

## **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: July 7, 2016**

**Board of Commissioners Hearing Date: July 19, 2016**

**Date Distributed/Mailed Out: May 18, 2016**

**STAFF COMMENTS DUE DATE: June 3, 2016**



*Cobb County...Expect the Best!*

# Rezoning Plat

## 2455 Austell Road

Cobb County, Georgia  
Land Lot 15, 17th District, 2nd Section

prepared for:  
**Cortez Auto Sales, Inc.**

**DGM**  
LAND PLANNING  
CONSULTANTS



975 Gas Flux  
Box 212  
KENNESAW  
GA 30144  
770 514-9006  
FAX 514-9491

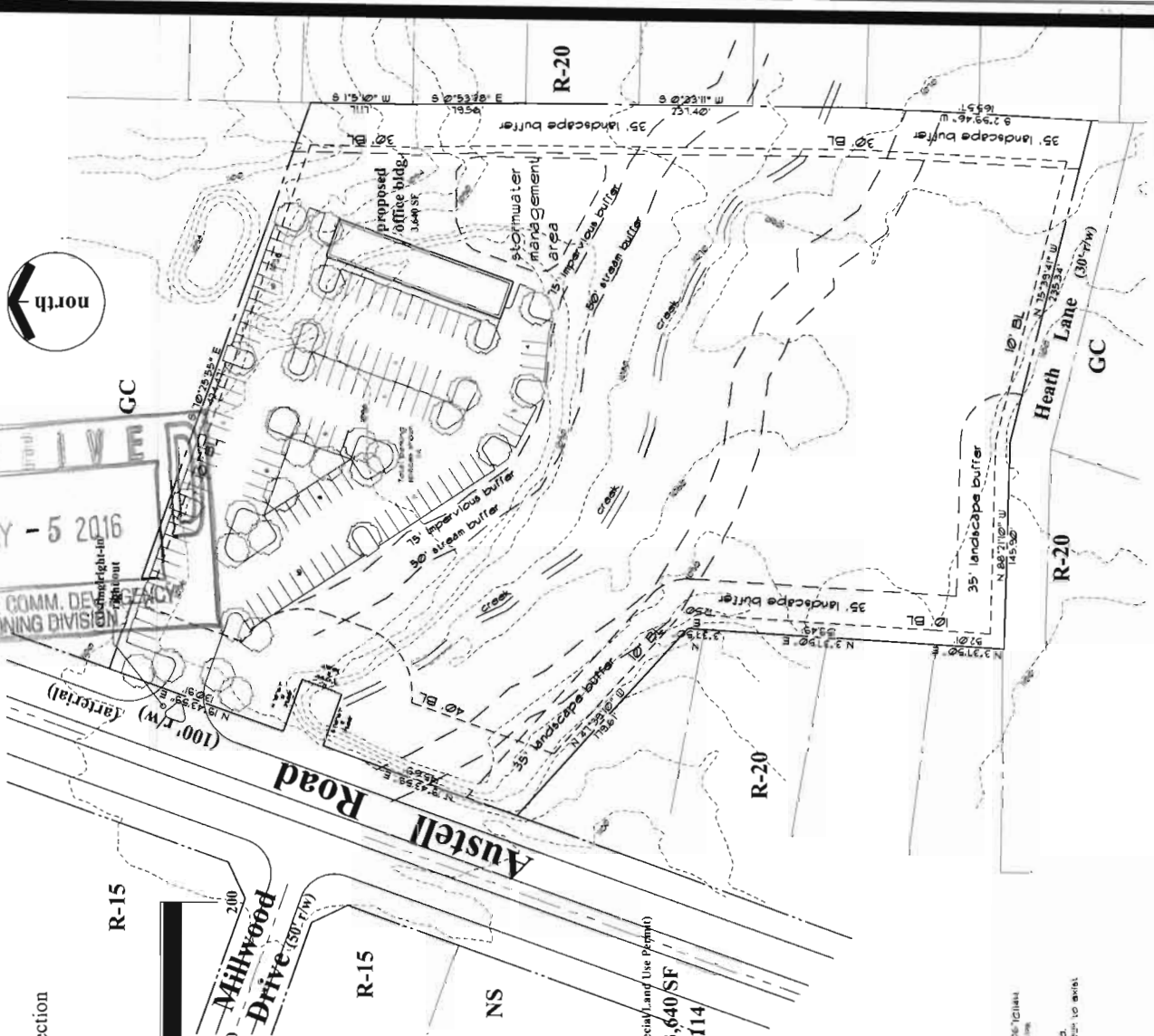


### Site Data

Total Site Area: 5.63 AC  
Existing Zoning: GC  
Proposed Zoning: CRC (w/Special Land Use Permit)  
Total Building Area Shown: 3,640 SF  
Total Parking Spaces Shown: 114  
CRC Building Setbacks:

front: 40'  
side: 10'  
rear: 30'

**Notes:**  
1. Boundary lines shown are based on the latest available aerial photography information from Cobb County GIS.  
2. Topographic information is shown on the site plan to indicate the existing terrain. The elevations are based on the datum of 1985.  
3. The site plan is based on the latest available aerial photography information from Cobb County GIS.  
4. No easements are shown, to exist on site.  
5. Survey and utility data are shown to be determined.  
6. No utility easements are shown, to exist on site.  
7. No utility easements are shown to exist on site.



**APPLICANT:** Cortez Auto Sales, Inc

**PHONE#:** 770-912-0831 **EMAIL:** hugo1125@hotmail.es

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

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

**TITLEHOLDER:** Georgia-Cumberland Association of

Seventh-Day Adventist, Inc.

**PROPERTY LOCATION:** On the east side of Austell Road, south of

Windy Hill Road

(2455 Austell Road)

**ACCESS TO PROPERTY:** Austell Road

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

\_\_\_\_\_

\_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-56

**HEARING DATE (PC):** 07-07-16

**HEARING DATE (BOC):** 07-19-16

**PRESENT ZONING** GC

**PROPOSED ZONING:** CRC

**PROPOSED USE:** Previously owned

automobile sales facility

**SIZE OF TRACT:** 5.6287 acres

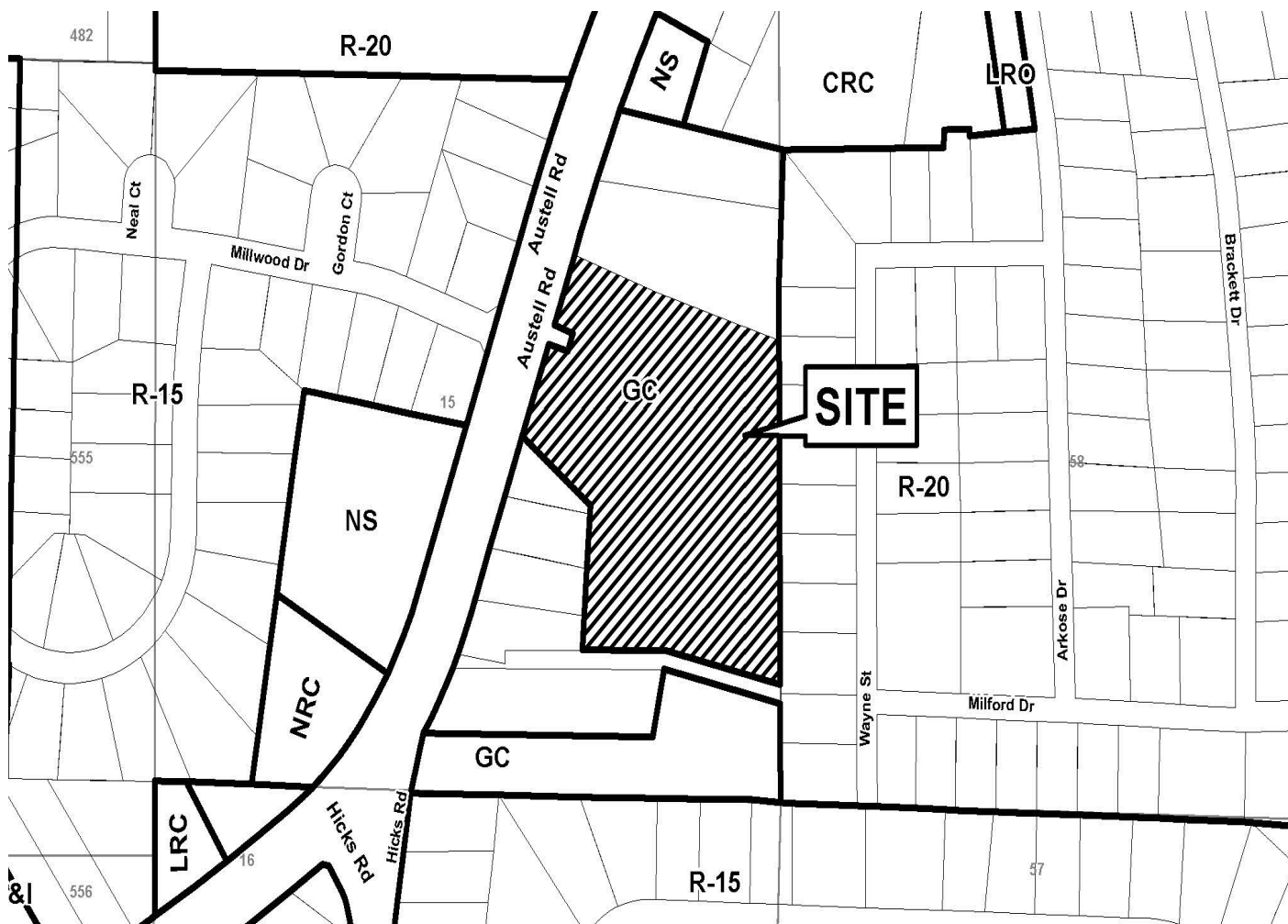
**DISTRICT:** 17

**LAND LOT(S):** 15

**PARCEL(S):** 5

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

**COMMISSION DISTRICT:** 4





Application No. Z-56  
PC Hearing: July 7, 2016  
BOC Hearing: July 19, 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): Previously owned automobile sales facility  
b) Proposed building architecture: To be submitted under separate cover.  
c) Proposed hours/days of operation: Monday - Saturday from 10:00 a.m.  
to 6:00 p.m. and closed on Sundays.  
d) List all requested variances: Shown on site plan (if any).

\* In the event that Cortez Auto Sales, Inc. does not close on the subject property within six (6) months after the approval of same, the zoning classification shall revert to the GC Zoning Classification without any further action being necessary on the part of Cobb County or the Property Owner.

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

The subject property is presently zoned General Commercial ("GC") and located within the confines of a Neighborhood Activity Center ("NAC") under the 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). 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.

# Rezoning Plat

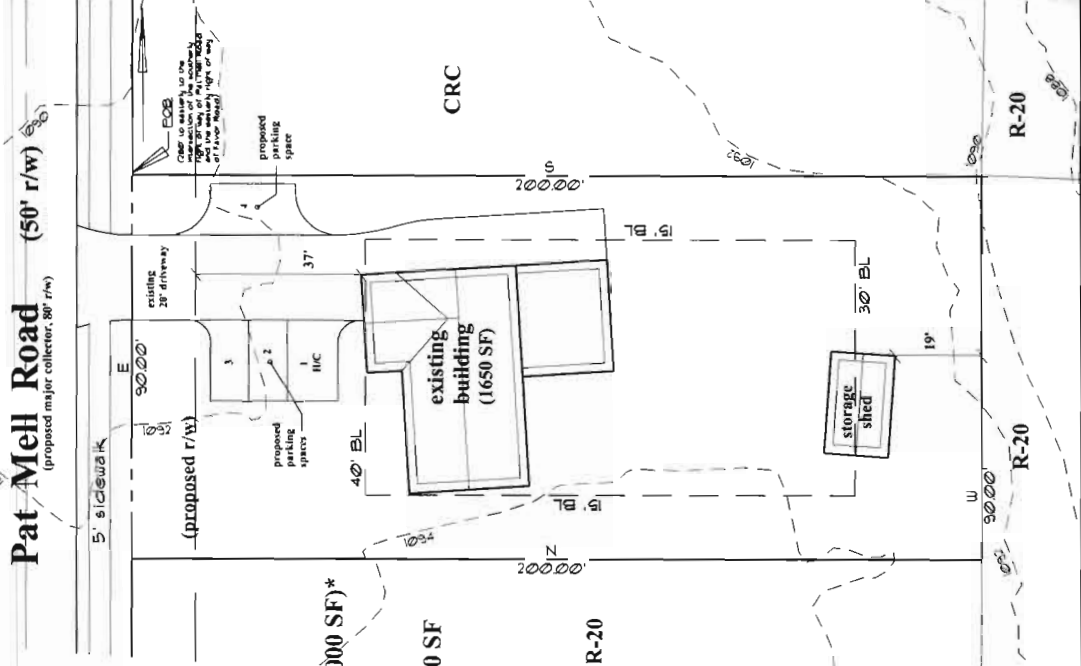
**415 Pat Melh Road**  
Cobb County, Georgia  
Land Lot 132, 17th District, Station 5 2016

prepared for:  
**Mrs. Gracie Lee Ann Merz**  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**DGM**  
LAND PLANNING  
CONSULTANTS



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



## Site Data

Total Site Area: .413 AC (18,000 SF)\*  
Existing Zoning: R-20  
Proposed Zoning: NRC  
Total Building Area Shown: 1,650 SF  
NRC Building Setbacks:  
front: 40' (collector) 37' requested\*  
side: 15'  
rear: 30' 19' requested\*  
\*contemporaneous variance requested R-20

- NOTES:**
1. Easements from utility deeds.
  2. Topographic information from Cobb County GIS.
  3. According to Flood Insurance Rate Map (FIRM) 13026-1414, dated March 4, 2013, no portion of this site contains floodplain.
  4. No easements are known to exist on site.
  5. No streams or wetlands are known to exist on site.
  6. No archaeological or architectural landmarks are known to exist.
  7. No utility easements are known to exist on site.

**APPLICANT:** Gracie Lee Ann Meraz  
**PHONE#:** 678-531-2739 **EMAIL:** \_\_\_\_\_  
**REPRESENTATIVE:** Adam J. Rozen  
**PHONE#:** 770-422-7016 **EMAIL:** arozen@slhb-law.com  
**TITLEHOLDER:** Gracie Lee Ann Meraz

**PETITION NO:** Z-57  
**HEARING DATE (PC):** 07-07-16  
**HEARING DATE (BOC):** 07-19-16  
**PRESENT ZONING:** R-20

**PROPERTY LOCATION:** On the south side of Pat Mell Road, east  
Austell Road  
(415 Pat Mell Road)

**ACCESS TO PROPERTY:** Pat Mell Road

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

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Nonautomotive Repair  
Facility (painting equipment repairs/services)

**SIZE OF TRACT:** 0.413 acre

**DISTRICT:** 17

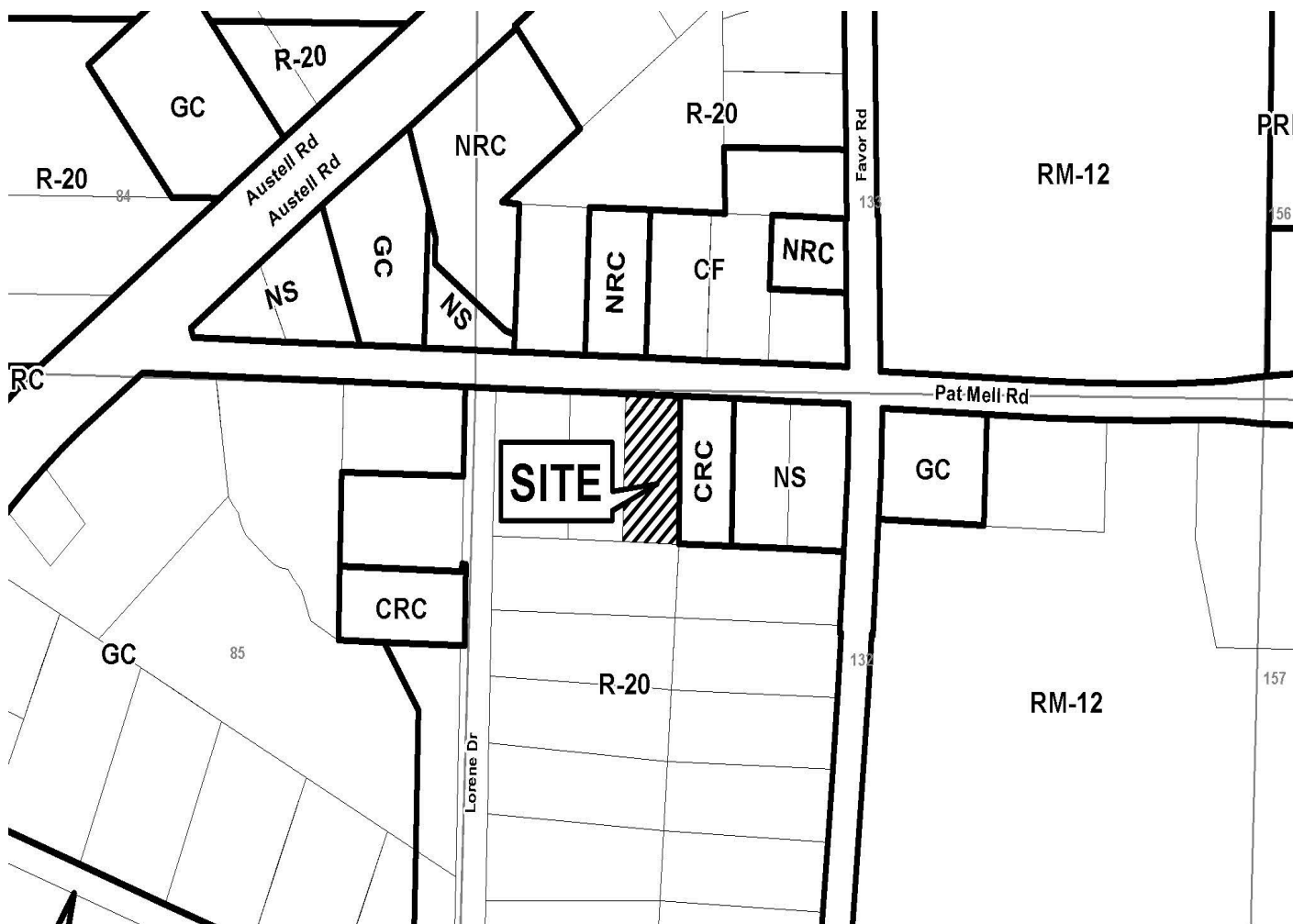
**LAND LOT(S):** 132

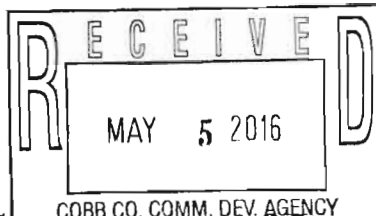
**PARCEL(S):** 3

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**





Application No. z-57  
PC Hearing: 7-7-16  
BOC Hearing: 7-19-16

## 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): Paint Sprayer Equipment Maintenance & Repair/Service
- b) Proposed building architecture: As built, with exterior painting and minor alterations
- c) Proposed hours/days of operation: 9:00 a.m. to 6:00 p.m. - Monday - Friday and 10:00 a.m. - 4:00 p.m. on Saturday
- d) List all requested variances: Reduce the minimum lot size from 20,000 sq. ft. to 18,000 square feet (Sec. 134-213(4)(a); Reduce the minimum parking to 4 spaces (Sec. 134-272(5)(d); Reduce the minimum front setback to as-built location (Sec. 134-213(4); Reduce the minimum rear setback to as-built accessory structure location.

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

The subject property is in an area under Cobb County's Future Land Use Map which is denominated as Neighborhood Activity Center which contemplates the use proposed.

### 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.





**APPLICANT:** LIDL US

**PHONE#:** (703) 403-3506 **EMAIL:** yomi.sanya@lidl.us

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

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

**TITLEHOLDER:** 4730 Floyd Road, LLC, Joyce Brown, Estate of

Thurston Brown, Betty James Barnes, Dianne Sue Weldon

**PROPERTY LOCATION:** On the north side of White Boulevard, and

on the west side of Floyd Road

(No address given)

**ACCESS TO PROPERTY:** Floyd Road and White Boulevard

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

\_\_\_\_\_

\_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-58

**HEARING DATE (PC):** 07-07-16

**HEARING DATE (BOC):** 07-19-16

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Grocery Store and Retail

**SIZE OF TRACT:** 7.8346 Acres

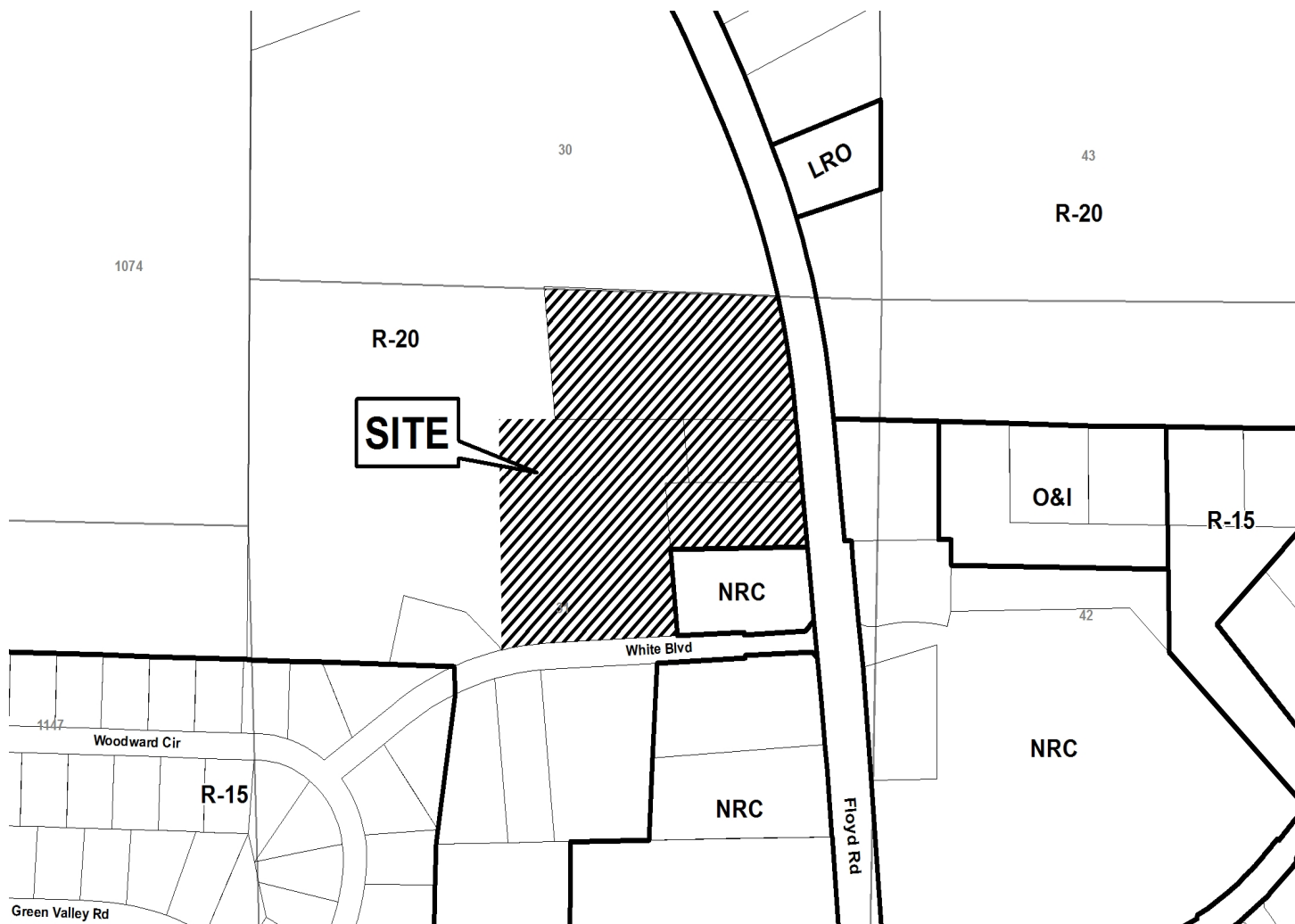
**DISTRICT:** 17

**LAND LOT(S):** 31

**PARCEL(S):** 1,2,27,37

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

**COMMISSION DISTRICT:** 4

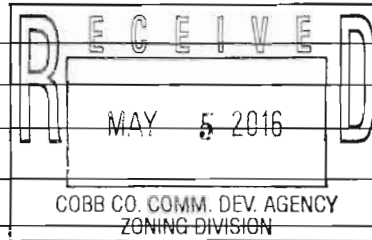


Application No. z-58  
July 2016

## 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): Grocery Store & Retail
- b) Proposed building architecture: The architectural style and composition of the grocery store is being submitted concurrently herewith. The architectural style and composition of the retail component will be submitted under separate cover.
- c) Proposed hours/days of operation: Monday - Sunday, 6:00 a.m. until Midnight, 7 days a week.
- d) List all requested variances: Landscape buffer reduction on the northwest property line from from twenty feet (20') to fifteen feet (15').

\* If LIDL does not close on the subject property for any reason whatsoever within 18 months of approval, the Zoning Classification shall revert to the original Zoning Classification of R-20 without any further action being necessary on the part of Cobb County or on the part of the Property Owners.

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

A portion of the subject property is located within a Neighborhood Activity Center ("NAC") under Cobb County's Future Land Use Map which contemplates the type of uses proposed.

### 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).

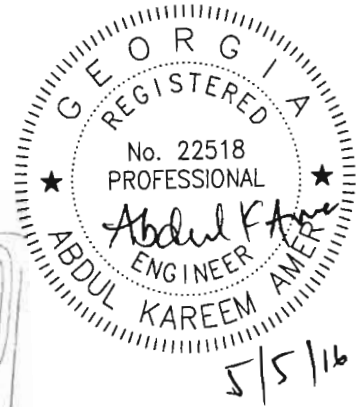
Not applicable

\*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-59  
(2016)

LAND  
LOT  
498

LAND  
LOT  
497



SR 360 (Macland Rd)

.55 MPH  
26,600 ADT

$L=150.000, R=4854.631$

LOT  
41

R20

N01° 05' 54.73"E  
145.330

NS

N00° 36' 45.27"E  
130.000

S87° 45' 13.63"E  
150.001

LOT  
40

R20

LOT  
39

R20

N01° 05' 54.73"E  
313.640

R20

**SUBJECT PROPERTY:**  
-3297 MACLAND ROAD (.47 ACRES)



**APPLICANT:** CCIC, INC  
**PHONE#:** 404-610-1431 **EMAIL:** aamer@areng.com  
**REPRESENTATIVE:** Mugees Khan  
**PHONE#:** 404-610-1431 **EMAIL:** aamer@areng.com  
**TITLEHOLDER:** CCIC, INC

**PROPERTY LOCATION:** South side of Macland Road, east of  
Scotney Castle Lane, west of John Petree Road  
(3297 Macland Road)

**ACCESS TO PROPERTY:** Macland Rd

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-59

**HEARING DATE (PC):** 07-07-16

**HEARING DATE (BOC):** 07-19-16

**PRESENT ZONING** NS

**PROPOSED ZONING:** R-20

**PROPOSED USE:** Single-family Residential

**SIZE OF TRACT:** 0.47 acres

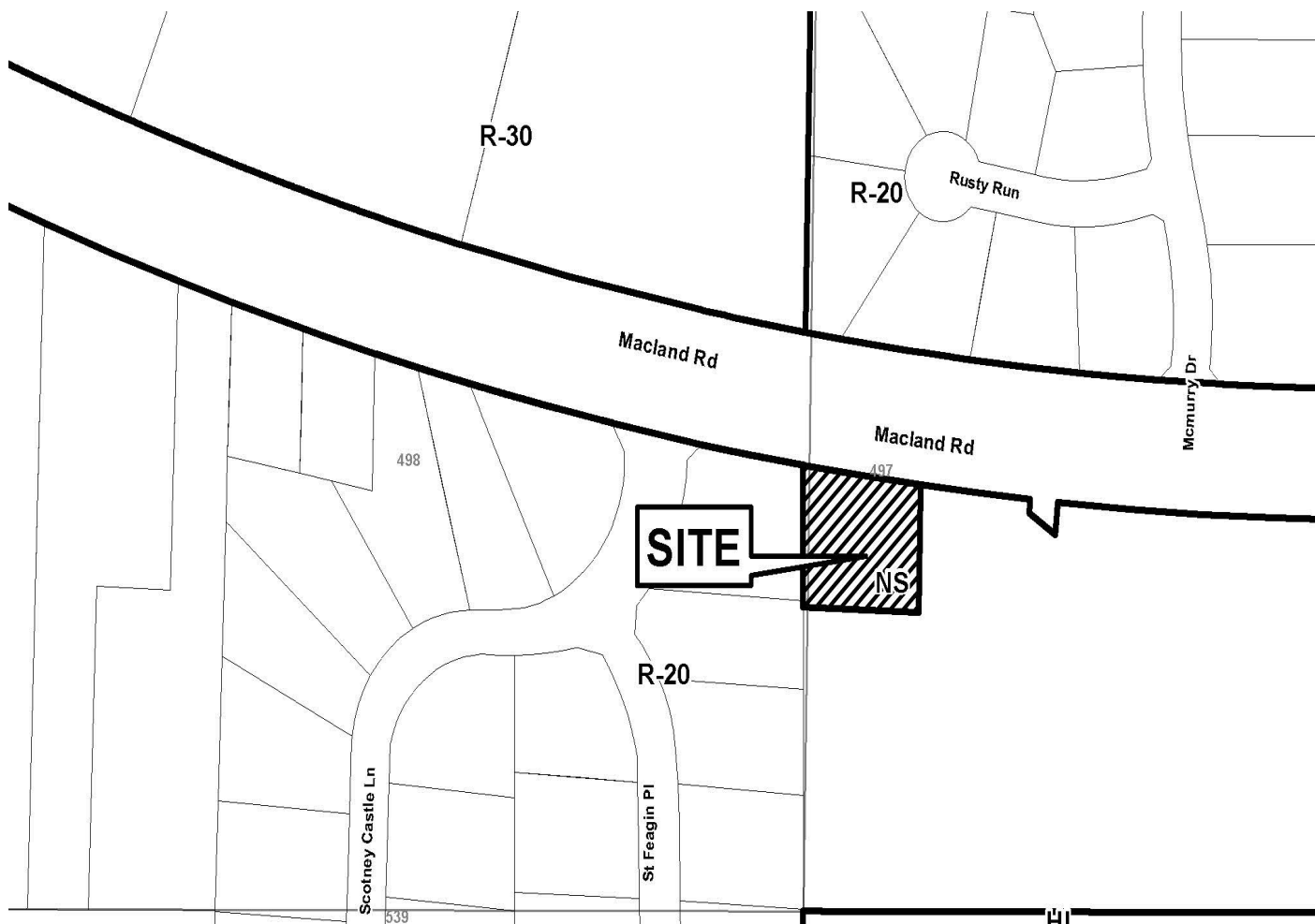
**DISTRICT:** 19

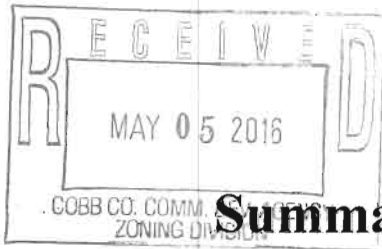
**LAND LOT(S):** 497

**PARCEL(S):** 4

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

**COMMISSION DISTRICT:** 4





Application No. Z-59

July 2016

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): Not Known
- b) Proposed building architecture: Not Known
- c) Proposed selling prices(s): Unknown
- d) List all requested variances: None
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

N/A

- 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 PROPERTY IS TOO SMALL (0.47 ACRES) TO  
BE USED AS CURRENTLY ZONED (NS). IT IS  
SURROUNDED BY R-20 ZONED PROPERTIES. NO IMMEDIATE DEVELOPMENT  
PLANNED.

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

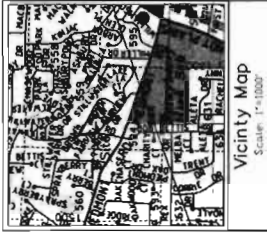
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a  
plat clearly showing where these properties are located).

NO

\_\_\_\_\_

\_\_\_\_\_

Z-60  
(2016)



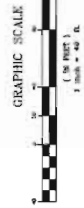
**Zoning Notes:**  
 Current Zoning: R-20  
 Proposed Zoning: RA-5  
 Minimum Lot Width: 50' Interior / 35' Exterior  
 Min. Road Frontage: 70' Interior / 35' Exterior  
 Min. Front Setback: 25' Interior / 40' Exterior  
 Min. Side Setback: 5' / 15' Between Houses  
 Major Side Setback: 20' Interior / 40' Exterior  
 Min. Rear Setback: 20' Interior / 40' Exterior  
 Min. Lot Size: 7,000 Sq. Ft.  
 Total Area: 1.942 Acres  
 Total Number Lots: 7  
 Density: 3.60 Units/Acre

**Proprietary Subdivision Layout**  
**Richard Duncan**  
 2712 Bob Bettis Road  
 16th District  
 Cobb County Georgia  
 Date: May 4, 2016 Scale: 1"=40'

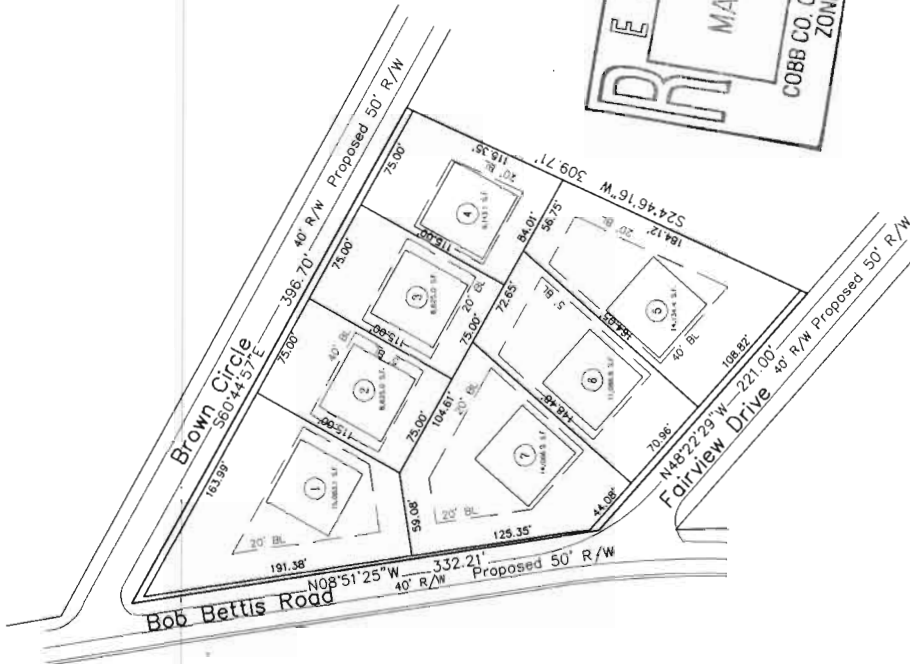
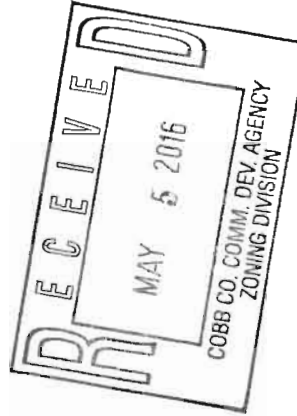
**Larry D. Neese, PLS**  
**OWNER: RANDESS SURVEYORS**  
 194 Coeance Trail  
 Canton, Georgia 30115  
 (770) 428-2122  
 E-Mail: Lneese223@aol.com



REVIEWING



**General Note:**  
 1. Boundary information taken from Survey for Copeland & Partners, LLC, dated 2/28/2012.  
 Date: August 28, 2012



**APPLICANT:** Duncan Land Investments, LLC

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

**REPRESENTATIVE:** Richard Duncan

**PHONE#:** 678-591-7264 **EMAIL:** duncanlandinvest@yahoo.com

**TITLEHOLDER:** Spero G. Kara

**PROPERTY LOCATION:** East side of Bob Bettis Road, south side of  
Brown Circle, north side of Fairview Drive)

(2712 Bob Bettis Road)

**ACCESS TO PROPERTY:** Fairview Drive, Brown Circle

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-60

**HEARING DATE (PC):** 07-07-16

**HEARING DATE (BOC):** 07-19-16

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** RA-5

**PROPOSED USE:** Subdivision

**SIZE OF TRACT:** 2.2 acres

**DISTRICT:** 16

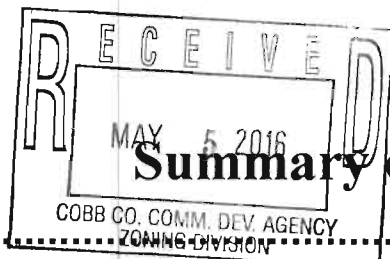
**LAND LOT(S):** 559, 594

**PARCEL(S):** 4

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

**COMMISSION DISTRICT:** 3





Application No. Z-60

July 2016

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2,400
- b) Proposed building architecture: Craftsman style
- c) Proposed selling prices(s): mid 300's to mid 400's
- d) List all requested variances: none

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)

—

—

—

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:** Jeffery C. Smith

**PHONE#:** 770-443-4077 **EMAIL:** Jefferycsmith@bellsouth.net

**REPRESENTATIVE:** Jeffery C. Smith

**PHONE#:** 770-443-4077 **EMAIL:** Jefferycsmith@bellsouth.net

**TITLEHOLDER:** Jeffery C. Smith

**PROPERTY LOCATION:** Northeast side of Austell Powder

Springs Road, southeast of Furr Avenue

(4509 Austell Powder Springs Road)

**ACCESS TO PROPERTY:** Austell Powder Springs Road

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

\_\_\_\_\_

\_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-10

**HEARING DATE (PC):** 07-07-16

**HEARING DATE (BOC):** 07-19-16

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land use permit

(Renewal)

**PROPOSED USE:** Produce Sales

**SIZE OF TRACT:** 1.331 acres

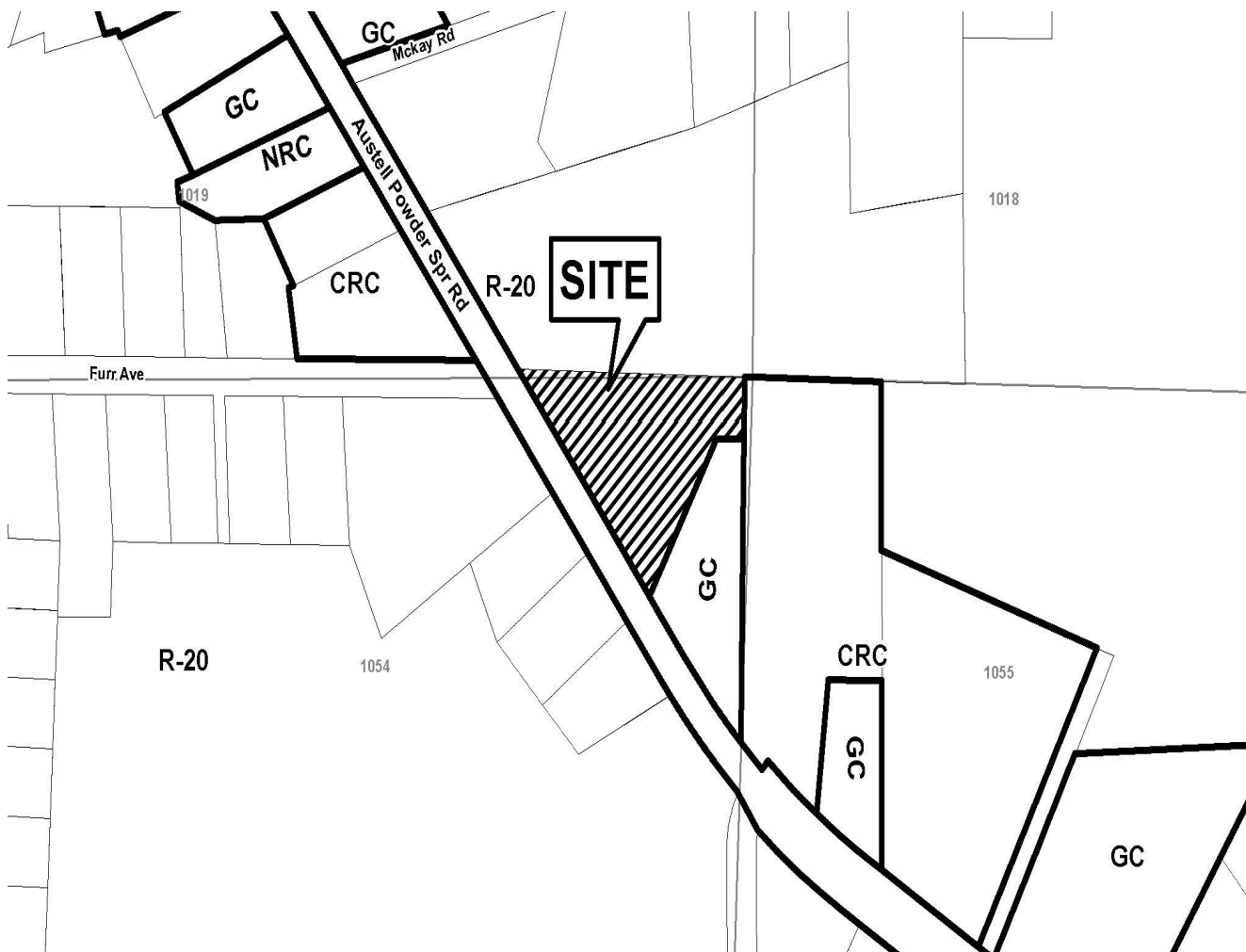
**DISTRICT:** 19

**LAND LOT(S):** 1054

**PARCEL(S):** 39

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

**COMMISSION DISTRICT:** 4





Application #: LUP-10  
PC Hearing Date: 7-7-16 (Thurs.)  
BOC Hearing Date: 7-19-16

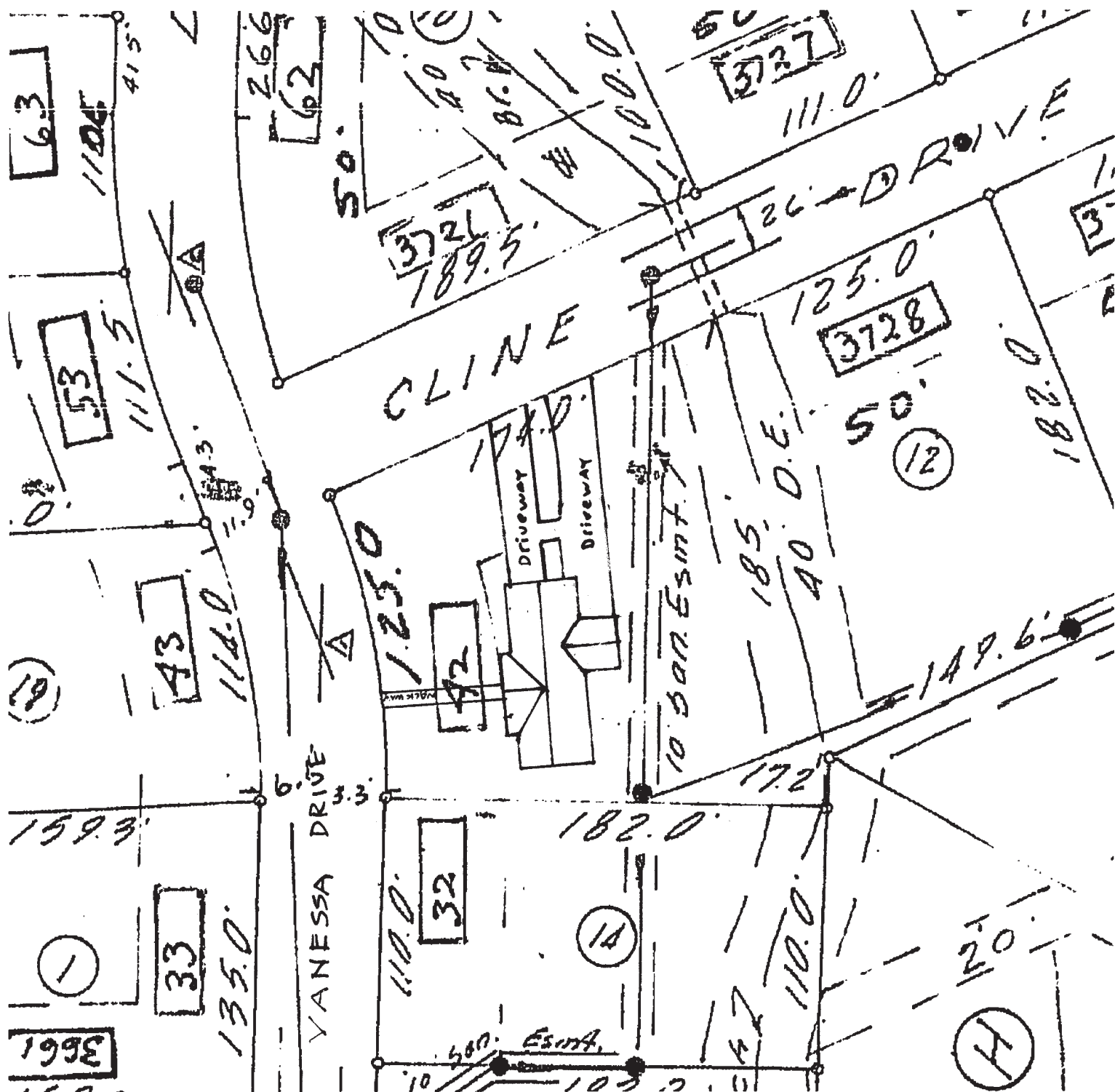
## TEMPORARY LAND USE PERMIT WORKSHEET

(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Produce
2. Number of employees? 1
3. Days of operation? Monday - Saturday
4. Hours of operation? 8:00 AM - 6:00 PM
5. Number of clients, customers, or sales persons coming to the house per day? 15-20 ; Per week? 90-120
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): \_\_\_\_\_
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: Jeffrey C. Smith Date: 5/5/2016

Applicant name (printed): JEFFREY C. SMITH



**APPLICANT:** Jessica Brennan

**PHONE#:** 404-542-0301 **EMAIL:** brennanmom7@gmail.com

**REPRESENTATIVE:** Dana J. Brennan

**PHONE#:** 404-542-0301 **EMAIL:** brennanmom7@gmail.com

**TITLEHOLDER:** Dana J. Brennan and Jessica Ward

**PROPERTY LOCATION:** Southeast corner of Vanessa Drive and

Cline Drive

(42 Vanessa Drive)

**ACCESS TO PROPERTY:** Cline Drive

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-11

**HEARING DATE (PC):** 07-07-16

**HEARING DATE (BOC):** 07-19-16

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Hair Salon

**SIZE OF TRACT:** \_\_\_\_\_

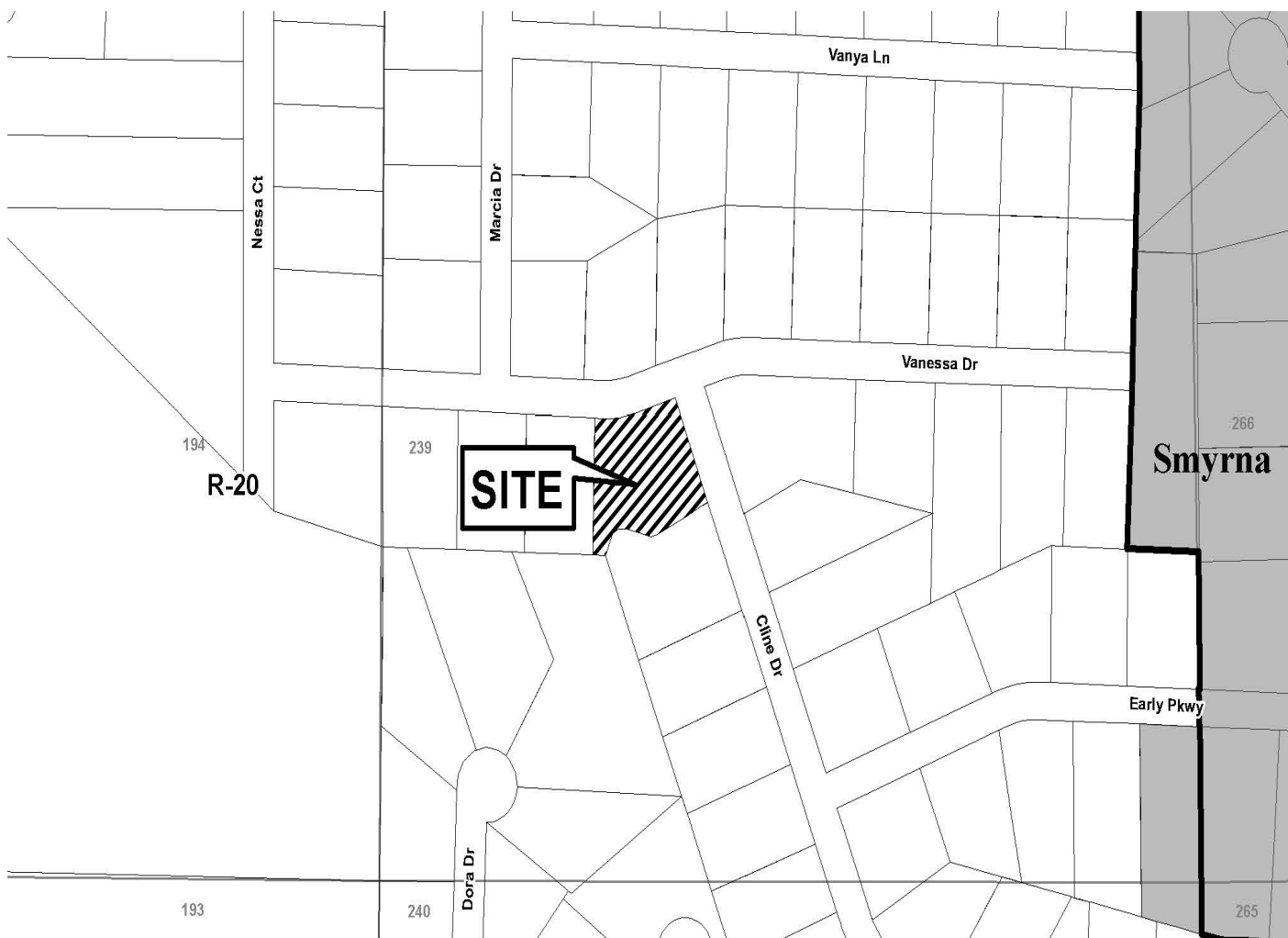
**DISTRICT:** 17

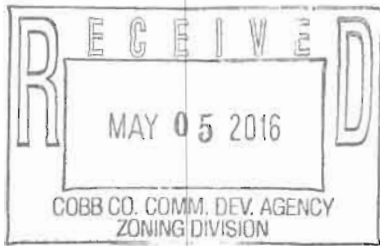
**LAND LOT(S):** 239

**PARCEL(S):** 23

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

**COMMISSION DISTRICT:** 4





Revised October 1, 2009

Application #: LWP 11

PC Hearing Date: 7-7-16 (Thurs.)

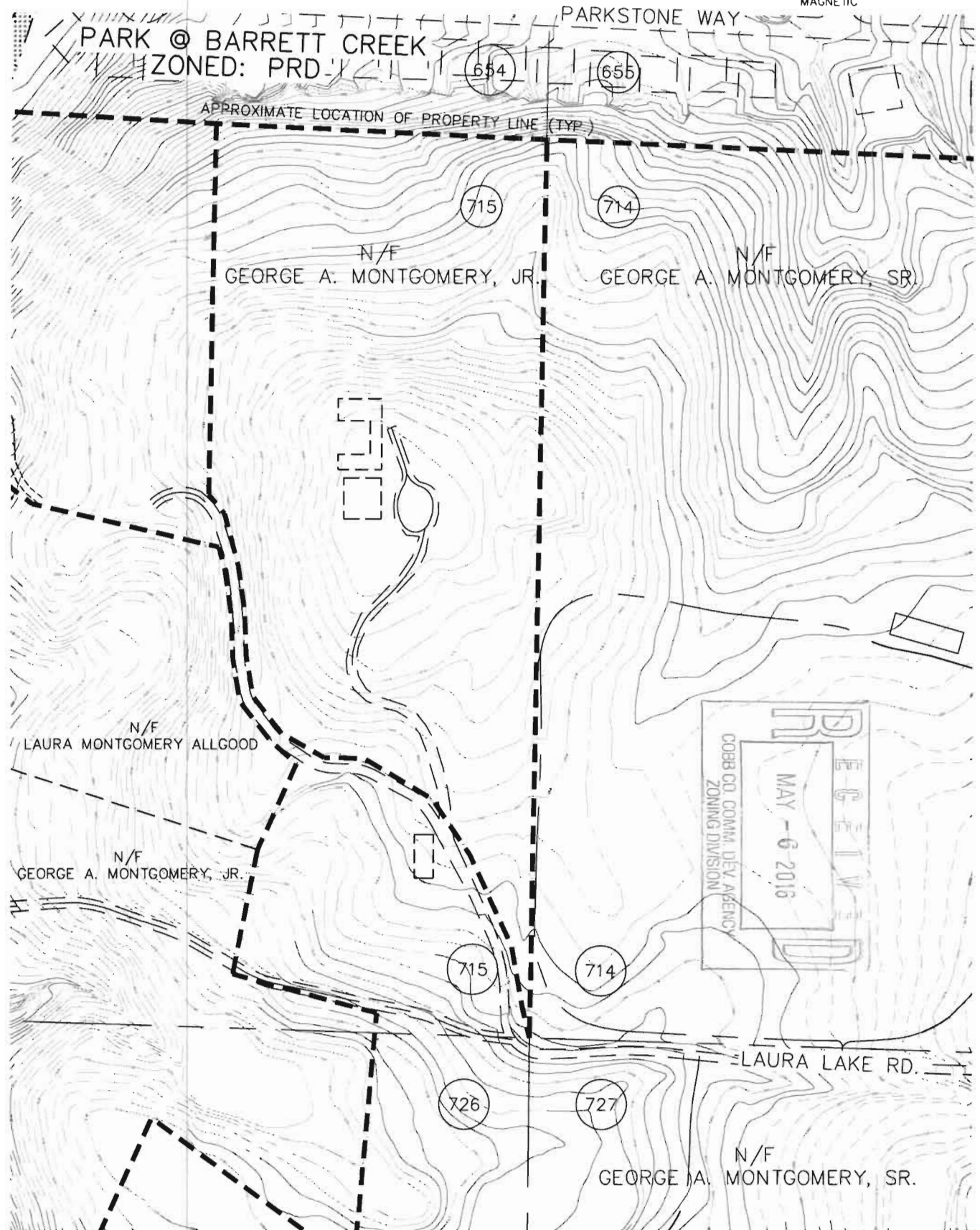
BOC Hearing Date: 7-19-16

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

1. Type of business, or request? hair salon
2. Number of employees? 0
3. Days of operation? 1-2
4. Hours of operation? 9-6 (Thursdays)
5. Number of clients, customers, or sales persons coming to the house per day? 4-6 ; Per week? 4-6
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): \_\_\_\_\_
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): none
9. Deliveries? No ☒ ; Yes \_\_\_\_\_. (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) \_\_\_\_\_
10. Does the applicant live in the house? Yes ☒ ; No \_\_\_\_\_
11. Any outdoor storage? No ☒ ; Yes \_\_\_\_\_. (If yes, please state what is kept outside): \_\_\_\_\_
12. Length of time requested (24 months maximum): 24 months
13. Is this application a result of a Code Enforcement action? No ☒ ; Yes \_\_\_\_\_. (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed): \_\_\_\_\_

Applicant signature: Jessica Brennan Date: 5/3/16

Applicant name (printed): Jessica Brennan



GEORGE A MONTGOMERY, JR. TRACT

SCALE: 1" = 200'

**APPLICANT:** Spurs of Hope, Inc.

**PHONE#:** (478) 447-0849 **EMAIL:** Kim@spursofhope.com

**REPRESENTATIVE:** Kim Krummert

**PHONE#:** (478)447-0849 **EMAIL:** Kim@spursofhope.com

**TITLEHOLDER:** George Andrew Montgomery, Jr.

**PROPERTY LOCATION:** North and west side of Laura Lake Road

(151 Laura Lake Road)

**ACCESS TO PROPERTY:** Montgomery Circle, off Laura Lake Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-12

**HEARING DATE (PC):** 07-07-16

**HEARING DATE (BOC):** 07-19-16

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Equine therapy for foster children

**SIZE OF TRACT:** 9.4 acres

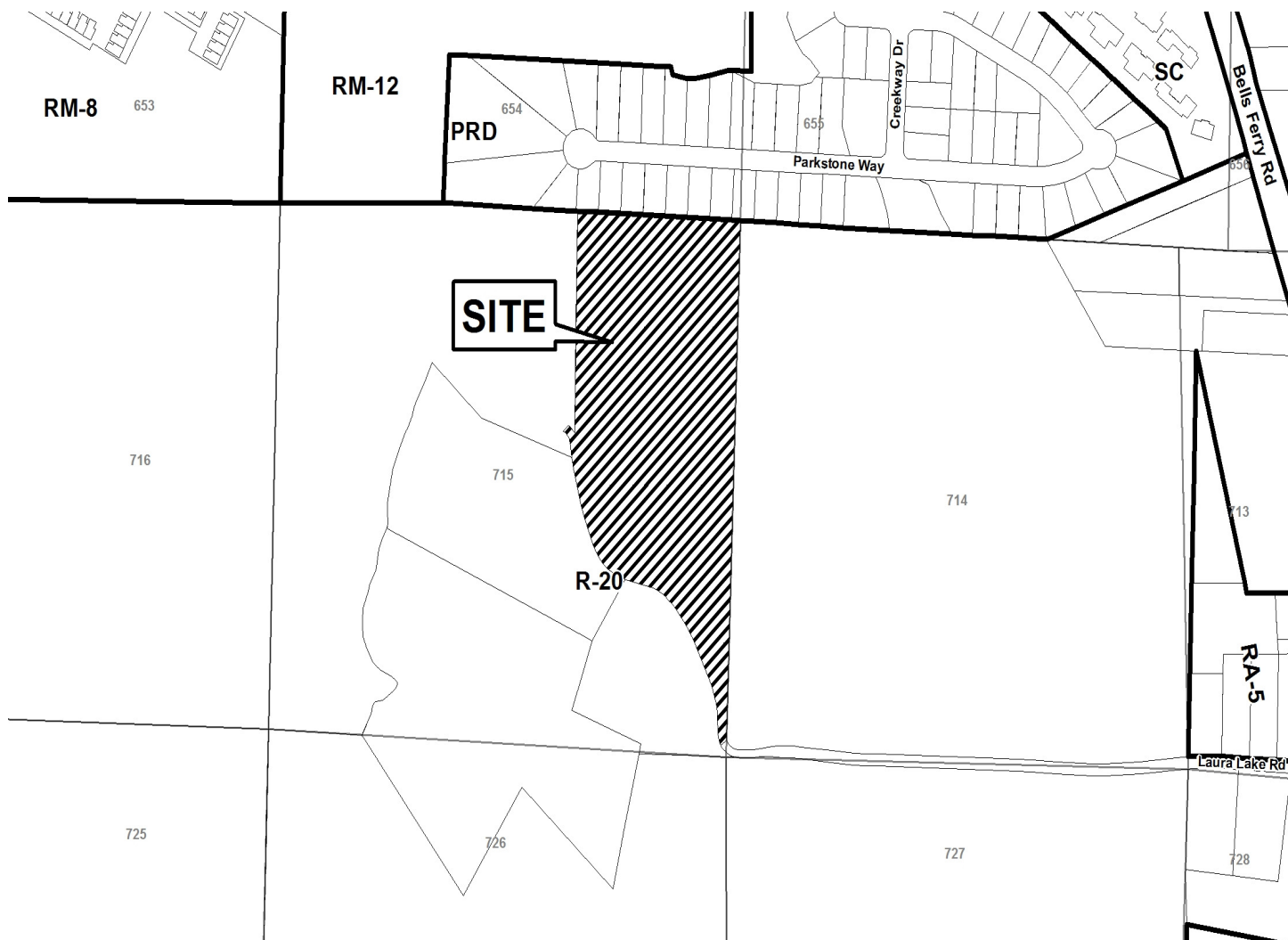
**DISTRICT:** 16

**LAND LOT(S):** 715

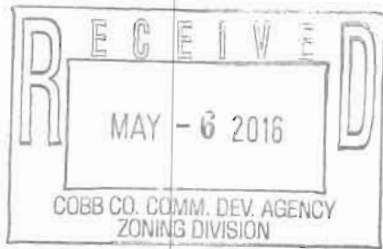
**PARCEL(S):** 2

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

**COMMISSION DISTRICT:** 3







Revised October 1, 2009

Application #: LUP-12  
PC Hearing Date: 7-7-16 (Thurs.)  
BOC Hearing Date: 7-19-16

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

1. Type of business, or request? equine therapy
2. Number of employees? 0 (Executive Director & volunteer)
3. Days of operation? Tue - Sat by appointment only
4. Hours of operation? 9:00 - 6:00
5. Number of clients, customers, or sales persons coming to the house per day? 3 ; Per week? 15
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): \_\_\_\_\_
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 2
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: \_\_\_\_\_

Date: 5/5/16

Applicant name (printed): Kim Krummert

# Rezoning Plat

## 2455 Austell Road

Cobb County, Georgia

Land Lot 15, 17th District, 2nd Section

prepared for:

Cortez Auto Sales, Inc.

R-15

DGM

LAND PLANNING  
CONSULTANTS

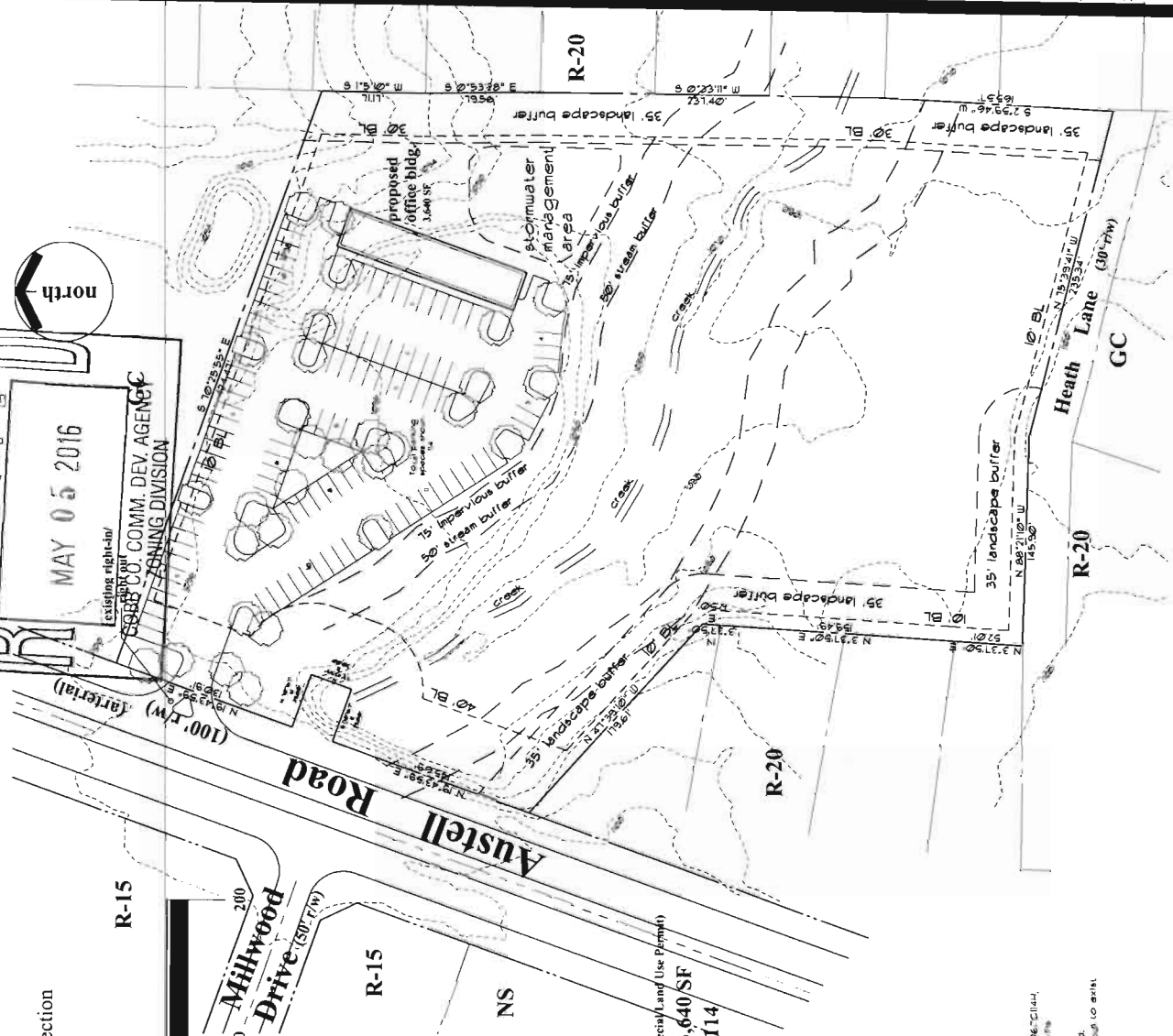
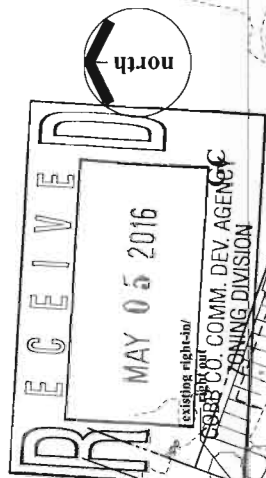


975 Oak Ridge  
Buckhead  
Kennesaw  
GA 30144  
770 514-3006  
FAX 514-9491



Scale: 1" = 50'

May 4, 2016



### Site Data

Total Site Area: 5.63 AC

Existing Zoning: GC

Proposed Zoning: CRC (w/Special Land Use Permit)

Total Building Area Shown: 3,640 SF

Total Parking Spaces Shown: 114

CRC Building Setbacks:

front: 40'

side: 10'

rear: 30'

- Notes:**
1. Boundary from existing deed.
  2. Topographic information from Cobb County GIS.
  3. Allowing for future future use of the site, the site contains a creek.
  4. No building is to be built on the site.
  5. Stream and wetland classifications to be determined.
  6. No archaeological or architectural landmarks are known to exist.
  7. No utility easements are known to exist on the site.

**APPLICANT:** Cortez Auto Sales, Inc.

**PHONE #:** 770-912-0831 **EMAIL#:** hugo1125@hotmail.es

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

**TITLEHOLDER:** Georgia-Cumberland Association of Seventh Day  
Adventists

**PROPERTY LOCATION** East side of Austell Road, north of  
Hicks Road  
(2455 Austell Road)

**ACCESS TO PROPERTY:** Austell Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** SLUP-8

**HEARING DATE (PC):** 07-07-16

**HEARING DATE (BOC):** 07-19-16

**PRESENT ZONING** GC

**PROPOSED ZONING:** SLUP

**PROPOSED USE:** Previously-owned  
Automobile Sales Facility

**SIZE OF TRACT:** 5.6287 Acres

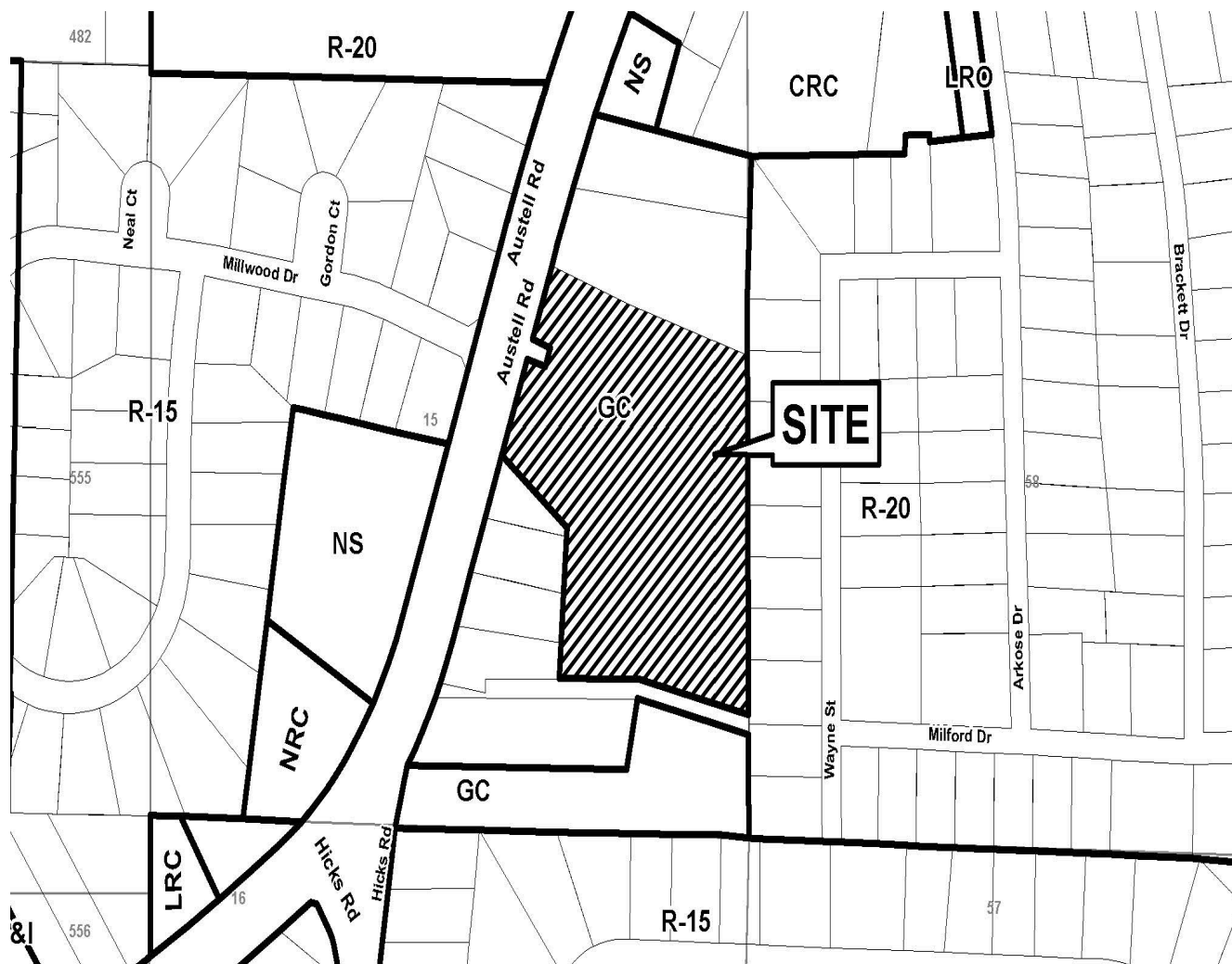
**DISTRICT:** 17

**LAND LOT(S):** 15

**PARCEL(S):** 5

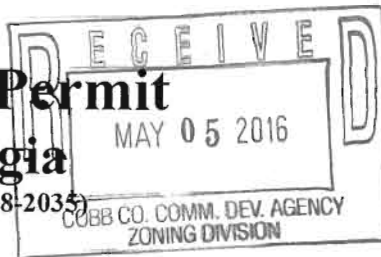
**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4



# Application for Special Land Use Permit Cobb County, Georgia

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



Application No. SLUP- 8

PC Hearing Date: July 7, 2016 (Thurs)

BOC Hearing Date: July 19, 2016

Applicant Cortez Auto Sales, Inc. Phone # 770-912-0831  
(applicant's name printed)

Address 3640 Clairmont Road, Atlanta, GA 30341 E-mail hugo1125@hotmail.es

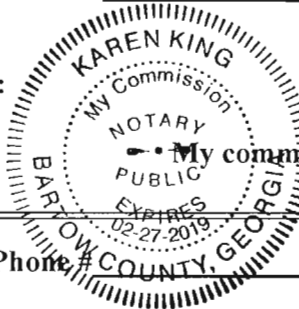
SAMS, LARKIN, HUFF & BALLI, LLP

by: Garvis L. Sams, Jr. Address 376 Powder Springs Street, Suite 100, Marietta, GA 30064  
(representative's name, printed)

[Signature] Phone # 770-422-7016 E-mail gsams@slhb-law.com  
(representative's signature)

Signed, sealed and delivered in presence of:

Karen S. King My commission expires: 2-27-19  
Notary Public



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

Signature \_\_\_\_\_ Address \_\_\_\_\_  
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

\_\_\_\_\_  
Notary Public My commission expires: \_\_\_\_\_

Present Zoning GC (CRC requested) Size of Tract 5.6287 Acre(s)

For the Purpose of Previously owned automobile sales facility

Location On the east side of Austell Road, south of Windy Hill Road (2455 Austell Road)  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 15 District(s) 17th

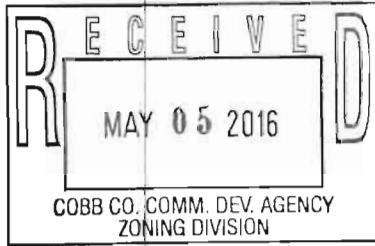
We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are/are no such assets. If any exist, provide documentation with this application.

[Signature]  
Garvis L. Sams, Jr., Attorney for Applicant

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

[Signature]  
Garvis L. Sams, Jr., Attorney for Applicant

ATTACHMENT TO SPECIAL LAND USE PERMIT APPLICATION



Application No.: SLUP-8

PC Hearing Date: 7-7-16 (Thurs.)

BOC Hearing Date: 7-19-16

Applicant: CORTEZ AUTO SALES, INC.

Titleholder: GEORGIA - CUMBERLAND ASSOCIATION OF SEVENTH-DAY ADVENTISTS, INC.

PIN#: 17001500050

PROPERTY OWNER'S CERTIFICATION

The undersigned(s) below, or as attached, is the owner of the property considered in this application.

GEORGIA - CUMBERLAND ASSOCIATION OF SEVENTH-DAY ADVENTISTS, INC

By: David M. Hayskamp Secretary 5/4/16  
By: WPT Brady Treasurer 5/4/16 <sup>DATE</sup>  
Signature of Owner Date

Address: PO Box 12000  
Calhoun, GA 30703

Telephone No.: (706) 629-7951

Dawn E Burch 5/4/16  
Signature of Notary Public Date

(Notary Seal)

