

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: August 2, 2016

Board of Commissioners Hearing Date: August 16, 2016

Date Distributed/Mailed Out: June 10, 2016

STAFF COMMENTS DUE DATE: July 1, 2016

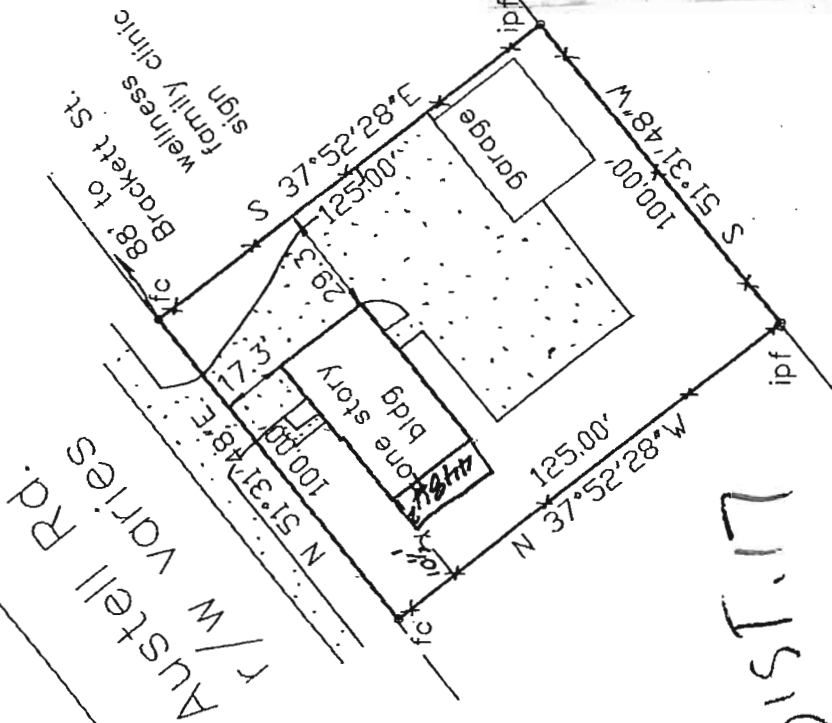


Cobb County... Expect the Best!

N10 PORTION OF THIS PROPERTY
LIES WITHIN A FEDERALLY DESIGNATED
100 year flood zone

LEGEND

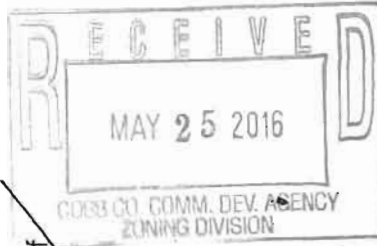
- IPS=IRON PIN SET
- IPF=IRON PIN FOUND
- CL=CENTER LINE
- BL=BUILDING LINE
- N/F=NOW OR FORMERLY
- MH=MAN HOLE
- S=SANITARY
- P=POWER
- W=WATER
- G=GAS
- X--FENCE OF CURB
- BC=BACK OF CURB
- WM=WATER METER
- WV=WATER VALVE
- PB=POWER BOX
- GM=GAS METER
- SSE=SANITARY SEWER ESM'T
- DE=DRAINAGE ESM'T
- ESM'T=EASEMENT
- CB=CATCH BASIN
- HW=HEAD WALL
- DI=DROP INLET
- JB=JUNCTION BOX
- LLL=LAND LOT LINE



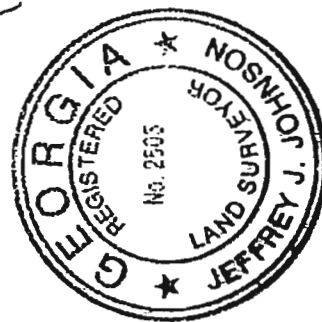
Z-61
(2016)

survey for

Victor Okerake



P40
LL 59 DIST. 17



IN MY OPINION THIS PLAT IS A
CORRECT REPRESENTATION OF THE
LAND PLATED

THE FIELD DATA WHICH THIS SURVEY
IS BASED HAS A PRECISION OF ONE
FOOT IN 10000+ FEET AND AN ANGULAR
ERROR OF 3\"/>

JEFFREY J JOHNSON R.L.S. 2505

EQUIPMENT USED: TOPCON GTS-2

JOHNSON
SURVEYING

804 Peachtree Forest Ave
Norcross GA 30092
678-557-1449

LAND LOT 59
DISTRICT 17
Section 2
Cobb County, Ga.
#2317 Austell Road

SCALE 1\"/>

DATE: 4-27-06

JOB NO: 06-51

APPLICANT: Victor Okereke

PHONE#: 404-790-6471 **EMAIL:** vikenna@gmail.com

REPRESENTATIVE: Victor Okereke

PHONE#: 404-790-6471 **EMAIL:** vikenna@gmail.com

TITLEHOLDER: Victor Okereke

PROPERTY LOCATION: On the southeast side of Austell Road,

north of Arkose Drive

(2317 Austell Road)

ACCESS TO PROPERTY: Austell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-61

HEARING DATE (PC): 08-02-16

HEARING DATE (BOC): 08-16-16

PRESENT ZONING GC

PROPOSED ZONING: NRC

PROPOSED USE: Professional Office

SIZE OF TRACT: 0.3 acre

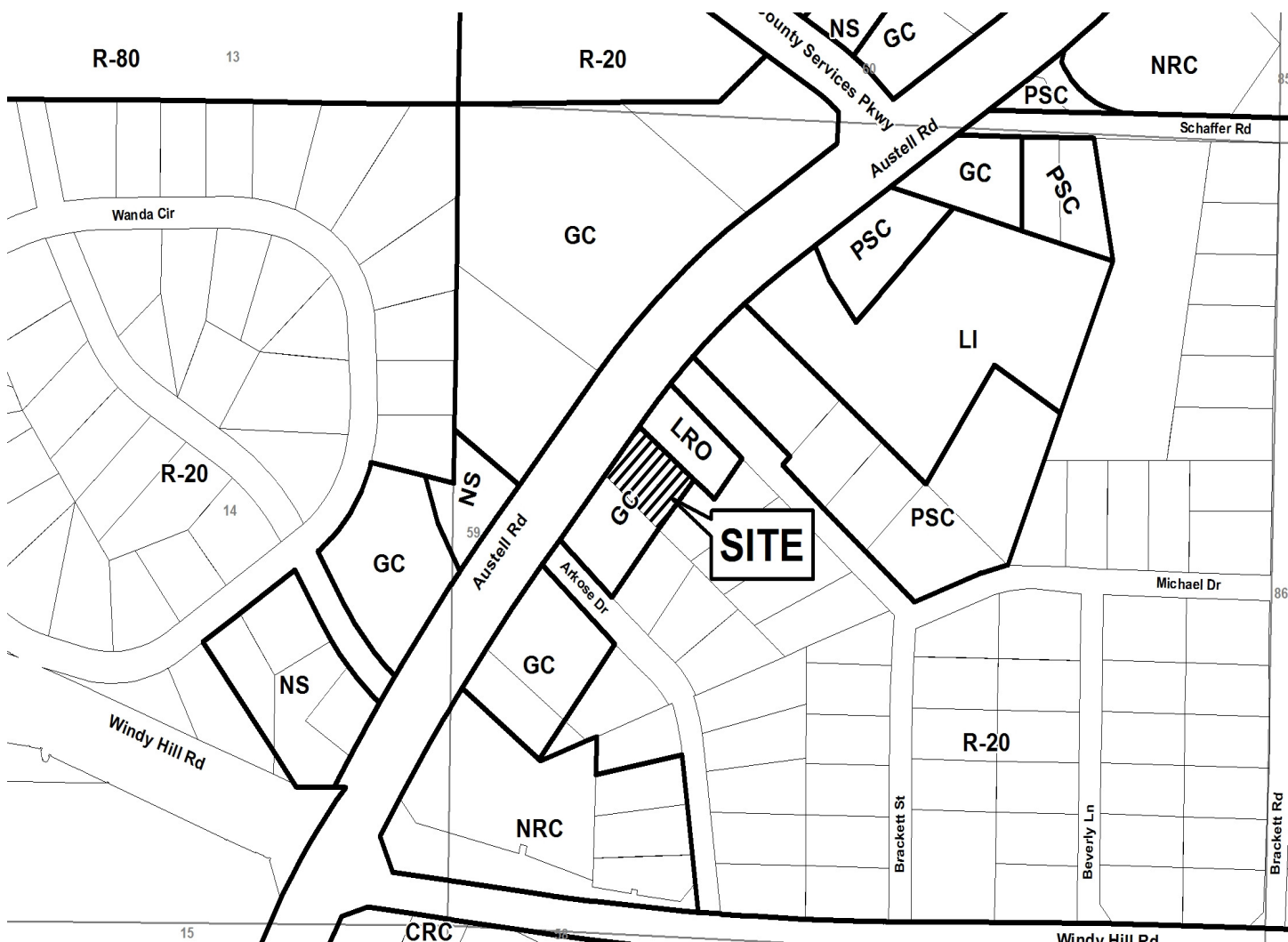
DISTRICT: 17

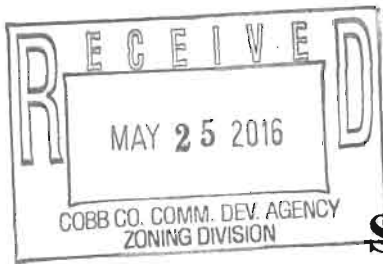
LAND LOT(S): 59

PARCEL(S): 40

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4





Application No. Z-61
Aug. 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): HEALTHCARE

b) Proposed building architecture: _____

c) Proposed hours/days of operation: 8:00A - 5:00P (M, W)
11:00A - 6:00P (T, TH), 8:00A - 1:00P (F)
d) List all requested variances: _____
GC → NRC

.....
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: Venture Homes

PHONE#: 770-955-8300 **EMAIL:** _____

REPRESENTATIVE: Robert C. White

PHONE#: 770-955-8300 **EMAIL:** _____

TITLEHOLDER: Ronald W. Mann & Marsha H. Mann

PROPERTY LOCATION: On the easterly side of Milford Church

Road, east of Powder Springs Road

(1910 Milford Church Road)

ACCESS TO PROPERTY: Milford Church Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-62

HEARING DATE (PC): 08-02-16

HEARING DATE (BOC): 08-16-16

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Single-family Subdivision

SIZE OF TRACT: 9.915 acres

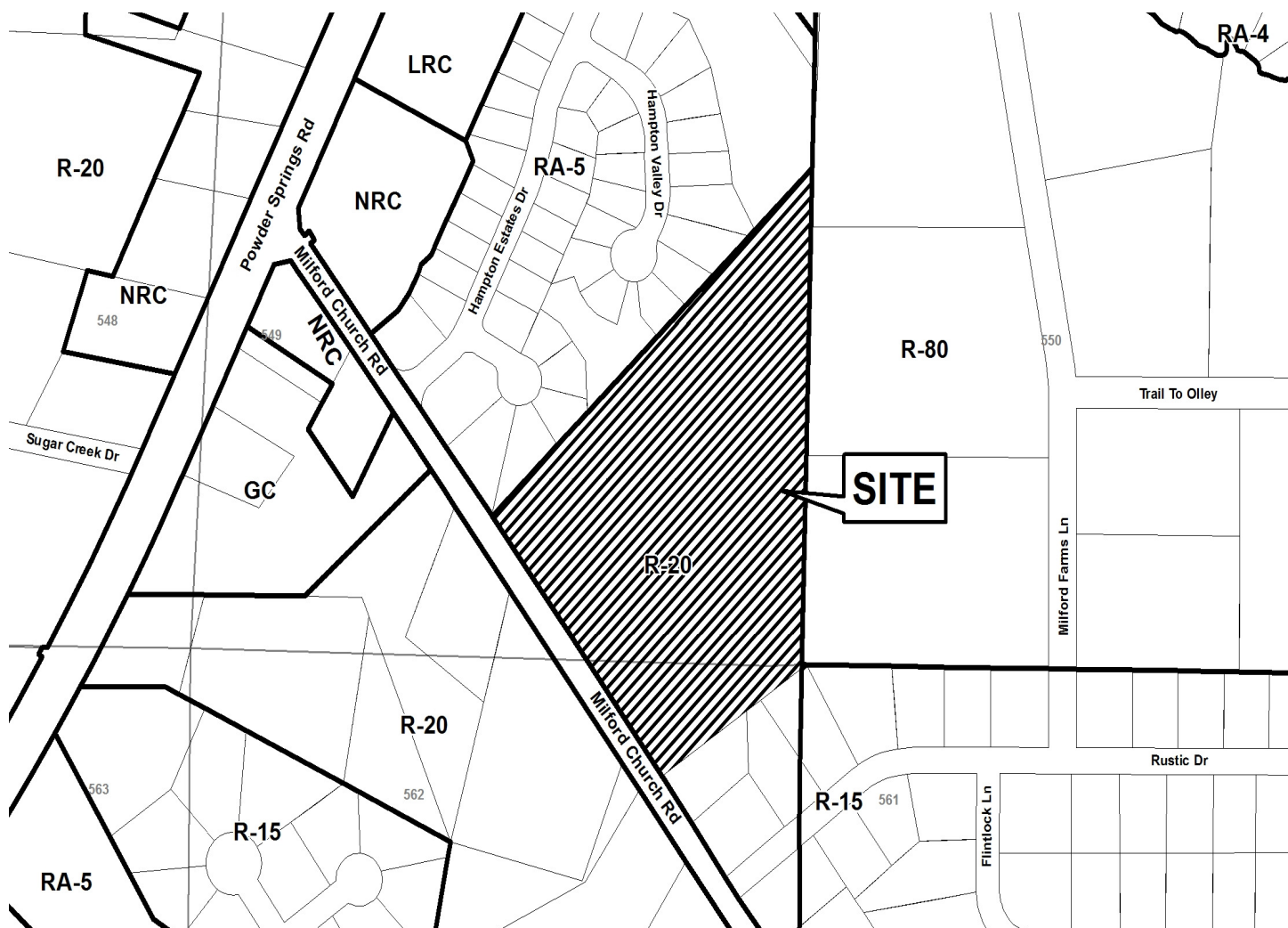
DISTRICT: 19

LAND LOT(S): 549, 562

PARCEL(S): 13

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



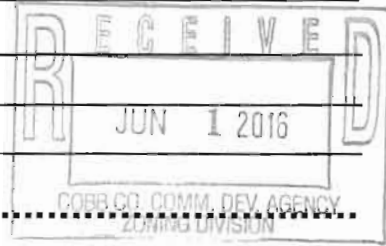
Application No. Z-62

Aug. 2016

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2,000 - 3,000 sq. ft.
b) Proposed building architecture: Craftsman Traditional
c) Proposed selling prices(s): \$200K - \$300K
d) List all requested variances: _____



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

- a) Proposed use(s): _____

b) Proposed building architecture: _____

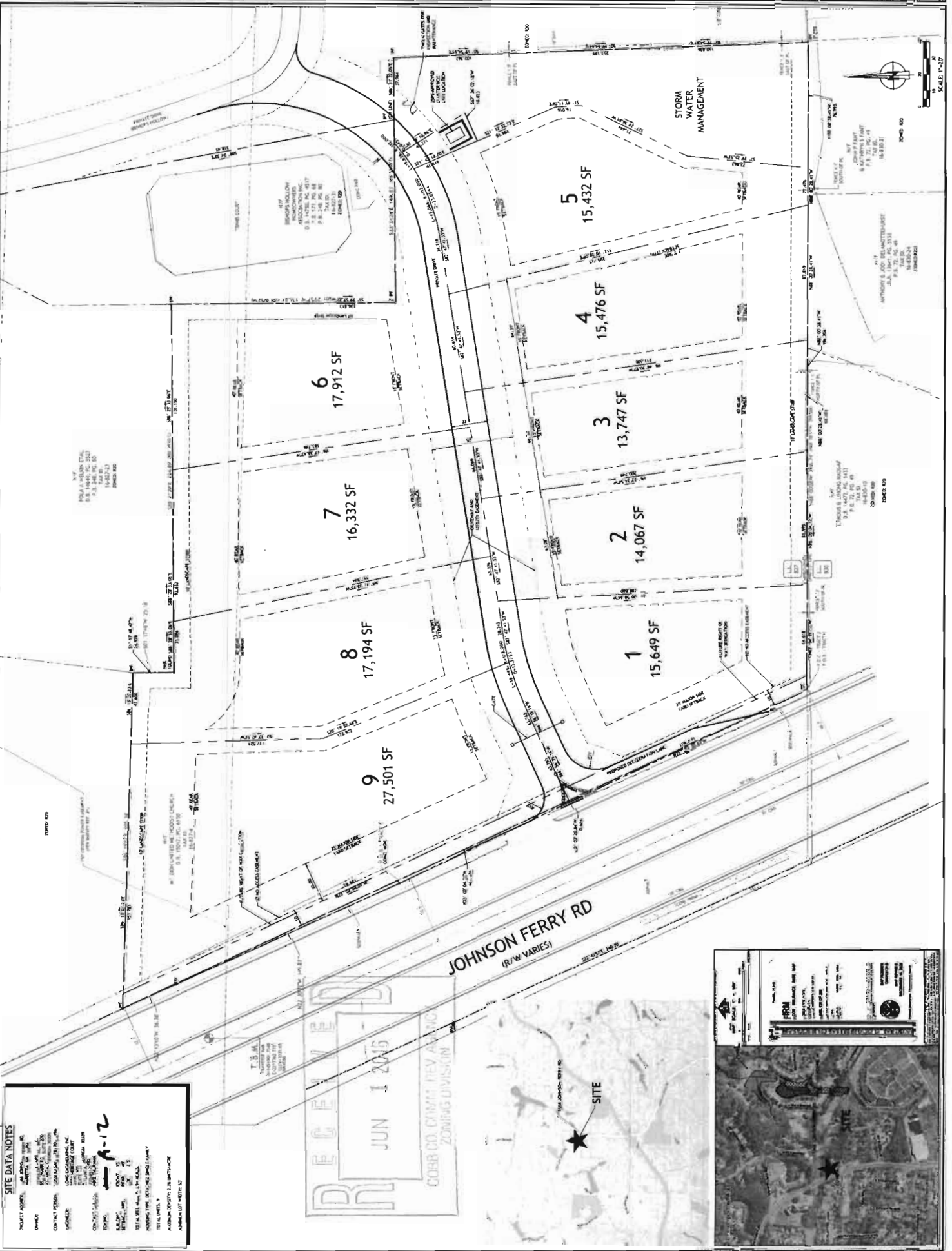
c) Proposed hours/days of operation: _____

d) List all requested variances: _____

W/A

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

W/A



APPLICANT: Yosef Kagan

PHONE#: 917-753-2826 **EMAIL:** yossi@zevcap.com

REPRESENTATIVE: Yosef Kagan

PHONE#: 917-753-2826 **EMAIL:** yossi@zevcap.com

TITLEHOLDER: ONE JOHNSON FERRY LLC

PROPERTY LOCATION: On the east side of Johnson Ferry Road,

north of Lake Rill Court

(1668 Johnson Ferry Road)

ACCESS TO PROPERTY: Johnson Ferry Road, Bishop Lake Court

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-63

HEARING DATE (PC): 08-02-16

HEARING DATE (BOC): 08-16-16

PRESENT ZONING: R-12

PROPOSED ZONING: R-12 with Stipulations

PROPOSED USE: Single-family Residential

SIZE OF TRACT: 3.94 acres

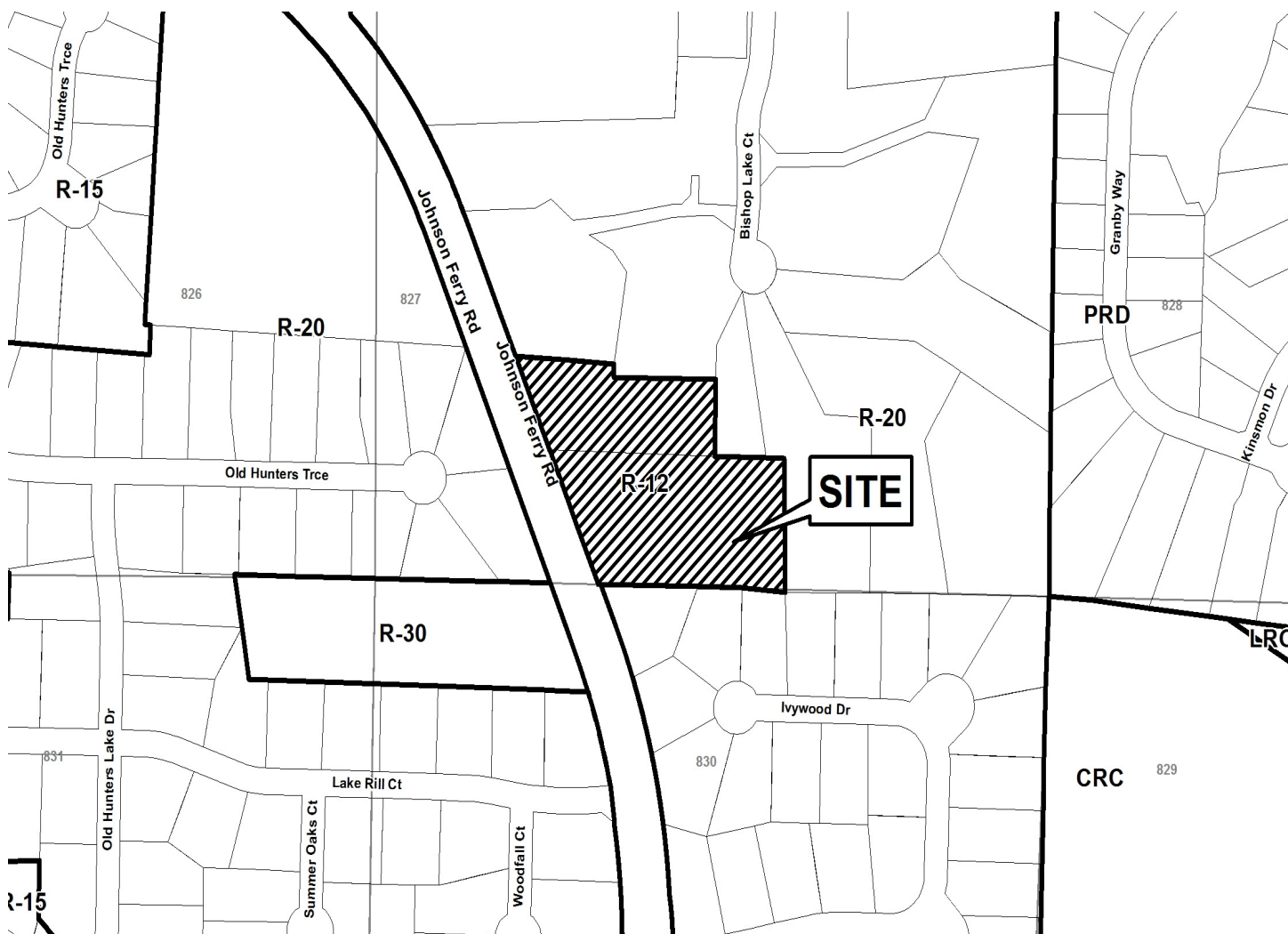
DISTRICT: 16th

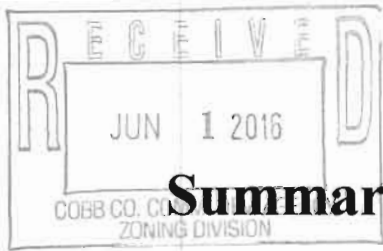
LAND LOT(S): 827

PARCEL(S): 6,32

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2





Application No. Z-63

Aug. 2016

Summary of Intent for Rezoning

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

- a) **Proposed unit square-footage(s):** 3,800 to 4,000 SF (plus basement)
- b) **Proposed building architecture:** 2-story homes with at least 3-sided architecture that is a mix of brick, stucco, and cedar shake.
- c) **Proposed selling prices(s):** From the high \$800's
- d) **List all requested variances:** Reduction of the minimum lot widths from 75 feet to 60 feet as previously approved with Z-26 in 2015
- _____
- _____
- _____

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

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

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

-
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None of the property in question is owned by any government entity.
- _____
- _____

Rezoning Plat Shiloh Road Community

Cobb County, Georgia Land Lot 60, 20th District, 2nd Section

prepared for:

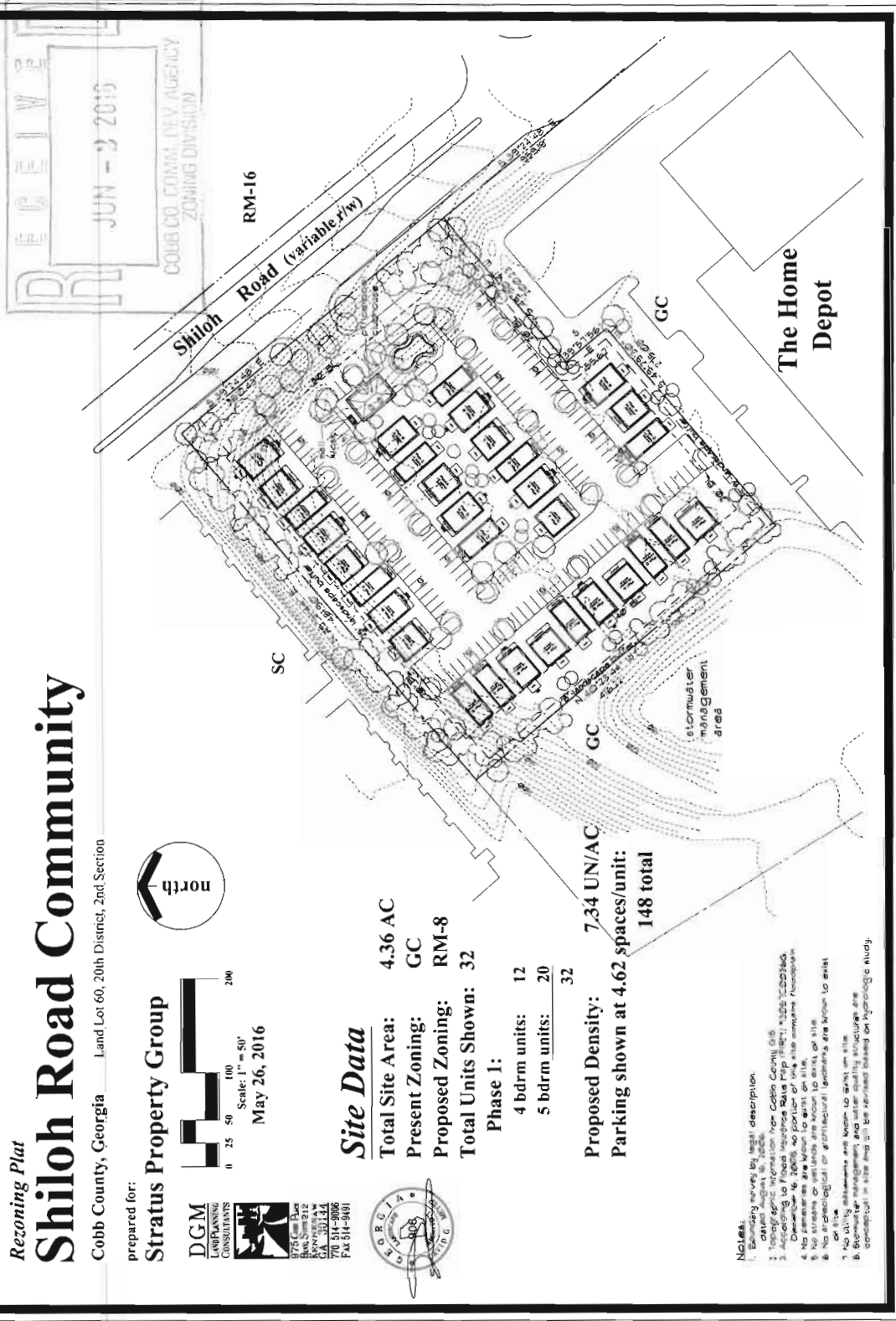
Stratus Property Group



Site Data
Total Site Area: 4.36 AC
Present Zoning: GC
Proposed Zoning: RM-8
Total Units Shown: 32

Phase 1:
4 bdrm units: 12
5 bdrm units: 20
32

Proposed Density: 7.34 UN/AC
Parking shown at 4.62 spaces/unit:
148 total



- Notes:**
1. Boundary survey by legal description.
 2. Topographic information from Cobb County GIS.
 3. According to Flood Hazard Rate Map (FIRM) 1505-00025A0.
 4. December 16, 2005. No portion of the site contains floodplain.
 5. No structures are shown on the site.
 6. No archaeological or architectural landmarks are known to exist on the site.
 7. No utility easements are known to exist on the site.
 8. Construction in this area shall be reviewed based on hydrologic study.

APPLICANT: Stratus Property Group, LLC

PHONE#: 404-618-0726 **EMAIL:** jeffkoon@stratuspropertygroup.com

REPRESENTATIVE: SAMS,LARKIN,HUFF & BALLI, LLP

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

TITLEHOLDER: HOME DEPOT U.S.A. INC.

PROPERTY LOCATION: On the west side of Shiloh Road, south
of Bentrige Drive
(Shiloh Road)

ACCESS TO PROPERTY: Shiloh Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-64

HEARING DATE (PC): 08-02-16

HEARING DATE (BOC): 08-16-16

PRESENT ZONING GC

PROPOSED ZONING: RM-8

PROPOSED USE: Student Housing

SIZE OF TRACT: 4.36 acres

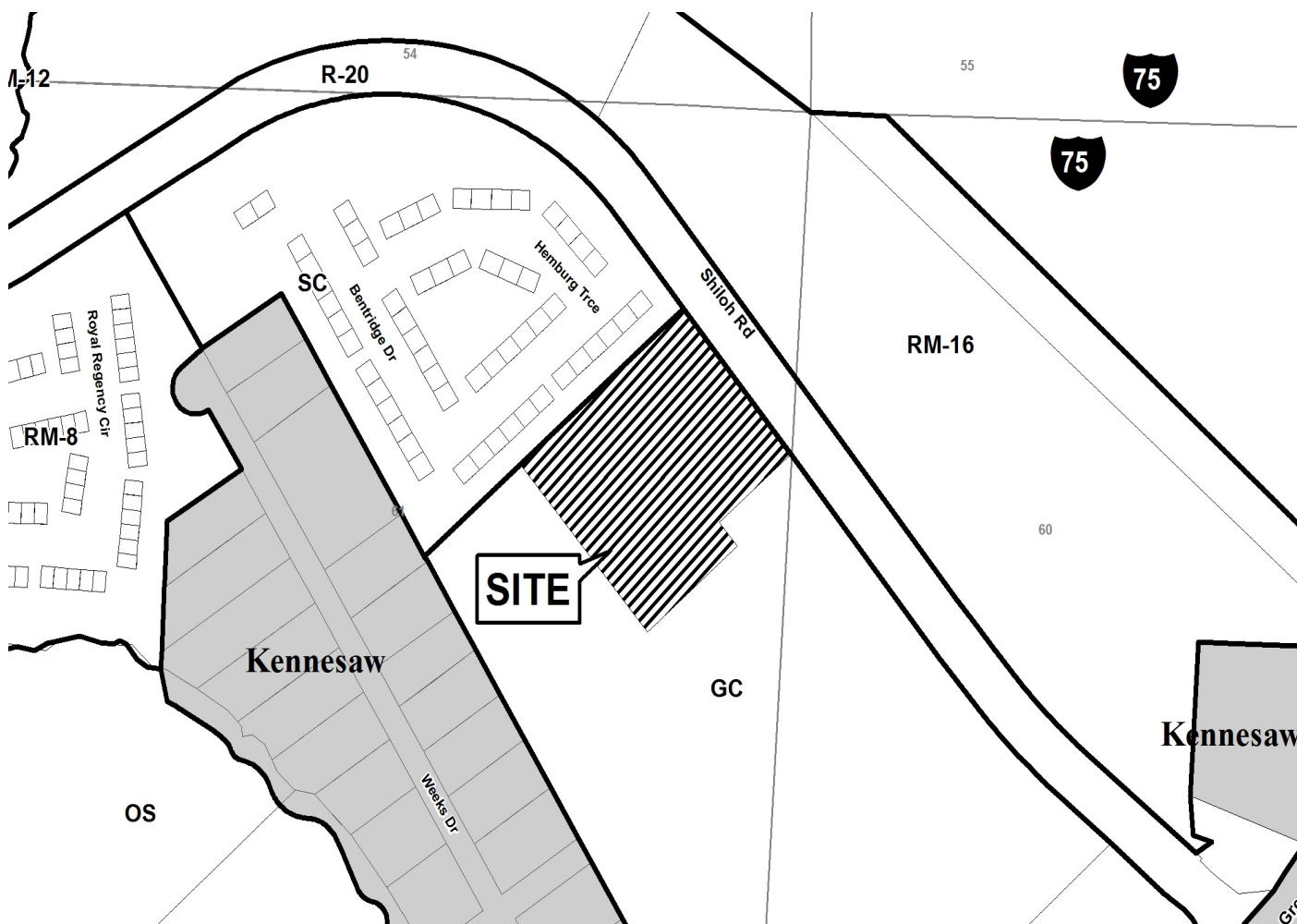
DISTRICT: 20

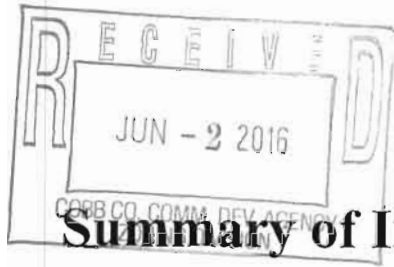
LAND LOT(S): 61

PARCEL(S): 223

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application No. Z-64
PC Hearing: August 2, 2016
BOC Hearing: August 16, 2016

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Between 1600 and 2028 square feet
b) Proposed building architecture: Renderings to be provided under separate cover.
c) Proposed selling prices(s): N/A
d) List all requested variances: To be determined, none identified at this time.

.....
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)

In the event the Applicant does not close on the subject property within six (6) months from the date of zoning approval by the Cobb County Board of Commissioners, the subject property shall revert to its existing GC zoning classification without any further action being necessary on the part of Cobb County or the Property Owner.

.....
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: Olymbec USA, LLC, by its attorney, Anderson, Tate & Carr, PC

PHONE#: 770-822-0900 **EMAIL:** usgc@olymbec.com

REPRESENTATIVE: Marian C. Adeimy

PHONE#: 770-822-0900 **EMAIL:** madeimy@atclawfirm.com

TITLEHOLDER: Olymbec USA, LLC

PROPERTY LOCATION: On the west side of Herodian Way, south
of Crescent Pkwy
(2400 Herodian Way)

ACCESS TO PROPERTY: Herodian Way

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-65

HEARING DATE (PC): 08-02-16

HEARING DATE (BOC): 08-16-16

PRESENT ZONING O&I

PROPOSED ZONING: CRC

PROPOSED USE: Commercial and Retail Uses

SIZE OF TRACT: 5.39 acres

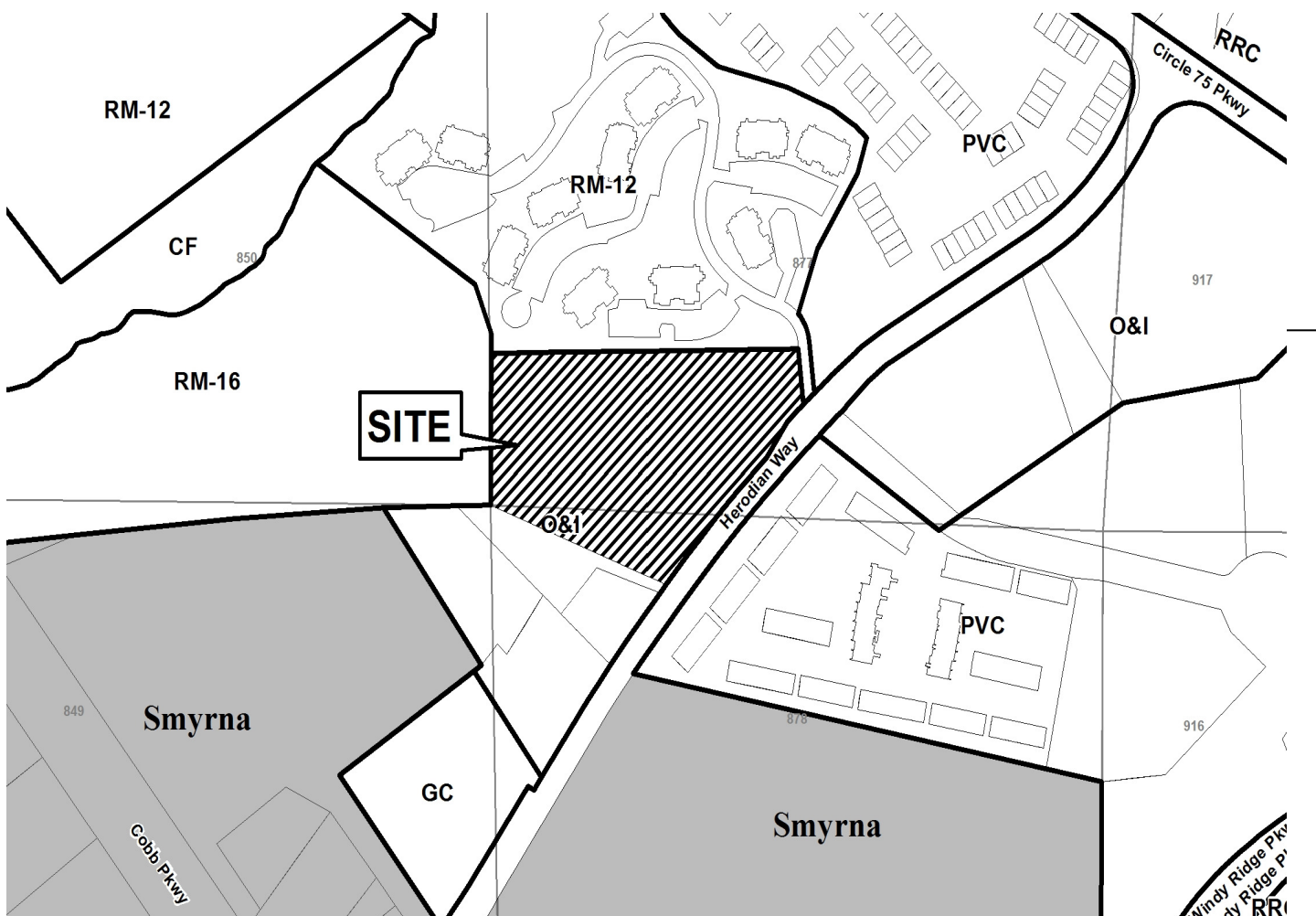
DISTRICT: 17

LAND LOT(S): 877, 878

PARCEL(S): 3

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2





Application No. Z-65
Aug-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): Existing four-story office building, approx. 164,472 sq. ft. (41,118 sq. ft. footprint)
- b) Proposed building architecture: Existing office building and parking deck
- c) Proposed hours/days of operation: Typical business hours - 7 am - 10 pm.
- d) List all requested variances: None identified at this time.

.....
Part 3. Other Pertinent Information (List or attach additional information if needed) See attached Letter of Intent.

Current tenants and commercial/retail businesses include: Kimberly Gude - Skin Beauty, a salon and beauty products store;
Total Life 360, a day spa; office space and tenants; and other similar retail uses.
All tenants have operated successfully and serve nearby residents and businesses.

.....
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.

APPLICANT: Pulte Home Corporation

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

REPRESENTATIVE: James A. Balli

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

TITLEHOLDER: Cobb County Board of Education

PROPERTY LOCATION: On the southwest side of West Atlanta
Road, west of Atlanta Road and on the west side of West Village Parkway
(4400 West Atlanta Road)

ACCESS TO PROPERTY: West Atlanta Road, West Village Parkway

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z- 66

HEARING DATE (PC): 08-02-16

HEARING DATE (BOC): 08-16-16

PRESENT ZONING: R-20

PROPOSED ZONING: RM-8

PROPOSED USE: Attached Residential

SIZE OF TRACT: 5.116 acres

DISTRICT: 17

LAND LOT(S): 748

PARCEL(S): 34

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2



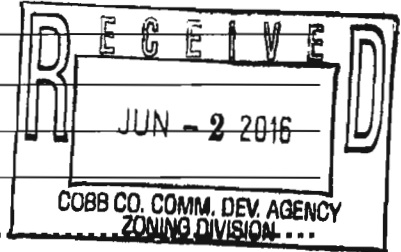
Application No. Z-66

Aug. 2016

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): Up to 3,900 square feet
b) Proposed building architecture: Traditional three sided brick, mix
c) Proposed selling prices(s): Mid \$400,000's
d) List all requested variances: Site Plan Specific (see plan).



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

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

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

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

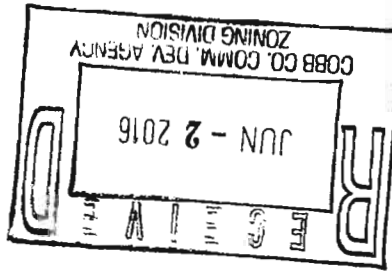
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

None known.

Z-67
(2016)

**BEECH HAVEN
SELF STORAGE**

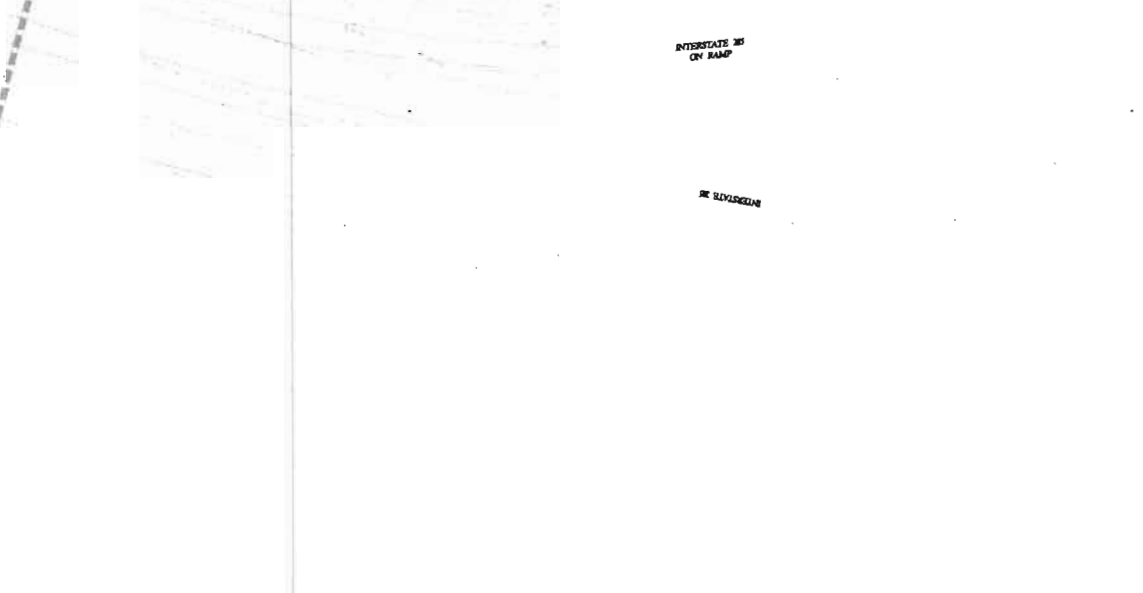
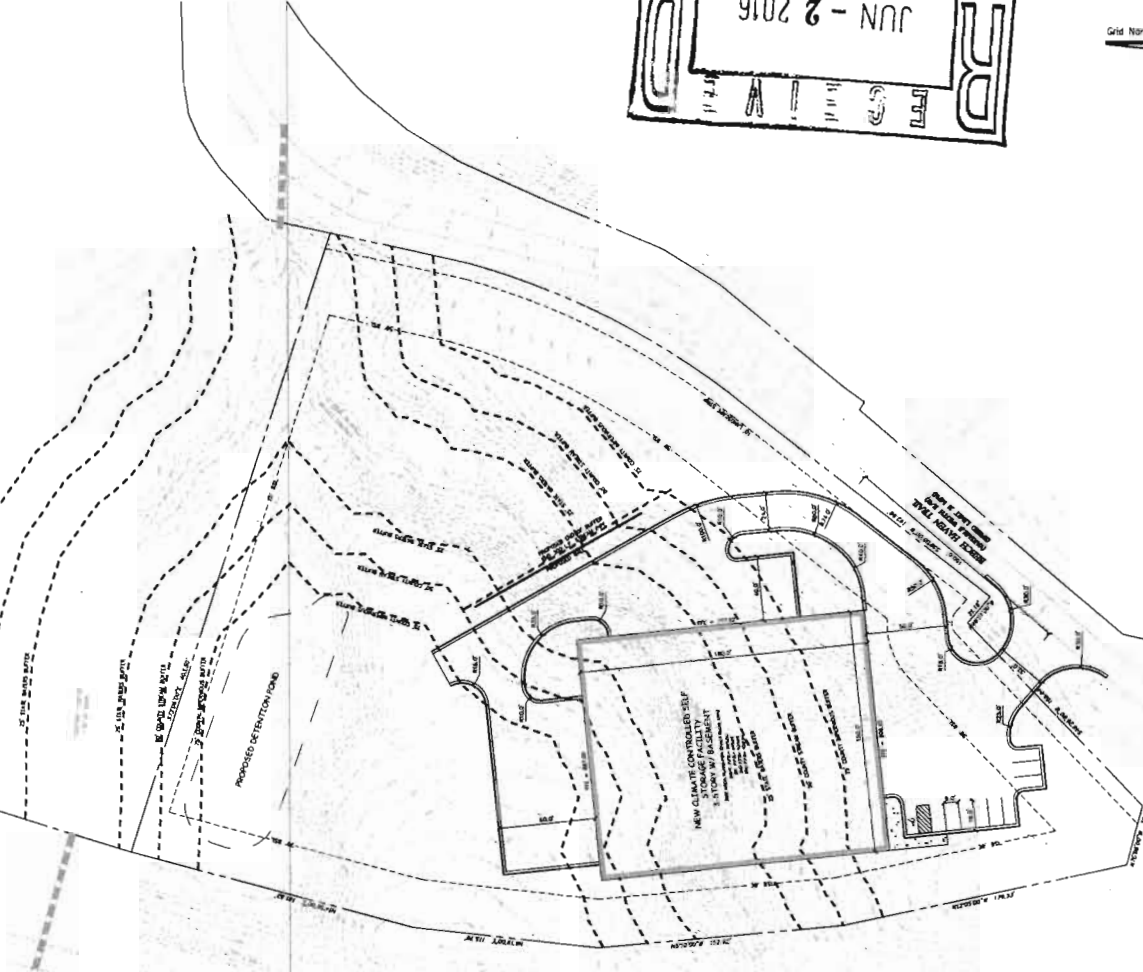
CONCEPT PLAN



NOTES:
1. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION OR FILLING.
3. ALL UTILITIES SHALL BE DEPTH MARKED PRIOR TO CONSTRUCTION.
4. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE.
6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES.
7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES.
8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING FLOOD CONTROL MEASURES.
9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING WETLANDS.
10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING WILDLIFE HABITAT.

NO.	DATE	DESCRIPTION
1	11/15/2015	PRELIMINARY CONCEPT PLAN
2	02/10/2016	REVISION: ADDITIONAL SITE DETAILS
3	05/10/2016	REVISION: ADDITIONAL SITE DETAILS
4	06/10/2016	REVISION: ADDITIONAL SITE DETAILS
5	06/10/2016	REVISION: ADDITIONAL SITE DETAILS

NO.	DATE	DESCRIPTION
1	11/15/2015	PRELIMINARY CONCEPT PLAN
2	02/10/2016	REVISION: ADDITIONAL SITE DETAILS
3	05/10/2016	REVISION: ADDITIONAL SITE DETAILS
4	06/10/2016	REVISION: ADDITIONAL SITE DETAILS
5	06/10/2016	REVISION: ADDITIONAL SITE DETAILS



APPLICANT: Stein Investment Company

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

REPRESENTATIVE: James A. Balli

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

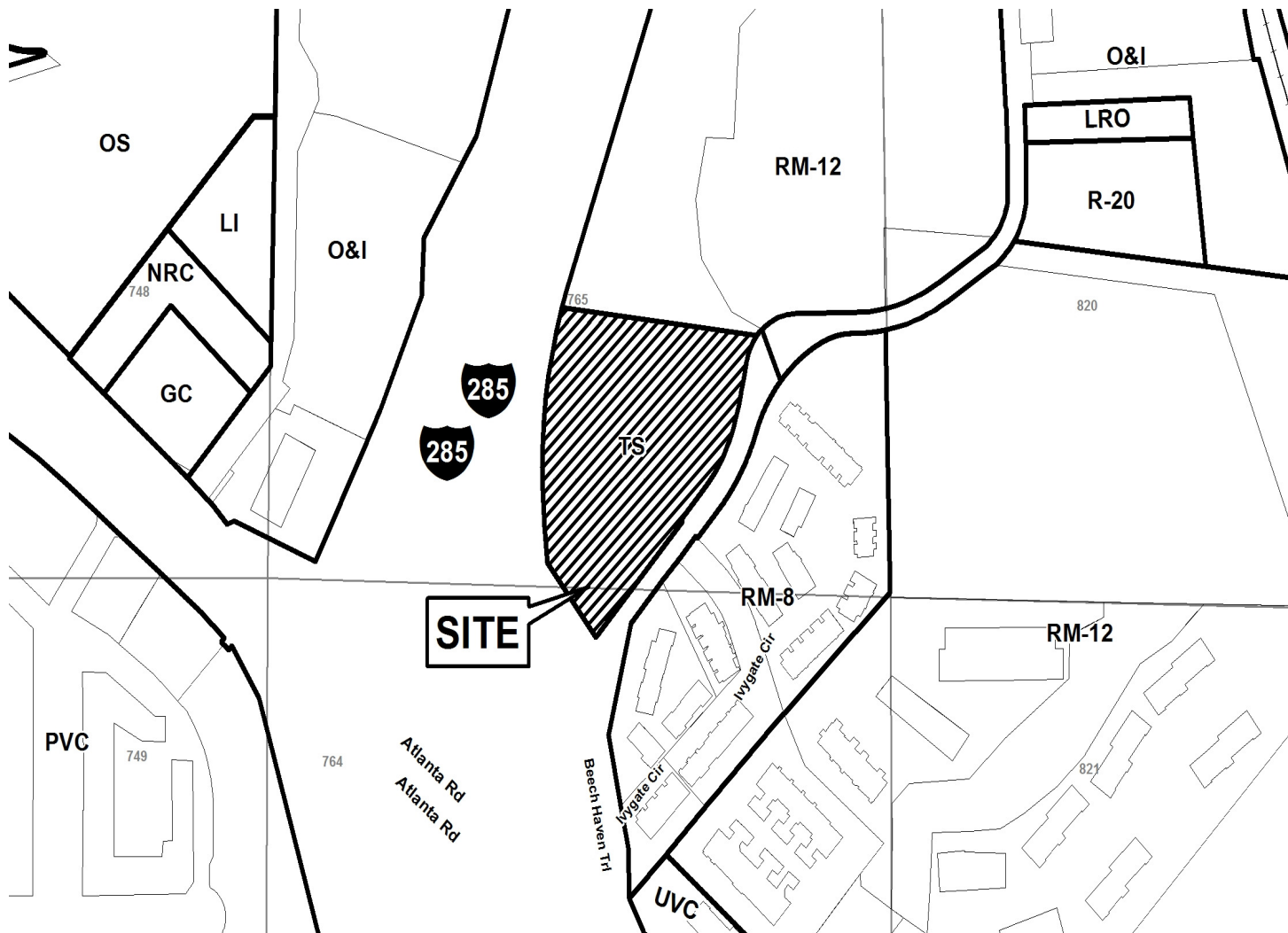
TITLEHOLDER: Hall Beech Haven Trail Holdings, LLC

PROPERTY LOCATION: West side of Beech Haven Trail, south of
Winchester Trail, and on the east side of I-285

ACCESS TO PROPERTY: Winchester Trail

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT



PETITION NO: Z-67

HEARING DATE (PC): 08-02-16

HEARING DATE (BOC): 08-16-16

PRESENT ZONING TS

PROPOSED ZONING: O&I Conditional

PROPOSED USE: Climate Controlled
Self-Storage

SIZE OF TRACT: 4.05 acres

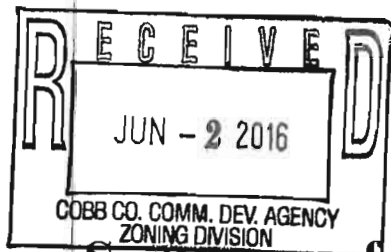
DISTRICT: 17

LAND LOT(S): 764,765

PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2



Application No. Z-67

Aug-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): Climate Controlled Self-Storage Facility

b) Proposed building architecture: TBD

c) Proposed hours/days of operation: Office hours are Monday - Saturday 8 a.m. to 6 p.m.
and Sunday 1 p.m. to 6 p.m.
d) List all requested variances: Any identified by Staff prior to the final public hearing
or set forth by the Applicant.

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

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

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

No.

Z-68
(2016)



12805 HUNTERS CREEK CIRCLE, SUITE 200
ALPHARETTA, GA 30006
PHONE 770.938.9000

JOHNSON FERRY TRACT
ZONING PLAN
LAND LOTS 466, 467, 470, AND 471
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

OWNER/DEVELOPER
CAL ATLANTIC HOMES
1000 MANSELL EXCHANGE WEST, SUITE 200
ALPHARETTA, GEORGIA 30022

ONCE CERTIFICATION NUMBER: 2629
ISSUANCE DATE: 08.07.2015



REVISIONS

ZONING PLAN
Z100

DEVELOPMENT SUMMARY	
TRACT	16TH DISTRICT, 2ND SECTION, LOTS 466, 467, 470, AND 471
PROPOSED ZONING	R-20
AREA	84.1 AC
ADJACENT ZONING	R-20
ADJACENT TRACTS	16TH DISTRICT, 2ND SECTION, LOTS 466, 467, 470, AND 471
PROPOSED DEVELOPMENT	1. 11.47 ACRES 2. 11.47 ACRES 3. 11.47 ACRES 4. 11.47 ACRES 5. 11.47 ACRES 6. 11.47 ACRES 7. 11.47 ACRES 8. 11.47 ACRES 9. 11.47 ACRES 10. 11.47 ACRES 11. 11.47 ACRES 12. 11.47 ACRES 13. 11.47 ACRES 14. 11.47 ACRES 15. 11.47 ACRES 16. 11.47 ACRES 17. 11.47 ACRES 18. 11.47 ACRES 19. 11.47 ACRES 20. 11.47 ACRES 21. 11.47 ACRES 22. 11.47 ACRES 23. 11.47 ACRES 24. 11.47 ACRES 25. 11.47 ACRES 26. 11.47 ACRES 27. 11.47 ACRES 28. 11.47 ACRES 29. 11.47 ACRES 30. 11.47 ACRES 31. 11.47 ACRES 32. 11.47 ACRES 33. 11.47 ACRES 34. 11.47 ACRES 35. 11.47 ACRES 36. 11.47 ACRES 37. 11.47 ACRES 38. 11.47 ACRES 39. 11.47 ACRES 40. 11.47 ACRES 41. 11.47 ACRES 42. 11.47 ACRES 43. 11.47 ACRES 44. 11.47 ACRES 45. 11.47 ACRES 46. 11.47 ACRES 47. 11.47 ACRES 48. 11.47 ACRES 49. 11.47 ACRES 50. 11.47 ACRES 51. 11.47 ACRES 52. 11.47 ACRES 53. 11.47 ACRES 54. 11.47 ACRES 55. 11.47 ACRES 56. 11.47 ACRES 57. 11.47 ACRES 58. 11.47 ACRES 59. 11.47 ACRES 60. 11.47 ACRES 61. 11.47 ACRES 62. 11.47 ACRES 63. 11.47 ACRES 64. 11.47 ACRES 65. 11.47 ACRES 66. 11.47 ACRES 67. 11.47 ACRES 68. 11.47 ACRES 69. 11.47 ACRES 70. 11.47 ACRES 71. 11.47 ACRES 72. 11.47 ACRES 73. 11.47 ACRES 74. 11.47 ACRES 75. 11.47 ACRES 76. 11.47 ACRES 77. 11.47 ACRES 78. 11.47 ACRES 79. 11.47 ACRES 80. 11.47 ACRES 81. 11.47 ACRES 82. 11.47 ACRES 83. 11.47 ACRES 84. 11.47 ACRES 85. 11.47 ACRES 86. 11.47 ACRES 87. 11.47 ACRES 88. 11.47 ACRES 89. 11.47 ACRES 90. 11.47 ACRES 91. 11.47 ACRES 92. 11.47 ACRES 93. 11.47 ACRES 94. 11.47 ACRES 95. 11.47 ACRES 96. 11.47 ACRES 97. 11.47 ACRES 98. 11.47 ACRES 99. 11.47 ACRES 100. 11.47 ACRES

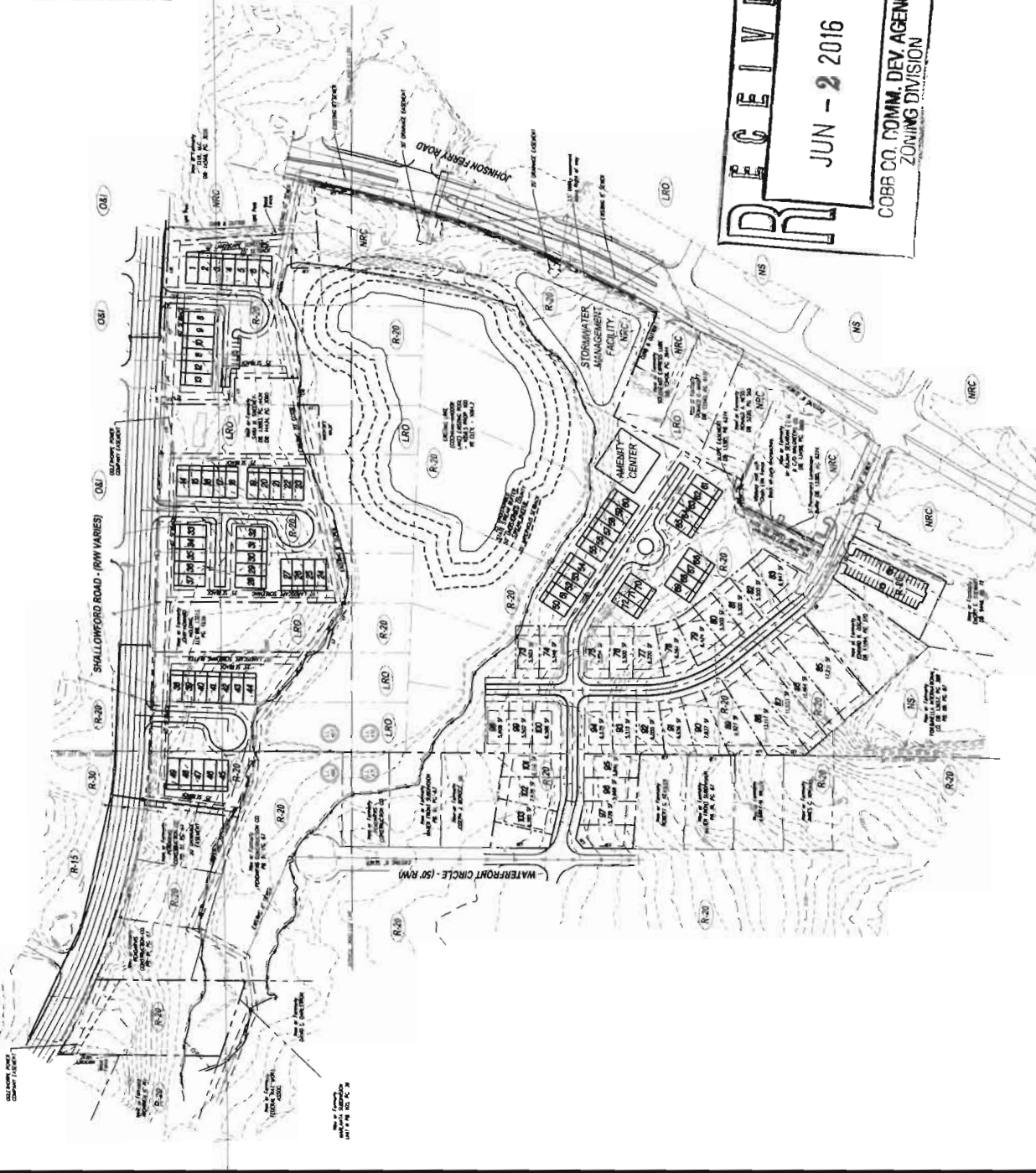
VARIANCE SUMMARY	
1. VARIANCE FROM ZONING	1. VARIANCE FROM ZONING
2. VARIANCE FROM ZONING	2. VARIANCE FROM ZONING
3. VARIANCE FROM ZONING	3. VARIANCE FROM ZONING
4. VARIANCE FROM ZONING	4. VARIANCE FROM ZONING
5. VARIANCE FROM ZONING	5. VARIANCE FROM ZONING

24 HOUR CONTACT:
JEFF SMITH
404.328.6280



GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.
We protect your area by providing accurate utility location information. Call before you dig to avoid damage to underground utilities. Call 811 or visit us online at www.georgia811.com. We are the only organization in Georgia that provides this service to the public. We are not responsible for any damage to underground utilities caused by failure to call 811 or visit our website.

RECEIVED
JUN - 2 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



APPLICANT: CalAtlantic Group, Inc.

PHONE#: 678-277-3136 **EMAIL:** Ed.woodland@calatl.com

REPRESENTATIVE: Parks F. Huff

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

TITLEHOLDER: THE 'TRUE VINE' EXPERIENCE FOUNDATION,
INC. HANNA LAND COMPANY, INC

PROPERTY LOCATION: On the south side of Shallowford Road,
west side of Johnson Ferry Road and east and west sides of Waterfront
Circle

ACCESS TO PROPERTY: Shallowford Road, Johnson Ferry Road
and Waterfront Circle

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-68

HEARING DATE (PC): 08-02-16

HEARING DATE (BOC): 08-16-16

PRESENT ZONING: R-20, LRO & NRC

PROPOSED ZONING: RA-6

PROPOSED USE: Townhomes and Single
Family Residential

SIZE OF TRACT: 30.96 acres

DISTRICT: 16th

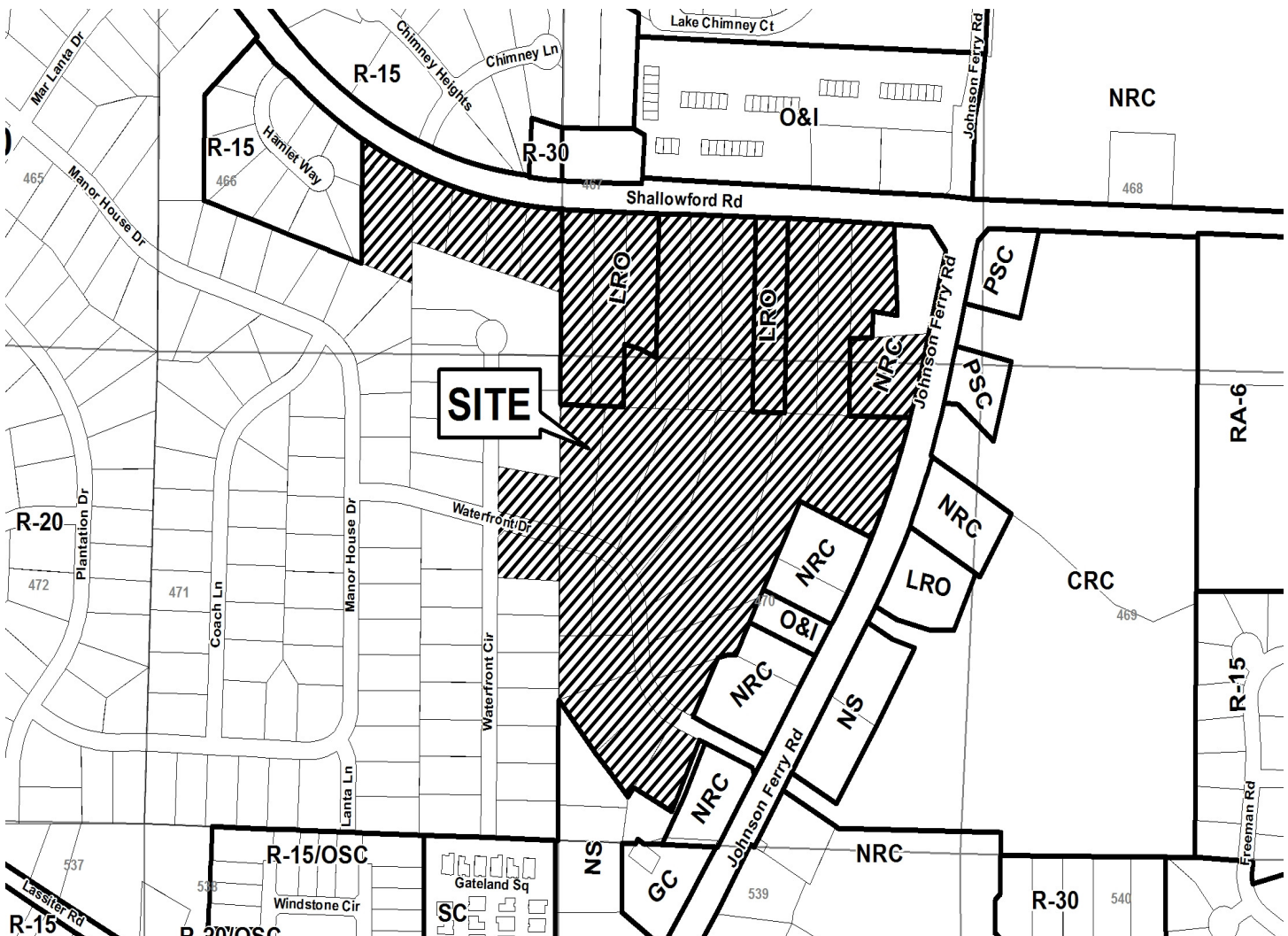
LAND LOT(S) 466, 467, **470, 471**

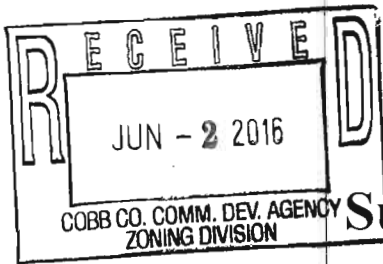
PARCEL(S): Multiple Parcels in Zoning File

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-68
PC: August 2, 2016
BOC: August 16, 2016

Summary of Intent for Rezoning*

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

- a) **Proposed unit square-footage(s):** Single family units - 2800 to 4000+sf; Townhome units - 2600 to 3800 sf
- b) **Proposed building architecture:** Traditional style architecture with exteriors containing a mix of brick, stone and fiber cement siding.
- c) **Proposed selling prices(s):** Townhomes - \$525,000 to \$650,000; Single family units - \$650,000 to \$750,000
- d) **List all requested variances:** 1) Reduce single family side setback to 5 feet; 2) Reduce single family building separation to 10 feet; 3) Reduce single family minimum lot area to 5,500 square feet;
4) Reduce single family minimum lot width to 50 feet; 5) Reduce setback adjacent to Shallowford Road from 50 feet to 40 feet.

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)

All parcels, except 3080 and 3090 Waterfront Circle, are located within area designated as Neighborhood Activity Center on Cobb County's Future Land Use Map. Additionally, the subject property contains parcels zoned LRO and NRC.

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.

Z-69
(2016)

IN MY OPINION THIS PLAY IS A CORRECT REPRESENTATION OF THE LAND PLATS AND WAS NEARLY PERFECT IN CONFORMITY WITH THE MINERAL STANDARDS AND REQUIREMENTS OF LAW.

THE FIELD DATA UPON WHICH THIS PLAY IS BASED WAS A CLOSING PRECISION OF ONE FOOT IN 100 FEET AND AN ANGULAR ERROR OF ONE PER CENT AND WAS ADJUSTED BY CRAWFORD'S METHOD.

THE DATA BASED ON THIS PLAY WAS RECALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1000.



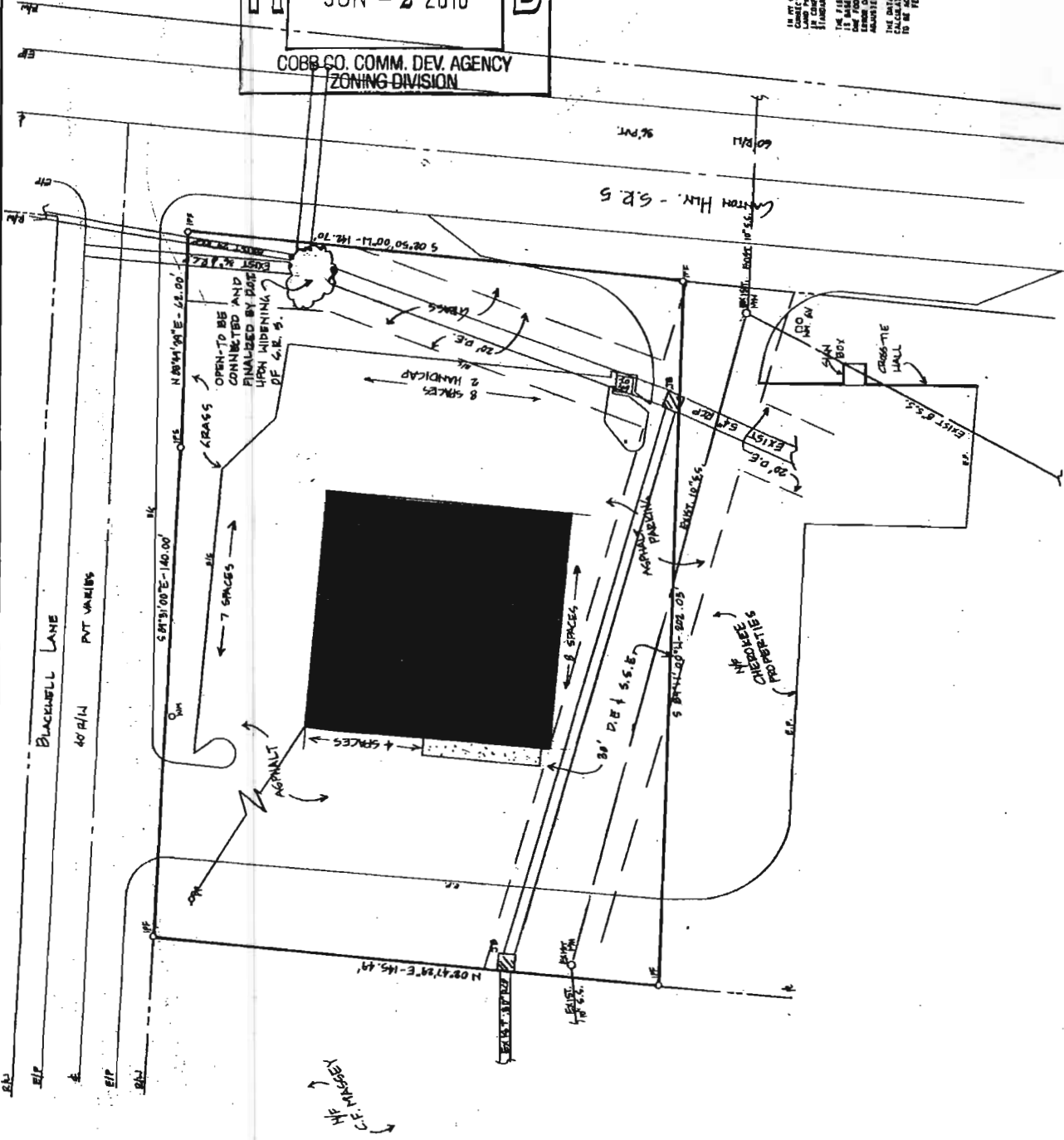
PAUL LEE CONSULTING ENGINEERING ASSOCIATES INC.
2734 ATLANTA ROAD SMYRNA, GEORGIA 30080
PHONE (404) 488-2878

DESIGNED	DRAWN	CHECKED
	RSL	REL
SCALE		DATE
1" = 20'		08-13-87

LAND LOT 687
WEN DISTRICT 223 SECTION
COBB COUNTY, GA.

AG-BUILT SURVEY FOR:
JENNIN'S MUSIC STORE

AK-BUILT SUBSISTENCE



All together, 91% of the respondents turned out to be on a high frequency of use.

APPLICANT: Donna C. Jennings and Gary A. Jennings

PHONE#: 269-252-7282 **EMAIL:** gmilo1@hotmail.com

REPRESENTATIVE: Bob Terrell

PHONE#: 404-643-0505 **EMAIL:** cherokeerealty@bellsouth.net

TITLEHOLDER: Gary A. Jennings and Donna C. Jennings

PROPERTY LOCATION: On the southwest corner of Canton Road
and Blackwell Lane
(2511 Canton Road)

ACCESS TO PROPERTY: Blackwell Lane & Canton Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-69

HEARING DATE (PC): 08-02-16

HEARING DATE (BOC): 08-16-16

PRESENT ZONING GC

PROPOSED ZONING: NRC

PROPOSED USE: Retail

SIZE OF TRACT: .6 acre

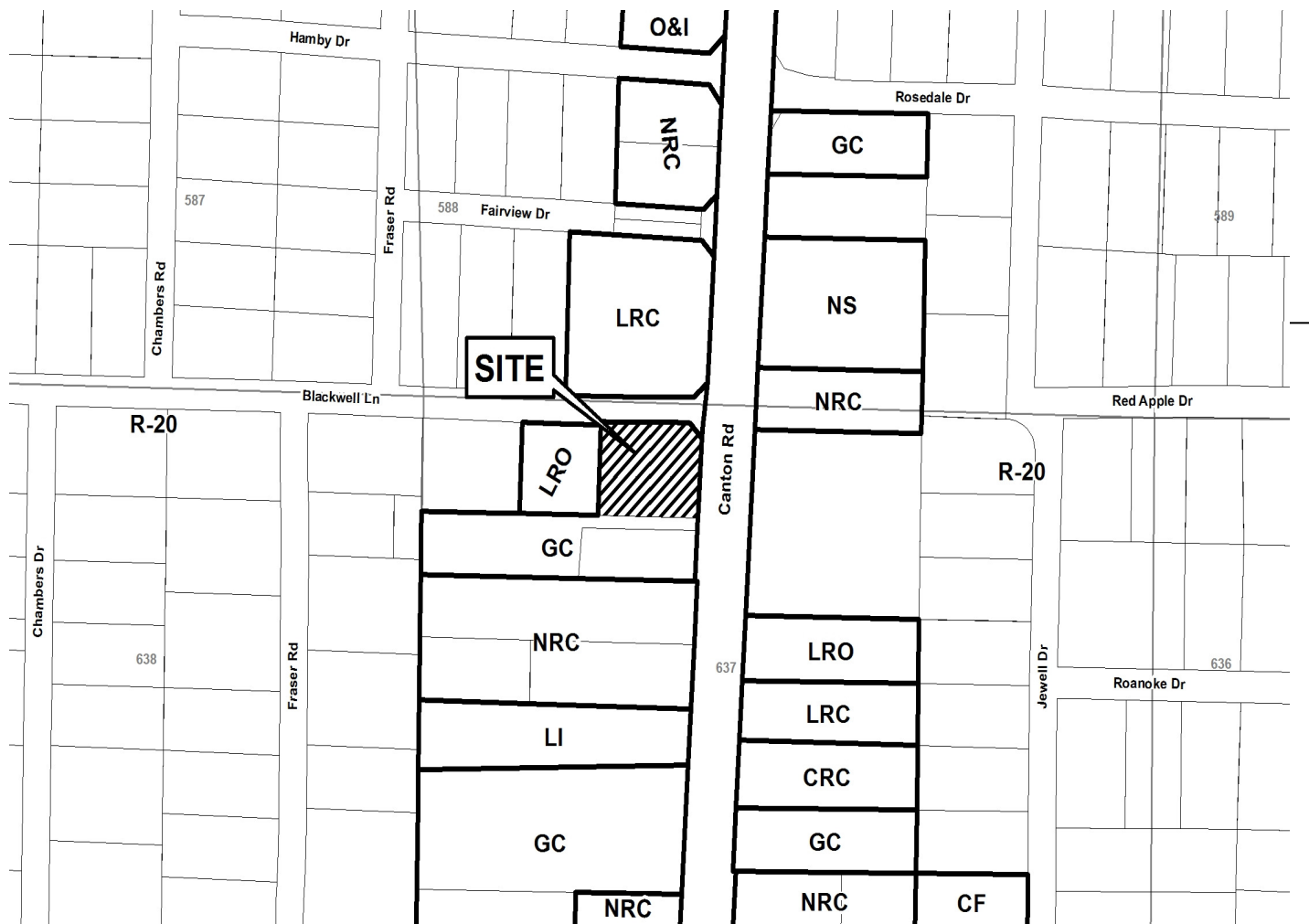
DISTRICT: 16

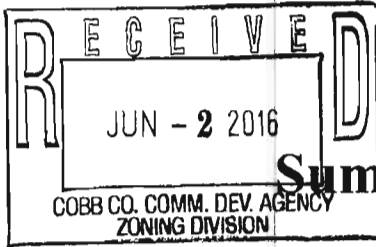
LAND LOT(S): 637

PARCEL(S): 37

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application No. Z-69

Aug. 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: EXISTING RETAIL STRUCTURE
- 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): NRL - Allowable uses include, but are not limited to: retail offices, medical offices, music studios and other
- b) Proposed building architecture: EXISTING RETAIL STRUCTURE WITH NO SIGNIFICANT EXTERNAL MODIFICATIONS.
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____
- _____
- _____
- _____

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

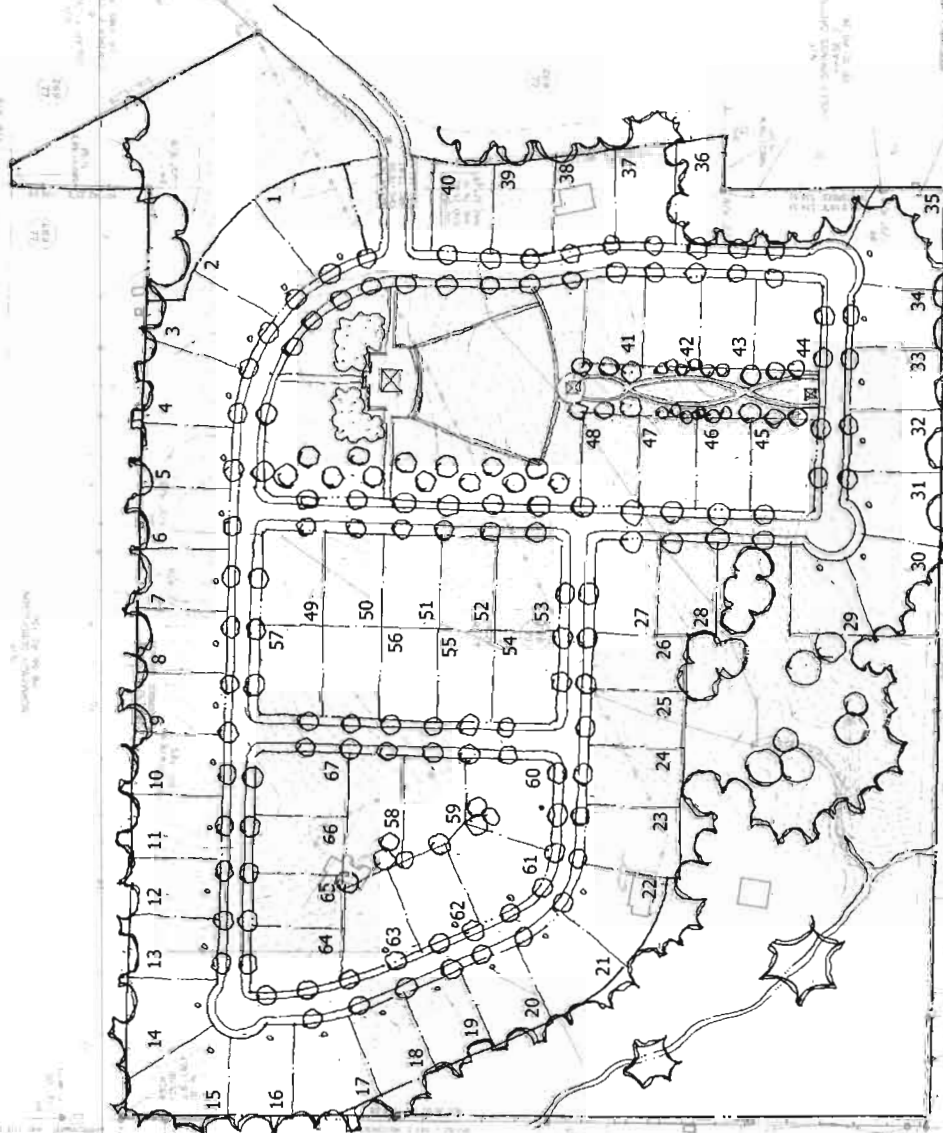
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(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).

Z-70
(2016)

85' x 140' 34
92' x 130' 33
Total 67
Total Acreage 39.06 +/-
Site Density 1.71 U/Acre
Total Open Space 13.67 Ac +/- (35%)

R-20 OSC PLAN
NEAL TRACT
FRONTDOOR COMMUNITIES & EA HOMES
June 6th, 2016
O'LEARY DESIGN GROUP



APPLICANT: FrontDoor Communities, LLC, a Georgia limited liability company
PHONE#: 404-891-6317 **EMAIL:** ewhite@frontdoorcommunities.com

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER: Estate of Dorothy D. Neal, Deceased; The Dorothy D. Neal Family Tust U/A Dated 29, 1997; Christopher A. Neal; and Martha H. Neal

PROPERTY LOCATION: Westerly side of Mitchell Road; south of Casteel Road, and at the eastern terminus of Sumter Lake Drive (2155 and 2157 Mitchell Road)

ACCESS TO PROPERTY: Mitchell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-70

HEARING DATE (PC): 08-02-16

HEARING DATE (BOC): 08-16-16

PRESENT ZONING: R-30

PROPOSED ZONING: R-20/OSC

PROPOSED USE: Single-Family Residential

SIZE OF TRACT: 39.066(+,-)acres

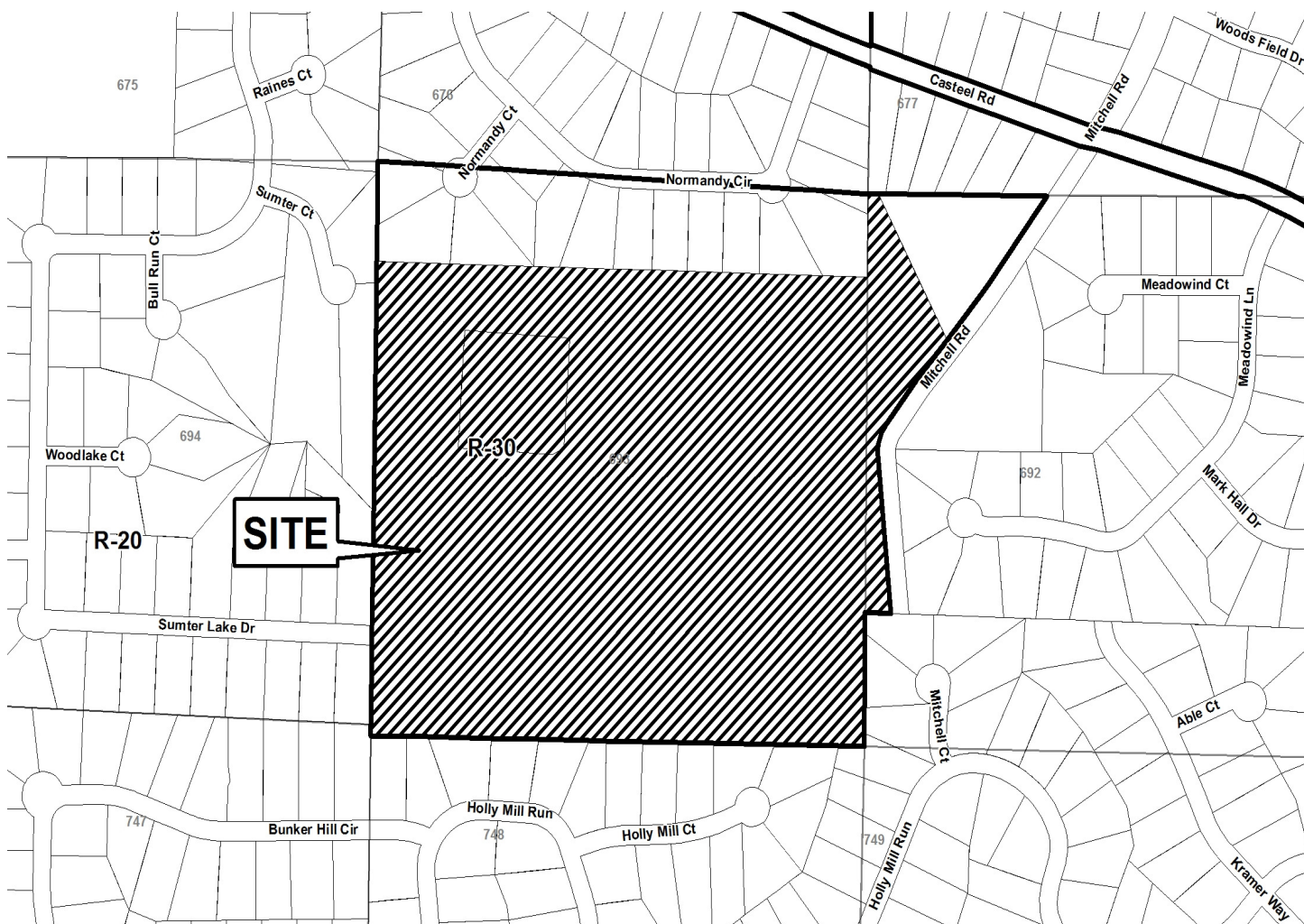
DISTRICT: 16th

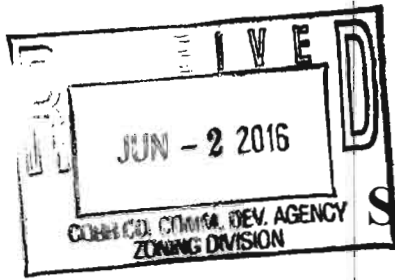
LAND LOT(S): 692,693

PARCEL(S): 2,19

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application No. z-70
Aug. (2016)

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 2,600 - 4,000 square feet
b) Proposed building architecture: Traditional with mix of brick, stone, shake, and cement-type siding
c) Proposed selling prices(s): \$700,000 - \$900,000
d) List all requested variances: None known at this time.
- _____

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

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

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

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

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

None known at this time.

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

APPLICANT: The SAE School

PHONE#: 678-270-8767 **EMAIL:** jimmyarispe@saeschool.org

REPRESENTATIVE: Parks F. Huff

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

TITLEHOLDER: GALAXY PROPERTIES & INVESTMENT INC

PROPERTY LOCATION: Southwesterly side of Veterans Memorial

Highway, east of Hickory Trail

(6000 Blackhawk Trail)

ACCESS TO PROPERTY: Veterans Memorial Hwy

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-71

HEARING DATE (PC): 08-02-16

HEARING DATE (BOC): 08-16-16

PRESENT ZONING GC & R-20

PROPOSED ZONING: NRC

PROPOSED USE: Private School

SIZE OF TRACT: 3.804 acres

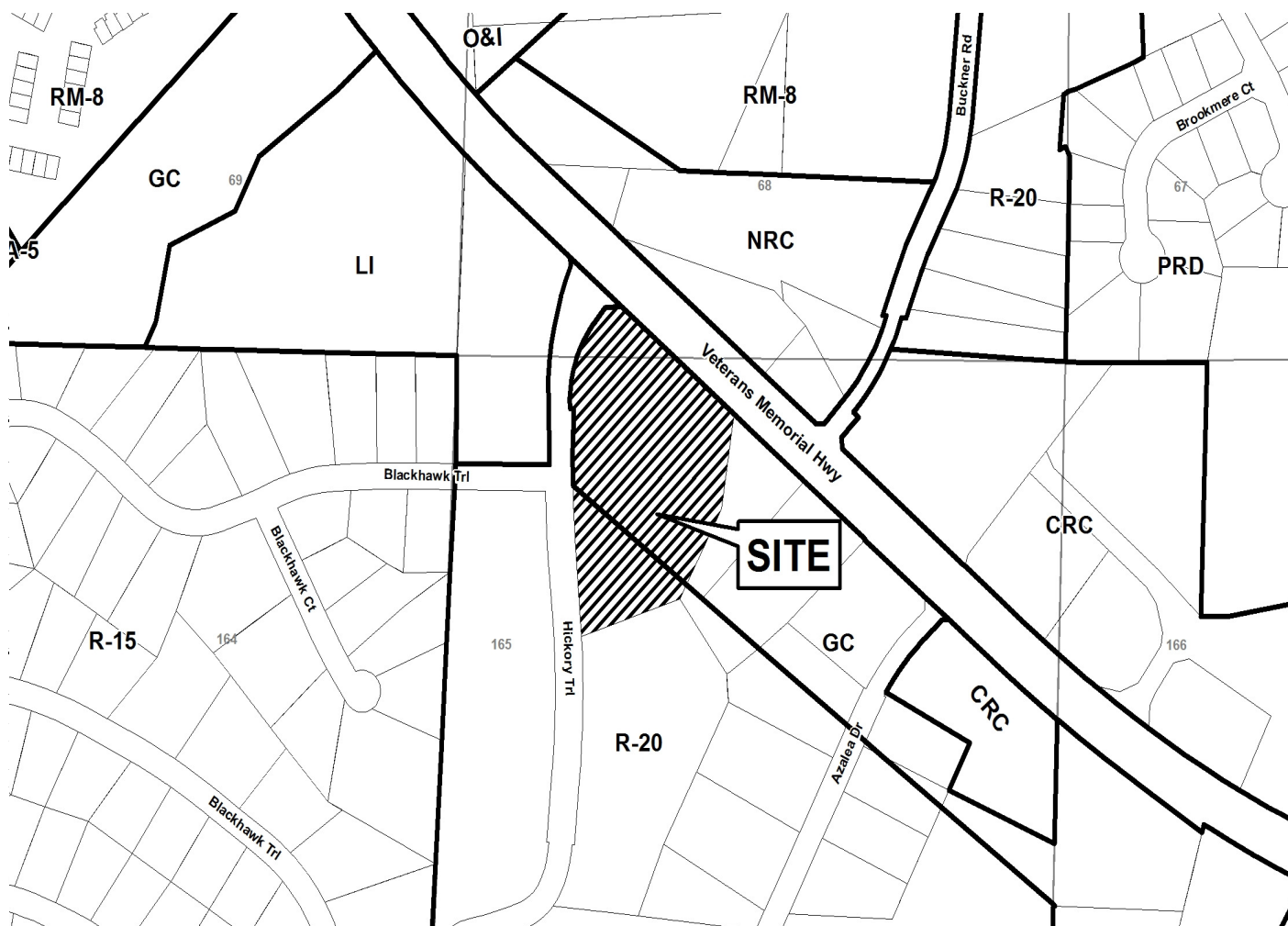
DISTRICT: 18

LAND LOT(S): 68, 165

PARCEL(S): Multiple Parcels in Zoning File

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



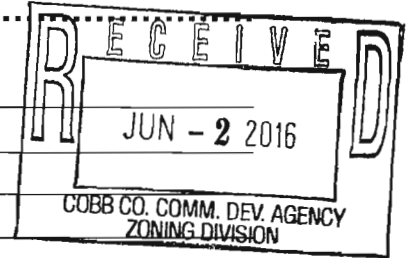
Application No. Z-71

Aug-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): Private School (Pre-K through 12th Grade)
- b) Proposed building architecture: To be provided under separate cover
- c) Proposed hours/days of operation: Normal school hours
- d) List all requested variances: To be determined (as shown on the site plan).
- _____
- _____
- _____

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

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

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

None known at this time.

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

LEGEND

- BUILDING LINE
- PROPERTY LINE
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- POWER POLE
- LIGHT POLE
- POWER METER
- POWER BOX
- AIR CONDITION
- TELEPHONE BOX
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- JUNCTION BOX
- DROP INLET
- SANITARY SEWER MANHOLE
- FIRE HYDRANT

ZONING INFORMATION

- COBB COUNTY - R-20
- MINIMUM LOT AREA: 20,000 SQUARE FEET
- MINIMUM LOT WIDTH: 75 FEET
- MAXIMUM FLOOR AREA: 1,200 SQUARE FEET
- MINIMUM LOT COVERAGE: 35 PERCENT
- MINIMUM FRONT SETBACK: 35 FEET (LOCAL)
- MINIMUM SIDE SETBACK: 10 FEET
- MINIMUM REAR SETBACK: 35 FEET
- MUST BE VERIFIED BY COBB COUNTY PRIOR TO CONSTRUCTION.

REFERENCE MATERIAL

- QUITCLAIM DEED IN FAVOR OF ROBERT COLLINS DEED BOOK 14984 PAGES 2712-2714 COBB COUNTY, GEORGIA RECORDS

SURVEY NOTES

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



Know what's below.
Call before you dig.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

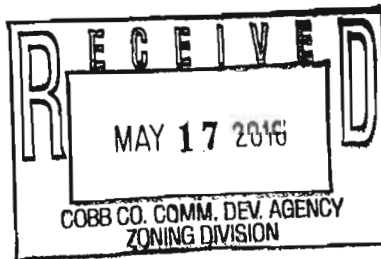
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AND OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 122,296 FEET LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

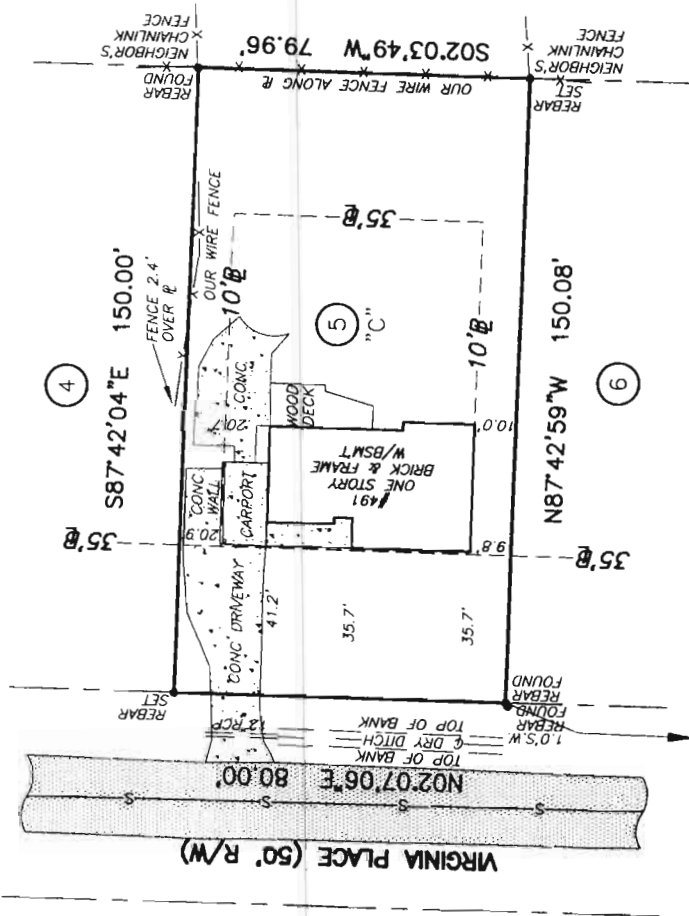
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.

6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

7. THIS PLAT IS NOT INTENDED FOR RECORDING.



No.	Revision	Date
3		



695' TO NORTH R/W OF MEADOWBROOK DRIVE (50' R/W)(IF EXT.)

TOTAL AREA= 0.275± ACRE
OR 12,000± SQ. FT.

491 VIRGINIA PLACE
MARIETTA, GEORGIA

McLUNG
SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383

Certificate of Authorization #LSF000752

This property IS NOT located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.



Michael R. Noles
Georgia RLS #2846
Member SAMSOG
JOB#242109

In my opinion this plat is a correct representation of the land plotted.

SURVEY FOR

MARIETTA AFFORDABLE HOUSING

LOT 5 BLOCK "C"
SECTION TWO

MEADOWBROOK SUBDIVISION

LAND LOT 650
DISTRICT 17TH. 2ND SECTION
COBB COUNTY
GEORGIA

PB 13
PG 84

PLAT PREPARED: 5-4-16
FIELD: 5-2-16 SCALE: 1"=30'

LUP-13
(2016)

MAGNETIC

N

APPLICANT: Marietta Affordable Housing

PHONE#: 770-565-056 **EMAIL:** bob@ilearn.com

REPRESENTATIVE: Robert Collins

PHONE#: 770-565-0564 **EMAIL:** bob@ilearn.com

TITLEHOLDER: Marietta Affordable Housing

PROPERTY LOCATION: On the east side of Virginia Place and

southwest of Meadowbrook Lane

(491 Virginia Place)

ACCESS TO PROPERTY: Virginia Place

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-13

HEARING DATE (PC): 08-02-16

HEARING DATE (BOC): 08-16-16

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allowing More Unrelated

Adults and Vehicles than Permitted by Code

SIZE OF TRACT: .169 acre

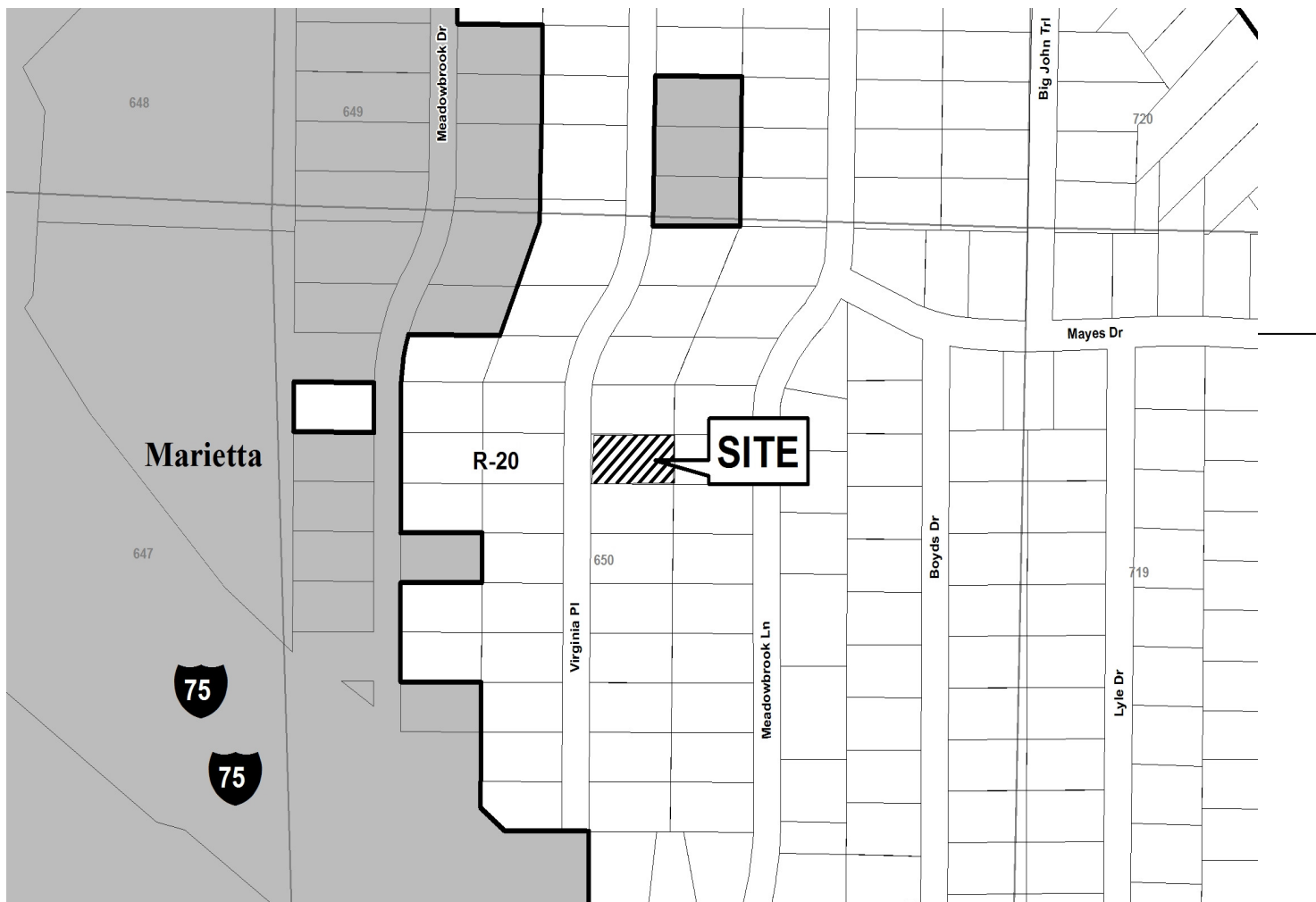
DISTRICT: 17

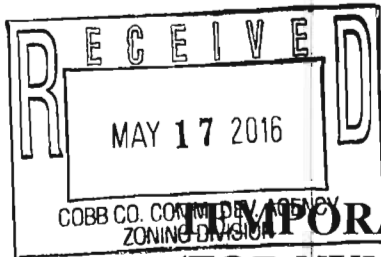
LAND LOT(S): 650

PARCEL(S): 29

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2





Application #: LVP-13

PC Hearing Date: 8-2-16

BOC Hearing Date: 8-16-16

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

1. Number of unrelated adults in the house? 4
2. Number of related adults in the house? 0
3. Number of vehicles at the house? 4
4. Where do the residents park?
Driveway: ✓; Street: occasionally; Garage: _____
5. Does the property owner live in the house? Yes _____; No X
6. Any outdoor storage? No X; Yes _____ (If yes, please state what is kept outside): _____
7. Length of time requested (24 months maximum): 24 months
8. Is this application a result of a Code Enforcement action? No _____; Yes X (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
9. Any additional information? (Please attach additional information if needed):
Students are currently attending Life University
and Kansas State

Applicant signature: Kathy Pecora Date: _____

Applicant name (printed): KATHY PECORA

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 1,319 sq ft

Number of related adults proposed: 0 Number permitted by code: 3

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

Number of vehicles proposed: 4 Number permitted by code: 3

Number of vehicles proposed to be parked outside: 4 Number of vehicles permitted 3 outside

APPLICANT: Pineapple Luxe LLC

PHONE#: 770-906-3622 **EMAIL:** info@atlantaareaPM.com

REPRESENTATIVE: Kathy Pecora

PHONE#: 770-906-3622 **EMAIL:** info@atlantaareaPM.com

TITLEHOLDER: Pineapple Luxe Corporation

PROPERTY LOCATION: On the west side of Virginia Place south
of South Marietta Pkwy

ACCESS TO PROPERTY: Virginia Place

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-14

HEARING DATE (PC): 08-02-16

HEARING DATE (BOC): 08-16-16

PRESENT ZONING: Land Use Permit

PROPOSED ZONING: LUP

PROPOSED USE: Allow More Unrelated
Adults and Vehicles than Permitted by Code

SIZE OF TRACT: 0.289 acres

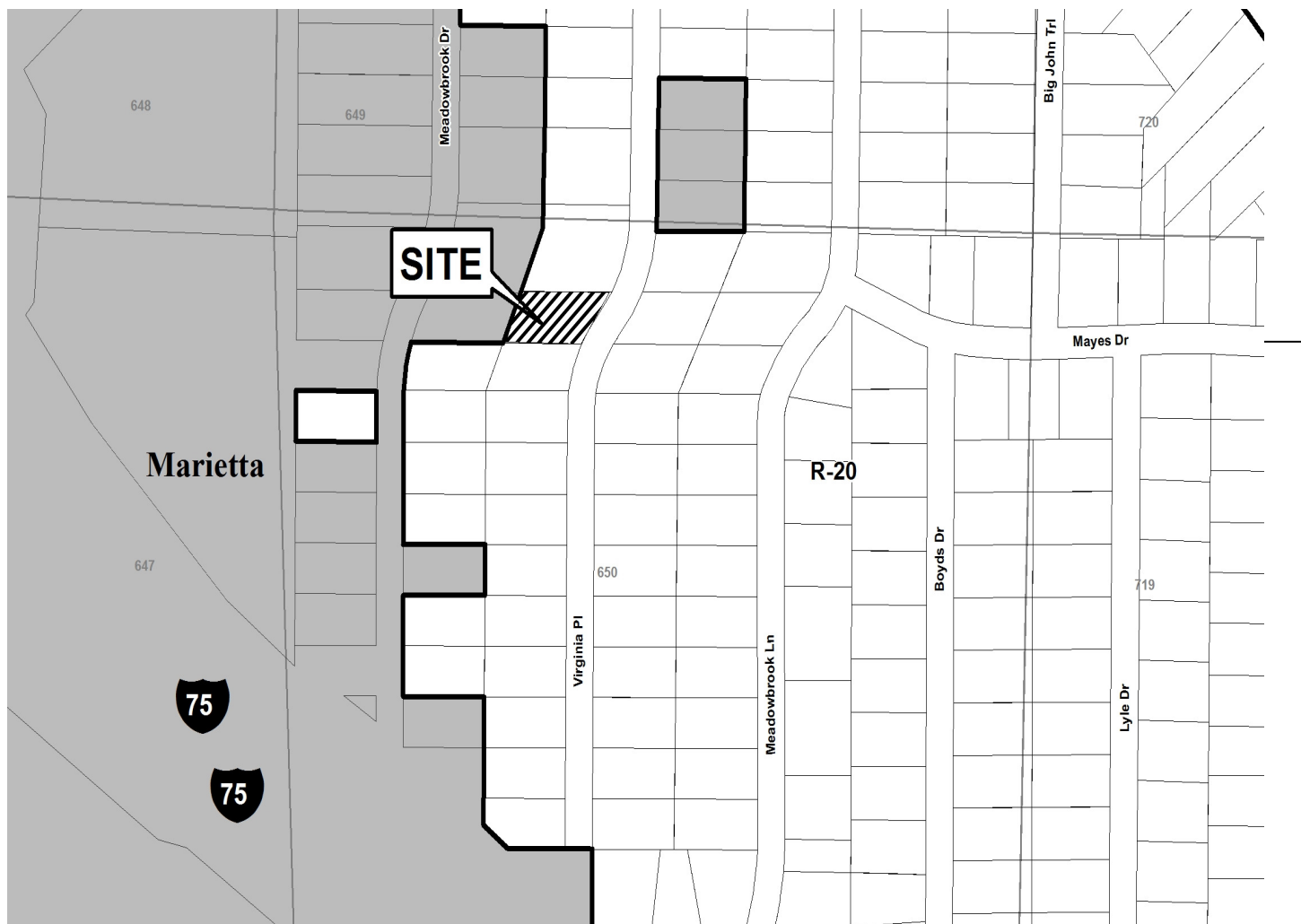
DISTRICT: 17

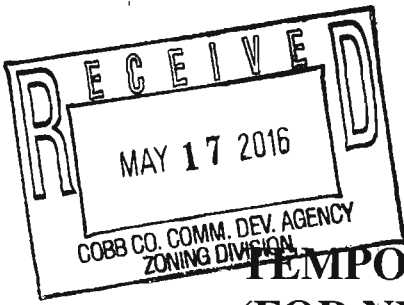
LAND LOT(S): 650

PARCEL(S): 35

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2





Application #: LUP-14

PC Hearing Date: 8-2-16

BOC Hearing Date: 8-16-16

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

1. Number of unrelated adults in the house? 4
2. Number of related adults in the house? 0
3. Number of vehicles at the house? 4
4. Where do the residents park? sometimes
Driveway: ✓; Street: ✓; Garage: _____
5. Does the property owner live in the house? Yes _____; No ✓
6. Any outdoor storage? No ✓; Yes _____ (If yes, please state what is kept outside): _____
7. Length of time requested (24 months maximum): 24 months
8. Is this application a result of a Code Enforcement action? No _____; Yes ✓ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
9. Any additional information? (Please attach additional information if needed):
These are students attending Kennesaw State

Applicant signature: Kathy Pecora Date: 4-7-16

Applicant name (printed): Kathy Pecora

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 1,341 sq ft

Number of related adults proposed: 0 Number permitted by code: 3

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

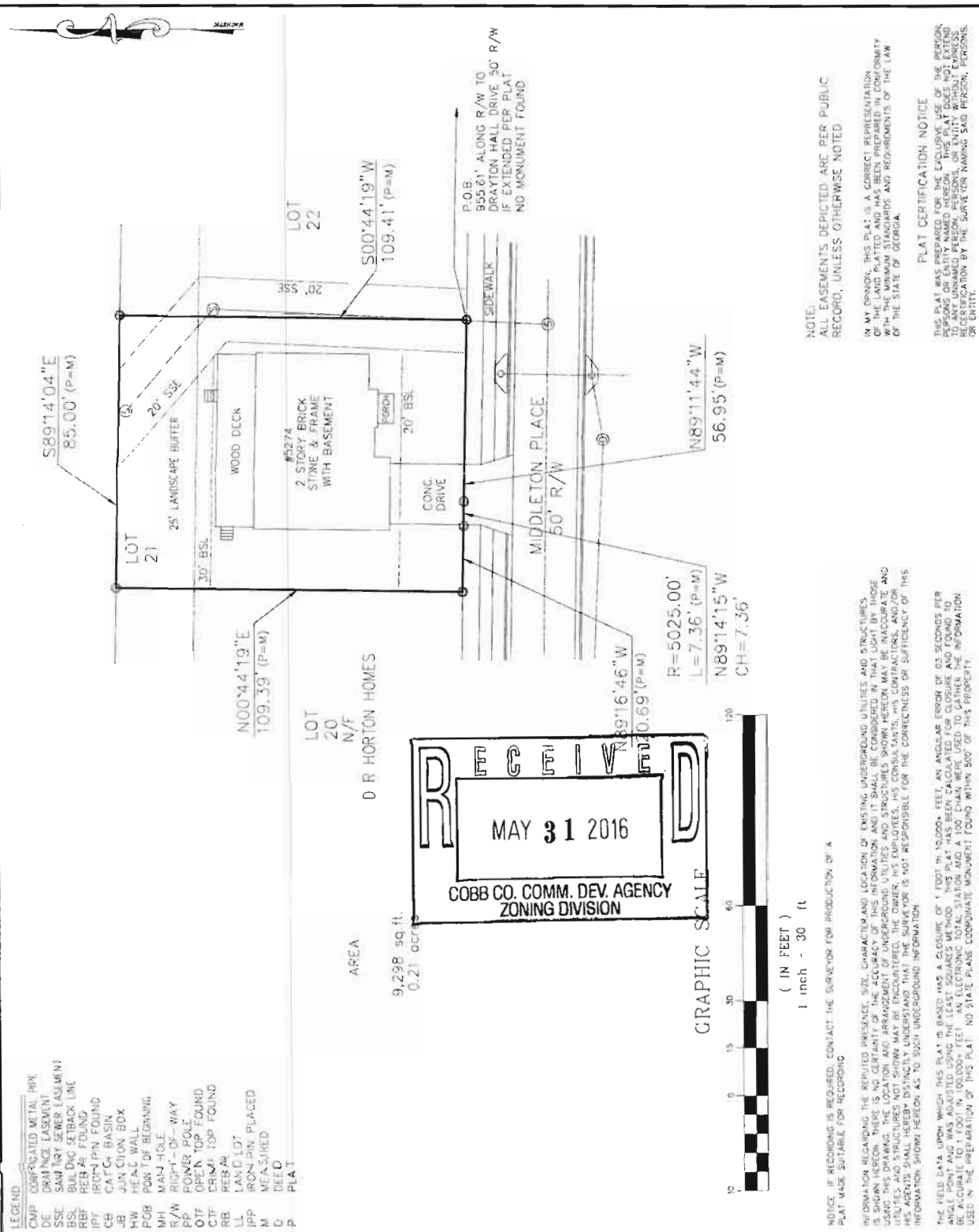
Number of vehicles proposed: 4 Number permitted by code: 3

Number of vehicles proposed to be parked outside: 4 Number of vehicles permitted 3 Outside

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: D R HORTON HOMES		DATE: 04/30/2013		SCALE: 1" = 30'	
OWNER / PURCHASER		BRIAN C. & JEAN J. YOUNG			
LAND LOT 232		20th DISTRICT		2nd SECTION	
LOT 21		BLOCK		UNIT	
SUBDIVISION		HICKORY PLANTATION			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		P.O. BOX 723993		ATLANTA, GEORGIA 31139-0993	
		TELEPHONE (770)		794-9055 FAX (770)794-9052	
PLAT BOOK 252, PAGE 7-14		DEED BOOK		PAGE	



JOB NUMBER: 13-1947



APPLICANT: Brian C. Young

PHONE#: 678-718-7001 **EMAIL:** YoungBrianC@gmail.com

REPRESENTATIVE: Brian C. Young

PHONE#: 678-718-7001 **EMAIL:** YoungBrianC@gmail.com

TITLEHOLDER: Brian C. Young

PROPERTY LOCATION: North side of Middleton Place,

north of Drayton Hall Drive

(5274 Middleton Place)

ACCESS TO PROPERTY: Middleton Place

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-15

HEARING DATE (PC): 08-02-15

HEARING DATE (BOC): 08-16-15

PRESENT ZONING: RA-5

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Creating crafts to be sold at

other locations- not in home

SIZE OF TRACT: 0.298 acres

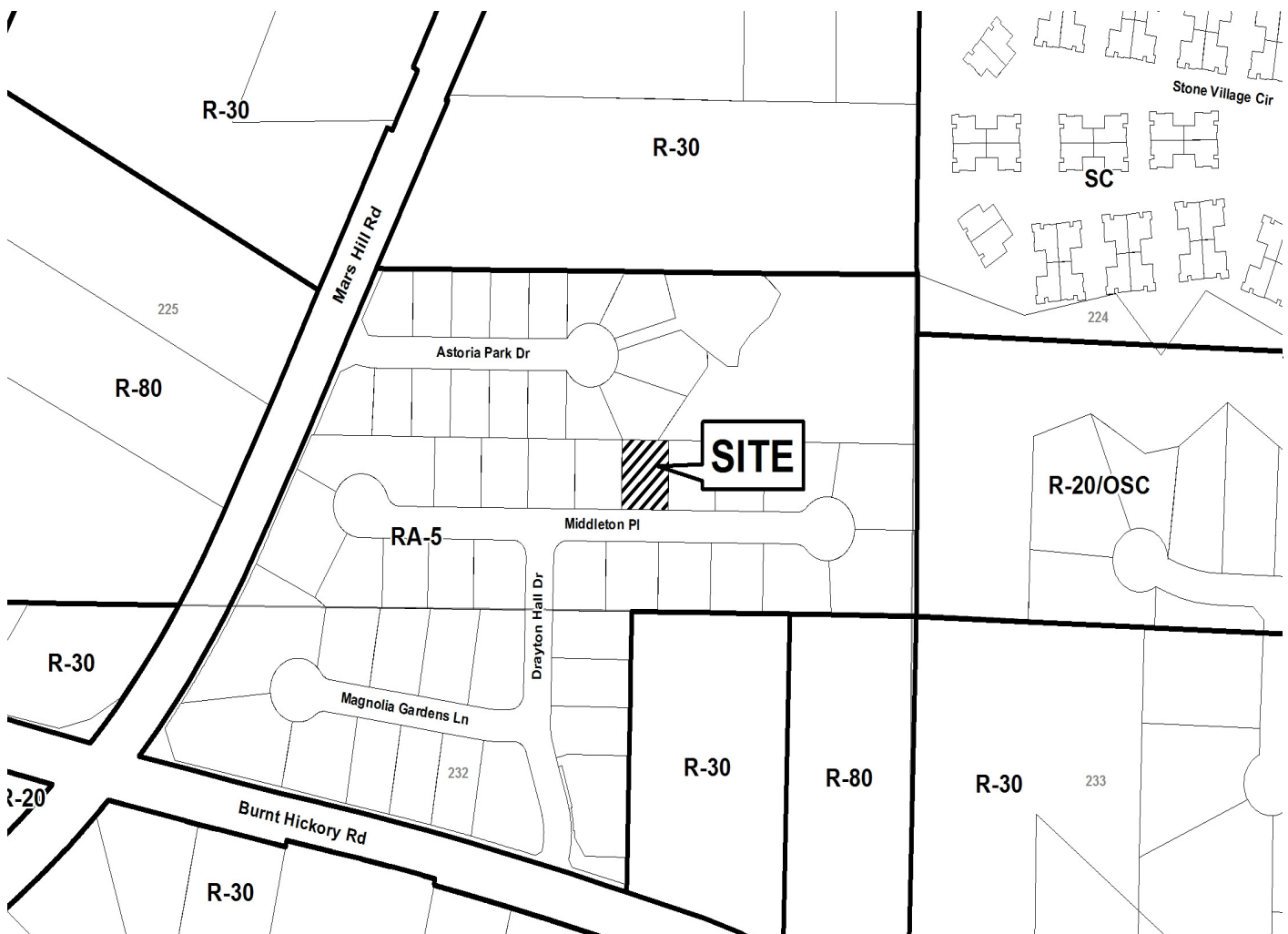
DISTRICT: 20

LAND LOT(S): 225

PARCEL(S): 158

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1





Revised October 1, 2009

Application #: Luf-15
PC Hearing Date: 8-2-16
BOC Hearing Date: 8-16-16

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

1. Type of business, or request? Creating crafts to be sold at other locations -not in home (EX: Sold Online)
2. Number of employees? -0-
3. Days of operation? Monday - Friday (making crafts - Not open to public/clients)
4. Hours of operation? 9:00am - 5:00pm (making crafts - Not open to public/clients)
5. Number of clients, customers, or sales persons coming to the house per day? -0- ; Per week? -0-
6. Where do clients, customers and/or employees park?
Driveway: X ; Street: _____ ; Other (Explain): _____
7. Signs? No: X ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): -0-
9. Deliveries? No X ; 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 X ; No _____
11. Any outdoor storage? No X ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested (24 months maximum): 24 months
13. Is this application a result of a Code Enforcement action? No X ; Yes ____ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed): _____

Applicant signature: _____

Date: 5/24/16

Applicant name (printed): Brian C. Young

Revised December 18, 2013

SLUP-9
(2016)

BEECH HAVEN
SELF STORAGE
CONCEPT PLAN

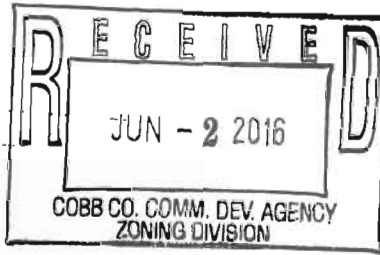
DEVELOPER
SITE INVESTMENT GROUP
5401 SHELBY RD, SUITE 200
ATLANTA, GA 30342
404-252-8892

LOGO MAP
A map showing the location of the site within the surrounding area.

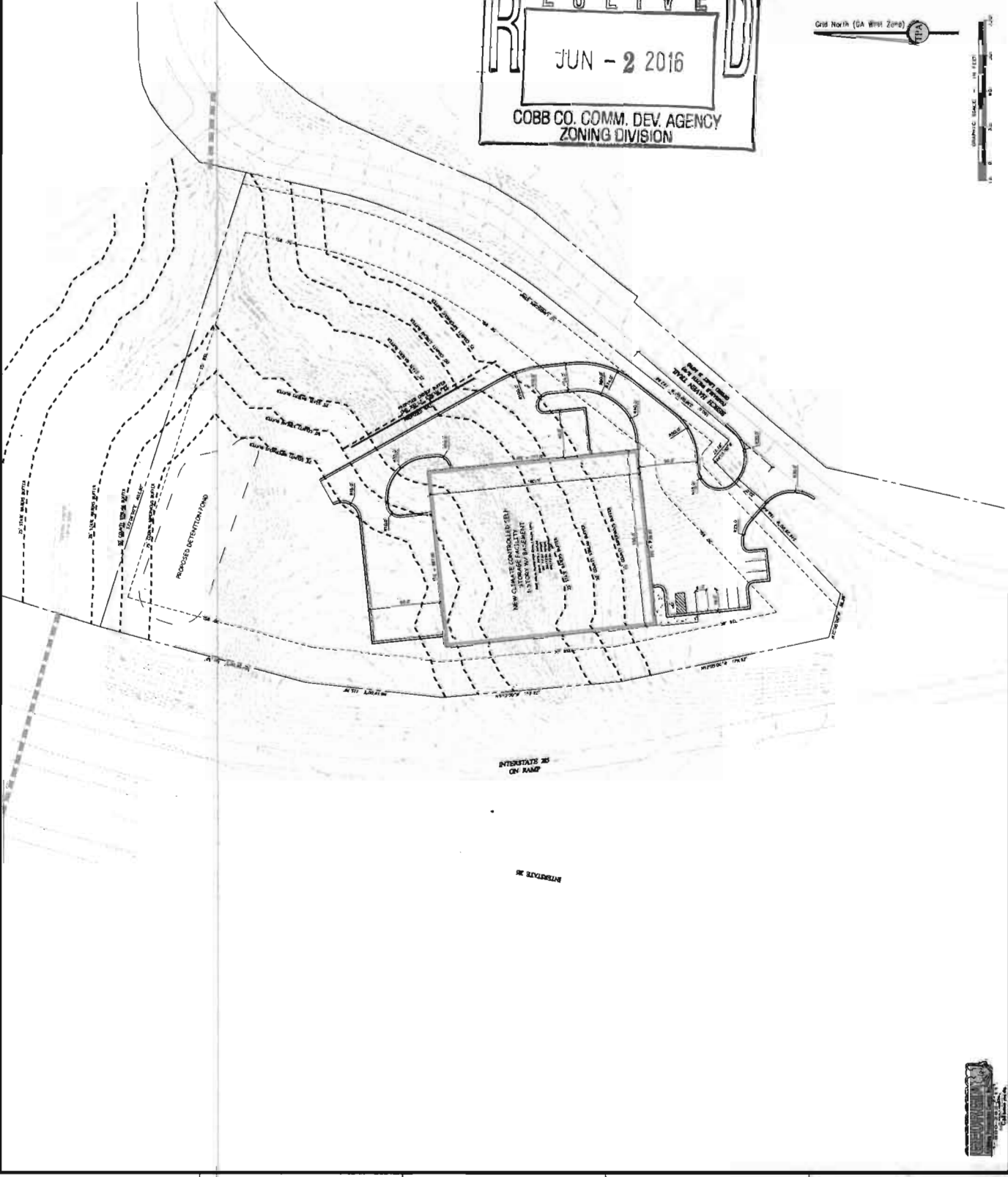
LEGEND
A key for the symbols used on the site plan.

PROPOSED DETENTION POND
A rectangular area outlined with a dashed line, labeled 'PROPOSED DETENTION POND'.

TAX PARCEL ID: 1707600010
SITE AREA: 1.847 ACRES
DISTURBED AREA: 1.847 ACRES
PROPOSED SITE ZONING: OH
BUILDING SETBACK LINES: 30' SIDE SETBACK, 10' FRONT SETBACK, 10' REAR SETBACK
BUILDING SUMMARY: 15,000 SQ. FT. BUILDING, 15,000 SQ. FT. DETENTION POND
PARKING SUMMARY: 150 SPACES



Grid North (GA West Zone)



APPLICANT: Stein Investment Company

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

REPRESENTATIVE: James A. Balli

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

TITLEHOLDER: Hall Beechhaven Trail Holdings, LLC

PROPERTY LOCATION: West side of Beech Haven Trail, south
of Winchester Trail, east side of I-285

ACCESS TO PROPERTY: Beech Haven Trail

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-9

HEARING DATE (PC): 08-02-15

HEARING DATE (BOC): 08-16-15

PRESENT ZONING: TS

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Climate Controlled
Self-storage Facility

SIZE OF TRACT: 4.05 acres

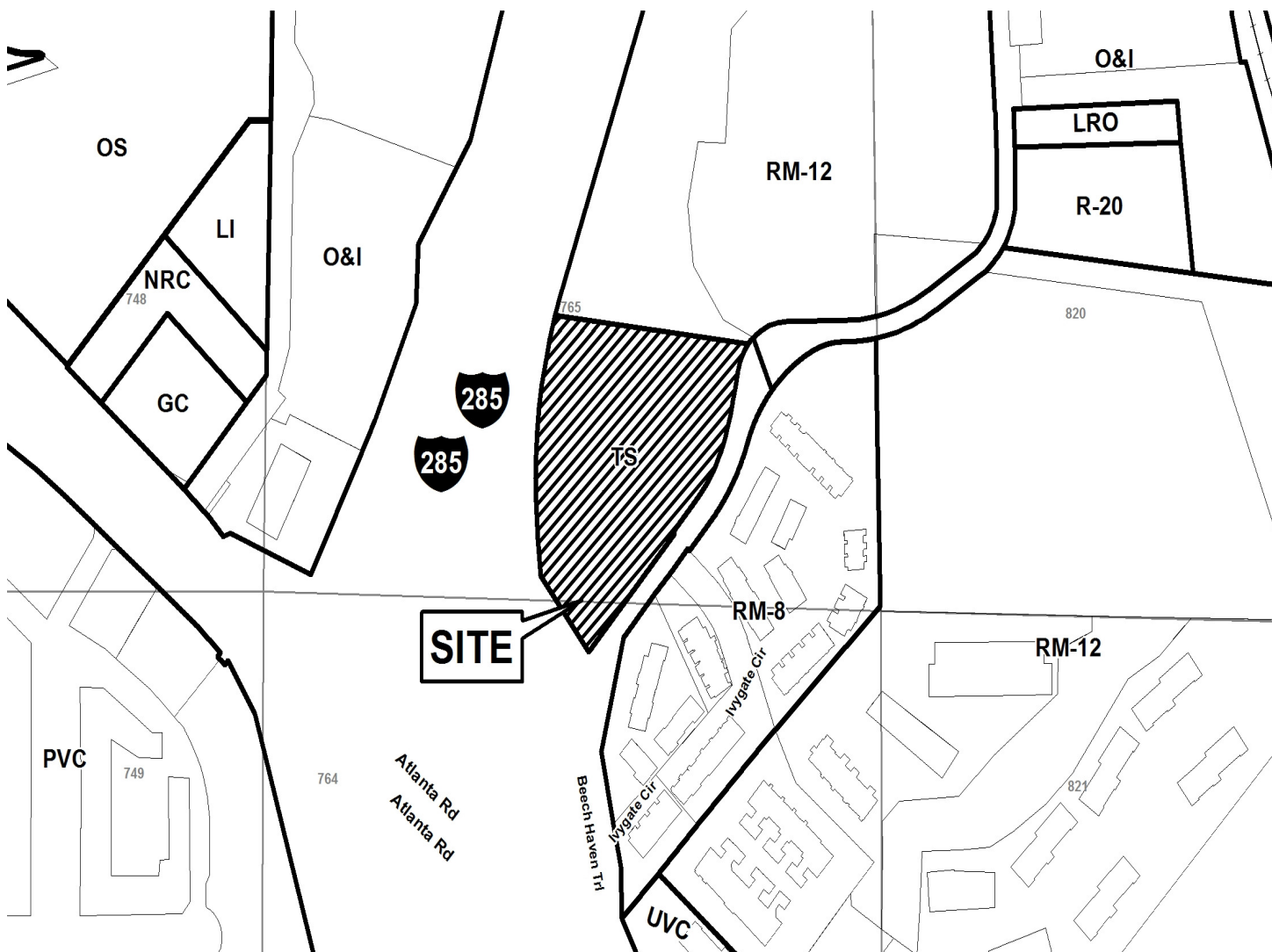
DISTRICT: 17

LAND LOT(S): 764, 765

PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2



**Application for
Special Land Use Permit
Cobb County, Georgia**

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

Application No. SLUP-9

PC Hearing Date: 8-2-16

BOC Hearing Date: 8-16-16

Applicant Stein Investment Company
(applicant's name printed)

RECEIVED
JUN - 2 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

See Representative.

Address See Representative

E-mail See Representative

James A. Balli, Esq.

(representative's name, printed)

Address 376 Powder Springs St., Ste. 100, Marietta, GA 30064

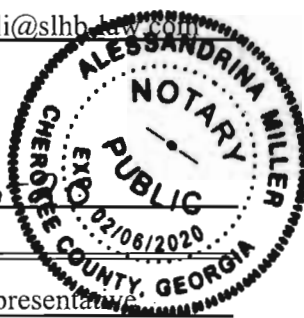
Phone # 770.422.7016

E-mail jballi@slhb-law.com

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 2-6



Hall Beechhaven Trail

Titleholder Holdings, LLC

(titleholder's name, printed)

Phone # See Representative

E-mail See Representative

Signature See attached Exhibit "A"

(attach additional signature, if needed)

Address See Representative

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Present Zoning TS

Size of Tract

4.05

Acre(s)

For the Purpose of Climate Controlled Self-Storage Facility

Location West side of Beech Haven Trail, south of Winchester Trail

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 765

District(s) 17

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.

to the best of our knowledge,
information and belief.

[Signature]
(applicant's signature)

James A. Balli, 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.

to the best of our knowledge,
information and belief.

[Signature]
(applicant's signature)

James A. Balli, Attorney for Applicant

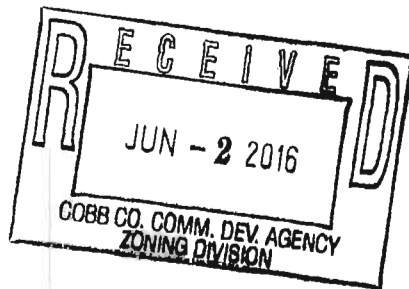
**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR
SPECIAL LAND USE PERMIT**

Application No.:
Hearing Dates:

SLUP- 9 (2016)
August 2, 2016
August 16, 2016

Applicant:
Titleholder:

Stein Investment Company
Hall Beechhaven Trail Holdings, LLC



Hall Beechhaven Trail Holdings, LLC

By: Florence Hall Edwards

Title: Authorized Agent

Printed Name: Florence Hall Edwards

Date Executed: 5-20-16

Signed, sealed, and delivered in the presence of:

[Signature]
Notary Public

Commission Expires: 10/8/2017



PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"
The SAE School
A MASTER PLANNED DEVELOPMENT
The SAE School
3000 COUNTY ROAD 100, SUITE 100
MABLETON, GEORGIA 30126
PHONE: 678-239-3200
FAX: 678-239-3200
WWW.PECCAT.COM

REVISIONS

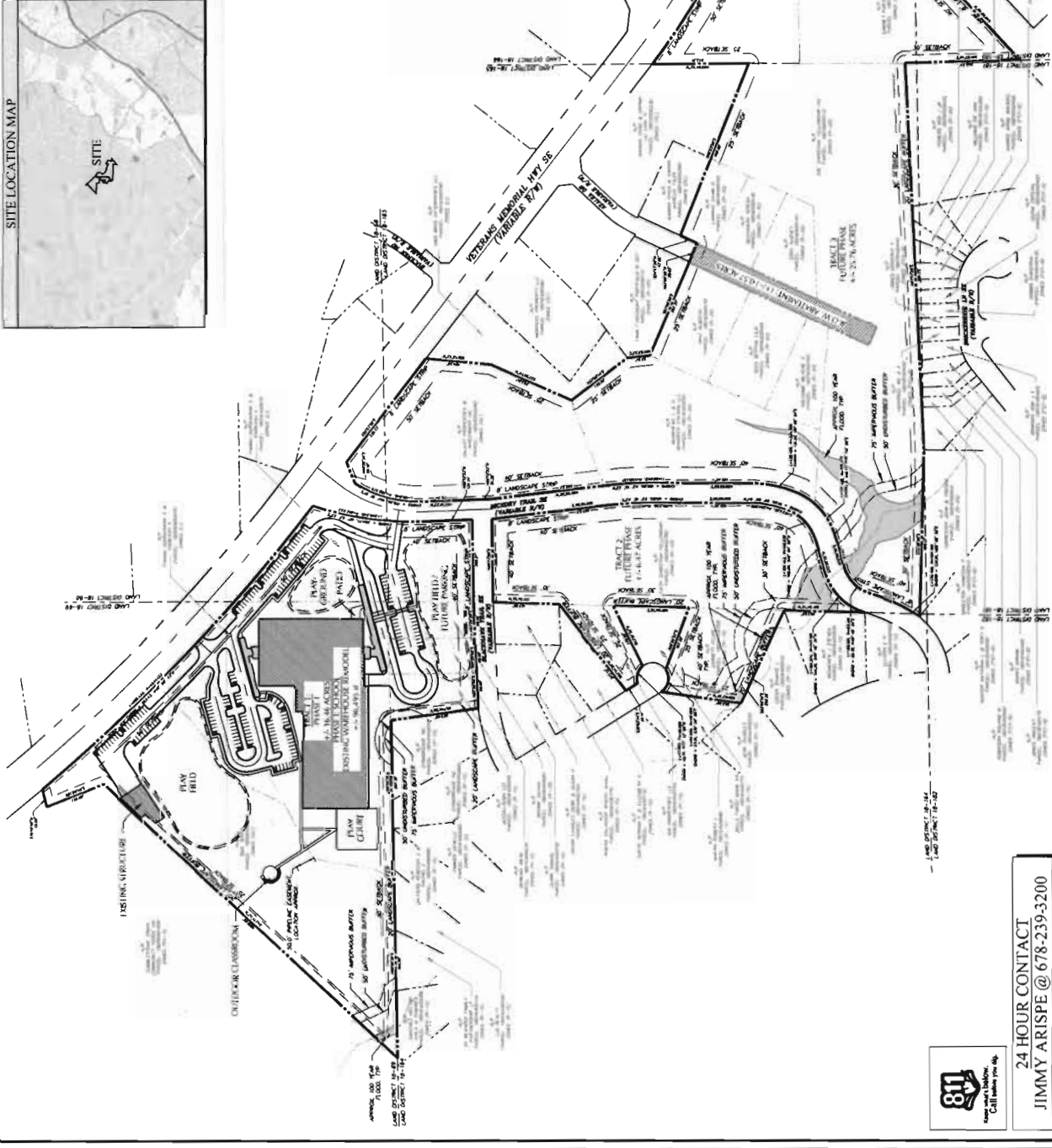
NO.	DATE	BY	DESCRIPTION
1	06/02/2016	JAR	ISSUED FOR PERMITTING

SITE ZONING PLAN

SCALE: 1" = 120'
DATE: June 2, 2016
PROJECT: 15279.00
THIS PLAN IS ONLY VALID FOR THE PROJECT SHOWN
AND SHOWN WITH AN EXISTING ZONING



SITE DATE	4/8/09
TOTAL SITE AREA (± ACRES)	18.46
TRACT 1 - PHASE 1	6.47
TRACT 2 - FUTURE PHASE	25.76
TRACT 3 - FUTURE PHASE	
ZONING	
ZONING JURISDICTION	COBB COUNTY
EXISTING ZONING	<ul style="list-style-type: none"> * GC (GENERAL COMMERCIAL) II (LIGHT INDUSTRIAL) R-20 (SINGLE-FAMILY RESIDENTIAL) R-15 (SINGLE-FAMILY RESIDENTIAL) "UC" REZONED TO "NIC" "UC" REZONED TO "NIC" (NEIGHBORHOOD RETAIL COMMERCIAL)
* PROPOSED ZONING:	
SETBACK SUMMARY	
FRONT YARD (FT)	50.0' 40'
SIDE YARD (FT)	25'
REAR YARD (FT)	30'
* VARIANCE TO EXISTING "U" ZONING FROM 75 FT TO 50 FT	
* VARIANCE TO EXISTING "R-20" ZONING	
PARKING SUMMARY	
REQUIRED PARKING (1-1.5 SPACES)	126
1.5 PER CLASSROOM	54
1 PER EMPLOYEE (1-1.5)	72
PARKING PROVIDED (SPACES)	148



24 HOUR CONTACT
JIMMY ARISPE @ 678-239-3200

APPLICANT: The SAE School

PHONE#: 678-270-8767 **EMAIL:** Jimmy.arispe@saeschool.org

REPRESENTATIVE: Parks F. Huff

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

TITLEHOLDER: Multiple Titleholders in File

PROPERTY LOCATION: South side of Veterans Memorial

Highway, east of Hickory Trail

ACCESS TO PROPERTY: Veterans Memorial Highway

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-10

HEARING DATE (PC): 08-02-16

HEARING DATE (BOC): 08-16-16

PRESENT ZONING: GC, LI, R-20 & R-15

PROPOSED ZONING: SLUP

PROPOSED USE: Private School

(Pre-K through 12th Grade)

SIZE OF TRACT: 48.69 acres

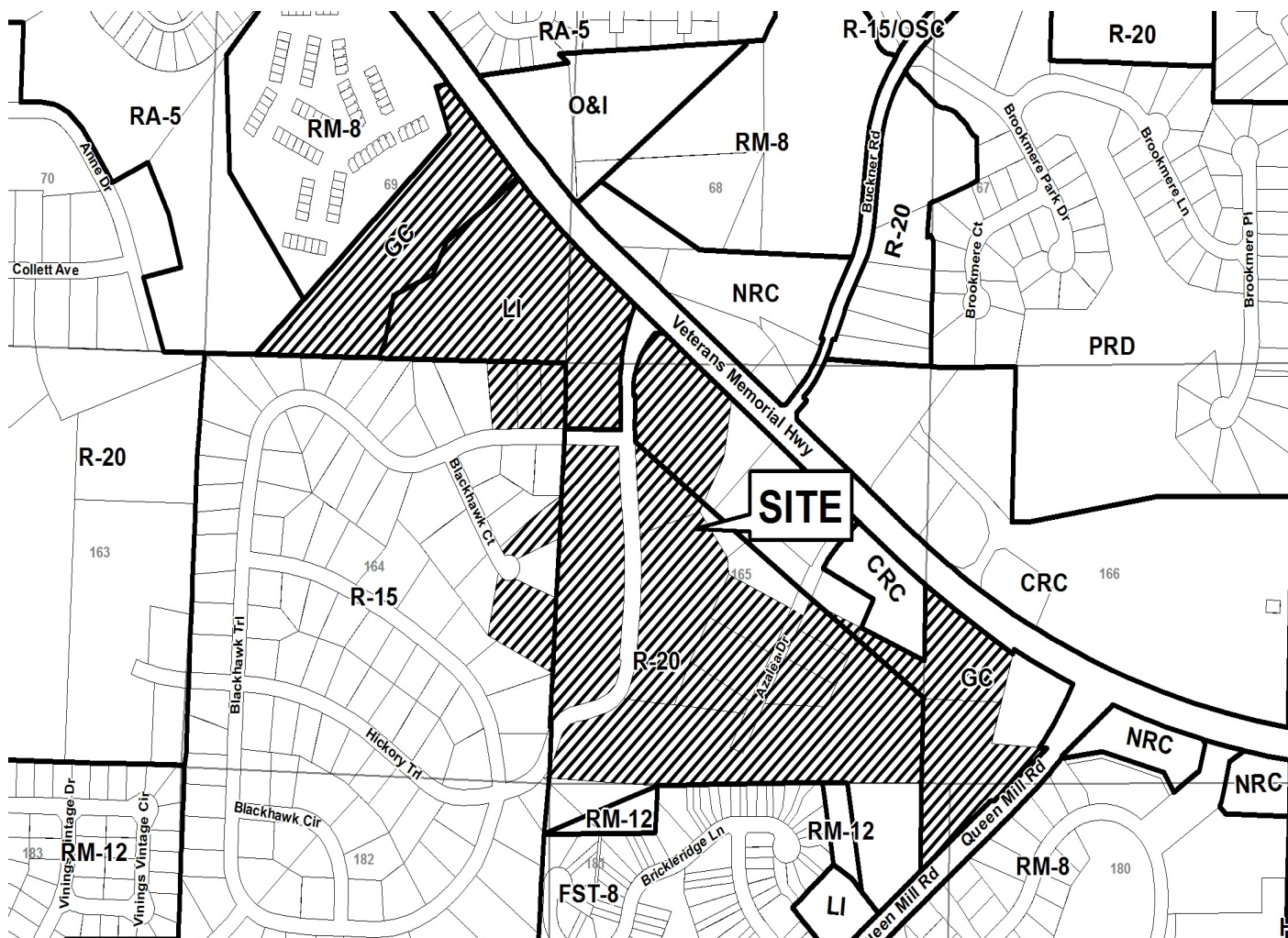
DISTRICT: 18

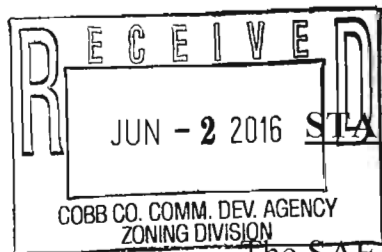
LAND LOT(S): 68,165

PARCEL(S): Multiple Parcels in File

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4





STATEMENT OF PROPOSED SITE IMPROVEMENTS

The SAE School ("SAE") has under contract an approximate 48.69 acre tract within Unincorporated Cobb County which is located on the southwestern side of Veterans Memorial Highway between Queen Mill Road and Cobblestone Creek Lane and upon which SAE plans to construct a Private School (Pre-K through 12th Grade). The subject property is proposed to be utilized by SAE for the purposes of establishing a permanent location for SAE's facilities. SAE will initially convert an existing warehouse located at 740 Veterans Memorial Parkway into a classroom building. As SAE grows in enrollment, additional building will be built to house different grades and different activities. Additionally, some of the property will be used for athletic fields.

The School site will initially consist of approximately $\pm 96,495$ square feet of classroom buildings with associated parking, outside classroom areas and sports fields. The grades served will be Pre-K through the 12th Grade and will include approximately 500 students initially and will grow to about 750 students.

The warehouse conversion will be consistent with the attached renderings. New buildings to be constructed will initially be modular construction, one-story in height with ground-level installation of foundation and landscaping. SAE's

carpool component is planned on a staggered schedule to minimize potential traffic impact with an on-site circulation pattern to hold the anticipated number of vehicles on the subject property. Additionally, SAE is implementing a carpool finder service and establishing an HOV line (3 or more students) to encourage effective carpooling and to further reduce the number of trips generated by the school while in session.

The attached site plan is a conceptual site plan on how SAE anticipates the school to grow. The southern portion of the property will be built to house the older students and the initial building at 740 Veterans Memorial Parkway will remain as the main facility for the younger grades.

Application for Special Land Use Permit Cobb County, Georgia

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

Application No. SLUP- 10

PC Hearing Date: 8-2-16

BOC Hearing Date: 8-16-16

Applicant The SAE School Phone # 678-270-8767

(applicant's name printed)
Cobb Co. COMM. DEV. AGENCY
ZONING DIVISION

Address 6688 Mableton Parkway, Mableton, GA 30126 E-mail Jimmy.arispe@saeschool.org

SAMS, LARKIN, HUFF & BALLI, LLP

by: Parks F. Huff

Address 376 Powder Springs Street, Suite 100, Marietta, GA 30064

(representative's name, printed)

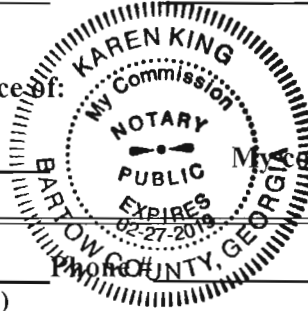
Phone # 770-422-7016

E-mail phuff@slhb-law.com

(representative's signature)

Signed, sealed and delivered in presence of:

Karen L. King
Notary Public



My commission expires: 2-27-19

Titleholder(s) See attached E-mail _____

(titleholder's name, printed)

Signature _____ Address _____

(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning GC, LI, R-20 & R-15 Size of Tract 48.69 Acre(s)

For the Purpose of Private School (Pre-K through 12th Grade)

Location Southwestern side of Veterans Memorial Highway between Queen Mill Road and Cobblestone Creek Lane

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 64, 68, 69, 164, 165, 166, 180, 181 District(s) 18th

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.

Parks F. Huff
Parks F. Huff, 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.

Parks F. Huff
Parks F. Huff, Attorney for Applicant