

# **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: July 3, 2012**  
**Board of Commissioners Hearing Date: July 17, 2012**

**Due Date: June 1, 2012**

**Date Distributed/Mailed Out: May 21, 2012**



*Cobb County... Expect the Best!*



**APPLICANT:** Newport Development, LLC, a Georgia Limited

Liability Company (770) 818-4120

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

Moore Ingram Johnson & Steele, LLP

**TITLEHOLDER:** Overton Park Land Company, LLC and

3360 Mountain Drive

**PROPERTY LOCATION:** Southwest corner of Akers Mill Road and

Cumberland Parkway, east side of I-75

**ACCESS TO PROPERTY:** Overton Park Drive

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

**PETITION NO:** Z-27

**HEARING DATE (PC):** 07-03-12

**HEARING DATE (BOC):** 07-17-12

**PRESENT ZONING:** RRC

with Stipulations

**PROPOSED ZONING:** RRC

with Stipulations

**PROPOSED USE:** Residential Units

**SIZE OF TRACT:** 4.696 ac

**DISTRICT:** 17

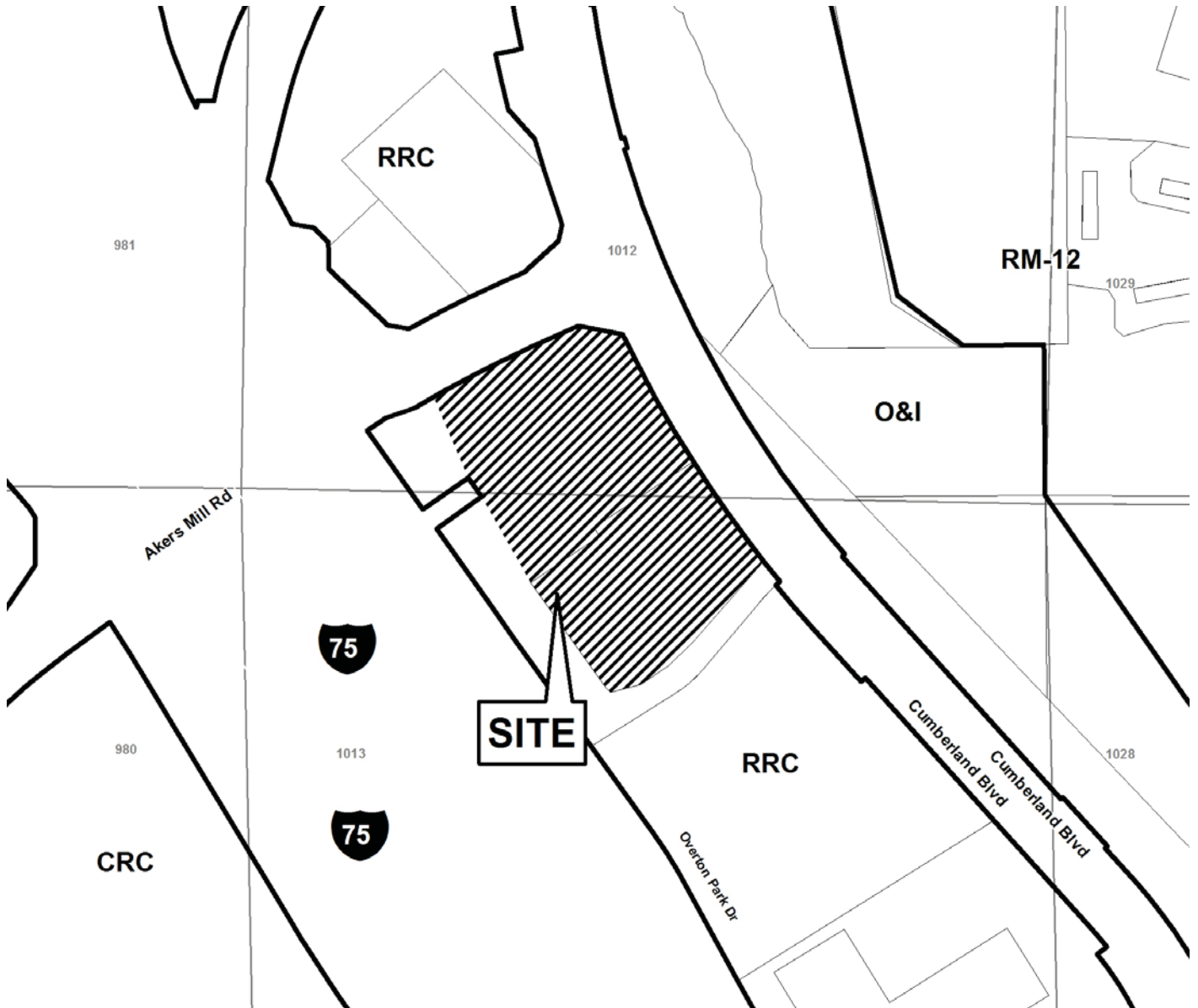
**LAND LOT(S):** 1012, 1013

**PARCEL(S):** 1 and 4

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

**COMMISSION DISTRICT:** 2

**CONTIGUOUS ZONING/DEVELOPMENT**





Application No. z-27  
July (2012)

## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): 700 - 1,395 square feet
  - b) Proposed building architecture: Traditional
  - c) Proposed selling prices(s): \_\_\_\_\_
  - 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)**

None at this time.

\_\_\_\_\_

\_\_\_\_\_

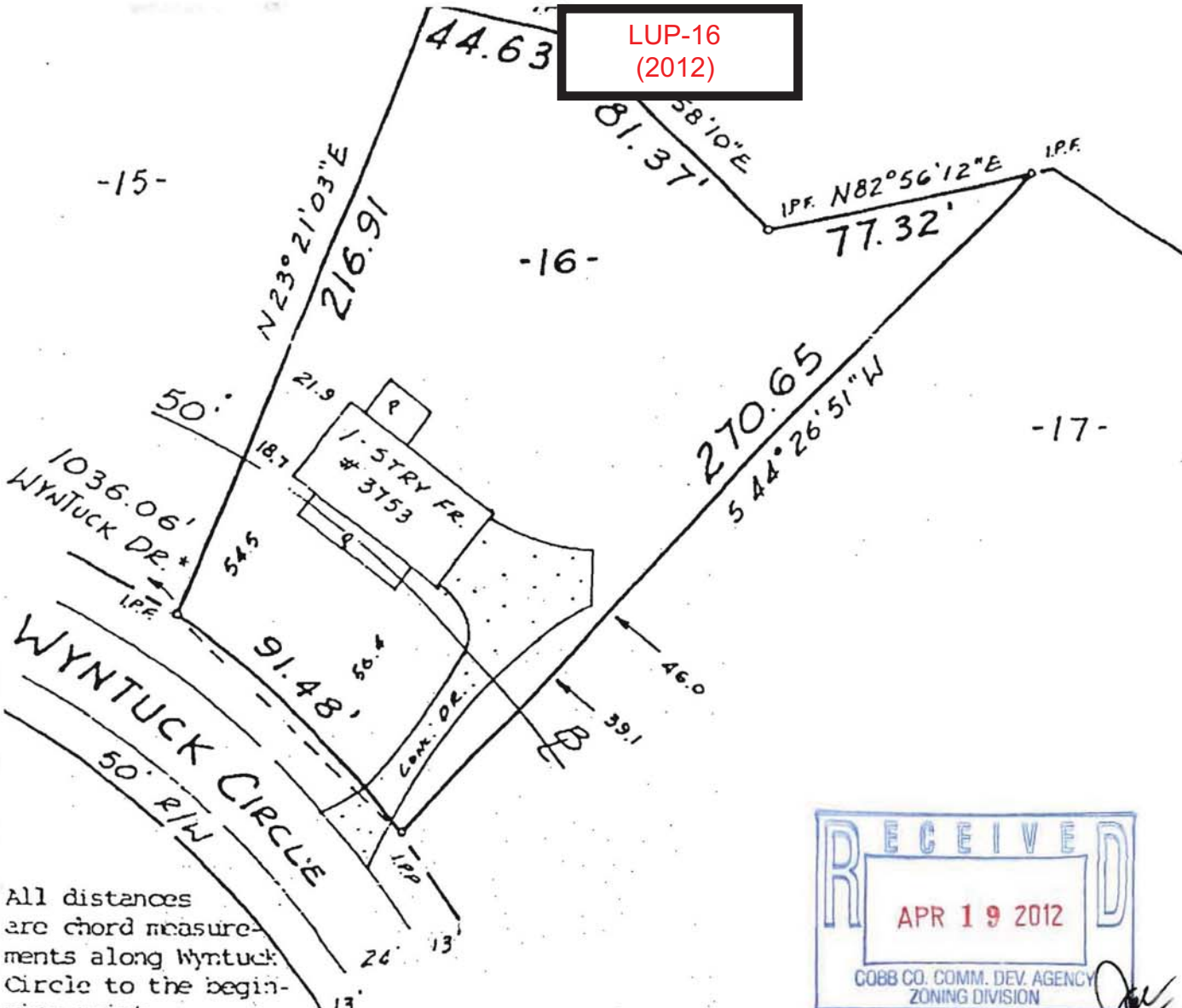
.....  
**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).**

None known at this time.

\_\_\_\_\_

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

LUP-16  
(2012)



All distances are chord measurements along Wyntuck Circle to the beginning point.

RECEIVED  
APR 19 2012  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

*JW*  
340

Survey for FULTON FEDERAL SAVINGS & LOAN ASSOCIATION  
and THOMAS M. HUNT & EPIN L. DRISCOLL HUNT  
of property at 3753 Wyntuck Circle  
of lot 16, Due West Station Subdivision, Unit 3, PB-77, Page 64  
and lot 258, 20th District, 2nd Section, Cobb County, Georgia



Date: 5/31/83 Scale 1" = 50'  
THIS PROPERTY IS ~~NOT~~ LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "FIA OFFICIAL FLOOD HAZARD MAPS"  
BY ESTON PENDLEY & ASSOC., INC.  
REGISTERED LAND SURVEYORS

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law

*Eston Pendley*  
Member SAMSOG

**APPLICANT:** Erin O'Driscoll  
770-428-5021

**REPRESENTATIVE:** same  
same

**TITLEHOLDER:** Erin L. O'Driscoll Hunt a/k/a Erin L. O'Driscoll

**PROPERTY LOCATION:** North side of Wyntuck Circle, north of  
Wyntuck Drive (3753 Wyntuck Circle).

**ACCESS TO PROPERTY:** Wyntuck Circle

**PHYSICAL CHARACTERISTICS TO SITE:** Existing house

**PETITION NO:** LUP-16

**HEARING DATE (PC):** 07-03-12

**HEARING DATE (BOC):** 07-17-12

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit  
(Renewal)

**PROPOSED USE:** Child Care

**SIZE OF TRACT:** 0.5 acre

**DISTRICT:** 20

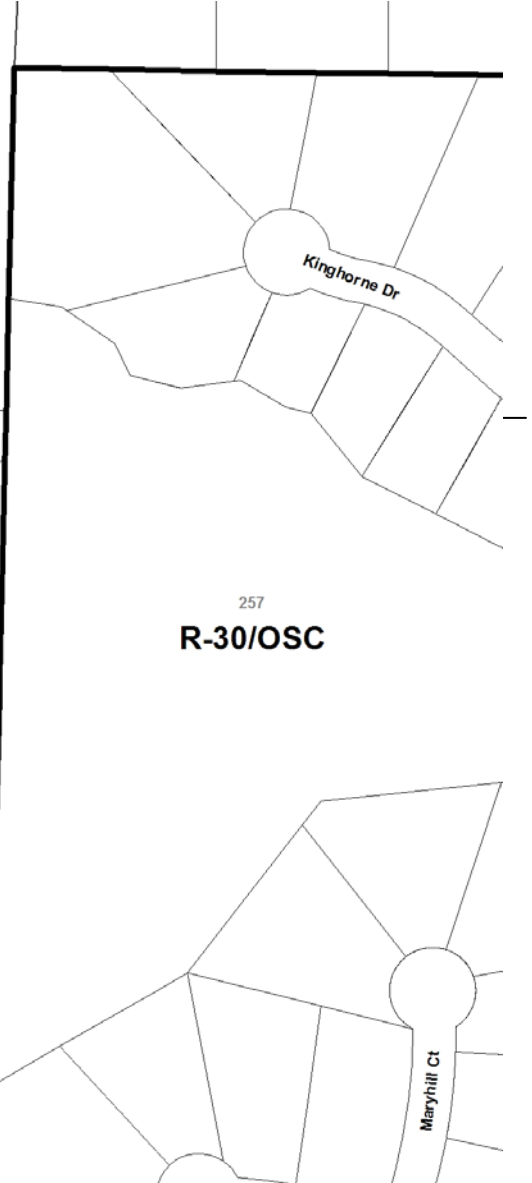
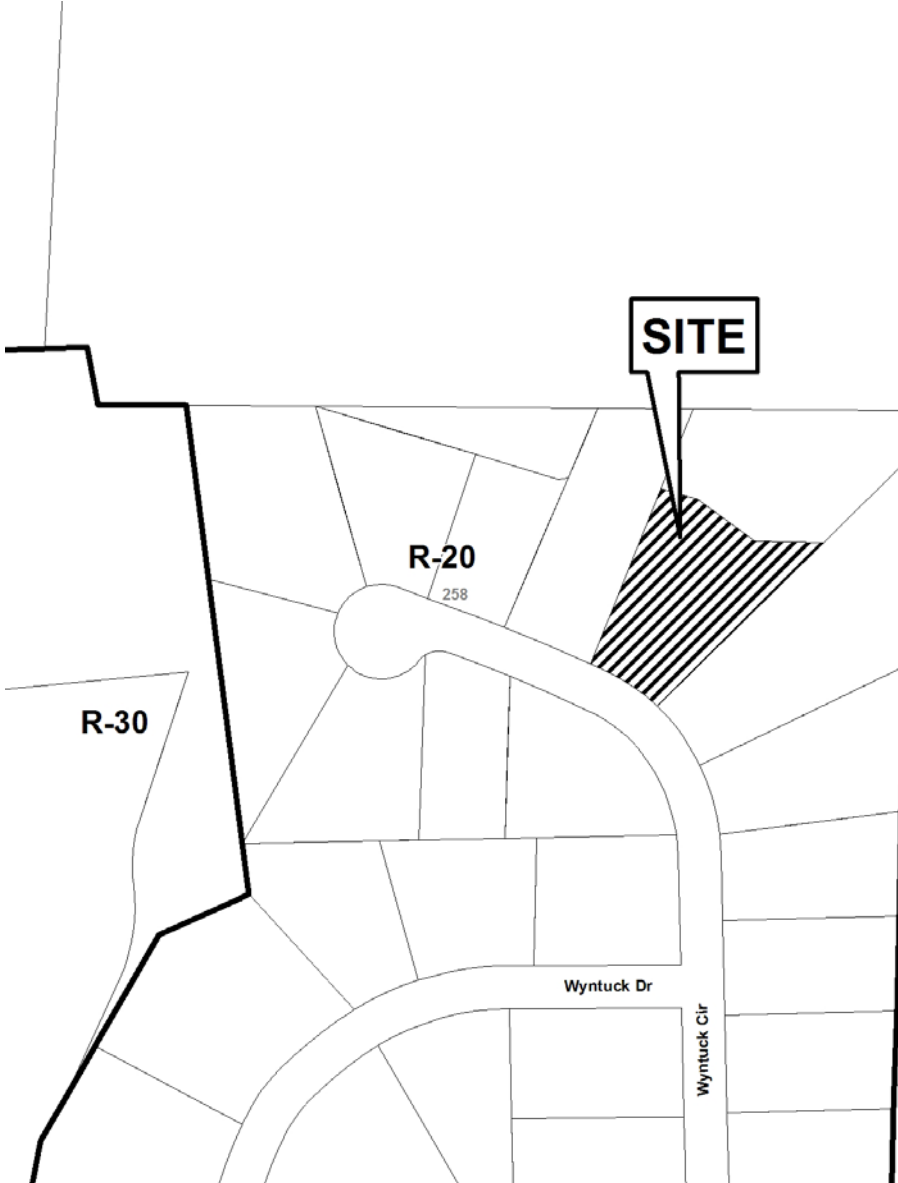
**LAND LOT(S):** 258

**PARCEL(S):** 73

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

**COMMISSION DISTRICT:** 1

**CONTIGUOUS ZONING/DEVELOPMENT**





Application #: Lup-16  
PC Hearing Date: 7-3-12  
BOC Hearing Date: 7-7-12

### TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? CHILD CARE
2. Number of employees? 0
3. Days of operation? 5
4. Hours of operation? 7-6
5. Number of clients, customers, or sales persons coming to the house per day? 8-10 ; Per week? \_\_\_\_\_
6. Where do clients, customers and/or employees park?  
Driveway:  ; Street: \_\_\_\_\_ ; Other (Explain): \_\_\_\_\_

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7. Signs? No:  ; Yes: \_\_\_\_\_. (If yes, then how many, size, and location): \_\_\_\_\_

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8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): \_\_\_\_\_

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9. Deliveries? No  ; Yes \_\_\_\_\_ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)

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10. Does the applicant live in the house? Yes  ; No \_\_\_\_\_
11. Any outdoor storage? No  ; Yes \_\_\_\_\_ (If yes, please state what is kept outside): \_\_\_\_\_

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12. Length of time requested: \_\_\_\_\_

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

Applicant signature: Erin O'Driscoll Date: 4-19-12

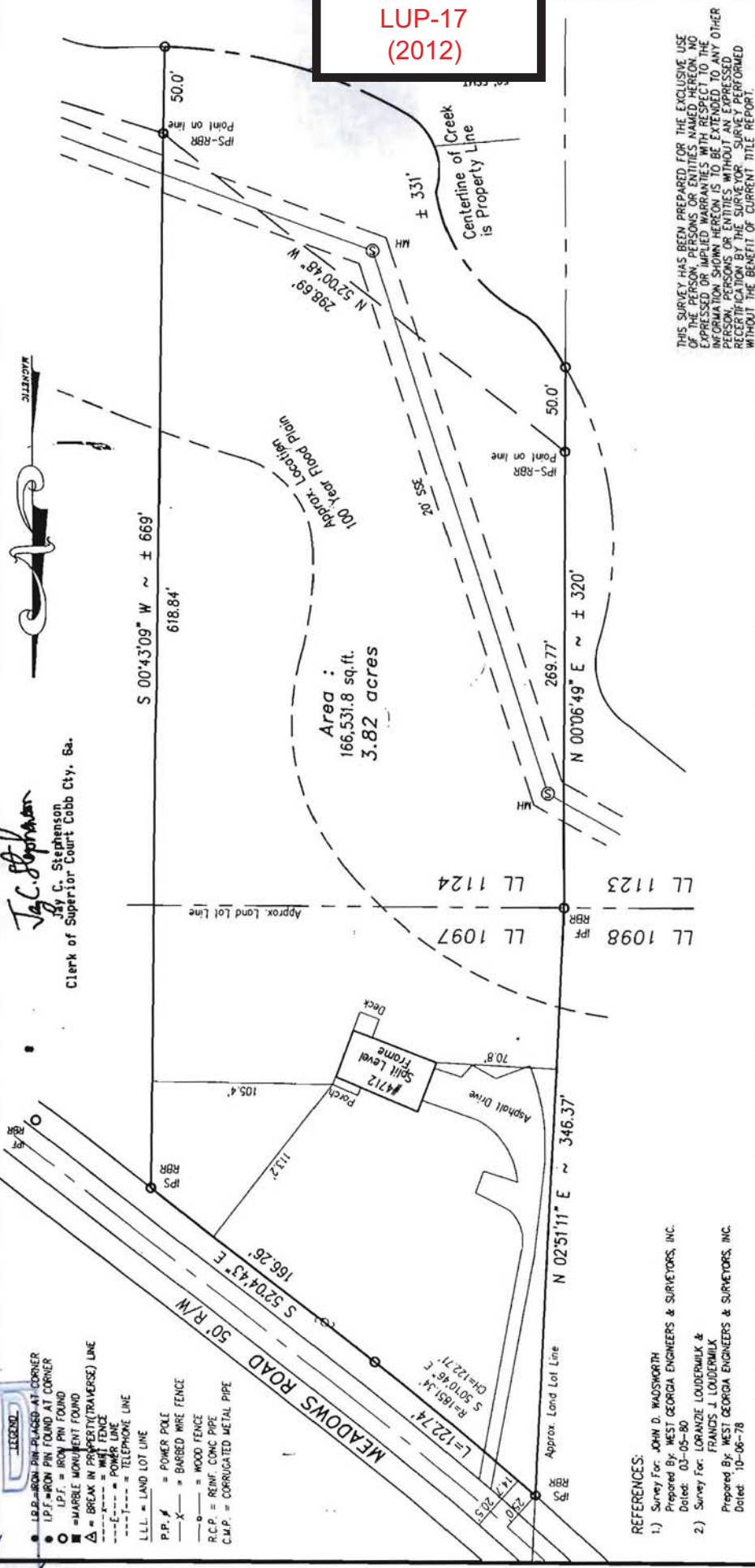
Applicant name (printed): ERIN O'DRISCOLL

**RECEIVED**  
MAY - 3 2012  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Plat Book 2000 Pg 95  
Filed and Recorded In 03-2001 04186pm  
2003 020353

- LEGEND:**
- I.P.P. = IRON PIN PLACED AT CORNER
  - I.P.F. = IRON PIN FOUND AT CORNER
  - M.P.M. = MARBLE MONUMENT FOUND
  - △ BREAK IN PROPERTY (TRANSVERSE) LINE
  - W.F. = WIRE FENCE
  - P.L. = POWER LINE
  - T.L. = TELEPHONE LINE
  - L.L.L. = LAND LOT LINE
  - P.P. = POWER POLE
  - X = BARBED WIRE FENCE
  - W.F. = WOOD FENCE
  - P.C.P. = REINFORCED CONCRETE PIPE
  - C.M.P. = CORRUGATED METAL PIPE

*Jay C. Stephenson*  
Jay C. Stephenson  
Clerk of Superior Court Cobb Cty. Ga.



**LUP-17  
(2012)**

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON, AND NO IMPLIED WARRANTIES WITH RESPECT TO THE ACCURACY OR PRECISION OF THE SURVEY ARE MADE BY ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

**SURVEY FOR  
FRANCES J. BOND  
GLENN H. BOND**

REVISIONS	
11-26-01	
CC	LT
Dwn	LDN
Chkd	LDN
FILE:	

THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP NO. 13067C00080F, DATED AUGUST 18, 1992. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 1,940 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,940 FEET.

EQUIPMENT UTILIZED: ANGULAR: NIKON D-50 LINEAR: NIKON D-50

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

60' 30' 0 60' 120' 180'  
GRAPHIC SCALE

**WEST GEORGIA SURVEYORS, INC.**  
731 Sandtown Road  
Marietta, Georgia 30008  
(770) 428-2122  
FAX: (770) 422-9178



- REFERENCES:**
- Survey For: JOHN D. WAUSWORTH  
Prepared By: WEST GEORGIA ENGINEERS & SURVEYORS, INC.  
Dated: 03-05-80
  - Survey For: LORANZE LOUDERMILK & FRANCIS J. LOUDERMILK  
Prepared By: WEST GEORGIA ENGINEERS & SURVEYORS, INC.  
Dated: 10-06-78

LARRY D. WESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235  
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, 'AMEN', Deut. 27:17

*Jay*  
1058



**APPLICANT:** Top Of The Line  
770-335-2246

**REPRESENTATIVE:** Edith M. Page  
770-335-2246

**TITLEHOLDER:** Glenn H. Bond and Frances J. Bond

**PROPERTY LOCATION:** South side of Meadows Road,  
southeasterly of Lewis Road (4712 Meadows Road).

**ACCESS TO PROPERTY:** Meadows Road

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

**PETITION NO:** LUP-17

**HEARING DATE (PC):** 07-03-12

**HEARING DATE (BOC):** 07-17-12

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Group Home

**SIZE OF TRACT:** 3.82 acres

**DISTRICT:** 19

**LAND LOT(S):** 1097

**PARCEL(S):** 9

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**





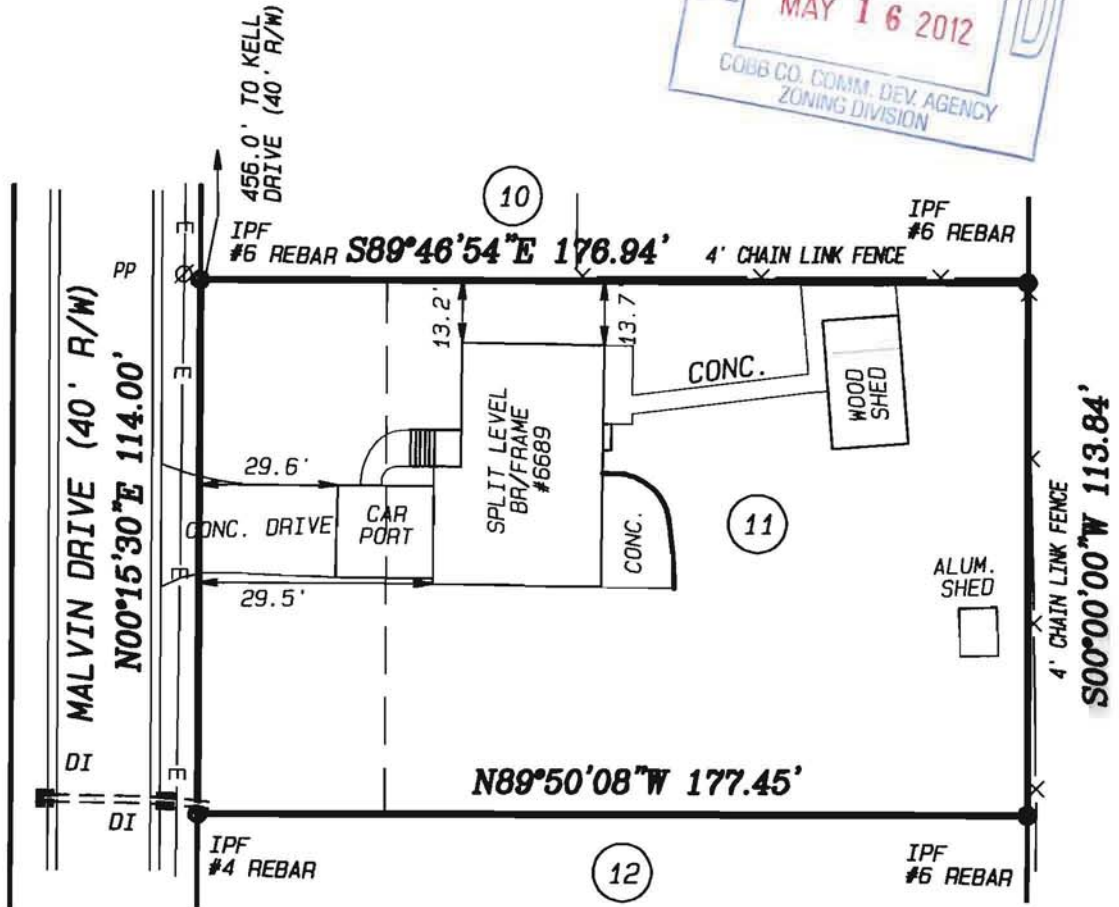
Application #: LUP-17  
 PC Hearing Date: 7-3-12  
 BOC Hearing Date: 7-17-12

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? PERSONAL CARE HOME / ADH
2. Number of employees? ONE + 1 LIVE IN 24 HRS.
3. Days of operation? 7 days a WEEK
4. Hours of operation? 24 HRS A day
5. Number of clients, customers, or sales persons coming to the house per day? 1 ; Per week? 7
6. Where do clients, customers and/or employees park?  
 Driveway:  ; Street: \_\_\_\_\_ ; Other (Explain): Plenty OF PARKING ON Property Already exist. BUT desire to upgrade to circle driveway
7. Signs? No: NO ; Yes: \_\_\_\_\_. (If yes, then how many, size, and location): \_\_\_\_\_
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): NONE
9. Deliveries? No  ; Yes \_\_\_\_\_. (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)  
Basic mail
10. Does the applicant live in the house? Yes \_\_\_\_\_ ; No
11. Any outdoor storage? No \_\_\_\_\_ ; Yes  (If yes, please state what is kept outside): shed 1cgs Riding Lawmower
12. Length of time requested: 2 YRS & ANNUAL RENEWALS
13. Any additional information? (Please attach additional information if needed):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Applicant signature: [Signature] Date: 5-2-2012  
 Applicant name (printed): Edith Page

LUP-18  
(2012)



**SURVEY NOTES:**

1. EQUIPMENT = TOPCON GTP 8205A ROBOTIC STATION
2. DATE OF SURVEY: 05-07-12
3. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130052, PANEL02116, DATED 12-16-2012, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
4. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

CURRENT ZONING: R-20  
AREA: 20,186 SQ. FT.

REF: PLAT BOOK 27, PAGE 61

GRAPHIC SCALE 1" = 40'



**BETTERTON  
SURVEYING & DESIGN, INC.**

LAND SURVEYING,  
LAND PLANNING,  
SUBDIVISION & COMMERCIAL  
SITE DESIGN

950 WEST SANDTOWN ROAD  
MARIETTA, GEORGIA 30064  
(678) 483-0242



**FINAL SURVEY**

LOT # 11, PINE VIEW

LOCATED IN: LAND LOT 379  
18TH DISTRICT, 2ND SECTION,  
COBB COUNTY, GEORGIA  
SCALE: 1" = 40 FT.  
DATE: 05-07-12  
PREPARED FOR:

**JOHN LISMORE**

**APPLICANT:** John Lismore  
678-575-1155

**REPRESENTATIVE:** John Lismore  
678-945-1679

**TITLEHOLDER:** Carol L. Wright and John W. Lismore

**PROPERTY LOCATION:** West side of Melvin Drive, south of  
Kell Drive (6689 Melvin Drive).

**ACCESS TO PROPERTY:** Melvin Drive

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

**PETITION NO:** LUP-18

**HEARING DATE (PC):** 07-03-12

**HEARING DATE (BOC):** 07-17-12

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Catering

**SIZE OF TRACT:** 3.82 acres

**DISTRICT:** 18

**LAND LOT(S):** 379

**PARCEL(S):** 8

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**





Application #: Lup-18  
PC Hearing Date: 7-3-12  
BOC Hearing Date: 7-17-12

# TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Catering special events
2. Number of employees? Sub Contract
3. Days of operation? 4
4. Hours of operation? 8-4:30
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.): 2
9. Deliveries? No \_\_\_\_\_ ; Yes  (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)  
3
10. Does the applicant live in the house? Yes  ; No \_\_\_\_\_
11. Any outdoor storage? No \_\_\_\_\_ ; Yes  (If yes, please state what is kept outside): Yes but not on property storage only
12. Length of time requested: N/A
13. Any additional information? (Please attach additional information if needed):  
NO

Applicant signature: [Signature] Date: 5-2-12

Applicant name (printed): \_\_\_\_\_