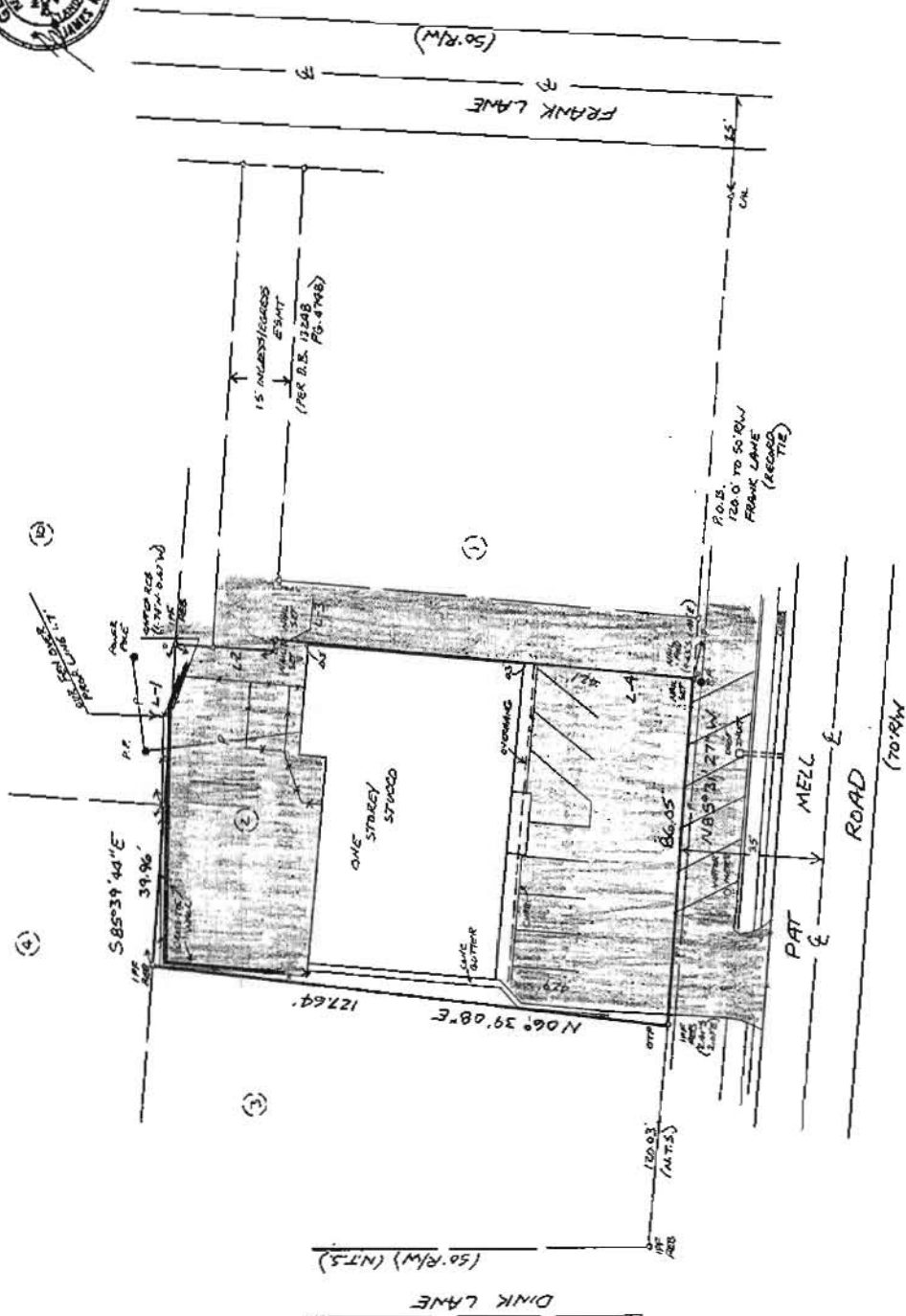


Z-93  
(2015)



REF: OREO BOOK 14788 PAGE 1555  
OREO BOOK 13248 PAGE 4746

LINE	BEARING	DISTANCE
L-1	S 85° 39' 44\"/>	

NOTES:  
1. BOUNDARY LINES ESTABLISHED USING A COMBINATION OF MONUMENTS FOUND IN THE FIELD AND A PLAT BY PERMIT INCLUDING (SERVITUDE) ALONG WITH DEED RECORDED IN D.A. 14788 P.L. 1555. NO TITLE INFORMATION WAS FURNISHED TO J.A. EVANS & ASSOCIATES. THEREFORE WE ASSUME NO RESPONSIBILITY FOR ANY MATTERS THAT A FULL TITLE SEARCH MIGHT REVEAL.  
2. IMPROVEMENTS IN ENCUMBRANCE NOT SHOWN.

AREA 0.1461 ACRE  
#277 PAT MELL ROAD



DATE: 12/08/2014  
LOCATION: 02883  
JOB NO. 14788

**SURVEY FOR:**  
RE & GE PROPERTY MANAGEMENT  
LOT 2 - BLS. R UNIT  
SPRING VALLEY  
LAND LOT 277  
DISTRICT 1779 SECTION 2.25  
CDBG COUNTY, GEORGIA  
PLAT BOOK 14 PAGE 117  
DATE: 10-15 SCALE: 1" = 20'

THIS SURVEY WAS MADE FROM THE ORIGINAL RECORDS OF THE SURVEYOR AND THE ORIGINAL FIELD NOTES AND PLAT. THE SURVEYOR HAS MADE A RECHECK OF THE ORIGINAL RECORDS AND FIELD NOTES AND PLAT AND HAS FOUND THEM TO BE CORRECT. THE SURVEYOR HAS MADE A RECHECK OF THE ORIGINAL RECORDS AND FIELD NOTES AND PLAT AND HAS FOUND THEM TO BE CORRECT. THE SURVEYOR HAS MADE A RECHECK OF THE ORIGINAL RECORDS AND FIELD NOTES AND PLAT AND HAS FOUND THEM TO BE CORRECT.

**J.A. EVANS**  
SURVEYING CO. INC.  
POWDER SPRINGS, GEORGIA  
PH: 770-343-0000



**APPLICANT:** RE and GE Property Management, LLC

**PHONE#:** (770) 652-4920 **EMAIL:** hzosplash69@gmail.com

**REPRESENTATIVE:** Roberto Espinosa

**PHONE#:** (770) 652-4920 **EMAIL:** hzosplash69@gmail.com

**TITLEHOLDER:** Roberto Espinosa

**PROPERTY LOCATION:** North side of Pat Mell Road, east of

Dink Lane

(277 Pat Mell Road)

**ACCESS TO PROPERTY:** Pat Mell Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-93

**HEARING DATE (PC):** 11-03-15

**HEARING DATE (BOC):** 11-17-15

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** LRC

**PROPOSED USE:** Offices

**SIZE OF TRACT:** 0.2461 acres

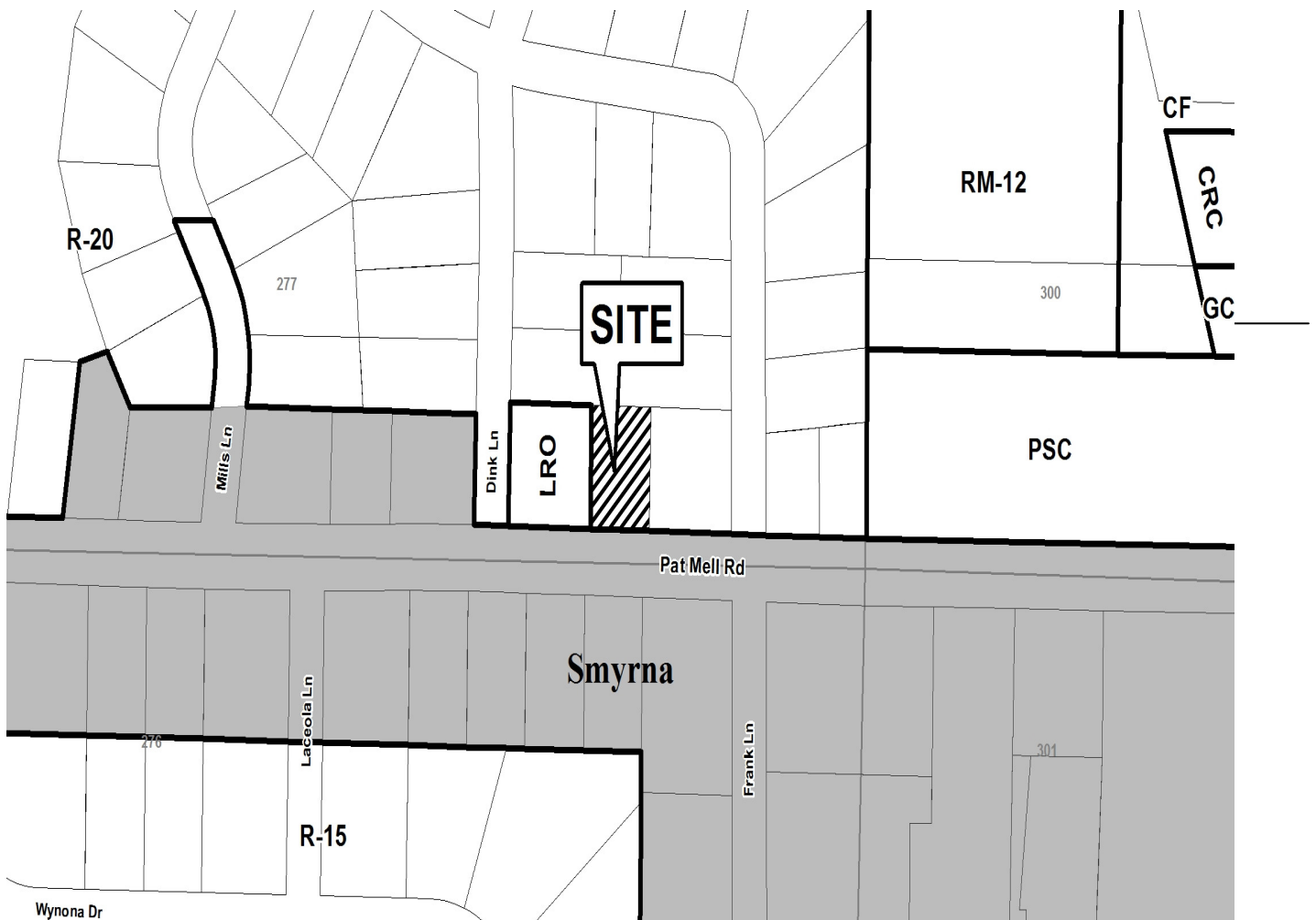
**DISTRICT:** 17

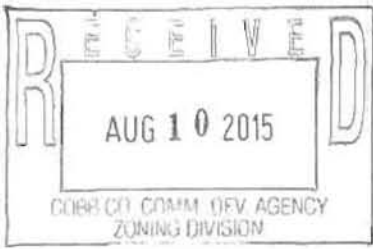
**LAND LOT(S):** 277

**PARCEL(S):** 6

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4





Application No. Z-93

Nov. 2015

# Summary of Intent for Rezoning

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

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

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

- a) Proposed use(s): office
  - b) Proposed building architecture: Stucco
  - c) Proposed hours/days of operation: 8 hrs.
  - 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).

N/A

\_\_\_\_\_  
\_\_\_\_\_

Rezoning Plat

# 2080 Villa Rica Road

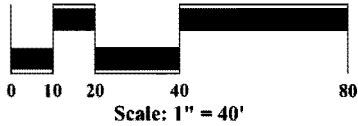
Cobb County, Georgia Land Lot 428, 19th District, 2nd Section

prepared for:  
**Mr. Michael Dillon**

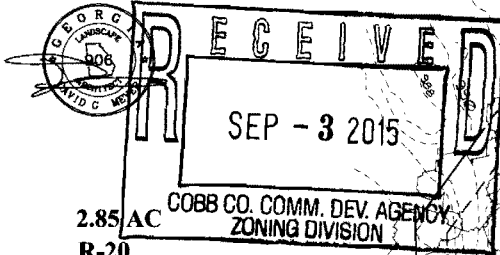
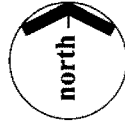
**DGM**  
LAND PLANNING  
CONSULTANTS



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



September 1, 2015



### Site Data

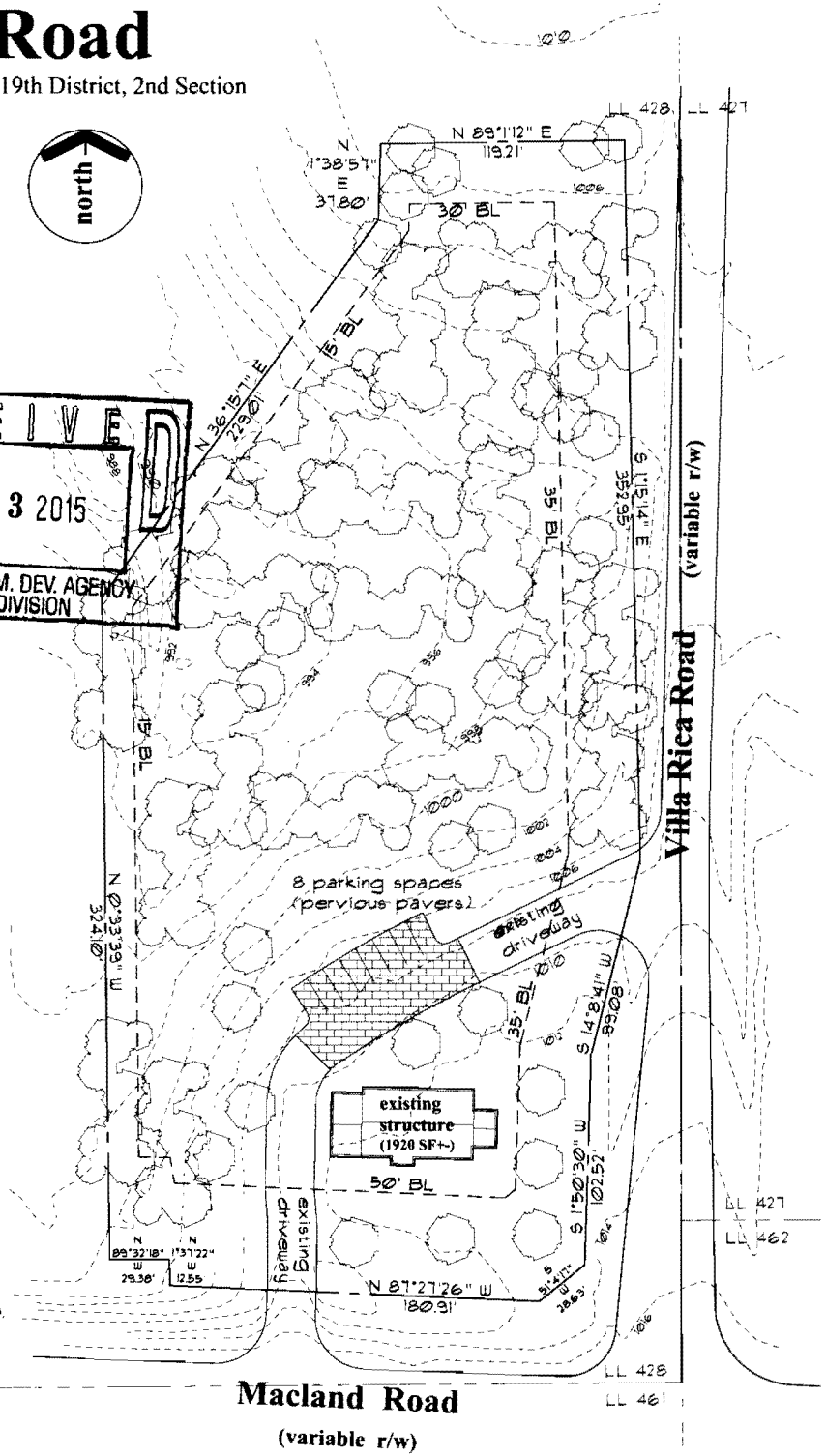
**Total Site Area:** 2.85 AC  
**Existing Zoning:** R-20  
**Proposed Zoning:** LRO  
**Existing Structure:** 1,920 SF  
(residence to be converted to office)

**Proposed Building Setbacks:**

front: 35'  
side: 15'  
rear: 35'

**Parking Requirements:**

**Insurance office (1,920 SF+-)**  
1 space/250 SF = 7.7 spaces required  
8 spaces provided



**Notes:**

- 1. Boundary and topography from Cobb County GIS.
- 2. According to Flood Insurance Rate Map (FIRM) 1306-C00934, no portion of this site contains floodplain.
- 3. No cemeteries are known to exist on site.
- 4. No streams or wetlands are known to exist on site.
- 5. No archeological or architectural landmarks are known to exist on site.
- 6. No utility easements are known to exist on site.

**APPLICANT:** Mike Dillon

**PHONE#:** (770) 846-1046 **EMAIL:** mdillon@dilloninsllc.com

**REPRESENTATIVE:** Garvis L. Sams, Jr.

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

**TITLEHOLDER:** Estate of Carmen T. Cobb

**PROPERTY LOCATION:** Northwest intersection of Macland Road and

Villa Rica Road

(2080 Villa Rica Road)

**ACCESS TO PROPERTY:** Villa Rica Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PETITION NO:** Z-94

**HEARING DATE (PC):** 11-03-15

**HEARING DATE (BOC):** 11-17-15

**PRESENT ZONING:** R-80

**PROPOSED ZONING:** LRO

**PROPOSED USE:** Professional Office

**SIZE OF TRACT:** 2.85 acres

**DISTRICT:** 19

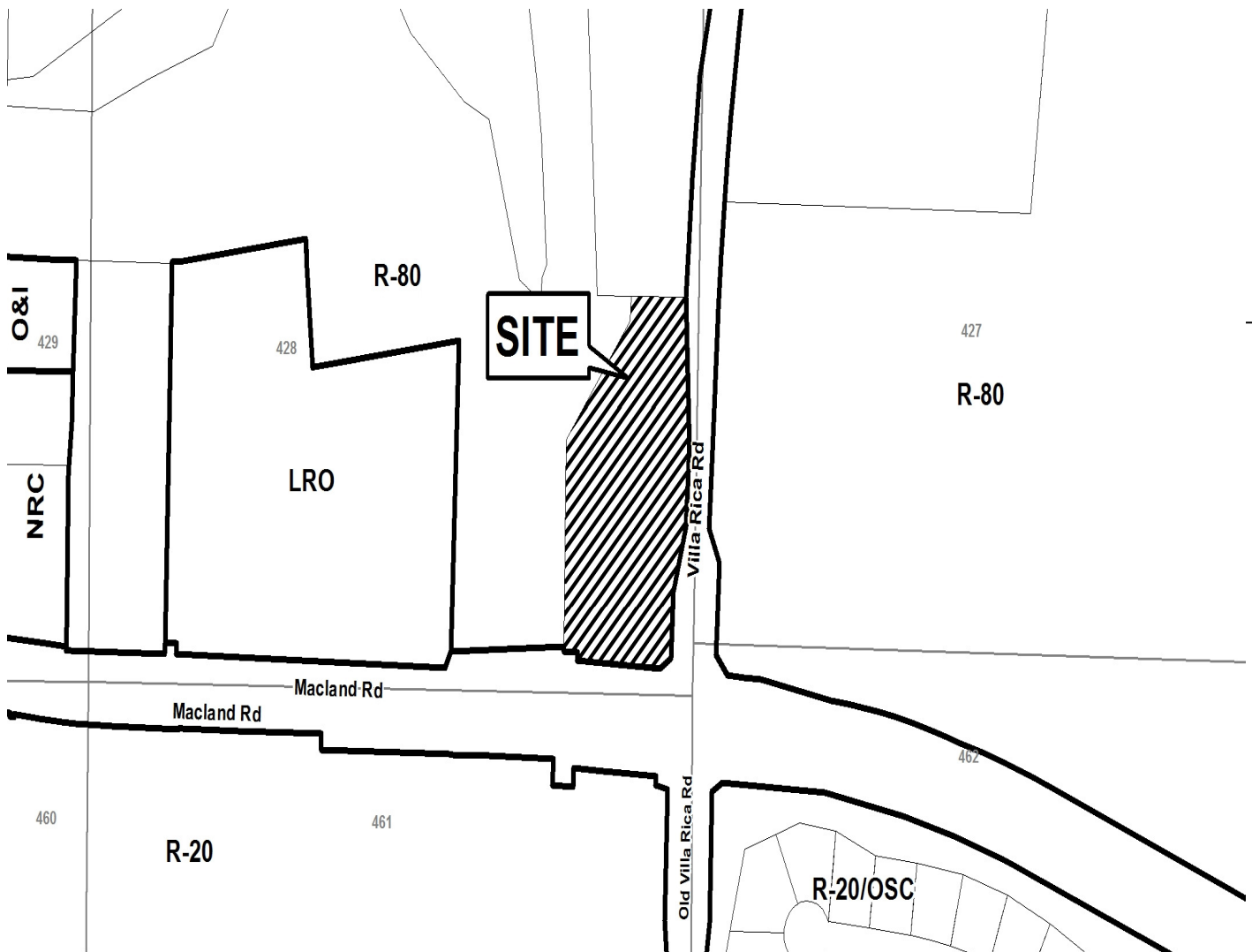
**LAND LOT(S):** 428

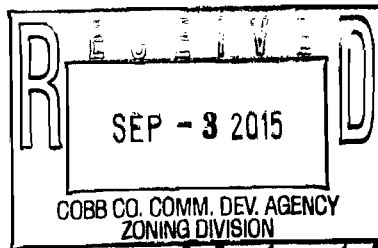
**PARCEL(S):** 2

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 1

**CONTIGUOUS ZONING/DEVELOPMENT**





Application No. Z-94  
PC Hearing: Nov. 3, 2015  
BOC Hearing: Nov. 17, 2015

## Summary of Intent for Rezoning \*

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

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

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

- a) Proposed use(s): Professional Office.
  - b) Proposed building architecture: As-built architecture with some interior rehabbing and retrofitting.
  - c) Proposed hours/days of operation: 8:00 a.m. - 6 p.m., Monday - Friday and 8:00 a.m. - Noon on Saturday, closed on Sunday.
  - d) List all requested variances: None, unless shown on site plan.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

The subject property is situated at a signalized intersection across Villa Rica Road from the approved West Cobb Sports Complex. Also, the property is one parcel east of Mayes-Ward Dobbins Funeral Home which is also zoned LRO.

.....  
**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 for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.