

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: September 1, 2009
Board of Commissioners Hearing Date: September 15, 2009

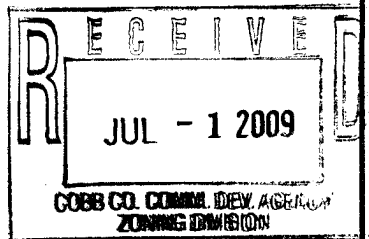
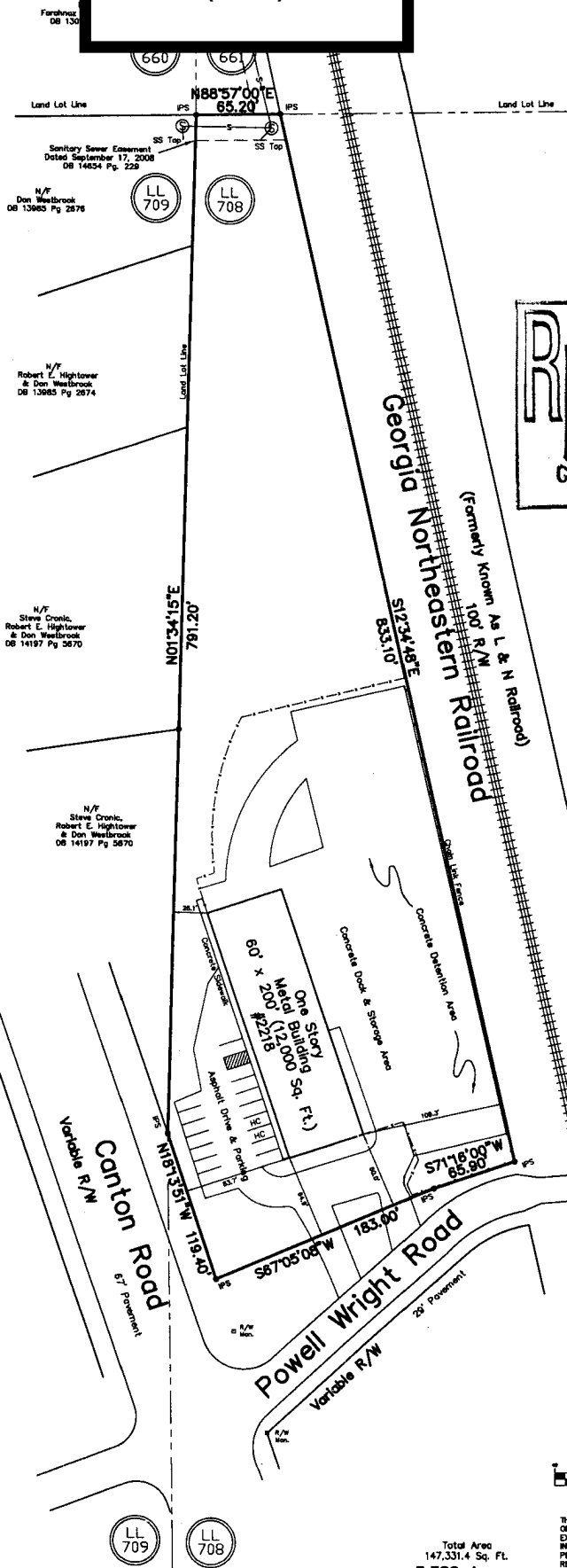
Due Date: July 24, 2009

Date Distributed/Mailed Out: July 7, 2009



Cobb County...Expect the Best!

**Z-26
(2009)**

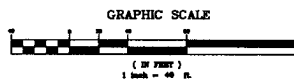


General Site Notes:

1. Reference Boundary Survey prepared by Southern Surveying and Mapping Co., dated Dec. 9, 1980 and Site Plans prepared by West Georgia Engineers & Surveyors, Inc. dated Jan. 4, 1985 and Feb. 1, 1985.
2. There are no Lakes, Streams or Wetlands located on or adjacent to this property. (No Stream Buffers required)
3. There are no Architectural or Archeological landmarks on or adjacent to this property.
4. There are no cemeteries on or adjacent to this property.
5. Site is accessed by two drives off Powell Wright Road (as shown).
6. No Buffers exist for this property.

THIS PROPERTY (DOOS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP # 13067000440, DATED Dec. 16, 2008. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,108 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING COLLIER - P.L.S. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 18,358 FEET. EQUIPMENT UTILIZED: ANGULAR: SURVEYOR LINEAR: TAPE 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. HEDGE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.

Total Area
147,331.4 Sq. Ft.
3.382 Acres



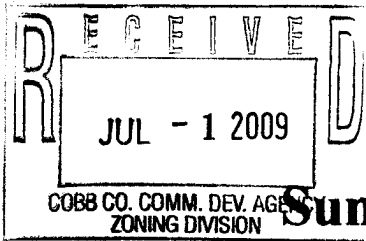
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.



WEST GEORGIA SURVEYORS, INC.
731 Sandtown Road
Marietta, Georgia 30008
(770) 428-2122
FAX: (770) 428-9778
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

SURVEY FOR:			
John Fitzpatrick & Paper Impressions			
LAND LOT: 708	SECTION: 2nd	DISTRICT: 10th	DATE: June 22, 2008
COUNTY: Cobb	CITY: Marietta	STATE: Georgia	SCALE: 1" = 40' JOB: CO-0008

SHEET



Application No. Z-26
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: N/A
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 COMMERCIAL SERVICE
USES
b) Proposed building architecture: EXISTING STRUCTURE
c) Proposed hours/days of operation: 6A-9P M-SUN
d) List all requested variances: NONE

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

REZONING required due to County
changing LAND USE DESIGNATION

.....
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).

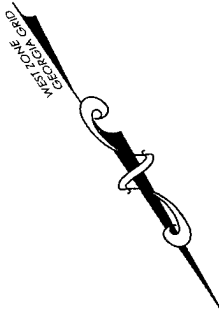
No

Z-27
(2009)

AREA
5.03 ACRES
219,275 SQ. FT.
ZONING: UVC

LINE	BEARING	LENGTH
L1	N87°15'21"E	28.81
L2	N87°20'24"E	12.80
L3	N87°39'41"W	12.58
L4	N45°11'02"W	63.00
L5	N04°04'03"E	18.37

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	75.00	49.12	N26°25'19"W	48.25
C2	159.00	135.82	N20°33'30"W	131.67



CERTIFICATION:
I, STEVEN M. HARDY, GEORGIA REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE REQUIREMENTS OF THE GEORGIA CONDOMINIUM ACT.

DATE _____

STEVEN M. HARDY

LEGEND

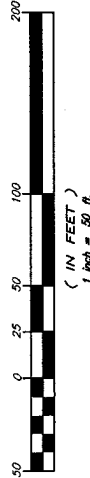
SYMBOLS

- DOUBLE WING CATCH BASIN (DWCB)
- SINGLE WING CATCH BASIN (SWCB)
- HEAD WALL (HW)
- DROP INLET (DI)
- WATER BOX
- FIRE HYDRANT (FH)
- ROOF DRAIN (RD)
- SAN SEWER MANHOLE (SSMH)
- CLEANOUT (CO)
- POST INDICATOR VALVE (PIV)
- LIGHT POLE (LP)

PROPERTY CORNER LEGEND

- 1" R.S. - 1" REBAR SET
- 1" R.F. - 1" REBAR FOUND
- O.T.F. - OPEN TOP FOUND
- C.T.F. - CHIMNEY TOP FOUND
- C.M.S. - CORNER NOT SET
- C.M.F. - CONC. MONUMENT FOUND

GRAPHIC SCALE



LINE	BEARING	LENGTH
T1	N46°10'19"E	101.91
T2	S05°22'15"E	36.65
T3	N52°23'01"W	73.53
T4	S19°57'08"W	74.23
T5	N26°14'49"W	14.18

PACES FERRY ROAD (PUBLIC ROAD)
(R/W VARIES) (DB. 10429/PG.374)

JUL - 2 2009
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

NOTE: ON THIS PLAT
DISTANCES SHOWN ON THE PLAT
ARE GROUND DISTANCES.

HIGHLAND
ENGINEERING, INC
1455 LINDEN PARKWAY, SUITE 200
MARIETTA, GA 30067
PH: 770-225-2121 FAX: 770-225-2322

VININGS MAIN, L.P.
1110 NORTHCASE PARKWAY
SUITE 150
MARIETTA, GA 30067
770-951-8889

Project No.	08-015
Surveyed By:	T.B.S.
Drawn By:	B.J.L.
Checked By:	S.M.H.
Date:	3/19/08
Scale:	1" = 50'

~ CONDOMINIUM PLAT FOR ~
VININGS MAIN, A RESIDENTIAL CONDOMINIUM
886, 887 & 908 Land Lot(s) - 17th District - 2nd Section
COBB COUNTY, GEORGIA

08-015-CONDO.dwg

APPLICANT: Vinings Main, L.P.

770-951-8989

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP

John H. Moore 770-429-1499

TITLEHOLDER: Vinings Main, L.P.

PROPERTY LOCATION: Located on the south side of Paces Ferry Road, between Vinings Slope and Twin Lakes Drive (private road).

ACCESS TO PROPERTY: Vinings Slope and Twin Lakes Drive (private road)

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-27

HEARING DATE (PC): 09-01-09

HEARING DATE (BOC): 09-15-09

PRESENT ZONING: UVC with Stipulations

PROPOSED ZONING: UVC with Stipulations

PROPOSED USE: Amending Certain Zoning Stipulations From Z-118 of 2005

SIZE OF TRACT: 5.03 acres

DISTRICT: 17

LAND LOT(S): 886, 887, 908

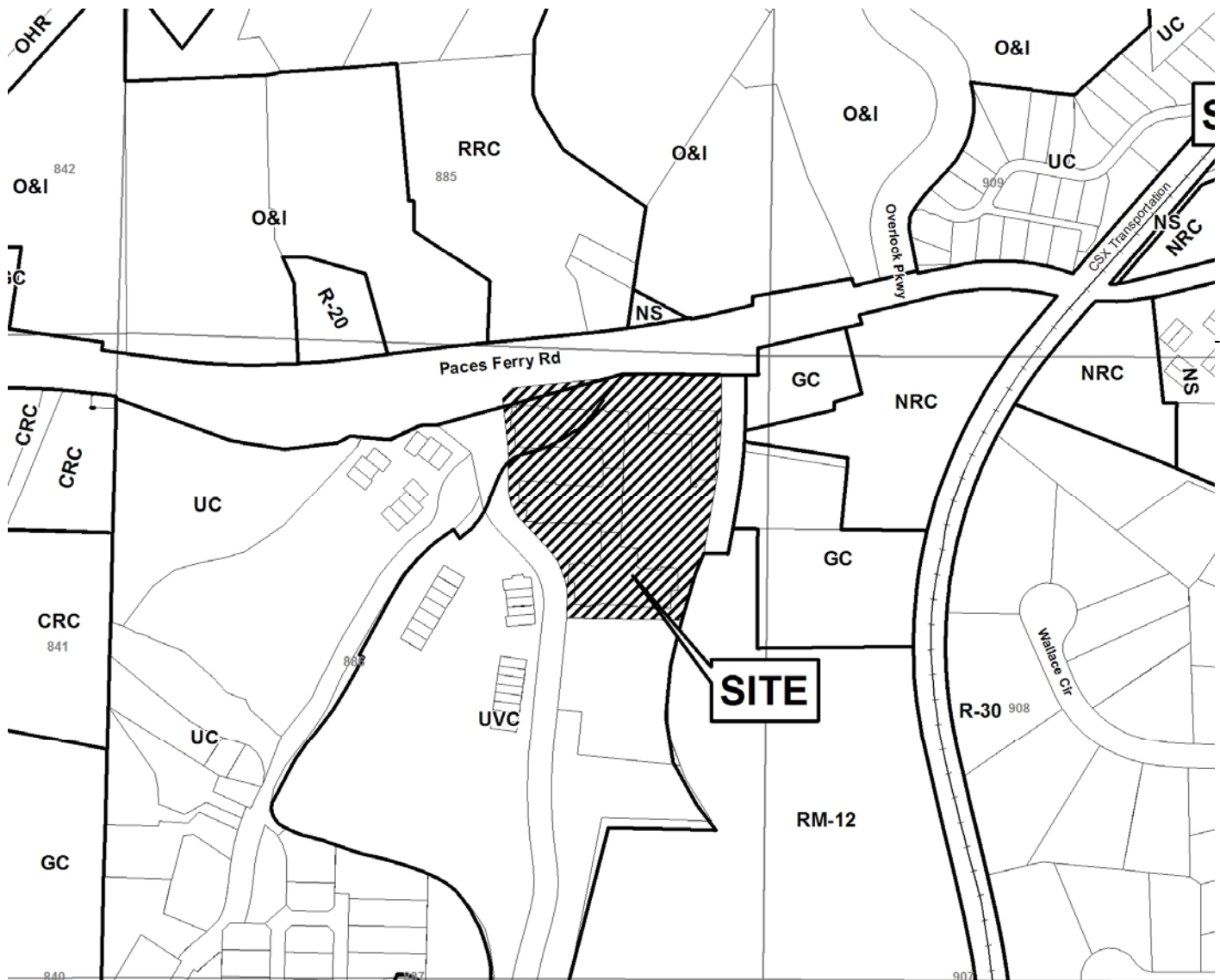
PARCEL(S): 41

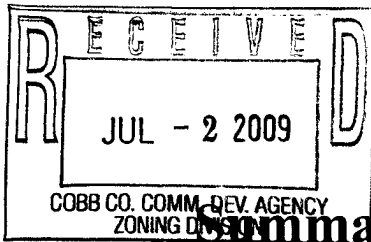
TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: High Density Residential





Application No. z- 27
(2009)

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Total Residential - 197,783 sq. feet; 148 Units;
(See schedule attached)
- b) Proposed building architecture: Three buildings; Stick Frame Construction;
Partially Wrapped Parking Deck
- c) Proposed selling prices(s): Up to the low \$300s
- 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): Not Applicable
- b) Proposed building architecture: Not Applicable
- c) Proposed hours/days of operation: Not Applicable
- d) List all requested variances: Not Applicable
- _____
- _____
- _____

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

None

.....
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 of the property within the
property lines is owned by a government or municipal agency. (See site
plan and legal description)

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

VININGS MAIN - RESIDENTIAL

Unit Mix Summary

		Data	
Building #	Floor Plan	Count of Home #	Average of Int Sq Ft
Building 1000	RANDALL	5	897
	TANGLEWOOD	10	1,018
	ORCHARD	25	1,377
	PACES	3	1,483
	COCHISE	5	1,741
Building 2000	RANDALL	5	897
	TANGLEWOOD	6	1,018
	ORCHARD	24	1,361
	PACES	4	1,434
	COCHISE	5	1,741
	BAKER	3	1,868
Building 3000	RANDALL	14	897
	TANGLEWOOD	8	1,018
	ORCHARD	5	1,361
	PACES	4	1,428
	COCHISE	14	1,741
	LARAMIE	4	1,794
	BAKER	4	1,868
Grand Total		148	1,336

		Data	
Building #	Floor Plan	Count of Home #	Sum of Int Sq Ft
Building 1000	PACES	3	4,449
	RANDALL	5	4,485
	COCHISE	5	8,705
	TANGLEWOOD	10	10,180
	ORCHARD	25	34,421
Building 2000	RANDALL	5	4,485
	BAKER	3	5,604
	PACES	4	5,736
	TANGLEWOOD	6	6,108
	COCHISE	5	8,705
	ORCHARD	24	32,664
Building 3000	PACES	4	5,712
	ORCHARD	5	6,805
	LARAMIE	4	7,176
	BAKER	4	7,472
	TANGLEWOOD	8	8,144
	RANDALL	14	12,558
	COCHISE	14	24,374
Grand Total		148	197,783

VININGS MAIN - RESIDENTIAL

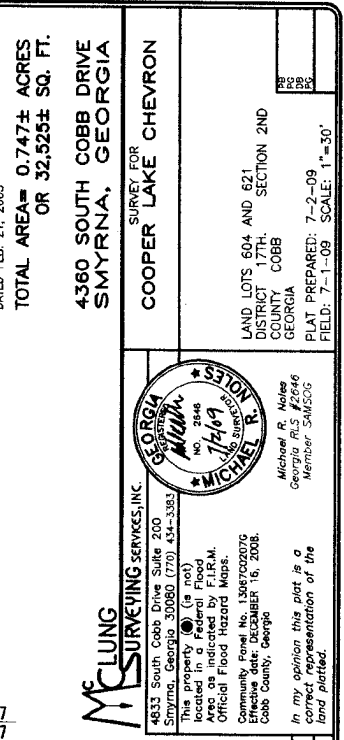
Unit Detail

Home #	Level	Floor Plan	Int Sq Ft
1129	GROUND	TANGLEWOOD	1,018
1131	GROUND	TANGLEWOOD	1,018
1133	GROUND	ORCHARD	1,361
1135	GROUND	ORCHARD	1,361
1137	GROUND	RANDALL	897
1139	GROUND	COCHISE	1,741
1229	GROUND+1	TANGLEWOOD	1,018
1231	GROUND+1	TANGLEWOOD	1,018
1233	GROUND+1	ORCHARD	1,361
1235	GROUND+1	ORCHARD	1,361
1237	GROUND+1	RANDALL	897
1239	GROUND+1	COCHISE	1,741
1329	GROUND+2	TANGLEWOOD	1,018
1330	GROUND+2	ORCHARD	1,361
1331	GROUND+2	TANGLEWOOD	1,018
1332	GROUND+2	ORCHARD	1,361
1333	GROUND+2	ORCHARD	1,361
1334	GROUND+2	ORCHARD	1,423
1335	GROUND+2	ORCHARD	1,361
1336	GROUND+2	ORCHARD	1,423
1337	GROUND+2	RANDALL	897
1338	GROUND+2	ORCHARD	1,369
1339	GROUND+2	COCHISE	1,741
1340	GROUND+2	PACES	1,483
1429	GROUND+3	TANGLEWOOD	1,018
1430	GROUND+3	ORCHARD	1,361
1431	GROUND+3	TANGLEWOOD	1,018
1432	GROUND+3	ORCHARD	1,361
1433	GROUND+3	ORCHARD	1,361
1434	GROUND+3	ORCHARD	1,423
1435	GROUND+3	ORCHARD	1,361
1436	GROUND+3	ORCHARD	1,423
1437	GROUND+3	RANDALL	897
1438	GROUND+3	ORCHARD	1,369
1439	GROUND+3	COCHISE	1,741
1440	GROUND+3	PACES	1,483
1529	TOP	TANGLEWOOD	1,018
1530	TOP	ORCHARD	1,361
1531	TOP	TANGLEWOOD	1,018
1532	TOP	ORCHARD	1,369
1533	TOP	ORCHARD	1,361
1534	TOP	ORCHARD	1,423
1535	TOP	ORCHARD	1,361
1536	TOP	ORCHARD	1,423
1537	TOP	RANDALL	897
1538	TOP	ORCHARD	1,361
1539	TOP	COCHISE	1,741

1540	TOP	PACES	1,483
2115	GROUND	RANDALL	897
2119	GROUND	ORCHARD	1,361
2121	GROUND	ORCHARD	1,361
2123	GROUND	COCHISE	1,741
2215	GROUND+1	RANDALL	897
2218	GROUND	ORCHARD	1,361
2219	GROUND+1	ORCHARD	1,361
2220	GROUND	ORCHARD	1,361
2221	GROUND+1	ORCHARD	1,361
2222	GROUND	ORCHARD	1,361
2223	GROUND+1	COCHISE	1,741
2224	GROUND	PACES	1,434
2315	GROUND+2	RANDALL	897
2316	GROUND+1	TANGLEWOOD	1,018
2317	GROUND+2	BAKER	1,868
2318	GROUND+1	ORCHARD	1,361
2319	GROUND+2	ORCHARD	1,361
2320	GROUND+1	ORCHARD	1,361
2321	GROUND+2	ORCHARD	1,361
2322	GROUND+1	ORCHARD	1,361
2323	GROUND+2	COCHISE	1,741
2324	GROUND+1	PACES	1,434
2325	GROUND+1	TANGLEWOOD	1,018
2415	GROUND+3	RANDALL	897
2416	GROUND+2	TANGLEWOOD	1,018
2417	GROUND+3	BAKER	1,868
2418	GROUND+2	ORCHARD	1,361
2419	GROUND+3	ORCHARD	1,361
2420	GROUND+2	ORCHARD	1,361
2421	GROUND+3	ORCHARD	1,361
2422	GROUND+2	ORCHARD	1,361
2423	GROUND+3	COCHISE	1,741
2424	GROUND+2	PACES	1,434
2425	GROUND+2	TANGLEWOOD	1,018
2427	GROUND+3	ORCHARD	1,361
2515	TOP	RANDALL	897
2516	TOP	TANGLEWOOD	1,018
2517	TOP	BAKER	1,868
2518	TOP	ORCHARD	1,361
2519	TOP	ORCHARD	1,361
2520	TOP	ORCHARD	1,361
2521	TOP	ORCHARD	1,361
2522	TOP	ORCHARD	1,361
2523	TOP	COCHISE	1,741
2524	TOP	PACES	1,434
2525	TOP	TANGLEWOOD	1,018
2527	TOP	ORCHARD	1,361
3101	GROUND	COCHISE	1,741
3103	GROUND	RANDALL	897
3105	GROUND	RANDALL	897
3107	GROUND	ORCHARD	1,361

3109	GROUND	COCHISE	1,741
3201	GROUND+1	COCHISE	1,741
3202	GROUND	COCHISE	1,741
3203	GROUND+1	LARAMIE	1,794
3204	GROUND	TANGLEWOOD	1,018
3206	GROUND	BAKER	1,868
3207	GROUND+1	ORCHARD	1,361
3208	GROUND	RANDALL	897
3209	GROUND+1	COCHISE	1,741
3210	GROUND	PACES	1,428
3211	GROUND	TANGLEWOOD	1,018
3212	GROUND	RANDALL	897
3213	GROUND	RANDALL	897
3301	GROUND+2	COCHISE	1,741
3302	GROUND+1	COCHISE	1,741
3303	GROUND+2	LARAMIE	1,794
3304	GROUND+1	TANGLEWOOD	1,018
3306	GROUND+1	BAKER	1,868
3307	GROUND+2	ORCHARD	1,361
3308	GROUND+1	RANDALL	897
3309	GROUND+2	COCHISE	1,741
3310	GROUND+1	PACES	1,428
3311	GROUND+1	TANGLEWOOD	1,018
3312	GROUND+1	RANDALL	897
3313	GROUND+1	RANDALL	897
3401	GROUND+3	COCHISE	1,741
3402	GROUND+2	COCHISE	1,741
3403	GROUND+3	LARAMIE	1,794
3404	GROUND+2	TANGLEWOOD	1,018
3406	GROUND+2	BAKER	1,868
3407	GROUND+3	ORCHARD	1,361
3408	GROUND+2	RANDALL	897
3409	GROUND+3	COCHISE	1,741
3410	GROUND+2	PACES	1,428
3411	GROUND+2	TANGLEWOOD	1,018
3412	GROUND+2	RANDALL	897
3413	GROUND+2	RANDALL	897
3501	TOP	COCHISE	1,741
3502	TOP	COCHISE	1,741
3503	TOP	LARAMIE	1,794
3504	TOP	TANGLEWOOD	1,018
3506	TOP	BAKER	1,868
3507	TOP	ORCHARD	1,361
3508	TOP	RANDALL	897
3509	TOP	COCHISE	1,741
3510	TOP	PACES	1,428
3511	TOP	TANGLEWOOD	1,018
3512	TOP	RANDALL	897
3513	TOP	RANDALL	897
148			197,783

**Z-28
(2009)**



4. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A SCALE OF 1" = 40' FEET. THE LOCATION OF THE PROPERTY AND AN ANGULAR ERROR OF 0.05 DEGREE. THIS PLAN WAS ACQUIRED USING A COMBINATION OF GPS AND TOTAL STATION. THE TOTAL STATION WAS USED TO OBTAIN THE BEARING AND DISTANCE FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 0.01 FEET. THE BEARING AND DISTANCE MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

5. SQUARE FEET OF BUILDING IS FOR FIRST FLOOR ONLY.

6. PARKING AREA IS OFF STREET AND NO PARKING SPACES ARE DESIGNATED.

7. THE FLOOD INFORMATION ON THIS PLAN HAS BEEN DETERMINED BY THE CITY OF CHICAGO. THE FLOOD INFORMATION IS BASED ON THE AVAILABLE FLOOD HAZARD AREA, A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR THE COMPLETE DETERMINATION FOR FURTHER INFORMATION CONTACT THE CITY OF CHICAGO. THE FLOOD INFORMATION WAS OBTAINED FROM THE CITY OF CHICAGO, DEPARTMENT OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

8. THIS PLAN NOT INTENDED FOR RECORDING.

1. STORM, SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES ARE IDENTIFIED AND LOCATED WITHIN THE BASTION OF UNDERGROUND UTILITIES AS SHOWN WITHIN THE DRAWING ABOVE. GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREIN. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS ARE REQUIRED FOR THIS SURVEY. EXCAVATIONS HAVE NOT YET BEGUN. THE FOLLOWING UTILITIES 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 770-623-4344
TULSA, OKLA. 918-492-4444

2. SURVIVOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, 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, ENTITY, OR ENTITIES WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR.

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 ACQUIRED USING COMPASS RULE. THIS PLAT HAS BEEN RECHECKED USING THE SINE RULE, AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000+ FEET. ALL ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

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

5. SQUARE FEET OF BUILDING IS FOR FIRST FLOOR ONLY.
6. PARKING AREA IS OFF STREET AND NO PARKING SPACES ARE DESIGNATED.
7. THE FLOOR INFORMATION ON THIS PLAN HAS BEEN DETERMINED FROM A REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE FIRST FLOOR AND SECOND FLOOR. THE STUDY ENGINEER HAS CONSIDERED THE BUILDING INFORMATION FOR COMPREHENSIVE FLOOD DAMAGE ESTIMATION. FOR MORE ACCURATE INFORMATION, FOR FURTHER INFORMATION, CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

8. THIS PLAT NOT INTENDED FOR RECORDING.

JOB#227268

APPLICANT: Cooper Lake Chevron, Inc.

770-805-6889

REPRESENTATIVE: Sams, Larkin & Huff, LLP

Parks F. Huff 770-422-7016

TITLEHOLDER: Ramona M. Rimmer

PROPERTY LOCATION: Located at the southwesterly intersection
of South Cobb Drive and Cooper Lake Road

ACCESS TO PROPERTY: South Cobb Drive, Cooper Lake Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-28

HEARING DATE (PC): 09-01-09

HEARING DATE (BOC): 09-15-09

PRESENT ZONING: GC

PROPOSED ZONING: NRC

PROPOSED USE: Full Service Gas
Station

SIZE OF TRACT: 0.6887 acre

DISTRICT: 17

LAND LOT(S): 604, 621

PARCEL(S): 23

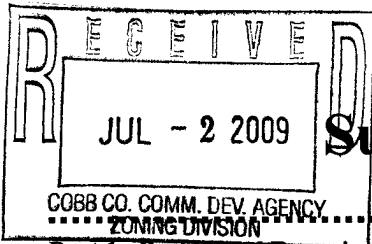
TAXES: PAID X **DUE** _____

CONTIGUOUS ZONING/DEVELOPMENT

COMMISSION DISTRICT: 2

FUTURE LAND USE MAP: Neighborhood Activity Center





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): Use of existing Chevron full service gas station.
- b) Proposed building architecture: existing building with an addition
- c) Proposed hours/days of operation: 7 days a week; 7:00 a.m. to 7:00 p.m.
- d) List all requested variances: Variances for existing building and proposed expansion shown on plat.

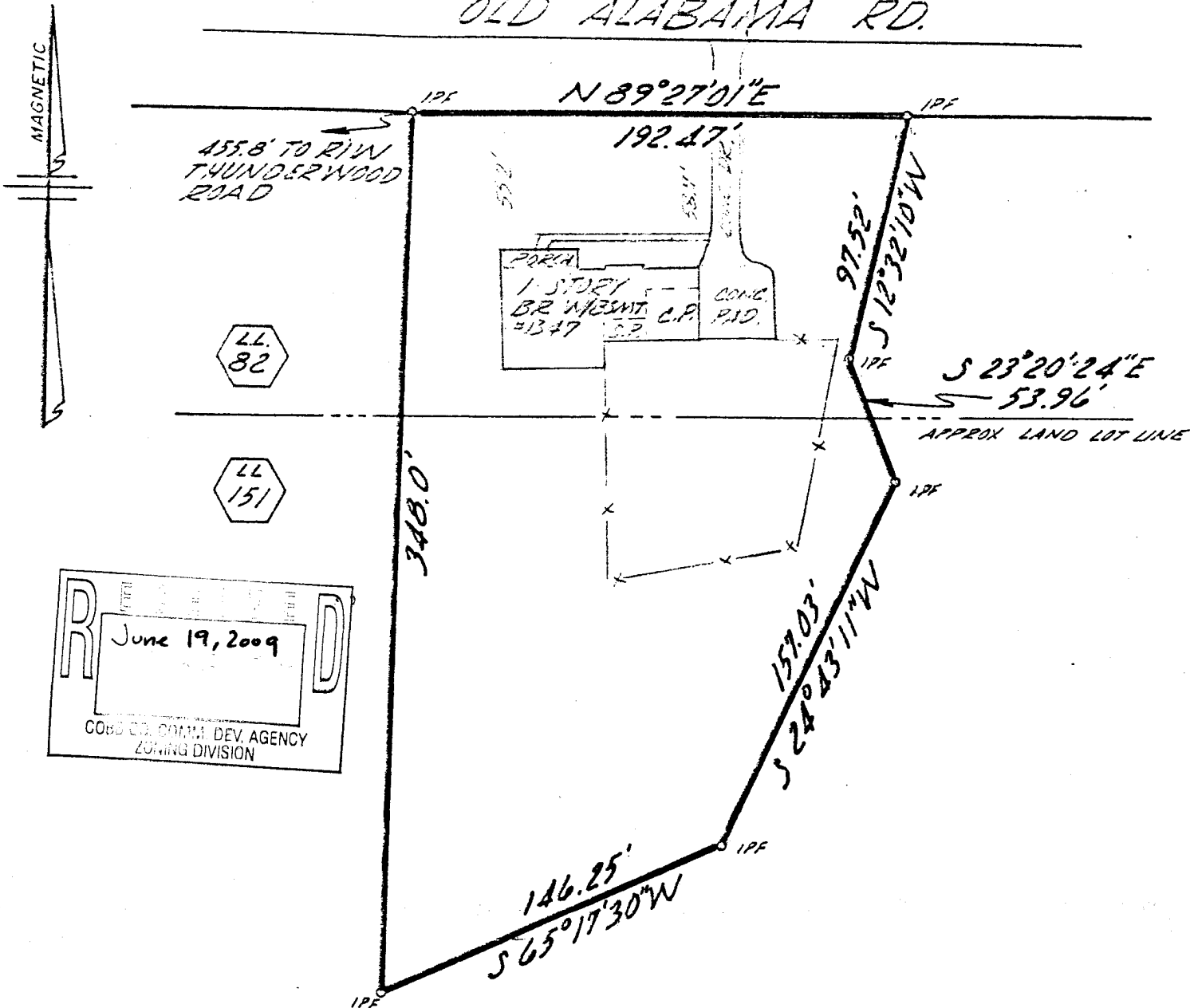
.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

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

LUP-21
(2009)

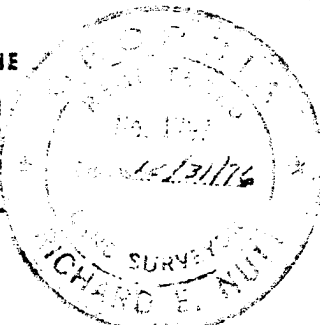
INI

OLD ALABAMA RD.



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

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



KENCO

ENGINEERING AND
SURVEYING CO., INC.

Powder Springs, Georgia
944-3903

SURVEY FOR
JAMES R. SIMS

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

APPLICANT: James R. Sims

770-294-0078

REPRESENTATIVE: James R. Sims

770-294-0078

TITLEHOLDER: James R. Sims and Cecile C. Sims

PROPERTY LOCATION: Located on the south side of Old

Alabama Road, east of Thunderwood Road (1347 Old Alabama Road).

ACCESS TO PROPERTY: Old Alabama Road

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: LUP-21

HEARING DATE (PC): 09-01-09

HEARING DATE (BOC): 09-15-09

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

(Renewal)

PROPOSED USE: Parking a Dump Truck

and Grading Equipment

SIZE OF TRACT: 1.3 acres

DISTRICT: 18

LAND LOT(S): 82, 151

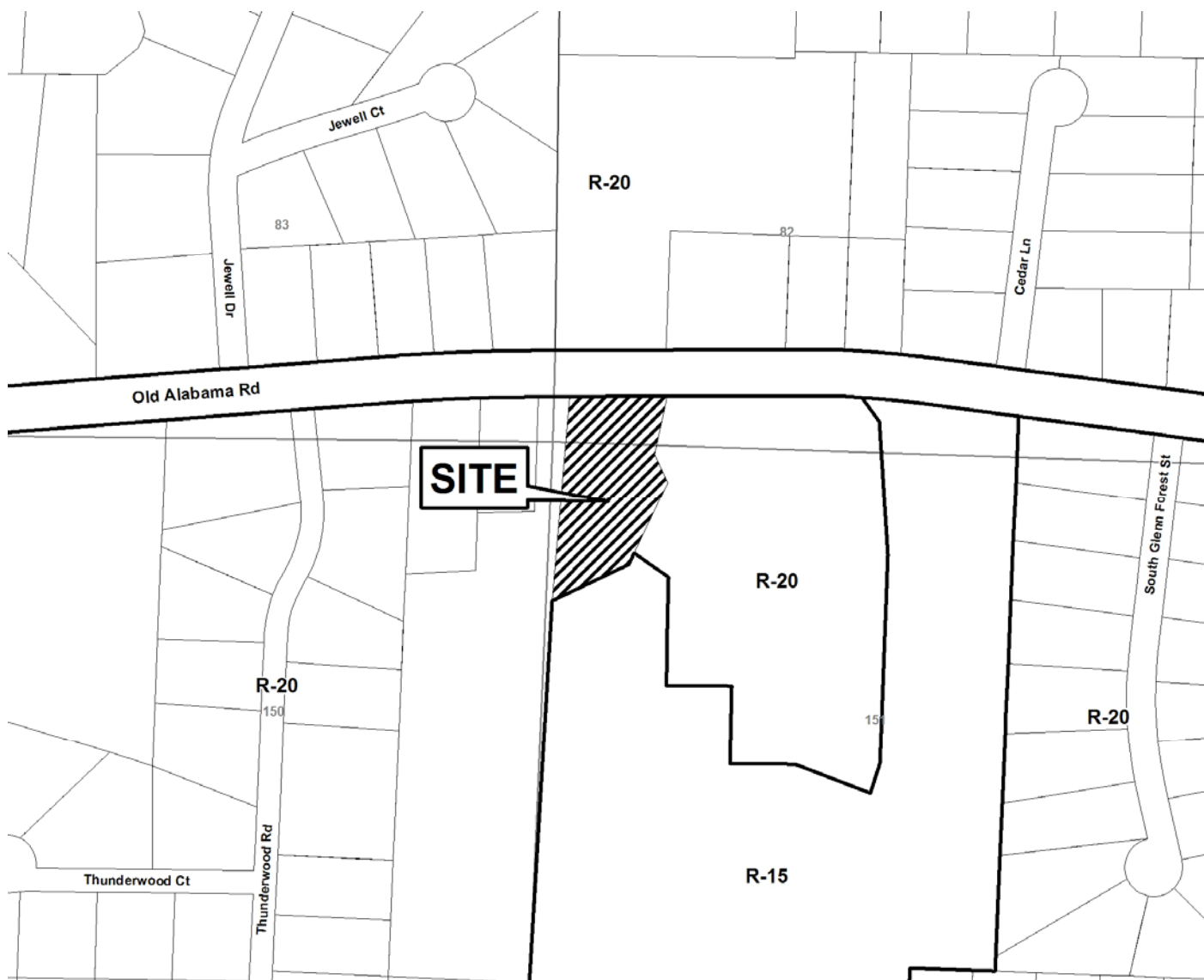
PARCEL(S): 24

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Low Density Residential





Application #: LUP-21
PC Hearing Date: 9-1-09
BOC Hearing Date: 9-15-09

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Grading
2. Number of employees? Two
3. Days of operation? Five Days
4. Hours of operation? 8am to 5pm
5. Number of clients, customers, or sales persons coming to the house per day? 0; Per week? 0
6. Where do clients, customers and/or employees park?
Driveway: _____; Street: _____; Other (Explain): N/A
7. Signs? No: ✓; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): Dump Truck, Bobcat, Loader
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):

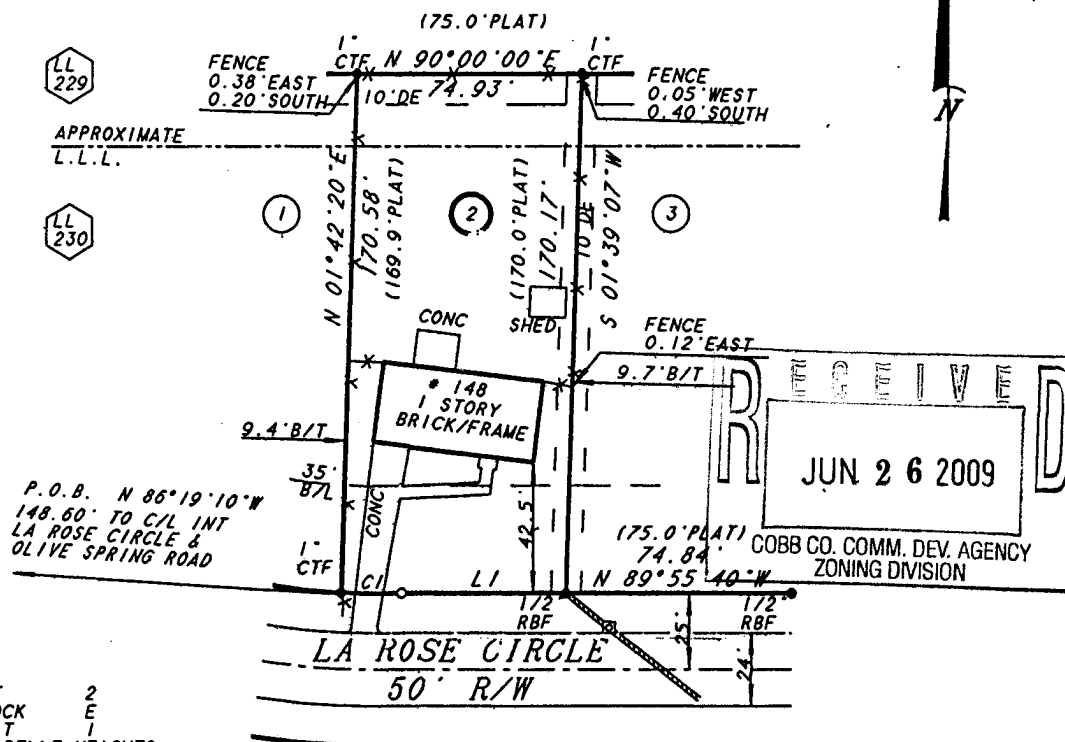
Applicant signature: James R. Sims Date: June 19, 2009
Applicant name (printed): James R. Sims

LUP-22 (2009)

CURVE DELTA ANGLE RADIUS
C 1 04°28'43" 261.50

CHORD CHORD BEARING
20.44' S 88°41'31"W

LINE BEARING DISTANCE
L 1 N 89°56'28"W 54.67'



LOT 2
BLOCK E
UNIT 1
LA BELLE HEIGHTS
PB 14 PG 110
DB 8108 PG 543
AREA - 0.293 ACRES
12763 50 FT

THIS PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13067 C 0070 F PANEL 70 OF 95 COVERING COBB COUNTY, GEORGIA DATED AUGUST 18, 1992

EQUIPMENT USED:
THEODOLITE READING DIRECTLY TO 03 SECONDS.
ELECTRONIC DISTANCE METER READINGS DIRECTLY TO .005 FEET.

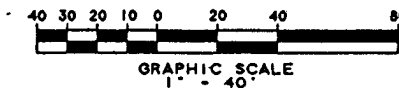
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 FOOT IN 10,000 FEET. THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 20,000 FEET.

THIS MAP OR PLAT IS CERTIFIED TO THE NAME BELOW AND/OR INSURER OR MORTGAGOR. NO LIABILITY IS ASSUMED TO THIRD PARTIES. NO ABSTRACT OF TITLE WAS PERFORMED.
© COPYRIGHT ADVANCE SURVEY, INC. 2002

MATTERS OF TITLE ARE EXCEPTED

LEGEND

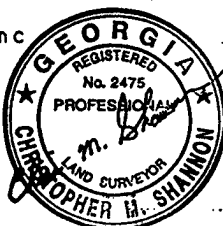
- H/W - HEADWALL
- *- FENCE LINE
- R/W PN FOUND
- R/W PN SET OR CALCULATED
- RBF - REBAR FOUND
- OTF - OPEN TOP FOUND
- CTF - CRIMP TOP FOUND
- CB - CATCH BASIN
- MH - MANHOLE
- TP - TAX PARCEL
- LLL - LAND LOT LINE
- BL - BUILDING LINE



Advance Survey, Inc.
634 N. CLAYTON STREET
LAWRENCEVILLE, GA. 30045
OFFICE: (770) 995-0938
FAX: (770) 995-8421

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

Chris M. Shannon



SURVEY FOR:

NORMA SANTOS

LAND LOT:	229 & 230	SCALE:	1" = 40'
DISTRICT:	171A	DATE:	MAY 22, 2002
SECTION:	2nd	DRAWN BY:	CWU
COUNTY:	COBB	CHK BY:	CMS PG: JP
STATE:	GEORGIA	JOB NO:	CW - 020349

APPLICANT: Jose N. Santos

678-309-5935

REPRESENTATIVE: Jose N. Santos

678-309-5935

TITLEHOLDER: Norma Santos

PETITION NO: LUP-22

HEARING DATE (PC): 09-01-09

HEARING DATE (BOC): 09-15-09

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: Located on the north side of Larose

Circle, east of Olive Springs Road.

PROPOSED USE: Allow More Than Two

Unrelated People To Occupy A Dwelling Unit

ACCESS TO PROPERTY: Larose Circle

SIZE OF TRACT: 0.293 acre

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 229, 230

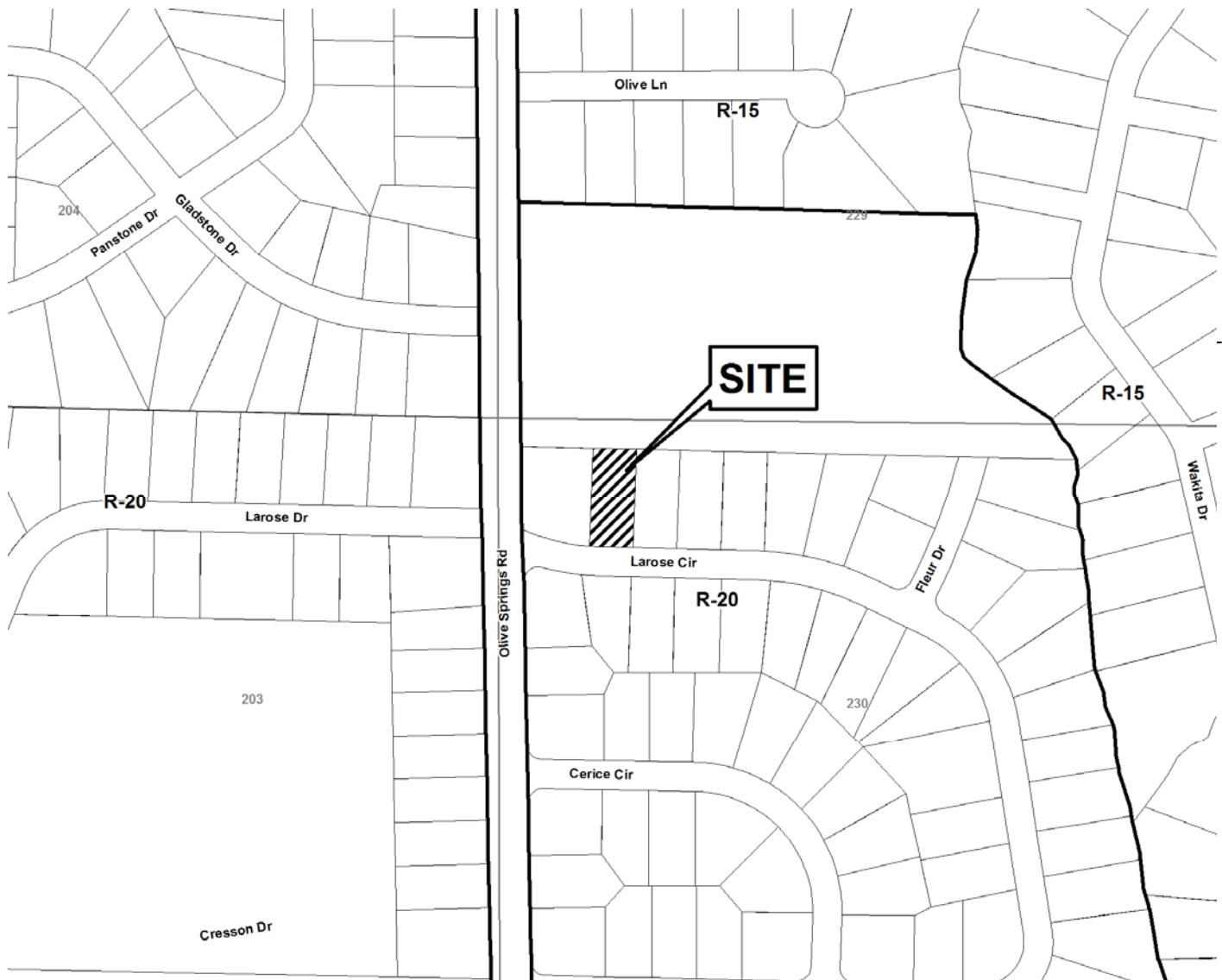
PARCEL(S): 39

TAXES: PAID X **DUE** _____

CONTIGUOUS ZONING/DEVELOPMENT

COMMISSION DISTRICT: 4

FUTURE LAND USE MAP: Low Density Residential

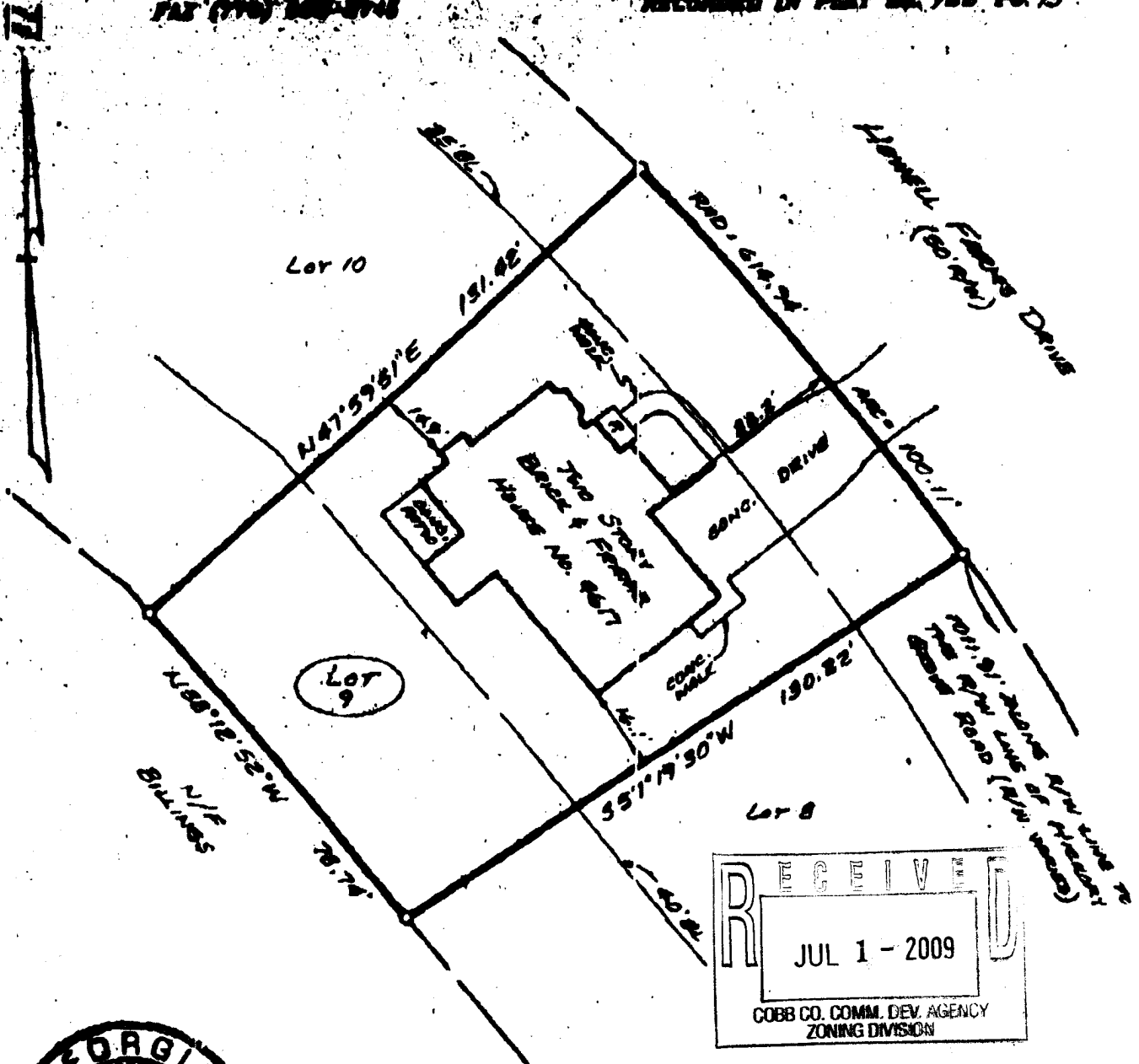


**LUP-23
(2009)**

● ●

P. 06

RECORDED IN PLAT 82, 150 PG. 73



NOTE:
THIS LOT IS NOT IN A DESIGNATED
FLOOD HAZARD AREA.

**SURVEY PLAT
PREPARED FOR:**

Robert J. Fouson
Patricia J. Fouson

LAND LOT 26
20th DISTRICT
2nd SECTION
COBB COUNTY, GEORGIA

SCALE: 1"=50' JOB No. 1033 DATE: 8-13-96

APPLICANT: Chang Jang
678-492-1455

REPRESENTATIVE: Chang Nam Jang
678-492-1455

TITLEHOLDER: Chang Nam Jang and Sun Jang

PROPERTY LOCATION: Located on the westerly side of Howell
Farms Drive, north of Hickory Grove Road
(4617 Hawwell Farms Drive).

ACCESS TO PROPERTY: Howell Farms Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-23

HEARING DATE (PC): 09-01-09

HEARING DATE (BOC): 09-15-09

PRESENT ZONING: PRD

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Dental Lab

SIZE OF TRACT: 0.27 acre

DISTRICT: 20

LAND LOT(S): 25

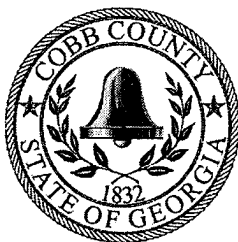
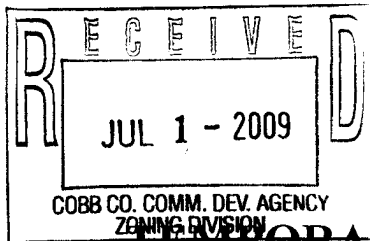
PARCEL(S): 131

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

FUTURE LAND USE MAP: Low Density Residential





Application #: LUP-23
PC Hearing Date: 9-1-09
BOC Hearing Date: 9-15-09

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Dental Lab
2. Number of employees? 1
3. Days of operation? 5 days
4. Hours of operation? 7:00 AM to 5 PM
5. Number of clients, customers, or sales persons coming to the house per day? 0; Per week? 0
6. Where do clients, customers and/or employees park?
Driveway: _____; Street: _____; Other (explain): _____
N/A
7. Signs? No: 0; Yes: _____. (if yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): N/A
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): N/A
12. Length of time requested: _____
13. Any additional information? (Please attach additional information if needed):

Applicant signature: _____

Date: 7-01-09

Applicant name (spelled out): Ji Jang