PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: October 4, 2016

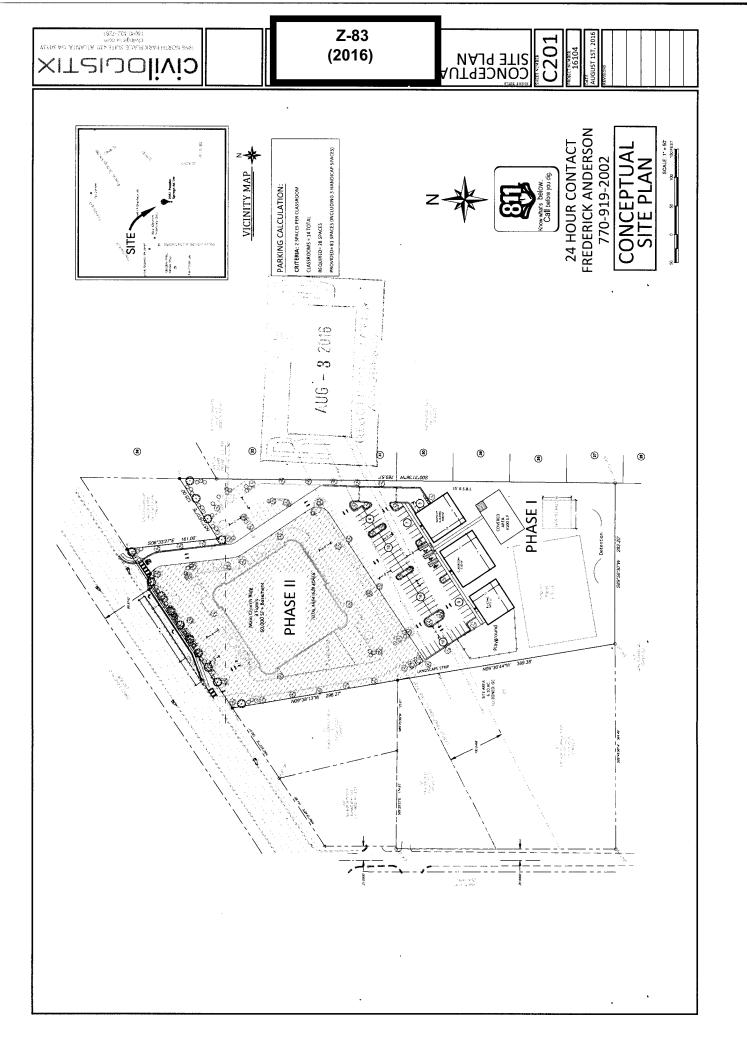
Board of Commissioners Hearing Date: October 18, 2016

Date Distributed/Mailed Out: August 12, 2016

STAFF COMMENTS DUE DATE: September 2, 2016



Cobb County...Expect the Best!



APPLICANT: Covenant Christian Ministries, Inc	PETITION NO:	7 92
PHONE#: 770-919-0022 EMAIL: office@ccmmarietta.org	HEARING DATE (PC):	
REPRESENTATIVE: Fredrick T. Anderson	HEARING DATE (BOC):	
PHONE#: 770-919-0022 EMAIL: office@ccmmarietta.org	PRESENT ZONING:	
TITLEHOLDER: Covenant Christian Ministries, Inc	<u> </u>	30, 11 20
TITELIOLEUM COVENIUM VIIIISUIES, INC	PROPOSED ZONING:	CRC
PROPERTY LOCATION: Located on the south side of Powder Springs	TROTOSED ZOTTING.	UNG
Road, west of Sanders Road	PROPOSED USE: Church School	
ACCESS TO PROPERTY: Powder Springs Road	SIZE OF TRACT: 6.1 a	cres
	DISTRICT: 19	
PHYSICAL CHARACTERISTICS TO SITE:	LAND LOT(S): 838	
	PARCEL(S): 29	
	TAXES: PAID X DU	
CONTIGUOUS ZONING/DEVELOPMENT	COMMISSION DISTRIC	
R-20 Provider Springs Rd GC Rounder Springs Rd Rd Rd Rd Rd Rd Rd Rd Rd Rd	R-20	NRC
owder Sputings GC BB 866 GC	Elm St	HI 864

Summary of Intent for Rezoning

a)	Proposed unit square-footage(s):
b)	Proposed building architecture:
c)	Proposed selling prices(s):
d)	List all requested variances:
. Non-ı	residential Rezoning Information (attach additional information if needed)
a)	Proposed use(s): Church & Private School
b)	Proposed building architecture: Phase I: 3 Permanent modular buildings with 14
clas	srooms (150 students) & worship space for 250 people; Phase II: 60,000 sf bldg.
c) Evri	Proposed hours/days of operation: Church - Ties., Wed., Sat., Sun., School - Mon
<u>d)</u>	List all requested variances: Special Use for Private school

t 3. Oth	er Pertinent Information (List or attach additional information if needed)
Cove	ment Christian Ministries operates a church and private school.
	y of the property included on the proposed site plan owned by the Local, State, or Federal Governme
(Plea	y of the property included on the proposed site plan owned by the Local, State, or Federal Governme se_list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and a learly showing where these properties are located).

Rezoning Plat

Cochran Lake Road Tract

Cobb County, Georgia

prepared for:

3640 Cochran Lake Road Marietta, Georgia 30062 Mr. James C. Lane, Jr.





75 Com Place twa Surre 212



Site Data

R-20 Proposed Zoning: Existing Zoning: Total Site Area:

Total Units Shown: Density:

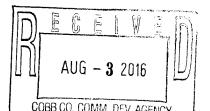
Proposed Building Setbacks: (as shown)

Minimum Lot Width: 60'

- Boundary from legal description provided by owner.
 Topographic information from Cobb County dis.
 According to Flood hursance Rate flap (Fiffet) 9306-10206-26, dated descending to Flood hursance Rate flap (Fiffet) 9306-1006-26, dated becember 16, 2006 no portion of this site contains
- 4. No centerfiels are known to exist on site. 5. No streams or wetlands are known to exist on site. 6. No archeological or architectural landmarks are known to exist
- 7. No utility essements are known to exist on eite.

APPLICANT: James C. Lane, Jr.	PETITION NO:	Z-84
PHONE#: 678-549-0368 EMAIL: RUHURTN_CallJim@yahoo.com	HEARING DATE (PC	10-04-16
REPRESENTATIVE: David Meyer	HEARING DATE (BO	OC): 10-18-16
PHONE#: 770-891-6588 EMAIL: Dmeyer@dgmplc.com		R-20
TITLEHOLDER: James C. Lane, Jr.		
	PROPOSED ZONING	: <u>RA-5</u>
PROPERTY LOCATION: Located at the northeast intersection of		
Fricks Road and Cochran Lake Road	PROPOSED USE: S	ubdivision
ACCESS TO PROPERTY: Fricks Road, Cochran Lake Road	SIZE OF TRACT:	1.5 acres
	DISTRICT:	16
PHYSICAL CHARACTERISTICS TO SITE:	LAND LOT(S):	330, 331
	PARCEL(S):	2
	TAXES: PAID X	DUE
CONTIGUOUS ZONING/DEVELOPMENT	COMMISSION DISTI	RICT: _3

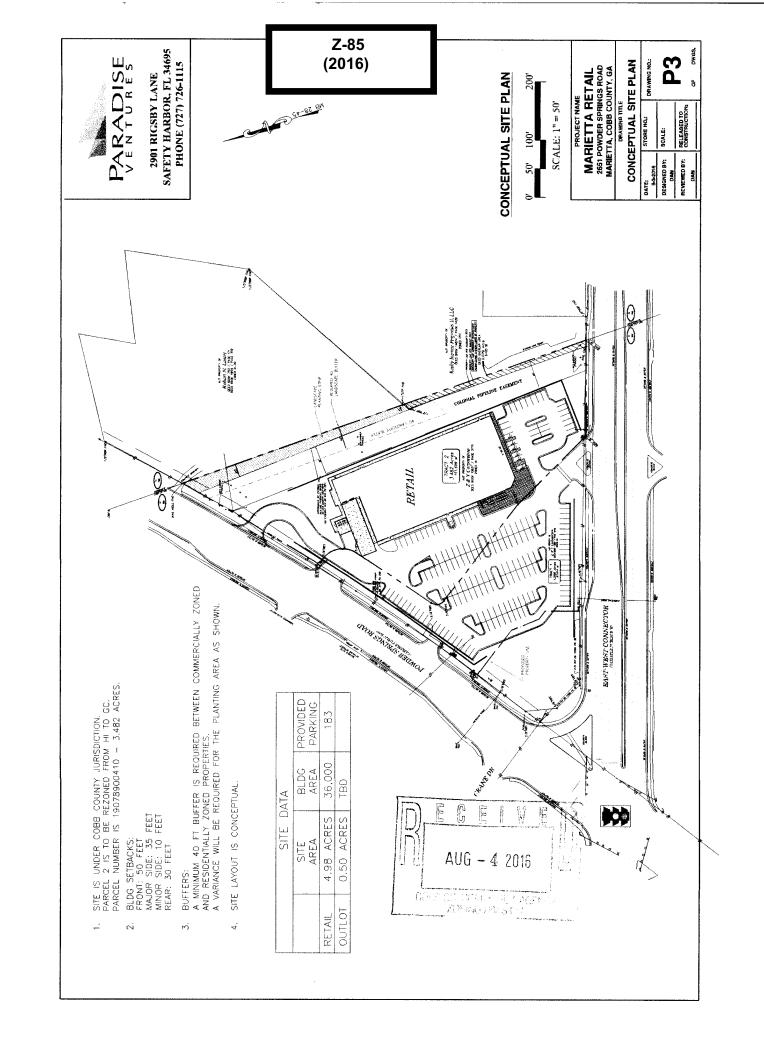




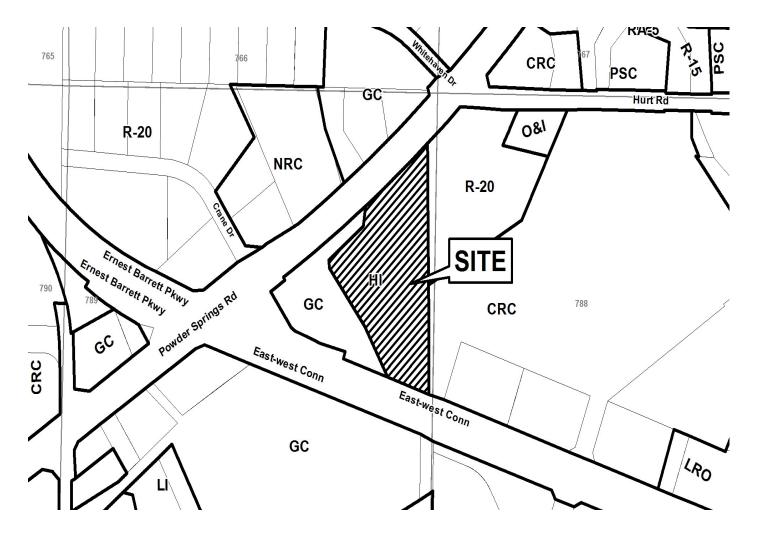
Application No. 2-84

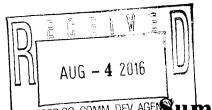
COBB CO. COMM. DEV. AGENCY Summary of Intent for Rezoning

art 1.	Reside	ential Rezoning Information (attach additional information if needed)
	a)	Proposed unit square-footage(s): 2500 +
	b)	Proposed building architecture: TRADITION, LLOOD, BRICK STO-
	c)	Proposed selling prices(s): \$ (00,000 - 4800,000 SIDIN
	d)	List all requested variances: (5)
•••• art 2.	Non-r	esidential Rezoning Information (attach additional information if needed)
	a)	Proposed use(s):
	b)	Proposed building architecture:
	<u>c)</u>	Proposed hours/days of operation:
	d)	List all requested variances:
D and	2 04	
гагі.	3. Otn	er Pertinent Information (List or attach additional information if needed)
'art 4.	Is an	y of the property included on the proposed site plan owned by the Local, State, or Federal Government?
		e_list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a learly showing where these properties are located).
	-	



APPLICANT: Paradise Group, LLC	PETITION NO: Z-85
PHONE#: 404-444-8924 EMAIL: dmattson@paradiseventuresinc.com	HEARING DATE (PC):10-04-16
REPRESENTATIVE: Dave Mattson	HEARING DATE (BOC): 10-18-16
PHONE#:404-444-8924 EMAIL: dmattson@paradiseventuresinc.com	PRESENT ZONING HI
TITLEHOLDER: Z and Y Corporation	
	PROPOSED ZONING: GC
PROPERTY LOCATION: Located on the north side of the East West	
Connector, and on the southeast side of Powder Springs Road	PROPOSED USE: Retail
ACCESS TO PROPERTY: East West Connector, Powder Springs	SIZE OF TRACT: 3.5 acres (Tract 2 only)
Road	DISTRICT: 19
PHYSICAL CHARACTERISTICS TO SITE:	LAND LOT(S):789
	PARCEL(S):41
	TAXES: PAID X DUE
CONTIGUOUS ZONING/DEVELOPMENT	COMMISSION DISTRICT: 4
CONTIGUOUS EUNING/DE VELUFIMENT	





Application No. 25

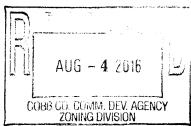
COBB CO. COMM. DEV. AGEN Summary of Intent for Rezoning

a) Proposed unit square-footage(s): b) Proposed building architecture: c) Proposed selling prices(s): d) List all requested variances: 2. Non-residential Rezoning Information (attach additional information if needed) a) Proposed use(s): Retail. See attached conceptual si b) Proposed building architecture: Proposed building will comply	
b) Proposed building architecture: c) Proposed selling prices(s): d) List all requested variances: 2. Non-residential Rezoning Information (attach additional information if needed) a) Proposed use(s): Retail. See attached conceptual si	
c) Proposed selling prices(s): d) List all requested variances: 2. Non-residential Rezoning Information (attach additional information if needed) a) Proposed use(s): Retail. See attached conceptual si	
d) List all requested variances: 2. Non-residential Rezoning Information (attach additional information if needed) a) Proposed use(s): Retail. See attached conceptual si	
a) Proposed use(s): Retail. See attached conceptual si	te nlan
a) Proposed use(s): Retail. See attached conceptual si	te nlan
a) Proposed use(s): Retail. See attached conceptual si	te nlan
a) Proposed use(s): Retail. See attached conceptual si	te nlan
a) Proposed use(s): Retail. See attached conceptual si	te nlan
11000000 400(3).	te nlan
b) Proposed building architecture: Proposed building will comply	cc pran.
b) Proposed building architecture: Proposed building will comply	
	with
Cobb County Architectural Guidelines.	
c) Proposed hours/days of operation: TBD - Typical retail busine	ss hours
d) List all requested variances: Request variance to GC zoning	Section
sub section (b). Applicant requests to limit the pla	nting
requirements inside the 40' buffer to the area outside	de of the
Colonial Pipeline easement as shown on the attached p	olan.
rt 3. Other Pertinent Information (List or attach additional information if needed) See attached letter, survey and conceptual site plan.	•••••



August 3, 2016

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



RE: 2651 Powder Springs Road - Marietta GA - Cobb County - Parcel 19078900410

This letter of intent is for a Rezoning Request from HI to GC for parcel id 19078900410 located at 2651 Powder Springs Road in Cobb County.

- 1. This request will permit a use that is suitable in view of the use and development of adjacent and nearby property. The property located in front of this parcel (has the same address) is zoned GC and two of the other corners are zoned GC. The land to the east with Regal Cinemas movie theater is zoned CRC. There is property to the north adjacent to this site that is zoned R-20 and applicable buffers will be maintained along the property line.
- 2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby properties. This request will have no impact on adjacent and nearby properties regarding use or usability and will be consistent with the future land use plan and surrounding retail.
- 3. This property is currently zoned HI for Heavy Industrial which is not a reasonable economic use considering the area is a major commercial node with no other industrial uses nearby other than the Marathon Oil Facility to the south.
- 4. This proposed rezoning will not result in a use which will or could cause an excessive or burdensome use on existing streets, transportation facilities, utilities, or schools. The subject lot is 3.5 acres and will only support approximately 40,000 sf of retail once setbacks, easements and slope/grading constraints are considered. The proposed development will provide a neighborhood service to the existing population in the area and will not cause an increase in traffic like a regional destination shopping center would.
- 5. The proposed rezoning request is in conformity with the policy and intent of the land use plan. Currently the future land use plan has this property category listed as Community Activity Center.

- There are no existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of this rezoning request.
- 7. See attached Conceptual Site Plan. Architectural Guidelines shall comply with Cobb County Architectural Guidelines for this development.

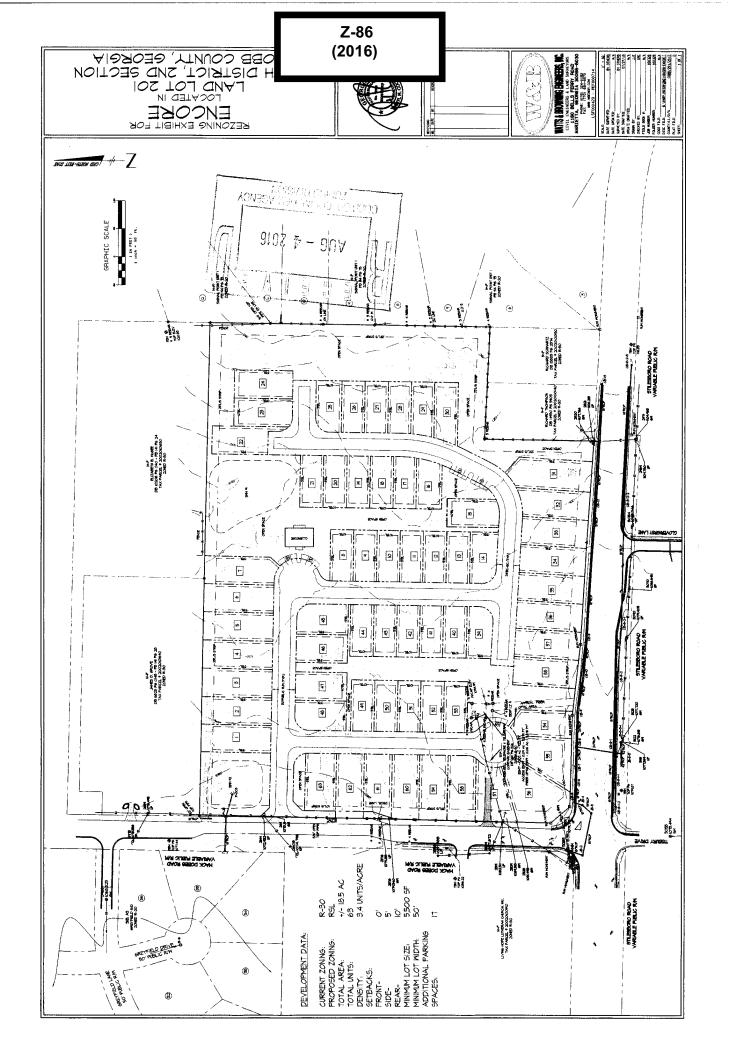
Applicant also seeks a variance from the planting requirements listed under Section 134-227 GC Zoning sub-section 5 (b) — Landscape buffer and screening requirements. A 40′ buffer will be provided but due to the Colonial Pipeline plantings will be limited to the 10′ to 20′ wide strip adjacent to the Residential property. Planting for the entire 40′ width is not possible due to the Colonial Pipeline easement. See attached conceptual site plan.

Sincerely,

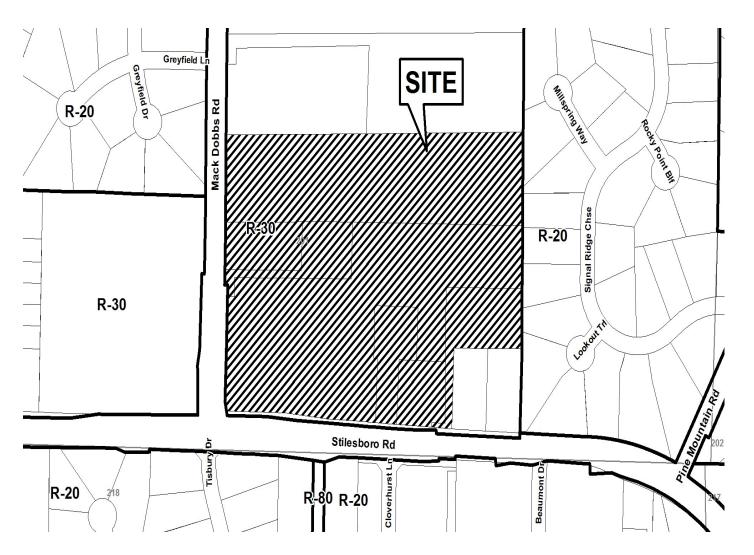
Dave Mattson, P.E.

AUG - 4 2016

DEPOS OF COMM DEV. AGENCY
ZOAING DIVISION



APPLICANT: Windsong Properties, LLC	PETITION NO:	Z-86
PHONE#: 770-516-3409 x102 EMAIL: steve@windsonglife.com	HEARING DATE (PC):	10-04-16
REPRESENTATIVE: Parks F. Huff	HEARING DATE (BOC): _	10-18-16
PHONE#: 770-422-7016 EMAIL: phuff@slhb-law.com	PRESENT ZONING:	R-30
TITLEHOLDER: See zoning file		
	PROPOSED ZONING:	RSL
PROPERTY LOCATION: Located at the northeast intersection of		
Stilesboro Road and Mack Dobbs Road	PROPOSED USE: Resident	ial Senior
	Living (n	on-supportive)
ACCESS TO PROPERTY: Mack Dobbs Road	SIZE OF TRACT:18.45	acres
PHYSICAL CHARACTERISTICS TO SITE:	LAND LOT(S): 201	
	PARCEL(S): 5, 16, 161, 160	6, 168, 169, 170
	TAXES: PAID X DU	J E
CONTIGUOUS ZONING/DEVELOPMENT	COMMISSION DISTRICTS	:_1



Application No. Z- 86 PC Hearing Date: Oct. 4, 2016

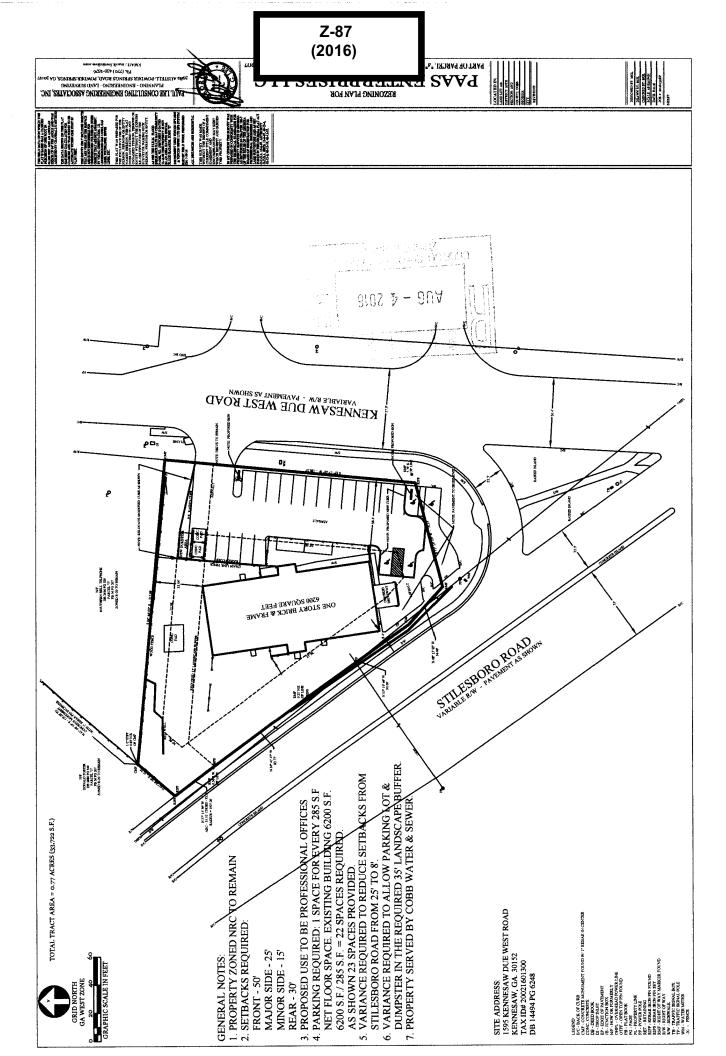
BOC Hearing Date: Oct. 18, 2016

Summary of Intent for Rezoning *

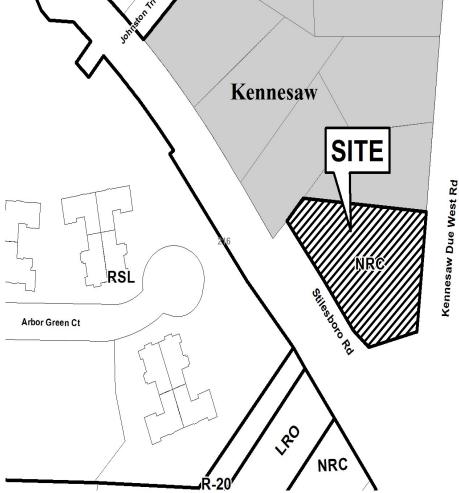
- \	lential Rezoning Information (attach addition	ai ilitormation ii needed)	
a)	Proposed unit square-footage(s):1,80	00 to 3,500	
b)	Proposed building architecture: To b	e provided at a later time	AUG - 4 2
c)	Proposed selling prices(s): \$375,0	00 to \$475,000	AUG T
d)	List all requested variances: None id	lentified at this time	COBBICU. COMM. DE ZONING DIVIS
	, , , - , - , - , - , - , - , - , - , -	· · · · · · · · · · · · · · · · · · ·	ZONIO DINIO
. Non-	residential Rezoning Information (attach add	itional information if needed)	
a)	Proposed use(s): N/A		
b)	Proposed building architecture:		
c)	Proposed hours/days of operation:		
d)	List all requested variances:		

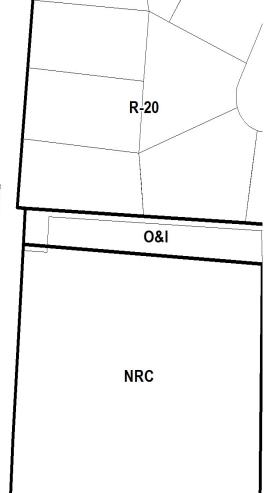
	her Pertinent Information (I ist or attach add	itional information if needed)	
	ner Pertinent Information (List or attach add		ve adults who want
_W	ner Pertinent Information (List or attach add ndsong's Encore neighborhood will prov remain in West Cobb, but want the lifes	vide superior homes for activ	
to	ndsong's Encore neighborhood will prov	vide superior homes for activ	
to	ndsong's Encore neighborhood will prov remain in West Cobb, but want the lifes	vide superior homes for activ	
to th	ndsong's Encore neighborhood will prov remain in West Cobb, but want the lifes	vide superior homes for activityle that comes with a house	and neighborhood
	ndsong's Encore neighborhood will prove remain in West Cobb, but want the lifes at is built for their needs.	vide superior homes for activityle that comes with a house	and neighborhood

process.



APPLICANT: Paas Enterprises, LLC **PETITION NO:** Z-87 PHONE#: 678-773-1322 EMAIL: chuckpaas@hotmail.com **HEARING DATE (PC):** 10-04-16 REPRESENTATIVE: Garvis L. Sams, Jr. **HEARING DATE (BOC):** __10-18-16_____ PHONE#: 770-422-7016 EMAIL: gsams@slhb-law.com PRESENT ZONING : NRC with **TITLEHOLDER:** Earl's Pearls, LLC stipulations **PROPOSED ZONING:** NRC with **PROPERTY LOCATION:** Located on the west side of Kennesaw stipulations Due West Road, and on the northeasterly side of Stilesboro Road **PROPOSED USE:** Medical offices ACCESS TO PROPERTY: Kennesaw Due West Road SIZE OF TRACT: .786 acres **DISTRICT:** _____20 PHYSICAL CHARACTERISTICS TO SITE: **LAND LOT(S):** 216 **PARCEL(S):** 130 TAXES: PAID X DUE _____ COMMISSION DISTRICT: 1 CONTIGUOUS ZONING/DEVELOPMENT Kennesaw R-20



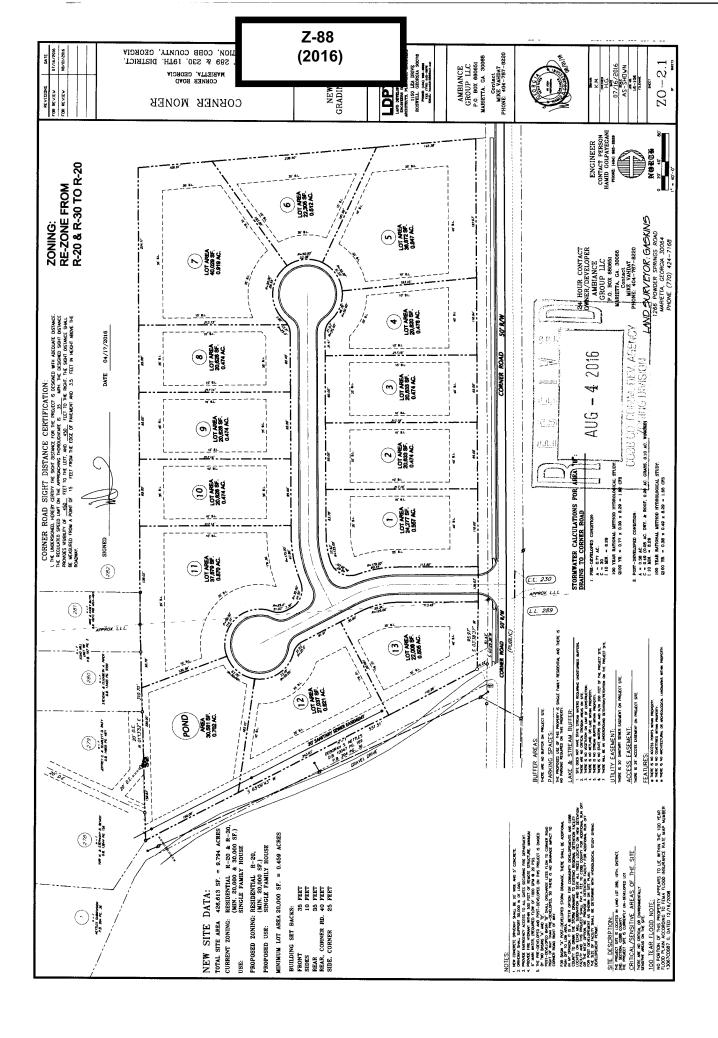


Application No. _

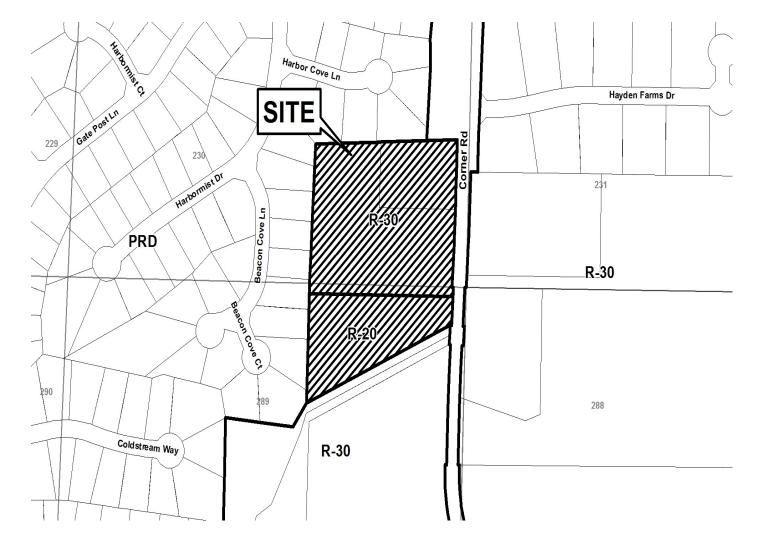
z87

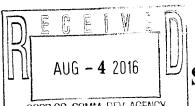
COMP	A. DEV. AGENCY
Resid	lential Rezoning Information (attach additional information if needed)
a)	Proposed unit square-footage(s): Not applicable.
b)	Proposed building architecture:
c)	Proposed selling prices(s):
d) 	List all requested variances:
. Non-	residential Rezoning Information (attach additional information if needed) Proposed use(s): Medical Offices
)	Troposed ase(s).
b)	Proposed building architecture: Minor interior and exterior renovations.
۵)	Proposed hours/days of operation: 8:00 a.m 6:00 p.m Monday - Friday
c)	oto with oto pilit Problem 111day
d)	List all requested variances: As shown on site plan.
d)	
d)	List all requested variances: As shown on site plan.
d) The	List all requested variances: As shown on site plan. As shown on site plan. The requested variances: As shown on site plan.
d)	List all requested variances: As shown on site plan. As shown on site plan. The Pertinent Information (List or attach additional information if needed) Subject property is located within an area under Cobb County's Future Land Use Map
rt 3. Oth	List all requested variances: As shown on site plan. The Pertinent Information (List or attach additional information if needed) Subject property is located within an area under Cobb County's Future Land Use Map ominated as a Neighborhood Activity Center ("NAC") which contemplates the use sou
rt 3. Oth The dence t 4. Is an	List all requested variances: As shown on site plan. The Pertinent Information (List or attach additional information if needed) Subject property is located within an area under Cobb County's Future Land Use Map ominated as a Neighborhood Activity Center ("NAC") which contemplates the use sou

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



APPLICANT: Mr. and Mrs. Charles Adedoyin	PETITION NO: Z-88
PHONE#: 404-391-7285 EMAIL: charles.adedoyin@chalexllc.com	HEARING DATE (PC): 10-04-16
REPRESENTATIVE: Garvis L. Sams, Jr.	HEARING DATE (BOC): 10-18-16
PHONE#: 770-422-7016 EMAIL: gsams@slhb-law.com	PRESENT ZONING: R-20, R-30
TITLEHOLDER: Charles and Olajumoke Adedoyin	
	PROPOSED ZONING: R-20
PROPERTY LOCATION: Located on the west side of Corner Road,	
South of Hayden Farms Drive	PROPOSED USE: Residential subdivision
ACCESS TO PROPERTY: Corner Road	SIZE OF TRACT: 9.794 acres
	DISTRICT: 19
PHYSICAL CHARACTERISTICS TO SITE:	LAND LOT(S): 230, 289
	PARCEL(S): 2, 3, 4
	TAXES: PAID X DUE
CONTIGUOUS ZONING/DEVELOPMENT	COMMISSION DISTRICT:1





Application No. <u>z-88</u>

PC Hearing: October 4, 2016 BOC Hearing: October 18, 2016

Summary of Intent for Rezoning *

a)	Proposed unit square-footage(s): 4,000 square feet or greater
b)	Proposed building architecture: Traditional 2-story (submitted under separate cover)
c)	Proposed selling prices(s): \$620,000 - \$780,000 or greater
d)	List all requested variances: None shown at this time.
	residential Rezoning Information (attach additional information if needed)
a)	Proposed use(s): N/A
b)	Proposed building architecture:
<u>c)</u>	Proposed hours/days of operation:
d)	List all requested variances:
rt 3. O	ther Pertinent Information (List or attach additional information if needed)
The	subject property is presently zoned R-20 & R-30 and is contiguous and to the east of a subdivision (Echo Mill Unit
1110	ed PRD with lot sizes ranging from 11,360 square feet to 46,967 square feet and in an area on the Future Land
-	

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

Z-89 (2016) Gaskins BELMONT AVENUE TRACT NOT ISSUED FOR CONSTRUCTION LOCATION MAP 1" = 2000 MOUNTA SEN THE A SWOM WORDS OZ-V GROZ HAMES FAMEN E R. CONTRACTOR (3) (3) (3) **③** (8) (2) 2 (2) • (2) DANK ATT AC ONENS JACKE O **① ②** BROWN BRUCE # (2) (E) POWED POWED 13 14 13 BELLONT AVE SO' R/W DATA GROWER C TATUM GROUPS C R = 604.79' 1 = 134.27' CH = 133.99' N82.34.33.74 0 0 TOWERS, TAMORE ZONED R-20 3/ /AC 000 $\overline{\odot}$ N86'56'29'W HORLY, WHITE DUS HORLY, JAMES TOMED R-20 STE ZUMEN TONCE NAMEZ DODGLAS E CASH LOTTE R

APPLICANT: Traton Homes, LLC	PETITION NO: Z-89
PHONE#: 770-427-9064 EMAIL: clif@tratonhomes.com	HEARING DATE (PC):10-04-16
REPRESENTATIVE: J. Kevin Moore	HEARING DATE (BOC): 10-18-16
PHONE#: 770-429-1499 EMAIL: jkm@mijs.com	PRESENT ZONING: R-20
TITLEHOLDER: Donald I. Adams	
	PROPOSED ZONING: RM-8
PROPERTY LOCATION: Located on the south side of Belmont Ave,	
on the north side of Pierce Ave, on the east side of Reed Street, and on	PROPOSED USE: Attached and detached
the west side of Davis Drive	residential
ACCESS TO PROPERTY: Belmont Ave, Pierce Ave, Davis Drive	SIZE OF TRACT: acres
	DISTRICT: 17
PHYSICAL CHARACTERISTICS TO SITE:	LAND LOT(S): 562
	PARCEL(S): 18
	TAXES: PAID X DUE
	COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT



Summary of Intent for Rezoning*

a)	lential Rezoning Information (attach additional information if needed) Townhomes - 1,800 - 2,400 square feet Proposed unit square-footage(s): Homes - 2,600 - 3,400 square feet	
b)	Proposed building architecture: _Traditional and Craftsman	
c)	Proposed selling prices(s): Townhomes - low to mid-\$300s; Homes - low to	mid \$40
d)	List all requested variances:	
	1	
	Oursell and This is	
	residential Rezoning Information (attach additional information if needed)	
a)	Proposed use(s): Not Applicable.	
 b)	Droposed building each teature	
U)	Proposed building architecture:	
c)	Proposed hours/days of operation:	
ς,	1 topoled nouts, days of operation.	
d)	List all requested variances:	
ŕ	•	
t 3. Ot	her Pertinent Information (List or attach additional information if needed)	
4. Is a	ny of the property included on the proposed site plan owned by the Local, State, or Federal Gover	nment?
	ny of the property included on the proposed site plan owned by the Local, State, or Federal Gover ase_list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., a	
(Ple	ny of the property included on the proposed site plan owned by the Local, State, or Federal Gover ase list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., a 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.

ATTACHMENT TO SUMMARY OF INTENT FOR REZONING

Application No.: Hearing Dates:

(2016)October 4, 2016

October 18, 2016

Applicant:

Traton Homes, LLC Donald I. Adams

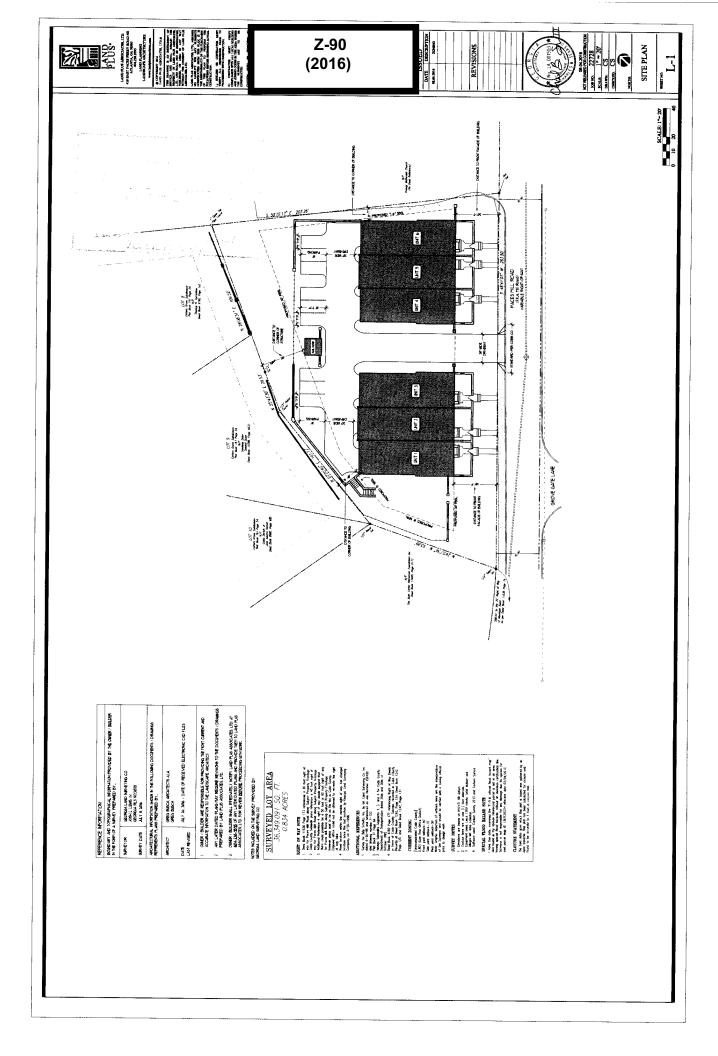
Titleholder:

Residential Rezoning Information

- Listing of requested variances: (d)
 - Sec. 134-204 (11)

Part 1.

- o Proposed single-family dwelling units/detached residences:
 - Minimum lot size: 2800 SF
 - Minimum lot width at front setback line: 40'
 - Minimum separation between dwellings: 10'
 - Front, rear, and major side setbacks: 10'
 - Minor side setbacks: 0', but with a minimum of 10' between structures
- Sec. 134-204 (4)
 - o Proposed townhomes/attached residences:
 - Front, rear, and major side setbacks: 10'
 - Minor side setbacks: 0', but with a minimum of 15' between structures
- Sec. 134-272
 - o On-street parallel parking within the right-of-way of proposed new public street.
- Sec. 110-89
 - o Private alleyways: 20' access easement with 16' pavement width
 - o Private local streets: 24' access easement with 20' pavement width
- Sec. 106-96 (4)
 - o Sidewalks as shown and reflected on the Site Plan submitted with the Application for Rezoning; or any revised, proposed Site Plan



APPLICANT: Paces Ferry Partners I, LLC	PETITION NO: Z-90
PHONE#: 770-818-4197 EMAIL: cgroome@grovestreetpartners.com	HEARING DATE (PC):10-04-16
REPRESENTATIVE: John H. Moore	HEARING DATE (BOC): 10-18-16
PHONE#: 770-429-1499 EMAIL: jmoore@mijs.com	PRESENT ZONING:LRO
TITLEHOLDER: 3085 Paces Mill Associates, LLC	
	PROPOSED ZONING: RM-8
PROPERTY LOCATION: Located on the northwesterly side of	
Paces Mill Road, easterly of Paces Ferry Road	PROPOSED USE: Residential townhomes
ACCESS TO PROPERTY: Paces Mill Road	SIZE OF TRACT:834 acres
	DISTRICT: 17
PHYSICAL CHARACTERISTICS TO SITE:	LAND LOT(S): 952
	PARCEL(S):11
	TAXES: PAID X DUE
CONTICUOUS ZONINC/DEVEL OPMENT	COMMISSION DISTRICT: 2

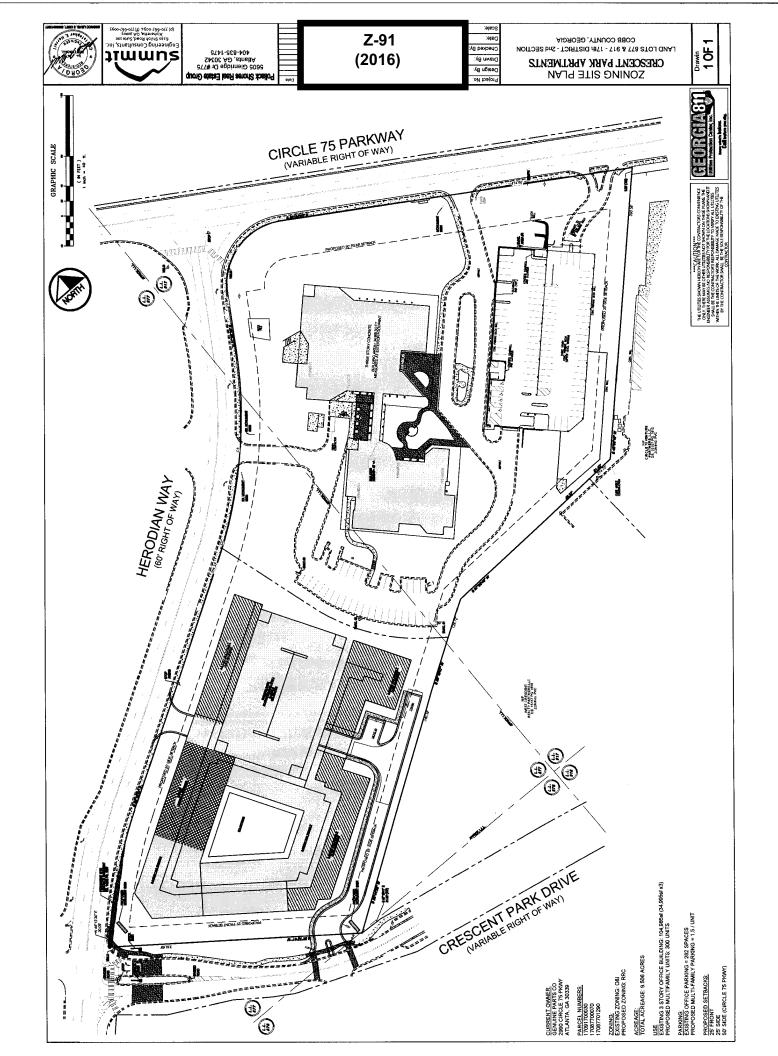
CONTIGUOUS ZONING/DEVELOPMENT



Summary of Intent for Rezoning

a)	Proposed unit square-footage(s):	Minimum 4,000 sf and greater
b)	Proposed building architecture:	
c)	Proposed selling prices(s):	
d)	List all requested variances:	Front - 30 feet;
		Rear - 30 feet;
		Side - 7.6 feet side setback on the
		northeasterly side 15 feet side setback on the northwesterly side
Non-i	esidential Rezoning Information (atta	
a)	Proposed use(s):	Not Applicable.
b)	Proposed building architecture:	
<u>c)</u>	Proposed hours/days of operation	
d)	List all requested variances:	
3. Otl	ner Pertinent Information (List or att	ach additional information if needed)

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



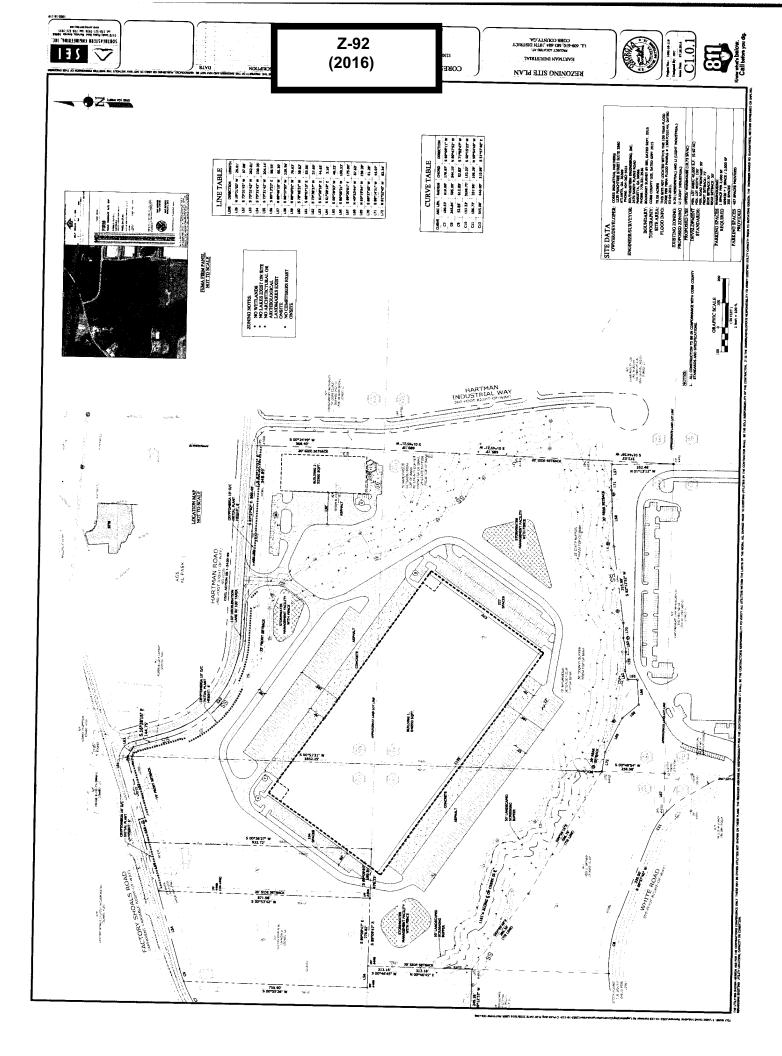
APPLICANT: Pollack Shores Development, LLC	PETITION NO:	Z-91
PHONE#: 404-835-1475 EMAIL: nrandall@pollackshores.com	HEARING DATE (PC):	10-04-16
REPRESENTATIVE: John H. Moore	HEARING DATE (BOC)	: 10-18-16
PHONE#: 770-429-1499 EMAIL: jmoore@mijs.com	PRESENT ZONING	O&I
TITLEHOLDER: Genuine Parts Company		
	PROPOSED ZONING: _	RRC
PROPERTY LOCATION: Located on the easterly side of Herodian		
Way, in between Circle 75 Parkway and Crescent Park Drive	PROPOSED USE: Mixed	d use development
ACCESS TO PROPERTY: Herodian Way, Circle 75 Parkway,	SIZE OF TRACT:	9.506 acres
and Crescent Park Drive	DISTRICT:	17
PHYSICAL CHARACTERISTICS TO SITE:	LAND LOT(S):	877, 917
	PARCEL(S):	3, 7, 129
	TAXES: PAID X D	UE
CONTIGUOUS ZONING/DEVELOPMENT	COMMISSION DISTRIC	CT: _ 2
PVC RM-12 O&I SI	RRC S PARING PAR	O _{&}
	/	\rightarrow
Synyma Synyma	916	Nindy Ridge PKW Ridge

Application No. z-9/(2016)

Summary of Intent for Rezoning

a)	Proposed unit square-footage(s):		
b)	Proposed building architecture:		
c)	Proposed selling prices(s):		
d)	List all requested variances:	Front Setback to 25 feet;	
		Side Setback to 25 feet.	
	residential Rezoning Information (attach	•	
a)	Proposed use(s):	Office	
b)	Proposed building architecture:	Traditional	
c)	Proposed hours/days of operation:	Standard Business Hours	
d)	List all requested variances:	Front Setback to 25 feet;	
		Side Setback to 25 feet.	
3. Ot	her Pertinent Information (List or attach	additional information if needed)	
	ny of the property included on the propos	•	
(Plea	ny of the property included on the propos	sed site plan owned by the Local, State, or Federal Gove wned lots, County owned parcels and/or remnants, etc.,	

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



PPLICANT: Core5 Industrial Partners LLC, a Delaware Li ability Company	mited PETITION NO: Z-92	2
HONE#: EMAIL:	HEARING DATE (PC):10-04	-16
EPRESENTATIVE:	HEARING DATE (BOC): 10-18	-16
HONE#: EMAIL:	PRESENT ZONING R-2	0
TLEHOLDER: See file for a complete list		
	PROPOSED ZONING: LI	
ROPERTY LOCATION: Located on the south side of Hart	man Road,	
d on the southside of Factory Shoals Road	PROPOSED USE: Office warehou	ise
CCESS TO PROPERTY: Hartman Road	SIZE OF TRACT: 73.62 acre	ng.
CCESS TO PROPERTY: Hartman Road		
HYSICAL CHARACTERISTICS TO SITE:		
	PARCEL(S): 1, 2, 4, 5,	
	TAXES: PAID X DUE _	
	COMMISSION DISTRICT: 4	
ONTIGUOUS ZONING/DEVELOPMENT	COMMISSION DISTRICT. 4	589
	Lansky Werber Rd	
R-20		
	R-20 LI	
611	608	
	Hartman Rd	
	Hartman Industrial W	
	///////// IF	
'		
R-20		
R-20	LI LI	

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LI

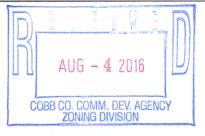
Summary of Intent for Rezoning*

		Proposed unit course feeters (s)	•
	a) L)	Proposed unit square-footage(s):	
	b)	Proposed building architecture:	
	c)	Proposed selling prices(s):	
	d) List all requ	List all requested variances:	
2.		esidential Rezoning Information (attacl	h additional information if needed)
	a)	Proposed use(s):	Office/Warehouse
	b)	Proposed building architecture:	Tilt-Up Concrete and Glass
	c)	Proposed hours/days of operation:	Normal Business Hours
	d)	List all requested variances:	None known at this time
art 3	. Oth	er Pertinent Information (List or attacl	
			T. Comments
rt 4.	Is an	y of the property included on the propo	osed site plan owned by the Local, State, or Federal Gove
			owned lots, County owned parcels and/or remnants, etc.,
	•		are located).

^{*}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.

Kaplan Morgan Real Estate Developments, LLC. | 07.29.2016 | Scale 1:60

APPLICANT: Kaplan Morgan Vinings Development, LLC **PETITION NO:** Z-93 PHONE#: 404-237-8828 EMAIL: gmorgan@morgancos.com **HEARING DATE (PC):** 10-04-16 **REPRESENTATIVE:** John H. Moore **HEARING DATE (BOC):** 10-18-16 PHONE#: 770-429-1499 EMAIL: jmoore@mijs.com PRESENT ZONING CRC **TITLEHOLDER:** ADIC, Inc., successor by merger to XEBO Corporation PROPOSED ZONING: RRC **PROPERTY LOCATION:** Located at the southeast intersection of **PROPOSED USE:** Mixed use development Cumberland Parkway and Paces Walk ACCESS TO PROPERTY: Cumberland Parkway SIZE OF TRACT: 18.84 acres **DISTRICT:** 17 PHYSICAL CHARACTERISTICS TO SITE: **LAND LOT(S):** 816, 817, 839, 840 **PARCEL(S):** 6, 11 TAXES: PAID X DUE _____ **COMMISSION DISTRICT: 2** CONTIGUOUS ZONING/DEVELOPMENT **RM-8** CRC R-20 816 887 RM-12 SITE 285 839 **RM-12** UC



Summary of Intent for Rezoning*

a)	Proposed unit square-footage(s): See Attached
b)	Proposed building architecture:
c)	Proposed selling prices(s):
d)	List all requested variances:
Non-r	esidential Rezoning Information (attach additional information if needed)
a)	Proposed use(s): See Attached
b)	Proposed building architecture:
<u>c)</u>	Proposed hours/days of operation:
d)	List all requested variances:
3. Oth	ner Pertinent Information (List or attach additional information if needed)

^{*}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.

ATTACHMENT TO SUMMARY OF INTENT FOR REZONING

Application No.:

Z-______(2016)

Hearing Dates:

October 4, 2016 October 18, 2016

Applicant:

Kaplan Morgan Vinings Development, LLC

a Georgia limited liability company

Titleholder:

ADIC, Inc.

a Georgia corporation, successor by merger to XEBO Corporation, a Georgia corporation

Part 1. Residential Rezoning Information

- (a) Apartments 300 units (700 square foot minimum);
- (b) Condominiums 50 units (1,800 square foot average);
- (c) Senior Living 225 units (800 square foot average);
- (d) Age-Restricted 200 units (910 square foot average).

Variances – None known at this time.

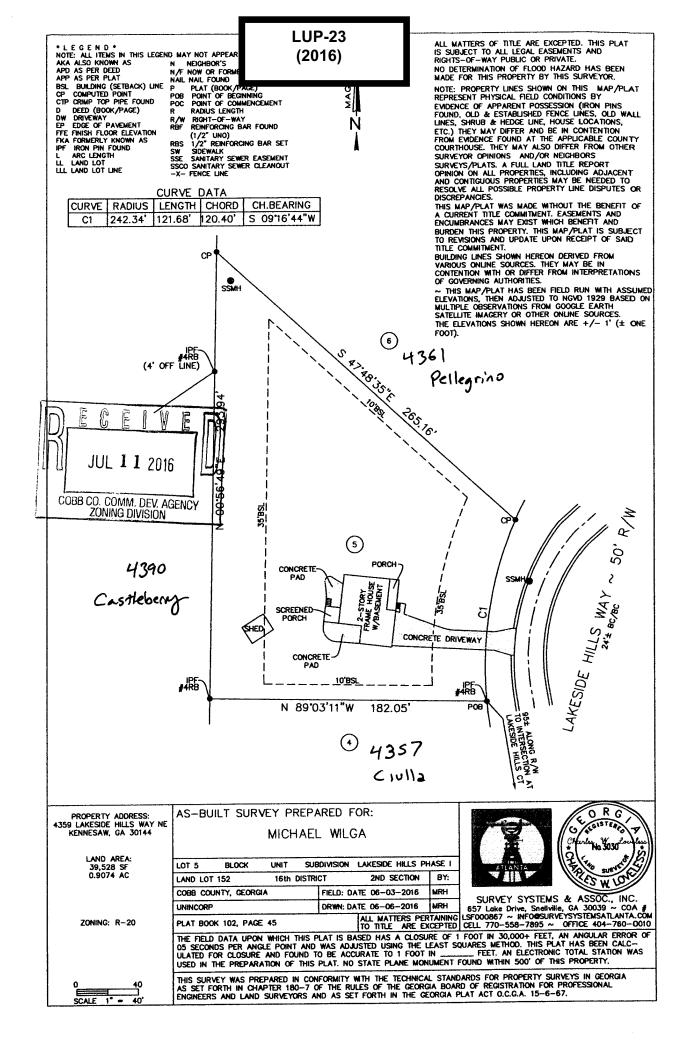


Part 2. Non-Residential Rezoning Information

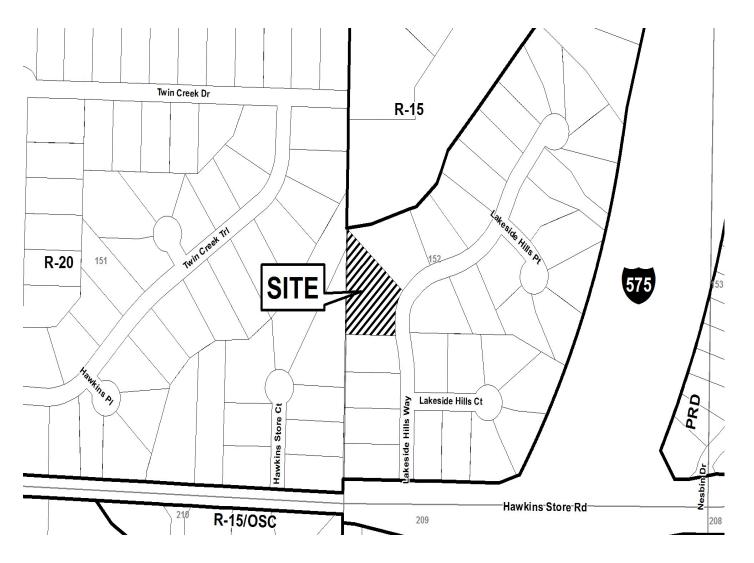
- (a) Hotel -300 rooms (400 square foot average);
- (b) Retail 101,103 square feet (total)

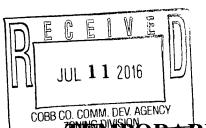
(78,000 square foot supermarket; 23,103 square feet of other retail).

Variances – None known at this time.



APPLICANT: Michael Wilga	PETITION NO:	LUP-23
PHONE#:765-237-2680 EMAIL:mwilga.designs@gmail.com	HEARING DATE (PC):	
REPRESENTATIVE: Michael Wilga	HEARING DATE (BOC):	
PHONE#:765-237-2680 EMAIL:mwilga.designs@gmail.com	PRESENT ZONING:	R-20
TITLEHOLDER: Michael Wilga, Iris Wilga,		
	PROPOSED ZONING: Lan	nd Use Permit
PROPERTY LOCATION: West side of Lakeside Hills Way, northwest		
of Hawkins Store Road	PROPOSED USE: To Grow	Produce to Sell
(4359 Lakeside Hills Way)		
ACCESS TO PROPERTY: Lakeside Hills Way	SIZE OF TRACT:	0.9 acres
	DISTRICT:	_
PHYSICAL CHARACTERISTICS TO SITE:	LAND LOT(S):	152
	PARCEL(S):	9
	TAXES: PAID X DU	
CONTIGUOUS ZONING/DEVELOPMENT	COMMISSION DISTRICTS	:_3







Application #: LUI2 23

PC Hearing Date: 10-4-16

BOC Hearing Date: 10-18-16

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

	Type of business, or request? Grow produce to sell at Farmer's Markets, Restuarants, Direct to Consumer, and
Ī	Number of employees? 0
]	Days of operation? Monday through Sunday, 7 days a week
]	Hours of operation? sunrise to sunset, generally 7am to 9pm
Ī	Number of clients, customers, or sales persons coming to the house
J	per day?0 ;Per week?
1	Where do clients, customers and/or employees park?
]	Driveway:; Street:; Other (Explain):
	Signs? No:; Yes: (If yes, then how many, size, and location):
	Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 1 Pickup truck and 1 small trailer for
	transport to and from Farmer's Markets, Restaurants, and Wholesalers
_	Deliveries? No; Yes✓_(If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
]	Does the applicant live in the house? Yes;No
	Any outdoor storage? No; Yes(If yes, please state what is kept outside):
1	Length of time requested (24 months maximum): 24 months
]	Is this application a result of a Code Enforcement action? No <u>✓</u> ; Yes_ (If
_	yes, attach a copy of the Notice of Violation and/or tickets to this form). Any additional information? (Please attach additional information if needed)
-	
- <i>I</i>	Applicant signature: 1/1/20/16
	Applicant signature:Date:Date:Date:

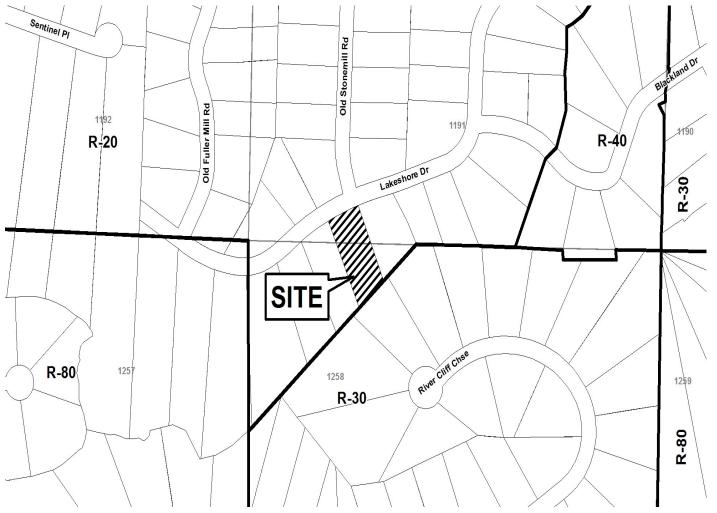
CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS TO ACCOMPANY APPLICATION FOR LAND USE PERMIT

By signature, it is hereby acknowledged that I give my consent/or have no objection that Dancing Bear Growers, LLC owned by Michael Wilga intends to make an application for a Land Use Permit for the purpose of Grow produce to sell at Farmer's Markets, Restuarants, Direct to Consumer, and Wholesale on the premises described in the application.

Signature	Printed name	Address	
1.	Jessica Civila	4357 Lakeside	Hills Way NE, Kennesaw G1
L. SUI CL	Tode Castleberry	4390 Hawking	Hills Way NE, Kennesaw GA 3014 Store (+ 30144
3.			
4.	and the second s		
5.	DECELVE		
6.	JUL 1 1 2016		
7 <u>.</u>	COBB CO. COMM. DEV. AGENCY ZONING DIVISION		
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			

LUP-24 (2016)DEIVE ALESHORE Env #3725 #4 Gollen Es Es #3745 McGuire TIES APPEAR , 5 0 JET LINE JUL 1 4 2016 COBB CO. COMM. DEV. AGENCY ZONING DIVISION #4180 Pril Survey For JAMES E. MCGUIRE Lot | Block A Unit 1 Subdivision STURBIZIDAE HEILLITS Land Lot 1101 \$ 1258. 16 Bistonice, 200 Sect Coss County Georgia Scale 1'= 40 Date MAR, 6, 1981 D. W. Lynah Surveyors

APPLICANT: Deborah S. McGuire	PETITION NO:	LUP-24
PHONE#: 770-952-9274 EMAIL:dsmcguire@bellsouth.net		
REPRESENTATIVE: James E. McGuire	HEARING DATE (BOC):	
PHONE#: 770-952-7466 EMAIL:jimmcguire@bellsouth.net	PRESENT ZONING:	R-20
TITLEHOLDER: James E. & Deborah S. McGuire		
	PROPOSED ZONING: <u>I</u>	and Use Permit
PROPERTY LOCATION: South side of Lakeshore Drive, west of		
Blackland Drive	PROPOSED USE: Poultr	y on less than
(3725 Lakeshore Drive)	two ac	res (4 hens)
ACCESS TO PROPERTY: Lakeshore Drive	SIZE OF TRACT:	.65 acres
	DISTRICT:	16
PHYSICAL CHARACTERISTICS TO SITE:	LAND LOT(S):	1191, <i>1258</i>
	PARCEL(S):	
	TAXES: PAID X 1	DUE
CONTIGUOUS ZONING/DEVELOPMENT	COMMISSION DISTRIC	T:2
Sentinel PI		

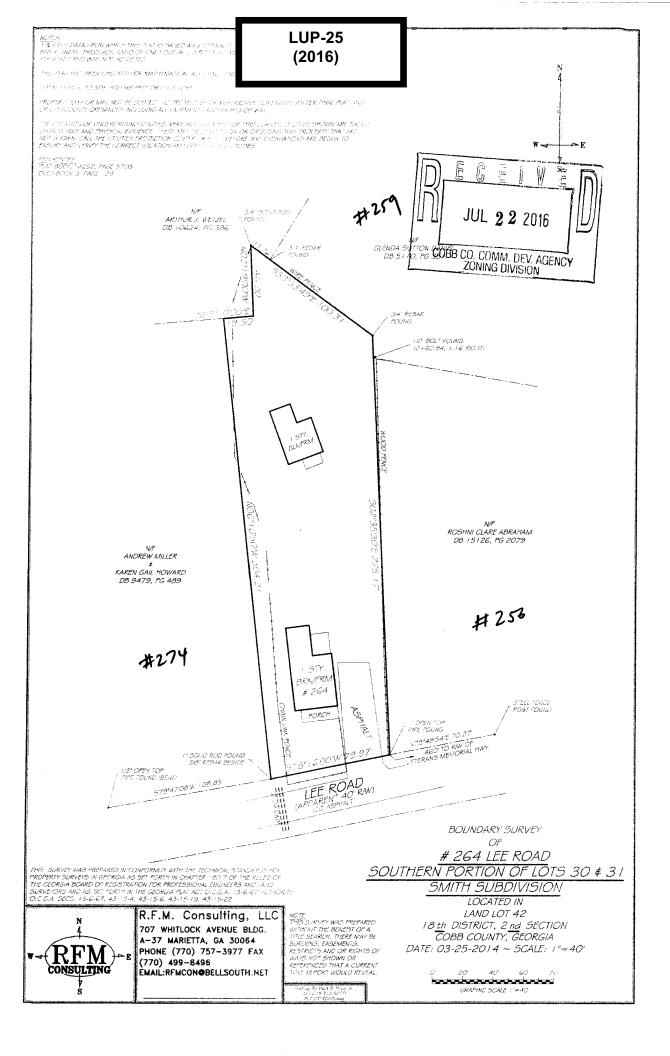


CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS

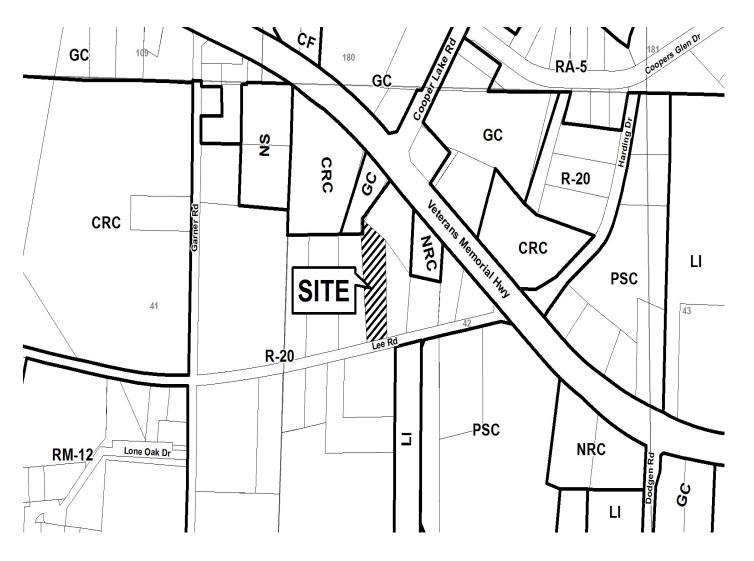
TO ACCOMPANY APPLICATION FOR THE PURPOSE OF VARIANCE REQUEST.

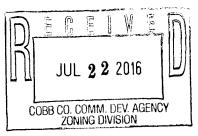
By signature, it is hereby acknowledged that I give my consent/or have no objection that ______ Deborah S. McGuire intends to make an application to the appropriate Cobb County Authorities for a variance request for the purpose of erection of chicken coop with runner on the premises described in the application. Address Signature Printed name 1. 4180 River Cliff Chase, Marietta, GA 30067 **David James Pair** 4180 River Cliff Chase, Marietta, GA 30067 Tami S. Pair 2. 4 Lakeshore Drive, Marietta, GA 30067 Paige D. Golden 3745 Lakeshore Drive, Marietta, GA 30067 James E. McGuire Deborah S. McGuire 3745 Lakeshore Drive, Marietta, GA 30067 JUL 1 4 2016 COBB CO. COMM. DEV. AGENCY ZONING DIVISION 10. 12. 13. 14. 15. 16. 17. 18. 19.

20.



APPLICANT: Willie Abernathy	PETITION NO:	LUP-25
PHONE#: 678-234-1764 EMAIL:	HEARING DATE (PC):	10-04-16
REPRESENTATIVE: Willie Abernathy	HEARING DATE (BOC):	10-18-16
PHONE#: 678-234-1764 EMAIL:	PRESENT ZONING:	R-20
TITLEHOLDER: Willie Gene Abernathy, Donna Marie Jordan and		
Mildred Sharlene Mahaffey	PROPOSED ZONING: La	nd Use Permit
PROPERTY LOCATION: North side of Lee Road, on the west	(RI	ENEWAL)
side of Veterans Memorial Hwy		
(264 Lee Road)		
ACCESS TO PROPERTY: Lee Road	SIZE OF TRACT:	.63 acres
	DISTRICT:	18
PHYSICAL CHARACTERISTICS TO SITE:	LAND LOT(S):	42
	PARCEL(S):	
	TAXES: PAID X D	
CONTIGUOUS ZONING/DEVELOPMENT	COMMISSION DISTRICT	: 4







Application #: LVI-75

PC Hearing Date: 10-4-6

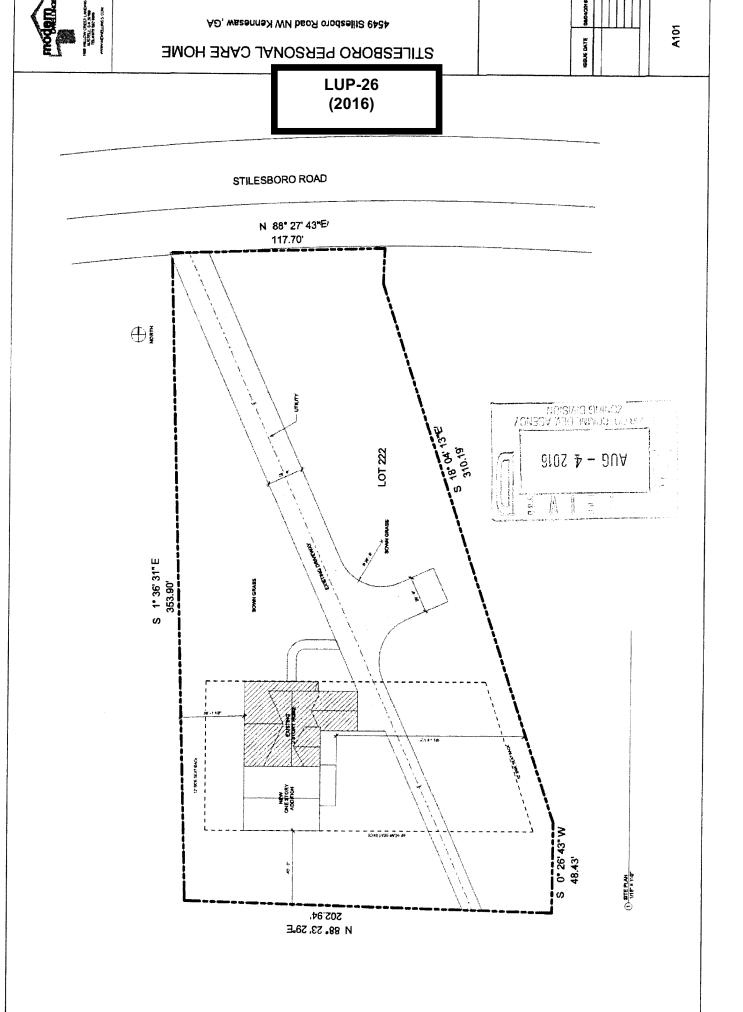
BOC Hearing Date: 10-18-40

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

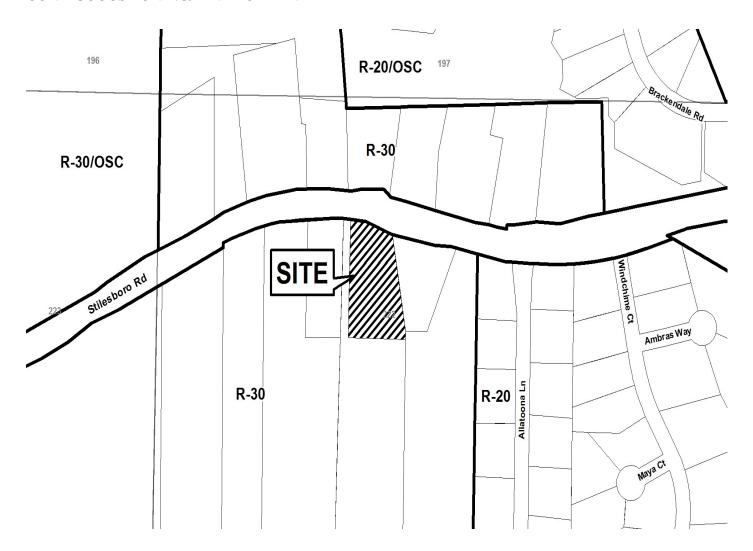
1. 2.	Number of unrelated adults in the house? Number of related adults in the house?			
3. 4.	Number of vehicles at the house?			
5. 6.	Does the property owner live in the house? Yes; No Any outdoor storage? No; Yes(If yes, please state what is kept outside):			
7.	Length of time requested (24 months maximum): $\frac{2}{2}$			
8.	Is this application a result of a Code Enforcement action? No; Yes <u>(If</u> yes, attach a copy of the Notice of Violation and/or tickets to this form).			
9.	Any additional information? (Please attach additional information if needed):			
	Applicant signature: Willie abenathy Date:			
	Applicant name (printed): Willie Abernathy			
ZO	NING STAFF USE ONLY BELOW THIS LINE			
Zon	ing of property:			
Size	e of house per Cobb County Tax Assessor records:			
Nur	nber of related adults proposed: Number permitted by code:			
Nur	nber of unrelated adults proposed: Number permitted by code:			
Nur	nber of vehicles proposed: Number permitted by code:			
Nur	nber of vehicles proposed to be parked outside:Number of vehicles permitted			

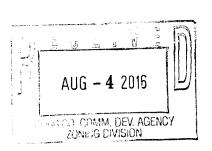
CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS TO ACCOMPANY APPLICATION FOR LAND USE PERMIT

By signature, it is hereby acknowledged that I give my consent/or have no objection that intends to make an application for a Land Use Permit for the purpose of		
***************************************	on	the premises described in the application.
Signature	Printed name	Address
1. Drinaujordan	Donna M. Jordan	1007 Date Ove Char NE 28246
2. U		,
3.		
4. 5.		JUL 2 2 2016
6.		
7		COBB CO. COMM. DEV. AGENCY ZONING DIVISION
8.		
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17.		
18.		
19.		
20.		



APPLICANT: Garfield McCook	PETITION NO:	LUP-26
PHONE#: 678-778-6335 EMAIL:STILESBOROAL@COMCAST.NET	HEARING DATE (PC):	10-04-16
REPRESENTATIVE: Garfield McCook	HEARING DATE (BOC):	10-18-16
PHONE#: 678-778-6335 EMAIL:STILESBOROAL@COMCAST.NET	PRESENT ZONING:	R-30
TITLEHOLDER: Garfield McCook		
	PROPOSED ZONING: La	and Use Permit
PROPERTY LOCATION: South of Stilesboro Road, west of	(renewal and increase in res	idents)
Allatoona Lane	PROPOSED USE: Group h	ome for up to
(4549 Stilesboro Road)	10 resid	lents
ACCESS TO PROPERTY: Stilesboro Road	SIZE OF TRACT:	1.3 acres
	DISTRICT:	20
PHYSICAL CHARACTERISTICS TO SITE:	LAND LOT(S):	222
	PARCEL(S):	158
	TAXES: PAID X D	UE
CONTIGUOUS ZONING/DEVELOPMENT	COMMISSION DISTRICT	ː <u> </u>





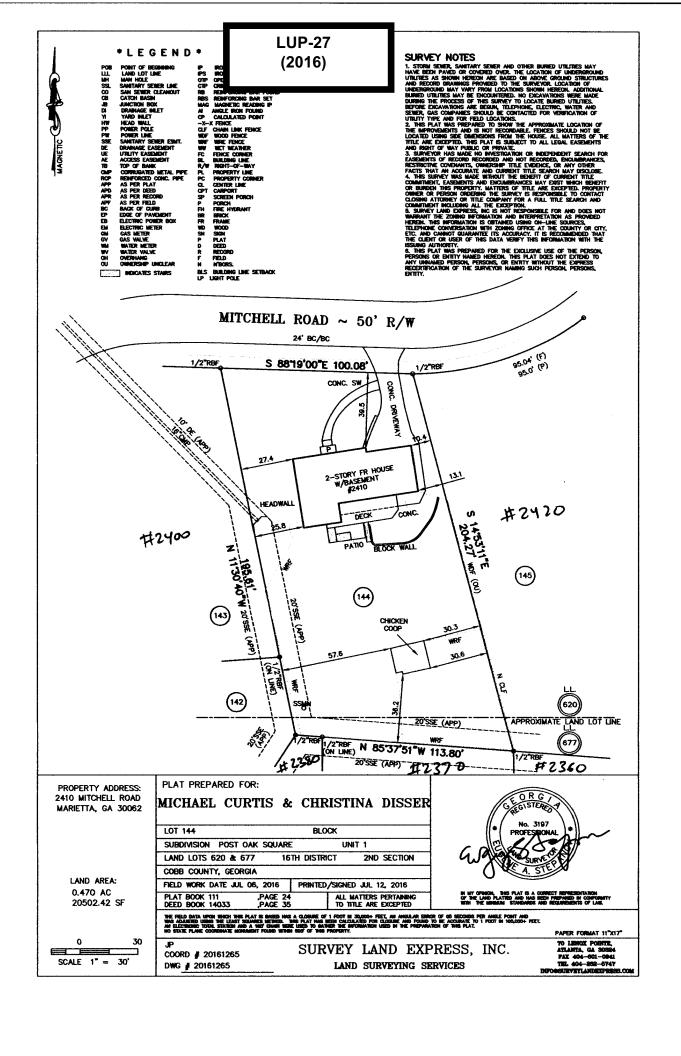


Application #: LUP-34 PC Hearing Date: 10-4

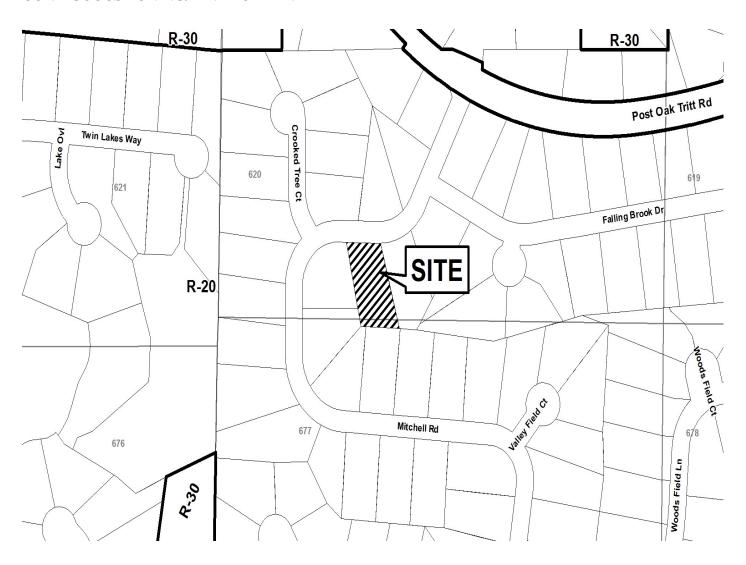
BOC Hearing Date: 10

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

(1 of book less one of total collinoi termitted)
Type of business, or request? PERSONAL CARE HUME
Number of employees? 2
Days of operation? 7 Days PER WEEK
Hours of operation? 24 hours
Number of clients, customers, or sales persons coming to the house
per day?;Per week?
Where do clients, customers and/or employees park? Driveway:; Street:; Other (Explain): アARレーハム A
Signs? No:; Yes: (If yes, then how many, size, and location):
Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.):
Deliveries? No; Yes(If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
Does the applicant live in the house? Yes;No
Any outdoor storage? No; Yes(If yes, please state what is kept outside):
Length of time requested (24 months maximum): シリ かっゃっと
Is this application a result of a Code Enforcement action? No <u>/</u> ; Yes_yes, attach a copy of the Notice of Violation and/or tickets to this form
Any additional information? (Please attach additional information if n
Applicant signature: Date: 8 4 1
Applicant name (printed): GARFIELD MCCOOK
rppheant name (printed).



APPLICANT: Christina Disser	_ PETITION NO:	LUP-27
PHONE#: 678-978-6380 EMAIL: christinadisser@gmail.com	_ HEARING DATE (PC):	10-04-16
REPRESENTATIVE: Christina Disser	_ HEARING DATE (BOO	E): <u>10-18-16</u>
PHONE#: 678-978-6380 EMAIL: christinadisser@gmail.com	_ PRESENT ZONING:	R-20
TITLEHOLDER: Michael C. Disser, Christina Disser	_	
	_ PROPOSED ZONING:	Land Use Permit
PROPERTY LOCATION: South of Mitchell Road, southwest side	2	
of Post Oak Tritt Road	PROPOSED USE: Po	oultry on less than
(2410 Mitchell Road)		wo acres
ACCESS TO PROPERTY: Mitchell Road	_ SIZE OF TRACT:	.47 acres
	_ DISTRICT:	16
PHYSICAL CHARACTERISTICS TO SITE:	LAND LOT(S):	620, 677
	PARCEL(S):	46
	TAXES: PAID X	DUE
CONTIGUOUS ZONING/DEVELOPMENT	COMMISSION DISTRI	CT:3



Our chicken coop is located in the back section of our fenced backyard as shown on the survey provided. We have a large, wooded lot that is private and well shaded. The coop is 36.2 feet from our back property line and 30.6 feet from our property line to our left and 57.6 feet from our property line to our right.

The coop is a wooden structure that was previously a playset we built several years ago. The entire structure including the fenced in run is approximately 18' long by 15' wide and 7' tall. The coop has a ramp up to the enclosed roosting area where the hens sleep at night. Food and water is also provided in the coop. The run is enclosed using 1/2" hardware cloth that is buried 6" deep and runs along the bottom portion of the run up to a height of 4'. From the 4' mark continuing up and enclosing the run is poultry wire. Water and food is also provided in the run.

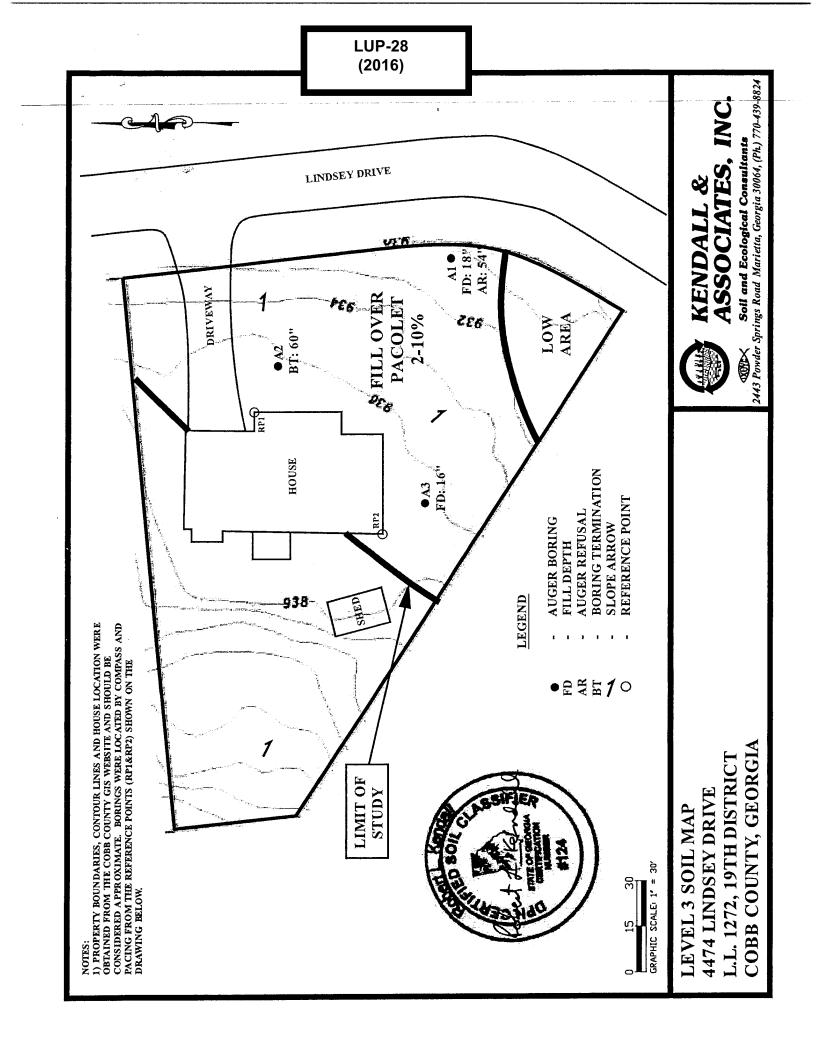
The smaller structure at the end of the run houses chicken feed (which is store in metal containers), tools and cleaning supplies.

Christina Disser

2410 Mitchell Rd

Marietta, GA 30062





PETITION NO:	LUP-28
HEARING DATE (PC)	10-04-16
HEARING DATE (BO	C):10-18-16
PRESENT ZONING:_	R-20
PROPOSED ZONING:	Land Use Permit
PROPOSED USE: Gro	
residents	
SIZE OF TRACT:	.45 acres
DISTRICT:	19
LAND LOT(S):	1272
PARCEL(S):	38
TAXES: PAID X	_ DUE
COMMISSION DISTR	AICT:4
	HEARING DATE (PC) HEARING DATE (BO) PRESENT ZONING: PROPOSED ZONING: PROPOSED USE: Gro re: SIZE OF TRACT: DISTRICT: LAND LOT(S): PARCEL(S): TAXES: PAID X



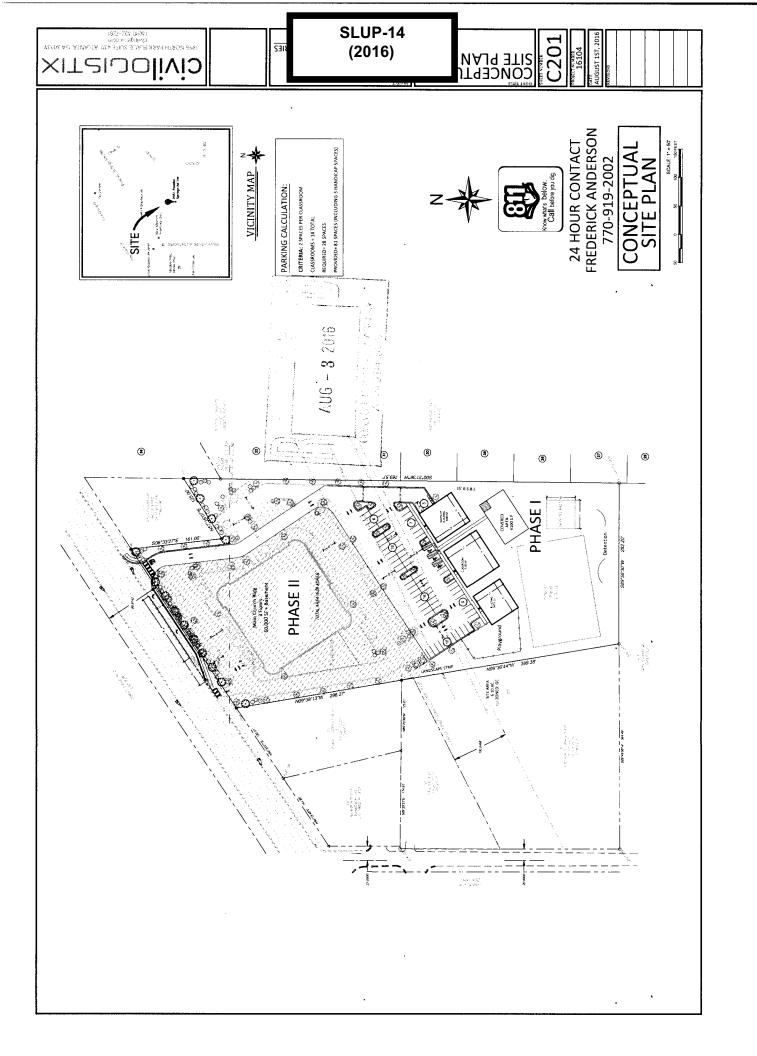
Revised October 1, 2009



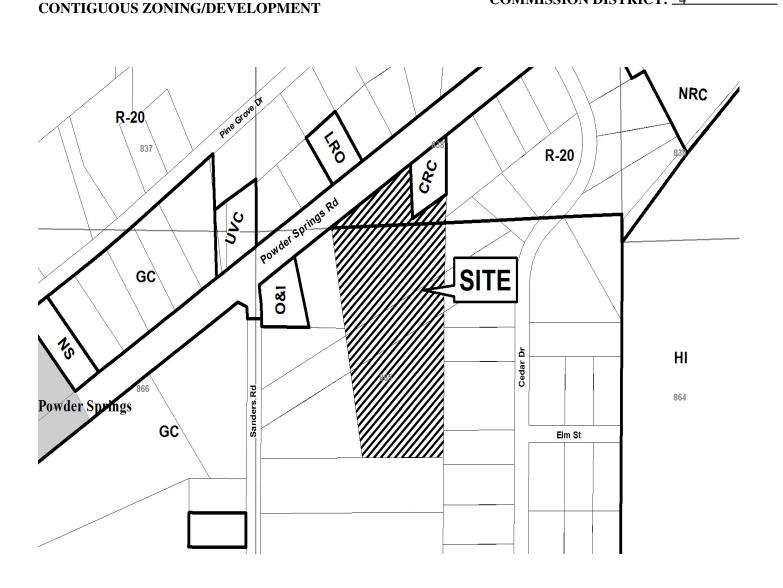
Application #: LM-28
PC Hearing Date: 10-4-16
BOC Hearing Date: 10-8-19

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

•	Type of business, or request?		
•	Number of employees? 3		
•	Days of operation? 7 Days A Week		
•	Hours of operation? It has a Soul		
•	Number of clients, customers, or sales persons coming to the house per day? (Per week?		
•	Where do clients, customers and/or employees park? Driveway:; Street:; Other (Explain):		
•	Signs? No:; Yes: (If yes, then how many, size, and location):		
	Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.):		
	Deliveries? No; Yes(If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)		
0.	Does the applicant live in the house? Yes;No;		
1.	Any outdoor storage? No; Yes X (If yes, please state what is kept outside): \[VV \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		
2.	Length of time requested (24 months maximum):		
3.	Is this application a result of a Code Enforcement action? No / ;Yes_ (If		
4	yes, attach a copy of the Notice of Violation and/or tickets to this form).		
4.	Any additional information? (Please attach additional information if needed):		
	Applicant signature:Date:Date:Date:		
	Applicant name (printed): JAMES 3. SAWES		



APPLICANT: Covenant Christian Ministries, Inc	PETITION NO: SLUP-14
PHONE#: 770-919-0022 EMAIL: office@ccmmarietta.org	HEARING DATE (PC):10-04-14
REPRESENTATIVE:	HEARING DATE (BOC):10-18-14
PHONE#: 770-919-0022 EMAIL: office@ccmmarietta.org	PRESENT ZONING: GC, R-20
TITLEHOLDER: Covenant Christian Ministries, Inc	
	PROPOSED ZONING: Special Land
PROPERTY LOCATION: Located on the south side of Powder Springs	Use Permit
Road, west of Sanders Road	PROPOSED USE: Private School
ACCESS TO PROPERTY: Powder Springs Road	SIZE OF TRACT: 6.1 acres
	DISTRICT: 19
PHYSICAL CHARACTERISTICS TO SITE:	LAND LOT(S): 838, 865
	PARCEL(S): 29
	TAXES: PAID X DUE
CONTICUOUS ZONING/DEVEL ODMENT	COMMISSION DISTRICT: 4



Summary of Intent for Rezoning

a)	Proposed unit square-footage(s):
b)	Proposed building architecture:
c)	Proposed selling prices(s):
d)	List all requested variances:
2. Non-ı	residential Rezoning Information (attach additional information if needed)
a)	Proposed use(s): Church & Private School
b)	Proposed building architecture: Phase I: 3 Permanent modular buildings with 14
clas	srooms (150 students) & worship space for 250 people; Phase II: 60,000 sf bldg.
c) Esci	Proposed hours/days of operation: Church - Tues., Wed., Sat., Sun., School - Mon 7:30 a.m 6:30 p.m.
<u>d)</u>	List all requested variances: Special Use for Private school
rt 3. Otl	ner Pertinent Information (List or attach additional information if needed)
Cove	mant Christian Ministries operates a church and private school.
	y of the property included on the proposed site plan owned by the Local, State, or Federal Governme
(Plea	y of the property included on the proposed site plan owned by the Local, State, or Federal Governmense list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and a elearly showing where these properties are located).