

PRELIMINARY ZONING ANALYSIS

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

Due Date: May 29, 2009

Date Distributed/Mailed Out: May 11, 2009



Cobb County...Expect the Best!

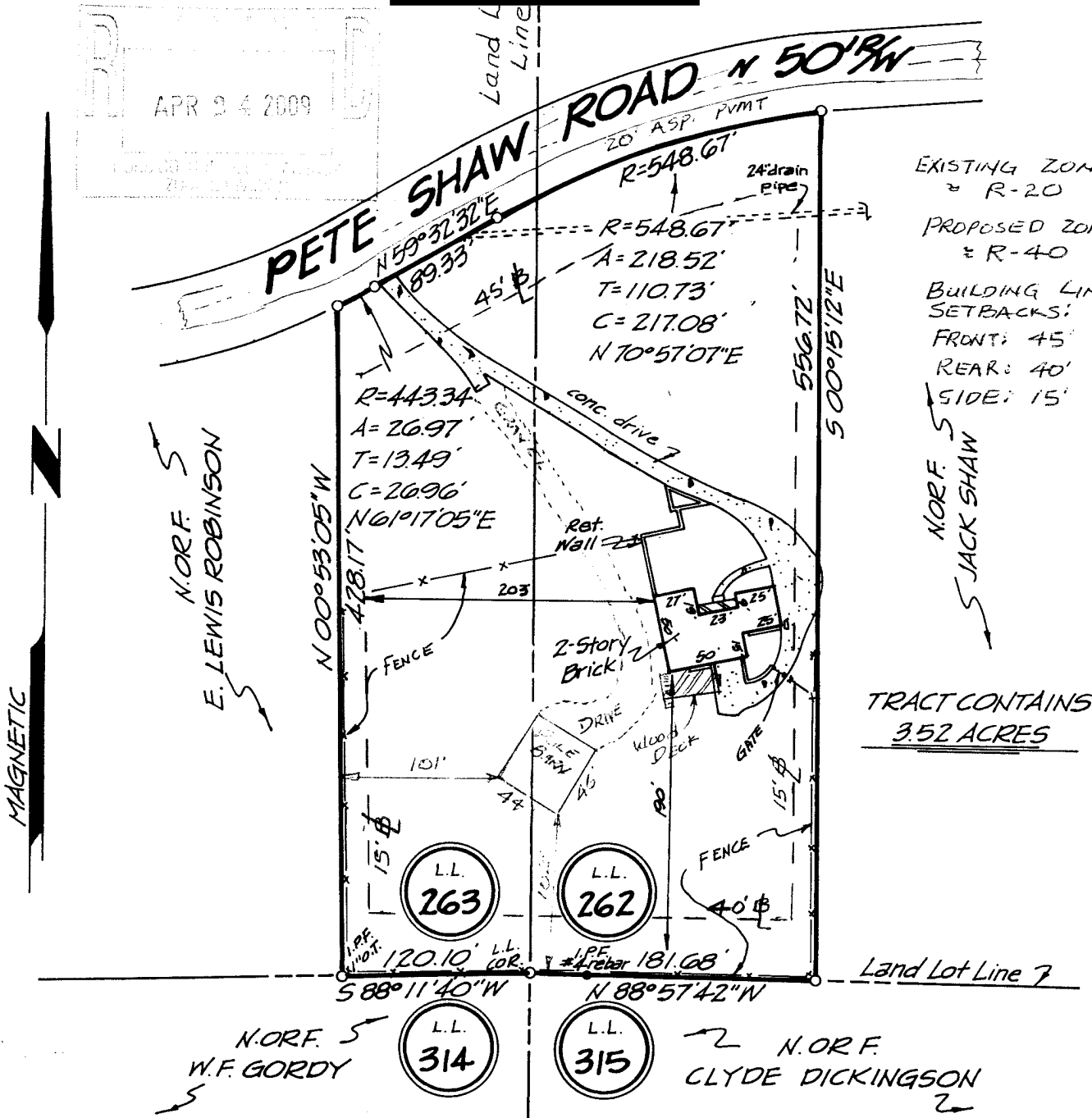
Please note: There is not a case Z-19 in this analysis.

Z-18
(2009)

10E1E7A

3002 PETE SHAW ROAD
MARIETTA, GEORGIA 30066

APR 24 2009



EXISTING ZONING
= R-20
PROPOSED ZONING
= R-40
BUILDING LINE
SETBACKS:
FRONT: 45'
REAR: 40'
SIDE: 15'

TRACT CONTAINS
3.52 ACRES

"F.I.A. Official Flood Hazard
Map" Community No. 130052,
Page 50, dated 12-4-85
shows this property not to be in
an area having special flood
hazards.



All matters of title are
excepted.

SOUTHERN SURVEYING & MAPPING CO., INC.
4076 EBENEZER ROAD, N.E.
MARIETTA, GEORGIA 30066
PHONE 926-7759

SURVEY FOR

LEONARD E. BURGER
—AND—
BETTIE H. BURGER

SUBD.

LOT—	BLOCK—	UNIT—
LAND LOT— 262 & 263		
DISTRICT— 16TH	SECTION— 2ND	
COUNTY— COBB	STATE— GA.	
DATE— MAY 15, 1987	SCALE 1" = 100'	
REVISED— JUNE 5, 1987	A 866-83-2	

REV= JUNE 8, 1987 REY. - Nov. 7, 1991

Rev. APR 20, 2009

APPLICANT: Leonard E. Burger, Jr.

404-893-4723

REPRESENTATIVE: Michael W. Burger

678-468-8284

TITLEHOLDER: Leonard E. and Bettie H. Burger

PROPERTY LOCATION: Located on the south side of Pete Shaw
Road, west of Bramblebush Trail.

ACCESS TO PROPERTY: Pete Shaw Road

PHYSICAL CHARACTERISTICS TO SITE: Existing house

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-18

HEARING DATE (PC): 07-07-09

HEARING DATE (BOC): 07-21-09

PRESENT ZONING: R-20

PROPOSED ZONING: R-40

PROPOSED USE: Single-Family Residential
and Parking More Than Three Vehicle and/or
Recreational Vehicles

SIZE OF TRACT: 3.5 acres

DISTRICT: 16

LAND LOT(S): 262, 263

PARCEL(S): 7

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 3

FUTURE LAND USE MAP: Low Density Residential



Application No. 2-18

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): None
b) Proposed building architecture: None
c) Proposed selling prices(s): NA
d) List all requested variances: None
- _____

.....
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: _____
- _____

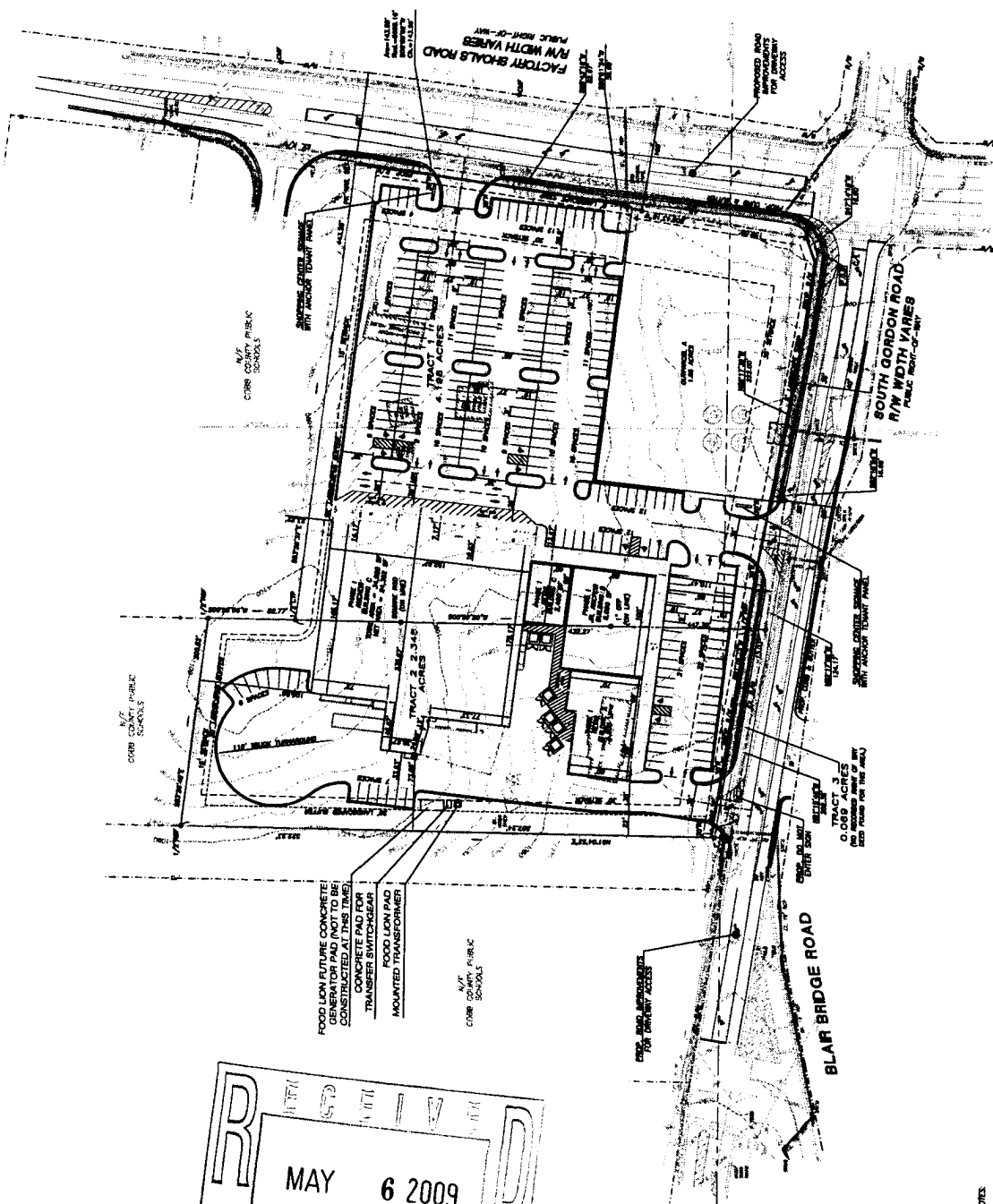
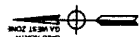
.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

Zoning Code Compliance (Parking-Buffer)

.....
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).

No

[illegible]

1. WHAT PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE AND WHAT IS THE FLOOD HAZARD ZONE? (SEE MAP NO. 13002C/1702, MAP HAVING AN EFFECTIVE DATE OF DECEMBER 14, 2008)
2. DATE OF FIELD SURVEY 3/21/08
3. THE TERM "COMPROMISE" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE SURVEYOR AND NOT A GUARANTEE OF INACCURACY, EITHER EXPRESSED OR IMPLIED.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.

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

ACREAGE CHART	
TRACT 1	4.200 ACRES
TRACT 2	2.348 ACRES
TRACT 3	0.069 ACRES
TOTAL	= 6.617 ACRES

DEVELOPMENT SUMMARY:	
TOTAL READY ACRES:	8.559 ACRES
CURRENT ZONING:	R-20
PROPOSED ZONING:	MFC (REDEVELOPED RETAIL COMMERCIAL)
OWNER/DEVELOPER:	STAN, JIM, LLC 3701 W. 10TH ST. CHARLOTTE, NC 28217
24 HOUR CONTACT:	MR. JASON THOMP (704) 484-7184
JANITORING:	COSE COUNTY, GEORGIA
MAIL STOP # IN:	100000000 1000000140
PARCEL SIZE CENTER:	= 34,898 S.F.
CRACKER ANCHOR	= 1,000 S.F.
PHASE 1 RETAIL BUILDING	= 6,000 S.F.
PHASE 2 RETAIL BUILDING	= 2,400 S.F.
PHASE 3 RETAIL BUILDING	= 2,400 S.F.
PHASE 4 RETAIL BUILDING	= 3,719 S.F.
REMAINED STRUCKS	= 20 FEET FROM STREET 6' W = 20 FEET FROM STREET 6' W = 10 FEET FROM STREET 6' W = 10 FEET FROM STREET 6' W
REAR	= 20 FEET
UNIMPROVED BUTTER ADJACENT TO ALL RESIDUALLY ZONED PROPERTY.	
PARCEL IN:	
TOTAL COUNTY DEVELOPMENT SPACES:	127
REQUIRED:	127
REMAINED:	0
TOTAL BUILDING SPACES REQUIRED	127
TOTAL BUILDING SPACES PROVIDED	127
TOTAL REMAINING SPACES (INCL. 10 AC SPACES)	0

APPLICANT: JDH Capital, LLC

704-496-7177

REPRESENTATIVE: Sams, Larkin & Huff, LLP

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

TITLEHOLDER: Juanita Bryant Green a/k/a Sybil Juanita Bryant

Green, Deceased, Kenneth P. Lewis

PROPERTY LOCATION: Located at the northwest intersection of
Factory Shoals Road and South Gordon Road.

ACCESS TO PROPERTY: Factory Shoal Road and South Gordon
Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-20

HEARING DATE (PC): 07-07-09

HEARING DATE (BOC): 07-21-09

PRESENT ZONING: R-20

PROPOSED ZONING: NRC

PROPOSED USE: Grocery Store and Retail

SIZE OF TRACT: 6.62 acres

DISTRICT: 18

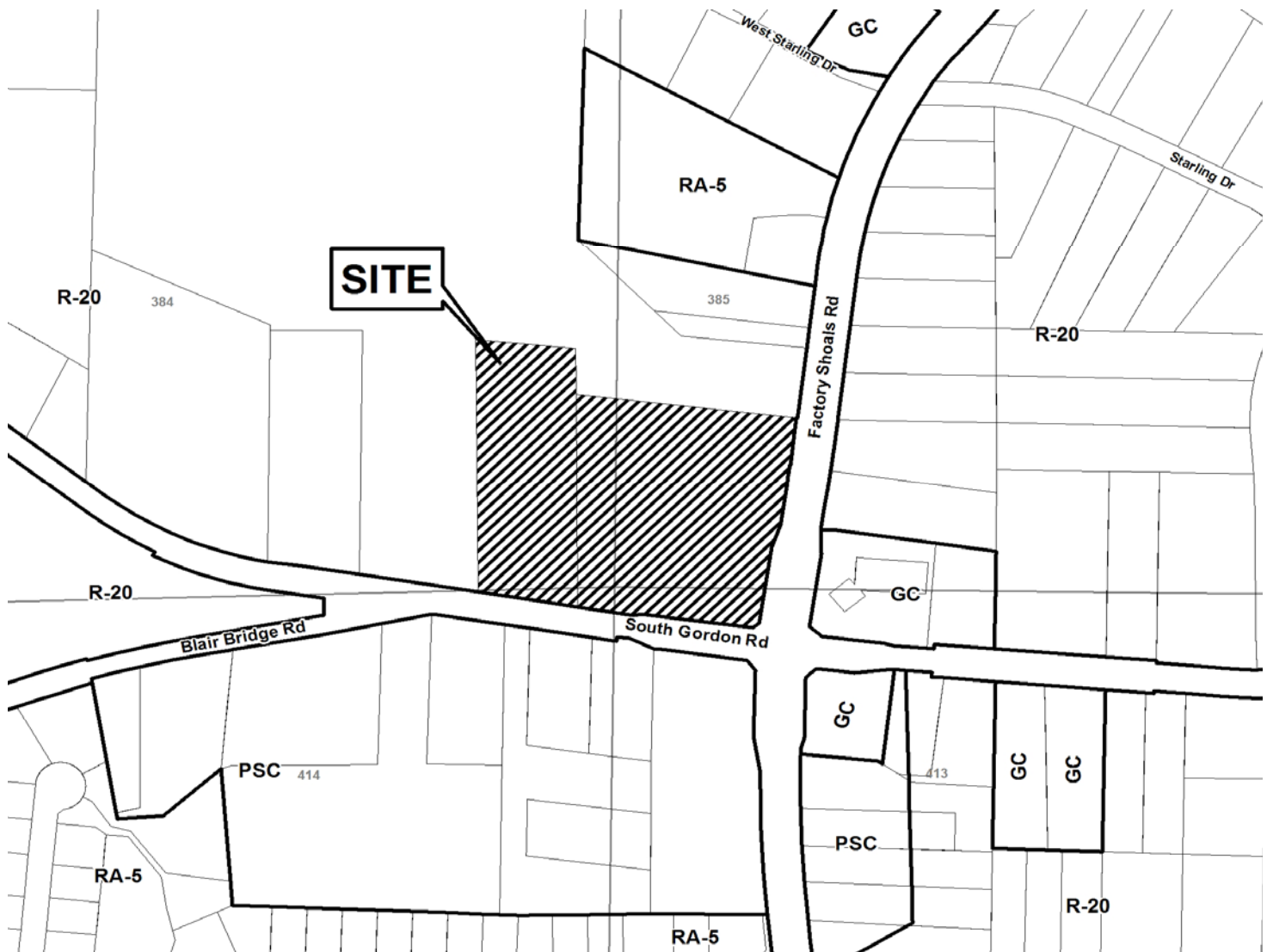
LAND LOT(S): 384, 385, 413, 414

PARCEL(S): 5, 14

TAXES: PAID X **DUE** _____

CONTIGUOUS ZONING/DEVELOPMENT

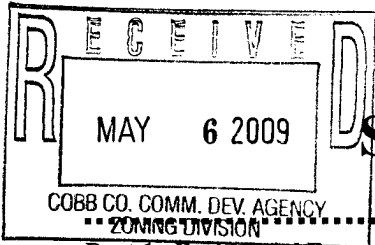
FUTURE LAND USE MAP: Neighborhood Activity Center and Low Density Residential



Application No. _____

Z-20

2009



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): Grocery store and retail.
- b) Proposed building architecture: In substantial conformity to the photograph/rendering being submitted contemporaneously herewith.
- c) Proposed hours/days of operation: Normal hours of operation are Mon. – Sun.; 8:00 a.m. – 11:00 p.m.; however, may seek authority to operate 24/7.
- d) List all requested variances: _____

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

The subject property is situated within an area under Cobb County's Future Land Use Map which is denominated as a Neighborhood Activity Center (NAC). The property is located at the northwest quadrant of the intersection of Factory Shoals Road and South Gordon Road and is bounded on all sides by either commercial or institutional uses.

*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: Darshana and Jayesh T. Sheth

770-951-1565

REPRESENTATIVE: Jayesh Sheth

770-951-1565

TITLEHOLDER: Darshana and Jayesh T. Sheth

PROPERTY LOCATION: Located on the east side of Canton Road,
south of Rosedale Drive.

ACCESS TO PROPERTY: Canton Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-21

HEARING DATE (PC): 07-07-09

HEARING DATE (BOC): 07-21-09

PRESENT ZONING: R-20

PROPOSED ZONING: LRO

PROPOSED USE: Professional Office

SIZE OF TRACT: 0.73 acre

DISTRICT: 16

LAND LOT(S): 637

PARCEL(S): 20

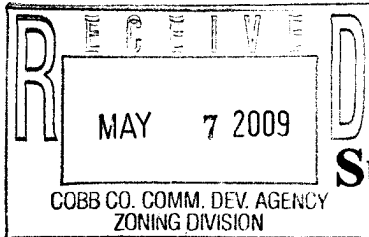
TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Neighborhood Activity Center





Application No. Z-21
2009

Summary of Intent for Rezoning

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

N/A

- 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): PROFESSIONAL OFFICES
- b) Proposed building architecture: EXISTING
- c) Proposed hours/days of operation: 6AM - 11 PM
- d) List all requested variances: LRO

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

ALL SURROUNDING PROPERTIES IN USE ARE
BUSINESSES AND PROFESSIONAL OFFICES.

.....
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).


NO

FOR 2476 CANTON RD MARIETTA GA 30066
DARWIN E. JAMES SHERY

**Z-22
(2009)**

SITE PLAN	DATE:	APRIL 30, 2009
	PROJECT:	09-001
SHEET:		C1.0

THESE DRAWINGS ARE THE PROPERTY OF SOUTHERN CIVIL GROUP, LLC AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SOUTHERN CIVIL GROUP, LLC.

[illegible][illegible]

RECEIVED
MAY 7 2009
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

APPLICANT: Kennesaw State University Foundation, Inc.

770-423-6901

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP

John H. Moore 770-429-1499

TITLEHOLDER: KSU CRV Real Estate Foundation, LLC, KSU GG
Real Estate Foundation, LLC, KSU RM Real Estate Foundation, LLC,

and KSU NC Real Estate Foundation, LLC

PROPERTY LOCATION: Located at the northwesterly intersection
of Busbee Drive and George Busbee Parkway, and at the northeasterly
intersection of Big Shanty Road and George Busbee Parkway

ACCESS TO PROPERTY: Busbee Drive, George Busbee
Parkway, and Big Shanty Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-22

HEARING DATE (PC): 07-07-09

HEARING DATE (BOC): 07-21-09

PRESENT ZONING: GC, R-20, PVC

PROPOSED ZONING: RRC

PROPOSED USE: Sporting Fields, Soccer
Fields, Soccer Stadium, and Passive Recreation

SIZE OF TRACT: 83.943 acres

DISTRICT: 16

LAND LOT(S): 434, 435, 436, 501, 502, 503

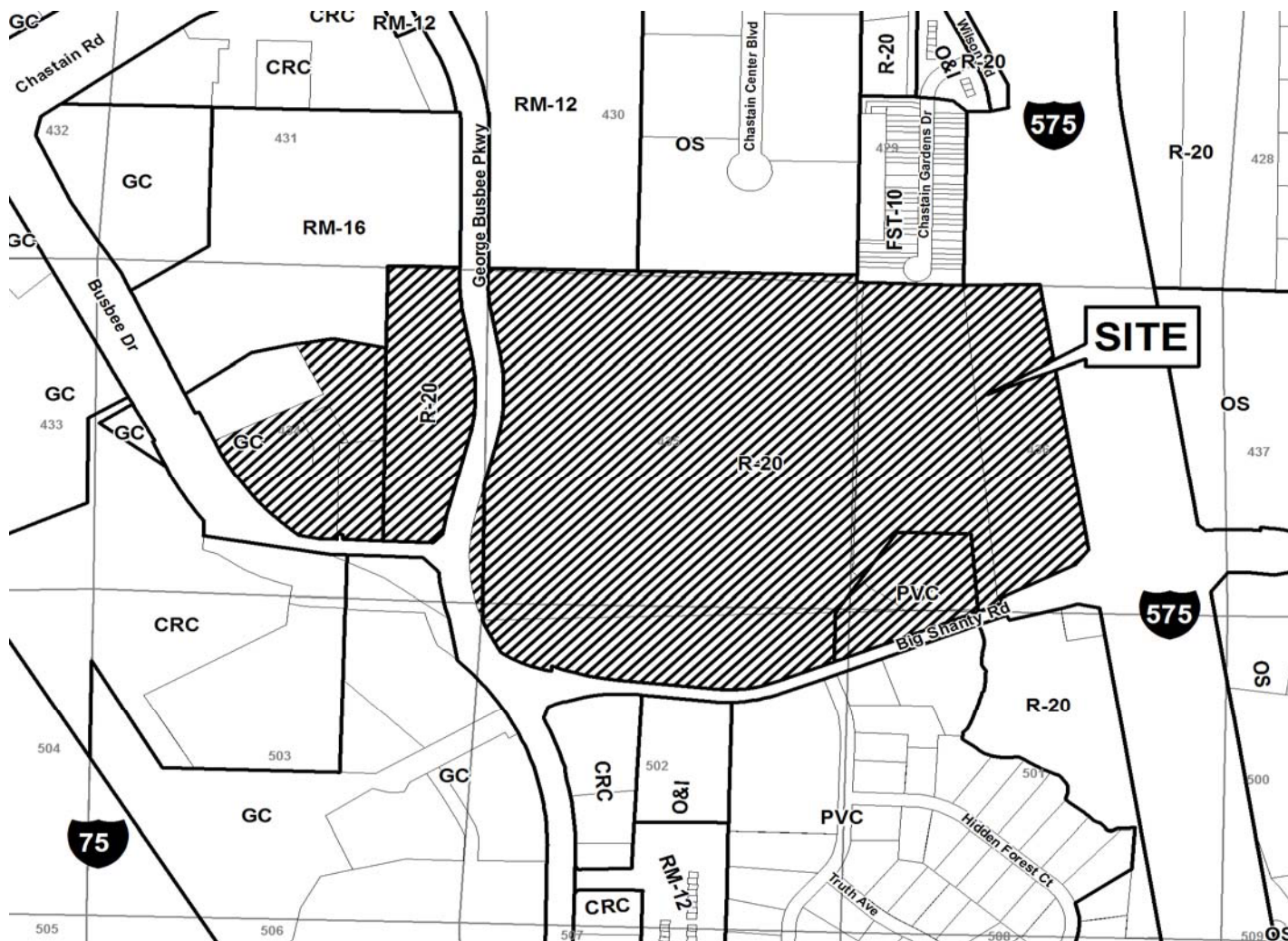
PARCEL(S): 3, 8, 10, 11, 1, 2, 1, 3

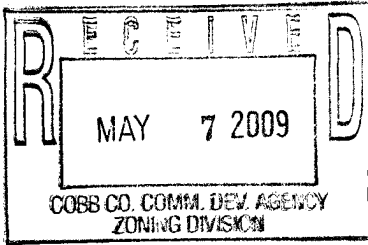
TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Regional Activity Center-Sub Area for High Density Residential and Office





Application No. z- 22
(2009)

Summary of Intent for Rezoning*

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

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

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

- a) Proposed use(s): Soccer Fields; Soccer Stadium; Sporting Fields;
Passive Recreation Areas
b) Proposed building architecture: _____

c) Proposed hours/days of operation: Monday - Sunday; hours to be determined
by types of sporting activities
d) List all requested variances: None known at this time

.....
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). None known at this time

***Applicant specifically reserves the right to amend any information set forth in the Application for Rezoning and the Summary of Intent at any time during the rezoning process.**

LUP-15
(2009)

(2)

(1)

(4)

(3)

SANDY PLAINS ROAD RW VARIES

ARROWHEAD TRAIL 50' RW

LAND LOT NO: 703
DISTRICT NO: 16TH
SECTION: 2ND
COUNTY: COBB
PROPERTY ADDRESS:

2088 ARROWHEAD TRAIL

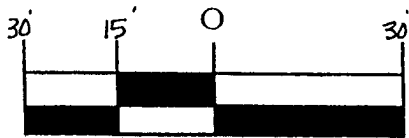
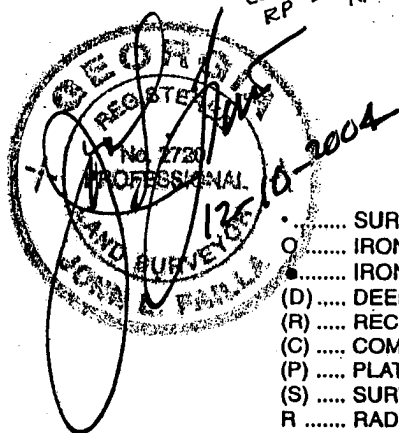
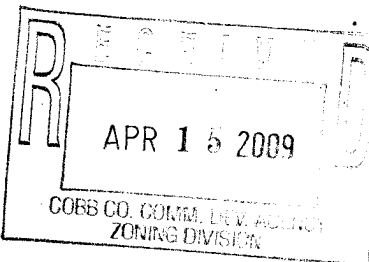
DATE OF SURVEY: 11-9-2004
SURVEY NO: 2900
SURVEY PREPARED FOR: WANDA CAISON
LEGAL DESCRIPTION:
LOT 3 SPRAYBERRY STATION;
PER PLAT Book 99 PAGE 7

THE ABOVE DESCRIBED PROPERTY/STRUCTURE DOES NOT LIE
WITHIN A FEDERALLY DESIGNATED 100 YR. FLOOD ZONE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN
HEREON IS A TRUE AND CORRECT REPRESENTATION
OF THE LAND(S) DESCRIBED AS SURVEYED
UNDER MY DIRECT PERSONAL SUPERVISION.

JOHN L. FAILLA GEORGIA RLS # 2720



GRAPHIC SCALE IN FEET
SCALE 1" = 30'

LEGEND

- SURVEY POINT
- O IRON MONUMENT SET
- IRON MONUMENT FOUND
- (D) DEED DISTANCE/BEARING
- (R) RECORDED
- (C) COMPUTED
- (P) PLAT DISTANCE/BEARING
- (S) SURVEYED/ACTUAL
- R RADIUS
- CHD .. CHORD DISTANCED
- Δ CENTRAL ANGLE
- P.C. ... POINT OF CURVE
- P.T. ... POINT OF TANGENCY
- R/W ... RIGHT-OF-WAY
- LL LAND LOT
- LLL LAND LOT LINE

NOTES:
EQUIPMENT USED: NIKON DTM 310
BEARINGS SHOWN ARE BASED ON
FIELD DATA UPON WHICH THIS PLAT
IS BASED HAS A MINIMUM CLOSURE
ON ONE FOOT IN 10,000 FEET; AND
AN ANGULAR ERROR OF 03" PER
ANGLE AND WAS ADJUSTED USING
COMPASS RULE

ASAP LAND SURVEYING

APPLICANT: Wanda E. Caison

678-914-3921

REPRESENTATIVE: Wanda E. Caison

678-914-3921

TITLEHOLDER: Wanda E. Caison

PROPERTY LOCATION: Located at the northeasterly intersection of
Sandy Plains Road and Arrowhead Trail
(2088 Arrowhead Trail).

ACCESS TO PROPERTY: Arrowhead Trail

PHYSICAL CHARACTERISTICS TO SITE: Existing house

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-15

HEARING DATE (PC): 07-07-09

HEARING DATE (BOC): 07-21-09

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit
(renewal)

PROPOSED USE: Hair Salon

SIZE OF TRACT: 0.3 acre

DISTRICT: 16

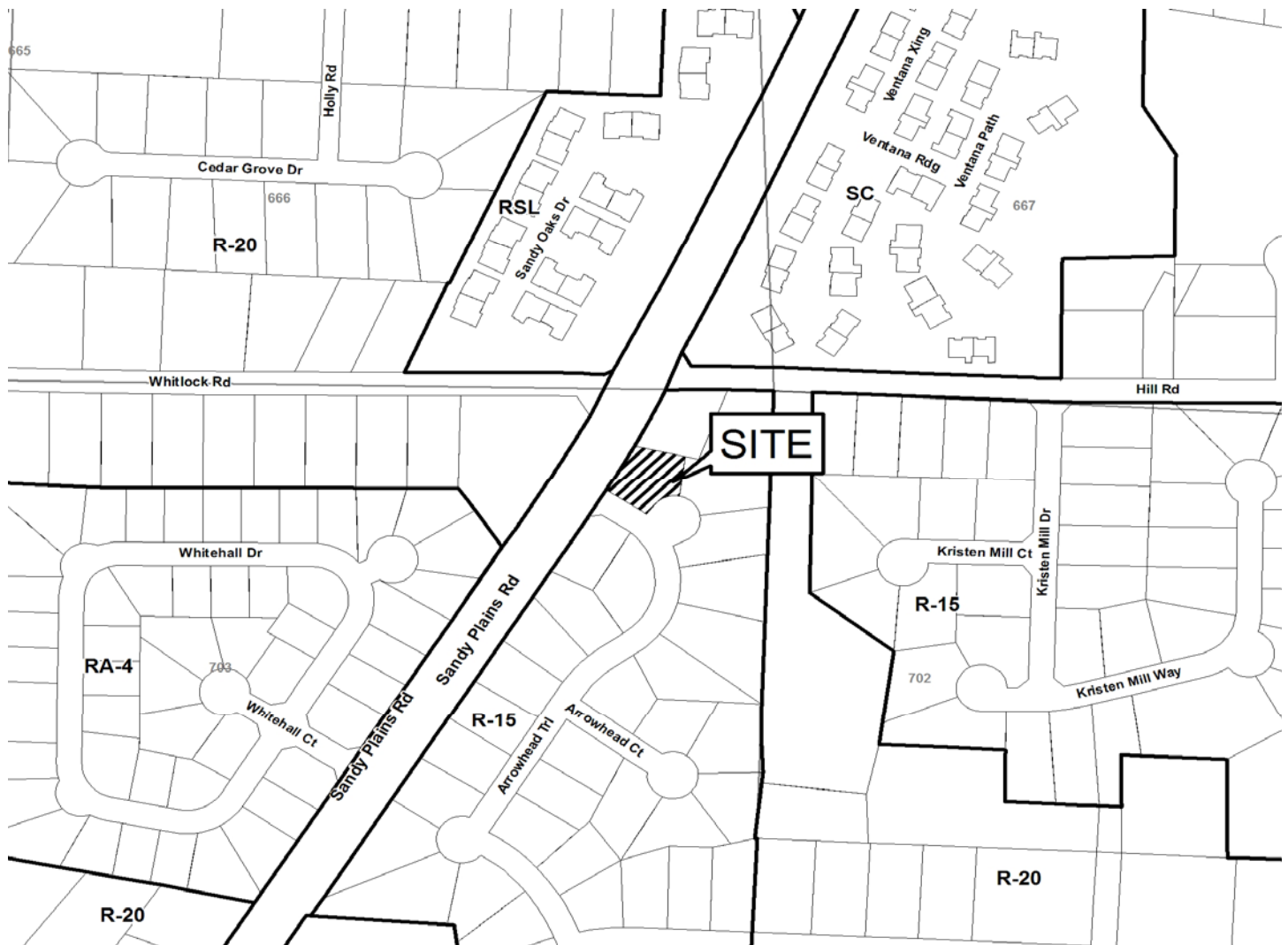
LAND LOT(S): 703

PARCEL(S): 21

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

FUTURE LAND USE MAP: Low Density Residential



LUP-15
2009

LAND USE PERMIT WORKSHEET

(FOR TEMPORARY COMMERCIAL USE OF RESIDENTIALLY ZONED PROPERTY)

1. TYPE OF BUSINESS? HAIR SALON
2. NUMBER OF EMPLOYEES? ONE
3. DAYS OF OPERATION? 1:00 8:00
4. HOURS OF OPERATION? 7. Hour
5. NUMBER OF CLIENTS, CUSTOMERS OR SALES PEOPLE COMING TO HOUSE? 2 Every 4 month (PER DAY; PER WEEK)
6. WHERE DO CLIENTS, CUSTOMERS OR SALE PEOPLE PARK? DRIVEWAY yes STREET _____ OTHER (EXPLAIN) _____
7. SIGNS? YES _____ NO ✓ (IF YES, THEN QUANTITY, SIZE, LOCATION) _____
8. NUMBER OF VEHICLES? One at a time
9. TYPE OF VEHICLES? (CARS, TRUCKS, VANS, ETC.) One at a time
10. DELIVERIES? YES _____ NO ✓ (IF YES, THEN HOW MANY PER DAY/WEEK; SEMI-TRUCK, FEDEX, UPS, USPS?) _____
11. DOES APPLICANT LIVE IN THE HOUSE? YES ✓ NO _____
12. ANY OUTDOOR STORAGE? YES _____ NO ✓ IF YES, THEN WHAT? _____
13. STORAGE OF INVENORY? YES _____ NO ✓ IF YES, THEN WHAT? _____
12. ANY ADDITIONAL RELAVENT INFORMATION? NO

LUP-16
(2009)

CRUSSELL, RAKESTRAW
AND ASSOCIATES
LAND SURVEYORS PLANNERS
2901 POWDER SPRINGS ROAD
KATHLETIA, GEORGIA 30064
404 - 843 - 6903
PROJECT NO. - CO 4440

BEING LOTS 26 & 28
EVANS FOREST ESTATES, UNIT II,
LOCATED IN LAND LOT 1246
19TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA



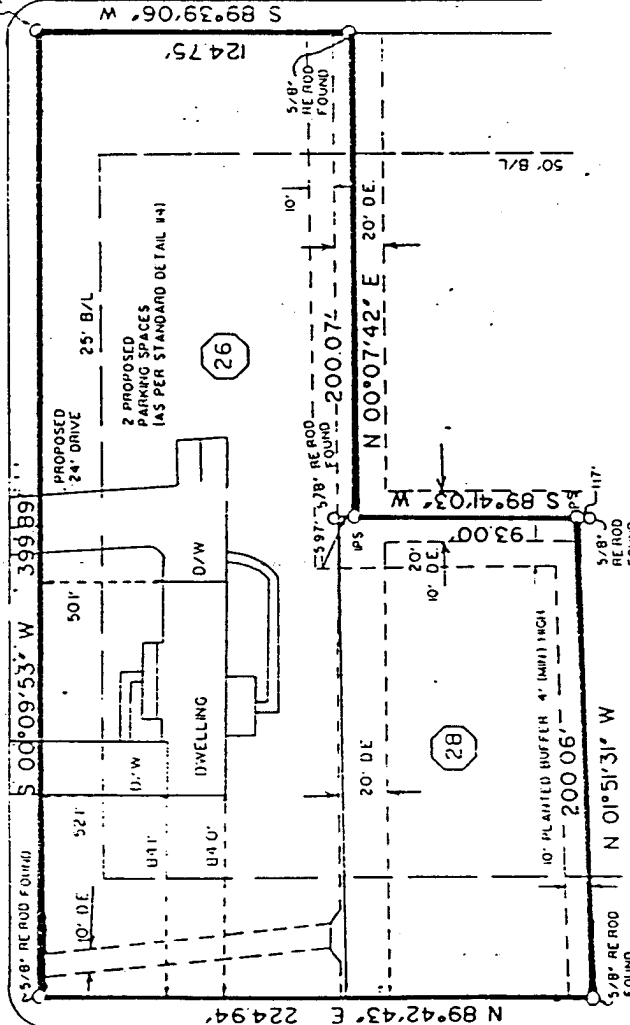
THAV. MEAS. - 17246.808
ANGLE ADJ. - 06° 41' 11"
THAV. ADJ. - COMPASS
PLAT MEAS. - 17285.959

PLAT OF SURVEY FOR
RANDALL A. GOODE
LAURI A. GOODE
PLAT TO ACCOMPANY VARIANCE APPLICATION FOR PROPOSED
400 SQ. FT. BEAUTY SALON
PARKING SPACES REQUIRED - 2
PARKING SPACES PROVIDED - 2

MAG
NORTH

SAMMY DRIVE 50' R/W

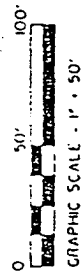
RUTH LANE 50' R/W



MIN. 5' SIDE SETBACK - 10'
MIN. 5' REAR SETBACK - 30'

THIS IS TO CERTIFY THAT SUBJECT
PROPERTY DOES NOT LIE WITHIN THE
100-YR. FLOOD PLAIN AS MAPPED BY
FEMA FOR HUD

DATE - NOVEMBER 28, 1989 REVISED - JUNE 12, 1990
VARIANCE APPLICATION



APPLICANT: Lauri A. Goode
678-251-5234

REPRESENTATIVE: Lauri A. Goode
678-251-5234

TITLEHOLDER: Randall A. and Lauri A. Goode

PROPERTY LOCATION: Located on the west side of Sammy Drive,
between Norma Lane and Ruth Lane.

ACCESS TO PROPERTY: Sammy Drive

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: LUP-16

HEARING DATE (PC): 07-07-09

HEARING DATE (BOC): 07-21-09

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit
(renewal)

PROPOSED USE: Beauty Salon

SIZE OF TRACT: 1.5 acres

DISTRICT: 19

LAND LOT(S): 1246, 1271

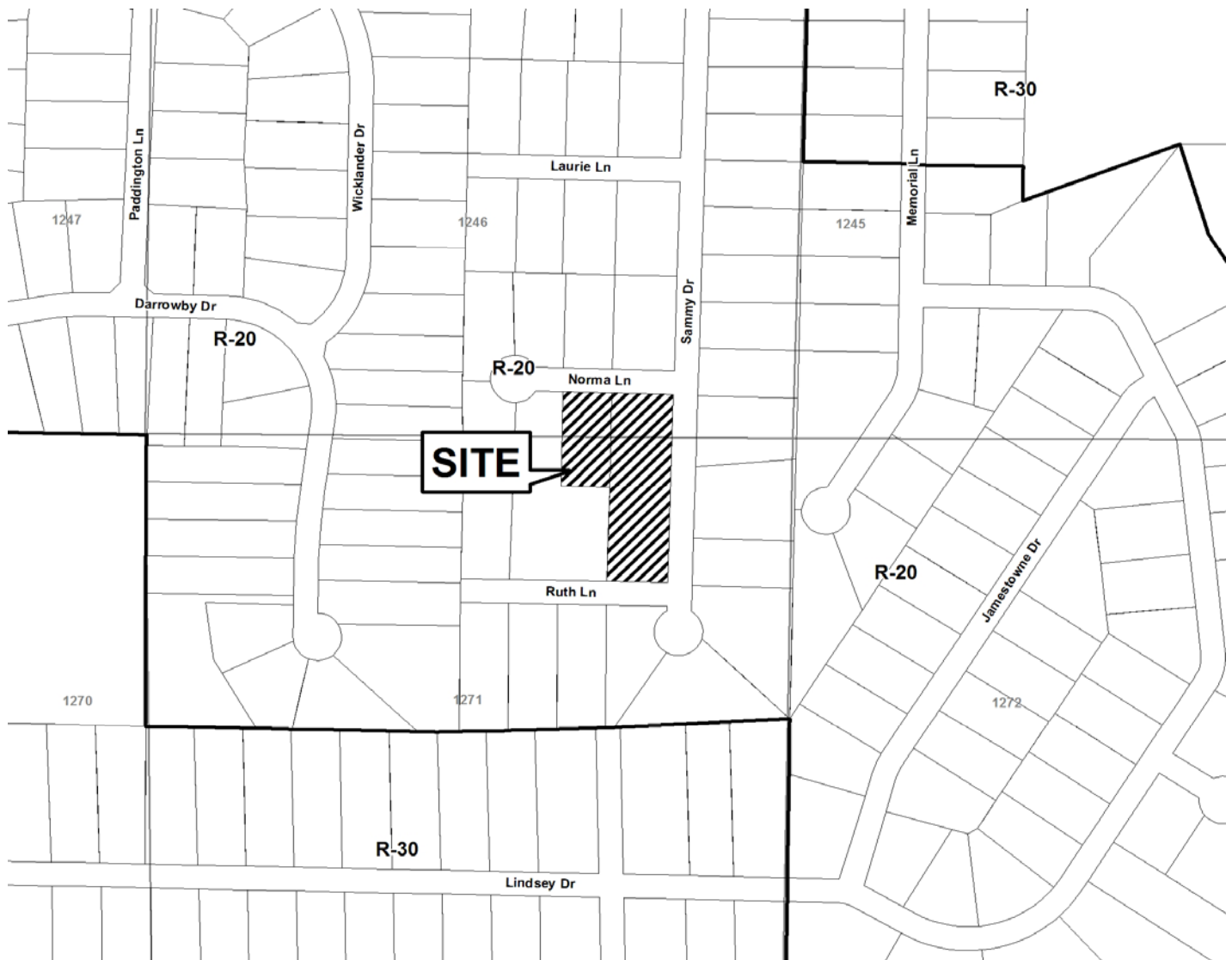
PARCEL(S): 42

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Very Low Density Residential



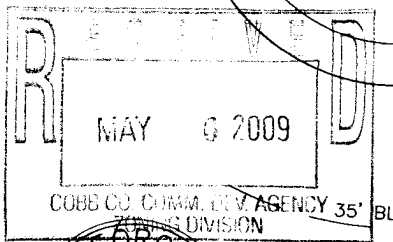
LUP-16
2009

LAND USE PERMIT WORKSHEET

(FOR TEMPORARY COMMERCIAL USE OF RESIDENTIALLY ZONED PROPERTY)

1. TYPE OF BUSINESS? Beauty Salon
2. NUMBER OF EMPLOYEES? 2 (applicant and daughter only)
3. DAYS OF OPERATION? 6
4. HOURS OF OPERATION? Appointment only
5. NUMBER OF CLIENTS, CUSTOMERS OR SALES PEOPLE COMING TO HOUSE? 4-6 (PER DAY; PER WEEK)
6. WHERE DO CLIENTS, CUSTOMERS OR SALE PEOPLE PARK? DRIVEWAY X STREET _____ OTHER (EXPLAIN) Parking Area
7. SIGNS? YES _____ NO X .(IF YES, THEN QUANTITY, SIZE, LOCATION) _____
8. NUMBER OF VEHICLES? 0
9. TYPE OF VEHICLES? (CARS, TRUCKS, VANS, ETC.) _____
10. DELIVERIES? YES X NO ____ .(IF YES, THEN HOW MANY PER DAY/WEEK; SEMI-TRUCK, FEDEX, UPS,USPS?) 1 X month
11. DOES APPLICANT LIVE IN THE HOUSE? YES X NO ____
12. ANY OUTDOOR STORAGE? YES ____ NO X . IF YES, THEN WHAT? _____
13. STORAGE OF INVENORY? YES ____ NO X . IF YES, THEN WHAT? _____
12. ANY ADDITIONAL RELAVENT INFORMATION? _____

LUP-17
(2009)



TOTAL AREA
22,173.0 SQ. FT.
0.509 ACRES

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD
AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS.
MAP # 13067C 0078G, DATED Dec. 16, 2008

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 1.7" 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 400,210.0 FEET.

EQUIPMENT UTILIZED: ANGULAR SokkiaSet60R
LINEAR SokkiaSet60R

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

SURVEY FOR:

Jeff Luce, Jr.

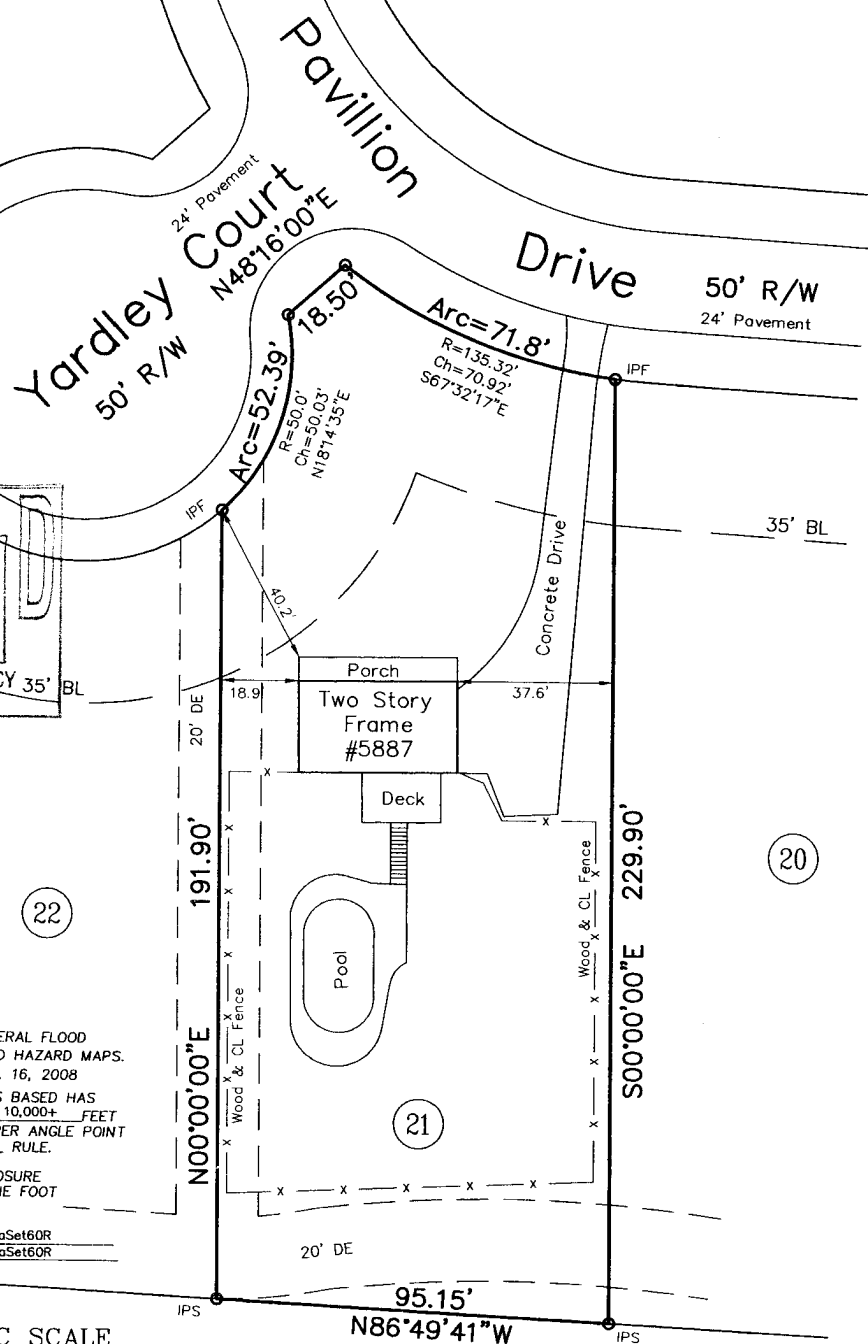
Lot 21		REVISIONS --
Courtyard West Subdivision		
PLAT BOOK 118	PAGE 25	
LAND LOT: 303		CC: LT
DISTRICT: 20th	SECTION : 2nd	DWN: LN
COUNTY: Cobb		CHKD: LDN
STATE: Georgia		SURVEY/2009
DATE: May 4, 2009	SCALE : 1"=30'	JOB: 09-0038

CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY
MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

WEST GEORGIA SURVEYORS, INC.

731 Sandtown Road
Marietta, Georgia 30008
(770) 428-2122
FAX: (770) 422-9178

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC
SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.
ALL MATTERS PERTAINING TO TITLES ARE EXCEPTED.
LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.



APPLICANT: Amy K. Luce

770-891-2706

REPRESENTATIVE: Jeffrey A. Luce, Jr.

404-279-9452

TITLEHOLDER: Amy K. Georg-Gundersen

PROPERTY LOCATION: Located at the southeasterly intersection
of Pavillion Drive and Yardley Court.

ACCESS TO PROPERTY: Pavillion Drive

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: LUP-17

HEARING DATE (PC): 07-07-09

HEARING DATE (BOC): 07-21-09

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Baking Dog Treats To
Sell On The Internet

SIZE OF TRACT: 0.40 acre

DISTRICT: 20

LAND LOT(S): 303

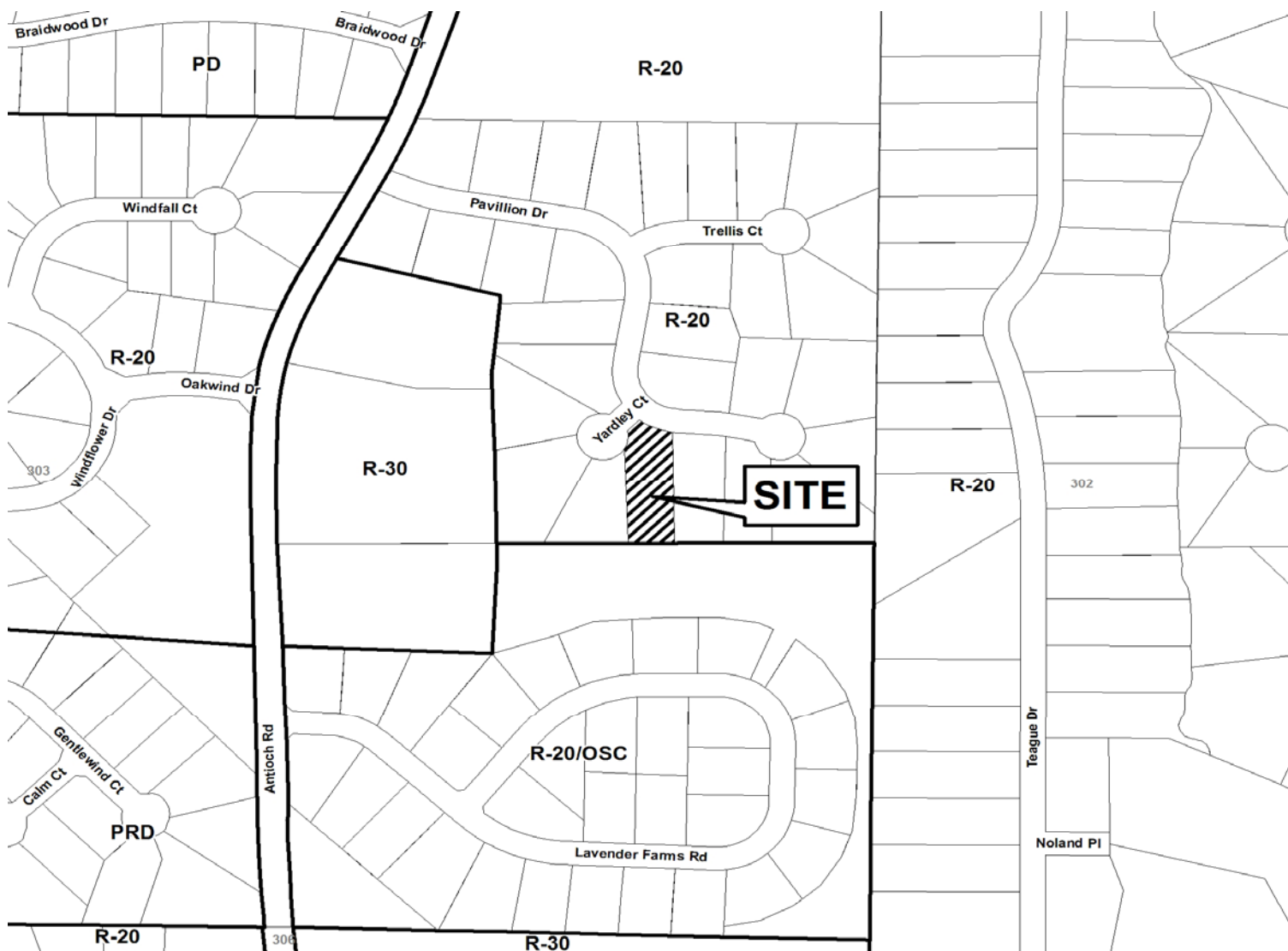
PARCEL(S): 40

TAXES: PAID X DUE

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Very Low Density Residential

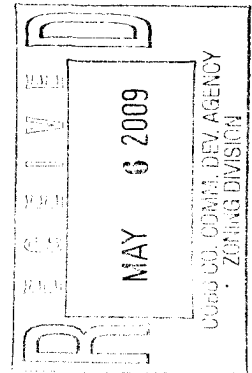


LUP-17
2009

LAND USE PERMIT WORKSHEET

(FOR TEMPORARY COMMERCIAL USE OF RESIDENTIALLY ZONED PROPERTY)

1. TYPE OF BUSINESS? BAKING Dog Treats + Selling on Internet
2. NUMBER OF EMPLOYEES? 2
3. DAYS OF OPERATION? M - SAT
4. HOURS OF OPERATION? Internet based (no store front)
5. NUMBER OF CLIENTS, CUSTOMERS OR SALES PEOPLE COMING TO HOUSE? 0 (PER DAY; PER WEEK)
6. WHERE DO CLIENTS, CUSTOMERS OR SALE PEOPLE PARK? DRIVEWAY — STREET — OTHER (EXPLAIN) —
7. SIGNS? YES — NO ✓ .(IF YES, THEN QUANTITY, SIZE, LOCATION) —
8. NUMBER OF VEHICLES? 0
9. TYPE OF VEHICLES? (CARS, TRUCKS, VANS, ETC.) —
10. DELIVERIES? YES ✓ NO — .(IF YES, THEN HOW MANY PER DAY/WEEK; SEMI-TRUCK, FEDEX, UPS,USPS?) 1 per month - Fed Ex, UPS
11. DOES APPLICANT LIVE IN THE HOUSE? YES ✓ NO —
12. ANY OUTDOOR STORAGE? YES — NO ✓ . IF YES, THEN WHAT? —
13. STORAGE OF INVENTORY? YES ✓ NO — . IF YES, THEN WHAT? Flour, Sugar, BAKING ingrediants
12. ANY ADDITIONAL RELEVANT INFORMATION? business will start off as part-time. until we can afford to move to a retail location



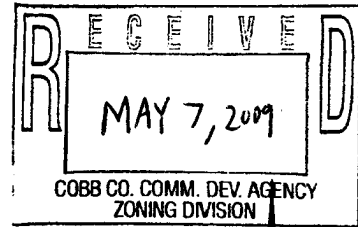
LUP-18
(2009)

TRAVERSE CLOSURE - 1:35,505±
ANGULAR ERROR - 5 SEC's/STA
ADJUSTMENT - COMPASS RULE
EQUIPMENT - TOPCON 303 TOTAL STATION
PLAT CLOSURE - 1:135,202
ALL MATTERS OF TITLE EXCEPTED.

THIS PROPERTY IS NOT LOCATED WITHIN A
FEMA 100 YEAR FLOOD ZONE ACCORDING
TO COBB COUNTY F.I.R.M. PANEL 0005 C
COMMUNITY #130052 DATED: AUG. 18, 1992

N/F
RICHARD D. & MARGO P. MUMFORD
DB. 13450, PG. 610
ZONING R-30

N/F
CHARLIE W. KERR
ZONING R-30



APPROX. LAND LOT LINE

TRACT CONTAINS:
2.00 ACRES
87,217 SQ. FT.

CURRENT ZONING:
R-30

REFERENCE DEED:
PB. 13934, PG. 1084

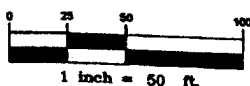
REFERENCE PLAT:
PB. 75, PG. 177

PROPERTY ADDRESS:
6340 CEDAR CREST ROAD
ACWORTH, GEORGIA 30101

BOUNDARY SURVEY FOR:

KATHERINE DRAUT

LOCATED IN LAND LOTS 39 & 76
IN THE 20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1" = 50' DATE: MARCH 31, 2008



Centerline Surveying Systems, Inc.

1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2398

308014-B

APPLICANT: Katherine Draut and David P. Draut

770-974-7592

REPRESENTATIVE: David Draut

770-974-7592

TITLEHOLDER: David P. and Katherine Draut

PROPERTY LOCATION: Located on the north side of Cedarcrest
Road, southwesterly of Governors Towne Drive
(6340 Cedarcrest Road).

ACCESS TO PROPERTY: Cedarcrest Road

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: LUP-18

HEARING DATE (PC): 07-07-09

HEARING DATE (BOC): 07-21-09

PRESENT ZONING: R-30

PROPOSED ZONING: Land Use Permit
(renewal)

PROPOSED USE: Therapy Services For
Autistic Children

SIZE OF TRACT: 2.0 acres

DISTRICT: 20

LAND LOT(S): 39, 76

PARCEL(S): 12

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Rural Residential





Application #: LVA-18
PC Hearing Date: 7-7-09
BOC Hearing Date: 7-21-09

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Therapy Services for Autistic Children
2. Number of employees? 1
3. Days of operation? M-F
4. Hours of operation? 7:00 Am to 7:00 Pm
5. Number of clients, customers, or sales persons coming to the house per day? 5 ; Per week? 52
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): In rear of home
7. Signs? No: _____ ; Yes: ✓ . (If yes, then how many, size, and location): 1 Easement of driveway
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 1
9. Deliveries? No ✓ ; Yes _____ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
10. Does the applicant live in the house? Yes ✓ ; No _____
11. Any outdoor storage? No ✓ ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested: 24 months
13. Any additional information? (Please attach additional information if needed):

Applicant signature: Katherine Draut Date: 5/7/09

Applicant name (printed): Katherine Draut

APPLICANT: Salvage Hunter Holdings, LLC
770-943-9979

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

TITLEHOLDER: Franklin G. Poss

PROPERTY LOCATION: Located on the west side of Anderson Farm
Road, north of the Silver Comet Trail.

ACCESS TO PROPERTY: Anderson Farm Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-8

HEARING DATE (PC): 07-07-09

HEARING DATE (BOC): 07-21-09

PRESENT ZONING: HI

PROPOSED ZONING: Special Land Use

Permit

PROPOSED USE: Auto Salvage

SIZE OF TRACT: 2.187 acres

DISTRICT: 19

LAND LOT(S): 913, 938

PARCEL(S): 10, 15

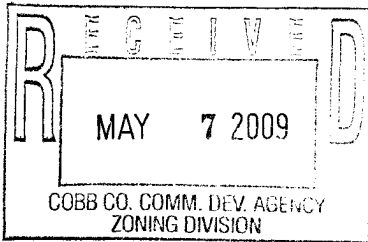
TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

FUTURE LAND USE MAP: Industrial Compatible



ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT



Application No.: SLUP- 8 (2009)
Hearing Dates: July 7, 2009, and
July 21, 2009

Applicant: Salvage Hunter Holdings, LLC
Property Owner: Franklin G. Poss

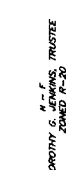
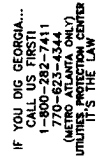
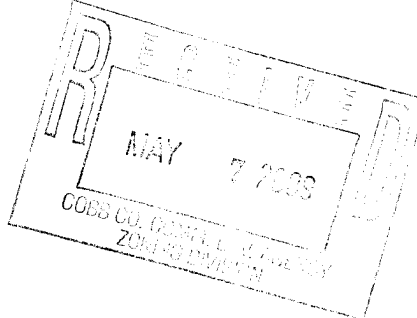
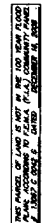
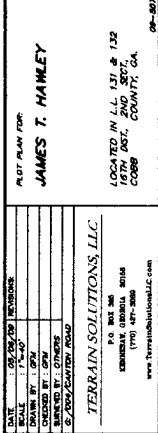
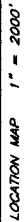
STATEMENT OF PROPOSED SITE IMPROVEMENTS

Applicant is seeking a Special Land Use Permit for the purpose of improvements to the auto salvage facility which is currently being operated on the 2.187 acres located on the westerly side of Anderson Farm Road, northerly of the Silver Comet Trail (hereinafter the "Subject Property"), as well as the property located westerly of the Subject Property on the easterly side of Ewing Road. The Subject Property, as well as surrounding properties on Anderson Farm Road and Ewing Road, is zoned Heavy Industrial ("HI"). Applicant has operated the business of "Salvage Hunter Auto Parts" at this location since 1988. The prior owner of the business, Mr. Harold Hunter, operated the same business on the Subject Property beginning in the 1960s.

Currently, the entrance and office for the business are located on Ewing Road, which poses a danger as there is heavy traffic going in and out of the business. If the Special Land Use Permit is granted, allowing Applicant's purchase of the Subject Property, Applicant proposes to close the existing entrance off Ewing Road and move the entrances, and all traffic associated with the business, off Anderson Farm Road only. Additionally, the office for the business will be relocated to the Subject Property. Applicant will then place a gate at the old entrance off Ewing Road, and that entrance will be used for emergency purposes only.

Applicant does not propose the construction of new buildings on the Subject Property as it will utilize the existing structures. The construction will be for driveways from Anderson Farm Road to the Subject Property and parking and renovation of existing buildings. Additionally, the fencing on the Subject Property, and along Ewing Road, will also be constructed to allow for buffering of the business operations.

**SLUP-9
(2009)**

[illegible][illegible]

APPLICANT: James T. Hawley

770-426-7302

REPRESENTATIVE: Sams, Larkin & Huff, LLP

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

TITLEHOLDER: Pro-Build Real Estate Holdings, LLC

PROPERTY LOCATION: Located at the northeast intersection of

Canton Road and Fowler Circle and at the southwestern end of Lee

Waters Road, south of Jamerson Road.

ACCESS TO PROPERTY: Canton Road, Lee Waters Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: SLUP-9

HEARING DATE (PC): 07-07-09

HEARING DATE (BOC): 07-21-09

PRESENT ZONING: GC, LI, HI

PROPOSED ZONING: Special Land Use

Permit

PROPOSED USE: Wood Products

Processing

SIZE OF TRACT: 7.32 acres

DISTRICT: 16

LAND LOT(S): 131, 132

PARCEL(S): 2, 9

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Industrial Compatible

