

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: September 4, 2014

Board of Commissioners Hearing Date: September 16, 2014

Due Date: August 1, 2014

Date Distributed/Mailed Out: July 11, 2014



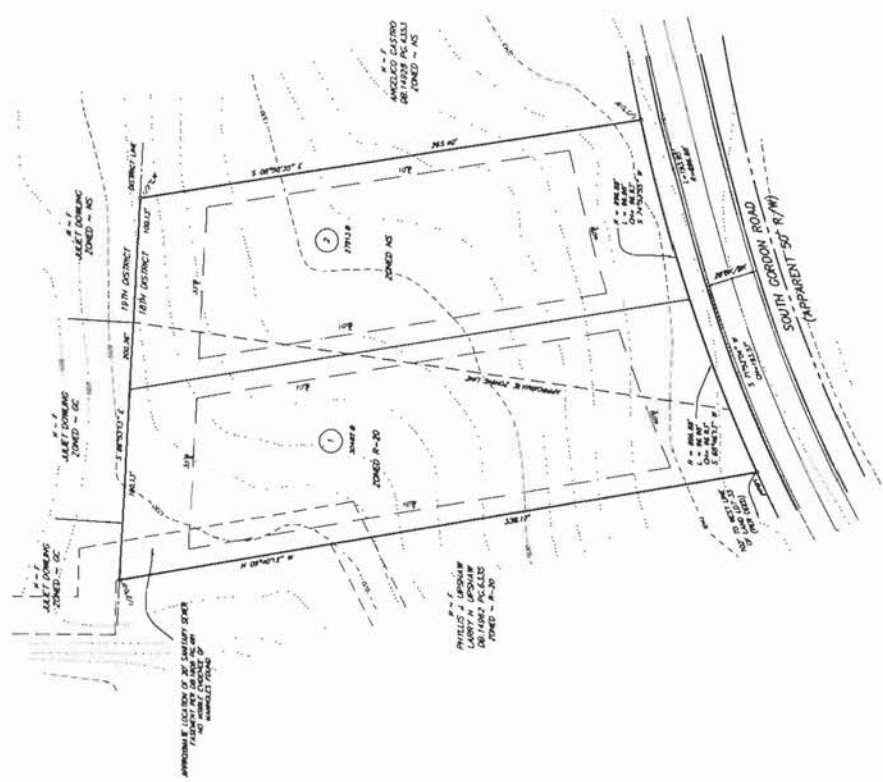
Cobb County... Expect the Best!

COBB COUNTY GEORGIA

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COBB COUNTY ZONING DIVISION



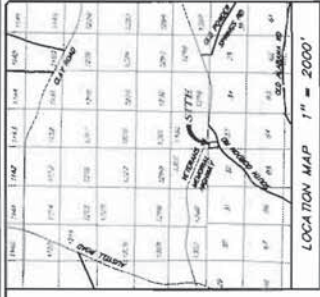
LEGEND

1	PROPOSED LOT
2	EXISTING LOT
3	PROPOSED DRIVE
4	EXISTING DRIVE
5	PROPOSED SIDEWALK
6	EXISTING SIDEWALK
7	PROPOSED UTILITY
8	EXISTING UTILITY
9	PROPOSED FENCE
10	EXISTING FENCE
11	PROPOSED MAIL BOX
12	EXISTING MAIL BOX
13	PROPOSED SIGN
14	EXISTING SIGN
15	PROPOSED LIGHT FIXTURE
16	EXISTING LIGHT FIXTURE
17	PROPOSED CONCRETE PAVEMENT
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100	EXISTING GRAVEL DRIVE

SITE SUMMARY

TOTAL SITE AREA: 1.32 AC.
 PRESENT ZONING: R-20/NS
 PROPOSED ZONING: R-20
 TOTAL LOTS SHOWN: 2
 MINIMUM LOT SIZE: 28,840 S.F.
 AVG. LOT SIZE: 17,420 S.F.
 BUILDING DENSITY: 1.52 UNITS/AC.
 BUILDING SETBACKS: 40' FRONT (MAJOR), 25' (MINOR SIDE), 10' (MINOR SIDE), 35' REAR

- NOTES:**
- BOUNDARY SURVEY BY GASKINS
 - TOPOGRAPHIC AND TYPICAL FOUNDATION DATA FOR THE SITE
 - 3.5' SETBACK FROM THE FRONT AND REAR OF THE LOT
 - NO RETAINED OR 100 YEAR FLOOD PLAIN EAST OF THIS SITE



LEGEND

1	PROPOSED LOT
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5	PROPOSED SIDEWALK
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Z-58 (2014)

NW METRO ATLANTA HABITAT FOR HUMANITY 5230 SOUTH GORDON ROAD SECTION.

Gaskins
 ENGINEERING PLANNING/CONSULTING
 1320 Peachtree Springs Blvd
 Peachtree City, GA 30149
 Phone: (770) 421-1888
 WWW.ENGINEERS.COM

PROJECT TITLE	ZONING PLAN
DATE	
SCALE	
DRAWN BY	
CHECKED BY	
ISSUE DATE	6/10/14
SCALE	1" = 30'
SHEET NUMBER	1



PROJECT TITLE	ZONING PLAN
DATE	
SCALE	
DRAWN BY	
CHECKED BY	
ISSUE DATE	6/10/14
SCALE	1" = 30'
SHEET NUMBER	1

NOT ISSUED FOR CONSTRUCTION

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 13087-E-0001-A-001, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN 2003.

APPLICANT: Habitat for Humanity of Northwest Metro Atlanta, Inc.

PHONE#: (770) 432-7954 **EMAIL:** dmcginnis@nwmetroatlantahabitat.org

REPRESENTATIVE: David H. McGinis

PHONE#: (770) 435-7954 **EMAIL:** dmcginnis@nwmetroatlantahabitat.org

TITLEHOLDER: Habitat for Humanity of Northwest Metro Atlanta, Inc.

PROPERTY LOCATION: Northwest side of South Gordon Road,

southwest of Veterans Memorial Highway

(5730 South Gordon Road)

ACCESS TO PROPERTY: South Gordon Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-58

HEARING DATE (PC): 09-04-14

HEARING DATE (BOC): 09-16-14

PRESENT ZONING: NS and R-20

PROPOSED ZONING: R-20

PROPOSED USE: Two Single-family Houses

SIZE OF TRACT: 1.32 acres

DISTRICT: 18

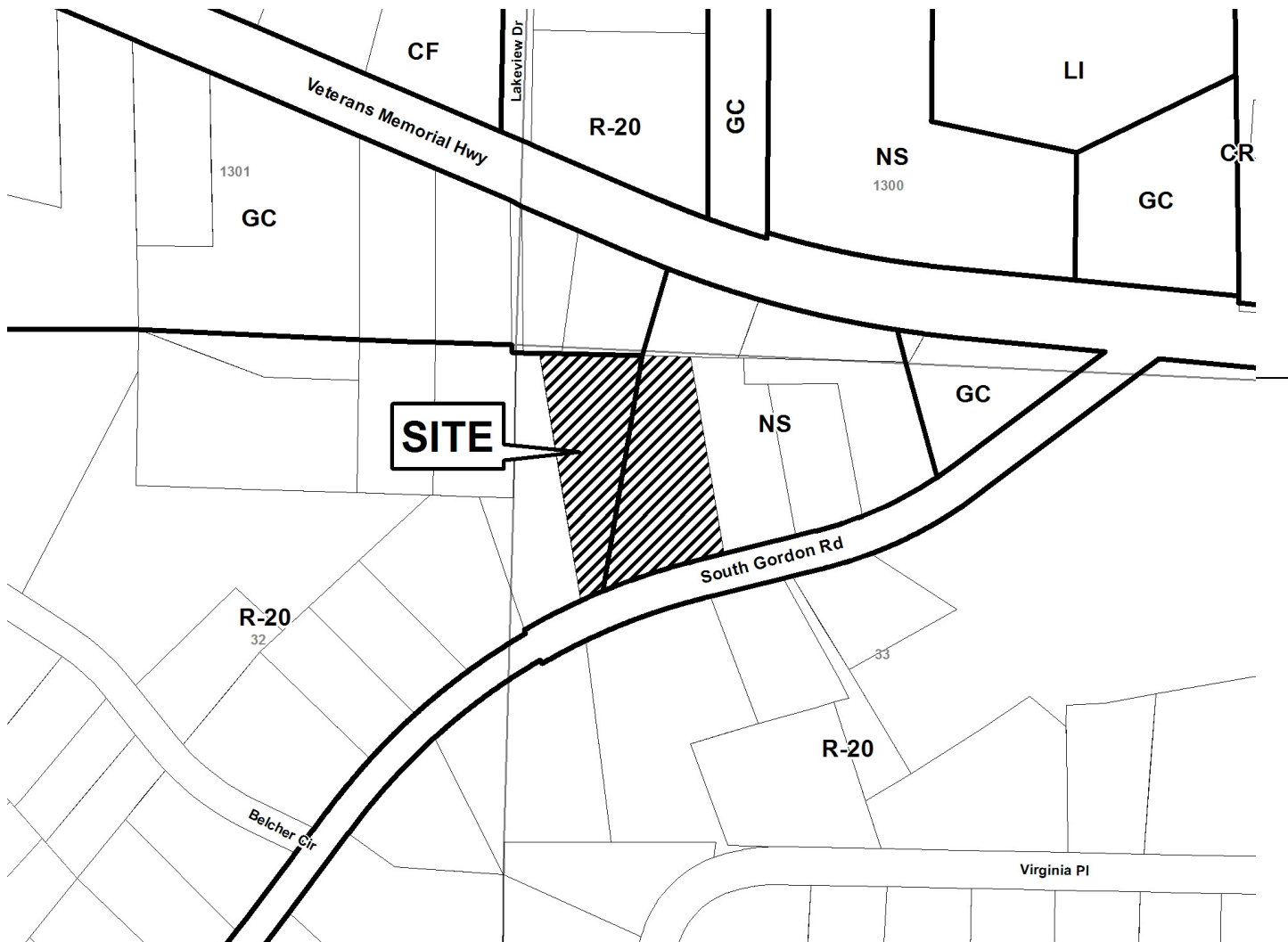
LAND LOT(S): 33

PARCEL(S): 17

TAXES: PAID **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



COBB COUNTY GEORGIA
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COBB COUNTY ZONING DIVISION



Application #: Z-58
PC Hearing Date: 9-4-14 (Thurs.)
BOC Hearing Date: 9-16-14

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1457 sq house & 1445 sq house
- b) Proposed building architecture: Residential house - detached
- c) Proposed selling prices(s): \$105,000 each
- 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). _____

.....
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: David A. McQuinn Date: 6/24/14

Applicant name (printed): David A. McQuinn, President

16 VICINITY MAP

13 LAND AREA
Tract 1: 313,083 sq ft (7.19 acres)
Tract 2: 15,240 sq ft (0.35 acres)

14 BUILDING AREA
See Drawing

15 BUILDING HEIGHT
See Drawing

17 NORTH ARROW / SCALE
SCALE: 1" = 40'
0' 20' 40'

12 PARKING INFORMATION
Number of Spaces: 1
Number of Spaces: 4

10 BASIS OF BEARING
Bearing indicated on this drawing is based on the 2011 Georgia State Plane Survey.

11 SURVEYOR'S NOTES

18 ALTAACSM Land Title Work

COMMERCIAL DUE DILIGENCE SEARCH

1700 South Decatur Road, Decatur, GA 30030
Tel: 678.401.1881
Tel: 678.401.7678

Key to CDS ALTA Survey

- 1 TITLE DESCRIPTION
- 2 TITLE INFORMATION
- 3 SCHEDULE 'B' ITEMS
- 4 FLOOD INFORMATION
- 5 FLOOD INFORMATION
- 6 CEMETERY
- 7 POSSIBLE ENCROACHMENTS
- 8 ZONING INFORMATION
- 9 SURVEY DRAWING
- 10 BASIS OF BEARING
- 11 SURVEYOR'S NOTES
- 12 POSSIBLE ENCROACHMENTS
- 13 LAND AREA
- 14 BUILDING AREA
- 15 BUILDING HEIGHT
- 16 VICINITY MAP
- 17 NORTH ARROW / SCALE
- 18 SURVEYOR'S NOTES
- 19 SURVEY DRAWING

Prepared for: **Annsell - Atlanta**

Project Address: 3885 Frey Rd, Decatur, GA
Project Location: Decatur, GA
Project Name: Annsell - Atlanta Subdiv 215
Job Number: 13-106500

1 TITLE DESCRIPTION

ALL THE RIGHT OF THE SURVEYOR IN THE TRACTS OF LAND HEREIN SHOWN FOR THE PURPOSES OF THE SURVEY, INCLUDING BUT NOT LIMITED TO THE RIGHT OF THE SURVEYOR TO LOCATE, SET, RENEW, REVEAL, RECONSTRUCT, REPAIR, AND MAINTAIN THE BOUNDARIES OF THE TRACTS OF LAND HEREIN SHOWN, TO RECOVER THE COST OF SUCH WORK, AND TO TAKE SUCH ACTION AS MAY BE NECESSARY TO PROTECT HIS INTERESTS IN THE SURVEY AND TO ENFORCE HIS RIGHTS IN THE TRACTS OF LAND HEREIN SHOWN.

AS SURVEY DESCRIPTION

ALL THE RIGHT OF THE SURVEYOR IN THE TRACTS OF LAND HEREIN SHOWN FOR THE PURPOSES OF THE SURVEY, INCLUDING BUT NOT LIMITED TO THE RIGHT OF THE SURVEYOR TO LOCATE, SET, RENEW, REVEAL, RECONSTRUCT, REPAIR, AND MAINTAIN THE BOUNDARIES OF THE TRACTS OF LAND HEREIN SHOWN, TO RECOVER THE COST OF SUCH WORK, AND TO TAKE SUCH ACTION AS MAY BE NECESSARY TO PROTECT HIS INTERESTS IN THE SURVEY AND TO ENFORCE HIS RIGHTS IN THE TRACTS OF LAND HEREIN SHOWN.

19 SURVEY DRAWING

9 LEGEND

8 ZONING INFORMATION

6 CEMETERY

7 POSSIBLE ENCROACHMENTS

5 FLOOD INFORMATION

COMPOSITE DESCRIPTION

4 SURVEYOR CERTIFICATION

3 SCHEDULE 'B' ITEMS

2 TITLE INFORMATION

NOTE CORRECTING TO SCHEDULE 'B'

1 TITLE DESCRIPTION

1 AS SURVEY DESCRIPTION

Approved CDS Surveyor

Reynolds, John
Michael Annsell, Inc.
1115 North Main Street
Norcross, GA 30071
CAM 13-106500-148
EXPIRES 6/30/2014

4 SURVEYOR CERTIFICATION

I, John Reynolds, a duly licensed and qualified Professional Engineer in the State of Georgia, do hereby certify that I am the Surveyor who performed the survey shown on this drawing and that I am a member in good standing of the Georgia Board of Professional Engineers and Geoscientists. I am duly sworn to my duties and obligations as a Surveyor and I have read and understand the provisions of this drawing and I have signed and sealed this drawing as the Surveyor who performed the survey shown on this drawing.

5 FLOOD INFORMATION

The length of this drawing is approximately 120 feet. The length of the flood zone is approximately 120 feet. The width of the flood zone is approximately 120 feet. The flood zone is located approximately 120 feet north of the property line. The flood zone is located approximately 120 feet north of the property line.

APPLICANT: Compass Self Storage

PETITION NO: Z-59

PHONE#: (770) 499-6565 EMAIL: css403@compassselfstorage.com

HEARING DATE (PC): 09-04-14

REPRESENTATIVE: Donald Housholder

HEARING DATE (BOC): 09-16-14

PHONE#: (770) 499-6565 EMAIL: css403@compassselfstorage.com

PRESENT ZONING: LI with Stipulations

TITLEHOLDER: Amsdell Storage Ventures X, LLC

PROPOSED ZONING: LI with Stipulations

PROPERTY LOCATION: Northeast side of George Busbee Parkway,
and on the west side of Frey Road
(3885 Frey Road)

PROPOSED USE: Self Storage with U-Haul

ACCESS TO PROPERTY: Frey Road

SIZE OF TRACT: 3.615 acres

DISTRICT: 20

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 94

PARCEL(S): 249

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



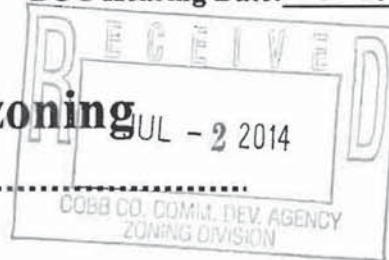
Complete



Application #: Z-59

PC Hearing Date: 9-4-14

BOC Hearing Date: 9-16-14



Summary of Intent for Rezoning

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

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

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

- a) Proposed use(s): U-Haul truck rental location
- b) Proposed building architecture: N/A
- c) Proposed hours/days of operation: M-F 9:30 - 6:00; Sat. 9:00 - 5:00
Sun 10:00 - 3:00
- 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 X (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

Applicant signature: [Signature] Date: 6-27-14

Applicant name (printed): Todd C. Amsdell

JUL - 2 2014
 COBB COUNTY DEV AGENCY
 ZONING DIVISION



OWNERS:
 HOWARD HOPKINS
 3155 DALLAS HIGHWAY

LARRY JOE CONNER & JOHNNY
 MICHAEL CONNER
 3171 DALLAS HIGHWAY

TONY MURPHY & LARRY MURPHY
 3231 DALLAS HIGHWAY

R.E. ALLEN
 3251 DALLAS HIGHWAY

ALL PRO BEST SERVICES, INC.
 3261 DALLAS HIGHWAY

ESTATE OF RAYMOND A. HOPKINS
 3271 DALLAS HIGHWAY

ROBERT B. LESTER & SHAVANA R. LESTER
 3260 KENNESAW VIEW DR.

ELEASA BLALOCK SWOIRD
 3220 KENNESAW VIEW DR.

ANDREW D'WEBB
 3210 KENNESAW VIEW DR.

PATRICIA SZALL
 3200 KENNESAW VIEW DR.

THOMAS J. HORTENGA & DENICE M.
 HORTENGA
 3170 KENNESAW VIEW DR.

APPLICANT:
 WEST COBB SENIOR LIVING, LLC
 TWO RAVINIA DRIVE
 SUITE 11350
 ATLANTA, GA 30346

ENGINEERS:
 PLANNERS & ENGINEERS
 COLLABORATIVE
 350 RESEARCH COURT
 NORCROSS, GA 30092

**PLANNERS/ LANDSCAPE
 ARCHITECTS:**
 HGOR
 TWO LIVE OAK
 3445 PEACHTREE ROAD NE
 SUITE 1425
 ATLANTA, GA 30326

SITE DATA	
A ASSISTED LIVING BUILDING -	120 UNITS
B CONGREGATE CARE BUILDING-	40 UNITS
C 2-QUADS-	8 UNITS
D CLUBHOUSE	N/A
E 40' SINGLE FAMILY LOTS	22 UNITS
	14 SINGLE STACK 4 DOUBLE STACK
TOTAL UNITS-	190
F BIO-DETENTION	
PARKING-	149 SPACES
TOTAL ACREAGE-	+/- 19.30
190 UNITS	
TOTAL IMPERVIOUS SURFACE ACREAGE-	+/- 6.4
TOTAL OPEN SPACE ACREAGE	+/- 13.8
	68%

Z-60
 (2014)

STERLING ESTATES OF WEST COBB
 ZONING SITE PLAN
 Cobb County, GA
 July 3, 2014



HGOR



APPLICANT: West Cobb Senior Living, LLC

PETITION NO: Z-60

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

HEARING DATE (PC): 09-4-14

REPRESENTATIVE: Parks F. Huff, Esq.

HEARING DATE (BOC): 09-16-14

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

PRESENT ZONING: R-20

TITLEHOLDER: Multiple titleholders on file in Zoning Division

PROPOSED ZONING: RSL

PROPERTY LOCATION: Southwest side of Dallas Highway, northeast side of Kennesaw View Drive, west of West Sandtown Road

PROPOSED USE: Senior Living Community

(3155,3171,3231,3251,3261,3271 Dallas Hwy/3170,3200,3210,3220,3260 Kennesaw View Drive)

ACCESS TO PROPERTY: Dallas Highway and Kennesaw View Drive

SIZE OF TRACT: 19.30 acres

DISTRICT: 20

PHYSICAL CHARACTERISTICS TO SITE: _____

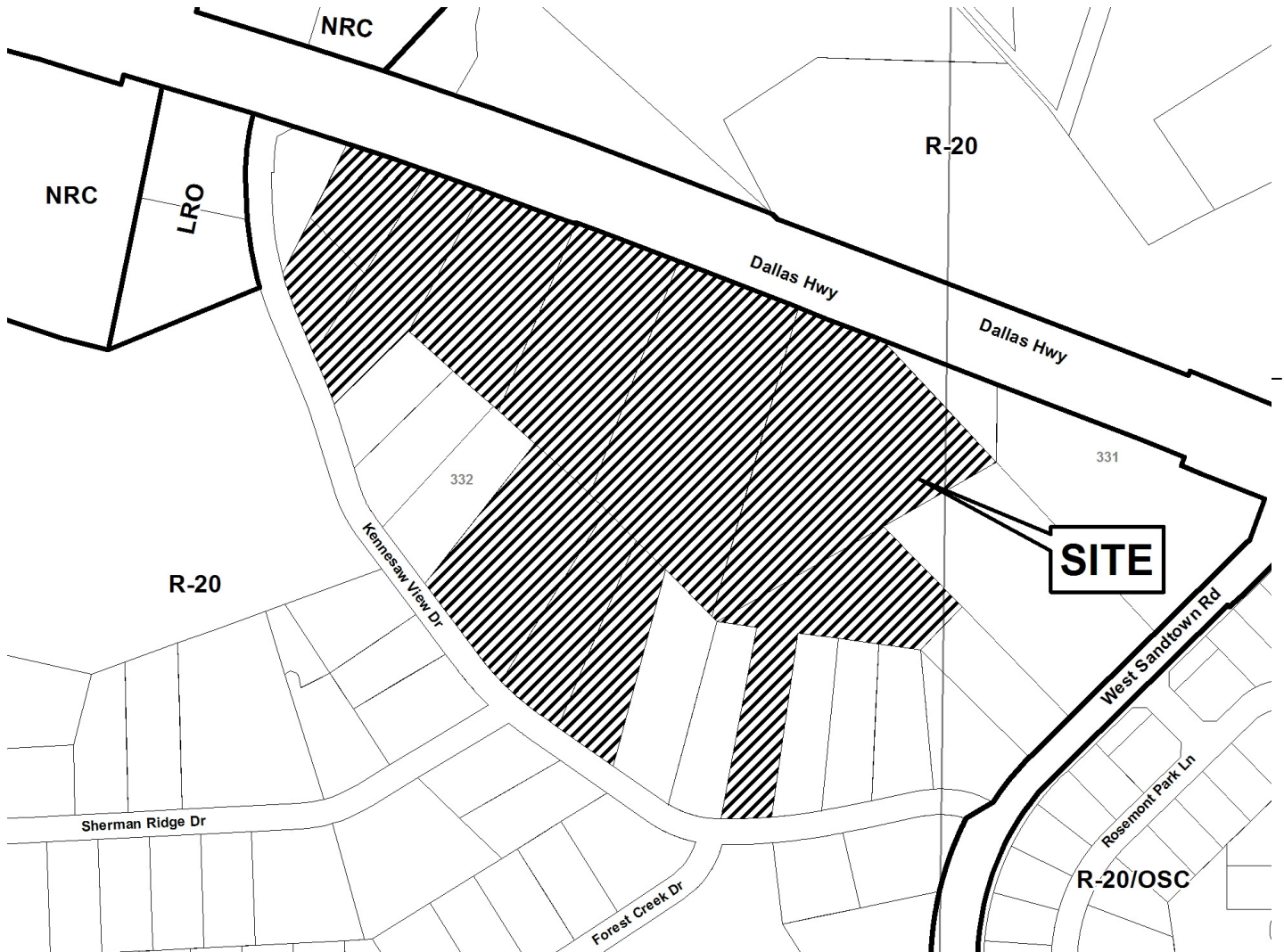
LAND LOT(S): 331,332

PARCEL(S): Multiple parcels on file in the Zoning Div

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT



JUL - 27 2014



Application #: Z-60

PC Hearing Date: 9-4-14

BOC Hearing Date: 9-16-14

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): Unit square footage will vary with the different products.
- b) Proposed building architecture: Traditional Architecture
- c) Proposed selling prices(s): Wide range of sales prices and rental rates.
- d) List all requested variances: Section 134-203 (11), 160 Supportive Units

.....
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)

The Applicant proposes a Senior community with a mixture of detached cottages, quads, a 40 unit congregate care building and a 120 unit assisted living facility on a 20 acre campus with 13 acres of greenspace.

.....
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: 7-2-2014

Applicant name (printed): Parks F. Huff, On Behalf of Applicant

Z-61
(2014)

Preliminary Plan Woodlawn Drive Community

Cobb County, Georgia Land Lot 8, 17th District, 2nd Section

prepared for:

Bradley Barnett

324 Hicks Farm Road

Acworth, Georgia 30102

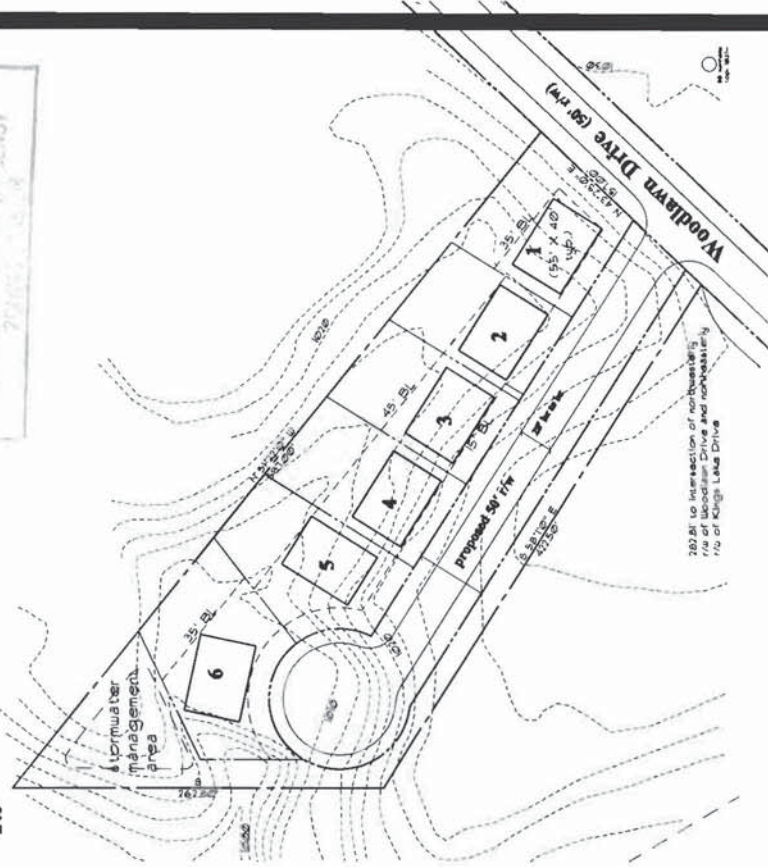
DGM
LAND PLANNING
CONSULTANTS



975 Cole Place
Bldg. 2112
KENNESAW
GA 30144
770-514-9006
FAX 514-9491



Scale: 1" = 60'
July 2, 2014



Site Data

Total Site Area: 2.15 AC

Total Units Shown: 6

Proposed Density: 2.79 UN/AC

Present Zoning: R-20

Proposed Zoning: RA-5 (specific to site plan)

Minimum Lot Size: 7,000 SF

Minimum Lot Width: 70'

Proposed Building Setbacks:

front: 15', rear: 45' and 35', side: 5'

(as shown)

Notes:

1. Boundary survey by West Georgia Surveyors dated 7/23/2011
2. Topographic information by Cobb County GIS
3. According to Flood Insurance Rate Map (FIRM) 13061C02080, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.
8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.

APPLICANT: Capital City View Homes, LLC

PHONE#: (404) 895-5555 **EMAIL:** bradtbarnett@gmail.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Nasreen Rafiq, Mohammad Goshayeshi, and
Esrafil Hervani

PROPERTY LOCATION: Northwest side of Woodlawn Drive,
north of Powers Road
(333 Woodlawn Drive)

ACCESS TO PROPERTY: Woodlawn Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-61

HEARING DATE (PC): 09-04-14

HEARING DATE (BOC): 09-16-14

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Single-family Residential
Subdivision

SIZE OF TRACT: 2.5 acres

DISTRICT: 1

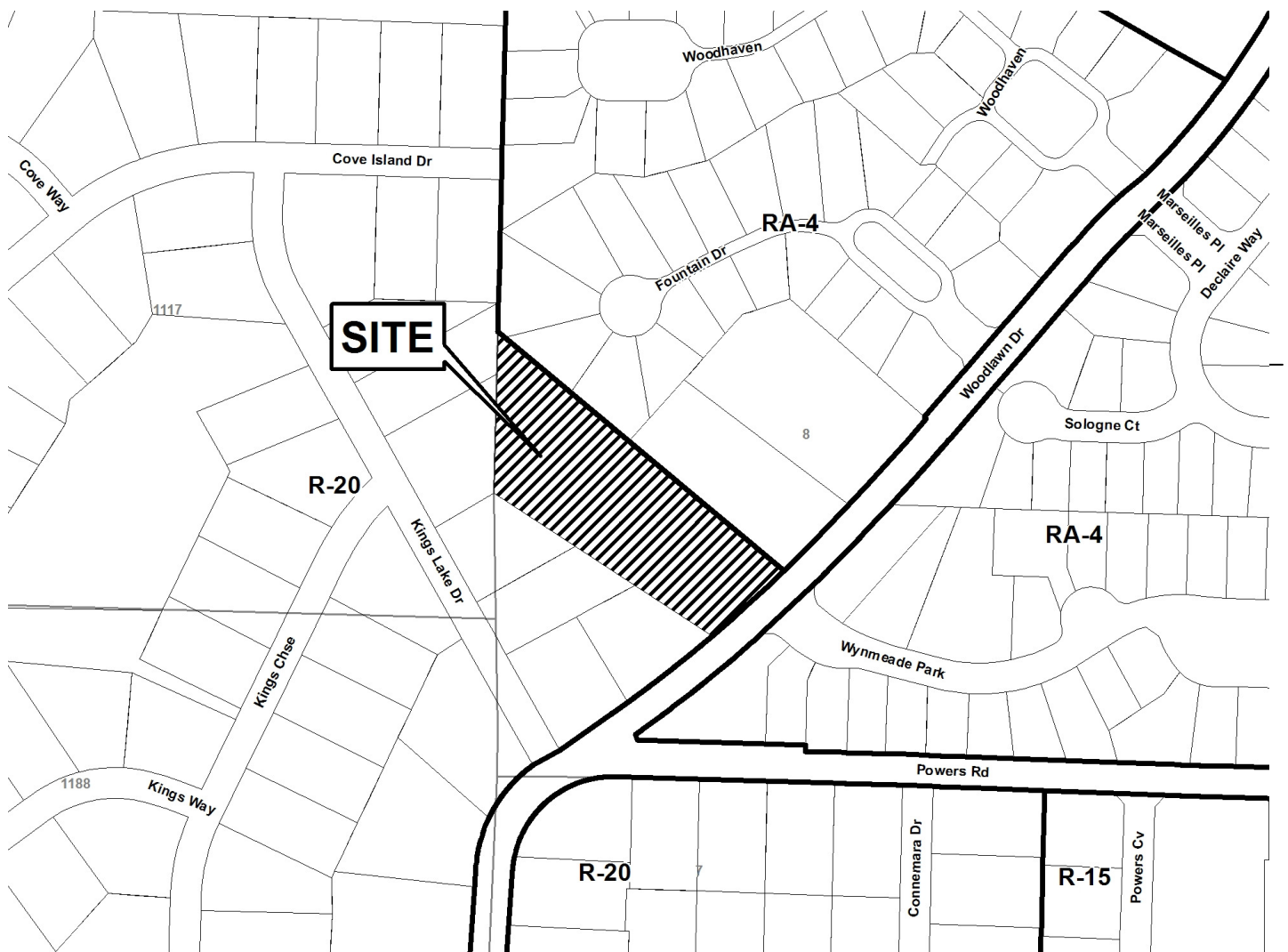
LAND LOT(S): 8

PARCEL(S): 7

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application #: Z- 61

PC Hearing Date: 09/04/2014

BOC Hearing Date: 09/16/2014

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 3,000 sq. ft. minimum and greater
- b) Proposed building architecture: Traditional four-sided architecture to be submitted under separate cover.
- c) Proposed selling prices(s): \$800,000.00 and greater.
- d) List all requested variances: Reduction in the front set-back and a commensurate increase in the rear setbacks of the lots.

.....
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)

The subject property is located in an area on the Future Land Use Map which is denominated as Low Density Residential (LDR) which contemplates residential densities up to 2.5 units per acre. However, the subject property has direct contiguity to an RA-4 development (also within LDR) and directly across Woodlawn Drive from an RA-4 development within an MDR designation under the FLUM.

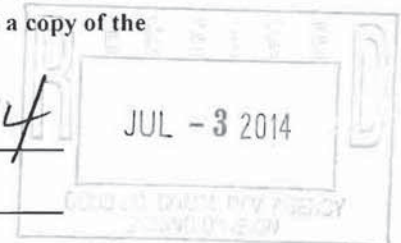
.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(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: [Signature]
 Attorney for: Sams, Larkin, Huff & Balli, LLP
 Applicant name (printed): Garvis L. Sams, Jr.

Date: 7/3/14



Z-62
(2014)

PLANNERS AND ENGINEERS COLLABORATIVE
 THE PROVIDE SOLUTIONS
 MOON SERVICE CENTER
 6981 MABLETON PKWY
 HEAVY INDUSTRIAL DEVELOPMENT
 6981 MABLETON PKWY
 CORN, GEORGIA 30022
 PHONE: 404-597-1013

NO.	DATE	BY	DESC.

PROJECT TITLE: **MASTER SITE REZONING PLAN**

SCALE: 1" = 30'

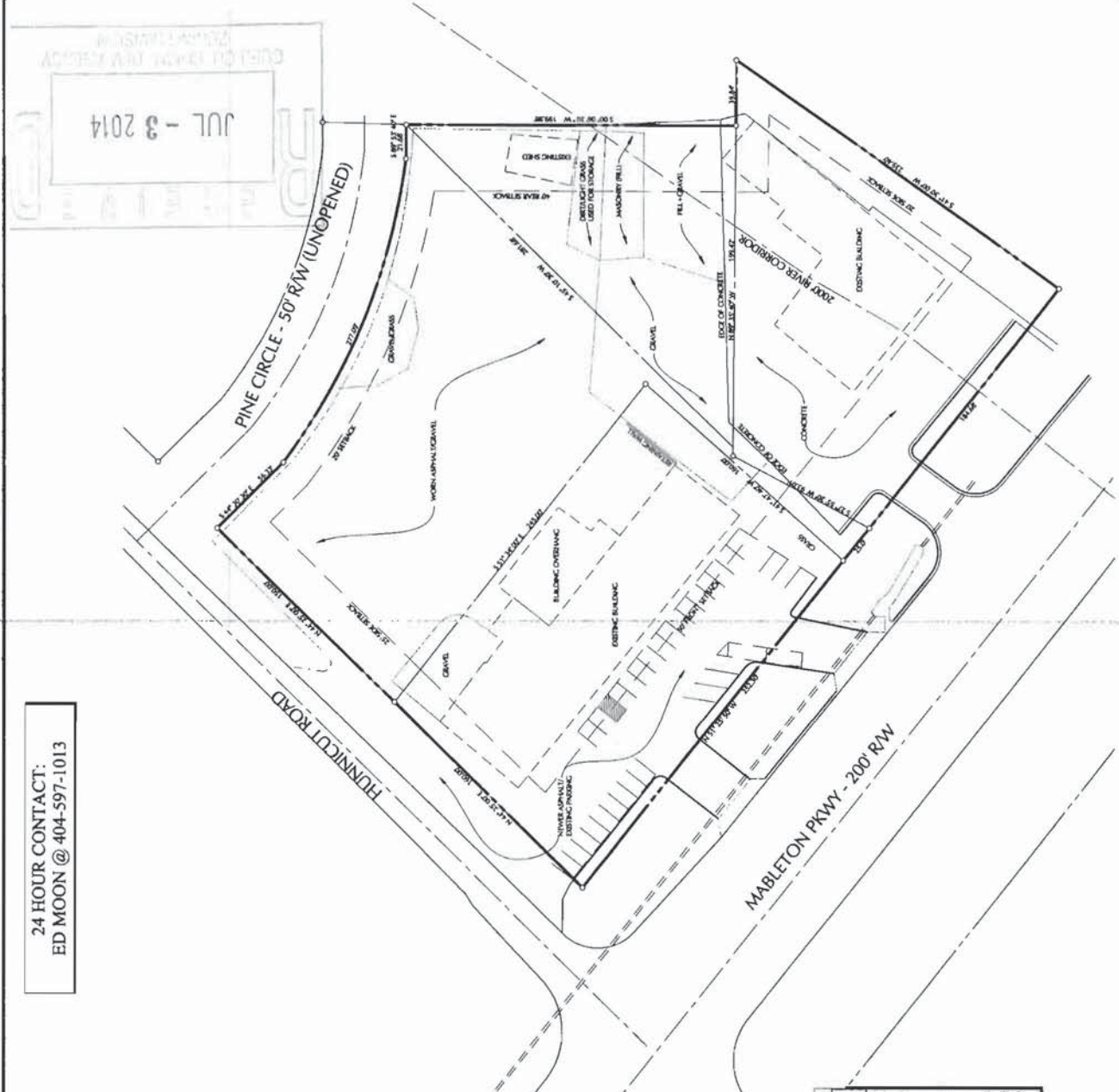
DATE: JUNE 27, 2014

PROJECT: 14101.00

THIS PLAN IS THE PROPERTY OF PLANNERS AND ENGINEERS COLLABORATIVE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SHOWN HEREON. ANY OTHER USE IS AT THE USER'S RISK.

7/1/14

Z-1



24 HOUR CONTACT:
 ED MOON @ 404-597-1013

SITE DATA:	
TOTAL SITE AREA:	2.99 ACRES
ZONING:	DC AND I-20
EXISTING ZONING:	INDUSTRIAL
ZONING JURISDICTION:	CORB COUNTY
PARKING & SITE INFO	
TOTAL SITE:	2.99 AC (130,176.32 SF)
	71 Spots - 60,000 SF
	1 Impervious = 20 Sp.
	1 Impervious = 30 Sp.
	1,000 SF = 30 Sp.
	30 Striped
	7 Bay
	4 Unmarked



APPLICANT: Eddie E. Moon

PHONE#: (770) 944-1029 **EMAIL:** ed@moonservicecenter.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Eddie E. Moon and Howell Shopping Center, Inc.

PETITION NO: Z-62

HEARING DATE (PC): 09-04-14

HEARING DATE (BOC): 09-16-14

PRESENT ZONING: GC and R-20

PROPOSED ZONING: LI

PROPOSED USE: Mechanical Repair of
Cars and Trucks

SIZE OF TRACT: 3.1521 acres

DISTRICT: 18

LAND LOT(S): 498

PARCEL(S): 24,25,35

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

PROPERTY LOCATION: Northeast intersection of Mableton Parkway
and Hunnicut Road

(6981 and 7005 Mableton Parkway)

ACCESS TO PROPERTY: Mableton Parkway and Hunnicut Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT





Application #: Z- 62

PC Hearing Date: September 4, 2014

BOC Hearing Date: September 16, 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): Continuation of existing businesses consisting of mechanical repair of cars & trucks.
- b) Proposed building architecture: As-built with plans to incorporate NAPA branding and colors.
- c) Proposed hours/days of operation: 8:00 a.m. to 6:00 p.m. Monday through Friday.
- d) List all requested variances: As shown on the site plan.

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

The subject property is located in an area denominated as Priority Industrial (PI) under Cobb County's Future Land Use Map. In that regard, the uses proposed to be continued are entirely appropriate under that land use designation and consistent with the rezoning to Light Industrial of the contiguous parcel (No. Z-7 [2014]).

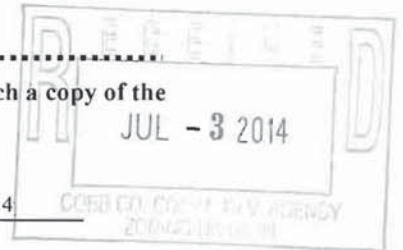
.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

~~(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 X (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

Applicant signature: _____ Date: July 3, 2014

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



*Applicant reserves the right to amend this Summary at any time during the pendency of the Application for Rezoning.

Z-63
(2014)

FOR THE
ANNING
ENGINEERING
BUILDING INSPECTION
DEPARTMENTS
BY EDH
DATE 12/11/14

PROJECT DATA

ZONING
LAND AREA
BUILDING AREA
PROPOSED PARKING

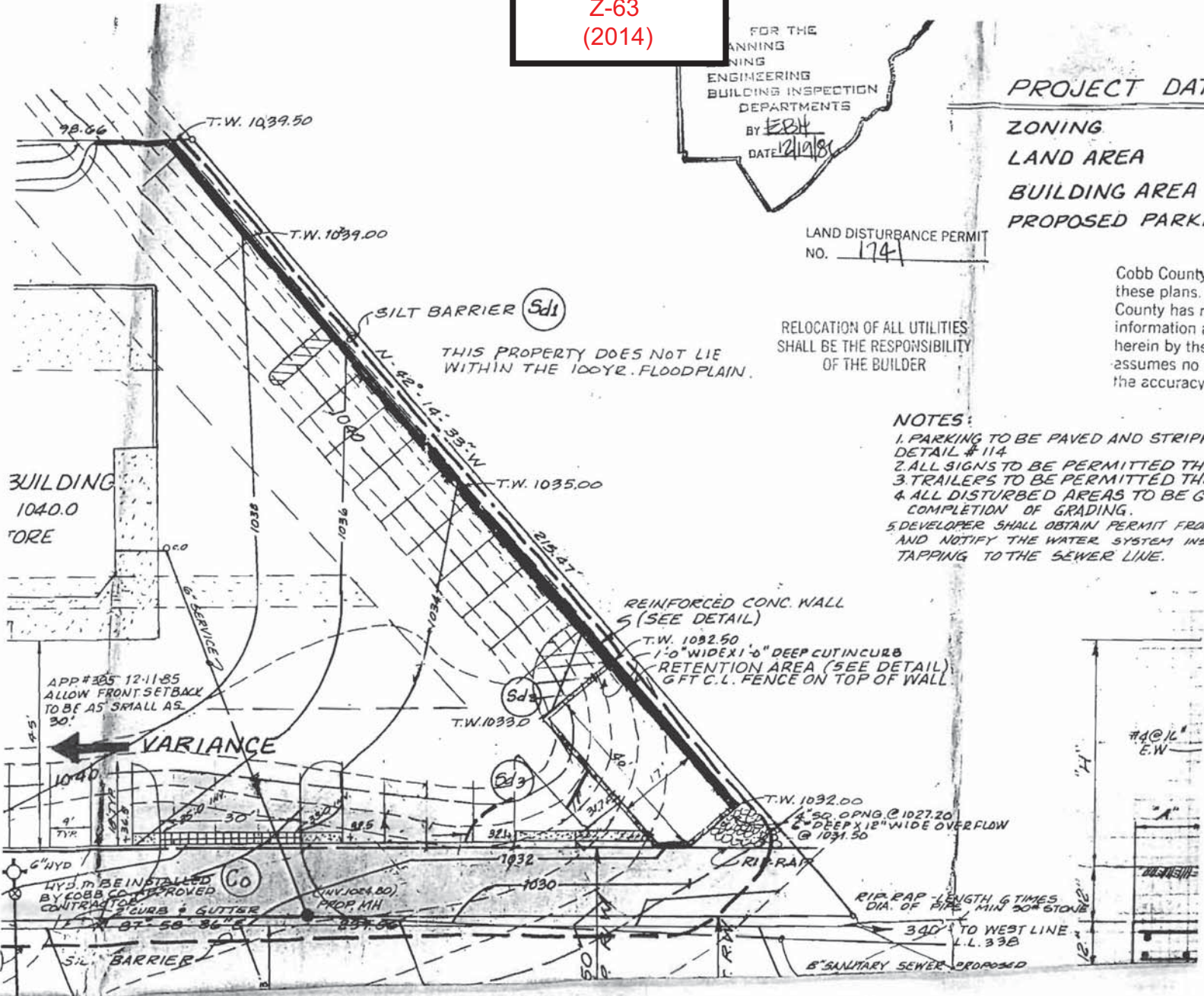
LAND DISTURBANCE PERMIT
NO. 174

RELOCATION OF ALL UTILITIES
SHALL BE THE RESPONSIBILITY
OF THE BUILDER

Cobb County
these plans. I
County has re
information a
herein by the
assumes no l
the accuracy

NOTES:

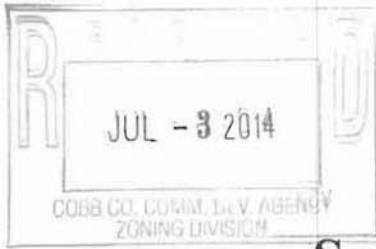
1. PARKING TO BE PAVED AND STRIPP
DETAIL # 114
2. ALL SIGNS TO BE PERMITTED TH
3. TRAILERS TO BE PERMITTED TH
4. ALL DISTURBED AREAS TO BE G
COMPLETION OF GRADING.
5. DEVELOPER SHALL OBTAIN PERMIT FRO
AND NOTIFY THE WATER SYSTEM INS
TAPPING TO THE SEWER LINE.



SHALLOWFORD ROAD

↓ NORTH

JUL - 3 2014



Application #: Z- 63 (2014)

PC Hearing Date: 09/04/2014

BOC Hearing Date: 09/16/2014

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): Retail, to include hardware and related uses; vehicle rental; small engine repair; and propane tank rental and filling
- b) Proposed building architecture: Traditional
- c) Proposed hours/days of operation: Sunday - Saturday; 8:00 a.m. - 6:00 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 X (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: June 5, 2014

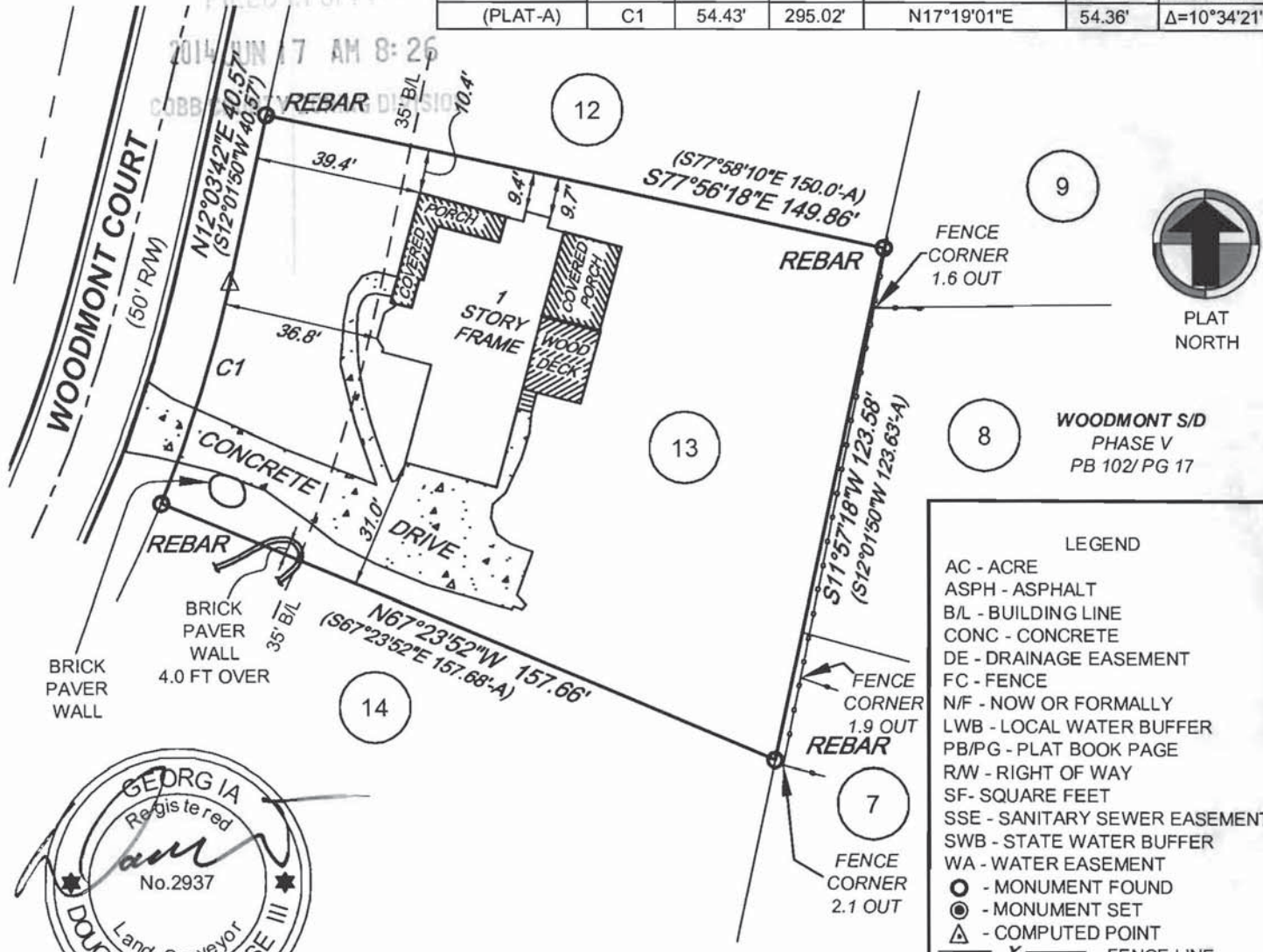
Applicant name (printed): John H. Moore; Georgia Bar No. 519728
Attorneys for Applicant and Property Owner

***Applicant 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 Revised August 21, 2013 at any time during the rezoning process.**

LUP-26
(2014)

CURVE TABLE

SOURCE	CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
MEASURED	C1	54.47'	301.39'	N17°14'21"E	54.39'	Δ=10°21'17"
(PLAT-A)	C1	54.43'	295.02'	N17°19'01"E	54.36'	Δ=10°34'21"



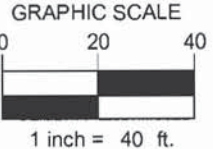
WOODMONT S/D
PHASE V
PB 102/ PG 17

LEGEND

- AC - ACRE
- ASPH - ASPHALT
- B/L - BUILDING LINE
- CONC - CONCRETE
- DE - DRAINAGE EASEMENT
- FC - FENCE
- N/F - NOW OR FORMALLY
- LWB - LOCAL WATER BUFFER
- PB/PG - PLAT BOOK PAGE
- RW - RIGHT OF WAY
- SF - SQUARE FEET
- SSE - SANITARY SEWER EASEMENT
- SWB - STATE WATER BUFFER
- WA - WATER EASEMENT
- - MONUMENT FOUND
- ⊙ - MONUMENT SET
- △ - COMPUTED POINT
- X - FENCE LINE
- - RIGHT-OF-WAY
- — — - LAND LOT LINE



3-17-06



MEASUREMENT NOTE
UNLESS INDICATED BY "()", ALL DIMENSIONS SHOWN HEREON ARE ACTUAL.

EXAMPLE:
(135.26 -A) - RECORD DIMENSION WITH SOURCE CITED IN RECORD DOCUMENT INDEX

- EQUIPMENT USED: TOPCON GTS 225
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,062 FEET, AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED BY COMPASS.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 104,707 FEET.
- LOT ADDRESS: NO. 1932.
- USER OF THIS MAP IS HEREBY NOTIFIED TO CONSULT THE RECORD PLAT FOR ADDITIONAL LOT RESTRICTIONS.

PREPARED FOR
Parker

PROPERTY DESCRIPTION
LOT 13, WOODMONT SUBDIVISION, PHASE 4, BLOCK "C", AS RECORDED IN PLAT BOOK 97, PAGE 19 CLERK OF SUPERIOR COURT OFFICE, COBB COUNTY, GEORGIA

ROSS CONSULTING ENGINEERS, P.C.
Civil Engineering • Water Resources • Surveying
3201 S. Cherokee Lane, Suite 310
Woodstock, GA 30188-7050
Tel. 770-924-2955 Fax: 770-516-8697
URL: www.ross-civil.com

LAND LOT 990,989,1027 & 1028
16TH DISTRICT, 2ND SECTION
COBB COUNTY

SURVEY TYPE: LOAN
DATE OF FIELD SURVEY: 03/17/06
MAP ISSUE DATE: 04/24/06
JOB No. 06021

RECORD DOCUMENT INDEX

LETTER	DOCUMENT
A	WOODMONT SUBDIVISION, PLAT BOOK 97, PAGE 19

APPLICANT: Donna L. Parker

PETITION NO: LUP-26

PHONE#: (770) 560-1167 **EMAIL:** dlp1065@gmail.com

HEARING DATE (PC): 09-04-14

REPRESENTATIVE: Donna L. Parker

HEARING DATE (BOC): 09-16-14

PHONE#: (770) 560-1167 **EMAIL:** dlp1065@gmail.com

PRESENT ZONING: R-20

TITLEHOLDER: Donna L. Parker

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: East side of Woodmont Court, west of Woodmont Drive

PROPOSED USE: Allow more vehicles than Code Permits

(1932 Woodmont Court)

ACCESS TO PROPERTY: Woodmont Court

SIZE OF TRACT: .379 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

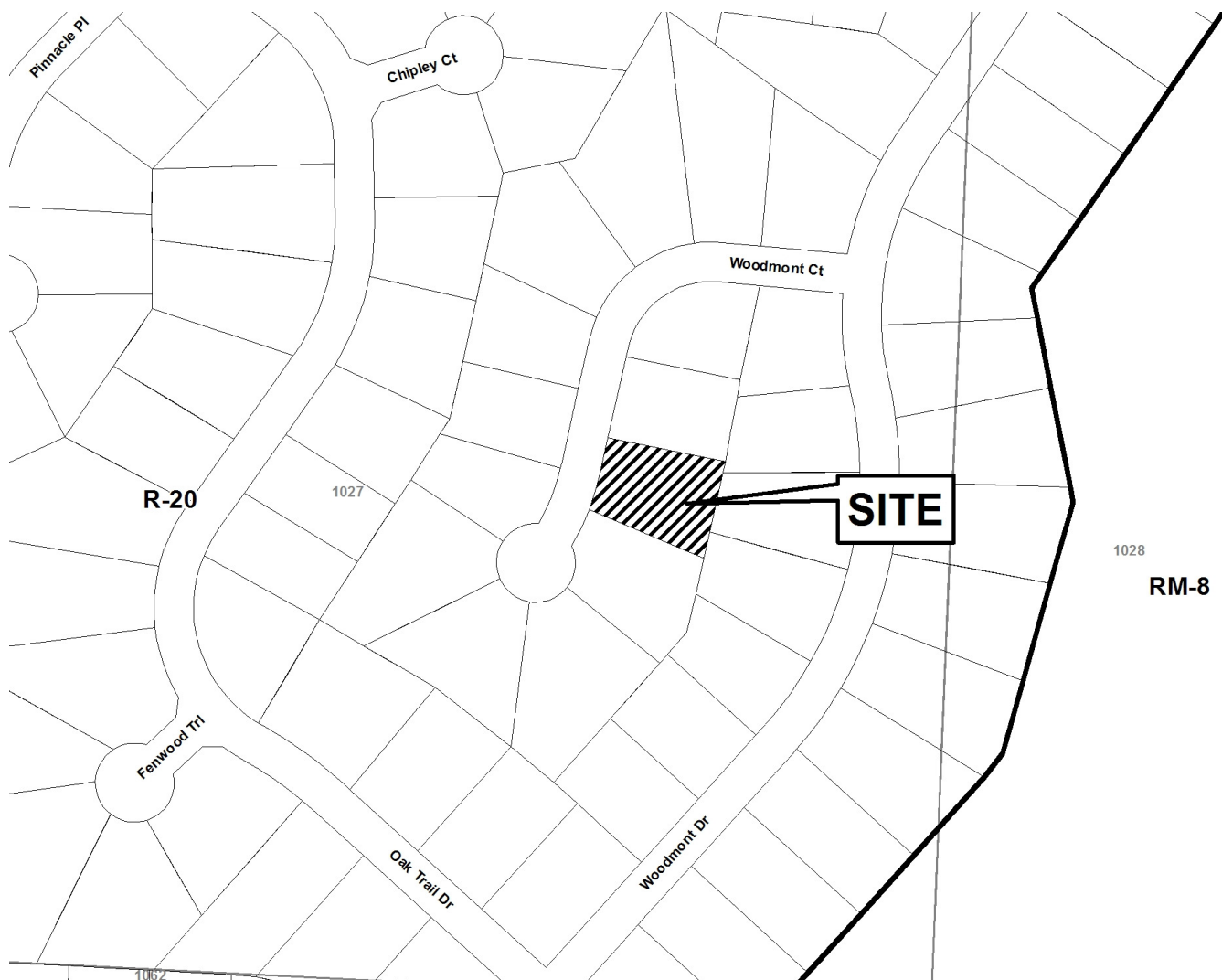
LAND LOT(S): 1027

PARCEL(S): 8

TAXES: PAID X **DUE** _____

CONTIGUOUS ZONING/DEVELOPMENT

COMMISSION DISTRICT: 3





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? 5
3. Number of vehicles parked on the driveway? 2
4. Number of vehicles parked in garage? 0
5. Number of vehicles parked on the street? 3
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): 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):
2 children home from college for summer

Applicant signature: Donna L Parker Date: 6.10.2014

Applicant name (printed): Donna L Parker

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 _____

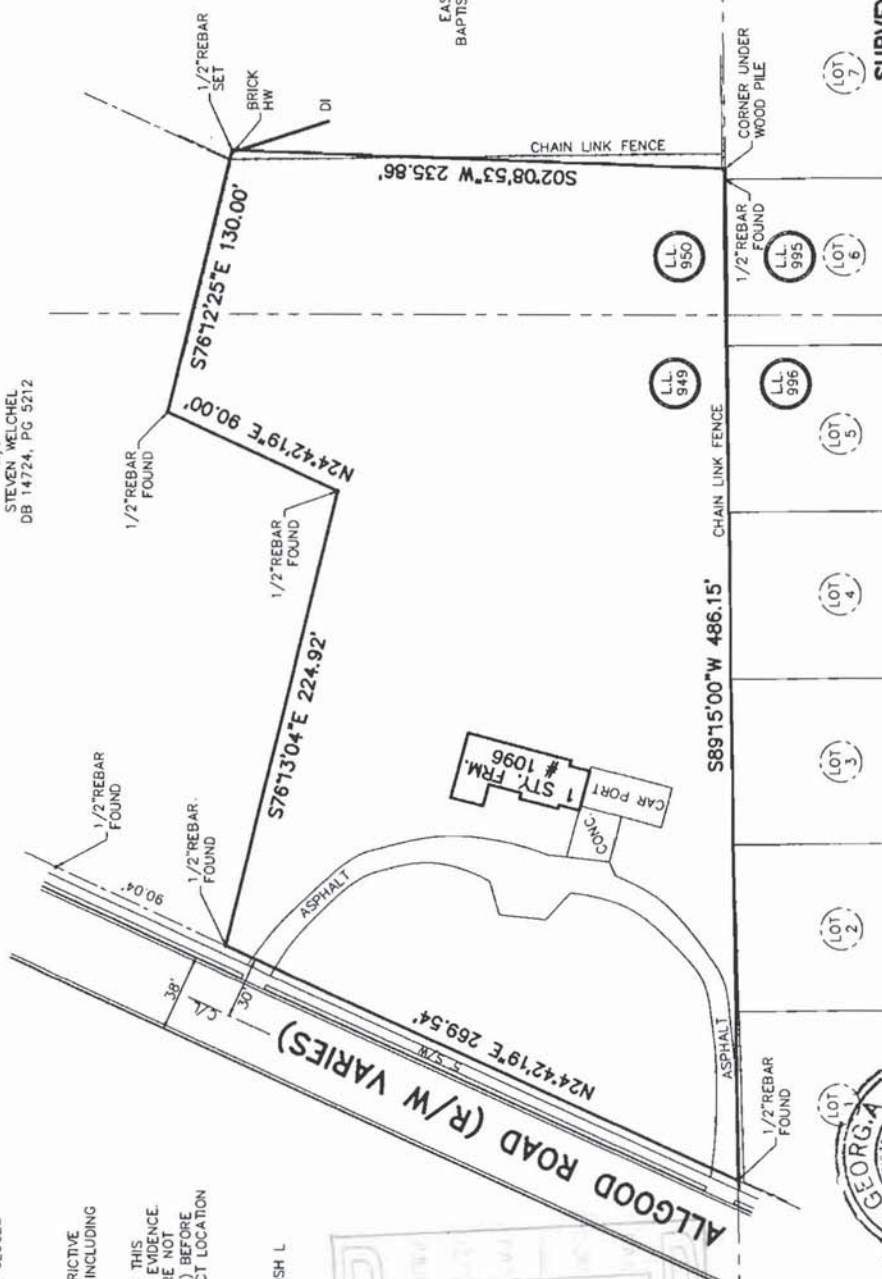
LUP-27
(2014)



N/E
STEMEN WELCHER
DB 14724, PG 5212

N/E
EASTWOOD
BAPTIST CHURCH

**SURVEY OF
#1096 ALLGOOD ROAD
LOCATED IN
LAND LOTS 949 & 950
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA**
DATE: 07/08/2013
SCALE: 1"=60'



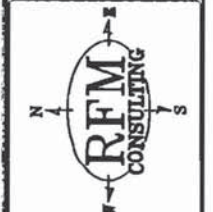
EASTWOOD FOREST S/D
PB 26, PG 175



NOTES:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A GPS TOTAL STATION, AND HAS A LINEAR PRECISION RATIO OF ONE FOOT IN 38,169 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE AND WAS NOT ADJUSTED.
THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FOOT IN 84,498 FEET.
TOTAL AREA = 100.032 SQUARE FEET OR 2.30 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 ON OR CROSSING THIS PROPERTY THAT ARE NOT SHOWN. CALL THE UTILITIES PROTECTION CENTER (1-800-282-7411) BEFORE ANY EXCAVATIONS ARE BEGUN TO ENSURE AND VERIFY THE CORRECT LOCATION AND DEPTH OF ALL UTILITIES.
REFERENCES:
SURVEY FOR MARY MAXWELL BY GA. LAND SURVEYING CO., INC., JOSH L LEWIS, III GA R.L.S. No. 1751, DATED 2-2-05.
DEED BOOK 14769, PAGE 6043
DEED BOOK 14719, PAGE 4086



R.F.M. Consulting, LLC
707 WHITLOCK AVENUE
BLDG. A-37
MARIETTA, GA 30064
PHONE (770) 757-3977
FAX (770) 499-8496
EMAIL: RFMCON@BELLSOUTH.NET
BY MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEYED LAND AND ACCORDS WITH THE MEASUREMENTS AND RECORDS OF THE PUBLIC RECORDS OF THE STATE OF GEORGIA.



APPLICANT: Maria Claudia Ortega

PETITION NO: LUP-27

PHONE#: (770) 643-8314 **EMAIL:** mco63@hotmail.com

HEARING DATE (PC): 09-04-14

REPRESENTATIVE: Maria Claudia Ortega

HEARING DATE (BOC): 09-16-14

PHONE#: (770) 643-8314 **EMAIL:** mco63@hotmail.com

PRESENT ZONING: R-20

TITLEHOLDER: Jesus Maria Silva and Maria Claudia Ortega

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: East side of Allgood Road, north of
Camellia Drive

PROPOSED USE: Daycare

(1096 Allgood Road)

ACCESS TO PROPERTY: Allgood Road

SIZE OF TRACT: 2.3 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

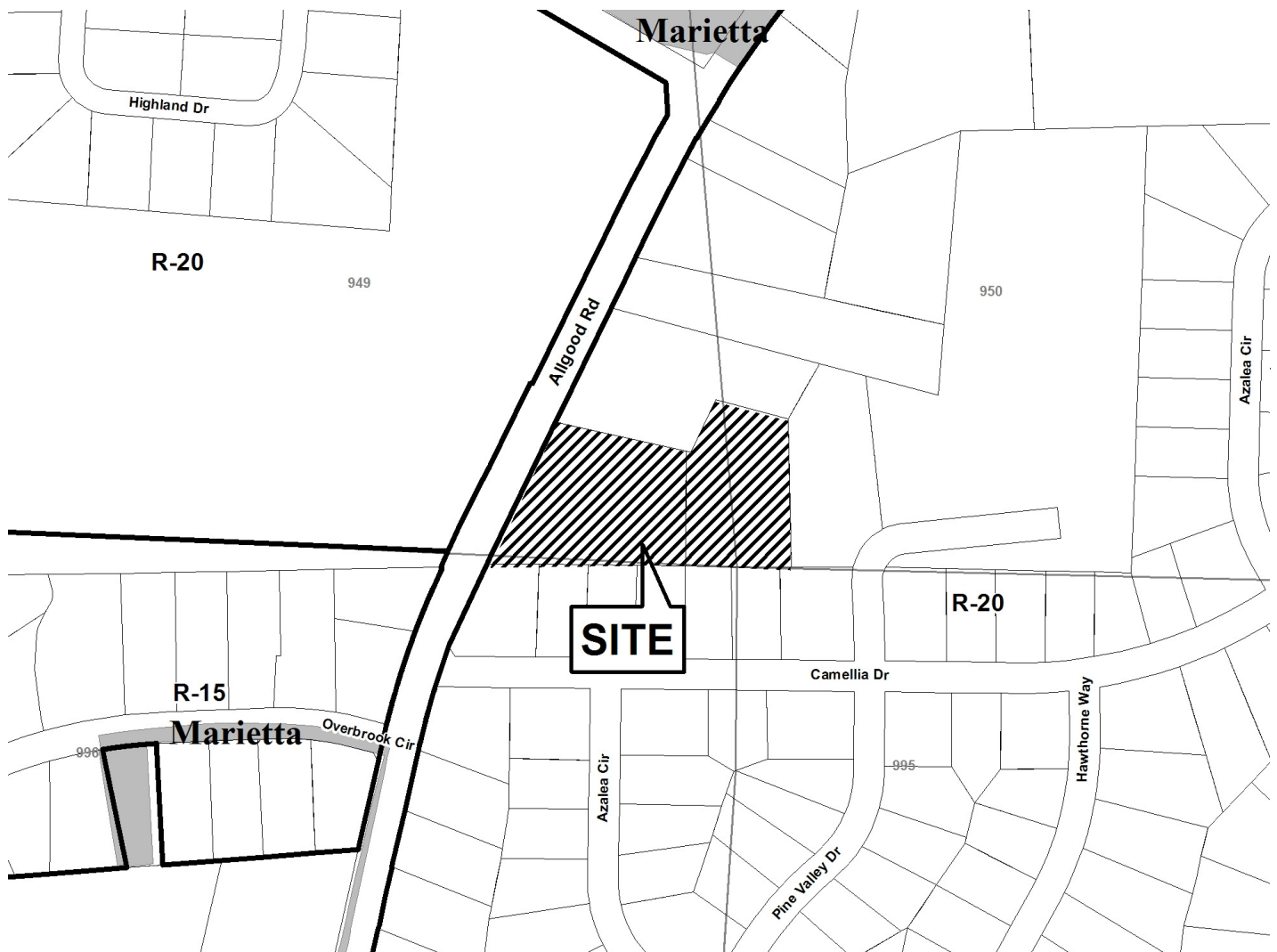
LAND LOT(S): 949,950

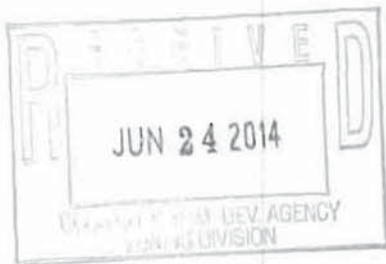
PARCEL(S): 28, 47

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-27
 PC Hearing Date: 9-4-14 (Thurs.)
 BOC Hearing Date: 9-16-14

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

1. Type of business, or request? DAYCARE.
2. Number of employees? 3
3. Days of operation? Monday - Friday (5 days)
4. Hours of operation? 6 AM - 6 PM.
5. Number of clients, customers, or sales persons coming to the house per day? 20-25 ; Per week? 100-125
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): 1, unknown size, front of Building
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 3 car full time + traffic to drop off/pick up.
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): _____

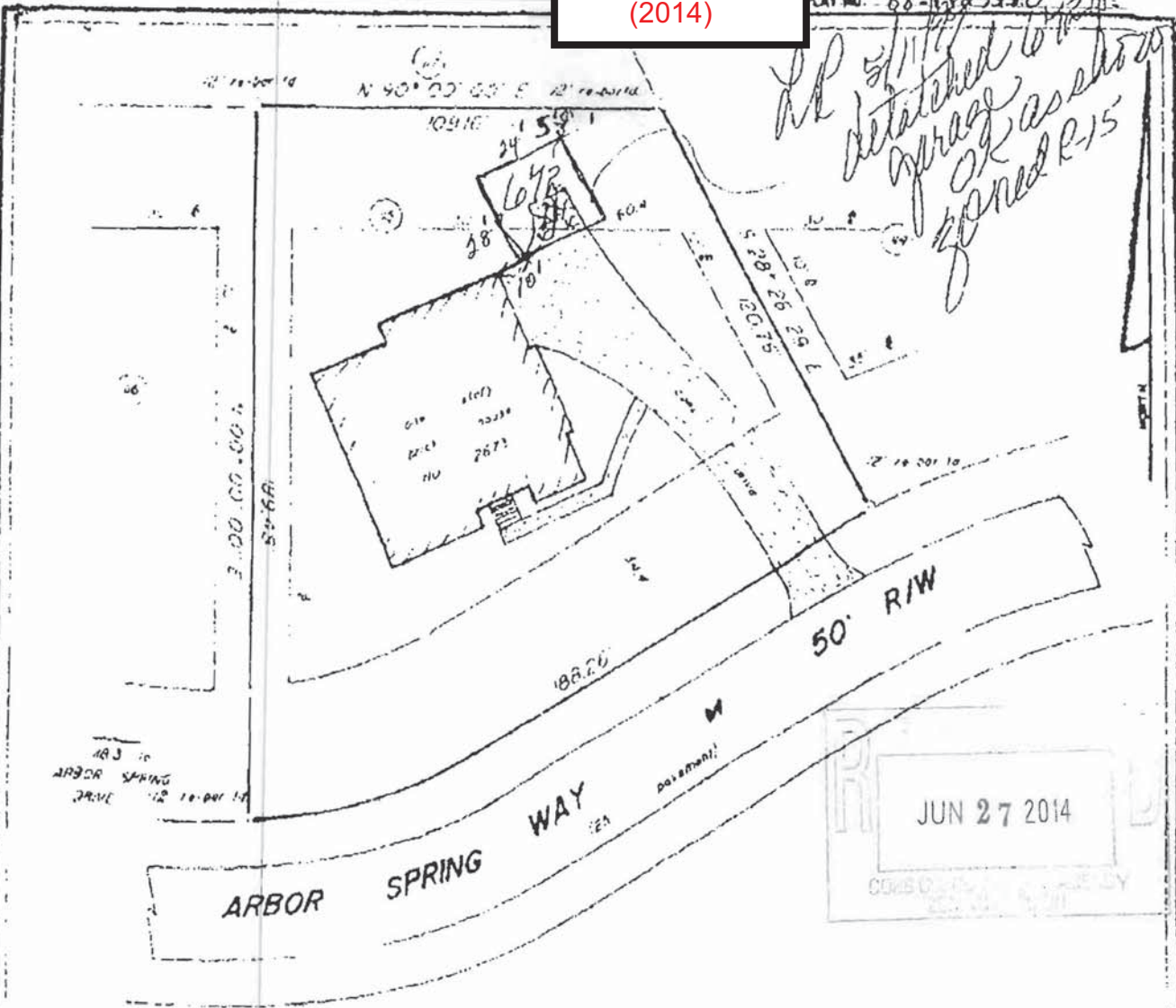
Applicant signature: Maria Claudia Ortega Date: 06-24-14

Applicant name (printed): Maria Claudia Ortega

LUP-28
(2014)

PLAT NO. 88-112344.D

*HP 5/11/14
detached to
garage
OK as shown
zoned R-15*



JUN 27 2014
COMPOSED BY

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF H. U. D. THROUGH THE FEDERAL INSURANCE ADMINISTRATION IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS outside OF THE FLOOD HAZARD AREA



1 P.F. - IRON PIN FOUND	J.B. - JUNCTION BOX
1 P.S. - IRON PIN SET	C.L. - CENTER LINE
B.L. - BUILDING LINE	R/W - RIGHT OF WAY
D.E. - DRAINAGE EASEMENT	F.P. - FENCE POST
H.W. - HEAD WALL	P.L. - PROPERTY LINE
S.E. OR S.B.E. - SANITARY SEWER EASEMENT	
DO NOT USE HOUSE TO PROPERTY LINE DISTANCE OR FENCES FOR PROPERTY LINE LOCATION	

LOCATION & DESCRIPTION OF EASEMENTS AND UTILITIES TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLAT WHEN APPLICABLE.

SURVEY FOR

LAND LOT 241 DISTRICT 2nd SECTION

COBB COUNTY ARBOR BRIDGE SUBDIVISION PHASE

LOT 115 BLOCK UNIT 2 SEC PLAT BOOK 102 PAGE 56

SCALE 1" = 40'
DATE NOV. 8, 19818



Pratt & Associates, Inc.
ENGINEERING • LAND SURVEYING • SITE PLANNING
DEVELOPMENT • CONSTRUCTION LAYOUT
47 FOREST PARKWAY, SUITE 202
FOREST PARK, GEORGIA 30088
404 366-7715
1300 285-1813 TELE-COPIER

MARK A. BUCKNER
REGISTERED LAND SURVEYOR
DRAWN BY

APPLICANT: Marie McCleskey

PETITION NO: LUP-28

PHONE#: (404) 895-8114 **EMAIL:** marie@mariemccleskey.com

HEARING DATE (PC): 09-04-14

REPRESENTATIVE: Marie McCleskey

HEARING DATE (BOC): 09-16-14

PHONE#: (404) 895-8114 **EMAIL:** marie@mariemccleskey.com

PRESENT ZONING: R-15

TITLEHOLDER: Christopher Roy McCleskey and Marie Simpson McCleskey

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: North side of Arbor Spring Way, east of Arbor Spring Drive

PROPOSED USE: Portrait Studio (Renewal)

(2673 Arbor Spring Way)

ACCESS TO PROPERTY: Arbor Spring Way

SIZE OF TRACT: 0.53 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

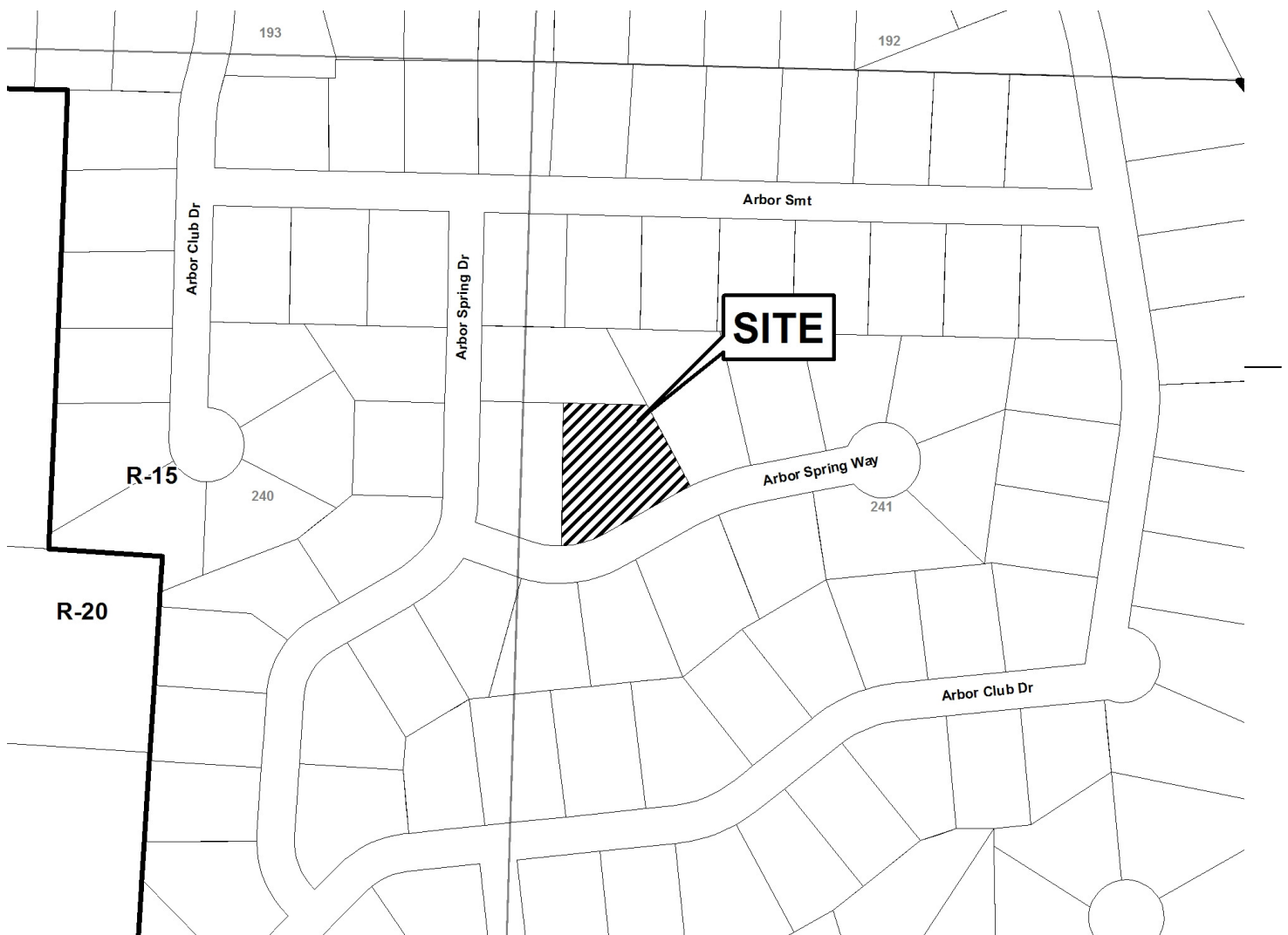
LAND LOT(S): 241

PARCEL(S): 62

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

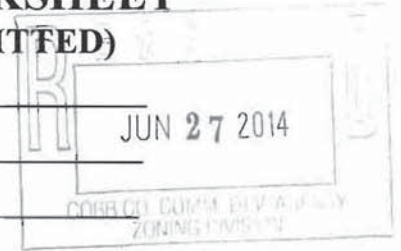
CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-28
PC Hearing Date: 9-14-14 (Truss)
BOC Hearing Date: 9-16-14

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



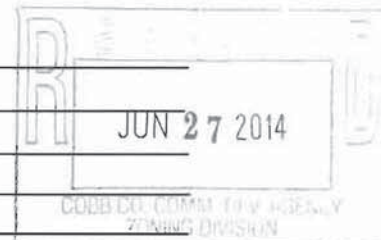
1. Type of business, or request? Photo Studio
2. Number of employees? 1-Self
3. Days of operation? as needed
4. Hours of operation? appointment only
5. Number of clients, customers, or sales persons coming to the house per day? _____ ; Per week? 1-3
6. Where do clients, customers and/or employees park?
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.): none
9. Deliveries? No ; Yes _____ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
10. Does the applicant live in the house? Yes ; No _____
11. Any outdoor storage? No ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested (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: Marie McCleskey Date: 6/2/14
Applicant name (printed): Marie McCleskey



Application #: LUP-28
 PC Hearing Date: 9-4-14 (thurs)
 BOC Hearing Date: 9-16-14

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



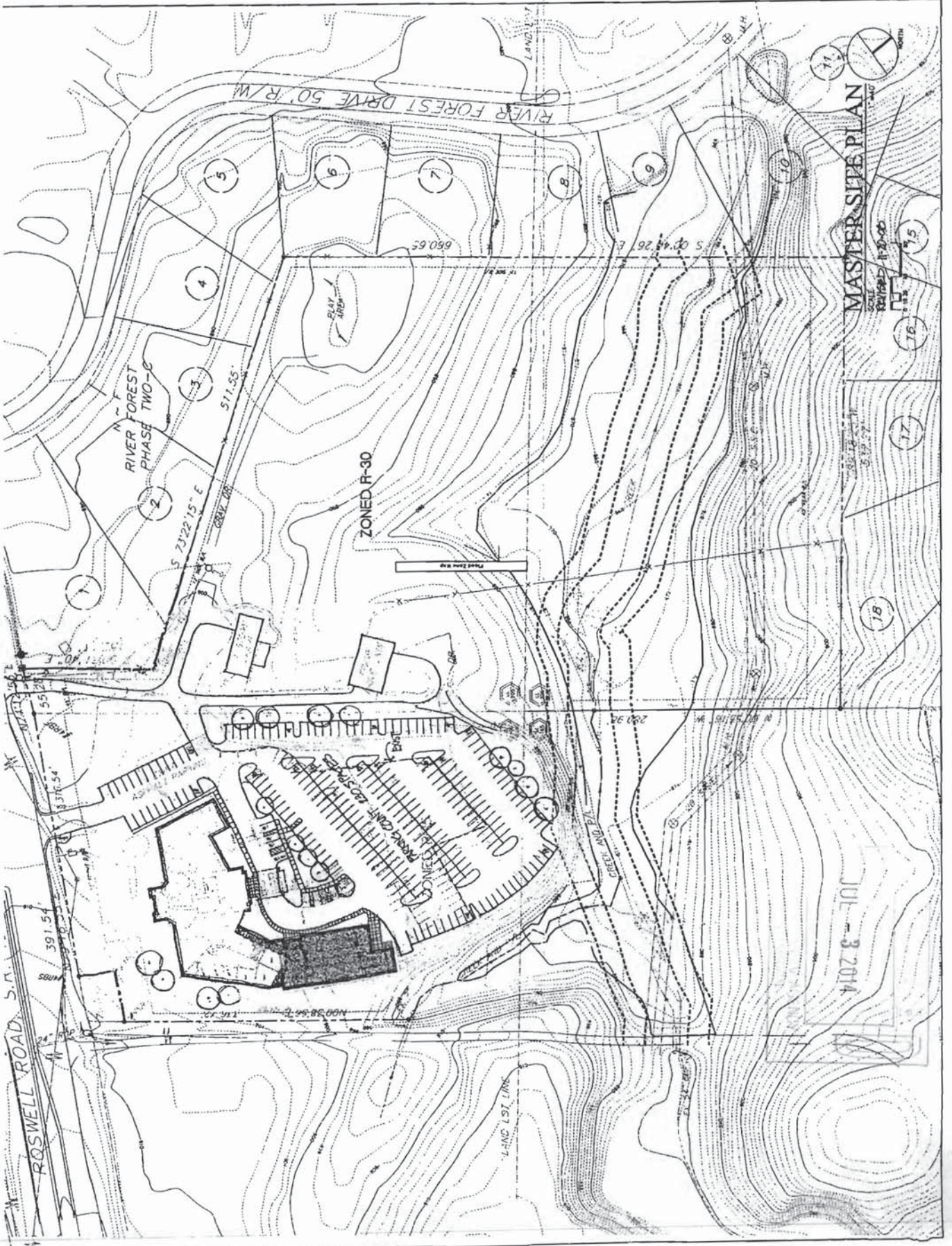
1. Number of unrelated adults in the house? 0
2. Number of related adults in the house? 2
3. Number of vehicles parked on the driveway? 0
4. Number of vehicles parked in garage? 2
5. Number of vehicles parked on the street? 0
6. Does the property owner live in the house? Yes ; No
7. Any outdoor storage? No ; Yes (If yes, please state what is kept outside): _____
8. Length of time requested (24 months maximum): 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: Marie McCleskey Date: 6/2/14
 Applicant name (printed): Marie McCleskey

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 _____

Boundary Survey



NO.	DATE	REVISIONS

PROPOSED BUILDING EXPANSION FOR
EAST COBB CHURCH OF CHRIST
5240 ROSWELL ROAD, MARIETTA, COBB COUNTY, GEORGIA
ARCHITECTS, P.C.
www.kohlarchitects.com
470-448-2743
555 Engineer

LUP-29
(2014)



DATE FOR CONSTRUCTION	NO. 1, 2009 BY
MASTER SITE PLAN	AS.1
PROJECT NO.	
DATE	

JUL - 3 2014

APPLICANT: East Cobb Church of Christ, Inc.

PETITION NO: LUP-29

PHONE#: (678) 478-7534 **EMAIL:** ray@eastcobbcoc.org

HEARING DATE (PC): 09-04-14

REPRESENTATIVE: Rhonda Hawkins

HEARING DATE (BOC): 09-16-14

PHONE#: (678) 478-7534 **EMAIL:** rhondahawkins17@gmail.com

PRESENT ZONING: R-15 and R-30

TITLEHOLDER: East Cobb Church of Christ, Inc.

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: South side of Roswell Road, east of River Forest Drive

PROPOSED USE: Morning Preschool

(5240 Roswell Road)

ACCESS TO PROPERTY: Roswell Road

SIZE OF TRACT: 4.6 acres

DISTRICT: 1

PHYSICAL CHARACTERISTICS TO SITE: _____

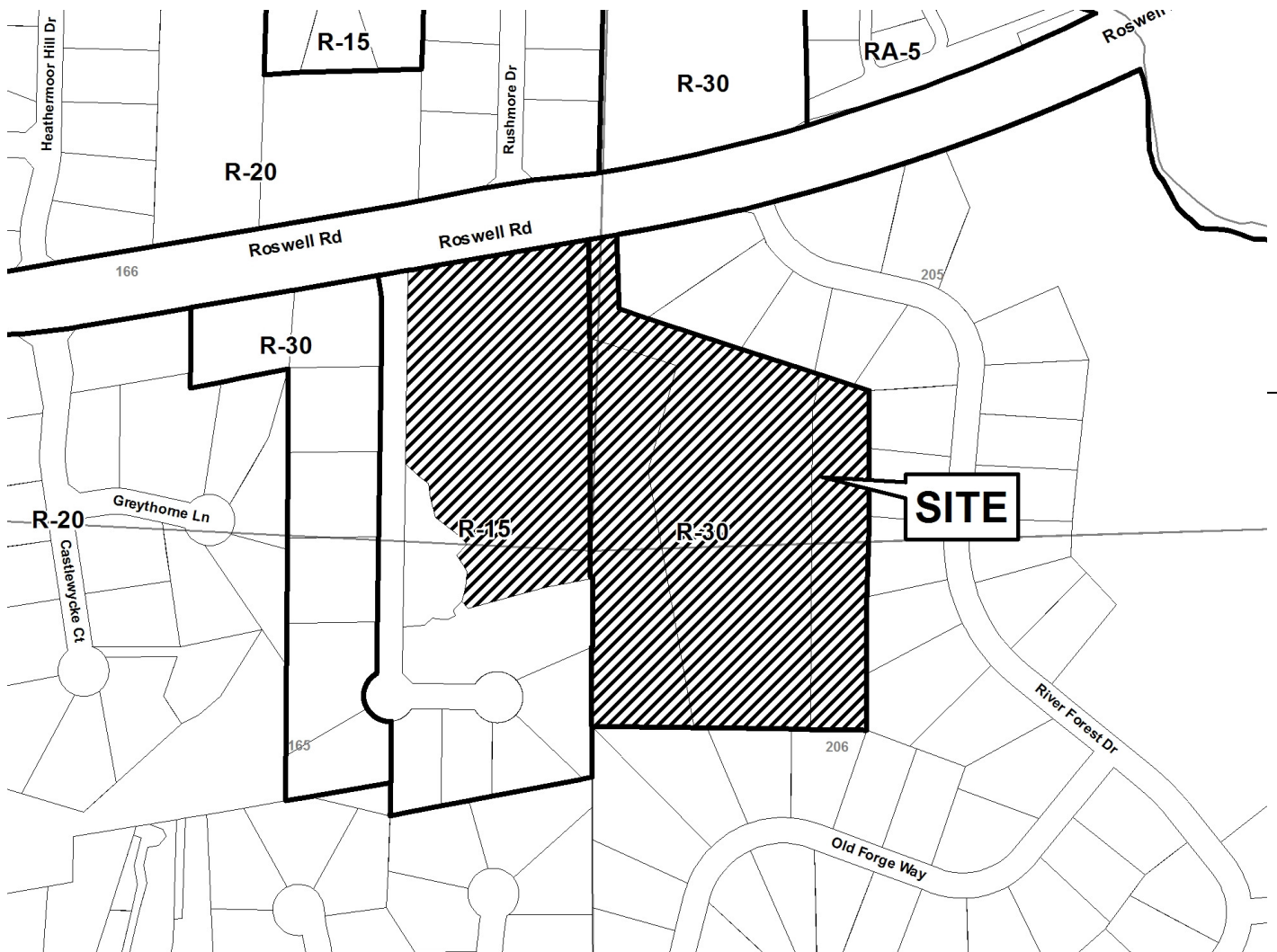
LAND LOT(S): 165,166,205,206

PARCEL(S): 65,4,7,23

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



JUL - 3 2014
Cobb County Planning Division
200 2000 2000



Application #: LUP-29
PC Hearing Date: 9-4-14 (Thurs.)
BOC Hearing Date: 9-16-14

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

1. Type of business, or request? Church Preschool
2. Number of employees? 4
3. Days of operation? Monday - Friday
4. Hours of operation? 9:30 - 1:30
5. Number of clients, customers, or sales persons coming to the house per day? 10 - 15 ; Per week? 10 - 15
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): Parking Lot
7. Signs? No: ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): None
9. Deliveries? No ; Yes _____ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
10. Does the applicant live in the house? Yes _____ ; No
11. Any outdoor storage? No ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested (24 months maximum): 24 mos.
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: Rhonda Hawkins Date: July 1, 2014
Applicant name (printed): Rhonda Hawkins

SLUP-18
(2014)

Pat of Survey Inc.

MICHAEL MASTERS

LOCATED IN LAND LOTS 309 & 310, 18TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA

2073 CARDELL ROAD
TAX PARCEL ID: 18030900060

BEING LOT 8 AND A PORTION OF LOT 9 OF SILVER CREEK
INDUSTRIALS/D
(P.B. 15, PG. 204 DOUGLAS COUNTY & P.B. 117, PG. 92 COBB
COUNTY)

AREA = 3.268 ACRES
(142,367 SQ. FT.)

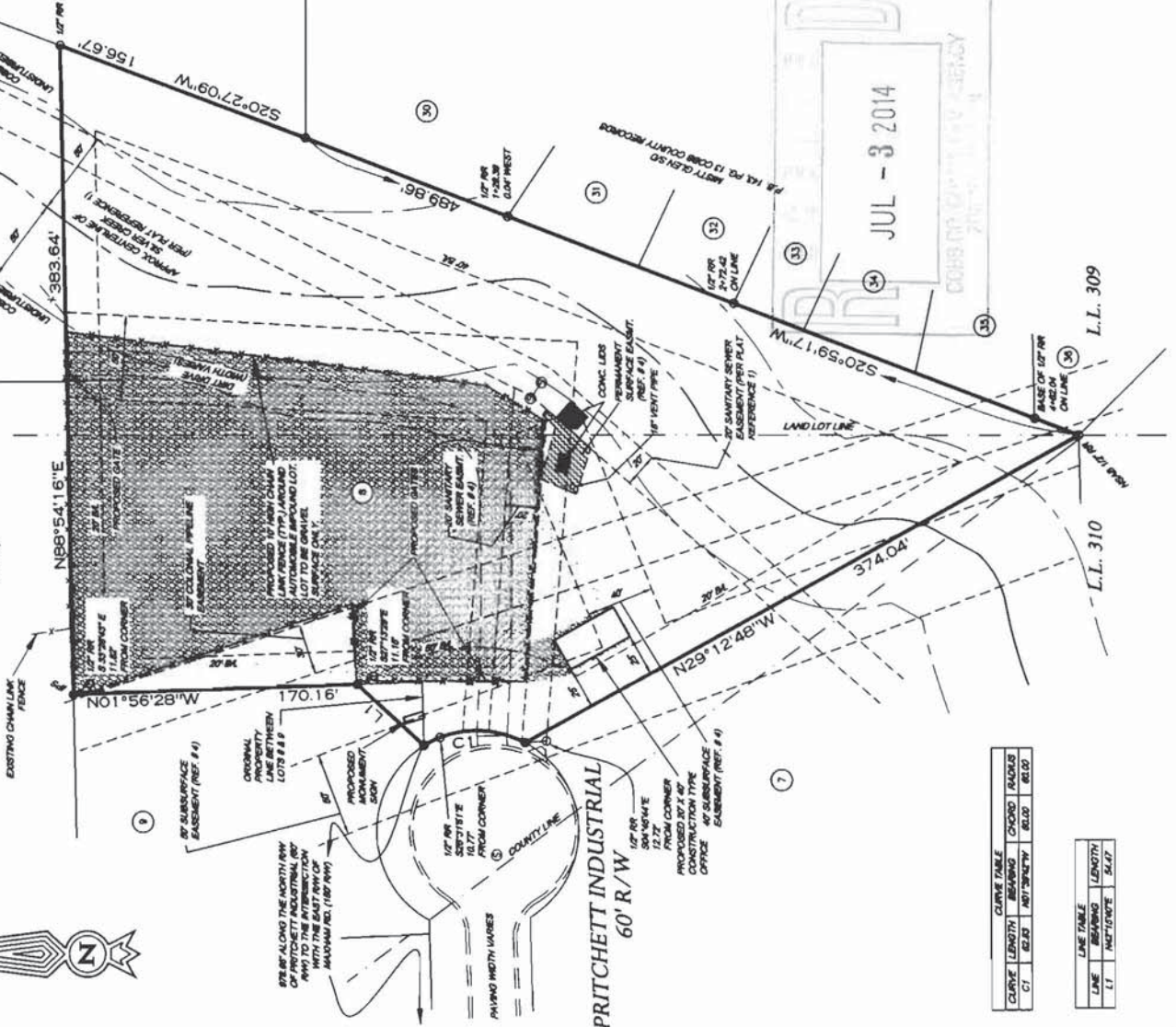
MR.
RONALD S. THOMAS
D.B. 1488, PG. 324

ZONING NOTES:
ACCORDING TO THE COBB COUNTY ORDINANCE THE SUBJECT
PROPERTY IS ZONED R-14

SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 40'

MR.
PLATEAU EXCAVATION INC.
D.B. 7941, PG. 285

30' INGRESS - EGRESS EASEMENT FOR
PLATEAU EXCAVATION INC. (D.B. 7941,
PG. 285)



**PROPOSED AREA OF IMPOUND
OPERATIONS:**
1.183 ACRES
(51,546 SQ. FT.)

SURVEY NOTES:

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF A SURVEY
TITLE REPORT. THERE MAY BE MATTERS AFFECTING TITLE THAT
ARE NOT SHOWN.

THIS SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE
PROVISIONS OF THE GEORGIA SURVEYING ACT AND THE
PROVISIONS OF THE GEORGIA CONVEYANCE ACT.

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PROVISIONS OF THE GEORGIA CONVEYANCE ACT.

LEGEND

- CONCRETE MONUMENTATION
- EP = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
- CORNER TO BE MET WHEN CONSTRUCTION STARTS
- UNMONUMENTED CORNER
- CORNER TO BE MET WHEN CONSTRUCTION STARTS
- FRANCE LINE
- RA = STEEL REINFORCING ROD
- OTR = OPEN TOP WATER PIPE
- PT = POWER POLE
- PA = POWER POLE
- BA = BUILDING
- LL = LAND LOT LINE
- LL = LAND LOT LINE
- OVERHEAD POWER LINES
- GAZ MANSION
- SANITARY SEWER MAIN
- NP = NOW OR FORMERLY OWNED BY
- HP = HALL FOUND AT BASE
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- CONCRETE FOOTING OF WAY MONUMENT
- AREA OF IMPOUND OPERATIONS



THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE
TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYORS IN
GEORGIA SET FORTH IN CHAPTER 60-7 OF THE RULES
AND REGULATIONS OF THE BOARD OF SURVEYING AND
PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS
SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 14-4-47.



DATE	DESCRIPTION

THE RUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2801 POWERS AVENUE ROAD
MARIETTA, GEORGIA 30066
E-MAIL: BEN@RUSSELLE.COM
PH: 404.875.1100
FAX: 404.875.1101
FIELD SURVEY DATE: 06/09/14
PLAT DATE: 06/09/14 SCALE: 1"=60'

TECHNICAL DATA
TRANSVERSE PROJECTION: UTM
ANGULAR ERROR: 7 SECONDS
SURVEY ADJUSTMENT: LEAST SQUARES
PLAT PROVISION: 14-4-47

CURVE	LENGTH	BEARING	CHORD	RADIUS	BELO	BELO
CT	62.00	N07°30'00"W	62.00	62.00	62.00	62.00

LINE	BEARING	LENGTH	SLUG
L1	N41°10'00"E	54.47	

APPLICANT: Central City Towing

PETITION NO: SLUP-18

PHONE#: (678) 469-9740 **EMAIL:** mike@importdmasters.com

HEARING DATE (PC): 09-04-14

REPRESENTATIVE: Garvis L. Sams, Jr.

HEARING DATE (BOC): 09-16-14

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

PRESENT ZONING: HI

TITLEHOLDER: Silver Creek Properties, Inc.

PROPOSED ZONING: Special Land

PROPERTY LOCATION: Eastern end of Pritchett Industrial,
east of Maxham Road

Use Permit

(2073 Cardell Road)

PROPOSED USE: Impound Lot

ACCESS TO PROPERTY: Pritchett Industrial

SIZE OF TRACT: 3.25 acres

DISTRICT: 18

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 309, 310

PARCEL(S): 6

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- 18
PC Hearing Date: 09/04/2014 (Trust)
BOC Hearing Date: 09/16/2014

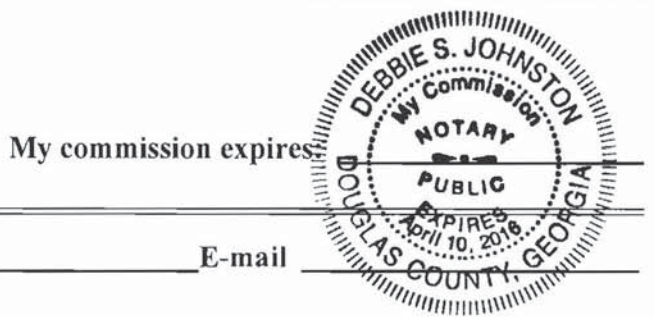
Applicant Central City Towing **Phone #** (678) 469-9740
(applicant's name printed)

Address 1040 Green Valley Road, Mableton, Georgia 30126 **E-mail** mike@importmasters.com

Sams, Larkin, Huff & Balli, LLP
Garvis, L. Sams, Jr. **Address** 376 Powder Springs Street, Suite 100, Marietta, Georgia 30064
(representative's name, printed)

[Signature] **Phone #** (770) 422-7016 **E-mail** gsams@slhb-law.com
(representative's signature)

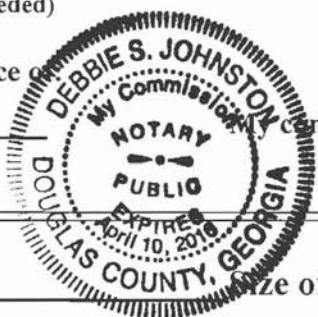
Signed, sealed and delivered in presence of:
[Signature]
Notary Public



Titleholder Silver Creek Properties, Inc. **Phone #** _____ **E-mail** _____
(titleholder's name, printed)

Signature [Signature] **Address** 2711 Deerfield Terrace, Lithia Springs, Georgia 30122
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:
[Signature] **Commission expires:** April 10, 2016
Notary Public



Present Zoning HI **Size of Tract** 3.25 **Acre(s)**

For the Purpose of impound lot location

Location 2073 Cardell Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 309 & 310 **District(s)** 18

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)
Garvis L. Sams, Jr., Applicant's Attorney

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)
Garvis L. Sams, Jr., Applicant's Attorney