

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: April 7, 2015

Board of Commissioners Hearing Date: April 21, 2015

Due Date: March 6, 2015

Date Distributed/Mailed Out: February 13, 2015



Cobb County... Expect the Best!

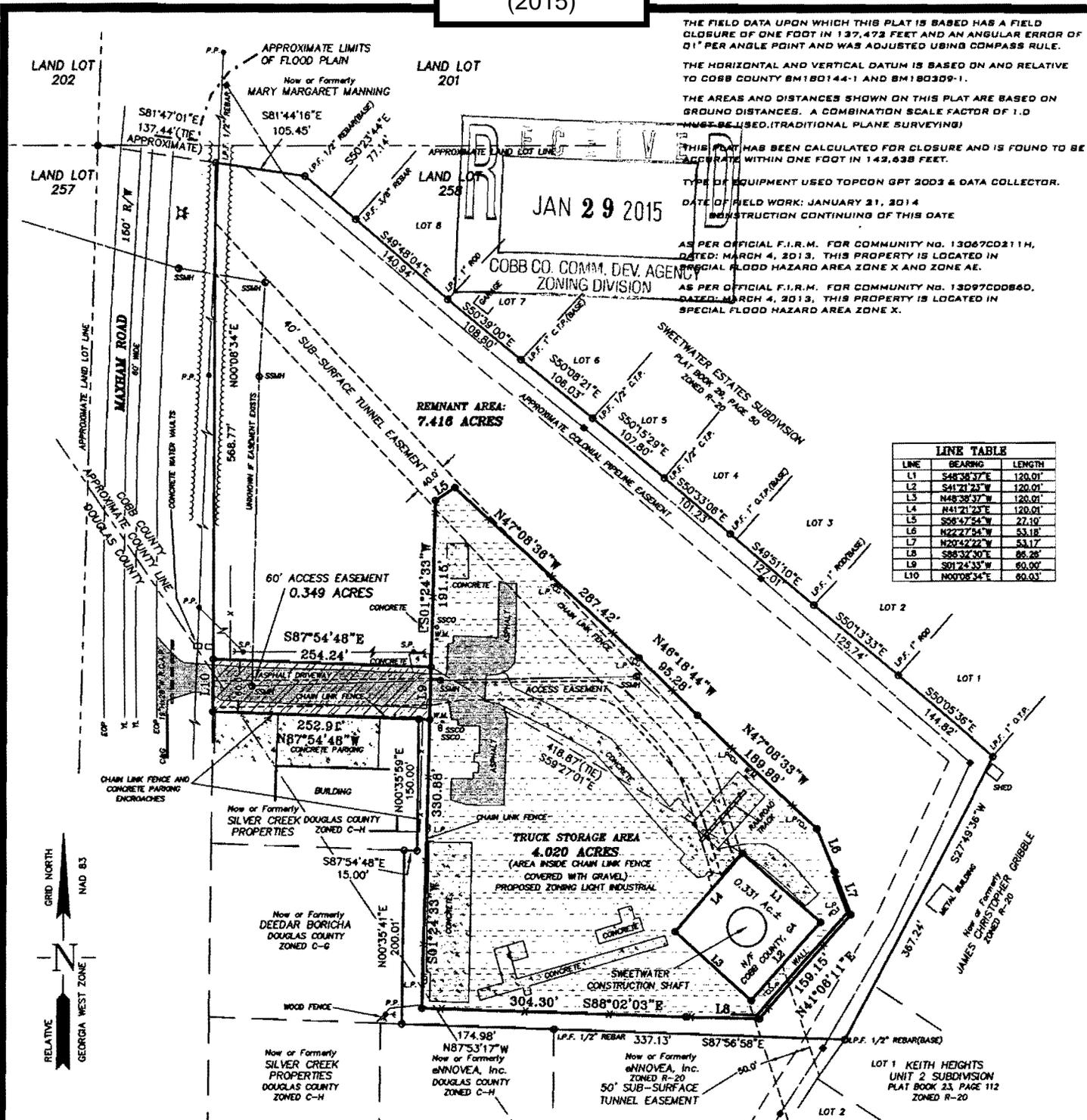
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE OF ONE FOOT IN 137,472 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
THE HORIZONTAL AND VERTICAL DATUM IS BASED ON AND RELATIVE TO COBB COUNTY 8M180144-1 AND 8M180309-1.
THE AREAS AND DISTANCES SHOWN ON THIS PLAT ARE BASED ON GROUND DISTANCES. A COMBINATION SCALE FACTOR OF 1.0 MUST BE USED. (TRADITIONAL PLANE SURVEYING)

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE APPROPRIATE WITHIN ONE FOOT IN 143,638 FEET.
TYPE OF EQUIPMENT USED TOPCON GPT 2003 & DATA COLLECTOR.
DATE OF FIELD WORK: JANUARY 21, 2014
CONSTRUCTION CONTINUING OF THIS DATE

AS PER OFFICIAL F.I.R.M. FOR COMMUNITY NO. 13067C0211H, DATED: MARCH 4, 2013, THIS PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA ZONE X AND ZONE AE.
AS PER OFFICIAL F.I.R.M. FOR COMMUNITY NO. 13097C0086D, DATED: MARCH 4, 2013, THIS PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA ZONE X.

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JAN 29 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

LINE	BEARING	LENGTH
L1	S48°38'37"E	120.01'
L2	S41°21'23"W	120.01'
L3	N48°38'37"W	120.01'
L4	N41°21'23"E	120.01'
L5	S58°47'54"W	27.10'
L6	N22°27'54"W	53.18'
L7	N20°42'22"W	53.17'
L8	S83°32'00"W	85.28'
L9	S01°24'33"W	80.00'
L10	N00°05'34"E	80.00'

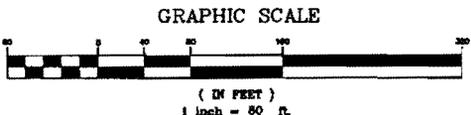


- NOTE:
- TOTAL AREA: 11.436 ACRES
 - CURRENT ZONING: R-20
 - TRUCK STORAGE AREA: 4.020 ACRES
PROPOSED ZONING: LIGHT INDUSTRIAL
 - REMAINING AREA: 7.416 ACRES
REMAIN ZONED: R-20
 - EXISTING SITE CONDITION:
CONSTRUCTION STAGING AREA FOR THE SWEETWATER CONSTRUCTION SHAFT AND SUB-SURFACE TUNNEL.
 - PROPOSED SITE CONDITION:
TRUCK PARKING AND STORAGE AREA

- LEGEND
- R/W ----- RIGHT OF WAY
 - I.P.F. ----- IRON PIN FOUND
 - I.P.P. ----- IRON PIN PLACED
 - C.T. ----- CRIMPED TOP PIPE
 - R.B. ----- REINFORCING BAR
 - O.T. ----- OPEN TOP PIPE
 - N/F ----- NOW OR FORMERLY
 - B.L. ----- BUILDING LINE

ZONING PLAT FOR
SILVER CREEK PROPERTIES
LOCATED IN
LAND LOT 258 18TH DISTRICT 2ND SECTION
COBB COUNTY GEORGIA
DOUGLAS COUNTY GEORGIA

DATE: JANUARY 15, 2015
JOB No. = T:2015LOTS115-029.DWG



PREPARED BY
VANSANT - CAMPBELL
CIVIL ENGINEERING - LAND SURVEYING
8667 BALDWIN PARKWAY, DOUGLASVILLE, GEORGIA 30134
PHONE: (770) 942-1234 FAX: (770) 942-2010

APPLICANT: Jose Valencia

PHONE#: (404) 787-1778 EMAIL: miguelcrew@yahoo.com

REPRESENTATIVE: Kevin Pritchett

PHONE#: (770) 789-4408 EMAIL: pritchett95@comcast.net

TITLEHOLDER: Silver Creek Properties

PROPERTY LOCATION: East side of Maxham Road, south of

Old Alabama Road

(160 Maxham Road)

ACCESS TO PROPERTY: Maxham Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-28

HEARING DATE (PC): 04-07-15

HEARING DATE (BOC): 04-21-15

PRESENT ZONING: R-20

PROPOSED ZONING: LI

PROPOSED USE: Truck Parking

SIZE OF TRACT: 4.020 ac

DISTRICT: 18

LAND LOT(S): 258

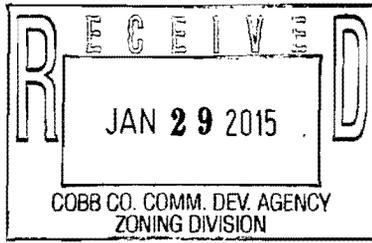
PARCEL(S): 31

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application No. 2-28

April 2015

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): Truck Parkings
- b) Proposed building architecture: N/A
- c) Proposed hours/days of operation: 24 hours a day / 7 days
a week access
- d) List all requested variances: _____

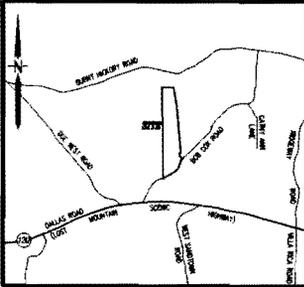
.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

.....
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).

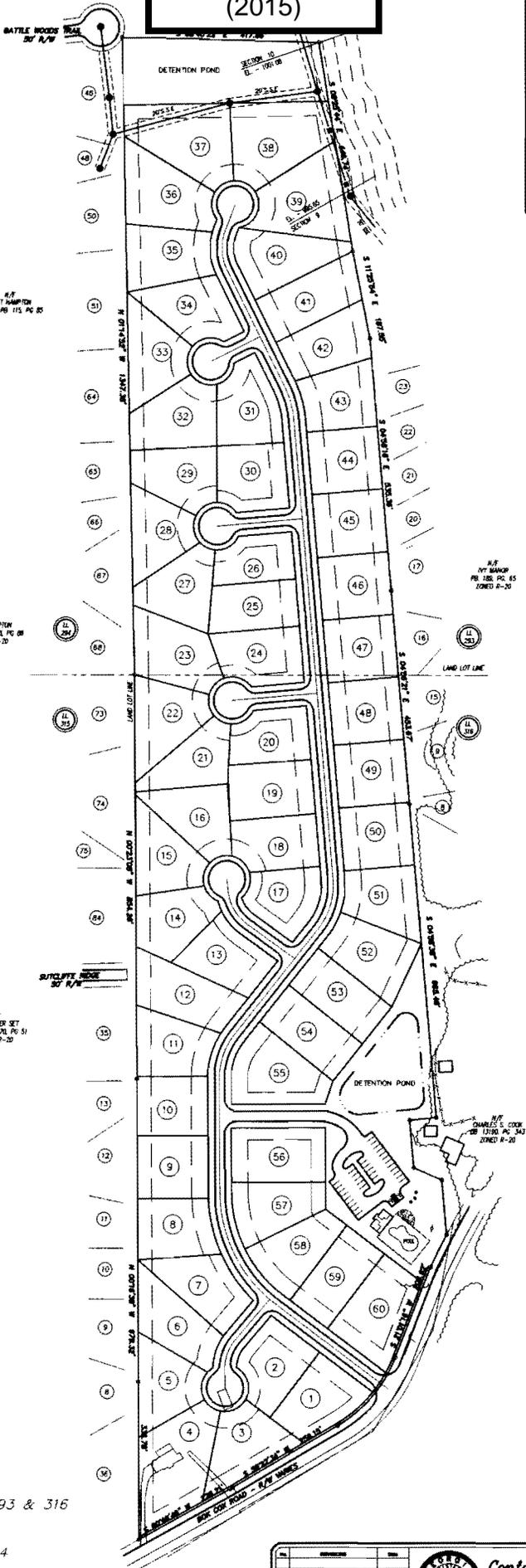
yes, Cobb County
owns .331 Acres located on the site, and has an
access easement to the property identified on survey.

**Z-29
(2015)**



LOCATION MAP SCALE - 1"=2000'
A PORTION OF THIS PROPERTY IS LOCATED WITHIN A 100 YEAR FEMA FLOOD ZONE ACCORDING TO COBB COUNTY FIRM PANEL 6075 D COMMUNITY #30052 DATED AUG 18, 1992

JAN 30 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



SITE NOTES:
PROPOSED USE - SINGLE FAMILY RESIDENTIAL
CURRENT ZONING - R-20 & R-25
PROPOSED ZONING - R-20
TOTAL AREA - 38.87 ACRES
APPROX FLOOD PLAIN AREA - 0.71 ACS
TOTAL RESIDENTIAL UNITS - 60
RESIDENTIAL DENSITY - 1.50 UNITS PER ACRE

BUILDING SETBACK REQUIREMENTS:
FRONT - 30'
REAR - 30'
SIDE - 10'
MINOR SIDE - 25'

CONCEPTUAL PLAN FOR:
PROVINCE
PROPERTY IS LOCATED IN LAND LOTS 293 & 316
IN THE 20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1" = 100' DATE: JAN. 25, 2014



NO.	DESCRIPTION	DATE



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

APPLICANT: Province Homes, LLC

PHONE#: (770) 509-7009 **EMAIL:** mblackwood@province.com

REPRESENTATIVE: John H. Moore

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

TITLEHOLDER: The Estate of Lillian Dean Little Haskins

PETITION NO: Z-29

HEARING DATE (PC): 04-07-15

HEARING DATE (BOC): 04-21-15

PRESENT ZONING: R-30, R-20

PROPOSED ZONING: R-20

PROPERTY LOCATION: North side of Bob Cox Road, east of Lake Somerset Drive and at the eastern terminus of Sutcliffe Ridge

PROPOSED USE: Single-family Subdivision

ACCESS TO PROPERTY: Bob Cox Road

SIZE OF TRACT: 38.317 acres

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 20

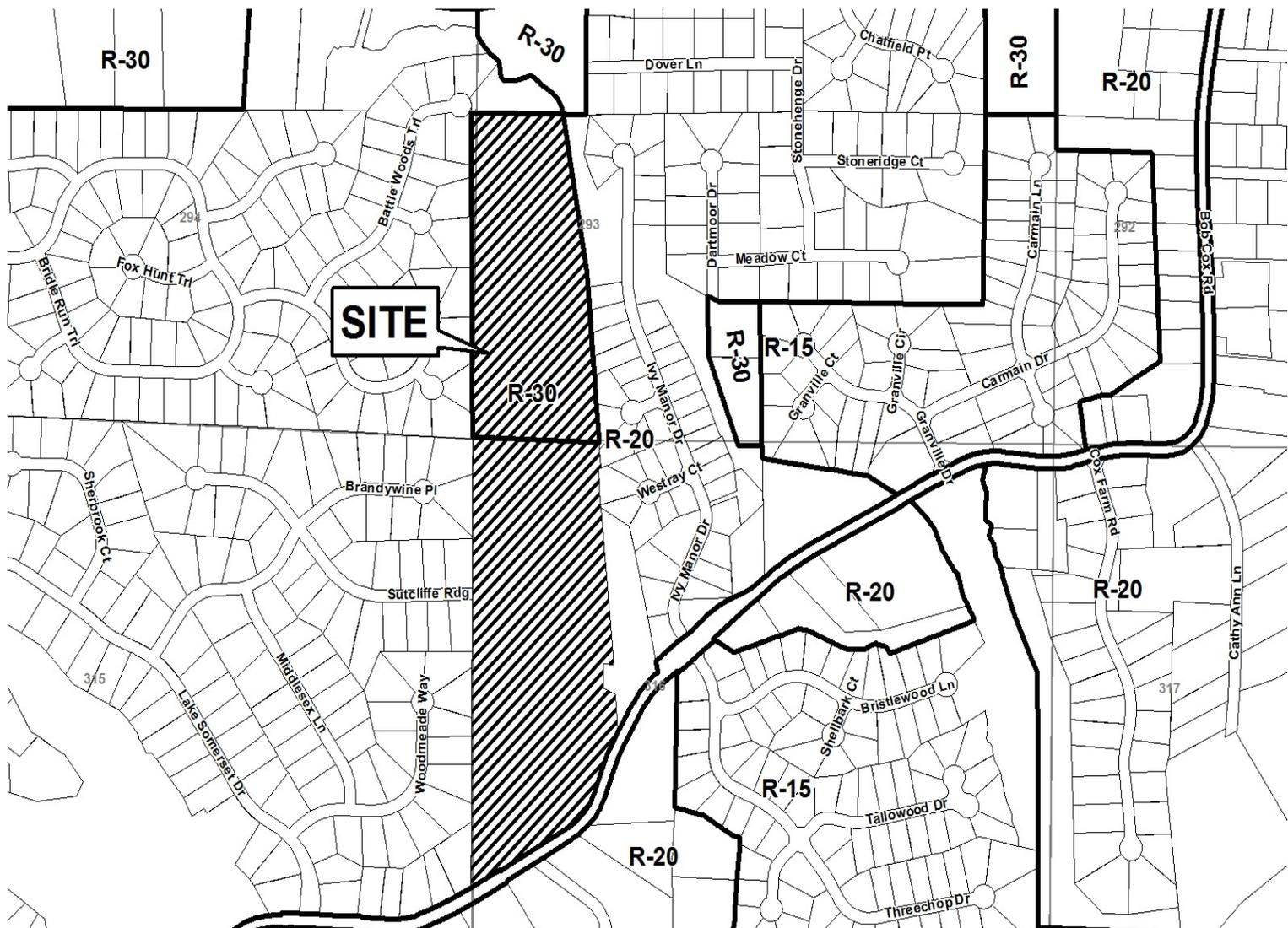
LAND LOT(S): 293,316

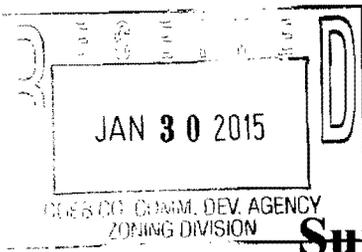
PARCEL(S): 8,1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT





Application No. z-29 (2015)

April 2015

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Minimum 2,800 sf, upwards to 3,500 sf, and greater
- b) Proposed building architecture: Traditional/Craftsman
- c) Proposed selling prices(s): \$450,000 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: _____

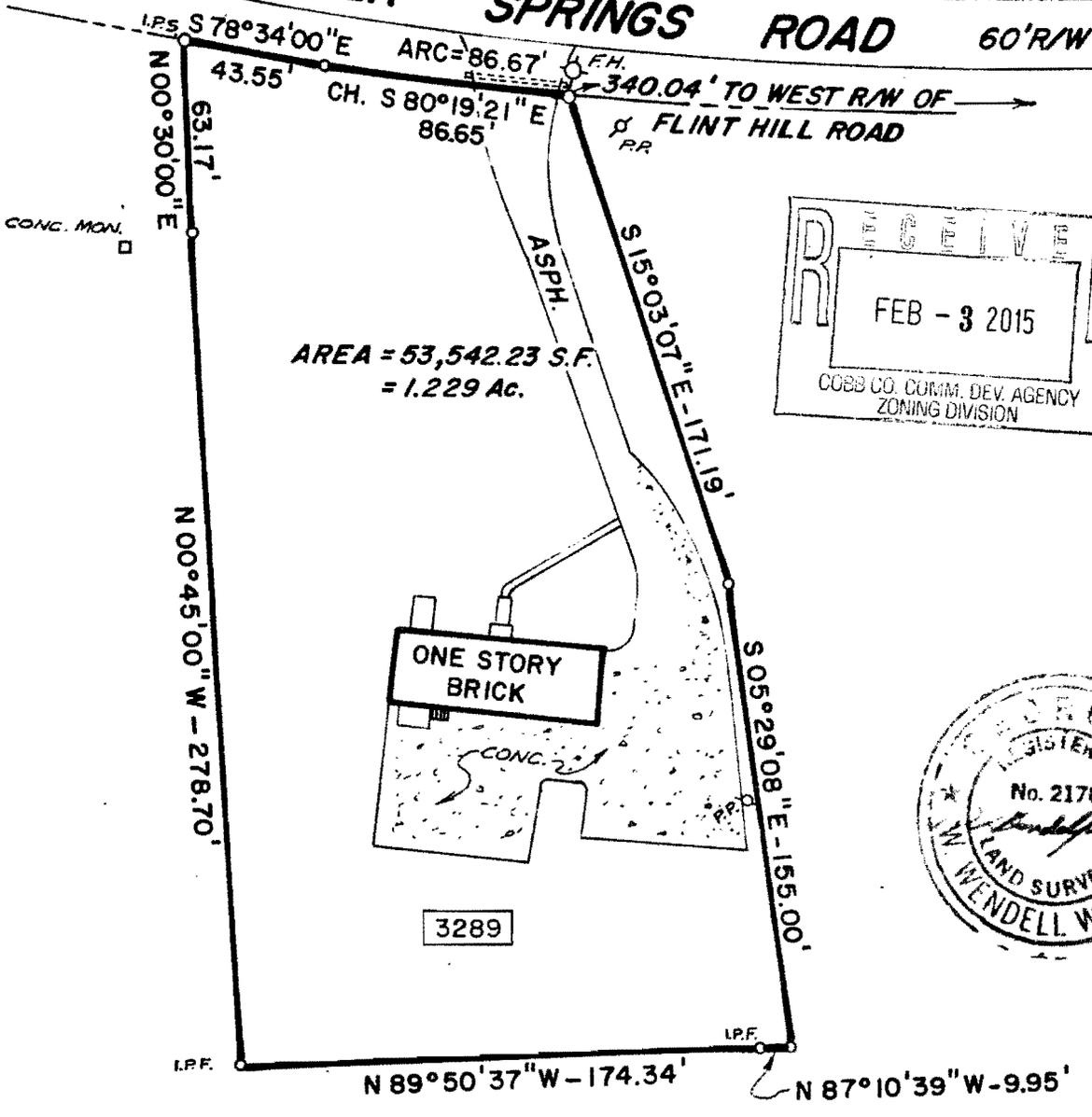
.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

.....
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.

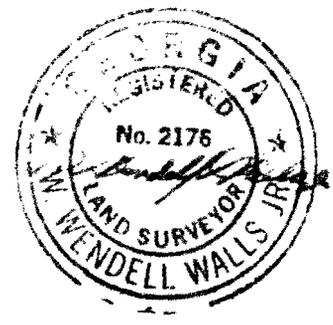
*Applicant specifically reserves the right to amend any information set forth in the Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.

Z-30
(2015)

(24' P.V.M.T.) **POWDER SPRINGS ROAD** 60' R/W



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 ZONING DIVISION



MAGNETIC



L.I.P.'S ARE #4 REBARS

CORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", IS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS

MOOR ELEVATION IS _____

WEST FLOOR ELEVATION IS _____

PREPARED FOR:
CENTURY 21-HERITAGE SALES INC.

LOT _____ BLOCK _____

L.L. 910 19 TH. DISTRICT 2 ND. SECTION
COBB COUNTY, GEORGIA

DATE JUNE 8, 1988 SCALE 1" = 60'
 SURVEYED BY: J.B.S. DWG: JBN
 CHECKED BY: W.W.W.

Rodenberger & Associates, Inc.
 2130-C Kingston Court
 Marietta, Georgia 30067
 (404) 956-1070

Land Planners, Engineers & Surveyors

APPLICANT: Richard A. Boone

PHONE#: (770) 439-3013 EMAIL: rabi200@aol.com

REPRESENTATIVE: Richard A. Boone

PHONE#: (770) 439-3013 EMAIL: rabi200@aol.com

TITLEHOLDER: Richard A. Boone, Sr.

PROPERTY LOCATION: South side of Powder Springs Road, west of
Flint Hill Road

ACCESS TO PROPERTY: Powder Springs Road
(3289 Powder Springs Road)

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-30

HEARING DATE (PC): 04-07-15

HEARING DATE (BOC): 04-21-15

PRESENT ZONING: GC

PROPOSED ZONING: LI

PROPOSED USE: Church

SIZE OF TRACT: 1.229 ac

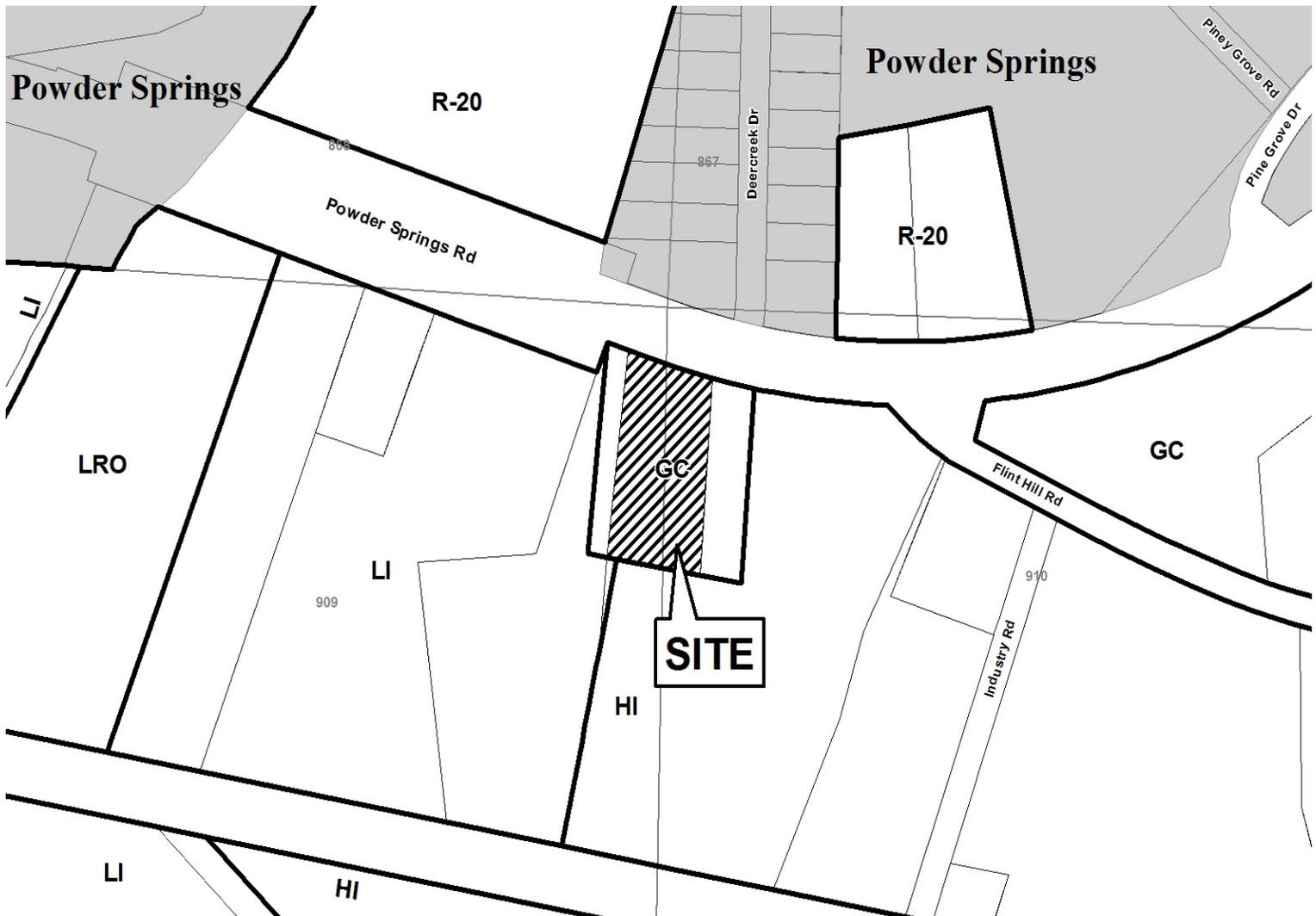
DISTRICT: 19

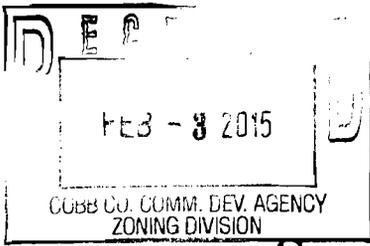
LAND LOT(S): 909,910

PARCEL(S): 5

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4





Application #: Z-30
PC Hearing Date: 04-07-2015
BOC Hearing Date: 04-21-2015

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): Church, Any other allowed by
ZONING
 - b) Proposed building architecture: 1 Story Brick Veneer
 - c) Proposed hours/days of operation: UNKNOWN
 - d) List all requested variances: _____
- _____

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

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). NO

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

Applicant signature: Richard A. Boone Date: 01/08/2015
Applicant name (printed): Richard A. Boone

APPLICANT: West Cobb Senior Living, LLC

PETITION NO: Z-31

PHONE#: (770) 393-3355 **EMAIL:** pete@hccseniorliving.com

HEARING DATE (PC): 04-07-15

REPRESENTATIVE: Parks F. Huff

HEARING DATE (BOC): 04-21-15

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

PRESENT ZONING: R-20

TITLEHOLDER: Michael M. Pundt

PROPOSED ZONING: RSL

PROPERTY LOCATION: Northeast side of Kennesaw View Drive,
South of Dallas Highway

PROPOSED USE: Addition to Senior Living
Community

(3250 Kennesaw View Drive)

ACCESS TO PROPERTY: Private drive inside development from
Dallas Highway

SIZE OF TRACT: 0.60 ac

DISTRICT: 20

PHYSICAL CHARACTERISTICS TO SITE: _____

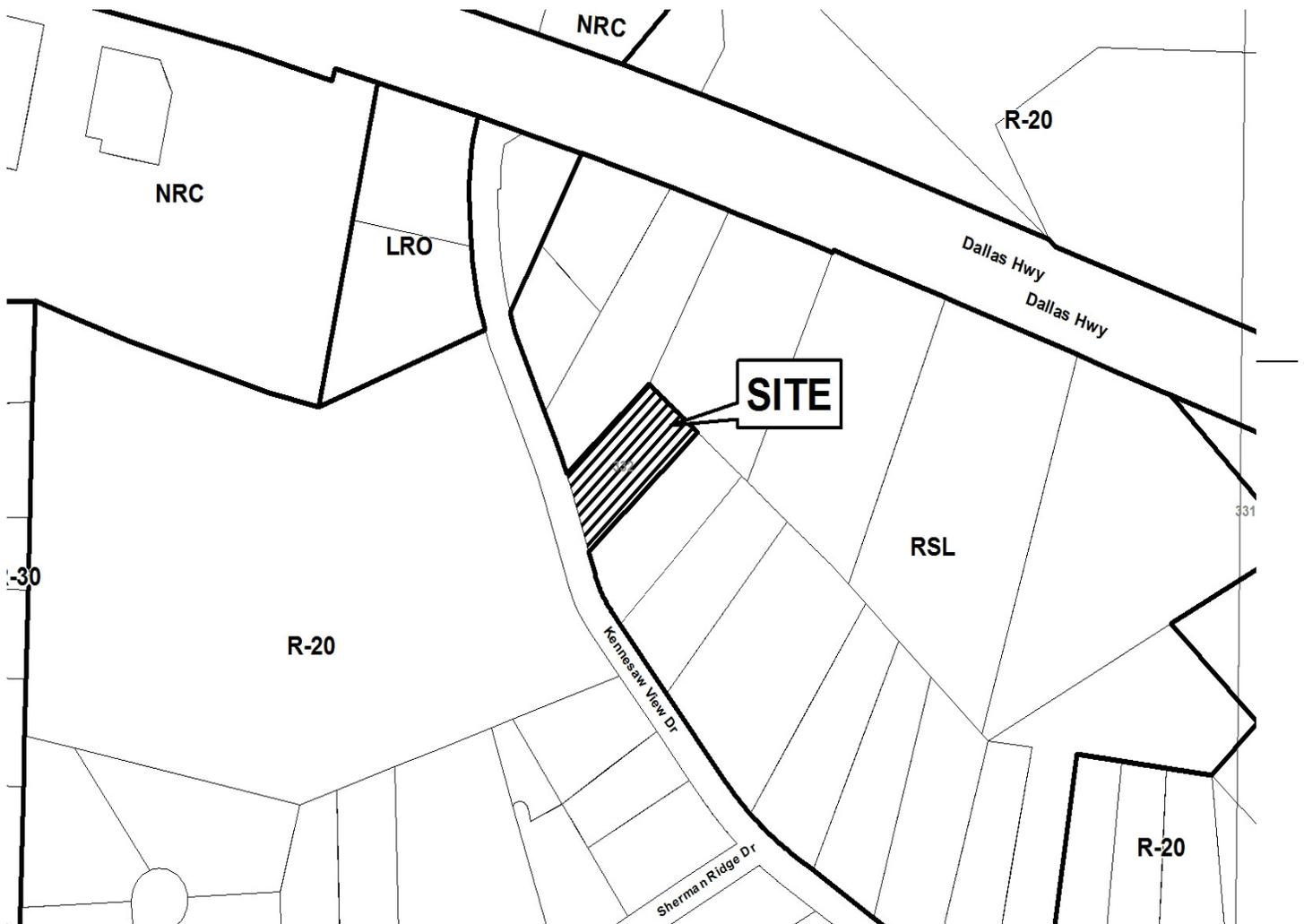
LAND LOT(S): 332

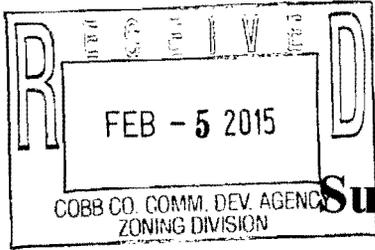
PARCEL(S): 21

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT





Application No. 2-31

Apr: 1 2015

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 7,500 square feet
- b) Proposed building architecture: Traditional Cottage Style
- c) Proposed selling prices(s): Rental - Senior Residential
- d) List all requested variances: 10 feet between buildings.

.....
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 property will be added to the already approved senior community.

.....
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).

DGM
LAND PLANNING
CONSULTANTS



975 Cox Plaz
Bun. Sims 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491



Rezoning Plat

2481 & 2487 Canton Road

Cobb County, Georgia

Land Lot 637, 16th District, 2nd Section

prepared for:

AAA Quality Plumbing, Inc.



Scale: 1" = 30'

February 4, 2015

Site Data

Total Site Area: 1.60 AC

Existing Zoning: GC

Proposed Zoning: GC (with stipulations)

Total Building Area Shown: 1,760 SF ±

Parking Required: 6.2 (1/285 SF of net bldg. area)

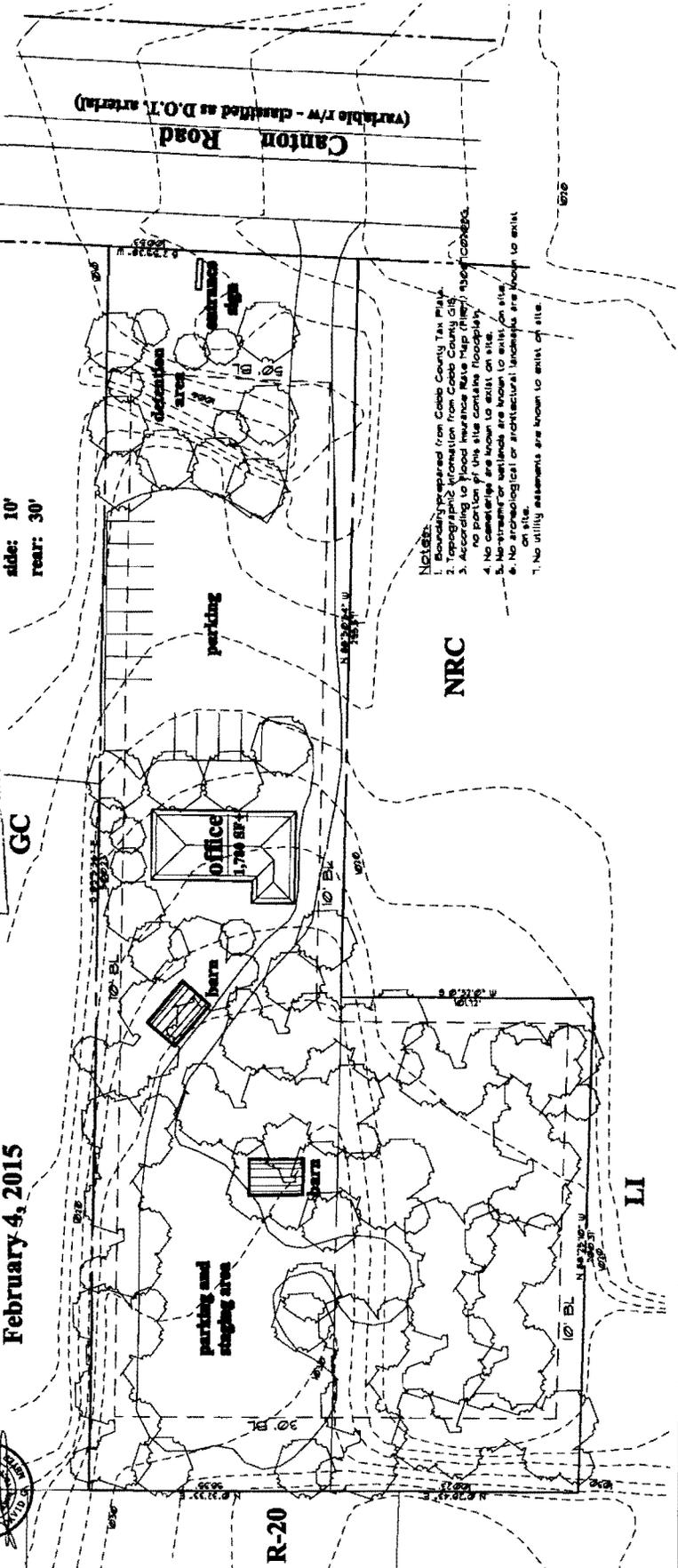
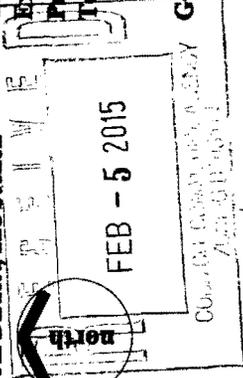
Parking Provided: 11

GC Building Setbacks:

front: 50' (arterial)

side: 10'

rear: 30'



- Notes:**
1. Boundary prepared from Cobb County Tax Plat.
 2. Topographic information from Cobb County GIS.
 3. All utility lines shown are approximate.
 4. No easements are known to exist on site.
 5. No wetlands 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.

APPLICANT: Quality Construction, Inc. & AAA Quality Plumbing, Inc.

PHONE#: (404) 641-1372 **EMAIL:** Jezubeciks@yahoo.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: AJ & Sons Properties, LLC

PROPERTY LOCATION: East side of Canton Road, south of

Blackwell Lane

(2481 and 2487 Canton Road)

ACCESS TO PROPERTY: Canton Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-32

HEARING DATE (PC): 04-07-15

HEARING DATE (BOC): 04-21-15

PRESENT ZONING: GC

PROPOSED ZONING: GC with Stipulations

PROPOSED USE: Specialized Contractors

SIZE OF TRACT: 1.60 ac

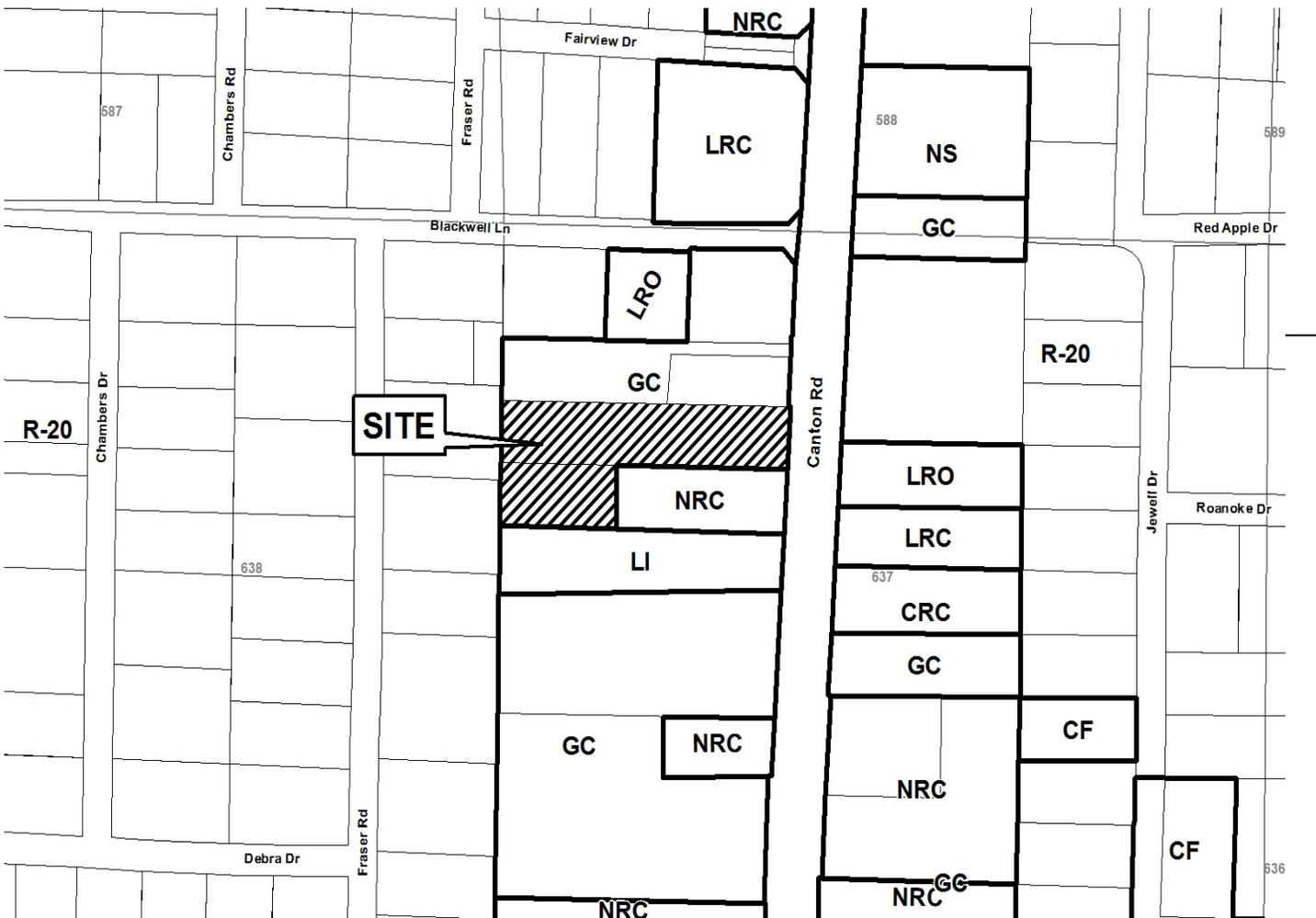
DISTRICT: 16

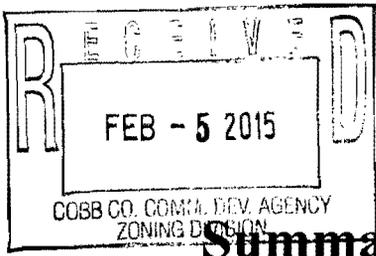
LAND LOT(S): 637

PARCEL(S): 7,60

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application No. Z-32

April 2015

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): Specialized Contractors
- b) Proposed building architecture: As-built
- c) Proposed hours/days of operation: Monday-Saturday from 7:00 a.m. until 7:00 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 presently zoned GC but lost its non-conforming "grandfathered" exemption through a non-use over a statutory period of time. It is bounded on the north by property zoned and utilized for GC and on the south by properties utilized for LI & NRC and is located in an area denominated as a Neighborhood Activity Center ("NAC") under Cobb County's Future Land Use Map.

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

Not Applicable

APPLICANT: John Hillis

PETITION NO: Z-33

PHONE#: (404) 285-1124 **EMAIL:** amanda@woodruffai.com

HEARING DATE (PC): 04-07-15

REPRESENTATIVE: Amanda Woodruff

HEARING DATE (BOC): 04-21-15

PHONE#: (404) 285-1124 **EMAIL:** amanda@woodruffai.com

PRESENT ZONING: R-15,GC,CRC

TITLEHOLDER: Hillis Enterprises, LLC

PROPOSED ZONING: CRC

PROPERTY LOCATION: East side of Canton Road, north side of

Powell Wright Road

PROPOSED USE: Commercial and

(2218 Canton Road)

Contractor

ACCESS TO PROPERTY: Powell Wright Road

SIZE OF TRACT: 6.19 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 708,709

PARCEL(S): 2,2,46,47,48

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



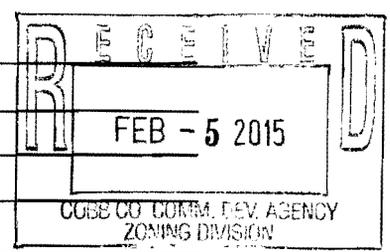


Application #: E-33
PC Hearing Date: 4-7-15
BOC Hearing Date: 4-21-15

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): _____
- 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

.....
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: Amanda Woodruff Date: 12/3/2014
Applicant name (printed): Amanda Woodruff

Z-34
(2015)

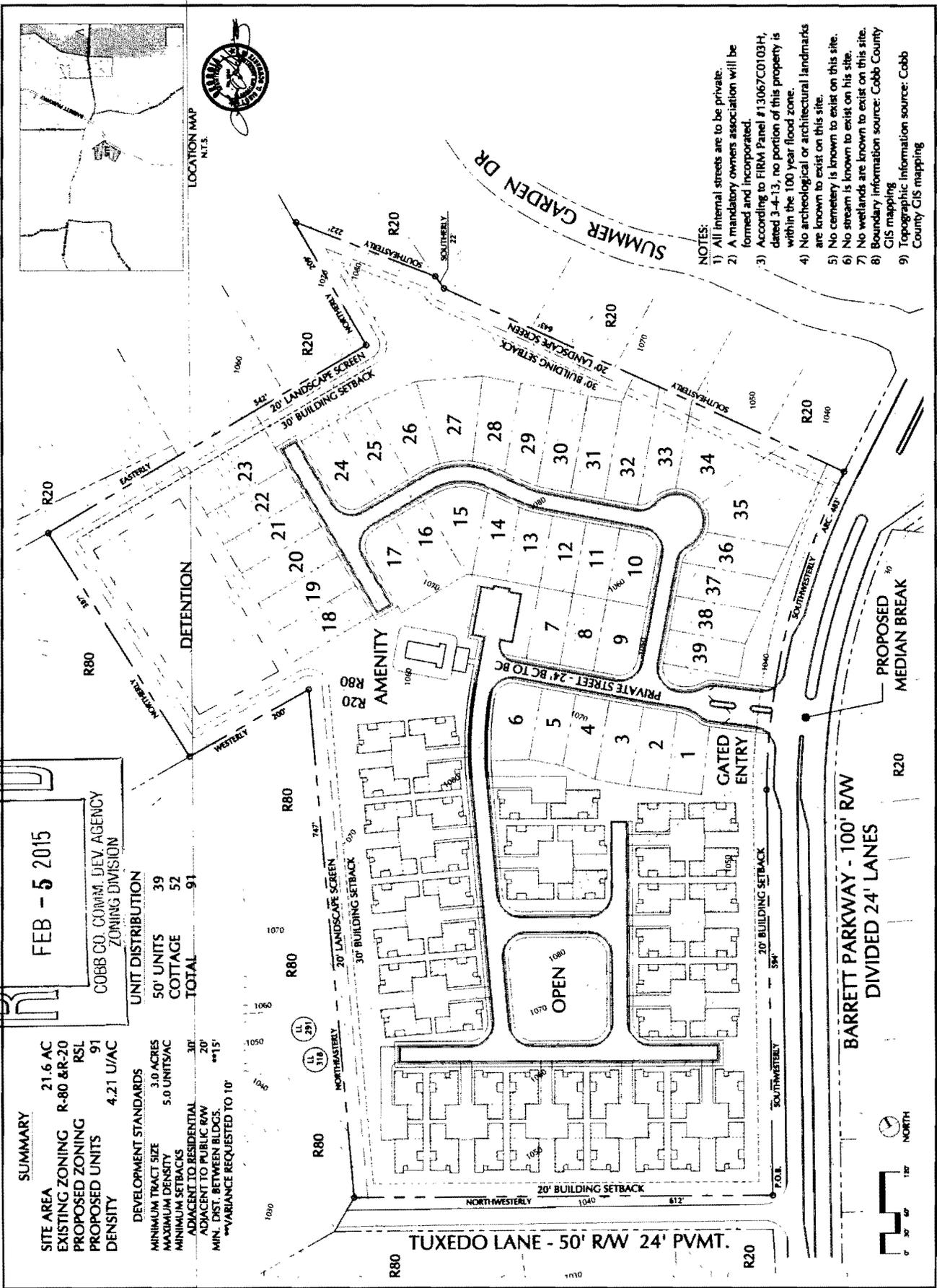
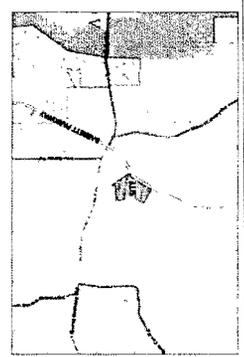


NO.	DATE	REVISIONS

THOMAS HOMES & COMMUNITIES
 COBB COUNTY, GEORGIA - LAND LOTS 291 & 318, 20th DISTRICT, 2nd SECTION
 MARIETTA, GEORGIA

DATE	2/4/15
JOB NO.	15003
DRAWN BY	TS
CHECKED BY	TS
SCALE	1"=40'
SHEET	Z-1
	1 of 1

- NOTES:
- 1) All internal streets are to be private.
 - 2) A mandatory owners association will be formed and incorporated.
 - 3) According to FIRM Panel # 13067C0103H, dated 3-4-13, no portion of this property is within the 100 year flood zone.
 - 4) No archeological or architectural landmarks are known to exist on this site.
 - 5) No cemetery is known to exist on this site.
 - 6) No stream is known to exist on this site.
 - 7) No wetlands are known to exist on this site.
 - 8) Boundary information source: Cobb County GIS mapping
 - 9) Topographic information source: Cobb County GIS mapping



RECEIVED
 FEB - 5 2015
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

SUMMARY

SITE AREA	21.6 AC
EXISTING ZONING	R-80 & R-20
PROPOSED ZONING	RSL
PROPOSED UNITS	91
DENSITY	4.21 U/AC

UNIT DISTRIBUTION

50' UNITS	39
COTTAGE	52
TOTAL	91

DEVELOPMENT STANDARDS

MINIMUM TRACT SIZE	3.0 ACRES
MAXIMUM DENSITY	5.0 UNITS/AC
MINIMUM SETBACKS	30'
ADJACENT TO RESIDENTIAL	20'
ADJACENT TO PUBLIC ROW	**15'
MIN. DIST. BETWEEN BLDGS.	**15'
VARIANCE REQUESTED TO 10'	



BARRETT PARKWAY - 100' RW
 DIVIDED 24' LANES

TUXEDO LANE - 50' RW 24' PVMT.

APPLICANT: Thomas Homes & Communities, LLC

PHONE#: (678) 898-3000 **EMAIL:** tgcroger@bellsouth.net

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER: Sue B. McDonald, Barry G. Abernathy and
Deborah S. Abernathy

PROPERTY LOCATION: Northwest side of Ernest Barrett Parkway,
South of Burnt Hickory Road, and on the north side of Tuxedo Lane
(2952 Ernest Barrett Parkway)

ACCESS TO PROPERTY: Ernest Barrett Parkway

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-34

HEARING DATE (PC): 04-07-15

HEARING DATE (BOC): 04-21-15

PRESENT ZONING: R-80,R-20

PROPOSED ZONING: RSL

PROPOSED USE: Residential Senior Living
(Nonsupportive)

SIZE OF TRACT: 21.6 acres

DISTRICT: 20

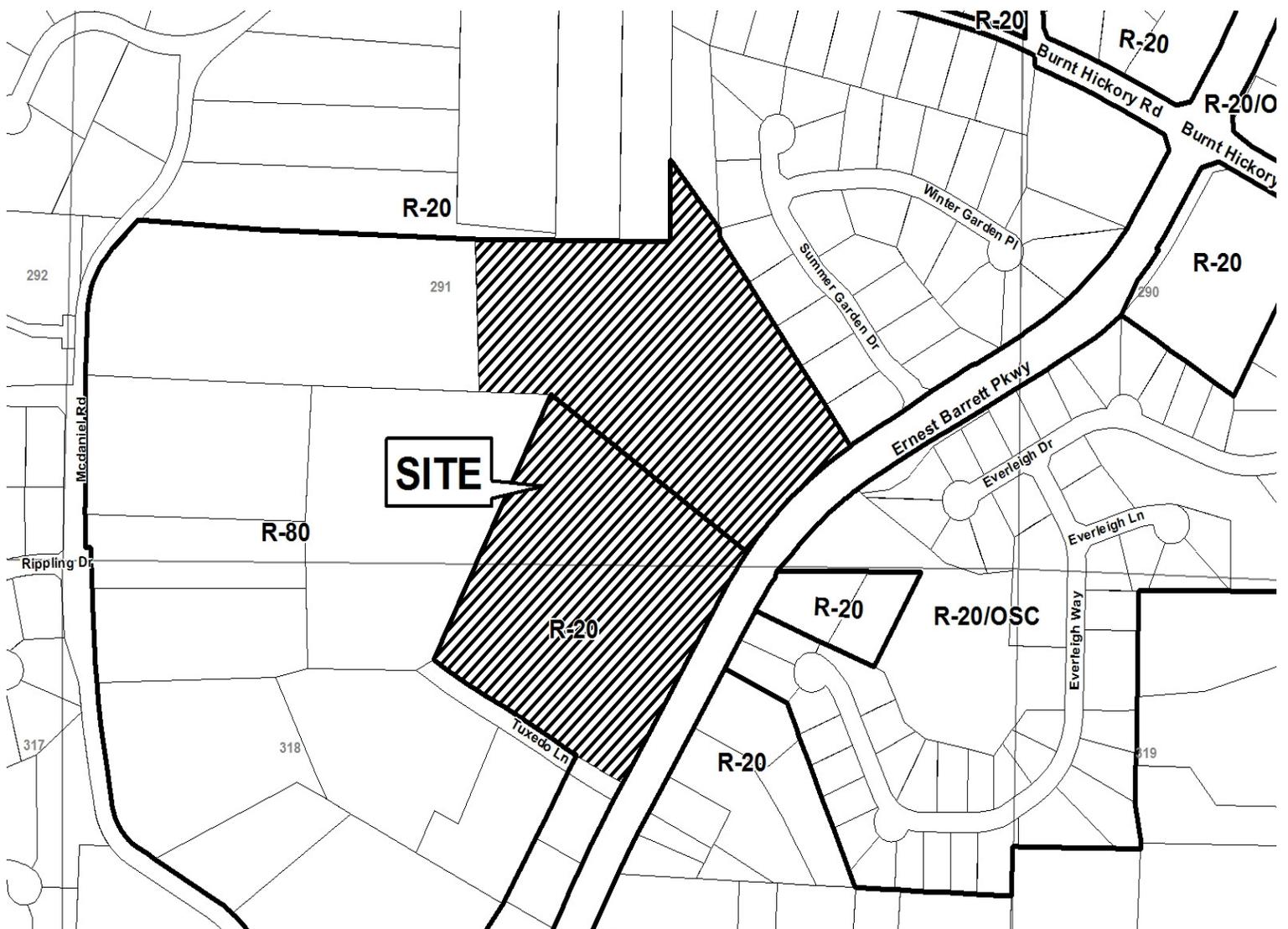
LAND LOT(S): 291,318

PARCEL(S): 29,7

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT



Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Minimum 1,800 square feet, and greater
b) Proposed building architecture: English Cottage/Craftsman
c) Proposed selling prices(s): \$329,000, and greater
d) List all requested variances: Waiver of distance between structures
from 15 feet to 10 feet.

.....
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)

.....
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.

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

APPLICANT: Pinnacle Homes of the South, LLC

PHONE#: _____ **EMAIL:** _____

REPRESENTATIVE: John H. Moore

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

TITLEHOLDER: Morris Property Enterprises, LLC

PROPERTY LOCATION: Southwest side of Old Stilesboro Road,

west of Cheatham Road

(6375 Old Stilesboro Road)

ACCESS TO PROPERTY: Old Stilesboro Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-35

HEARING DATE (PC): 04-07-15

HEARING DATE (BOC): 04-21-15

PRESENT ZONING: R-30

PROPOSED ZONING: R-20/OSC

PROPOSED USE: Single-family Subdivision

SIZE OF TRACT: 22.95 acres

DISTRICT: 20

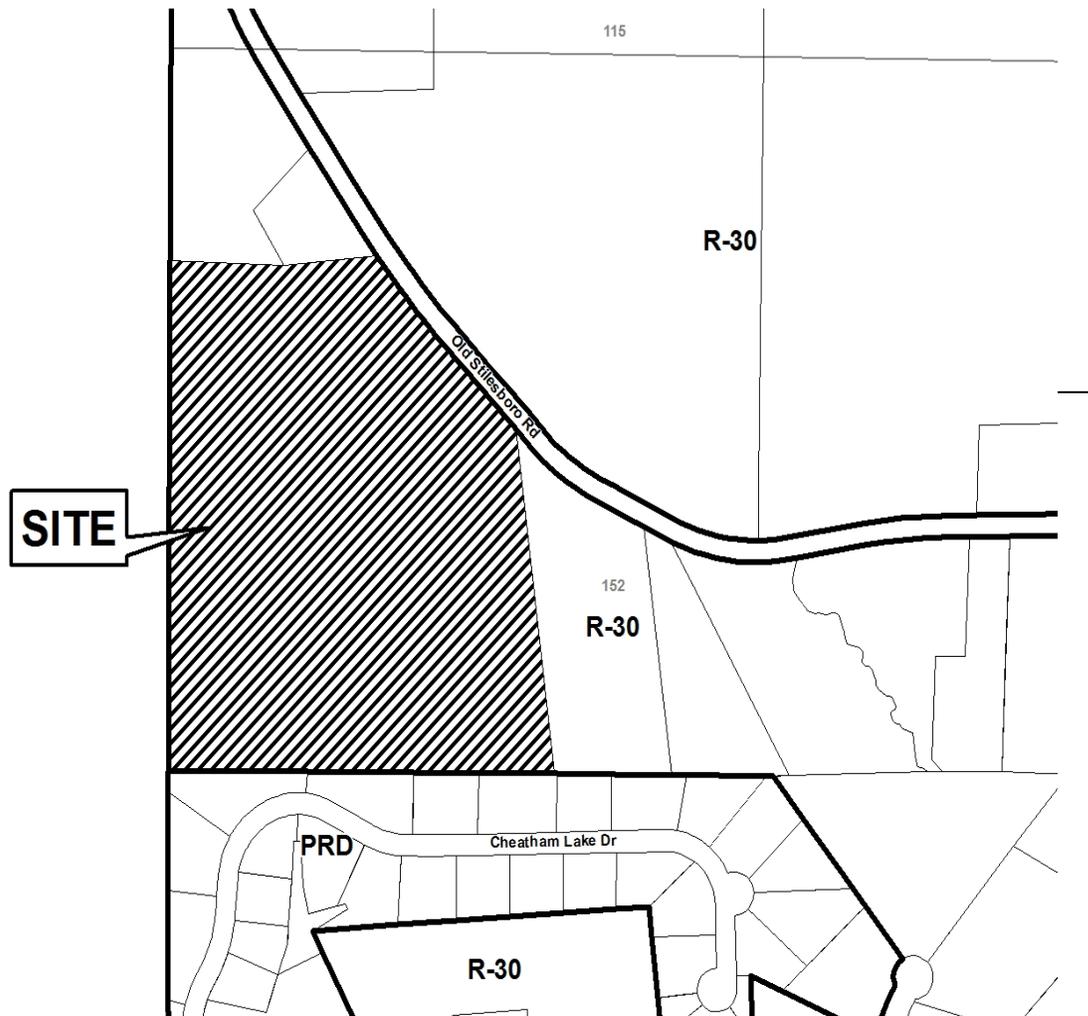
LAND LOT(S): 152

PARCEL(S): 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

Acworth H



April

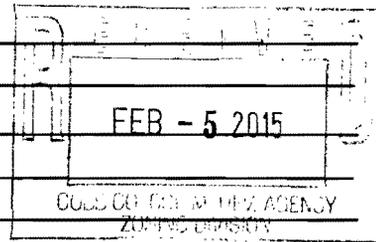
Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Minimum 2,700 square feet, and greater
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): \$400,000, 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)

.....
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.

*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.

Z-36
(2015)

517 Cemetery Street
P.O. Box 1508
Grafton, Georgia 30324-1508
(770) 449-1088 Fax
G-B ENGINEERING, INC

2400 HURT ROAD

REZONING PLAN

601CO & BOLET, P.C.

2021 North Dault Mill Road, N.E.



NO.	DESCRIPTION	DATE
1	REVISIONS	2/5/2015
1	DATE	2/5/2015
1	SCALE	1"=10'
1	PROJECT	REZONING
1	DRAWING NO.	15-001-B2-1
1	PROJECT NO.	15-001-B2-1
1	PROJECT NAME	601CO & BOLET, P.C.
1	PROJECT ADDRESS	2021 North Dault Mill Road, N.E.
1	PROJECT CITY	GRAFTON, GA
1	PROJECT COUNTY	CLATSOP COUNTY, GA



BUILDING AREA = 2,000 SQ.FT.
PARKING REQD: 10 SPACES
(2000 / 200 SQ.FT./ SPACE)
PARKING PROVIDED = 10 SPACES

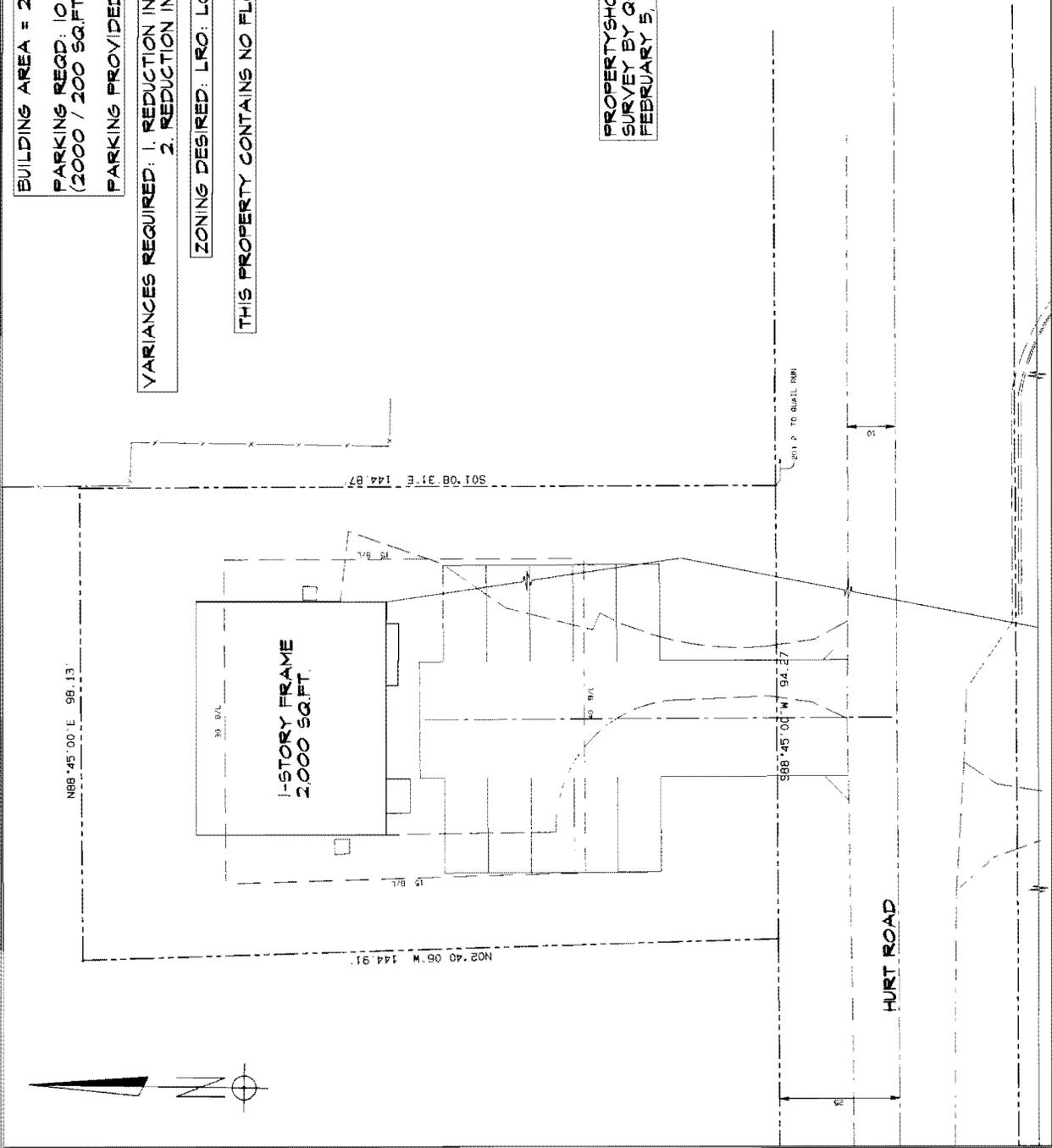
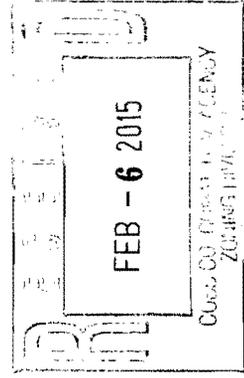
AREA = 13936 SQ.FT.
0.3199 ACRES

VARIANCES REQUIRED: 1. REDUCTION IN REAR SETBACKLINE TO 22 FEET
2. REDUCTION IN LOT SIZE.

ZONING DESIRED: LRO: LOW-RISE OFFICE DISTRICT

THIS PROPERTY CONTAINS NO FLOODPLAIN OR WETLANDS

PROPERTY SHOWN HEREON DENOTES BOUNDARY SURVEY BY G-B ENGINEERING, INC. PREPARED FEBRUARY 5, 2015.



APPLICANT: Herlinda M. Botello

PETITION NO: Z-36

PHONE#: (770) 881-3616 EMAIL: lindamar@botello.us

HEARING DATE (PC): 04-07-15

REPRESENTATIVE: Albert J. Bolet, III

HEARING DATE (BOC): 04-21-15

PHONE#: (404) 320-3456 EMAIL: gb@goicobolet.com

PRESENT ZONING: GC

TITLEHOLDER: Herlinda M. Botello

PROPOSED ZONING: LRO

PROPERTY LOCATION: North side of Hurt Road, east of Powder

Springs Road

PROPOSED USE: Office

(2400 Hurt Road)

ACCESS TO PROPERTY: Hurt Road

SIZE OF TRACT: 0.3199 ac

DISTRICT: 19

PHYSICAL CHARACTERISTICS TO SITE: _____

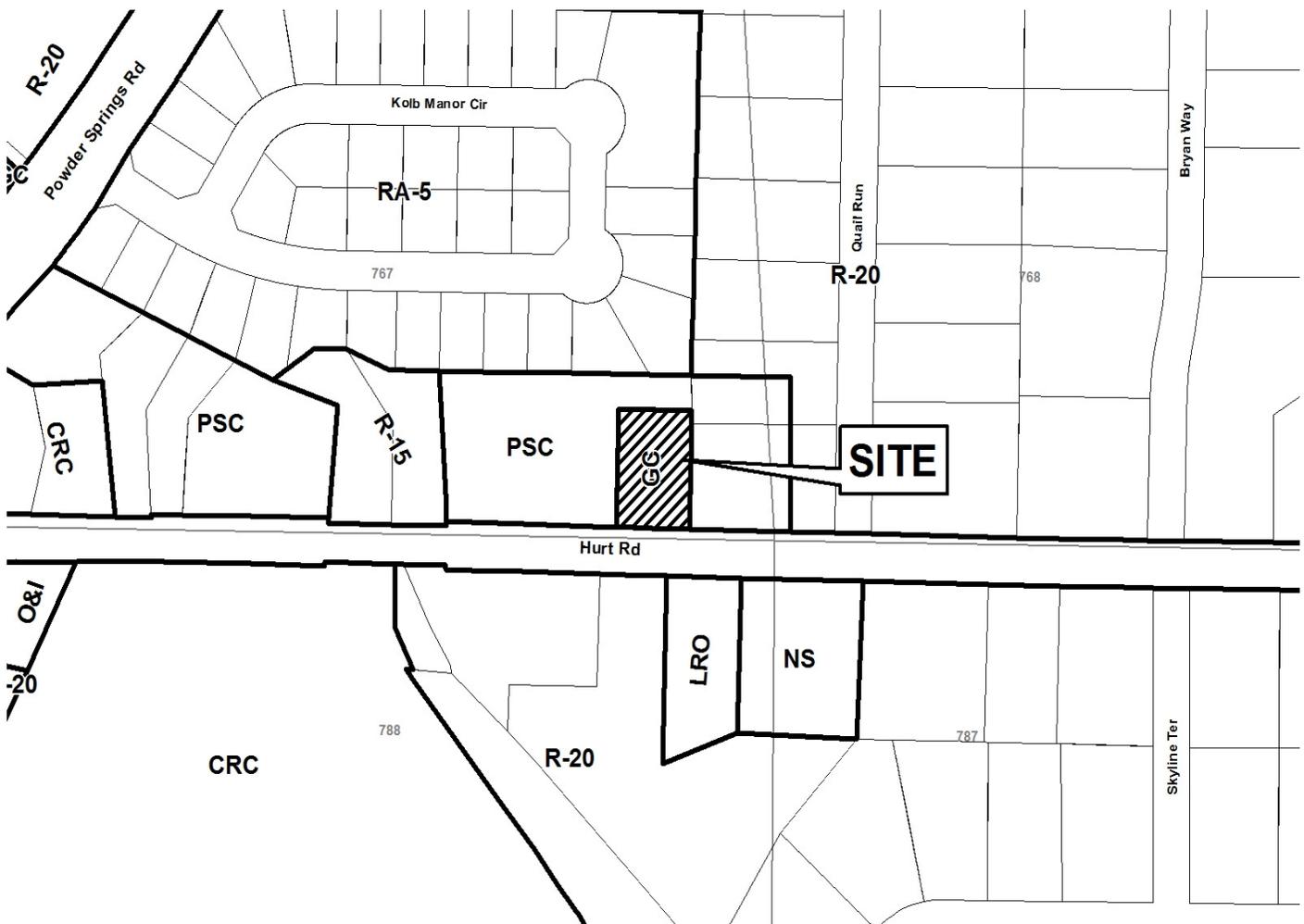
LAND LOT(S): 767

PARCEL(S): 34

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



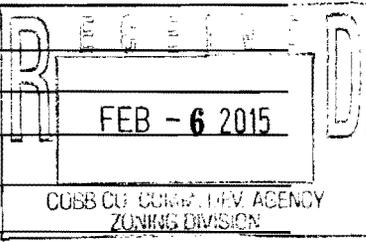
Application No. Z-36

April 2015

Summary of Intent for Rezoning

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

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



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

a) Proposed use(s): office

b) Proposed building architecture: existing structure

c) Proposed hours/days of operation: 7:00 a.m. to 7:00 p.m.

d) List all requested variances: 1. Variance reduction in rear setbackline to 22 feet
2. Reduction in lot size

.....
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

APPLICANT: Venture Homes, Inc.

PETITION NO: Z-37

PHONE#: (770) 955-8300 EMAIL: bobw@venturehomes.com

HEARING DATE (PC): 04-07-15

REPRESENTATIVE: Robert C. White

HEARING DATE (BOC): 04-21-15

PHONE#: (770) 955-8300 EMAIL: bobw@venturehomes.com

PRESENT ZONING: O&I, RM-12

TITLEHOLDER: Austell Investments, Inc.

PROPOSED ZONING: RM-12

PROPERTY LOCATION: Northwest side of Austell Road, north of
Cunningham Road

PROPOSED USE: Attached Residential
Subdivision

(1850 Austell Road)

ACCESS TO PROPERTY: Austell Road

SIZE OF TRACT: 4.15 acres

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: _____

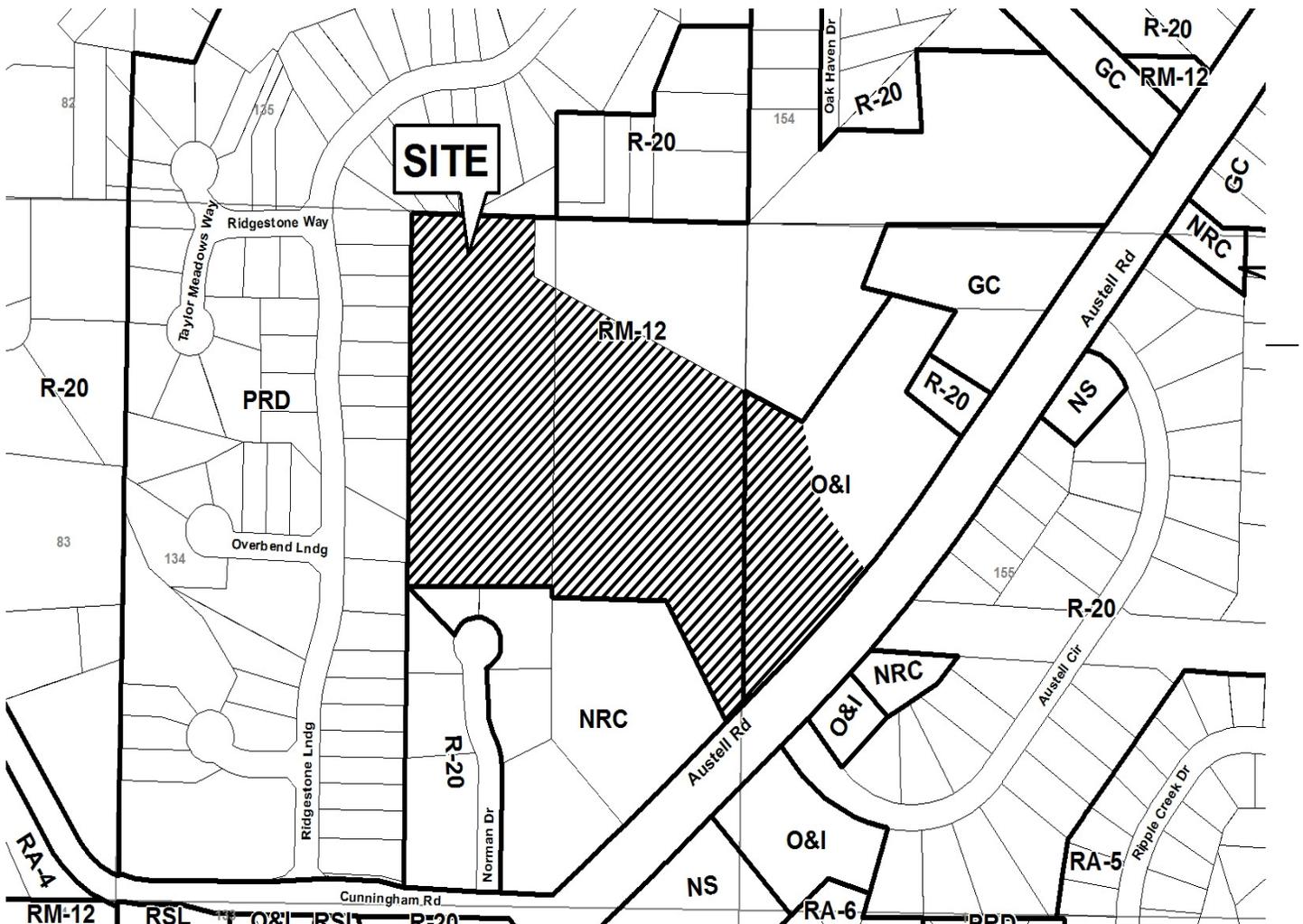
LAND LOT(S): 134,155

PARCEL(S): 13,14,1

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

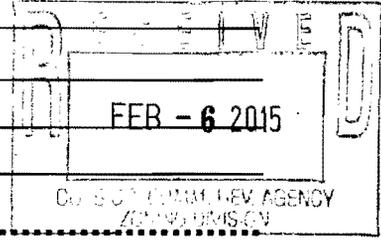


April 2015

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1,600 sq. ft. minimum
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): \$170,000
- d) List all requested variances: _____



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

N/A

- 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)

N/A

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
 (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

N/A

*** LEGEND ***

- | | |
|--------------------------|---------------------------|
| IP IRON PIN FOUND | POB POINT OF BEGINNING |
| IPS IRON PIN SET | LLL LAND LOT LINE |
| OTP OPEN TOP PIPE FOUND | MH MAN HOLE |
| OTPM OPEN TOP PIPE FOUND | SSL SANITARY SEWER LINE |
| RB REINFORCING BAR FOUND | CS CATCH BASIN |
| RBS REINFORCING BAR SET | JB JUNCTION BOX |
| MAG MAGNETIC READING SP | DI DRAINAGE INLET |
| AI ANGLE IRON FOUND | YI YARD INLET |
| CP CALCULATED POINT | HW HEAD WALL |
| -X-X FENCE | PP POWER POLE |
| CLF CHAIN LINK FENCE | PWL POWER LINE |
| WDF WOOD FENCE | SSE SANITARY SEWER ESMT |
| WFF WIRE FENCE | DE DRAINAGE EASEMENT |
| FC FENCE CORNER | UE UTILITY EASEMENT |
| BL BUILDING LINE | AE ACCESS EASEMENT |
| R/W RIGHT-OF-WAY | TOB TOP OF BANK |
| PL PROPERTY LINE | CMF CORRUGATED METAL PIPE |
| PC PROPERTY CORNER | RCP REINFORCED CONC PIPE |
| CL CENTER LINE | APP AS PER PLAT |
| CPT CARPORT | APD AS PER DEED |
| BR BRICK | APR AS PER RECORD |
| FR FRAME | APF AS PER FIELD |
| MO WOOD | BC BACK OF CURB |
| P PLAT | EP EDGE OF PAVEMENT |
| D DEED | EPB ELECTRIC POWER BOX |
| R RECORD | EM GAS METER |
| F FIELD | WM WATER METER |
| N NBORS | OH OVERHANG |
| | OJ OWNERSHIP UNCLEAR |

**Z-38
(2015)**

SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.

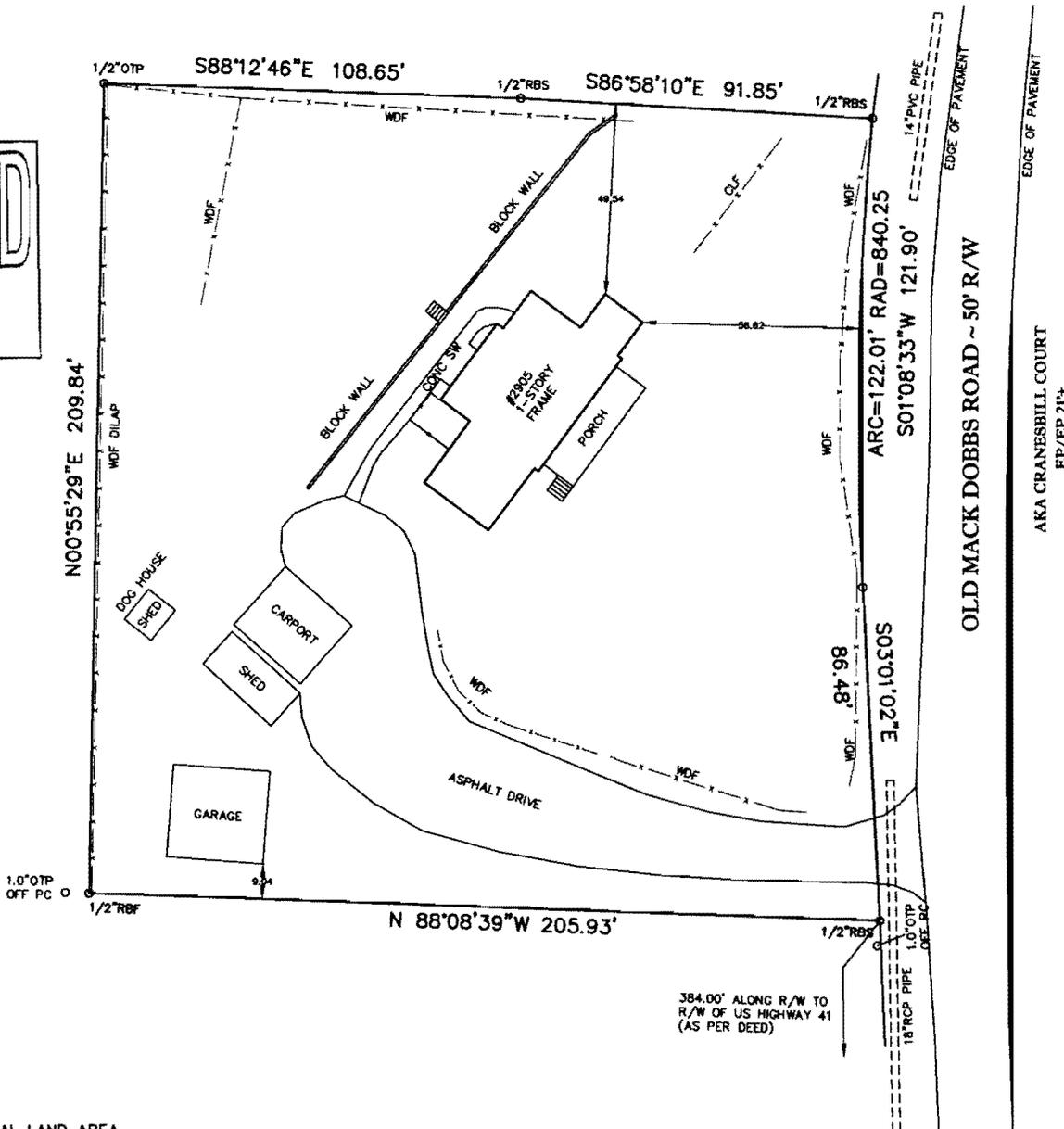
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.

5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

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

RECEIVED
FEB - 6 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



TOTAL LAND AREA
41997.28 SF / 0.96 AC

LOT	BLOCK
SUBDIVISION	UNIT
LAND LOT 141	20TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA	DB.15170/P.G.4461
FIELD WORK DATE FEB 6, 2015	PRINTED/SIGNED FEB 6, 2015
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 11" x 17"

PLAT PREPARED FOR:
AURIANA PARK

PROPERTY ADDRESS:
2905 CRANESBILL COURT
KENNESAW, GA 30144



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A TOP CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

COORD #20150180
DWG #20150180

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

70 LENOX POINTE
ATLANTA, GA 30324
FAX 404-801-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

APPLICANT: Auriana Park

PHONE#: (404) 936-0294 EMAIL: y4yesrealty@gmail.com

REPRESENTATIVE: Auriana Park

PHONE#: (404) 936-0294 EMAIL: y4yesrealty@gmail.com

TITLEHOLDER: Auriana Park

PROPERTY LOCATION: West side of Old Mack Dobbs Road,
south of Cobb Parkway
(2905 Old Mack Dobbs Road)

ACCESS TO PROPERTY: Old Mack Dobbs Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-38

HEARING DATE (PC): 04-07-15

HEARING DATE (BOC): 04-21-15

PRESENT ZONING: TS, R-20

PROPOSED ZONING: R-20

PROPOSED USE: Single-family House

SIZE OF TRACT: 0.96 acres

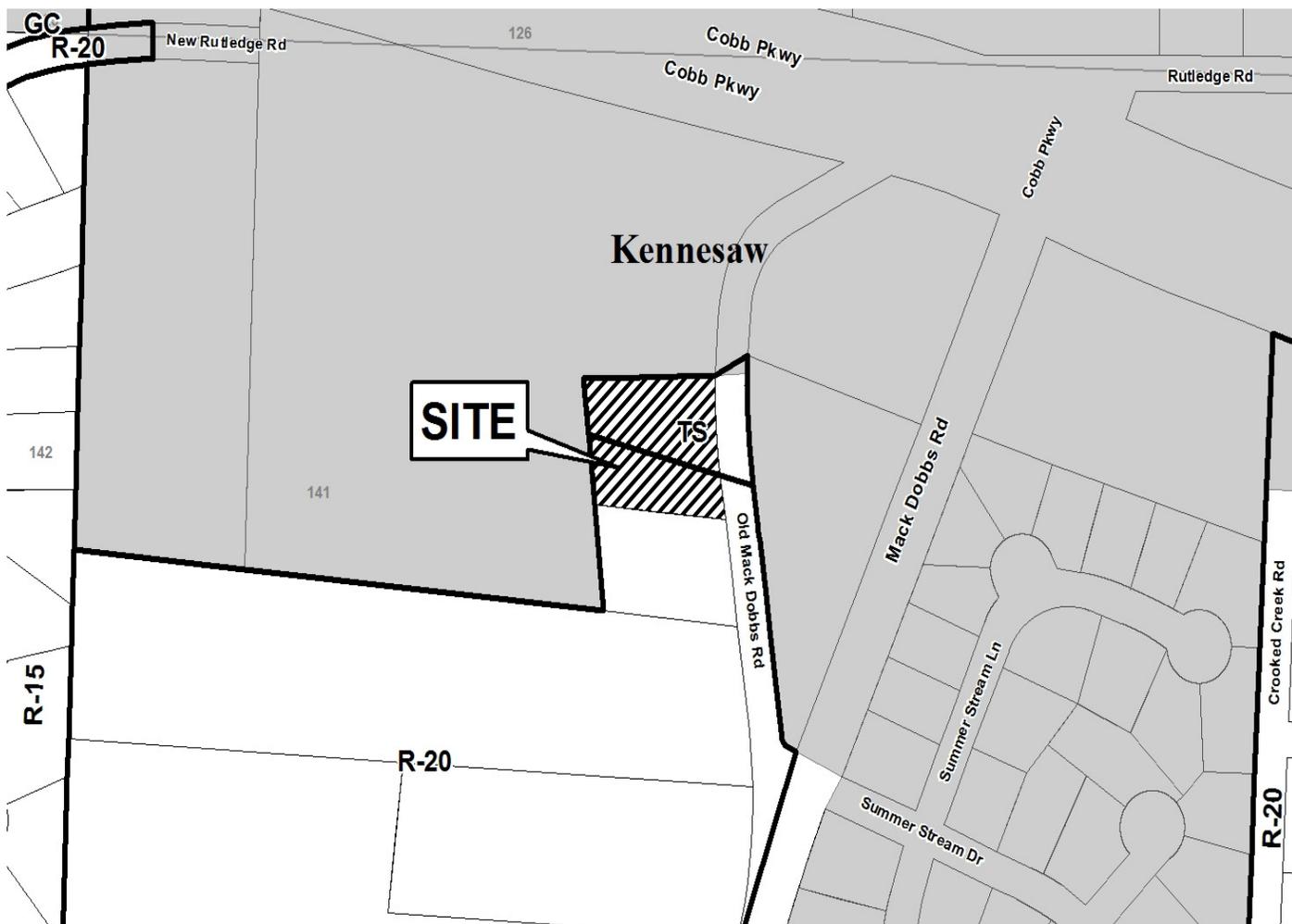
DISTRICT: 20

LAND LOT(S): 141

PARCEL(S): 6

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

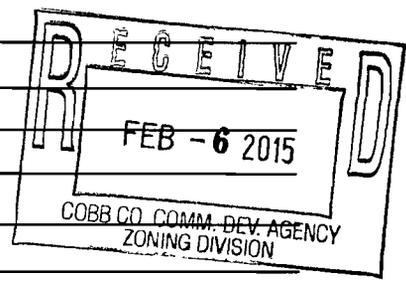


April 2015

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1650
- b) Proposed building architecture: residence
- c) Proposed selling prices(s): \$185,000
- 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)

The homeowner does not have intentions at this time to expand the current footprint or existing not expanded. I just want to meet current codes and conditions.

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).

APPLICANT: Pulte Home Corporation

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

REPRESENTATIVE: James A. Balli

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

TITLEHOLDER: Cash Family Limited Partnership

PETITION NO: Z-39

HEARING DATE (PC): 04-07-15

HEARING DATE (BOC): 04-21-15

PRESENT ZONING: LI

PROPOSED ZONING: RA-6

PROPERTY LOCATION: Northeast side of South Cobb Drive,

west side of Oakdale Road, north side of Wright Road

(4680 & 4719 South Cobb Drive, 4696 Oakdale Road)

PROPOSED USE: Attached Residential

Subdivision

ACCESS TO PROPERTY: Oakdale Road

SIZE OF TRACT: 5.161 acres

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: _____

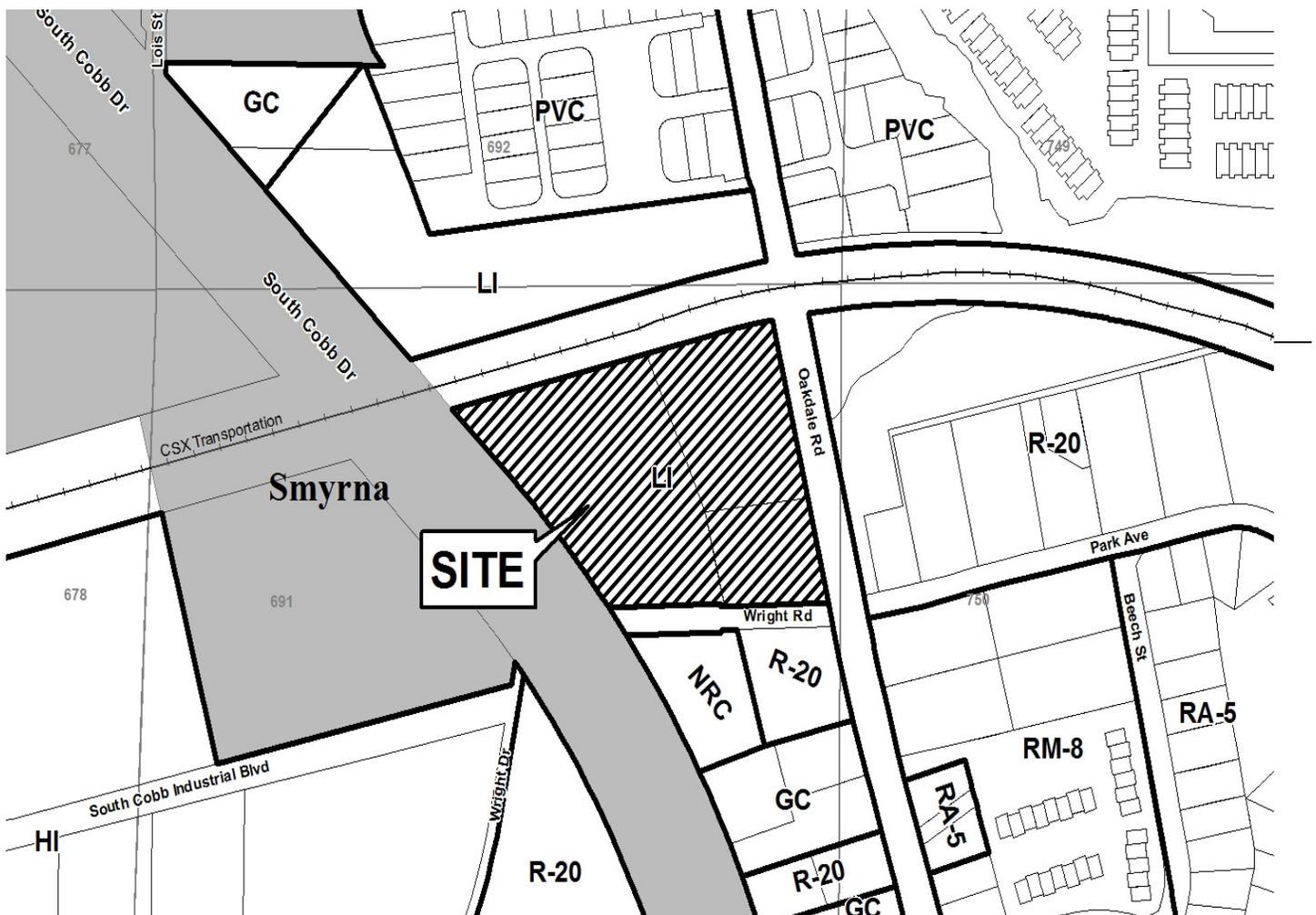
LAND LOT(S): 691

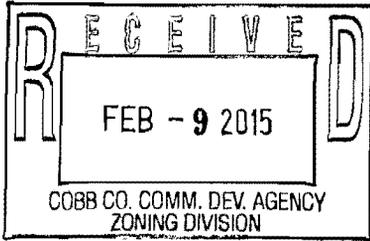
PARCEL(S): 1,2,27

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-39

April 2015

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2,500 Square Feet and up
- b) Proposed building architecture: Traditional three sided brick
- c) Proposed selling prices(s): \$300,000 and up
- d) List all requested variances: Site plan specific (see plan).

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

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

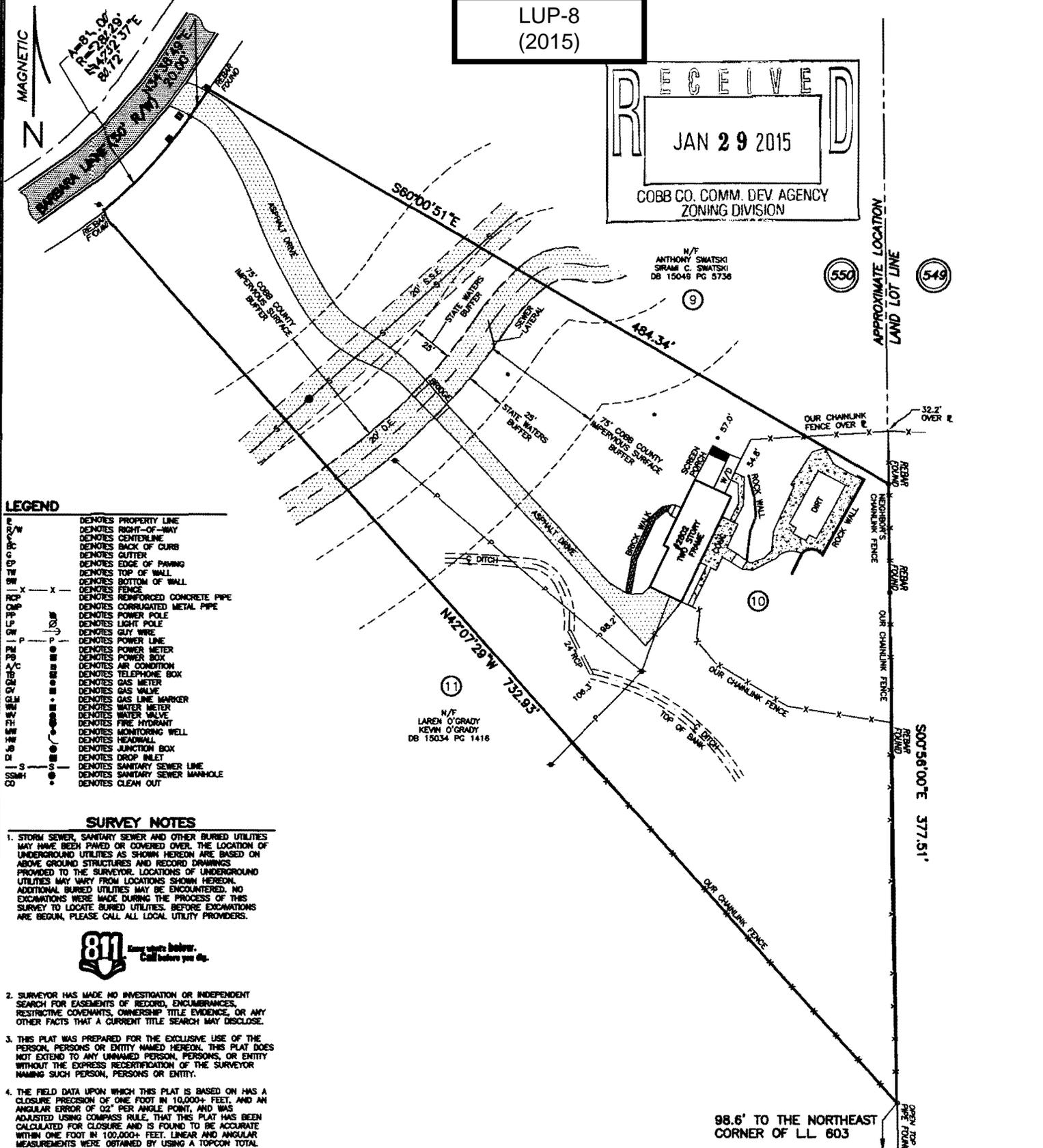
.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

.....
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.

LUP-8
(2015)

RECEIVED
JAN 29 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



LEGEND

—	DENOTES PROPERTY LINE
- - -	DENOTES RIGHT-OF-WAY
—+—	DENOTES CENTERLINE
- - -	DENOTES BACK OF CURB
- - -	DENOTES GUTTER
- - -	DENOTES EDGE OF PAVING
- - -	DENOTES TOP OF WALL
- - -	DENOTES BOTTOM OF WALL
- - -	DENOTES FENCE
- - -	DENOTES REINFORCED CONCRETE PIPE
- - -	DENOTES CORRUGATED METAL PIPE
- - -	DENOTES POWER POLE
- - -	DENOTES LIGHT POLE
- - -	DENOTES GUY WIRE
- - -	DENOTES POWER LINE
- - -	DENOTES POWER METER
- - -	DENOTES POWER BOX
- - -	DENOTES AIR CONDITION
- - -	DENOTES TELEPHONE BOX
- - -	DENOTES GAS METER
- - -	DENOTES GAS VALVE
- - -	DENOTES GAS LINE MARKER
- - -	DENOTES WATER METER
- - -	DENOTES WATER VALVE
- - -	DENOTES FIRE HYDRANT
- - -	DENOTES MONITORING WELL
- - -	DENOTES HEADWALL
- - -	DENOTES JUNCTION BOX
- - -	DENOTES SANITARY SEWER LINE
- - -	DENOTES SANITARY SEWER MANHOLE
- - -	DENOTES CLEAN OUT

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED ON HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THAT THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THIS PLAT IS NOT INTENDED FOR RECORDING.
8. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.
9. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.



REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF PATRICK COOK AND KATHERINE COOK DEED BOOK 14983 PAGE 1808 COBB COUNTY, GEORGIA RECORDS



McLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3363
Certificate of Authorization #LSF000732

This property is located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.
Zone "A"
In my opinion this plat is a correct representation of the land platted.



Michael R. Nokes
Georgia RLS #2846
Member SANSOG
JOB#238448

TOTAL AREA = 2.634± ACRES
OR 114,750± SQ.FT.

2802 BARBARA LANE
MARIETTA, GEORGIA

SURVEY FOR
PATRICK COOK

LOT 10
BARBARA ESTATES
EXTENSION NO. ONE

LAND LOT 550
DISTRICT 16TH. 2ND SECTION
COBB COUNTY
GEORGIA

PLAT PREPARED: 1-27-15
FIELD: 1-20-15 SCALE: 1"=40'

No.	Revision	Date

APPLICANT: Patrick Cook

PETITION NO: LUP-8

PHONE#: (678) 558-9533 **EMAIL:** citizenssquaremusic@yahoo.com

HEARING DATE (PC): 04-07-15

REPRESENTATIVE: Patrick Cook

HEARING DATE (BOC): 04-21-15

PHONE#: (678) 558-9533 **EMAIL:** citizenssquaremusic@yahoo.com

PRESENT ZONING: R-20

TITLEHOLDER: Patrick Cook and Katherine Cook

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: Southeast side of Barbara Lane, east of
Timbermill Drive

PROPOSED USE: Small Arms Reloading

(2802 Barbara Lane)

ACCESS TO PROPERTY: Barbara Lane

SIZE OF TRACT: 2.634 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

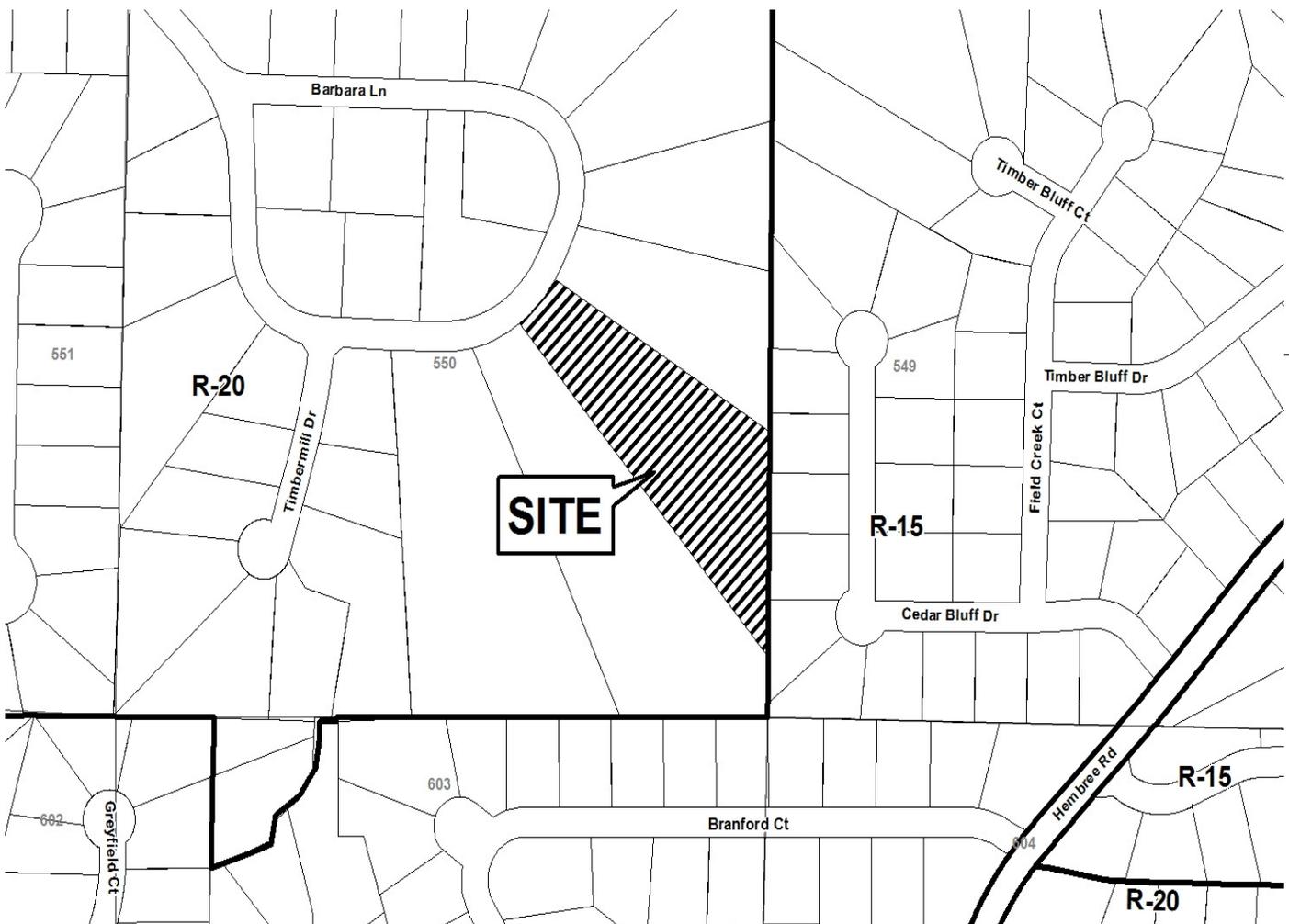
LAND LOT(S): 550

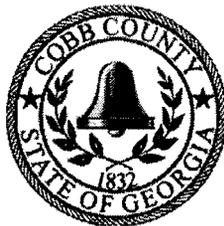
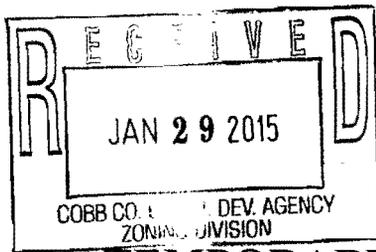
PARCEL(S): 27

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-8
PC Hearing Date: 4-7-15
BOC Hearing Date: 4-21-15

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

1. Type of business, or request? SMALL ARMS AMMUNITION MANUF. / RELOADING
2. Number of employees? 0
3. Days of operation? SUNDAY
4. Hours of operation? 8AM - 5PM
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 0
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): N/A -
NO CLIENTS, CUSTOMERS AND/OR EMPLOYEES ON PROPERTY
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.): N/A - 0
9. Deliveries? No _____ ; Yes (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
ONE PER WEEK VIA UPS / FEDEX
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: Patrick D. Cook Date: 1/28/15

Applicant name (printed): PATRICK D. COOK

APPLICANT: Maria Claudia Ortega

PETITION NO: LUP-9

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

HEARING DATE (PC): 04-07-15

REPRESENTATIVE: Maria Claudia Ortega

HEARING DATE (BOC): 04-21-15

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

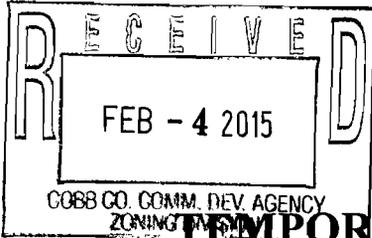
PARCEL(S): 28,47

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-9
PC Hearing Date: 4-7-15
BOC Hearing Date: 4-21-15

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? 1
3. Days of operation? Monday - Friday
4. Hours of operation? 7:am - 6pm
5. Number of clients, customers, or sales persons coming to the house per day? 10-12 ; Per week? 10-12
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

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): Tools

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: 1-31-2015
Applicant name (printed): Maria Claudia Ortega