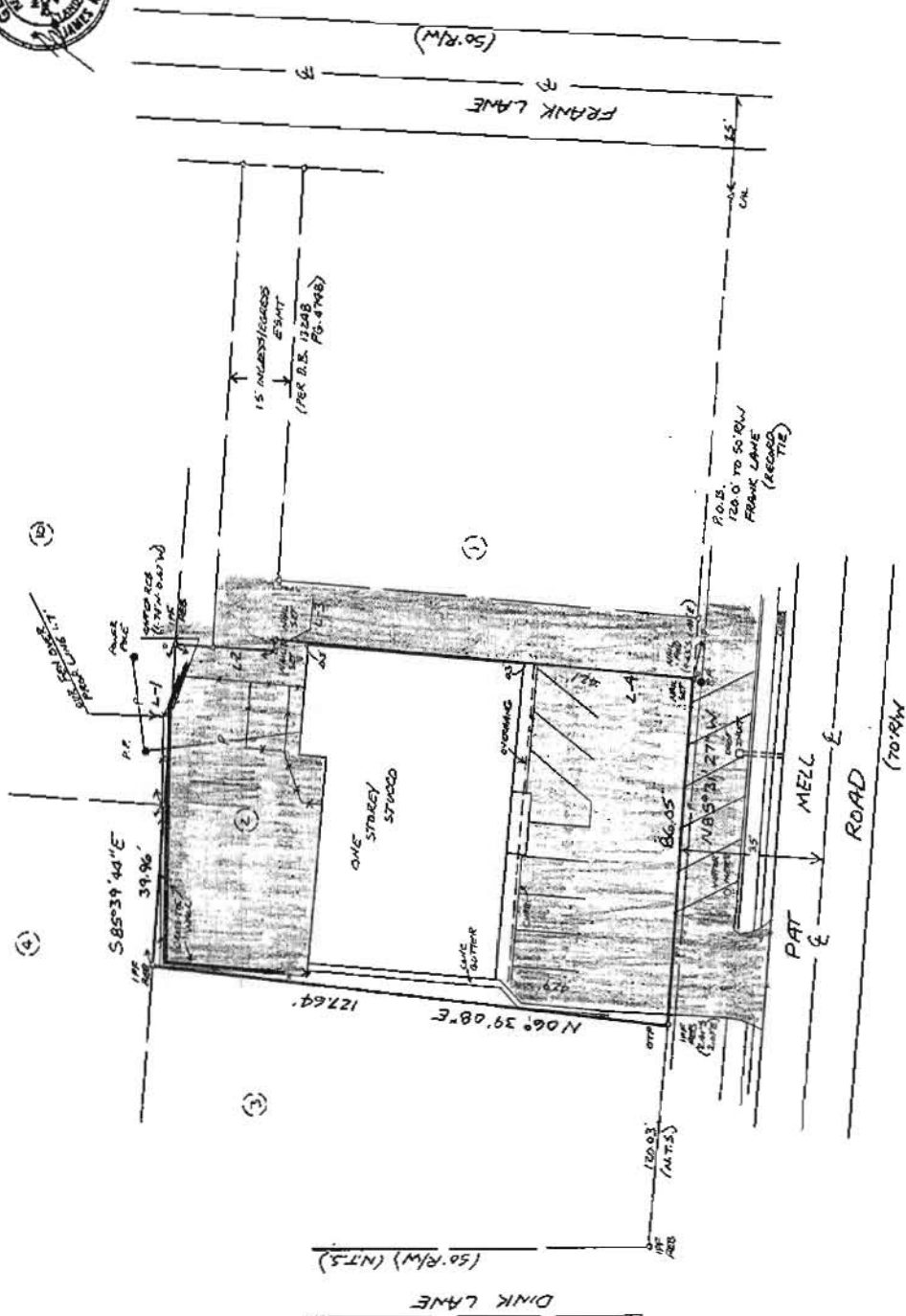


Z-93
(2015)



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 EASEMENT NOT SHOWN.

AREA 0.1461 ACRE
#277 PAT MELL ROAD



DATE: 12/20/2014
LOCATION: OREO
JOB NO. 14788

SURVEY FOR:
RE & GE PROPERTY MANAGEMENT

LOT 2	BLS. R UNIT	REVISION
PT. 1	SPRING VALLEY	
LAND LOT	277	
DISTRICT	1779	SECTION 2.25
COUNTY	COBBS	COUNTY, GEORGIA
PLAT BOOK	14788	PAGE 1555
DATE	12-10-15	SCALE: 1" = 20.0'

DATE: 12/20/2014
LOCATION: OREO
JOB NO. 14788

THE FIELD SURVEYOR HAS CONDUCTED THE SURVEY AND HAS FOUND THE BOUNDARY LINES TO BE CORRECT AND ACCORDING TO THE DEED RECORDS AND THE PLAT RECORDS. THE SURVEYOR HAS FOUND NO MATTERS THAT A FULL TITLE SEARCH MIGHT REVEAL.

FOR MORE INFORMATION, CONTACT THE SURVEYOR AT THE ADDRESS BELOW OR BY PHONE AT THE NUMBER LISTED. THE SURVEYOR'S OFFICE IS OPEN MONDAY THROUGH FRIDAY, 9:00 AM TO 5:00 PM. THE SURVEYOR'S OFFICE IS CLOSED ON SATURDAY, SUNDAY, AND HOLIDAYS.

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

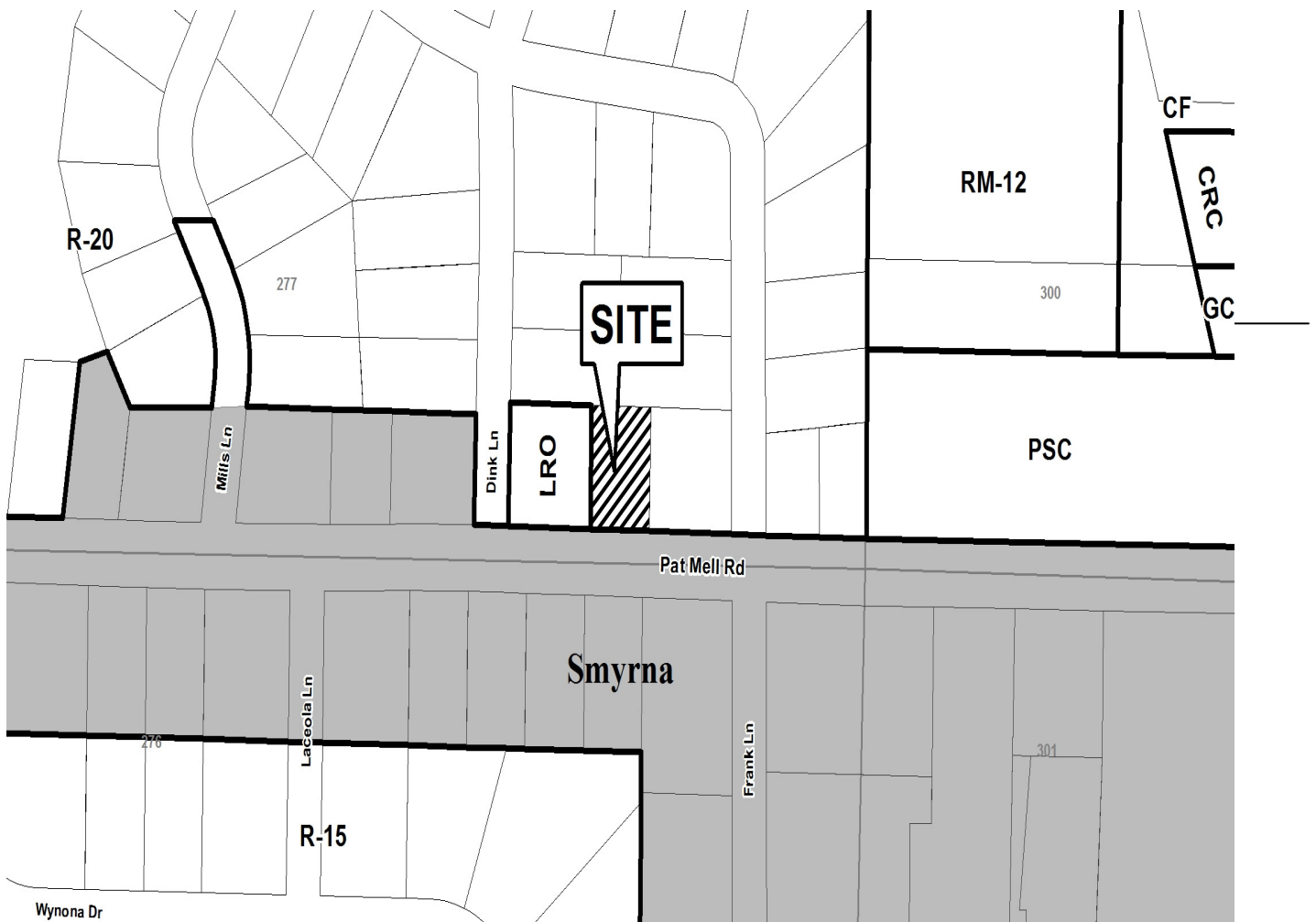
DISTRICT: 17

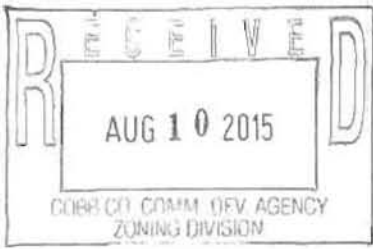
LAND LOT(S): 277

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

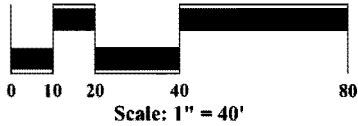
Cobb County, Georgia Land Lot 428, 19th District, 2nd Section

prepared for:
Mr. Michael Dillon

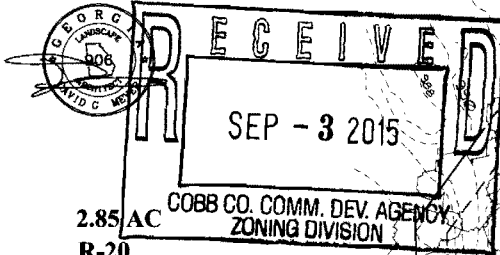
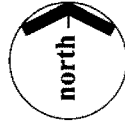
DGM
LAND PLANNING
CONSULTANTS



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



September 1, 2015



Site Data

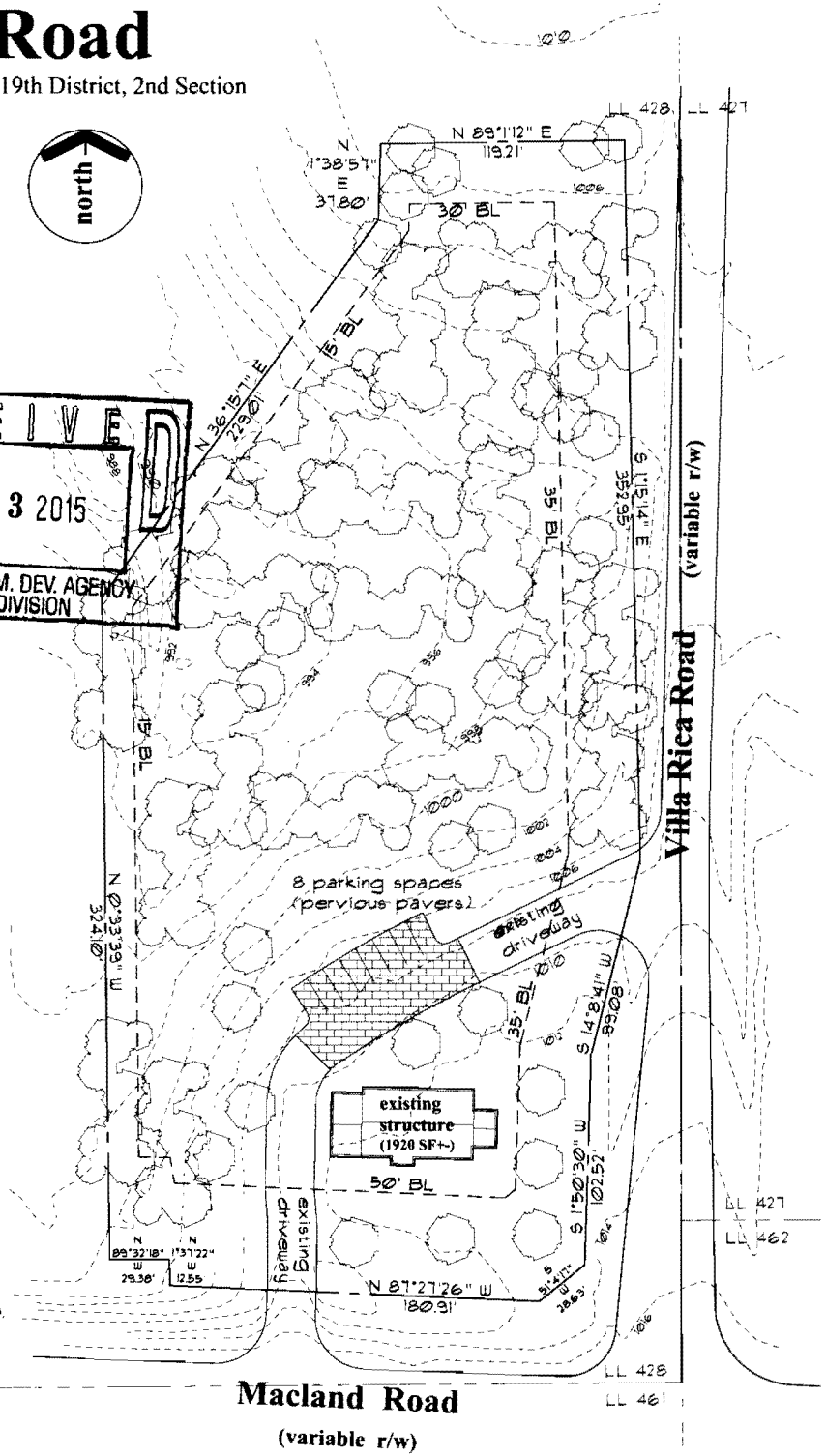
Total Site Area: 2.85 AC
Existing Zoning: R-20
Proposed Zoning: LRO
Existing Structure: 1,920 SF
(residence to be converted to office)

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

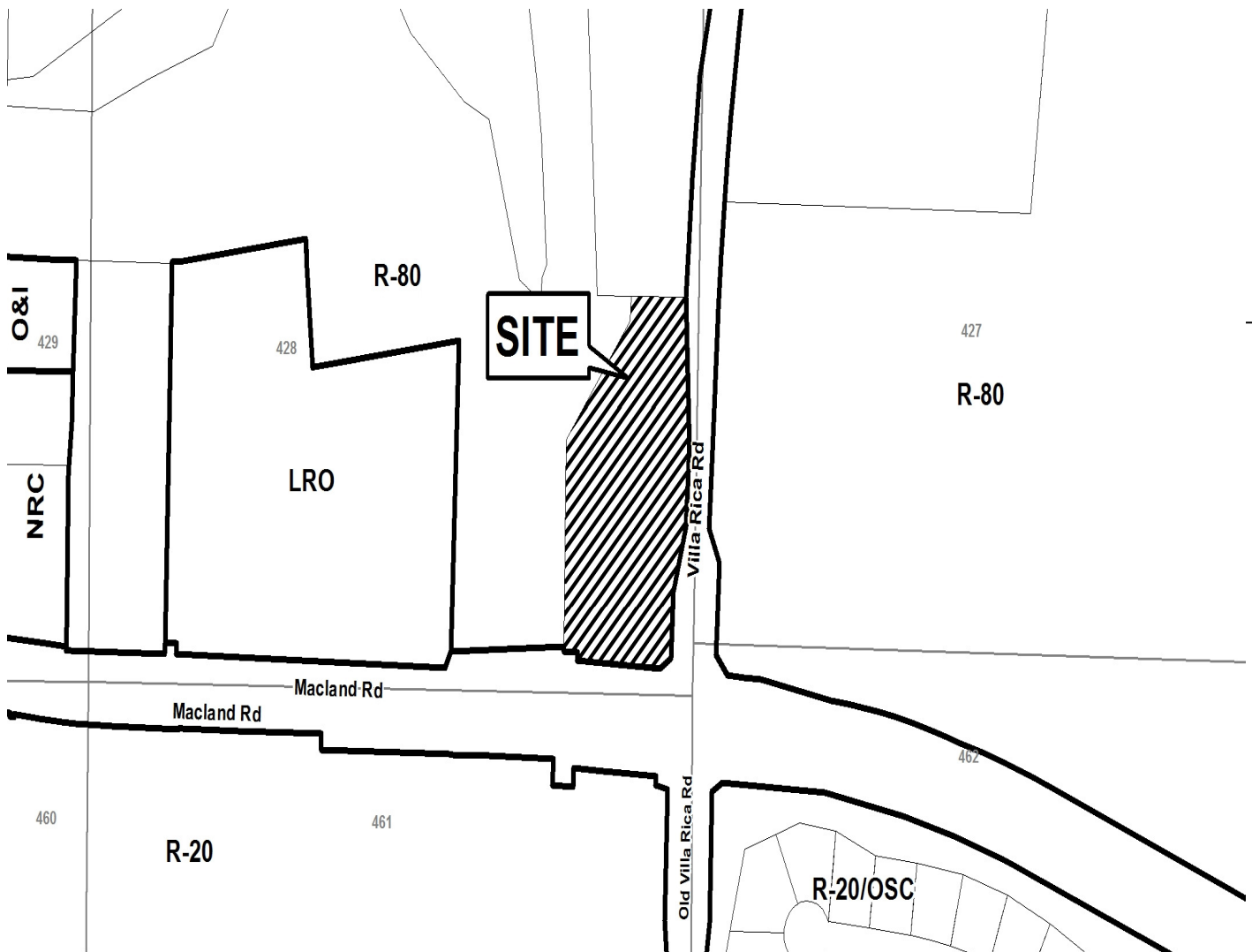
LAND LOT(S): 428

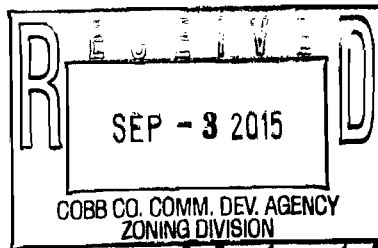
PARCEL(S): 2

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.