

# **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: June 5, 2012**  
**Board of Commissioners Hearing Date: June 19, 2012**

**Due Date: May 4, 2012**

**Date Distributed/Mailed Out: April 13, 2012**



*Cobb County...Expect the Best!*

NOTE: THE FOLLOWING REQUIREMENTS DO NOT APPLY TO THIS SITE.  
BUFFER AREAS, LAKES & STREAMS, UTILITY ESMNTS., 100 YR FLD. PLAIN,  
CEMETERIES, WETLANDS, ARCH. & ARCHEOLOGICAL LANDMARKS.

YORK PLACE  
R-O-W VARIES

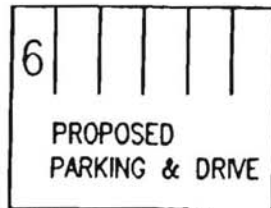


197.3'

105.3'

.48 AC.

N/F  
F.B. CLACK



206.9'



EXISTING  
BUILDING

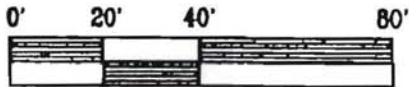
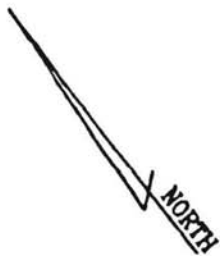
2  
H.C.

10' DRIVE

50' B.S.L.

EXISTING DRIVEWAY

105.0'



WOODSTOCK ROAD  
R-O-W VARIES



ASSOCIATED  
ENGINEERING  
CONSULTANTS Inc.  
11 West Spring Creek • Suite 101  
Roswell, Georgia 30075  
(404) 582-9242 • Fax: (404) 582-9241

LOCATED IN LAND LOT 109  
16TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA  
LOT 2 OF BLOCK C  
UNIT ONE OF BRIGHTON WOODS

REZONING  
SITE PLAN  
FOR  
DR. LOUIS TOTH

**APPLICANT:** Chad McMillen

(404) 427-2018

**REPRESENTATIVE:** Chad McMillen

(404) 427-2018

**TITLEHOLDER:** Bobby McMillen and Chad J. McMillen

**PROPERTY LOCATION:** Northeast side of Woodstock Road, east  
of York Place

(4624 Woodstock Road)

**ACCESS TO PROPERTY:** Woodstock Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-21

**HEARING DATE (PC):** 06-05-12

**HEARING DATE (BOC):** 06-19-12

**PRESENT ZONING:** LRO

**PROPOSED ZONING:** UVC

**PROPOSED USE:** Living/Psychic Readings

**SIZE OF TRACT:** .48 ac

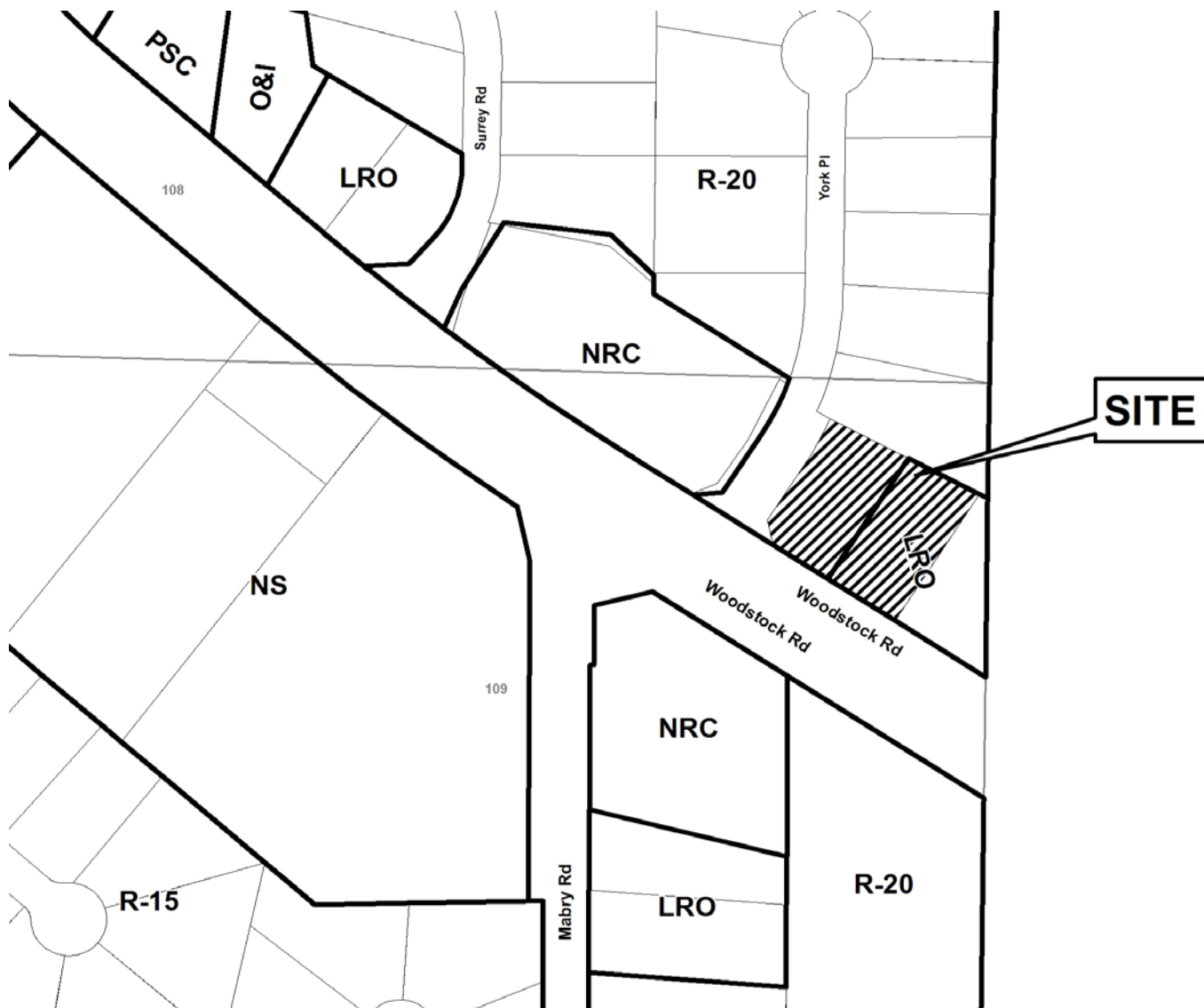
**DISTRICT:** 16

**LAND LOT(S):** 109

**PARCEL(S):** 17

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 3





Application No. 7-21

June  
2012

## Summary of Intent for Rezoning

*Op/2-40*

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

- a) Proposed unit square-footage(s): 1500
- b) Proposed building architecture: BRICK
- c) Proposed selling prices(s): EXISTING
- d) List all requested variances: NONE
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

- a) Proposed use(s): PSYCHIC READINGS
- b) Proposed building architecture: BRICK
- c) Proposed hours/days of operation: 10-8:00
- 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).

\_\_\_\_\_

\_\_\_\_\_



Z-22  
(2012)

# GAZTON ALABRIG

- [illegible]

1. COUNTRY THAT HAS PLAY AS A TRUE REPRESENTATIVE TEAM IS BASED ON AN ACTUAL STUDENT VOTE IN THE COUNTRY UNDER MY SUPERVISION

STEFAN W. ZIMMERMAN

ЗНАЧАЮЩИЕ

DALEVET

012 512 4077 00000000

8-57026-6198

**WISCONSIN**

[illegible]

2000	2001
------	------

1500-08-1

**LAND PRO**

# SURVEYING AND MAPPING

**THE CONSTITUTIONAL RIDDLE**

WINDOZZ, 6A 3070B  
Toll in 1-800-4-A-TECH

51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 10

1. **THE STATE OF TEXAS, County of \_\_\_\_\_, do hereby certify that \_\_\_\_\_, of the County of \_\_\_\_\_, State of \_\_\_\_\_, is the duly qualified and authorized agent of the \_\_\_\_\_, for the purpose of \_\_\_\_\_.**

It is evident that the results of the study are in line with the findings of other studies.

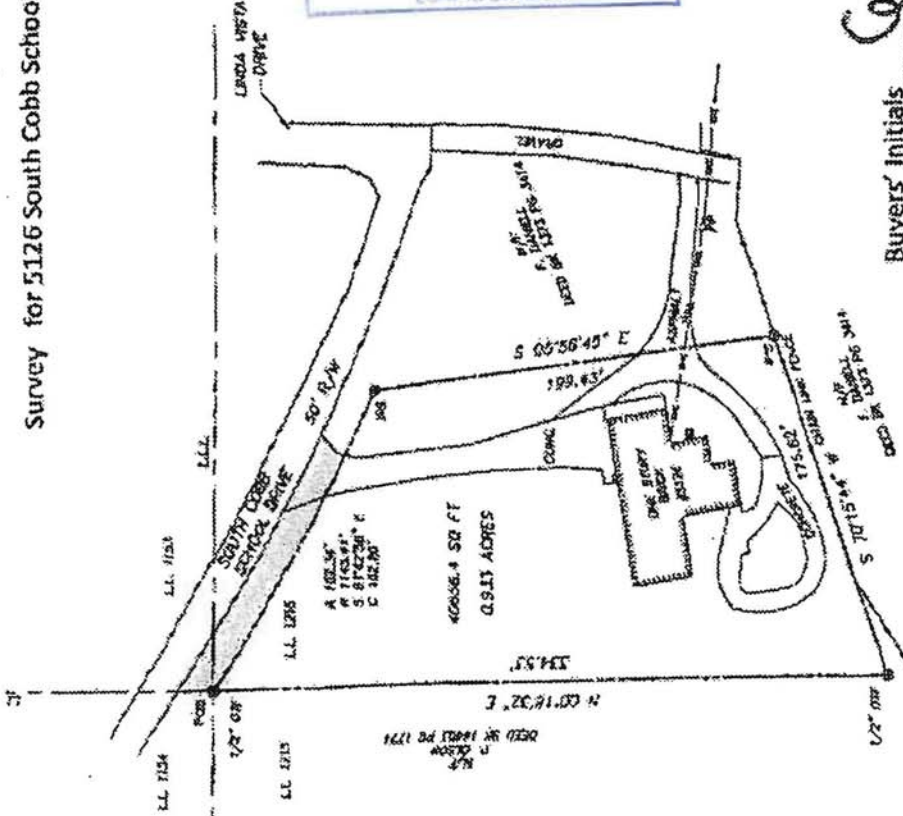
RECEIVED  
APR - 4 2012  
CLACK CO. COMM. DEV. AGENCY  
ZONING DIVISION

CLACK CO. COMM. DEV. AGENCY  
ZONING DIVISION

25

**Sellers' Initials**

Survey for 5126 South Cobb School Road



**ONBOARD**

**L.A.S.N.D.**

**APPLICANT:** Calvert Investments, LLP

(912) 634-7528

**REPRESENTATIVE:** Nancy Laster

(256) 606-6961

**TITLEHOLDER:** Calvert Investments, LLLP

**PROPERTY LOCATION:** South side of South Cobb School Road,

south of Linda Vista Drive

(5126 South Cobb School Road)

**ACCESS TO PROPERTY:** South Cobb School Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-22

**HEARING DATE (PC):** 06-05-12

**HEARING DATE (BOC):** 06-19-12

**PRESENT ZONING:** LI

**PROPOSED ZONING:** R-20

**PROPOSED USE:** Single-family House

**SIZE OF TRACT:** 0.933 ac

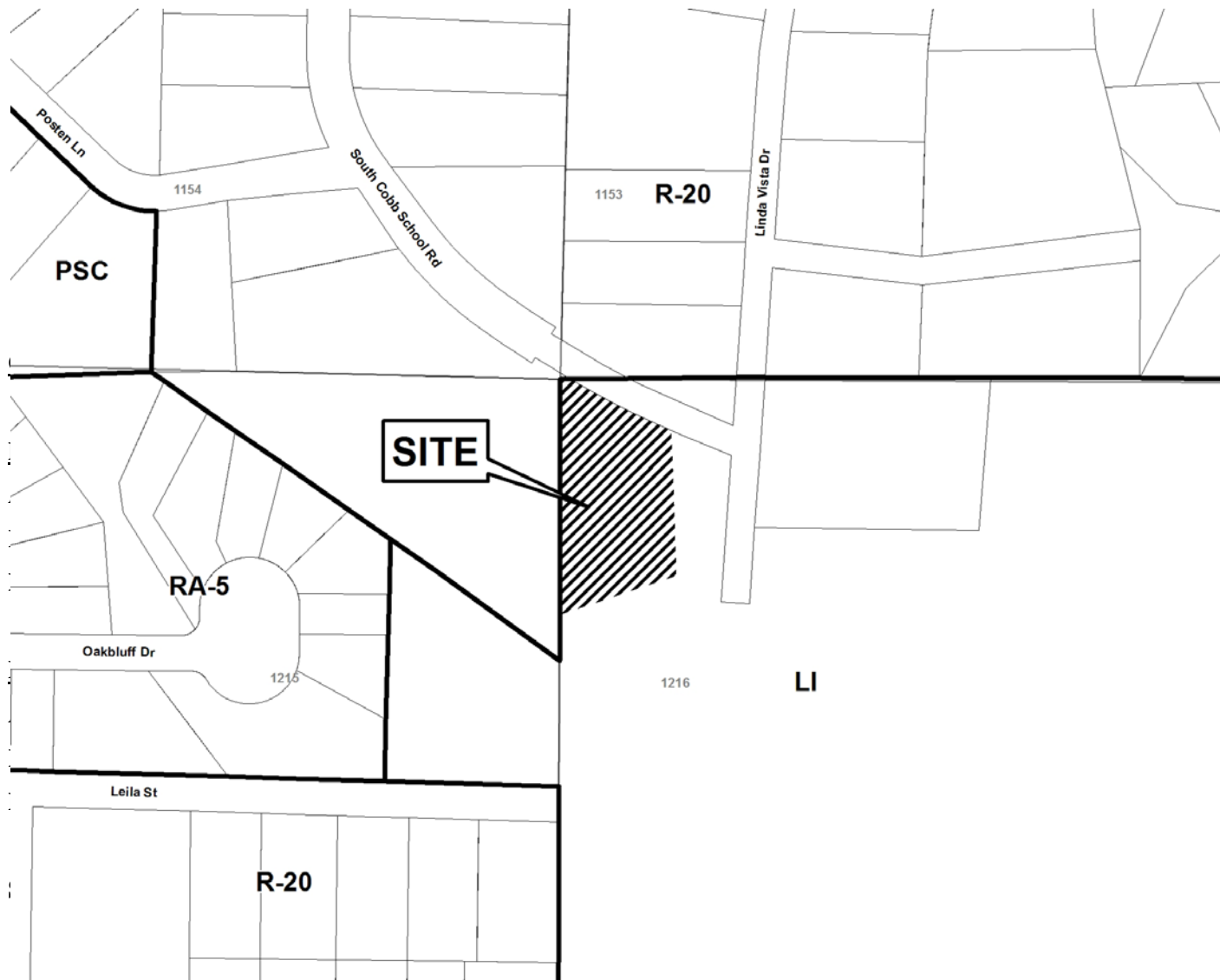
**DISTRICT:** 19

**LAND LOT(S):** 1216

**PARCEL(S):** 1

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4





**SURVEY NOTES:**

- 1) NORTH ARROW AS SHOWN HEREON IS BASED ON MAGNETIC NORTH.
- 2) ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
- 3) ALL STATEMENTS WITHIN THE CERTIFICATE AND OTHER REFERENCES LOCATED ELSEWHERE HEREON RELATIVE TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVEGROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- 4) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO SURVEYOR EXCEPT AS SHOWN.
- 5) NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE.
- 6) ONLY SURFACE UTILITIES, STORM AND SANITARY SEWER STRUCTURES WHICH ARE LOCATED WITHIN THE BOUNDARY AND OUTSIDE OF DESIGNATED EASEMENTS ARE SHOWN. NO EFFORT HAS BEEN MADE TO LOCATE ANY SUB-SURFACE UTILITIES, STORM AND SANITARY SEWER LINES EXCEPT AS SHOWN.
- 7) ENCROACHMENTS ABOVE GROUND ARE SHOWN.
- 8) THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUB-SURFACE STRUCTURES OR EAVE OVERHANGS, EXCEPT AS SHOWN.
- 9) SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS, BOTH RECORDED AND UNRECORDED.
- 10) PROPERTY HAS PHYSICAL ACCESS TO MABLETON PARKWAY AND SUSAN DRIVE.
- 11) FIELD SURVEY WAS COMPLETED SEPTEMBER 24, 2007.

**FLOOD INFORMATION:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS REFERENCED TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1306720085F, WHICH BEARS THE EFFECTIVE DATE OF AUGUST 18, 1992. PER F.I.R.M. MAP SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE.

**EQUIPMENT USED FOR MEASUREMENTS:**

ANGULAR: LEICA TS702 TOTAL STATION  
LINEAR: LEICA TS702 TOTAL STATION  
GPS: N/A

**SURVEY DATA:**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,761 FEET AND AN ANGULAR ERROR OF 07" PER ANGLE POINT. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 473,922 FEET.

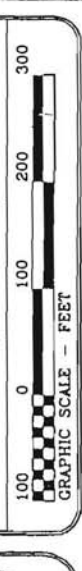
**SURVEY CERTIFICATE**

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN GEORGIA.

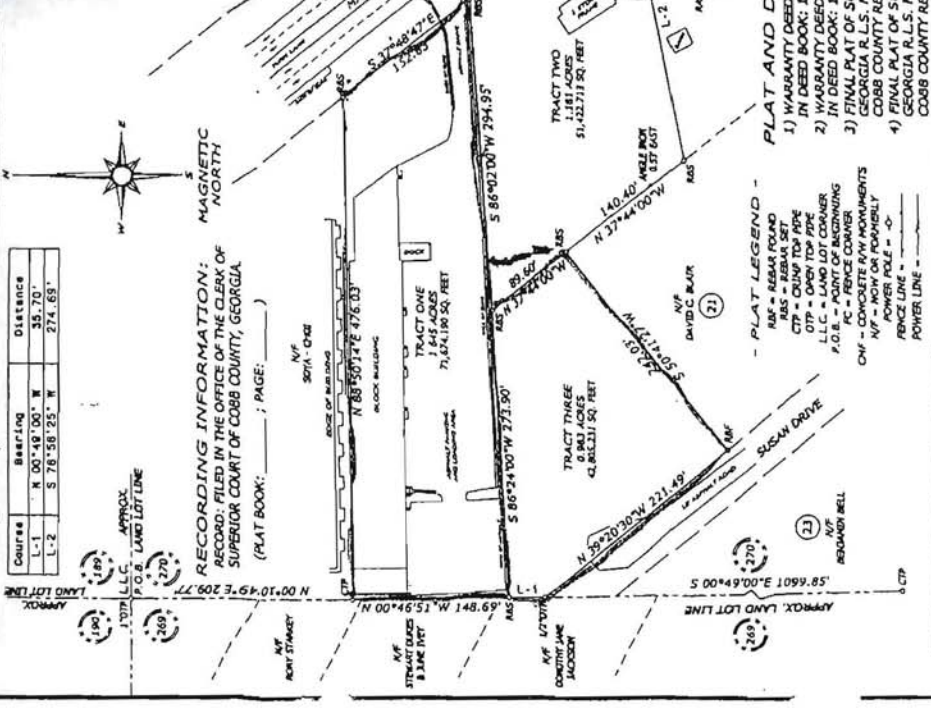
WILLIAM L. HOWELL, R.L.S.  
GEORGIA REG. #22786

**SURVEY FIRM:**

**PHOENIX SOLUTIONS, INC.**  
2309 HIGHWAY 81 SOUTH - SUITE B  
LOGANVILLE, GEORGIA 30052  
www.phoenixsolutions.com



APR - 4 2012  
COBB CO. COMM. & DEV. DIV.  
ZONING DIVISION



**PLAT AND DEED REFERENCE:**

- 1) WARRANTY DEED FOR LANDRY E. BRYLET AND FLORENCE L. BRYLET RECORDED IN DEED BOOK: 14384 ; PAGES: 3325 - 3329. COBB COUNTY RECORDS.
- 2) WARRANTY DEED FOR ENE DEVELOPMENT COMPANY, INC. RECORDED IN DEED BOOK: 13679 ; PAGE: 831. COBB COUNTY RECORDS.
- 3) FINAL PLAT OF SURVEY FOR E.C. AND J.S. NASH PREPARED BY H.L. SANDERS GEORGIA R.L.S. NO. 848 RECORDED IN PLAT BOOK: 13; PAGE: 78. COBB COUNTY RECORDS.
- 4) FINAL PLAT OF SURVEY FOR E.C. AND J.S. NASH PREPARED BY HAROLD L. BUSH GEORGIA R.L.S. NO. 15 RECORDED IN PLAT BOOK: 12; PAGE: 46. COBB COUNTY RECORDS.

**PLAT LEGEND -**

- N/S - NEARBY ROAD
- R/S - REBAR FOUND
- CTP - CONCRETE TOP PIPE
- CTP - CONCRETE TOP PIPE
- L.L.C. - LAND LOT CORNER
- P.O.B. - POINT OF BEGINNING
- PC - FENCE CORNER
- CHP - CONCRETE R/W MONUMENTS
- N/P - NOW OR FORMERLY
- APPROXIMATE - - -
- FENCE LINE - - -
- POWER LINE - - -

Course	Bearing	Distance
L-1	N 00°49'00" W	35.70'
L-2	S 78°58'25" W	274.68'

**RECORDING INFORMATION:**

RECORD: FILED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF COBB COUNTY, GEORGIA (PLAT BOOK: ; PAGE: )

**PREPARED BY:**

ILLI BUREAU INT.  
SUITE 111  
CARROLLTON, GEORGIA 30117

**D.T.I.**

DEVELOPMENTAL TECHNOLOGIES, INC.  
CIVIL ENGINEERING  
SURVEYING  
HYDROLOGIC STUDIES  
-CONSTRUCTION LAYOUT-

**PREPARED FOR:**

**LANFLO PROPERTIES**  
DRAWING SCALE: 1" = 100' DATE: SEPTEMBER 25, 2007  
LAND LOT: 270 DISTRICT: 18 SECTION: 2  
COBB COUNTY, GEORGIA  
**BOUNDARY SURVEY**



**APPLICANT:** Luther Washington

(770) 944-1066

**REPRESENTATIVE:** Luther Washington

(770) 512-3199

**TITLEHOLDER:** Community Bank of the South

(678) 385-7527

**PROPERTY LOCATION:** Southwest side of Mableton Parkway,

southwest of Twain Circle

(6328 Mableton Parkway)

**ACCESS TO PROPERTY:** Mableton Parkway

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**PETITION NO:** Z-23

**HEARING DATE (PC):** 06-05-12

**HEARING DATE (BOC):** 06-19-12

**PRESENT ZONING:** GC

**PROPOSED ZONING:** GC

(With Stipulations)

**PROPOSED USE:** Banquet Hall, Storage,

Ministry, Retail, Men's Assessment Program

**SIZE OF TRACT:** 2.608 ac

**DISTRICT:** 18

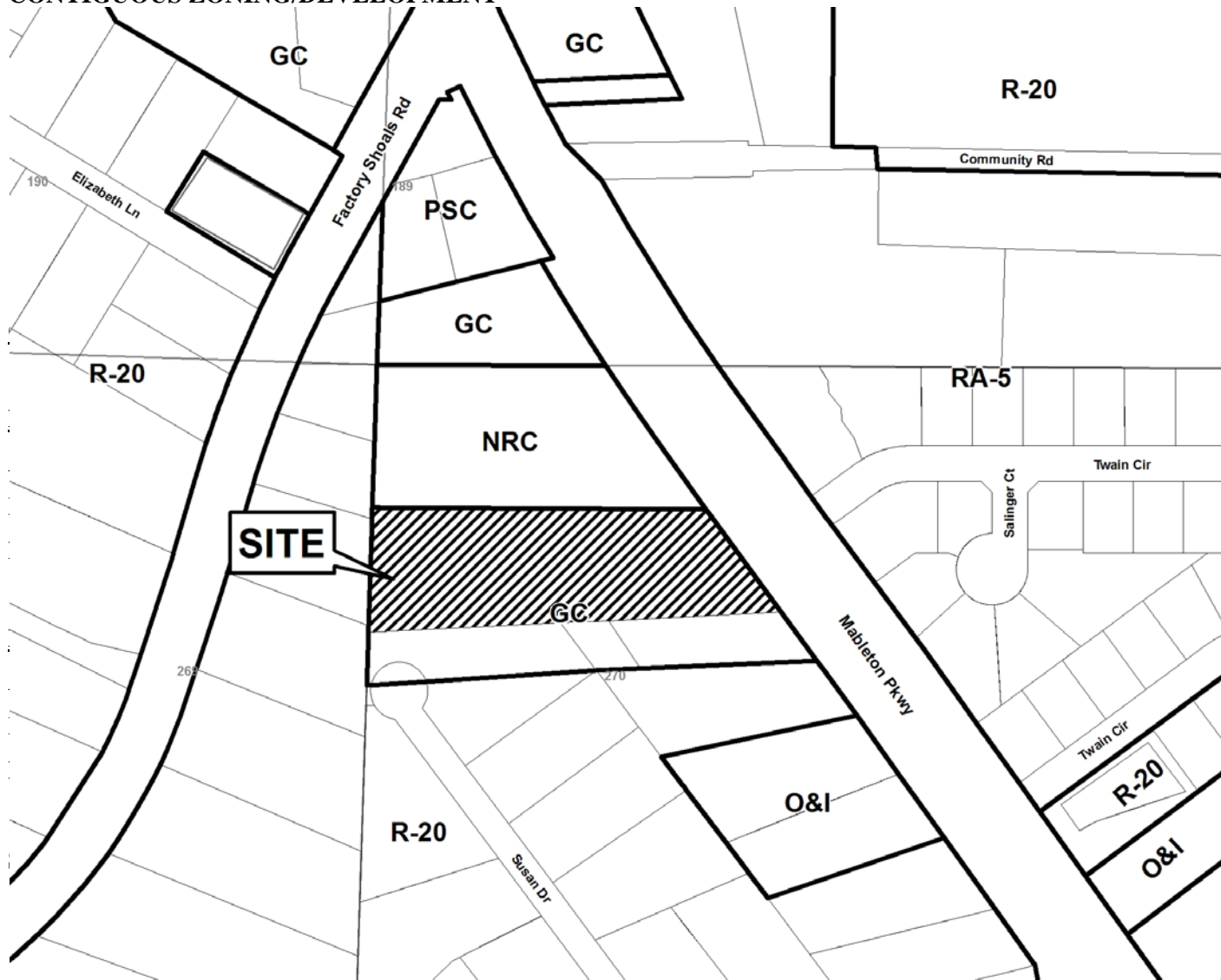
**LAND LOT(S):** 270

**PARCEL(S):** 18, 19, 47

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**







Application No. Z-23

June  
2012

## 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): please see Attachment
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed hours/days of operation: Monday - Friday 10:00 AM - 3:00 PM
- 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).

NA

\_\_\_\_\_  
\_\_\_\_\_

Family Life Restoration Center, Inc.  
6328 Mableton Parkway  
Mableton, Georgia 30126

February 2, 2012

To: Whom it May Concern  
From: Luther Washington



Re: Usage of Property located at 6328 Mableton Parkway

Below you will find a listing of the intended usage of the property that we are leasing. You can find the location of each suite on the attached sketch/area table addendum. The property zoning should be able to remain the same as the usage for most suites are identical to the previous usage. Please preview and give us some feedback on what we need to do in efforts to continue working to better serve the Mableton community.

Suite A was previously a banquet hall and its usage will remain the same

Suite B was previously used for storage and its usage will remain the same

Suite C & D were previously used as a ministry meeting place and its usage will remain the same.

Suite G was previously used as a retail show room for an art store and it will be used for retail (indoor yardsale).

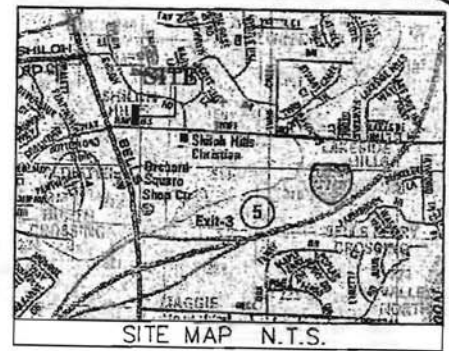
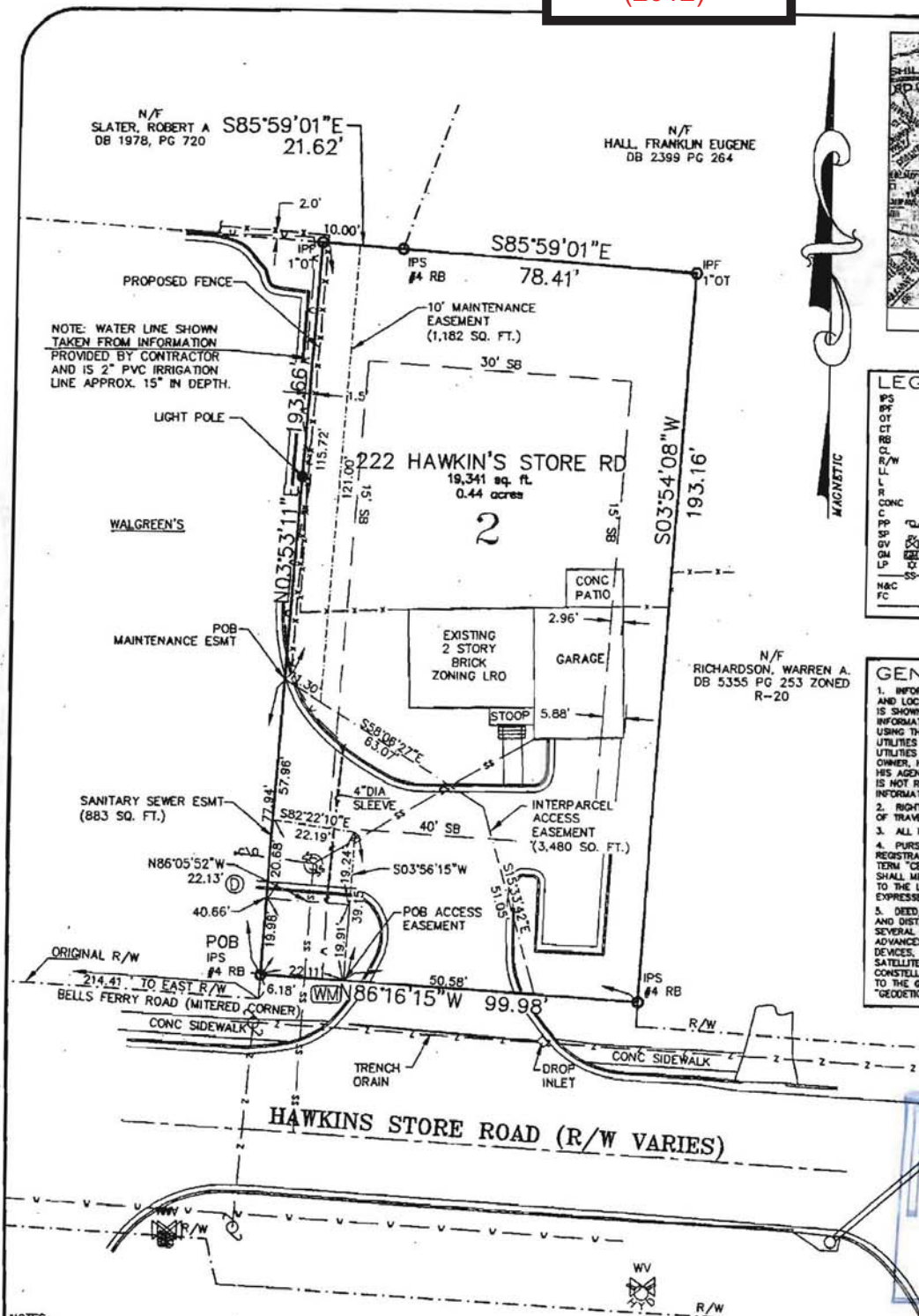
Suite H (lower level) was previously used as a warehouse for the art store and its usage will remain the same.

Suite H (upper level) was previously used for small businesses, we would like to use it for a men's assessment program.

*Mason Rd through light next. drive way make left.*



Z-24  
(2012)



LEGEND:			
IP	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	CH	CORROGATED METAL PIPE
CT	CRUMP TOP PIN	WH	WATER VALVE
CB	REINFORCING BAR	SS	SANITARY SEWER EASEMENT
CL	CENTERLINE	FM	FIRE HYDRANT
R/W	RIGHT-OF-WAY	DE	DRAINAGE EASEMENT
LL	LAND LOT	WM	WATER METER
L	LINE	CO	CONCRETE CORNER
R	RADIUS	POB	POINT OF BEGINNING
CONC	CONCRETE	POI	POINT OF INTERSECTION
C	CURVE		
PP	POWER POLE		
GP	GAS VALVE		
GM	GAS METER		
LP	LAMP POLE		
N&C	NAIL & CAP		
FC	FENCE CORNER		
	FENCE		

**GENERAL NOTES:**

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. PURSUANT TO RULE 180-8.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS, AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEOCENTRIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.

- NOTES:
- (1) REFERENCED BOUNDARY SURVEY FOR: PAULSON MITCHELL BY LANDAIR SURVEYING COMPANY DATED 7-28-99
  - (2) REFERENCED SHILOH HILLS S/D, PLATBOOK 52 PAGE 183
  - (3) REFERENCED SHILOH HILLS S/D, PLATBOOK 27 PAGE 139
  - (4) REFERENCED STATE DOT PLANS PROJ #STP-9020(3) DATED 9-28-93
  - (5) ALL FENCES SHOWN ARE 4' CHAIN LINK UNLESS OTHERWISE SPECIFIED

GRAPHIC SCALE



	PLAT PREPARED FOR:	<b>MAUDE DEVELOPEMENT</b>		DATE	05/12/04
	LAND LOT 149	16TH DISTRICT		SCALE	1" = 20'
	LOT 2	BLOCK	UNIT	SECTION	COBB COUNTY, GEORGIA
	SUBDIVISION	SHILOH HILLS			
SURVEYED:	I HAVE THIS DATE EXAMINED THE "FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (S) IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.				
COMPUTED:	MAP ID: 13067C0010F EFFECTIVE DATE: 8/18/92				
APPROVED:					

3595 Canton Road  
Bld. A-9, Ste. 272  
Marietta, GA 30066  
Ph. (678) 355-9905  
Fax (678) 355-9805  
E-mail: frntlinesurv@mindspring.com

**APPLICANT:** Monica T. Madden

(404) 944-7174

**REPRESENTATIVE:** Monica T. Madden

(404) 944-7174

**TITLEHOLDER:** Joan P letch Clayton

**PROPERTY LOCATION:** North side of Hawkins Store Road, east of

Bells Ferry Road

(222 Hawkins Store Road)

**ACCESS TO PROPERTY:** Hawkins Store Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**PETITION NO:** Z-24

**HEARING DATE (PC):** 06-05-12

**HEARING DATE (BOC):** 06-19-12

**PRESENT ZONING:** LRO

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Hair Salon

**SIZE OF TRACT:** .44 ac

**DISTRICT:** 16

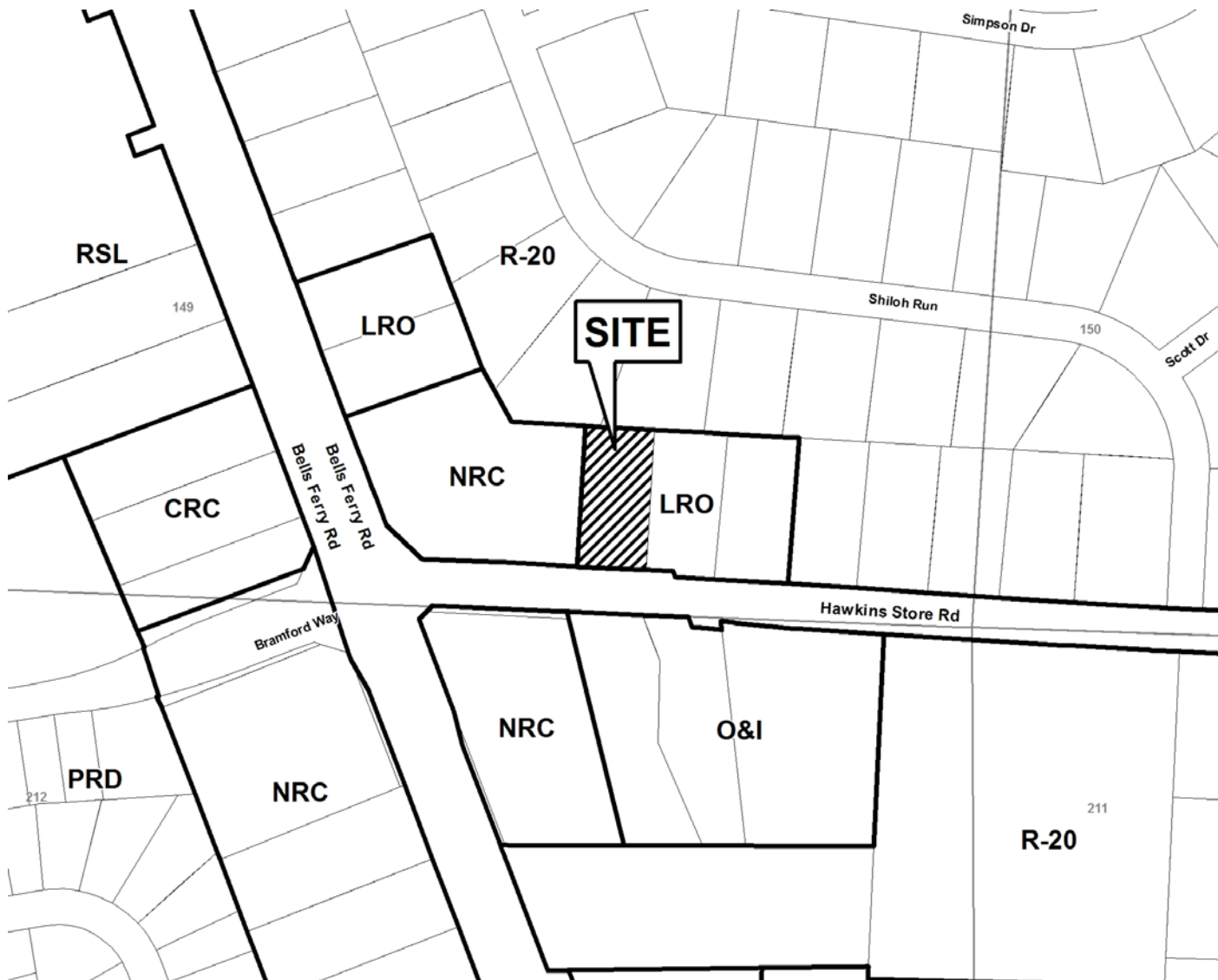
**LAND LOT(S):** 149

**PARCEL(S):** 15

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**







Application No. Z-24

June  
2012

## 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): Beauty salon & spa
- b) Proposed building architecture: Existing Structure/ Residential
- c) Proposed hours/days of operation: \_\_\_\_\_
- d) List all requested variances: N/A  
\_\_\_\_\_  
\_\_\_\_\_

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

- Starting out it will only be myself working
- Hours of Operation Sunday & Monday Closed  
Tuesday - Friday 8am - 7pm, Saturday 6am - 3pm

.....  
**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:** NEDA Investments, LLC  
(770) 507-0013

**REPRESENTATIVE:** Jonathan Adams  
(678) 233-7134

**TITLEHOLDER:** Stephanie L. Wyant, Douglas P. Brown, and  
Kevin L. Smith

**PROPERTY LOCATION:** West side of Holly Springs Road, northwest  
of Paul's Way  
(2975 and 2985 Holly Springs Road)

**ACCESS TO PROPERTY:** Holly Springs Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

#### CONTIGUOUS ZONING/DEVELOPMENT

**PETITION NO:** Z-25

**HEARING DATE (PC):** 06-05-12

**HEARING DATE (BOC):** 06-19-12

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** R-15

**PROPOSED USE:** Single-family Subdivision

**SIZE OF TRACT:** 2.58 ac

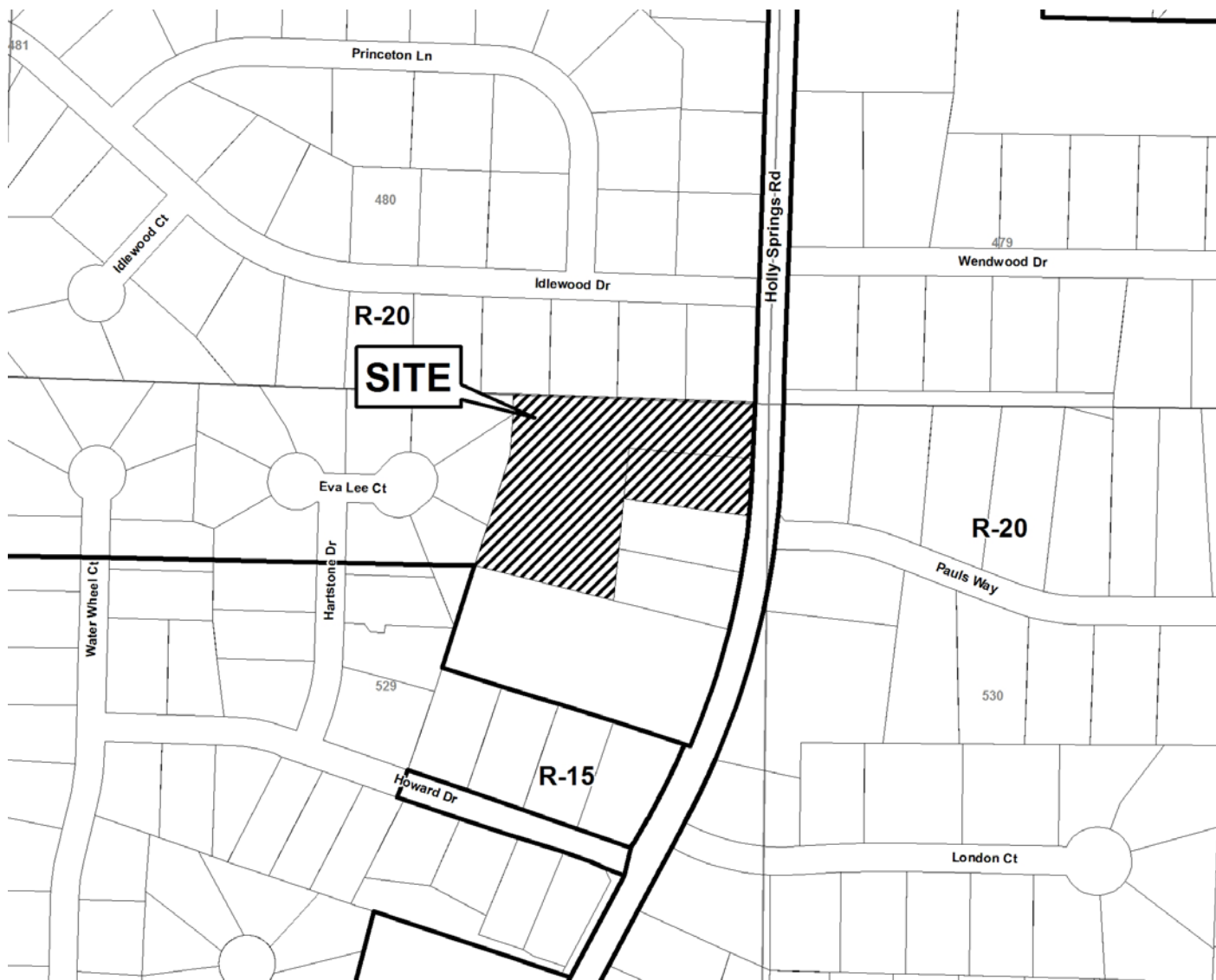
**DISTRICT:** 16

**LAND LOT(S):** 529

**PARCEL(S):** 19, 20

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 3





Application No. Z-25

June  
2012

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2,500 sq. ft.  
b) Proposed building architecture: 2-story / masonry facade w/ hardi board accents  
c) Proposed selling prices(s): \$400,000 - 600,000  
d) List all requested variances: ① reduce the minimum lot width at front setback to allow for 12' flag lots. ② approve setbacks as shown on plan.

.....  
**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



Z-26  
(2012)



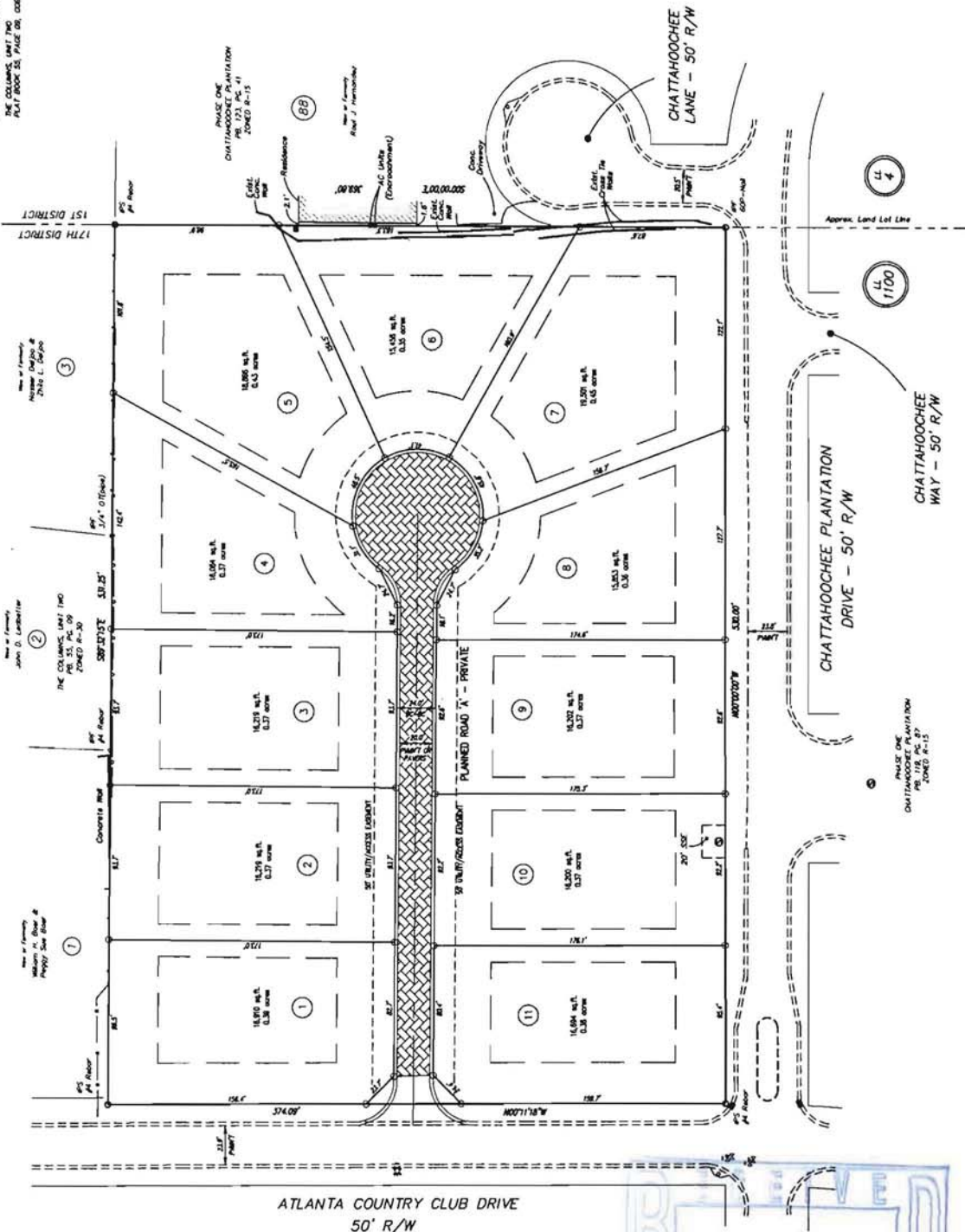
Centerline Surveying Systems, Inc.  
1301 SMITH ROAD, SUITE 1210, KENNESAW, GA 30144  
PHONE: (770) 424-0028 FAX: (770) 424-2599

THE PARK AT CHATTAHOOCHEE PLANTATION

NO.	DATE	REVISION DESCRIPTION	BY
1	04-05-12	ISSUED FOR CONSTRUCTION	BY

SHEET NO.	1
DATE	04-05-12
SCALE	1" = 40'
PROJECT	THE PARK AT CHATTAHOOCHEE PLANTATION
LOCATION	CHATTAHOOCHEE PLANTATION

REFERENCE SURVEYS  
CHARTERED SURVEYOR & BROWNING-CORNETT  
DATE: JAN 11, 1990  
PHASE ONE CHATTAHOOCHEE PLANTATION  
PLAT BOOK 119, PAGE 27, COOK COUNTY RECORDS  
PLAT BOOK 31, PAGE 28, COOK COUNTY RECORDS



THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO COOK COUNTY FLOOD ZONE MAP, 1990. THE PROPERTY NUMBER LOCUS DATED DEC. 16, 2008.

TRANSVERSE CURVATURE = 1.000000000  
ADJUSTMENT = 0.000000000  
EQUIPMENT = TOPCON 333 TOTAL STATION  
REFERENCE PLAT, 119, COOK COUNTY RECORDS  
PLAT BOOK 31, PAGE 28, COOK COUNTY RECORDS  
ALL DISTANCES IN FEET EXCEPTED.

# LEGEND

- PIPE HYDRANT
- WATER VALVE
- WATER METER
- WATER LINE
- SEWAGE SENSER MANHOLE
- CLEAN OUT
- FORCE (HOOB)
- FORCE (DOWN-LINE)
- GRATE DROP INLET
- DOUBLE HINGE CATCH BASIN
- SINGLE HINGE CATCH BASIN
- WALL (TYPE)
- APPROXIMATE CONTROL VALVE (NOT)
- POWER BOX
- POWER POLE
- CUT WIRE
- LIGHT POST

TOTAL AREA:  
4.531 ACRES  
(197,358 sq. ft.)

PROPERTY ADDRESS:  
1 CHATTAHOOCHEE PLANTATION DRIVE  
MARIETTA, GEORGIA 30067

SEE ALSO:  
PROPOSED 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 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3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 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3501, 3502, 3503, 3504, 3505, 3506, 3507, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 3540, 3541, 3542, 3543, 3544, 3545, 3546, 3547, 3548, 3549, 3550, 3551, 3552, 3553, 3554, 3555, 3556, 3557, 3558, 3559, 3560, 3561, 3562, 3563, 3564, 3565, 3566, 3567, 3568, 3569, 3570, 3571, 3572, 3573, 3574, 3575, 3576, 3577, 3578, 3579, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 3589, 3590, 3591, 3592, 3593, 3594, 3595, 3596, 3597, 3598, 3599, 3600, 3601, 3602, 3603, 3604, 3605, 3606, 3607, 3608, 3609, 3610, 3611, 3612, 3613, 3614, 3615, 3616, 3617, 3618, 3619, 3620, 3621, 3622, 3623, 3624, 3625, 3626, 3627, 3628, 3629, 3630, 3631, 3632, 3633, 3634, 3635, 3636, 3637, 3638, 3639, 3640, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3665, 3666, 3667, 3668, 3669, 3670, 3671, 3672, 3673, 3674, 3675, 3676, 3677, 3678, 3679, 3680, 3681, 3682, 3683, 3684, 3685, 3686, 3687, 3688, 3689, 3690, 3691, 3692, 3693, 3694, 3695, 3696, 3697, 3698, 3699, 3700, 3701, 3702, 3703, 3704, 3705, 3706, 3707, 3708, 3709, 3710, 3711, 3712, 3713, 3714, 3715, 3716, 3717, 3718, 3719, 3720, 3721, 3722, 3723, 3724, 3725, 3726, 3727, 3728, 3729, 3730, 3731, 3732, 3733, 3734, 3735, 3736, 3737, 3738, 3739, 3740, 3741, 3742, 3743, 3744, 3745, 3746, 3747, 3748, 3749, 3750, 3751, 3752, 3753, 3754, 3755, 3756, 3757, 3758, 3759, 3760, 3761, 3762, 3763, 3764, 3765, 3766, 3767, 3768, 3769, 3770, 3771, 3772, 3773, 3774, 3775, 3776, 3777, 3778, 3779, 3780, 3781, 3782, 3783, 3784, 3785, 3786, 3787, 3788, 3789, 3790, 3791, 3792, 3793, 3794, 3795, 3796, 3797, 3798, 3799,

**APPLICANT:** Brooks Chadwick Capital, LLC

(404) 281-4554

**REPRESENTATIVE:** John H. Moore (770) 429-1499

Moore Ingram Johnson & Steele, LLP

**TITLEHOLDER:** Universal Tennis Academy, L.L.C.

**PROPERTY LOCATION:** East side of Atlanta Country Club Drive,  
north side of Chattahoochee Plantation Drive

(1 Chattahoochee Plantation Drive)

**ACCESS TO PROPERTY:** Atlanta Country Club Drive

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

#### CONTIGUOUS ZONING/DEVELOPMENT

**PETITION NO:** Z-26

**HEARING DATE (PC):** 06-05-12

**HEARING DATE (BOC):** 06-19-12

**PRESENT ZONING:** R-15

(With Stipulations)

**PROPOSED ZONING:** R-15

(With Stipulations)

**PROPOSED USE:** Single-family Subdivision

**SIZE OF TRACT:** 4.53 ac

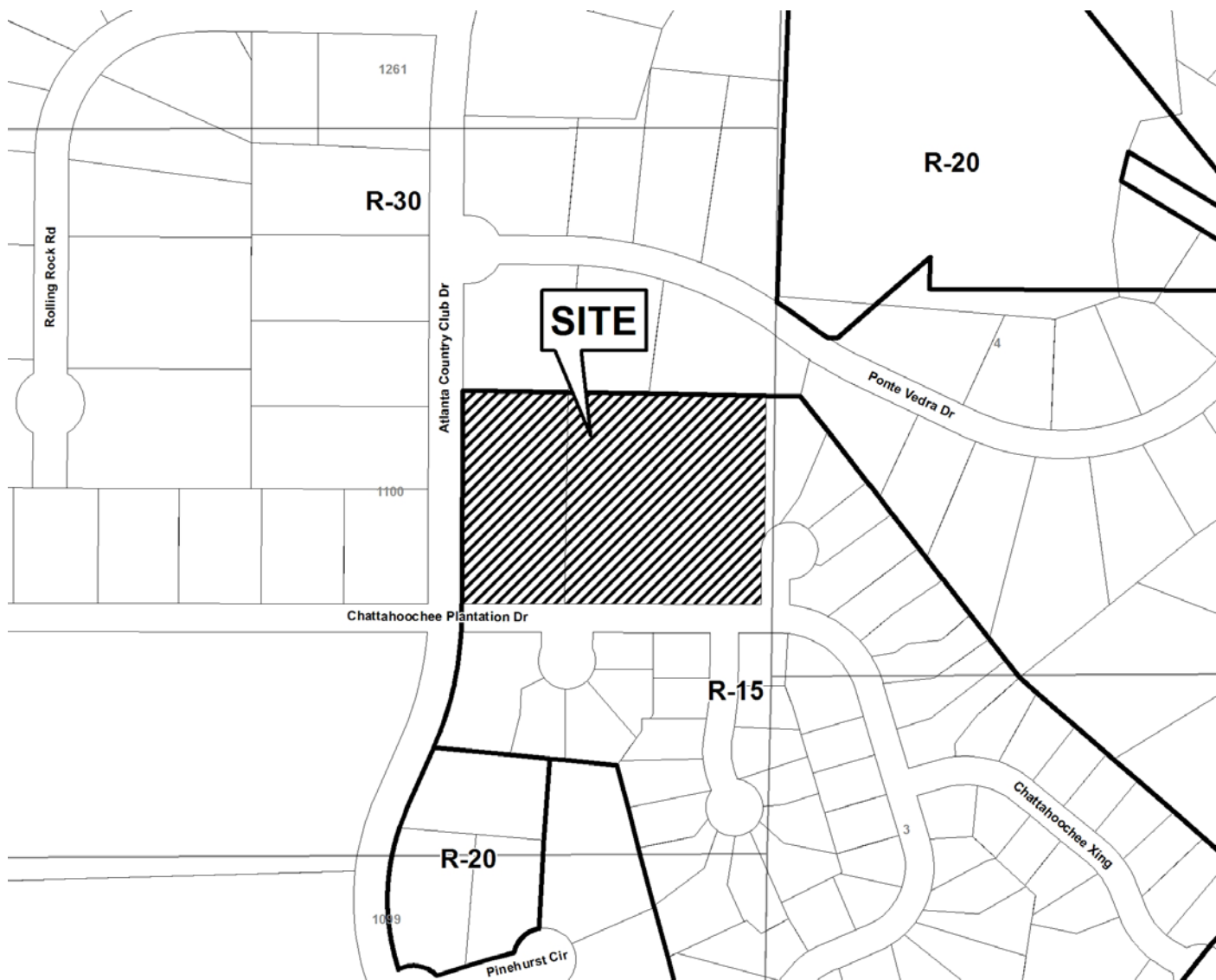
**DISTRICT:** 17

**LAND LOT(S):** 1100

**PARCEL(S):** 12, 14

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2





Application No. z-216  
(2012)

## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): 3,000 square feet, minimum
- b) Proposed building architecture: Traditional/European
- c) Proposed selling prices(s): \$800,000 - \$1,500,000
- d) List all requested variances: None known at this time
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

- a) Proposed use(s): Not Applicable.
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed hours/days of operation: \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

Not Applicable.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

None known at this time

\_\_\_\_\_

\_\_\_\_\_

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



LUP-12  
(2012)

THIS SURVEY HAS BEEN PREPARED  
FOR THE EXCLUSIVE USE OF:

Trevor Tutherow and  
Carol Tutherow

NO EXPRESS OR IMPLIED WARRANTIES  
WITH RESPECT TO THE INFORMATION  
SHOWN HEREON IS TO BE EXTENDED  
TO ANY PERSONS OR ENTITIES OTHER  
THAN THOSE SHOWN HEREON.



GRAPHIC SCALE



16

N 02°14'03" E

200.03'

N 87°52'17" W  
Silver Lace Lane

160.02'

50' R/W

399.35' TO THE R/W  
OF HEARTLEAF DRIVE  
50' R/W

Area:

31,984 sq.ft.

0.73 acre

6034 SILVER LACE LANE  
ACWORTH, GEORGIA 30101

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE  
BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDER-  
SIGNED 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 100,000+ FEET.

EQUIPMENT UTILIZED: ANGULAR: TRIMBLE S-6, LINEAR: EDM

ACCORDING TO THE FEMA MAP  
OF COBB COUNTY:

COMMUNITY No.: 130052  
MAP NUMBER: 13067 C  
PAGE: 0011 G,  
FLOOD ZONE: X  
DATED: 12-16-08

SHOWS THIS PROPERTY NOT  
TO BE IN A 100 YEAR FLOOD  
HAZARD AREA.



SURVEY  
FOR:

Trevor Tutherow  
Carol Tutherow

LOT: 15

SUBDIVISION: PICKETTS GLEN UNIT: I

PLAT BOOK/PAGE: 232/2

CITY:

LAND LOT: 75 DISTRICT: 20th SECTION: 2nd

COUNTY: COBB STATE: GEORGIA

FIELD DATE: 03-09-12 DRAFTING DATE: 03-12-12

REVISIONS: SCALE: 1" = 40'

Field Crew: WH Drawn By: VH Checked By: CC Approved By: CC

L:\2012\12-0033 Tutherow JOB No.: A 12-0033 AB/STK-PL

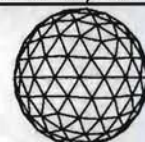
CC Land Surveyors

P.O. Box 801143

Acworth, Georgia 30101

770-975-3933 ~ 770-420-2274 (fax)

www.ccland.com



LEGEND:  
A-ARC  
CH-CHORD  
#4RB-1/2" REBAR  
IPF-IRON PIN FOUND  
IPS-IRON PIN SET  
OTP-OPEN TOP PIPE  
CTP-CRIMP TOP PIPE  
AI-ANGLE IRON  
POB-POINT OF BEGINNING  
POC-POINT OF COMMENCEMENT  
MH-MANHOLE  
JB-JUNCTION BOX  
HW-HEADWALL  
SSE-SEWER EASEMENT  
DE-DRAINAGE EASEMENT  
CONC-CONCRETE  
RTW-RETAINING WALL  
BL-BUILDING LINE  
DI-DROP INLET  
CB-CATCH BASIN  
R/W-RIGHT OF WAY



**APPLICANT:** Trevor L. Tutherow

(770) 966-9846

**REPRESENTATIVE:** Trevor L. Tutherow

(770) 966-9846

**TITLEHOLDER:** Trevor L. Tutherow and Jacquelyn C. Tutherow

**PROPERTY LOCATION:** North side of Silver Lace Lane, northwest  
side of Acworth Dallas Highway

(6034 Silver Lace Lane)

**ACCESS TO PROPERTY:** Silver Lace Lane

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-12

**HEARING DATE (PC):** 06-05-12

**HEARING DATE (BOC):** 06-19-12

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** General Contractor's

Office

**SIZE OF TRACT:** .73 ac

**DISTRICT:** 20

**LAND LOT(S):** 75

**PARCEL(S):** 127

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 1





Application #: LUP-12  
PC Hearing Date: 6-5-12  
BOC Hearing Date: 6-19-12

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? GENERAL CONTRACTOR
2. Number of employees? 0
3. Days of operation? M-F
4. Hours of operation? 9-5
5. Number of clients, customers, or sales persons coming to the house per day? 2 ; 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): ☐
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): DUALY 1/2 TRAILER  
ON OCCASION ONLY. EQUIPMENT STORED ELSEWHERE.
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: ☐
13. Any additional information? (Please attach additional information if needed):  
LICENSED GC WHO RUNS BUSINESS OUT OF HOUSE.  
NO EQUIPMENT OR MATERIALS KEPT ON SITE. ACCOUNTING  
GIRL COMES BY 3 TIMES A WEEK & OCCASIONALLY SALES GUYS.

Applicant signature: T. L. TUBA Date: 03-07-12

Applicant name (printed): TREVOR L. TUTHERON



LUP-13  
(2012)



**FRONTLINE**  
3595 Canton Road  
A-9, PMB 272  
Marietta, GA 30066  
Ph. (678) 355-9900  
Fax (678) 355-9803  
[www.frontlinesurveying.com](http://www.frontlinesurveying.com)

**APPLICANT:** Gheorghe Popescu  
(678) 574-7697

**REPRESENTATIVE:** Gheorghe Popescu  
(678) 574-7697

**TITLEHOLDER:** Gheorghe Popescu and Daniela Popescu

**PROPERTY LOCATION:** South side of New Rutledge Road,  
southwest of Cobb Parkway  
(3215 New Rutledge Road)

**ACCESS TO PROPERTY:** New Rutledge Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-13

**HEARING DATE (PC):** 06-05-12

**HEARING DATE (BOC):** 06-19-12

**PRESENT ZONING:** R-15

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Group Home for Six  
Residents

**SIZE OF TRACT:** 1.5 ac

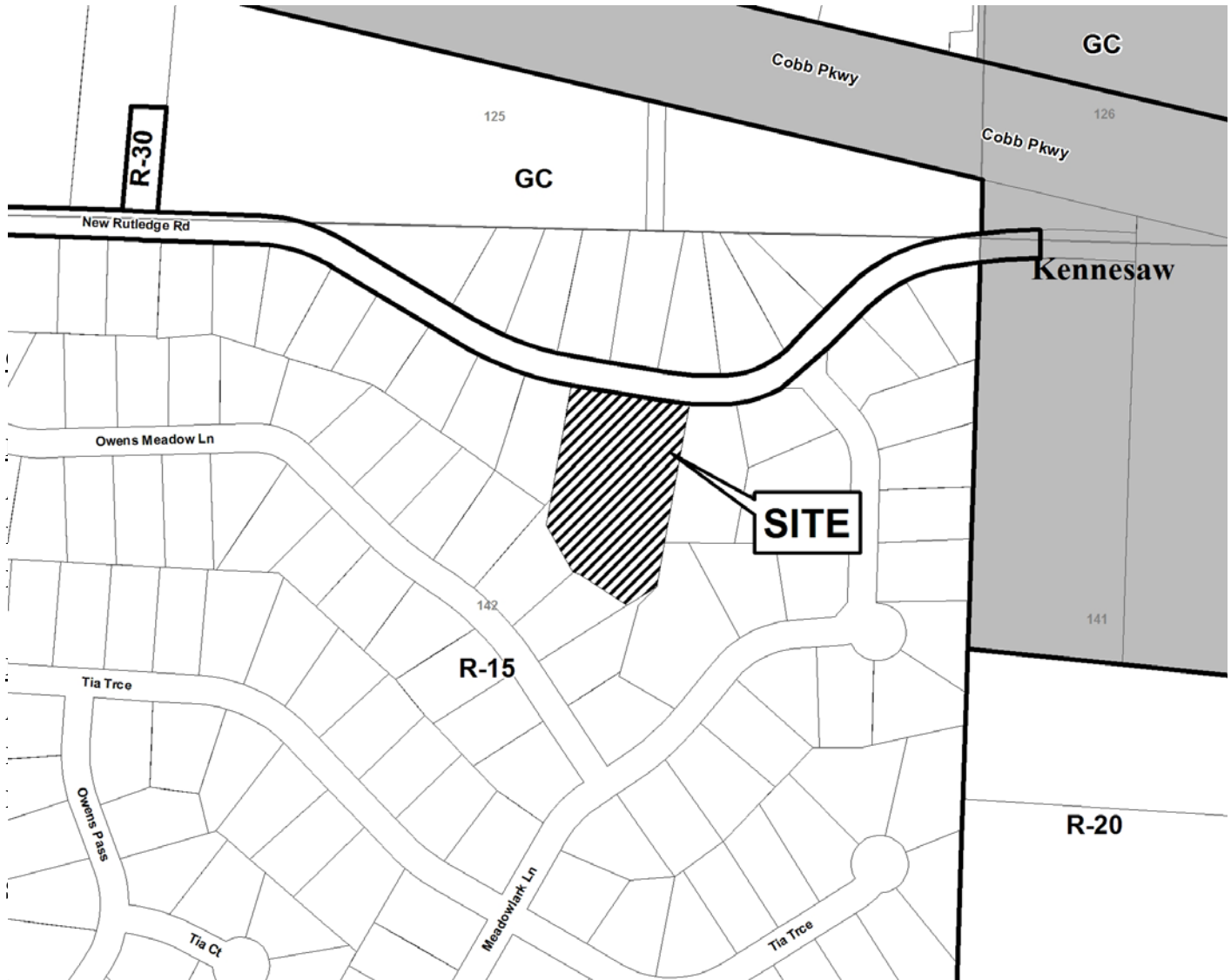
**DISTRICT:** 20

**LAND LOT(S):** 142

**PARCEL(S):** 17

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 1







Application #: LUP-13  
PC Hearing Date: 6-5-12  
BOC Hearing Date: 6-19-12

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Personal care home
2. Number of employees? Two
3. Days of operation? 7 days a week
4. Hours of operation? 24 hours a day
5. Number of clients, customers, or sales persons coming to the house per day? NA ; Per week? 5 to 7
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.): NA
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: George Popescu Date: 3-26-12

Applicant name (printed): GHEORGHE POPESCU

[illegible]

**APPLICANT:** Jeffery C. Smith

(770) 443-4077

**REPRESENTATIVE:** Jeffrey C. Smith

(770) 443-4077

**TITLEHOLDER:** Jeffrey C. Smith and Julian W. Smith

**PROPERTY LOCATION:** Northeast side of Austell Powder Springs

Road, southeast of Furr Avenue

(4509 Austell Powder Springs Road)

**ACCESS TO PROPERTY:** Austell Powder Springs Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-14

**HEARING DATE (PC):** 06-05-12

**HEARING DATE (BOC):** 06-19-12

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Produce Sales

**SIZE OF TRACT:** 1.331 ac

**DISTRICT:** 19

**LAND LOT(S):** 1054

**PARCEL(S):** 39

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4







Application #: LUP-14  
PC Hearing Date: 6-5-12  
BOC Hearing Date: 6-19-12

## TEMPORARY LAND USE PERMIT WORKSHEET

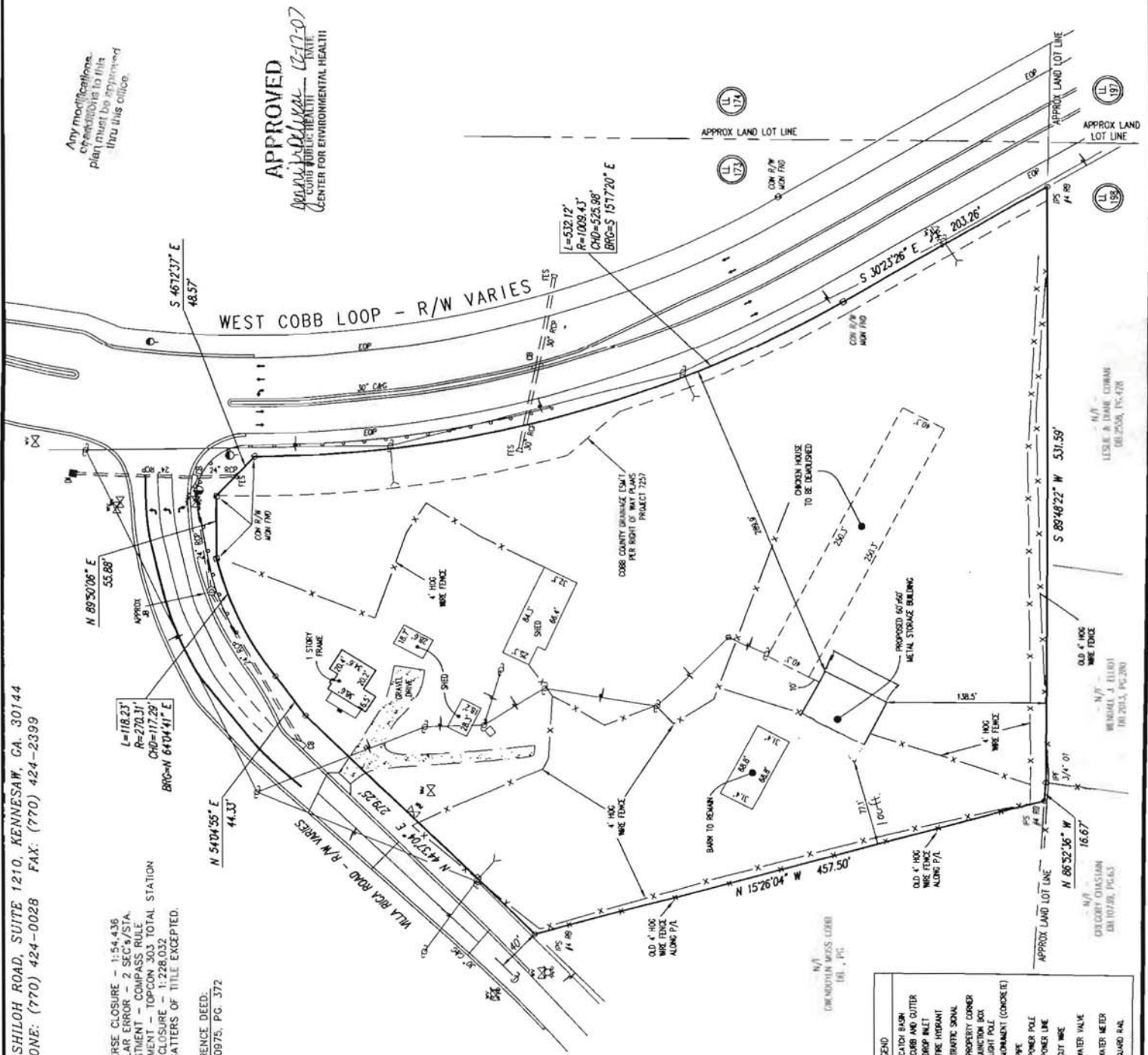
1. Type of business? PRODUCE
2. Number of employees? 1
3. Days of operation? Monday - Saturday
4. Hours of operation? 8:00 AM - 6:00 PM
5. Number of clients, customers, or sales persons coming to the house per day? 15-20 ; Per week? 90-120
6. Where do clients, customers and/or employees park?  
Driveway: ✓ ; 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.)
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: 2 years or longer if possible
13. Any additional information? (Please attach additional information if needed):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant signature: Jeffery C. Smith Date: 3/24/2012

Applicant name (printed): JEFFERY C. SMITH

TRAVERSE CLOSURE - 1:54.435  
ANGULAR ERROR 2 SEC/V STA.  
ADJUSTMENT - COMPASS RULE  
EQUIPMENT - TOPCON 303 TOTAL STATION  
PLA CLOSURE - 1:228.032  
ALL MATTERS OF TITLE EXCEPTED.  
REFERENCE DEED:  
DB. 10975, PG. 372

GRID (GA WEST ZONE)

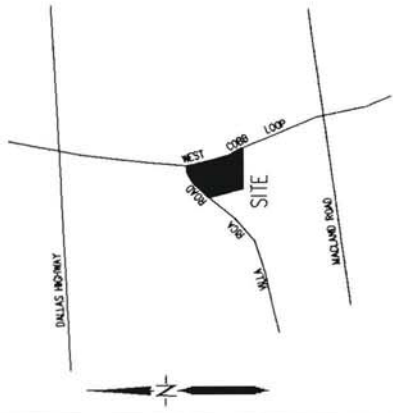


Any modifications  
conditions to this  
plan must be approved  
into this office.

APPROVED  
MICHAEL J. CHASTAIN  
REGISTERED PROFESSIONAL SURVEYOR  
NO. 10749, PG. 63  
DATE 12-17-07  
CENTER FOR ENVIRONMENTAL HEALTH

LUP-15  
(2012)

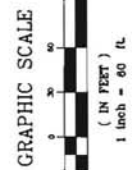
THIS PROPERTY IS NOT LOCATED WITHIN  
A 100 YEAR FLOOD ZONE ACCORDING  
TO COBB COUNTY FIRM PANEL 0050 F  
COMMUNITY #13067C DATED: AUGUST 18, 1992



LOCATION MAP  
N.T.S.

PERMIT DRAWING FOR:  
J. A. PACE

PROPERTY IS LOCATED IN LAND LOT 173  
OF THE 18TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA



DRAWN BY: JLH	DATE: 11/01/07
CHECKED BY: CCF	JOB NO.: 105103
NO. DATE	REVISION DESCRIPTION
BY	

**APPLICANT:** J.A. Pace

(770) 422-5437

**REPRESENTATIVE:** J.A. Pace

(770) 422-5437

**TITLEHOLDER:** J.A. Pace

**PROPERTY LOCATION:** Southwest intersection of Villa Rica Road

and Ernest Barrett Parkway (West Cobb Loop)

(985 Villa Rica Road)

**ACCESS TO PROPERTY:** Villa Rica Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-15

**HEARING DATE (PC):** 06-05-12

**HEARING DATE (BOC):** 06-19-12

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** UPS Transfer Boxes and

Two Trucks

**SIZE OF TRACT:** 6.30 ac

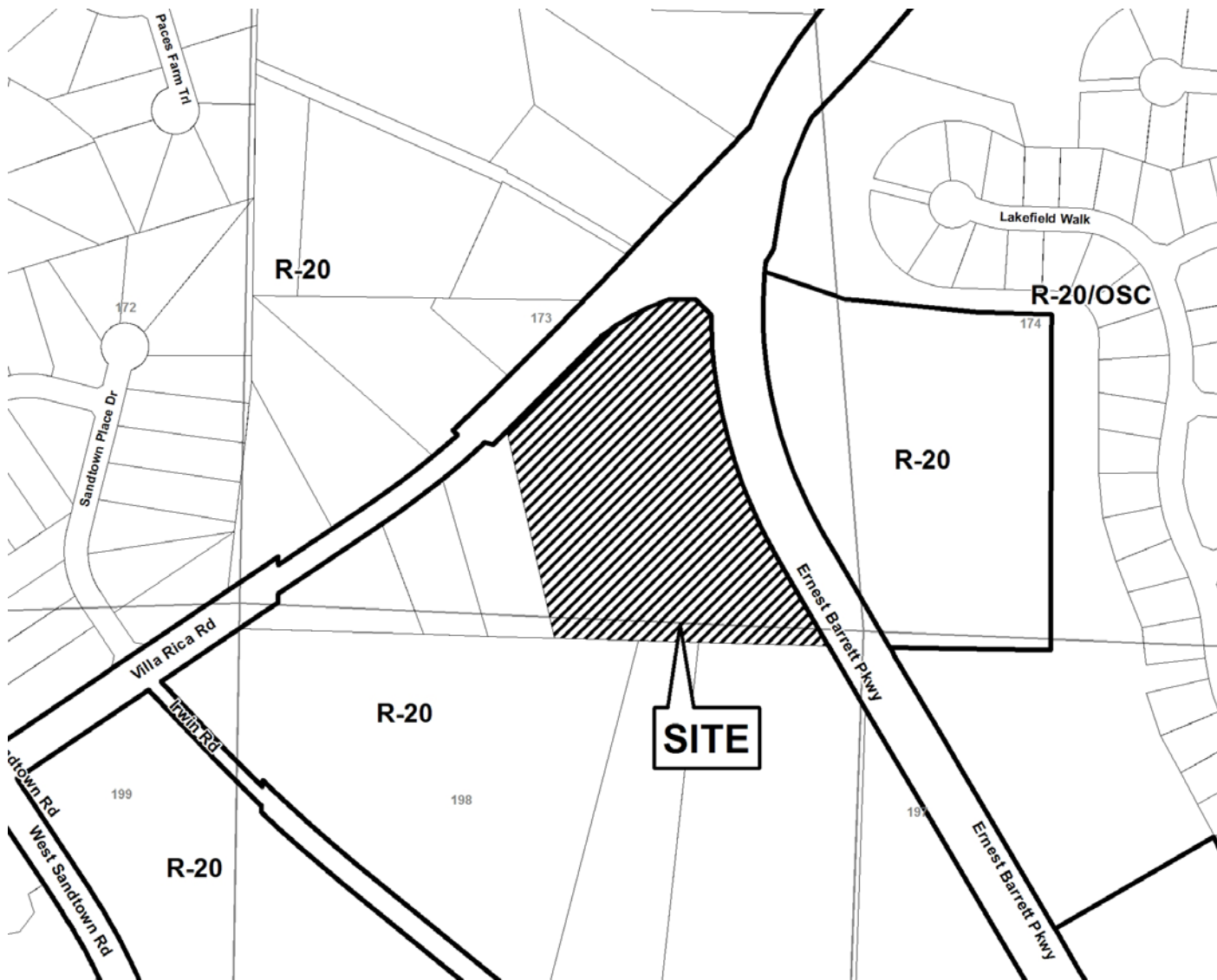
**DISTRICT:** 19

**LAND LOT(S):** 173

**PARCEL(S):** 13

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 1







Application #: LUP-15  
PC Hearing Date: 6-5-12  
BOC Hearing Date: 6-19-12

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? U.P.S Trucks Transfer
2. Number of employees? 3
3. Days of operation? 5
4. Hours of operation? 9:30 AM - 4:00 PM
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): Side of Chicken House on Gravel
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.): 3
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): FARM TRACTOR + Equipment
12. Length of time requested: FOR UPS TRUCKS
13. Any additional information? (Please attach additional information if needed):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant signature: J.A. Pace Date: 3-28-12

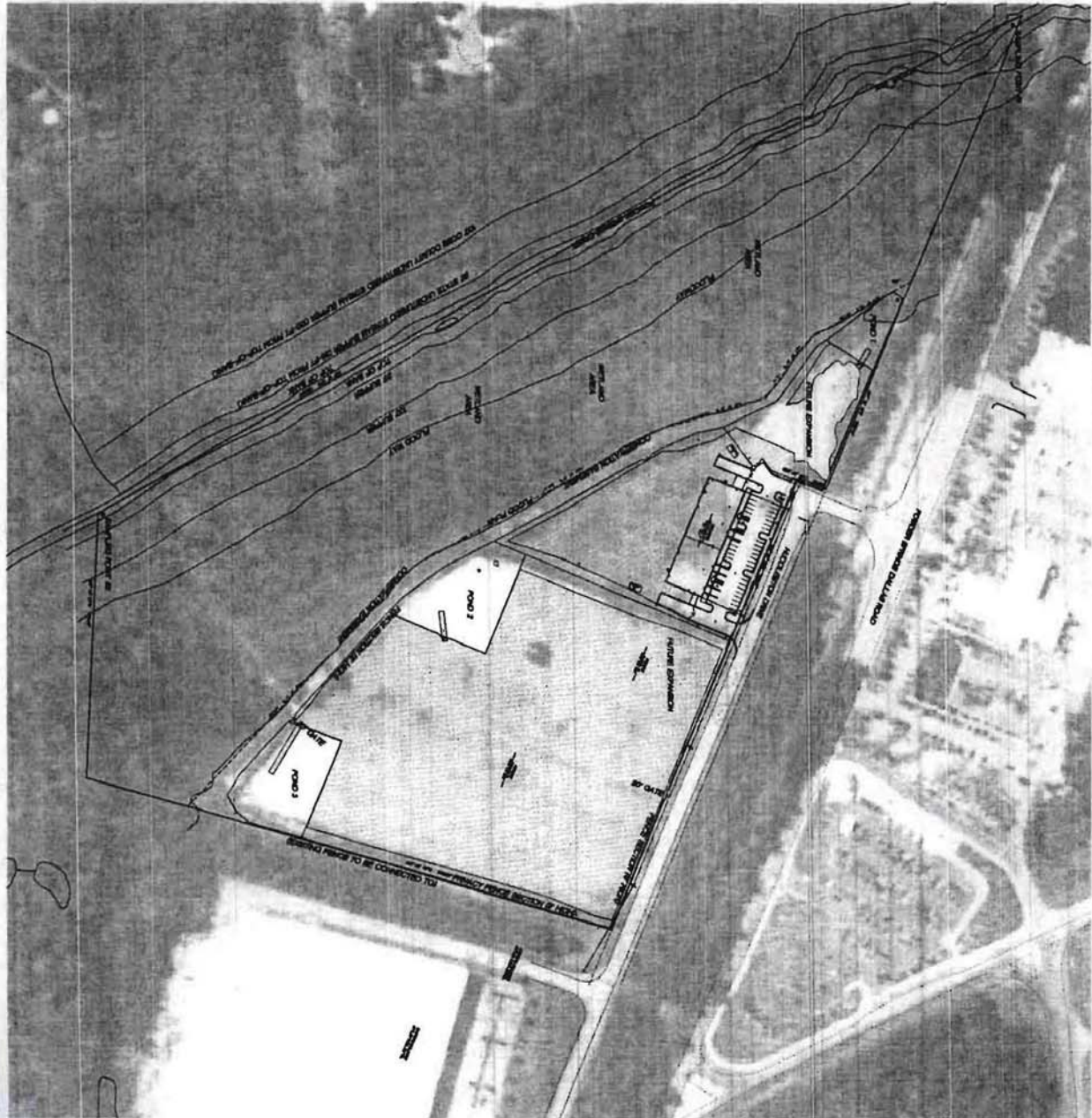
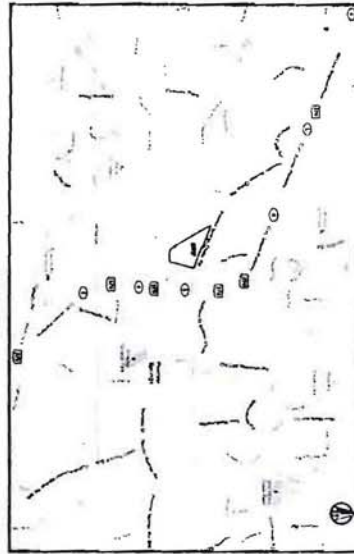
Applicant name (printed): J.A. Pace

SLUP-2  
(2012)

AERIAL IMAGE



VICINITY MAP



EX1

OVERALL  
PLAN

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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**VOULAN**

VOULAN  
2004 N. COMMERCE DR. STE 100  
ATLANTA, GA 30249  
PHONE: 478.278.9201  
WWW.VOULAN.COM  
Copyright © 2012



**M & R USED AUTO PARTS, INC.**  
**POINT WEST BUSINESS CENTER**  
4995 POWDER SPRINGS DALLAS ROAD  
POWDER SPRINGS, GA 30127  
100' INCHES 2011 100' INCHES  
COW COUNTY JARRISON, GA



**APPLICANT:** SELMA LLC  
(404) 936-0252

**REPRESENTATIVE:** Mohammed "Ike" Taher  
(404) 936-0252

**TITLEHOLDER:** Rukhsana Taher

**PROPERTY LOCATION:** Southwest side of Huddleston Drive,  
southwest of Powder Springs Dallas Road  
(4995) Powder Springs Dallas Road)

**ACCESS TO PROPERTY:** Powder Springs Dallas Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** SLUP-2

**HEARING DATE (PC):** 06-05-12

**HEARING DATE (BOC):** 06-19-12

**PRESENT ZONING:** HI

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Salvage and Recycling  
and Sale of Auto Parts

**SIZE OF TRACT:** 17.5 ac

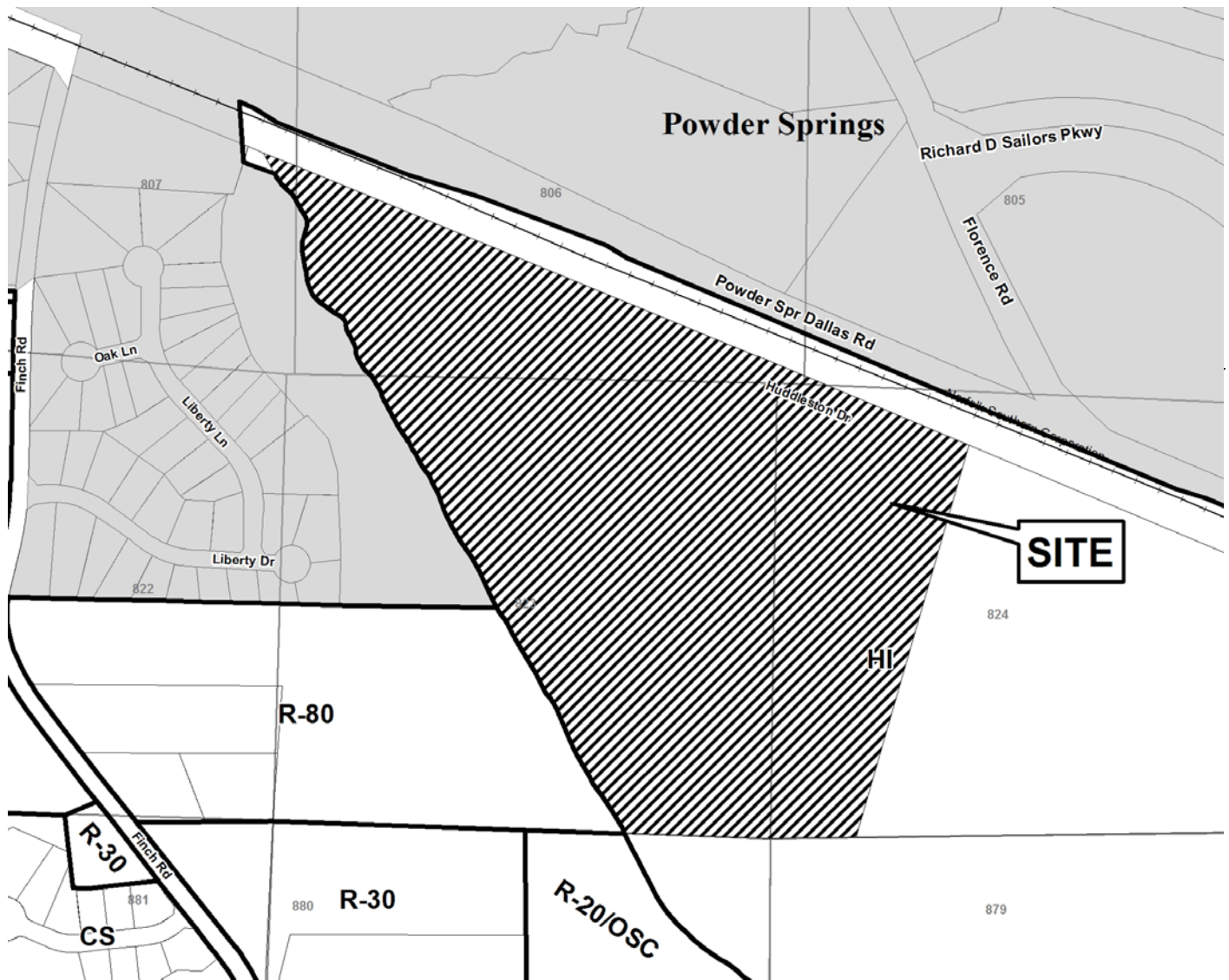
**DISTRICT:** 19

**LAND LOT(S):** 824

**PARCEL(S):** 2

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4







April 04, 2012

Mr. Ike Taher  
3310 Chastain Ridge Drive  
Marietta, GA 30066

Re: Point West Business Center - SLUP Engineer's Letter  
Volkland Proj #: 11-0123



Mr. Taher,

We are providing this Letter outlining the intent of the SLUP application for the Point West Business Center located at 4995 Powder Springs Dallas Road, Powder Springs, GA 30127. Furthermore, the property had a Special Land Use Permit (SLUP-7) approved on it in late 2011. This development has already obtained its Land Disturbance Permit, known as SPR201100257.

The current SLUP application has two main alterations to the previously approved SLUP-7.

- 1) We request that the currently approved SLUP-7, previously approved for a 3.5-acre development, be extended across the entire 17.5-acre developable area. All current approved stipulations outlined in SLUP-7 will govern as the approved stipulations for the entire developable area of the property, with exceptions as outlined in our second and third requests.
- 2) Extend the approval from just a 'Salvage Facility And Sale Of Vehicular Parts', which has been construed by staff to define salvage and recycling associated with automobile facilities, to a fully encompassing 'Salvage Facility And Sale Of ~~Recycled~~ Parts'. Simply removing the Vehicular restriction from the property.

*Auto Recycling (mfr)*

The 3.5-acres currently approved in SLUP-7 has obtained a Land Disturbance Permit SPR201100257. The remainder of the developable property approved for the Special Use under the attached SLUP application will be graded and prepared with stone for future development. All stormwater management facilities will be installed in full to provide stormwater management compliant with the stipulations of SLUP-7 for the entire developable property. Future building construction and site layouts will be permitted as normal through the Cobb County Site Development and Building Departments. Specific landscaping requirements would be addressed at that time by each new building development being implemented.

The property is connected to Powder Springs public sewer utilities, and will not be services with any septic tanks.

Please feel free to contact us with any questions or concerns.

Thank you,

Ron T. Crump, PE,  
CPESC, CPSWQ, LEED AP  
Principal



Amendment # 2

Mr. Gary Leeman.

Leeman Architectural Woodwork.



As per our last meeting we have on January 18<sup>th</sup> 2012. We had agreed that

1 The front of our metal building will have *Awning or Canopy to cover the doors.*

*(Also we will see how it looks on the windows).*

2 We will have Grass in the front of fence on Huddleston Dr. from new building to your curbs & will be maintain all the time.

3 Ike and/or his family may start a Metal Recycling Business on the other portion of the Land. The business equipment will consist of an electronic small scale (non ferrous), large scale (ferrous), front end loader, bobcat, and a Crusher. All these items are to remind behind the fence.

Gary Leeman.

Date:- 2-21-2012

M I Taher

Date:- 2/21/12