

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: September 8, 2016

Board of Commissioners Hearing Date: September 20, 2016

Date Distributed/Mailed Out: July 15, 2016

STAFF COMMENTS DUE DATE: August 5, 2016



Cobb County...Expect the Best!

APPLICANT: Akeem Akangi

PETITION NO: Z-72

PHONE#: 678-570-9695 **EMAIL:** DBA-TUNBOL@YAHOO.COM

HEARING DATE (PC): 09-08-16

REPRESENTATIVE: Akeem Akangi

HEARING DATE (BOC): 09-20-16

PHONE#: 678-570-9695 **EMAIL:** DBA-TUNBOL@YAHOO.COM

PRESENT ZONING GC

TITLEHOLDER: William Derek Duke and Jennifer D. Sibley;

George W. Thompson, Jr.; Truman Travis

PROPOSED ZONING: CRC

PROPERTY LOCATION: South side of Veterans Memorial Highway,

and on the north side of South Gordon Road

PROPOSED USE: Truck Rental

(1605, 1608, and 1621 Veterans Memorial Highway)

ACCESS TO PROPERTY: Veterans Memorial Hwy, South Gordon

SIZE OF TRACT: 1.079

Road

DISTRICT: 18 & 19

PHYSICAL CHARACTERISTICS TO SITE: _____

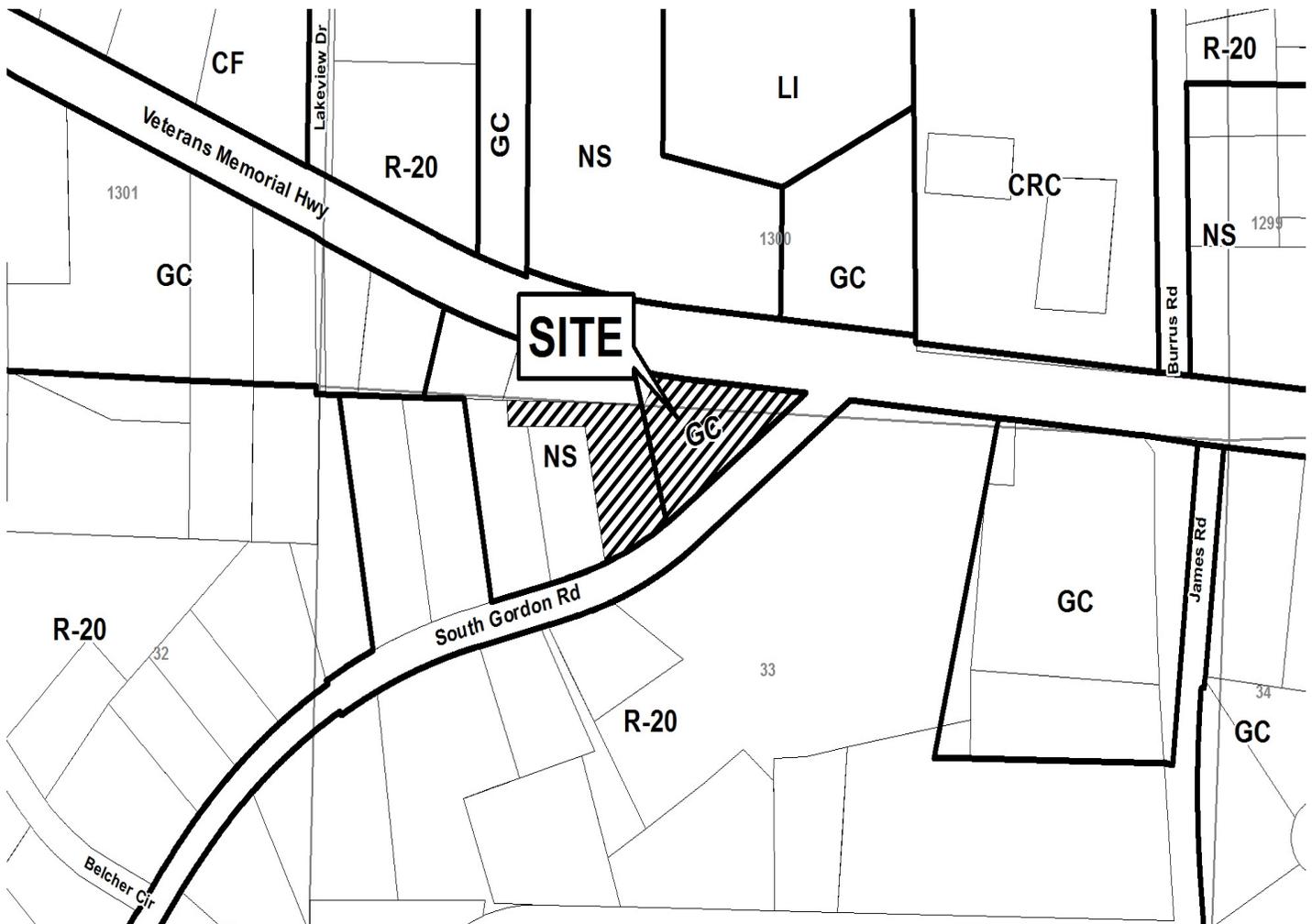
LAND LOT(S): 33 & 1300

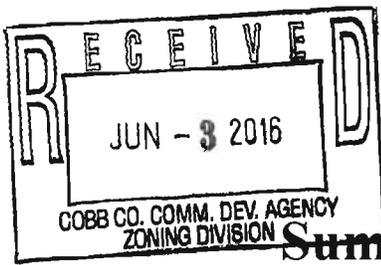
PARCEL(S): 36

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-72

Sept. 2016

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): EXISTING
 - 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): _____
 - 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).

APPLICANT: Pulte Home Corporation

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

REPRESENTATIVE: James A. Balli, Esq.

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

TITLEHOLDER: Post Apartment Homes, LP and Spring Land, LLC

PETITION NO: Z-73

HEARING DATE (PC): 09-08-16

HEARING DATE (BOC): 09-20-16

PRESENT ZONING: CRC and RMR

PROPOSED ZONING: RM-8

PROPOSED USE: Residential

PROPERTY LOCATION: North side of Mount Wilkinson Parkway,
East side of Spring Hill Parkway, and on the west side of I-285

SIZE OF TRACT: 6.51+- acres

DISTRICT: 17

LAND LOT(S): 844

PARCEL(S): 69,70

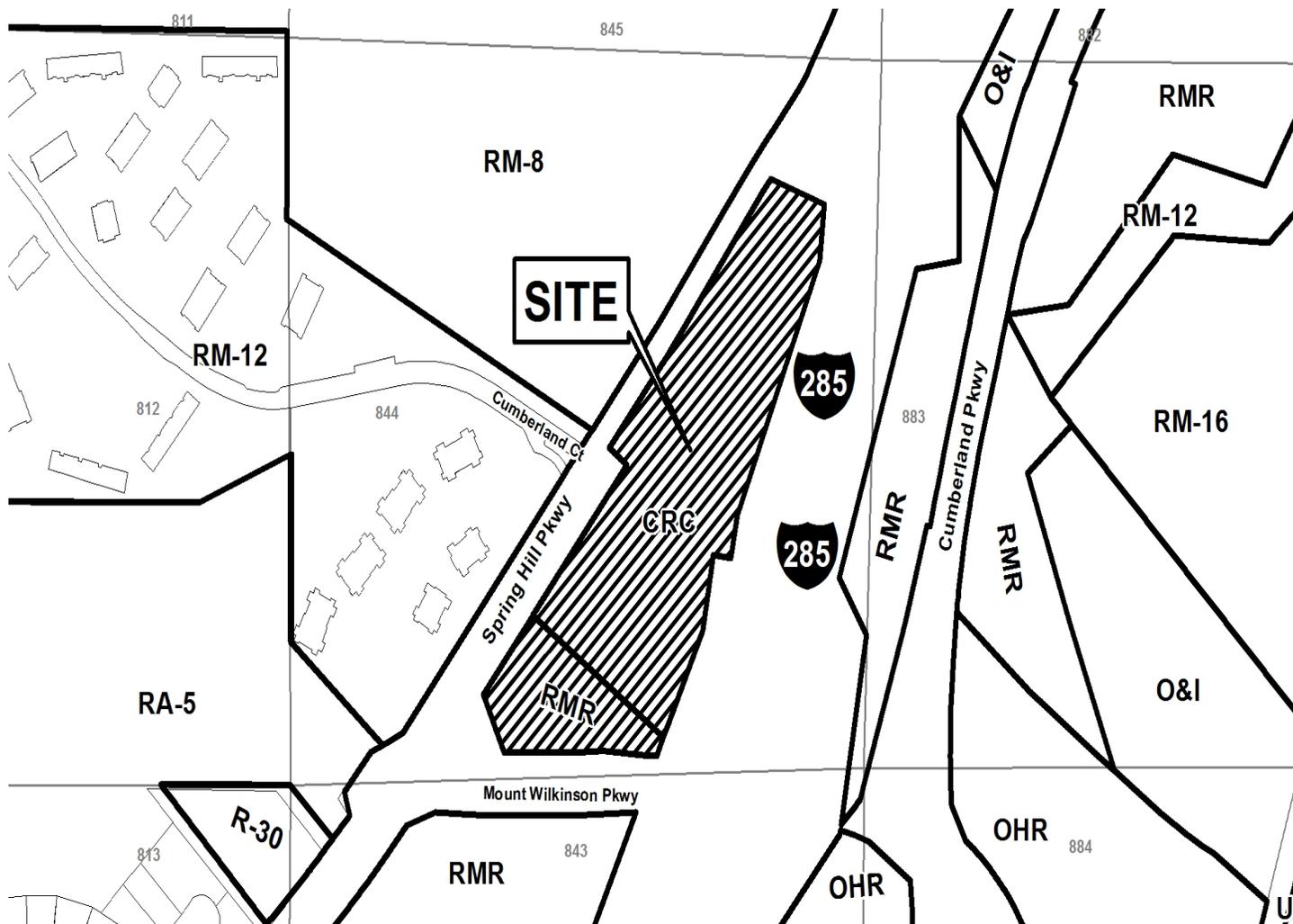
TAXES: PAID X **DUE** _____

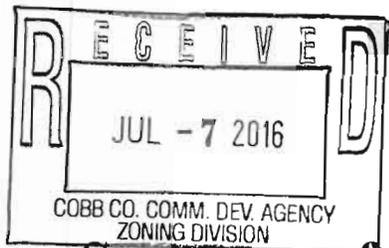
ACCESS TO PROPERTY: Springhill Pkwy, Mount Wilkinson Pkwy

COMMISSION DISTRICT: 2

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT





Application No. 2-73

Sept 2016

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2,200 square feet and up
- b) Proposed building architecture: Traditional three sided brick, mix
- c) Proposed selling prices(s): Mid \$300,000's
- d) List all requested variances: Site Plan Specific (see plan, attached and dated July 6, 2016).

.....
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)

Townhomes will be for-sale units with a mandatory homeowner's declaration that will
limit the number of units that may be leased.

.....
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.

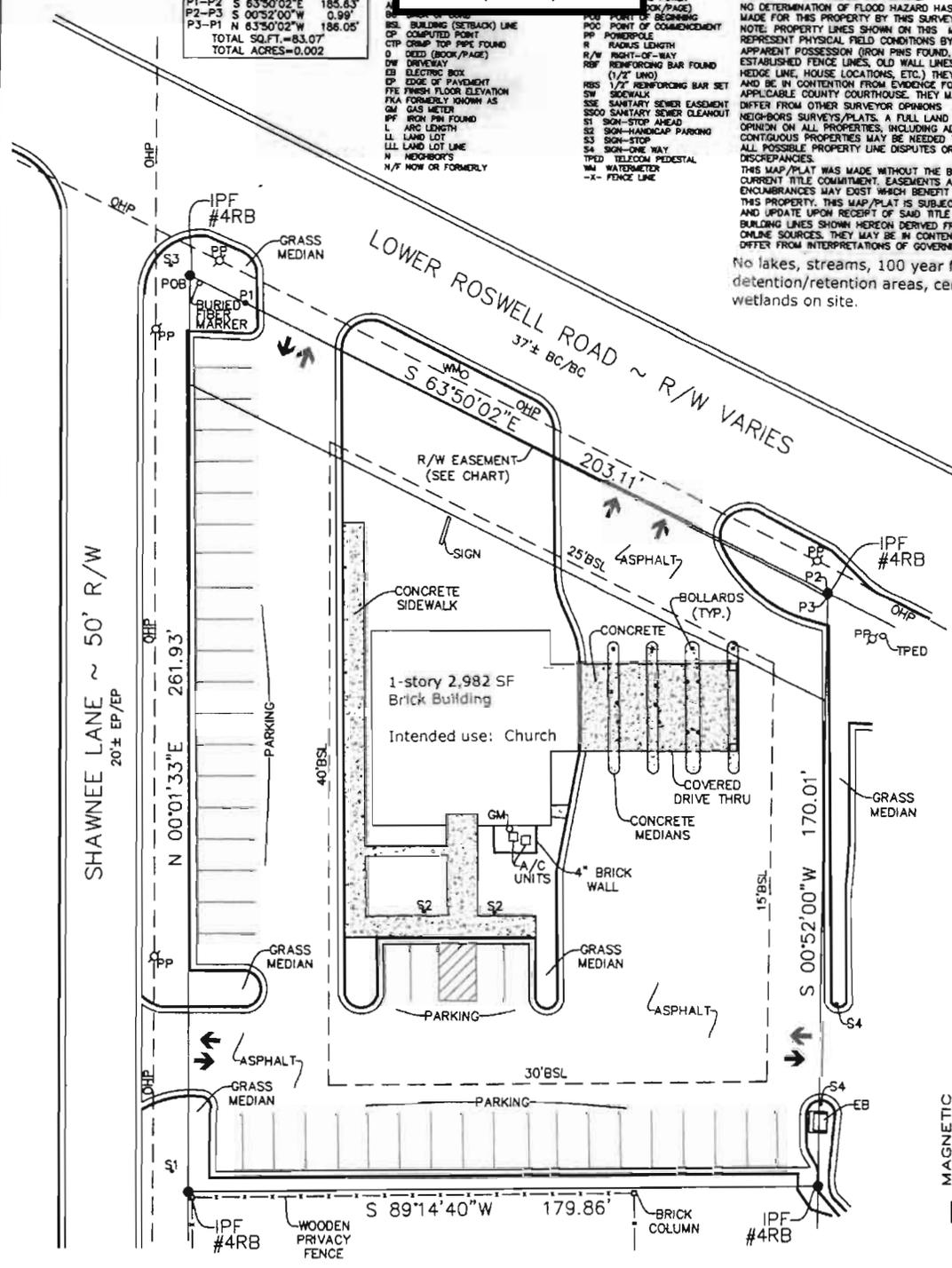
Z-74
(2016)

R/W EASEMENT CHART

LINE	BEARING	DISTANCE
P1-P2	S 63°50'02"E	185.83'
P2-P3	S 03°52'00"W	0.99'
P3-P1	N 63°50'02"W	186.05'
TOTAL SQ.FT.=83.07'		
TOTAL ACRES=0.002		

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONFLICT WITH THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES. THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT. BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONFLICT WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES.

No lakes, streams, 100 year flood plan, detention/retention areas, cemeteries or wetlands on site.



RECEIVED
 JUL 07 2016
 COBB CO/COMM. DEV. AGENCY
 ZONING DIVISION

PROPERTY ADDRESS:
2040 LOWER ROSWELL ROAD
MARIETTA, GA 30068

LAND AREA:
39,164 SF
0.8991 AC

ZONING: NS



SITE PLAN PREPARED FOR:
HYUNG SEOK SUH

LOT	BLOCK	UNIT	SUBDIVISION
LAND LOT 1244	16th DISTRICT	2nd SECTION	BY:
COBB COUNTY, GEORGIA	FIELD: DATE 07-05-2016	MRH	
UNINCORP	DRWN: DATE 07-06-2016	MRH	
DEED BOOK 14302, PAGE 5671	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		



SURVEY SYSTEMS & ASSOC., INC.
657 Lcke Drive, Snellville, GA 30039 ~ COA # LSP000867 ~ INFO@SURVEYSYSTEMSATLANTA.COM
CELL 770-558-7895 ~ OFFICE 404-760-0010

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN _____ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

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. 15-6-67.

SURVEY SYSTEMS & ASSOC., INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS ON SITE PLANS. IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND ACCURACY. ANY REDLINES, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. (FROM ANYONE EXCEPT THE CLIENT SHALL BE DEEMED AS BILLABLE AND ADDITIONAL CHARGES SHALL APPLY.

APPLICANT: Hyung Seok Suh
PHONE#: (770) 955-2311 **EMAIL:** _____
REPRESENTATIVE: Adam J. Rozen
PHONE#: (770) 422-7016 **EMAIL:** arozen@slhb-law.com
TITLEHOLDER: Southeast Mortgage of Georgia, Inc.

PETITION NO: Z-74
HEARING DATE (PC): 09-08-16
HEARING DATE (BOC): 09-20-16
PRESENT ZONING NS
PROPOSED ZONING: NRC

PROPERTY LOCATION: South side of Lower Roswell Road and on
the east side of Shawnee Lane
(2040 Lower Roswell Road)

PROPOSED USE: Church

ACCESS TO PROPERTY: Lower Roswell Road, Shawnee Lane

SIZE OF TRACT: 0.8991 ac

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 16

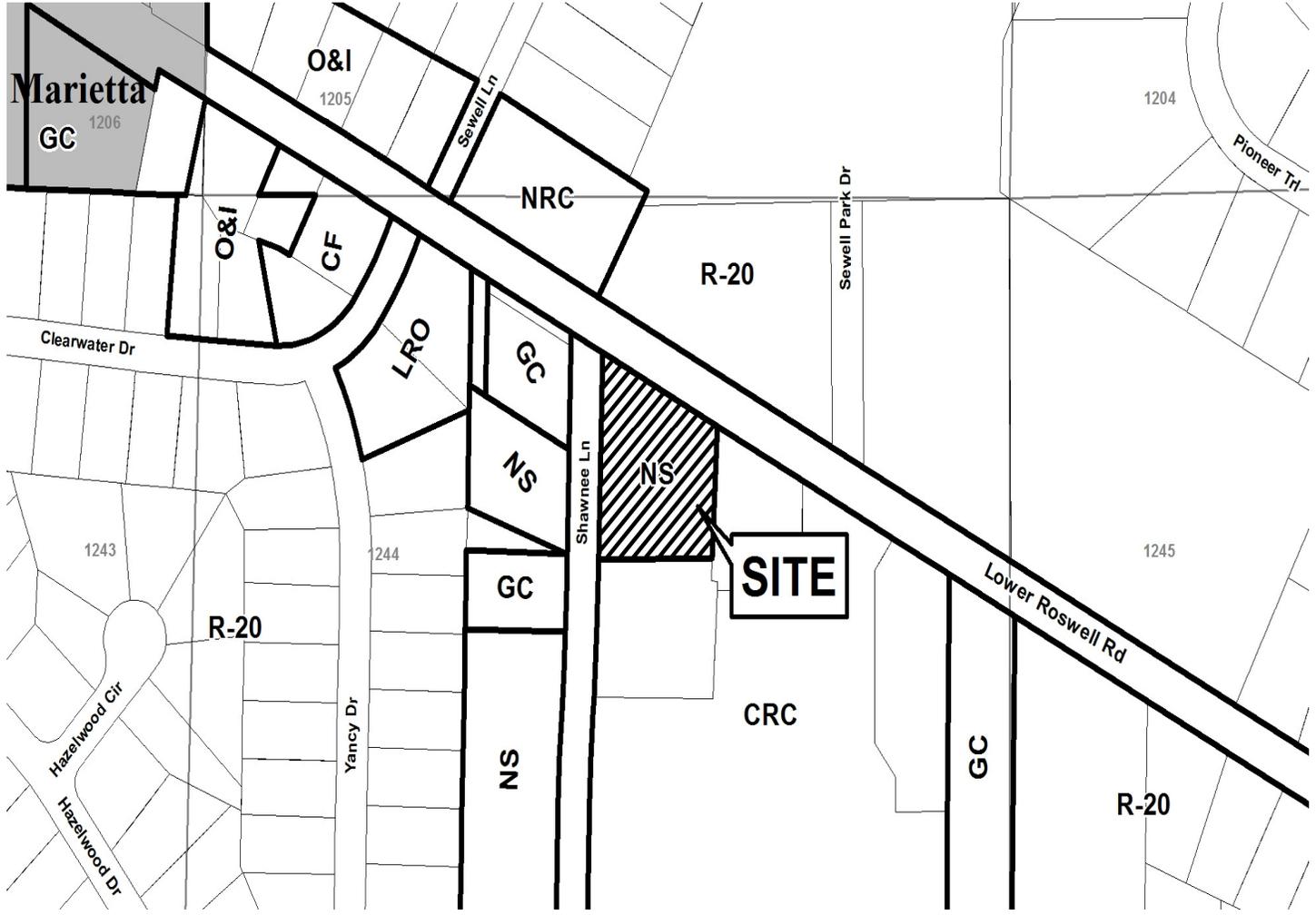
LAND LOT(S): 1244

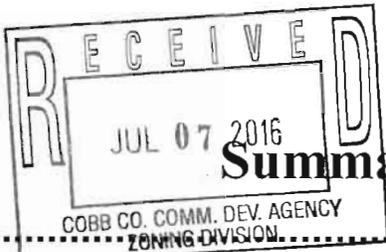
PARCEL(S): 51

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-74

PC Hearing Date: 9-8-16
BOC Hearing Date: 9-20-16

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): Church facility
- b) Proposed building architecture: As built, with minor exterior and interior renovations
- c) Proposed hours/days of operation: 8 a.m. - 5 p.m. (Office use - Monday, Tuesday & Thursday);
8 a.m. - 10 p.m. (Wednesday & Friday); 8 a.m. - 9 p.m. (Sundays)
- d) List all requested variances: None known or identified at this time.

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

There are currently 20 members in the congregation. There are no plans to expand the size of the building which further limits the occupancy allowed. Additionally, a day care/school is not planned for this location.

This non-conforming NS zoned property is located within the confines of a Neighborhood Activity Center.

The proposed use is allowable under the NS and proposed NRC zoning districts.

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: Windsong Properties, LLC

PHONE#: (770)516-3409 **EMAIL:** steve@windsonglife.com

REPRESENTATIVE: Parks F. Huff

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

TITLEHOLDER: Clarence Luther McConnell, Jr.; Gayle L. Norton,
a/k/a Gayle L. Richards

PROPERTY LOCATION: Northwest corner of Lost Mountain Road
and Corner Road, on the east side of McConnell Road; and on the
north side of Pickens Road

ACCESS TO PROPERTY: Corner Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-75

HEARING DATE (PC): 09-08-16

HEARING DATE (BOC): 09-20-16

PRESENT ZONING: R-30

PROPOSED ZONING: RSL

PROPOSED USE: Residential Senior
Living (non-supportive)

SIZE OF TRACT: 46.72 acres

DISTRICT: 19

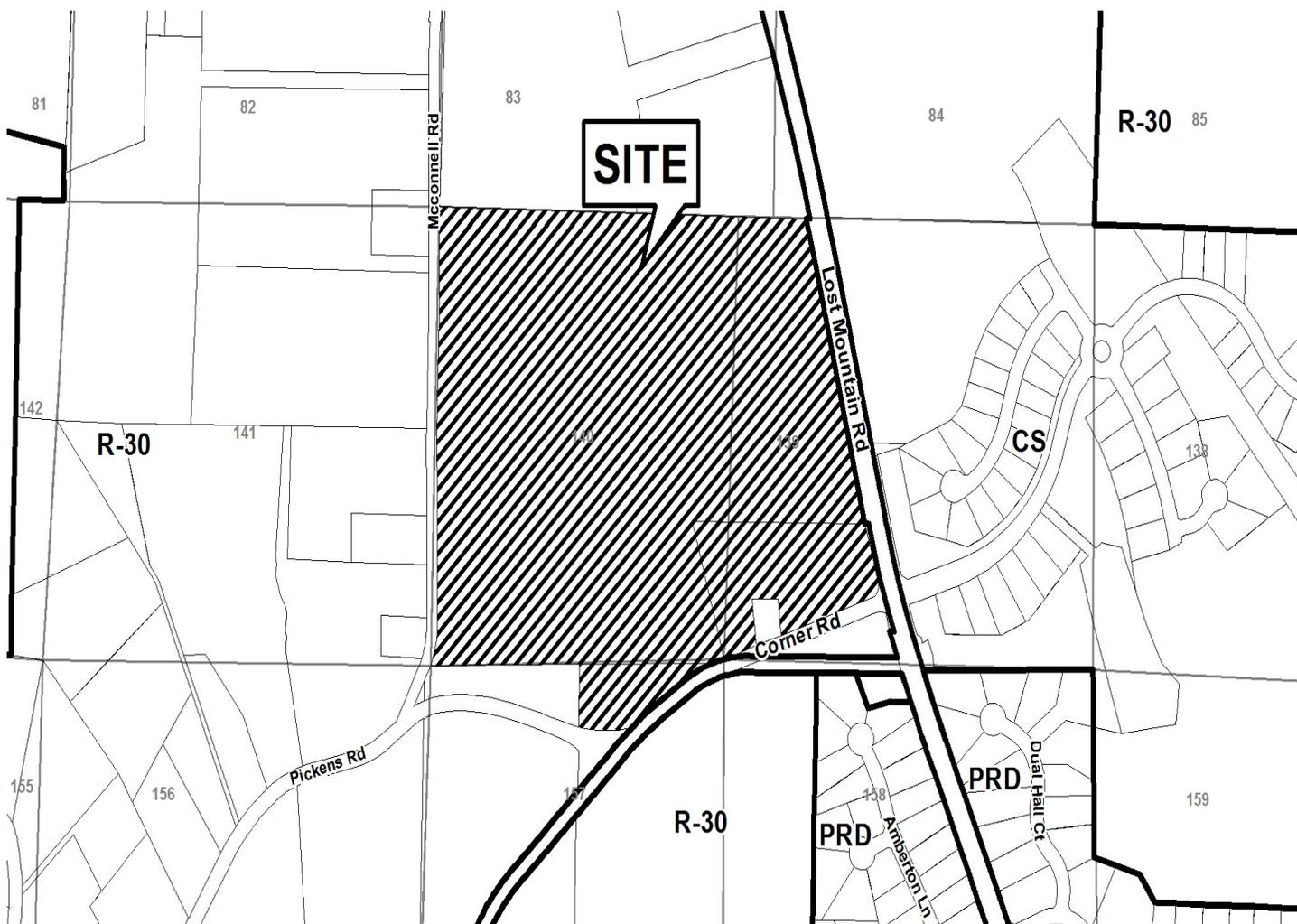
LAND LOT(S): 139,140,157

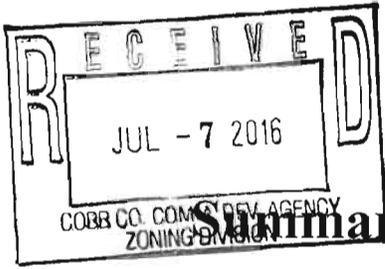
PARCEL(S): 6,1,140

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-75

PC Hearing Date: 9-8-16

BOC Hearing Date: 9-20-16

Summary of Intent for Rezoning *

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

- a) Proposed unit square-footage(s): 1,200 to 2,500
 - b) Proposed building architecture: To be provided at a later time
 - c) Proposed selling prices(s): \$250,000 to \$400,000
 - d) List all requested variances: None identified at this time
- _____
- _____
- _____

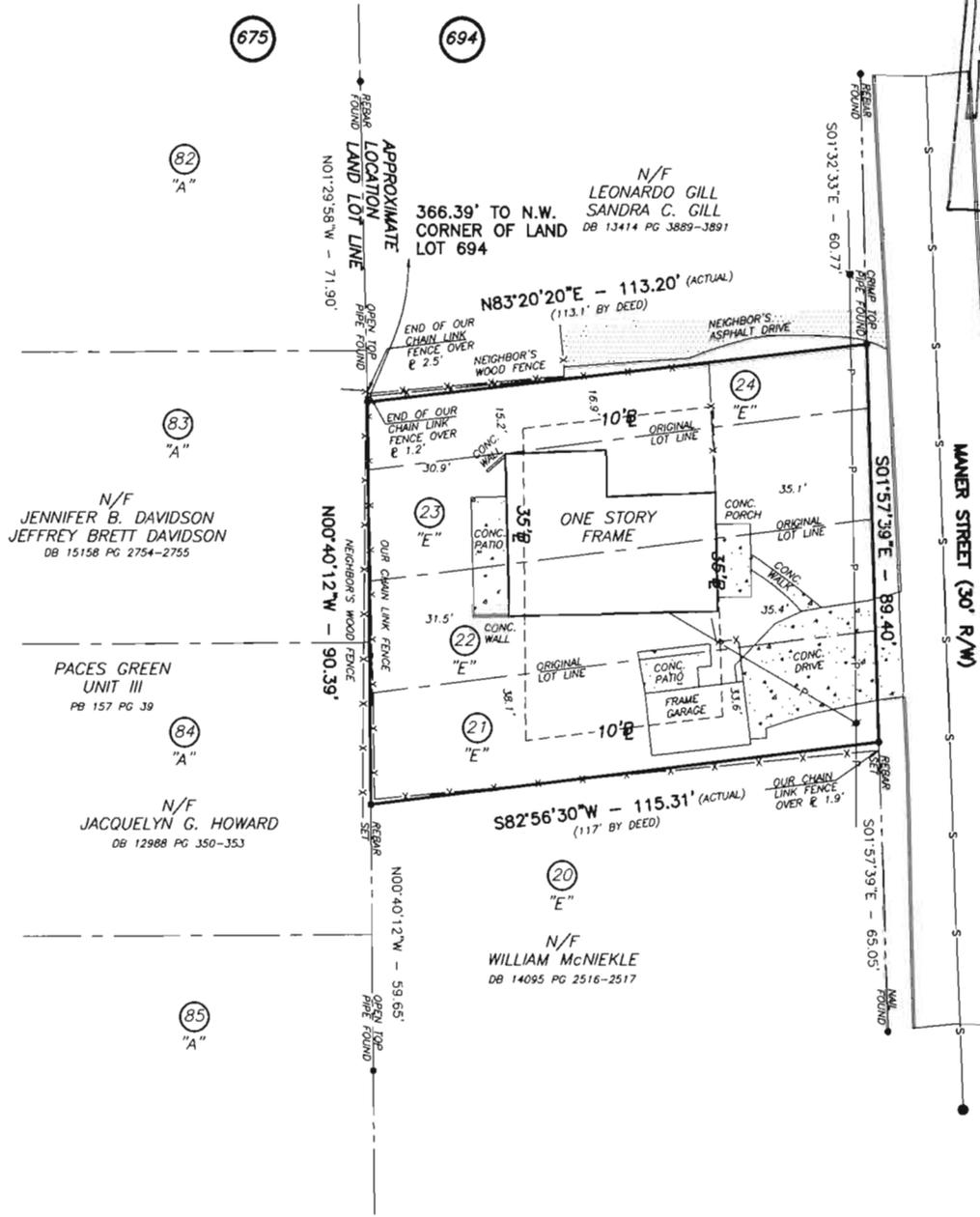
.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- 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)

.....
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.



SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED 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.
- 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.
- 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.
- 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 143,499 FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- THIS PLAT IS NOT INTENDED FOR RECORDING.



THIS PROPERTY SUBJECT TO THE FOLLOWING

- CURRENT ZONING PER COBB COUNTY, GEORGIA R-20
 - MINIMUM LOT AREA= 20,000 SQ. FT.
 - MINIMUM FLOOR AREA= 1,200 SQ. FT.
 - MINIMUM LOT WIDTH= 75 FEET
 - MINIMUM FRONT YARD SETBACK= 35 FEET (LOCAL)
 - MINIMUM SIDE YARD SETBACK= 10 FEET
 - MINIMUM REAR YARD SETBACK= 35 FEET
 - MAXIMUM COVERAGE= 35%
 - MAXIMUM HEIGHT= 35 FEET
- MUST BE VERIFIED BY COBB COUNTY BEFORE CONSTRUCTION

REFERENCE MATERIAL

- OUTCLAIM DEED IN FAVOR OF JULIA GILL AND CORONADO ORTIZ DEED BOOK 14060 PAGE 2372 COBB COUNTY, GEORGIA RECORDS



McLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
Certificate of Authorization #LSFD00752

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

This original of this document was sealed and signed by Michael R. Noles L.S. #2646 on 7-7-16. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Noles
Georgia RLS #2646
Member SAMSOC
JOB#242621SN

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

LEGEND

B	■	DENOTES BUILDING LINE
R/W	—	DENOTES RIGHT-OF-WAY
C	—	DENOTES CENTERLINE
BC	—	DENOTES BACK OF CURB
G	—	DENOTES GUTTER
EP	—	DENOTES EDGE OF PAVING
TW	—	DENOTES TOP OF WALL
BW	—	DENOTES BOTTOM OF WALL
X	— X —	DENOTES FENCE
RCP	—	DENOTES REINFORCED CONCRETE PIPE
CMP	—	DENOTES CORRUGATED METAL PIPE
PP	—	DENOTES POWER POLE
LP	—	DENOTES LIGHT POLE
GW	—	DENOTES GUY WIRE
P	—	DENOTES POWER LINE
PM	—	DENOTES POWER METER
PB	—	DENOTES POWER BOX
A/C	—	DENOTES AIR CONDITION
TB	—	DENOTES TELEPHONE BOX
GM	—	DENOTES GAS METER
GV	—	DENOTES GAS VALVE
CB	—	DENOTES CABLE BOX
WM	—	DENOTES WATER METER
WV	—	DENOTES WATER VALVE
FH	—	DENOTES FIRE HYDRANT
MW	—	DENOTES MONITORING WELL
HW	—	DENOTES HEADWALL
JB	—	DENOTES JUNCTION BOX
DI	—	DENOTES DROP INLET
S	—	DENOTES SANITARY SEWER LINE
SSWH	—	DENOTES SANITARY SEWER MANHOLE
CO	—	DENOTES CLEAN OUT

TOTAL AREA= 0.235± ACRES
OR 10,222± SQ.FT.

4232 MANER STREET
SMYRNA, GEORGIA

SURVEY FOR
NEW OAK PROPERTIES, LLC

PART OF LOTS 21, 22, 23 AND 24
BLOCK "E"
GILMORE HEIGHTS SUBDIVISION

LAND LOT 694
DISTRICT 17TH. SECTION 2ND
COBB COUNTY
GEORGIA

PLAT PREPARED: 7-7-16
FIELD: 7-7-16 SCALE: 1"=20'

PB 3
PG 78

No.	Revision	Date
1		

APPLICANT: New Oak Properties LLC

PHONE#: (770) 906-4261 **EMAIL:** HANOCH.D@GMAIL.COM

REPRESENTATIVE: Hanoch Dombeck

PHONE#: (770) 906-4261 **EMAIL:** HANOCH.D@GMAIL.COM

TITLEHOLDER: New Oak Properties LLC

PETITION NO: Z-76

HEARING DATE (PC): 09-08-16

HEARING DATE (BOC): 09-20-16

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPERTY LOCATION: West side of Maner Street, north of

Cooper Lake Road

(4232 Maner Street)

PROPOSED USE: Single-family House

ACCESS TO PROPERTY: Maner Street

SIZE OF TRACT: 0.22 acres

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: _____

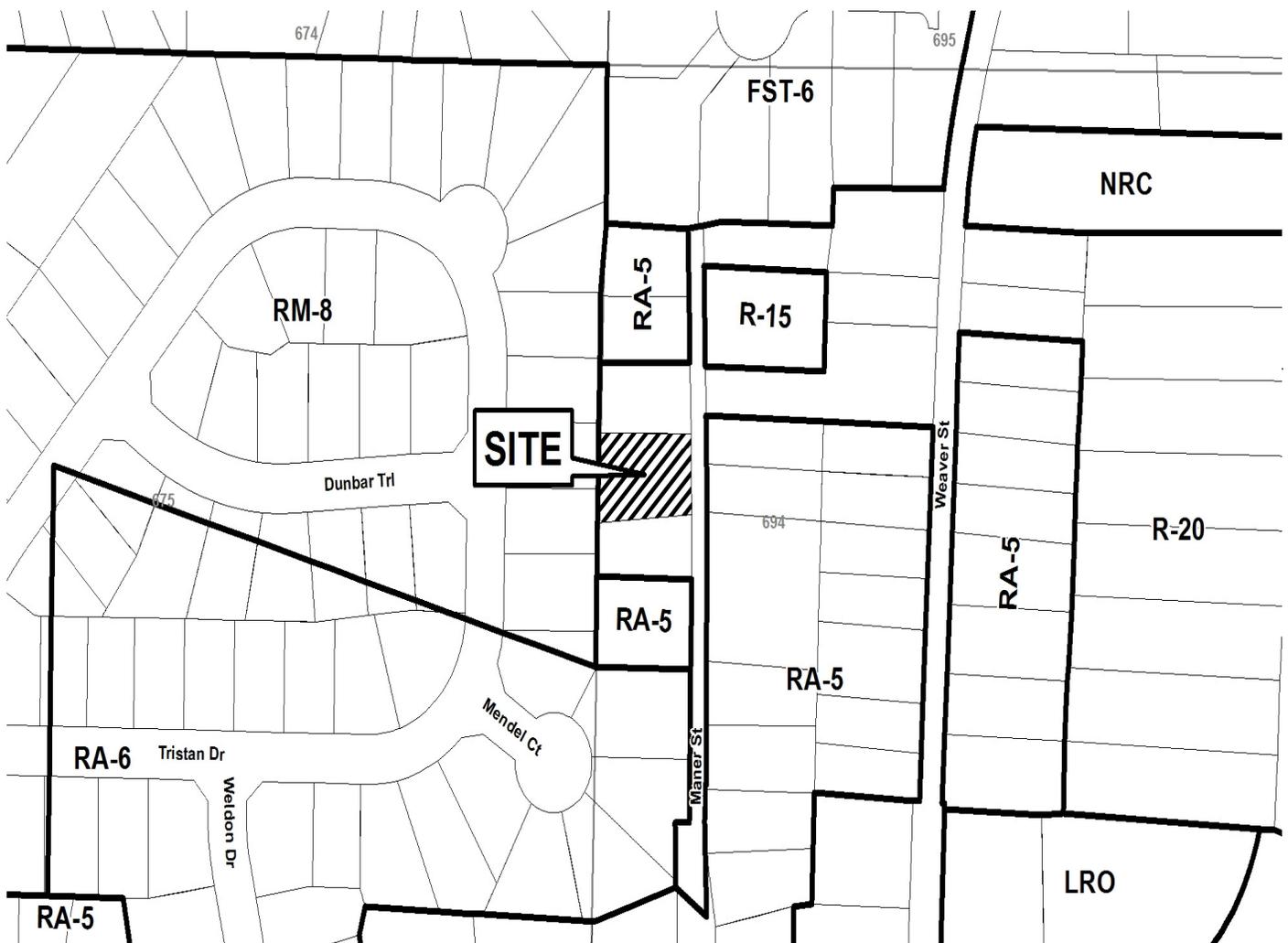
LAND LOT(S): 694

PARCEL(S): 66

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

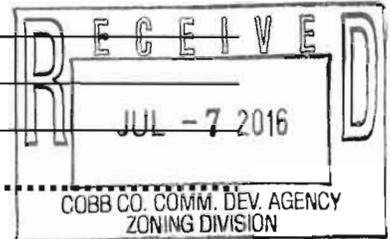


Sept. 2016

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 3500 - 4000 SQF
- b) Proposed building architecture: TRADITIONAL, NEW AMERICAN
- c) Proposed selling prices(s): \$700,000 - \$800,000
- 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: _____

.....
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-77
(2016)



A

JUNE 23, 2016

PREFERRED APARTMENT | COMMUNITIES®
A PUBLIC TRUST COMPANY UNDER AFPI

ENCORE CENTER
ATLANTA, GEORGIA

WBA ARCHITECTURE - INTERIORS - PLANNING
SITE PLAN

WAKEFIELD REASLEY & ASSOCIATES ARCHITECTS, INC. | WWW.WRASOCIATES.COM | ATLANTA - JACKSONVILLE - DUBAI - PANAMA



APPLICANT: PAC Galleria 75, LLC

PETITION NO: Z-77

PHONE#: (770) 818-4100 **EMAIL:** bdupree@pacapts.com

HEARING DATE (PC): 09-08-16

REPRESENTATIVE: John H. Moore

HEARING DATE (BOC): 09-20-16

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

PRESENT ZONING OI, RRC

TITLEHOLDER: BDG Galleria 75, North Decatur Square

Partners, LLC; and Oxford Encore Apartments LLC

PROPOSED ZONING: RRC

PROPERTY LOCATION: East side of Cobb Galleria Parkway,

north of the intersection of Cobb Galleria Parkway and Cumberland

PROPOSED USE: Mixed-Use Development

Boulevard; southwest side of I-75; and across from Riverwood Parkway

ACCESS TO PROPERTY: Cobb Galleria Parkway

SIZE OF TRACT: 7.368+

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: _____

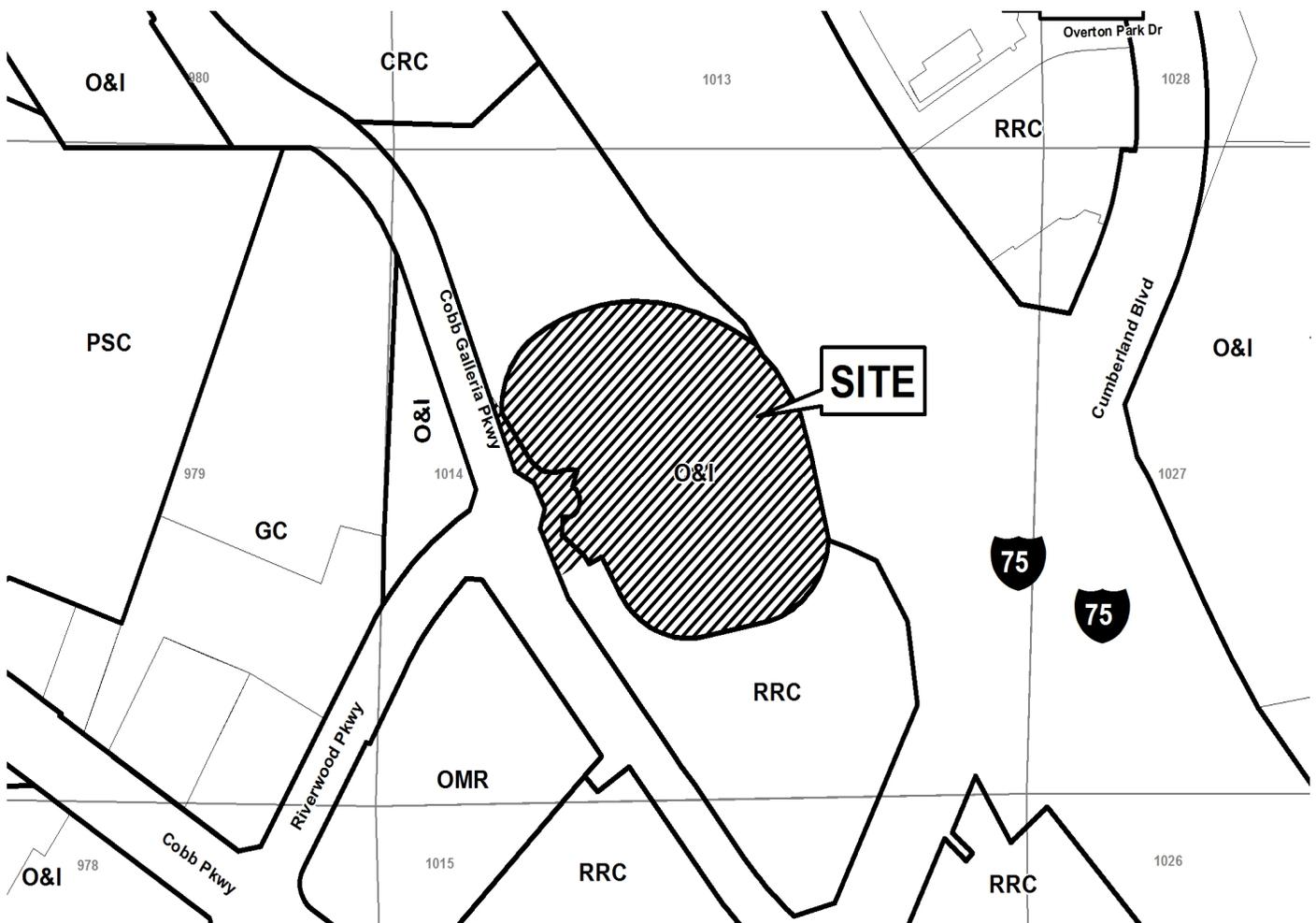
LAND LOT(S): 1014

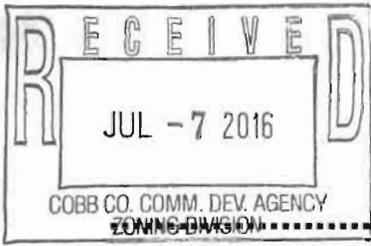
PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application No. z-77
Sept. (2016)

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 600 - 1,500 square feet, and greater
 - b) Proposed building architecture: Traditional high-rise
 - c) Proposed selling prices(s): Rental rates determined by market
 - 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): 450,000 rentable square feet of office;
45,000 rentable square feet of retail; and associated parking
 - b) Proposed building architecture: Traditional high-rise and low-rise
 - c) Proposed hours/days of operation: _____
 - 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). None known at this time.

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

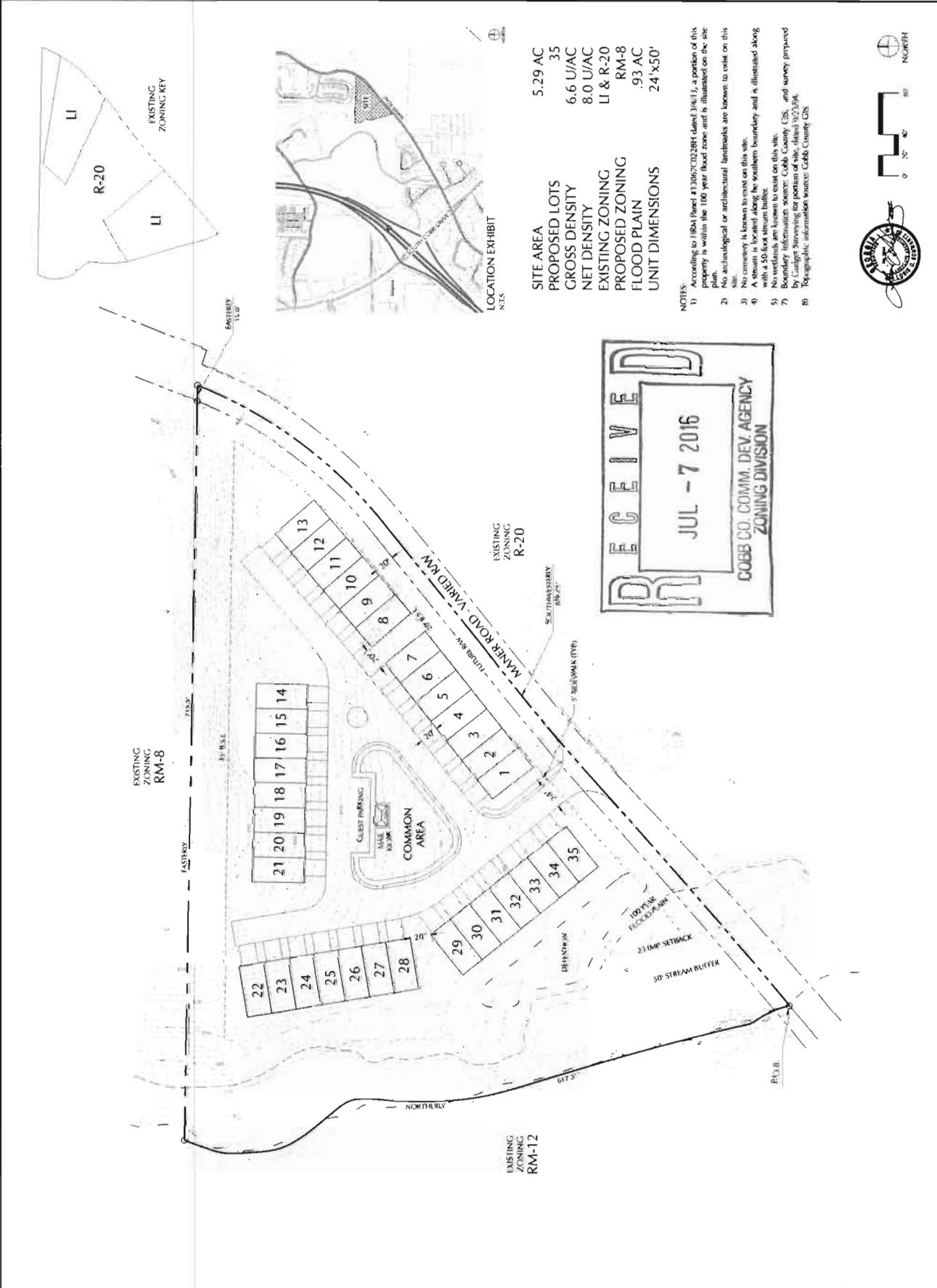
Z-78
(2016)

MANER ROAD TRACT
 COBB COUNTY, GEORGIA - LAND LOT 825, DIST. 17, SECT. 2
 VANQUISH PROPERTY PARTNERS, LLC
 SUWANEE, GEORGIA

THE ZONING PLAN

DATE	7/5/16
DATE	16/01/2
DWG#	16012201
DESIGNER	TS
CHECKED	JS
SCALE	1"=100'
SHEET	Z-1
	1 of 1

REVISIONS	
NO.	DESCRIPTION



SITE AREA 5.29 AC
PROPOSED LOTS 35
GROSS DENSITY 6.6 U/AC
NET DENSITY 8.0 U/AC
EXISTING ZONING LI & R-20
PROPOSED ZONING RM-8
FLOOD PLAIN .93 AC
UNIT DIMENSIONS 24'x50'

- NOTES:**
1. According to 1104 (b)(1) (b)(2) (b)(3) (b)(4) (b)(5), a portion of this property is within the 100 year flood zone and is illustrated on the site plan.
 2. No archaeological or architectural landmarks are known to exist on this site.
 3. No cemetery is known to exist on this site.
 4. A stream is located along the southern boundary and is illustrated along with a 50-foot stream buffer.
 5. No wetlands are known to exist on this site.
 6. Boundary information source: Cobb County GIS, and survey prepared by Culligan Surveying and Mapping, Inc. (2015).
 7. Topographic information source: Cobb County GIS.

RECEIVED
 JUL - 7 2016
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



Not Released For Construction

APPLICANT: Vanquish Property Partners, LLC

PHONE#: (404) 569-9756 **EMAIL:** mike@vanquishpartnersga.com

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER(S): Rebecca A. Morris, 5130 Manner Road SE, LLC;
and 2483 Maner Road Land Trust, Larry Ridgeway as Trustee

PROPERTY LOCATION: Northwesterly side of Maner Road;
south of Plant Atkinson Road

ACCESS TO PROPERTY: Maner Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-78

HEARING DATE (PC): 09-08-16

HEARING DATE (BOC): 09-20-16

PRESENT ZONING: R-20, LI

PROPOSED ZONING: RM-8

PROPOSED USE: Attached Residential

SIZE OF TRACT: 5.29 acres

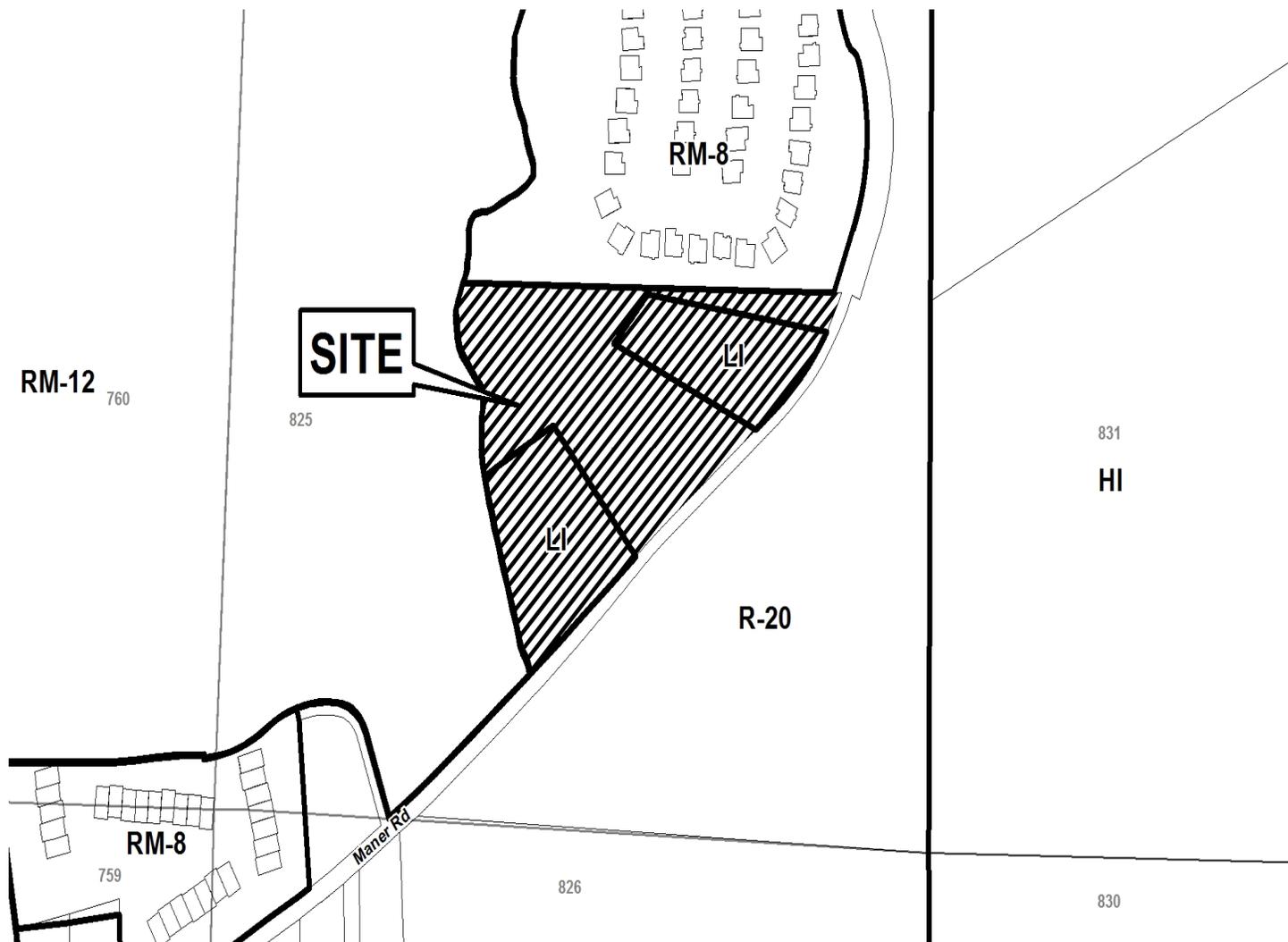
DISTRICT: 17

LAND LOT(S): 825

PARCEL(S): 7,9,10

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2



Sept.

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 1,600-2,400 square feet
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): High \$200,000s and greater
- d) List all requested variances: Waiver of front setback from required 35 feet to 20 feet

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

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

.....
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).

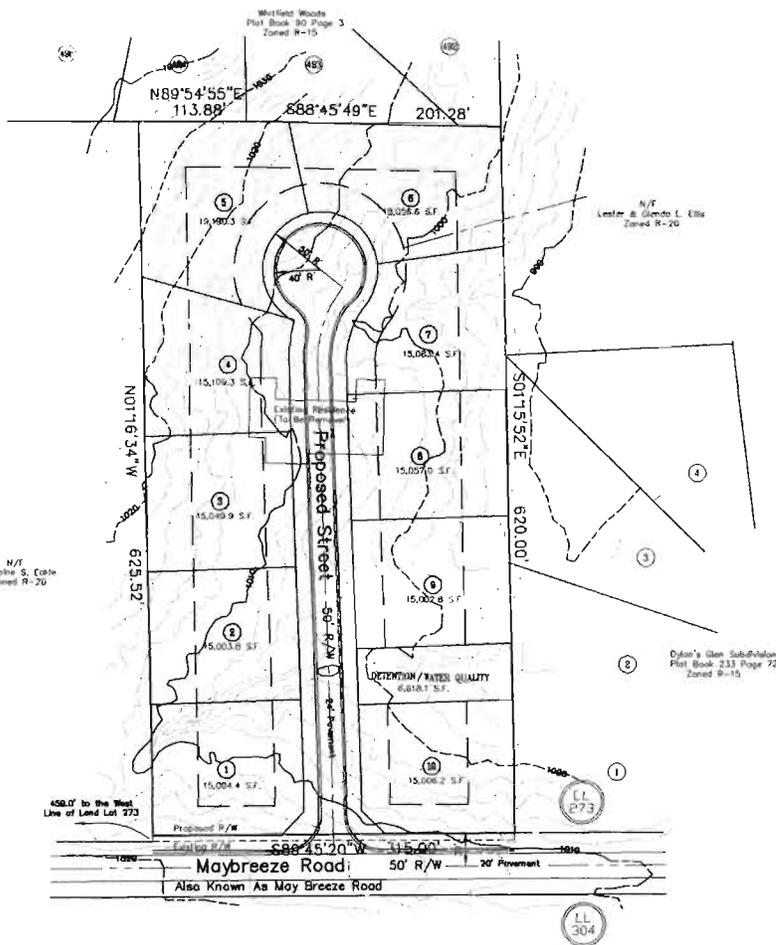
None known at this time.

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

Z-79
(2016)



Location Map
Scale: 1"=2,000'



N/T
Lorraine S. Cobb
Zoned R-20

N/T
Leslie & Glenda L. Ellis
Zoned R-20

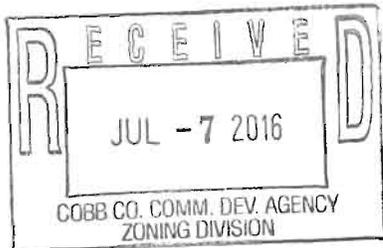
Dylan's Glen Subdivision
Plat Book 233 Page 72
Zoned R-15

458.0' to the West
Line of Land Lot 273

Maybreeze Road
50' R/W
70' Pavement
Also Known As May Breeze Road

General Notes:

- Boundary and Topographic Information shown compiled by Larry D. Neese, P.L.S., dated July 6, 2015. Reference Deed Book 14838, Page 4973, Plat Book 48, Page 57 and Cobb County GIS.
- Total Area = 4.509 Acres
- Existing Zoning = R-20
- Proposed Zoning = R-15
Setbacks: Front 25'
Side 10'
Major Side 25'
Rear 40'
- Request approval to allow Front Building Line to be 25' in lieu of 35', and allow Rear Building Lines to be 40' in lieu of 30'.
- Minimum Heated Floor Space to be 2,400 S.F.
- Minimum Lot Size 15,000 S.F.
- Density 4.508 Acres with 10 Lots = 2.22 Units/Acre
- There are No Architectural or Archaeological Landmarks on or adjacent to this property.
- There are No Cemeteries located on or adjacent to this property.
- There are no streams or wetlands located on this property.



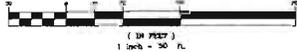
Developer
KJT Properties, LLC
4362 Highborne Drive
Marietta, Georgia 30066

THIS PROPERTY (S/N) IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS, MAP # 1306750004N, DATED MARCH 04, 2005. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000 FEET AND AN ANGULAR ERROR OF _____ PER ANGULAR POINT AND WAS ADJUSTED USING _____ RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN _____ FEET.

EQUIPMENT UTILIZED: ANGLEBAR _____ TRANSIT/LEVEL _____
UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLES ARE EXCEPTIONS. LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.

GRAPHIC SCALE



THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED INDICIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.



Larry D. Neese, PLS
194 Cadence Trail
Canton, Georgia 30115
(770) 428-2122
E-Mail: Lneese2235@aol.com
CREATED BY HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MAPS, AND ALL THE PEOPLE SHALL SAY, Amen! Deut. 22:17

SURVEY FOR:			
3887 Maybreeze Road KJT Properties, LLC			
LAND LOT: 273	SECTION: 2nd	CC: LT	
DISTRICT: 16th	COUNTY: Cobb	STATE: Georgia	SCALE: 1"=50'
FIELD DATE: 6-10-16	PLAT DATE: 7-09-16	BOOK: 160058	

SHEET

APPLICANT: KJT Properties, LLC

PHONE#: (770) 403-4566 **EMAIL:** jredford@allatlantarealty.com

REPRESENTATIVE: J. Kevin Moore

PHONE#: (770) 429-1499 **EMAIL:** jkm@mijs.com

TITLEHOLDER: Jane A. Shelly and James Glen Andrews

PETITION NO: Z-79

HEARING DATE (PC): 09-08-16

HEARING DATE (BOC): 09-20-16

PRESENT ZONING: R-20

PROPOSED ZONING: R-15

PROPOSED USE: Single-Family Residential

SIZE OF TRACT: 4.509 acres

DISTRICT: 16

LAND LOT(S): 273

PARCEL(S): 4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

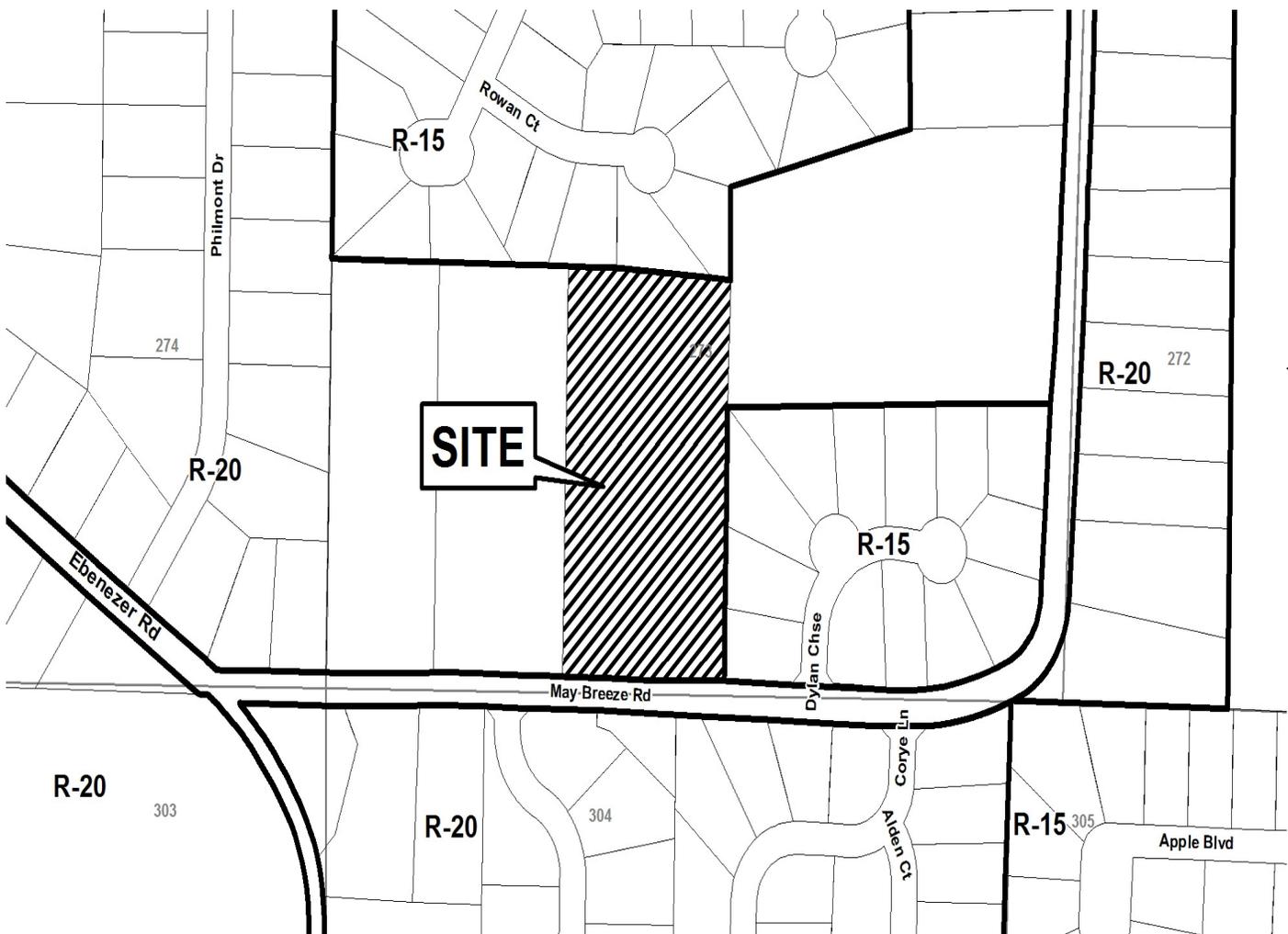
PROPERTY LOCATION: North side of Maybreeze Road; East of Ebenezer Road

(3887 Maybreeze Road)

ACCESS TO PROPERTY: Maybreeze Road

PHYSICAL CHARACTERISTICS TO SITE: _____

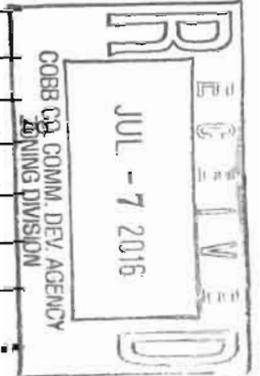
CONTIGUOUS ZONING/DEVELOPMENT



Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 2,600 square feet and greater
b) Proposed building architecture: Traditional
c) Proposed selling prices(s): \$500,000 and greater
d) List all requested variances: Waiver of front setback from 35 feet
25 feet; and rear setback being 40 feet in lieu of required 30 feet



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

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

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

APPLICANT: First Center, Inc.

PHONE#: (770)-321-5032 EMAIL: nik@davidpearsoncommunities.com

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER: First Center, Inc.; David Pearson, Elizabeth Pearson,

Gettysburg Business Park, LLC

PROPERTY LOCATION: Southwest intersection of Shallowford Road
and Jamerson Road; north side of Backwoods Court, and at the eastern
terminus of Hart Drive

682,780,792 Shallowford Road; 4671,4681,4682,4686 Backwoods Court

ACCESS TO PROPERTY: Shallowford Road, Lincoln Drive,
Backwoods Court

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-80

HEARING DATE (PC): 09-08-16

HEARING DATE (BOC): 09-20-16

PRESENT ZONING: RA-6, R-15, OS

PROPOSED ZONING: RA-6

PROPOSED USE: Residential

SIZE OF TRACT: 15.17 acres

DISTRICT: 16

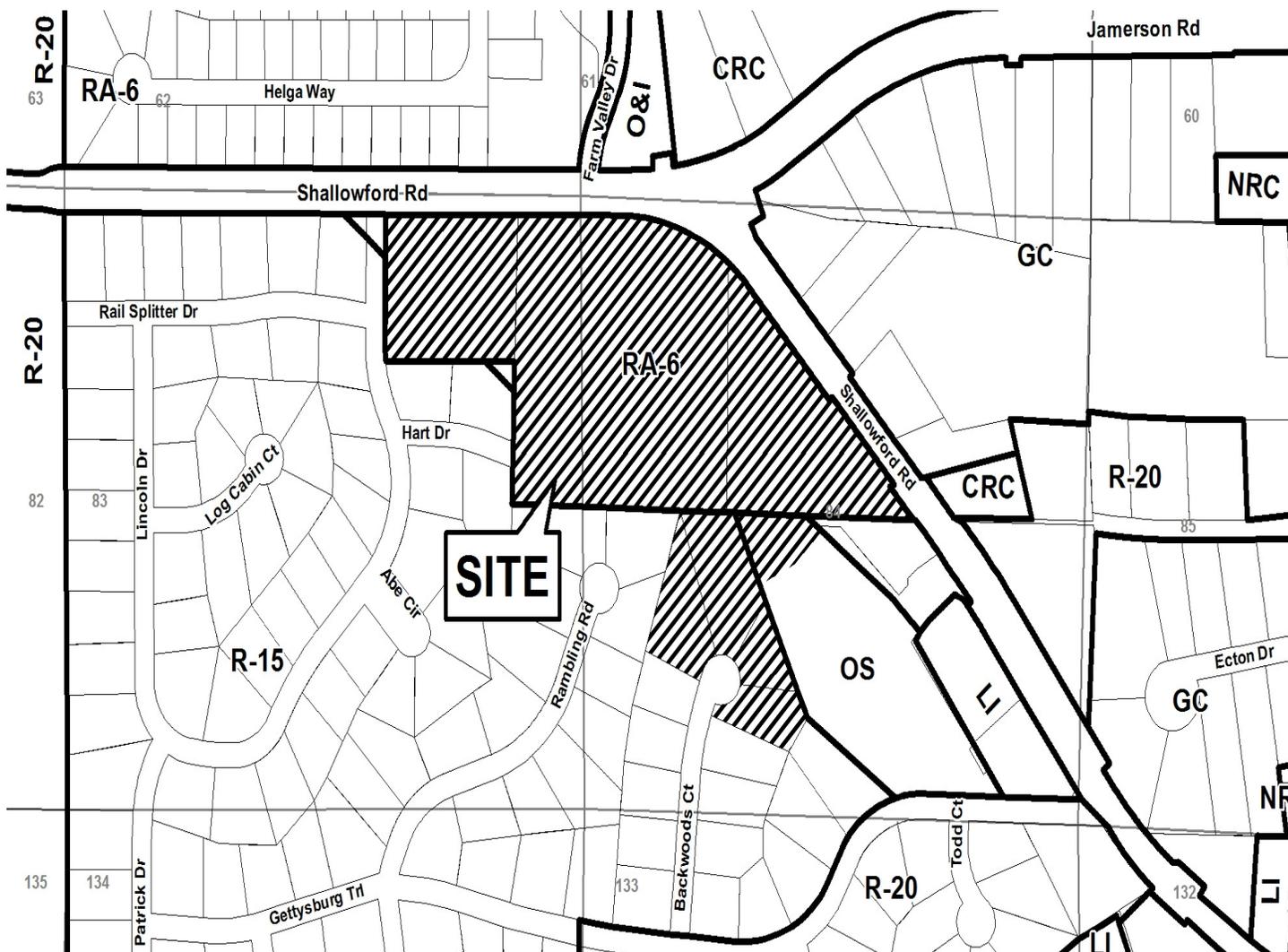
LAND LOT(S): 83, 84

PARCEL(S): 1,2,8,9,31,37,38,39

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

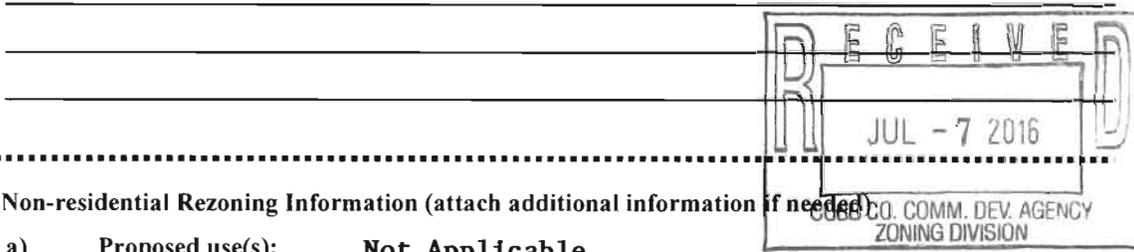
CONTIGUOUS ZONING/DEVELOPMENT



Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Minimum 2,000 square feet
b) Proposed building architecture: Traditional
c) Proposed selling prices(s): \$350,000s and greater
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 set forth in this Summary of Intent to Rezone, or any other portion of the Application for Rezoning, at any time during the rezoning process.

APPLICANT: John Okooboh

PHONE#: _____ EMAIL: JOHNOKOBOH@GMAIL.COM

REPRESENTATIVE: Eric Hodge

PHONE#: (404) 454-6323 EMAIL: e2hodge@yahoo.com

TITLEHOLDER: John Okooboh

PETITION NO: Z-81

HEARING DATE (PC): 09-08-16

HEARING DATE (BOC): 09-20-16

PRESENT ZONING: R-20

PROPOSED ZONING: FST

PROPOSED USE: Townhomes

SIZE OF TRACT: 2.14 acres

DISTRICT: 18

LAND LOT(S): 411

PARCEL(S): 12

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

PROPERTY LOCATION: East side of Shenandoah Trail, south of

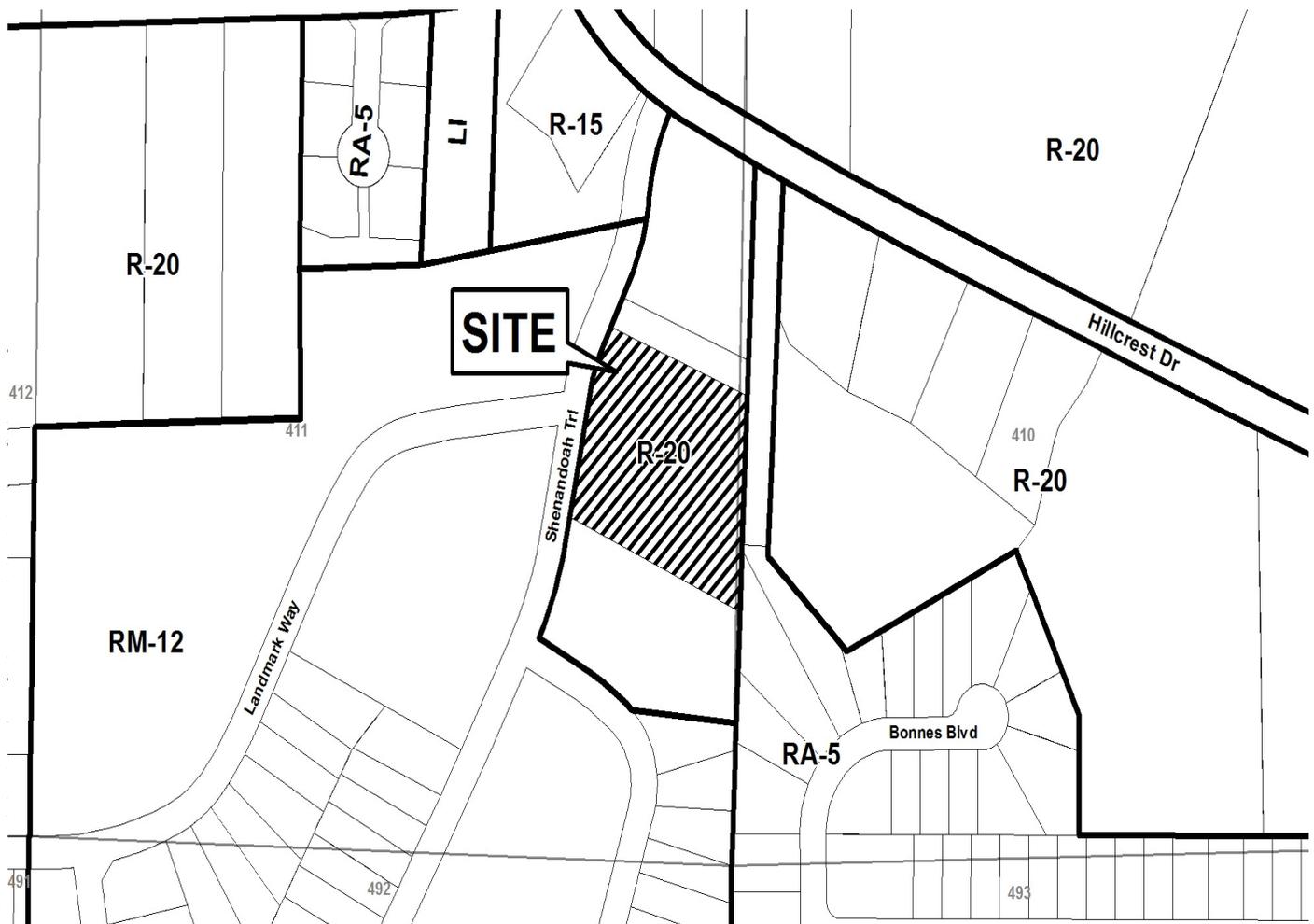
Hillcrest Drive

(6837 Shenandoah Trail)

ACCESS TO PROPERTY: Shenandoah Trail

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT



Sept. 2016

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1500 - 1800 SQ/FT
- b) Proposed building architecture: TOWNHOUSE 2 STORY.
- c) Proposed selling prices(s): \$119,000 - 159,900.
- 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)

PROP-SITE plan - SURVEY.

.....
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 -



Z-82
(2016)



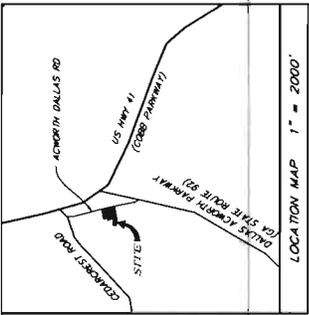
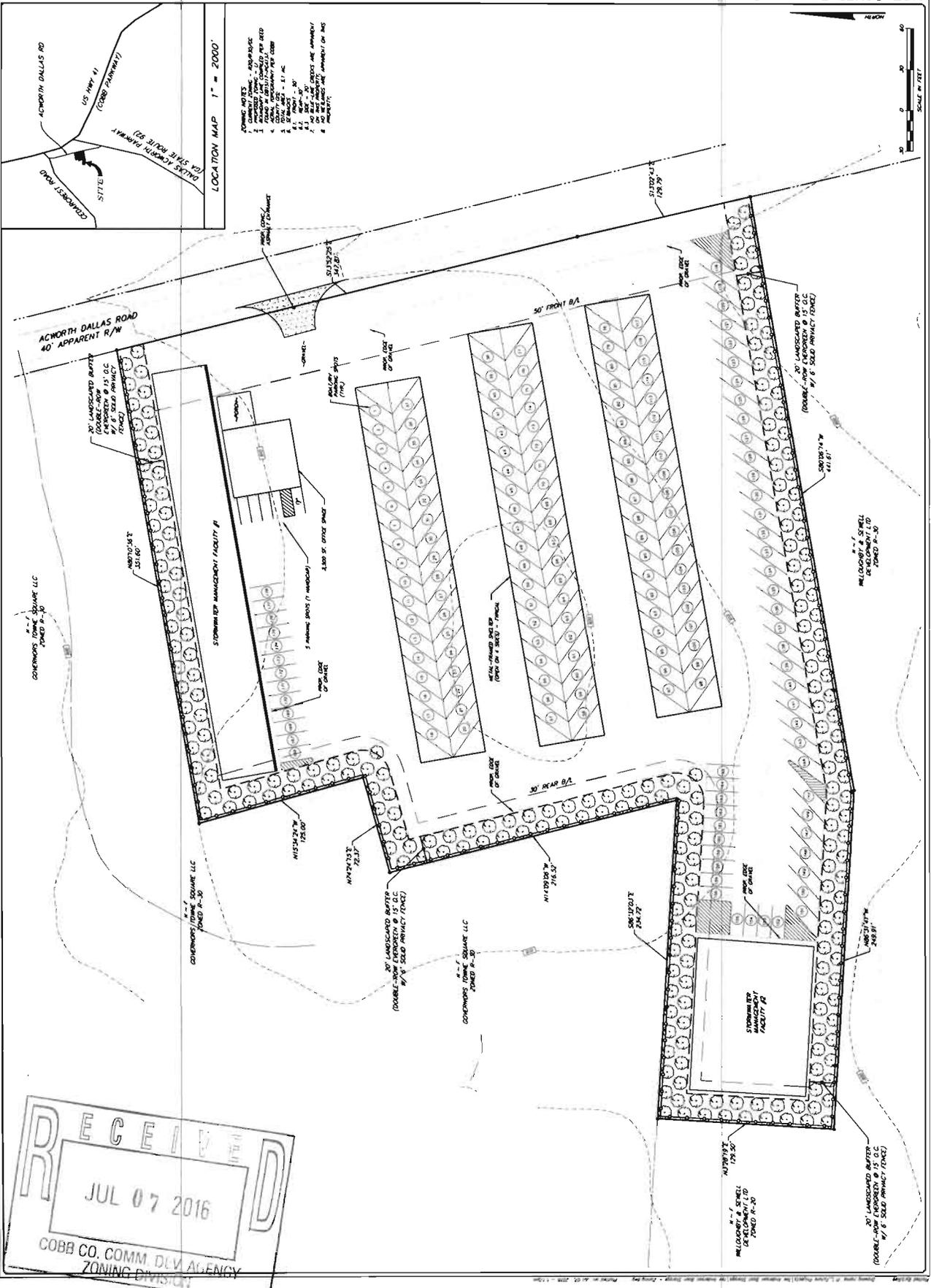
BOAT STORAGE FACILITY

(4321 ACWORTH DALLAS ROAD)

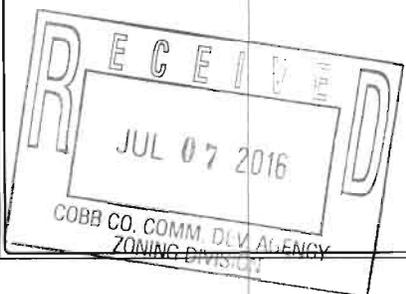
NOT ISSUED FOR CONSTRUCTION

ZONING PLAN

PROJECT NO.	171212000
DRAWN BY	CHANGKUN BY
SCALE	1" = 30'
SHEET DATE	7/7/16
SHEET NUMBER	



- PLANNING NOTE:**
1. GENERAL NOTES - APPROXIMATE
 2. PROPERTY LINE - CONSIDER PER PER
 3. ADJACENT PROPERTY - PER PER
 4. TOTAL AREA - 2.1 AC
 5. TOTAL AREA - 2.1 AC
 6. TOTAL AREA - 2.1 AC
 7. TOTAL AREA - 2.1 AC
 8. TOTAL AREA - 2.1 AC
 9. TOTAL AREA - 2.1 AC
 10. TOTAL AREA - 2.1 AC



APPLICANT: Golden Anchor Boat Storage, LLC

PHONE#: (678) 614-1613 **EMAIL:** tanderson820@gmail.com

REPRESENTATIVE: Adam J. Rozen

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

TITLEHOLDER: Tumlin Family Partnership, LLLP

PROPERTY LOCATION: West side of Acworth Dallas Road,

north of Dallas Acworth Highway

(4321 Acworth Dallas Road)

ACCESS TO PROPERTY: Acworth Dallas Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-82

HEARING DATE (PC): 09-08-16

HEARING DATE (BOC): 09-20-16

PRESENT ZONING: R-20,R-30 &GC

PROPOSED ZONING: LI

PROPOSED USE: Covered and uncovered

Secured Parking for Rec. Vehicles and Boats

SIZE OF TRACT: 5.14

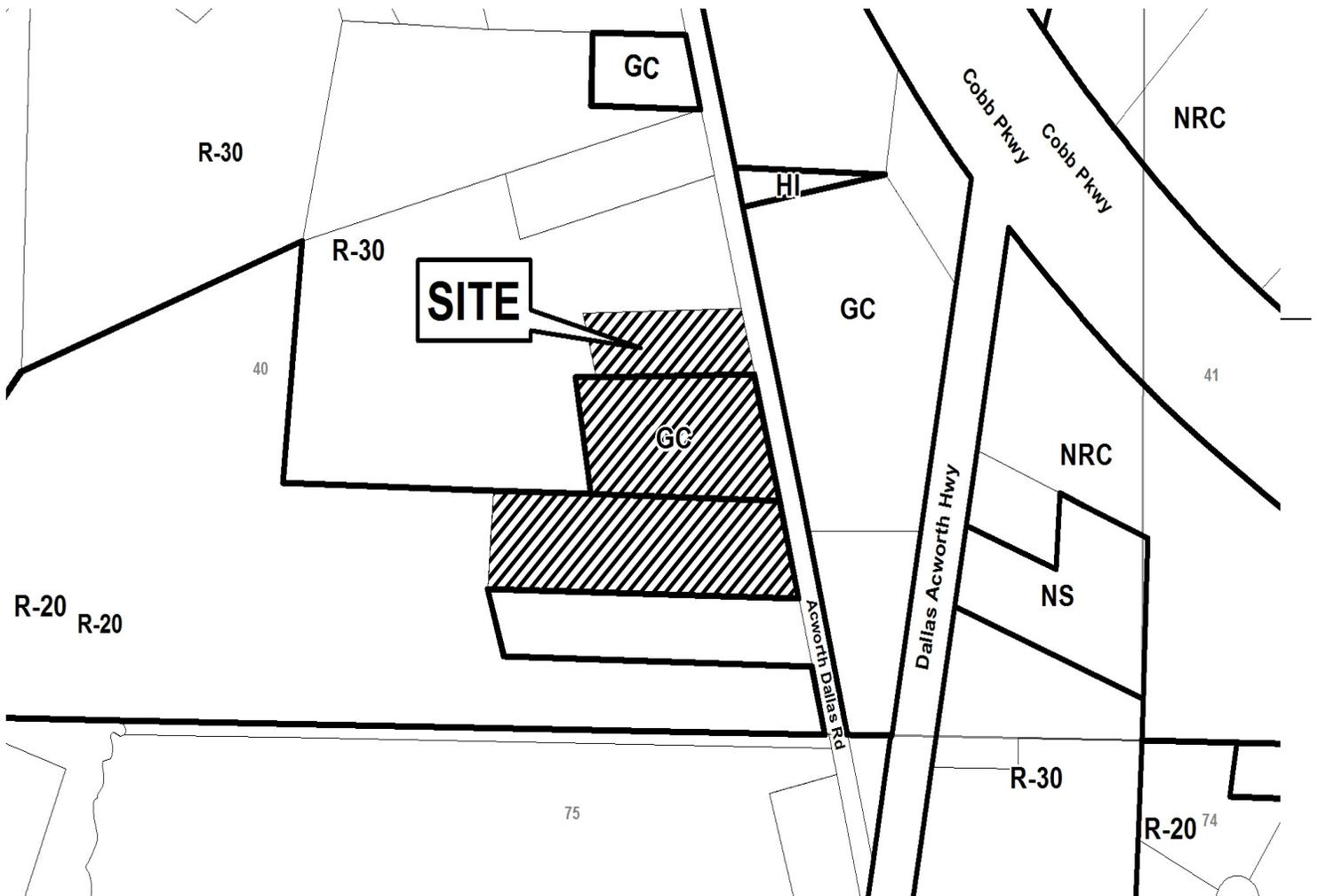
DISTRICT: 20

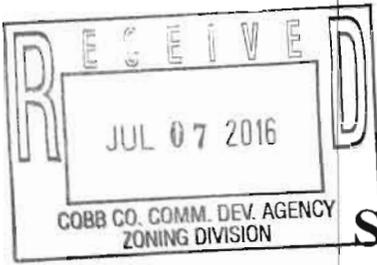
LAND LOT(S): 40

PARCEL(S): 15

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1





Application No. Z-82

PC Hearing Date: 9-8-16

BOC Hearing Date: 9-20-16

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): Covered and uncovered secured parking for recreational vehicles and boats.
- b) Proposed building architecture: Steel Metal - framed with brick accent.
- c) Proposed hours/days of operation: To be determined.
- d) List all requested variances: To be determined during pendency of the application and discussions with Cobb County's Professional Staff.

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

The subject property is located within an area containing similarly zoned and utilized the zonings of which range from HI & LI to GC & 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.

* 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-16
(2016)**

AREA
36183.935 SQ. FT.
0.831 ACRES

LOT 2
Block K - Unit 59
Plat Book 83 Page 88
N/F
Michael J. Morton
Walter L. Martin
Deed Book 15334, Page 132

LOT 18
N/F
Melvin J. Zentner
Diana M. Zentner
Deed Book 3748, Page 5

LOT 3
Block L - Unit 59
Plat Book 83 Page 88
N/F
William Scott Tucker
Deed Book 15310, Page 3686

Owner's wire fence
0.08' Southeast (Over)
of Property Line

Owner's wire fence
0.07' Southeast (Over)
of Property Line



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. 15-6-67, authority O.C.G.A. Secs. 15-6-67, 43-13-4, 43-15-6, 43-15-9, 43-15-22.

321.71' to the 50' Right of Way
of Johnson Ferry Road (if Extended)
as per Plat Book 680 Page 153

Glenraven Court
50' Right of Way

LEGEND
These standard symbols may be found in the drawing.

- 1/2" Rebar Set
- Iron Pin Found
- Building Line
- Catch Basin
- Drop Inlet
- Gas Meter
- Air Conditioning Unit
- Mailbox
- Telephone Pedestal
- Basketball Goal
- Wire Fence
- Wood Fence

4° 35' Declination
Magnetic North

Plat Book 80
Page 135
Reading Held

ZONING
(Cobb County Jurisdiction)
(R-15) (Single Family Residential)
Front yard setback-35'
Side yard setback-10'
Rear yard setback-30'
Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

SURVEY NOTES
1. Equipment used: Leica 1200 robotic total station and Allegro BX data collector.
2. Software used: Carlson Survey 2013 and Carlson Survey.

CLOSURE STATEMENT
The field data upon which this plat is based was gathered by an open traverse. This plat has been calculated for closure and found to be accurate to 1 foot in 715,165 feet.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	220.17'	85.20'	84.67'	N 18° 46' 39" E	22° 10' 23"

30' 0' 30' 60'

155 CUFFWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

3905 Glenraven Court, Roswell Georgia 30075

EDWARD L. KENNEDY IV

DATE: 6/7/16 SCALE: 30'

LAND LOT: 30 2nd SECTION Cobb County, GA

LOT: 17 BLOCK: G UNIT: Unit 4 PHASE:

SUBDIVISION: Chimney Lakes

PLAT BOOK 80, PAGE 193

DRAFTER: BJC

REVISION DATE:

DEED BOOK 14929, PAGE 620

PARTY CHIEF: D.R.

FIELD DATE: 6/7/16

SHEET 1 OF 1

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMED SAID PERSON, PERSONS, OR ENTITY. ALL CHANGES, PERMITS, TO TITLE ARE EXCEPTED.

DRAWING NUMBER F34-131

JOB NUMBER 196273

APPLICANT: Edward Lee Kennedy

PETITION NO: LUP-16

PHONE#: (770) 883-9531 **EMAIL:** edkennedyhome@gmail.com

HEARING DATE (PC): 09-08-16

REPRESENTATIVE: Edward Lee Kennedy

HEARING DATE (BOC): 09-20-16

PHONE#: (770) 883-9531 **EMAIL:** edkennedyhome@gmail.com

PRESENT ZONING: R-15

TITLEHOLDER: Edward Lee Kennedy

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: East side of Glenraven Court, south of Johnson Ferry Road

PROPOSED USE: One-on-One Private Swim Lessons in backyard pool

(3905 Glenraven Court)

ACCESS TO PROPERTY: Glenraven Court

SIZE OF TRACT: 0.831 acres

DISTRICT: 1

PHYSICAL CHARACTERISTICS TO SITE: Existing single-family house

LAND LOT(S): 30

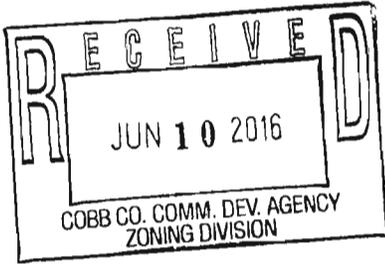
PARCEL(S): 12

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LVP-16

PC Hearing Date 9-8-16

BOC Hearing Date: 9-20-16

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

1. Type of business, or request? One-on-one private swim lessons
2. Number of employees? None - sole proprietorship
3. Days of operation? M-F April - August only
4. Hours of operation? varies 9A-3p
5. Number of clients, customers, or sales persons coming to the house per day? Varies ; Per week? varies
6. Where do clients, customers and/or employees park?
Driveway: ; Street: ; Other (Explain): *Only in front of our house, but car driveway is always available
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):
First enforcement visit officer stated no permit needed.

Applicant signature: Edward L. Kennedy Date: June 5th, 2016

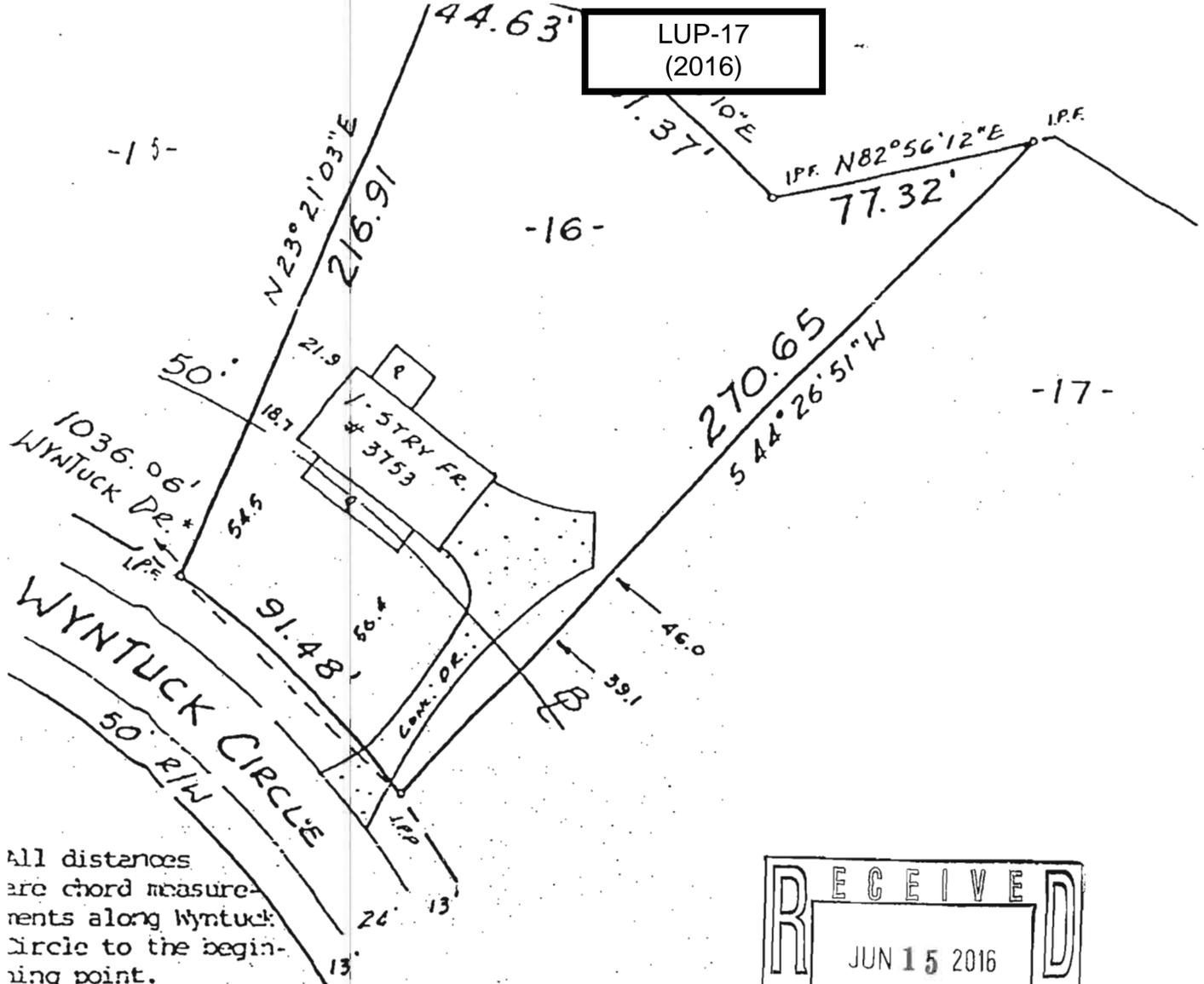
Applicant name (printed): Edward L. Kennedy

LUP-17
(2016)

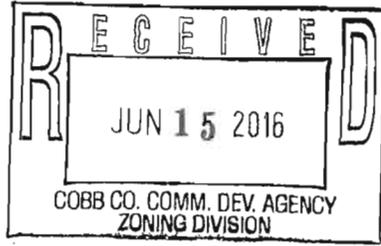
-15-

-16-

-17-



All distances are chord measurements along Wyntuck Circle to the beginning point.



Survey for FULTON FEDERAL SAVINGS & LOAN ASSOCIATION
 and THOMAS M. HUNT & EPIN L. DRISCOLL HUNT
 property at 3753 Wyntuck Circle
 16, Due West Station Subdivision, Unit 3, PS-77, Page 64
 and lot 258, 20th District, 2nd Section, Cobb County, Georgia



Date: 5/31/83 Scale 1" = 50'

THIS PROPERTY (IS) IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "FIA OFFICIAL FLOOD HAZARD MAPS."

BY ESTON PENDLEY & ASSOC., INC.
REGISTERED LAND SURVEYORS

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law

Eston Pendley
Member SAMSOG

APPLICANT: Erin O'Driscoll

PHONE#: (770) 428-5021 **EMAIL:** ELD123@aol

REPRESENTATIVE: Erin O'Driscoll

PHONE#: (770) 428-5021 **EMAIL:** ELD123@aol

TITLEHOLDER: Erin O'Driscoll

PROPERTY LOCATION: Northeast side of Wyntuck Drive, north of Butterfield Drive

(3753 Wyntuck Circle)

ACCESS TO PROPERTY: Wyntuck Circle

PHYSICAL CHARACTERISTICS TO SITE: Existing house

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-17

HEARING DATE (PC): 09-08-16

HEARING DATE (BOC): 09-20-16

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Child Care

SIZE OF TRACT: .74 acres

DISTRICT: 20

LAND LOT(S): 258

PARCEL(S): 73

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1





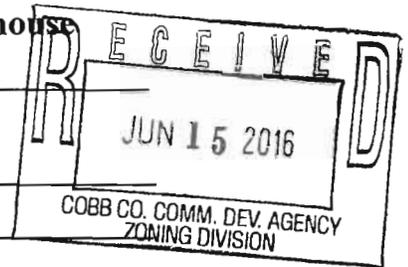
Application #: LVR-17

PC Hearing Date: 9-8-16

BOC Hearing Date: 9-20-16

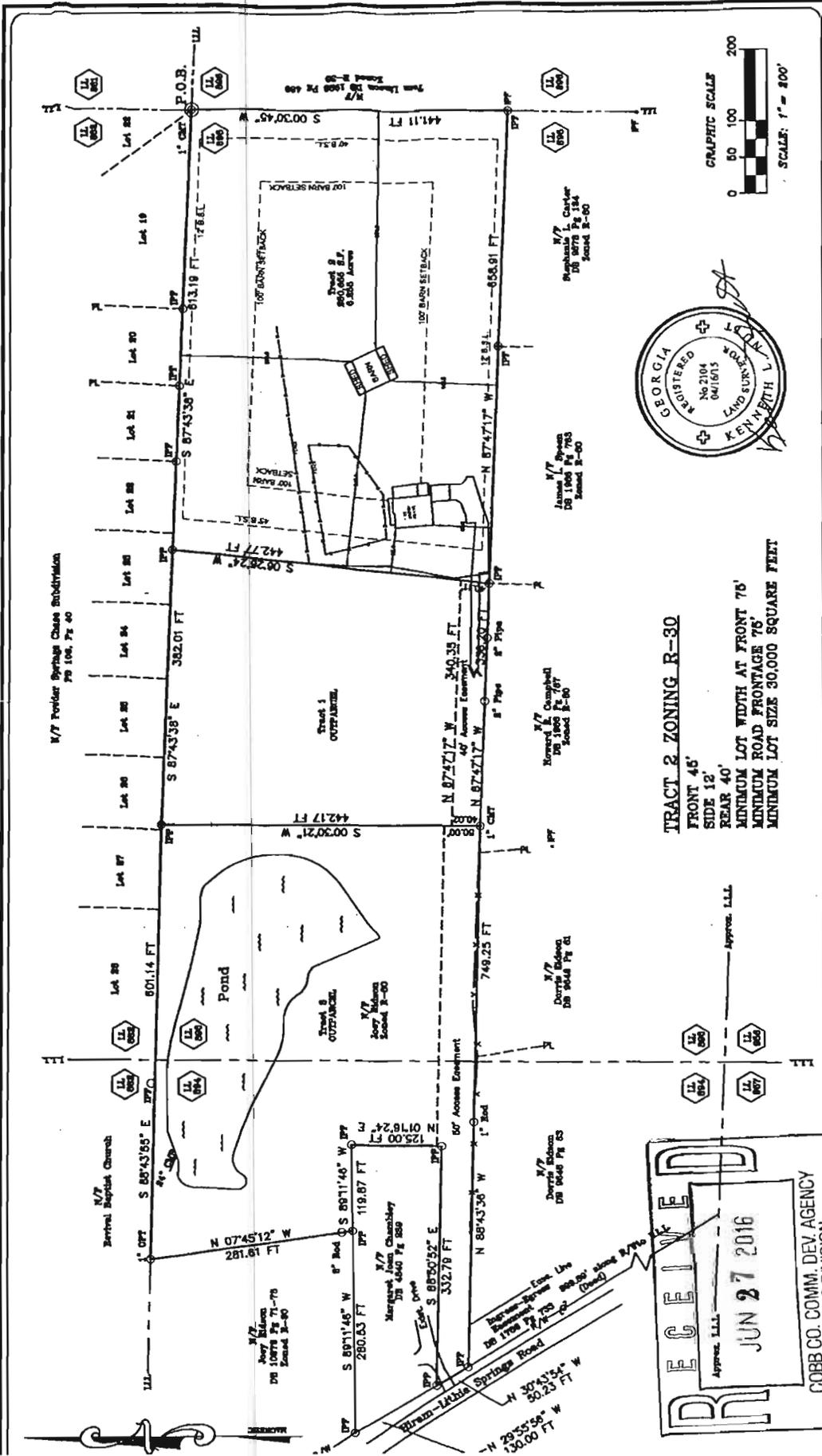
TEMPORARY LAND USE PERMIT WORKSHEET (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? CITICARE
2. Number of employees? 0
3. Days of operation? 5
4. Hours of operation? 7-6
5. Number of clients, customers, or sales persons coming to the house per day? 7 ; Per week? 7
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.): 1
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
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: Ferris Driscoll te: 6-15-16

Applicant name (printed): _____



Total Area = 15,767 Acres
= 886,810 Sq. Ft.

**Boundary Survey for
Stephen and Martha Edwards**

TAX ID: 19089500070
Hiram-Lithia Springs Road
Cobb County, Georgia

Land Lots: 894 & 895 District: 19 Section: 2

Computed by: KLN
Drawn by: MDG
Checked by: KLN

Party Chief: B.A.
Date Surveyed: 6/10/99
Job #: 057199

REFERENCES

Perimeter Surveying Co., Inc
1065 Sanddown Road, Marietta, GA 30008
Phone: (770) 425-6824 Fax: (770) 425-6768

RECEIVED
JUN 27 2016
COBB CO. COMM. DEV. AGENCY
PLANNING DIVISION

All iron pins are 1/2" Rebar unless otherwise noted.
Equipment used: Topcon GTS Total Station
The field data upon which this plot is based has a closure precision of 1 foot in 25,000 feet and an angular error of 0.3 seconds per angle point.
This plot has been calculated for closure and is found accurate within one foot in 415,701 feet.
This plot is subject to all easements public and private.
In my opinion this plot or survey is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of this act.
This plot may be based on a recorded plot from iron pins referenced on said plot for closure in-
According to F.I.R.M. Community Ponds # 1306700065 F. dated 8/18/92, this property is not located in an area having special flood hazard.

- X-X- Barbed Wire
- S-S- Chain Link Fence
- SS Sanitary Sewer
- MH Man Hole
- FF Fire Hydrant
- SSE Sanitary Sewer Eave
- JB Junction Box
- CP Power Pole
- IP Iron Pin Found
- IPF Iron Pin Found
- MON Monument
- N&C Not a Cop
- EP Edge Pavement
- OTF Open Top Pin
- CMT Crimp Top Pin
- B/C Back of Curb
- CL Centerline
- CL Power Line
- W Water Meter
- WM Water Meter
- R/W Right of Way
- DE Reinforced Concrete
- PL Property Line
- PL Property Line
- CMF Compacted Metal Pipe
- RCP Reinforced Concrete
- DI Drop Inlet
- JB Junction Box
- SSE Sanitary Sewer Eave
- MH Man Hole
- Chain Link Fence
- Barbed Wire

APPLICANT: Uno Grande Mastiffs

PETITION NO: LUP-18

PHONE#: 678-773-6726 **EMAIL:** rebecca6635@msn.com

HEARING DATE (PC): 09-08-16

REPRESENTATIVE: Rebecca Wilson

HEARING DATE (BOC): 09-20-16

PHONE#: 678-773-6276 **EMAIL:** rebecca6635@msn.com

PRESENT ZONING: R-30

TITLEHOLDER: Stephen J. Edwards and Martha G. Edwards

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: East side of Hiram Lithia Springs Road,
south of Story Road

PROPOSED USE: Breeding Dogs

(3955 Hiram Lithia Springs Road)

ACCESS TO PROPERTY: Hiram Lithia Springs Road

SIZE OF TRACT: 6.24 acres

DISTRICT: 19

PHYSICAL CHARACTERISTICS TO SITE: _____

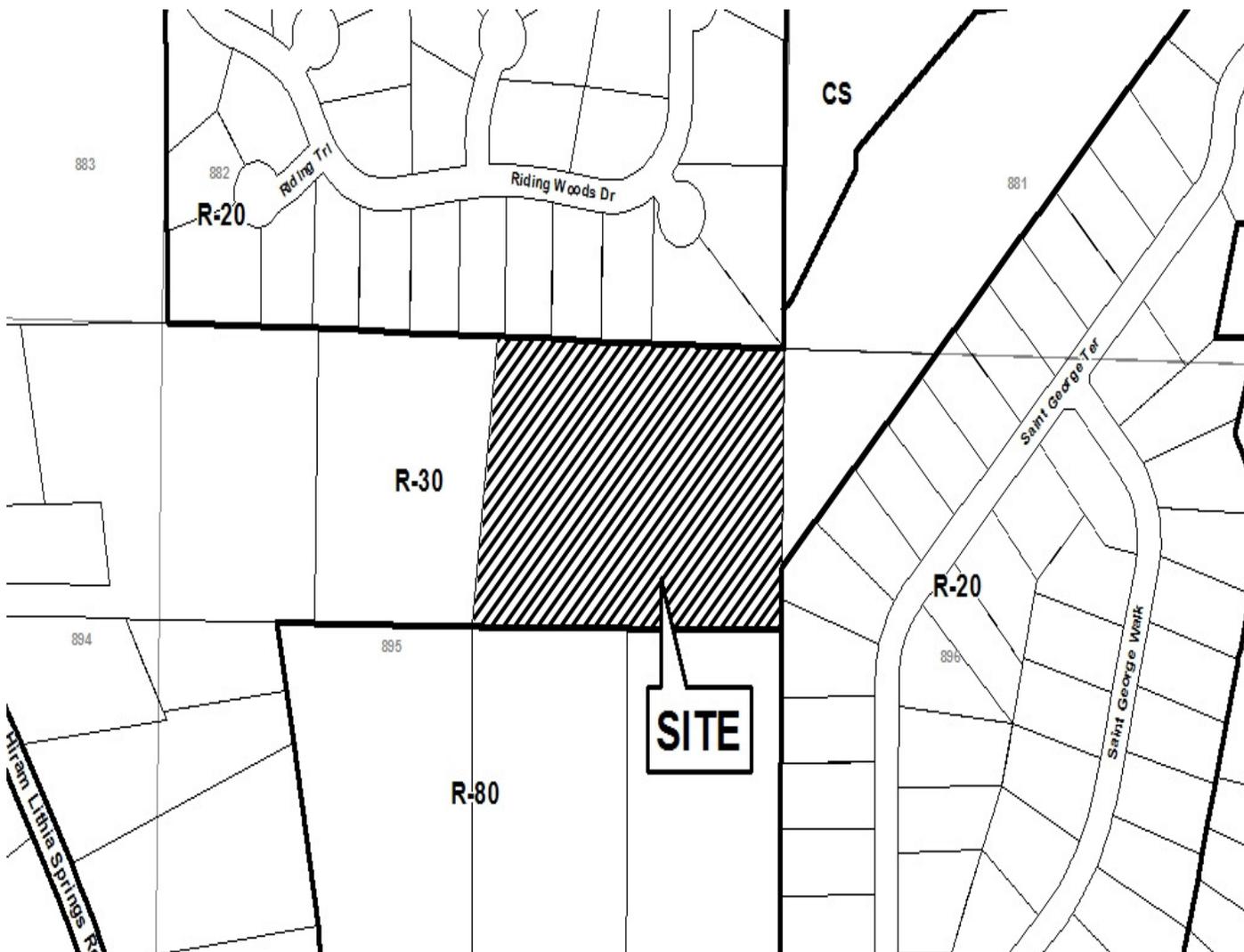
LAND LOT(S): 895

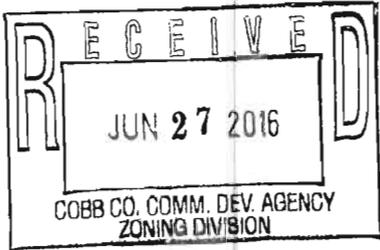
PARCEL(S): 7

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LVP-18
PC Hearing Date: 9-8-16
BOC Hearing Date: 9-20-16

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

1. Type of business, or request? Breeding Dogs
2. Number of employees? No outside employees
3. Days of operation? NA
4. Hours of operation? NA
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 3 per month
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.): Just personal vehicles

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): Horses / Barn

12. Length of time requested (24 months maximum): 24
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: 6/26/16

Applicant name (printed): Rebecca Wilson

APPLICANT: Trinity Chapel, Inc.

PETITION NO: LUP-19

PHONE#: (770) 222-7023 EMAIL: RNEWTON@trinitychapel.org

HEARING DATE (PC): 09-08-16

REPRESENTATIVE: Randy Newton

HEARING DATE (BOC): 09-20-16

PHONE#: (404) 661-839 EMAIL: RNEWTON@trinitychapel.com

PRESENT ZONING: R-20, R-30

TITLEHOLDER: Trinity Chapel, Inc.

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: South side of Macland Road, west side of Old Lost Mountain Road, and the north side of Gaydon Road (4665 Macland Road)

PROPOSED USE: Pre-school

ACCESS TO PROPERTY: Macland Road, Old Lost Mountain Road

SIZE OF TRACT: 52.377 acres

PHYSICAL CHARACTERISTICS TO SITE: Existing church

DISTRICT: 19

LAND LOT(S): 456,457,507

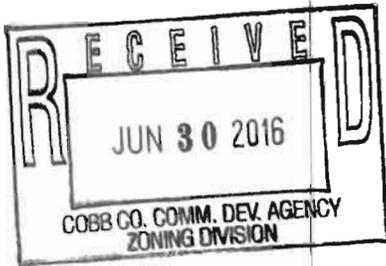
PARCEL(S): 2,5,6,5

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Revised October 1, 2009

Application #: LUP-19
PC Hearing Date: 9-8-16 (Thurs.)
BOC Hearing Date: 9-20-16

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

1. Type of business, or request? Pre-school
2. Number of employees? 12
3. Days of operation? 5
4. Hours of operation? 8AM - 5pm
5. Number of clients, customers, or sales persons coming to the house per day? 53 ; Per week? _____
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): CHURCH PARKING LOT
7. Signs? No: _____ ; Yes: . (If yes, then how many, size, and location): 4x8 Digital Sign at ROAD FRONT (VARIANCE PASSED 2015)
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 65
9. Deliveries? No _____ ; Yes (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
1 week
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):
ATTACHED

Applicant signature: Randy Newton Date: 6-30-2016

Applicant name (printed): RANDY NEWTON

APPLICANT: East Cobb Church of Christ, Inc.

PETITION NO: LUP-20

PHONE#: (770) 587-5999 **EMAIL:** rhondahawkins17@gmail.com

HEARING DATE (PC): 09-08-16

REPRESENTATIVE: Rhonda Hawkins

HEARING DATE (BOC): 09-20-16

PHONE#: (678) 478-7534 **EMAIL:** rhondahawkins17@gmail.com

PRESENT ZONING: R-15

TITLEHOLDER: East Cobb Church of Christ, Inc.

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPERTY LOCATION: South side of Roswell Road, east of
River Forest Drive
(5240 Roswell Road)

PROPOSED USE: Church Preschool

ACCESS TO PROPERTY: Roswell Road

SIZE OF TRACT: 14.4 acres

PHYSICAL CHARACTERISTICS TO SITE: Church

DISTRICT: 1

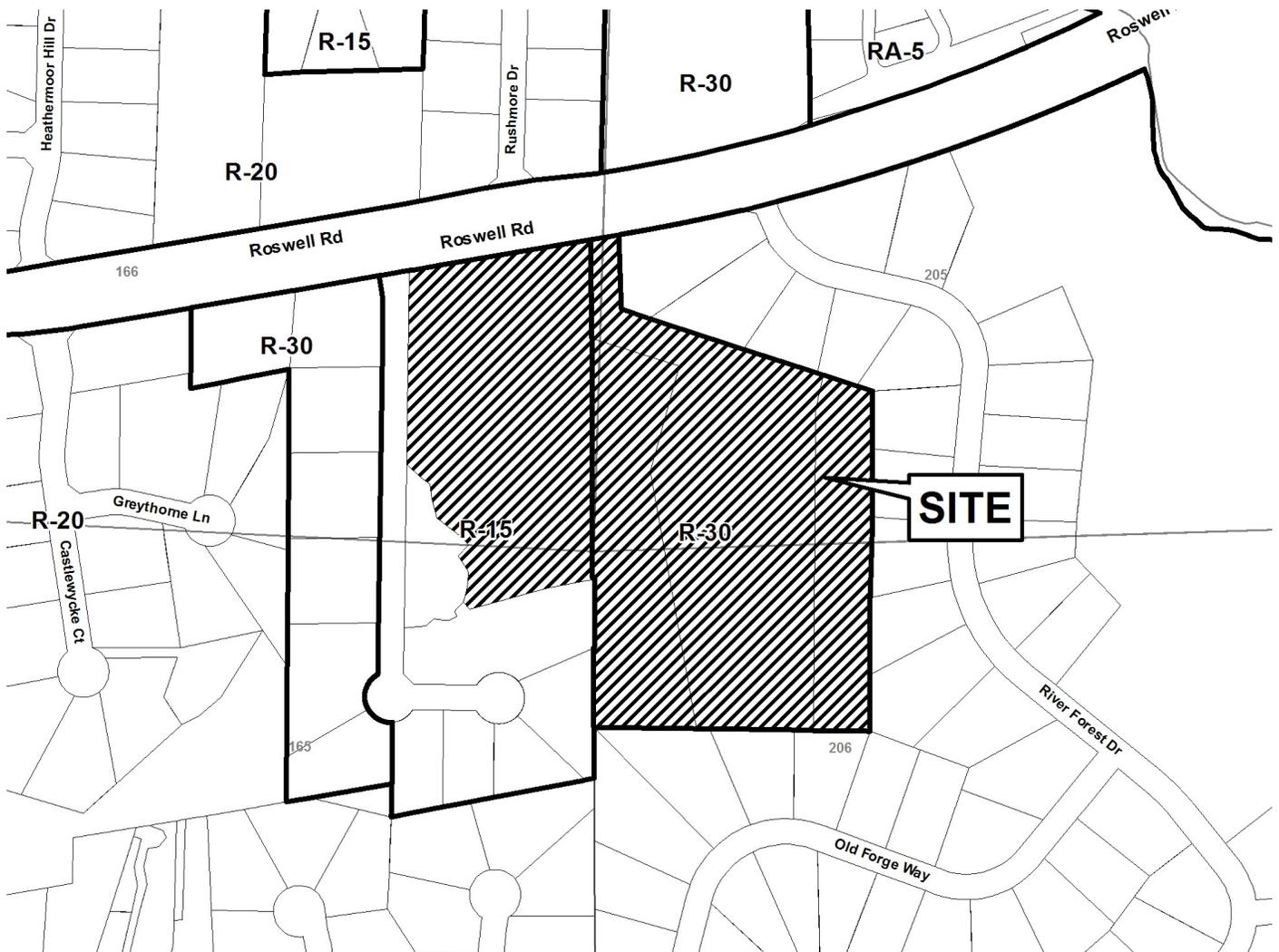
LAND LOT(S): 165,166,205,206

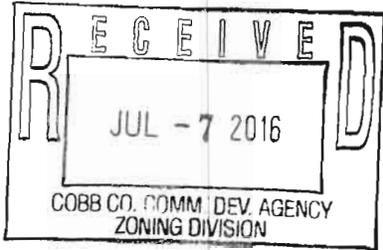
PARCEL(S): 65,4,7,23

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LVP-20

PC Hearing Date: 9-8-16

BOC Hearing Date: 9-20-16

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

1. Type of business, or request? Church Preschool
2. Number of employees? 5
3. Days of operation? Monday through Thursday
4. Hours of operation? 9:00-12:00
5. Number of clients, customers, or sales persons coming to the house per day? 20 ; Per week? 30
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): Church parking lot.
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.): 4 teacher cars
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 mos.
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): _____

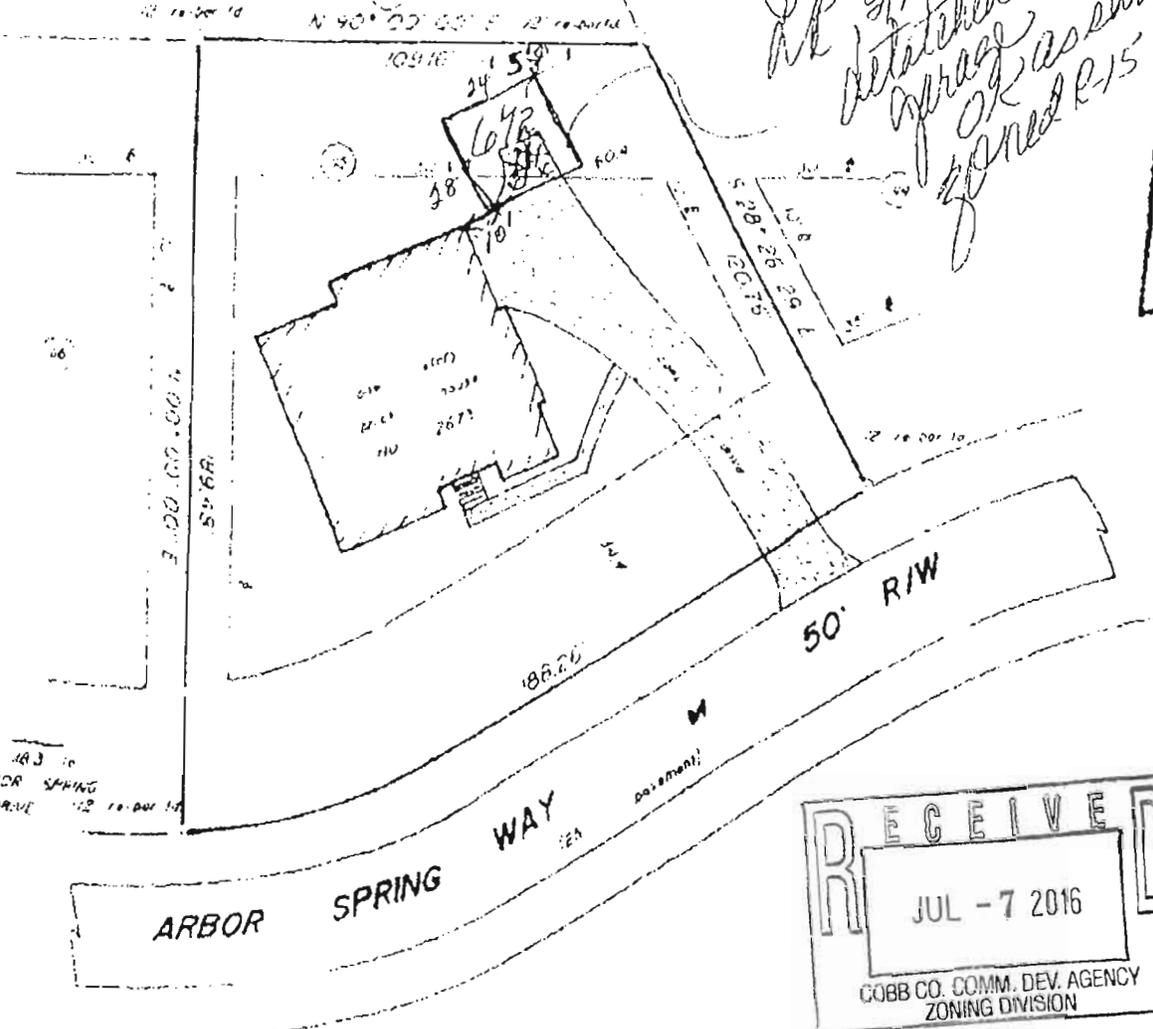
Applicant signature: Rhonda Hawkins Date: 7-1-16

Applicant name (printed): Rhonda Hawkins

LUP-21
(2016)

PLAT NO. 88-112344-D

*HP 5/11/17
detached garage
OK as shown
zoned R-15*



ARBOR SPRING
DRAIN

RECEIVED
JUL - 7 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD
BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D THROUGH
THE FEDERAL INSURANCE ADMINISTRATION IT IS MY OPINION
THAT THE PROPERTY SHOWN HEREON IS
outside OF THE FLOOD HAZARD AREA



- | | |
|--|----------------------|
| 1 P.F. - IRON PIN FOUND | J.B. - JUNCTION BOX |
| 1 P.S. - IRON PIN SET | C.L. - CENTER LINE |
| B.L. - BUILDING LINE | R/W - RIGHT OF WAY |
| D.E. - DRAINAGE EASEMENT | F.P. - FENCE POST |
| H.W. - HEAD WALL | P.L. - PROPERTY LINE |
| S.E. OR S.S.E. - SANITARY SEWER EASEMENT | |
| DO NOT USE HOUSE TO PROPERTY LINE DISTANCE
OR FENCES FOR PROPERTY LINE LOCATION | |

LOCATION & DESCRIPTION OF EASEMENTS AND UTILITIES
TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLAT
WHEN APPLICABLE.

SURVEY FOR
LAND LOT 241
11th DISTRICT 2nd SECTION
COBB COUNTY ARBOR BRIDGE SUBDIVISION PHASE
LOT 115 BLOCK UNIT 2 SEC PLAT BOOK 102 PAGE 56

SCALE 1" = 40'
DATE NOV. 8, 1988



Pherson & Associates, Inc.
ENGINEERING • LAND SURVEYING • SITE PLANNING
DEVELOPMENT • CONSTRUCTION LAYOUT
57 FOREST PARKWAY, SUITE 202
FOREST PARK, GEORGIA 30088
404 386-7715
1204 245-1213 TELE COPY

MARK A. BUCKLE
REGISTERED LAND SURVEYOR
DRAWN BY

APPLICANT: Marie McCleskey

PETITION NO: LUP-21

PHONE#: (404) 895-8114 **EMAIL:** marie@mariemccleskey.com

HEARING DATE (PC): 09-08-16

REPRESENTATIVE: Marie McCleskey

HEARING DATE (BOC): 09-20-16

PHONE#: (404) 895-8114 **EMAIL:** marie@mariemccleskey.com

PRESENT ZONING: R-15

TITLEHOLDER: Christopher Roy McCleskey and

Marie Simpson McCleskey

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: North side of Arbor Spring Way, east of
Arbor Spring Drive

(Renewal)

(2673 Arbor Spring Way)

PROPOSED USE: Photography

ACCESS TO PROPERTY: Arbor Spring Way

SIZE OF TRACT: 0.53 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

LAND LOT(S): 241

PARCEL(S): 62

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-24

PC Hearing Date: 9-8-16

BOC Hearing Date: 9-20-16

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



1. Type of business, or request? Photo Studio
2. Number of employees? 1 - Self
3. Days of operation? as needed
4. Hours of operation? appointment only
5. Number of clients, customers, or sales persons coming to the house per day? _____ ; Per week? 1
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.): _____

9. Deliveries? No ; Yes _____. (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)

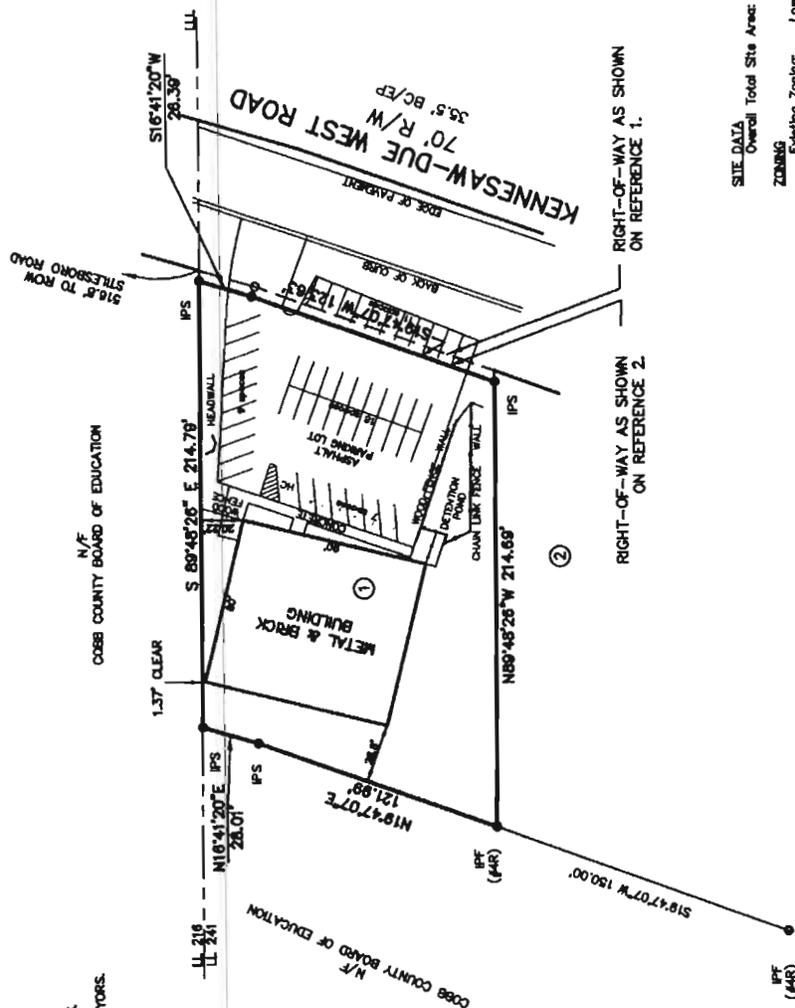
10. Does the applicant live in the house? Yes ; No _____
11. Any outdoor storage? No ; Yes _____. (If yes, please state what is kept outside): _____

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: Marie McCleskey Date: 7/7/16

Applicant name (printed): Marie McCleskey

LUP-22
(2016)



SITE DATA
Overall Total Site Area: 0.699 Acres

ZONING
Existing Zoning: Low Rise Office (LRO)
Proposed Zoning: Neighborhood Retail Commercial (NRC)

PARKING
Total Spaces Required: 36
Total Spaces Provided: 40

CONTACT
West Cobb Office Investors, LLC
Michael Lunnigan
(770) 617-1559

WEST GEORGIA SURVEYORS, INC.
P.O. BOX 828
Marietta, Georgia 30061
(770) 428-2122
FAX: (770) 428-8178

ZONING PLAT FOR:

LOT 1	REVISIONS
SUBDIVISION THOMAS H. EDWARDS SUBDIVISION	
PLAT BOOK PAGE	
LAND LOT: 241	CC: LT
DISTRICT: 20th	SECTION: 2nd
COURTY: COBB	DIMS: RPS
STATE: GEORGIA	CHRG: LDN
DATE: MARCH 31, 2008	99/990231.dwg
SCALE: 1"=40'	JOB: 08-0044

AREA
30,442 SQ. FT.
0.699 ACRES



- REFERENCES
1. REFERENCE PLAT OF SUBDIVISION ENTITLED THOMAS H. EDWARDS SUBDIVISION, DATED JAN. 1989, PREPARED BY WELDER & ASSOC.'S.
 2. REFERENCE PLAN OF SITE DEVELOPMENT, DATED 08-21-92, BY WEST GEORGIA SURVEYORS.



THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL NUMBER 1308700000P, DATED 8-16-92. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 0.3 PER ANGLE POINT AND WAS ADJUSTED USING BOVE RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000+ FEET.

EQUIPMENT UTILIZED: ANGULAR: TOPCON 303 LINEAR: TOPCON 303

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2215.

APPLICANT: West Cobb Office Investors, LLC

PETITION NO: LUP-22

PHONE#: (770) 712-2169 **EMAIL:** KFernandez@BenZach.com

HEARING DATE (PC): 09-08-16

REPRESENTATIVE: Raul Fernandez

HEARING DATE (BOC): 09-20-16

PHONE#: (770) 712-2169 **EMAIL:** KFernandez@BenZach.com

PRESENT ZONING: LRO

TITLEHOLDER: West Cobb Office Investors, LLC

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: West side of Kennesaw Due West Road,
south of Stilesboro Road

PROPOSED USE: Dance Studio (Renewal)

(1483 Kennesaw Due West Road)

ACCESS TO PROPERTY: Kennesaw Due West Road

SIZE OF TRACT: .699 acres

DISTRICT: 20

PHYSICAL CHARACTERISTICS TO SITE: _____

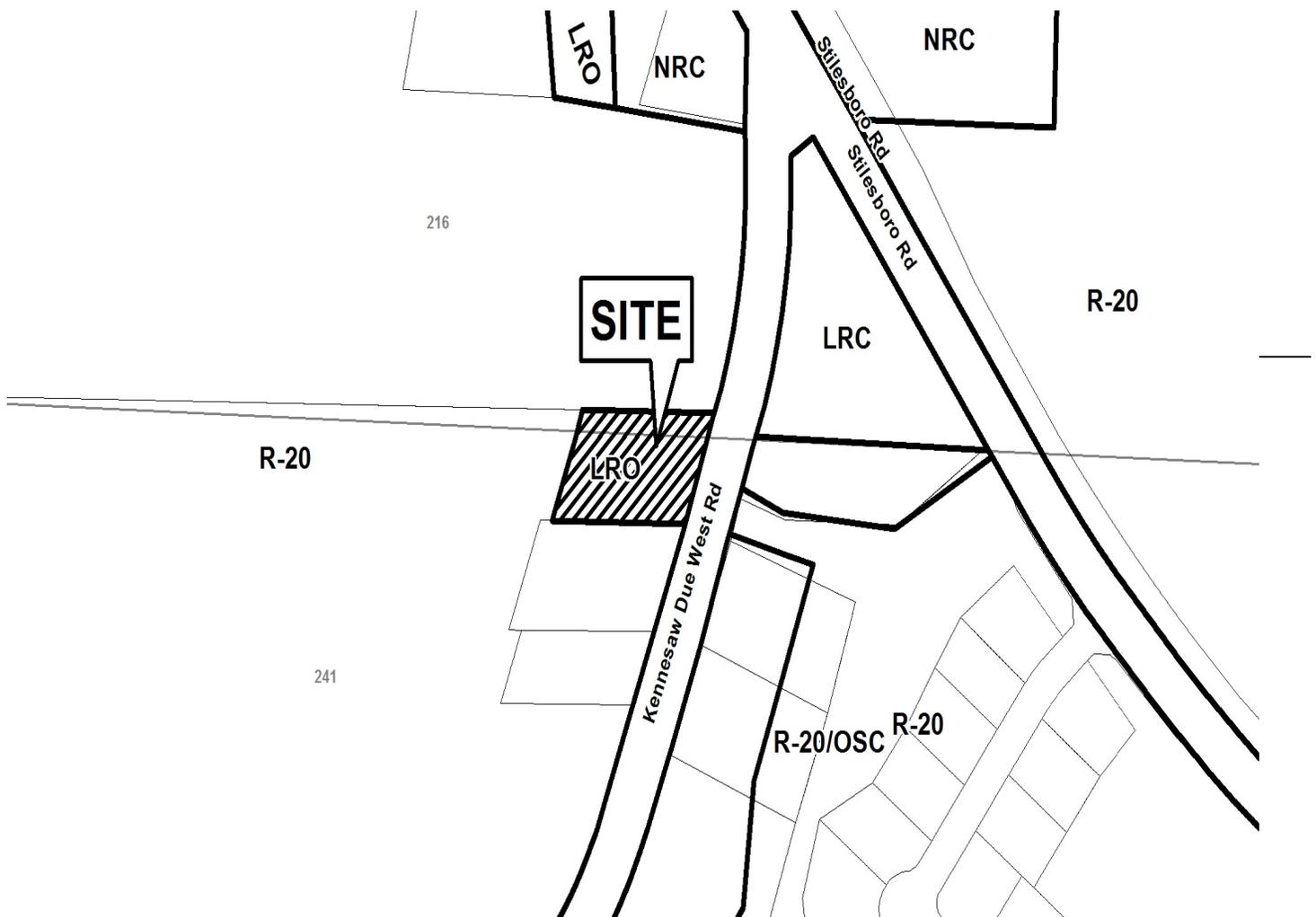
LAND LOT(S): 241

PARCEL(S): 20

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT





Revised October 1, 2009

Application #: LUP-22

PC Hearing Date: 9-8-16

BOC Hearing Date: 9-20-16

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

1. Type of business, or request? Dance Studio / Professional Offices
2. Number of employees? 7 employees
3. Days of operation? Monday thru Friday - half day Saturday
4. Hours of operation? Monday to Friday 9am to 8pm Sat 9am to 3pm
5. Number of clients, customers, or sales persons coming to the house per day? 30 ; Per week? 150
6. Where do clients, customers and/or employees park?
Driveway: ; Street: _____ ; Other (Explain):
In driveway - parking spots - 34 total
7. Signs? No: _____ ; Yes: . (If yes, then how many, size, and location): 1 sign wood framed 3x10
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): personal vehicles (cars & personal trucks)
9. Deliveries? No _____ ; Yes (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
Deliveries via UPS, USPS - Fed-ex - 1 to 4 times (month)
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: [Signature] Date: 7/7/16
 Applicant name (printed): Raul Fernandez

BERRY ENGINEERS LLC
 CIVIL ENGINEERS
 1400 KENTUCKY AVENUE, SUITE 401
 CHATTANOOGA, TN 37402
 TEL: (423) 964-6800

VISION HOSPITALITY GROUP
 411 BROAD ST
 SUITE 401
 CHATTANOOGA, TN 37402

TRU/HOMES HOTEL

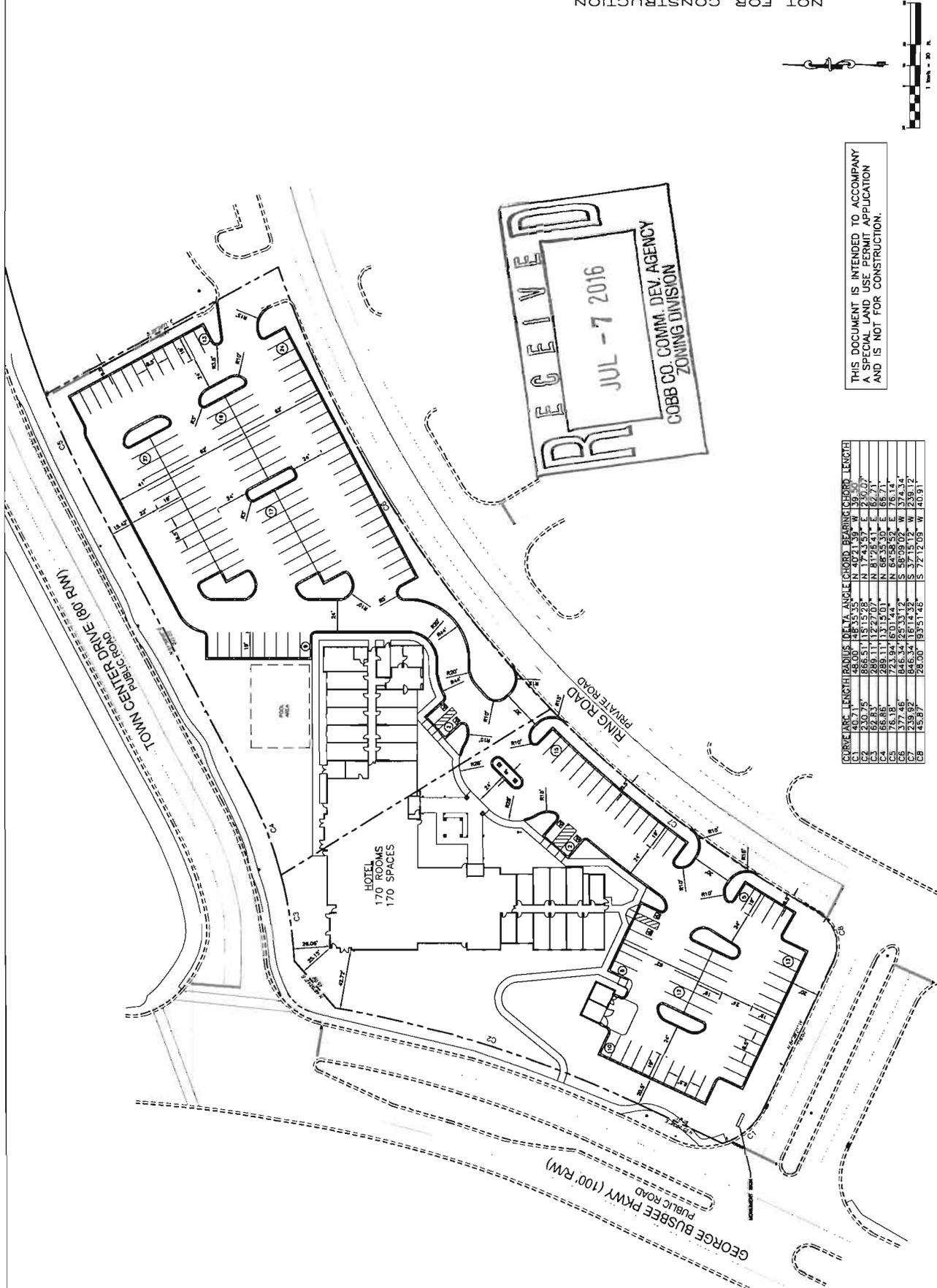
**SLUP-11
 (2016)**



NO.	REVISIONS
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

SHEET NAME:
SITE LAYOUT PLAN
 DATE: 07/06/2016
 DRAWN BY: BMR
 CHECKED BY: CMB
 PROJECT NO.: 16011
 SHEET NUMBER:
EX-A

NOT FOR CONSTRUCTION



THIS DOCUMENT IS INTENDED TO ACCOMPANY
 A SPECIAL LAND USE PERMIT APPLICATION
 AND IS NOT FOR CONSTRUCTION.

CURVE	PI	PC	PT	DELTA	ANGLE	CHORD	BEARING	CHORD LENGTH
C1	40.71	48.00	48.00	48.00	N 40°21'59" W	49.50	49.50	
C2	230.75	866.51	15.15	28°	N 17°43'57" E	230.07	230.07	
C3	62.83	289.11	12.27	07°	N 81°28'41" E	62.71	62.71	
C4	96.48	223.94	10.14	04°	N 84°58'57" E	96.14	96.14	
C5	377.46	846.34	25.33	12°	S 85°09'02" W	374.34	374.34	
C6	239.92	846.34	16.14	32°	S 37°15'12" W	239.12	239.12	
C7	45.87	28.00	193.51	46°	S 72°12'09" W	40.91	40.91	

APPLICANT: Vision Hospitality Group

PETITION NO: SLUP- 11

PHONE#: (423) 664-4487 **EMAIL:** ahibbard@vhghotels.com

HEARING DATE (PC): 09-08-16

REPRESENTATIVE: Benjamin Berry

HEARING DATE (BOC): 09-20-16

PHONE#: (423) 790-5880 **EMAIL:** ben@berryengineers.com

PRESENT ZONING: GC

TITLEHOLDER: TCM Lots, LLC; Century 101 Management LLC

PROPOSED ZONING: Special Land
Use Permit

PROPERTY LOCATION: Southeast intersection of Town Center Drive and George Busbee Parkway; northwest side of Ring Road (2700 & 2975 Ring Road)

PROPOSED USE: Suite Hotel

ACCESS TO PROPERTY: Ring Road

SIZE OF TRACT: 3.34 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

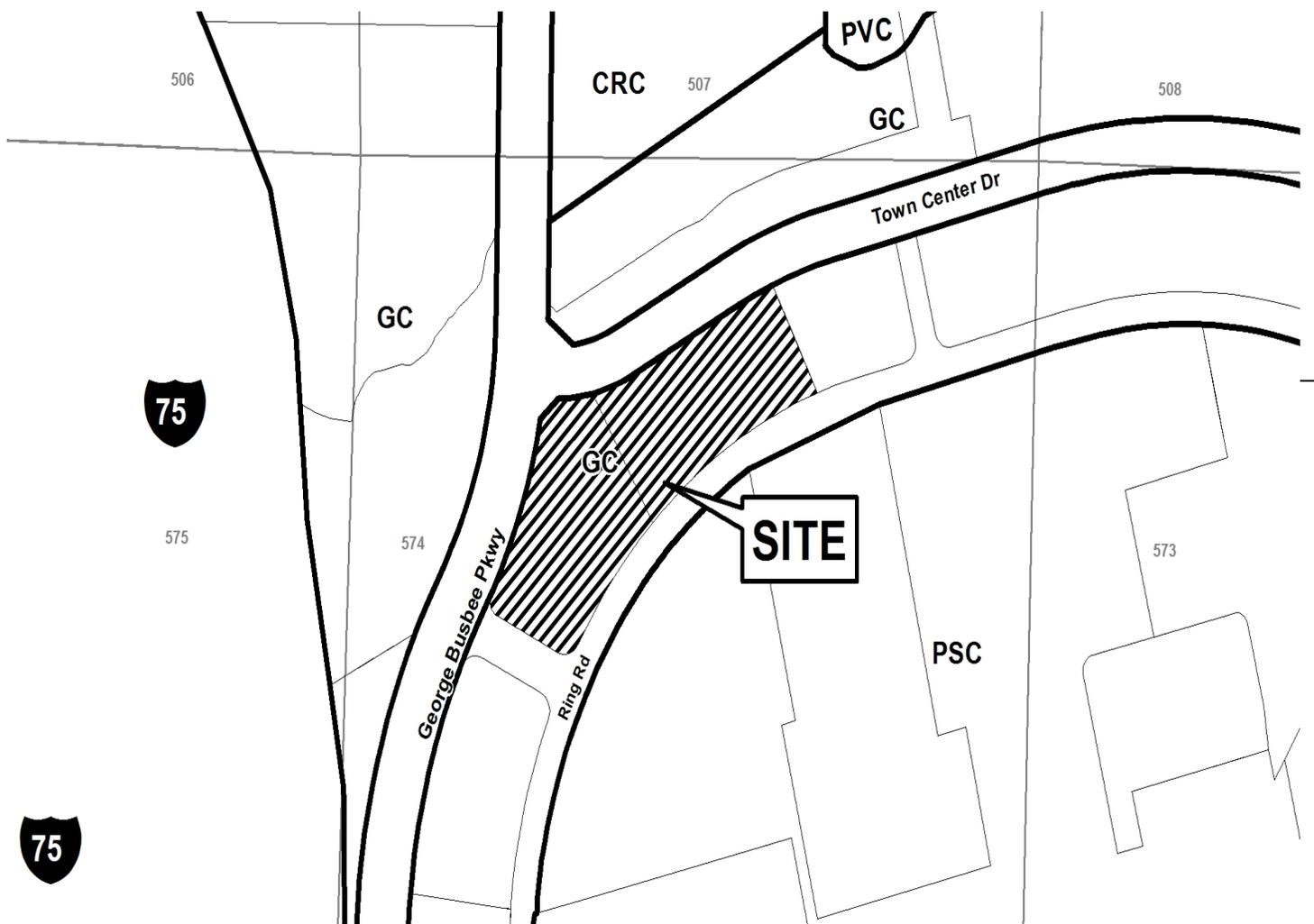
LAND LOT(S): 574

PARCEL(S): 7,10

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



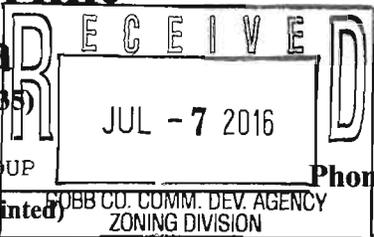
Application for Special Land Use Permit Cobb County, Georgia

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

Application No. SLUP-11

PC Hearing Date: 9-8-16

BOC Hearing Date: 9-20-16



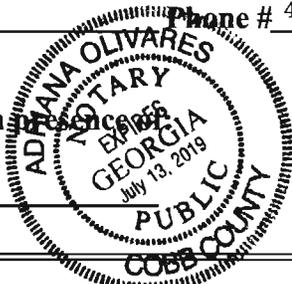
Applicant VISION HOSPITALITY GROUP **Phone #** 423-664-4487
(applicant's name printed)

Address 411 BROAD ST, SUITE 401, CHATTANOOGA, TN 37402 **E-mail** ahibbard@vhghotels.com

~~MONTY HUMPHREYS~~ Benjamin Berry **Address** 13 KENT STREET WEST, CHATTANOOGA, TN 37405
(representative's name, printed)

Benjamin Berry **Phone #** 790-5880 423-443-0888 **E-mail** montyh@humphreysassociates.com
(representative's signature)

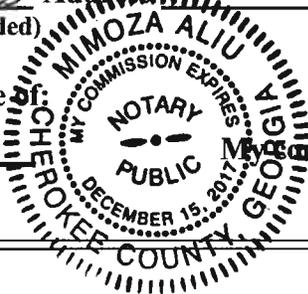
Signed, sealed and delivered in presence of [Signature] **Notary Public**
My commission expires: July 13, 2019



Titleholder TCM Lots LLC **Phone #** _____ **E-mail** _____
(titleholder's name, printed)

Signature [Signature] **Address** _____
(attach additional signature, if needed)

Signed, sealed and delivered in presence of [Signature] **Notary Public**
My commission expires: 12/15/2017



Present Zoning GC **Size of Tract** 3.34 total (1.64 + 1.7) **Acre(s)**

For the Purpose of CONSTRUCTION OF A HOTEL (SUITE)

Location 2700 RING ROAD (TOWN CENTER AT COBB) + 2975 Ring Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) PIN #16057400100 + 16057400070 **District(s)** 8

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]
(applicant's signature)

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]
(applicant's signature)

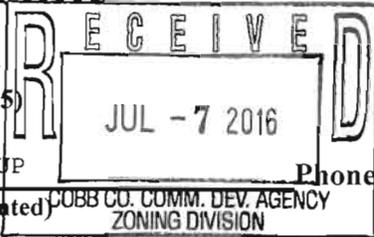
Application for Special Land Use Permit Cobb County, Georgia

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

Application No. SLUP-11

PC Hearing Date: 9-8-16

BOC Hearing Date: 9-20-16



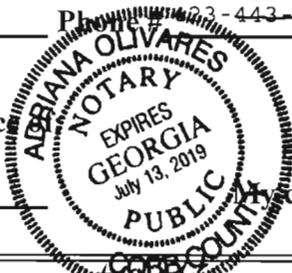
Applicant VISION HOSPITALITY GROUP Phone # 423-664-4487
(applicant's name printed)

Address 411 BROAD ST, SUITE 401, CHATTANOOGA, TN 37402 E-mail ahibbard@vhghotels.com

~~MONTY HUMPHREYS~~ Benjamin Berry Address 13 KENT STREET WEST, CHATTANOOGA, TN 37405
(representative's name, printed)

Benjamin Berry Phone # 790-5880 23-443-0888 E-mail ben@berryengineers.com
(representative's signature)

Signed, sealed and delivered in presence of [Signature] My commission expires: July 13, 2019
Notary Public



Titleholder (Kim Chang) Century Management Phone # 678-200-3910 E-mail kimchang4943@gmail.com
(titleholder's name, printed)

Signature [Signature] Address 7380 Glisten Avenue, Atlanta GA 30328
(attach additional signature, if needed)

Signed, sealed and delivered in presence of [Signature] My commission expires: April 21, 2020
Notary Public



Present Zoning GC Size of Tract 3.34 total (1.7 + 1.64) Acre(s)

For the Purpose of CONSTRUCTION OF A HOTEL (SUITE)

Location 2975 RING ROAD (TOWN CENTER AT COBB) + 2700 Ring Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) PIN #16057400070 + 16057400100 District(s) 8

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]
(applicant's signature)

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]
(applicant's signature)

APPLICANT: Municipal Communications, LLC

PHONE#: (404) 995-1890 **EMAIL:** pcorry@municipal.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Emmanuel Temple of Cobb County, Inc

PROPERTY LOCATION: East side of Pine Mountain Road,
northeast of Shillings Road, south of Ellis Road
(2210 Pine Mountain Road)

ACCESS TO PROPERTY: Pine Mountain Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-12

HEARING DATE (PC): 09-08-16

HEARING DATE (BOC): 09-20-16

PRESENT ZONING: R-20

PROPOSED ZONING: Special Land
Use Permit

PROPOSED USE: Wireless Telecommunications
Tower and related Antenna and Equipment

SIZE OF TRACT: 1.205 acres

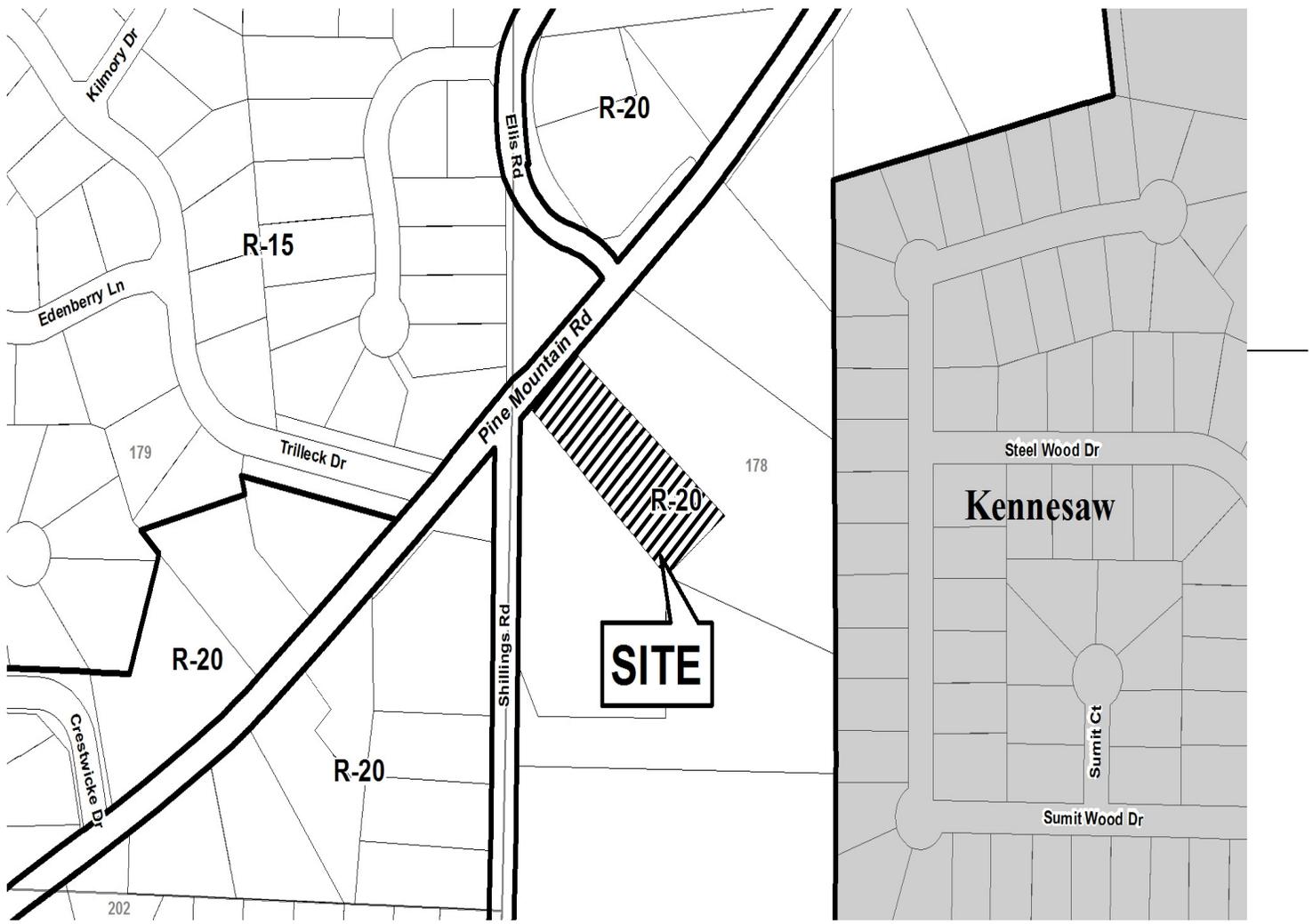
DISTRICT: 20

LAND LOT(S): 178

PARCEL(S): 27

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1



SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

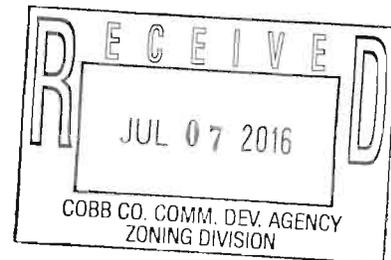
ADAM J. ROZEN

WWW.SLHB-LAW.COM

July 7, 2016

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064



Re: Application for Special Land Use Permit by Municipal Communications, LLC

Dear John:

This firm has been engaged by and will be representing Municipal Communications, LLC (the "Applicant") concerning the above-captioned Special Land Use Permit Application. In that regard, the Applicant respectfully submitted its Application, the approval of which will result in the County's issuance of a Special Land Use Permit ("SLUP") to allow for the construction and the ultimate operation and maintenance of a Wireless Telecommunications Tower and related antenna and equipment (collectively the "Facility") on an approximate two-thousand (2,000) square foot portion of the subject property ("Site").

STATEMENT OF PROPOSED SITE IMPROVEMENTS

The Property and the Site

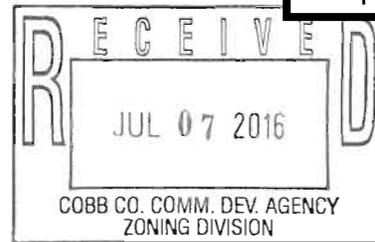
The property, owned by Emmanuel Temple of Cobb County, Inc. ("Owner"), is residentially zoned in the R-20 district with frontage on the east side of Pine Mountain Road, south of Ellis Road (2210 Pine Mountain Road). Currently the property is improved and functions as Emmanuel Temple Church with related parking, building and improvements. All of the property which surrounds the Site is located in Unincorporated Cobb County; however, the Site is adjacent to Stilesboro Crossing subdivision, located to the east of the Site which is located within the City Limits of Kennesaw.

SAMS, LARKIN, HUFF & BALLI

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VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
July 7, 2013
Page 2



The Owner has leased the Site to the Applicant, together with utility and ingress/egress easements. The Site is located in the southeast quadrant of the subject property, placing the Facility in a position so that any potential adverse effect upon surrounding properties has been diminished. The Facility is a permitted use for the Site upon the issuance of the requested SLUP.

The Facility/Proposed SLUP

The Facility which the Applicant plans to construct will include a one-hundred, thirty foot (130') high (including the lightning rod) multi-tenant, monopole tower (incorporating a concealment system known as a Stealth Pine); ground-mounted communications equipment and associated minor Site improvements to facilitate the operations and maintenance of and access to the Facility on the Site.¹ The carrier located on the top of the tower at the "rad center" (middle of the antennae center) height of one-hundred and twenty-five (125') is proposed to be Verizon Wireless ("Verizon") and there will be space for additional antenna arrays at heights approximately ten feet (10') apart. In that regard, the proposed Facility will comply with the design requirements of §134-273(3)(b) of Chapter 134 of the Official Code of Cobb County, Georgia, as the same is amended from time to time, as there is and will be tower space for at least three (3) carriers. Including the lightning rod, the tower will extend to approximately a total of 135' in height.

The equipment and other associated Site improvements which are shown on the plans submitted concurrently with this Application are limited to those uses associated with the operation of the antennas or towers and are appropriate in scale and intensity. The entirety of the Site will be enclosed with a six foot (6') high chain link fence with three (3) strands of barbed wire, as more particularly described on the enclosed plans. Additional details relating to the Site and the Facility are set forth in the plans consistent with §§134-273(3)(c) & (d).

Access to the Facility will be via the Owner's parking lot and an access easement across the existing pavement. The Applicant confirms that the Facility will meet or exceed current standards of the Federal Aviation Administration ("FAA"), the Federal Communications Commission ("FCC") and all applicable agency guidelines governing the construction and operation of such a Telecommunications Tower. The Applicant does not expect that the FAA will require the Facility to be lighted.

¹ Municipal Communications was granted permission by the County for a substantially similar stealth pine monopole tower and related communications equipment in 2014 for a site on property belonging to Hurt Road Baptist Church Road, Inc. (SLUP-14 of 2013, approved February 18, 2014).

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VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
July 7, 2013
Page 3



Once constructed, the Facility will be unmanned. Only monthly Site visits by Verizon's maintenance technicians are anticipated. The Facility will not have water or sewer services and it will not generate any waste. The only utility connections required are electric and telephone services. The electricity demand of the Facility will be similar to that of a single-family residence. The Facility will not create a significant demand for community services. In fact, the Facility will provide a service to the community in the form of a safe, reliable and uninterrupted wireless service for use by the general public, emergency services personnel and others within this sub-area of Cobb County.

The Facility will be an integral part of the Verizon's Network across Cobb County and other portions of the Greater Atlanta area as more particularly described in the Radio Frequency ("RF") Report and Analysis which is being submitted concurrently with this Statement.

Concurrent Variance Requests

As a part of its SLUP, the Applicant requests that the Cobb County Board of Commissioners ("BOC") waive one (1) Zoning Ordinance requirement as set forth in §134-273(3)(a)(2) which requires towers to be set back a distance equal to one-half (1/2) of the tower's height to any public right-of-way or property boundary. However, this same section gives the BOC the discretion to waive this requirement upon a finding that the placement of the proposed tower at a different location on the parcel would mitigate any negative effects of the proposed tower upon the adjoining parcels. In this case, the location of the Facility is driven both by available space on the property but also in effort to locate the Facility on the property in the most appropriate location which provides buffering and screening of the proposed Facility. Accordingly, the Applicant respectfully requests a waiver of this requirement.

Constitutional Statement

The Applicant hereby notifies Cobb County of its constitutional concerns. If the BOC denies the Application, in whole or in part, then the property does not have a reasonable economic use under the Zoning Ordinance without the SLUP. The Application meets the tests set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. If the BOC denies the Application, in whole or in part, such an action will deprive the Applicant and the Owner of the ability to use the property in accordance with its highest and best use. Similarly, if the BOC limits its approval of the SLUP by attaching conditions adversely

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Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
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Page 4



affecting any portion of the property or the use thereof, either of such actions being taken without the Applicant's consent, then such action would deprive the Applicant and the Owner of all reasonable uses and development of the property. Any such action is unconstitutional and will result in a taking of property rights in violation of the Just Compensation Clause of the Constitution of the State of Georgia and the Just Compensation Clause of the Fifth Amendment to the United States Constitution.

To the extent that the Zoning Ordinance allows such an action by the BOC, the Zoning Ordinance is unconstitutional. Any such denial or conditional approval would discriminate between the Applicant and Owner and the owners of similarly situated properties in an arbitrary, capricious, unreasonable and unconstitutional manner in violation of the Georgia Constitution and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution. Finally, a denial or a conditional approval of the Application (with conditions not expressly approved by the Applicant) would constitute a gross abuse of discretion and an unconstitutional violation of the Applicant's rights to substantive and procedural due process as guaranteed by the Georgia Constitution and the Fifth and Fourteenth Amendments of the United States Constitution. The Applicant further challenges the constitutionality and enforceability of the Zoning Ordinance for its lack of objective standards, guidelines or criteria limiting the BOC's discretion in deciding applications for SLUP(s).

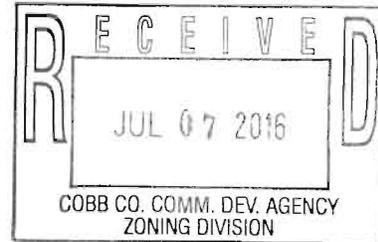
Furthermore, the Telephone Communications Act of 1996, codified at 47 U.S.C. § 332(c) (the "1996 TCA"), as amended, was intended to "promote competition and reduce regulation in order to secure lower prices and higher quality services for American telecommunications for consumers and encourage the rapid deployment of new telecommunications technologies" (preamble to the 1996 TCA). The primary mechanisms used by the 1996 TCA to "promote competition and reduce regulation" are prohibitions against local regulations which (i) unreasonably discriminate among providers for functionally equivalent services" or (ii) "prohibit or have the effect of prohibiting the provisions of personal wireless services." 47 U.S.C. §332(c)(7)(B). Also, § 253 of the 1996 TCA provides that "no state or local statute or regulation . . . may prohibit or have the effect of prohibiting the ability of any entity to provide any interstate or intrastate telephone communications services." The BOC may violate the 1996 TCA on all three (3) grounds if it denies the Application. Nevertheless, the Applicant remains optimistic that the BOC's consideration of the Application will be conducted in a constitutional and legally permissible manner.

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
July 7, 2013
Page 5



Zoning Requirements

Chapter 134 of the Zoning Ordinance and, specifically §134-273, sets the requirements applicable to the placement of communications towers and antennas on property within the County. In satisfaction of these requirements and in addition to this statement, the Applicant hereby submits the following documents for the Zoning Division's review:

1. Application for Special Land Use Permit form(s), including original notarized signatures of the Owner and the Applicant's representatives.
2. A copy of the Quit Claim Deed reflecting the record Titleholder of the subject property.
3. A metes and bounds legal description of the Lease Area and Ingress-Egress Easement. The legal description of the overall tract is included in the Quit Claim Deed.
4. In view of the fact that the Church is exempt from the payment of ad valorem taxes, there is not a copy of the "paid tax receipt" for the property included with this submission.
5. Zoning Standards Analysis which addresses SLUP considerations.
6. The requisite number of copies of the site plan, survey and a set of the communication tower details.
7. RF Engineer's Affidavit dated June 30, 2016 and Analysis dated June 14, 2016 (Verizon Wireless).
8. Documentation of all towers within a three (3) mile radius of the proposed Facility in accordance with §134-273(3)(m).
9. A check made payable to Cobb County representing the application fee, consultant fees and the sign deposit and fees in the sum of Six-Thousand, Three-Hundred, Eighteen Dollars (\$6,318.00).

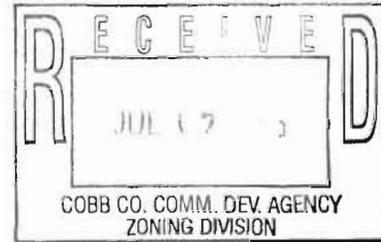
Upon the filing and in accordance with all deadlines, the Applicant will post notification signage on the property and will mail the requisite notices to property owners within one-thousand feet (1,000 feet) of the property.

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
July 7, 2013
Page 6



The Application and the accompanying documents support the Applicant's request for the Facility SLUP and comply with all Cobb County zoning requirements. The Owner and Applicant respectfully request that the Zoning Division recommend approval of the Application to the BOC for consideration at the next available public hearing.

Please do not hesitate to contact me should you have any questions or need any additional information or documentation. With kind regards, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP

A handwritten signature in black ink, appearing to be "Garvis L. Sams, Jr.", written over a faint circular stamp or watermark.

Garvis L. Sams, Jr.
gsams@slhb-law.com

GLS/klk
Enclosures

cc: Mr. Peter Corry, CEO, Municipal Communications, LLC (via email w/attachments)
Mr. John Throckmorton, Vice President Municipal Communications, LLC (via email w/attachments)

Application for Special Land Use Permit Cobb County, Georgia

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

Application No. SLUP- 12

PC Hearing Date: Sept. 8, 2016

BOC Hearing Date: Sept. 20, 2016

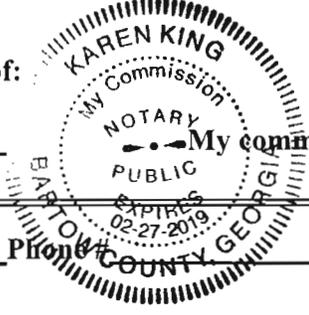
Applicant Municipal Communications, LLC Phone # (404) 995-1890
(applicant 's name printed)

Address 3495 Piedmont Rd., Eleven Piedmont Center, Ste. 41, Atlanta, GA 30305 E-mail pcorry@municipalcom.com

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 L. 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 R-20 Size of Tract 1.205 Acre 0.0344 Acre Leased Area Acre(s)

For the Purpose of Wireless Telecommunications Tower and related Antenna and Equipment

Location On the east side of Pine Mountain Road, south of Ellis Road (2210 Pine Mountain Road)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 178 District(s) 20th

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]
(applicant's 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]
(applicant's signature)
Garvis L. Sams, Jr., Attorney for Applicant

* Applicant specifically reserves the right to amend any information set forth in this Special Land Use Permit Application.

ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: SLUP-12

PC Hearing Date: 9-8-16

BOC Hearing Date: 9-20-16

Applicant: MUNICIPAL COMMUNICATIONS, LLC

Titleholder: EMMANUEL TEMPLE OF COBB COUNTY, INC.

PIN#: 20017800270



PROPERTY OWNER'S CERTIFICATION

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

Dennis E Southern 7/3/16
Signature of Owner Date

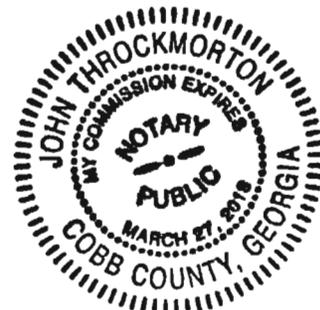
Dennis E. Southern
Printed Name/Title

Address: 2210 Pine Mtn. Rd.
Kennesaw, GA 30152

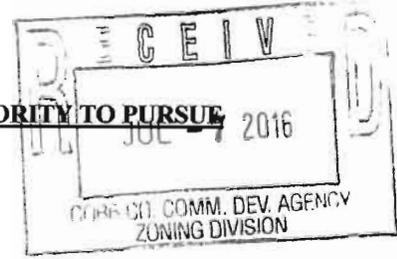
Telephone No.: (770) 425-3642

John Throckmorton 7-3-2016
Signature of Notary Public Date

(Notary Seal)



**CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE
SPECIAL LAND USE PERMIT**



1.

My name is Sandra Southern. I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the Titleholder, **EMMANUEL TEMPLE OF COBB COUNTY, INC.**, a Domestic Nonprofit Corporation (the "Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application for a Special Land Use Permit ("SLUP") regarding certain real property owned by the Titleholder located in Cobb County, Georgia.

2.

In accordance with the Requirements for Completing a Cobb County SLUP Application, I hereby attest on behalf of the Titleholder that I have reviewed the SLUP application and related documents which are being filed simultaneously therewith on behalf of the Applicant (collectively, the "SLUP Application") to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the SLUP Application is in fact the seal of the Titleholder or a true facsimile thereof; and
- (b) That the officer or other representative of the Titleholder who executed the SLUP Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the SLUP Application on behalf of the Titleholder, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the SLUP Application and the filing of the SLUP Application on behalf of the Applicant by the officer or other representative of the Applicant has been duly authorized by the Titleholder.

EMMANUEL TEMPLE OF COBB COUNTY, INC.

By: Sandra Southern (CORPORATE SEAL)

Title: Secretary

APPLICANT: Johnson Development Associates, Inc.

PHONE#: (919) 414-5361 **EMAIL:** jstory@johnsondevelopment.net

REPRESENTATIVE: Parks F. Huff

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

TITLEHOLDER: Dew Holdings, LLC

PROPERTY LOCATION: West side of Atlanta Road, south of Brownwood Lane; on the east side of I-285 (4676 Atlanta Road)

ACCESS TO PROPERTY: Atlanta Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: SLUP-13

HEARING DATE (PC): 09-08-14

HEARING DATE (BOC): 09-20-14

PRESENT ZONING: GC

PROPOSED ZONING: Special Land Use Permit

PROPOSED USE: Climate Controlled Self-Service Storage Facility

SIZE OF TRACT: 3.936 acres

DISTRICT: 17

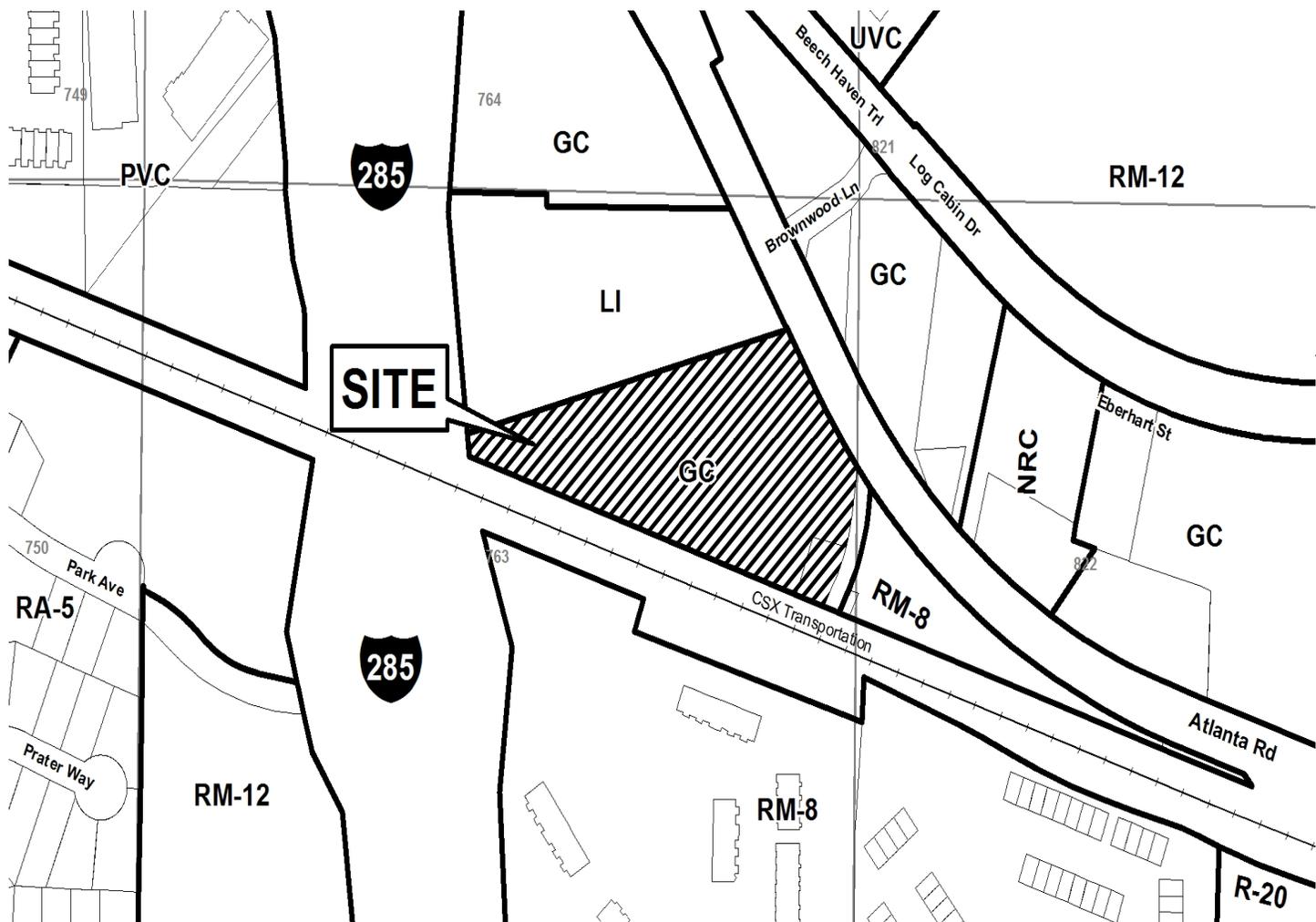
LAND LOT(S): 763

PARCEL(S): 2,14

TAXES: PAID X **DUE** _____

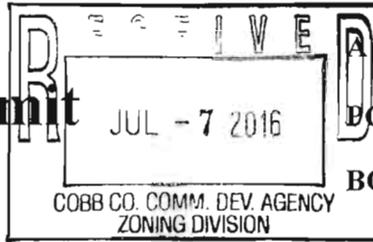
COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT



Application for Special Land Use Permit Cobb County, Georgia

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



Application No. SLUP- 13
BC Hearing Date: 9-8-14
BOC Hearing Date: 9-22-14

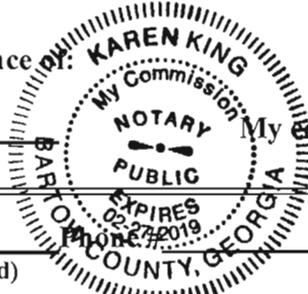
Applicant Johnson Development Associates, Inc. Phone # (919) 414-5361
(applicant 's name printed)

Address 100 Dunbar Street, Suite 400, Spartanburg, SC 29306 E-mail jstory@johnsondevelopment.net

SAMS, LARKIN, HUFF & BALLI, LLP
by: Parks F. Huff, Esq. Address 376 Powder Springs Street, Suite 100, Marietta, GA 30064
(representative's name, printed)

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

Signed, sealed and delivered in presence of: Karen King My Commission expires: 2-27-19
Karen L. King Notary Public



Titleholder 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 Size of Tract 3.936 Acre(s)

For the Purpose of Climate Controlled Self-service Storage Facility

Location West side of Atlanta Road, south of Brownwood Lane (4676 Atlanta Road)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 763 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.

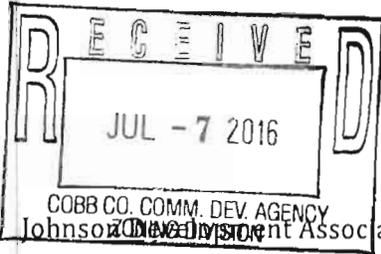
[Signature]
Parks F. Huff, Attorney for Applicant

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.

[Signature]
Parks F. Huff, Attorney for Applicant

* Applicant specifically reserves the right to amend any information set forth in this Special Land Use Permit Application.

ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT



Application No.: SLUP-13
PC Hearing Date: 9-8-16
BOC Hearing Date: 9-20-16

Applicant: Johnson Development Associates, Inc.

Titleholder: Dew Holdings, LLC

PIN#: 17076300020
17076300140

PROPERTY OWNER'S CERTIFICATION

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

Doris E. Whitman 6/24/16
Signature of Owner Date

Address: 5250 Riverview Road
Atlanta, Georgia 30327

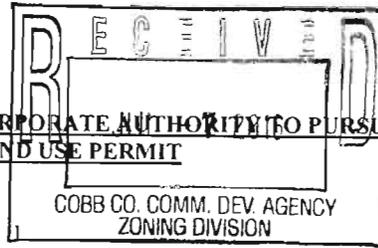
Telephone No.: (770) 956-0785

Carole A. Schlitz 06.27.2016
Signature of Notary Public Date

(Notary Seal)



CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE
SPECIAL LAND USE PERMIT



My name is Edgar R. Whiteman, Jr.. I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the company DEW HOLDINGS LLC, a Domestic Limited Liability Company (the "Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Special Land Use Permit Application concerning certain real property located in Cobb County, Georgia.

2.

In accordance with the Requirements for Completing a Cobb County Special Land Use Permit Application, I hereby attest on behalf of the Titleholder that I have reviewed the Special Land Use Permit Application and related documents which are being filed simultaneously therewith by the Applicant Company (collectively, the "Special Land Use Permit Application") to which this Certificate is attached and hereby certify:

- (a) That signature or facsimile affixed to the Special Land Use Permit Application is in fact the seal of the officer executing on behalf of the Titleholder and is a true representation thereof; and
- (b) That the officer or other representative of the Titleholder Company who executed the Special Land Use Permit Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Special Land Use Permit Application on behalf of the Titleholder, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Special Land Use Permit Application and the filing of the Special Land Use Permit Application by the Applicant is with the express permission of the Titleholder.

DEW HOLDINGS, LLC

By: *Edgar R. Whiteman* (SEAL)

Its: Manager V.P.