

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: October 7, 2008
Board of Commissioners Hearing Date: October 21, 2008

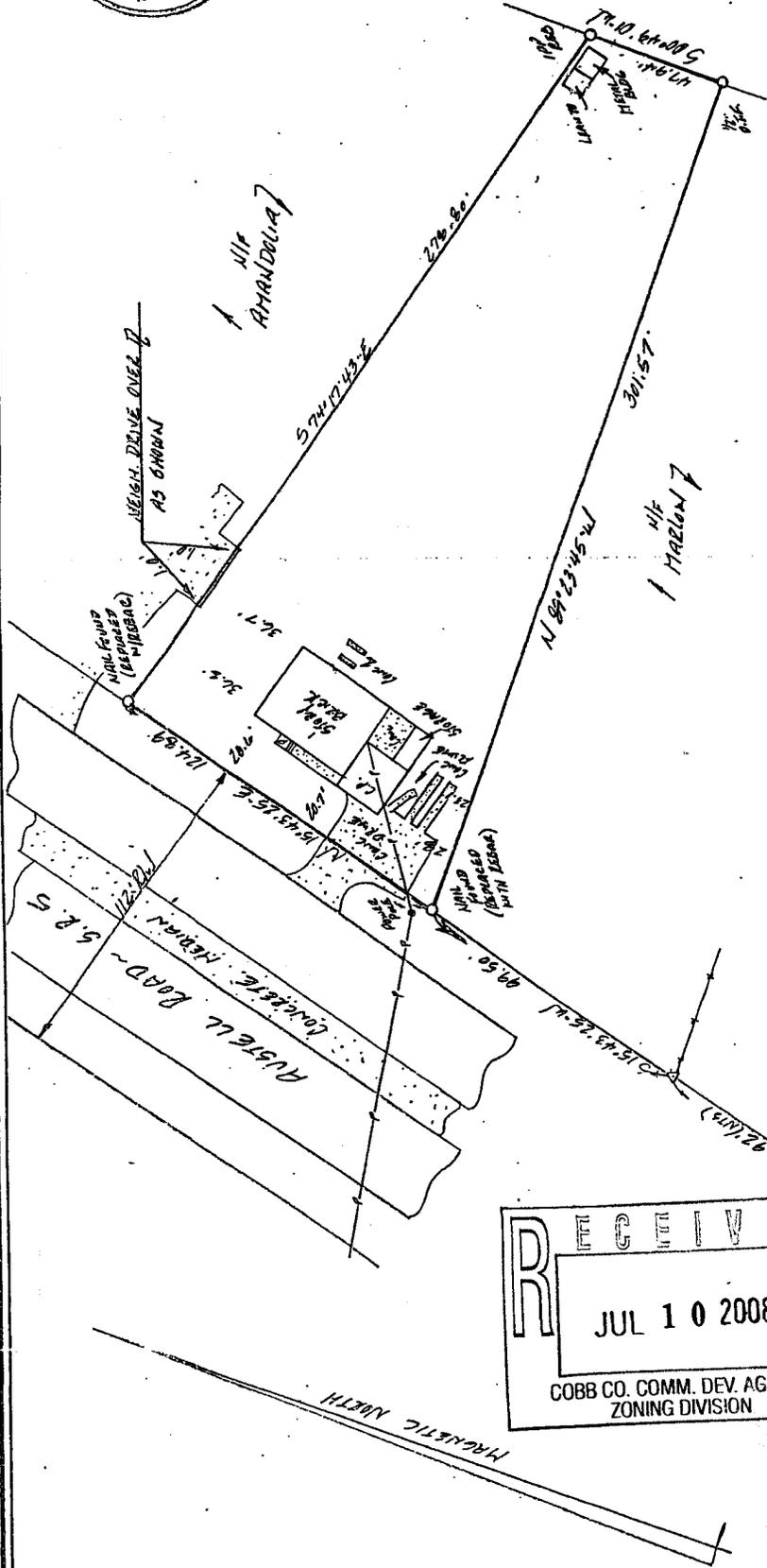
Due Date: August 29, 2008

Date Distributed/Mailed Out: August 12, 2008



Cobb County... Expect the Best!

Z-44
(2008)



RECEIVED
JUL 10 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



PANEL NO. 1306700070E
LOCATION COBB GA
ZONE X 1

I HAVE THIS DATE, EXAMINED THE FIELD DATA, FOUND THE INSTRUMENTS AND FIELD REFERENCE MARKS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

THE FIELD DATA UPON WHICH THIS MAP IS BASED WAS OBTAINED BY ME OR BY AN ASSISTANT OF MINE AND AN ANGULAR ERROR OF 70" SECORDED PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 22,000 FEET.

EQUIPMENT USED: TOPCON 675-2(2) & TRANSIT W/ROD STEEL TAPE.
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE COMPARISON WITH THE MENSURAL STANDARDS AND REQUIREMENTS OF LAW.

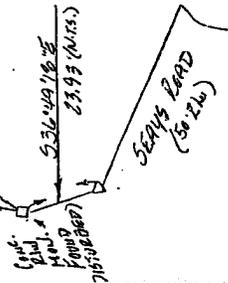
James A. Evans
J.A. EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000

SURVEY FOR:
EDLINE COLLANGES

LOT	BLK.	UNIT	REVISIONS
LAND LOT 1067			
DISTRICT 195			CC 19
SECTION 23			DRAWN JAP
COUNTY, GEORGIA			CHKD
PAGE			JOB #
DATE: 07-26-2008			SCALE: 1" = 40'
			2076-05

REMARKS:
① BLK TAKE D3 4776 PG. 410-412

4555 AUSTELL ROAD
AREA = 0.5656 ACRES



T.O.P.

APPLICANT: Anthony U. Ekwenchi, M.D.
770-948-9338

REPRESENTATIVE: Anthony U. Ekwenchi, M.D.
770-948-9338

TITLEHOLDER: Anthony U. Ekwenchi, M.D.

PROPERTY LOCATION: Located on the east side of Austell Road,
north of Seayes Road.

ACCESS TO PROPERTY: Austell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

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

PETITION NO: Z-44

HEARING DATE (PC): 10-07-08

HEARING DATE (BOC): 10-21-08

PRESENT ZONING: LRO with
Stipulations

PROPOSED ZONING: LRO with
Stipulations

PROPOSED USE: Professional Office

SIZE OF TRACT: 0.56 acre

DISTRICT: 19

LAND LOT(S): 1067

PARCEL(S): 21

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

FUTURE LAND USE MAP: 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

.....
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
b) Proposed building architecture: use existing building with no changes
c) Proposed hours/days of operation: M-F 9am - 7pm
Saturday 1am - 2pm
d) List all requested variances: _____

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

The existing zoning stipulations limit the use of the property for "a real estate office only". This rezoning will amend this condition to allow "professional offices", which would allow a psychiatrist office.

APPLICANT: Creekside Capital Partners, LLC
678-905-0610

REPRESENTATIVE: Michael H. McMahan
678-905-0610

TITLEHOLDER: Stanley K. Argo, James R. and Alice Dunn

PROPERTY LOCATION: Located on the west side of U.S. Highway 41, north of Cedarcrest Road.

ACCESS TO PROPERTY: U.S. Highway 41

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-45

HEARING DATE (PC): 10-07-08

HEARING DATE (BOC): 10-21-08

PRESENT ZONING: GC

PROPOSED ZONING: NRC

PROPOSED USE: Office And Retail

SIZE OF TRACT: 12.1 acres

DISTRICT: 20

LAND LOT(S): 37

PARCEL(S): 3, 11

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

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

FUTURE LAND USE MAP: 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)

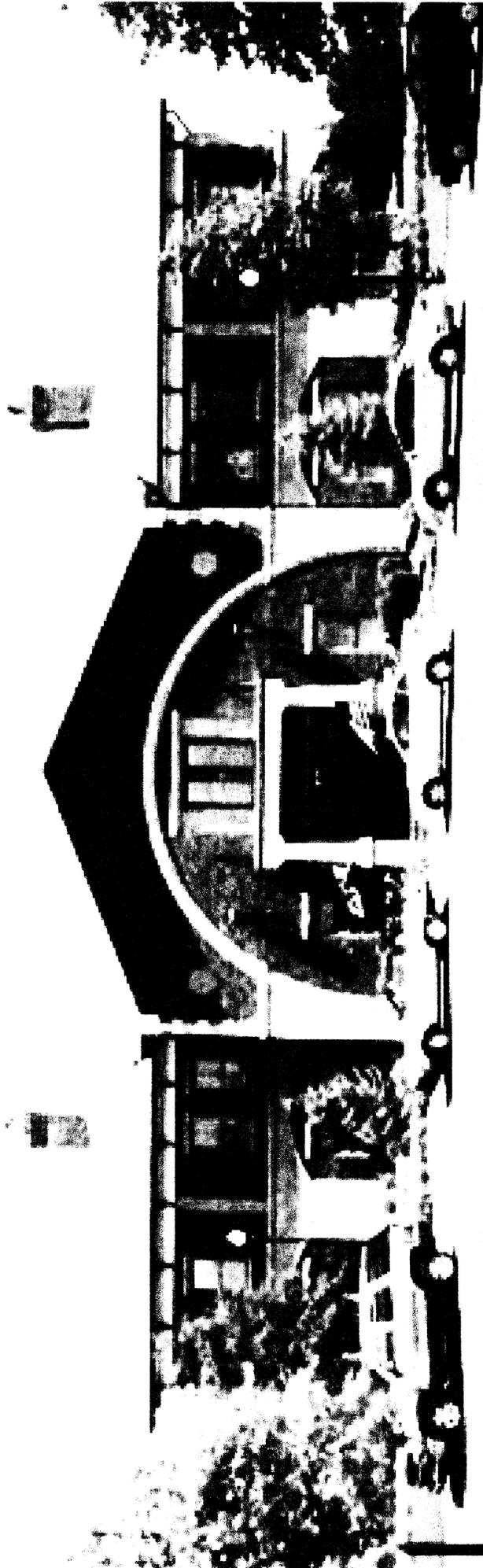
- a) Proposed unit square-footage(s): _____
 - b) Proposed building architecture: _____
 - c) Proposed selling prices(s): _____
 - d) List all requested variances: _____
- _____

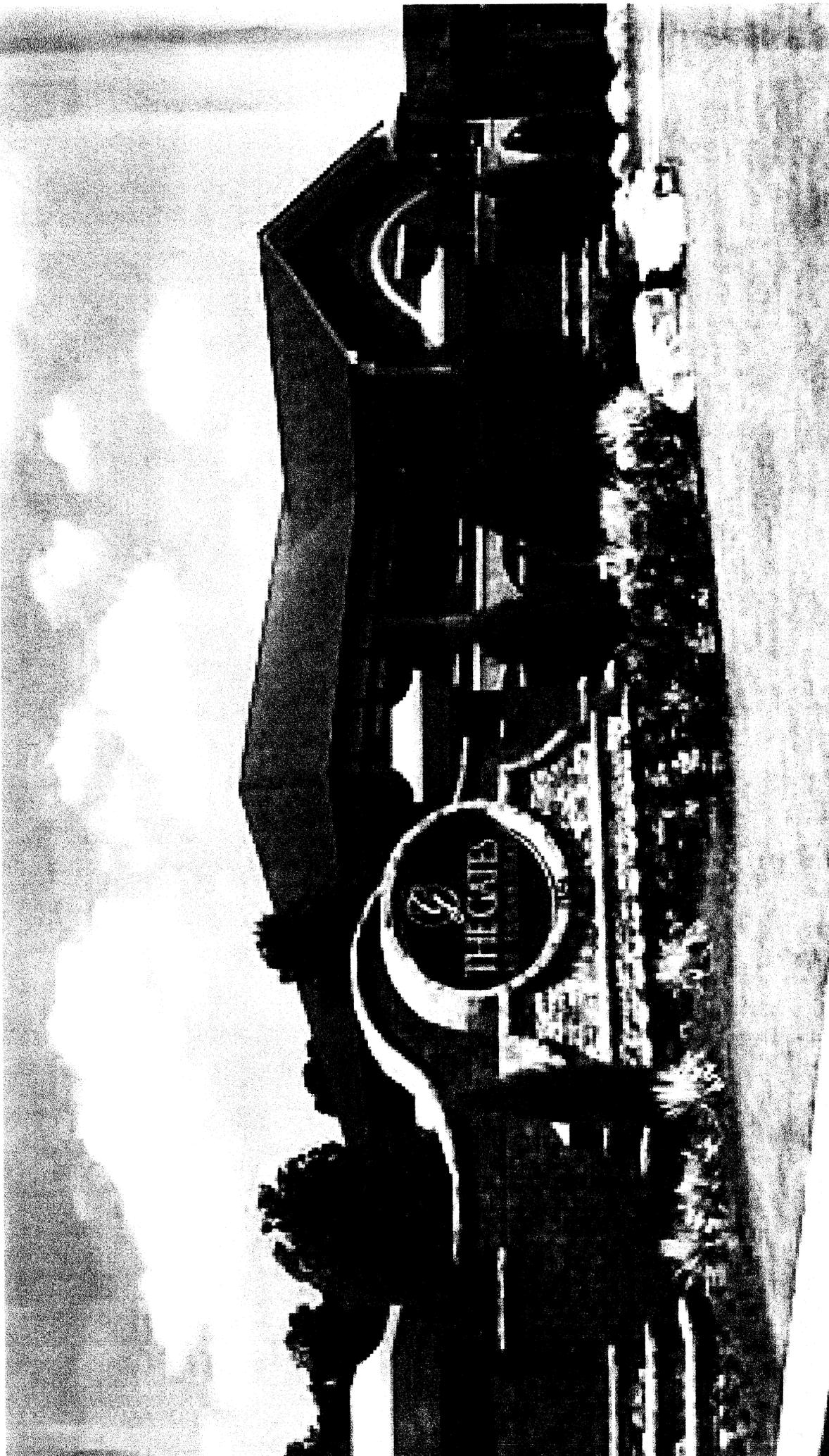
.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

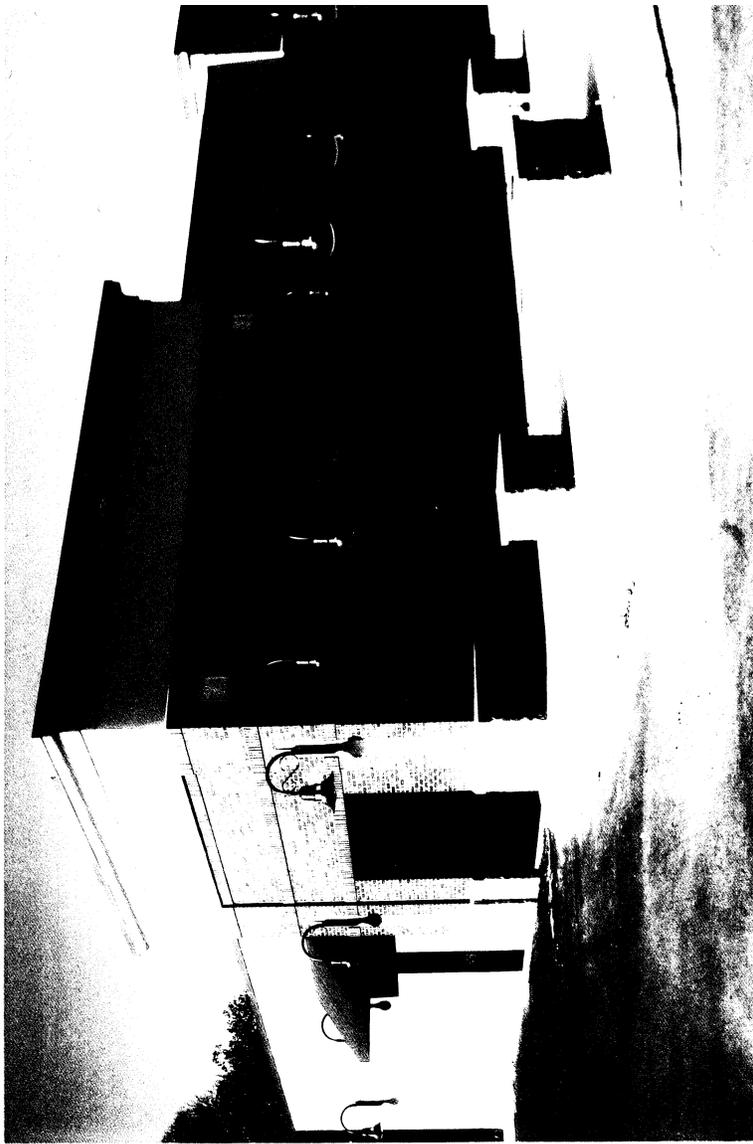
- a) Proposed use(s): Office / Retail
 - b) Proposed building architecture: See attached photos
 - c) Proposed hours/days of operation: Office : approx. 8:00 am - 5:00 pm (M-F)
Retail : approx. 8:00 am - 9:00 pm
 - d) List all requested variances: None
- _____

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

See Blue email attachment

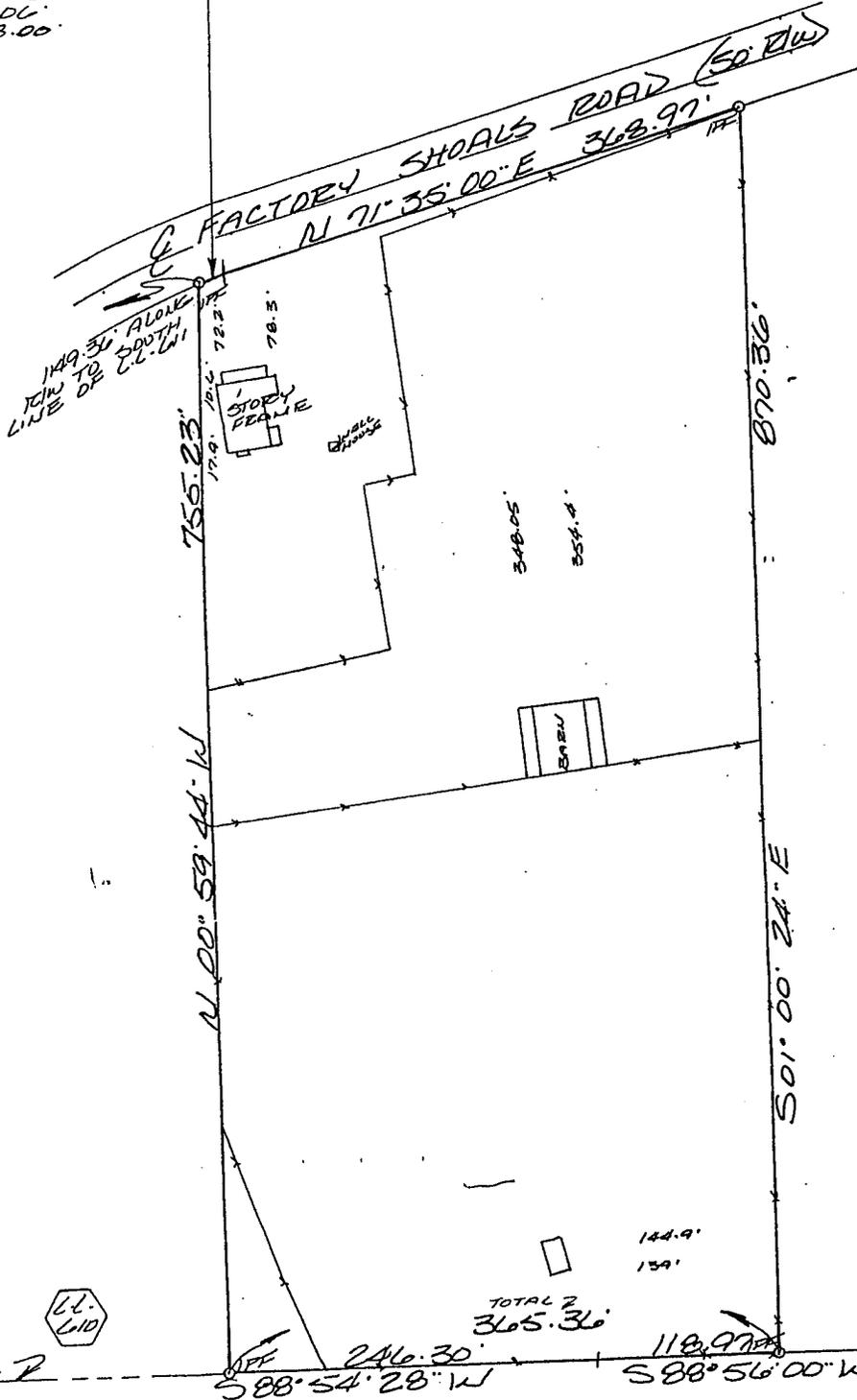






Z-46
(2008)

N 67° 10' 00" E
CHD: 14.06'
ARC: 14.06'
RAD: 108.00'



DATE OF FIELD LOCATION: 7-29-97 AREA=6.82 ACRES

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000 FEET, AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE CRANDALL RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000 FEET.

ALL IRON PINS ARE 1/2" REDAR UNLESS OTHERWISE NOTED.

EQUIPMENT USED: TOPCON GTS TOTAL STATION

NO U.S.C.G.S. MONUMENTS FOUND UNLESS OTHERWISE NOTED.

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 THE REGISTERED LAND SURVEYOR.

Richard E. ...
REGISTERED LAND SURVEYOR

KENCO/PERIMETER SURVEYING, INC.
1005 SANDTOWN BLVD. S.W.
MARIETTA, GEORGIA 30060 E.
PH: (770)-425-6024/427-1100
FX: (770)-425-6760

THIS SURVEY FOR:
**JOHN W. JUSTUS
SHARON B. JUSTUS**

ESTATE OF MRS. DONIE JEWEL BRIARD

PLAT BOOK: _____ PAGE: _____

LAND LOT(S) 610 DIST: 18th SECT: 2nd

COBB COUNTY, GEORGIA

DATE: 7.31.97 SCALE: 1" = 100'

DEED BOOK: _____ PAGE: _____

[REVISIONS]

CHKD: R.N.
PC: H.N.
ATTY:
JOB NUMBER 071397
DRAWN: RSN/ull

THIS PLAT MAY BE BASED ON A RECORDED PLAT FROM IRON PINS REFERENCED ON SAID PLAT FOR CLOSURE TIE-IN.

I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED LOT 151A NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS PER. FIG. 1506712085 F

DATED: AUG. 18, 1992

APPLICANT: Justus Transport Co., Inc.
770-944-8188

REPRESENTATIVE: Richard W. Calhoun
770-422-1776

TITLEHOLDER: John W. and Sharon B. Justus

PROPERTY LOCATION: Located on the south side of Factory Shoals Road, west of Hartman Road.

ACCESS TO PROPERTY: Factory Shoals Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

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

PETITION NO: Z-46

HEARING DATE (PC): 10-07-08

HEARING DATE (BOC): 10-21-08

PRESENT ZONING: LI With Stipulations

PROPOSED ZONING: LI With Stipulations

PROPOSED USE: Amending Zoning Stipulations For A Transport Office

SIZE OF TRACT: 6.9 acres

DISTRICT: 18

LAND LOT(S): 610

PARCEL(S): 12

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

FUTURE LAND USE MAP: Industrial Compatible

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

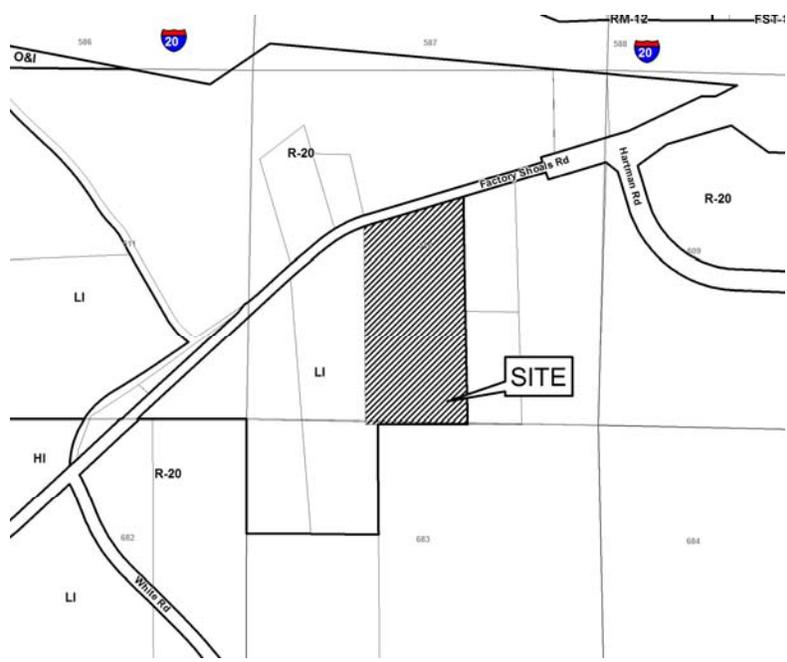
BOARD OF COMMISSIONERS DECISION

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): Truck Transport Office
- b) Proposed building architecture: Existing
- c) Proposed hours/days of operation: 9:00 a.m. to 5:00 p.m.; Monday thr Friday
- d) List all requested variances: None

.....

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

This property was rezoned from R-20 to LI in 1999 for a truck transport office and 30,000 square foot warehouse which has not yet been built. The county DOT's comments required a 15' deep right of way, and a 150' deceleration lane with curb and gutter. At present, the property is utilized for transient parking of only 1 or 2 trucks per day. Owner is agreeable to donating the required right of way at this time, but requests that construction of the deceleration lane, curb and gutter be deferred until the warehouse facility which was originally proposed for this property is actually constructed.

For details see original application, staff comments, and Board of Commissioners' decision, all of which are attached, and incorporated herein by reference.

See Exhibit 'A' for proposed future plan.
JPP 8-7-08

APPLICANT: TAK Real Estate Investors, LLC
770-933-9844

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP
John H. Moore 770-429-1499

TITLEHOLDER: Litchfield Holdings, LLC

PROPERTY LOCATION: Located on the west side of Deen Road,
north of Jamerson Road.

ACCESS TO PROPERTY: Deen Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

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

PETITION NO: Z-47

HEARING DATE (PC): 10-07-08

HEARING DATE (BOC): 10-21-08

PRESENT ZONING: R-20

PROPOSED ZONING: LI

PROPOSED USE: Office/Warehouse

SIZE OF TRACT: 9.52 acres

DISTRICT: 16

LAND LOT(S): 59, 60

PARCEL(S): 1

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

FUTURE LAND USE MAP: Industrial Compatible

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

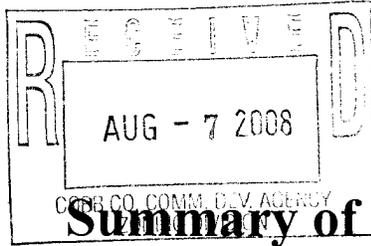
APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:





Application No. z-47
(2008)

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): Industrial, Light Manufacturing, Storage, Office, and ancillary uses
 - b) Proposed building architecture: Metal buildings with masonry accents
 - c) Proposed hours/days of operation: 7:30 a.m.-6:30 p.m.; Monday - Sunday
 - d) List all requested variances: None known at this time
- _____
- _____
- _____

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

This Application requests that the developer be allowed to manipulate the proposed building sizes to accommodate the specific needs of future owners and lessees.

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

APPLICANT: Shi Investments Three, LLC
404-591-6700

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP
John H. Moore 770-429-1499

TITLEHOLDER: Shi Investments Three, LLC

PROPERTY LOCATION: Located on the west side of Cumberland
Parkway, south of Mount Wilkinson Parkway.

ACCESS TO PROPERTY: Cumberland Parkway

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

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

FUTURE LAND USE MAP: Regional Activity Center- Sub area for Office

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:

PETITION NO: Z-48

HEARING DATE (PC): 10-07-08

HEARING DATE (BOC): 10-21-08

PRESENT ZONING: OHR

PROPOSED ZONING: CRC

PROPOSED USE: Retail And Restaurants

SIZE OF TRACT: 1.28 acres

DISTRICT: 17

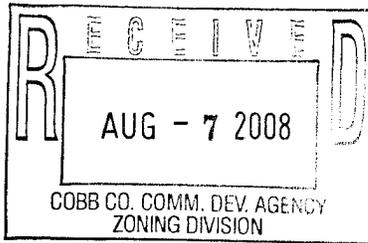
LAND LOT(S): 842, 843

PARCEL(S): 3

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2





Application No. z- 48
(2008)

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: _____
- _____
- _____
- _____

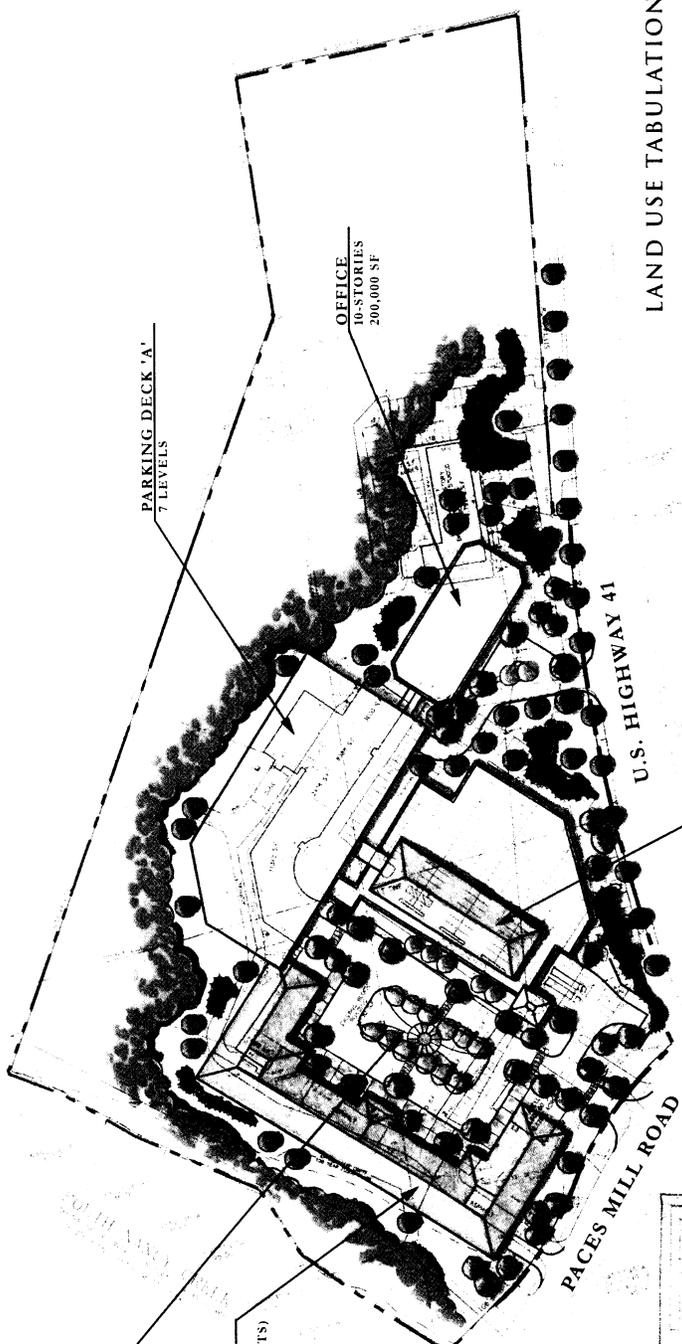
.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Quality Amenity Retail/Restaurant
 - b) Proposed building architecture: Steel frame; store-front glass; flat roof--
Complementary to other buildings in proposed office park
 - c) Proposed hours/days of operation: 7:00 a.m. - 12:00 a.m.; Monday-Sunday
 - d) List all requested variances: _____
None known at this time
- _____
- _____

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

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

**Z-49
(2008)**



COURTYARD

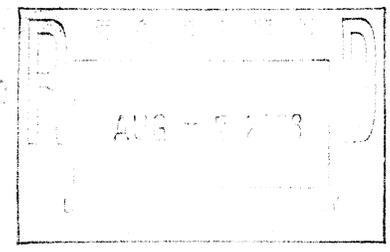
BUILDING 'B'
 RETAIL-1 STORY (50,000 SF)
 RESIDENTIAL-4 STORIES (192 UNITS)
 PARKING-2 LEVELS BELOW

OFFICE
 10-STORIES
 200,000 SF

PARKING DECK 'A'
 7 LEVELS

PACES MILL ROAD

U.S. HIGHWAY 41



LAND USE TABULATIONS

KROGER 55,000 SF
 RETAIL 50,000 SF
 MULTI-FAMILY 240 UNITS
 OFFICE 200,000 SF
 PARKING 1566 SPACES

1140 SPACES @ PARKING DECK 'A'
 370 SPACES @ PARKING DECK IN BUILDING B
 56 SURFACE SPACES @ COURTYARD

BUILDING A
 KROGER (55,000 SF)
 RESIDENTIAL-3 STORIES (48 UNITS)



09-09-02
 01206-c-plan-09-09-02

RIVERVIEW

TRAMMELL CROW RESIDENTIAL/TRI-KELL INVESTMENTS

HGOR
HUGHES | GOSPEL | O'LEARY & RYAN

APPLICANT: Tri-Kell Investments, Inc.
770-818-4130

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP
John H. Moore 770-429-1499

TITLEHOLDER: Riverview Associates, Ltd. And Riverview
Village, LLC

PROPERTY LOCATION: Located at the northwesterly intersection
of U.S. Highway 41 and Paces Mill Road.

ACCESS TO PROPERTY: U.S. Highway 41 and Paces Mill Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-49

HEARING DATE (PC): 10-07-08

HEARING DATE (BOC): 10-21-08

PRESENT ZONING: GC

PROPOSED ZONING: RRC

PROPOSED USE: Mixed Use
Development

SIZE OF TRACT: 18.01 acres

DISTRICT: 17

LAND LOT(S): 976, 977, 1016, 1017

PARCEL(S): 4, 9, 10

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

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

FUTURE LAND USE MAP: Regional Activity Center- Sub area for Office

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

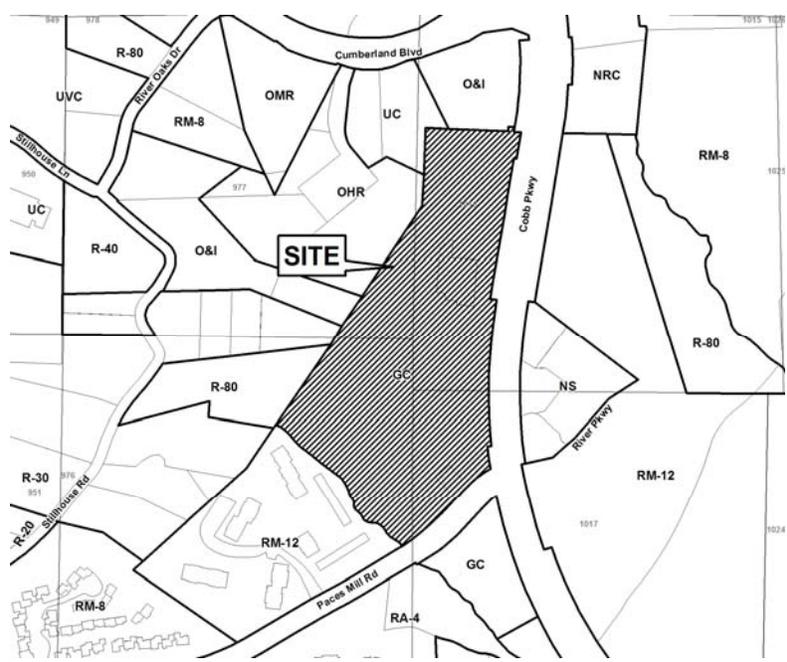
BOARD OF COMMISSIONERS DECISION

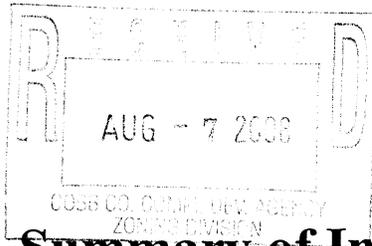
APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:





Application No. z- 49
(2008)

Summary of Intent for Rezoning*

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

- a) **Proposed unit square-footage(s):** Range - 700-2,000 sf; Approximate Average 1,100 sf
- b) **Proposed building architecture:** Brick, stone, and stucco, or combinations thereof
- c) **Proposed selling prices(s):** Approximate Range - \$300,000 - \$800,000
Rental: \$1,000 - \$3,000 per month
- d) **List all requested variances:** _____
None known at this time

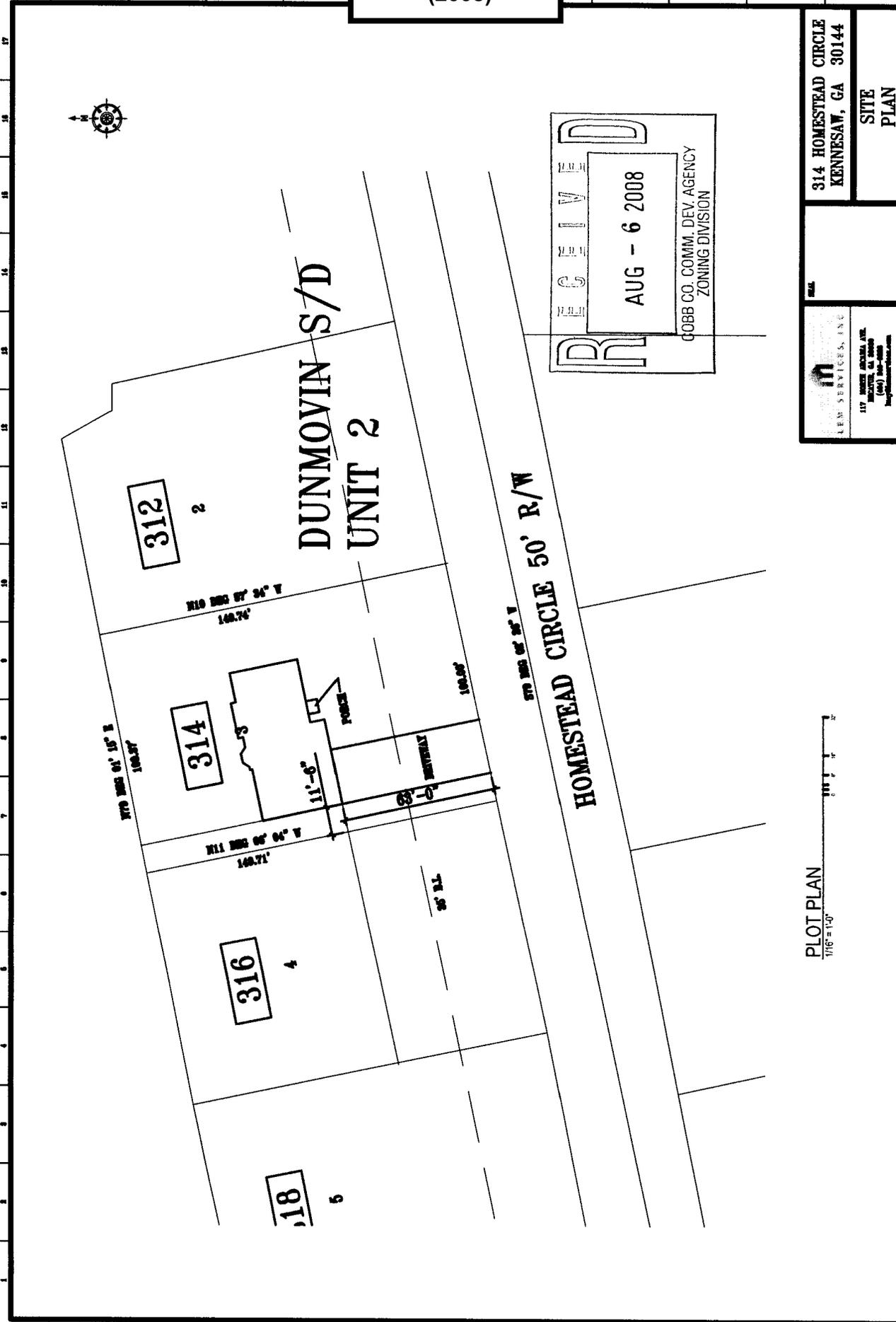
.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) **Proposed use(s):** Retail and Office
- b) **Proposed building architecture:** Glass, brick, stone, and stucco, or combinations thereof
- c) **Proposed hours/days of operation:** Monday-Sunday -- 9:00 a.m. - 9:00 p.m. (Retail)
6:00 a.m. - Midnight (Restaurants)
- d) **List all requested variances:** _____
None known at this time

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

***Applicant specifically reserves the right to amend any portion of the Application for Rezoning at any time during the rezoning process.**

LUP-27
(2008)



RECEIVED
AUG - 6 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

 117 NORTH AVENUE, AVE. KENNESAW, GA 30144 (404) 888-8888 http://www.lem-services.com	314 HOMESTEAD CIRCLE KENNESAW, GA 30144	SITE PLAN
	PLOT PLAN 1/16" = 1'-0"	

APPLICANT: Zoila A. Smith
770-512-5177

REPRESENTATIVE: Zoila A. Smith
770-512-5177

TITLEHOLDER: Zoila A. Smith

PROPERTY LOCATION: Located on the north side of Homestead Circle, west of Dunmovin Drive.

ACCESS TO PROPERTY: Homestead Circle

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: LUP-27

HEARING DATE (PC): 10-07-08

HEARING DATE (BOC): 10-21-08

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow More Than Two Unrelated People To Occupy A Dwelling Unit

SIZE OF TRACT: 0.34 acre

DISTRICT: 16

LAND LOT(S): 214

PARCEL(S): 31

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

FUTURE LAND USE MAP: Low Density Residential

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

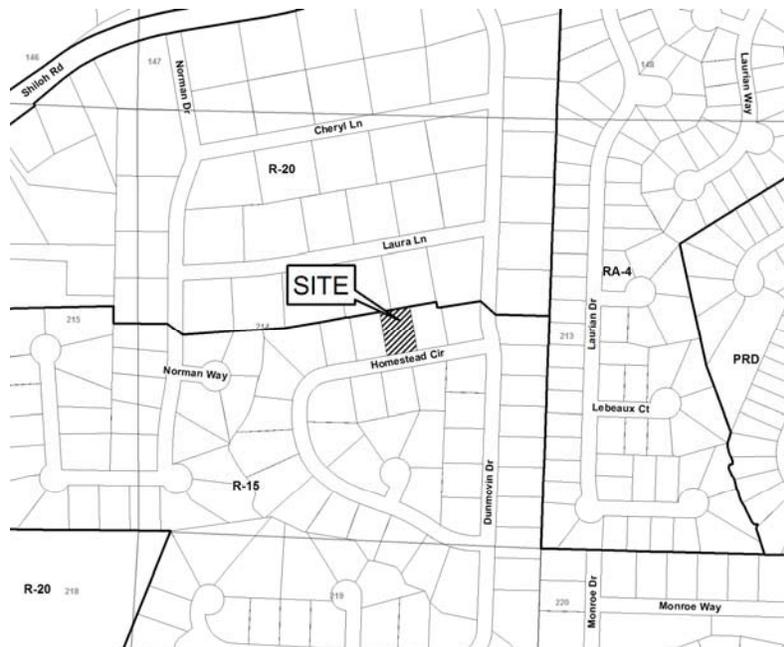
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

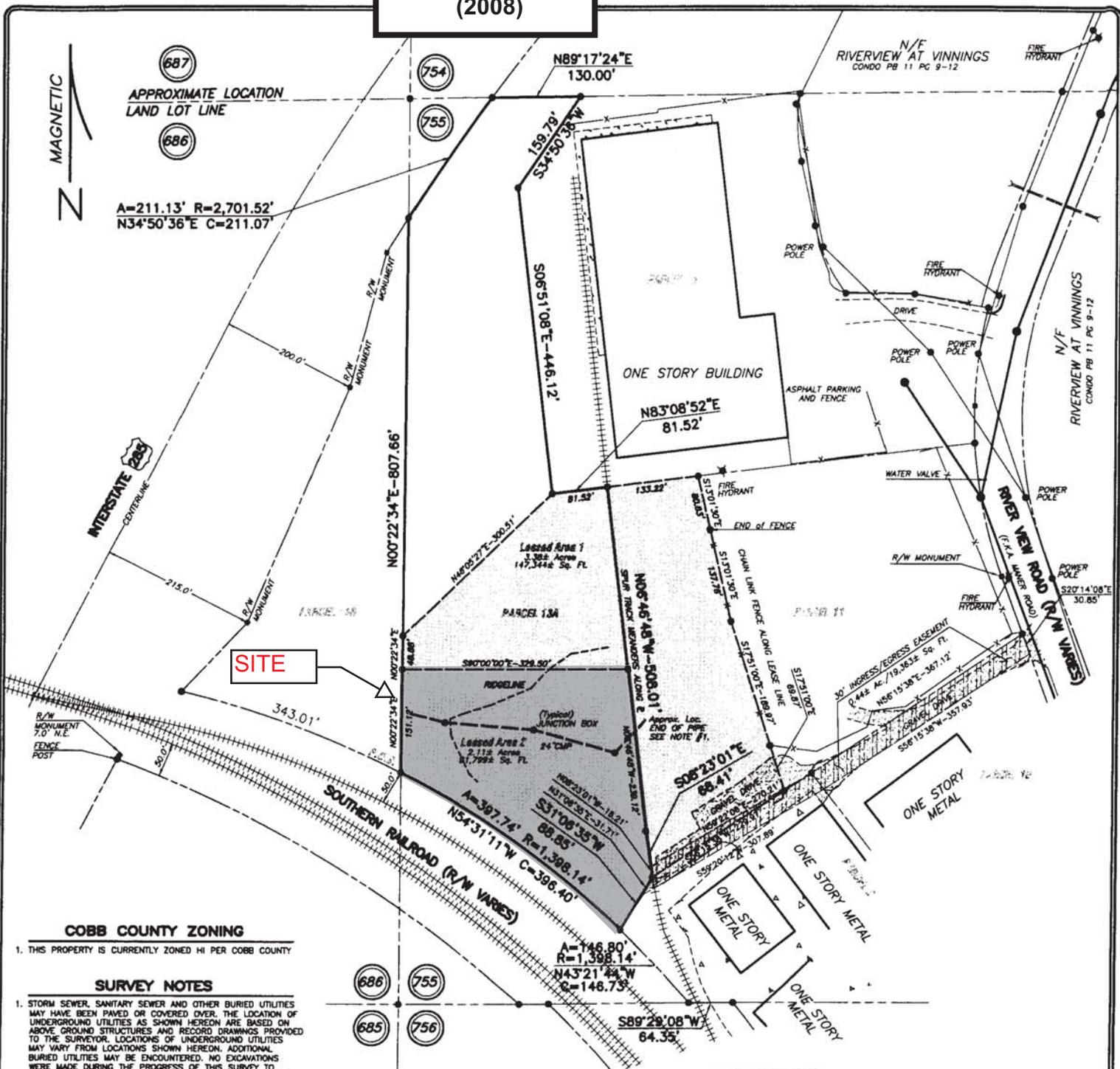
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



**SLUP-19
(2008)**



APPROXIMATE LOCATION
LAND LOT LINE

A=211.13' R=2,701.52'
N34°50'36" E C=211.07'

COBB COUNTY ZONING

1. THIS PROPERTY IS CURRENTLY ZONED HI PER COBB COUNTY

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

TELEPHONE: AT&T
ELECTRIC: GEORGIA POWER COMPANY
WATER AND SEWER: CITY OF ATLANTA
GAS: ATLANTA GAS LIGHT COMPANY

CALL THREE WORKING DAYS BEFORE YOU DIG
UTILITIES PROTECTION CENTER:
IN METRO ATLANTA 770-823-4344
THROUGH OUT GEORGIA 1-800-282-7411

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3. 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 THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

5. THIS PLAT NOT INTENDED FOR RECORDING.

LEGEND

—	—	DENOTES PROPERTY LINE
R/W	—	DENOTES RIGHT-OF-WAY
C	—	DENOTES CENTERLINE
BC	—	DENOTES BACK OF CURB
EP	—	DENOTES EDGE OF PAVING
TW	—	DENOTES TOP OF WALL
BW	—	DENOTES BOTTOM OF WALL
X	—	DENOTES FENCE
RCP	—	DENOTES REINFORCED CONCRETE PIPE
CMP	—	DENOTES CORRUGATED METAL PIPE
PP	—	DENOTES POWER POLE
LP	—	DENOTES LIGHT POLE
GP	—	DENOTES GAS METER
P	—	DENOTES POWER LINE
PM	—	DENOTES POWER METER
PB	—	DENOTES POWER BOX
A/C	—	DENOTES AIR CONDITION
TB	—	DENOTES TELEPHONE BOX
GM	—	DENOTES GAS METER
GV	—	DENOTES GAS VALVE
GLM	—	DENOTES GUY LINE MARKER
WM	—	DENOTES WATER METER
WV	—	DENOTES WATER VALVE
FH	—	DENOTES FIRE HYDRANT
MW	—	DENOTES MONITORING WELL
HW	—	DENOTES HEADWALL
JB	—	DENOTES JUNCTION BOX
DI	—	DENOTES DROP INLET
S	—	DENOTES SANITARY SEWER LINE
SSMH	—	DENOTES SANITARY SEWER MANHOLE
CO	—	DENOTES CLEAN OUT

RECEIVED

AUG - 7 2008

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
770-823-4344
(METRO ATLANTA ONLY)
UTILITIES PROTECTION CENTER
IT'S THE LAW



TOTAL AREA= 6.247± ACRES
OR 272,112± SQ. FT.

**RIVER VIEW ROAD
SMYRNA, GEORGIA**

SPECIAL LAND USE PLAT FOR
ATLANTA HARDWOOD CORPORATION

PARCEL 13A

LAND LOT 755
DISTRICT 17TH. SECTION 2ND.
COUNTY COBB
GEORGIA

PLAT PREPARED: 7-22-08
FIELD: 4-25-05 SCALE: 1"=100'

McLUNG
SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383

This property (is not) located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.



Michael R. Noles
Georgia RLS #2848
Member SALSOC

No.	Revision	Date

APPLICANT: Green Forest Recycling, LLC

404-214-4708

REPRESENTATIVE: Sams, Larkin & Huff, LLP

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

TITLEHOLDER: Louise G. Howard Family Investments, LLP

PROPERTY LOCATION: Located on the west side of River View Road, southwesterly of South Cobb Drive.

ACCESS TO PROPERTY: River View Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: SLUP-19

HEARING DATE (PC): 10-07-08

HEARING DATE (BOC): 10-21-08

PRESENT ZONING: HI

PROPOSED ZONING: Special Land Use Permit

PROPOSED USE: Chipping, Grinding And Reduction Of Trees And Logs

SIZE OF TRACT: 2.11 acres

DISTRICT: 17

LAND LOT(S): 755

PARCEL(S): 7

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

FUTURE LAND USE MAP: Industrial

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

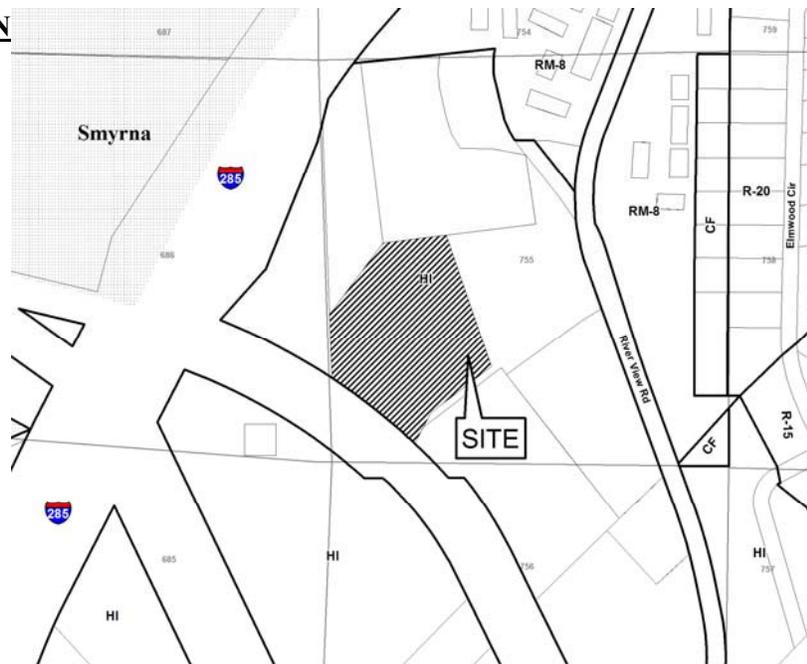
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



APPLICANT: Verizon Wireless
404-885-3061

REPRESENTATIVE: Troutman Sanders, LLP
Jennifer Blackburn 404-285-2211

TITLEHOLDER: Marvin and Theresa Adams

PROPERTY LOCATION: Located on the northwesterly side of
Factory Shoals Road, north of Interstate 20.

ACCESS TO PROPERTY: Factory Shoals Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: SLUP-20

HEARING DATE (PC): 10-07-08

HEARING DATE (BOC): 10-21-08

PRESENT ZONING: OI

PROPOSED ZONING: Special Land Use
Permit

PROPOSED USE: Expansion Of An
Existing Cell Tower Equipment Compound

SIZE OF TRACT: 2.9 acres

DISTRICT: 18

LAND LOT(S): 588

PARCEL(S): 5

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

FUTURE LAND USE MAP: Neighborhood Activity Center

***See Exhibit "A" for Letter of Intent**

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

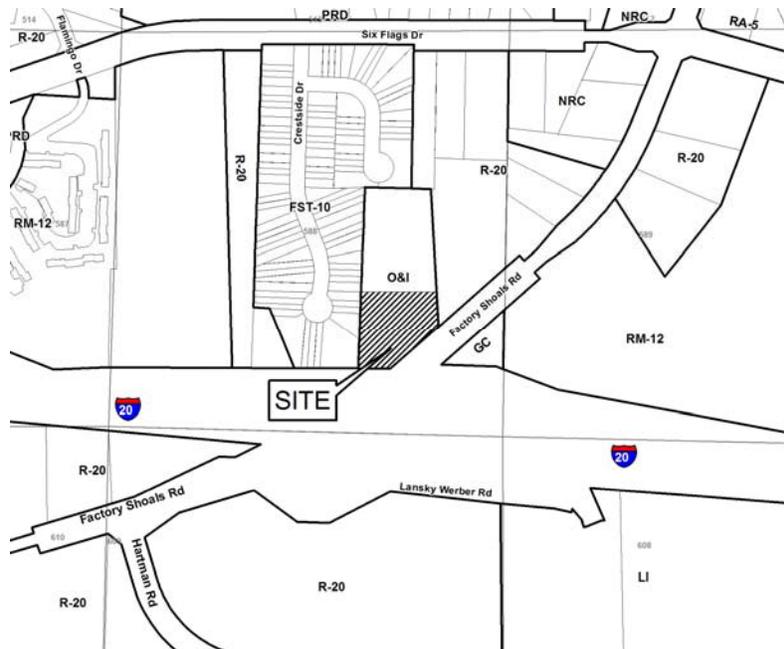
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



TROUTMAN SANDERS LLP

A T T O R N E Y S A T L A W
A LIMITED LIABILITY PARTNERSHIP

BANK OF AMERICA PLAZA
600 PEACHTREE STREET, N.E. - SUITE 5200
ATLANTA, GEORGIA 30308-2216
www.troutmansanders.com
TELEPHONE: 404-885-3000
FACSIMILE: 404-885-3900

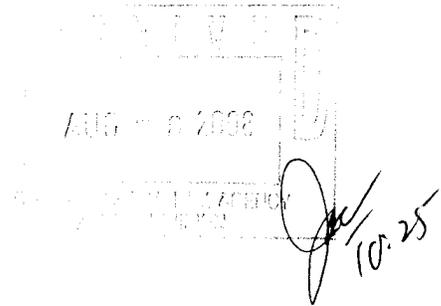
Jen Blackburn
jennifer.blackburn@troutmansanders.com

Direct Dial: 404-885-3061
Direct Fax: 404-962-6574

August 6, 2008

VIA HAND DELIVERY

Rob Hosack, AICP
Cobb County Community Development Department
191 Lawrence Street
Marietta, Georgia 30060



RE: Verizon Wireless' Special Land Use Permit Application to allow for the Expansion of an Existing Telecommunications Compound on Property Located at 7312 Factory Shoals Road, Cobb County, Georgia

Dear Mr. Hosack:

On behalf of Verizon Wireless (VAW), LLC ("Verizon Wireless"), I am pleased to submit for Cobb County's review and consideration this Special Land Use Permit Application to allow for the expansion of an existing tower compound on property located at 7312 Factory Shoals Road, Cobb County, Georgia. This compound expansion is needed in order to allow for the co-location of Verizon Wireless' antennas onto the existing tower located on the subject property. Pursuant to the requirements of Section 134-273 of the Cobb County Code of Ordinances (the "Ordinance"), this Letter of Intent and the attached exhibits provide all basic and supplementary information requested by the County for consideration of this request. Included among these exhibits are the following:

- Notarized Authorization by Property Owner (Exhibit "A");
- Application for Special Land Use Permit (Exhibit "B");
- Construction Design package which includes a Detailed Site Plan, Tower Elevation and Antenna Schedule, Grading and Sediment Control Plan, Electrical Site Plan, and Grounding Site Plan (Exhibit "C");
- Survey and Legal Descriptions of the Subject Property, Existing Lease Area, Proposed Lease Area, and Ingress-Egress and Utility Easement (Exhibit "D");
- A copy of the Warranty Deed for the subject property (Exhibit "E");

TROUTMAN SANDERS LLP
ATTORNEYS AT LAW
A LIMITED LIABILITY PARTNERSHIP

Mr. Rob Hosack
August 6, 2008
Page 2

- A copy of the paid tax receipt for 2007 for the subject property (Exhibit "F");
- A copy of the letters sent to all adjacent property owners requesting signature of the Consent of Contiguous Occupants or Land Owners to Accompany Application for Special Land Use form (Exhibit "G"); and
- A check in the amount of \$150.00 for the application fee.

For this proposed facility, Verizon Wireless intends to co-locate onto an existing 140-foot telecommunications tower owned by Crown Castle and to lease a 18' x 34' parcel on which to locate a 11.5' x 30' equipment shelter. Access to the leased premises will be provided via an existing access and utility easement running from Factory Shoals Road to the existing site. Section 134-273(6)(c) of the Ordinance allows for administrative approval of the co-location of additional antennas on existing towers. However, Section 134-273(2) of the Ordinance requires a Special Land Use Permit for the expansion of the existing tower compound be approved by the Cobb County Board of Commissioners at a public hearing.

The compound expansion is needed to allow for the location of Verizon Wireless' equipment shelter. Currently there is not enough ground space within the existing compound to allow for the equipment shelter. The requested Special Land Use Permit would expand the existing compound 20 x 39 feet to the east and would allow Verizon Wireless to locate an equipment shelter within this expanded area. The proposed compound meets all other setbacks required under the Ordinance.

The proposed co-location supports the County's preference for co-location of antennas onto existing tower versus the construction of new towers. Verizon Wireless has selected this site to ensure that increasingly relied upon wireless telecommunications service is provided in a safe and uniform manner throughout this portion of Cobb County and the surrounding area. This portion of the County currently has inadequate coverage resulting in frequently dropped calls or no service at all. This co-location will allow Verizon Wireless to provide suitable coverage to this portion of the County.

Verizon Wireless ensures that the proposed co-location will be maintained in compliance with the standards contained in applicable local building codes and the applicable standards for such telecommunications facilities. Verizon Wireless will obtain all necessary Federal Communications Commission ("FCC") and Federal Aviation Administration ("FAA") approvals for construction and operation at this location. As with all its facilities, Verizon Wireless will construct and operate this facility in accordance with all applicable FCC and FAA regulations.

TROUTMAN SANDERS LLP
ATTORNEYS AT LAW
A LIMITED LIABILITY PARTNERSHIP

Mr. Rob Hosack
August 6, 2008
Page 3

I appreciate your thoughtful consideration of this request, I encourage you to contact me should you have any questions or require any additional information, and I look forward to working with you on this important matter.

Very truly yours,



Jennifer A. Blackburn

/jab
Enclosures

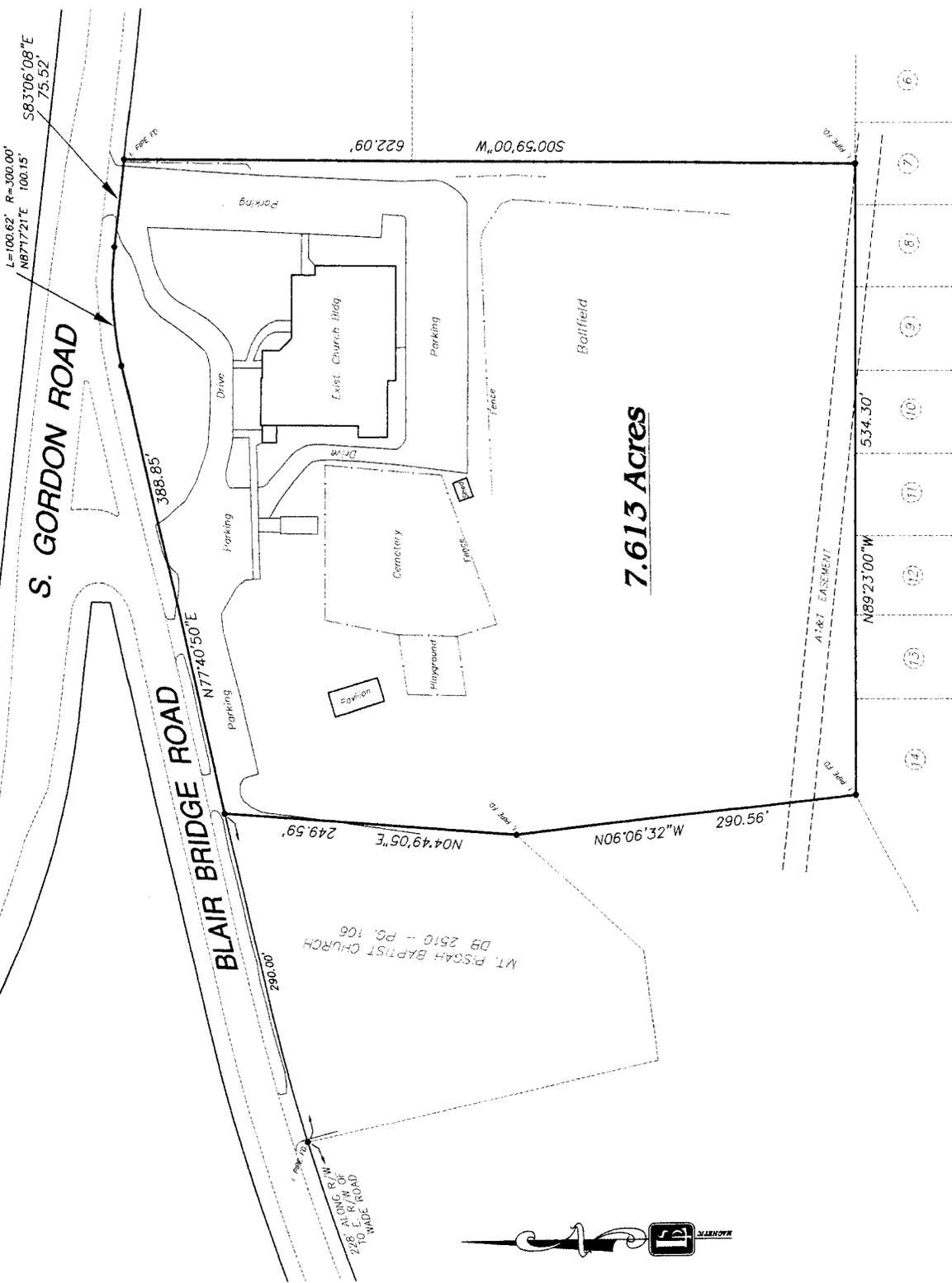
UNITED METHODIST CHURCH
 4 Of The 18th District, 2nd Section
 Cobb County, Georgia

SLUP-21
 (8002)

LANDMARK
 SURVEYING & PLANNING, INC.
 Douglasville, GA 30135
 Phone: (770) 489-9650
 Fax: (770) 489-9651



Survey of:



7.613 Acres

CREEKSIDE AT WADE FARM



SURVEYOR'S CERTIFICATION:
 IT IS HEREBY CERTIFIED THAT IN MY OPINION THIS
 IS A TRUE AND CORRECT REPRESENTATION OF THE
 SURVEYED PROPERTY AND THAT THE SAME WAS PREPARED IN
 CONFORMITY WITH THE MINIMUM STANDARDS AND
 REQUIREMENTS OF THE LAW.

Ricky L. Nixon
 RICKY L. NIXON, R.L.S.
 DATE: 6/24/04



APPLICANT: Mantevius Jackson
404-277-1214

REPRESENTATIVE: Mantevius Jackson
404-277-1214

TITLEHOLDER: Trinity United Methodist Church

PROPERTY LOCATION: Located at the southeasterly intersection
of South Gordon Road and Blair Bridge Road.

ACCESS TO PROPERTY: South Gordon Road and Blair Bridge
Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: SLUP-21

HEARING DATE (PC): 10-07-08

HEARING DATE (BOC): 10-21-08

PRESENT ZONING: PSC

PROPOSED ZONING: Special Land Use
Permit

PROPOSED USE: Private School And
Daycare

SIZE OF TRACT: 7.6 acres

DISTRICT: 18

LAND LOT(S): 414

PARCEL(S): 2, 3, 4

TAXES: PAID Exempt DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

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

FUTURE LAND USE MAP: Public Institutional

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:

