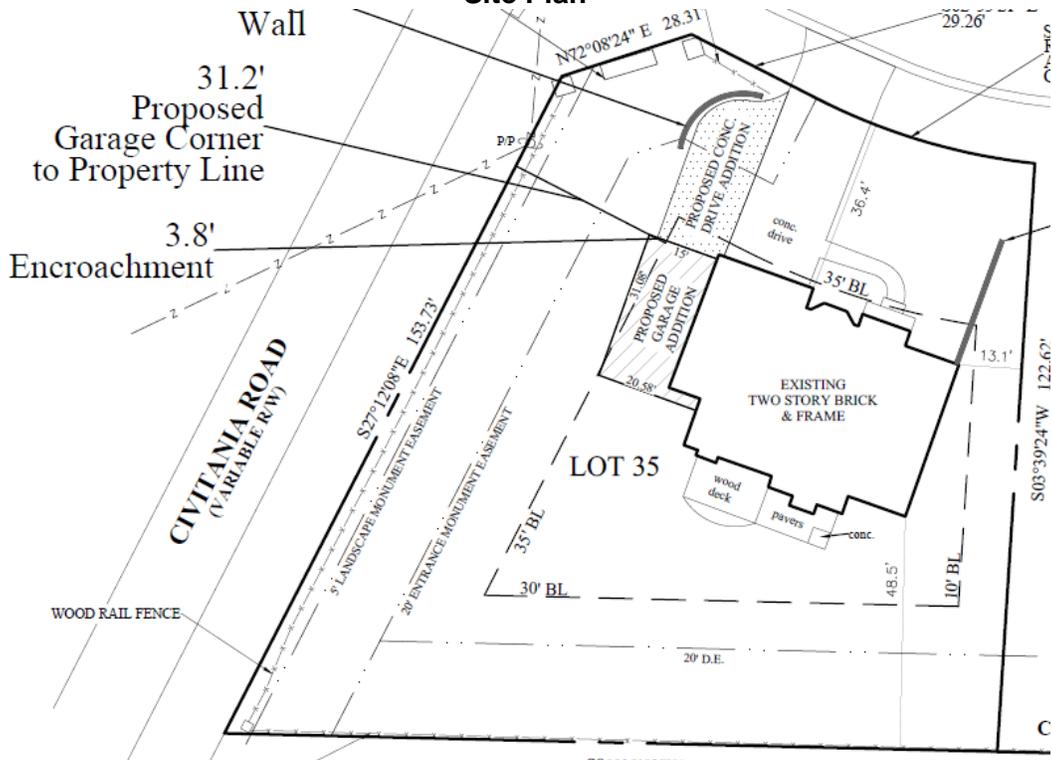


Figure – 3  
Front Elevation from Chimney Oaks Drive



**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**



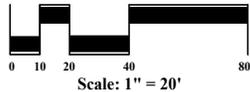
Variance Site Plan

# 4900 Chimney Oaks Drive

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

Site  
prepared by:

D Gernatt Homes  
2825 Bob Cox Road  
Marietta, Georgia  
30064



October 3, 2024

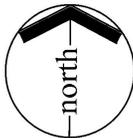
**DGM**

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 SF):

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 SF):

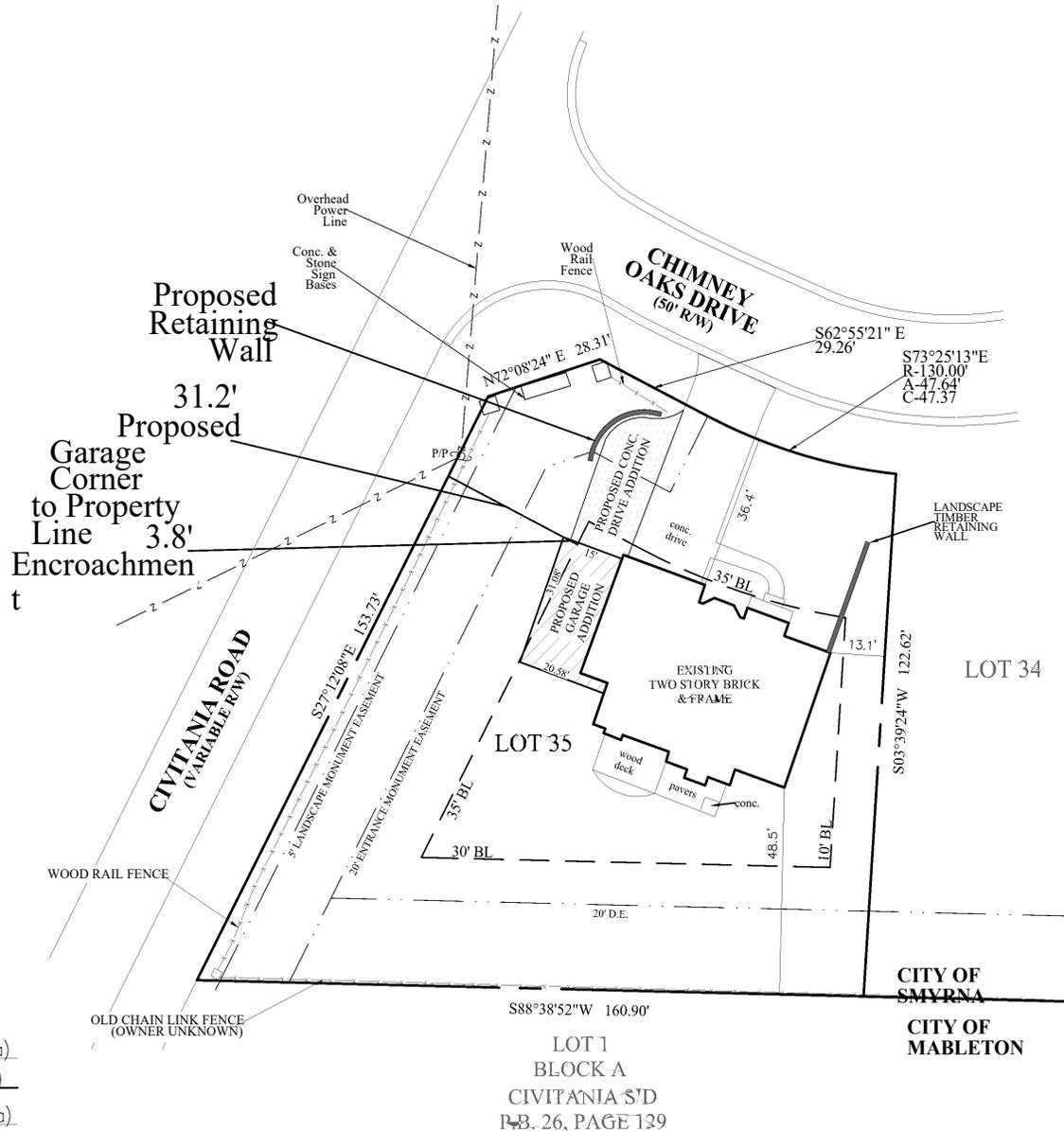
1 Car Garage	478
Driveway	483
Retaining Wall	70

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



S88°38'52"W 160.90'

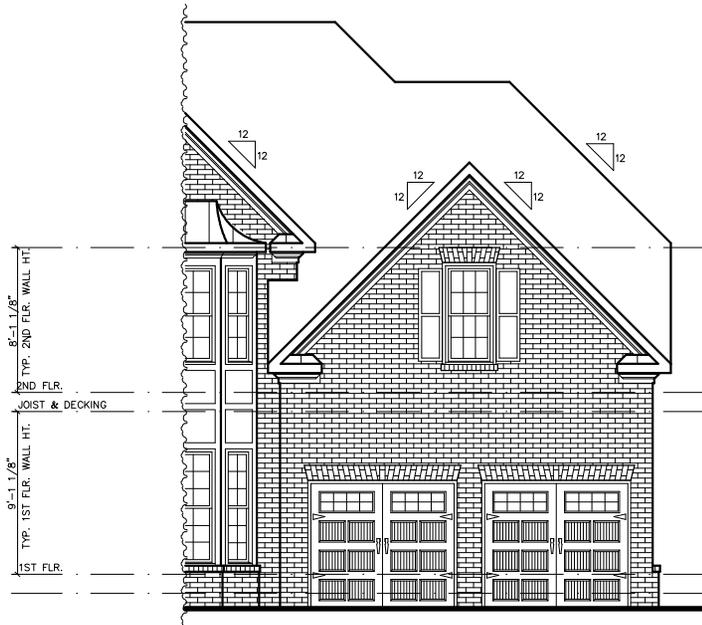
LOT 1  
BLOCK A  
CIVITANIA S'D  
P.B. 26, PAGE 129

CITY OF  
SMYRNA  
CITY OF  
MABLETON

9-20-24  
24-1055



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



EXISTING FRONT ELEVATION (PARTIAL)



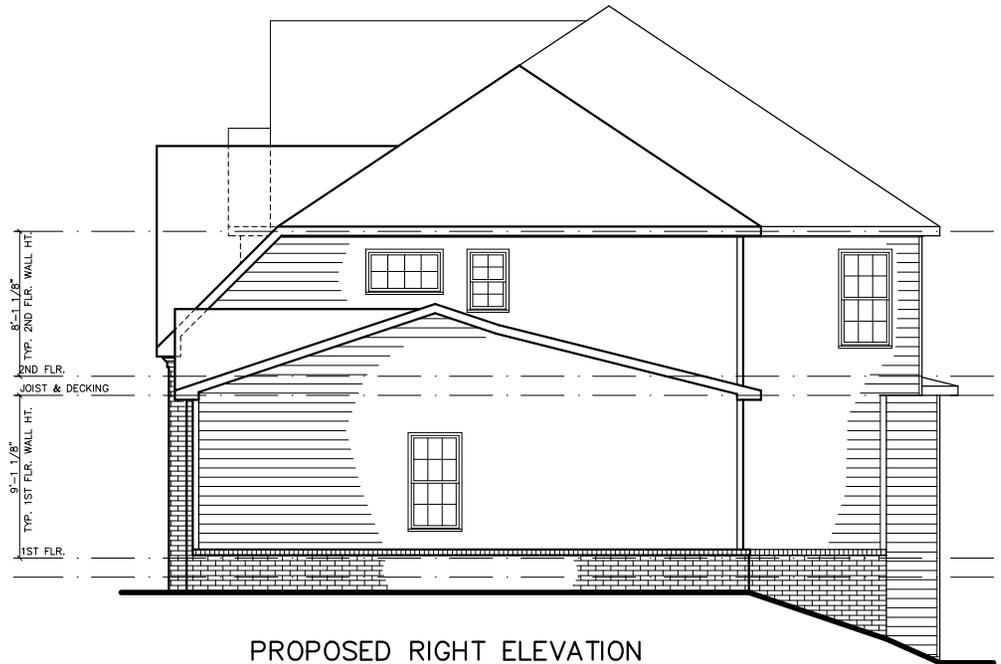
PROPOSED FRONT ELEVATION (PARTIAL)

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

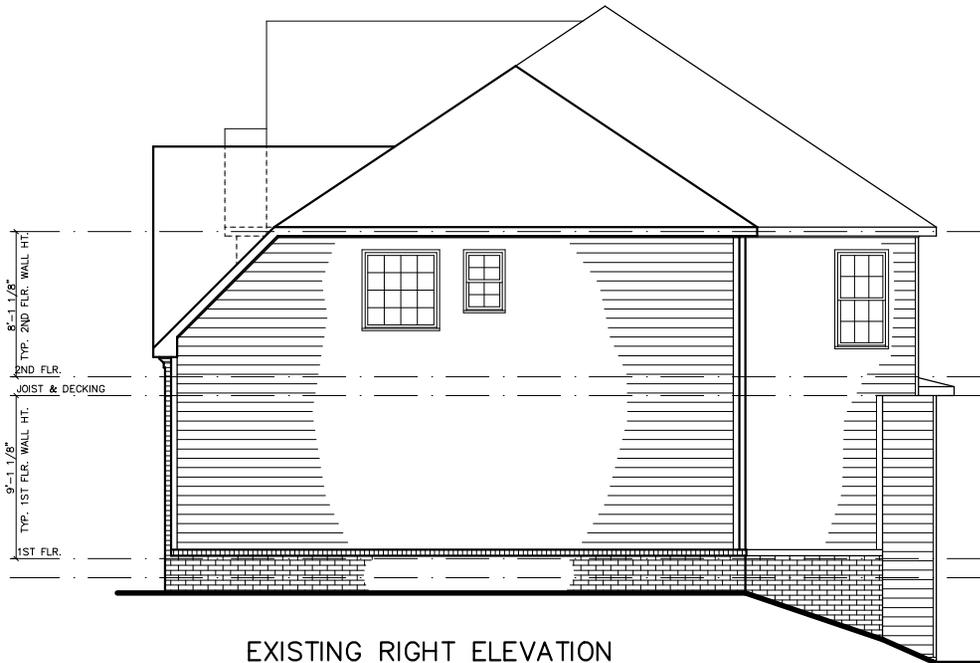
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CHRIS@CSDESIGNGROUPLLC.COM



PROPOSED RIGHT ELEVATION



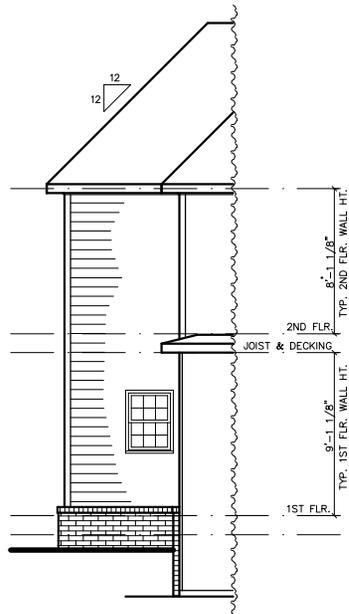
EXISTING RIGHT ELEVATION

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

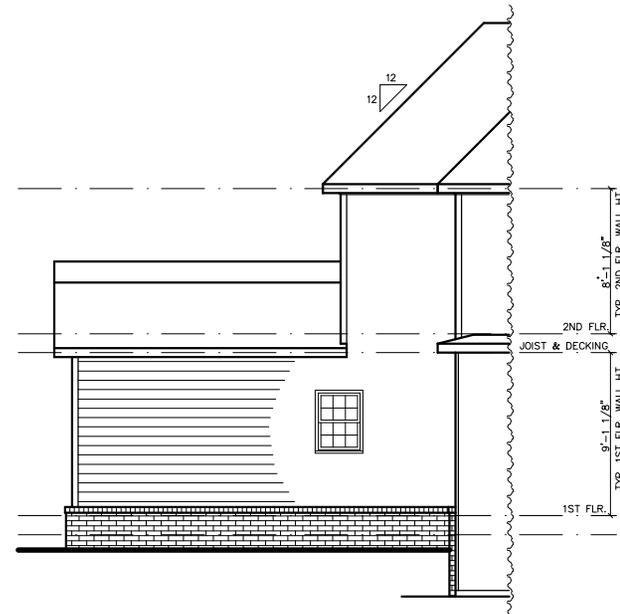
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CHRIS@CSDESIGNGROUPLLC.COM



EXISTING REAR ELEVATION (PARTIAL)



PROPOSED REAR ELEVATION (PARTIAL)

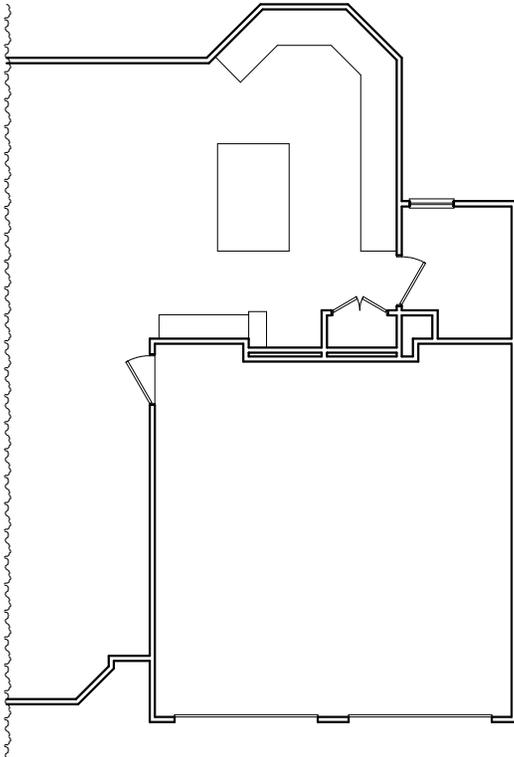
**JOURNEAUZ  
GARAGE ADDITION**

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

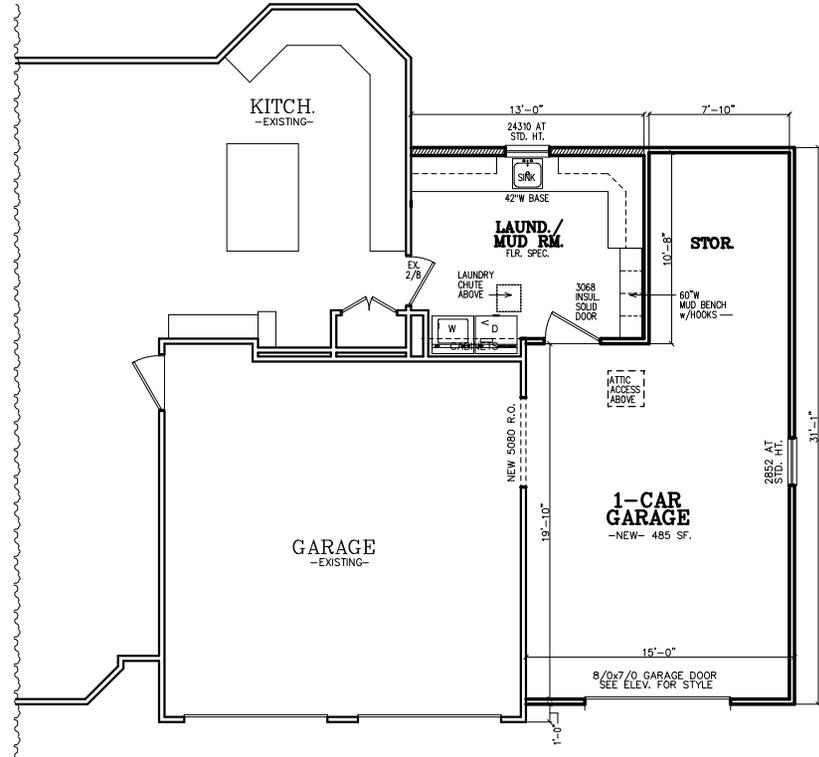
9-20-24  
24-1055



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CHRIS@CSDESIGNGROUPLLC.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.**

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## 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
<u>Shauna Ventrel</u>	<u>4901 Chimney Oaks Dr SE, Smyrna, GA 30126</u>
<u>Kathie No</u>	<u>4902 Chimney Oaks Dr SE, Smyrna, GA 30126</u>
<u>[Signature]</u>	<u>5060 Civitania Rd, Smyrna, GA 30126</u>
<u>[Signature]</u>	<u>5070 Civitania Rd, Smyrna, GA 30126</u>
<u>Delores E. Hunter &amp; Dennis Hunter</u>	<u>5080 Civitania Rd, Smyrna, GA 30126</u>
<u>Charla Neffren</u>	<u>5071 Civitania Rd, Mableton, GA 30126</u>
<u>[Signature]</u>	<u>5071 Civitania Rd Mableton GA</u>

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
<b>TOTAL DUE</b>	<b>1471.12</b>
<b>DATE DUE</b>	<b>11/15/2023</b>

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
<b>DATE DUE</b>		<b>TOTAL DUE</b>
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 HEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION HEREON EXPRESSED.

*[Signature]* 7/27/00  
 OWNER: CIVITANIA PARTNERS, LLC DATE  
 DAN O'DWYER

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

**SURVEYORS CERTIFICATION:**

I HEREBY CERTIFY THAT THE PLAN 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: *[Signature]*

PLAT FILED IN OFFICE 8-3-2000 RECORDED IN PLAT BOOK 110, PAGE 90  
*[Signature]*  
 CLERK, COBB COUNTY SUPERIOR COURT.  
 CEN-3000-01009AS

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 245,840 FEET AND AN ANGULAR ERROR OF 04" 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 476,240 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  
 MATTS & 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.

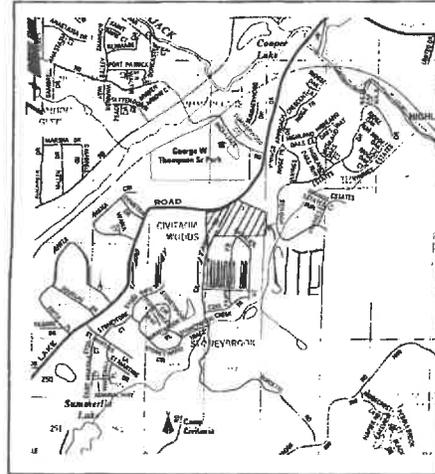
**GENERAL NOTES**

- TOTAL ACREAGE: 14.62434+4.07132 = 18.69566 ACRES.
- TOTAL NUMBER OF LOTS: 43
- DENSITY: 2.30 LOTS / ACRE.
- PROPERTY ZONED R-15
- SETBACKS REQUIREMENTS: MINIMUM OR AS SHOWN  
 FRONT: 35 FEET  
 SIDE: 30 FEET  
 REAR: AS SHOWN
- OWNER / DEVELOPER: CIVITANIA PARTNERS, LLC, 300 NORTH MAIN STREET, ALPHARETTA GA. 30004-1321, CONTACT: DAN O'DWYER, 7702346-9150
- ENGINEER / SURVEYOR: MATTS & BROWNING ENGINEERS, INC, 1354 AIRPORT ROAD, SUITE 120, ATLANTA, GA 30341 (770) 451-7453
- 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
- STORM DRAINAGE AND SANITARY SEWER EASEMENTS SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDINGS. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
- 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.
- 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.
- PROJECT BENCHMARK = RM226 ELEV. = 661.19 MSL

**COBB COUNTY WATER SYSTEM**

▲ NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN FEET (10') OF THE EDGE OF A PERMANENT DEDICATED WATER OR SANITARY SEWER EASEMENT ON FRONT OR REAR SETBACKS OR WITHIN TWO FEET (2') ON SIDE SETBACKS.

7-27-2000 *[Signature]*  
 DATE: COBB WATER AND SEWER



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.  
*[Signature]*  
 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	M# - MANHOLE
BP - BLUE PIN FLAG	N/F - NOW OR FORMERLY
BPM - BLUE PAINT MARK	PB - PLAT BOOK
CB - CATCH BASIN	PE - PAGE (S)
CL - CENTERLINE	PL - PROPERTY LINE
C/L - CHAIN LINK	R - RADIUS
CM - CORRUGATED METAL PIPE	(R) - CURVE TO THE RIGHT
CO - CLEANOUT	RCP - REINFORCED CONCRETE PIPE
DB - DEED BOOK	R/M - 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
FTE - FINISHED FLOOR ELEVATION	TBM - TEMPORARY BENCHMARK
FM - FIRE HYDRANT	W - WATER LINES
H/W - HIGH WATER	WM - WATER METER
H/W - HEADWALL	WV - WATER VALVE
INV - INVERT	

DATE SURVEYED: N/A  
 DATE DRAFTED: 08-13-00  
 SURVEYED BY: AAG  
 DRAWN BY: JMH/JCS/DSC  
 CHECKED BY: JMH/JCS/DSC  
 FIELD BOOK #: 950731  
 JOB NUMBER: 950731  
 DISC FILE #: F:\M\198071\31\31-B-1P  
 PLAT FILE: "B"

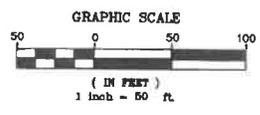
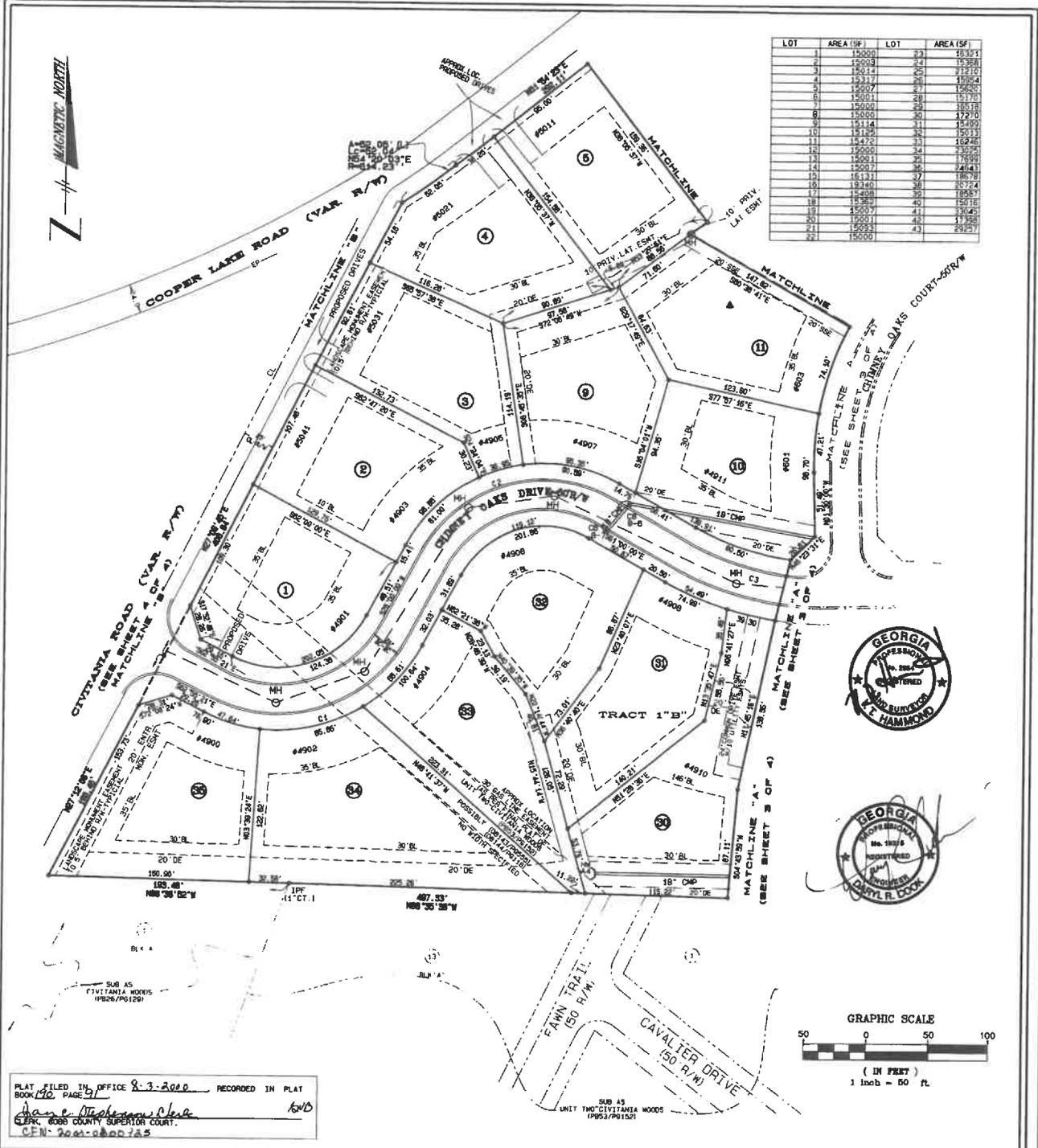
**Matts & Browning Engineers, Inc.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 1354 AIRPORT ROAD  
 ATLANTA, GEORGIA 30341  
 PHONE: 770-451-7453  
 FAX: 770-451-7454

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



LOT	AREA (SF)	LOT	AREA (SF)
1	15000	23	15351
2	15000	24	15351
3	15000	25	15351
4	15317	26	15351
5	15000	27	15351
6	15000	28	15351
7	15000	29	15351
8	15000	30	15351
9	15114	31	15351
10	15125	32	15351
11	15472	33	15351
12	15000	34	15351
13	15000	35	15351
14	15000	36	15351
15	15140	37	15351
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 RECORDED IN PLAT BOOK 192 PAGE 4  
 JANE M. WILSON, L.S. 604  
 CIVIL ENGINEER  
 17th DISTRICT ~ 2nd SECTION ~  
 CITY OF SMYRNA, GEORGIA  
 CEN: 2020-000731

DATE SURVEYED: 08-13-00  
 DATE DRAFTED: 08-13-00  
 SURVEYED BY: JMW/JCS/DNC  
 DRAWN BY: JMW/JCS/DNC  
 CHECKED BY: JMW/JCS/DNC  
 FIELD BOOK #: 980731  
 JOB NUMBER: 980731  
 DISC FILE: 6-VTMA51980731VH-4-1P  
 PLAT FILE: 192-4  
 2 OF 4

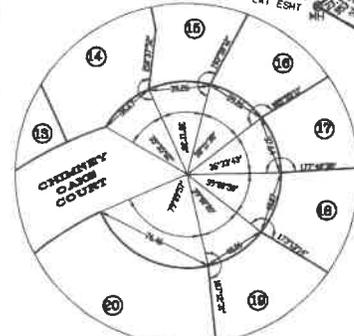
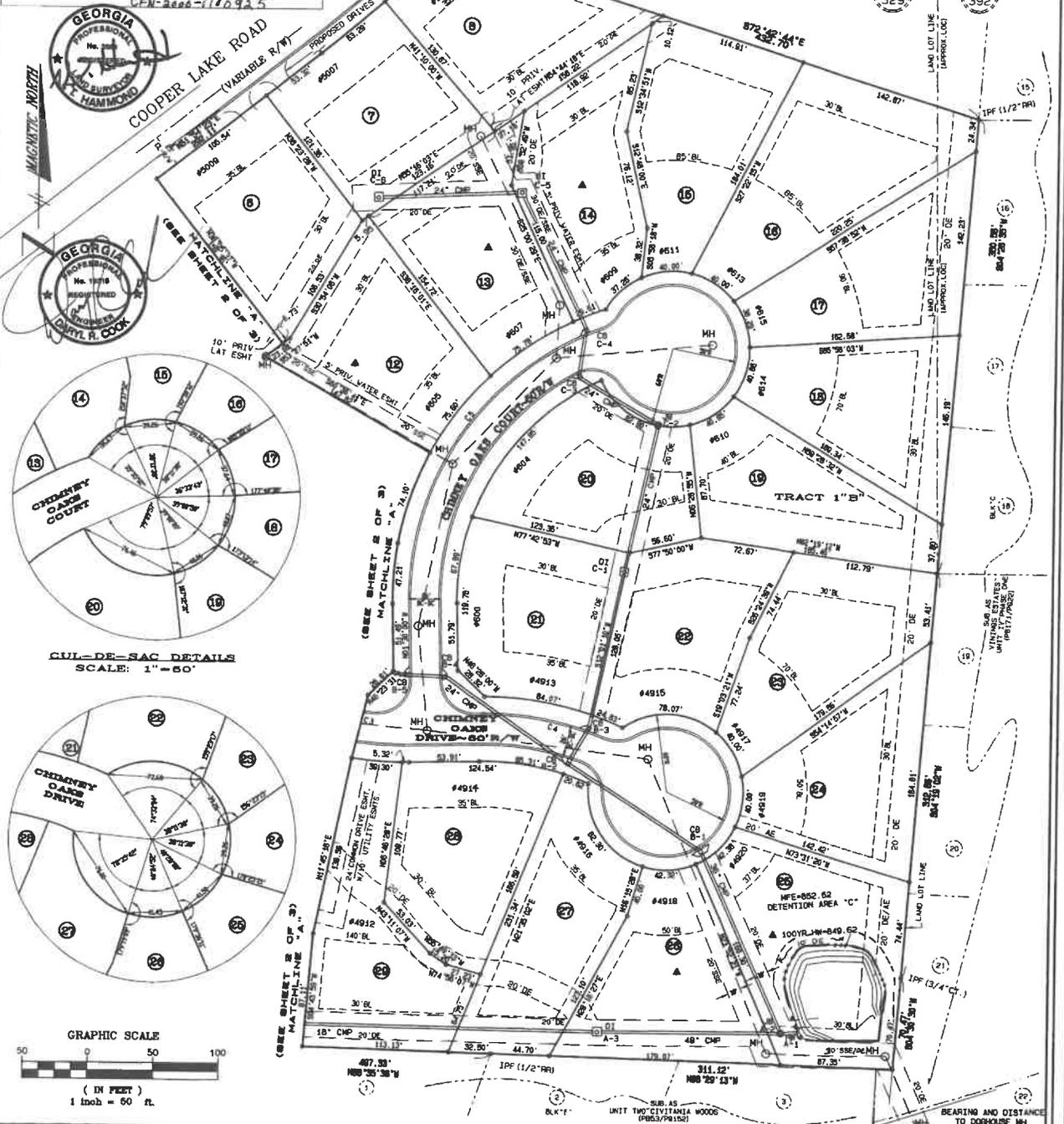
**W&B**  
 WILSON & BROWN, INC.  
 CIVIL ENGINEERS  
 1364 AIRPORT ROAD  
 ATLANTA, GEORGIA 30341  
 PHONE: (404) 252-3888  
 FAX: (404) 252-3889

NO.	DATE	DESCRIPTION

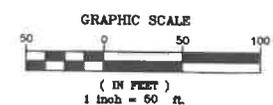
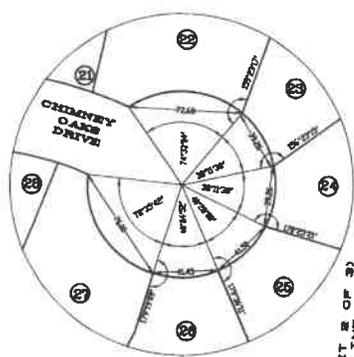
**FINAL PLAT OF**  
**CHIMNEY OAKS**  
**FKA: SPRING MOUNTAIN**  
 LOCATED  
 LAND LOT 329 & 392  
 17th DISTRICT ~ 2nd SECTION ~  
 CITY OF SMYRNA  
 COBB COUNTY, GEORGIA

PLAT FILED IN OFFICE 9-3-2008, RECORDED IN PLAT BOOK 130, PAGE 24.  
*John E. Scarborough, Clerk*  
 CLERK, COBB COUNTY SUPERIOR COURT.  
 CEN-2008-110925

A-127, 23  
 LC-127, 23  
 NS-127, 23  
 P-1008, 23



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



DATE SURVEYED: 1-1-00  
 DATE DRAFTED: 05-13-00  
 SURVEYED BY: JAH  
 DRAWN BY: JAH  
 CHECKED BY: JAH/JCS/DRC  
 FIELD BOOK #: 990731  
 JOB NUMBER: 990731

**W&B**  
 WALKER & BURNETT LEGAL ENGINEERS, INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 1584 ATLANTIC ROAD  
 ATLANTA, GEORGIA 30341  
 TEL: (770) 485-1585

NO.	DATE	DESCRIPTION

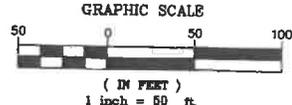
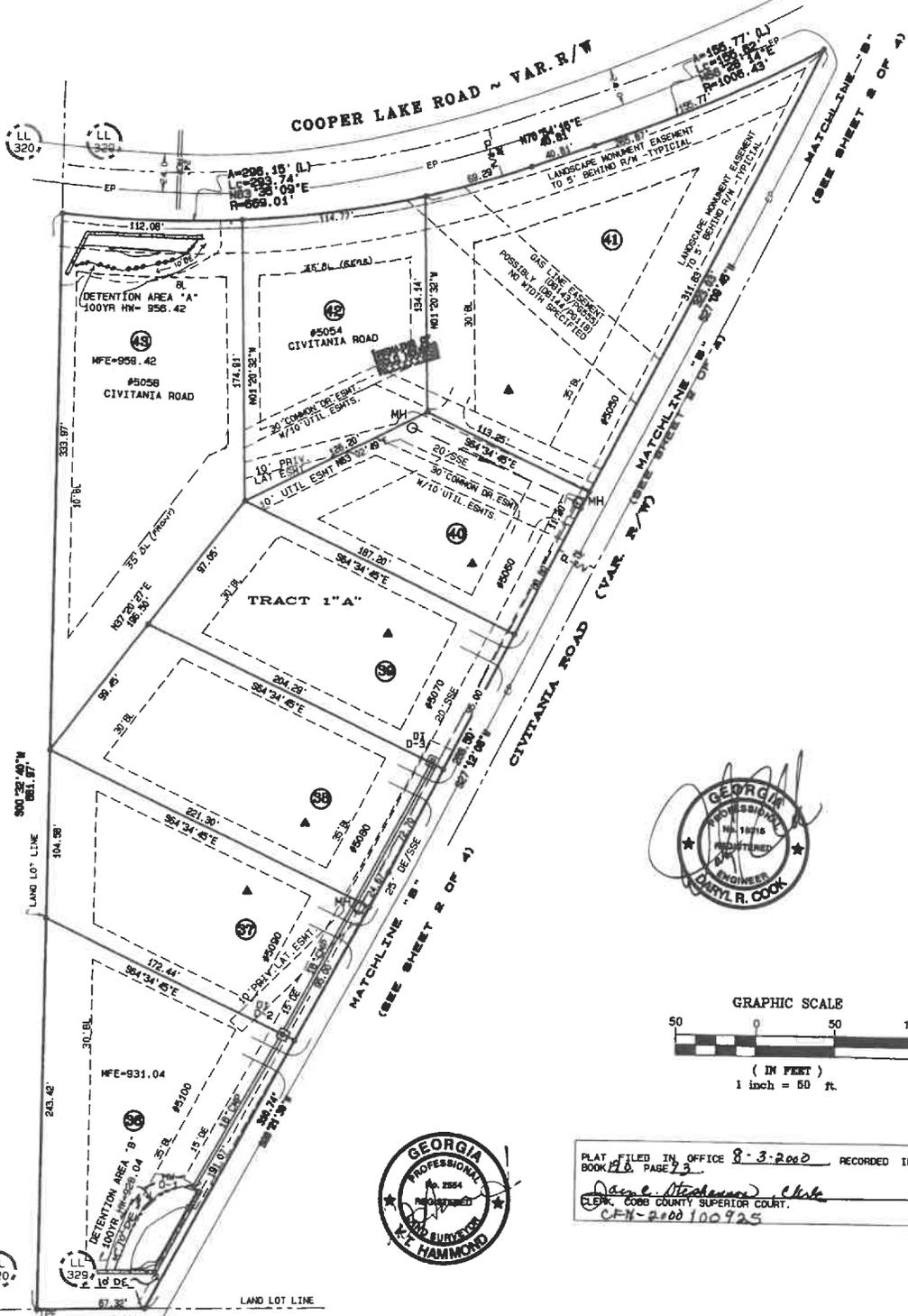
**FINAL PLAT OF  
 CHIMNEY OAKS  
 FKA: SPRING MOUNTAIN**  
 LOCATED  
 LAND LOT 329 & 392  
 17th DISTRICT ~ 2nd SECTION ~  
 CITY OF SMYRNA  
 COBB COUNTY, GEORGIA

DISC FILE: 8-VTWS190731V1-4.BP  
 PLAT FILE: 3 OF 4  
 BEARING AND DISTANCE TO DOORHOUSE MH 100.49' S44°44'46"E

MAGNETIC NORTH  
7

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

N/F  
PAUL T BINIASZ  
(0811622/PG405)



PLAT FILED IN OFFICE 8-3-2002 RECORDED IN PLAT BOOK 116, PAGE 23  
*Dave Stephenson* Clerk 12-11-03  
 CLERK, COBB COUNTY SUPERIOR COURT.  
 CPH-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: AAG  
 DRAWN BY: JMH/JCS/DRC  
 CHECKED BY: JMH/JCS/DRC  
 FIELD BOOK #: 980731  
 JOB NUMBER: 980731

DISC FILE: V:\NALS\980731\31-B-3P  
 COBB  
 PLAT FILE: 4 OF 4

**W&B**  
 Wills & Bennett Engineers, Inc.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 SUITE 120  
 1024 ALPERT ROAD  
 ATLANTA, GEORGIA 30341  
 TEL: (770) 486-5985  
 FAX: (770) 486-5985

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

Scale: 1" = 20'

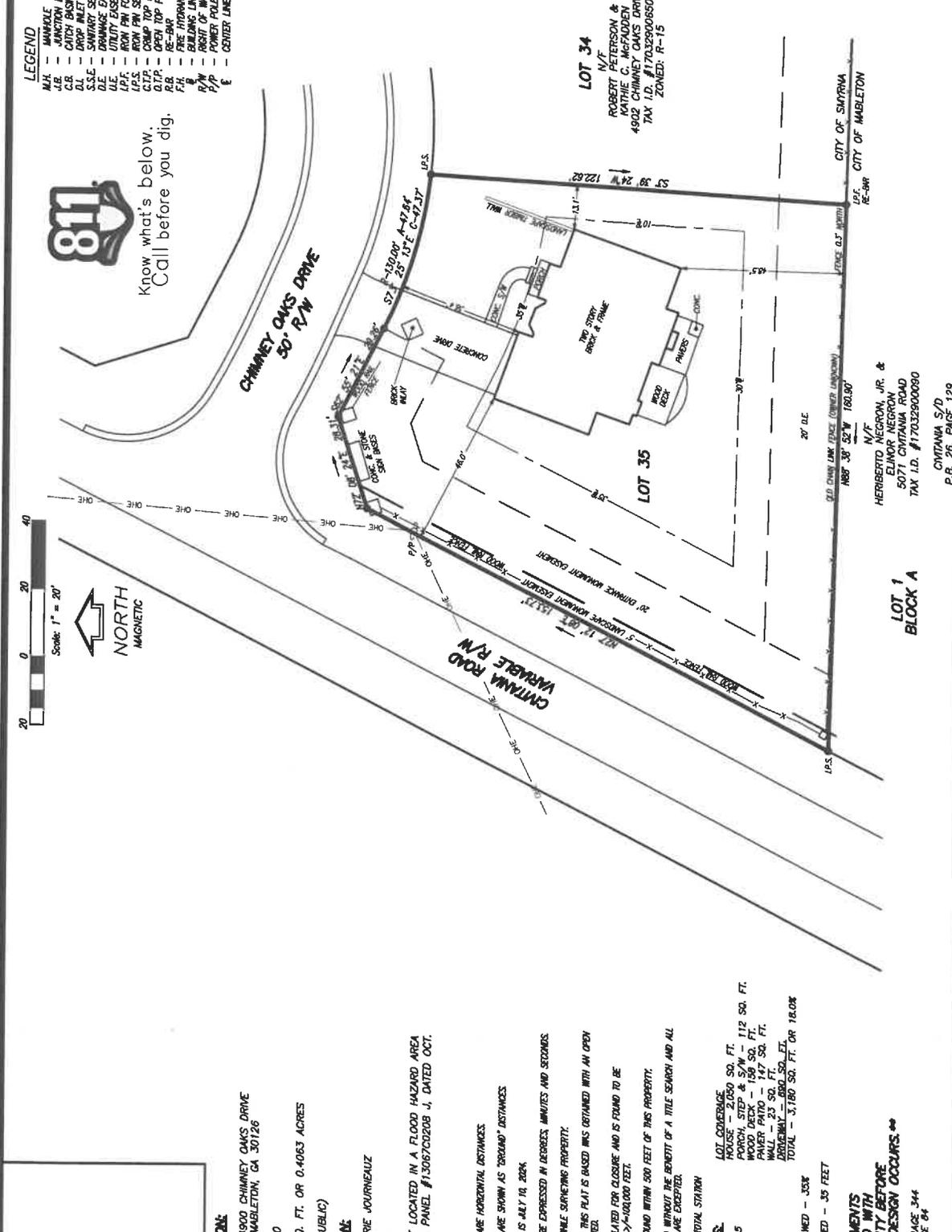


20 40

Know what's below.  
Call before you dig.



- LEGEND**
- M/W - MANHOLE
  - J.B. - JUNCTION BOX
  - C.B. - CATCH BASIN
  - D.I. - DRAIN INLET
  - S.S.C. - SANITARY SEWER ESMT.
  - U.E. - UTILITY EASEMENT
  - L.P.F. - LOT FRONT FOOTING
  - I.P.S. - IRON PIPE SET
  - C.T.P. - COMP TOP PIPE
  - O.T.P. - OPEN TOP PIPE
  - R.B. - RE-BAR
  - F.H. - FIRE HYDRANT
  - B.L. - BUILDING LINE
  - P.W. - POWER POLE
  - P.P. - POWER POLE
  - E - CENTER LINE



**LOT 34**  
M/F  
ROBERT PETERSON &  
MAYRA PETERSON  
4902 CHIMNEY OAKS DRIVE  
TAX I.D. #17032900680  
ZONED: R-15

**LOT 35**  
M/F  
HERBERTO NEGRON, JR. &  
ELIJAH NEGRON  
5071 CRYSTAL ROAD  
TAX I.D. #17032900090

**LOT 1  
BLOCK A**

CITY OF SMYRNA  
CITY OF MABLETON  
CITY OF WOODBRIDGE  
CITY OF LAWRENCEVILLE  
CITY OF DUBLIN  
CITY OF KENNESAW  
CITY OF DECATUR  
CITY OF ALPHARETTA  
CITY OF MARIETTA  
CITY OF ROSWELL  
CITY OF DUNWOODY  
CITY OF SANDY SPRING  
CITY OF GAITHERSBURG  
CITY OF LAWRENCEVILLE  
CITY OF DUBLIN  
CITY OF KENNESAW  
CITY OF DECATUR  
CITY OF ALPHARETTA  
CITY OF MARIETTA  
CITY OF ROSWELL  
CITY OF DUNWOODY  
CITY OF SANDY SPRING



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

**J.A. EVANS & ASSOCIATES**  
3279 POWDER SPRINGS ROAD  
POWDER SPRINGS, GA. 30127  
PH. (770)943-0000

RETRACEMENT SURVEY FOR  
D. GERMATT HOMES, LLC  
4900 CHIMNEY OAKS DRIVE  
LOT 35, CHIMNEY OAKS  
LL 328, DISTRICT 17, SECTION 2  
CITY OF SMYRNA  
COBB COUNTY, GEORGIA

**PARCEL INFORMATION:**

PROPERTY ADDRESS: 4900 CHIMNEY OAKS DRIVE  
MABLETON, GA 30126  
TAX I.D. #17032900680

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-J, 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, 2018.
- 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  
TRIPESITE AND WAS NOT ADJUSTED.
- 7) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE  
ACCURATE WITHIN ONE FOOT IN 50,000 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 - 2,050 SQ. FT.  
WOOD DECK & PAVEMENT - 12 SQ. FT.  
WOOD DECK - 150 SQ. FT.  
PAVER 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: HLP  
DRAWN: RRM  
TWC NAME: CHIMNEYOAKS000  
JOB NO.: 24-0132  
DATE: JULY 17, 2024