

PRELIMINARY ZONING ANALYSIS

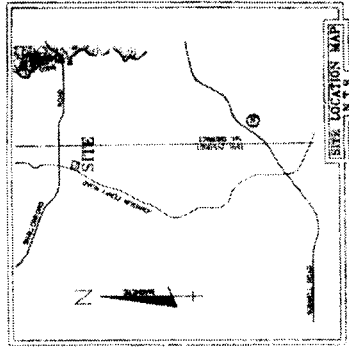
Planning Commission Hearing Date: March 1, 2011
Board of Commissioners Hearing Date: March 15, 2011

Due Date: February 4, 2011

Date Distributed/Mailed Out: January 13, 2011



Cobb County... Expect the Best!

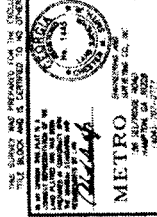


LEGAL DESCRIPTION

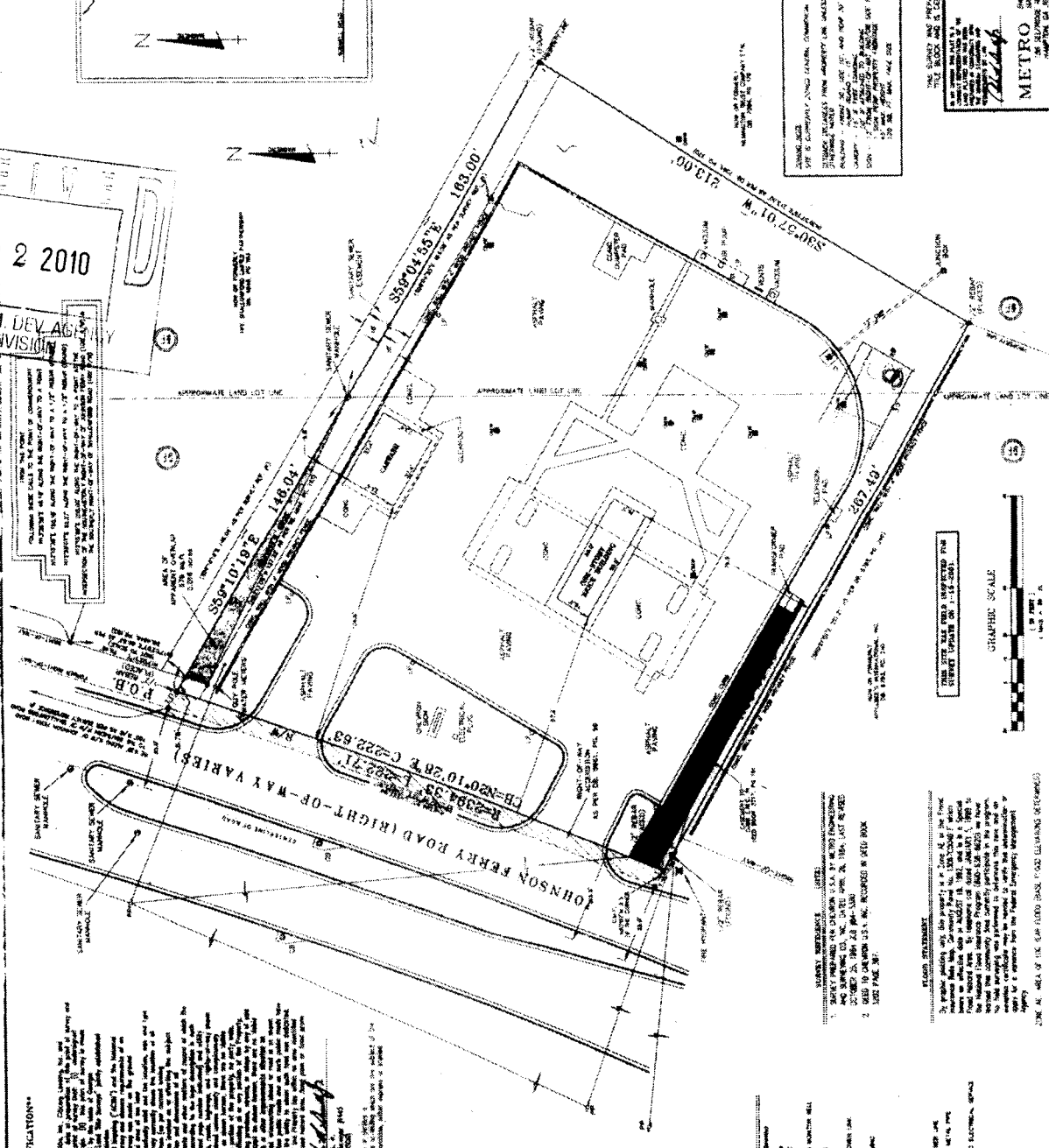
THE TRACT OF LAND OF APPROXIMATELY 61.817 ACRES, MORE OR LESS, SITUATED IN THE CITY AND COUNTY OF METRO, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THE TRACT OF LAND OF APPROXIMATELY 61.817 ACRES, MORE OR LESS, SITUATED IN THE CITY AND COUNTY OF METRO, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:...

AREA
61.817 sq. ft.
1.421 acres



REC'D
DEC 22 2010
COBB CO. COMM. DEV. AG.
ZONING DIVISION



SURVEYOR'S CERTIFICATION**

I, the undersigned, being a duly licensed and sworn Surveyor for the State of Wisconsin, do hereby certify that the foregoing is a true and correct copy of the plat as recorded in the office of the Register of Deeds for the County of Metro, Wisconsin.

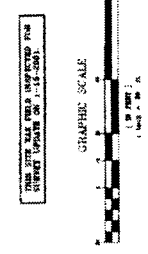
DAVID R. HOFFMAN
Surveyor for Metro

MARKS NEARBY LINES

1. MARKS NEARBY LINES...
2. MARKS NEARBY LINES...
3. MARKS NEARBY LINES...

LEGEND

SHOWN BY...
DASHED LINE...
SOLID LINE...
DOTTED LINE...



APPROXIMATE LAND LOT LINE

APPLICANT: Mack & Abe, Inc.

404-513-5454

REPRESENTATIVE: Ibrahim (Abe) Jivani

404-513-5454

TITLEHOLDER: Mack & Abe, Inc.

PROPERTY LOCATION: On the east side of Johnson Ferry Road,
south of Shallowford Road.

ACCESS TO PROPERTY: Johnson Ferry Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-6

HEARING DATE (PC): 03-01-11

HEARING DATE (BOC): 03-15-11

PRESENT ZONING: GC

PROPOSED ZONING: NRC

PROPOSED USE: Carwash, Emissions

Station, Convenience Store With Fuel Sales

SIZE OF TRACT: 1.42 acres

DISTRICT: 16

LAND LOT(S): 470

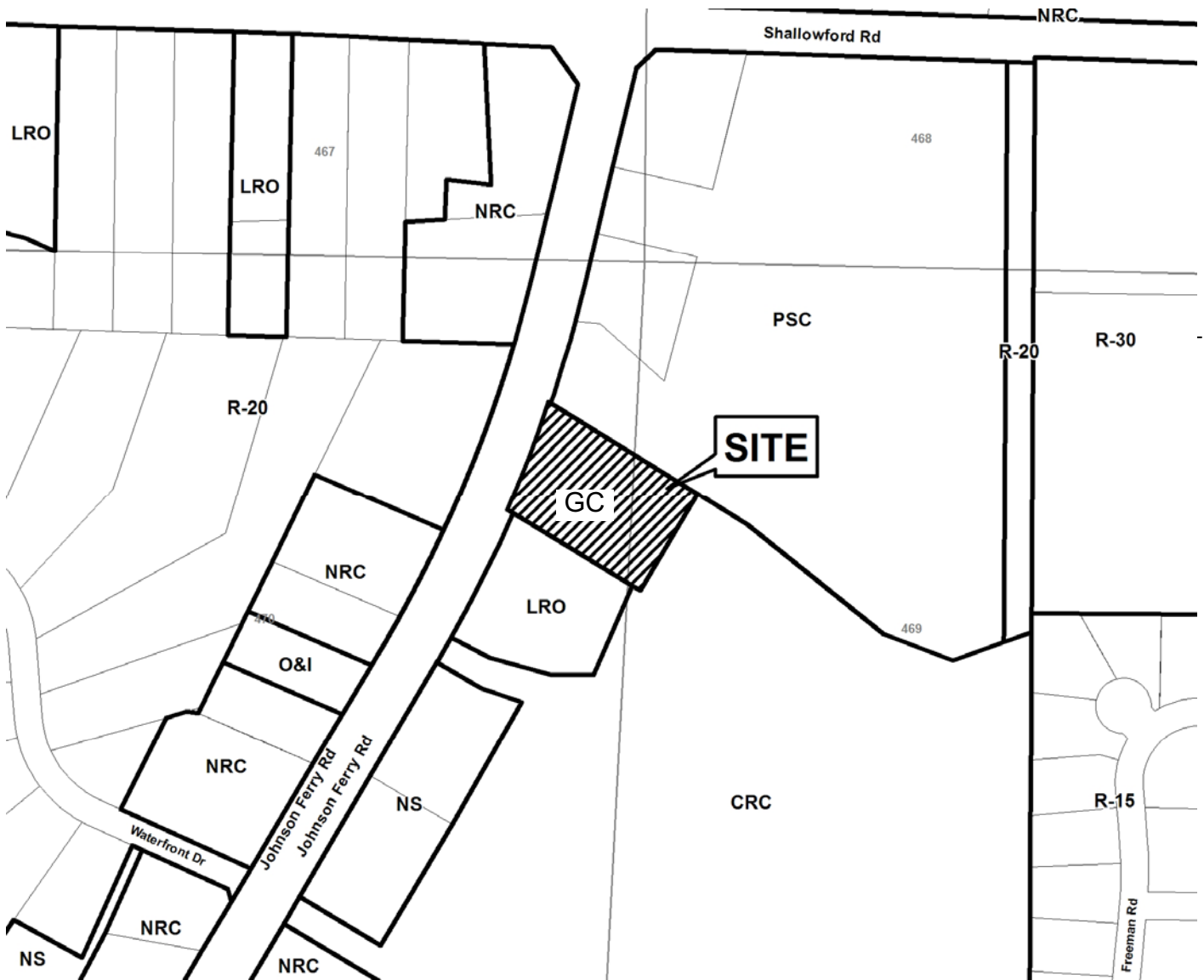
PARCEL(S): 35

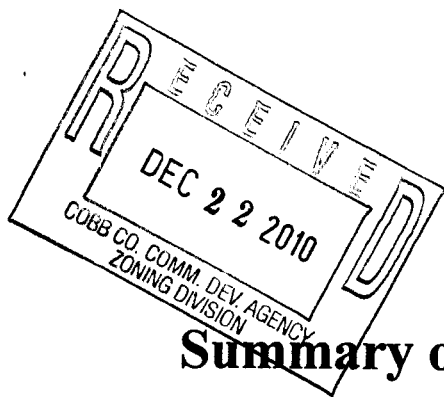
TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Neighborhood Activity Center





Application No. Z-6
2011

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): RETAIL/CARWASH/EMISSION
- b) Proposed building architecture: SAME - NO CHANGE
- c) Proposed hours/days of operation: 8 AM TO 8 PM.
- d) List all requested variances: NONE

.....
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).



CIVIL ENGINEERS
 14500 BARRETT
 1500 W. PARKWAY - SUITE 200
 MARIETTA, GEORGIA 30067

Z-7
 (2011)

NO.	DATE	DESCRIPTION

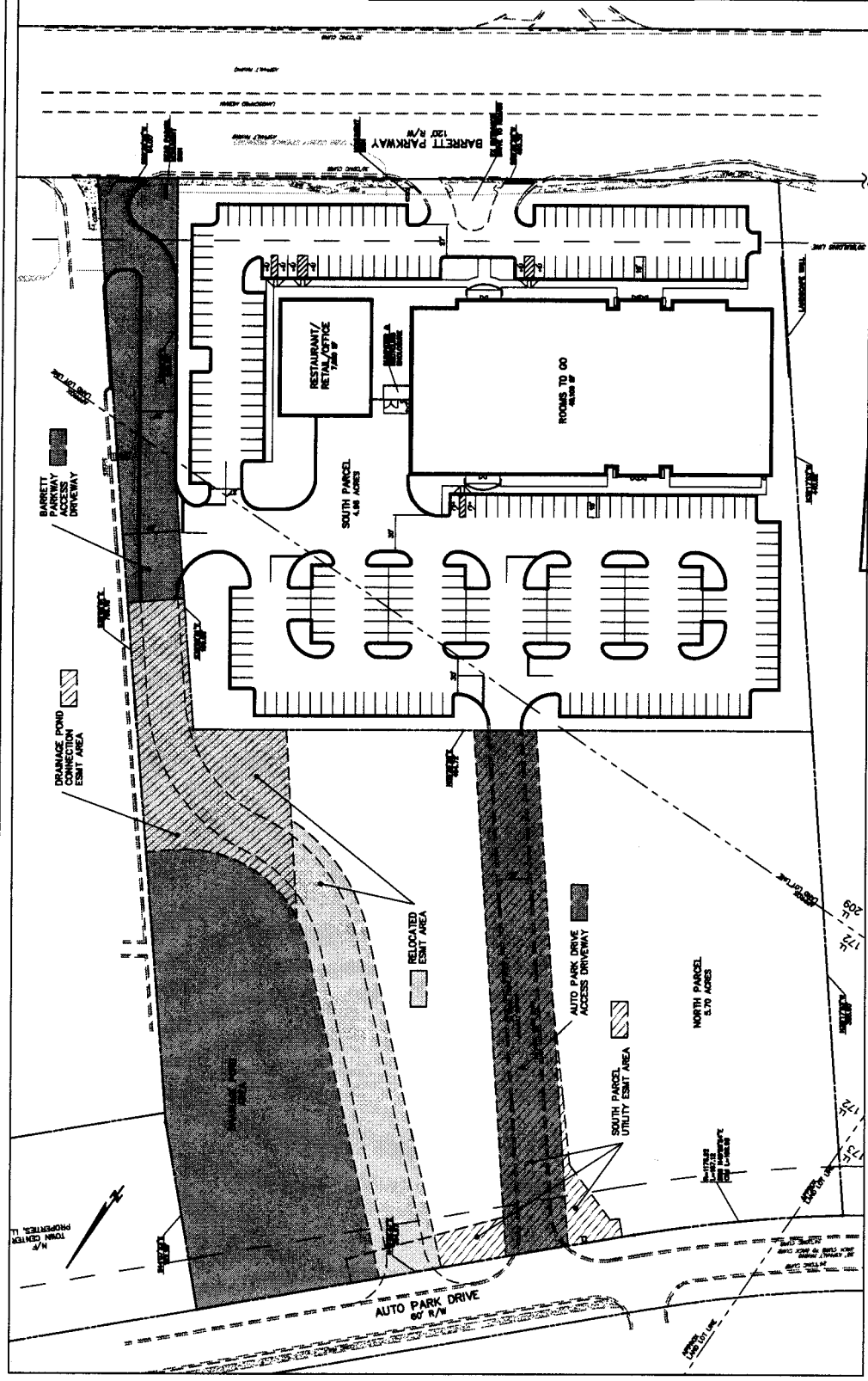
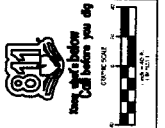
DRAWING TITLE:
ZONING SITE PLAN

SCALE: 1" = 40'

DATE: 1/6/11

PROJECT: Z-1

DRAWING NO.: Z-1



RECEIVED

JAN 6 2011

COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

ZONING SITE PLAN
 1" = 40'

- NOTES:**
1. IMPROVEMENTS SHOWN ARE CONCEPTUAL ONLY.
 2. THIS PLAN IS A LEGAL PLAN AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
 3. TOTAL SITE AREA = 10.04 ACRES
 4. TOTAL PARKING SPACES IS 271 SPACES (BASED ON 5.0 SPACES PER 1,000 SF OF RETAIL AND 7.00 SF PER 1,000 SF OF OFFICE/COMMERCIAL)
 5. PROPERTY OWNED BY (PERSONAL COMMERCIAL)

APPLICANT: Rooms To Go

678-475-0499

REPRESENTATIVE: Jeffrey H. Finkel

678-475-0499

TITLEHOLDER: GlassRatner Management & Realty Advisors, LLC
as Reciever for Heardco, L.P.

PROPERTY LOCATION: On the north side of Ernest Barrett
Parkway, and on the south side of Auto Park Drive, west of Barrett
Lakes Boulevard.

ACCESS TO PROPERTY: Barrett Parkway, Auto Park Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-7

HEARING DATE (PC): 03-01-11

HEARING DATE (BOC): 03-15-11

PRESENT ZONING: GC with
Stipulations

PROPOSED ZONING: GC with
Stipulations

PROPOSED USE: Retail and Removing
Zoning Stipulations

SIZE OF TRACT: 10.67 acres

DISTRICT: 20

LAND LOT(S): 172, 173, 209

PARCEL(S): 11, 17, 25

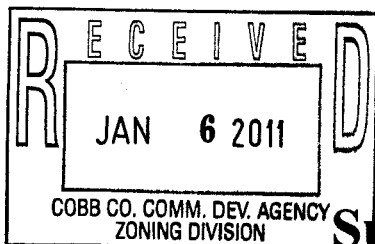
TAXES: PAID _____ **DUE** X

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Regional Activity Center





Application No. 2-7
2011

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): Rooms To Go retail store with one outparcel for restaurant, retail or office use on south parcel; future development on north parcel
 - b) Proposed building architecture: See attached rendering regarding Rooms To Go building
 - c) Proposed hours/days of operation: Monday - Saturday 10:00 A.M. - 9:00 P.M.
Sunday - 11:00 A.M. - 6:00 P.M.
 - d) List all requested variances: _____
- None
- _____
- _____
- _____

.....
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).

No.

CASCO
2000 WEST 14TH ST.
ST. LOUIS, MO 63107
PROJECT MANAGERS

ISSUED DATES	
OWNER	04-20-06
PERMIT	04-20-06
REVISED	04-20-06
DATE	04-20-06

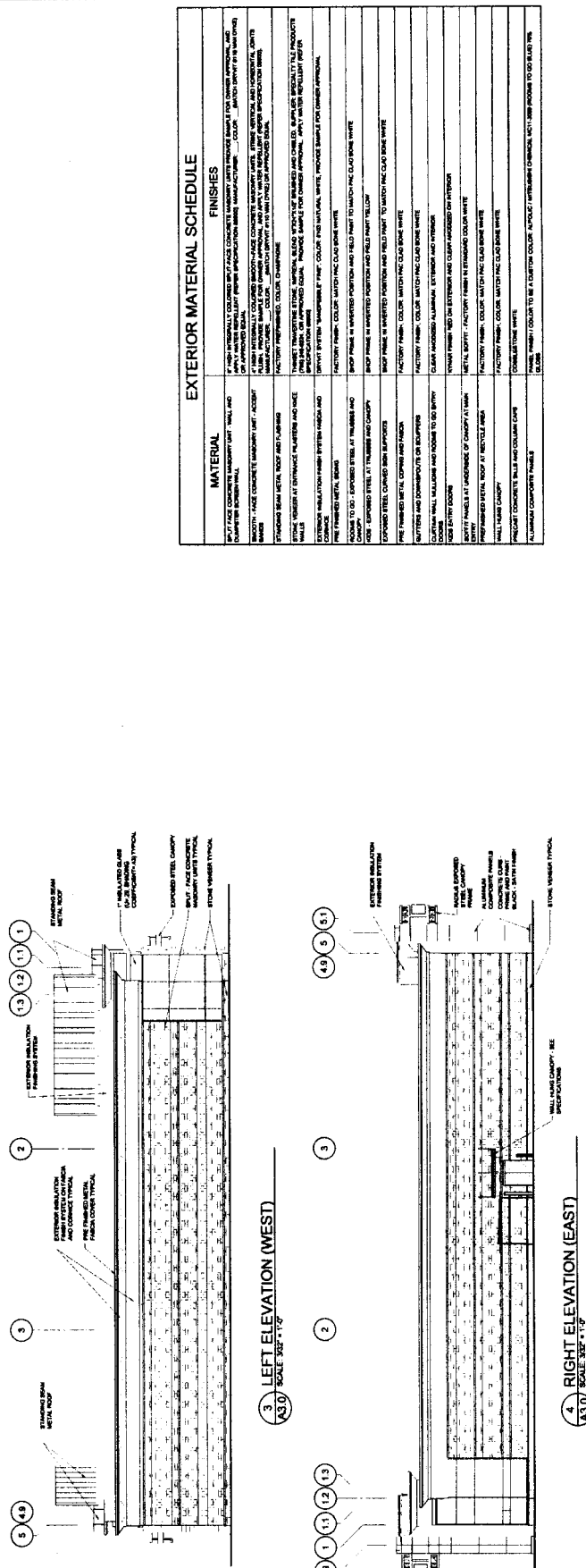
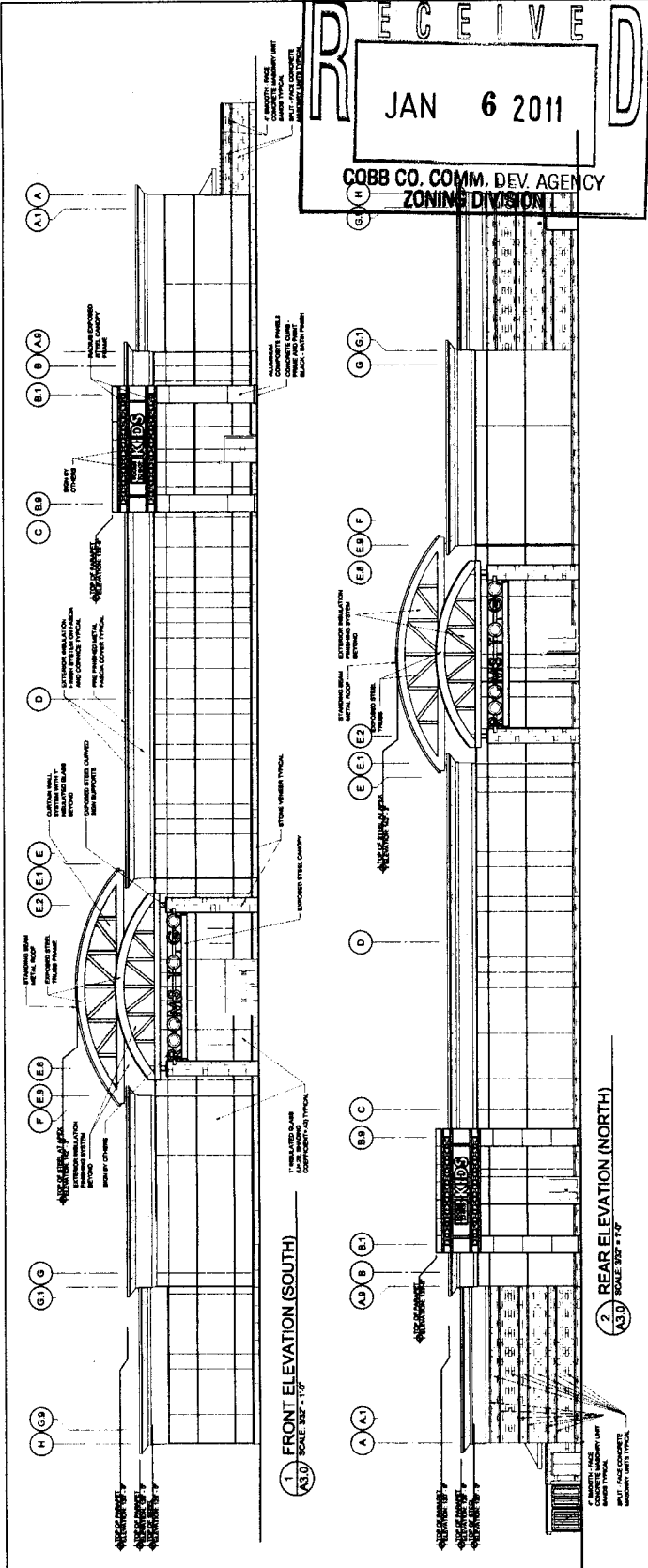
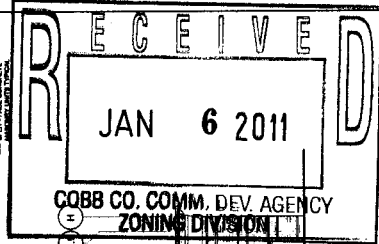
REVISIONS

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT
2		ISSUED FOR PERMIT
3		ISSUED FOR PERMIT
4		ISSUED FOR PERMIT

ROOMS TO GO
BARETT PARKWAY
KENNESAW, GEORGIA

EXTERIOR ELEVATIONS

DRAWN BY
CHECKED BY
PROJECT NUMBER
DATE
SHEET NUMBER



MATERIAL	FINISHES
CONCRETE	CONCRETE COLOR MATCH TO EXISTING CONCRETE
BRICK	BRICK COLOR MATCH TO EXISTING BRICK
GLASS	GLASS COLOR MATCH TO EXISTING GLASS
STEEL	STEEL COLOR MATCH TO EXISTING STEEL
WOOD	WOOD COLOR MATCH TO EXISTING WOOD
PAINT	PAINT COLOR MATCH TO EXISTING PAINT
ROOFING	ROOFING COLOR MATCH TO EXISTING ROOFING
CLADDING	CLADDING COLOR MATCH TO EXISTING CLADDING
SCREENS	SCREENS COLOR MATCH TO EXISTING SCREENS
TRIM	TRIM COLOR MATCH TO EXISTING TRIM
DOORS	DOORS COLOR MATCH TO EXISTING DOORS
WINDOWS	WINDOWS COLOR MATCH TO EXISTING WINDOWS
STAIRS	STAIRS COLOR MATCH TO EXISTING STAIRS
CEILING	CEILING COLOR MATCH TO EXISTING CEILING
FLOORING	FLOORING COLOR MATCH TO EXISTING FLOORING
LANDSCAPING	LANDSCAPING COLOR MATCH TO EXISTING LANDSCAPING

HORIZON
 ENGINEERS, ARCHITECTS & PLANNERS
 2985 County Parkway, Suite 410
 Marietta, Georgia 30066
 PH: 678.351.6827



Date Issued: _____
 Copyright © Horizontal Engineering, Inc. 2010

**Z-8
(2011)**

LITTLE LEARNERS EXPANSION

LAND LOTS 78 & 79, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

Project No.	10-00000000
Project Name	Little Learners Expansion
City	Cobb County
County	Cobb County
State	Georgia
Parcel Number	10-00000000
Drawn By	K201
Checked By	LCC
Scale	AS SHOWN

**REZONING
SITE
PLAN**

Sheet Number: **Z-1.0**

PROPERTY TO BE REZONED:
 PARCELS 78 & 79, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA
 TOTAL AREA: 2.27 ACRES
 PROPOSED ZONING: P-20

CHANGING ANALYSIS FOR NEW ZONING, PROPOSED:
 LOT 78: 0.48 ACRES
 LOT 79: 0.48 ACRES
 TOTAL AREA: 0.96 ACRES

REZONING NOTES:
 1. ALL CHANGES LOCATED ON SITE.
 2. ALL EXISTING LOCATED ON SITE.
 3. PROPOSED BUILDING ARCHITECTURE WILL MATCH EXISTING BUILDING ARCHITECTURE.
 4. THIS PROJECT WILL BE FOR COBB COUNTY REGULATIONS.
 5. ACCESS POINTS WILL BE AS SHOWN.
 6. ALL ARCHITECTURAL, MECHANICAL, ELECTRICAL AND SANITARY WORK SHALL BE AS SHOWN.
 7. ALL UTILITIES SHALL BE AS SHOWN.
 8. ALL UTILITIES SHALL BE AS SHOWN.

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JAN 6 2011

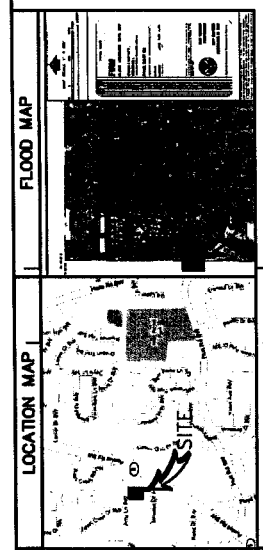
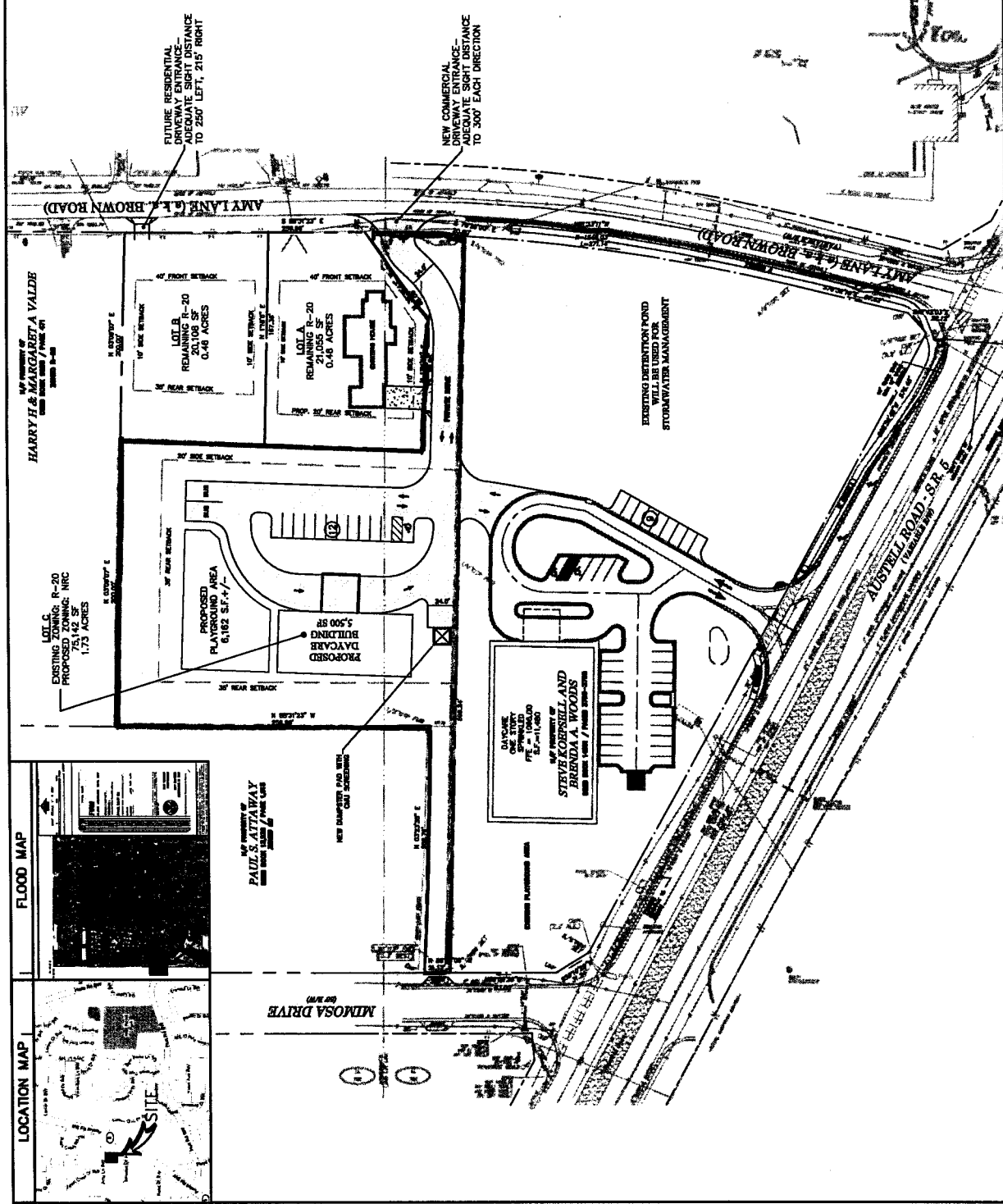
**COBB CO. COMM. DEV. AGENCY
ZONING DIVISION**

FINAL STATEMENT
 THIS STATEMENT IS MADE IN FULL KNOWLEDGE AND WITH THE INTENT THAT THE SAME SHALL BE TRUE AND CORRECT IN ALL RESPECTS AND SHALL BE VALID AND EFFECTIVE AS OF THE DATE HEREON MADE.

IF YOU DO GENERAL UTILITIES PROTECTION CENTER IT'S THE LAW

Know what before. Call before you dig.

GRAPHIC SCALE
 1" = 50' 0" 0"



APPLICANT: Steven G. Koepsell

770-333-5551

REPRESENTATIVE: Steven G. Koepsell

770-333-5551

TITLEHOLDER: Little Learners Academy of Marietta, LLC

PROPERTY LOCATION: On the south side of Amy Lane, and on
the north side of Mimosa drive, west of Austell Road.

ACCESS TO PROPERTY: Amy Lane and Austell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-8

HEARING DATE (PC): 03-01-11

HEARING DATE (BOC): 03-15-11

PRESENT ZONING: R-20

PROPOSED ZONING: NRC

PROPOSED USE: Daycare

SIZE OF TRACT: 1.73 acres

DISTRICT: 19

LAND LOT(S): 780, 781

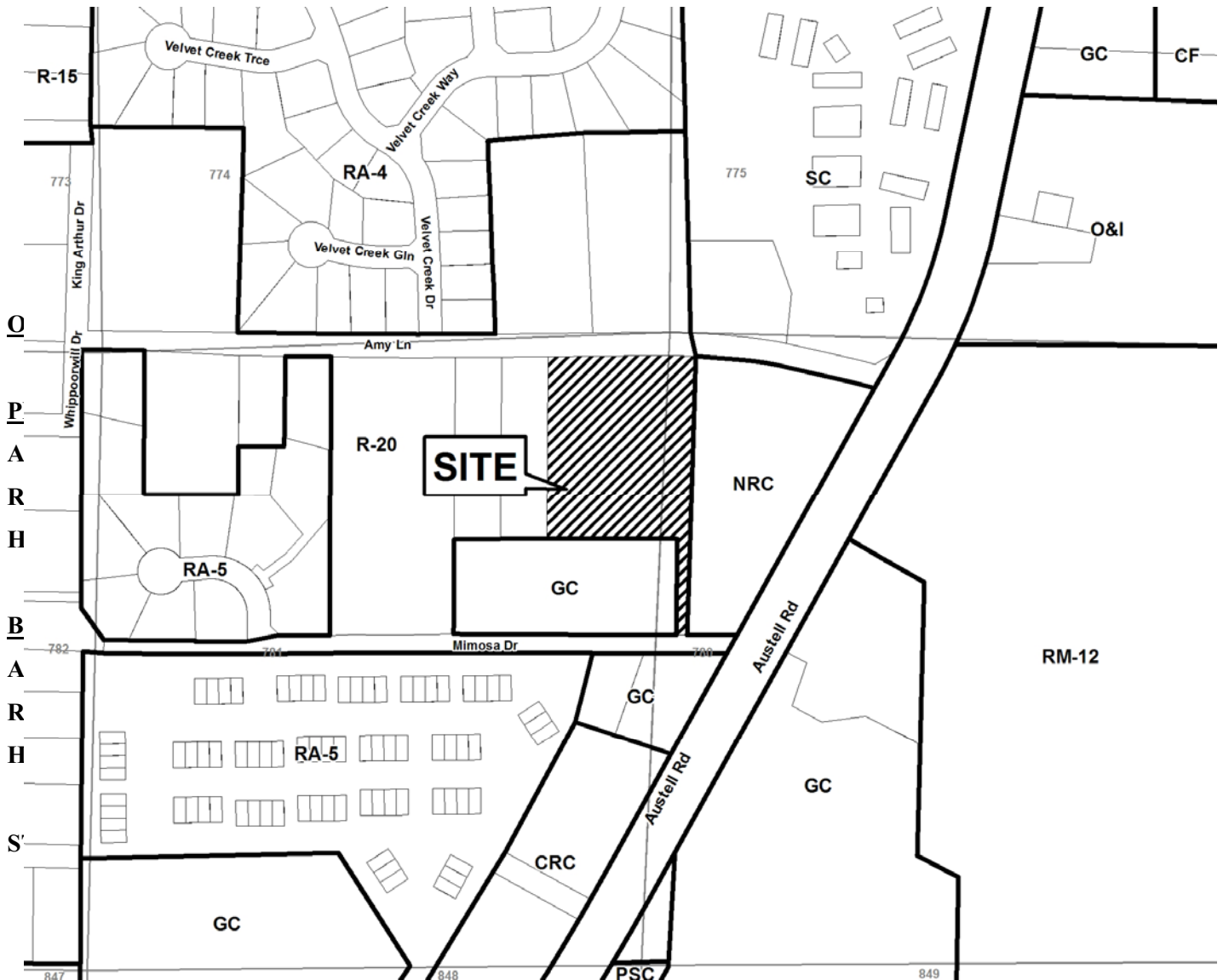
PARCEL(S): 1

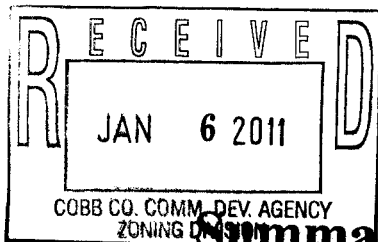
TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Low Density Residential & Community Activity Center





Application No. 2-8

2011

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): NO NEW RESIDENTIAL AT
- b) Proposed building architecture: THIS TIME
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____

LOT A REQUESTING A REAR SETBACK
VARIANCE FROM 35' TO 20'

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

- a) Proposed use(s): DAYCARE AND RESIDENTIAL
- b) Proposed building architecture: DAYCARE WILL MATCH EXISTING
DAYCARE ON EXISTING PROPERTY
- c) Proposed hours/days of operation: 12 HOURS / DAY
5 DAYS / WEEK
- d) List all requested variances: NONE

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

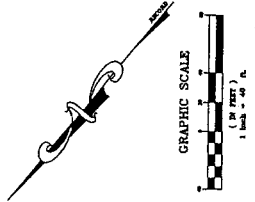
WITH THE EXCEPTION OF THE DRIVEWAY, THE FRONTAGE
ON AMY LANE WILL REMAIN R-20.

.....
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

RECEIVED
JAN 6 2011
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



FOR REVIEW ONLY

Integrated Science & Engineering
 George Thibault, PLS-1121

FIELD WORK PERFORMED: 4/10/07

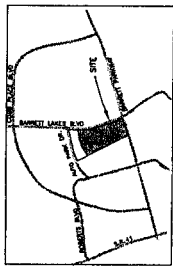
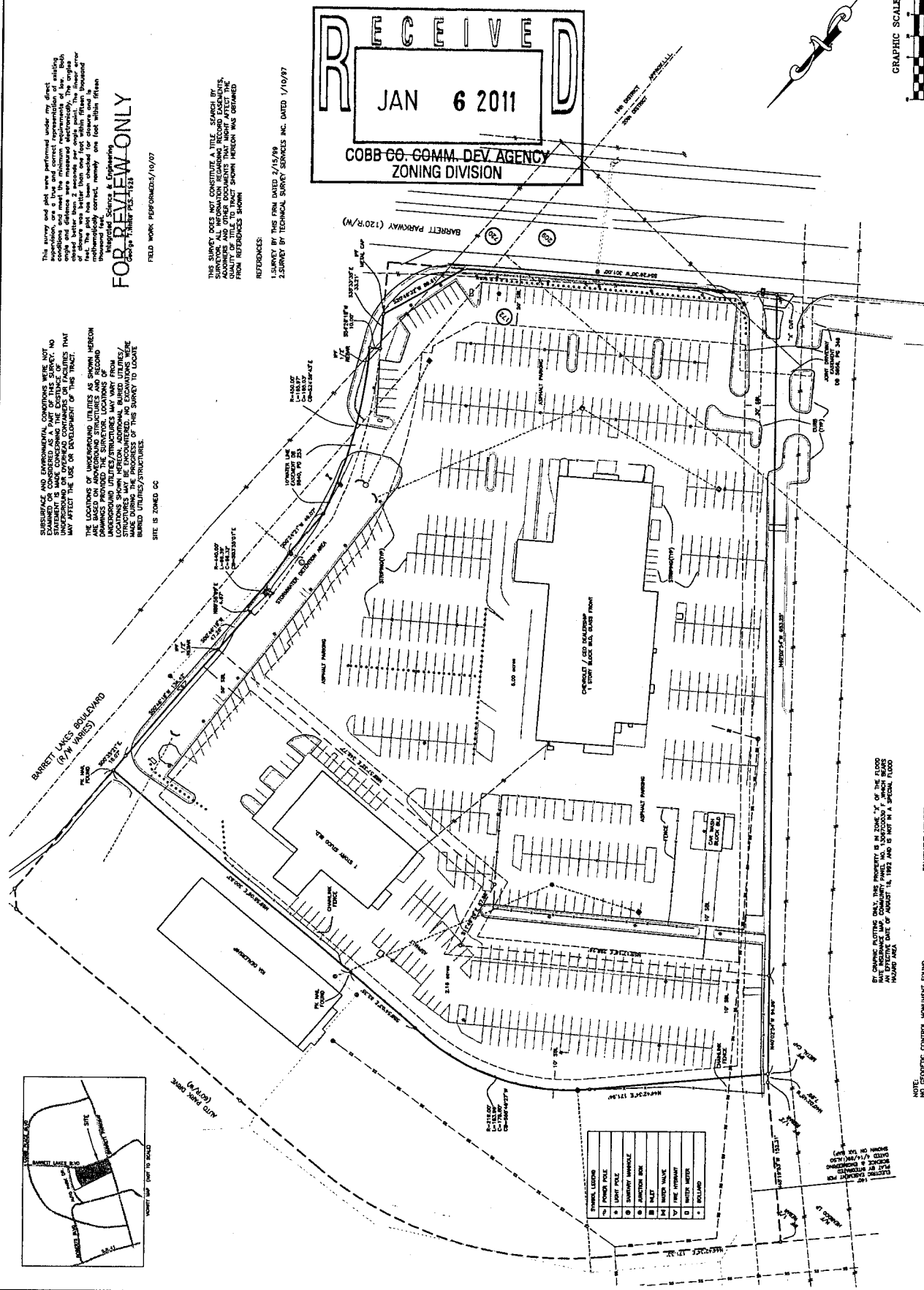
THIS SURVEY WAS CONDUCTED AT THE REQUEST OF THE SURVEYOR. ALL INFORMATION INCLUDING RECORDS, ADDRESS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE FROM REFERENCES SHOWN.

REFERENCES:
 1. SURVEY BY THIS FIRM DATED 2/15/99
 2. SURVEY BY TECHNICAL SURVEY SERVICES INC. DATED 1/10/97

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED. THE SURVEYOR MAKES NO WARRANTY, NO STATEMENT AS TO THE ACCURACY OF THE DATA OR THE UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON RECORDS AND FIELD SURVEY. LOCATIONS OF SECOND UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM RECORDS AND FIELD SURVEY. LOCATIONS OF SECOND UNDERGROUND UTILITIES/STRUCTURES MAY BE ENCOUNTERED AS THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

SITE IS ZONED GC



BY GRAPHIC PLATING ONLY, THIS PROPERTY IS IN ZONE "Z" OF THE FLOOD HAZARD MAP. THE PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

NOTE: ELEVATION CONTROL MONUMENT FOUND WITHIN 500 FEET OF THE PROPERTY.

MONUMENT UTILITIES:
 ANGLIAR - TUCKER, GTS-303
 LINCOLN - TORSON, GTS-303, ERM

APPLICANT: Atlas GA I SPE, LLC
678-762-5207

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP
J. Kevin Moore 770-429-1499

TITLEHOLDER: Atlas GA I SPE, LLC

PROPERTY LOCATION: At the northwesterly intersection of
Ernest Barrett Parkway and Barrett Lakes Boulevard.

ACCESS TO PROPERTY: Ernest Barrett Parkway and Barrett
Lakes Boulevard.

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-9

HEARING DATE (PC): 03-01-11

HEARING DATE (BOC): 03-15-11

PRESENT ZONING: GC with
Stipulations

PROPOSED ZONING: GC with
Stipulations

PROPOSED USE: Retail

SIZE OF TRACT: 8.16 acres

DISTRICT: 16, 20

LAND LOT(S): 720, 172, 209

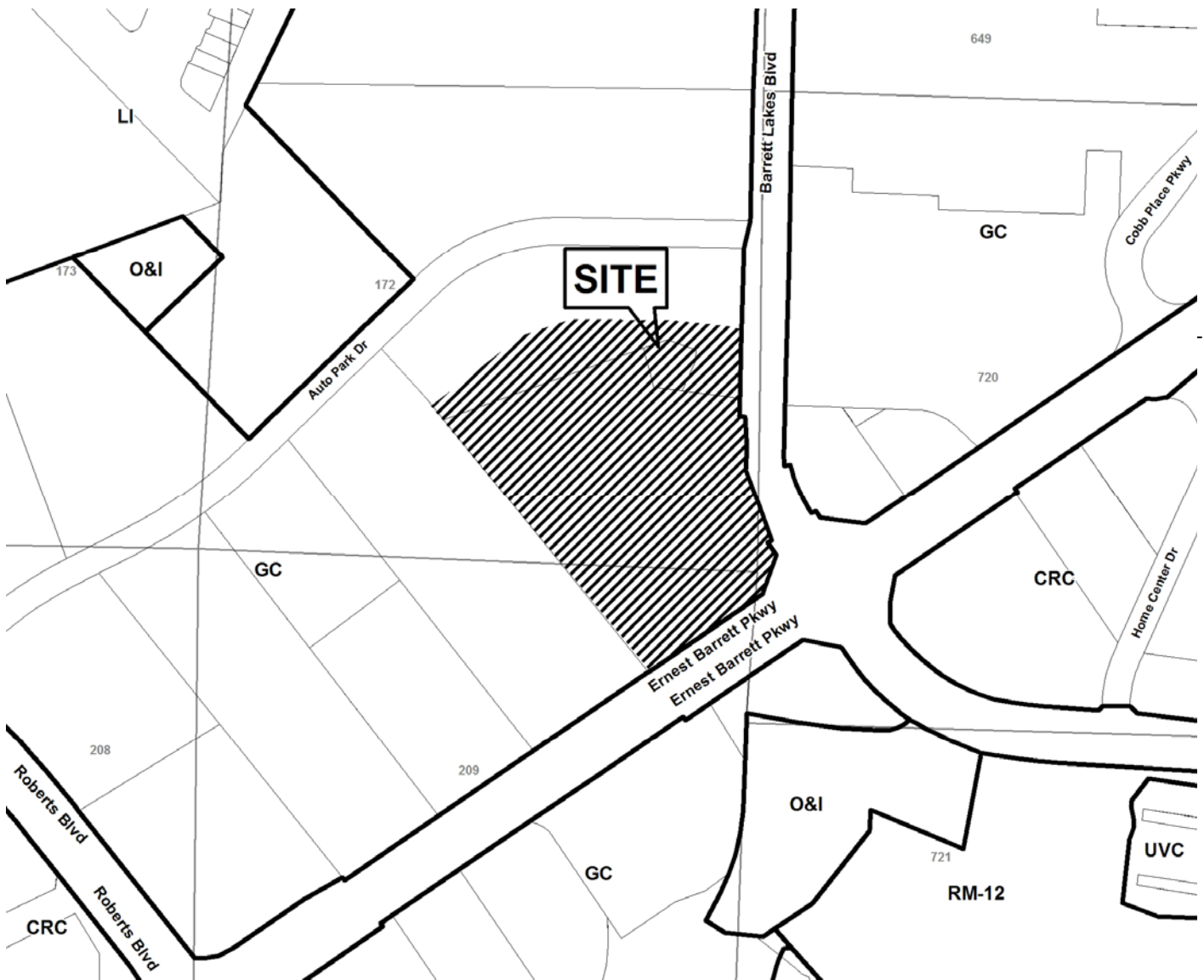
PARCEL(S): 5, 16

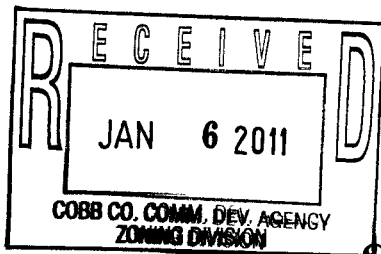
TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Regional Activity Center





Application No. z- 9
(2011)

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): Retail
- b) Proposed building architecture: Existing structures to be renovated or new structures to be constructed, depending on retail use
- c) Proposed hours/days of operation: Unknown at this time
- d) List all requested variances: None known at this time

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

Property is vacated, former car dealership; but existing zoning conditions limit use to "car dealership" only. Property is located in an intense retail and commercial area which supports a variety of retail uses; and, therefore, existing restriction is no longer reasonable or warranted.

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

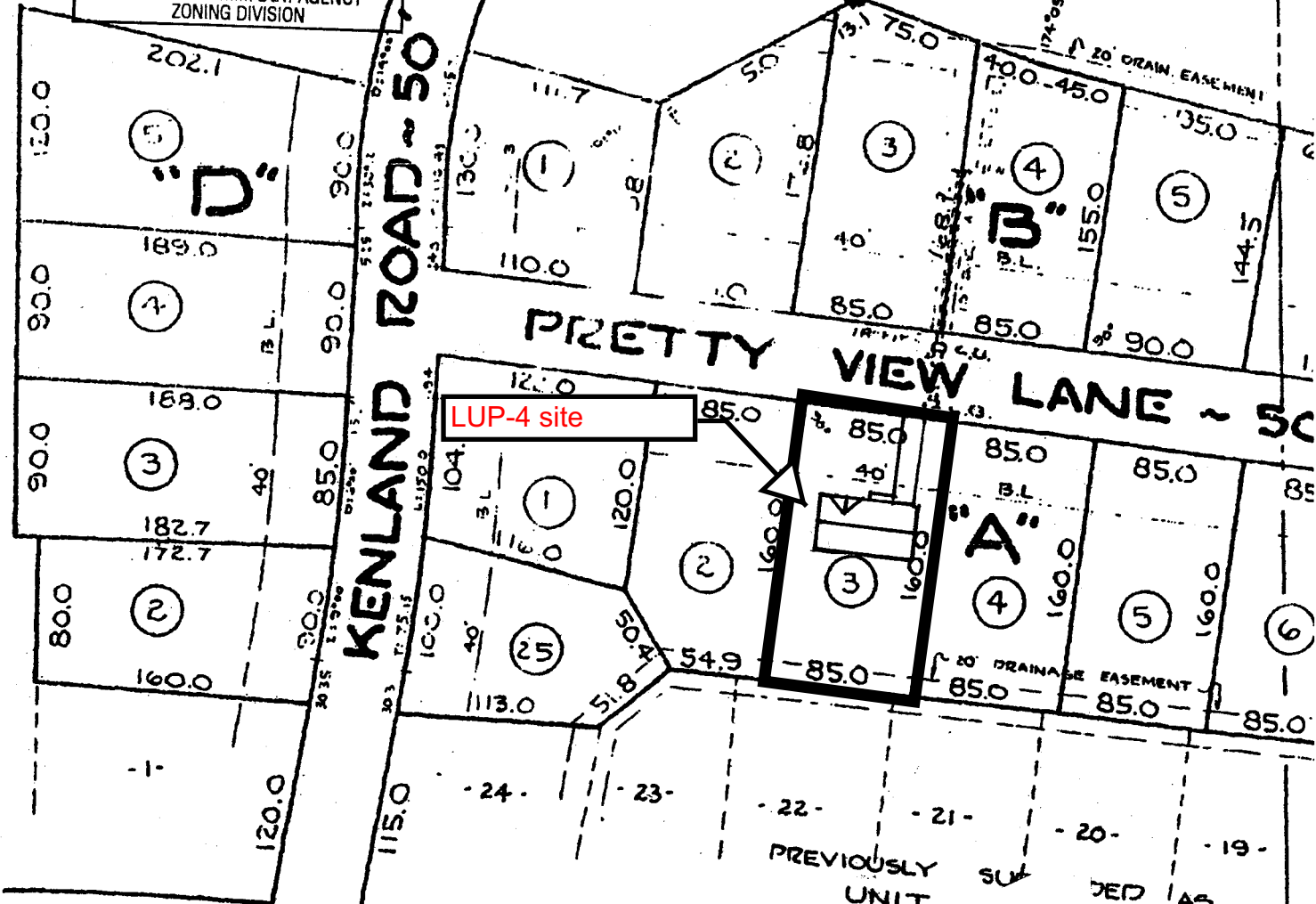
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).
None, to the best of our knowledge
information, and belief.

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

LUP-4
(2011)

LL
310

RECEIVED
DEC 16 2010
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



HURT ROAD ~ 50' UNIT TWO
CONCORD WOODS
 LAND LOTS 310 & 339 ~ 17TH DISTRICT
 2ND SECTION ~ COBB COUNTY, GEORGIA

WATTS & BROWNING ~ ENGRS.
 SURVEYED BY
 JANUARY 15, 1962 SCALE: 1"=100'
 REVISED OCTOBER 23, 1962

GRAPHIC SCALE
 0 50 100 150 200
 IRON PINS AT ALL LOT CORNERS

STATE OF GEORGIA ~ COBB COUNTY
 IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT
 AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY
 MADE UNDER MY SUPERVISION ON THE GROUND.

BY: A. W. Browning
 GA. REGISTERED C.E. NO. 182
 GA. REGISTERED LAND SURVEYOR NO. 430

-REVISED OCTOBER 23, 1962-
 THIS PLAT IS HEREBY FILED FOR RECORD
 IN PLAT BOOK NO. 142, PAGE 12
 AT THE OFFICE OF THE CLERK OF SUPERIOR COURT
 COBB COUNTY, GEORGIA
 OCTOBER 23, 1962

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE
 NAME IS SUBSCRIBED HERETO, AND WHO IN PERSON OR THROUGH
 A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT
 WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES TO THE
 USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS,
 WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES
 THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS
 THEREIN EXPRESSED.

BY: [Signature]
 CONCORD WOODS CORPORATION

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY
 THE PLANNING BOARD OF COBB COUNTY, GEORGIA, AND IS
 RECOMMENDED BY THE CHAIRMAN OF THE PLANNING
 COMMISSION.

DATED THIS 15 DAY OF January, 1962
 BY: [Signature], CHAIRMAN
 BY: [Signature], SECRETARY

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE
 COMMISSIONER OF ROADS AND REVENUES OF COBB COUNTY,
 GEORGIA, AND IS APPROVED SUBJECT TO THE PROTECTIVE
 COVENANTS SHOWN HEREON, AND STREETS AND DRAINAGE
 STRUCTURES TO BE MAINTAINED.

DATED THIS 16 DAY OF Feb, 1962
[Signature]
 COMMISSIONER OF ROADS AND REVENUES
 COBB COUNTY, GEORGIA

APPLICANT: William D. Rawls
770-490-3058

REPRESENTATIVE: William D. Rawls
770-435-9777

TITLEHOLDER: William D. Rawls

PROPERTY LOCATION: On the south side of Pretty View Lane,
east of Kenland Road.

ACCESS TO PROPERTY: Pretty View Lane

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-4

HEARING DATE (PC): 03-01-11

HEARING DATE (BOC): 03-15-11

PRESENT ZONING: R-15

PROPOSED ZONING: Temporary Land
Use Permit

PROPOSED USE: Parking More Vehicles
Than The Zoning Code Allows

SIZE OF TRACT: .35 acre

DISTRICT: 17

LAND LOT(S): 310

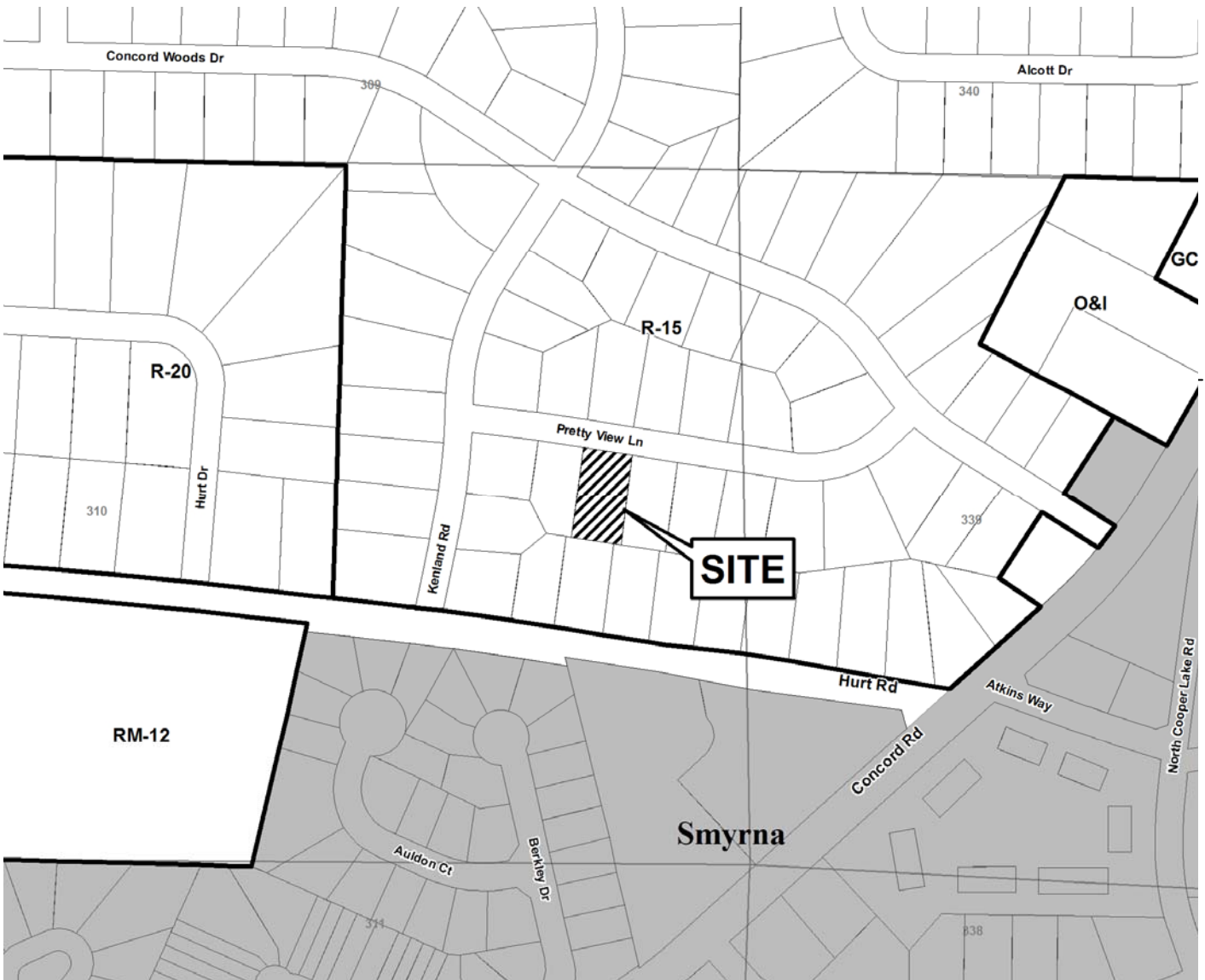
PARCEL(S): 13

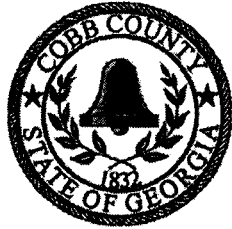
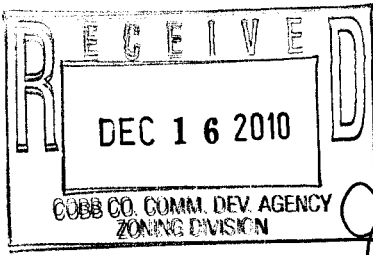
TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Low Density Residential





Application #: LUP-4
PC Hearing Date: 3-1-11
BOC Hearing Date: 3-15-11

TEMPORARY LAND USE PERMIT WORKSHEET

- 1. Type of business? N/A
- 2. Number of employees? N/A
- 3. Days of operation? N/A
- 4. Hours of operation? N/A
- 5. Number of clients, customers, or sales persons coming to the house per day? N/A ; Per week? N/A
- 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.): 5

Pass. cars + P/U trucks, van-SUV

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): Lawn & Garden Equip, tools

12. Length of time requested: 2 yrs

13. Any additional information? (Please attach additional information if needed):

Applicant signature: William D. Rawls Date: 12-16-10

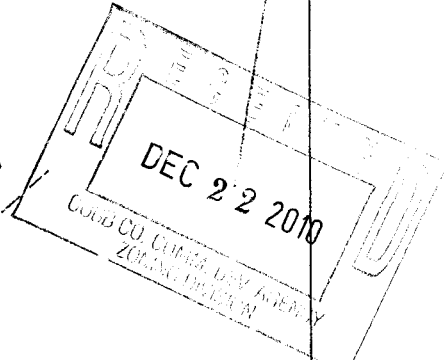
Applicant name (printed): WILLIAM D. RAWLS

LEGEND

These standard symbols will be found in the drawing.

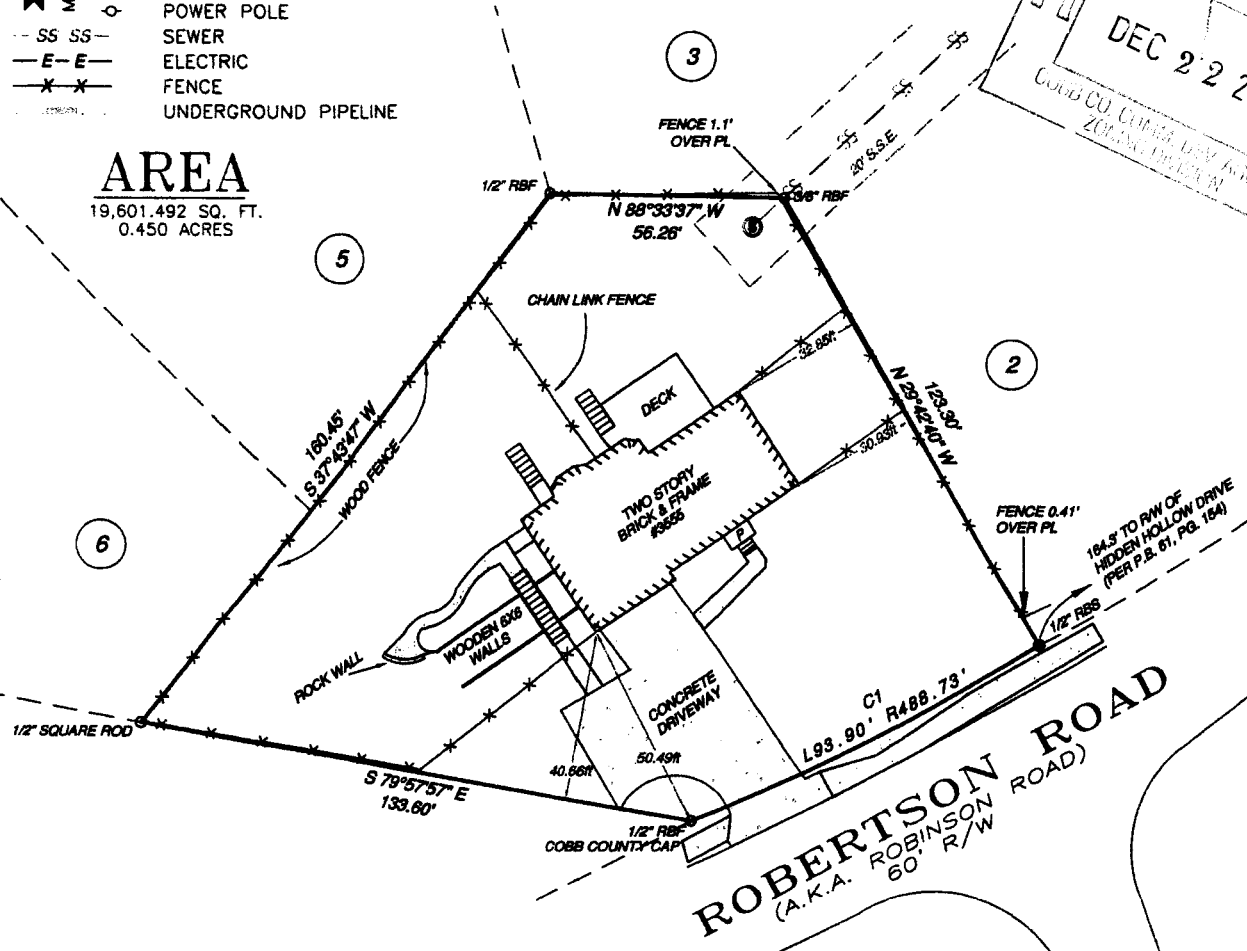
- ▲ TRAVERSE POINT
- 1/2" REBAR SET
- IRON PIN FOUND
- ◐ CATCH BASIN
- DRAIN
- FIRE HYDRANT
- GUY WIRE
- LIGHT POLE
- MANHOLE
- POWER POLE
- SS SS — SEWER
- E — E — ELECTRIC
- X — X — FENCE
- UNDERGROUND PIPELINE

LUP-5
(2011)



AREA

19,601.492 SQ. FT.
0.450 ACRES



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	488.73'	93.90'	93.76'	N 63°36'30" E	11°00'30"

REFERENCE

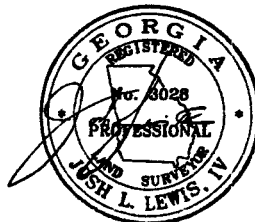
PLAT BOOK 61, PAGE 154
DEED BOOK 12253, PAGE 403

FLOOD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (●) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL
MAP ID 13067C0055 F EFFECTIVE DATE : AUGUST 18, 1992

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 89,249 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.



TYPE OF SURVEY : GEORGIA MINIMUM		DATE 8/13/08		GA. LAND SURVEYING CO., INC.	
PLAT PREPARED FOR : #3555 ROBINSON ROAD MICHAEL K. DREWITZ LIGIA M. MARTINEZ-DREWITZ		SCALE 1" = 30'		LAND SURVEYING ~ LAND PLANNING 155 CLIFTWOOD DRIVE ATLANTA, GEORGIA 30328 PHONE (404) 255-4671 FAX (404) 255-6607	
LAND LOT 979	16TH DISTRICT	2ND SECTION	COBB COUNTY, GEORGIA		
LOT 1	BLOCK A	UNIT	PHASE	PARTY CHIEF: J.J. DRAFTED BY: J.J.	
SUBDIVISION HIDDEN HOLLOW		IF THIS NOTE IS NOT IN COLOR, THESE PLANS ARE INVALID			

APPLICANT: Michael Drewitz
770-977-6900

REPRESENTATIVE: Sams, Larkin & Huff, LLP
James A. Balli 770-422-7016

TITLEHOLDER: Michael K. Drewitz and Ligia M. Martinez
Drewitz

PROPERTY LOCATION: On the north side of Robinson Road
west of Hidden Hollow Drive.

ACCESS TO PROPERTY: Robinson Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-5

HEARING DATE (PC): 03-01-11

HEARING DATE (BOC): 03-15-11

PRESENT ZONING: R-20

PROPOSED ZONING: Temporary Land
Use Permit (renewal)

PROPOSED USE: Photography Studio

SIZE OF TRACT: 0.45 acre

DISTRICT: 16

LAND LOT(S): 979

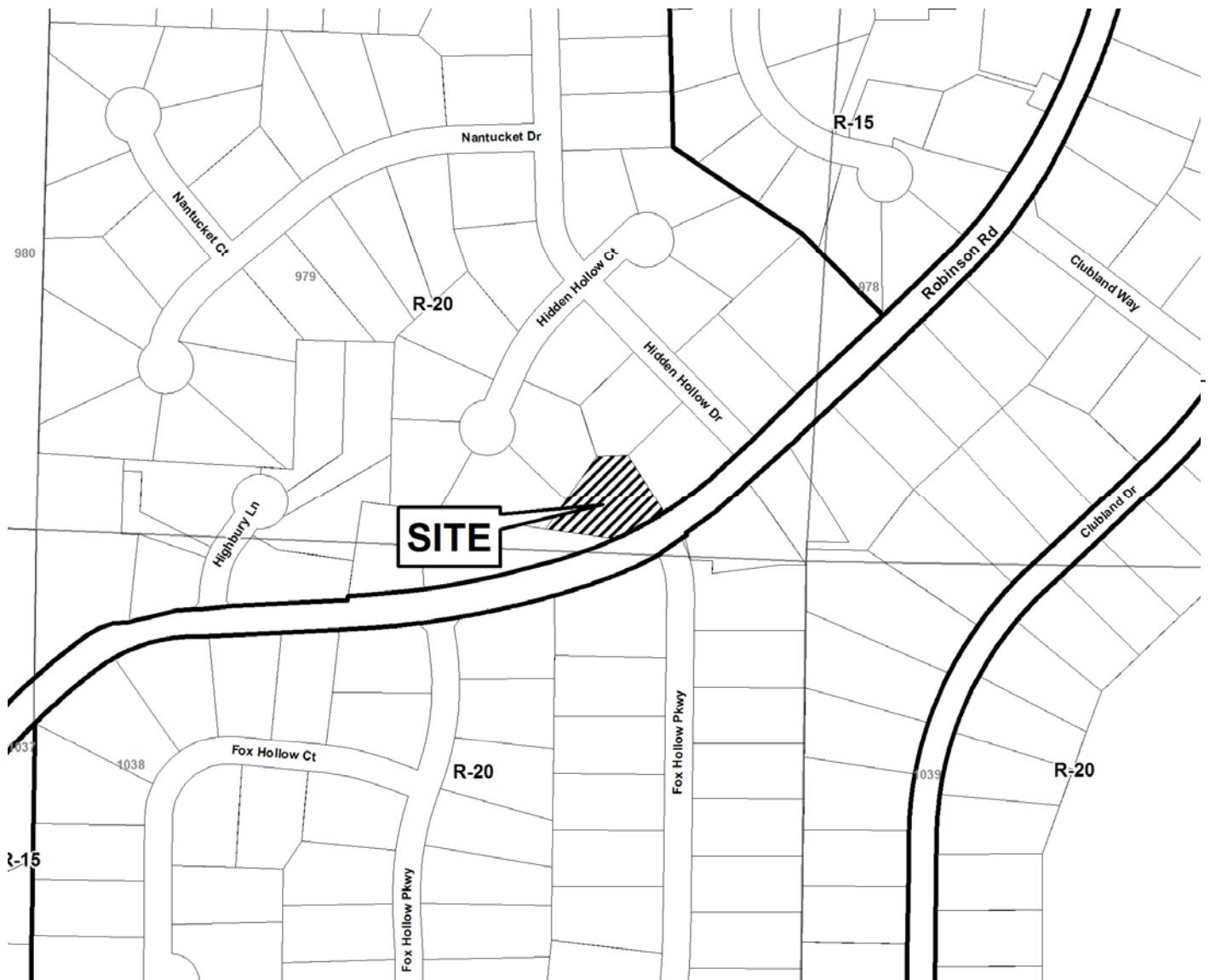
PARCEL(S): 9

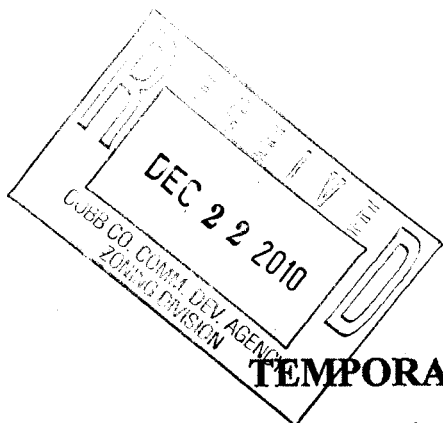
TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Low Density Residential





Application #: LOP-5
PC Hearing Date: 3/1/11
BOC Hearing Date: 3/15/11

Cobb County...Expect the Best!

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business: Portrait sittings (photography)
2. Number of employees? None
3. Days of operation? Approximately 3 per week, some weeks none.
4. Hours of operation? By appointment only, usually after school.
5. Number of clients, customers, or sales persons coming to the house per day? 1 client at a time
Per week? Approximately 5
6. Where do clients, customers or employees park?
Driveway: XX; Street: _____; Other (Explain): Double garage
7. Signs? No: XX; 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.): None.
9. Deliveries? No: XX; 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: XX; No: _____.
11. Any outdoor storage? No: XX; 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):
See stipulation letter.

Applicant signature: [Signature] Date: 12-21-10
Applicant name (printed): Michael Drewitz

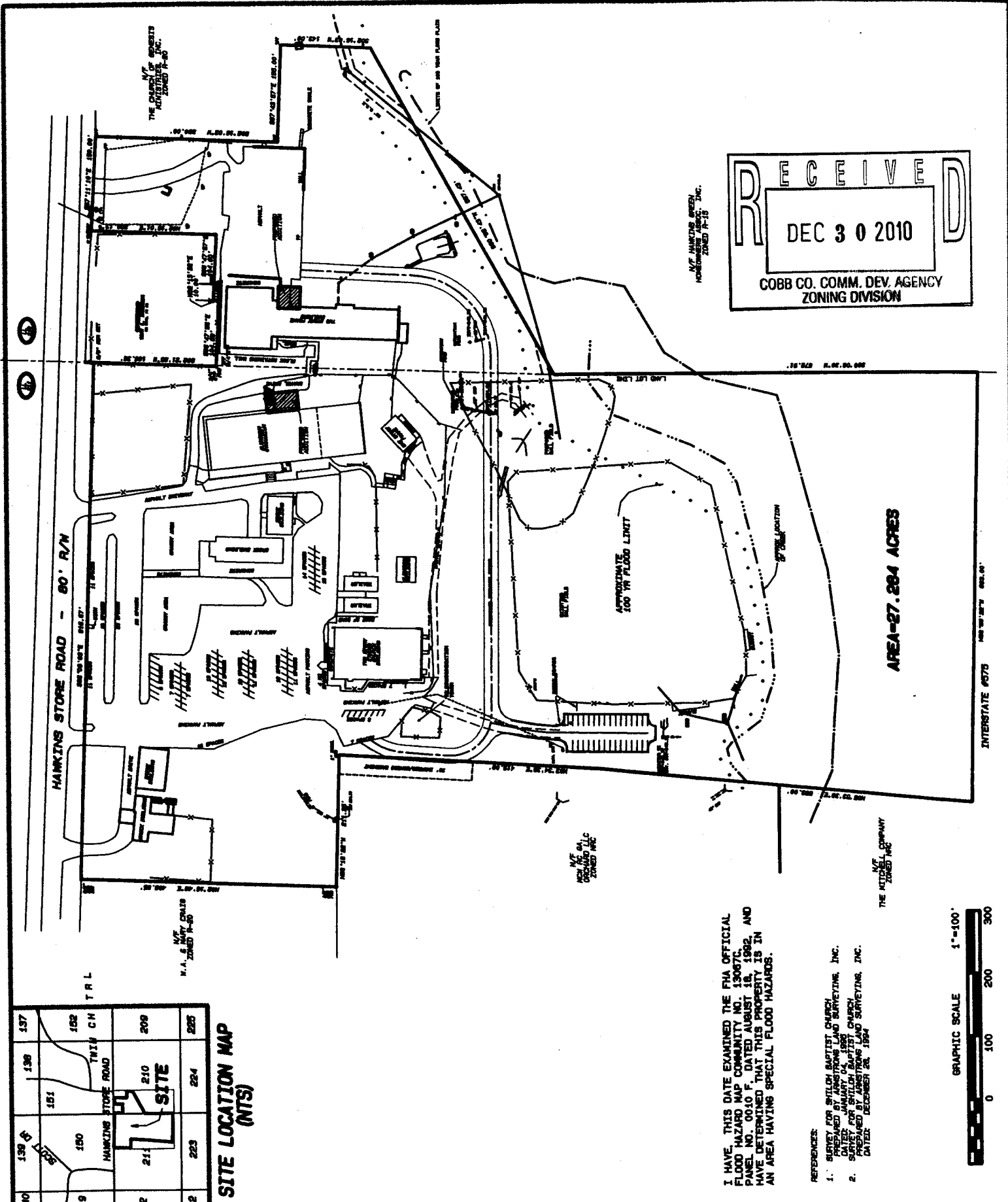
BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
1530 LOMER ROSSELL ROAD
DEKALB COUNTY, GEORGIA 30008
(770) 871-0078

00108200N.PRD
SPECIAL LAND
USE PERMIT
PLAN
00108

SPECIAL LAND USE PERMIT PLAN
SHILOH HILLS CHRISTIAN SCHOOL
LOCATED IN
LAND LOTS 210 & 211, 18TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
DATE: 10/08/2004
SCALE: 1"=100 FT.
PREPARED FOR
THE CHURCH OF CHRIST
AT SHILOH HILLS
ZONED P-10

NO DATE BASHN FOR REVISION

RECEIVED
DEC 30 2010
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



SITE LOCATION MAP (NTS)

140	139	137
148	150	152
212	211	210
228	223	224
225	224	225

HANKINS STORE ROAD
TWIN CH

I HAVE, THIS DATE EXAMINED THE FIA OFFICIAL FLOOD HAZARD MAP COMMUNITY NO. 13087C, PANEL NO. 0010 F, DATED AUGUST 18, 1982, AND HAVE DETERMINED THAT THIS PROPERTY IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

- REFERENCES:
1. SURVEY FOR SHILOH BAPTIST CHURCH PREPARED BY ARMSTRONG LAND SURVEYING, INC. DATE: JANUARY 1982
 2. SURVEY FOR SHILOH BAPTIST CHURCH PREPARED BY ARMSTRONG LAND SURVEYING, INC. DATE: DECEMBER 28, 1984



THE MITCHELL COMPANY
ZONED M-1

M.F. HANKINS BROS., INC.
HUNTSVILLE, ALA.
ZONED P-15

M.F. HANKINS BROS., INC.
HUNTSVILLE, ALA.
ZONED P-15

THE CHURCH OF CHRIST
AT SHILOH HILLS
ZONED P-10

INTERSTATE 475

HANKINS STORE ROAD - 80' R/W

AREA-27.284 ACRES

APPROXIMATE
100 YR FLOOD LIMIT

T R L

APPLICANT: Shiloh Hills Christian School

770-926-7729

REPRESENTATIVE: John D. Ward

770-926-7729

TITLEHOLDER: Shiloh Hills Baptist Church of Cobb County

PROPERTY LOCATION: On the south side of Hawkins Store Road, east of Bells Ferry Road.

ACCESS TO PROPERTY: Hawkins Store Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-6

HEARING DATE (PC): 03-01-11

HEARING DATE (BOC): 03-15-11

PRESENT ZONING: R-20

PROPOSED ZONING: Temporary Land Use Permit

PROPOSED USE: Daycare Educational Program

SIZE OF TRACT: 27.26 acres

DISTRICT: 16

LAND LOT(S): 210, 211

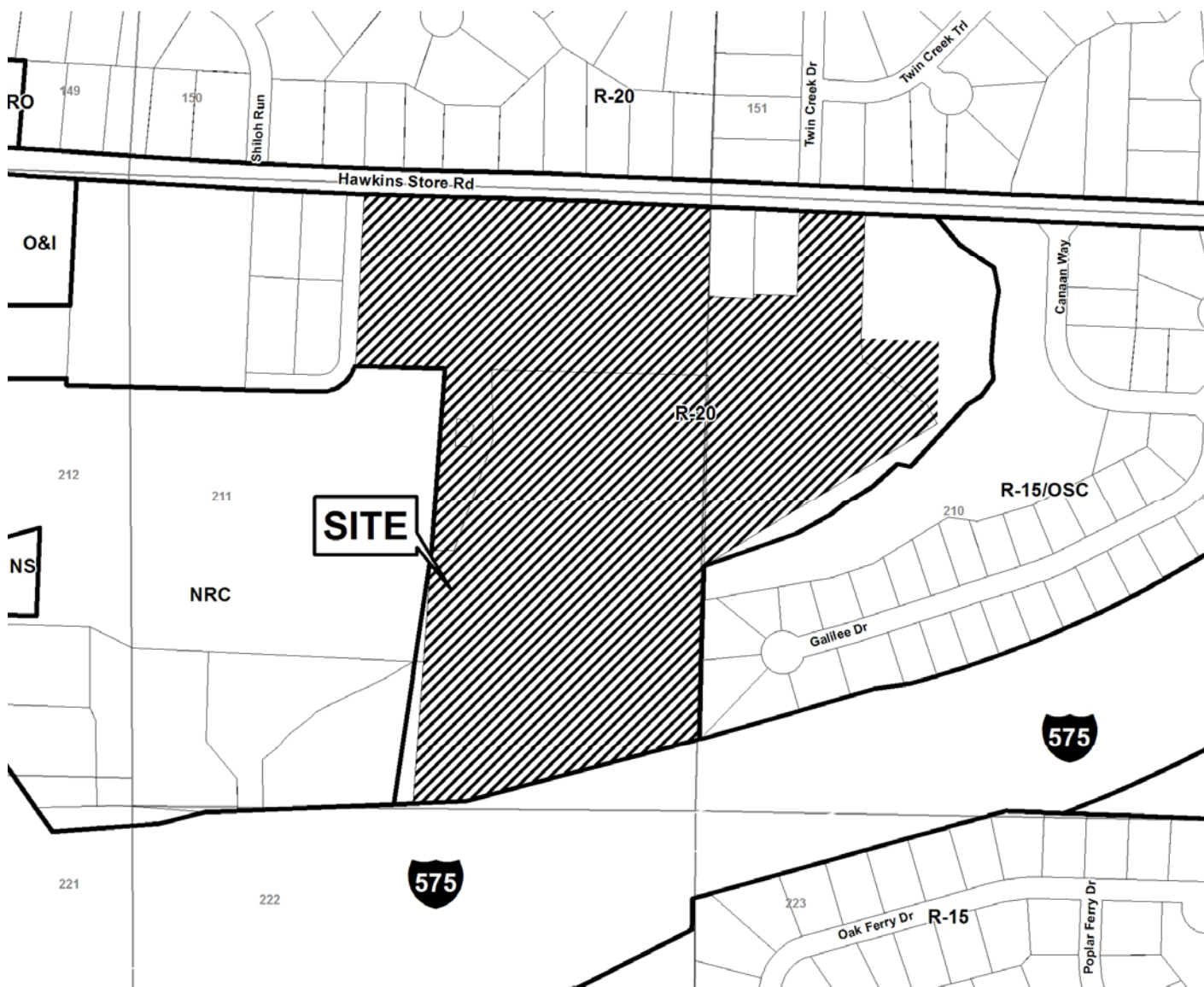
PARCEL(S): 1,3,4,17,18

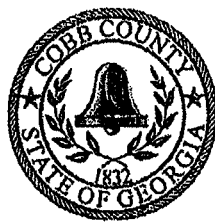
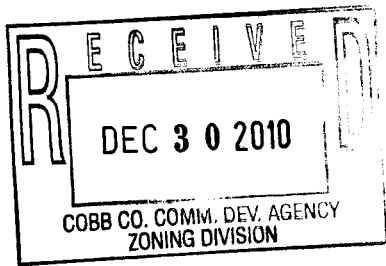
TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Public Institutional





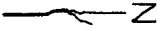
Application #: LUP-6
 PC Hearing Date: 3-1-11
 BOC Hearing Date: 3-15-11

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? 2-, 3-, and 4-year-old child development
2. Number of employees? 3 - 4
3. Days of operation? Monday - Friday
4. Hours of operation? 7:00 AM - 6:00 PM
5. Number of clients, customers, or sales persons coming to the house per day? 20 ; Per week? 100
6. Where do clients, customers and/or employees park?
 Driveway: _____ ; Street: _____ ; Other (Explain): Paved parking lot provided by school
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.): None
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: As long as allowed
13. Any additional information? (Please attach additional information if needed):
This program will be added to existing K-5 - 12th grade program and established according to State regulations under Bright From The Start.

Applicant signature: *John D. Ward* Date: 12/29/10
 Applicant name (printed): John D. Ward

LUP-7
(2011)



THE FIELD UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1/50,000 IN THE HORIZONTAL AND 1/100,000 IN THE VERTICAL. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS CONSIDERED TO BE A FIRST CLASS SURVEY. THE PLAT WAS PREPARED BY USING ANGULAR MEASUREMENTS OBTAINED BY USING A TOTAL STATION. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

3464 MARK HALL DRIVE
MARIETTA, GA.

PROPERTY OF
THOMAS H. JAEGER
DAYN S. JAEGER

OUT LOT SHOWN ON
SADDLE RIDGE DOWNS
UNIT TWO
LAND LOT 651
DISTRICT 1674 SECTION 2ND.
COUNTY COBB
GEORGIA



McClung Surveying Inc.
This property is not located in a Special Flood Hazard Area as indicated by the Official Flood Hazard Maps. I hereby certify that this plat is a true and correct representation of the land shown and that the same has been prepared in conformity with the minimum standards and requirements of the law.
Perry E. McClung, Surveyor
4136 South Atlanta Road

NOW OR FORMERLY
SADDLE RIDGE DOWNS
UNIT TWO

20' UNDISTURBED AREA &
DRIVEWAY EASEMENT
(NOTE: EXIST. GRAVEL
DRIVE TO BE US'ED)

TOTAL AREA =
2.42 ACRES

ONE STORY
FRAMING
RESIDENCE

TENNIS COURT

SANITARY SEWER LINE

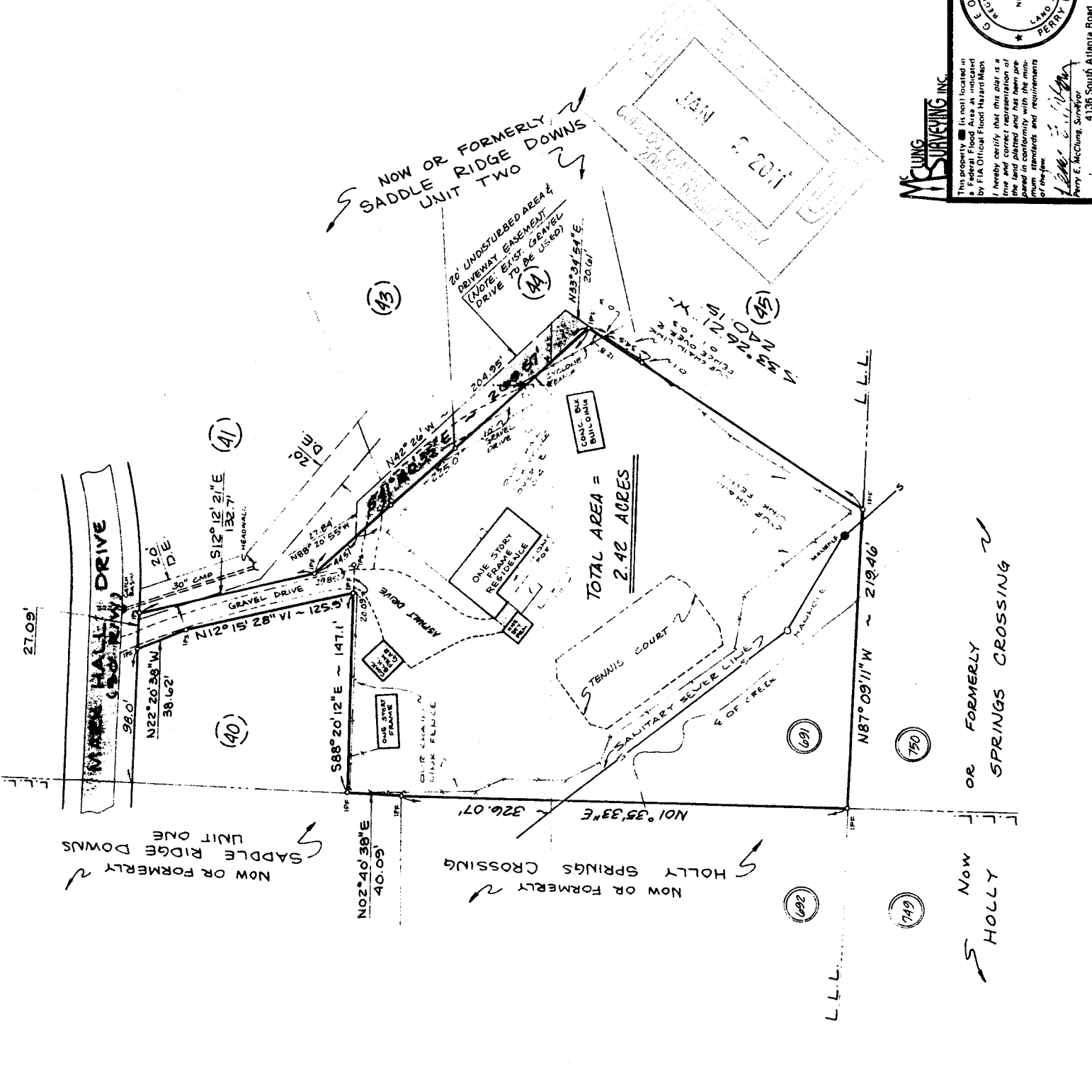
MARK HALL DRIVE

NOW
HOLLY

OR FORMERLY
SPRINGS CROSSING

NOW OR FORMERLY
HOLLY SPRINGS CROSSING

NOW OR FORMERLY
SADDLE RIDGE DOWNS
UNIT ONE



APPLICANT: Dawn Jaeger
770-509-5520

REPRESENTATIVE: Dawn Jaeger
770-509-5520

TITLEHOLDER: Thomas and Dawn Jaeger

PROPERTY LOCATION: On the south side of Mark Hall Drive,
east of Meadowwind lane.

ACCESS TO PROPERTY: Mark Hall Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-7

HEARING DATE (PC): 03-01-11

HEARING DATE (BOC): 03-15-11

PRESENT ZONING: R-20

PROPOSED ZONING: Temporary Land
Use Permit

PROPOSED USE: Aesthetician

SIZE OF TRACT: 2.42 acres

DISTRICT: 16

LAND LOT(S): 691

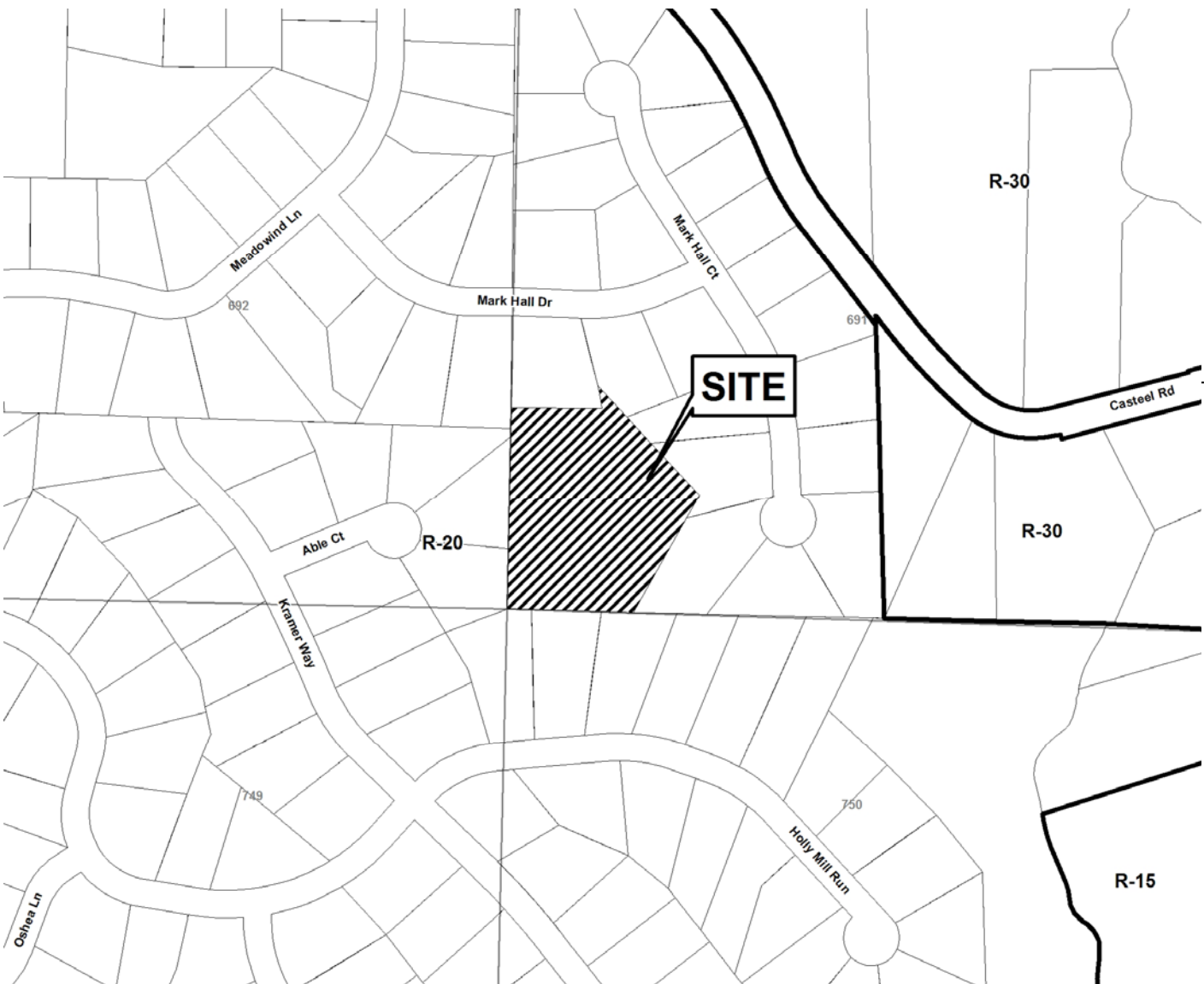
PARCEL(S): 12

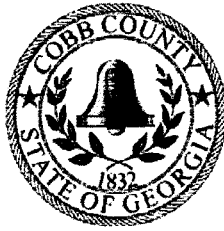
TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

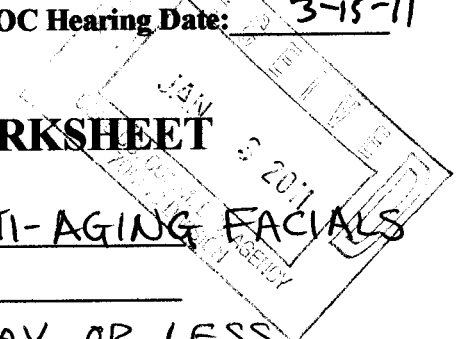
CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Low Density Residential





Application #: LVP-7
 PC Hearing Date: 3-1-11
 BOC Hearing Date: 3-15-11



TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? AESTHETICIAN SERVICES - ANTI-AGING FACIALS
2. Number of employees? 0
3. Days of operation? TUESDAY THROUGH SATURDAY OR LESS
4. Hours of operation? 9-6 OR LESS
5. Number of clients, customers, or sales persons coming to the house per day? 1-5 ; Per week? 5-20
6. Where do clients, customers and/or employees park?
 Driveway: ✓ ; Street: _____ ; Other (Explain): WE HAVE A DRIVEWAY THAT FITS 5 CARS & IS NOT VISIBLE FROM THE STREET
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.): 0
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: (10 YEARS) 10 YEARS & RENEWABLE INDEFINITELY
13. Any additional information? (Please attach additional information if needed):
OUR PROPERTY IS PRIVATE, SECLUDED & NOT VISIBLE FROM THE STREET. THERE WILL BE LITTLE TO NO IMPACT ON NEIGHBORS - NO NOISE, ODD HOURS, NOR TRAFFIC IMPACT & ONLY 1 CAR AT A TIME.
 Applicant signature: Dawn Jaeger Date: 1-2-11
 Applicant name (printed): DAWN S. JAEGER