

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: June 4, 2013
Board of Commissioners Hearing Date: June 18, 2013

Due Date: May 3, 2013

Date Distributed/Mailed Out: April 12, 2013



Cobb County...Expect the Best!

U
G

daniel
associates
architects



PGA TOUR, LLC.

[illegible]

Land Surveying & Mapping
1600 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8800

GRAPHIC SCALE

2

CLOSURE STATEMENT

[illegible]

IF YOU OWN

Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411



APPLICANT: Ackerman East West, LLC

(770) 913-3925

REPRESENTATIVE: Patrick Chesser

(770) 913-3925

TITLEHOLDER: Ackerman East West, LLC

PROPERTY LOCATION: East side of Tramore Pointe Parkway,
southwest of the East-West Connector

ACCESS TO PROPERTY: Tramore Pointe Parkway

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-21

HEARING DATE (PC): 06-04-13

HEARING DATE (BOC): 06-18-13

PRESENT ZONING: CRC

PROPOSED ZONING: LI

PROPOSED USE: Shop/Training

SIZE OF TRACT: 1.148 acres

DISTRICT: 19

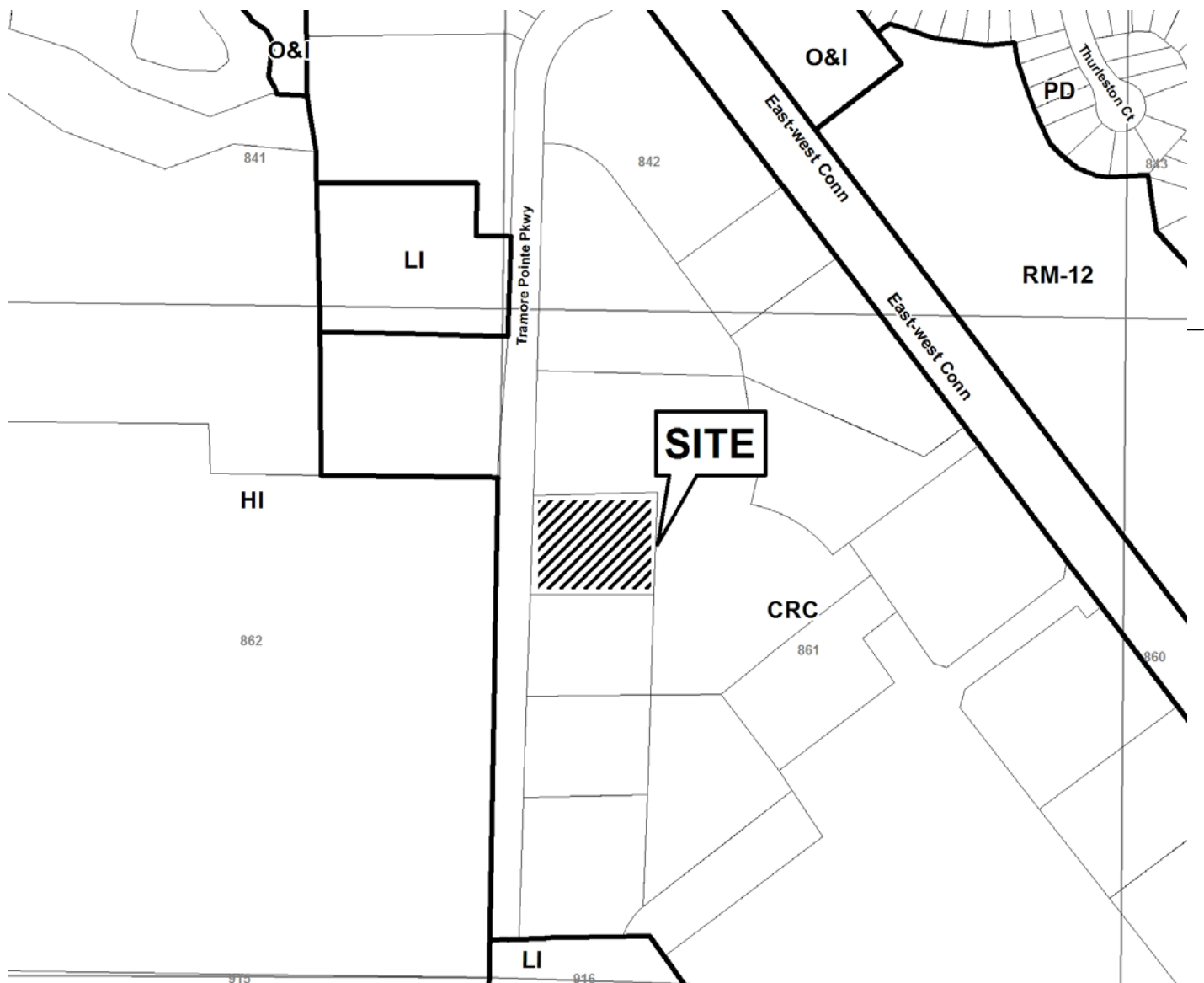
LAND LOT(S): 861

PARCEL(S): 14

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



2013 APR -4 PM 12:43

COBB COUNTY ZONING DIVISION

Application No. Z-21

June
2013

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): NA
- b) Proposed building architecture: NA
- c) Proposed selling prices(s): NA
- d) List all requested variances: NA

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

- a) Proposed use(s): Ambulance and Vehicle maintenance and repair; EMS training and continuing education.
- b) Proposed building architecture: Steel frame; one story; brick veneer on front & partial sides; metal siding on rear & rear sides.
- c) Proposed hours/days of operation: approximately 12 hours daily; seven days for EMS functions and 5 or 6 days for shop functions.
- d) List all requested variances: none required

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

CURRENT OWNERS ARE ACKERMAN EAST WEST, LLC.
PURCHASER AND FUTURE DEVELOPER PGA TRAMORE, LLC.

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).

Cobb County Sanitary Sewer Easements in northern area of Parcel 9d; Sanitary Sewer Easement in southeastern corner of Parcel 9d and the northeastern corner of Parcel 9c.

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ACKERMAN FAST WEST, LLC
1400 N. 10th St. Suite 200
Orem, UT 84057
801.224.1000
www.ackfast.com

ACKERMAN EAST WASH, LLC
1400 13TH AVE N
SUITE 100
FARMINGTON, NM 87401
505.875.1100
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ACKERMAN
EAST WEST, LLC

1831

RECEIVED
APR - 4 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

PGA TOUR, LLC.

GeoSurvey, Ltd.

GRAPHIC SCALE

CLOSURE STATEMENT

IF YOU DING

now what's below.
Call before you dig.

Or Call 800-282-7411



APPLICANT: Ackerman East West, LLC

(770) 913-3925

REPRESENTATIVE: Patrick Chesser

(770) 913-3925

TITLEHOLDER: Ackerman East West, LLC

PROPERTY LOCATION: East side of Tramore Pointe Parkway,
southwest of the East-West Connector

ACCESS TO PROPERTY: Tramore Pointe Parkway

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-22

HEARING DATE (PC): 06-04-13

HEARING DATE (BOC): 06-18-13

PRESENT ZONING: CRC

PROPOSED ZONING: LI

PROPOSED USE: Shop/Training

SIZE OF TRACT: 1.148 acres

DISTRICT: 19

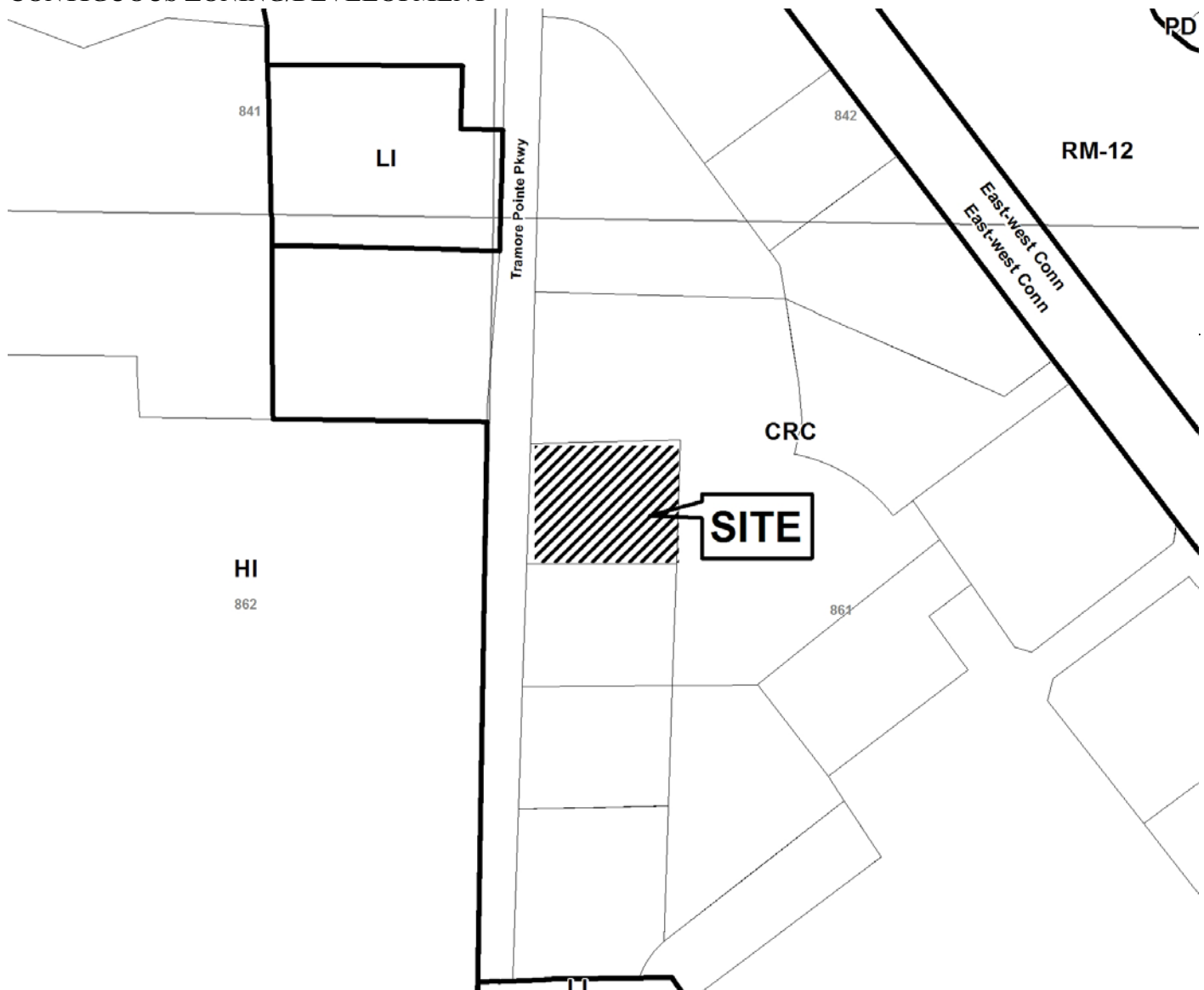
LAND LOT(S): 861

PARCEL(S): 13

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



COBB COUNTY GEORGIA
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2013 APR -4 PM 12:38

COBB COUNTY ZONING DEPARTMENT

Application No. Z-22

June
2013

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): NA
- b) Proposed building architecture: NA
- c) Proposed selling prices(s): NA
- d) List all requested variances: NA

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

- a) Proposed use(s): Ambulance and vehicle maintenance and repair; EMS training and continuing education.
- b) Proposed building architecture: Steel frame; one story; brick veneer on front & partial sides; metal siding on rear & rear sides.
- c) Proposed hours/days of operation: approximately 12 hours daily; seven days for EMS functions and 5 or 6 days for shop functions.
- d) List all requested variances: None required

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

CURRENT OWNERS ARE ACKERMAN EASTWEST, LLC.
PURCHASER AND FUTURE DEVELOPER PGA TRAMORE, LLC.

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).

Cobb County Sanitary Sewer Easements in northern area of Parcel 9d; Sanitary Sewer Easement in southeastern corner of Parcel 9d and the northeastern corner of Parcel 9c.

COBB COUNTY ZONING DIVISION



PROJECT I.D.	FIELD BOOK
L104	
DRAWN BY	CHECKED BY
CEC	DFM
SCALE	ISSUE DATE
1"=60'	1/29/13
SHEET NUMBER	

LENNAR HOMES, INC.
1000 HOLCOMB WOODS PARKWAY
BUILDING 200 ~ SUITE 200
ROSWELL, GEORGIA 30078

CONTACT:
JIM BOWERSOX
(404) 597-5973

DATE OF BIRTH _____ SEX _____
 ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 PHONE () _____
 NAME OF LAND IS IN THE 100 YEAR U.S. 1000
 NAME AND IS IN THE 1000 1000 1000
 PROPERTY NUMBER 1 1000 1000 1000

PROPOSED SE TRACKS

FRONT ST TRACK: 30 FEET	
WALKER ST TRACK: 15 FEET	
MADISON ST TRACK: 2.5 FEET	
BEACON ST TRACK: 30 FEET	

NO EXISTING COUNTRIES, MONUMENTS OR ANCHORAGES LANGUAGES OBTAIN ON THIS SITE.

SITE DATA

1012M SITE AREA	24.11 ACRES
1012M TOTAL ZONING	R-30 RESIDENTIAL
1012M ZONING	R-30 RESIDENTIAL
1012M ADJACENT TO	CLARK COUNTY

DENSITY CALCULATIONS

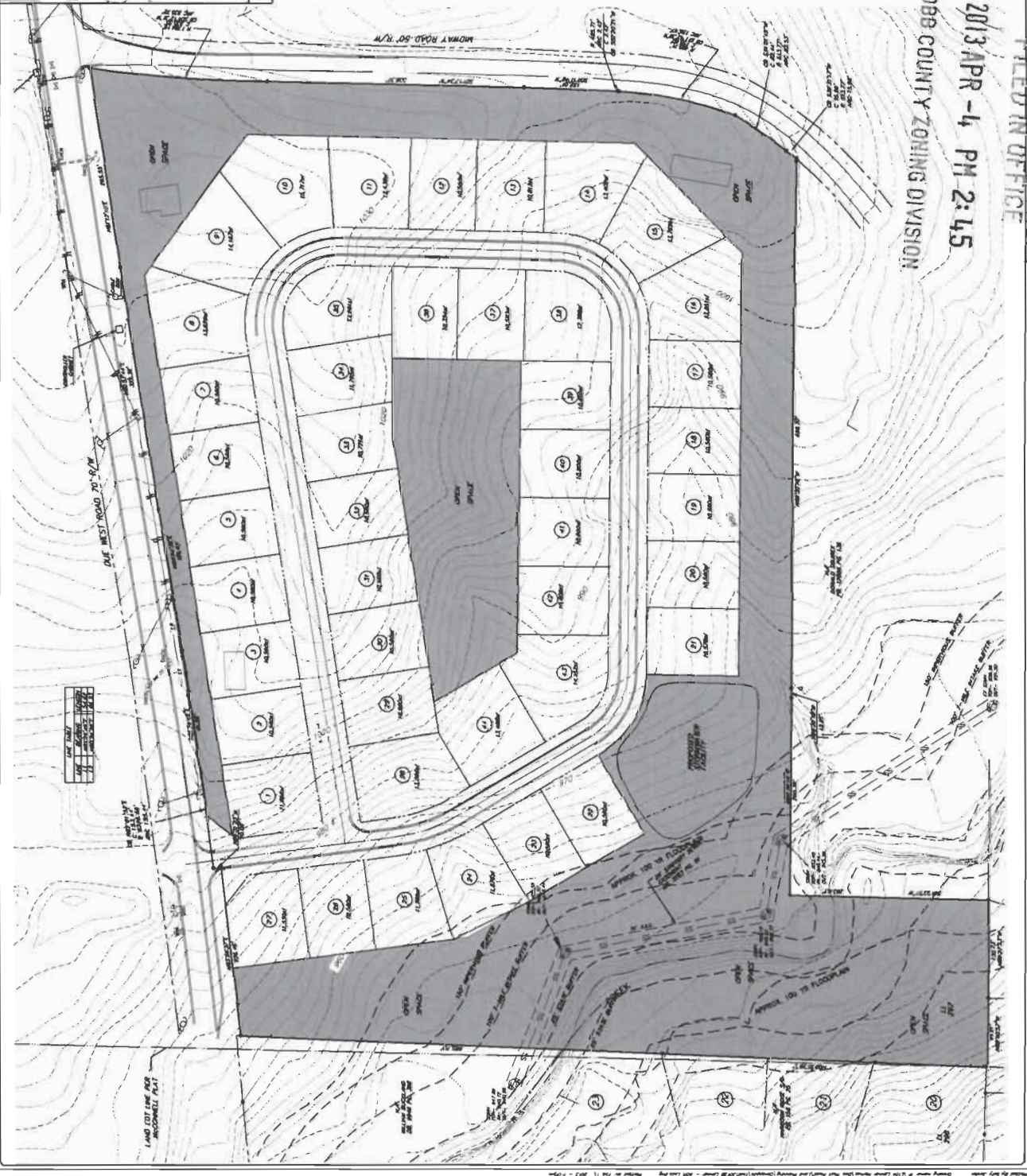
1012M AREA	24.11 ACRES
AREA OF CHURCH PARK	74.34 ACRES
AREA OF CHURCH PARK	74.34 ACRES
AREA OF CHURCH PARK	74.34 ACRES

TOTAL UNITS/LOTS

1012M AREA	24.11 ACRES
1012M TOTAL ZONING	R-30 RESIDENTIAL
1012M ZONING	R-30 RESIDENTIAL
1012M ADJACENT TO	CLARK COUNTY

NET ACRES 24.11 ACRES
TOTAL UNITS/LOTS 1.00 LOTS/ACRE

LOCATION MAP NOT TO SCALE



APPLICANT: Lennar Georgia, Inc.

(770) 422-7016

REPRESENTATIVE: Parks F. Huff (770) 422-7016

Sams, Larkin & Huff

TITLEHOLDER: Jonathan Jackson Tucker and Bridgette G. Tucker

PROPERTY LOCATION: Southwest corner of Due West Road and

Midway Road

(4327, 4235 & 4225 Due West Road and 64 Midway Road)

ACCESS TO PROPERTY: Due West Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-23

HEARING DATE (PC): 06-04-13

HEARING DATE (BOC): 06-18-13

PRESENT ZONING: R-30

PROPOSED ZONING: R-20/OSC

PROPOSED USE: Residential Neighborhood

SIZE OF TRACT: 25.13 acres

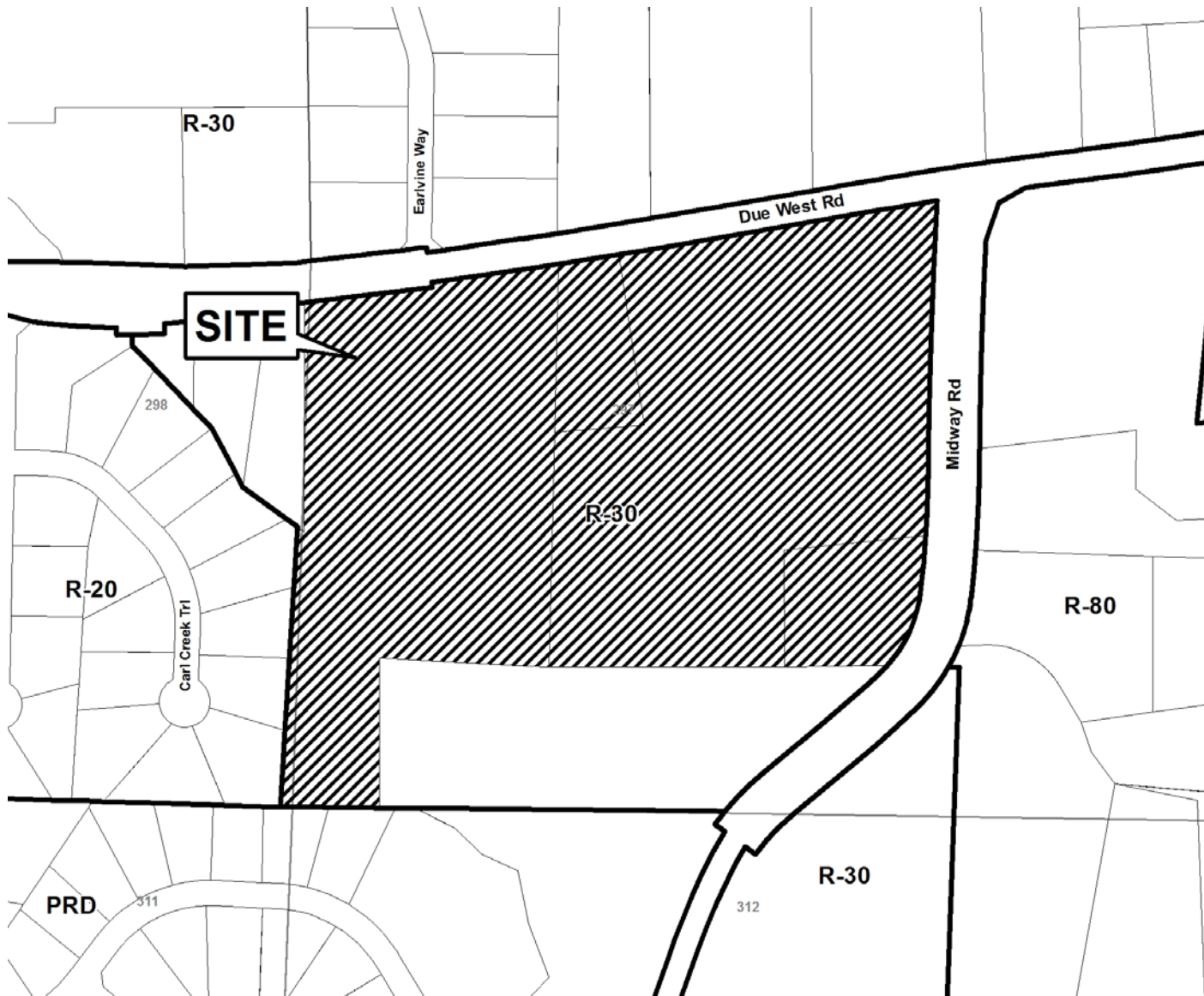
DISTRICT: 20

LAND LOT(S): 297

PARCEL(S): 7,9,18,20

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1



Application No. z-23

June
2013

Summary of Intent for Rezoning *

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

- a) Proposed unit square-footage(s): 3,000 - 4,000 sq. ft.
b) Proposed building architecture: See attached.
c) Proposed selling prices(s): \$320,000 - \$400,000
d) List all requested variances: No variances are identified at this time.
- _____

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

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

COBB COUNTY ZONING DIVISION
2013 APR 14 PM 2:43
FILED IN OFFICE

COBB COUNTY GEORGIA
FILED IN OFFICE

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

N/A

.....
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).

* The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.

2013 APR -4 PM 3:06

COUNTY ZONING DIVISION

Line No.	Year	Actual	Target
1	2011	1,45,76,25,500	1,45,76,25,500
2	2012	1,45,76,25,500	1,45,76,25,500
3	2013	1,45,76,25,500	1,45,76,25,500
4	2014	1,45,76,25,500	1,45,76,25,500
5	2015	1,45,76,25,500	1,45,76,25,500
6	2016	1,45,76,25,500	1,45,76,25,500
7	2017	1,45,76,25,500	1,45,76,25,500
8	2018	1,45,76,25,500	1,45,76,25,500
9	2019	1,45,76,25,500	1,45,76,25,500
10	2020	1,45,76,25,500	1,45,76,25,500
11	2021	1,45,76,25,500	1,45,76,25,500
12	2022	1,45,76,25,500	1,45,76,25,500
13	2023	1,45,76,25,500	1,45,76,25,500
14	2024	1,45,76,25,500	1,45,76,25,500
15	2025	1,45,76,25,500	1,45,76,25,500
16	2026	1,45,76,25,500	1,45,76,25,500
17	2027	1,45,76,25,500	1,45,76,25,500
18	2028	1,45,76,25,500	1,45,76,25,500
19	2029	1,45,76,25,500	1,45,76,25,500
20	2030	1,45,76,25,500	1,45,76,25,500
21	2031	1,45,76,25,500	1,45,76,25,500
22	2032	1,45,76,25,500	1,45,76,25,500
23	2033	1,45,76,25,500	1,45,76,25,500
24	2034	1,45,76,25,500	1,45,76,25,500
25	2035	1,45,76,25,500	1,45,76,25,500
26	2036	1,45,76,25,500	1,45,76,25,500
27	2037	1,45,76,25,500	1,45,76,25,500
28	2038	1,45,76,25,500	1,45,76,25,500
29	2039	1,45,76,25,500	1,45,76,25,500
30	2040	1,45,76,25,500	1,45,76,25,500
31	2041	1,45,76,25,500	1,45,76,25,500
32	2042	1,45,76,25,500	1,45,76,25,500
33	2043	1,45,76,25,500	1,45,76,25,500
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37	2047	1,45,76,25,500	1,45,76,25,500
38	2048	1,45,76,25,500	1,45,76,25,500
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52	2062	1,45,76,25,500	1,45,76,25,500
53	2063	1,45,76,25,500	1,45,76,25,500
54	2064	1,45,76,25,500	1,45,76,25,500
55	2065	1,45,76,25,500	1,45,76,25,500
56	2066	1,45,76,25,500	1,45,76,25,500
57	2067	1,45,76,25,500	1,45,76,25,500
58	2068	1,45,76,25,500	1,45,76,25,500
59	2069	1,45,76,25,500	1,45,76,25,500
60	2070	1,45,76,25,500	1,45,76,25,500
61	2071	1,45,76,25,500	1,45,76,25,500
62	2072	1,45,76,25,500	1,45,76,25,500
63	2073		

[illegible]

LEADY NOTES

[illegible]

REFERENCE PLATS:

Figure 1

A scatter plot showing the relationship between the number of children per woman (Y-axis) and the percentage of women who are heads of households (X-axis). The Y-axis ranges from 0 to 6, and the X-axis ranges from 0 to 100. Data points are plotted for various countries, with a general downward trend indicating that as the percentage of women heads of households increases, the number of children per woman tends to decrease.

and the following year. As a result, the country's gross domestic product (GDP) fell by 1.5 percent, and the unemployment rate rose to 10.5 percent. The government's response was to implement a series of measures to stimulate the economy, including a 10 percent increase in the minimum wage and a 5 percent increase in the corporate tax rate. These measures were intended to encourage investment and create new jobs. However, the government also implemented a series of austerity measures, including cuts to social welfare programs and public sector wages. These measures were intended to reduce the budget deficit and stabilize the economy. The combination of these measures led to a period of economic stagnation and social unrest in the country.



OWNER / DEVELOPER

**Center Properties and
Development, LLC**

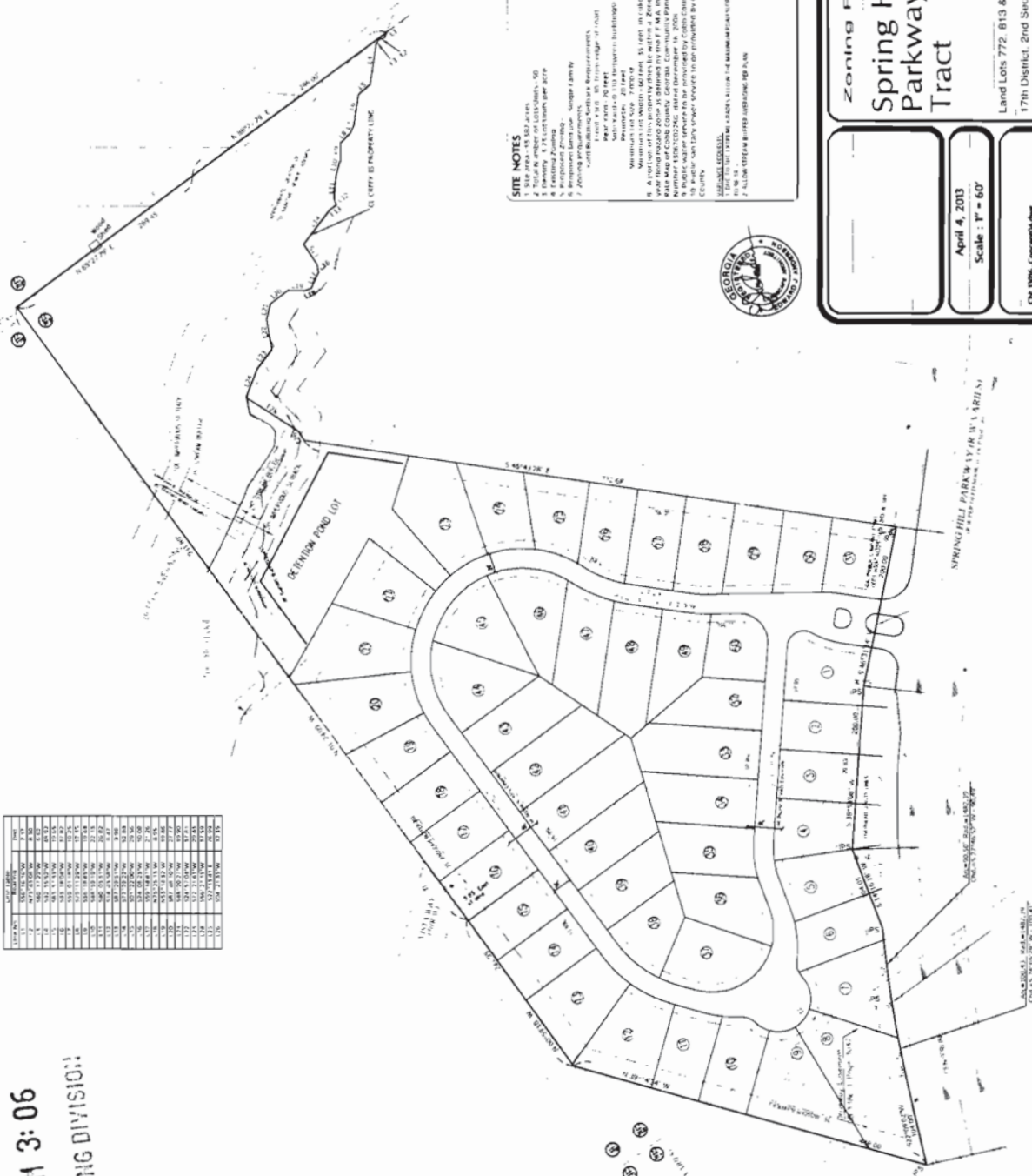
10000 West Loop West, Ste.
1000
Houston, Texas 77036
Tel: 281.464.4211
Fax: 281.464.4200

HOURLY - EMERGENCY CONTACT

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Sunnyvale, Georgia 30024
Phone 678-360-6007 Fax 678-360-0373
www.essentialengineers.com



SITE NOTES

- 1 Site area = 15.58
- 2 Total = 10000
- 3 Density = 2.11
- 4 Existing Zoning =
- 5 Proposed Zoning =
- 6 Proposed Land Use =
- 7 Proposed Building =
- 8 Proposed Building =
- 9 Proposed Building =
- 10 Proposed Building =
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- 100 Proposed Building =

Zoning Plan

**Spring Hill
Parkway
Tract**

Land Lots 772, 813 & 814
7th District, 2nd Section

Cobb County
Georgia

April 4, 2013
Scale: 1" = 60'

One: Don't_ConcaveDown

Sheet 1 of 1

APPLICANT: Cotter Properties & Development, LLC

(770) 231-8054

REPRESENTATIVE: Parks F. Huff (770) 422-7016

Sams, Larkin & Huff

TITLEHOLDER: Charles A. Jones Estate, Augusta P. Jones,

Norma M. and A A Gentry c/o Aubry Gentry and Rawn Lee Shaw

PROPERTY LOCATION: West side of Spring Hill Parkway, north of

Spring Hill Road

ACCESS TO PROPERTY: Spring Hill Parkway

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-24

HEARING DATE (PC): 06-04-13

HEARING DATE (BOC): 06-18-13

PRESENT ZONING: R-30

PROPOSED ZONING: RA-5

PROPOSED USE: Residential Subdivision

SIZE OF TRACT: 13.3 acres

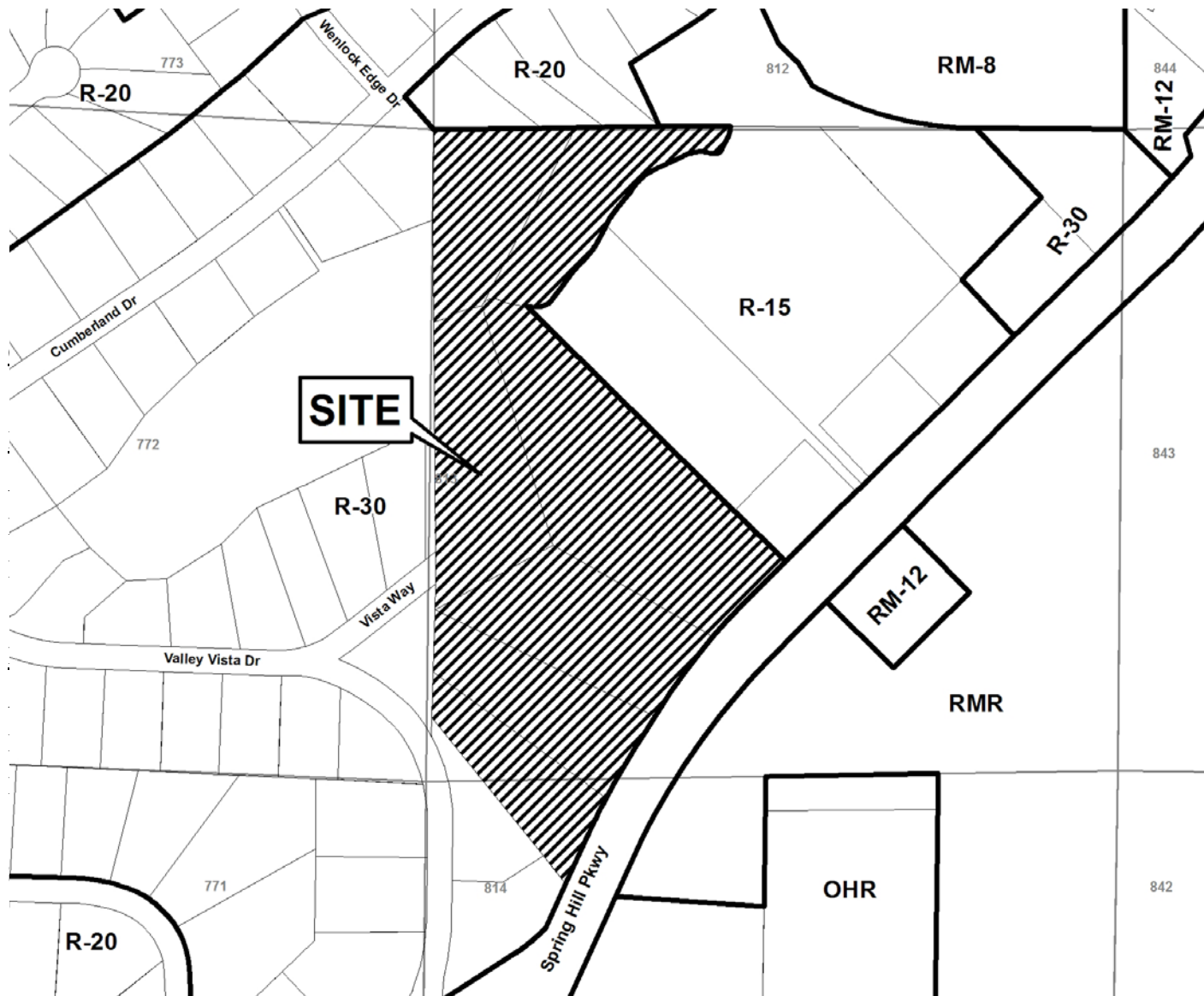
DISTRICT: 17

LAND LOT(S): 813

PARCEL(S): 7,9,10,11,12,18,19

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2



Application No. z-24

Summary of Intent for Rezoning *

June
2013

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

- a) Proposed unit square-footage(s): 2,500 - 4,500
- b) Proposed building architecture: Typical residential
- c) Proposed selling prices(s): \$400,000 - \$700,000
- d) List all requested variances: 1. Reduce lot width from 70 to 60
2. Reduce lot size from 7,000 - 6,000 sq. ft.
3. Stream buffer averaging
4. Allow 18% grade on private road

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

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

COBB COUNTY GEORGIA
PLANNING OFFICE
2013 APR -4 PM 2:53
COBB COUNTY ZONING DIVISION

.....
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).

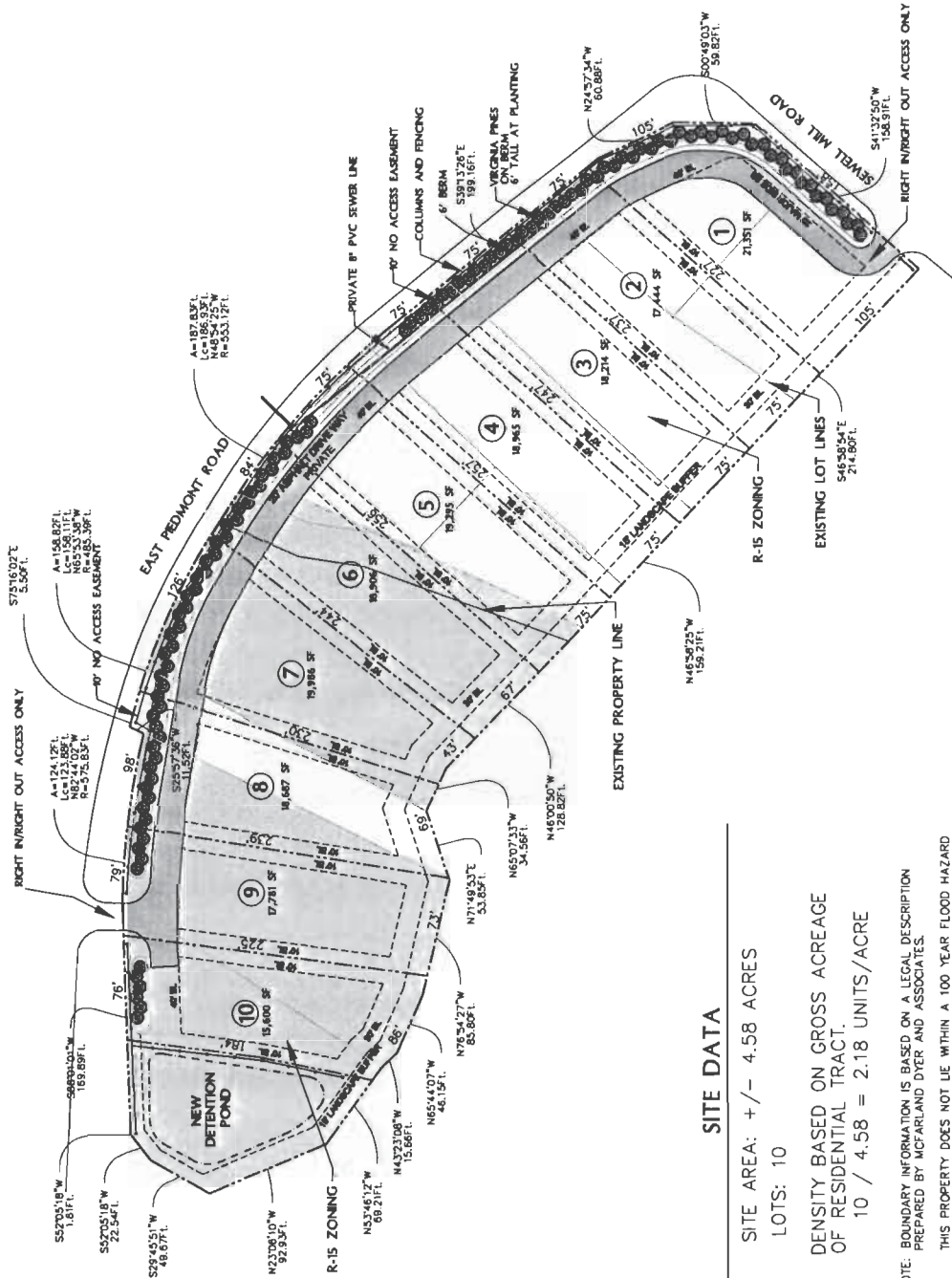
N/A

* The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 APR -4 PM 3:23

COBB COUNTY ZONING DIVISION



SITE DATA

SITE AREA: +/- 4.58 ACRES

LOTS: 10

DENSITY BASED ON GROSS ACREAGE
OF RESIDENTIAL TRACT.

10 / 4.58 = 2.18 UNITS/ACRE

NOTE: BOUNDARY INFORMATION IS BASED ON A LEGAL DESCRIPTION
PREPARED BY MCFARLAND DYER AND ASSOCIATES.

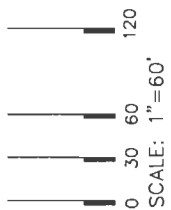
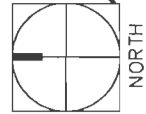
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD
ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP
OF COBB COUNTY, GEORGIA AND INCORPORATED AREAS.

EAST PIEDMONT

SITE STUDY

prepared for
Eastlake Partners, LLC

Date: 4/01/2013



Development Consultants, Inc.
Land Planning • Site Development • Landscape Architecture
Lead Planning • Site Development • Landscape Architecture
1000 Peachtree Street, Suite 1000, Atlanta, GA 30309
Phone: 404.525.1234 Fax: 404.525.1235

APPLICANT: East Lake Asset Management, LLC

(404) 373-9575

REPRESENTATIVE: Garvis L. Sams, Jr. (770) 422-7016

Sams, Larkin & Huff

TITLEHOLDER: Bobby G. Stanley, Co-Executor, Robert V. Stanley,
Tony M. Stanley, Co-Executor, Internet Commerce Corporation Defined

Benefit Plan

PROPERTY LOCATION: Western intersection of Sewell Mill Road

and East Piedmont Road, south of Bertha Way

1245 & 1257 East Piedmont Road/2367,2373,2379 & 2391 Sewell Mill Road

ACCESS TO PROPERTY: East Piedmont Road and Sewell

Mill Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-25

HEARING DATE (PC): 06-04-13

HEARING DATE (BOC): 06-18-13

PRESENT ZONING: R-12, R-15 & R-20

PROPOSED ZONING: R-15

PROPOSED USE: Residential Subdivision

SIZE OF TRACT: 4.58 acres

DISTRICT: 16

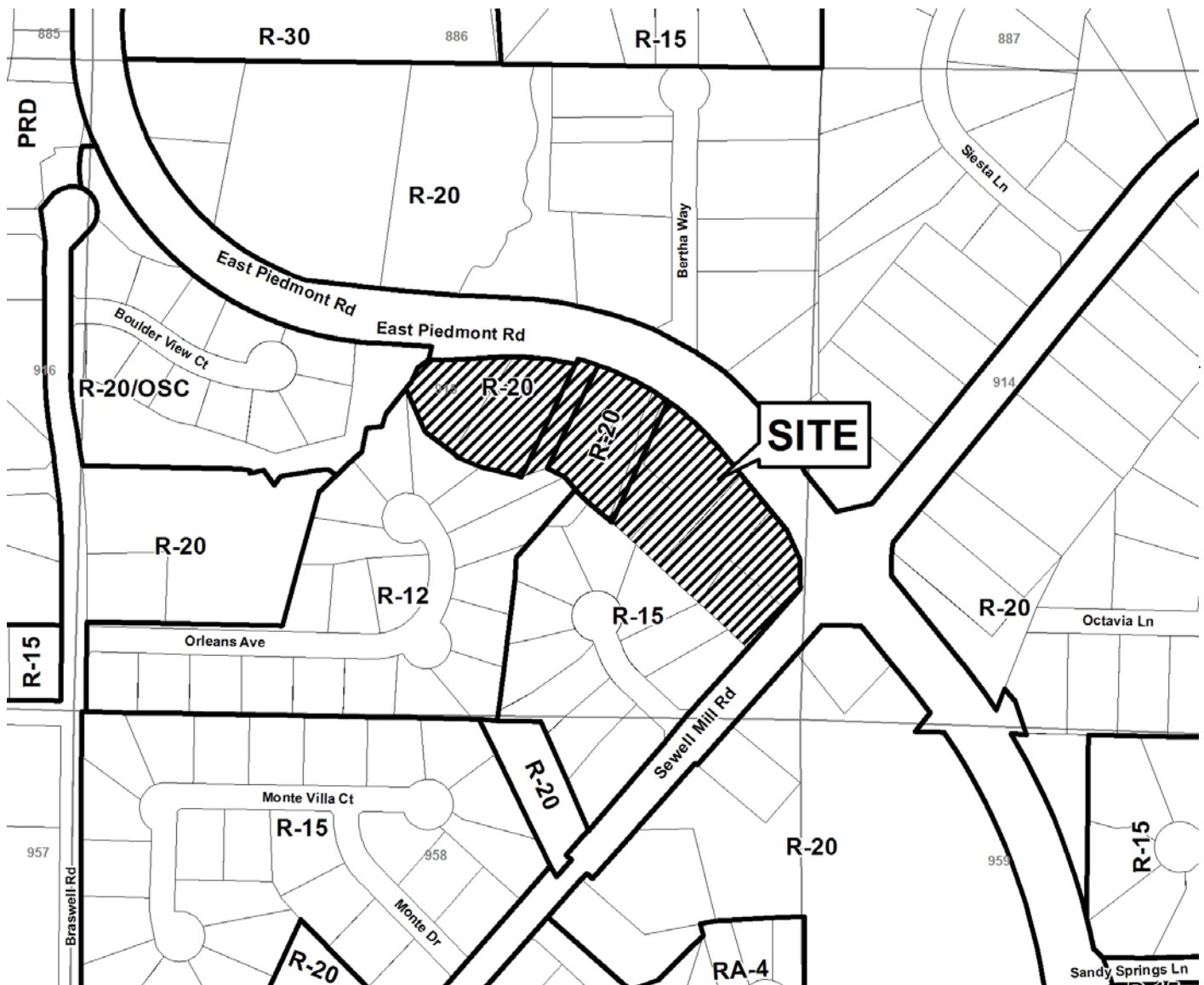
LAND LOT(S): 915

PARCEL(S): 16,17,21,27,76,77,78,79,80,81

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



Application No. Z-25

June 2013

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 3,000 sq. ft. - 4,000 sq. ft.
b) Proposed building architecture: 2-story traditional with a mixture of brick, stone, Hardy Plank & Hardy Shake
c) Proposed selling prices(s): \$700,000 - \$800,000
d) List all requested variances: None 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: _____
- _____

COBB COUNTY ZONING DIVISION

2013 APR -4 PM 3:17

COBB COUNTY GEORGIA
FILED IN OFFICE

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

The subject property is in an area under Cobb County's Future Land Use Map which allows residential densities up to 2.5 units per acre. Rezoning the subject property to R-15 at 2.18 units per acre is appropriate from a land use planning perspective and consistent with the County's Future Land Use Map and Comprehensive Land Use Plan.

.....

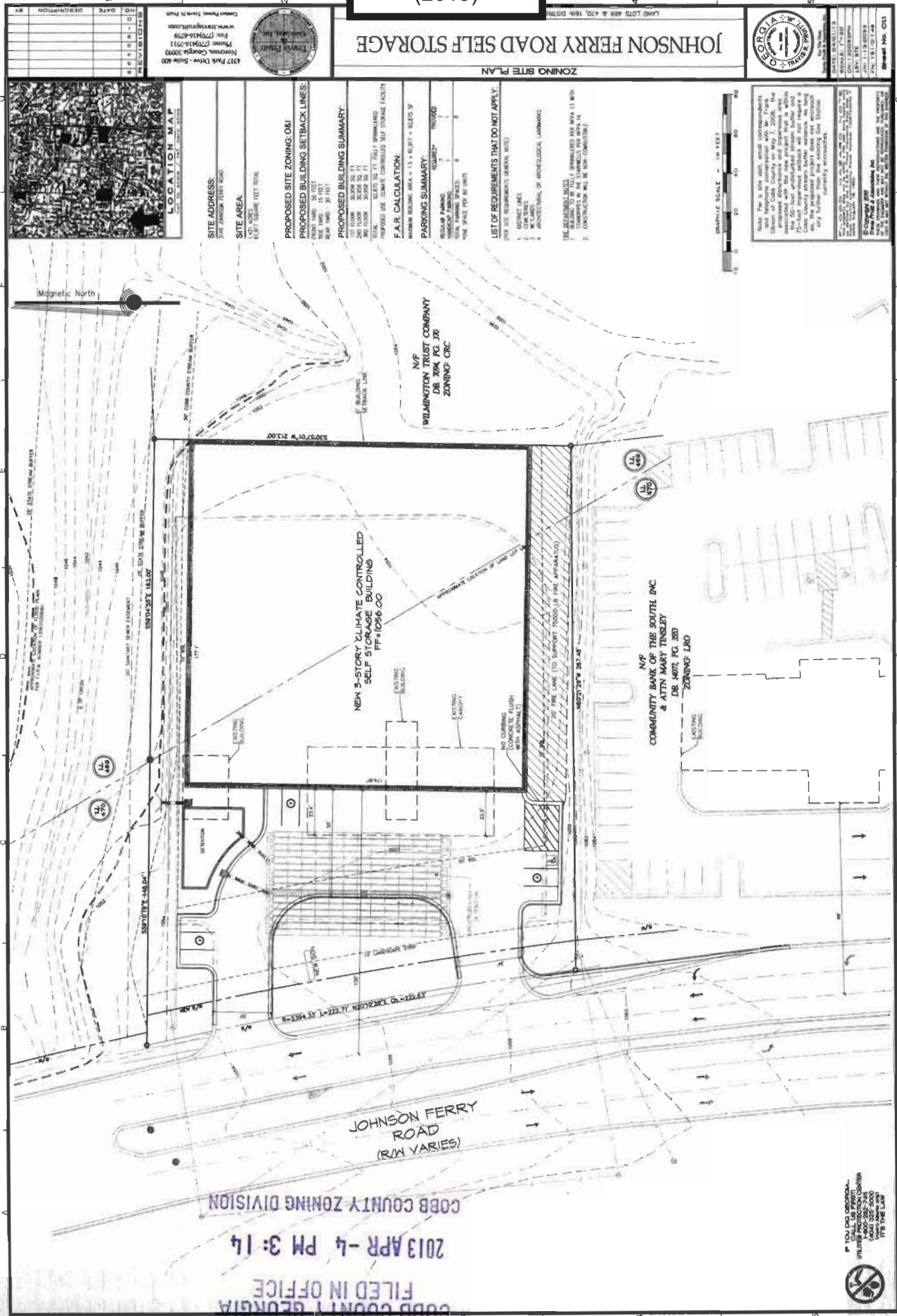
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(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

* The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.

Z-26
(2013)



APPLICANT: 3148 Johnson Ferry, LLC

(404) 391-5381

REPRESENTATIVE: Garvis L. Sams, Jr. (770) 422-7016

Sams, Larkin & Huff

TITLEHOLDER: Mack & Abe, Inc.

PROPERTY LOCATION: East side Johnson Ferry Road, south of

Shallowford Road

ACCESS TO PROPERTY: Johnson Ferry Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-26

HEARING DATE (PC): 06-04-13

HEARING DATE (BOC): 06-18-13

PRESENT ZONING: NRC w/Stipulations

PROPOSED ZONING: NRC w/Stipulations

PROPOSED USE: Climate-Controlled

Self-Service Storage Facility

SIZE OF TRACT: 1.421 acres

DISTRICT: 16

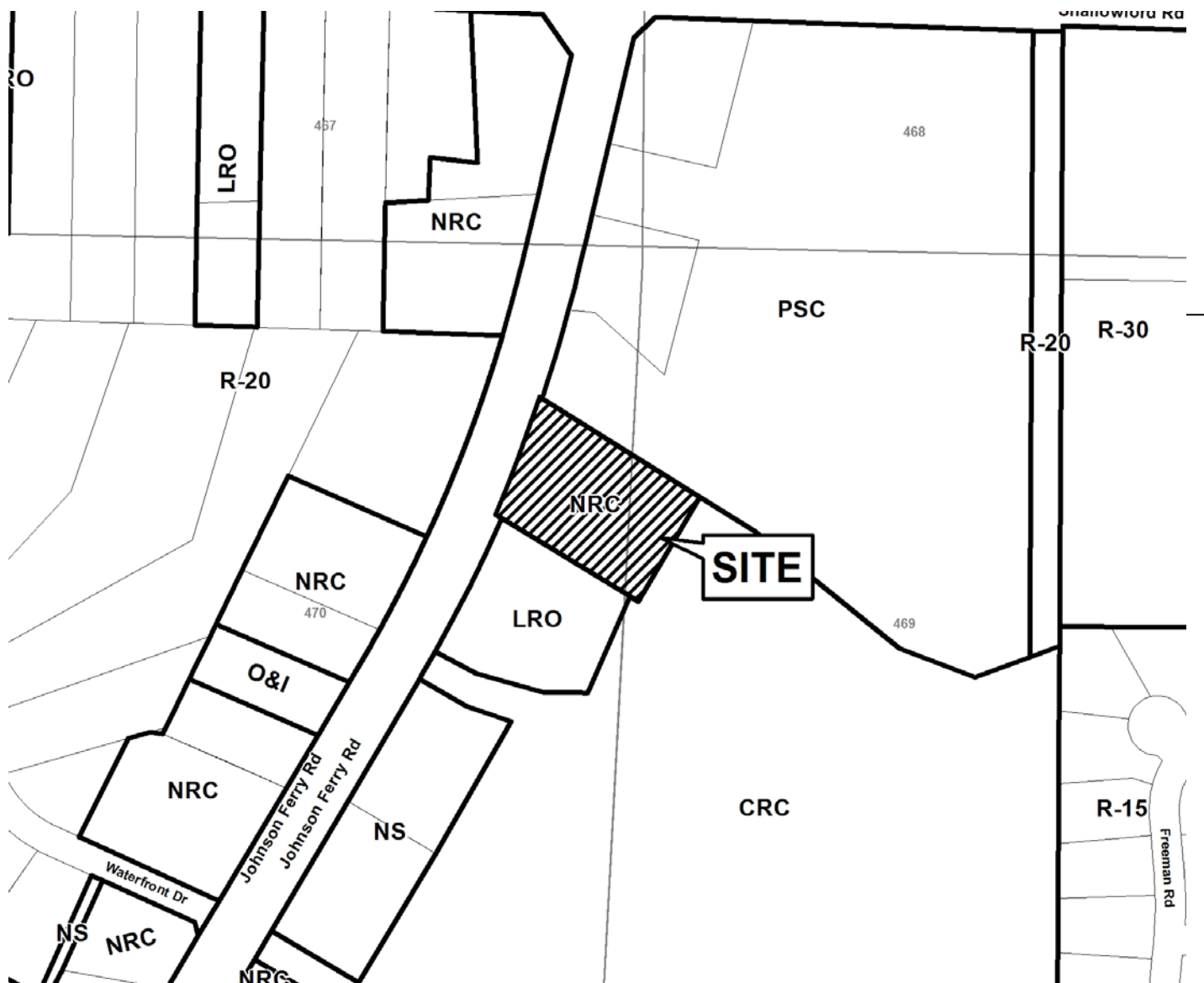
LAND LOT(S): 469 & 470

PARCEL(S): 35

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



Application No. Z-26

Summary of Intent for Rezoning*

June 2013

.....
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): Climate controlled, self service storage facility
- b) Proposed building architecture: 4-sided brick with EFIS accents
- c) Proposed hours/days of operation: The hours of operation shall be from 8:00 am - 6:00 pm Monday-Saturday; 1:00 pm - 6:00 pm on Sundays.
- d) List all requested variances: Reflected on the site plan.

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 APR -4 PM 3:13
COBB COUNTY ZONING DIVISION

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

The subject property was rezoned as requested and granted a Special Land Use Permit on April 21, 2009 for the exact use under the same specifications as proposed in this Application (No. Z-37 [2008]). Additionally, the subject property is located in an area denominated as a Neighborhood Activity Center (NAC) under Cobb County's Future Land Use Map.
.....

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).

* The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.

COBB COUNTY GEORGIA
FILED IN OFFICE

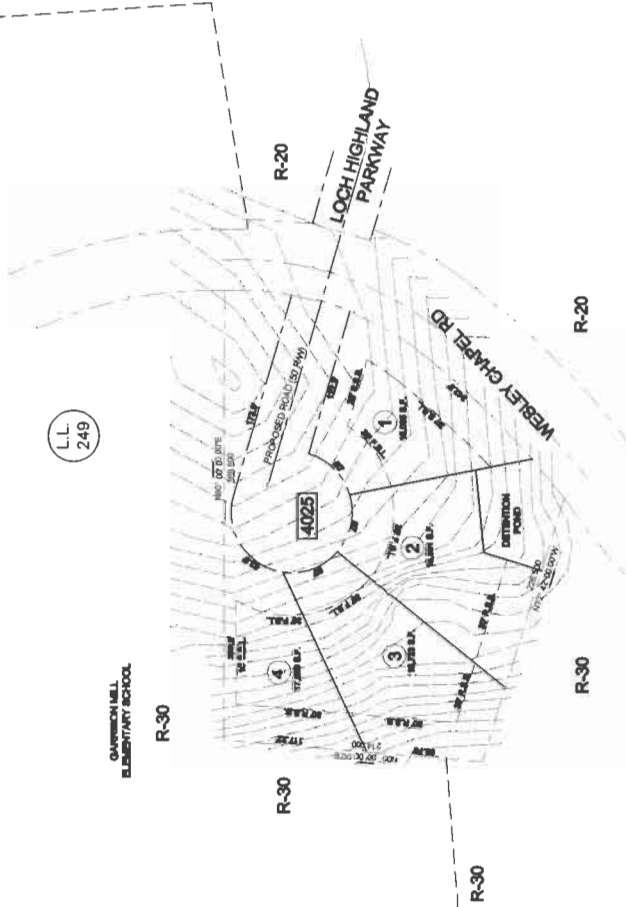
2013 APR -4 PM 3:41

COBB COUNTY ZONING DIVISION



VENUE MAP

TOTAL AREA: 1.93 ACRES
CURRENT ZONING: R-30
PROPOSED ZONING: R-15
LAND LOT 249
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GA
DEVELOPER:
RICHARD DUNCAN
4302 FARMBROOK LANE
KENNESAW, GA 30144
PHONE: (878) 591-7824



GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 015260
DAVID R. ASWELL
5/16/13

- NOTES:
1. TOTAL SITE AREA IS 1.93 ACRES
 2. EXISTING ZONING IS R-30
 3. PROPOSED ZONING IS R-15
 4. PROPOSED DENSITY IS 4.1 DU/AC
 5. BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT - 10 FT
SIDE - 10 FT
REAR - 30 FT
 6. TOTAL NUMBER OF UNITS IS 17
 7. PROPOSED LOT SIZE IS 10,000 SQ FT
 8. MINIMUM LOT SIZE IS 10,000 SQ FT
 9. EXISTING LOT SIZE IS 10,000 SQ FT
 10. TOPOGRAPHIC INFORMATION TAKEN FROM COBB COUNTY GIS DATA
 11. ELEVATIONS ARE BASED ON NAVD 1983
 12. THERE ARE NO ADJACENT PROPERTIES
 13. NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA MAP
 14. MINIMUM LOT FRONTAGE IS 100 FT

Z-27
(2013)

- DRAWING STATUS - NOT FOR PUBLIC RELEASE OR CONSTRUCTION - DRAWING STATUS -

WKS DICKSON Professional Engineering & Surveying 2150 Peachtree Road, Suite 1100 Atlanta, GA 30309 Phone: (404) 525-1100 Fax: (404) 525-1101 www.wksdickson.com		WKS PROJ: 10000000000000000000 WKS DES: 10000000000000000000 WKS CON: 10000000000000000000 WKS REV: 10000000000000000000	WKS DATE: 10000000000000000000	WKS BY: 10000000000000000000	WKS CHECK: 10000000000000000000	WKS APPROVE: 10000000000000000000	WKS TITLE: 10000000000000000000	WKS SCALE: 10000000000000000000	WKS SHEET: 10000000000000000000	WKS TOTAL: 10000000000000000000	
PROJECT NAME: 4025 WESLEY CHAPEL RD SUBDIV		OWNER/ON CLIENT: RICHARD DUNCAN		PLAN KEY:		ZONING PLAN		DRAWING NUMBER: 01		PLOT DATE: 4/16/2013	

APPLICANT: Richard Duncan

(678) 591-7624

REPRESENTATIVE: Richard Duncan

(678) 591-7624

TITLEHOLDER: Frederick C. Apple and Nancy L. Apple

PROPERTY LOCATION: West side of Wesley Chapel Road, across
from Loch Highland Parkway

ACCESS TO PROPERTY: Wesley Chapel Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-27

HEARING DATE (PC): 06-04-13

HEARING DATE (BOC): 06-18-13

PRESENT ZONING: R-20

PROPOSED ZONING: R-15

PROPOSED USE: Residential Subdivision

SIZE OF TRACT: 1.9 acres

DISTRICT: 16

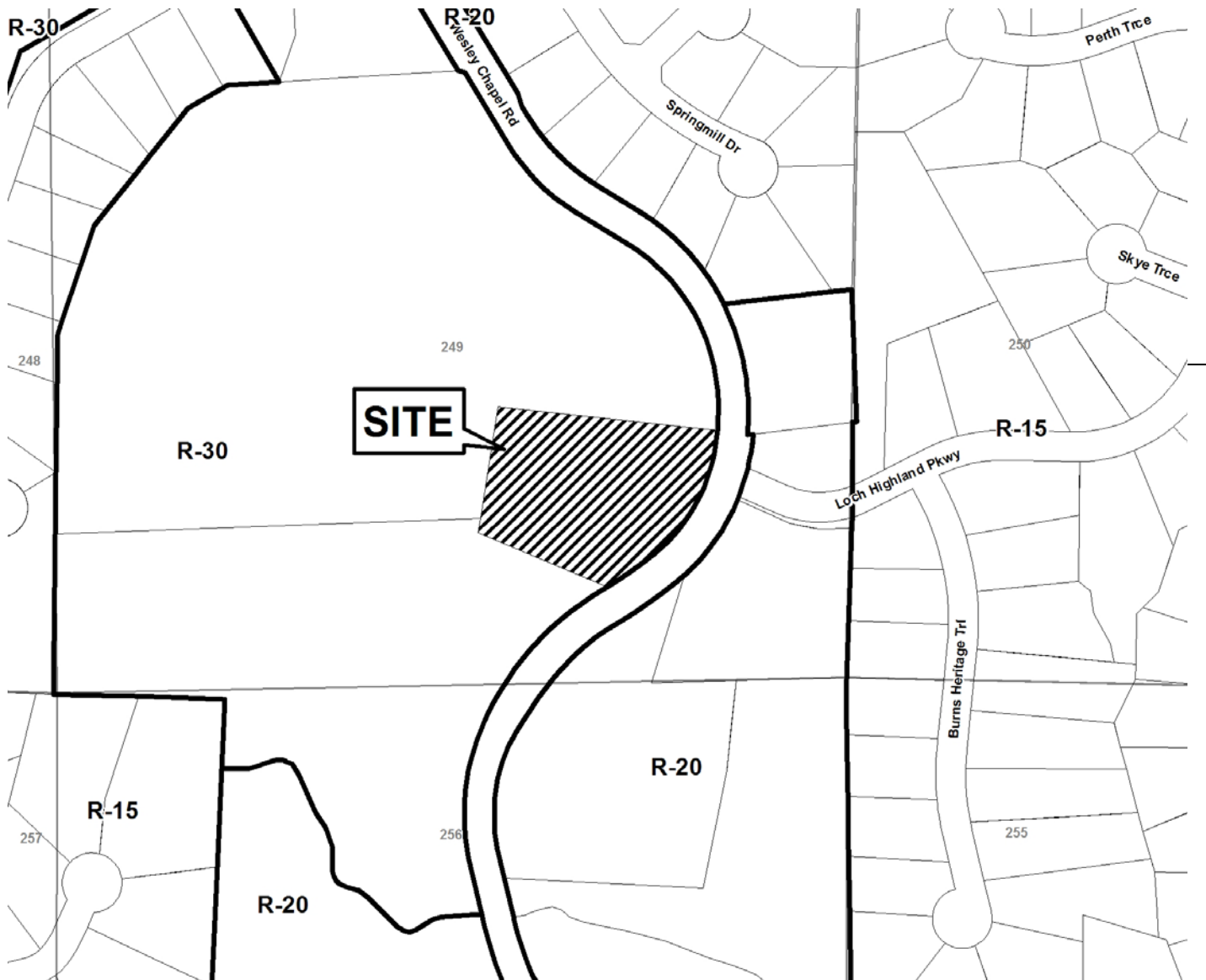
LAND LOT(S): 249

PARCEL(S): 6

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



Summary of Intent for Rezoning

Z-27
June 2013

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

- a) Proposed unit square-footage(s): 2600 sq FT
- b) Proposed building architecture: 3 side to contain Brick, Stone, Shook Stone, Cedar Shake Bat & Board
- c) Proposed selling prices(s): 400,000 to 600,000
- d) List all requested variances: a combination of sets

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: _____

2013 APR 4 PM 3:41
COBB COUNTY ZONING DIVISION

COBB COUNTY GEORGIA
FILED IN OFFICE

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

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

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

NO

Z-28
(2013)



WK DICKSON
Professional Surveyors & Engineers
2100 Highway 100
Atlanta, GA 30329
(404) 525-1000
www.wkdickson.com

WMO PROJ: SUBMITTAL
PRJ: 010101 DATE: 01/01/13
PRJ: 010101
OFFICE: ATLANTA

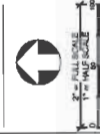
REV: 01
DATE: 01/01/13
DESCRIPTION:

PROJECT NAME:
4505 & 4506 S
FARMERS ROAD
SUBDIVISION

OWNER OR CLIENT:
RICHARD DUNCAN

PLAN KEY:

COLORED	COLORED	COLORED
COLORED	COLORED	COLORED
COLORED	COLORED	COLORED



DRAWING TITLE:
ZONING PLAN

DRAWING NUMBER:
01

PLOT DATE: 01/01/13

WMO PROJ: 201300301

- DRAWING STATUS -

- NOT FOR PUBLIC RELEASE OR CONSTRUCTION -

- DRAWING STATUS -

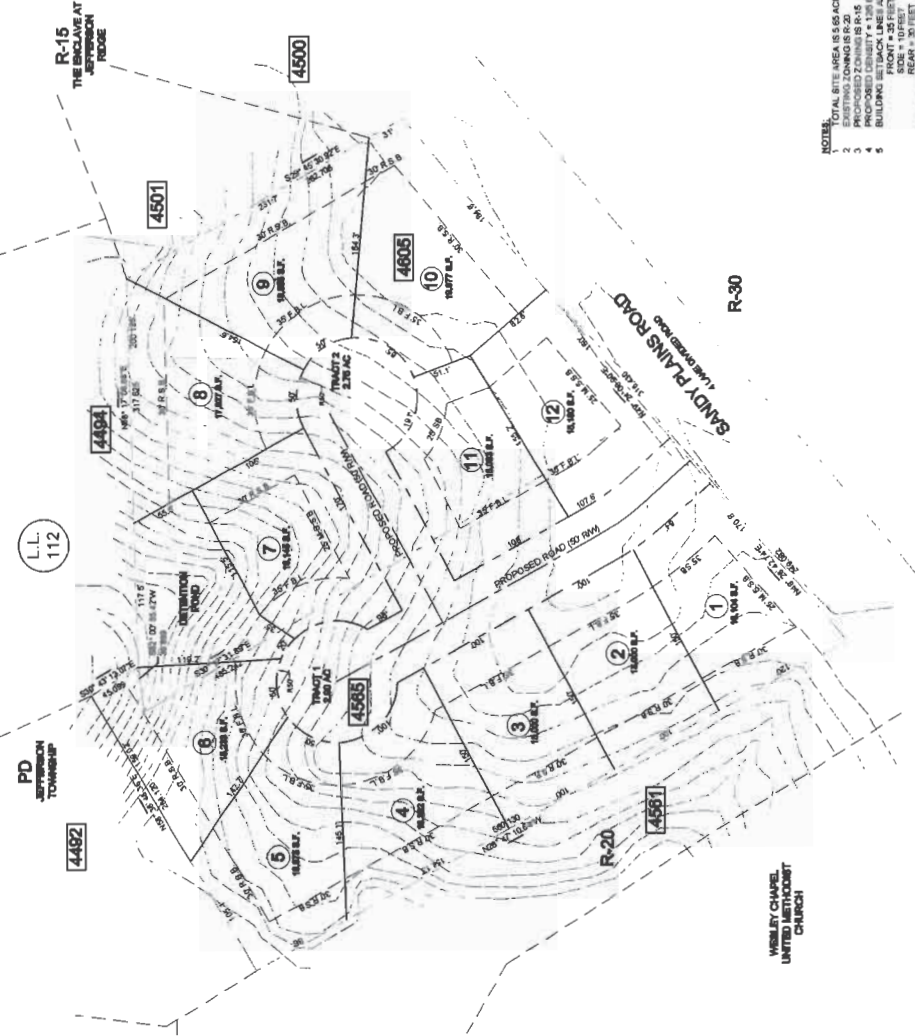


VICINITY MAP

TOTAL AREA: 5.65 ACRES
CURRENT ZONING: R-20
PROPOSED ZONING: R-15
TRACT #1: 2.90 AC
TRACT #2: 2.75 AC

LAND LOT 112
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GA

DEVELOPER:
RICHARD DUNCAN
4382 FARMERS ROAD
KENNESAW, GA 30144
PHONE: (678) 581-7634



- NOTES:
1. TOTAL SITE AREA: 5.65 ACRES
 2. EXISTING ZONING: R-20
 3. PROPOSED ZONING: R-15
 4. PROPOSED LOT AREA: 5.65 AC
 5. BUILDING SETBACK LINE: AS FOLLOWS
 6. FRONT: 25 FEET
 7. SIDE: 10 FEET
 8. REAR: 30 FEET
 9. TOTAL NUMBER OF LOTS: 12
 10. PROPOSED USE: FOR SINGLE FAMILY RESIDENTIAL
 11. BOUNDARY INFORMATION TAKEN FROM RECORDED PLAT #142006 PG0001
 12. TOPOGRAPHIC INFORMATION TAKEN FROM COBB COUNTY GIS DATA
 13. THERE ARE NO KNOWN STRAITS, WETLANDS, HISTORICAL OR ARCHEOLOGICAL SITES, MODERN CHARTERED OR BURIAL GROUNDS LOCATED ON THIS PROPERTY
 14. FLOODPLAIN AREA: AS SHOWN ON THE FLOODPLAIN AREA PER FEMA MAPS



THIS DOCUMENT IS THE PROPERTY OF WK DICKSON. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WK DICKSON. ANY VIOLATION OF THIS POLICY SHALL BE CONSIDERED TO BE A VIOLATION OF THE ZONING ORDINANCE.

APPLICANT: Richard Duncan

(678) 591-7624

REPRESENTATIVE: Richard Duncan

(678) 591-7624

TITLEHOLDER: Edward Eugene Hindman, Philip W. Engle and

Maureen Engle

PROPERTY LOCATION: Northwest side of Sandy Plains Road, west

of Jefferson Ridge Way

(4565 and 4605 Sandy Plains Road)

ACCESS TO PROPERTY: Sandy Plains Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-28

HEARING DATE (PC): 06-04-13

HEARING DATE (BOC): 06-18-13

PRESENT ZONING: R-20

PROPOSED ZONING: R-15

PROPOSED USE: Residential Subdivision

SIZE OF TRACT: 2.9 acres

DISTRICT: 16

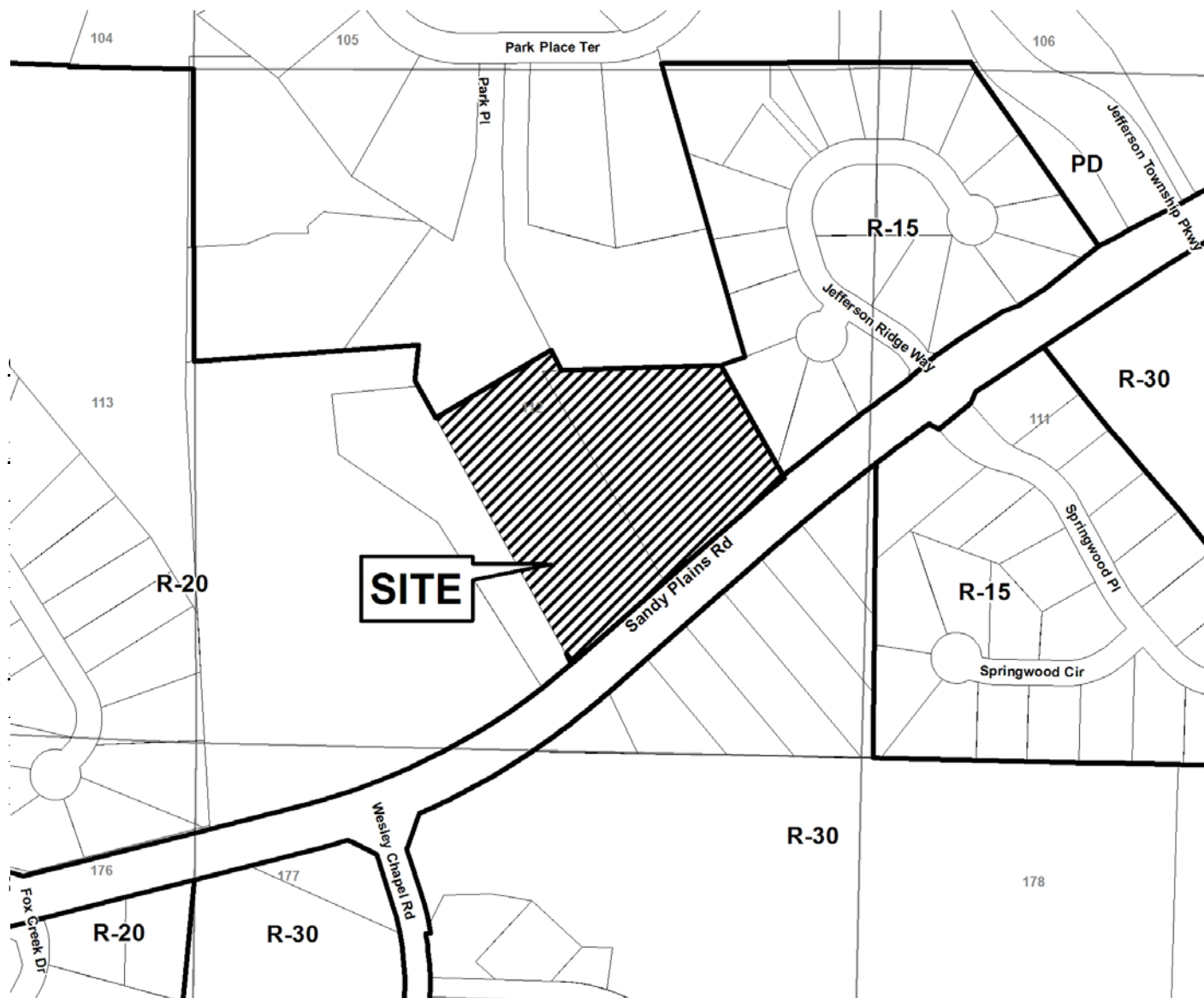
LAND LOT(S): 112

PARCEL(S): 13,14

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



Summary of Intent for Rezoning

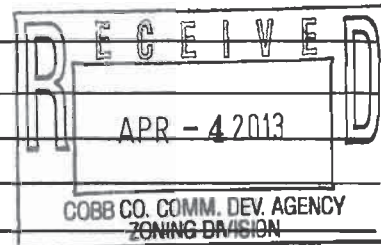
Z-28
June
2013

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

- a) Proposed unit square-footage(s): 2600.99 FT
- b) Proposed building architecture: 3 side to custom brick, stone, stucco, cedar shake, Rite & Bond
- c) Proposed selling prices(s): 400,000 to 600,000 or combination of lots
- d) List all requested variances: _____

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

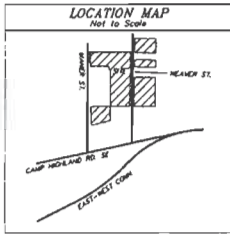
- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____



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

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).



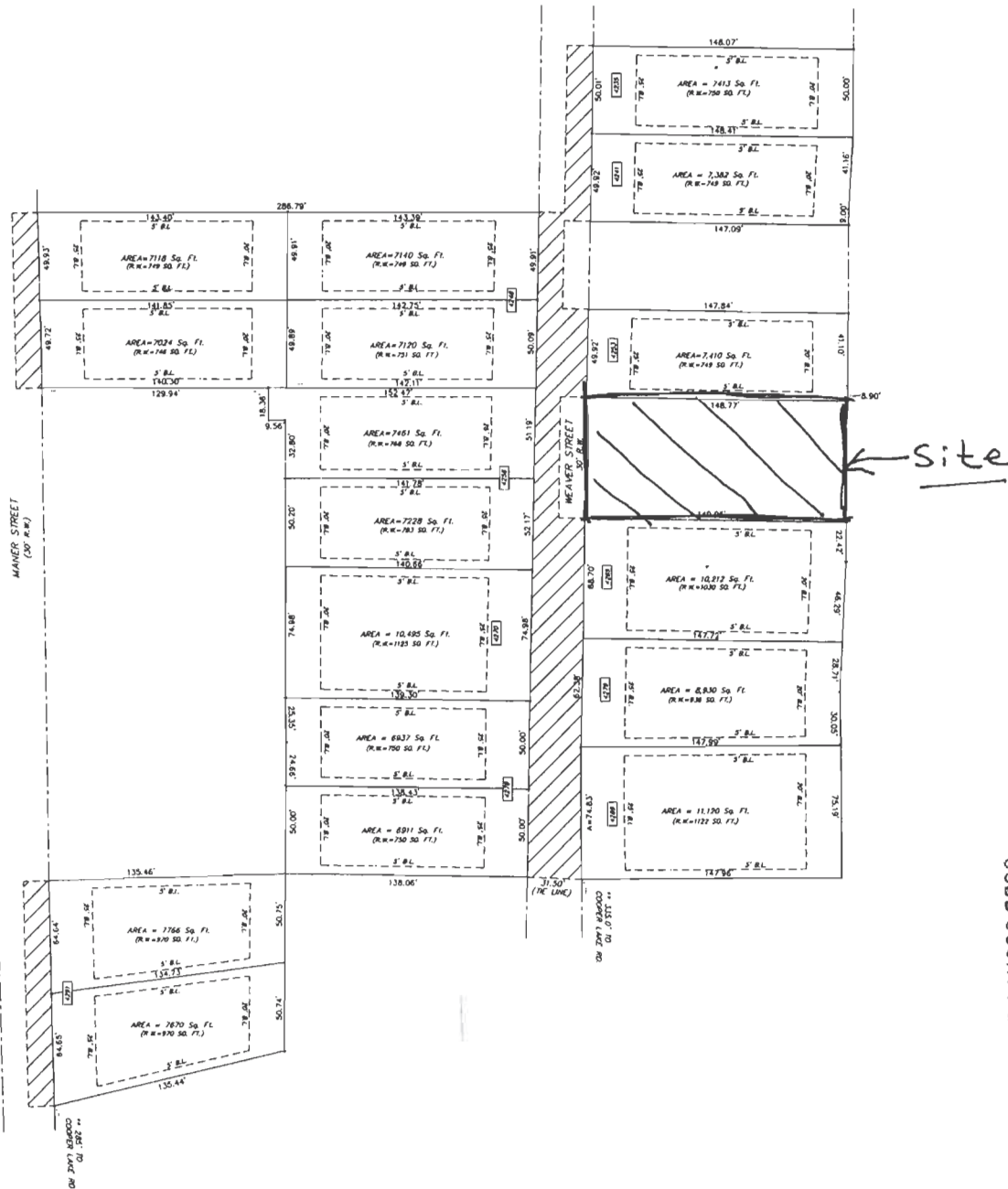
SETBACKS:
FRONT = 25'
SIDE = 5' (10' BETWEEN BLDGS.)
REAR = 20'

AREA:
TOTAL SQ. FOOTAGE OF
ALL LOTS = 135,337 Sq. Ft.
OVERALL SQ. FOOTAGE (R.W. INCL.) =
149,784 Sq. Ft.
TOTAL LOTS = 17
DENSITY = 4.944 LOTS PER ACRE.
ALL LOTS MUST BE GREATER THAN
8500 Sq. Ft.

** = PER DEED AND PLAT RECORDS;
NO MONUMENT FOUND.
ALL MATTERS OF TITLE ARE EXCEPTED.

= LOTS THAT HAVE NOT BEEN FIELD
SURVEYED.

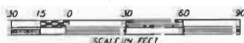
GENERAL NOTES --
ACCORDING TO THE CURRENT T.L.A. OFFICIAL
FLOOD HAZARD MAP, COMMUNITY PANEL NO.
13087C 0075 F, DATED AUGUST 18, 1992,
THIS PROPERTY IS NOT IN AN AREA HAVING
SPECIAL FLOOD HAZARDS.
IMPROVEMENTS NOT SHOWN.



- LEGEND
- 1/2" REBAR END
 - 1/2" REBAR SET
 - FRONT OF LOT
 - SANITARY SEWER EASEMENT
 - DE DRAINAGE EASEMENT
 - LAND LOT LINE
 - CENTERLINE
 - CRIMP TOP PIPE
 - OPEN TOP PIPE
 - CORRUGATED METAL PIPE
 - REINFORCED CONCRETE PIPE
 - DROP INLET
 - JUNCTION BOX
 - MANHOLE
 - CATCH BASIN
 - BRANCHMARK
 - POWDER POLE
 - TIRE HYDRANT
 - CONCRETE MONUMENT END
 - BACK OF CURB
 - EDGE OF TRAVELWAY
 - FENCE
 - OVERHEAD ELEC. SERVICE LINE
 - 8" LONG LINE
 - UNDERGROUND POWER LINE

COMPILED PLAT FOR
ATLANTA REAL ESTATE ACQUISITIONS, L.L.C.

LOCATED IN LAND LOT 694
17th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
FEBRUARY 22, 2006 1"=30'



COBB COUNTY ZONING DIVISION

2013 APR -5 AM 11:59

COBB COUNTY GEORGIA
FILED IN OFFICE

APPLICANT: Paige Murphy

(404) 606-3807

REPRESENTATIVE: Paige Murphy

(404) 606-3807

TITLEHOLDER: Paige Covington Murphy

PROPERTY LOCATION: East side of Weaver Street, north of

Cooper Lake Road

(4259 Weaver Street)

ACCESS TO PROPERTY: Weaver Street

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-29

HEARING DATE (PC): 06-04-13

HEARING DATE (BOC): 06-18-13

PRESENT ZONING: GC

PROPOSED ZONING: RA-5

PROPOSED USE: Addition of property

to previous RA-5 (Single-family)

SIZE OF TRACT: .2208 acres

DISTRICT: 17

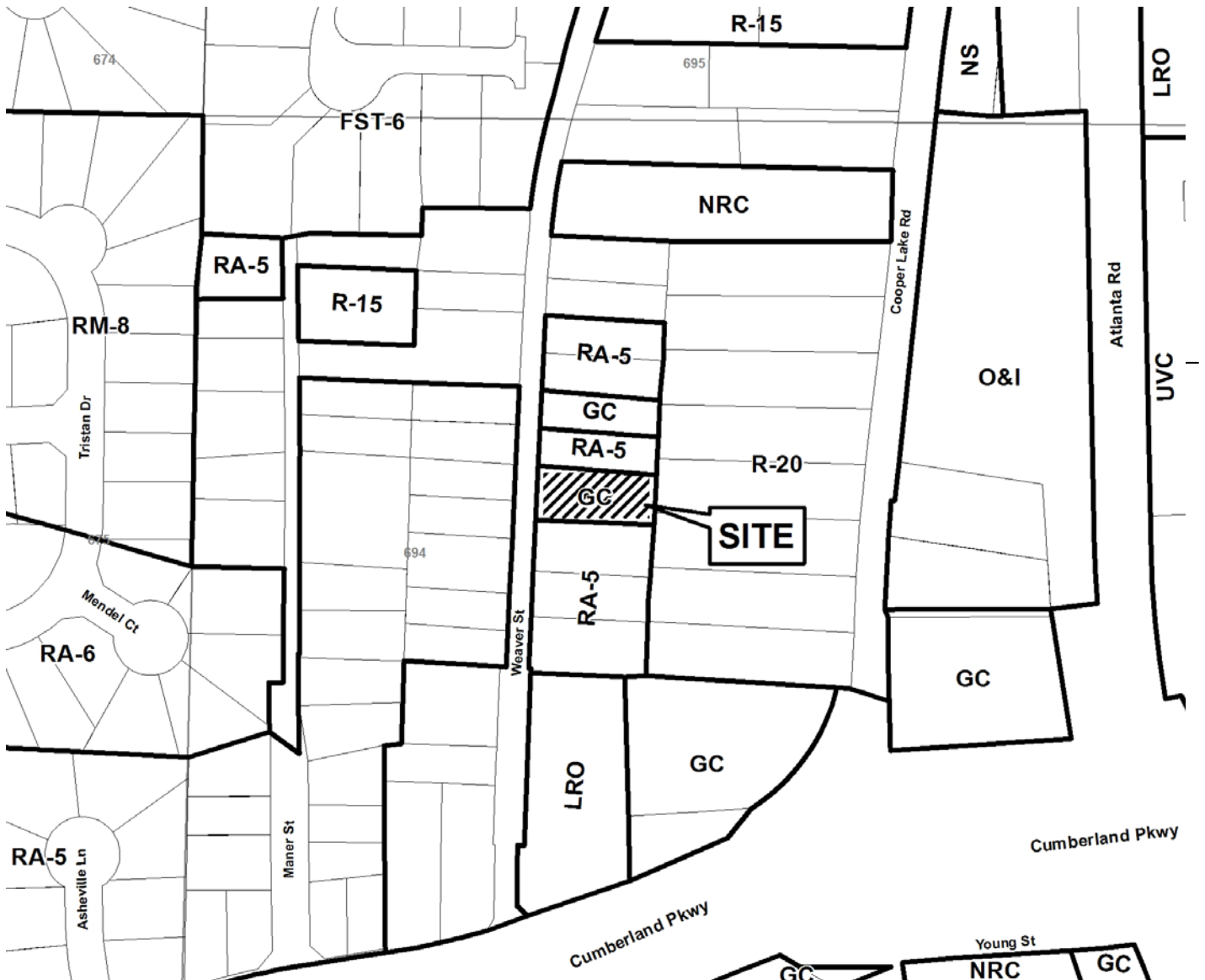
LAND LOT(S): 694

PARCEL(S): 33

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT



Application No. Z-29

June
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: _____

Purpose of requesting re-zone is so that, if ever a change or renovation is done on the house, it will be zoned appropriately.

.....
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)

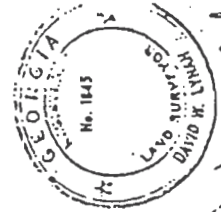
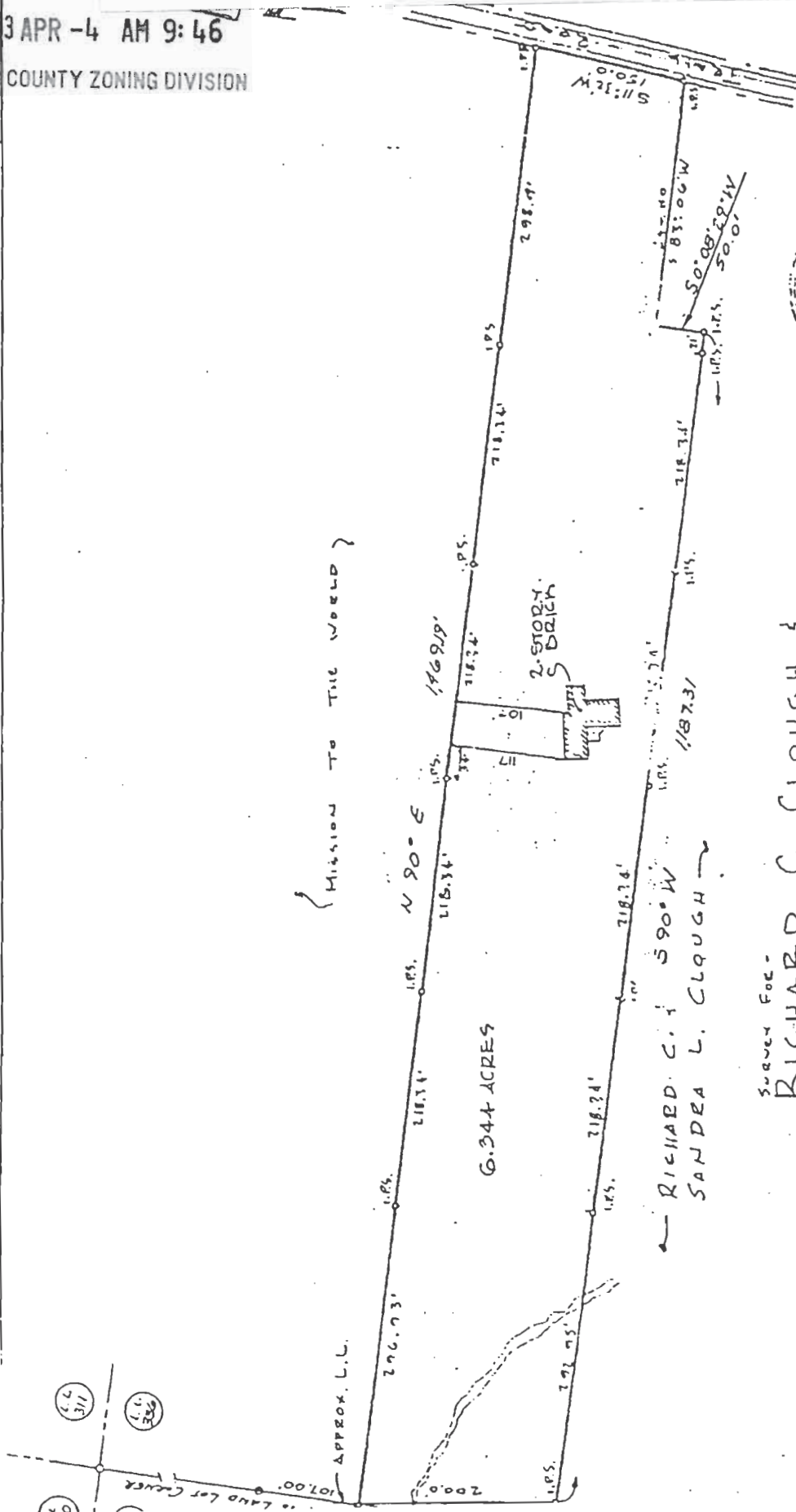
COBB COUNTY ZONING DIVISION
2013 APR -5 AM 11:52
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COBB COUNTY GEORGIA

LUP-17
(2013)

COBB COUNTY GEORGIA
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2013 APR -4 AM 9:46

COBB COUNTY ZONING DIVISION



SURVEY FOR:
RICHARD C. CLOUGH
SANDRA L. CLOUGH

LAND LOT 336, 20TH DISTRICT,
TOWNSHIP 10, COBB COUNTY, GA.

D.W. CLOUGH SURVEYORS

DEC. 21, 1980

REV. FEB. 16, 1988

REV. JUNE 9, 1988

APPLICANT: Sandy Clough

(770) 428-9406

REPRESENTATIVE: Rick Clough

(770) 428-9406

TITLEHOLDER: Sandra L. Clough and Richard C. Clough

PROPERTY LOCATION: West side of Trail Road, west of

Midway Road

(25 Trail Road)

ACCESS TO PROPERTY: Trail Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-17

HEARING DATE (PC): 06-04-13

HEARING DATE (BOC): 06-18-13

PRESENT ZONING: R-30

PROPOSED ZONING: Land Use Permit

(Renewal)

PROPOSED USE: Artist's Studio

SIZE OF TRACT: 11 acres

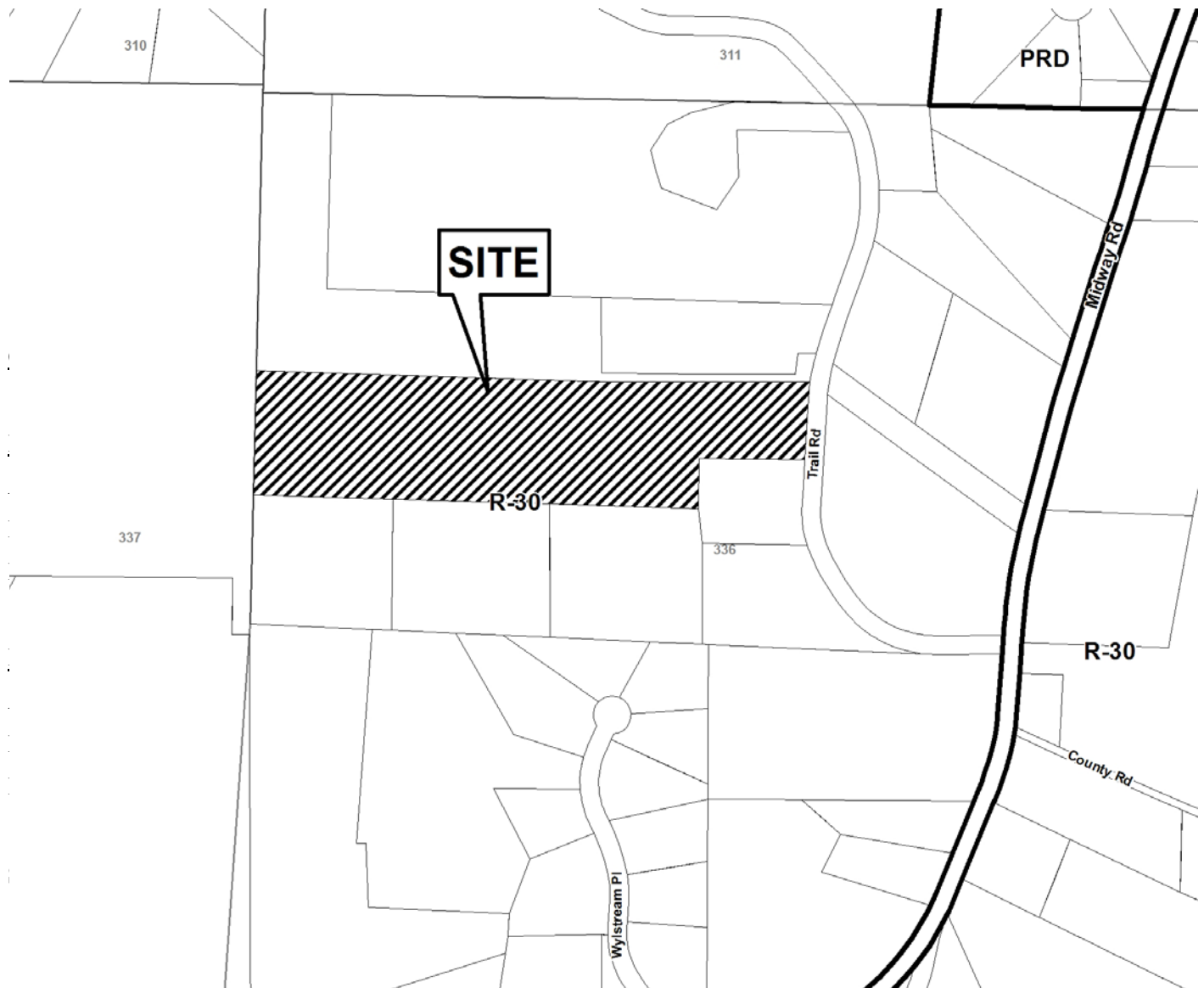
DISTRICT: 20

LAND LOT(S): 336

PARCEL(S): 69

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1



COBB COUNTY GEORGIA
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Application #: LUP-17

PC Hearing Date: 6-4-13

BOC Hearing Date: 6-18-13

COBB COUNTY ZONING DIVISION

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Artist's Studio
2. Number of employees? 2
3. Days of operation? 5
4. Hours of operation? 8-5
5. Number of clients, customers, or sales persons coming to the house per day? _____ ; Per week? 1
6. Where do clients, customers and/or employees park?
Driveway: ☒ ; Street: _____ ; Other (Explain): _____
7. Signs? No: ☒ ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 0
9. Deliveries? No _____ ; Yes ☒ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
Two per week various
10. Does the applicant live in the house? Yes ☒ ; No _____
11. Any outdoor storage? No ☒ ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested: _____
13. Any additional information? (Please attach additional information if needed):

Applicant signature: Rick Cusack Date: 4/3/13

Applicant name (printed): Rick Cusack

JOHNSON FERRY ROAD SELF STORAGE



Dept. No. 3000
 North Frey & Assoc., Inc.
 6401 N. ALABAMA AVE.
 SEALE, 11780
 JOHN 2000-0000
 L&P SITE
 0000 1120 0000
 FN 1781 0145
 Sheet No. C-11

SITE ADDRESS: 3148 JOHNSON FERRY ROAD	SITE AREA: 1.431 ACRES BLK 17 SQUARE FEET TOTAL
---	--

PROPOSED SITE ZONING: O&I
PROPOSED BUILDING SETBACK LINES:

117 FLOOR: 30.954 SQ. FT.
154.444 SQ. FT.

TOTAL: 92,875 SQ. FT. FULLY SPRINKLERED
W/PROTECTIVE IRR. CLIMATE CONTROLLED SELF STORAGE FACILITY.

F.A.R. CALCULATION:

PARKING SUMMARY:	
REQUIRED*	PROVIDED
REGULAR PARKING	7
MAXIMUM OF 500 VEHICLES	7

ONE SPACE PER 80 UNITS

TABLE 1. *Phylogenetic relationships of the 10 taxa*

THE DEPARTMENT NOTES

[illegible]

Note: For a full list, email correspondents

proposed dike bays and impervious sheet piling with the new project that is within the 50-foot undisturbed stream buffer and the 75-foot impervious setback will not require a Cuth County stream buffer variance. As long

directly microscopically.

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INCORPORATED IN THE STATE OF NEW YORK.

Magnetic North

WILMINGTON TRUST COMPANY
DB 20K PG. 20
ZONING: CMC

NEW 3-STORY CLIMATE CONTROLLED
SELF STORAGE BUILDING
FF=1026.00

APPROXIMATE LOCATION OF LOT 101

COMMUNITY BANK OF THE SOUTH INC.
& ATTN: MARY TINSLEY
DB 1477 PG. 351
ZONING: LKO

JOHNSON FERRY ROAD
(R/W VARIES)

COBB COUNTY ZONING DIVISION

2013 APR - 4 PM 3:09

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COBB COUNTY GEORGIA

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THE ZONING DIVISION
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OR VISIT THE WEBSITE
WWW.COBBCOUNTYGA.GOV

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CALL US FIRST!
UTILITIES PROTECTION CENTER
1-800-282-7471
(404) 325-5000
(Toll Free in Ga.)
IT'S THE LAW**

APPLICANT: 3148 Johnson Ferry, LLC

(404) 391-5381

REPRESENTATIVE: Garvis L. Sams, Jr. (770) 422-7016

Sams, Larkin & Huff

TITLEHOLDER: Mack & Abe, Inc.

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

Shallowford Road

(3148 John Ferry Road)

ACCESS TO PROPERTY: Johnson Ferry Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: SLUP-4

HEARING DATE (PC): 06-04-13

HEARING DATE (BOC): 06-18-13

PRESENT ZONING: NRC w/Stipulations

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Climate-Controlled

Self-Service Storage Facility

SIZE OF TRACT: 1.421 acres

DISTRICT: 16

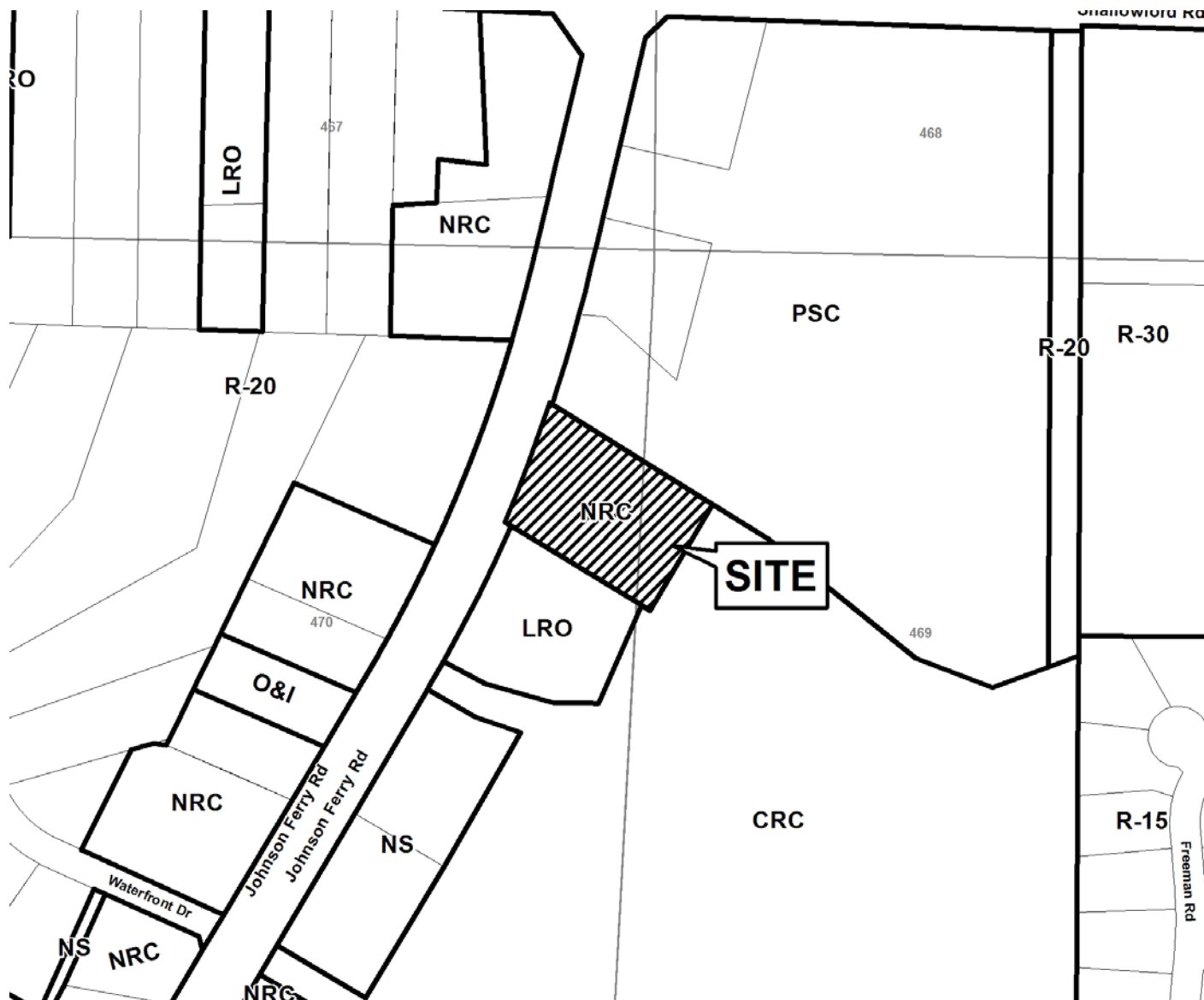
LAND LOT(S): 469 and 470

PARCEL(S): 35

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



APPLICANT: T-Mobile South LLC

(678) 690-3584

REPRESENTATIVE: Carolyn Gould (770) 331-8376

RETEL Services

TITLEHOLDER: William Wade Coots

PROPERTY LOCATION: Southwest side of Mableton Parkway,

northwest of South Gordon Road

(6462 Mableton Parkway)

ACCESS TO PROPERTY: Mableton Parkway

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: SLUP-5

HEARING DATE (PC): 06-04-13

HEARING DATE (BOC): 06-18-13

PRESENT ZONING: GC

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Expansion of Fenced

Equipment Area

SIZE OF TRACT: 0.77 acres

DISTRICT: 18

LAND LOT(S): 297

PARCEL(S): 34

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

