

# **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: September 6, 2012**  
**Board of Commissioners Hearing Date: September 18, 2012**

**Due Date: August 3, 2012**

**Date Distributed/Mailed Out: July 17, 2012**

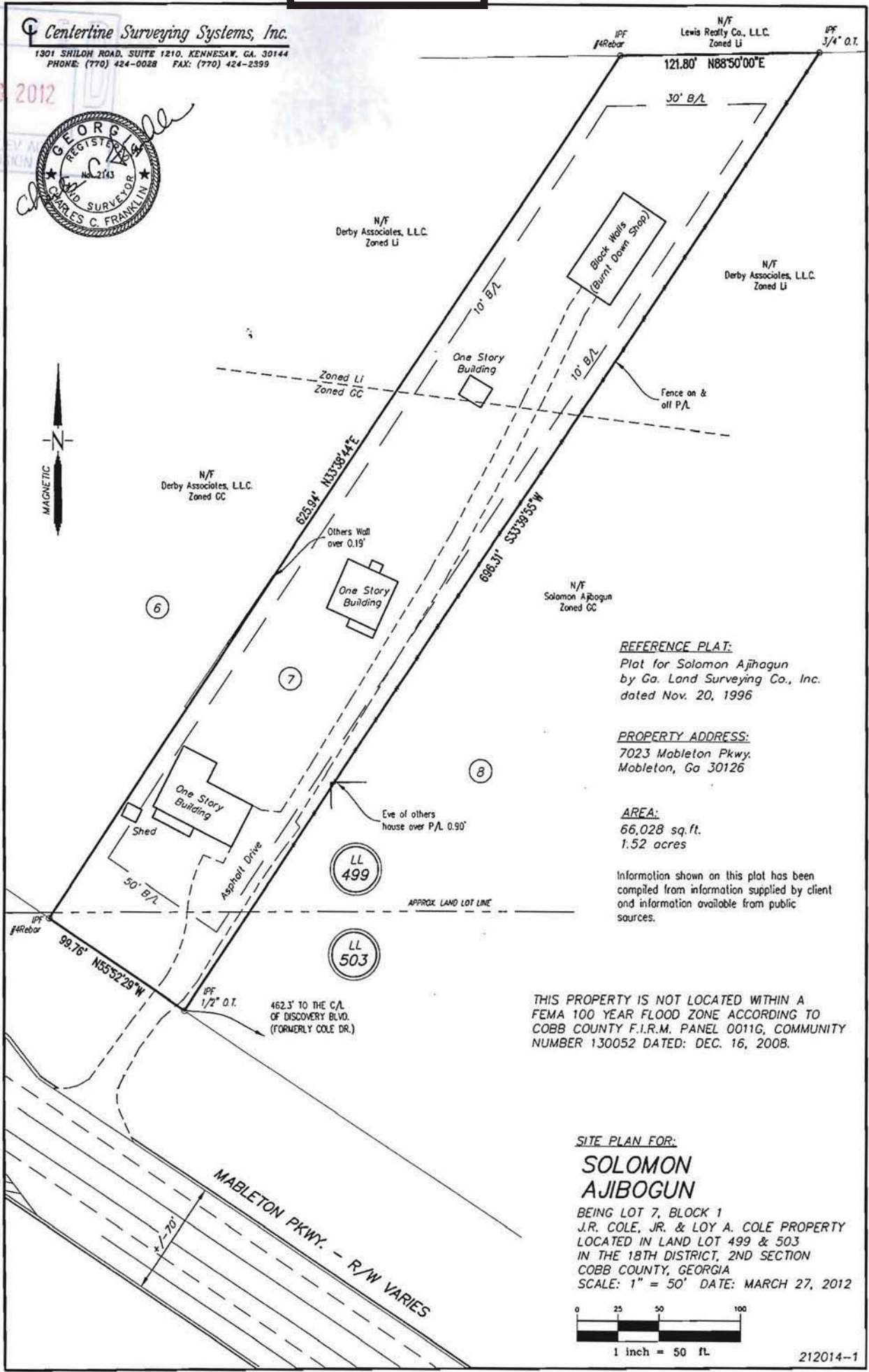


*Cobb County... Expect the Best!*

Z-33  
(2012)

RECEIVED  
JUN 28 2012  
COBB CO. COMM. DEV. & ZONING DIVISION

Centerline Surveying Systems, Inc.  
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144  
PHONE: (770) 424-0028 FAX: (770) 424-2399



REFERENCE PLAT:  
Plat for Solomon Ajibogun  
by Ga. Land Surveying Co., Inc.  
dated Nov. 20, 1996

PROPERTY ADDRESS:  
7023 Mableton Pkwy.  
Mableton, Ga 30126

AREA:  
66,028 sq. ft.  
1.52 acres

Information shown on this plat has been compiled from information supplied by client and information available from public sources.

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY F.I.R.M. PANEL 0011G, COMMUNITY NUMBER 130052 DATED: DEC. 16, 2008.

SITE PLAN FOR:  
**SOLOMON AJIBOGUN**  
BEING LOT 7, BLOCK 1  
J.R. COLE, JR. & LOY A. COLE PROPERTY  
LOCATED IN LAND LOT 499 & 503  
IN THE 18TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA  
SCALE: 1" = 50' DATE: MARCH 27, 2012



APPLICANT: Solomon Ajibogun

770-403-1005

REPRESENTATIVE: Doug Patten

770-424-0028

TITLEHOLDER: Solomon Ajibogun

PROPERTY LOCATION: Northeasterly side of Mableton Parkway,

northwest of Discovery Boulevard

(7023 Mableton Parkway).

ACCESS TO PROPERTY: Mableton Parkway

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

PETITION NO: Z-33

HEARING DATE (PC): 09-06-12

HEARING DATE (BOC): 09-18-12

PRESENT ZONING: GC, LI

PROPOSED ZONING: HI

PROPOSED USE: Recycling Center

SIZE OF TRACT: 1.52 acres

DISTRICT: 18

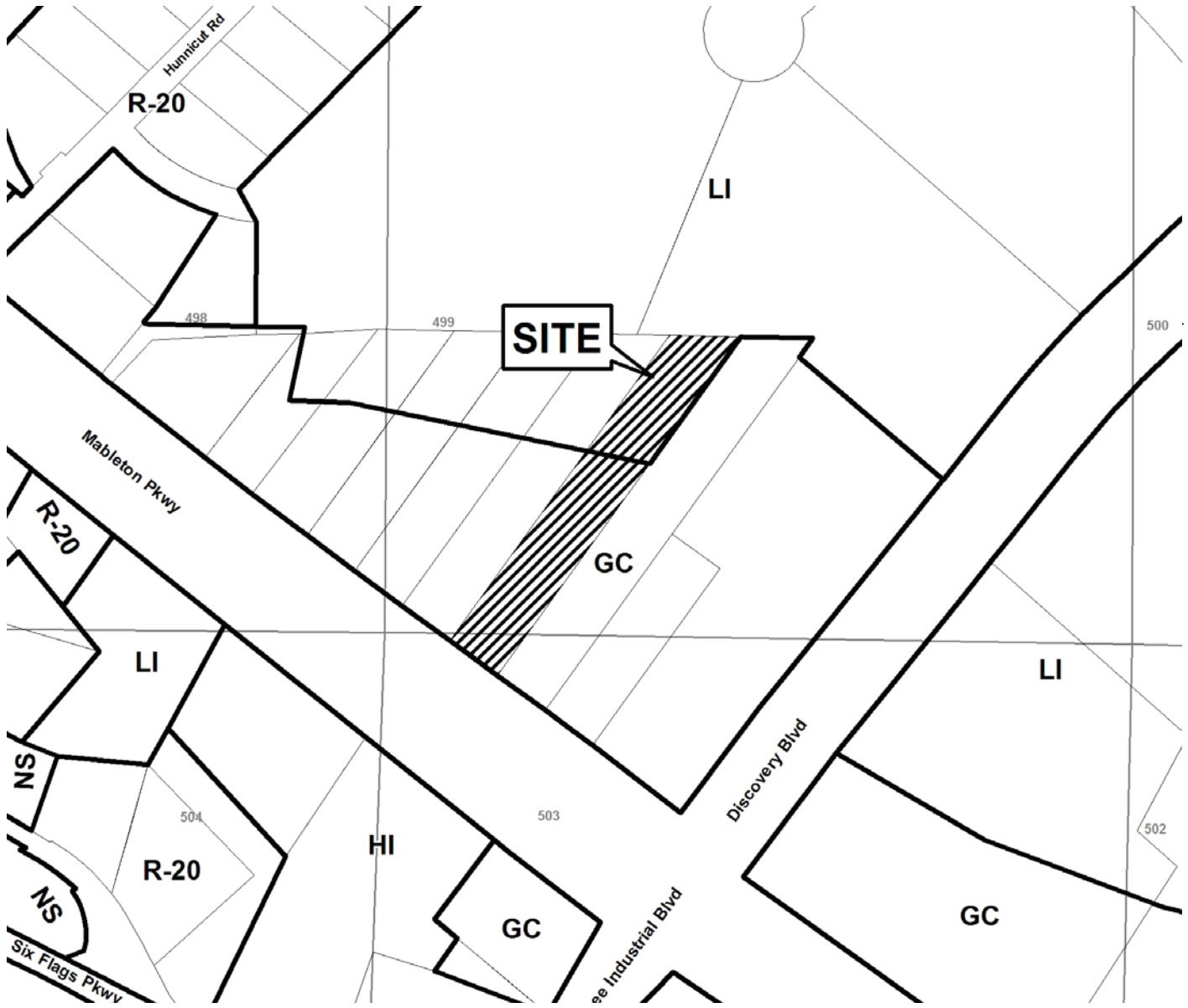
LAND LOT(S): 499, 503

PARCEL(S): 32

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

COMMISSION DISTRICT: 4

**CONTIGUOUS ZONING/DEVELOPMENT**





Application No.

2-33  
Sept.  
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: N/A
  - c) Proposed selling prices(s): N/A
  - d) List all requested variances: N/A
- \_\_\_\_\_  
\_\_\_\_\_

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

- a) Proposed use(s): Recycling center
  - b) Proposed building architecture: \_\_\_\_\_
  - c) Proposed hours/days of operation: Mon - Fri 9 AM - 6 PM  
SAT. 9 AM - 3 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).**

Mableton Pkwy right of way



**APPLICANT:** John Wieland Homes and Neighborhoods, Inc.  
770-703-1654

**REPRESENTATIVE:** James A. Balli  
770-422-7016

**TITLEHOLDER:** John Wieland Homes and Neighborhoods, Inc.

**PROPERTY LOCATION:** At the northerly intersection of Woodland Brook Drive and Settlement Road.

**ACCESS TO PROPERTY:** Settlement Road

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

**PETITION NO:** Z-34

**HEARING DATE (PC):** 09-06-12

**HEARING DATE (BOC):** 09-18-12

**PRESENT ZONING:** R-30

**PROPOSED ZONING:** R-20 OSC

**PROPOSED USE:** Single-Family Residential

**SIZE OF TRACT:** 23.94 acres

**DISTRICT:** 17

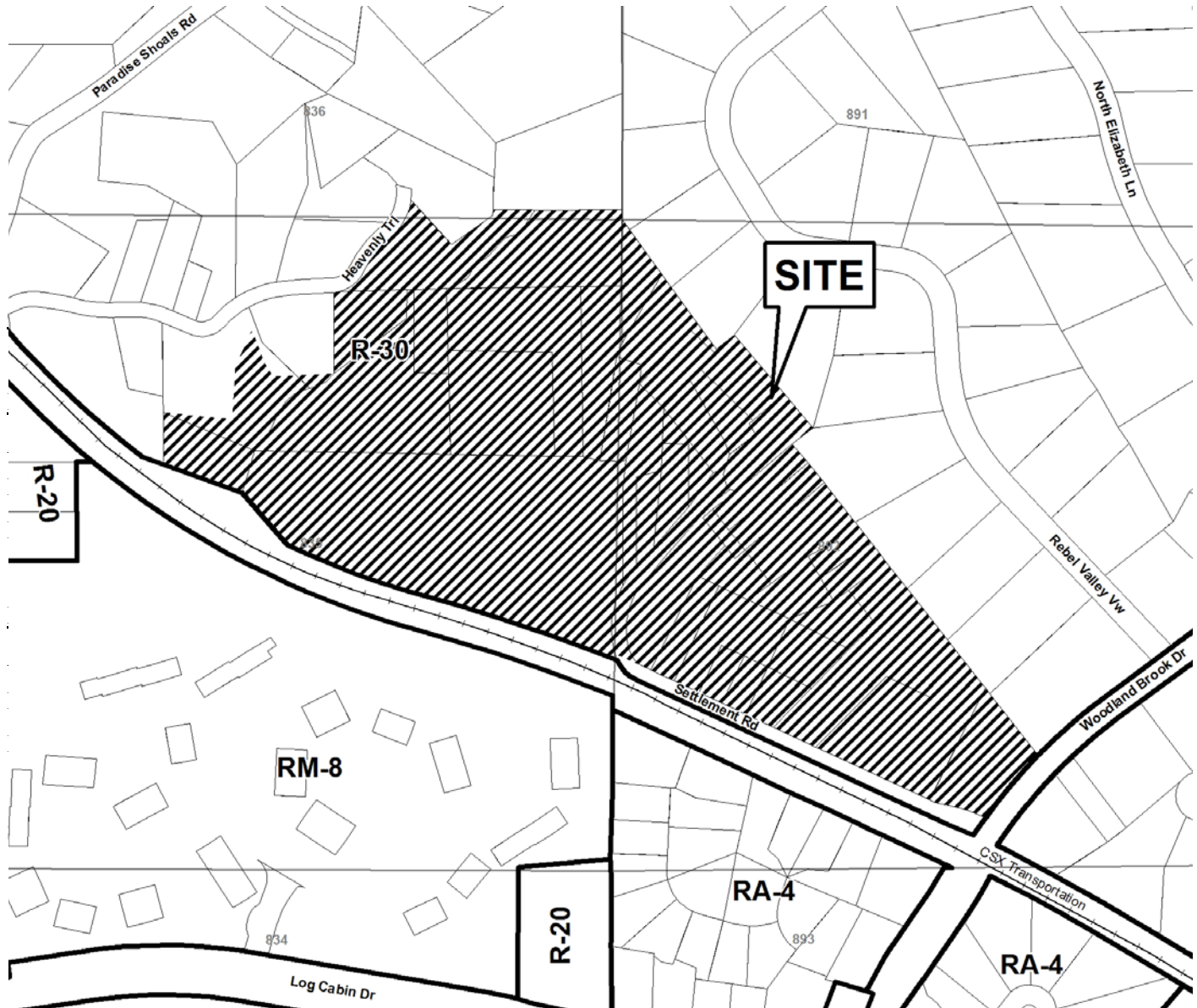
**LAND LOT(S):** 835, 836, 892

**PARCEL(S):** (see file for parcels)

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

**COMMISSION DISTRICT:** 2

**CONTIGUOUS ZONING/DEVELOPMENT**





Application No. Z-34

Sept- 2012

# Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2400 and up.
- b) Proposed building architecture: Custom four sided architecture (elevations to follow)
- c) Proposed selling prices(s): \$700,000 and up.
- d) List all requested variances: Request site plan be approved as per OSC ordinance.

---



---



---

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

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

---



---



---

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

Plan shows a density that conforms with the Future Land Use Map see the plan filed contemporaneously herewith.

---



---

.....  
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).

n/a

---





**APPLICANT:** James H. Groome, Jr.  
770-818-4197

**REPRESENTATIVE:** James H. Groome, Jr.  
770-818-4197

**TITLEHOLDER:** Barbara A. Shaw

**PROPERTY LOCATION:** At the southerly intersection of Paces Ferry Road and New Paces Ferry Road (4258 and 4252 Paces Ferry Road).

**ACCESS TO PROPERTY:** Paces Ferry Road

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

**PETITION NO:** Z-35

**HEARING DATE (PC):** 09-06-12

**HEARING DATE (BOC):** 09-18-12

**PRESENT ZONING:** R-30

**PROPOSED ZONING:** R-20

**PROPOSED USE:** Subdivision

**SIZE OF TRACT:** 2.37 acres

**DISTRICT:** 17

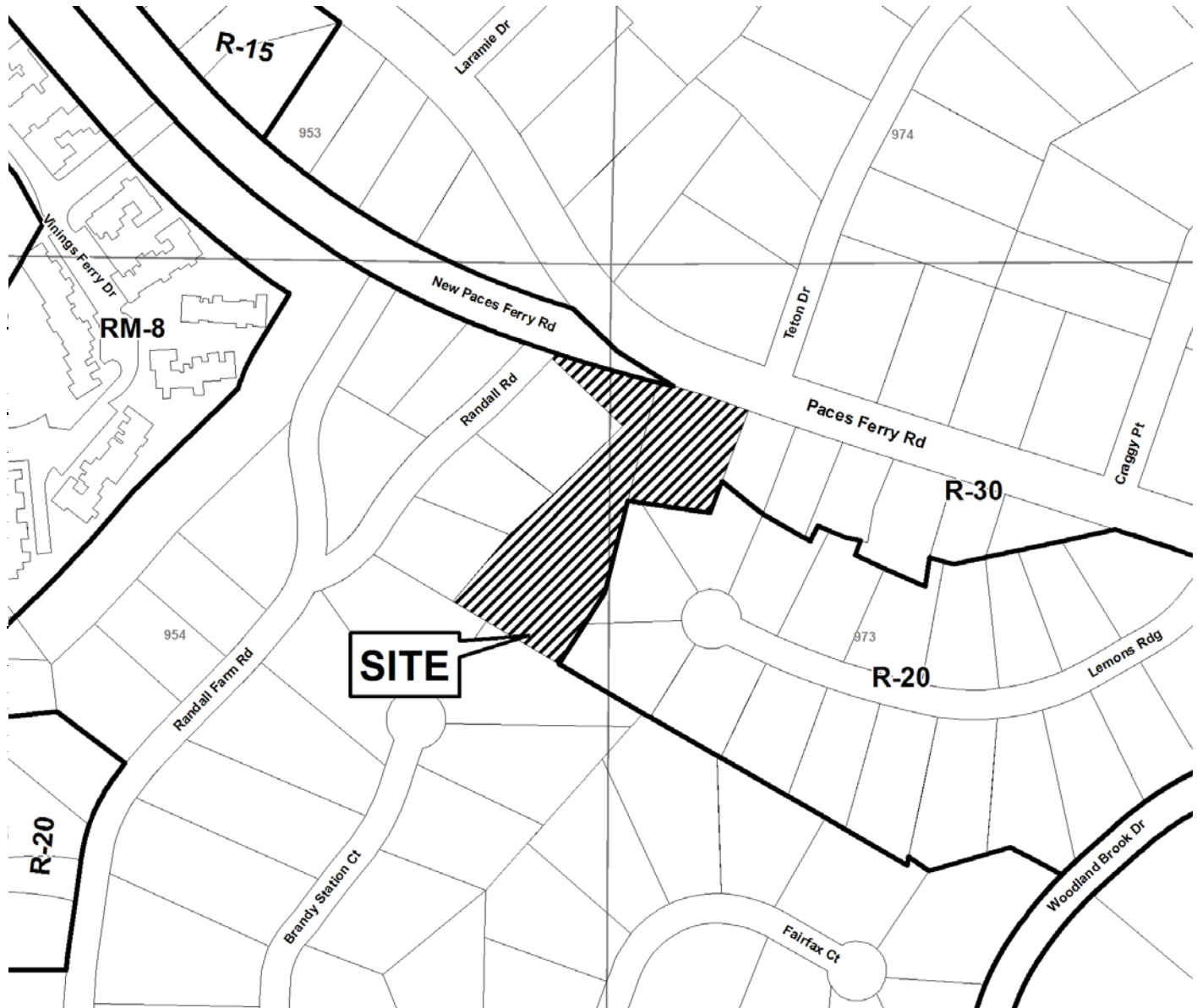
**LAND LOT(S):** 954, 973

**PARCEL(S):** 14, 16

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

**COMMISSION DISTRICT:** 2

**CONTIGUOUS ZONING/DEVELOPMENT**





Application No. Z-35

Sept. 2012.

# Summary of Intent for Rezoning

*Z-35*

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

- a) Proposed unit square-footage(s): 3500 - 4000 sf/home
- b) Proposed building architecture: traditional
- c) Proposed selling prices(s): \$1,200,000
- d) List all requested variances: \_\_\_\_\_

FRONT & REAR SETBACKS LOT #2  
REAR SETBACK LOT #1

**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?**

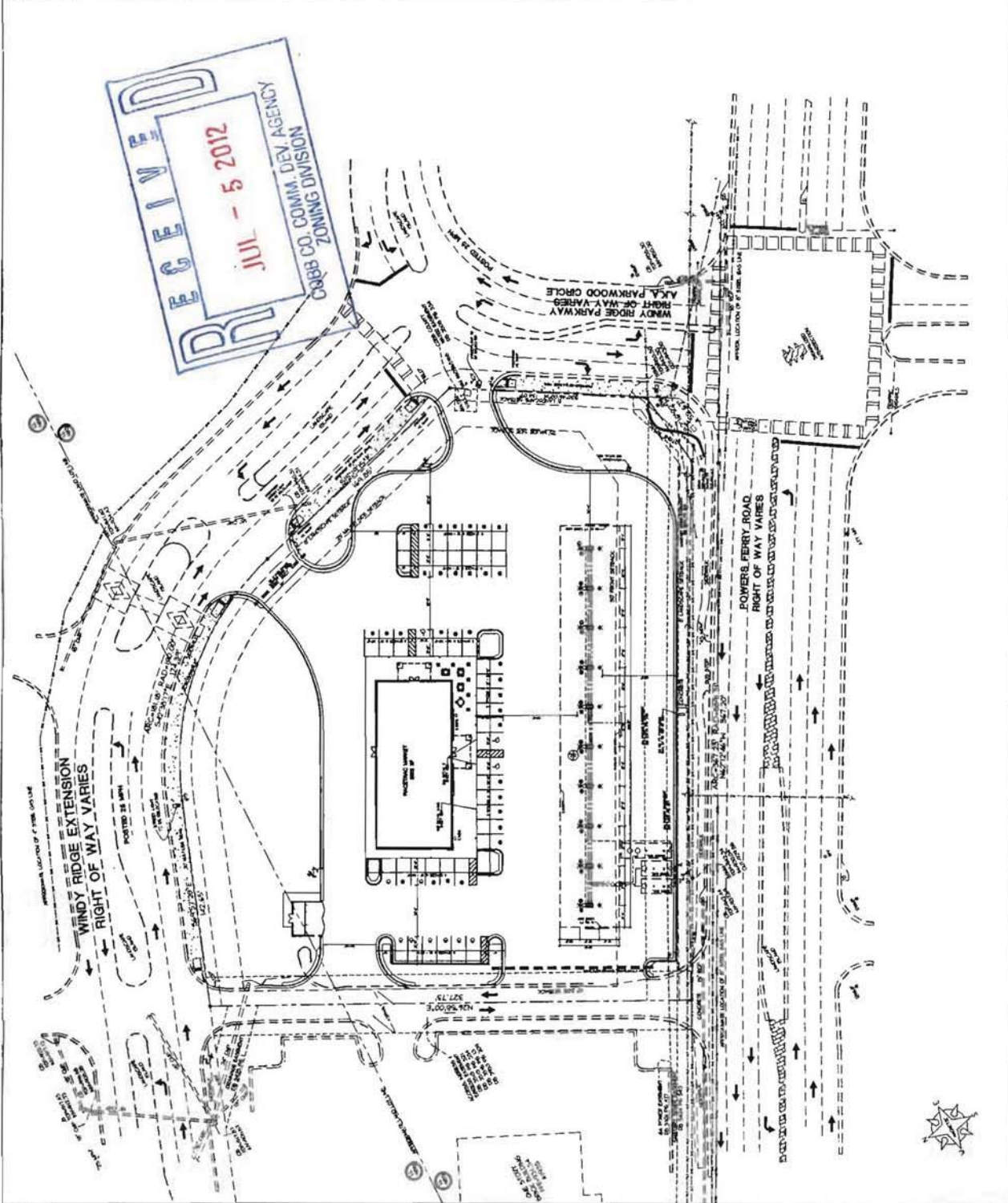
**(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).**

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

<b>RACETRAC</b> RACETRAC PETROLEUM, INC. 3225 CAMBERLAND BLVD ATLANTA, GEORGIA 30309 (770) 431-8100		SHEET NO. 10 DATE: 10/10/12
<b>SITE PLAN</b> RACETRAC MARKET POWERS FERRY ROAD MAPETTA, GEORGIA		INCHES: 1/8" = 1'-0" FEET: 1" = 10'-0"

**LEGEND**

- 1. EXISTING DRIVEWAY
- 2. EXISTING DRIVEWAY
- 3. EXISTING DRIVEWAY
- 4. EXISTING DRIVEWAY
- 5. EXISTING DRIVEWAY
- 6. EXISTING DRIVEWAY
- 7. EXISTING DRIVEWAY
- 8. EXISTING DRIVEWAY
- 9. EXISTING DRIVEWAY
- 10. EXISTING DRIVEWAY
- 11. EXISTING DRIVEWAY
- 12. EXISTING DRIVEWAY
- 13. EXISTING DRIVEWAY
- 14. EXISTING DRIVEWAY
- 15. EXISTING DRIVEWAY
- 16. EXISTING DRIVEWAY
- 17. EXISTING DRIVEWAY
- 18. EXISTING DRIVEWAY
- 19. EXISTING DRIVEWAY
- 20. EXISTING DRIVEWAY
- 21. EXISTING DRIVEWAY
- 22. EXISTING DRIVEWAY
- 23. EXISTING DRIVEWAY
- 24. EXISTING DRIVEWAY
- 25. EXISTING DRIVEWAY
- 26. EXISTING DRIVEWAY
- 27. EXISTING DRIVEWAY
- 28. EXISTING DRIVEWAY
- 29. EXISTING DRIVEWAY
- 30. EXISTING DRIVEWAY
- 31. EXISTING DRIVEWAY
- 32. EXISTING DRIVEWAY
- 33. EXISTING DRIVEWAY
- 34. EXISTING DRIVEWAY
- 35. EXISTING DRIVEWAY
- 36. EXISTING DRIVEWAY
- 37. EXISTING DRIVEWAY
- 38. EXISTING DRIVEWAY
- 39. EXISTING DRIVEWAY
- 40. EXISTING DRIVEWAY
- 41. EXISTING DRIVEWAY
- 42. EXISTING DRIVEWAY
- 43. EXISTING DRIVEWAY
- 44. EXISTING DRIVEWAY
- 45. EXISTING DRIVEWAY
- 46. EXISTING DRIVEWAY
- 47. EXISTING DRIVEWAY
- 48. EXISTING DRIVEWAY
- 49. EXISTING DRIVEWAY
- 50. EXISTING DRIVEWAY
- 51. EXISTING DRIVEWAY
- 52. EXISTING DRIVEWAY
- 53. EXISTING DRIVEWAY
- 54. EXISTING DRIVEWAY
- 55. EXISTING DRIVEWAY
- 56. EXISTING DRIVEWAY
- 57. EXISTING DRIVEWAY
- 58. EXISTING DRIVEWAY
- 59. EXISTING DRIVEWAY
- 60. EXISTING DRIVEWAY
- 61. EXISTING DRIVEWAY
- 62. EXISTING DRIVEWAY
- 63. EXISTING DRIVEWAY
- 64. EXISTING DRIVEWAY
- 65. EXISTING DRIVEWAY
- 66. EXISTING DRIVEWAY
- 67. EXISTING DRIVEWAY
- 68. EXISTING DRIVEWAY
- 69. EXISTING DRIVEWAY
- 70. EXISTING DRIVEWAY
- 71. EXISTING DRIVEWAY
- 72. EXISTING DRIVEWAY
- 73. EXISTING DRIVEWAY
- 74. EXISTING DRIVEWAY
- 75. EXISTING DRIVEWAY
- 76. EXISTING DRIVEWAY
- 77. EXISTING DRIVEWAY
- 78. EXISTING DRIVEWAY
- 79. EXISTING DRIVEWAY
- 80. EXISTING DRIVEWAY
- 81. EXISTING DRIVEWAY
- 82. EXISTING DRIVEWAY
- 83. EXISTING DRIVEWAY
- 84. EXISTING DRIVEWAY
- 85. EXISTING DRIVEWAY
- 86. EXISTING DRIVEWAY
- 87. EXISTING DRIVEWAY
- 88. EXISTING DRIVEWAY
- 89. EXISTING DRIVEWAY
- 90. EXISTING DRIVEWAY
- 91. EXISTING DRIVEWAY
- 92. EXISTING DRIVEWAY
- 93. EXISTING DRIVEWAY
- 94. EXISTING DRIVEWAY
- 95. EXISTING DRIVEWAY
- 96. EXISTING DRIVEWAY
- 97. EXISTING DRIVEWAY
- 98. EXISTING DRIVEWAY
- 99. EXISTING DRIVEWAY
- 100. EXISTING DRIVEWAY



CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER FROM ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

APPLICANT: Mountainprize, Inc.

PETITION NO: Z-36

REPRESENTATIVE: Parks F. Huff  
770-422-7016

HEARING DATE (PC): 09-06-12

HEARING DATE (BOC): 09-18-12

TITLEHOLDER: 1945 Powers Ferry Road Investors LLC

PRESENT ZONING: GC  
with Stipulations

PROPERTY LOCATION: Northwesterly intersection of Powers Ferry Road and Windy Ridge Parkway, and at the southwesterly intersection of Windy Ridge Extension and Windy Ridge Parkway (1945 Powers Ferry Road).

PROPOSED ZONING: GC  
with Stipulations

PROPOSED USE: Convenience Store  
with Fuel Sales

ACCESS TO PROPERTY: Powers Ferry Road and Windy Ridge Extension

SIZE OF TRACT: 2.895 acres

DISTRICT: 17

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

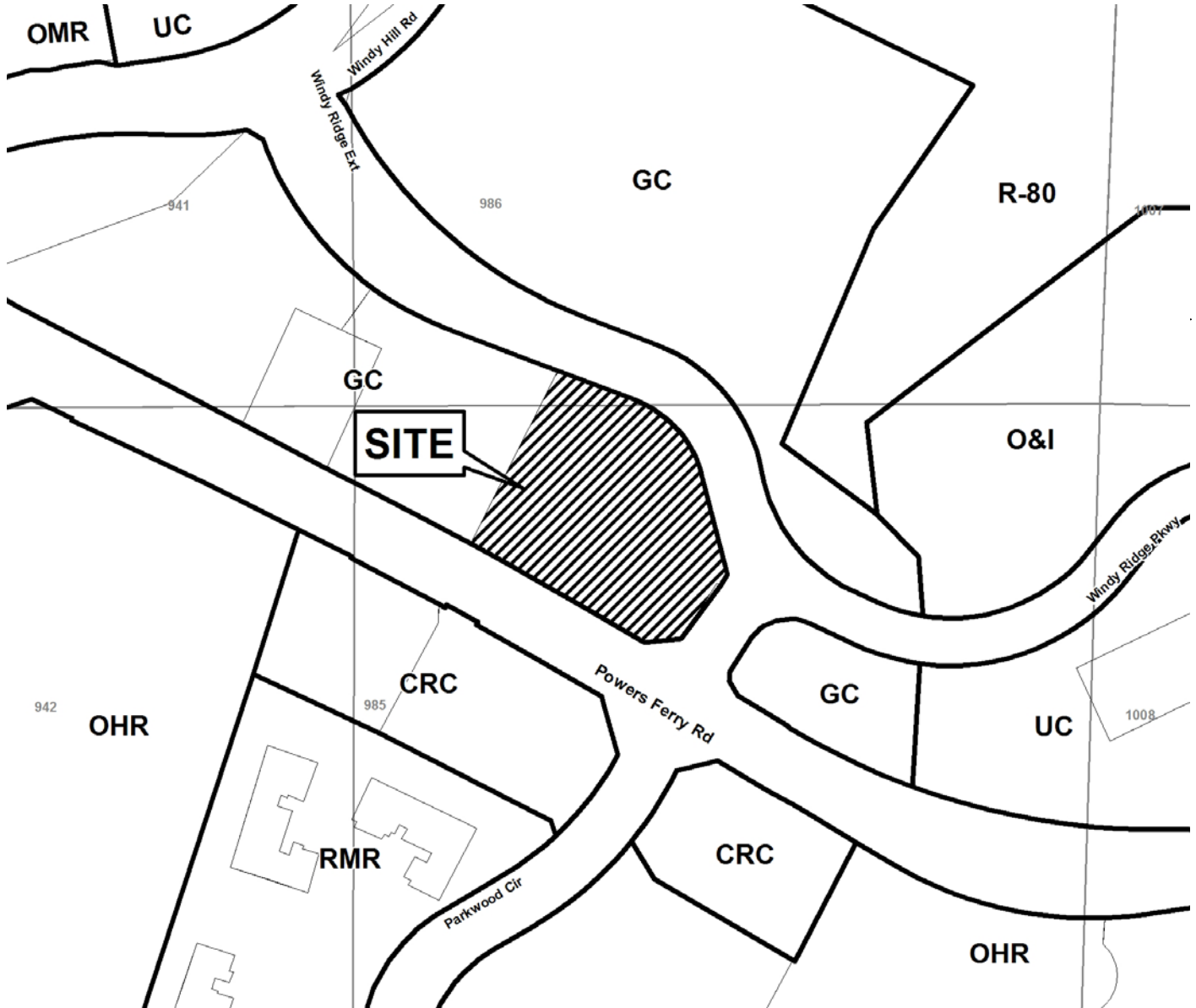
LAND LOT(S): 985, 986

PARCEL(S): 4

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

COMMISSION DISTRICT: 2

**CONTIGUOUS ZONING/DEVELOPMENT**



# Summary of Intent for Rezoning

Z-36  
Sept-2012

.....  
**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): Convenience Market with Fuel Sales
- b) Proposed building architecture: Traditional brick retail architecture with two entrance features with brick columns and standing seam gable roofs.
- c) Proposed hours/days of operation: Seven days a week, 24 hours per day
- d) List all requested variances: No variances noted.

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

The site is currently zoned GC. The original zoning included a reference to a site plan that depicted a restaurant on the property. The county contends that this site plan and the listed use must be revised. The applicant seeks to have the original alleged condition to be supplanted with the proposed site plan and use.

Z-37  
(2012)

LAND PLANNERS  
ENGINEERS & SURVEYORS  
TRANSPORTATION  
LANDMARK ARCHITECTS  
55-A MAUL STREET  
SUITE 300  
FORSYTH, GEORGIA 30075  
PHONE 770.530.2818  
WWW.PAULSONMITCHELL.COM

**PAULSON MITCHELL**  
INCORPORATED



PROJECT:  
**STORE GATE  
EXPANSION  
DALLAS HIGHWAY  
AND LARGENT  
CROSSING, COBB  
COUNTY, GA**

DATE:  
**THE KRO  
COMPA  
9155 PARKWAY  
ATLANTA, GA  
(770) 498-7**



REVISIONS

NO.	DESCRIPTION	DATE

20110221.dwg 07.03.12

SITE PLAN

SHEET **Z.1**

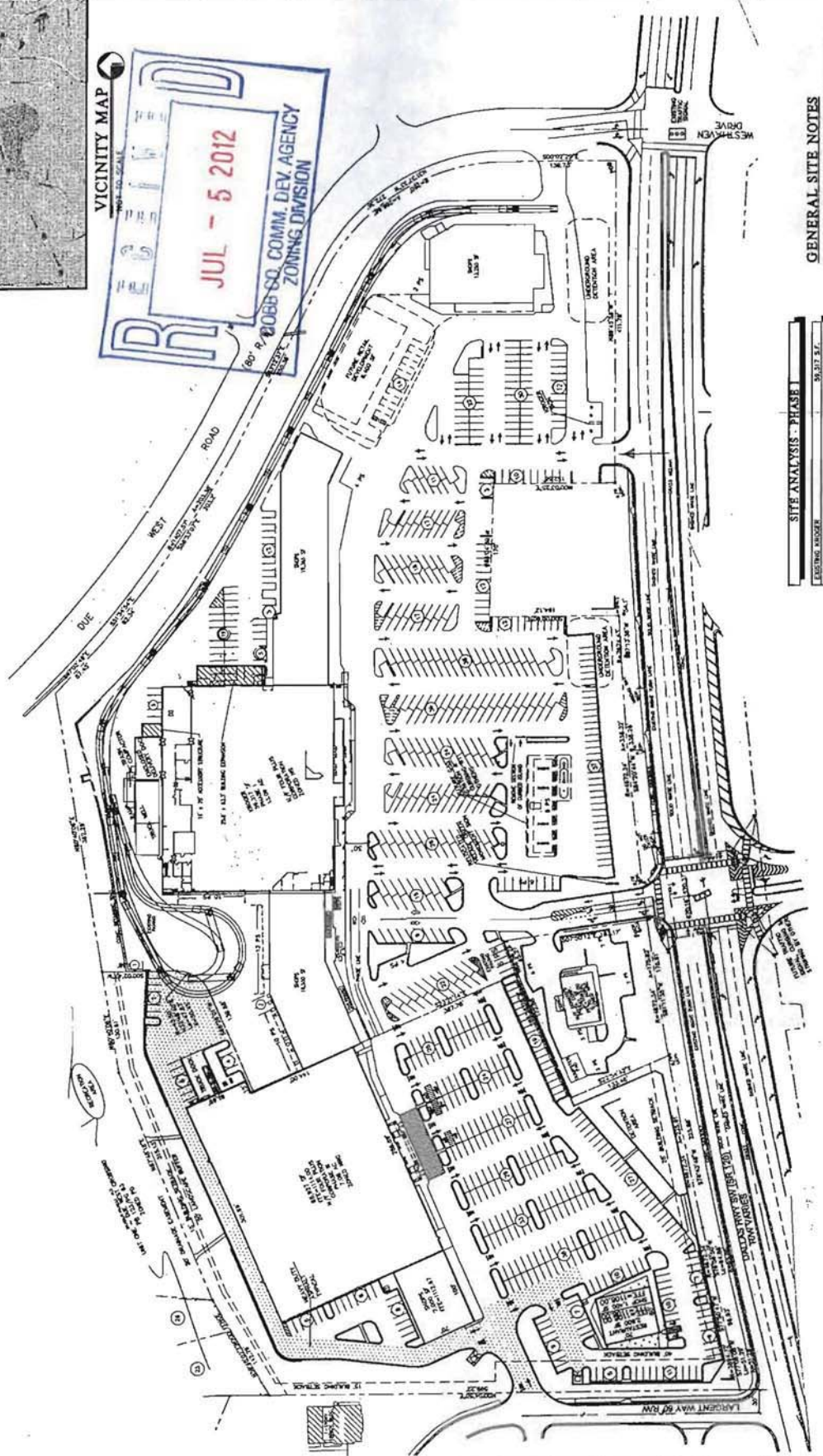


VICINITY MAP

**REC-10**

**JUL - 5 2012**

**COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION**



GENERAL SITE NOTES

- 1. THIS PLAN IS FOR THE PROPOSED STORE GATE EXPANSION. THE EXISTING SITE CONDITIONS, SITE BOUNDARY, PLANNING LAYOUT AND DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE DATA AND SHOULD NOT BE CONSIDERED REPRESENTATIVE OF THE AS-BUILT CONDITIONS.

**SITE PLAN**



SITE ANALYSIS - PHASE	
EXISTING BUILDING AREA	95,373 S.F.
EXISTING PARKING	2,277 S.F.
EXISTING DRIVE AISLES	2,485 S.F.
TOTAL EXISTING BUILDING AREA	100,135 S.F.
EXISTING DRIVE AISLES	11,126 S.F.
TOTAL EXISTING DRIVE AISLES	13,298 S.F.
EXISTING PARKING	538 SPACES
PROPOSED PARKING	638 SPACES

**APPLICANT:** The Kroger Co.  
770-496-7583

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

**TITLEHOLDER:** Four Plus Corporation

**PROPERTY LOCATION:** Northwest intersection of Dallas Highway  
and Due West Road; and at the northeast intersection of Dallas Highway  
and Largent Way (3600 and 3636 Dallas Highway).

**ACCESS TO PROPERTY:** Dallas Highway, Due West Road and  
Largent Way

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

**PETITION NO:** Z-37

**HEARING DATE (PC):** 09-06-12

**HEARING DATE (BOC):** 09-18-12

**PRESENT ZONING:** NRC with Stipulations,  
NS with Stipulations

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Retail and Office

**SIZE OF TRACT:** 20.17 acres

**DISTRICT:** 20

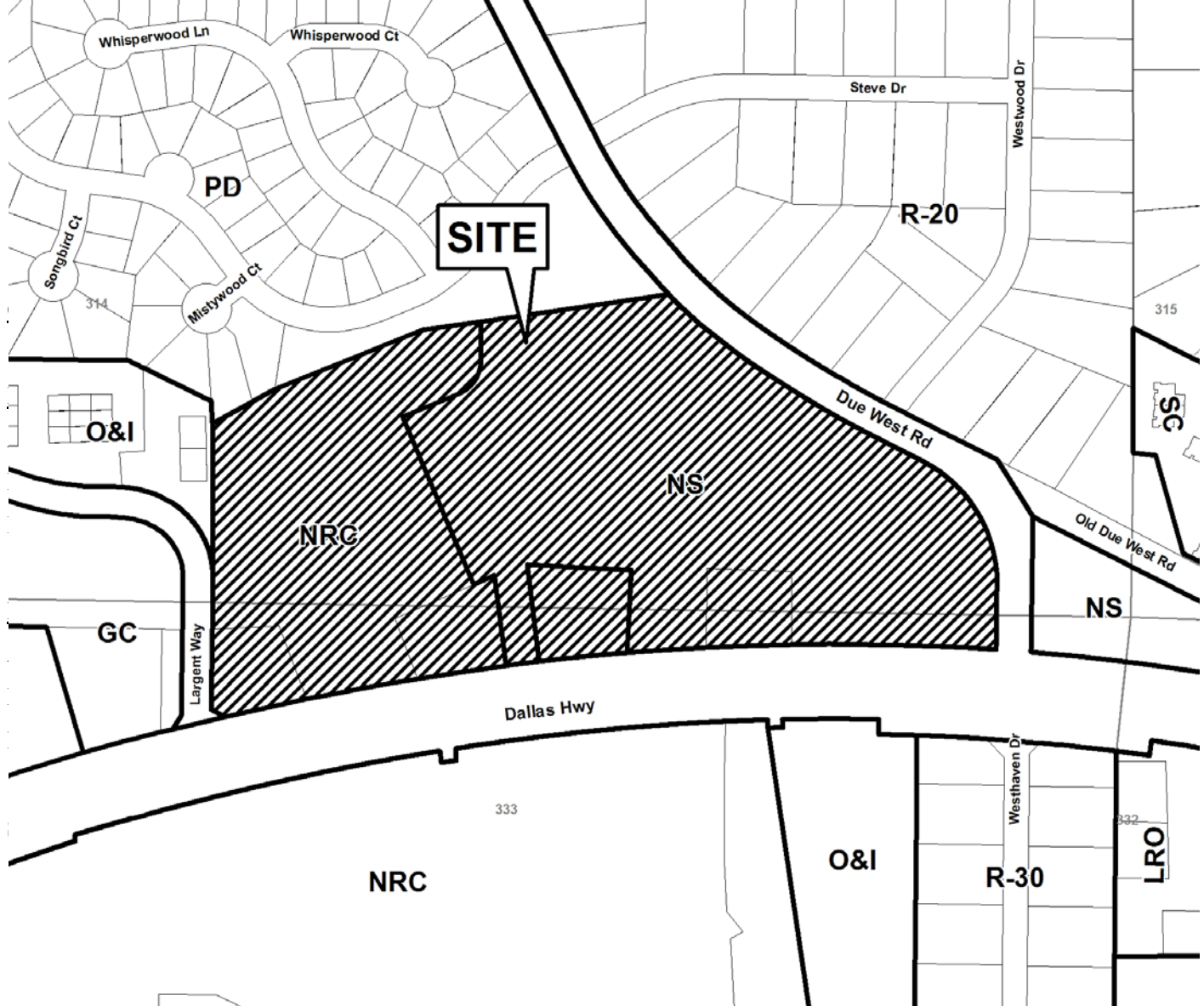
**LAND LOT(S):** 314, 333

**PARCEL(S):** 15, 255

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

**COMMISSION DISTRICT:** 1

**CONTIGUOUS ZONING/DEVELOPMENT**



# 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): Retail and Office
- b) Proposed building architecture: Same As Existing
- c) Proposed hours/days of operation: Same As Existing
- d) List all requested variances: None known at this time  
\_\_\_\_\_  
\_\_\_\_\_

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

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

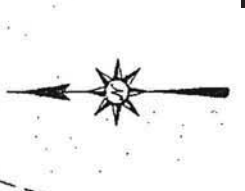
- .....  
**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**  
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time  
\_\_\_\_\_  
\_\_\_\_\_

**\*Applicant specifically reserves the right to amend any information set forth herein, or in the Application for Rezoning, at any time during the rezoning process.**



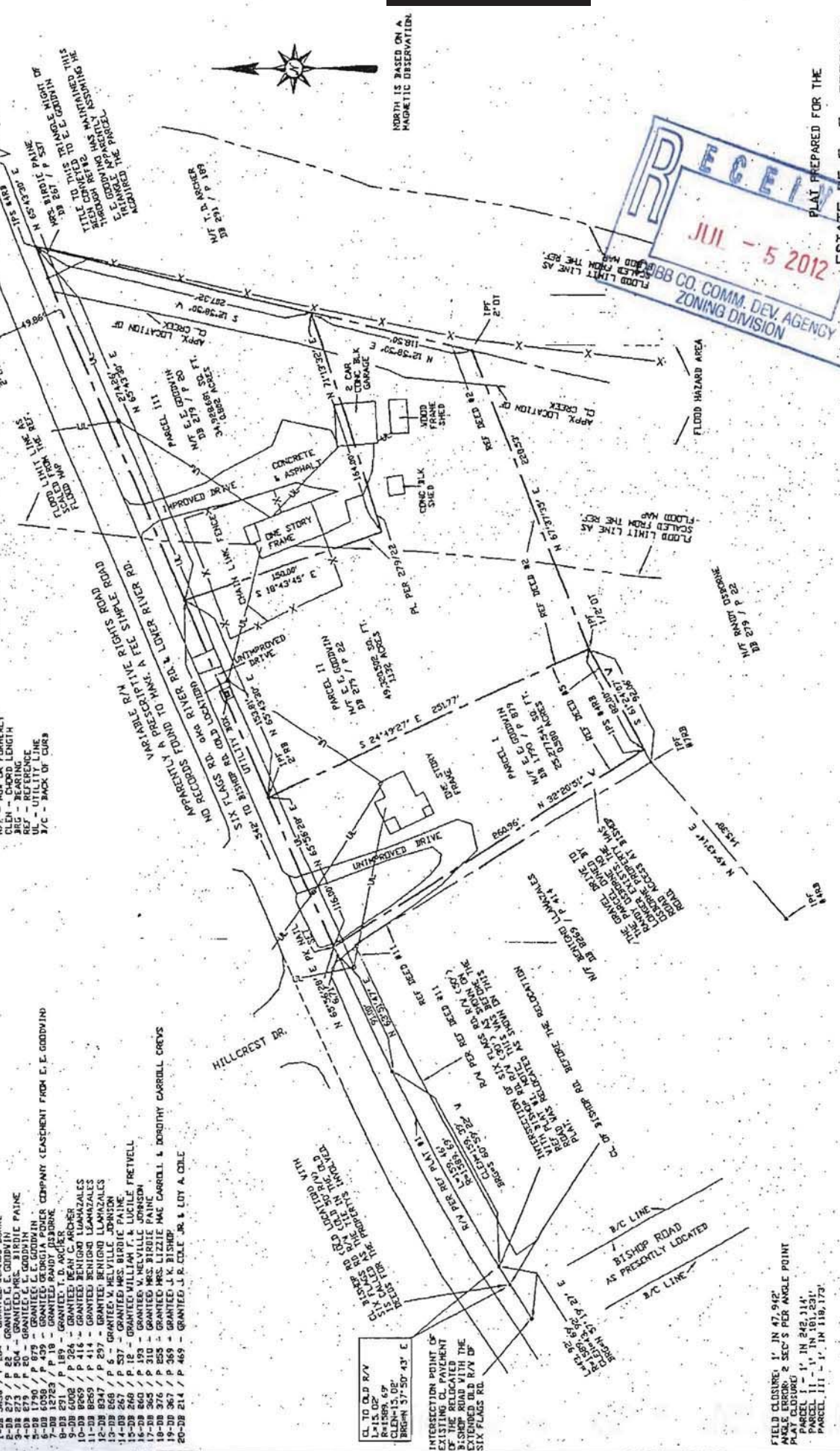
REFERENCE PLATS  
 1-28 115 / P 571 SURVEY FOR GLADYS BISHOP, BY GASKINS SURVEYING CO., DATED 10-21-86  
 2-28 14 / P 1500 PLAT FOR LINDA BISHOP AND L. SANDERS, DATED 9-7-1934  
 4-28 34 / P 231 PLAT FOR MRS. CLYDE WILSON, BY COY & COCHRAN, LAND SURVEYORS - DATED 11-5-1970  
 5-28 34 / P 231 PLAT FOR RANDY BISHOP, BY LAWRENCE LAMAR BURTON, R. L. S., DATED 6-17-99  
 6-28 14 / P 154 SUBDIVISION OF J. R. COLE, & LOT A COLE PROPERTY, BY J. MCNAMEE, DATED DEC. 17, 1935

REFERENCE BEARS  
 1-28 5636 / P 854 - GRANTED TEANIS BIRKE  
 2-28 5636 / P 854 - GRANTED E. E. GOODWIN  
 3-28 573 / P 504 - GRANTED MRS. BIRDIE PAINE  
 4-28 573 / P 20 - GRANTED E. E. GOODWIN  
 5-28 1030 / P 479 - GRANTED GEORGIA POWDER COMPANY (EASEMENT FROM E. E. GOODWIN)  
 7-28 12723 / P 18 - GRANTED RANDY BISHOP  
 8-28 291 / P 189 - GRANTED T. D. ANCKER  
 9-28 6008 / P 364 - GRANTED BENIGNO ANTONIAZZES  
 10-28 6008 / P 414 - GRANTED BENIGNO ANTONIAZZES  
 11-28 8569 / P 114 - GRANTED BENIGNO ANTONIAZZES  
 12-28 8347 / P 297 - GRANTED V. MELVILLE JOHNSON  
 13-28 2668 / P 6 - GRANTED MRS. BIRDIE PAINE  
 14-28 2667 / P 237 - GRANTED WILLIAM T. & LUCILLE FRETWELL  
 15-28 2668 / P 12 - GRANTED MRS. BIRDIE PAINE  
 16-28 365 / P 210 - GRANTED MRS. BIRDIE PAINE  
 17-28 365 / P 210 - GRANTED MRS. BIRDIE PAINE  
 18-28 376 / P 855 - GRANTED MRS. LIZZIE MAC CARROLL & DOROTHY CARROLL CREWS  
 19-28 367 / P 359 - GRANTED J. K. BISHOP  
 20-28 214 / P 469 - GRANTED J. R. COLE, JR. & LOY A. COLE



NO WARRANTY GIVEN TO THE LOCATION OF UTILITIES, EXCEPT AS SHOWN ON THIS PLAT.  
 ALL MATTERS OF TITLE ARE EXCEPTED.  
 THIS PLAT WAS PREPARED FOR THE ESTATE OF E. E. GOODWIN, BUT NAME CHANGE REQUIRES REVISION OF THIS SURVEY.

LEGEND  
 IRP - IRON PIN FOUND  
 IP3 - IRON PIN SET  
 CT - CRIMP TIE  
 RB - REBAR  
 44 - 1/2"  
 R/V - RIGHT OF WAY  
 B/W - DEED BIRD / PAGE  
 P/P - PLAT BOOK / PAGE  
 N/E - NORTH OR FOREWORTH  
 B/E - BEARING  
 REF - REFERENCE  
 UL - UTILITY LINE  
 B/C - BACK OF CURB



NOTE TO RECORDING CLERK:  
 THIS PLAT DOES NOT CREATE A NEW SUBDIVISION, BUT ONLY IN THE DIRECTIONS OF THE STATE ATTORNEY GENERAL.  
 CERTIFY THAT THIS PLAT DOES NOT CREATE ANY NEW RIGHTS OR INTERESTS IN REAL PROPERTY, AND DOES NOT REQUIRE ANY UTILITY IMPROVEMENTS, AND DOES NOT REQUIRE ANY SEWER LINES OR SEPTIC TANKS.



RECEIVED  
 JUL - 5 2012  
 PLAT PREPARED FOR THE  
 ESTATE OF E. E. GOODWIN  
 LAND LOT 505  
 T8TH DISTRICT - 2ND SECTION  
 CUBB COUNTY, GEORGIA  
 SURVEY DATES: MAR 30-APRIL 18, 2005  
 PLAT DATE: APRIL 20, 2005  
 SCALE: 1" = 50'

FLOOD MAP DATA  
 COMMUNITY PANEL #13067C 0085F  
 EFFECTIVE DATE: AUGUST 18, 1992  
 APPLICABLE TO PARCELS 11 AND 111  
 SHOWN ON THE REFERENCED MAP.



EQUIPMENT USED  
 TOPCON GPS  
 SOKKIA TAPE  
 20' STEEL TAPE

SURVEYED BY  
 J. R. COLE, JR., R. L. S.  
 P. O. BOX 580  
 HIRAM, GA 30141

PHONE NUMBER 770-940-8394  
 GA SURVEY LIC. #2290

**APPLICANT:** Luis Urizar  
404-328-5452

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

**TITLEHOLDER:** Estate of Elzie Elton Goodwin a/k/a E. E. Goodwin

**PROPERTY LOCATION:** South side of Six Flags Parkway, east of  
Bishop Road  
( 320, 350 and 370 Six Flags Parkway).

**ACCESS TO PROPERTY:** Six Flags Parkway

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

**PETITION NO:** Z-38

**HEARING DATE (PC):** 09-06-12

**HEARING DATE (BOC):** 09-18-12

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** HI

**PROPOSED USE:** Truck Terminal and  
Truck Repair Facility

**SIZE OF TRACT:** 2.514 acres

**DISTRICT:** 18

**LAND LOT(S):** 505

**PARCEL(S):** 31, 32, 44

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**



## 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): Truck Terminal and Truck Repair Facility
- b) Proposed building architecture: Metal and Concrete
- c) Proposed hours/days of operation: 6:00 a.m. - 9:00 p.m.  
Monday - Sunday
- d) List all requested variances: None known at this time  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

\*Applicant specifically reserves the right to amend any information set forth herein, or within the Application for Rezoning, at any time during the rezoning process.

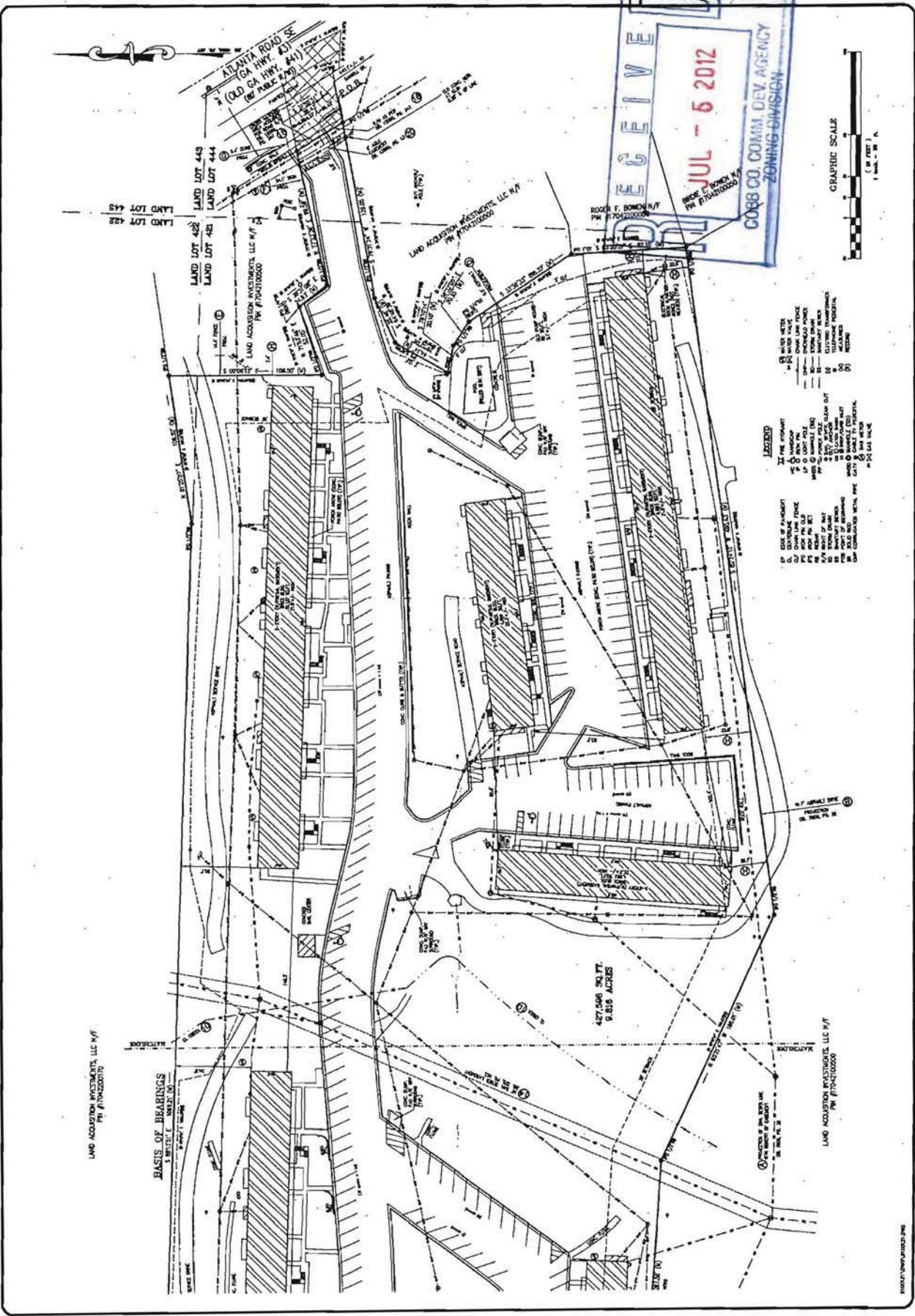
Z-39  
(2012)  
Site Plan Page 1

NO.	DATE	REVISION
1	1/15/10	NEW NO. LOT CORNERS
2		
3		
4		
5		

SHEET TITLE  
ALTA/ACSM LAND TITLE SURVEY  
PROJECT  
NINT CROSSING APARTMENTS  
140 ATLANTA ROAD SE  
L. 421, 422 & 444  
ATLANTA, GEORGIA 30308  
PREPARED BY: J. TRAZERS  
CHECKED BY: J. TRAZERS

OLD REPUBLIC  
COMMERCIAL REAL ESTATE MANAGEMENT SERVICES  
17330 Preston Road, Suite 100  
Dallas, Texas 75241  
P: (469) 737-7000 F: (469) 737-7000

SHEET  
2 of 3  
PROJECT NUMBER  
101943





**APPLICANT:** Bank of America, N.A.

972-868-5437

**REPRESENTATIVE:** J. Kevin Moore 770-429-1499

Moore Ingram Johnson & Steele, LLP

**TITLEHOLDER:** Bank of America, N.A., as trustee for the registered holders

of First Union Nation Bank-Chase Manhattan Bank Commercial Mortgage Trust

**PROPERTY LOCATION:** West side of Atlanta Road, north of

Daniell Drive

(1940 Atlanta Road).

**ACCESS TO PROPERTY:** Atlanta Road

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

**PETITION NO:** Z-39

**HEARING DATE (PC):** 09-06-12

**HEARING DATE (BOC):** 09-18-12

**PRESENT ZONING:** RM-12

**PROPOSED ZONING:** RM-12

with Stipulations

**PROPOSED USE:** Multi-Family Residential

**SIZE OF TRACT:** 9.816 acres

**DISTRICT:** 17

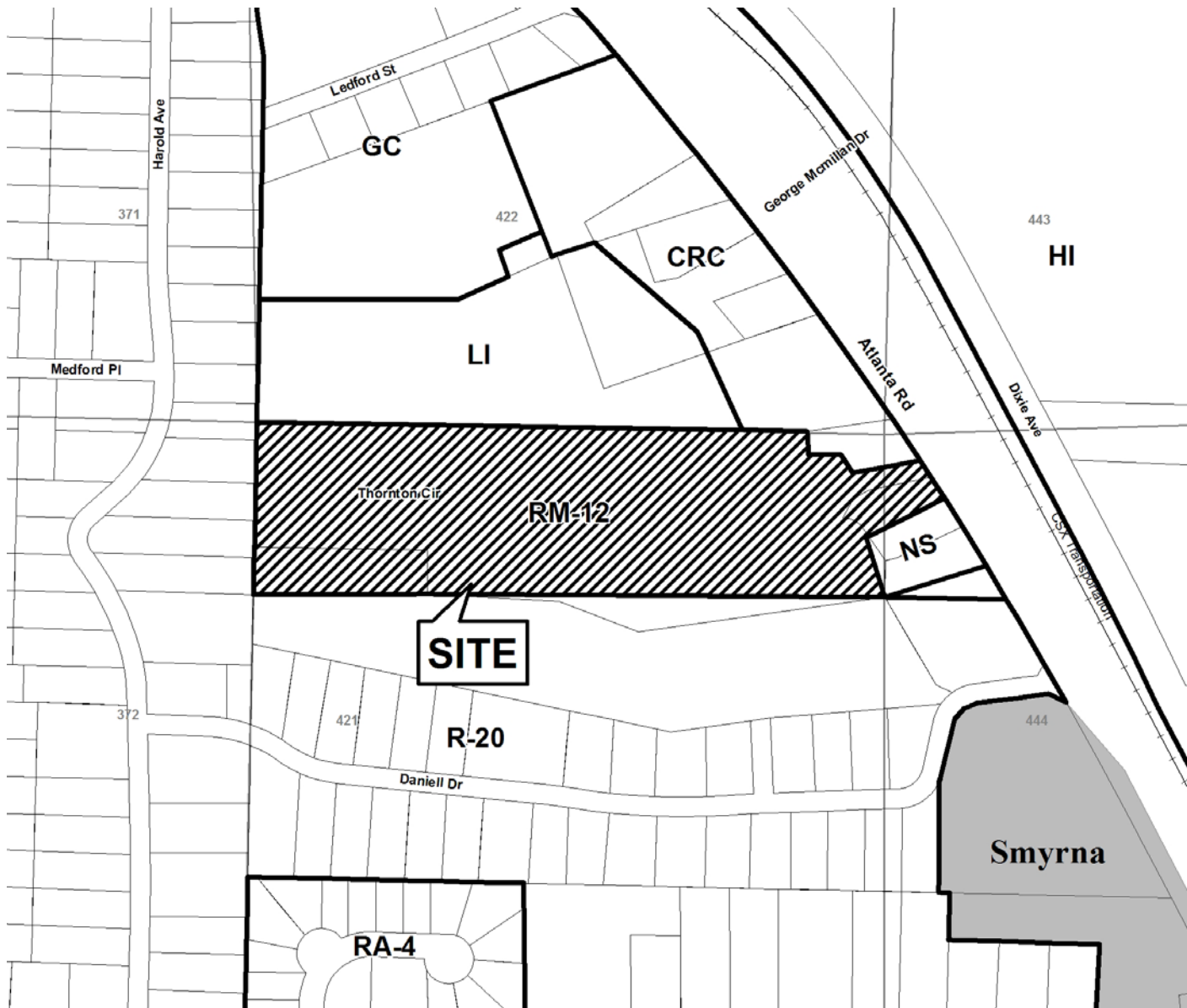
**LAND LOT(S):** 421, 422, 444

**PARCEL(S):** 2

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**



# Summary of Intent for Rezoning\*



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

- a) Proposed unit square-footage(s): Not Applicable - Existing
- b) Proposed building architecture: Not Applicable - Existing
- c) Proposed selling prices(s): Not Applicable - Existing
- d) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**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)**

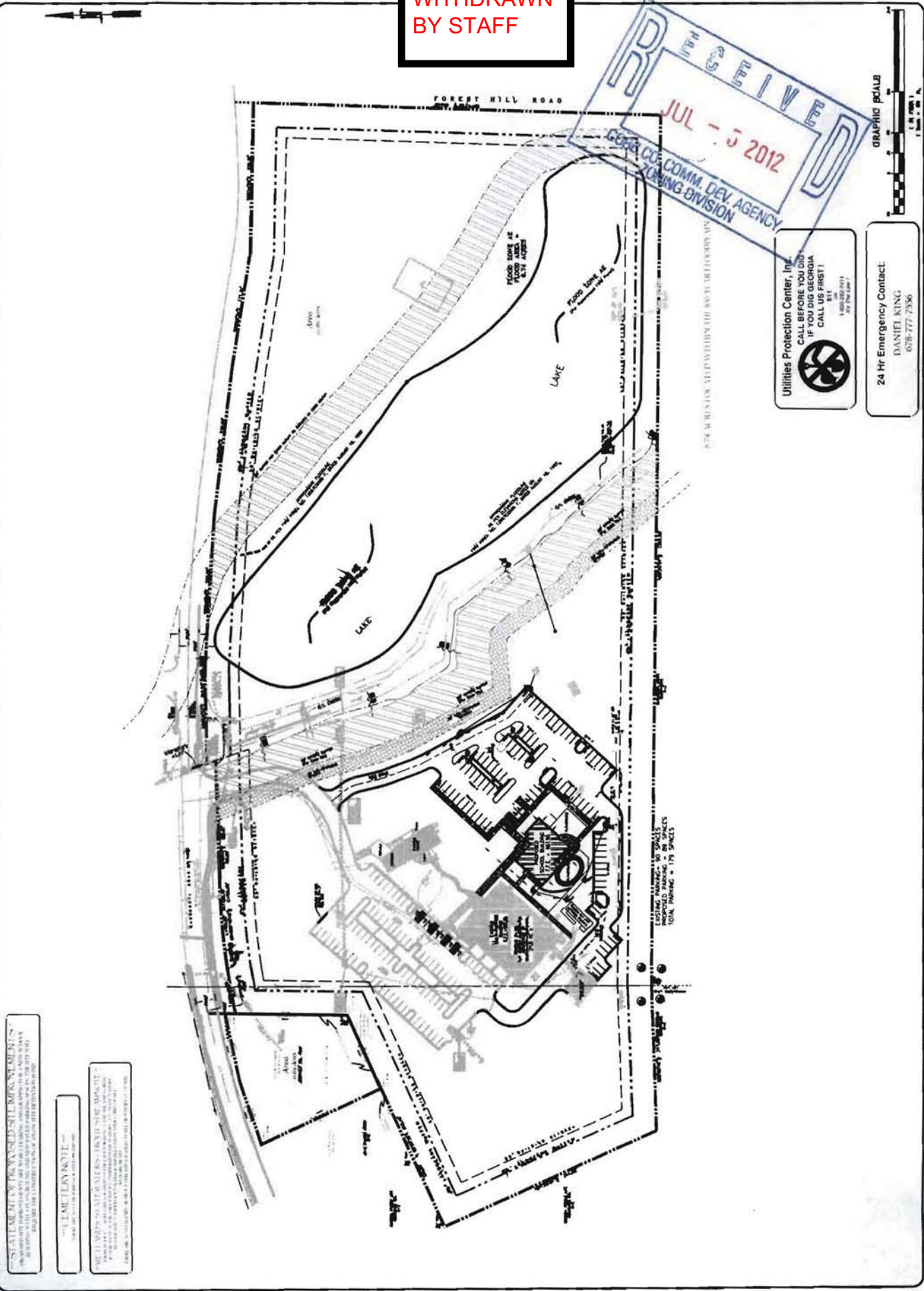
Property is considered "grandfathered" and non-conforming. Property is under contract for sale and rezoning is necessary in order to remove the "grandfathered" non-conforming status.

.....  
**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, or in any part of the Application for Rezoning, at any time during the rezoning process.

**EXHIBIT 6**

		<b>SLUP-5 (2012)</b>	<b>WITHDRAWN BY STAFF</b>	LAKEVIEW SDA	Special and Use Plan	C1
--	--	--------------------------	-------------------------------	--------------	-------------------------	----



STATEMENT OF PROPOSED DEVELOPMENT

LAKEVIEW SDA

LAKEVIEW SDA



**APPLICANT:** Lakeview Seventh-Day Adventist Church

770-222-1511

**REPRESENTATIVE:** Thomas H. Holbrook, Jr.

770-333-9233

**TITLEHOLDER:** Georgia-Cumberland Association of Seventh-Day

Adventists, Inc.

**PROPERTY LOCATION:** Southwest intersection of Macedonia Road  
and Forest Hill Road

(4001 Macedonia Road).

**ACCESS TO PROPERTY:** Macedonia Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing church

**PETITION NO:** SLUP-5

**HEARING DATE (PC):** 09-06-12

**HEARING DATE (BOC):** 09-18-12

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Special Land

Use Permit

**PROPOSED USE:** Church School

(Pre-K, Kindergarten, Day Care)

**SIZE OF TRACT:** 21.86 acres

**DISTRICT:** 19

**LAND LOT(S):** 724, 725

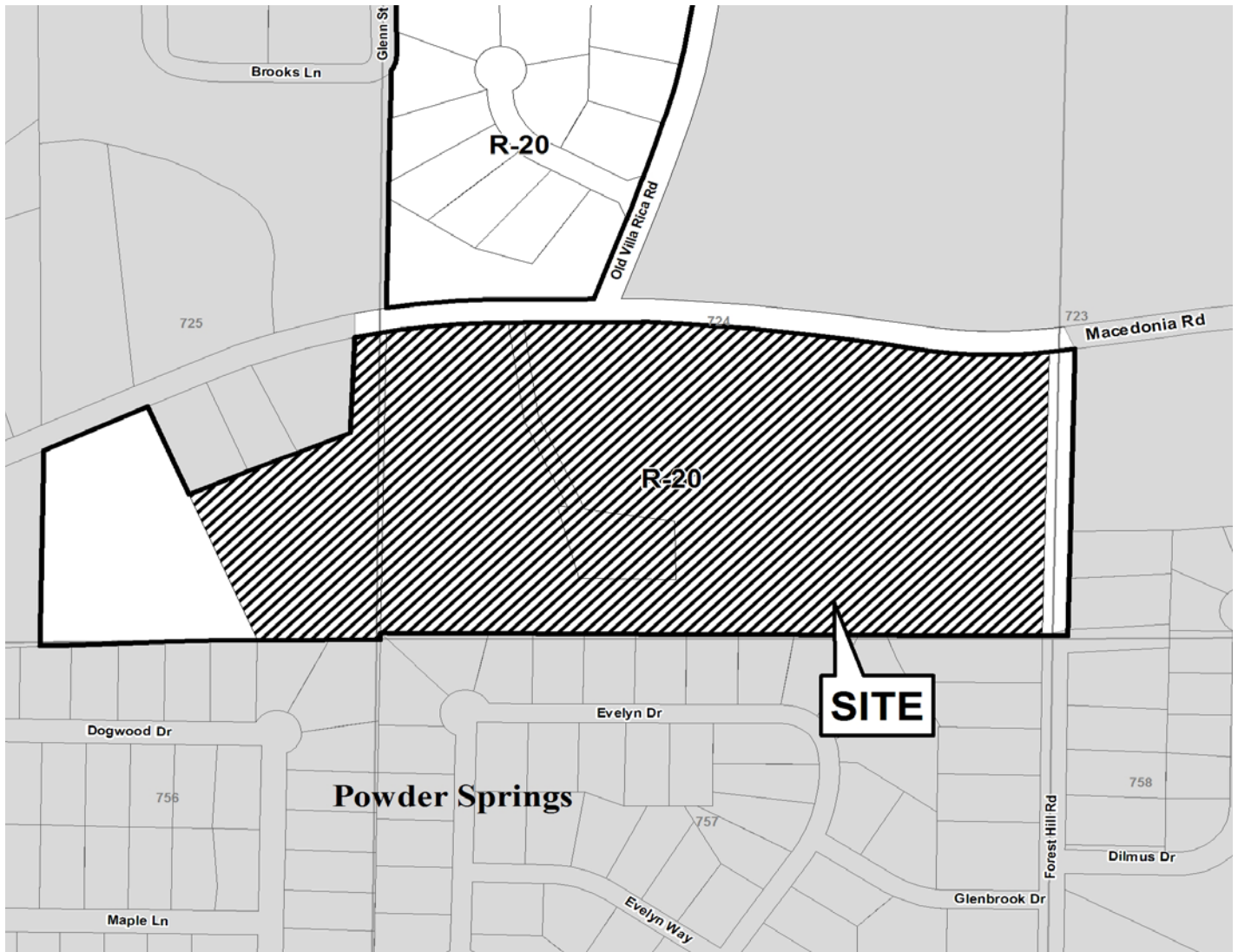
**PARCEL(S):** 1, 2, 5

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

**WITHDRAWN BY STAFF**

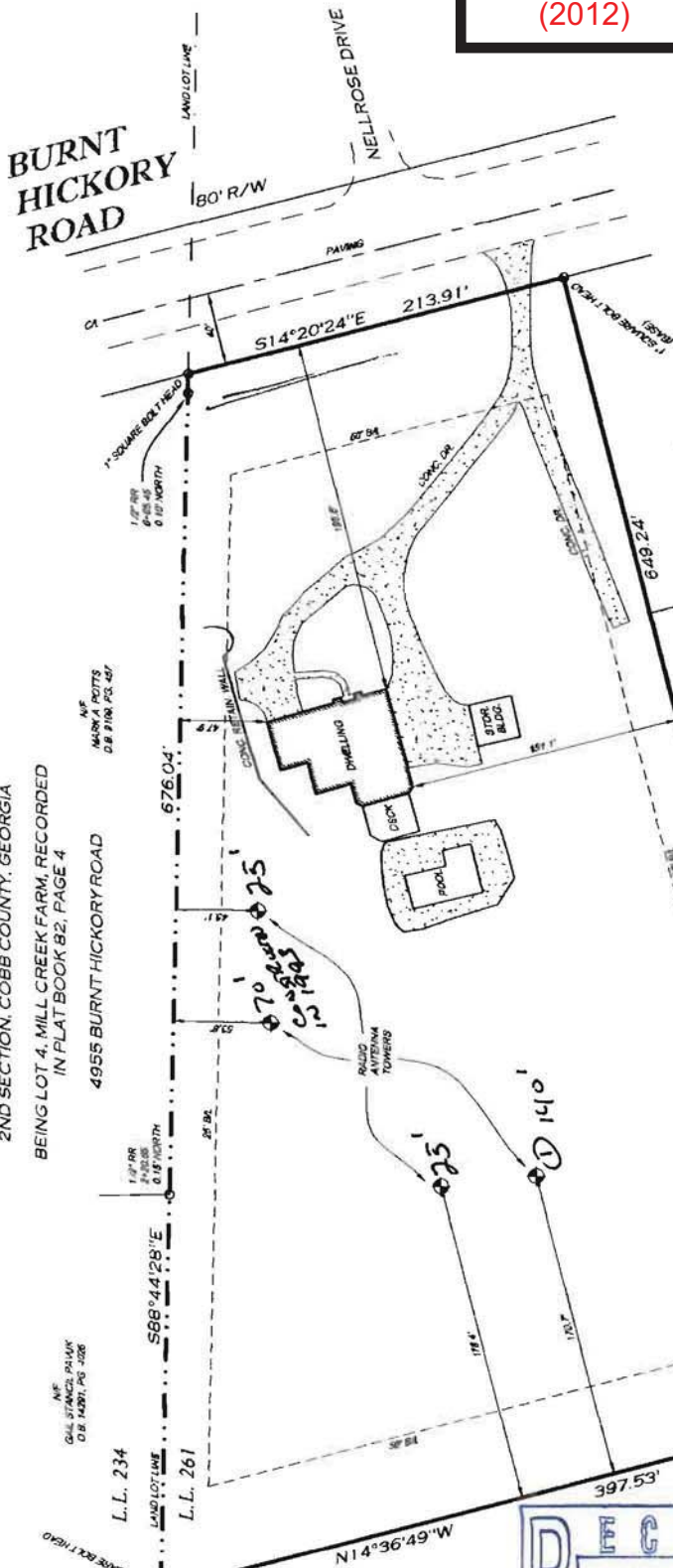


**SLUP-6  
(2012)**

**FLAT OF SURVEY FOR  
RITNER B. NESBITT  
PATRICIA A. NESBITT**

**AREA = 4.561 ACRES  
198,687 SQ. FT.**

LOCATED IN LAND LOT 261, 20TH DISTRICT,  
2ND SECTION, COBB COUNTY, GEORGIA  
BEING LOT 4, MILL CREEK FARM, RECORDED  
IN PLAT BOOK B2, PAGE 4  
4955 BURNT HICKORY ROAD



ZONING NOTES:  
PROPERTY ZONED R80  
BUILDING SETBACKS:  
FRONT - 60'  
SIDE - 25'  
REAR - 50'

**FLOOD STATEMENT**

THE DATE OF THIS STATEMENT IS THE DATE OF THE FLOOD INSURANCE POLICY WHICH IS 12/13/12. THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO BE IN ZONE "X". THE CHARACTERISTIC OF THIS ZONE IS AN AREA ABOVE THE 100 YEAR FLOOD ZONE.

TECHNICAL DATA  
INSTRUMENT NUMBER: 131,716  
SURVEYOR: RUSSELLE  
EQUIPMENT: TOPCON GPT-3005  
PLAT PRECISION: 1/432,000



**SURVEY NOTES:**

THERE IS A 27' MINOR DISTURBANCE BUFFER NEAR WATER STREAMS AND A 20' NON-DISTURBANCE BUFFER NEAR STREAMS TO BE MAINTAINED BY THE STATE AND LOCAL GOVERNMENTS AND ALL UTILITIES. THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE BEGINNING ANY DISTURBANCE NEAR THESE AREAS.  
THIS PLAT WAS PREPARED FOR USE BY THE PERSONS NAMED HEREIN WITHOUT THE PERMISSION OF THE SURVEYOR.  
ORIGINAL PLAT, NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR AND HIS ASSOCIATES INCLUDING ELECTRONIC FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.  
THERE MAY BE OTHER UTILITIES EXISTING ON THIS PROPERTY THAT ARE NOT SHOWN.

DATE	REVISIONS	DESCRIPTION

**THE RUSSELLE COMPANY**  
PROFESSIONAL LAND SURVEYOR  
3301 POWDER SPRINGS ROAD  
MARIETTA, GEORGIA 30066  
PHONE: 770.443.8044  
FAX: 770.443.8044  
EMAIL: BEN@RUSSELLE.COM



PLAT NO. 00794  
FILE: COBB-2012-DWG  
FIELD SURVEY DATE: 8/29/2012  
PLAT DATE: 7/20/2012  
SCALE: 1" = 80'

**RECEIVED**  
JUL - 5 2012  
MILL CREEK FARM (LOT 4)  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

- LEGEND**
- CORNER MONUMENTATION
  - CORNER SET WITH A 1/2" STEEL REINFORCING ROD
  - CORNER POLE
  - UNMONUMENTED CORNER
  - CORNER TO BE SET WHEN CONSTRUCTION PERMITS
  - X — FENCE LINE
  - X — POWER POLE
  - X — CEMENT TOP WATER PIPE
  - X — GAS MAIN
  - X — LAND LOT LINE
  - X — WATER MAIN
  - X — OTHER LINES
  - X — SANITARY SEWER MAIN
  - X — HOLE SET AT BASE
  - X — MARK SET AT BASE
  - X — DEED BOOK
  - X — PLAT BOOK
  - X — NON-CONECRETE RIGHT-OF-WAY MONUMENT



APPLICANT: Rittner B. Nesbitt

770-794-6279

REPRESENTATIVE: Christopher D. Balch

404-202-5934

TITLEHOLDER: Patricia A. Nesbitt

PROPERTY LOCATION: West side of Burnt Hickory Road, south of  
the intersection of Brunt Hickory Road and Haddaway Road

(4955 Burnt Hickory Road).

ACCESS TO PROPERTY: Burnt Hickory Road

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

PETITION NO: SLUP-6

HEARING DATE (PC): 09-06-12

HEARING DATE (BOC): 09-18-12

PRESENT ZONING: R-80

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Construction And Erection

Of An Amateur Radio Antenna Tower

SIZE OF TRACT: 4.56 acres

DISTRICT: 20

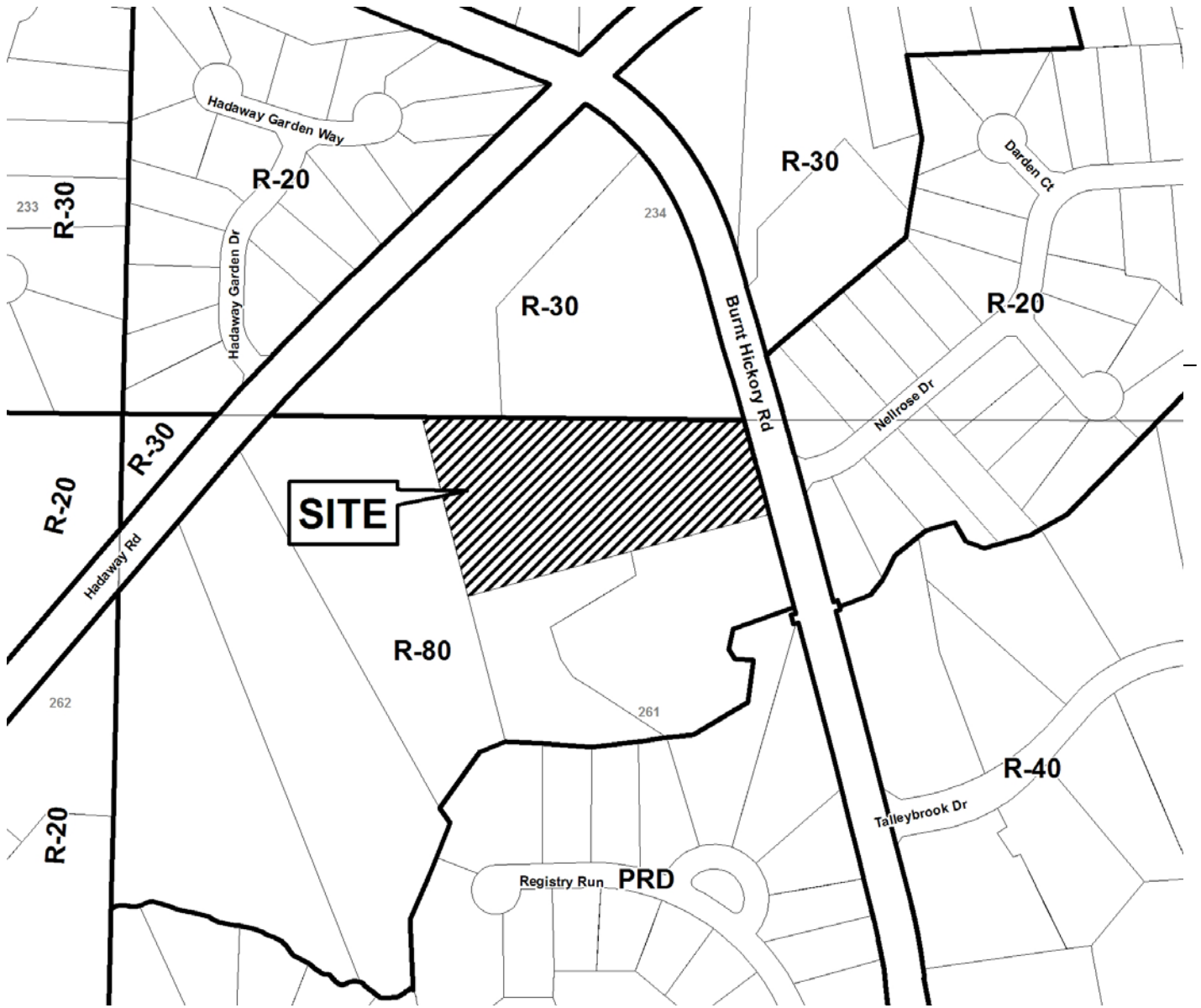
LAND LOT(S): 261

PARCEL(S): 12

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

COMMISSION DISTRICT: 1

**CONTIGUOUS ZONING/DEVELOPMENT**



# Application for Special Land Use Permit Cobb County, Georgia

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



Application No. SLUP6  
PC Hearing Date: 9-6-12  
BOC Hearing Date: 9-18-12

Applicant Rittner B. Nesbitt Phone # 770/794-6279  
(applicant 's name printed)

Address 4955 Burnt Hickory Road, Kennesaw, GA E-mail ritnesb@bellsouth.net

Christopher D. Balch Address Balch Law Group, P.C., 948 Boulevard SE, Atlanta  
(representative's name, printed)

[Signature] Phone # 404/202-5934 E-mail chris@balchlawgroup.com  
(representative's signature)

Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

My commission expires: Feb 4, 2014

Titleholder Patricia A. Nesbitt Phone # 770/794-6729 E-mail \_\_\_\_\_  
(titleholder's name, printed)

Signature [Signature] Address 4955 Burnt Hickory Rd, Kennesaw, GA  
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

My commission expires: Feb 4, 2014

Present Zoning R-80 Size of Tract 4.5 Acre(s)

For the Purpose of Construction and erection of an amateur radio antenna tower #1 140 feet tall  
on survey

Location 4955 Burnt Hickory Rd., Kennesaw, GA  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 261 District(s) 20th

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 is not such a cemetery. If any exist, provide documentation with this application.

[Signature]  
(applicant's signature)