

# PRELIMINARY ZONING ANALYSIS

**Planning Commission Hearing Date: June 3, 2014**

**Board of Commissioners Hearing Date: June 17, 2014**

**Due Date: May 2, 2014**

**Date Distributed/Mailed Out: April 11, 2014**



*Cobb County... Expect the Best!*

**ZONING PLAT**  
**LOT 15 CONCORD SUBDIVISION**  
LOCATED IN  
LAND LOT 351  
17TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA  
PREPARED FOR  
**MIGUEL ALVAREZ**

**5991**  
JOB NUMBER  
5991 PRO  
PLAT NUMBER  
MARCH 5, 2014  
DATE  
1" = 40'  
SCALE  
CHECKED BY  
DRAWN BY



**BERTON**  
SURVEYING & DESIGN, INC.  
LAND SURVEYING  
SUBDIVISION & COMMERCIAL SITE DESIGN  
950 WEST SANDTOWN ROAD  
MARIETTA, GEORGIA 30064  
(678) 483-0242

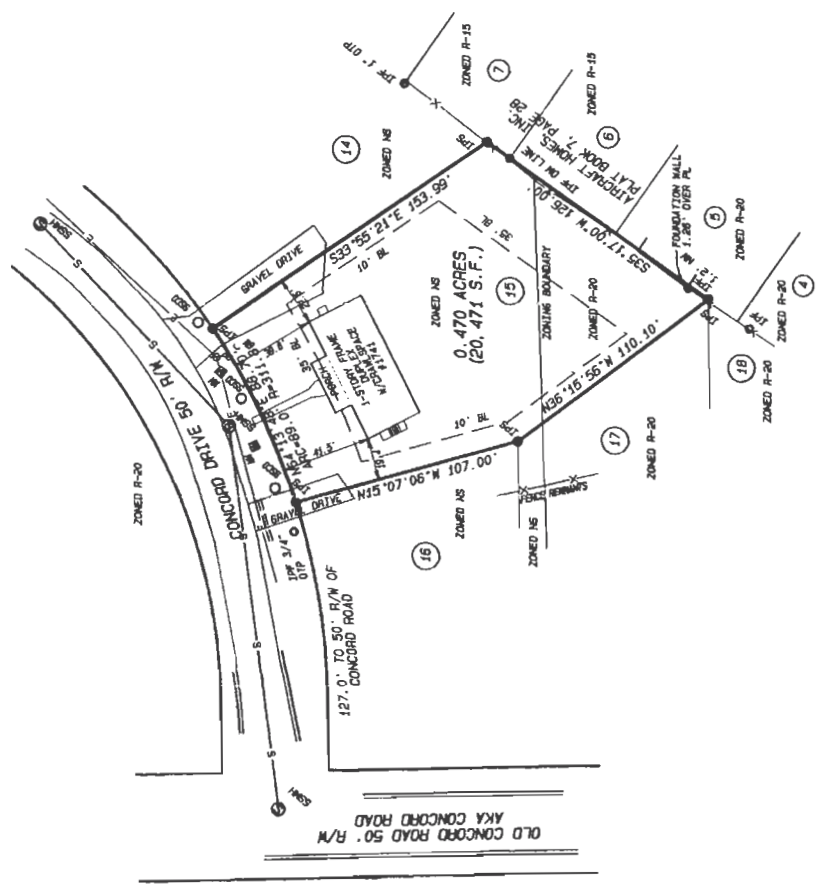
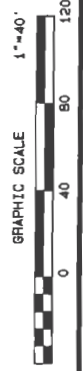
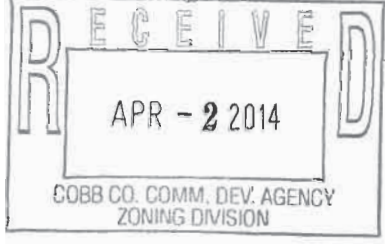
5991



**LOCATION MAP**  
1" = 6000 FT.

CONTACT:  
MIGUEL ALVAREZ  
1648 GEORGIA AVENUE  
MARIETTA, GA. 30080  
404-461-8881

CURRENT ZONING: R-20 & NS  
PROPOSED ZONING: R-20  
MIN. LOT SIZE: 20,000 S.F.  
MIN. ROAD FRONTAGE: 75 FT.  
MIN. LOT WIDTH FROM SETBACK: 75 FT.  
FRONT BUILDING LINE: 10 FT.  
SIDE BUILDING LINE: 10 FT.  
REAR BUILDING LINE: 35 FT.



- SURVEY NOTES:**
1. THIS PLAN WAS PREPARED FOR THE PURPOSE OF THE RECORDING OF THIS PLAT.
  2. THE FIELD DATA FROM WHICH THIS PLAT IS BASED HAS BEEN RECHECKED AND FOUND TO BE CORRECT.
  3. THE COMMISSIONER HAS REVIEWED THIS PLAT AND HAS ADVISED THAT THE SAME COMES WITHIN THE PROVISIONS OF THE ZONING ORDINANCE OF COBB COUNTY, GEORGIA.
  4. DATE OF SURVEY: 3/24/2014
  5. I HAVE, THIS DATE, EXAMINED THE ORIGINAL FIELD NOTES AND THE FIELD BOOKS AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN ANY AREA HAVING SPECIAL FLOOD HAZARD DESIGNATIONS.
  6. I AM NOT AWARE OF ANY OTHER SPECIAL FLOOD HAZARD DESIGNATIONS IN THE AREA OF THIS PROPERTY.

- SURVEY REFERENCES:**
1. PLAT OF CONCORD SUBDIVISION IN PLAT BOOK 5, PAGE 115.
  2. PLAT OF CONCORD SUBDIVISION IN PLAT BOOK 4, PAGE 188.

IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

**ABBREVIATION LEGEND**

B/L	BUILDING LINE
C/P	CORROGATED METAL PIPE
F/H	FIRE HYDRANT
F/P	FIRE PLUG
G/P	GRASSY AREA
I/P	IRON PIN SET
L/V	LAND VALUE
L/L	LAND LOT LINE
N/O	NON-OCCUPIED
O/P	OPEN TOP PIPE
P	POINT OF BEGINNING
P/R	POWER POLE
R/M	RIGHT-OF-WAY
S/P	SOIL PROFILES
S/W	SWITCH
W/M	WATER METER

**SYMBOL LEGEND**

—	Guy Wire
—	Fire Hydrant
—	Drop Inlet
—	Water Meter
—	Neter Valve
—	Power Pole
—	Sanitary Sewer Manhole
—	Meter Line
—	Sanitary Sewer Line
—	Water Mains
—	Right of Way

APPLICANT: Miguel Alvarez

(404) 461-8881

REPRESENTATIVE: Miguel Alvarez

(404) 461-8881

TITLEHOLDER: Miguel Z. Alvarez

PROPERTY LOCATION: South side of Concord Drive, east of

Old Concord Road

(1741 Concord Drive)

ACCESS TO PROPERTY: Concord Drive

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

\_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

PETITION NO: Z-29

HEARING DATE (PC): 06-03-14

HEARING DATE (BOC): 06-17-14

PRESENT ZONING: NS, R-20

PROPOSED ZONING: R-20

PROPOSED USE: Single-family Residential

SIZE OF TRACT: 0.470 acres

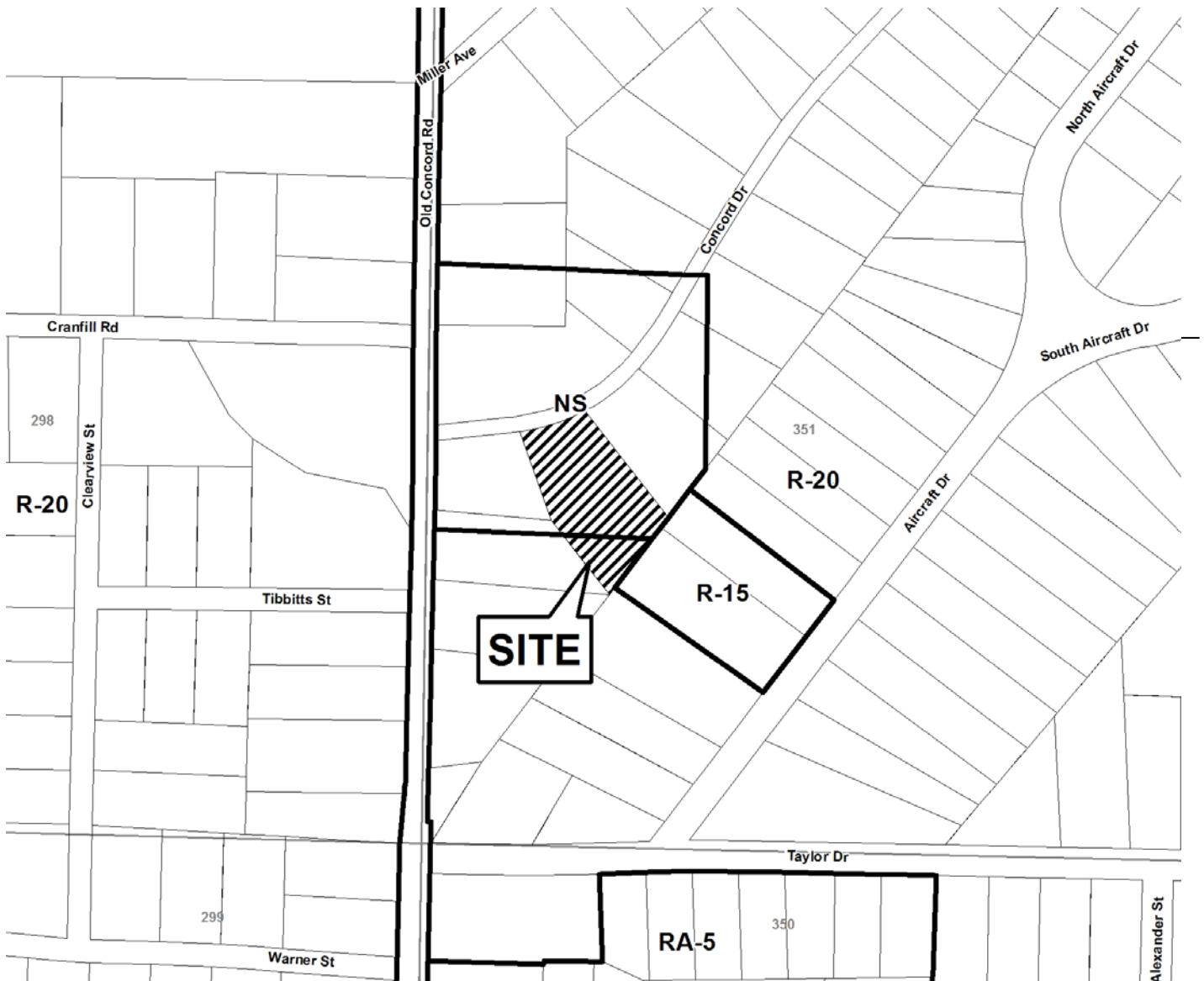
DISTRICT: 17

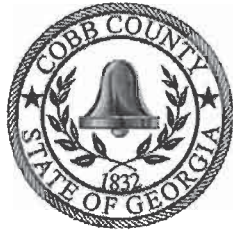
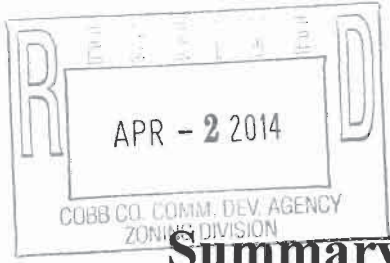
LAND LOT(S): 351

PARCEL(S): 142

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

COMMISSION DISTRICT: 4





Application #: Z-29  
PC Hearing Date: 6-3-14  
BOC Hearing Date: 6-17-14

# Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 20,471 s.f
- b) Proposed building architecture: Single Family Home
- c) Proposed selling prices(s): N/A
- d) List all requested variances: One

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

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: Miguel Alvarez Date: 4-2-14

Applicant name (printed): Miguel Alvarez

**Z-30  
(2014)**

**ZONING SITE PLAN**

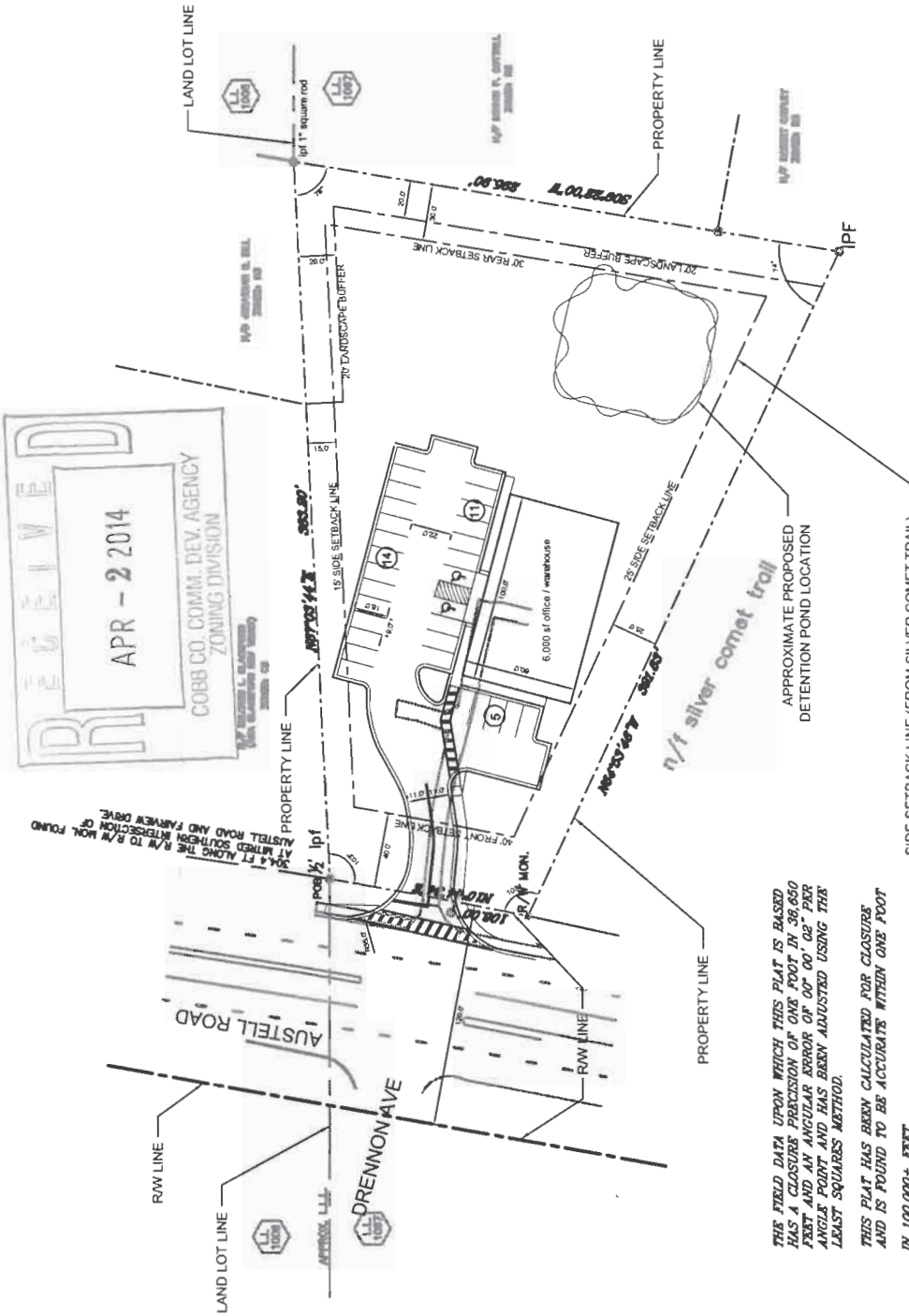
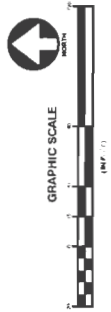
DATE	DESCRIPTION

Austell Road Office  
Zoning Site Plan  
4511 Austell Road  
Cobby Corporation & Technologies, Inc.  
Atlanta, GA 30306

**SUMMARY TABLE**

TOTAL SITE AREA:	75,000 SF (1.74 AC)
TOTAL IMPERVIOUS AREA:	21,044 SF (0.48 AC) 27.7%
TOTAL BUILDING AREA:	6,000 SF
EXISTING ZONING:	R4
PROPOSED ZONING:	C81
LAND LOT:	1007
DISTRICT:	2ND
PARKING REQUIRED (PER ZONE OR - USE OFFICE SERVICE AND SUPPLY ESTABLISHMENT)	70 (1 PER 20 SQ FT)
TOTAL BUILDING AREA:	6000 SQ FT
TOTAL PARKING PROVIDED:	30 (1 PER 200 SQ FT)

**CONTACT INFORMATION:**  
**OWNER / DEVELOPER:**  
 Egbert Fabrice  
 4511 Austell Road  
 Austell, GA 30106  
 678.618.0517  
 Contact: Tommy Onik  
**SURVEYOR:**  
 Sawinney & Associates  
 322 Hastings Way  
 Jonesboro, GA 30238  
 678.478.8857  
**ENGINEER:**  
 A&R Engineering, Inc.  
 2160 Kingston Court, Ste O  
 Marietta, GA 30068  
 770.690.9255  
 Contact: Victor Rachael



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,650 FEET AND AN ANGULAR ERROR OF 00' 00" 02" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE LEAST SQUARES METHOD.  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.  
 THIS SITE IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEPICTED BY THE REFERENCE PLANS.

SIDE SETBACK LINE (FROM SILVER COMET TRAIL)

APPROXIMATE PROPOSED DETENTION POND LOCATION

1/1 silver comet trail

APPLICANT: Egbel Faibille

(404) 421-2474

REPRESENTATIVE: Tommy Ork

(678) 618-0517

TITLEHOLDER: Egbel Faibille

PROPERTY LOCATION: East side of Austell Road, south of

Fairview Drive

(4511 Austell Road)

ACCESS TO PROPERTY: Austell Road

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

PETITION NO: Z-30

HEARING DATE (PC): 06-03-14

HEARING DATE (BOC): 06-17-14

PRESENT ZONING: R-20

PROPOSED ZONING: O&I

PROPOSED USE: Office

SIZE OF TRACT: 1.80 acres

DISTRICT: 19

LAND LOT(S): 1067

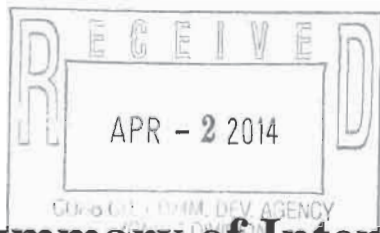
PARCEL(S): 6

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

COMMISSION DISTRICT: 4

**CONTIGUOUS ZONING/DEVELOPMENT**





Application No. Z-30  
6-3-14  
6-17-14

# 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): OFFICE
  - b) Proposed building architecture: STEEL STRUCTURE WITH BRICK AND STUCCO
  - c) Proposed hours/days of operation: 9 AM - 6 PM
  - d) List all requested variances: \_\_\_\_\_
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

\_\_\_\_\_  
NONE  
\_\_\_\_\_





**APPLICANT:** DCG Pebblebrook, LLC  
(770) 868-7591

**REPRESENTATIVE:** John Loyd  
(770) 868-7591

**TITLEHOLDER:** Richard Lee Black, Sam Y. Morris, Sandra G. Morris  
Katherine S. Hilliard (Executor for Samuel Sherman), and Marion Bledsoe

**PROPERTY LOCATION:** South side of Pebblebrook Road, northwest  
of Highland Preserve Drive  
(1020, 1030, 1040 and 1075 Pebblebrook Road)

**ACCESS TO PROPERTY:** Pebblebrook Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-31

**HEARING DATE (PC):** 06-03-14

**HEARING DATE (BOC):** 06-17-14

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** R-15/OSC

**PROPOSED USE:** Single-family Residential

**SIZE OF TRACT:** 16.04 acres

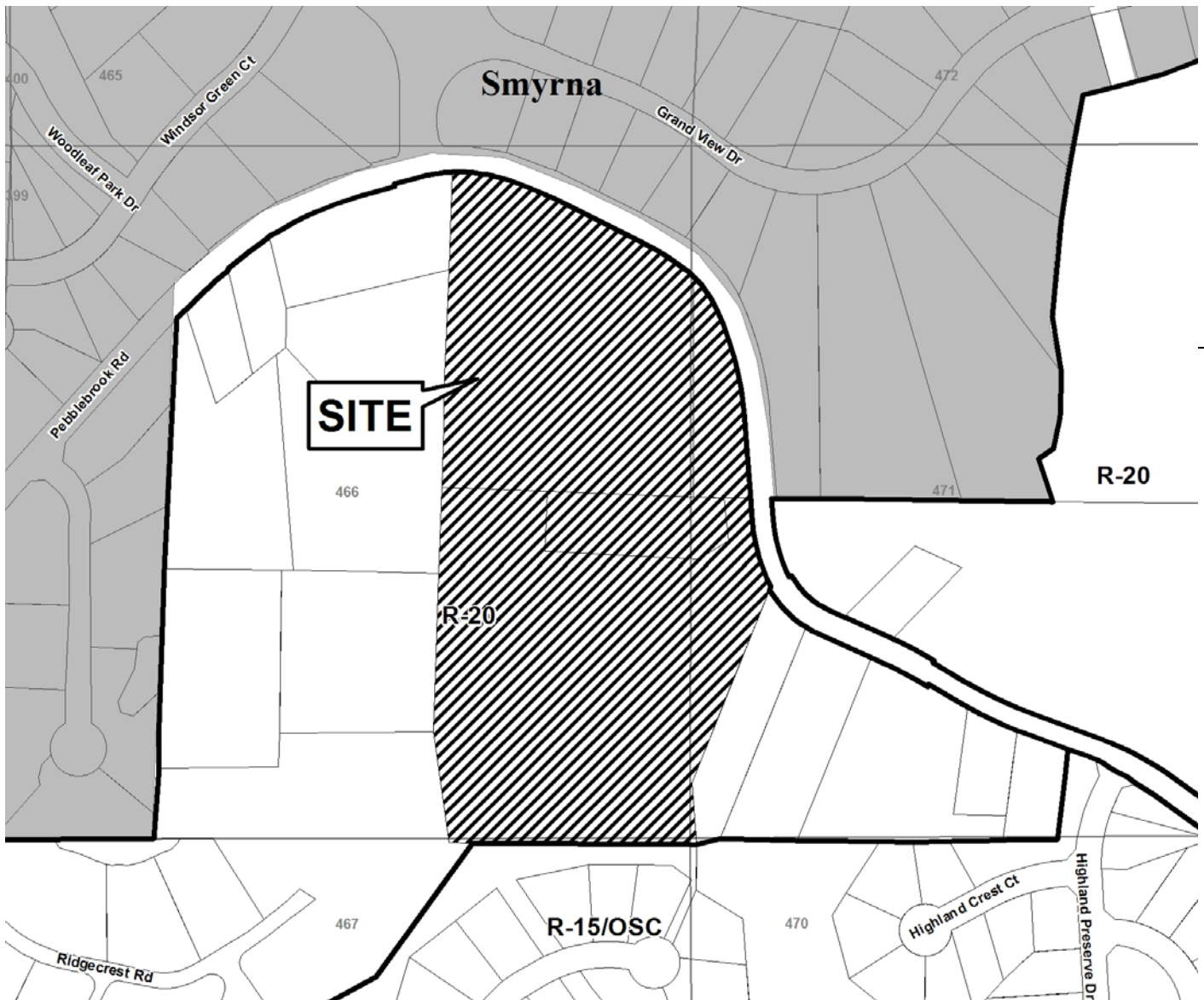
**DISTRICT:** 17

**LAND LOT(S):** 466,471

**PARCEL(S):** 2,9,14,12

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

**COMMISSION DISTRICT:** 4



COBB COUNTY GEORGIA  
FILED IN OFFICE

2014 APR -3 PM 1:17

COBB COUNTY ZONING DIVISION



Application #: Z-31

PC Hearing Date: 6-3-14

BOC Hearing Date: 6-17-14

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1,800-3,400sft
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): \$400,000-\$500,000
- d) List all requested variances: N/A

.....  
**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)**

Detention to be provided onsite per Cobb County Standards. Lots adjacent to Common  
Open Space will have architecturally appropriate fencing as needed to delineate Open Space Areas.

.....  
**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:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Applicant name (printed):** John Loyd

COBB COUNTY, GEORGIA  
 17TH DISTRICT, 2ND SECTION  
 LAND LOT 696  
 LOCATED IN

Z-32  
 (2014)

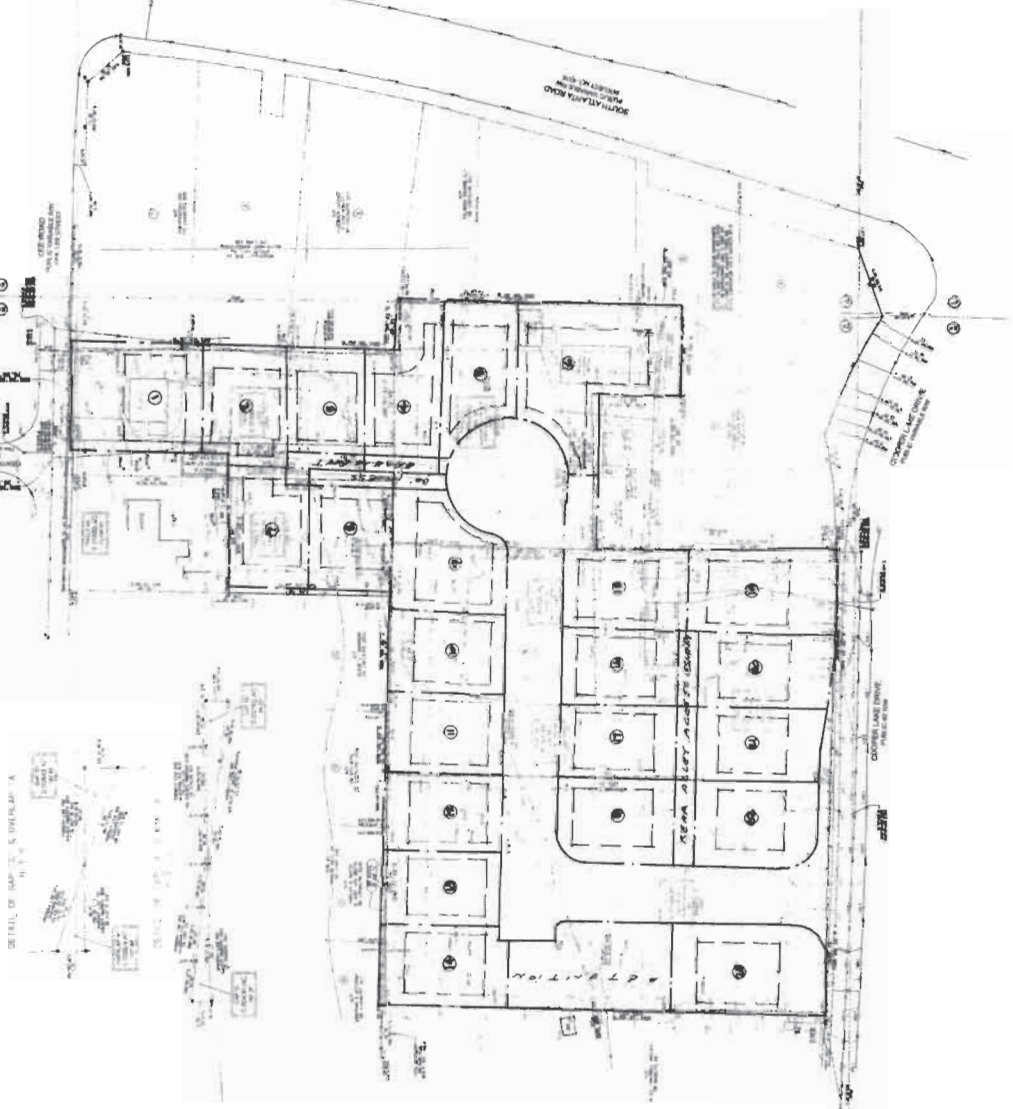
TOPOGRAPHIC & TREE SURVEY FOR  
 PATRICK MALLOY COMMUNITIES



WATTS SURVEYING ENGINEERS, INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 10010 WOODBURN ROAD  
 MARIETTA, GEORGIA 30067-9030  
 TEL: 770.426.7200  
 FAX: 770.426.7201  
 LICENSE NO. 0000020174

DATE	BY	REVISION

COBB COUNTY, GEORGIA  
 FILED IN OFFICE  
 2014 APR -3 PM 3:46  
 COBB COUNTY ZONING DIVISION



DETAIL OF MAP 15 & 16, MAP 1A

- PROJECT SUMMARY**
- 1) TOTAL SITE AREA - 14.2 ACRES
  - 2) TOTAL NUMBER OF LOTS SHOWN - 23
  - 3) PROPOSED BLOCK
  - 4) 150' x 150' - 12' Easement, RT Easement
  - 5) 150' x 150' - 12' Easement, RT Easement
  - 6) MAJOR STREETS
  - 7) LOT WIDTHS, 20' @ 80, 100' (see legend)
  - 8) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 9) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 10) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 11) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 12) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 13) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 14) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 15) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 16) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 17) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 18) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 19) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 20) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 21) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 22) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 23) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 24) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 25) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 26) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 27) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 28) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 29) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 30) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 31) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 32) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 33) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 34) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 35) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 36) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 37) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 38) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 39) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 40) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 41) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 42) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 43) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 44) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 45) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 46) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 47) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 48) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 49) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 50) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 51) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 52) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 53) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 54) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 55) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 56) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 57) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 58) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 59) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 60) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 61) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 62) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 63) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 64) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 65) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 66) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 67) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 68) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 69) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 70) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 71) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 72) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 73) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 74) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 75) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 76) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 77) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 78) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 79) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 80) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 81) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 82) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 83) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 84) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 85) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 86) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 87) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 88) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 89) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 90) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 91) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 92) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 93) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 94) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 95) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 96) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 97) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 98) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 99) 15' x 15' Easement, RT Easement, RT Easement, RT Easement
  - 100) 15' x 15' Easement, RT Easement, RT Easement, RT Easement

**APPLICANT:** Patrick Malloy Companies, LLC

(770) 319-5258

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

Sams, Larkin, Huff & Balli

**TITLEHOLDER:** Dabney Partners, LLC, Cooper Lake Holdings, LLC,

George M. Hardage, Rosemary N. Hardage, Estate of Inez Glass

**PROPERTY LOCATION:** South side of Lee Road, north side of

Cooper Lake Drive, west of Atlanta Road

**ACCESS TO PROPERTY:** Cooper Lake Drive

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

**PETITION NO:** Z-32

**HEARING DATE (PC):** 06-03-14

**HEARING DATE (BOC):** 06-17-14

**PRESENT ZONING:** RA-5, R-20

**PROPOSED ZONING:** RA-5

**PROPOSED USE:** Single-family Residential

**SIZE OF TRACT:** 5.4 acres

**DISTRICT:** 17

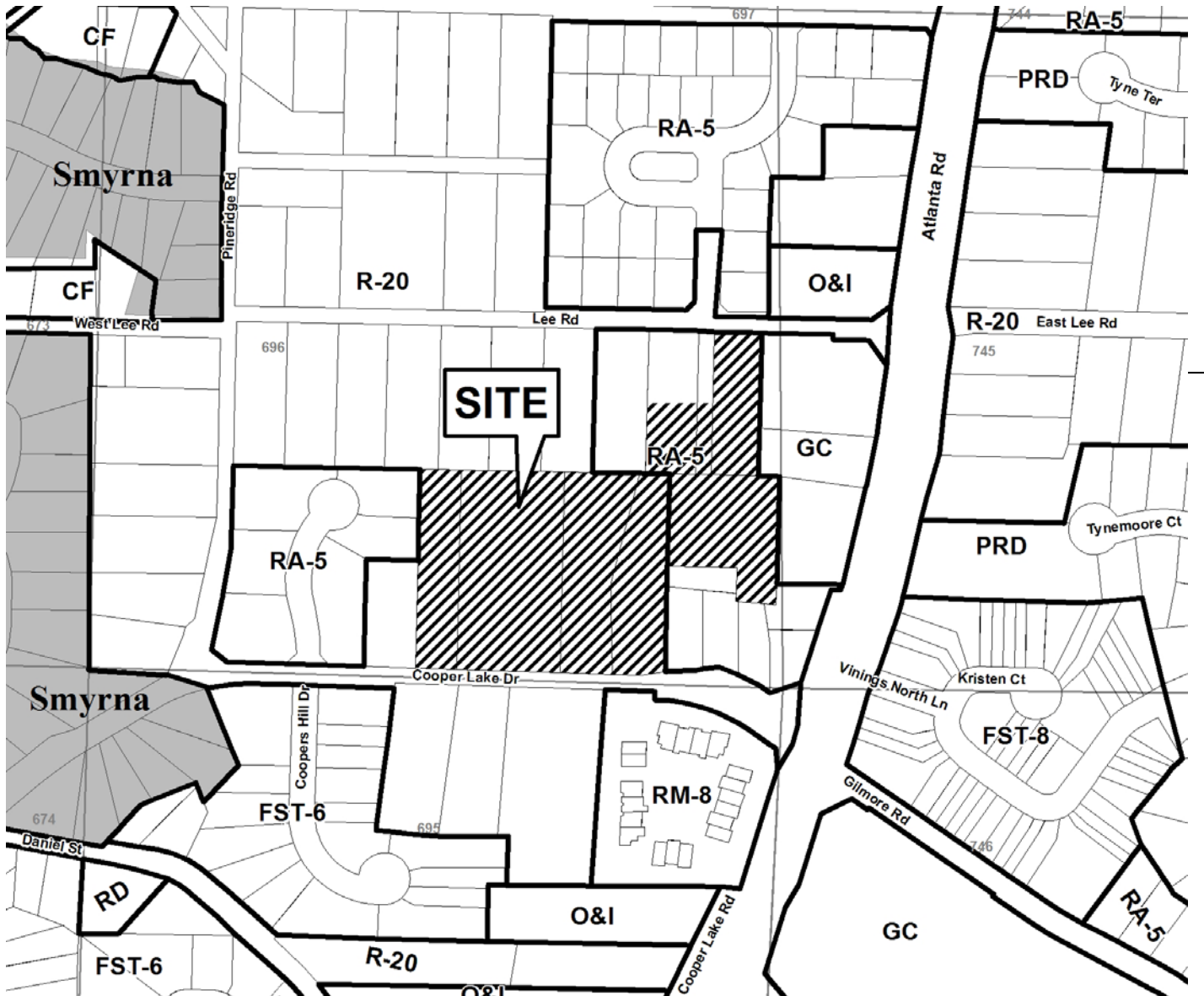
**LAND LOT(S):** 696,745

**PARCEL(S):** 23,24,27,28,36

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

**COMMISSION DISTRICT:** 2

**CONTIGUOUS ZONING/DEVELOPMENT**



COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 APR -3 PM 3:45  
COBB COUNTY ZONING DIVISION



Application #: Z-32  
PC Hearing Date: 6-3-14  
BOC Hearing Date: 6-17-14

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): minimum 2800 SF - up to 3500 SF
- b) Proposed building architecture: traditional
- c) Proposed selling prices(s): 600,000
- 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). 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: \_\_\_\_\_

Date: 4.1.14

Applicant name (printed): \_\_\_\_\_

John B. Gadin

Z-33  
(2014)

COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 APR -3 PM 3:23  
COBB COUNTY ZONING DIVISION



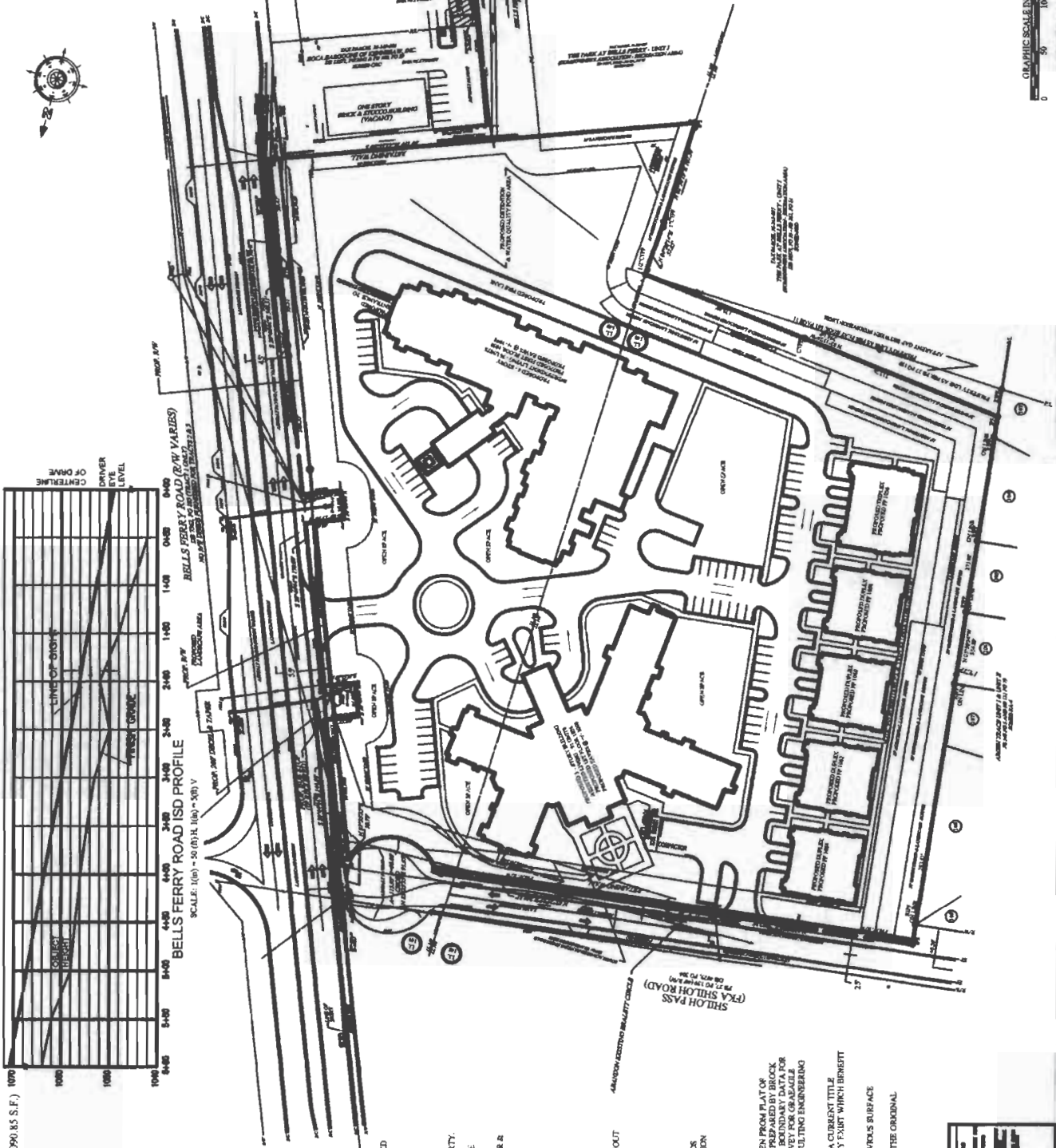
PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.  
307 AMTILL-JORDAN BUSINESS BLVD. - POKESVILLE, GEORGIA 30727  
918.175.0525 FAX 918.175.0528

DATE	DESCRIPTION
04/03/14	PRELIMINARY
04/03/14	REVISED
04/03/14	REVISED
04/03/14	REVISED

LAND LOTS 148 & 149, 150A DISTRICT,  
2ND DISTRICT, 2ND SECTION, 2ND RANGE,  
COBB COUNTY, GEORGIA

RECORD PLAT FOR  
**MEDICAL DEVELOPMENT CORP**

RECORD PLAT FOR  
**MEDICAL DEVELOPMENT CORP**



**TOTAL TRACT AREA = 10.722 ACRES (457,090.85 S.F.)**  
 TRACT 1 AREA = 4.19 ACRES (182,516.40 S.F.)  
 TRACT 2 AREA = 0.82 ACRES (35,719.20 S.F.)  
 TRACT 3 AREA = 0.96 ACRES (41,871.60 S.F.)  
 TRACT 4 AREA = 1.375 ACRES (59,914.88 S.F.)  
 TRACT 5 AREA = 1.355 ACRES (59,013.78 S.F.)  
 TRACT 6 AREA = 1.355 ACRES (59,013.78 S.F.)  
 TRACT 7 AREA = 0.485 ACRES (21,146.92 S.F.)

**GENERAL NOTES:**  
 1) OWNER: UNDEVELOPER  
 MEDICAL DEVELOPMENT CORP  
 1330 DUNWOODY VILLAGE PARKWAY  
 SUITE 111, C-12  
 ALLEN PORTER, 770-931-4453  
 2) TRACT AREA: 10.722 ACRES  
 3) PROPERTY CURRENTLY ZONED: RSI  
 PROPOSED ZONING TO REMAIN  
 4) SETBACKS:  
 FRONT - 10' PUBLIC RW  
 SIDE - 10'  
 REAR - 10'  
 5) PROPERTY IS NOT IN AN AREA HAVING FLOOD HAZARD AS PER F.E.M. MAP NO. 1300720041 H DATED 03/24/2011.  
 6) STATE WATER DOES NOT EXIST WITHIN 200 FEET OF SITE.  
 7) NO CEMETERIES OR OTHER HISTORIC OR ARCHAEOLOGICAL FEATURES EXIST ON THIS PROPERTY.  
 8) EXISTING STRUCTURES AND IMPROVEMENTS TO BE REMOVED.  
 9) PROPERTY TO BE SERVED BY COBB COUNTY SEWER & WATER.  
 10) PARKING FOR RESIDENTS IN PARKING GARAGE BATH BUILDING IS 82 SPACES PLUS 91 OUTSIDE SPACES, 173 TOTAL SPACES.  
 11) NO WETLANDS EXIST AS PER THE NATIONAL WETLANDS INVENTORY MAP.  
 VARIANCES REQUIRED  
 1) MAXIMUM HEIGHT TO BE 54 FEET (4-STORIES WITHOUT PARKING GARAGE).  
 2) FLOOR AREA RATIO TO BE 0.50.  
 3) NEED TO ALLOW 415,000 S.F. OF BUILDING SQUARE FOOTAGE WITH 178 TOTAL UNITS.  
 4) BUILDING LINE ON THE SIDE OF SHILOH PASS NEEDS TO BE CHANGED FROM 10 TO 25 AS PER THE DEDICATION OF 5' OF RIGHT-OF-WAY TO REMAIN AS APPROVED.  
 5) TOTAL IMPERVIOUS ALLOWED AT 50%  
 ALL BOUNDARY DATA FOR TRACTS 1, 2, & 3 ARE TAKEN FROM PLAT OF DISSECTION AND PARTITION OF THE LANDS OF THE MEDICAL DEVELOPMENT CORP, INC. DATED NOVEMBER 1, 2005. ALL BOUNDARY DATA FOR TRACTS 4, 5, & 7 ARE TAKEN FROM A PLAT OF SURVEY FOR GRADEABLE DEVELOPMENT, LLC. PREPARED BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC. DATED 02/25/14.  
 THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, FURNISHMENT AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.  
 TOTAL OPEN SPACES 4,792 ACRES = 44% TOTAL IMPERVIOUS SURFACE PROPOSED 6.00 ACRES = 56%  
 NOTE: ALL SETBACKS AND BUFFERS SHOWN AS PER THE ORIGINAL APPROVED ZONING CASE Z-174 DATED 12-19-06.



**APPLICANT:** Medical Development Corp.  
(770) 399-9988

**REPRESENTATIVE:** Garvis L. Sams, Jr. (770) 422-7016  
Sams, Larkin, Huff & Balli

**TITLEHOLDER:** 40-59 Hampton Street, LLC

**PROPERTY LOCATION:** West side of Bells Ferry Road, south side  
of Shiloh Pass, and on the east and west sides of Bralett Circle

**ACCESS TO PROPERTY:** Bells Ferry Road and Shiloh Pass

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

**PETITION NO:** Z-33

**HEARING DATE (PC):** 06-03-14

**HEARING DATE (BOC):** 06-17-14

**PRESENT ZONING:** RSL with Stipulations

**PROPOSED ZONING:** RSL with Stipulations

**PROPOSED USE:** Assisted, Supportive and  
Independent Residential Senior Living

**SIZE OF TRACT:** 10.722 acres

**DISTRICT:** 16

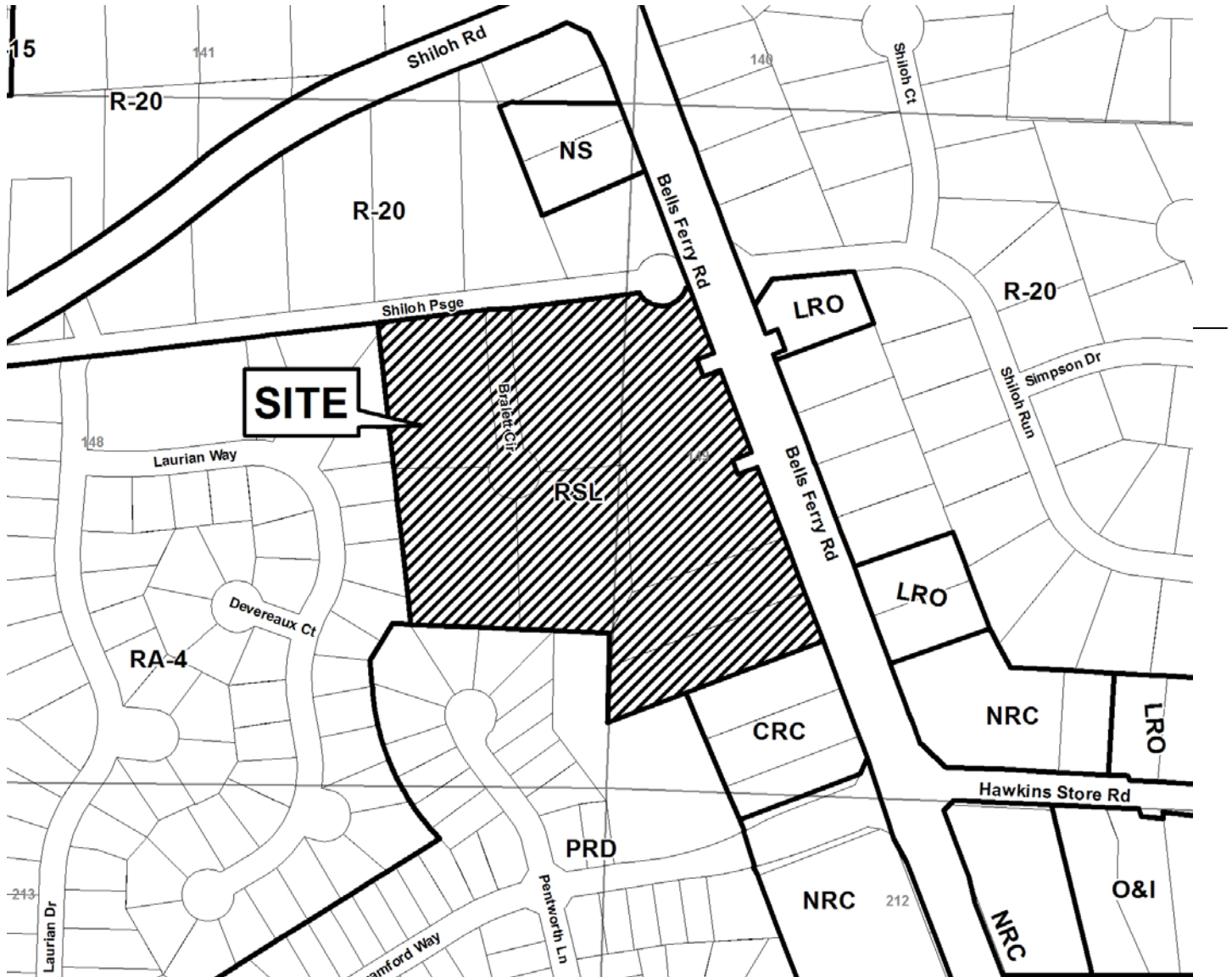
**LAND LOT(S):** 148,149

**PARCEL(S):** 11,12,13,14,22,23

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**





Application #: Z-33

PC Hearing Date: June 3, 2014

BOC Hearing Date: June 17, 2014

## Summary of Intent for Rezoning

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

- a) **Proposed unit square-footage(s):** Will vary dependent upon whether assisted, supportive or independent RSL
- b) **Proposed building architecture:** Will be submitted under separate cover.
- c) **Proposed selling prices(s):** Will vary dependent upon type of RSL component.
- d) **List all requested variances:** Shown on site plan.

.....  
**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  
2014 APR -3 PM 3:21  
COBB COUNTY GEORGIA  
FILED IN OFFICE

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

The subject property was zoned RSL (Supportive) on March 20, 2007 (No. Z-174 [2006]). However, the proposed development did not move forward and the property remains undeveloped and located within the confines of 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?**

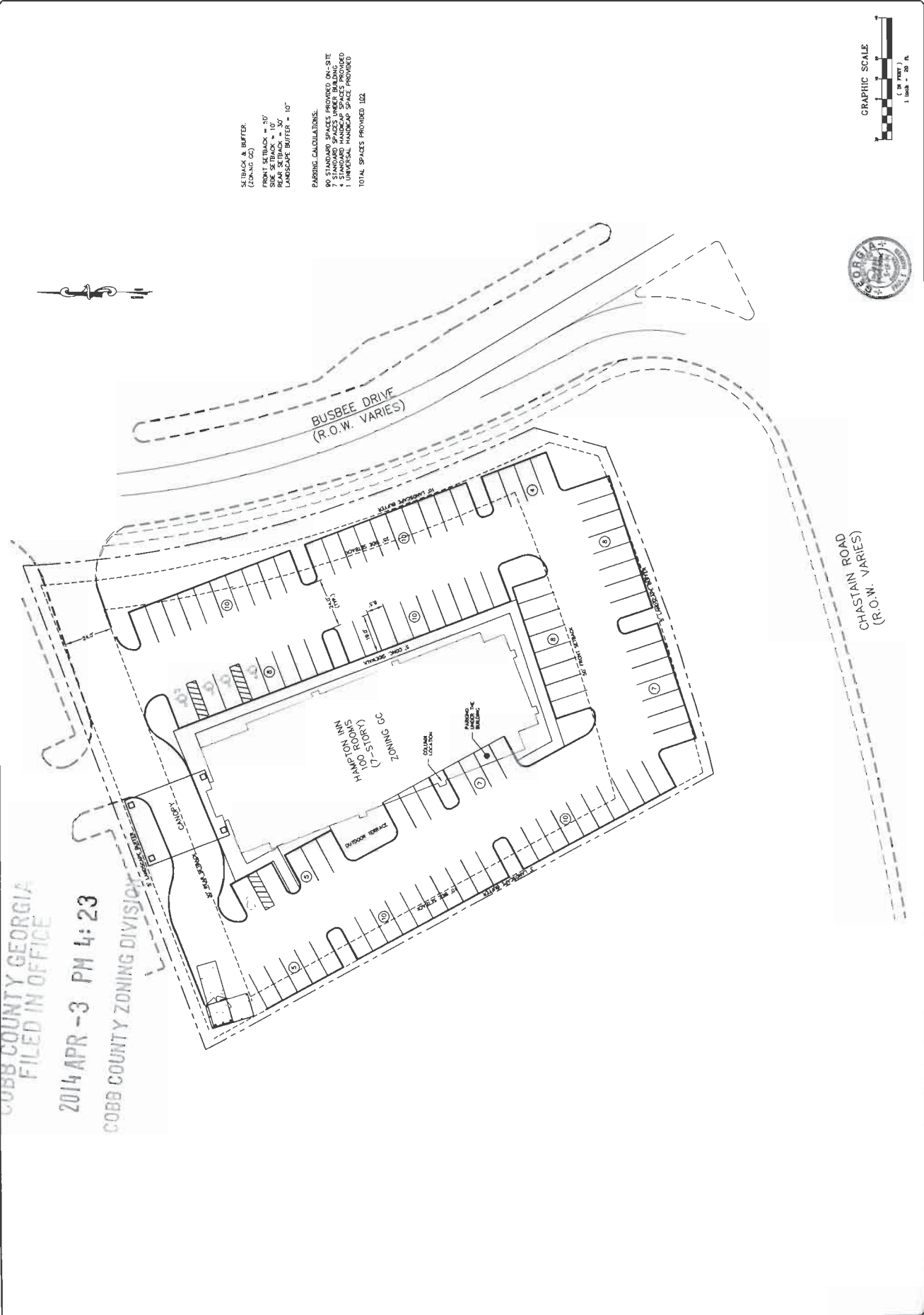
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). N/A

.....  
**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).** N/A

Applicant signature:  Date: 4/3/2014

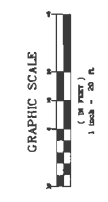
Applicant name (printed): Garvis L. Sams, Jr., Attorney for Applicant





SETBACK & BUFFER:  
 (ZONING CO)  
 FRONT SETBACK = 50'  
 SIDE SETBACK = 10'  
 REAR SETBACK = 10'  
 LANDSCAPE BUFFER = 10'

PARKING CALCULATIONS:  
 92 STANDARD SPACES PROVIDED ON-SITE  
 7 STANDARD SPACES UNDER BUILDING  
 4 STANDARD HANDICAP SPACES PROVIDED  
 LANDSCAPE BUFFER SPACE PROVIDED  
 TOTAL SPACES PROVIDED 103



COBB COUNTY GEORGIA  
 FILED IN OFFICE  
 2014 APR -3 PM 4:23  
 COBB COUNTY ZONING DIVISION

**APPLICANT:** Hampton Inn Chastain, LLC  
(678) 720-4699

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

**TITLEHOLDER:** KLCK, Inc.

**PROPERTY LOCATION:** Northwest intersection of Chastain Road  
and Busbee Drive, east of I-75  
(3405 Busbee Drive)

**ACCESS TO PROPERTY:** Busbee Drive

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

**PETITION NO:** Z-34

**HEARING DATE (PC):** 06-03-14

**HEARING DATE (BOC):** 06-17-14

**PRESENT ZONING:** GC

**PROPOSED ZONING:** CRC

**PROPOSED USE:** Hotel

**SIZE OF TRACT:** 1.41 acres

**DISTRICT:** 16

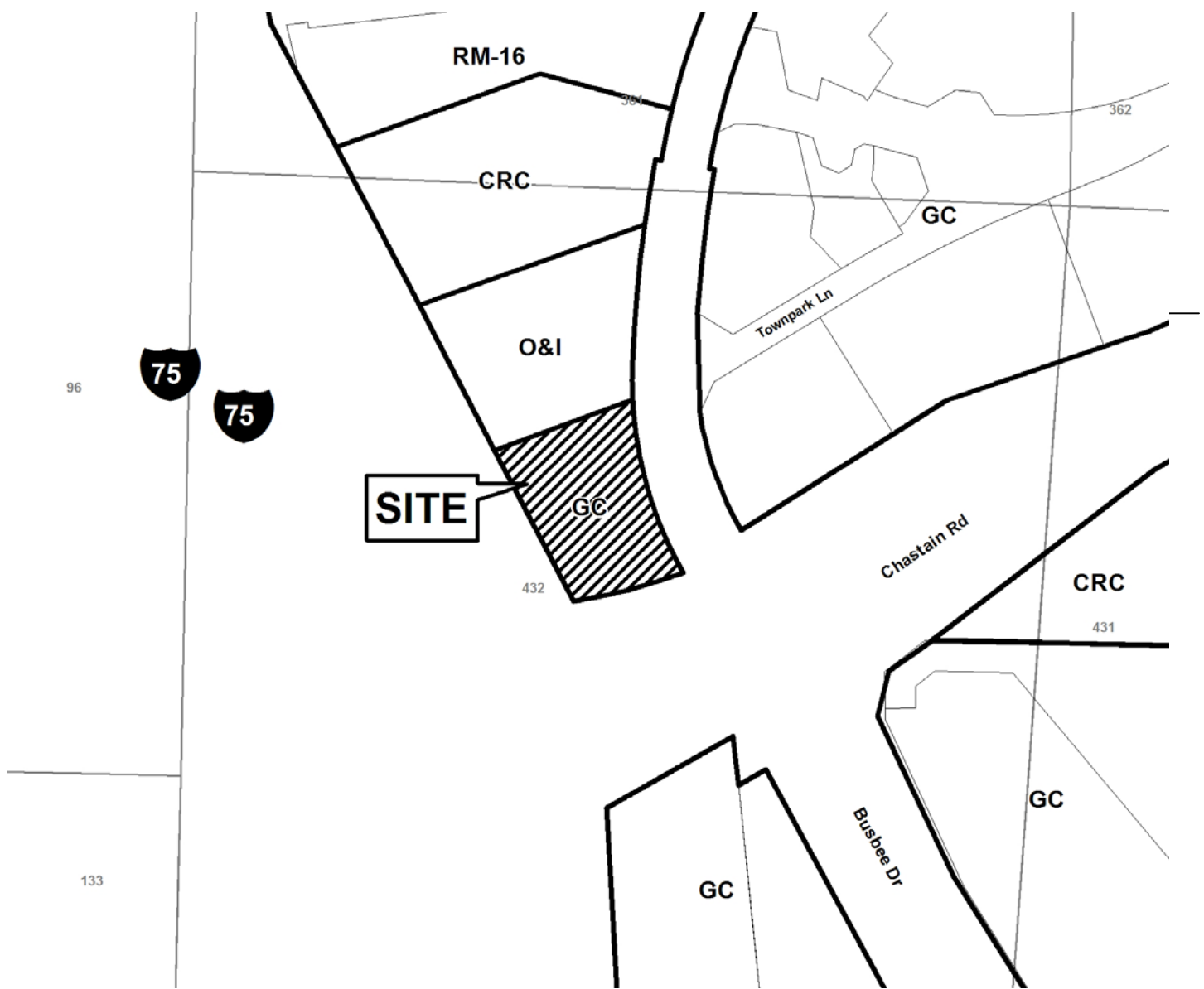
**LAND LOT(S):** 432

**PARCEL(S):** 3

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**



COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 APR -3 PM 4:23  
COBB COUNTY ZONING DIVISION



Application #: Z- 34 (2014)  
PC Hearing Date: 06/03/2014  
BOC Hearing Date: 06/17/2014

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): Not Applicable
- 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): Hotel and associated uses
- b) Proposed building architecture: Traditional
- c) Proposed hours/days of operation: Sunday-Saturday; 24 hours per day
- d) List all requested variances: Landscape Buffer - 10 feet to 5 feet on the northerly and southerly sides; 10 feet to 3 feet on the westerly side

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

None at this time

.....  
**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

.....  
**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).**

MOORE INGRAM JOHNSON & STEELE, LLP

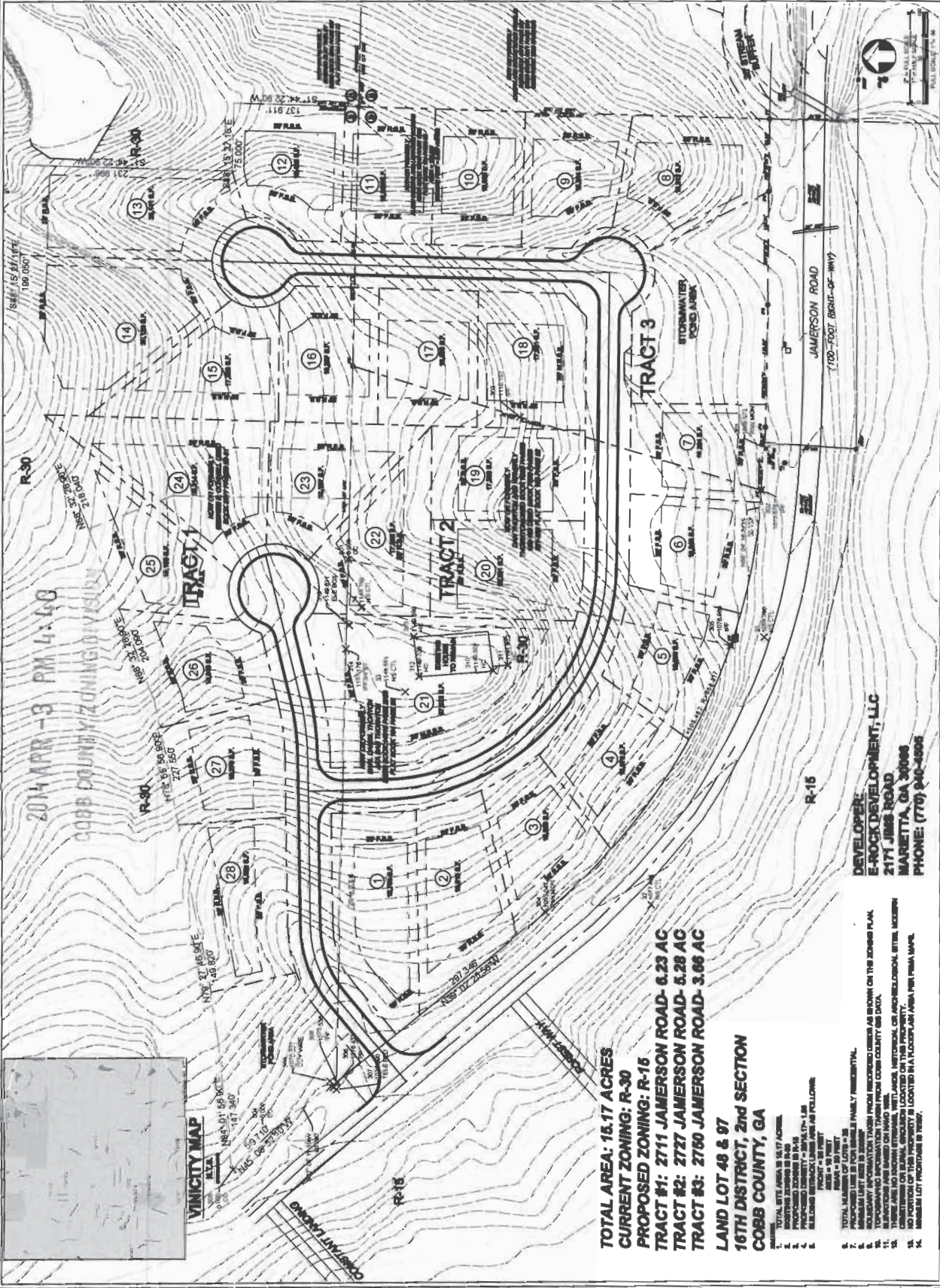
Applicant signature: BY: [Signature] Date: April 3, 2014

Applicant name (printed): John H. Moore; Georgia Bar No. 519800  
Attorneys for Applicant and Property Owner

**\*Applicant specifically reserves the right to amend any information set forth in the Summary of Intent for Rezoning, or any part of the Application for Rezoning, at any time during the rezoning process.** Revised August 21, 2013

	PROJECT NAME: JAMERSON ROAD SUBDIVISION DRAWING TITLE: ZONING PLAN	DRD: _____ DATE: _____ PROJECT NO.: 2014004100AT <b>Z01</b> WFD PROJ. NO.: _____
REVISION RECORD	PROJECT NO.: 2014004100AT	DATE: _____

**PRELIMINARY PLANS**



COBB COUNTY GEORGIA  
 FILED IN DEPT.  
 2014 APR -3 PM 4:40  
 COBB COUNTY ZONING DIVISION

**VICINITY MAP**

1630-01-58-00-147-300  
 1630-01-58-00-147-300  
 1630-01-58-00-147-300

**TOTAL AREA: 15.17 ACRES**  
**CURRENT ZONING: R-30**  
**PROPOSED ZONING: R-15**  
**TRACT #1: 2711 JAMERSON ROAD- 6.23 AC**  
**TRACT #2: 2727 JAMERSON ROAD- 5.28 AC**  
**TRACT #3: 2750 JAMERSON ROAD- 3.66 AC**  
**LAND LOT 48 & 97**  
**16TH DISTRICT, 2nd SECTION**  
**COBB COUNTY, GA**

**DEVELOPER:**  
**E-ROCK DEVELOPMENT, LLC**  
 2171 JAMES ROAD  
 MARIETTA, GA 30066  
 PHONE: (770) 940-8995

- 1. TOTAL AREA OF LOTS IS 15.17 ACRES.
- 2. THE TOTAL AREA OF THE LOTS IS 15.17 ACRES.
- 3. THE TOTAL AREA OF THE LOTS IS 15.17 ACRES.
- 4. THE TOTAL AREA OF THE LOTS IS 15.17 ACRES.
- 5. THE TOTAL AREA OF THE LOTS IS 15.17 ACRES.
- 6. THE TOTAL AREA OF THE LOTS IS 15.17 ACRES.
- 7. THE TOTAL AREA OF THE LOTS IS 15.17 ACRES.
- 8. THE TOTAL AREA OF THE LOTS IS 15.17 ACRES.
- 9. THE TOTAL AREA OF THE LOTS IS 15.17 ACRES.
- 10. THE TOTAL AREA OF THE LOTS IS 15.17 ACRES.
- 11. THE TOTAL AREA OF THE LOTS IS 15.17 ACRES.
- 12. THE TOTAL AREA OF THE LOTS IS 15.17 ACRES.
- 13. THE TOTAL AREA OF THE LOTS IS 15.17 ACRES.
- 14. THE TOTAL AREA OF THE LOTS IS 15.17 ACRES.

**APPLICANT:** O'Dwyer Properties, LLC  
(770) 887-2177

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

**TITLEHOLDER:** Killarney Investments, LLC, W.A. Jett, Steven  
Galper, Waverly Thornton, and Earl D. Thornton

**PROPERTY LOCATION:** Northeast side of Jamerson Road, west of  
Wigley Road  
(2711, 2727 and 2750 Jamerson Road)

**ACCESS TO PROPERTY:** Jamerson Road

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

**PETITION NO:** Z-35

**HEARING DATE (PC):** 06-03-14

**HEARING DATE (BOC):** 06-17-14

**PRESENT ZONING:** R-30

**PROPOSED ZONING:** R-15

**PROPOSED USE:** Single-family Residential

**SIZE OF TRACT:** 15.17 acres

**DISTRICT:** 16

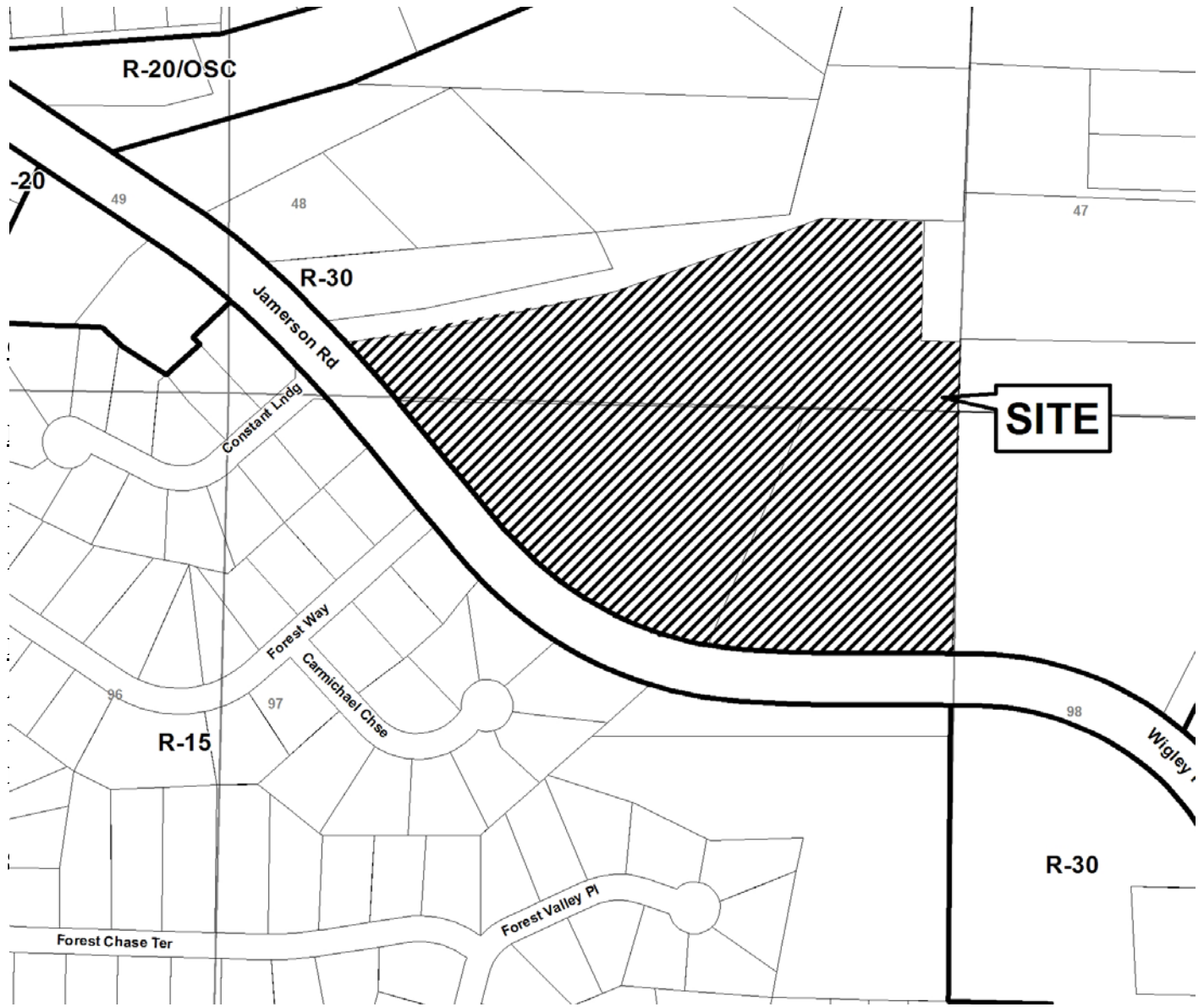
**LAND LOT(S):** 48,97

**PARCEL(S):** 28,45,46

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

**COMMISSION DISTRICT:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**



COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 APR -3 PM 4:39  
COBB COUNTY ZONING DIVISION



Application #: Z-35 (2014)  
PC Hearing Date: 06/03/2014  
BOC Hearing Date: 06/17/2014

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2,500 - 4,000 square feet
- b) Proposed building architecture: Traditional; Craftsman
- c) Proposed selling prices(s): \$600,000-\$700,000
- d) List all requested variances: None known at this time

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

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

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

None at this time.

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.

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).

MOORE INGRAM JOHNSON & STEELE, LLP

Applicant signature: BY: [Signature] Date: April 3, 2014

John H. Moore; Georgia Bar No. 519800

Applicant name (printed): Attorneys for Applicant and Property Owners

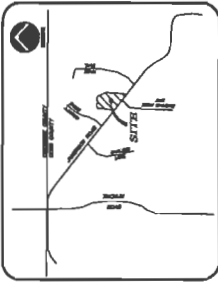
\*Applicant specifically reserves the right to amend any information set forth in the Summary of Intent to Rezone, or any other portion of the Application for Rezoning, at any time during the rezoning process. Revised August 21, 2013

Z-36  
(2014)

COBB COUNTY GEORGIA  
FILED IN OFFICE

2014 APR 3 PM 4:55

COBB COUNTY ZONING DIVISION

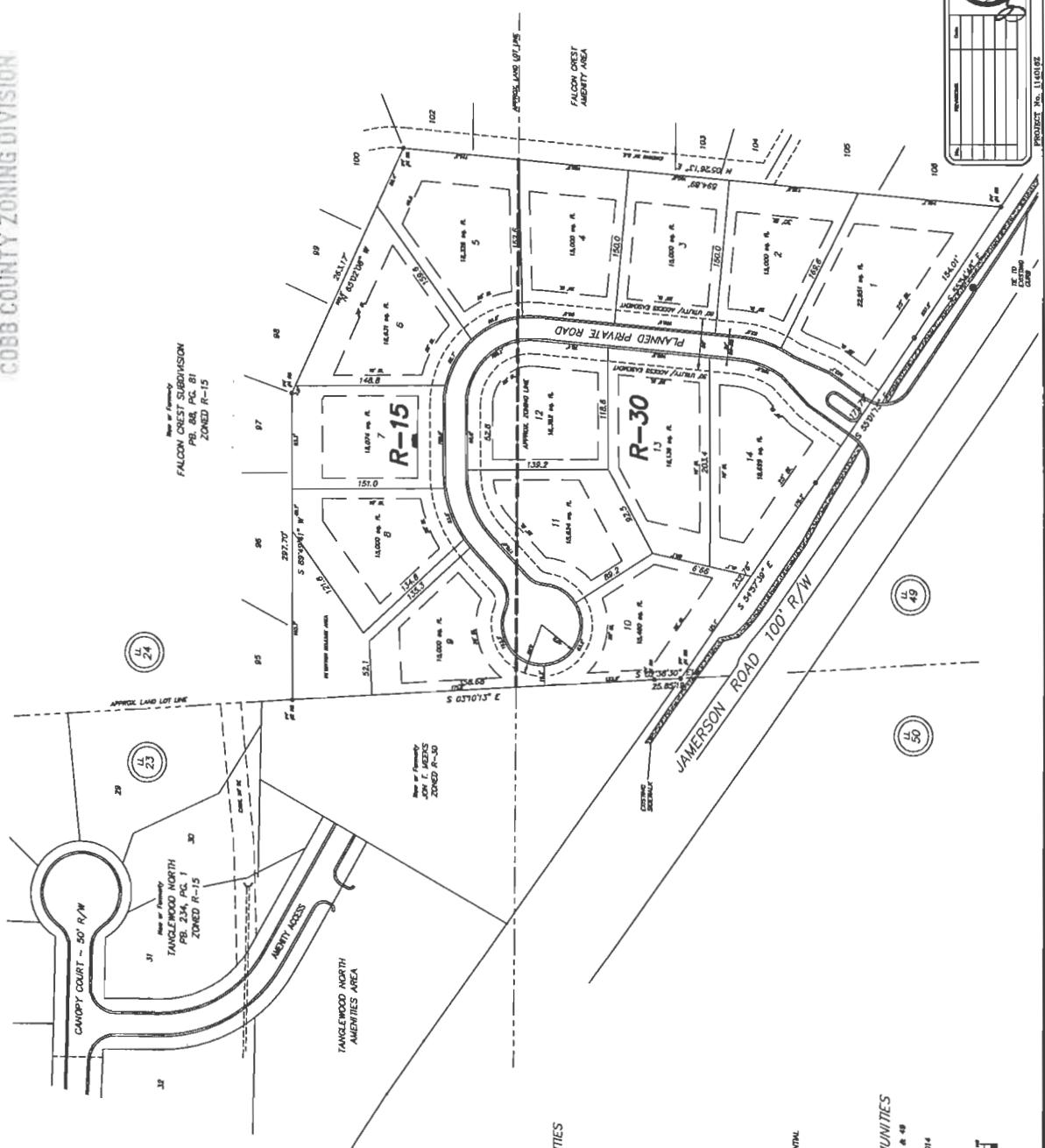


VICINITY MAP

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD HAZARD ZONE MAP OF COBB COUNTY, GEORGIA, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C., FEBRUARY 19, 2008.

CURRENT OWNER:  
DAVID PEARSON COMMUNITIES  
DR. L. M. PEARSON  
DR. L. M. PEARSON  
2535 S. 2625 JAMERSON ROAD  
MARIETTA, GEORGIA 30066

Map of Property:  
FALCON CREST SUBDIVISION  
PB. 66, PG. 81  
ZONED R-15



Map of Property:  
FALCON CREST SUBDIVISION  
PB. 66, PG. 81  
ZONED R-15

Map of Property:  
JON T. JONES  
ZONED R-30

Map of Property:  
TANGLEWOOD NORTH  
PB. 234, PG. 1  
ZONED R-15

DEVELOPER/APPLICANT  
DAVID PEARSON COMMUNITIES  
1955 FIRST DRIVE  
MARIETTA, GA 30062  
(770) 321-5032

BUILDING SETBACK REQUIREMENTS:  
(UNLESS OTHERWISE SHOWN)  
FRONT - 30'  
REAR - 30'  
SIDE - 10' (25' MAJOR SIDE)  
GENERAL NOTES:  
PROPOSED ZONING: R-15  
EXISTING ZONING: R-30 & R-15  
TOTAL AREA: 65.05 ACRES  
TOTAL ACRES OF LOT 14: 14  
LOT DENSITY: 2.31 LOTS/ACRE  
MINIMUM LOT SIZE: 13,000 SF  
MINIMUM LOT AREA: 13,000 SF  
MINIMUM HOUSE SIZE: 1,000 SF

ZONING PLAN EDGE  
DAVID PEARSON COMMUNITIES  
PROPERTY IS LOCATED IN LAND LOT 24 & 49  
OF THE 2ND SECTION, 2ND DISTRICT  
SCALE: 1" = 50' DATE: MARCH 28, 2014



GRAPHIC SCALE

Centerline Surveying Systems, Inc.  
1301 SHILOR ROAD, SUITE 1810, KENNESAW, GA 30144  
PHONE: (770) 454-0088 FAX: (770) 454-3589

PROJECT No. 1110182

**APPLICANT:** Tanglewood Development, Inc.  
(770) 321-5032

**REPRESENTATIVE:** J. Kevin Moore (770) 429-1499  
Moore Ingram Johnson & Steele, LLC

**TITLEHOLDER:** David R. Pearson and Elizabeth D. Pearson

**PROPERTY LOCATION:** Northeast side of Jamerson Road, west  
of Hawk Trail  
(2555 and 2625 Jamerson Road)

**ACCESS TO PROPERTY:** Jamerson Road

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

**PETITION NO:** Z-36

**HEARING DATE (PC):** 06-03-14

**HEARING DATE (BOC):** 06-17-14

**PRESENT ZONING:** R-15, R-30

**PROPOSED ZONING:** R-15

**PROPOSED USE:** Single-family Residential

**SIZE OF TRACT:** 6.055 acres

**DISTRICT:** 16

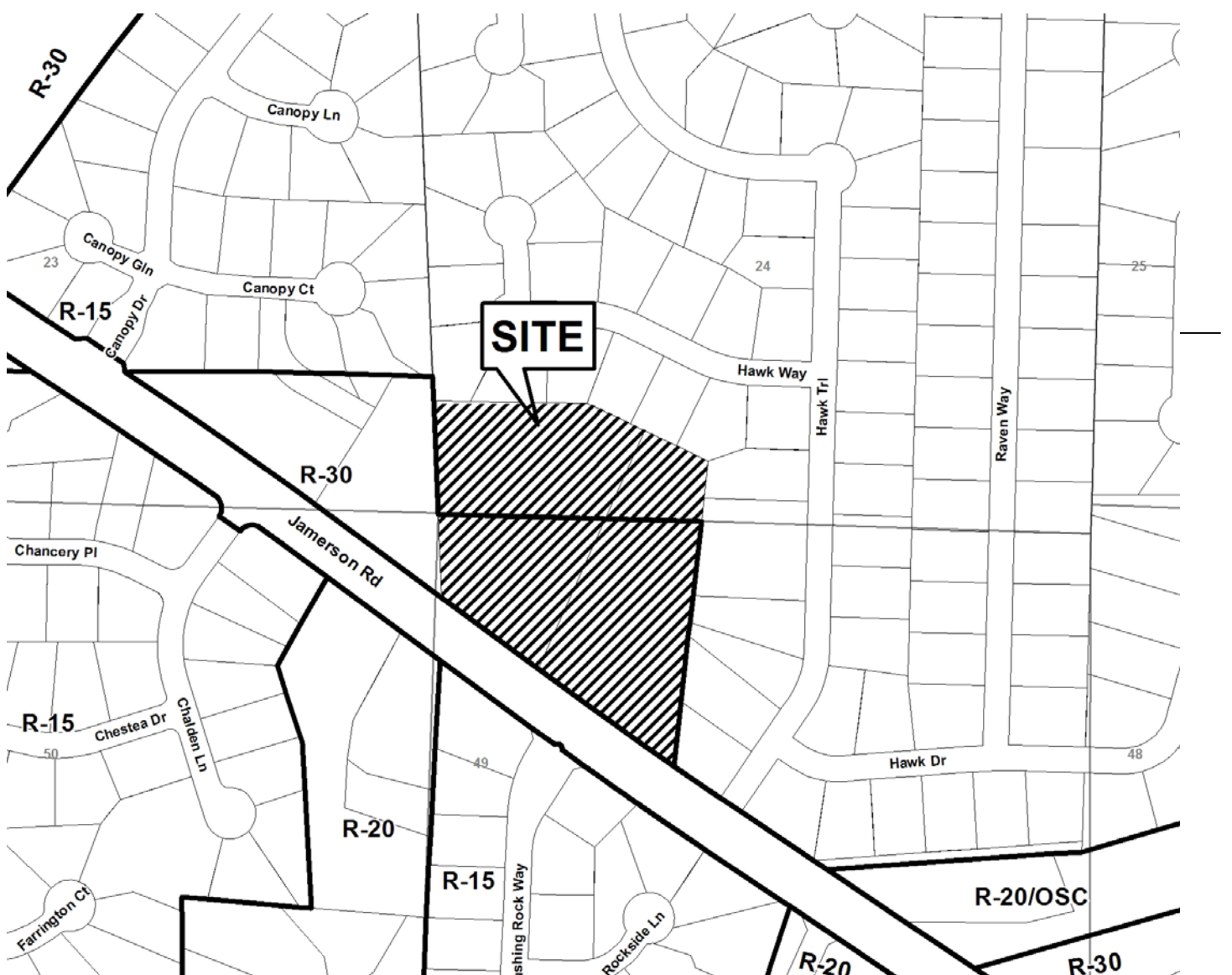
**LAND LOT(S):** 24,49

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

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**





COBB COUNTY GEORGIA  
FILED IN OFFICE

2014 APR -3 PM 4: 54

COBB COUNTY ZONING COMMISSION



Application #: Z-36 (2014)

PC Hearing Date: 06/03/2014

BOC Hearing Date: 06/17/2014

## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): Minimum 1,500 square feet, and greater
- b) Proposed building architecture: Traditional, combination of brick, stone, cedarshake,
- c) Proposed selling prices(s): To Be Provided and hardi-plank
- d) List all requested variances: Rezone for 14 lots.

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

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

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

None at this time

.....  
**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.

.....  
**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).

TANGLEWOOD DEVELOPMENT, INC.

Applicant signature BY: David Pearson Date: 3/31/14

Applicant name (printed): David Pearson, President

\*Applicant specifically reserves the right to amend any information set forth in the Summary of Intent for Rezoning, or any other part of the Application for Rezoning, at any time during the rezoning process. Revised August 21, 2013

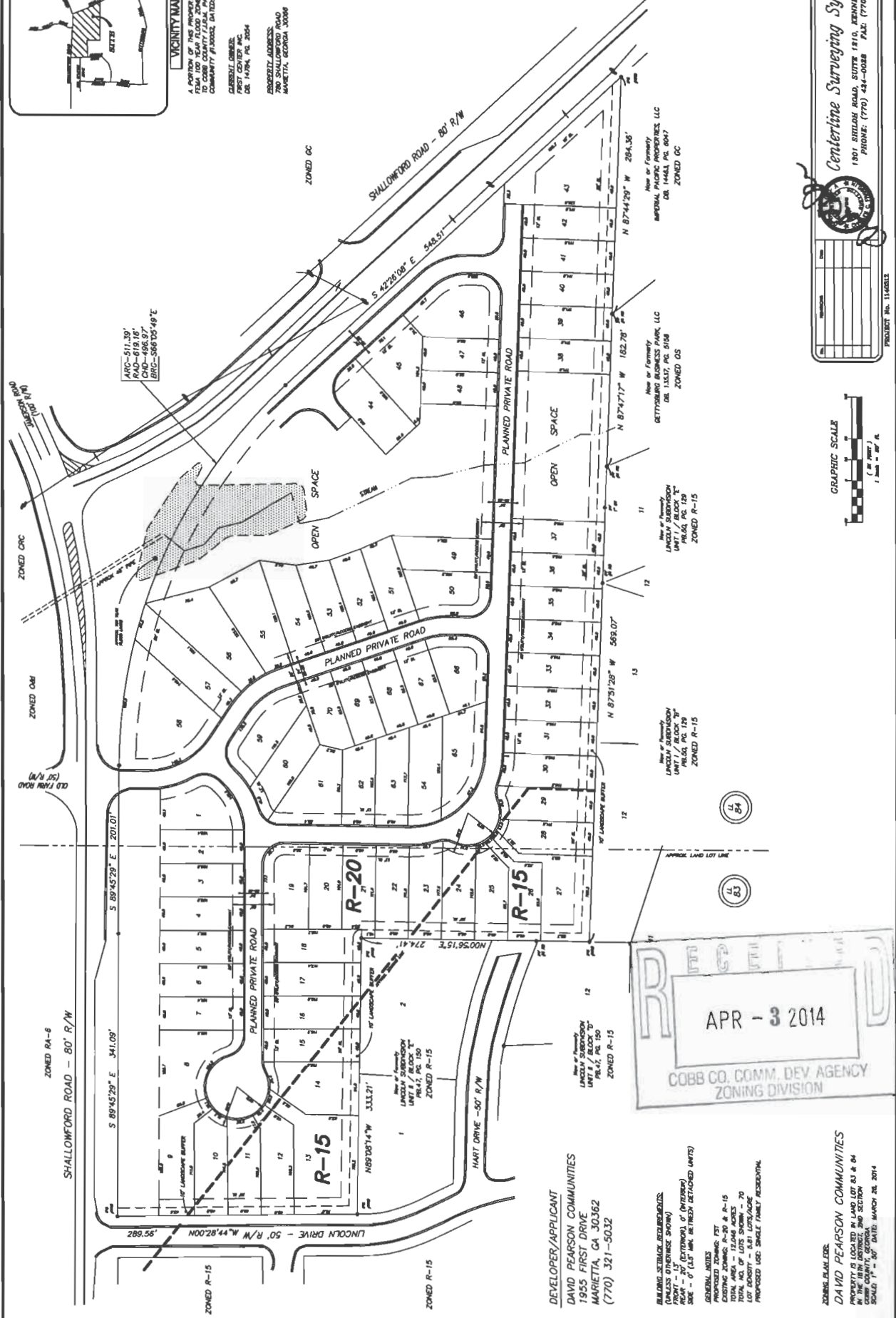
Z-37  
(2014)



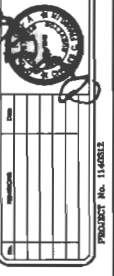
**VICINITY MAP**  
A PORTION OF THIS PROPERTY LIES WITHIN A  
PLANNED SUBDIVISION BEING SUBMITTED  
TO COBB COUNTY (L.A.M. PARK, O.S.M. G.  
COMMUNITY #130052, DATED: DEC. 18, 2008

**SUBJECT CORNER**  
DE. 14784, P.L. 2054

**PROPERTY ADDRESS**  
200 SHALLOWFORD ROAD  
MARIETTA, GEORGIA 30066



**Centerline Surveying Systems, Inc.**  
1301 SULLY ROAD, SUITE 1310, KENNESAW, GA 30144  
PHONE: (770) 434-0088 FAX: (770) 434-2999



APR - 3 2014  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**DEVELOPER/APPLICANT**  
DAVID PEARSON COMMUNITIES  
1955 FIRST DRIVE  
MARIETTA, GA 30062  
(770) 321-5032

**BUILDING SETBACK REQUIREMENTS**  
(UNLESS OTHERWISE SHOWN)  
FRONT - 20' (EXTENSION OF INTERIOR)  
SIDE - 0' (15' MIN. BETWEEN DETACHED UNITS)

**GENERAL NOTES**  
PROPOSED ZONING: R-20 & R-15  
EXISTING ZONING: R-20 & R-15  
TOTAL ACRES: 10.00  
TOTAL NO. OF LOTS: 100  
LOT DENSITY - 0.81 LOTS/ACRE  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

**ZONING BOARD FILE:**  
DAVID PEARSON COMMUNITIES  
PROPERTY IS LOCATED IN LAND LOT 83 & 84  
OF THE 19TH ADDITION, 2ND SECTION  
OF THE 11TH DISTRICT, COBB COUNTY  
SCALE: 1" = 50' (DATE: MARCH 28, 2014)

**APPLICANT:** First Center, Inc.

(770) 321-5032

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

Moore Ingram Johnson & Steele, LLP

**TITLEHOLDER:** First Center, Inc.

**PROPERTY LOCATION:** Southwest intersection of Shallowford

Road and Jamerson Road

(682, 780 and 792 Shallowford Road)

**ACCESS TO PROPERTY:** Shallowford Road

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

**PETITION NO:** Z-37

**HEARING DATE (PC):** 06-03-14

**HEARING DATE (BOC):** 06-17-14

**PRESENT ZONING:** R-20, R-15

**PROPOSED ZONING:** FST

**PROPOSED USE:** Fee Simple Townhomes

**SIZE OF TRACT:** 12.046 acres

**DISTRICT:** 16

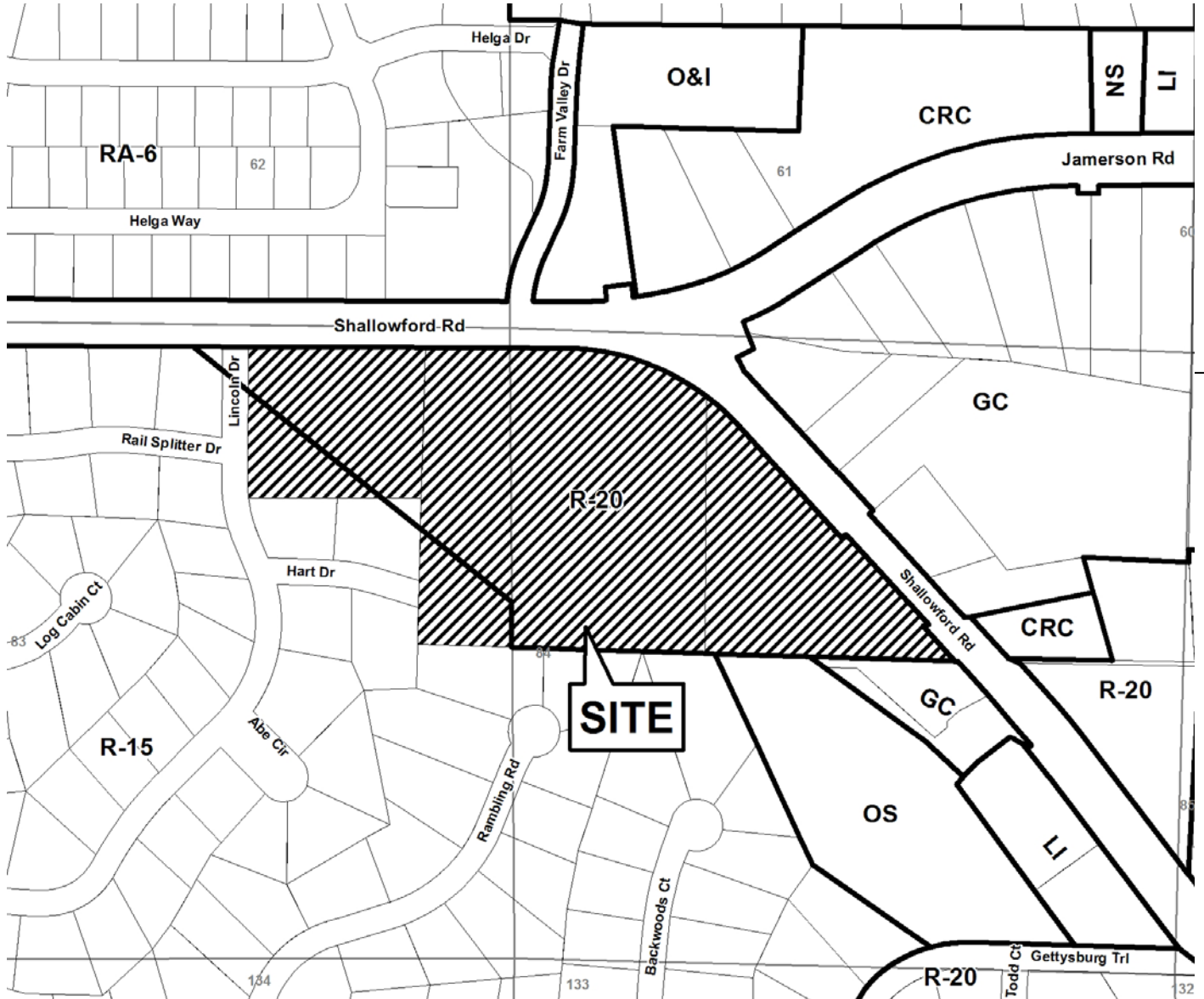
**LAND LOT(S):** 83,84

**PARCEL(S):** 1,2,9

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**



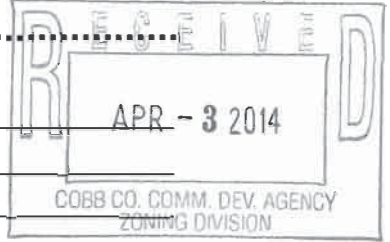


Application #: Z- 37 (2014)

PC Hearing Date: 06/03/2014

BOC Hearing Date: 06/17/2014

## Summary of Intent for Rezoning\*



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

- a) Proposed unit square-footage(s): To Be Provided
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): To Be Provided
- d) List all requested variances: Rezone for 70+ lots.

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

- a) Proposed use(s): Not Applicable.

b) Proposed building architecture: \_\_\_\_\_

c) Proposed hours/days of operation: \_\_\_\_\_

d) List all requested variances: \_\_\_\_\_

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

None known at this time.

.....  
**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.

.....  
**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).**

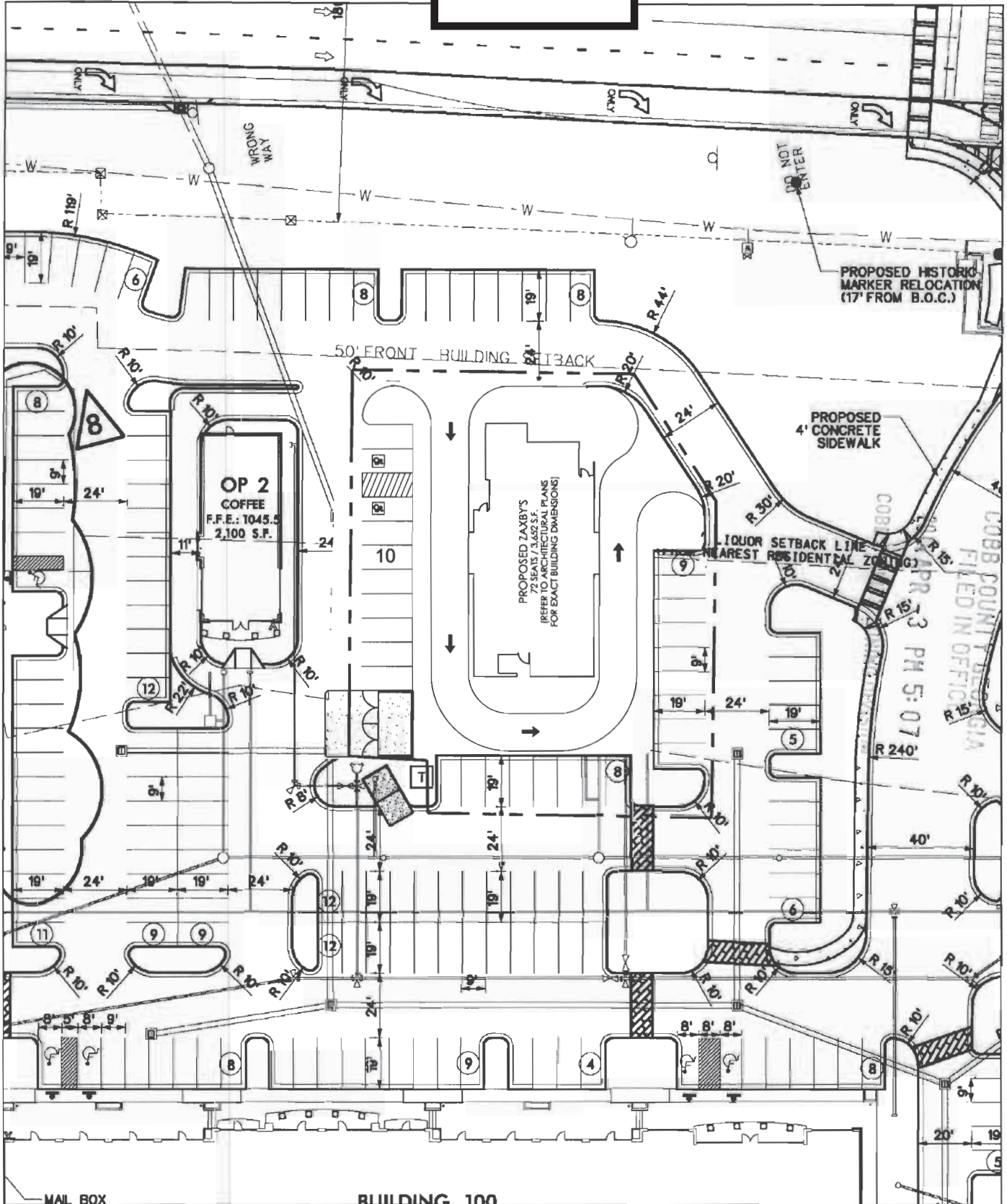
FIRST CENTER, INC.

Applicant signature BY: David Pearson Date: 3/31/14

Applicant name (printed): David Pearson, President

\*Applicant specifically reserves the right to amend any information set forth in the Summary of Intent for Rezoning, or any part of the Application for Rezoning, at any time during the rezoning process. Revised August 21, 2013

Z-38  
(2014)



MAIL BOX

BUILDING 100



Carter Engineering Consultants, Inc.  
 1551 Jennings Mill Rd  
 Building 500, Suite B  
 Bogart, GA 30622  
 P: 706.559.7430  
 F: 706.559.7435  
 www.carterengineering.net



CONCEPT PLAN  
 3405 DALLAS HWY  
 DATE: 12.13.13, SCALE: 1"=50'

**APPLICANT:** Chicken Coup IV RE, LLC  
(678) 852-1483

**REPRESENTATIVE:** J. Kevin Moore (770) 429-1499  
Moore Ingram Johnson & Steele, LLP

**TITLEHOLDER:** Village at Old Trace, LLC

**PROPERTY LOCATION:** South side of Dallas Highway, west of  
Kennesaw View Drive, east of Old Trace Road  
(3405 Dallas Highway)

**ACCESS TO PROPERTY:** Dallas Highway

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

**PETITION NO:** Z-38

**HEARING DATE (PC):** 06-03-14

**HEARING DATE (BOC):** 06-17-14

**PRESENT ZONING:** NRC with Stipulations

**PROPOSED ZONING:** NRC with Stipulations

**PROPOSED USE:** Restaurant with Drive-thru

**SIZE OF TRACT:** 0.4849 acres

**DISTRICT:** 20

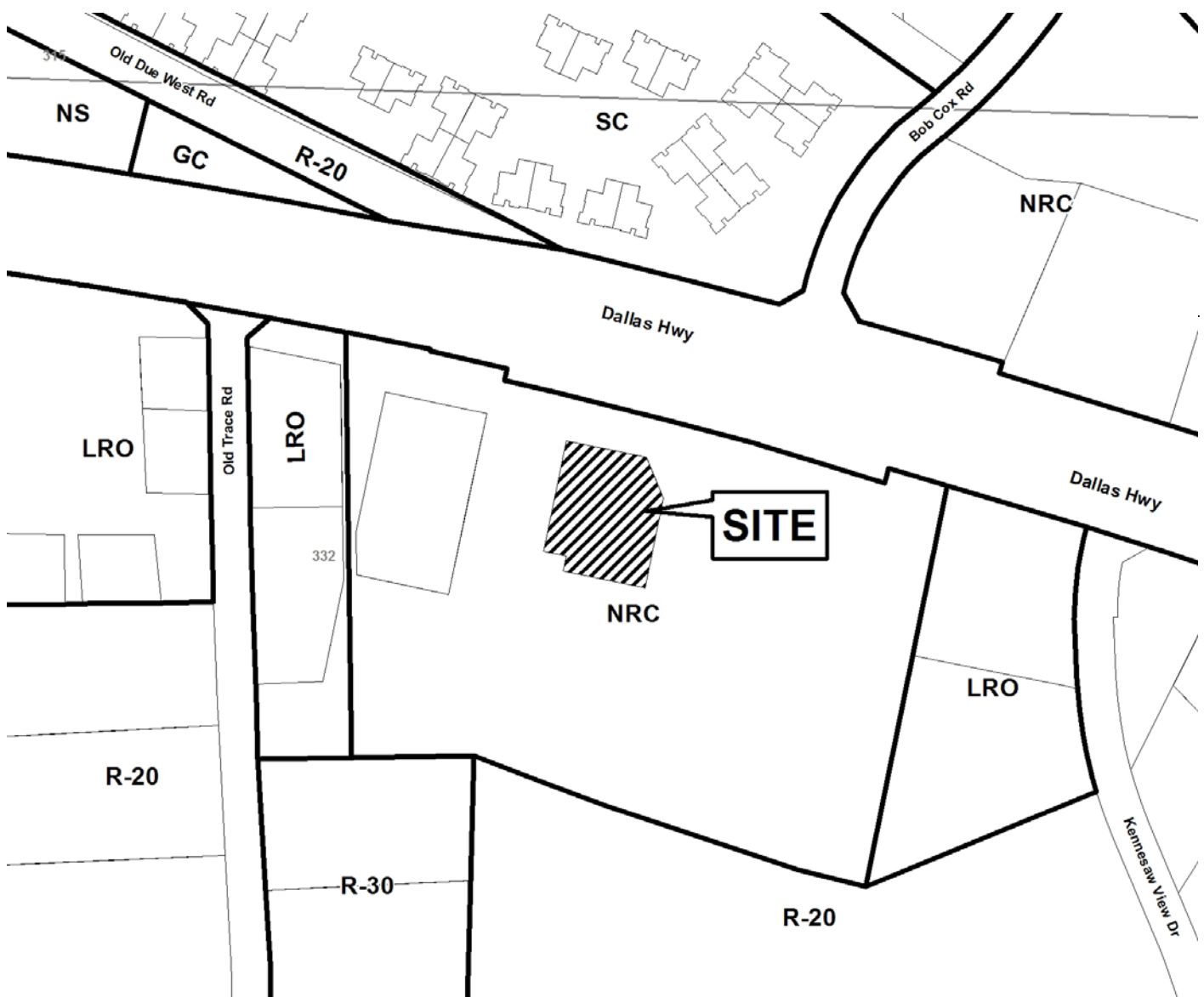
**LAND LOT(S):** 332

**PARCEL(S):** 173

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

**COMMISSION DISTRICT:** 1

**CONTIGUOUS ZONING/DEVELOPMENT**





Application #: Z-38 (2014)

PC Hearing Date: 06/03/2014

BOC Hearing Date: 06/17/2014

COBB COUNTY GEORGIA  
FILED IN OFFICE

2014 APR -3 PM 5:06

COBB COUNTY ZONING DIVISION

## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): Not Applicable
- 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): Restaurant with drive-thru
- b) Proposed building architecture: Split Brick/EIFS
- c) Proposed hours/days of operation: Monday - Sunday; 6:00 a.m. - 10:00 p.m.
- d) List all requested variances: None known at this time

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

None at this time

.....  
**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.

.....  
**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).**

MOORE INGRAM JOHNSON & STEELE, LLP

Applicant signature: BY: [Signature] Date: \_\_\_\_\_

J. Kevin Moore; Georgia Bar No. 519728

Applicant name (printed): Attorneys for Applicant and Property Owner

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

Revised August 21, 2013



**MARK BOOK CONSULTING, LLC**  
 1000 Peachtree Dunwoody Rd, Suite 110  
 Dunwoody, GA 30328  
 Phone: 770.400.8888  
 Fax: 770.400.8899  
 www.markbook.com

**READY MIX USA LLC**  
 100 BEL PARKWAY  
 WOODSTOCK, GA 30188

**Z-39  
 (2014)**

Project No. 140208  
 No. 04  
 Date

**SITE PLAN**  
 READY MIX USA CONCRETE BATCH PLANT  
 COBB COUNTY, GEORGIA  
 LAND LOTS 875, 876, 925 & 926 - 16th DISTRICT - 2nd SECTION

Drawing No. 1  
 SITE.dwg

**SITE DATA**

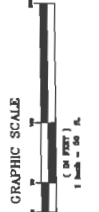
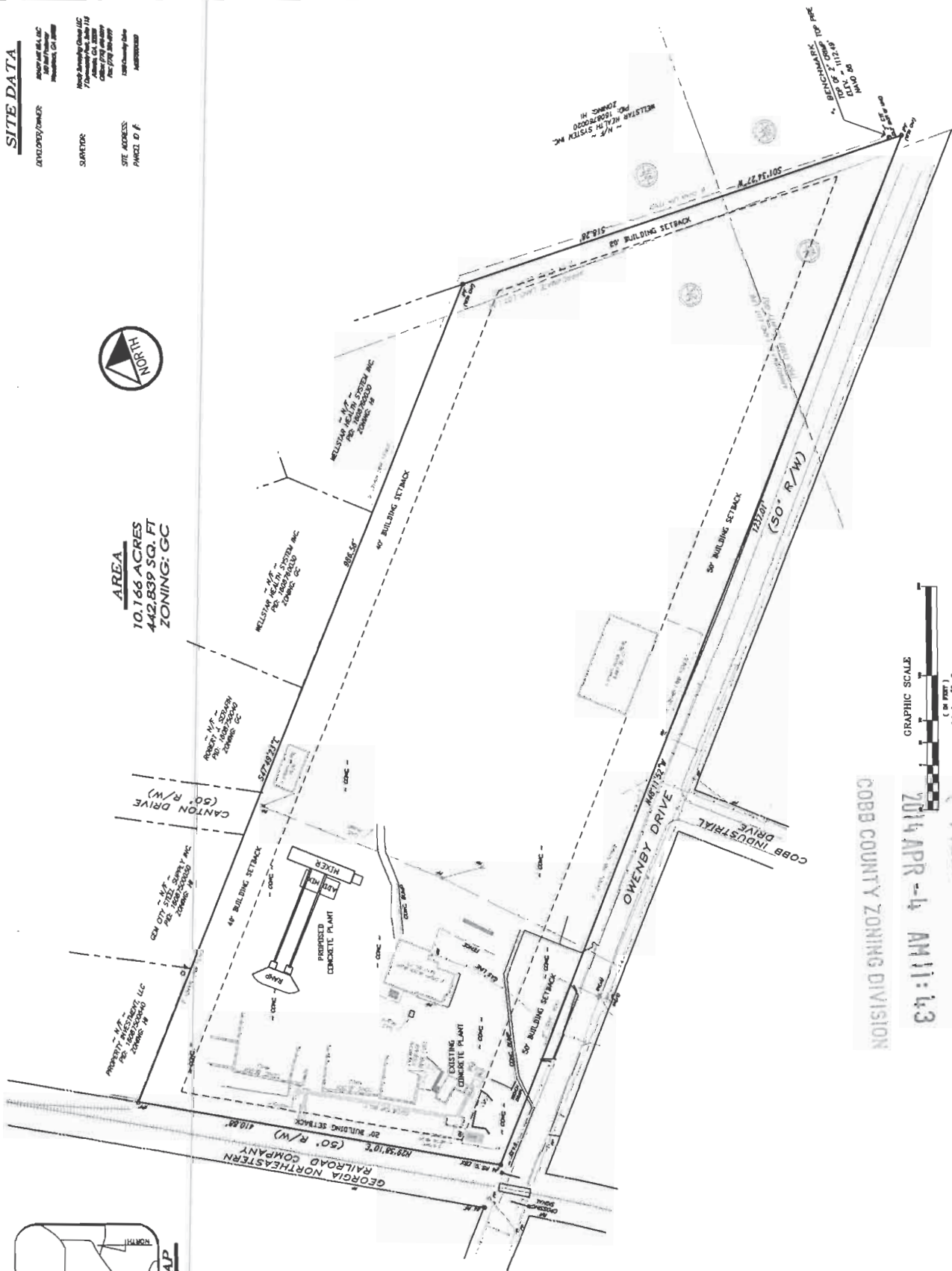
**DEVELOPER/OWNER:** READY MIX USA LLC  
 100 BEL PARKWAY  
 WOODSTOCK, GA 30188

**SURFACES:** ASPHALT DRIVEWAY  
 7/8" THICK CONC. DRIVEWAY  
 CONC. DRIVEWAY  
 CONC. DRIVEWAY  
 CONC. DRIVEWAY

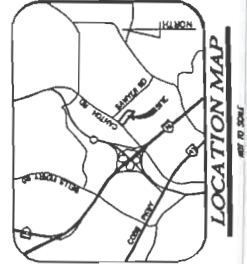
**SITE ADDRESS:** PARCEL D & F



**AREA**  
 10.166 ACRES  
 442,839 SQ. FT  
 ZONING: GC



COBB COUNTY GEORGIA  
 FILED IN OFFICE  
 2014 APR -14 AM 11:43  
 COBB COUNTY ZONING DIVISION



Know what's below  
 Call before you dig



**APPLICANT:** Ready Mix USA, LLC

(678) 494-9693

**REPRESENTATIVE:** Brian Johnson—Black Rock Consulting

(404) 550-6042

**TITLEHOLDER:** Ready Mix USA, LLC

**PROPERTY LOCATION:** Northeast side of Owenby Drive, southeast of Canton Road, and at the southern end of Canton Drive

(1398 Owenby Drive)

**ACCESS TO PROPERTY:** Owenby Drive

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

**PETITION NO:** Z-39

**HEARING DATE (PC):** 06-03-14

**HEARING DATE (BOC):** 06-17-14

**PRESENT ZONING:** GC, HI

**PROPOSED ZONING:** HI

**PROPOSED USE:** Concrete Batch Plant

**SIZE OF TRACT:** 10.166 acres

**DISTRICT:** 16

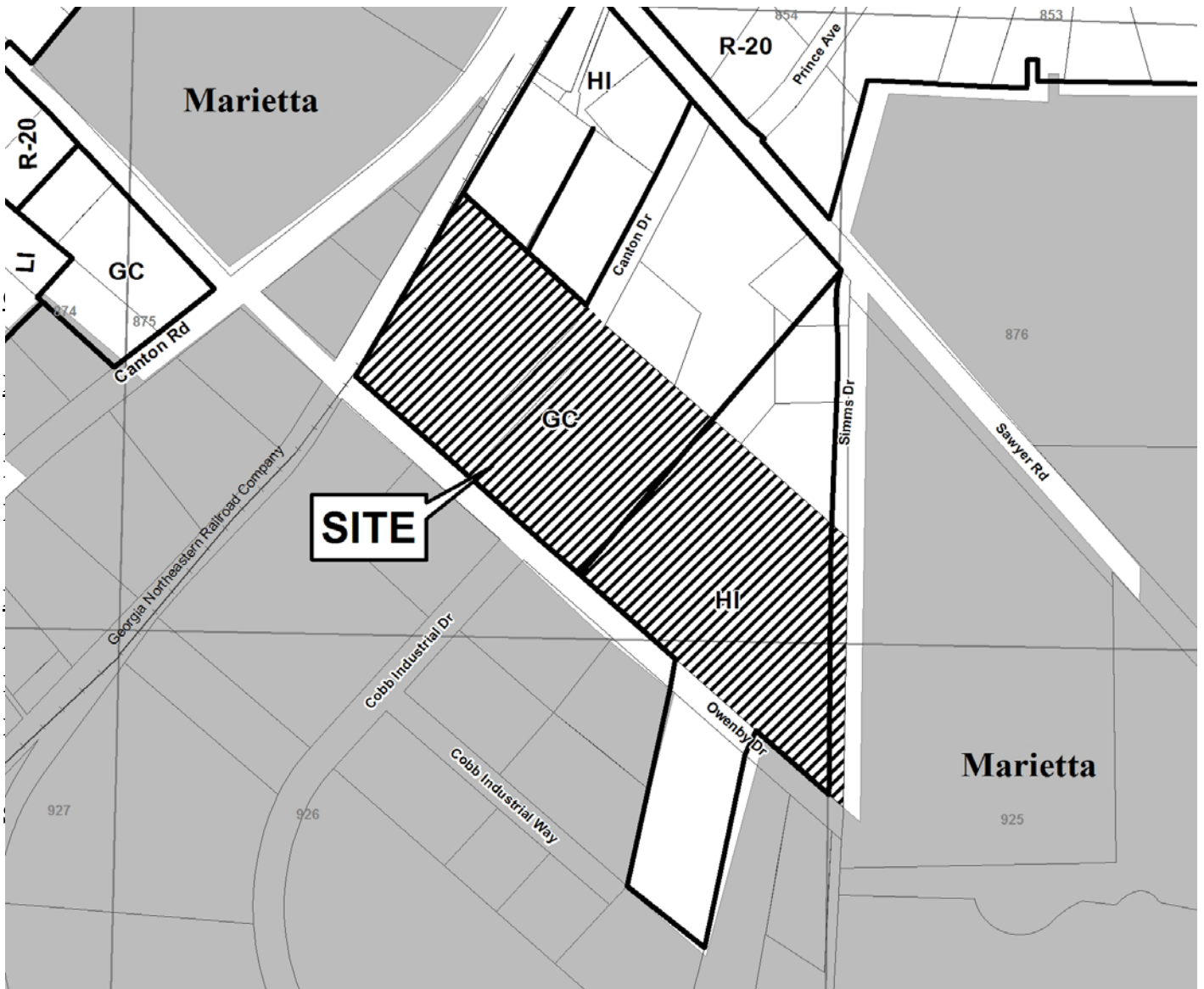
**LAND LOT(S):** 875,876,925,926

**PARCEL(S):** 12

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**





Application #: 7-39

PC Hearing Date: 6-3-14

BOC Hearing Date: 6-17-14

## 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): Concrete Batch Plant
- b) Proposed building architecture: Structural Steel
- c) Proposed hours/days of operation: \_\_\_\_\_
- d) List all requested variances: Height Variance for 85' silo

COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 APR -4 AM 11:42  
COBB COUNTY REZONING 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). \_\_\_\_\_  
\_\_\_\_\_

.....  
**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: [Signature] Date: 3/17/14  
Applicant name (printed): Ryan Chenail

Z-40  
(2014)

NOT ISSUED FOR CONSTRUCTION

ZONING VARIANCE PLAN FOR  
FEEDING GOD'S CHILDREN MINISTRIES

J21  
PLANNING & ENGINEERING



PROJECT NO.	B-001
DATE	03 - 31 - 2014
SCALE	1" = 80'
SHEET NUMBER	ZONING 1

NO.	REVISIONS	DATE
1	ISSUED FOR CONSTRUCTION	

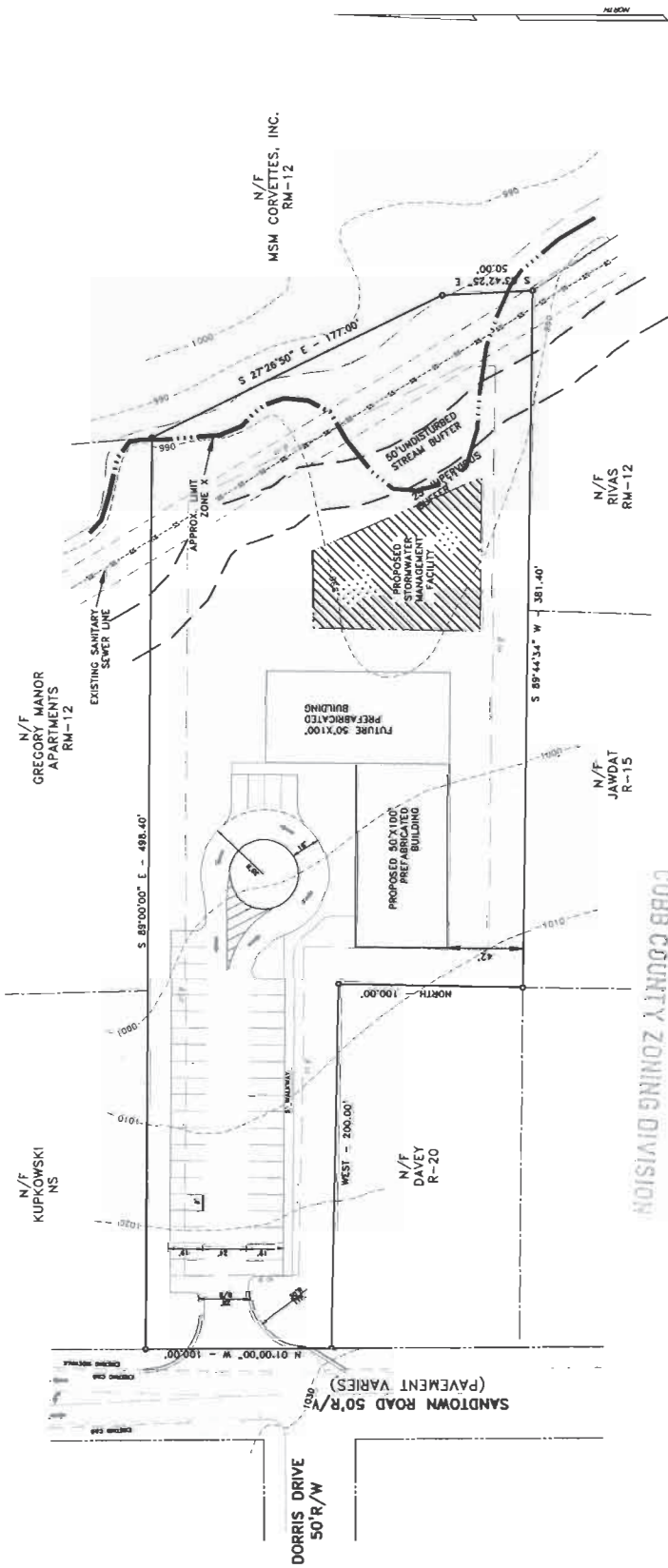
LAND LOT 202, 17TH DISTRICT, 3RD SECTION  
COBB COUNTY, GEORGIA  
ZONED RA-5



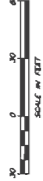
- ZONING NOTES:**
- TOTAL SITE AREA = 2.07 ACRES
  - PRESART ZONING = RA-5
  - BUILDING SETBACKS:  
FRONT = 40'  
SIDE = 20'
  - MIN. LOT WIDTH = 70' @ B.L.
  - REQUIRED VARIANCE IS FOR A HOUSE OF WORSHIP ON LESS THAN A 5 ACRE SITE.
  - TOTAL SEATING PLANNED = 150 SEATS/4 SEATS = 38.
  - PROVIDED PARKING = 44.
  - NO WETLANDS HAVE BEEN DELINEATED ON SITE.
  - NO ARCHITECTURAL OR HISTORICAL LANDMARKS HAVE BEEN IDENTIFIED ON SITE.
  - TOPOGRAPHIC INFORMATION TAKEN FROM COBB COUNTY G.I.S.
  - BOUNDARY INFORMATION BASED ON REZONING PLAN BY KENSON-HICKERY ENGINEERS & ARCHITECTS, INC. (KHE) AND THE VARIANCE DESCRIPTION FROM LIMITED WARRANTY DEED BETWEEN INCOME ONE, LLC AND SHEILA BYNUM.
  - OWNER/DEVELOPER:  
FEEDING GOD'S CHILDREN MINISTRIES  
803 POWDER SPRINGS ROAD, SUITE 14  
MARIETTA, GA 30084



FEMA MAP - N.T.S.



COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 APR -4 AM 11:40  
COBB COUNTY ZONING DIVISION



SCALE IN FEET

**APPLICANT:** Feeding God's Children Ministry  
(404) 358-0443

**REPRESENTATIVE:** Sheila D. Bynum  
(404) 358-0443

**TITLEHOLDER:** Sheila Bynum

**PROPERTY LOCATION:** East side of Sandtown Road, south of  
Windy Hill Road

**ACCESS TO PROPERTY:** Sandtown Road

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

**PETITION NO:** Z-40

**HEARING DATE (PC):** 06-03-14

**HEARING DATE (BOC):** 06-17-14

**PRESENT ZONING:** RA-5

**PROPOSED ZONING:** R-30

**PROPOSED USE:** Church

**SIZE OF TRACT:** 2.11 acres

**DISTRICT:** 17

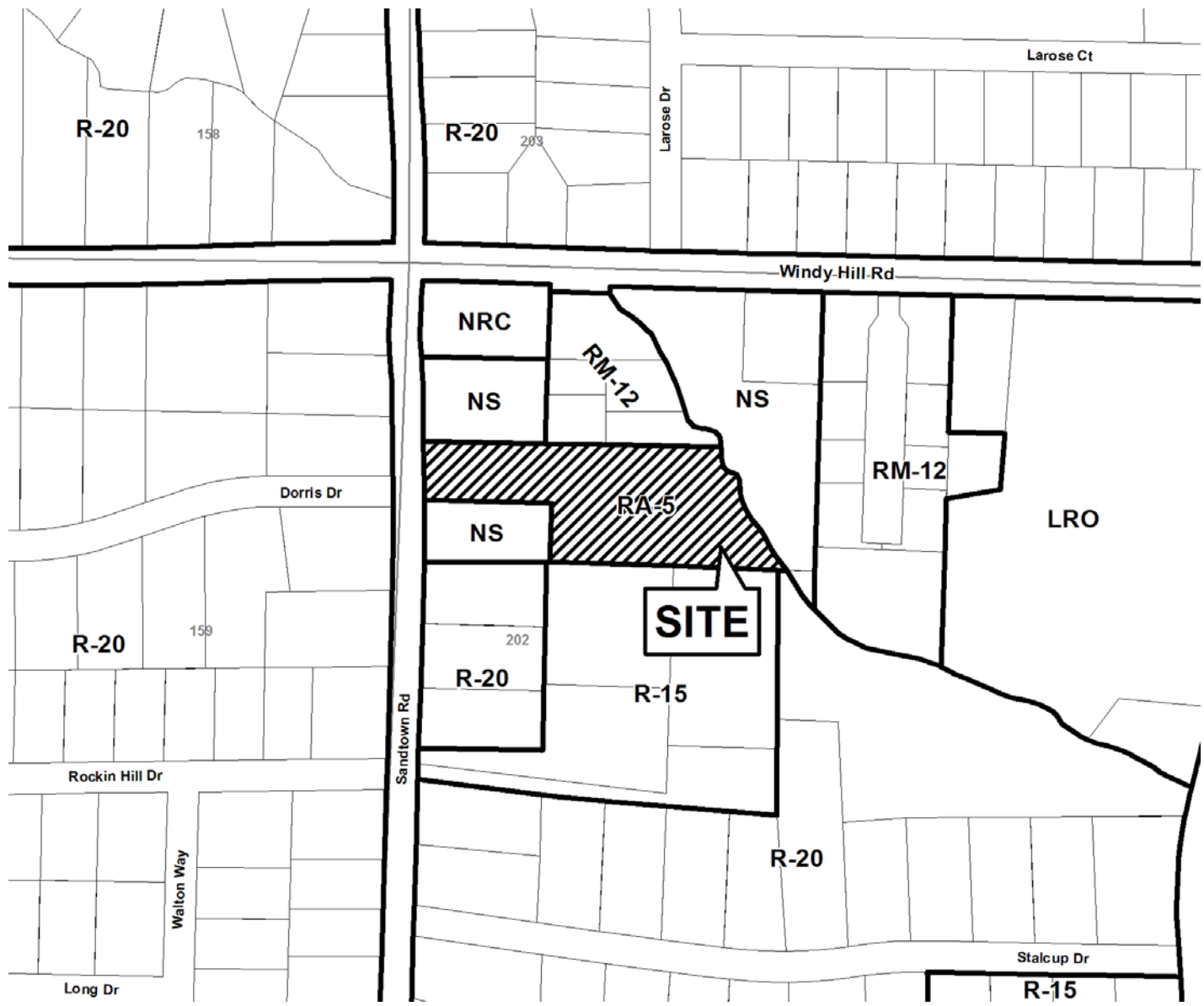
**LAND LOT(S):** 202

**PARCEL(S):** 65

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**





Application #: Z-40

PC Hearing Date: 6-3-14

BOC Hearing Date: 6-17-14

## 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: \_\_\_\_\_

COBB COUNTY ZONING DIVISION  
 2014 APR -6 AM 11:34  
 COBB COUNTY GEORGIA  
 FILED IN OFFICE

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

- a) Proposed use(s): Church
- b) Proposed building architecture: COSTEL STEEL
- c) Proposed hours/days of operation: S- 8 to 2 - W- 6 to 8:30p.m  
Sa- 10 to 3;
- d) List all requested variances: \_\_\_\_\_

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

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

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

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). No

.....  
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: Sheila D. Bynum Date: 4/3/14

Applicant name (printed): Sheila D. Bynum

PLAT OF SURVEY FOR

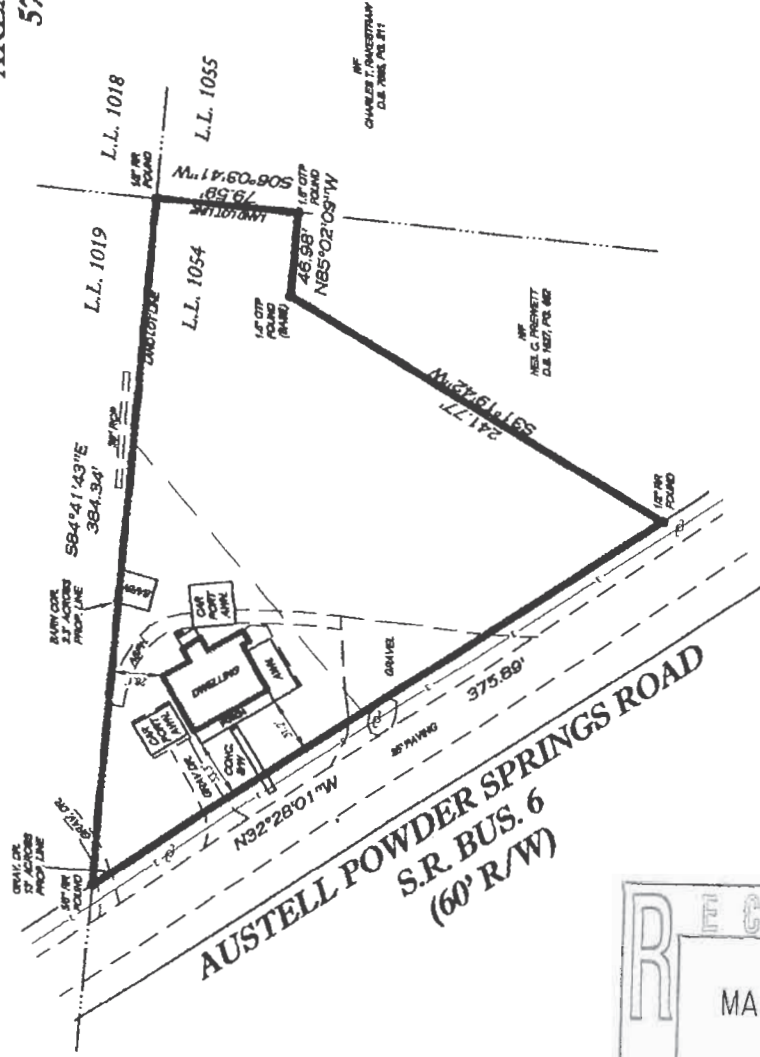
# JEFFERY C. SMITH JULIAN W. SMITH

LOCATED IN LAND LOT 1054, 19TH DISTRICT,  
2ND SECTION, COBB COUNTY, GEORGIA

4509 AUSTELL POWDER SPRINGS ROAD

AREA = 1.331 ACRES  
57,985 SQ. FT.

W/ CALVARY CHRISTIAN MINISTRIES, INC.  
D.L. 10015, PG. 283



W/ CHARLES J. HENNING  
D.L. 10018, PG. 271

W/ MEL C. FRETWELL  
D.L. 10017, PG. 267

W/ RESURGENCE, LLC  
D.L. 14272, PG. 266



DATE	DESCRIPTION

**THE CRUSSELE COMPANY**  
PROFESSIONAL LAND SURVEYORS  
2881 POWDER SPRINGS ROAD  
MARIETTA, GEORGIA 30066  
(770) 948-8800  
EMAIL: DESIGN@CRUSSELE.COM

PROJ. NO. 001177 FILE: 00177.DWG  
FIELD SURVEY DATE: 03/20/14  
PLAT DATE: 03/28/14 SCALE: 1" = 50'



**SURVEY NOTES:**

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE SURVEYOR AND IS TO BE USED ONLY FOR THE PURPOSES AND UNDER THE CONDITIONS SET FORTH IN THIS PLAT. IT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.

GENERAL PLAT, NOTES AND COPIES ARE AVAILABLE TO THE SURVEYOR AND HIS ASSOCIATES, INCLUDING SURVEYORS, ENGINEERS, ARCHITECTS, AND OTHERS WHOSE INTERESTS ARE AFFECTED BY THE PROPERTY OF THE SURVEYOR.

ALL LINES AND POINTS SHOWN ON THIS PLAT ARE THE RESULT OF FIELD SURVEYING AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY DISTURBANCES OR CLAIMS ARISING FROM THIS PLAT.

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE SURVEYOR AND IS TO BE USED ONLY FOR THE PURPOSES AND UNDER THE CONDITIONS SET FORTH IN THIS PLAT. IT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.

GENERAL PLAT, NOTES AND COPIES ARE AVAILABLE TO THE SURVEYOR AND HIS ASSOCIATES, INCLUDING SURVEYORS, ENGINEERS, ARCHITECTS, AND OTHERS WHOSE INTERESTS ARE AFFECTED BY THE PROPERTY OF THE SURVEYOR.

ALL LINES AND POINTS SHOWN ON THIS PLAT ARE THE RESULT OF FIELD SURVEYING AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY DISTURBANCES OR CLAIMS ARISING FROM THIS PLAT.

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE SURVEYOR AND IS TO BE USED ONLY FOR THE PURPOSES AND UNDER THE CONDITIONS SET FORTH IN THIS PLAT. IT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.

GENERAL PLAT, NOTES AND COPIES ARE AVAILABLE TO THE SURVEYOR AND HIS ASSOCIATES, INCLUDING SURVEYORS, ENGINEERS, ARCHITECTS, AND OTHERS WHOSE INTERESTS ARE AFFECTED BY THE PROPERTY OF THE SURVEYOR.

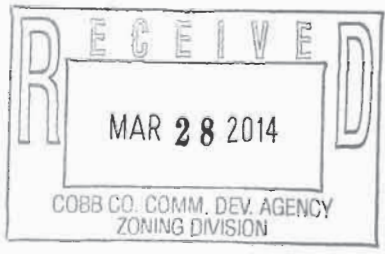
ALL LINES AND POINTS SHOWN ON THIS PLAT ARE THE RESULT OF FIELD SURVEYING AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY DISTURBANCES OR CLAIMS ARISING FROM THIS PLAT.

**FLOOD STATEMENT:**

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY FLOOD HAZARD ZONING MAP, AND OTHER AVAILABLE DATA FOR THE PROPERTY TO BE PLATED. THE CHARACTERISTICS OF THIS ZONE IS AN AREA ABOVE THE 100 YEAR FLOOD ZONE.

**LEGEND:**

- CORNER MARK
- CONCRETE SET WITH A 1/2" STEEL REINFORCING ROD
- CORNER FOUND
- UNMARKED CORNER
- CORNER TO BE SET WHEN CONSTRUCTION PERMITS
- X - X - FENCE LINE
- PP - STEEL REINFORCING ROD
- CP - CENTERLINE
- DL - CENTERLINE
- BL - BOUNDARY LINE
- LL - LAND LOT LINE
- WM - WATER MAIN
- PM - POWER MAIN
- SM - SANITARY SEWER MAIN
- HP - HIGH OR LOW POINT OWNED BY NEARBY PROPERTY OWNER
- DAL - DEED BOOK
- PL - PLAT BOOK
- FP - REINFORCED CONCRETE PIPE



**APPLICANT:** Jeffery C. Smith

(770) 355-2668

**REPRESENTATIVE:** Jeffery C. Smith

(770) 355-2668

**TITLEHOLDER:** Jeffery C. Smith

**PROPERTY LOCATION:** Northeast side of Austell Powder

Springs Road, southeast of Furr Avenue

(4509 Austell Powder Springs Road)

**ACCESS TO PROPERTY:** Austell Powder Springs Road

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

**PETITION NO:** LUP-16

**HEARING DATE (PC):** 06-03-14

**HEARING DATE (BOC):** 06-17-14

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit  
(Renewal)

**PROPOSED USE:** Produce Sales

**SIZE OF TRACT:** 1.331 acres

**DISTRICT:** 19

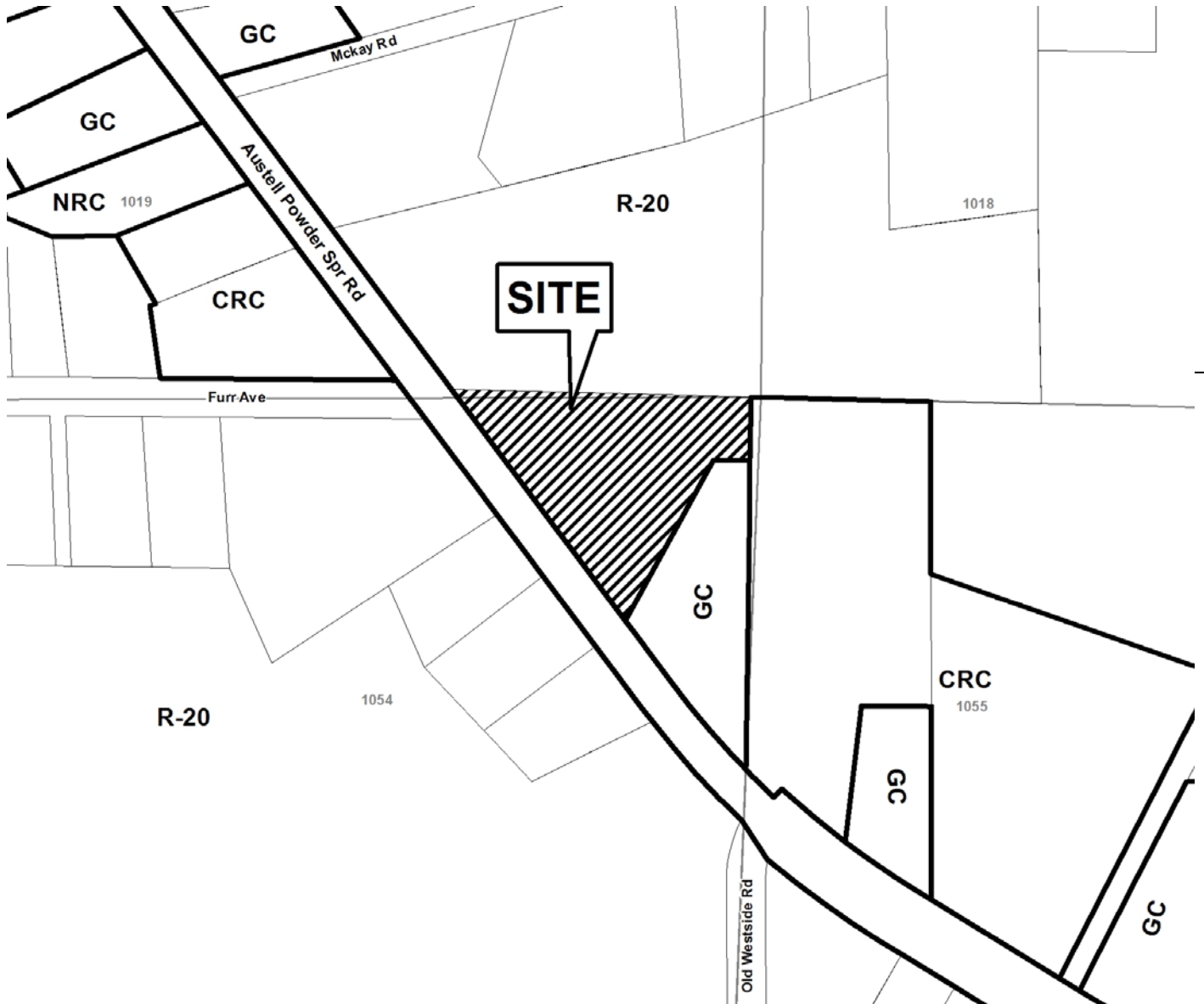
**LAND LOT(S):** 1054

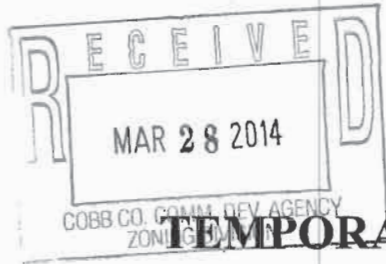
**PARCEL(S):** 39

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**





Application #: LUP-16

PC Hearing Date: 6-3-14

BOC Hearing Date: 6-17-14

# TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business, or request? PRODUCE STAND
2. Number of employees? 0 1
3. Days of operation? MON. - SAT.
4. Hours of operation? 8:00 AM - 7:00 PM
5. Number of clients, customers, or sales persons coming to the house per day? 15-20 ; Per week? 90-120
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): 4' x 4' ON EXISTING POST IN FRONT YARD
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.)

---

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 maximum): 24 MONTHS
13. 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).
14. Any additional information? (Please attach additional information if needed): \_\_\_\_\_

Applicant signature: Jeffery C. Smith Date: 3/28/2014

Applicant name (printed): JEFFERY C. SMITH





**APPLICANT:** Marlene Graham and Clenton Dayes

(678) 687-7561 and (678) 368-0016

**REPRESENTATIVE:** Marlene Graham and Clenton Dayes

(678) 687-7561 and (678) 368-0016

**TITLEHOLDER:** Marlene Graham and Clenton Dayes

**PROPERTY LOCATION:** Northeast side of Piedmont Road,  
west of Shaw Road

(1371 Piedmont Road)

**ACCESS TO PROPERTY:** Piedmont Road

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

**PETITION NO:** LUP-17

**HEARING DATE (PC):** 06-03-14

**HEARING DATE (BOC):** 06-17-14

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Group Home

**SIZE OF TRACT:** 0.60 acres

**DISTRICT:** 16

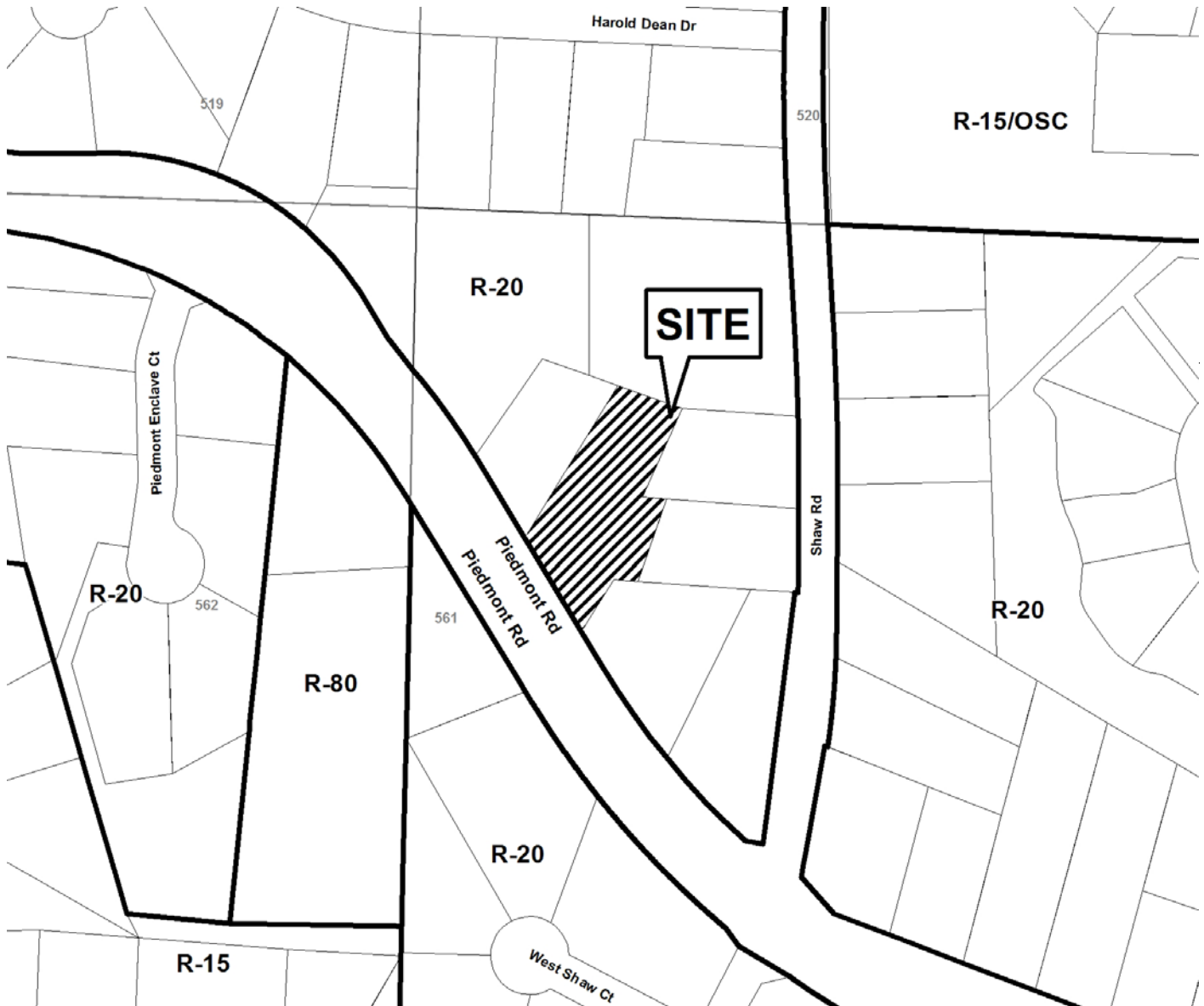
**LAND LOT(S):** 561

**PARCEL(S):** 11

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**





Application #: LUP-17  
PC Hearing Date: 6-3-14  
BOC Hearing Date: 6-17-14

### TEMPORARY LAND USE PERMIT WORKSHEET (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

- 1. Type of business, or request? Personal Care Home
- 2. Number of employees? 2
- 3. Days of operation? Seven days per week
- 4. Hours of operation? 24 hours
- 5. Number of clients, customers, or sales persons coming to the house per day? \_\_\_\_\_ ; Per week? \_\_\_\_\_

6. Where do clients, customers and/or employees park?  
Driveway: XXXX; Street: \_\_\_\_\_; Other (Explain): Garage - Detached.

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): Detached Garage (2 car)

12. Length of time requested (24 months maximum): 24 months and to be renewed every 24 months

13. 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).

14. Any additional information? (Please attach additional information if needed): \_\_\_\_\_

Applicant signature: Braham Date: 3/31/14

Applicant name (printed): Marlene Abraham



Application #: LUP-17

PC Hearing Date: 6-3-14

BOC Hearing Date: 6-17-14

APR - 2 2014  
COBB CO. COMM. DEV. AGENCY

### TEMPORARY LAND USE PERMIT WORKSHEET (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Personal Care Home
2. Number of employees? 2
3. Days of operation? Seven days per week
4. Hours of operation? 24 hours
5. Number of clients, customers, or sales persons coming to the house per day? \_\_\_\_\_ ; Per week? \_\_\_\_\_
6. Where do clients, customers and/or employees park?  
Driveway: None; Street: \_\_\_\_\_; Other (Explain): Garage - Detached

---

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): Detached 2 car garage

---

12. Length of time requested (24 months maximum): 24 months and to be renewed every 24 months
13. 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).
14. Any additional information? (Please attach additional information if needed): \_\_\_\_\_

Applicant signature: [Signature] Date: 3/30/14

Applicant name (printed): CLINTON DAYES



Application #: LUP-17

PC Hearing Date: 6-3-14

BOC Hearing Date: 6-17-14

APR - 2 2014

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

1. Number of unrelated adults in the house? 4
2. Number of related adults in the house? None
3. Number of vehicles parked on the driveway? None
4. Number of vehicles parked in garage? None
5. Number of vehicles parked on the street? None
6. Does the property owner live in the house? Yes \_\_\_\_\_ ; No
7. Any outdoor storage? No \_\_\_\_\_ ; Yes \_\_\_\_\_ (If yes, please state what is kept outside): Detached Garage
8. Length of time requested (24 months maximum): 24 months and to be renewed every 24 months.
9. 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).
10. Any additional information? (Please attach additional information if needed):  
\_\_\_\_\_  
\_\_\_\_\_

Applicant signature: Abraham Date: 3/31/14

Applicant name (printed): Marlene Abraham

---

### ZONING STAFF USE ONLY BELOW THIS LINE

---

Zoning of property: \_\_\_\_\_

Size of house per Cobb County Tax Assessor records: \_\_\_\_\_

Number of related adults proposed: \_\_\_\_\_ Number permitted by code: \_\_\_\_\_

Number of unrelated adults proposed: \_\_\_\_\_ Number permitted by code: \_\_\_\_\_

Number of vehicles proposed: \_\_\_\_\_ Number permitted by code: \_\_\_\_\_

Number of vehicles proposed to be parked outside: \_\_\_\_\_ Number of vehicles permitted \_\_\_\_\_



Application #: LUP-17

PC Hearing Date: 6-3-14

BOC Hearing Date: 6-17-14

APR - 2 2014

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

1. Number of unrelated adults in the house? 4
2. Number of related adults in the house? None
3. Number of vehicles parked on the driveway? NONE
4. Number of vehicles parked in garage? None
5. Number of vehicles parked on the street? None
6. Does the property owner live in the house? Yes \_\_\_\_\_ ; No
7. Any outdoor storage? No \_\_\_\_\_ ; Yes \_\_\_\_\_ (If yes, please state what is kept outside): Detached garage
8. Length of time requested (24 months maximum): 24 months and to be renewed every 24 months.
9. 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).
10. Any additional information? (Please attach additional information if needed):  
\_\_\_\_\_  
\_\_\_\_\_

Applicant signature: \_\_\_\_\_

Date: 3/30/14

Applicant name (printed): CLENTON DAYES

### ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: \_\_\_\_\_

Size of house per Cobb County Tax Assessor records: \_\_\_\_\_

Number of related adults proposed: \_\_\_\_\_ Number permitted by code: \_\_\_\_\_

Number of unrelated adults proposed: \_\_\_\_\_ Number permitted by code: \_\_\_\_\_

Number of vehicles proposed: \_\_\_\_\_ Number permitted by code: \_\_\_\_\_

Number of vehicles proposed to be parked outside: \_\_\_\_\_ Number of vehicles permitted \_\_\_\_\_

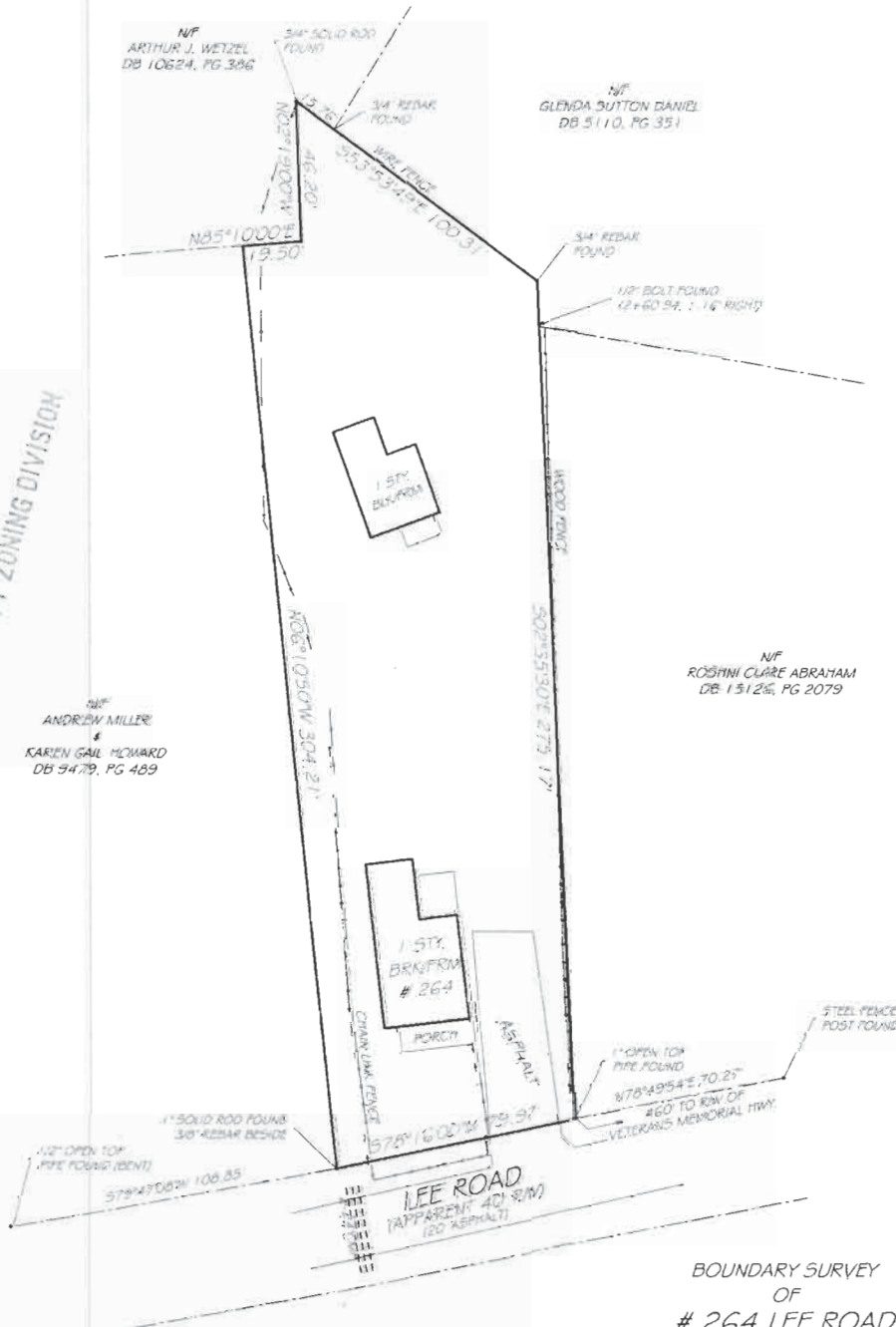
LUP-18  
(2014)

NOTES  
THE DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A GPS HAS A LINEAR PRECISION VALUE OF ONE FOOT IN 29,873 FEET AND AN ANGLE PRECISION VALUE OF ONE FOOT IN 77,964 FEET  
THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FOOT IN 77,964 FEET  
TOTAL AREA = 27,595 SQUARE FEET OR 0.628 ACRES  
PROPERTY MAY OR MAY NOT BE SUBJECT TO PROTECTIVE OR RESTRICTIVE COVENANTS AS PER FINAL PLAT AND DE CITY/COUNTY ORDINANCES INCLUDING ALL EASEMENTS AND RIGHTS OF WAY  
THE LOCATION OF UNDERGROUND UTILITIES WERE NOT LOCATED FOR THIS SURVEY. UTILITIES SHOWN ARE BASED UPON VISIBLE AND PHYSICAL EVIDENCE. THERE MAY BE UTILITIES ON OR CROSSING THIS PROPERTY THAT ARE NOT SHOWN. CALL THE UTILITIES PROTECTION CENTER (800) BEFORE ANY EXCAVATIONS ARE BEGUN TO ENSURE AND VERIFY THE CORRECT LOCATION AND DEPTH OF ALL UTILITIES

REFERENCES  
PLAT BOOK 14652, PAGE 5708  
DEED BOOK 3, PAGE 129



COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 APR -3 PM 12:53  
COBB COUNTY ZONING DIVISION



BOUNDARY SURVEY  
OF  
# 264 LEE ROAD  
SOUTHERN PORTION OF LOTS 30 & 31  
SMITH SUBDIVISION

LOCATED IN  
LAND LOT 42  
18th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA  
DATE: 03-25-2014 ~ SCALE: 1"=40'



R.F.M. Consulting, LLC  
107 WHITLOCK AVENUE BLDG.  
A-37 MARIETTA, GA 30064  
PHONE (770) 757-3977 FAX  
(770) 499-81496  
EMAIL:RFMCOIN@BELLSOUTH.NET

NOTE  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE BURDENS, EASEMENTS, RESTRICTS AND OR RIGHTS OF WAY NOT SHOWN OR REFERENCED THAT A CURRENT TITLE REPORT WOULD REVEAL.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22

Created By: Mark E. Pugh, Jr.  
Date: 03-25-2014 11:53 AM  
Plot: LUP-18-2014.dwg

**APPLICANT:** Willie (Windy) Abernathy  
(704) 968-5040

**REPRESENTATIVE:** Donna M. Jordan  
(704) 968-5040

**TITLEHOLDER:** Mildred Sharlene Mahaffey, Willie Gene Abernathy,  
and Donna Marie Jordan

**PROPERTY LOCATION:** North side of Lee Road, west of  
Veterans Memorial Highway  
(264 Lee Road)

**ACCESS TO PROPERTY:** Lee Road

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

**PETITION NO:** LUP-18

**HEARING DATE (PC):** 06-03-14

**HEARING DATE (BOC):** 06-17-14

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Two houses on  
one parcel (Existing)

**SIZE OF TRACT:** 0.63 acres

**DISTRICT:** 18

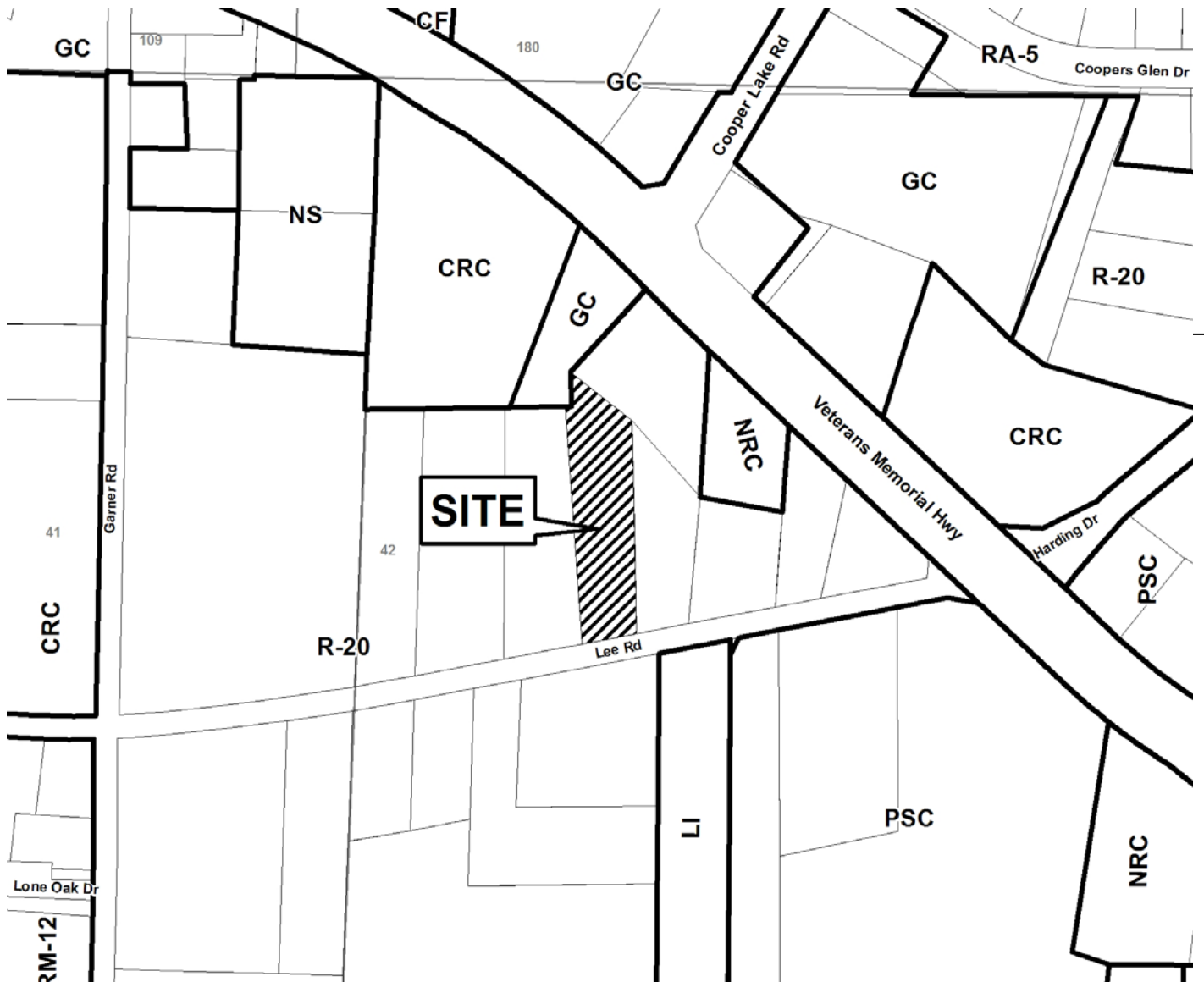
**LAND LOT(S):** 42

**PARCEL(S):** 27

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**







Application #: LV-18

PC Hearing Date: 6-3-14

BOC Hearing Date: 6-17-14

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

1. Number of unrelated adults in the house? \_\_\_\_\_
2. Number of related adults in the house? 1
3. Number of vehicles parked on the driveway? 3
4. Number of vehicles parked in garage? 0
5. Number of vehicles parked on the street? 0
6. Does the property owner live in the house? Yes  ; No \_\_\_\_\_
7. Any outdoor storage? No  ; Yes \_\_\_\_\_ (If yes, please state what is kept outside): \_\_\_\_\_
8. Length of time requested (24 months maximum):
9. 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).
10. Any additional information? (Please attach additional information if needed):  
\_\_\_\_\_  
\_\_\_\_\_

COBB COUNTY ZONING DIVISION  
2014 APR -3 PM 12:53  
COBB COUNTY GEORGIA  
FILED IN OFFICE

Applicant signature: Willie (Windy) Abernathy Date: 3-20-14

Applicant name (printed): Willie (Windy) Abernathy

---

### ZONING STAFF USE ONLY BELOW THIS LINE

---

Zoning of property: \_\_\_\_\_

Size of house per Cobb County Tax Assessor records: \_\_\_\_\_

Number of related adults proposed: \_\_\_\_\_ Number permitted by code: \_\_\_\_\_

Number of unrelated adults proposed: \_\_\_\_\_ Number permitted by code: \_\_\_\_\_

Number of vehicles proposed: \_\_\_\_\_ Number permitted by code: \_\_\_\_\_

Number of vehicles proposed to be parked outside: \_\_\_\_\_ Number of vehicles permitted \_\_\_\_\_

Plat Of Cheryl Fox

# RIVERSTONE MONTESSORI ACADEMY LLC

LOCATED IN LAND LOTS 56 & 93, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

627 FRIENDSHIP CHURCH ROAD

AREA = 4.631 ACRES  
(201,734 SQ. FT.)

SLUP-10  
(2014)

**ZONING NOTES:**  
ACCORDING TO THE COBB COUNTY GIS WEBSITE THE SUBJECT PROPERTY IS ZONED R-30 AND FRIENDSHIP CHURCH ROAD IS A MAJOR COLLECTOR WITH A 35 MPH SPEED LIMIT  
SETBACKS: FRONT: 20' REAR: 40' SIDE: 10'

2014 APR -3 PM 3:44

COBB COUNTY ZONING DIVISION

**SURVEY NOTES:**  
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE MATTERS AFFECTING TITLE THAT ARE NOT SHOWN.  
THERE HAS BEEN NO EXTENSIVE RESEARCH PERFORMED BY, NOR PROVIDED TO THIS FIRM AS TO ANY ZONING CONDITIONS ASSOCIATED WITH THE SUBJECT PROPERTY.  
THERE IS A 30' NON-DISTURBANCE BUFFER/SETBACK (NDS/B) ALIGNED TO ANY STREAM OR BODY OF WATER MANDATED BY THESE ORDINANCES OR AMMUNICIPALITIES. THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE BEGINNING ANY DISTURBANCE NEAR THESE AREAS.  
THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.  
ORIGINAL PLATS, NOTES AND OTHER DOCUMENTS PREPARED BY THE SURVEYOR AND HIS ASSOCIATES, INCLUDING ELECTRONIC FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.  
THE BUILDING SETBACKS SHOWN HEREON ARE BASED ON THE SURVEYOR'S BEST INTERPRETATION AND SHOULD BE CHECKED BY THE COUNTY BEFORE ANY ADDITIONAL PERMITTING.  
THERE MAY BE OTHER UTILITIES EXISTING ON THIS PROPERTY THAT ARE NOT SHOWN.

**LEGEND**  
CORNER MONUMENTATION:  
— 1/2" IRON ROD WITH A 1/2" STEEL CORNER FOUND  
— UNCONFINED CORNER  
— CORNER TO BE SET MARK CONSTRUCTION PERMITS  
— X - X - FENCE LINE  
PR - STEEL REINFORCING ROD  
CIP - OPEN TOP WATER PIPE  
CIV - CHIMNEY TOP WATER PIPE  
CL - CENTERLINE  
BL - BUILDING LINE  
RW - RIGHT OF WAY  
LOT LINE  
WATER MAIN  
OVERHEAD POWER LINES  
GAS MAINS  
SANITARY SEWER MAIN  
WATER METER  
WELL  
WELL HEAD  
WELL SET AT BASE  
D.I. - DEED BOOK  
P.W. MON. - CONCRETE RIGHT OF WAY MONUMENT

**ADDITIONAL SURVEY REFERENCES:**  
1. PLAT OF SURVEY FOR WILLIAM A. AND LEE B. AND GEORGE W. RUSSELLE DATED 04/28/1941.  
2. PLAT OF SURVEY FOR WILLIAM A. AND LEE B. AND GEORGE W. RUSSELLE, TRUSTEES AND ASSOCIATES DATED 04/28/1941.

**FLOOD STATEMENT**  
I HAVE THE DATE EXAMINED THE FLOOD INSURANCE RATE MAP FOR THE SUBJECT PROPERTY AND DETERMINED THE MAP GRAPHICALLY DESIGNATES THE SUBJECT PROPERTY TO BE IN ZONE "X".  
"X" AREAS DETERMINED TO BE AT RISK OF FLOOD DAMAGE FROM FLOODPLAIN.

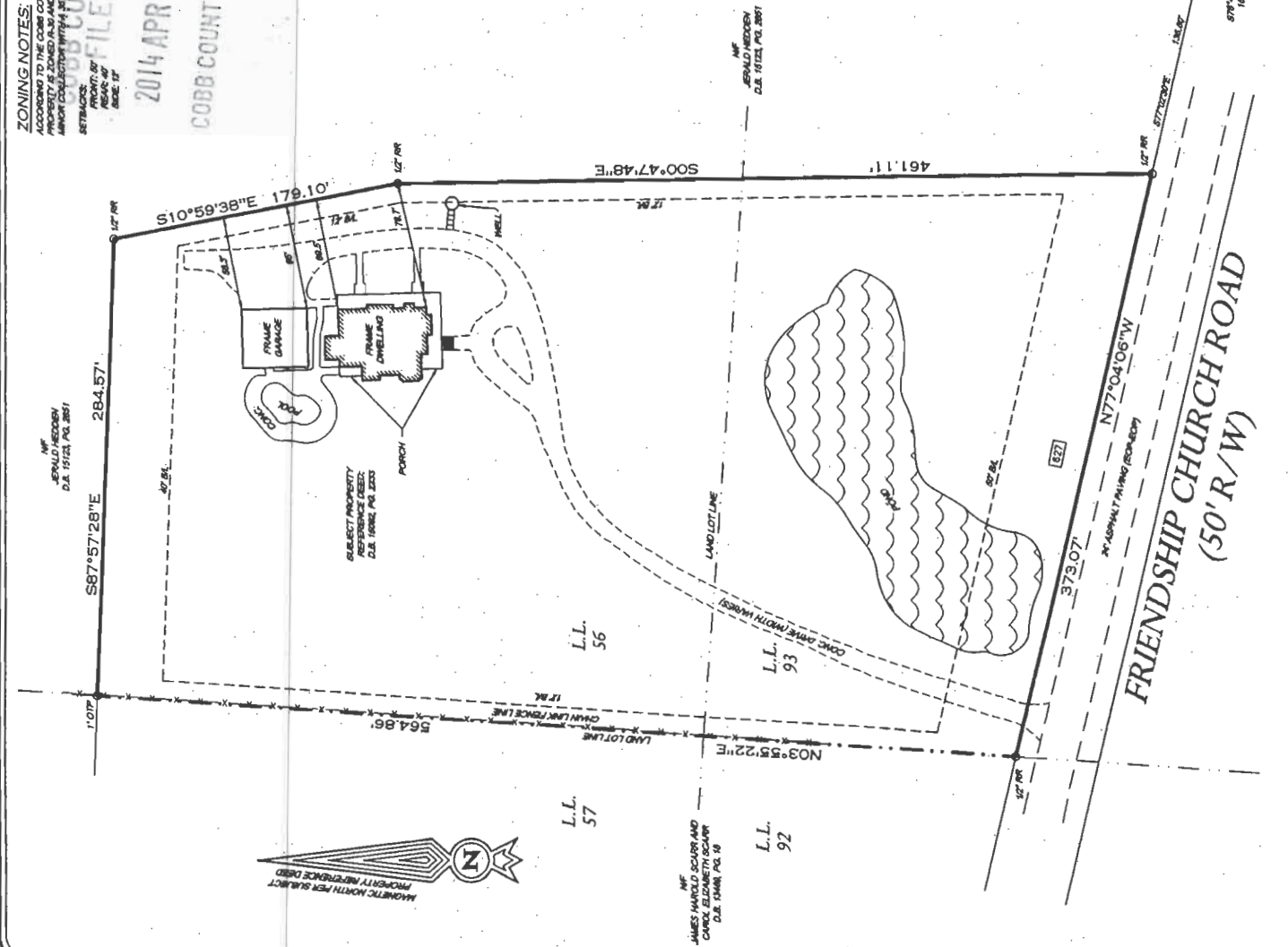
**TECHNICAL DATA**  
TRANSFORMED TO: NAD 83  
ANGLE ERROR: 8.2 SECONDS  
SURVEY ADJUSTMENT: LEAST SQUARES  
SCALE FACTOR: 1.0000000000000000  
PLAT PREPARED BY: PLS, LLC



THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL SURVEYORS AND AS PROVIDED IN THE GEORGIA PLAT ACT O.C.G.A. 18-4-40.  
SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 18-4-40.

REVISIONS	DATE	DESCRIPTION

**THE RUSSELLE COMPANY**  
PROFESSIONAL LAND SURVEYORS  
2881 POWERS SPRINGS ROAD  
DUMMETSVILLE, GEORGIA 30644  
E-MAIL: RUSSELLE@RUSSELLE.COM  
PHONE: (770) 444-8000  
FAX: (770) 444-8001  
FIELD SURVEY DATE: 03/10/2014  
PLAT DATE: 04/28/2014  
SCALE: 1"=60'



**APPLICANT:** Riverstone Montessori Academy, LLC  
(770) 422-9194

**REPRESENTATIVE:** Parks F. Huff (770) 422-7016  
Sams, Larkin, Huff & Balli

**TITLEHOLDER:** Korinne Akridge and Bernie Akridge

**PROPERTY LOCATION:** North side of Friendship Church Road,  
east of Casteel Road  
(627 Friendship Church Road)

**ACCESS TO PROPERTY:** Friendship Church Road

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

**PETITION NO:** SLUP-10

**HEARING DATE (PC):** 06-03-14

**HEARING DATE (BOC):** 06-17-14

**PRESENT ZONING:** R-30

**PROPOSED ZONING:** Special Land  
Use Permit

**PROPOSED USE:** Expansion of Riverstone  
Montessori School

**SIZE OF TRACT:** 4.631 acres

**DISTRICT:** 19

**LAND LOT(S):** 56,93

**PARCEL(S):** 5

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

**COMMISSION DISTRICT:** 1

**CONTIGUOUS ZONING/DEVELOPMENT**



# Application for Special Land Use Permit Cobb County, Georgia

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


COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 APR -3 PM 3:43  
COBB COUNTY ZONING DIVISION

Application No. SLUP-10  
PC Hearing Date: 6-3-14  
BOC Hearing Date: 6-17-14


**Applicant** Riverstone Montessori Academy, LLC **Phone #** (770) 422-9194  
(applicant's name printed)


**Address** 455 Casteel Road, Marietta, Georgia 30064 **E-mail** RiverstoneMontessori@comcast.net

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


**(representative's signature)**   
**Phone #** 770-422-7046 **E-mail** phuff@slhb-law.com

Signed, sealed and delivered in presence of:

  
Notary Public


  
My commission expires: 2-6-16

**Titleholder** Korinne and Bernie Akridge **Phone #** 770-422-9194 **E-mail** \_\_\_\_\_  
(titleholder's name, printed)

**Signature**   
(attach additional signature, if needed)  
Korinne Akridge **Address** 207 Lake Somerset Drive

Signed, sealed and delivered in presence of:

  
Notary Public

  
My commission expires: 2-6-16

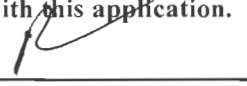
**Present Zoning** R-30 **Size of Tract** 4.631 **Acre(s)**

**For the Purpose of** Expansion of Riverstone Montessori School

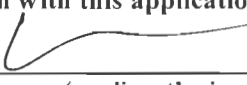
**Location** 627 Friendship Church Road  
(street address, if applicable; nearest intersection, etc.)

**Land Lot(s)** 56 **District(s)** 19

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

  
(applicant's signature)

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

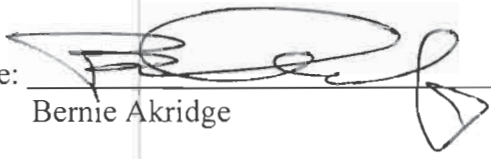
  
(applicant's signature)

ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: SLUP-10  
PC Hearing Date: 6-3-14  
BOC Hearing Date: 6-17-14

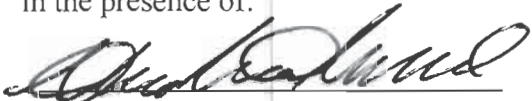
Applicant: Riverstone Montessori Academy, LLC  
Applicant's Address: 455 Casteel Road, Marietta, Georgia 30064

Titleholders: Korinne and Bernie Akridge

Signature:   
Bernie Akridge

Address: 207 Lake Somerset Drive Telephone: \_\_\_\_\_

Signed, sealed and delivered  
in the presence of:

  
Notary Public

Commission Expires: 2-6-14

(Notary Seal)



COBB COUNTY ZONING DIVISION  
2014 APR -3 PM 3:43  
COBB COUNTY GEORGIA  
FILED IN OFFICE



**BLACK ROCK CONCRETE, LTD.**  
 108 WEST PLYMOUTH  
 WOODSTOCK, GA 30188

**READY MIX USA LLC**  
 108 WEST PLYMOUTH  
 WOODSTOCK, GA 30188

# SLUP-11 (2014)

Scale:	
Date:	
Checked By:	
Drawn By:	
Design By:	
Project No.:	140708
No.:	
Revision:	
Date:	

**SITE PLAN**  
 READY MIX USA CONCRETE BATCH PLANT  
 COBB COUNTY, GEORGIA  
 LAND LOTS 875, 876, 925 & 926 - 1614 DISTRICT - 2ND SECTION

Drawing No. **1**  
 SITE.dwg

**SITE DATA**

DEVELOPER/OWNER: **READY MIX USA LLC**  
 108 West Plymouth  
 Woodstock, GA 30188

OWNER: **READY MIX USA LLC**  
 108 West Plymouth  
 Woodstock, GA 30188

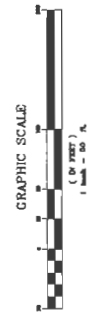
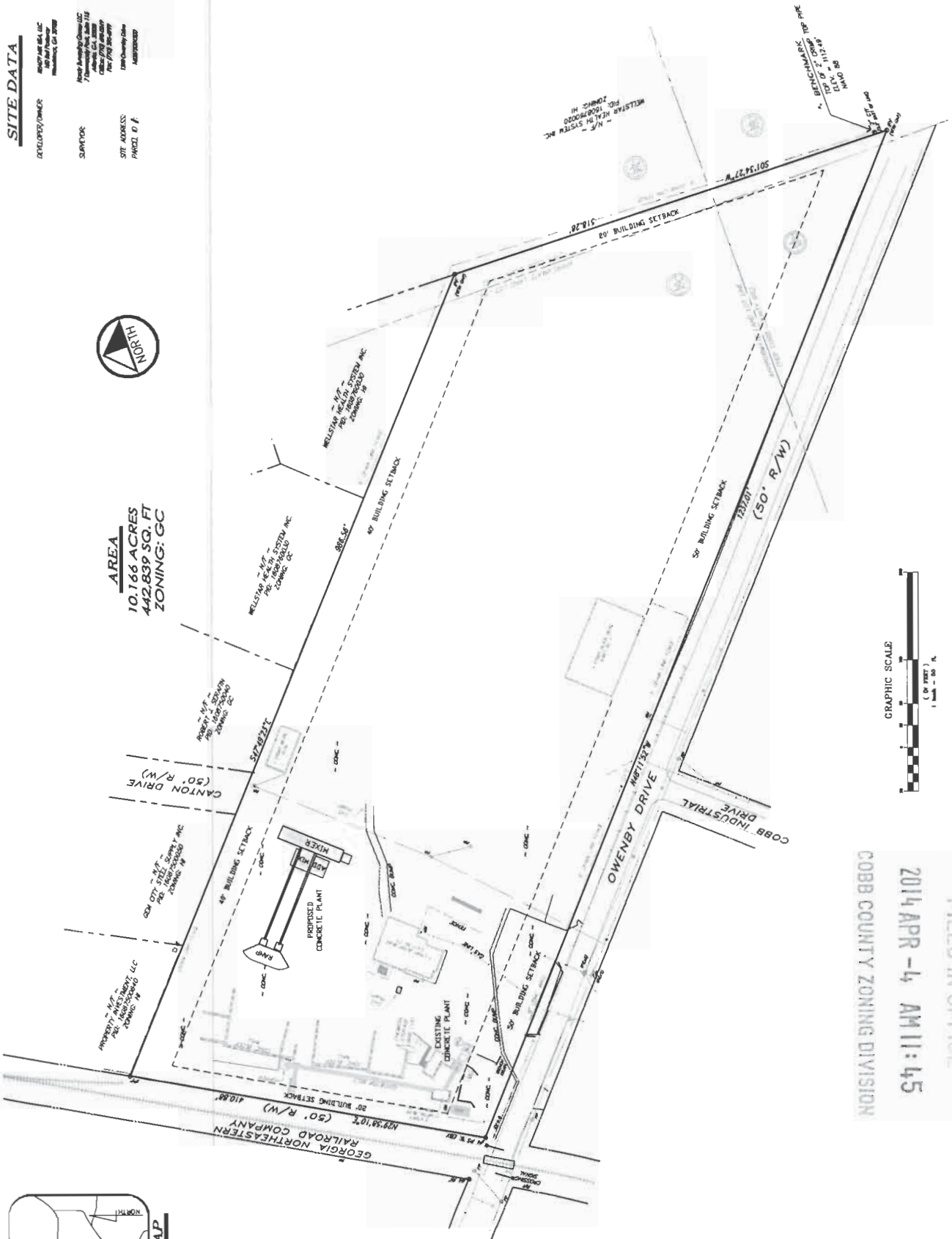
CONTRACT NO.: **140708**

DATE: **APRIL 11, 2014**

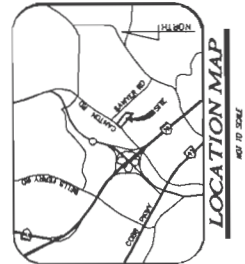
SCALE: **AS SHOWN**



**AREA**  
 10.166 ACRES  
 442,639 SQ. FT  
 ZONING: GC



**COBB COUNTY GEORGIA**  
 FILED IN OFFICE  
 2014 APR -4 AM 11:45  
 COBB COUNTY ZONING DIVISION



**APPLICANT:** Ready Mix USA, LLC

(678) 494-9693

**REPRESENTATIVE:** Brian Johnson – Black Rock Consulting

(770) 395-6111

**TITLEHOLDER:** Ready Mix USA, LLC

**PROPERTY LOCATION:** Northeast side of Owenby Drive,

southeast of Canton Road, and at the south end of Canton Drive

(1398 Owenby Drive)

**ACCESS TO PROPERTY:** Owenby Drive

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

**PETITION NO:** SLUP-11

**HEARING DATE (PC):** 06-03-14

**HEARING DATE (BOC):** 06-17-14

**PRESENT ZONING:** HI, GC

**PROPOSED ZONING:** Special Land

Use Permit

**PROPOSED USE:** Concrete Batch Plant

**SIZE OF TRACT:** 10.166 acres

**DISTRICT:** 16

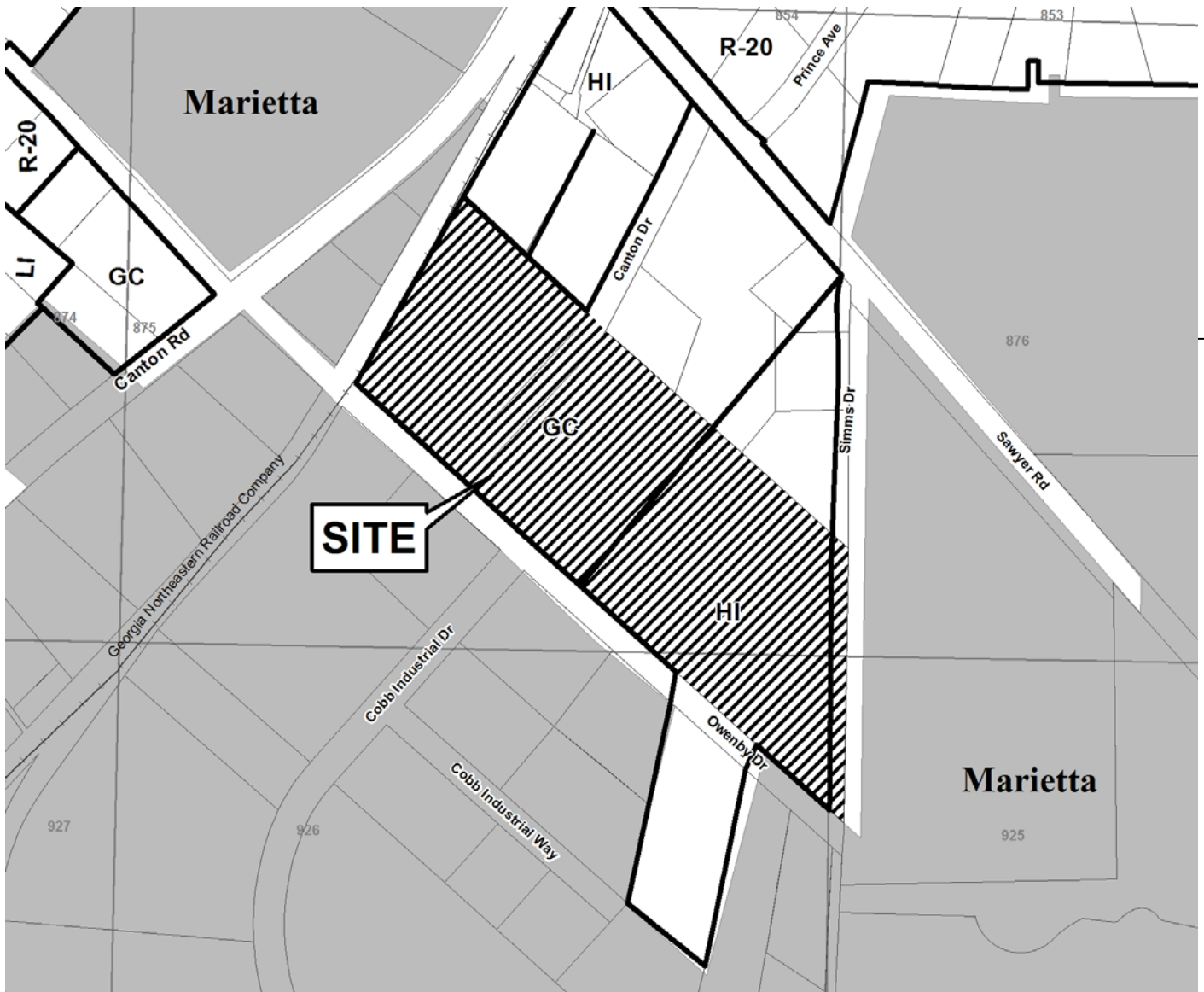
**LAND LOT(S):** 875,876,925,926

**PARCEL(S):** 12

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**



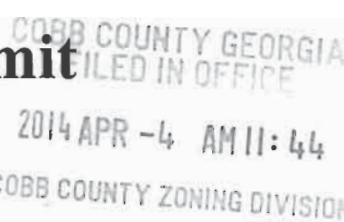
# Application for Special Land Use Permit Cobb County, Georgia

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

Application No. SLUP-11

PC Hearing Date: 6-3-14


BOC Hearing Date: 6-17-14



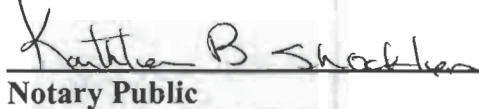
**Applicant** Ready Mix USA, LLC **Phone #** 678-494-9693  
(applicant's name printed)

**Address** 106 Bell Parkway - Marietta, GA 30188 **E-mail** lwilkerson@readymixusa.com

**Brian Johnson - Black Rock Consulting** **Address** 7 Dunwoody Park, Suite 115 - Atlanta, GA 30338  
(representative's name, printed)

 **Phone #** 770-395-6111 **E-mail** bjohnson@blackrockga.com  
(representative's signature)

Signed, sealed and delivered in presence of:

  
Notary Public

My commission expires: May 2, 2016

**Titleholder** Ready Mix USA, LLC **Phone #** 678-494-9693 **E-mail** lwilkerson@readymixusa.com  
(titleholder's name, printed)

**Signature**  **Address** 106 Bell Parkway - Woodstock, GA 30188  
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

  
Notary Public

My commission expires: 9/12/2014

**Present Zoning** HI & GC **Size of Tract** 10.166 **Acre(s)**

**For the Purpose of** Concrete Batch Plant

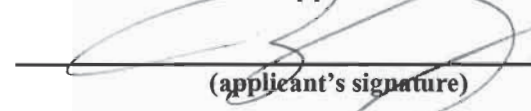
**Location** 1398 Owenby Drive - Marietta, GA 30066  
(street address, if applicable; nearest intersection, etc.)

**Land Lot(s)** 875, 876, 925 & 926 **District(s)** 16th

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

  
(applicant's signature)

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

  
(applicant's signature)