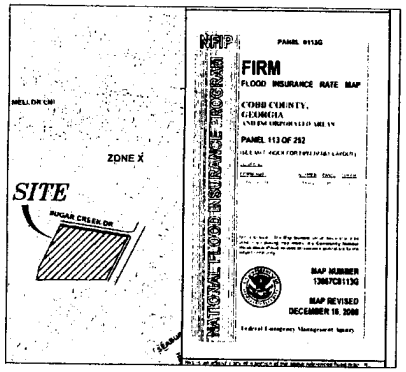
PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: April 7, 2009
Board of Commissioners Hearing Date: April 21, 2009

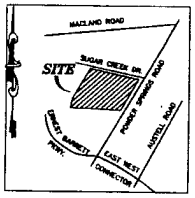
Due Date: February 27, 2009

Date Distributed/Mailed Out: February 12, 2009

Cobb County...Expect the Best!



FIRM MAP – 13067C01139



LOCATION MAP
NTS

SITE LAYOUT

POWDER SPRINGS PROPERTIES, LLC

1990 Powder Springs Road
Land Lots 548 20th District 2nd Section
Cobb County, Georgia

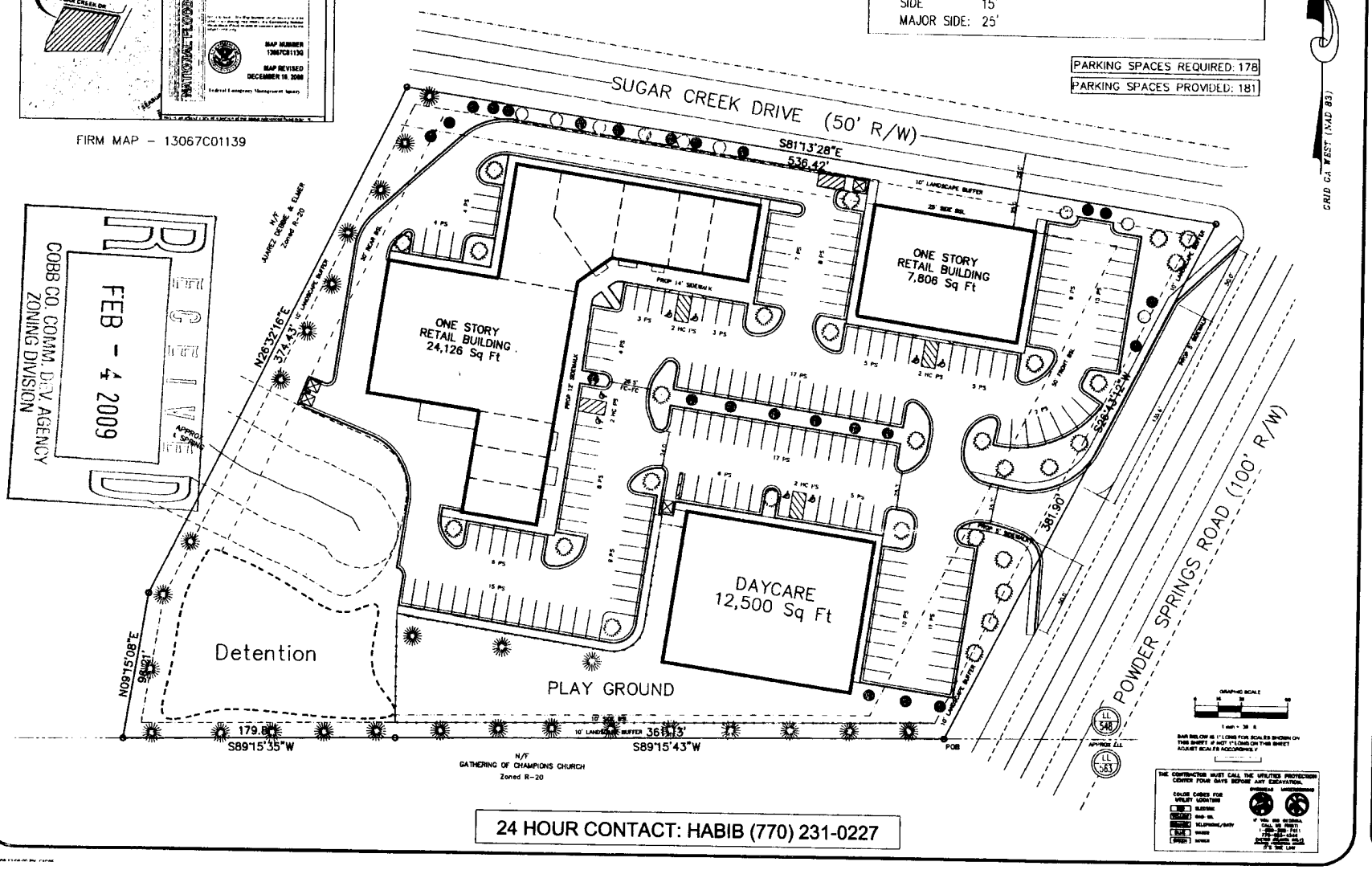
SITE DATA

SITE AREA: 5.02 Ac.	SITE AREA: 218,497 sq ft.
EXISTING ZONING: R-20	OPEN SPACE: 174,125 sq ft, 79.7%
PROPOSED ZONING: NRC	
PROPOSED USE: NEIGHBORHOOD COMMERCIAL	

LOT SETBACK INFORMATION:

FRONT:	40' (50' ADJACENT TO POWDER SPRINGS ROAD)
REAR	30'
SIDE	15'
MAJOR SIDE:	25'

PARKING SPACES REQUIRED: 178
PARKING SPACES PROVIDED: 181



RECEIVED
FEB - 4 2009
COBB CO. COMM. DEV AGENCY
ZONING DIVISION

Prepared By:
TerraNova Engineering, Inc.
5025 Dixon Road
Marietta, Georgia 30066
678.445.0844

Z-10 (2009)

DATE 01-29-2009

SITE LAYOUT
POWDER SPRINGS PROPERTIES, LLC
1990 Powder Springs Road
Land Lots 548 20th District 2nd Section
Cobb County, Georgia

JOB # 42134 3

APPLICANT: Powder Springs Properties, LLC
770-231-0227

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

TITLEHOLDER: J & J Construction Group, Inc.

PROPERTY LOCATION: Located at the southwest intersection of Powder Springs Road and Sugar Creek Drive.

ACCESS TO PROPERTY: Powder Springs Road

PHYSICAL CHARACTERISTICS TO SITE:

PETITION NO: Z-10

HEARING DATE (PC): 04-07-09

HEARING DATE (BOC): 04-21-09

PRESENT ZONING: R-20

PROPOSED ZONING: NRC

PROPOSED USE: Retail, Office And Daycare

SIZE OF TRACT: 5.02 acres

DISTRICT: 19

LAND LOT(S): 548

PARCEL(S): 7

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

FUTURE LAND USE MAP: **Low Density Residential**

OPPOSITION: NO. OPPOSED____PETITION NO:_____SPOKESMAN

PLANNING COMMISSION RECOMMENDATION

APPROVED_____MOTION BY_____

REJECTED_____SECONDED_____

HELD_____CARRIED_____

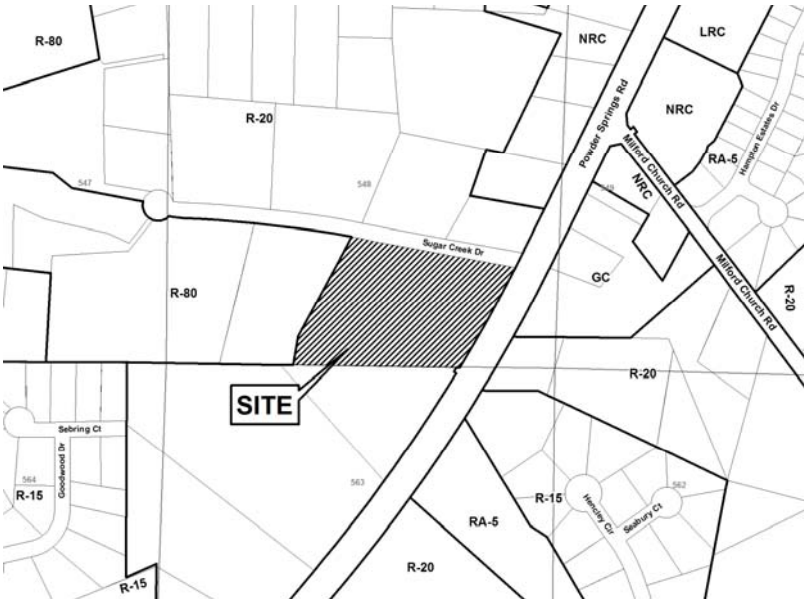
BOARD OF COMMISSIONERS DECISION

APPROVED_____MOTION BY_____

REJECTED_____SECONDED_____

HELD_____CARRIED_____

STIPULATIONS:



Summary of Intent for Rezoning*

Z-10/2009

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, office and child development center.

b) **Proposed building architecture:** Traditional – a mixture of brick, stacked stone and EFIS.

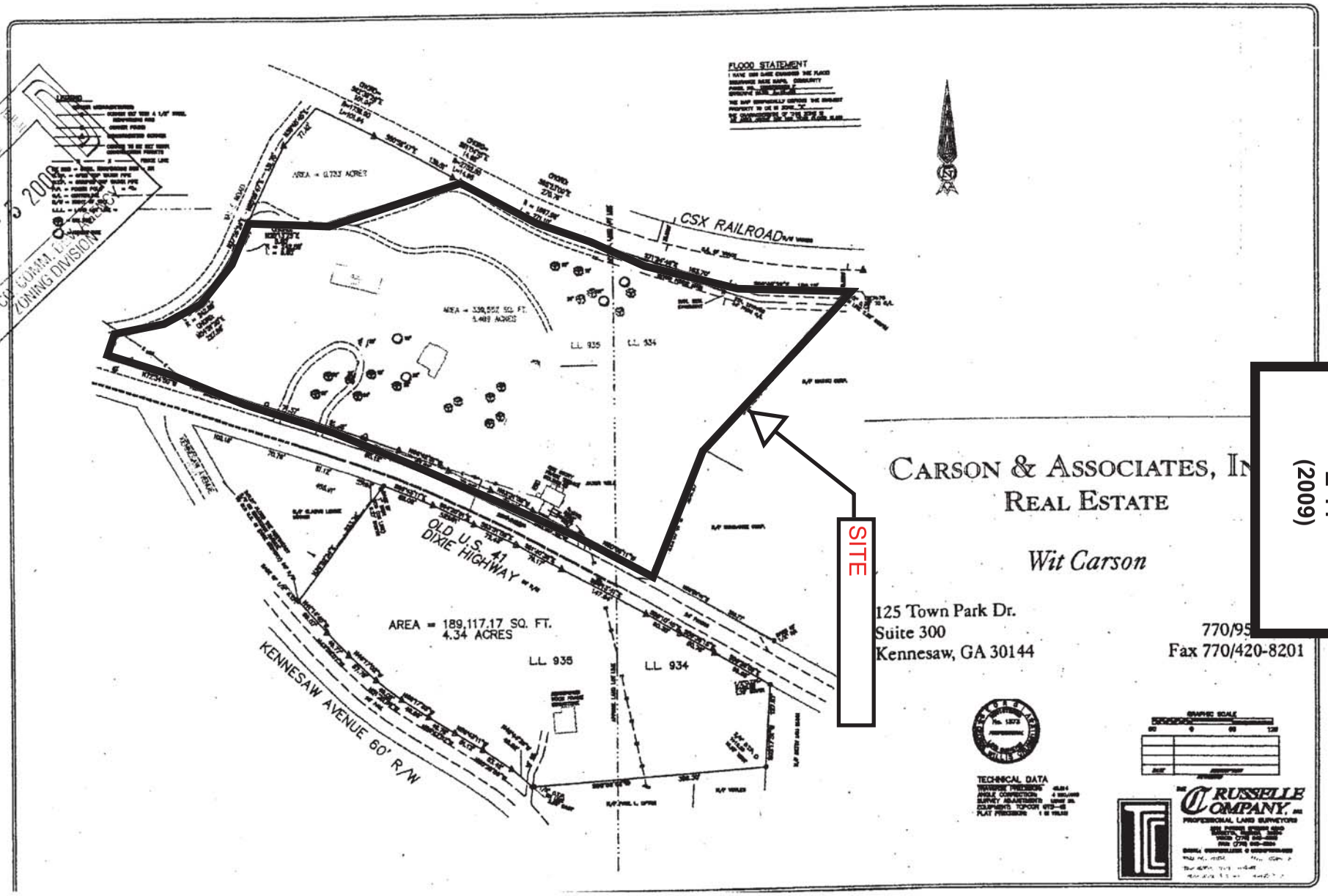
c) **Proposed hours/days of operation:** Dependent upon the ultimate occupants/users.

d) **List all requested variances:** None.

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

The subject property is located in direct contiguity to properties situated within the Neighborhood Activity Center (NAC) designation on both its north and eastern sides. Additionally, the property is bounded by an Institutional use (church) on its southern side.

*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.



Z-11
(2009)

APPLICANT: Dr. Rahul Saraf
770-590-4884

REPRESENTATIVE: Dr. Rahul Saraf
770-458-5424

TITLEHOLDER: Dr. Rahul Saraf

PROPERTY LOCATION: Located on the north side of Old Highway 41, northeasterly of Kennesaw Avenue.

ACCESS TO PROPERTY: Old Highway 41

PHYSICAL CHARACTERISTICS TO SITE:

PETITION NO: Z-11

HEARING DATE (PC): 04-07-09

HEARING DATE (BOC): 04-21-09

PRESENT ZONING: CRC with Stipulations

PROPOSED ZONING: CRC with Stipulations

PROPOSED USE: Removing And Amending Stipulations

SIZE OF TRACT: 7.7 acres

DISTRICT: 16

LAND LOT(S): 934, 935

PARCEL(S): 4

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

FUTURE LAND USE MAP: **Community Activity Center**

OPPOSITION: NO. OPPOSED____PETITION NO:_____SPOKESMAN

PLANNING COMMISSION RECOMMENDATION

APPROVED_____MOTION BY_____

REJECTED_____SECONDED_____

HELD_____CARRIED_____

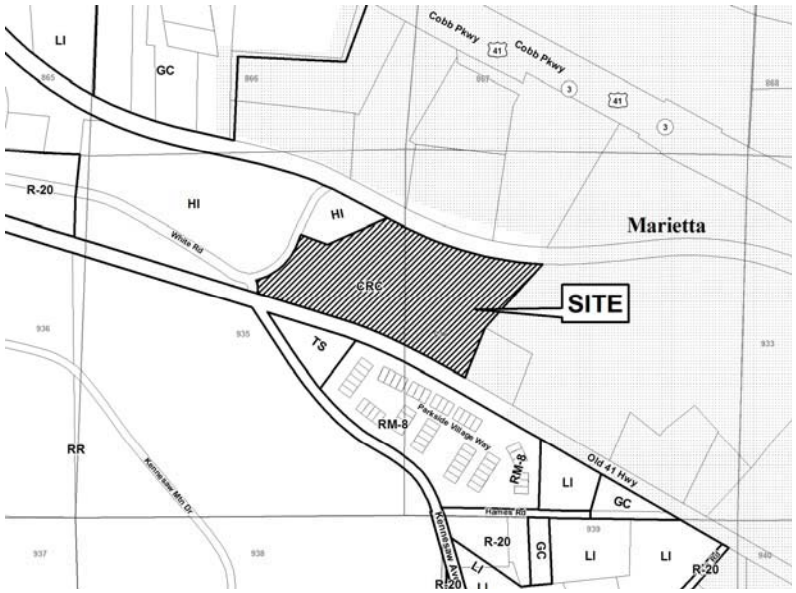
BOARD OF COMMISSIONERS DECISION

APPROVED_____MOTION BY_____

REJECTED_____SECONDED_____

HELD_____CARRIED_____

STIPULATIONS:



Application No. 2-11

Summary of Intent for Rezoning

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

a) **Proposed unit square-footage(s):** N/A

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):** TAKE OUT RESTAURANT OR MUSIC STUDIO

b) **Proposed building architecture:** EXISTING BUILDING (FIRE MARSHALL PLAN ATTACHED)

c) **Proposed hours/days of operation:** MONDAY - SATURDAY 5AM - 2PM

d) **List all requested variances:** NONE

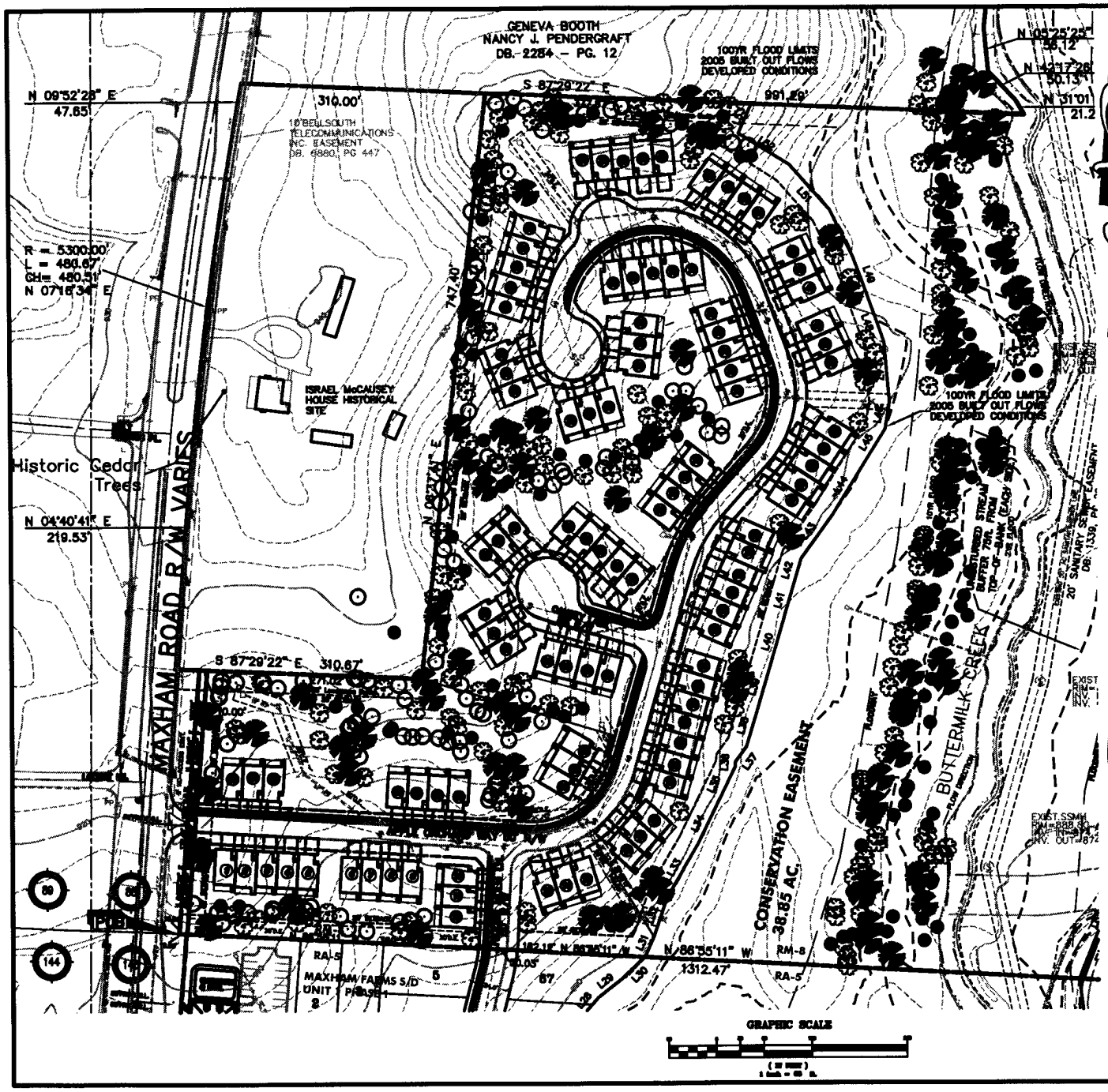
Part 3. Other Pertinent Information (List or attach additional information if needed)

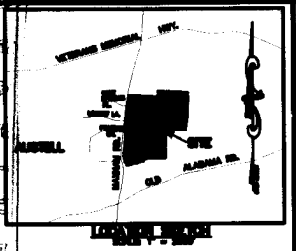
SEE ATTACHED (Exhibit "A") JAP 2-5-09

Exhibit "A"
Z-11/2009

ATTACHMENT: SUMMARY OF INTENT FOR REZONING, PART 3, OTHER PERTINENT INFORMATION

The owner of this land bought the property after financing for the approved development plan failed to materialize. His intent is to resale the property or joint venture the development as land use plan provides. This zoning application is not made to change the long term use of this parcel. The current economic and credit crisis made it unlikely that any development will take place on this parcel in the near term. The purpose of this application is to modify the current land use plan to allow for economic usage of the existing structure on the property until such time as conditions will allow a higher and more attractive usage. This temporary usage would provide economic activity for the owner and the community, rather than a vacant building potentially attracting vagrants and vandals. The proposed lease arrangement is year to year and provides for a buy out if development plans can be implemented.





MAXHAM FARM TOWNHOUSES

OWNER/DEVELOPER :
W & H COMMUNITIES LLC
701 WHITLOCK AVENUE STE. K-46
MARIETTA, GEORGIA 30064
CONTACT: MARK HARPER
770-361-0882

SITE INFORMATION:
EXISTING ZONING: RM-8 ZONING CASE# Z-210, 2005,
AREA TO BE ZONED 13.18 AC.
TOTAL NO. UNITS = 105
UNIT DENSITY = 7.97 UNIT/AC
AREA IN WETLAND: NONE

SETBACKS:
FRONT: 20'
REAR: 25'
SIDE: 5' (15' BETWEEN UNITS)

REQUIREMENTS THAT DO NOT APPLY :
THERE ARE NO KNOWN UTILITY EASEMENTS ON THE SITE.
THERE ARE NO WETLAND AREAS ON THE SITE.
THERE ARE NO KNOWN CEMETERIES ON THIS SITE
THERE ARE NO KNOWN ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS ON THIS SITE.

GEORGIA REGISTERED No. 010228 PROFESSIONAL ENGINEER JOHN ROBERT KREWSON

ELEVATIONS BASED ON NGVD SEA LEVEL DATUM
BEARINGS BASED ON THE PLAT AND GRAND BEARINGS
HORIZONTAL DATUM BASED ON
VERTICAL DATUM BASED ON
NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.
ALL DIMENSIONS BETWEEN MONUMENTS SHOWN ON THIS PLAT ARE THE SAME AS SHOWN ON THE AS-BUILT DRAWINGS SUBMITTED TO COBB COUNTY ENGINEERING MONITORING.
I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR COBB COUNTY, GEORGIA, PANEL 13067C0066 F, DATED AUGUST 18, 1998 AND HAVE FOUND THE SUBJECT PROPERTY IS IN A FEDERAL FLOOD HAZARDS ZONE.
THE PLAT WAS CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FT.
EQUIPMENT USED: TOPCON GPS-213 W/ SERIES DATA COLLECTOR.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS BEEN FOUND TO MEET THE ACCURACY STANDARDS FOR A CLASS A SURVEY AS ADOPTED BY LEGAL SERVICE.

BNDRY DATA.

L31	27.85	S28°04'13"W
L32	52.07	S18°46'32"W
L33	77.18	S30°34'55"W
L34	50.00	S28°53'17"W
L35	58.80	S28°00'07"W
L36	6.44	S06°31'15"W
L37	23.73	S36°13'28"W
L38	45.96	S16°23'01"W
L39	58.00	S16°21'24"W
L40	60.39	S19°22'52"W
L41	44.17	S16°20'10"W
L42	37.40	S18°21'43"W
L43	67.53	S35°16'52"W
L44	77.80	S31°31'37"W
L45	50.53	S31°47'40"W
L46	34.65	S06°19'02"W
L47	76.17	S04°43'00"E
L48	60.60	S19°31'22"E
L49	54.50	S19°44'06"E
L50	66.66	S25°27'12"E
L51	76.46	S41°06'28"E
L52	74.97	S57°47'03"E
L53	40.81	S24°00'01"W

Z-12 (2009)

KREWSON VICKREY ENGINEERS & LAND SURVEYORS

SHEET NO. Z-1

APPLICANT: W & H Properties, LLC
770-425-6776

REPRESENTATIVE: William H. Harper, Jr.
770-425-6776

TITLEHOLDER: W & H Properties, LLC

PROPERTY LOCATION: Located on the east side of Maxham Road, south of Salt Springs Place.

ACCESS TO PROPERTY: Maxham Road

PHYSICAL CHARACTERISTICS TO SITE:

PETITION NO: Z-12

HEARING DATE (PC): 04-07-09

HEARING DATE (BOC): 04-21-09

PRESENT ZONING: RM-8 with Stipulations

PROPOSED ZONING: RM-8 with Stipulations

PROPOSED USE: Townhouses

SIZE OF TRACT: 13.18 acres

DISTRICT: 18

LAND LOT(S): 88

PARCEL(S): 4 - 21

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

FUTURE LAND USE MAP: **Medium Density Residential**

OPPOSITION: NO. OPPOSED____PETITION NO:_____SPOKESMAN

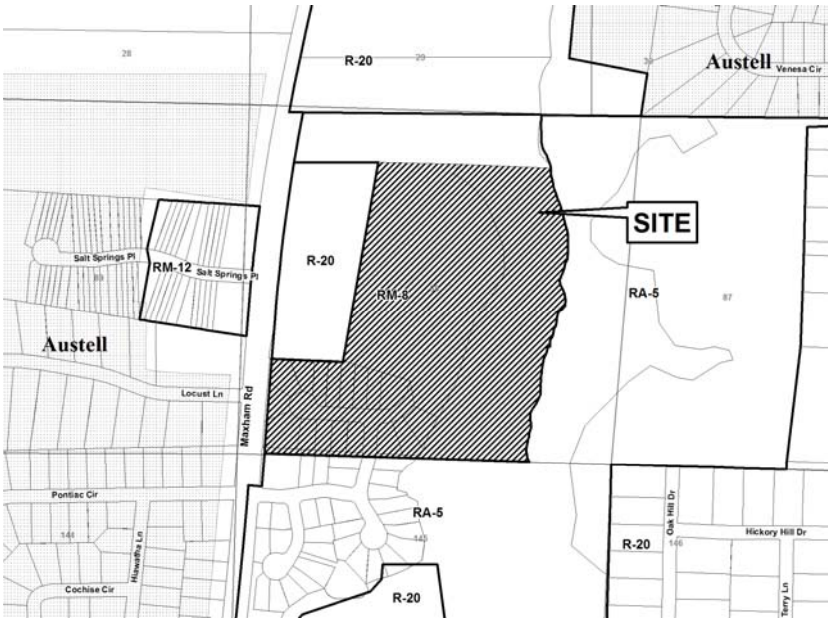
PLANNING COMMISSION RECOMMENDATION

APPROVED_____MOTION BY_____
REJECTED_____SECONDED_____
HELD_____CARRIED_____

BOARD OF COMMISSIONERS DECISION

APPROVED_____MOTION BY_____
REJECTED_____SECONDED_____
HELD_____CARRIED_____

STIPULATIONS:



Application No. Z-12 / 2009

Summary of Intent for Rezoning

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

a) **Proposed unit square-footage(s):** 1450 - 1900

b) **Proposed building architecture:** traditional

c) **Proposed selling prices(s):** $140,000 - $170,000

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)

_____

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

_____

Plat To Accompany Special Land Use Permit Application For

LINDA BRAWNER

LOCATED IN LAND LOTS 968&969, 19TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA

AREA = 6.756 ACRES
(294,273 SQ. FT.)

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO.: 13067C0088 F
EFFECTIVE DATE: AUGUST 18, 1992
THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO BE IN ZONE: "X"
THE CHARACTERISTIC OF THIS ZONE IS:
AN AREA ABOVE THE 100-YEAR FLOOD PLAIN

TECHNICAL DATA

TRAVERSE PRECISION: 10 SECS
ANGLE ERROR: 10 SECANDS
SURVEY ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON GTS 303
PLAT PRECISION: 1/ 190,514

NOTE

THIS PLAT IS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. SOME ITEMS AFFECTING TITLE MAY NOT BE INCLUDED IN THIS SURVEY.

THERE MAY BE UNDERGROUND STATES ASSOCIATED WITH THE SUBJECT PROPERTY THAT ARE NOT SHOWN

THIS PLAT IS PREPARED FOR EXCLUSIVE USE BY THE CLIENT. USE BY ANY THIRD PARTY IS AT THEIR OWN RISK

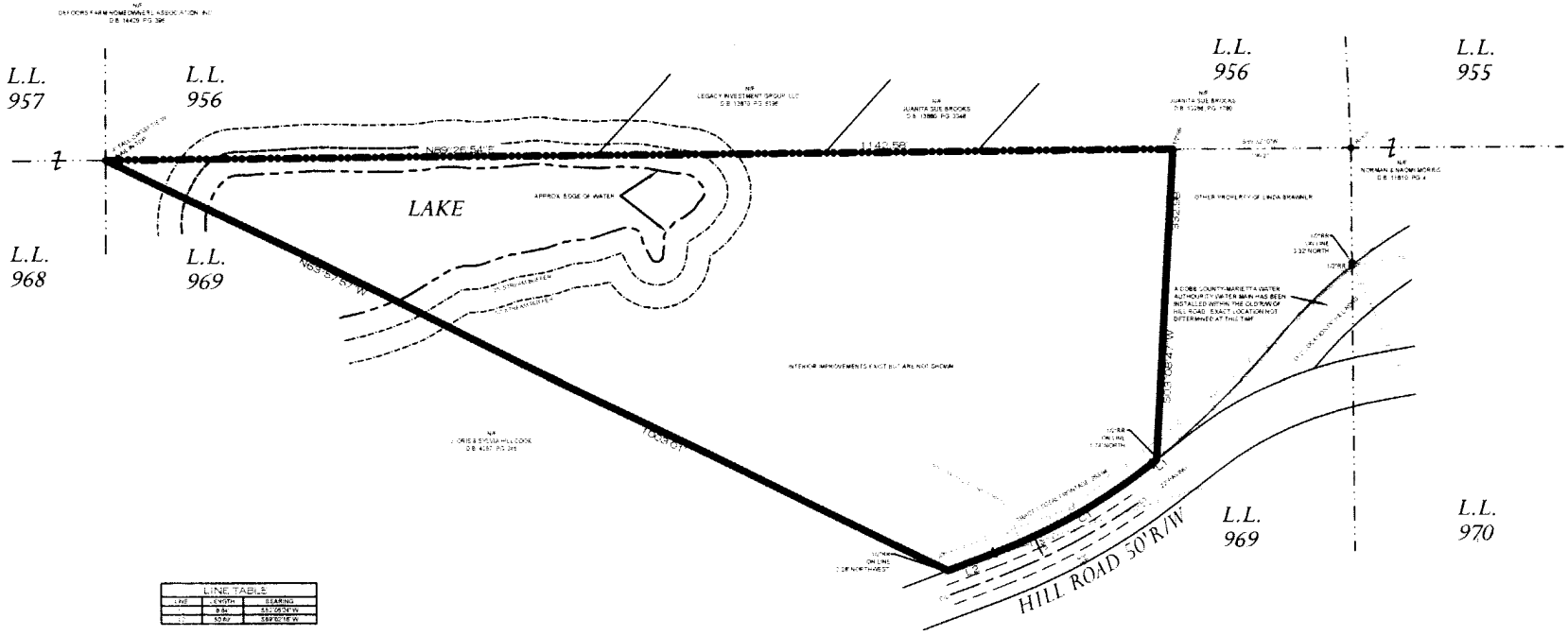
BEFORE STARTING ANY BUILDING CONSTRUCTION ON THIS LOT CONTACT THE COBB COUNTY ZONING DEPARTMENT FOR A DETERMINATION OF BUILDING LINES AND SETBACKS

INTERIOR IMPROVEMENTS EXIST BUT ARE NOT SHOWN HEREON

THERE IS A 25' NON DISTURBANCE BUFFER WARM WATER STREAMS AND A 50' NON DISTURBANCE BUFFER ON KIT STREAMS ADJACENT TO ANY STREAM OR BODY OF WATER MANDATED BY THE STATE AND THERE MAY BE ENHANCED BUFFERS PLACED ON THESE WATERS BY COBB COUNTY. THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE BEGINNING ANY DISTURBANCE NEAR THESE AREAS.

LEGEND

CORNER MONUMENTATION:
- ⊕ IPB = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
- CORNER FOUND
- UNMONUMENTED CORNER
- CORNER TO BE SET WHEN CONSTRUCTION PERMITS
- X — X — FENCE LINE
- RR = STEEL REINFORCING ROD
- OTP = OPEN TOP WATER PIPE
- CTP = CRIMPED TOP WATER PIPE
- PP = POWER POLE
- CL = CENTERLINE
- BL = BUILDING LINE
- R/W = RIGHT OF WAY
- L.L.L. = LAND LOT LINE
- WATER MAINS
- OVERHEAD POWER LINES
- GAS MAINS
- SANITARY SEWER MAIN
- N/F = NOW OR FORMERLY OWNED BY
- NEAR = NAIL SET AT BASE



LINE TABLE		
LINE	LENGTH	BEARING
L1	8.84'	S53°06'34"W
L2	50.84'	S89°50'16"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	144.76'	436.23'	143.99'	S40°33'58"W

ADDITIONAL REFERENCES:

RIGHT OF WAY DEED FROM THE ESTATE OF C.H. CAUTHEN TO COBB COUNTY DATED 10/08/1964 RECORDED IN D.B. 828, PG. 126

WARRANTY DEED FROM RICHARD S. JOHNSON TO ARNOLD BRAWNER DATED 8/16/1996 RECORDED IN D.B. 11807, PG. 29

WARRANTY DEED FROM J. DAVID WHITTAKER TO ARNOLD BRAWNER DATED 10/15/1996 RECORDED IN D.B. 12076, PG. 323

RIGHT OF WAY EASEMENT FROM LINDA & ARNOLD BRAWNER TO GREYSTONE POWER CORPORATION DATED 2/17/2006 RECORDED IN D.B. 14135, PG. 286

STREAM BUFFER NOTES:

1. 25' UNDISTURBED STATE WATERS BUFFER AS MEASURED FROM THE EDGE OF THE NORMAL WATER POOL
2. 50' COBB COUNTY ENHANCED UNDISTURBED STREAM BUFFER AS MEASURED FROM THE EDGE OF THE NORMAL WATER POOL

GRAPHIC SCALE
60 0 60 120

DATE	DESCRIPTION

THE RUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
3684 FOREST STREAM ROAD
MARIETTA, GEORGIA 30062
VOICE: (770) 943-0662
FAX: (770) 943-0664
E-MAIL: GRUSSELLE@MINDSPRING.COM
FIRM NO. C06887 FILE: C06887 1.14.09 DWG
FIELD SURVEY DATE: 5/23/07
PLAT DATE: 1/23/09 SCALE: 1"=50'

LUP-8
(2009)

APPLICANT: Linda H. Brawner
770-222-1155

REPRESENTATIVE: Arnold Brawner
770-843-7575

TITLEHOLDER: Linda H. Brawner

PROPERTY LOCATION: Located on the north side of Hill Road, west of Hiram-Lithia Springs Road (5422 Hill Road).

ACCESS TO PROPERTY: Hill Road

PHYSICAL CHARACTERISTICS TO SITE:

PETITION NO: LUP-8

HEARING DATE (PC): 04-07-09

HEARING DATE (BOC): 04-21-09

PRESENT ZONING: R-80

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Wedding And Special Event Venue

SIZE OF TRACT: 6.76 acres

DISTRICT: 19

LAND LOT(S): 969

PARCEL(S): 7

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

FUTURE LAND USE MAP: **Very Low Density Residential**

OPPOSITION: NO. OPPOSED____PETITION NO:_____SPOKESMAN

PLANNING COMMISSION RECOMMENDATION

APPROVED_____MOTION BY_____

REJECTED_____SECONDED_____

HELD_____CARRIED_____

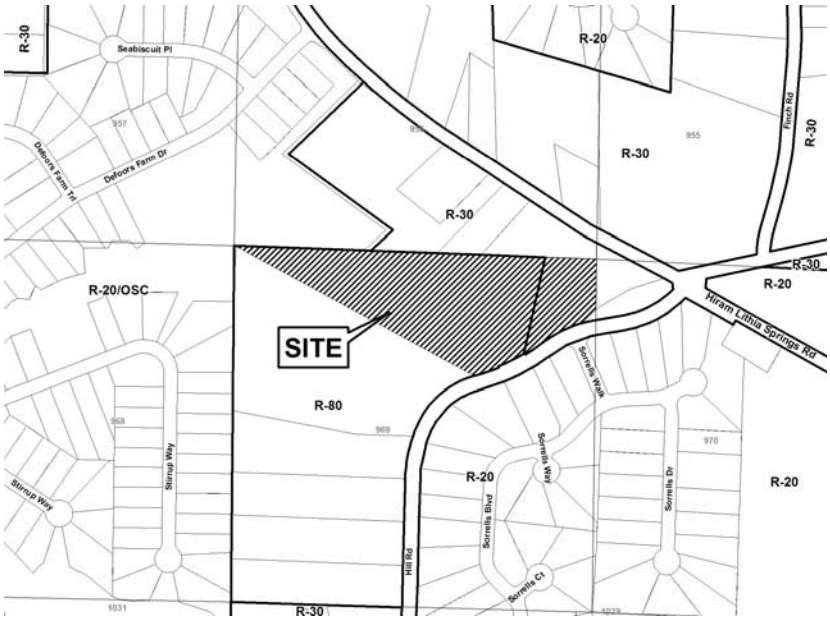
BOARD OF COMMISSIONERS DECISION

APPROVED_____MOTION BY_____

REJECTED_____SECONDED_____

HELD_____CARRIED_____

STIPULATIONS:



LUP-8/2009

LAND USE PERMIT WORKSHEET

(FOR TEMPORARY COMMERCIAL USE OF RESIDENTIALLY ZONED PROPERTY)

1. TYPE OF BUSINESS? WEDDING + SPECIAL EVENT VENUE

2. NUMBER OF EMPLOYEES ? 2

3. DAYS OF OPERATION? 7 DAY events

4. HOURS OF OPERATION? 12 NOON TO 10:00

5. NUMBER OF CLIENTS, CUSTOMERS ~~OR SALES~~ PEOPLE COMING TO HOUSE ? 100 (PER DAY/ PER WEEK)

6. WHERE DO CLIENTS, CUSTOMERS OR SALE PEOPLE PARK? DRIVEWAY_____ STREET_____ OTHER (EXPLAIN)_____
PASTURE IN FRONT OF HOUSE

7. SIGNS? YES ✓ NO_____ .(IF YES, THEN QUANTITY, SIZE, LOCATION) 1 @ INTRANCE 3 X5

8. NUMBER OF VEHICLES? 1

9. TYPE OF VEHICLES? (CARS, TRUCKS, VANS, ETC.) CAR

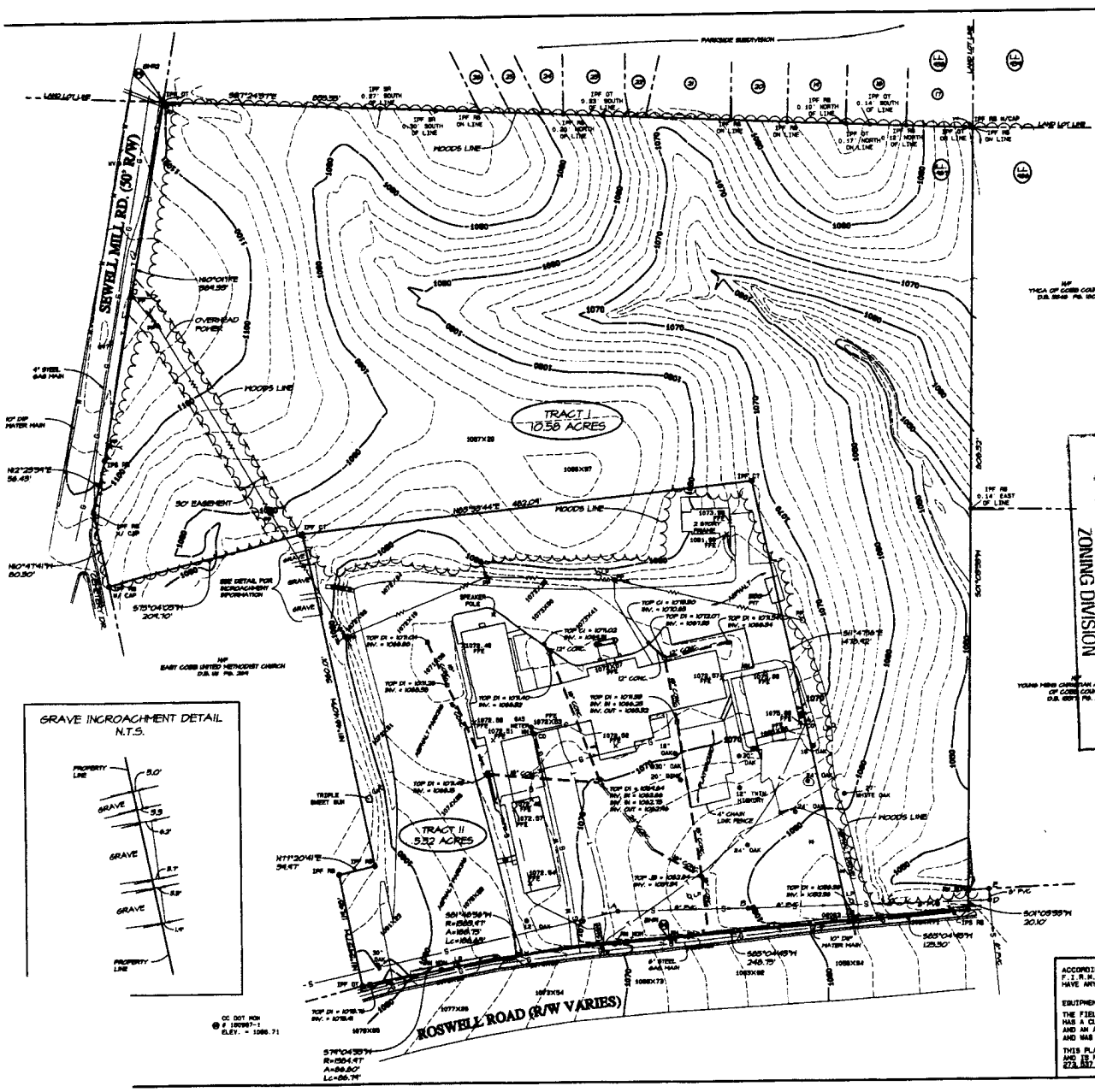
10. DELIVERIES? YES ✓ NO _____.(IF YES, THEN HOW MANY PER DAY/WEEK; SEMI-TRUCK, FEDEX, UPS,USPS?) 2

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?_____

12. ANY ADDITIONAL RELAVENT INFORMATION?_____



SEWER LINE TABLE

SSMH A
TOP = 1068.89
INV. IN = 1062.24 (8" PVC)
INV. OUT = 1062.21 (8" PVC)

SSMH B
TOP = 1061.15
INV. IN = 1053.98 (8" PVC)
INV. IN = 1058.68 (8" PVC)
INV. OUT = 1053.77 (8" PVC)

SSMH C
TOP = 1055.20
INV. IN = 1051.81 (8" PVC)
INV. IN = 1044.70 (8" PVC)
INV. OUT = 1044.70 (8" PVC)

SSMH D
TOP = 1050.17
INV. IN = 1041.87 (8" PVC)
INV. IN = 1041.87 (8" PVC)
INV OUT = 1041.71 (8" PVC)

SSMH E
TOP = 1050.43
INV. OUT = 10

NOTES :

1. UTILITIES LOCATED BY PROFESSIONAL LOCATE SERV
3122 STEPHENS ROAD OAKWOOD, GEORGIA 3050
PHONE : 770-534-4469
FAX : 770-534-4667
CELLULAR : 770-255-2708
E-MAIL : fridge@bellsouth.net

2. GAS - ATLANTA GAS LIGHT CO
WATER - COBB COUNTY WATER
TELEPHONE - BELL SOUTH TELEPHONE
SANITARY SEWER - COBB COUNTY
POWER - COBB EMC

3. BM #1 - TOP FIRE HYDRANT, ELEVATION 1084.02, LOCATED SOUTHERN
BM #2 - NAIL IN POWER POLE ELEVATION 1100.31, LOCATED NORTHES

4. REFENCE PLAT : SURVEY FOR MARIETTA CAMPMEETING, INC.
DATED JULY 2, 1987
BY : CADASTRAL & LAND SURVEYS LTD., P.C
50 HATLOCK PLACE
MARIETTA GA. 30064
(404) 428-2266

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FEB - 4 2009
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

LUP-9
(2009)

UTILITIY LINE LEGEND

HB	UNDERGROUND TELEPHONE AND POWER
W	WATER LINE
G	GAS LINE
UP	UNDERGROUND POWER
T	UNDERGROUND TELEPHONE

GEORGIA REGISTERED No. 2034 LAND SURVEYOR JOHN G. HAPPMAN

GRAVE INCROACHMENT DETAIL
N.T.S.

CC DOT MON
# 100987-1
ELEV. = 1086.71

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ACCORDING TO AN EXAMINATION OF THE OFFICIAL F.I.R.M. FLOOD MAPS, THIS PROPERTY DOES NOT HAVE ANY SPECIAL FLOOD HAZARD CONDITIONS.

EQUIPMENT USED: SOKKIA SET 4B II

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET AND AN ANGULAR ERROR OF 5" PER ANGLE POINT AND WAS ADJUSTED USING: NO ADJUSTMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 273,837 FEET.

LEGEND

CO	- CLEAN OUT	IPF	- IRON PIN FOUND
FH	- FIRE HYDRANT	IPS	- IRON PIN SET
WM	- WATER METER	RB	- REBAR
WV	- WATER VALVE	OT	- OPEN TOP
MON	- MONUMENT	DI	- DROP INLET
FFE	- FINISHED FLOOR ELEVATION	CI	- CURB INLET
		CB	- CATCH BASIN
R/W	- RIGHT-OF-WAY	JB	- JUNCTION BOX
		MH	- MANHOLE
		PP	- POWER POLE
	- LIGHT POST	LP	- LIGHT POLE

BOUNDARY & TOPOGRAPHIC SURVEY FOR
EAST COBB UNITED METHODIST CHURCH
LOCATED IN LAND LOT 987
16th. DISTRICT, 2nd. SECTION
COBB COUNTY, GEORGIA
SCALE: 1"=50'

50 0 50 100
GRAPHIC SCALE

DATE OF SURVEY : JANUARY 31, 2005
DATE OF DRAWING : FEBRUARY 14, 2005

H.B. & P. SURVEYING, Inc.
850 KENNESAW AVE. C-8
MARIETTA, GA. 30060
PHONE (770) 425-0141
FAX (770) 425-8579

JOB # 02-063

APPLICANT: East Cobb United Methodist Church
770-971-3643

REPRESENTATIVE: Steven H. Ragsdale
678-517-9024

TITLEHOLDER: East Cobb United Methodist Church

PROPERTY LOCATION: Located on the north side of Roswell Road, east of Sewell Mill Road (2325 Roswell Road).

ACCESS TO PROPERTY: Roswell Road

PHYSICAL CHARACTERISTICS TO SITE: Existing church

PETITION NO: LUP-9

HEARING DATE (PC): 4-07-09

HEARING DATE (BOC): 4-21-09

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit (renewal)

PROPOSED USE: Preschool And Instructional Daycare

SIZE OF TRACT: 5.32 acres

DISTRICT: 16

LAND LOT(S): 987

PARCEL(S): 13

TAXES: PAID **Exempt** **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:	R-20/ wooded
SOUTH:	R-20/ Marietta Campground
EAST:	R-20, NRC/ wooded, YMCA
WEST:	R-20/ Marietta Campground Cemetery

OPPOSITION: NO. OPPOSED____PETITION NO:_____SPOKESMAN _____

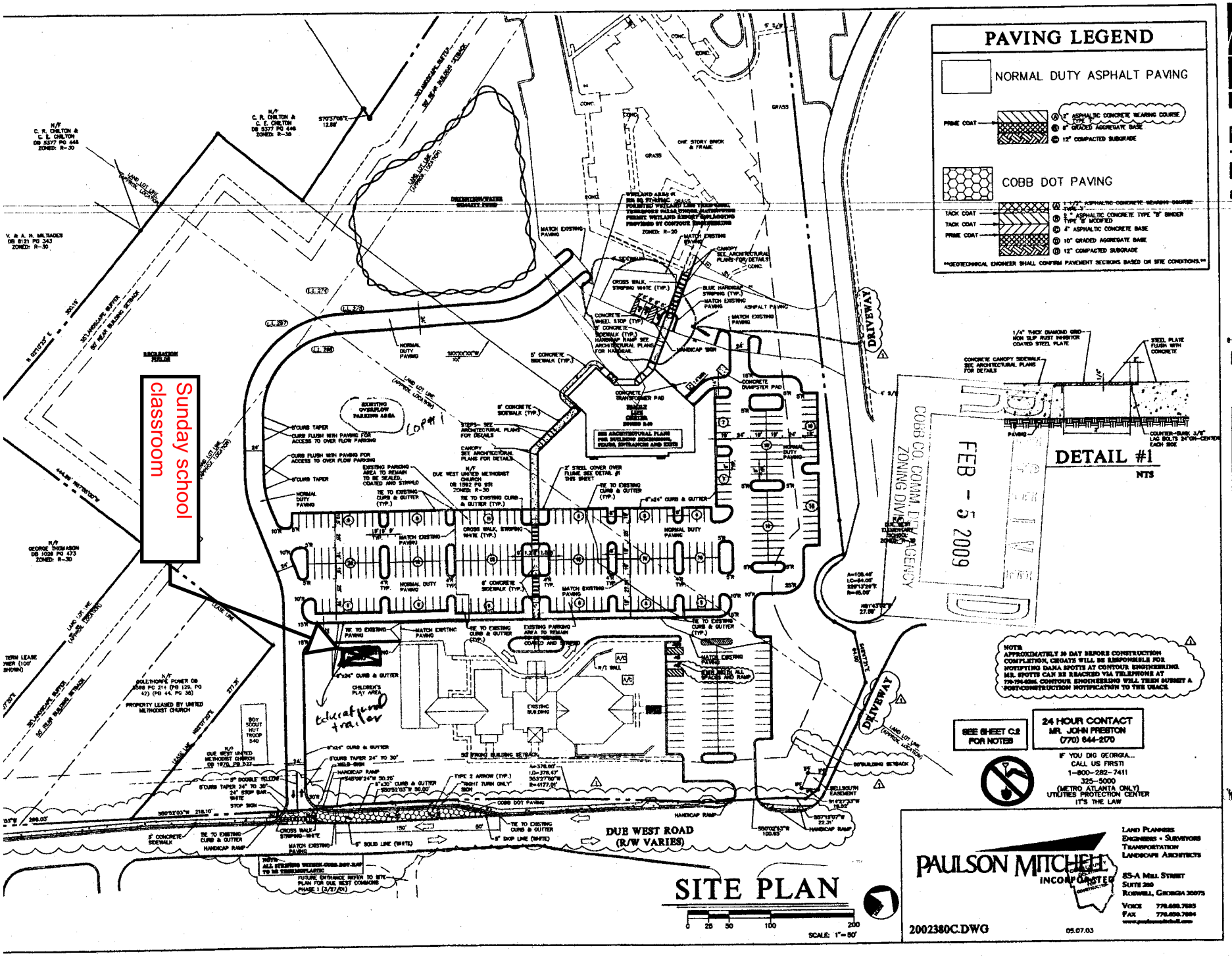
PLANNING COMMISSION RECOMMENDATION

APPROVED_____MOTION BY_____
REJECTED_____SECONDED_____
HELD_____CARRIED_____

BOARD OF COMMISSIONERS DECISION

APPROVED_____MOTION BY_____
REJECTED_____SECONDED_____
HELD_____CARRIED_____

STIPULATIONS:



RANDALL PAULSON architects

Roswell Mill
85-A Mill Street, Suite 200
Roswell, Georgia 30075
t 770.650.7558 f 770.650.7559
e-mail arch

LUP-10 (2009)

COBB COUNTY, GEORGIA

Print Record
8.27.03 PROGRESS PRINT

Revisions
1 09.18.03 ADDED SIDEWALK ALONG FRONTAGE, SIGN AT DRIV. 2 REPOSITION STRIPING, REV. DRIVE, HORIZONTAL BLDG. REV. PARKING LEGEND LABEL AS DRIVEWAY, ADDED PROPERTY

Kimley-Horn and Associates, Inc.
Lincoln Construction Company

File Name
Date Project No.
Sheet Title
SITE PLAN
Sheet No. C.4

Released for Construction
Not Released for Construction

APPLICANT: Due West United Methodist Church
770-427-3835

REPRESENTATIVE: Steven T. Brumbeloe
770-427-3835

TITLEHOLDER: Due West United Methodist Church

PROPERTY LOCATION: Located on the north side of Due West Road, west of Acworth Due West Road (3956 Due West Road).

ACCESS TO PROPERTY: Due West Road

PHYSICAL CHARACTERISTICS TO SITE:

PETITION NO: LUP-10

HEARING DATE (PC): 04-07-09

HEARING DATE (BOC): 04-21-09

PRESENT ZONING: R-20, R-30

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Sunday School Classroom

SIZE OF TRACT: 21.25 acres

DISTRICT: 20

LAND LOT(S): 274, 275, 296, 297

PARCEL(S): 22

TAXES: PAID Exempt **DUE**

COMMISSION DISTRICT: 1

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_____

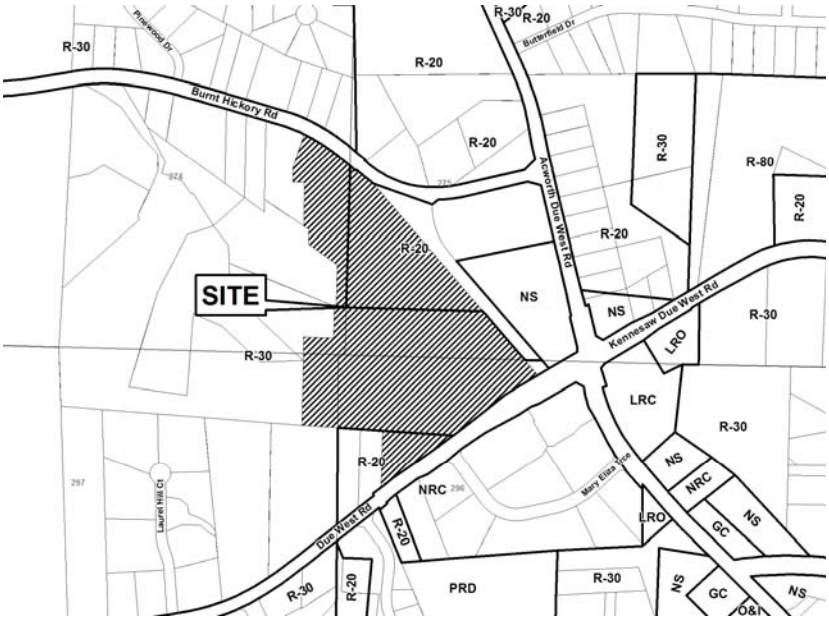
BOARD OF COMMISSIONERS DECISION

APPROVED_____MOTION BY_____

REJECTED_____SECONDED_____

HELD_____CARRIED_____

STIPULATIONS:



TITLE EXCEPTIONS

JAMES E. MCGUIRE LLC
SCHEDULE B - SECTION 2
CERTIFICATE OF TITLE FILE NO. 1114-853
EFFECTIVE DATE: MARCH 26, 2008

1. EASEMENT SET FORTH IN RIGHT OF WAY DEED FROM B. F. RUTLEDGE TO STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED JUNE 23, 1948, RECORDED IN DEED BOOK 202, PAGE 104, COBB COUNTY, GEORGIA RECORDS. [CURRENT RIGHT-OF-WAY WIDTH REFLECTED HEREON]

2. EASEMENT SET FORTH IN RIGHT OF WAY DEED FROM W. L. ENGLISH, ET AL. TO COBB COUNTY, DATED AUGUST 15, 1966, RECORDED IN DEED BOOK 929, PAGE 442, AFORESAID RECORDS. [CURRENT RIGHT-OF-WAY WIDTH REFLECTED HEREON]

3. BOUNDARY LINE AGREEMENT BETWEEN W. L. ENGLISH AND MRS. ALICE WYLIE HECK, INDIVIDUALLY AND AS EXECUTRIX UNDER THE LAST WILL AND TESTAMENT OF JOHN A. HECK, DECEASED, DATED DECEMBER 14, 1966, RECORDED IN DEED BOOK 952, PAGE 12 1, AFORESAID RECORDS. [SUBJECT PROPERTY REFLECTED HEREON AS REFERENCED]

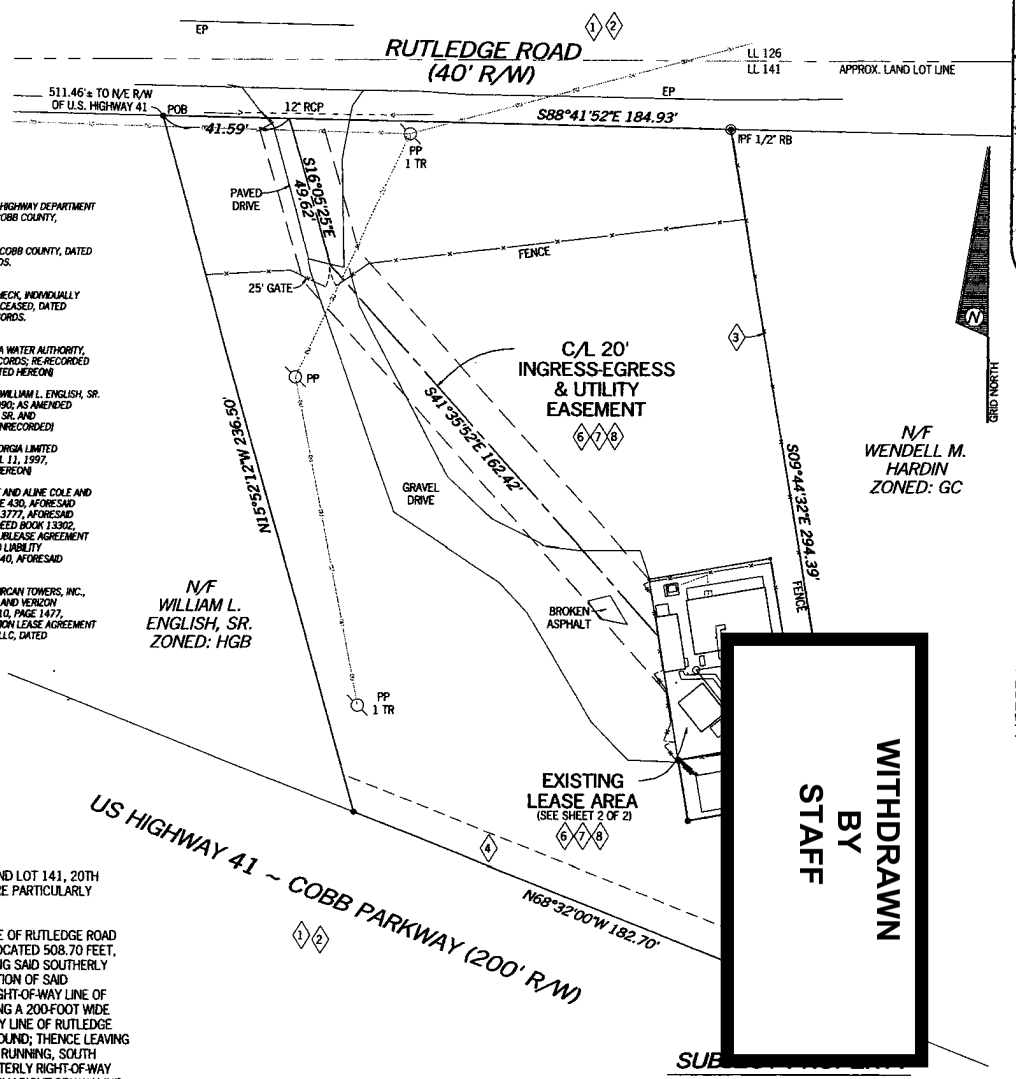
4. EASEMENT AND RIGHT-OF-WAY FROM W. L. ENGLISH TO COBB-COUNTY MARIETTA WATER AUTHORITY, DATED JUNE 23, 1988, RECORDED IN DEED BOOK 4998, PAGE 64, AFORESAID RECORDS; RE-RECORDED ON JUNE 12, 1989, IN DEED BOOK 5364, PAGE 165, AFORESAID RECORDS. [PLOTTED HEREON]

5. TERMS AND CONDITIONS OF THE LEASE AGREEMENT (UNRECORDED) BETWEEN WILLIAM L. ENGLISH, SR. AND DOROTHY R. ENGLISH AND J. B. COLE AND ALINE COLE, DATED AUGUST 1, 1990; AS AMENDED BY LEASE EXTENSION AGREEMENT (UNRECORDED) BETWEEN WILLIAM L. ENGLISH, SR. AND DOROTHY R. ENGLISH AND J. B. COLE AND ALINE COLE, DATED JULY 10, 1997. [UNRECORDED]

6. MEMORANDUM OF SITE LEASE AGREEMENT BETWEEN GRID TOWERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND SPRINTCOM, INC., A KANSAS CORPORATION, DATED APRIL 11, 1997, RECORDED IN DEED BOOK 13419, PAGE 4246, AFORESAID RECORDS. [PLOTTED HEREON]

7. TERMS AND CONDITIONS OF THE MEMORANDUM OF LEASE BETWEEN J. B. COLE AND ALINE COLE AND GRID TOWERS, LLC, DATED JULY 17, 1997, RECORDED IN DEED BOOK 10597, PAGE 430, AFORESAID RECORDS; AS RE-RECORDED ON OCTOBER 23, 2000, IN DEED BOOK 13302, PAGE 3777, AFORESAID RECORDS; AS AFFECTED BY AFFIDAVIT DATED OCTOBER 18, 2000, RECORDED IN DEED BOOK 13302, PAGE 3791, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO SITE SUBLEASE AGREEMENT BETWEEN J. B. COLE AND ALINE COLE AND GRID TOWERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED SEPTEMBER 3, 1997, RECORDED IN DEED BOOK 10797, PAGE 540, AFORESAID RECORDS. [PLOTTED HEREON]

8. TERMS AND CONDITIONS OF THE MEMORANDUM OF AGREEMENT BETWEEN AMEIRCAN TOWERS, INC., SUCCESSOR BY MERGER TO WAUKA COMMUNICATIONS, INC. D/B/A GRID TOWERS, AND VERIZON WIRELESS (VAW) LLC, DATED OCTOBER 3 1, 2000, RECORDED IN DEED BOOK 133 10, PAGE 1477, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO ANTENNA COLOCATION LEASE AGREEMENT (UNRECORDED) BETWEEN AMEIRCAN TOWERS, INC. AND VERIZON WIRELESS (VAW) LLC, DATED JULY 25,2005. [PLOTTED HEREON]



WITHDRAWN BY STAFF

SUBJECT PROPERTY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 141, 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

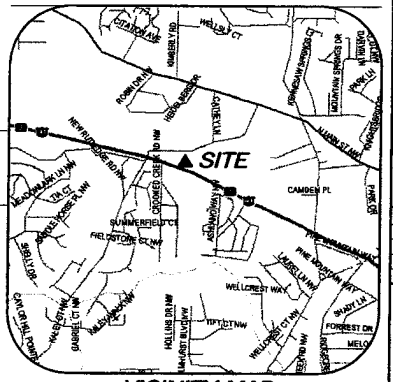
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RUTLEDGE ROAD (HAVING A 40-FOOT WIDE RIGHT-OF- WAY), SAID POINT BEING LOCATED 508.70 FEET, MORE OR LESS AS MEASURED IN A EASTERLY DIRECTION ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF RUTLEDGE ROAD, FROM THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41 (ALSO KNOWN AS COBB PARKWAY AND HAVING A 200-FOOT WIDE RIGHT-OF-WAY); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF RUTLEDGE ROAD, SOUTH 88°41'52" EAST, 184.93 FEET TO A ½" REBAR FOUND; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF RUTLEDGE ROAD AND RUNNING, SOUTH 09°44'32" EAST, 294.39 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41, NORTH 68°32'00" WEST, 182.70 FEET TO A POINT; THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41 AND RUNNING, NORTH 15°52'12" WEST, 236.50 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF RUTLEDGE ROAD AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 1.0077 ACRES (43,894 SQUARE FEET), MORE OR LESS.

SUB

OWNER: WILLIAM L. ENGLISH, SR.

SITE ADDRESS: 2960 NORTH COBB PKWY.,
PARCEL ID: 20-0141-0-071-0
AREA: 1.0077 ACRES
ZONED: HGB
REFERENCE: SURVEY FOR GRID TOWERS, L.L.C., PREPARED BY RANDY L. TIBBITTS, GEORGIA REGISTERED LAND SURVEYOR NO. 2137, TIBBITTS LAND SURVEYING, INC., DATED OCTOBER 7, 1997.



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

THIS EASEMENT SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF VERIZON WIRELESS AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASEHOLD AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED IN THE FEE SIMPLE TRANSFERRAL OF THE SUBJECT PROPERTY. NO BOUNDARY SURVEY WAS PERFORMED.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TCRA 1103 ROBOTIC

THE FIELD DATA UPON WHICH THIS EASEMENT SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000+ FEET.

THE 2' CONTOURS SHOWN ON THIS EASEMENT SURVEY ARE ADJUSTED TO NAVD 88 DATUM AND HAVE A VERTICAL ACCURACY OF ± 1'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS EASEMENT SURVEY ARE BASED ON GRID NORTH (NAD 83).

NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 13067C0030 F DATED AUGUST 18, 1992.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
PP	UTILITY POLE
LP	LIGHT POLE
FP	FLAG POLE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
INV	INVERT
FH	FIRE HYDRANT
EP	EDGE OF PAVEMENT
TC	TOP OF CURB
BC	BACK OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
OU	OVERHEAD UTILITY
UE	UNDERGROUND UTILITY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
GW	GUY WIRE ANCHOR
TR	TRANSFORMER
JB	JUNCTION BOX
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
CLF	CHAIN LINK FENCE
WV	WATER VALVE
WM	WATER METER
CO	SEWER CLEAN-OUT
GV	GAS VALVE
N/F	NOW OR FORMERLY
IB	ICE BRIDGE
IBP	ICE BRIDGE POLE

GEORGIA REGISTERED No. 2966 LAND SURVEYOR CHARLES LEE INER

NO.	DATE	REVISION
1	02-29-2008	PER COMMENTS - CLC
2	04-18-2008	ADD TITLE
3	04-25-2008	PER COMMENTS - NRW
4	08-15-08	PER COMMENTS - CLC

SLUP-4 (2009)

EASEMENT SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS

EASEMENT SURVEY PREPARED FOR:
verizon wireless
10300 OLD ALABAMA ROAD CONNECTOR
ALPHARETTA, GA 30022

"MACK DOBBS"

LAND LOT 141, 20TH DISTRICT
2ND SECTION,
COBB COUNTY, GEORGIA

DRAWN BY: NRW
CHECKED BY: C. WADE
APPROVED: C. INER
DATE: 13 FEBRUARY, 2008
P2P JOB #: 2008.064

SHEET: 1 OF 2

M:\2008\064\2008.064.dwg

APPLICANT: Jennifer Blackburn
404-885-3061

REPRESENTATIVE: Jennifer Blackburn
404-885-3061

TITLEHOLDER: William L. English Trust

PROPERTY LOCATION: Located on the north side of U.S. Highway 41 and on the south side of Rutledge Road

ACCESS TO PROPERTY: Rutledge Road

PHYSICAL CHARACTERISTICS TO SITE:

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:
SOUTH:
EAST:
WEST:

PETITION NO: SLUP-4
HEARING DATE (PC): 04-07-09
HEARING DATE (BOC): 04-21-09
PRESENT ZONING:

PROPOSED ZONING: Special Land Use Permit

PROPOSED USE: Cell tower compound expansion

SIZE OF TRACT: 1 acre
DISTRICT: 20
LAND LOT(S): 141
PARCEL(S): 71
TAXES: PAID X **DUE**
COMMISSION DISTRICT: 1

Withdrawn by Staff

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:

SUBJECT PROPERTY

OWNER: WEST COBB FUNERAL HOME, INC.

SITE ADDRESS: 2480 MACLAND ROAD MARIETTA, GA 30064

PARCEL ID: 190471010

AREA: 2.8168 ACRES

ZONED: O & I (OFFICE AND INDUSTRIAL)

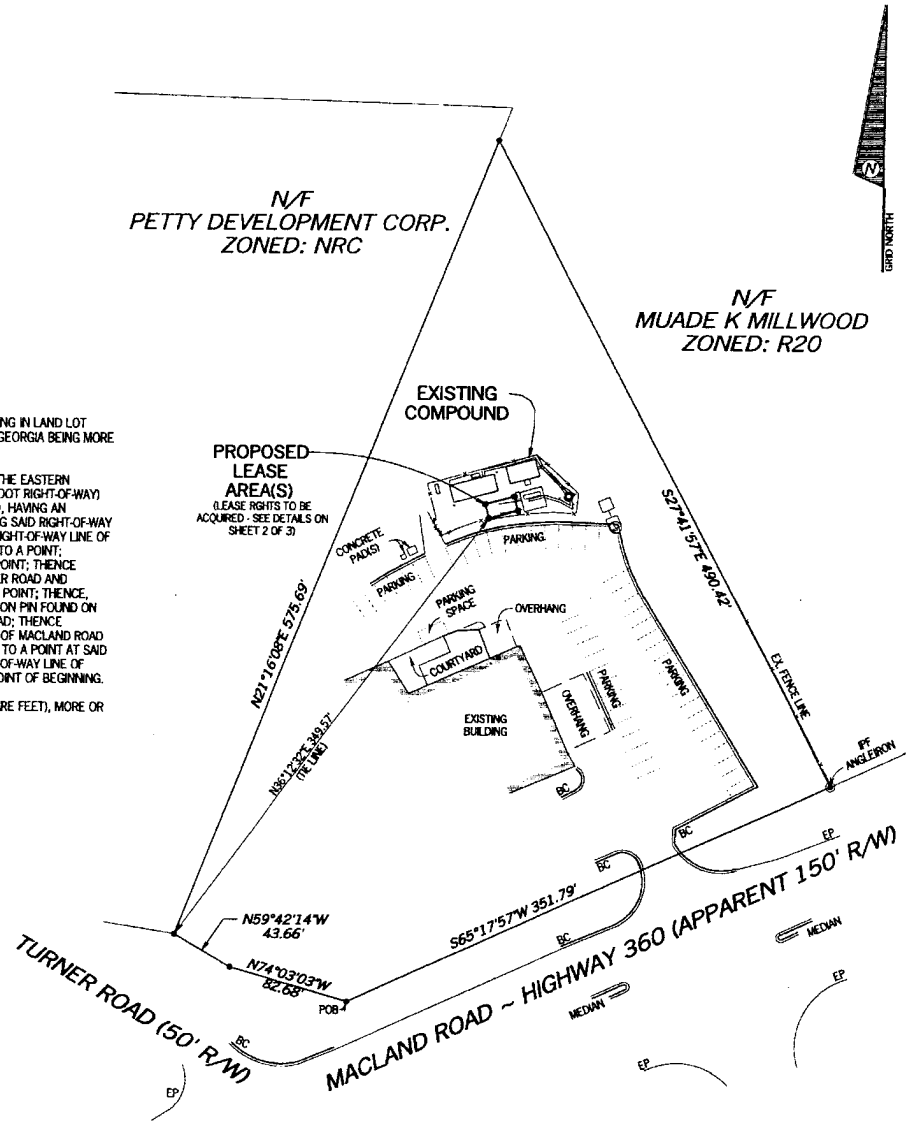
REFERENCE: DEED BOOK 8447 PAGE 471

SUBJECT PROPERTY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 471, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE RIGHT-OF-WAY INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF TURNER ROAD (HAVING A 50 FOOT RIGHT-OF-WAY) AND MACLAND ROAD (ALSO KNOWN AS HIGHWAY 360, HAVING AN APPARENT 150 FOOT RIGHT-OF-WAY); THENCE LEAVING SAID RIGHT-OF-WAY INTERSECTION AND RUNNING ALONG THE EASTERN RIGHT-OF-WAY LINE OF TURNER ROAD, NORTH 74°03'03" WEST, 82.68 FEET TO A POINT; THENCE, NORTH 59°42'14" WEST, 43.66 FEET TO A POINT; THENCE LEAVING SAID EASTERN RIGHT-OF-WAY LINE OF TURNER ROAD AND RUNNING, NORTH 21°16'08" EAST, 575.69 FEET TO A POINT; THENCE, SOUTH 27°41'57" EAST, 490.42 FEET TO AN ANGLEIRON PIN FOUND ON SAID NORTHERN RIGHT-OF-WAY LINE OF MACLAND ROAD; THENCE RUNNING ALONG SAID NORTHERN RIGHT-OF-WAY LINE OF MACLAND ROAD AND RUNNING, SOUTH 65°17'57" WEST, 351.79 FEET TO A POINT AT SAID RIGHT-OF-WAY INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF TURNER ROAD AND MACLAND ROAD AND THE TRUE POINT OF BEGINNING.

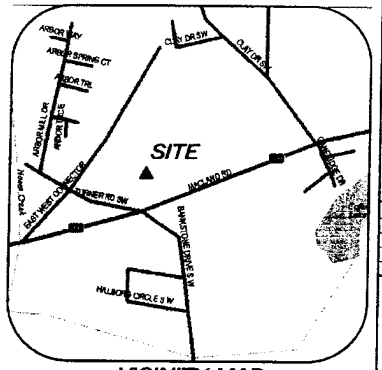
SAID TRACT CONTAINS 2.8168 ACRES (122,698 SQUARE FEET), MORE OR LESS.



GRAPHIC SCALE IN FEET
SCALE: 1" = 80'

LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
PP	UTILITY POLE
LP	LIGHT POLE
FP	FLAG POLE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
INV	INVERT
FH	FIRE HYDRANT
EP	EDGE OF PAVEMENT
TC	TOP OF CURB
BC	BACK OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
OU	OVERHEAD UTILITY
UE	UNDERGROUND UTILITY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
GW	GUY WIRE ANCHOR
TR	TRANSFORMER
JB	JUNCTION BOX
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
CLF	CHAIN LINK FENCE
WV	WATER VALVE
WM	WATER METER
CO	SEWER CLEANOUT
GV	GAS VALVE
N/F	NOW OR FORMERLY
BR	ICE BRIDGE
BP	ICE BRIDGE POLE



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

THIS EASEMENT SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF T-MOBILE SOUTH, LLC AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASEHOLD AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE SUBJECT PROPERTY NOR ANY PORTION OR PORTIONS THEREOF.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TCRA 1103 ROBOTIC

THE FIELD DATA UPON WHICH THIS EASEMENT SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000+ FEET.

THE SPOT ELEVATIONS SHOWN ON THIS EASEMENT SURVEY ARE ADJUSTED TO NAVD 88 DATUM AND HAVE A VERTICAL ACCURACY OF ± .3'. SPOT ELEVATIONS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS EASEMENT SURVEY ARE BASED ON GRID NORTH (NAD 83).

NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 13067C0070F DATED 08/18/1992.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

RECEIVED
FEB 6 2009
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

GEORGIA REGISTERED No. 2966 LAND SURVEYOR CHARLES LEE INER
11/21/08

NO.	DATE	REVISION
1	11-25-08	REMOVE TANK LEASE-CC

EASEMENT SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
248 565.4497

SLUP-5 (2009)

EASEMENT SURVEY PREPARED FOR:

T-Mobile
T-MOBILE SOUTH, LLC
FOUR CONCOURSE PARKWAY
SUITE 300
SANDY SPRINGS, GEORGIA 30328
Phone (770) 604-8980
Fax (770) 350-3049

"BANKSTONE"

SITE NO.
9AT4242
LAND LOT 471, 19TH DISTRICT
2ND SECTION
COBB COUNTY, GEORGIA

DRAWN BY: CLC
CHECKED BY: C. WADE
APPROVED: C. INER
DATE: 20 AUGUST, 2008
P2P JOB #: 2008.532

SHEET: 1 OF 3

APPLICANT: T-Mobile South, LLC c/o Compass Technology Services
404-226-8915

REPRESENTATIVE: Kimberly J. Adams
404-226-8915

TITLEHOLDER: West Cobb Funeral Home, Inc.

PROPERTY LOCATION: Located at the northeasterly intersection of Macland Road and Turner Road.

ACCESS TO PROPERTY: Macland Road

PHYSICAL CHARACTERISTICS TO SITE:

PETITION NO: SLUP-5

HEARING DATE (PC): 04-07-09

HEARING DATE (BOC): 04-21-09

PRESENT ZONING: OI

PROPOSED ZONING: Special Land Use Permit

PROPOSED USE: Height Extension To An Existing Monopole

SIZE OF TRACT: 2.8 acres

DISTRICT: 19

LAND LOT(S): 471

PARCEL(S): 10

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

SEE
EXHIBIT "A"
LETTER OF INTENT

FUTURE LAND USE MAP: **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:

SLUP-5/2009
EXHIBIT "A"
LETTER OF INTENT

COMPASS
TECHNOLOGY SERVICES

COMPASS Technology Services, Inc • 5449 Bells Ferry Road • Acworth, GA 30102
Phone: 404-226-8915 • Fax: 404-529-4414

February 5, 2009

Mark Danneman
Cobb County Zoning Administrator
191 Lawrence Street
Third Floor
Marietta, GA 30060

RECEIVED
FEB 6 2009
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Re: T-Mobile Special Land Use Permit Application for Existing Monopole Facility
Located at West Cobb Funeral Home, 2480 Macland Road, Marietta
Cobb County Parcel Number 19047100100
(T-Mobile Site "Bankstone")

Dear Mr. Danneman:

This letter is written in support of T-Mobile's above-referenced Special Land Use Permit Application for its proposed collocation at the existing monopole facility owned by TowerCo and located at the West Cobb Funeral Home on Macland Road. The subject property is currently zoned O&I. T-Mobile proposes a height extension to the existing monopole in order to collocate on this existing monopole facility to provide its wireless communications service to this area.

This existing monopole facility was approved by SLUP-11 on June 17, 2003 on the Cobb County Board of Commissioner's Consent Agenda. The proposed facility was approved for a maximum tower height of 150 feet. Currently, there are three carriers located on this existing monopole leaving the highest available mounting location at 110 feet. T-Mobile did evaluate mounting its antennas at this height, but unfortunately, it is not of sufficient height to allow T-Mobile to meet its coverage objectives for this area. Therefore, T-Mobile proposes a 14 foot extension to the top of this existing monopole so that it can be utilized to meet its coverage objectives rather than proposing a new tower location in this area.

As shown on the submitted site plans, the new maximum overall height of this tower with lightning rod will not exceed 165' with T-Mobile's proposed 14 foot monopole extension. The closest existing residential structure is a mobile home located 164 feet to the west of the existing monopole so there will still be a tower height distance from all existing residential structures maintained with the proposed extension. Finally, T-Mobile's ground equipment will be located within the existing compound which is surrounded by a wooden privacy fence and landscaping. Photographs of the existing monopole facility have been provided for your reference.

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T-Mobile's request to extend the monopole is consistent with all the purposes and requirements of Section 134-273 of the Cobb County Zoning Ordinance which requires that applicants explore and fully utilize space on existing towers as well as encouraging nonresidential sites. As previously enumerated, the proposed height extension will allow T-Mobile to utilize this existing monopole located on property zoned O&I and located in the back parking lot of the West Cobb Funeral Home. Therefore, the proposed collocation extension limits the need for an additional tower in this area.

For all these reasons, T-Mobile respectfully requests approval of the requisite Application for a Special Land Use Permit to allow T-Mobile to provide wireless communications to the citizens of Cobb County.

Very truly yours,

T-Mobile South LLC

Kimberly J. Adams
Zoning and Permitting Manager
COMPASS Technology Services
Agent for T-Mobile

Enclosures