

# **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: March 4, 2014**

**Board of Commissioners Hearing Date: March 18, 2014**

**Due Date: January 31, 2014**

**Date Distributed/Mailed Out: January 10, 2014**



*Cobb County... Expect the Best!*

Z-9  
(2014)

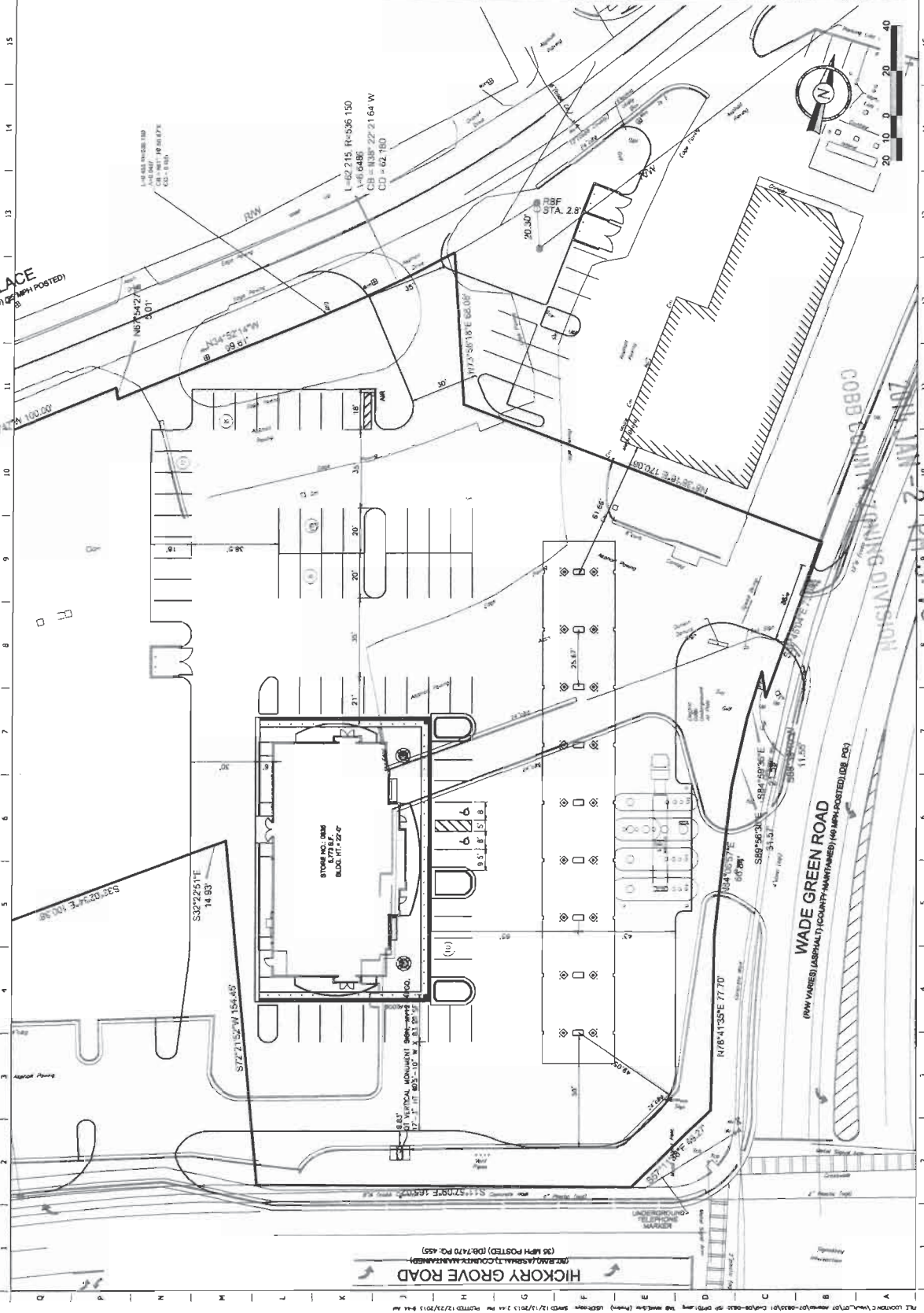
QuikTrip No. 0835

County, Georgia



PROVISIONS	7/1/11
DATE	11-18-13
PROJECT NO.	
PROJECT NAME	
DRAWN BY	
CHECKED BY	
DATE	
REVISIONS	

SHEET TITLE	PRELIMINARY SITE PLAN
SHEET NUMBER	3



GROVE PLACE  
COUNTY MAINTAINED (25 MPH POSTED)

COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 JAN -2 PM 3:15  
COBB COUNTY PLANNING DIVISION

HICKORY GROVE ROAD  
(25 MPH POSTED) (08/7/70 PG. 455)  
(25 MPH MAINTAINED) (08/7/70 PG. 455)

WAIDE GREEN ROAD  
(25 MPH MAINTAINED) (COUNTY MAINTAINED) (25 MPH POSTED) (08 PG. 455)

**APPLICANT:** QuikTrip Corporation  
(770) 325-6721

**REPRESENTATIVE:** Richard W. Calhoun, Esq.  
(770) 422-1776

**TITLEHOLDER:** GEC Atlanta, LLC; Tu Phat Chau; Irene Chan;  
Scoggins LP

**PROPERTY LOCATION:** Northwest intersection of Wade Green  
Road and Hickory Grove Road, southeast side of Hickory Grove Place  
(4443, 4455 Wade Green Road; 1521, 1531, 1541 Hickory Grove Place)

**ACCESS TO PROPERTY:** Wade Green Road and Hickory Grove  
Place

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family house;  
Single-family houses used commercially; Vacant convenience store  
with fuel sales; and retail center

**PETITION NO:** Z-9

**HEARING DATE (PC):** 03-04-14

**HEARING DATE (BOC):** 03-18-14

**PRESENT ZONING:** GC, NRC, R-20

**PROPOSED ZONING:** CRC

**PROPOSED USE:** Convenience Store  
with Fuel Sales

**SIZE OF TRACT:** 2.437 acres

**DISTRICT:** 20

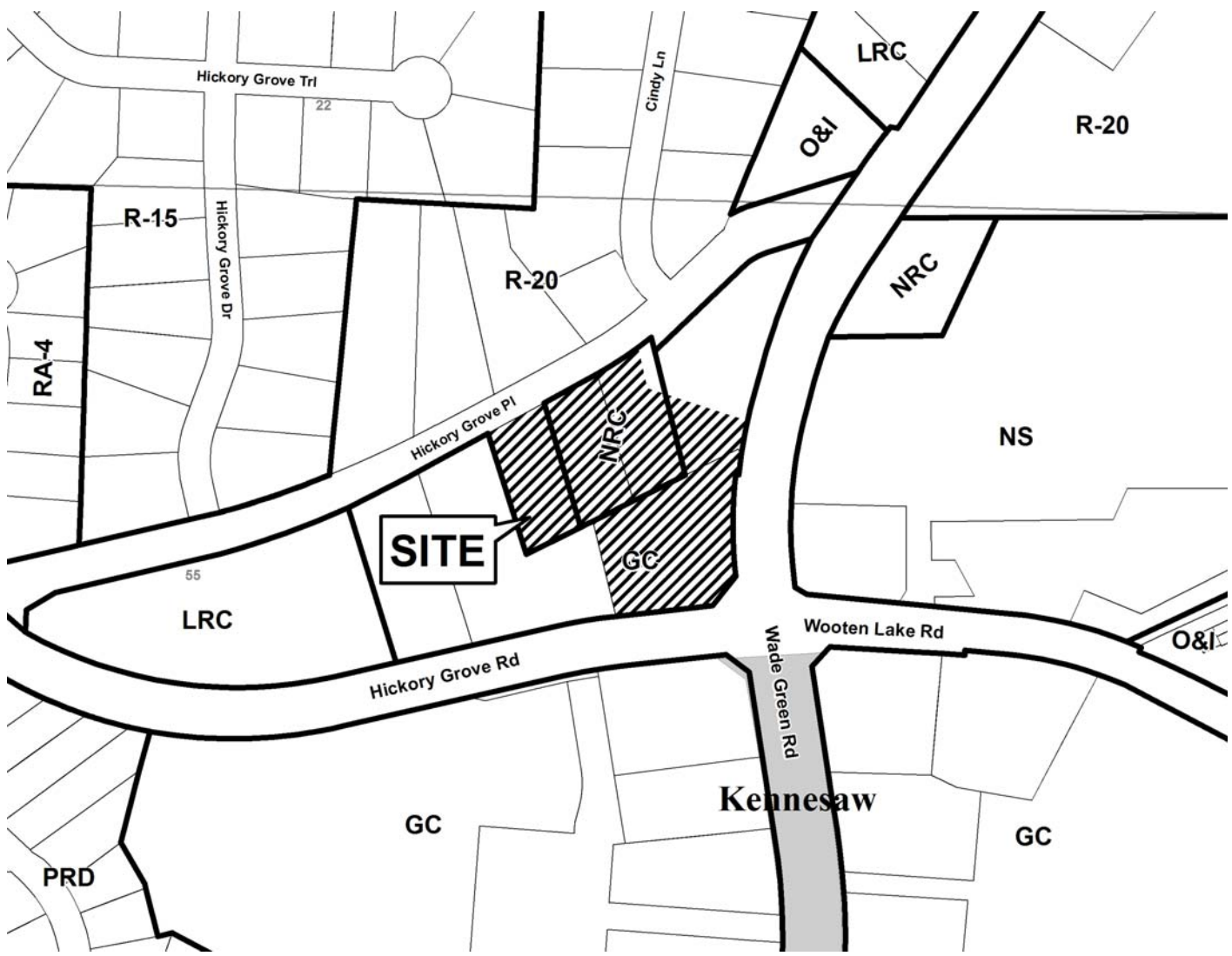
**LAND LOT(S):** 55

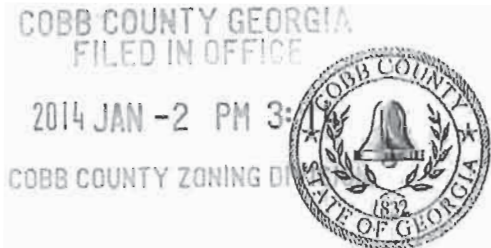
**PARCEL(S):** 3, 30, 31, 32, 65

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**





Application #: 7-9  
PC Hearing Date: 3-4-14  
BOC Hearing Date: 3-18-14

## 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): Convenience Store/Fuel Station
- b) Proposed building architecture: See attached plans for 5,773 square foot building, (2,079 square foot retail space).
- c) Proposed hours/days of operation: 24 hours per day, seven days per week.
- d) List all requested variances: Zoning to be site plan specific. Possible variance to 10' side set back on western property line.

**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). \_\_\_\_\_  
No. \_\_\_\_\_

**Part 5. Is this application a result of a Code Enforcement action? No ; Yes \_\_\_\_\_** (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

Applicant signature: Patrick Conner Date: 1-2-14

Applicant name (printed): Patrick Conner, QV: KTRIP Corporation, REAL ESTATE PROJECT MANAGER



Z-10  
(2014)

**WE PROVIDE SOLUTIONS™**  
**PLANNERS AND ENGINEERS COLLABORATIVE**  
 ARCHITECTURE & CIVIL ENGINEERING LAND SURVEYING  
 PLANNING COURT & NORTGESS, GEORGIA 30092 • 678-451-2141 FAX 678-451-3915 • WWW.PECALTY.COM

Scale: 1" = 30'  
 Date: December 23, 2013  
 Project: 13263.00

THE DATE OF ANY DATE STAMPED ON THIS DRAWING IS THE DATE THE DRAWING WAS PREPARED AND NOT NECESSARILY THE DATE OF THE PROJECT.

**REVISIONS**

NO.	DATE	BY	DESCRIPTION

**CONCEPT REZONING PLAN**

Scale: 1" = 30'  
 Date: December 23, 2013  
 Project: 13263.00

**Z-1**  
 SHEET

**SITE LOCATION MAP (NTS)**

**SITE DATA:**  
 TOTAL SITE AREA: 5.53 ACRES  
 ZONING: OFFICE AND INSTITUTIONAL PARCEL, RESIDENTIAL SENIOR LIVING  
 PROPOSED ZONING: OFFICE AND INSTITUTIONAL PARCEL, RESIDENTIAL SENIOR LIVING

**SITE DATA RSL (non-supportive residential):**  
 MINIMUM ACREAGE REQUIRED: 3 ACRES  
 MINIMUM LOT AREA: 40,000 SF  
 RESIDENTIAL ZONE PERMETER SETBACK: 70 FEET  
 PUBLIC ROADWAY SETBACK: 70 FEET  
 LANDSCAPE BUFFER: (VARIANCE REQUIRED)

**SITE DATA O&I (assisted living):**  
 MINIMUM LOT AREA: 20,000 SF  
 MINIMUM PERMETER SETBACK: 20 FEET  
 LANDSCAPE BUFFER: (VARIANCE REQUIRED)  
 FRONT YARD SETBACK, AUSTELL RD.: (VARIANCE REQUIRED)  
 REAR YARD SETBACK: 30 FEET  
 SIDE YARD SETBACK: 30 FEET  
 PARKING PROVIDED FOR ASSISTED LIVING PER UNIT: 15 PERCENT  
 30 UNITS / 1.5" \* 20 SPACES (VARIANCE REQUIRED)

**VARIANCE REQUEST:**  
 1 UNIT / 1.5" \* 14 SPACES  
 PARKING PROVIDED IN O&I PARCEL: 14 SPACES

**FEMA MAP**

24 HOUR CONTACT:  
 JOHNNY VOYLES @ 404-542-8020



**APPLICANT:** Peachstone, LLC

(912) 222-0583

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

Sams, Larkin & Huff, LLP

**TITLEHOLDER:** Peachstone, LLC; Summerhill Holdings, LLC;

Marietta Summerhill Property, LLC; Lenox Personal Care, LLC;

Fireplace Funding, LLC; Dianand Pitamber and Renita Pitamber

**PROPERTY LOCATION:** North side of Austell Road and the south side of Cunningham Road.

**ACCESS TO PROPERTY:** Austell Road and Cunningham Road

**PHYSICAL CHARACTERISTICS TO SITE:** Developed personal care homes

**PETITION NO:** Z-10

**HEARING DATE (PC):** 03-04-14

**HEARING DATE (BOC):** 03-18-14

**PRESENT ZONING:** O&I

**PROPOSED ZONING:** O&I, RSL

**PROPOSED USE:** Residential Senior Living Community

**SIZE OF TRACT:** 4.722 acres

**DISTRICT:** 17

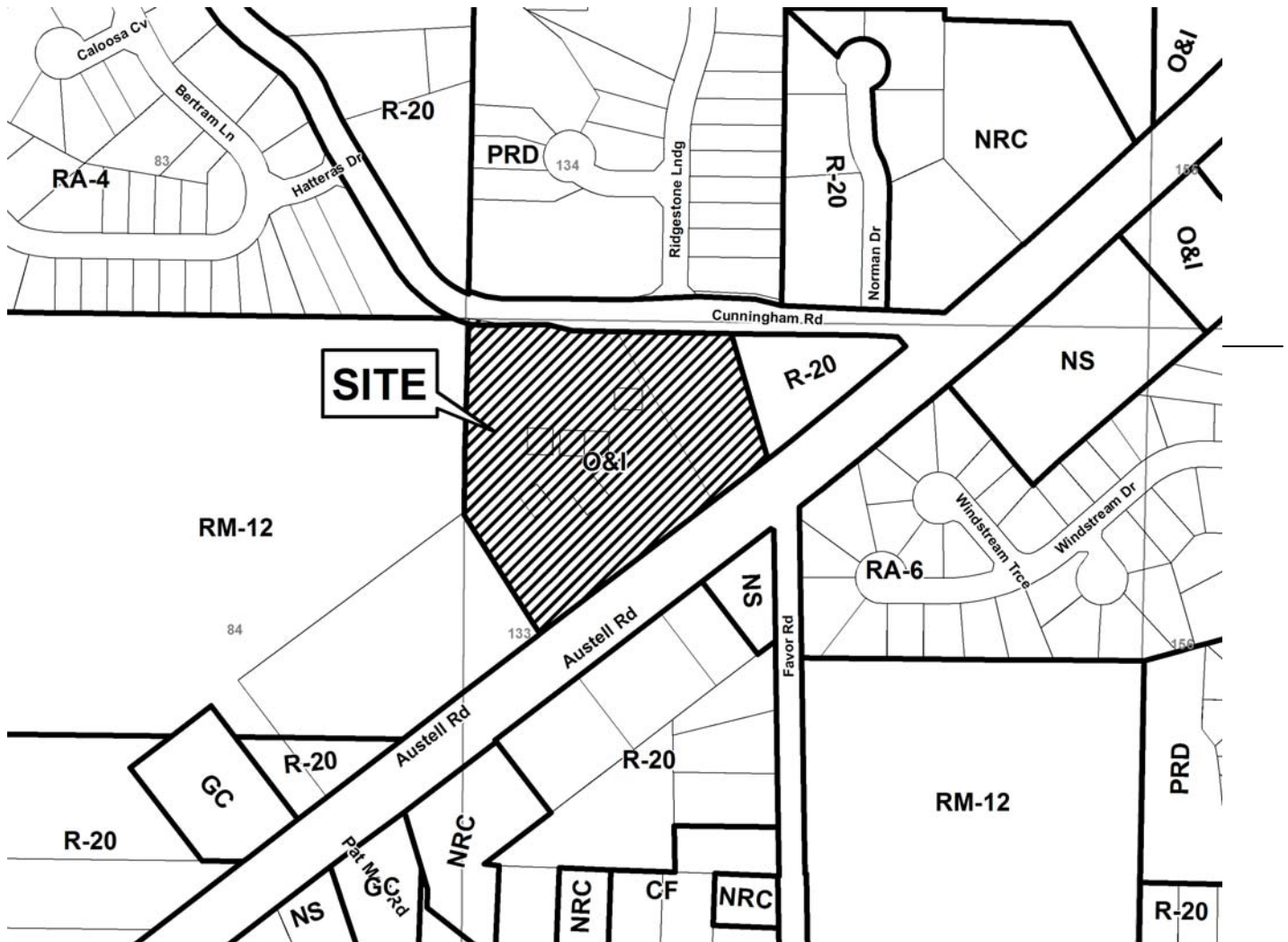
**LAND LOT(S):** 133

**PARCEL(S):** 56, 57, 58, 59, 61

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**



March  
2014

# Summary of Intent for Rezoning \*

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

- a) **Proposed unit square-footage(s):** As-Built
- b) **Proposed building architecture:** As-Built (maximum of 3 stories in height)
- c) **Proposed selling prices(s):** Not Applicable
- d) **List all requested variances:** Waiver under the RSL District to allow a "sunset provision" of one (1) year to allow for the continuation of personal care homes on site which is an otherwise permitted use under the subject property's present Conditional O&I classification.

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

- a) **Proposed use(s):** Not Applicable
- b) **Proposed building architecture:** \_\_\_\_\_
- c) **Proposed hours/days of operation:** \_\_\_\_\_
- d) **List all requested variances:** \_\_\_\_\_

COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 JAN -2 PM 3:09  
COBB COUNTY ZONING DIVISION

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

The subject property was rezoned to Conditional O&I on December 19, 2000 and the current community was built thereafter subject to numerous stipulations/conditions of the rezoning (No. Z-131 [2000]).

.....  
**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).**

Not Applicable.

\*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.



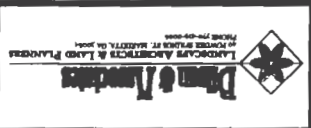
Z-11  
(2014)

FOR PROPERTIES  
747 ROAD FOR

# PROPOSED OPEN SPACE COMMUNITY PRELIMINARY SITE PLAN

SUBMISSION		
DATE	NOV 11 2014	
PROJECT NO.	14001	
OWNER	W&H PROPERTIES	
DESIGNER		
SCALE	1" = 100'	
DATE		
REVISIONS BY		

REVISIONS BY

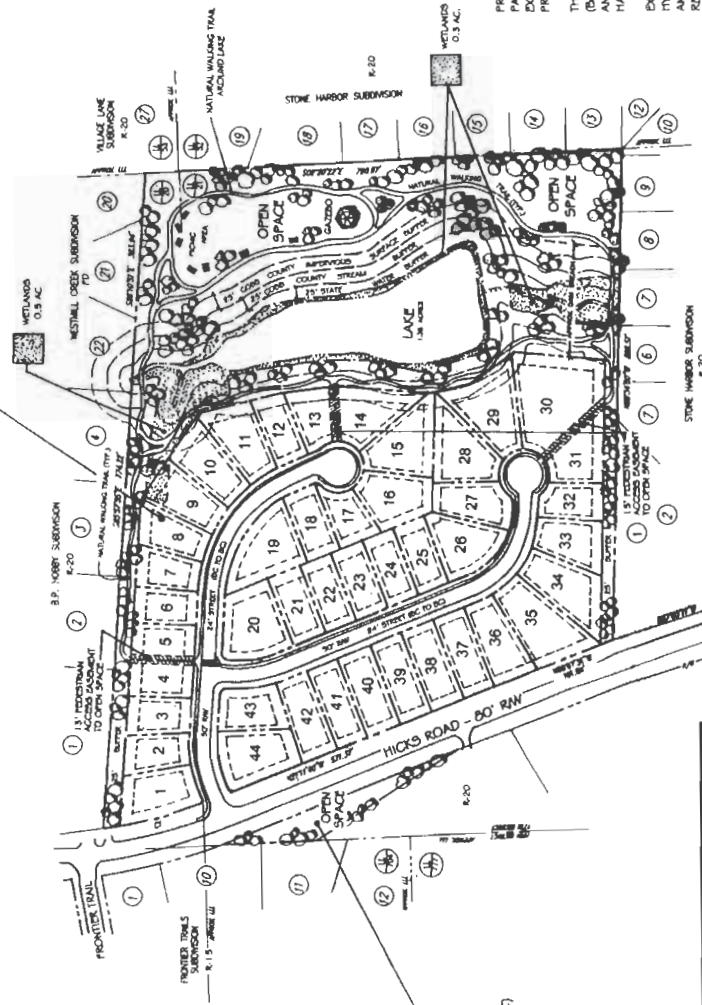


L.L. 20' x 12' + 17" DISTRICT, COBB COUNTY, GEORGIA

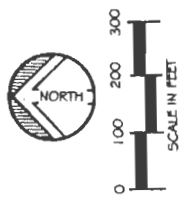


VICINITY MAP VTS

**TRACT 1**  
20.488 ACRES  
EXISTING ZONING: R-20  
PROPOSED ZONING: R-15 (OS-C)



**TRACT 2**  
0.268 ACRE  
EXISTING ZONING: R-20  
PROPOSED ZONING: R-15 (OS-C)

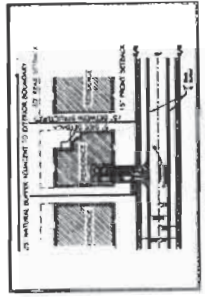


- SUMMARY**
- TOTAL SITE AREA: 20.756 ACRES
  - AREA IN WETLANDS: 0.8 ACRE
  - NET BUILDABLE AREA: 19.956 ACRES
  - AREA IN LAKE: 1.38 ACRES (OPEN SPACE MAY INCLUDE 75% OF LAKE)
  - OPEN SPACE SHOWN: 7.9 ACRES +/- = 39.5% (> 33% QUALIFIES FOR DENSITY BONUS)
  - DENSITY ALLOWED FOR R-15 OS-C W DENSITY BONUS: 2.25 U/A
  - 2.25 UPA x 19.956 NET BUILDABLE ACRES = 44.9 DENSITY ALLOWED
  - TOTAL NO. OF LOTS SHOWN: 44
  - MIN. LOT SIZE SHOWN: 6,000 SF
  - MIN. LOT WIDTH: 60'
  - FRONT SETBACK: 15'
  - SIDE SETBACK: 5' (MIN. 15' BETWEEN BUILDINGS)
  - REAR SETBACK: 20'
  - MIN. HOUSE SIZE: 1,860 SF

PROPERTY ADDRESSES: 3275 HICKS ROAD, MARIETTA, GA.  
 PARCEL ID: 17029100010  
 EXISTING ZONING: R-20  
 PROPOSED ZONING: R-15 OS-C

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE (Based on FEMA - Map Number 13067C02021H, Revised March 4, 2013) AND NO EVIDENCE OF CHEMICALS OR ARCHAEOLOGICAL FEATURES HAVE BEEN FOUND ON THIS PROPERTY.

EXISTING LAKE WILL BE USED FOR DETENTION PURPOSES. HYDROLOGY STUDY WILL BE PREPARED BY CIVIL ENGINEER AND SUBMITTED TO COBB COUNTY DURING THE SITE PLAN REVIEW PROCESS.



TYPICAL LOT PLAN VTS

# PRELIMINARY SITE PLAN

SCALE: 1" = 100'

COBB COUNTY GEORGIA  
 FILED IN OFFICE  
 2014 JAN -2 PM 3:35  
 COBB COUNTY ZONING DIVISION



APPLICANT: W&H Investments, LLC

(404) 372-5739

REPRESENTATIVE: Skip Harper

(404) 372-5739

TITLEHOLDER: Estate of Oliver M. Bridges

PROPERTY LOCATION: East side of Hicks Road, south of Pioneer Trail.

(3275 Hicks Road).

ACCESS TO PROPERTY: Hicks Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family house and undeveloped acreage

PETITION NO: Z-11

HEARING DATE (PC): 03-04-14

HEARING DATE (BOC): 03-18-14

PRESENT ZONING: R-20

PROPOSED ZONING: R-15/OSC

PROPOSED USE: Residential Subdivision

SIZE OF TRACT: 20.756 acres

DISTRICT: 17

LAND LOT(S): 20,21

PARCEL(S): 1

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

COMMISSION DISTRICT: 4

**CONTIGUOUS ZONING/DEVELOPMENT**



COBB COUNTY GEORGIA  
FILED IN OFFICE

2014 JAN -2 PM 3: 34

COBB COUNTY ZONING DIVISION



Application #: Z-11

PC Hearing Date: 3-4-14

BOC Hearing Date: 3-18-14

## Summary of Intent for Rezoning

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

- a) **Proposed unit square-footage(s):** 1,860 - 2,500 square feet
- b) **Proposed building architecture:** Traditional homes with exterior materials of hardi-plank siding, shake style shingles, brick or stone, and board and batten.
- c) **Proposed selling prices(s):** \$239,000 to \$280,000's
- 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)**

Additional Information Included in Attachment.

.....  
**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).** \_\_\_\_\_

.....  
**Part 5. Is this application a result of a Code Enforcement action? No  ; Yes \_\_\_ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).**

Applicant signature: Shirley Hampton Date: 1/2/2014

Applicant name (printed): W+H INVESTMENTS, LLC

## Open Space Community Narrative

The subject property is a +/-20.774 acre tract of land belonging to the Oliver M. Bridges Estate located on Hicks Road, north of Stone Harbor Parkway. Currently, an unoccupied home and workshop are situated on the property. W&H Investments, LLC plans to build a community of single family detached homes ranging in size from 1860 sq.ft. to 2500 sq.ft. with anticipated sales prices of \$239,000 to \$289,000. The neighborhood will have a lake and +/-8 acre passive park.

The property has gentle topography and is on grade with Hicks Road along its frontage. From there the property falls gently away from Hicks Road to a +/-1.38 acre spring fed pond located on the eastern third of the property. The western two-thirds of the property contains 35-40 year old pine trees. The pond has served as a recreational area for the Bridges family and for the detention of storm water over the years. There is a small area of +/- .5 acres of wetlands at the northern head of the lake and a +/- .3 acre area of wetlands to the south of the pond dam along an intermittent, wet weather creek. Along the creek and the lake bank, there exists a 25 ft. state water buffer, a 25 ft. Cobb County stream buffer, and a 25 ft. Cobb County impervious surface buffer. There is no flood plain located on the property; however, there is a dam breach area below the dam. Vegetative cover in these low areas consist of mature hardwood and soft wood trees. The land on the eastern side of the lake also has relatively mild topography and rises approximately 15 ft. in elevation between the edge of the lake and the eastern property line.

Currently the property is zoned R-20. It is surrounded by R-15 to the west, R-20 and PUD to the north, and R-20 to the east and south. All of the surrounding properties are developed as single family communities. The Cobb County Future Land Use Map designates this area for Low Density Residential with a density of 0 to 2.5 units per acre. The subject property is ideally suited for the preservation of the wetlands, creek, lake and that portion of unencumbered land east of the creek. In so doing, no roads or sewer lines would be constructed through the sensitive areas of the property, and they can be utilized as a passive park and conservation area.

### A summary of the Open Space Community is show below:

TOTAL SITE AREA:	20.774 ACRES
<u>AREA IN WETLANDS:</u>	<u>0.8 ACRES</u>
NET BUILDABLE AREA:	19.974 ACRES

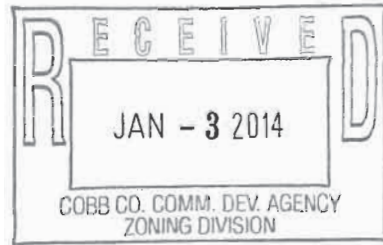
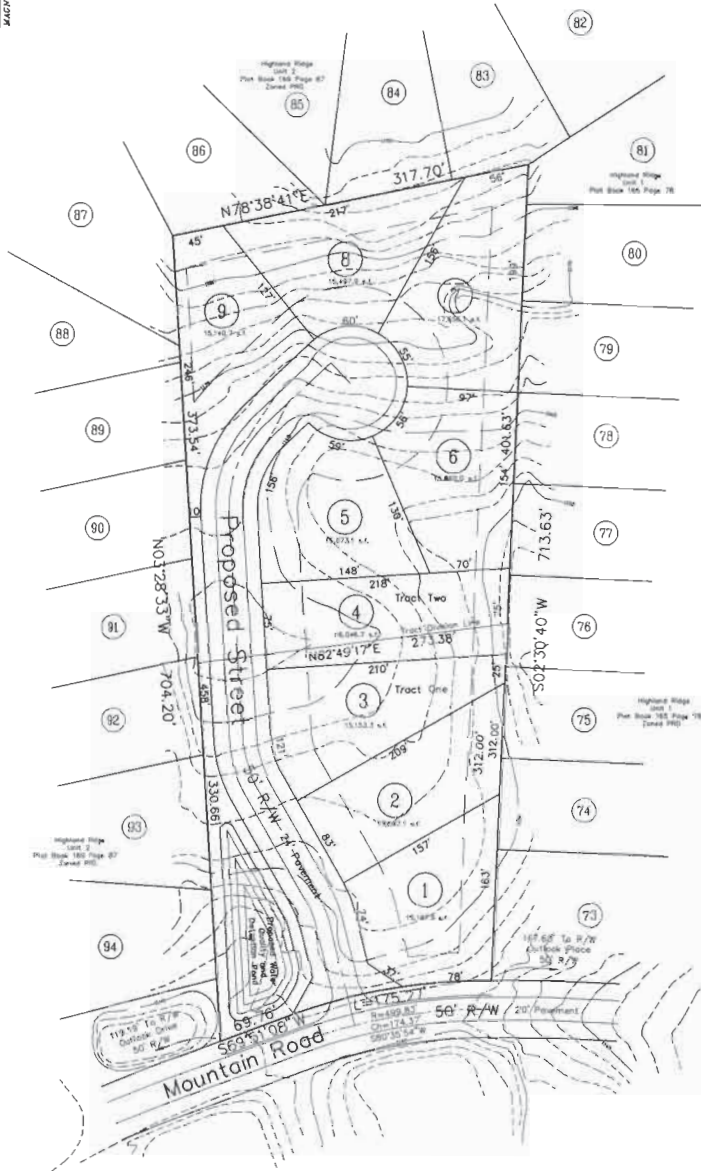
AREA IN LAKE: +/-1.38 ACRES (OPEN SPACE MAY INCLUDE 75% OF LAKE)  
OPEN SPACE SHOWN: +/-7.9 ACRES = 39.5% (>33% QUALIFIES FOR DENSITY BONUS)

DENSITY ALLOWED FOR R-15 OSC WITH DENSITY BONUS: 2.25 U/A  
2.25 UPA X 19.974 NET BUILDABLE ACRES = 44.9 DENSITY ALLOWED

TOTAL NO. OF LOTS SHOWN: 44  
MIN. LOT SIZE SHOWN: 6,000 SQ.FT.  
MIN. LOT WIDTH: 60'  
FRONT SETBACK: 15'  
SIDE SETBACK: 5' WITH MIN. 15' BETWEEN BUILDINGS  
REAR SETBACK: 20'  
MIN. HOUSE SIZE: 1,860 SQFT

COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 JAN - 2 PM 3: 34  
COBB COUNTY ZONING DIVISION





General Notes:

- Boundary information compiled from Deeds and adjacent Subdivision Plats prepared by Dixon's Land Surveying, P.C. recorded in Plat Book 185 Page 79 and Plat Book 188 Page 87.
- Topographic information taken from Cobb County GIS, contour interval is two feet.
- Existing Zoning: 3655 Mountain Road R-20 (1.830 Acres)  
3675 Mountain Road R-30 (2.592 Acres)
- Proposed Zoning: R-15  
Setbacks: Front - 35'  
Rear - 30'  
Side - 10'  
Major Side - 25'
- Minimum House Size - 2,100 Sq. Ft.
- Total Area - 192,627.0 Sq. Ft. 4.422 Acres
- Proposed Lots - 9 Density - 2.04 Units/Acre
- There are no Historic, Archaeological Artifacts or cemeteries located on this site.
- There are no streams or State Waters within 200' of site.

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Board Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Stat. Act O.C.G.A. 15-8-67.

THIS PROPERTY (S) IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE FEDERAL FLOOD HAZARD MAPS MAP # 13070C0002G, DATED Dec. 16, 2008. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE "COMPASS" METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

EQUIPMENT UTILIZED: ANGULAR: SUBSTANTIAL  
LINEAR: SUBSTANTIAL

UNLESS OTHERWISE SHOWN THERE ARE NO NATURAL GEODESIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

ALL MATTERS PERTAINING TO TITLES ARE EXCEPTED.

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235

Tract One  
79,735.4 Sq. Ft.  
1.830 Acres  
Tract Two  
112,891.6 Sq. Ft.  
2.592 Acres  
Total Area  
192,627.0 Sq. Ft.  
4.422 Acres



THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITIES NAMED HEREON AND EXPRESSLY OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.



Larry D. Neese, PLS  
Post Office Box 34  
Jasper, Georgia 30143  
(770) 428-2122  
E-Mail: lneese2236@aol.com  
CLERKED BY HE WHO MOVES HIS NEIGHBOR'S BOUNDARY  
MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". DeW. 27:17

Proposed Subdivision Plat		Richard Duncon		SHEET	
Proposed Subdivision Layout					
LAND CODE: 174	DISTRICT: 16th	DISTRICT: 2nd	LOCAL: 1st	LOCAL: 1st	LOCAL: 1st
CRANTZ: Cobb	CRANTZ: Cobb	CRANTZ: Cobb	CRANTZ: Cobb	CRANTZ: Cobb	CRANTZ: Cobb
STATE: Georgia	DATE: December 31, 2013	SCALE: 1"=50'	DATE: Survey 2013	DATE: Survey 2013	DATE: Survey 2013

**APPLICANT:** Duncan Land Investments, LLC  
(678) 591-7624

**REPRESENTATIVE:** Richard Duncan  
(678) 591-7624

**TITLEHOLDER:** Jacqueline J. Stroud; Elois Auito

**PROPERTY LOCATION:** North side of Mountain Road, west of  
Outlook Place, east of Outlook Drive  
(3665 and 3675 Mountain Road).

**ACCESS TO PROPERTY:** Mountain Road

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family houses

**PETITION NO:** Z-12

**HEARING DATE (PC):** 03-04-14

**HEARING DATE (BOC):** 03-18-14

**PRESENT ZONING:** R-20, R-30

**PROPOSED ZONING:** R-15

**PROPOSED USE:** Residential Subdivision

**SIZE OF TRACT:** 4.422 acres

**DISTRICT:** 16

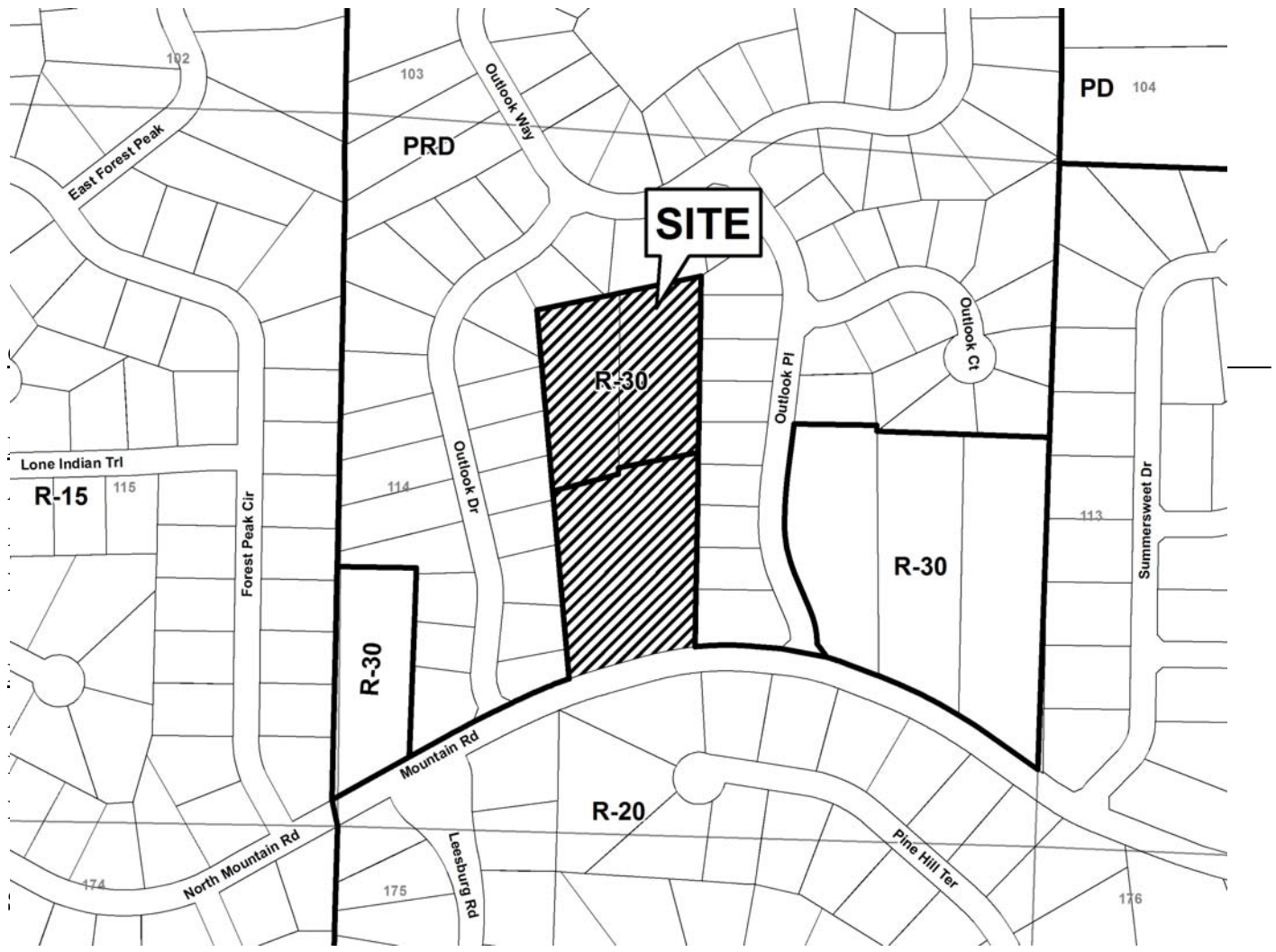
**LAND LOT(S):** 114

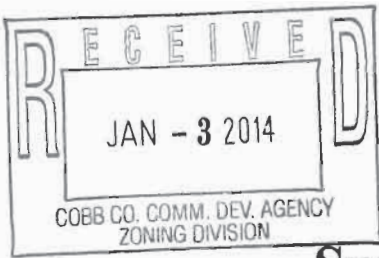
**PARCEL(S):** 2, 7, 8

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**





Application #: 2-12

PC Hearing Date: 3-4-14

BOC Hearing Date: 3-18-14

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): min. 2400 sq. ft.
- b) Proposed building architecture: Craftsman style w/brick, stone, batten board, shakes, or a combination thereof
- c) Proposed selling prices(s): 450,000 - 550,000
- d) List all requested variances: none

### 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). \_\_\_\_\_

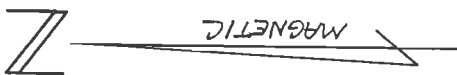
### Part 5. Is this application a result of a Code Enforcement action? No ; Yes (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

Applicant signature: Cynthia Duncan Date: 1-2-14

Applicant name (printed): Cynthia Duncan / manager  
Duncan Land Investments, LLC.

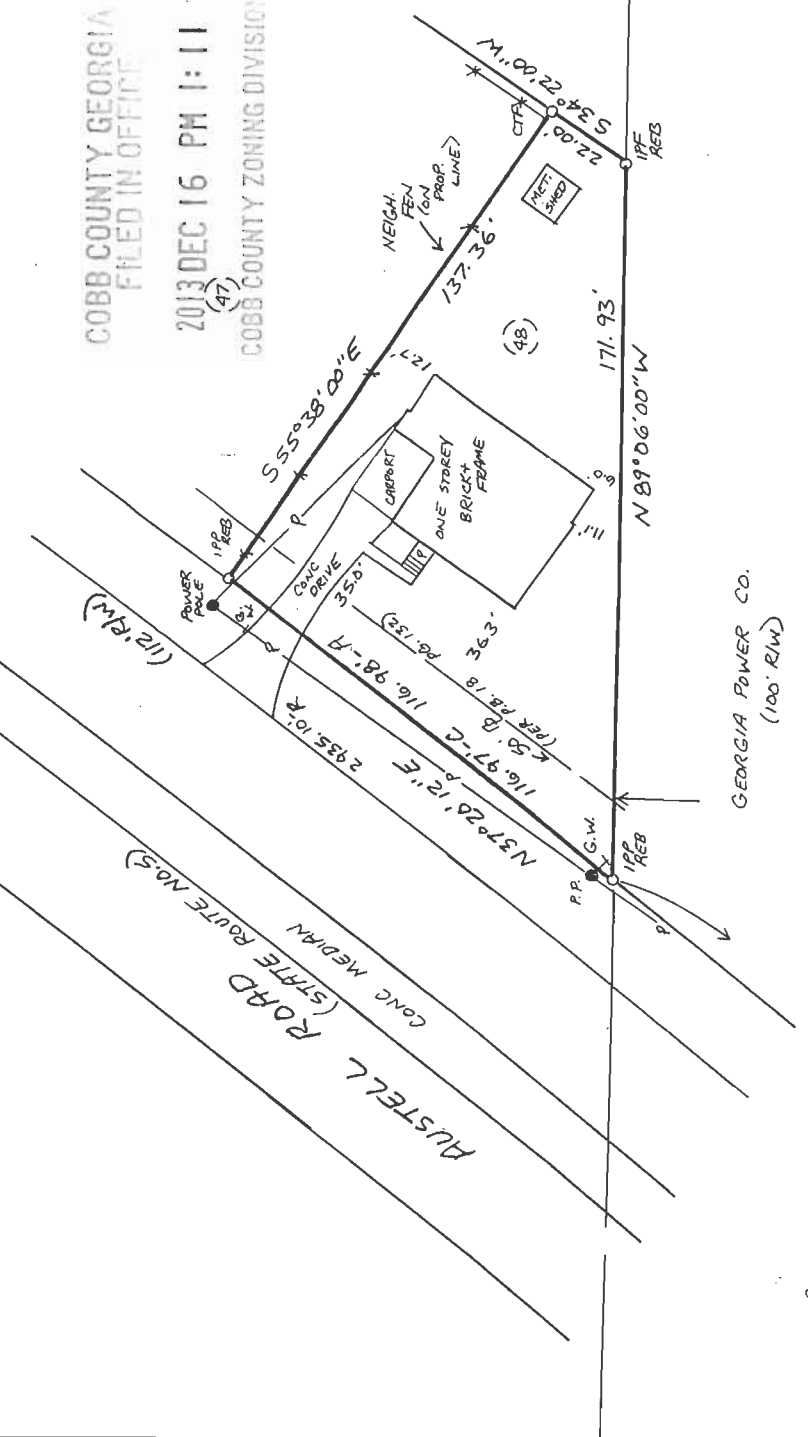


LUP-9  
(2014)



COBB COUNTY GEORGIA  
FILED IN OFFICE  
2013 DEC 16 PM 1:11  
COBB COUNTY ZONING DIVISION

AREA = 0.2194 ACRES  
#18777 AUSTELL ROAD  
D.B. 14562 PGS. 5379-53



PANEL NO. 1306720114 Pg. 3  
LOCATION COBB D.B. X  
IN AN AREA HAVING SPECIAL FLOOD HAZARDS

MAKE THIS DATE, EXAMINE THE "OFFICIAL FLOOD HAZARD MAP" AND TO THE REFERENCE HOUSE NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. THE FIELD DATA FROM WHICH THIS MAP OR PLAT IS BASED HAS BEEN CHECKED BY ME WITHIN ONE FOOT PER ANGLE POINT, AND HAS BEEN ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2500.00 FEET.

EQUIPMENT USED:  
TOPCON 675-210

IN MY OPINION, THIS PLAT IS CORRECT AND ACCURATE. THE SURVEY HAS BEEN PERFORMED IN CONFORMITY WITH THE APPLICABLE STANDARDS AND REGULATIONS OF LAW.

*James A. Evans, Jr.*  
J.A. EVANS  
SURVEYING CO., INC.  
POWDER SPRINGS, GEORGIA  
PH. 770-943-0000

SURVEY FOR:  
CELINE B. HERNANDEZ

REVISIONS	UNIT
LOT PT. 48 BLK.	SANTELL
LAND LOT 155	
DISTRICT 177H	SECTION 2ND
COBB	COUNTY, GEORGIA
PLAT BOOK 18	PAGE 132
DATE: 3-29-12	SCALE: 1" = 30'
	JOB #
	CC
	DRAWN
	CHECK
	115-12

E. COOK

ORIGINALLY FINAL PLATTED 3/5/59

**APPLICANT:** Celene B. Hernandez  
(770) 316-0885

**REPRESENTATIVE:** Celene B. Hernandez  
(770) 316-0885

**TITLEHOLDER:** Celene B. Hernandez

**PROPERTY LOCATION:** Southeast side of Austell Road,  
northeast of Austell Circle  
(1877 Austell Road ).

**ACCESS TO PROPERTY:** Austell Road

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family house

**PETITION NO:** LUP-9

**HEARING DATE (PC):** 03-04-14

**HEARING DATE (BOC):** 03-18-14

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Allow More Unrelated  
Adults and More Vehicles than Code Permits

**SIZE OF TRACT:** 0.2194 acre

**DISTRICT:** 17

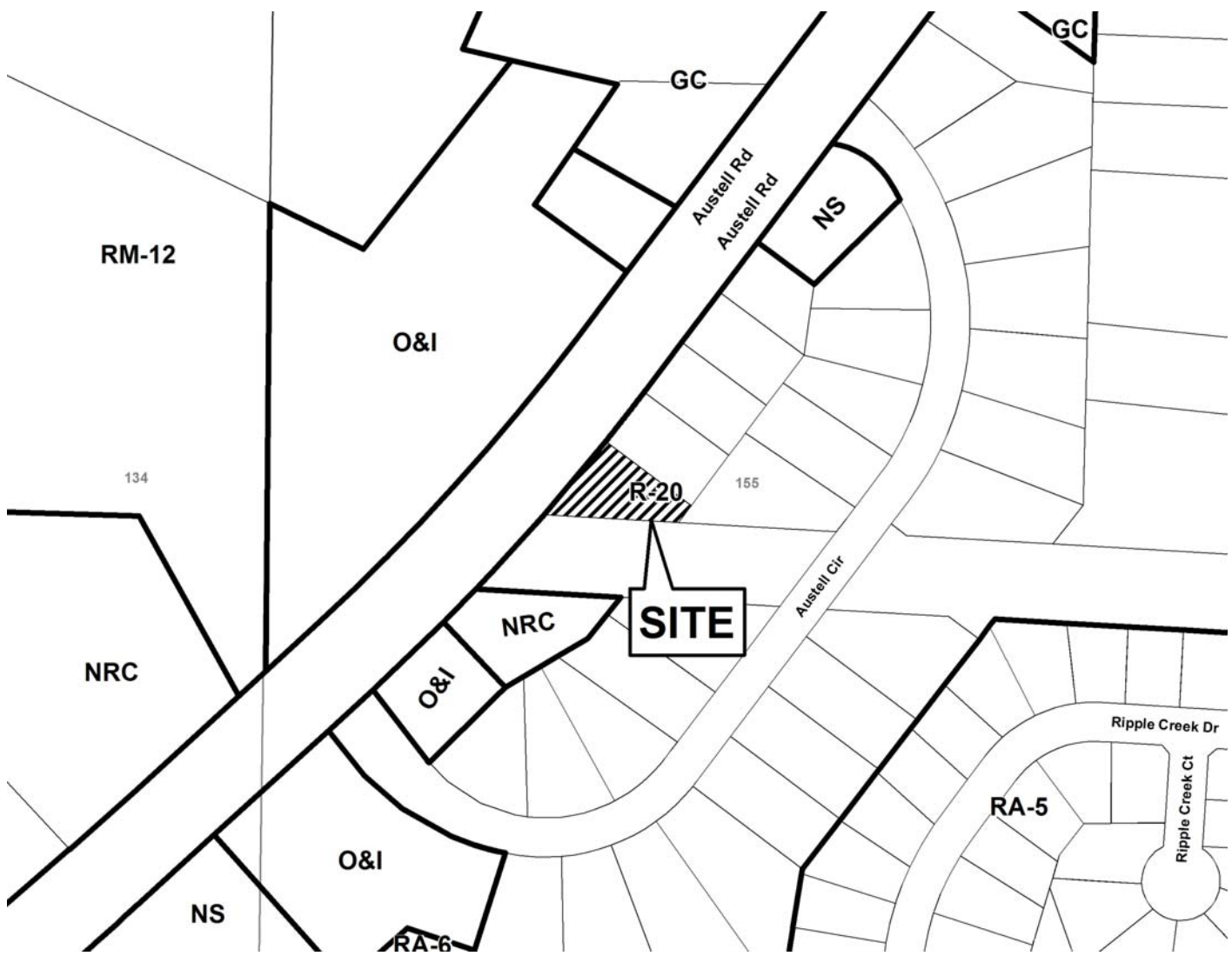
**LAND LOT(S):** 155

**PARCEL(S):** 6

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**





Application #: LVI<sup>2</sup>-9

PC Hearing Date: 3-4-14

BOC Hearing Date: 3-18-14

## TEMPORARY LAND USE PERMIT WORKSHEET FOR NUMBER OF ADULTS AND/OR VEHICLES

1. Number of unrelated adults in the house? NONE

2. Number of related adults in the house? 4

3. Number of vehicles at the house? 5

4. Where do the residents park?  
Driveway: 4; Street: \_\_\_\_\_; Garage: carport 1

5. Does the property owner live in the house? Yes \_\_\_\_\_; No

6. Any outdoor storage? No \_\_\_\_\_; Yes  (If yes, please state what is kept outside): yard tools

7. Length of time requested (24 months maximum): 24 months

8. Is this application a result of a Code Enforcement action? No \_\_\_\_\_; Yes  (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

9. Any additional information? (Please attach additional information if needed):

ALL CARS ARE PARKED ON HARD SURFACE

Applicant signature: Celene B. Hernandez Date: 12/16/13

Applicant name (printed): CELENE Beatriz Hernandez

COBB COUNTY GEORGIA  
FILED IN OFFICE  
2013 DEC 16 PM 1:11  
COBB COUNTY ZONING DIVISION

### ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 900

Number of related adults proposed: 4 Number permitted by code: 2

Number of unrelated adults proposed: 0 Number permitted by code: 2

Number of vehicles proposed: 5 Number permitted by code: 2

Number of vehicles proposed to be parked outside: 4 Number of vehicles permitted 3



LUP-10  
(2014)

**GENERAL NOTES~**

ANG. ERROR: 2" PER TURN  
FIELD PRECISION: 1 IN 56,553  
COMPASS RULE ADJUSTMENT  
EQUIPMENT: TOPCON GTS-235.  
PLAT PRECISION: 1 IN 290,124  
ALL MATTERS OF TITLE ARE EXCEPTED.

ALL I.P.'s ARE 1/2" REBARS,  
UNLESS OTHERWISE INDICATED.

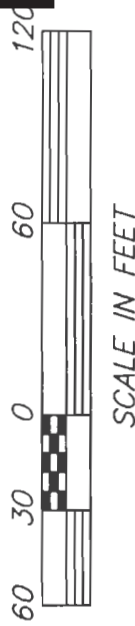
THIS SURVEY WAS PREPARED  
WITHOUT THE BENEFIT OF A  
TITLE SEARCH. THERE MAY BE  
EASEMENTS OR OTHER  
ENCUMBRANCES NOT SHOWN.

\*PER DEED AND PLAT RECORDS;  
NO MONUMENT FOUND.

REFERENCES: 1) DB 14870, PG. 6182  
2) PB 7, PG. 197

CURRENT ZONING = R-20.

SETBACKS:  
FRONT = 35'  
SIDE = 10'  
REAR = 35'

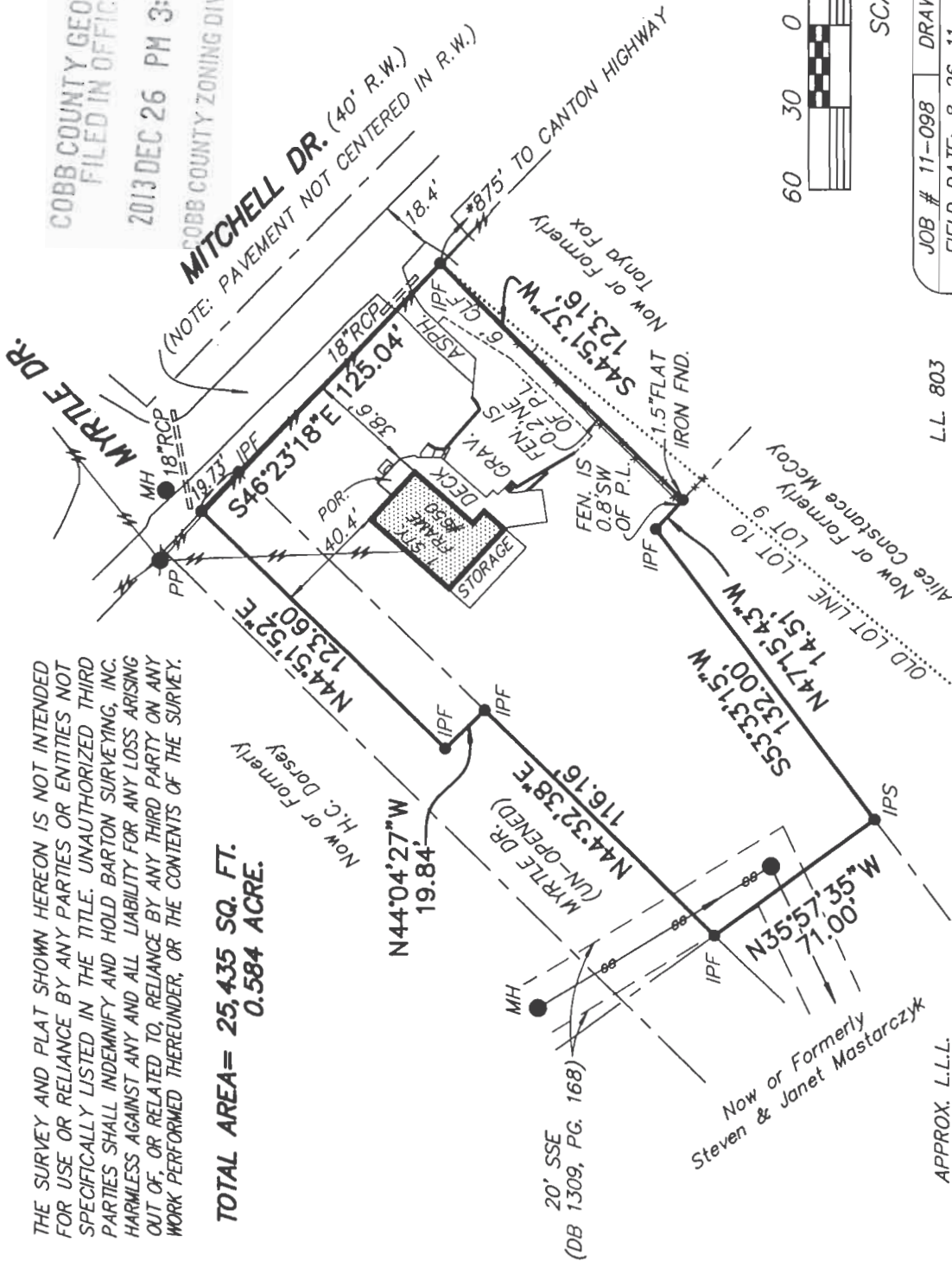


JOB # 11-098 DRAWN BY: TLD CHECKED BY: DB  
FIELD DATE: 8-26-11 PLAT PREPARED: 8-29-11

**BOUNDARY SURVEY FOR**

**MARSHA SOUDERS**

(INCLUDES PART OF LOT 10, BLOCK A, WEST OAK SUBDIVISION)  
LOCATED IN LAND LOT 803  
16th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA  
AUGUST 26, 2011 1"=60'



THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, INC. HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

**TOTAL AREA= 25,435 SQ. FT.  
0.584 ACRE.**

MAGNETIC NORTH

L.L. 803  
L.L. 854

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13067C 0106 G, DATED DECEMBER 16, 2008, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

**BARTON SURVEYING**

**INC.**



1500 PALM STREET  
CANTON, GEORGIA 30115  
(770) 345-2810



APPROX. L.L.L.

**APPLICANT:** Marsha Souders  
(770) 833-7173

**REPRESENTATIVE:** Marsha Souders  
(770) 833-7173

**TITLEHOLDER:** Robert S. Souders

**PROPERTY LOCATION:** Southwest side of Mitchell Drive,  
west of Canton Road  
(650 Mitchell Drive).

**ACCESS TO PROPERTY:** Mitchell Drive

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family house

**PETITION NO:** LUP-10

**HEARING DATE (PC):** 03-04-14

**HEARING DATE (BOC):** 03-18-14

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Parking Equipment for  
Landscape Business

**SIZE OF TRACT:** 0.58 acre

**DISTRICT:** 16

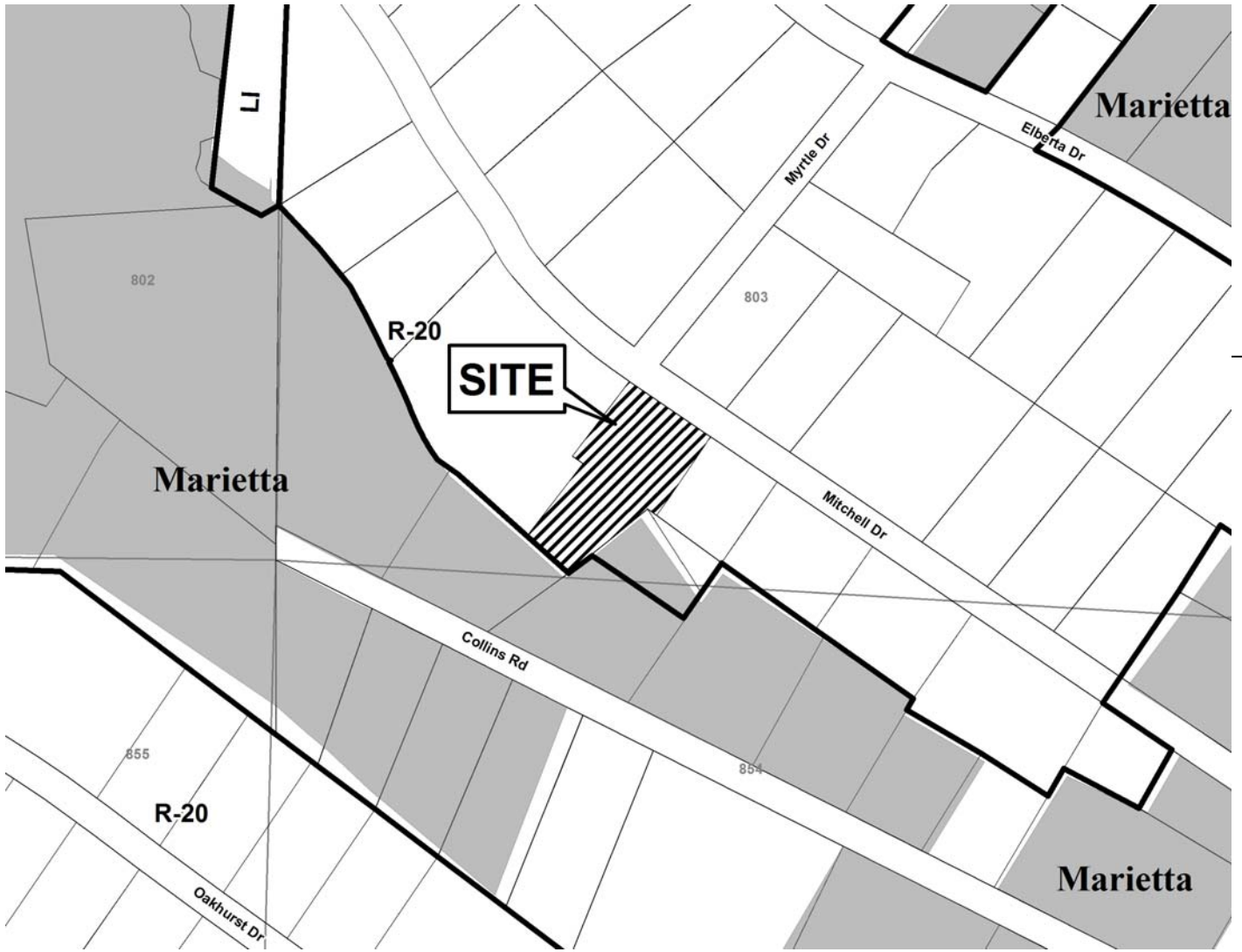
**LAND LOT(S):** 803

**PARCEL(S):** 27

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**





Application #: LUP-10  
 PC Hearing Date: 3-4-14  
 BOC Hearing Date: 3-18-14

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business, or request? Landscape Service
2. Number of employees? 2
3. Days of operation? Mon - Fri
4. Hours of operation? 8A - 6p
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): NONE  
SON - Lives at home
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.): Ford F150 with Dump body  
Ford F550 - utility truck - bobcat + trailer
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 SON Lives at home
11. Any outdoor storage? No X ; Yes \_\_\_\_\_. (If yes, please state what is kept outside): \_\_\_\_\_
12. Length of time requested (24 months maximum): 12 months
13. Is this application a result of a Code Enforcement action? No \_\_\_\_ ; Yes X (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed):  
Attached letter

COBB COUNTY GEORGIA  
 FILED IN OFFICE  
 2013 DEC 26 PM 3:39  
 COBB COUNTY ZONING DIVISION

Applicant signature: Marsha Sanders Date: 12/26/13  
 Applicant name (printed): Marsha Sanders



LUP-11  
(2014)

**SURVEY**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.

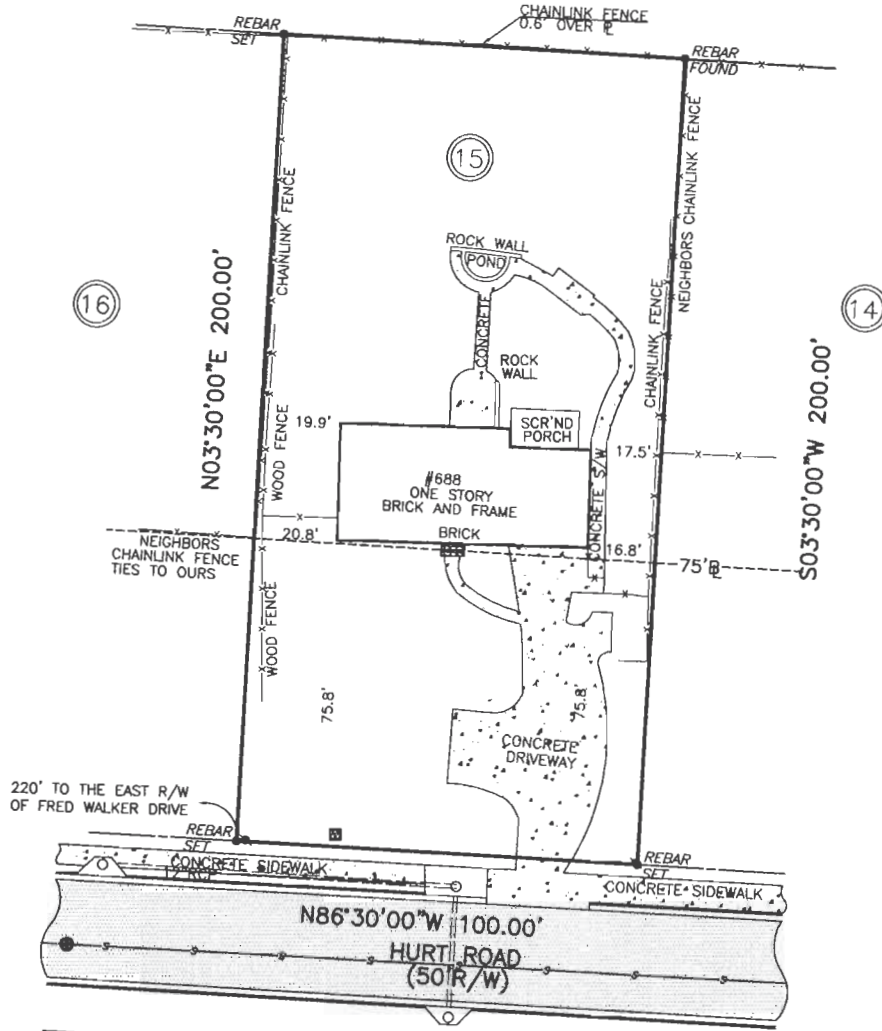
EXCLUSIVE USE OF THE PLAT AND HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

- 4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" 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 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
- 5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- 6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- 7. THIS PLAT NOT INTENDED FOR RECORDING.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

S86°30'00"E 100.00'

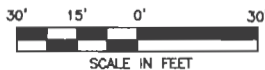


COBB COUNTY ZONING DIVISION  
 2014 JAN -2 AM 10:26  
 FILED IN OFFICE  
 COBB COUNTY GEORGIA

**REFERENCE MATERIAL**

- 1. WARRANTY DEED IN FAVOR OF PAUL A. STAMEY-LUCAS DEED BOOK 14940 PAGE 6123-6124 COBB COUNTY, GEORGIA RECORDS

TOTAL AREA= 0.459± ACRES  
OR 20,000± SQ.FT.



688 HURT ROAD  
SMYRNA, GEORGIA

**McLUNG SURVEYING SERVICES, INC.**  
4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383  
Certificate of Authorization #LSF000752

This property is not located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

This original of this document was sealed and signed by Michael R. Noles L.S. #2646 THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Noles  
Georgia RLS #2646  
Member SAMSOC  
JOB#235354

**LEGEND**

- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- POWER POLE
- LIGHT POLE
- ⊙ POWER METER
- ⊞ POWER BOX
- ⊞ AIR CONDITION
- ⊞ TELEPHONE BOX
- ⊞ GAS METER
- ⊞ GAS VALVE
- ⊞ WATER METER
- ⊞ WATER VALVE
- ⊞ JUNCTION BOX
- ⊞ DROP INLET
- SANITARY SEWER MANHOLE

SURVEY FOR  
PAUL A. STAMEY-LUCAS

LOT 15  
NICKAJACK HOMES SUBDMISION  
TRACT 2

LAND LOT 50  
DISTRICT 17TH. 2ND. SECTION  
COBB COUNTY  
GEORGIA

PLAT PREPARED: 12-26-13  
FIELD: 12-19-13 SCALE: 1"=30'

PG 12  
PG 146

**APPLICANT:** Paul A. Stamey-Lucas  
(770) 438-0033

**REPRESENTATIVE:** Paul A. Stamey-Lucas  
(770) 438-0033

**TITLEHOLDER:** Paul A. Stamey-Lucas

**PROPERTY LOCATION:** North side of Hurt Road, east of  
Fred Walker Drive  
(688 Hurt Road ).

**ACCESS TO PROPERTY:** Hurt Road

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family house

**PETITION NO:** LUP-11

**HEARING DATE (PC):** 03-04-14

**HEARING DATE (BOC):** 03-18-14

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Personal Care Home

**SIZE OF TRACT:** 0.459 acre

**DISTRICT:** 17

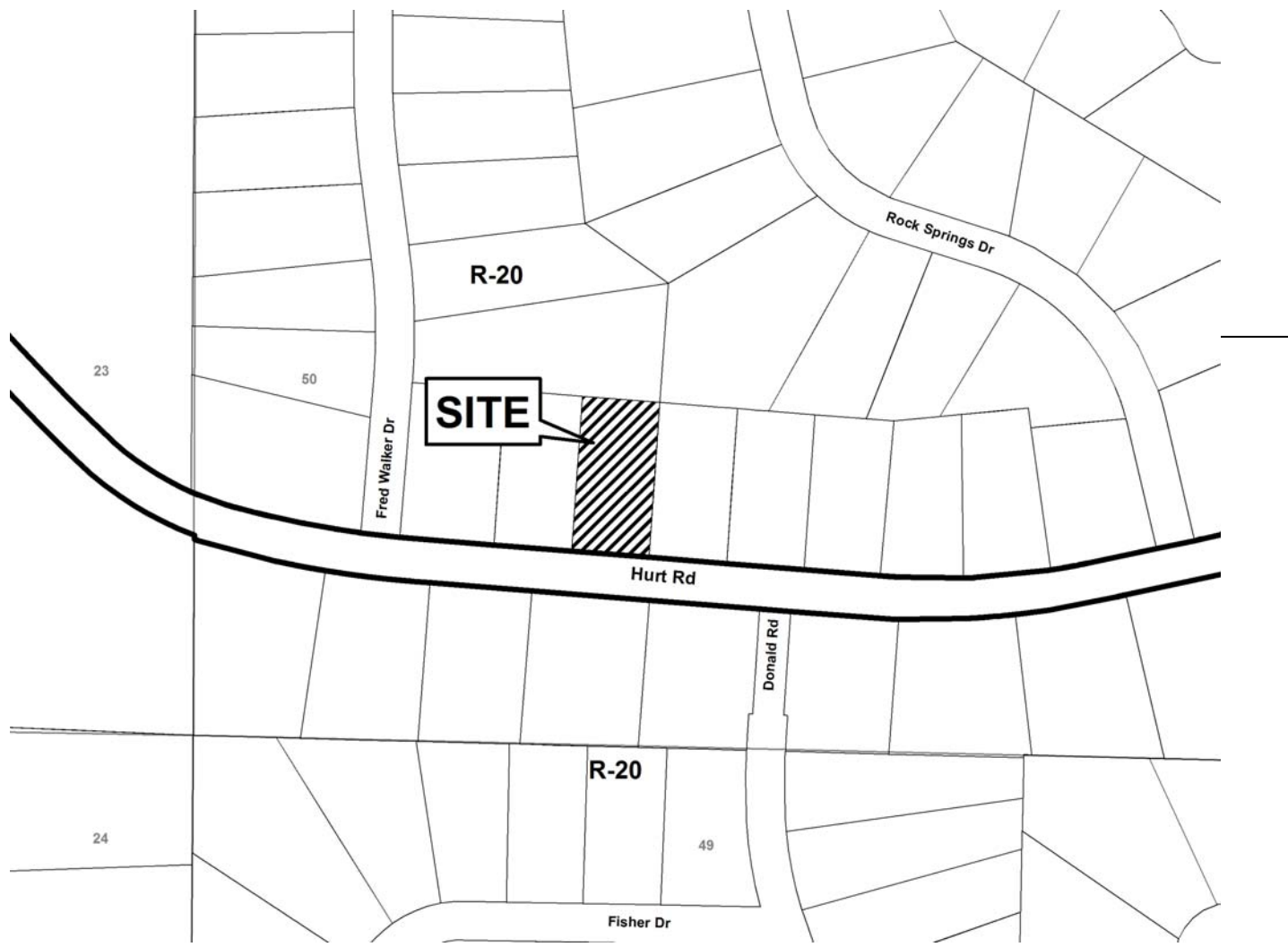
**LAND LOT(S):** 50

**PARCEL(S):** 36

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**





COBB COUNTY GEORGIA  
FILED IN OFFICE

2014 JAN -2 AM 10:25

Application #: LUR-11

PC Hearing Date: 3-4-14

BOC Hearing Date: 3-18-14

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Residential Care Facility / Personal Care Home
2. Number of employees? 3 employees - 1 on premises every 24 hr shift
3. Days of operation? 7 days a week
4. Hours of operation? 24 hours
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 3 - Visiting Health Care Professionals / M.D.'s
6. Where do clients, customers and/or employees park?  
Driveway: X ; Street: \_\_\_\_\_ ; Other (Explain): \_\_\_\_\_  
Ample Concrete Driveway/Parking Pad Parking for up to 8 vehicles
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.): 1  
(personal car of Certified Nursing Assistant on duty)
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.)  
Medication Delivery twice monthly via Courier (small car)
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 Cobb County will allow
13. Any additional information? (Please attach additional information if needed):  
Please see attachment to allow for a maximum of 6 residents

Applicant signature: Paul A. Stamey-Lucas Date: 1.2.2014

Applicant name (printed): Paul A. Stamey-Lucas

LUP-12 (2014)

Exhibit

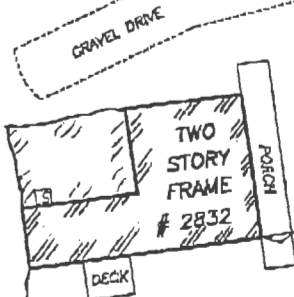
WITHDRAWN WITHOUT PREJUDICE



N/F O.M. LITTLETON  
N00°00'00"E 122.50'

3/4" O.T.P.F.

S87°35'35"E 241.33'



1/2" R.B.F.

S09°37'15"E 135.00'

OLD VILLA RICA ROAD - 50' R/W

1/2" R.B.F.

N85°30'12"W 264.49'  
(DEED N 85°19'W-285.0')

26.4'

52.6'

140.00' TO THE R/W OF GLEN ROAD

1/2" R.B.F.

L.L. 608 L.L. 609

AREA: 32,083 S.F.  
0.737 ACRES

N/F MICHAEL O. LITTLETON

P.B. 16, PAGE 114

D.B. 7158, PAGE 256

COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 JAN -2 AM 11:48  
COBB COUNTY ZONING DIVISION

Legend

RBS	Rebar set	SSE	Sanitary sewer ssm
RSF	Rebar fnd	R/W	Right-of-way
OTPF	Open top pipe fnd	PB/PB	Plat book/page
OPTS	Open top pipe set	CONC	Concrete
CTPF	Crimped top pipe fnd	DK	Deck
CTPS	Crimped top pipe set	PAT	Patio
BL	Building line	P	Porch
DE	Drainage ssm	S	Stoop
UZ	Utility ssm	-x-	Fence



GRAPHIC SCALE - FEET

98080040 STERRE

**THE CARTER GROUP**

P.O. Box 956443  
Duluth, GA 30136  
(770) 717-1413

SURVEY FOR: SUSIE TREDEL

SUB REECE PROPERTY

LOT PART OF 15

BLOCK B

UNIT

LAND LOT 609, 19TH DISTRICT

2ND SECTION  
COUNTY, GEORGIA

SCALE 1" = 50' DATE: 08/05/98

In my opinion, this plat is a correct representation of the land platted

\*The field data upon which this plat is based has a closure precision of one foot in 10,000 feet and an angular error of 5 seconds per angle point and was adjusted using the Compass Rule.  
\*This plat has been calculated for closure and is found to be accurate within one foot in 10,000 feet.  
\*Equipment used: Topcon GTS 303 Total Station.

This is to certify that this property IS NOT located in a Zone A Flood Hazard Area per F.E.M.A. (F.I.R.M.) panel.

NO. 13067C 0065E Dated 8/18/92

COBB  
*James H. Carter*





**APPLICANT:** Rachel D. Naddor  
(770) 843-6551

**REPRESENTATIVE:** Rachel D. Naddor/Deserving Peace Int'l  
(770) 843-6551

**TITLEHOLDER:** Mirrine Sue Trettel

**PROPERTY LOCATION:** West side of Old Villa Rica Road, north  
of Glenn Road  
(2832 Old Villa Rica Road).

**ACCESS TO PROPERTY:** Old Villa Rica Road

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family house

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-12

**HEARING DATE (PC):** 03-04-14

**HEARING DATE (BOC):** 03-18-14

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Group Home

**SIZE OF TRACT:** 0.74 acre

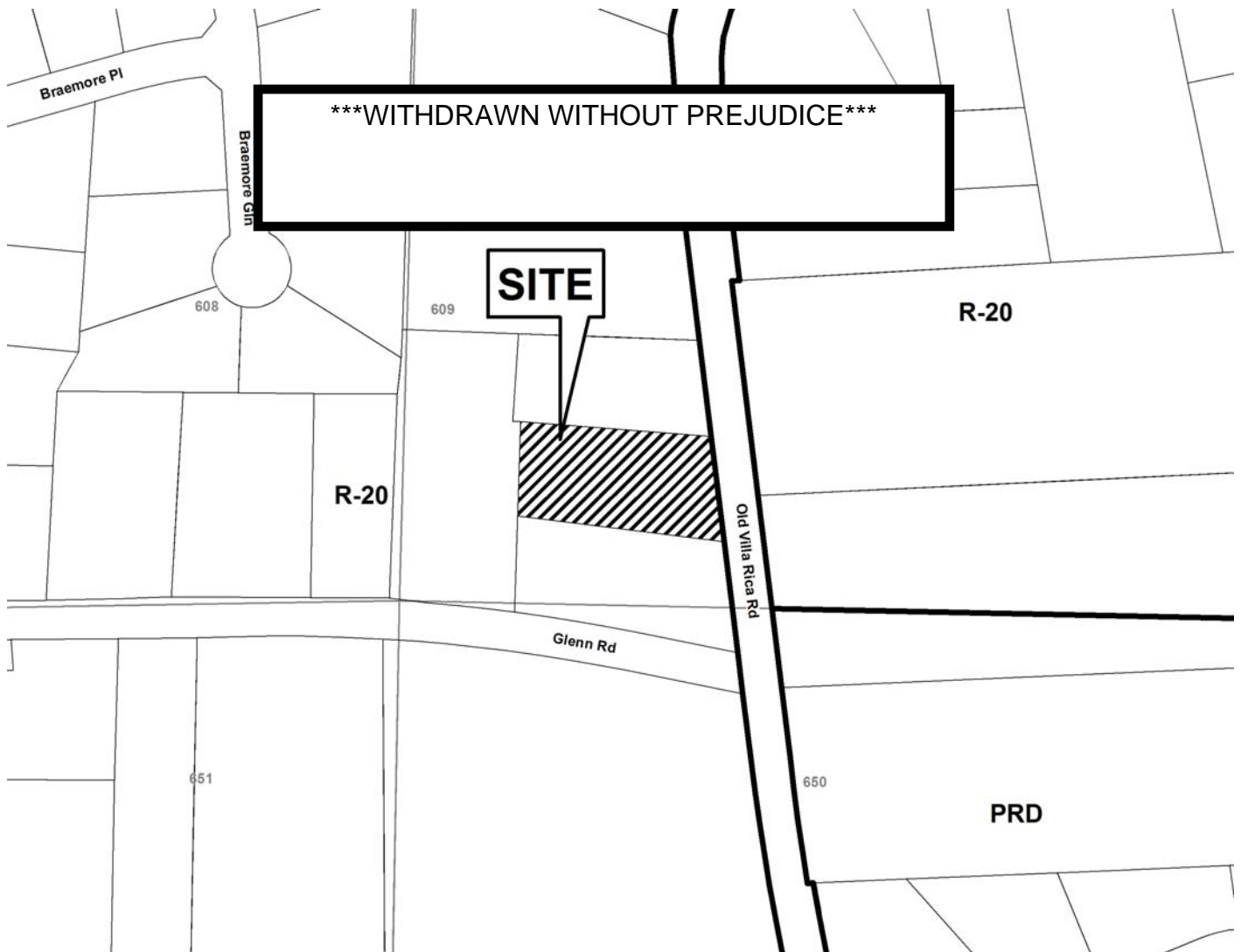
**DISTRICT:** 19

**LAND LOT(S):** 609

**PARCEL(S):** 7

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

**COMMISSION DISTRICT:** 4



# SLUP-3 (2014)

Book & Clark's National Surveyors  
National Coordinators of ALTA/ACSM Land  
533 North Coopers Road, Aurora, Ohio 44203  
Phone: (800) 695-7429 / (727-4397) Fax: (330) 886-2000 www.bookandclark.com



**Book & Clark's National Surveyors**  
12044 State Road 112  
Aurora, Ohio 44203  
Phone: (330) 886-2000  
Fax: (330) 886-2001  
www.bookandclark.com

## Record Description

This is a plat of the Survey of the... (Detailed survey description text)

This plat is being recorded for the... (Detailed survey description text)

## ALTA/ACSM Land Title Survey

George Door  
12044 State Road 112  
Aurora, Ohio 44203  
Phone: (330) 886-2000  
Fax: (330) 886-2001  
www.bookandclark.com

ALTA/ACSM Land Title Survey... (Survey details and notes)

## Legend of Symbols & Abbreviations

Symbol	Description
Symbol 1	Survey Boundary Line
Symbol 2	... (Other symbols and descriptions)

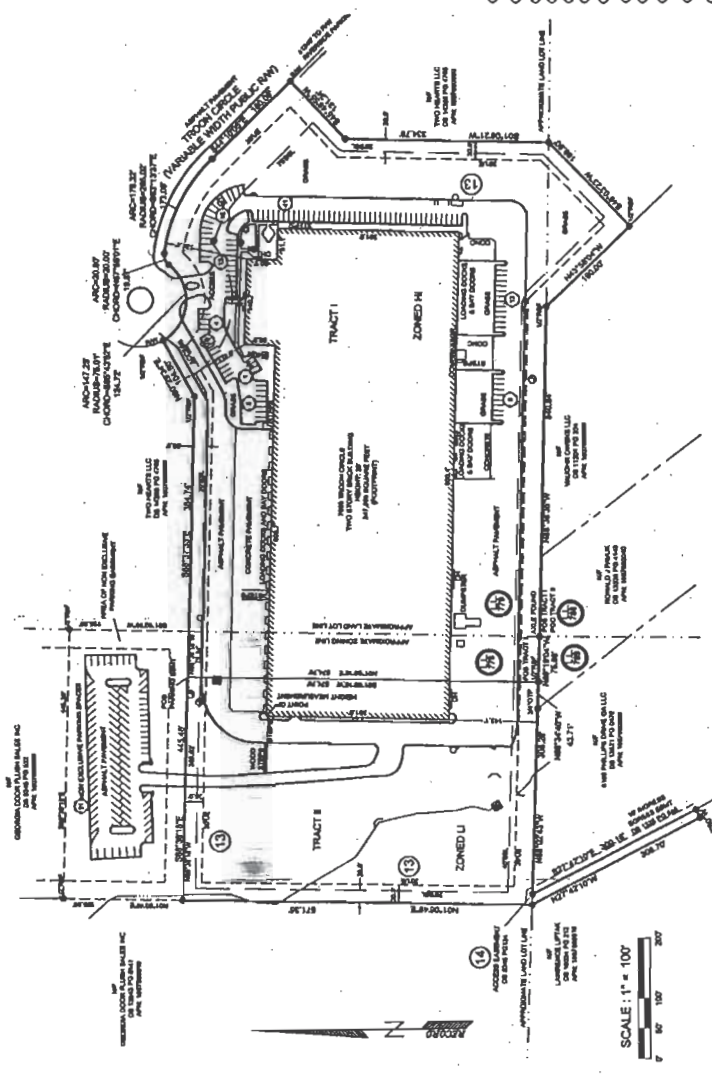
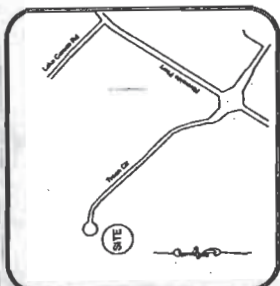
## Items Corresponding to Schedule B-11

- 12. ... (List of items corresponding to Schedule B-11)
- 13. ...
- 14. ...

## Zoning Information

Refer to the zoning ordinance... (Zoning information text)

## Vicinity Map



SCALE: 1" = 100'

## Area

Net 13.516 acres (59.157 acre ft)  
Total 17.485 acres (77.158 acre ft)

## FLOOD NOTE

Refer to the Flood Hazard... (Flood note text)

## Utility Notes

- 12. ... (Utility notes and schedule references)
- 13. ...

## Significant Observations

None reported at time of survey

## Miscellaneous Notes

- 12. ... (Miscellaneous notes and schedule references)
- 13. ...
- 14. ...

## CONTRACT #33

Order issued after and based on the... (Contract details)

**APPLICANT:** BCL-Atlanta, LLC  
(847) 656-1112

**REPRESENTATIVE:** Elan Peretz  
(847) 656-1100

**TITLEHOLDER:** BCL-Atlanta, LLC

**PROPERTY LOCATION:** Southwest side of Troon Circle,  
northwest side of Riverside Parkway  
(7905 Troon Circle )

**ACCESS TO PROPERTY:** Troon Circle

**PHYSICAL CHARACTERISTICS TO SITE:** Developed industrial  
office/warehouse

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** SLUP-3

**HEARING DATE (PC):** 03-04-14

**HEARING DATE (BOC):** 03-18-14

**PRESENT ZONING:** LI & HI  
(HI Application on February's Agenda)

**PROPOSED ZONING:** Special Land  
Use Permit

**PROPOSED USE:** Battery Manufacturing

**SIZE OF TRACT:** 4.966 acres

**DISTRICT:** 18

**LAND LOT(S):** 778,788,789

**PARCEL(S):** 2

**TAXES: PAID**  **DUE**

**COMMISSION DISTRICT:** 4

