

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: February 5, 2013
Board of Commissioners Hearing Date: February 19, 2013

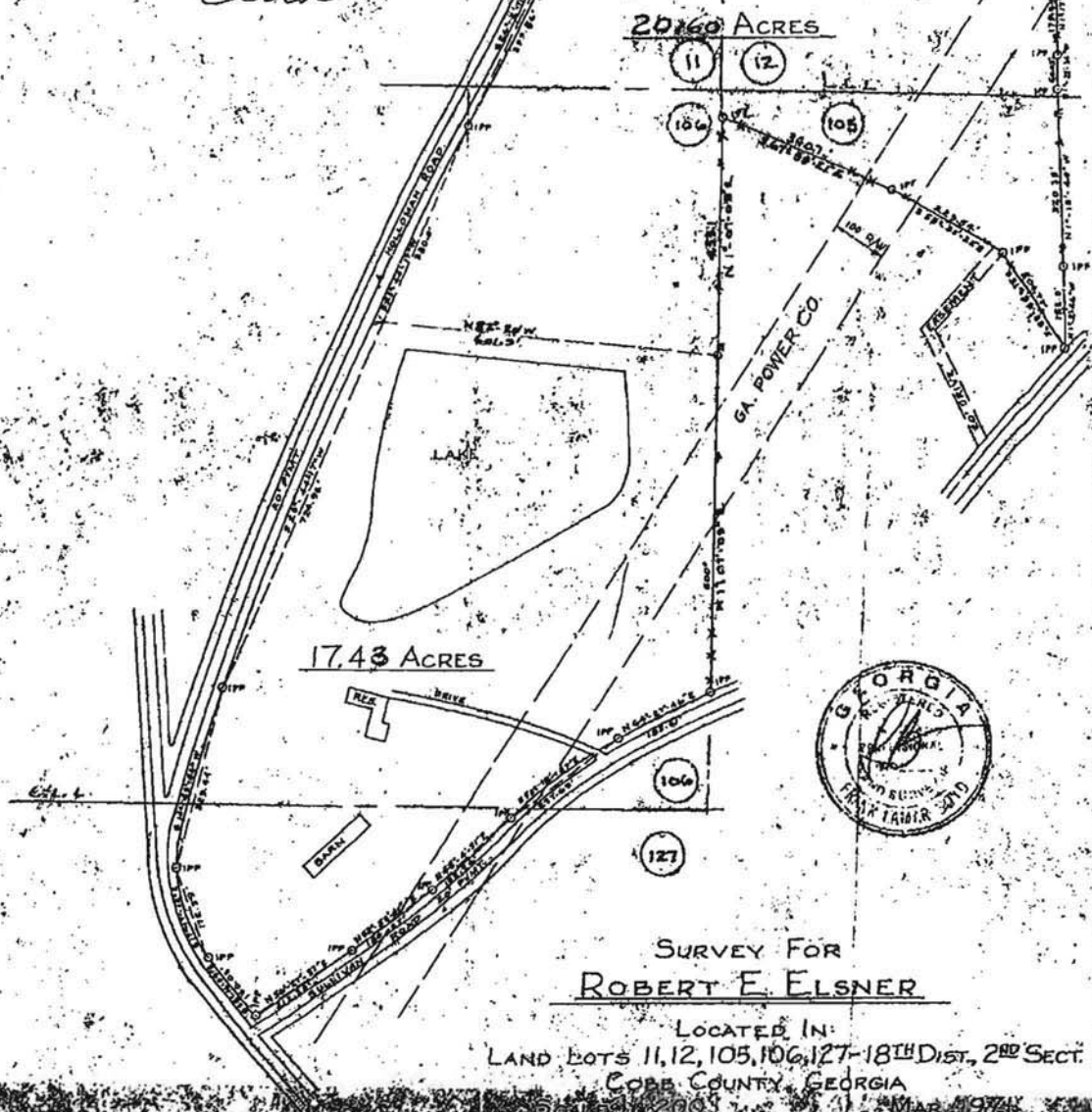


Cobb County...Expect the Best!

Z-1
(2013)



*Filed in office
Dec 6, 1923
Jno C. Long
Clark*



FRANK W. DODGE, MISSISSIPPI
2148 MARLETTA STREET
POWELL SPRING, GEORGIA

APPLICANT: Ashley and David Staples

678-699-7062 770-235-9996

REPRESENTATIVE: Ashely and David Staples

678-699-7062 770-235-9996

TITLEHOLDER: David A. Staples and Ashley Staples

PROPERTY LOCATION: East side of Holloman Road, northeast
side of Stout Parkway, northwest side of Sullivan Road
(5925 Holloman Road).

ACCESS TO PROPERTY: Holloman Road and Sullivan Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-1

HEARING DATE (PC): 02-05-13

HEARING DATE (BOC): 02-19-13

PRESENT ZONING: MHP, R-30

PROPOSED ZONING: R-30

PROPOSED USE: Residential and
farm use

SIZE OF TRACT: 38 acres

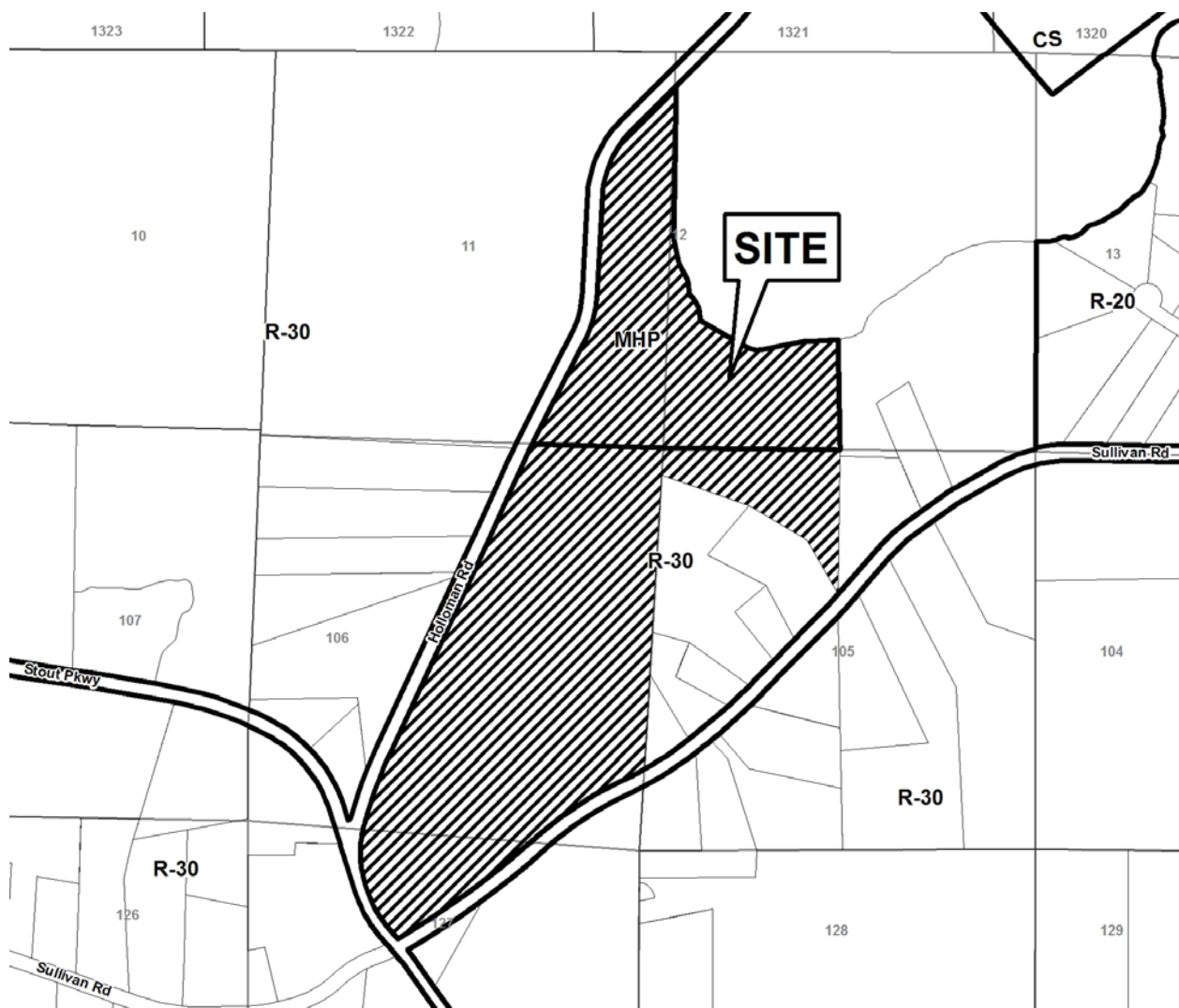
DISTRICT: 18

LAND LOT(S): 11, 12, 105, 106, 127

PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4





Application No. Z-1

Feb. 2013

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: _____

① Permit for up to 4 signs for horse farm located on property

② Installation for up to 4 electrical meters on property

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)

Signs and rezoning as discussed via email with Robert Hosack and Jon Pederson. See attached.

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).

Go Power right of way on property.

File Z-1

RECEIVED
NOV 13 2012
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Z-1
(2013)



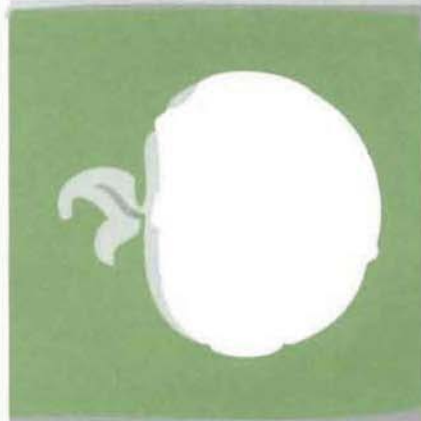
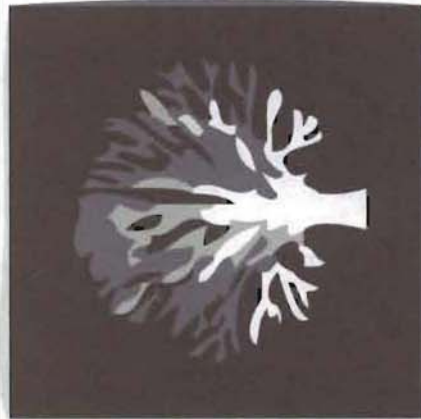
- 2 locations (shown on attached sheet) 1 on Holloman Road, 1 on Sullivan Rd.
- Sign shown on this page will be roughly 4' Long x 3' tall and elevated so that top of sign is no taller than 6'



Pony Tail Acres

Boarding • Lessons • Sales • Training • Breeding

770-235-9996



Z-1 (2013)
Sign

File Z-1

APPLICANT: Garrison Ridge Shopping Center Marietta, GA, L.P.

585-359-3000

REPRESENTATIVE: Alan Ripley

585-359-3000

TITLEHOLDER: Garrison Ridge Shopping Center Marietta, GA, L.P.

PROPERTY LOCATION: Northeast intersection of Dallas Highway

and Garrison Commons

(2650 Dallas Highway).

ACCESS TO PROPERTY: Dallas Highway

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-2

HEARING DATE (PC): 02-05-13

HEARING DATE (BOC): 02-19-13

PRESENT ZONING: NRC

PROPOSED ZONING: CRC

PROPOSED USE: Allowing a Rental

Car Office

SIZE OF TRACT: 2.606 acres

DISTRICT: 20

LAND LOT(S): 330

PARCEL(S): 155

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1



COBB COUNTY GEORGIA
FILED IN OFFICE

2012 DEC -6 PM 2: 08

COBB COUNTY ZONING DIVISION

Application No. Z-2

Feb. 2013

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): rental car office use as a tenant in the existing shopping center
- b) Proposed building architecture: No changes to the exterior of the existing structure
- c) Proposed hours/days of operation: 7:30 a.m. - 6:00 p.m. Monday through Friday and 9:00 am - 12:00 p.m. Saturdays. No operations on Sundays.
- d) List all requested variances: None
- _____
- _____
- _____

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

See attached

.....
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-3
(2013)

[illegible]

APPLICANT: Retreat at Lost Mountain Homeowners Association, Inc.
678-367-4981

REPRESENTATIVE: Michael Miller
678-367-4981

TITLEHOLDER: (Due to assemblage of properties, list of titleholders
may be found in file)

PROPERTY LOCATION: Southerly side of Lost Mountain Road
And north side of Macland Road

ACCESS TO PROPERTY: Lost Mountain Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-3

HEARING DATE (PC): 02-05-13

HEARING DATE (BOC): 02-19-13

PRESENT ZONING: CS

with Stipulations

PROPOSED ZONING: CS

with Stipulations

PROPOSED USE: Amending the Zoning

conditions of Existing Residential Subdivision

SIZE OF TRACT: 49.01 acres

DISTRICT: 19

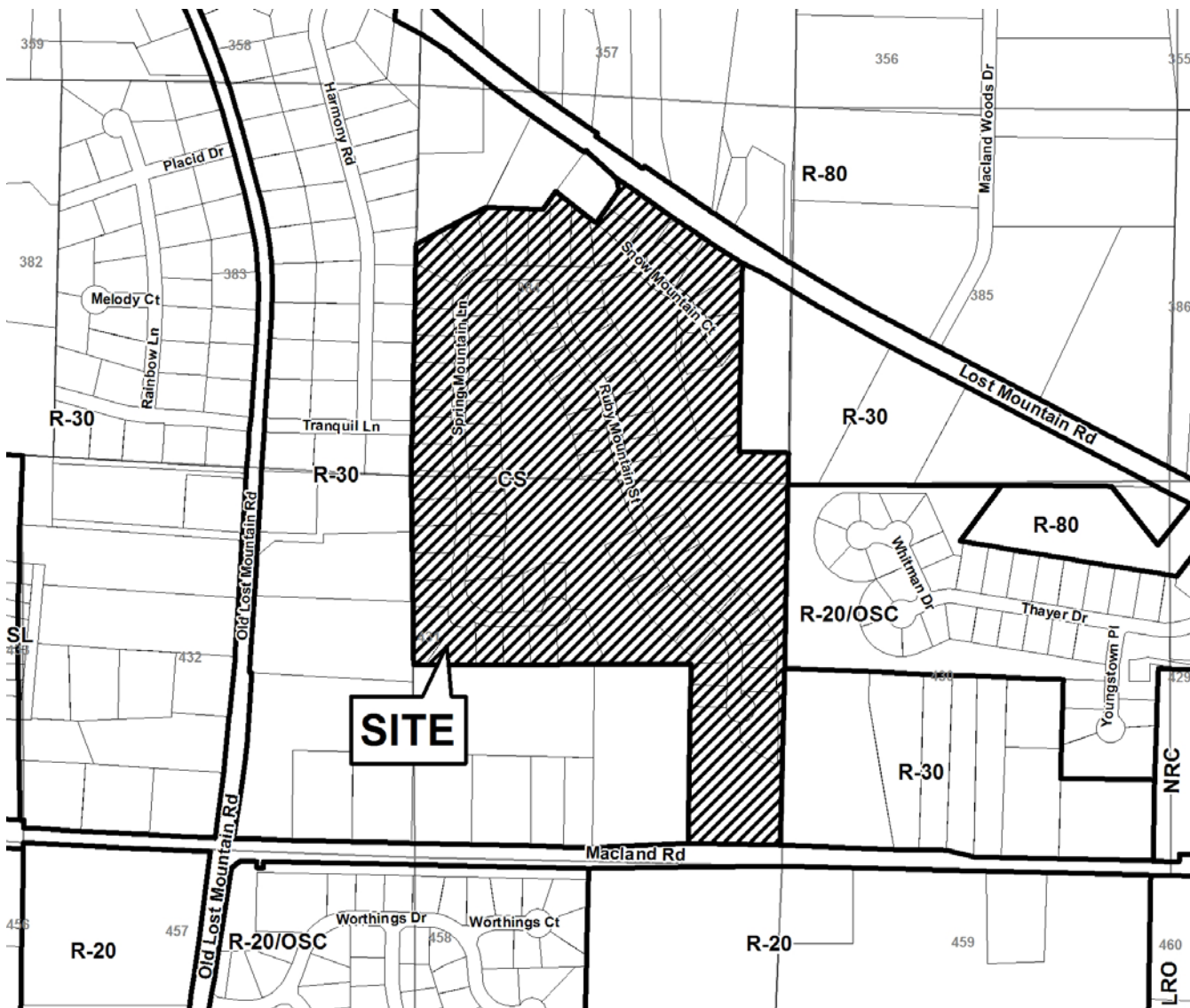
LAND LOT(S): 384, 431

PARCEL(S): See file for Parcel Numbers

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT



COBB COUNTY GEORGIA
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2012 DEC -6 PM 3:45
COBB COUNTY ZONING DIVISION

Application No. Z-3
Feb.
2013

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

The property was zoned to CS with Stipulations in 2005 (Case #Z-188). This request is to revise the special stipulation created by item 8e in the letter of agreeable stipulations from Mr. Garvis Sams, Jr., dated November 3, 2005 (copy attached) to allow wooden privacy fences or decorative metal fences no taller than six feet within the designated buffer, which buffer shall otherwise remain in place.

.....

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).

Yes, rights of way - see attached plat

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

ATTORNEYS AT LAW
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
MICHAEL P. PRYOR
JAMES A. BALLI

OF COUNSEL
DAVID P. HARTIN

November 3, 2005

770-422-7016
TELEPHONE
770-426-6583
FACSIMILE

WWW.SAMSLARKINHUFF.COM

VIA HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661

Re: Application of K2 Ventures, LLC to Rezone a 48.92 Acre Tract
from R-30 to Conservation Subdivision (CS) (No. Z-188)

Dear John:

You will recall that I represent the applicant and property owners concerning the above-captioned application for rezoning. The application was heard, considered and unanimously recommended for approval by the Cobb County Planning Commission earlier this week. The application is now scheduled to be heard and considered for final action by the Cobb County Board of Commissioners on November 15, 2005.

With respect to the foregoing, in keeping with the action taken by the Planning Commission and in keeping with staff recommendations for approval, enclosed please find the requisite number of copies of a revised site plan. The balance of this letter will serve as my clients' expression of agreement the following stipulations which shall become conditions and a part of the grant of the requested rezoning, as amended and modified hereby, and binding upon the subject property thereafter:

1. The stipulations and conditions set forth herein shall replace and supercede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned application for rezoning.
2. A maximum number of 86 single family detached homes at a maximum density of 1.757 units per acre.

COBB COUNTY GEORGIA
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COBB COUNTY ZONING DIVISION

VIA HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
Page 2
November 3, 2005

3. An agreement that there shall be a total of 18.41 acres (37.6% of the total site area) of the subject property which shall be designated as Open Space which shall be placed in a Conservation Easement in favor of Cobb County and which shall serve as a neighborhood amenity and be protected in perpetuity from development under the ownership of a mandatory homeowners association. The open space shall include pocket parks, picnic areas, passive recreational areas and strategically positioned walking trails which shall provide pedestrian connectivity throughout the residential community.¹
4. The architectural style and composition of the homes shall be consistent with the elevations/renderings which were submitted under separate cover on October 12, 2005. The composition of the homes shall consist of a combination of either brick, cedar and/or hardy plank shake, stacked stone, and traditional hardy plank siding.
5. The minimum house size within the proposed residential community shall be 2,200 square feet ranging up to 3,000 square feet and beyond.² Each of the homes shall have at a minimum an attached two-car garage. The garages shall be used for the parking and storage of vehicles and a recital shall be contained within the subdivision Covenants ensuring same.
6. The creation of a mandatory homeowners association and the submission of Declaration of Covenants which shall include, inter alia, strict architectural controls.
7. Subdivision entrance signage shall be ground-based, monument style and consistent with provisions of the Cobb County Sign Ordinance. Additionally, said entrance signage shall be incorporated into the landscape plan for the subdivision and shall be fully irrigated.
8. The submission of a landscape plan during the Plan Review process which shall include the following:
 - a. The establishment of an integrated system of walking trails within the open space areas which shall be meaningfully positioned in order to connect to sidewalks within the proposed subdivision.

¹ Actual open space required under the CS District would be 35% of the total site area or 17.32 acres, excluding impervious portions of the amenity and stormwater management areas.

² It is anticipated that price points for the homes shall range from the low-\$300's to the mid-\$300's and upward.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
Page 3
November 3, 2005

- b. The installation of underground utilities.
 - c. Sodded front and side yards.
 - d. Providing pedestrian connectivity which crosses the stream which bisects the subject property.
 - e. A 20' maintained natural buffer along the subject property's western boundary line. Said buffer shall be fenced for protection during the construction and build out of the subdivision.
9. Subject to recommendations from the Cobb County Stormwater Management Division with respect to exercising heightened sensitivity concerning hydrological issues, including the following:
- a. Following recommendations concerning the ultimate location and configuration of on site detention and/or stormwater management and water quality issues.
 - b. Ensuring that 50' undisturbed stream bank buffers along both sides of the stream shall remain undisturbed in perpetuity by means of a restrictive easement as shown on the revised site plan.³
 - c. Limiting grading which will be done during the construction of the subdivision to the house pads, rights-of-way, front yards and required slopes.
 - d. An agreement to perform pre-development and post-development sedimentation studies on lakes immediately down stream of the subject property.
 - e. Stormwater design shall be approved by the Stormwater Management Division and shall take care of any "ponding" on property belonging to adjacent property owner Mr. Plante and at the terminus of Tranquil Lane on the western boundary of the subject property.

³ The one (1) stream which reflects a 25' stream bank buffer has, in fact, been determined to be an intermittent stream which does not require a 50' stream bank buffer.

VIA HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
Page 4
November 3, 2005

- f. An agreement that the water flowing east down Tranquil Lane and discharging onto the subject property will be channeled into the subject property's stormwater management system by way of a drop inlet, catch basin or swale at the end of Tranquil Lane.
10. Subject to recommendations from the Cobb County Department of Transportation with respect to traffic/transportational issues including the following:
- a. The voluntary donation and conveyance of right-of-way on both Lost Mountain Road and Macland Road so that the County can achieve 50' from the centerline of both rights-of-way.
 - b. The installation of sidewalk, curb and gutter on Lost Mountain Road.
 - c. The construction of a deceleration lane with an appropriate taper at the subdivision's point of ingress/egress on Lost Mountain Road.
 - d. Securing GDOT permits with respect to any encroachments on Lost Mountain Road which is State right-of-way.
 - e. Ensuring 475' of sight distance on Lost Mountain Road.
 - f. Providing a 10' no access easement along the subject property's frontage on Macland Road.
 - g. Interior sidewalks shall connect to the strategically positioned pedestrian pathways within the Open Space area as shown on the revised site plan.
 - h. Subject to DOT approval, the applicant shall erect a barricade at the end of Tranquil Lane adjacent to the subject property and will further agree that neither K2 Ventures nor its successors in title nor any home builders within the subject property shall use Tranquil Lane as a point of ingress/egress except with respect to the removal of structures associated with the property which is currently owned by one of the sellers (Steve Smith).
 - i. Pouring a new driveway for Mr. Thomas Plante so that the balance of his property can be readily accessed and an agreement to handle the permitting of said driveway on Lost Mountain Road by way of making proper application to the Georgia Department of Transportation for same.

VIA HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
Page 5
November 3, 2005

- j. Following the recommendations and conclusions of the Traffic Study prepared by Kimley-Horn & Associates, Inc. subject to staff review and approval of same.
- 11. Compliance with recommendations from the Cobb County Water System with respect to the availability and accessibility of water and sewer and an agreement to secure GDOT permits for the construction of off-site sanitary sewer line
- 12. Subject to recommendations from the Cobb County Fire Department as contained within the Zoning Analysis.
- 13. The District Commissioner shall have the latitude to make minor modifications to these stipulations/conditions and/or the site plan as same proceeds through Plan Review.

Over the past couple of weeks, the applicant has made great strides in addressing and resolving neighborhood concerns and those of the County's professional staff. Moreover, with the revised site plan which is being submitted with this letter, the proposal is now at a density which is virtually identical to or less than the properties on the east and west of the subject property.

Please do not hesitate to call should you or staff require any further information or documentation prior to this application's next appearance before the Cobb County Board of Commissioners on November 15, 2005.

Very truly yours,

SAMS, LARKIN & HUFF, LLP


Garvis L. Sams, Jr.

gsams@samslarkinhuff.com

GLS,Jr./jbmc

Enclosures

cc: Shown on next page.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
Page 6
November 3, 2005

cc: Members, Cobb County Board of Commissioners - VIA Hand Delivery - w/enclosure
Mr. Robert L. Hosack, Jr., AICP, Director - VIA Hand Delivery - w/enclosure
Ms. Gail K. Huff, Assistant County Clerk - VIA Hand Delivery - w/enclosure
Ms. Sandra Richardson, Deputy County Clerk - VIA Hand Delivery - w/enclosure
Mr. Michael Perla, President, PLAN - w/enclosure
Mr. & Mrs. Horace E. Barrow - w/enclosure
Mr. & Mrs. Russell Huskey - w/enclosure
Mr. Darlene Castleberry - w/enclosure
Mr. Thomas W. Plante - w/enclosure
Mr. Gregg Goldenberg - w/o enclosure
Mr. Sean Randall - w/o enclosure

Z-4
(2013)

Gaskins
ENGINEERING
PLANNING/CONSULTING
CONSTRUCTION MGMT
1368 Powder Springs Road
Powder Springs, Georgia 30126
Phone: (770) 424-1148
Fax: (770) 424-1170
WWW.GASKINS-VA.COM

COBB COUNTY GEORGIA
FILED IN OFFICE
MARS HILL CHURCH
ROAD TRACT

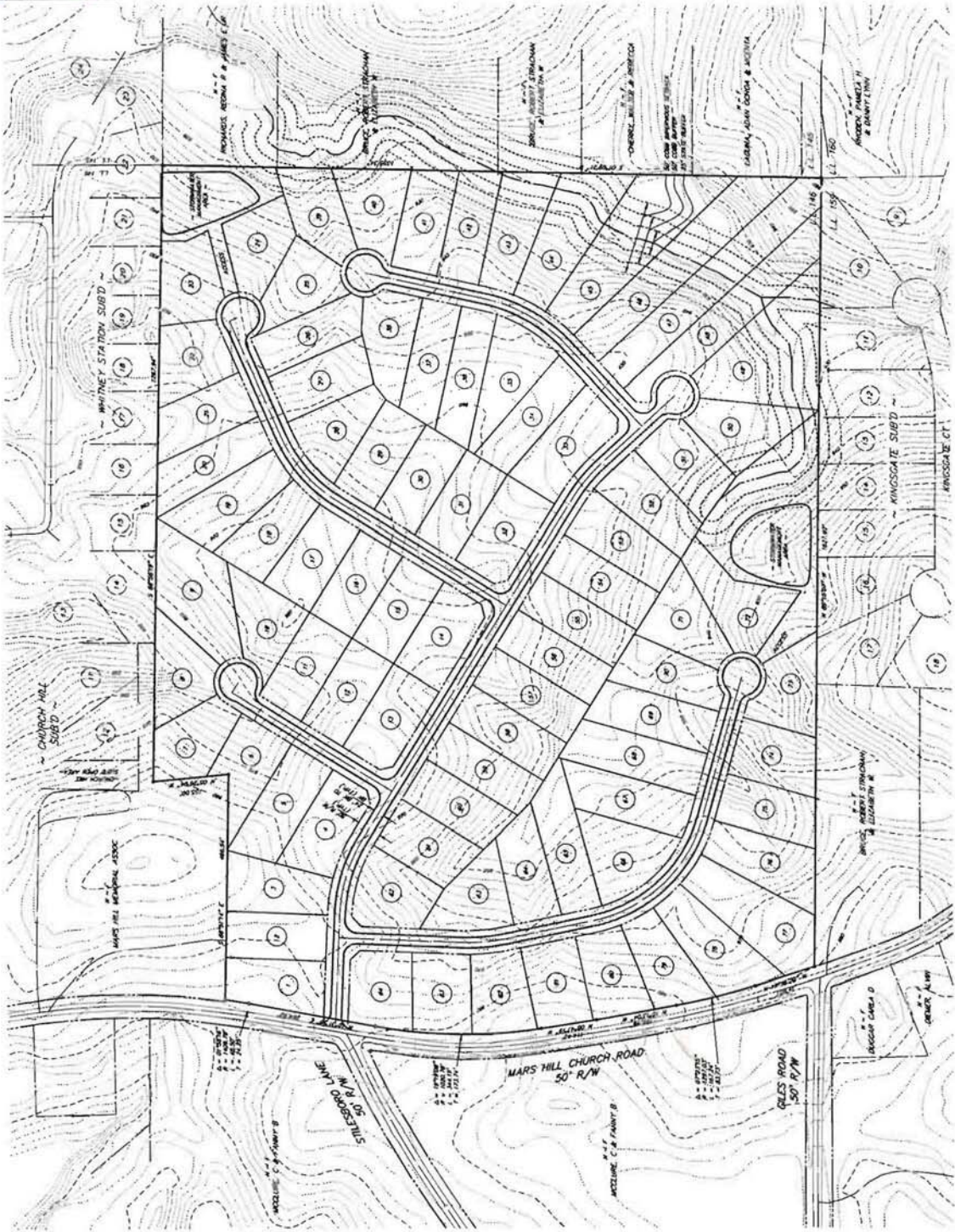
PROJECT ID.	FIELD BOOK
DRAWN BY KNO	CHECKED BY CBO
SCALE 1"=100'	ISSUE DATE 12/4/12
SHEET NUMBER	

2012 DEC -6 PM 3:54
COBB COUNTY ZONING DIVISION



LOCATION MAP - 1"=2000'

SIZE DATA
TOTAL SITE AREA: 51.49 AC
ZONING: P-20
LOCAL JURISDICTION: COBB COUNTY
ADJACENT PROPERTIES:
TO THE NORTH: 100' R/W # 12-18-1407
TO THE SOUTH: 100' R/W # 12-18-1407
TO THE WEST: 100' R/W # 12-18-1407
TO THE EAST: 100' R/W # 12-18-1407
BORDERED BY: 100' R/W # 12-18-1407
100' R/W # 12-18-1407



SCALE: 1\"/>

APPLICANT: Traton Homes, LLC

770-427-2714

REPRESENTATIVE: J. Kevin Moore 770-429-1499

Moore Ingram Johnson & Steele, LLP

TITLEHOLDER: Estate of Fanny B. McClure

PROPERTY LOCATION: Easterly side of Mars Hill Church Road,
northeasterly of the intersection of Giles Road and Mars Hill Church
Road.

ACCESS TO PROPERTY: Mars Hill Church Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-4

HEARING DATE (PC): 02-05-13

HEARING DATE (BOC): 02-19-13

PRESENT ZONING: R-30

PROPOSED ZONING: R-20

PROPOSED USE: Single-Family Residential

SIZE OF TRACT: 52.49 acres

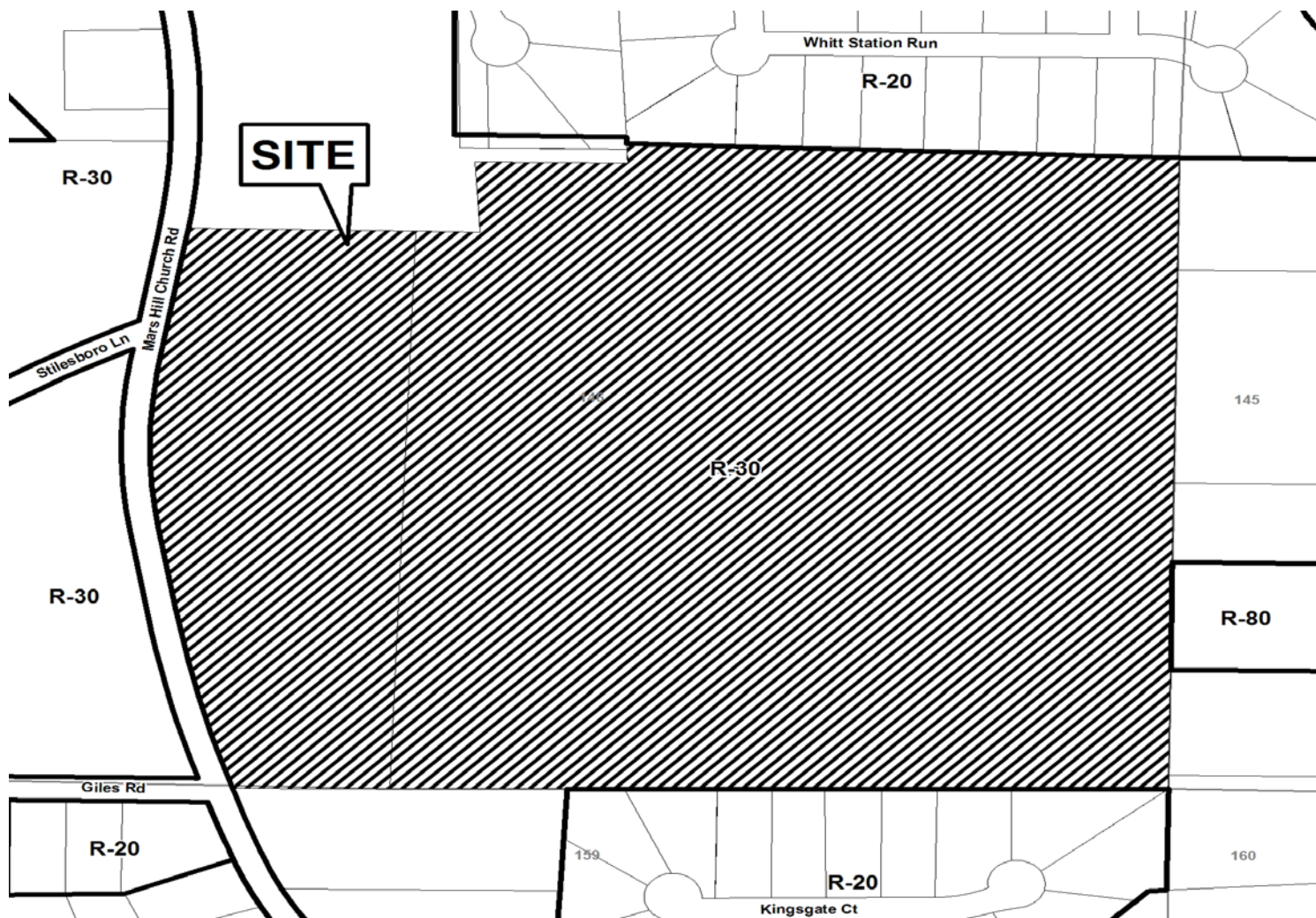
DISTRICT: 20

LAND LOT(S): 146

PARCEL(S): 23

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1



COBB COUNTY GEORGIA
FILED IN OFFICE

2012 DEC -6 PM 3:54

COBB COUNTY ZONING DIVISION

Application No. z- 4
Feb. (2013)

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Minimum 2,000 square feet, ranging to 3,000 square feet, and greater
b) Proposed building architecture: Traditional; hard surface exteriors with a mixture of architectural elevations and materials
c) Proposed selling prices(s): \$300s - \$400s
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): _____
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).

None known at this time

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

COBB COUNTY GEORGIA
FILED IN OFFICE

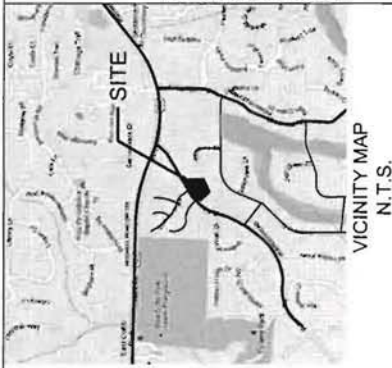
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COBB COUNTY ZONING DIVISION

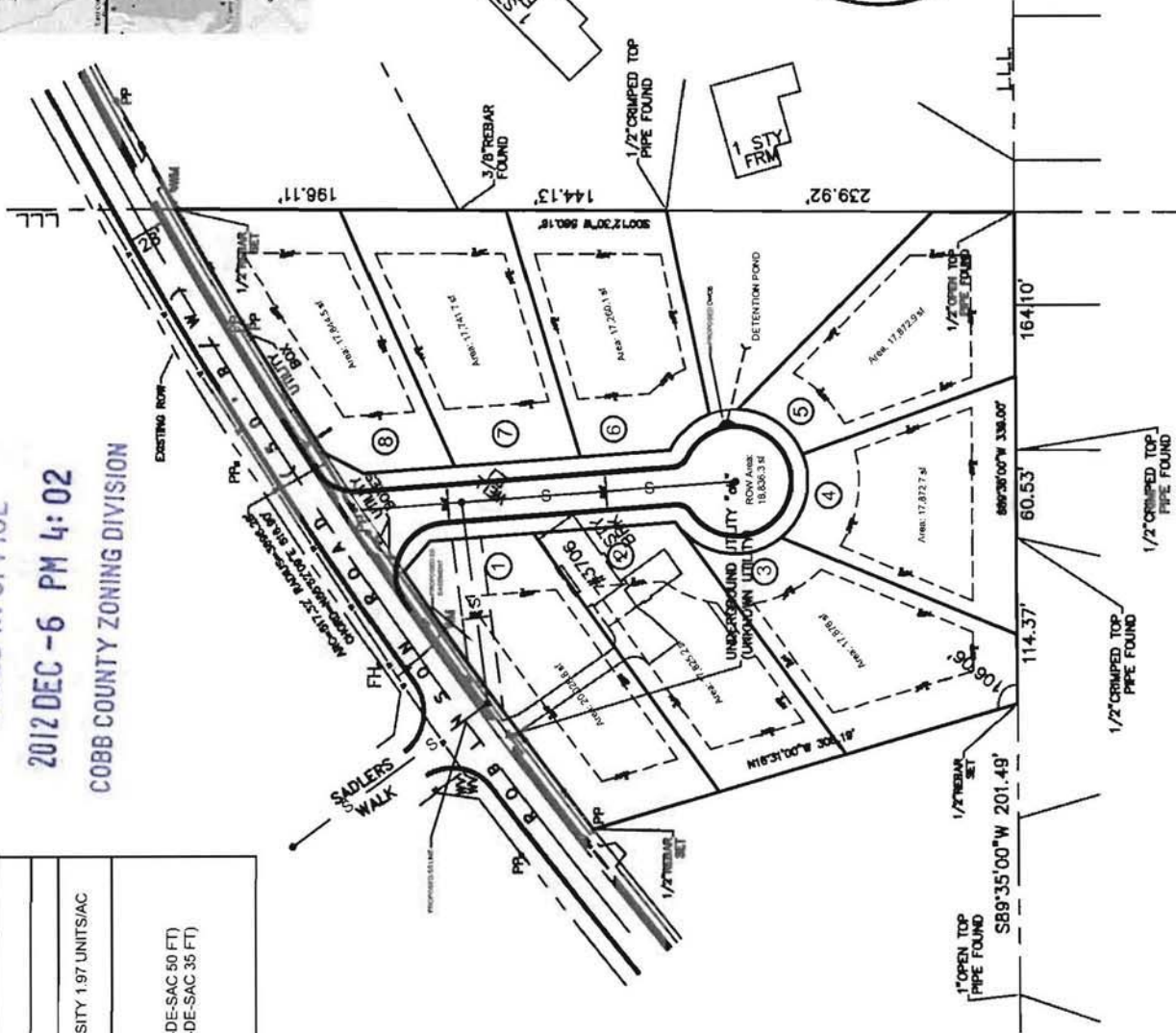
SITE ANALYSIS	
OVERALL SITE AREA: 4.05 ACRES	
PROPOSED ZONING: R-15 SINGLE FAMILY DETACHED	PROP. DENSITY 1.97 UNITS/AC 8 LOTS
TOTAL RESIDENTIAL UNITS PROPOSED	8 LOTS
MINIMUM LOT SIZE	15,000 SF
MINIMUM LOT FRONTAGE	75 FT (CUL-DE-SAC 50 FT)
MINIMUM LOT SETBACKS	FRONT SIDE REAR
MAXIMUM LOT COVERAGE	35%

PLAN NOTES:

- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY FOR LILY ESTATES, LLC BY RFM CONSULTING, LLC DATED 11/28/2012.
- EXISTING ZONING: R-20
- PROPOSED ZONING: R-15
- PROPERTY IS LOCATED AT 3706 ROBINSON ROAD IN LAND LOT 987, 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GA.
- TOTAL SITE AREA: 4.05 ACRES
- DEVELOPER:
LILY ESTATES, LLC
2160 KINGSTON COURT, SUITE 0
MARIETTA, GA 30067
CONTACT: MR. ABDUL K. AMER
770-690-9255
- NO STREAMS OR WETLANDS EXIST ON THE SITE.
- BY GRAPHICAL PLOTTING ONLY, THIS SITE IS NOT WITHIN THE LIMITS OF A 100 YR FLOOD HAZARD AREA PER FIRM PANELS 13067C012TH LAST REVISED 11/2/2012.
- WATER AND SEWER SERVICE TO BE PROVIDED BY COBB COUNTY. A NEW SEWER LINE EXTENSION IS PROPOSED FROM EXISTING MANHOLE ON SADLERS WALK TO PROVIDE A GRAVITY FEED LINE UNDER ROBINSON ROAD - (16" CASING AND 8" DIP TO BE USED WHEN CROSSING ROAD). NO OPEN CUTS TO MADE ON ROADWAY.
- PROPOSED ROADWAYS TO BE PUBLIC 24' BOC TO BOC WITH 50' ROW.
- TO THE OWNERS KNOWLEDGE, THIS SITE CONTAINS NO KNOWN ARCHEOLOGICAL SITES.



HOUSE FROM GIS



Z-5
(2013)

CONCEPT PLAN
A&R Engineering
146 D'VIA AND 222A
NORTH AVENUE
2ND FLOOR
ATLANTA, GA 30303
DATE: 11/28/2012
REVISIONS
NO. DATE
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99. 11/28/2012
100. 11/28/2012

C2.1

APPLICANT: Lily Estates, LLC

770-690-9255

REPRESENTATIVE: J. Kevin Moore 770-429-1499

Moore Ingram Johnson & Steele, LLP

TITLEHOLDER: Larry H. Summerour and Martha Sue Summerour

PROPERTY LOCATION: South side of Robinson Road, south of

Roswell Road

(3706 Robinson Road).

ACCESS TO PROPERTY: Robinson Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-5

HEARING DATE (PC): 02-05-13

HEARING DATE (BOC): 02-19-13

PRESENT ZONING: R-20

PROPOSED ZONING: R-15

PROPOSED USE: Single-Family Residential

SIZE OF TRACT: 4.05 acres

DISTRICT: 16

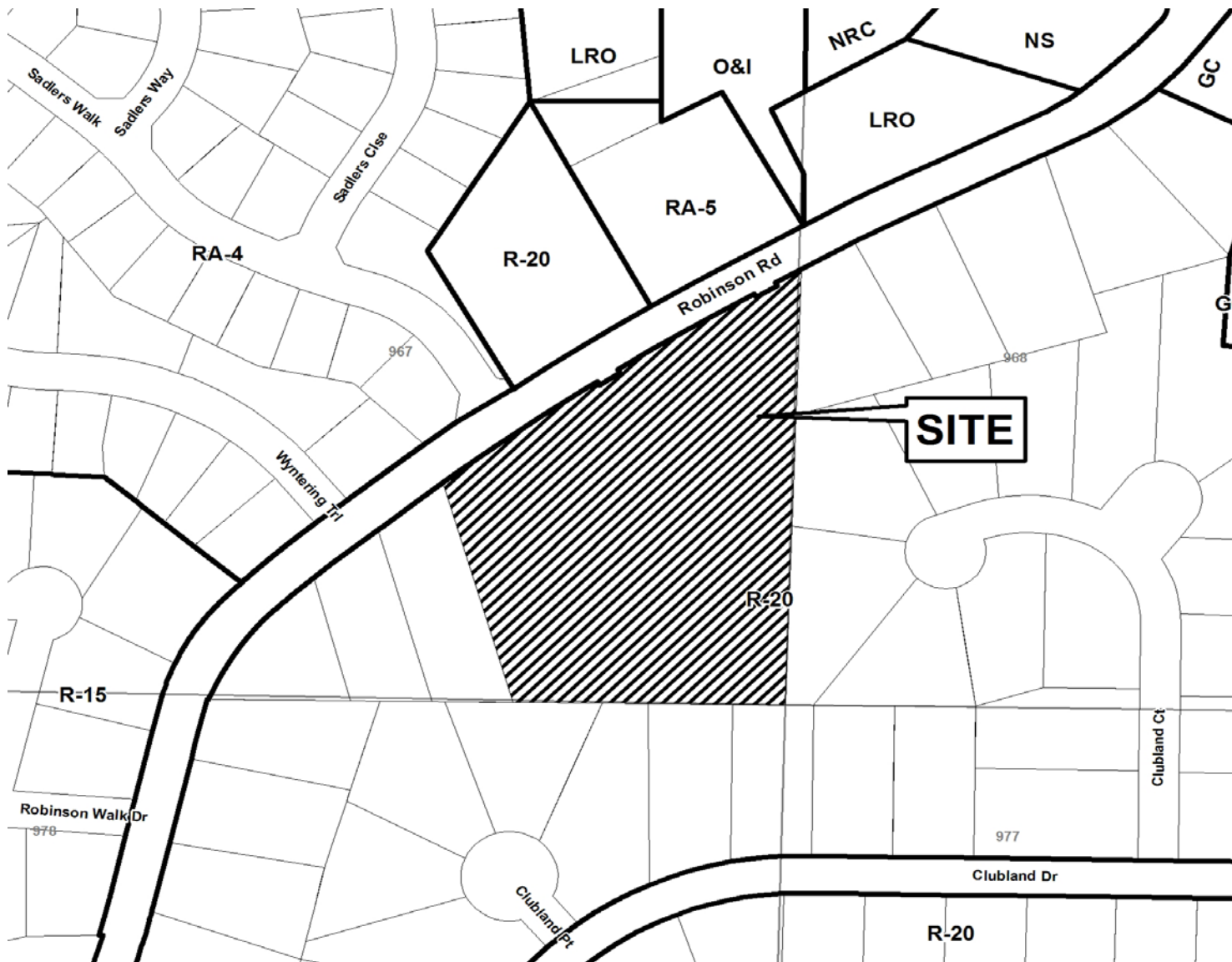
LAND LOT(S): 967

PARCEL(S): 9

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT



COBB COUNTY GEORGIA
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COBB COUNTY ZONING DIVISION

Application No. z- 5
Feb. (2013)

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 3,000 - 4,500 square feet
- b) Proposed building architecture: Traditional, Custom
- c) Proposed selling prices(s): High \$600,000s
- 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): _____
- 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).

None known at this time.

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

APPLICANT: Brooks Chadwick Capital, LLC

404-281-4554

REPRESENTATIVE: John H. Moore 770-429-1499

Moore Ingram Johnson & Steele, LLP

TITLEHOLDER: Frances E. Perkins, Kathy Metzger and Linda Perkins

a/k/a Linda Frances Perkins

PROPERTY LOCATION: East side of Johnson Ferry Road, north of

Riverhill Road

(542 Johnson Ferry Road).

ACCESS TO PROPERTY: Johnson Ferry Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-6

HEARING DATE (PC): 02-05-13

HEARING DATE (BOC): 02-19-13

PRESENT ZONING: R-20, RM-12

PROPOSED ZONING: RM-8

PROPOSED USE: Residential Subdivision

SIZE OF TRACT: 32.02 acres

DISTRICT: 1

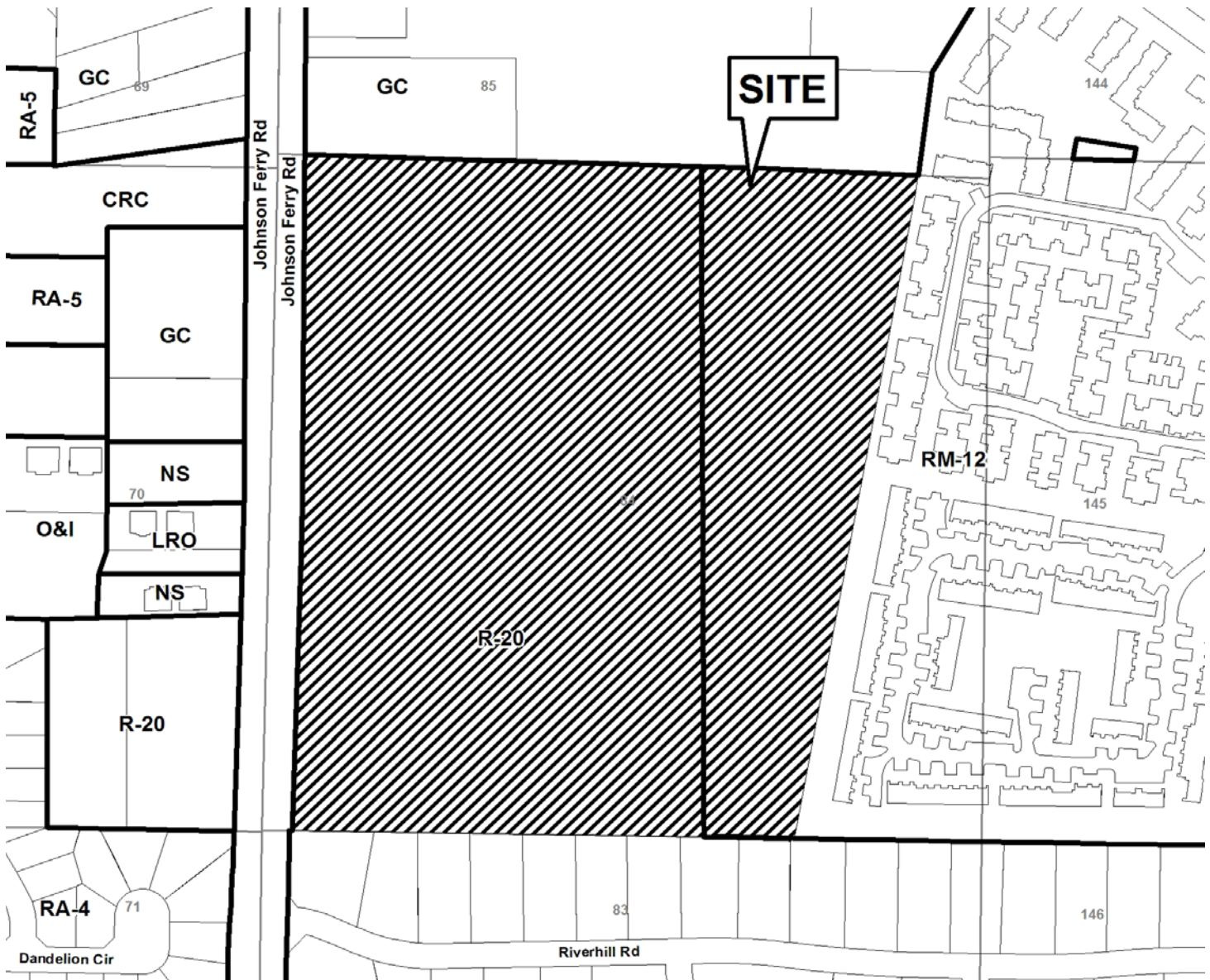
LAND LOT(S): 84

PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT



Application No. z- 6
Feb. (2013)

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Townhomes - 2,200 - 3,000 sf, and greater
Single-Family Residences - 2,500 - 4,000 sf, and greater
- b) Proposed building architecture: Traditional and European
- c) Proposed selling prices(s): Townhomes - \$400s - \$600s, and greater
- d) List all requested variances: Single-Family Residences - \$500s - \$800s, and greater
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: Not Applicable
- c) Proposed hours/days of operation: Not Applicable
- d) List all requested variances: Not Applicable

COBB COUNTY GEORGIA
FILED IN OFFICE
2012 DEC -6 PM 4:13
COBB COUNTY ZONING DIVISION

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

None

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

21-14



EQUIPMENT USED IN
PREPARING THIS PLAT
HEWLETT PACKARD 86
GUPPY GTS-10D
100' STEEL TAPE

This map or plat has been calculated for closure and is found to be accurate within one foot in 10,000 feet.

I have, this date, examined the "FIA OFFICIAL FLOOD HAZARD MAP" and the referenced parcel does not appear to be in an area having special flood hazards. *AS PER RECORD PLAT*

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED

NO. 138893

(M. YOUNG) A & W (P)

APPLICANT: Michael H. O'Rourke
770-435-9416

REPRESENTATIVE: Michael H. O'Rourke
770-435-9416

TITLEHOLDER: Michael H. O'Rourke

PROPERTY LOCATION: Northeasterly side of Vinings Cove, east
of Vinings Way
(2267 Vinings Cove).

ACCESS TO PROPERTY: Vinings Cove

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-1

HEARING DATE (PC): 02-05-13

HEARING DATE (BOC): 02-19-13

PRESENT ZONING: R-12

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow more than two
unrelated adults in a house

SIZE OF TRACT: 0.29 acre

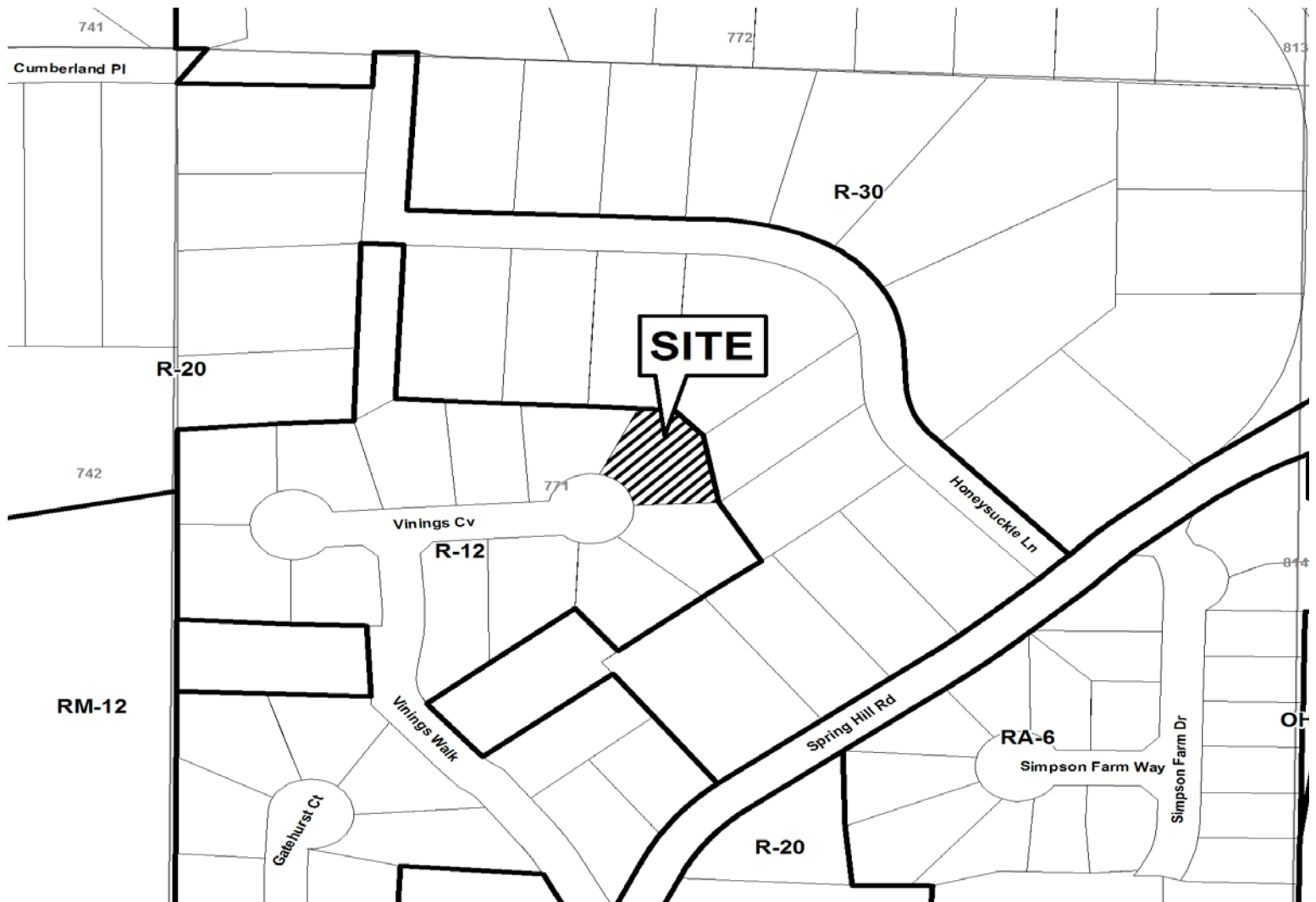
DISTRICT: 17

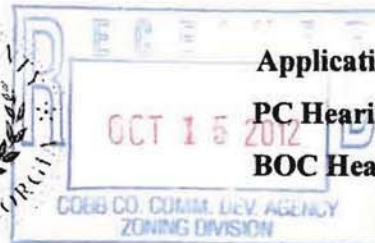
LAND LOT(S): 771

PARCEL(S): 57

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2





Application #: LVP-1

PC Hearing Date: 2/5/13

BOC Hearing Date: 2/19/13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? NA
2. Number of employees? 0
3. Days of operation? 0
4. Hours of operation? 0
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): NA
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.): 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.) _____
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: 1 year
13. Any additional information? (Please attach additional information if needed):
seeking permit to have two unrelated care givers in my home, need due to physical disability
Applicant signature: Michael H. O'Connor Date: 10/12/12
Applicant name (printed): MICHAEL H. O'CONNOR

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

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



Application No. LVP-1
PC Hearing Date: 2/5/13
BOC Hearing Date: 2/19/13

Applicant Michael H. D'Rourke Phone # 770-35-9416 E-mail mhd@drourke.com
Michael H. D'Rourke Address 2267 Vinings Cove Smyrna 30080
(representative's name, printed)
Michael H. D'Rourke Phone # same E-mail same
(representative's signature)

Signed, sealed and delivered in presence of:

Christian Osborne
(Notary Public)

CHRISTIAN OSBORNE

NOTARY PUBLIC

Cherokee County - State of Georgia My commission expires: 10/27/2014

My Comm. Expires October 27, 2014

Titleholder Michael H. D'Rourke Phone # 770-35-9416 E-mail mhd@drourke.com
Signature Michael H. D'Rourke Address 2267 Vinings Cove SE Smyrna 30080
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

Christian Osborne
Notary Public

CHRISTIAN OSBORNE

NOTARY PUBLIC

Cherokee County - State of Georgia My commission expires: 10/27/2014

My Comm. Expires October 27, 2014

Present Zoning R-12

Type of Permit

Temporary Land Use _____ Medical Hardship X Construction Hardship _____

Renewal - Yes _____ No X

For the Purpose of See Exhibit A

Location 2267 Vinings Cove
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 771 District 17

Size of Tract .29 Acre(s)

Will any site improvements (i.e., grading, tree removal, paved parking, detention facilities, additions to house or other permitted structure, etc.) be undertaken on the subject property? _____ Yes X No

LUP-1
Feb. 2013

EXHIBIT "A"



October 11, 2012

To whom it may Concern:

I, Michael H. O'Rourke, the applicant and property owner, am applying for this Temporary Land Use Permit due to medical hardship.

I am totally and permanently disabled due to a number of medical problems, and as such cannot care for myself, my home, lawn and gardens without assistance. At the same time I am trying to get the house and gardens in tiptop shape so I can put it on the market in the near future.

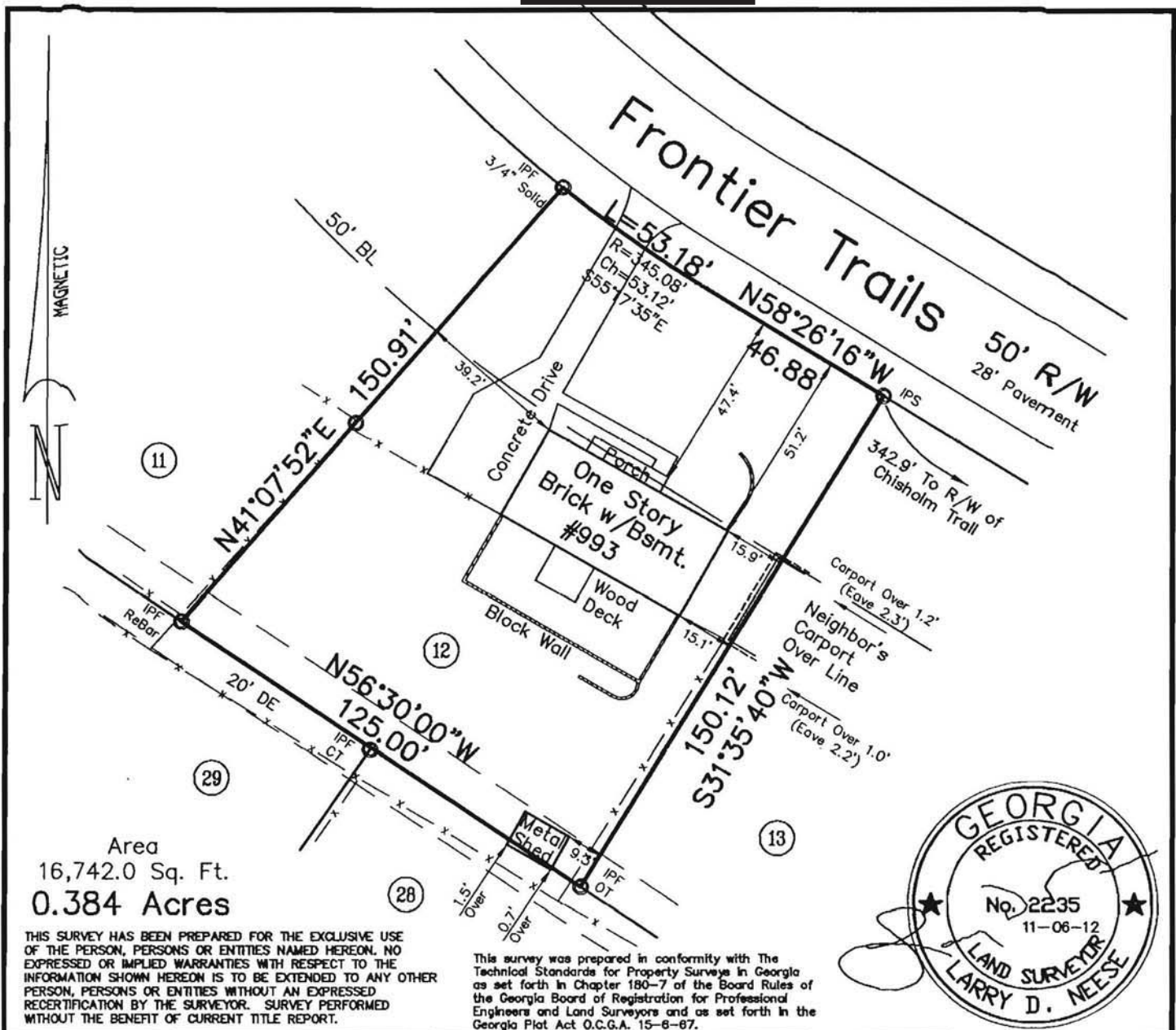
Two friends are living with me and assisting me with day to day needs, as well as working to get the house ready to put it on the market, most likely in early Spring 2013.

If I need to submit any documentation regarding my health, please advise me. I currently get a tax break from the county due to my disability.

There are not, nor will there be any changes to the house or the property. There will be no clients, customers or employees parking on the property other than two cars, ~~one~~ in the garage and one on the parking pad next to the garage for the two friends here to assist me. There will be no signs, nor deliveries.

Michael H. O'Rourke, Applicant and Home owner

LUP-2
(2013)



THIS PROPERTY (DOES NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C0202H
DATED March 4, 2013
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,876 FEET AND AN ANGULAR ERROR OF 2" 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 112,364 FEET.
EQUIPMENT UTILIZED: ANGULAR SokkiaSet60R LINEAR SokkiaSet60R
UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY.
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235

40 20 0 40 80
GRAPHIC SCALE
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

SURVEY FOR:

Tirso Garcia Ponce

LOT 12	BLOCK D
Frontier Trails Unit Four (Revised)	
PLAT BOOK 43	PAGE 69
LAND LOT 704	
DISTRICT 19th	SECTION 2nd
COUNTY COBB	STATE GEORGIA
DATE Nov. 6, 2012	REVISED
SCALE: 1" = 40'	JOB NO. 120112

Larry D. Neese, PLS

50 Barrett Parkway, Suite 3005 #330, Marietta, Georgia 30066 (770) 428-2122

APPLICANT: Neftah Gomez

678-509-4434

REPRESENTATIVE: Neftah Gomez

678-509-4434

TITLEHOLDER: Tirso Garcia-Ponce

PROPERTY LOCATION: Southwesterly side of Frontier Trail,

west of Chisholm Trail

(993 Frontier Trail).

ACCESS TO PROPERTY: Frontier Trail

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-2

HEARING DATE (PC): 02-05-13

HEARING DATE (BOC): 02-19-13

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow more than two

unrelated adults in a house

SIZE OF TRACT: 0.384 acre

DISTRICT: 19

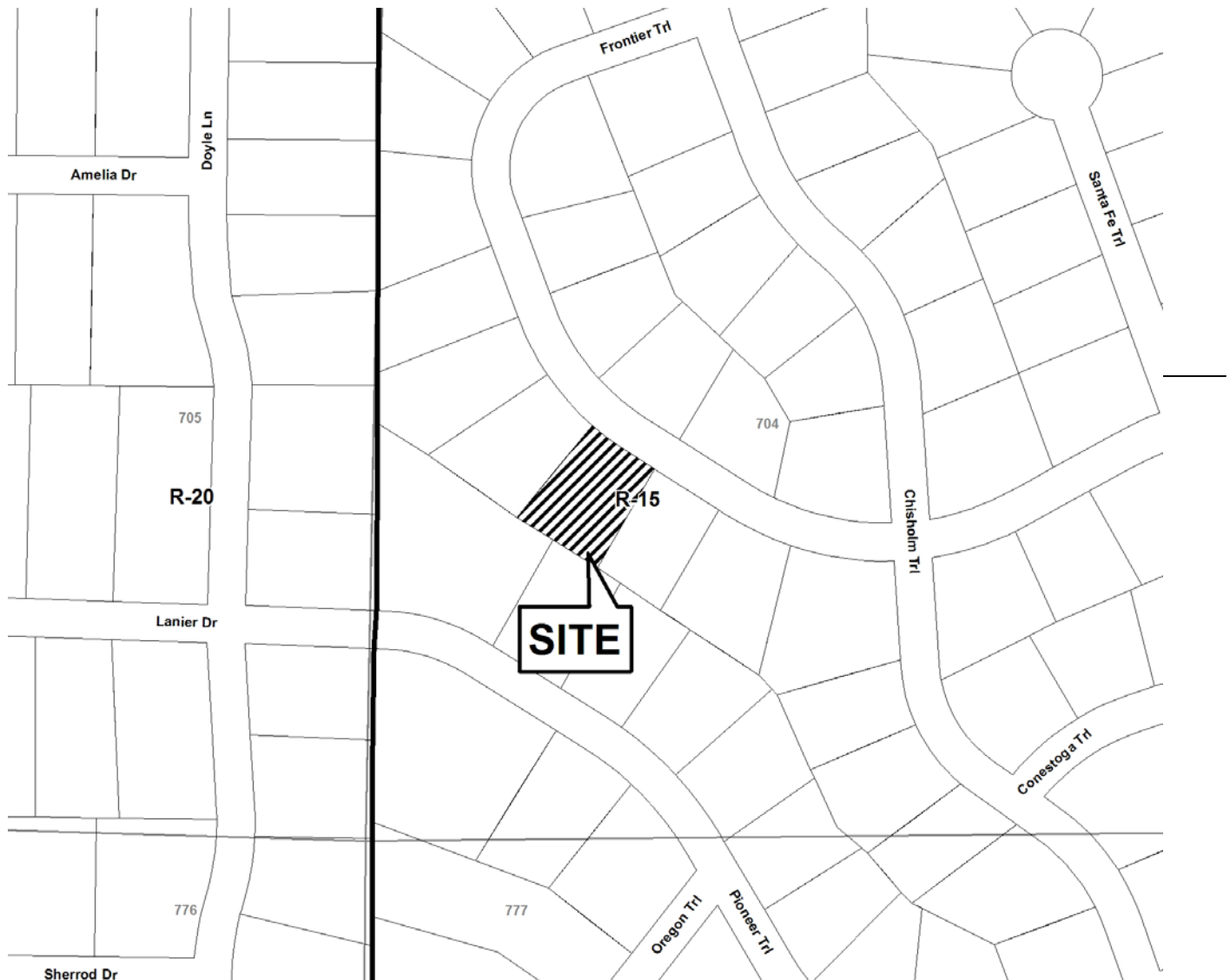
LAND LOT(S): 704

PARCEL(S): 46

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



**Application for
Temporary Land Use Permit
Cobb County, Georgia**
(Cobb County Zoning Division - 770-528-2035)

Application No. LJP-2
PC Hearing Date: 2-5-13
BOC Hearing Date: 2-19-13

Applicant Nefetha Gomez Phone # (678) 509-4434 E-mail _____
Nefetha Gomez Address 993 Frontier Trl SW Marietta GA 30060
(representative's name, printed)

(representative's signature) Phone # _____ E-mail _____

Signed, sealed and delivered in presence of:

[Signature]
(Notary Public)



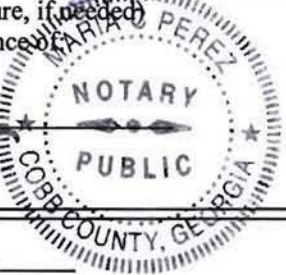
My commission expires: AUG 22, 2016

Titleholder Teresa Ponce, Eunice A Phone # 404-737-2531 E-mail _____

Signature [Signature] Address 993 Frontier Trl SW Marietta GA 30060
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public



My commission expires: AUG 22, 2016

Present Zoning R15

Type of Permit

Temporary Land Use ☒ Medical Hardship _____ Construction Hardship _____

Renewal - Yes _____ No ☒

For the Purpose of two Adults and family

Location 993 frontier trl SW marietta GA 30060
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 704 District 19

Size of Tract .384 Acre(s)

Will any site improvements (i.e., grading, tree removal, paved parking, detention facilities, additions to house or other permitted structure, etc.) be undertaken on the subject property? _____ Yes ☒ No

LUP-3
(2013)

BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
1808 LORRAINE ROAD
MARIETTA, GEORGIA 30068
(770) 571-0078

00100ZON.PRO
SPECIAL LAND
USE PERMIT
PLAN

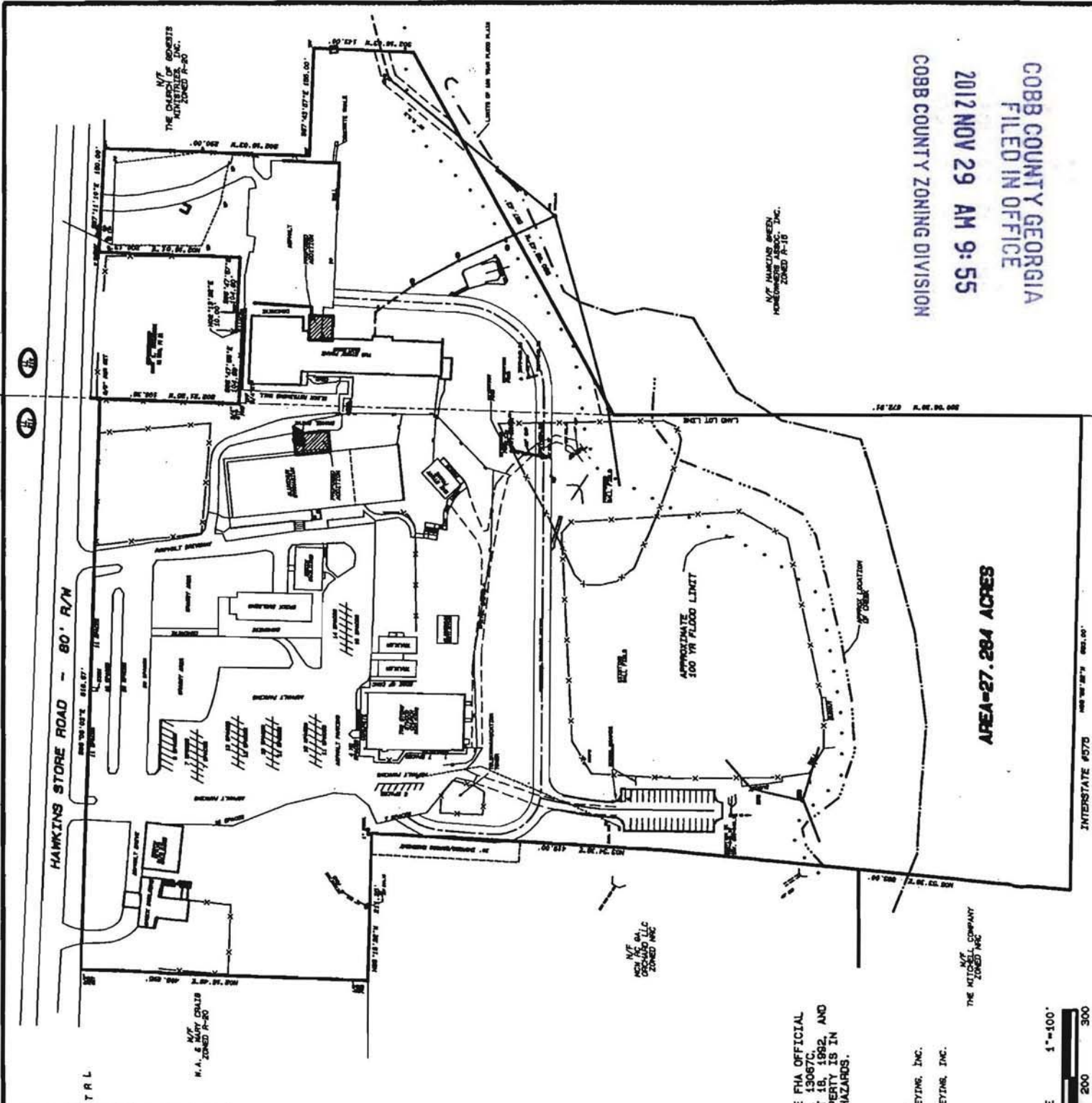
SPECIAL LAND USE PERMIT PLAN
SHILOH HILLS CHRISTIAN SCHOOL
LOCATED IN
COBB COUNTY, GEORGIA
LAND LOTS 210 & 211, 18TH DISTRICT, 2ND SECTION
DATE: 10/08/2004
PREPARED FOR
SHILOH HILLS CHRISTIAN SCHOOL
SCALE: 1"=100 FT.

REVISIONS

NO.	DATE	REASON FOR REVISION



COBB COUNTY GEORGIA
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2012 NOV 29 AM 9:55
COBB COUNTY ZONING DIVISION

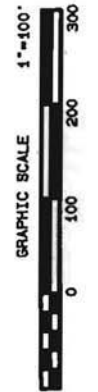


SITE LOCATION MAP (NTS)

137	138	139	140
151	152	153	154
160	161	162	163
170	171	172	173
180	181	182	183
190	191	192	193
200	201	202	203
210	211	212	213
220	221	222	223
230	231	232	233

I HAVE, THIS DATE EXAMINED THE FIA OFFICIAL
FLOOD HAZARD MAP COMMUNITY NO. 13067C,
PANEL NO. 0010 F, DATED AUGUST 18, 1992, AND
HAVE DETERMINED THAT THIS PROPERTY IS IN
AN AREA HAVING SPECIAL FLOOD HAZARDS.

- REFERENCES:
1. SURVEY FOR SHILOH BAPTIST CHURCH
PREPARED BY ARISTON LAND SURVEYING, INC.
DATE: DECEMBER 20, 1994
 2. SURVEY FOR SHILOH BAPTIST CHURCH
PREPARED BY ARISTON LAND SURVEYING, INC.
DATE: DECEMBER 20, 1994



APPLICANT: Shiloh Hills Christian School

770-926-7729

REPRESENTATIVE: John D. Ward

404-502-2514

TITLEHOLDER: Shiloh Hills Baptist Church of Cobb County, Inc.

PROPERTY LOCATION: South side of Hawkins Store Road, west
and north of Interstate 575

(260 Hawkins Store Road).

ACCESS TO PROPERTY: Hawkins Store Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-3

HEARING DATE (PC): 02-05-13

HEARING DATE (BOC): 02-19-13

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPOSED USE: Child development
center

SIZE OF TRACT: 27.284 acres

DISTRICT: 16

LAND LOT(S): 211

PARCEL(S): 17

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-3
PC Hearing Date: 2-5-13
BOC Hearing Date: 2-19-13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? 2-, 3-, and 4-year-old child development
2. Number of employees? 3 - 4
3. Days of operation? Monday - Friday
4. Hours of operation? 7:00 AM - 6:00 PM
5. Number of clients, customers, or sales persons coming to the house per day? 20 ; Per week? 100
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): Paved parking lot provided by school
7. Signs? No: X ; 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 X ; 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 X
11. Any outdoor storage? No X ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested: As long as allowed
13. Any additional information? (Please attach additional information if needed):
This program was added to existing K-5 - 12th grade program and established according to State regulations under Bright From The Start.

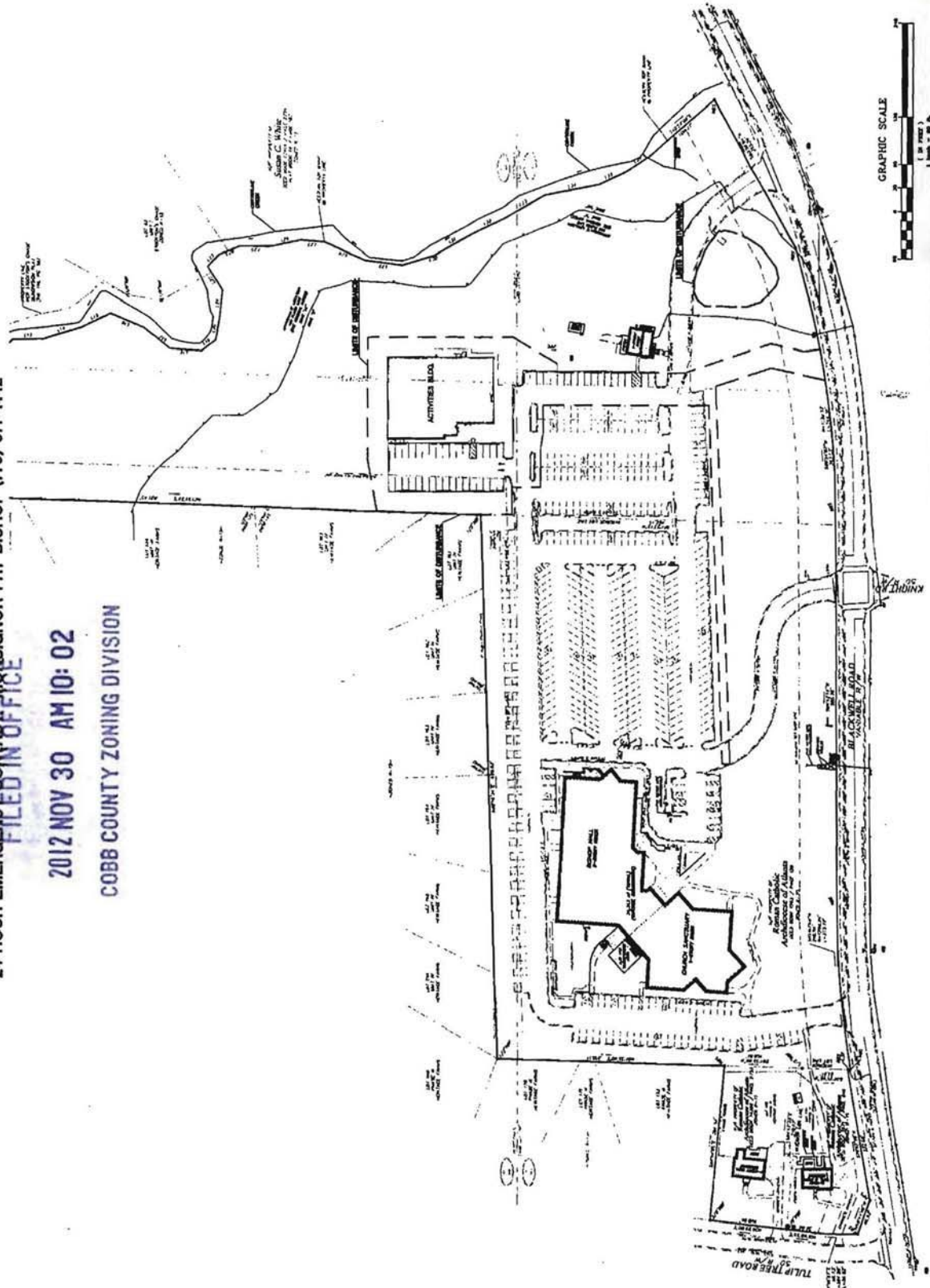
Applicant signature: [Signature] Date: 11/27/12

Applicant name (printed): John D. Ward

24 HOUR EMERGENCY CONTACT MONSIGNOR PAT BISHOP (770) 977-1442

2012 NOV 30 AM 10: 02

COBB COUNTY ZONING DIVISION



LUP-4
(2013)

REVISIONS

Transfiguration Catholic Church
Activities Building

Land Lots 306, 307, 342 & 343 District 16, S
Marietta, Cobb County, Georgia

SHEET NO.
C-1

Civil Engineer
brewer
engineering



Owner / Developer
Transfiguration
Catholic Church
1815 Blackwell Road, NE
Marietta, Ga 30066
770-977-1442

This drawing is the property of Brewer Engineering, Inc. and is not to be reproduced, copied, or used in any way without the written consent of Brewer Engineering, Inc. All rights reserved.

APPLICANT: Transfiguration Catholic Church Preschool
770-977-1442

REPRESENTATIVE: Darragh Browning
770-977-1442

TITLEHOLDER: Archbishop of the Roman Catholic Archdiocese of Atlanta

PROPERTY LOCATION: North side of Blackwell Road, east of Tulip Tree Road and west of Carter Valley Drive, across from Knight Road (1815 Blackwell Road).

ACCESS TO PROPERTY: Blackwell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-4

HEARING DATE (PC): 02-05-13

HEARING DATE (BOC): 02-19-13

PRESENT ZONING: R-15, R-20

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPOSED USE: Preschool

SIZE OF TRACT: 17.249 acres

DISTRICT: 16

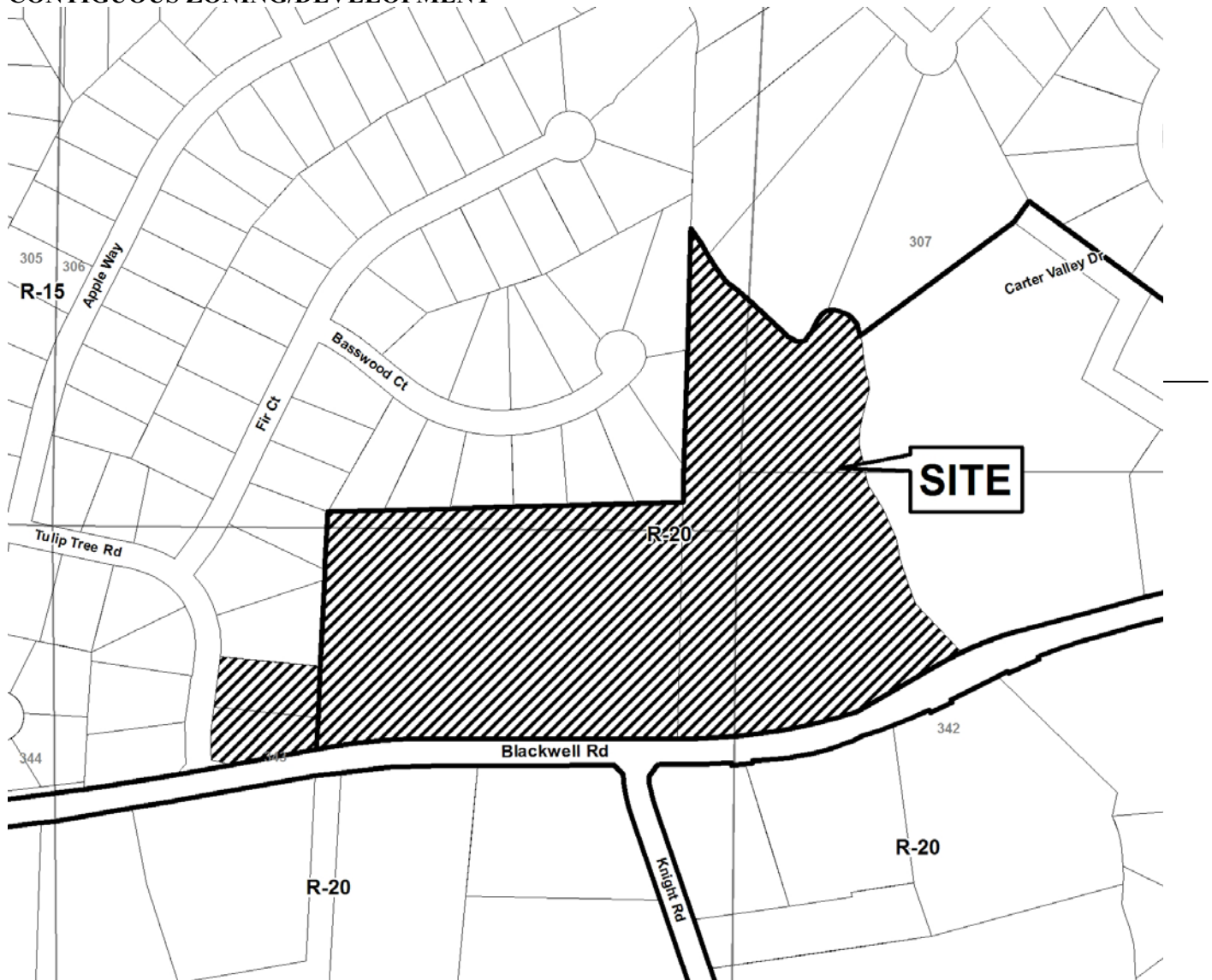
LAND LOT(S): 306, 307, 342, 343

PARCEL(S): 2, 4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



COBB COUNTY GEORGIA
FILED IN OFFICE

2012 NOV 30 AM 10:01



Application #: LVP-4

PC Hearing Date: 2/5/13

BOC Hearing Date: 2/19/13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Church Preschool
2. Number of employees? 33
3. Days of operation? Monday - Friday
4. Hours of operation? staff - 9a-2p (1p on Fri) children 9³⁰-1³⁰ (12³⁰ on Fri)
5. Number of clients, customers, or sales persons coming to the house per day? _____ ; Per week? see attachment #1
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): 400+ parking spaces
7. Signs? No: _____ ; Yes: X. (If yes, then how many, size, and location): see attachment #2 & 3
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 X (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
occasional - most are for church
10. Does the applicant live in the house? Yes _____ ; No X
11. Any outdoor storage? No X ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested: 24 months or longer
13. Any additional information? (Please attach additional information if needed):
see attachments #4 re: drop off & pick up of children

Applicant signature: [Signature] Date: 11/27/12

Applicant name (printed): DARRACH BROWNING

COBB COUNTY GEORGIA
FILED IN OFFICE
2012-13 Number of children arriving and departing each day
2012 NOV 30 AM 10:01

COBB COUNTY ZONING DIVISION

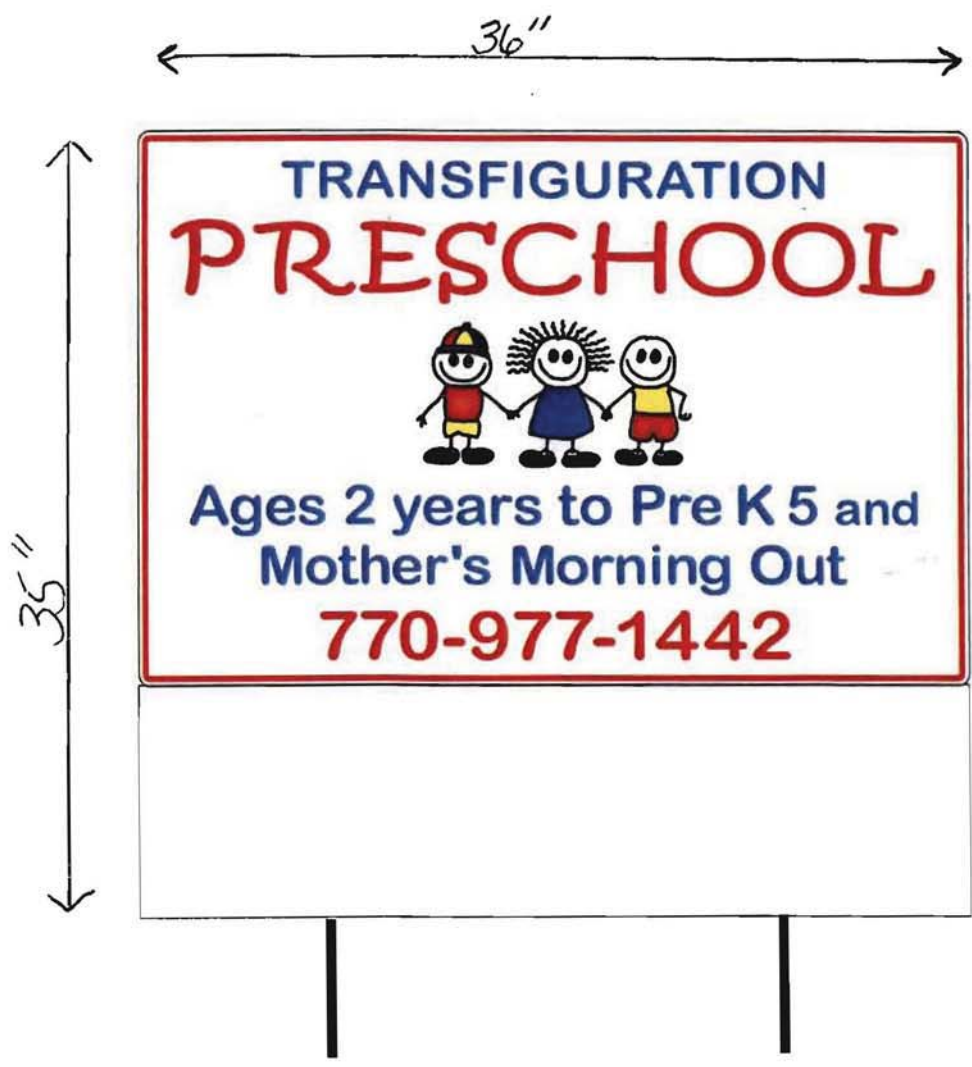
	Monday	Tuesday	Wednesday	Thursday	Friday
2s (9:30a & 12:30p)	20	20	20	40	0
3s (9:30a, 12:30p & 1:30)	60	36	60	60	0
Pre K (9:30a & 1:30p)	60	60	60	60	36
TOTALS	140	116	140	160	36

Each age group noted above arrives and departs at a different location in the main building on the property to avoid backing up traffic on Blackwell.

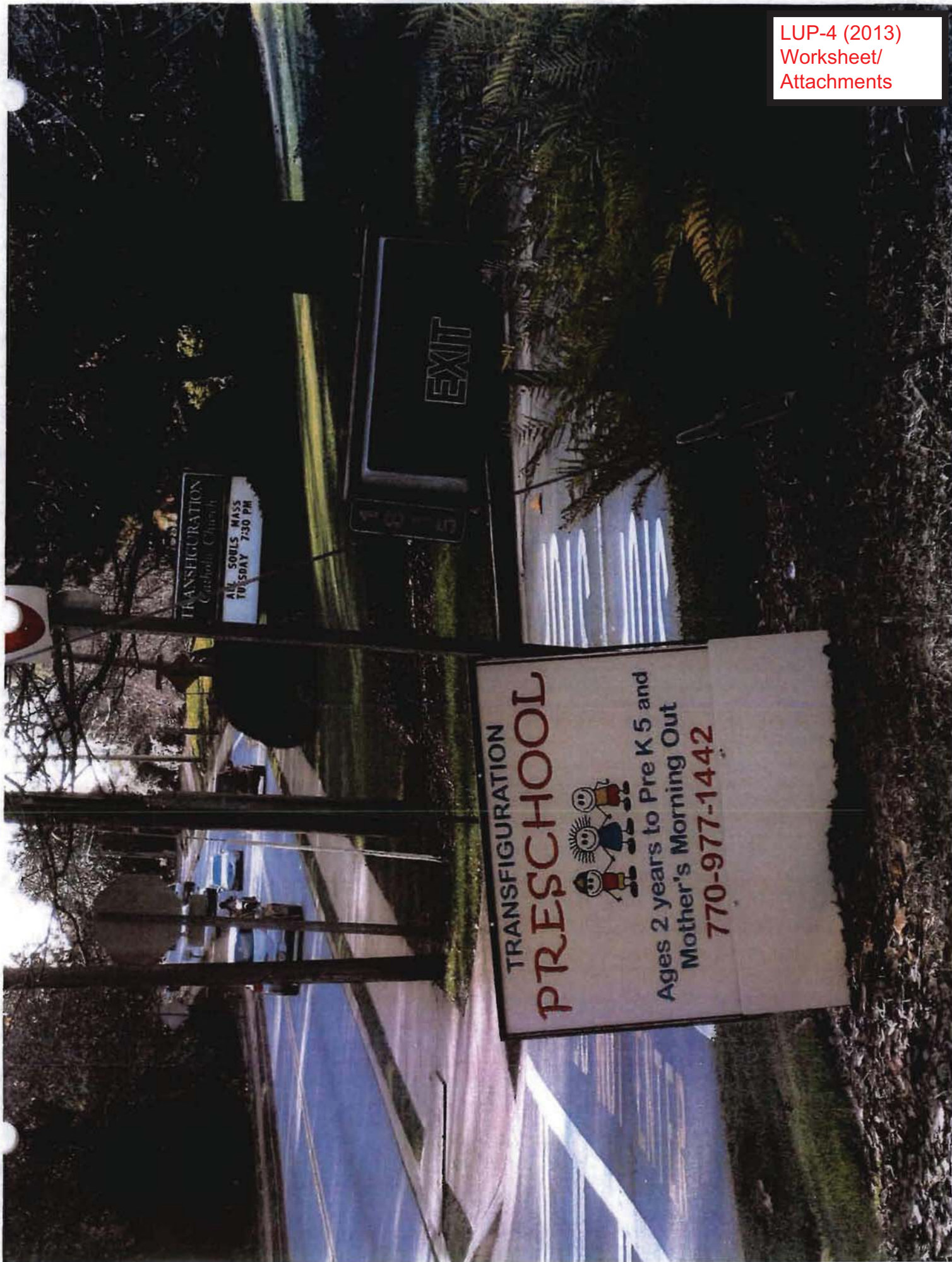
COBB COUNTY GEORGIA
FILED IN OFFICE
2012 NOV 30 AM 10: 02
COBB COUNTY ZONING DIVISION

LUP-4 (2013)
Worksheet/
Attachments

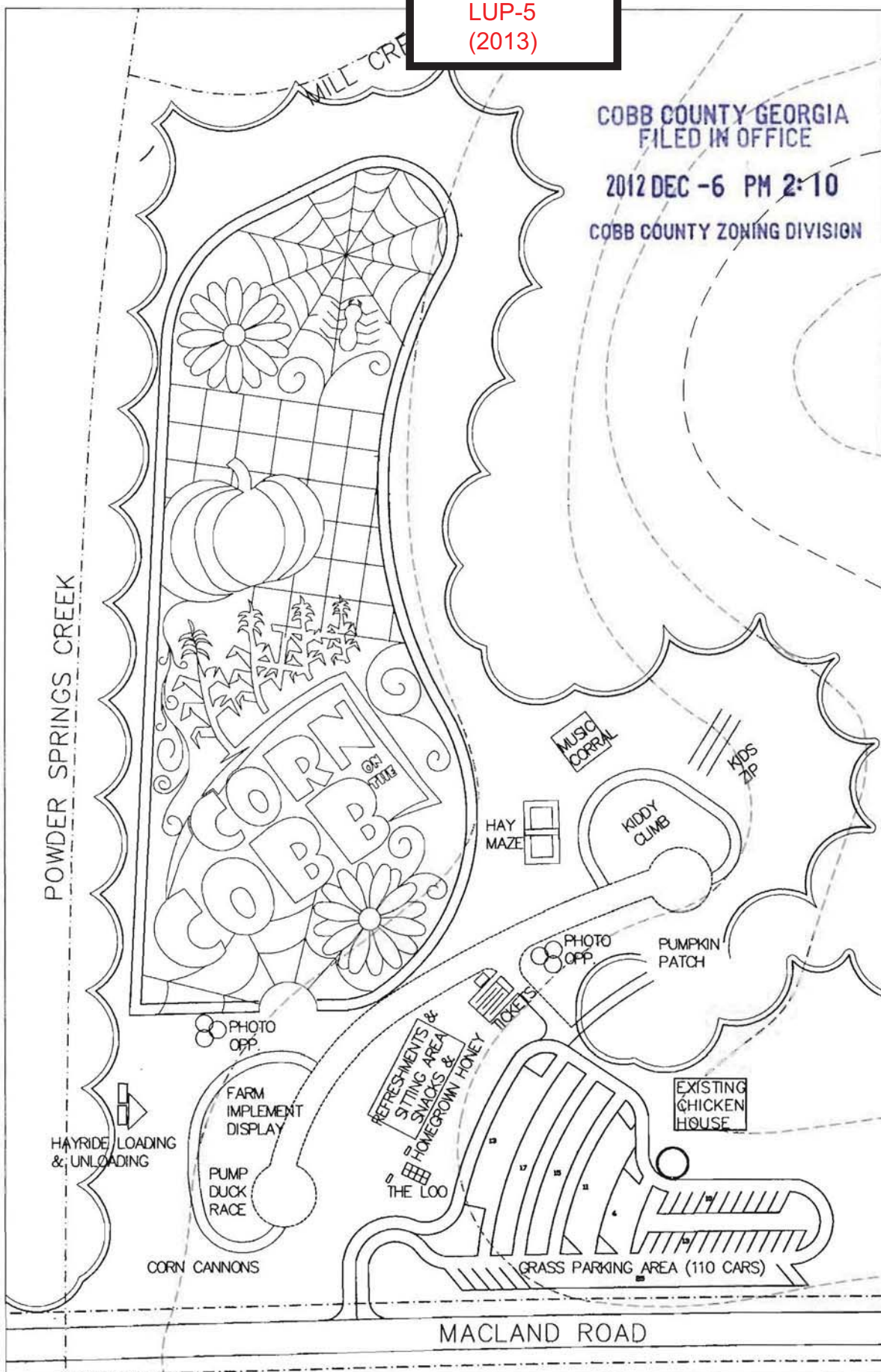
ALUMINUM, DOUBLE-SIDED



LUP-4 (2013)
Worksheet/
Attachments



LUP-5
(2013)



Still Family Farms, LLC

presents

CORN ON THE COBB

A Harvest Season Attraction

not to scale

APPLICANT: Still Family Farm, LLC
678-283-6951

REPRESENTATIVE: Leslie Still Oubre, Jeff Still
678-283-6951

TITLEHOLDER: Glenn C. Still, Sarah Still Matin

PROPERTY LOCATION: North side of Macland Road, west of
Corner Road
(5630 Macland Road).

ACCESS TO PROPERTY: Macland Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-5

HEARING DATE (PC): 02-05-13

HEARING DATE (BOC): 02-19-13

PRESENT ZONING: R-30

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Corn maze in the fall

SIZE OF TRACT: 32.671 acres

DISTRICT: 19

LAND LOT(S): 439

PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1



COBB COUNTY GEORGIA
FILED IN OFFICE

2012 DEC -6 PM 2:10

COBB COUNTY ZONING DIVISION



Application #: LUP-5
PC Hearing Date: 2-5-13
BOC Hearing Date: 2-19-13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Agritourism
2. Number of employees? 10-30 (scaleable for attendance)
3. Days of operation? Friday, Saturday, Sunday of September - November
4. Hours of operation? Friday - Saturday 10AM - Dusk; Sunday 1PM - Dusk
5. Number of clients, customers, or sales persons coming to the house (property) per day? 300; Per week? 900
6. Where do clients, customers and/or employees park?
Driveway: _____; Street: _____; Other (Explain): grassed parking area designated in field
7. Signs? No: _____; Yes: ☒. (If yes, then how many, size, and location): 1 sign 4' x 12' at entrance frontage
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.)
2 per week during Sept.-Nov. timeframe via dump/utility truck
10. Does the applicant live in the house? Yes ☒; No _____
11. Any outdoor storage? No ☒; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested: 24 months
13. Any additional information? (Please attach additional information if needed):
GADOT Driveway improvement approved
Cobb County Police

Applicant signature: Leslie Still Dubre & Jeff Still Date: 11/7/12
Applicant name (printed): Leslie Still Dubre & Jeff Still



COBB COUNTY GEORGIA
FILED IN OFFICE

2012 DEC -6 PM 2:10

COBB COUNTY ZONING DIVISION

STATEMENT OF PROPOSED ELEMENTS:

Corn on the Cobb will be a seasonal attraction, assembled by the farm for the harvest festival.

The main attraction, a 4.5 acre corn maze, will be planted in early summer, cut and cultivated through the growing season, enjoyed during the early Fall as a maze, then harvested for cattle feed in late Fall.

Hayrides, Fall-themed photo opportunities, a farm implement display, the pump duck race, corn cannons, children's hay maze, music corral, hay climbing pile, kids zip line, and the choose-your-own-pumpkin area (delivered from pumpkin growers in neighboring areas) are all offered as part of the one-price admission. Each of these activities will be set up for the Corn on the Cobb event, and then removed when Corn on the Cobb ends.

Food vendors will offer funnel cakes, snacks, and beverages from their vendor carts. These carts will be on site only for the Corn on the Cobb Attraction. Restroom facilities will be available as portable toilets and sinks, serviced by Pit Stop or an equal provider. No permanent food service or restroom facilities are proposed.

Grassed walking areas will be designated by rope, which will be dismantled once the attraction is closed.

Parking for Corn on the Cobb shall be a designated and patrolled grassed area. A Georgia Department of Transportation approved driveway with 2-lane paths of travel, stop bar, stop sign, 25' radii, 2' shoulders, and a traffic flared end section (on the East end of the pipe under the drive) will provide safe and effective ingress and egress from the parking area.

Still Family Farm seeks to employ pasture land as a means of income without scarring the land or changing its composition. No enclosed buildings or paved areas are proposed.