

# **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!*



CHECKED: JED
DRAWN: JED
SCALE: 1"=40'
FIELD DATE: 3-30-2016
DWG. DATE: 4-2-2016
JOB NO.: VETERANS HWY

SHEET  
1 OF 1

## LOCATION MAP



**LEGAL DESCRIPTION**

AND THAT TRACT OF PARCEL LIVING AND BEING IN LAND LOT 31 OF THE 14TH DISTRICT, 2ND SECTION OF COUNTY OF COBB, STATE OF GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE TRUE POINT OF BEGINNING BEING A SPIKE FOUND AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF THE 14TH DISTRICT, 2ND SECTION OF COUNTY OF COBB, STATE OF GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE ALONG THE WEST RIGHT OF WAY OF SOUTH GORDON ROAD SOUTH 82°20'00" WEST A DISTANCE OF 234.17' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 111.47' WITH A RADIUS OF 436.72', WITH A CHORD BEARING OF SOUTH 81°33'00" WEST, A DISTANCE OF 111.47' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 102.51' WITH A RADIUS OF 407.35', WITH A CHORD BEARING OF SOUTH 81°33'00" WEST, A DISTANCE OF 102.51' TO A POINT; THENCE ALONG THE NORTH RIGHT OF WAY OF THE 14TH DISTRICT, 2ND SECTION OF COUNTY OF COBB, STATE OF GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 157' WEST A DISTANCE OF 150.00' TO AN IRON PIN; THENCE NORTH 07°01' EAST A DISTANCE OF 31.51' TO AN OLD BOLT; SAID BOLT BEING AT THE NORTH LAND LOT LINE OF LAND LOT 33; THENCE ALONG SAID LAND LOT LINE SOUTH 88°49'20" EAST A DISTANCE OF 222.81' TO A CHORD; SAID CHORD BEARING OF SOUTH 88°49'20" EAST A DISTANCE OF 222.81' TO A POINT; THENCE TO A 3/4" IRON PIN OPEN TOP; SAID SPIKE BEING ON THE SOUTH RIGHT OF WAY OF VETERANS' MEMORIAL HIGHWAY; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 87.84' WITH A RADIUS OF 1409.88', WITH A CHORD BEARING OF SOUTH 83°24'20" EAST, WITH A CHORD DISTANCE OF 1409.88' TO A POINT; THENCE SOUTH 84°47'22" EAST A DISTANCE OF 176.97' TO A SPIKE.

SAID SPIKE IS THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 46.066 SQUARE FEET OR 1.036 ACRES.

**FLOOD NOTE:**  
THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR INTERMEDIATE REGIONAL FLOOD ZONE AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY PANEL #13087C02031H LAST REVISED MARCH 4, 2012.

SURVEY REFERENCE:  
1. WARRANTY DEED FOR FRANKLIN D. WYATT, EDWARD I. REECE, GEORGE W. THOMPSON JR, TRAVIS DUKE, AND TRULAIN TRAVIS, DEED BOOK 3028 PAGE 96, COBB COUNTY RECORDS, DATED FEBRUARY 16, 1984.

**SITE NOTES:**  
CURRENT ZONING: GC & HS  
PROPOSED ZONING: CRC  
TOTAL SITE AREA: 48.096 SQ. FT. 1.038 ACRES  
CURRENT BLDG SETBACKS: NS 40' FRONT, 15' SIDE, 30' REAR  
GC 40' FRONT, 25' SIDE, 30' REAR  
PROPOSED BLDG SETBACKS: CRC 50' FRONT, 10' SIDE, 30' REAR  
PARKING SPACES: 26 REGULAR (1) HANDICAP

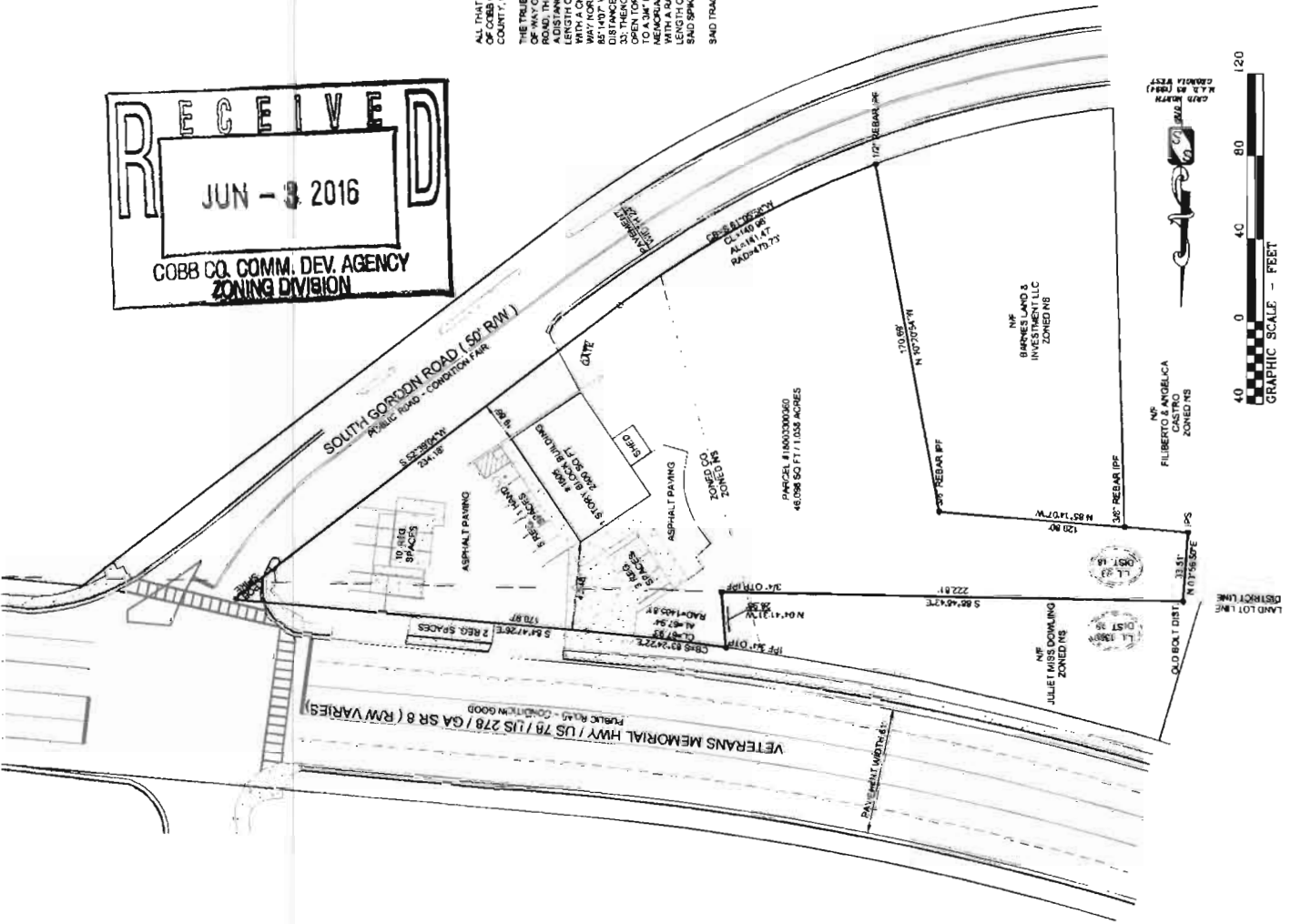
## SURVEYORS CERTIFICATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 25,000 FEET, AND ANGULAR ERROR OF 5 SEC PER ANGLE POINT, AND WAS ADJUSTED USING THE NOLLE METHOD. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO ONE FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION TOPCON ET-3001 WAS USED TO GATHER THE ANGULAR AND DISTANCE USED IN THE PREPARATION OF THIS PLAT.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 100.7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND A SET FORTH IN THE GEORGIA NATL ACT O.C.G.A. 54-4-47

53114

RECEIVED  
JUN - 3 2016  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



40 0 40 80 120  
GRAPHIC SCALE - FEET

**APPLICANT:** Akeem Akangi

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

**REPRESENTATIVE:** Akeem Akangi

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

**TITLEHOLDER:** William Derek Duke and Jennifer D. Sibley;

George W. Thompson, Jr.; Truman Travis

**PROPERTY LOCATION:** South side of Veterans Memorial Highway,

and on the north side of South Gordon Road

(1605, 1608, and 1621 Veterans Memorial Highway)

**ACCESS TO PROPERTY:** Veterans Memorial Hwy, South Gordon

Road

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

\_\_\_\_\_

\_\_\_\_\_

**PETITION NO:** Z-72

**HEARING DATE (PC):** 09-08-16

**HEARING DATE (BOC):** 09-20-16

**PRESENT ZONING** GC

**PROPOSED ZONING:** CRC

**PROPOSED USE:** Truck Rental

**SIZE OF TRACT:** 1.079

**DISTRICT:** 18 & 19

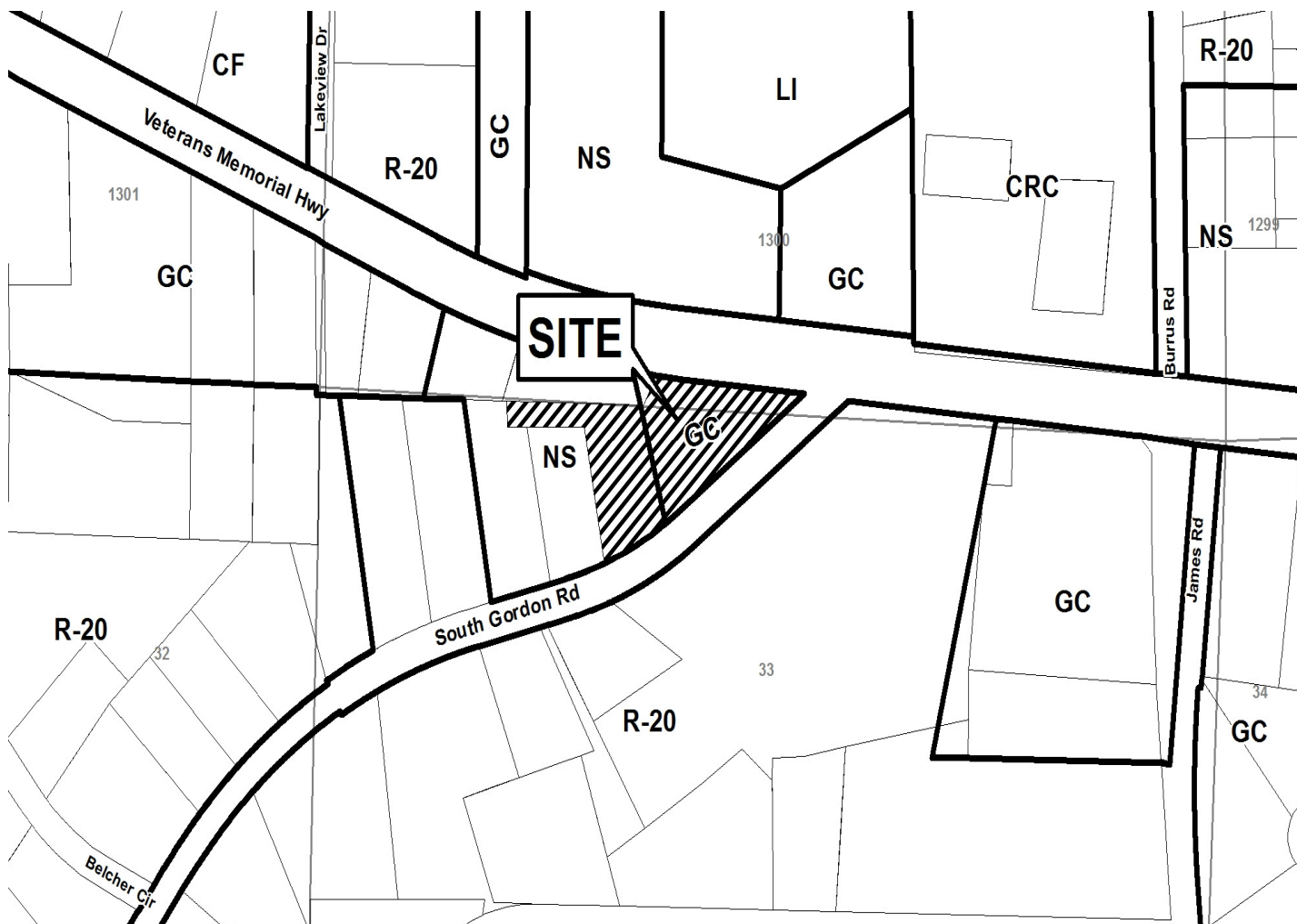
**LAND LOT(S):** 33 & 1300

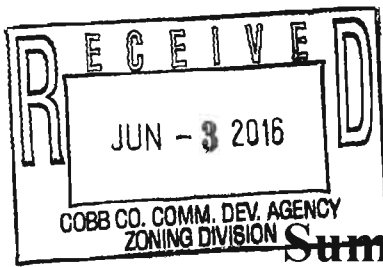
**PARCEL(S):** 36

**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)**

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

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

\_\_\_\_\_

\_\_\_\_\_





**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

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

**ACCESS TO PROPERTY:** Springhill Pkwy, Mount Wilkinson Pkwy

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**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

**SIZE OF TRACT:** 6.51+- acres

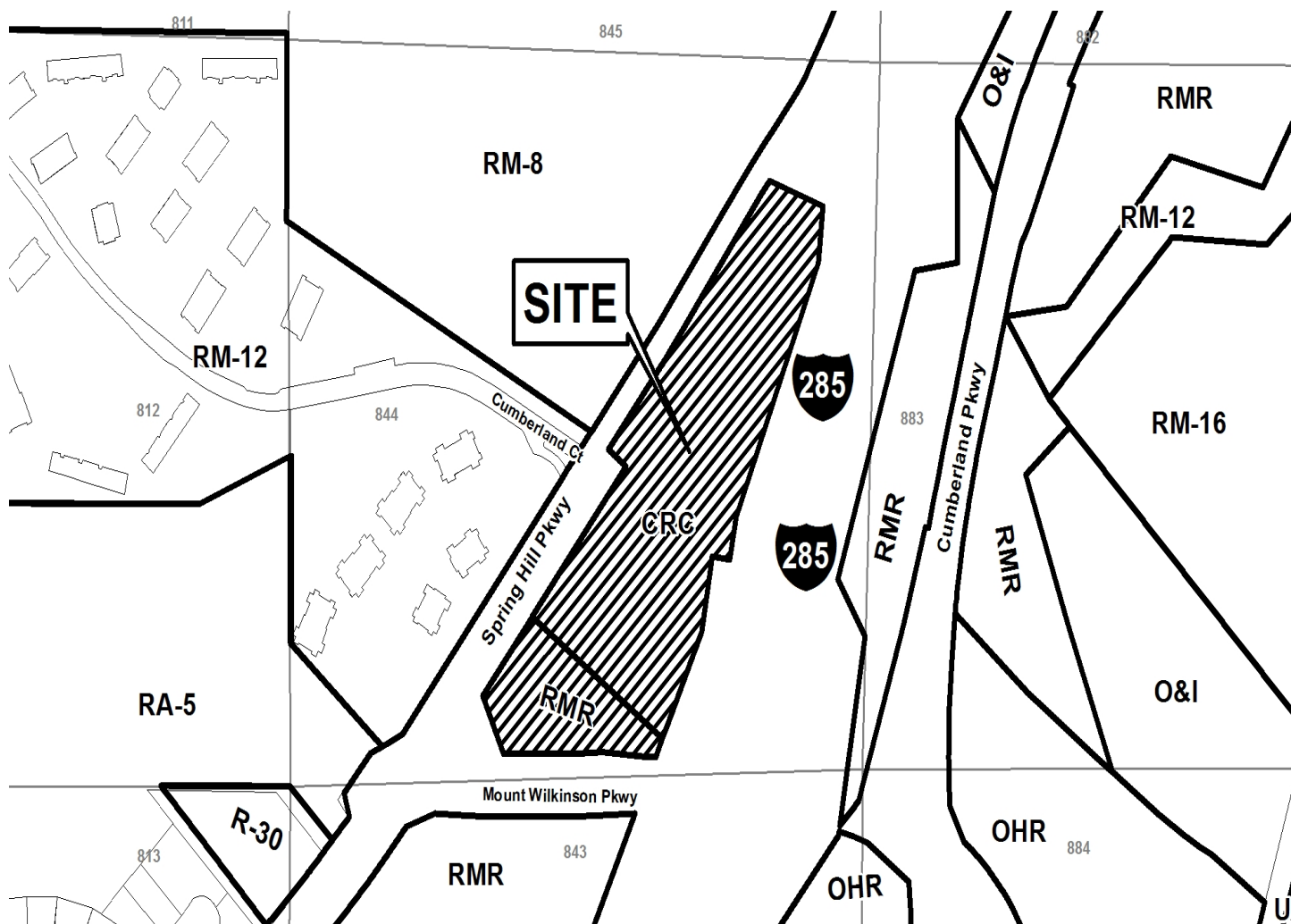
**DISTRICT:** 17

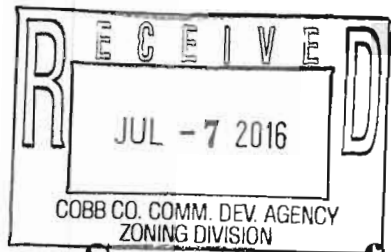
**LAND LOT(S):** 844

**PARCEL(S):** 69,70

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

**COMMISSION DISTRICT:** 2





Application No. 2-23

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.

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\_\_\_\_\_

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

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a  
plat clearly showing where these properties are located). None known.

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\_\_\_\_\_

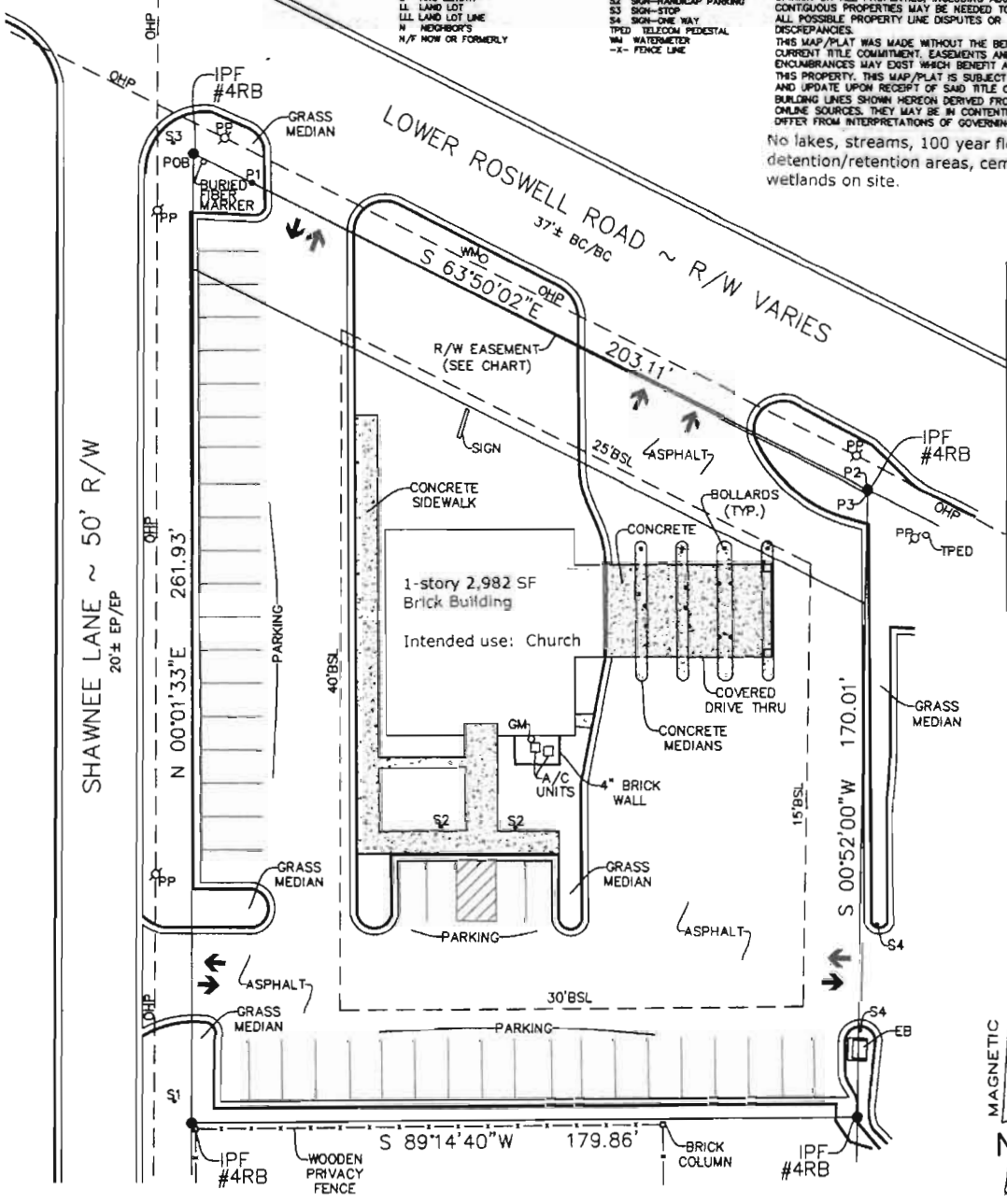
Z-74  
(2016)

R/W EASEMENT CHART		
LINE	BEARING	DISTANCE
P1-P2	S 63°50'02"E	185.83'
P2-P3	S 00°52'00"W	0.99'
P3-P1	N 63°50'02"W	186.05'
TOTAL SQ.FT.=63,07		
TOTAL ACRES=0.002		

- PLAT.
- NO POWER
- BOOK/PAGE
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- POWERPOLE
- RADIUS LENGTH
- R/W RIGHT-OF-WAY
- RFB REINFORCING BAR FOUND (1/2" UNO)
- RBS 1/2" REINFORCING BAR SET
- SW SIDEWALK
- SSE SANITARY SEWER EASEMENT
- SSE02 SANITARY SEWER CLEANOUT
- S1 SIGN-STOP AHEAD
- S2 SIGN-HANDICAP PARKING
- S3 SIGN-STOP
- S4 SIGN-ONE WAY
- TPED TELECOM PEDESTAL
- WM WATERMETER
- X- FENCE LINE

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 EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT ORIGIN 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.



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ZONING DIVISION

PROPERTY ADDRESS:  
2040 LOWER ROSWELL ROAD  
MARIETTA, GA 30068

LAND AREA:  
39,164 SF  
0.8991 AC

ZONING: NS

0 30  
SCALE 1" = 30'

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		

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.



SURVEY SYSTEMS & ASSOC., INC.  
657 Lcke Drive, Snellville, GA 30039 ~ COA #  
LSF000867 ~ INFO@SURVEYSYSTEMSATLANTA.COM  
CELL 770-558-7895 ~ OFFICE 404-760-0010

**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.

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

**ACCESS TO PROPERTY:** Lower Roswell Road, Shawnee Lane

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

#### CONTIGUOUS ZONING/DEVELOPMENT

**PETITION NO:** Z-74

**HEARING DATE (PC):** 09-08-16

**HEARING DATE (BOC):** 09-20-16

**PRESENT ZONING** NS

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Church

**SIZE OF TRACT:** 0.8991 ac

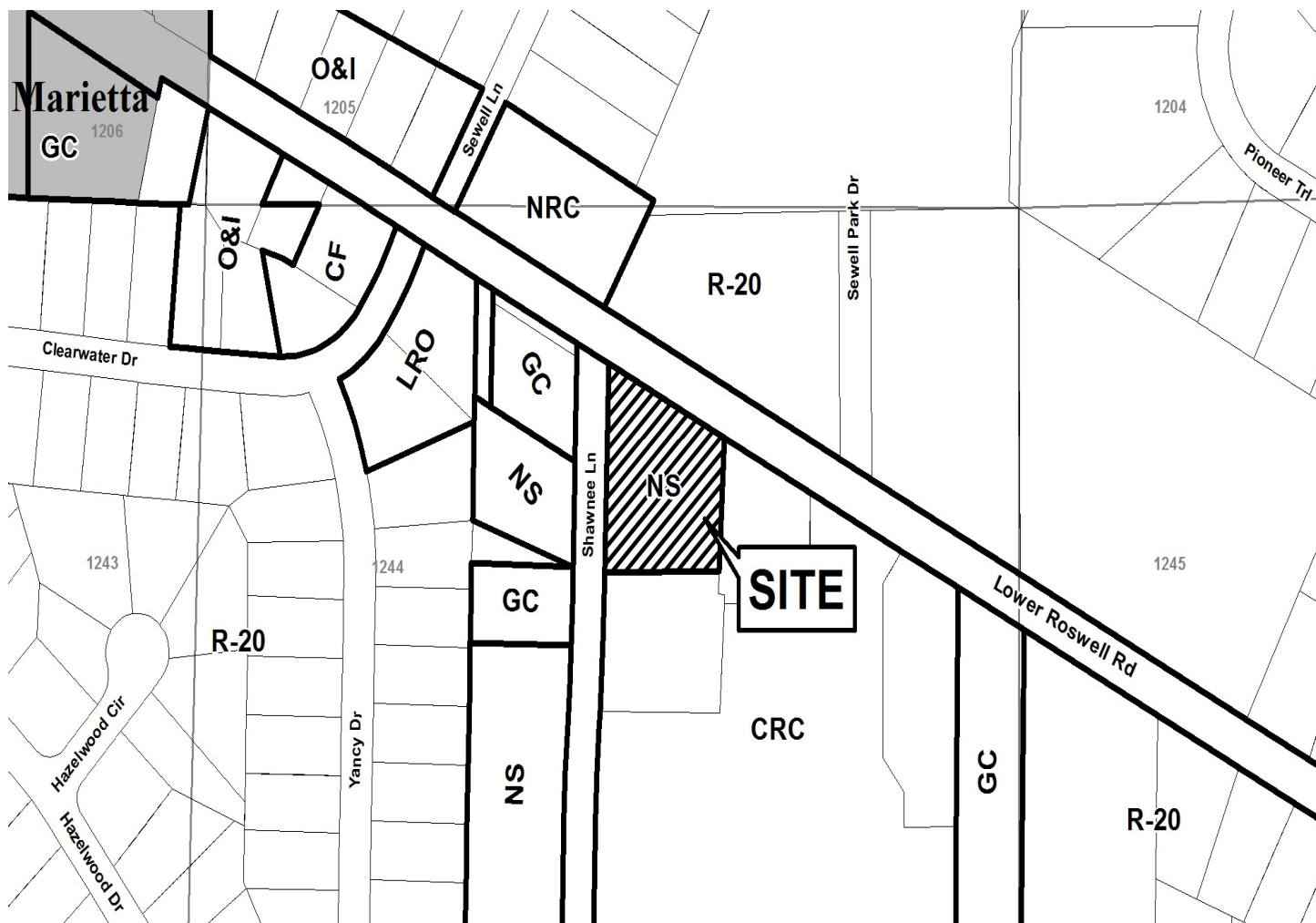
**DISTRICT:** 16

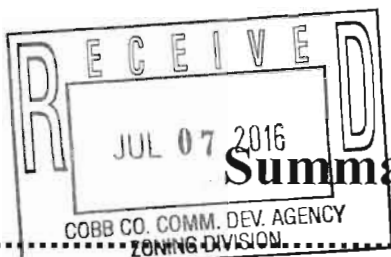
**LAND LOT(S):** 1244

**PARCEL(S):** 51

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

**COMMISSION DISTRICT:** 2





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:** \_\_\_\_\_

#### CONTIGUOUS ZONING/DEVELOPMENT

**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

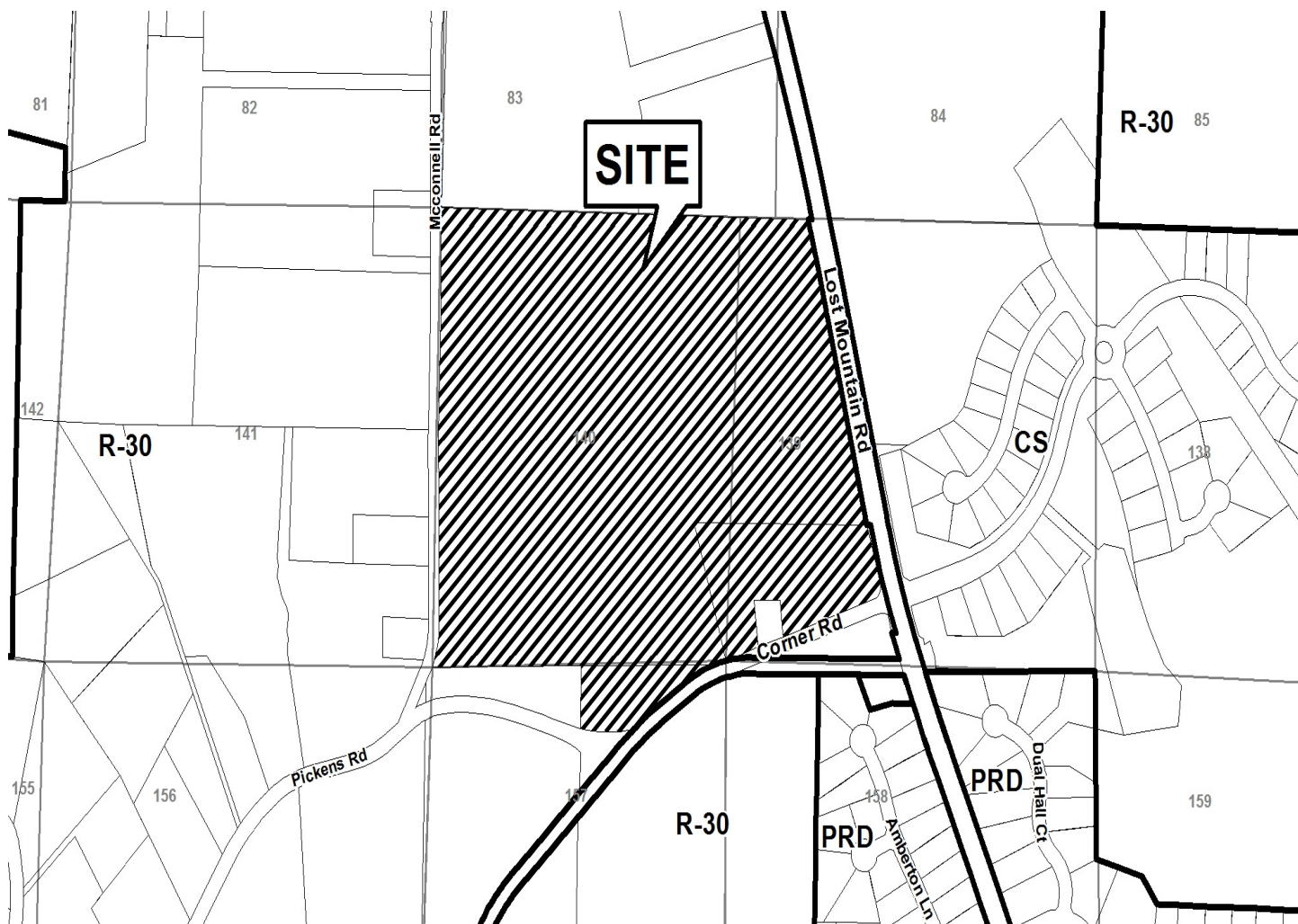
**DISTRICT:** 19

**LAND LOT(S):** 139,140,157

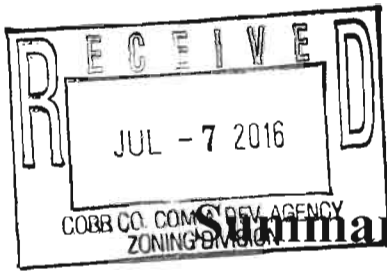
**PARCEL(S):** 6,1,140

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

**COMMISSION DISTRICT:** 1







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)**

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\_\_\_\_\_

\_\_\_\_\_

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

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

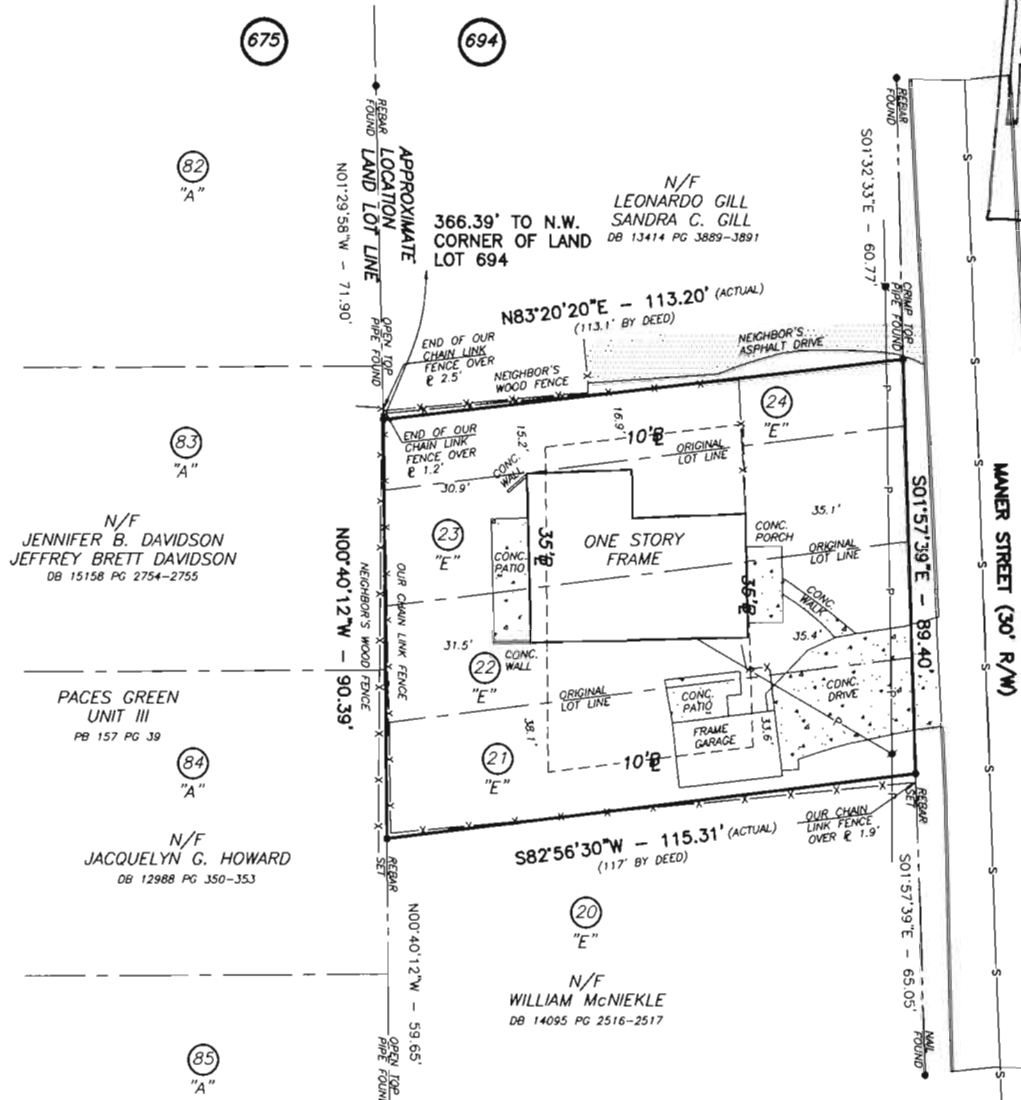
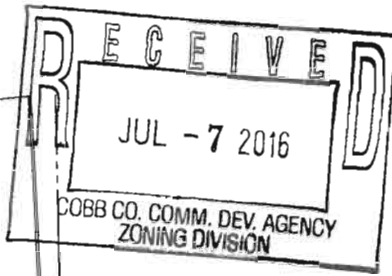
None known at this time.

\_\_\_\_\_

\_\_\_\_\_

\* 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.

MAGNETIC  
N



### SURVEY NOTES

1. 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.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AND OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 143,499 FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THIS PLAT IS NOT INTENDED FOR RECORDING.



### THIS PROPERTY SUBJECT TO THE FOLLOWING

1. 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

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



### LEGEND

B	DENOTES BUILDING LINE
P	DENOTES PROPERTY 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	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
PL	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
SSMH	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.  
COBB COUNTY  
GEORGIA

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

**McLUNG**  
SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383  
Certificate of Authorization #LSF000752

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

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

Michael R. Nolas  
Georgia RLS #2646  
Member SAMSOG  
JOB#242621SN

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

No.	Revision	Date
1		

PB 3  
PG 78

**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

**PROPERTY LOCATION:** West side of Maner Street, north of  
Cooper Lake Road  
(4232 Maner Street)

**ACCESS TO PROPERTY:** Maner Street

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

#### CONTIGUOUS ZONING/DEVELOPMENT

**PETITION NO:** Z-76

**HEARING DATE (PC):** 09-08-16

**HEARING DATE (BOC):** 09-20-16

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** RA-5

**PROPOSED USE:** Single-family House

**SIZE OF TRACT:** 0.22 acres

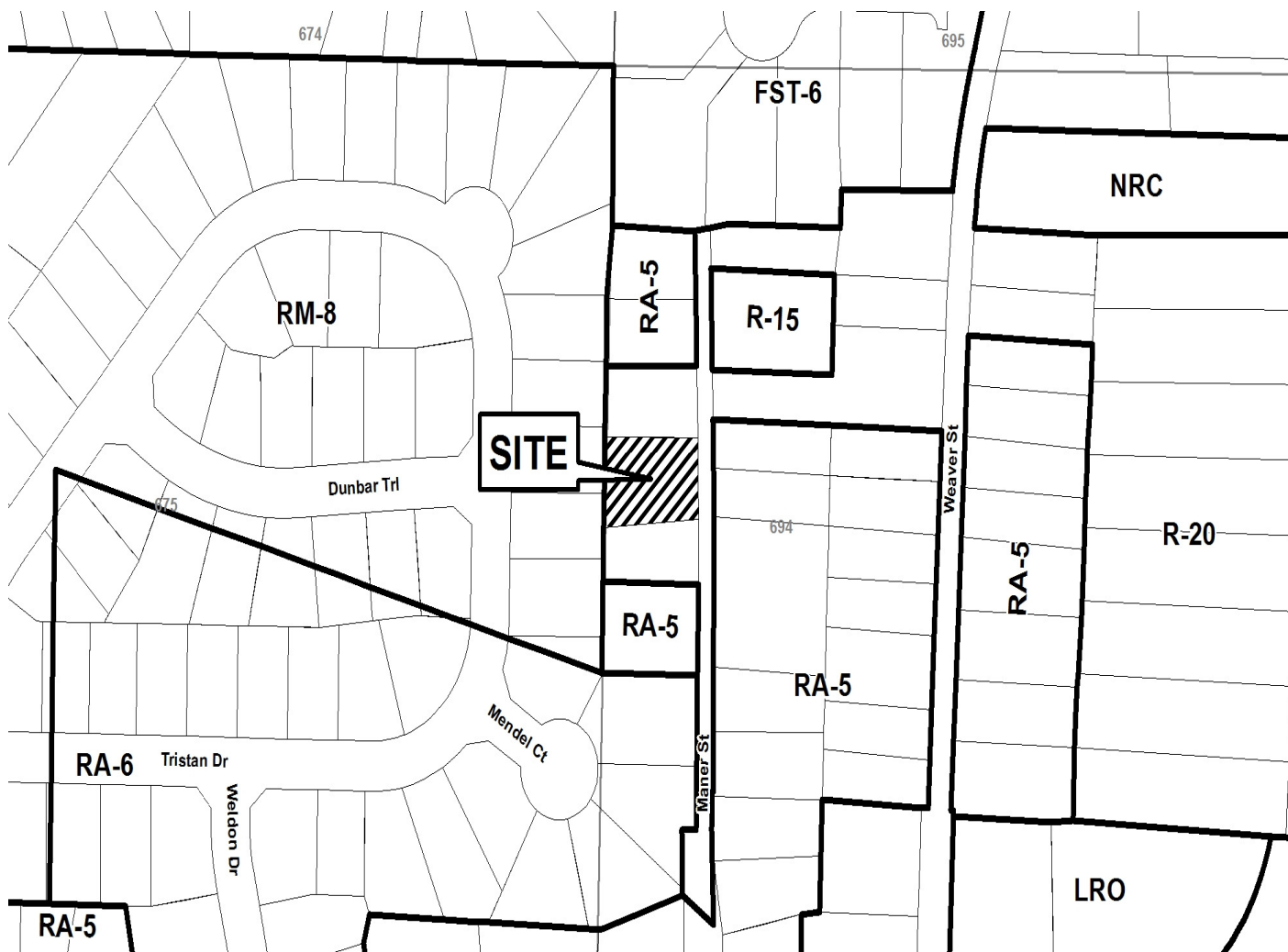
**DISTRICT:** 17

**LAND LOT(S):** 694

**PARCEL(S):** 66

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

**COMMISSION DISTRICT:** 2



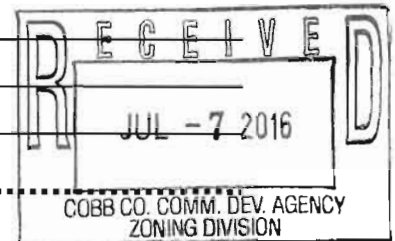
Application No. Z-70

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

RECEIVED  
JUL -7 2016

Z-77  
(2016)



A

JUNE 23, 2016

PREFERRED APARTMENT | COMMUNITIES®  
A PUBLIC TRUST COMPANY INCORPORATED

ENCORE CENTER  
ATLANTA, GEORGIA

WBA  
ARCHITECTURE - INTERIORS - PLANNING  
SITE PLAN

MARKFIELD BEASLEY & ASSOCIATES ARCHITECTS, INC. | WWW.MBAASSOCIATES.COM | ATLANTA - JACKSONVILLE - DUBAI - PANAMA



**APPLICANT:** PAC Galleria 75, LLC

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

**REPRESENTATIVE:** John H. Moore

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

**TITLEHOLDER:** BDG Galleria 75, North Decatur Square

Partners, LLC; and Oxford Encore Apartments LLC

**PROPERTY LOCATION:** East side of Cobb Galleria Parkway,

north of the intersection of Cobb Galleria Parkway and Cumberland

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

**ACCESS TO PROPERTY:** Cobb Galleria Parkway

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

#### CONTIGUOUS ZONING/DEVELOPMENT

**PETITION NO:** Z-77

**HEARING DATE (PC):** 09-08-16

**HEARING DATE (BOC):** 09-20-16

**PRESENT ZONING** OI, RRC

**PROPOSED ZONING:** RRC

**PROPOSED USE:** Mixed-Use Development

**SIZE OF TRACT:** 7.368+

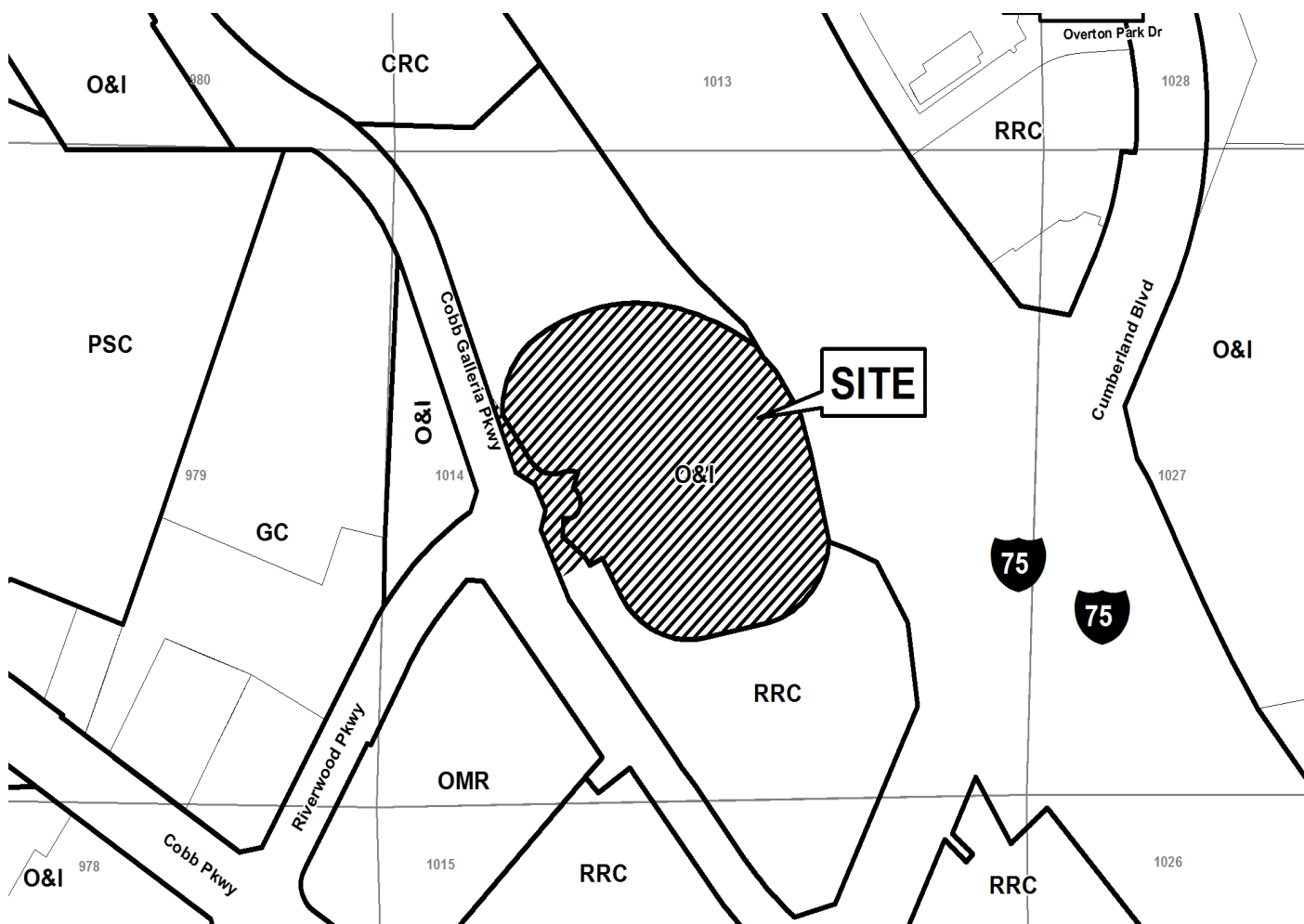
**DISTRICT:** 17

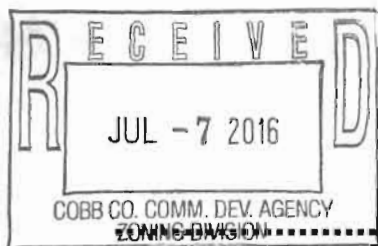
**LAND LOT(S):** 1014

**PARCEL(S):** 1

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

**COMMISSION DISTRICT:** 2





Application No. z-77  
Sep. (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.**

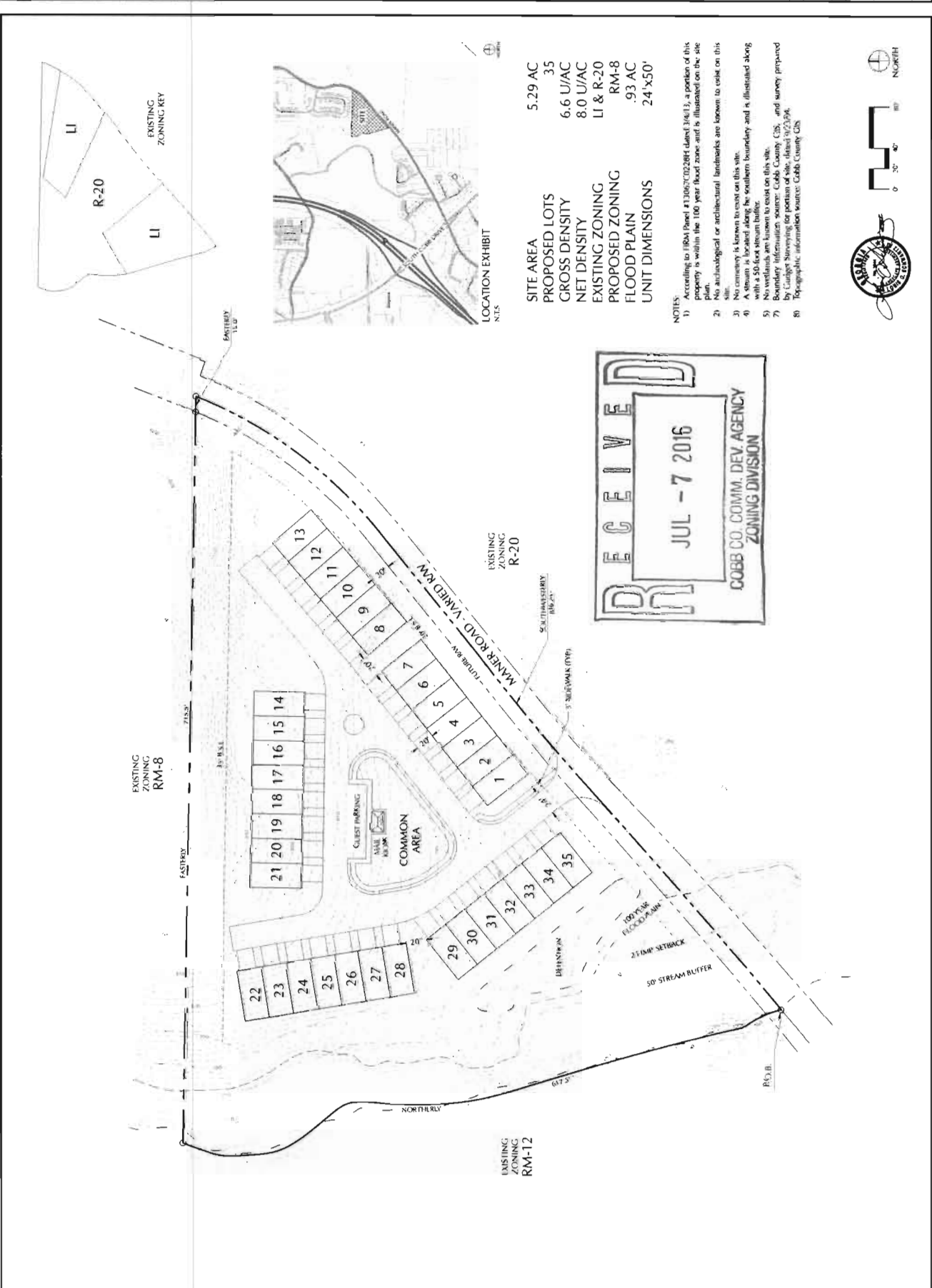
Z-78  
(2016)

# MANER ROAD TRACT

COBB COUNTY, GEORGIA - LAND LOT 825, DIST. 17, SECT. 2  
VANQUISH PROPERTY PARTNERS, LLC  
SUNAWEE, GEORGIA

ZONING PLAN

DATE	7/5/16
DRAWN	16012
DESIGNED	16012/201
DESIGNED BY	TS
CHECKED	TS
SCALE	1"=40'
SHEET	Z-1
	1 of 1



**SITE AREA**  
5.29 AC

**PROPOSED LOTS**  
35

**GROSS DENSITY**  
6.6 U/AC

**NET DENSITY**  
8.0 U/AC

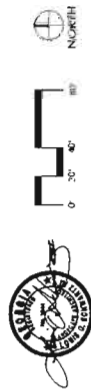
**EXISTING ZONING**  
LI & R-20

**PROPOSED ZONING**  
RM-8

**FLOOD PLAIN**  
.93 AC

**UNIT DIMENSIONS**  
24'x50'

- NOTES:**
- 1) According to 1904 (Revised) 13067 (2004) (2004) (2004), 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. dated 12/15/15.
  - 7) Topographic information source: Cobb County GIS.



REVISIONS	
NO.	DATE
1	7/5/16
2	
3	
4	
5	
6	
7	
8	
9	
10	





**APPLICANT:** Vanquish Property Partners, LLC

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

**REPRESENTATIVE:** J. Kevin Moore

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

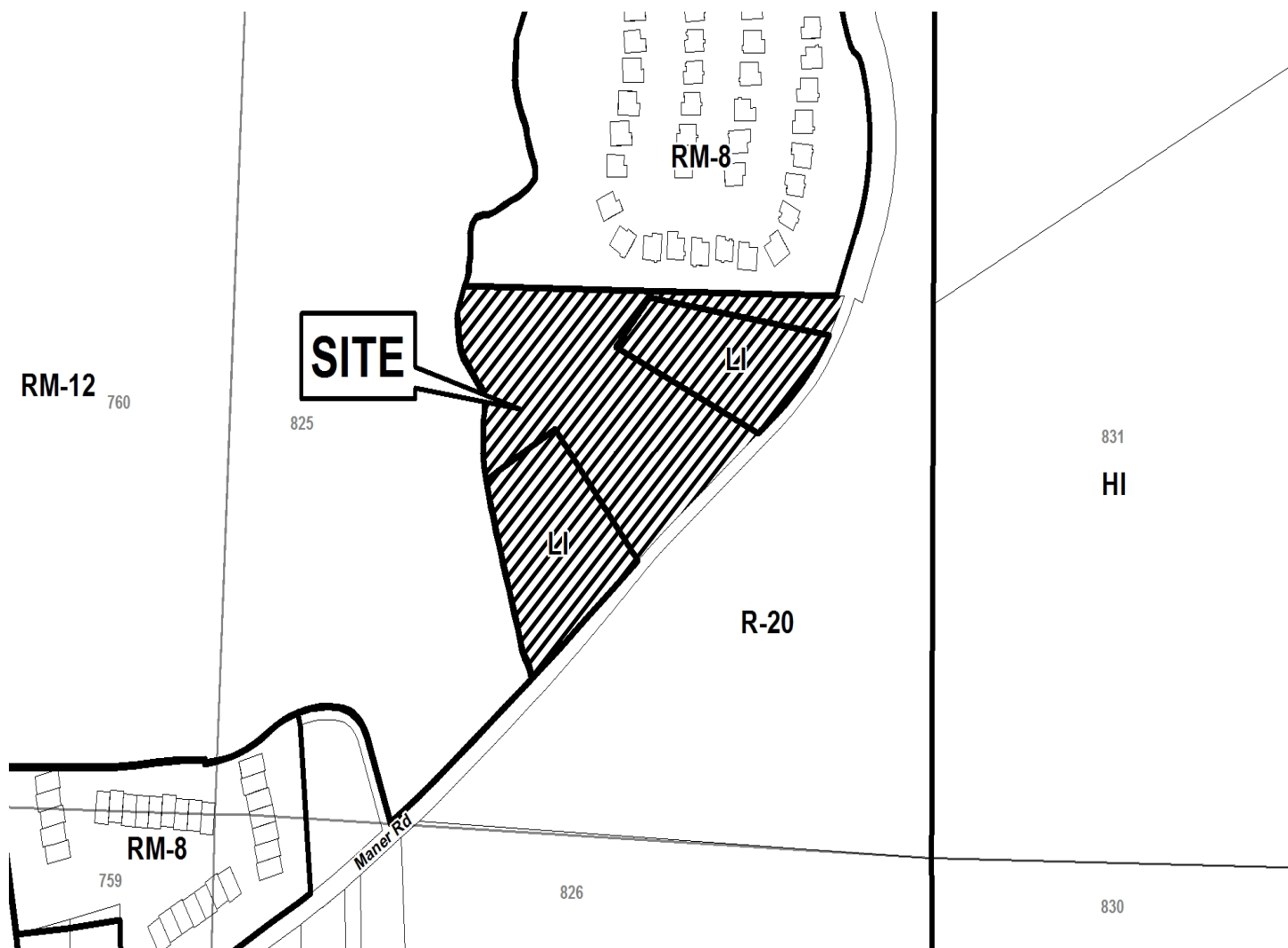
**DISTRICT:** 17

**LAND LOT(S):** 825

**PARCEL(S):** 7,9,10

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

**COMMISSION DISTRICT:** 2



Application No. z-78(2016)

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

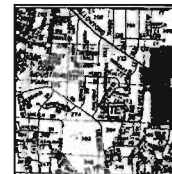
.....  
Part 3. Other Pertinent Information (List or attach additional information if needed)

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

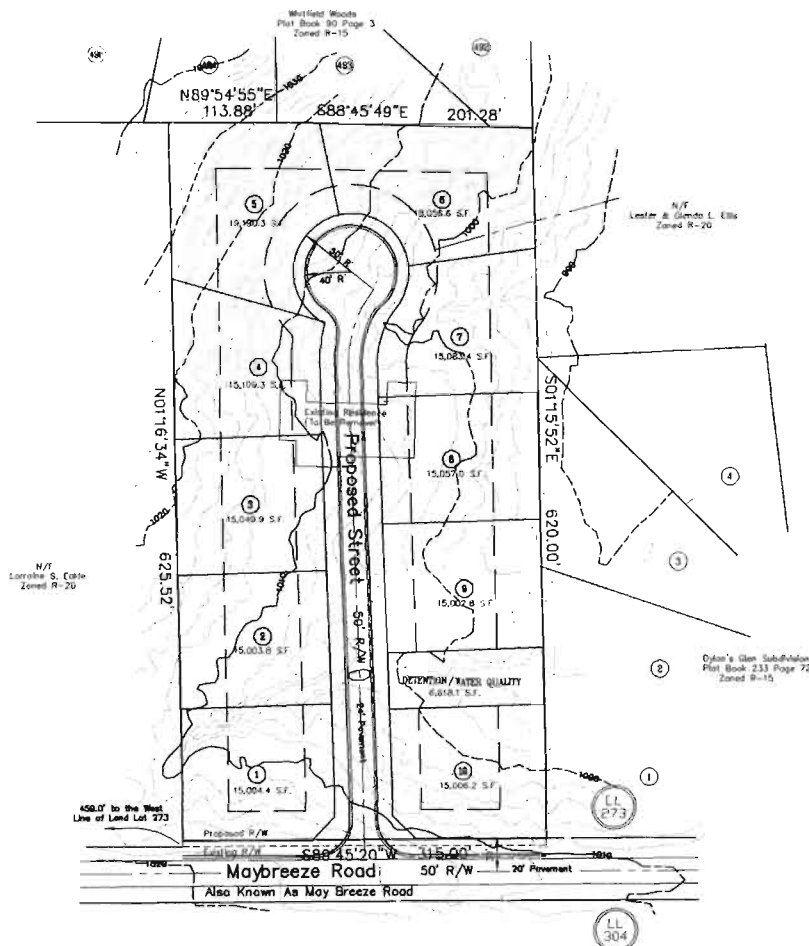
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

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.



Location Map  
Scale: 1"=2,000'



General Notes:

1. Boundary and Topographic Information shown compiled by Larry D. Neese, PLS, dated July 6, 2015. Reference Deed Book 14838, Page 4673, Plat Book 48, Page 57 and Cobb County GIS.
2. Total Area = 4.509 Acres
3. Existing Zoning = R-20
4. Proposed Zoning = R-15  
Setbacks: Front 25'  
Side 10'  
Major Side 25'  
Rear 40'
5. Request approval to allow Front Building Lines to be 25' in lieu of 35', and allow Rear Building Lines to be 40' in lieu of 30'.
6. Minimum Heated Floor Space to be 2,400 S.F.
7. Minimum Lot Size 15,000 S.F.
8. Density 4.508 Acres with 10 Lots = 2.22 Units/Acre
9. There are No Architectural or Archaeological Landmarks on or adjacent to this property.
10. There are No Cemeteries located on or adjacent to this property.
11. There are no streams or wetlands located on this property.



Developer

KJT Properties, LLC  
4362 Highborne Drive  
Marietta, Georgia 30066

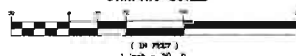
THIS PROPERTY (S/N) IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP # 130675000H, DATED MARCH 04, 2013. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000 FEET AND AN ANGULAR ERROR OF ONE SECOND PER ANGULAR POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 15,000 FEET.

EQUIPMENT UTILIZED: ANGLEMAN, TRANSIT

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLES ARE EXCEPTED. 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 EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED DECLARATION 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

CLOSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MAPS, AND ALL THE PEOPLE SHALL SAY, "Amen", Deut. 27:17

SURVEY FOR:  
3887 Maybreeze Road  
KJT Properties, LLC

SHEET

LAND LOT: 223	CC: LT
DISTRICT: 16th	SECTION: 2nd
COUNTY: Cobb	CITY: MARIETTA
STATE: Georgia	SCALE: 1"=50'
FIELD DATE: 6-10-16	PLAT DATE: 7-09-16

**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

**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**

**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

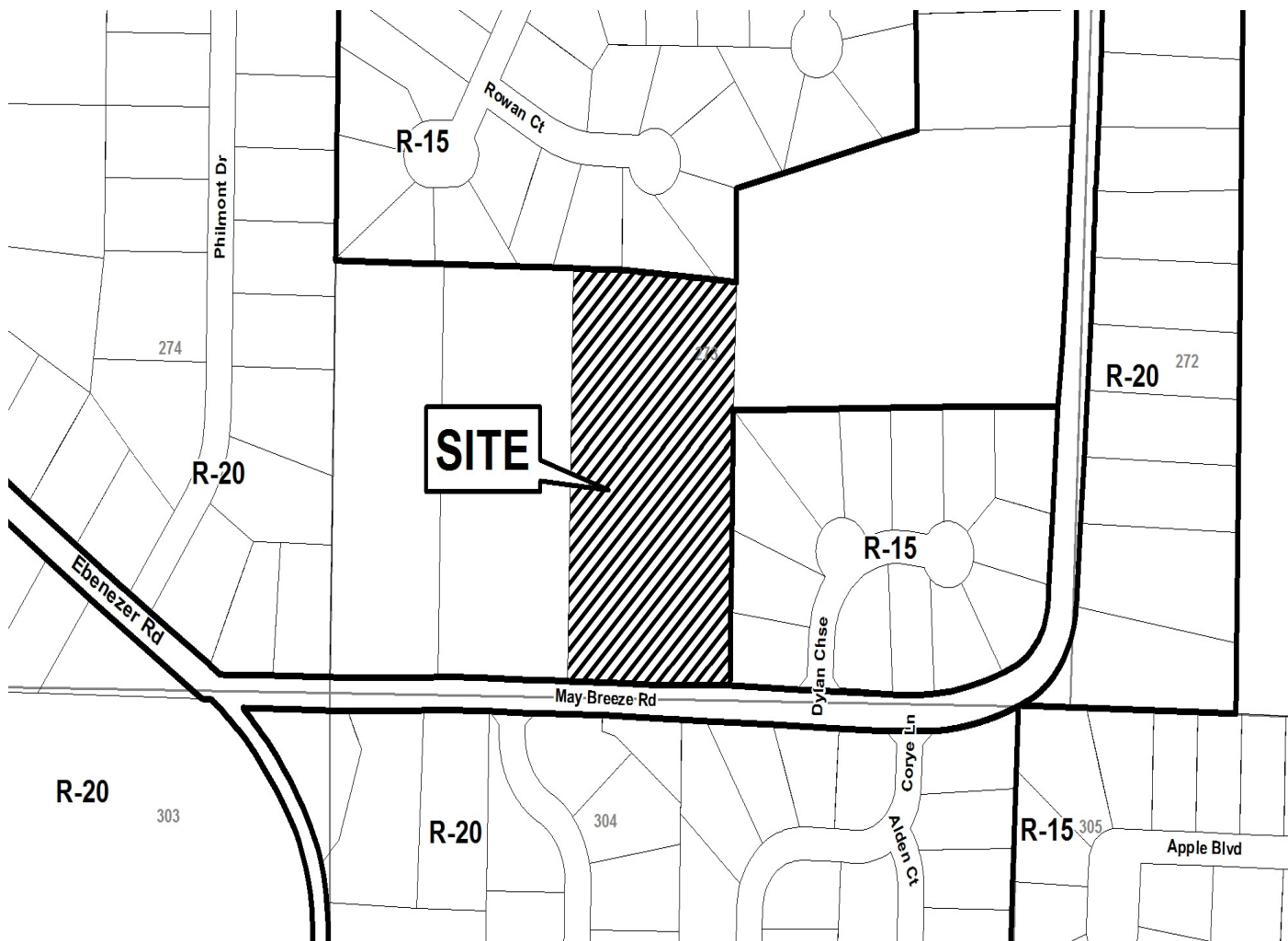
**DISTRICT:** 16

**LAND LOT(S):** 273

**PARCEL(S):** 4

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

**COMMISSION DISTRICT:** 3

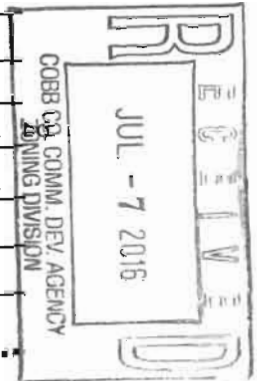


Application No. z- 79  
Sept. (2016)

## 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)

.....  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

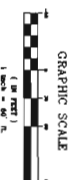
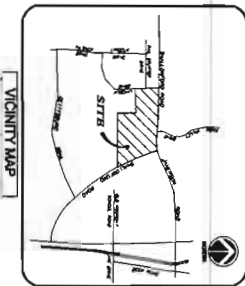
.....  
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(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.

Z-80  
(2016)

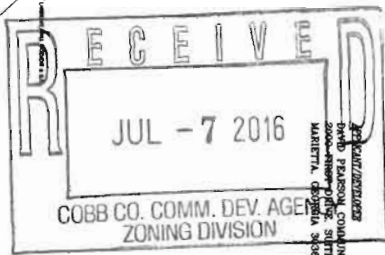
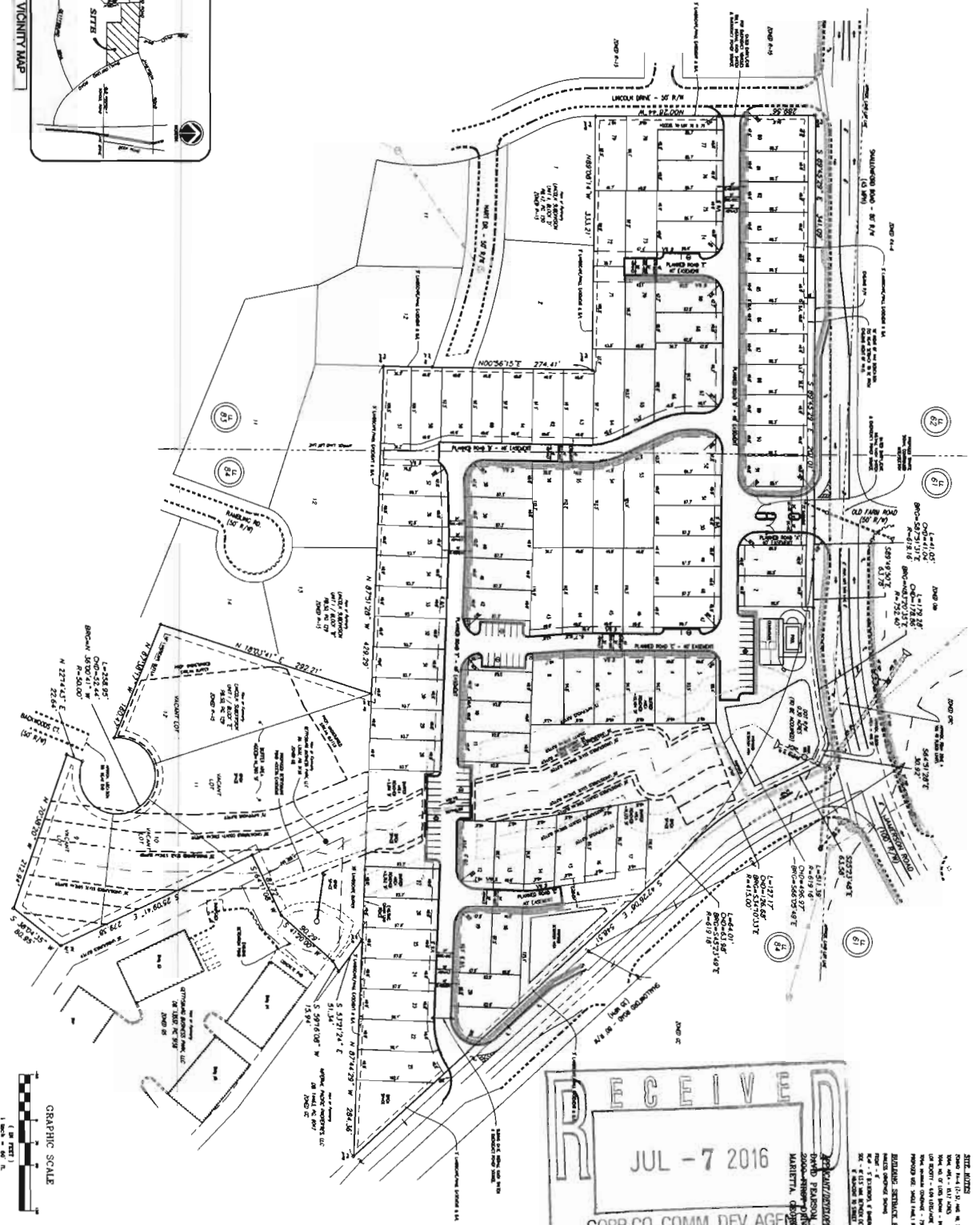


GEORGIA 811  
UNITS: Feet and Meters  
DATE: 7-7-16  
PROJECT: Z-80

NO.	DATE	REVISION DESCRIPTION	BY
1			

CONCEPTUAL PLAN FOR  
VILLAGES AT SHALLOWFORD  
LAND LOT 83 & 84, 14TH DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA

**centerline**  
Surveying and Land Planning, Inc.  
1000 WILSON ROAD, SUITE 100, KENNESAW, GA 30144  
PHONE: (770) 427-0000 FAX: (770) 427-0000



**STAKE NOTES**  
Corner 1-4-1 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-2 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-3 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-4 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-5 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-6 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-7 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-8 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-9 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-10 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-11 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-12 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-13 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-14 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-15 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-16 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-17 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-18 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-19 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-20 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-21 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-22 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-23 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-24 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-25 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-26 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-27 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-28 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-29 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-30 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-31 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-32 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-33 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-34 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-35 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-36 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-37 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-38 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-39 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-40 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-41 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-42 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-43 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-44 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-45 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-46 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-47 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-48 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-49 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-50 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-51 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-52 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-53 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-54 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-55 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
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Corner 1-4-57 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-58 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-59 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-60 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-61 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
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Corner 1-4-64 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-65 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-66 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-67 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-68 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-69 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-70 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-71 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-72 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-73 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-74 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-75 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-76 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-77 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-78 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-79 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-80 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-81 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-82 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-83 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-84 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-85 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-86 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-87 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-88 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-89 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-90 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-91 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-92 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-93 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-94 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-95 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-96 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-97 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-98 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-99 (S. 1/4, Sec. 16, T. 33N, R. 10E)  
Corner 1-4-100 (S. 1/4, Sec. 16, T. 33N, R. 10E)

**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

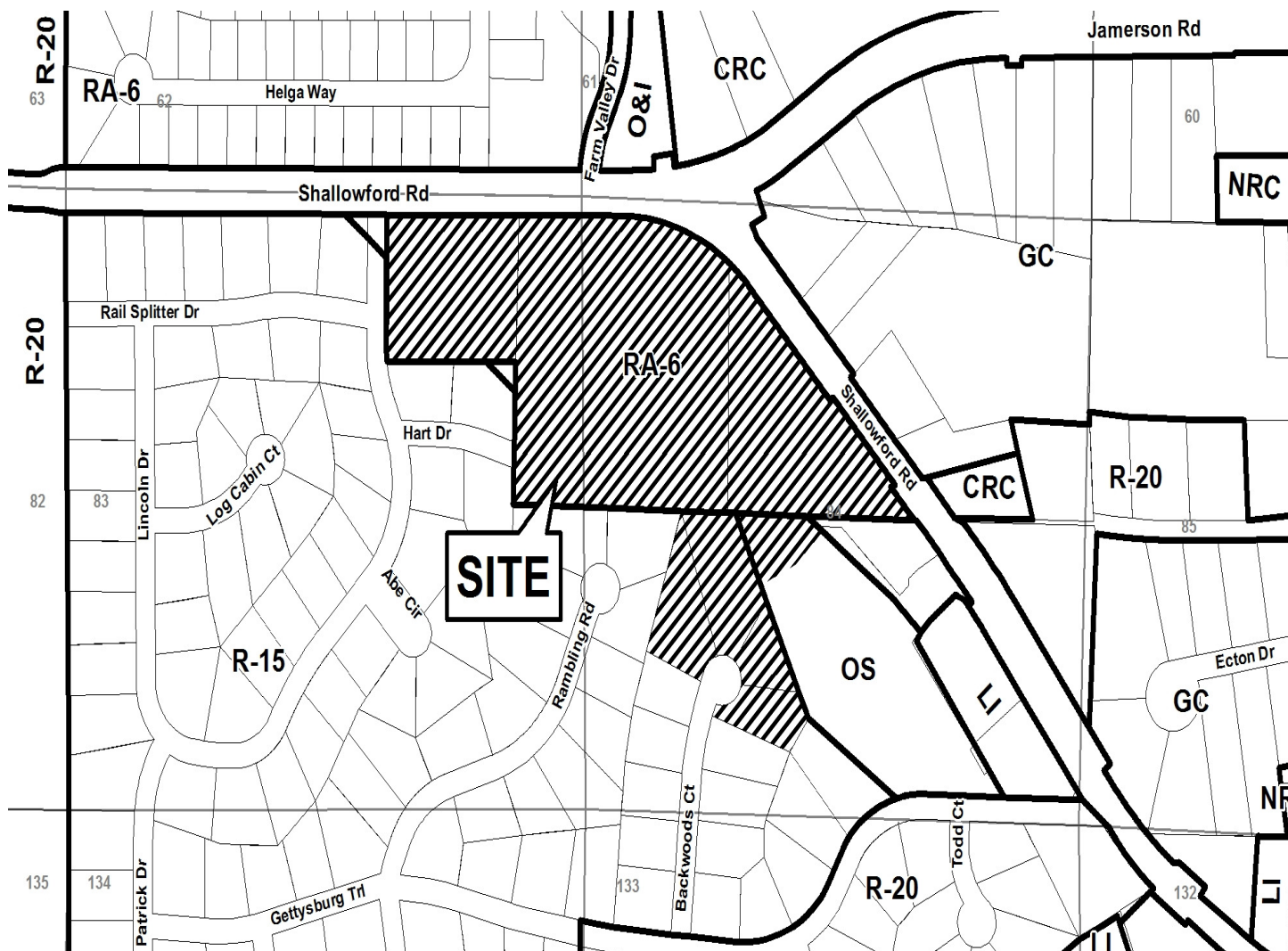
**LAND LOT(S):** 83, 84

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

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

**COMMISSION DISTRICT:** 3

#### CONTIGUOUS ZONING/DEVELOPMENT

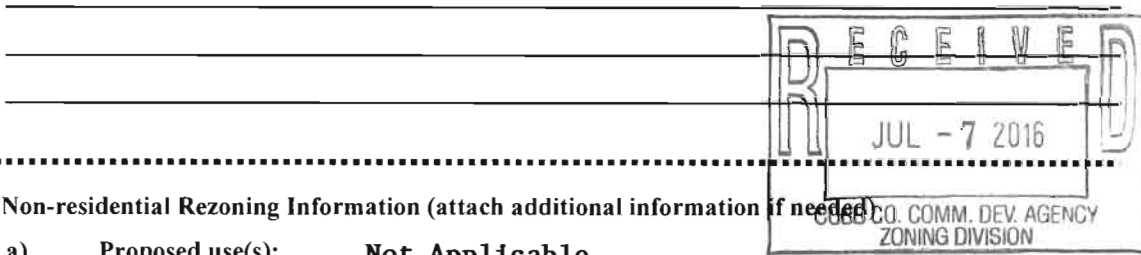


Application No. z- 80  
Sept. (2016)

## 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)

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

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

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

None known at this time.

.....  
\*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.



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OSIRIS ENGINEERING MGT, INC.  
570 PIEDMONT ROAD  
SUITE 55334  
ATLANTA, GEORGIA 30010  
404 454 6392

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

JUL -7 2016

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

POSED TOWNHOUSE DEVELOPMENT/  
ZONING

**HENANDOAH TRL**

**Y OF AUSTELL, COBB COUNTY, GEORGIA  
AND LOT 23, DIST 18**

2000

**APPLICANT:** John Okooboh

**PHONE#:** \_\_\_\_\_ **EMAIL:** JOHNOKOOBOH@GMAIL.COM

**REPRESENTATIVE:** Eric Hodge

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

**TITLEHOLDER:** John Okooboh

**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**

**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

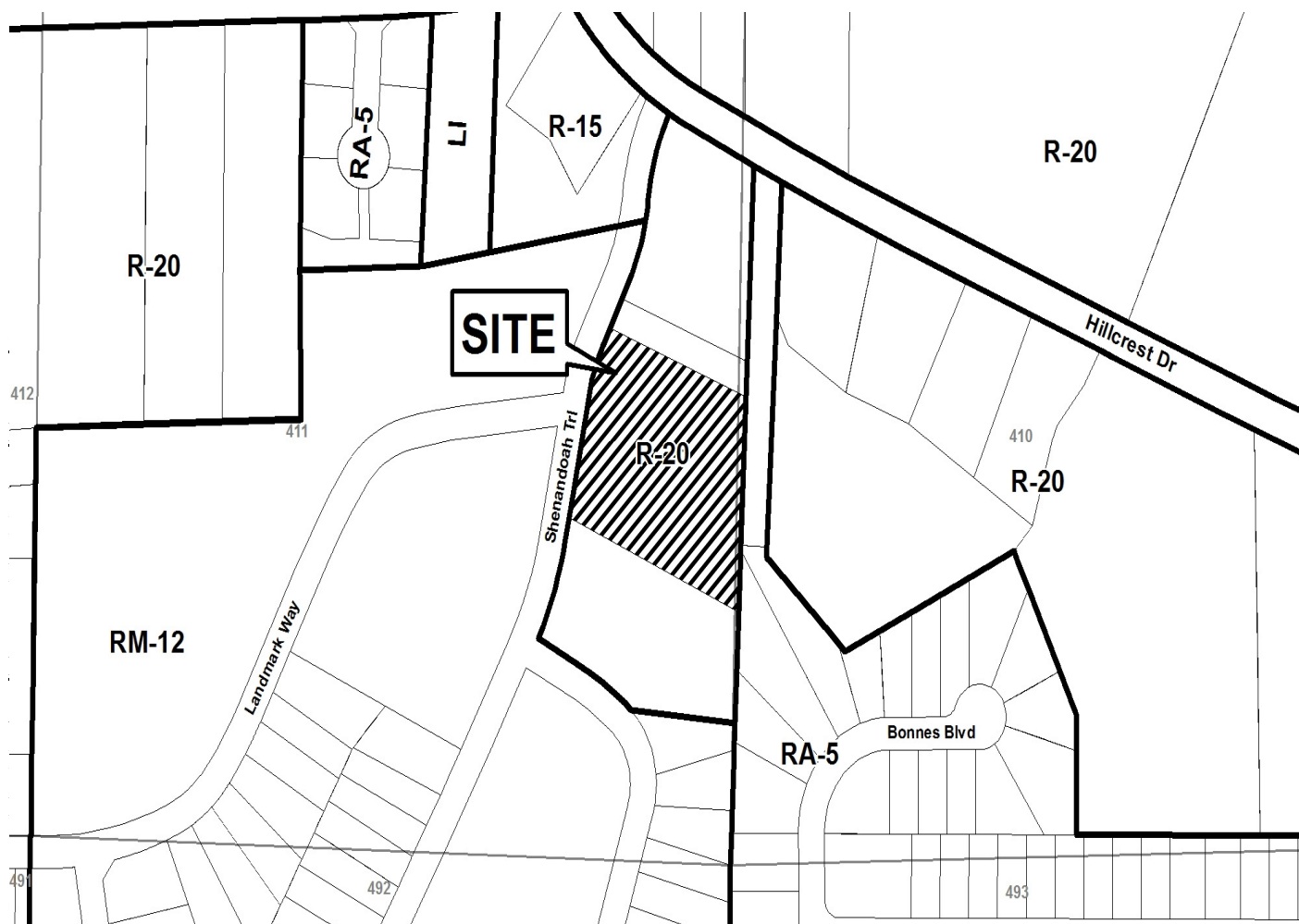
**DISTRICT:** 18

**LAND LOT(S):** 411

**PARCEL(S):** 12

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

**COMMISSION DISTRICT:** 4



Application No. Z-81

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: \_\_\_\_\_
- \_\_\_\_\_  
\_\_\_\_\_  
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.....  
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 -



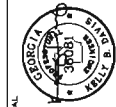
Z-82  
(2016)

**Gaskins**  
ENGINEERING  
PLANNING CONSULTING  
CONSTRUCTION MANAGEMENT

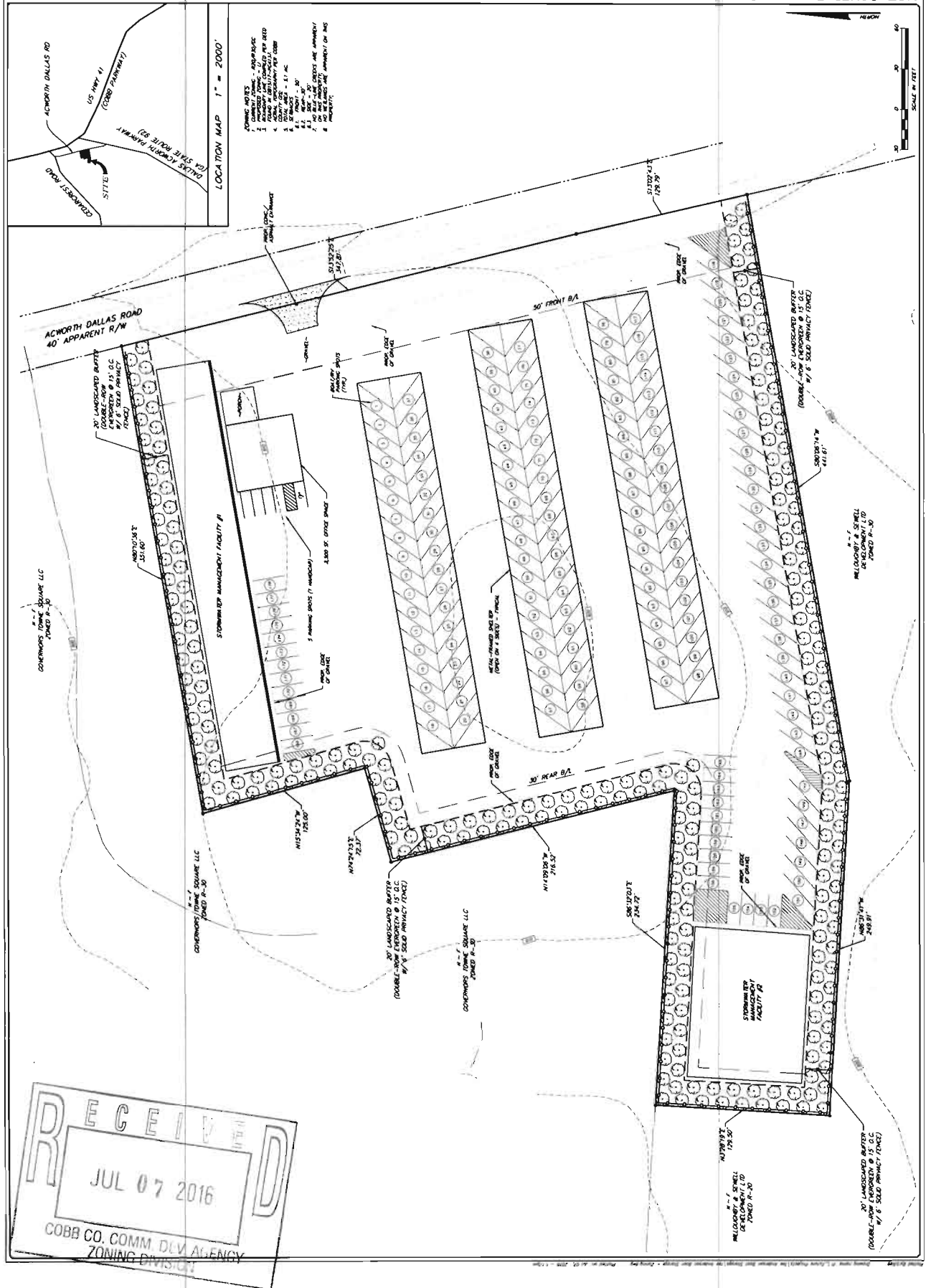
1200 Pioneer Square, Room 1900  
Portland, Oregon 97204  
Phone: (503) 434-1100  
Fax: (503) 434-1100

BOAT STORAGE FACILITY  
(4321 ACWORTH DALLAS ROAD)

NOT ISSUED FOR CONSTRUCTION



PROJECT NO. 11-001		FIELD BOOK	
DRAWN BY		CHECKED BY	
SCALE 1" = 30'		ISSUE DATE 7/7/16	
SHEET NUMBER			



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

**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

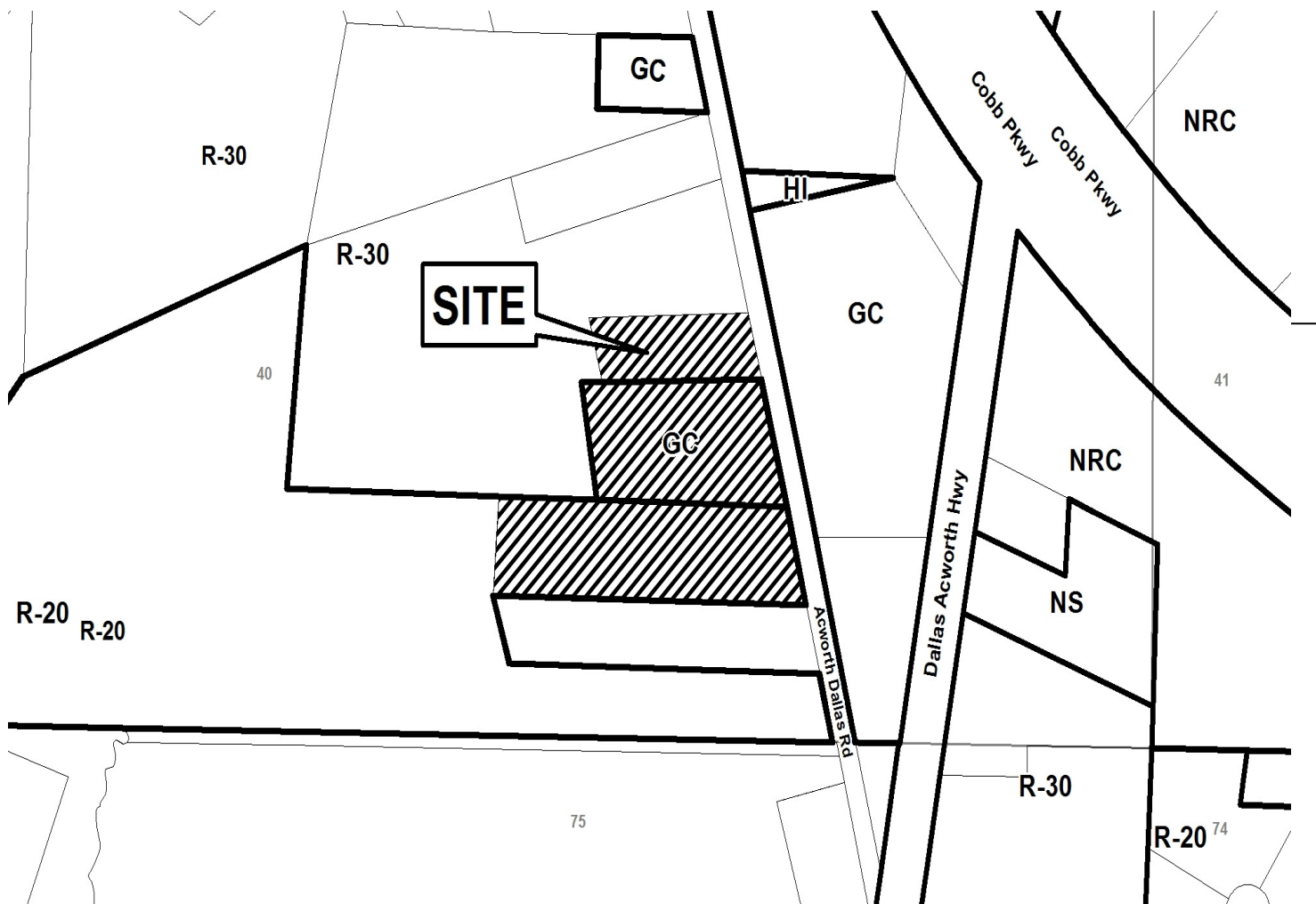
**DISTRICT:** 20

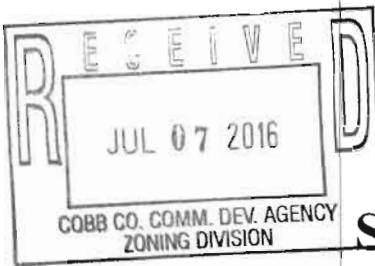
**LAND LOT(S):** 40

**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.

# LEGEND

These standard symbols may be found in the drawing.

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



4° 35' Magnetic North  
4° 35' Declination  
Plat Book 80  
Page 133  
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

- Equipment used: Leica 1200 robotic total station and Allegro MX data collector.
- Software used: Carlson Survey 2013 and Carlson Survey.

## CLOSURE STATEMENT

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

155 CLIFWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM  
SURVEY PLAT FOR  
3905 Glenraven Court, Roswell Georgia 30075

DRAWING NUMBER F34-131  
JOB NUMBER 196273

# EDWARD L. KENNEDY IV

LAND LOT: 30 1st DISTRICT 2nd SECTION UNIT: Unit 4 PHASE:  
LOT: 17 BLOCK: G  
SUBDIVISION: Chimney Lakes  
PLAT BOOK 80, PAGE 93 DRAFTER: BJC REVISION DATE:  
DEED BOOK 14929, PAGE 620 PARTY CHIEF: D.B. FIELD DATE: 6/7/16 SHEET 1 OF 1

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREIN. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL CHARTERS PERTAINING TO TITLE ARE EXCEPTED.

321.71' to the 50' Right of Way of Johnson Ferry Road (Plat Extended) as per Plat Book 80 Page 133

LOT 18  
N/F  
Melvin J. Zentner  
Dana M. Zentner  
Deed Book 3740, Page 5

S 82°26'21" E 251.09'

10' BL

Wire Fence

Wood Fence

1/2" Rebar Found

18" Hardwood Tree on Property Corner

Power Box

Driveway

Sidewalk

Two Story Brick and Frame

#3905

Deck

Screened Porch

Concrete

Steps

Pool

13.29'

10' BL

Wire Fence

Wood Fence

1/2" Rebar Found

18' Hardwood Tree on Property Corner

Power Box

Driveway

Sidewalk

Two Story Brick and Frame

#3905

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Driveway

Sidewalk

Two Story Brick and Frame

#3905

Deck

Screened Porch

Concrete

Steps

Pool

13.29'

10' BL

Wire Fence

Wood Fence

1/2" Rebar Found

18" Hardwood Tree on Property Corner

Power Box

Driveway

Sidewalk

Two Story Brick and Frame

#3905

Deck

Screened Porch

Concrete

Steps

Pool

13.29'

10' BL

Wire Fence

Wood Fence

1/2" Rebar Found

18" Hardwood Tree on Property Corner

Power Box

Driveway

Sidewalk

Two Story Brick and Frame

#3905

Deck

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18" Hardwood Tree on Property Corner

Power Box

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13.29'

10' BL

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Wood Fence

1/2" Rebar Found

18" Hardwood Tree on Property Corner

Power Box

Driveway

Sidewalk

Two Story Brick and Frame

#3905

Deck

Screened Porch

Concrete

Steps

Pool

13.29'

10' BL

Wire Fence

Wood Fence

1/2" Rebar Found

**APPLICANT:** Edward Lee Kennedy

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

**REPRESENTATIVE:** Edward Lee Kennedy

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

**TITLEHOLDER:** Edward Lee Kennedy

**PROPERTY LOCATION:** East side of Glenraven Court, south of

Johnson Ferry Road

(3905 Glenraven Court)

**ACCESS TO PROPERTY:** Glenraven Court

**PHYSICAL CHARACTERISTICS TO SITE:** Existing single-family

house

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-16

**HEARING DATE (PC):** 09-08-16

**HEARING DATE (BOC):** 09-20-16

**PRESENT ZONING:** R-15

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** One-on-One Private Swim

Lessons in backyard pool

**SIZE OF TRACT:** 0.831 acres

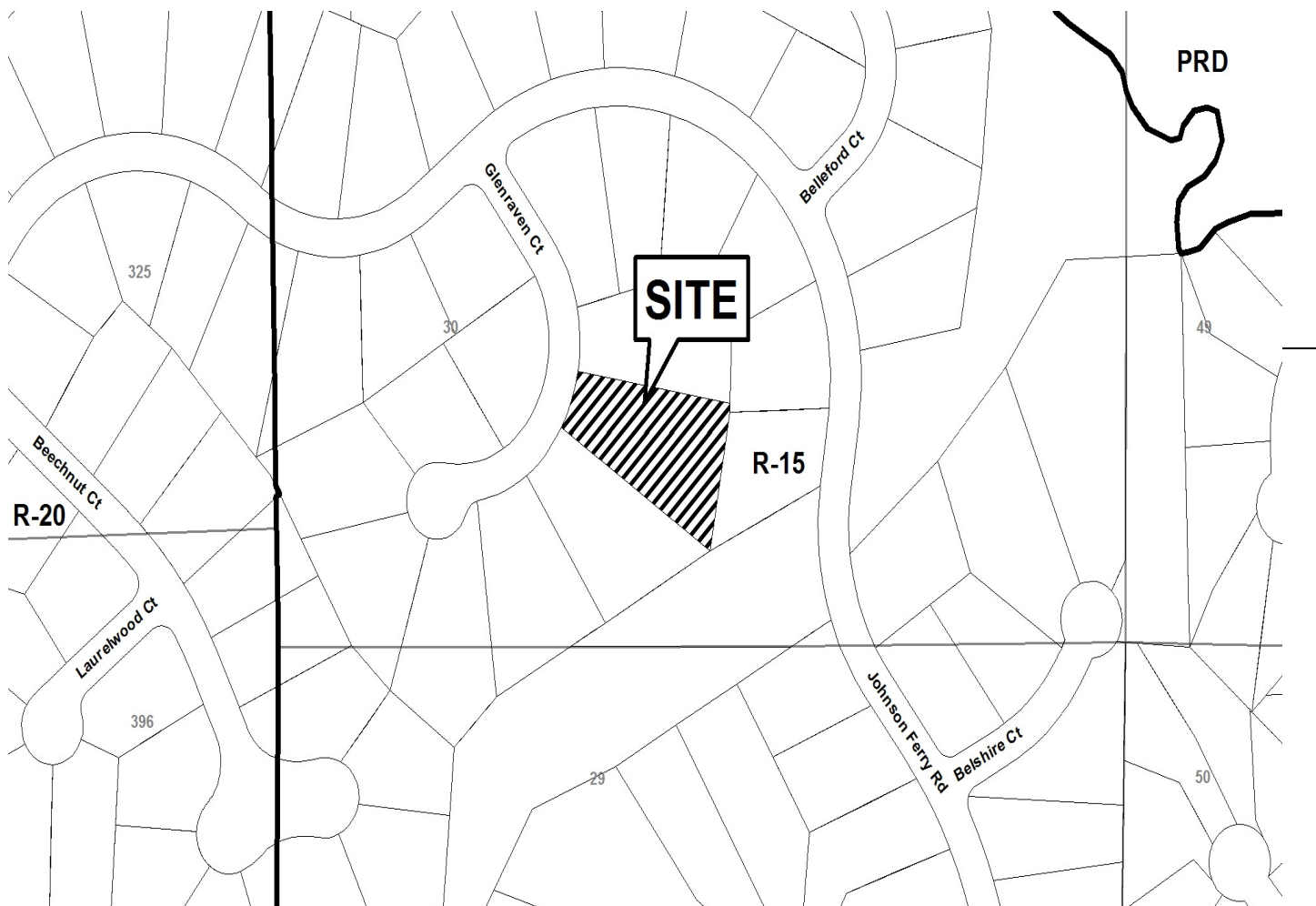
**DISTRICT:** 1

**LAND LOT(S):** 30

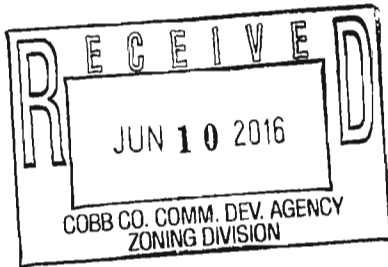
**PARCEL(S):** 12

**TAXES: PAID** X **DUE**           

**COMMISSION DISTRICT:** 3





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

## TEMPORARY LAND USE PERMIT WORKSHEET

(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

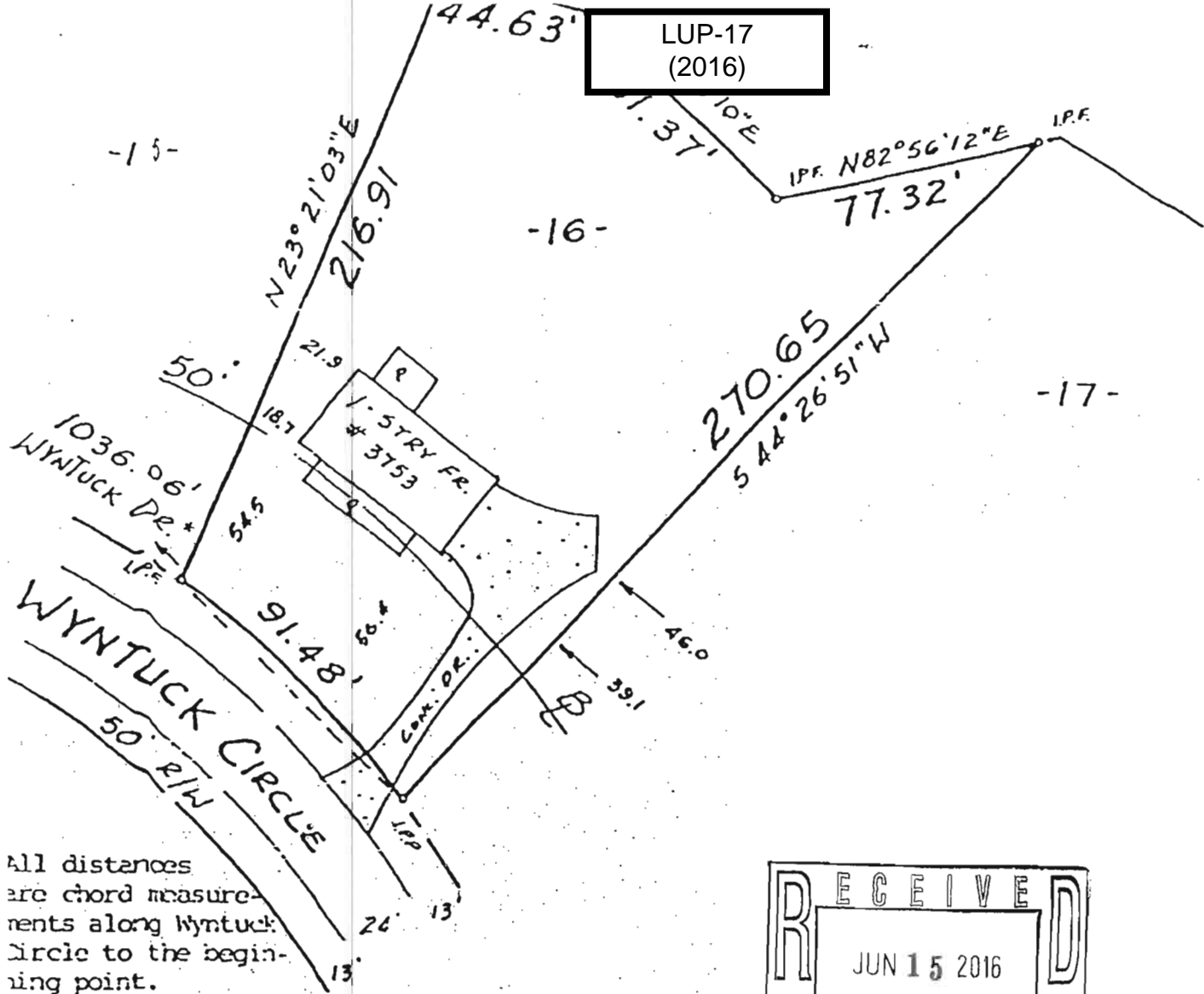
1. Type of business, or request? One-on-one private swim lessons
2. Number of employees? None - sole proprietorship
3. Days of operation? M-F April - August only
4. Hours of operation? Varies 9A-3p
5. Number of clients, customers, or sales persons coming to the house per day? Varies ; Per week? Varies
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. KennedyDate: June 5<sup>th</sup>, 2016

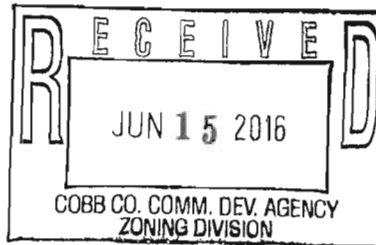
Applicant name (printed):

Edward L. Kennedy

LUP-17  
(2016)



All distances  
are chord measure-  
ments along Wyntuck  
Circle to the begin-  
ning point.



Survey for FULTON FEDERAL SAVINGS & LOAN ASSOCIATION

and THOMAS M. HUNT & ERIN 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 mini-  
mum 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

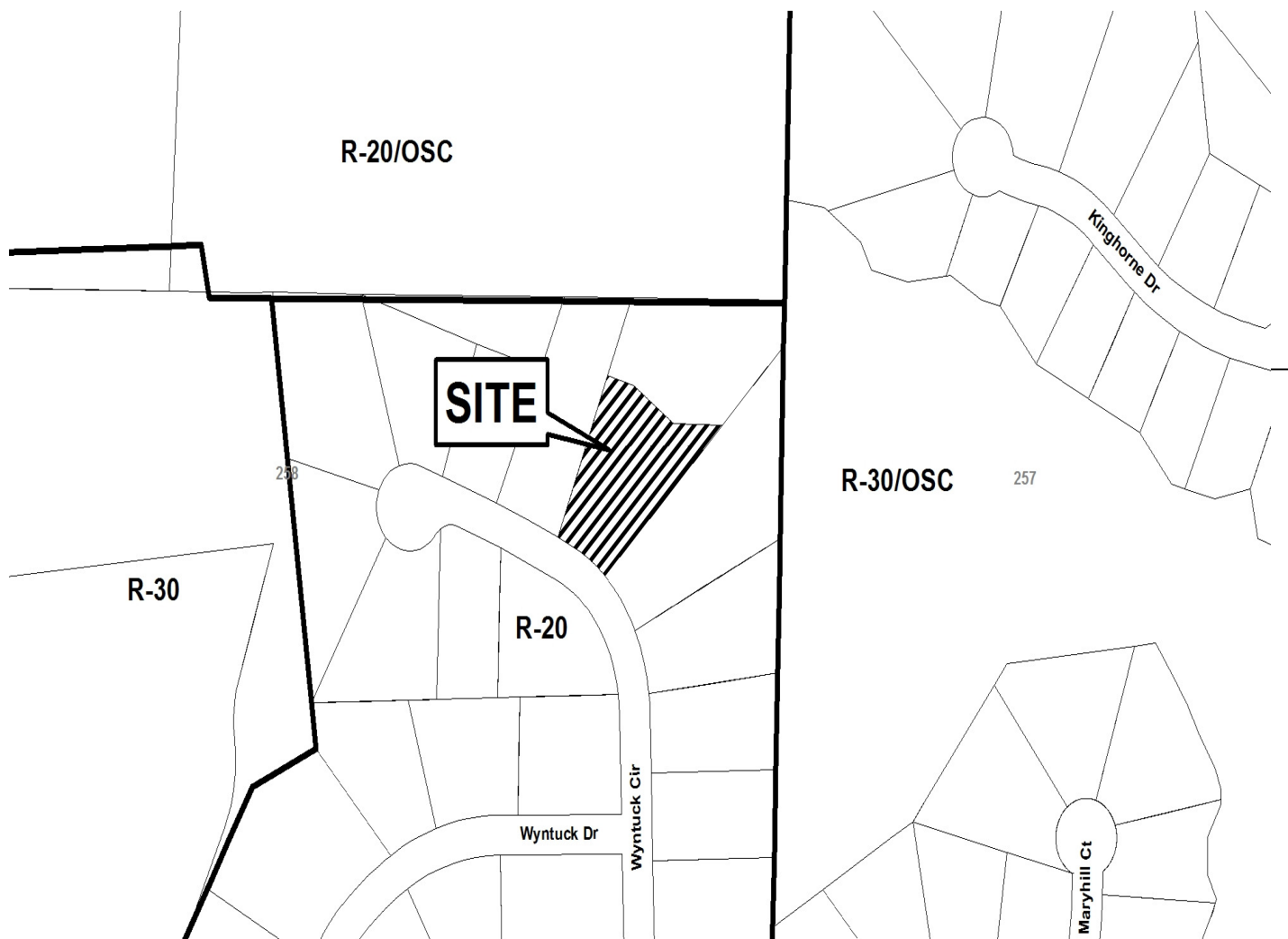
**DISTRICT:** 20

**LAND LOT(S):** 258

**PARCEL(S):** 73

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

**COMMISSION DISTRICT:** 1





Application #: LVR17

PC Hearing Date: 9-8-16

BOC Hearing Date: 9-20-16

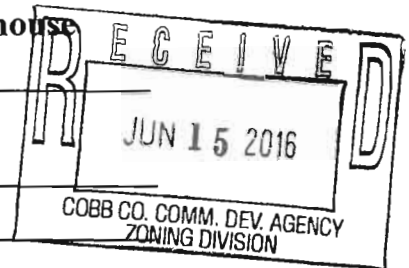
**TEMPORARY LAND USE PERMIT WORKSHEET**  
(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

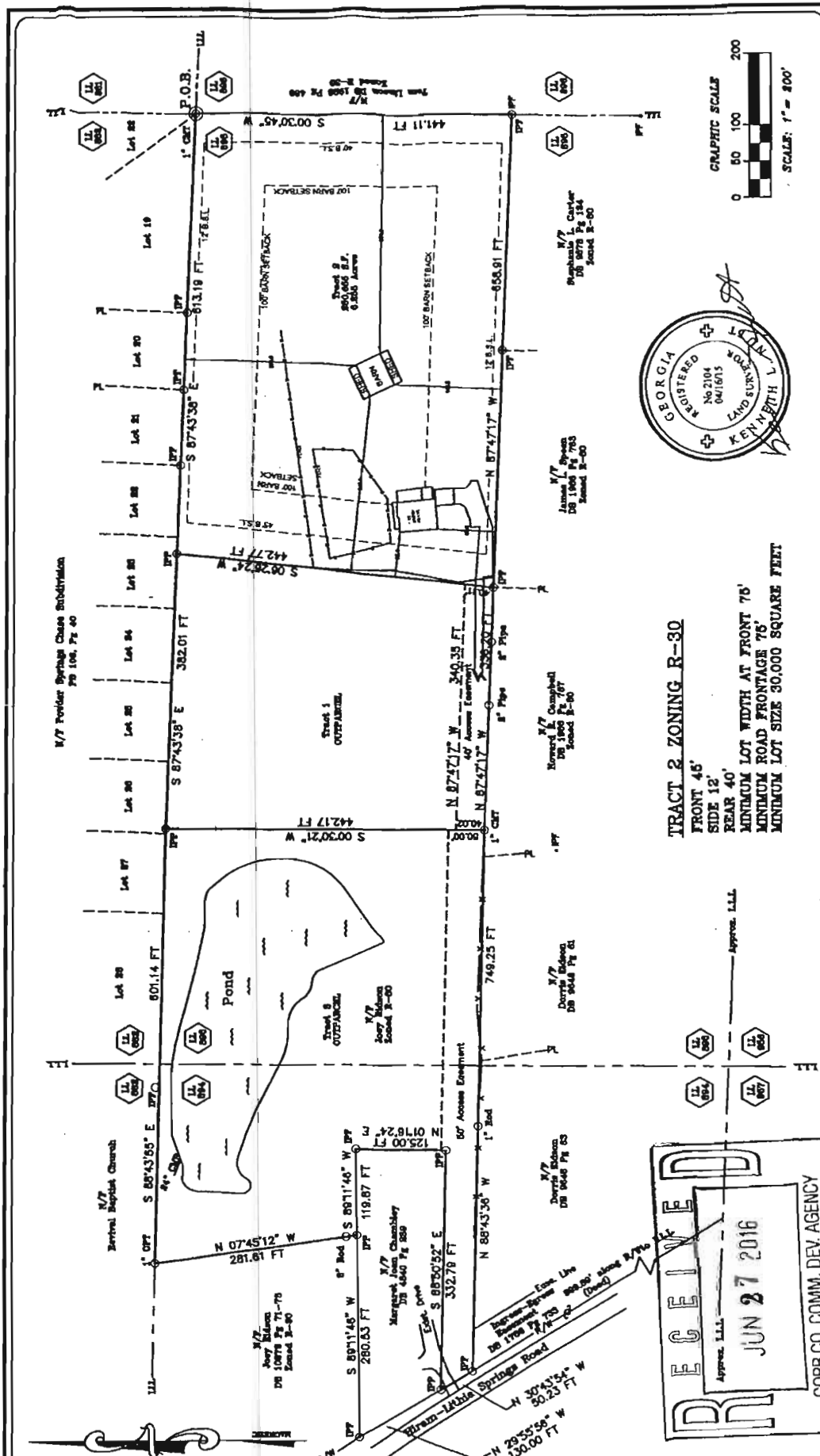
1. Type of business, or request? CITICARE
2. Number of employees? 4
3. Days of operation? 5
4. Hours of operation? 7-6
5. Number of clients, customers, or sales persons coming to the house  
per day? 7 ; Per week? 7
6. Where do clients, customers and/or employees park?  
Driveway: ☒ ; Street: ☐ ; Other (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: Erin Driscoll

Date: 6-15-16

Applicant name (printed): Erin Driscoll





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

# Boundary Survey for Stephen and Martha Edwards

TAX ID: 19089500070

Hiram-Lithia Springs Road

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

Cobb County, Georgia

## REFERENCES

Party Chief: B.A.  
Date Surveyed: 6/10/99  
Job #: 037199

Perimeter Surveying Co., Inc

1065 Sandown Road, Marietta, GA 30008  
Phone: (770) 425-6824 Fax: (770) 425-6768

- 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 plotted and has been prepared in conformity with the minimum standards and requirements of the Georgia Surveying and Mapping Act of 1997.
- This plot may be based on a recorded plot from iron pins referenced on said plot for closure 1/4"-h.
- According to F.I.R.M. Community Pond # 1306700085 F, dated 8/18/92, this property is not located in an area having special flood hazards.

- X-X- = Barbed Wire
- SS = Sanitary Sewer
- FH = Fire Hydrant
- Q = Power Pole
- IP = Iron Pin Place
- 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
- Chain Link Fence
- MH = Man Hole
- SSE = Sanitary Sewer Eas.
- JB = Junction Box
- DI = Drop Inlet
- PL = Property Line
- CMP = Compacted Metal Pipe
- RCP = Reinforced Concrete
- DE = Drainage Easement
- WP = Water Valve
- WM = Water Meter
- R/W = Right of Way
- CL = Centerline



## TRACT 2 ZONING R-30

FRONT 45'

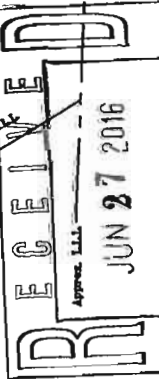
SIDE 12'

REAR 40'

MINIMUM LOT WIDTH AT FRONT 76'

MINIMUM ROAD FRONTAGE 76'

MINIMUM LOT SIZE 30,000 SQUARE FEET



**APPLICANT:** Uno Grande Mastiffs

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

**REPRESENTATIVE:** Rebecca Wilson

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

**TITLEHOLDER:** Stephen J. Edwards and Martha G. Edwards

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

(3955 Hiram Lithia Springs Road)

**ACCESS TO PROPERTY:** Hiram Lithia Springs Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-18

**HEARING DATE (PC):** 09-08-16

**HEARING DATE (BOC):** 09-20-16

**PRESENT ZONING:** R-30

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Breeding Dogs

**SIZE OF TRACT:** 6.24 acres

**DISTRICT:** 19

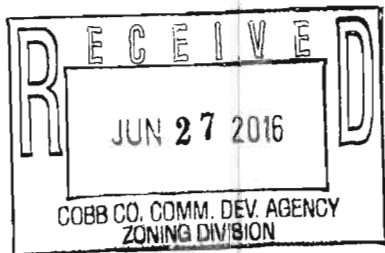
**LAND LOT(S):** 895

**PARCEL(S):** 7

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

**COMMISSION DISTRICT:** 4





Revised October 1, 2009

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? N/A
4. Hours of operation? N/A
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: X ; Street: \_\_\_\_\_ ; Other (Explain): \_\_\_\_\_
7. Signs? No: X ; Yes: \_\_\_\_\_. (If yes, then how many, size, and location): \_\_\_\_\_
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): Just personal vehicles
9. Deliveries? No X ; Yes \_\_\_\_\_. (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) \_\_\_\_\_
10. Does the applicant live in the house? Yes X ; No \_\_\_\_\_
11. Any outdoor storage? No \_\_\_\_\_ ; Yes X (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 X ; Yes \_\_\_\_\_. (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed): \_\_\_\_\_

Applicant signature: [Signature] Date: 6/26/16

Applicant name (printed): Rebecca Wilson





TOTAL TRACT AREA = 52.377 ACRES (2,281,542.12 S.F.)



ALL READINGS ARE CALCULATED  
FROM THE DATA BASED ON A  
FIXED MAGNETIC DECLINATION



MAGNETIC DECLINATION

RECEIVED  
JUN 30 2016  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

GRAPHIC SCALE IN FEET

[illegible]

TRINITY CHAPEL CHURCH OF GOD



**APPLICANT:** Trinity Chapel, Inc.

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

**REPRESENTATIVE:** Randy Newton

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

**TITLEHOLDER:** Trinity Chapel, Inc.

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

**ACCESS TO PROPERTY:** Macland Road, Old Lost Mountain Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing church

#### CONTIGUOUS ZONING/DEVELOPMENT

**PETITION NO:** LUP-19

**HEARING DATE (PC):** 09-08-16

**HEARING DATE (BOC):** 09-20-16

**PRESENT ZONING:** R-20, R-30

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Pre-school

**SIZE OF TRACT:** 52.377 acres

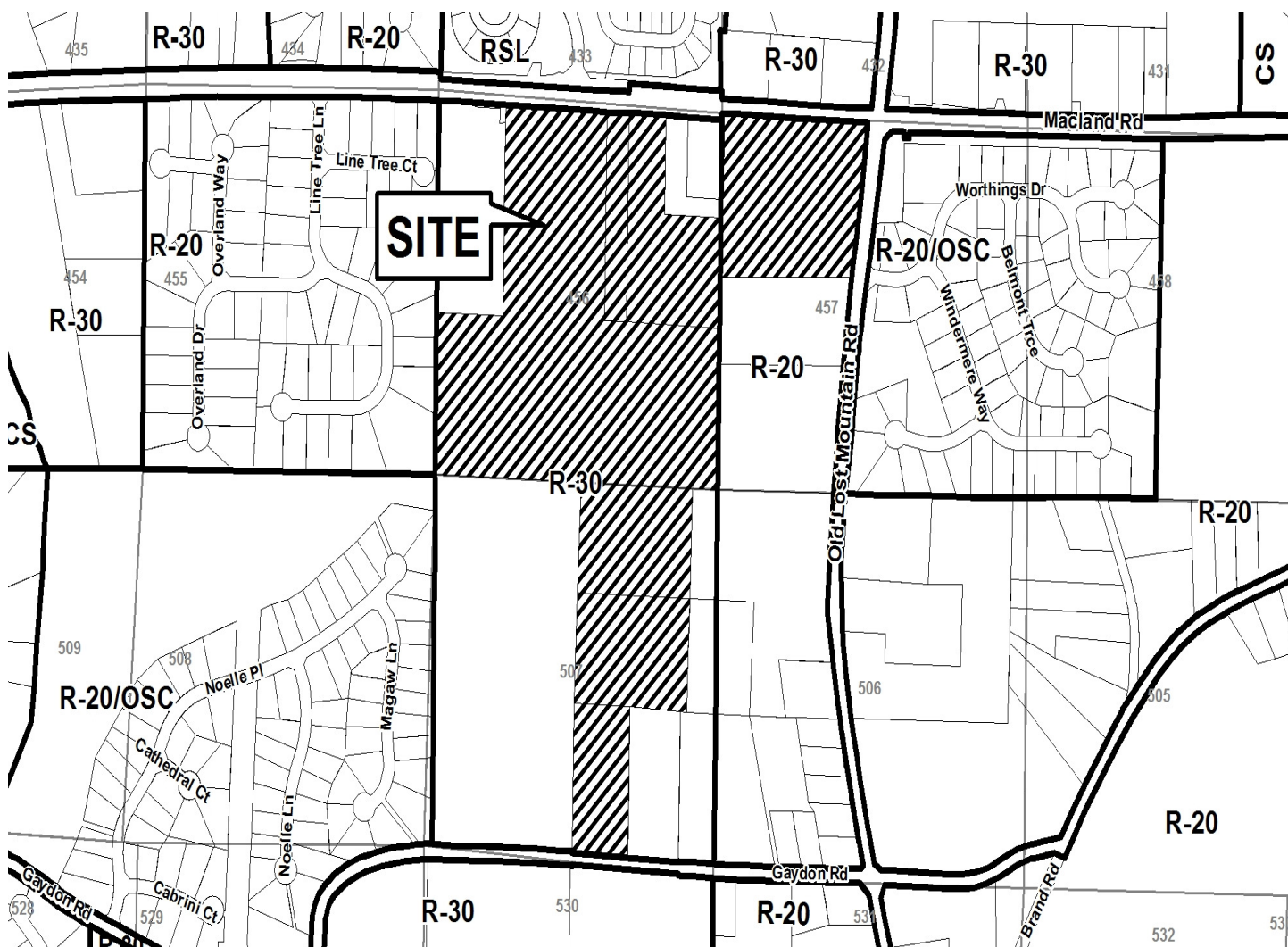
**DISTRICT:** 19

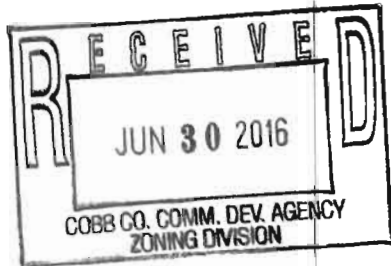
**LAND LOT(S):** 456,457,507

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

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

**COMMISSION DISTRICT:** 4





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

SHEET TITLE <b>REFERENCE FLOOR PLAN</b>	SHEET NUMBER <b>A1.1</b>	
	PROJECT NO.	ISSUE DATE PERMIT SET OCT 20, 2014

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

**APPLICANT:** East Cobb Church of Christ, Inc.

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

**REPRESENTATIVE:** Rhonda Hawkins

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

**TITLEHOLDER:** East Cobb Church of Christ, Inc.

**PROPERTY LOCATION:** South side of Roswell Road, east of

River Forest Drive

(5240 Roswell Road)

**ACCESS TO PROPERTY:** Roswell Road

**PHYSICAL CHARACTERISTICS TO SITE:** Church

#### CONTIGUOUS ZONING/DEVELOPMENT

**PETITION NO:** LUP-20

**HEARING DATE (PC):** 09-08-16

**HEARING DATE (BOC):** 09-20-16

**PRESENT ZONING:** R-15

**PROPOSED ZONING:** Land Use Permit

(Renewal)

**PROPOSED USE:** Church Preschool

**SIZE OF TRACT:** 14.4 acres

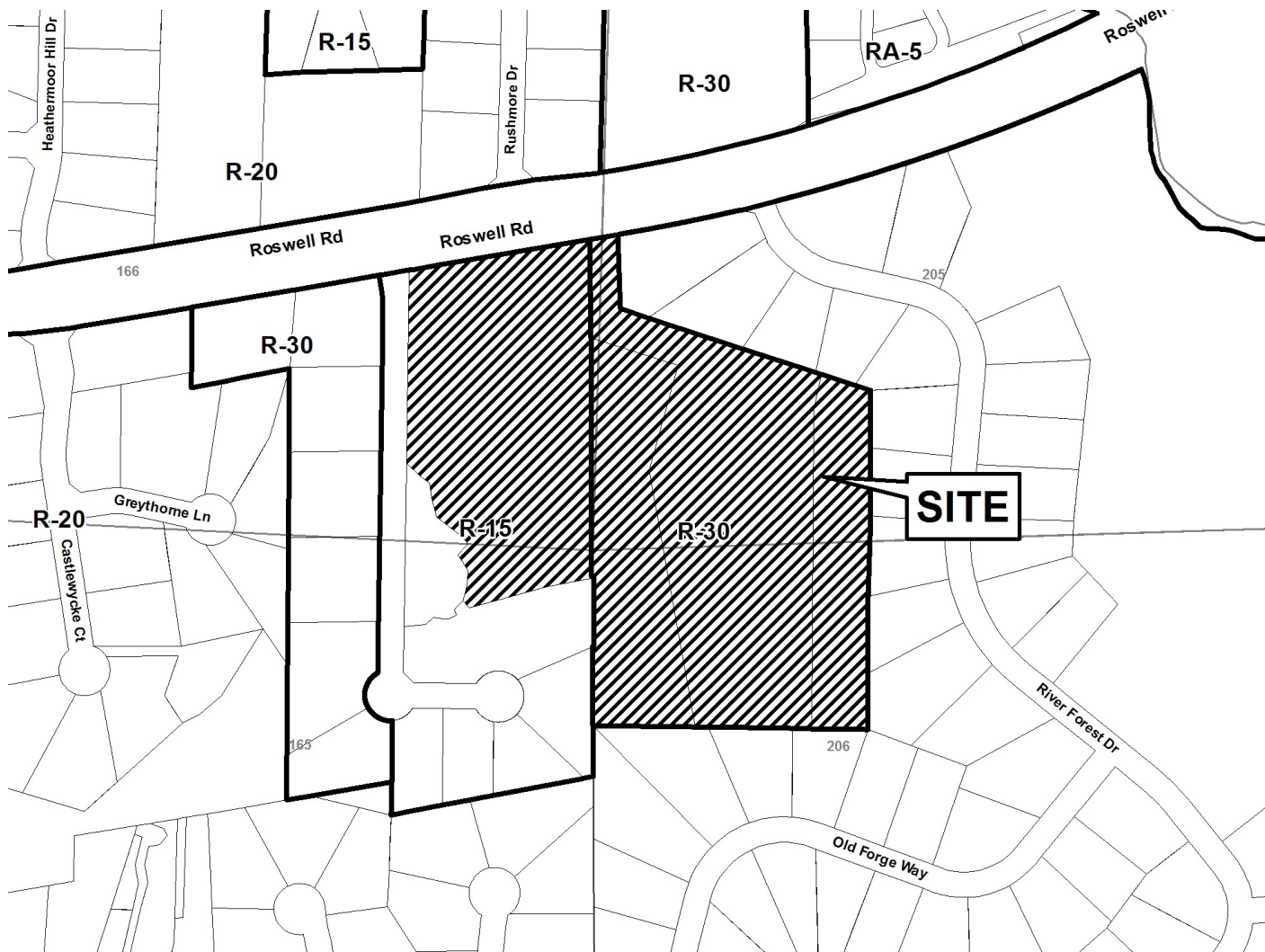
**DISTRICT:** 1

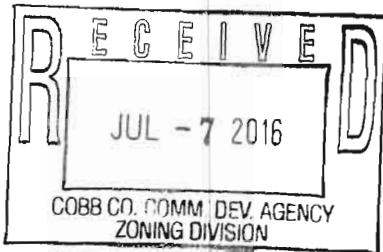
**LAND LOT(S):** 165,166,205,206

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

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

**COMMISSION DISTRICT:** 3



Application #: LVP-20PC Hearing Date: 9-8-16BOC 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: X ; Yes: \_\_\_\_\_. (If yes, then how many, size, and location): \_\_\_\_\_
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 4 teacher cars
9. Deliveries? No X ; Yes \_\_\_\_\_. (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) \_\_\_\_\_
10. Does the applicant live in the house? Yes \_\_\_\_\_ ; No X
11. Any outdoor storage? No X ; 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 X ; Yes \_\_\_\_\_. (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed): \_\_\_\_\_

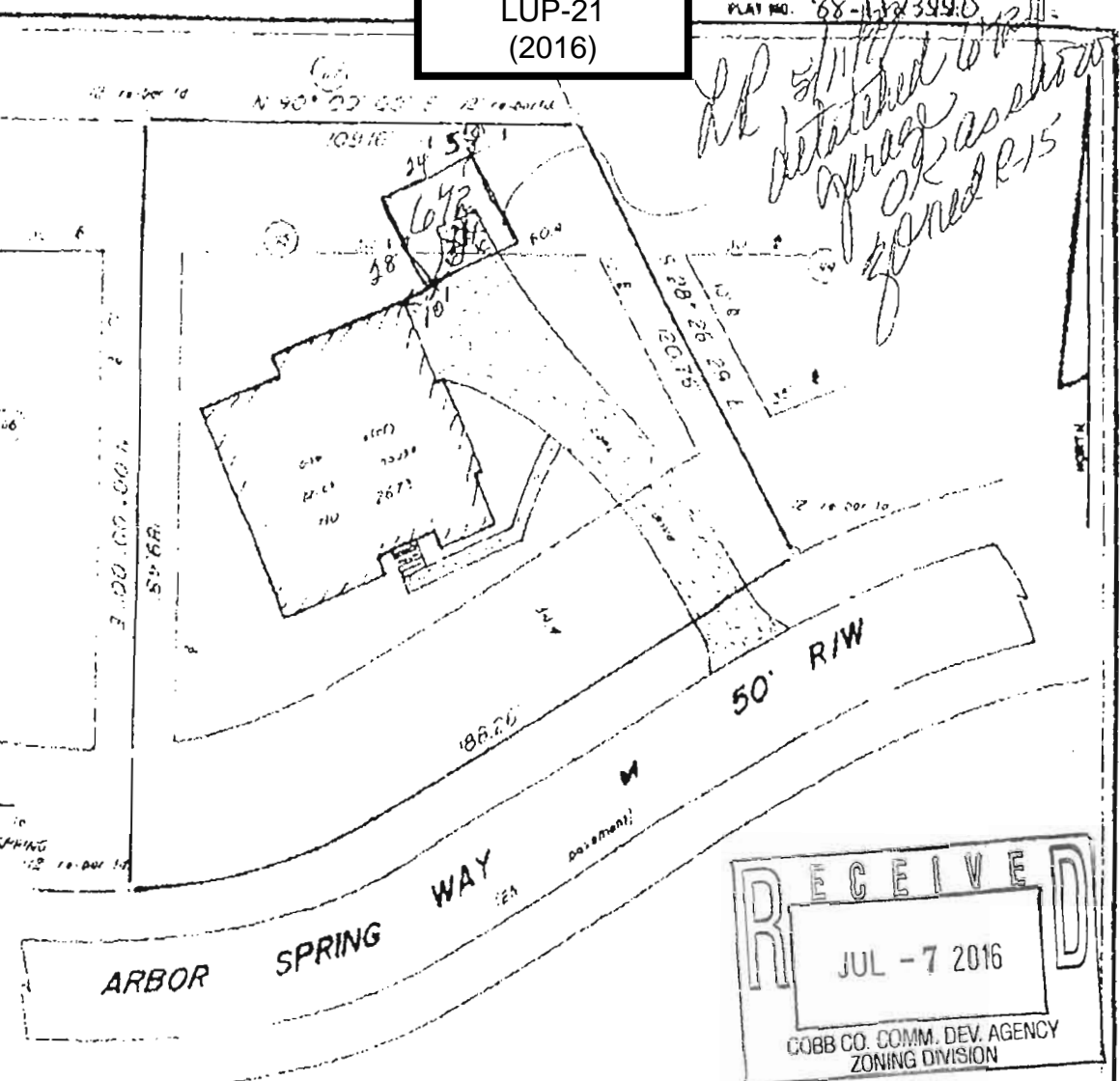
Applicant signature: Rhonda Hawkins Date: 7-1-16Applicant name (printed): Rhonda Hawkins

LUP-21  
(2016)

PLAT NO. 68-112344-D

*Handwritten:*  
detached garage  
or access  
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

SURVEY FOR



- |                                                                                      |                      |
|--------------------------------------------------------------------------------------|----------------------|
| 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.<br>OR FENCES FOR PROPERTY LINE LOCATION. |                      |

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

LAND LOT 241 DISTRICT 110th SECTION 2nd  
COUNTY COBB ARBOR BRIDGE SUBDIVISION PHASE  
LOT 115 BLOCK UNIT 2 SEC PLAT BOOK 102 PAGE 56

SCALE 1" = 40'

DATE NOV. 8, 1988



*Pharr & Associates, Inc.*  
ENGINEERING • LAND SURVEYING • SITE PLANNING  
DEVELOPMENT • CONSTRUCTION LAYOUT  
ST. FOREST PARKWAY, SUITE 200  
FOREST PARK, GEORGIA 30064  
404 386-7715  
FAX 404 386-7715

MARK A. BUCKLEY  
REGISTERED LAND SURVEYOR

DRAWN BY



**APPLICANT:** Marie McCleskey

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

**REPRESENTATIVE:** Marie McCleskey

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

**TITLEHOLDER:** Christopher Roy McCleskey and

Marie Simpson McCleskey

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

Arbor Spring Drive

(2673 Arbor Spring Way)

**ACCESS TO PROPERTY:** Arbor Spring Way

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family house

**PETITION NO:** LUP-21

**HEARING DATE (PC):** 09-08-16

**HEARING DATE (BOC):** 09-20-16

**PRESENT ZONING:** R-15

**PROPOSED ZONING:** Land Use Permit

(Renewal)

**PROPOSED USE:** Photography

**SIZE OF TRACT:** 0.53 acres

**DISTRICT:** 16

**LAND LOT(S):** 241

**PARCEL(S):** 62

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**





Application #: LVP-24

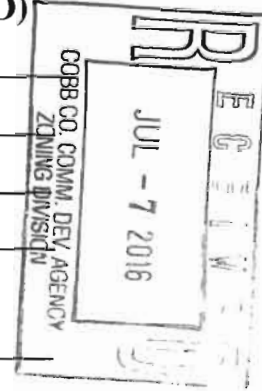
PC Hearing Date: 9-8-16

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): \_\_\_\_\_



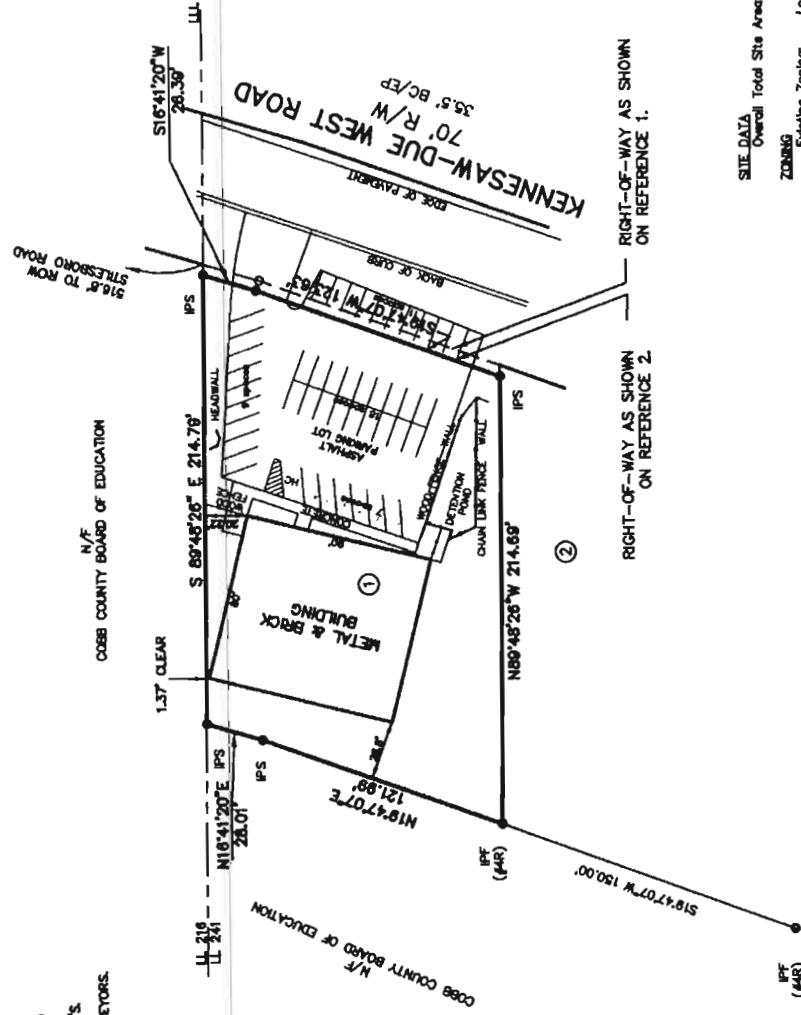
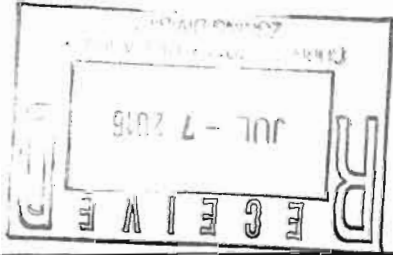
Applicant signature: Marie McCleskey Date: 7/7/16

Applicant name (printed): Marie McCleskey



LUP-22  
(2016)

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



AREA  
30,442 SQ. FT.  
0.699 ACRES



THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL NUMBER 1308700000, 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 0.5 PER ANGLE POINT AND WAS ADJUSTED USING THE RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000+ FEET.

EQUIPMENT UTILIZED: ANGULAR LINEAR TOPCON 303 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.

**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: 45

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

**ZONING PLAT FOR:**  
**WEST COBB OFFICE INVESTORS**

LOT	REVISIONS
1	
SUBDIVISION THOMAS H. EDWARDS SUBDIVISION	
PLAT BOOK PAGE	
LAND LOT: 241	CC: LT
DISTRICT: 20th	DINK: RPS
COUNTY: COBB	CHOC: LON
STATE: GEORGIA	99/990231.dwg
DATE: MARCH 31, 2008	SCALE: 1"=40'
	JOB: 08-0044

**WEST GEORGIA SURVEYORS, INC.**  
P.O. BOX 828  
Marietta, Georgia 30061  
(770) 428-2122  
FAX: (770) 422-8178

**APPLICANT:** West Cobb Office Investors, LLC

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

**REPRESENTATIVE:** Raul Fernandez

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

**TITLEHOLDER:** West Cobb Office Investors, LLC

**PROPERTY LOCATION:** West side of Kennesaw Due West Road,  
south of Stilesboro Road  
(1483 Kennesaw Due West Road)

**ACCESS TO PROPERTY:** Kennesaw Due West Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-22

**HEARING DATE (PC):** 09-08-16

**HEARING DATE (BOC):** 09-20-16

**PRESENT ZONING:** LRO

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Dance Studio (Renewal)

**SIZE OF TRACT:** .699 acres

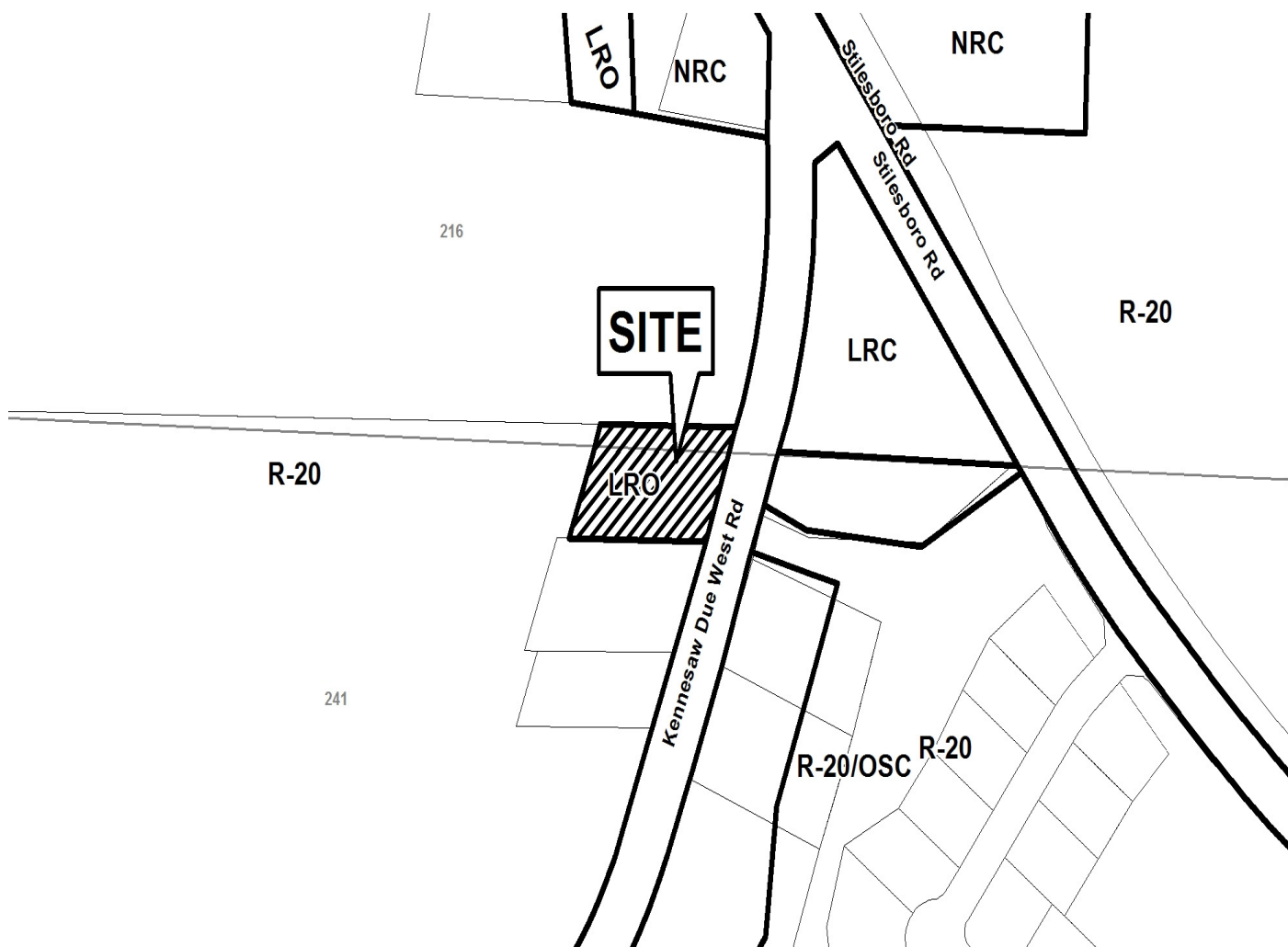
**DISTRICT:** 20

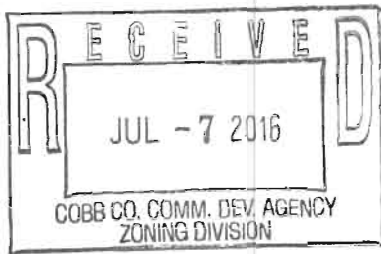
**LAND LOT(S):** 241

**PARCEL(S):** 20

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

**COMMISSION DISTRICT:** 1





Revised October 1, 2009

Application #: LUP-22

PC Hearing Date: 9-8-16

BOC Hearing Date: 9-20-16

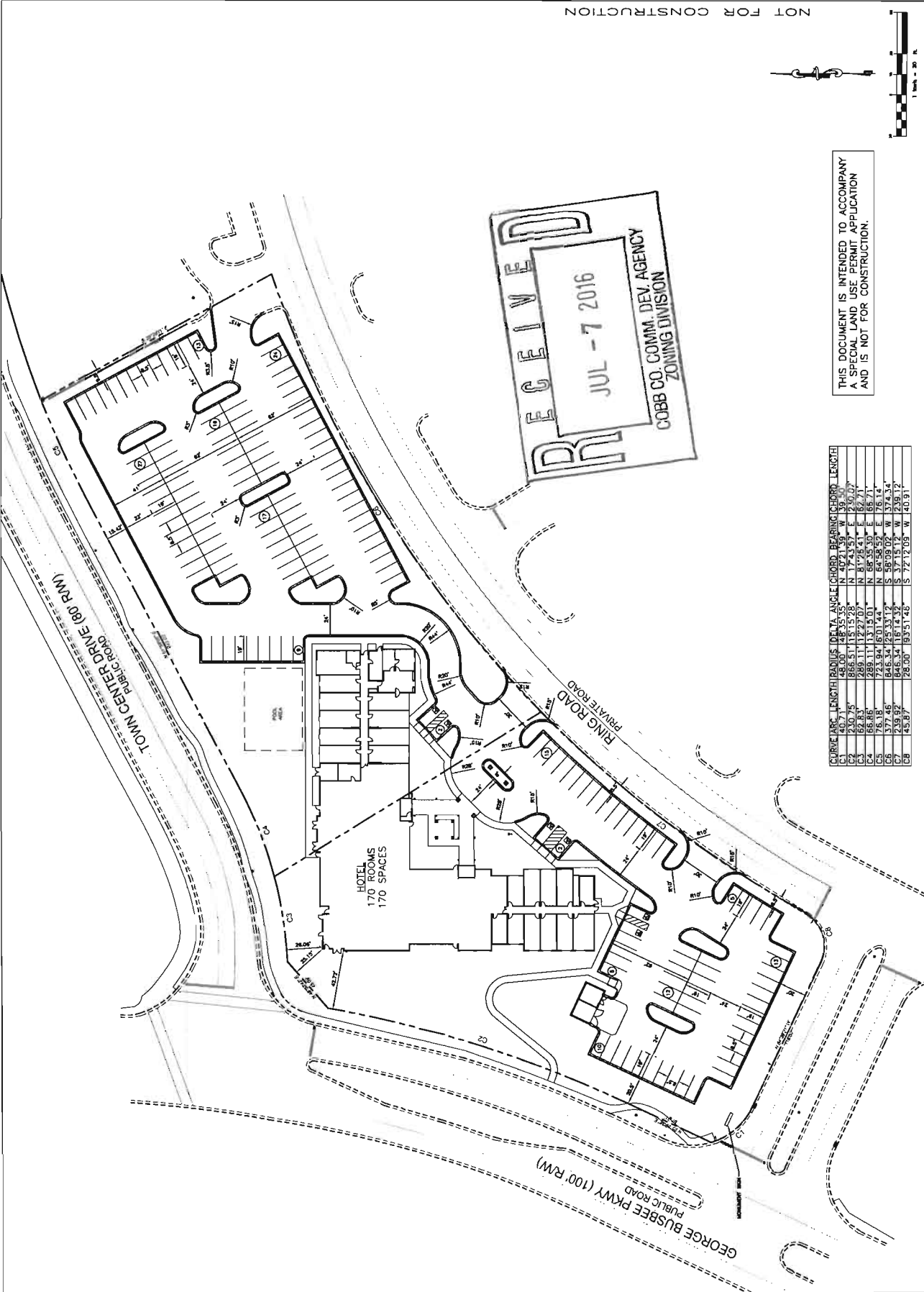
## TEMPORARY LAND USE PERMIT WORKSHEET (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

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, Fedex - 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: Raul Fernandez

Date: 7/7/16

Applicant name (printed): Raul Fernandez



NOT FOR CONSTRUCTION

**APPLICANT:** Vision Hospitality Group

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

**REPRESENTATIVE:** Benjamin Berry

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

**TITLEHOLDER:** TCM Lots, LLC; Century 101 Management LLC

**PROPERTY LOCATION:** Southeast intersection of Town Center

Drive and George Busbee Parkway; northwest side of Ring Road

(2700 & 2975 Ring Road )

**ACCESS TO PROPERTY:** Ring Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** SLUP- 11

**HEARING DATE (PC):** 09-08-16

**HEARING DATE (BOC):** 09-20-16

**PRESENT ZONING:** GC

**PROPOSED ZONING:** Special Land  
Use Permit

**PROPOSED USE:** Suite Hotel

**SIZE OF TRACT:** 3.34 acres

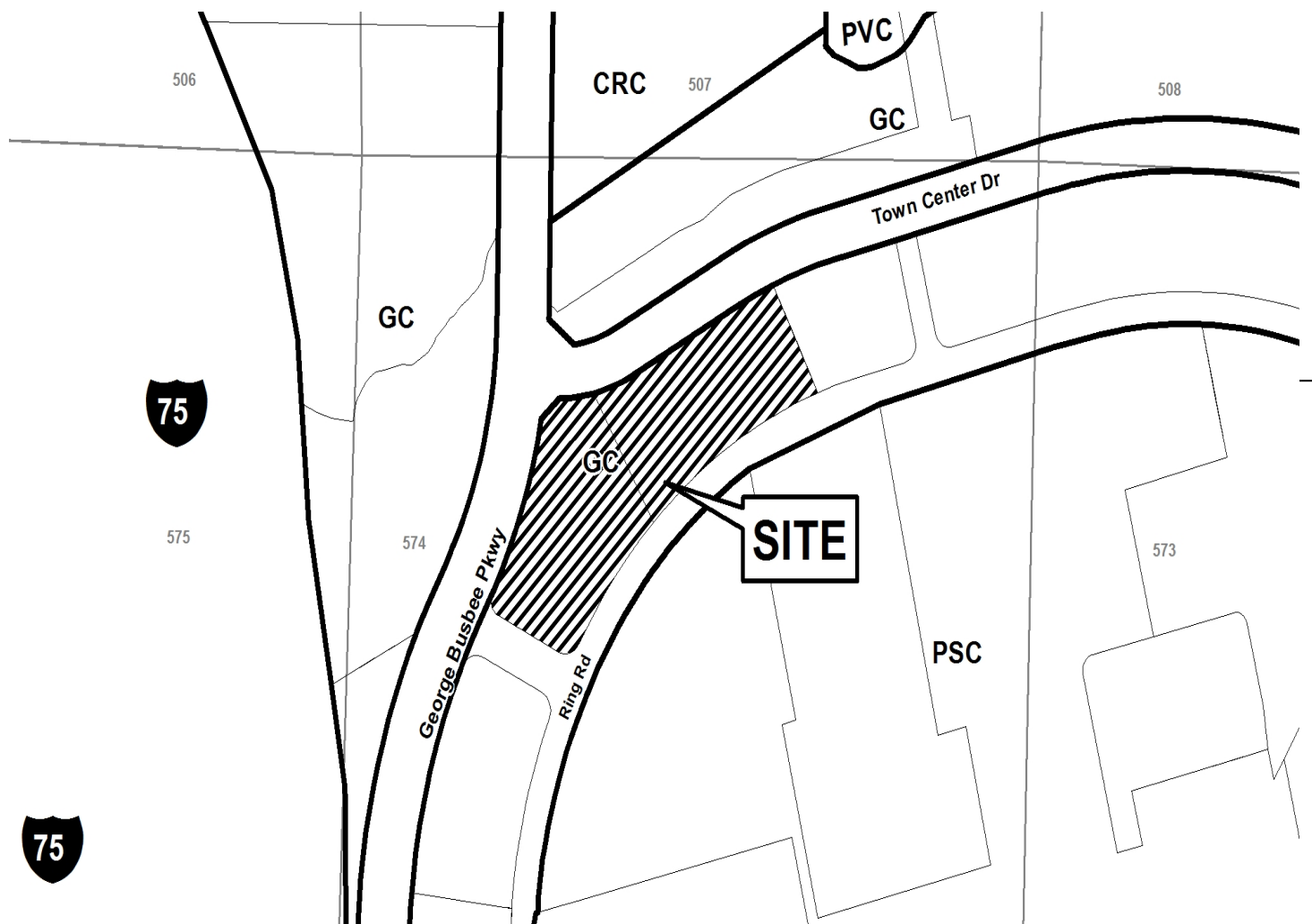
**DISTRICT:** 16

**LAND LOT(S):** 574

**PARCEL(S):** 7,10

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

**COMMISSION DISTRICT:** 3



# 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

(applicant's name printed)

Phone # 423-664-4487

Address 411 BROAD ST, SUITE 401, CHATTANOOGA, TN 37402

E-mail ahibbard@vhghotels.com

~~MONTY HUMPHREYS~~ Benjamin Berry

(representative's name, printed)

Address 13 KENT STREET WEST, CHATTANOOGA, TN 37405

790-5880

~~monty@humphreysassociates.com~~

Phone # 423-443-0888

E-mail ben@berryengineers.com

Signed, sealed and delivered in presence of

My commission expires: July 13, 2019

Notary Public

Titleholder TCM Lots LLC

(titleholder's name, printed)

Phone #

E-mail

Signature Flannice Westcott

(attach additional signature, if needed)

Signed, sealed and delivered in presence of

My commission expires: 12/15/2017

Notary Public

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.

(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.

(applicant's signature)

# Application for Special Land Use Permit Cobb County, Georgia

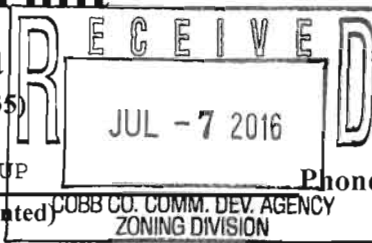
(Cobb County Zoning Division - 770-528-2035)

Application No. SLUP-11

PC Hearing Date: 9-8-16

BOC Hearing Date: 9-20-16

Applicant VISION HOSPITALITY GROUP  
(applicant's name printed)



Phone # 423-664-4487

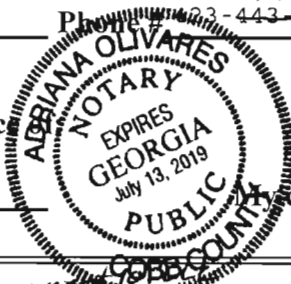
Address 411 BROAD ST, SUITE 401, CHATTANOOGA, TN 37402 E-mail ahibbard@vhghotels.com

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

Ben Berry Phone # 790-5880 monty@humphreysassociates.com  
(representative's signature) Phone # 423-443-0888 E-mail ben@berryengineers.com

Signed, sealed and delivered in presence

Adriana Olivares  
Notary Public



My commission expires: July 13, 2019

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

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

Signed, sealed and delivered in presence

Abri Lienemann  
Notary Public



My commission expires: April 21, 2020

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.

Ben Berry  
(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.

Ben Berry  
(applicant's signature)







PROPOSED 12' INGRESS-EGRESS & UTILITY EASEMENT

TOGETHER WITH AN PROPOSED 12-FOOT WIDE INGRESS/EGRESS AND UTILITY EASEMENT LYING AND BEING IN LAND LOT 78, 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE CORNER COMMON TO EMMAUEL TEMPLE INC. RECORDED IN DEED BOOK 6074, PAGE 387) AND EVA MAWNEY (DEED BOOK 2955, PAGE 126). SAY CORNER BEING LOCATED ON THE SOUTHERLY BIGHT OF A CURVE LINE OF THE EMMAUEL TEMPLE INC. A VARIABLE WIDTH RIGHT-OF-WAY; THENCE SOUTH 88°00'00" EAST, 28.74 FEET TO THE POINT OF BEGINNING; THENCE S 74°00'00" EAST, 28.74 FEET TO THE POINT OF BEGINNING; THENCE S 74°00'00" EAST, 28.74 FEET TO THE POINT OF BEGINNING; SOUTH 41°54'11" EAST, 168.06 FEET TO A POINT; THENCE SOUTH 53°00'00" EAST, 80.23 FEET TO A POINT; THENCE SOUTH 53°20'24" EAST, 39.15 FEET TO A POINT; THENCE SOUTH 55°52'21" EAST, 34.88 FEET TO THE POINT OF BEGINNING. A POINT.

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

JUL -7 2016

JUL - 7 2016

## SITE INFORMATION

PROPOSED LEASE AREA = 1,500 SQUARE FEET (0.0344 ACRES)  
LATITUDE = 34°00'23.80" (NAD 83)  
LONGITUDE = -94°37'59.83" (NAD 83)  
AT CENTER PROPOSED TOWER  
ELEVATION AT CENTER OF PROPOSED TOWER = 1079.9' A.M.S.L.

**PROPOSED LEASE AREA**

ALL THAT TRACT OR PARCEL LYING AND BEING IN LAND LOT 178, 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

SAID TRACT CONTAINS 0.344 ACRES (1,500 SQUARE FEET), MORE OR LESS.

NO.	DATE	REVISION

## POINT TO POINT LAND SURVEYORS

www.surveymonkey.com

SLUP-12  
(2016)

EASEMENT SURVEY PREPARED FOR:

Municipal  
Communications LLC

**ELLIS ROAD\***

2ND LOT 178, 20TH DISTRICT,  
2ND SECTION,  
COBB COUNTY, GEORGIA

DRAWN BY: CLC/EAL SHEET:

C

CHECKED BY: JDL

APPROVED: C. INER  
DATE: JULY 05, 2016

F2

**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

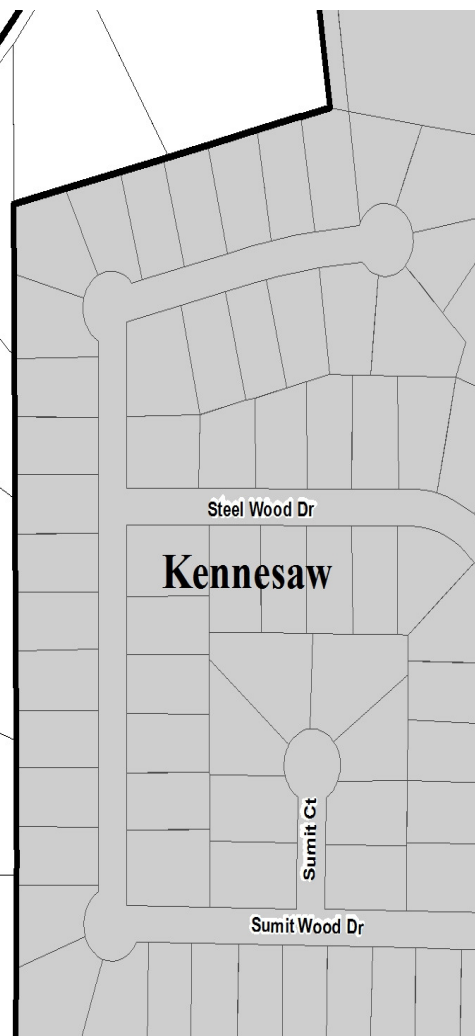
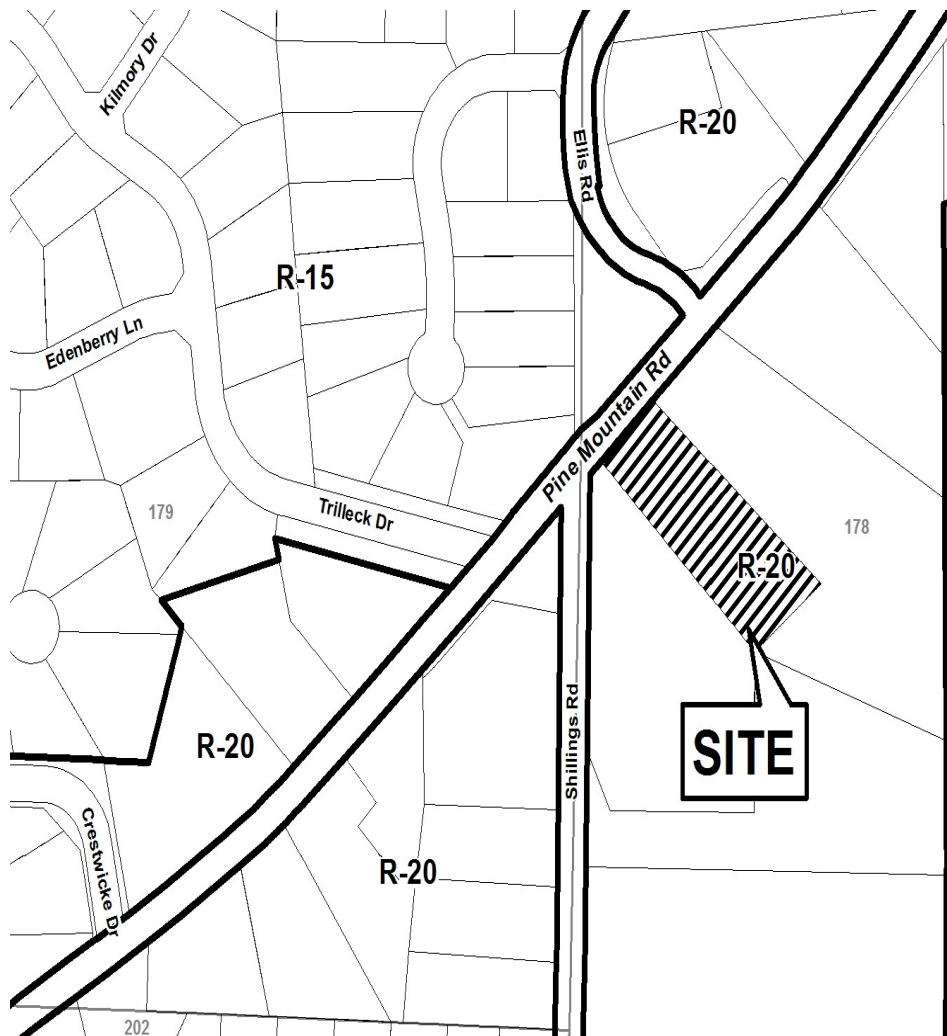
**DISTRICT:** 20

**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

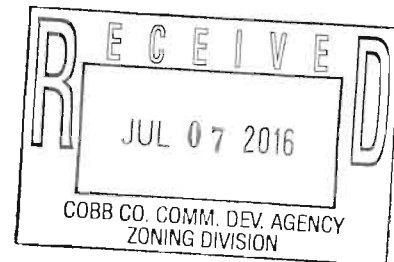
ADAM J. ROZEN

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**

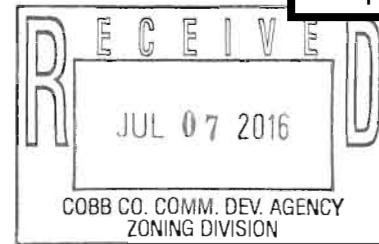
The property, owned by Emmanuel Temple of Cobb County, Inc. ("Owner"), is residentially zoned in the R-20 district with frontage on the east side of Pine Mountain Road, south of Ellis Road (2210 Pine Mountain Road). Currently the property is improved and functions as Emmanuel Temple Church with related 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

A LIMITED LIABILITY PARTNERSHIP

## 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.<sup>1</sup> 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.

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<sup>1</sup> 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).

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 3

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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

## 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 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.

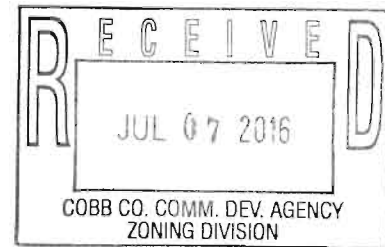
SAMS, LARKIN, HUFF & BALLI

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

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**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).

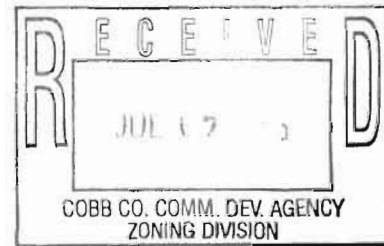
Upon the filing and in accordance with all deadlines, the Applicant will post notification signage on the property and will mail the requisite notices to property owners within one-thousand feet (1,000 feet) of the property.

**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 the crossed-out firm name.

Garvis L. Sams, Jr.  
[gsams@slhb-law.com](mailto: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 pcorrey@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 # [Stamp] E-mail [Stamp]  
(titleholder's name, printed)

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

Signed, sealed and delivered in presence of:

[Stamp] My commission expires: [Stamp]  
Notary Public

Present Zoning R-20 Size of Tract 1.205 Acre Acre(s) 0.0344 Acre Leased Area

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.

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

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

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

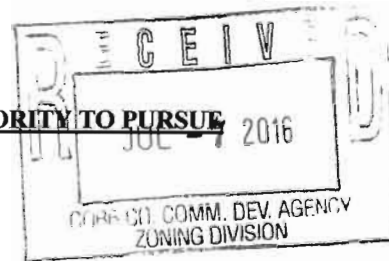
Telephone No.: (770) 425-3642

[Signature] 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

GRAPHIC SCALE

0 50 100

(IN FEET)

1 inch = 30 ft

[illegible]

**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:** \_\_\_\_\_

#### CONTIGUOUS ZONING/DEVELOPMENT

**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

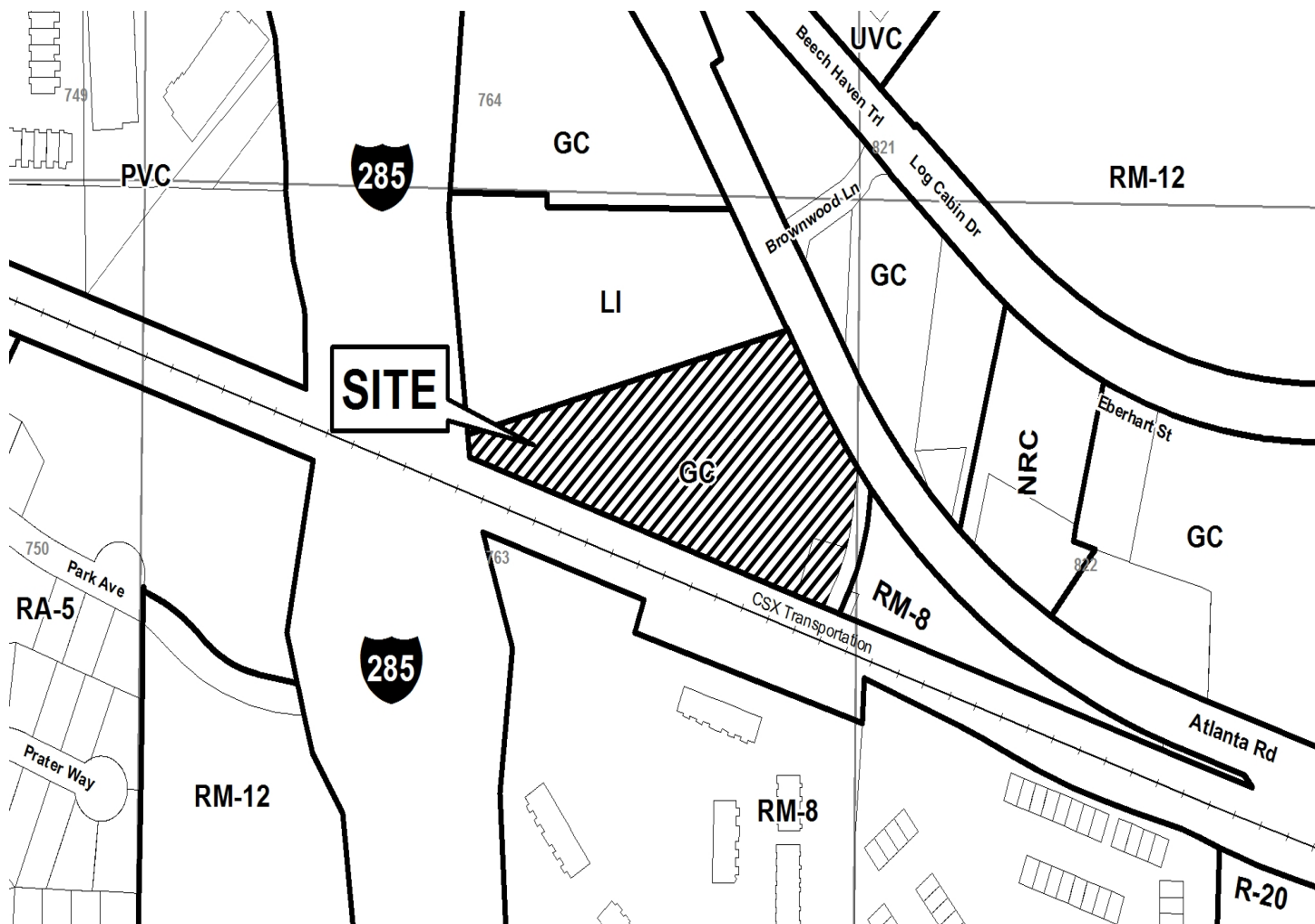
**DISTRICT:** 17

**LAND LOT(S):** 763

**PARCEL(S):** 2,14

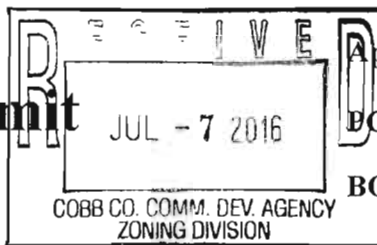
**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2



# Application for Special Land Use Permit Cobb County, Georgia

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



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

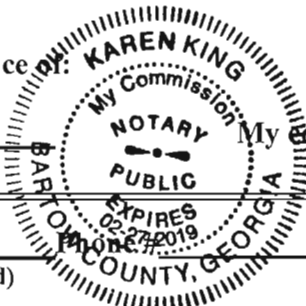
Applicant Johnson Development Associates, Inc. Phone # (919) 414-5361  
(applicant's name printed)

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 L. King My Commission expires: 2-27-19  
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.

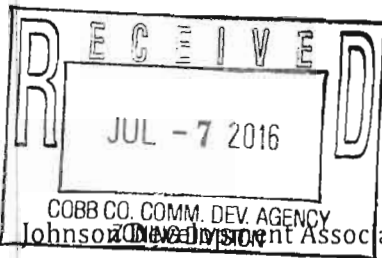
[Signature]  
Parks F. Huff, Attorney for Applicant

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: COBB CO. COMM. DEV. AGENCY  
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

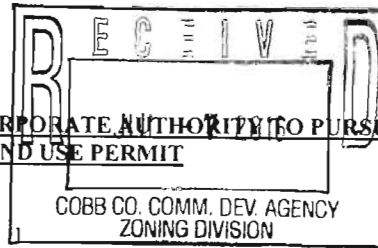
Telephone No.: (770) 956-0785

*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.