

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: October 2, 2007
Board of Commissioners Hearing Date: October 16, 2007

Date Distributed/Mailed Out: August 10, 2007

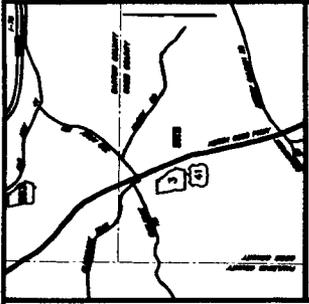


Cobb County... Expect the Best!

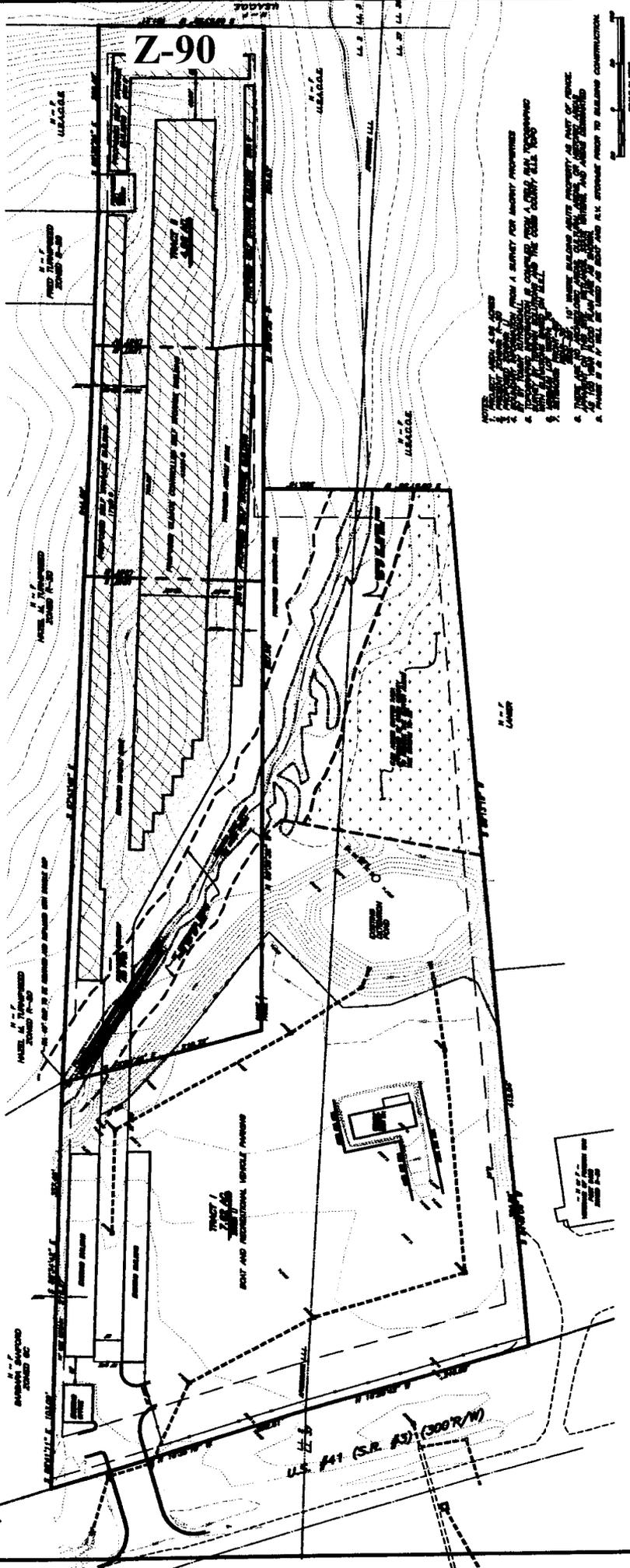
R E C E I V E D

AUG 1 2007

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



LOCATION MAP 1" = 2000'



Z-90

1. THIS PLAN IS A SURVEY FOR BOUNDARY PURPOSES
 2. THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 3. THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 4. THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 5. THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 6. THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 7. THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 8. THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 9. THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 10. THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW

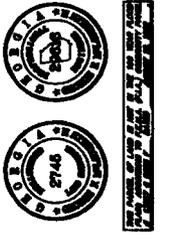
11. THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 12. THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 13. THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 14. THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 15. THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 16. THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 17. THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 18. THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 19. THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 20. THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW

MOOREY SELF STORAGE
TRACT A 101'

DATE	11/17/07
SCALE	1" = 100'
PROJECT	MOOREY SELF STORAGE
OWNER	TERRAIN SOLUTIONS, LLC
DESIGNER	TERRAIN SOLUTIONS, LLC

TERRAIN SOLUTIONS, LLC
 1000 W. BIRNEY AVE.
 ATLANTA, GA 30329
 (404) 525-1111
 www.terrain-solutions.com

LOCATED BY U.S. 41 & S.E. 43
 COBB COUNTY, GA



THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW
 THIS PLAN IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW

IF YOU ARE IN GEORGIA...
 CALL US FIRST!
 1-800-228-4411
 770-228-4411
 (EXCEPT ATLANTA ONLY)
 IT'S THE LAW



APPLICANT: McCray Properties, Inc.
770-974-4427

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

TITLEHOLDER: 41 Park A Toy & Self Storage, Inc.

PROPERTY LOCATION: Located on the east side of U.S. Highway
41, south of Third Army Road

ACCESS TO PROPERTY: U.S. Highway 41

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:
- SOUTH:
- EAST:
- WEST:

PETITION NO: Z-90

HEARING DATE (PC): 10-02-07

HEARING DATE (BOC): 10-16-07

PRESENT ZONING: R-20

PROPOSED ZONING: LI

PROPOSED USE: Self Service Storage
Facility

SIZE OF TRACT: 4.96 acres

DISTRICT: 20

LAND LOT(S): 2

PARCEL(S): 2

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

Rural Residential

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

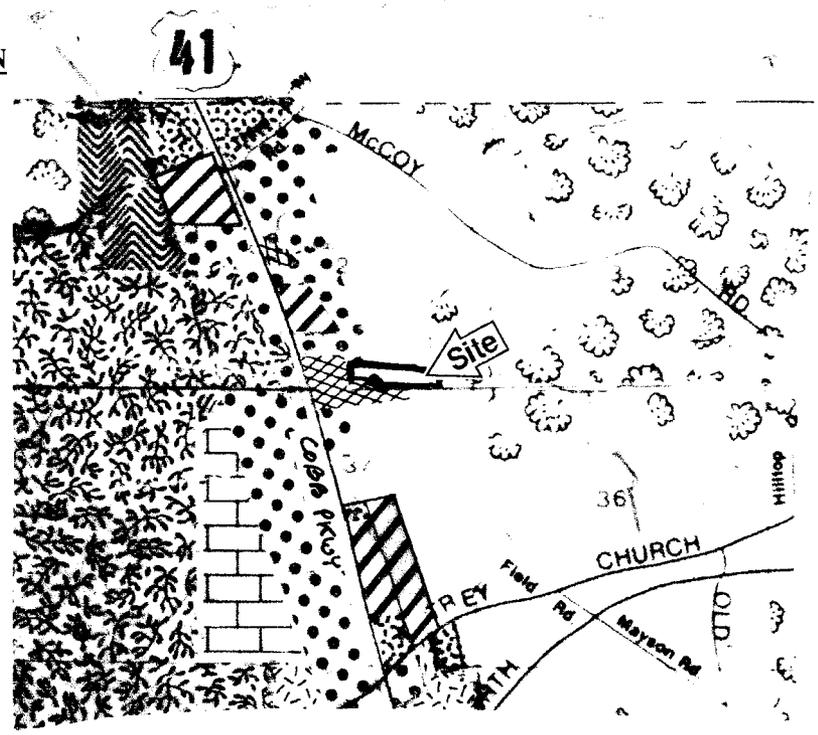
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:

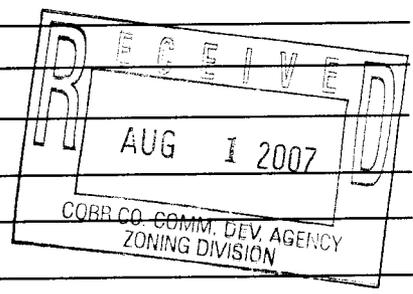


Z-90
2007

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): Self service storage facility, including a climate controlled component.
- b) Proposed building architecture: To replicate the building architecture on the storage buildings on the adjacent tract (No. Z-141 [2003]).
- c) Proposed hours/days of operation: 7:00 a.m. until 9:00 p.m. Monday through Saturday; 9:00 a.m. until 6:00 p.m. on Sunday.
- d) List all requested variances: Not applicable.

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

This Application for Rezoning represents an extension of a previously approved self service storage Facility (No. Z-141 [2003]).

* 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.

APPLICANT: The Pacific Group, Inc.

770-984-8170

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP

John H. Moore 770-429-1499

TITLEHOLDER: Traina Enterprises, Inc.

PROPERTY LOCATION: Located at the northeast intersection of

Church Road and Interstate 285

ACCESS TO PROPERTY: Church Road (via a development

under construction)

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-91

HEARING DATE (PC): 10-02-07

HEARING DATE (BOC): 10-16-07

PRESENT ZONING: LI, R-20

PROPOSED ZONING: RM-12

PROPOSED USE: Addition of property to

a previously approved project

SIZE OF TRACT: 4.073 acres

DISTRICT: 17

LAND LOT(S): 761

PARCEL(S): 42, 48

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 *

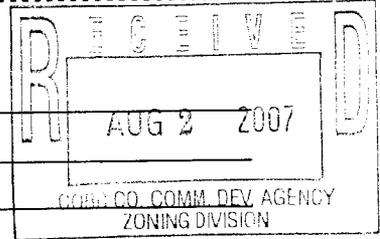
.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 1,800 to 2,400 square feet
- b) Proposed building architecture: Traditional with exterior construction of brick
- c) Proposed selling prices(s): Mid ~~\$200s~~ stone, stucco, and/or cedarshake to mid \$300s
- d) List all requested variances: Reduce Setbacks To: (1) Front Yard - 10 feet;
(2) Side Yard - 5 feet; (3) Front Setback along Church Road - 30 feet from
existing Church Road paving

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

.....
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)

The proposed rezoning is an addition of a small out parcel to a previously
approved development (Z-67 (2006) and Z-36 (2007)).



CAMPUS CORNERS, LLC
 1150 BIG SHANTY ROAD
 KENNESAW, GEORGIA 30144
 C: (770) 426-1002
 F: (770) 426-1005

CAMPUS CORNERS, LLC
 1150 BIG SHANTY ROAD
 KENNESAW, GEORGIA 30144
 C: (770) 426-1002
 F: (770) 426-1005

Z-92
 CAMPUS CORNERS, LLC
 1150 BIG SHANTY ROAD
 KENNESAW, GEORGIA 30144
 C: (770) 426-1002
 F: (770) 426-1005



NO. OF SHEETS	1
SHEET NO.	1
DATE	08/02/07
PROJECT	Z-92
SCALE	AS SHOWN
DESIGNED BY	
CHECKED BY	
APPROVED BY	

Z-01



ZONING REQUIREMENTS
 PROPERTY AREA = 1.87 Ac
 CURRENT ZONING OR PROPOSED ZONING: RNC
 PROPOSED RETAIL AND RESTAURANT
 SETBACKS:
 FRONT = 50'
 SIDE (OF MAJOR SIDE) = 10'
 REAR = 30'
 PARKING
 REQUIRED RETAIL 1 SPACE PER 200SQFT
 REQUIRED RESTAURANT 1 SPACE PER 1000SQFT
 PARKING PROVIDED 32 x 2 HC = 34 SPACES
 PARKING REQUIRED 20000 SQFT RETAIL = 20 SPACES
 40000 SQFT RESTAURANT = 20 SPACES
 40 SPACES TOTAL

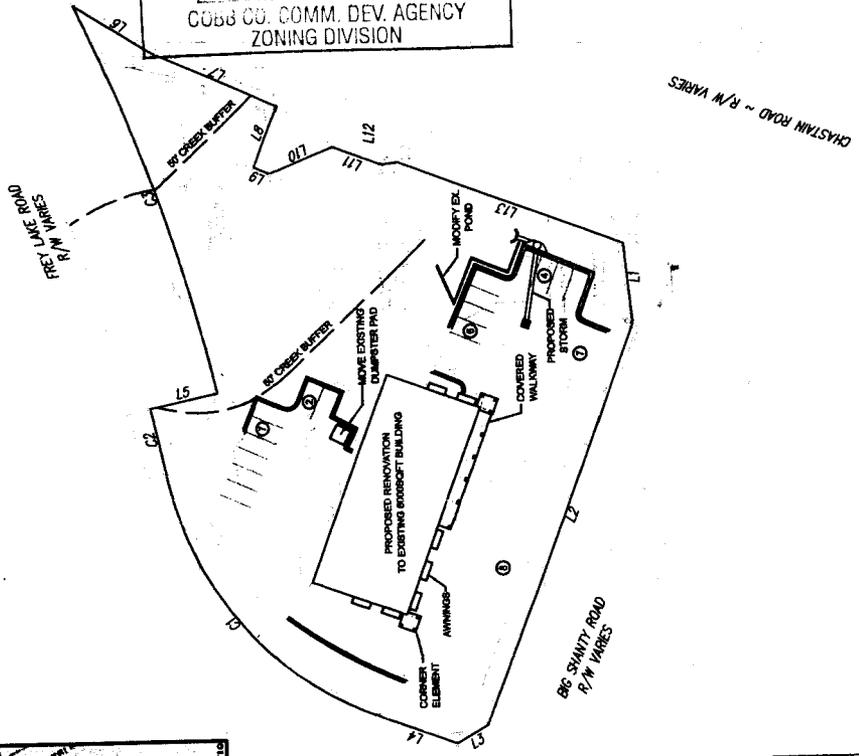
24 HR CONTACT
 (770) 426-1002



IF YOU ARE VISITING
 CALL US FIRST
 WE'LL BE HAPPY TO
 ASSIST YOU
 24 HR CONTACT
 (770) 426-1002

SURVEY INFORMATION TAKEN FROM PLAT BY
 SOLAR LAND DATED 6-28-07

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

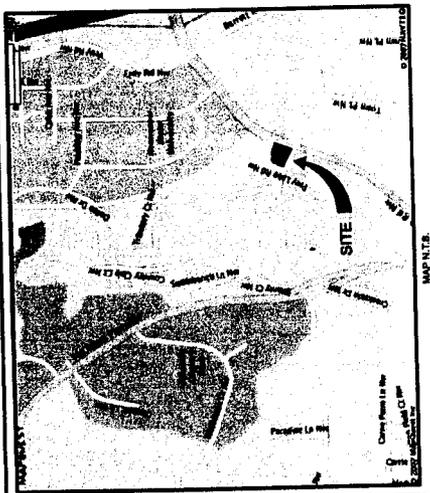


CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	177.58	175.00	N50°05'05"E	170.00
C2	34.81	979.93	N78°06'02"E	34.81
C3	216.90	941.91	N71°10'06"E	216.43

LINE TABLE

LINE	LENGTH	BEARING
L1	42.29	S84°11'31"W
L2	225.39	N65°50'12"W
L3	18.51	N50°33'56"W
L4	43.62	N21°00'47"E
L5	35.75	S17°18'53"E
L6	48.28	S37°46'29"W
L7	71.28	S84°06'17"W
L8	34.25	N67°31'15"W
L9	9.22	S27°16'00"E
L10	27.80	S21°01'13"W
L11	8.50	S07°03'06"E
L12	125.00	S21°01'13"W



THE HOLDER OF THIS DOCUMENT WARRANTS THAT ALL CLAIMS AGAINST FOCUS DEVELOPMENT & CONSTRUCTION FOR ANY UNAUTHORIZED CHANGES OR VIOLATIONS OF ANY APPLICABLE ZONING ORDINANCES OR ANY OTHER APPLICABLE LAWS, STATUTES AND GOVERNMENT REGULATIONS, SHALL BE THE SOLE RESPONSIBILITY OF THE HOLDER OF THIS DOCUMENT. THIS DOCUMENT IS AN INSTRUMENT OF RECORD OF FOCUS DEVELOPMENT & CONSTRUCTION AND SHALL REMAIN A RECORD OF RECORD OF FOCUS DEVELOPMENT & CONSTRUCTION AND SHALL REMAIN A RECORD OF RECORD OF FOCUS DEVELOPMENT & CONSTRUCTION.

APPLICANT: CCA Properties, LLC
770-426-1002

REPRESENTATIVE: Sams, Larkin & Huff, LLP
Parks F. Huff 770-422-7016

TITLEHOLDER: CCA Properties, LLC

PROPERTY LOCATION: Located on the north side of Big Shanty
Road, between Frey Lake Road and Chastain Road

ACCESS TO PROPERTY: Big Shanty Road, Frey Lake Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:
- SOUTH:
- EAST:
- WEST:

PETITION NO: Z-92

HEARING DATE (PC): 10-02-07

HEARING DATE (BOC): 10-16-07

PRESENT ZONING: OI

PROPOSED ZONING: NRC

PROPOSED USE: retail

SIZE OF TRACT: 1.37 acres

DISTRICT: 20

LAND LOT(S): 132

PARCEL(S): 6

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

Low Density Residential

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

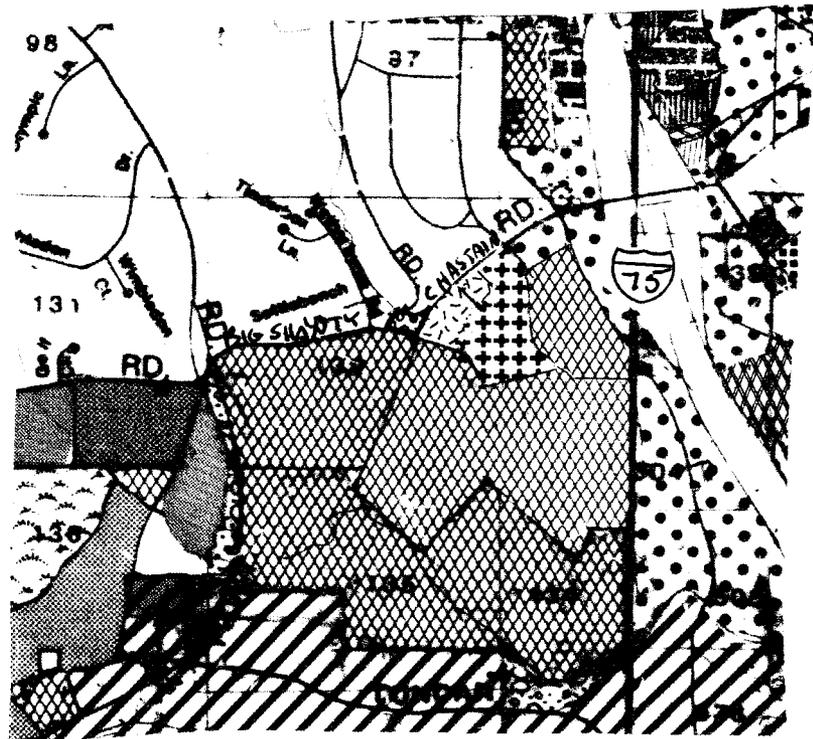
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



Summary of Intent for Rezoning*

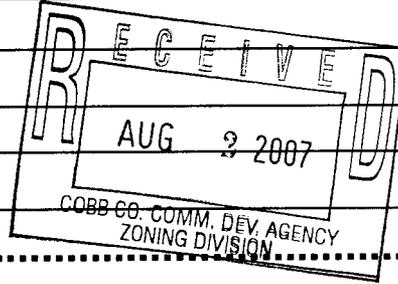
Z-92
2007

.....
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):** Retail and Restaurant
- b) **Proposed building architecture:** Traditional retail
- c) **Proposed hours/days of operation:** 7:00 a.m. to 12:00 p.m. - 7 days a week
- d) **List all requested variances:** Reduce parking requirements from 40 to 34 spaces

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

* 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.

APPLICANT: Cooke Enterprises, Inc.

678-797-9797

REPRESENTATIVE: Sams, Larkin & Huff, LLP

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

TITLEHOLDER: Estate of Martin Van Teem, Sr., Deceased

PROPERTY LOCATION: Located on the north side of Interstate 75,
west of Wade Green Road

ACCESS TO PROPERTY: Wade Green Road (via an access
easement)

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-93

HEARING DATE (PC): 10-02-07

HEARING DATE (BOC): 10-16-07

PRESENT ZONING: GC

PROPOSED ZONING: OI

PROPOSED USE: Offices

SIZE OF TRACT: 5.75 acres

DISTRICT: 20

LAND LOT(S): 55

PARCEL(S): 21, 22

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:

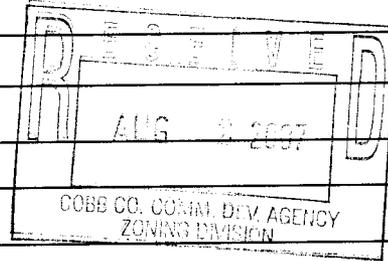


Summary of Intent for Rezoning*

Z-93
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): Office Park
- b) Proposed building architecture: Traditional and residential in appearance.
- c) Proposed hours/days of operation: 8:00 a.m. to 6:00 p.m. Monday through Friday
- d) List all requested variances: None needed.

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

The subject property is located within the confines of a Community Activity Center (CAC) and has direct contiguity to I-75. The Application for Rezoning is actually a request that the property be down zoned from General Commercial (GC) to Office & Institutional (O&I) for the purposes of the construction and development of an office park. The proposed use is consistent with and actually less intense than uses contemplated under the current CAC designation on Cobb County's Future Land Use Map.

*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.

APPLICANT: Petty Development Corporation
770-380-3174

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP
J. Kevin Moore - 770-429-1499

TITLEHOLDER: Petty Development Corporation

PROPERTY LOCATION: Located on the north side of Turner Road,
north of Macland Road, on the east side of Barrett Parkway, north of
Macland Road and at the southern terminus of a 50-foot access road

ACCESS TO PROPERTY: Turner Road, Barrett Parkway via a
50-foot access road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-94

HEARING DATE (PC): 10-02-07

HEARING DATE (BOC): 10-16-07

PRESENT ZONING: R-20, MHP

PROPOSED ZONING: NRC

PROPOSED USE: Retail

SIZE OF TRACT: 6.47 acres

DISTRICT: 19

LAND LOT(S): 470

PARCEL(S): 12, 15

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

Neighborhood Activity Center

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

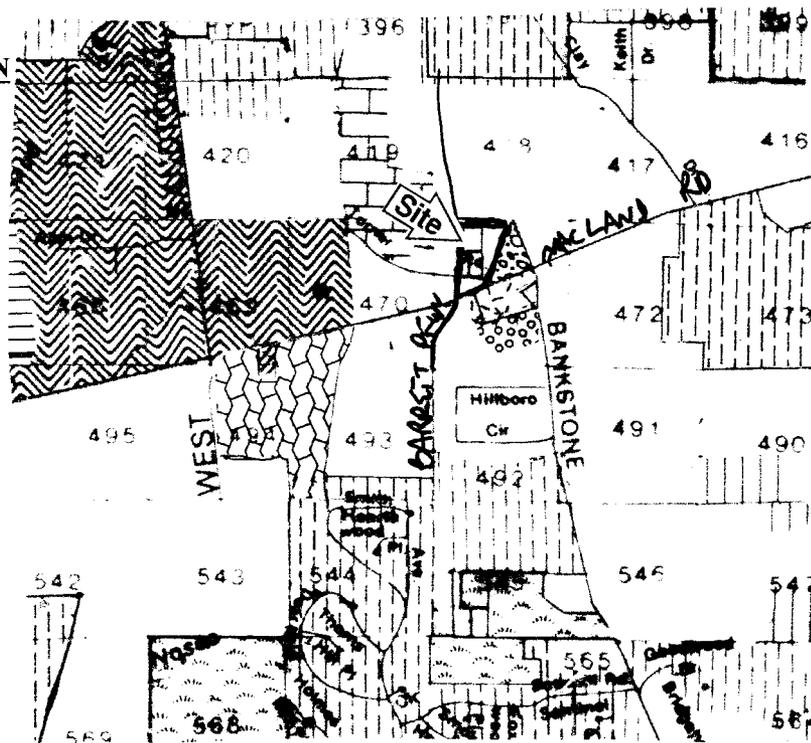
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

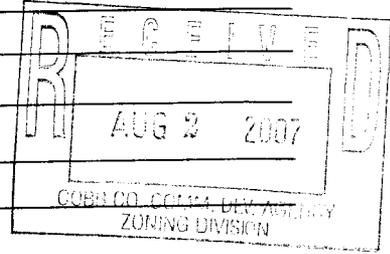
STIPULATIONS:



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 Center
- b) Proposed building architecture: Brick, stone, stucco exterior materials with architectural features providing relief to avoid appearances of either "flat" front or roof design
- c) Proposed hours/days of operation: 7 days per week; approximate hours of operation 10:00 a.m. to 10:00 p.m.
- d) List all requested variances: None known at this time

***Applicant specifically reserves the right to amend the information set forth above at any time during the rezoning process:.....**

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

APPLICANT: Pascal Construction & General Contracting, Inc.

770-732-0284

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP

J. Kevin Moore 770-429-1499

TITLEHOLDER: William L. Hardy, Gregg Mervich As Trustee of

the 15 Cooper Lake Road Land Trust

PROPERTY LOCATION: Located on the northwesterly side of

Copper Lake Road, north of Veterans Memorial Highway

ACCESS TO PROPERTY: Cooper Lake Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: _____

SOUTH: _____

EAST: _____

WEST: _____

PETITION NO: Z-95

HEARING DATE (PC): 10-02-07

HEARING DATE (BOC): 10-16-07

PRESENT ZONING: CF, R-20

PROPOSED ZONING: R-15

PROPOSED USE: Subdivision

SIZE OF TRACT: 1.7 acres

DISTRICT: 17

LAND LOT(S): 180

PARCEL(S): 45, 50

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

Medium Density Residential

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

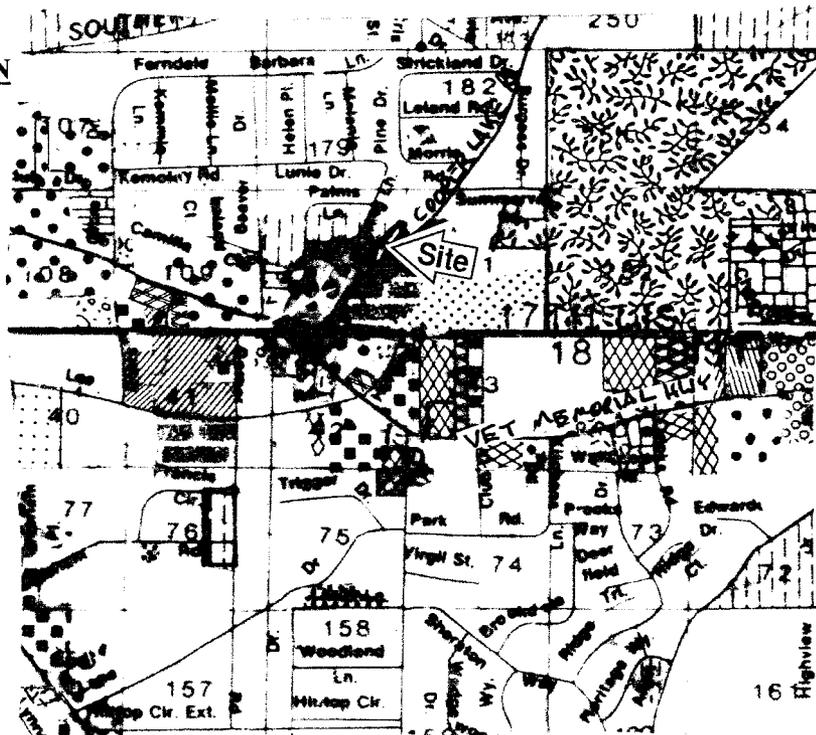
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

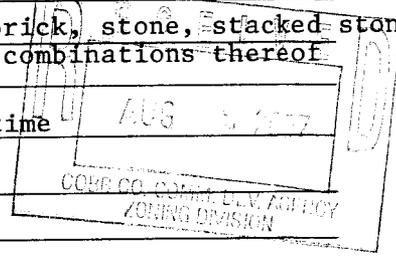
STIPULATIONS: _____



Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 2,300 - 3,000 square feet
- b) Proposed building architecture: Craftsmen with brick, stone, stacked stone, cedar, shake, or combinations thereof
- c) Proposed selling prices(s): \$300,000 - \$500,000
- d) List all requested variances: None known at this time



.....
***Applicant reserves the right to amend any portion of the information set forth herein at any time during the rezoning process.**

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: Austell Physicians, LLC

770-944-3303

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP

John H. Moore 770-429-1499

TITLEHOLDER: Bailey, Farmer & Ramsdell, LLC

PROPERTY LOCATION: Located at the southeast intersection of

the East West Connector and Marathon Circle

ACCESS TO PROPERTY: Marathon Circle

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-96

HEARING DATE (PC): 10-02-07

HEARING DATE (BOC): 10-16-07

PRESENT ZONING: GC, HI

PROPOSED ZONING: OI

PROPOSED USE: office

SIZE OF TRACT: 3.72 acres

DISTRICT: 19

LAND LOT(S): 788, 841

PARCEL(S): 2, 6, 7

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

*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 _____

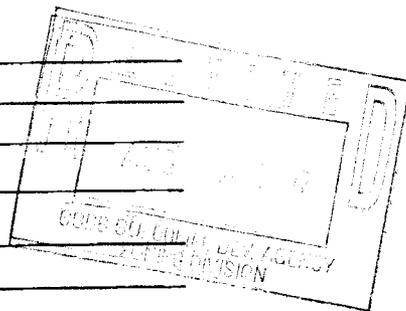
STIPULATIONS:



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): Medical Office Building
- b) Proposed building architecture: Traditional with Brick & Glass
- c) Proposed hours/days of operation: Mon-Fri. 8AM-5PM
- d) List all requested variances: _____

***Applicant specifically reserves the right to amend the information contained herein at any time during the rezoning process.**.....

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

This building will serve as the new headquarters of
a well-known and established Orthopedic Practice.

APPLICANT: John B. Clayton

404-431-4671

REPRESENTATIVE: John B. Clayton

404-431-4671

TITLEHOLDER: John B. Clayton

PROPERTY LOCATION: Located on the east and south sides on

Fowler Circle, east of Canton Road, and on the west side of Winfred

Drive, north of Shallowford Road

ACCESS TO PROPERTY: Fowler Circle

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-97

HEARING DATE (PC): 10-02-07

HEARING DATE (BOC): 10-16-07

PRESENT ZONING: LI with stipulations

PROPOSED ZONING: LI

PROPOSED USE: Office/warehouse

SIZE OF TRACT: 1.1 acres

DISTRICT: 16

LAND LOT(S): 157

PARCEL(S): 1

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

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:

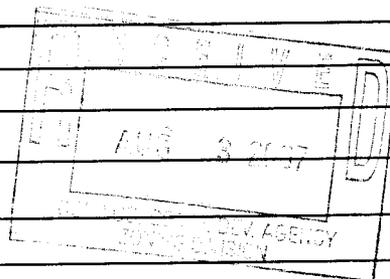


Summary of Intent for Rezoning

2-97
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): WAREHOUSE
- b) Proposed building architecture: 50' X 75' METAL BUILDING
- c) Proposed hours/days of operation: 8:00 AM 6 DAYS MON - SAT.
- d) List all requested variances: NONE

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

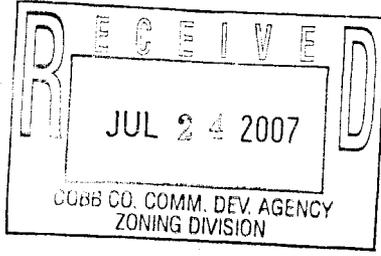
SHAMROCK CONSOLIDATED, INC.
 PROPERTY LOCATED IN LAND LOT 913
 19th DISTRICT, 2nd SECTION OF
 COBB COUNTY, GEORGIA

AREA = 0.914 ACRE

19-913-17

ANDERSON FARM ROAD
R/W VARIES

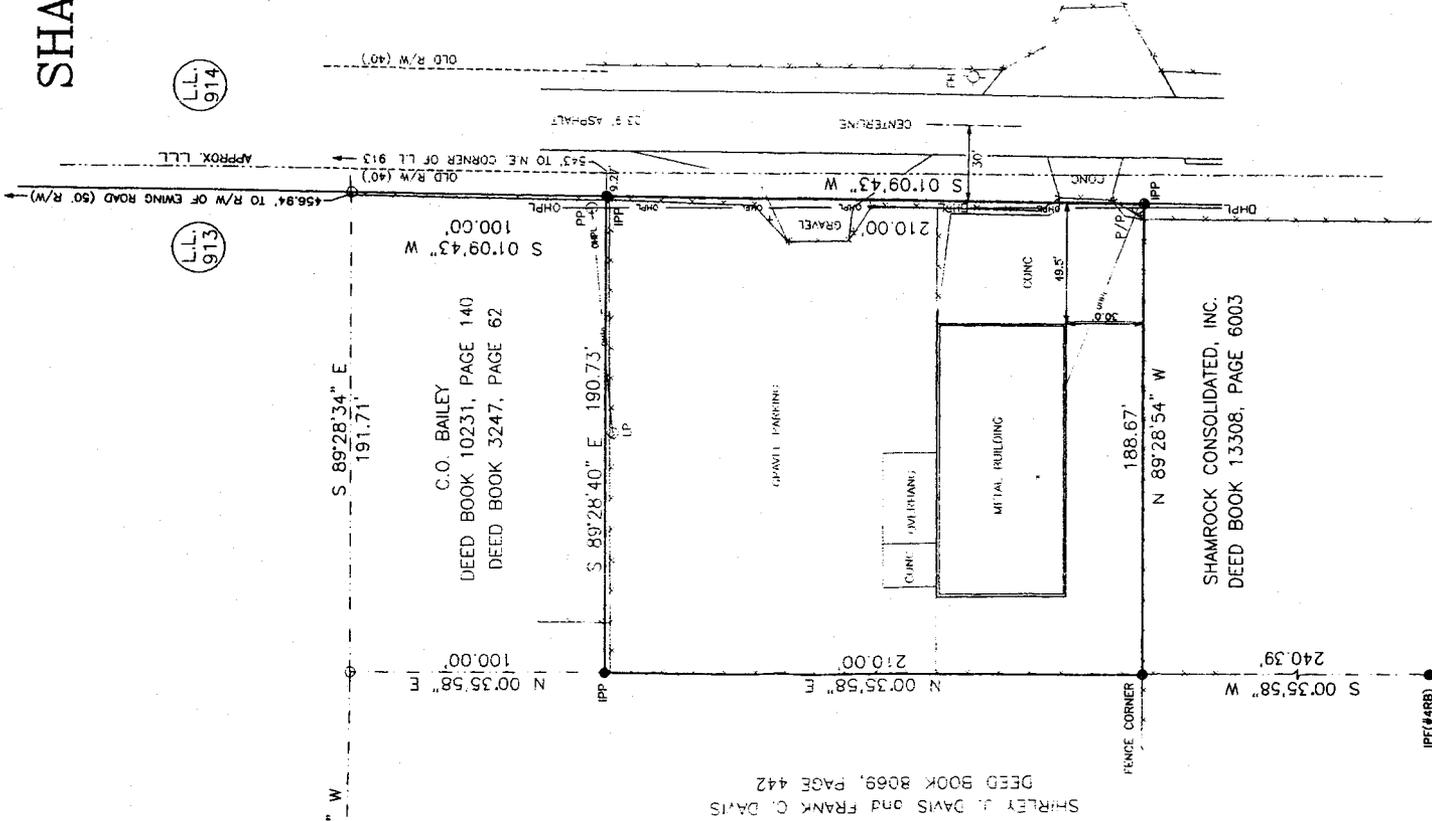
SLUP-13



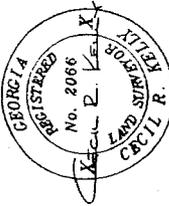
SURVEY REFERENCES:

- 1) SURVEY FOR LARRY POOLE BY JAMES A. EVAN RLS 2157, DATED 1-6-96.
- 2) PLAT OF SURVEY FOR FRANK DAVIS & SHIRLEY DAVIS BY GEORGE WILLIS CRUSSELLE, RLS 1373, DATED 1-17-94.
- 3) PLAT FOR HAROLD BUICE BY JAMES A. EVANS, RLS 1344, DATED 8-16-83.
- 4) DEED BOOK 3033, PAGE 188.
- 5) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS THEREFORE SUBJECT TO ALL DEEDS AND RIGHT-OF-WAYS.

MAGNETIC NORTH



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



THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DETERMINED BY THE F.I.R.M. FLOOD INSURANCE RATE MAP OF COBB COUNTY, GEORGIA COMMUNITY PANEL NO. 13067C0070 F DATED AUGUST 18, 1992.

- LEGEND:
 BE - BEARING
 DIST - DISTANCE
 GR - GRAVEL
 CONC - CONCRETE
 CURB - CURB
 GRAVEL PARKING - GRAVEL PARKING
 IPP - IRON PIN PLACED (1/2" REBAR)
 METAL BUILDING - METAL BUILDING
 P/P - POINT OF BEGINNING
 FENCE CORNER - FENCE CORNER
 GRAVEL - GRAVEL
 CONC - CONCRETE
 CURB - CURB
 GRAVEL PARKING - GRAVEL PARKING
 IPP - IRON PIN PLACED (1/2" REBAR)
 METAL BUILDING - METAL BUILDING
 P/P - POINT OF BEGINNING
 FENCE CORNER - FENCE CORNER

- NOTES:
 1) IPP INDICATES IRON PIN PLACED (1/2" REBAR)
 2) INSTRUMENTS USED: LIETZ SET FOUR
 3) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 492,308 FEET.

DRAWN BY: T.J.W. APPROVED BY: CECIL R. KELLY
 DATE: AUGUST 13, 2002 PROJ. NO. 2080
 DMS. C:\spat\data\survey\2080.dwg

REVISIONS

SURVEYOR:
 CECIL R. KELLY, L.S. #2066
 1115 RESORIAL DRIVE
 DUBLAS, GEORGIA 30128
 PHONE: (770) 445-6598
 FAX: (770) 445-9080

SHT. NO.



Scale 1" = 40'

APPLICANT: Metro Auto Exchange, LLC

770-745-0737

REPRESENTATIVE: Shapour Bahrami

770-445-0737

TITLEHOLDER: Austell Exchange, LLC

PROPERTY LOCATION: Located on the west side of Anderson

Farm Road, south of Ewing Road

ACCESS TO PROPERTY: Anderson Farm Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: SLUP-13

HEARING DATE (PC): 10-02-07

HEARING DATE (BOC): 10-16-07

PRESENT ZONING: HI

PROPOSED ZONING: Special Land Use

Permit

PROPOSED USE: Automobile wrecker

yard

SIZE OF TRACT: 0.914 acres

DISTRICT: 19

LAND LOT(S): 913

PARCEL(S): 17

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 _____

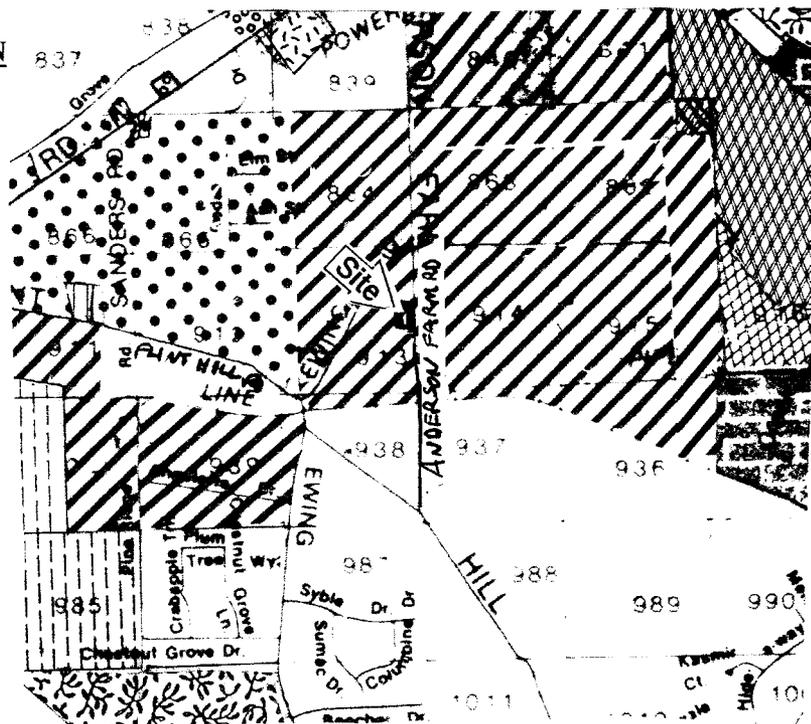
BOARD OF COMMISSIONERS DECISION

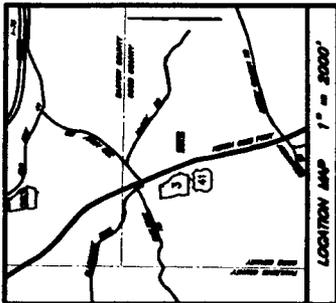
APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

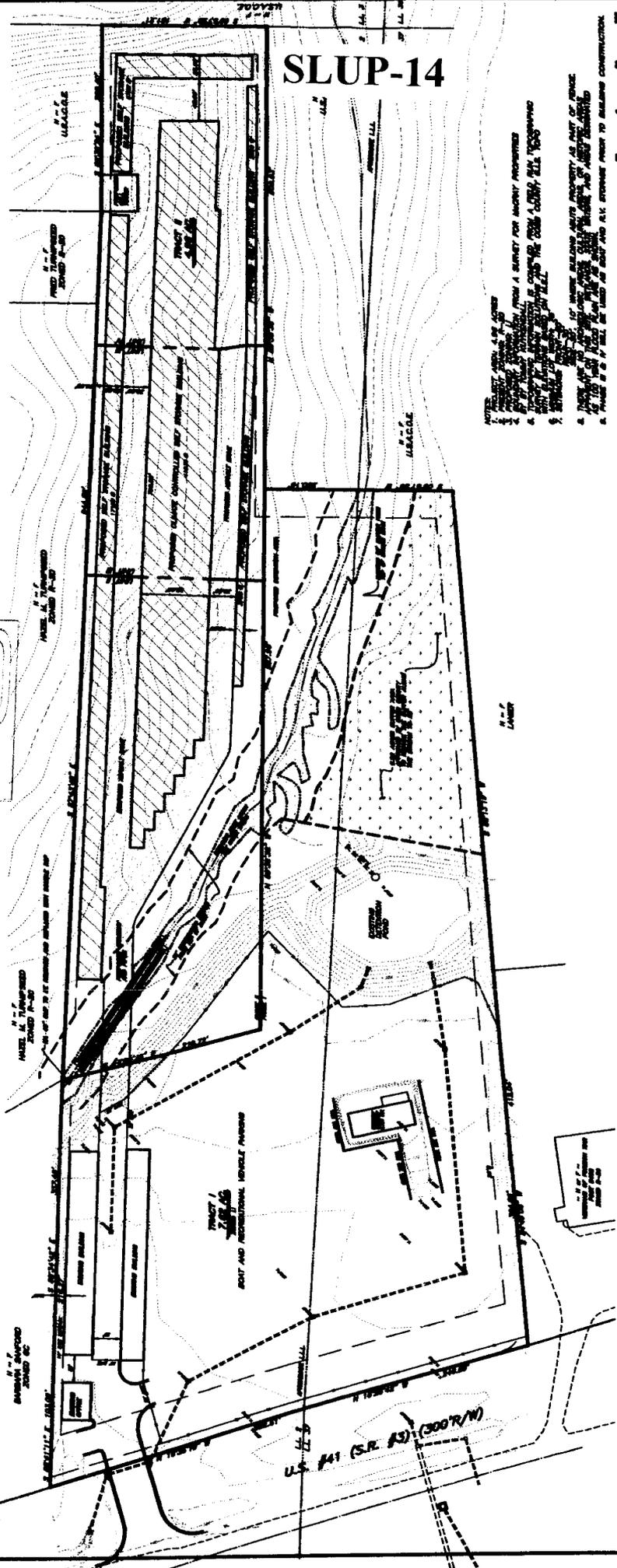
STIPULATIONS:





LOCATION MAP 1" = 2000'

SLUP-14



- NOTES:**
1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

RECEIVED
 AUG 1 2007
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



TERRAIN SOLUTIONS, LLC	
DATE	08/01/07
BY	DAVID L. SMITH
CHECKED BY	DAVID L. SMITH
SCALE	AS SHOWN
PROJECT NO.	SLUP-14
CLIENT	COBB COUNTY, GA

IF YOU DO GEORGIA...
 CALL US FIRST!
 1-800-282-7411
 770-425-4344
 (METRO ATLANTA ONLY)
 WWW.TERRAIN.COM



APPLICANT: McCray Properties, Inc.

770-974-4427

REPRESENTATIVE: Sams, Larkin & Huff, LLP

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

TITLEHOLDER: 41 Park A Toy & Self Storage, Inc.

PROPERTY LOCATION: Located on the east side of U.S. Highway 41, south of Third Army Road

ACCESS TO PROPERTY: U.S. Highway 41

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: SLUP-14

HEARING DATE (PC): 10-02-07

HEARING DATE (BOC): 10-16-07

PRESENT ZONING: R-20 (see Z-90 for the accompanying rezoning application)

PROPOSED ZONING: Special Land Use Permit

PROPOSED USE: Self Service Storage Facility

SIZE OF TRACT: 4.96 acres

DISTRICT: 20

LAND LOT(S): 2

PARCEL(S): 2

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

Rural 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:

