

PRELIMINARY ZONING ANALYSIS

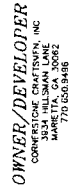
Planning Commission Hearing Date: MAY 4, 2010
Board of Commissioners Hearing Date: MAY 18, 2010

Due Date: MARCH 26, 2010

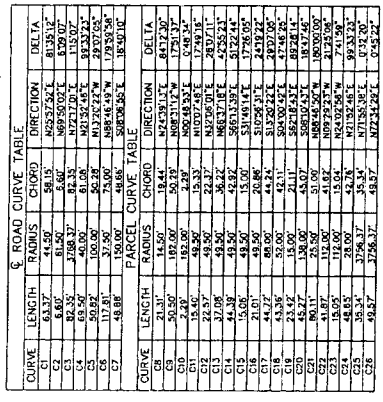
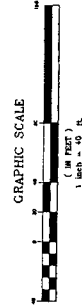
Date Distributed/Mailed Out: March 11, 2010



Cobb County...Expect the Best!



U.S. CO. COMM. DEV. AGENCY
ZENEVE DIVISION



APPLICANT: Community Bank of the South
770-436-4567

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

TITLEHOLDER: Community Bank of the South

PROPERTY LOCATION: Located on the north side of Roswell
Road, east of Rushmore Drive.

ACCESS TO PROPERTY: Roswell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-12

HEARING DATE (PC): 5-04-10

HEARING DATE (BOC): 5-18-10

PRESENT ZONING: RSL with
Stipulations

PROPOSED ZONING: RSL with
Stipulations

PROPOSED USE: Residential
Development

SIZE OF TRACT: 4.2 acres

DISTRICT: 1

LAND LOT(S): 205

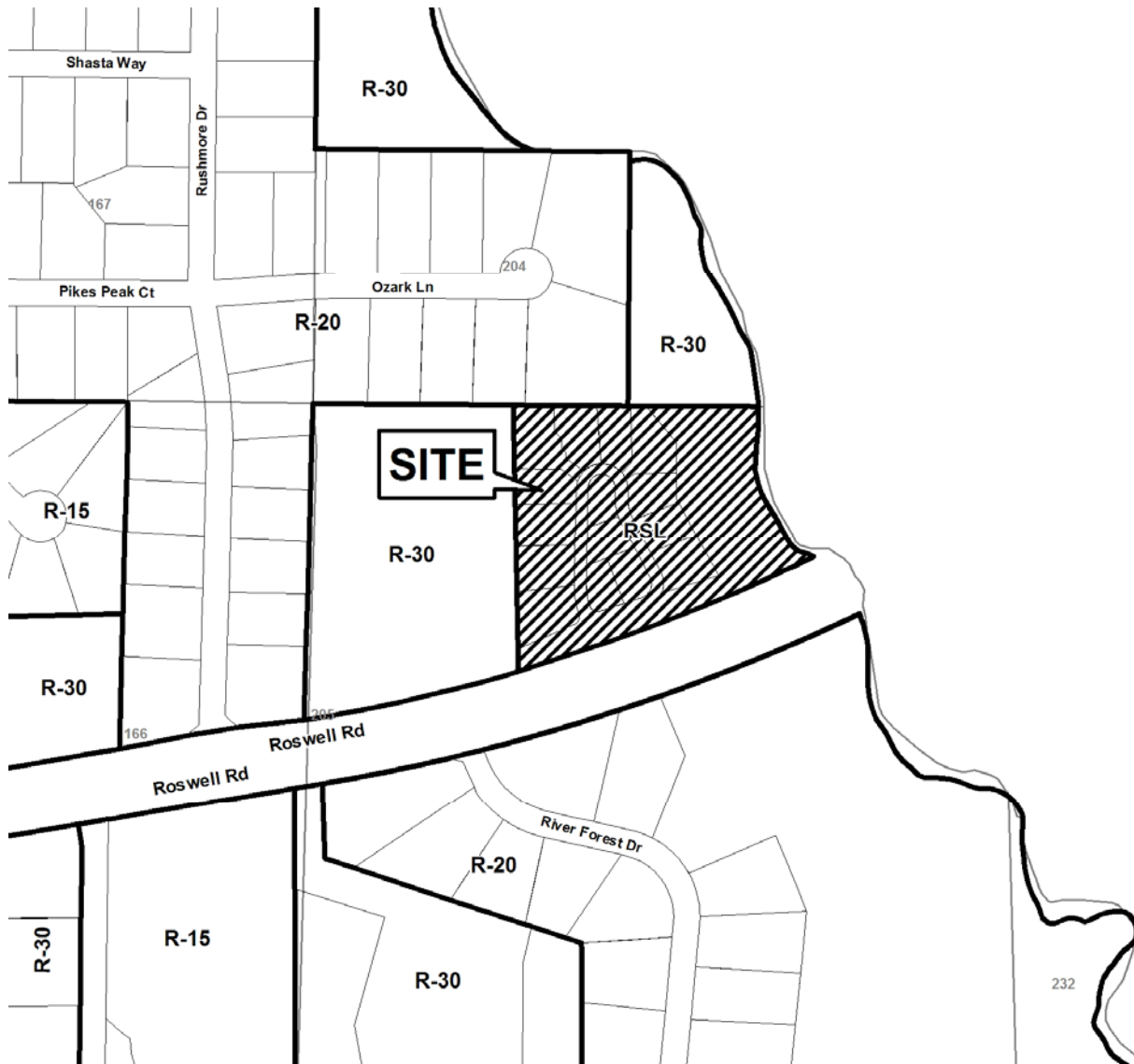
PARCEL(S): 24-39

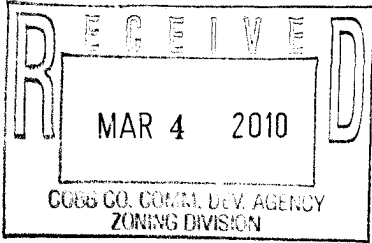
TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Low Density Residential





Application No. z- 12
(2010)

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 2,800 square feet
- b) Proposed building architecture: two-story traditional
- c) Proposed selling prices(s): \$399,000 to high \$400,000
- d) List all requested variances: _____
- (a) Reduce age requirement to 25 percent of total residences;
- (b) Front facade, only, brick, stone, stacked stone with siding or shake accents, or combinations thereof
- (c) No elevators

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

- a) Proposed use(s): Not Applicable
- 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)

None known at this time

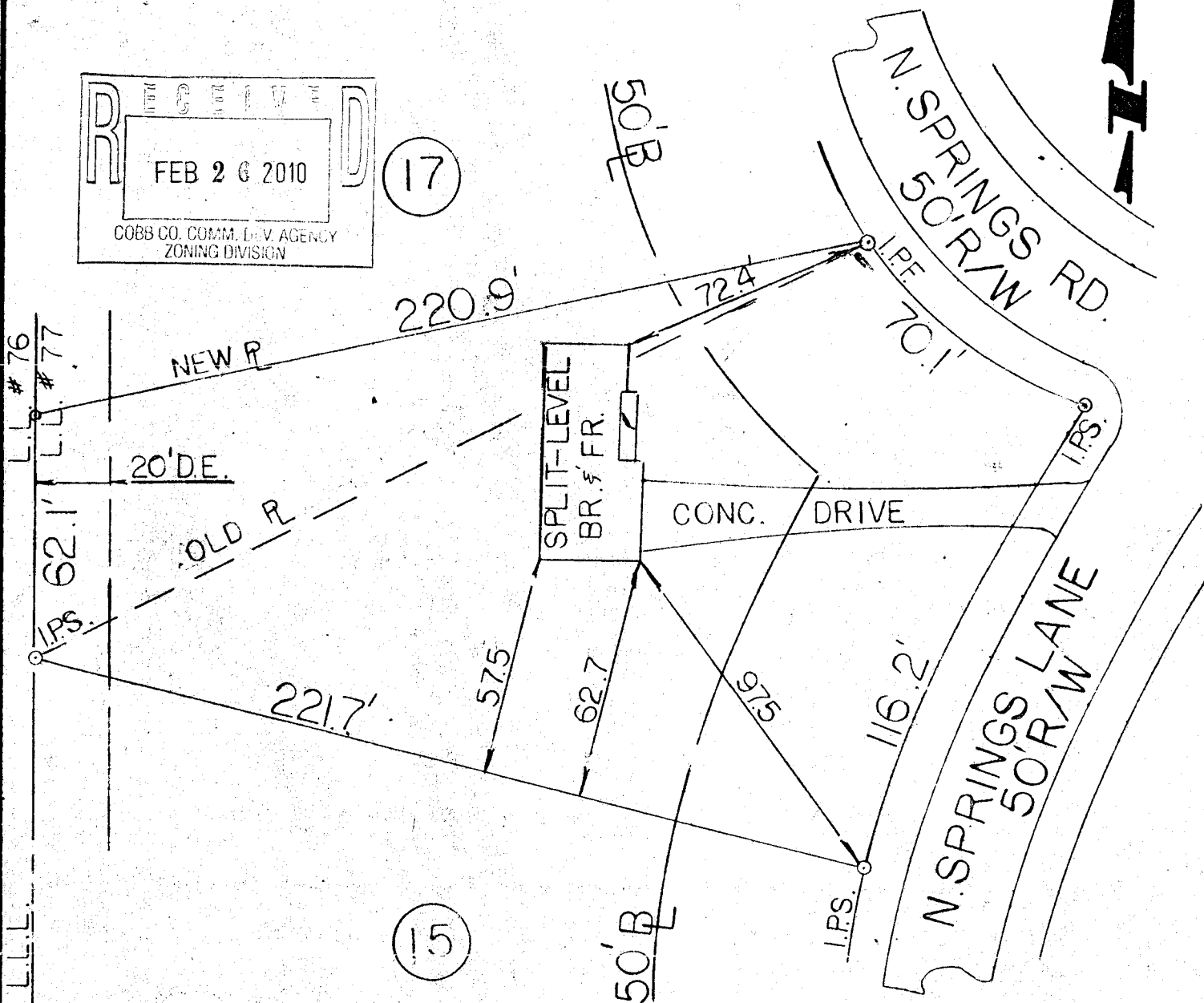
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(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 herein at any time during the rezoning process.

**LUP-13
(2010)**



[Handwritten signature]
E. A. F1416

PROPERTY OF

LOT 16 PART OF 17 **BLOCK A UNIT**

LAND LOT 77

Southland Engineers & Surveyors Incorporated
5301 Covington Highway Decatur, Georgia 30032

Decatur, Georgia 30032

2nd.sect. - COBB

COUNTY, GEORGIA

SCALE 1" = 40'

APPLICANT: Ronnie T. Maynard

770-926-9202

REPRESENTATIVE: Ronnie T Maynard

770-926-9202

TITLEHOLDER: Ronnie T. Maynard

PROPERTY LOCATION: Located at the southwest intersection of
North Springs Lane and North Springs Road.

ACCESS TO PROPERTY: North Springs Lane

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-13

HEARING DATE (PC): 5-04-10

HEARING DATE (BOC): 5-18-10

PRESENT ZONING: R-30

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow More Than Three
Unrelated People And Three Vehicles At This
Property

SIZE OF TRACT: 0.49 acre

DISTRICT: 16

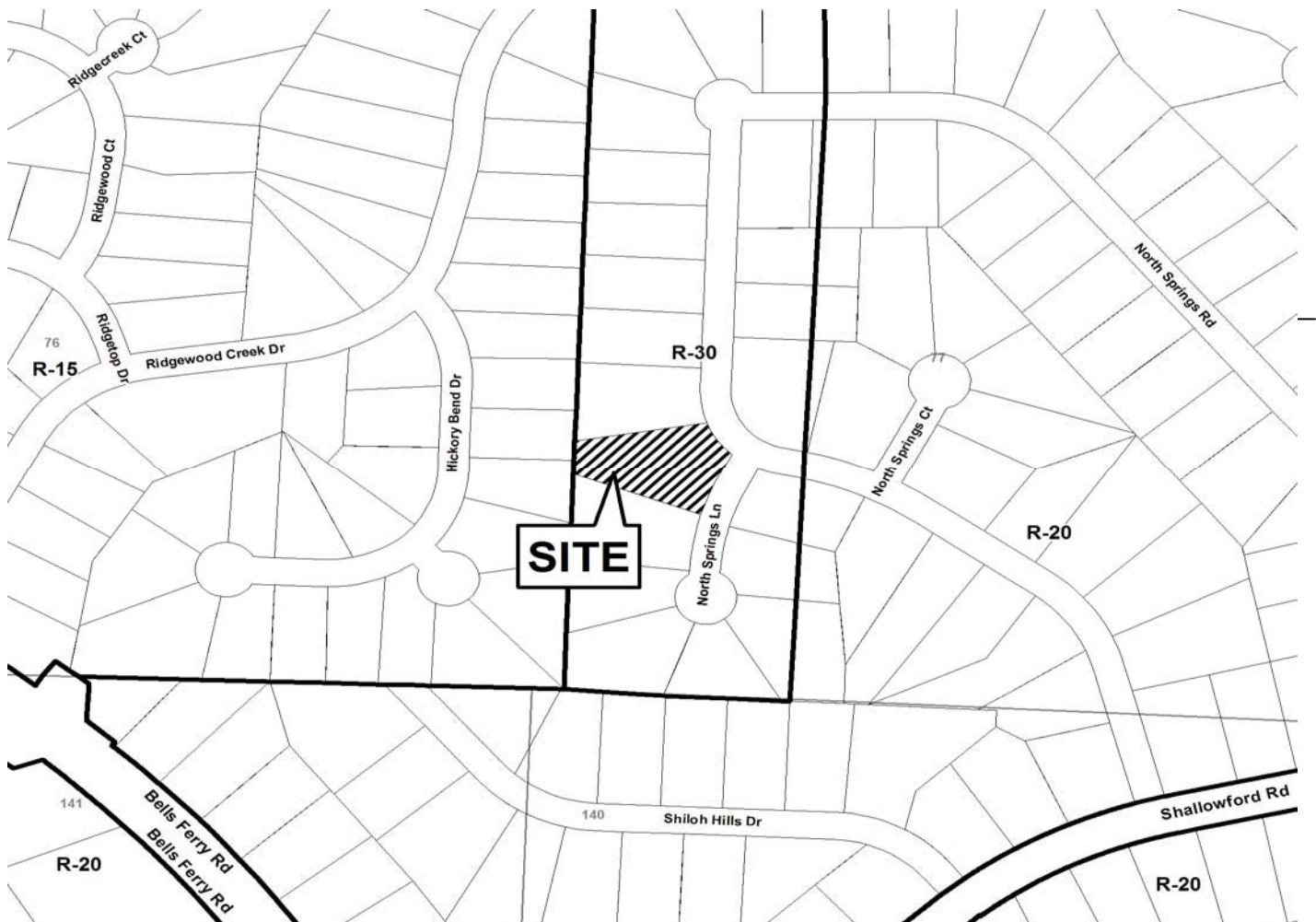
LAND LOT(S): 77

PARCEL(S): 14

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

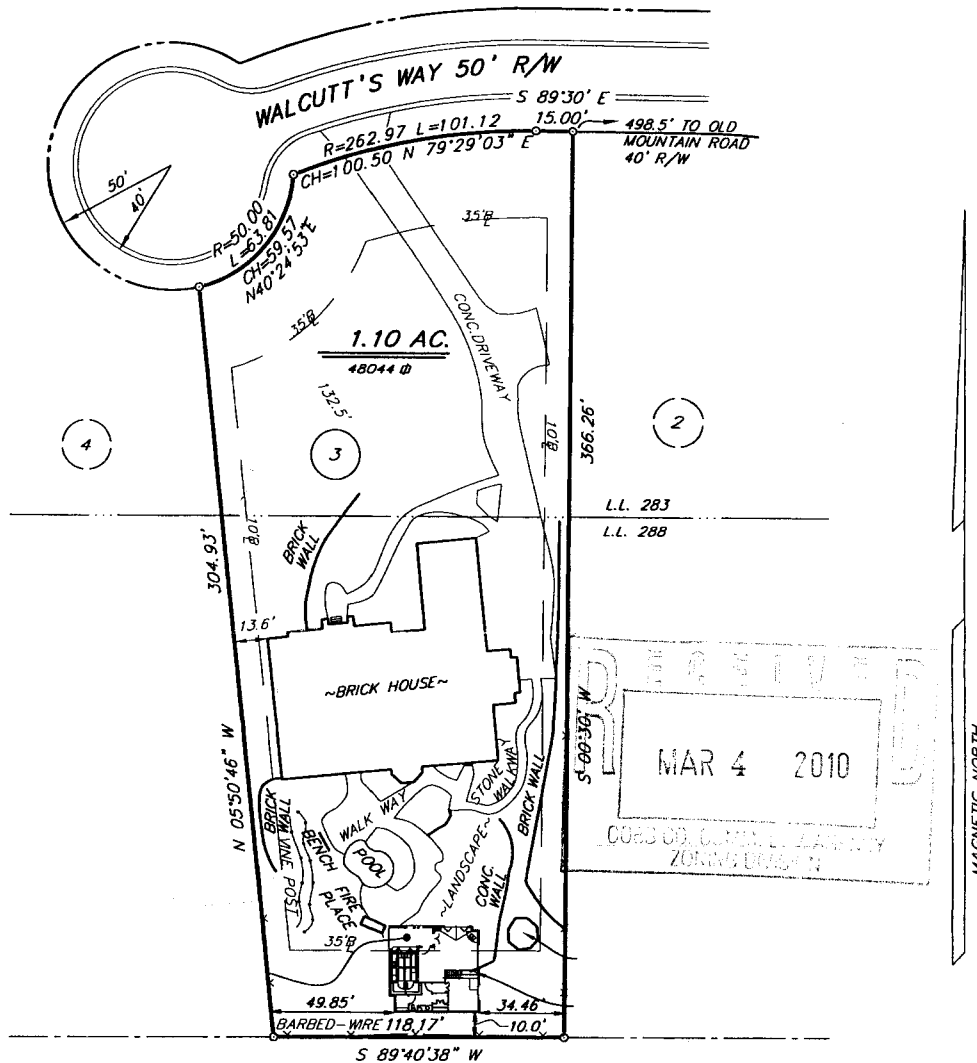
FUTURE LAND USE MAP: Low Density Residential



LUP-14 (2010)

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

⊗ M.H. - SANITARY SEWER MANHOLE	F.F.E. - FINISHED FLOOR ELEVATION
W/M - WATER METER	• WV - WATER VALVE
⊗ G.M. - GAS METER	⊗ TELEPHONE MANHOLE
○ RBS - REINFORCING BAR SET	---E--- UNDERGROUND ELECTRICAL LINE
○ RBF - REINFORCING BAR FOUND	---P--- OVERHEAD POWER LINES
○ CTF - CRIMP TOP PIPE FOUND	△ HW - HEADWALL
○ OTF - OPEN TOP PIPE FOUND	⊠ PBX - POWERBOX
□ R/W MON. - RIGHT-OF-WAY MONUMENT	---W--- WATER LINE
---X--- TYPE OF FENCE	---T--- UNDERGROUND TELEPHONE LINE
○ J.B. - JUNCTION BOX	---G--- GAS LINE
⊠ D.I. - DROP INLET / YARD INLET	



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130052, MAP NUMBER 13067C0050 F DATED AUGUST 18, 1992

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/116,556. MATTERS OF TITLE ARE EXCEPTED.

N ~ F
MAX P. LORENZ
PB. 109 PG. 54



DATE	: 3-22-06	REVISIONS
SCALE	: 1"=50'	04-20-06: GENERAL UPDATE.
DRAWN BY	: JMK	
CHECKED BY	: AG	
FIELD BOOK	: 440	

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Phone: (770) 424-7168
Fax: (770) 424-7593

JIM HARVEY

LOT 3
WATKINS GLEN

LOCATED IN L.L. 283 & 288
20th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

Plotted on: Aor 20, 2006 - 5.06m
Drawing name: J:\And\COBB\20\20\0283\Watkins Glen\variance plat.dwg
Plotted by: Don Hutchins

APPLICANT: Patricia A. Redmond
770-427-8606

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

TITLEHOLDER: James S. Harvey and Patricia A. Redmond

PROPERTY LOCATION: Located on the south side of Walcutt's
Way, east of Mountain Road.

ACCESS TO PROPERTY: Walcutt's Way

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-14

HEARING DATE (PC): 5-04-10

HEARING DATE (BOC): 5-18-10

PRESENT ZONING: R-20

PROPOSED ZONING: LUP

PROPOSED USE: Non-Medical Home
Healthcare Service

SIZE OF TRACT: 1.10 acres

DISTRICT: 20

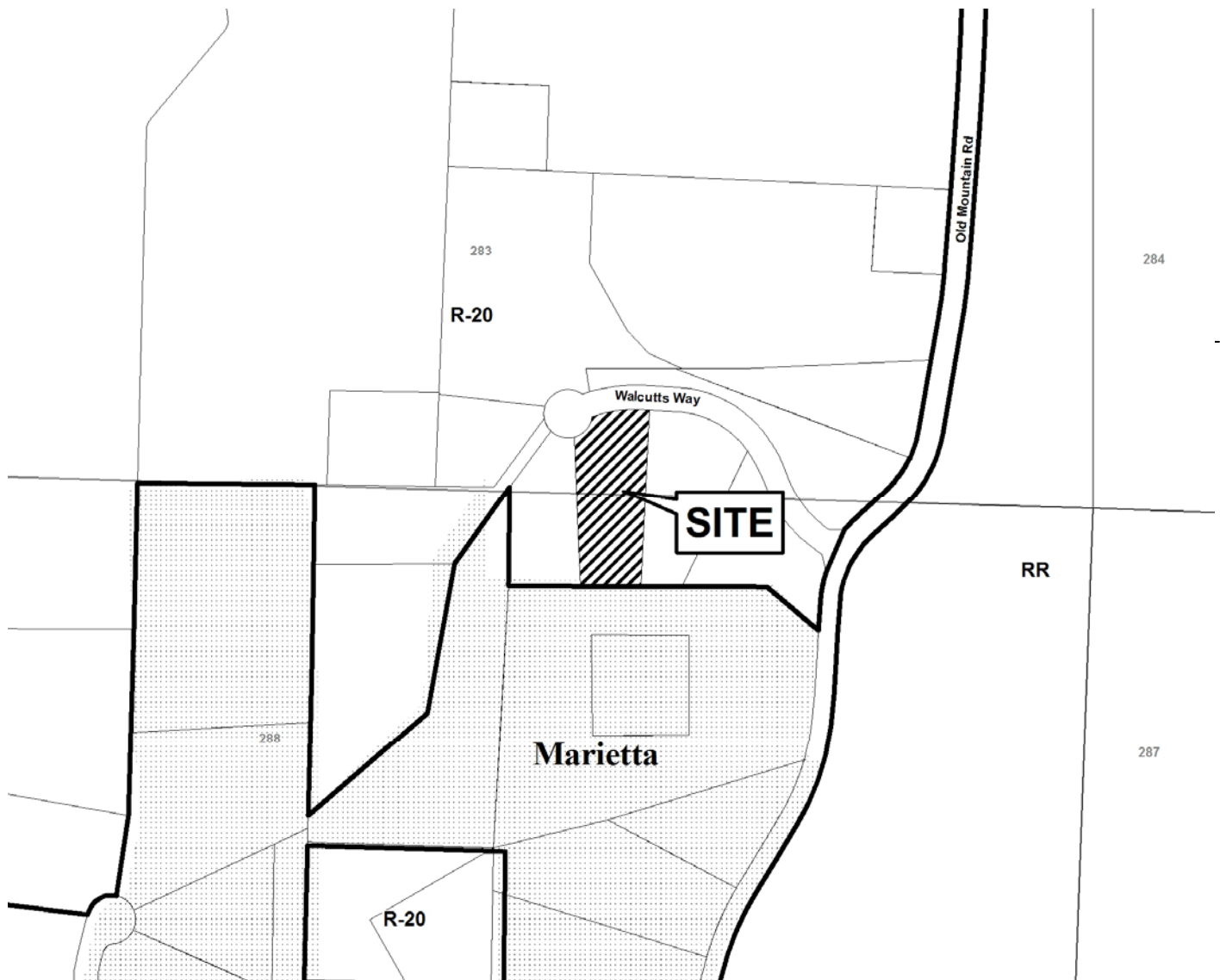
LAND LOT(S): 283, 288

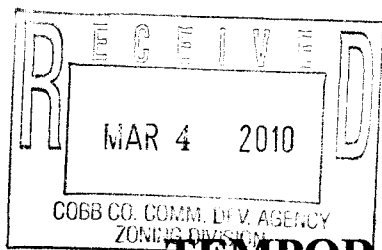
PARCEL(S): 38

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

FUTURE LAND USE MAP: Very Low Density Residential





Application #: LUP-14 (2010)

PC Hearing Date: 05/04/2010

BOC Hearing Date: 05/18/2010

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Non-medical home care services
2. Number of employees? 3
3. Days of operation? 9:00 - 5:00 - MONDAY - FRIDAY
4. Hours of operation? 9:00 am - 5:00 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: X ; Street: _____ ; Other (Explain): _____
7. Signs? No: X ; 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.): -0-
9. Deliveries? No X ; 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 X ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested: 2 years
13. Any additional information? (Please attach additional information if needed):
No client visits. Business consists of mother and two daughters.

Applicant signature: Patricia A Redmond Date: 2/28/10

Applicant name (printed): Patricia A. Redmond

C:\09005-Metro North Soccer\Draws\09005-NEWLAYOUT.dwg, 6/1/2009 4:55:48 PM, Canon IR330.pc3, UWalker

APPLICANT: Metro North Soccer

770-329-1030

REPRESENTATIVE: John Bujarski

770-329-1030

TITLEHOLDER: Metro-North Youth Soccer Association, Inc.

PROPERTY LOCATION: Located on the north side of Paper Mill Road, west of Johnson Ferry Road.

ACCESS TO PROPERTY: Paper Mill Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: SLUP-6

HEARING DATE (PC): 5-04-10

HEARING DATE (BOC): 5-18-10

PRESENT ZONING: R-20, R-30, R-40, R-80

PROPOSED ZONING: SLUP

PROPOSED USE: Lighting Soccer Fields

SIZE OF TRACT: 28 acres

DISTRICT: 1

LAND LOT(S): 5, 6, 73

PARCEL(S): 1

TAXES: PAID X **DUE** _____

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Low Density Residential & Parks/Recreation/Conservation

