

# **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: July 1, 2014**

**Board of Commissioners Hearing Date: July 15, 2014**

**Due Date: May 30 , 2014**

**Date Distributed/Mailed Out: May 12, 2014**



*Cobb County...Expect the Best!*



**APPLICANT:** Jerry L. Jackson and James E. Baker  
**PHONE#:** (770) 499-9950 & (678) 371-5891 **EMAIL:** JJ@ASCOPIERS.com & JAMESE\_BAKER@BELLSOUTH.net  
**REPRESENTATIVE:** Jerry L. Jackson  
**PHONE#:** (770) 499-9950 **EMAIL:** JJ@ASCOPIERS.com  
**TITLEHOLDER:** Jerry L. Jackson and James E. Baker

**PETITION NO:** Z-41  
**HEARING DATE (PC):** 07-01-14  
**HEARING DATE (BOC):** 07-15-14  
**PRESENT ZONING:** GC

**PROPERTY LOCATION:** Southeast side of Austell Road, northeast of Austell Circle  
(1801 Austell Road)

**PROPOSED ZONING:** NRC  
**PROPOSED USE:** Retail and Offices

**ACCESS TO PROPERTY:** Austell Road

**SIZE OF TRACT:** 0.37 acres

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

**DISTRICT:** 17

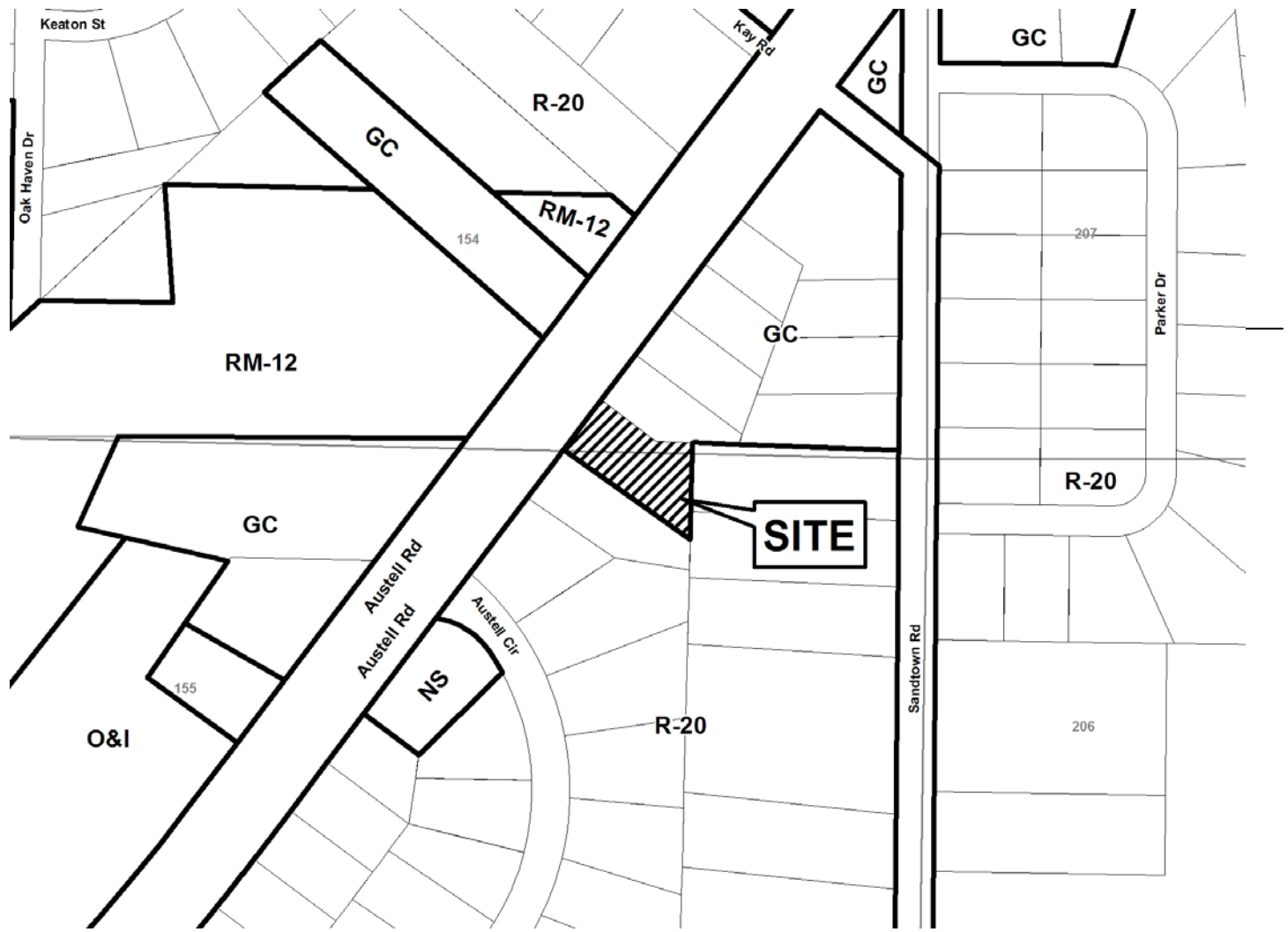
**LAND LOT(S):** 154,155

**PARCEL(S):** 25

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**





Application #: 2-41

PC Hearing Date: 7-1-14

BOC Hearing Date: 7-15-14

## 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): \_\_\_\_\_
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed hours/days of operation: \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_

COBB COUNTY ZONING DIVISION  
2014 APR 29 AM 11:33  
COBB COUNTY GEORGIA  
FILED IN OFFICE

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

LOST ZONING WAS GRAND FATHER IV HAS  
BEEN COMMERCIAL FOR 40+ YRS.

.....  
**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: [Signature] Date: \_\_\_\_\_

Applicant name (printed): JERRY L JACKSON



Application #: E-41  
PC Hearing Date: 7-1-14  
BOC Hearing Date: 7-15-14

## 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): \_\_\_\_\_
- 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)**

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

COBB COUNTY ZONING DIVISION  
2014 APR 29 AM 11:33  
COBB COUNTY GEORGIA  
FILED IN OFFICE

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

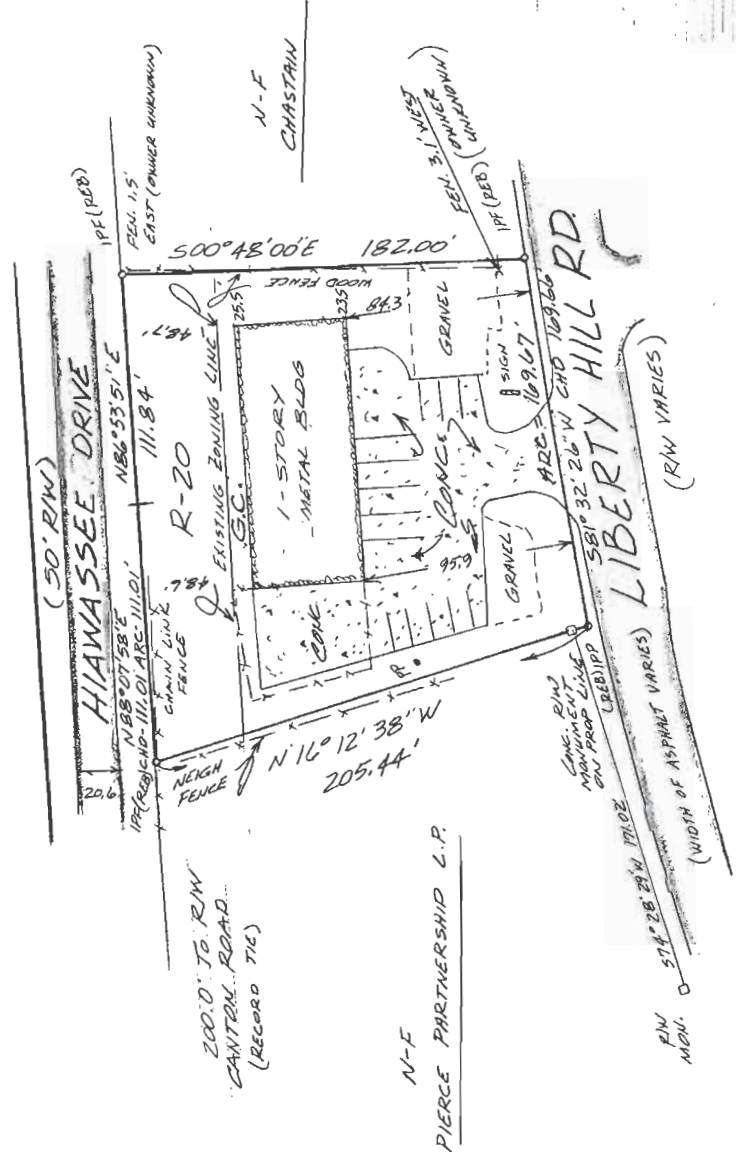
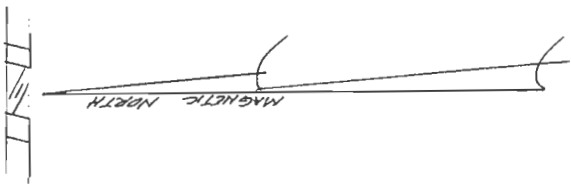
**(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).** \_\_\_\_\_  
\_\_\_\_\_

.....  
**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: James E. Baker Date: 4-10-14  
Applicant name (printed): James E. Baker



**CURRENT ZONING**  
NOTE: THIS PROPERTY IS IN TWO ZONING DISTRICTS  
NORTH OF ZONING LINE IS R-20  
SOUTH OF ZONING LINE IS G.C.



SETBACKS FOR R-20  
FRONT: 35'  
SIDE: 10'  
REAR: 35'

SETBACK FOR G.C.  
FRONT 50'  
SIDE 10'  
REAR 30'

AREA = 0.8566 ACRES  
37,313.50 SQ. FT.

837 LIBERTY HILL ROAD  
-40 ± 0  
GRAPHIC SCALE

SURVEY FOR:  
JAMES R. CRAIG

LOT	BLK	UNIT	REVISIONS
D.B. 14288	PE. 1074		
LAND LOT 660			
DISTRICT 16.74		SECTION 2-4-2	
COBB		COUNTY, GEORGIA	
PLAT BOOK		PAGE	1087
DATE: 4-29-14		SCALE: 1" = 40'	174-14-3

THESE DATA, DRAWING, AND FOUND NOTICES ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE DATA AND THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE DATA AND THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE DATA.

J.A. EVANS  
SURVEYING CO. INC.  
POWDER SPRINGS, GEORGIA  
PH. 770-945-0000



COBB COUNTY ZONING DIVISION  
2014 MAY -1 AM 11:41  
FILED IN OFFICE  
COBB COUNTY GEORGIA

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia. As set forth in Chapter 185C of the Official Code of Georgia Annotated. The survey was prepared by the Engineer and Land Surveyor and is set forth in the Georgia Plat Act O.C.G.A. 47-5-97.

**APPLICANT:** James R. Craig

**PETITION NO:** Z-42

**PHONE#:** (770) 597-3861 **EMAIL:** JRCFIY@comcast.net

**HEARING DATE (PC):** 07-01-14

**REPRESENTATIVE:** James R. Craig

**HEARING DATE (BOC):** 07-15-14

**PHONE#:** (770) 597-3861 **EMAIL:** JRCFIY@comcast.net

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

**TITLEHOLDER:** James R. Craig

**PROPOSED ZONING:** NRC

**PROPERTY LOCATION:** North side of Liberty Hill Road, south side of Hiawassee Drive, east of Canton Road

**PROPOSED USE:** Gym, Auto Repair

(837 Liberty Hill Road)

**ACCESS TO PROPERTY:** Liberty Hill Road

**SIZE OF TRACT:** 0.8566 acres

**DISTRICT:** 16

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

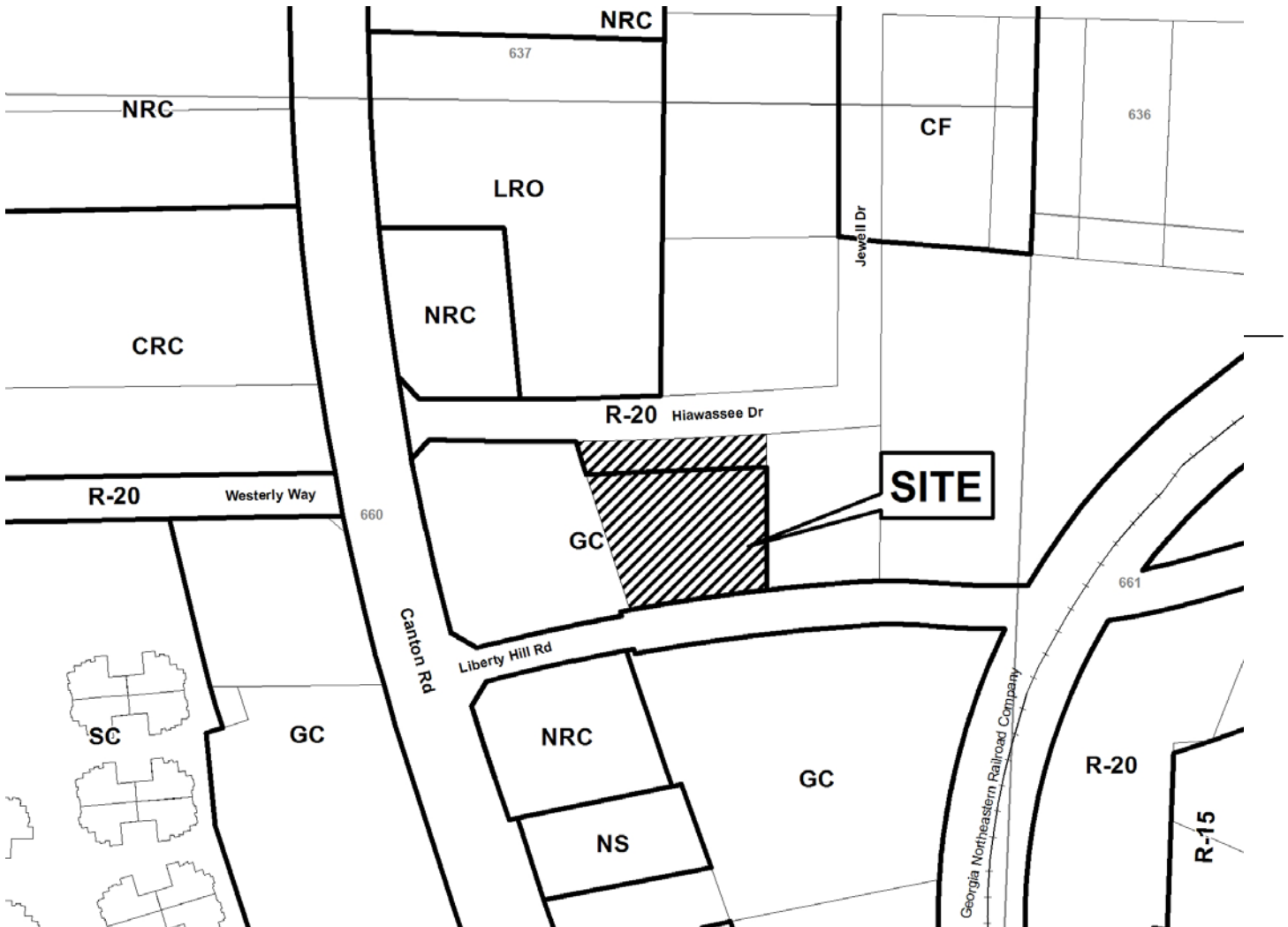
**LAND LOT(S):** 660

**PARCEL(S):** 14

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**



COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 MAY -1 AM 11:40  
COBB COUNTY ZONING DIVISION



Application #: Z-42

PC Hearing Date: 7-1-14

BOC Hearing Date: 7-15-14

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 37, 313.50  
b) Proposed building architecture: metal - 1 story  
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): Gym, auto repair  
b) Proposed building architecture: No change  
c) Proposed hours/days of operation: 7 AM - 8 PM  
d) List all requested variances: NONE

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

NONE

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

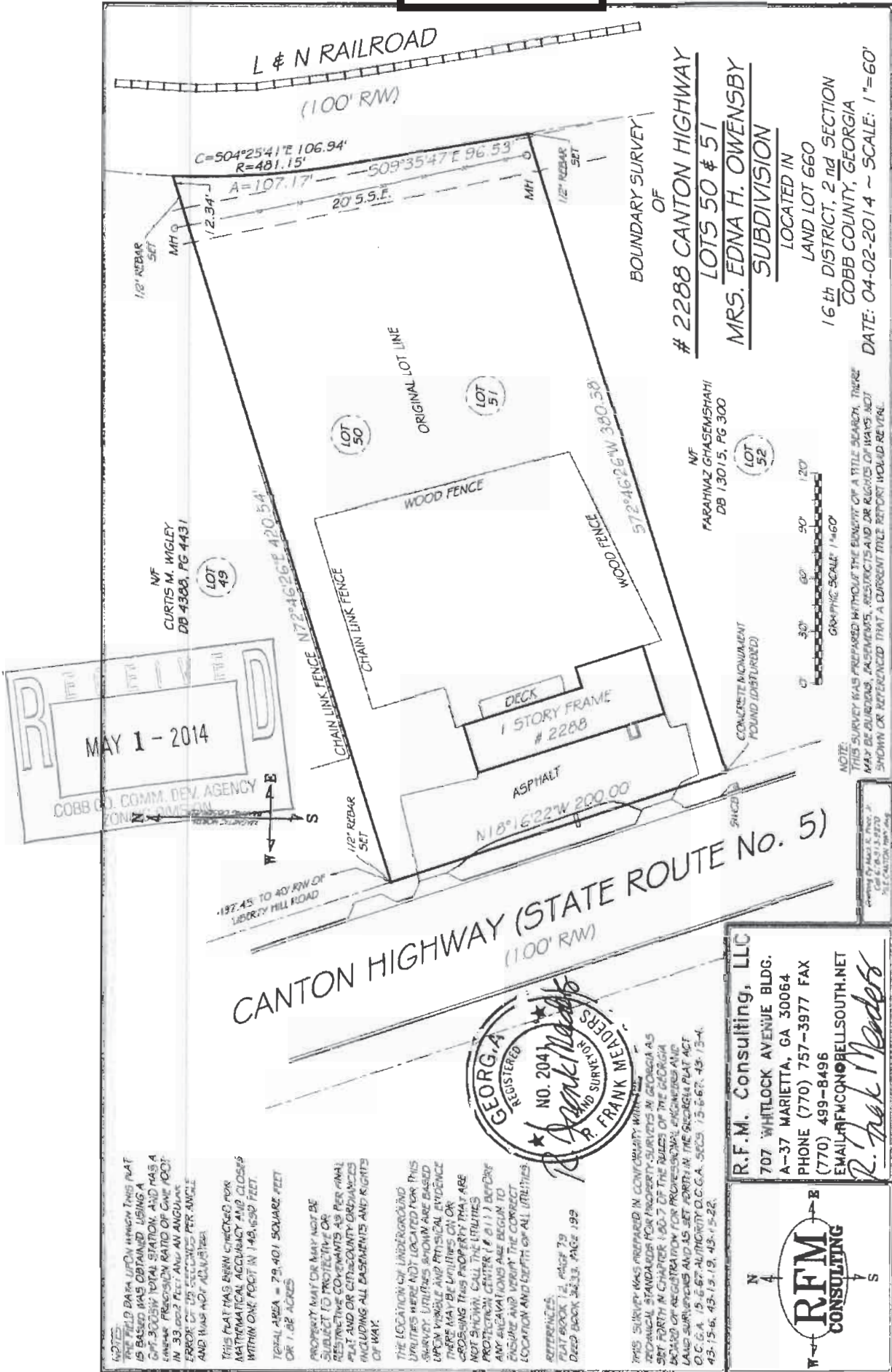
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). N/A

.....  
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).

Applicant signature: James R. Craig Date: April 29, 2014

Applicant name (printed): James R. Craig





RECEIVED  
MAY 1 - 2014  
COBB CO. COMM. DEV. AGENCY  
CONTRACT # 2014-001

BOUNDARY SURVEY  
OF  
# 2288 CANTON HIGHWAY  
LOTS 50 & 51  
MRS. EDNA H. OWENSBY  
SUBDIVISION  
LOCATED IN  
LAND LOT 660  
16th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA  
DATE: 04-02-2014 ~ SCALE: 1"=60'

NF  
FARAHMAZ GHASEMSHAMI  
DB 13015, PG 300

NF  
CURTIS M. WIGLEY  
DB 43688, PG 4431

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

CONCRETE MONUMENT  
FOUND (IDENTIFIED)

GRAPHIC SCALE: 1"=60'  
0' 30' 60' 90' 120'

CANTON HIGHWAY (STATE ROUTE No. 5)  
(100' RM)

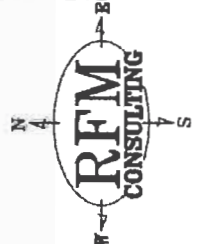


NOTES:  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A GPS-BASED TOTAL STATION, AND HAS A LINEAR PRECISION RATIO OF ONE FOOT IN 33,000.2 FEET AND AN ANGULAR ERROR OF 25 SECONDS PER ANGLE AND WAS NOT ADJUSTED.  
THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSURE WITHIN ONE FOOT IN 148,1650 FEET.  
TOTAL AREA = 79,401 SQUARE FEET OR 1.82 ACRES  
PROPERTY MAY OR MAY NOT BE SUBJECT TO PROTECTIVE OR RESTRICTIVE COVENANTS AS PER FINAL PLAT AND/OR 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 OR OR CROSSING THIS PROPERTY THAT ARE NOT SHOWN. CALL THE UTILITIES PROTECTION CENTER (1-811) BEFORE ANY EXCAVATIONS ARE BEGUN TO ENSURE AND VERIFY THE CORRECT LOCATION AND DEPTH OF ALL UTILITIES.

REFERENCES:  
PLAT BOOK 1, PAGE 79  
DEED BOOK 3333, PAGE 199

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE PROFESSIONAL STANDARDS FOR PROFESSIONAL SURVEYORS 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, 43-13-4, 43-15-6, 43-13-19, 43-13-22.

R.F.M. Consulting, LLC  
707 WHITLOCK AVENUE BLDG.  
A-37 MARIETTA, GA 30064  
PHONE (770) 757-3977 FAX  
(770) 499-8496  
EMAIL: RFMC@BELLFLOWERSOUTH.NET  
R. Frank Weiders



**APPLICANT:** John F. Papazian & Donna D. Papazian

**PETITION NO:** Z-43

**PHONE#:** (706) 994-2500 **EMAIL:** john\_papazian@yahoo.com

**HEARING DATE (PC):** 07-01-14

**REPRESENTATIVE:** Garvis L. Sams, Jr.

**HEARING DATE (BOC):** 07-15-14

**PHONE#:** (770) 422-7016 **EMAIL:** gsams@slhb-law.com

**PRESENT ZONING:** R-20

**TITLEHOLDER:** John F. Papazian & Donna D. Papazian

**PROPOSED ZONING:** NRC

**PROPERTY LOCATION:** East side of Canton Road, south of

**PROPOSED USE:** Daycare (Existing)

Liberty Hill Road

(2288 Canton Road)

**ACCESS TO PROPERTY:** Canton Road

**SIZE OF TRACT:** 1.82 acres

**DISTRICT:** 16

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

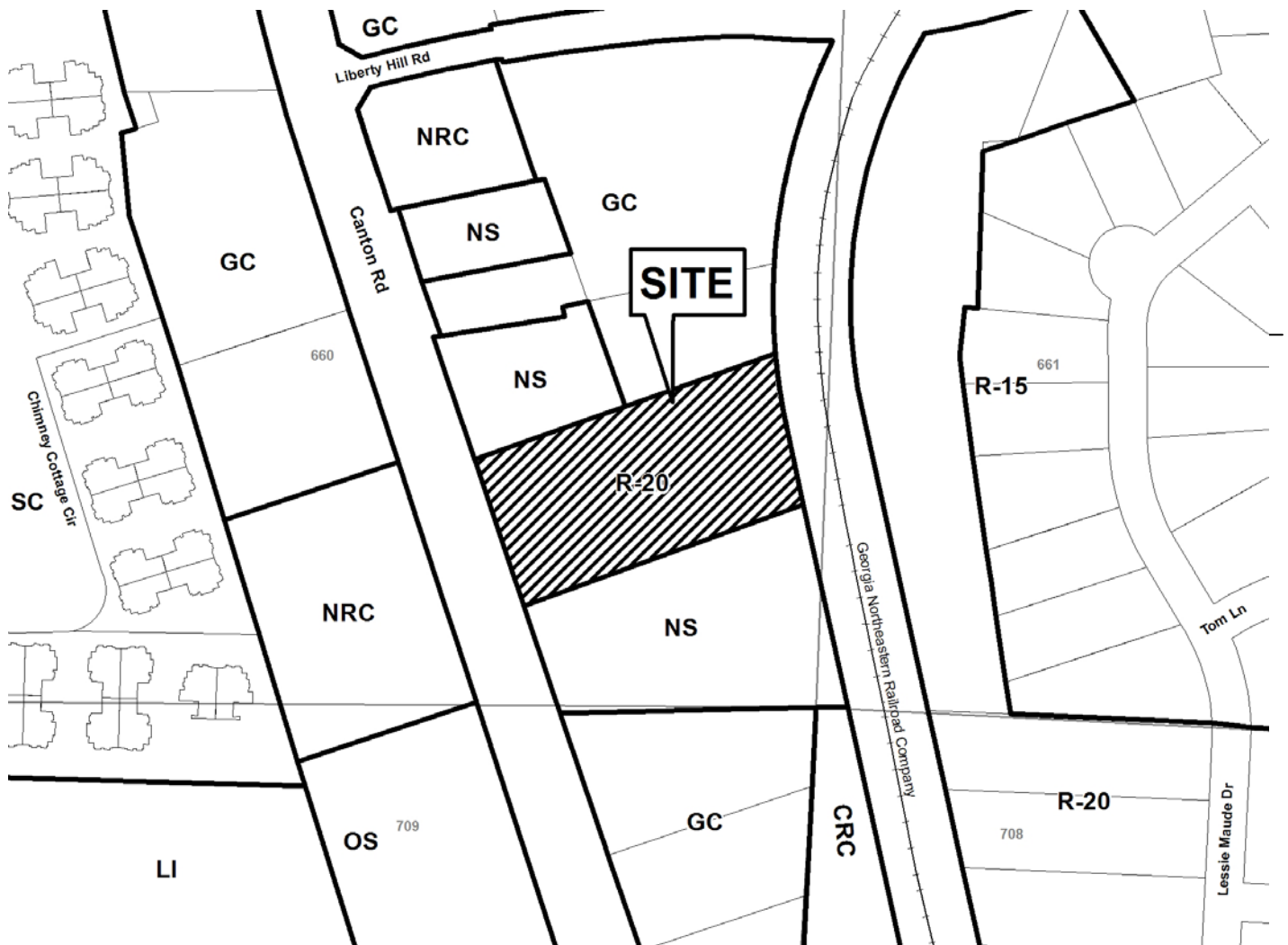
**LAND LOT(S):** 660

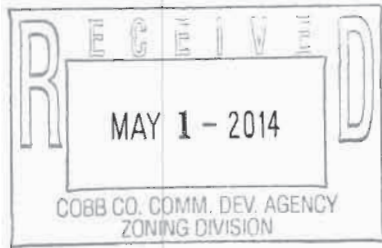
**PARCEL(S):** 23

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**





Application #: Z- 43

PC Hearing Date: July 1, 2014

BOC Hearing Date: July 15, 2014

## 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): continuing operation of a day care center
- b) Proposed building architecture: as-built architecture
- c) Proposed hours/days of operation: Monday through Friday from 6 a.m. to 7 p.m.
- d) List all requested variances: none at this time

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

The subject property is located within the confines of a Neighborhood Activity Center ("NAC"); has operated as a day care center since 1975; and, is adjacent and directly contiguous to other commercial businesses.

.....  
**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

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

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

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



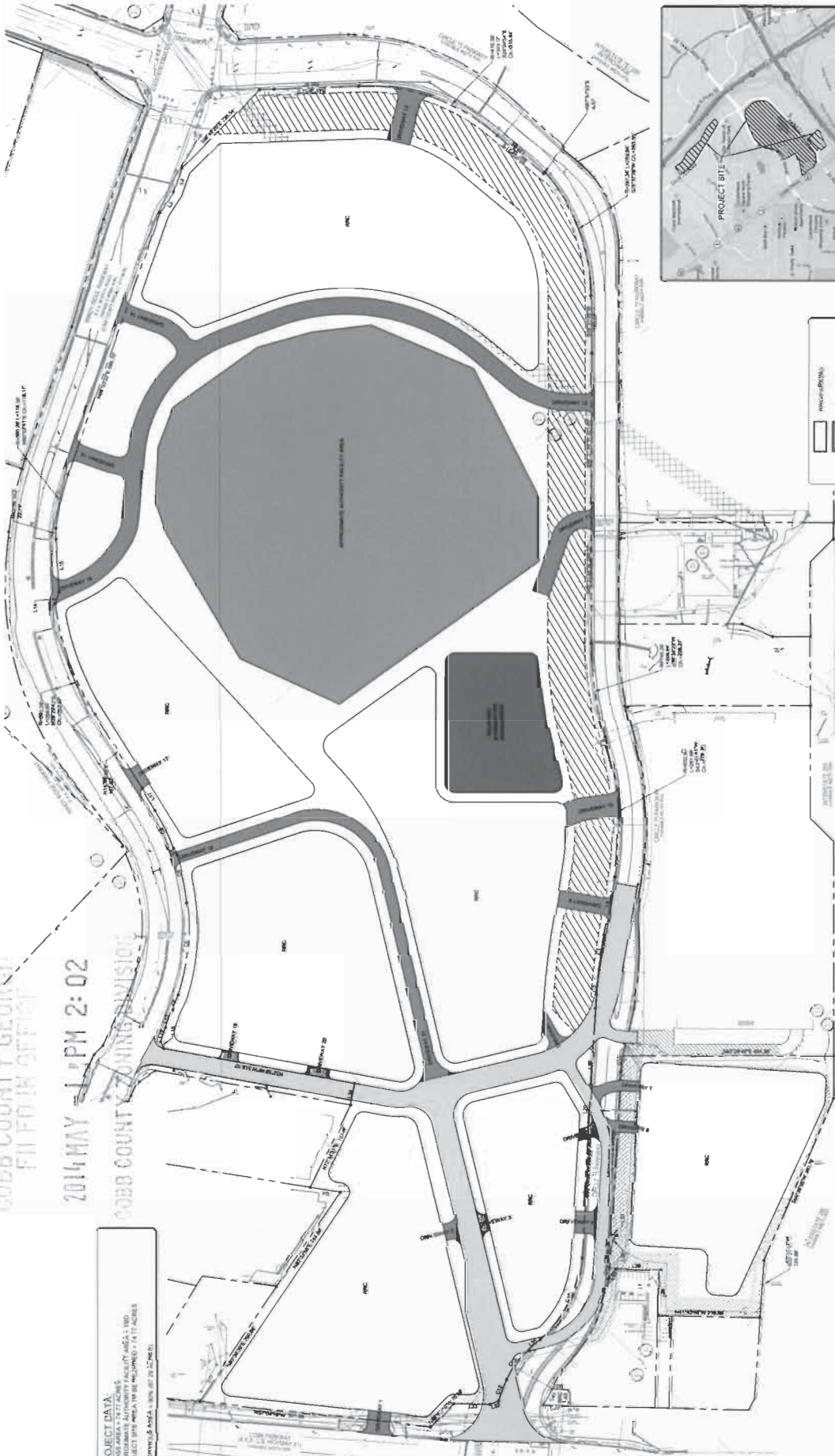
Z-44  
(2014)



SCALE (0) AS SHOWN  
 PREPARED BY: JED  
 DRAWN BY: JED  
 CHECKED BY: JED  
 DATE: 05/07/2014  
 PROJECT NO. 1311  
 SHEET NUMBER 1 OF 2

BRED CO LLC

Kimley-Horn  
 817 WEST PEACHTREE ST. NW  
 SUITE 601  
 ATLANTA, GEORGIA 30308-1721  
 TEL (404) 419-8700



PROPOSED SIDEWALK  
 PROPOSED BIKEWAY  
 PROPOSED PAVEMENT

**NOTES**  
 1. THIS PROJECT IS SUBJECT TO THE CITY OF ATLANTA'S ZONING ORDINANCE AND THE CITY ENGINEER'S REVIEW AND APPROVAL.  
 2. THE PROPOSED SIDEWALK AND BIKEWAY ARE SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL.  
 3. THE PROPOSED PAVEMENT IS SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL.

Category	Count	Area (sq. ft.)	Notes
Office	1	1,115	1.115
Community Retail	1	2,000	2,000
Hotel	1	2,000	2,000
Multi-Use	1	600	600
<b>Total</b>		<b>5,725</b>	

**LAND USE SUMMARY**

LAND USE	GROSS FLOOR AREA (SQUARE FEET)	PERCENT	FAR/DENSITY	BUILDING HEIGHT
OFFICE	1,115 SF	19.3%	0.75	300' MAX
COMMUNITY RETAIL	2,000 SF	34.8%	0.75	300' MAX
HOTEL	2,000 SF	34.8%	0.75	300' MAX
MULTI-USE	600 SF	10.5%	0.75	300' MAX
<b>TOTAL</b>	<b>5,725 SF</b>	<b>100%</b>	<b>0.75 FAR</b>	<b>300' MAX</b>

**CONTACTS:**  
 APPLICANT: BRED CO. LLC  
 2000 N. WILSON DRIVE  
 ATLANTA, GA 30315  
 CONTACT: MIKE PLANT  
 PHONE: 404-814-2181

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.  
 817 WEST PEACHTREE STREET  
 THE BILTMORE SUITE 601  
 ATLANTA, GA 30308  
 CONTACT: JOE DAVIS, P.E.  
 PHONE: (404) 201-6136

COBB COUNTY GEORGEIA  
 FIVE FOUR OFFICE  
 2014 MAY 1 1:00 PM 2:02  
 COBB COUNTY ZONING DIVISION

**PROJECT DATA**  
 GEORGIA STATE ZONING  
 APPROXIMATE AUTHORITY FACILITY AREA'S AND  
 PROJECT SITE AREA TO BE REGULATED BY THE ZONING  
 ORDINANCE (SQUARE FEET)

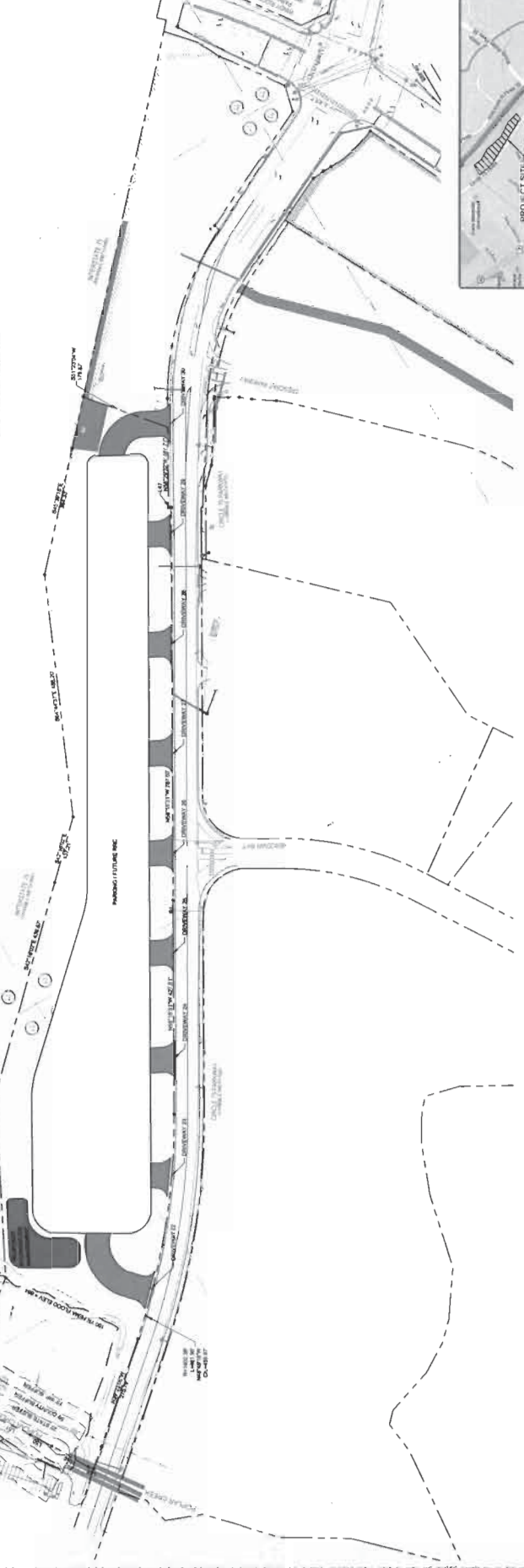


SCALE (N) - AS SHOWN  
 DESIGNED BY: JED  
 CHECKED BY: JED  
 DATE: 05/01/14  
 SHEET NO. 2 OF 2

Line #	Point	Length	Area	Perimeter	Area	Perimeter
1.1	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.2	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.3	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.4	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.5	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.6	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.7	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.8	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.9	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.10	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.11	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.12	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.13	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
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1.15	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.16	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.17	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.18	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.19	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.20	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.21	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.22	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.23	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.24	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.25	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.26	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.27	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.28	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.29	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.30	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.31	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
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1.36	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.37	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.38	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.39	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.40	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416

Line #	Point	Length	Area	Perimeter	Area	Perimeter
1.41	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.42	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.43	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.44	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.45	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.46	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.47	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.48	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.49	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.50	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.51	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.52	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.53	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.54	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.55	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.56	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.57	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.58	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.59	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.60	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416

Line #	Point	Length	Area	Perimeter	Area	Perimeter
1.61	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.62	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.63	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.64	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.65	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.66	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.67	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.68	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.69	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.70	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.71	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.72	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.73	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.74	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.75	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.76	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.77	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.78	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.79	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416
1.80	100.0000	3.1416	0.0000	3.1416	0.0000	3.1416



- PROPOSED DRIVEWAY
- EXISTING UTILITY EASEMENTS
- PROPOSED PAVEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED PUBLIC PARKING
- PROPOSED DRIVEWAY
- EXISTING UTILITY EASEMENTS
- PROPOSED PAVEMENT

**NOTES**  
 PROPERTY DATA BASED ON ALL TOWN AND TITL SURVEY FROM TRANS FRUIT & ASSOCIATES, INC. DATED 2014-01-23.  
 PROPERTY LOCATED IN LAND LOTS 817, 818, 814, 815, 816, 817, 818, 819 AND 820 IN THE 17TH DISTRICT, COBB COUNTY, GA.  
 PROPOSED DRIVEWAY AND PUBLIC PARKING LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN PROGRESSES.

LAND USE	GROSS FLOOR AREA (SQ FT)	PERCENT	FAR/DENSITY	BLDG HEIGHT
OFFICE	650,000 SF	26%	0.10	300' max
RETAIL	500,000 SF	21%	0.15	300' max
HOTEL	450,000 SF (450 ROOMS)	18%	0.14 FLOOR UNITS/SQ	300' max
MULTI-FAMILY RESIDENTIAL	100,000 SF (800 UNITS)	4%	0.23 FLOOR UNITS/SQ	300' max
MULTI-USE SPACE	100,000 SF	4%	0.03	300' max
TOTAL	2,400,000 SF	100%	0.14 FLOOR UNITS/SQ	

**PROJECT DATA:**  
 APPROXIMATE AUTHORITY FACILITY AREA: 170 ACRES  
 PROJECT SITE AREA TO BE RED ZONED: 1.41 ACRES  
 WAREHOUSE AREA: 806,000 SQ FT (23 ACRES)

**CONTACTS:**  
**APPLICANT:**  
 BRED CO, LLC  
 7015 BUCKLEUP DRIVE  
 ATLANTA, GA 30315  
 CONTACT: MIKE PLANT  
 PHONE: 404-614-2191

**ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 817 WEST PEACHTREE STREET  
 THE BILTMORE, SUITE 601  
 ATLANTA, GA 30308  
 CONTACT: JOE DAVIS, P.E.  
 PHONE: (404) 201-6106

Category	COBB County Parking Requirements	Notes
Office	1.5 per 100 sq ft	200 sq ft min
Retail	2 per 100 sq ft	200 sq ft min
Hotel	1.5 per 100 sq ft	100 sq ft min
Authority Facility	1.5 per 100 sq ft	100 sq ft min
MULTI-USE	N/A	N/A
<b>Total</b>	<b>6,077</b>	

Category	COBB County Parking Requirements	Notes
Office	1.5 per 100 sq ft	200 sq ft min
Retail	2 per 100 sq ft	200 sq ft min
Hotel	1.5 per 100 sq ft	100 sq ft min
Authority Facility	1.5 per 100 sq ft	100 sq ft min
MULTI-USE	N/A	N/A
<b>Total</b>	<b>6,077</b>	

**LAND USE SUMMARY**

LAND USE	GROSS FLOOR AREA (SQ FT)	PERCENT	FAR/DENSITY	BLDG HEIGHT
OFFICE	650,000 SF	26%	0.10	300' max
RETAIL	500,000 SF	21%	0.15	300' max
HOTEL	450,000 SF (450 ROOMS)	18%	0.14 FLOOR UNITS/SQ	300' max
MULTI-FAMILY RESIDENTIAL	100,000 SF (800 UNITS)	4%	0.23 FLOOR UNITS/SQ	300' max
MULTI-USE SPACE	100,000 SF	4%	0.03	300' max
TOTAL	2,400,000 SF	100%	0.14 FLOOR UNITS/SQ	



APPLICANT: BRED CO., LLC

PETITION NO: Z-44

PHONE#: (404) 614-2191 EMAIL: jballi@slhb-law.com

HEARING DATE (PC): 07-01-14

REPRESENTATIVE: James A. Balli, Esq.

HEARING DATE (BOC): 07-15-14

PHONE#: (770) 422-7016 EMAIL: jballi@slhb-law.com

PRESENT ZONING: O&I, GC and OHR

TITLEHOLDER: BRED CO., LLC

PROPOSED ZONING: RRC

PROPERTY LOCATION: Southeast side of Windy Ridge Pkwy,  
northwest side and easterly side of Circle 75 Parkway, east side of Cobb Pky, easterly  
easterly side of Circle 75 Pky, on the westerly side of I-75, and on the easterly,  
southerly, and westerly side of Heritage Court

PROPOSED USE: Mixed Use Development

ACCESS TO PROPERTY: Windy Ridge Pky, Circle 75 Pky,  
Cobb Pky

SIZE OF TRACT: 74.77 acres

DISTRICT: 17

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

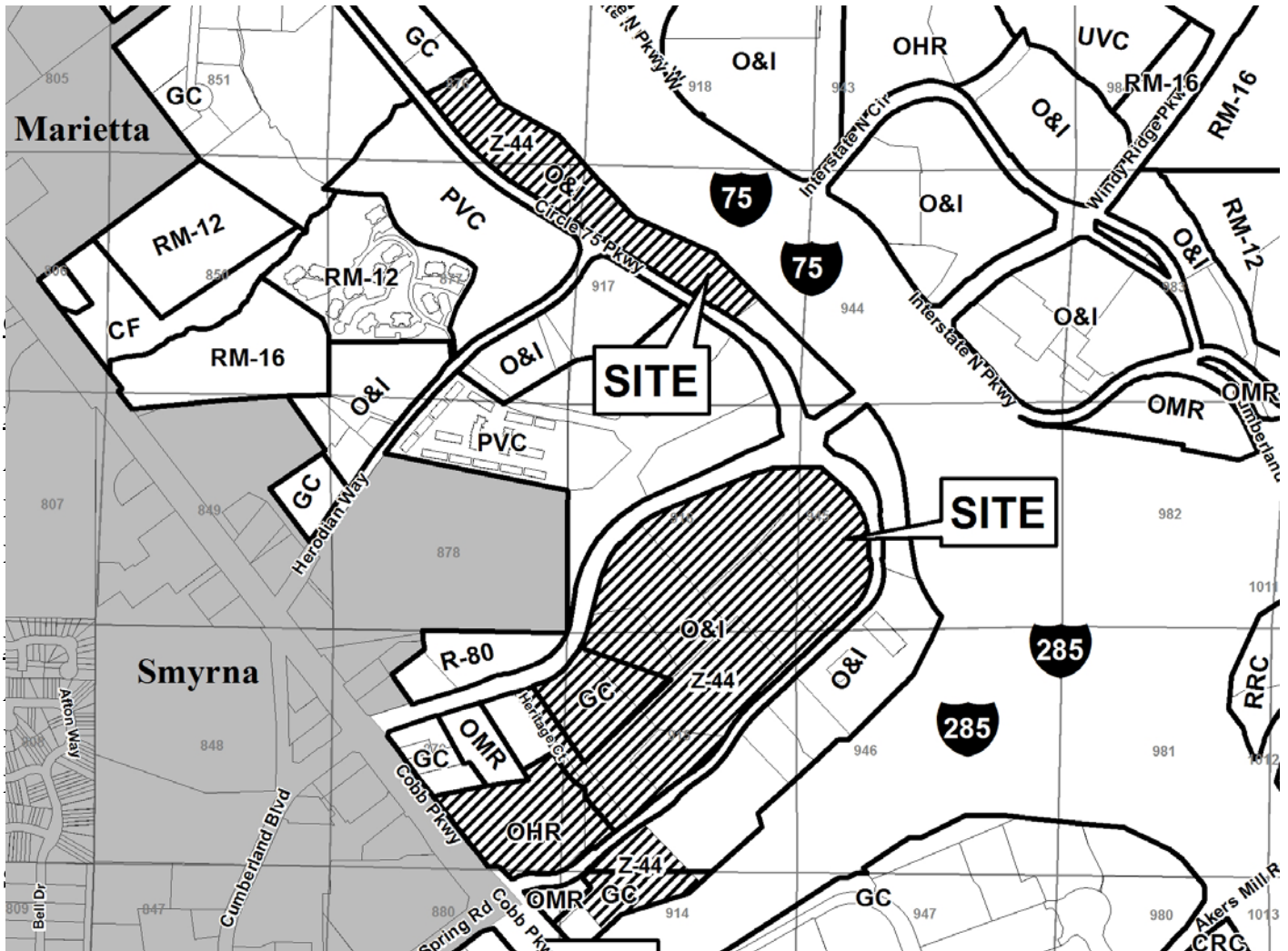
LAND LOT(S): 876,877,879,880,914,915,  
916,917,918,945,946

PARCEL(S): On file in Zoning Division

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

COMMISSION DISTRICT: 2

**CONTIGUOUS ZONING/DEVELOPMENT**



COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 MAY -1 PM 2:02  
COBB COUNTY ZONING DIVISION



Application #: Z-44  
PC Hearing Date: 7-1-14  
BOC Hearing Date: 7-15-14

## 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): Mixed use development with related Atlanta Braves Sports Complex. (630k sq. ft. Office, 500k sq. ft. retail/entertain., 600 unit res., 450 room/key hotel(s), 100k sq. ft. multiuse facility)
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed hours/days of operation: \_\_\_\_\_
- d) List all requested variances: See attached Summary of Project.

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

See attached Legal Description, Zoning Impact Statement and Summary of Project Exhibits.

.....  
**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.

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

James A. Balli, On Behalf of Applicant

COBB COUNTY GEORGIA  
FILED IN OFFICE

2014 MAY -1 PM 2: 04

COBB COUNTY ZONING DIVISION

## SUMMARY OF PROJECT

The Project Site<sup>1</sup> as defined in this Application is a unique development designed to bring one of the twenty-nine major league baseball teams in the United States to Cobb County, Georgia. Of the 89,044 local jurisdictions in the United States, Cobb County will become one of the few to have a modern major sports stadium and related development.<sup>2</sup> Accordingly, rezoning the Project Site to the current RRC zoning code with specialized stipulations will allow the County and the Applicant to address the unique circumstances necessary to enable a development that advances quality of life while bringing exceptional entertainment, office, residential, retail, and a sense of place to the surrounding area. The Braves-controlled mixed use development will be comprised of 500,000 sq. ft. of retail/entertainment, 100,000 sq. ft. multi-use facility; 630,000 sq. ft. of office; one or more hotels with up to a combined total of 450 key/occupant rooms and 600 residential units. The proposed development is consistent with, and supported by, the fact that the Project Site is located within a Regional Activity Center designation on the Cobb County Future Land Use Map.

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<sup>1</sup> Defined by Legal Description Exhibit and shall be the same throughout the entire Application and Ordinance.

<sup>2</sup> U.S. Census Bureau

**PROJECT SITE TO BE ZONED RRC CONDITIONAL**

Unless otherwise defined, the meaning of the words contained within the special stipulations shall be the same as the definitions set forth at Section 134-1 of the Cobb County Code.

**SPECIAL STIPULATIONS**

1. There shall be no front, rear or side setbacks applied to the exterior or interior of the Project Site. However, the Project Site shall remain subject to Life Safety and Building Codes to ensure safety of occupants and invitees. The elimination of setbacks on the Project Site shall be perpetual and no subdivision of the Project Site shall serve to create interior or exterior setbacks including, but not limited to, there shall be no setbacks from any property owned by Cobb County (hereinafter "County") or the Cobb-Marietta Coliseum and Exhibit Hall Authority (hereinafter "Authority").<sup>3</sup>
2. The maximum height for any building on the Project Site shall be three hundred feet (300'). However, all buildings shall be required to comply with the applicable requirements of the Federal Aviation Administration and Dobbins Air Reserve Base as part of the building permit process.
3. The Project Site shall have no greater than ninety percent (90%) maximum impervious surfaces. However, there shall be adequate storm water detention to comply with the 2014 Cobb County Rules and Regulations relating to storm water so as to address and offset the final impervious condition.
4. The Project Site will have an overall Floor Area Ratio of no greater than 3.0. However, no parking structures or parking decks will be included in the calculation of overall Project Site Floor Area Ratio.

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<sup>3</sup> These definitions of County and Authority shall be the same throughout the entire Application and Ordinance.

5. All parking provided on any portion of the Project Site, including any parking controlled or leased by Applicant or its designee, shall be considered to be “on-premises” parking and shall be included in any calculation to determine the required number of parking spaces for the Project Site. In addition, any County or Authority provided parking shall be included in the calculation and credited toward the total number of parking spaces available on the Project Site. In compliance with the RRC zoning category’s encouragement for shared parking arrangements (134-228(8)), all parking on the Project Site shall be calculated as shared parking between all uses on the Project Site.
6. The total parking requirements for the Project Site may be reduced consistent with a Shared Parking Study to be completed prior to issuance of a Certificate of Occupancy.
7. No parking deck with parking on the roof shall be considered to be a structure requiring a Special Land Use Permit.
8. A Master Landscape Plan shall be prepared by Applicant that shall establish appropriate landscaping and aesthetic enhancements consistent with a modern sports stadium and related development needs on the Project Site. The Master Landscape Plan shall be for the entire Project Site, will be included and recorded in the Master Covenants, and shall be the governing document controlling any and all landscape or planting requirements. In the event of conflict between the Master Landscape Plan and the Cobb County development standards or the landscaping or planting requirements contained within Sections 134-285, 134-272 or 50-216 of the Cobb County Code, the Master Landscape Plan shall govern and any conflicting portions of the Cobb County Code or development standards shall not be applicable to the Project Site.
9. In addition to the list of a permitted or allowed uses on the Project Site, “sports stadium complex” and “free-standing and/or attached parking decks” shall also be explicitly



identified as allowed uses. Any one of the mixed uses identified in this Application may be developed/utilized on any portion of the Project Site.

10. Any hotel developed on the Project Site that otherwise meets the definition of 134-228(11)(c) shall be considered a “permitted use” and shall specifically be allowed on the Project Site without requiring a special land use permit or minimum lot size.
11. Subsurface encroachments into the Right of Way or setbacks shall be allowed for development purposes including, but not limited to, utility structures, construction, shoring and tie-back and to facilitate storm water management. However, any subsurface encroachment into the Right of Way shall occur only after issuance of any required permit from the Georgia Department of Transportation or the Cobb County Department of Transportation.
12. Any variances identified by Staff needed to develop the Project Site pursuant to the Site Plan filed by BRED CO., LLC. In the event that any portion of the Project Site is subsequently acquired by the County or Authority such acquisition shall be deemed to be an “acquisition” under Section 134-35 and the Zoning Division Manager or his/her designee shall be empowered to grant administrative variances as needed to develop the Project Site.
13. All signage shall be subject to Master Covenants which shall include strict design guidelines so as to control aesthetic quality, appearance, height, location, maximum signage, illumination, category and other enhanced features and are envisioned to provide superior controls than the current Sign Ordinance. Accordingly, to allow for maximum flexibility and technology advances involved with a modern sports stadium complex and related development, the Master Covenants shall be the governing documents controlling approval of any and all signage on the Project Site. In the event of conflict between the signage provisions of the Master Covenants and the provisions relating to location,

road frontage, height, type, lot size, maximum total sign area, on-off premises and advertising in the Cobb County Sign Ordinances, the Master Covenants shall be the governing document which shall determine approval or disapproval of any exterior sign. All interior signs on the Project Site shall be exempt from the Cobb County Sign Ordinance including, but not limited to, those provisions set forth at Sections 134-311 to 134-320. When utilized in this stipulation, exterior sign shall be defined as any sign that is solely directed toward any public road. When utilized in this stipulation, interior sign shall be defined as any sign that is not an exterior sign and shall include, but not be limited to, signage on the outside of structure. If compliant with the Master Covenants, signage can be utilized throughout the Project Site without consideration of road frontage, lot size, subdivided lots or setbacks. The Project Site shall be approved for no less than four sports stadium style marquee signs (freestanding or attached to a structure) similar in nature to the current marquee signs at Turner Field and/or Cobb Energy Center. Notwithstanding the language of this stipulation, all signage on the Project Site shall comply with safety standards and with applicable building and electrical codes.

14. Applicant reserves the right to amend or supplement special stipulations during the rezoning process.

This the 15<sup>th</sup> day of May, 2014.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 

JAMES A. BALLI  
Attorney for Applicant  
Ga. Bar No. 035828



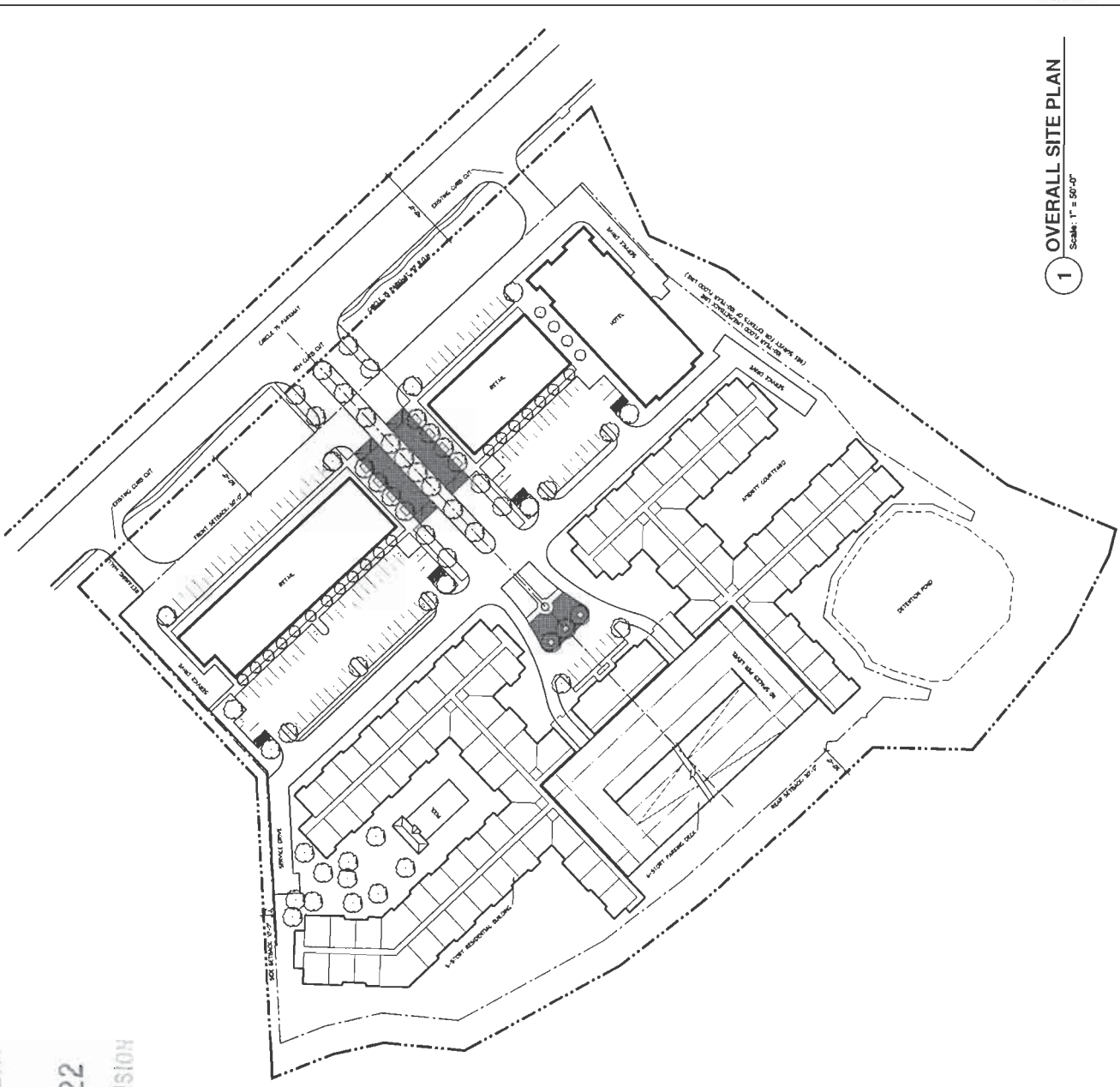
RUTH JOY TRAMMELL RUBIO  
 ARCHITECTURE INTERIOR DESIGN  
 275 East Lake Street, Suite 200, Atlanta, Georgia 30303  
 TEL: 404.525.2750 FAX: 404.525.2751  
 WWW.RTR.COM

Z-45  
(2014)

STADIUM WALK  
 CIRCLE 75 MIXED-USE DEVELOPMENT  
 COBB CO., GA.

OVERALL SITE PLAN  
 A1-00

COBB COUNTY GEORGIA  
 FILED IN OFFICE  
 2014 MAY -1 PM 4:22  
 COBB COUNTY ZONING DIVISION



1 OVERALL SITE PLAN  
 Scale: 1" = 50'-0"

NOT ISSUED FOR CONSTRUCTION

**APPLICANT:** MCP-Ackerman Corporate Forum, LLC

**PETITION NO:** Z-45

**PHONE#:** (770) 913-3900 **EMAIL:** kmiller@ackermanco.net

**HEARING DATE (PC):** 07-01-14

**REPRESENTATIVE:** John H. Moore/Moore Ingram Johnson & Steele, LLP

**HEARING DATE (BOC):** 07-15-14

**PHONE#:** (770) 429-1499 **EMAIL:** jmoore@mijs.com

**PRESENT ZONING:** GC

**TITLEHOLDER:** MCP-Ackerman Corporate Forum, LLC

**PROPOSED ZONING:** RRC

**PROPERTY LOCATION:** Southwest side of Circle 75 Parkway,

**PROPOSED USE:** Mixed Use Development

south of Windy Hill Road

(4501 Circle 75 Parkway)

**ACCESS TO PROPERTY:** Circle 75 Parkway

**SIZE OF TRACT:** 12.64 acres

**DISTRICT:** 17

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

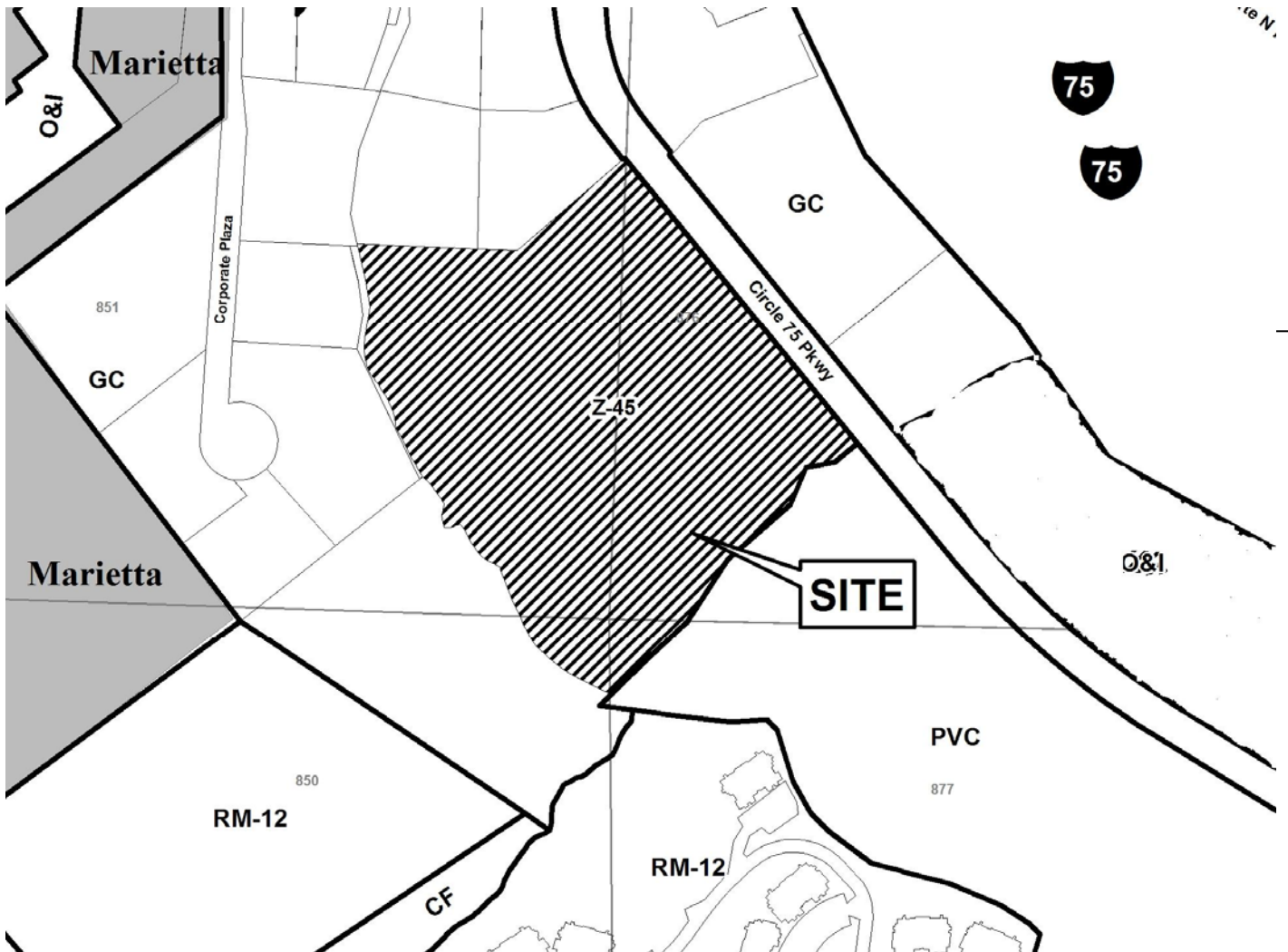
**LAND LOT(S):** 850,851,876,877

**PARCEL(S):** 5

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

**COMMISSION DISTRICT:** 2

**CONTIGUOUS ZONING/DEVELOPMENT**



COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 MAY -1 PM 4:19  
COBB COUNTY ZONING DIVISION



Application #: Z- 45 (2014)  
PC Hearing Date: 07/01/2014  
BOC Hearing Date: 07/15/2014

## 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): 80,000 square feet of retail; 290 hotel rooms;  
392 residential units
- b) Proposed building architecture: Pedestrian and Mixed-Use Oriented;  
Flat Roofs; Sustainable Materials
- c) Proposed hours/days of operation: 24/7
- d) List all requested variances: None known at this time

.....  
**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).**

MOORE INGRAM JOHNSON & STEELE, LLP

Applicant signature BY: [Signature] Date: May 1, 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 Application for Rezoning or the Summary of Intent for Rezoning at any time during the rezoning process.** Revised August 21, 2013





APPLICANT: JW Homes, LLC

PETITION NO: Z-46

PHONE#: (404) 895-8913 EMAIL: bryan.musolf@jwhomes.com

HEARING DATE (PC): 07-01-14

REPRESENTATIVE: J. Kevin Moore

HEARING DATE (BOC): 07-15-14

PHONE#: (770) 429-1499 EMAIL: jkm@mijs.com

PRESENT ZONING: R-20, R-30

TITLEHOLDER: Paul Samuel Properties, LLP; Double Eagle, LLC; Laverne and Carl Abbott

PROPOSED ZONING: R-20/OSC

PROPERTY LOCATION: South side of Paul Samuel Road, east side of Acworth Due West Road

PROPOSED USE: Single-family Residential Subdivision

ACCESS TO PROPERTY: Paul Samuel Road and Acworth Due West Road

SIZE OF TRACT: 132.385 acres

DISTRICT: 20

PHYSICAL CHARACTERISTICS TO SITE:

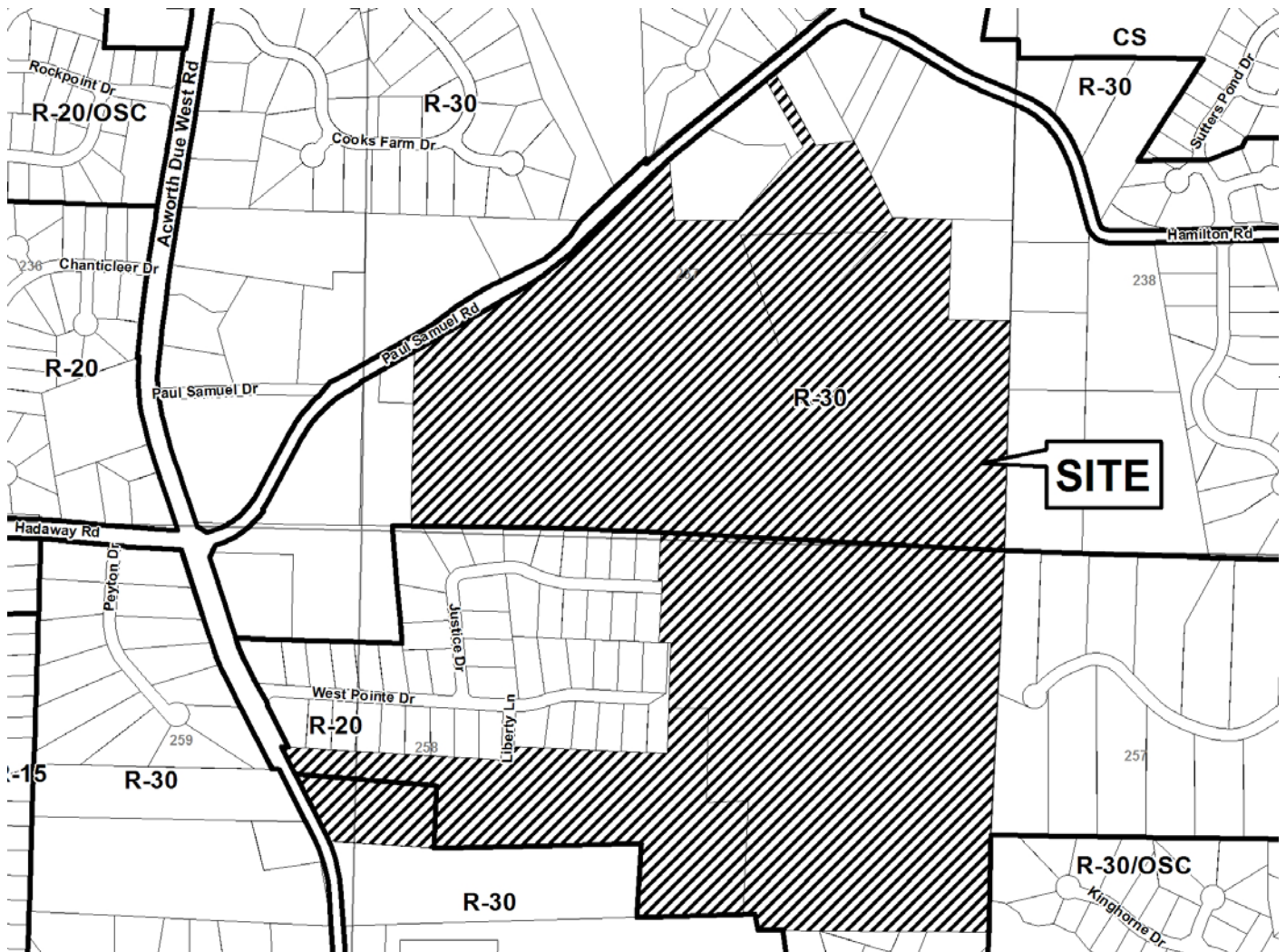
LAND LOT(S): 237,258,259

PARCEL(S): 30,67,1,10,226

TAXES: PAID  DUE

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT





COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 MAY -1 PM 4:45  
COBB COUNTY ZONING DIVISION



Application #: Z- 46 (2014)  
PC Hearing Date: 07/01/2014  
BOC Hearing Date: 07/15/2014

## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): 3,400 - 4,400 sqft.
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): \$500,000 to \$700,000
- 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: \_\_\_\_\_

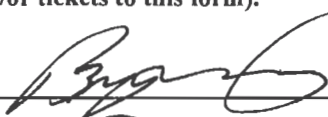
.....  
Part 3. Other Pertinent Information (List or attach additional information if needed)

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

.....  
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). 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).

Applicant signature:  Date: May 1, 2014  
Applicant name (printed): Bryon Musolf

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

Z-47  
(2014)

**Gaskins**  
2014 ZONING MAPS  
 2014 ZONING MAPS  
 2014 ZONING MAPS

**HILLSIDE @ SHALLOWFORD**  
 FOR TRATON HOMES

REV.	DATE	DESCRIPTION	PROJECT NO.	FIELD BOOK

**SHEET TITLE**  
ZONING PLAN

**SCALE**

**PROJECT NO.**

**DRAWN BY**

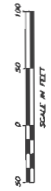
**CHECKED BY**

**SCALE**  
1" = 50'

**DATE**

**SHEET NUMBER**  
1 of 1

LOCATION MAP 1" = 2000'

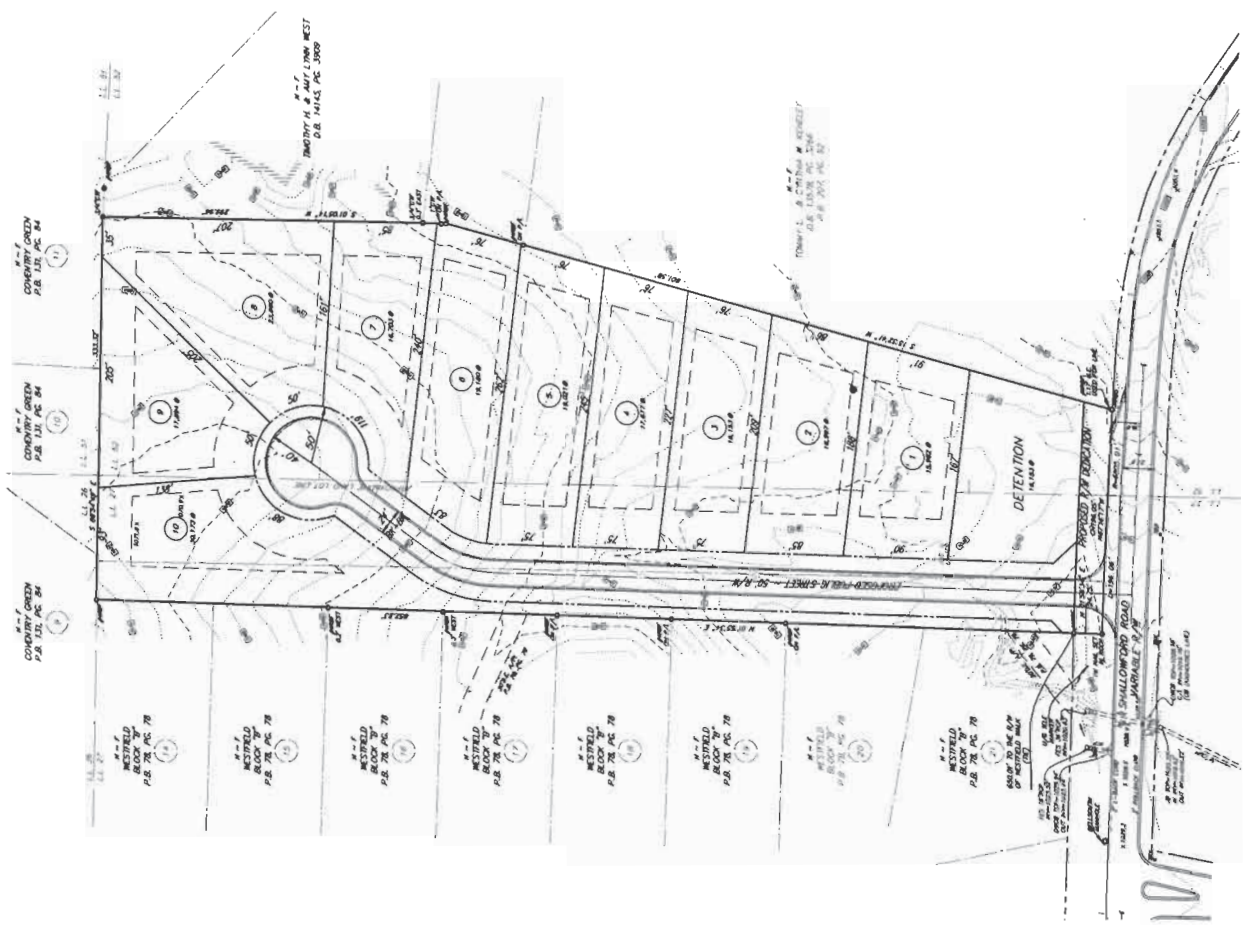


**ZONING NOTES:**

**SITE DATA:**  
 ACREAGE = 5.87 ACRES  
 EXISTING ZONING: R-30  
 PROPOSED ZONING: R-15

**R-15 CRITERIA:**  
 LOT AREA: 15,000 SF  
 MAX DENSITY: 2.1 U/A  
 FRONT SETBACK: 35'  
 MAJOR SIDE SETBACK: 25' / 35'  
 MINOR SIDE SETBACK: 10'  
 REAR SETBACK: 30'  
 MAX LOT COVERAGE: 35%  
 MAX HEIGHT: 35'

**PROPOSED DENSITY:** 1.7 U/A  
**AVERAGE LOT SIZE:** 19,365 SF



COBB COUNTY ZONING DIVISION  
 2014 MAY -1 PM 4: 53  
 FILED IN OFFICE  
 COBB COUNTY GEORGIA

**APPLICANT:** Traton Homes, LLC

**PETITION NO:** Z-47

**PHONE#:** (770) 427-2714 **EMAIL:** \_\_\_\_\_

**HEARING DATE (PC):** 07-01-14

**REPRESENTATIVE:** J. Kevin Moore

**HEARING DATE (BOC):** 07-15-14

**PHONE#:** (770) 429-1499 **EMAIL:** jkm@mijs.com

**PRESENT ZONING:** R-30

**TITLEHOLDER:** Traton Homes, LLC

**PROPOSED ZONING:** R-15

**PROPERTY LOCATION:** North side of Shallowford Road, east of Westfield Walk

**PROPOSED USE:** Single-family Residential Subdivision

**ACCESS TO PROPERTY:** Shallowford Road

**SIZE OF TRACT:** 5.87 acres

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

**DISTRICT:** 1

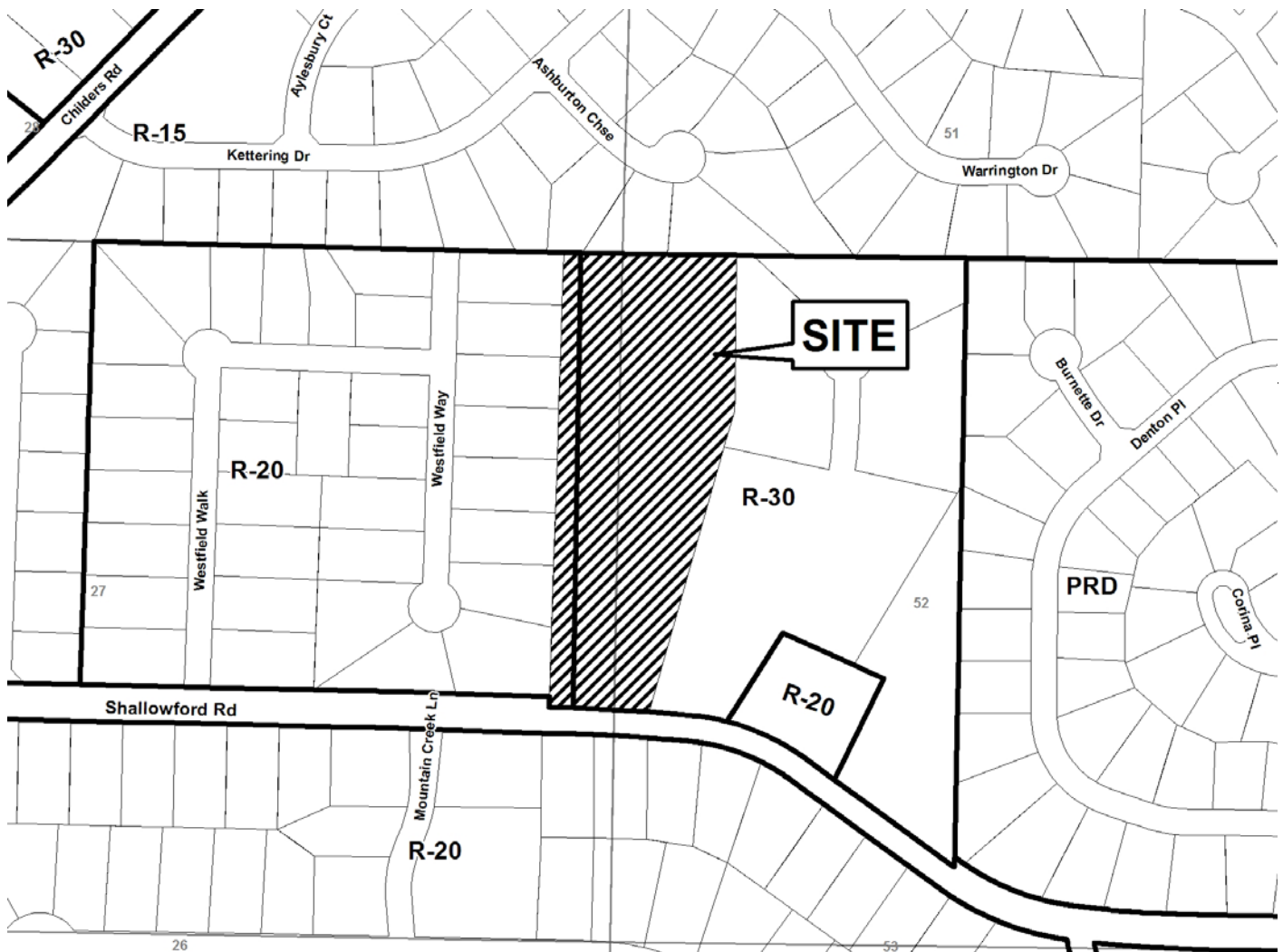
**LAND LOT(S):** 27,52

**PARCEL(S):** 36,17

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**





COBB COUNTY GEORGIA  
FILED IN OFFICE

2014 MAY -1 PM 4:52

COBB COUNTY ZONING DIVISION



Application #: Z- 47 (2014)

PC Hearing Date: 07/01/2014

BOC Hearing Date: 07/15/2014

## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): Minimum 2,000 square feet
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): \$400,000s
- d) List all requested variances: None known at this time.

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

- a) Proposed use(s): 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 X; 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: May 1, 2014

Applicant name (printed): J. Kevin Moore (Georgia Bar No. 519728)

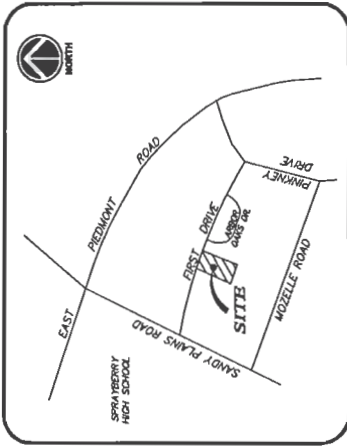
Attorneys for Applicant/Titleholder

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

Z-48  
(2014)

MAGNETIC

Sheet No. 1 of 1

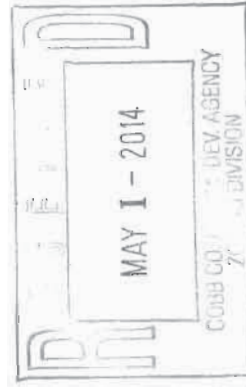


**VICINITY MAP**

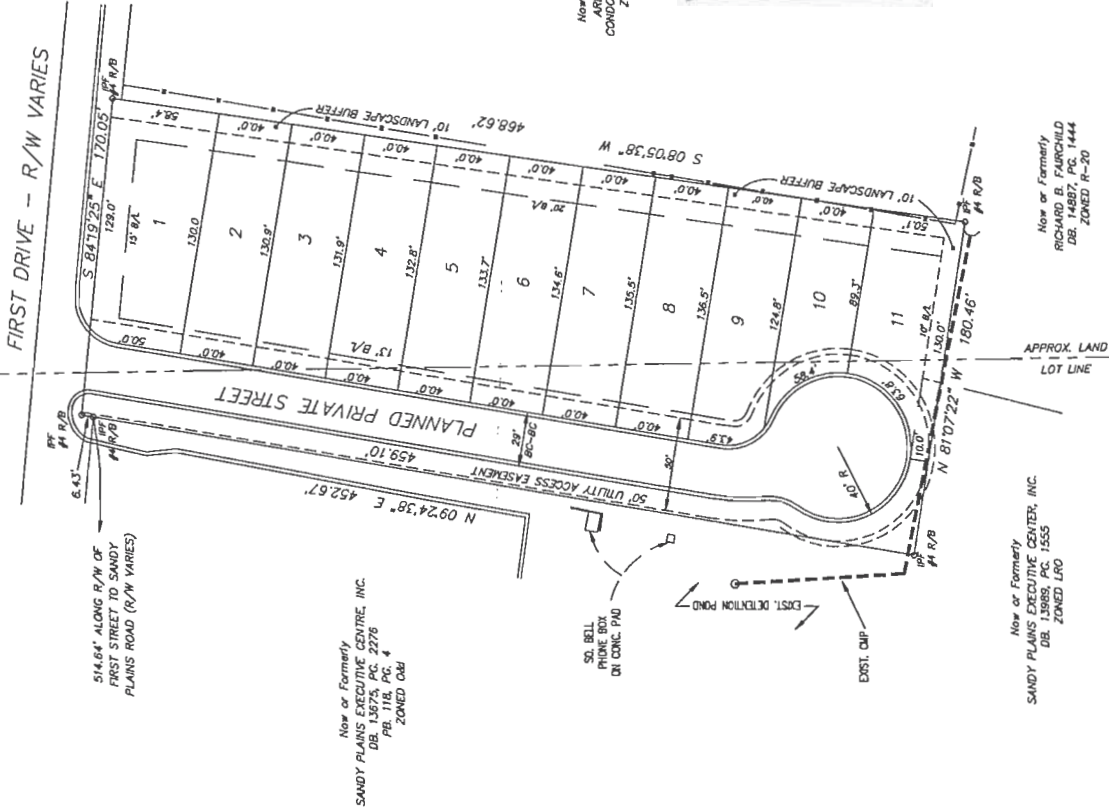
THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY F.I.R.M. PANEL 0063H, COMMUNITY #130052, DATED: NOV. 02, 2012

**CURRENT OWNER:**  
ELIZABETH D. PEARSON  
DB. 14768, PC. 4842

**PROPERTY ADDRESS:**  
1955 FIRST DRIVE  
MARIETTA, GEORGIA 30062



Now or Formerly  
RICHARD B. FAURCHILD  
DB. 14887, PC. 1444  
ZONED R-20



LL 629

LL 630

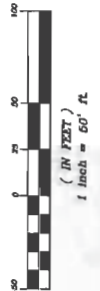
**DEVELOPER**  
DAVID PEARSON COMMUNITIES  
1955 FIRST DRIVE  
MARIETTA, GA 30362  
(770) 321-5032

**BUILDING SETBACK REQUIREMENTS:**  
(UNLESS OTHERWISE SHOWN)  
FRONT - 13' (FROM PRIVATE ROAD)  
REAR - 20'  
SIDE - 0' (3.5' MIN. BETWEEN DETACHED UNITS)

**GENERAL NOTES**  
PROPOSED ZONING: FST  
EXISTING ZONING: LRO  
TOTAL AREA - 1.86 ACRES  
TOTAL NO. OF LOTS SHOWN - 11  
LOT DENSITY - 5.91 LOTS/ACRE  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
(PRIVATE DEVELOPMENT)

**ZONING PLAN FOR:**  
DAVID PEARSON COMMUNITIES  
PROPERTY IS LOCATED IN LAND LOT 629 & 630  
IN THE 16TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA  
SCALE: 1" = 50'. DATE: APRIL 21, 2014

GRAPHIC SCALE



No.	REVISIONS	Date

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

PROJECT No. 1140182

**APPLICANT:** David Pearson Communities, Inc.

**PHONE#:** (770) 321-5032 **EMAIL:** michele@davidpearsoncommunities.com

**REPRESENTATIVE:** J. Kevin Moore

**PHONE#:** (770) 429-1499 **EMAIL:** jkm@mijs.com

**TITLEHOLDER:** Elizabeth D. Pearson

**PROPERTY LOCATION:** South side of First Drive, east of

Sandy Plains Road

(1955 First Drive)

**ACCESS TO PROPERTY:** First Drive

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

\_\_\_\_\_

\_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-48

**HEARING DATE (PC):** 07-01-14

**HEARING DATE (BOC):** 07-15-14

**PRESENT ZONING:** LRO

**PROPOSED ZONING:** FST

**PROPOSED USE:** Detached Single-family  
Townhomes

**SIZE OF TRACT:** 1.86 acres

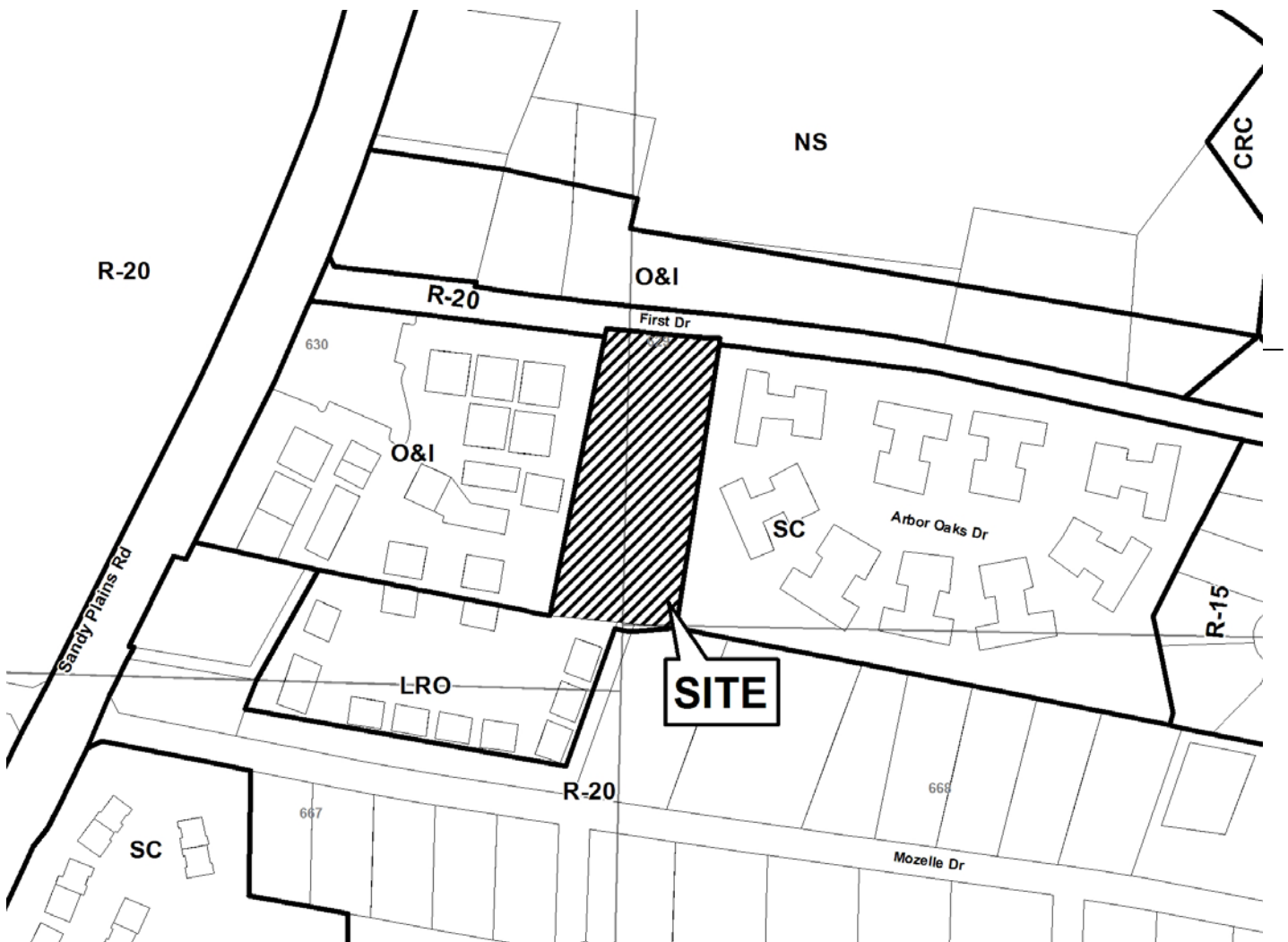
**DISTRICT:** 16

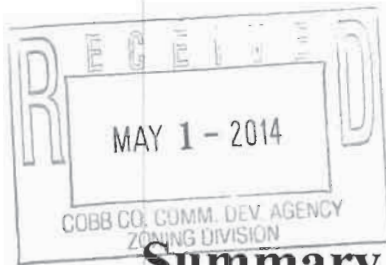
**LAND LOT(S):** 629,630

**PARCEL(S):** 9

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

**COMMISSION DISTRICT:** 3





Application #: Z- 46 (2014)

PC Hearing Date: 07/01/2014

BOC Hearing Date: 07/15/2014

## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): Minimum 2,000 square feet
- b) Proposed building architecture: Traditional; Combination of brick, stone, cedar shake and hardi-plank
- c) Proposed selling prices(s): \$300,000s and greater
- 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 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).**

MOORE INGRAM JOHNSON & STEELE, LLP

Applicant signature: BY: [Signature] Date: May 1, 2014

Applicant name (printed) J. Kevin Moore (Georgia Bar No. 519728)

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*





APPLICANT: J. Rex Martin

PETITION NO: Z-49

PHONE#: (404) 218-8858 EMAIL: charlenemrt@hotmail.com

HEARING DATE (PC): 07-01-14

REPRESENTATIVE: J. Rex Martin

HEARING DATE (BOC): 07-15-14

PHONE#: (404) 218-8858 EMAIL: charlenemrt@hotmail.com

PRESENT ZONING: GC

TITLEHOLDER: J. Rex Martin and Charlene B. Martin

PROPOSED ZONING: NRC

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

PROPOSED USE: Retail

(4265, 4354 and 4360 West Atlanta Road)

ACCESS TO PROPERTY: West Atlanta Road

SIZE OF TRACT: 0.6063 acres

DISTRICT: 17

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

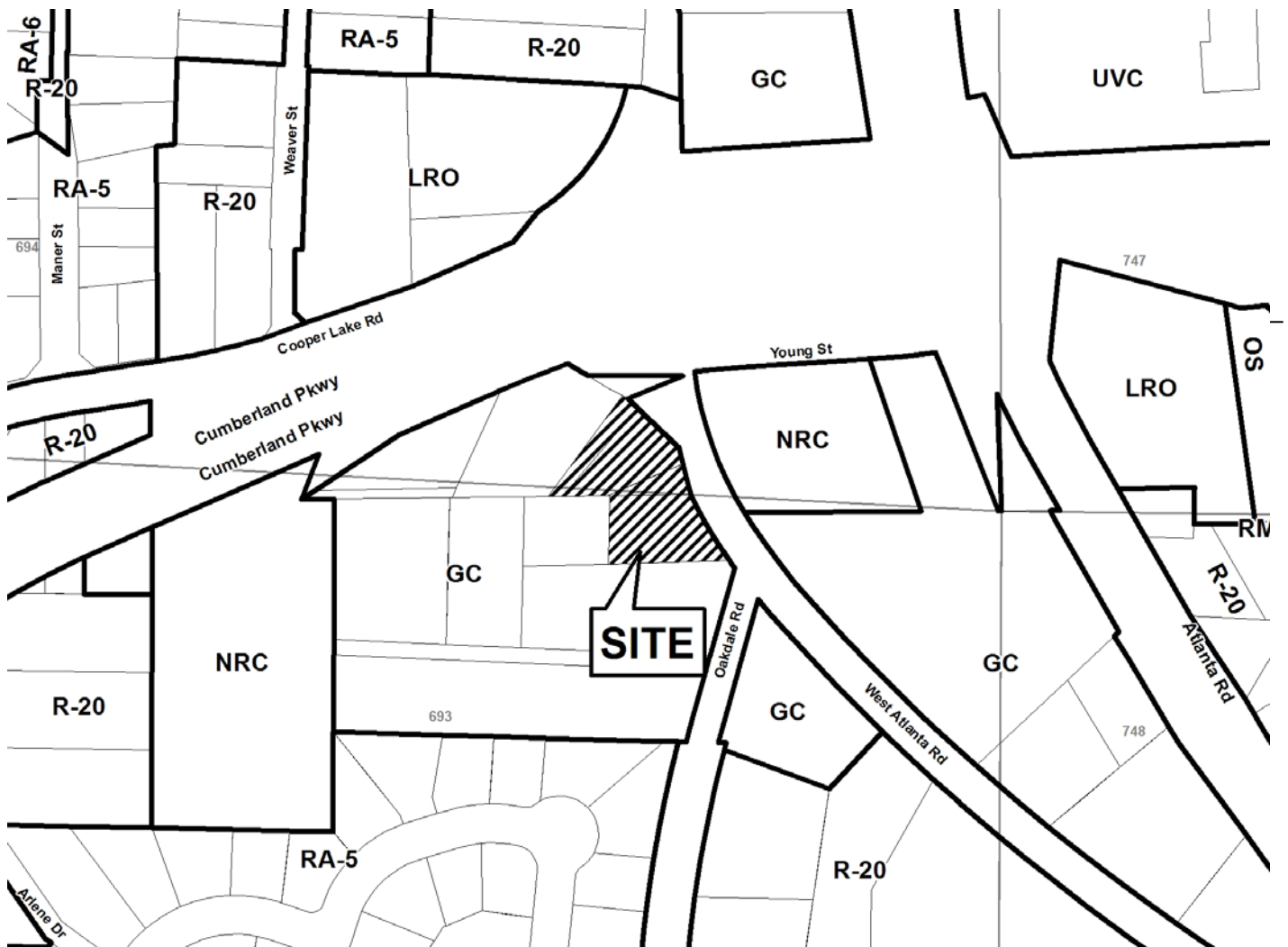
LAND LOT(S): 693,694

PARCEL(S): 26,14,15

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

COMMISSION DISTRICT: 2

**CONTIGUOUS ZONING/DEVELOPMENT**





COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 MAY -1 PM 5: 03  
COBB COUNTY ZONING DIVISION



Application #: Z-49  
PC Hearing Date: 7-1-14  
BOC Hearing Date: 7-15-14

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): NA
- b) Proposed building architecture: NA
- c) Proposed selling prices(s): NA
- d) List all requested variances: NONE

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

- a) Proposed use(s): ~~GENERAL COMMERCIAL~~ <sup>G.C.R.M.</sup> N.C. Uses
- b) Proposed building architecture: EXISTING BLDGS  
NONE PROPOSED
- c) Proposed hours/days of operation: 9 AM - 6 PM
- d) List all requested variances: NONE

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

BECAUSE WE ARE IN <sup>G.C.R.M.</sup> ~~RS~~ WE ARE HAVING  
PROBLEMS WITH OUR TENANTS GETTING  
BUSINESS LICENCE THEREFORE, WE WISH  
TO GO TO ~~RS~~ <sup>G.C.R.M.</sup> NRC'

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: J. Rex Martin Date: May 1, 2014  
Applicant name (printed): J. Rex Martin

Z-50  
(2014)

**dpe**  
DEVELOPMENT  
planning & engineering, inc.  
4074 BRETTON INDUSTRIAL WAY  
SUITE A  
BUFFORD, GEORGIA 30618  
(770) 271-2888  
www.dpeinc.com

PREPARED FOR:  
**GEORGIA KIDS PROJECT  
3935 SUMMER BREEZE  
COURT  
MARIETTA, GA 30068**

PROJECT NAME:  
**CANTON ROAD  
TRACT**

TASK:  
**REZONING  
SITE PLAN  
CRC ZONING**

PROJECT INFORMATION:  
CANTON ROAD TRACT  
MARIETTA  
COUNTY GEORGIA  
18TH  
DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
PROJECT NO.: \_\_\_\_\_

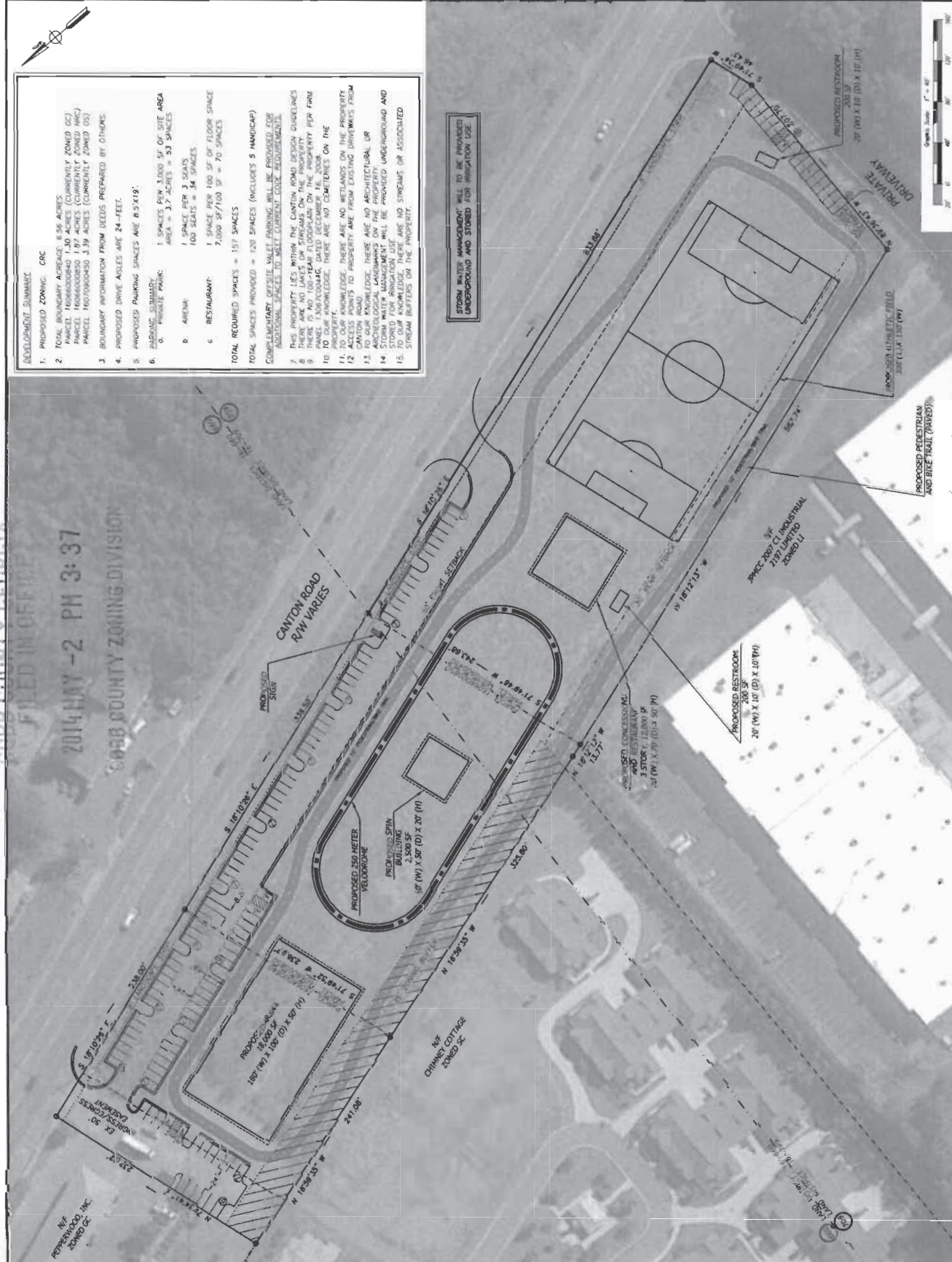
DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
PROJECT NO.: \_\_\_\_\_

DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
PROJECT NO.: \_\_\_\_\_

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DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
PROJECT NO.: \_\_\_\_\_

DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
PROJECT NO.: \_\_\_\_\_

- DEVELOPMENT SUMMARY:**
1. PROPOSED ZONING: CRC
  2. TOTAL BOUNDARY AREAS: 8.96 ACRES  
PARCEL 1608000050 1.87 ACRES (CURRENTLY ZONED MKC)  
PARCEL 1607000450 3.39 ACRES (CURRENTLY ZONED OS)
  3. BOUNDARY INFORMATION FROM DEEDS PREPARED BY OTHERS:
  4. PROPOSED DRIVE AISLES ARE 24'-FEET.
  5. PROPOSED PARKING SPACES ARE 8,531'S.
  6. **RECREATION STANDARDS:**  
a. **VENUE PARK:** 1 SPACES PER 3,000 SF OF SITE AREA  
AREA = 3.7 ACRES = 53 SPACES  
b. **ARENA:** 1 SPACE PER 3 SEATS  
100 SEATS = 54 SPACES  
c. **RESTAURANT:** 1 SPACE PER 100 SF OF FLOOR SPACE  
7,000 SF / 100 SF = 70 SPACES
  7. TOTAL REQUIRED SPACES = 157 SPACES  
TOTAL SPACES PROVIDED = 120 SPACES (INCLUDES 5 HANDICAP)
  8. **COMPLEMENTARY OFF-SITE VALET PARKING WILL BE PROVIDED FOR ADDITIONAL SEATED TO BEEL-TOURIST-TOUR-TOURIST.**
  9. THIS PROPERTY LIES WITHIN THE CANTON ROAD DESIGN CORRIDOR. THERE IS NO 100-YEAR FLOODPLAIN ON THE PROPERTY PER FORM PANEL 1.300/COM-16, DATED DECEMBER 16, 2008.
  10. TO OUR KNOWLEDGE, THERE ARE NO WETLANDS ON THE PROPERTY.
  11. TO OUR KNOWLEDGE, THERE ARE NO STREAMS OR ASSOCIATED ACCESS POINTS TO PROPERTY ARE FROM EXISTING DRIVEWAYS FROM TO OUR KNOWLEDGE.
  12. TO OUR KNOWLEDGE, THERE ARE NO ARCHITECTURAL OR GEOLOGICAL LANDMARKS ON THE PROPERTY.
  13. TO OUR KNOWLEDGE, THERE ARE NO STREAMS OR ASSOCIATED ACCESS POINTS TO PROPERTY ARE FROM EXISTING DRIVEWAYS FROM TO OUR KNOWLEDGE.
  14. TO OUR KNOWLEDGE, THERE ARE NO STREAMS OR ASSOCIATED ACCESS POINTS TO PROPERTY ARE FROM EXISTING DRIVEWAYS FROM TO OUR KNOWLEDGE.
  15. TO OUR KNOWLEDGE, THERE ARE NO STREAMS OR ASSOCIATED ACCESS POINTS TO PROPERTY ARE FROM EXISTING DRIVEWAYS FROM TO OUR KNOWLEDGE.



STORM WATER MANAGEMENT WILL TO BE PROVIDED UNDERGROUND AND STORED FOR IRRIGATION USE.

PROPOSED PEDESTRIAN AND BIKE TRAIL (WAY)

2014 MAY -2 PM 3:37  
6088 COUNTY ZONING DIVISION



**APPLICANT:** Georgia Kids Project, LLC

**PETITION NO:** Z-50

**PHONE#:** (770) 714-7506 **EMAIL:** mcsorleykeith@yahoo.com

**HEARING DATE (PC):** 07-01-14

**REPRESENTATIVE:** Garvis L. Sams, Jr.

**HEARING DATE (BOC):** 07-15-14

**PHONE#:** (770) 422-7016 **EMAIL:** gsams@slhb-law.com

**PRESENT ZONING:** NRC,GC,OS

**TITLEHOLDER:** AGWC Holdings, Inc.; Liberty Church, Inc.;

Carpenter Braselton, LLC

**PROPOSED ZONING:** CRC

**PROPERTY LOCATION:** West side of Canton Road, north of  
Sylvan Drive

**PROPOSED USE:** Indoor and Outdoor  
Recreational Facilities

**ACCESS TO PROPERTY:** Canton Road

**SIZE OF TRACT:** 6.56 acres

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

**DISTRICT:** 16

**LAND LOT(S):** 660,709

**PARCEL(S):** 84,85,45

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**



COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 MAY -2 PM 3:36  
COBB COUNTY ZONING



Application #: Z-50  
PC Hearing Date: July 1, 2014  
BOC Hearing Date: July 5, 2014

## 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): Indoor and Outdoor Recreational Facilities
- b) Proposed building architecture: To be submitted under separate cover.
- c) Proposed hours/days of operation: Monday through Sunday 10:00 a.m. until 10:00 p.m.
- d) List all requested variances: Shown on site plan.

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

The subject property is presently zoned GC, NRC & OS and located in an area surrounded by a preponderance of Industrial and Commercial uses. The property is located within the confines of a Neighborhood Activity Center (NAC) under the 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

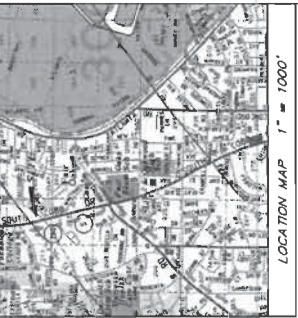
.....  
**Part 5. Is this application a result of a Code Enforcement action? No  ; Yes  (If yes, attach a copy of the Notice of Violation and/or tickets to this form).**

Applicant signature: [Signature] Date: 4/30/14

Applicant name (printed): Georgia Kids Project, LLC by attorney Garvis L. Sams, Jr.



METRO WHEELS



- 1. PROJECT AREA = 4.80 AC
2. TOTAL IMPERVIOUS AREA = 110,000 SQ FT
3. TOTAL PERMEABLE AREA = 1,100,000 SQ FT
4. TOTAL IMPERVIOUS AREA TO BE DISTURBED = 110,000 SQ FT
5. TOTAL PERMEABLE AREA TO BE DISTURBED = 1,100,000 SQ FT

- 1. ALL UTILITIES SHALL BE DEPTH AND HORIZONTAL LOCATION AS SHOWN ON THE PROVIDED UTILITIES MAPS AND SHALL BE PROTECTED BY 48" MINIMUM COVER.
2. ALL UTILITIES SHALL BE DEPTH AND HORIZONTAL LOCATION AS SHOWN ON THE PROVIDED UTILITIES MAPS AND SHALL BE PROTECTED BY 48" MINIMUM COVER.
3. ALL UTILITIES SHALL BE DEPTH AND HORIZONTAL LOCATION AS SHOWN ON THE PROVIDED UTILITIES MAPS AND SHALL BE PROTECTED BY 48" MINIMUM COVER.

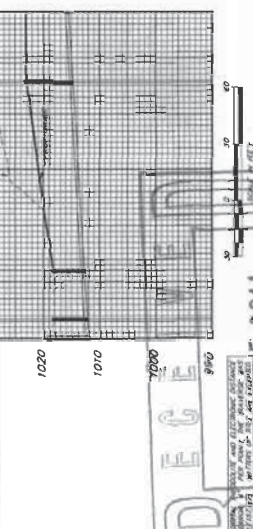
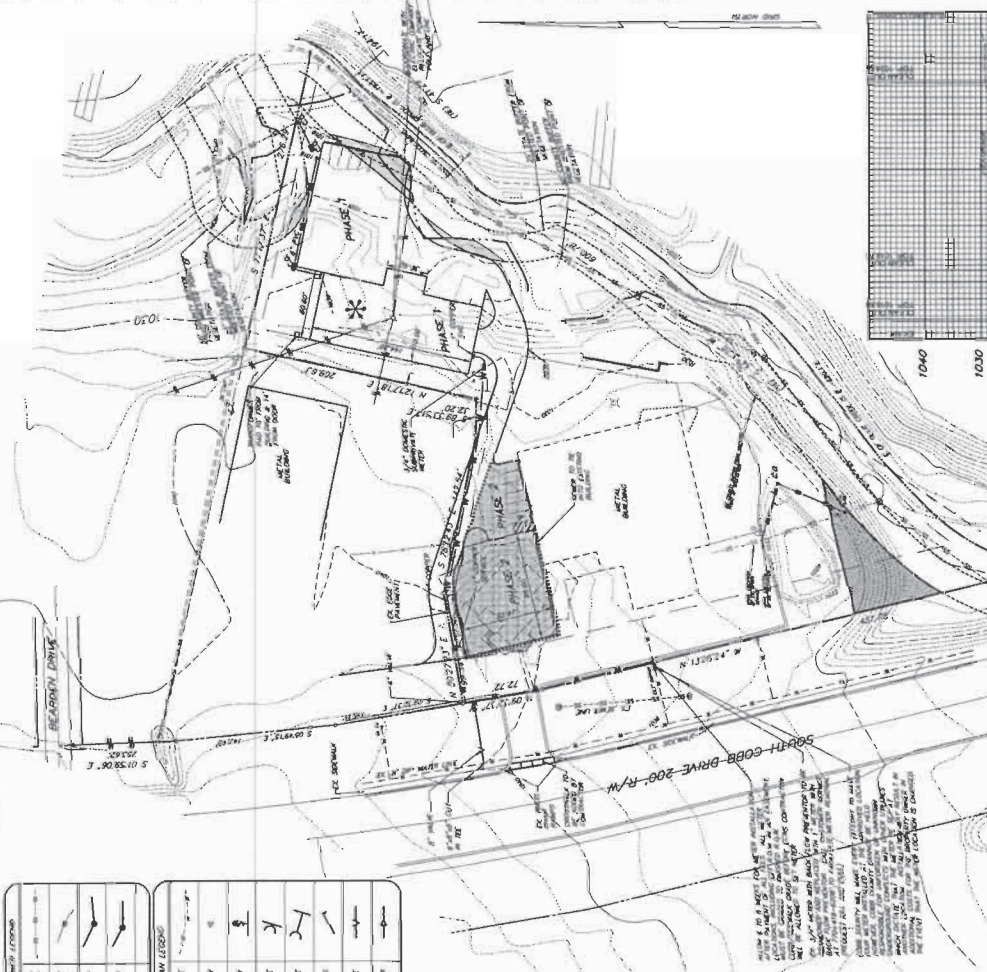
Table with columns: IMPERVIOUS AREA CALCULATION, PARKING DATA, BUFFER DATA. Includes calculations for area and compensation.

UTILITIES NOTES
1. ALL UTILITIES SHALL BE DEPTH AND HORIZONTAL LOCATION AS SHOWN ON THE PROVIDED UTILITIES MAPS AND SHALL BE PROTECTED BY 48" MINIMUM COVER.

CONSTRUCTION NOTES
1. ALL UTILITIES SHALL BE DEPTH AND HORIZONTAL LOCATION AS SHOWN ON THE PROVIDED UTILITIES MAPS AND SHALL BE PROTECTED BY 48" MINIMUM COVER.

QUALITY CONTROL NOTES
1. ALL UTILITIES SHALL BE DEPTH AND HORIZONTAL LOCATION AS SHOWN ON THE PROVIDED UTILITIES MAPS AND SHALL BE PROTECTED BY 48" MINIMUM COVER.

IMPERVIOUS AREA CALCULATION
TOTAL IMPERVIOUS AREA BY DISTURBED AREA: 0.20 AC
TOTAL IMPERVIOUS AREA BY UNDISTURBED AREA: 0.95 AC
TOTAL IMPERVIOUS AREA TO BE DISTURBED: 0.25 AC



DECEMBER 15, 2014
CORR. COMM. DEV. AGENCY ZONING DIVISION

Legend table for symbols: Easement, Easement for Utility, Easement for Pedestrian, Easement for Storm, Easement for Sewer, Easement for Gas, Easement for Cable TV, Easement for Access.

Table with columns: BILL OF MATERIALS, QUANTITY, UNIT, PRICE. Lists items like 24" SAND DISCHARGE, 24" CONCRETE, 18" CONCRETE, 12" CONCRETE, 6" CONCRETE.



IF YOU DIG GEORGIA... CALL US FIRST! 1-800-282-7411 (METRO ATLANTA ONLY) UTILITIES PROTECTION CENTER IT'S THE LAW

Small text at the bottom of the page, possibly a disclaimer or contact information.

**APPLICANT:** Tim Gowens

**PETITION NO:** Z-51

**PHONE#:** (404) 502-2643 **EMAIL:** tim@metrowheels.net

**HEARING DATE (PC):** 07-01-14

**REPRESENTATIVE:** Tim Gowens

**HEARING DATE (BOC):** 07-15-14

**PHONE#:** (404) 502-2643 **EMAIL:** tim@metrowheels.net

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

**TITLEHOLDER:** Timothy Gowens and Valerie Gowens; Fleet Sales and Services, L.L.C.

**PROPOSED ZONING:** GC

**PROPERTY LOCATION:** East side of South Cobb Drive; south of Leader Road

**PROPOSED USE:** Auto Wheel Sales, Repair and Auto Sales

(1087 and 1093 South Cobb Drive)

**ACCESS TO PROPERTY:** South Cobb Drive

**SIZE OF TRACT:** 4.00 acres

**DISTRICT:** 17

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

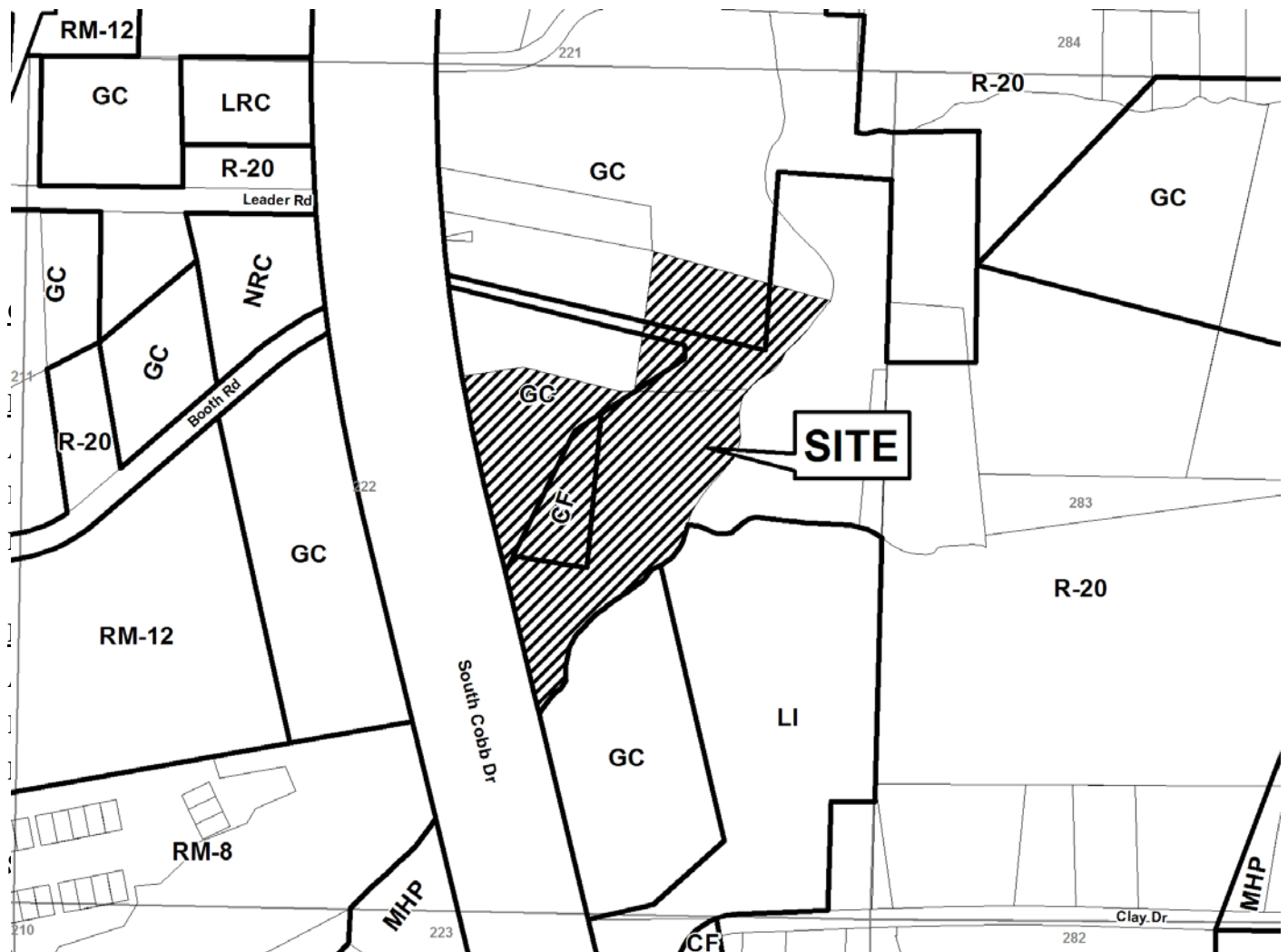
**LAND LOT(S):** 222

**PARCEL(S):** 47

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**







Application #: Z-51  
PC Hearing Date: 7-7-14  
BOC Hearing Date: 7-15-14

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): Approximate 8,200 existing
- b) Proposed building architecture: N/A Existing
- c) Proposed selling prices(s): N/A
- d) List all requested variances: N/A

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

- a) Proposed use(s): Existing auto wheel sales + repair; proposed auto sales
- b) Proposed building architecture: N/A - Existing
- c) Proposed hours/days of operation: \_\_\_\_\_
- d) List all requested variances: N/A

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

Existing uses - split zoned

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

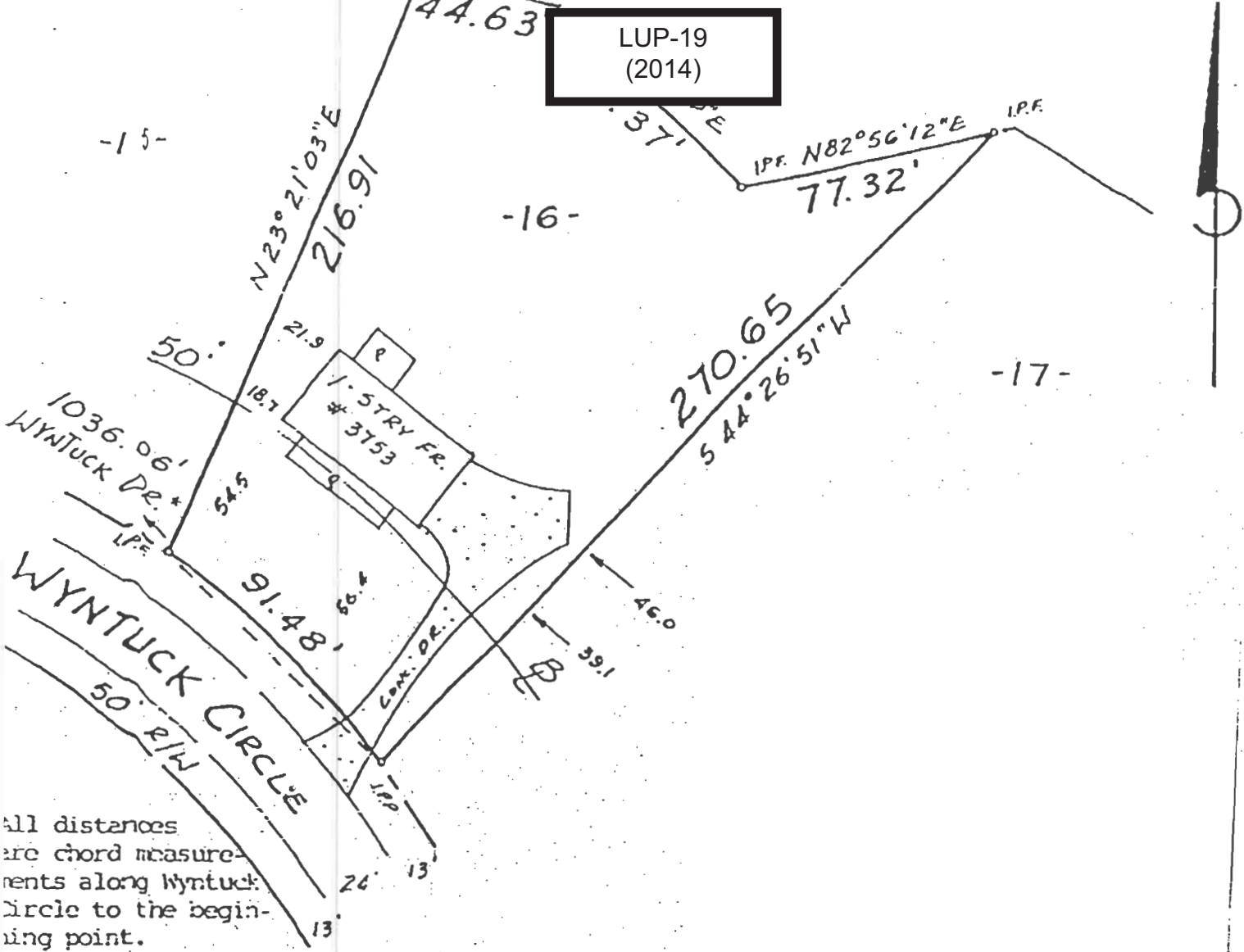
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). N/A

.....  
**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).**

Applicant signature: [Signature] Date: 5-1-14

Applicant name (printed): Valerie Jowers

LUP-19  
(2014)



All distances are chord measurements along Wyntuck Circle to the beginning point.

Survey for FULTON FEDERAL SAVINGS & LOAN ASSOCIATION  
and THOMAS M. HUNT & ERIN L. DRISCOLL HUNT  
property at 3753 Wyntuck Circle  
16, Due West Station Subdivision, Unit 3, PB-77, Page 64  
and lot 258, 20th District, 2nd Section, Cobb County, Georgia



Date: 5/31/83 Scale 1" = 50'  
THIS PROPERTY (IS) IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "FIA OFFICIAL FLOOD HAZARD MAPS"  
BY ESTON PENDLEY & ASSOC., INC.  
REGISTERED LAND SURVEYORS

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law

*Eston Pendley*  
Member SAMSOG

**APPLICANT:** Erin O'Driscoll

**PETITION NO:** LUP-19

**PHONE#:** (770) 428-5021 **EMAIL:** eld123@aol.com

**HEARING DATE (PC):** 07-01-14

**REPRESENTATIVE:** Erin O'Driscoll

**HEARING DATE (BOC):** 07-15-14

**PHONE#:** (770) 428-5021 **EMAIL:** eld123@aol.com

**PRESENT ZONING:** R-20

**TITLEHOLDER:** Erin O'Driscoll

**PROPOSED ZONING:** Land Use Permit

**PROPERTY LOCATION:** Northeast side of Wyntuck Drive, north of Butterfield Drive

**PROPOSED USE:** Childcare

(3753 Wyntuck Circle)

**ACCESS TO PROPERTY:** Wyntuck Circle

**SIZE OF TRACT:** 0.66 acres

**DISTRICT:** 20

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

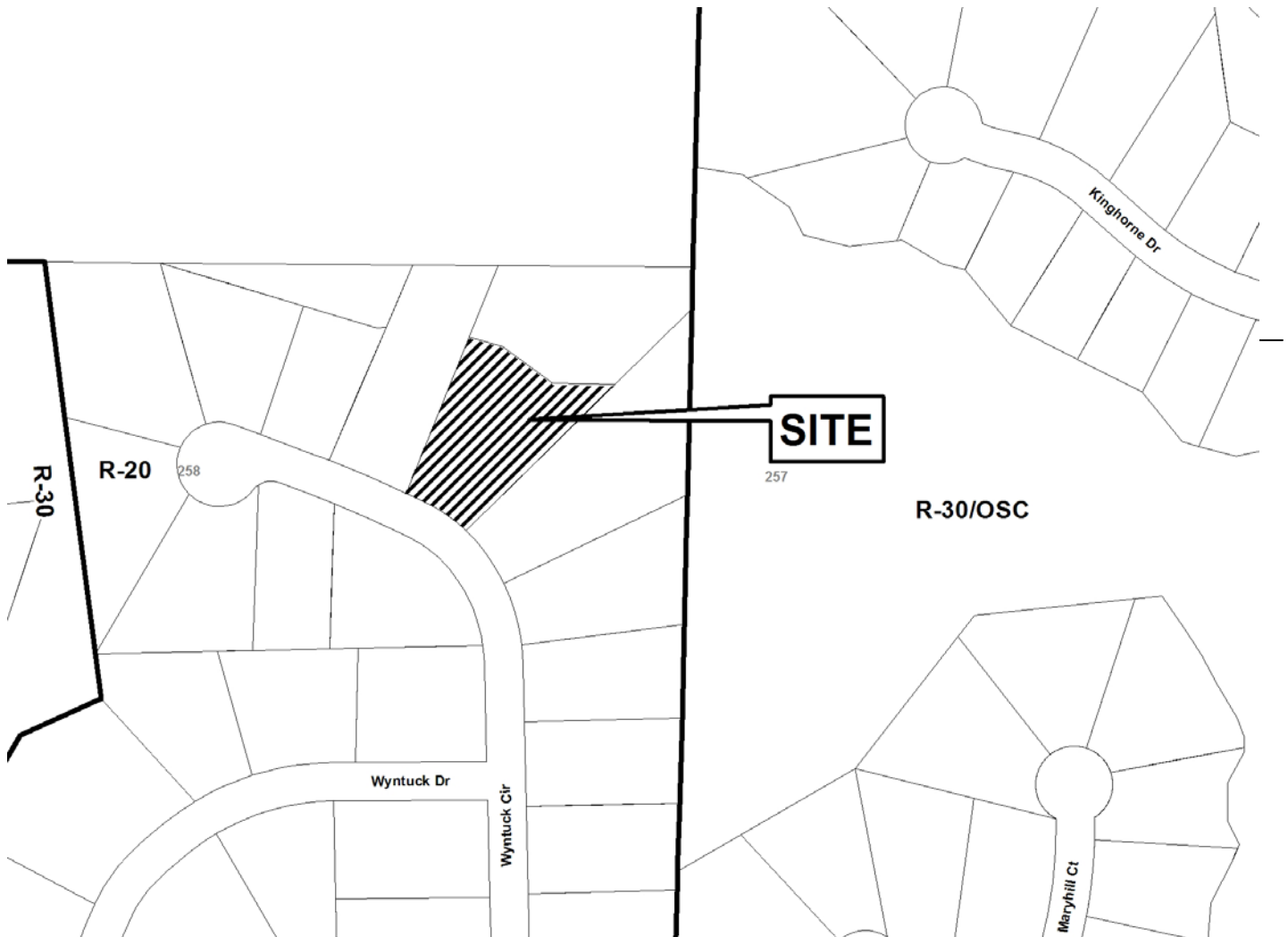
**LAND LOT(S):** 258

**PARCEL(S):** 73

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

**COMMISSION DISTRICT:** 1

**CONTIGUOUS ZONING/DEVELOPMENT**





Application #: LUP-19  
 PC Hearing Date: 7-1-14  
 BOC Hearing Date: 7-15-14

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

1. Type of business, or request? CHILD CARE
2. Number of employees? 5
3. Days of operation? 5
4. Hours of operation? 7-6 PM
5. Number of clients, customers, or sales persons coming to the house per day? 8-10<sup>x2</sup>; Per week? 40-80 PARENT DROP-OFF and PICK-UP.
6. Where do clients, customers and/or employees park?  
 Driveway: ; Street: \_\_\_\_\_; Other (Explain): \_\_\_\_\_

---

7. Signs? No: ; Yes: \_\_\_\_\_. (If yes, then how many, size, and location): \_\_\_\_\_
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): SUV-personal car

---

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): at least ☺
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: Erin O'Driscoll Date: 4-18-14  
 Applicant name (printed): Erin O'Driscoll





Application #: LUP-19  
PC Hearing Date: 7-1-14  
BOC Hearing Date: 7-15-14

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

1. Number of unrelated adults in the house? 0
2. Number of related adults in the house? 0
3. Number of vehicles parked on the driveway? 1 NINE
4. Number of vehicles parked in garage? N/A
5. Number of vehicles parked on the street? 1 NINE
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): prefer 48 ☺
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: Erin O'Driscoll Date: 4-18-14

Applicant name (printed): ERIN O'DRISCOLL

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

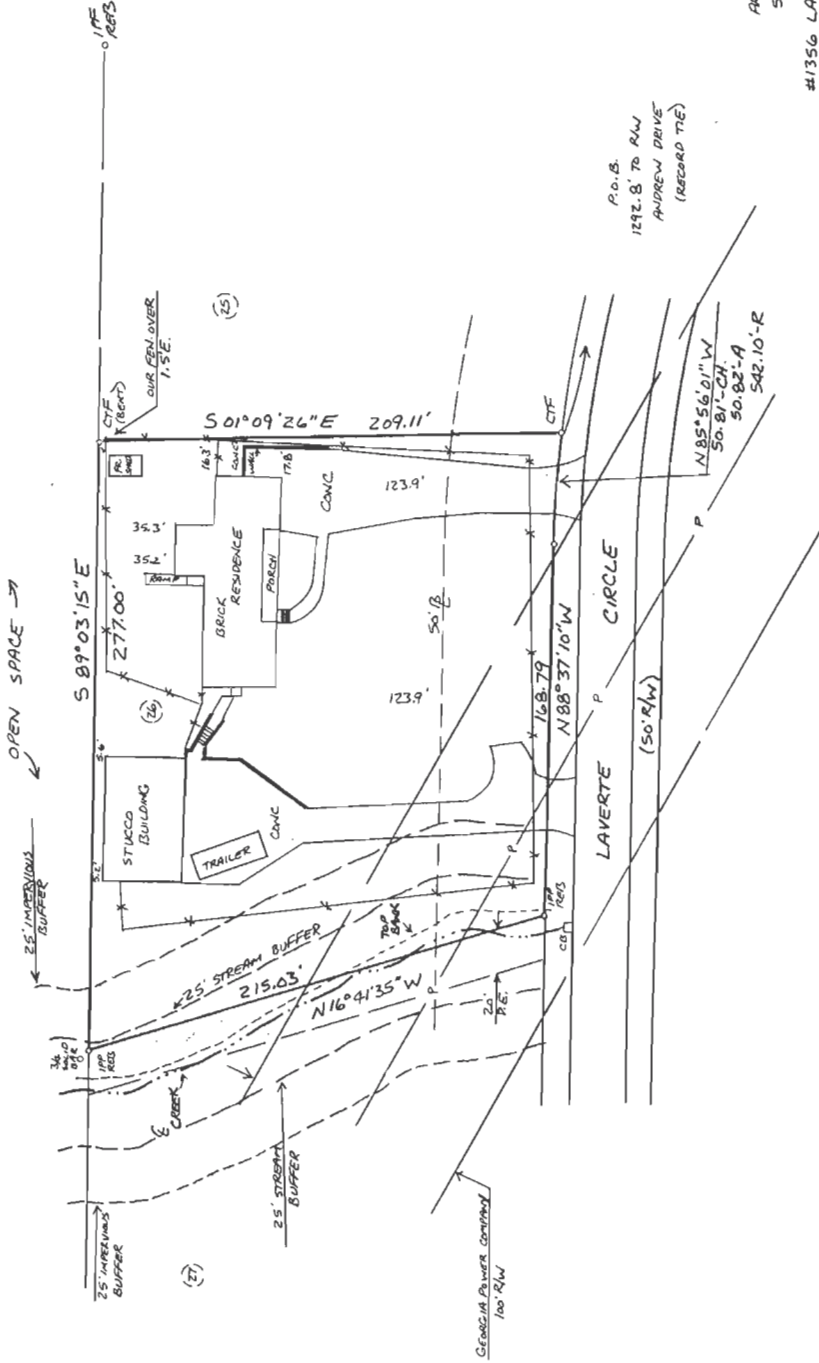
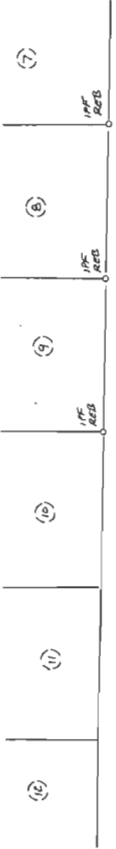
Number of vehicles proposed: \_\_\_\_\_ Number permitted by code: \_\_\_\_\_

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

LUP-20  
(2014)



N1/4 VONDA LANE S1/4 P.B. 239 PG. 33



AREA = 1.1727 ACRES  
51,081.2 SQ. FT.  
#1356 LAVERTE CIRCLE

PARCEL NO. 13672002040  
LOCATION COBB  
FORM 11 X 17



I HAVE THIS DATE, EXAMINED THE ORIGINAL SURVEY AND FOUND IT TO BE CORRECT AND ACCURATE IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PRACTICE ACT O.C.G.A. 15-6-42.

**SURVEY FOR:**  
JAMES W. LEONARD  
MARIE B. LEONARD

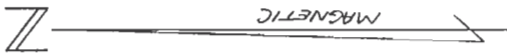
REVISIONS	DATE	BY	REASON
1	04/30/14	JAE	SCALE 1" = 40'
2	05/01/14	JAE	PAGE 8, 3
3	05/01/14	JAE	SECTION 2ND
4	05/01/14	JAE	DISTRICT 19TH
5	05/01/14	JAE	COBBS COUNTY GEORGIA
6	05/01/14	JAE	PLAT BOOK 18
7	05/01/14	JAE	BEVERLY FOREST PHASE 2
8	05/01/14	JAE	UNIT
9	05/01/14	JAE	BLK. 26

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

COBB COUNTY ZONING DIVISION  
2014 MAY - 1 PM 4:08  
COBB COUNTY GEORGIA  
FILED IN OFFICE

R-20 ZONING  
FRONT = 35'  
SIDE = 10'  
REAR = 35'

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia. As set forth in Chapter 180-7 of the Administrative Code of the State of Georgia. The survey was prepared by a Professional Engineer and Land Surveyor and as set forth in the Georgia Practice Act O.C.G.A. 15-6-42.



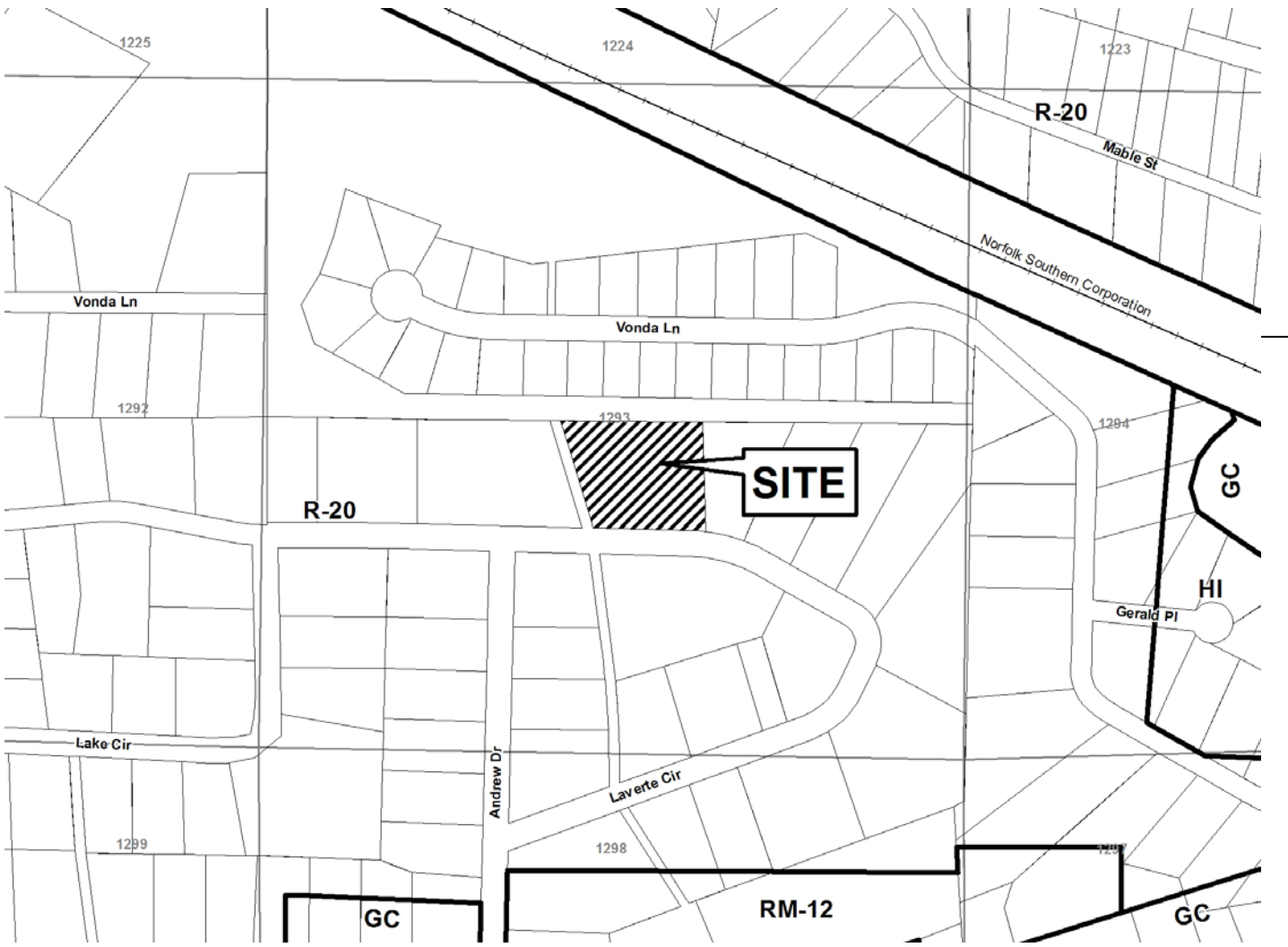
**APPLICANT:** Marie B. Leonard  
**PHONE#:** (678) 887-0555 **EMAIL:** mariegidget@yahoo.com  
**REPRESENTATIVE:** Marie B. Leonard  
**PHONE#:** (678) 887-0555 **EMAIL:** mariegidget@yahoo.com  
**TITLEHOLDER:** Marie B. Leonard

**PETITION NO:** LUP-20  
**HEARING DATE (PC):** 07-01-14  
**HEARING DATE (BOC):** 07-15-14  
**PRESENT ZONING:** R-20  
**PROPOSED ZONING:** Land Use Permit

**PROPERTY LOCATION:** North side of Laverte Circle, east of Andrew Drive  
(1356 Laverte Circle)  
**ACCESS TO PROPERTY:** Laverte Circle  
**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**PROPOSED USE:** Medical Hardship  
Mobile Home  
**SIZE OF TRACT:** 1.1727 acres  
**DISTRICT:** 19  
**LAND LOT(S):** 1293  
**PARCEL(S):** 20  
**TAXES: PAID** X **DUE** \_\_\_\_\_  
**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**





Application #: LUP-20  
PC Hearing Date: 7-1-14  
BOC Hearing Date: 7-15-14

COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 MAY -1 PM 4:08

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

1. Type of business, or request? \_\_\_\_\_
2. Number of employees? \_\_\_\_\_
3. Days of operation? \_\_\_\_\_
4. Hours of operation? \_\_\_\_\_
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: \_\_\_\_\_ ; Street: \_\_\_\_\_ ; Other (Explain): \_\_\_\_\_  
\_\_\_\_\_
7. Signs? No: \_\_\_\_\_ ; Yes: \_\_\_\_\_. (If yes, then how many, size, and location): \_\_\_\_\_
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): \_\_\_\_\_  
\_\_\_\_\_
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): \_\_\_\_\_
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: \_\_\_\_\_ Date: \_\_\_\_\_

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



COBB COUNTY GEORGIA  
FILED IN OFFICE

2014 MAY -1 PM 4: 08

COBB COUNTY ZONING DIVISION



Application #: LLP-20

PC Hearing Date: 7-1-14

BOC Hearing Date: 7-15-14

## 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? \_\_\_\_\_
3. Number of vehicles parked on the driveway? \_\_\_\_\_
4. Number of vehicles parked in garage? \_\_\_\_\_
5. Number of vehicles parked on the street? \_\_\_\_\_
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):  
\_\_\_\_\_  
\_\_\_\_\_

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

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

### ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

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 \_\_\_\_\_

# SLUP-12 (2014)

Project No. 14011  
 Drawn By: BCU  
 Checked By: BCU  
 Date: 5/14/14  
 Scale: 1" = 100'

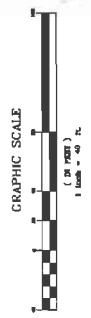
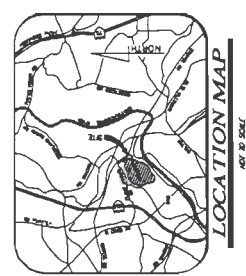
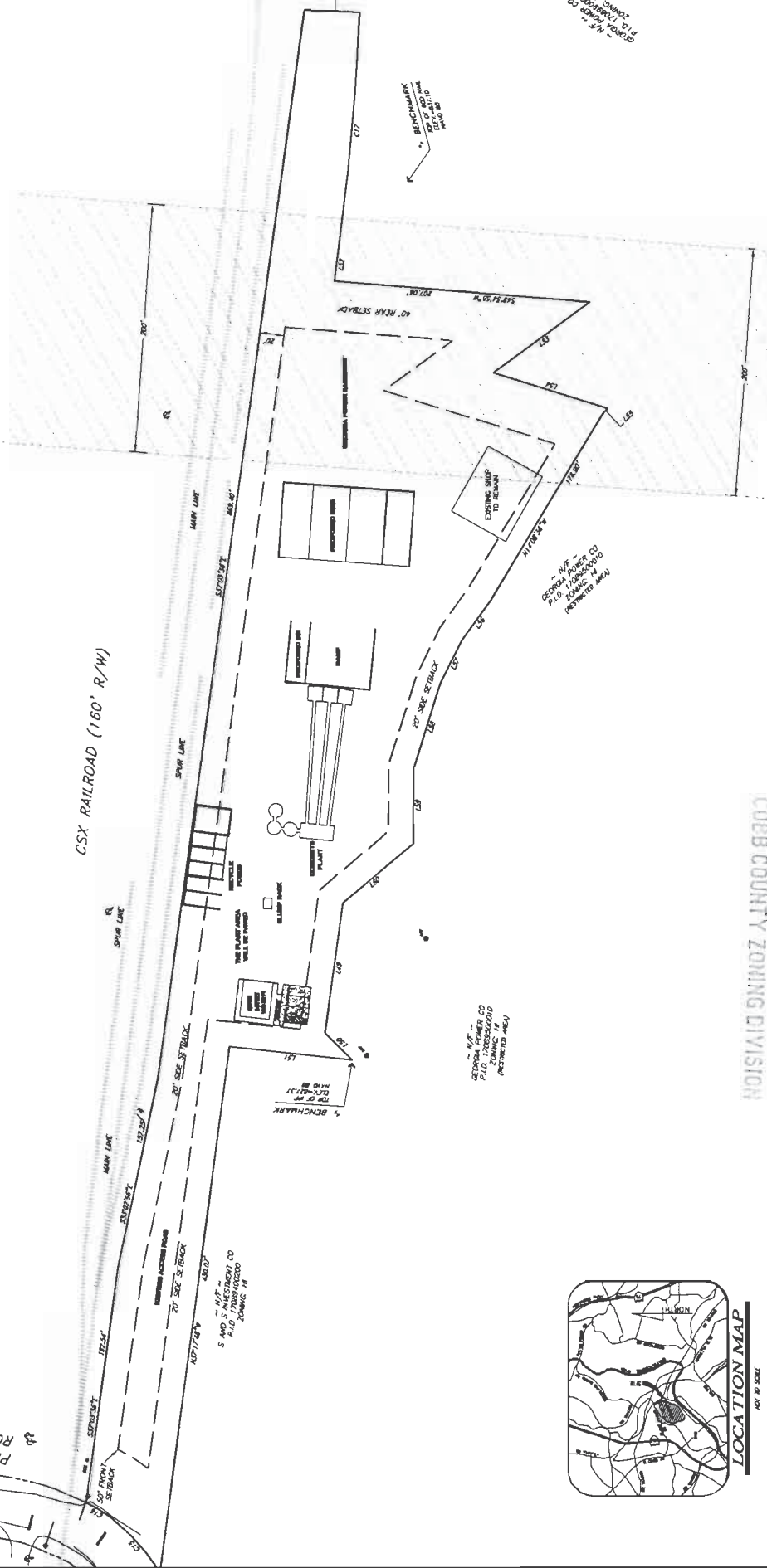
SYMERNA CONCRETE BATCH PLANT  
 COBB COUNTY, GEORGIA  
 LAND LOTS 894, 895, 899, & 900  
 17th DISTRICT - 2nd SECTION

Drawing No.  
 Site Plan



3.616 ACRES  
 157,502 SQ. FT  
 ZONING - HI  
 (PLANT INDUSTRIAL)

DEVELOPER/OWNER: ARGO'S READY MIX LLC  
 3015 BIRCHWOOD PARKWAY  
 ALPHARETTA, GA 30005  
 SURVEYOR: FRED S. SMITH, INC.  
 1111 W. BIRCHWOOD PARKWAY  
 ALPHARETTA, GA 30005  
 SITE ADDRESS: 3015 BIRCHWOOD PARKWAY  
 PARCEL ID: 14011



COBB COUNTY GEORGIA  
 FILED IN OFFICE  
 2014 MAY - 1 AM 10: 11  
 COBB COUNTY ZONING DIVISION

**APPLICANT:** Argos Ready Mix, LLC

**PETITION NO:** SLUP-12

**PHONE#:** (678) 368-4276 **EMAIL:** mwolinsky@argos-us.com

**HEARING DATE (PC):** 07-01-14

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

**HEARING DATE (BOC):** 07-15-14

**PHONE#:** (770) 395-6111 **EMAIL:** bjohnson@blackrockga.com

**PRESENT ZONING:** HI

**TITLEHOLDER:** Argos Ready Mix, LLC; Georgia Power Company;  
CSX Transportation, Inc.

**PROPOSED ZONING:** Special Land  
Use Permit

**PROPERTY LOCATION:** South of Plant Atkinson Road, west side of  
Railroad, west of South Atlanta Road  
(293 Plant Atkinson Road)

**PROPOSED USE:** Concrete Batch Plant

**ACCESS TO PROPERTY:** Plant Atkinson Road

**SIZE OF TRACT:** 3.62 acres

**DISTRICT:** 17

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

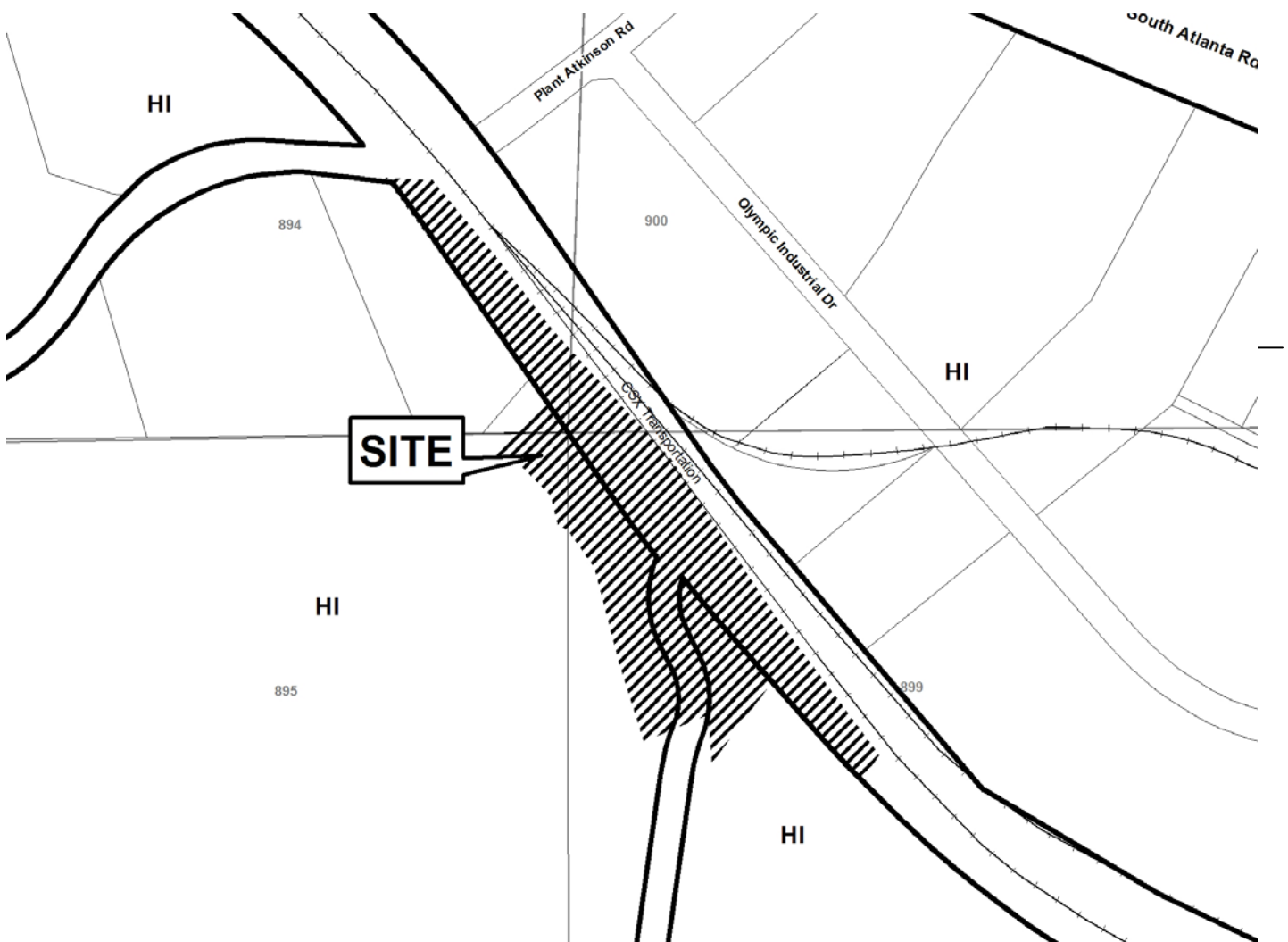
**LAND LOT(S):** 894

**PARCEL(S):** 13

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

**COMMISSION DISTRICT:** 2

**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 MAY -1 AM 10:10  
COBB COUNTY ZONING DIVISION

Application No. SLUP-12

PC Hearing Date: 7-1-14

BOC Hearing Date: 7-15-14

**Applicant** Argo's Ready Mix, LLC Phone # 678-368-4276 (Mark Wolinsky)  
(applicant's name printed)

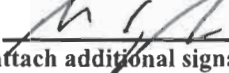
**Address** 3015 Windward Parkway - Alpharetta, GA 30005 **E-mail** mwolinsky@argos-us.com

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

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

Signed, sealed and delivered in presence of Mark N. Wolinsky My commission expires: 31/MAY/2014  
  
Notary Public

**Titleholder** Argos Ready Mix LLC Phone # 678-368-4300 **E-mail** mwolinsky@argos-us.com  
(titleholder's name, printed)

**Signature**   
(attach additional signature, if needed) Address 3015 Windward Plaza, Suite 300, Alpharetta, GA 30005

Signed, sealed and delivered in presence of Mark N. Wolinsky My commission expires: 31/may/2014  
  
Notary Public

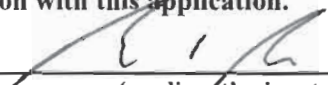
**Present Zoning** HI **Size of Tract** ~~5.49~~ 3.62 **Acre(s)**

**For the Purpose of** Concrete Batch Plant

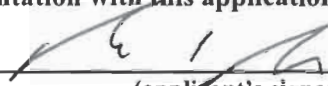
**Location** 293 Plant Atkinson Road - Smyrna, GA 30080  
(street address, if applicable; nearest intersection, etc.)

**Land Lot(s)** 894,895,899 & 900 **District(s)** 17

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)



# Application for Special Land Use Permit Cobb County, Georgia

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

COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 MAR -1 AM 10:10  
COBB COUNTY ZONING DIVISION

Application No. SLUP-12

PC Hearing Date: 7-1-14

BOC Hearing Date: 7-15-14

Applicant Argo's Ready Mix, LLC Phone # 678-392-2842  
(applicant 's name printed)

Address 3015 Windward Parkway - Alpharetta, GA 30005 E-mail hmclemore@argos-usa.com

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

[Signature] Phone # 404-956-6111 E-mail bjohnson@blackrockga.com  
(representative's signature)

Signed, sealed and delivered in presence of [Signature] My commission expires: 3/31/2014  
Notary Public

Titleholder Georgia Power Company Phone # 404-506-3660 E-mail pmclanto@southernco.com  
(titleholder's name, printed)

Signature [Signature] Address 241 Ralph McGill Blvd. NE  
(attach additional signature, if needed) Atlanta, GA 30308

Signed, sealed and delivered in presence of [Signature] My commission expires: 3/27/16  
Notary Public

Present Zoning HI Size of Tract 3.62 Acre(s)

For the Purpose of Concrete Batch Plant

Location 293 Plant Atkinson Road - Smyrna, GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 894,895,899 & 900 District(s) 17

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are/are not such assets. If any exist, provide documentation with this application.

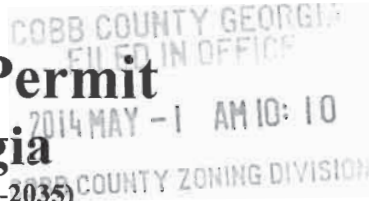
[Signature]  
(applicant's signature)

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

[Signature]  
(applicant's signature)

# Application for Special Land Use Permit Cobb County, Georgia

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



Application No. SLUP-12


PC Hearing Date: 7-1-14

BOC Hearing Date: 7-15-14

**Applicant** Argo's Ready Mix, LLC **Phone #** 678-368-4276 (Mark Wolinsky)  
(applicant 's name printed)

**Address** 3015 Windward Parkway - Alpharetta, GA 30005 **E-mail** mwolinsky@argos-us.com

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

  
(representative's signature) **Phone #** 404-395-6111 **E-mail** bjohnson@blackrockga.com

**Signed, sealed and delivered in presence of:**  
  
**Notary Public** **My commission expires:** 31/MAY/2014



**Titleholder** CSX Transportation, Inc. **Phone #** 904-279-3550 **E-mail** steve\_crosby@csx.com  
(titleholder's name, printed)

**Signature**   
(attach additional signature, if needed) **Address** 6737 Southpoint Dr. S., Jacksonville, FL 32216  
Stephen A. Crosby

**Signed, sealed and delivered in presence of:**  
  
**Notary Public** **My commission expires:** August 27, 2017



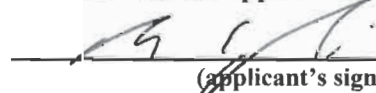
**Present Zoning** HI **Size of Tract** ~~1.446~~ 3.62 **Acre(s)**

**For the Purpose of** Concrete Batch Plant

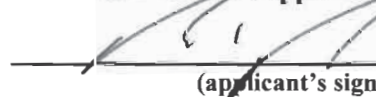
**Location** 293 Plant Atkinson Road - Smyrna, GA 30080  
(street address, if applicable; nearest intersection, etc.)

**Land Lot(s)** 894,895,899 & 900 **District(s)** 17

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)



METRO WHEELS



PROJECT NO. FIELD WORK  
ISSUED BY  
DATE  
SCALE  
SHEET NO. OF 02  
DATE PLOTTED 05/14/07

SITE & UTILITY PLAN

ISSUED FOR CONSTRUCTION



LOCATION MAP 1" = 1000'

SITE NOTES:

1. TOTAL AREA = 4.00 AC
2. TOTAL IMPERVIOUS AREA = 0.230 AC
3. TOTAL PERVIOUS AREA = 3.770 AC
4. TOTAL LOT AREA = 0.150 AC
5. TOTAL LOT AREA = 0.150 AC
6. TOTAL LOT AREA = 0.150 AC
7. TOTAL LOT AREA = 0.150 AC
8. TOTAL LOT AREA = 0.150 AC
9. TOTAL LOT AREA = 0.150 AC
10. TOTAL LOT AREA = 0.150 AC
11. TOTAL LOT AREA = 0.150 AC
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27. TOTAL LOT AREA = 0.150 AC
28. TOTAL LOT AREA = 0.150 AC
29. TOTAL LOT AREA = 0.150 AC
30. TOTAL LOT AREA = 0.150 AC

**GENERAL NOTES:**

1. POTENTIAL REQUIRED TO DETERMINE US-BUILT LOCATION OF CURB
2. TRANSMISSION WATER LINE FROM TO ENDING OF BOYDING
3. TRANSMISSION WATER LINE BETWEEN ANY UTILITY CROSSING CURB
4. CURB COUNTY-WATER AUTHORITY IN POOP
5. CURB COUNTY-WATER AUTHORITY IN POOP
6. CURB COUNTY-WATER AUTHORITY IN POOP
7. CURB COUNTY-WATER AUTHORITY IN POOP
8. CURB COUNTY-WATER AUTHORITY IN POOP
9. CURB COUNTY-WATER AUTHORITY IN POOP
10. CURB COUNTY-WATER AUTHORITY IN POOP
11. CURB COUNTY-WATER AUTHORITY IN POOP
12. CURB COUNTY-WATER AUTHORITY IN POOP
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26. CURB COUNTY-WATER AUTHORITY IN POOP
27. CURB COUNTY-WATER AUTHORITY IN POOP
28. CURB COUNTY-WATER AUTHORITY IN POOP
29. CURB COUNTY-WATER AUTHORITY IN POOP
30. CURB COUNTY-WATER AUTHORITY IN POOP

**PERMITS REQUIRED:**

1. PERMIT TO EXCAVATE
2. PERMIT TO CONSTRUCT
3. PERMIT TO INSTALL
4. PERMIT TO OPERATE
5. PERMIT TO OCCUPY
6. PERMIT TO USE
7. PERMIT TO DISPOSE
8. PERMIT TO REMOVE
9. PERMIT TO RESTORE
10. PERMIT TO RELOCATE
11. PERMIT TO ALTER
12. PERMIT TO DEMOLISH
13. PERMIT TO ABANDON
14. PERMIT TO SURRENDER
15. PERMIT TO REVOKE
16. PERMIT TO RECALL
17. PERMIT TO REPAIR
18. PERMIT TO REPLACE
19. PERMIT TO REBUILD
20. PERMIT TO RECONSTRUCT
21. PERMIT TO REDESIGN
22. PERMIT TO REENGINEER
23. PERMIT TO RECALCULATE
24. PERMIT TO REANALYZE
25. PERMIT TO REVERIFY
26. PERMIT TO RECHECK
27. PERMIT TO RECONFIRM
28. PERMIT TO REVALIDATE
29. PERMIT TO REAFFIRM
30. PERMIT TO REINSTATE



**IMPERVIOUS AREA CALCULATION**

TOTAL IMPERVIOUS AREA IN DISTRIBUTED AREA (P)	0.230 AC
TOTAL IMPERVIOUS AREA IN DISTRIBUTED AREA (P)	0.985 AC
TOTAL IMPERVIOUS AREA IN DISTRIBUTED AREA (P)	0.755 AC

**PARKING DATA**

TOTAL SQ. FT. REQUIRED PER 2000 SQ. FT. BLDG. SQ. FT. REQUIRED PER 2000 SQ. FT. BLDG.	12
A	0.034
B	0.034
C	0.034
D	0.034
E	0.034
F	0.034
G	0.034
H	0.034
I	0.034
J	0.034
K	0.034
L	0.034
M	0.034
N	0.034
O	0.034
P	0.034
Q	0.034
R	0.034
S	0.034
T	0.034
U	0.034
V	0.034
W	0.034
X	0.034
Y	0.034
Z	0.034

**BUFFER DATA**

PROPOSED COUNTY ADDITIONAL LAND TO BUFFER TO BE DISTURBED	0.005 AC
PROPOSED COUNTY ADDITIONAL LAND TO BUFFER TO BE DISTURBED	0.10 AC

24 HOUR PHOTOCOPY CONTACT: 770-421-0410

MAY - 5 2014

COBB CO. COMM. DEV. AGENCY ZONING DIVISION

- UNITS PRODUCTION CENTER**
- IF YOU DIG GEORGIA... CALL US FIRST! 770-623-4344 (METRO ATLANTA ONLY)
- 1. 1" WATER METER
  - 1. 1" BACKFLOW PREVENTOR
  - 1. 1" WATER METER
  - 1. 1" BACKFLOW PREVENTOR



COBB COUNTY COMMUNITY DEVELOPMENT AGENCY ZONING DIVISION

**APPLICANT:** Fleet Sales & Services, LLC

**PETITION NO:** SLUP-13

**PHONE#:** (404) 951-4887 **EMAIL:** williamcespedes@yahoo.com

**HEARING DATE (PC):** 07-01-14

**REPRESENTATIVE:** William Cespedes

**HEARING DATE (BOC):** 07-15-14

**PHONE#:** (404) 951-4887 **EMAIL:** williamcespedes@yahoo.com

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

**TITLEHOLDER:** Timothy Gowens and Valerie Gowens

**PROPOSED ZONING:** Special Land

**PROPERTY LOCATION:** East side of South Cobb Drive,  
across from Booth Road

Use Permit

(1087 and 1093 South Cobb Drive)

**PROPOSED USE:** Auto Sales

**ACCESS TO PROPERTY:** South Cobb Drive

**SIZE OF TRACT:** 4.00 acres

**DISTRICT:** 17

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

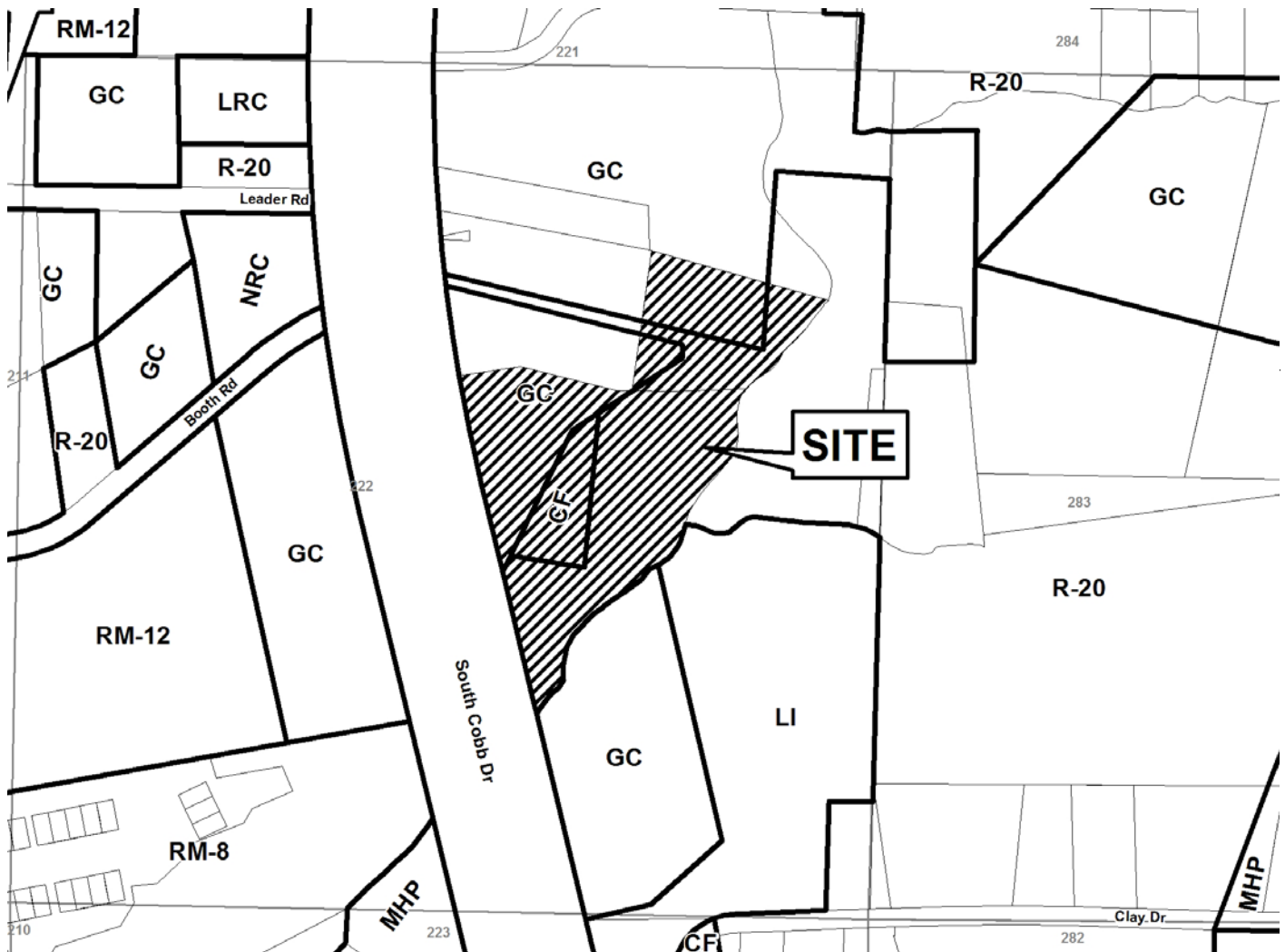
**LAND LOT(S):** 222

**PARCEL(S):** 47

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

**COMMISSION DISTRICT:** 4

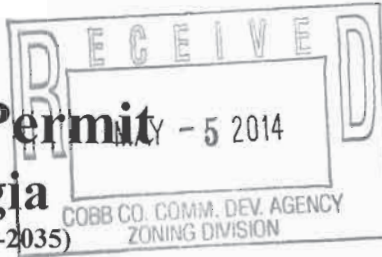
**CONTIGUOUS ZONING/DEVELOPMENT**





Application for  
Special Land Use Permit  
Cobb County, Georgia

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



Application No. SLUP-13  
PC Hearing Date: 7-1-14  
BOC Hearing Date: 7-15-14

Applicant Fleet Sales + Services, LLC Phone # \_\_\_\_\_  
(applicant's name printed)

Address 1093 + 1087 South Colds Drive E-mail \_\_\_\_\_

William Casades Address 1941 Calloway Rd, Marietta, GA, 30008  
(representative's name, printed)

[Signature] Phone # (404) 951 4887 E-mail williamcasades@yachoo.com  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: Jan 16 2016

Notary Public

Titleholder Tim + Valerie Gowens LLC Phone # 404.502.2643 E-mail tim@metroreals.net  
(titleholder's name, printed)

Signature [Signature] Address 1087 South Cold Drive  
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

My commission expires: 1-16-16

Notary Public

Present Zoning GC, CF + R-20 Size of Tract 4 Acre(s)

For the Purpose of Auto Sales

Location 1093 + 1087 South Colds Drive, Marietta GA 30060  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 222 District(s) 17th

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

[Signature]  
(applicant's signature)

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

[Signature]  
(applicant's signature)