

# **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: March 1, 2016**

**Board of Commissioners Hearing Date: March 15, 2016**

**Date Distributed/Mailed Out: January 21, 2016**

**STAFF COMMENTS DUE DATE: February 5, 2016**



***Cobb County... Expect the Best!***



NOTES:

- 1) THIS IS A CONCEPTUAL SITE PLAN. THE BUILDING FOOTPRINT MAY ADJUST IN COMPLIANCE WITH ZONING REGULATIONS. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.
- 2)

SITE DATA: CUMBERLAND BLVD

BUILDING DATA

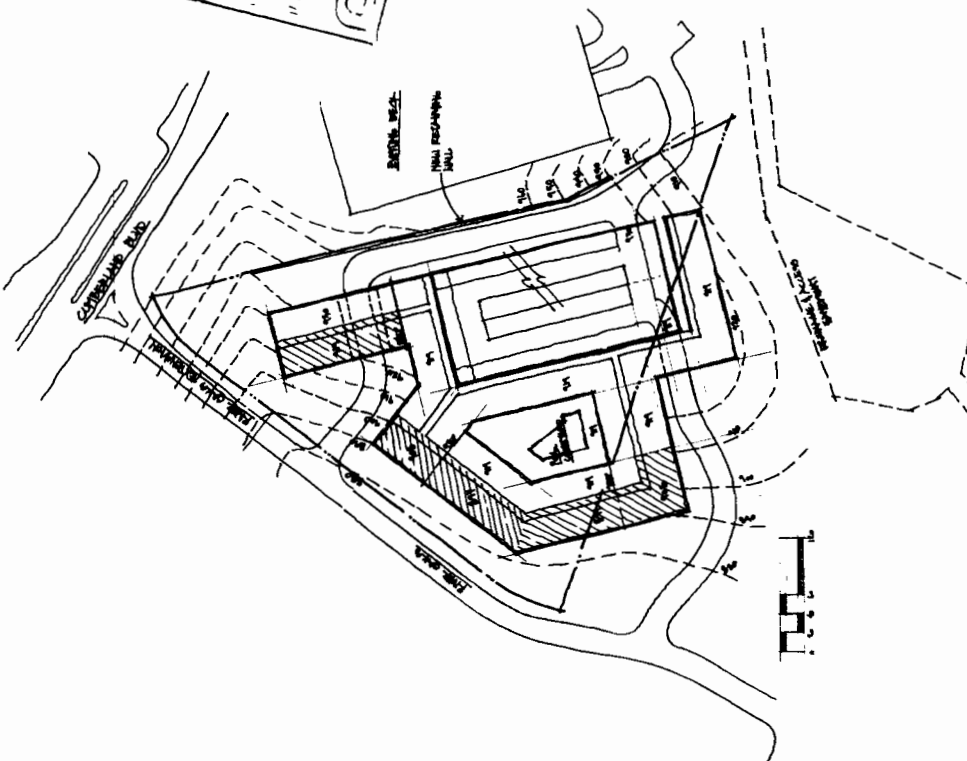
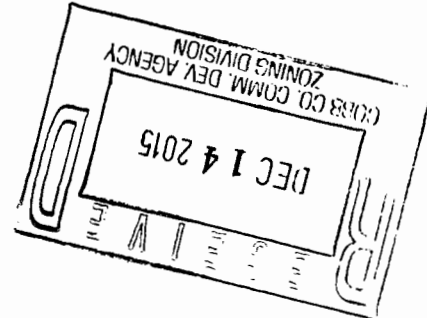
- 6 STORY BUILDING
- 6 STORY PARKING DECK

RESIDENTIAL DATA

- 7,500 RETAIL/OFFICE SF
- 220,125 TOTAL NET RENTABLE SF

UNIT DATA

- MIN SF 700 RANGING UP TO 1400 SF
- PARKING DATA
- PARKING SPACES REQUIRED MINIMUM:
- RESIDENTIAL: 259 UNITS x 1.75 PER UNIT = 453 MIN.
- PARKING SPACES PROVIDED: 510 SPACES PROVIDED IN 6 LEVEL DECK



**APPLICANT:** Pope & Land Enterprises, Inc.

**PHONE#:** 770-980-0808 **EMAIL:** lkelly@popeandland.com

**REPRESENTATIVE:** John H. Moore

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

**TITLEHOLDER:** John M. Struhar, Jr.

**PROPERTY LOCATION:** Easterly side of River Oaks Drive, north  
of Stillhouse Lane

**ACCESS TO PROPERTY:** River Oaks Drive

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

**PETITION NO:** Z-18

**HEARING DATE (PC):** 03-01-16

**HEARING DATE (BOC):** 03-15-16

**PRESENT ZONING:** RM-8

**PROPOSED ZONING:** RRC

**PROPOSED USE:** Mixed-Use  
Development

**SIZE OF TRACT:** 3.183 acres

**DISTRICT:** 17

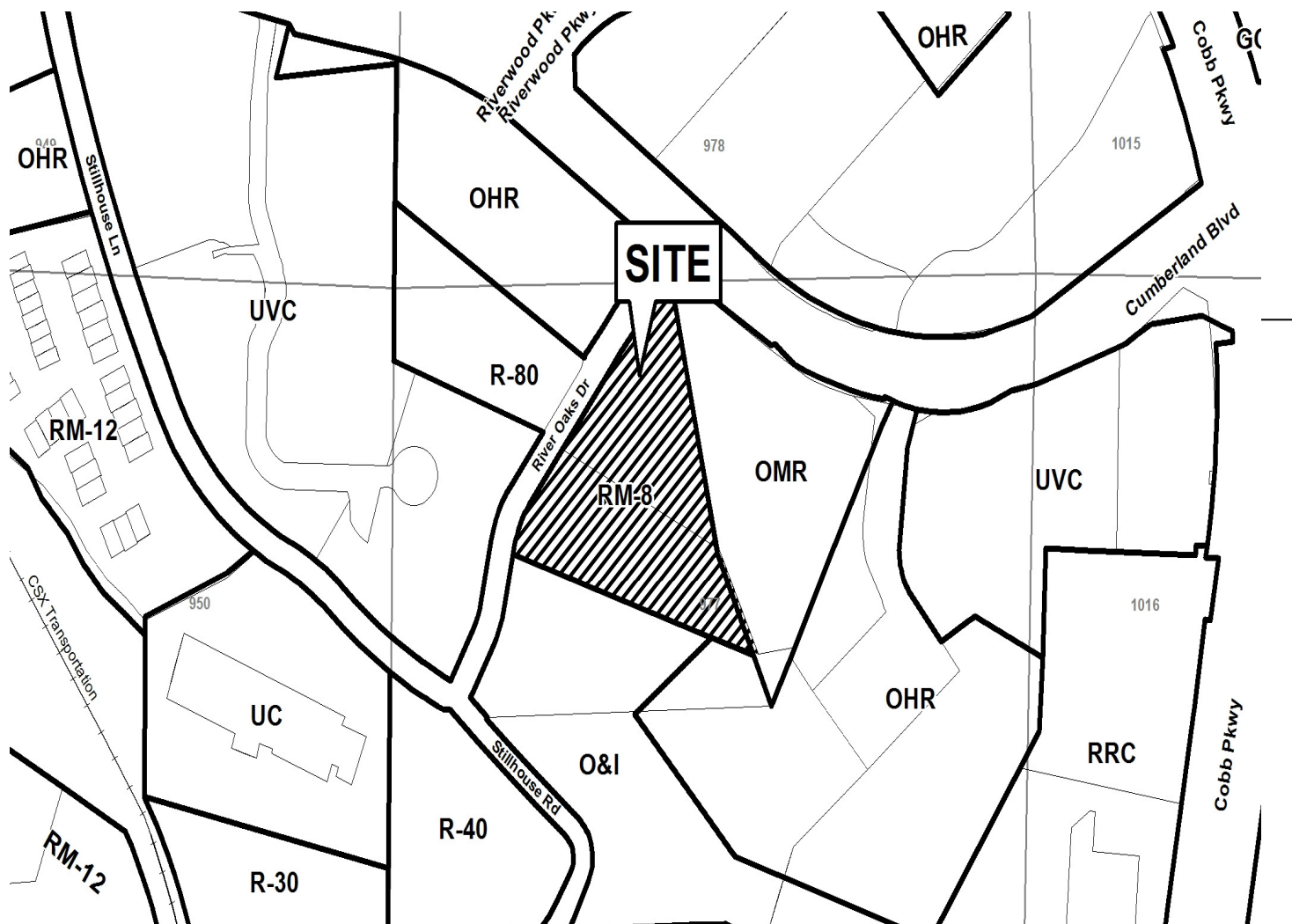
**LAND LOT(S):** 977

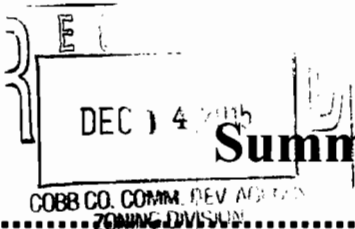
**PARCEL(S):** 9

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

**COMMISSION DISTRICT:** 2

**CONTIGUOUS ZONING/DEVELOPMENT**





Application No. z- 10 (2016)

Hearing Dates: 03/01/2016  
03/15/2016

## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): 700 square feet, upwards to 1,400 square feet  
b) Proposed building architecture: Brick, Masonry, and Hardi-Plank type siding  
c) Proposed selling prices(s): Not Applicable  
d) List all requested variances: Parking reduction from 453 spaces to 425 spaces  
for 259 units and 7,500 square feet of retail/office/amenities.  
\_\_\_\_\_  
\_\_\_\_\_

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

- a) Proposed use(s): 7,500 square feet of office/retail/amenities  
\_\_\_\_\_  
b) Proposed building architecture: Brick, Masonry, and Hardi-Plank type siding  
\_\_\_\_\_  
c) Proposed hours/days of operation: Not Applicable  
\_\_\_\_\_  
d) List all requested variances: Parking reduction from 453 spaces to 425 spaces  
for 259 units and 7,500 square feet of retail/office/amenities.  
\_\_\_\_\_  
\_\_\_\_\_

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

**\*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.**

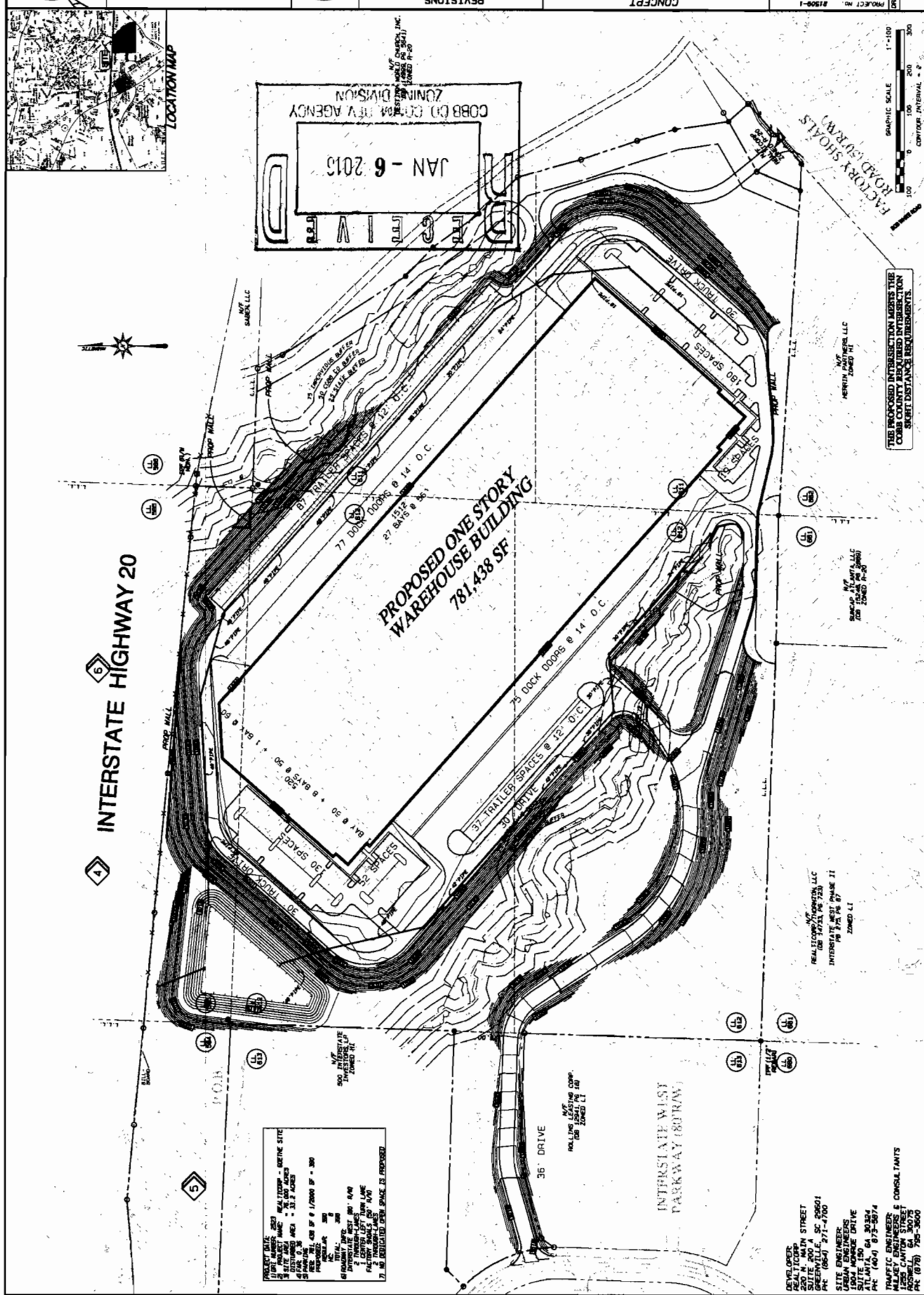
PROJECT NO.	#1508-1
LAND LOT(S)	505, 506, 610, 611, 612
DISTRICT	18th SW SECT
COUNTY	COOK
SCALE	1"=100'
DATE	10/06/14

**CONCEPT  
GRADING & DRAINAGE  
REALTY CORP.  
GOETHE TRACT**

Z-19  
(2016)



Urban Engineers, Inc.  
1904 MONROE DRIVE, N.E., SUITE 100  
ATLANTA, GEORGIA 30324  
PHONE(404) 873-5874 / FAX(404) 873-5877



**APPLICANT:** Realti Corp

**PHONE#:**            **EMAIL:**           

**REPRESENTATIVE:** Daniel Wintermeyer

**PHONE#:** 404-873-5874 **EMAIL:** dwintermeyer@urbanengineers.net

**TITLEHOLDER:** John M. Stephens, executor of the estate of John W.

Stephens, Jr. A/K/A John Stephens and Jane L. Wootton

**PROPERTY LOCATION:** Northwest side of Factory Shoals Road,  
north of White Road

**ACCESS TO PROPERTY:** Factory Shoals Road

**PHYSICAL CHARACTERISTICS TO SITE:** Wooded Undeveloped

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-19

**HEARING DATE (PC):** 03-01-16

**HEARING DATE (BOC):** 03-15-16

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** LI

**PROPOSED USE:** Industrial use

**SIZE OF TRACT:** 0.403 acre

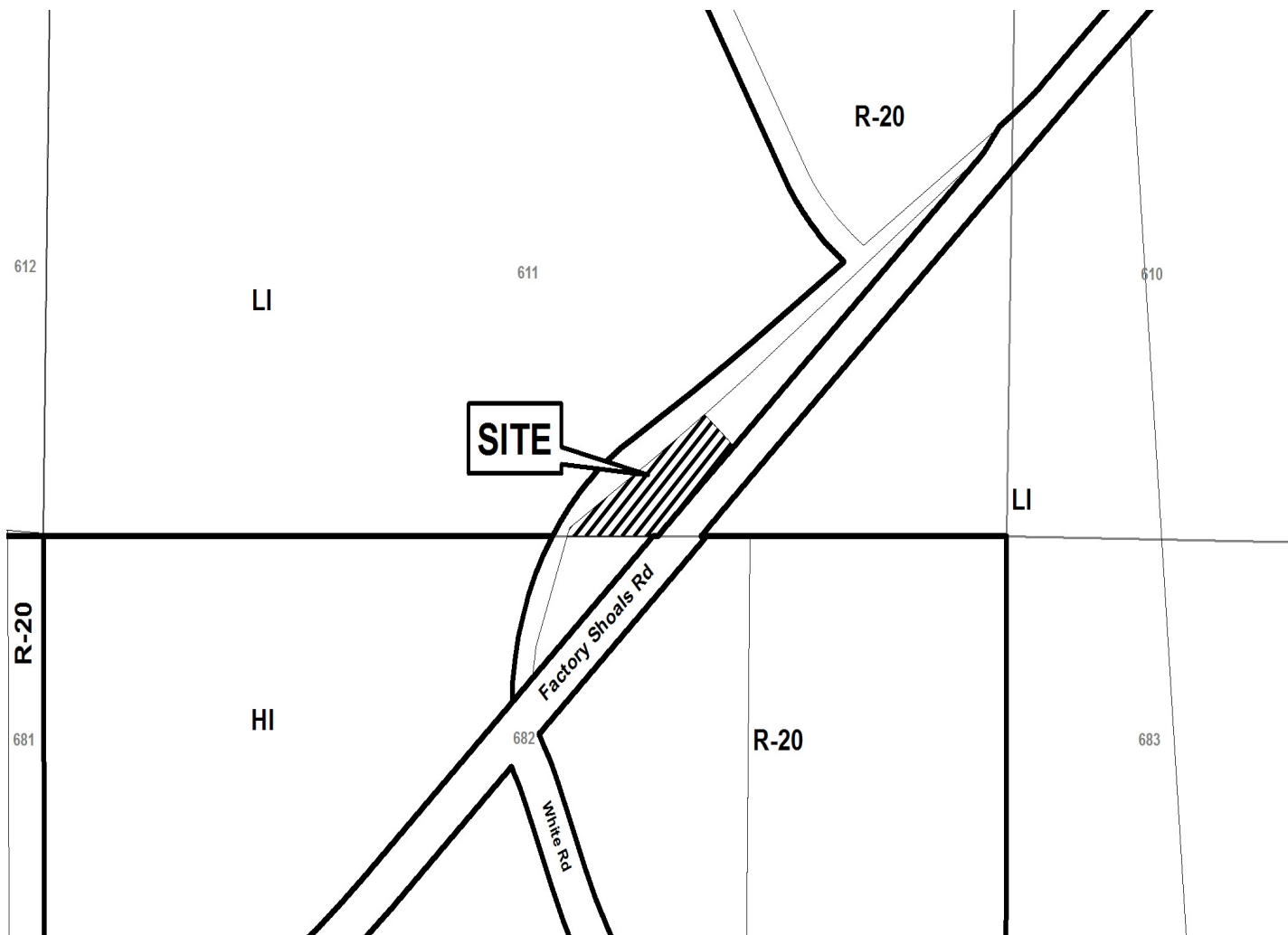
**DISTRICT:** 18

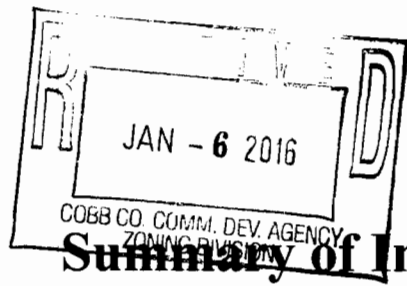
**LAND LOT(S):** 611

**PARCEL(S):** 5

**TAXES: PAID** X **DUE**           

**COMMISSION DISTRICT:** 4





Application No. Z-19

March  
2016

## 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): WAREHOUSE DISTRIBUTION
- b) Proposed building architecture: CONCRETE TILT
- c) Proposed hours/days of operation: 7 DAYS / WK 7AM to  
7PM BUT NOT CONFIRMED
- d) List all requested variances: NONE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

MASTER PLAN INCLUDED  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**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  
\_\_\_\_\_  
\_\_\_\_\_

**GENERAL NOTES:**

1. ~~PROPERTY~~ ZONED GC
2. ~~PROPOSED~~ ZONING LI
3. REQUIRED SETBACKS:

**FRONT - 75'**

**SIDE - 25' (ROADSIDE PL)**

**20' (NON ROADSIDE PL)**

**REAR - 30'**

4. PROPOSED VARIANCES TO  
REDUCE NON ROADSIDE SIDE TO 5' AS SHOWN.  
REDUCE REAR TO 5' AS SHOWN.
5. PROPOSED VARIANCE TO ALLOW  
COVERAGE TO REMAIN AT 98%.
6. PROPOSED VARIANCE TO REDUCE 10' SANITARY  
SEWER SETBACK TO ZERO FEET ON THE BUILDING  
SIDE OF THE SEWER LINE.
7. PROPOSED DISTURBANCE TO BE  
LESS THAN 5000 S.F. NO DETENTION  
REQUIRED.
8. EXISTING DRIVES TO REMAIN.

**SITE ADDRESS:**

1800 ATLANTA ROAD SE  
SMYRNA, GA. 30082  
TAX ID # 17042300270  
DB 15256 PG 3036

**LEGEND**  
**APPBOX - APT**

BVC - BACK OF CURB  
CONC. - CONCRETE  
CL - CENTERLINE OF ROW

CP - CONCRETE PAD  
DS - DILATAGE LAJEMENT

DI - DEAD END  
DI - DROP INLET  
DWCB - DOUBLE WITING CATHODE

PH - FIRE HYDRANT  
LOC - LOCATION  
LL - LAND LOT

LL - LAND LOT LINE  
LP - LIGHT POLE  
LW - LIGHT WIRE

WIN - BLAZING  
N/7 - NOW OR FORMERLY  
OT77 - OPEN TOP PIN POUN

PB - PLATBOOK  
 PL - PROPERTY LINE  
 PP - POWER POLE

PO - PAGE  
RUFF - RUFFLE IRON PIN POL  
RUFF - RUFFLE IRON PIN POL

LIFE - ROSSIGNOL TRIMON PIA BK.  
 L/W - RIGHT OF WAY  
 SEE - SANITARY SEWER LANE

TEL - SANITARY SEWER LINE  
 BB - SANITARY GROWER  
 SW - SIDEWALK

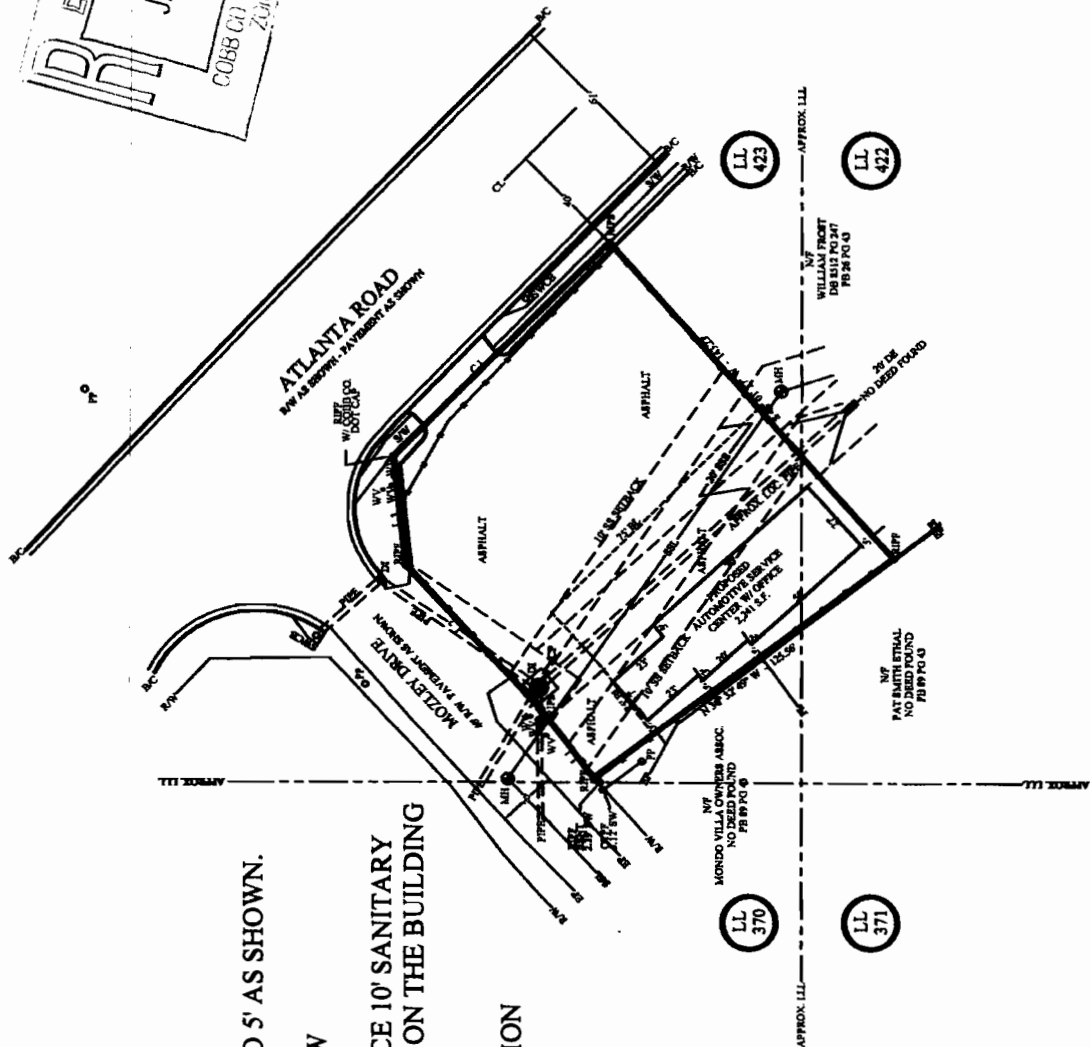
SWITCH - SINGLE WIND CATCHER  
W/M - WATER METER  
BOV - WATER VALVE

CONFIDENTIAL

1

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Z

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RECEIVED  
JAN - 7 2016  
CORRECTIONAL INSTITUTION  
Zolotarevskaya

[illegible]

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

**GRAPHIC SCALE IN FEET**

**PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.**  
PLANNING • ENGINEERING • LAND SURVEYING  
1982 AUSTELL-POWDER SPRINGS ROAD • POWDER SPRINGS, GEORGIA 30127  
PA. (770) 413-2376  
EMAIL: paul.lee@pcom.com

LAND LOT 422 & 423 - 17TH DISTRICT - 2ND SECTION  
COBB COUNTY, GEORGIA  
DATE: 01-4-16 SCALE: 1"= 30'

REZONING PLAN FOR  
N & S AUTOMOBILE SERVICES, LLC

## REZONING PLAN FOR

N &amp; S

# CONTENTS

1000



**APPLICANT:** N & S Automobile Services, LLC

**PHONE#:** 770-906-2799 **EMAIL:** globalcarconnectionllc@gmail.com

**REPRESENTATIVE:** Garvis L. Sams

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

**TITLEHOLDER:** Lombardo Management INC.

**PROPERTY LOCATION:** Located at the southwest intersection of  
Atlanta Road and Mozley Drive  
(1800 Atlanta Road).

**ACCESS TO PROPERTY:** Mozley Drive

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

#### CONTIGUOUS ZONING/DEVELOPMENT

**PETITION NO:** Z-20

**HEARING DATE (PC):** 03-01-16

**HEARING DATE (BOC):** 03-15-16

**PRESENT ZONING:** GC

**PROPOSED ZONING:** LI

**PROPOSED USE:** Light Automotive Repair

**SIZE OF TRACT:** 0.374 acres

**DISTRICT:** 17

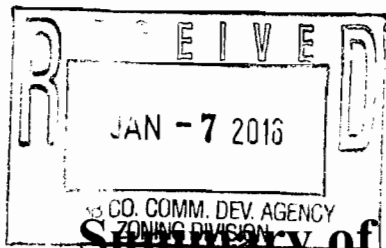
**LAND LOT(S):** 422,423

**PARCEL(S):** 27

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

**COMMISSION DISTRICT:** 4





Application No. Z-20

PC: 3-1-2016

BOC: 3-15-2016

## 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): Minor Automotive Repair.
- b) Proposed building architecture: To be submitted under separate cover.
- c) Proposed hours/days of operation: Monday - Saturday, from 7:00 a.m. until 6:00 p.m.
- d) List all requested variances: 1) Waiver of the required lot size under the LI Zoning District;  
2) Reduce the side (southwestern) setback to 5 feet; 3) Reduce rear setback to 5 feet; 4) Allow impervious  
surface amount of 98% (existing); 5) Reduce the setback adjacent to sanitary sewer easement to 0 feet.
- \_\_\_\_\_

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

The subject property is within an area on Cobb County's Future Land Use Map which is designated for  
Industrial Compatible ("IC") utilization and is directly contiguous to other properties in that same category  
or properties designated as Community Activity Center ("CAC").

.....  
**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

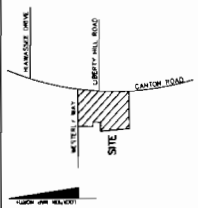
\* Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.

**RaceTrac**  
RACETRAC PETROLEUM, INC.  
25 CUMBERLAND BOULEVARD  
SUITE 100 ATLANTA, GA 30309  
(770) 437-7800

DRIVEWAY EXHIBIT	RACETRAC STORE #328	2347 CANTON ROAD TL 660, 16TH DISTRICT, 2ND SECTION COBB COUNTY, GEORGIA	1-90	DATE 11/03/2015	RD 6073
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## EX1.0

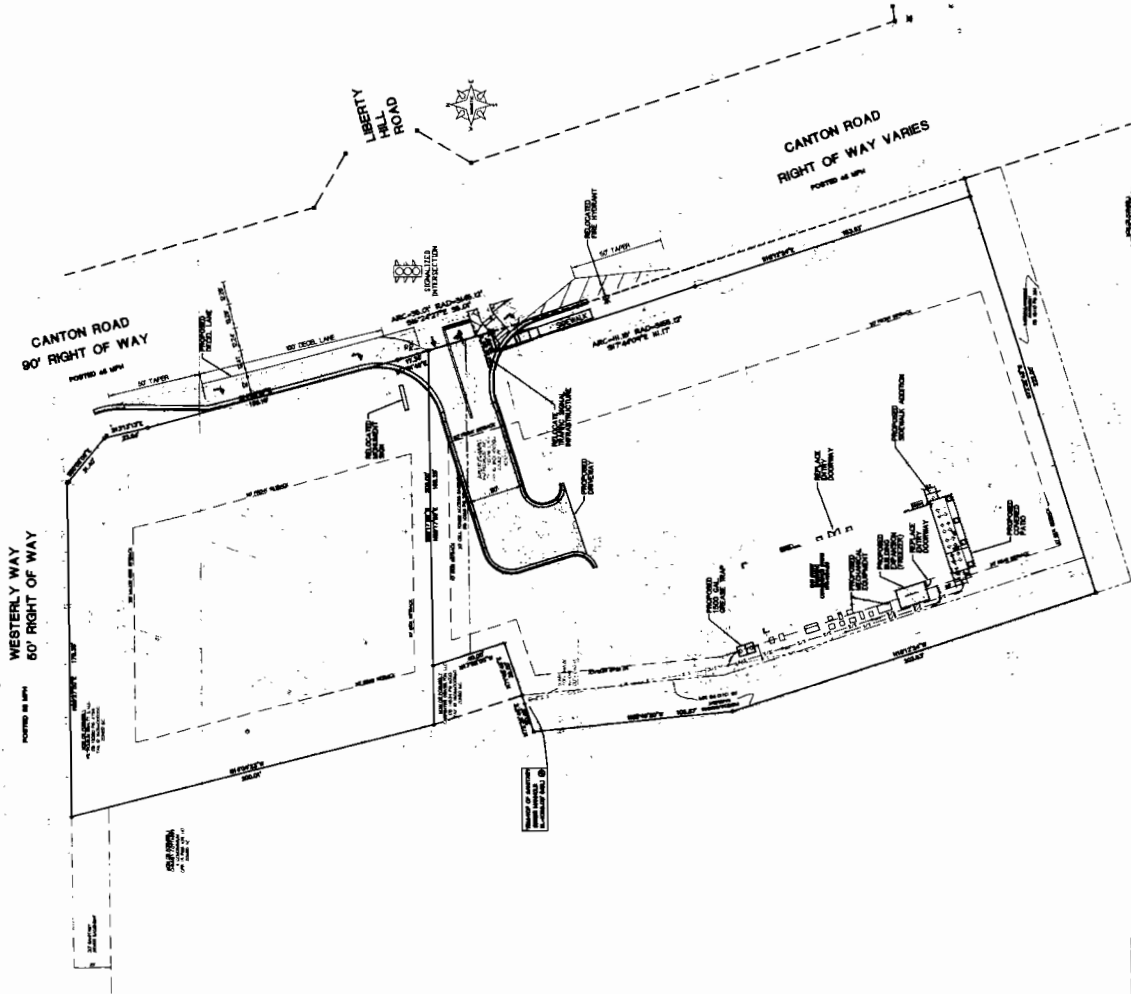
VICINITY MAP N.T.S.



## LEGEND

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COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



**811**  
Call before you dig  
Call before you dig

**APPLICANT:** RaceTrac Petroleum, Inc.

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

**REPRESENTATIVE:** Parks F. Huff

**PHONE#:** 770-422-7016 **EMAIL:** phuff@slh-law.com

**TITLEHOLDER:** Pepperwood, INC.

**PROPERTY LOCATION:** Southwest intersection of Canton Road and  
Westerly Way.

**ACCESS TO PROPERTY:** Canton Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-21

**HEARING DATE (PC):** 03-01-16

**HEARING DATE (BOC):** 03-15-16

**PRESENT ZONING** GC

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Convenience store  
with fuel sales

**SIZE OF TRACT:** 2.49 acres

**DISTRICT:** 16

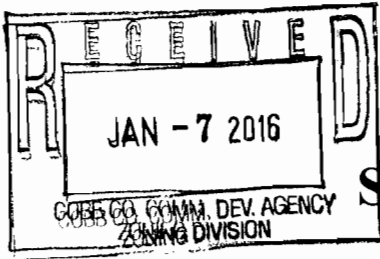
**LAND LOT(S):** 660

**PARCEL(S):** 25, 30

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

**COMMISSION DISTRICT:** 3





Application No. Z-21

PC: Mar. 1, 2016  
BOC: Mar. 15, 2016

## 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): Convenience market with fuel sales
- b) Proposed building architecture: Brick commercial building.
- c) Proposed hours/days of operation: 24 hours per day/7 days per week
- d) List all requested variances: None identified at this time.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

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.....  
**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.

\_\_\_\_\_

\_\_\_\_\_

\* The 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.

GRAPHIC SCALE

100 FEET

1 INCH = 40 FT


**WINDYCLIMAX**  
*Love Climax*

**CONSTRUCTION**  
JH CHAPMAN COMMUNITIES  
2625 GREENLAND PKWY  
SUITE 100  
ATLANTA GA 30339  
PHONE (770) 434-3602

JA-1008 CONTACT 1  
JH CHAPMAN (770) 434-3602

**POINT OF CONTACTS/ADDRESSES**  
MARTY & DEBORAH PARKERS, IN  
1100 BELLO PINEY ROAD  
MARLBETTA GA 30047  
PHONE (404) 324-4972  
FAX (770) 644-4870  
E-MAIL: TTP@CENET.COM FOR COMMERCIAL

GRAPHIC SCALE

[illegible]

1. ALL STORMWATER MANAGEMENT REVENUE WILL BE PROVIDED DURING
2. THE LAND DISTURBANCE PERIOD APPROVAL PROCESS.
3. NO NEW DEVELOPMENTS SHALL BE ALLOWED TO OCCUR UNTIL THE
4. PROPOSED ROADWAYS ARE ALL PRIVATE PROPOSED 24' BUILT UP OF
5. CURB TO BACK OF CURB.
6. THIS INCLUDES THE INCLUDING PROPERTY OWNERS TO PAY FOR THIS
7. SITE AT THIS INCLUDING PROPERTY OWNERS TO PAY FOR THIS
8. HERE ARE NO METADANS KNOWN TO EXIST ON THIS SITE
9. THERE ARE NO ARCHITECTURAL OR ARCHAEOLOGICAL LANDMARKS
10. AN ADDITIONAL 10' OF R/W SHALL BE REQUIRED ALONG ENTIRE
11. COOPER LAKE ROAD FRONTAGE
12. COOPER COUNTY STANDARDS
13. ALL PRIVATE STREETS SHALL BE CONVEYED TO HOMEOWNERS
14. ASSOCIATION FOR MAINTENANCE ALL ANNUAL HOA MEMBERS SHALL
15. EXISTING SANITARY SOWER LINE TO BE RELOCATED INTERIOR TO
16. SUBDIVISION

An aerial photograph showing a landscape with a road and a site. The word 'SITE' is printed vertically on a building or structure. The word 'ROAD' is printed horizontally on a road. There are various other structures and vegetation visible.

FEMA FLOOD MAP

PAUL J. BROWNE, INSURERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) AND IT IS OUR OPINION THAT THE REFERENCED PROPERTY IS LOCATED IN ZONE(S) \_\_\_\_\_ NONE \_\_\_\_\_ AS PER \_\_\_\_\_ CUMULATIVE HIGH COMMUNITY PANEL NO. 8047X022605

[illegible]

### VICINITY MAP

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COISS (AL) CHIEF OF POLICE  
ZURICH POLICE

COOPER LAKE DRIVE

COOPER LAKE DRIVE  
PUBLIC VARIABLE RING

SOUTH ATLANTA ROAD  
PUBLIC VARIABLE R/W  
PROJECT NO 4218

**APPLICANT:** Jim Chapman Communities, Inc.

**PHONE#:** 770-560-9167 **EMAIL:** jim@jimchapmancommunities.com

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

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

**TITLEHOLDER:** John J. Johnson and Virginia Johnson

**PROPERTY LOCATION:** North side of Cooper Lake Drive, west of Atlanta Road

**ACCESS TO PROPERTY:** Cooper Lake Drive

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

#### CONTIGUOUS ZONING/DEVELOPMENT

**PETITION NO:** Z-22

**HEARING DATE (PC):** 03-01-16

**HEARING DATE (BOC):** 03-15-16

**PRESENT ZONING:** RA-5, R-20

**PROPOSED ZONING:** RA-5

**PROPOSED USE:** Single Family Residential

**SIZE OF TRACT:** 4.63 acres

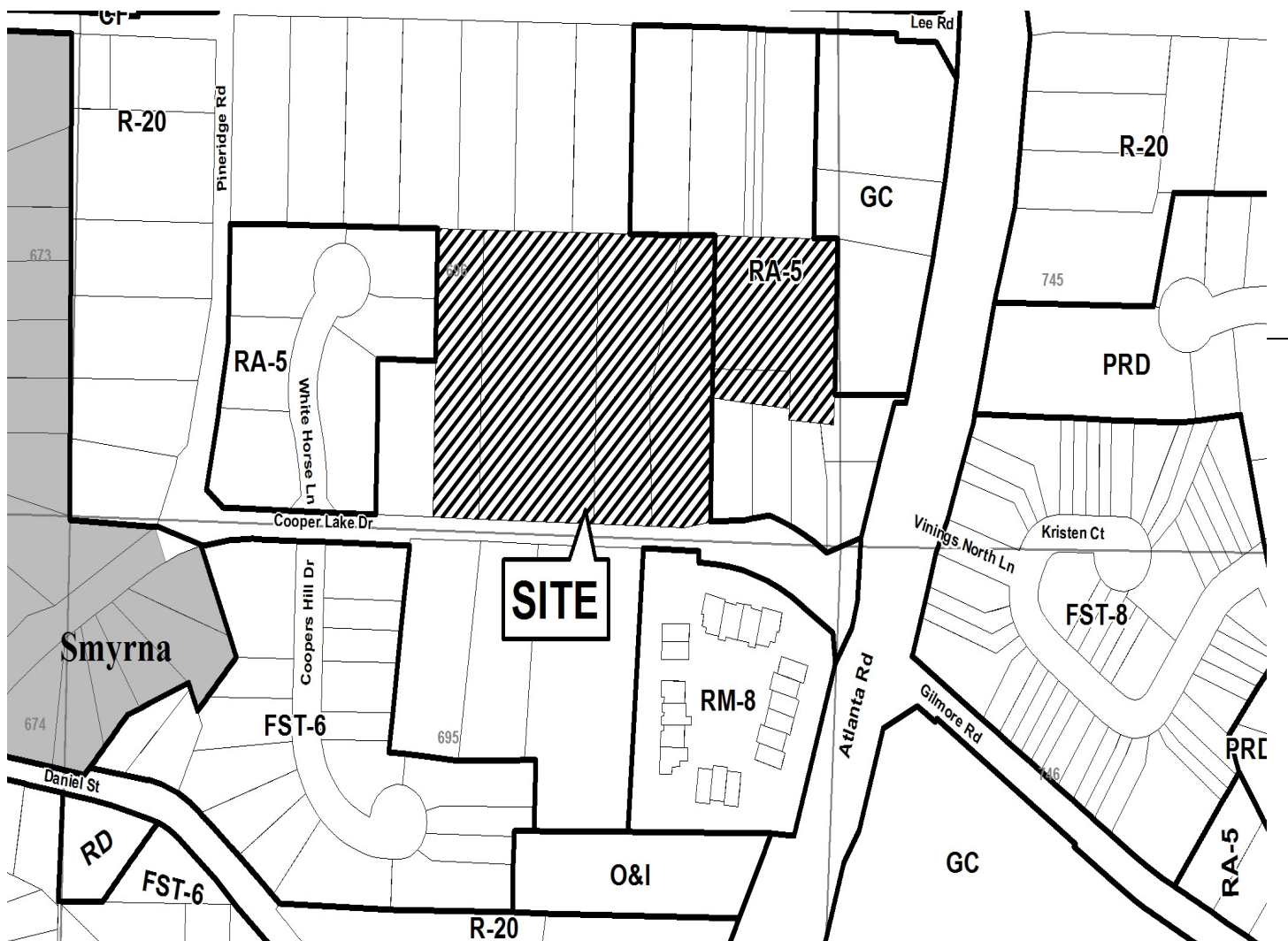
**DISTRICT:** 17

**LAND LOT(S):** 696

**PARCEL(S):** 23, 24, 26, 27, 112

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

**COMMISSION DISTRICT:** 2



## Summary of Intent for Rezoning \*

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

- a) **Proposed unit square-footage(s):** Ranging from 3,000 sq. ft. to 4,000 sq. ft. and higher  
 b) **Proposed building architecture:** Traditional (see attached photographs & renderings/elevations)  
 c) **Proposed selling prices(s):** \$700,000 and above  
 d) **List all requested variances:** None at this time
- \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

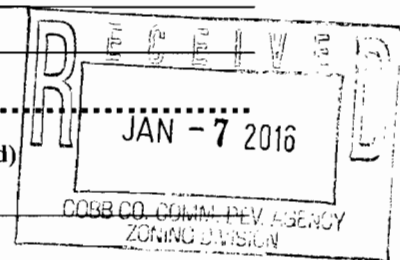
.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

- 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)**

The subject property is situated on Cobb County's Future Land Use Map in areas that are denominated both as Medium Density Residential ("MDR") and Low Density Residential ("LDR"). A previous application for rezoning concerning essentially the same property (No. Z-32[2014]) was recommended for APPROVAL, with staff noting that adjacent and nearby properties are zoned RA-5, FST-6, RM-8, R-20, O&I and GC.

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

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). Not Applicable

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

\* 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.



Parcel 2001200200  
329,988.42 Sq. Feet  
7.58 Acres  
Zoned R-30

Parcel 2001200260  
14,893.65 Sq. Feet  
0.34 Acres  
Zoned R-30

[illegible]

**PAULDING CONSTRUCTION SOLUTIONS**

**PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.**  
**PLANNING • ENGINEERING • LAND SURVEYING**  
 1982 AUSTELL-POWDER SPRINGS ROAD • POWDER SPRINGS, GEORGIA 30127  
 PH. (770) 435-2376  
 EMAIL: paul.lee@plcea.com

GRAPHIC SCALE IN FEET

**SITE ADDRESS:**  
NO ADDRESS  
ACWORTH, GA. 30101  
TAX ID # 20012000200  
NO DIED REFERENCE FOUND

**APPLICANT:** Paulding Construction Solutions

**PHONE#:** 678-202-5957 **EMAIL:** mike@pauldingconstruction.com

**REPRESENTATIVE:** Garvis L. Sams

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

**TITLEHOLDER:** John W. Lewis, Sr

**PROPERTY LOCATION:** West side of Mars Hill Road, south of

Mars Hill Church Road

**ACCESS TO PROPERTY:** Mars Hill Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-23

**HEARING DATE (PC):** 03-01-16

**HEARING DATE (BOC):** 03-15-16

**PRESENT ZONING:** R-30

**PROPOSED ZONING:** RSL

**PROPOSED USE:** Senior Residential

Development

**SIZE OF TRACT:** 7.92 acres

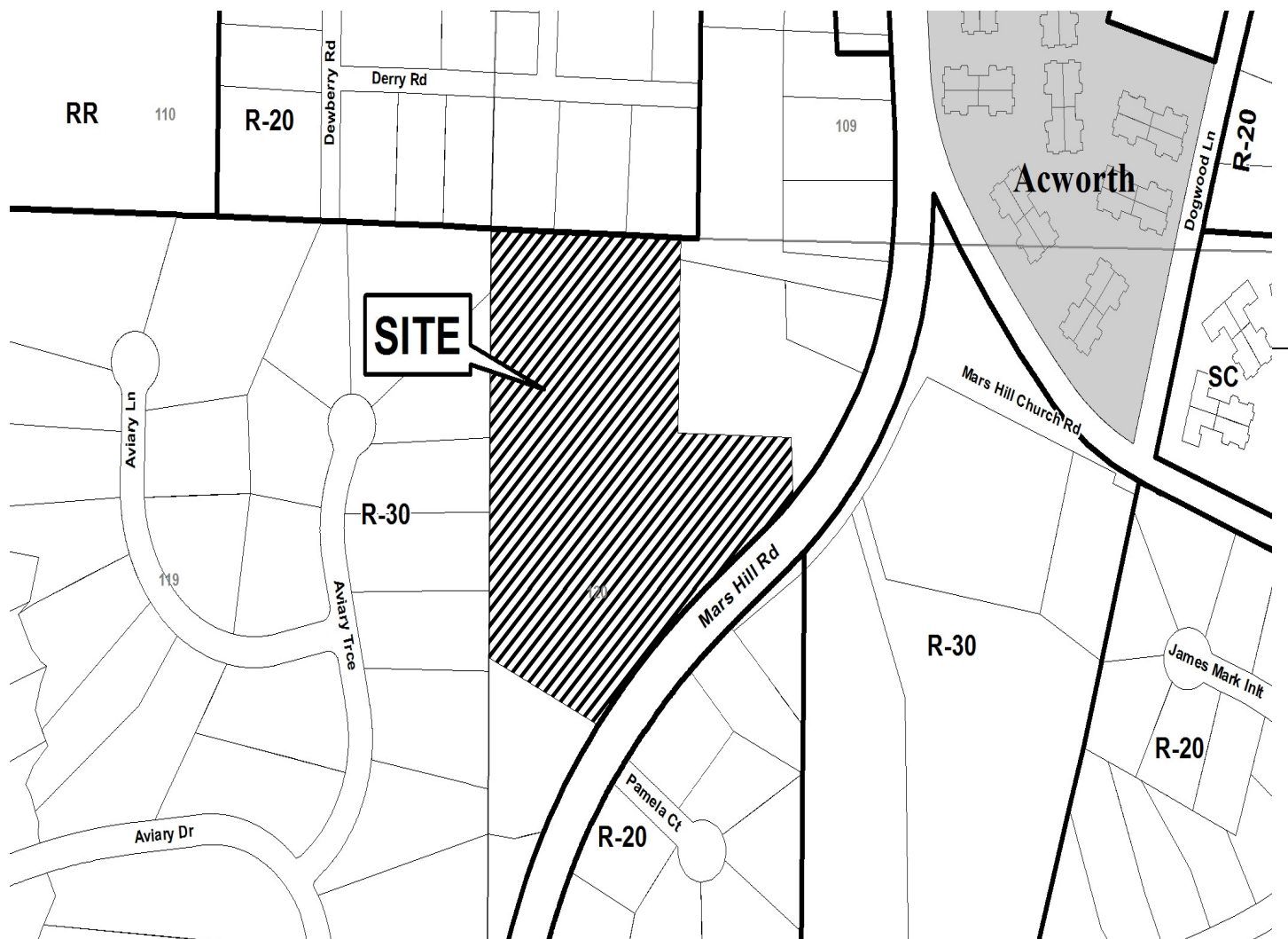
**DISTRICT:** 20

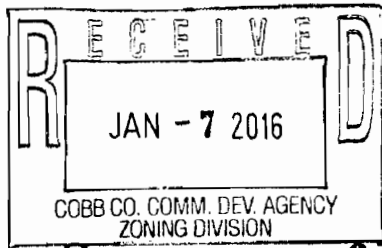
**LAND LOT(S):** 120

**PARCEL(S):** 20, 26

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

**COMMISSION DISTRICT:** 1





Application No. z-23

March 2016

## Summary of Intent for Rezoning \*

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

- a) **Proposed unit square-footage(s):** 3,000 sq. ft. and greater
- b) **Proposed building architecture:** Four-sided European Stone & Brick, Ranch Villas
- c) **Proposed selling prices(s):** \$320,000.00 and greater
- d) **List all requested variances:** None at this time unless shown on the site plan.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

- a) **Proposed use(s):** \_\_\_\_\_
- b) **Proposed building architecture:** \_\_\_\_\_
- c) **Proposed hours/days of operation:** \_\_\_\_\_
- d) **List all requested variances:** \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

The Applicant has constructed a substantially similar Active Adult, Age-Restricted Community in the  
City of Acworth which is situated at the northeast intersection of Mars Hill Road and Mars Hill Church Road,  
which is located just north of the subject 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). Not applicable.

\_\_\_\_\_

\_\_\_\_\_

\*Applicant specifically reserves the right to amend and/or revise any information set forth in this Summary of Intent for Rezoning or any portion of the Application for Rezoning at any time during the Rezoning process.

Z-24  
(2016)

**FORESITE**  
group  
1770 S.W. 13th Ave.  
Fort Lauderdale, FL 33304  
Tel: 754.333.1313  
www.foresitegroup.com

**BOOS**  
DEVELOPMENT GROUP  
1770 S.W. 13th Ave.  
Fort Lauderdale, FL 33304  
Tel: 754.333.1313  
www.boosdevelopment.com

**FAMILY A DOLLAR**  
my family my family dollar

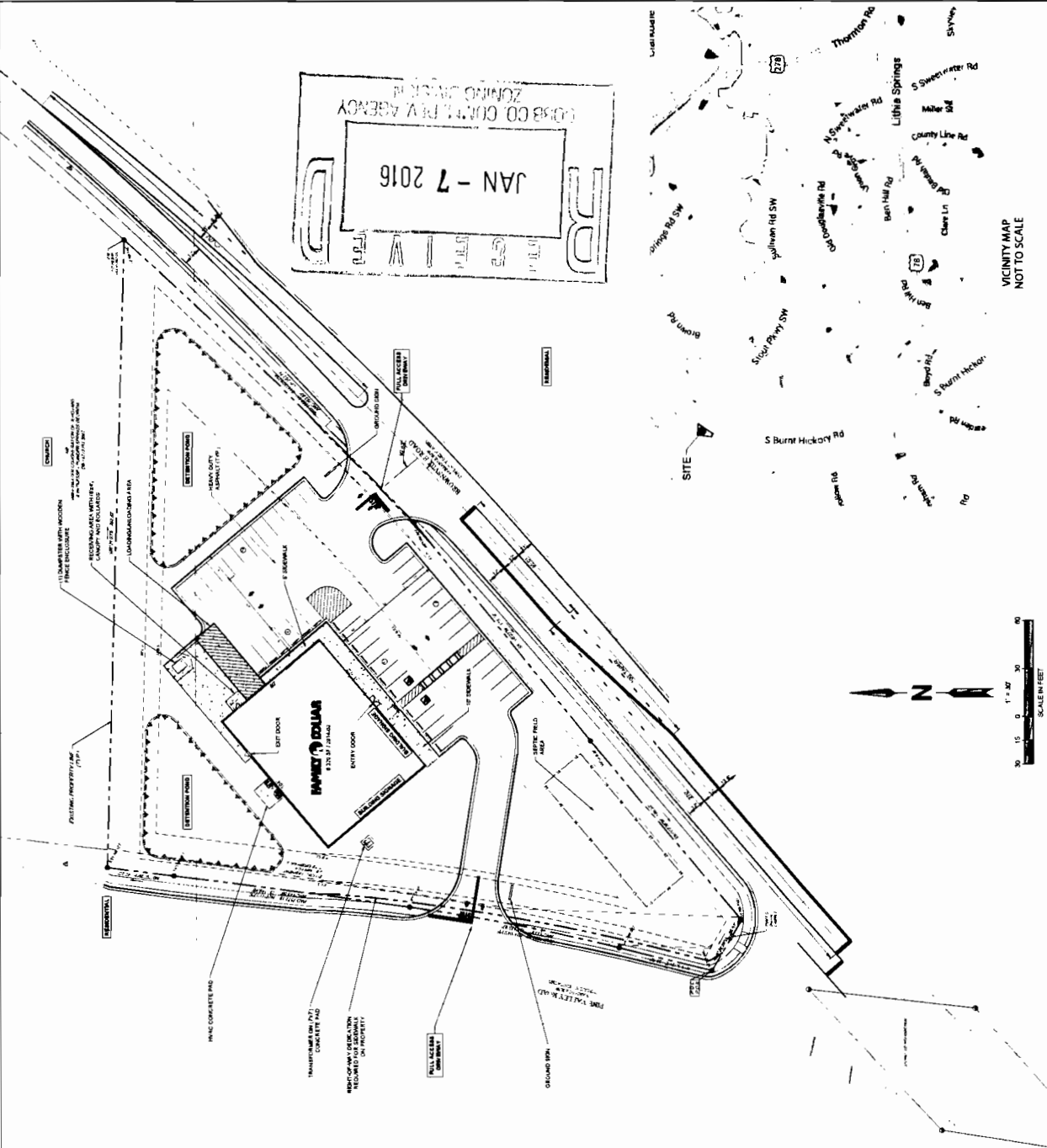


DATE: 12/23/15  
REVISION: 1

PROJECT MANAGER: [blank]  
DESIGNER: [blank]  
APPROVER: [blank]  
DATE: [blank]  
SCALE: 1" = 30'  
TITLE: [blank]

SITE & PAVING PLAN  
SHEET NUMBER: [blank]

COMPOSITE: [blank]  
NOT RELEASED FOR CONSTRUCTION  
ASPIRE NUMBER: 163.371



VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES:**  
1. ALL PROPOSED IMPROVEMENTS TO BE SHOWN ON THE PLANS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS APPLICABLE, AND THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS, AS APPLICABLE.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**SITE NOTES:**  
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**LEGEND:**  
1. [Symbol] - [Description]  
2. [Symbol] - [Description]  
3. [Symbol] - [Description]  
4. [Symbol] - [Description]  
5. [Symbol] - [Description]  
6. [Symbol] - [Description]  
7. [Symbol] - [Description]  
8. [Symbol] - [Description]  
9. [Symbol] - [Description]  
10. [Symbol] - [Description]

**TABLE 1: SITE DATA**

**TABLE 2: SITE DATA**

**TABLE 3: SITE DATA**

**TABLE 4: SITE DATA**

**TABLE 5: SITE DATA**

**TABLE 6: SITE DATA**

**TABLE 7: SITE DATA**

**TABLE 8: SITE DATA**

**TABLE 9: SITE DATA**

**TABLE 10: SITE DATA**

**TABLE 11: SITE DATA**

**TABLE 12: SITE DATA**

**TABLE 13: SITE DATA**

**TABLE 14: SITE DATA**

**TABLE 15: SITE DATA**

**TABLE 16: SITE DATA**

**TABLE 17: SITE DATA**

**TABLE 18: SITE DATA**

**TABLE 19: SITE DATA**

**TABLE 20: SITE DATA**

**TABLE 21: SITE DATA**

**TABLE 22: SITE DATA**

**TABLE 23: SITE DATA**

**TABLE 24: SITE DATA**

**TABLE 25: SITE DATA**

**TABLE 26: SITE DATA**

**TABLE 27: SITE DATA**

**TABLE 28: SITE DATA**

**TABLE 29: SITE DATA**

**TABLE 30: SITE DATA**

**TABLE 31: SITE DATA**

**TABLE 32: SITE DATA**

**PETITION NO:** Z-24

**PHONE#:**      **EMAIL:** [eflynn@boosdevelopment.com](mailto:eflynn@boosdevelopment.com)

**REPRESENTATIVE:** John H. Moore

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

**TITLEHOLDER:** Mason Wayne Miller & Mary K. Miller

**PROPERTY LOCATION:** Located at the intersection of the  
northwesterly side of Brownsville Road and the easterly side of Pine  
Valley Road

**ACCESS TO PROPERTY:** Brownsville Road and Pine Valley Road

### PHYSICAL CHARACTERISTICS TO SITE:

**PROPOSED ZONING:** NRC with  
Stipulations

**PROPOSED USE:** Retail

**SIZE OF TRACT:** 2.01 acres

DISTRICT: 19

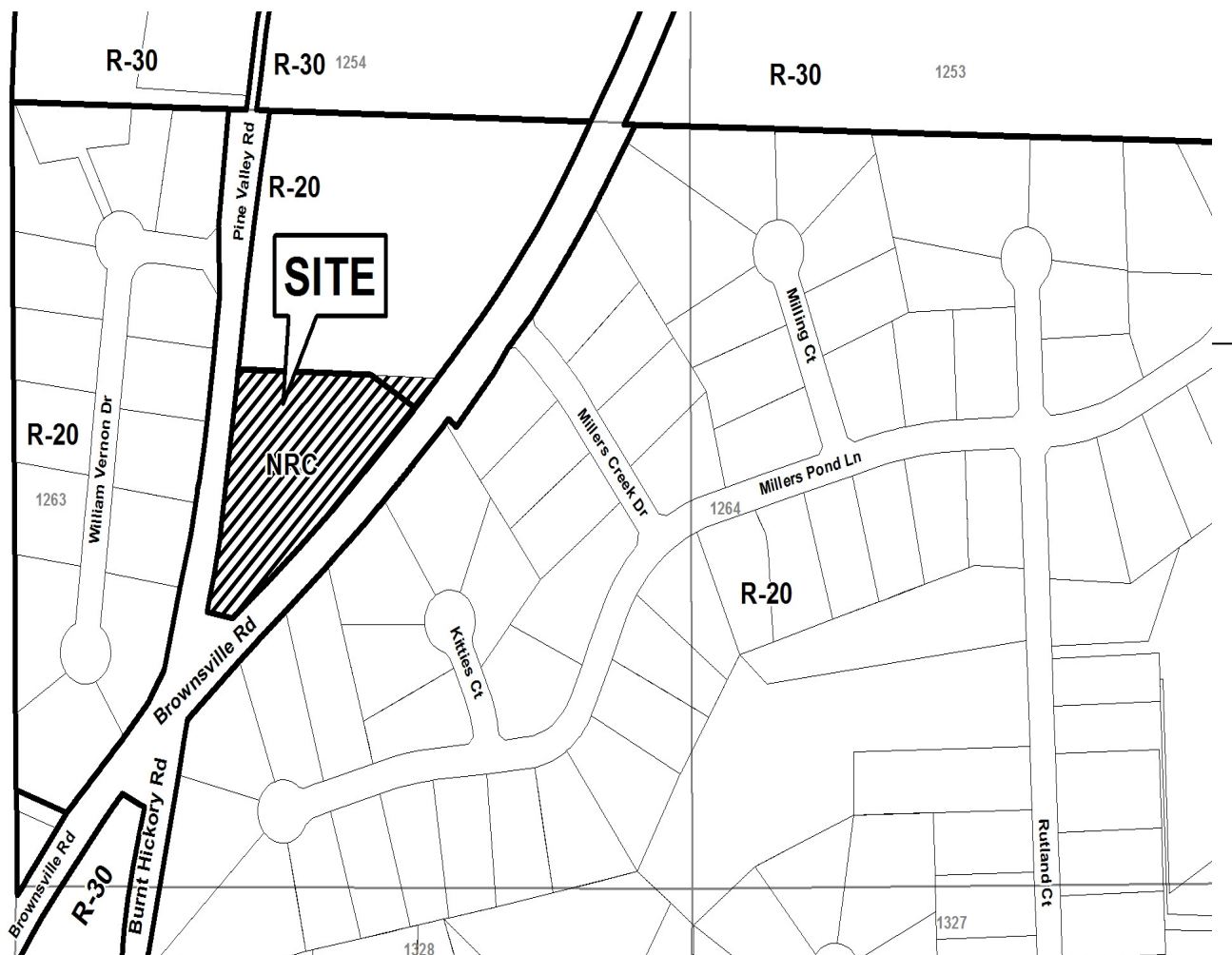
**LAND LOT(S):** 1263

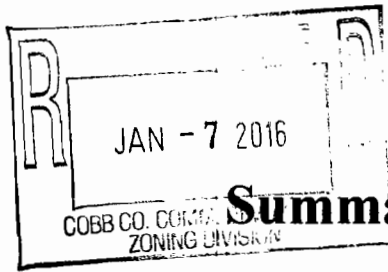
**PARCEL(S):** 1

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

**COMMISSION DISTRICT: 4**

## CONTIGUOUS ZONING/DEVELOPMENT





Application No. z-24 (2016)

Hearing Dates: 03/01/2016  
03/15/2016

## 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): Retail
- b) Proposed building architecture: Traditional/Four-sided brick
- c) Proposed hours/days of operation: Sunday - Saturday;  
8:00 a.m. - 10:00 p.m.
- d) List all requested variances: None known at this time
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

Z-25  
(2016)

19.618' - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1

# SURVEY NOTES:

- 1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
- 2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.
- 3.) ALL DISTANCES ON SURVEY ARE EXPRESSED IN U.S. SURVEY FEET.
- SECONDS ARE NOT SHOWN, IT IS TO BE UNDERSTOOD THAT MINUTES ARE 00 AND SECONDS ARE 00.
- 5.) NO CEMETERIES OBSERVED WHILE SURVEYING PROPERTY.
- 6.) RIGHT OF WAY OF JOHNSON FERRY ROAD IS SHOWN BASED ON MONUMENTS FOUND IN THE FIELD. NO R/W DEED FOUND. SEE COBB COUNTY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN PROJECT NO. 4311 & 4312 FOR JOHNSON FERRY ROAD DATED NOV. 22, 1988 AND LAST REVISED AUG. 8, 1989 BY GREENHORN & O'MARA, INC.
- 7.) PAINT STRIPPING SHOWN BASED ON AERIAL PHOTO AND ITS LOCATION IS APPROXIMATE IN NATURE.
- 8.) PARCEL I IN D.B. 2951, PG. 97 DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE.

**TOTAL AREA  
SURVEYED  
1.19 AC.**

N ~ F  
HAMMETT-LASSITER  
INVESTORS, LLC  
D.B. 13837, PG. 278  
ZONED LRO

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-62.



JAN 11 2016

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE 2 ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130052 MAP NUMBER 13067 C 0088 H DATED MARCH 4, 2013

JOHNSON'S FERRY ROAD (VARIABLE R/W)

□	P.R. - POWER POLE
⊗	L.P. - LIGHT POLE
⊕	F.H. - FIRE HYDRANT
⊙	M.H. - SANITARY SEWER MANHOLE
⊖	W.M. - WATER METER
⊕	G.M. - GAS METER
⊕	RBS - REINFORCING BAR SET
⊕	RBF - REINFORCING BAR FOUND
⊕	CTF - CRAMP TOP PIPE FOUND
⊕	OTF - OPEN TOP PIPE FOUND
⊕	R/W MON. - RIGHT-OF-WAY MONUMENT
—	TYPE OF FENCE
⊕	J.B. - JUNCTION BOX
⊕	D.I. - DROP INLET / YARD INLET
⊕	C.B. - CATCH BASIN
⊕	R.C.P. - REINFORCED CONCRETE PIPE
⊕	C.M.P. - CORRUGATED METAL PIPE
⊕	F.F.E. - FINISHED FLOOR ELEVATION
⊕	WATER VALVE
⊕	C.O. - SEWER CLEAN OUT
⊕	TELEPHONE MANHOLE
⊕	OVERHEAD POWER LINES
⊕	H.W. - HEADWALL
⊕	POWERBOX
⊕	STREET ADDRESS
⊕	WATER LINE
⊕	UNDERGROUND TELEPHONE LINE
⊕	GAS LINE
⊕	UNDERGROUND ELECTRICAL LINE

## SURVEY REFERENCES:

- 1.) ORIGINAL SURVEY FOR EMORY STEWART DATED OCTOBER 17, 1980, LAST REVISED OCTOBER 12, 1983 BY GASKINS & HOGAN SURVEYING COMPANY.
- 2.) SURVEY FOR PINE CREST NURSERY SCHOOL DATED MARCH 6, 1992 BY GASKINS SURVEYING CO.

## CURRENT OWNER:

PARCELS I & II  
PINECREST NURSERY SCHOOL, INC.  
D.B. 2951, PG. 97

PARCEL III  
UNDETERMINED, NO DEED FOUND.  
PROPERTY LINE SHOWN BASED ON D.B. 2951, PG. 97.  
PARCELS I & II AND BASED ON MONUMENTS FOUND IN FIELD AND COBB COUNTY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN PROJECT NO. 4311 & 4312 FOR JOHNSON FERRY ROAD DATED NOV. 22, 1988 AND LAST REVISED AUG. 8, 1989 BY GREENHORN & O'MARA, INC.



BOUNDARY RETRACEMENT  
SURVEY UPDATE FOR:

**PINECREST NURSERY  
SCHOOL, INC.**  
#2877 JOHNSON FERRY ROAD

LOCATED IN L.L. 538  
16th DISTRICT, 2nd SECTION  
COBB COUNTY, GA.

**Gaskins**  
SURVEYING & PLANNING CONSULTANTS

Marina Office  
1264 Powder Springs Rd  
Marietta, GA 30066  
Phone: (770) 424-7168

Central Office  
147 Bankers College Plaza  
Ste. B Canton, GA 30114  
Phone: (770) 479-9880

FIELD DATE: 1-06-15  
OFFICE DATE: 1-08-15  
SCALE: 1"=30'

DRAWN BY: MAN  
CHECKED BY: DCO  
FILE: S/28ND/COBB/16/...



**APPLICANT:** Pine Crest Nursery School, Inc.

**PHONE#:** 678-362-513 **EMAIL:** coppolajo@aol.com

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

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

**TITLEHOLDER:** Pine Crest Nursery School, Inc.

**PROPERTY LOCATION:** Northwest corner of the intersection of  
Johnson Ferry Road and Lassiter Road.

**ACCESS TO PROPERTY:** Johnson Ferry Road and Lassiter Road

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

**PETITION NO:** Z-25

**HEARING DATE (PC):** 03-01-16

**HEARING DATE (BOC):** 03-15-16

**PRESENT ZONING:** GC

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Daycare, Personal Care or  
Retail

**SIZE OF TRACT:** 0.61 acre

**DISTRICT:** 16

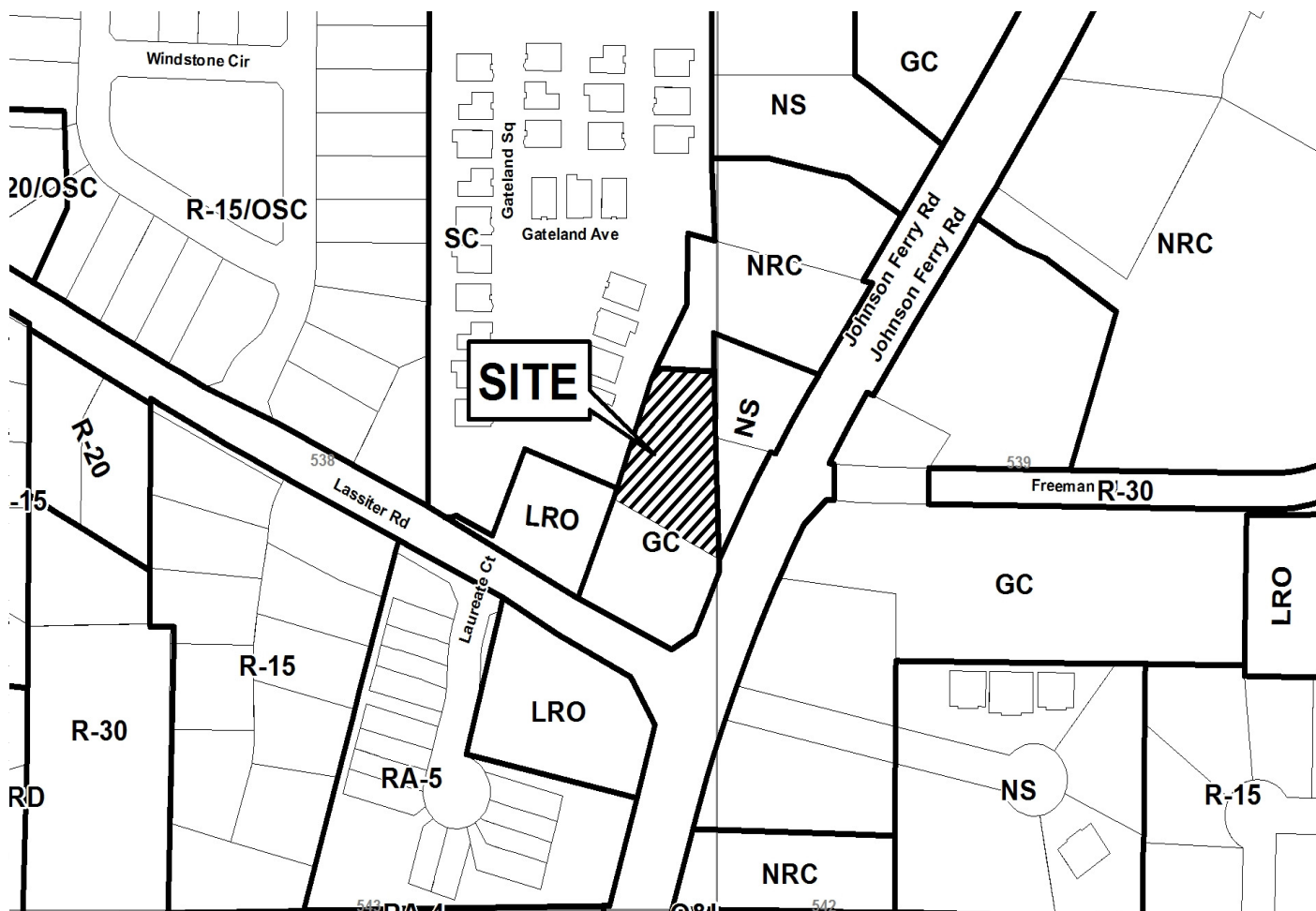
**LAND LOT(S):** 538

**PARCEL(S):** 11

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

**COMMISSION DISTRICT:** 3

#### CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-25

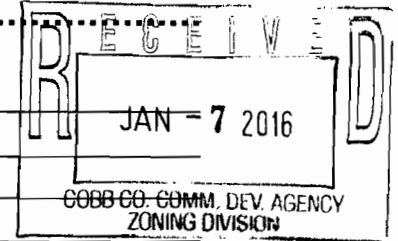
PC: March 1, 2016

BOC: March 15, 2016

## 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): Day Care, Personal Care or other similar uses allowable under the NRC district.
- b) Proposed building architecture: As-built.
- c) Proposed hours/days of operation: Monday - Saturday, 7:00 a.m. until 6:00 p.m.
- d) List all requested variances: A variance seeking a waiver of the required road frontage by continued utilization of the subject property via inter-parcel access to Johnson Ferry Road and Lassiter Road, respectively.
- \_\_\_\_\_
- \_\_\_\_\_

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

The subject property was utilized for a number of years as a day care center; however, through non-use, the property lost its non-conforming "grandfathered" exemption thus necessitating a rezoning to the NRC district. Additionally, the subject property is situated in an area under the Future Land Use Map which is classified as a Neighborhood Activity Center ("NAC") under and pursuant to Cobb County's Future Land Use Map.

.....

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

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

\_\_\_\_\_

\_\_\_\_\_

\* 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.

LUP-3  
(2016)

St Benedict's Episcopal Church

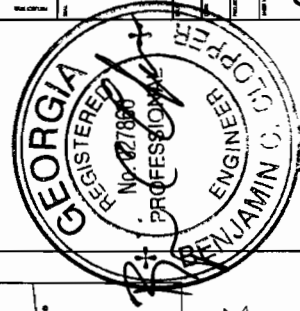
F.A.R.M.  
SETUP  
PLAN

2140 Cooper Lake Rd., Smyrna, GA 30080

12/10/14

01

12/23/2015

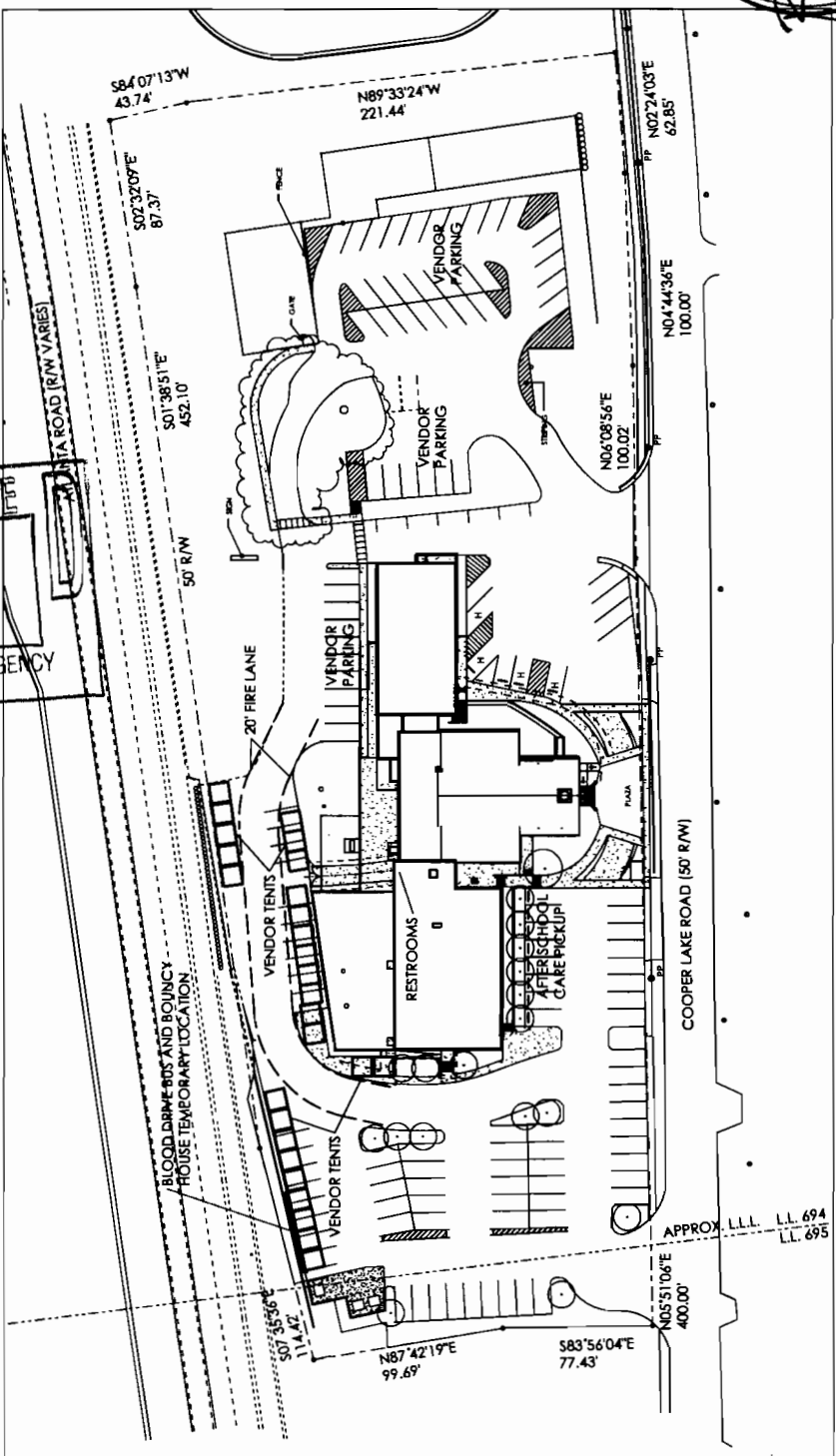
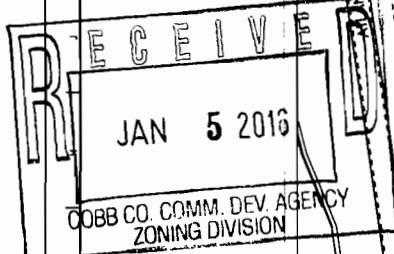


MATERIAL ERYNOTES

GENERAL NOTES  
OWN A TEMPORARY BASE & BOUNCY HOUSE  
(THREE TIMES PER YEAR) OR BLOOD DRIVE AND  
(THREE TIMES PER YEAR) MAY BE  
SUBSTITUTED FOR VENDOR TENTS AT THE  
LOCATION NOTES.

SHEET SPECIFIC NOTES

1 F.A.R.M.  
01 Layout



APPROX. L.L.L. L.L. 694  
L.L. 695

**APPLICANT:** ST. Benedict Episcopal Church LLC

**PHONE#:** 678-279-4300 **EMAIL:** brian@mysaintb.org

**REPRESENTATIVE:** The Reverend Brian Sullivan

**PHONE#:** 678-279-4300 **EMAIL:** brian@mysaintb.org

**TITLEHOLDER:** Saint Benedict's Episcopal Church, LLC

**PROPERTY LOCATION:** Located on the east side of Cooper Lake

Road, on the west side of Atlanta Road, north of Cumberland Boulevard

**ACCESS TO PROPERTY:** Cooper Lake Road

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

#### CONTIGUOUS ZONING/DEVELOPMENT

**PETITION NO:** LUP-3

**HEARING DATE (PC):** 03-01-16

**HEARING DATE (BOC):** 03-15-16

**PRESENT ZONING:** OI

**PROPOSED ZONING:** Land Use Permit

(Renewal)

**PROPOSED USE:** Farmer's Market

**SIZE OF TRACT:** 5.66 acres

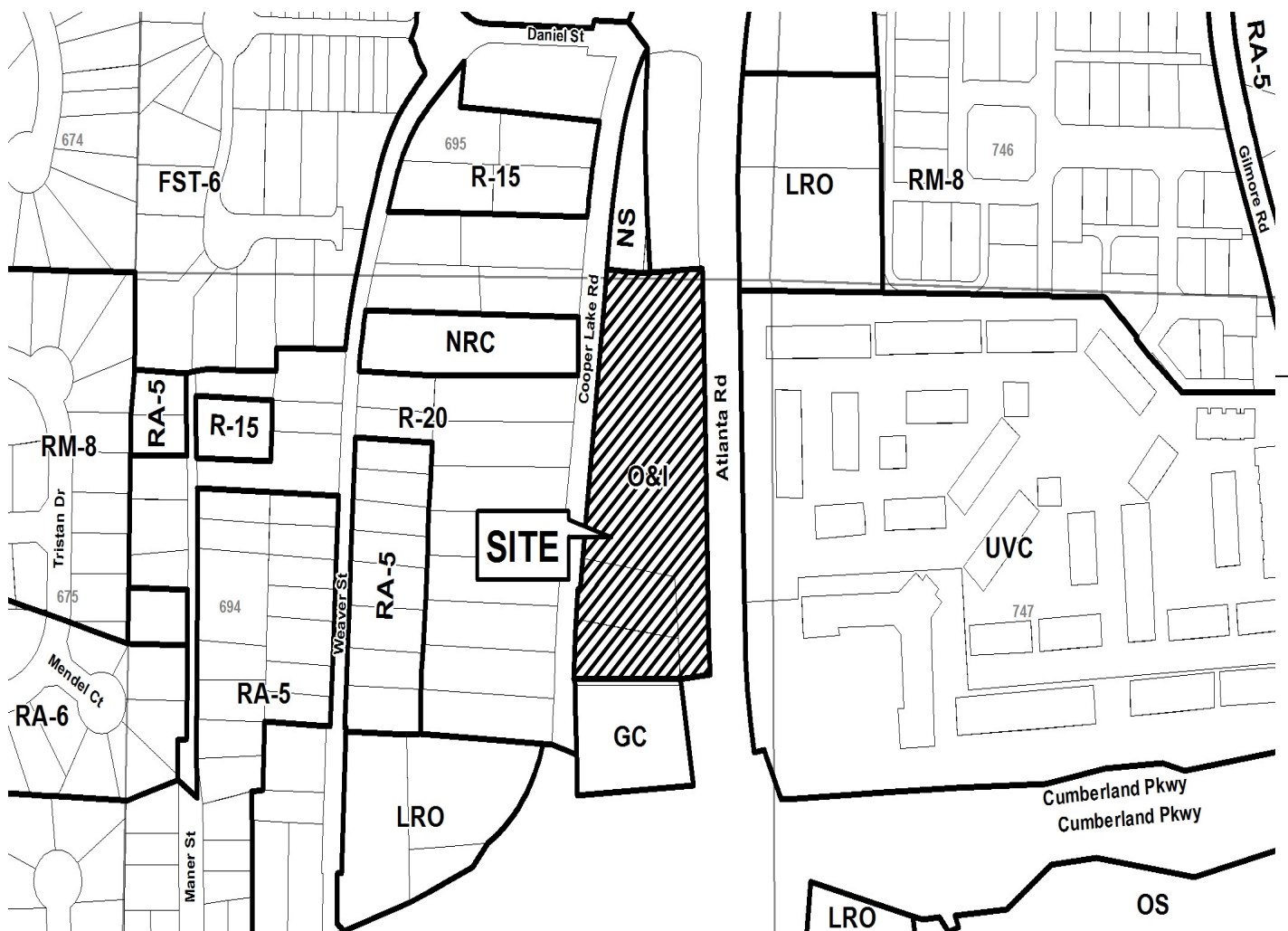
**DISTRICT:** 17

**LAND LOT(S):** 694,695

**PARCEL(S):** 2

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

**COMMISSION DISTRICT:** 2





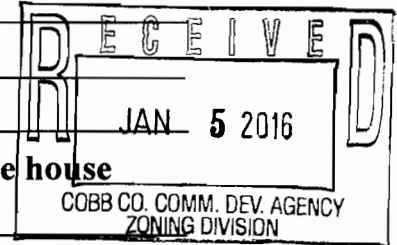
Application #: 2093

PC Hearing Date: 3/1/16

BOC Hearing Date: 3/15/16

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

1. Type of business, or request? FARMERS MARKET
2. Number of employees? 0
3. Days of operation? TUESDAYS
4. Hours of operation? 4-8pm
5. Number of clients, customers, or sales persons coming to the house  
per day? \_\_\_\_\_ ; Per week? @ 250.
6. Where do clients, customers and/or employees park?  
Driveway: \_\_\_\_\_ ; Street: \_\_\_\_\_ ; Other (Explain): PARKING LOT.



7. Signs? No: \_\_\_\_\_ ; Yes: ✓. (If yes, then how many, size, and location): @ 20, on property, 2' x 3', temporary/day of market only. Banner 8x4 day of market only
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): Vendor trucks & cars. No more than 27
9. Deliveries? No ✓ ; Yes no (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)  
Vendors bring own produce at market-time of sale.
10. Does the applicant live in the house? Yes \_\_\_\_\_ ; No ✓ N/A.
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: 1/5/2016

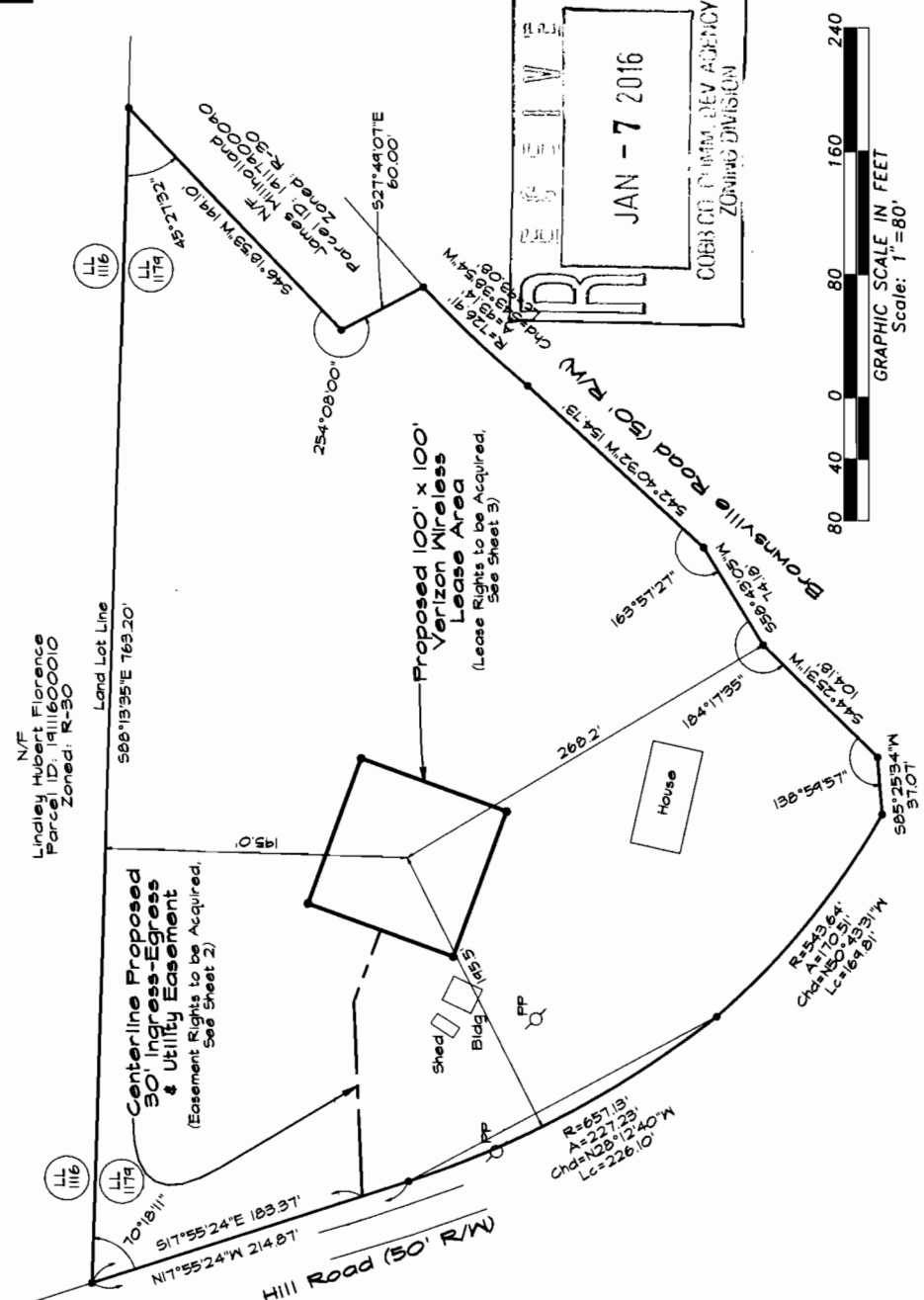
Applicant name (printed): LESLEY-ANN DRAKE / ST BENEDICTS EPISCOPAL CHURCH

[illegible]

Owner, William F. Tappan  
Site Address 4980 Brownsville Rd., Powder Springs, GA 30127  
County: Cobb County  
Land District: 19th  
Land Section: 2nd  
Land Lot: 1179  
Parcel ID: 1917900020  
Zoned: R 10  
Area: 5.3 Acres ±  
Flood Zone: Zone X



<p>NSD records and prepared for the available use of Veterans and excluded for the transfer of the landhold and the right of settlement shown hereon and they will be the subject property nor portion or portions thereof.</p> <p>The outer boundary of the subject property as shown hereon is based on the original survey of the landhold of record, and some field work. However, a complete boundary survey was not performed for this drawing.</p>	<p>Equipment Used: Topcon DT-225          Tripod and Level</p>
<p>The field data upon which this survey is based was collected from multiple control points and was not closed.</p>	<p>This survey is within one foot in 100,000+ feet</p>
<p>The 7' contour shown on this field note based on U.S.G.S. data is approximate. The area shown on this drawing outside the immediate site area are approximate.</p>	<p>Bearings shown on this survey are based on Grid North (NAD 83).</p>
<p>The location of the Subject Property, Lease Area or Right of Settlement, as shown on this drawing, is based on the original Survey of the U.S. Army, located in a special flood hazard map of the U.S. Army Corps of Engineers, District of Columbia, No. 1300-17748, dated 1980, and the Flood Insurance Rate Map No. 2212-1 (Zone A).</p>	<p>The utility shown hereon are based upon an above-ground field survey of the area shown on this field note by the utility owner before any construction begins.</p>



1901 to 2014 - 140 years

[illegible]

Date: 23 May 2014  
 and District: 19th  
 and Section: 2nd  
 and Lot: 1179  
 City: (unincorporated)  
 County: Cobb  
 State: Georgia  
 Project Number: 2014.068  
 "Muirwood"  
 1

SLUP-5  
(2016)

**Civil Survey**  
93 Holly Grove Road  
Griffin, Georgia 30224  
404.925.8774

[illegible]

POWER SOURCE  
 100' WIDE ALTERNATE ROUTE  
 100' WIDE ALTERNATE ROUTE  
 100' WIDE ALTERNATE ROUTE  
 100' WIDE ALTERNATE ROUTE

NO.	DATE	DESCRIPTION
1	12/29/14	ISSUED FOR REVIEW
2	12/29/14	ISSUED FOR CONSTRUCTION

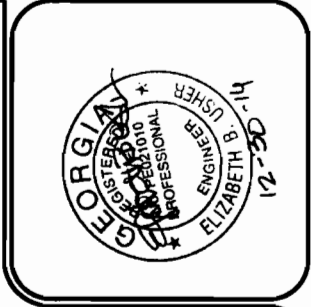
Wireless  
 22026  
 ROAD CONNECTION  
 GA 30022

SLUP-5  
 (2016)

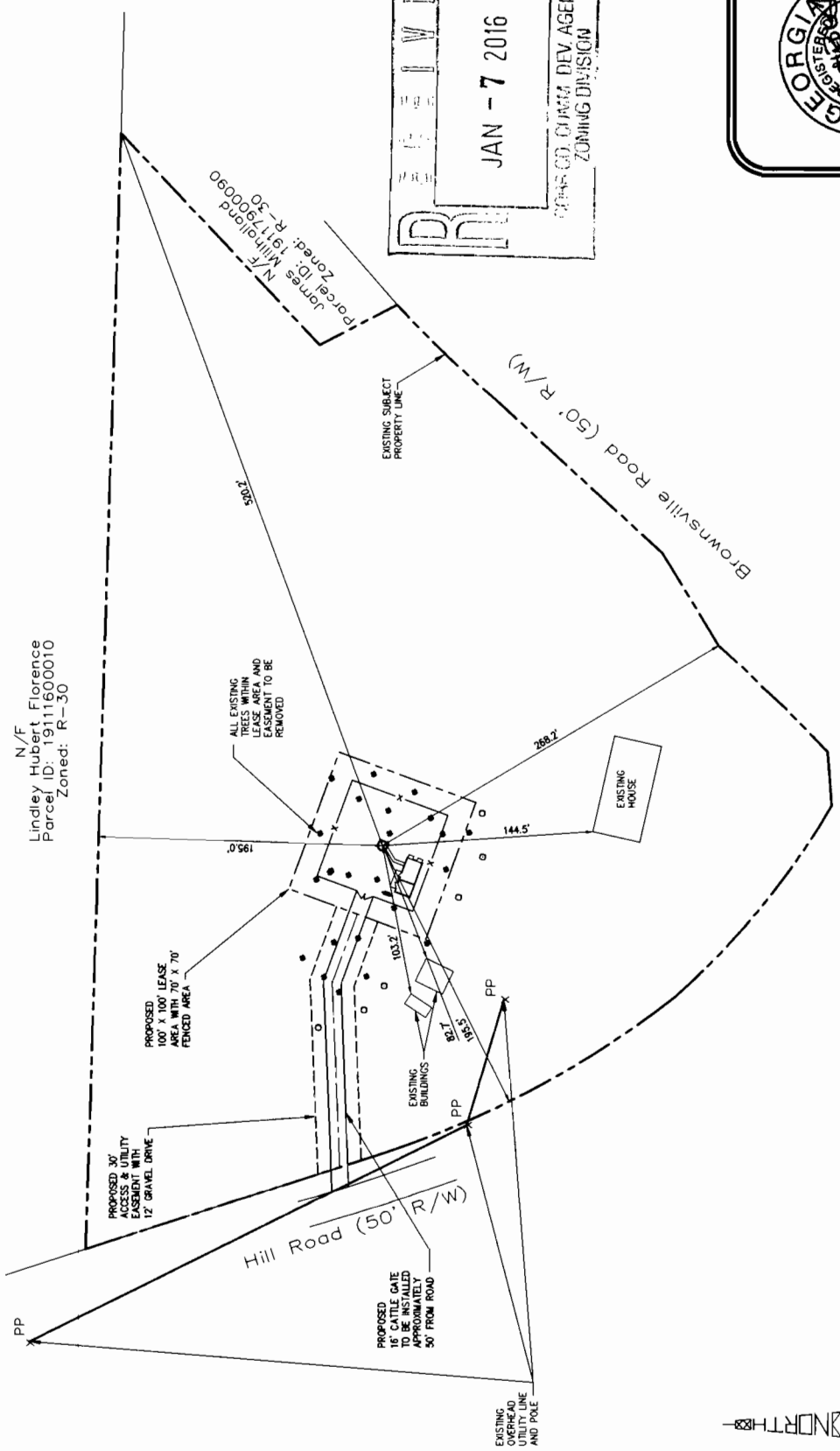
ISSUED: BAA  
 DATED: WCG  
 CHECKED: EBU

OVERALL SITE PLAN  
 PATES LAKE

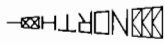
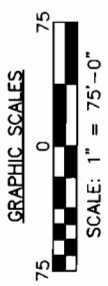
C-2



JAN - 7 2016  
 CONSID. COMM. DEV. AGENCY  
 ZONING DIVISION



OVERALL SITE PLAN  
 SCALE: 1" = 75'-0"



**APPLICANT:** Verizon Wireless (VAW) LLC  
**PHONE#:** 205-250-8353 **EMAIL:** mpalmer@bakerdonelson.com  
**REPRESENTATIVE:** Andy Rotenstreich & Mary Palmer  
**PHONE#:** 205-568-6317 **EMAIL:** mpalmer@bakerdonelson.com  
**TITLEHOLDER:** William Pappert

**PROPERTY LOCATION:** Located on the east side of Hill Road,  
west of Brownsville Road  
(4980 Brownsville Road).

**ACCESS TO PROPERTY:** Hill Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** SLUP- 5  
**HEARING DATE (PC):** 03-01-16  
**HEARING DATE (BOC):** 03-15-16  
**PRESENT ZONING:** R-30

**PROPOSED ZONING:** Special Land  
Use Permit

**PROPOSED USE:** Telecommunications  
Facility

**SIZE OF TRACT:** 5.46 acres

**DISTRICT:** 19

**LAND LOT(S):** 1179

**PARCEL(S):** 2

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

**COMMISSION DISTRICT:** 4



WELLS FARGO  
420 20TH STREET NORTH  
SUITE 1400  
BIRMINGHAM, ALABAMA 35203  
  
PHONE: 205.328.0480  
FAX: 205.322.8007

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N. ANDREW ROTENSTREICH, SHAREHOLDER  
Direct Dial: 205.250.8304  
Direct Fax: 205.488.3704  
E-Mail Address: arotenstreich@bakerdonelson.com

January 7, 2016

**VIA HAND DELIVERY**

Cobb County, GA  
Zoning Division  
1150 Powder Springs Street  
Suite 400  
Marietta, GA 30064

Re: Proposed telecommunications facility to be located at 4980 Brownsville Road,  
Powder Springs, GA 30127  
Verizon Wireless Site Name: Muirwood

To Whom It May Concern:

This law firm represents the interest of Verizon Wireless (VAW), LLC d/b/a Verizon Wireless regarding its pursuit of approval to construct a telecommunications facility to be located at 4980 Brownsville, Cobb County, Georgia 30127. Enclosed please find Verizon Wireless' application for a Special Land Use Permit, along with supporting documentation to allow the construction of the wireless telecommunications facility. The property is owned by William Pappert.

The proposed tower will be a One Hundred Seventy Foot (170') monopole telecommunications facility located in a R-3 zoning district. The tower will also be equipped with a Ten Foot (10') lightening rod.

The proposed telecommunications facility and antennas will to be located, fenced or otherwise secured in a manner that prevents unauthorized access. The antennas to be installed on the tower will be, and will remain, in compliance with current Federal Communications Commission standards, including radio emissions and copies of any federally required studies or measurements of radio frequency emissions.

The facility will have the requisite signage to provide adequate notification to persons in



May 15, 2015  
Page 2

the immediate area of the presence of an antenna that has transmission capabilities. The sign will contain the name(s) of the owner(s) and operator(s) of the antenna(s) as well as emergency phone number(s) and will be located on the Applicant's equipment shelter so as to be visible from the access point of the site. The sign will not be lighted, unless such lighting is required by applicable provisions of law. No other signage, including advertising, will be allowed by Verizon Wireless on its facilities unless required by law.

The facility will be unmanned (visited on average of once per month for routine maintenance purposes) and will be constructed and maintained in compliance with all federal, state, and local building codes and standards.

The proposed site will be compliant with Enhanced 911, a federally-mandated program to improve the reliability of E911 service to the surrounding area.

In that regard, and in order to maintain a level playing field with its competitors also offering 4G services, Verizon Wireless' needs the proposed tower, at the proposed location, at the proposed height, and at the requested signal levels, to deliver consistently reliable signal in this geographic area.

We would appreciate this application being placed on the next available meeting agenda. In the meantime, if you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

BAKER, DONELSON, BEARMAN, CALDWELL & BERKOWITZ, PC

*N. Andrew Rotenstreich*  
*by MSP02*  
N. Andrew Rotenstreich, Shareholder

Enclosures

Attn: Cobb County, GA

Reference: Verizon Wireless

Subject: Site Maintenance Procedures

Verizon Wireless' routine maintenance procedures for all cell sites, both towers and co-locates, are quarterly site visits by the assigned Cell Site Technician(s). The assigned technician is available for regularly scheduled maintenance as well as troubleshooting. The second quarterly visit during a year is an annual inspection which including additional items to be inspected such as the antenna support structure and feeder system.

Verizon Wireless has dedicated, triplicate forms for the both quarterly and annual inspections. Our normal filing procedure for these documents is as follows: (1) the top copy is kept in the master file for site history; (2) the second copy is placed in the logbook located on site inside the radio base station (RBS) cabinet; and (3) the third copy is kept by the technician for their records.

