

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: October 6, 2015

Board of Commissioners Hearing Date: October 20, 2015

Date Distributed/Mailed Out: August 19, 2015

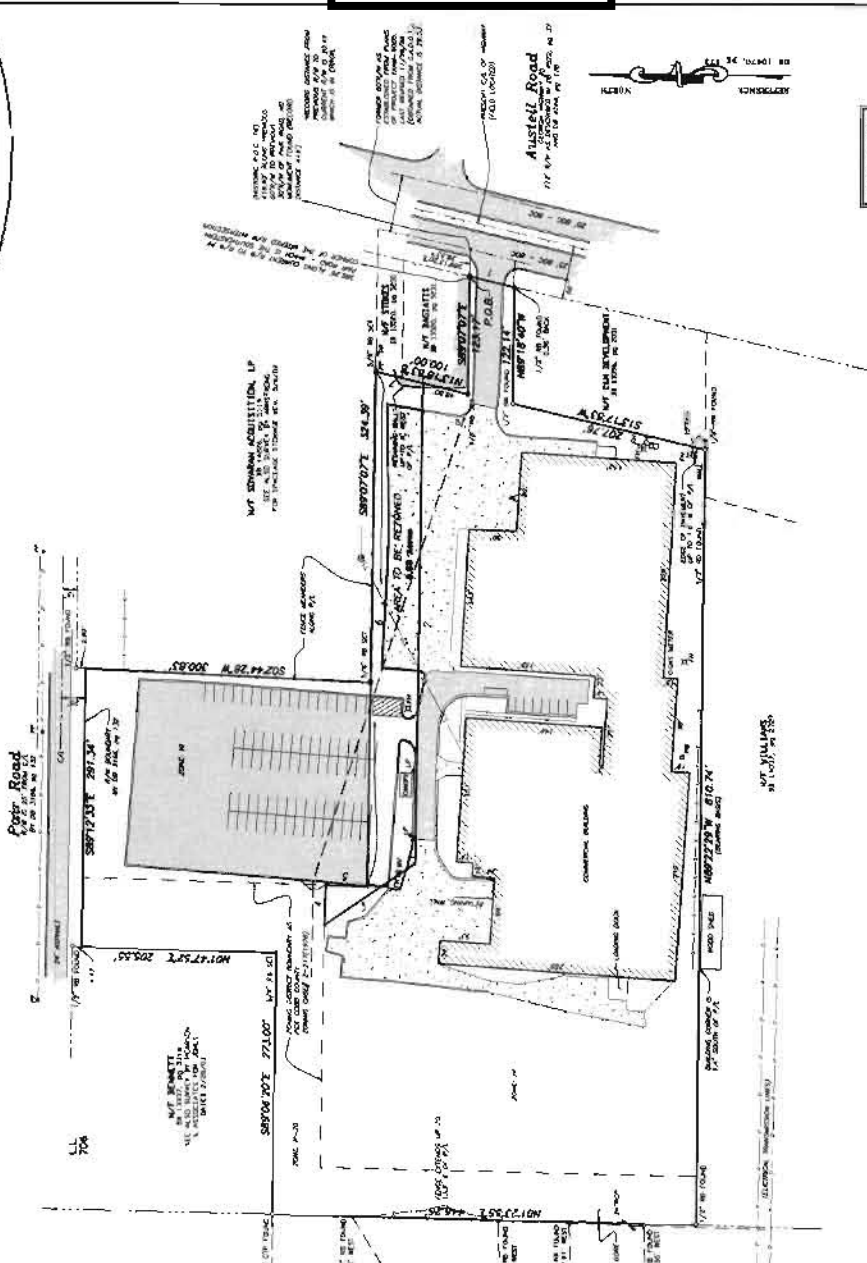
Staff comments due by September 4, 2015



Cobb County... Expect the Best!

LEGEND

1. BOUNDARY	2. EXISTING BUILDING
3. PROPOSED BUILDING	4. PROPOSED DRIVEWAY
5. PROPOSED DRIVEWAY	6. PROPOSED DRIVEWAY
7. PROPOSED DRIVEWAY	8. PROPOSED DRIVEWAY
9. PROPOSED DRIVEWAY	10. PROPOSED DRIVEWAY
11. PROPOSED DRIVEWAY	12. PROPOSED DRIVEWAY
13. PROPOSED DRIVEWAY	14. PROPOSED DRIVEWAY
15. PROPOSED DRIVEWAY	16. PROPOSED DRIVEWAY
17. PROPOSED DRIVEWAY	18. PROPOSED DRIVEWAY
19. PROPOSED DRIVEWAY	20. PROPOSED DRIVEWAY



9.52 ACRES

SITE PLAN FOR
Carrier Lumber Company

LAND LTR: 798 SECTION: 784
COUNTY: COBB COUNTY, GEORGIA
DATE: AUGUST 8, 2015
DRAWN BY: [Name]
SCALE: 1" = 80'

REVISED

RECEIVED

AUG 19 2015

PLANNING COMM. DEV. AGENCY
ZONING DIVISION

LINE	BEARING	DISTANCE	480.0'
1	S 87° 27' 10" W		

SURVEY NOTES

1. CHAIRS PREPARED: A.C.G. maps and 4 copies of this plan were prepared and filed for recording on August 14, 2015.
2. FIELD SURVEY: FIELD SURVEY MEASUREMENTS OBTAINED BY THE SURVEYOR ON THE DATE OF SURVEY.
3. SURVEY DATA: SURVEY DATA OBTAINED FROM THE SURVEYOR.

BUSINESS OFFICE INFORMATION:
CHASTAIN & ASSOCIATES, P.C.
3300 N. WINDY RIDGE RD.
ALPHARETTA, GA 30009-3000
TEL: (770) 689-7500
FAX: (770) 689-1770
WWW.CHASTAINANDASSOCIATES.COM

LINE	BEARING	DISTANCE	705.00'
1	S 87° 27' 10" W	705.00'	
2	S 00° 00' 00" W	47.50'	
3	S 87° 27' 10" W	530.00'	
4	S 87° 27' 10" W	91.50'	

GEORGIA SURVEYOR'S CERTIFICATION

I, **[Name]**, a duly licensed and bonded surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey plan as recorded in my office on August 14, 2015.

DATE: AUGUST 14, 2015

BY: [Signature]

CHASTAIN & ASSOCIATES, P.C.
3300 N. WINDY RIDGE RD.
ALPHARETTA, GA 30009-3000
TEL: (770) 689-7500
FAX: (770) 689-1770
WWW.CHASTAINANDASSOCIATES.COM

FLOOD STATEMENT:
THE PROPERTY OF THE SURVEYOR IS NOT A CERTIFICATE OF FLOOD INSURANCE. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE FLOOD STATEMENT. THE SURVEYOR IS NOT A LICENSED FLOOD INSURANCE AGENT. THE SURVEYOR IS NOT A LICENSED FLOOD INSURANCE UNDERWRITER. THE SURVEYOR IS NOT A LICENSED FLOOD INSURANCE BROKER. THE SURVEYOR IS NOT A LICENSED FLOOD INSURANCE CONSULTANT. THE SURVEYOR IS NOT A LICENSED FLOOD INSURANCE SPECIALIST. THE SURVEYOR IS NOT A LICENSED FLOOD INSURANCE AGENT, UNDERWRITER, BROKER, CONSULTANT, OR SPECIALIST.

CHASTAIN & ASSOCIATES, P.C.
3300 N. WINDY RIDGE RD.
ALPHARETTA, GA 30009-3000
TEL: (770) 689-7500
FAX: (770) 689-1770
WWW.CHASTAINANDASSOCIATES.COM

APPLICANT: Poma Glass & Specialty Windows, Inc.

PHONE#: (404) 446-4208 **EMAIL:** N/A

REPRESENTATIVE: W. Clay Massey

PHONE#: (404) 881-4969 **EMAIL:** clay.massey@alston.com

TITLEHOLDER: Poma Glass & Specialty Windows, Inc., as

Successor by Merger with AFGD, Inc.

PROPERTY LOCATION: West side of Austell Road, south side of

Pair Road

(3200 Austell Road)

ACCESS TO PROPERTY: Austell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-85

HEARING DATE (PC): 10-06-15

HEARING DATE (BOC): 10-20-15

PRESENT ZONING: R-20

PROPOSED ZONING: HI

PROPOSED USE: Glass Company

SIZE OF TRACT: 0.63 ac

DISTRICT: 19

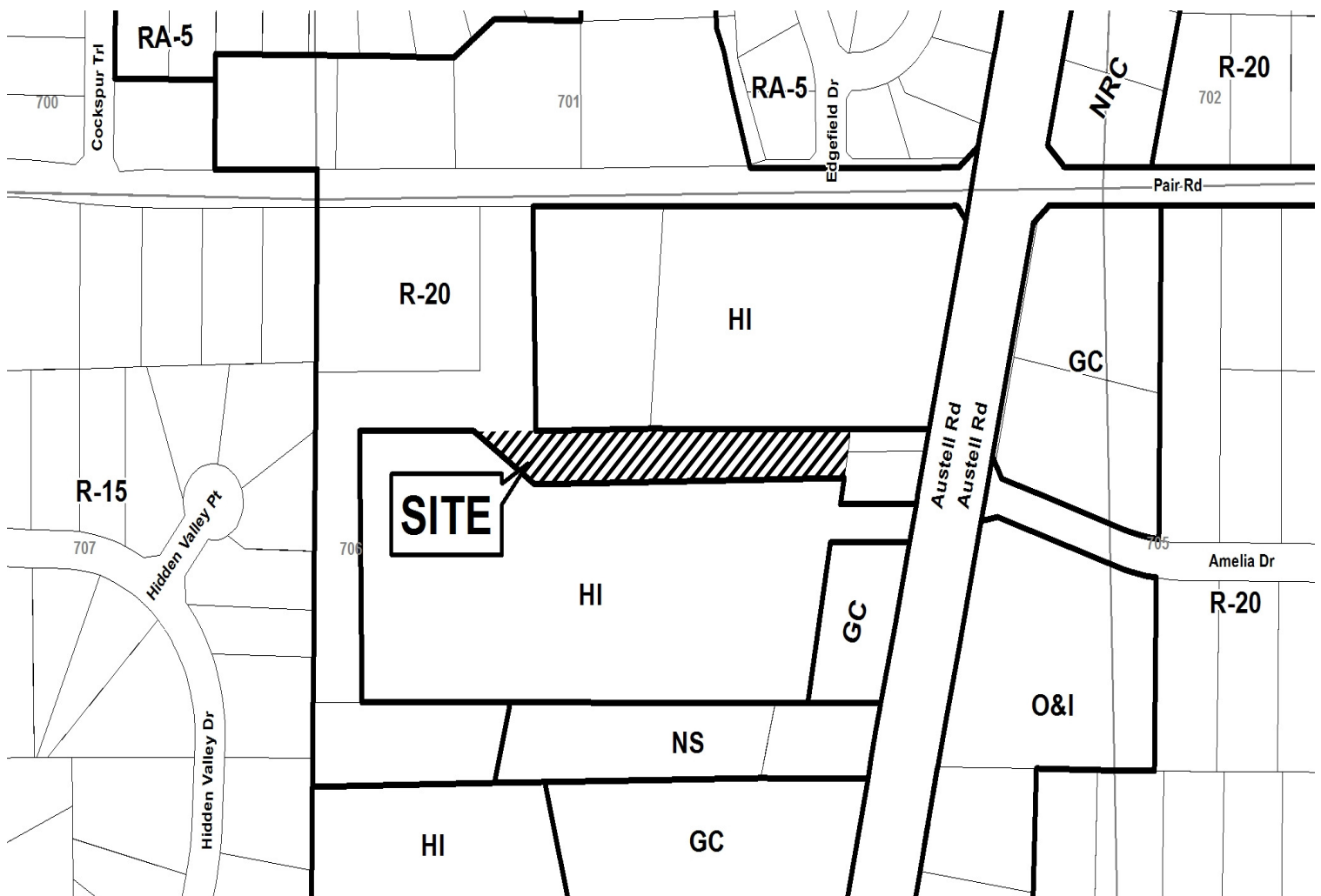
LAND LOT(S): 706

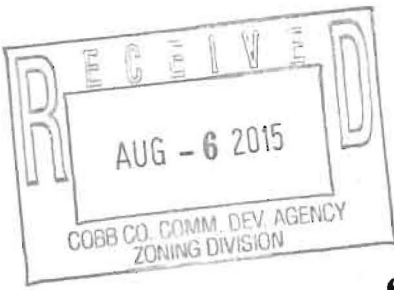
PARCEL(S): 3

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-85

Oct. 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): Pavement and parking area of existing HI development
- b) Proposed building architecture: N/A
- c) Proposed hours/days of operation: N/A
- d) List all requested variances: N/A

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

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

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). NO

Z-86
(2015)

TRINITY CHAPEL CHURCH OF GOD

OFFICIAL SITE LAYOUT FOR

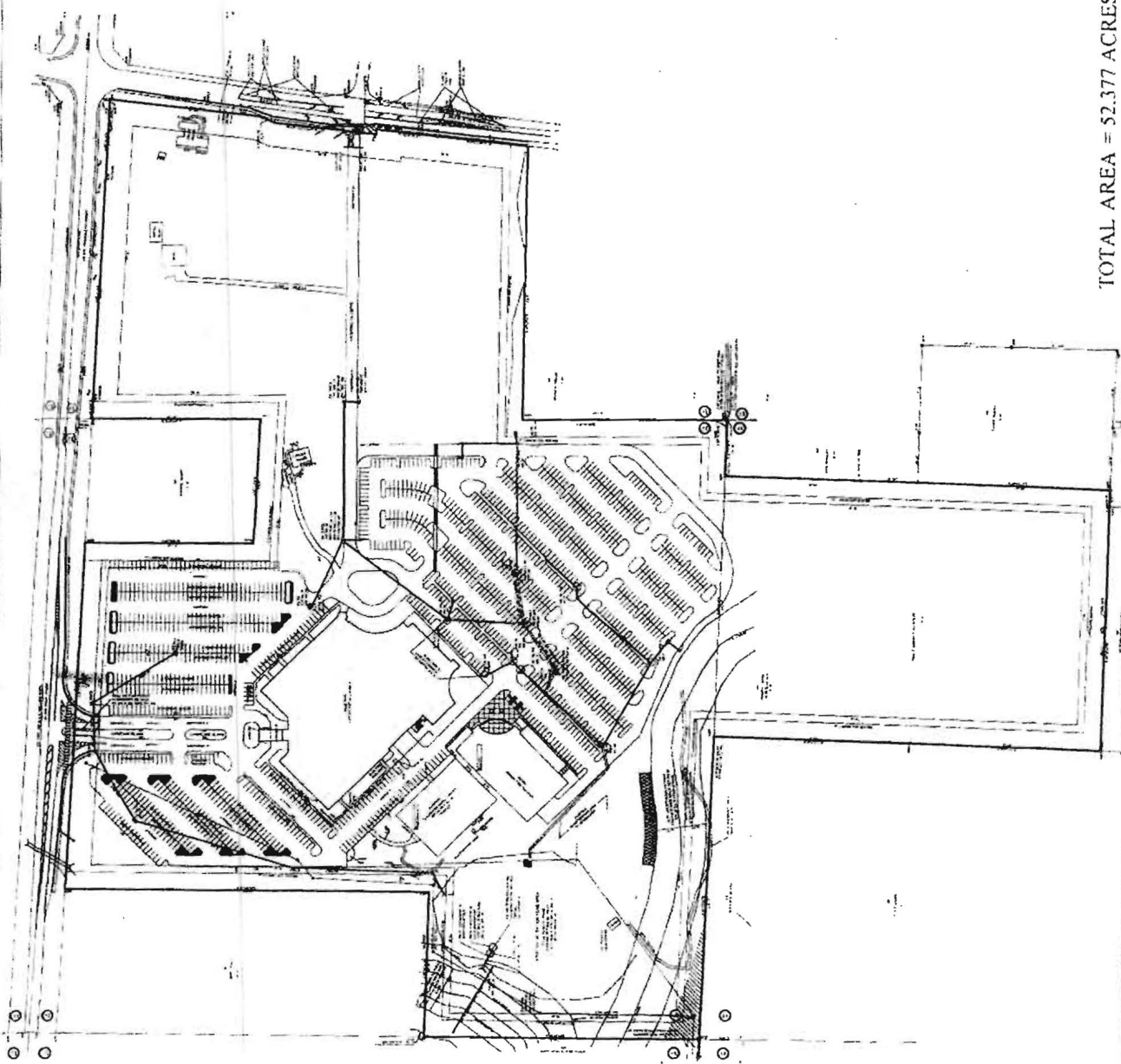
PAUL TEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING, ENGINEERING, LAND SURVEYING
1800 NORTH PARKWAY, SUITE 1000, KENNESAW, GA 30144
TEL: 770.424.2700 FAX: 770.424.2701



PROJECT NO. Z-86 (2015)
DATE: 08/05/2015
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

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AUG - 5 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

TOTAL AREA = 52.377 ACRES



APPLICANT: Trinity Chapel

PHONE#: (770) 222-7023 EMAIL: rnewton@trinitychapel.org

REPRESENTATIVE: Rainie Krahn

PHONE#: (404) 388-8511 EMAIL: rainiekrahn@att.net

TITLEHOLDER: Trinity Chapel, Inc.

PETITION NO: Z-86

HEARING DATE (PC): 10-06-15

HEARING DATE (BOC): 10-20-15

PRESENT ZONING: R-30

PROPOSED ZONING: LRC

PROPOSED USE: Church with Electronic Sign

SIZE OF TRACT: 1.64

DISTRICT: 19

LAND LOT(S): 456,457

PARCEL(S): 2

TAXES: PAID X DUE

COMMISSION DISTRICT: 4

PROPERTY LOCATION: South side of Macland Road, west of

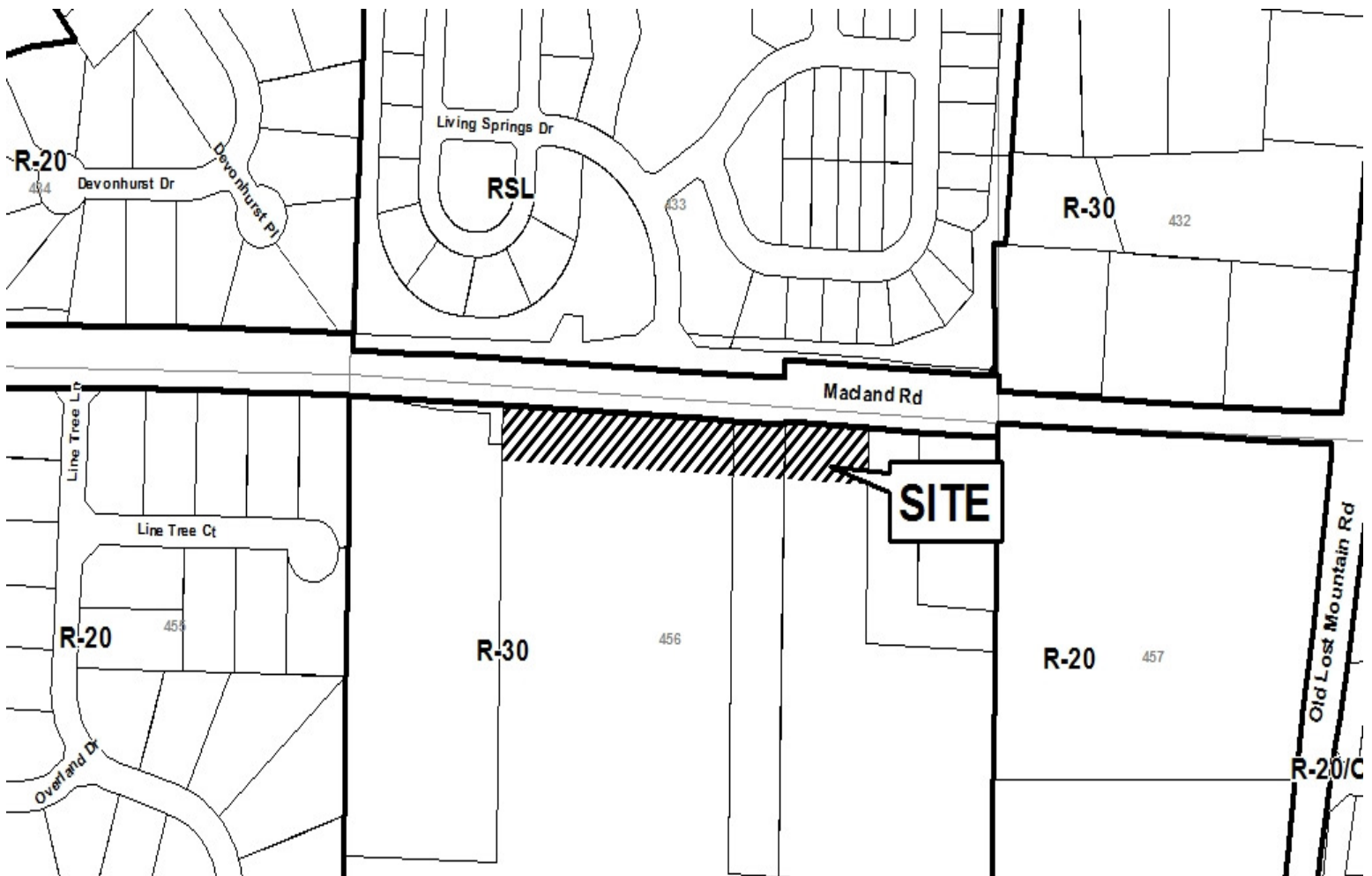
Old Lost Mountain Road

(4665 Macland Road)

ACCESS TO PROPERTY: Macland Road

PHYSICAL CHARACTERISTICS TO SITE:

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-86

OCT 2015

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 3.67 acres
- b) Proposed building architecture: na
- c) Proposed selling prices(s): na
- d) List all requested variances: _____
 requesting rezoning of the road frontage on MacLand road
 In order to have an EMC Sign

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

- a) Proposed use(s): ZONING CHANGE TO ALLOW EMC ONLY
- b) Proposed building architecture: na NO CHANGE
- c) Proposed hours/days of operation: na NO CHANGE
- d) List all requested variances: na ZONING TO COMMERCIAL FO
ALLOW EMC

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

see letter of intent

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

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

NO

APPLICANT: Fuqua Acquisitions II, LLC

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

REPRESENTATIVE: James A. Balli

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

TITLEHOLDER: Numerous titleholders on file in the Zoning Division

PROPERTY LOCATION: West side of Spring Hill Parkway, north side of Paces Ferry Road, east side of Spring Hill Road, and on the southwest side of Simpson Road

ACCESS TO PROPERTY: Paces Ferry Road, Spring Hill Parkway, and Simpson Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-87

HEARING DATE (PC): 10-06-15

HEARING DATE (BOC): 10-20-15

PRESENT ZONING: R-30, R-20

PROPOSED ZONING: NRC, RM-12, RSL

PROPOSED USE: Residential, Senior Living and Retail

SIZE OF TRACT: 8.427 acres

DISTRICT: 17

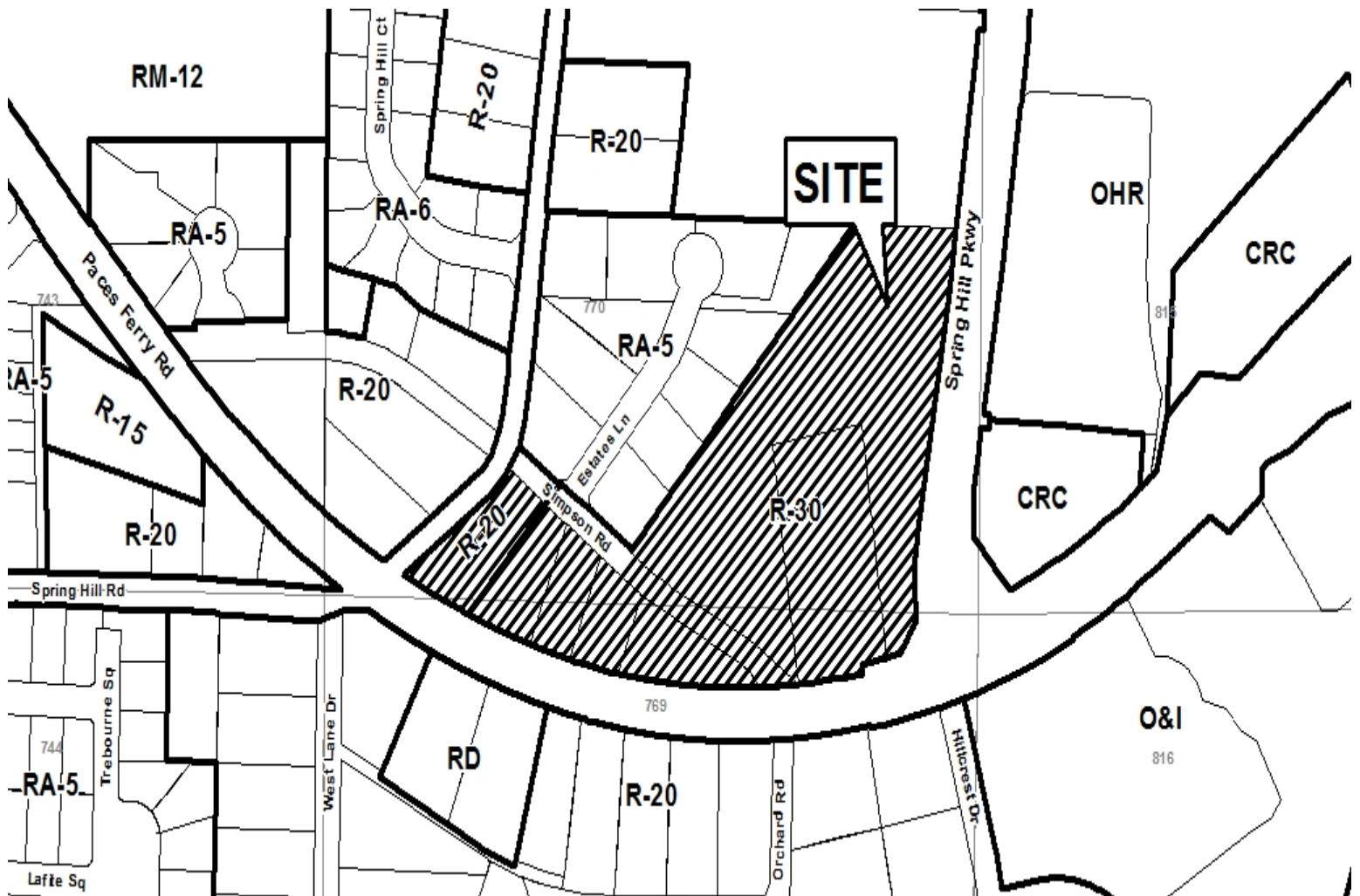
LAND LOT(S): 769,770

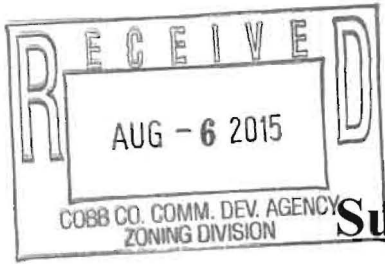
PARCEL(S): 1,2,3,4,10

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-87

OCT 2015

Summary of Intent for Rezoning

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

- a) **Proposed unit square-footage(s):** Residential Senior Living (134-203.3) & homes.
- b) **Proposed building architecture:** TBD will include mixture of brick/stone/materials
- c) **Proposed selling prices(s):** TBD
- d) **List all requested variances:** The portion zoned RM-12 for a residential buffer along Paces Ferry Road will need a lot size variance. Others TBD if needed.

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

- a) **Proposed use(s):** Neighborhood Retail uses with an organic grocery store.
- b) **Proposed building architecture:** TBD by supplement
- c) **Proposed hours/days of operation:** Normal business hours for NRC businesses.
- d) **List all requested variances:** TBD if needed and/or any identified by Staff

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

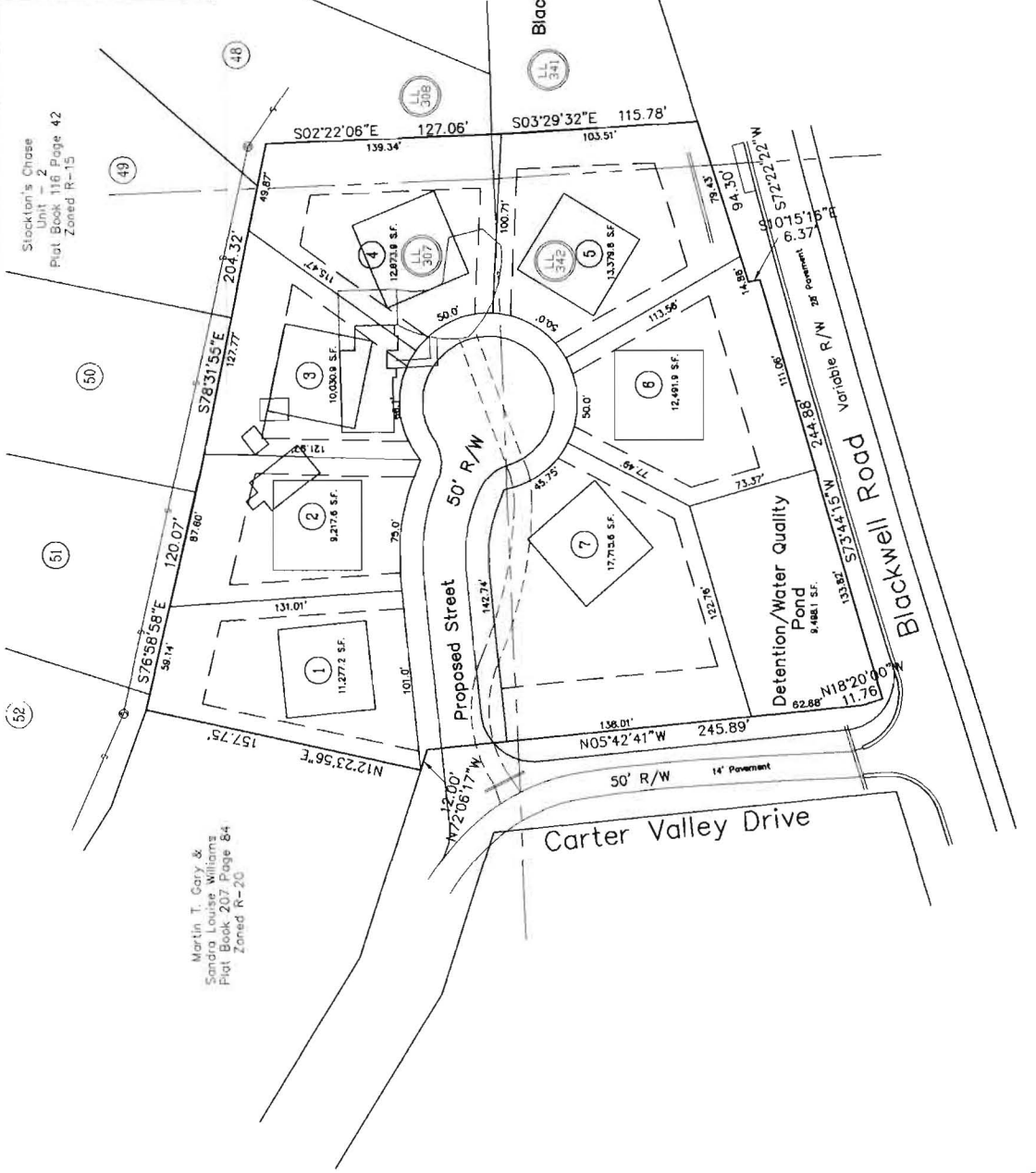
See Statement of Impact attached. All parcels are defined as "Project Site"

.....
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). See zoning plan. A portion of

Simpson Road currently crosses the Project Site.

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



- Zoning Notes:
- Boundary information from Survey prepared by Larry D. Neese, Dated August 6, 2015.
 - Current Zoning R-20
 - Proposed Zoning R-15 OSC
Proposed Setbacks: Front - 0'
Rear - 30'
Side - 10'
Major Side - 0'
 - Total Number of Lots 7
Density 2.59 Lots/Acre (Not Including Open Space)

114,621.36 S.F.
2.570 Acres

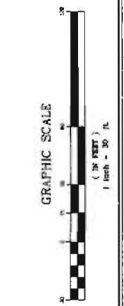
Preliminary Subdivision Layout
Blackwell Preserve Unit Two
Land Lots 307, 308, 341 & 342
16th District 2nd Section
Cobb County Georgia
Field Date Aug. 3, 2015
Plat Date Aug. 6, 2015
Scale 1"=30'

Larry D. Neese, PLS
ENGINEERS PLANNERS SURVEYORS
194 Cadence Trail
Canton, Georgia 30115
(770) 428-2122
E-Mail: Lneese223@aol.com



REVISIONS

NO.	DATE	DESCRIPTION



DEVELOPER
RDC Development Group
4302 Fambrook Lane
Mableton, Georgia 30144
CONTACT: Richard Duncan
Ph: 878-591-7624

APPLICANT: Duncan Land Investments, LLC

PETITION NO: Z-88

PHONE#: (678) 591-7624 **EMAIL:** duncanlandinvest@yahoo.com

HEARING DATE (PC): 10-06-15

REPRESENTATIVE: Richard Duncan

HEARING DATE (BOC): 10-20-15

PHONE#: (678) 591-7624 **EMAIL:** riversouth59@yahoo.com

PRESENT ZONING: R-20

TITLEHOLDER: David Bruce Gary, Martin Thomas Gary, and
Forrest Owen Gary

PROPOSED ZONING: R-15/OSC

PROPERTY LOCATION: Northeast corner of Blackwell Road and
Carter Valley Drive

PROPOSED USE: Addition of Property to
an Existing OSC Subdivision

ACCESS TO PROPERTY: Carter Valley Drive

SIZE OF TRACT: 2.8 acres

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 16

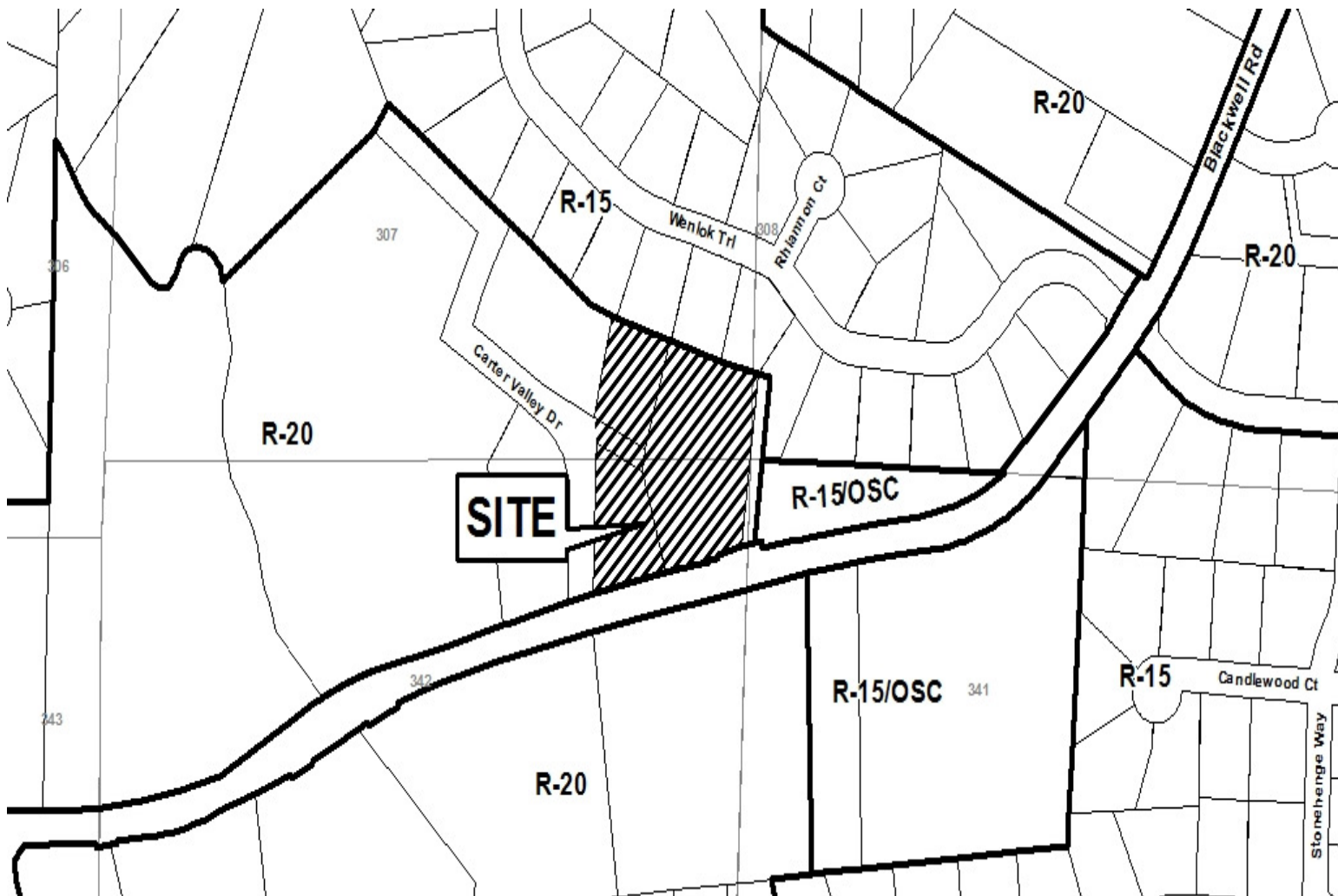
LAND LOT(S): 307,308,341,342

PARCEL(S): 11,12,13

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-88
Oct. 2015

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2100
- b) Proposed building architecture: Craftman
- c) Proposed selling prices(s): ~~500~~ 450 to 550
- d) List all requested variances: _____

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

- a) Proposed use(s): _____

- b) Proposed building architecture: _____

- c) Proposed hours/days of operation: _____

- d) List all requested variances: _____

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

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

PLANNERS AND ENGINEERS COLLABORATIVE
 WE PROVIDE SOLUTIONS™
 KAPLAN ACQUISITION, LLC
 7190 E. CAMERON ROAD
 SUITE 444
 SCOTSDALE, ARIZONA 85261
 PHONE: 480-230-4441

The District at Windy Hill
 A Master Planned Apartment Development

REVISIONS:

NO.	DATE	DESCRIPTION

REZONING SITE PLAN

SUBJECT TITLE: _____

SCALE: 1" = 50'

DATE: JULY 29, 2015

PROJECT: 08026/00C

THIS SCALE ONLY APPLIES TO THIS SHEET.
 ALL OTHER SHEETS MUST BE CONSULTED.

SEAL

REGISTERED PROFESSIONAL ENGINEER
 JERRY DAVIS
 ARIZONA LICENSE # 18778
 EXPIRES 06/30/16

Z



SITE DATA:

TOTAL TRACT AREA	5.308 ACRES
TOTAL TRACT AREA TO BE DEVELOPED	5.308 ACRES
EXISTING ZONING	RS-50
PROPOSED ZONING	M-50
PROPOSED SUBDIVISION	156 LOTS
PROPOSED LOTS PER ACRE	27.52
PROPOSED SQUARE FEET	230,400

UTILITIES:

WATER: 15" DIAMETER WATER MAIN (1000 GPM) UNDER HIGHWAY 202, 50' FROM WEST PROPERTY LINE.

SEWER: 18" DIAMETER SEWER MAIN (1500 GPM) UNDER HIGHWAY 202, 50' FROM WEST PROPERTY LINE.

GAS: 24" DIAMETER GAS MAIN (5000 GPM) UNDER HIGHWAY 202, 50' FROM WEST PROPERTY LINE.

ELECTRICITY: 69KV OVERHEAD LINE UNDER HIGHWAY 202, 50' FROM WEST PROPERTY LINE.

TELEPHONE: 24" DIAMETER TELEPHONE MAIN UNDER HIGHWAY 202, 50' FROM WEST PROPERTY LINE.

PLANNING NOTES:

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

2. THE REZONING AREA IS SHOWN IN BOLD AND DASHED BOUNDARIES.

3. THE REZONING AREA IS SHOWN IN BOLD AND DASHED BOUNDARIES.

4. THE REZONING AREA IS SHOWN IN BOLD AND DASHED BOUNDARIES.

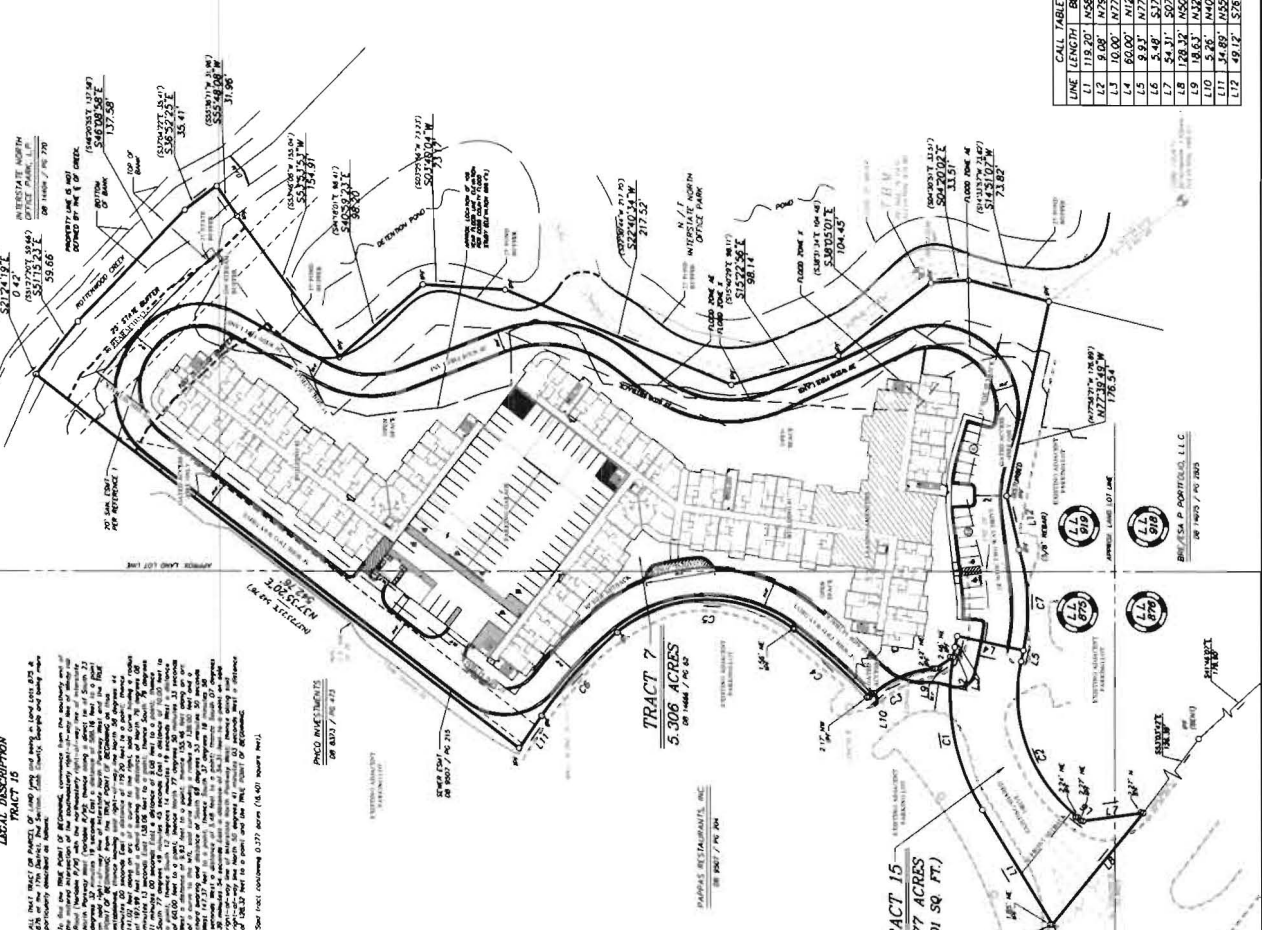
5. THE REZONING AREA IS SHOWN IN BOLD AND DASHED BOUNDARIES.

24 HOUR CONTACT:
JERRY DAVIS @ 949-230-6681

LINE	ANGLE	CHORD	CHORD BEARING	CHORD	CHORD BEARING
L1	115.20°	458.4100' ±	N 33° 58' 00" E	458.4100' ±	N 33° 58' 00" E
L2	9.08°	47.921000' ±	N 88° 00' 00" E	47.921000' ±	N 88° 00' 00" E
L3	10.00°	47.749445' ±	N 88° 00' 00" E	47.749445' ±	N 88° 00' 00" E
L4	80.00°	47.749445' ±	N 88° 00' 00" E	47.749445' ±	N 88° 00' 00" E
L5	9.87°	47.749445' ±	N 88° 00' 00" E	47.749445' ±	N 88° 00' 00" E
L6	5.49°	57.783889' ±	N 88° 00' 00" E	57.783889' ±	N 88° 00' 00" E
L7	18.83°	45.924100' ±	N 88° 00' 00" E	45.924100' ±	N 88° 00' 00" E
L8	18.63°	45.924100' ±	N 88° 00' 00" E	45.924100' ±	N 88° 00' 00" E
L9	5.76°	44.623358' ±	N 88° 00' 00" E	44.623358' ±	N 88° 00' 00" E
L10	34.89°	45.524945' ±	N 88° 00' 00" E	45.524945' ±	N 88° 00' 00" E
L11	34.89°	45.524945' ±	N 88° 00' 00" E	45.524945' ±	N 88° 00' 00" E
L12	49.12°	57.538477' ±	N 88° 00' 00" E	57.538477' ±	N 88° 00' 00" E

CHORD TABLE

CURVE	LENGTH	CHORD	CHORD BEARING
C1	141.02	197.89	N 37° 26' 00" E
C2	155.46	138.00	S 88° 00' 00" E
C3	59.38	93.00	N 88° 00' 00" E
C4	89.67	64.87	N 17° 52' 00" E
C5	169.35	125.00	N 07° 30' 00" E
C6	96.72	97.00	N 07° 30' 00" E
C7	96.71	106.00	S 87° 47' 30" E



LEGAL DESCRIPTION

ALL THAT TRACT OF LAND IN SCOTSDALE COUNTY, ARIZONA, BEING IN LAND LOTS 878 & 879 OF THE 17th BLOCK, 28th SECTION, 10th RANGE AND 11th TOWNSHIP, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 7
 5.308 ACRES
 156 LOTS

TRACT 15
 0.377 ACRES
 16,401 SQ. FT.

TRACT 16
 16,401 SQ. FT.

RECEIVED

AUG - 6 2015

COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

INTERSTATE NORTH
PARTWAY WEST
(VARIABLE R/W)

APPLICANT: Kaplan Acquisitions, L.L.C.

PHONE#: (480) 477-8119 **EMAIL:** N/A

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Interstate North 5 Acres, LLC (Formerly known as SHI Investments Six LLC)

PROPERTY LOCATION: Northeast side of Interstate North Parkway West, south of Windy Hill Road

ACCESS TO PROPERTY: Interstate North Parkway West

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-89

HEARING DATE (PC): 10-06-15

HEARING DATE (BOC): 10-20-15

PRESENT ZONING: OHR

PROPOSED ZONING: UC

PROPOSED USE: Residential Condominiums

SIZE OF TRACT: 5.683 acres

DISTRICT: 17

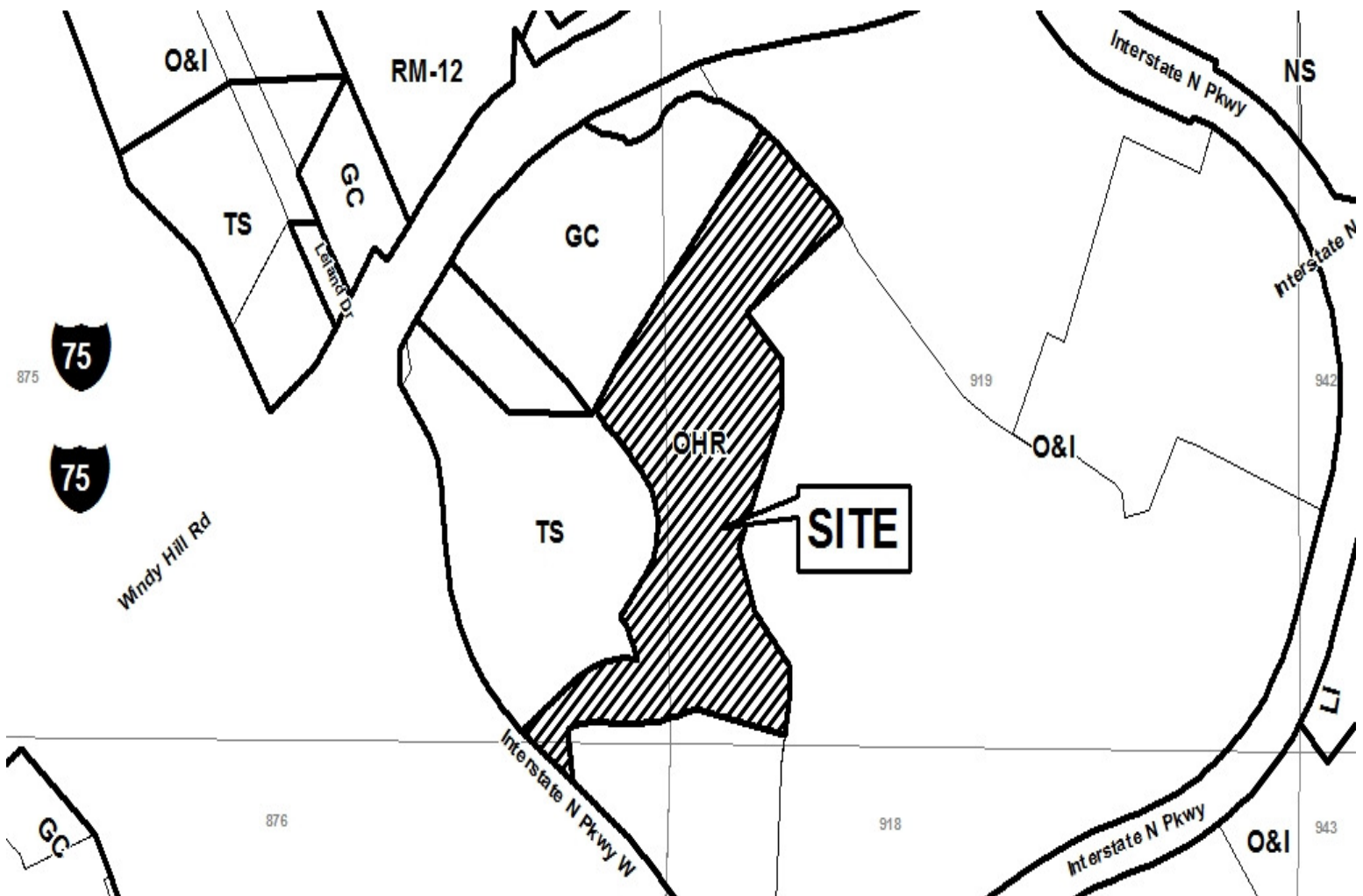
LAND LOT(S): 875,876,919

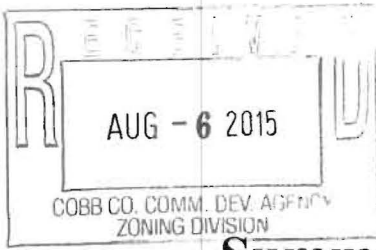
PARCEL(S): 3

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z- 89

PC Hearing: Oct. 6, 2015

BOC Hearing: Oct. 20, 2015

Summary of Intent for Rezoning *

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

- a) **Proposed unit square-footage(s):** Will range from 600 sq. ft. to 1,620 sq. ft. (275 units consisting of 155 1-bedroom units, and 120 2-bedroom units)
- b) **Proposed building architecture:** Consistent with the architectural rendering/elevation being submitted concurrently herewith.
- c) **Proposed selling prices(s):** Rentals
- d) **List all requested variances:** 1) A waiver of a portion of the west property line setback to 30 feet; 2) stream buffer averaging (administrative variance) as shown on the buffer averaging plan; 3) allow all of the units to be rental in lieu of for sale condominiums.

.....
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)

The subject property is located in an area which is denominated as a Regional Activity Center ("RAC") which contemplates the type of use proposed by the Applicant.

.....
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

* Applicant specifically reserves the right to revise the Application for Rezoning and any components thereof at any time during the pendency of rezoning process.

Z-89 (2015) Stream Buffer Averaging Plan

PLANNERS AND ENGINEERS COLLABORATIVE
 WE PROVIDE SOLUTIONS™
 SITE PLANNING & ARCHITECTURE & CIVIL ENGINEERING & LAND SURVEYING
 390 RESEARCH COURT #100, GAITHERSBURG, MD 20878 • FAX (301) 475-9915 • WWW.PECCAT.COM

The District at Windy Hill
 A Master Planned Apartment Development
 FOR
 KAPLAN ACQUISITIONS, LLC
 7150 E. CAMDEN ROAD
 SCOTTSDALE, ARIZONA 85251
 PHONE: 480-230-0651

NO.	DATE	BY	DESCRIPTION

PROJECT TITLE
STREAM BUFFER AVERAGING PLAN

SCALE: 1" = 50'

DATE: JULY 29, 2015
 PROJECT: DR0206/04C

THIS PLAN IS ONLY VALID IF COVERED SHEETS AND TIED WITH AN ORIGINAL SIGNATURE

24 HOUR CONTACT:
 JERRY DAVIS @ 949-230-6681

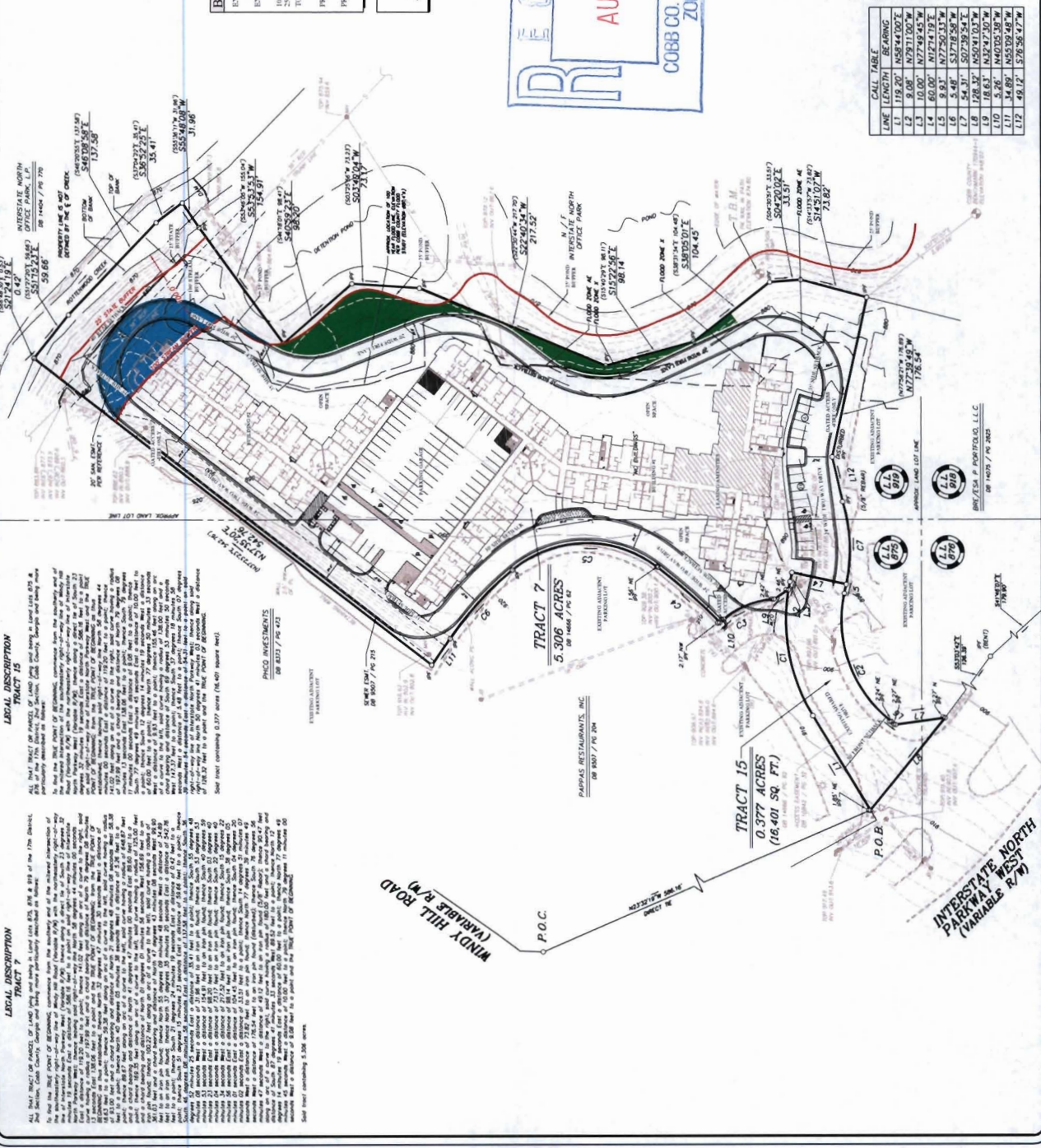


BUFFER AVERAGING

EXISTING BUFFER AREA TO BE DEDICATED: 8,666,848.82 SF
 100' STREAM BUFFER DISTANCE: 153,171.00 SF
 25' POND BUFFER DISTANCE: 3,619,849.52 SF
TOTAL BUFFER DISTRICTION: 12,440,769.34 SF

PROPOSED UNDISTRICTED BUFFER AREA: 8,666,848.82 SF
 PROPOSED UNDISTRICTED BUFFER AREA: 8,666,848.82 SF

REGIEIVED
 AUG - 6 2015
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



LINE	LENGTH	BEARING	CHORD
L1	141.02'	N79°08'11"E	136.06'
L2	8.00'	N79°11'00"E	7.97'
L3	10.00'	N77°49'45"W	9.10'
L4	60.00'	N12°14'19"E	64.87'
L5	9.91'	N77°50'33"W	125.00'
L6	4.51'	S77°18'58"W	147.1589'
L7	128.37'	N50°41'10"E	186.00'
L8	128.37'	N50°41'10"E	186.00'
L9	5.26'	N42°47'30"W	5.26'
L10	34.69'	N42°47'30"W	34.69'
L11	34.69'	N55°59'48"W	34.69'
L12	49.12'	S78°56'47"W	49.12'

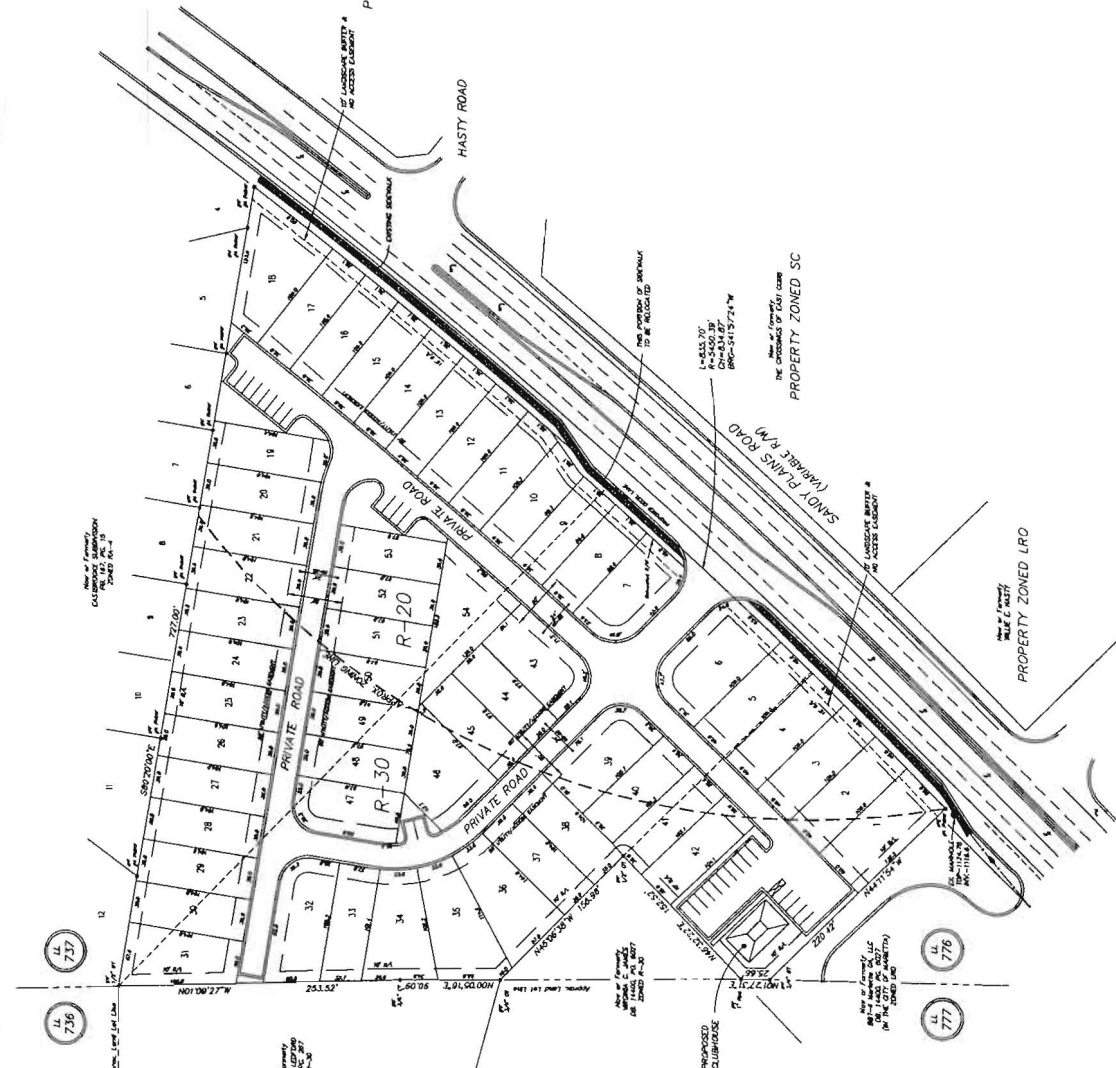
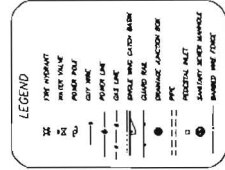
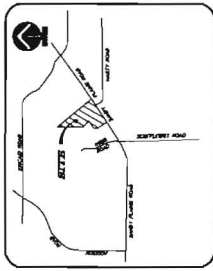
LEGAL DESCRIPTION TRACT 7
 5.308 ACRES (18,401 SQ. FT.)

LEGAL DESCRIPTION TRACT 15
 0.377 ACRES (16,401 SQ. FT.)

LEGAL DESCRIPTION TRACT 16
 16,401 SQ. FT.

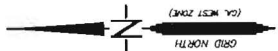
LEGAL DESCRIPTION
 (Detailed descriptions for various tracts and areas, including Tract 7, Tract 15, and Tract 16, as well as other areas shown on the plan.)

Z-90
(2015)



THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO FIRM NO. 130602, MAP REVISED, NOV. 02, 2012.

TRAVELER CLOSURE = 1:31, 488
EQUIPMENT = TOPCON 303 TOTAL STATION
PLAT CLOSURES = 174-184S
ALL MATTERS OF TITLE ENSURED.



RECEIVED
AUG - 6 2015
COMM. DEV. AGENCY
PLANNING DIVISION

DEVELOPER/APPLICANT
DAVID PEARSON COMMUNITIES
1955 FIRST DRIVE
MARIETTA, GA 30062
(770) 321-5032

BUILDING SETBACK REQUIREMENTS:
FRONT - 0' (EXCEPT 0' INTERSECT)
SIDE - 0' (0.0' MIN. BETWEEN DETACHED UNITS)
(UNLESS OTHERWISE SHOWN)

GENERAL NOTES:
EXISTING ZONING: R-20 & R-30
TOTAL AREA = 6.821 ACRES
LOT DENSITY = 7.83 LOTS/ACRE
MINIMUM COVERAGE = 25%
PROPOSED USE SHALL BE AS INDICATED
PROPOSED PRIVATE CATED COMMUNITY

CURRENT OWNERS:
1811 SANDY PLAINS ROAD
MARIETTA, GEORGIA 30062
PARCEL - 1807790000
BETTY ANN HANSON BOUGHTY
1827 SANDY PLAINS ROAD
MARIETTA, GEORGIA 30062
PARCEL - 1807790000
WALTER L. LATHAM
1837 SANDY PLAINS ROAD
MARIETTA, GEORGIA 30062
PARCEL - 1807790000

REFERENCE PLATS:
08-7534, PG. 437
08-7534, PG. 437
08-12005, PG. 289 (RM)
08-12005, PG. 331 (RM)

TOTAL AREA:
6.821 ACRES
(287,100 sq. ft.)

ZONING: PLANNED
DAVID PEARSON COMMUNITIES

PROPERTY IS LOCATED IN LAND LOT 776
IN THE 16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1" = 50' DATE: AUG 5, 2015



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

NO.	REVISIONS	DATE

PROJECT No. 4160362

Sheet No. 1 of 1

APPLICANT: David Pearson Communities, Inc.

PETITION NO: Z-90

PHONE#: (770) 321-5032 **EMAIL:** N/A

HEARING DATE (PC): 10-06-15

REPRESENTATIVE: J. Kevin Moore

HEARING DATE (BOC): 10-20-15

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

PRESENT ZONING: R-20, R-30

TITLEHOLDER: Multiple titleholders on file in the Zoning Division

PROPOSED ZONING: RM-8

PROPERTY LOCATION: Northwest side of Sandy Plains Road,
north of Ross Road

PROPOSED USE: Residential Subdivision

ACCESS TO PROPERTY: Sandy Plains Road

SIZE OF TRACT: 6.821 acres

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 16

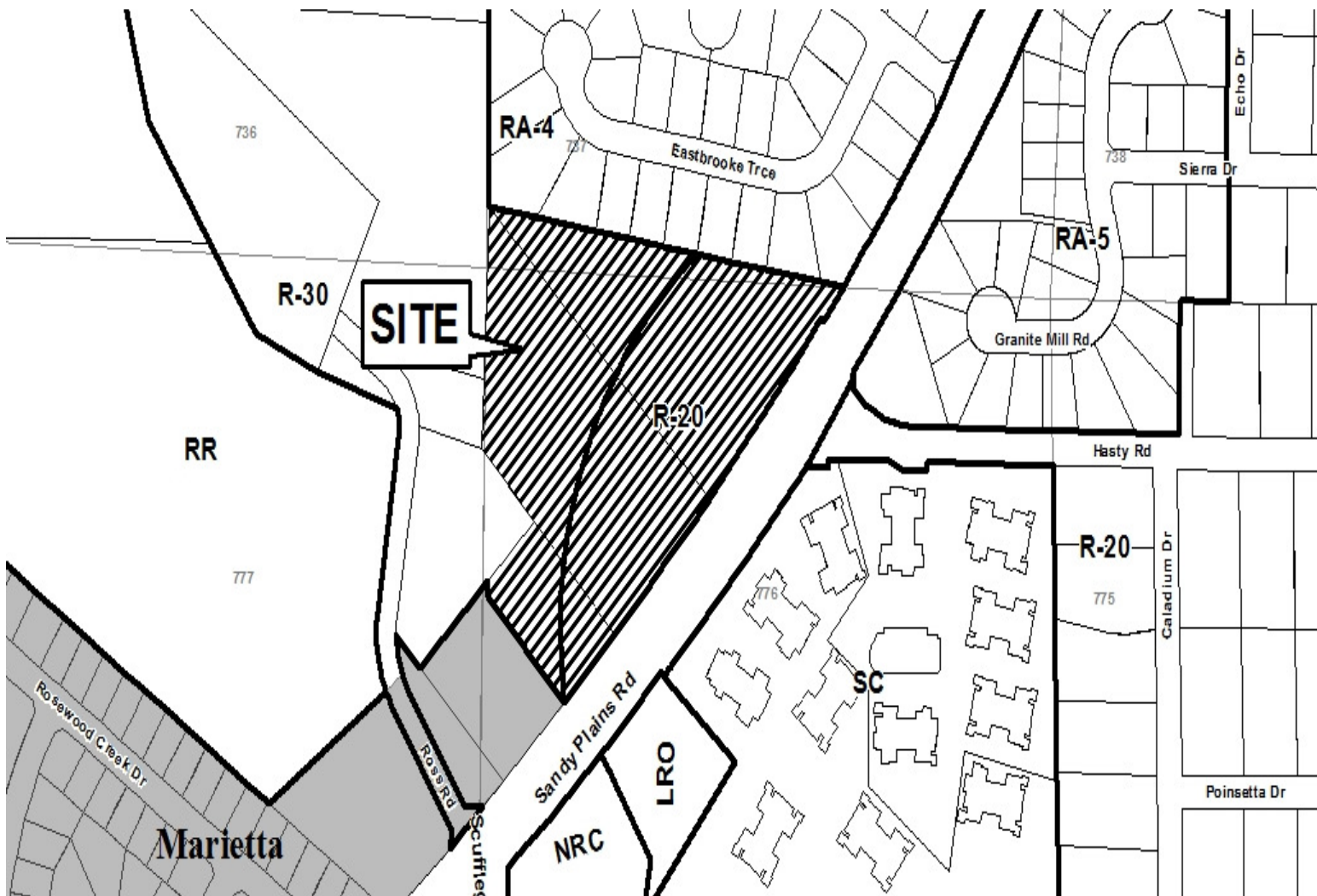
LAND LOT(S): 737,776

PARCEL(S): 2,3,4

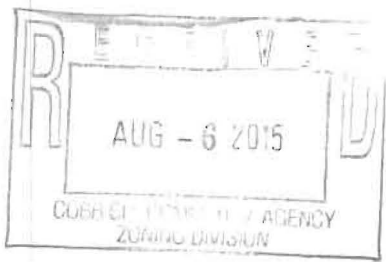
TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



STIPULATIONS:



Application No. z-90
Oct. (2015)

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 1,800-2,800 square feet
 - b) Proposed building architecture: Traditional
 - c) Proposed selling prices(s): \$400s - \$600s
 - d) List all requested variances: See Attached.
- _____
- _____
- _____

.....
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 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

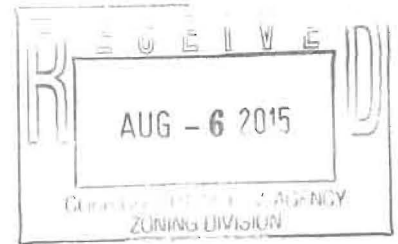
Application No.: Z- 90 (2015)
Hearing Dates: October 6, 2015
October 20, 2015

Applicant: E-Rock Development, LLC
Titleholders: Melonee Bates; Petrelia Lawhorn;
Nancy L. Shababy; and Louis M. Shababy

Part 1. Residential Rezoning Information

(d) List all requested variances:

75 percent impervious surface;
0 feet front, side, and rear setbacks;
10 foot setback from adjacent property;
3 feet between structures on site;
Private Streets;
Gated Entrance;
Subsurface Detention Facility;
On-Site Clubhouse.



Z-91
(2015)

PREPARED BY
V&M
Vannoy & Mattern
Engineering, Surveying
Consulting Engineers, Inc.
300 Conover Center Blvd., Suite 205
Atlanta, Georgia 30328
TEL: (770) 457-2800 FAX: (404) 527-2894

KENTUCKY
606-248-6000
TENNESSEE
615-248-6000
NORTH CAROLINA
833-253-2790
SOUTH CAROLINA
864-574-4775
www.vannoyandmattern.com
VA Contract
0019816028
0019816029
0019816030
0019816031
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0019816099
0019816100

PREPARED FOR
MICHAEL KENNEDY
808 ROSWELL ROAD
ATLANTA, GA 30328
PH: 678-938-0452

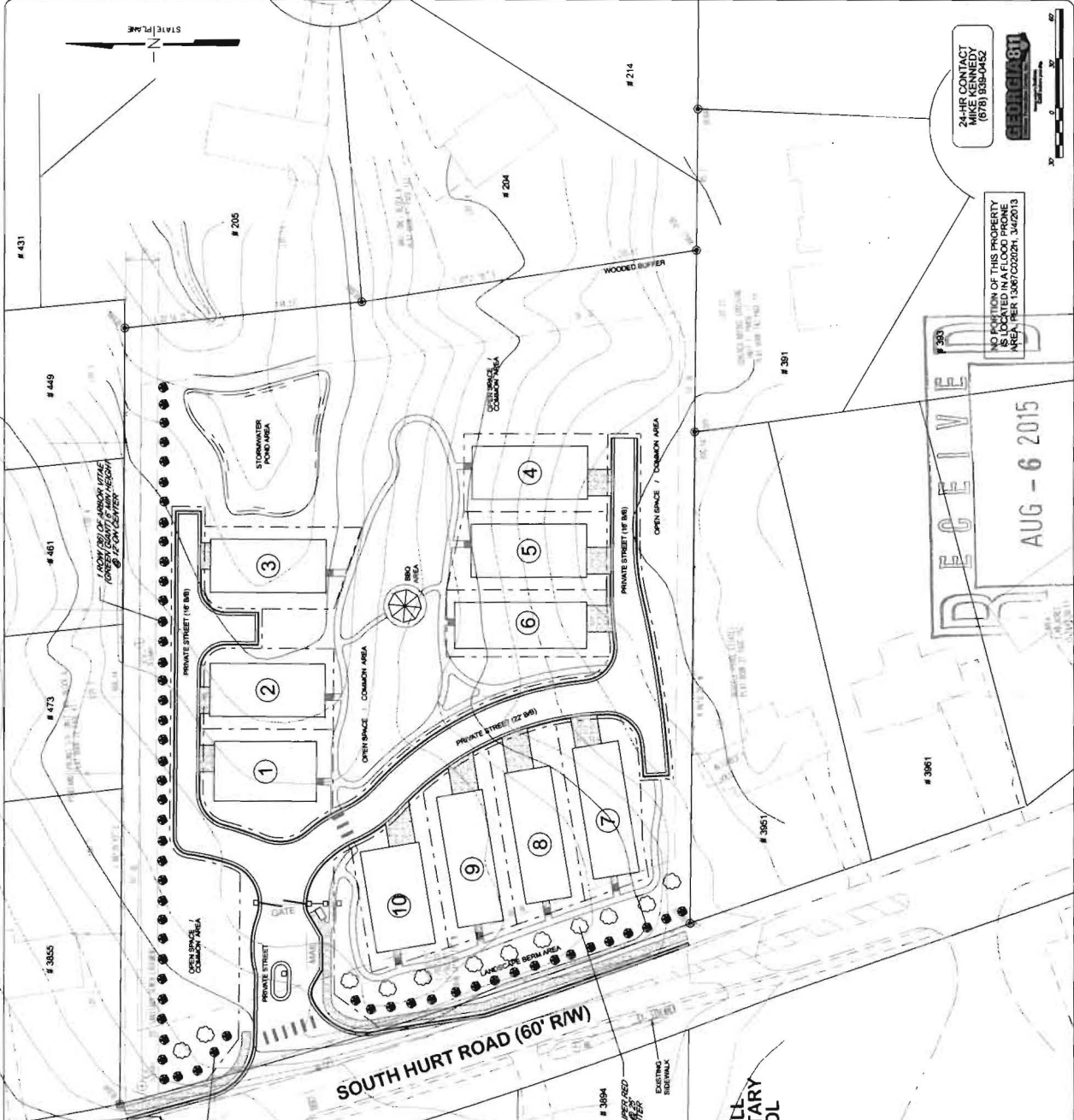
RUSSELL PRESERVE

3808 SOUTH HURT ROAD
96 & 121 / 17TH / 2ND
2ND / 3RD / 4TH
COBB COUNTY, GA
SITE PLAN



NO.	DATE	REVISION
1	08/06/15	ISSUE FOR PERMITTING
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE: 08/06/15
SCALE: AS SHOWN
PROJECT NO: Z-01



Parcel Summary

TOTAL PARCEL AREA: 3.48 AC.
CURRENT ZONING: R-20
REQUESTED ZONING: RA-5 (CONDITIONAL)
TOTAL UNITS: 10
DENSITY: 2.87 UNITS/AC
PRIVATE SPACE/COMMON AREA: 1.93 AC. (55.5%)
PRIVATE ROADS: 0.96 AC. (16.1%)
HOME SITES: 0.99 AC. (28.4%)

AUG - 6 2015

R-8 CO. COMM. DEV. AGENCY
ZONING DIVISION

APPLICANT: Michael B. Kennedy

PHONE#: (678) 939-0452 **EMAIL:** mikek.gce@gmail.com

REPRESENTATIVE: Michael B. Kennedy

PHONE#: (678) 939-0452 **EMAIL:** mikek.gce@gmail.com

TITLEHOLDER: Michael Kennedy

PETITION NO: Z-91

HEARING DATE (PC): 10-06-15

HEARING DATE (BOC): 10-20-15

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Residential Subdivision

PROPERTY LOCATION: East side of South Hurt Road, across from Donna Drive

(3865 South Hurt Road)

ACCESS TO PROPERTY: South Hurt Road

SIZE OF TRACT: 3.48 acres

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 96,121

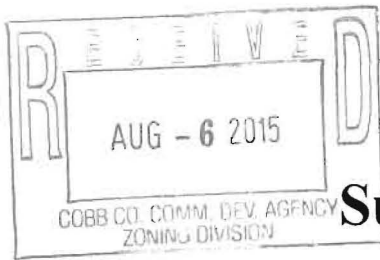
PARCEL(S): 15

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-91

Oct. 2015

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2500
- b) Proposed building architecture: CRAFTSMAN
- c) Proposed selling prices(s): \$400,000
- d) List all requested variances: PRIVATE ROADS
LOT DIMENSIONS
SETBACKS
MINIMUM LOT AREA

.....
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).

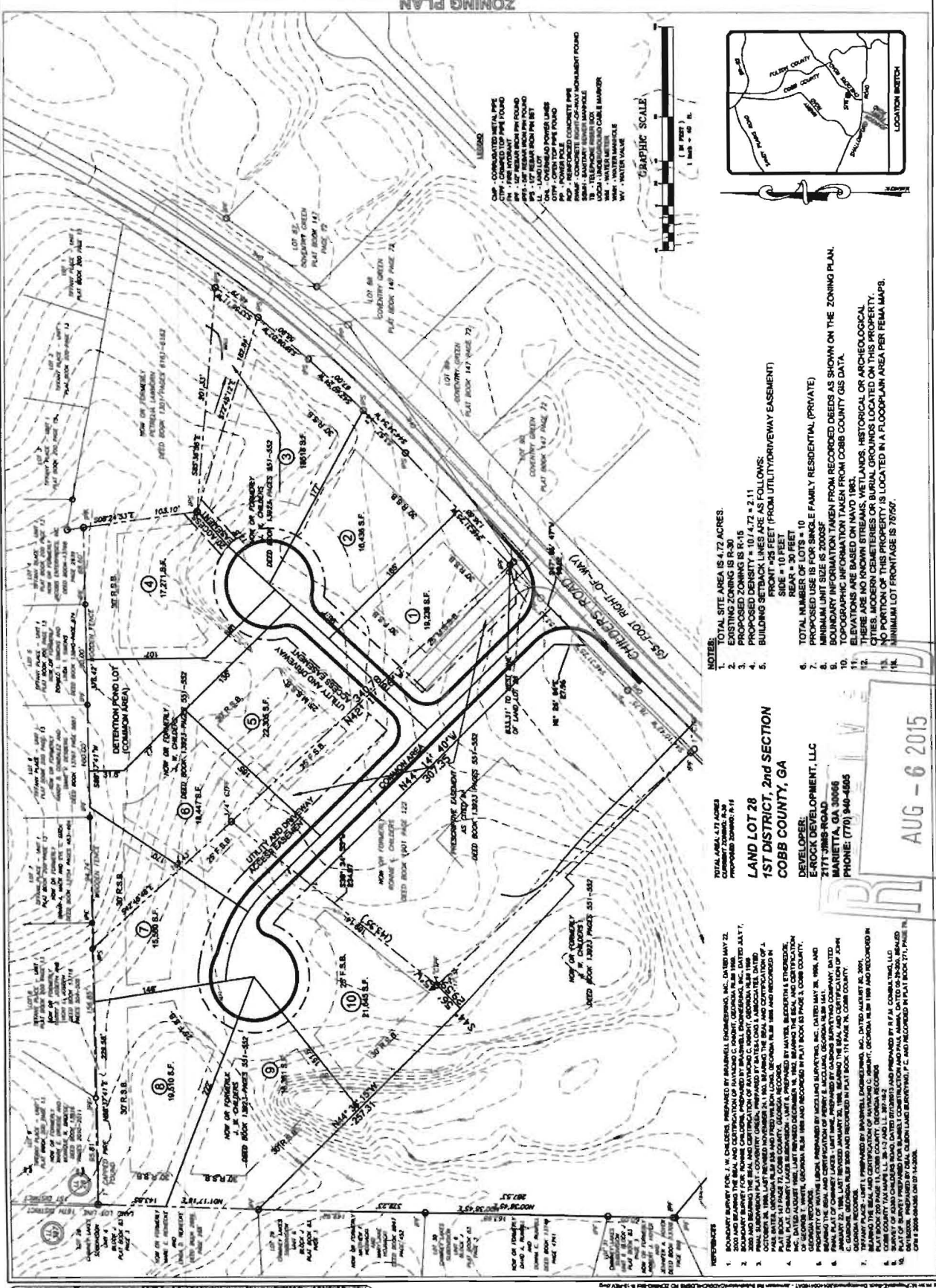
NO



REVISION RECORD	DESCRIPTION

PROJECT NAME: CHILDERS ROAD SUBDIVISION
DRAWING TITLE: ZONING PLAN

DATE: 08/06/15
DRAWING NUMBER: Z-01
WALDEN DISTRICT
2014000000.00



- NOTES:**
- TOTAL SITE AREA IS 4.72 ACRES.
 - PROPOSED ZONING IS R-15.
 - PROPOSED DENSITY IS 10 / 4.72 = 2.11
 - BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT = 25 FEET (FROM UTILITY/ROWWAY EASEMENT)
REAR = 10 FEET
SIDE = 10 FEET
 - TOTAL MIN. LOT AREA IS 10,000 S.F.
 - MINIMUM LOT SIZE IS 2000 S.F.
 - MINIMUM LOT FRONTAGE IS 100 FEET.
 - BOUNDARY INFORMATION TAKEN FROM RECORDED DEEDS AS SHOWN ON THE ZONING PLAN.
 - TOPOGRAPHIC INFORMATION TAKEN FROM COBB COUNTY GIS DATA.
 - ELEVATIONS ARE BASED ON NAVD 1983.
 - THERE ARE NO KNOWN STIPES, WETLANDS, HISTORICAL OR ARCHEOLOGICAL SITES LOCATED ON THIS PROPERTY.
 - NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOODPLAIN AREA PER FEMA MAPS.
 - MINIMUM LOT FRONTAGE IS 75 FEET.

DEVELOPER:
ENVOY DEVELOPMENT, LLC
7171 WINDY ROAD
MARIETTA, GA 30066
PHONE: (770) 940-4895

- REFERENCES:**
- BOUNDARY SURVEY FOR LANDS OF CHILDERS, PREPARED BY MARSHALL ENGINEERING, INC. DATED MAY 22, 2000 AND RECORDED IN THE PUBLIC RECORDS OF COBB COUNTY, GEORGIA IN PLAT BOOK 118, PAGE 11.
 - BOUNDARY SURVEY FOR LANDS OF CHILDERS, PREPARED BY MARSHALL ENGINEERING, INC. DATED MAY 22, 2000 AND RECORDED IN THE PUBLIC RECORDS OF COBB COUNTY, GEORGIA IN PLAT BOOK 118, PAGE 11.
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PR
AUG - 6 2015
COBB COUNTY COMMUNITY DEVELOPMENT

APPLICANT: E-Rock Development, LLC

PETITION NO: Z-92

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

HEARING DATE (PC): 10-06-15

REPRESENTATIVE: J. Kevin Moore

HEARING DATE (BOC): 10-20-15

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

PRESENT ZONING: R-30

TITLEHOLDER: Melonee Bates; Petrelia Lawhorn; Nancy L.

Shababy; and Louis M. Shababy

PROPOSED ZONING: R-15

PROPERTY LOCATION: Northwesterly side of Childers Road,
south of Monet Drive

PROPOSED USE: Single-family Residential

(3363 and 3383 Childers Road)

ACCESS TO PROPERTY: Childers Road

SIZE OF TRACT: 4.72 acres

DISTRICT: 1

PHYSICAL CHARACTERISTICS TO SITE: _____

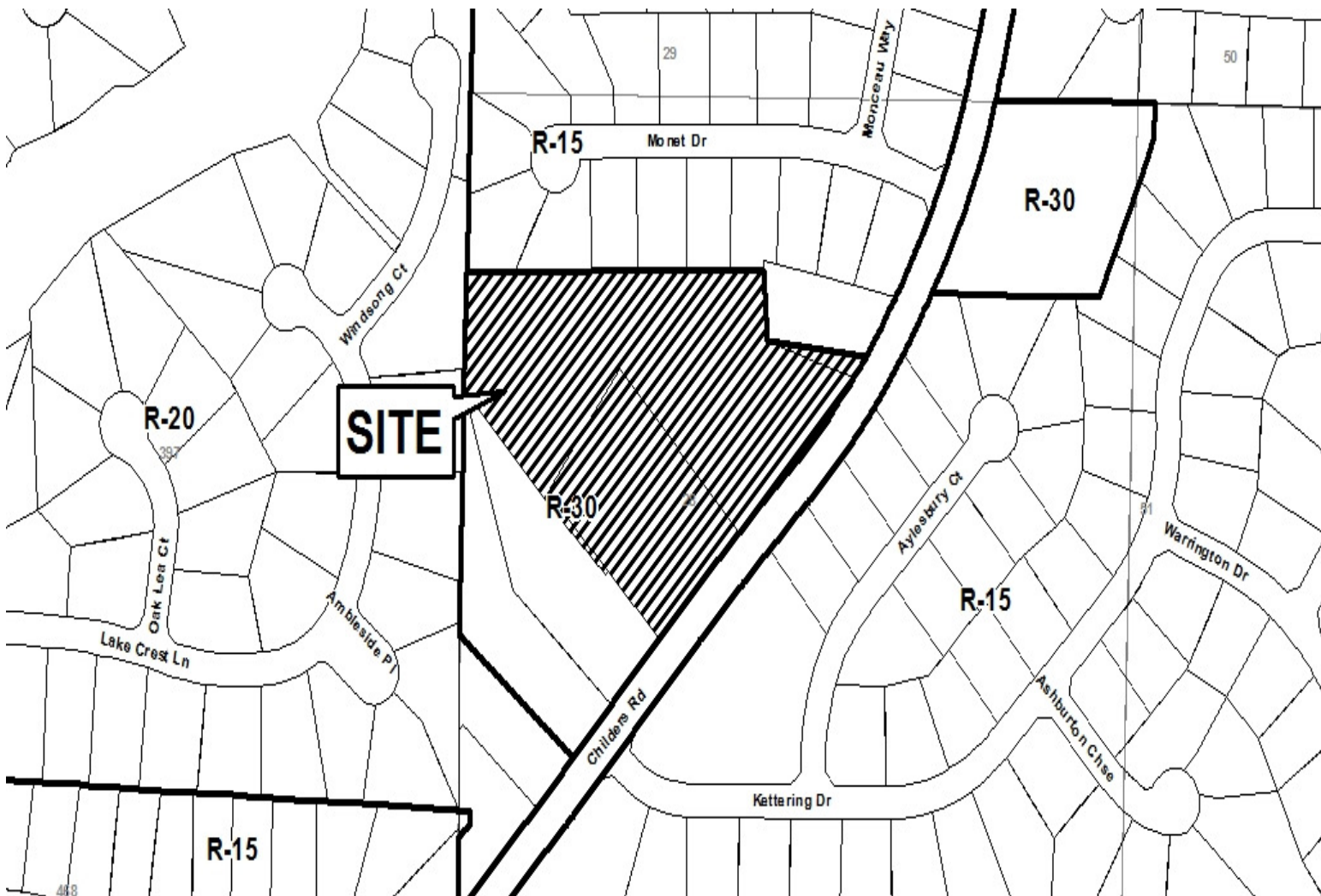
LAND LOT(S): 28

PARCEL(S): 2,5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application No. z-92(2015)
PC Hearing Date: 10/06/2015
BOC Hearing Date: 10/20/2015

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Minimum 3,200 square feet, and greater
 - b) Proposed building architecture: Traditional/Craftsman
 - c) Proposed selling prices(s): \$800s and greater
 - d) List all requested variances: None known at this time
- _____

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

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

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

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

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

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

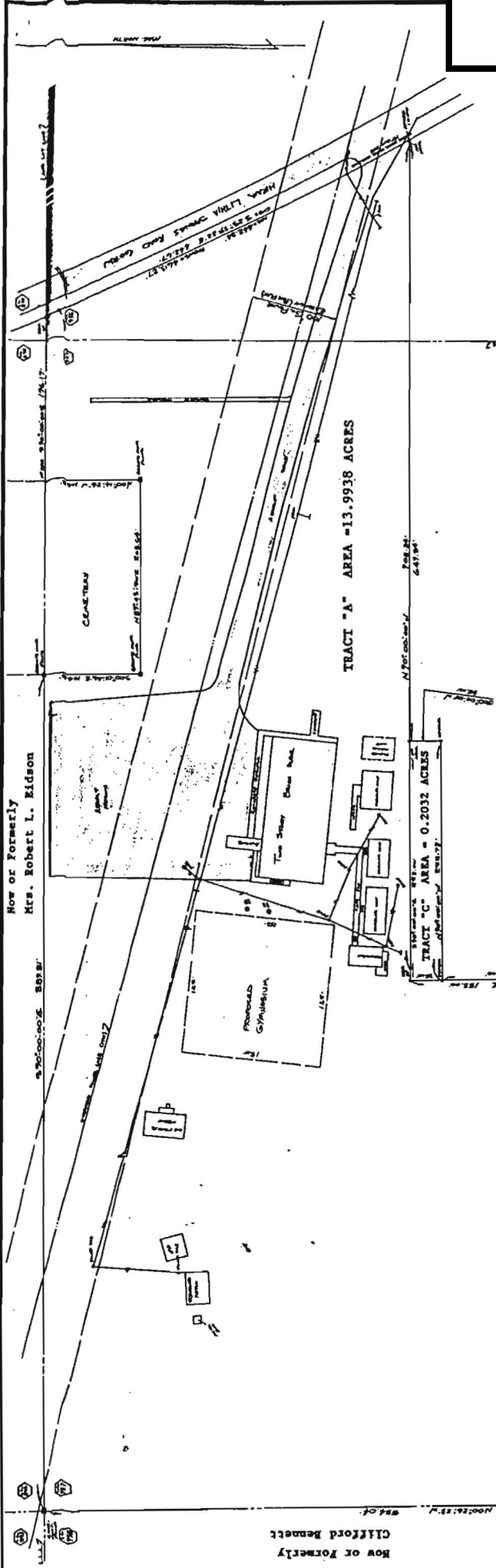
LUP-27
(2015)

TRACT "A" AREA - 13.9938 ACRES
 TRACT "B" AREA - 2.0000 ACRES
 TRACT "C" AREA - 0.2032 ACRES
 TOTAL AREA - 16.1970 ACRES

FLOOD NOTE:
 This property is not located in an identified 100 year flood hazard area as shown on the Flood Insurance Rate Map (FIRM) of the County of Cobb, Georgia, dated August 18, 1994. This property is located in a Zone "X" area.

ADDITIONAL INFORMATION:
 The first plat upon which this map or plat was recorded was recorded in the office of the County Clerk of Cobb County, Georgia, on August 18, 1994. This map or plat has been amended by the following plat(s) to be accurate within one foot to 20,000 plus.

J.A. EVANS & ASSOCIATES
 2015-2016
 2015-2016
 (770)-443-9003 Fax



NO.	DATE	BY	REVISION

LEGEND:
 --- PROPERTY LINE
 --- EASEMENT
 --- FLOOD HAZARD AREA
 --- EXISTING BUILDING
 --- EXISTING DRIVEWAY
 --- EXISTING DRIVEWAY
 --- EXISTING DRIVEWAY
 --- EXISTING DRIVEWAY

SURVEY FOR
 PRALISE BARRAWAY EMBROIDERY CO.
 2013 FEB 13
 J.A. EVANS & ASSOCIATES

J.A. EVANS & ASSOCIATES

COBB COUNTY GEORGIA
 FILED IN OFFICE

Job # 184799-4

APPLICANT: Praise Tabernacle Church

PETITION NO: LUP-27

PHONE#: (770) 943-2484 **EMAIL:** praisetab@aol.com

HEARING DATE (PC): 10-06-15

REPRESENTATIVE: Pastor Thomas Chapman

HEARING DATE (BOC): 10-20-15

PHONE#: (770) 943-2484 **EMAIL:** joe.white@praiseacademy

PRESENT ZONING: R-30

TITLEHOLDER: Praise Tabernacle Church, Inc.

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPERTY LOCATION: West side of Hiram Lithia Springs
Road, north of Defoors Farm Drive
(4052 Hiram Lithia Springs Road)

PROPOSED USE: Mobile Classrooms

ACCESS TO PROPERTY: Hiram Lithia Springs Road

SIZE OF TRACT: 16.19 acres

DISTRICT: 19

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 956,957

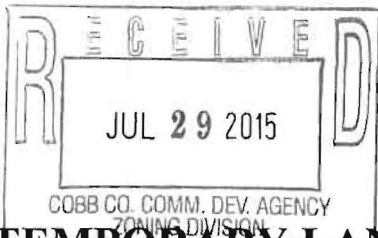
PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-27
PC Hearing Date: 10-6-15
BOC Hearing Date: 10-20-15

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

1. Type of business, or request? Church
2. Number of employees? 45
3. Days of operation? Monday - Friday and Sunday
4. Hours of operation? 7:30am - 4:00pm M-F and Sunday 8:00am - 12:00pm
5. Number of clients, customers, or sales persons coming to the house per day? 375 ; Per week? 1875
6. Where do clients, customers and/or employees park? Church Parking Lot
Driveway: _____ ; Street: _____ ; Other (Explain): _____

7. Signs? No: _____ ; Yes: X . (If yes, then how many, size, and location): 2 signs, one for church and one for school at front of property
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): only cars

9. Deliveries? No _____ ; Yes X (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
UPS and Fedex deliveries 2-3 times each week and USPS deliveries mail daily

10. Does the applicant live in the house? Yes _____ ; No X
11. Any outdoor storage? No _____ ; Yes X (If yes, please state what is kept outside): Lawn mower ... yard equipment

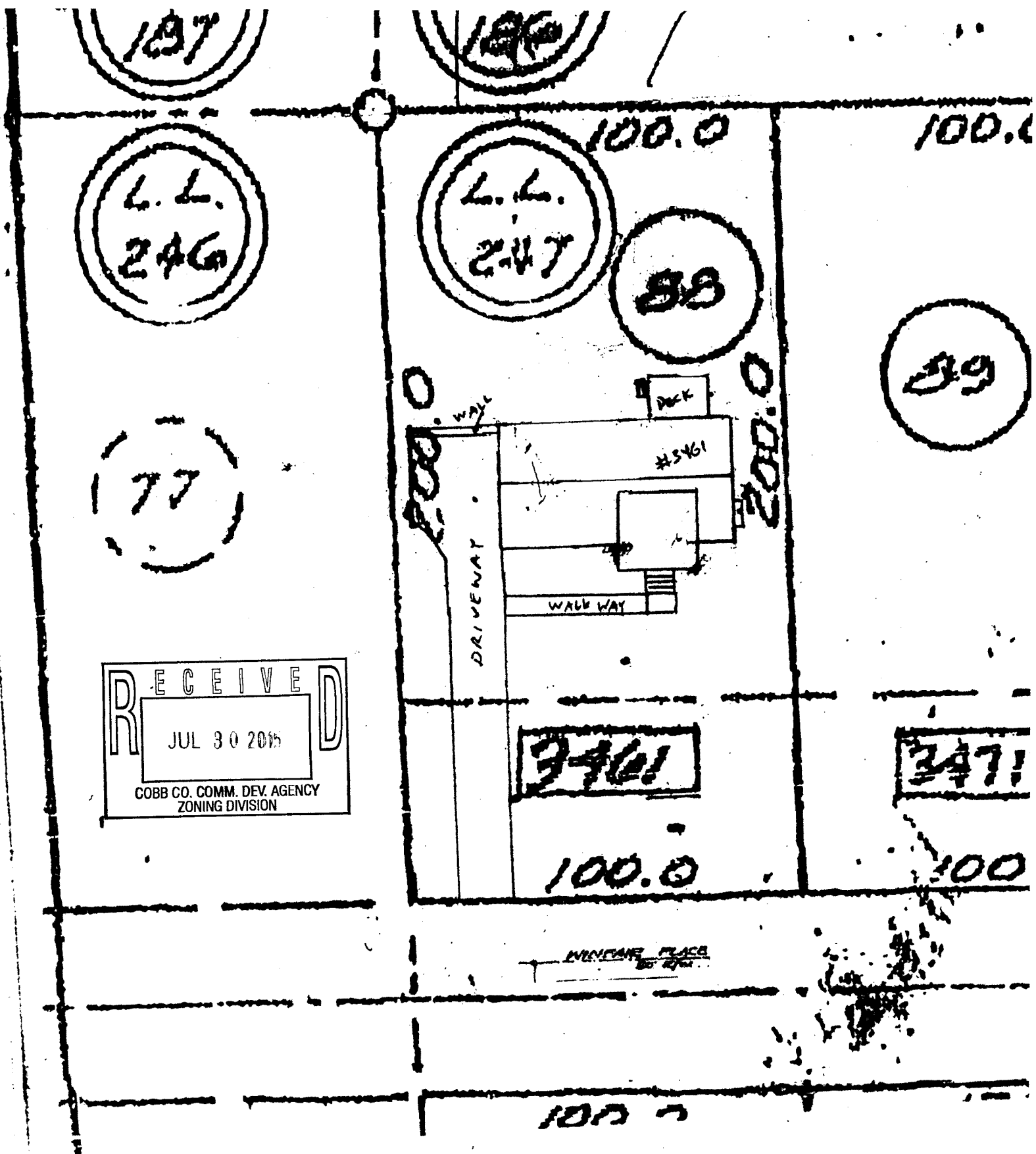
12. Length of time requested (24 months maximum): 24 months

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):

Applicant signature: [Signature] Date: July 23/15
Applicant name (printed): Thomas J. Chapman, Jr

LUP-28
(2015)



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

2461

2471

100.0

100

MINOR PLACE

100.0

APPLICANT: Scott Robichau

PETITION NO: LUP-28

PHONE#: (404) 784-6007 **EMAIL:** N/A

HEARING DATE (PC): 10-06-15

REPRESENTATIVE: Scott Robichau

HEARING DATE (BOC): 10-20-15

PHONE#: (404) 784-6007 **EMAIL:** N/A

PRESENT ZONING: R-20

TITLEHOLDER: Scott Robichau

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: North side of Winfair Place, west of
Dunnington Drive, south side of Parnell Road
(3461 Winfair Place)

PROPOSED USE: Allowing More Vehicles
And Unrelated Adults than County Code Permits

ACCESS TO PROPERTY: Winfair Place

SIZE OF TRACT: .50 acres

PHYSICAL CHARACTERISTICS TO SITE: Existing ranch style
home on basement

DISTRICT: 16

LAND LOT(S): 247

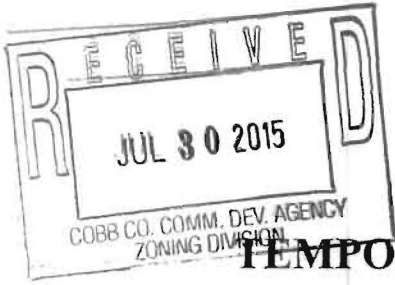
PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUB-28

PC Hearing Date: 10-6-15

BOC Hearing Date: 10-20-15

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

1. Number of unrelated adults in the house? 1
2. Number of related adults in the house? _____
3. Number of vehicles at the house? 5-6
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): _____
7. Length of time requested (24 months maximum): 24 mths
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: Scott Robichau Date: 6/23/15

Applicant name (printed): SCOTT ROBICHAU

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 2,008 #

Number of related adults proposed: 0 Number permitted by code: 5

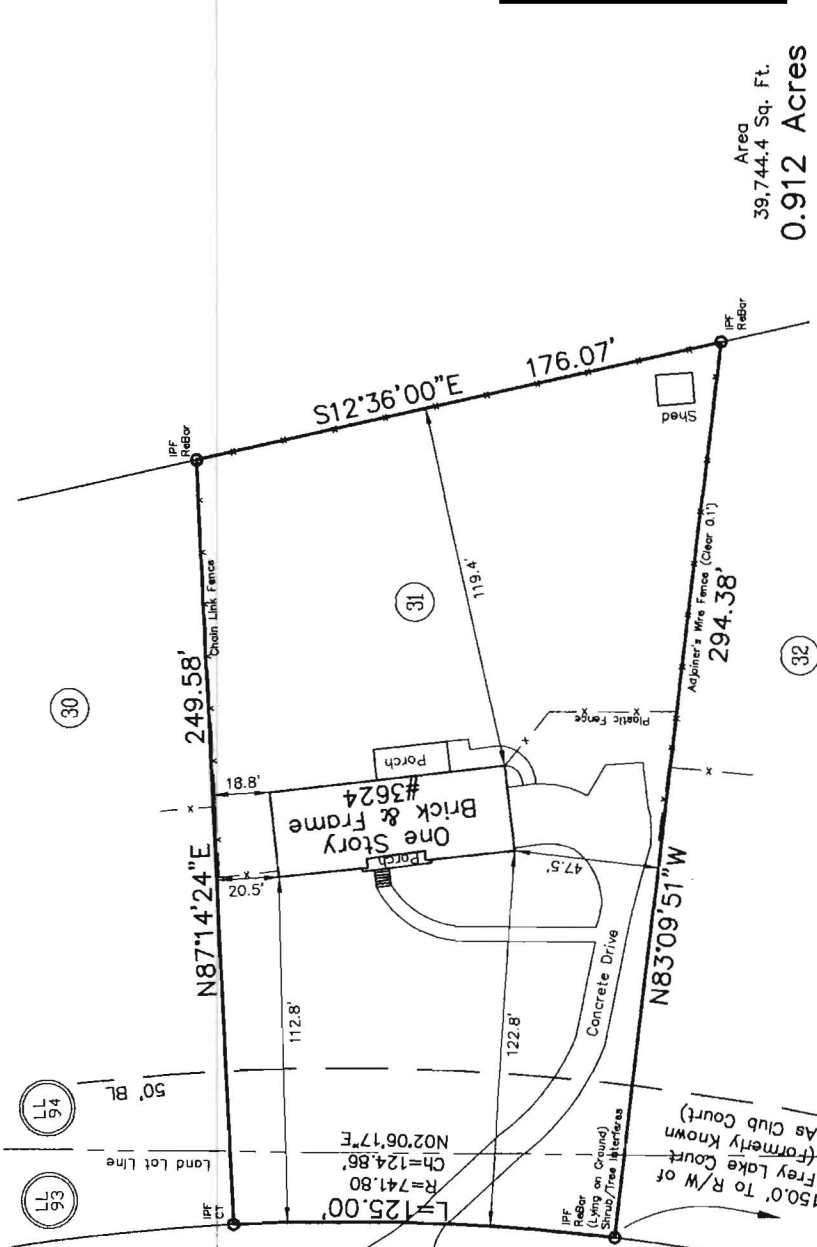
Number of unrelated adults proposed: 1 Number permitted by code: 1

Number of vehicles proposed: 5-6 Number permitted by code: 5

Number of vehicles proposed to be parked outside: 6 Number of vehicles permitted 3
outside

Revised December 18, 2013

LUP-29
(2015)



Area
39,744.4 Sq. Ft.
0.912 Acres

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE ACCURACY OF THIS SURVEY SHALL BE MADE BY ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

SURVEY FOR

Terry & Holly Schrepfer

Lot 31	Block M	Recreation Center	REVISIONS
Cobb County Recreation Authority Subdivision	Plat Book 21	Page 147	
LAND LOT - 93 & 94	SECTION - 2nd		CC HIP
COUNTY - Cobb	Dwn		Gf
STATE - Georgia	Chkd		LDN
FIELD DATE: 8/05/15	SCALE - 1"=40'	PLAT DATE: 8/06/15	FILE: 150058

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP NO. 13067000376, DATED December 16, 2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,000 FEET. THE ANGLE PRECISION IS 2.1" PER ANGLE POINT AND THE DISTANCE PRECISION IS 1/100,000 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT UTILIZED: ANGULAR - SODIUM/IR LASER LINEAR - SODIUM/IR LASER

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

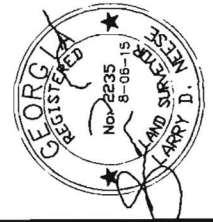
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

40' 20' 0 40' 80' 120'

GRAPHIC SCALE

Larry D. Neese, PLS
194 Cadence Trail
Canton, Georgia 30115
(770) 428-2122
E-Mail: Lneese2235@aol.com

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17



LL 93
LL 94
50' BL
Land Lot Line



- MAGNETIC
- LEGEND—
- I.P.F. - IRON PIN PLACED AT CORNER
 - I.P.F. - IRON PIN FOUND AT CORNER
 - I.P.F. - IRON PIN FOUND
 - M - MARBLE MONUMENT FOUND
 - △ - BREAK IN PROPERTY (TRANSVERSED) LINE
 - E— - POWER LINE
 - T— - TELEPHONE LINE
 - L— - LAND LOT LINE
 - P.P./ - POWER POLE
 - X - BARBED WIRE FENCE
 - - WOOD FENCE
 - R.C.P. - REINF. CONC PIPE
 - C.M.P. - CORRUGATED METAL PIPE

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Board 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.

APPLICANT: Terry Schrepfer

PETITION NO: LUP-29

PHONE#: (678) 522-3170 **EMAIL:** tschrep@lexmark.com

HEARING DATE (PC): 10-06-15

REPRESENTATIVE: Terry Schrepfer

HEARING DATE (BOC): 10-20-15

PHONE#: 678-522-3170 **EMAIL:** tschrep@lexmark.com

PRESENT ZONING: R-20

TITLEHOLDER: Terry Schrepfer and Holly Schrepfer

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: East side of Club Drive, north of
Frey Lake Court

PROPOSED USE: Allowing More Vehicles
and Unrelated Adults than County Code Permits

(3264 Club Drive)

ACCESS TO PROPERTY: Club Drive

SIZE OF TRACT: 0.912 acres

DISTRICT: 20

PHYSICAL CHARACTERISTICS TO SITE: _____

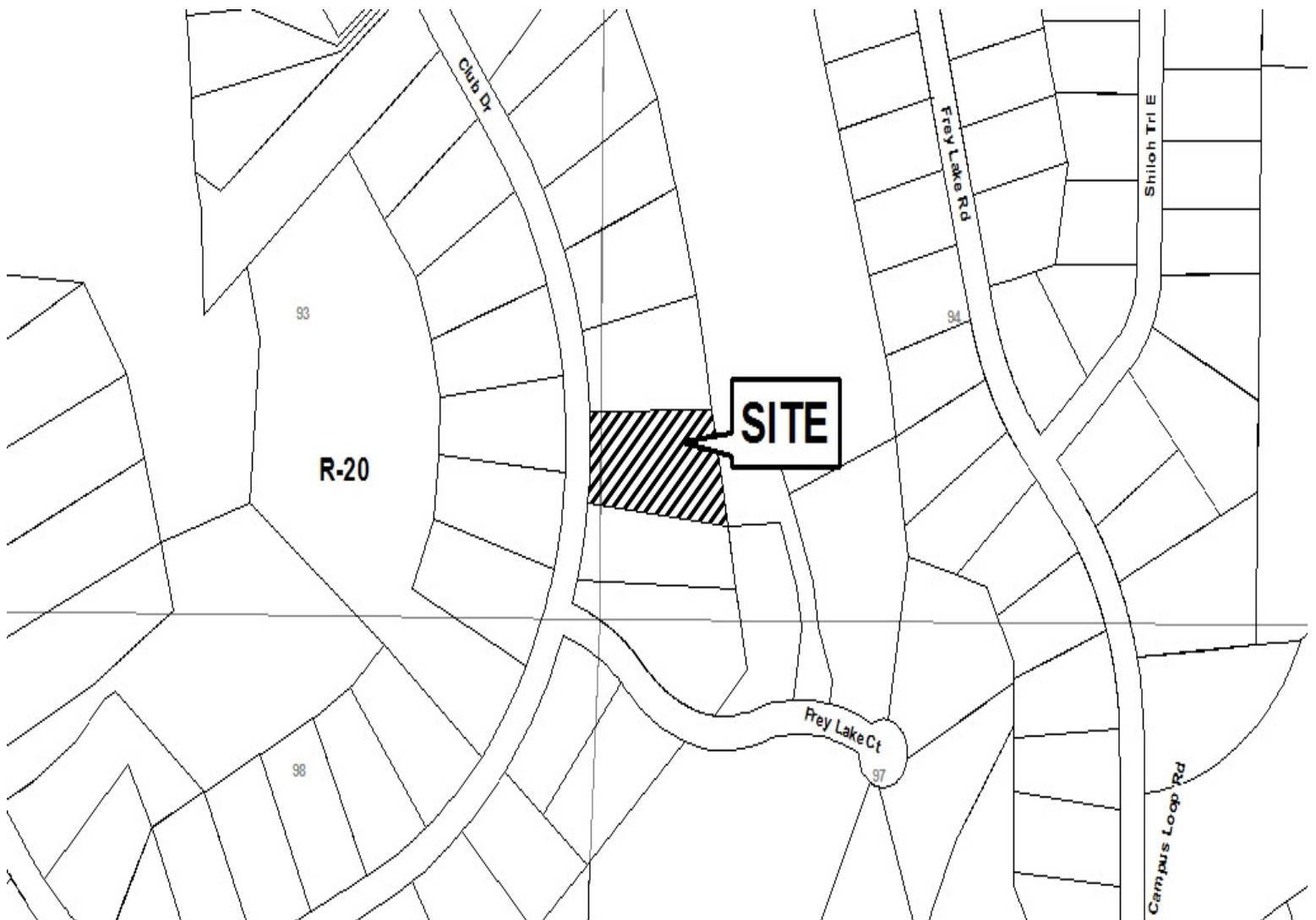
LAND LOT(S): 93,94

PARCEL(S): 23

TAXES: PAID X **DUE** _____

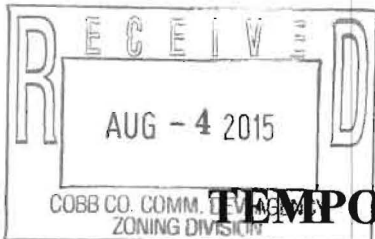
CONTIGUOUS ZONING/DEVELOPMENT

COMMISSION DISTRICT: 1





Application #: LUP-29
PC Hearing Date: 10-10-15
BOC Hearing Date: 10-20-15



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

- 1. Number of unrelated adults in the house? 3 4
- 2. Number of related adults in the house? 1
- 3. Number of vehicles at the house? 4
- 4. Where do the residents park?
Driveway: ; Street: _____ ; Garage:

- 5. Does the property owner live in the house? Yes _____ ; No *partial to 1/2 year*
- 6. Any outdoor storage? No _____ ; Yes (If yes, please state what is kept outside): GARDENING SUPPLIES

7. Length of time requested (24 months maximum): 24

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):
Purchased house when downsizing from Fayetteville but then husband was transferred to corporate @ hexmark & part fiance living in the house

Plan on retiring here in 3 yrs

Applicant signature: Terry Schrepfer Date: 8/3/15

Applicant name (printed): TERRY SCHREPFER
Holly Schrepfer

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 2,215 sq ft

Number of related adults proposed: 1 Number permitted by code: 5

Number of unrelated adults proposed: 4 Number permitted by code: 1

Number of vehicles proposed: 4 Number permitted by code: 5

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



REFERENCE NORTH
P.B. 223, PG. 13

NOTES

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT & ALL MATTERS OF TITLE ARE EXCEPTED.

EQUIPMENT USED: TOPCON TOTAL STATION DIRECTLY READING ANGLES TO 5 SECONDS & DISTANCES TO 0.01'.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1/34,231, AN ANGLE ERROR OF LESS THAN 1" PER POINT & WAS ADJUSTED USING THE COMPASS RULE. THE PLAT CLOSURE IS CALCULATED AS 1/139,843 BY LATITUDE & DEPARTURE.

THIS PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAPS NO. 13067C0102C AND 13067C0106G, BOTH DATED 12-16-08.

UTILITY INFORMATION SHOWN ON THIS SURVEY IS BASED ON ABOVE GROUND EVIDENCE OBSERVED AT THE TIME OF FIELD SURVEY.

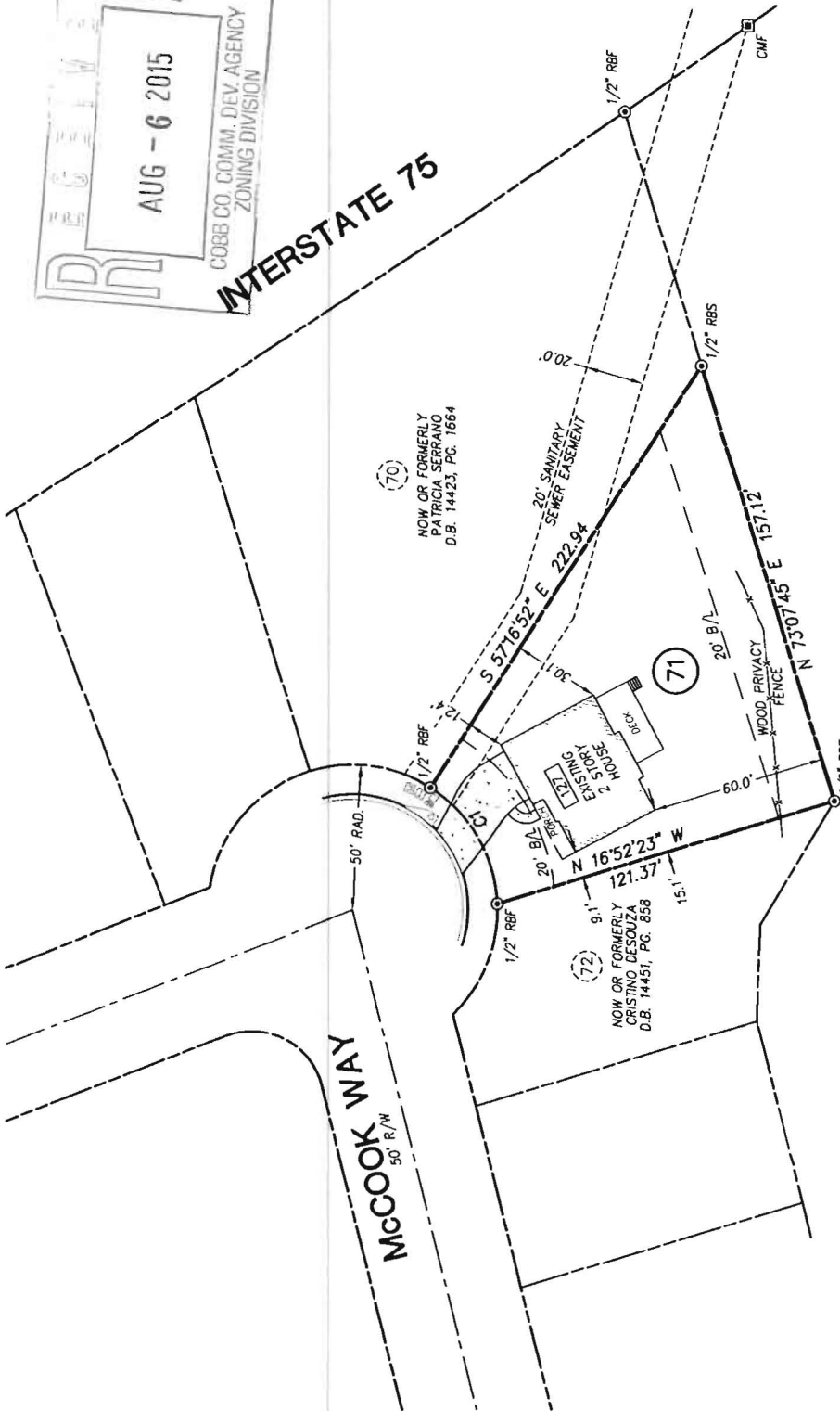
**LUP-30
(2015)**

LEGEND

- MANHOLE (100.00') RECORDED DATA
- UTILITY POLE RBF REBAR PIN FOUND
- LIGHT POLE OIF OPEN TOP PIPE FOUND
- TRANSFORMER C/F CRIMP TOP PIPE FOUND
- FIRE HYDRANT CMF CONC. MON. FOUND
- WATER VALVE R/F R/OO FOUND
- GAS VALVE B/F BRASS DISK FOUND
- WATER METER AXF AXLE FOUND
- GAS METER RBS REBAR PIN SET
- CONC. CONCRETE B/A BUILDING LINE
- WOOD C/L CENTERLINE
- X- FENCE LINE LLL LAND LOT LINE
- P/L PROPERTY LINE R/W RIGHT-OF-WAY



INTERSTATE 75



**LOT 71 AREA
12,900 S.F.
0.296 ACRES**

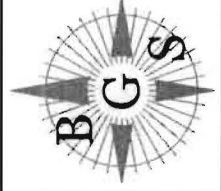
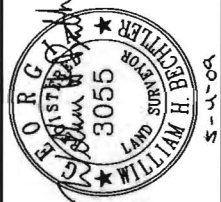


CURVE CHART			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	50.00'	48.00'	S 60°13'20" W
		46.18'	DELTA ANGLE 55°00'24"

DRAWING SCALE: 1" = 40 FT.		
FIELDWORK DATE:	04-09-09	
RELEASE DATE:	05-04-09	
FIELDWORK BY:	PCG	
DRAWN BY:	WHB	
CHECKED BY:	WHB	
REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

**BOUNDARY SURVEY FOR
BARBARA J. & JOHN S. HYLE
LOT 71 - BLOCK A - UNIT II
SHILOH VALLEY AT ROCKBRIDGE S/D**
LAND LOT 789 - 16TH DISTRICT - 2ND SECTION
CITY OF KENNESAW - COBB COUNTY - GEORGIA

PROJECT NO. **09-109-0**
DRAWING FILE: 09-122-0 Survey.dwg
SHEET NO. **S-1**
1 OF 1



Bechtler Greenfield Surveying, LLC
2959 Cherokee Street NW, Suite 203
Kennesaw, Georgia 30144
Phone: (770) 422-8181
Fax: (770) 422-6101
Email: info@gsurveying.com

APPLICANT: John S. Hyle

PHONE#: (404) 456-9242 **EMAIL:** hylejs@gmail.com

REPRESENTATIVE: John S. Hyle

PHONE#: (404) 456-9242 **EMAIL:** hylejs@gmail.com

TITLEHOLDER: Barbara J. Hyle and John S. Hyle

PROPERTY LOCATION: South side of McCook Way, east of McCook Circle

(127 McCook Way)

ACCESS TO PROPERTY: McCook Way

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-30

HEARING DATE (PC): 10-06-15

HEARING DATE (BOC): 10-20-15

PRESENT ZONING: PRD

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allowing More Vehicles than County Code Permits

SIZE OF TRACT: 0.296 acres

DISTRICT: 789

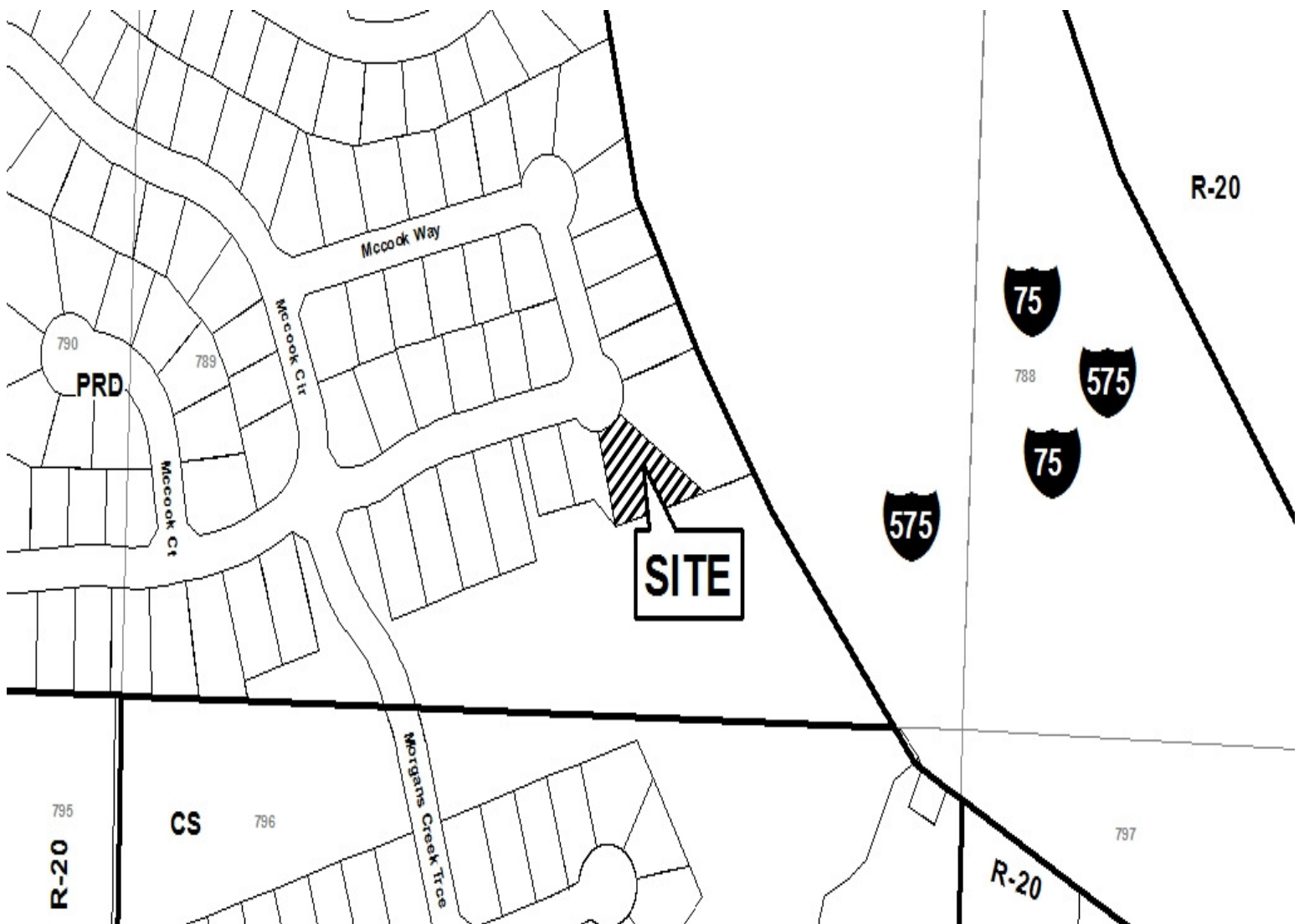
LAND LOT(S): 16

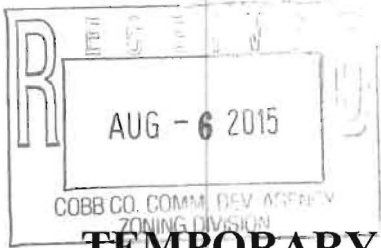
PARCEL(S): 79

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-30
PC Hearing Date: 10-6-15
BOC Hearing Date: 10-20-15

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

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

Applicant signature: [Signature] Date: 07/30/15
Applicant name (printed): John S. Hyle

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: PRD
Size of house per Cobb County Tax Assessor records: 2,937 sq ft
Number of related adults proposed: 7 Number permitted by code: 7
Number of unrelated adults proposed: 0 Number permitted by code: 1
Number of vehicles proposed: 5 Number permitted by code: 7
Number of vehicles proposed to be parked outside: 4 Number of vehicles permitted 2
outside

LUP-31
(2015)

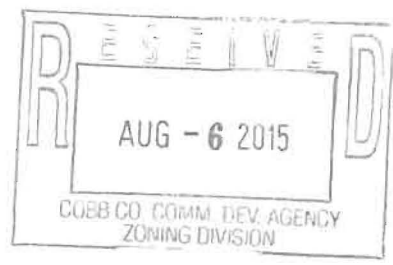
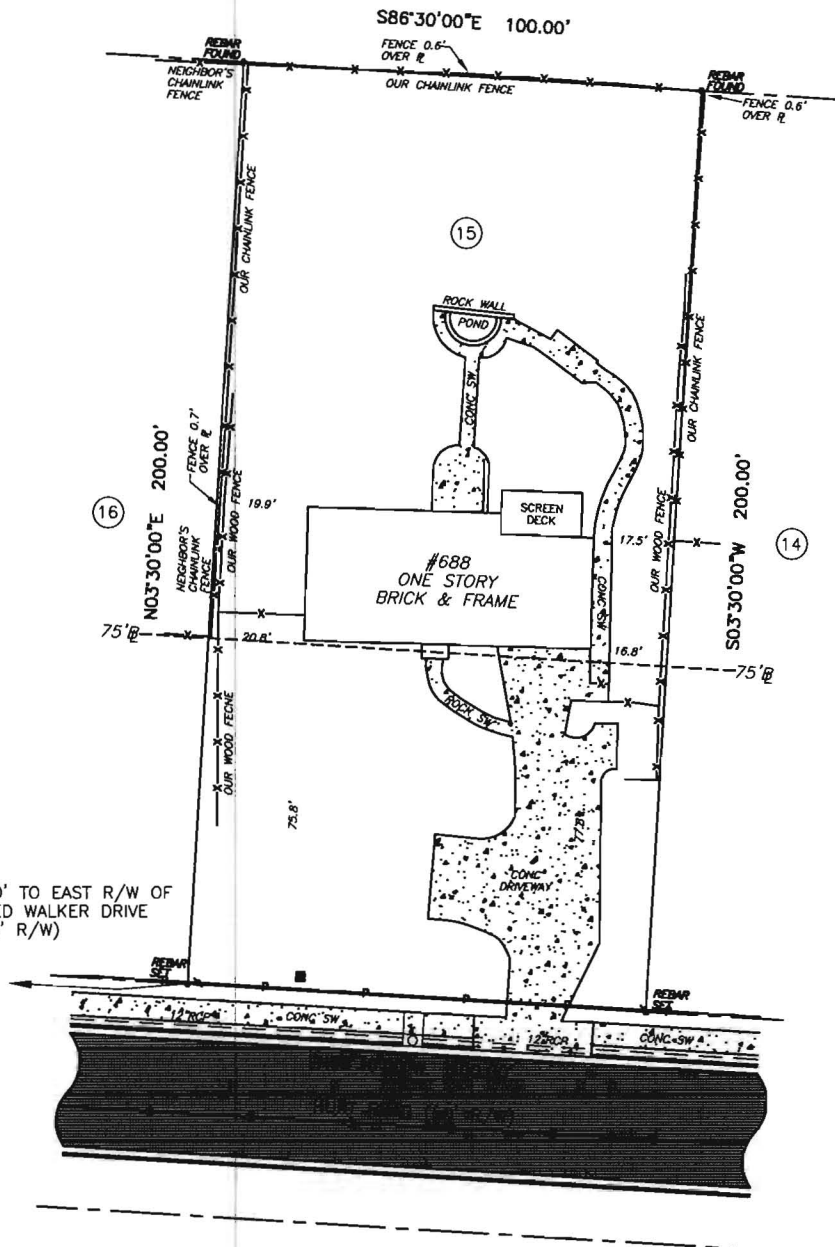
MAGNETIC
N

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AND OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 147,063+ 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.



220' TO EAST R/W OF FRED WALKER DRIVE (50' R/W)

TOTAL AREA= 0.459± ACRES
OR 20,000± SQ.FT.

688 HURT ROAD
SMYRNA, GEORGIA
SURVEY FOR
STEPHEN M. DALEAS

LOT 15
NICKAJACK HOMES SUBDIVISION
TRACT #2

LAND LOT 50
DISTRICT 17H, 2ND SECTION
COBB COUNTY
GEORGIA

PLAT PREPARED: 7-29-15
FIELD: 7-27-15 SCALE: 1"=20'

LEGEND

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

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF STEPHEN MARK DALEAS DEED BOOK 15177 PAGE 4878 COBB COUNTY, GEORGIA RECORDS



MELUNG
SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
Certificate of Authorization #LSF000762

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 plot is a correct representation of the land platted.



Michael R. Hales
Georgia RLS #2848
Member SWSOG
JOB#230963

No.	Revision	Date
3		
2		

15
14

APPLICANT: Christopher Bernaski

PETITION NO: LUP-31

PHONE#: (404) 857-7380 **EMAIL:** chris@kostaprivatehomecare.com

HEARING DATE (PC): 10-06-15

REPRESENTATIVE: Christopher Bernaski

HEARING DATE (BOC): 10-20-15

PHONE#: (404) 857-7380 **EMAIL:** chris@kostaprivatehomecare.com

PRESENT ZONING: R-20

TITLEHOLDER: Stephen Mark Daleas

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPERTY LOCATION: North side of Hurt Road, east of
Fred Walker Drive
(688 Hurt Road)

PROPOSED USE: Personal Care Home

ACCESS TO PROPERTY: Hurt Road

SIZE OF TRACT: 0.459 acres

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 17

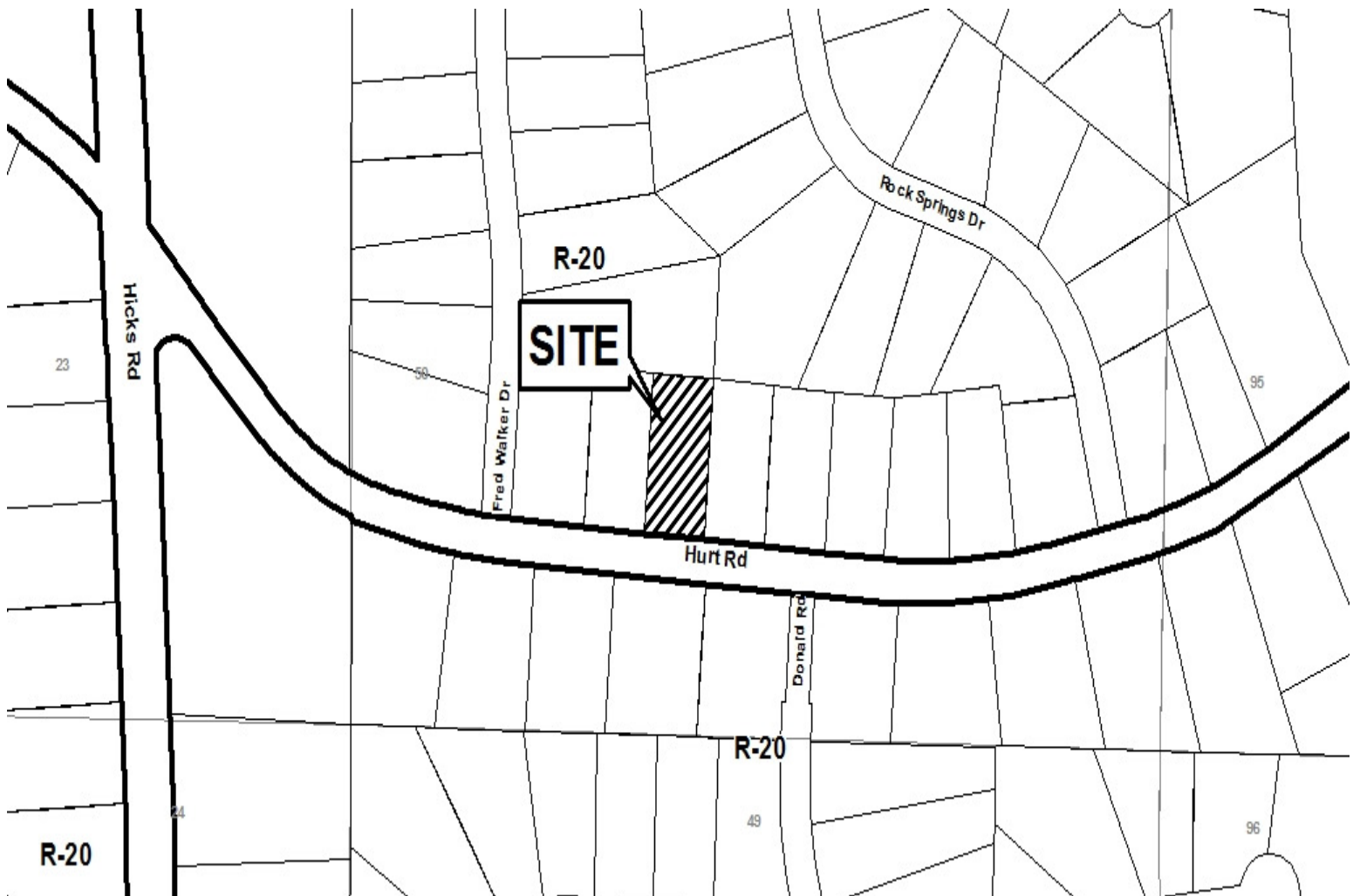
LAND LOT(S): 50

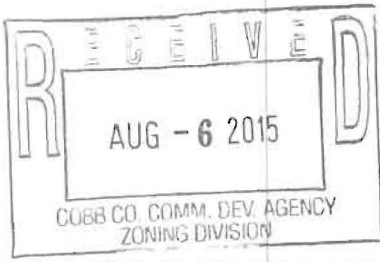
PARCEL(S): 36

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-31

PC Hearing Date: 10-6-15

BOC Hearing Date: 10-20-15

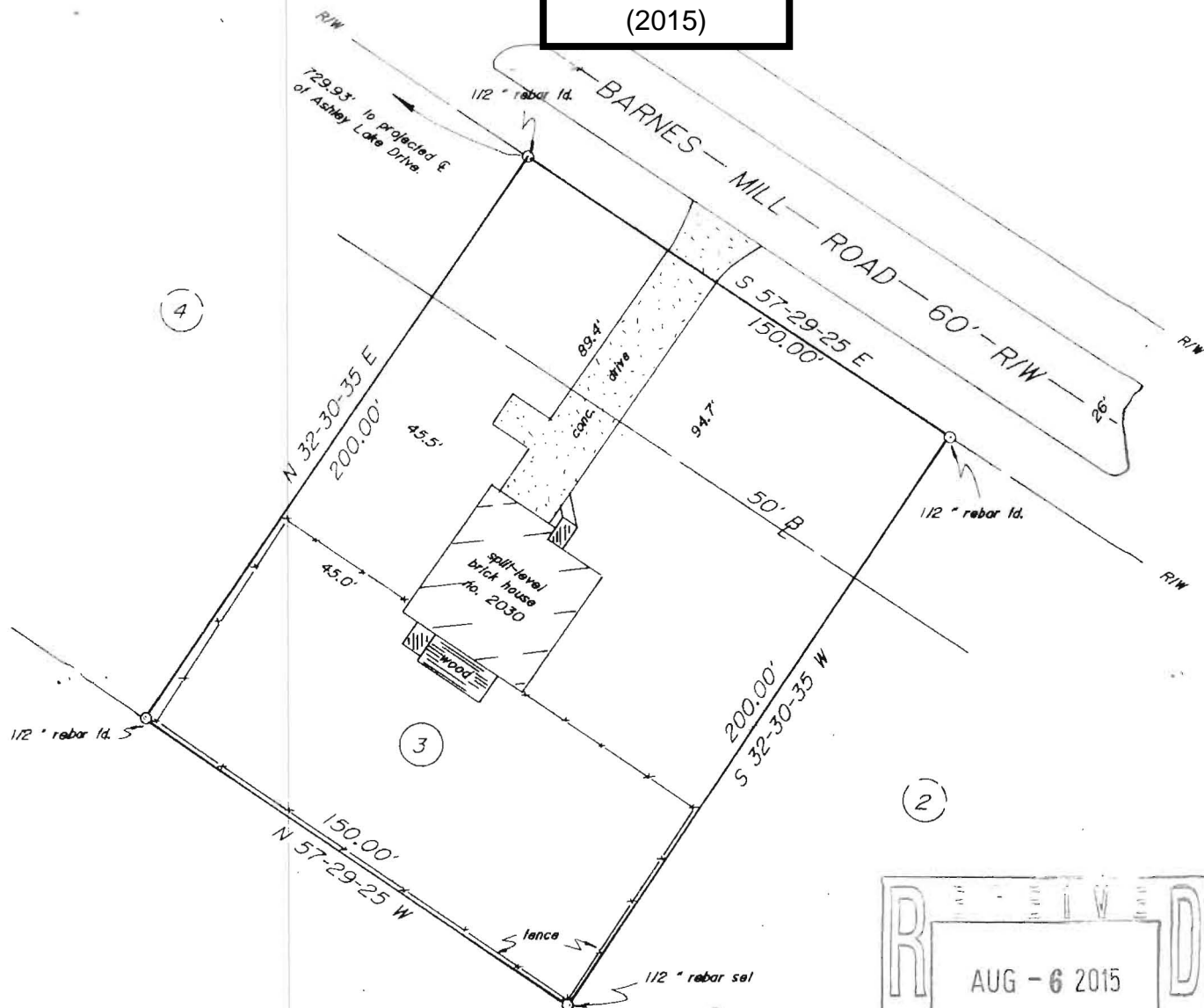
TEMPORARY LAND USE PERMIT WORKSHEET (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Residential Care Facility/Personal Care Home
2. Number of employees? 3 employees- 1on premises every hr shift
3. Days of operation? 7 days a week
4. Hours of operation? 24 hours
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 2 visiting Health Care Professionals MD
6. Where do clients, customers and/or employees park? Driveway: X ; Street: _____ ; Other (Explain): _____
Ample Concrete Driveway/Parking pad parking for up to 8 vehicles
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
(personal car of Certified Nursing Assistant on duty)
9. Deliveries? No _____ ; Yes X (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
Medication Delivery twice month via Courier (Small car)
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 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): _____

Applicant signature:  Date: 8-6-2015

Applicant name (printed): Chris Bernaski

LUP-32
(2015)

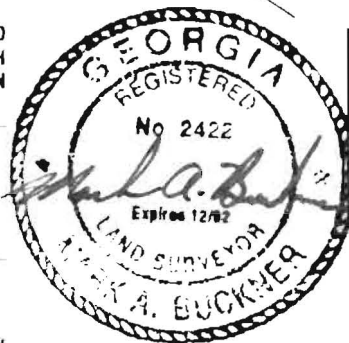


RECEIVED
 AUG - 6 2015
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

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

SURVEY FOR: RIMERT, CHARLES W. & SHERRY L.

LAND LOT 989
16th DISTRICT 2nd SECTION
COBB COUNTY WOODMONT



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

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

LOT 3 BLOCK A UNIT I SEC --- PLAT BOOK 74 PAGE 78 SUBDIVISION-PHASE I

SCALE: 1" = 50'

DATE MARCH 15, 1991



Pearson & Associates, Inc.
 ENGINEERING • LAND SURVEYING • SITE PLANNING
 DEVELOPMENT • CONSTRUCTION LAYOUT
 531 FOREST PARKWAY - SUITE 200
 FOREST PARK, GEORGIA 30050
 (404) 366-7715
 (404) 366-0813 TELE-COPIER

MARK A. BUCKNER
 REGISTERED LAND SURVEYOR

JDN
 DRAWN BY

APPLICANT: Charles W. Rimert

PETITION NO: LUP-32

PHONE#: (404) 934-8526 **EMAIL:** budrimert@yahoo.com

HEARING DATE (PC): 10-06-15

REPRESENTATIVE: Charles W. Rimert

HEARING DATE (BOC): 10-20-15

PHONE#: (404) 934-8526 **EMAIL:** budrimert@yahoo.com

PRESENT ZONING: R-20

TITLEHOLDER: Charles Winfield Rimert and Sherry Lynn Rimert

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: Southwest side of Barnes Mill Road,
southeast of Woodmont Drive

PROPOSED USE: Allowing More Vehicles
than Cobb County Code Permits

(2030 Barnes Mill Road)

ACCESS TO PROPERTY: Barnes Mill Road

SIZE OF TRACT: 0.68 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

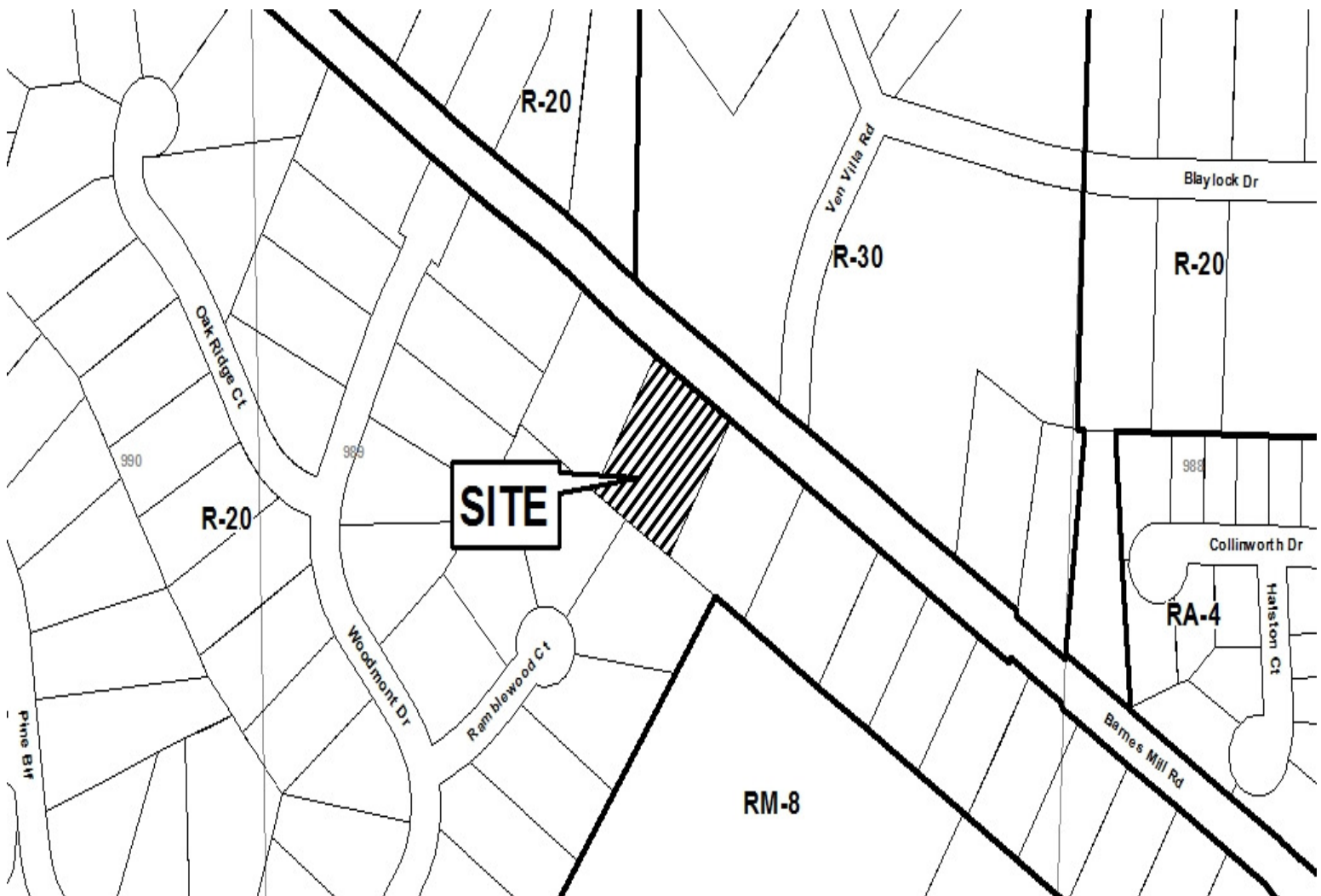
LAND LOT(S): 989

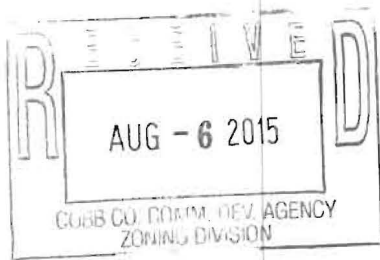
PARCEL(S): 26

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-32

PC Hearing Date: 10-6-15

BOC Hearing Date: 10-20-15

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

- 1. Number of unrelated adults in the house? 0
- 2. Number of related adults in the house? 5
- 3. Number of vehicles 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): _____
- 7. Length of time requested (24 months maximum): 24 mo.
- 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: Charles W. Rimer Date: _____

Applicant name (printed): CHARLES W. RIMERT

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 3,068 sq ft

Number of related adults proposed: 5 Number permitted by code: 7

Number of unrelated adults proposed: 0 Number permitted by code: 1

Number of vehicles proposed: 5 Number permitted by code: 7

Number of vehicles proposed to be parked outside: 5 Number of vehicles permitted 3
outside

**LUP-33
(2015)**

PRECISION NOTE

THE FIELD DATA DATED 7-25-2015
UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 15,582 FEET AND AN
ANGULAR ERROR OF 3 SECONDS PER ANGLE.
THE CLOSING DISTANCE WAS 0.02 FEET.
AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT
IN 999,999 FEET. TOPCON GTS-3005 USED FOR
ANGULAR AND LINEAR MEASUREMENTS

FLOOD NOTE:

THIS PROPERTY IS NOT IN A FEMA FLOOD AREA AS
SHOWN ON FIRM PANEL FOR COBB COUNTY
13067C00446, DATED 12/16/2008

TECHNICAL STANDARDS

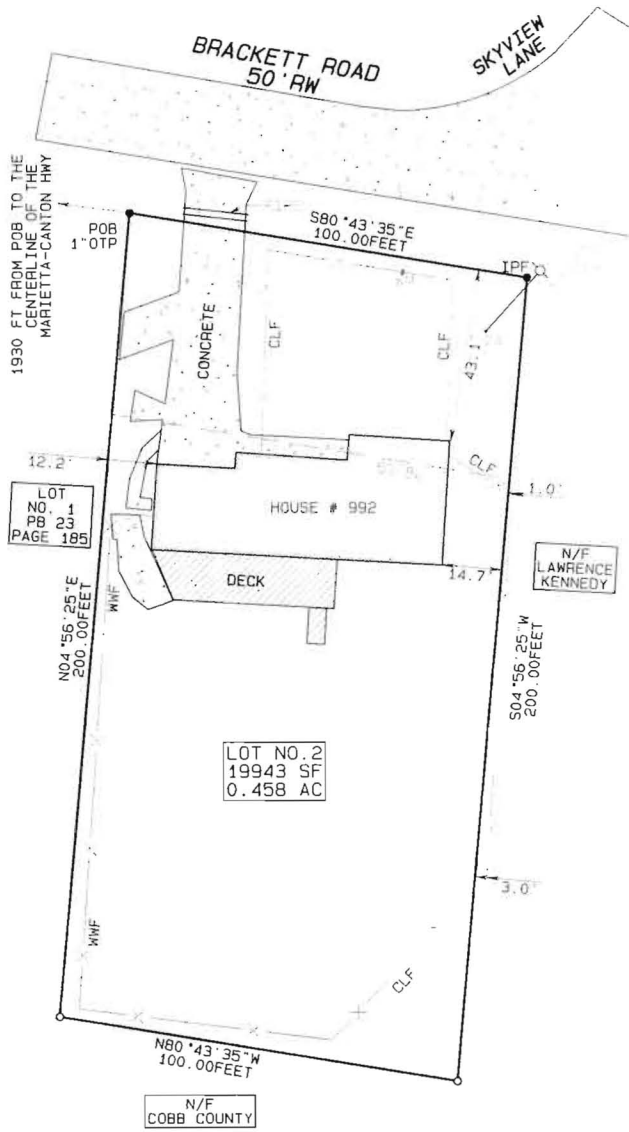
THIS SURVEY WAS PREPARED IN CONFORMITY WITH
THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS
IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE
BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION
FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS
AND AS SET FORTH IN THE GEORGIA PLAT ACT
O.C.G.A. 15-6-67.

LEGEND

- CO - SEWER CLEAN OUT
- DI - DROP INLET
- DB, PG - DEED BOOK, PAGE
- E- - ELECTRIC LINE
- EP - EDGE OF PAVEMENT
- FH - FIRE HYDRANT
- GW - GUY WIRE
- IF - IRON FENCE
- IPF - IRON PIN FOUND (1/2" RB)
- IPS - IRON PIN SET (1/2" RB)
- LL - LAND LOT
- LLL - LAND LOT LINE
- LP - LIGHT POLE
- MH - SANITARY SEWER MANHOLE
- N/F - NOW OR FORMERLY
- OTP - OPEN TOP PIPE
- PL - PROPERTY LINE
- POB - POINT OF BEGINNING
- RCP - REINFORCED CONCRETE PIPE
- RW - RIGHT OF WAY
- UP - UTILITY POLE
- UGU - UNDERGROUND UTILITY
- WF - WOOD FENCE
- WNF - WELDED WIRE FENCE
- WM - WATER METER
- WV - WATER VALVE

SYMBOLS

- Q FIRE HYDRANT
- UTILITY POLE
- ⊙ SEWER MANHOLE
- WATER METER
- ⊥ WATER VALVE
- ⊙ UNDERGROUND UTILITY
- ⊠ AIR CONDITIONER
- ⊠ GAS METER
- ⊠ LIGHT POLE
- ⊥ GUY WIRE



REFERENCES

CLERK OF SUPERIOR COURT FOR COBB COUNTY
DEED BOOK 14578, PAGE 4823
PLAT BOOK 23, PAGE 185

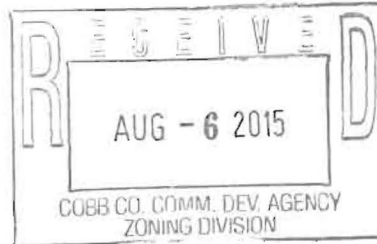
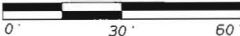
SURVEYORS NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF
A CURRENT TITLE COMMITMENT POLICY; THEREFORE
EXCEPTION IS MADE HEREIN TO ANY EASEMENTS,
RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF
RECORD WHICH MAY EXIST UTILITIES ARE VISIBLE AND
ABOVE GROUND. NO SUBSURFACE INVESTIGATION WAS
PERFORMED. STRUCTURES ARE MEASURED TO THE BUILDING
WALL. VERTICAL DATUM IS NAVD 1988

THIRD PARTY DISCLAIMER

THIS PLAT IS FOR THE EXCLUSIVE USE OF
COURTNEY HUGHS USE BY THIRD PARTIES IS
AT THEIR OWN RISK

GRAPHIC SCALE 1"=30'
SHEET SIZE 11X17



SHEET OF
1 1
DATE: 7-25-2015
JOB#BRACKETT922
DRAWN BY BAC

AS-BUILT SURVEY FOR
Courtney Hughs
BEING
992 Brackett Rd, Marietta, GA 30068
LOCATED IN
LAND LOT 492, DISTRICT 16, SECTION 2
COBB COUNTY, GEORGIA

Compass Surveying, Inc.
9337 Meadow Gate Lane
Jonesboro, Georgia 30236
Tel 404-550-9512
BCaldwell@compasssurveying.com
Survey Firm LSF001073

GEORGIA REGISTERED
Brian Caldwell
No. 2956
LAND SURVEYOR
BRIAN A CALDWELL

APPLICANT: Courtney Hughes

PETITION NO: LUP-33

PHONE#: (770) 655-8915 **EMAIL:** clane513@yahoo.com

HEARING DATE (PC): 10-06-15

REPRESENTATIVE: Courtney Hughes

HEARING DATE (BOC): 10-20-15

PHONE#: (770) 655-8915 **EMAIL:** clane513@yahoo.com

PRESENT ZONING: R-20

TITLEHOLDER: Luther Jackson Giesler and Debbie M. Giesler

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: South side of Brackett Road, across from Skyview Lane

PROPOSED USE: Daycare

(992 Brackett Road)

ACCESS TO PROPERTY: Brackett Road

SIZE OF TRACT: 0.458 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 492

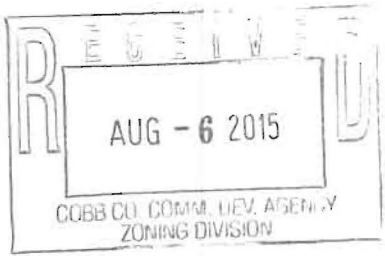
PARCEL(S): 28

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LWP-33
PC Hearing Date: 10-6-15
BOC Hearing Date: 10-20-15

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

1. Type of business, or request? Group daycare home
2. Number of employees? 4
3. Days of operation? Monday - Friday
4. Hours of operation? 6:30 am - 6:30 pm
5. Number of clients, customers, or sales persons coming to the house per day? 18 ; Per week? 90
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): 2 signs 24 in H x 12 in W one at the end of the driveway posted in the ground and one by the entrance door posted on wall of the house
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.)

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: 6/11/15

Applicant name (printed): Courtney Hughes

Proposed Site Improvements:

- finishing the basement
- building laundry room upstairs
- removing 15 pine trees from backyard

