

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: July 7, 2015

Board of Commissioners Hearing Date: July 21, 2015

Date Distributed/Mailed Out: May 21, 2015



Cobb County...Expect the Best!

Z-63
(2015)

Gaskins
ENGINEERING
PLANNING/CONSULTING
PROJECTS
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309
Phone: (404) 525-1234
Fax: (404) 525-1235
www.gaskins.com

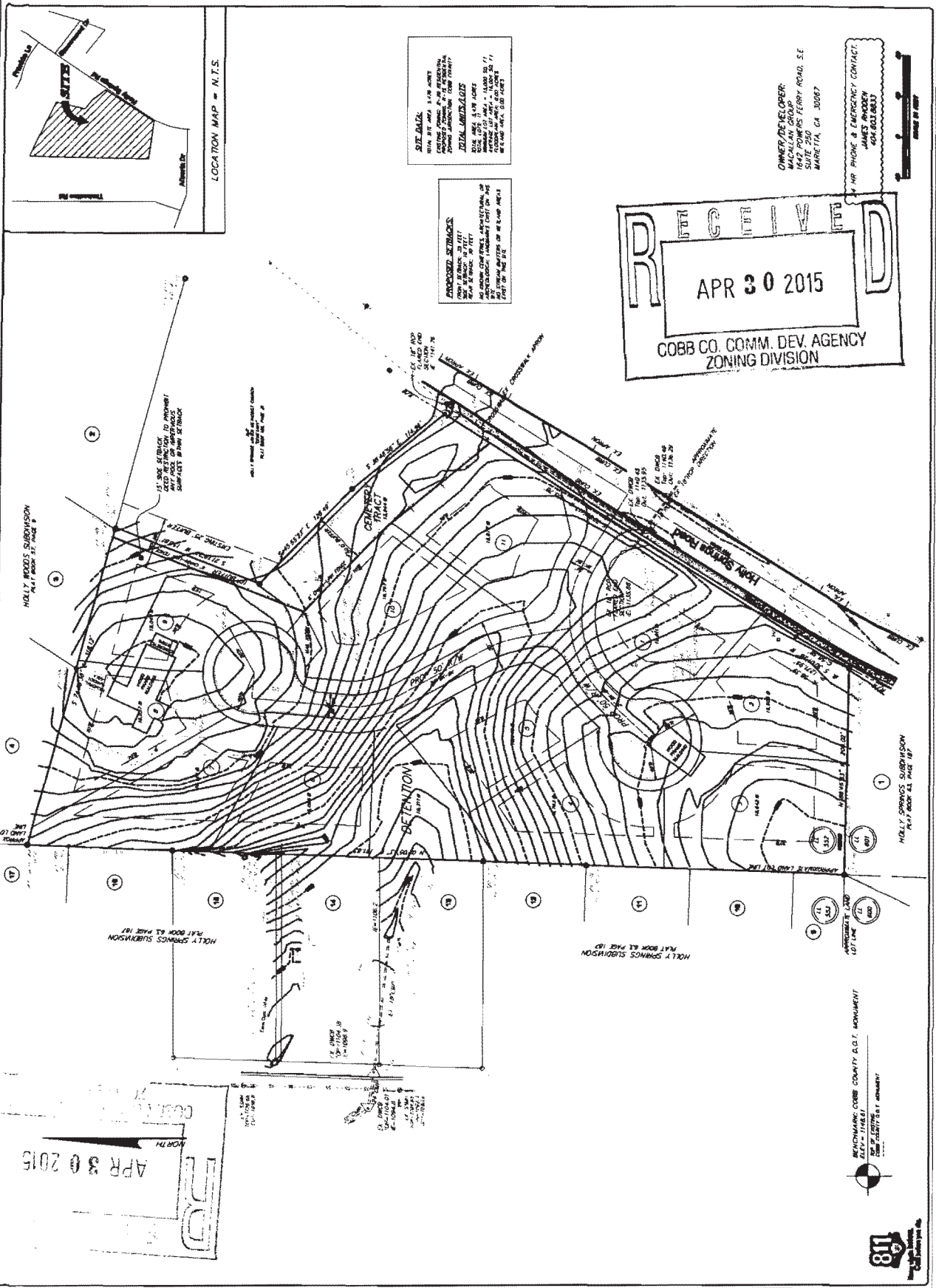
**EMERSON MANOR
SUBDIVISION**
LAND LOTS 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

RECEIVED
APR 30 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

OWNER/DEVELOPER:
MACALAN GROUP
1040 POWERS FERRY ROAD, S.E.
ATLANTA, GA 30316
404.883.8800

PREPARED BY:
GASKINS ENGINEERING
1000 Peachtree Street, N.E.
Atlanta, GA 30309
Phone: (404) 525-1234
Fax: (404) 525-1235
www.gaskins.com

DATE: 04/29/15
BY: [Signature]
FOR: [Signature]



APPLICANT: Macallan Capital, LLC

PHONE#: (404) 603-8833 **EMAIL:** jay.rhoden@macallangroup.com

REPRESENTATIVE: Parks F. Huff

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

TITLEHOLDER: Emerson Unitarian Universalist Congregation, Inc.

PROPERTY LOCATION: West side of Holly Springs Road, south of
Frankie Lane (2715 Holly Springs Road)

ACCESS TO PROPERTY: Holly Springs Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-63

HEARING DATE (PC): 07-07-15

HEARING DATE (BOC): 07-21-15

PRESENT ZONING: R-20

PROPOSED ZONING: R-15

PROPOSED USE: Single-family Subdivision

SIZE OF TRACT: 5.46 acres

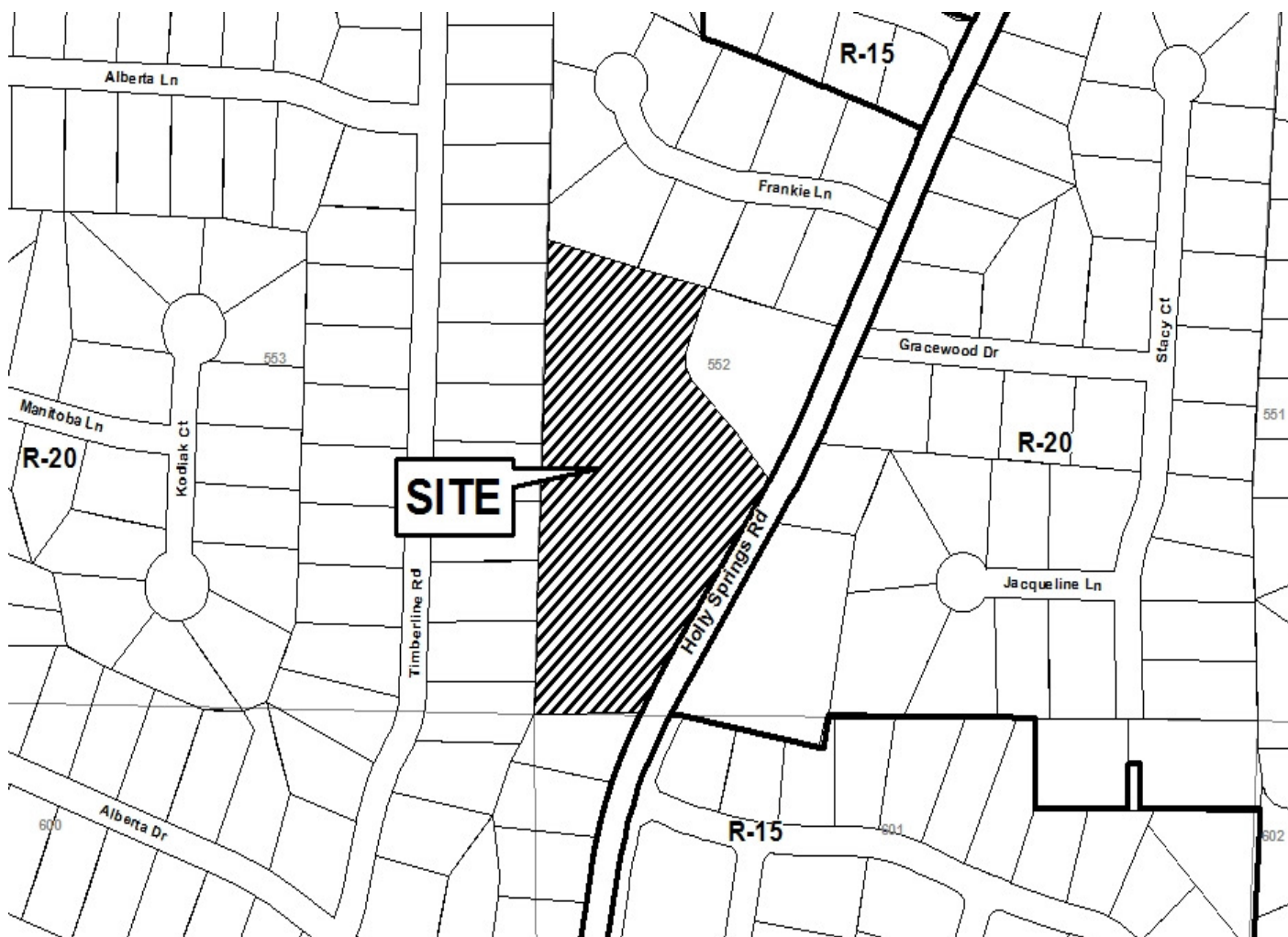
DISTRICT: 16

LAND LOT(S): 552

PARCEL(S): 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3



REVISED
May 11, 2015

Application No. Z-63

PC: July 7, 2015

BOC: July 21, 2015

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 3,000 to 5,000
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): \$700,000 - \$800,000
- d) List all requested variances: 1) Reduce the front setback from 35 feet to 25 feet (with contemporaneous increase to rear setbacks); 2) waive the side yard setback to 5' feet; with minimum of 20' feet between structures
-

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

- a) Proposed use(s): N/A
- 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

.....

SCALE: 1"=50'

APPLICANT: Michael Hamby

PHONE#: (678) 567-9809 **EMAIL:** breezewayhvac@gmail.com

REPRESENTATIVE: Michael Hamby

PHONE#: (678) 567-9809 **EMAIL:** breezeway@gmail.com

TITLEHOLDER: Meilyn Marino

PROPERTY LOCATION: Southwest corner of Church Road and

Holland Road

(2400 Church Road)

ACCESS TO PROPERTY: Church Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-64

HEARING DATE (PC): 07-07-15

HEARING DATE (BOC): 07-21-15

PRESENT ZONING: R-20

PROPOSED ZONING: LI

PROPOSED USE: HVAC Office

SIZE OF TRACT: 0.439 ac

DISTRICT: 17

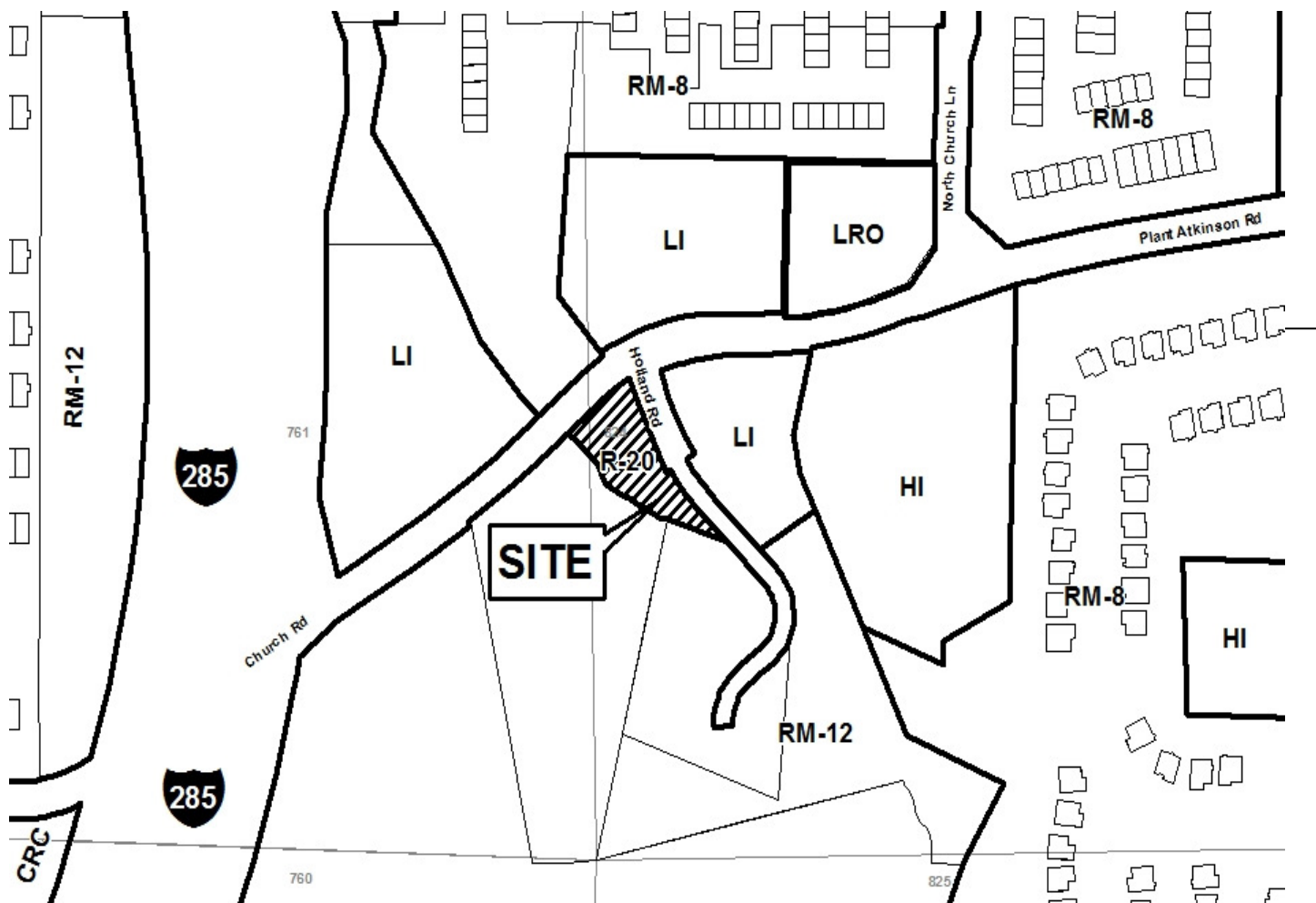
LAND LOT(S): 824

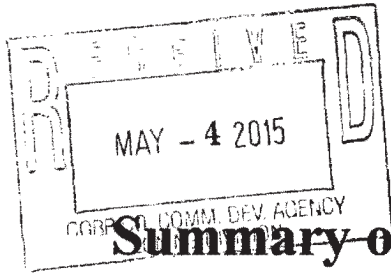
PARCEL(S): 19

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-64

July 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): Please See Attached Light Industrial
b) Proposed building architecture: Building Remains the Same
c) Proposed hours/days of operation: Monday - Friday 8 AM - 5 PM
d) List all requested variances: Light Industrial
Due to Commercial Cars.

- ↓

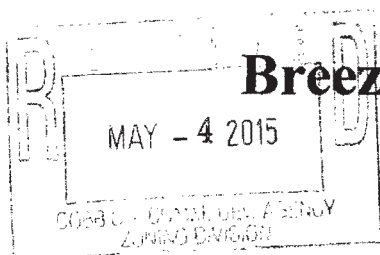
.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

Please See Attached

↓

.....
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).



Breezeway Heating and Air, Inc

1802 SCOUT COURT SW

MARIETTA, GA 30064

(404) 271-9268

Breezewayhvac@gmail.com

To Whom It May Concern:

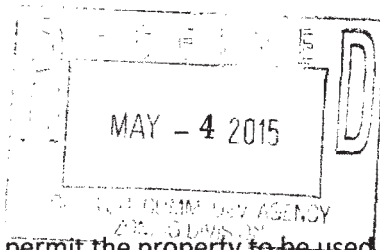
Breezeway Heating & Air, Inc is in the process of purchasing the property 2400 church rd SE Smyrna, GA 30080. The property is currently zoned residential, and we are trying to have the property rezoned light commercial or light industrial. Breezeway Heating and Air is a family owned and operated heating and air conditioning company. We have been in business since 2005 and we would like to relocate our business from the West Cobb area to this location. We are planning to renovate this property and make several upgrades to this property.

Our most important upgrade to complete once the purchase has been finalized is to comply with the county ordinance concerning the septic tank. In the process of rezoning we are having problems with obtaining a septic letter. We have contacted a Cobb County Health which has revealed that there were no records on file concerning the dimensions of the septic tank and field lines. In order to obtain this information a company would need to dig up the septic tank and field lines, which is very costly before we purchase this property.

Our plans, after the purchase of the property is to obtain approval through the county to connect to the city sewage. We would prefer to be on city sewage and be willing to pay for this instead of having a septic system. Therefore we feel this is the best approach since there are no records on file of the septic system. If there are further steps needed to expedite the purchase of this property please let us know.

Sincerely,

Michael Hamby, President
Breezeway Heating and Air, Inc.



Part 2.

- a. If approved, this zoning proposal will permit the property to be used for commercial purposes (light industrial zoning) because we have work vans with our company logo and information on the side of these vehicles. Currently, the surrounding properties are all being used commercially (and are zoned Industrial): Farmer Sign's office is across the street to the northwest and their service facility/warehouse is next door to the north on the same side of Church Rd. Due west across Church street is Belt Power. To the south up the hill and on the other side of the stream, the property is zoned residential (RM-12) but has been used for many years for timber storage (according to GIS maps and visual observation). There is both landscape buffer and the stream between the subject property and the RM-12 property, which is accessed at the end of Holland Road and is atop a hill. There are no residential properties facing or visible from Church Road on this side of I-285, all the way to Atlanta Road (even when Church Road turns in to Plant Atkinson). There are only commercial facilities, and a school.
- b. The building architecture will remain the same. This current building suits our current needs and will not change in the foreseeable future. The proposed zoning would not adversely affect the existing use or usability of nearby property, because it is in-line with the current surrounding service provider businesses (Belt Power, Farmer Signs, Trescon Corp offices, etc.)
- c. The hours of operation would be Monday –Friday 8am-5pm.
- d. We would need a zoning variance for light industrial for our company to conduct business on this land. The rezoning of this property will not cause any excessive or burdensome use of existing streets or facilities because we only plan to use it as a base station for our Smyrna and surrounding area business with a few drivers coming and going daily in mornings and late afternoon. We already have a location in Marietta but needed one in Smyrna as we expand our business so that our technicians do not have to drive so far saving us time and money. The property to be affected by the zoning has no current economic use and has been vacant for more than two years because of this. Rezoning will only improve its value and use, as it will be an income producing property for the county. While currently zoned, R-20 according to the county GIS and zoning office, the zoning office will not allow the property to be used as a residence because it has not been a residence in several decades as it was a church for 30+ years. The zoning office has stated that because the future land use of the property is commercial, that it must be re-zoned as commercial property and used as such. The only way for this property to have any economic use is for it to be rezoned as commercial property. Otherwise, it cannot be used.

Part 3.

- A. The zoning proposal is in conformity with the intent of the land use, as the planning office has designated the future land use of this property as industrial.
- B Existing condition that support the grounds for approval of the rezoning are that on this section of Church Road (as well as Plant Atkinson Road which Church Road changes to just a few hundred yards away from this property), one will find only commercial businesses (with the exception of a school). These businesses are mostly industrial or offices.

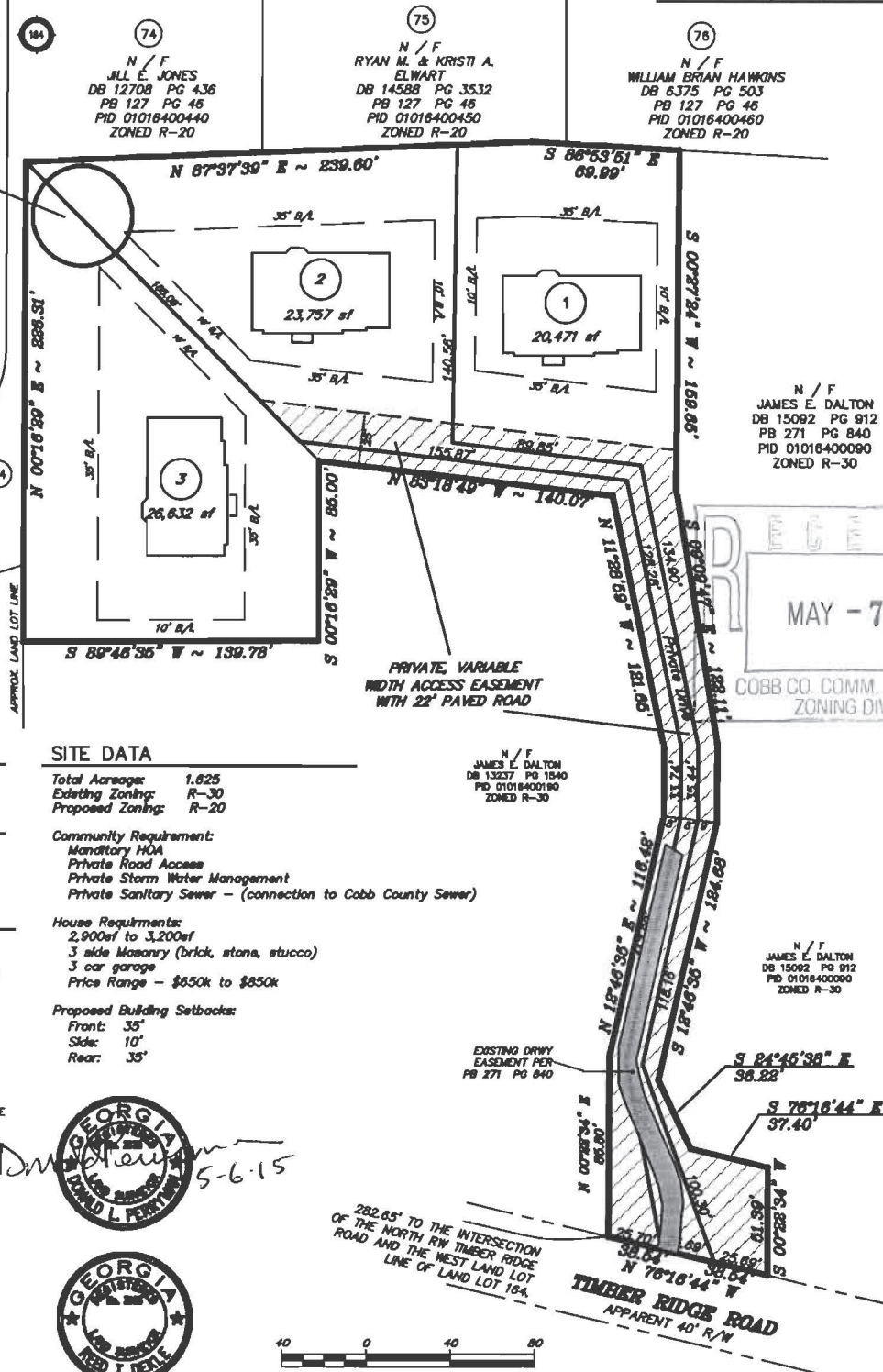
Part 4. Zoning Survey is attached.

VICINITY MAP
NTS



Private Storm Water
Management

BALDWIN
TERRACE



MAY - 7 2015

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

VARIANCE REQUESTED

1. REDUCTION IN PUBLIC ROAD FRONTAGE REQUIREMENT FROM 75' TO 25' FOR LOTS 1, 2, AND 3.

REFERENCES

1. PB 127 PG 46
2. PB 271 PG 840
3. DB 14808 PG 913

NOTES

1. BOUNDARY PREPARED FROM DEED AND PLATS. NO FIELD WORK DONE AT THIS TIME.
2. TOPOGRAPHIC INFORMATION FROM COBB COUNTY GIS.
3. ACCORDING TO FEMA PANEL 13087C01324, NO PORTION OF THIS SITE CONTAINS FLOODPLAIN.
4. NO CEMETARIES ARE KNOWN TO EXIST ON THE SITE.
5. NO LAKES, STREAMS, OR WETLANDS ARE KNOWN TO EXIST ON THE SITE.
6. NO ARCHAEOLOGICAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THE SITE.
7. NO UTILITY EASEMENTS ARE KNOWN TO EXIST ON THE SITE.

SITE DATA

Total Acreage: 1.625
Existing Zoning: R-30
Proposed Zoning: R-20

Community Requirement:
Mandatory HOA
Private Road Access
Private Storm Water Management
Private Sanitary Sewer - (connection to Cobb County Sewer)

House Requirements:
2,900sf to 3,200sf
3 side Masonry (brick, stone, stucco)
3 car garage
Price Range - \$850k to \$850k

Proposed Building Setbacks:
Front: 35'
Side: 10'
Rear: 35'

DM [Signature]
5-6-15



LEGEND	
FF Iron Pin Found	Fire Hydrant
WB Water	Water Meter
CTP Closed Top Pipe	Gas Meter
OTF Open Top Pipe	Gas Meter
CM Concrete Monument Pad	Gas, San, Cleanout
Drop Inlet	San, Sewer Manhole
Sanitation Box	San, Sewer Line
Catch Basin	Power Pole
CP Corrugated Metal Pipe	Light Pole
RCF Reinforced Concrete Pipe	Gray Wire
Monitoring Well	Overhead Power Line
Wireless Telephone Picketed	Phone Line



REZONING PLAT OF 5123 TIMBER RIDGE ROAD FOR:

FRANK D'ARIES

DEED BOOK 14808 PAGE 913

JOB NO.	4801
DRAWN BY	ET AL
CHECKED BY	DLP
DATE	4/29/15
FIELD DATE	
SCALE	1"=40'

REVISIONS	DATE

SURVEYS PLUS, INC.
3585 SOUTH COBB DR., S.E.
SMYRNA, GEORGIA 30080
PHONE: (770) 444-9736
FAX: (770) 444-9739

LOCATED IN
LAND LOT 184
1ST DISTRICT
2ND SECTION
COBB COUNTY,
CITY OF
GEORGIA

APPLICANT: Frank D'Aries

PHONE#: (678) 368-7113 **EMAIL:** daries.frank@gmail.com

REPRESENTATIVE: Frank D'Aries

PHONE#: (678) 368-7113 **EMAIL:** daries.frank@gmail.com

TITLEHOLDER: Nobuko MacKay

PROPERTY LOCATION: North side of Timber Ridge Road, east of
Shelburne Ridge

(5123 Timber Ridge Road)

ACCESS TO PROPERTY: Timber Ridge Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-65

HEARING DATE (PC): 07-07-15

HEARING DATE (BOC): 07-21-15

PRESENT ZONING: R-30

PROPOSED ZONING: R-20

PROPOSED USE: Residential Subdivision

SIZE OF TRACT: 1.625 acres

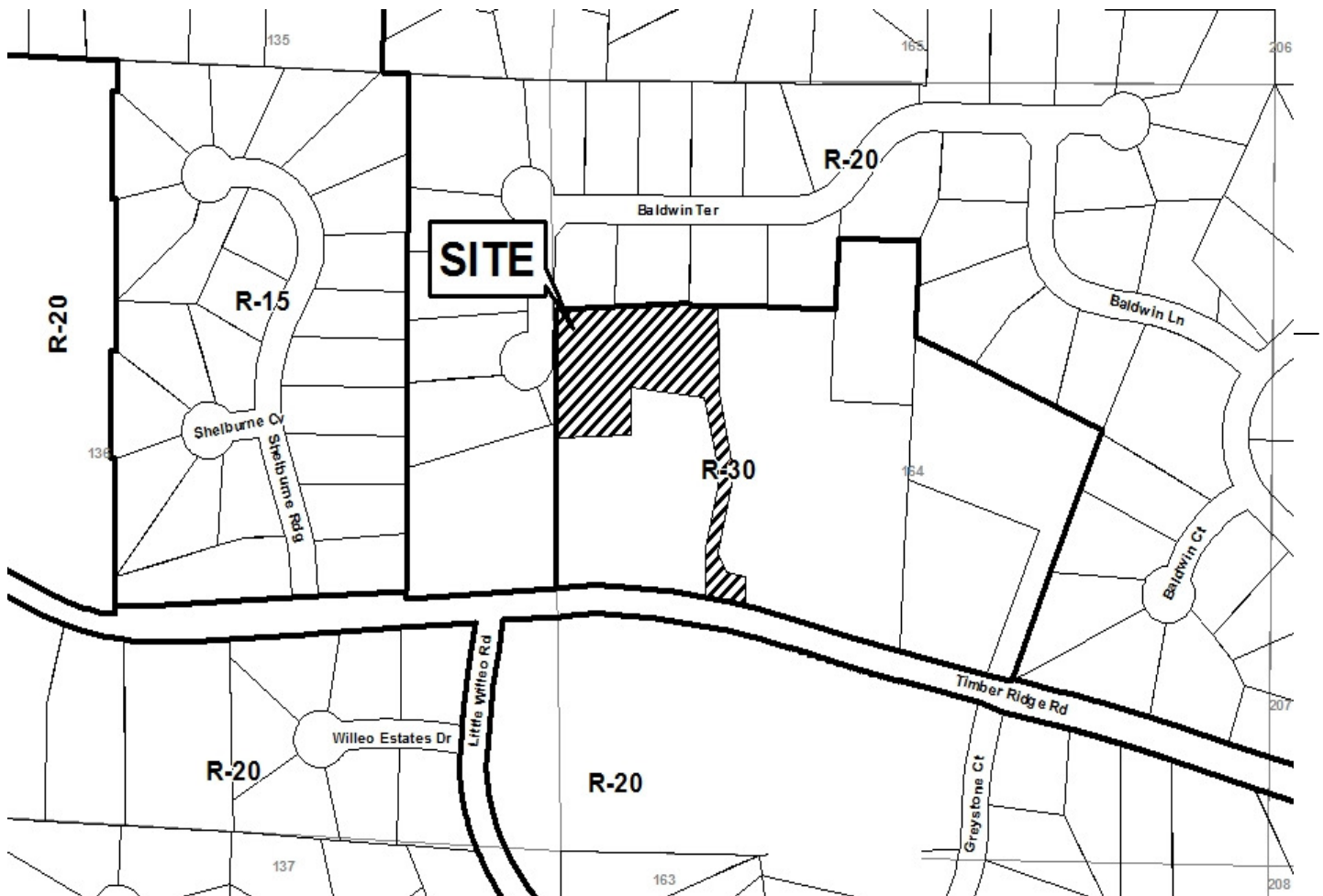
DISTRICT: 1

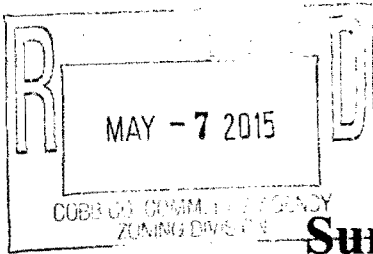
LAND LOT(S): 164

PARCEL(S): 54

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application No. 265

July 2015

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2,900 sf - 3200 sf
b) Proposed building architecture: 3 side masonry - either brick, stone or stucco
c) Proposed selling prices(s): \$650,000 - \$850,000
d) List all requested variances: _____
Reduction in public road frontage requirement from 75' to 25' for lots 1, 2, 3

.....
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)

This will be a private community with a mandatory Homeowner Association (HOA). The HOA to control and maintain the driveway easement, storm management system, and private sanitary sewer line from Cobb County sewer connection at Timber Ridge Road through-out the property.

.....
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

Z-66
(2015)

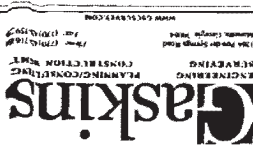
825 MARS HILL ROAD

OWNER/DEVELOPER
825 MARS HILL ROAD

SHEET TITLE
OSC (R-20) LAYOUT

NOT ISSUED FOR CONSTRUCTION

N/A

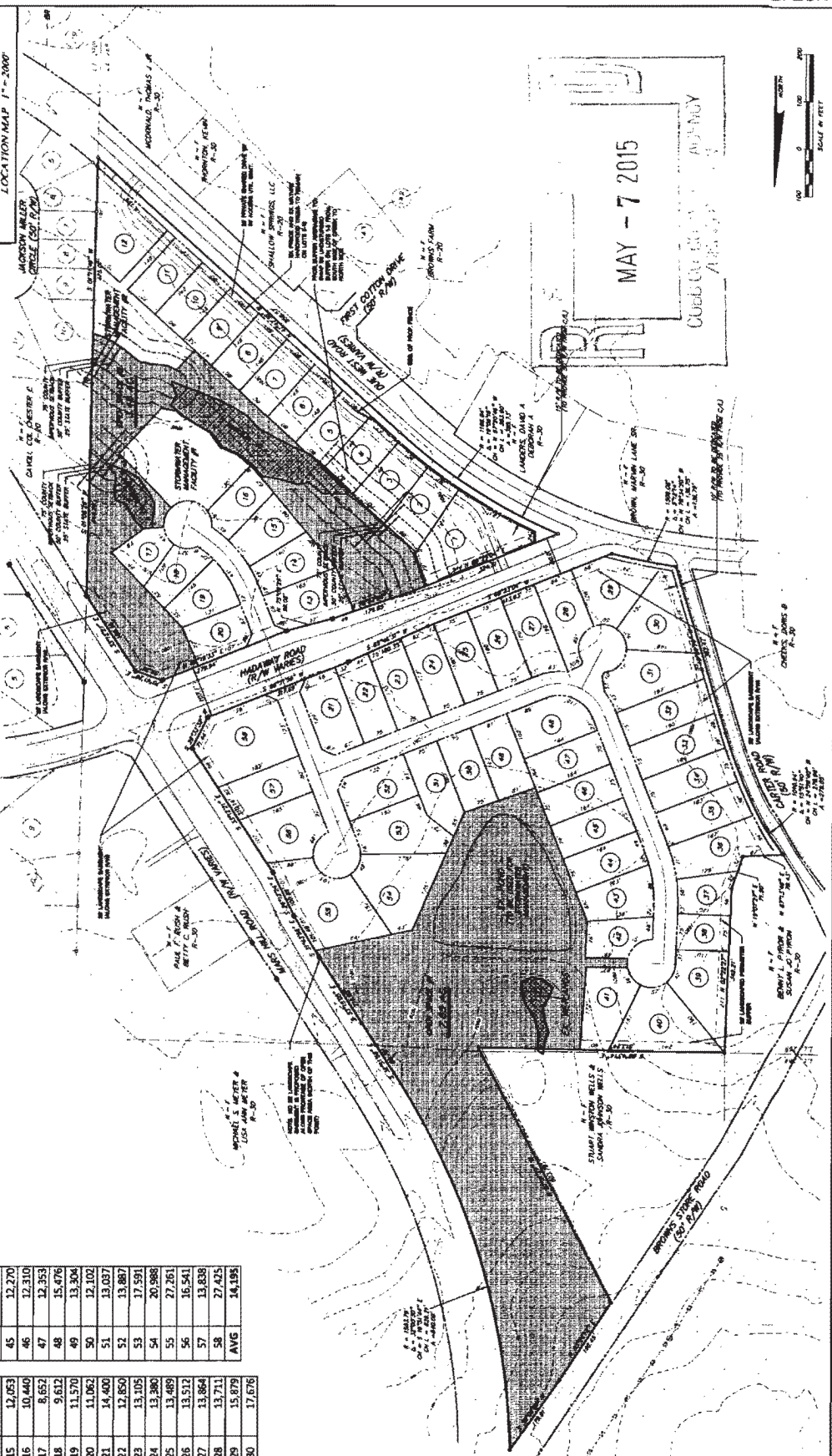


100% Professional Seal
Surveying License No. 10000
Professional Engineer License No. 10000
Professional Surveyor License No. 10000

CL 2nd SECTION

CGA

PROJECT NO.	15-000
DATE	5.6.15
SCALE	N/A
PROJECT TITLE	OSC (R-20) LAYOUT
PROJECT LOCATION	825 MARS HILL ROAD
PROJECT OWNER	825 MARS HILL ROAD
PROJECT ENGINEER	825 MARS HILL ROAD
PROJECT SURVEYOR	825 MARS HILL ROAD
PROJECT DRAFTER	825 MARS HILL ROAD
PROJECT CHECKER	825 MARS HILL ROAD
PROJECT APPROVER	825 MARS HILL ROAD



- 00123
1. RECONSTRUCT SURVEY COMPLETED BY GASKINS ENGINEERING & SURVEYING COMPANY
 2. NO ADJACENT TOWNSHIPS OR COUNTIES APPEAR TO EXIST ON THE SITE
 3. PRESENT ZONING - R-20
 4. PROPOSED ZONING - OSC (R-20)
 5. PROPOSED STRUCTURES
 6. PRESENT SETBACKS - 20'
 7. PROPOSED SETBACKS - 10'
 8. PROPOSED SETBACKS - 10'
 9. PROPOSED SETBACKS - 10'
 10. PROPOSED SETBACKS - 10'
 11. PROPOSED SETBACKS - 10'
 12. PROPOSED SETBACKS - 10'
 13. PROPOSED SETBACKS - 10'
 14. PROPOSED SETBACKS - 10'

Lot	Area (sq ft)	Lot	Area (sq ft)
1	26,290	31	17,626
2	13,278	32	14,514
3	14,039	33	14,039
4	11,970	34	13,738
5	11,807	35	14,091
6	11,807	36	16,463
7	11,807	37	9,320
8	11,807	38	8,250
9	11,807	39	16,747
10	11,807	40	20,581
11	11,417	41	15,457
12	19,756	42	9,720
13	15,232	43	13,169
14	12,230	44	12,299
15	12,053	45	12,270
16	10,440	46	12,310
17	8,652	47	12,353
18	9,612	48	15,476
19	11,570	49	13,304
20	11,062	50	12,102
21	14,400	51	13,037
22	12,850	52	13,887
23	13,105	53	17,591
24	13,380	54	20,988
25	13,489	55	27,261
26	13,512	56	16,541
27	13,864	57	13,838
28	13,711	58	27,425
29	15,879	59	14,195
30	17,676		

APPLICANT: 825 Mars Hill LLC

PHONE#: (404) 909-2717 **EMAIL:** _____

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER: 825 Mars Hill LLC and Harold Richard Mintz and

Mary Mintz, Trustees of the Harold Richard Mintz Trust, dated January 16, 2005

PROPERTY LOCATION: On the north and south sides of Hadaway Road, on the west

side of Mars Hill Road, on the easterly side of Due West Road, on the

east side of Carter Road, and on the southeasterly side of Brown Store Road

ACCESS TO PROPERTY: Hadaway Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-66

HEARING DATE (PC): 07-07-15

HEARING DATE (BOC): 07-21-15

PRESENT ZONING: R-30

PROPOSED ZONING: R-20/OSC

PROPOSED USE: Single-family Subdivision

SIZE OF TRACT: 45.30 acres

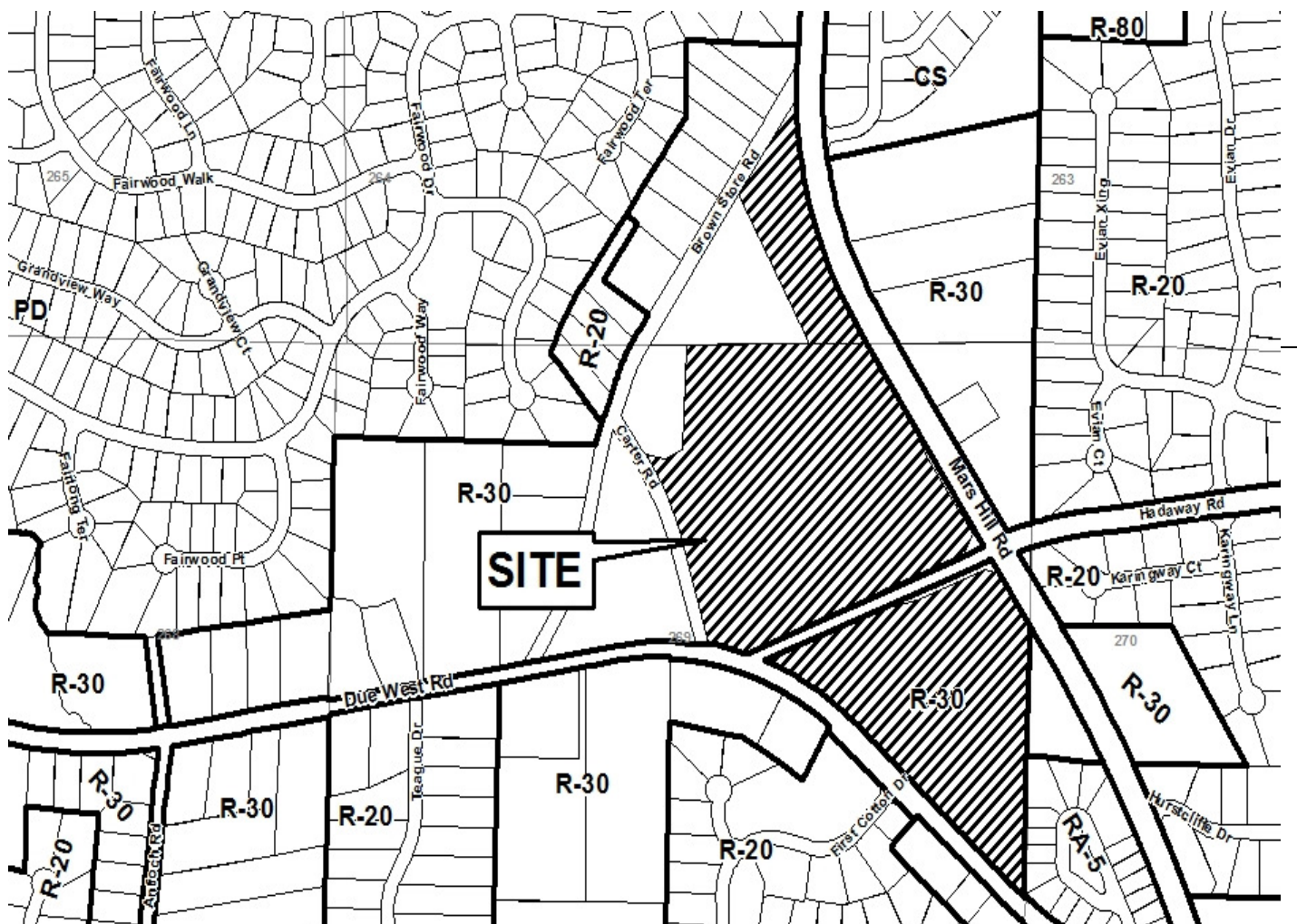
DISTRICT: 20

LAND LOT(S): 264,269

PARCEL(S): 29,2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

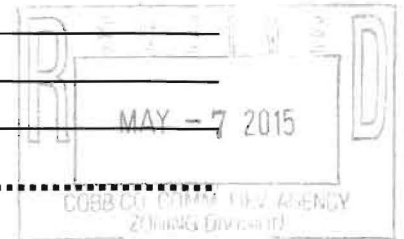


Application No. z- 664
July (2015)

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 2,500-4,500 square feet
b) Proposed building architecture: Craftsmen with brick, stone, stacked stone, Cementitious Siding, Board and Batten, Cedar, Shake, or combinations
c) Proposed selling prices(s): \$450-\$550s
d) List all requested variances: None known at this time



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

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

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

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

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

None known at this time

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

Z-67
(2015)

Preliminary Plan Wesley Chapel Road Community

Cobb County, Georgia

Land Lot 184, 16th District, 2nd Section

prepared for:

Black Builders, LLC

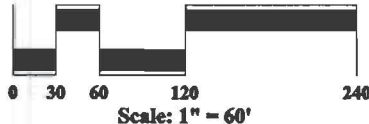
1000 Whitlock Avenue Suite 320-149

Marietta, Georgia 30064

DGM
LAND PLANNING
CONSULTANTS



975 Cobb Place
Blva Suite 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491



Scale: 1" = 60'

March 23, 2015

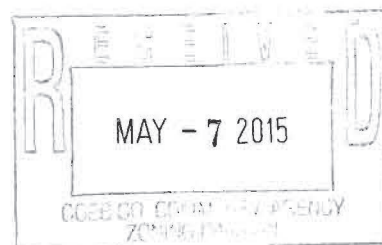
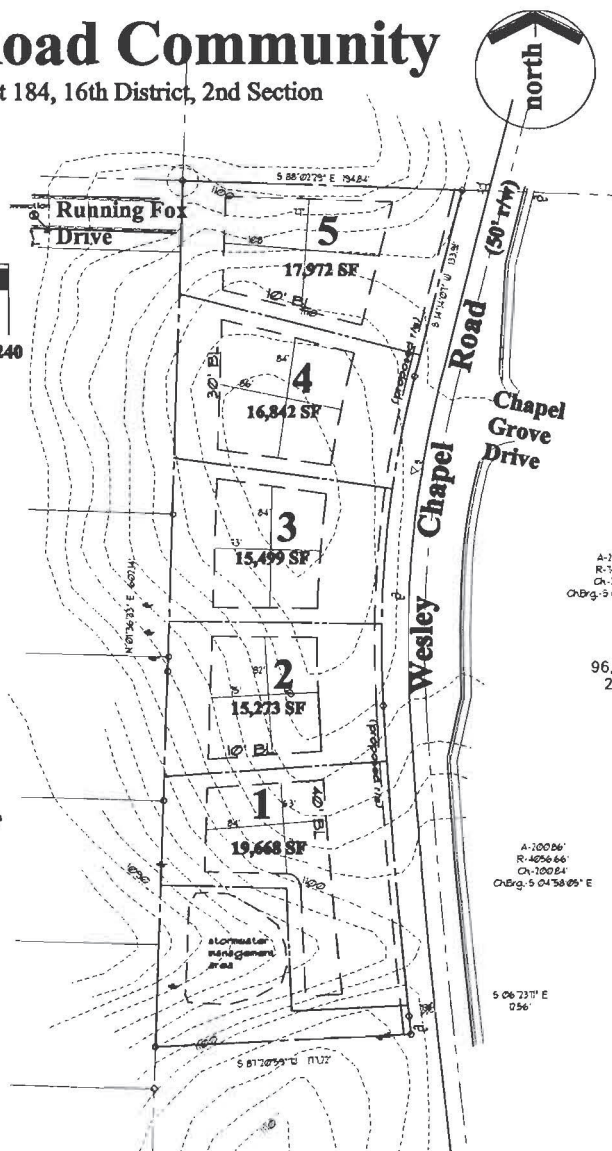


Site Data

Total Site Area: 2.22 AC
Total Units Shown: 5
Proposed Density: 2.25 UN/AC
Present Zoning: R-30
Proposed Zoning: R-15
Minimum Lot Size Shown: 15,000 SF
Minimum Lot Width Shown: 75'
Proposed Building Setbacks:
front: 40', rear: 30', side: 10'

Notes:

1. Boundary survey by old plat (source unknown)
2. Topographic information by Cobb County GIS
3. According to Flood Insurance Rate Map (FIRM) 13067C0206G, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams or wetlands are known to exist on site.
6. No archaeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.
8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.



APPLICANT: Black Builders, LLC

PHONE#: (678) 725-5195 **EMAIL:** brian@blackbuildersllc.com

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER: Black Builders, LLC

PROPERTY LOCATION: West side of Wesley Chapel Road, across
from Chapel Grove Drive

ACCESS TO PROPERTY: Wesley Chapel Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-67

HEARING DATE (PC): 07-07-15

HEARING DATE (BOC): 07-21-15

PRESENT ZONING: R-30

PROPOSED ZONING: R-15

PROPOSED USE: Single-family Subdivision

SIZE OF TRACT: 2.22 acres

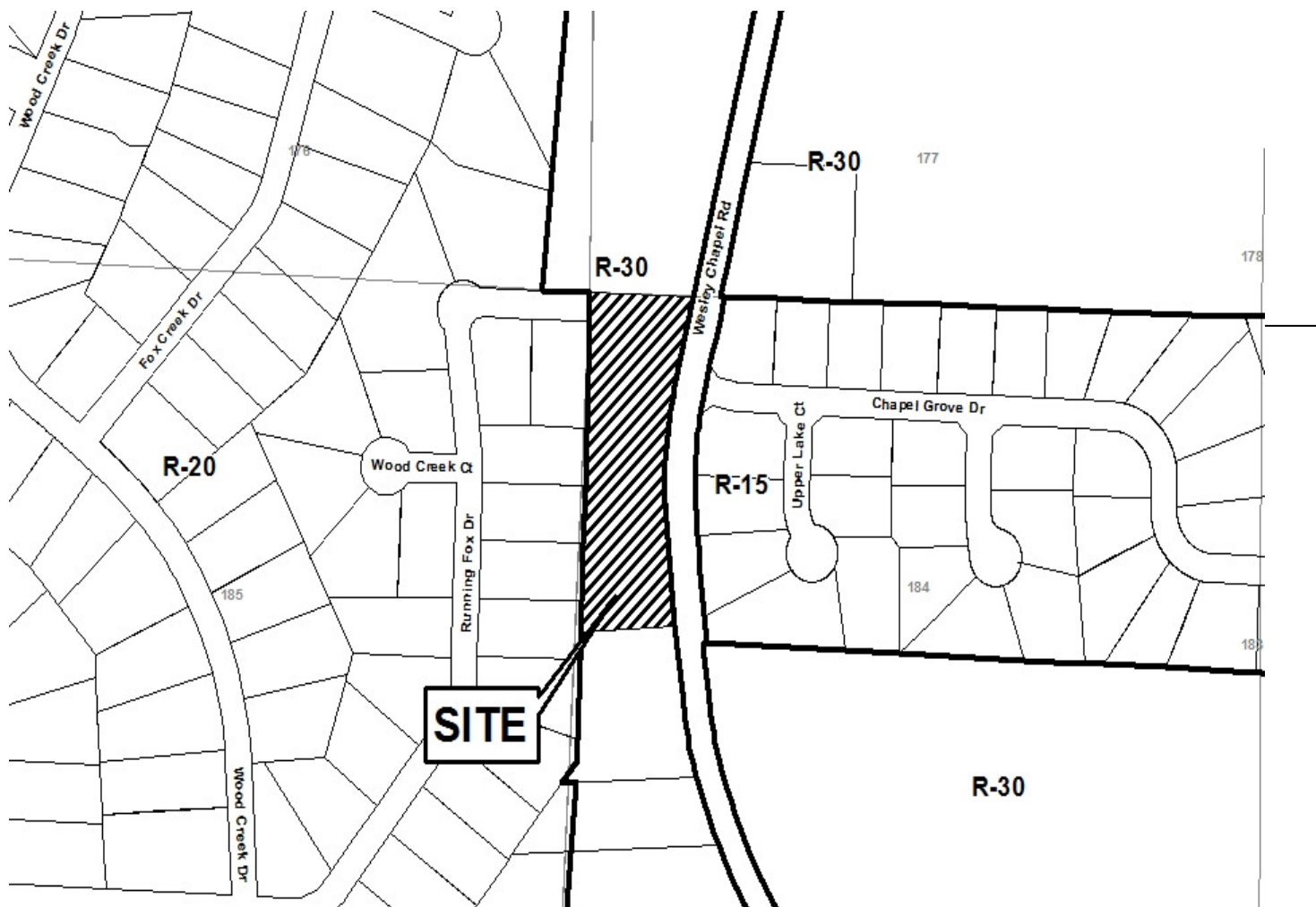
DISTRICT: 16

LAND LOT(S): 184

PARCEL(S): 4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3



Application No. z-167
July (2015)

Summary of Intent for Rezoning*

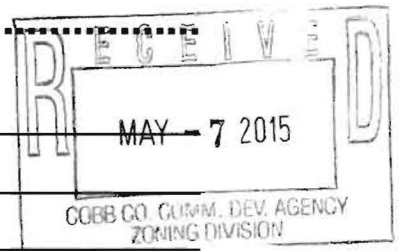
.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 3,500 square feet, and greater
b) Proposed building architecture: Traditional
c) Proposed selling prices(s): Mid \$600s, and greater
d) List all requested variances: None known at this time
- _____

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

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

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



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

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

None known at this time.

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

APPLICANT: Town Square MB One, LLC

PHONE#: (404) 812-4000 **EMAIL:** _____

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER: Town Square MB One, LLC

PROPERTY LOCATION: Southeast intersection of Kennesaw Due

West Road and Due West Road

ACCESS TO PROPERTY: Due West Road and Kennesaw Due West

Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-68

HEARING DATE (PC): 07-07-15

HEARING DATE (BOC): 07-21-15

PRESENT ZONING: LRC

PROPOSED ZONING: NRC

PROPOSED USE: Retail, office and restaurant

SIZE OF TRACT: 3.08 acres

DISTRICT: 20

LAND LOT(S): 275,296

PARCEL(S): 11

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1



Summary of Intent for Rezoning*

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

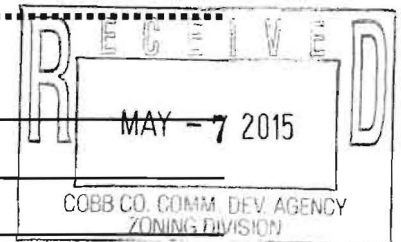
- a) Proposed unit square-footage(s): Not Applicable.
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____
- _____
- _____
- _____

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

- a) Proposed use(s): Neighborhood Retail
- b) Proposed building architecture: No change from existing architecture
- c) Proposed hours/days of operation: Standard retail hours
- d) List all requested variances: No additional variances requested
- _____
- _____
- _____

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

See Attached



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

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

None known at this time.

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

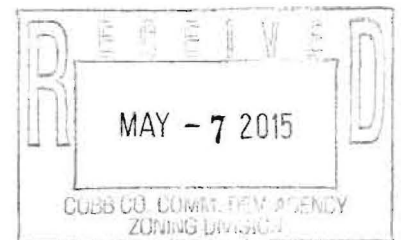
ATTACHMENT TO SUMMARY OF INTENT FOR REZONING

Application No.: Z- 68 (2015)
Hearing Dates: July 7, 2015 and
July 21, 2015

Applicant/Titleholder: Town Square MB One, LLC

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

The existing retail center is zoned LRC; and suffers due to the limited retail uses allowable. The area has grown and changed dramatically over the last decade such that the restrictions associated with LRC are no longer needed or necessary and only serve to harm the Property's economic viability by preventing otherwise acceptable and quality retail uses from locating in this retail center.



GENERAL NOTES

1. THE PROPOSED ACTIVITIES SHALL COMPLY WITH COBB COUNTY DEVELOPMENT REGULATIONS (LATEST EDITION).
2. SEWERLINES TO BE PROVIDED AND BUILT IN ACCORDANCE WITH THE COBB COUNTY LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SEWERLINES SHALL MEET ADA REQUIREMENTS (LATEST EDITION).
3. BUFFERING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH COBB COUNTY LAND DEVELOPMENT CODES AND ORDINANCES, INCLUDING THE STORMWATER MANUAL PERFORMED BY THE PRIVATE OWNER.
4. SITE ACCESS SHALL BE DESIGNED FOR EMERGENCY AND PUBLIC TRANSIT VEHICLES.
5. SOLID WASTE COLLECTION SHALL BE BY DUMPSTER PICK-UP AS SHOWN.
6. ALL EASEMENTS SHALL BE DEDICATED TO THE APPROPRIATE ENTITY.
7. WATER AND WASTEWATER ARE PROVIDED BY COBB COUNTY.
8. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE BASED ON RECORD DRAWINGS.
9. NO UTILITIES PRESENT ON SITE.
10. NO STREAMS PRESENT ON OR AROUND SITE.
11. NO UTILITY EASEMENTS KNOWN TO BE PRESENT ON SITE.
12. NO FLOODPLAIN EXISTS ON THIS SITE.
13. THERE WERE NO DEMERITS FOUND DURING THE SURVEY OF THIS SITE.
14. THERE ARE NO WETLANDS PRESENT ON SITE.
15. NO KNOWN ARCHITECTURAL OR ARCHAEOLOGICAL LANDMARKS PRESENT ON SITE.
16. NO KNOWN DETENTION BY SYSTEM ON SITE. PROPOSED DETENTION WILL BE SUB SURFACE.
17. NO EXISTING STREAMS ARE PRESENT ON SITE.

SITE DATA TABLE

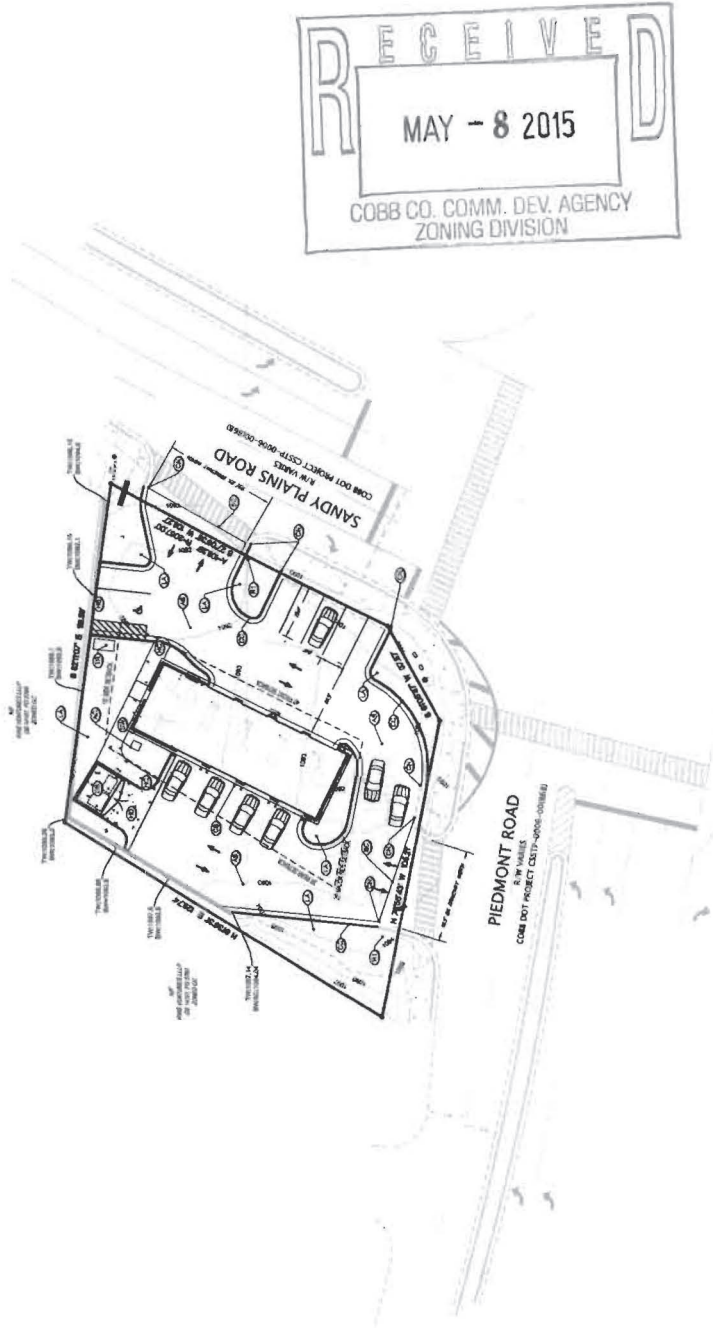
TOTAL PROPERTY AREA:	25,314 AC. (11,186.95)
ADDRESS:	1815 FREMONT RD.
EXIST. ZONING:	QC
PROPOSED ZONING:	QRC
PROPOSED BUILDING USE:	OIL CHANGE FACILITY
TOTAL BUILDING AREA:	1,061 sf
MAX. BUILDING HEIGHT:	5'0"
REG. NETWORK:	FRONT: Albany 42' FRONT (Albany) 25' REAR: 15' SIDE: 15'
REG. PARKING:	3 SPACES PER DAY PLUS 10 SPACES PER DAY 4 PROPOSED DAYS MAX. OF 8 EMPLOYEES 15 SPACES REQUIRED
PROP. PARKING:	REGULAR = 8 SPACES HANDICAPPED = 1 TOTAL = 9

PROJECT AREAS:

EXISTING:			
EXISTING BUILDING:	3,502 SF		
EXISTING ASPHALT/CONCRETE PAVEMENT:	10,346 SF		
EXISTING OPEN SPACE:	3,207 SF		
TOTAL SITE AREA:	14,854 SF		
		13,847 SF / 14,854 SF = 93 %	
EXISTING SUPERVISOR'S AREA:			
PROPOSED:			
PROPOSED BUILDING:	1,805 SF		
PROPOSED ASPHALT/CONCRETE PAVEMENT:	9,701 SF		
PROPOSED OPEN SPACE:	3,248 SF		
TOTAL SITE AREA:	14,854 SF		
		11,006 SF / 14,854 SF = 74 %	
PROPOSED SUPERVISOR'S AREA:			

VARIANCES

1. SETBACK VARIANCE - WE PROPRISE TO MAKE SANDY PLAINS THE MAIN STREET FOR ORIENTATION OF SETBACKS.
2. PARKING REDUCTION VARIANCE - THIS FACILITY DOES NOT ALLOW CUSTOMERS TO LEAVE THEIR CARS DURING SERVICE. ONLY 7 PARKING SPACES ARE NEEDED.



LOCATION MAP

SITE SYMBOLS LEGEND

- | | |
|----|---|
| 42 | CONCRETE AC PAD |
| 43 | MEDIUM DUTY ASPHALT PARKING AREA |
| 44 | CONCRETE ROLLBACK |
| 45 | 24" CURB & GUTTER |
| 46 | PROPOSED CONNECTION TO EXISTING CURB LOCATION |
| 47 | PROPOSED DUMPTER |
| 48 | HANDICAP PARKING RAMP |
| 49 | 6" THICK HEAVY DUTY CONCRETE PAD |
| 50 | HANDICAP PARKING SIGN |
| 51 | LANDSCAPE AREA |
| 52 | PROPOSED STOP SIGN (80-1) |
| 53 | EX. PAVEMENT SAWCUT LIMITS |
| 54 | PROPOSED 36" WHITE STOP BAR |
| 55 | CONCRETE SIDEWALK (Width as Shown) |
| 56 | 4" THICK CONCRETE TRANSFORMER PAD |

APPLICANT: Take 5 Oil Change

PHONE#: (504) 837-0670 **EMAIL:** henry@take5oilchange.com

REPRESENTATIVE: Peter J. Frey

PHONE#: (504) 837-0670 **EMAIL:** henry@take5oilchange.com

TITLEHOLDER: Petroleum Realty II, LLC

PROPERTY LOCATION: Northwest intersection of Piedmont Road

and Sandy Plains Road

(1913 Piedmont Road)

ACCESS TO PROPERTY: Piedmont Road and Sandy Plains Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-69

HEARING DATE (PC): 07-07-15

HEARING DATE (BOC): 07-21-15

PRESENT ZONING: GC

PROPOSED ZONING: NRC

PROPOSED USE: Light Auto Repair

SIZE OF TRACT: 0.38 ac

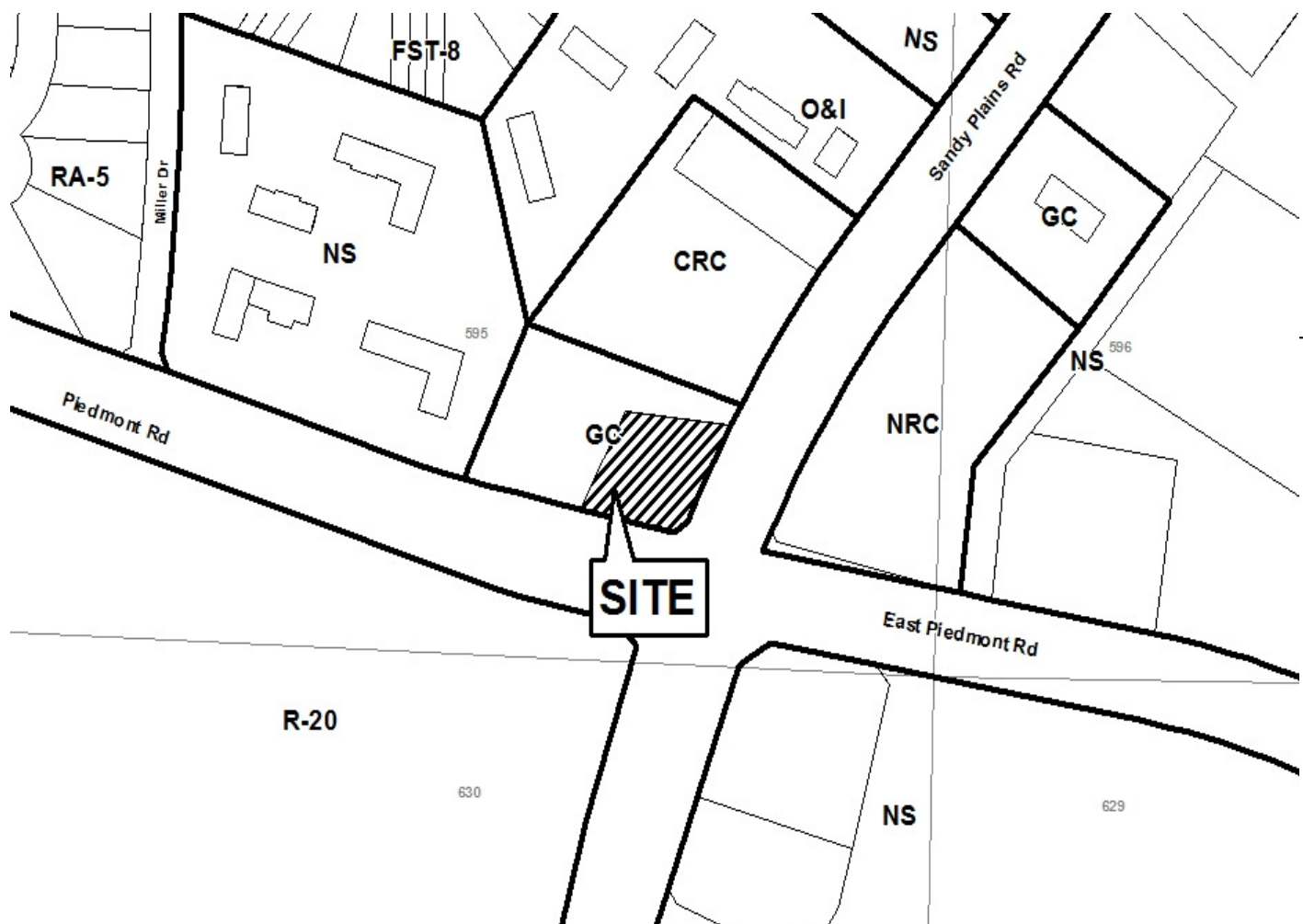
DISTRICT: 16

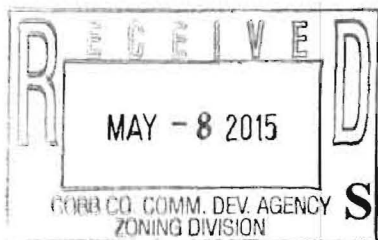
LAND LOT(S): 595

PARCEL(S): 35

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application No. Z-69
July 2015

Summary of Intent for Rezoning

.....
Part 1. Residential Rezoning Information (attach additional information if n

- 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): Light Automotive Repair

b) Proposed building architecture: Wood frame structure, brick and stucco exterior

c) Proposed hours/days of operation: 7:00 AM to 8:00 PM Mon. thru Fri
7:00 AM to 7:00 PM Saturday & 9:00 AM to 5:00 PM Sunday

d) List all requested variances: Setback Variance to allow frontage road to be Sandy Plains instead
of Piedmont Rd.

Parking Variance also requested to reduce parking to 7 spaces instead of the 18 required.

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

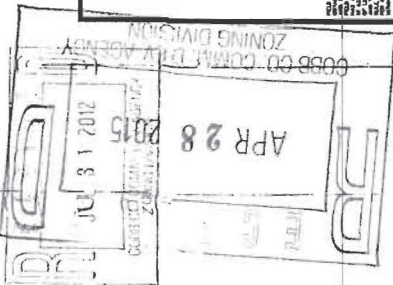
Replacing an existing unsightly gas station with a new modern facility, including removing the current
underground storage tanks (UST). Our new facility will have a lesser impact to the adjacent properties.

.....
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

LUP-19
(2015)



Min. Bk. John Petition No. LWP-23
Doc. Type large side plate
Meeting Date 10/16/12

APPLICANT: KCMA Corporation

PHONE#: (770) 499-7000 **EMAIL:** allewellyn@kcm-america.com

REPRESENTATIVE: Alvin Llewellyn

PHONE#: (770) 421-6858 **EMAIL:** allewellyn@kcm-america.com

TITLEHOLDER: LIT/Hodges Industrial Trust

PROPERTY LOCATION: Southwest intersection of Airport Road

and Barrett Park Drive

(2140 Barrett Park Drive)

ACCESS TO PROPERTY: Airport Road and Barrett Park Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-19

HEARING DATE (PC): 07-07-15

HEARING DATE (BOC): 07-21-15

PRESENT ZONING: LI

PROPOSED ZONING: Land Use Permit

(Renewal)

PROPOSED USE: Two Temporary

Storage Tents

SIZE OF TRACT: 5.987 acres

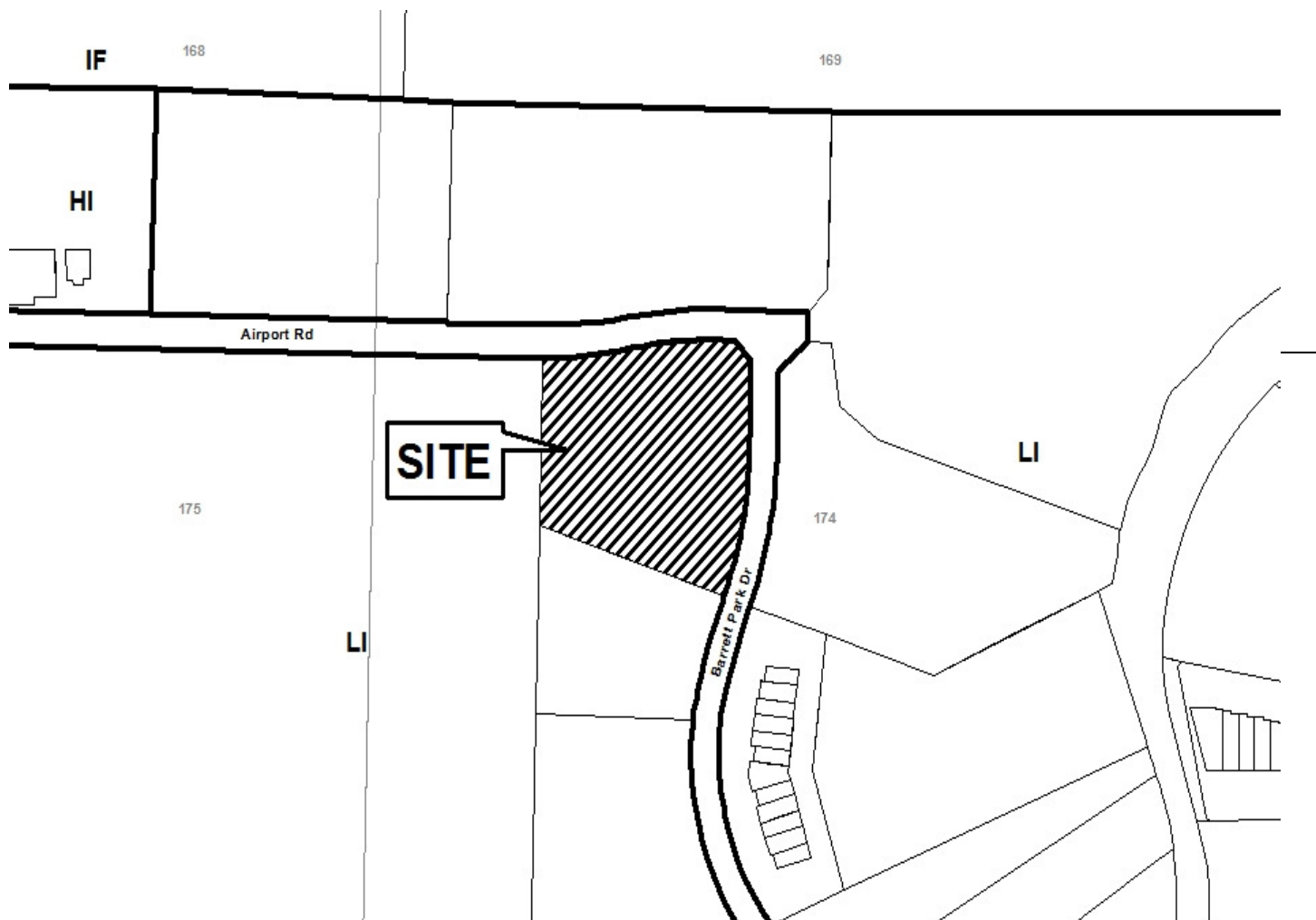
DISTRICT: 20

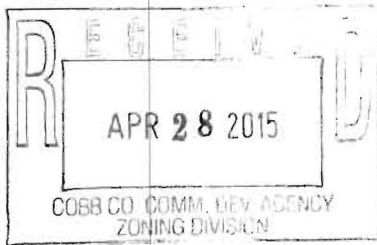
LAND LOT(S): 174

PARCEL(S): 23

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1





Application #: Lup 23¹⁹

PC Hearing Date: 7-7-15

BOC Hearing Date: 7-21-15

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

1. Type of business, or request? Manufacturer of wheel loaders - Corp. office
2. Number of employees? _____
3. Days of operation? Monday ~ Friday
4. Hours of operation? 8:00 A.M. ~ 5:00 P.M.
5. Number of clients, customers, or sales persons coming to the house per day? Not Daily ; Per week? _____
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): In front parking lot.
7. Signs? No: ☒ ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): N/A - Storage only
9. Deliveries? No ☒ ; Yes _____. (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) _____
10. Does the applicant live in the house? Yes _____ ; No ☒
11. Any outdoor storage? No ☒ ; Yes _____. (If yes, please state what is kept outside): _____
12. Length of time requested (24 months maximum): 24 months
13. Is this application a result of a Code Enforcement action? No ☒ ; Yes _____. (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed): _____

Applicant signature: Alvin P. Jewell

Date: 11/8/14

Applicant name (printed): Alvin P. Jewell

APPLICANT: Garfield McCook

PHONE#: (678) 778-6335 **EMAIL:** stilesboroal@comcast.net

REPRESENTATIVE: Garfield McCook

PHONE#: (678) 778-6335 **EMAIL:** stilesboroal@comcast.net

TITLEHOLDER: Garfield McCook

PROPERTY LOCATION: South side of Stilesboro Road, west of

Allatoona Lane

(4549 Stilesboro Road)

ACCESS TO PROPERTY: Stilesboro Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-20

HEARING DATE (PC): 07-07-15

HEARING DATE (BOC): 07-21-15

PRESENT ZONING: R-30

PROPOSED ZONING: Land Use Permit

(Renewal)

PROPOSED USE: Group Home

SIZE OF TRACT: 1.34 acres

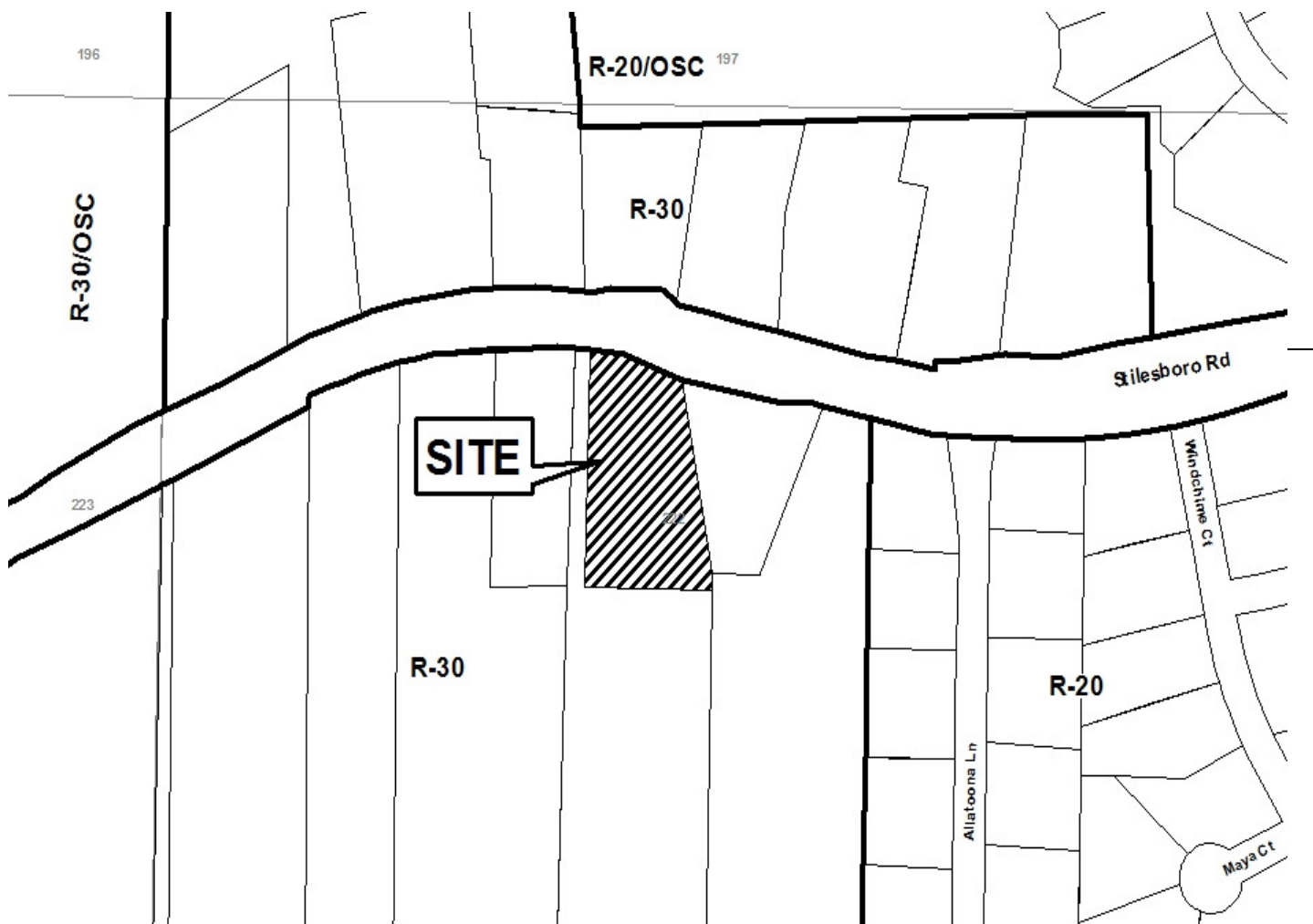
DISTRICT: 20

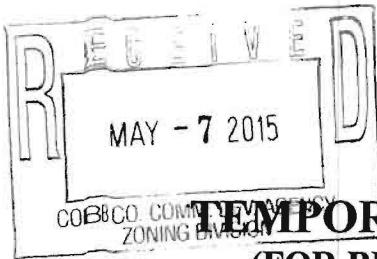
LAND LOT(S): 222

PARCEL(S): 158

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1





Application #: LUP-20
PC Hearing Date: 7-7-15
BOC Hearing Date: 7-21-15

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

1. Type of business, or request? PERSONAL CARE HOME
2. Number of employees? 2
3. Days of operation? 7 DAYS PER WEEK
4. Hours of operation? 24 HOURS
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? _____
6. Where do clients, customers and/or employees park?
Driveway: _____; Street: _____; Other (Explain): PARKING AREA
7. Signs? No: ☒ ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): NONE
9. Deliveries? No ☒ ; Yes _____. (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) _____
10. Does the applicant live in the house? Yes _____ ; No ☒
11. Any outdoor storage? No ☒ ; Yes _____. (If yes, please state what is kept outside): _____
12. Length of time requested (24 months maximum): 24 MONTHS
13. Is this application a result of a Code Enforcement action? No ☒ ; Yes _____. (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed): _____

Applicant signature: [Signature] Date: 5/6/15

Applicant name (printed): GARRETT MCCOOK

Construction Narrative

Site Notes:

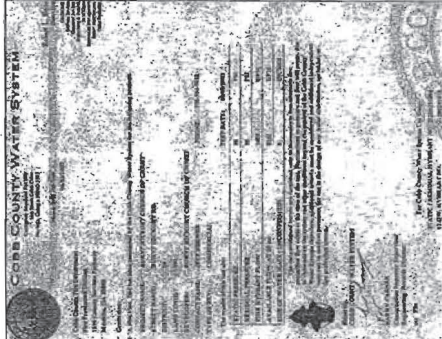
1. THE SITE CONTAINS .43 ACRES AND IS ZONED : R-20
2. TOTAL VOLUMES OF EXISTING AND PROPOSED DEVELOPMENT ARE: 0.41
3. THE PROPOSED DEVELOPMENT IS FOR THE CONSTRUCTION OF:
A. 16 UNITS OF SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.
4. THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN BASED ON SURVEY INFORMATION FROM: City of Raleigh, North Carolina
5. THE PROJECT IS LOCATED WITHIN THE Metropolitan Planning Area.
6. THE CONVEYANCE OF INTERESTS IN THIS PROJECT IS BEING MADE BY: Commissioner of Wildlife and Natural Resources to three persons: Robert H. Smith, Jr., John H. Smith, and William H. Smith
7. THE PROJECT IS LOCATED WITHIN A: Water "Jurisdiction of Ripary & Wetlands Act" (1972).
8. THE SITE IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.
9. THE PROJECT IS LOCATED WITHIN AN ADJACENT FLOOD ZONE.
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OVERALL SITE PLAN
DEMOLITION PLAN
GRADING & DRAINAGE PLAN
UTILITY PLAN
EROSION CONTROL PLAN
SEWER PROFILES
DETAILS
TREE PROTECTION PLAN

1. FIRE LANE SIGNS SHALL BE POSITIONED TO READ "NO PARKING, FIRE LANE" LETTERS SHALL NOT BE LESS THAN 24 INCHES IN HEIGHT; ONE SIGN SHALL BE PLACED AT THE BEGINNING OF THE FIRE LANE AND ONE AT THE END OF THE FIRE LANE WITH ONE SIGN NOT MORE THAN 50 FEET APART. SIGNS SHALL NOT BE MORE THAN 4 FEET FROM EDGE OF CURB AND SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. HEIGHT OF SIGN SHALL BE MEASURED FROM BOTTOM OF SIGN DIRECTIONS OF SIGN FACE AS MEASURED FROM BOTTOM OF SIGN TO BE LESS THAN 4 FEET MORE THAN 4 FEET FROM GROUND LEVEL. FIRE LANKS TO 20 FEET IN WIDTH AND SIGNS WILL BE REINFORCED WITH STEEL CORROSION OR LAMINATE. DECORATING FIRE LANE SHALL BE PAINTED RED. THE TOP AND FACE OF THE CURB SHALL BE PAINTED.
2. NO SHADING WILL BE ALLOWED ON SIGN.

1. PRIVATE WEAPONS - ANY WEAPON OR GUN'S SIZE OF WEAPON HIDDEN MUST BE INSPECTED BY WASHCO'S OFFICE.
2. THE COOK COUNTY DETENTION PRESERVATION COMMISSION RESERVES THE RIGHT TO EXAMINE THE PROPERTY FOR ETHNIC, CULTURAL, AND RELIGIOUS ENDORSEMENT OR DISSENT. THE COMMISSION WILL NOT BE RESPONSIBLE FOR THE LOSS OF ANY PROPERTY DURING INCARCERATION. THE COOK COUNTY DETENTION PRESERVATION COMMISSION MUST BE NOTIFIED AT ONCE AT (773)258-3034, FAILURE TO DO SO MAY RESULT IN A SEIZURE OF THE PROPERTY.

[illegible]

APPLICANT: Burnt Hickory Church of Christ, Inc.

PHONE#: (678) 354-2814 **EMAIL:** becky.t@burnthickory.org

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER: Burnt Hickory Church of Christ, Inc.

PROPERTY LOCATION: North side of Burnt Hickory Road,

west of New Salem Road

(2330 Burnt Hickory Road)

ACCESS TO PROPERTY: Burnt Hickory Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-21

HEARING DATE (PC): 07-07-15

HEARING DATE (BOC): 07-21-15

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

(Renewal)

PROPOSED USE: Daycare Facility

SIZE OF TRACT: 8.31 acres

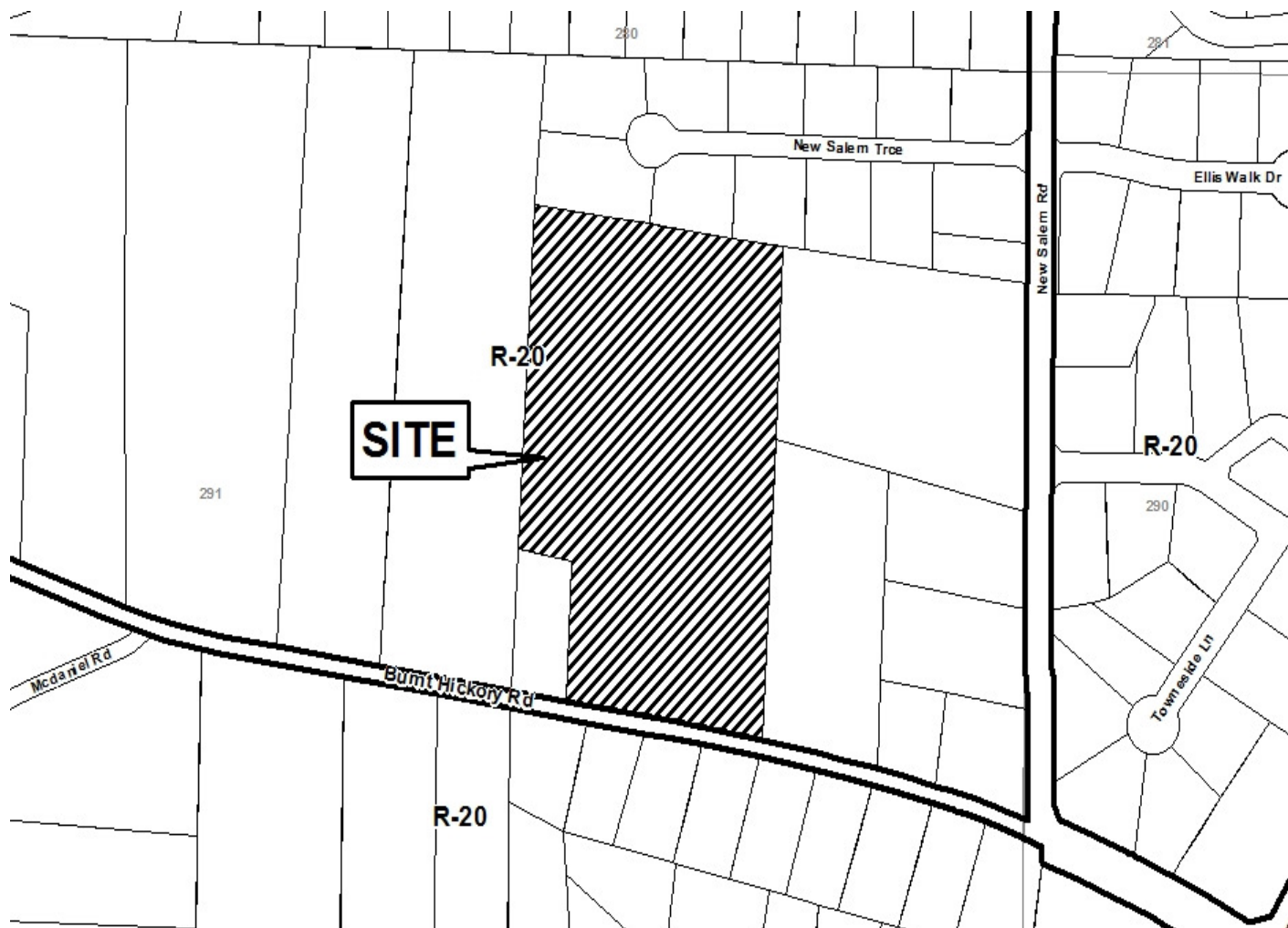
DISTRICT: 20

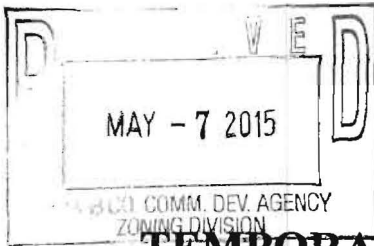
LAND LOT(S): 291

PARCEL(S): 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1





Application #: LUP- 21 (2015)

PC Hearing Date: 07/07/2015

BOC Hearing Date: 07/21/2015

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

1. Type of business, or request? Daycare
2. Number of employees? 10 (maximum)
3. Days of operation? Monday - Thursday
4. Hours of operation? 9:00 a.m. - 1:00 p.m.
5. Number of clients, customers, or sales persons coming to the ~~business~~ Church per day? 40-50 (approximately); Per week?
6. Where do clients, customers and/or employees park?
Driveway: ; Street: ; Other (Explain): Paved parking area provided with Church facility.
7. Signs? No: ; Yes: x. (If yes, then how many, size, and location): One (1) banner-type sign located on Burnt Hickory Road
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): Not Applicable.
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.)
Not Applicable.
10. Does the applicant live in the house? Yes ; No Not Applicable-- Church Facility
11. Any outdoor storage? No x; Yes (If yes, please state what is kept outside): Not Applicable.
12. Length of time requested (24 months maximum): 24 months
13. Is this application a result of a Code Enforcement action? No x; Yes (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed):
None known at this time.

BURNT HICKORY CHURCH OF CHRIST, INC.

Applicant signature: BY: Rebecca Touchstone Date: May 7, 2015

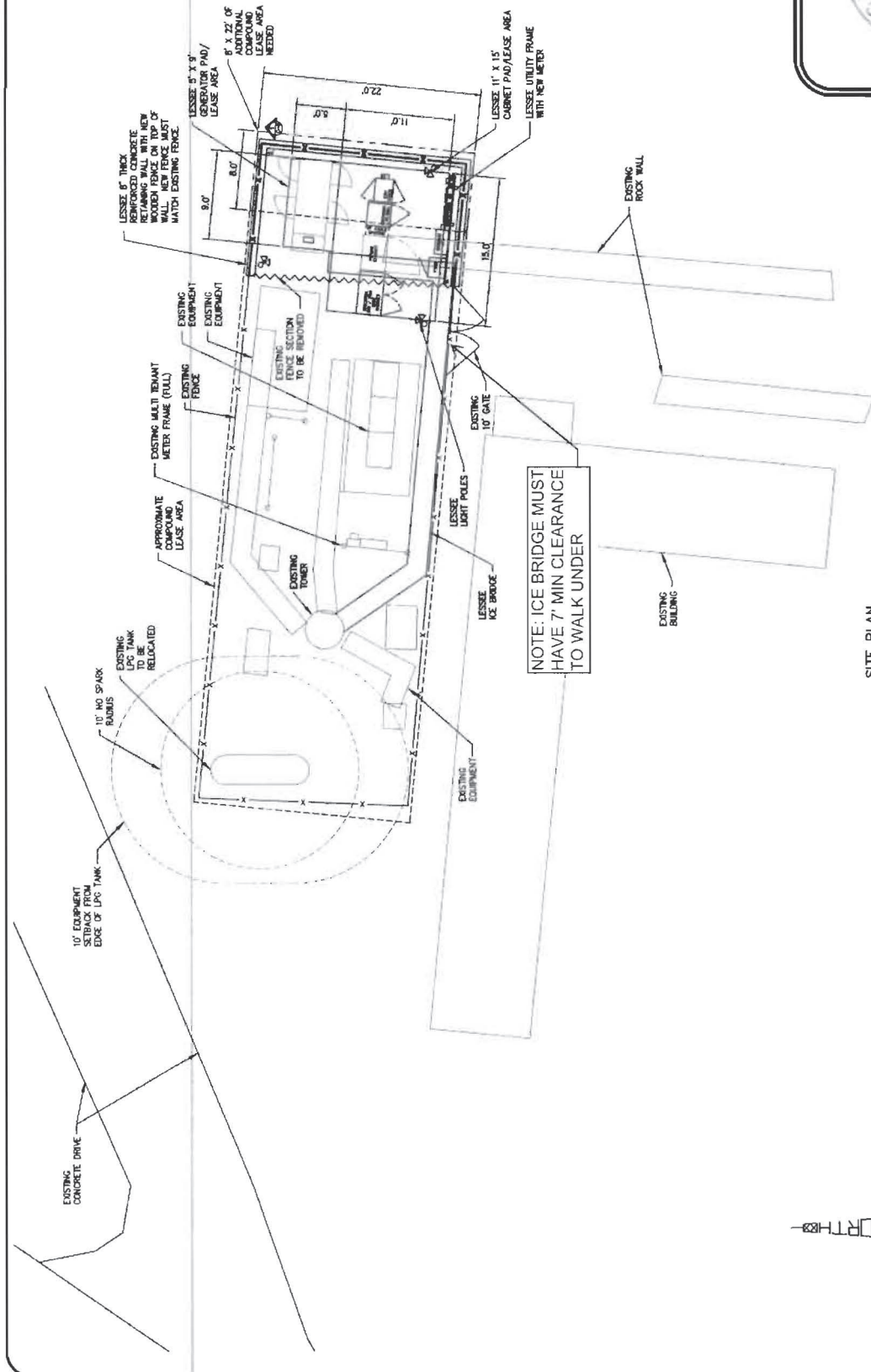
Applicant name (printed): Rebecca Touchstone, Office Manager

Verizon Wireless

OVERALL SITE PLAN

KENO

C-2



SITE PLAN
SCALE: 1" = 10'

GRAPHIC SCALES



SCALE: 1" = 10'-0"

APPLICANT: David C. Kirk, on behalf of Verizon Wireless

PHONE#: (404) 885-3415 **EMAIL:** David.Kirk@troutmansanders.com

REPRESENTATIVE: David C. Kirk

PHONE#: (404) 885-3415 **EMAIL:** David.Kirk@troutmansanders.com

TITLEHOLDER: Jefferson Lakeside LP

PROPERTY LOCATION: West side of Roswell Road, south of

Summit Village Drive

(2085 Roswell Road)

ACCESS TO PROPERTY: East Lake Parkway

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-7

HEARING DATE (PC): 07-07-15

HEARING DATE (BOC): 07-21-15

PRESENT ZONING: RM-8

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Expansion of Lease Area

and Collocation of Antennas

SIZE OF TRACT: 42.4 acres

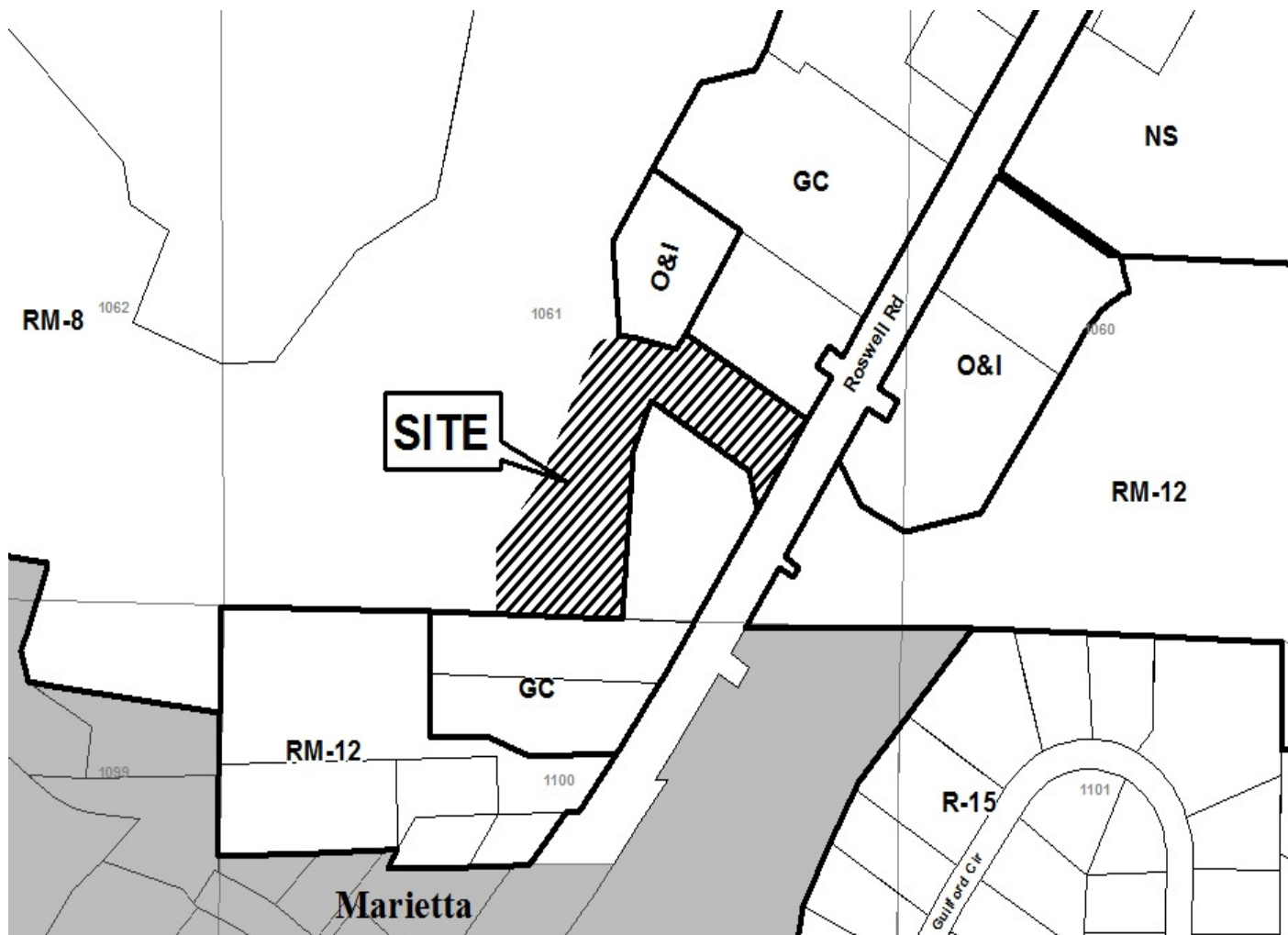
DISTRICT: 16

LAND LOT(S): 1061

PARCEL(S): 1

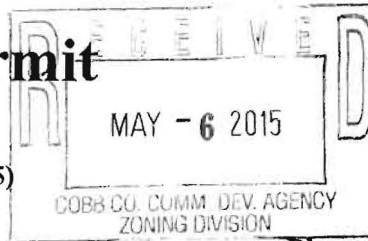
TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2



Application for Special Land Use Permit Cobb County, Georgia

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



Application No. SLWP-7
PC Hearing Date: 7-7-15
BOC Hearing Date: 7-21-15

Applicant David C. Kirk, on behalf of Verizon Wireless Phone # 404-885-3415
(applicant's name printed)

Address 600 Peachtree Street, Suite 5200, Atlanta, GA 30308 E-mail David.Kirk@troutmansanders.com

David C. Kirk Address 600 Peachtree Street, Suite 5200, Atlanta, GA 30308
(representative's name, printed)
David C. Kirk Phone # 404-885-3415 E-mail David.Kirk@troutmansanders.com
(representative's signature)

Signed, sealed and delivered in presence of
[Signature] My commission expires: 5-7-17
Notary Public



Titleholder See attached authorization Phone # _____ E-mail _____
(titleholder's name, printed)

Signature _____ Address _____
(attach additional signature, if needed)

Signed, sealed and delivered in presence of: _____
My commission expires: _____

Notary Public _____

Present Zoning RM8 Size of Tract 42.4 Acre(s)

For the Purpose of Collocation of Antennas on Existing Wireless Tower and Expansion of Compound Area

Location 2085 Roswell Road (Parcel ID: 16106200010)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 16 District(s) 1061

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

David C. Kirk
(applicant's signature)

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

David C. Kirk
(applicant's signature)

NOTARIZED AUTHORIZATION BY PROPERTY OWNER

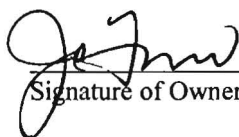
TYPE OF APPLICATION Special Land Use Permit Application

I, JO FRACO, on behalf of Jefferson Lakeside LP SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 2085 Roswell Road (Tax Parcel ID# 16106200010) AS SHOWN IN THE RECORDS OF Cobb COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON(S) NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT David C. Kirk and Jenna E. Lee


ADDRESS 600 Peachtree Street, Suite 5200, Atlanta, Georgia 30308

TELEPHONE NUMBER (404) 885-3415


Signature of Owner

authorized by owner

Personally Appeared
Before Me



Who Swears That The
Information Contained
In This Authorization
Is True and Correct To
The Best of His or Her
Knowledge and Belief.


Notary Public

5/4/15
Date

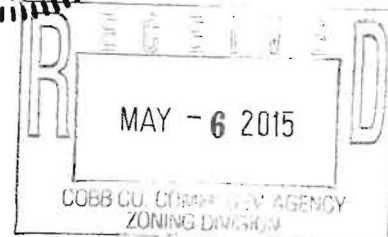


EXHIBIT B

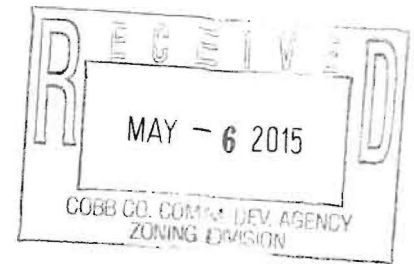
DAVID C. KIRK, FAICP
404.885.3415 telephone
404.962.6794 facsimile
david.kirk@troutmansanders.com

TROUTMAN SANDERS

SLUP-7 (2015)
Applicant's Letter

TROUTMAN
Attorneys at Law
Bank of America Plaza
600 Peachtree Street, NE, Suite 5200
Atlanta, GA 30308-2216
404.885.3000 telephone
troutmansanders.com

May 6, 2015



VIA HAND DELIVERY

Mr. Rob Hosack, AICP, Director
Cobb County Community Development
1150 Powder Springs Street, Suite 400
Marietta, Georgia 30064

RE: Special Land Use Permit Application to Allow for Collocation and the Expansion of an Existing Telecommunications Compound Located at 2085 Roswell Road, Cobb County, Georgia

Dear Mr. Hosack:

I am pleased to submit on behalf of Verizon Wireless (VAW) LLC, ("Verizon Wireless") the following application for a Special Land Use Permit to allow for the collocation of antennas and expansion of the compound area for the existing telecommunications facility located at 2085 Roswell Road (Parcel ID 16106200010), Cobb County, Georgia. Pursuant to the requirements of the applicable sections of the Cobb County Zoning Ordinance (the "Ordinance"), this Letter of Intent and the attached exhibits provide all basic and supplementary information requested by the County in consideration of this request. Included among these exhibits are the following:

- A completed Special Land Use Permit Application (Exhibit "A");
- A properly executed Property Owner's Authorization Form (Exhibit "B");
- A complete Construction Design package, which includes a Survey, Overall Site Plan, Detailed Site Plan, Tower Elevation and Antenna Schedule, Grading and Sediment Control Plan, Electrical Site Plan, and Grounding Site Plan. (Exhibit "C");
- A copy of the Warranty Deed for the subject property (Exhibit "D");
- A copy of the paid 2014 tax receipt for the subject property (Exhibit "E");
- A copy of the letters sent to all adjacent property owners requesting signature of the Consent to Contiguous Occupants or Land Owners to Accompany Application for Special Land Use form, as well as copies of the return receipts (Exhibit "F"); and

TROUTMAN SANDERS LLP
ATTORNEYS AT LAW
A LIMITED LIABILITY PARTNERSHIP

Mr. Rob Hosack
May 6, 2015
Page 2

- Checks in the amount of \$1,000.00 for the Special Land Use Permit application fee and \$300.00 for the sign deposit.

For this proposed facility, Verizon Wireless intends to collocate onto the existing 150-foot monopole tower owned by Crown Castle at a height of 138 feet. An 8' x 22' expansion of the existing compound area is needed to allow for the location of Verizon Wireless' equipment shelter, for a total compound area expansion of 176 feet. Section 134-273(6)(c) of the Ordinance allows for administrative approval of the collocation of additional antennas on existing towers. However, Section 134-273(2) of the Ordinance requires a Special Land Use Permit for the expansion of the existing tower compound.

The compound expansion is needed to allow for the location of Verizon Wireless' equipment shelter. Currently there is not enough ground space within the existing compound to allow for the equipment shelter. The requested Special Land Use Permit would allow for the expansion of the existing compound area 8' x 22' to the east, for a total expansion area of 176 feet.

The proposed collocation supports the County's preference for the collocation of antennas onto existing tower versus the construction of new towers. Verizon Wireless selected this site to ensure increasingly relied upon wireless service is provided in a safe and uniform manner throughout this portion of Cobb County. The proposed collocation and compound area expansion will significantly improve service to the businesses and residences in this area.

Verizon Wireless ensures that the proposed collocation will be maintained in compliance with the standards contained in applicable local building codes and the applicable standards for such telecommunications facilities. Verizon Wireless will obtain all necessary Federal Communications Commission ("FCC") and Federal Aviation Administration ("FAA") approvals for the construction and operation at this location. As with all Verizon Wireless facilities, Verizon Wireless will construct and operate this facility in accordance with all applicable FCC and FAA regulations.

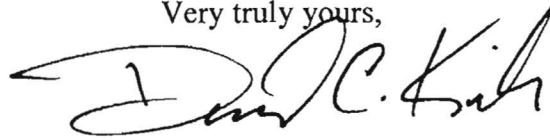
Accordingly, Verizon Wireless respectfully requests approval of the Special Land Use Permit application to allow for the collocation of antennas and the 8' x 22' expansion of the existing telecommunications facility compound area, which will allow Verizon Wireless to continue to provide the most reliable wireless network to the citizens of Cobb County. I appreciate your thoughtful consideration of this request, I encourage you to contact me should you have any questions or require any additional information, and I look forward to working with you on this important matter.

[Signature on Following Page]

TROUTMAN SANDERS LLP
ATTORNEYS AT LAW
A LIMITED LIABILITY PARTNERSHIP

Mr. Rob Hosack
May 6, 2015
Page 3

Very truly yours,

A handwritten signature in black ink, appearing to read "D.C. Kirk", with a large, stylized initial "D" and "K".

David C. Kirk

/dck
Enclosures