

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: September 8, 2011
Board of Commissioners Hearing Date: September 20, 2011

Due Date: August 5, 2011

Date Distributed/Mailed Out: July 15, 2011

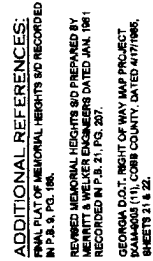



Cobb County...Expect the Best!

REVISIONS	
DATE	DESCRIPTION

PROJ NO. C08838 FILE: C08838 Reasoning
 FIELD SURVEY DATE: 12/8/00
 PLAT DATE: 8/9/11 SCALE: 1" = 30'

GRAPHIC SCALE



APPLICANT: Samuel Egoavil (Ronald's Auto Repair Shop)

404-545-0248

REPRESENTATIVE: Garvis L. Sams, Jr. 770-422-7016

Sams, Larkin & Huff, LLP

TITLEHOLDER: Samuel Egoavil

PROPERTY LOCATION: Northwest side of Austell Road,
southwest of Dorothy Drive

ACCESS TO PROPERTY: Austell Road

PHYSICAL CHARACTERISTICS TO SITE:

FUTURE LAND USE MAP: Community Activity Center

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-31

HEARING DATE (PC): 09-08-2011

HEARING DATE (BOC): 09-20-2011

PRESENT ZONING: R-20

PROPOSED ZONING: CRC

PROPOSED USE: Light Auto Repair

SIZE OF TRACT: 0.598 ac

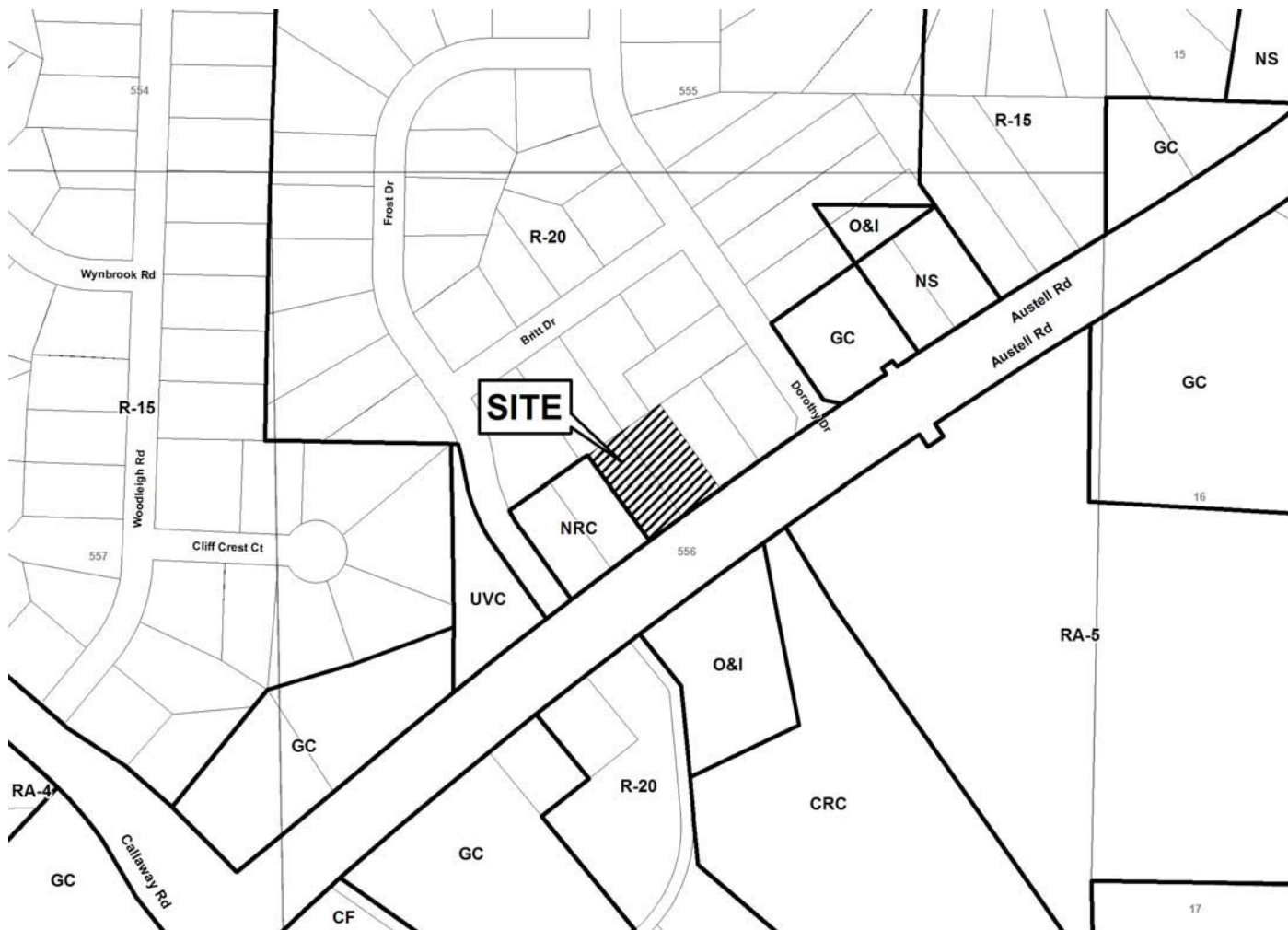
DISTRICT: 19

LAND LOT(S): 556

PARCEL(S): 10, 11

TAXES: PAID ☒ **DUE** ☐

COMMISSION DISTRICT: 4



JUN 14 2011

Application No. Z-31

Sept.
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): light auto repair
- b) Proposed building architecture: Will use existing buildings
- c) Proposed hours/days of operation: 9 a.m. - 6 p.m. / M-Sat.
- d) List all requested variances: _____

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

This property has been a repair Shop (Auto)
From 1958 till present.

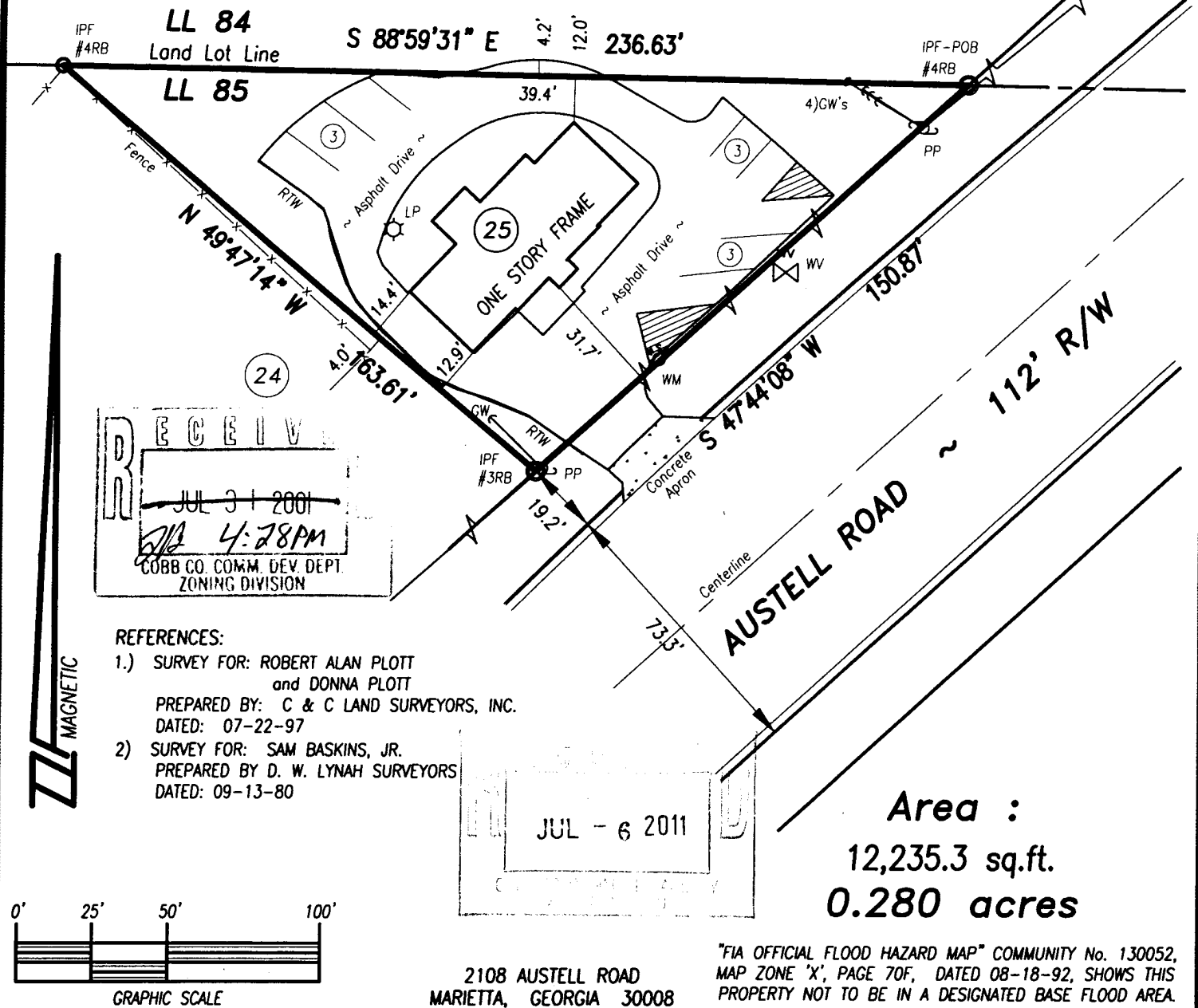
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

No

Z-32
(2011)

Asphalt Drive
Encroachment



REFERENCES:

- 1.) SURVEY FOR: ROBERT ALAN PLOTT
and DONNA PLOTT
PREPARED BY: C & C LAND SURVEYORS, INC.
DATED: 07-22-97
- 2.) SURVEY FOR: SAM BASKINS, JR.
PREPARED BY: D. W. LYNAB SURVEYORS
DATED: 09-13-80

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND C&C LAND SURVEYORS, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN N/A FEET AND AN ANGULAR ERROR OF N/A PER ANGLE POINT AND WAS NOT ADJUSTED. OPEN ENDED TRAVERSE UTILIZED TO GATHER FIELD DATA. THIS PLAT HAS BEEN CALCULATED AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 486,946 FEET. EQUIPMENT UTILIZED: ANGULAR - TOPCON 303, LINEAR - E.D.M.

LEGEND:
EOP - Edge of Pavement
CONC - Concrete
R - Radius
A - Arc Length
CH - Chord
MH - Manhole
DI - Drop Inlet
AI - Angle Iron
HW - Headwall
DE - Drainage Easement
IPF - Iron pin found
IPS - Iron pin set
4RB - 1/2" Rebar
3RB - 3/8" Rebar
R/W - Right-of-way
BOC - Back of Curb
SE - Sewer Easement



SURVEY FOR:

JOSIE MONTGOMERY

SUBDIVISION - W. L. COLE SUBDIVISION

LOT - 25 BLOCK - "A" UNIT -
LAND LOT - 85 DISTRICT - 167h SECTION - 2nd
CITY -

COUNTY - COBB STATE - GEORGIA

REFERENCE PLAT BOOK/PAGE - 12/73 DISC - 2001

FIELD SURVEY DATE : 07-27-01 SCALE: 1" = 40'

CAD DRAFTING DATE : 07-30-01

REVISIONS :

JOB No.: A MON0522-01:B



C & C LAND SURVEYORS, INC.
P.O. BOX 837, ACWORTH, GEORGIA 30101
(770) 975 - 3933

APPLICANT: Sam Baskin, Jr.

404-925-3972

REPRESENTATIVE: Sam Baskin, Jr.

404-925-3972

TITLEHOLDER: Sam Baskin, Jr.

PROPERTY LOCATION: Northwest side of Austell Road,

northeast of Chamberlain Circle

ACCESS TO PROPERTY: Austell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Community Activity Center

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-32

HEARING DATE (PC): 09-08-2011

HEARING DATE (BOC): 09-20-2011

PRESENT ZONING: LRO

PROPOSED ZONING: CRC

PROPOSED USE: Retail

SIZE OF TRACT: 0.280 ac

DISTRICT: 17

LAND LOT(S): 85

PARCEL(S): 2

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 4



Application No. Z-32

Sept.
2011

Summary of Intent for Rezoning

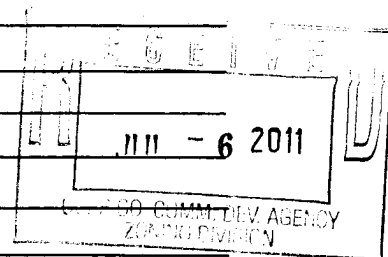
.....
Part 1. Residential Rezoning Information (attach additional information if needed)

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): A Thrift Store

b) Proposed building architecture: Wood Frame Structure

c) Proposed hours/days of operation: 9:00AM to 6:00PM

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).

OWNER/DEVELOPER:

DONALD K. NIX ET AL.
5295 CHAYERSHAM LANE
ATLANTA, GA 30322
(770) 652-3575

DATE: 08/11/2011



Engineering, Inc.

WOODSTOCK, GEORGIA 30188

DONALD K. NIX, et al.
4290 FREEMAN ROAD
COBB COUNTY, GEORGIA
LAND LOT: 539
DISTRICT: 16TH
PARCEL # 16053900140
BHAID JOBF: 29181
BHAID FILE NAME: PRJ2

Z-33
(2011)

SUBMITTALS

REVISIONS

NO.	DATE	DESCRIPTION
1	08/11/2011	ISSUED FOR PERMIT



SHEET: 1
SITE PLAN

SITE NOTES:

1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS NOT INVESTIGATED THE DEPTH OR LOCATION OF UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2008 INTERNATIONAL RESIDENTIAL CODE, AS AMENDED BY THE CITY OF ATLANTA, GEORGIA, AND THE STATE OF GEORGIA.
3. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2008 INTERNATIONAL RESIDENTIAL CODE, AS AMENDED BY THE CITY OF ATLANTA, GEORGIA, AND THE STATE OF GEORGIA.
4. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2008 INTERNATIONAL RESIDENTIAL CODE, AS AMENDED BY THE CITY OF ATLANTA, GEORGIA, AND THE STATE OF GEORGIA.
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6. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2008 INTERNATIONAL RESIDENTIAL CODE, AS AMENDED BY THE CITY OF ATLANTA, GEORGIA, AND THE STATE OF GEORGIA.
7. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2008 INTERNATIONAL RESIDENTIAL CODE, AS AMENDED BY THE CITY OF ATLANTA, GEORGIA, AND THE STATE OF GEORGIA.
8. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2008 INTERNATIONAL RESIDENTIAL CODE, AS AMENDED BY THE CITY OF ATLANTA, GEORGIA, AND THE STATE OF GEORGIA.
9. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2008 INTERNATIONAL RESIDENTIAL CODE, AS AMENDED BY THE CITY OF ATLANTA, GEORGIA, AND THE STATE OF GEORGIA.
10. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2008 INTERNATIONAL RESIDENTIAL CODE, AS AMENDED BY THE CITY OF ATLANTA, GEORGIA, AND THE STATE OF GEORGIA.
11. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2008 INTERNATIONAL RESIDENTIAL CODE, AS AMENDED BY THE CITY OF ATLANTA, GEORGIA, AND THE STATE OF GEORGIA.
12. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2008 INTERNATIONAL RESIDENTIAL CODE, AS AMENDED BY THE CITY OF ATLANTA, GEORGIA, AND THE STATE OF GEORGIA.
13. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2008 INTERNATIONAL RESIDENTIAL CODE, AS AMENDED BY THE CITY OF ATLANTA, GEORGIA, AND THE STATE OF GEORGIA.
14. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2008 INTERNATIONAL RESIDENTIAL CODE, AS AMENDED BY THE CITY OF ATLANTA, GEORGIA, AND THE STATE OF GEORGIA.
15. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2008 INTERNATIONAL RESIDENTIAL CODE, AS AMENDED BY THE CITY OF ATLANTA, GEORGIA, AND THE STATE OF GEORGIA.
16. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2008 INTERNATIONAL RESIDENTIAL CODE, AS AMENDED BY THE CITY OF ATLANTA, GEORGIA, AND THE STATE OF GEORGIA.
17. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2008 INTERNATIONAL RESIDENTIAL CODE, AS AMENDED BY THE CITY OF ATLANTA, GEORGIA, AND THE STATE OF GEORGIA.
18. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2008 INTERNATIONAL RESIDENTIAL CODE, AS AMENDED BY THE CITY OF ATLANTA, GEORGIA, AND THE STATE OF GEORGIA.
19. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2008 INTERNATIONAL RESIDENTIAL CODE, AS AMENDED BY THE CITY OF ATLANTA, GEORGIA, AND THE STATE OF GEORGIA.
20. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2008 INTERNATIONAL RESIDENTIAL CODE, AS AMENDED BY THE CITY OF ATLANTA, GEORGIA, AND THE STATE OF GEORGIA.

TOTAL SITE AREA: 1.00 AC

TOTAL BUILDING AREA: 46,940 SF

PLANNING ANALYSIS

1. 1/2" = 1' HORIZONTAL SCALE

2. 1/4" = 1' VERTICAL SCALE

3. 1/8" = 1' HORIZONTAL SCALE

4. 1/16" = 1' VERTICAL SCALE

5. 1/32" = 1' HORIZONTAL SCALE

6. 1/64" = 1' VERTICAL SCALE

7. 1/128" = 1' HORIZONTAL SCALE

8. 1/256" = 1' VERTICAL SCALE

9. 1/512" = 1' HORIZONTAL SCALE

10. 1/1024" = 1' VERTICAL SCALE

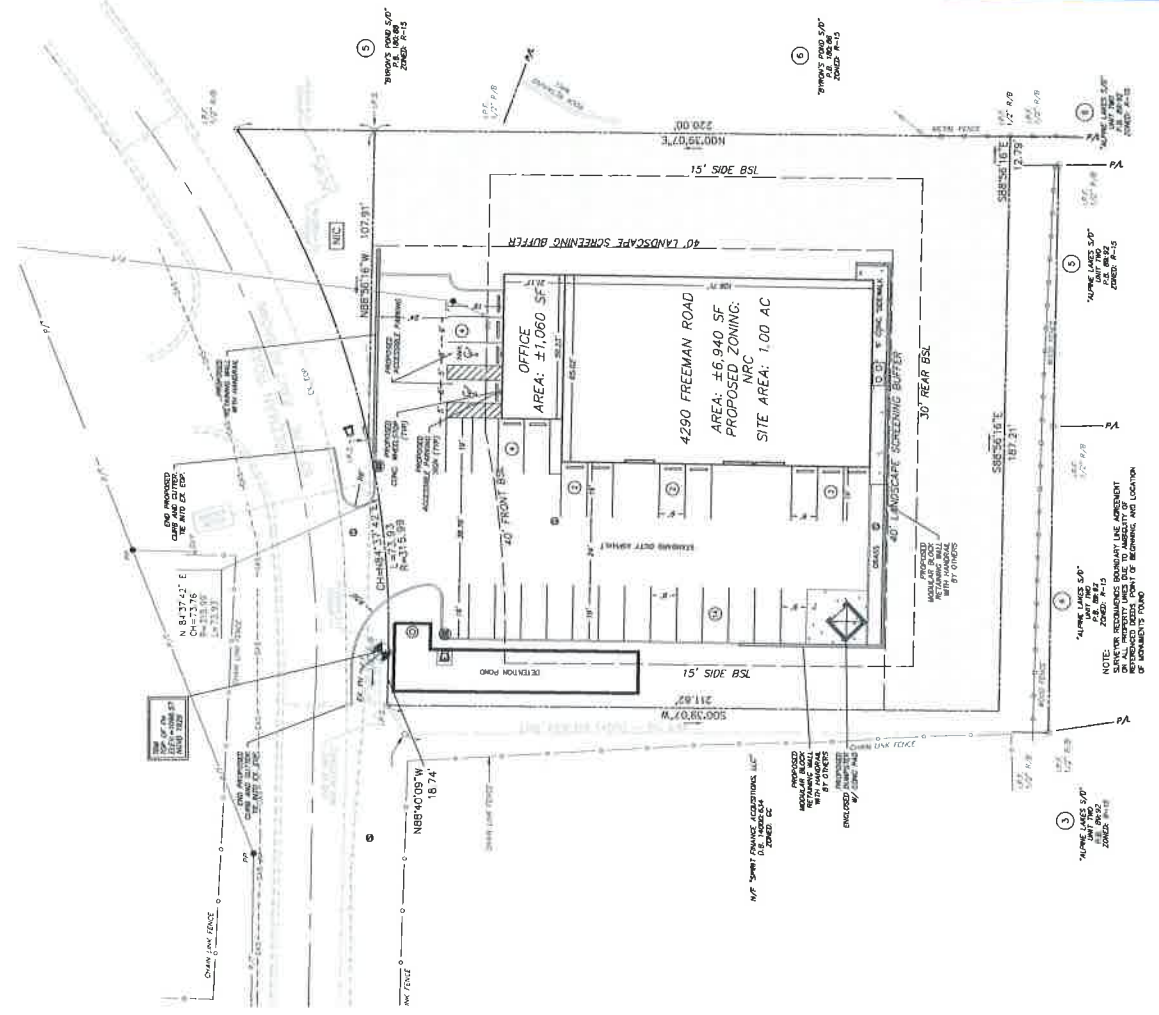
11. 1/2048" = 1' HORIZONTAL SCALE

12. 1/4096" = 1' VERTICAL SCALE

13. 1/8192" = 1' HORIZONTAL SCALE

14. 1/16384" = 1' VERTICAL SCALE

CURRENT ZONING: GC
PROPOSED ZONING: MFC
FRONT BSL: 40'
SIDE BSL: 15'
REAR BSL: 40'
MIN. LOT AREA: 20,000 SF
MAX. BLDG HEIGHT: 35'



APPLICANT: Donald K. Nix

770-652-3575

REPRESENTATIVE: Garvis L. Sams, Jr. 770-422-7016

Sams, Larkin & Huff

TITLEHOLDER: Donald K. Nix and Fred Doty

PROPERTY LOCATION: South side of Freeman Road,

east of Johnson Ferry Road

ACCESS TO PROPERTY: Freeman Road

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Neighborhood Activity Center

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-33

HEARING DATE (PC): 09-08-2011

HEARING DATE (BOC): 09-20-2011

PRESENT ZONING: GC

PROPOSED ZONING: NRC

PROPOSED USE: Light Auto Repair

SIZE OF TRACT: 1.0 ac

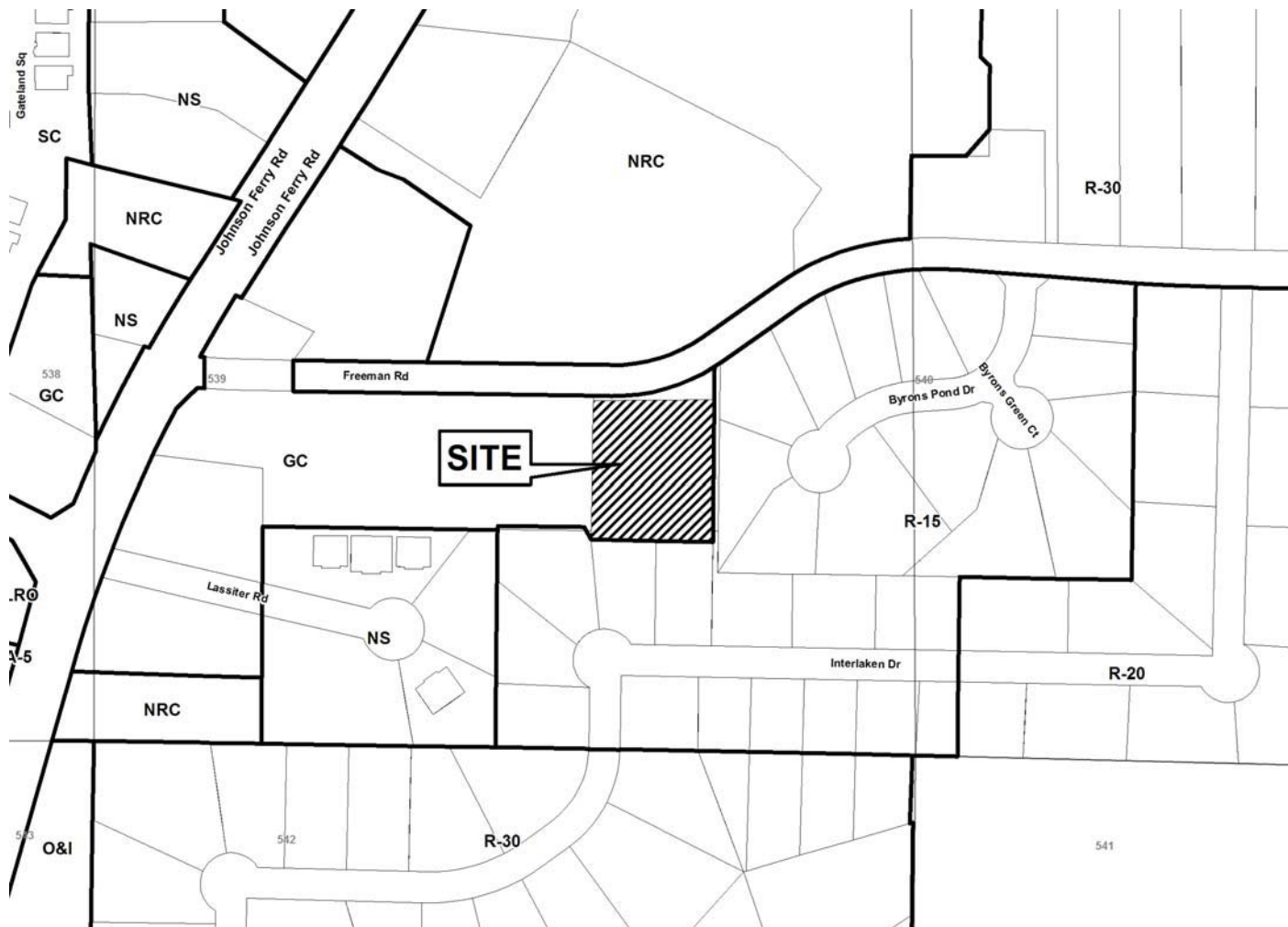
DISTRICT: 16

LAND LOT(S): 539

PARCEL(S): 14

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 3



Sept.
2011**Summary of Intent for Rezoning***.....
Part 1. Residential Rezoning Information (attach additional information if needed)

Proposed unit square-footage(s): _____

Proposed building architecture: _____

Proposed selling prices(s): _____

a) List all requested variances: _____

_____.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)a) Proposed use(s): Light automotive repair (primarily Mercedes vehicles).b) Proposed building architecture: Refer to elevation/rendering submitted contemporaneously herewith.c) Proposed hours/days of operation: Monday through Saturday 8:00 a.m. to 6:00 p.m. andd) List all requested variances: None

_____.....
Part 3. Other Pertinent Information (List or attach additional information if needed)The subject property is presently zoned General Commercial (GC) and is located within the confines of a Neighborhood Activity Center (NAC).

_____.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where those properties are located.)N/A

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

(APPROXIMATE SCALE: 1" = 2000')
LOCATION MAP

APPLICANT: East Bluff Holding Co., LLC

404-218-6982

REPRESENTATIVE: J. Richard Rowland

404-218-6982

TITLEHOLDER: East Bluff Holding Co, LLC

PROPERTY LOCATION: West side of Bells Ferry Road,

south of Laura Lake Road

ACCESS TO PROPERTY: Bells Ferry Road

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Medium Density Residential

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-34

HEARING DATE (PC): 09-08-2011

HEARING DATE (BOC): 09-20-2011

PRESENT ZONING: RSL

PROPOSED ZONING: RA-5

PROPOSED USE: Single-family

Subdivision

SIZE OF TRACT: 4.4 acres

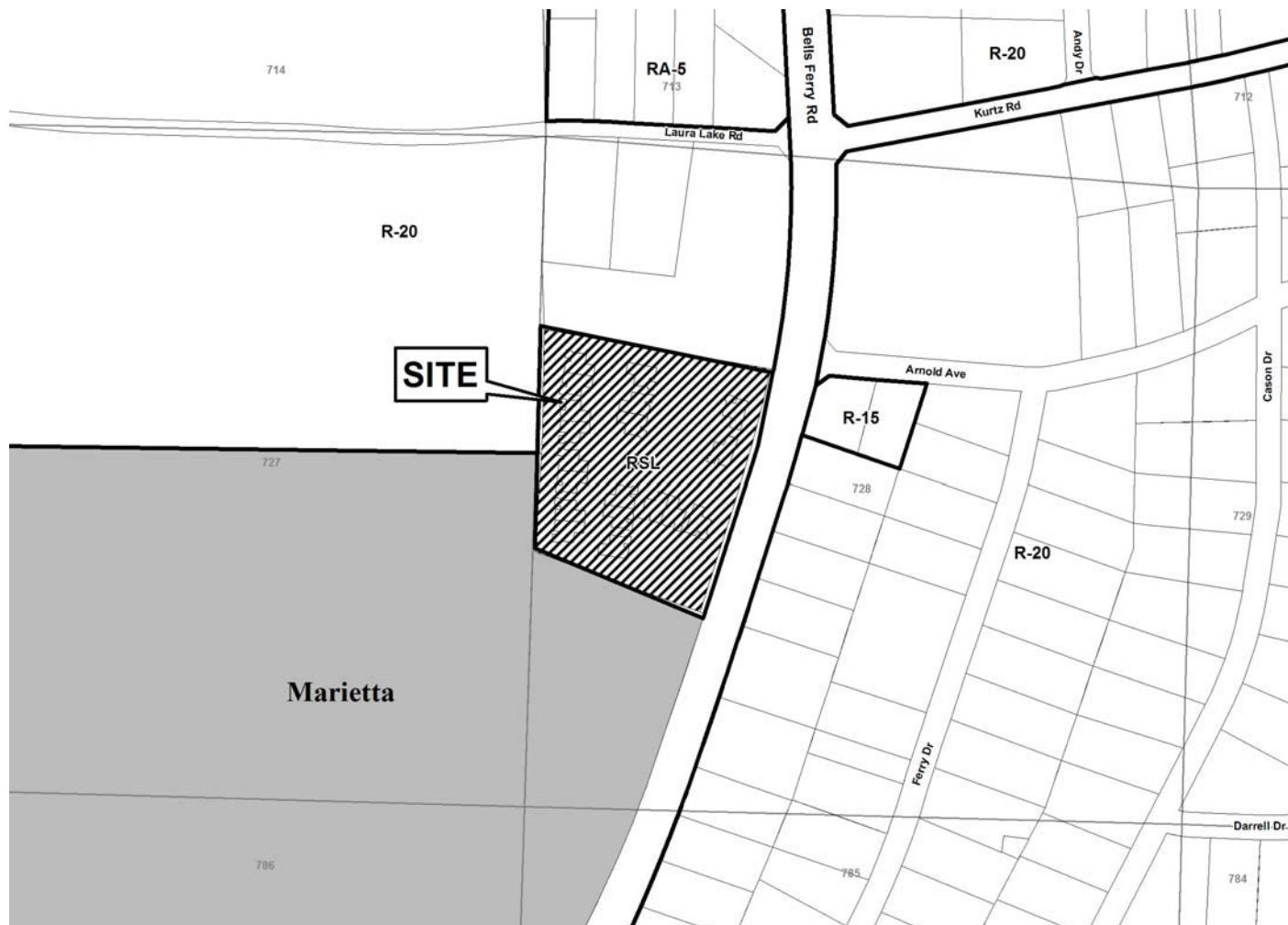
DISTRICT: 16

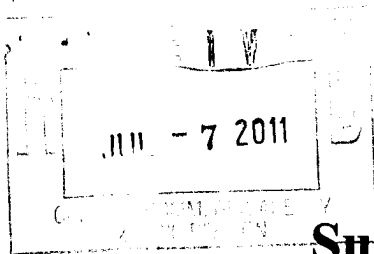
LAND LOT(S): 728

PARCEL(S): 58-76

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 3





Application No. Z-34

Sept.
2011

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1,200 SF
- b) Proposed building architecture: TRADITIONAL
- c) Proposed selling prices(s): ± 190,000
- d) List all requested variances: NONE ADDITIONAL THAN
CURRENTLY GRANTED.
WISH TO REMOVE ALL STIPULATIONS THAT
PERTAIN TO SPECIFIC RSL ZONINGS

.....
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?

(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

GSWCC
GRAND STAIRCASE-WASCOW COUNTY
OFFICE OF THE ASST. SHERIFF/CLERK

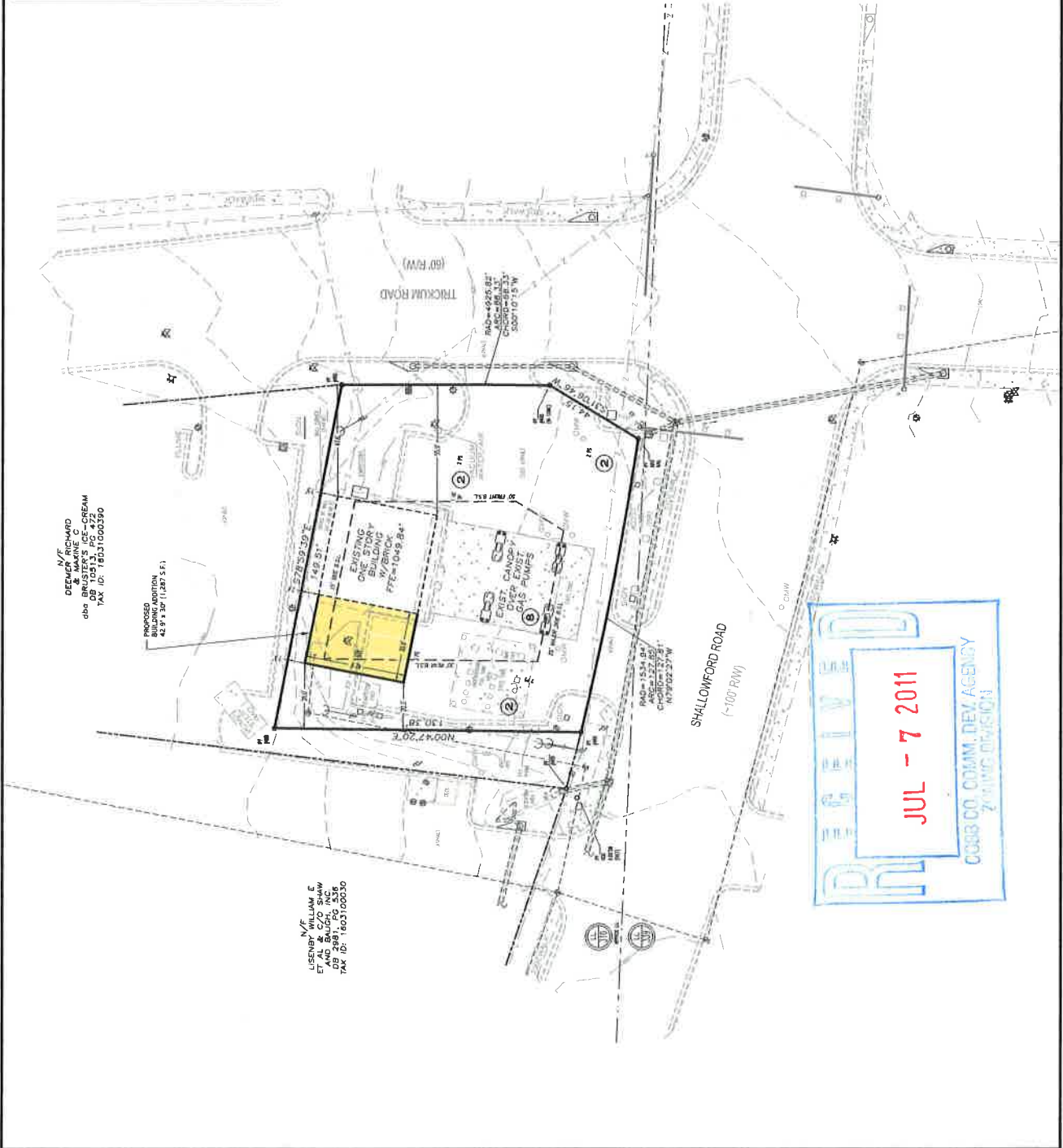
MATRIX
230 N. MAIN ST. SUITE 200
GREENSBORO, NC 27409
CONTACT: JIM A. MUE 1
1-800-441-4444

CONOCO FOOD MART
3725 TRICKUM ROAD
GREENSBORO, NC 27409
CONTACT: JIM A. MUE 1
1-800-441-4444

CONOCO FOOD MART
3725 TRICKUM ROAD
GREENSBORO, NC 27409
CONTACT: JIM A. MUE 1
1-800-441-4444

MATRIX
230 N. MAIN ST. SUITE 200
GREENSBORO, NC 27409
CONTACT: JIM A. MUE 1
1-800-441-4444

CONOCO FOOD MART
3725 TRICKUM ROAD
GREENSBORO, NC 27409
CONTACT: JIM A. MUE 1
1-800-441-4444



APPLICANT: Amin S. Lalani

404-200-6176

REPRESENTATIVE: Bob Hoffman

678-858-0547

TITLEHOLDER: Roshan Damoni, LLC

PROPERTY LOCATION: Northwest intersection of

Trickum Road and Shallowford Road

ACCESS TO PROPERTY: Trickum Road and Shallowford

Road

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Neighborhood Activity Center

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-35

HEARING DATE (PC): 09-08-2011

HEARING DATE (BOC): 09-20-2011

PRESENT ZONING: GC

PROPOSED ZONING: NRC

PROPOSED USE: Addition to existing
convenience store/gas station

SIZE OF TRACT: 0.43 ac

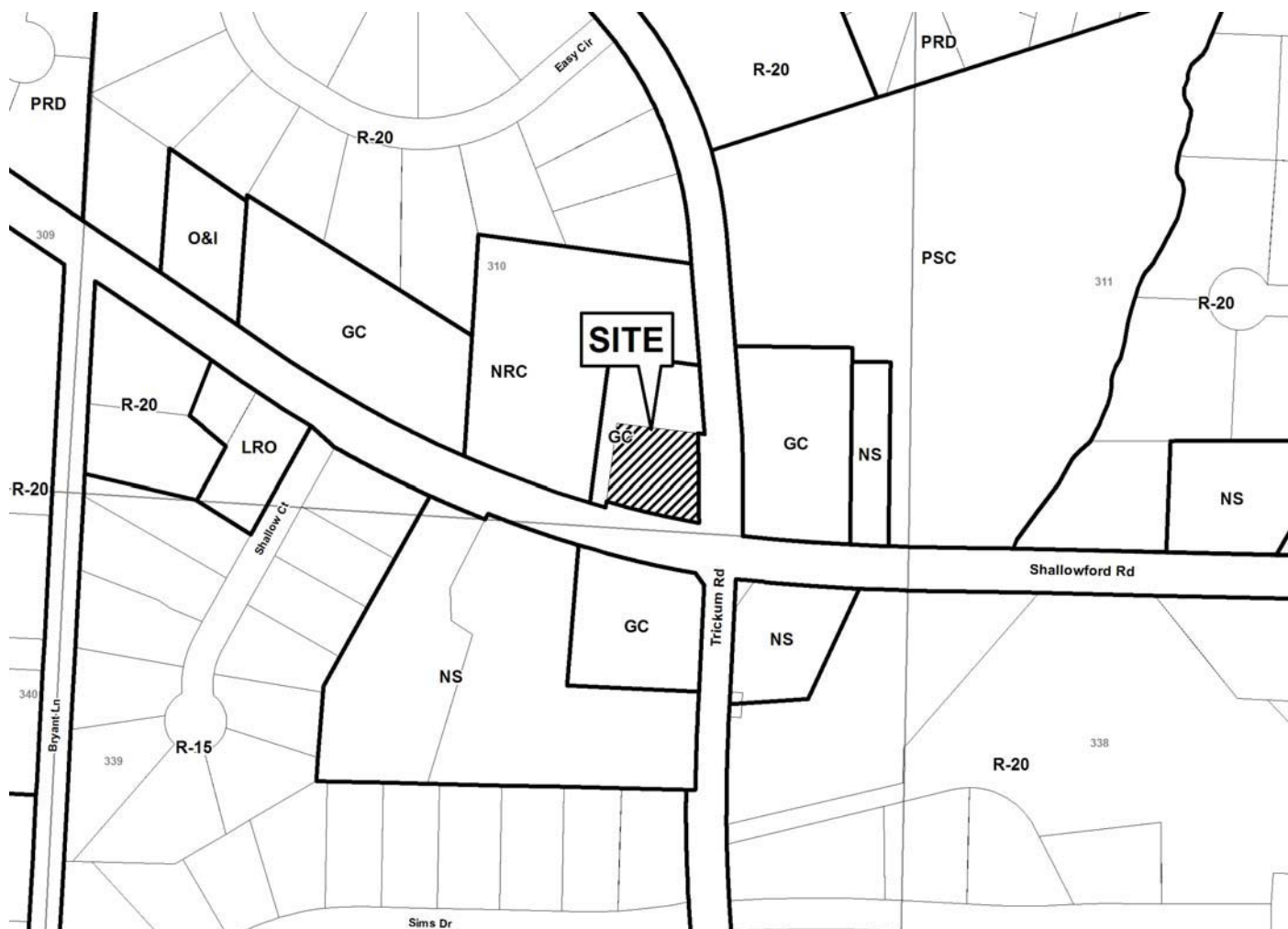
DISTRICT: 16

LAND LOT(S): 310

PARCEL(S): 40

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 3



Application No. Z-35

Sept.
2011

Summary of Intent for Rezoning

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

N/A

- 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): ADDITION TO EXISTING CONVENIENCE STORE /
GAS STATION
b) Proposed building architecture: BRICK
c) Proposed hours/days of operation: _____
d) List all requested variances: ① REAR SET BACK FROM 30' TO 20'.
② SIDE SET BACK FROM 15' TO 7' ③ FRONT SET BACK FROM
50' TO 47' (FRONT CORNER OF BLDG ONLY. ④ PARKING
FROM 16 TO 14 SPACE. ⑤ LOT IMPERVIOUS FROM 70% TO 80%

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

CURRENT BUILDING SIZE INSUFFICIENT TO MAINTAIN
PROFITABILITY.

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

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

NO

Z-35
Sept.
2011

SUMMARY OF INTENT

3725 TRICKUM ROAD

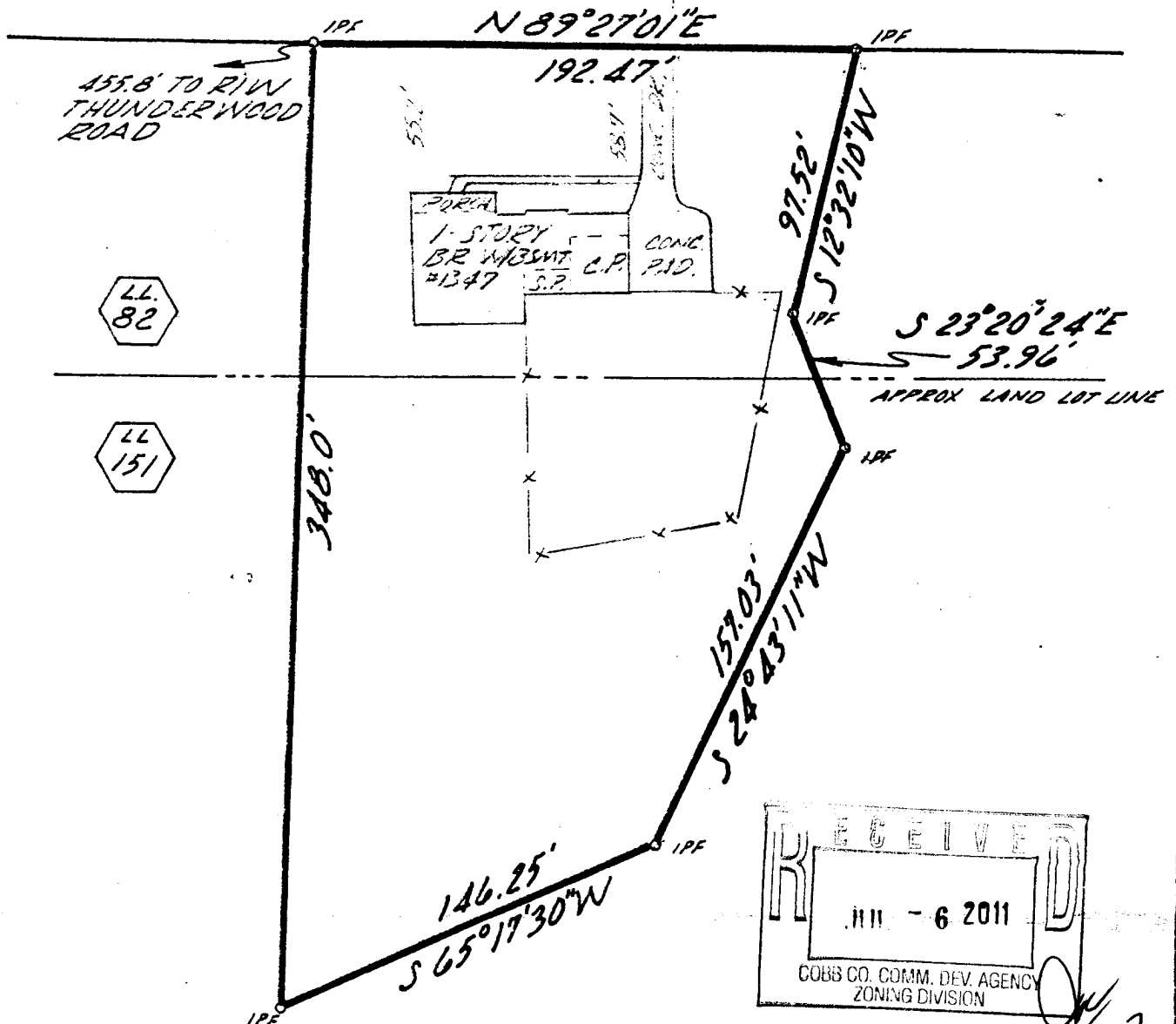
This Zoning Request is to rezone an existing convenience store from NAC-"Neighborhood Activity Center", to NRC-"Neighborhood Retail Center." This rezoning is required in order to be able to construct a 1287 SF addition to the existing store.

The following variances are also requested:

- 1) Reduction to the rear setback from 30 feet to 20 feet.
- 2) Reduction of the side setback from 15 feet to 7 feet. The existing building is already in the 15 foot setback.
- 3) Reduction to the front setback from 50 feet to 47 feet. (This is to bring the existing building into conformance.)
- 4) Parking variance from 16 spaces to 14 spaces with the allowance of counting the 8 spaces at the pump.
- 5) Variance to increase lot coverage from 70% impervious to 80% impervious.

IN

A diagram of a magnetic compass. The needle is shown pointing towards the 'MAGNETIC' label, which is positioned at the top of the compass scale. The needle is labeled 'N' at its tip. The compass scale is marked with 'MAGNETIC' at the top and 'S' at the bottom. The needle is slightly deflected from the vertical line.



RECEIVED
MAY - 6 2011
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

MEMBER GA. ASSN. REG. LAND SURVEYORS

**ENGINEERING AND
SURVEYING CO., INC.**

A circular postmark from Chicago, Illinois, dated 10/31/74. The text "CHICAGO, ILL." is curved along the bottom, and "OCT 31 1974" is curved along the top. The date "10/31/74" is stamped in the center.

	REVISIONS
LAND LOTS - 82 & 151	
DISTRICT - 18 TH	CC - H.P.
COUNTY - COBB	DWN - 15 CHKD - KN
STATE - GEORGIA	JOB NO. 6-81
DATE 2/24/76	
SCALE 1" = 60'	

APPLICANT: James R. Sims
770-294-0078

REPRESENTATIVE: James R. Sims
770-294-0078

TITLEHOLDER: James R. Sims and Cecile C. Sims

PROPERTY LOCATION: South side of Old Alabama Road,
west of South Glenn Forest Street, east of Thunderwood Road
(1347 Old Alabama Road)

ACCESS TO PROPERTY: Old Alabama Road

PHYSICAL CHARACTERISTICS TO SITE:

FUTURE LAND USE MAP: Low Density Residential

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-22

HEARING DATE (PC): 09-08-2011

HEARING DATE (BOC): 09-20-2011

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use
Permit (Renewal)

PROPOSED USE: Parking Dump Truck
And Grading Equipment

SIZE OF TRACT: 1.3 acres

DISTRICT: 18

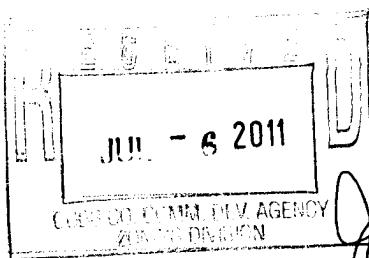
LAND LOT(S): 82, 151

PARCEL(S): 24

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 4





Application #: LUP-22
PC Hearing Date: 9-8-11 (Thurs.)
BOC Hearing Date: 9-20-11

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Grading
2. Number of employees? Two
3. Days of operation? Five Days
4. Hours of operation? 8am to 5pm
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 0
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): N/A
7. Signs? No: ✓ ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): Dump Truck, Bobcat, Loader
9. Deliveries? No ✓ ; Yes _____. (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) _____
10. Does the applicant live in the house? Yes ✓ ; No _____
11. Any outdoor storage? No ✓ ; Yes _____. (If yes, please state what is kept outside): _____
12. Length of time requested: 24 months
13. Any additional information? (Please attach additional information if needed): _____

Applicant signature: James R. Sims Date: 7-6-2011

Applicant name (printed): James R. Sims

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

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS NO. 881, 810 AND 811, 18TH DISTRICT, 2ND SECTION, COSS COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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US STEEL CORP
WOODRUFF HILLS, MD
UNIT THREE
N4

NF
CHARLES W. STEADMAN
D.R. 131, PG. 28
ZONED: R-28

MARY:

[illegible]**SITE ADDRESS:**[illegible]

BOOK REVIEW

[illegible]

LUP-23
(2011)

412-382-1111 FAX 412-382-1112
 TEMPLE KOL EMETH,
 WACHOWIA BANK, N. A.,
 SPECIALIZED TITLE SERVICES, INC. AND
 CHICAGO TITLE INSURANCE COMPANY
 LAND LOTS 890, 891, 910 & 911
 CHICAGO, ILL. 60643
 100% CLOSING / SCALE 1"=60'
 JUNE 10, 2007 / SCALE 1"=60'

COBB COUNTY, GEORGIA
JUNE 19, 2003 / SCALE: 1"=80'

FOR THE FIRM
YOUNG RUBICAM & ASSOC., INC.

COPY BY CIL CHAO 01-24-84 09:03AM PAGE 2-152 OF 140-66

APPLICANT: Temple Kol Emeth
770-973-9205

REPRESENTATIVE: Steven Cadranel
404-869-7155

TITLEHOLDER: Temple Kol Emeth

PROPERTY LOCATION: Northwest intersection of
Old Canton Road and Sewell Mill Road
(1415 Old Canton Road)

ACCESS TO PROPERTY: Old Canton Road

PHYSICAL CHARACTERISTICS TO SITE:

FUTURE LAND USE MAP: Public Institutional

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-23

HEARING DATE (PC): 09-08-2011

HEARING DATE (BOC): 09-20-2011

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use
Permit (Renewal)

PROPOSED USE: Preschool/Daycare

SIZE OF TRACT: 5.75 acres

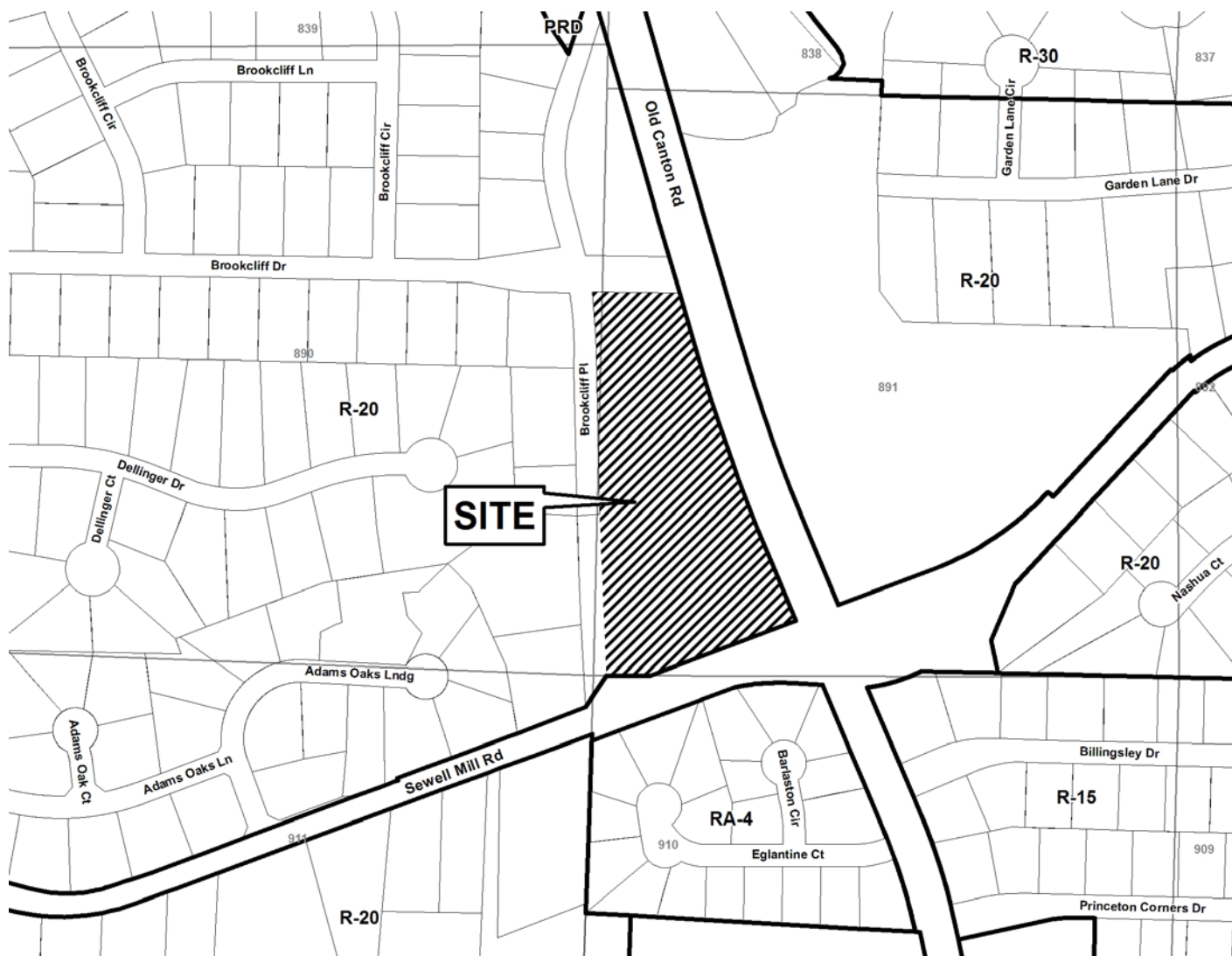
DISTRICT: 16

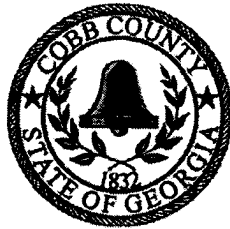
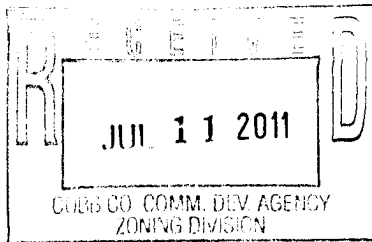
LAND LOT(S): 890, 891

PARCEL(S): 24

TAXES: PAID ☐ n/a ☐ DUE ☐

COMMISSION DISTRICT: 3





Application #: LUP-23
PC Hearing Date: 9-8-11 (Thurs.)
BOC Hearing Date: 9-20-11

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Pre school / day care
2. Number of employees? 30 +/-
3. Days of operation? Monday Thru Friday
4. Hours of operation? 7:00 AM through 6:00 PM
5. Number of clients, customers, or sales persons coming to the house per day? 80 - 100 ; Per week? _____
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): _____
On site parking lot
7. Signs? No: _____ ; Yes: X . (If yes, then how many, size, and location): one; b/s sign for synagogue small in size and in compliance with County Ordinance
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): N/A
9. Deliveries? No _____ ; Yes X (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
Meal / mail one time a day in MTCCA Minibus
10. Does the applicant live in the house? Yes NA ; No NA
11. Any outdoor storage? No X ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested: 5 years to permanent
13. Any additional information? (Please attach additional information if needed):
None. The school has been in operation for nearly a year without any infraction or complaint

Applicant signature: Steven Cadrane Date: 7/6/11

Applicant name (printed): Steven Cadrane

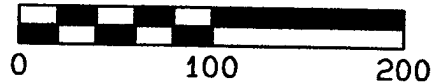
SLUP-6
(2011)

AREA
217792 SQ
5.00 ACR

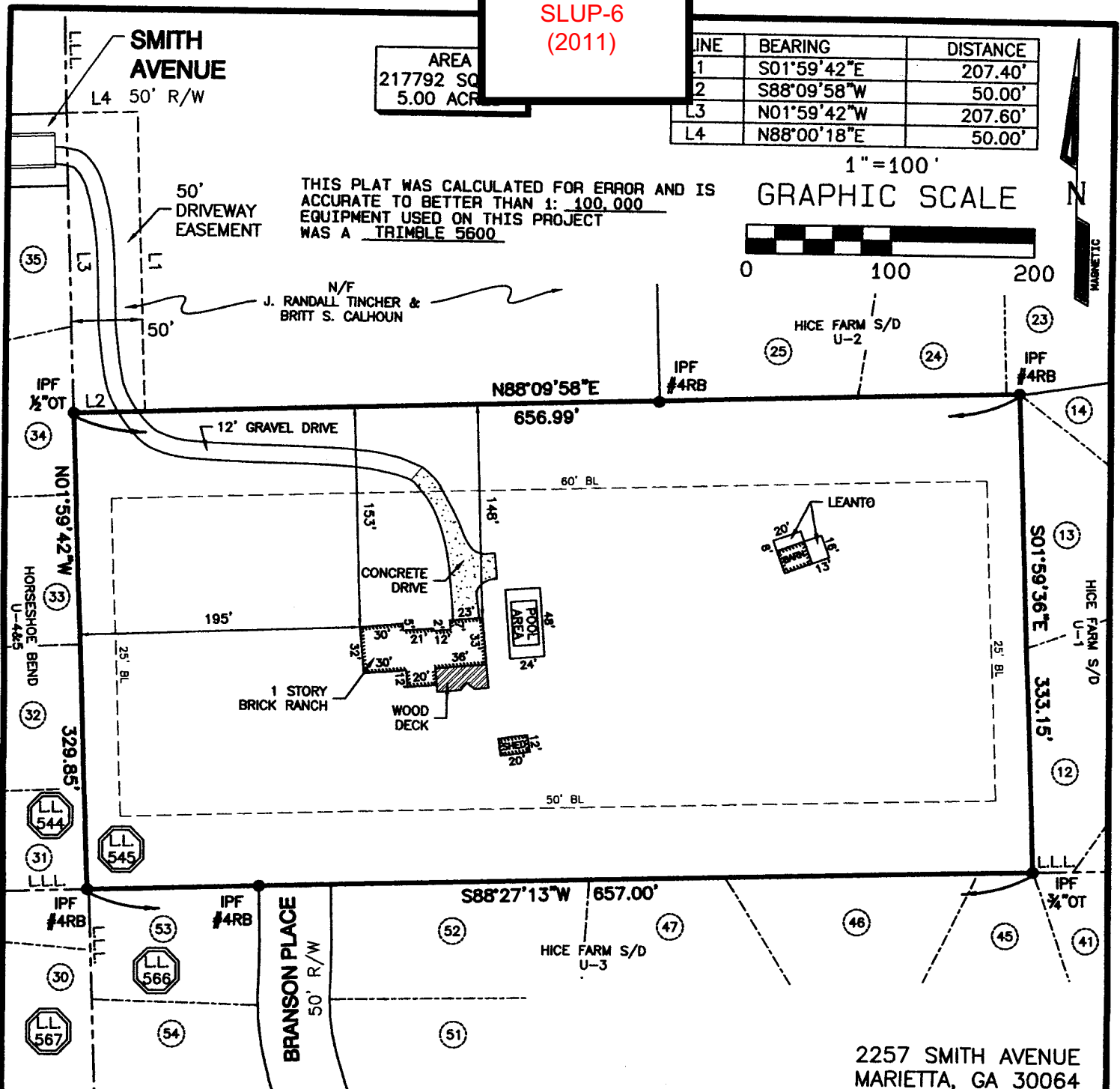
LINE	BEARING	DISTANCE
L1	S01°59'42"E	207.40'
L2	S88°09'58"W	50.00'
L3	N01°59'42"W	207.60'
L4	N88°00'18"E	50.00'

1"=100'

GRAPHIC SCALE

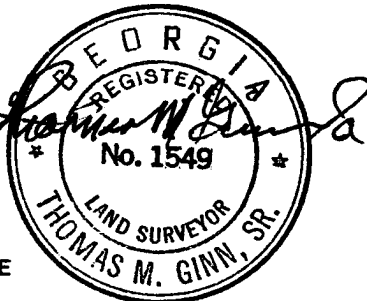


THIS PLAT WAS CALCULATED FOR ERROR AND IS
ACCURATE TO BETTER THAN 1: 100,000
EQUIPMENT USED ON THIS PROJECT
WAS A TRIMBLE 5600



2257 SMITH AVENUE
MARIETTA, GA 30064

"F.I.A. OFFICIAL FLOOD HAZARD
MAP" COMMUNITY NUMBER 130052
PAGE 946, DATED 12-10-2008
SHOWS THIS PROPERTY NOT TO BE
IN AN AREA HAVING SPECIAL FLOOD
HAZARDS.



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:

SUZANNAH KOLBECK

LAND LOT- 545

DISTRICT- 19

SECTION- 2

COUNTY- COBB

STATE- GEORGIA

DATE- 3/30/2011

SCALE 1"= 100'

REVISED-

A KR13-11

APPLICANT: Honey Fern School

404-725-0603

REPRESENTATIVE: Suzannah Kolbeck

404-725-0603

TITLEHOLDER: Suzannah Kolbeck

PROPERTY LOCATION: Southeast of Smith Avenue, north side
of Branson Place

ACCESS TO PROPERTY: Driveway from Smith Avenue

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Low Density Residential

PETITION NO: SLUP-6

HEARING DATE (PC): 09-08-2011

HEARING DATE (BOC): 09-20-2011

PRESENT ZONING: R-80

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Private School

SIZE OF TRACT: 5.0 acres

DISTRICT: 19

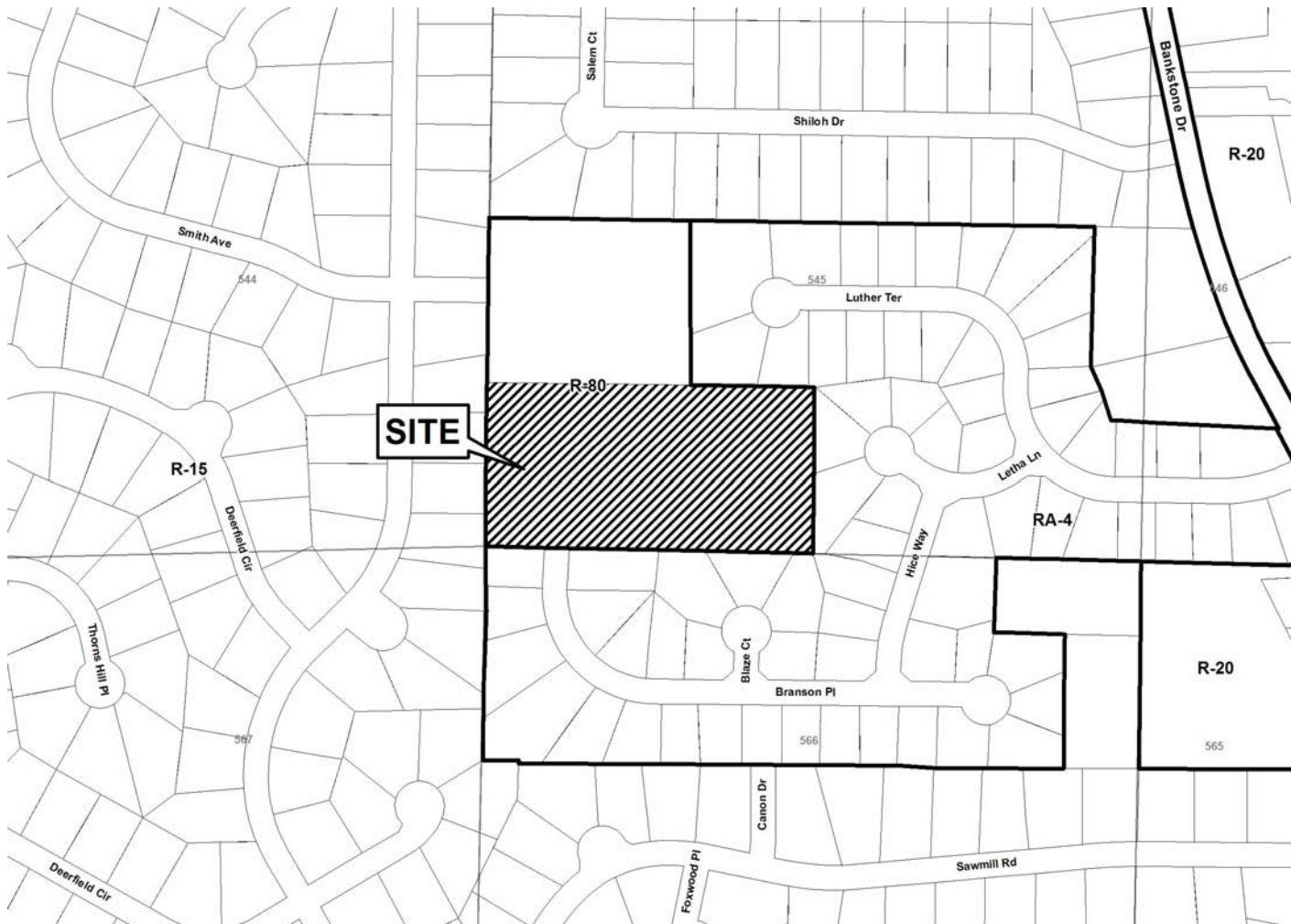
LAND LOT(S): 545

PARCEL(S): 4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



SLUP-6
September 2011

Applicant: Honey Fern School
2257 Smith Avenue
Marietta, GA 30064

Land Lot: 545
District: 19

Commission District: 4

Special Land Use Permit for the purpose of a private school.

Grades: 6-12

Number of Students: 8

Number of Teachers: 1

SLUP-7
(2011)



SHEET 2 OF 2

Page 45136

LEGEND

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M & R USED AUTO PARTS, INC.
4875 POWER SPRINGS ROAD, SE
10400 LOT 104, 10400 LOT 105
OF COBB COUNTY, GEORGIA
FROM: 10400 LOT 104, 10400 LOT 105
TOTAL AREA: 10400 SQ. FT.
10400 SQ. FT.

SPECIAL LAND USE PERMIT APPLICATION

CURRENT ZONING:
HI
FRONT SETBACK= 50'
SIDE SETBACK= 20'
REAR SETBACK= 40'

GENERAL NOTES

1. INFORMATION CONTAINED HEREIN IS FOR THE EXCLUSIVE USE OF THE CITY OF ATLANTA AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
2. THE CITY OF ATLANTA DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
3. THE CITY OF ATLANTA DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
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9. THE CITY OF ATLANTA DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
10. THE CITY OF ATLANTA DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

REFERENCES:

1. CITY OF ATLANTA, 2001, "ATLANTA ZONING ORDINANCE", 1991, 1995, 1999, 2003, 2007, 2011, 2015, 2019, 2023, 2027, 2031, 2035, 2039, 2043, 2047, 2051, 2055, 2059, 2063, 2067, 2071, 2075, 2079, 2083, 2087, 2091, 2095, 2099, 2103, 2107, 2111, 2115, 2119, 2123, 2127, 2131, 2135, 2139, 2143, 2147, 2151, 2155, 2159, 2163, 2167, 2171, 2175, 2179, 2183, 2187, 2191, 2195, 2199, 2203, 2207, 2211, 2215, 2219, 2223, 2227, 2231, 2235, 2239, 2243, 2247, 2251, 2255, 2259, 2263, 2267, 2271, 2275, 2279, 2283, 2287, 2291, 2295, 2299, 2303, 2307, 2311, 2315, 2319, 2323, 2327, 2331, 2335, 2339, 2343, 2347, 2351, 2355, 2359, 2363, 2367, 2371, 2375, 2379, 2383, 2387, 2391, 2395, 2399, 2403, 2407, 2411, 2415, 2419, 2423, 2427, 2431, 2435, 2439, 2443, 2447, 2451, 2455, 2459, 2463, 2467, 2471, 2475, 2479, 2483, 2487, 2491, 2495, 2499, 2503, 2507, 2511, 2515, 2519, 2523, 2527, 2531, 2535, 2539, 2543, 2547, 2551, 2555, 2559, 2563, 2567, 2571, 2575, 2579, 2583, 2587, 2591, 2595, 2599, 2603, 2607, 2611, 2615, 2619, 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3951, 3955, 3959, 3963, 3967, 3971, 3975, 3979, 3983, 3987, 3991, 3995, 3999, 4003, 4007, 4011, 4015, 4019, 4023, 4027, 4031, 4035, 4039, 4043, 4047, 4051, 4055, 4059, 4063, 4067, 4071, 4075, 4079, 4083, 4087, 4091, 4095, 4099, 4103, 4107, 4111, 4115, 4119, 4123, 4127, 4131, 4135, 4139, 4143, 4147, 4151, 4155, 4159, 4163, 4167, 4171, 4175, 4179, 4183, 4187, 4191, 4195, 4199, 4203, 4207, 4211, 4215, 4219, 4223, 4227, 4231, 4235, 4239, 4243, 4247, 4251, 4255, 4259, 4263, 4267, 4271, 4275, 4279, 4283, 4287, 4291, 4295, 4299, 4303, 4307, 4311, 4315, 4319, 4323, 4327, 4331, 4335, 4339, 4343, 4347, 4351, 4355, 4359, 4363, 4367, 4371, 4375, 4379, 4383, 4387, 4391, 4395, 4399, 4403, 4407, 4411, 4415, 4419, 4423, 4427, 4431, 4435, 4439, 4443, 4447, 4451, 4455, 4459, 4463, 4467, 4471, 4475, 4479, 4483, 4487, 4491, 4495, 4499, 4503, 4507, 4511, 4515, 4519, 4523, 4527, 4531, 4535, 4539, 4543, 4547, 4551, 4555, 4559, 4563, 4567, 4571, 4575, 4579, 4583, 4587, 4591, 4595, 4599, 4603, 4607, 4611, 4615, 4619, 4623, 4627, 4631, 4635, 4639, 4643, 4647, 4651, 4655, 4659, 4663, 4667, 4671, 4675, 4679, 4683, 4687, 4691, 4695, 4699, 4703, 4707, 4711, 4715, 4719, 4723, 4727, 4731, 4735, 4739, 4743, 4747, 4751, 4755, 4759, 4763, 4767, 4771, 4775, 4779, 4783, 4787, 4791, 4795, 4799, 4803, 4807, 4811, 4815, 4819, 4823, 4827, 4831, 4835, 4839, 4843, 4847, 4851, 4855, 4859, 4863, 4867, 4871, 4875, 4879, 4883, 4887, 4891, 4895, 4899, 4903, 4907, 4911, 4915, 4919, 4923, 4927, 4931, 4935, 4939, 4943, 4947, 4951, 4955, 4959, 4963, 4967, 4971, 4975, 4979, 4983, 4987, 4991, 4995, 4999, 5003, 5007, 5011, 5015, 5019, 5023, 5027, 5031, 5035, 5039, 5043, 5047, 5051, 5055, 5059, 5063, 5067, 5071, 5075, 5079, 5083, 5087, 5091, 5095, 5099, 5103, 5107, 5111, 5115, 5119, 5123, 5127, 5131, 5135, 5139, 5143, 5147, 5151, 5155, 5159, 5163, 5167, 5171, 5175, 5179, 5183, 5187, 5191, 5195, 5199, 5203, 5207, 5211, 5215, 5219, 5223, 5227, 5231, 5235, 5239, 5243, 5247, 5251, 5255, 5259, 5263, 5267, 5271, 5275, 5279, 5283, 5287, 5291, 5295, 5299, 5303, 5307, 5311, 5315, 5319, 5323, 5327, 5331, 5335, 5339, 5343, 5347, 5351, 5355, 5359, 5363, 5367, 5371, 5375, 5379, 5383, 5387, 5391, 5395, 5399, 5403, 5407, 5411, 5415, 5419, 5423, 5427, 5431, 5435, 5439, 5443, 5447, 5451, 5455, 5459, 5463, 5467, 5471, 5475, 5479, 5483, 5487, 5491, 5495, 5499, 5503, 5507, 5511, 5515, 5519, 5523, 5527, 5531, 5535, 5539, 5543, 5547, 5551, 5555, 5559, 5563, 5567, 5571, 5575, 5579, 5583, 5587, 5591, 5595, 5599, 5603, 5607, 5611, 5615, 5619, 5623, 5627, 5631, 5635, 5639, 5643, 5647, 5651, 5655, 5659, 5663, 5667, 5671, 5675, 5679, 5683, 5687, 5691, 5695, 5699, 5703, 5707, 5711, 5715, 5719, 5723, 5727, 5731, 5735, 5739, 5743, 5747, 5751, 5755, 5759, 5763, 5767, 5771, 5775, 5779, 5783, 5787, 5791, 5795, 5799, 5803, 5807, 5811, 5815, 5819, 5823, 5827, 5831, 5835, 5839, 5843, 5847, 5851, 5855, 5859, 5863, 5867, 5871, 5875, 5879, 5883, 5887, 5891, 5895, 5899, 5903, 5907, 5911, 5915, 5919, 5923, 5927, 5931, 5935, 5939, 5943, 5947, 5951, 5955, 5959, 5963, 5967, 5971, 5975, 5979, 5983, 5987, 5991, 5995, 5999, 6003, 6007, 6011, 6015, 6019, 6023, 6027, 6031, 6035, 6039, 6043, 6047, 6051, 6055, 6059, 6063, 6067, 6071, 6075, 6079, 6083, 6087, 6091, 6095, 6099, 6103, 6107, 6111, 6115, 6119, 6123, 6127, 6131, 6135, 6139, 6143, 6147, 6151, 6155, 6159, 6163, 6167, 6171, 6175, 6179, 6183, 6187, 6191, 6195, 6199, 6203, 6207, 6211, 6215, 6219, 6223, 6227, 6231, 6235, 6239, 6243, 6247, 6251, 6255, 6259, 6263, 6267, 6271, 6275, 6279, 6283, 6287, 6291, 6295, 6299, 6303, 6307, 6311, 6315, 6319, 6323, 6327, 6331, 6335, 6339, 6343, 6347, 6351, 6355, 6359, 6363, 6367, 6371, 6375, 6379, 6383, 6387, 6391, 6395, 6399

APPLICANT: M & R Used Auto Parts, Inc.

770-579-2070

REPRESENTATIVE: Garvis L. Sams, Jr. 770-422-7016

Sams, Larkin & Huff, LLP

TITLEHOLDER: Branch Banking and Trust Company

PROPERTY LOCATION: South side of Huddleston Drive

ACCESS TO PROPERTY: Huddleston Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Industrial Compatible

PETITION NO: SLUP-7

HEARING DATE (PC): 09-08-2011

HEARING DATE (BOC): 09-20-2011

PRESENT ZONING: HI

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Salvage facility and sale

of vehicular parts

SIZE OF TRACT: 3.49 acres

DISTRICT: 19

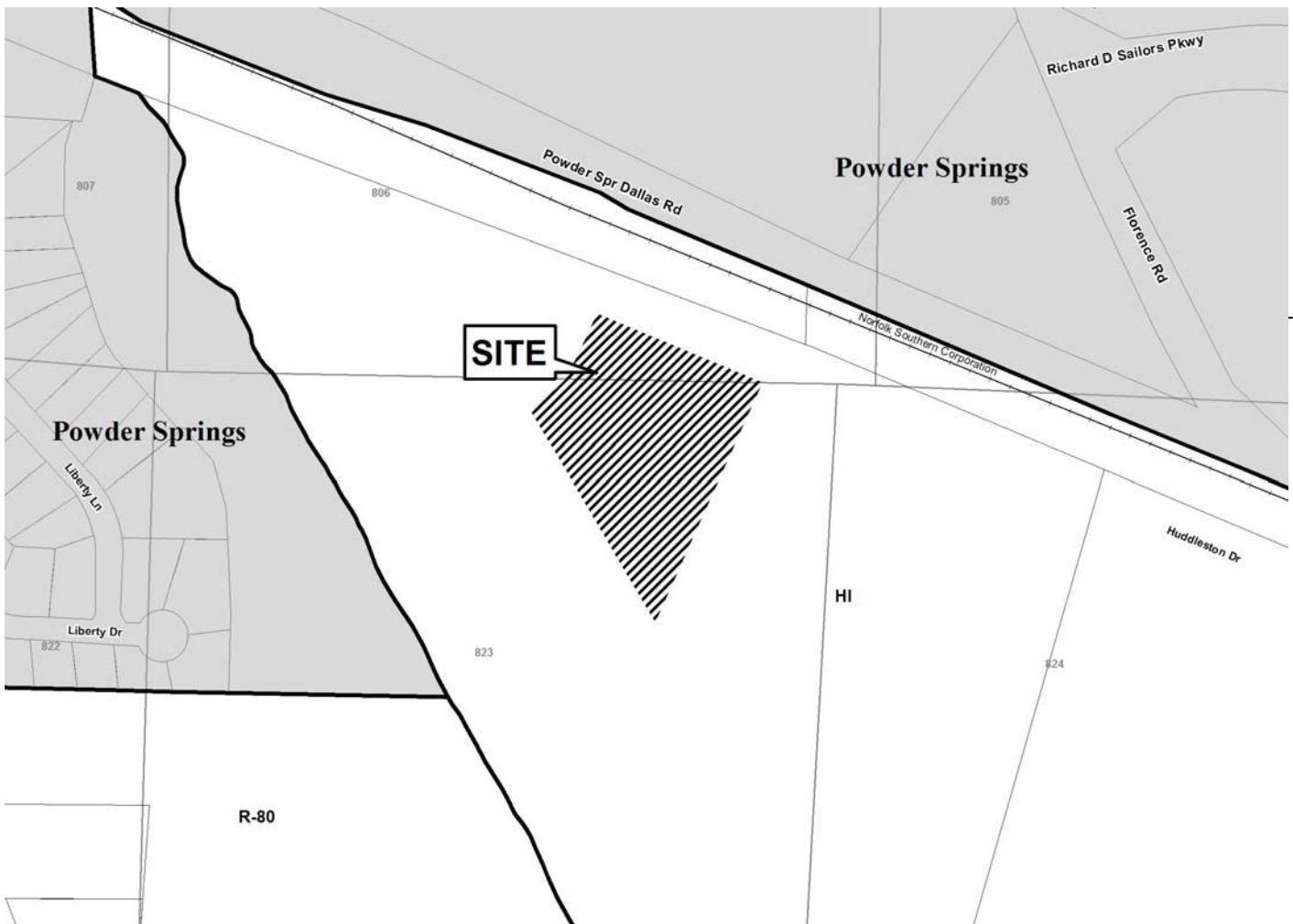
LAND LOT(S): 806, 823, 824

PARCEL(S): 2

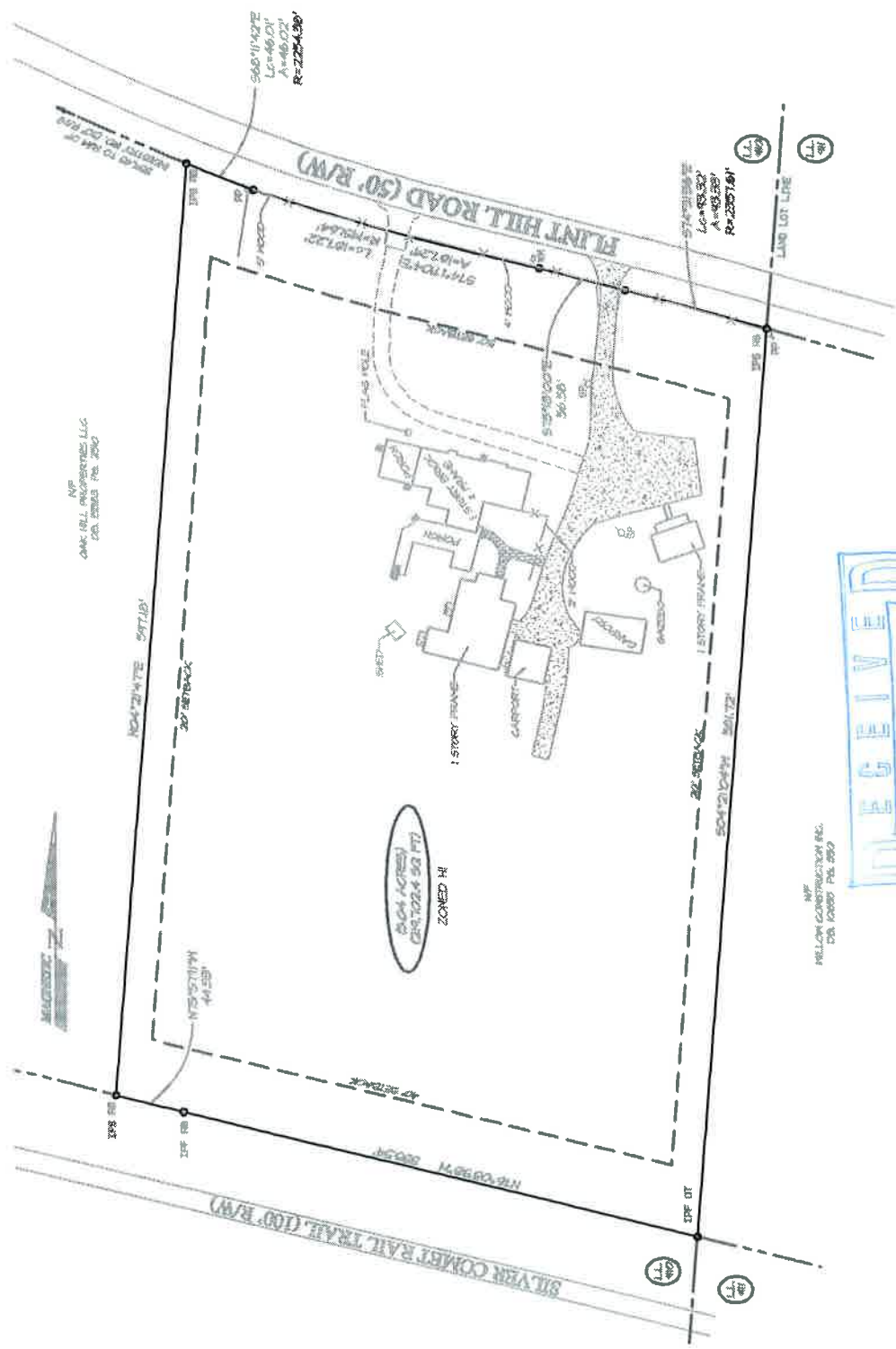
TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



SLUP-8
(2011)



**SURVEY FOR
OAK HILL,
PROPERTIES LLC,
LOCATED IN LAND LOT 910
19th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
DATE OF SURVEY: MAY 18, 2011
DATE OF DRAWING: MAY 24, 2011**

**H. B. & P.
SURVEYING, INC.**

850 KENNESAW AVE. C-B
MARIETTA, GA. 30060
PHONE (770) 425-0141
FAX (770) 425-8579

JOB # 11-031 B

ACCORDING TO AN EXAMINATION OF THE OFFICIAL
F.I.R.M. FLOOD MAPS, THIS PROPERTY DOES NOT
HAVE ANY SPECIAL FLOOD HAZARD CONDITIONS.

EQUIPMENT USED: SAKURA SET 42

THE FIELD DATA UPON WHICH THIS PLAT IS BASED
WAS A CLOSEUP OBSERVATION OF ONE FOOT IN 24 AREA FIELD
AND AN ANGLE OF ERROR OF 10 MINUTE PLUMB
AND WAS ADJUSTED BY: NO ADJUSTMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSE
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT OR
247.546 FEET.

LEGEND

1000 PTH SET
1000 PTH SET
PEB&R
OPEN TOP
NAIL FOUND
SOLID FORD
CATCH BASIN
WATER METER
MANHOLE
POWER POLE
SERVICE POLE

DP
DP
DT
SF
SF
BM
BM
PP
SP



RECEIVED
JUL - 7 2011
COBS CO. COMM. DEV. AGENCY
ZONING DIVISION

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS
PLAY, THIS SERVICE DOES NOT PURPORT TO SELECT ANY
OF THE FOLLOWING, WHICH MAY BE APPLICABLE TO THE
SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN ERO-
SIONABLE BASEMENTS THAT WERE VISIBLE AT THE TIME OF
MAKING OF THIS SERVICE, OUTLINING SETBACK LINES,
RESTRICTIVE COVENANTS, EASEMENTS, RESTRICTIONS,
ZONING OR OTHER LAND USE REGULATIONS, AND ANY
OTHER FACTS THAT ARE RELEVANT AND CURRENT TITLE
SEARCH MAY DISCLOSE.

SALEON SNIKOW
ZOBNE WOCES

DESIGNATION: N1
MIN. LOT AREA: 40,000 SQ. FT.
MIN. LOT WIDTH AT FRONT SETBACK: 150 FT.
MIN. FRONT YARD SETBACK: 50 FT.
MIN. SIDE YARD: 20 FT.
MIN. REAR YARD: 40 FT.

APPLICANT: I Can Christian Academy, Inc.

770-627-3424

REPRESENTATIVE: Parks F. Huff 770-422-7016

Sams, Larkin & Huff, LLP

TITLEHOLDER: Oak Hill Properties, LLC

PROPERTY LOCATION: Southeast intersection of Flint Hill Road
and Industry Road

ACCESS TO PROPERTY: Flint Hill Road

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Industrial Compatible

PETITION NO: SLUP-8

HEARING DATE (PC): 09-08-2011

HEARING DATE (BOC): 09-20-2011

PRESENT ZONING: HI

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Private School

SIZE OF TRACT: 5.04 acres

DISTRICT: 19

LAND LOT(S): 910

PARCEL(S): 9, 12

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

