

PRELIMINARY ZONING ANALYSIS

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

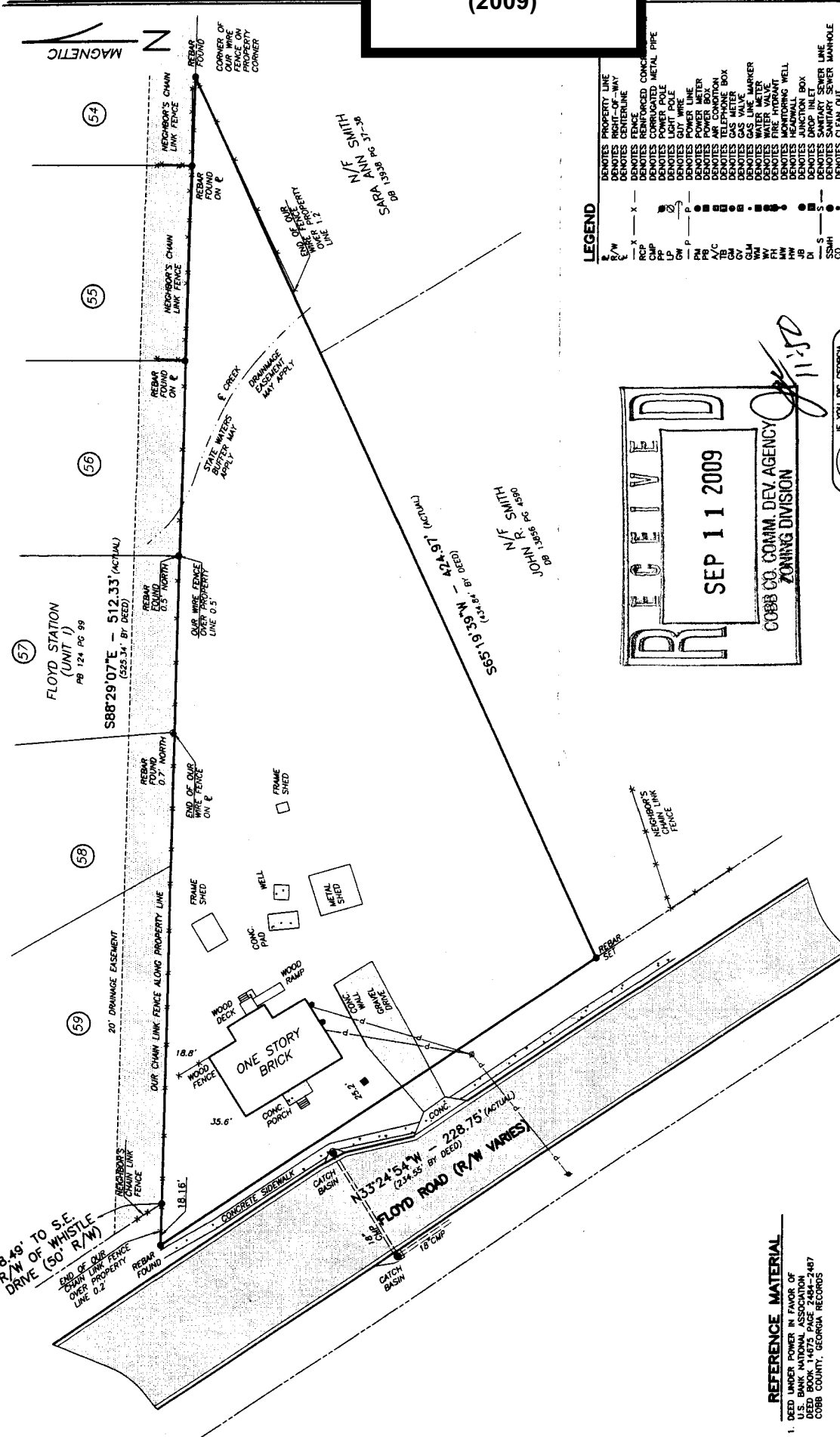
Due Date: October 23, 2009

Date Distributed/Mailed Out: October 7, 2009



Cobb County... Expect the Best!

Z-34
(2009)



LEGEND

- PROPERTY LINE
- - - PROPERTY CORNER
- CENTERLINE
- DENOTES FENCE
- DENOTES REINFORCED CONCRETE
- DENOTES POWER POLE
- DENOTES LIGHT POLE
- DENOTES GUY WIRE
- DENOTES AIR WIRE
- DENOTES POWER BOX
- DENOTES AIR CONDITION
- DENOTES GAS METER
- DENOTES GAS VALVE
- DENOTES WATER METER
- DENOTES WATER VALVE
- DENOTES FIRE HYDRANT
- DENOTES HEADWALL
- DENOTES JUNCTION BOX
- DENOTES DUMP INLET
- DENOTES SANITARY SEWER MAIN
- DENOTES SANITARY SEWER MANHOLE
- DENOTES CLEAN OUT

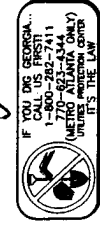
TOTAL AREA = 1.103± ACRES
OR 48,041± SQ. FT.

4265 FLOYD ROAD
SMYRNA, GEORGIA

PROPERTY OF
VAN NEAL

LAND LOT 98B
DISTRICT 19TH
COUNTY COBB
GEORGIA
SECTION 2ND
PLAT PREPARED: 8-14-09
FIELD: 8-13-09 SCALE: 1"=30'

RECEIVED
SEP 11 2009
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



McLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3382

This property is located in a Flood Hazard Area as shown on the Official Flood Hazard Maps. In my opinion this plat is a correct representation of the land platted. Fences should not be placed using side dimensions from notes.

6. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR THE LOCAL DRAINAGE DEPARTMENT, CORPUS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.
7. THIS PROPERTY IS SUBJECT TO ANY AND ALL R/W'S BY COBB COUNTY, GEORGIA OR THE STATE OF GEORGIA.



No.	Revision	Date
1		

REFERENCE MATERIAL

1. DEED UNDER POWER IN FAVOR OF U.S. BANK NATIONAL ASSOCIATION 4609 W. WOODBURN AVE. 1487 COBB COUNTY, GEORGIA RECORDS

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE SURVEY LOCATIONS OF RECORD. OWNERS PROVIDED TO THE SURVEYOR LOCATIONS OF RECORD. OWNERS PROVIDED BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO VERIFY THE LOCATION OF UTILITIES. UTILITIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITIES NAMED HEREON. THIS PLAT, RECORDS, OR DEEDS NOT WITHOUT THE EXPRESS RECONFECTION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A GROUND SURVEY OF 1/4" PER 100' HORIZONTAL DISTANCE AND AN ANGULAR ERROR OF 0.2" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN THE LIMITS OF THE MEASUREMENTS OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PLAT NOT INTENDED FOR RECORDING.

TELEPHONE: A/T&T
ELECTRIC: GEORGIA POWER COMPANY
WATER AND SEWER: CITY OF SMYRNA
GAS: ATLANTA GAS LIGHT COMPANY
CALL THREE WORKING DAYS BEFORE YOU DIG UTILITIES PROTECTION CENTER: 770-623-4344
IN METRO ATLANTA 1-800-282-7411
THROUGH OUT GEORGIA

APPLICANT: Van A. Neal

404-422-1787

REPRESENTATIVE: Van A. Neal

404-422-1787

TITLEHOLDER: Van Allen Neal

PROPERTY LOCATION: Located on the east side of Floyd Road,
south of Whistle Drive.

ACCESS TO PROPERTY: Floyd Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-34

HEARING DATE (PC): 12-01-09

HEARING DATE (BOC): 12-15-09

PRESENT ZONING: R-20

PROPOSED ZONING: NRC

PROPOSED USE: Restaurant

SIZE OF TRACT: 1.103 acres

DISTRICT: 19

LAND LOT(S): 998

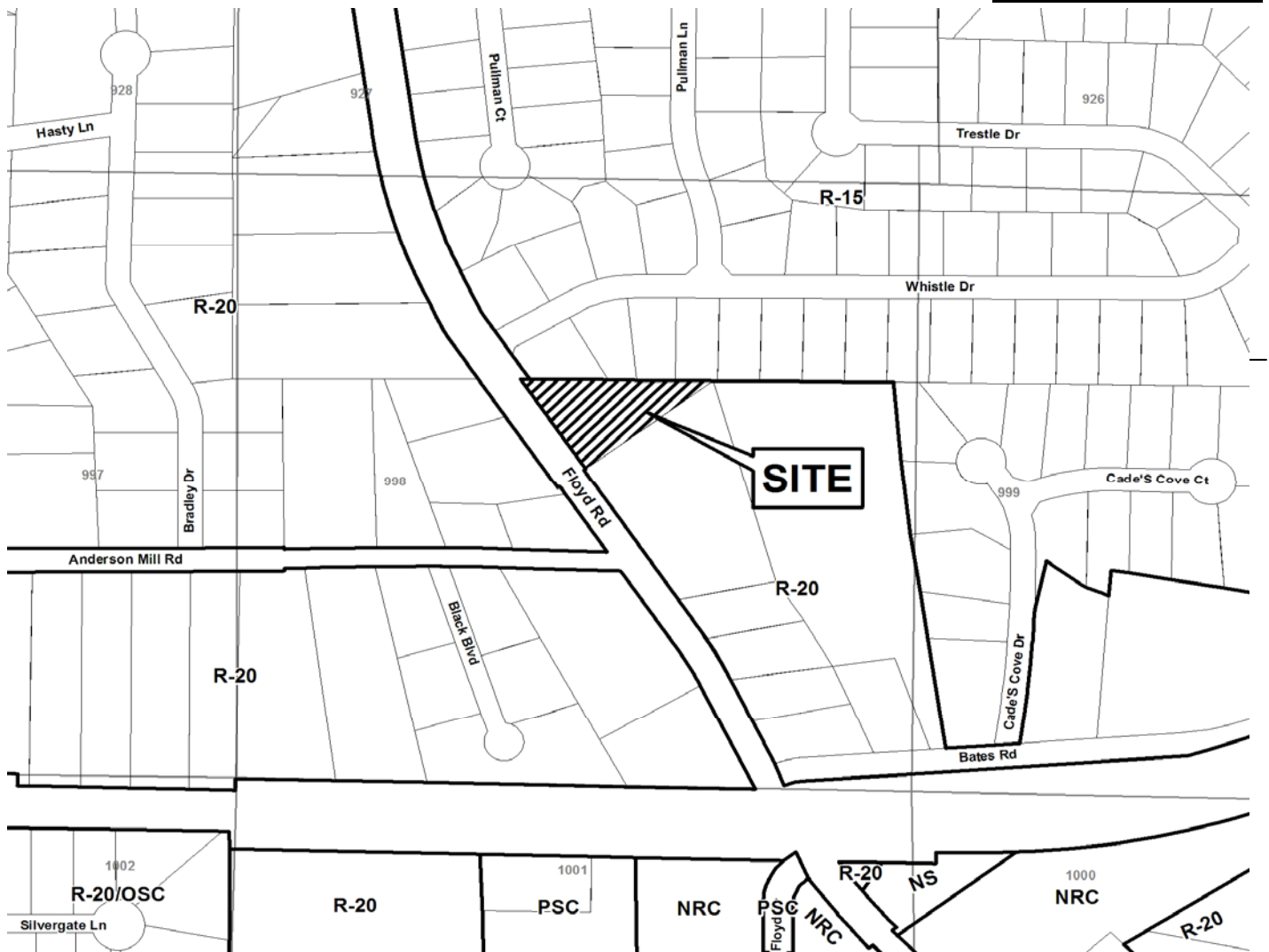
PARCEL(S): 22

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Low Density Residential



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)

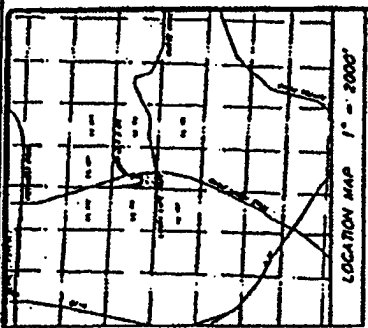
- a) Proposed use(s): RESTAURANT
- b) Proposed building architecture: HOUSE
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

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



DATE	DESCRIPTION
12/14/08	ISSUED FOR CONSTRUCTION

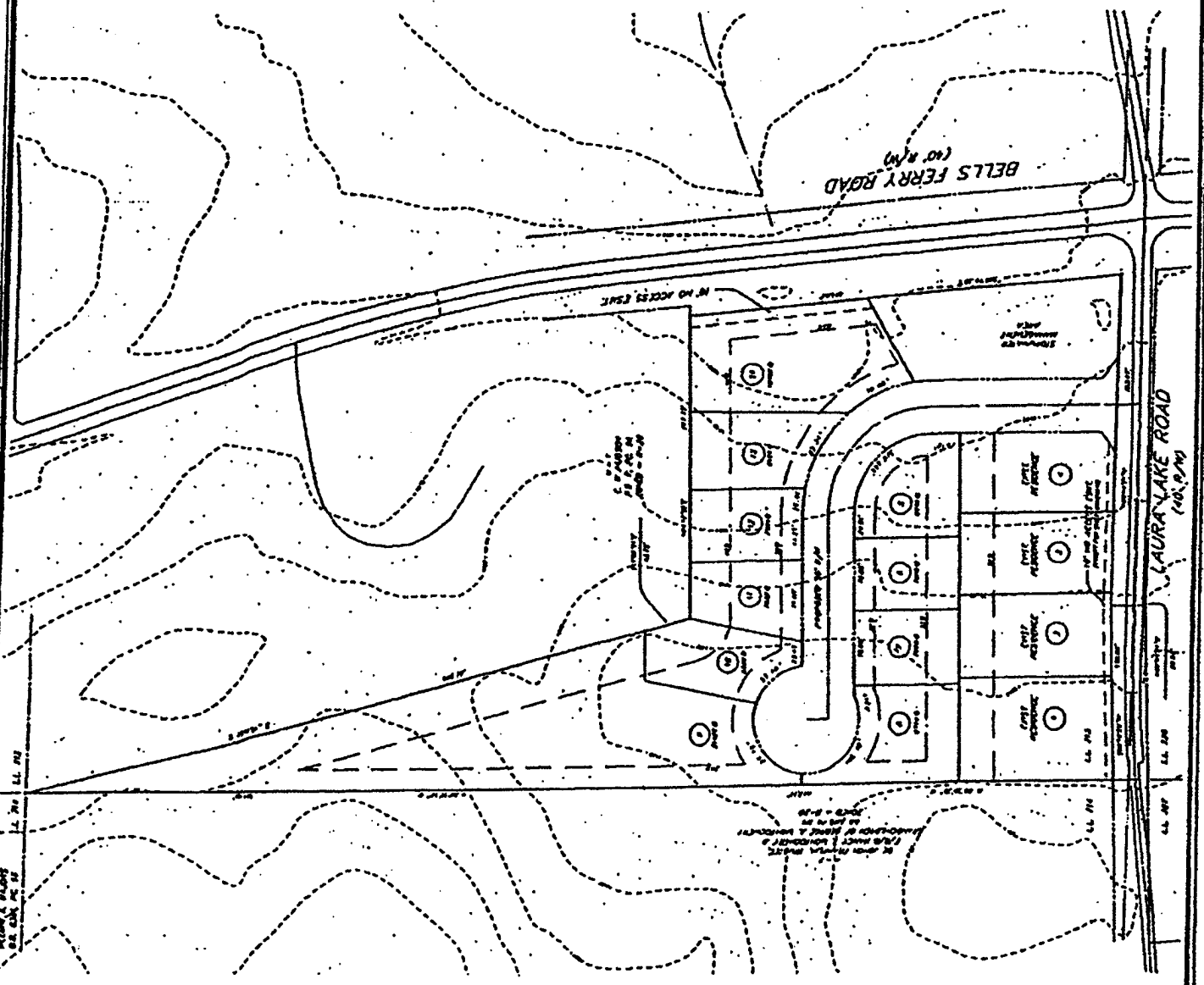
NOT ISSUED FOR CONSTRUCTION



RECEIVED
 SEP 30 2009
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

SITE SUMMARY
 TOTAL SITE AREA: 3.391 AC
 EXISTING ZONING: R-30
 PROPOSED ZONING: RA-5
 TOTAL LOTS SHOWN: 14
 PROPOSED DENSITY: 2.50 UNITS/AC
 AGR. LOT SIZE: 7,000 SQ. FT.
 BUILDING SETBACKS: 20' FRONT, 30' REAR, 5' SIDE (FOR EXTERIOR LOTS) (FOR OTHER BLDGS.)

- NOTES:**
1. PROPOSED LOTS OF 500 SQ. FT.
 2. PROPOSED LOTS TO BE CONSIDERED AS ONE LOT FOR THE PURPOSES OF THE ZONING ORDINANCE.
 3. ALL EXISTING LOTS ARE 7,000 SQ. FT.



APPLICANT: Ronald and Aduke Ogunleye

770-222-2022

REPRESENTATIVE: Aduke Ogunleye

404-578-1290

TITLEHOLDER: Ronald O. and Aduke B. Ogunleye

PROPERTY LOCATION: Located at the northwest intersection of
Bells Ferry Road and Laura Lake Road.

ACCESS TO PROPERTY: Laura Lake Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-35

HEARING DATE (PC): 12-01-09

HEARING DATE (BOC): 12-15-09

PRESENT ZONING: RA-5 with
Stipulations

PROPOSED ZONING: RA-5 with
Stipulations

PROPOSED USE: Removing Previous
Stipulations

SIZE OF TRACT: 5.591 acres

DISTRICT: 16

LAND LOT(S): 713

PARCEL(S): 46 - 54

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Low Density Residential



Application No. 2-35
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): _____
- 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)

TO RENEW PREVIOUS STIPULATIONS
REGARDING TWO CAR GARAGES.

.....
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).

1. THE SURVEY WAS MADE IN ACCORDANCE WITH THE MEASUREMENT ACT, CHAPTER 47, CODIFIED GEORGIA STATUTES, AND THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF GEORGIA.

2. THE LOTS OF THIS PARCEL ARE IDENTICAL TO THOSE SHOWN ON THE PLAT OF THE SUBDIVISION OF THE TRACT OF LAND BEING THE PROPERTY OF THE COBB COUNTY BOARD OF COMMISSIONERS, PLAT BOOK 37, PAGE 11, DATED JULY 23, 1992.

3. A THEODOLITE WAS USED TO LOCATE THE CORNERS AND TO DETERMINE THE BEARING AND DISTANCE OF THE LINES OF THE PARCEL.

4. THE UTILITIES SHOWN ON THIS SURVEY WERE OBSERVED AND LOCATED BY THE SURVEYOR. THE EXACT LOCATION OF THE UTILITIES IS NOT GUARANTEED BY THIS SURVEY.

5. THE UTILITIES SHOWN ON THIS SURVEY WERE OBSERVED AND LOCATED BY THE SURVEYOR. THE EXACT LOCATION OF THE UTILITIES IS NOT GUARANTEED BY THIS SURVEY.

6. THIS PARCEL IS IN ZONE "R-1" PER THE ZONING ORDINANCE OF THE COBB COUNTY BOARD OF COMMISSIONERS, PLAT BOOK 16, PAGE 252, DATED DECEMBER 18, 2008.

7. ZONING: R-1 (GENERAL COMMERCIAL).

8. ZONING INFORMATION WAS TAKEN FROM COBB COUNTY ZONING ORDINANCE ON SEPTEMBER 22, 2008. COORDINATES AND SHOULD BE VERIFIED BY OWNER/DEVELOPER.

1. SURVEY BY A.D. CARLIE, OF LOTS 13 & 14 AND PART OF LOT 15, DATED OCTOBER 11, 1982.

2. SURVEY FOR NIKOS P. LETSOS AND ANNA N. LETSOS BY ADVANCE SURVEY, INC., DATED JULY 23, 1992.

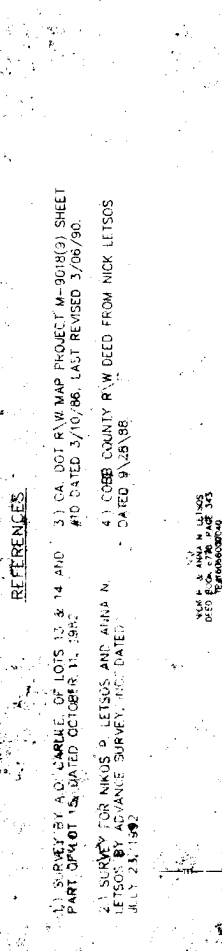
3. DEED BOOK 2590, PAGE 617

4. DEED BOOK 2688, PAGE 374

5. DEED BOOK 12, PAGE 79

6. TRS#1000000060

7. 1000000000 & 10000000070



DATA SUMMARY
DATE OF TRACT 1-4-34 ACRES
EXISTING ZONING R-1
PROPOSED ZONING R-1
BOUNDARY SURVEY FOR
OCT 1 - 2009

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

NIKOS P. LETSOS &
ANNA N. LETSOS

- LEGEND
- APR APPROXIMATE
 - BUL BUILDING SETBACK LINE
 - CIRC CONCRETE
 - SPR FOUND CORNER MONUMENT
 - SPR FOUND CONCRETE
 - SPR FOUND REBAR
 - CALC/SET CORNER
 - LAND LOT NUMBER
 - NOW OR FORMERLY
 - PIPE CORRUGATED METAL
 - POINT OF BEGINNING
 - R/W=RIGHT OF WAY
 - TAX PARCEL
 - WOOD DECK
 - CAS METER
 - FIRE HYDRANT
 - OWV WATER VALVE
 - WATER METER

JOB NO: 0920799	
SCALE: 1" = 30'	LAND LOT: 660
DATE: SEPT. 30, 2009	DISTRICT: 16TH
DRAWN BY: EEH	SECTION: 2NC
CHK BY: AGP	COUNTY: COBB
PO: RG	STATE: GEORGIA

Advance Survey, Inc.
834 N. ATLANTON STREET
LAWRENCEVILLE, GA 30046
OFFICE: (770) 995-0938
FAX: (770) 995-5421

© COPYRIGHT 2009
ADVANCE SURVEY, INC.
ALL MATTERS OF TITLE EXCEPTED

THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF LAW.

GEORGIA SURVEYING BOARD

APPLICANT: Nick Letsos and Anna N. Letsos
404-636-0847

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

TITLEHOLDER: Nick Letsos and Anna N. Letsos

PROPERTY LOCATION: Located at the northwest intersection of
Canton Road and Westerly Way.

ACCESS TO PROPERTY: Canton Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-36

HEARING DATE (PC): 12-01-09

HEARING DATE (BOC): 12-15-09

PRESENT ZONING: GC

PROPOSED ZONING: GC

PROPOSED USE: Vehicular Sales, Service,
Repair and Retail

SIZE OF TRACT: 3.434 acres

DISTRICT: 16

LAND LOT(S): 660

PARCEL(S): 5, 6, 7

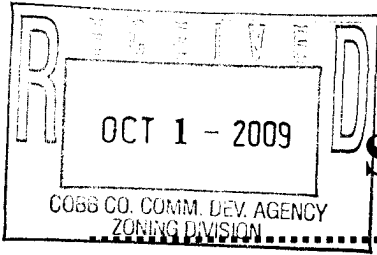
TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

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): Vehicular sales, service and repair and retail.
 - b) Proposed building architecture: Utilization of the existing structures on the site.
 - c) Proposed hours/days of operation: Monday through Saturday from 8:00 a.m. until 7:00 p.m.
 - d) List all requested variances: None.
- _____
- _____

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

The subject property is presently zoned Conditional GC and lost its "grandfathered" exemption when the property ceased being utilized for the sale of vehicles for a period of six (6) months necessitating a rezoning from Non-conforming GC to Conditional GC. The subject property is located within the confines of a Neighborhood Activity Center ("NAC") and is surrounded by properties which are commercially zoned.

.....
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 those properties are located.) None.

*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.

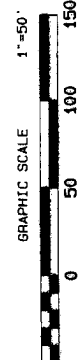
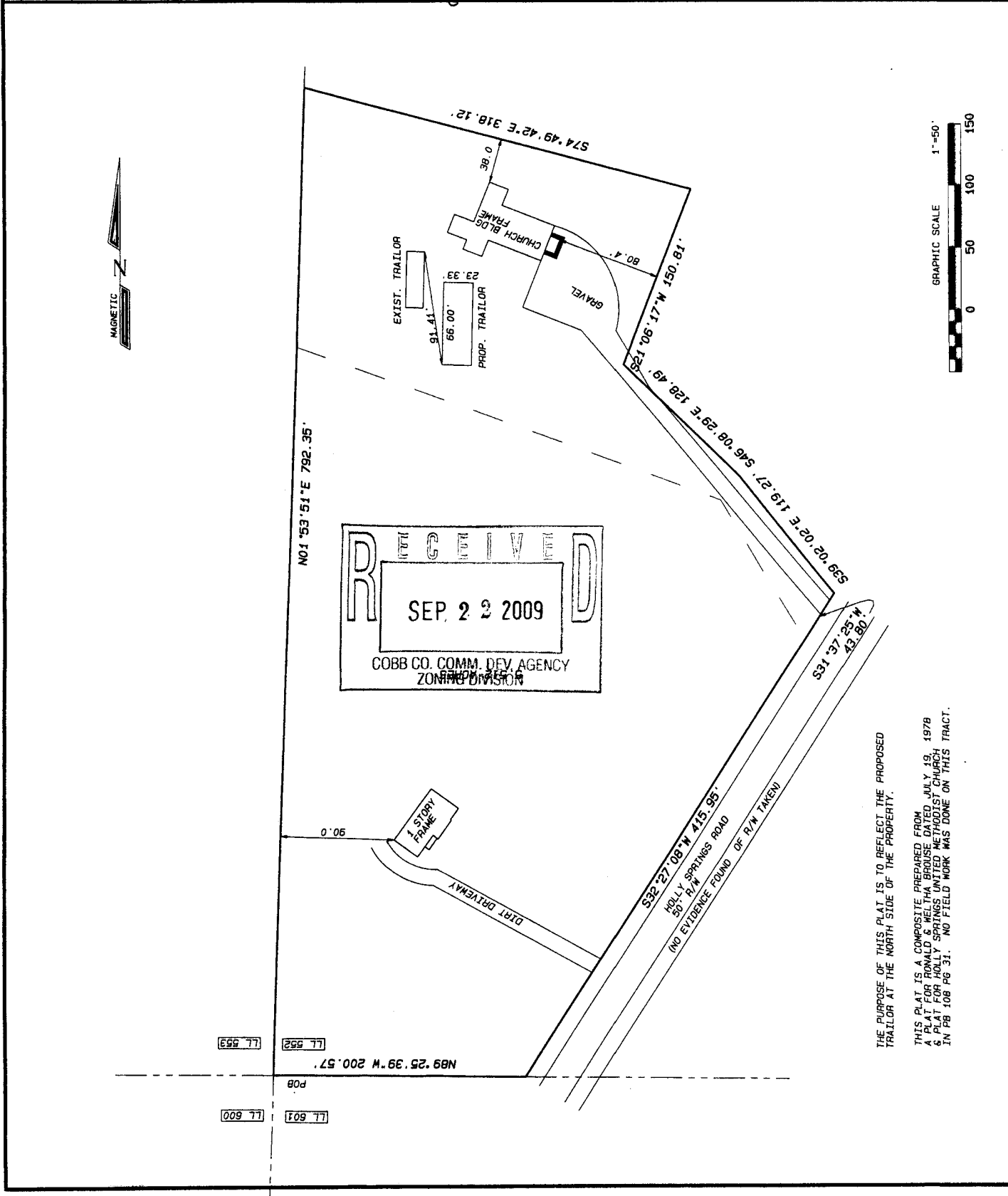
REVISION RECORD	DATE	PURPOSE

BITTERTON
 ENGINEERING & DESIGN, INC.
 LAND SURVEYING/PLANNING
 AND COMMERCIAL SITE DESIGN
 950 WEST SANDTOWN ROAD
 MARLETTA, GEORGIA 30084
 (678) 483-0242

LUP-30
(6002)

EMERSON UNITARIAN
 UNIVERSALIST CONGREGATIO
 LOCATED IN:
 LAND LOT 952, 16TH DISTRICT, 2ND
 COBB COUNTY, GEORGIA
 PREPARED FOR:
 EMERSON UNITARIAN
 UNIVERSALIST CONGREGATIO

DRAWN BY
 CHECKED BY
 SCALE
 1" = 50'
 DATE
 AUGUST 17, 2009
 SHEET NUMBER
 1 OF 1
 FILE NUMBER
 03164.PRO
 JOB NUMBER
03164



RECEIVED
 SEP 22 2009
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

THE PURPOSE OF THIS PLAT IS TO REFLECT THE PROPOSED TRAILOR AT THE NORTH SIDE OF THE PROPERTY.
 THIS PLAT IS A COMPOSITE PREPARED FROM A PLAT FOR RONALD & MELBA BROUSE DATED JULY 19, 1978 & PLAT FOR HOLLY SPRINGS UNITED METHODIST CHURCH IN PB 108 PG 31. NO FIELD WORK WAS DONE ON THIS TRACT.

APPLICANT: Emerson Unitarian Universalist Fellowship, Inc.
770-578-1533

REPRESENTATIVE: Jeanne Styron
770-428-3316

TITLEHOLDER: Emerson Unitarian Universalist Fellowship, Inc.

PROPERTY LOCATION: Located on the west side of Holly Springs Road, south of Frankie Lane (2799 Holly Springs Road).

ACCESS TO PROPERTY: Holly Springs Road.

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-30

HEARING DATE (PC): 12-01-09

HEARING DATE (BOC): 12-15-09

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Mobile Classrooms
(Renewal and New Classroom)

SIZE OF TRACT: 5.512 acres

DISTRICT: 16

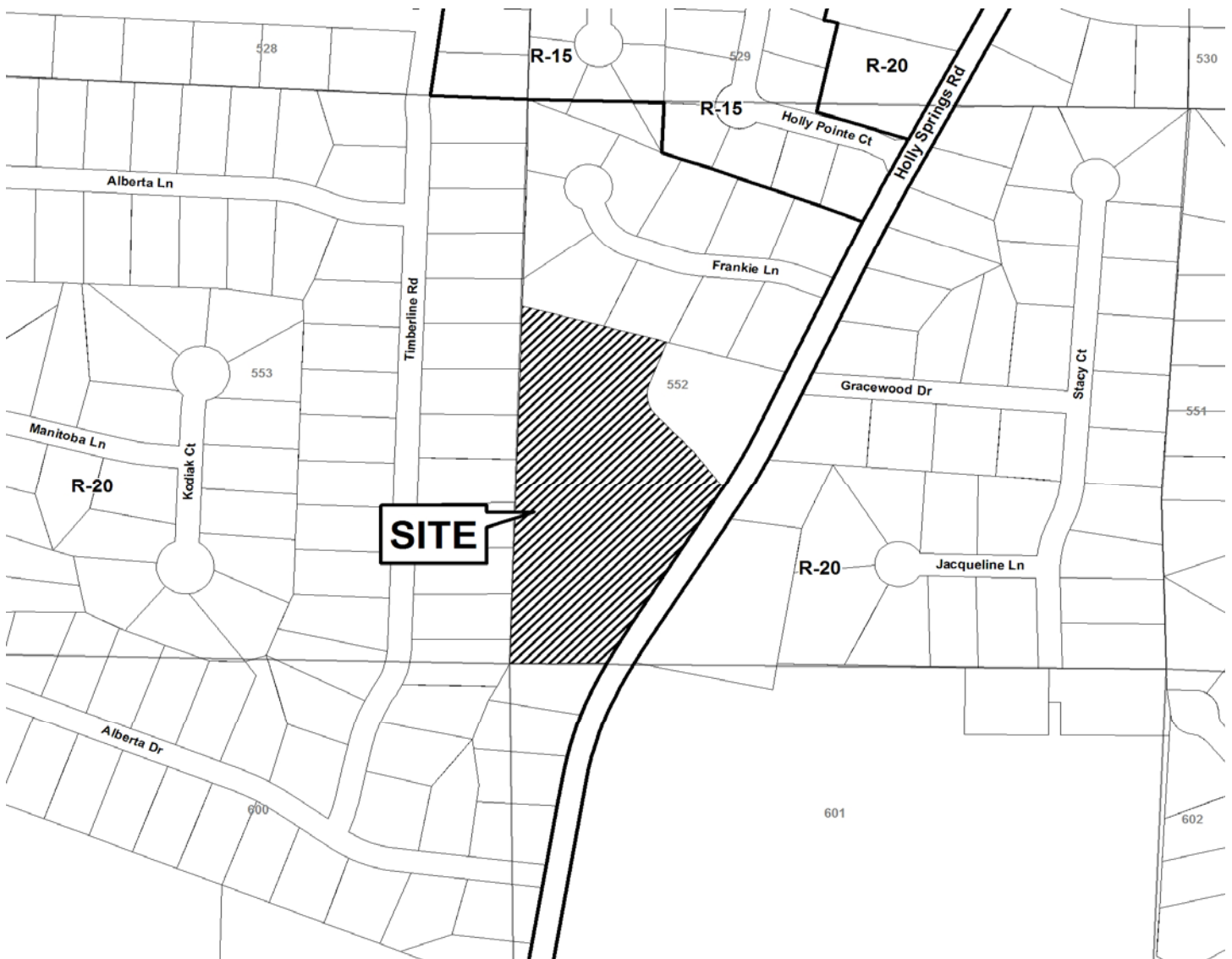
LAND LOT(S): 552

PARCEL(S): 5

TAXES: PAID Exempt DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



S1N

TEXT	DESCRIPTION	LINETYPE	SYMBOL
CC	CREEK-CENTERLINE	---	☺
CP	CALCULATED POINT	---	△
CTP	CRIMP TOP PIPE	---	○
DB	DEED BOOK	---	E
ELEC	ELECTRIC LINE	---	---
FCLK	FENCE-CHAIN-LINK	---	---
FCLW	FENCE-WOOD	---	---
PH	FIRE HYDRANT	---	---
IPF	IRON PIN FOUND	---	○
IPS	IRON PIN SET	---	○
(M)	MEASURED CALL	---	---
NIF	NOW OR FORMALLY	---	---
PB	PLAT BOOK	---	---
PG	PAGE	---	---
P	PROPERTY LINE	---	---
POB	POINT OF BEGINNING	---	---
POC	POINT OF COMMENCEMENT	---	---
PP	POWER POLE	---	---
(R)	RECORD CALL	---	---
RW	RIGHT OF WAY	---	---

HATCHING	CONCRETE	BUILDING
GRAVEL	CONC.	BLDG
GRAV.	CONC.	BLDG

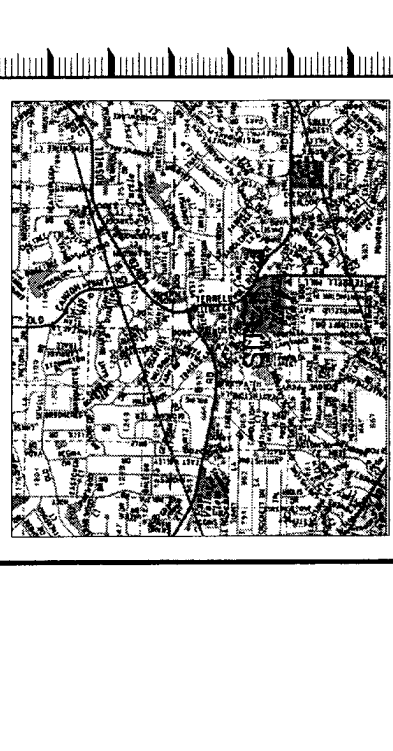
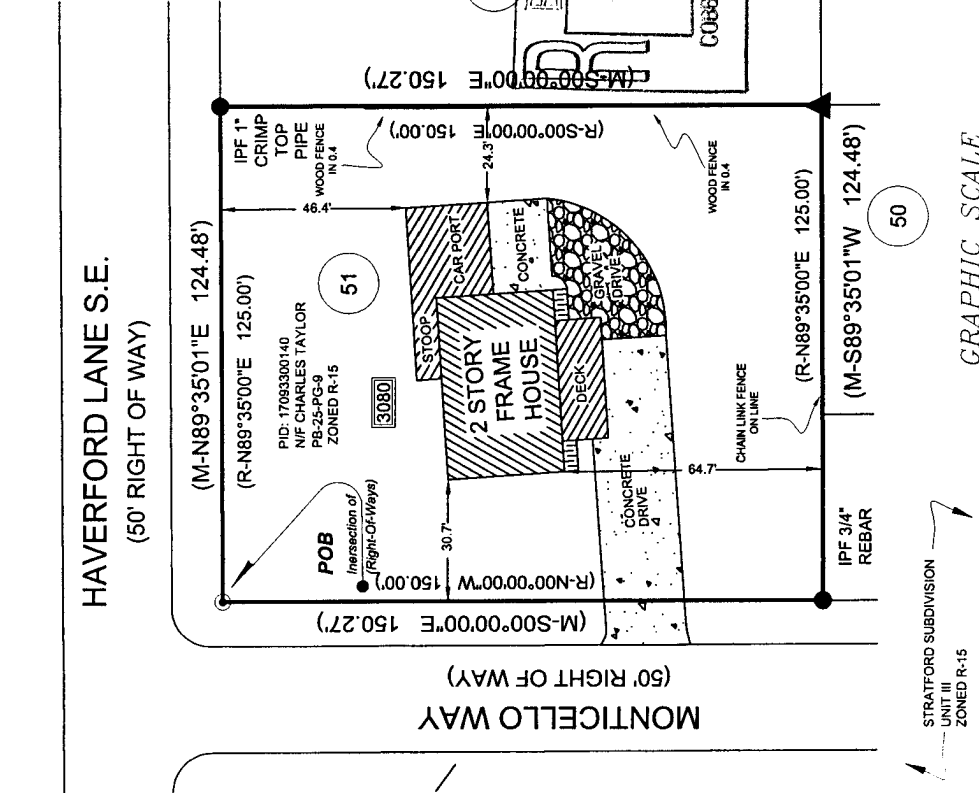
UTILITIES
UNDERGROUND UTILITIES OR STRUCTURES IF ANY MAY NOT BE SHOWN

EASEMENTS & RIGHT OF WAYS
THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY (PRIVATE AND PUBLIC)

TITLE
ALL MATTERS OF TITLE ARE EXCEPTED. IT IS RECOMMENDED THAT AN ATTORNEY BE CONSULTED FOR ALL MATTERS OF TITLE.

STREAMS, BODIES OF WATER, & WETLANDS
ALL STREAMS, SPRINGS, BODIES OF WATER, AND WETLANDS, IF ANY, MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS MAP IS CAUTIONED TO CONSULT WITH THE APPROPRIATE EXPERTS AND GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.

GEORGIA TECHNICAL STANDARDS
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1:10,000+ AND AN ANGULAR ERROR OF 00'00" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1:549,500,000+
- TYPE OF EQUIPMENT: TOPCON GTS 303
- FIELD SURVEY COMPLETED 09/14/2009
- FIELD BOOK: 2009-A2 PAGE 7
[AREA = 0.43 ACRES 18,700 S.F.]



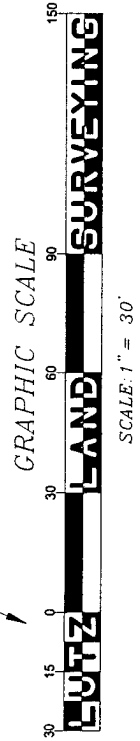
LUP-31 (2009)

TYPE OF DRAWING: *BOUNDARY SURVEY*
PREPARED FOR: *CHARLES TAYLOR*
LOCATED IN: *Land L 17th St 2nd S Cobb County*
SUBDIVISION: *STRAT*
BLOCK: *---*
LOT: *---*
UNIT: *---*
ADDRESS: *3080 HAVERFORD LANE MARIETTA*

SEP 14 2009
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

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2009-09-001-TAYLOR.dwg
LUTZ LAND SURVEYING INC.
3322 ROUGH CREEK DR
WOODSTOCK GA
TEL: 678-773-9787
EMAIL: flutz@LutzLandSurveying.com



ZONING INFORMATION SHOWN HEREON IS BASED ON CURRENT TAX RECORDS AND IS SHOWN FOR INFORMATION ONLY. SURVEYOR MAKES NO WARRANTY AS TO THE EFFECT OF ZONING TO THE CURRENT OR FUTURE USE OF THE SUBJECT PROPERTY. USER OF THIS MAP IS HEREBY CAUTIONED TO CONSULT THE APPROPRIATE GOVERNING BODY FOR FINAL INTERPRETATION CONCERNING ZONING.

S1N

S1N

S1N

S1N

APPLICANT: Lisa Hillman

404-509-4528

REPRESENTATIVE: Charles Taylor

404-509-4528

TITLEHOLDER: Lisa Hillman

PROPERTY LOCATION: Located at the southeast intersection of Haverford Lane and Monticello Way.

ACCESS TO PROPERTY: Monticello Way

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-31

HEARING DATE (PC): 12-01-09

HEARING DATE (BOC): 12-15-09

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

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

SIZE OF TRACT: 0.41 acre

DISTRICT: 17

LAND LOT(S): 933

PARCEL(S): 14

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Low Density Residential



LEGEND

- x-x- = Wood Privacy Fence
- SSE = Sanitary Sewer Easement
- FH = Fire Hydrant
- PP = Power Pole
- IPP = Iron Pin Placed
- IPF = Iron Pin Found
- MON = Monument Found
- LP = Light Pole
- EP = Edge Pavement
- POB = Point of Beginning
- CTP = Crimp Top Pin Found
- B/C = Back of Curb
- C/L = Centerline
- o— = Chain Link Fence
- SSMH = Sewer Manhole
- SSE = Sanitary Sewer Ease.
- JB = Junction Box
- DI = Drop Inlet
- RR = Rail Road
- CMP = Corrugated Metal Pipe
- RCP = Reinforced Conc. Pipe
- DE = Drainage Easement
- WV = Water Valve
- WM = Water Meter
- R/W = Right of Way
- w— = Power Line
- W = Wood
- M = Metal

**LUP-32
(2009)**

16

17

5

4

LL 270

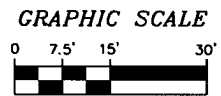
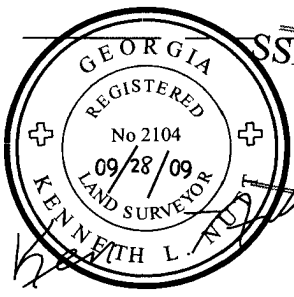
LL 307

LL 308

LL 269

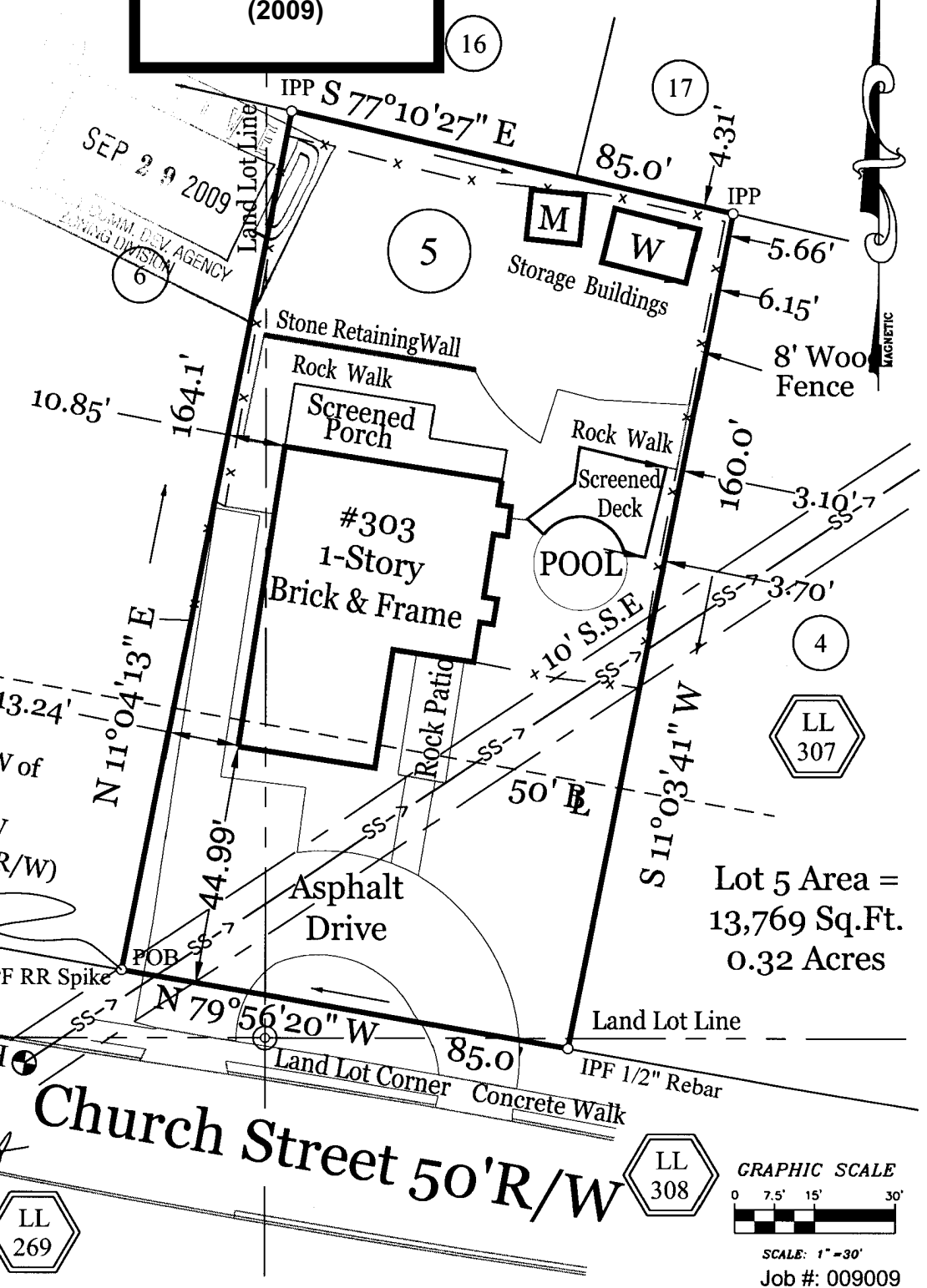
435' along the 50' R/W of Church Street to the intersection of the R/W of Biggern Avenue (50 R/W)

Lot 5 Area = 13,769 Sq.Ft. 0.32 Acres



SCALE: 1" = 30'
Job #: 009009

Church Street 50'R/W



- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 227,949 feet.
- This plat subject to all easements public and private.
- This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.
- According to F.I.R.M. Community Panel #13067C0118G, dated 12/16/2008 this property is not located in an area having special flood hazards.

**Boundary Survey for:
James A. Kiser**

**303 Church Road, SE
Lot 5, Block "B", Norton Park S/D, Unit I
Land Lots 270, 307 & 308, 17th District, 2nd Sect:
Cobb County, Georgia**



Perimeter Surveying Co., Inc
1065 Sandtown Road, Marietta, GA 30008
Phone: (770) 425-8824 Fax: (770) 425-6768

Party Chief: KLN
Date Surveyed: 09/24/2009
Date Drawn: 09/26/09

Computed by: RSN
Drawn by: RSN
Checked by: KLN

REFERENCES
Plat Bk: Pg.
Deed Bk: Pg.

APPLICANT: James A. Kiser
770-435-5866

REPRESENTATIVE: James A. Kiser
770-435-5866

TITLEHOLDER: James A. Kiser, Selvie Jean Kiser, Selvie Theresa
Kiser

PROPERTY LOCATION: Located on the north side of Church
Road, east of Biggern Avenue.

ACCESS TO PROPERTY: Church Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-32

HEARING DATE (PC): 12-01-09

HEARING DATE (BOC): 12-15-09

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allowing More Than Five
Adults And Five Vehicles At This Property

SIZE OF TRACT: 0.32 acre

DISTRICT: 17

LAND LOT(S): 270, 307, 308

PARCEL(S): 19

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Low Density Residential



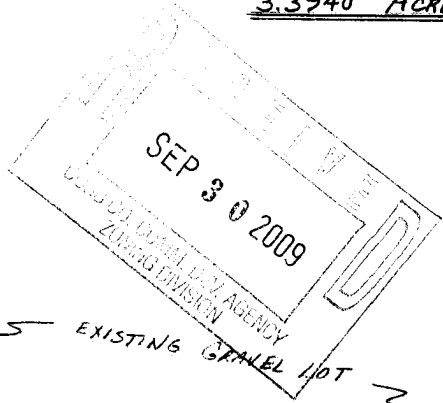
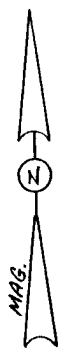
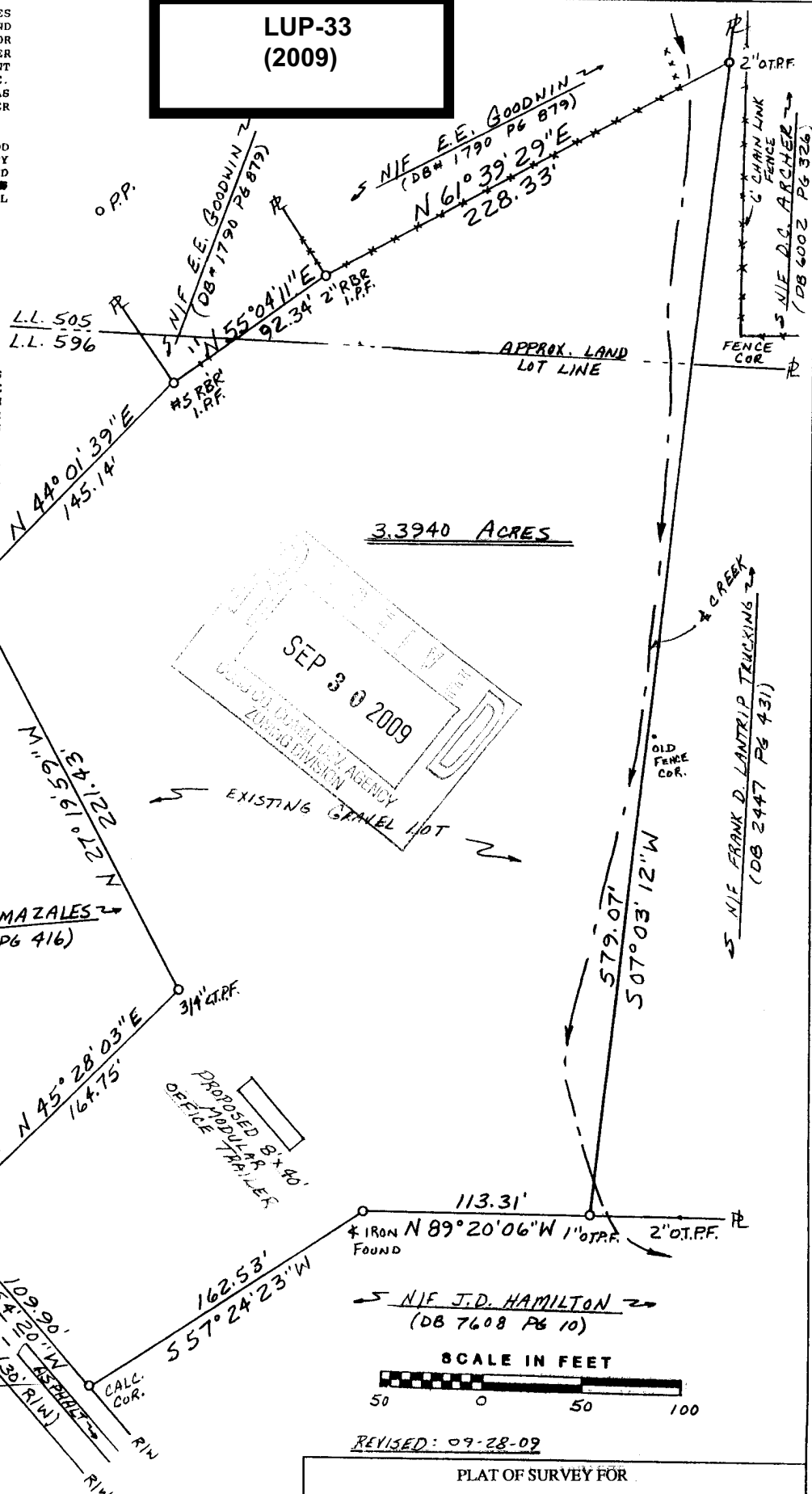
THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. I.E. UNDERGROUND GAS TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.

**LUP-33
(2009)**

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13067C-05E DATED 8-18-92 THIS PROPERTY IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 36,336 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE AND WAS ADJUSTED BY CRANDALL'S METHOD.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 162,582 FEET.



3.3940 ACRES



REVISED: 09-28-09



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.

PLAT OF SURVEY FOR
RANDY OSBORNE

LAND LOT(S): 505 & 596
DISTRICT: 18th COUNTY: 2088 SCALE: 1"=50'
SECTION: 2nd STATE: GEORGIA DATE: 6-17-99
REFERENCE PLAT: P.B. 112 PG. 57 / DB 2666 PG 561

LAWRENCE LAMAR BURTON RLS#2485
122 Powder Springs Street, P.O. Box 973
Hiram, GA 30141-0973 (770) 943-8613

APPLICANT: Dependable Storage Trailer Rental

770-439-7609

REPRESENTATIVE: Thomas B. Dergay

770-439-7609

TITLEHOLDER: Randy Osborne

PROPERTY LOCATION: Located on the east side of Bishop Road,
south of Six Flags Road.

ACCESS TO PROPERTY: Bishop Road

PHYSICAL CHARACTERISTICS TO SITE: Vacant lot

PETITION NO: LUP-33

HEARING DATE (PC): 12-01-09

HEARING DATE (BOC): 12-15-09

PRESENT ZONING: HI

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Portable Office

SIZE OF TRACT: 3.3940 acres

DISTRICT: 18

LAND LOT(S): 505, 596

PARCEL(S): 31

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Industrial

