PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: June 2, 2015

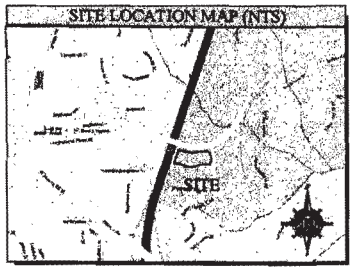
Board of Commissioners Hearing Date: June 16, 2015

Due Date: May 1, 2015

Date Distributed/Mailed Out: April 17, 2015

Cobb County…Expect the Best!

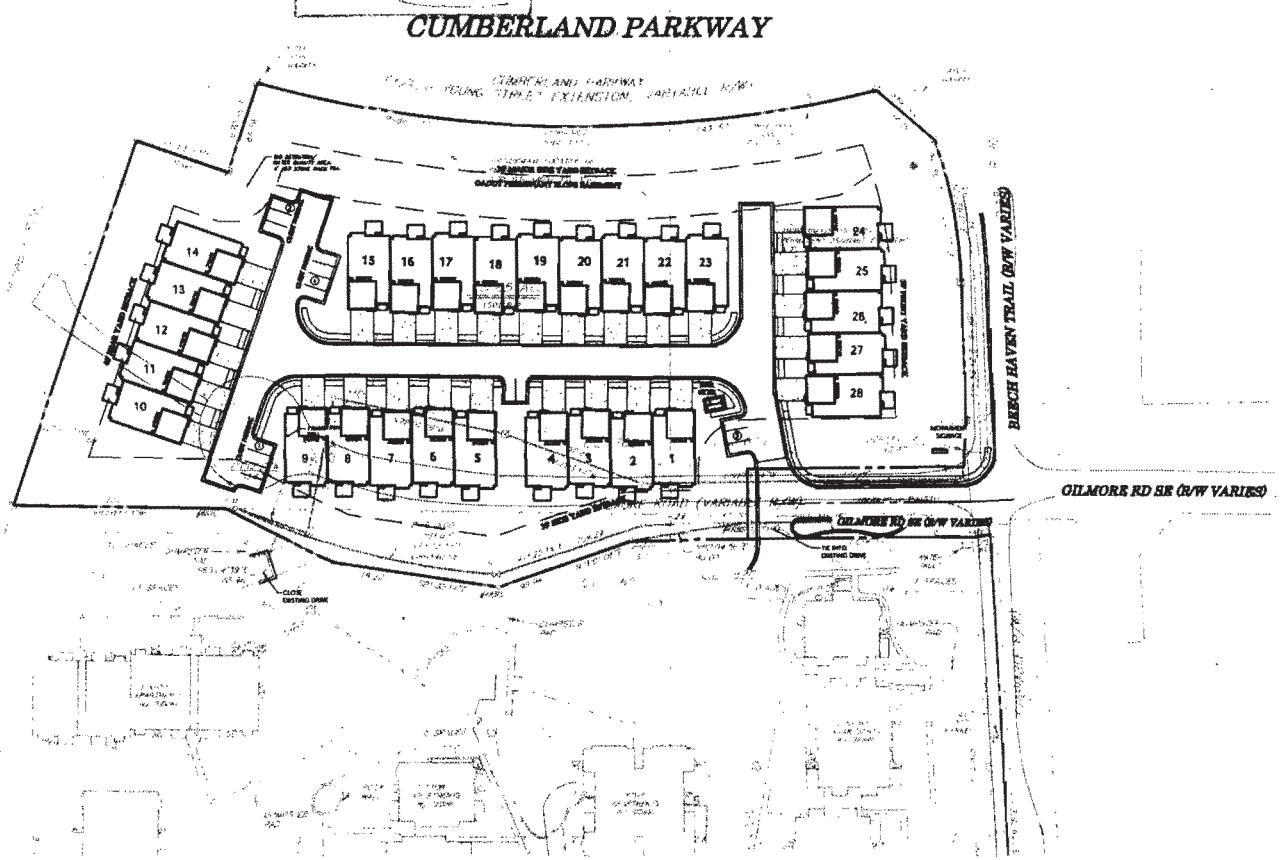
SITE LOCATION MAP (NTS)



MAR 24 2015

SITE DATA

TOTAL SITE AREA	+/- 4.16 ACRES
ZONING	
ZONING JURISDICTION	COBB COUNTY
UTILITIES JURISDICTION	COBB COUNTY
PROPOSED ZONING	RM-8
DATA SUMMARY	
TOTAL RESIDENTIAL UNITS	28 UNITS
TOTAL DENSITY	6.73 UNITS/AC.
SETBACK SUMMARY	
MAXIMUM LOT COVERAGE	25%
FRONT YARD SETBACK	50 FT
SIDEYARD SETBACK (MAJOR)	35 FT
REAR YARD SETBACK	40 FT
MAXIMUM HEIGHT	35 FT



CONCEPT PACKAGE BASED ON COBB GIS AND SURVEY DATA BY OTHERS

24 HOUR CONTACT:
GAREN SMITH @ 678-245-5208

CUMBERLAND AT BEECH HAVEN TRAIL

A Master Planned Residential Community

Pulte Homes
2475 Northwinds Parkway
Suite 600
Alpharetta, Georgia 30009
PHONE: 678-245-5208 FAX: 678-245-5208

LAND LOTS 750, 751, 752, 753
17TH DISTRICT

"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
330 RESEARCH COURT ■ NORCROSS, GEORGIA 30092 ■ (770)449-7341 ■ FAX (770)449-3996 ■ WWW.PECATL.COM

REVISION

NO.	DATE	BY	DESCR

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SHEET TITLE
MASTER SITE PLAN

0 20 40 80 120

SCALE: 1" = 40'
DATE: 3-23-20152
PROJECT: 14139.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

GEORGIA REGISTERED LANDSCAPE ARCHITECT

GBWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 00000000 EXP. 6/30/2015

S1

SHEET

Z-49
(2015)

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: JH Holdings, Inc.

PROPERTY LOCATION: Northwest intersection of Gilmore Road and Beech Haven Trail, south side of Cumberland Parkway, east side of I-285.

ACCESS TO PROPERTY: Gilmore Road

PHYSICAL CHARACTERISTICS TO SITE:

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-49

HEARING DATE (PC): 06-02-15

HEARING DATE (BOC): 06-16-15

PRESENT ZONING: O&I,RM-12

PROPOSED ZONING: RM-8

PROPOSED USE: Attached Residential

SIZE OF TRACT: 4.16 acres

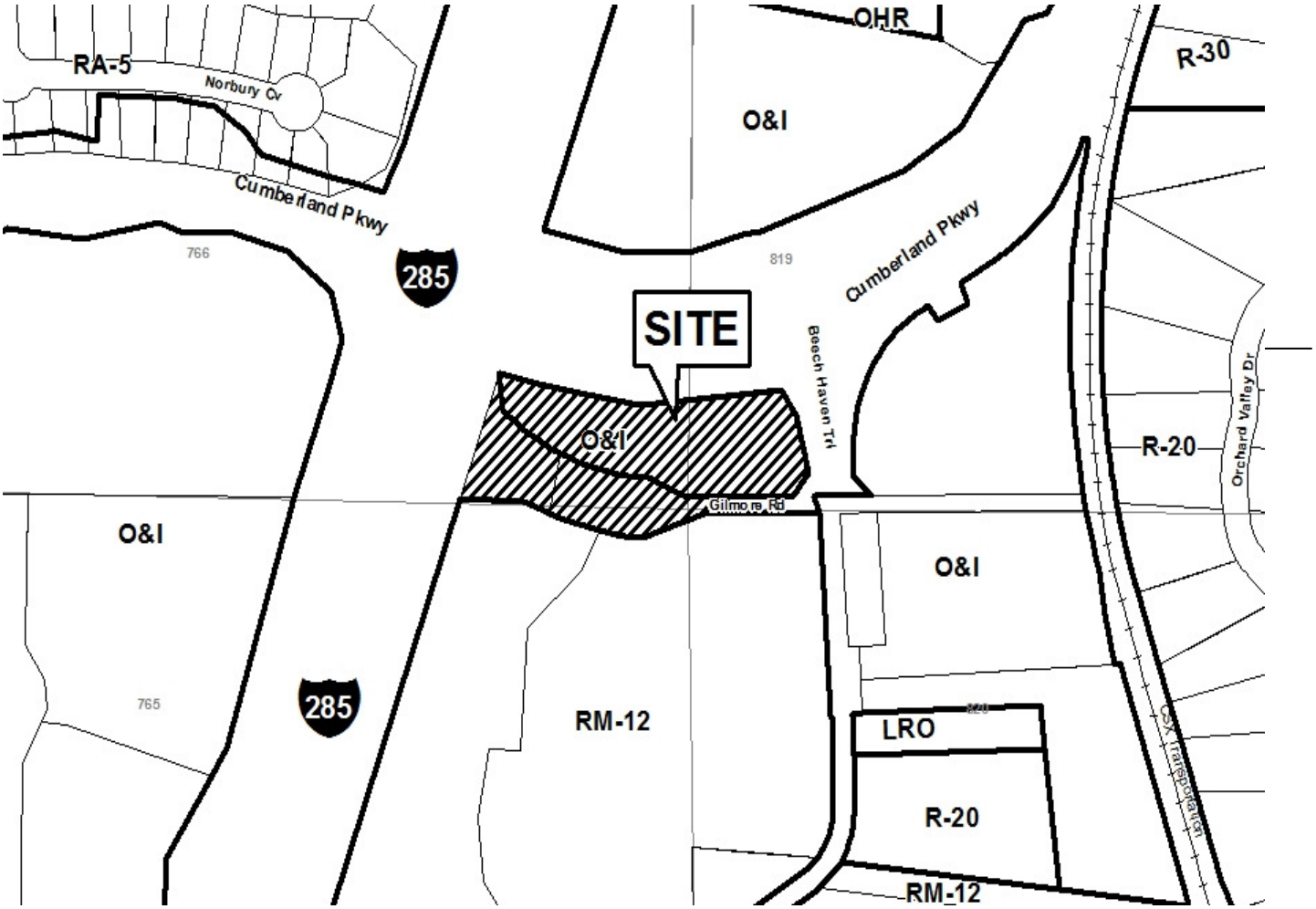
DISTRICT: 17

LAND LOT(S): 765, *766*, **819**, ***820***

PARCEL(S): *57*

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 2



MAR 3 1 2015

Application No. Z-49

June 2015

Summary of Intent for Rezoning

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

a) **Proposed unit square-footage(s):** 2,500 and up square feet

b) **Proposed building architecture:** Four sided architecture with a mix of brick and other materials.

c) **Proposed selling prices(s):** $325,000 and up

d) **List all requested variances:** Any depicted on site plan filed herewith.

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

a) **Proposed use(s):**

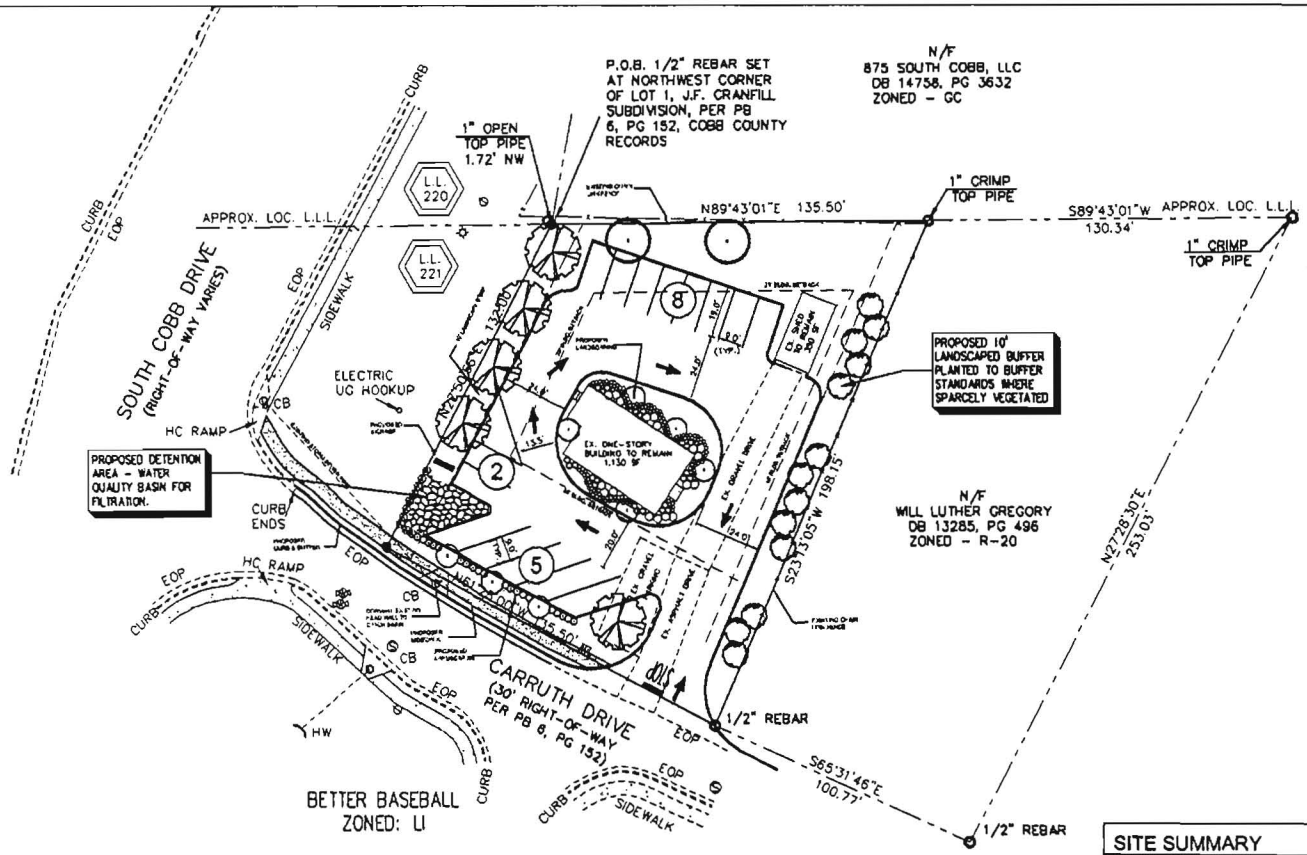
b) **Proposed building architecture:**

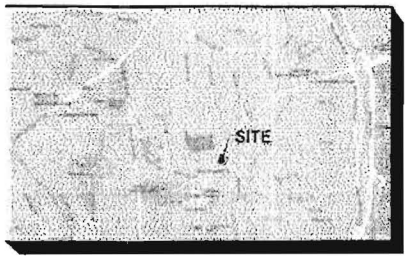
c) **Proposed hours/days of operation:**

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).





VICINITY MAP
NTS

PRELIMINARY SITE PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

NOTES:

1. BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY BOUNDARY ZONE, INC. DATED: 12-30-14
2. ACCORDING TO FIRM PANEL MAP #13067C0116H, NO PORTION OF THIS SITE IS WITHIN A FLOODPLAIN.
3. NO STREAMS OR WETLANDS ARE APPARENT OR KNOWN TO EXIST ON THIS SITE.
4. NO CEMETERIES OR ARCHEOLOGICAL LANDMARKS ARE APPARENT OR KNOWN TO EXIST ON THIS SITE.

SITE SUMMARY

EXISTING ZONING: R-20
PROPOSED ZONING: LI

TOTAL SITE AREA: 0.488 ACRE (21,253 SF)
TOTAL BUILDING AREA: 1,130 SF + 350 SF (SHED) = 1,480 SF
PARKING REQUIRED: 8 SPACES
PARKING SHOWN: 15 SPACES

PROPOSED SETBACKS:
FRONT (CARRUTH DRIVE): 50'
SIDE (SOUTH COBB DRIVE): 25'
SIDE: 15'
REAR: 25'

REVISIONS	BY

Dixon & Associates
LANDSCAPE ARCHITECTS & LAND PLANNERS

PRELIMINARY SITE PLAN
BETTER SOFTBALL
1.88 CARRUTH DRIVE, L.L. 221, 17TH DISTRICT
COBB COUNTY, GEORGIA
BETTER BASEBALL

DRAWN BY
CHECKED
DATE
04-09-15
SCALE
1" = 20'
JOB NO.
15-114
SHEET
1
OF 2 SHEETS

Z-50
(2015)

APPLICANT: Glen Robinson/Pete Bilson

PHONE#: (770) 419-0006 **EMAIL:** pete@bilsonassociates.com

REPRESENTATIVE: Pete Bilson and Glen Robinson

PHONE#: (770) 419-0006 **EMAIL:** pete@bilsonassociates.com

TITLEHOLDER: Glen Robinson Construction, LLC

PROPERTY LOCATION: Northeast intersection of South Cobb Drive and Carruth Drive (152 Carruth Drive)

ACCESS TO PROPERTY: Carruth Drive

PHYSICAL CHARACTERISTICS TO SITE:

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-50

HEARING DATE (PC): 06-02-15

HEARING DATE (BOC): 06-16-15

PRESENT ZONING: R-20

PROPOSED ZONING: LI

PROPOSED USE: Retail Softball Supply

SIZE OF TRACT: 0.488 ac

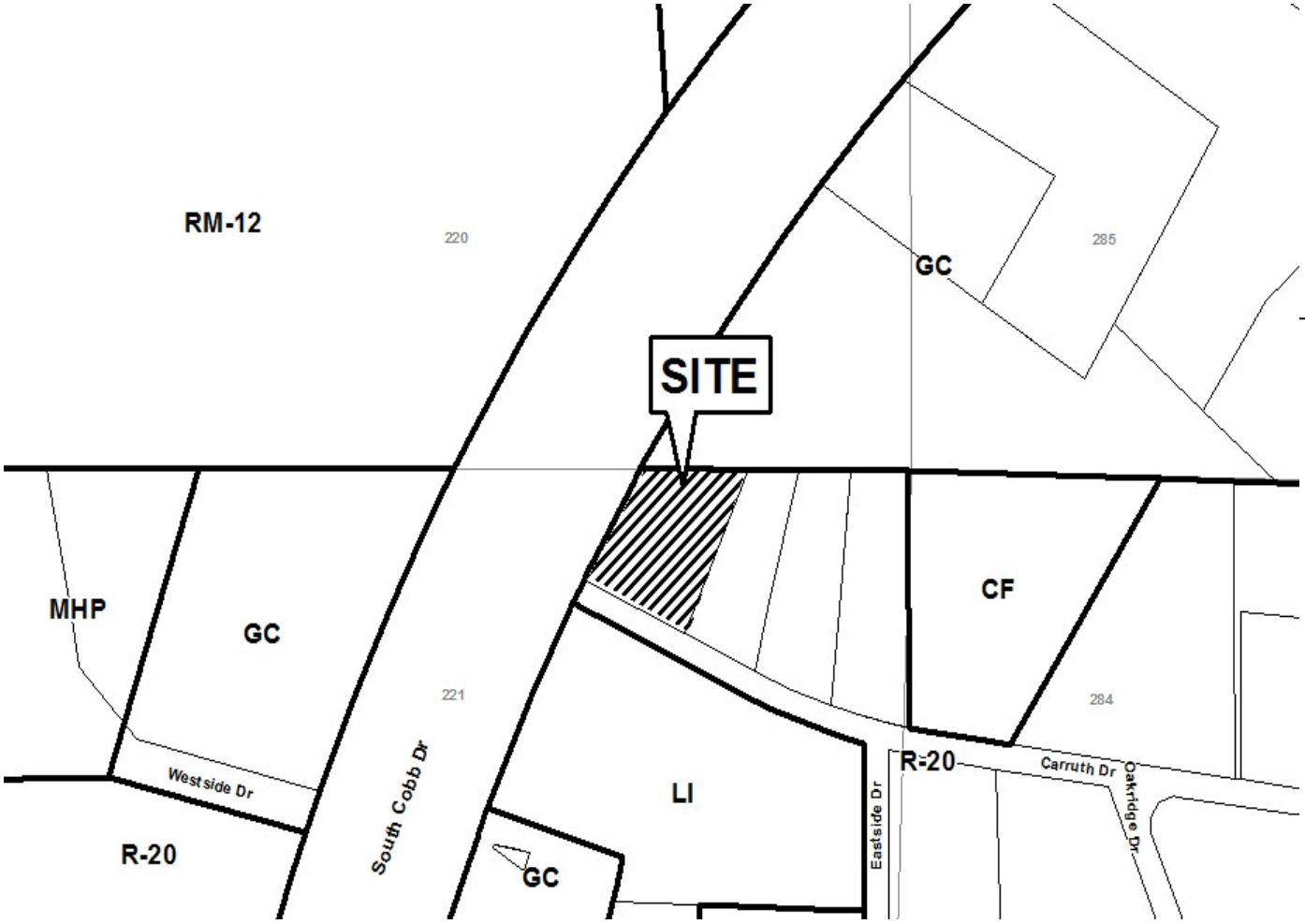
DISTRICT: 17

LAND LOT(S): 221

PARCEL(S): 4

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 4



Application No. Z-50
June 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):** Retail - Softball supply business (Better Softball)

b) **Proposed building architecture:** Existing building to be renovated with Brick & siding - similar to adjacent property (Better Baseball)

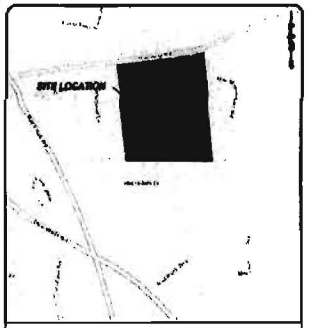
c) **Proposed hours/days of operation:**
MON-SAT 9-6 SUN. 11-6

d) **List all requested variances:** (1.) Reduce 50' Buffer on EAST PL From 50' to 10' Landscape Buffer.
(2.) Reduce Rear setback from 30' to 25. ex. bldg currently in setback.
(3.) Reduce side setback from 20' to 15'. ex bldg currently in setback.
(4.) Waive req'mt for min 1.0 AC. for L.I.

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

This property is located on the perimeter of the industrial land use designation. The proposed use is low intensity and compatible with other surrounding properties and land uses.

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.



LOCATION MAP
N.T.S.

ZONING NOTES:

EXISTING ZONING:	R-30
PROPOSED ZONING:	OSC (R-30 OVERLAY)
TOTAL ACREAGE:	18.934 ACRES
NUMBER OF PROPOSED UNITS:	33 UNITS
DENSITY CALCULATION:	33 UNITS / 18.93 TOTAL ACRES = 1.74 UNITS PER ACRE
OPEN SPACE:	7.83 AC/ 18.93 AC = 37% ±

LOT REQUIREMENTS:

- MINIMUM LOT SIZE:	10,000 SF
- AVERAGE LOT SIZE:	12,000 SF
- MINIMUM LOT WIDTH AT BUILDING SETBACK	70'
- MINIMUM FRONT SETBACK	30' FROM ROW
- MAJOR SIDE SETBACK	30' FROM ROW
- MINIMUM SIDE SETBACK	10' FROM SIDE LOT LINE
- MAJOR REAR YARD SETBACK	30' FROM EXTERIOR PROPERTY LINE
- MINIMUM HOUSE SIZE	1,800 SF
- MAXIMUM BUILDING HEIGHT	35'
- MAXIMUM COVERAGE	60%

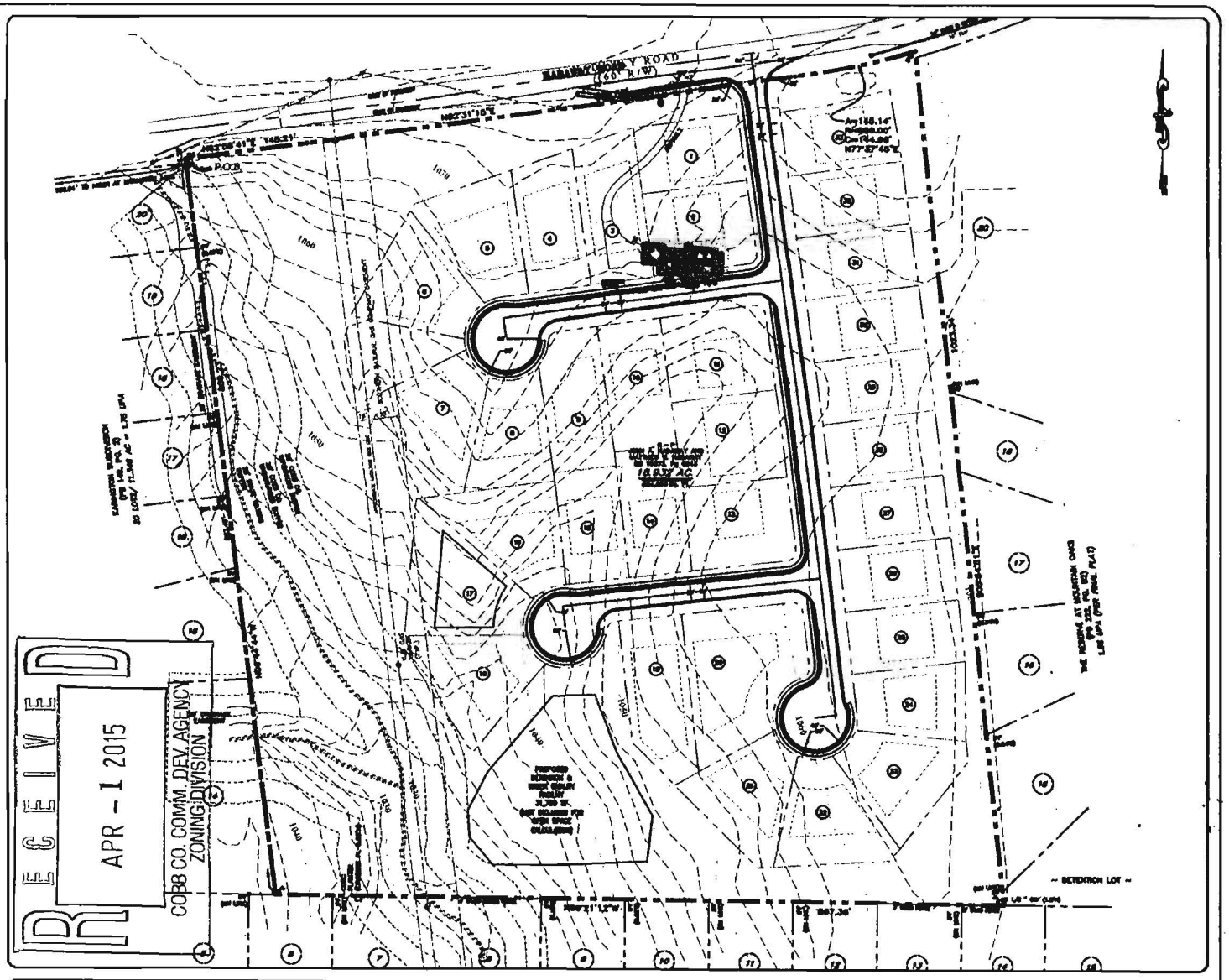
UTILITY NOTES:

- WATER PROVIDED BY COBB COUNTY
- SEWER PROVIDED BY COBB COUNTY

LOT INFORMATION:

LOT NUMBER	LOT SIZE IN SQUARE FEET
1	10,000
2	12,471.42
3	12,587.34
4	12,708.91
5	12,836.55
6	12,647.33
7	12,440.31
8	12,904.04
9	12,884.28
10	12,347.03
11	12,795.41
12	12,948.61
13	12,697.30
14	12,496.60
15	10,146.94
16	12,987.15
17	12,541.14
18	12,357.10
19	12,367.96
20	12,405.71
21	12,765.20
22	12,791.32
23	12,652.96
24	12,636.35
25	10,325.00
26	10,125.00
27	10,125.00
28	10,125.00
29	10,125.01
30	10,031.07
31	10,046.14
32	10,134.00
33	10,600.32
TOTAL LOT SF:	396,195.79
AVERAGE LOT SF:	12,006.33

IF YOU DIG GEORGIA... CALL US FIRST!
1-800-282-7411
(706-722-9000)
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW



GENERAL NOTES:

1) THE BOUNDARY SURVEY INFORMATION PROVIDED ON THIS PLAN WAS PROVIDED BY GUINNIS LAND SURVEYING, LLC. ALL TOPOGRAPHY AND STREAM INFORMATION REPRESENTED ON THIS SITE PLAN WAS BASED ON COBB COUNTY GIS INFORMATION. ADDITIONAL SURVEY WILL BE NECESSARY FOR ENGINEERING DOCUMENTS.
2) THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICAL FLOOD HAZARD MAPS COMMUNITY PANELS NO. 13067C0097G DECEMBER 16, 2008 COBB COUNTY GEORGIA.
3) THERE ARE NO CEMETERIES ON THIS SITE.
4) THERE ARE TWO STREAMS ON THIS SITE THAT CONVERGE ON THE WEST SIDE OF THE SITE AS SHOWN ON PLAN. BOTH STREAMS APPEAR TO BEGIN AT ADJOINING DEVELOPMENTS DETENTION AREAS.

STREET NOTES:

- ALL STREETS ARE 24' BOC TO BOC WITH A SIDEWALK ON ONE SIDE OF THE ROAD.
- ALL STREETS TO BE PUBLIC WITH A 50' ROW
- CUL DE SAC MINIMUM IS 40' TO BOC.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

Hdg
P.O. BOX 72191
MARIETTA, GEORGIA 30007
PHONE: (678) 945-0045

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PRELIMINARY SITE PLAN FOR: VENTURE HOMES
5405 HADAWAY ROAD
LAND LOT 270, 20TH DISTRICT
NOVEMBER 2014

Z-51
(2015)

No.	REVISION	DATE
1	REVISION AS PER SEAN RANDALL	3/30/2015

DRAWING SCALE	1" = 60'
DESIGNED BY:	LRH
DRAWN BY:	LRH
CHECKED BY	LRH
DATE	03/27/2015
SHEET	1 of 1

APPLICANT: Venture Homes, Inc.

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

REPRESENTATIVE: Sean G. Randall

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

TITLEHOLDER: Matthew W. Hadaway

PROPERTY LOCATION: South side of Hadaway Road, east of Mars Hill Road (5405 Hadaway Road)

ACCESS TO PROPERTY: Hadaway Road

PHYSICAL CHARACTERISTICS TO SITE:

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-51

HEARING DATE (PC): 06-02-15

HEARING DATE (BOC): 06-16-15

PRESENT ZONING: R-30

PROPOSED ZONING: R-20/OSC

PROPOSED USE: Single-family Residential

SIZE OF TRACT: 18.93 acres

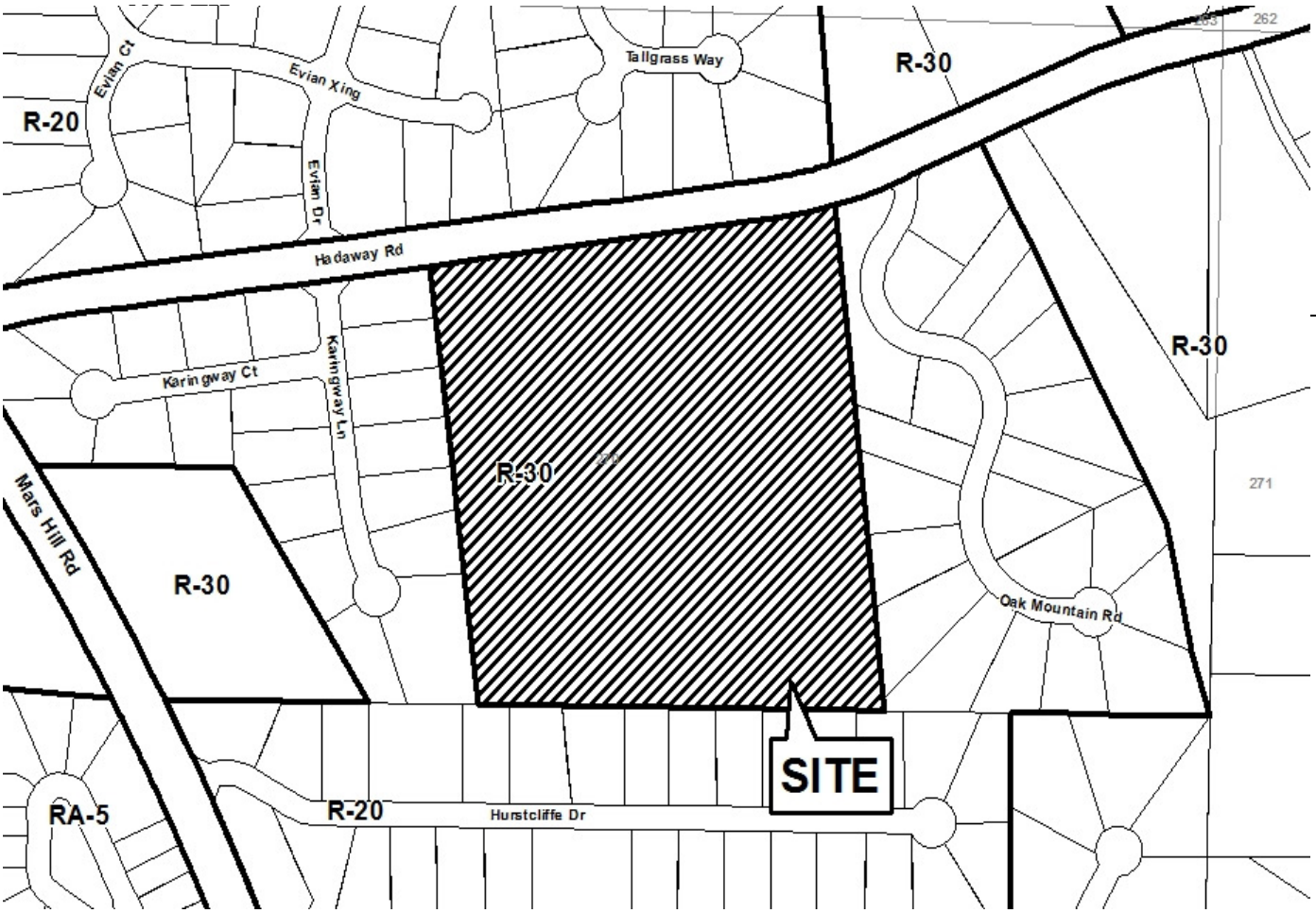
DISTRICT: 20

LAND LOT(S): 270

PARCEL(S): 12

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 1



RECEIVED
APR - 1 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. 2-51
June 2015

Summary of Intent for Rezoning

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

a) **Proposed unit square-footage(s):** 1,800 square foot minimum

b) **Proposed building architecture:** Traditional

c) **Proposed selling prices(s):** High $300,000's - High $400,000's

d) **List all requested variances:** None that we are aware of at this time.

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:**

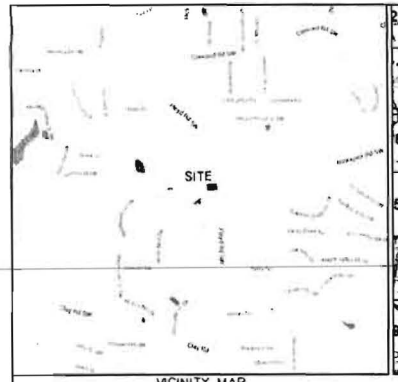
d) **List all requested variances:**

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

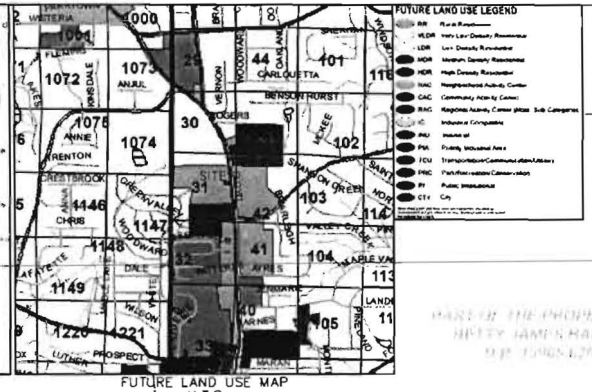
N/A

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



VICINITY MAP
N.T.S



FUTURE LAND USE MAP
N.T.S

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

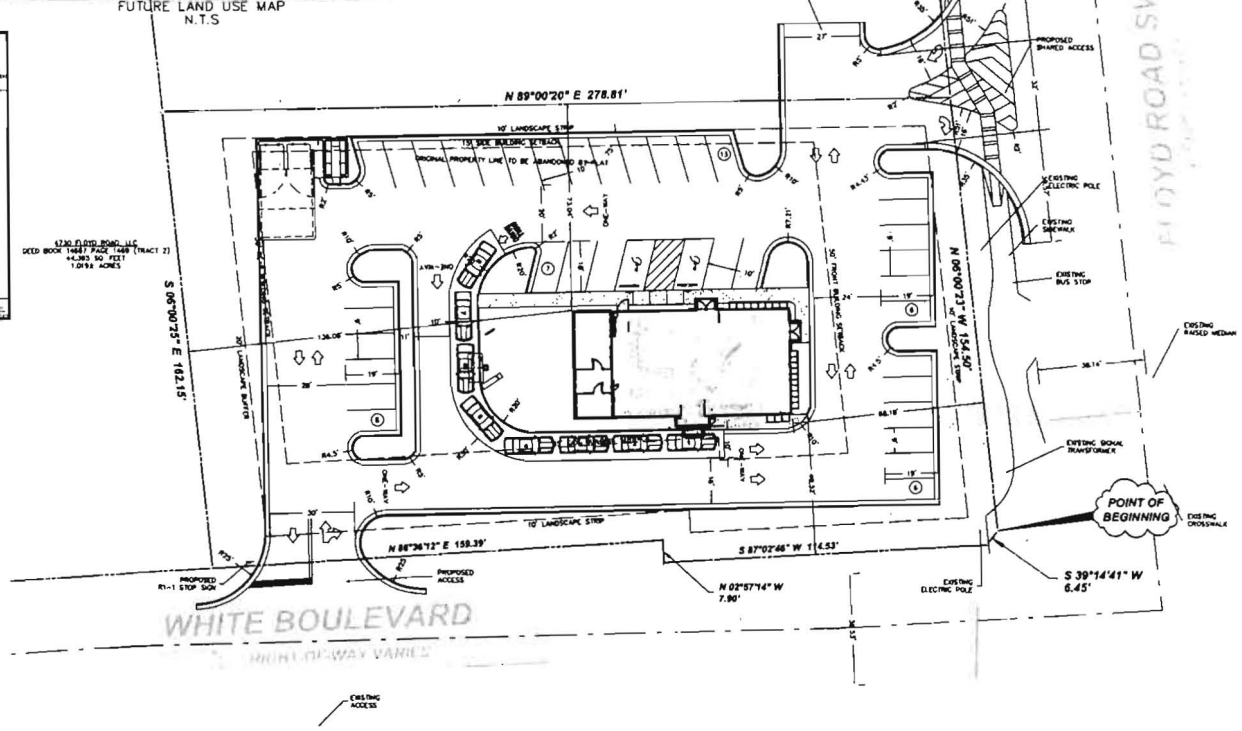
MAP NUMBER: 13067C0206G DATED: DECEMBER 16, 2008

NOTES:
THERE ARE NO LAKES OR STREAMS LOCATED WITHIN 300 FEET OF THE PROPOSED PROPERTY.

THERE ARE NO KNOWN UTILITY EASEMENTS LOCATED ON PROPOSED PROPERTY

THERE ARE NO CEMETERIES LOCATED ON PROPOSED PROPERTY.

THERE ARE NO WETLANDS LOCATED WITHIN 200 FEET OF PROPOSED PROPERTY



CURRENT ZONING: R-20 SINGLE-FAMILY RESIDENTIAL DISTRICT

LOT SIZE AND SETBACK REQUIREMENTS:
MINIMUM LOT SIZE: 20,000 SQUARE FEET. THE BOARD OF ZONING APPEALS SHALL NOT BE AUTHORIZED TO RECOMMEND A VARIANCE FOR MORE THAN 25 PERCENT OF THE MINIMUM LOT SIZE.

MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 75 FEET; CUL-DE-SAC, 50 FEET

MINIMUM PUBLIC ROAD FRONTAGE: 75 FEET; CUL-DE-SAC, 50 FEET

FRONT SETBACK: 35 OR 40 FEET

MAJOR SIDE SETBACK: 35 FEET

MINOR SIDE SETBACK: 10 FEET

REAR SETBACK: 35 FEET

BUILDING AND STRUCTURE REQUIREMENTS: MAXIMUM BUILDING HEIGHT IS 35 FEET

PARKING REQUIREMENTS ARE AS FOLLOWS

A MINIMUM OF ONE SPACE PER FIVE RESIDENCES

PARKING SPACES SHALL BE PAVED AND STRIPED ACCORDING TO COUNTY STANDARD 116, PARKING SPECIFICATIONS, AS IT NOW EXISTS OR MAY HEREAFTER BE AMENDED. NO PARKING SHALL BE ALLOWED WITHIN A FRONT YARD SETBACK.

PROPOSED ZONING: NRC-NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT

LOT SIZE AND SETBACK REQUIREMENTS. LOT SIZE AND SETBACK REQUIREMENTS ARE AS FOLLOWS:

MINIMUM LOT SIZE: 20,000 SQUARE FEET.

MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 80 FEET.

MINIMUM PUBLIC ROAD FRONTAGE: 50 FEET

FRONT SETBACK: 40 OR 50 FEET

MAJOR SIDE SETBACK: 35 FEET

MINOR SIDE SETBACK: 15 FEET

REAR SETBACK: 30 FEET

LANDSCAPE BUFFER AND SCREENING REQUIREMENTS: UNLESS OTHERWISE NOTED WITHIN THIS DISTRICT'S REQUIREMENTS, ANY PROPERTY WITHIN AN NRC DISTRICT WHICH ABUTS A RESIDENTIALLY ZONED PROPERTY SHALL HAVE A MINIMUM 20-FOOT LANDSCAPED SCREENING BUFFER ADJACENT TO ALL RESIDENTIALLY ZONED PROPERTY, WHICH WILL BE SUBJECT TO THE COUNTY LANDSCAPE ARCHITECT'S APPROVAL. REQUIRED BUFFERS MAY BE INCLUDED WITHIN REQUIRED SETBACKS, HOWEVER, IN SUCH CASE THAT THE REQUIRED BUFFER IS GREATER THAN THE REQUIRED SETBACK, THE REQUIRED BUFFER SHALL BE ADHERED TO. ADDITIONALLY, NECESSARY PRIVATE UTILITIES AND ACCESS DRIVES MAY BE ALLOWED THROUGH, OVER OR ACROSS A LANDSCAPED BUFFER. ANY SUCH USES WHICH ARE PROPOSED THROUGH, OVER OR ACROSS A DESIGNATED UNDISTURBED BUFFER MUST BE APPROVED PURSUANT TO AN ORIGINAL SITE PLAN OR SITE PLAN MODIFICATION AS SET FORTH UNDER SECTION 134-124

BUFFERS AND BERMS SHALL BE REQUIRED WHEN AN NRC DISTRICT IS LOCATED ADJACENT TO A RESIDENTIAL DISTRICT: A MINIMUM 20-FOOT BUFFER IS REQUIRED.

BUILDING AND STRUCTURE REQUIREMENTS: MAXIMUM BUILDING HEIGHT IS 35 FEET, WITH NO MORE THAN TWO STORIES.

PARKING REQUIREMENTS:
EATING AND DRINKING ESTABLISHMENTS (INCLUDING DRIVE-IN FAST FOOD RESTAURANTS)
1 SPACE PER 100 SQUARE FEET (NET) OF FLOORSPACE (TO INCLUDE ANY PATIO AREA THAT HOUSES TABLES AND/OR CHAIRS).

TOTAL SITE AREA: 44,383 SF/1.0196 ACRES

TOTAL BUILDING AREA: 2,985 SF

2,453 SF/100 SF = 24.53

TOTAL SPACES REQUIRED: 25
TOTAL SPACES PROVIDED: 38 W/2 ACCESSIBLE SPACES

SCALE 1"=20'

Z-52
(2015)

LAND LOT: 31 DISTRICT: 17

REVISIONS:

PROJECT: RESTAURANT

PROJECT ADDRESS: WHITE BLVD & FLOYD RD

PROJECT ADDRESS: MABLETON, COBB CO., GA

CLIENT: VRE MABLETON, LLC

CLIENT ADDRESS: 1211 WHITE CHAPEL BLVD

CLIENT ADDRESS: SOUTHLAKE, TX 76092

DATE: 03/30/2015 | DWG: PRJI

Civil Consulting Engineers, Inc.
122 CEDAR WOODS TRAIL
CANTON, GA 30114
678-462-4072

REZONING PLAN | C1

24-HOUR EMERGENCY CONTACT: SHAWN BURKETT (504) 577-2017

TERRY BOOMER
No 0000005401
LEVEL II CERTIFIED
EXPIRES FEBRUARY 10, 2017

APPLICANT: VRE Mableton, LLC

PHONE#: (817) 328-0296 **EMAIL:** sburkett@verticalcm.com

REPRESENTATIVE: Garvis L. Sams, Jr.

PHONE#: (770) 422-7016 **EMAIL:** Garvis L. Sams, Jr.

TITLEHOLDER: 4730 Floyd Road, LLC

PROPERTY LOCATION: Northwest corner of Floyd Road and White Boulevard

ACCESS TO PROPERTY: Floyd Road and White Boulevard

PHYSICAL CHARACTERISTICS TO SITE:

PETITION NO: Z-52

HEARING DATE (PC): 06-02-15

HEARING DATE (BOC): 06-16-15

PRESENT ZONING: R-20

PROPOSED ZONING: NRC

PROPOSED USE: Restaurant

SIZE OF TRACT: 1.019 ac

DISTRICT: 17

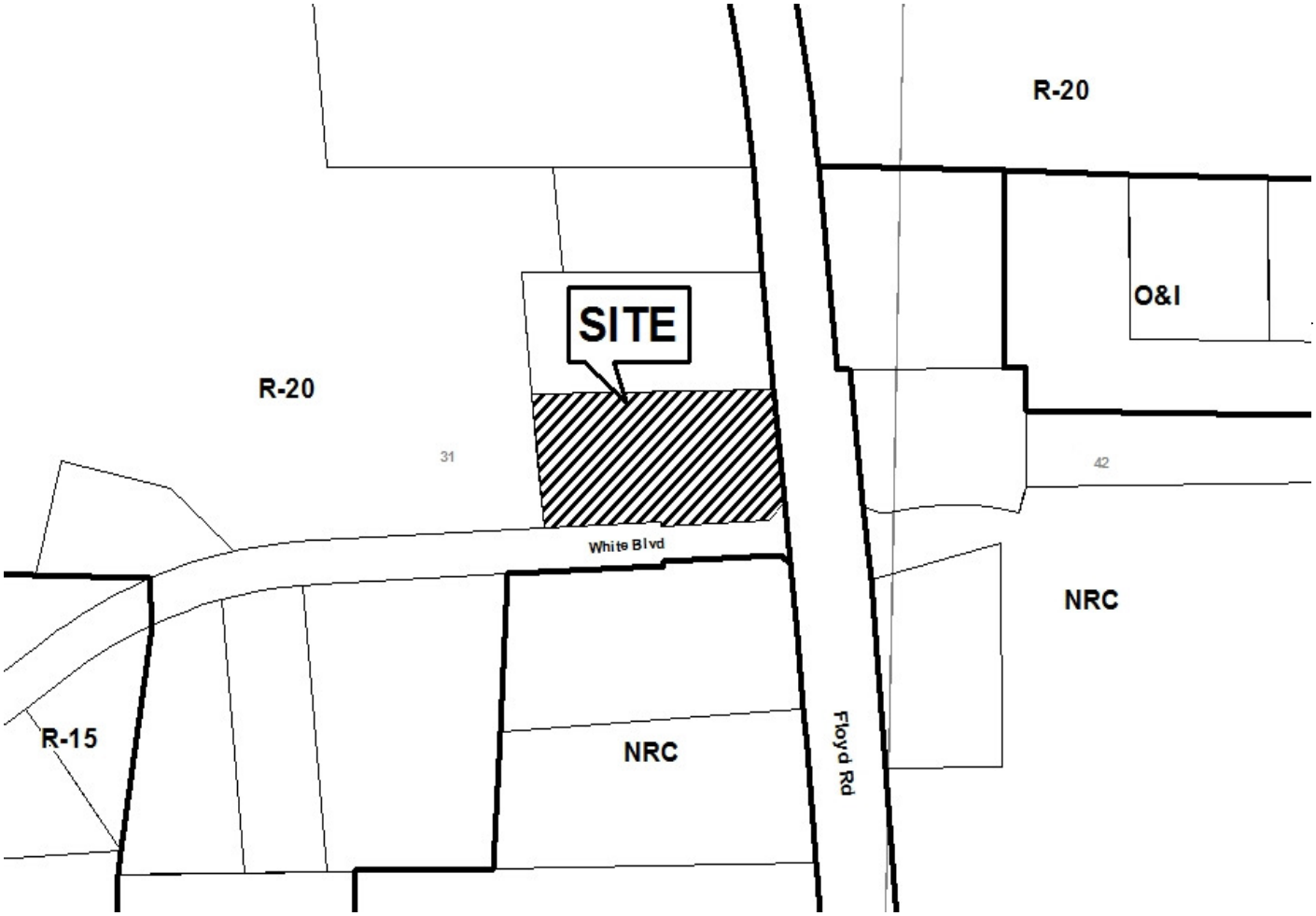
LAND LOT(S): 31

PARCEL(S): 40

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



Application No. Z-53

June 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):** Hardee's Fast Casual Restaurant

b) **Proposed building architecture:** Hardee's "classic" prototype is being submitted contemporaneously herewith.

c) **Proposed hours/days of operation:** 6:00 a.m. until 11:00 p.m. - 7 days per week.

d) **List all requested variances:** Waiver of the landscape buffer on the northern side of the subject property from 20' to 10'.

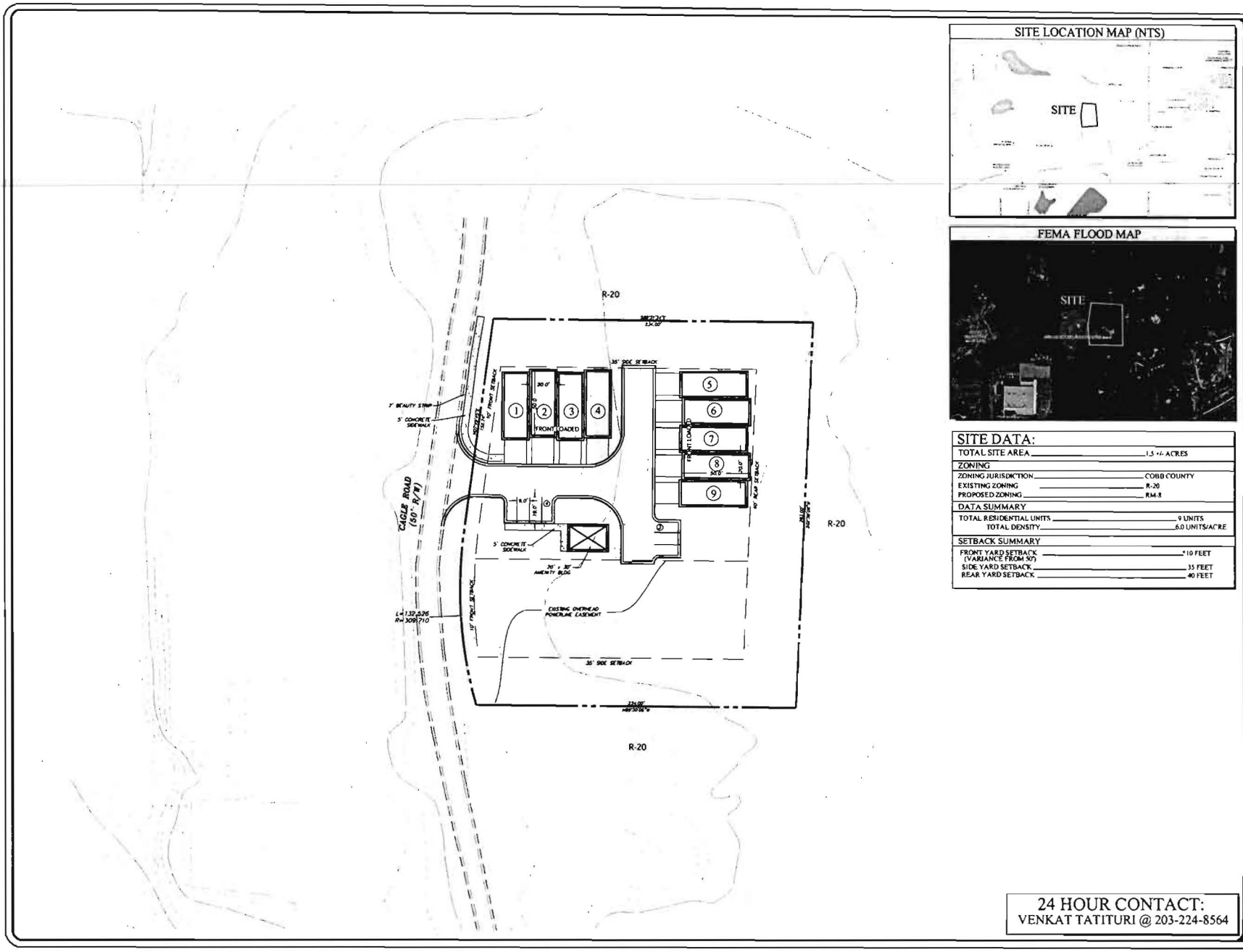
Part 3. Other Pertinent Information (List or attach additional information if needed)

The subject property is located within the confines of a Neighborhood Activity Center ("NAC") as shown on Cobb County's Future Land Use Map. Each of the four (4) quadrants of this signalized intersection are developed and utilized Commercially.

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

Not applicable.

*The Applicant reserves the right to revise or modify this Summary of Intent for Rezoning and the related documents submitted contemporaneously herewith at any time during the pendency of the Application for Rezoning.


R-20
R-20
R-20
CAGLE ROAD
(50' R/W)
2' BEAUTY STRIP
5' CONCRETE SIDEWALK
35' SIDE SETBACK
FRONT LOADED
5' CONCRETE SIDEWALK
30' x 30' AMENITY BLDG
EXISTING OVERHEAD POWERLINE EASEMENT
35' SIDE SETBACK
SITE LOCATION MAP (NTS)
SITE
FEMA FLOOD MAP
SITE
SITE DATA:
TOTAL SITE AREA 1.5 +/- ACRES
ZONING
ZONING JURISDICTION COBB COUNTY
EXISTING ZONING R-20
PROPOSED ZONING RM-8
DATA SUMMARY
TOTAL RESIDENTIAL UNITS 9 UNITS
TOTAL DENSITY 6.0 UNITS/ACRE
SETBACK SUMMARY
FRONT YARD SETBACK (VARIANCE FROM 50') *10 FEET
SIDE YARD SETBACK 35 FEET
REAR YARD SETBACK 40 FEET
24 HOUR CONTACT:
VENKAT TATITURI @ 203-224-8564
691 CAGLE ROAD
A Master Planned Residential Community
FOR
VENKAT TATITURI
6400 CHRISTIE AVENUE
Suite 210S
EMERYVILLE, CA 94608
PHONE: 203-224-8564
CITY OF MARIETTA
COBB COUNTY
GEORGIA
LAND LOTS 1 0
1 & 2 DISTRICTS
"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
330 RESEARCH COURT ■ NORCROSS, GEORGIA 30092 ■ (770)453-2741 ■ FAX (770)453-9185 ■ WWW.PECATL.COM
REVISIO
NO
DATE
BY
DES
SHEET TITLE
REZONING
SITE PLAN
0 15 30 60 90
SCALE: 1" = 30'
DATE: MARCH 27, 2015
PROJECT: 15086.00
THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE
GEORGIA
REGISTERED
No. 34301
PROFESSIONAL
ENGINEER
VENKAT J. TATITURI
Z1
SHEET

Z-53
(2015)

APPLICANT: Venkat Sai Tatituri and Priya Harshini Bandaru

PHONE#: (203) 224-8564 **EMAIL:** venkattatituri@gmail.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Venkat Sai Tatituri and Priya Harshini Bandaru

PROPERTY LOCATION: East side of Cagle Road, north of Lower Roswell Road (691 Cagle Road)

ACCESS TO PROPERTY: Cagle Road

PHYSICAL CHARACTERISTICS TO SITE:

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-53

HEARING DATE (PC): 06-02-15

HEARING DATE (BOC): 06-16-15

PRESENT ZONING: R-20

PROPOSED ZONING: RM-8

PROPOSED USE: Townhomes

SIZE OF TRACT: 1.5 acres

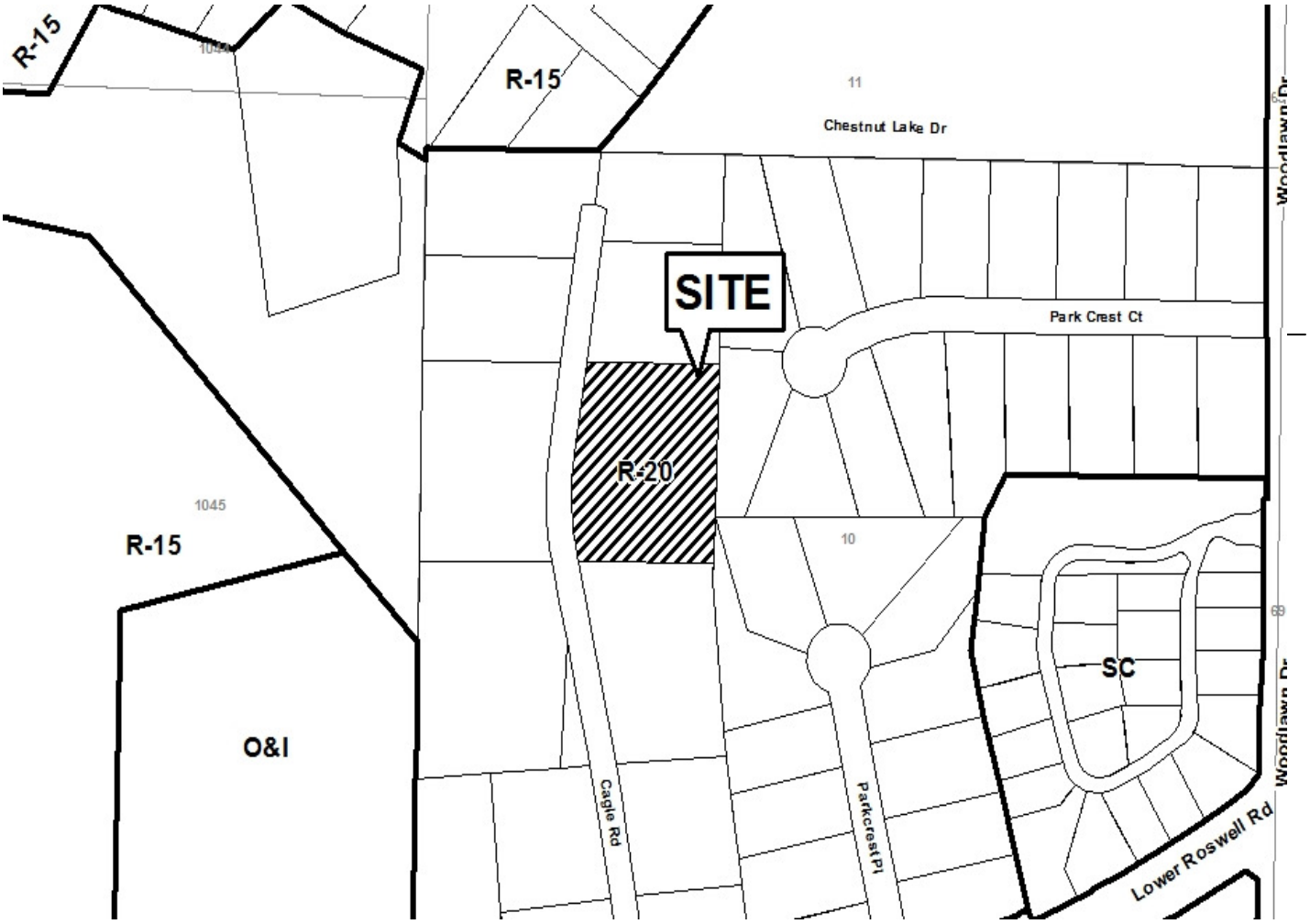
DISTRICT: 1

LAND LOT(S): 10

PARCEL(S): 5

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 2



Application No. Z-53

PC: June 2, 2015

BOC: June 16, 2015

Summary of Intent for Rezoning *

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

a) **Proposed unit square-footage(s):** 2000 - 2400 square feet

b) **Proposed building architecture:** Traditional with elevations/renderings submitted under separate cover.

c) **Proposed selling prices(s):** $350,000 and higher

d) **List all requested variances:** As shown on the site plan filed contemporaneously with the Application for Rezoning.

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:**

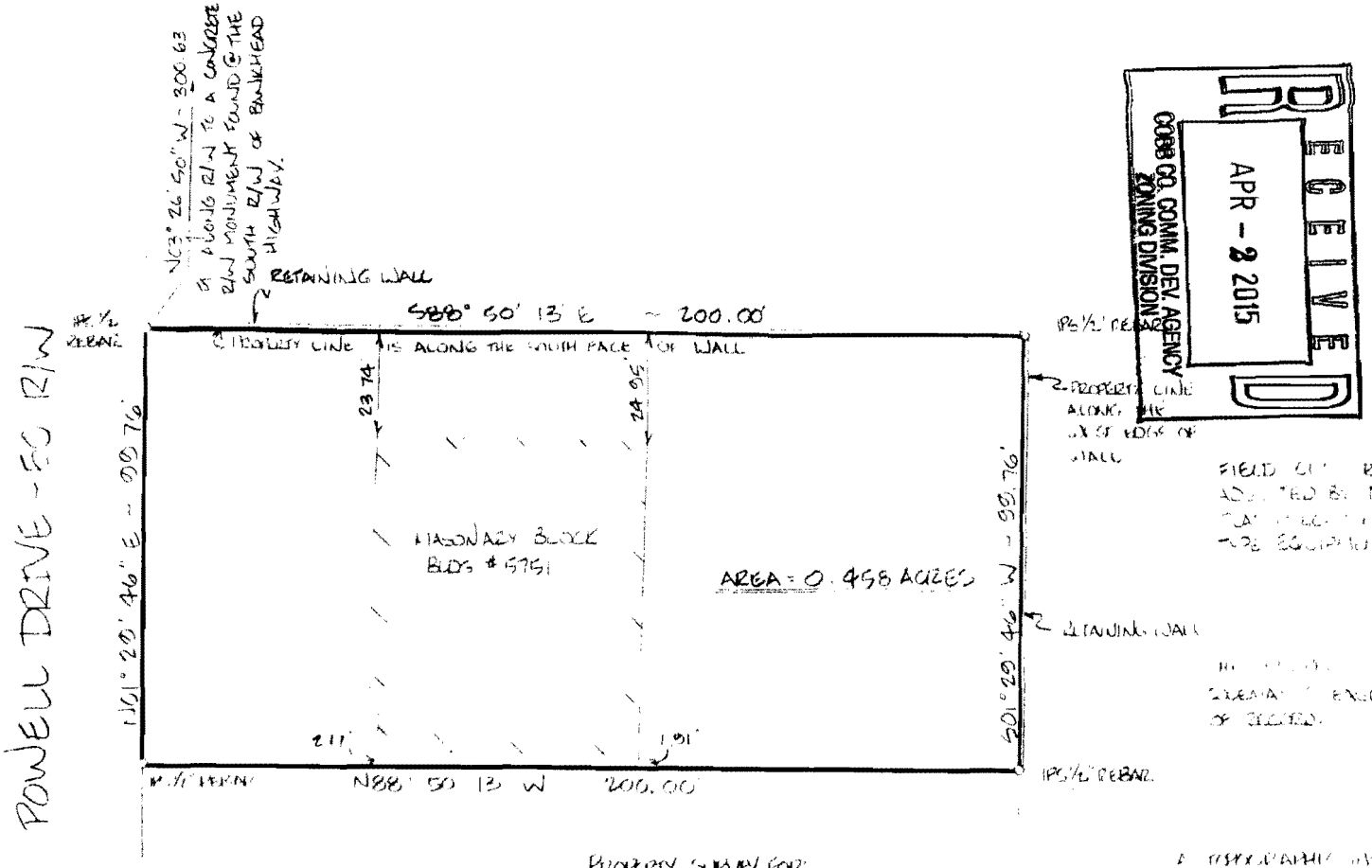
d) **List all requested variances:**

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

The subject property is a small tract of land which is located in an area under Cobb County's Future Land Use Map which is denominated as Medium Density Residential ("MDR").

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

*Applicants reserve the right to modify or revise the proposal and/or this Summary of Intent for Rezoning during the pendency of the Application for Rezoning.



RECEIVED
APR - 2 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

PROPERTY SURVEY FOR

VERNON M. BROOKS

LAND LOT 34, DISTRICT 18, SECTION 2

COBB COUNTY, GEORGIA

DATE AUGUST 7, 1996

GRAPHIC SCALE

0 20 40 60

1" = 20'

GEORGIA REGISTERED No 2570 PROFESSIONAL LAND SURVEYOR HENRY T. McBRAYER

GEOCON SURVEYING, INC
CARROLLTON GEORGIA
770 830 1997

Z-54
(2015)

APPLICANT: Willie A. Polston, Jr.

PHONE#: (770) 318-6671 **EMAIL:** polstonrebecca@bellsouth.net

REPRESENTATIVE: Parks F. Huff

PHONE#: (770) 422-4016 **EMAIL:** phuff@slhb-law.com

TITLEHOLDER: Willie A. Polston, Jr.

PROPERTY LOCATION: East side of Powell Drive, south of Veterans Memorial Highway (5751 Powell Drive)

ACCESS TO PROPERTY: Powell Drive

PHYSICAL CHARACTERISTICS TO SITE:

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-54

HEARING DATE (PC): 06-02-15

HEARING DATE (BOC): 06-16-15

PRESENT ZONING: PSC, R-20

PROPOSED ZONING: CRC

PROPOSED USE: Automotive Paint and Body Shop

SIZE OF TRACT: 0.458 ac

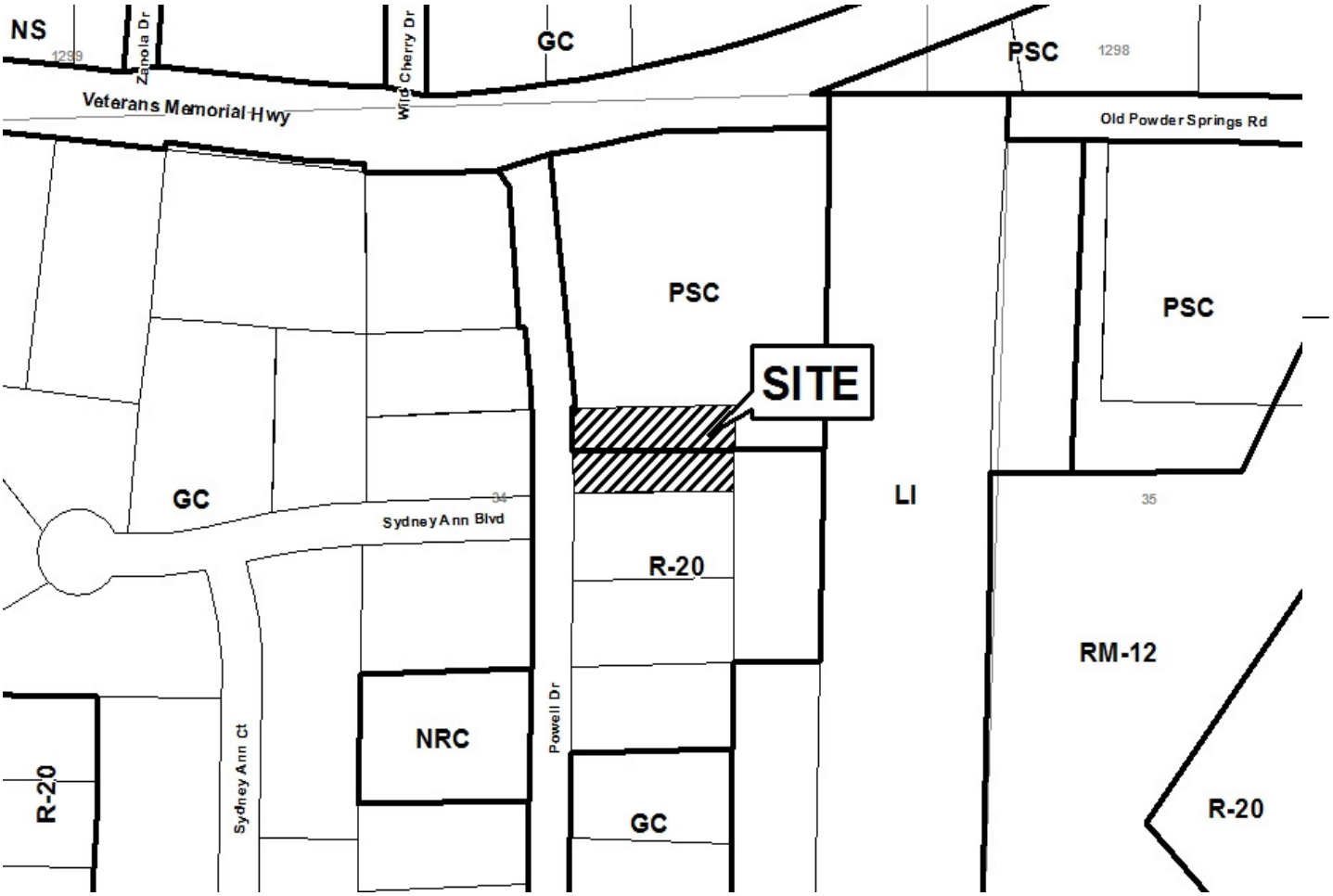
DISTRICT: 18

LAND LOT(S): 34

PARCEL(S): 10

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 4



RECEIVED
APR - 3 2015
COBB CO. ECONM. DEV. AGENCY
ZONING DIVISION

Application No. Z-54

PC: June 2, 2015

BOC: June 16, 2015

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:**

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):** Automotive Paint & Body Shop

b) **Proposed building architecture:** None - Existing Structure

c) **Proposed hours/days of operation:** 9:00 a.m. - 6:00 p.m.

d) **List all requested variances:** Lot size less than 20,000 square feet

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

ZONING PLAN FOR:
GREEN PARK PCH, INC
4561 CANTON ROAD
LAND LOT 132
16th DISTRICT
COBB COUNTY, GEORGIA
EXISTING ZONING: GC & LI
PIN: 16013200300
87,115. sq.ft.
2.00 acres

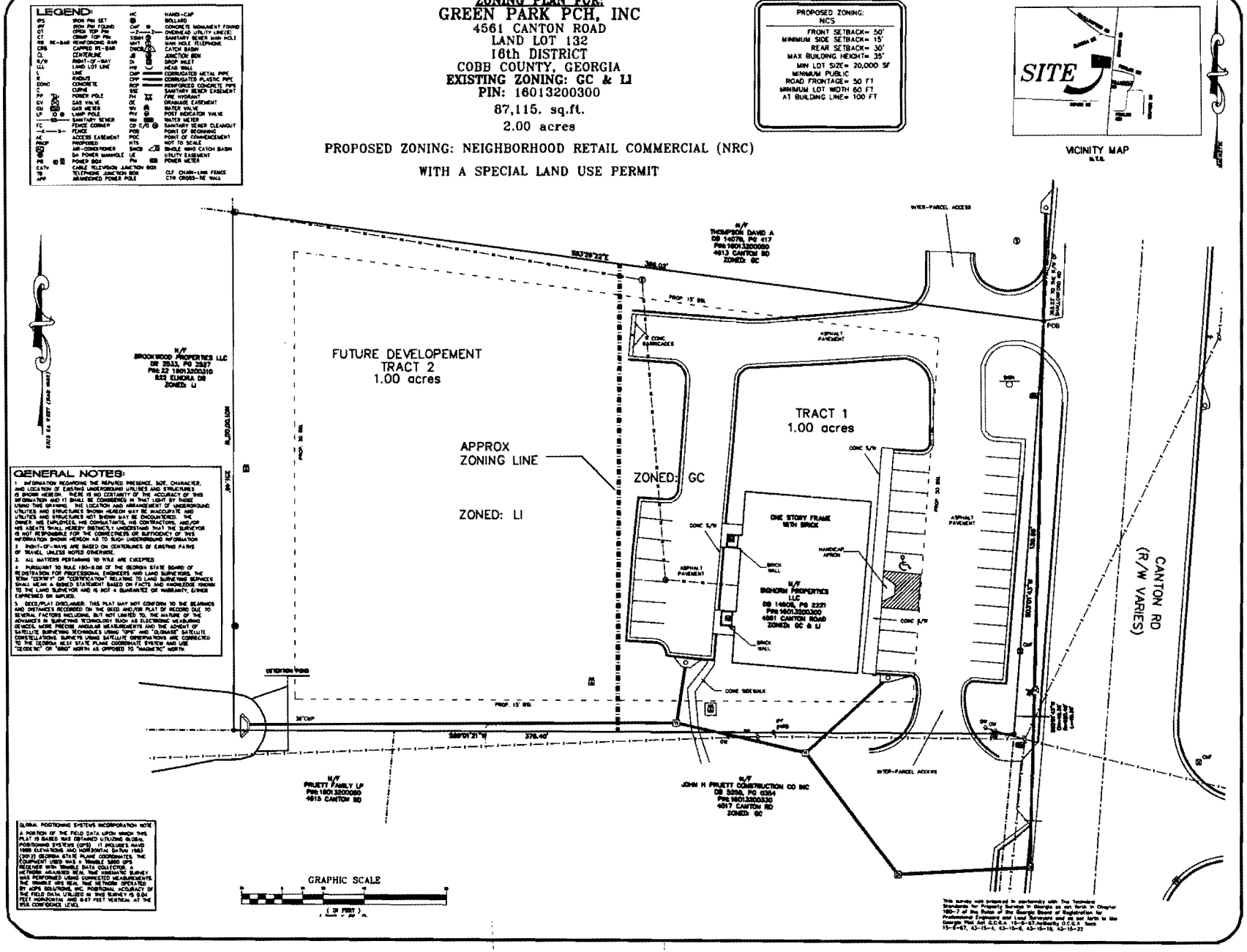
PROPOSED ZONING: NEIGHBORHOOD RETAIL COMMERCIAL (NRC)

WITH A SPECIAL LAND USE PERMIT

PROPOSED ZONING:
NCS

FRONT SETBACK= 50'
MINIMUM SIDE SETBACK= 15'
REAR SETBACK= 30'
MAX BUILDING HEIGHT= 35'
MIN LOT SIZE= 20,000 SF
MINIMUM PUBLIC
ROAD FRONTAGE= 50 FT
MINIMUM LOT WIDTH 50 FT
AT BUILDING LINE= 100 FT

VICINITY MAP
N.T.S.



LEGEND:

IPS	IRON PIN SET	HC	HANDI-CAP
IPF	IRON PIN FOUND		BOLLARD
OT	OPEN TOP PIN	CMF	CONCRETE MONUMENT FOUND
CT	CRIMP TOP PIN	—2—	OVERHEAD UTILITY LINE(S)
RB	RE-BAR	SSMH	SANITARY SEWER MAN HOLE
CRB	REINFORCING BAR	MHT	MAN HOLE TELEPHONE
CL	CAPPED RE-BAR	CBCB	CATCH BASIN
R/W	CENTERLINE	JB	JUNCTION BOX
LL	RIGHT-OF-WAY	DI	DROP INLET
L	LAND LOT LINE	HW	HEAD WALL
R	LINE	CMP	CORRUGATED METAL PIPE
CONC	RADIUS	CPP	CORRUGATED PLASTIC PIPE
C	CONCRETE	RCP	REINFORCED CONCRETE PIPE
PP	CURVE	SSE	SANITARY SEWER EASEMENT
GV	POWER POLE	FH	FIRE HYDRANT
GM	GAS VALVE	DE	DRAINAGE EASEMENT
LP	GAS METER	WV	WATER VALVE
	LAMP POLE	PIV	POST INDICATOR VALVE
	SANITARY SEWER	WM	WATER METER
FC	FENCE CORNER	CO C/O	SANITARY SEWER CLEANOUT
	FENCE	POB	POINT OF BEGINNING
AE	ACCESS EASEMENT	POC	POINT OF COMMENCEMENT
PROP	PROPOSED	NTS	NOT TO SCALE
	AIR-CONDITIONER	SWCB	SINGLE WING CATCH BASIN
	SA POWER MANHOLE	UE	UTILITY EASEMENT
PB	POWER BOX	PM	POWER METER
CATV	CABLE TELEVISION JUNCTION BOX		
TB	TELEPHONE JUNCTION BOX		CLF CHAIN-LINK FENCE
APP	ABANDONED POWER POLE		CTW CROSS-TIE WALL

GENERAL NOTES:

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY INSIDE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. PURSUANT TO RULE 180-6.08 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.

GLOBAL POSITIONING SYSTEMS INCORPORATION NOTE
A PORTION OF THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS). IT INCLUDES NAVD 1988 ELEVATIONS AND HORIZONTAL DATUM 1983 (2012) GEORGIA 4176 E PLANE COORDINATES. THE EQUIPMENT USED WAS A TRIMBLE 5800 GPS RECEIVER WITH TRIMBLE DATA COLLECTOR. A HYBRID ARRANGED REAL TIME KINEMATIC SURVEY WAS PERFORMED USING CORRECTED MEASUREMENTS THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY HOPE SOLUTIONS, INC. POSITIONAL ACCURACY OF THE FIELD DATA UTILIZED IN THIS SURVEY IS 0.04 FEET HORIZONTAL AND 0.07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67 Authority O.C.G.A. Sects. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22

FRONTLINE SURVEYING & MAPPING, INC.
3595 Canton Road, Bld. Suite 116, Ste. 272, Marietta, GA 30066
TELEPHONE (678) 355-9905 FAX (678) 355-9805

FRONTLINE SURVEYING & MAPPING, INC.

DATE 03/31/15
SCALE 1" = 20'
COBB COUNTY, GEORGIA
RECORDED
BK. PG.

GREEN PARK PCH, INC
16 DISTRICT 2nd SECTION
LAND LOT 132 BLOCK UNIT
LOT
DATE
REVISIONS
DATE
APPROVED

JOB # 53976

Z-55
(2015)

APPLICANT: Green Park PCH, Incorporated

PHONE#: (770) 596-4511 **EMAIL:** us@greenparkpch.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Bighorn Properties LLC

PROPERTY LOCATION: West side of Canton Road, south of Shallowford Road

ACCESS TO PROPERTY: Canton Road

PHYSICAL CHARACTERISTICS TO SITE:

PETITION NO: Z-55

HEARING DATE (PC): 06-02-15

HEARING DATE (BOC): 06-16-15

PRESENT ZONING: LI, GC

PROPOSED ZONING: NRC

PROPOSED USE: Assisted Living

SIZE OF TRACT: 2.0 ac

DISTRICT: 16

LAND LOT(S): 132

PARCEL(S): 30

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

Application No. Z-55

PC Hearing: June 2, 2015
BOC Hearing: June 16, 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):** Personal Care Home - Assisted Living.

b) **Proposed building architecture:** As built.

c) **Proposed hours/days of operation:** 24 hours per day/7 days per week.

d) **List all requested variances:** None at this time.

"In the event that the Purchaser does not close on the subject property subsequent to the rezoning of same to NRC, the subject property shall revert to its present zoning classifications of LI and GC without any action being necessary on the part of the Owner/Seller of the property."

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

Subject property is located within a Neighborhood Activity Center ("NAC") under Cobb County's Future Land Use Map.

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

*The Applicant reserves the right to revise this Summary of Intent for Rezoning during the pendency of the Application.

Z-56
(2015)

1155 and 1214 of the 19th District, 2nd Section of Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING commence at the intersection of the original southeasterly right-of-way line of Austell Road a/k/a Austell-Marietta Road a/k/a Georgia State Route No. 340 with the northerly right-of-way line of Brannon Drive; thence northeasterly, along the original southeasterly right-of-way line of Austell Road 1289.95 feet to a point; thence South 67 degrees 16 minutes 00 seconds east, 31.83 feet to an iron pin located on the new southeasterly right-of-way line of Austell Road (a 112 foot right-of-way) and the TRUE POINT OF BEGINNING; thence North 22 degrees 27 minutes 24 seconds east, along the southeasterly right-of-way line of Austell Road, 177.48 feet to an iron pin; thence North 22 degrees 54 minutes 36 seconds east, along the southeasterly right-of-way line of Austell Road, 491.27 feet to an iron pin; thence South 55 degrees 51 minutes 00 seconds east, 116.82 feet to an iron pin; thence North 22 degrees 44 minutes 00 seconds east, 200.0 feet to an iron pin located on the centerline of a Georgia Power Company right-of-way (a 100 foot right-of-way); thence along said centerline, South 55 degree 51 minutes 00 seconds east, 489.20 feet to an iron pin; thence South 21 degrees 48 minutes 08 seconds west, 886.10 feet to an iron pin; thence North 76 degrees 21 minutes 15 seconds west, 497.06 feet to an iron pin; thence North 22 degrees 44 minutes 00 seconds east, 225.70 feet to an iron pin; thence North 67 degrees 16 minutes 00 seconds west, 116.17 feet to an iron pin located on the southeasterly right-of-way line of Austell Road and the TRUE POINT OF BEGINNING; said tract containing 12.716 acres of land as shown and delineated on that certain Plat of Survey prepared for Austell Plaza, LLC, Stancorp Mortgage Investors, L.L.C. and First American Title Insurance Company by Perimeter Surveying Co., Inc., dated July 10, 1997, last revised September 30, 2003, and as further shown on that certain ALTA/ACSM Land Title Survey for AUSTELL-COBB, LLC, a Georgia limited liability company; WELLS FARGO BANK, NATIONAL ASSOCIATION, its successors and assigns; and Lawyers Title Insurance Corporation, prepared by Perimeter Surveying & Development Company dated January 4, 2007, last revised February 1, 2007, bearing the seal of Kenneth L. Nutt, RLS No. 2104.

TOGETHER WITH the rights, easements, privileges and obligations appurtenant to the above-described land created and established under the following instruments:

(a) Easement Deed "A" from South Cobb Shopping Center, Inc. to Edward M. Abrams, dated September 14, 1971, and recorded in Deed Book 1271, page 585, Records of Cobb County, Georgia; as transferred to Advanced Properties Corporation by that certain Transfer dated November 18, 1971, and recorded in Deed Book 1271, page 588, aforesaid records; as amended by that certain Corrective Easement from South Cobb Shopping Center, Inc. to Financial Properties, Inc., filed August 22, 1973, and recorded in Deed Book 1454, page 579, aforesaid records; and

(b) Easement Deed "B" from South Cobb Shopping Center, Inc. to Edward M. Abrams dated September 14, 1971, filed December 1, 1971, and recorded in Deed Book 1271, page 589, aforesaid records; as transferred to Advanced Properties Corporation by that certain Transfer dated November 18, 1971, and recorded in Deed Book 1271, page 592, aforesaid records; as amended by that certain Corrective Easement from South Cobb Shopping Center, Inc. to Financial Properties, Inc. filed August 22, 1973, and recorded in Deed Book 1454, page 579, aforesaid records.

(24) Easement from F. A. Doby to Ga[illegible] page 231, records of Cobb County, Georgia, [illegible] plotted)

(25) Right-of-Way Easement from Willis M. Doby to Georgia Power Company dated August 16, 1962, and recorded in Deed Book 289, Page 330, aforesaid records. (applies and affects as shown)

(26) Easement Deed "A" between South Cobb Shopping Center, Inc. and Edward M. Abrams dated September 14, 1971, and recorded in Deed Book 1271, page 585, aforesaid records; as assigned to Advanced Properties Corporation by virtue of that certain Assignment dated November 18, 1971, and recorded in Deed Book 1271, page 588, aforesaid records; as corrected by that certain Corrective Easement dated August 14, 1973, and recorded in Deed Book 1454, page 579, aforesaid records. (applies and affects as shown)

(27) Easement Deed "B" between South Cobb Shopping Center, Inc. and Edward M. Abrams dated September 14, 1971, and recorded in Deed Book 1271, page 589, aforesaid records; as assigned to Advanced Properties Corporation by virtue of that certain Assignment dated November 18, 1971, and recorded in Deed Book 1271, page 592, aforesaid records; as corrected by that certain Corrective Easement dated August 14, 1973, and recorded in Deed Book 1454, page 579, aforesaid records. (applies and affects as shown)

(28) Easement from Advanced Properties Corporation to Georgia Power Company dated June 28, 1972, and recorded in Deed Book 1331, page 406, aforesaid records. (applies and affects, blanket in nature, cannot be plotted)

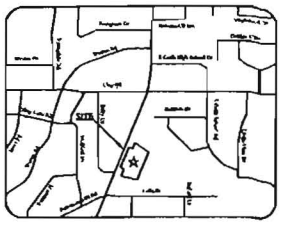
(29) Right-of-Way Easement from Advanced Properties Corporation to Southern Bell Telephone and Telegraph Company dated July 18, 1972, that recorded in Deed Book 1337, page 11, aforesaid records. (plottable to excavation location from documents provided)

(30) Easements contained in that certain Warranty Deed from Financial Properties Inc. to Gellner Arch Realty Corporation dated November 8, 1973, and recorded in Deed Book 1474, page 622, aforesaid records; as affected by certain Agreement dated October 27, 1976, and recorded in Deed Book 1730, page 750, aforesaid records. (applies and affects as shown; DB 1730 PG 750 describes and conveys legal rights out of a plottable nature)

(31) Easements acquired pursuant to that certain Order and Judgment entered in the condemnation proceeding styled Department of Transportation vs. Austell Austell Plaza Ltd., et al., in the Superior Court of Cobb County, Georgia, being Case No. 95140453-98, which Order and Judgment was dated July 14, 1998. (document not provided)

TITLE INFORMATION

The Title Description and Schedule B Items herein are from Lawyers Title Insurance Corporation, Commitment Number 8060901, effective date of January 3, 2007.



Location Map
Not to Scale

FLOOD INFORMATION

By graphic plotting only this property is in Zone "X" of the flood insurance rate map, community panel No. [illegible], which bears an effective date of [illegible], and is not in a special flood hazard area. No field surveying was performed to determine this zone and an elevation certificate may be required to verify this determination or apply for variance from the federal emergency management agency.

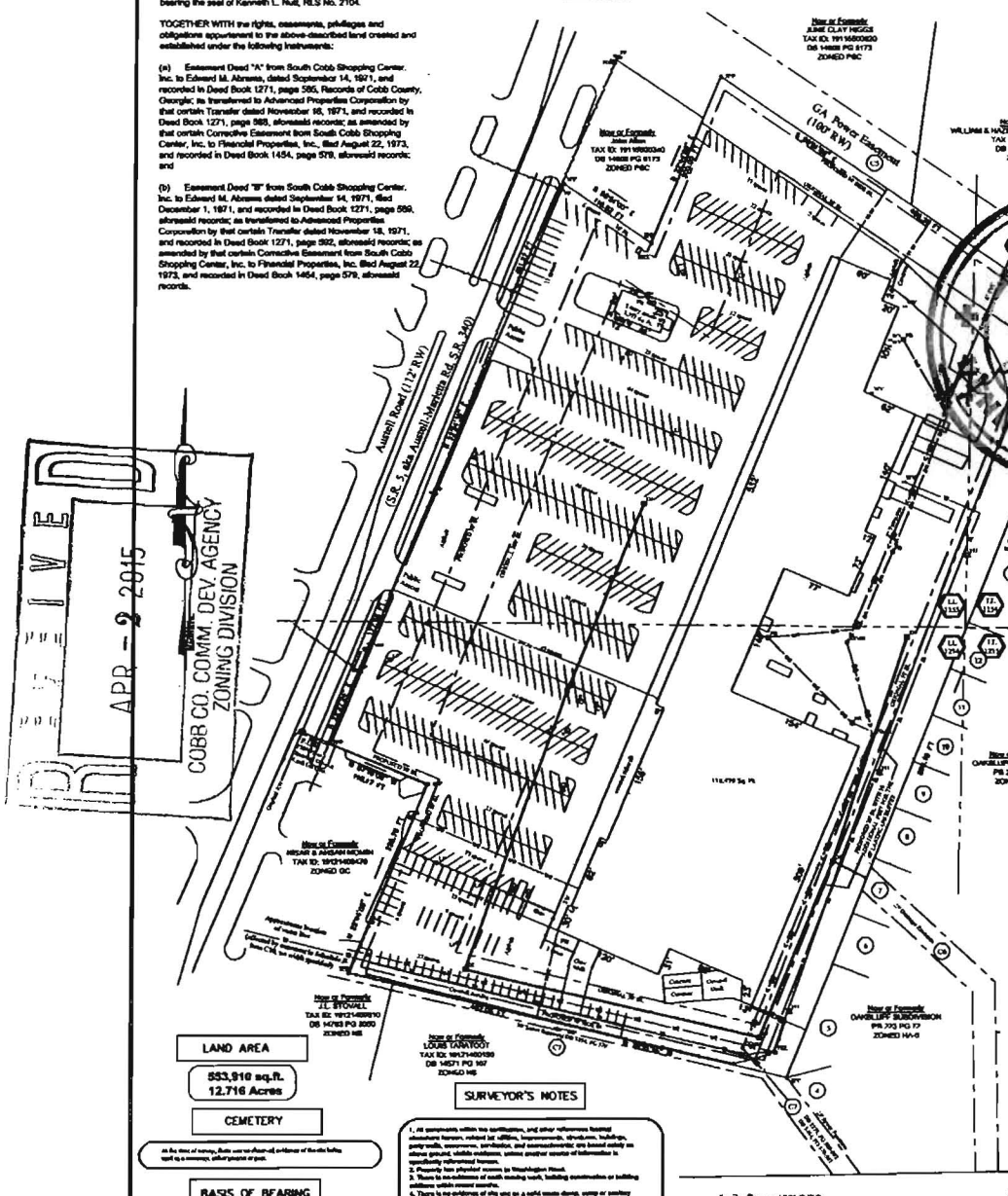
Zone "X" denotes areas outside of the 500 Year Flood Plain.

SURVEYOR CERTIFICATION

To:
AUSTELL-COBB, LLC, a Georgia limited liability company; WELLS FARGO BANK, NATIONAL ASSOCIATION, its successors and assigns; and Lawyers Title Insurance Corporation.

I, Kenneth L. Nutt, hereby certify that this survey was prepared by me or under my supervision in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 2, 3, 4, 6, 7a, 7b1, 8, 9, 10, 11b, 13, 16, 17, and 18 of Table A thereof and to the extent possible, since this business of all materials. Does field pursuant to Item 6 of Table A. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS in effect on the date of this certification, undersigned further certifies that to my professional opinion, as a land surveyor registered in the State of Georgia, the Relative Positional Accuracy of this survey does not exceed that which is specified thereto.

GEORGIA REGISTERED LAND SURVEYOR
No 2104
KENNETH L. NUTT
4/11/15



ZONING INFORMATION

Original Property Zoned PBC
Planned Shopping Center
Standard Conditions:
Building Setbacks:
Front - 100 Feet
Side - 50 Feet
Rear - 50 Feet
Max. Bldg Height = 75 Feet
Min. Lot Width @ front setback = 200 Feet
Min. Lot Area = 200,000 S.F.
Retail Uses Permitted
Required Parking:
1 space per 200 S.F. of floor area
112,479 ÷ 1,571 = 120,000 Sq. Ft.
120,000/200 = 600.35 spaces required

Proposed Property Zoning: GC
General Commercial
Standard Conditions:
Building Setbacks:
Front - 50 Feet
Side - 10 Feet
Rear - 30 Feet
50' Landscape Buffer along all R zonings
Max. Bldg Height = 75 Feet
Min. Lot Width @ front setback = 80 Feet
Min. Lot Area = 30,000 S.F.
Retail Uses Permitted
Required Parking:
1 space per 200 S.F. of floor area
112,479 ÷ 1,571 = 120,000 Sq. Ft.
120,000/200 = 600.35 spaces required

PARKING INFORMATION

Total Spaces = 523
4 H/C Access
519 Regular

LEGEND

LEGEND
= Buried Wire
SS = Sanitary Sewer
FH = Fire Hydrant
PP = Power Pole
IPP = Iron Pin Placed
IPF = Iron Pin Found
MON = Monument Found
= Light Pole
EP = Edge Pavement
POB = Point of Beginning
BC = Back of Curb
CL = Centerline
= Chain Link Fence
SSMH = Sewer Manhole
SSE = Sanitary Sewer Easement
JB = Junction Box
DI = Drop Inlet
PL = Property Line
CMP = Corrugated Metal Pipe
RCP = Reinforced Conc. Pipe
DE = Drainage Easement
WV = Water Valve
WM = Water Meter
ROW = Right of Way
= Power Line
CB = Catchbasin (single wing)
CB = Catchbasin (double wing)
CO = Sewer Cleanout
TRB = Traffic Box
HC = Handicap Space
HW = Headwall
S = Sign
CO = Sewer Cleanout
GWY = Guy Wire Anchor
TEL = Telephone Box
TP = Telephone Pole
GM = Gas Meter

Abbreviation Legend

DC	Detached Curb
DS	Direct Sewer
DW	Direct Water
DL	Direct Length
EL	Elevation
EP	Edge of Pavement
ES	Exchange Sewer
FF	Finished Floor
PL	Property Line
S	Sidewalk
SF	Square Feet
SBM	Sanitary Sewer Easement
MON	Edge Monument
IPF	Iron Pin Found
OPF	Open Top Pin Found
CTF	Cotton Top Pin Found
B/C	Back of Curb
EP	Edge of Pavement
IPF	Iron Pin Found
POB	Point of Beginning
POC	Point of Commencement

LAND AREA

553,910 sq.ft.
12.716 Acres

CEMETERY

As the time of survey, there was no observed evidence of the site being used as a cemetery or burial ground.

BASIS OF BEARING

Basis of bearing is an assumed observation and angle turned.

SURVEYOR'S NOTES

1. All appurtenants within this certification, and other references herein, structures herein, subject lot utilities, improvements, structures, buildings, party walls, easements, encroachments, and encumbrances are based solely on above ground, visible evidence, unless another source of information is specifically referenced herein.
2. Property has physical access to Washington Road.
3. There is no evidence of earth moving work, building construction or building additions within recent months.
4. There is no evidence of site use as a solid waste dump, sump or sanitary landfill.
5. The legal description describes the same property as insured in the Title Commitment, and the record legal description is the same as the measured description.

SCALE
SCALE: 1" = 50'

POSSIBLE ENCROACHMENTS

Perimeter Surveying & Development Company
1065 Sandtown Road, Marietta, GA 30008
Phone: (770) 425-6824 Fax: (770) 425-6768
PS & DC

Revised: 04/11/07
Revised: 02/01/07
Revised: 03/30/15

Date: 03/30/15

Boundary and Zoning Site Plan for:
AUSTELL-COBB, LLC, a Georgia limited liability company;
Kenny Holzer, as receiver for VFC Partners 26, LLC

Land Lots 1154,1155, 1214, 1215 19th District
Cobb County, Georgia

Computed by: KLN	Party Chief: KLN
Drawn by: JMC	Date Surveyed: 12/27/06
Checked by: KLN	Job #: 033208

APPLICANT: Kenny Holzer, as receiver on behalf of Skyline Seven Real Estate

PHONE#: (404) 812-8912 **EMAIL:** Kholzer@skylineseven.com

REPRESENTATIVE: Kenny Holzer

PHONE#: (404) 812-8912 **EMAIL:** Kholzer@skylineseven.com

TITLEHOLDER: Austell-Cobb, LLC

PROPERTY LOCATION: East side of Austell Road, north of Leila Street (5075 Austell Road).

ACCESS TO PROPERTY: Austell Road

PHYSICAL CHARACTERISTICS TO SITE:

PETITION NO: Z-56

HEARING DATE (PC): 06-02-15

HEARING DATE (BOC): 06-16-15

PRESENT ZONING: PSC

PROPOSED ZONING: GC

PROPOSED USE: Assembly Hall for Special Events

SIZE OF TRACT: 11.30 acres

DISTRICT: 19

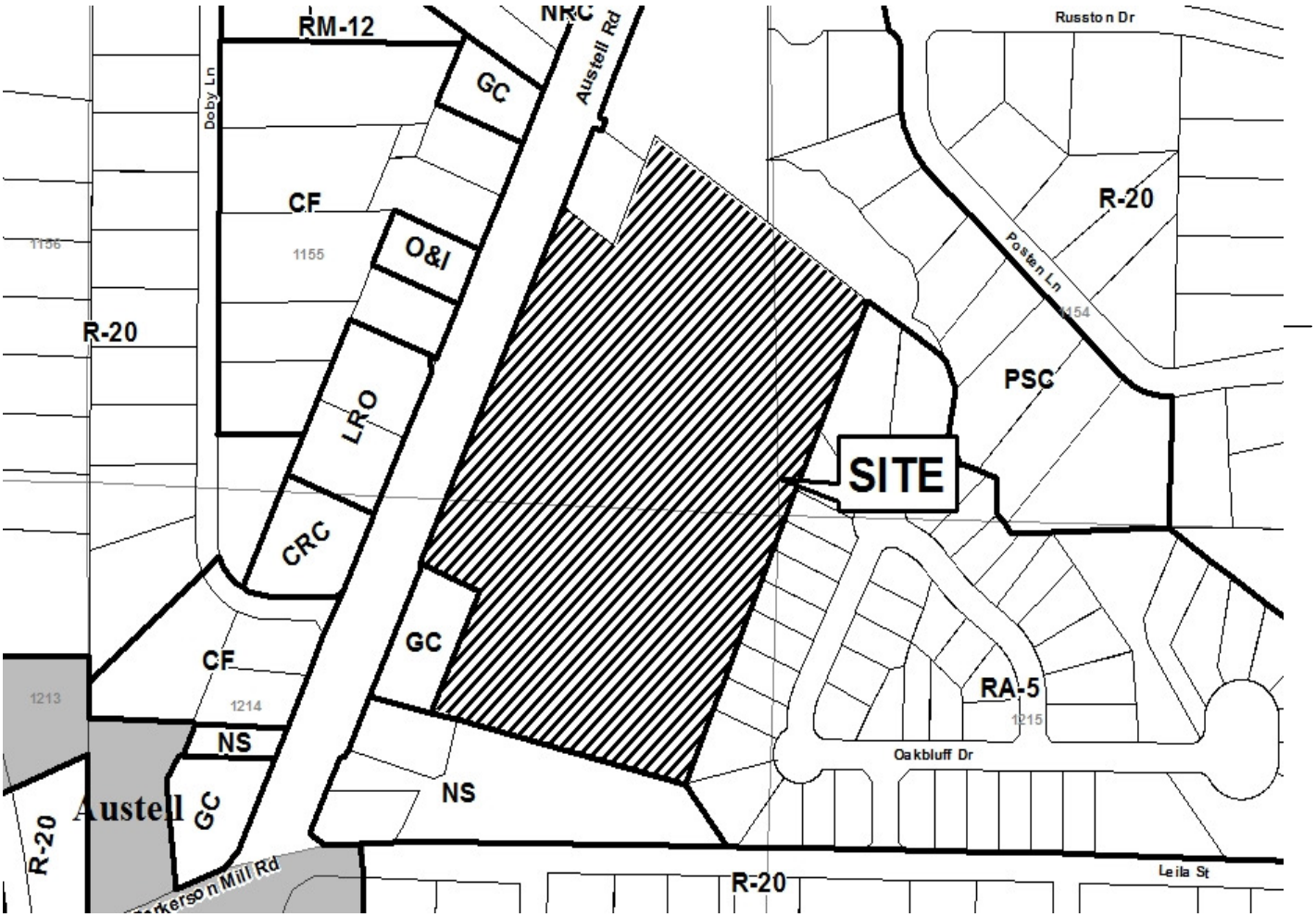
LAND LOT(S): 1154, *1155*,**1214**

PARCEL(S): *33*

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



RECEIVED
APR - 2 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. Z-56 June 2015

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):** To change from PSC to GC so as to allow a space formerly leased by the United States Postal Service to act as an assembly hall for special events.

b) **Proposed building architecture:** No changes to the building architecture are contemplated.

c) **Proposed hours/days of operation:** As warranted by demand. No use of the facility as an assembly hall shall occur except between the hours of AM and PM

d) **List all requested variances:** Change of zoning classification from existing PSC to requested GC.

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

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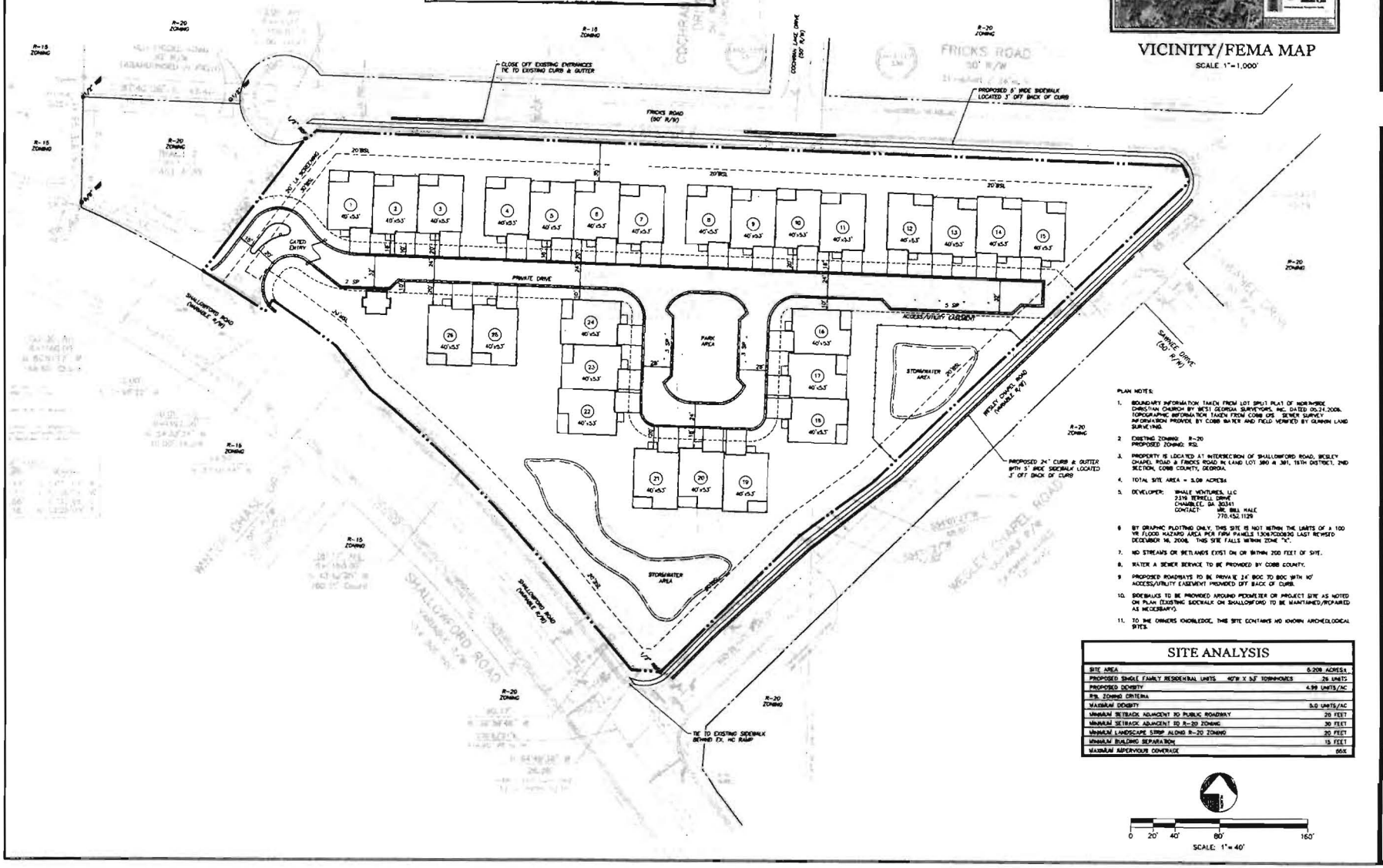
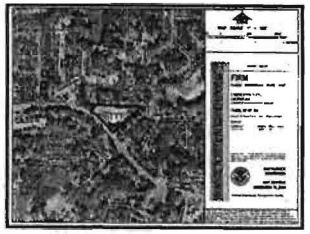
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION





VICINITY/FEMA MAP

SCALE 1"=1,000'

PLAN NOTES:

1. BOUNDARY INFORMATION TAKEN FROM LOT SPLIT PLAT OF NORTHSIDE CHRISTIAN CHURCH BY WEST GEORGIA SURVEYORS, INC. DATED 05.21.2008. TOPOGRAPHIC INFORMATION TAKEN FROM COBB GIS. SEWER SURVEY INFORMATION PROVIDE BY COBB WATER AND FIELD VERIFIED BY GUNNIN LAND SURVEYING.
2. EXISTING ZONING: R-20
   PROPOSED ZONING: RSL
3. PROPERTY IS LOCATED AT INTERSECTION OF SHALLOWFORD ROAD, WESLEY CHAPEL ROAD & FRICKS ROAD IN LAND LOT 390 & 391, 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA.
4. TOTAL SITE AREA = 3.09 ACRES±
5. DEVELOPER: WHALE VENTURES, LLC
   2319 TERRELL DRIVE
   CHAMBLEE, GA 30341
   CONTACT: MR. BILL HALE
   770.452.1129
6. BY GRAPHIC PLOTTING ONLY, THIS SITE IS NOT WITHIN THE LIMITS OF A 100 YR FLOOD HAZARD AREA PER FIRM PANELS 13067C0080G LAST REVISED DECEMBER 16, 2008. THIS SITE FALLS WITHIN ZONE "X".
7. NO STREAMS OR WETLANDS EXIST ON OR WITHIN 200 FEET OF SITE.
8. WATER & SEWER SERVICE TO BE PROVIDED BY COBB COUNTY.
9. PROPOSED ROADWAYS TO BE PRIVATE 24' BOC TO BOC WITH 10' ACCESS/UTILITY EASEMENT PROVIDED OFF BACK OF CURB.
10. SIDEWALKS TO BE PROVIDED AROUND PERIMETER OF PROJECT SITE AS NOTED ON PLAN (EXISTING SIDEWALK ON SHALLOWFORD TO BE MAINTAINED/REPAIRED AS NECESSARY).
11. TO THE OWNERS KNOWLEDGE, THIS SITE CONTAINS NO KNOWN ARCHEOLOGICAL SITES.

SITE ANALYSIS

SITE AREA	6.208 ACRES±
PROPOSED SINGLE FAMILY RESIDENTIAL UNITS 40'W X 53' TOWNHOMES	26 UNITS
PROPOSED DENSITY	4.19 UNITS/AC
RSL ZONING CRITERIA	
MAXIMUM DENSITY	5.0 UNITS/AC
MINIMUM SETBACK ADJACENT TO PUBLIC ROADWAY	20 FEET
MINIMUM SETBACK ADJACENT TO R-20 ZONING	30 FEET
MINIMUM LANDSCAPE STRIP ALONG R-20 ZONING	20 FEET
MINIMUM BUILDING SEPARATION	15 FEET
MAXIMUM IMPERVIOUS COVERAGE	65%

0 20' 40' 80' 160'

SCALE: 1"=40'

CP&E
CHRISTOPHER PLANNING & ENGINEERING

3/29/15

GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #05744 (EXP. 02.17.2018)

280 SETTINDOWN COURT
ROSWELL, GEORGIA 30075
PHONE 770.331.7303
FAX 678.352.1515

THESE PLANS ARE THE PROPERTY OF CHRISTOPHER PLANNING & ENGINEERING (CP&E). THESE DOCUMENTS MAY NOT BE COPIED, REPRODUCED, USED OR IMPLEMENTED IN ANY WAY, IN PART OR IN WHOLE, WITHOUT THE WRITTEN CONSENT OF CP&E. ALL COMMON LAW RIGHTS OF COPYRIGHT ARE HEREBY SPECIFICALLY RESERVED.

ZONING SITE PLAN

FOR:

FRICKS ROAD TRACT

WESLEY CHAPEL ROAD & SHALLOWFORD ROAD

LAND LOTS 390 & 391
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

FOR:

WHALE VENTURES

2319 TERRELL DRIVE
CHAMBLEE, GA 30341
770.452.1129

Z-57 (2015)

REVISIONS

DATE: MARCH 25, 2015

CP&E DRAWING NO: 20141921.dwg

ZONING SITE PLAN

SHEET NO. Z.1

APPLICANT: Whale Ventures, LLC

PHONE#: (770) 452-1129 **EMAIL:** Bhale@bellsouth.net

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER: Northwest Christian Church, Inc.

PROPERTY LOCATION: North intersection of Shallowford Road and Wesley Chapel Road, and on the south side of Fricks Road (3535 Shallowford Road)

ACCESS TO PROPERTY: Shallowford Road

PHYSICAL CHARACTERISTICS TO SITE:

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-57

HEARING DATE (PC): 06-02-15

HEARING DATE (BOC): 06-16-15

PRESENT ZONING: R-20

PROPOSED ZONING: RSL

PROPOSED USE: Residential Senior Living (Nonsupportive)

SIZE OF TRACT: 5.2 acres

DISTRICT: 16

LAND LOT(S): 390,*391*

PARCEL(S): 1

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 3

RECEIVED
APR - 2 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. Z-57
June (2015)

Summary of Intent for Rezoning*

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

a) **Proposed unit square-footage(s):** Minimum 2,500 square feet, and greater

b) **Proposed building architecture:** Traditional

c) **Proposed selling prices(s):** High $400s - Mid $500s

d) **List all requested variances:** None known at this time.

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

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

b) **Proposed building architecture:**

c) **Proposed hours/days of operation:**

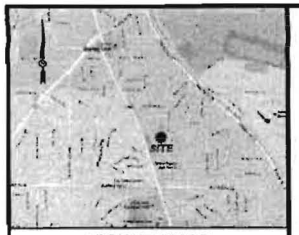
d) **List all requested variances:**

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

None known at this time.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

*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, at any time during the rezoning process.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13067C0116H, DATED MARCH 4, 2013 FOR COBB COUNTY, GEORGIA THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.

2) CURRENT ZONING: ACCORDING TO COBB COUNTY IS LISTED AS NRC - NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT. COBB COUNTY ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
BUILDING SETBACKS:
MINIMUM FRONT SETBACK = 40 OR 50 FEET.
MINIMUM SIDE SETBACK = 15 FEET.
MINIMUM REAR SETBACK = 30 FEET.
MAXIMUM BUILDING HEIGHT IS 35 FEET OR 2 STORIES.

3) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM REAL-TIME ADMITTED GPS OBSERVATIONS. (NAD 83 / NAVD 88)

4) ALL DISTANCES SHOWN HEREON ARE "GROUND" DISTANCES, UNLESS OTHERWISE STATED AS "GRID" DISTANCES.

SPECIAL NOTES

1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

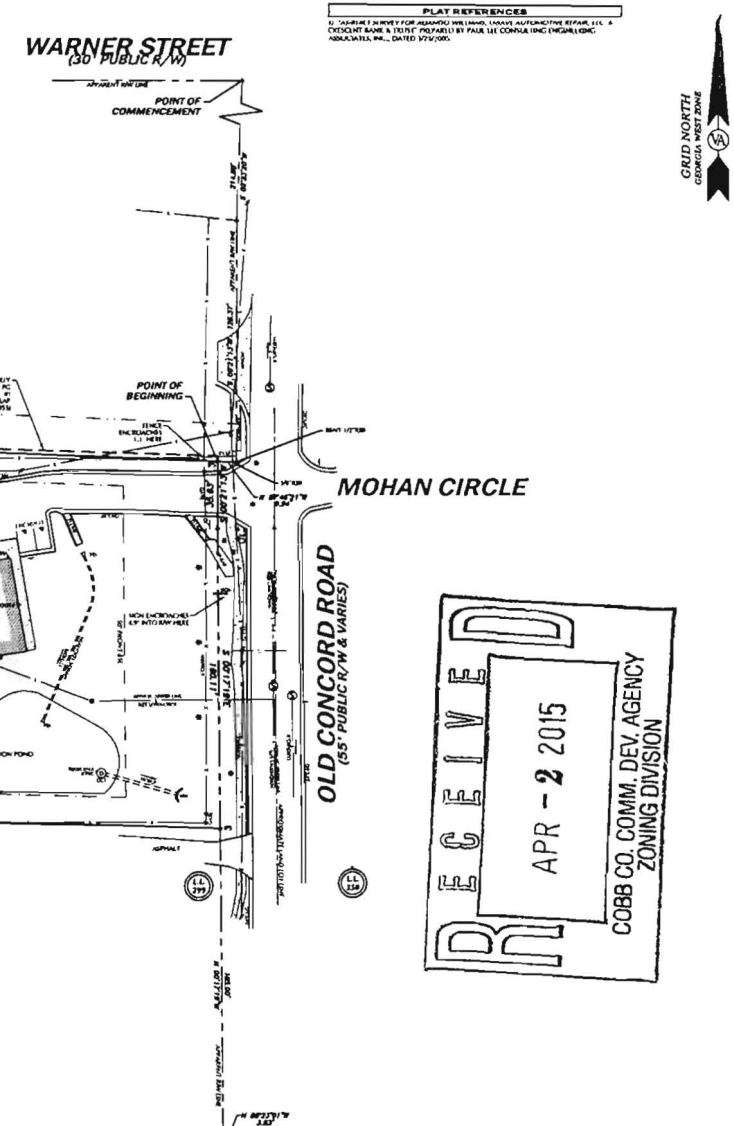
2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3) THE UNDERSIGNED SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4) PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PLAT REFERENCES

1) "AS-BUILT SURVEY FOR ARMANDO WILLIAMS, UNIVAX AUTOMOTIVE REPAIR, LLC & CYCOUNT BANK & TRUST" PREPARED BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC., DATED 3/31/2005.



LEGEND

	FENCE LINE
	UNDERGROUND GAS LINE
	OVERHEAD ELECTRIC LINE
	SANITARY SEWER LINE
	BROKEN LINE NOT TO SCALE
	POWER POLE
	LIGHT POLE
	ELECTRIC BOX
	ELECTRIC METER
	GUY WIRE
	HEAT/PUMP/AIR CONDITIONING UNIT
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	GAS METER
	CLEANOUT
	SANITARY SEWER MANHOLE
	STORM WATER JUNCTION BOX
	STORM WATER DROP INLET
	HEADWALL
	FLARED END SECTION
	SIGN POST
IPF	IRON PIN FOUND
IRF	REBAR FOUND
OTF	OPEN TOP PIPE FOUND
MB	MAIL BOX
DB PG	DEED BOOK & PAGE
PB PG	PLAT BOOK & PAGE
OCS	OUTLET CONTROL STRUCTURE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
PVC	PLASTIC PIPE
DIP	DUCTILE IRON PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
FGL	FLUORESCENT LIGHT
CLF	CHAIN LINK FENCE
CP	CONCRETE PAD
C&G	CURB & GUTTER
HC	HEADER CURB

LEGAL DESCRIPTION (BASED ON THIS SURVEY)

All that tract or parcel of land lying and being in Land Lot 299 of the 17th Land District, Cobb County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #15-019; Drawing/File #15-019), bearing the seal of Glenn A. Valentino, Ga Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE at a computed point at the intersection of the southerly right-of-way line of Warner Street (30' public r/w) and the westerly right-of-way line of Old Concord Road (55' public r/w & varies).

THENCE proceeding along said westerly right-of-way line of Old Concord Road the following courses and distances:

South 02 degrees 23 minutes 20 seconds West for a distance of 214.80 feet to a computed point;

THENCE South 00 degrees 21 minutes 13 seconds West for a distance of 128.37 feet to a bent 1/2"rebar found;

THENCE North 87 degrees 46 minutes 21 seconds West for a distance of 9.94 feet to a 1/2"iron pin set, said 1/2"iron pin set being the POINT OF BEGINNING.

THENCE continuing along said westerly right-of-way line of Old Concord Road the following courses and distances:

South 00 degrees 21 minutes 13 seconds West for a distance of 35.63 feet to a computed point;

THENCE South 00 degrees 17 minutes 19 seconds East for a distance of 190.11 feet to a 1/2"iron pin set;

THENCE departing said westerly right-of-way line of Old Concord Road North 88 degrees 23 minutes 01 seconds West for a distance of 389.28 feet to a 3/4"solid rod found;

THENCE North 02 degrees 14 minutes 00 seconds East for a distance of 199.93 feet to a bent 3"open-top pipe found;

THENCE South 87 degrees 31 minutes 50 seconds East for a distance of 52.26 feet to a 5/8"open-top pipe found;

THENCE South 87 degrees 46 minutes 21 seconds East for a distance of 328.78 feet to a 1/2"iron pin set on the aforesaid westerly right-of-way line of Old Concord Road, said 1/2"iron pin set being the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said tract or parcel of land contains 1.747 acres or 76,101 square feet, and is attached to be the same tract of land that was previously conveyed in Deed Book 13171, Page 2963, Cobb County Georgia Records.

UTILITY WARNING

INFORMATION REGARDING THE REPORTED PROBLEMS, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNERS, THEIR EMPLOYEES, THEIR CONSULTANTS, THEIR CONTRACTORS, AND/OR THEIR AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

811
Know what's below.
Call before you dig.
Or Call 800-282-7411
Please contact days prior to construction

30 0 30 60 90
GRAPHIC SCALE - FEET

FIELD DATES: 3/2/15 & 3/4/15

STATE OF GEORGIA PLAT ACT CERTIFICATION

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON GTS 212W TOTAL STATION WITH AN ANGULAR ERROR OF 6 SECONDS PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARE RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 25,347 FEET. THE ADMITTED ACCURACY OF THIS PLAT IS ONE FOOT IN 116,126 FEET.

BOUNDARY SURVEY FOR:
KENNEDY & TILLMAN
LAND LOT 299 17TH DISTRICT 2ND SECTION COBB COUNTY, GEORGIA

VALENTINO & ASSOCIATES
LAND SURVEYORS
2161 WINCHESTER ROAD
SUITE 1
SMYRNA, GEORGIA 30080
PHONE: (770) 434-6117
FAX: (770) 434-6118
WEB: VALENTINOASSOCIATES.COM
STATE OF GEORGIA
SURVEYING FIRM
NO. LSF000

REVISIONS
1/13/15 CORRECTED TITLE

GEORGIA REGISTERED LAND SURVEYOR GLENN A. VALENTINO

SCALE:	1" = 30'
DATE:	3/5/2015
JOB NUMBER:	15-019
FILE NUMBER	15-019
PLOTTED	3/25/2015

BOUNDARY SURVEY

SHEET
1 OF 1

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Z-58
(2015)

APPLICANT: Gary Tillman and Allen Kennedy

PHONE#: **EMAIL:**

REPRESENTATIVE: Parks F. Huff

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

TITLEHOLDER: Gary Tillman and Allen Kennedy

PROPERTY LOCATION: West side of Old Concord Road, south of Warner Street, and on the southeast side of Clay Drive (1868 Old Concord Road).

ACCESS TO PROPERTY: Old Concord Road

PHYSICAL CHARACTERISTICS TO SITE:

PETITION NO: Z-58

HEARING DATE (PC): 06-02-15

HEARING DATE (BOC): 06-16-15

PRESENT ZONING: NRC

PROPOSED ZONING: LI

PROPOSED USE: Contractor's Office

SIZE OF TRACT: 1.747 acres

DISTRICT: 17

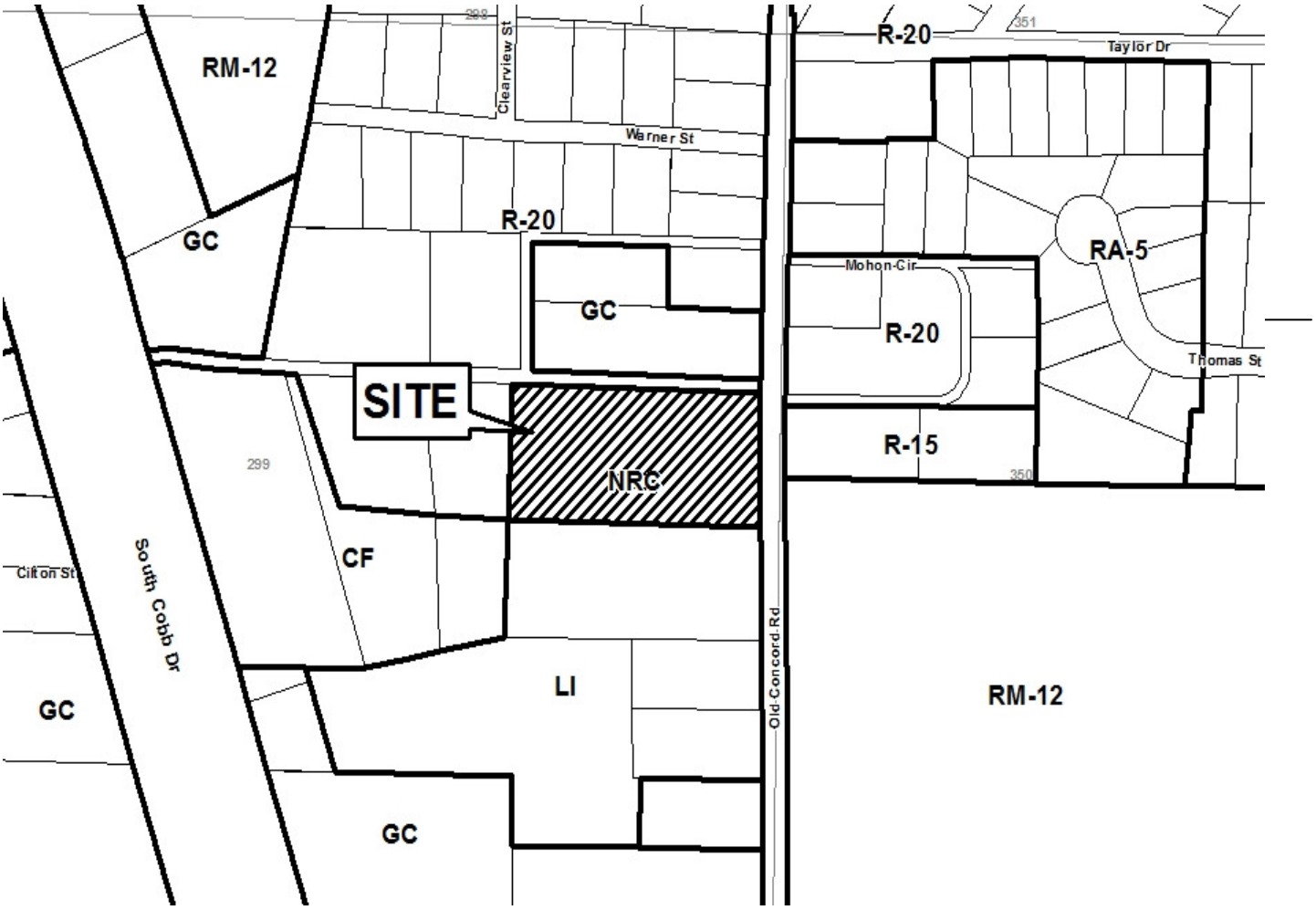
LAND LOT(S): 299

PARCEL(S): 9

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



Application No. Z-58

June 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:**

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

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

a) **Proposed use(s):** Contractor's Office.

b) **Proposed building architecture:** Use of existing commercial building.

c) **Proposed hours/days of operation:** 7:00 a.m. to 6:00 p.m., Monday - Friday

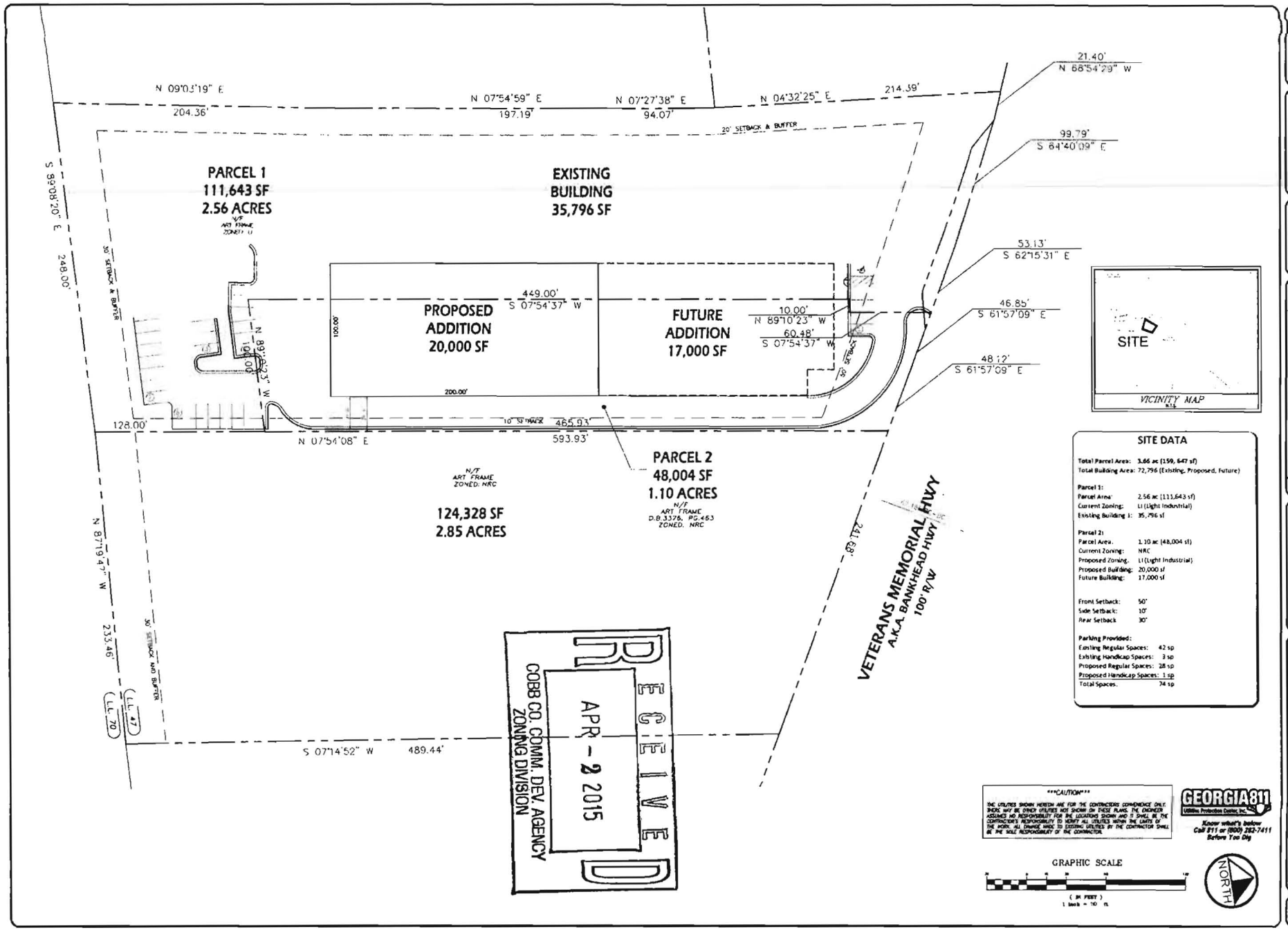
d) **List all requested variances:** Any variances are noted on Site Plan.

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

None.

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

N/A



paradigm
Engineering Services, Inc.
Suite 115
Atlanta, GA 30338
(770) 605-8030
www.Paradigmeng.net

Project No.	00-000
Design By:	WRD
Drawn By:	BSK
Checked By:	WRD
Date	3/31/15
Scale:	1" = 30'

No	Revision	Date

ART FRAME
516 VETERANS MEMORIAL HWY SE

ZONING SITE PLAN
ART FRAME EXPANSION
LAND LOT 47, DISTRICT 18, 2ND SECTION
516 VETERANS MEMORIAL HIGHWAY SE
COBB COUNTY, GEORGIA

Drawing No
C2.0

Z-59
(2015)

APPLICANT: Art Frame, LLC

PHONE#: (770) 745-5180 **EMAIL:** mike@artframeusa.com

REPRESENTATIVE: John H. Moore

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

TITLEHOLDER: RA Mableton Holdings, LLC

PROPERTY LOCATION: Southwest side of Veterans Memorial Highway, east of Pebblebrook Road

ACCESS TO PROPERTY: Veterans Memorial Highway

PHYSICAL CHARACTERISTICS TO SITE:

PETITION NO: Z-59

HEARING DATE (PC): 06-02-15

HEARING DATE (BOC): 06-16-15

PRESENT ZONING: NRC

PROPOSED ZONING: LI

PROPOSED USE: Wholesale/Retail/Assembly for picture frame and art business

SIZE OF TRACT: 1.10 ac

DISTRICT: 18

LAND LOT(S): 47

PARCEL(S): 13

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

RECEIVED
APR - 2 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. z-59
June (2015)

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):** Wholesale and retail sale of picture frames; Picture frame assembly; Picture frame material and art business

b) **Proposed building architecture:** Traditional with brick facade on front and metal on remaining three sides

c) **Proposed hours/days of operation:** Monday-Friday - 8:00 a.m.-6:00 p.m.; Saturday - 8:00 a.m.-2:00 p.m.; Closed Sunday

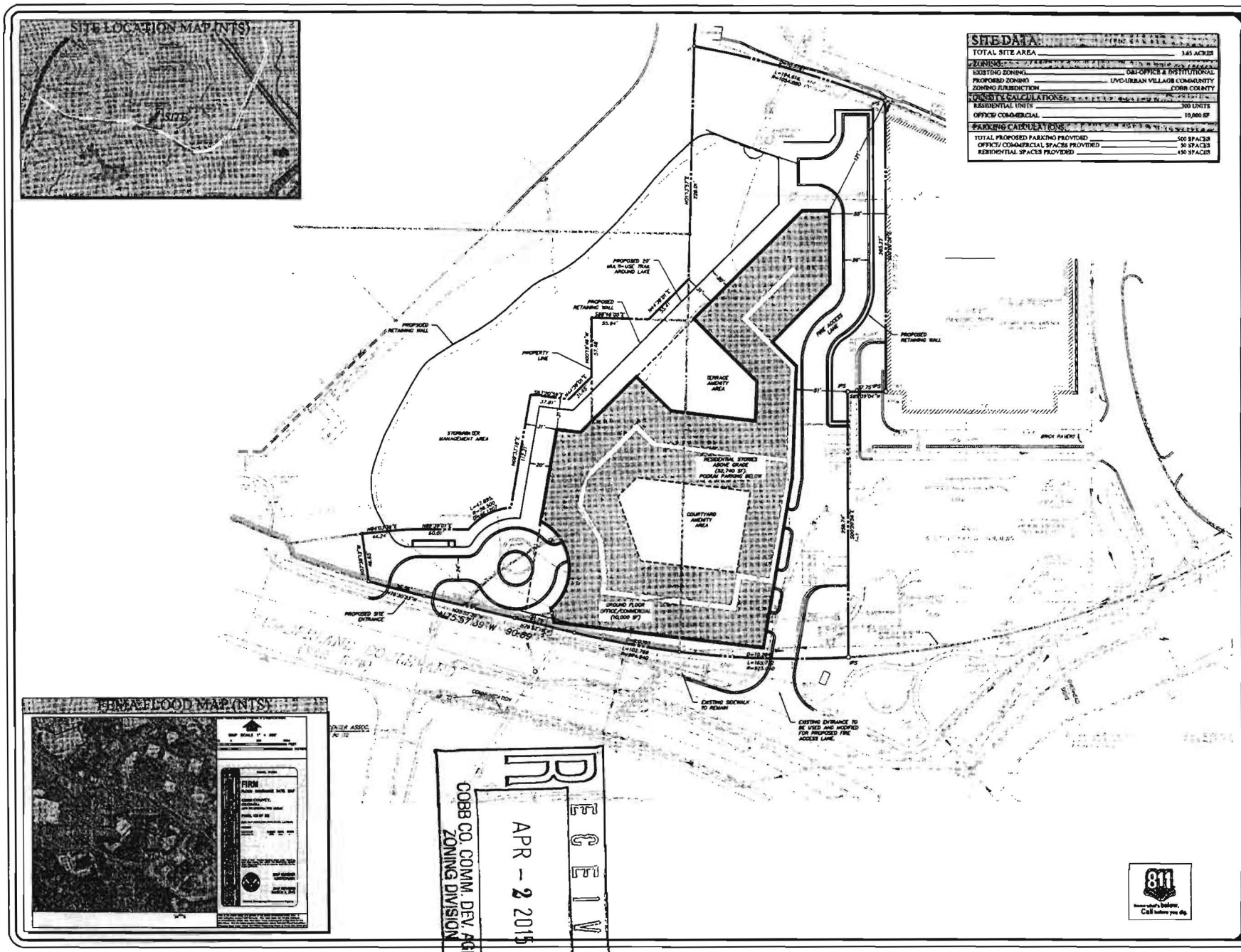
d) **List all requested variances:** None known at this time.

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.

*Applicant 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.



CUMBERLAND BLVD @ RIVERWOOD PKWY

A MASTER PLANNED MULTI-FAMILY DEVELOPMENT
FOR
MILL CREEK RESIDENTIAL
3715 NORTHSIDE PARKWAY
SUITE 2-725
ATLANTA, GA 30327
(404) 233-4402

LAND LOT 546 & 576
1ST DISTRICT

COBB County, Georgia

"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
330 RESEARCH COURT ■ NORCROSS, GEORGIA 30092 ■ (770)451-2741 ■ FAX (770)451-3918 ■ WWW.PECATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION

Z-60 (2015)

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SHEET TITLE
REZONING SITE PLAN

0 20 40 80 120

SCALE: 1" = 40'
DATE: OCTOBER 20, 2014
PROJECT: 84050.15B

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.
GEORGIA REGISTERED PROFESSIONAL ENGINEER KENNETH J. WOOD
4/2/15

GRID NORTH

Z1
SHEET

J:\84050150\Dev\Concept\Rezoning Plan 1.dwg, 4/2/2015 1:20:45 PM

APPLICANT: MCRT Investments LLC

PHONE#: (678) 608-0875 **EMAIL:** hwadsworth@mcrtrust.com

REPRESENTATIVE: John H. Moore

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

TITLEHOLDER: River Oaks Associates, L.P., Cumberland Center Associates, Cumberland Stillhouse, L.P. & CCI Associates (Georgia), LLC

PROPERTY LOCATION: North side of Cumberland Boulevard, east of Akers Mill Road

ACCESS TO PROPERTY: Cumberland Boulevard

PHYSICAL CHARACTERISTICS TO SITE:

PETITION NO: Z-60

HEARING DATE (PC): 06-02-15

HEARING DATE (BOC): 06-16-15

PRESENT ZONING: O&I

PROPOSED ZONING: RRC

PROPOSED USE: Mixed-Use Development

SIZE OF TRACT: 3.654 ac

DISTRICT: 17

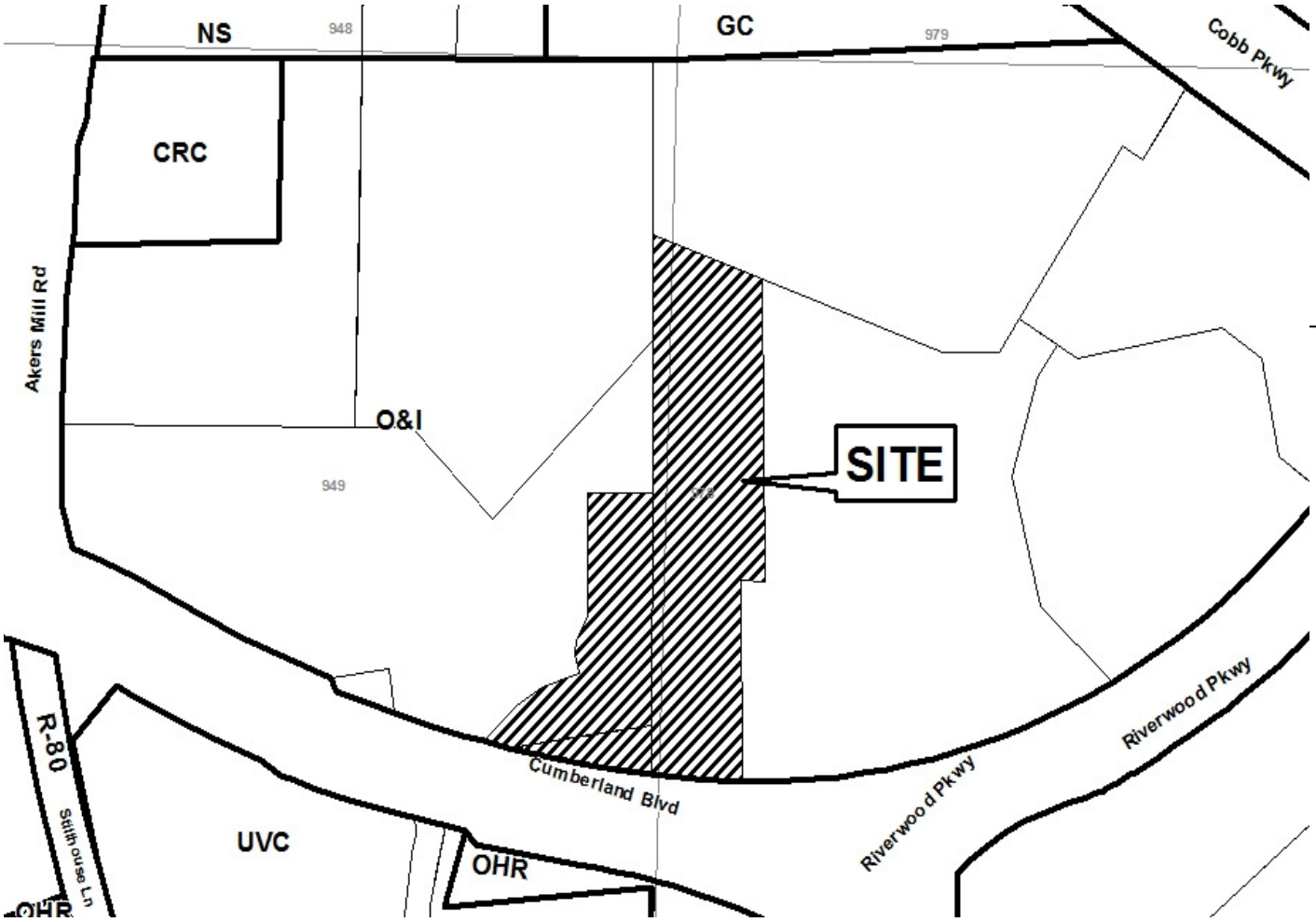
LAND LOT(S): 949,*978*

PARCEL(S): 1,28,*45*

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT



RECEIVED
APR - 2 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. z-60
June (2015)

Summary of Intent for Rezoning*

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

a) **Proposed unit square-footage(s):** Maximum 300 units; average 1,100 square feet

b) **Proposed building architecture:** Traditional

c) **Proposed selling prices(s):** Not Applicable

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):** Retail/Office

b) **Proposed building architecture:** Traditional

c) **Proposed hours/days of operation:** 7:00 a.m. - 7:00 p.m.
Sunday - Saturday

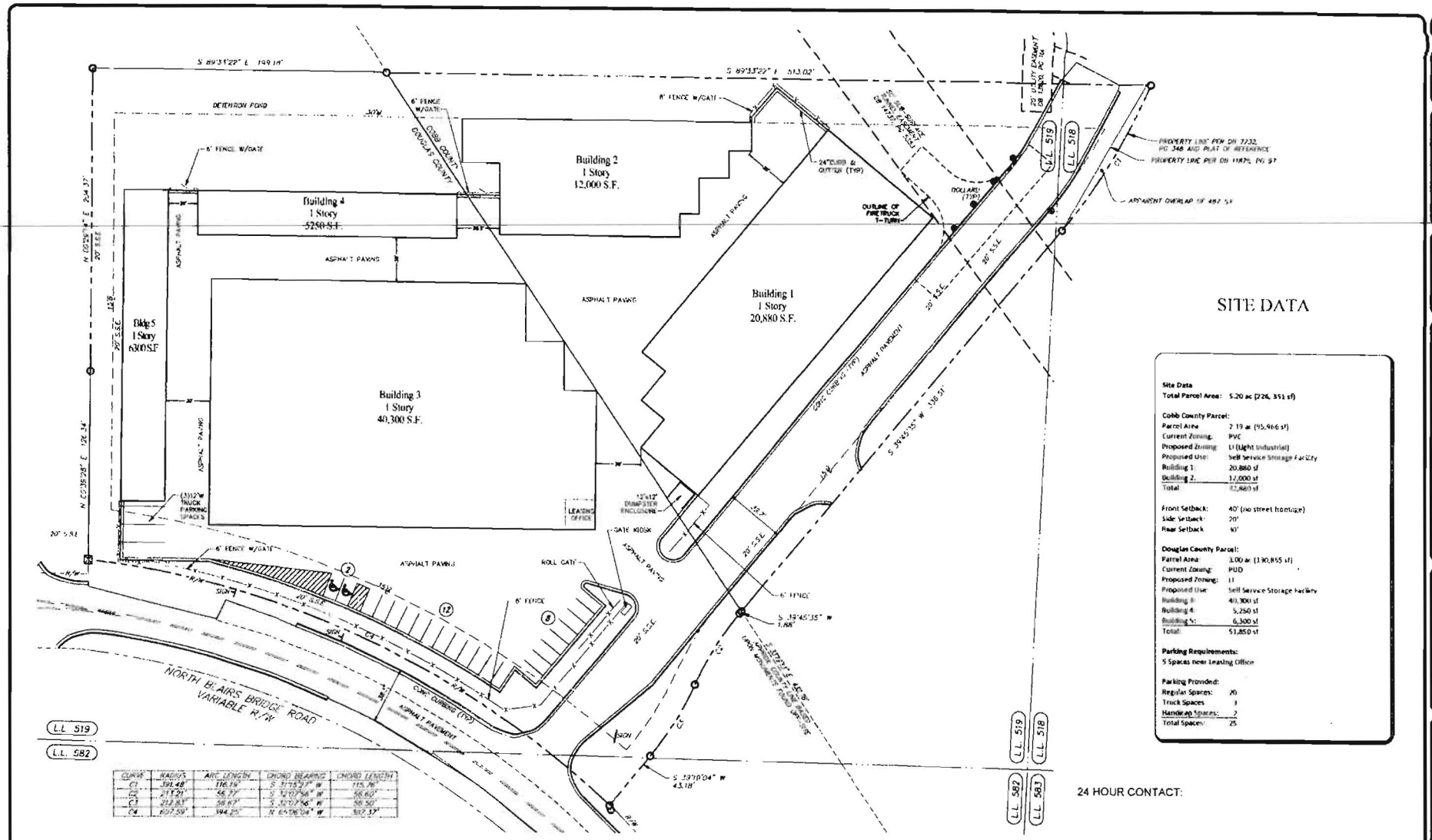
d) **List all requested variances:** None known at this time

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

None known at this time.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

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



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	391.48'	116.14'	S 31°15'57" W	115.76'
C2	217.21'	56.73'	S 32°07'56" W	56.60'
C3	212.83'	58.67'	S 32°07'56" W	58.50'
C4	607.59'	194.25'	N 64°16'04" W	192.37'

SITE DATA

Site Data
Total Parcel Area: 5.20 ac (226, 351 sf)

Cobb County Parcel:

Parcel Area	2.19 ac (95,496 sf)
Current Zoning	RVC
Proposed Zoning	LI (Light Industrial)
Proposed Use	Self Service Storage Facility
Building 1:	20,880 sf
Building 2:	12,000 sf
Total	32,880 sf

Front Setback:	40' (no street frontage)
Side Setback:	20'
Rear Setback	40'

Douglas County Parcel:

Parcel Area:	3.00 ac (130,855 sf)
Current Zoning:	PUD
Proposed Zoning:	LI
Proposed Use	Self Service Storage Facility
Building 3:	40,300 sf
Building 4:	5,250 sf
Building 5:	6,300 sf
Total:	51,850 sf

Parking Requirements:
5 Spaces near Leasing Office

Parking Provided:

Regular Spaces:	20
Truck Spaces	3
Handicap Spaces:	2
Total Spaces:	25

24 HOUR CONTACT:

TOTAL ACREAGE 5.20 Ac. 226,351 S.F.
COBB CO. PARCEL 2.19 Ac. 95,496 S.F.
DOUGLAS CO. PARCEL 3.00 Ac. 130,855 S.F.

VICINITY MAP
N.T.S.

CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GEORGIA811
Utility Protection Center, Inc.
Know what's below
Call 811 or (800) 282-7411
Before You Dig

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

NORTH

Z-61
(2015)

BLAIRS BRIDGE STORAGE, LLC
5483 OAK PLACE
AUSTELL, GA

SITE PLAN
NORTH BLAIRS BRIDGE ROAD
LL 518 & 519, 18th DIST., 2nd SECTION, COBB CO.
LL 519 & 582, 18 DIST., DOUGLAS CO.
COBB CO. & LITHIA SPRINGS, DOUGLAS CO., GA

Drawing No.
C2.0

paradigm
Engineering Services, Inc.
Serving Community Plan
Atlanta, GA 30005
(770) 605-8030
www.paradigmengineering.net

William B. Dunlap
GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 15607

No.	Date	By	Revision

Date	10/21/15
Scale	1" = 30'

APPLICANT: Blairs Bridge Storage, LLC

PHONE#: (770) 745-4822 **EMAIL:** sburke@shamrockbuildingsystems.com

REPRESENTATIVE: John H. Moore

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

TITLEHOLDER: Teague Investments, LP

PROPERTY LOCATION: Northerly side of Blair Bridge Road, north of I-20

ACCESS TO PROPERTY: Blair Bridge Road

PHYSICAL CHARACTERISTICS TO SITE:

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-61

HEARING DATE (PC): 06-02-15

HEARING DATE (BOC): 06-16-15

PRESENT ZONING: PVC

PROPOSED ZONING: LI

PROPOSED USE: Self-Storage Facility

SIZE OF TRACT: 2.19 ac

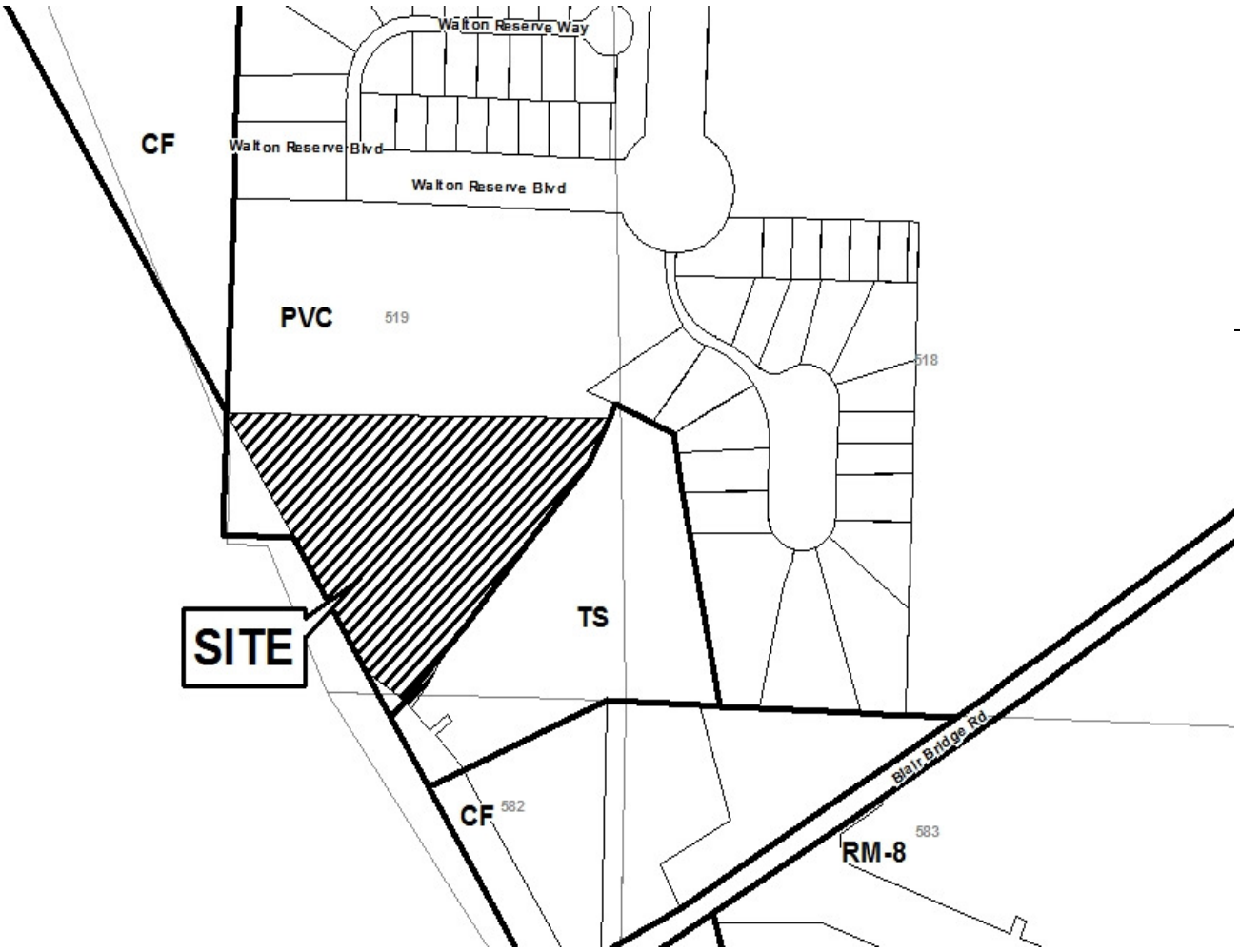
DISTRICT: 18

LAND LOT(S): 518,*519*

PARCEL(S): *9*

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 4



Application No. Z-61
June (2015)

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):** Self-Storage Facilities

b) **Proposed building architecture:** Masonry with EFIS

c) **Proposed hours/days of operation:** Sunday - Saturday; 8:00 a.m. - 8:00 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 known at this time.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

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

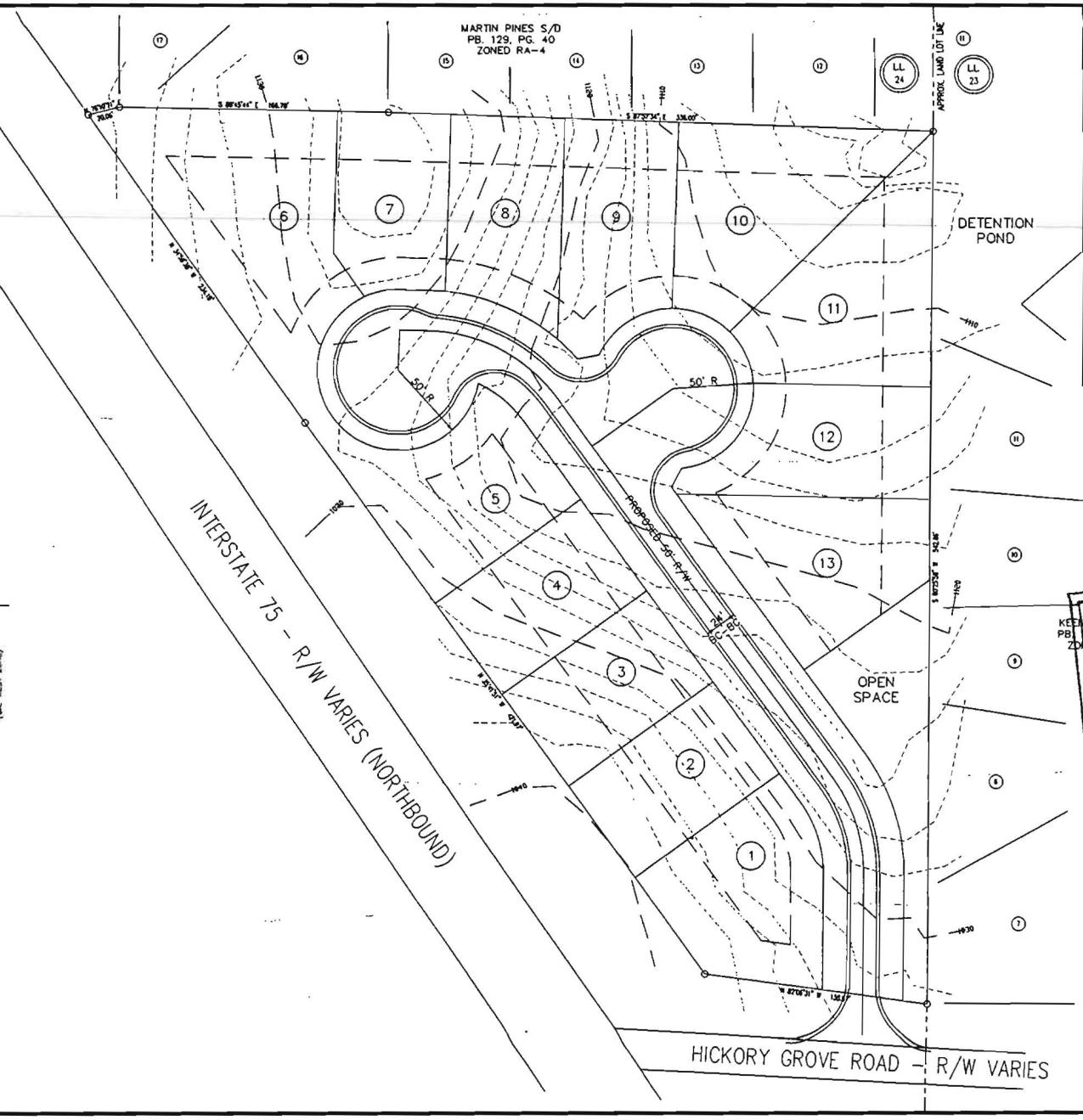
SITE ADDRESS:
2010 HICKORY GROVE ROAD
ACWORTH, GA. 30102

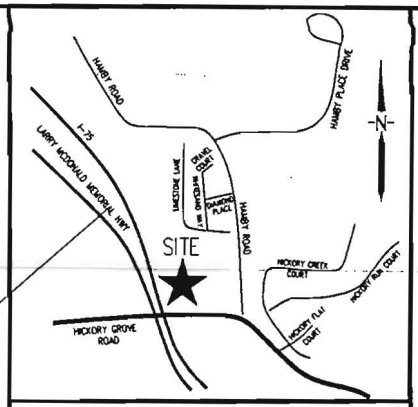
APPLICANT/DEVELOPER
E-ROCK DEVELOPMENT, LLC.
2731 JIMS ROAD
MARIETTA, GEORGIA 30066

24 HOUR CONTACT:
JON EDWARDS
770-940-4505

SITE NOTES
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: RA-5
CURRENT ZONING: R-30
TOTAL AREA - 4.067 ACRES
TOTAL LOTS - 13
LOT DENSITY: 3.2 LOTS PER ACRE
MINIMUM LOT SIZE: 7,000 SF
MIN. LOT WIDTH: 70'

BUILDING SETBACK SHOWN:
FRONT - 20'
REAR - 30' INT., 40' EXT.
SIDE - 5' W/ 15' BETWEEN BUILDINGS
MAJOR SIDE - 20'





(APPROXIMATE SCALE: 1" = 2000')
LOCATION MAP

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY F.I.R.M. PANEL 0108 J, COMMUNITY NO. 130052, MAP DATED; MAR. 4, 2013.

RECEIVED
APR - 2 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

IF YOU DIG SECURELY... CALL US FIRST! 1-800-282-7411 391-3000 (METRO ATLANTA ONLY) VALUTEC CONSTRUCTION SERVICES IS THE LAW

CAUTION
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GRAPHIC SCALE
(IN FEET)
1 inch = 30' ft.

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

Z-62 (2015)

NO.	DATE	REVISION DESCRIPTION	BY

DRAWN BY: DP
CHECKED BY:
DATE: 3-24-15
SCALE: 1" = 30'
PROJECT No.: 215023
SHEET No. 1

APPLICANT: E-Rock Development, LLC

PHONE#: (770) 940-4505 **EMAIL:** Jonathan_Edwards50@yahoo.com

REPRESENTATIVE: Jonathan E. Edwards

PHONE#: (770) 940-4505 **EMAIL:** Jonathan_Edwards50@yahoo.com

TITLEHOLDER: Estate of Frances M. Cottrell

PROPERTY LOCATION: North side of Hickory Grove Road, east of I-75, west of Hamby Road

ACCESS TO PROPERTY: Hickory Grove Road

PHYSICAL CHARACTERISTICS TO SITE:

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-62

HEARING DATE (PC): 06-02-15

HEARING DATE (BOC): 06-16-15

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Single-family Residential

SIZE OF TRACT: 4.067 acres

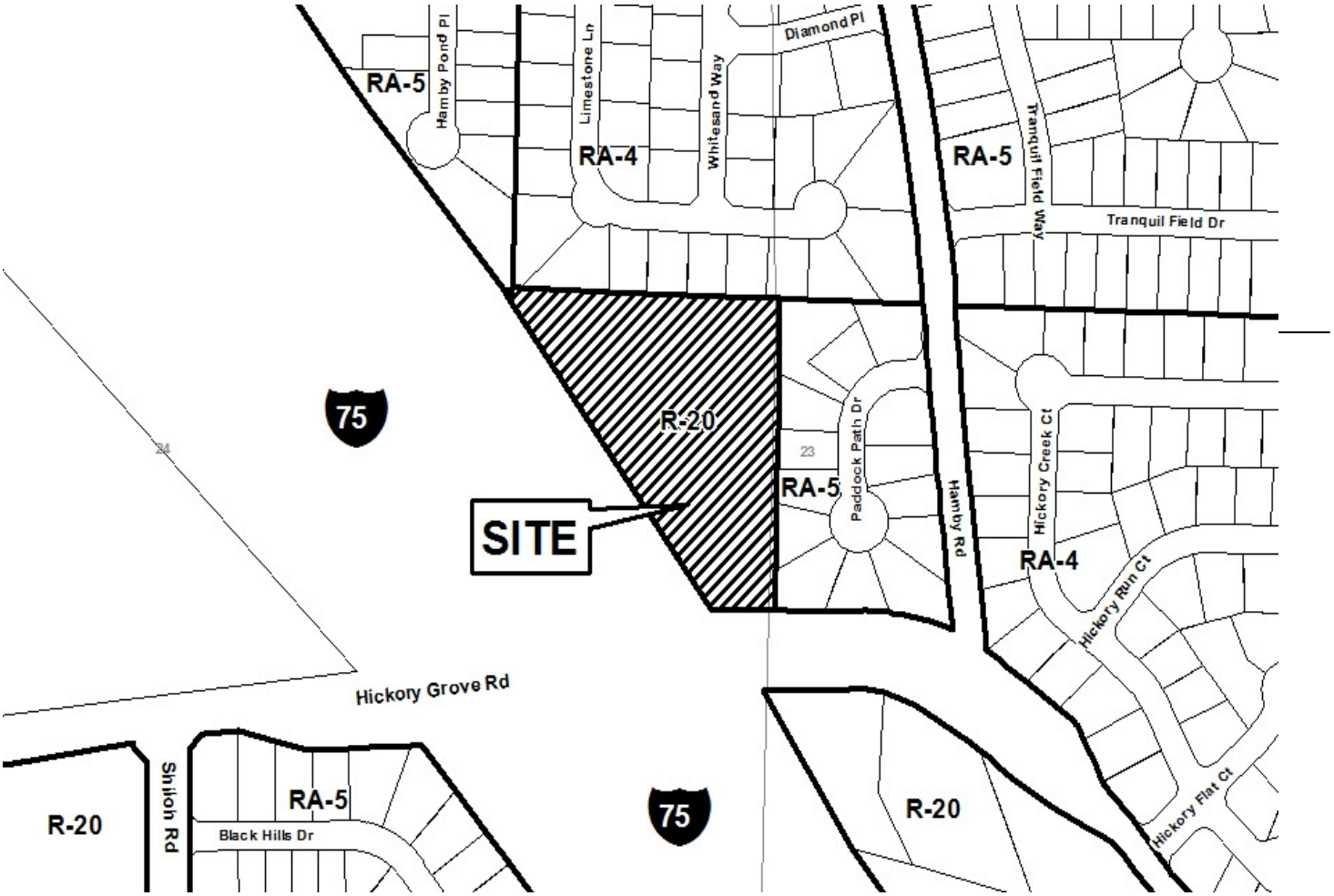
DISTRICT: 20

LAND LOT(S): 24

PARCEL(S): 18

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 3



RECEIVED
APR - 2 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. Z-62
June 2015

Summary of Intent for Rezoning

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

a) **Proposed unit square-footage(s):** 1800 SF

b) **Proposed building architecture:** Traditional

c) **Proposed selling prices(s):** 180 to 220 K

d) **List all requested variances:** None

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

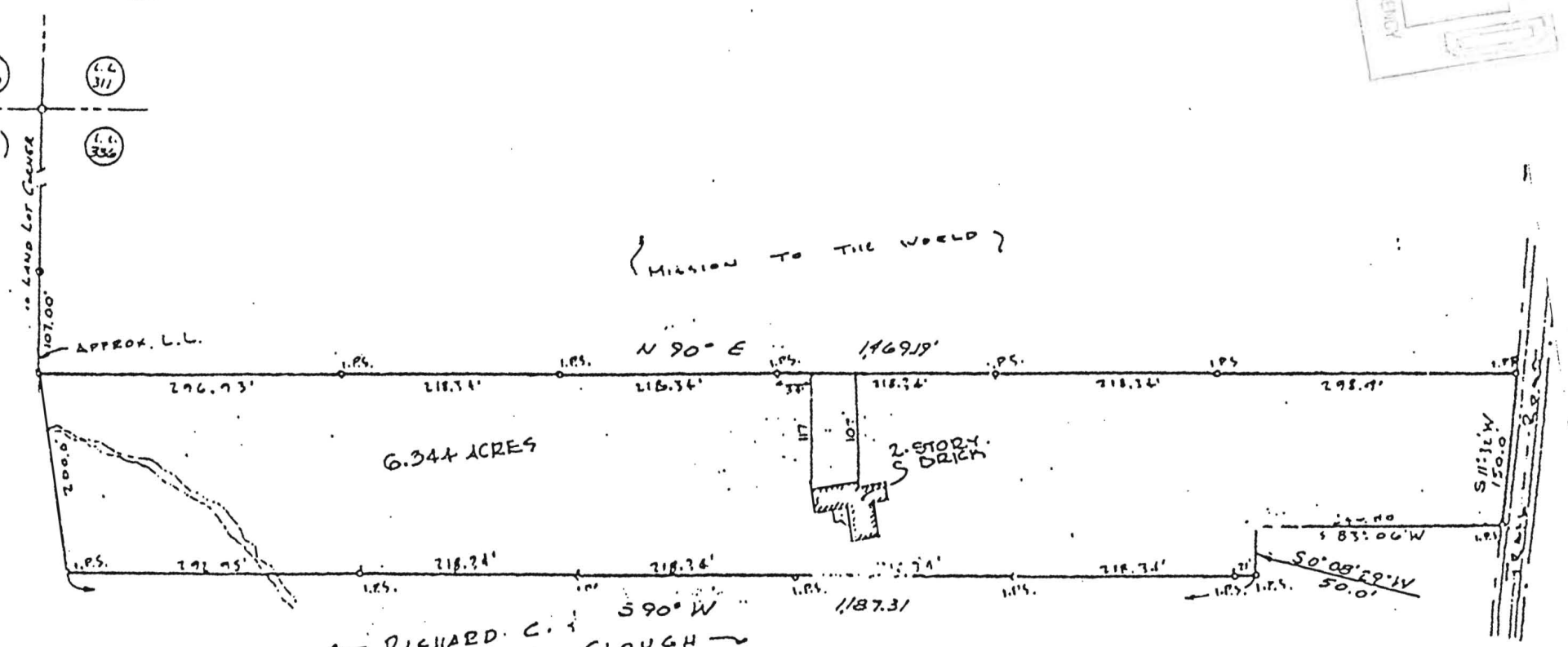
Part 3. Other Pertinent Information (List or attach additional information if needed)

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). None

LUP-16
(2015)

MAR 16 2015
COBB COUNTY COMMUNITY DEVELOPMENT AGENCY
ZONING DIVISION



SURVEY FOR:
RICHARD C. CLOUGH &
SANDRA L. CLOUGH
SCALE: 1" = 100'
LAND LOT 336, 20TH DISTRICT,
2ND SECTION, COBB COUNTY, GA.
D. W. LYNAH SURVEYORS
DEC. 23, 1980
REV. FEB. 16, 1988
REV. JUNE 8, 1988

GEORGIA
No. 1845
LAND SURVEYOR
DAVID W. LYNAH

APPLICANT: Sandy Clough

PHONE#: (770) 428-9406 **EMAIL:**

REPRESENTATIVE: Rick Clough

PHONE#: (770) 428-9406 **EMAIL:**

TITLEHOLDER: Sandra L. Clough and Richard C. Clough

PROPERTY LOCATION: West side of Trail Road, west of Midway Road (25 Trail Road)

ACCESS TO PROPERTY: Trail Road

PHYSICAL CHARACTERISTICS TO SITE:

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-16

HEARING DATE (PC): 06-02-15

HEARING DATE (BOC): 06-16-15

PRESENT ZONING: R-30

PROPOSED ZONING: Land Use Permit (Renewal)

PROPOSED USE: Artist's Studio

SIZE OF TRACT: 11.0 ac

DISTRICT: 20

LAND LOT(S): 336

PARCEL(S): 69

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 1

Application #: LUP-16
PC Hearing Date: 4-2-15
BOC Hearing Date: 4-16-15

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

1. Type of business, or request? ARTIST'S STUDIO
2. Number of employees? 2
3. Days of operation? 5
4. Hours of operation? 8-5
5. Number of clients, customers, or sales persons coming to the house per day? _____ ;Per week? 1
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.): 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.)
   TWO PER WEEK VARIOUS
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: Sandy Clough Date: 3/14/15

Applicant name (printed): SANDY CLOUGH

Revised December18, 2013

LUP-17
(2015)

LEGEND

℄	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT-OF-WAY
℄	DENOTES CENTERLINE
BC	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
—X—X—	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
—P—P—	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
A/C	DENOTES AIR CONDITION
TB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
—S—S—	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT

MAGNETIC N

ZONING INFORMATION

COBB COUNTY ZONING R-15
MINIMUM LOT AREA = 15,000 SQ.FT.
MINIMUM FLOOR AREA = 1,150 SQ.FT.
MINIMUM LOT WIDTH AT FRONT SET BACK = 72/50* FEET
MINIMUM FRONT SET BACKS
ARTERIAL = 40 FEET
COLLECTOR = 40 FEET
LOCAL = 35 FEET
MAJOR SIDE YARD SET BACK = 25 OR 35 FEET
MINIMUM SIDE YARD SET BACK = 10 FEET
MINIMUM REAR YARD SET BACK = 30 FEET
MAXIMUM LOT COVERAGE = 35%
MAXIMUM BUILDING HEIGHT = 35 FEET
ALL SET BACKS MUST BE APPROVED BY COOB COUNTY PRIOR TO CONSTRUCTION

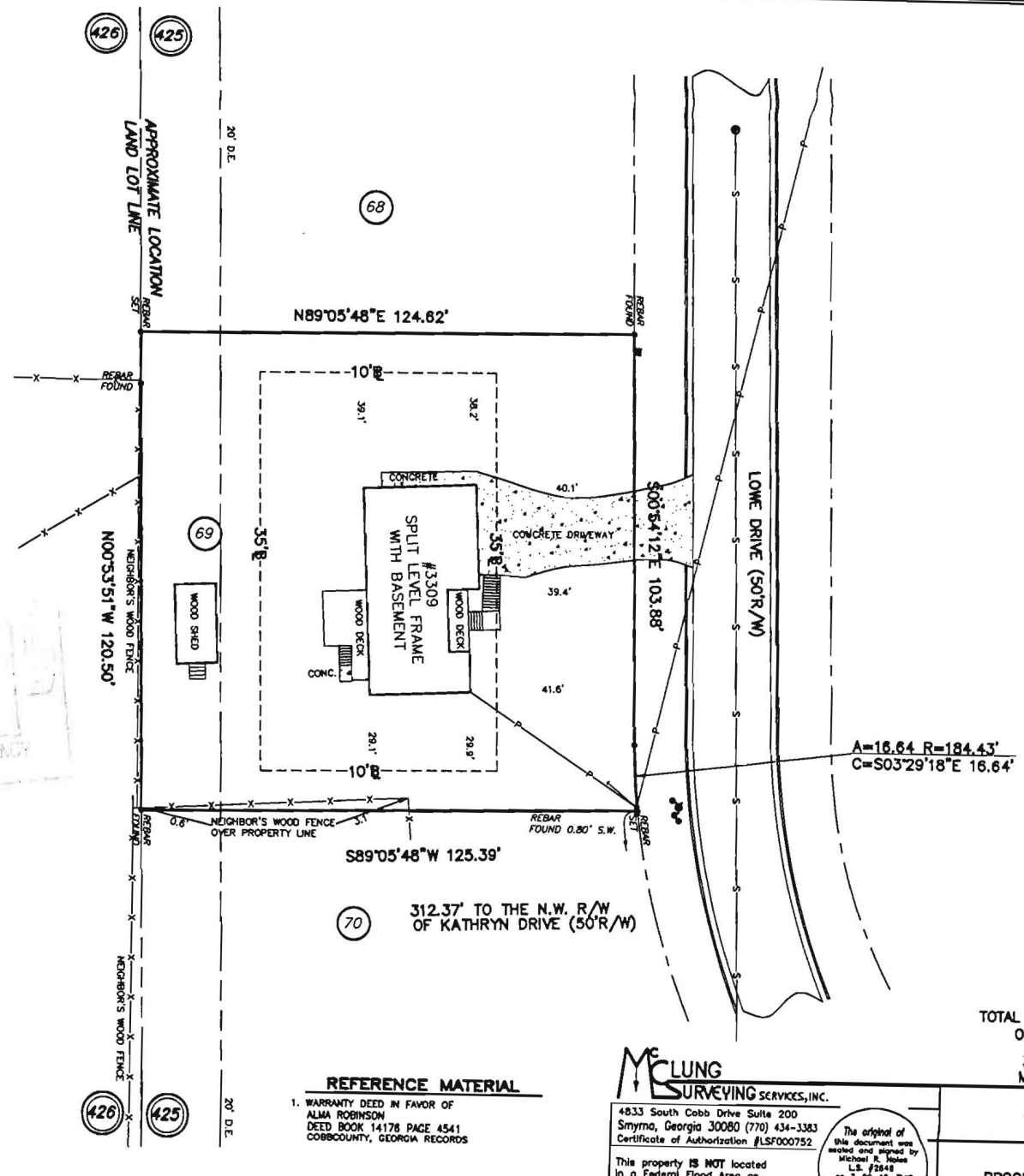
MAR 23 2015
COBB COUNTY ZONING

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.

811 Know what's below. Call before you dig.

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 WAS GATHERED BY AND OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 62,420 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.



REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF ALMA ROBINSON DEED BOOK 14178 PAGE 4541 COBBCOUNTY, GEORGIA RECORDS

REV.	No.	Revision	Date

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

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

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

The original of this document was sealed and signed by Michael R. Noles L.S. #2646 on 3-20-15. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Noles
Georgia RLS #2646
Member SAMSOG
JOB#238896

TOTAL AREA= 0.345± ACRES
OR 15,022± SQ.FT.

3309 LOWE DRIVE
MARIETTA, GEORGIA

SURVEY FOR
ALMA ROBINSON

LOT 69
BROOKHAVEN S/D UNIT 4

LAND LOT 425
DISTRICT 16TH 2ND SECTION
COBB COUNTY
GEORGIA

PLAT PREPARED: 3-20-15
FIELD: 3-18-15 SCALE: 1"=20'

PB 89
PG 40

APPLICANT: Alma Robinson

PHONE#: (770) 899-2844 **EMAIL:** almajackson1969@yahoo.com

REPRESENTATIVE: Alma Robinson

PHONE#: (770) 899-2844 **EMAIL:** almajackson1969@yahoo.com

TITLEHOLDER: Alma Mae Robinson

PROPERTY LOCATION: West side of Lowe Drive, north of Kathryn Drive (3309 Lowe Drive).

ACCESS TO PROPERTY: Lowe Drive

PHYSICAL CHARACTERISTICS TO SITE:

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-17

HEARING DATE (PC): 06-02-15

HEARING DATE (BOC): 06-16-15

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allowing more Vehicles than County Code Permits

SIZE OF TRACT: 0.345 acre

DISTRICT: 16

LAND LOT(S): 425

PARCEL(S): 73

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 3

Application #: LUP-17
PC Hearing Date: 6-2-15
BOC Hearing Date: 6-16-15

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

1. Number of unrelated adults in the house? 2
2. Number of related adults in the house? 3
3. Number of vehicles at the house? 5
4. Where do the residents park?
   Driveway: ✓ ; Street: ✓ ; Garage: ✓
5. Does the property owner live in the house? Yes ✓ ;No ____
6. Any outdoor storage? No ____ ; Yes ✓ (If yes, please state what is kept outside): Clothes
7. Length of time requested (24 months maximum): 24 mth
8. Is this application a result of a Code Enforcement action? No ___ ;Yes ✓ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
9. Any additional information? (Please attach additional information if needed):

Applicant signature: Alma Robinson Date: 3/23/2015
Applicant name (printed): Alma Robinson

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-15
Size of house per Cobb County Tax Assessor records: 1,788
Number of related adults proposed: 3 Number permitted by code: 4
Number of unrelated adults proposed: 2 Number permitted by code: 1
Number of vehicles proposed: 5 Number permitted by code: 4
Number of vehicles proposed to be parked outside: 5 Number of vehicles permitted Outside 3

Revised December 18, 2013

Application #: LUP-17
PC Hearing Date: 6-2-15
BOC Hearing Date: 6-16-15

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

1. Type of business, or request? Cleaning
2. Number of employees? none
3. Days of operation? 3days only go out to clean when customer calls
4. Hours of operation? only go out to clean when customer call and schedule
5. Number of clients, customers, or sales persons coming to the house per day? None ;Per week? None
6. Where do clients, customers and/or employees park?
   Driveway:_____; Street:_____ ;Other (Explain): No clients park there
7. Signs? No: ✓ ; Yes:_____. (If yes, then how many, size, and location):
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.):
9. Deliveries? No ✓ ; Yes_____(If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
10. Does the applicant live in the house? Yes ✓ ;No_____
11. Any outdoor storage? No_____ ; Yes ✓ (If yes, please state what is kept outside): Clothes
12. Length of time requested (24 months maximum): 24mths
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):
    We are a family ~~that~~ thats not distrubing the peace not playing loud music We get along. No problems in this house hold.

Applicant signature: _____ Date: _____

Applicant name (printed): _____

Revised December18, 2013

Land Use Permit Plan

1793 Miller Drive

Cobb County, Georgia

Land Lot 558, 559, 595, 16th District, 2nd Section

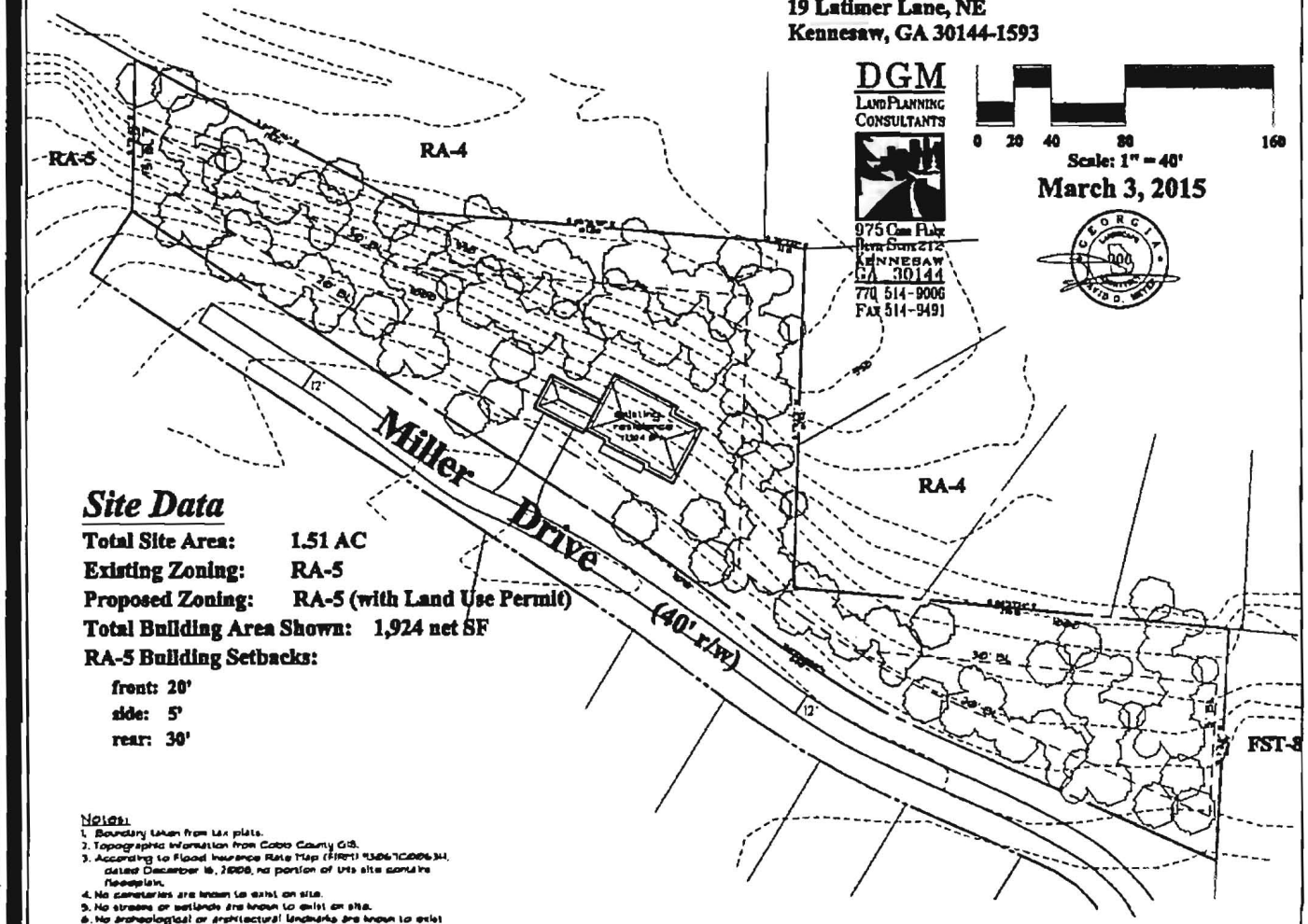
prepared for:

His House Recovery Residence, Inc
19 Latimer Lane, NE
Kennesaw, GA 30144-1593

DGM
LAND PLANNING CONSULTANTS
975 Cobb Place Blvd Suite 212
KENNESAW GA 30144
770 514-9006
FAX 514-9491

0 20 40 80 160
Scale: 1" = 40'

March 3, 2015



Site Data

Total Site Area: 1.51 AC
Existing Zoning: RA-5
Proposed Zoning: RA-5 (with Land Use Permit)
Total Building Area Shown: 1,924 net SF
RA-5 Building Setbacks:
- **front:** 20'
- **side:** 5'
- **rear:** 30'

Notes:
1. Boundary taken from tax plats.
2. Topographic information from Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) #13067C0063H, dated December 16, 2008, no portion of this site consists 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.

LUP-18
(2015)

2

APPLICANT: His House Recovery Residence, Inc.

PHONE#: (770) 312-2598 **EMAIL:** klweikum@gmail.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: F. Michelle Anderson Metcalf; Deborah E. Anderson Casteel; and Joyce D. Anderson

PROPERTY LOCATION: Northeast side of Miller Drive, north of Piedmont Road (1793 Miller Drive)

ACCESS TO PROPERTY: Miller Drive

PHYSICAL CHARACTERISTICS TO SITE:

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-18

HEARING DATE (PC): 06-02-15

HEARING DATE (BOC): 06-16-15

PRESENT ZONING: RA-5

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Faith Based Recovery Residence

SIZE OF TRACT: 1.51 acres

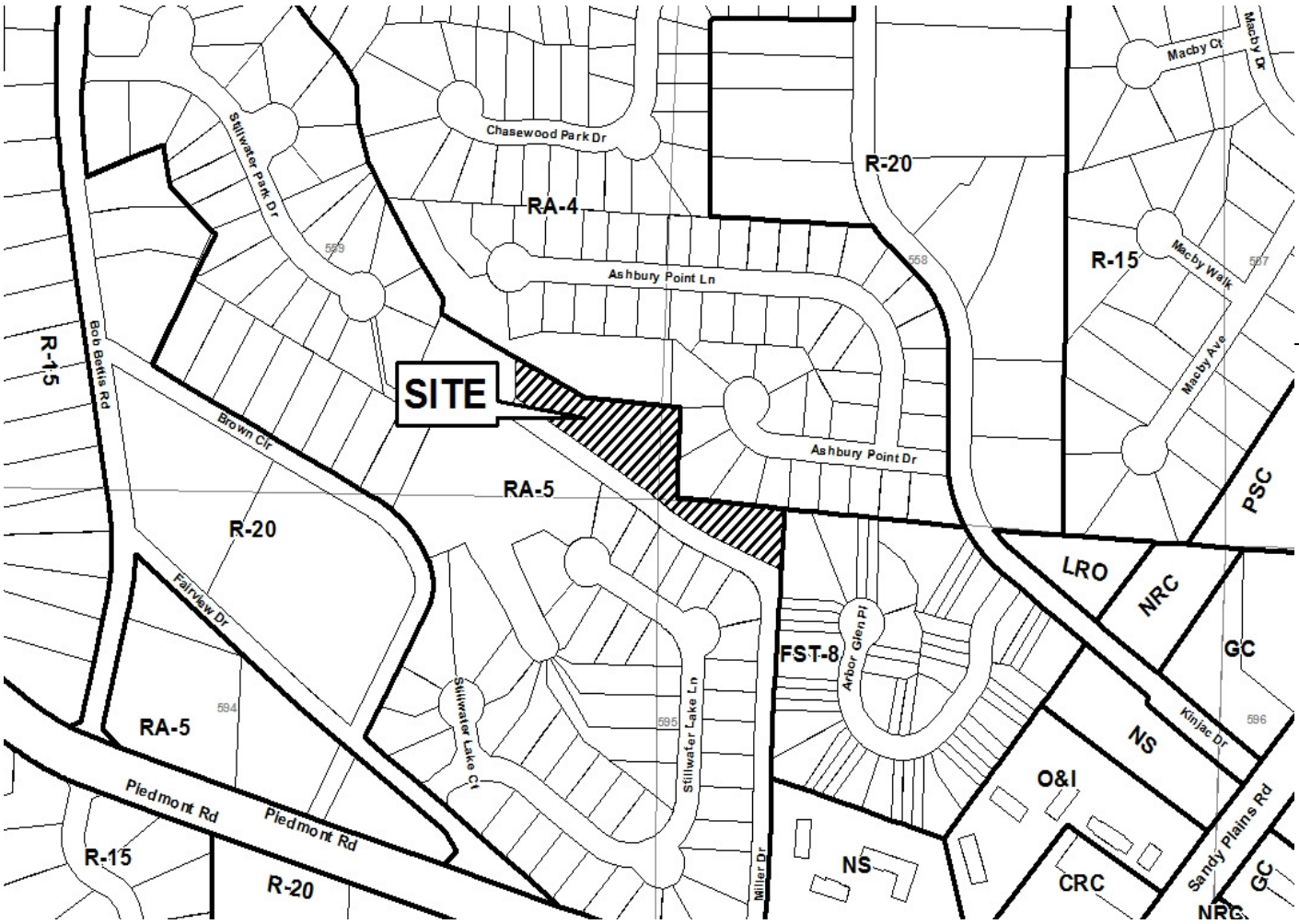
DISTRICT: 16

LAND LOT(S): 558,*559*,**595**

PARCEL(S): *4*

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 3



2

Application #: LUP-18
PC Hearing Date: 06/02/2015
BOC Hearing Date: 06/16/2015

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

1. **Type of business, or request?** Faith Based Recovery Residence
2. **Number of employees?** 1-2
3. **Days of operation?** Sunday - Saturday
4. **Hours of operation?** 24 Hours/Day
5. **Number of clients, customers, or sales persons coming to the house per day?** 0-1 **;Per week?** 0-1
6. **Where do clients, customers and/or employees park?**
   Driveway: X **; Street:** ____ **;Other (Explain):** ____
7. **Signs? No:** X **; Yes:** ____**. (If yes, then how many, size, and location):** ____
8. **Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.):** 1-2
   Non-Commercial Passenger Vehicles.
9. **Deliveries? No** X **; Yes** ____ **(If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)**
10. **Does the applicant live in the house? Yes** ____ **;No** X
11. **Any outdoor storage? No** X **; 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** X **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
14. **Any additional information? (Please attach additional information if needed):**

Applicant signature: ____ **Date:** 4/2/15

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

Revised December18, 2013

1

Application #: LUP-18

PC Hearing Date: 06/02/2015

BOC Hearing Date: 06/16/2015

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

1. Number of unrelated adults in the house? 8-10
2. Number of related adults in the house? 0
3. Number of vehicles at the house? 1-2
4. Where do the residents park?
   Driveway: X ; Street: ____ ; Garage: ____
5. Does the property owner live in the house? Yes ____ ;No X
6. Any outdoor storage? No X ; Yes ____(If yes, please state what is kept outside): ____
7. Length of time requested (24 months maximum): 24 Months
8. 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).
9. Any additional information? (Please attach additional information if needed):

Applicant signature: ____ Date: 4/2/15

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

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ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: RA-5

Size of house per Cobb County Tax Assessor records: 1,924 ☐

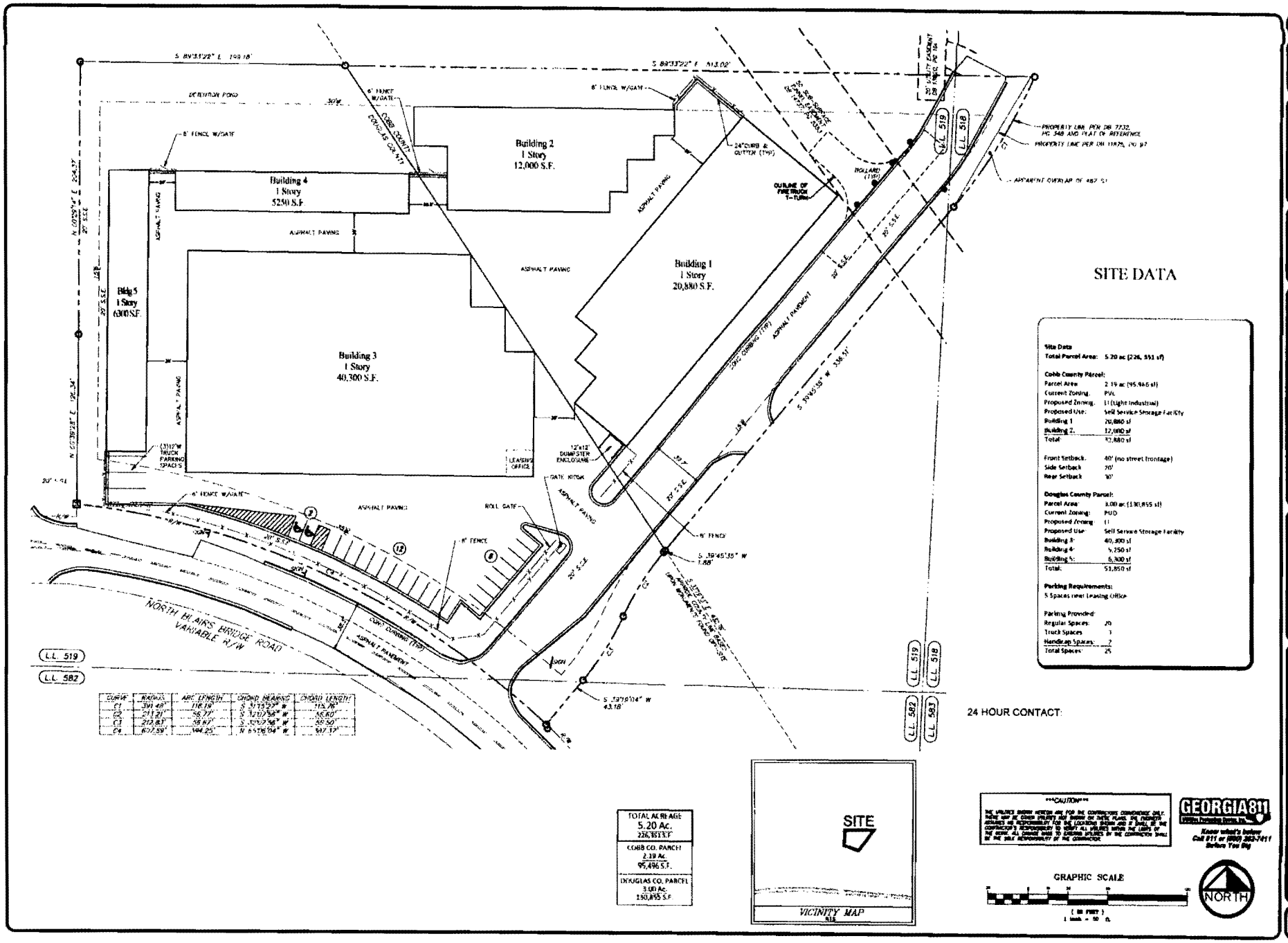
Number of related adults proposed: 0 Number permitted by code: 4

Number of unrelated adults proposed: 10 Number permitted by code: 1

Number of vehicles proposed: 2 Number permitted by code: 4

Number of vehicles proposed to be parked outside: 2 Number of vehicles permitted Outside 3

Revised December 18, 2013



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	391.48'	116.19'	S 3°15'22" W	115.78'
C2	213.21'	56.77'	S 3°07'58" W	56.60'
C3	212.83'	56.67'	S 3°07'58" W	56.50'
C4	607.59'	194.25'	N 6°16'04" W	193.37'

SLUP-6 (2015)

BLAIRS BRIDGE STORAGE, LLC
5420 CORE PLACE

SITE PLAN
NORTH BLAIRS BRIDGE ROAD
LL 518 & 519, 18th DIST., 2nd SECTION, COBB CO.
LL 519 & 519 & 582, 18 DIST., DOUGLAS CO.
COBB CO. & LITHIA SPRINGS, DOUGLAS CO., GA

paradigm Engineering Services, Inc.
Sewer Dynamics Park
Acworth, Ga. 30038
(770) 805-8030
www.Paradigmengineering.com

03/31/15
1" = 30'

C2.0

APPLICANT: Blairs Bridge Storage, LLC

PHONE#: (770) 745-4822 **EMAIL:** sburke@shamrockbuildingsystems.com

REPRESENTATIVE: John H. Moore

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

TITLEHOLDER: Teague Investments, LP

PROPERTY LOCATION: Northerly side of Blair Bridge Road, north of I-20

ACCESS TO PROPERTY: Blair Bridge Road

PHYSICAL CHARACTERISTICS TO SITE:

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-6

HEARING DATE (PC): 06-02-15

HEARING DATE (BOC): 06-16-15

PRESENT ZONING: PVC

PROPOSED ZONING: Special Land Use Permit

PROPOSED USE: Self-Storage Facility

SIZE OF TRACT: 2.19 ac

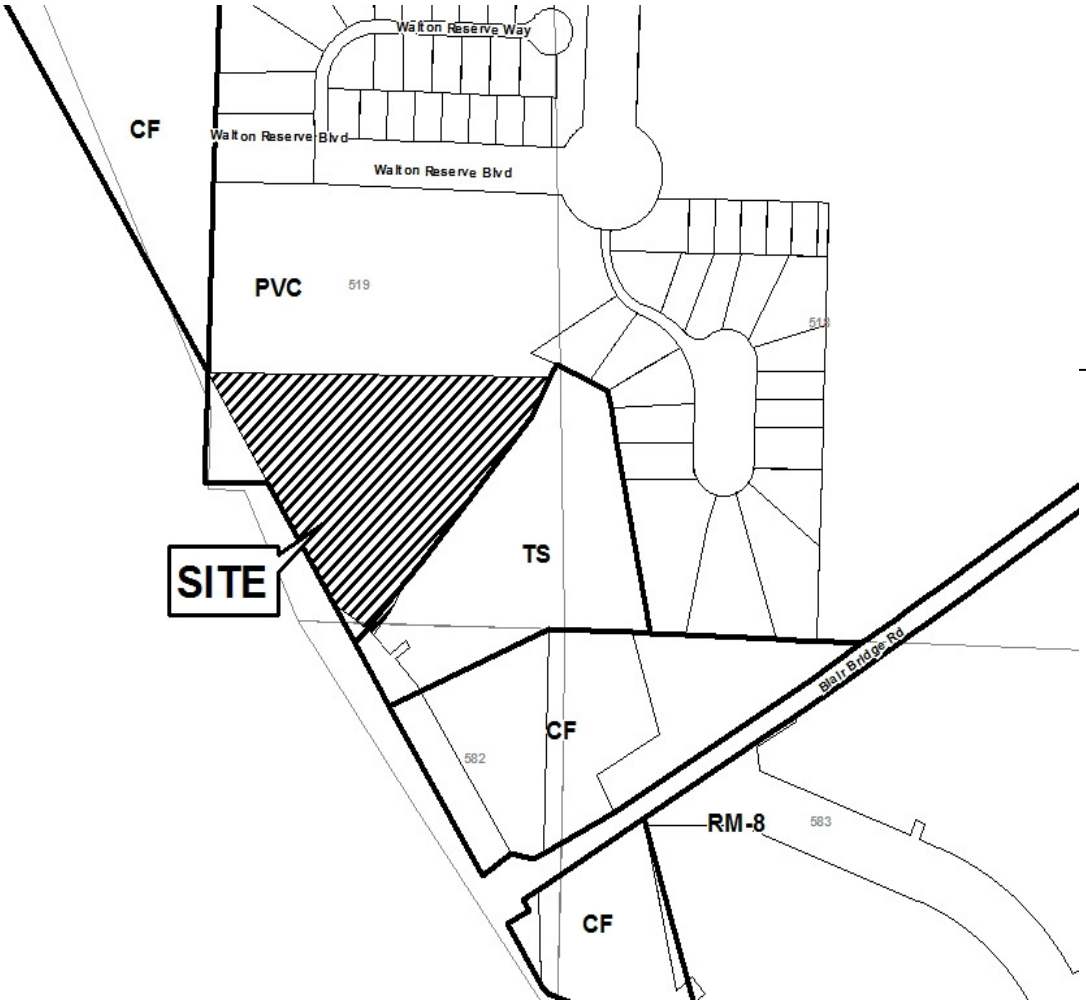
DISTRICT: 18

LAND LOT(S): 518,*519*

PARCEL(S): *9*

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 4



SLUP-6 (2015)
Statement of
Proposed Site
Improvements

ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMI

Application No.: **Z-6 (2015)**
Hearing Dates: **June 2, 2015**
June 16, 2015

Applicant: **Blairs Bridge Storage, LLC**
Titleholder: **Teague Investments, LP**

STATEMENT OF PROPOSED SITE IMPROVEMENTS

Applicant is seeking a Special Land Use Permit for the purpose of construction and operation of a self-storage facility upon a total tract of 5.20 acres (2.19 acres of which is located in Cobb County, Georgia) located on the northeasterly side of Blair Bridge Road, easterly of Thornton Road (hereinafter the "Property" or the "Subject Property"). The Subject Property is currently zoned to the Planned Village Community ("PVC") zoning classification, and due to the use sought by Applicant, rezoning to the proposed Light Industrial ("LI") classification is required by the Cobb County Zoning Ordinance.

As more particularly shown and reflected on the Site Plan submitted with the Application for Special Land Use Permit, the following improvements shall be made on the Subject Property:

(1) Construction of five (5) single-story buildings for self-storage facilities. The square footage for buildings within Cobb County is 32,880 square feet. The buildings will be masonry with EFIS finish.
(2) Fencing around the proposed self-storage facilities, with controlled access gate.
(3) Paving along the drives between buildings.
(4) Parking for customers as per Cobb County and/or Douglas County Code.
(5) Sidewalk and curbing along the access roadway.
(6) Detention facilities as shown and reflected on the Site Plan.
(7) Appropriate setbacks and buffers along the Subject Property as required by Cobb County and Douglas County Codes.

Additional improvements, such as signage, landscaping, and the like may also be made to the Subject Property.

Application for Special Land Use Permit Cobb County, Georgia

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

Application No. SLUP- 6 (2015)

PC Hearing Date: 06/02/2015

BOC Hearing Date: 06/16/2015

Applicant Blairs Bridge Storage, LLC **Phone #** (770) 745-4822
(applicant 's name printed)

Address 2745 Lenox Road, N.E., House No. 6
Atlanta, GA 30324 **E-mail** sburke@shamrockbuildingsystems.com

Moore Ingram Johnson & Steele, LLP
John H. Moore **Address** Emerson Overlook, 326 Roswell Street
(representative's name, printed) Marietta, GA 30060

BY: _____ **Phone #** (770) 429-1499 **E-mail** jmoore@mijs.com
(representative's signature) Georgia Bar No. 519800 w7@mijs.com

Signed, sealed and delivered in presence of:

Carolyn E. Cook **My commission expires:** January 10, 2019
Notary Public

CAROLYN E. COOK NOTARY PUBLIC GEORGIA EXPIRES January 10, 2019 COBB COUNTY

Titleholder Teague Investments, LP **Phone #** (678) 303-4100 **E-mail** _____
(titleholder's name, printed)

Signature See Attached Exhibit "A" **Address** 2181 NewMarket Parkway
Marietta, GA 30067-8770
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

_____ **My commission expires:** _____

Notary Public

Present Zoning PVC **Size of Cobb Tract** 2.19 **Acre(s)**
Size of Total Tract: 5.20 acres

For the Purpose of Self-Storage Facilities

Location Northeasterly side of Blairs Bridge Road; easterly of Thornton Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 518, 519 **District(s)** 18th

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

to the best of our knowledge, information, and belief.

BLAIRS BRIDGE STORAGE, LLC
BY: _____
(applicant's signature)
James Joseph Burke, Manager

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.

to the best of our knowledge, information, and belief.

BLAIRS BRIDGE STORAGE, LLC
BY: _____
(applicant's signature)
James Joseph Burke, Manager

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: **SLUP-6 (2015)**
Hearing Dates: **June 2, 2015**
June 16, 2015

Applicant: **Blairs Bridge Storage, LLC**
Titleholder: **Teague Investments, LP,**
a Georgia Limited Partnership

TEAGUE INVESTMENTS, LP,
a Georgia Limited Partnership

BY: _____
L. Barry Teague
Managing General Partner

Date Executed: 4/1/15

Address: 2181 NewMarket Parkway
Marietta, Georgia 30067-8770

Telephone No.: (678) 303-4100

Signed, sealed, and delivered in the presence of:

_____
Notary Public
Commission Expires: 4/11/17

(Notary Seal)
TRICIA M. LEVY
MY COMMISSION EXPIRES
APRIL
11
2017
COBB CO., GEORGIA
NOTARY PUBLIC