

# **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: August 7, 2012**  
**Board of Commissioners Hearing Date: August 21, 2012**

**Due Date: July 6, 2012**

**Date Distributed/Mailed Out: June 19, 2012**



*Cobb County...Expect the Best!*



**APPLICANT:** Kamal K. Najhawan

678-207-9994

**REPRESENTATIVE:** Kamal K. Najhawan

678-207-9994

**TITLEHOLDER:** Kamal K. Najhawan

**PROPERTY LOCATION:** North side of Veterans Memorial

Highway, east of North Allen Road

(357 Veterans Memorial Highway).

**ACCESS TO PROPERTY:** Veterans Memorial Highway

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

**PETITION NO:** Z-28

**HEARING DATE (PC):** 08-07-12

**HEARING DATE (BOC):** 08-21-12

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** LI

**PROPOSED USE:** Light Industrial

**SIZE OF TRACT:** 0.914 acre

**DISTRICT:** 18

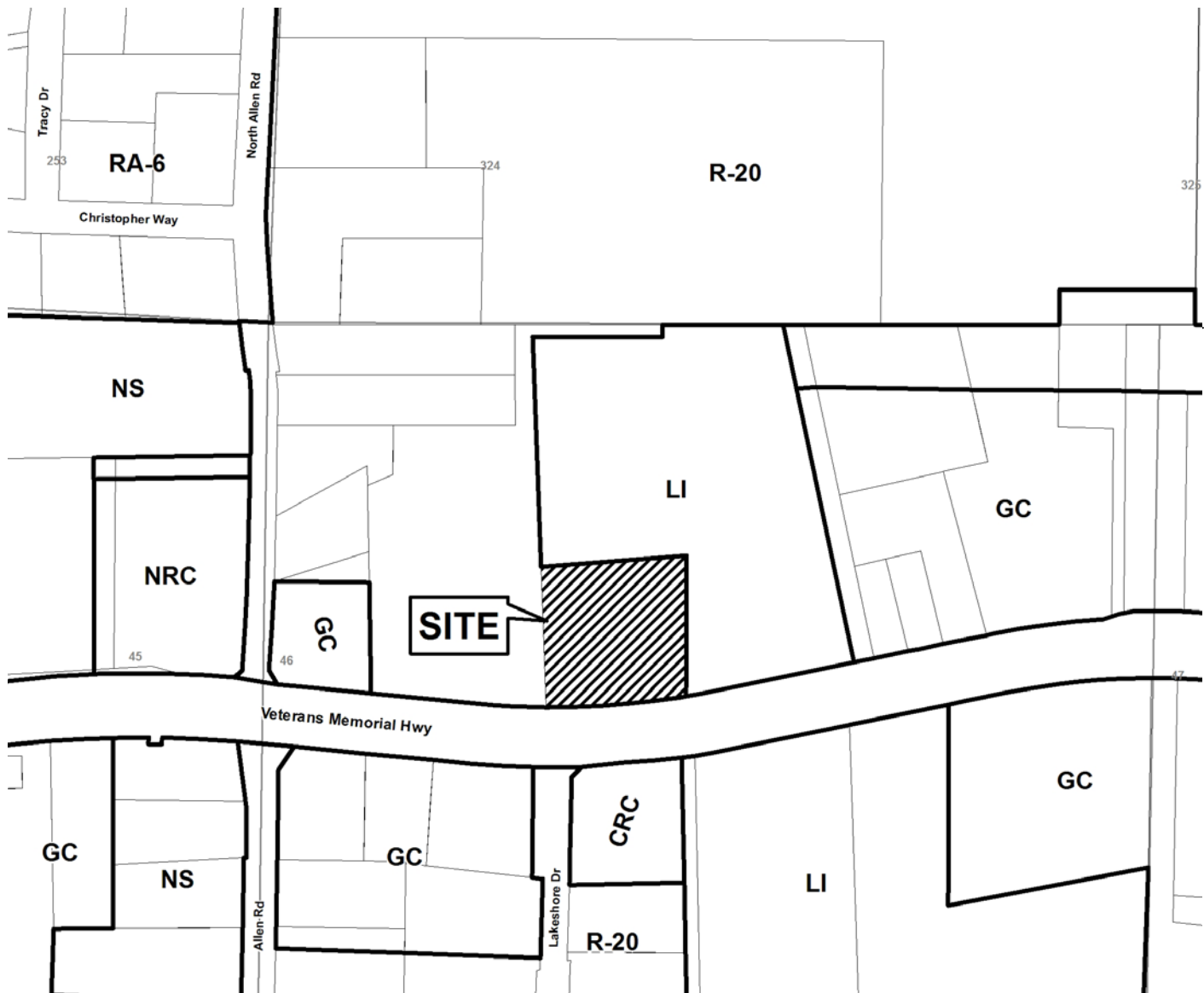
**LAND LOT(S):** 46

**PARCEL(S):** 8

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**





Application No. Z-28

Aug.  
2012

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): NO
- 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): CONSOLIDATION
- b) Proposed building architecture: None
- c) Proposed hours/days of operation: \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

THIS LOT COMPLETES A SQUARE, PLANNING  
COMMISSION COMMENTS THAT IT BE REZONED.

\_\_\_\_\_

\_\_\_\_\_

.....  
**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).

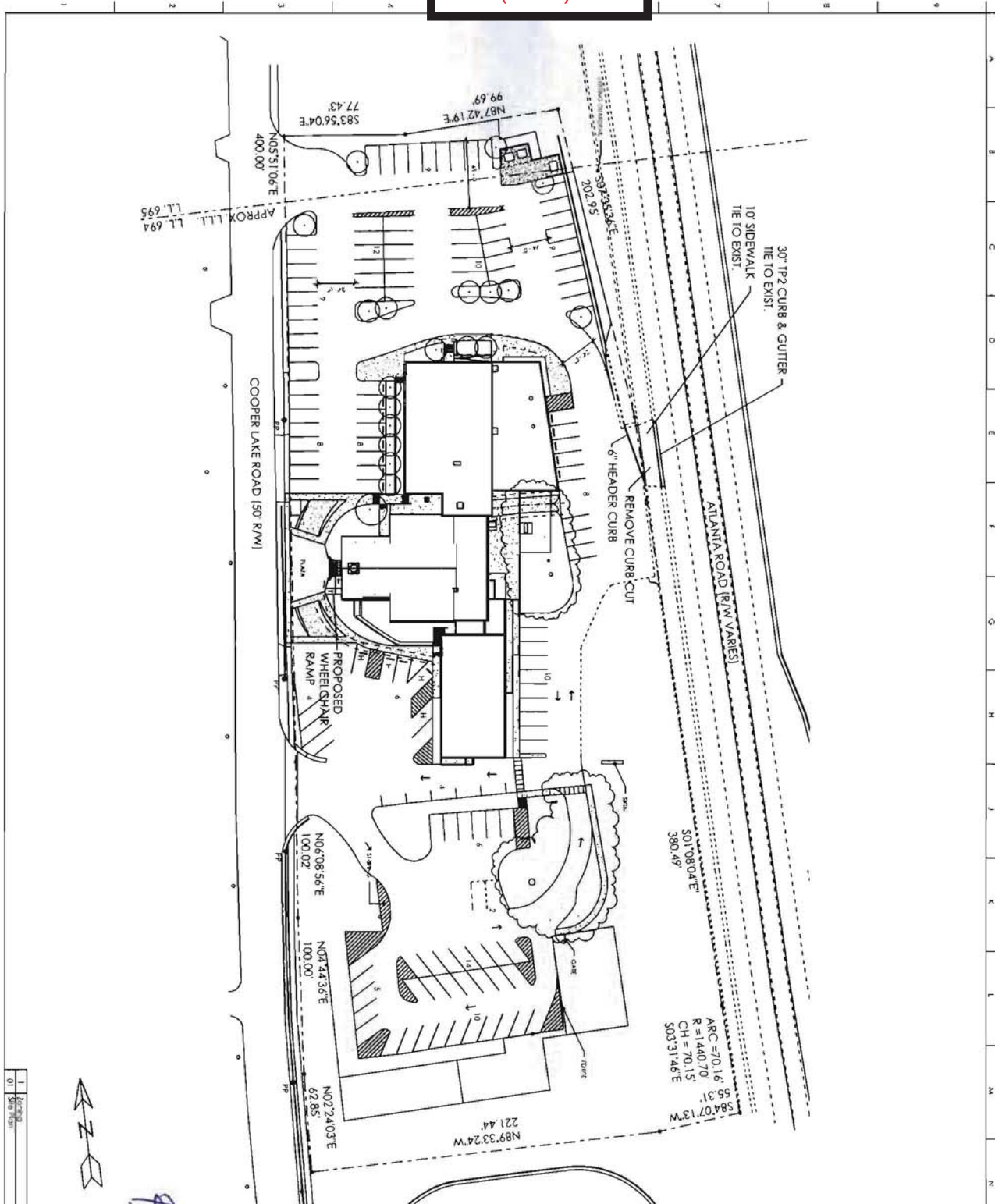
NO

\_\_\_\_\_

\_\_\_\_\_



Z-29  
(2012)



<p><b>RECEIVED</b> JUN - 6 2012 COBB CO. COMM. DEV. AGENCY ZONING DIVISION</p>		<p><b>GENERAL NOTES</b></p>	
<p><b>GEORGIA REGISTERED PROFESSIONAL ENGINEER</b> BENJAMIN C. CLOPPER No. 022860</p>		<p><b>SHEET SPECIFIC NOTES</b></p>	
<p><b>St Benedict's Episcopal Church</b> 2160 Cooper Lake Rd., Smyrna, GA 30080</p>		<p><b>Site Plan</b></p>	
<p>6/6/12</p>		<p>01</p>	

**APPLICANT:** St. Benedict's Episcopal Church, LLC

678-279-4300

**REPRESENTATIVE:** Brian Sullivan

678-279-4300

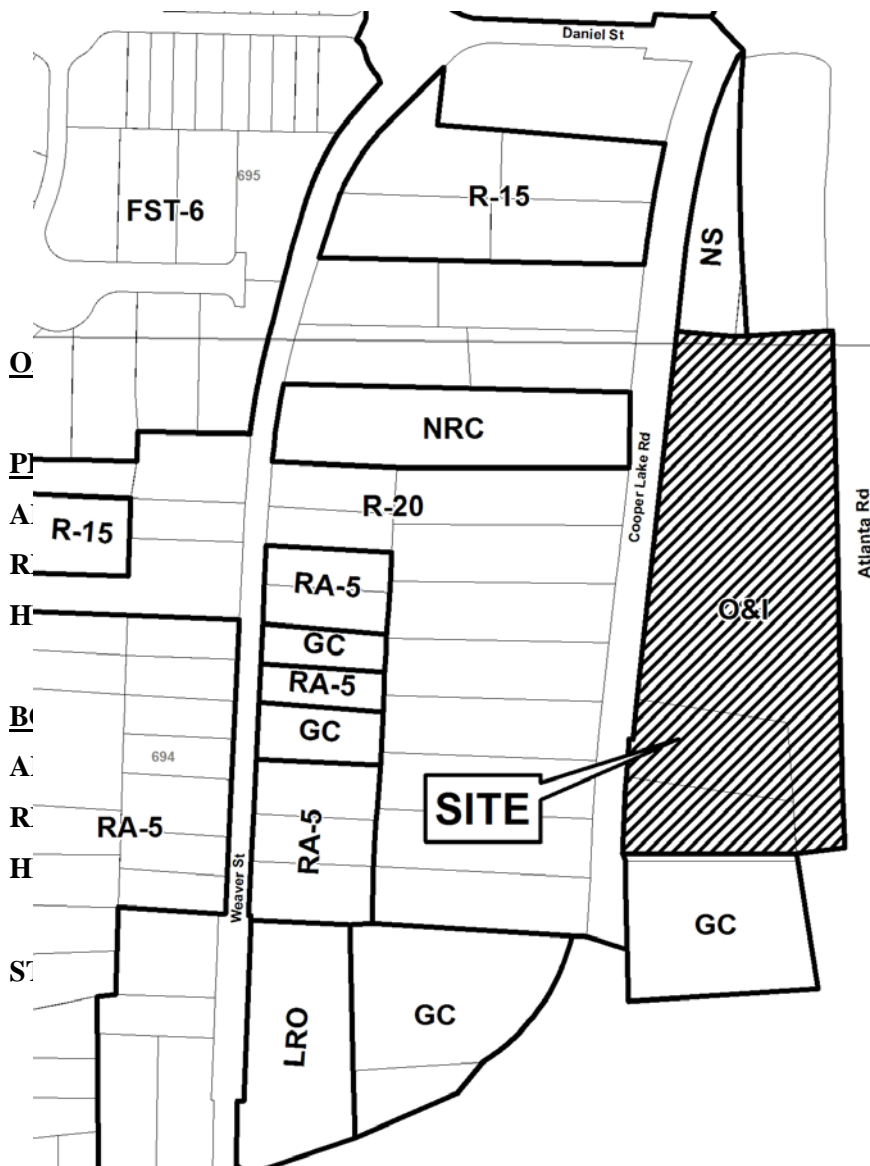
**TITLEHOLDER:** St. Benedict's Episcopal Church, LLC

**PROPERTY LOCATION:** East side of Cooper Lake Road and on the  
west side of Atlanta Road, north of Cumberland Parkway  
(2160 Cooper Lake Road).

**ACCESS TO PROPERTY:** Cooper Lake Road

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

#### CONTIGUOUS ZONING/DEVELOPMENT



**PETITION NO:** Z-29

**HEARING DATE (PC):** 08-07-12

**HEARING DATE (BOC):** 08-21-12

**PRESENT ZONING:** O&I

with Stipulations

**PROPOSED ZONING:** O&I

with Stipulations

**PROPOSED USE:** Church and Private School

**SIZE OF TRACT:** 3.553 acres

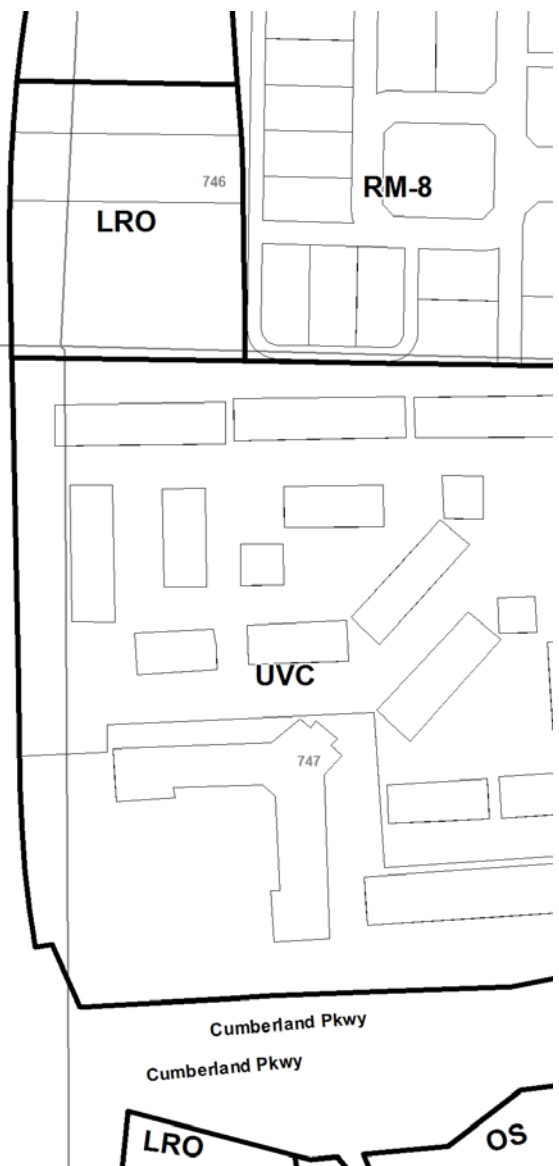
**DISTRICT:** 17

**LAND LOT(S):** 694, 695

**PARCEL(S):** 2

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

**COMMISSION DISTRICT:** 2





Application No. Z-29

August  
2012

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): N/A
- 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): Church + Private School
- b) Proposed building architecture: No Changes
- c) Proposed hours/days of operation: Sunday → Saturday 7a.m. to 8p.m.
- d) List all requested variances: None
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

Applicant is proposing to amend existing stipulations related property  
requiring construction of a deceleration lane along Atlanta Road.

\_\_\_\_\_

\_\_\_\_\_

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-30  
(2012)

RE-PLAT OF #132 CARRUTH DRIVE & 950 EAST SIDE DRIVE

PREPARED FOR: GLEN ROBINSON  
LANDS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 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, 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1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 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,



**APPLICANT:** Glen Robinson Construction

404-467-4313

**REPRESENTATIVE:** Glen Robinson

404-467-4313

**TITLEHOLDER:** Glen Robinson Construction LLC, Richard W. Reno

**PROPERTY LOCATION:** West side of Eastside Drive, south of

Carruth Drive

(950 Eastside Drive).

**ACCESS TO PROPERTY:** Eastside Drive

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-30

**HEARING DATE (PC):** 08-07-12

**HEARING DATE (BOC):** 08-21-12

**PRESENT ZONING:** GC

**PROPOSED ZONING:** LI

**PROPOSED USE:** Outside Storage

**SIZE OF TRACT:** 2.554 acres

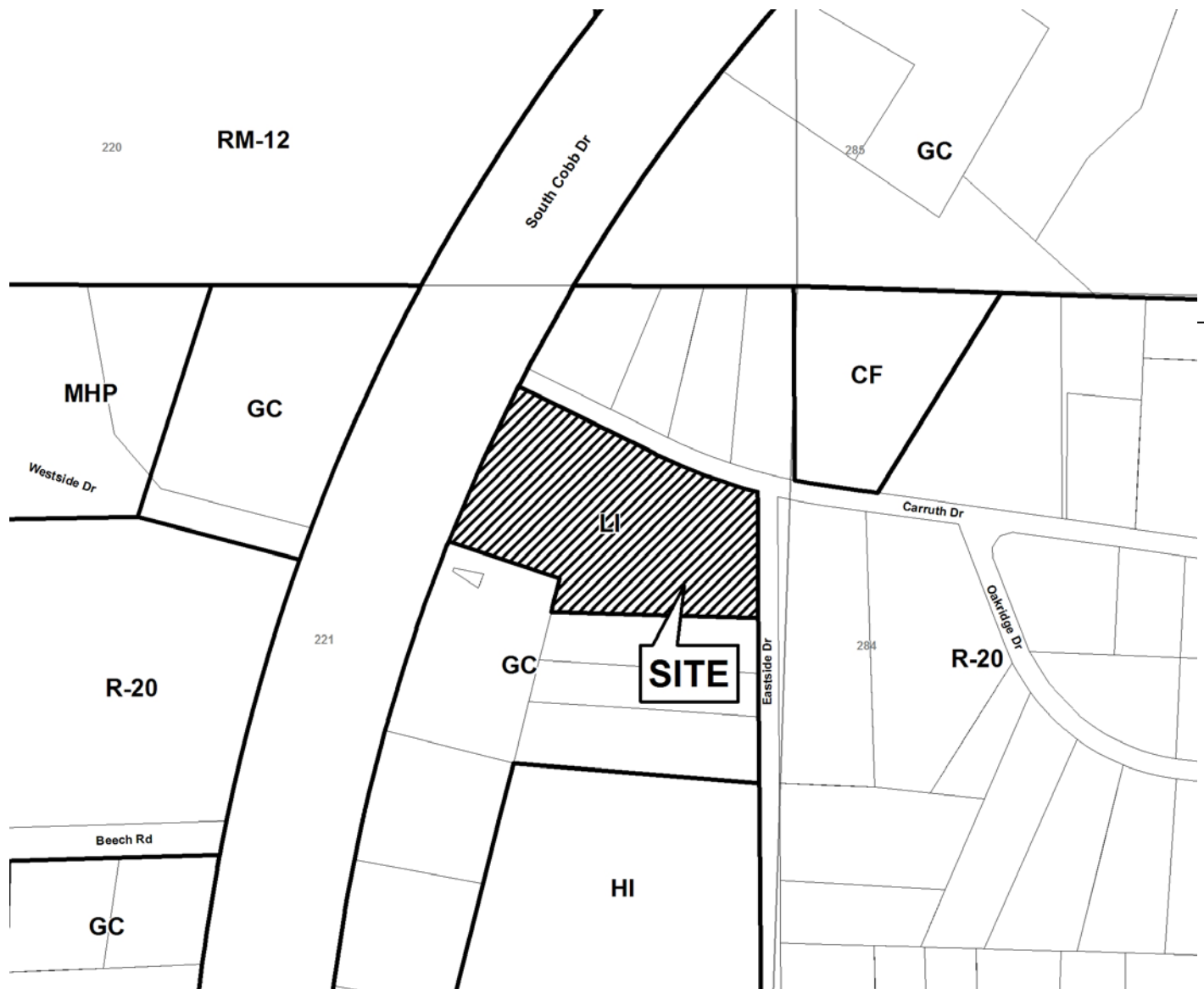
**DISTRICT:** 17

**LAND LOT(S):** 221

**PARCEL(S):** 23

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

**COMMISSION DISTRICT:** 4





Application No. 2-30

Aug. 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): outdoor storage of pipe, outdoor carpet, steel tubing for putting cages
- b) Proposed building architecture: No building.
- 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



**APPLICANT:** Brooks Chadwick Capital, LLC  
404-281-4554

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

**TITLEHOLDER:** Lesby M. Wise, as Trustee of The Lesby M. Wise  
Revocable Living Trust

**PROPERTY LOCATION:** North side of Groover Road, west of  
Braswell Road  
(2129 Groover Road).

**ACCESS TO PROPERTY:** Groover Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-31

**HEARING DATE (PC):** 08-07-12

**HEARING DATE (BOC):** 08-21-12

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** R-15

**PROPOSED USE:** Single-Family Residential

**SIZE OF TRACT:** 3.822 acres

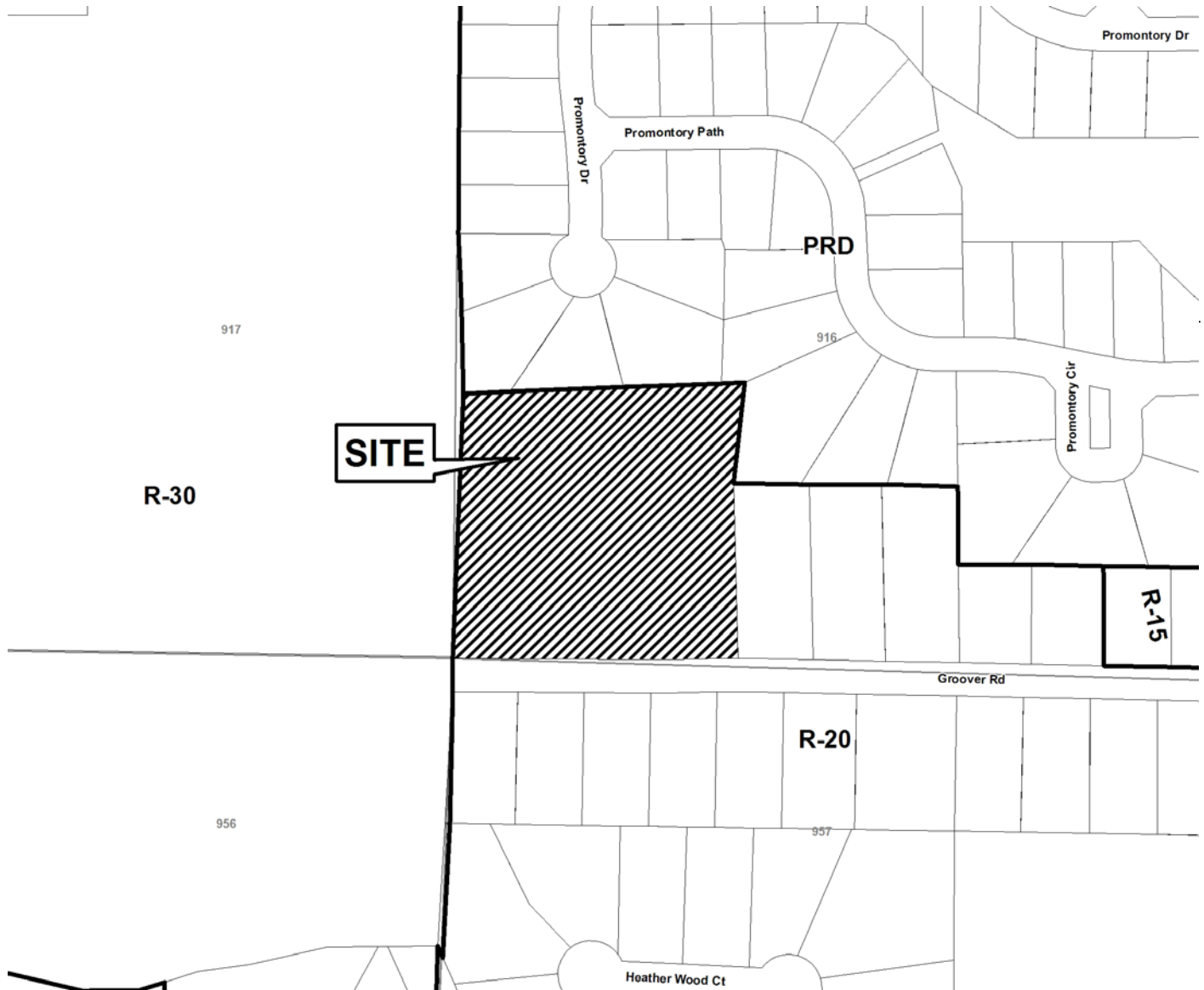
**DISTRICT:** 16

**LAND LOT(S):** 916

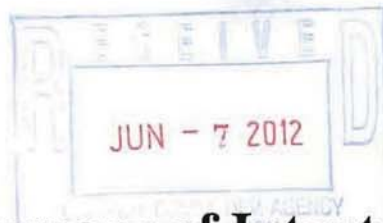
**PARCEL(S):** 4

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

**COMMISSION DISTRICT:** 3







Application No. z- 31  
Aug. (2012)

## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): 2,500 square foot, minimum  
b) Proposed building architecture: Traditional  
c) Proposed selling prices(s): \$400,000 - \$700,000  
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.

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

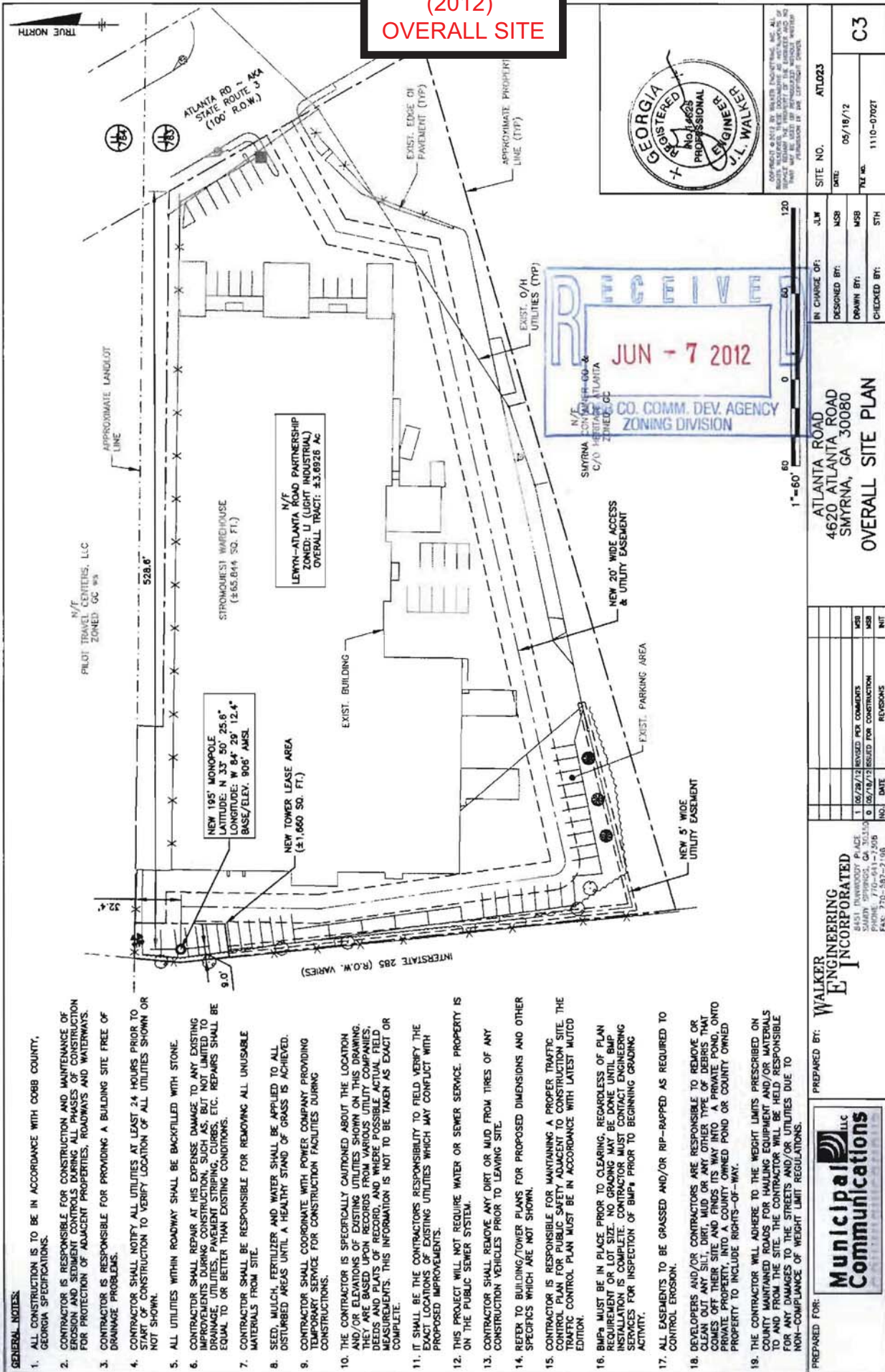
- .....  
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?  
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

None known at this time

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

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

SLUP-3  
(2012)  
OVERALL SITE



SITE NO.	ATL023
DATE	05/18/12
DRAWN BY	MSB
CHECKED BY	STH
FILE NO.	1110-07027

ATLANTA ROAD  
4620 ATLANTA ROAD  
SMR/NA, GA 30080  
OVERALL SITE PLAN

NO.	DATE	REVISIONS
1	05/18/12	REVISED FOR COMMENTS
2	05/18/12	REVISED FOR CONSTRUCTION

WALKER  
ENGINEERING  
INCORPORATED  
8451 PARKWOOD PLACE  
DUBLIN, GA 31024  
PHONE: 770-641-2505  
FAX: 770-597-2198

Prepared For:  
**Municipal Communications**  
CITY OF ATLANTA

- GENERAL NOTES:**
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH COBB COUNTY, GEORGIA SPECIFICATIONS.
  - CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS DURING ALL PHASES OF CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.
  - CONTRACTOR IS RESPONSIBLE FOR PROVIDING A BUILDING SITE FREE OF DRAINAGE PROBLEMS.
  - CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION TO VERIFY LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.
  - ALL UTILITIES WITHIN ROADWAY SHALL BE BACKFILLED WITH STONE.
  - CONTRACTOR SHALL REPAIR AT HIS EXPENSE DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, PAVEMENT STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL UNUSABLE MATERIALS FROM SITE.
  - SEED, MULCH, FERTILIZER AND WATER SHALL BE APPLIED TO ALL DISTURBED AREAS UNTIL A HEALTHY STAND OF GRASS IS ACHIEVED.
  - CONTRACTOR SHALL COORDINATE WITH POWER COMPANY PROVIDING TEMPORARY SERVICE FOR CONSTRUCTION FACILITIES DURING CONSTRUCTIONS.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED ABOUT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS DRAWING. THEY ARE BASED UPON RECORDS FROM VARIOUS UTILITY COMPANIES, DEEDS AND PLATS OF RECORD, AND WHERE POSSIBLE ACTUAL FIELD MEASUREMENTS. THIS INFORMATION IS NOT TO BE TAKEN AS EXACT OR COMPLETE.
  - IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATIONS OF EXISTING UTILITIES WHICH MAY CONFLICT WITH PROPOSED IMPROVEMENTS.
  - THIS PROJECT WILL NOT REQUIRE WATER OR SEWER SERVICE. PROPERTY IS ON THE PUBLIC SEWER SYSTEM.
  - CONTRACTOR SHALL REMOVE ANY DIRT OR MUD FROM TIRES OF ANY CONSTRUCTION VEHICLES PRIOR TO LEAVING SITE.
  - REFER TO BUILDING/TOWER PLANS FOR PROPOSED DIMENSIONS AND OTHER SPECIFICS WHICH ARE NOT SHOWN.
  - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A PROPER TRAFFIC CONTROL PLAN FOR PUBLIC SAFETY ADJACENT TO CONSTRUCTION SITE. THE TRAFFIC CONTROL PLAN MUST BE IN ACCORDANCE WITH LATEST MUTCD EDITION.
  - BMPs MUST BE IN PLACE PRIOR TO CLEARING, REGARDLESS OF PLAN REQUIREMENT OR LOT SIZE. NO GRADING MAY BE DONE UNTIL BMP INSTALLATION IS COMPLETE. CONTRACTOR MUST CONTACT ENGINEERING SERVICES FOR INSPECTION OF BMPs PRIOR TO BEGINNING GRADING ACTIVITY.
  - ALL EASEMENTS TO BE GRASSED AND/OR RIP-RAPPED AS REQUIRED TO CONTROL EROSION.
  - DEVELOPERS AND/OR CONTRACTORS ARE RESPONSIBLE TO REMOVE OR CLEAN OUT ANY SILT, DIRT, MUD OR ANY OTHER TYPE OF DEBRIS THAT COMES OFF THEIR SITE AND FINDS ITS WAY INTO A PRIVATE POND, ONTO PRIVATE PROPERTY, INTO A COUNTY OWNED POND OR COUNTY OWNED PROPERTY TO INCLUDE RIGHTS-OF-WAY.
  - THE CONTRACTOR WILL ADHERE TO THE WEIGHT LIMITS PRESCRIBED ON COUNTY MAINTAINED ROADS FOR HAULING EQUIPMENT AND/OR MATERIALS TO AND FROM THE SITE. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO THE STREETS AND/OR UTILITIES DUE TO NON-COMPLIANCE OF WEIGHT LIMIT REGULATIONS.

TRUE NORTH

SLUP-3 (2012)  
Enlarged Plan of  
Lease Area



COMPANIES & INDIVIDUALS ARE NOT TO BE USED IN ANY MANNER THAT WOULD BE CONSIDERED AS A RECOMMENDATION BY THE ENGINEER.

SITE NO.	ATL023
DATE	05/14/12
FILE NO.	1110-07027

IN CHARGE OF:	JLW
DESIGNED BY:	MSB
DRAWN BY:	MSB
CHECKED BY:	STH

ATLANTA ROAD  
4620 ATLANTA ROAD  
SMYRNA, GA 30080  
SITE PLAN

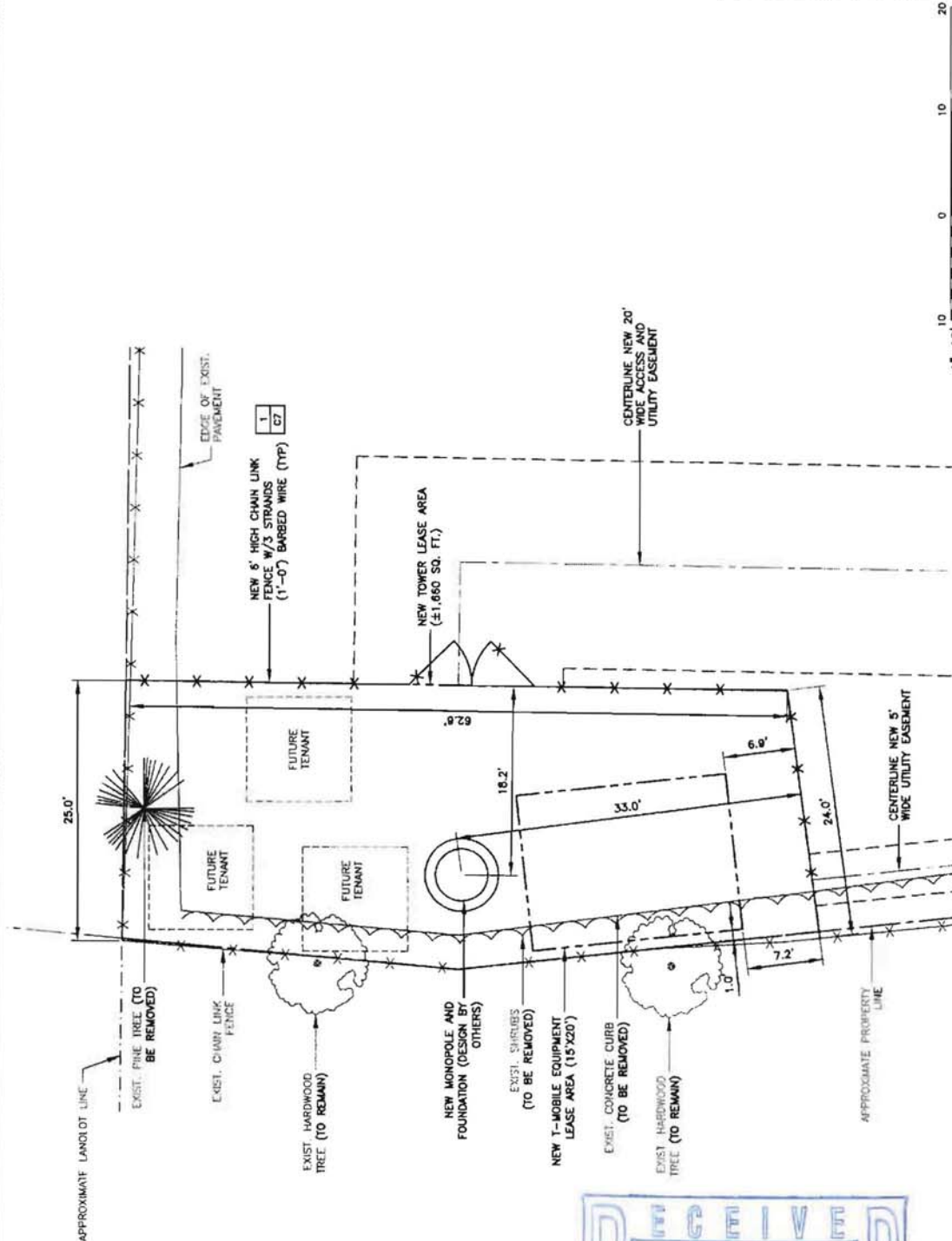
NO.	DATE	REVISIONS
1	05/29/12	REVISED PER COMMENTS
2	05/18/12	ISSUED FOR CONSTRUCTION

WALKER  
ENGINEERING  
INCORPORATED  
1000 W. BROADWAY, SUITE 200  
SMYRNA, GA 30080  
PHONE: 770-441-7006  
FAX: 770-587-2181

PREPARED BY:



PREPARED FOR:





**APPLICANT:** Municipal Communications, LLC

404-556-0139

**REPRESENTATIVE:** James M. Ney 770-661-1202

Holt Ney Zatcoff & Wasserman, LLP

**TITLEHOLDER:** Lewyn – Atlanta Road Partnership

**PROPERTY LOCATION:** West side of Atlanta Road, northwesterly  
of Old Atlanta Station Drive; and on the east side of I-285  
(4620 Atlanta Road).

**ACCESS TO PROPERTY:** Atlanta Road

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

**PETITION NO:** SLUP-3

**HEARING DATE (PC):** 08-07-12

**HEARING DATE (BOC):** 08-21-12

**PRESENT ZONING:** LI

**PROPOSED ZONING:** Special Land

Use Permit

**PROPOSED USE:** Wireless Communications

Tower and Antennas

**SIZE OF TRACT:** 3.6926 acres

**DISTRICT:** 17

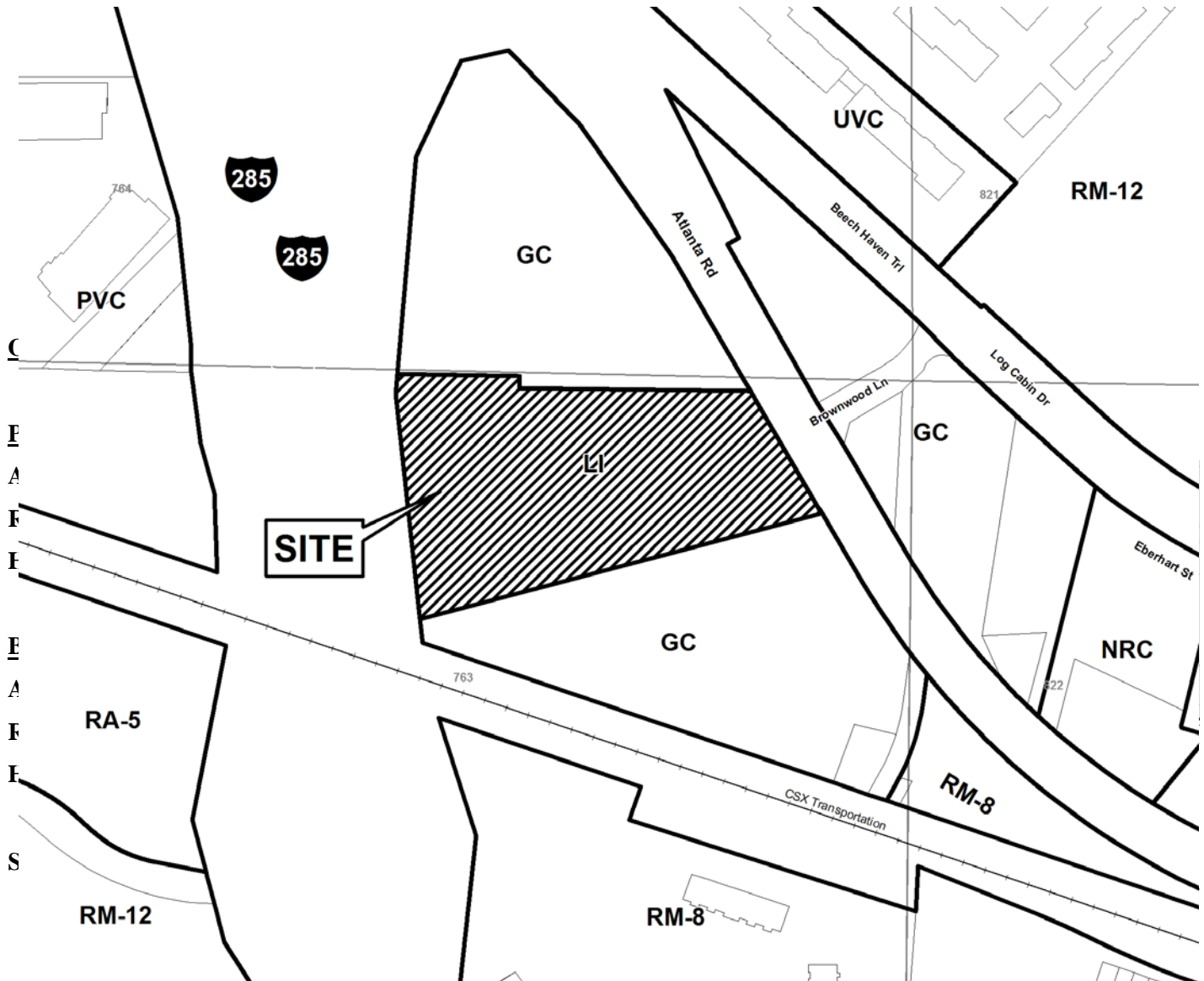
**LAND LOT(S):** 763

**PARCEL(S):** 13

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

**COMMISSION DISTRICT:** 2

**CONTIGUOUS ZONING/DEVELOPMENT**





**Application for  
Special Land Use Permit  
Cobb County, Georgia**

(Cobb County Zoning Division - 770-528-2035)



Application No. SLUP- 3

PC Hearing Date: 8-7-12

BOC Hearing Date: 8-21-12

**Applicant** Municipal Communications, LLC **Phone #** (404)556-0139  
(applicant's name printed)

3495 Piedmont Road  
Eleven Piedmont Center, Suite 411

**Address** Atlanta, GA 30305 **E-mail** hstamper@municipalcom.com

c/o James M. Ney 100 Galleria Parkway, Suite 1800

Holt Nev Zatcoff & Wasserman, LLP **Address** Atlanta, GA 30339

(representative's name, printed)

James M Ney - **Phone #** 770-661-1202 **E-mail** jney@hnzw.com  
(representative's signature)

Signed, sealed and delivered in presence of:

Sheri L. DeLoach

Notary Public

My commission expires: \_\_\_\_\_



**Titleholder** Lewyn-Atlanta Road  
Limited Partnership **Phone #** 404-316-6855 **E-mail** llewy@mindspring.com  
(titleholder's name, printed)

**Signature** [Signature] **Address** 4370 Harris Trail, Atlanta, GA 30327  
(attach additional signature, if needed)

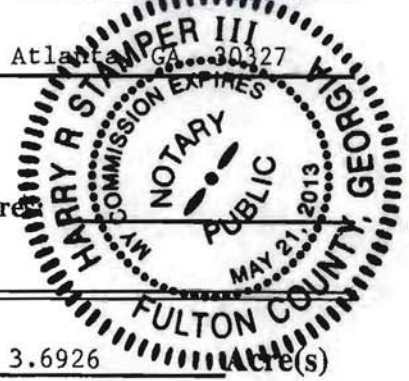
Larry Lewyn

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: \_\_\_\_\_



**Present Zoning** LI (Light Industrial) **Size of Tract** +/- 3.6926 **Acres(s)**

**For the Purpose of** wireless communications tower and antennas

**Location** 4620 Atlanta Road, Atlanta, Georgia 30080  
(street address, if applicable; nearest intersection, etc.)

**Land Lot(s)** 763 **District(s)** 17th, 2nd Section

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are/are no such assets. If any exist, provide documentation with this application.

[Signature]  
(applicant's signature)  
Harry R. Stamper, III, President

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is/is not such a cemetery. If any exist, provide documentation with this application.

[Signature]  
(applicant's signature)  
Harry R. Stamper, III, President







# Application for Special Land Use Permit Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)



SLUP-4

Application No. 572-34

PC Hearing Date: 08/07/12

BOC Hearing Date: 08/21/12

Applicant Gene Childers Phone # (770) 941-9283  
(applicant's name printed)

Address 756 Florence Road, Douglasville, GA 30134 E-mail N/A

Parks F. Huff, Esq. Address 376 Powder Springs Street, Ste 100, Marietta, GA 30064  
(representative's name, printed)

[Signature] Phone # (770) 422-7016 E-mail phuff@samlarkinbuff.com  
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My commission expires \_\_\_\_\_

Titleholder National Locators, Inc Phone # (770) 941-9283 E-mail \_\_\_\_\_  
(titleholder's name, printed)

Signature [Signature] Address 756 Florence Road, Douglasville, GA 30134  
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My commission expires: 8/20/12

Present Zoning GC Size of Tract 1.091 Acre(s)

For the Purpose of Automobile Storage Yard

Location 5648 Mableton Parkway  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 37 District(s) 17

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are are no such assets. If any exist, provide documentation with this application.

[Signature]  
(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is not such a cemetery. If any exist, provide documentation with this application.

[Signature]  
(applicant's signature)

