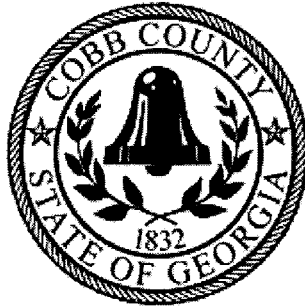


PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: September 5, 2007

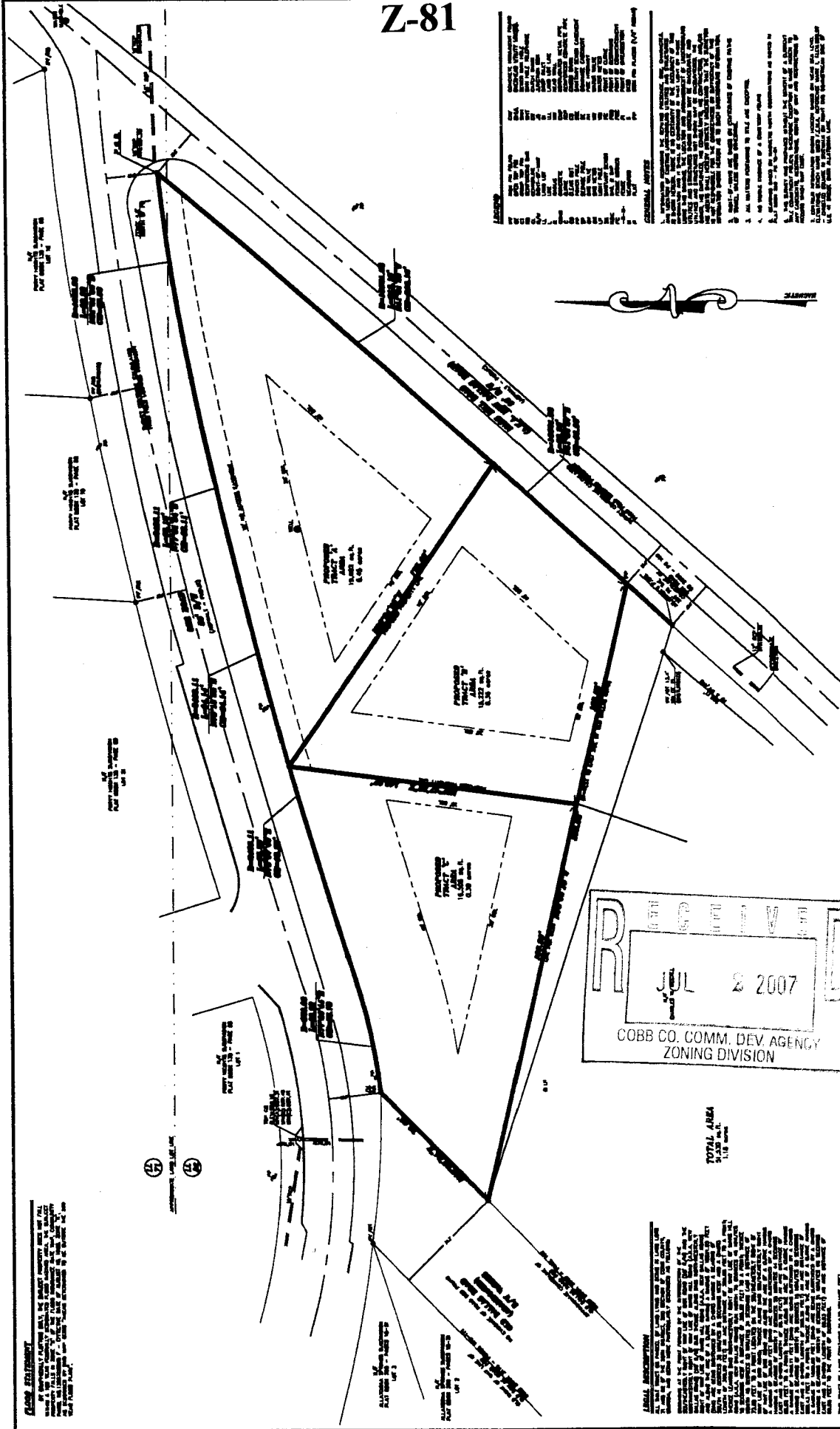
Board of Commissioner Hearing Date: September 18, 2007



Cobb County... Expect the Best!

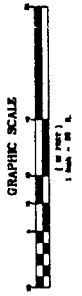
**Cobb County Community Development Agency
Zoning Division
191 Lawrence Street
Marietta, Georgia 30060
770-528-2004**

Z-81



GENERAL NOTES

1. THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
2. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.
3. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.
4. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.
5. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.



SOLAR LAND SURVEYING COMPANY

P.O. BOX 72383 ATLANTA, GEORGIA 31136-0833
 TELEPHONE (770) 794-8628 FAX (770) 794-8628

ALL MATTERS PERTAINING TO TITLE ARE EXPEDITED.

RECEIVED
 JUL 2 2007
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

TOTAL AREA
 5.28 AC.

PLANNING STATEMENT

THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

LEGAL DESCRIPTION

THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

DATE	07/02/07
SCALE	1" = 20'
PROJECT	CONSTRUCTION
OWNER	B.D. CONSTRUCTION COMPANY
DATE	07/02/07
SCALE	1" = 20'
PROJECT	CONSTRUCTION
OWNER	B.D. CONSTRUCTION COMPANY



07-597

APPLICANT: Hamid K. Daghestani

404-454-9101

REPRESENTATIVE: Hamid K. Daghestani

404-454-9101

TITLEHOLDER: Hamid K. Daghestani

PROPERTY LOCATION: Located at the southwest intersection of

Orr Road and Mars Hill Road

ACCESS TO PROPERTY: Orr Road and Mars Hill Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-81

HEARING DATE (PC): 09-05-07

HEARING DATE (BOC): 09-18-07

PRESENT ZONING: R-20

PROPOSED ZONING: R-15

PROPOSED USE: Subdivision

SIZE OF TRACT: 1.18 acres

DISTRICT: 20

LAND LOT(S): 71, 82

PARCEL(S): 2

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

Very Low Density Residential

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

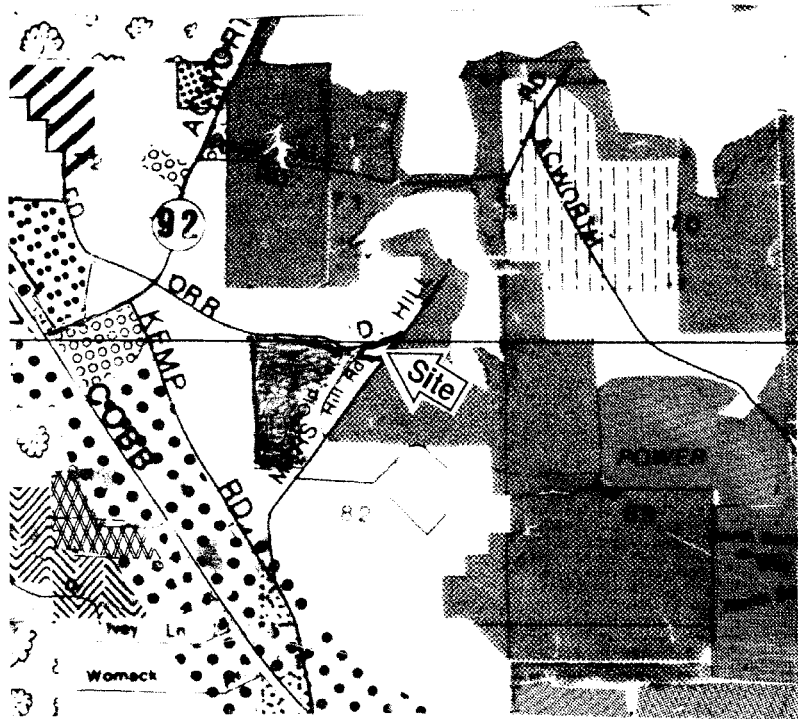
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:

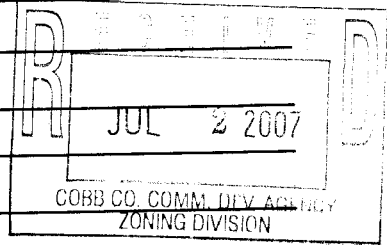


Summary of Intent for Rezoning

Z-81
2007

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

- a) Proposed unit square-footage(s): 2800 S/F
- b) Proposed building architecture: Brick on Front/Siding on 3 sides & Bed
- c) Proposed selling prices(s): \$350,000
- d) List all requested variances: _____



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

- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

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

CHASTAIN MEADOWS

FOR
FAIRFIELD RESIDENTIAL, LLC
541 CARREWAY TRACE
ELIJAY, GEORGIA 30536

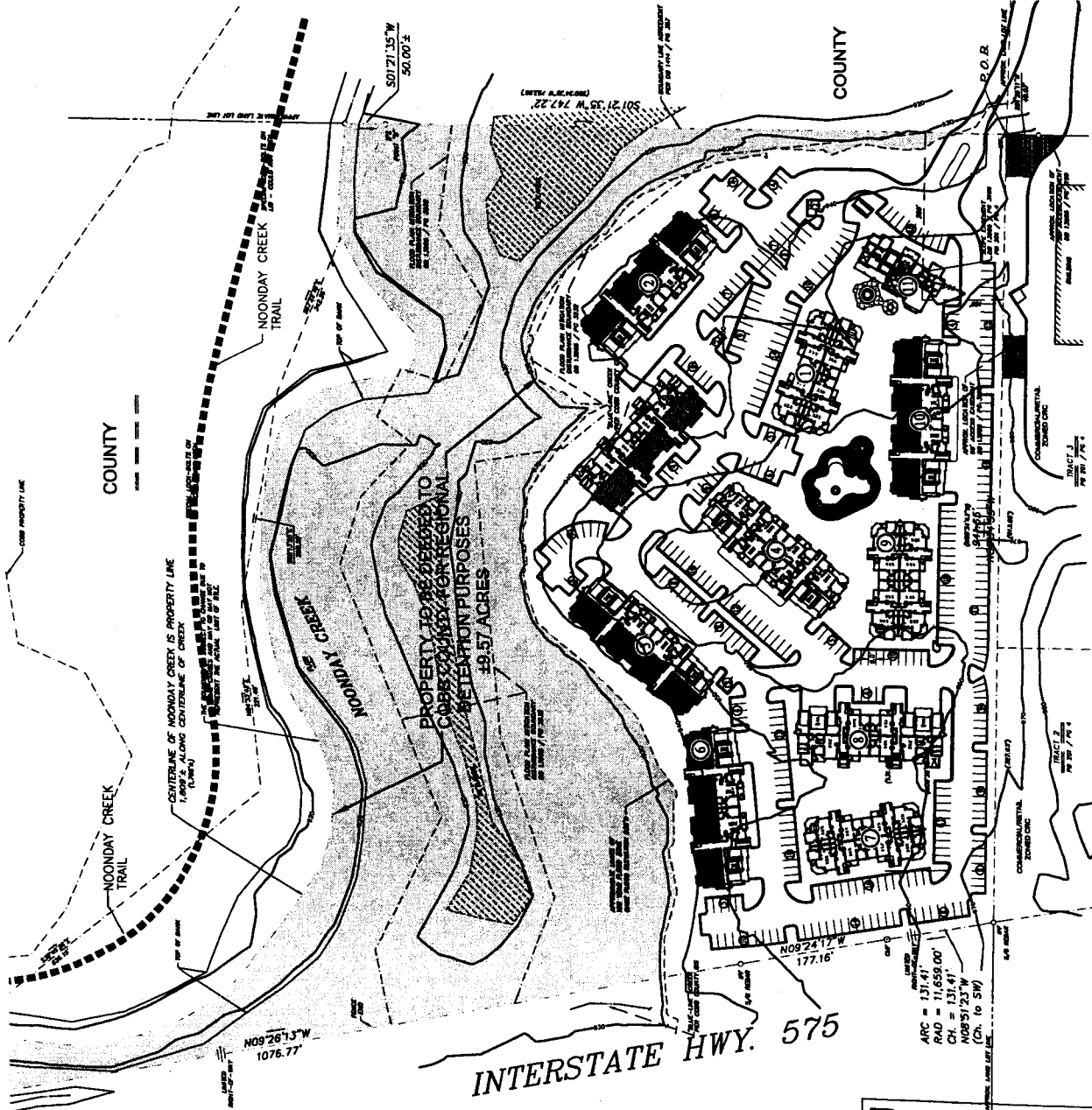
THE PROVIDE SOLUTIONS™
PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING ARCHITECTURE & CIVIL ENGINEERING LAND SURVEYING
1000 WOODLAND DRIVE, SUITE 1000, ATLANTA, GEORGIA 30341
PHONE: (770) 515-2211 FAX: (770) 515-2211 WWW.PECSL.COM

NO. DATE BY COMMENTS

OVERALL SITE PLAN
SCALE: 1"=60'
DATE: JUNE 29, 2007
PROJECT: 0702200

GEORGIA
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 20056
R. J. GILBERT

S1 SHEET



LEGEND

- [Solid black] 4 STORY PORTION OF BUILDINGS
- [Hatched] 2 STORY PORTION OF BUILDINGS
- [White box] PROPERTY DEDED TO COBB COUNTY
- [Diagonal hatching] EXISTING WETLANDS

CALCULATIONS

TOTAL UNITS: 238 UNITS
 ACREAGE: 270.21 ACRES
 DENSITY: \$11.78 DU/AC

PARKING CALCULATIONS COUNTY STANDARDS

REQUIRED PARKING: 418 SPACES
 PROVIDED PARKING: 450 SPACES

EXCESS PARKING SPACES: 32

SIZE OF REMAINING SPACES:
 3' 0" x 10' 0" = 10
 3' 0" x 15' 0" = 22

- NOTES:**
1. ALL RESIDUAL BUILDINGS ARE THREE STORY UNLESS OTHERWISE NOTED.
 2. THIS PROJECT WAS DESIGNED UNDER THE 2006 IRC.
 3. THE PROJECTED UNIT RANGE IS BETWEEN 1,000 AND 1,400.
 4. THIS PLAN IS DANKED AT A 1.00 SPACE/UNIT.

ZONING:
 EXISTING ZONING: OFFICE SERVICES (OS)
 PROPOSED ZONING: RM-10
 ZONING JURISDICTION: COBB COUNTY

R E C E I V E D

JUL 3 2007

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

APPLICANT: Fairfield Residential, LLC
770-951-0084

PETITION NO: Z-82

REPRESENTATIVE: Sams, Larkin & Huff, LLP
Garvis L. Sams, Jr. 770-422-7016

HEARING DATE (PC): 09-05-07

HEARING DATE (BOC): 09-18-07

PRESENT ZONING: OS

TITLEHOLDER: Brumby Partners, L.P., Times-Journal, Inc., Earl T. Leonard, Jr., as Trustee f/b/o Elisabeth D. Leonard under THE 1998 BEBE LEONARD FAMILY TRUST u/a/d July 22, 1998, and Earl T.

PROPOSED ZONING: RM-12

Leonard, Jr., as Trustee f/b/o Earl T. Leonard, III under THE 1998 BEBE LEONARD FAMILY TRUST u/a/d July 22, 1998

PROPOSED USE: Apartments

PROPERTY LOCATION: Located on the east side of I-575, north of Barrett Parkway, and off a private easement on the west side of Chastain Meadows Parkway, north of Barrett Parkway

SIZE OF TRACT: 20.21 acres

DISTRICT: 16

LAND LOT(S): 590

ACCESS TO PROPERTY: Chastain Meadows Parkway via easement

PARCEL(S): 2

PHYSICAL CHARACTERISTICS TO SITE: _____

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

Regional Activity Center

Sub Area for Retail Services

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

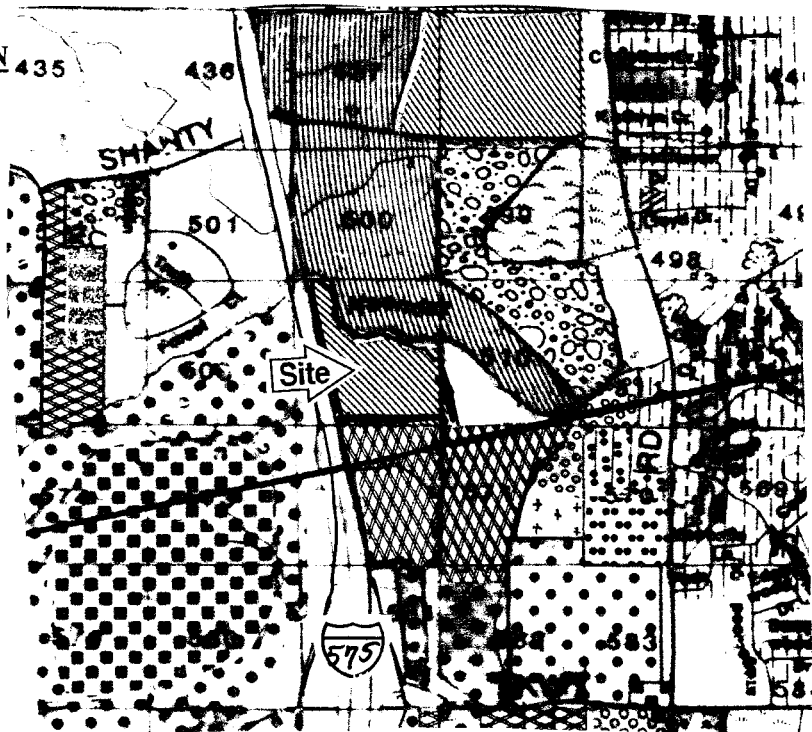
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:

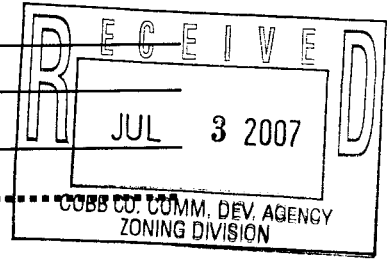


Z-82
2007

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 1,000 to 1,400 square feet
- b) Proposed building architecture: Traditional with a mixture of brick, stacked stone and hardy plank.
- c) Proposed selling prices(s): _____
- d) List all requested variances: The variances are limited to those reflected on the site plan filed contemporaneously with the Application for Rezoning.



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

- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

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

As a part of the Application for Rezoning, the applicant will be conveying an approximate 10 acre tract on the northern portion of the subject property to Cobb County for the purposes of completing the County's assemblage for a Regional Detention Facility.

The subject property is located in an area under Cobb County's Future Land Use Map which is denominated as a Regional Activity Center (RAC) and within the Town Center CID.

* The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.

CARDELL CIR.

LL 405

LL 498

LAND LOT LINE

ZONING NOTES:

EXISTING ZONING: LL W/STIPPLATION ZONING 1989
PROPOSED ZONING: AUTOMOBILE & TRUCK SALES & SERVICE
SEE ATTACHED PROPERTY
REVISIONS

A 5' UNDISTURBED BUFFER ON LANDSCAPED BUFFER
IS REQUIRED FOR ALL PROPOSED DEVELOPMENT
ON THE ACRES OF PROPERTY. ONE ACRE IS PROVIDED.
PARKING REQUIREMENTS: ONE SPACE PER 300 S.F. OF OFFICE SPACE.
EXISTING FRAME BUILDING IS TO BE USED FOR AN OFFICE AND SALES AREA
WHICH HAS 1,300 S.F. OF SPACE. THIRDS BLDG HAS 4 SPACES
EMPLOYEES 3 EACH. ONE SPACE PER EMPLOYEE IS REQUIRED.
10 PARKING SPACES IS PROVIDED. (SPACE SIZE: 9' X 30')

TOTAL AREA: 87,349 S.F.
2.005 ACRES

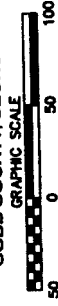
THERE ARE NO STREAM BUFFERS, ARCHITECTURAL
OR ARCHEOLOGICAL LANDMARKS, WETLANDS, CEMETERIES
OR FLOOD PLAINS LOCATED WITHIN THE PROPERTY.



PLAT OF ACCOMPANY APPLICATION FOR
REZONING FOR

DAVID IYABOR

LOCATED IN LAND LOTS 405 & 498
18TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

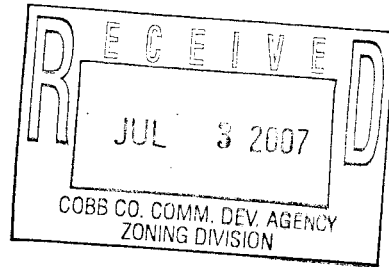


DATE	DESCRIPTION

THE RUSSELLE COMPANY

Professional Land Surveyors
1801 PONDVIEW AVENUE, SUITE 100
MARIETTA, GEORGIA 30067
(770) 426-1100
WWW.RUSSELLE.COM

PLAT NO. COBBS FILE NO.
PLAT SURVEY DATE 05/08 DATE OF
PLAT DATE 05/08 SCALE 1"=40'



MABLETON
PKWY

APPLICANT: D.O.J., INC.
404-886-0460

PETITION NO: Z-83

HEARING DATE (PC): 09-05-07

REPRESENTATIVE: Sams, Larkin & Huff, LLP
Garvis L. Sams, Jr. 770-422-7016

HEARING DATE (BOC): 09-18-07

TITLEHOLDER: David Iyabor

PRESENT ZONING: LI with stipulations

PROPERTY LOCATION: Located on north side of Mableton Parkway, west of Hunnicutt Road

PROPOSED ZONING: LI with stipulations

PROPOSED USE: Vehicle sales

ACCESS TO PROPERTY: Mableton Parkway

SIZE OF TRACT: 2.005 acres

DISTRICT: 18

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 405, 498

PARCEL(S): 5

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

Industrial Compatible

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

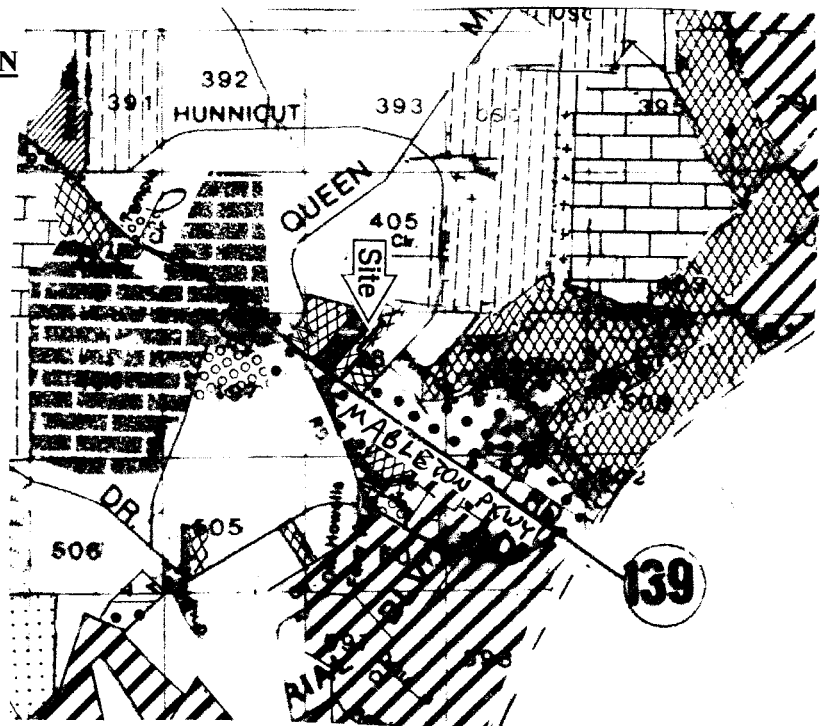
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:

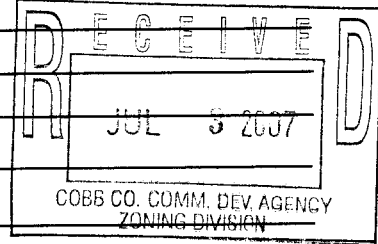


Summary of Intent for Rezoning*

Z-83
2007

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

- a) Proposed unit square-footage(s): _____
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____



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

- a) Proposed use(s): Vehicle sales.
- b) Proposed building architecture: The retro-fitting and rehabbing of the existing structure on the subject property in order to accommodate a business office.
- c) Proposed hours/days of operation: Monday through Saturday from 8:00 a.m. until 6:00 p.m.
- d) List all requested variances: None

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

The subject property was rezoned to the Light Industrial (LI) classification in 1999 for the purpose of a truck facility, more specifically, the parking of a maximum number of 6 tandem dump trucks (No. Z-100 [1999]).

The present application for rezoning constitutes a down zoning in terms of the intensity of use with the subject property being located in an area which is denominated as Industrial Compatible (IC)

under Cobb County's Future Land Use Map and Comprehensive Land Use Plan.

*The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.

RECEIVED

JUL - 5 2007

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

11-1-10

NIF
HADLEY W. WELBORN, JR.
DB 8722 PG 118
ZONED - R-20

IRON PIN FOUND
12" REBAR
ORIGINAL
LOT LINE
S 87°57'52"E 600.47'

IRON PIN FOUND
12" REBAR
EXISTING
DRIVEWAY
N 87°43'40"E 107.48'

Tract One
Total Area
0.868 Acres

Tract Two
Total Area
1.851 Acres

NIF
FRANCES M. DUINN
DB 1502 PG 482
ZONED - HEAVY INDUSTRIAL

NIF
FRANCES M. DUINN
DB 1502 PG 482
ZONED - HEAVY INDUSTRIAL

ZONING DATA:

1. PROPERTY IS CURRENTLY ZONED HI (HEAVY INDUSTRIAL).
2. REQUESTING R-20 ZONING FOR RESIDENTIAL HOUSING.
3. TOTAL AREA 2.719 ACRES
4. ALL STRUCTURES HEREON ARE EXISTING. THERE ARE NO ADDITION OR IMPROVEMENTS PLANNED EXCEPT AS NOTED.
5. NO PROVISIONS HAVE BEEN SECURED FOR DELINEATION OR LOCATION OF STESSE AND/OR LOCAL STREAM BANK BUFFERS THAT MAY EXIST ON THE SUBJECT PROPERTY.
6. NO PROVISIONS HAVE BEEN SECURED FOR DELINEATION OR LOCATION OF WETLANDS ON THE SUBJECT PROPERTY.
7. THERE ARE NO APPARENT ARCHITECTURAL OR ARCHAEOLOGICAL LANDMARKS ON SITE. (APPROPRIATE STUDIES HAVE NOT BEEN PROVIDED TO THE SURVEYOR).
8. DETENTION IS NOT REQUIRED. THERE ARE NO LAND DISTURBING ACTIVITIES PLANNED.

FLOOD NOTE:

This property lies not its within a special flood hazard area as shown on Paulding County, Georgia E.M.A. Flood Risk Insurance Map, Community Panel No. 13087C 0065 F. Dated August 18, 1992.

In my professional opinion, this plat or map and the survey on which it is based is true and correct in accordance with the laws of the State of Georgia and (b) pursuant to the accuracy standards as adopted by the State of Georgia and in effect on the date of this survey.

Dean C. Olson
Georgia Registered Land Surveyor
No. 2606

DATE 07/03/2007
SCALE 1" = 40'
PROJECT NO. 07158
LOADING NO. 07088-ZONING
DRAWN BY: DMH
CHECKED BY: DCO
SHEET NO. 18/1
REVISIONS

**LOCATED IN LAND LOT 540
19th DISTRICT - 2nd SECTION
COBB COUNTY, GEORGIA**

**ZONING PLAN
PREPARED FOR:
DONNA EDGE**

Dean Olson Land Surveying, P.C.

Professional Land Surveying Services
200 Main Street, Post Office Box 168
Dalton, Georgia 30132
770-443-9677
www.dcolson.com

Alabama P.L.S. No. 20226



LOT LINE TABLE

Course	Bearing	Distance
L1	N 43°27'08" E	30.77'

LINE TABLE

Course	Bearing	Distance
L1	N 43°31'24" E	41.44'
L2	N 43°27'08" E	27.73'

CURVE TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	1523.00'	75.01'	75.00'	S 13°57'54" W
C2	1523.00'	132.04'	132.00'	S 17°51'35" W



APPLICANT: Donna M. Edge

770-250-2939

REPRESENTATIVE: Donna M. Edge

770-250-2939

TITLEHOLDER: Estate of Helen Mitcham Bowlin

PROPERTY LOCATION: Located on the west side of John Petree Road at Country Lake Drive

ACCESS TO PROPERTY: John Petree Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-84

HEARING DATE (PC): 09-05-07

HEARING DATE (BOC): 09-18-07

PRESENT ZONING: HI

PROPOSED ZONING: R-20

PROPOSED USE: Two single family houses

SIZE OF TRACT: 2.719 acres

DISTRICT: 19

LAND LOT(S): 540

PARCEL(S): 9, 10

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

Low Density Residential

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

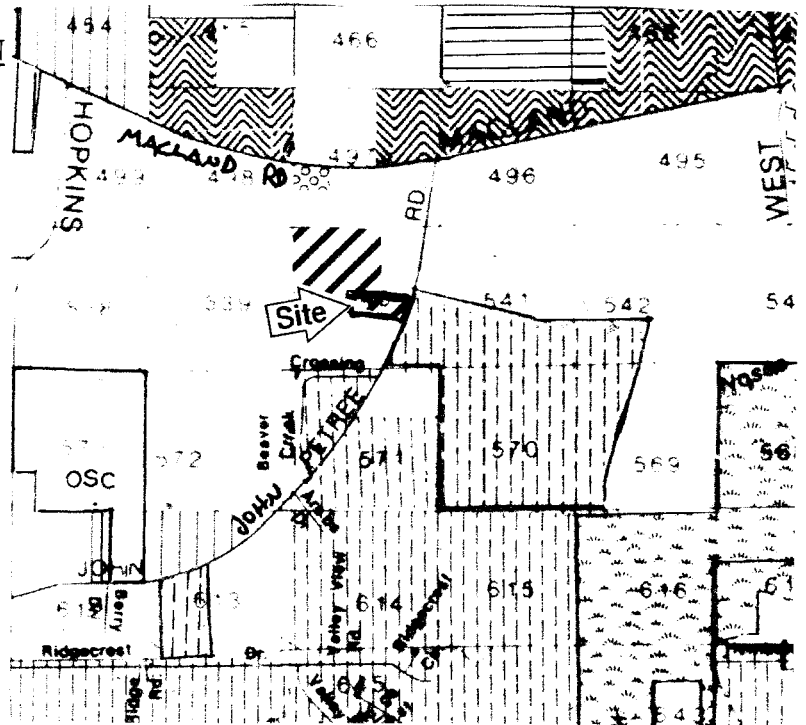
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



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: NONE
- c) Proposed selling prices(s): NONE
- d) List all requested variances: NONE

Property has been used as residential only for 30+ years (1974)
REQUEST for rezoning to residential to correspond to actual
use of property!

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

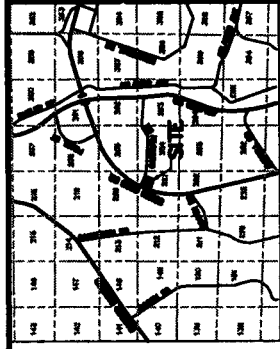
- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

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

58-Z-ENTER BASEBALL

ZONING DRAWING FOR

KV ROBINSON & VANCEY
ENGINEERS & LAND SURVEYERS



LOCATION SKETCH
1-2007

SITE SUMMARY:

CURRENT ZONING: LIGHT INDUSTRIAL AND R20
 PROPOSED ZONING: LIGHT INDUSTRIAL
 TOTAL SITE AREA: 1.25 AC.
 SITE AREA TO BE REZONED TO LIGHT IND: 0.40 AC.
 TOTAL NUMBER OF PARCELS = 2049.
 OFFICE FLOOR AREA: 2727 sq.ft.
 WAREHOUSE FLOOR AREA - 19,000 sq.ft.

SETBACKS: 50' R.
 10' R.
 20' R. SIDE ABUTTING PUBLIC STREETS
 REAR - 30' R.

OWNER-
 GLEN ROBINSON
 1050 MT. PARAN ROAD
 ATLANTA, GA 30327
 CONTACT: MR. GLEN ROBINSON
 PHONE: 800-977-4233 /
 404-467-4313

SURVEY DATA COMPILED FROM FIELD SURVEY
 BY KROENIG MOORE, P.C. AND SURVEYS
 PREPARED BY HENRY SURVEYING AND
 J.P. PHILLIPS SURVEYOR

I HAVE EXAMINED THE FLOOD INSURANCE RATE
 MAPS AND HAVE DETERMINED THAT THE PROPOSED
 PROJECT IS LOCATED IN A FLOOD HAZARD AND HAVE
 FOUND INSURANCE PREMIUMS TO BE IN A FLOOD
 FLOOD HAZARD ZONE.



N.F. RICHARD L. PULLUM SR.
 ZONED R20

N.F. GREGORY WILL LUTHER
 ZONED R20

PROPOSED 50'R/W

R = 1392.20'
 L = 94.01'
 CH = 93.90'
 S 86°00'50" E

R = 1392.20'
 L = 127.54'
 CH = 127.49'
 S 61°13'55" E

EXISTING 30'R/W

CARRUTH DRIVE 30' R/W

EXISTING ONE STORY HOUSE TO REMAIN
 EXISTING ONE STORY HOUSE TO REMAIN

ASPHALT PARKING 23 SP

50' STREAM BUFFER

R = 2800.71'
 L = 256.00'
 CH = 255.97'
 N 24°21'32" E

ENHANCED LANDSCAPE BUFFER

SOUTH COBB DRIVE 200' R/W

25' STREAM BUFFER

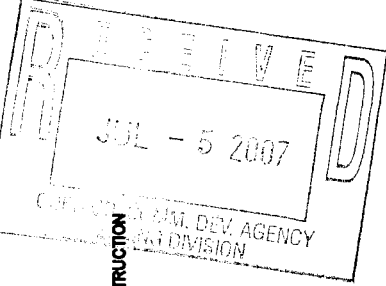
ENTRANCE

PROPOSED TWO STORY BUILDING INCLUDING WAREHOUSE 19,000 SQ.FT

ZONED R20

ASPHALT PARKING - 3 SP

ATLAS CONSTRUCTION
 ZONED U



N.E. ENTERPRISES
 ZONED GC



APPLICANT: Glen Robinson, III

404-467-4313

REPRESENTATIVE: Glen Robinson, III

404-467-4313

TITLEHOLDER: Glen Robinson, III

PROPERTY LOCATION: Located on the south side of Carruth

Drive, east of South Cobb Drive

ACCESS TO PROPERTY: Carruth Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-85

HEARING DATE (PC): 09-05-07

HEARING DATE (BOC): 09-18-07

PRESENT ZONING: R-20

PROPOSED ZONING: LI

PROPOSED USE: Office/warehouse

SIZE OF TRACT: 0.40 acres

DISTRICT: 17

LAND LOT(S): 221

PARCEL(S): 19

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

Industrial Compatible

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): Not applicable
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____

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

- a) Proposed use(s): Light industrial / retail
- b) Proposed building architecture: Steel building with architectural facade.
- c) Proposed hours/days of operation: 8 AM to 9 PM - (MON-SAT)
? (SUN)
- d) List all requested variances: _____

- (1) Stream Buffer variance from 50 ft to 25 ft.
- (2) Side setback variance from 25 ft to 10 ft.

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

Betterbaseball is determined to keep our place clean and professional. We will make a facility that Cobb County will be proud of.

We would like to offer enhanced landscaping as compensation for encroaching into the Cobb County Buffer.



Foresite Group, Inc.
5185 Peachtree Pkwy
Suite 240
Norcross, GA 30092
61770.368.1399
1770.368.1944
www.foresitegroupinc.com

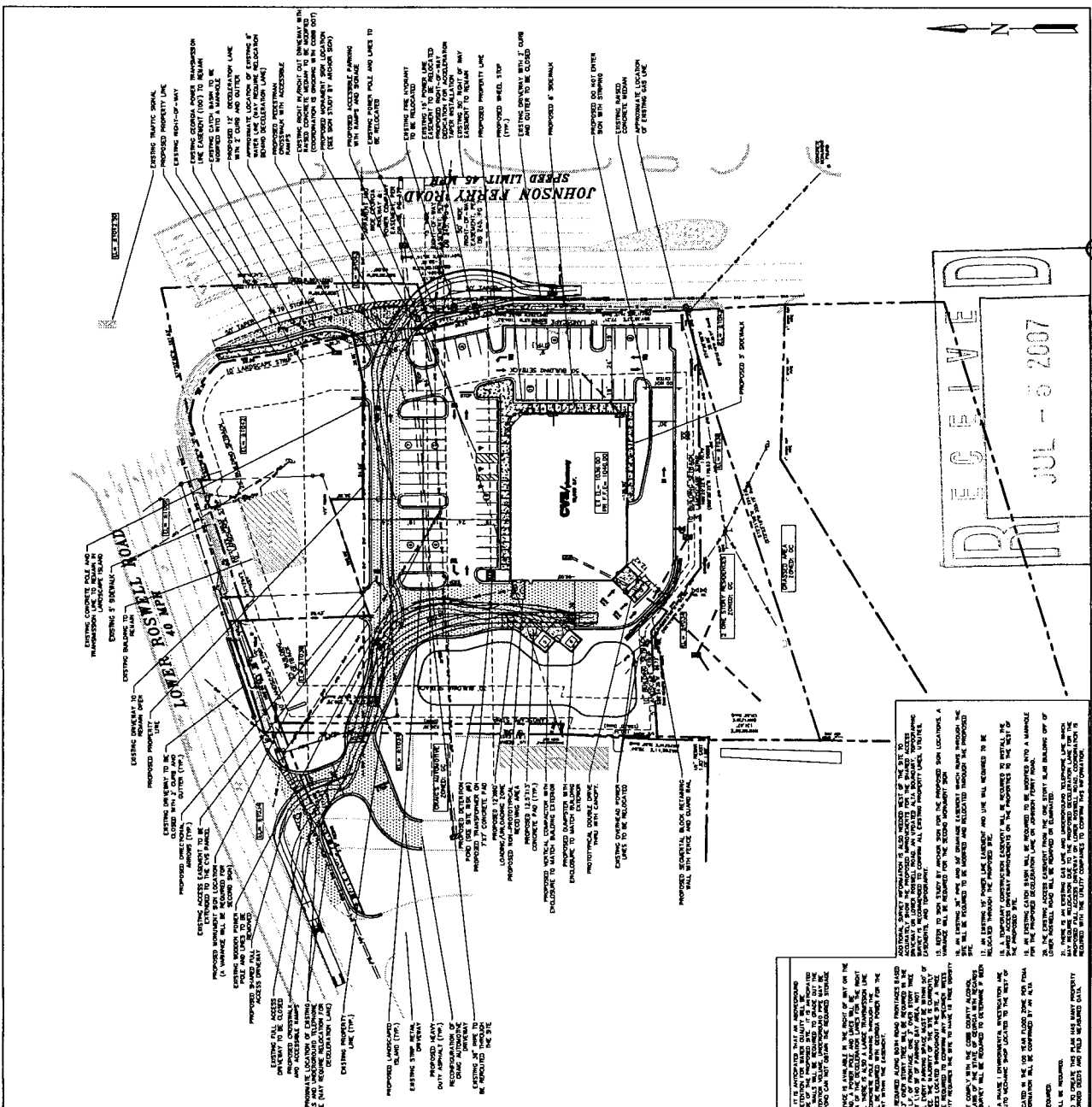
CVS
Z-86
pharmaceutical

PROJECT: **CVS**
STREET NUMBER: **15**
CS NUMBER: **15**
SUBJECT: **CONCRETE DEVELOPMENT PARTNERS, LLC**
LOCATED AT: **15 JOHNSON FERRY ROAD, SUITE 100, NORCROSS, GA 30092**
DEVELOPER: **CONCRETE DEVELOPMENT PARTNERS, LLC**
CONTACT: **MR. BOB MACKENZIE**

REVISIONS: **DATE 6/29/07**
DESC: 150' SIDE WALK

PROJECT MANAGER: **BN**
DRAWING BY: **BN**
DATE: **6/29/07**

SHEET NUMBER: **SK-1**
1 OF 1
SCALE: **1" = 40'**
SCALE IN FEET: **133.002**

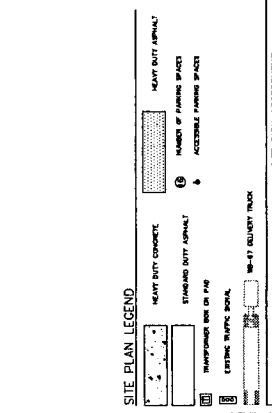


CULMINA CHECKLIST

PROJECT DATA	DATE	STATUS
LAND INFORMATION	DATE	STATUS
CONVEYANCE	DATE	STATUS
LANDSCAPE INFORMATION	DATE	STATUS
PERMITS AND INFORMATION	DATE	STATUS
UTILITY INFORMATION	DATE	STATUS
SETBACK INFORMATION	DATE	STATUS
SEE ALL INFORMATION	DATE	STATUS

CVS SITE DATA

SITE AREA	= 377 SQUARE FEET
IMPERVIOUS AREA	= 114 SQUARE FEET
SITE DENSITY REQUIRED (23.4 LOT AREA)	= 16.24 S.F./LOT
SITE DENSITY PROVIDED (LAND USE INDEX)	= 15.14 S.F./LOT
UNPAVED	= 263 SQUARE FEET
TOTAL CURB PARKING PROVIDED (INCLUDES 4 ACCESSIBLE)	= 23 SPACES
TOTAL CURB PARKING REQUIRED (1 SPACE/200 S.F.)	= 19 SPACES



SITE RISK ASSESSMENT

THE FOLLOWING INFORMATION IS BASED ON A VISUAL INSPECTION OF THE SITE AND THE INFORMATION PROVIDED BY THE DEVELOPER. THIS INFORMATION IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE DEVELOPER IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

1. THE SITE IS LOCATED IN AN AREA THAT IS SUBJECT TO FLOODING. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA.

2. THE SITE IS LOCATED IN AN AREA THAT IS SUBJECT TO EROSION. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA.

3. THE SITE IS LOCATED IN AN AREA THAT IS SUBJECT TO SLIDING. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA.

4. THE SITE IS LOCATED IN AN AREA THAT IS SUBJECT TO COLLAPSE. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA.

5. THE SITE IS LOCATED IN AN AREA THAT IS SUBJECT TO LIQUIDATION. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA.

6. THE SITE IS LOCATED IN AN AREA THAT IS SUBJECT TO SPREADING. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA.

7. THE SITE IS LOCATED IN AN AREA THAT IS SUBJECT TO FLOWING. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA.

8. THE SITE IS LOCATED IN AN AREA THAT IS SUBJECT TO SLIDING. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA.

9. THE SITE IS LOCATED IN AN AREA THAT IS SUBJECT TO COLLAPSE. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA.

10. THE SITE IS LOCATED IN AN AREA THAT IS SUBJECT TO LIQUIDATION. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA.

11. THE SITE IS LOCATED IN AN AREA THAT IS SUBJECT TO SPREADING. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA.

12. THE SITE IS LOCATED IN AN AREA THAT IS SUBJECT TO FLOWING. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA.

13. THE SITE IS LOCATED IN AN AREA THAT IS SUBJECT TO SLIDING. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA.

14. THE SITE IS LOCATED IN AN AREA THAT IS SUBJECT TO COLLAPSE. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA.

15. THE SITE IS LOCATED IN AN AREA THAT IS SUBJECT TO LIQUIDATION. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA.

16. THE SITE IS LOCATED IN AN AREA THAT IS SUBJECT TO SPREADING. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA.

17. THE SITE IS LOCATED IN AN AREA THAT IS SUBJECT TO FLOWING. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA.

18. THE SITE IS LOCATED IN AN AREA THAT IS SUBJECT TO SLIDING. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA.

19. THE SITE IS LOCATED IN AN AREA THAT IS SUBJECT TO COLLAPSE. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA.

20. THE SITE IS LOCATED IN AN AREA THAT IS SUBJECT TO LIQUIDATION. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA. THE DEVELOPER HAS PROVIDED ELEVATION DATA FOR THE SITE AND THE SURROUNDING AREA.

Approved
JUL - 5 2007
RECEIVED
ZONING DIVISION
DEVELOPMENT AGENCY

APPLICANT: Comerstone Development Partners
770-690-2440

REPRESENTATIVE: Robb McKerrow
770-690-2440

TITLEHOLDER: Joe R. Perkins, Frank J. and Erma M. Kaplan

PROPERTY LOCATION: Located on the south side of Lower Roswell Road, north of Johnson Ferry Road, and on the west side of Johnson Ferry Road, south of Lower Roswell Road

ACCESS TO PROPERTY: Lower Roswell Road and Johnson Ferry Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-86

HEARING DATE (PC): 09-05-07

HEARING DATE (BOC): 09-18-07

PRESENT ZONING: PSC, GC

PROPOSED ZONING: CRC

PROPOSED USE: Retail

SIZE OF TRACT: 2.17 acres

DISTRICT: 1

LAND LOT(S): 69

PARCEL(S): 14, 31

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

Community Activity Center

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

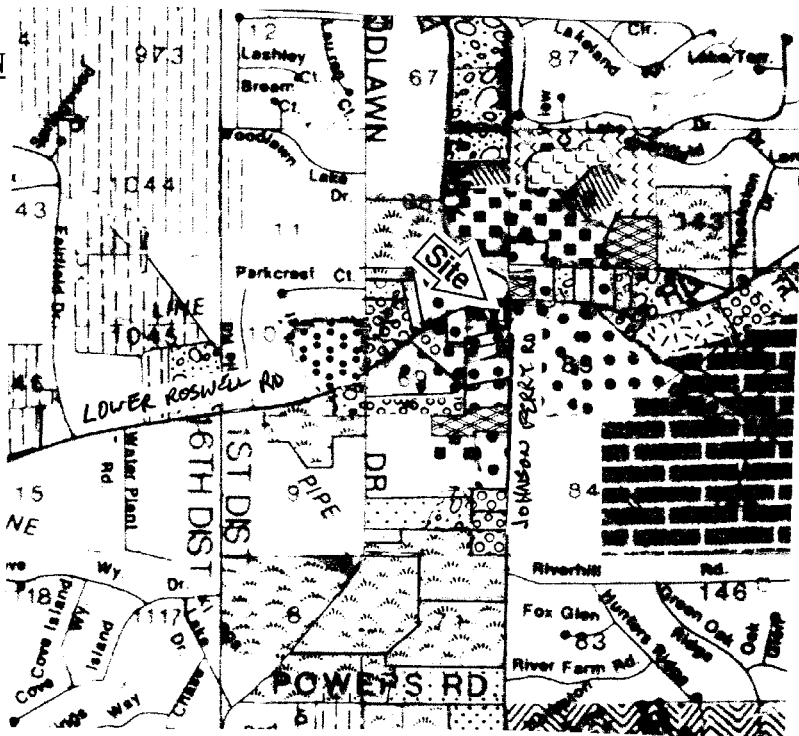
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



9-5-07 (Wed)
9-18-07

Summary of Intent for Rezoning

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

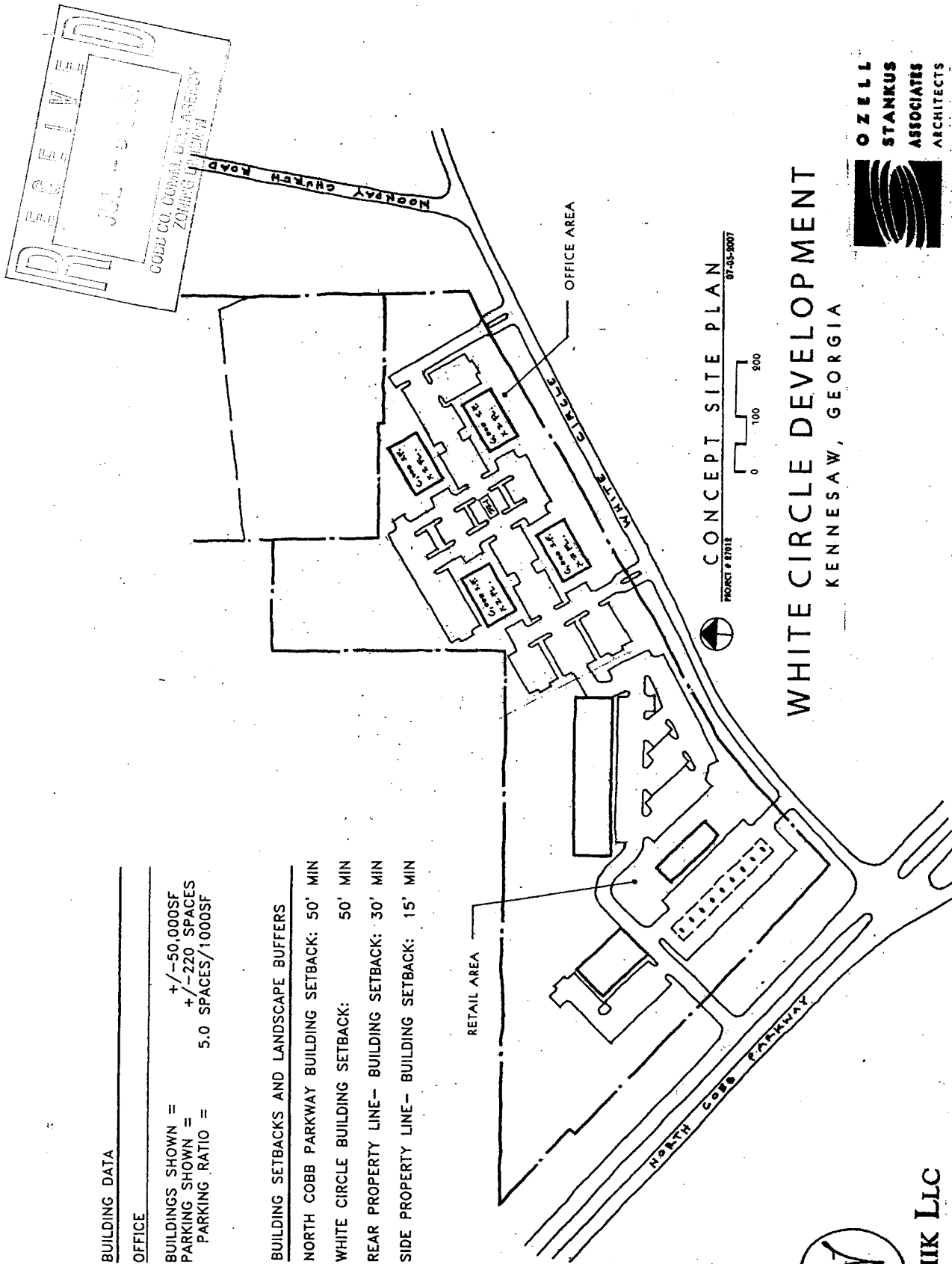
- a) Proposed unit square-footage(s): _____
 - b) Proposed building architecture: _____
 - c) Proposed selling prices(s): _____
 - d) List all requested variances: _____
- _____
- _____
- _____

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

- a) Proposed use(s): Retail
 - b) Proposed building architecture: Brick, Stucco
 - c) Proposed hours/days of operation: 24 hour store
 - d) List all requested variances: None required
- _____
- _____
- _____

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

Combination of 2 parcels
Demolition of older non conforming buildings.
Existing GC Zoning (AO)
rezone / combine 2 parcels to CRC
Update infrastructure, curb cuts, landscaping,
etc. to current Cobb County standards



BUILDING DATA

OFFICE

BUILDINGS SHOWN = +/-50,000SF
 PARKING SHOWN = +/-220 SPACES
 PARKING RATIO = 5.0 SPACES/1000SF

BUILDING SETBACKS AND LANDSCAPE BUFFERS

NORTH COBB PARKWAY BUILDING SETBACK: 50' MIN
 WHITE CIRCLE BUILDING SETBACK: 50' MIN
 REAR PROPERTY LINE- BUILDING SETBACK: 30' MIN
 SIDE PROPERTY LINE- BUILDING SETBACK: 15' MIN

WHITE CIRCLE DEVELOPMENT
 KENNESAW, GEORGIA

CONCEPT SITE PLAN
 PROJECT # 87012 07-05-2007



NEMCHIK LLC

APPLICANT: McGuire Properties, Inc.

770-425-8810

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP

J. Kevin Moore 770-429-1499

TITLEHOLDER: The Freeman Family W, LP, Freeman Family JJ, LP,

Kerkinbo II, LLC

PROPERTY LOCATION: Located at the northeast intersection of

White Circle and North Cobb Parkway

ACCESS TO PROPERTY: White Circle, North Cobb Parkway

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-87

HEARING DATE (PC): 09-05-07

HEARING DATE (BOC): 09-18-07

PRESENT ZONING: R-20, LI

PROPOSED ZONING: LI

PROPOSED USE: Business park

SIZE OF TRACT: 6.8 acres

DISTRICT: 16

LAND LOT(S): 793, 864

PARCEL(S): 3, 4, 5, 6, 2, 14, 17

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

*Community Activity Center
Industrial Compatible*

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

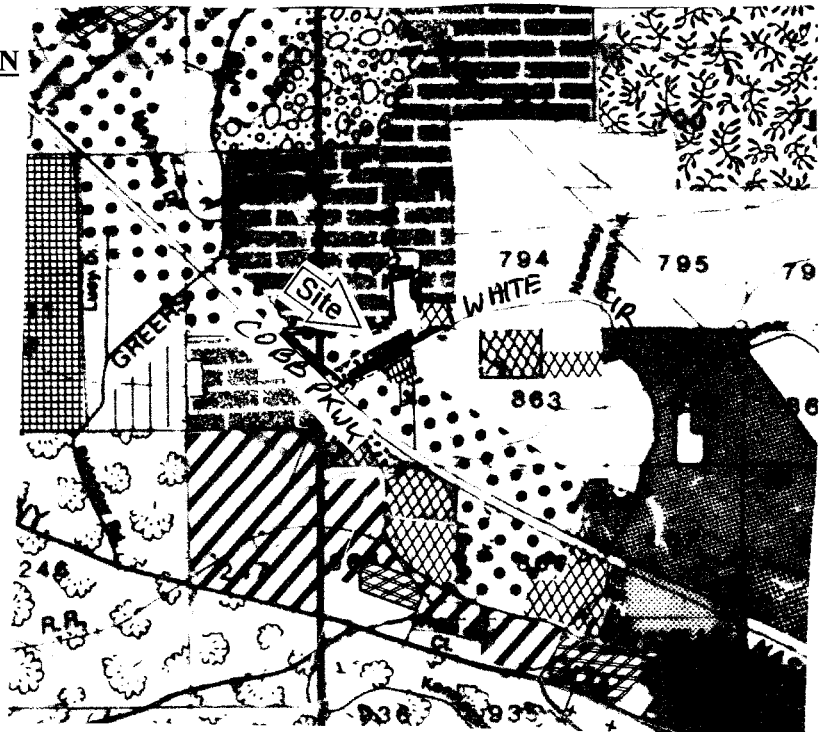
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

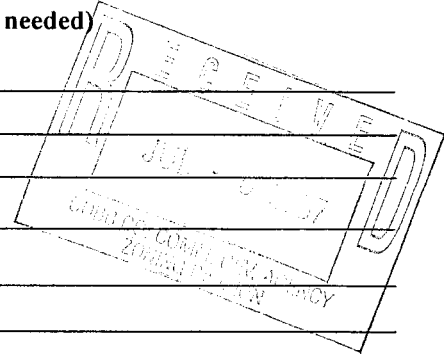
STIPULATIONS:



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) Proposed selling prices(s): _____
- d) List all requested variances: _____



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

- a) Proposed use(s): Office/Institutional
- b) Proposed building architecture: English Countryside
- c) Proposed hours/days of operation: Monday through Saturday;
7:00 a.m. - 8:00 p.m.
- d) List all requested variances: None known at this time

*Applicant specifically reserves the right to amend any information set forth herein during the rezoning process.

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

NO.	REVISIONS

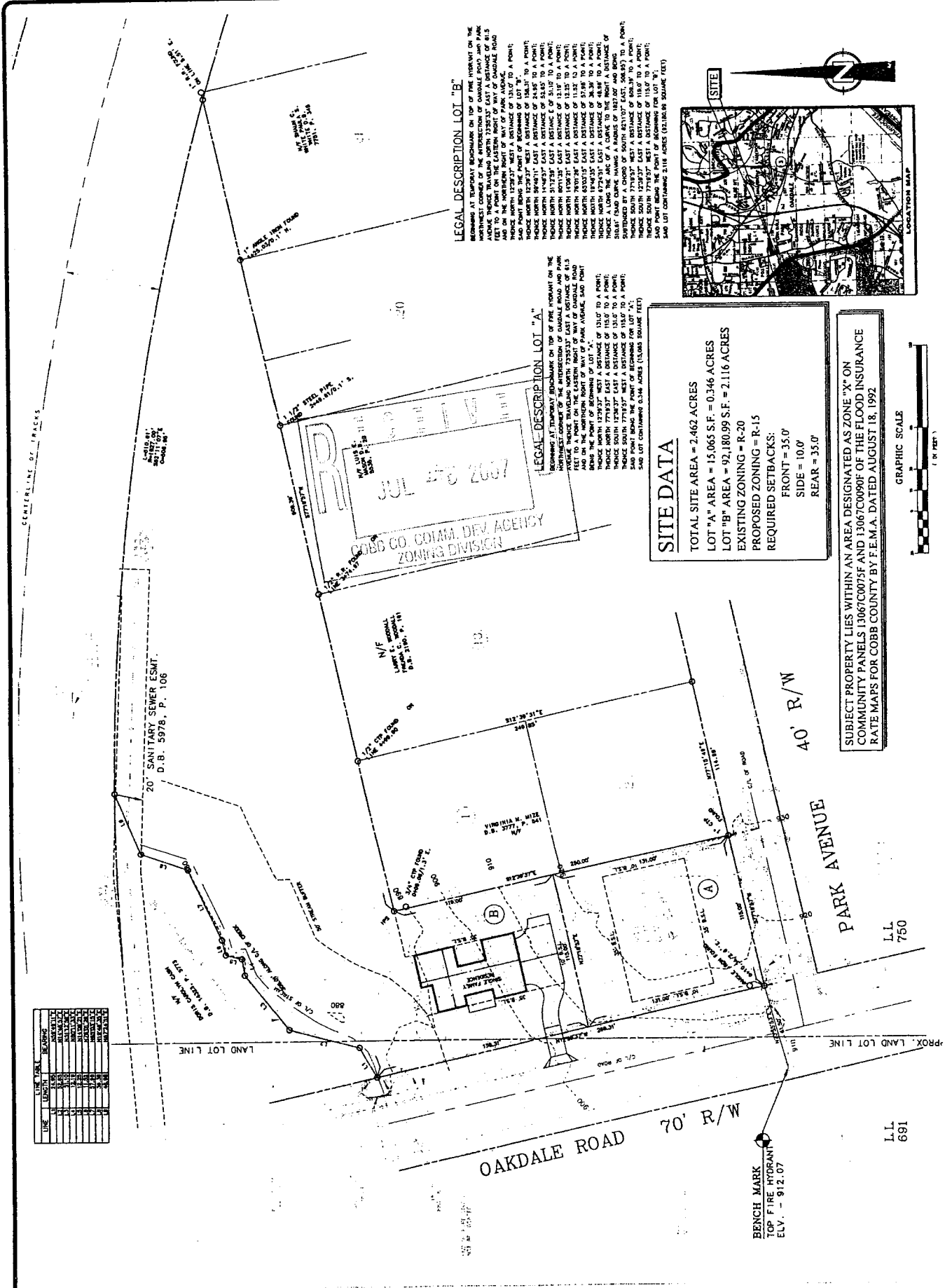
NOT BE USED IN ANY MANNER
IF THE INFORMATION CONTAINED
HEREIN IS TO BE USED IN A MANNER
NOT INTENDED BY THE ENGINEER



88-Z
JENNIFER WILSON
PLANNING ENGINEER
770-428-8203
270-428-8203
L.L. 691 & 750, 17th DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

REZONING PLAN
FROM R-20 TO R-15
WILSON/BARKER RESIDENCE

DATE	03/21/07
SCALE	1" = 30'
PROJECT	704160100-001
SHEET NO.	02 OF 02



SITE DATA

TOTAL SITE AREA = 2.462 ACRES

LOT "A" AREA = 15,065 S.F. = 0.346 ACRES

LOT "B" AREA = 92,180.99 S.F. = 2.116 ACRES

EXISTING ZONING = R-20

PROPOSED ZONING = R-15

REQUIRED SETBACKS:

FRONT = 35.0'

SIDE = 10.0'

REAR = 35.0'

SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" ON COMMUNITY PANELS 13067C0025F AND 13067C0090F OF THE FLOOD INSURANCE RATE MAPS FOR COBB COUNTY BY F.E.M.A., DATED AUGUST 18, 1992.



LINE	TYPE	MARK	REMARKS
1	SUBMITTAL	1/2" DIA. PIN	1/2" DIA. PIN
2	AS-BUILT	1/2" DIA. PIN	1/2" DIA. PIN
3	SUBMITTAL	1/2" DIA. PIN	1/2" DIA. PIN
4	SUBMITTAL	1/2" DIA. PIN	1/2" DIA. PIN
5	SUBMITTAL	1/2" DIA. PIN	1/2" DIA. PIN
6	SUBMITTAL	1/2" DIA. PIN	1/2" DIA. PIN
7	SUBMITTAL	1/2" DIA. PIN	1/2" DIA. PIN
8	SUBMITTAL	1/2" DIA. PIN	1/2" DIA. PIN

L.L. 691

L.L. 750

BENCH MARK
TOP FIRE HYDRANT
E.L.V. = 912.07

APPLICANT: Randy Barker
770-426-6303

REPRESENTATIVE: Randy Barker
770-426-6303

TITLEHOLDER: Johnnie Wilson

PROPERTY LOCATION: Located at the northeast intersection of
Oakdale Road and Park Avenue

ACCESS TO PROPERTY: Oakdale Road and Park Avenue

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-88

HEARING DATE (PC): 09-05-07

HEARING DATE (BOC): 09-18-07

PRESENT ZONING: R-20

PROPOSED ZONING: R-15

PROPOSED USE: Two single-family houses

SIZE OF TRACT: 2.462 acres

DISTRICT: 17

LAND LOT(S): 691,750

PARCEL(S): 8

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

Medium Density Residential

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:

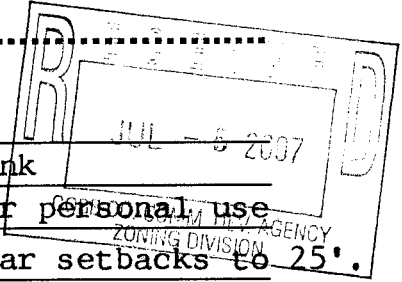


Summary of Intent for Rezoning

2-88
2007

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

- a) Proposed unit square-footage(s): 2,500 sf
- b) Proposed building architecture: Brick, Hardiplank
- c) Proposed selling prices(s): N/A, Not for sale, for personal use
- d) List all requested variances: Reduce front and rear setbacks to 25'.
Reduce stream buffer to 35'. (Note: Stream has minimal flow
because it is piped-in on adjacent property.)



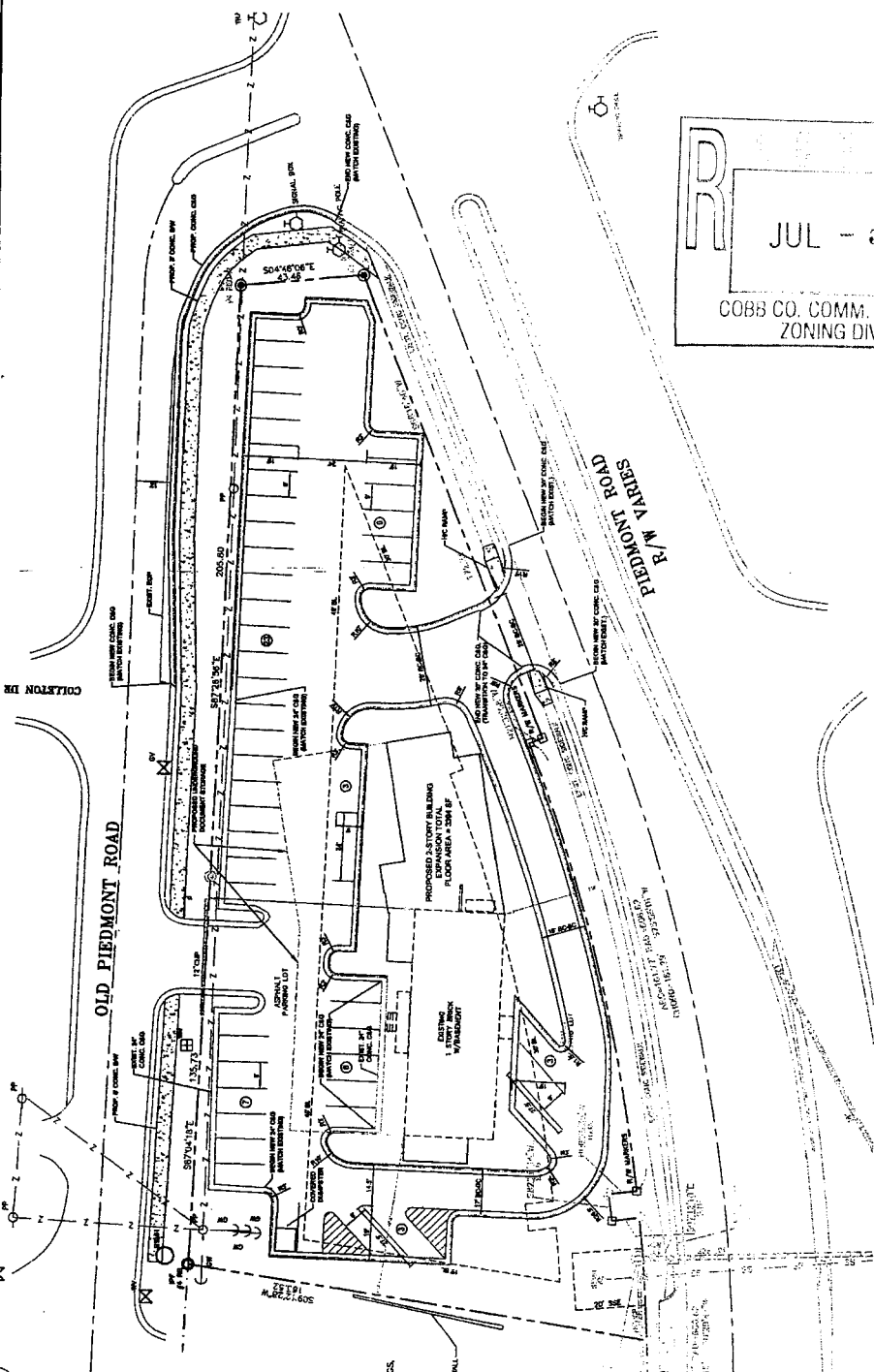
.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

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

Applicant reserves the right to amend the information in this
application during the rezoning process.

Applicant submits this rezoning request in order to move back
to the homeplace and to care for parent who has resided at
this location for 55 years.



JUL - 6 2007
 COBB CO. COMM. DELV. AGENCY
 ZONING DIVISION

SITE DATA
 SITE AREA: 8.82 AC
 ZONING: R-10
 RIGHT-OF-WAY FOR PIEDMONT ROAD RELOCATION
 EXISTING USE: OFFICE / RETAIL
 PROPOSED USE: OFFICE / RETAIL

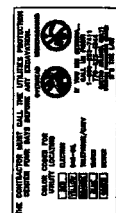
BUILDING SETBACK INFORMATION
 FRONT = 40' (OLD PIEDMONT ROAD FRONTAGE)
 REAR = 30' (PIEDMONT ROAD FRONTAGE)
 SIDE = 16'

PARKING INFORMATION
 EXISTING BUILDING FLOOR AREA = 4850 SF
 PROPOSED BUILDING EXPANSION FLOOR AREA = 3394 SF
 TOTAL BUILDING FLOOR AREA = 8344 SF
 PARKING REQUIRED = 42 SPACES (1 SPACE / 200 SF)
 PARKING PROVIDED = 61 SPACES

TRAFFIC CONTROL NOTES
 TRAFFIC CONTROL DEVICES MUST COMPLY WITH THE
 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
 AND APPROVED BY COBB COUNTY.
 SIGNING, LETTERING AND MARKING TO BE PLACED AS
 INDICATED AND AS DIRECTED BY A COBB COUNTY
 ENGINEER.
 STRIPES MARKERS A YELLOW AND APPROXIMATE SHALL
 BE APPLIED UNDER GENERAL SUPERVISION OF THE
 TRANSPORTATION STANDARD THERMOPLASTIC.
 WHEN NECESSARY, EXISTING STRIPES SHALL BE
 REPAIRED BY GRINDING.
 ALL SIGNS MUST BE INSTALLED CONCURRENTLY WITH THE
 PERFORMANCE OF THE PAVING WORK.

COBB COUNTY FIRE
 SIGNS SHALL BE PLACED ALONG CURBS AS SHOWN. SIGNS
 DIRECTIONAL LETTERING SHALL BE 2" MIN. AND STATE NO
 APPROXIMATE SHALL BE 1" MIN. APPROXIMATE SHALL BE
 MORE THAN 1" FROM THE BACK OF CURB. CURBS
 TOP AND FACE OF CURB AND SHALL BE PLACED BETWEEN THE
 FRONT OF THE TWO PARKING SPACES AND THE FRONT OF THE
 END OF THE TWO PARKING SPACES.

NOTES
 1. STORM SEWER PIPES AND DETENTION POND SHALL BE MAINTAINED BY THE
 OWNER.
 2. ALL ROADWAY STRIPES TO BE THERMOPLASTIC.
 3. ROADWAY AND DRIVEWAY CROSSINGS ARE TO BE SIGNED AND DAIRED. CONTACT
 THE COBB COUNTY ENGINEER FOR SIGNING AND DAIRING REQUIREMENTS. CONTACT
 APPROVAL IS REQUIRED PRIOR TO LDP.
 4. ALL UTILITIES ARE TO BE SHOWN FROM BACK OF CURB OR WITHIN OF
 RIGHT-OF-WAY. CONTACT THE COBB COUNTY ENGINEER FOR UTILITY
 REQUIREMENTS. CONTACT APPROVAL IS REQUIRED PRIOR TO LDP.
 5. PROVISION SYSTEMS ARE NOT PERMITTED UNDER THE RIGHT-OF-WAY.
 6. A GEOTECHNICAL REPORT WITH AN ADJUSTMENT TO LOCATION OF THE
 DETENTION POND SHALL BE SUBMITTED TO THE COBB COUNTY ENGINEER
 TO BE REVIEWED AND APPROVED PRIOR TO LDP.
 7. ALL STRIPES SHALL BE PLACED AND MAINTAINED BY THE OWNER.
 8. ROADWAY AND DRIVEWAY CROSSINGS ARE TO BE SIGNED AND DAIRED. CONTACT
 THE COBB COUNTY ENGINEER FOR SIGNING AND DAIRING REQUIREMENTS. CONTACT
 APPROVAL IS REQUIRED PRIOR TO LDP.
 9. ALL UTILITIES ARE TO BE SHOWN FROM BACK OF CURB OR WITHIN OF
 RIGHT-OF-WAY. CONTACT THE COBB COUNTY ENGINEER FOR UTILITY
 REQUIREMENTS. CONTACT APPROVAL IS REQUIRED PRIOR TO LDP.
 10. THE COBB COUNTY ENGINEER ON LANDSCAPE ARCHITECT MUST APPROVE THE
 PARKING LOT LIGHTING PLAN. LIGHT FIXTURES ARE NOT PERMITTED IN PARKING
 SPACES. CONTACT THE COBB COUNTY ENGINEER FOR LIGHTING PLAN
 REQUIREMENTS. CONTACT APPROVAL IS REQUIRED PRIOR TO LDP.
 11. THE LAND DISTURBANCE PERMIT, A LAND DISTURBANCE PERMIT FROM THE
 COBB COUNTY ENGINEER, MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
 THE LIGHTING PLAN DESIGNER MUST SUBMIT A PLAN TO THE ARCHITECT
 SHOWING THE LOCATION OF ALL LIGHT FIXTURES. THE LIGHTING PLAN
 SHALL BE INSTALLED WITHOUT AN APPROVED PLAN. THE CERTIFICATE OF OCCUPANCY WILL
 NOT BE ISSUED UNTIL ALL CONFLICTING POWER POLES ARE MOVED.
 12. ALL UTILITIES ARE TO BE SHOWN FROM BACK OF CURB OR WITHIN OF
 RIGHT-OF-WAY. CONTACT THE COBB COUNTY ENGINEER FOR UTILITY
 REQUIREMENTS. CONTACT APPROVAL IS REQUIRED PRIOR TO LDP.
 13. ALL UTILITIES ARE TO BE SHOWN FROM BACK OF CURB OR WITHIN OF
 RIGHT-OF-WAY. CONTACT THE COBB COUNTY ENGINEER FOR UTILITY
 REQUIREMENTS. CONTACT APPROVAL IS REQUIRED PRIOR TO LDP.



APPLICANT: Piedmont Road Properties, LLC
678-494-4440

REPRESENTATIVE: Bobby L. Terrell
678-494-4440

TITLEHOLDER: Piedmont Road Properties, LLC

PROPERTY LOCATION: Located at the southwest intersection of
Old Piedmont Road and Piedmont Road

ACCESS TO PROPERTY: Old Piedmont Road, Piedmont Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-89

HEARING DATE (PC): 09-05-07

HEARING DATE (BOC): 09-18-07

PRESENT ZONING: NS

PROPOSED ZONING: GC

PROPOSED USE: office and retail

SIZE OF TRACT: 0.92 acres

DISTRICT: 16

LAND LOT(S): 565

PARCEL(S): 16

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: _____

SOUTH: _____

EAST: _____

WEST: _____

Community Activity Center

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

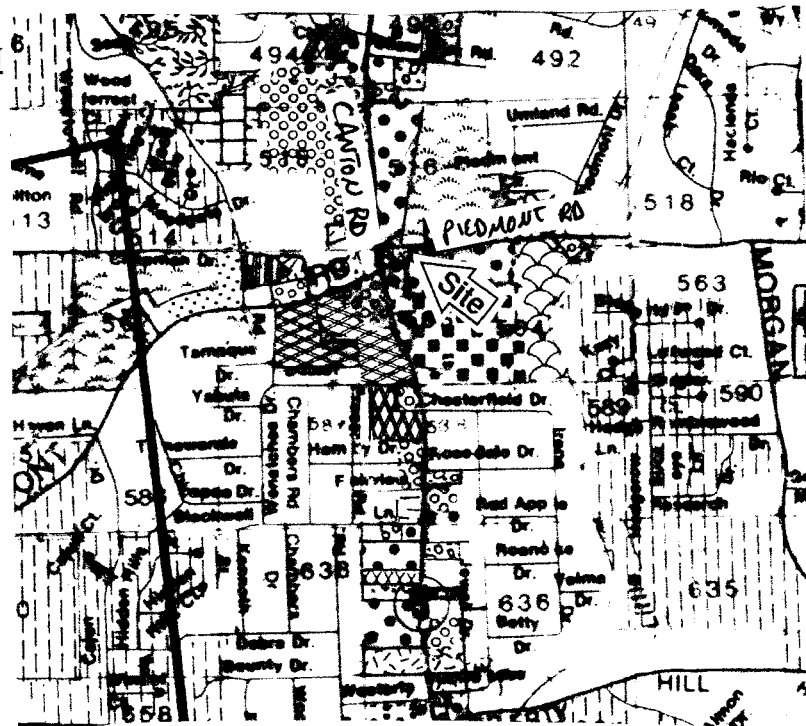
BOARD OF COMMISSIONERS DECISION

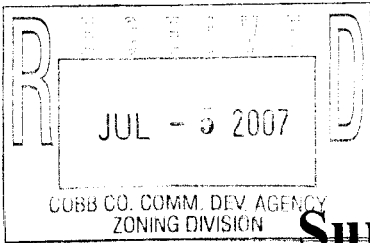
APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____





Application No. Z-89
2007

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): _____
 - b) Proposed building architecture: _____
 - c) Proposed selling prices(s): _____
 - d) List all requested variances: _____
- _____
- _____
- _____

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

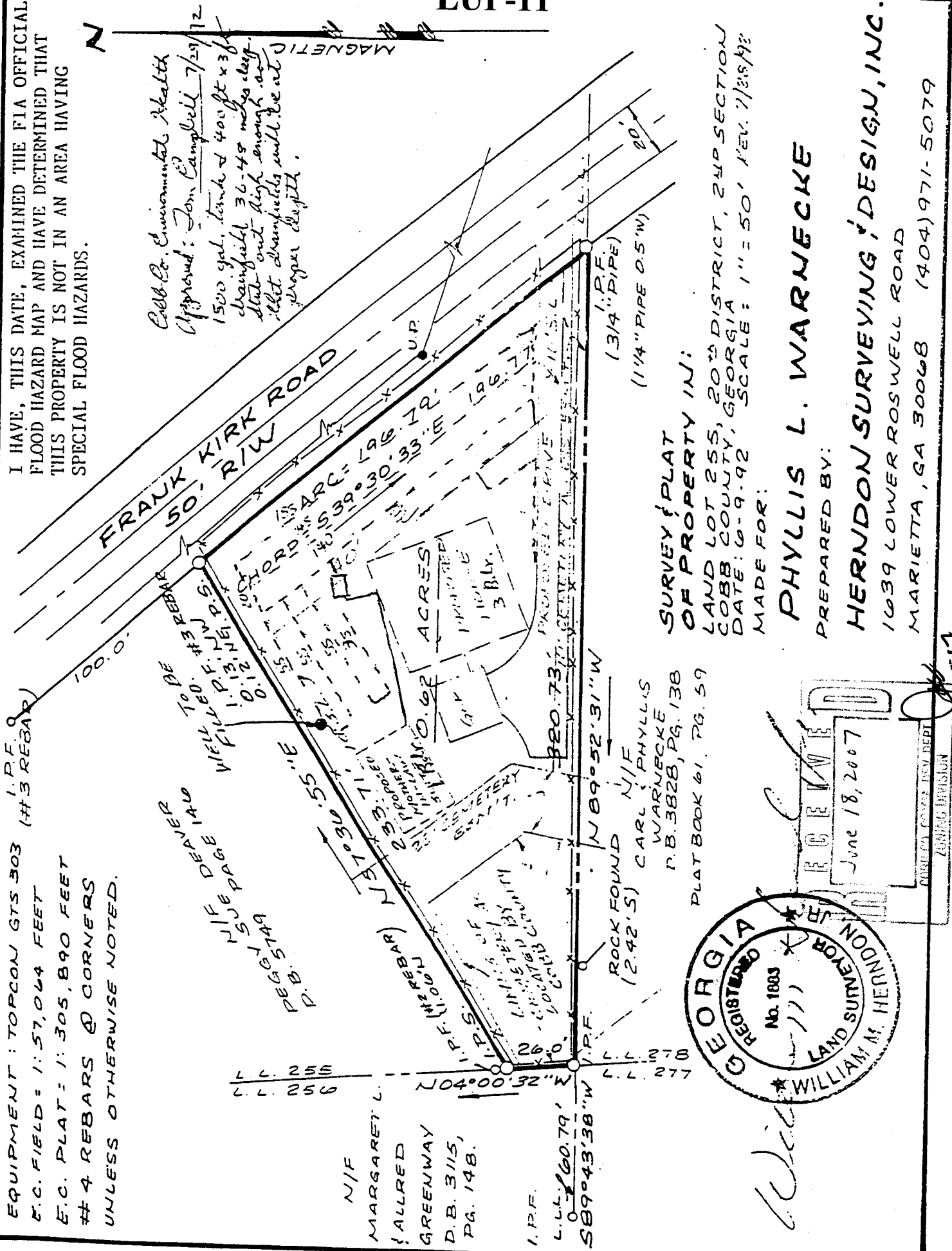
- a) Proposed use(s): Office AND Retail
 - b) Proposed building architecture: WILLAMSBURG
 - c) Proposed hours/days of operation: 7AM - 9 PM
MONDAY THRU SATURDAY
 - d) List all requested variances: _____
- _____
- _____
- _____

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

LUP-11

I HAVE, THIS DATE, EXAMINED THE FIA OFFICIAL FLOOD HAZARD MAP AND HAVE DETERMINED THAT THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

Co. Environmental Health
Approved: Tom Campbell 7/29/12
1500 gal. tank & 400 ft x 3 ft
drainfield 36-48 inches deep.
Start out high enough so
that drainfields will be at
proper depth.



EQUIPMENT: TOPCON GTS 303 (1/3 REBAR)
F.C. FIELD = 1:57,064 FEET
F.C. PLAT = 1:305,890 FEET
4 REBARS @ CORNERS
UNLESS OTHERWISE NOTED.

TO DE
WELL #10. #3 REBAR
WELL #11. #3 REBAR
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WELL #18. #3 REBAR
WELL #19. #3 REBAR
WELL #20. #3 REBAR

N/I
MARGARET L.
ALLRED
GREENWAY
D.B. 3115,
PG. 148.

ROCK FOUND N/I
(2.42'S) CARL & PHYLLIS
WARNECKE
D.B. 3828, PG. 138
PLAT BOOK 61, PG. 59

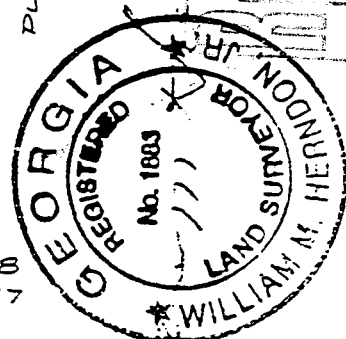
SURVEY PLAT
OF PROPERTY IN:

LAND LOT 255, 20TH DISTRICT, 24TH SECTION
COBB COUNTY, GEORGIA
DATE: 6-9-92 SCALE: 1" = 50' REV. 7/28/92
MADE FOR:

PHYLLIS L. WARNECKE

PREPARED BY:

HERNDON SURVEYING & DESIGN, INC.
1639 LOWER ROSWELL ROAD
MARIETTA, GA 30068 (404) 971-5079



Handwritten signature of Phyllis L. Warnecke.

Handwritten initials 'JIA'.

APPLICANT: Robert S. Skeen

770-919-0402

REPRESENTATIVE: Robert S. Skeen

770-919-0402

TITLEHOLDER: Robert S. and Beverly Skeen

770-919-0402

PROPERTY LOCATION: Located on the west side of Frank Kirk Road, south of Kennesaw Due West Road (965B Frank Kirk Road).

ACCESS TO PROPERTY: Frank Kirk Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-11

HEARING DATE (PC): 09-05-07

HEARING DATE (BOC): 09-18-07

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit
(renewal)

PROPOSED USE: Mother-in-law Cottage

SIZE OF TRACT: 1.1 acres

DISTRICT: 20

LAND LOT(S): 255

PARCEL(S): 6

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

Low Density Residential

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

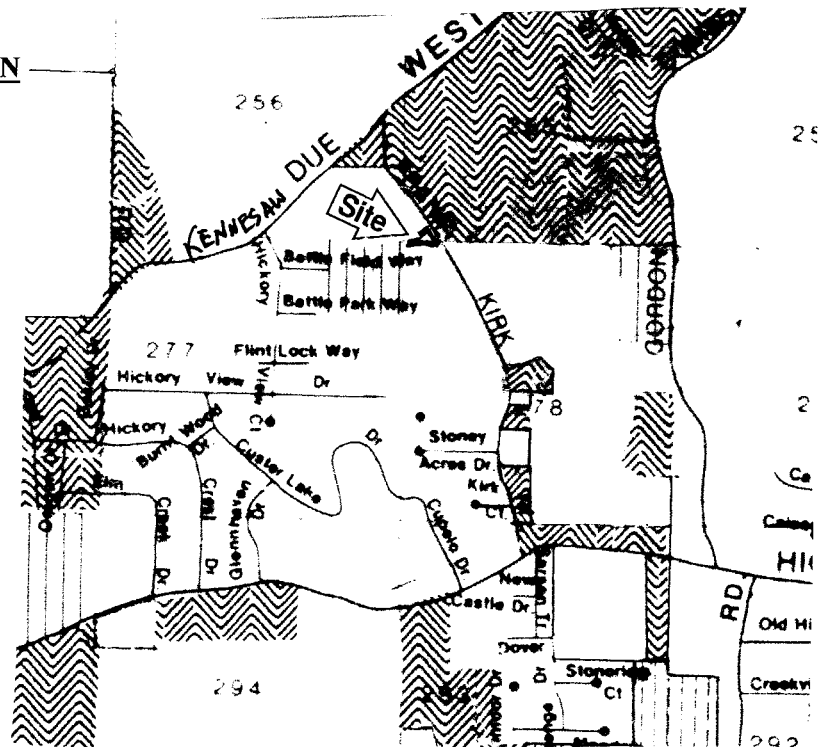
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

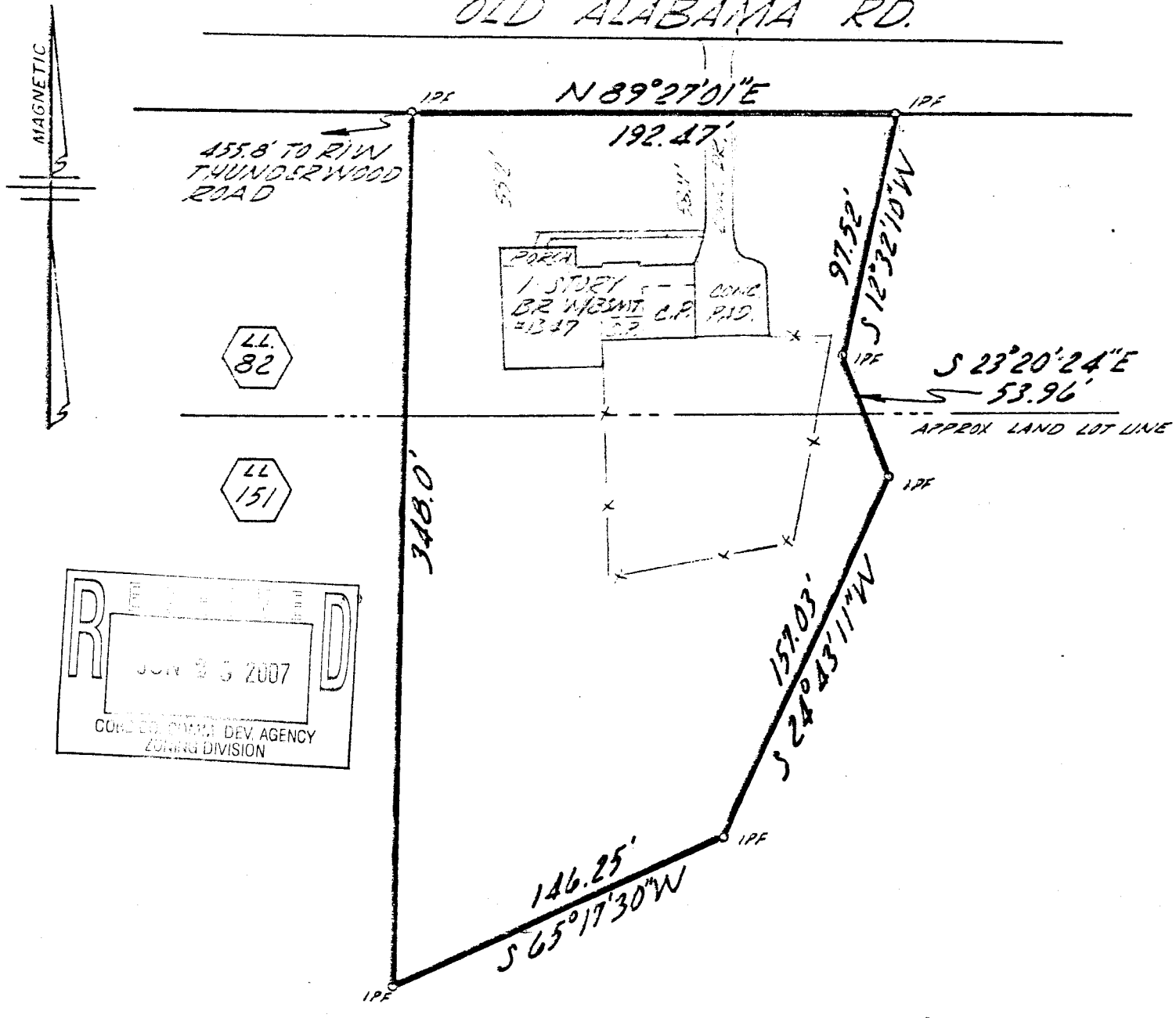
STIPULATIONS:



INI

LUP-12

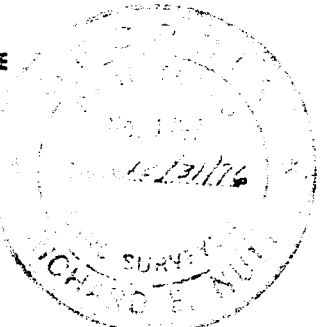
OLD ALABAMA RD.



RE ZONING PERMITS
 JUN 23 2007
 COBB COUNTY COMMUNITY DEV. AGENCY
 ZONING DIVISION

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 BY LAW.

Richard E. Sims
 MEMBER GA. ASSN. REG. LAND SURVEYORS



SURVEY FOR
JAMES R. SIMS

REVISIONS	
LAND LOTS - 82 & 151	
DISTRICT - 18 TH	
COUNTY - COBB	CC - H.P.
STATE - GEORGIA	DWN - JE CHKD - RN
DATE 2/24/76	JOB NO. 2-81
SCALE 1" = 60'	

KENCO

ENGINEERING AND SURVEYING CO., INC.

Powder Springs, Georgia
 944-3903

APPLICANT: James R. Sims
770-294-0078

PETITION NO: LUP-12

REPRESENTATIVE: James R. Sims
770-294-0078

HEARING DATE (PC): 9-05-07

HEARING DATE (BOC): 9-18-07

TITLEHOLDER: James R. and Cecile C. Sims

PRESENT ZONING: R-20

PROPERTY LOCATION: Located on the south side of Old Alabama Road, east of Thunderwood Road

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPOSED USE: Parking a dump truck
and grading equipment

ACCESS TO PROPERTY: Old Alabama Road

SIZE OF TRACT: 1.3 acres

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 18

LAND LOT(S): 82, 151

PARCEL(S): 24

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:
SOUTH:
EAST:
WEST:

Low Density Residential

OPPOSITION: NO. OPPOSED PETITION NO: SPOKESMAN

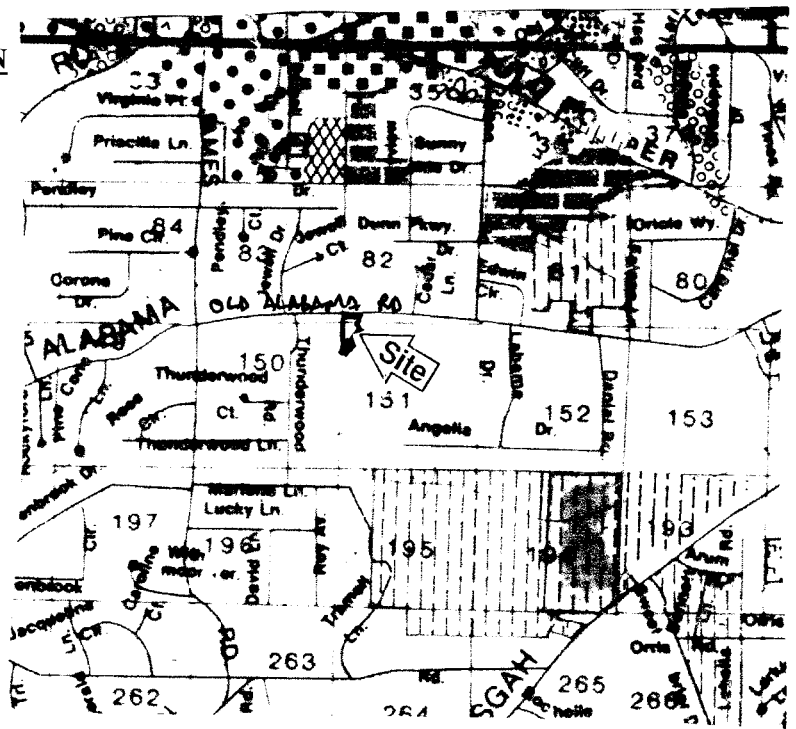
PLANNING COMMISSION RECOMMENDATION

APPROVED MOTION BY
REJECTED SECONDED
HELD CARRIED

BOARD OF COMMISSIONERS DECISION

APPROVED MOTION BY
REJECTED SECONDED
HELD CARRIED

STIPULATIONS:





Community Development Agency

Zoning Division
191 Lawrence Street

Marietta, Georgia 30060-1661

PHONE: (770) 528-2035 FAX: (770) 528-2003

Mark Danneman

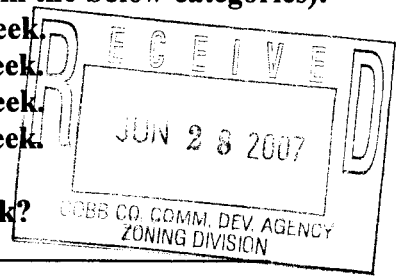
Division Manager

LUP-12
OF 2007

Temporary Land Use Permit Worksheet

(For temporary commercial use of residentially zoned property)

1. Type of business: Grading
2. Total number of employees: One MR. SIMS (APPLICANT)
3. Days of operation: 5 Days
4. Hours of operation: 8 to 5
5. Number of nonresidents coming to the house (state the number in the below categories):
 - 5a. Clients: 0 Per Day; 0 Per Week
 - 5b. Customers: 0 Per Day; 0 Per Week
 - 5c. Sales People: 0 Per Day; 0 Per Week
 - 5d. Employees: 0 Per Day; 0 Per Week



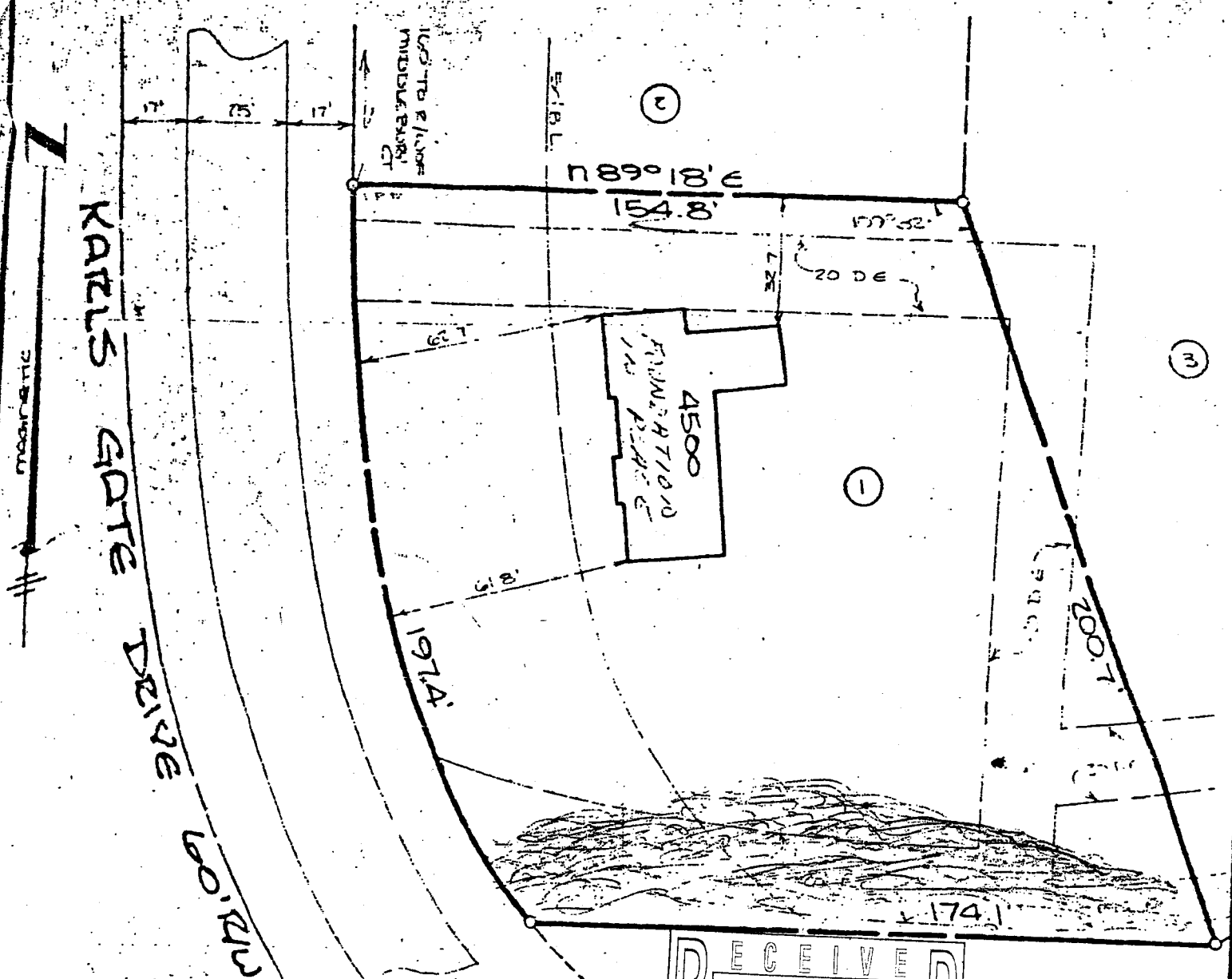
N/A

6. Where do the clients, customers, sales people or employee's park?
 - 6a. Driveway _____ ; 6b. Street _____ ; 6c. Other (explain) _____
7. Will there be any signs? Yes _____ ; No X . If yes, then quantity, size and location: _____
8. Number and type of Vehicles used for business kept at this property: One Dump Truck and Two Graders
9. Deliveries? Yes _____ ; No X . If yes, then how many per day/week (semi-trucks Fedex, UPS, USPS?) _____
10. Does the applicant live in the house? Yes X ; No _____ .
11. Will there any outdoor storage? Yes _____ ; No X . If yes, then what will be kept outside? _____
12. Will there be any storage of inventory? Yes _____ ; No X . If yes, then what will be kept? _____
13. Length of time needed or requested? Two Years
14. Any additional relevant information? (please attach additional information if needed) _____

* Not running business from there but wants to park heavy equipment

LUP-13

THIS PROPERTY IS NOT LOCATED WITHIN A FEDERAL FLOOD HAZARDOUS AREA AS ACCORDING TO "F.I.A. FLOOD MAPS"



RECEIVED
 JUL 3 2007
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

FOUNDATION SUBJECT FOR
 SHARPE CONSTRUCTION

LOCATED IN
 PRINCETON LAKE SUBDIVISION - UNIT ONE
 LOT - 1 BLOCK - C
 LAND LOT - 11 1ST DISTRICT 2ND SECTION
 COBB COUNTY, GEORGIA

SCALE = 1" = 40' DATE 7/1/07
 E. A. ANDERSON & ASSOCIATES
 ENGINEERS - PLANNERS - SURVEYORS
 ATLANTA, GEORGIA & DENVER, CO

Edward A. Anderson 1827

APPLICANT: Russell E. Brown, M.D.

770-973-0687

REPRESENTATIVE: Russell E. Brown, M.D.

770-973-0687

TITLEHOLDER: Russell E. Brown

PROPERTY LOCATION: Located on the east side of Karls Gate Drive at Princeton Lakes Drive

ACCESS TO PROPERTY: Karls Gate Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-13

HEARING DATE (PC): 9-05-07

HEARING DATE (BOC): 9-18-07

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Psychotherapy and Counseling Services

SIZE OF TRACT: 0.7 acres

DISTRICT: 1

LAND LOT(S): 14

PARCEL(S): 7

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

Low Density Residential

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

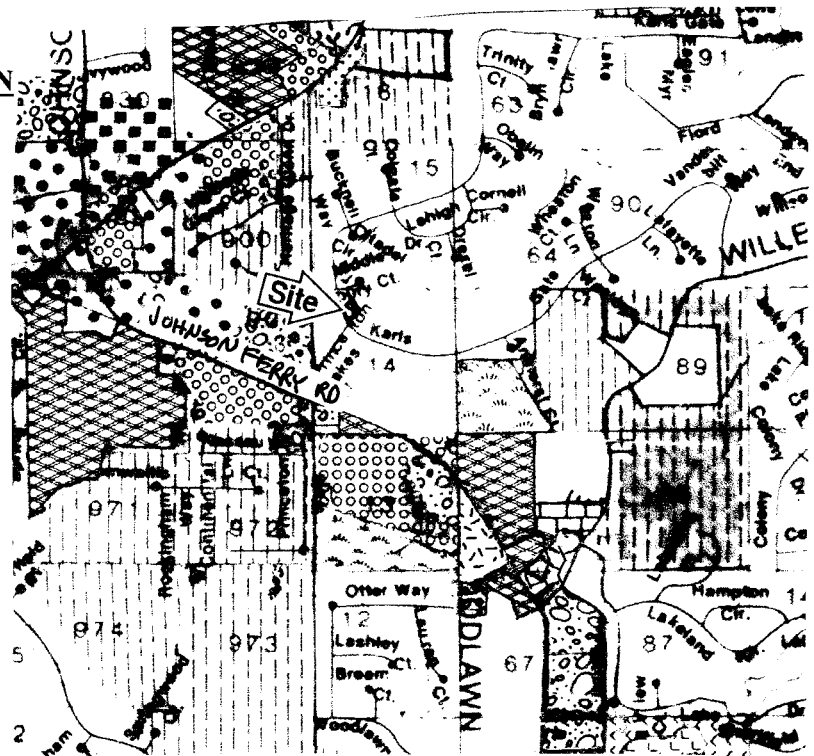
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:





Community Development Agency

Zoning Division

191 Lawrence Street

Marietta, Georgia 30060-1661

PHONE: (770) 528-2035 FAX: (770) 528-2003

Mark Danneman

Division Manager

LUP13
2007

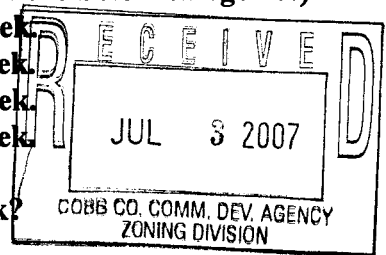
Temporary Land Use Permit Worksheet

(For temporary commercial use of residentially zoned property)

- Type of business: Professional Home Office - Consulting Services (Psychiatric)
- Total number of employees: 1
- Days of operation: Mon - Sat
- Hours of operation: 9-5
- Number of nonresidents coming to the house (state the number in the below categories):

5a. Clients:	<u>8-10</u>	Per Day;	<u>40-50</u>	Per Week
5b. Customers:	_____	Per Day;	_____	Per Week
5c. Sales People:	_____	Per Day;	_____	Per Week
5d. Employees:	<u>1</u>	Per Day;	<u>1</u>	Per Week
- Where do the clients, customers, sales people or employee's park?

6a. Driveway <input checked="" type="checkbox"/>	6b. Street _____	6c. Other (explain) _____
--	------------------	---------------------------
- Will there be any signs? Yes _____ ; No . If yes, then quantity, size and location: _____
- Number and type of Vehicles used for business kept at this property: NONE
- Deliveries? Yes _____ ; No . If yes, then how many per day/week (semi-trucks Fedex, UPS, USPS?) _____
- Does the applicant live in the house? Yes _____ ; No .
- Will there any outdoor storage? Yes _____ ; No . If yes, then what will be kept outside? _____
- Will there be any storage of inventory? Yes ; No _____ . If yes, then what will be kept? medical records
- Length of time needed or requested? 1 year
- Any additional relevant information? (please attach additional information if needed) DR. BROWN DOES NOT LIVE AT THIS ADDRESS (41500 KARLS GATE)



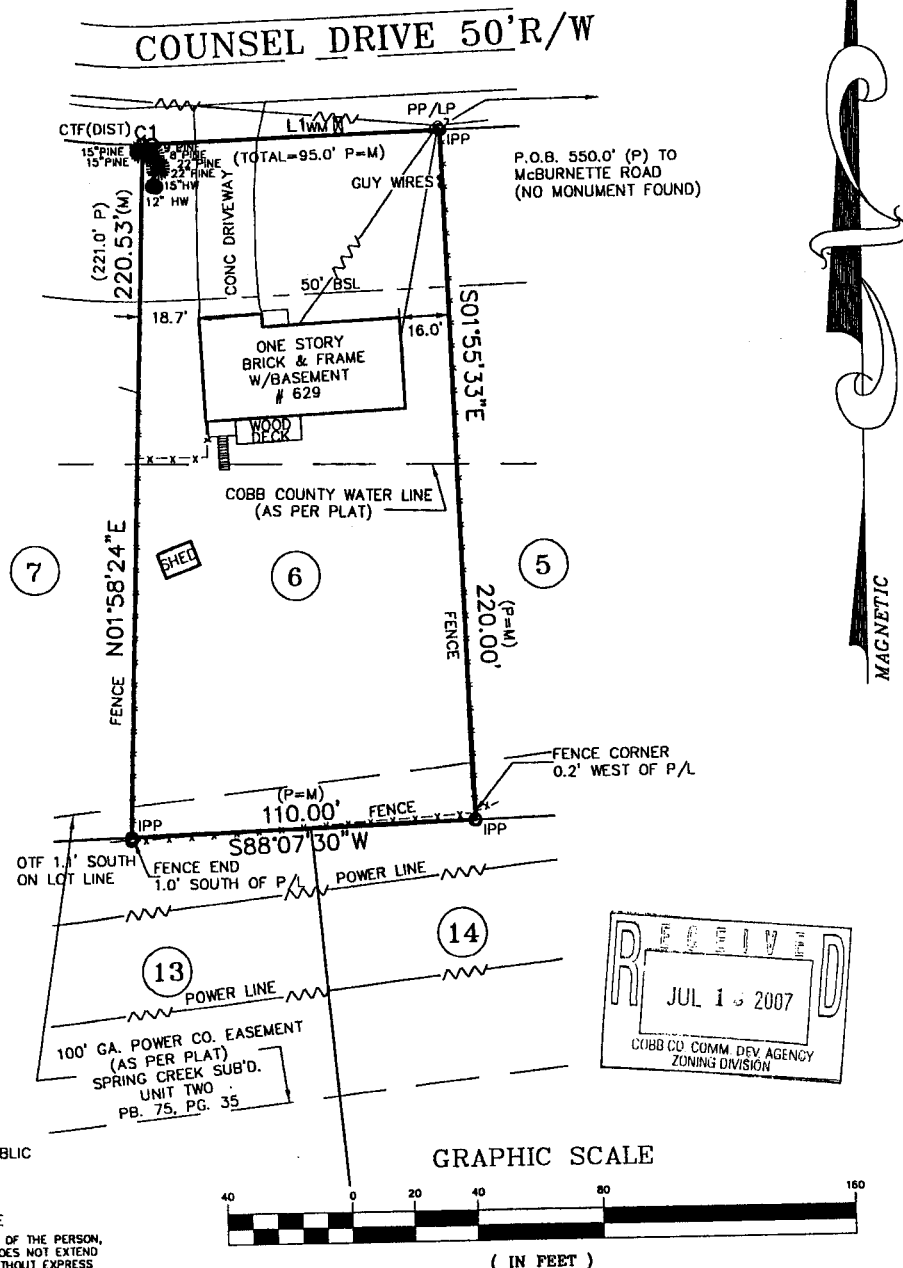
LUP-14

LEGEND

CMP	CORRUGATED METAL PIPE
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
BSL	BUILDING SETBACK LINE
RBF	REBAR FOUND
IPP	IRON PIN PLACED
IPF	IRON PIN FOUND
OTF	OPEN TOP FOUND
CTF	CRIMP TOP FOUND
RB	REBAR
CB	CATCH BASIN
JB	JUNCTION BOX
HW	HEAD WALL
POB	POINT OF BEGINNING
MH	MAN HOLE
R/W	RIGHT-OF-WAY
PP	POWER POLE
LL	LAND LOT
M	MEASURED
D	DEED
P	PLAT
WM	WATER METER
PP/LP	POWER & LIGHT POLE

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	2.98'	148.12'	N88°42'08"E	2.98'

LINE TABLE		
LINE	LENGTH	BEARING
L1	92.02'	N88°07'30"E



NOTE:
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

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 THE LAW OF THE STATE OF GEORGIA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET. AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

JOB NUMBER: 07-04657



ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: LAZETTA HANKERSON		DATE 07/12/07
OWNER / PURCHASER HAROLD HANKERSON & LAZETTA HANKERSON		SCALE 1" = 40'
LAND LOT 1054	16th DISTRICT	2nd SECTION
		COBB COUNTY, GEORGIA
LOT 6	BLOCK C	UNIT
		AREA OF LOT: 22,551 S.F.
SUBDIVISION WOOD-WYNN SECTION No.2		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770)794-9052

PLOTTED BY:

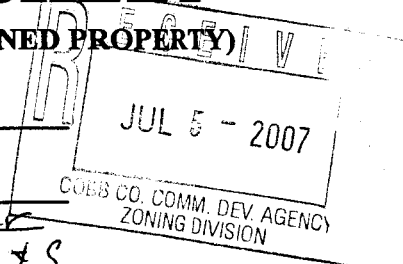
PLAT PREPARED FOR :

PLAT BOOK 20, PAGE 100
DEED BOOK 14390, PAGE 5059

LUP-14
2007

LAND USE PERMIT WORKSHEET

(FOR TEMPORARY COMMERCIAL USE OF RESIDENTIALLY ZONED PROPERTY)



1. TYPE OF BUSINESS? Tutoring

2. NUMBER OF EMPLOYEES? 1

3. DAYS OF OPERATION? Summer | School Year
W, Th, + S | T, Th, + S

4. HOURS OF OPERATION? W + Th = 10 to 7 | T + Th = 4 to 7
Sat 12:30 to 6:30 | Sat = 12:30 to 6:30

5. NUMBER OF CLIENTS, CUSTOMERS OR SALES PEOPLE COMING TO HOUSE? 9 or more (PER DAY, PER WEEK)

No more than 3 to 4 students per hour during operating hours.

6. WHERE DO CLIENTS, CUSTOMERS OR SALE PEOPLE PARK? DRIVEWAY STREET OTHER (EXPLAIN)

7. SIGNS? YES NO (IF YES, THEN QUANTITY, SIZE, LOCATION) _____

8. NUMBER OF VEHICLES? 2

9. TYPE OF VEHICLES? (CARS, TRUCKS, VANS, ETC.) Car or SUV

10. DELIVERIES? YES NO (IF YES, THEN HOW MANY PER DAY/WEEK; SEMI-TRUCK, FEDEX, UPS, USPS?) _____

11. DOES APPLICANT LIVE IN THE HOUSE? YES NO

12. ANY OUTDOOR STORAGE? YES NO IF YES, THEN WHAT? _____

13. STORAGE OF INVENORY? YES NO IF YES, THEN WHAT? Books, Text, Magazines, Paper, Files, Receipts, School supplies

12. ANY ADDITIONAL RELAVENT INFORMATION? _____

CARDELL CIR. 20' HWY
 15' SIDEWALK

L.L. 405

L.L. 498

LAND LOT LINE

ZONING NOTES:
 1. ALL LOT LINES ARE TO BE SET AS SHOWN UNLESS OTHERWISE NOTED.
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 100. ALL LOT LINES ARE TO BE SET AS SHOWN UNLESS OTHERWISE NOTED.
 TOTAL AREA: 87,349 S.F.
 2.005 ACRES

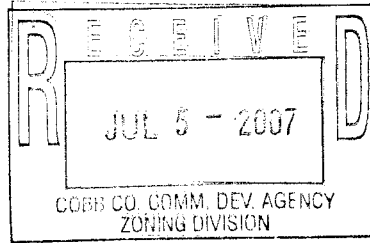
THERE ARE NO STREAM BUFFERS, ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS, WETLANDS, CEMETERIES OR FLOOD PLAINS LOCATED WITHIN THE PROPERTY.



PLAT OF ACCOMPANY APPLICATION FOR REZONING FOR

DAVID IYABOR

LOCATED IN LAND LOTS 405 & 498
 18TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA



DATE	DESCRIPTION

THE RUSSELLE COMPANY
 Professional Land Surveyors
 1801 POWERS AVENUE, SUITE 100
 ALPHARETTA, GEORGIA 30201
 (770) 774-1100
 WWW.RUSSELLE.COM

PROJ. NO. COBB-06-0008 FILE NO. COBB-06-0008
 FIELD SURVEY DATE: 6/28/07 PLAT DATE: 6/28/07 SCALE: 1"=40'



MABLETON PKWY 20' HWY

APPLICANT: D.O.J., INC.

404-886-0460

REPRESENTATIVE: Sams, Larkin & Huff, LLP

Garvis L. Sams, Jr. 770-422-7016

TITLEHOLDER: David Iyabor

PROPERTY LOCATION: Located on north side of Mableton

Parkway, west of Hunnicutt Road

ACCESS TO PROPERTY: Mableton Parkway

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: SLUP-12

HEARING DATE (PC): 09-05-07

HEARING DATE (BOC): 09-18-07

PRESENT ZONING: LI with stipulations

PROPOSED ZONING: Special Land Use Permit

PROPOSED USE: Vehicle sales

SIZE OF TRACT: 2.005 acres

DISTRICT: 18

LAND LOT(S): 405, 498

PARCEL(S): 5

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

Industrial Compatible

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:

