

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: June 7, 2011
Board of Commissioners Hearing Date: June 21, 2011

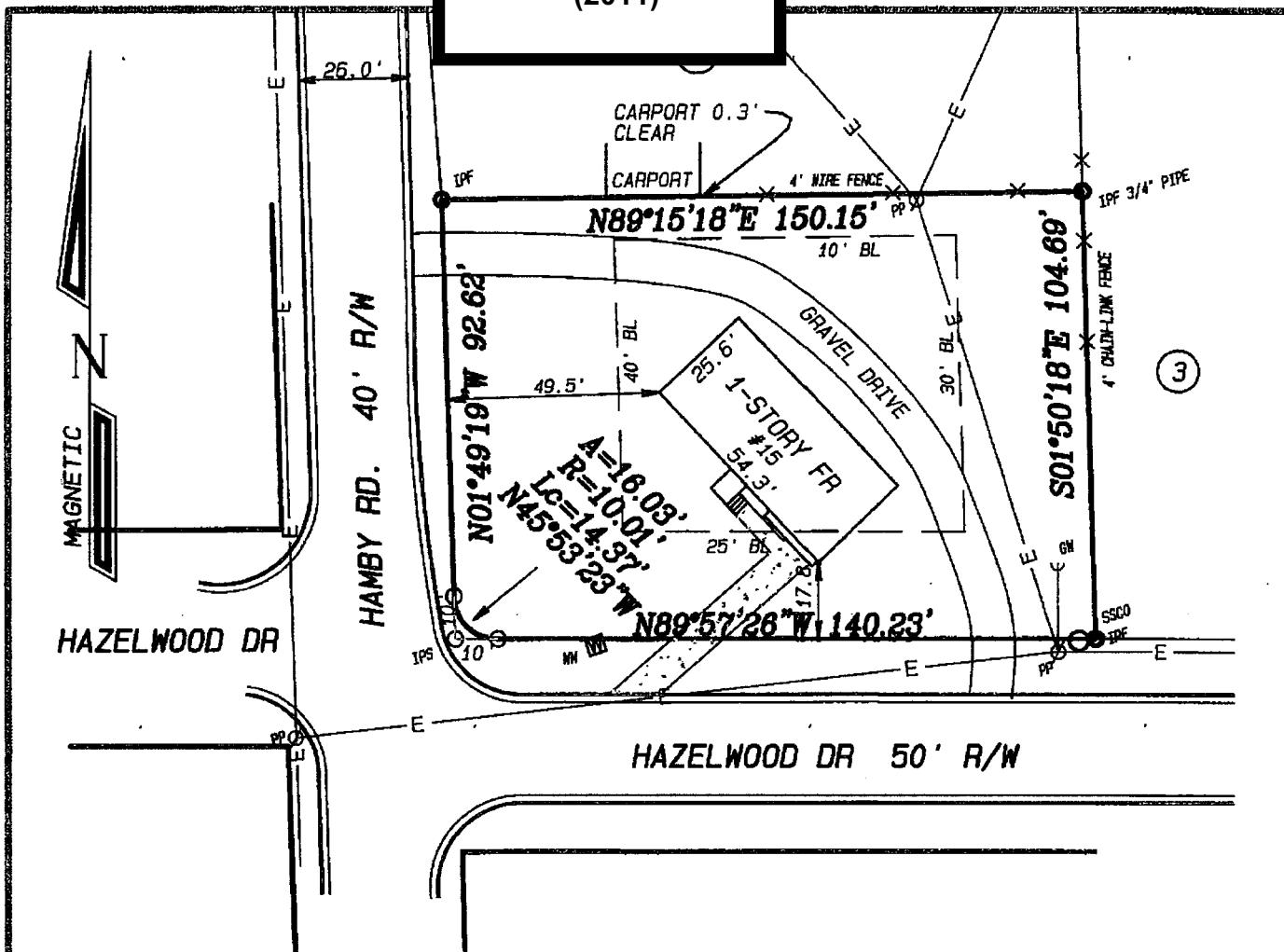
Due Date: May 6, 2011

Date Distributed/Mailed Out: April 13, 2011



Cobb County...Expect the Best!

Z-18
(2011)



SURVEY NOTES:

1. EQUIPMENT = TOPCON GTS 303 TOTAL STATION
2. DATE OF SURVEY: 2-12-09
3. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130052, PANEL 1286, DATED DECEMBER 16, 2008, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
4. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

CURRENT ZONING: GC
MIN. FRONT BL: 40'
MIN. SIDE BL: 10'
MIN. MAJOR SIDE BL: 25'
MIN. REAR BL: 30'
MIN. LOT SIZE: 20,000 SQ. FT.
ACTUAL LOT SIZE: 15,542 SQ. FT.

GRAPHIC SCALE 1"=40'



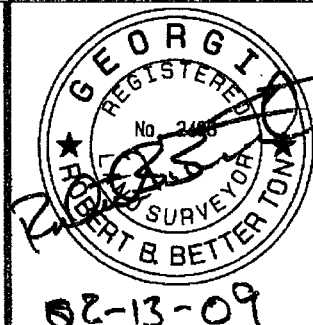
0 40 80 120

REF: PLAT BOOK 9, PAGE 214

BETTERTON
SURVEYING & DESIGN, INC.

LAND SURVEYING,
LAND PLANNING,
SUBDIVISION & COMMERCIAL
SITE DESIGN

1111 SOUTH MARIETTA PARKWAY, SUITE A
MARIETTA, GEORGIA 30060
(678) 483-0242



FINAL SURVEY

LOT #2 BLOCK B
HAMBY ACRES

LOCATED IN: LAND LOT 1243
16TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
SCALE: 1" = 40FT
DATE: 2/13/2009
PREPARED FOR:
WILLIAM B. BARBEE

5785

APPLICANT: William Barbee

770-655-0391

REPRESENTATIVE: Karl Lutjens

404-797-3423

TITLEHOLDER: William Barbee

PROPERTY LOCATION: At the northeastern intersection of

Hamby Road and Hazelwood Drive

ACCESS TO PROPERTY: Hamby Road and Hazelwood Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Community Activity Center

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-18

HEARING DATE (PC): 06-07-2011

HEARING DATE (BOC): 06-21-2011

PRESENT ZONING: GC

PROPOSED ZONING: R-15

PROPOSED USE: Single family house

SIZE OF TRACT: 0.357 acres

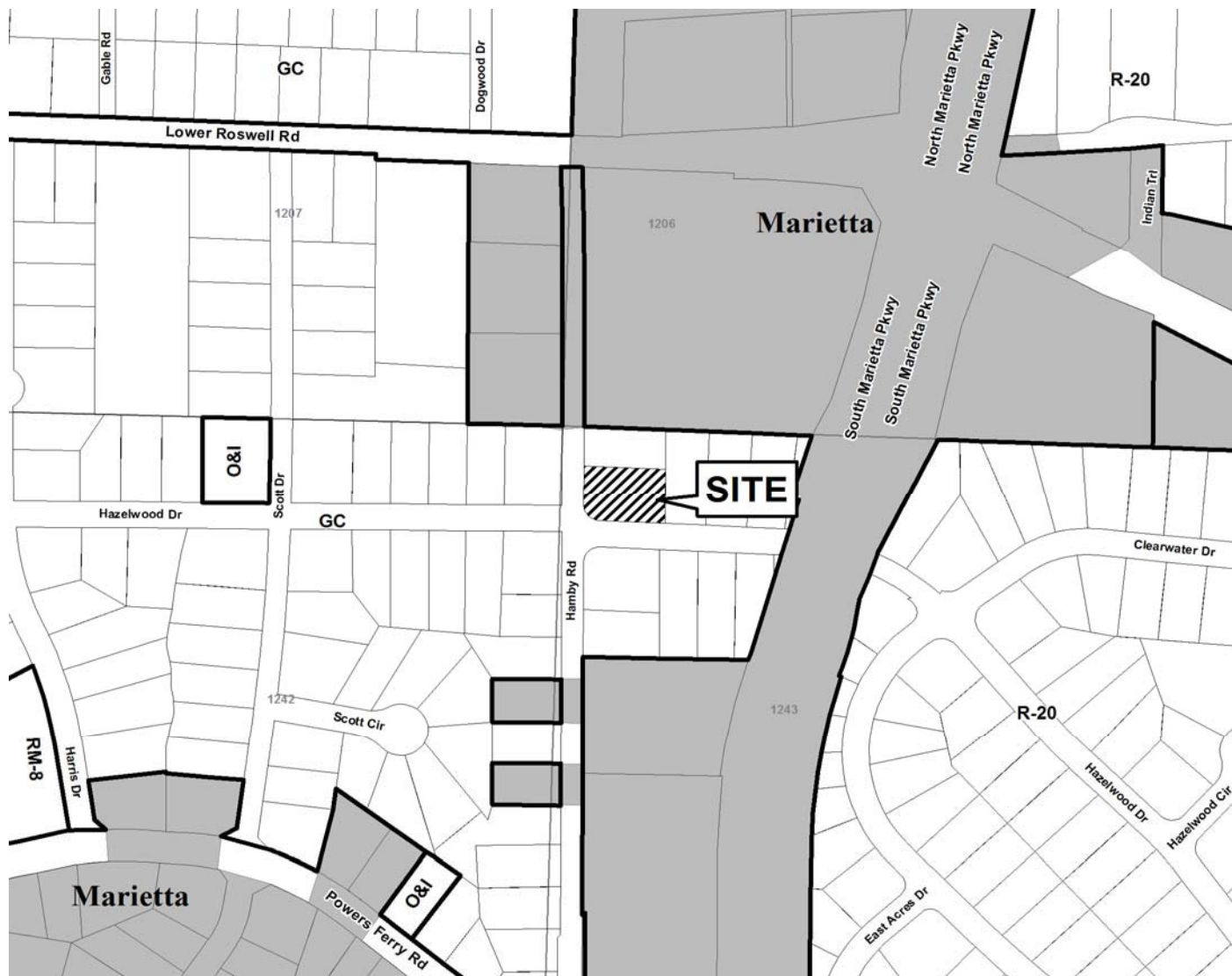
DISTRICT: 16

LAND LOT(S): 1243

PARCEL(S): 19

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 2



Application No. Z-18
2011

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1390 SF
b) Proposed building architecture: RESIDENTIAL HOME (EXISTING) RANCH
c) Proposed selling prices(s): N/A
d) List all requested variances: NONE
- _____

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

- a) Proposed use(s): _____

b) Proposed building architecture: _____

c) Proposed hours/days of operation: _____

d) List all requested variances: _____

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

THE HOME/STRUCTURE ON THIS LOT IS AN EXISTING
HOME SITE. THE OWNER WISHES TO REZONE TO RESIDENTIAL
BECAUSE THE COMMERCIAL USE IS NO LONGER APPLICABLE.

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? NO

(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).

Z-19
(2011)

PLAT OF SURVEY FOR

ANGELYN CLAY WALKER

LOCATED IN LAND LOTS 1140 AND 1141,
19TH DISTRICT, 2ND SECTION,
COBB COUNTY, GA

4937 AUSTELL ROAD
F.K.A. 1950 CLAY ROAD

AREA = 0.719 ACRES
31,305 SQ. FT.

REFERENCES:

CORRECTIVE WARRANTY DEED TO ANGELYN CLAY
WALKER RECORDED IN DEED BOOK 644, PAGE 64.
COBB RIGHT-OF-WAY DEED RECORDED IN DEED BOOK
574, PAGE 174.



REVISIONS

DATE	DESCRIPTION

THE RUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5903
E-MAIL: BEN@CRUSSELLE.COM

PROJ. NO. 001123 FILE: 001123.DWG
FIELD SURVEY DATE: 03/12/2011
PLAT DATE: 03/29/2011
SCALE: 1" = 30'



TECHNICAL DATA
TRAVERSE PRECISION: 1/25,000
ANGLE PRECISION: 1/25,000
SURVEY ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON GPT-3005
PLAT PRECISION: 1/100,000



FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE
RATE MAPS, COMMUNITY FLOOD HAZARD IDENTIFICATION
MAPS, AND THE FLOOD INSURANCE RATE MAPS FOR THE
PROPERTY TO BE PLATTED. THE MAP GRAPHICALLY DEPICTS THE SUBJECT
PROPERTY TO BE IN FLOOD ZONE "X".
THE CHARACTERISTIC OF THIS ZONE IS
AN AREA ABOVE THE 100 YEAR FLOOD ZONE.

SURVEY NOTES:

THERE MAY BE UNDERGROUND UTILITIES
THAT ARE NOT SHOWN.

THERE IS A 30' NON-OBSTRUCTION
BUFFER (WATER BUFFER) AND A 50'
NON-OBSTRUCTION BUFFER (WATER
STREAM) ADJACENT TO ANY STREAM OR
BODY OF WATER MANAGED BY THE STATE
AND/OR ANY OTHER AGENCIES
OWNED OR MANAGED BY THE STATE
OR MUNICIPALITIES. THE PROPER
AUTHORITY SHOULD BE CONTACTED
BEFORE BEGINNING ANY DISTURBANCE
NEAR THESE AREAS.

THIS PLAT WAS PREPARED FOR EXCLUSIVE
USE BY THE PERSONS AND/OR
ORGANIZATIONS NAMED HEREON. THIS PLAT
IS NOT TO BE USED FOR ANY OTHER
PURPOSE WITHOUT THE
PERMISSION OF THE SURVEYOR.

ORIGINAL PLATS, NOTES AND OTHER
DRAWINGS PREPARED BY THE SURVEYOR
ARE THE PROPERTY OF THE SURVEYOR.
ELECTRONIC FILES ARE INSTRUMENTS OF
SERVICE AND ARE THE PROPERTY OF THE
SURVEYOR.

BUILDING STRUCKS ARE SHOWN BUT A
VERIFICATION OF THESE STRUCKS SHOULD
BE OBTAINED FROM COBB COUNTY ZONING
BEFORE ANY ADDITIONAL PERMITTING.

LEGEND

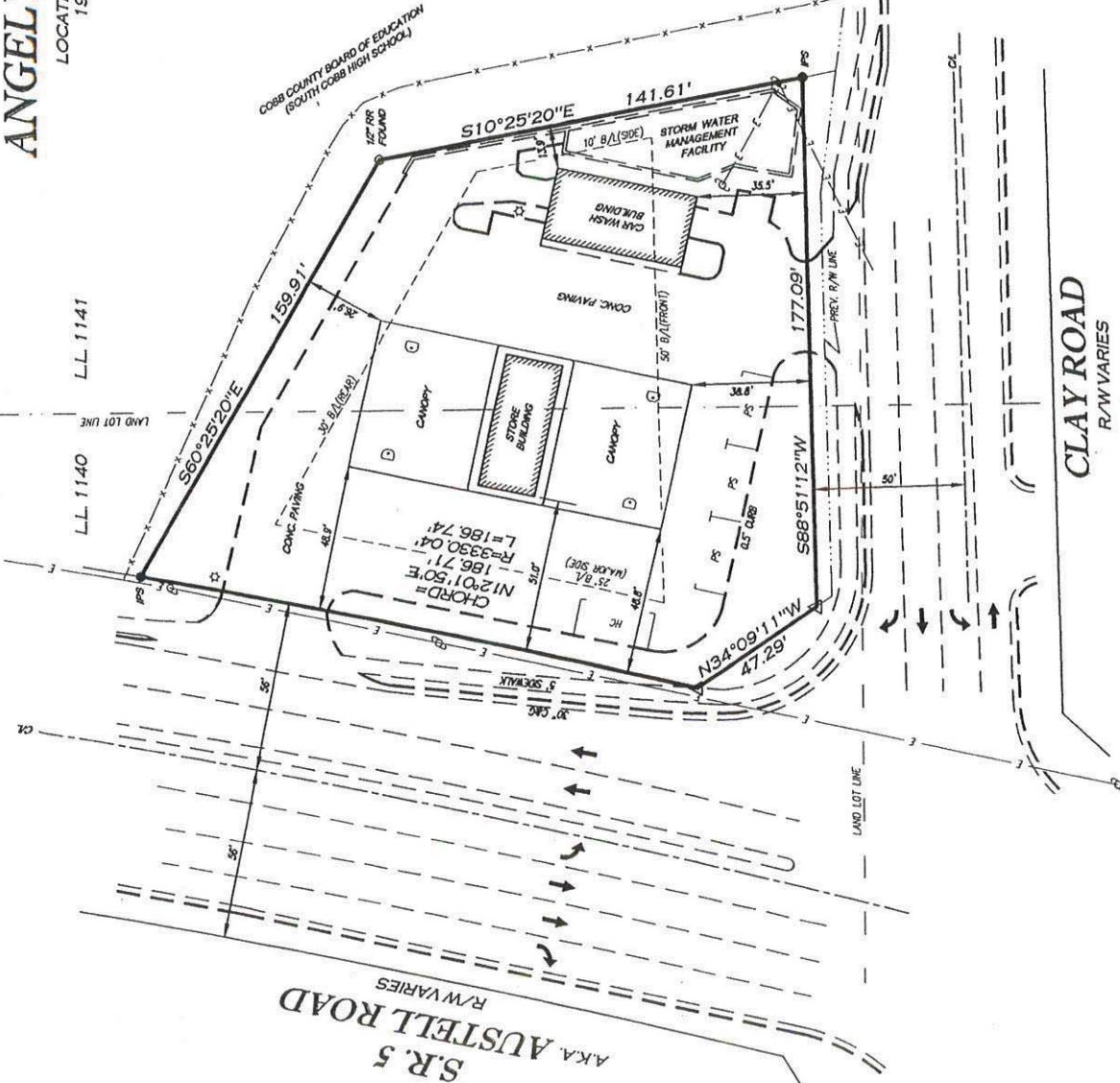
- CORNER MONUMENTATION:
 - PS = CORNER SET WITH A 1/2" STEEL
REINFORCING ROD
 - CR = CORNER FOUND
 - UNMONUMENTED CORNER
 - CORNER TO BE SET WHEN
CONSTRUCTION PERMITS
 - X - X - X - FENCE LINE
 - RR = STEEL REINFORCING ROD
 - OT = OPEN TOP WATER PIPE
 - PP = POWER POLE
 - CL = CENTERLINE
 - BL = BUILDING LINE
 - R/W = RIGHT OF WAY LINE
 - WATER MAINS
 - OVERHEAD POWER LINES
 - GAS MAINS
 - SEWAGE MAINS
 - NSAB = NAIL SET AT BASE
 - D.B. = DEED BOOK
 - PS = PARKING SPACE
 - HC = HATCHUP PARKING SPACE



S.R. 5
A.K.A. AUSTELL ROAD
R/W VARIES

CLAY ROAD
R/W VARIES

LL 1155 LL 1154



APPLICANT: Angelyn Clay Walker
(770) 827-6257

REPRESENTATIVE: Shelia Adams
(770) 827-6255

TITLEHOLDER: Angelyn Clay Walker

PROPERTY LOCATION: At the northeast corner of
Clay Road and Austell Road

ACCESS TO PROPERTY: Clay Road and Austell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Community Activity Center

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-19

HEARING DATE (PC): 06-07-11

HEARING DATE (BOC): 06-21-11

PRESENT ZONING: GC with
Stipulations

PROPOSED ZONING: GC

PROPOSED USE: Service/Retail
businesses

SIZE OF TRACT: 0.719 ac

DISTRICT: 19

LAND LOT(S): 1140 & 1141

PARCEL(S): 52

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 4

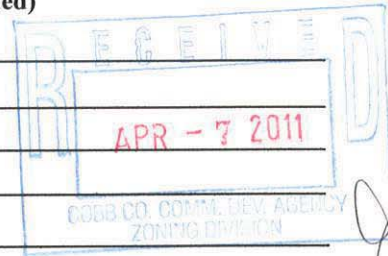


Application No. Z-19
2011

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): Remore, 1990 Limited use (Semi Station/Car Wash)
Stipulations to GC/Station/Car wash/tire Semi/Little Company/Sales.
b) Proposed building architecture: Food Service/Check Cashing/Bold Sales.

c) Proposed hours/days of operation: _____

d) List all requested variances: _____

.....
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).

Z-20
(2011)

AST/WEST CONNECTOR
for
COMMERCIAL DEVELOPMENT
INLAND DEVELOPMENT, LLC
5300 OAKBROOK PARKWAY
BUILDING 300 / SUITE 368

REVISIONS:

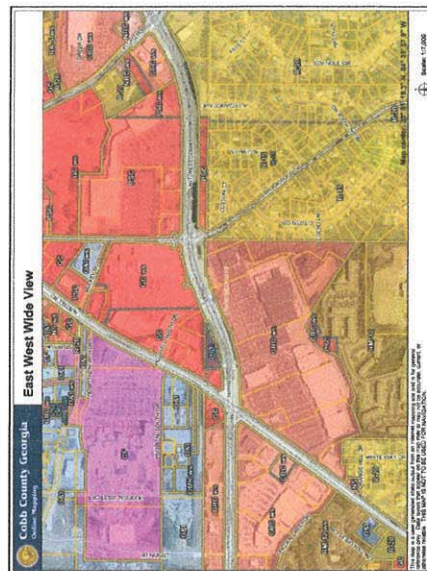
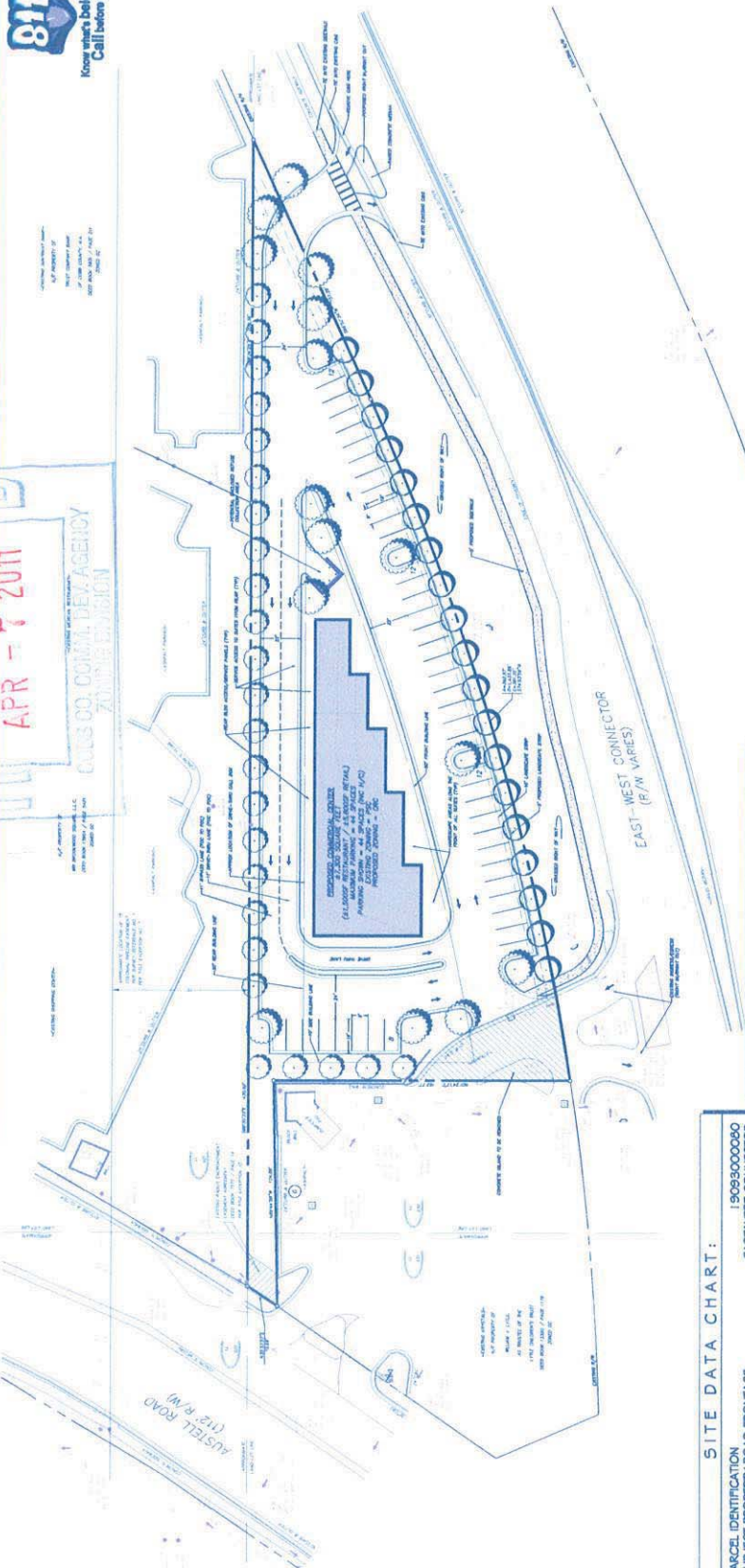
SHEET TITLE:
REZONING
SITE PLAN 1

DATE: 1* = 307
RE: MARCH 10, 2011
OBJECT: 07-127


 SHEET NUMBER
C1.0

[illegible]

APR - 7 2011



LEGAL DESCRIPTION:

All that part of parcel of land known as Tract 100 and 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914

Table 1. A list of 100 of the most important papers in the literature from 1970 to 1997. 1980, 1985, 1990, 1995, and 1997 are years in which the *Journal of Management* published special issues devoted to the study of organizational learning.

[illegible][illegible]

SITE DATA CHART:

SUBJECT IDENTIFICATION	190393000080
SUBJECT PROPERTY ROAD FRONTAGE	EASTWEST CONNECTOR
EXISTING ZONING OF SUBJECT PROPERTY	OSC
PROPOSED ZONING OF SUBJECT PROPERTY	OSC
AREA OF SUBJECT PROPERTY	± 1.27 ACRES
PROPOSED BUILDING FOOTAGE	RETAIL RESTAURANT
PROPOSED BUILDING SQUARE FOOTAGE	± 7,200 COMMERCIAL
RETAIL - RESTAURANT USES	± 5,800 SQUARE FEET
RETAIL - RESTAURANT USES	± 1,300 SQUARE FEET
PARKING SPACES REQUIRED	44 SPACES
RETAIL AND COMMERCIAL PARKING SPACES (1992009F)	29 SPACES
RETAIL PARKING SPACES (1991009F)	15 SPACES
PARKING SPACES SHOWN (INCLUDING HQ	44 SPACES
SETBACKS AND LANDSCAPE STRIPS REQUIRED	
FRONT BUILDING SETBACK	50 FEET
FRONT BUILDING SETBACK	30 FEET (20 FEET SHOWN)
SIDE BUILDING SETBACK	10 FEET (5 FEET SHOWN)
LANDSCAPE STRIP ALONG EASTWEST CONNL.	
PROPOSED VARIANCES:	

PARCEL IDENTIFICATION	19093000060
SUBJECT PROPERTY ROAD FRONTAGE	EASTWEST CONNECTOR
EXISTING ZONING OF SUBJECT PROPERTY	PSC
PROPOSED ZONING OF SUBJECT PROPERTY	OSC
AREA OF SUBJECT PROPERTY	± 1.27 ACRES
PROPOSED USE OF SUBJECT PROPERTY	RETAIL RESTAURANT COMMERCIAL
PROPOSED SQUARE FOOTAGE	± 7,200 SQUARE FEET
RETAIL AND COMMERCIAL USES	± 5,800 SQUARE FEET
- RESTAURANT USES	± 1,500 SQUARE FEET
PARKING SPACES REQUIRED	44 SPACES
- RETAIL AND COMMERCIAL PARKING SPACES (1 SP/200 SF)	23 SPACES
- RESTAURANT PARKING SPACES (1 SP/100 SF)	15 SPACES
PARKING SPACES SHOWN (INCLUDING HOV)	44 SPACES
SETBACKS AND LANDSCAPE STRIPS REQUIRED	
- FRONT BUILDING SETBACK	50 FEET
- REAR BUILDING SETBACK	30 FEET (20 FEET SHOWN)
- SIDE BUILDING SETBACK	10 FEET
LANDSCAPE STRIP ALONG EASTWEST CORN.	10 FEET (FEET SHOWN)

1. TO REDUCE THE 10 FOOT LANDSCAPE STRIP ALONG THE FRONTAGE OF THE SUBJECT PROPERTY TO 5 FEET. THIS REQUEST IS BEING MADE DUE TO THE ODD SHAPE OF THE SUBJECT PROPERTY, TRIANGULAR SHAPE, NARROWING OF BUILDABLE AREAS, AND GIVEN LARGE AREA OF RIGHT OF WAY FROM THE EAST/WEST CONNECTOR.
2. TO REDUCE THE REAR BUILDING SETBACK FROM 30 FEET TO 20 FEET. THIS REQUEST IS BEING MADE TO THE ODD SHAPE OF THE SUBJECT PROPERTY, TRIANGULAR SHAPE, NARROWING OF BUILDABLE AREAS, AND THE PRESENCE OF THE ADJACENT GAS PIPELINE EASEMENT.

1. TO REDUCE THE 10 FOOT LANDSCAPE STRIP ALONG THE FRONTAGE OF THE SUBJECT PROPERTY TO 5 FEET. THIS REQUEST IS BEING MADE DUE TO THE SHAPES OF THE SUBJECT PROPERTY, TRIANGULAR SHAPES, NARROWING OF THE SUBJECT PROPERTY, AND GIVEN LARGE AREA OF RIGHT OF WAY FROM THE SOUTHWEST CORNER.
2. TO REDUCE THE REAR BUILDING SETBACK FROM 30 FEET TO 20 FEET. THIS REQUEST IS BEING MADE TO THE OOD SHAPE OF THE SUBJECT PROPERTY, TRIANGULAR SHAPES, NARROWING OF TRIANGULAR SHAPES, NARROWING OF BUILDABLE AREAS, AND THE PRESENCE OF THE ADJACENT GAS PIPELINE EASEMENT.

PROJECT CONTACT:
CHAZ WATERS (404) 277-4230

APPLICANT: Austell Road Development Associates
(770) 436-0752

REPRESENTATIVE: Eric Johansen, RLA c/o Inland Group
(678) 571-4843

TITLEHOLDER: Austell Road Development Associates

PROPERTY LOCATION: At the north side of the East-West
Connector, east of Austell Road

ACCESS TO PROPERTY: East-West Connector

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Community Activity Center

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-20

HEARING DATE (PC): 06-07-11

HEARING DATE (BOC): 06-21-11

PRESENT ZONING: PSC and GC

PROPOSED ZONING: CRC

PROPOSED USE: Retail & Restaurant
Uses

SIZE OF TRACT: 1.27 ac

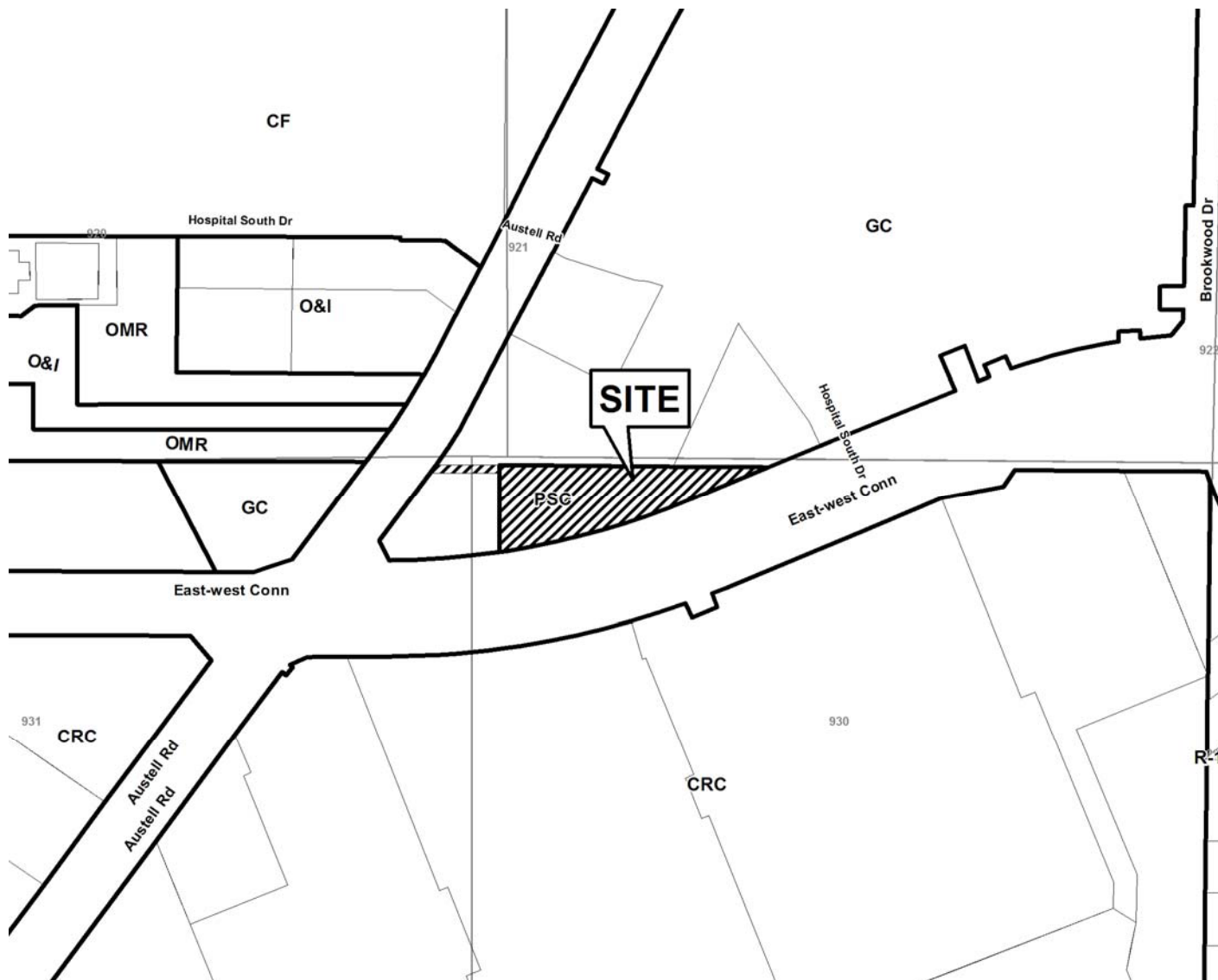
DISTRICT: 19

LAND LOT(S): 930 and 931

PARCEL(S): 8

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 4



Application No. Z-20
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): Commercial, Retail, Restaurant uses

b) Proposed building architecture: Masonry, Glass, Metal accents, and
EIFS accents/trim
c) Proposed hours/days of operation: As early as 6am to 11pm or midnight,
7 days a week
d) List all requested variances: 1. Reduce 10' landscape strip to a 5' landscape
strip. 5' landscape strip to be planted in same manner as 10' strip.
2. Reduce the Rear Building Setback from 30' to 20'.

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

1. The Subject Property, as zoned PSC, cannot be developed due to
the acreage requirement of 5 acre minimum tracts for development.
2. The Subject Property is completely surrounded by other commercial
uses, and has frontage on the 4-lane East/West Connector.
.....

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, all privately owned by the Applicant.

Z-21
(2011)

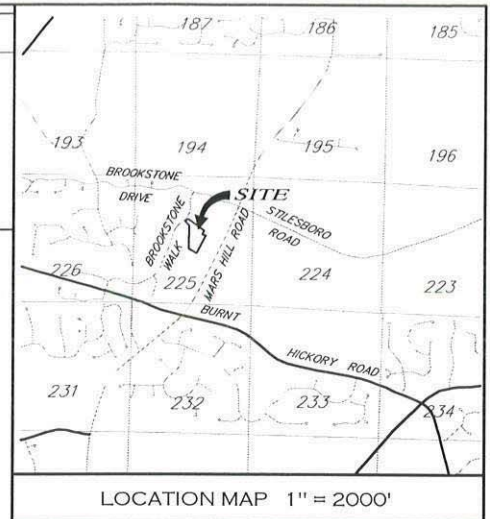
PARKING DATA

TOTAL LIVING UNITS: 45

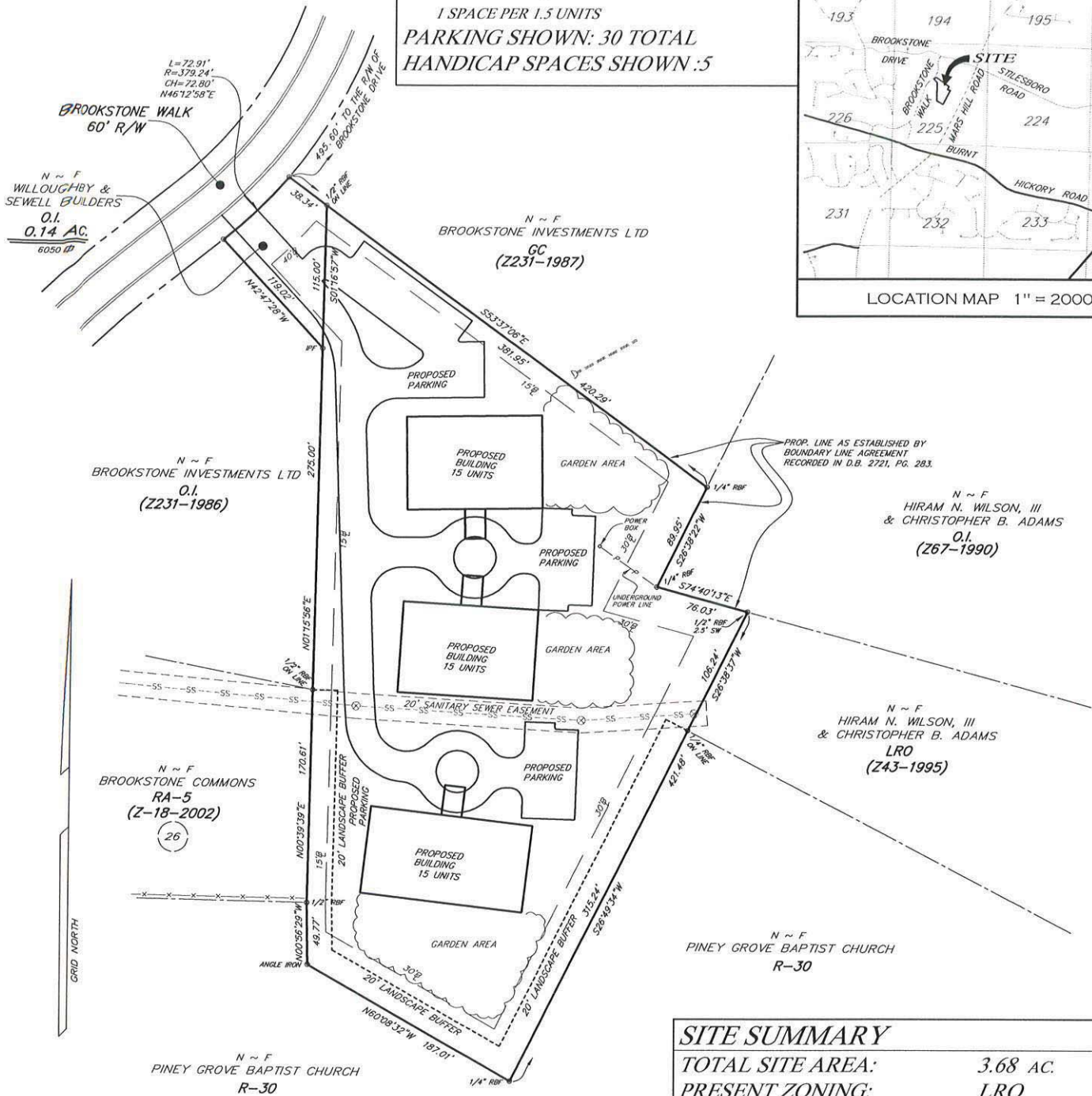
PARKING REQUIRED:

1 SPACE PER 1.5 UNITS

PARKING SHOWN: 30 TOTAL
HANDICAP SPACES SHOWN :5



LOCATION MAP 1" = 2000'



SITE SUMMARY

TOTAL SITE AREA:	3.68 AC.
PRESENT ZONING:	LRO
PROPOSED ZONING:	O&I
BUILDING SETBACKS:	40' FRONT 30' REAR 15' SIDE

NOTES:

1. BOUNDARY SURVEY BY GASKINS
2. TOPOGRAPHIC INFO. TAKEN FROM COBB COUNTY GIS
3. NO ARCHITECTURAL, ARCHEOLOGICAL OR CEMETERY SITES WERE FOUND ON THIS SITE
4. NO WETLANDS EXIST ON THIS SITE

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 TANKS, GAS LINES, WATER LINES SEWER LINES ETC.

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 130652 MAP NUMBER 13067 C 0025 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 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.

DATE	: 3-29-11	REVISIONS	
SCALE	: 1"=60'		
DRAWN BY	: MAN/SJ		
CHECKED BY	: CAE		
FIELD BOOK	: BS		

Gaskins
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL

1266 Powder Springs Rd. Phone: (770) 424-7168
Marietta, Georgia 30064 www.gaskinsurvey.com Fax: (770) 424-7593



ZONING PLAN FOR:

BROOKSTONE INVESTMENTS, LTD.

LOCATED IN L.L. 225
20th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

APPLICANT: Willoughby & Sewell Development, Ltd.
(770) 425-9980

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

TITLEHOLDER: Willoughby & Sewell Development, Ltd. and
Brookstone Investments, Ltd., L.P.

PROPERTY LOCATION: At the southeasterly side of
Brookstone Walk, southwest of intersection of Brookstone Drive
and Brookstone Walk

ACCESS TO PROPERTY: Brookstone Walk

PHYSICAL CHARACTERISTICS TO SITE:

FUTURE LAND USE MAP: CAC and VLDR

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-21

HEARING DATE (PC): 06-07-11

HEARING DATE (BOC): 06-21-11

PRESENT ZONING: O&I and LRO

PROPOSED ZONING: O&I

PROPOSED USE: Assisted Living
Facility

SIZE OF TRACT: 3.68 ac

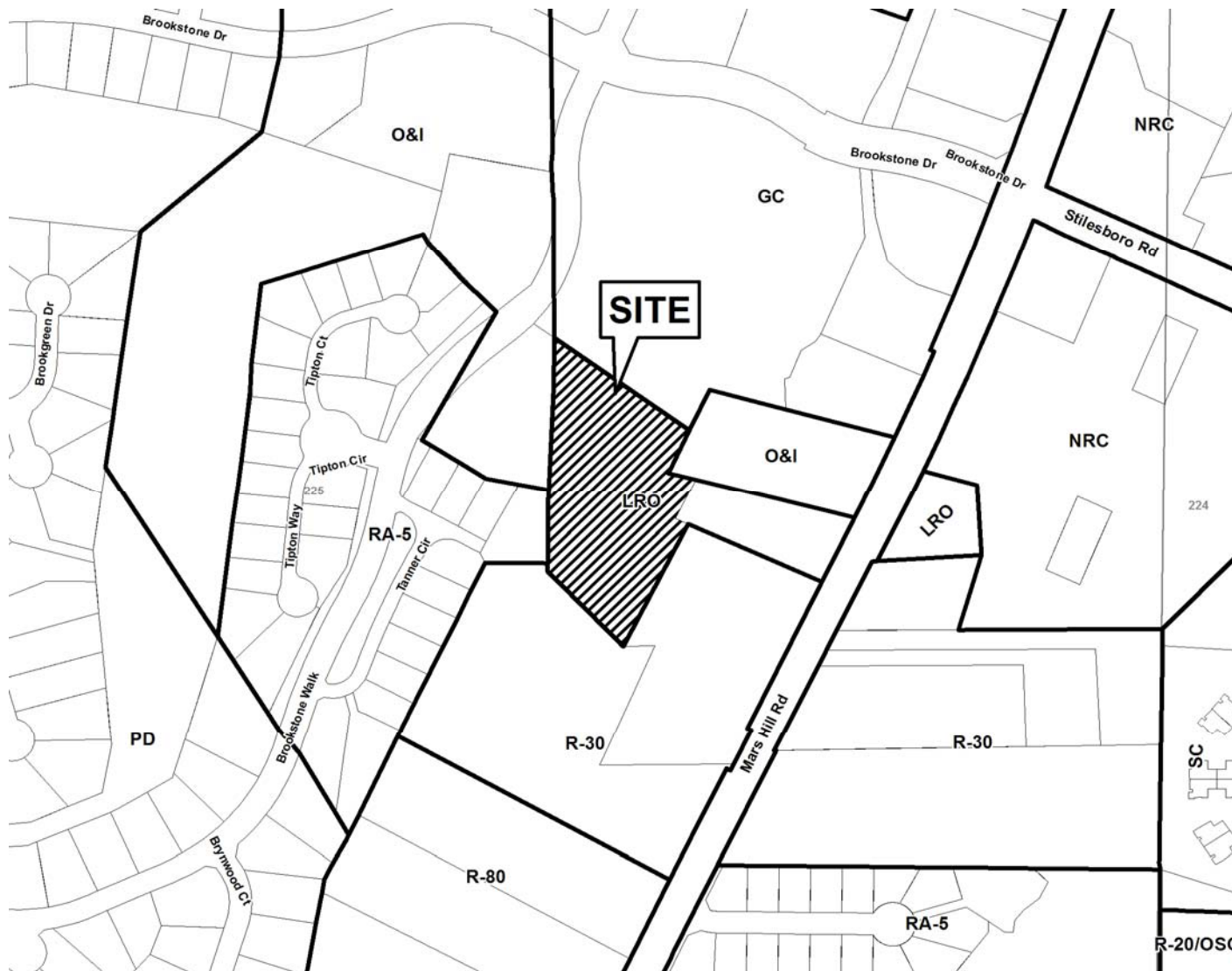
DISTRICT: 20

LAND LOT(S): 225

PARCEL(S): 15

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 1



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): Assisted Living Facility
- b) Proposed building architecture: Craftsman Style Architecture
- c) Proposed hours/days of operation: Monday-Sunday; Twenty-Four hours per day
- d) List all requested variances: None known at this time
- _____
- _____
- _____

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

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

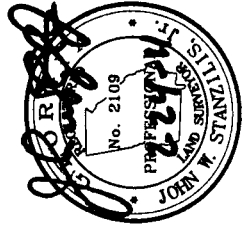
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). No.

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

**Z-22
(2011)**

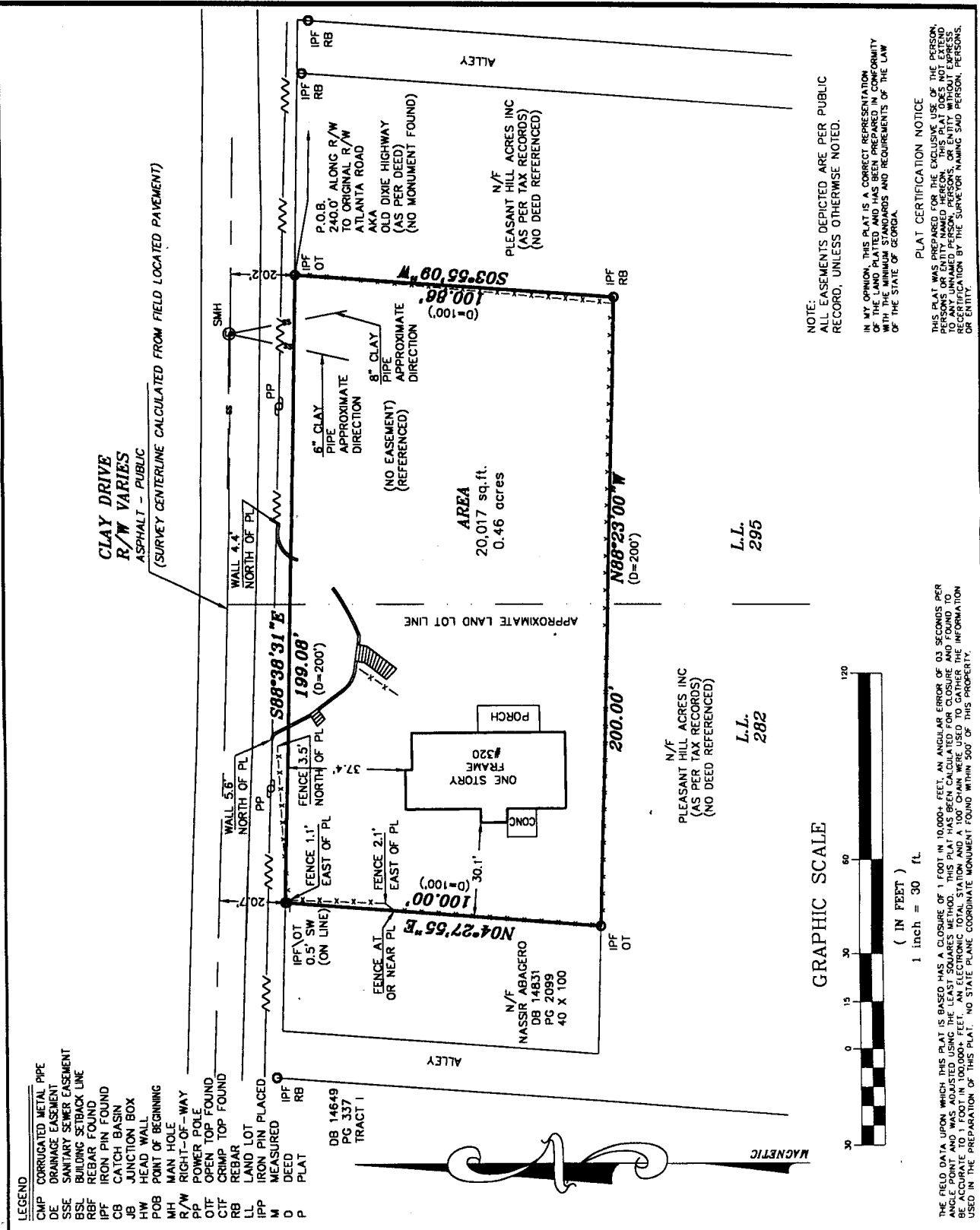
SUBDIVISION

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: NASSIR ABABOR ABAGERO		DATE	02/07/11
OWNER / PURCHASER NASSIR ABABOR ABAGERO		SCALE	1" = 30'
LAND LOT 282 & 295 17TH DISTRICT 2ND SECTION COBB COUNTY, GEORGIA			
BLOCK		UNIT	AREA OF LOT:
LOT			



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 THE LAW OF THE STATE OF GEORGIA.

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, OR ENTITY WITHOUT EXPRESS
RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS,
OR ENTITY.



APPLICANT: Nassir Abagero

404-422-5701

REPRESENTATIVE: Nassir Abagero

404-422-5701

TITLEHOLDER: Nassir Ababor Abagero

PROPERTY LOCATION: On the south side of Clay Drive,

west of Atlanta Road

ACCESS TO PROPERTY: Clay Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Industrial Compatible

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-22

HEARING DATE (PC): 06-07-2011

HEARING DATE (BOC): 06-21-2011

PRESENT ZONING: R-20 and GC

PROPOSED ZONING: R-20

PROPOSED USE: Single-family house

SIZE OF TRACT: 0.46 acres

DISTRICT: 17

LAND LOT(S): 282, 295

PARCEL(S): 2

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 4



Application No.

Z-22

2011

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 100 by 200 ft.
b) Proposed building architecture: Traditional
c) Proposed selling prices(s): None - personal house
d) List all requested variances: Rear setback (existing)
- _____

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

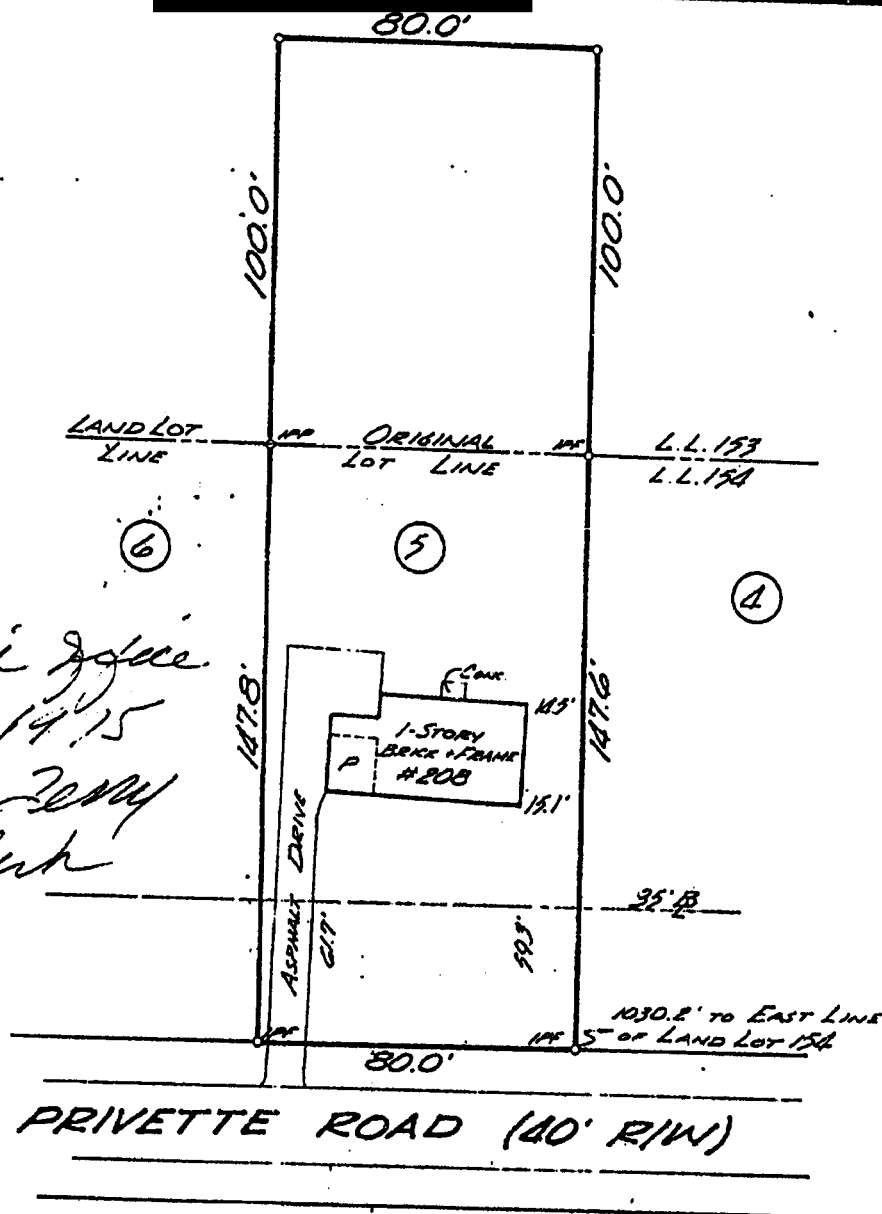
- a) Proposed use(s): _____
b) Proposed building architecture: _____
c) Proposed hours/days of operation: _____
d) List all requested variances: _____
- _____

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

-
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? no.
(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).
- _____

LUP-10
(2011)

IN



*Filed in office
Oct. 7, 1915
The Recorder
Clark*

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
943-2300

SURVEY

FOR

VICTOR RAYDEN DANIEL

THOS. V. PRIVETTE SUBD.

REVISIONS

Lot 5 Block C

LAND LOTS - 154 & 153

DISTRICT - 17TH 2ND SECTION

COUNTY - COBB

STATE - GEORGIA

DATE 9/12/75

SCALE 1" = 40'

CC - RN

DWN - TTP CHKD - RN
JOB NO.

C+5

P.B. 10 P. 124

APPLICANT: Daniel and Lisa Bond
678-334-3136

REPRESENTATIVE: Daniel Bond
678-334-3136

TITLEHOLDER: Russell L. and Teresa A. Bond

PROPERTY LOCATION: On the north side of Privette Road,
west of Austell Road

ACCESS TO PROPERTY: Privette Road

PHYSICAL CHARACTERISTICS TO SITE:

FUTURE LAND USE MAP: High Density Residential

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-10

HEARING DATE (PC): 06-07-2011

HEARING DATE (BOC): 06-21-2011

PRESENT ZONING: R-20

PROPOSED ZONING: LUP

PROPOSED USE: Allow more than two
unrelated adults to occupy a dwelling

SIZE OF TRACT: 0.5 acres

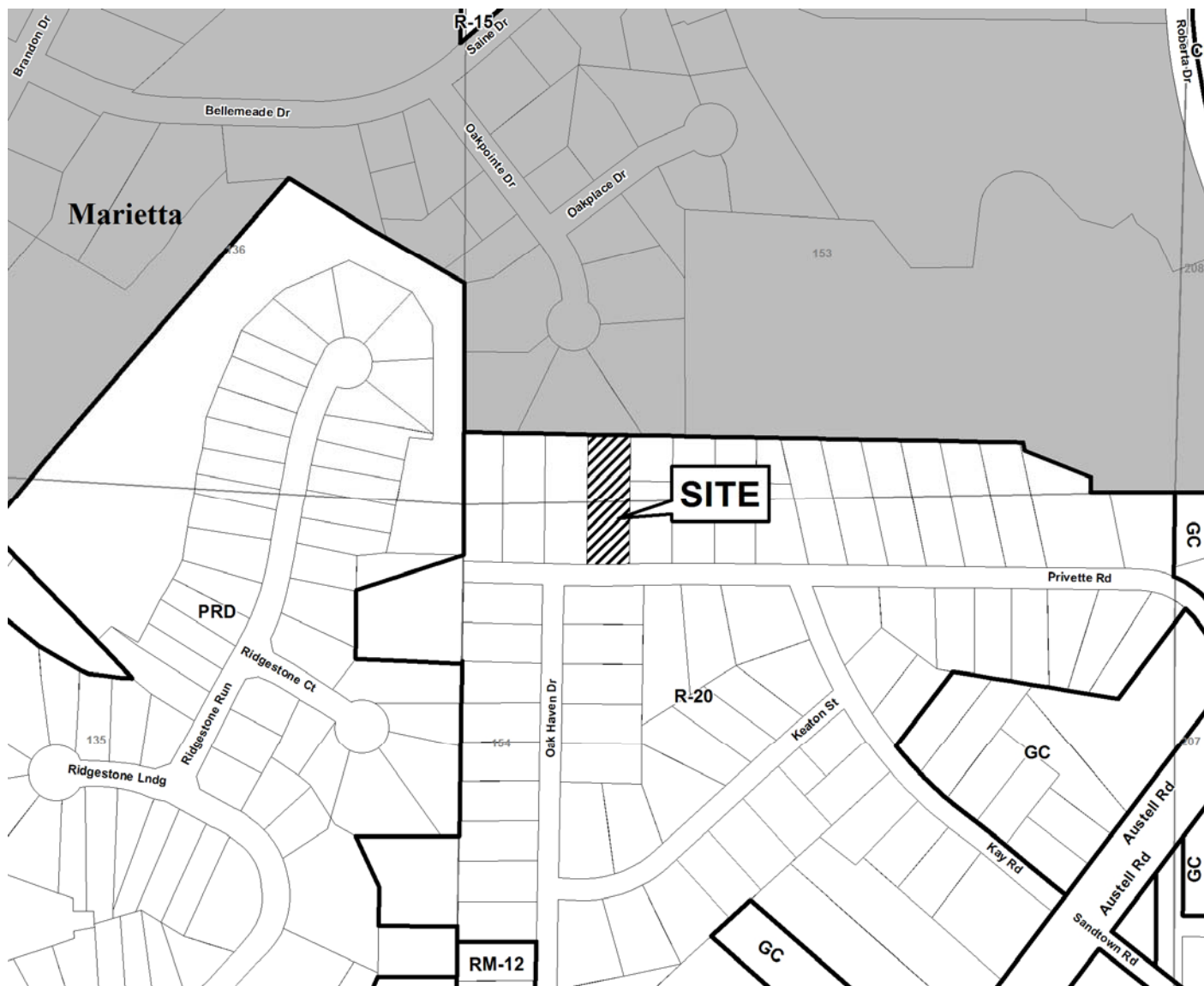
DISTRICT: 17

LAND LOT(S): 153 and 154

PARCEL(S): 14

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 4



LUP-11
(2011)

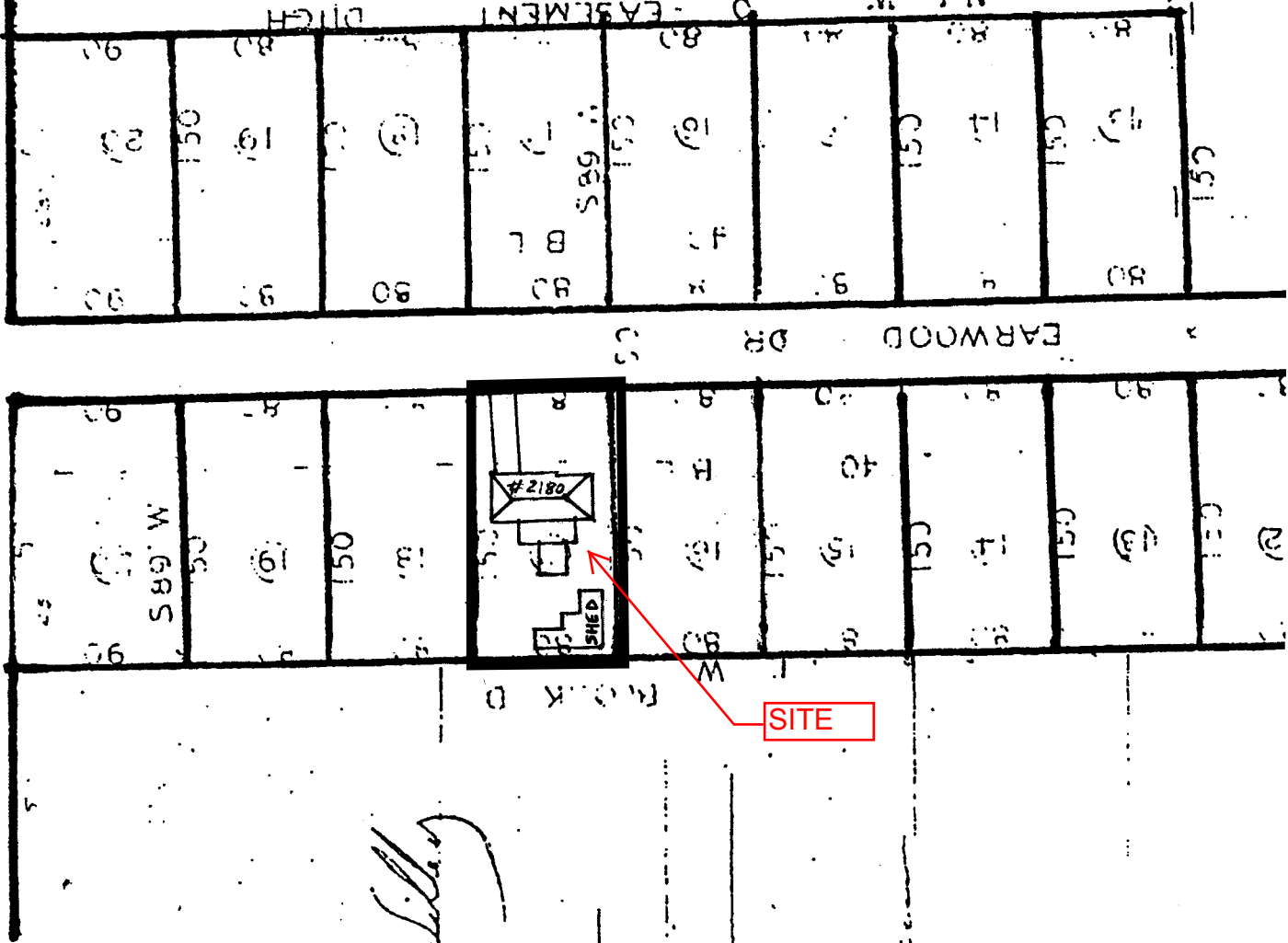
UNIT 5

LYNDALE HEIGHTS
SUBDIVISION

LAND LOT 157

DISTRICT 2ND

SECTION COBB CO. GA



[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

APPLICANT: Marina Arreola

404-644-4953

REPRESENTATIVE: Marina Arreola

404-644-4953

TITLEHOLDER: Luis and Marina Arreola

PROPERTY LOCATION: On the west side of Earwood Drive,

south of Dale Drive

ACCESS TO PROPERTY: Earwood Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Low Density Residential

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-11

HEARING DATE (PC): 06-07-2011

HEARING DATE (BOC): 06-21-2011

PRESENT ZONING: R-20

PROPOSED ZONING: LUP

PROPOSED USE: Allow more motor vehicles and adults than county code allows

SIZE OF TRACT: 0.267 acres

DISTRICT: 17

LAND LOT(S): 158

PARCEL(S): 56

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 4





Application #: LUP-11
PC Hearing Date: 6-7-11
BOC Hearing Date: 6-21-11

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? _____
2. Number of employees? _____
3. Days of operation? _____
4. Hours of operation? _____
5. Number of clients, customers, or sales persons coming to the house per day? _____ ; Per week? _____
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): _____
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.): 4 vehicles,
07 GMC Yukon, 91 Honda Civic, 00 Dodge Durango & 92 Ford Ranger,
see attachment.
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 possible.
13. Any additional information? (Please attach additional information if needed): _____

Applicant signature: Marina Arreola Date: 3/25/11

Applicant name (printed): Marina Arreola

APPLICANT: Sandy Clough

770-428-9406

REPRESENTATIVE: Rick Clough

770-428-9406

TITLEHOLDER: Richard C. and Sandra L. Clough

PROPERTY LOCATION: On the west side of Trail Road,
north of Midway Road

ACCESS TO PROPERTY: Trail Road

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Very Low Density Residential

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-12

HEARING DATE (PC): 06-07-2011

HEARING DATE (BOC): 06-21-2011

PRESENT ZONING: R-30

PROPOSED ZONING: LUP

PROPOSED USE: Artist Studio

SIZE OF TRACT: 11 acres

DISTRICT: 20

LAND LOT(S): 336

PARCEL(S): 35

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 1





Application #: LUP-12
PC Hearing Date: 6-7-11
BOC Hearing Date: 6-21-11

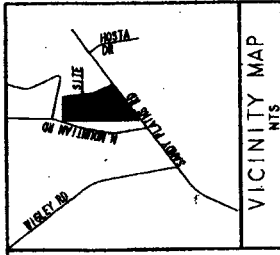
TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Artist's Studio
2. Number of employees? 2
3. Days of operation? 5
4. Hours of operation? 8-5
5. Number of clients, customers, or sales persons coming to the house per day? _____ ; Per week? 1
6. Where do clients, customers and/or employees park?
Driveway: ☒ ; Street: _____ ; Other (Explain): _____
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.)
2 per week various
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: _____
13. Any additional information? (Please attach additional information if needed):

Applicant signature: Rich Clough Date: 3/2/11

Applicant name (printed): Rich Clough

LUP-13 (2011)



APR - 4 2011

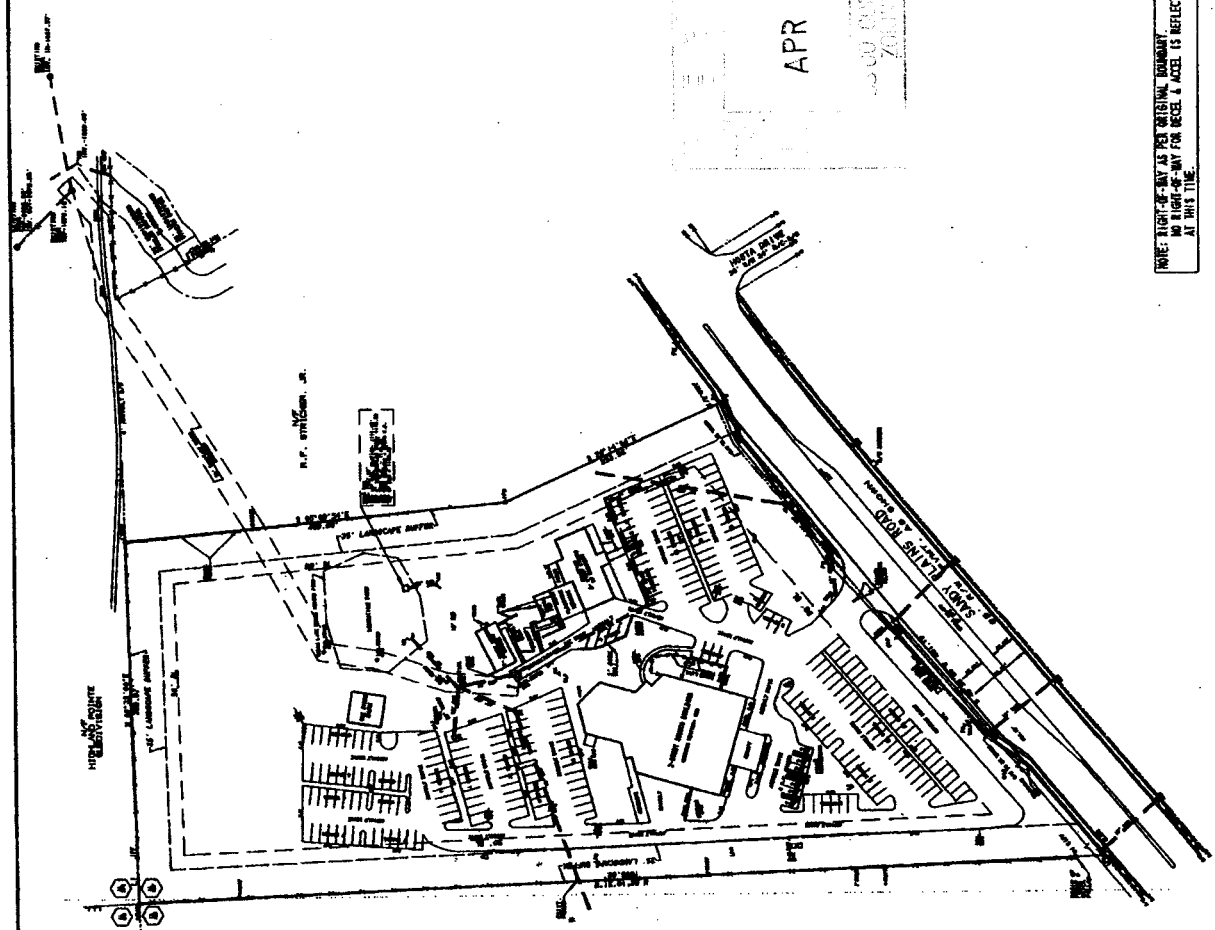
Handwritten signature



GRAPHIC SCALE IN FEET
0 20 40 60 80 100

NOTES: RIGHT-OF-WAY AS PER ORIGINAL BOUNDARY.
NO RIGHT-OF-WAY FOR REEL & AXEL IS REFLECTED
AT THIS TIME.

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
743 WINDY HILL ROAD
SPRINGDALE, GEORGIA 30080
(770) 435-8373



DATE: 10/1/10
SCALE: 1/4" = 100'-0"
PROJECT: LUP-13
SHEET: 1 OF 1
TRACT AREA: 8.48 ACRES
TOTAL PARKING SPACES PROVIDED: 240 SPACES, 8 HANDICAPPED SPACES
PARKING REQUIREMENTS: 950 SEATS
1 SPACE PER 4 SEATS
REQUIRED: 238 SPACES

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	EXISTING BUILDING
(Symbol)	PROPOSED BUILDING
(Symbol)	EXISTING PARKING
(Symbol)	PROPOSED PARKING
(Symbol)	EXISTING ROAD
(Symbol)	PROPOSED ROAD
(Symbol)	EXISTING LANDSCAPE
(Symbol)	PROPOSED LANDSCAPE
(Symbol)	EXISTING UTILITIES
(Symbol)	PROPOSED UTILITIES
(Symbol)	EXISTING FENCE
(Symbol)	PROPOSED FENCE
(Symbol)	EXISTING SIGN
(Symbol)	PROPOSED SIGN
(Symbol)	EXISTING LIGHT
(Symbol)	PROPOSED LIGHT
(Symbol)	EXISTING TREE
(Symbol)	PROPOSED TREE
(Symbol)	EXISTING PLANT
(Symbol)	PROPOSED PLANT
(Symbol)	EXISTING WATER
(Symbol)	PROPOSED WATER
(Symbol)	EXISTING SEWER
(Symbol)	PROPOSED SEWER
(Symbol)	EXISTING GAS
(Symbol)	PROPOSED GAS
(Symbol)	EXISTING ELEC
(Symbol)	PROPOSED ELEC
(Symbol)	EXISTING TEL
(Symbol)	PROPOSED TEL
(Symbol)	EXISTING CABLE
(Symbol)	PROPOSED CABLE
(Symbol)	EXISTING FIBER
(Symbol)	PROPOSED FIBER
(Symbol)	EXISTING RAIL
(Symbol)	PROPOSED RAIL
(Symbol)	EXISTING AIR
(Symbol)	PROPOSED AIR
(Symbol)	EXISTING WATER
(Symbol)	PROPOSED WATER
(Symbol)	EXISTING SEWER
(Symbol)	PROPOSED SEWER
(Symbol)	EXISTING GAS
(Symbol)	PROPOSED GAS
(Symbol)	EXISTING ELEC
(Symbol)	PROPOSED ELEC
(Symbol)	EXISTING TEL
(Symbol)	PROPOSED TEL
(Symbol)	EXISTING CABLE
(Symbol)	PROPOSED CABLE
(Symbol)	EXISTING FIBER
(Symbol)	PROPOSED FIBER
(Symbol)	EXISTING RAIL
(Symbol)	PROPOSED RAIL
(Symbol)	EXISTING AIR
(Symbol)	PROPOSED AIR

UNITY NORTH ATLANTA

APPLICANT: Unity North Atlanta Church
678-819-9100

REPRESENTATIVE: Danielle Pearl
808-282-4899

TITLEHOLDER: Unity North Atlanta Church

PROPERTY LOCATION: On the north side of Sandy Plains
Road, north of North Mountain Road

ACCESS TO PROPERTY: Sandy Plains Road

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Low Density Residential

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-13

HEARING DATE (PC): 06-07-2011

HEARING DATE (BOC): 06-21-2011

PRESENT ZONING: R-30

PROPOSED ZONING: LUP

PROPOSED USE: Child Care Learning
Center

SIZE OF TRACT: 8.48 acres

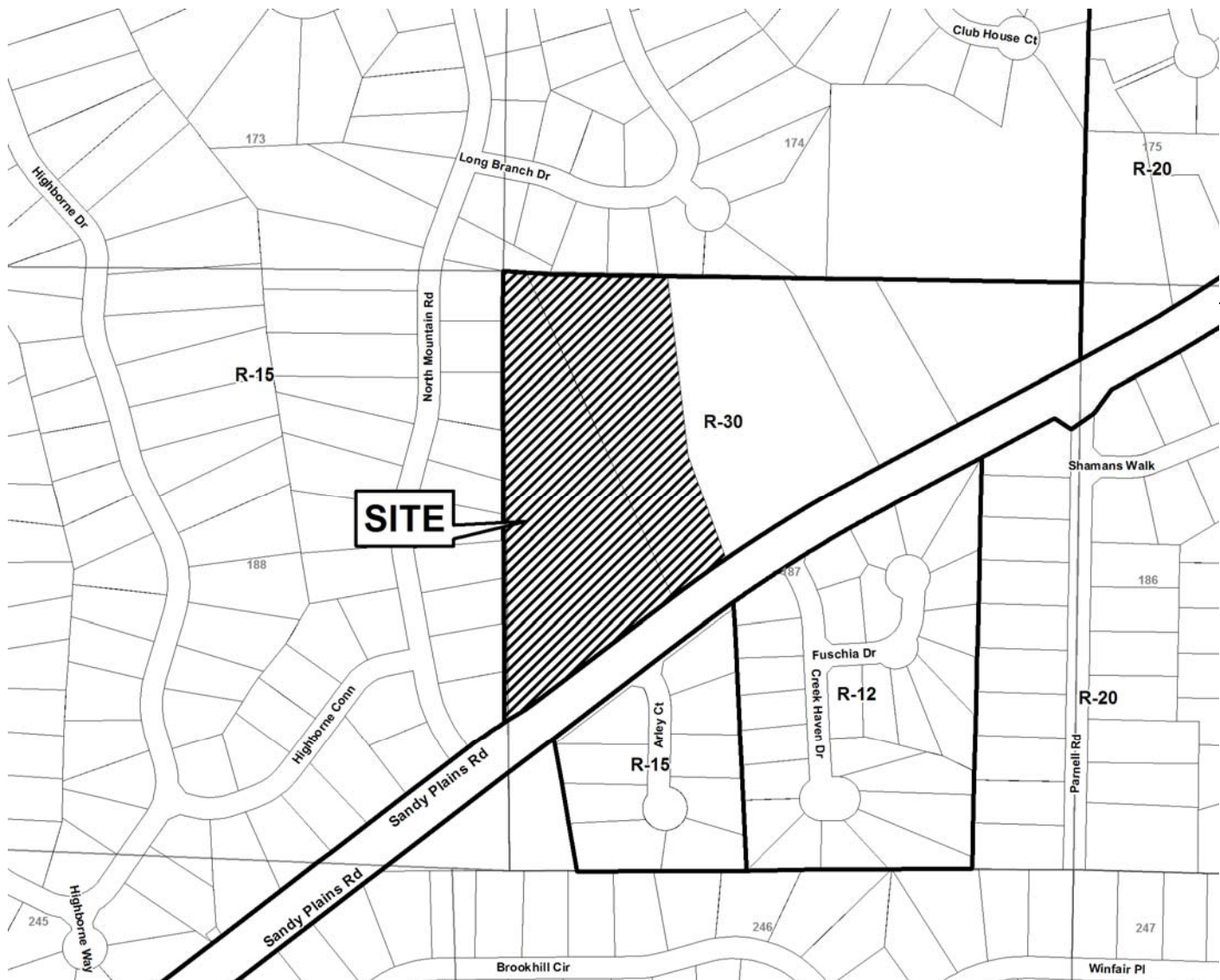
DISTRICT: 16

LAND LOT(S): 187

PARCEL(S): 1, 2

TAXES: PAID ☐ DUE ☐

COMMISSION DISTRICT: 3





Application #: LUP-13

PC Hearing Date: 6-7-11

BOC Hearing Date: 6-21-11

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Childcare learning Center
2. Number of employees? 4-6 employees and/or volunteers
3. Days of operation? Monday-Friday
4. Hours of operation? 6:30 am - 6:30 pm
5. Number of clients, customers, or sales persons coming to the house per day? 20-30 ; Per week? 100-150
6. Where do clients, customers and/or employees park?
Driveway: _____; Street: _____; Other (Explain): parking lot located on property
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.): 4-6 employees and/or volunteers and parents at drop-off or pick up
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 X
11. Any outdoor storage? No X ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested: annual request
13. Any additional information? (Please attach additional information if needed):
Email exchange between adjoining neighborhood Assoc. President and our Committee.

Applicant signature: Danielle Pearl

Date: 4-4-11

Applicant name (printed): Danielle Pearl

LUP-14
(2011)

LEGEND

IPS=IRON PIN SET
IPF=IRON PIN FOUND
CL=CENTER LINE
BL=BUILDING LINE
N/F=NOW OR FORMERLY
MH=MAN HOLE
S=SANITARY
P=POWER
W=WATER
G=GAS
-X--=FENCE
BC=BACK OF CURB
WM=WATER METER
WV=WATER VALVE
PB=POWER BOX
GM=GAS METER
SSE=SANITARY SEWER ESM'T
DE=DRAINAGE ESM'T
ESM'T=EASEMENT
CB=CATCH BASIN
HW=HEAD WALL
DI=DROP INLET
JB=JUNCTION BOX
LLL=LAND LOT LINE

MAGNETIC
N

N OF PROPERTY LIES WITHIN A FEDERALLY
D 100 YEAR FLOOD ZONE

SEON MARJORIE
PLAT BK 17 PAGE 129
ZONED R-20

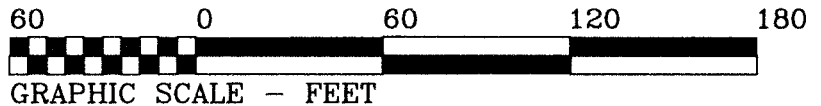
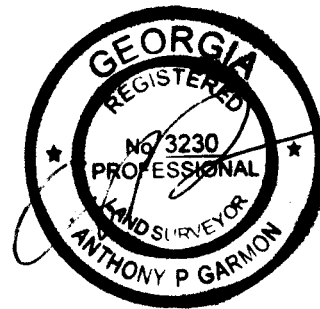
SARTI HENRY R
PLAT BK 17 PAGE 129
ZONED R-20

PROPERTY INFORMATION:
PARCEL 19119800690
5209 ALDER LANE
POWDER SPRINGS, GA. 30127
ZONED - R-20
.66 ACRES
28768.43 SQ FT

NOTES:

1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
2. BEARING BASIS TAKEN FROM A PLAT BY HENRY A CHESTNUTT DATED MAY 1958, PB 17 PG 129 COBB COUNTY GEORGIA.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 33361 FEET AND AN ANGULAR ERROR OF 1 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 269,085 FEET.
5. EQUIPMENT USED IN THIS SURVEY WAS A TOPCON GPT3005W TOTAL STATION AND AN ALLEGRO 600 DATA COLLECTOR.
6. FIELD WORK COMPLETED ON APRIL 5, 2011.
7. FENCE TIES INTO ADJOINING FENCE.
8. HOUSE TO BE USED FOR BUSINESS.

Course	Bearing	Distance
L1	N35°38'10"E	32.56'
L2	N28°58'10"E	26.80'
L3	N16°49'59"E	26.75'
L4	N05°11'01"E	18.07'



GARMON
Land Surveying

1920 RAILROAD ST STATHAM, GA 30666
PHONE (678)-776-3544

SURVEY FOR:

CHARLES AND VIRGINIA PUCKETT
BANISTER ACRES - LOT 1 - BLOCK A
LAND LOT 1198 - 19TH DISTRICT- SECTION 2
COBB COUNTY, GEORGIA

DATE : APRIL 5, 2011

JOB NO. : PUCKETT 01

SCALE : 1"=60'

FILE NO : PUCKETT 01.DWG

APPLICANT: Virginia Puckett
678-945-7533

REPRESENTATIVE: Virginia Puckett
678-945-7533

TITLEHOLDER: Charles and Virginia Puckett

PROPERTY LOCATION: At the northeasterly intersection of
Alder Lane and Lithia Springs-Hiram Road

ACCESS TO PROPERTY: Alder Lane

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Low Density Residential

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-14

HEARING DATE (PC): 06-07-2011

HEARING DATE (BOC): 06-21-2011

PRESENT ZONING: R-20

PROPOSED ZONING: LUP

PROPOSED USE: Art Studio

SIZE OF TRACT: 0.66 acres

DISTRICT: 19

LAND LOT(S): 1198

PARCEL(S): 69

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 4





Application #: LU1214
PC Hearing Date: 6-7-11
BOC Hearing Date: 6-21-11

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Art Studio
2. Number of employees? 1
3. Days of operation? Wednesday - Saturday
4. Hours of operation? 1-7 PM
5. Number of clients, customers, or sales persons coming to the house per day? 3 ; Per week? 10
6. Where do clients, customers and/or employees park?
Driveway: ✓ ; Street: ✓ ; Other (Explain): _____
7. Signs? No: _____ ; Yes: ✓. (If yes, then how many, size, and location): 1 sign 3ft x 5ft, 3 real estate signs
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 1 Sedan
9. Deliveries? No _____ ; Yes ✓ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
UPS 1-3 Per month
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: 1 year
13. Any additional information? (Please attach additional information if needed):

Applicant signature: Virginia Puckett Date: 1/2/2011

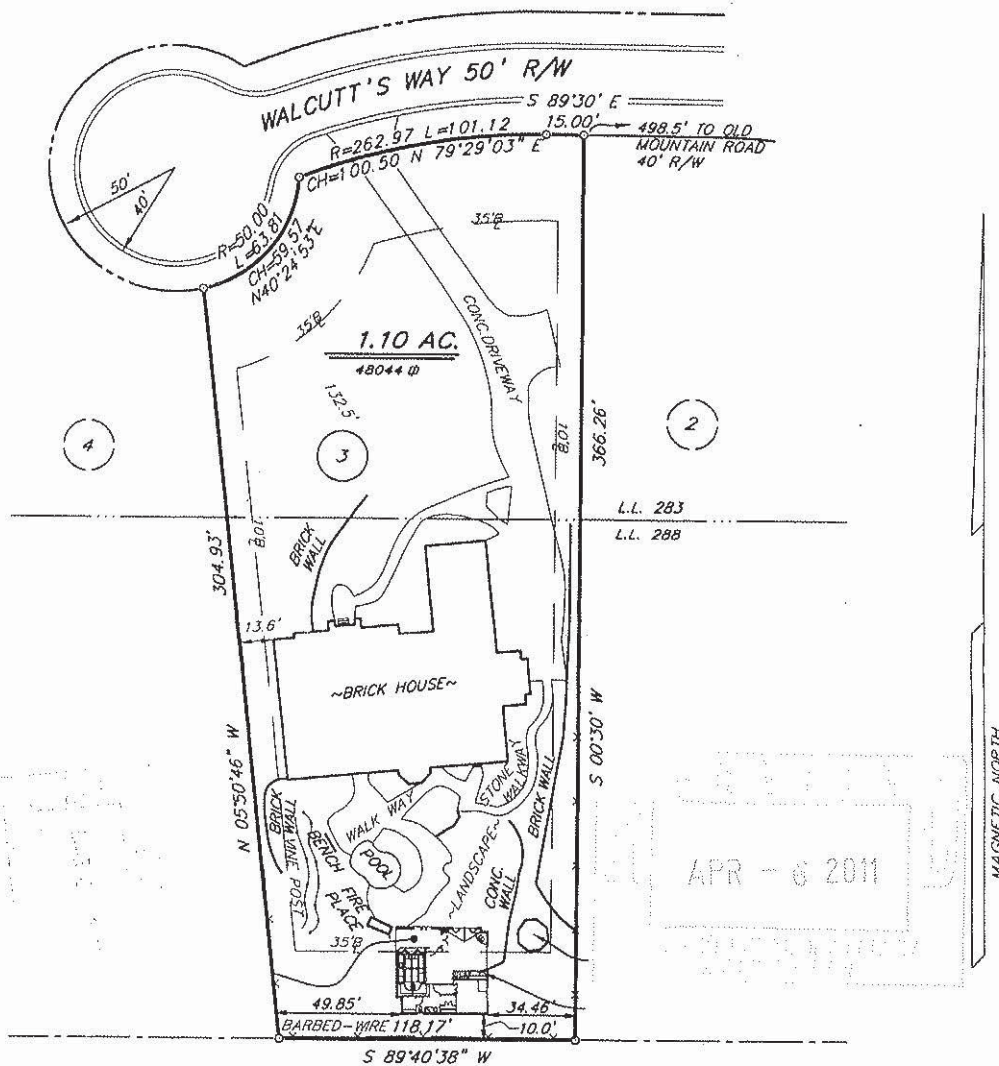
Applicant name (printed): Virginia Puckett

LUP-15
(2011)

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.

LEGEND

P.P. - POWER POLE	C.B. - CATCH BASIN
L.P. - LIGHT POLE	R.C.P. - REINFORCED CONCRETE PIPE
F.H. - FIRE HYDRANT	C.M.P. - CORRUGATED METAL PIPE
M.H. - SANITARY SEWER MANHOLE	F.F.E. - FINISHED FLOOR ELEVATION
W.M. - WATER METER	W.V. - WATER VALVE
G.M. - GAS METER	T.M. - TELEPHONE MANHOLE
R.B.S. - REINFORCING BAR SET	E - UNDERGROUND ELECTRICAL LINE
R.B.F. - REINFORCING BAR FOUND	O.P.L. - OVERHEAD POWER LINES
C.T.F. - CRIMP TOP PIPE FOUND	H.W. - HEADWALL
O.T.F. - OPEN TOP PIPE FOUND	P.B.X. - POWERBOX
R/W MON. - RIGHT-OF-WAY MONUMENT	W.L. - WATER LINE
FENCE - 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.

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

JIM HARVEY

LOT 3
WATKINS GLEN

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



Gaskins
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL

1266 Powder Springs Rd
Marietta, Georgia 30064
www.gaskinsurvey.com
Phone: (770) 424-7168
Fax: (770) 424-7593

Drawing name: J-1 And COBB 2011 02131 Watkins Glen View variance plat dwg Plotted as: Apr 20, 2006 - 5:05pm Plotted by: Dan Hutchins

APPLICANT: Patricia Redmond
(770) 427-8606

REPRESENTATIVE: Patricia A. Redmond
(770) 427-8606

TITLEHOLDER: James S. Harvey and Patricia A. Redmond

PROPERTY LOCATION: At the south side of Walcutts Way,
west of Old Mountain Road

ACCESS TO PROPERTY: Walcutts Way

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Very Low Density Residential

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-15

HEARING DATE (PC): 06-07-2011

HEARING DATE (BOC): 06-21-2011

PRESENT ZONING: R-20

PROPOSED ZONING: LUP

PROPOSED USE: Non-medical homecare
services

SIZE OF TRACT: 1.10 ac

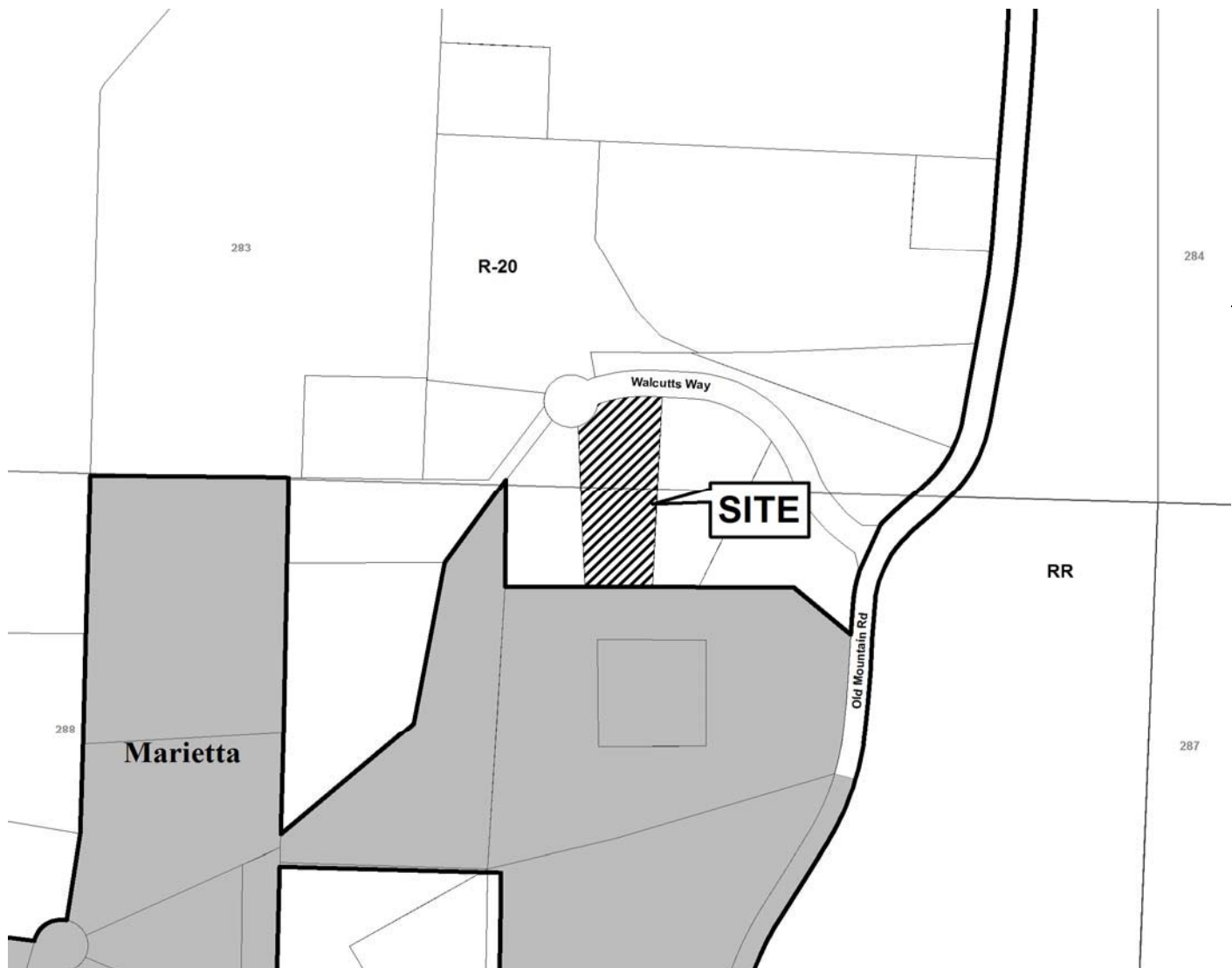
DISTRICT: 20

LAND LOT(S): 283 & 288

PARCEL(S): 38

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 1



PREVIOUS
LUP-14 OF 2010



Application #: LUP-15

PC Hearing Date: 6-7-11

BOC Hearing Date: 6-21-11

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? non-medical home care services
2. Number of employees? 3 (all family members)
3. Days of operation? 9-5p M-Friday
4. Hours of operation? 9-5p
5. Number of clients, customers, or sales persons coming to the house per day? X ; 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 yrs
13. Any additional information? (Please attach additional information if needed):
No client visits. Business consists of mother & 2 daughters

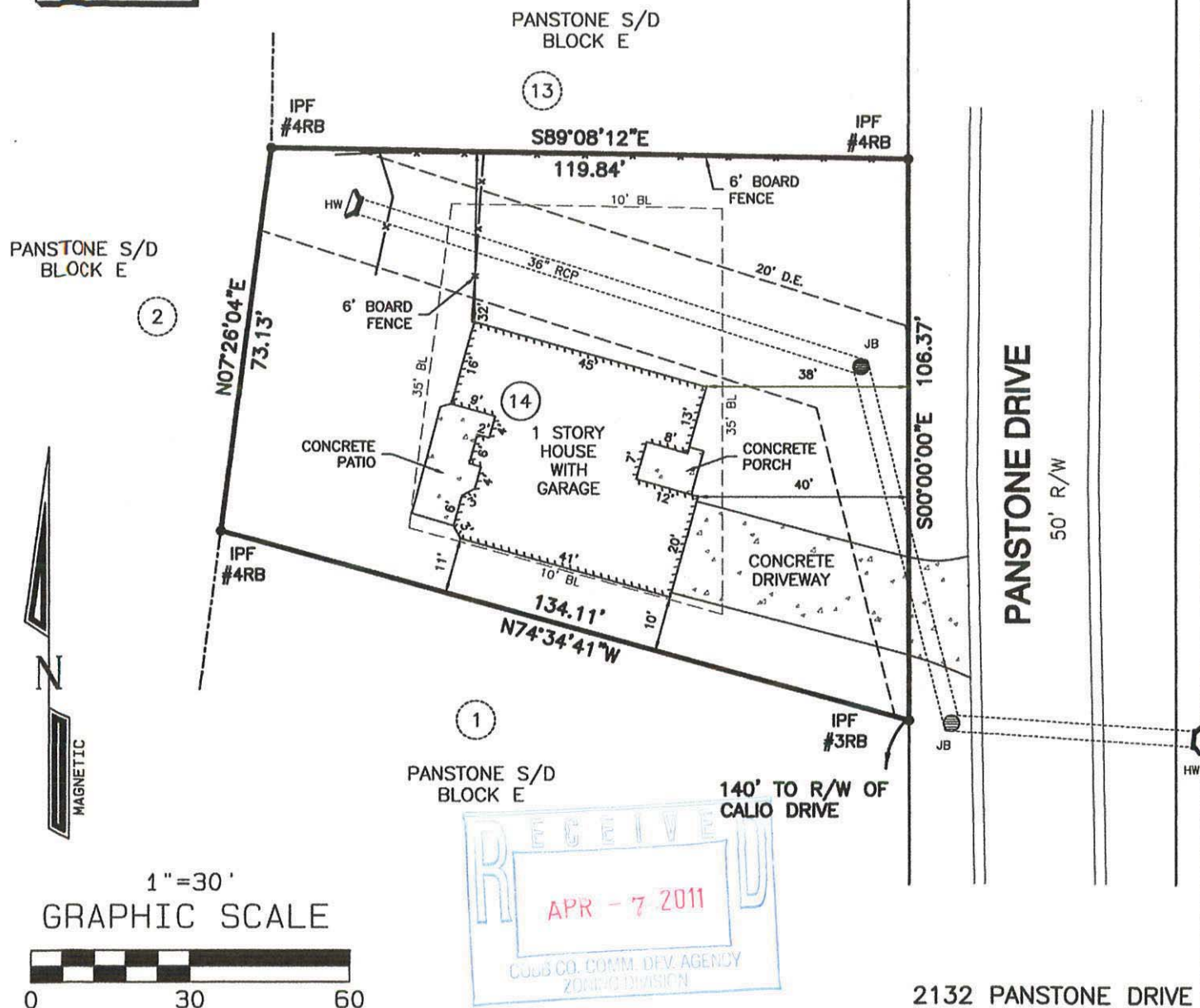
Applicant signature: Patricia A Redmond Date: 4/4/11

Applicant name (printed): Patricia A Redmond

LUP-16
(2011)

AREA
11 229 SQ. FT.
0.258 ACRES

THIS PLAT WAS CALCULATED FOR ERROR AND IS
ACCURATE TO BETTER THAN 1: 100,000
EQUIPMENT USED ON THIS PROJECT
WAS A TRIMBLE 5600



2132 PANSTONE DRIVE
MARIETTA, GA 30060

"F.I.A. OFFICIAL FLOOD HAZARD
MAP" COMMUNITY NUMBER 130052
PAGE 1186 , DATED 12-16-2008
SHOWS THIS PROPERTY NOT TO BE
IN AN AREA HAVING SPECIAL FLOOD
HAZARDS.

REFERENCE PLAT:
BOOK 13, PAGE 24

ALL MATTERS OF TITLE ARE
EXCEPTED.

SOUTHERN SURVEYING & MAPPING CO., INC.
4076 EBENEZER ROAD, N.E.
MARIETTA, GEORGIA 30066
PHONE (770) 926-7759



SURVEY FOR:

KARLENE FOSTER-KING

SUBD. PANSTONE

LOT- 14 BLOCK- E

LAND LOT- 204

DISTRICT- 17

COUNTY- COBB

DATE- 4/7/2011

REVISÉD-

BLOCK- E

SECTION- 2

STATE- GEORGIA

SCALE 1" = 30'

KR 15-11

APPLICANT: Karlene Foster-King

(678) 293-5915

REPRESENTATIVE: Karlene Foster-King

(678) 293-5915

TITLEHOLDER: Karlene Foster-King

PROPERTY LOCATION: East side of Panstone Drive, south

of Pat Mell Road

ACCESS TO PROPERTY: Panstone Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Low Density Residential

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-16

HEARING DATE (PC): 06-07-2011

HEARING DATE (BOC): 06-21-2011

PRESENT ZONING: R-20

PROPOSED ZONING: LUP

PROPOSED USE: Personal care home
and converting garage to office space

SIZE OF TRACT: 0.258 ac

DISTRICT: 17

LAND LOT(S): 204

PARCEL(S): 39

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 4





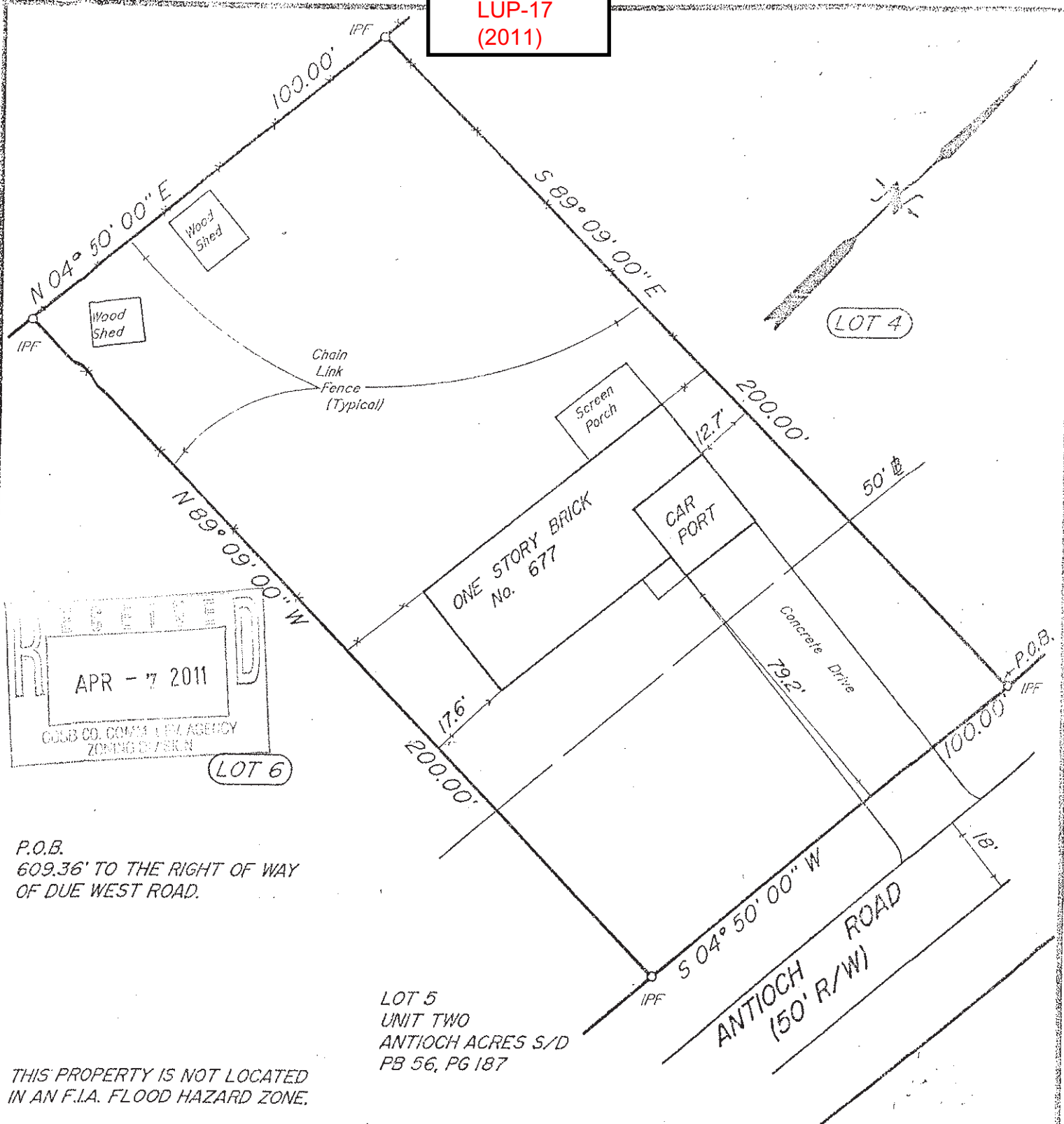
Application #: LUP-16
PC Hearing Date: 6-7-11
BOC Hearing Date: 6-21-11

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Personal Care Home
2. Number of employees? Five
3. Days of operation? 7 days
4. Hours of operation? 24 hrs
5. Number of clients, customers, or sales persons coming to the house per day? None ; Per week? None
6. Where do clients, customers and/or employees park?
Driveway: ☒ ; Street: ☐ ; Other (Explain): ☐
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 at this time No ☐
11. Any outdoor storage? No ☐ ; Yes ☒ (If yes, please state what is kept outside): lawn mower, gardening tools
12. Length of time requested: ☐
13. Any additional information? (Please attach additional information if needed):
N/A

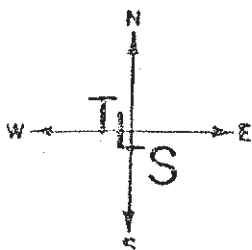
Applicant signature: Karlene Foster King Date: 4/5/2011
Applicant name (printed): Karlene Foster King

LUP-17
(2011)



P.O.B.
609.36' TO THE RIGHT OF WAY
OF DUE WEST ROAD.

THIS PROPERTY IS NOT LOCATED
IN AN F.I.A. FLOOD HAZARD ZONE.



TRU-LINE SURVEYING INC.
1074 Wind Hill Lane
Marietta, Ga. 30064
Office (770) 919-8732
Fax (770) 919-8731



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.

SURVEY FOR

EUGENE MILLSAPP

&

ELIZABETH MILLSAPP

LAND LOT: 268	SCALE: 1" = 50'
DISTRICT: 20th	DATE: 09/21/96
SECTION: 2nd	DRAWN BY: HAN
COUNTY: COBB	CHECKED BY: WEC
STATE: GEORGIA	JOB NO. FT6Z 96-1522

APPLICANT: Floyd E. Millsapp
(678) 653-8678

REPRESENTATIVE: Floyd E. Millsapp
(678) 653-8678

TITLEHOLDER: Elizabeth Millsapp
Marion E. Millsapp, Attorney-in-Fact

PROPERTY LOCATION: At the west side of Antioch Road,
south of Due West Road

ACCESS TO PROPERTY: Antioch Road

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Rural Residential

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-17

HEARING DATE (PC): 06-07-2011

HEARING DATE (BOC): 06-21-2011

PRESENT ZONING: R-30

PROPOSED ZONING: LUP

PROPOSED USE: Allow five adults and
five vehicles at the residence

SIZE OF TRACT: 0.442 ac

DISTRICT: 20

LAND LOT(S): 268

PARCEL(S): 21

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 1





Application #: LUP-17
PC Hearing Date: 6-7-11
BOC Hearing Date: 6-21-11

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: N/A ; Street: N/A ; Other (Explain): N/A
7. Signs? No: N/A ; Yes: N/A . (If yes, then how many, size, and location): N/A
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 5 see attached list.
9. Deliveries? No N/A ; Yes N/A (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 N/A ; Yes N/A (If yes, please state what is kept outside):
12. Length of time requested: 3 years
13. Any additional information? (Please attach additional information if needed):
See attached letter

Applicant signature: Floyd E Millbapp Date: 4/6/11

Applicant name (printed): Floyd E Millsapp