

# **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: November 1, 2016**

**Board of Commissioners Hearing Date: November 15, 2016**

**Date Distributed/Mailed Out: September 12, 2016**

**STAFF COMMENTS DUE DATE: September 20, 2016**



*Cobb County...Expect the Best!*

**PLANNERS AND ENGINEERS COLLABORATIVE**  
 THE PROJOE SOLUTIONS  
 575 PARK ROAD, NE  
 ATLANTA, GEORGIA 30335  
 PHONE: 404-596-1830  
 FAX: 404-596-1830

**REVISIONS**

NO.	DATE	BY	DESCRIPTION

**ZONING SITE PLAN**  
 SHEET TITLE  
 SCALE: 1" = 40'  
 DATE: AUGUST 24, 2016  
 PROJECT: 1807100



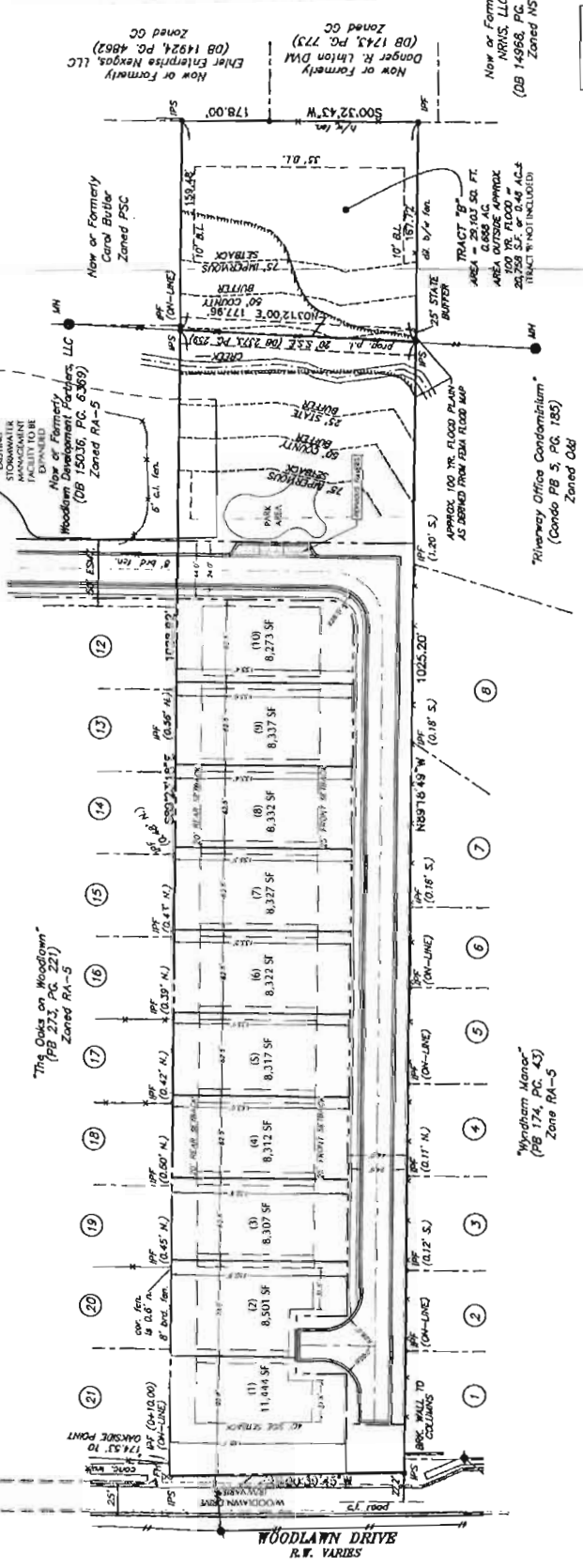
**Z3**  
 SHEET

**SITE DATA:**

TOTAL SITE AREA INCLUDED	3.5174 ACRES
100 YEAR FLOOD AREA	8.1174 ACRES
NET LOT AREA	3.3974 ACRES
ZONING DISTRICT	COMM COUNTY
PLANNING DISTRICT	
UNITS	
UNITS PER TRACT	
UNITS PER LOT	
UNITS PER ACRE	
UNITS PER SQUARE FOOT	
UNITS PER SQUARE FOOT (NET LOT)	
UNITS PER SQUARE FOOT (TOTAL)	
UNITS PER SQUARE FOOT (NET LOT)	
UNITS PER SQUARE FOOT (TOTAL)	
UNITS PER SQUARE FOOT (NET LOT)	
UNITS PER SQUARE FOOT (TOTAL)	
UNITS PER SQUARE FOOT (NET LOT)	
UNITS PER SQUARE FOOT (TOTAL)	



TOTAL AREA = 182,127 SQ. FT.  
 4.181 ACRES  
 AREA OUTSIDE AREOX  
 100 YR FLOOD  
 168,678 S.F. or 3.87 AC.\*



24 HOUR CONTACT:  
 CRAIG MORRIS @ 404-509-4762

**APPLICANT:** JLM Investment Group

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

**REPRESENTATIVE:** James A. Balli, Esq.

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

**TITLEHOLDER:** The Estate of James G. Hindman

**PETITION NO:** Z-94

**HEARING DATE (PC):** 11-01-16

**HEARING DATE (BOC):** 11-15-16

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** RA-5

**PROPOSED USE:** Residential

**SIZE OF TRACT:** 3.513 acres

**DISTRICT:** 1

**LAND LOT(S):** 70

**PARCEL(S):** 5

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

**COMMISSION DISTRICT:** 2

**PROPERTY LOCATION:** East side of Woodlawn Drive, south of

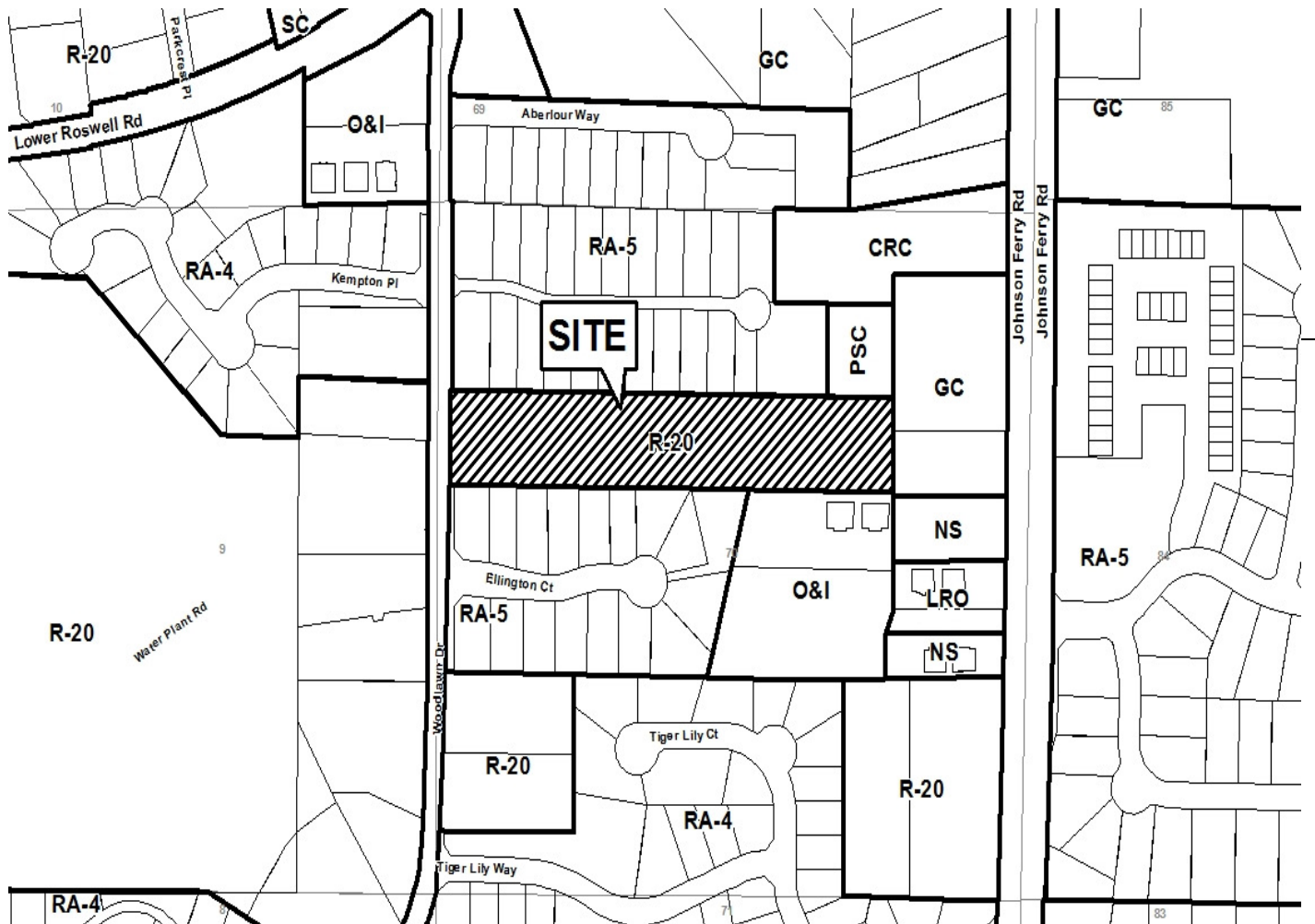
Lower Roswell Road

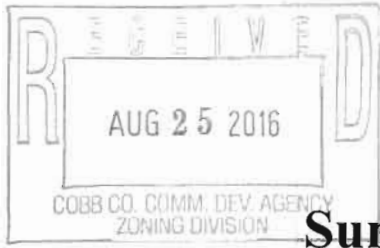
(550 Woodlawn Drive)

**ACCESS TO PROPERTY:** Woodlawn Drive

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

**CONTIGUOUS ZONING/DEVELOPMENT**





Application No. 2-94  
Nov. 2016

# Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 3,000 sq. ft. to 4,000 sq. ft and up
- b) Proposed building architecture: Four sided architecture
- c) Proposed selling prices(s): \$900,000 to 1.1 million and up
- d) List all requested variances: Site plan specific (see site plan)

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

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

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

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

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

No.

**DRAFT**



NO.	DATE	REVISIONS	BY

Z-95  
(2016)



WAREHOUSE EXPANSION  
 JURISDICTION: COBB COUNTY  
 LOCATION: 3929 CANTON ROAD  
 MARETTA, GA 30066

CONCEPT PLAN  
 JOB NO: SHEET  
 16-235 CSP01  
 DATE: OF 1  
 08/05/16 SHEETS

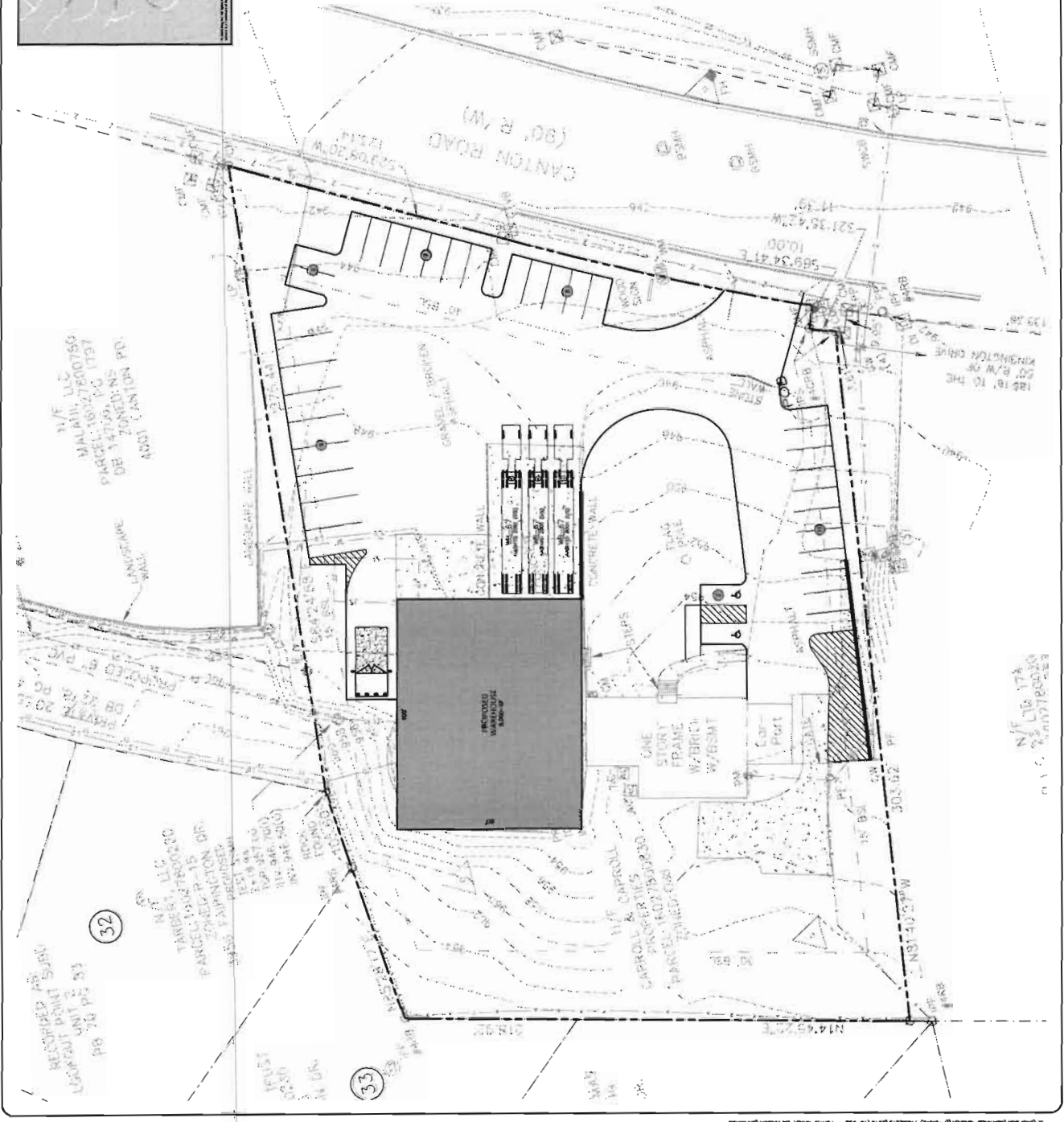


VICINITY MAP



**PRELIMINARY CONCEPT**

THIS PLAN IS A PRELIMINARY CONCEPT AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS PLAN.



RECORDED AS SUBD  
 LEGAL UNIT 2  
 PG 74 PG 53  
 (32)

N/F LLC  
 TARGET 76000200  
 PARCEL 15127600200  
 ZONING DIR  
 PARCEL 15127600200  
 ZONING DIR  
 (33)

N/F 174  
 15127600200  
 (33)

**APPLICANT:** Carroll & Carroll Properties

**PETITION NO:** Z-95

**PHONE#:** 678-494-1981 **EMAIL:** jcarroll@fontiswater.com

**HEARING DATE (PC):** 11-01-16

**REPRESENTATIVE:** James H. Carroll

**HEARING DATE (BOC):** 11-015-16

**PHONE#:** 678-491-1981 **EMAIL:** jcarroll@fontiswater.com

**PRESENT ZONING** OI

**TITLEHOLDER:** Carroll & Carroll Properties

**PROPOSED ZONING:** OS

**PROPERTY LOCATION:** West side of Canton Road, north of

Kensington Drive

**PROPOSED USE:** Warehouse

(3929 Canton Road)

**ACCESS TO PROPERTY:** Canton Road

**SIZE OF TRACT:** 1.89 Acre(s)

**DISTRICT:** 16

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

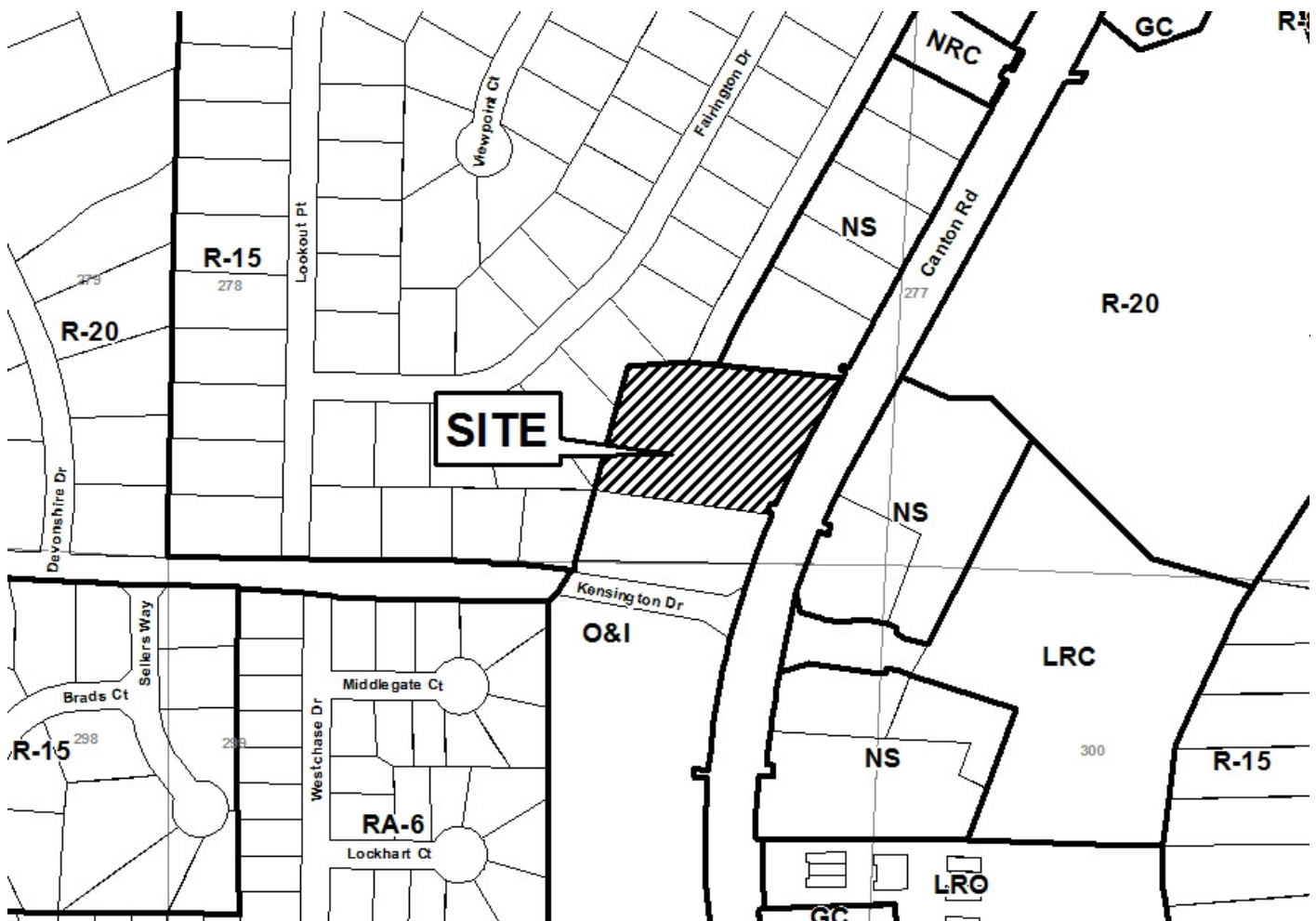
**LAND LOT(S):** 278

**PARCEL(S):** 83

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**



Application No. Z-95

Nov. 2014

## Summary of Intent for Rezoning



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

- a) Proposed unit square-footage(s): \_\_\_\_\_
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed selling prices(s): \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

- a) Proposed use(s): Warehouse
- b) Proposed building architecture: Steel frame
- c) Proposed hours/days of operation: M-F 6:30-5:00
- d) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

A water business has been in operation at this location since 1952. In 1992 zoning became OS and after recent inquiry we were told by John Pederson that we could operate as OS but need a zoning change to build warehouse

### 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





# Cobb County Georgia Online Mapping



Z-96  
(2016)

Z-96 property

Map Notes:



1: 473

This map is a user-generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

78.9 Feet

39.44

0

78.9

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

© Cobb County Georgia



**APPLICANT:** Cobb County Board of Commissioners

**PETITION NO:** Z-96

**PHONE#:** 770-528-3300 **EMAIL:** john.pederson@cobbcounty.org

**HEARING DATE (PC):** 11-01-16

**REPRESENTATIVE:** Tim Lee

**HEARING DATE (BOC):** 11-15-16

**PHONE#:** 770-528-3300 **EMAIL:** john.pederson@cobbcounty.org

**PRESENT ZONING** NS

**TITLEHOLDER:** Cobb County Board of Commissioners

**PROPOSED ZONING:** NRC

**PROPERTY LOCATION:** Southwest intersection of Austell Road and

Wanda Circle, north of Windy Hill Road

(2370 Austell Road)

**PROPOSED USE:** Retail, office, and/ or

Restaurant

**ACCESS TO PROPERTY:** Austell Road

**SIZE OF TRACT:** 0.22 acre(s)

**DISTRICT:** 17

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

**LAND LOT(S):** 14

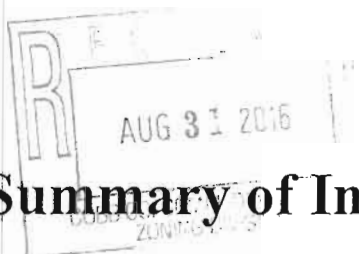
**PARCEL(S):** \_\_\_\_\_

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**





Application No. Z-96  
Nov. 2016

# Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): \_\_\_\_\_
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed selling prices(\$): \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

- a) Proposed use(s): retail, office and/or restaurant
- b) Proposed building architecture: One story with brick exterior (existing)
- c) Proposed hours/days of operation: Normal business hours.
- d) List all requested variances: Lot size, setbacks, floor area ratio, impervious surface, and parking.  
\_\_\_\_\_  
\_\_\_\_\_

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

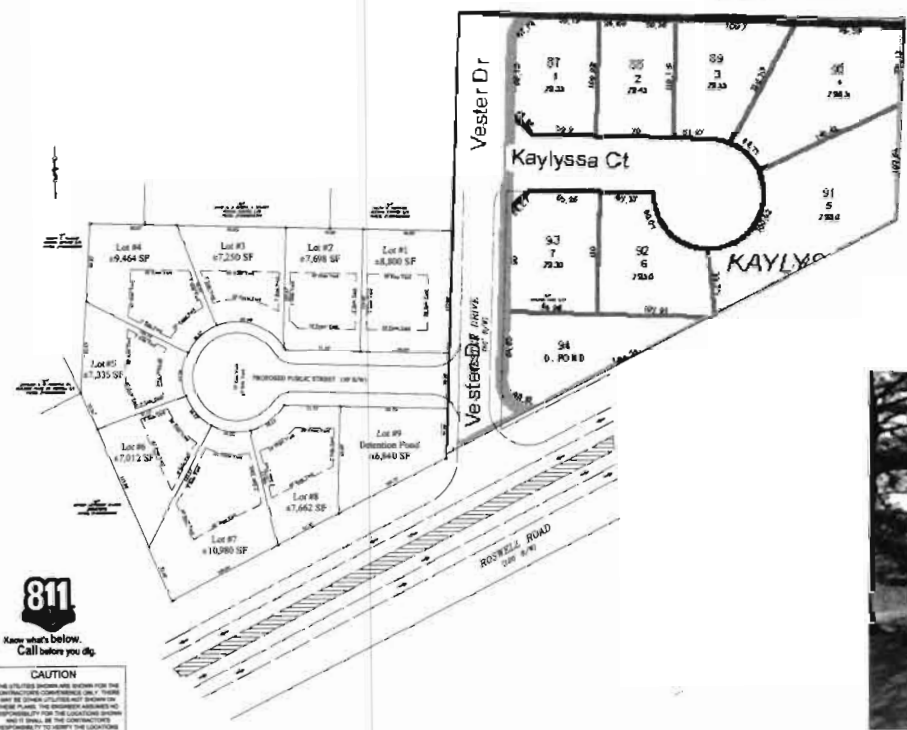
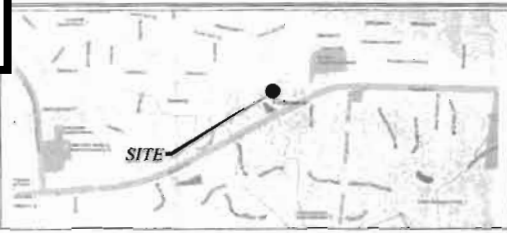
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**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).**

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

0054

Z-97  
(2016)



- GENERAL NOTES**
1. Owner: Wilma J. Lupton
  2. Total Site Area: 298,399.25 sq ft or 6.822 Acres
  3. Location: #1189 Vester Drive Marietta, Cobb County, Georgia 30067
  4. Tax Parcel ID(s): 2609200110 & 1009200110
  5. Zoning: Single-Family Residential Detached Homes, RA-5
  6. Proposed Improvement(s): Develop & Construct Detached Homes (10 units max.)
  7. Property Setbacks: Front - 20'; Rear - 40'; Side - 5'00"
  8. There are state waters located on this site.
  9. There are no wetlands located on this site.
  10. Potable Water service is provided by Cobb County Water Authority.
  11. Sanitary Sewer service is provided by Cobb County Water Authority.
  12. Electricity service is provided by Georgia Power.
  13. Telephone service provided by AT&T.
  14. The Landlord will own the construction project in private.
  15. All work shall comply with Cobb County Development Regulations and Code and O.S.H.A. standards.
  16. Contractor shall obtain all permits prior to starting construction.
  17. Contractor is responsible for calling utility protection 811 and determining the location and status of all utilities prior to any construction 811.
  18. The person ultimately responsible for the installation and maintenance of any and all sediment control practices on this site and who is to be contacted in the event of a Stop-Work Order is Robert Young, 404-992-2191.



**811**  
Know what's below.  
Call before you dig.

**CAUTION**  
THE UTILITIES SHOWN ARE BASED ON THE CONTRACTOR'S COMPLETED 811 WORK AND BE CHECKED UTILITIES AND DEPEND ON THE LOCAL AREA. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR ASSUMES RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES BEFORE THE START OF THE PROJECT. CONSULT WITH 811 (800) 877-8111. UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

**THE KELLE GROUP**  
250 Amundson Avenue, Marietta, Georgia 30067  
770.546.9486 (P) - Lee Kelly@TheKelleGroup.biz (C)  
Real Estate - Development Services

**APPLICANT/DEVELOPER/BUILDER**  
**Royal Residential, LLC**  
1400 Old Peachtree Road, #1550  
Atlanta, Georgia 30325  
Robert Young, 404-992-2191

**SITE PLAN FOR**  
**Single-Family Homes (RA-5)**  
#1189 Vester Drive  
Landlot 962 of the 16th District  
Marietta, Cobb County, Georgia

**DATE**  
August 24, 2016

**SCALE**  
1" = 40'

**SHEET NUMBER**  
1

**RECEIVED**  
AUG 31 2016  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**APPLICANT:** Royal Residential, Inc.

**PHONE#** 404-993-2191 **EMAIL:** NOT GIVEN

**REPRESENTATIVE:** Robert Yung

**PHONE#** 404-993-2191 **EMAIL:** NOT GIVEN

**TITLEHOLDER:** Wilma J. Layton

**PETITION NO:** Z-97

**HEARING DATE (PC):** 11-01-16

**HEARING DATE (BOC):** 11-15-16

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** RA-5

**PROPOSED USE:** Subdivision

**PROPERTY LOCATION:** Northwest intersection of Roswell Road  
and Vester Drive

(1189 Vester Drive and 2931 Roswell Road)

**ACCESS TO PROPERTY:** Roswell Road

**SIZE OF TRACT:** 2.022 acre(s)

**DISTRICT:** 16

**LAND LOT(S):** 962

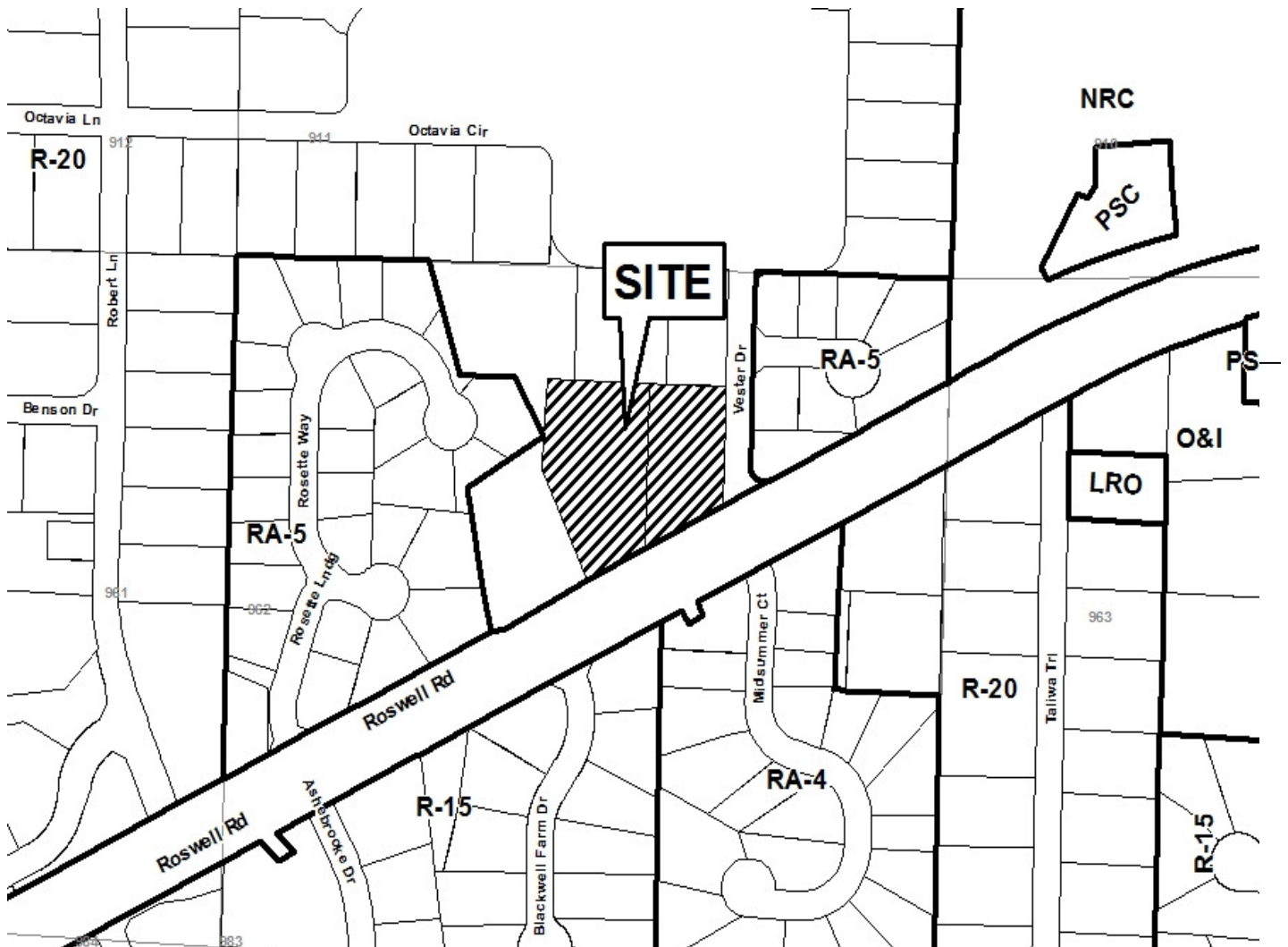
**PARCEL(S):** 10,11

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

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**



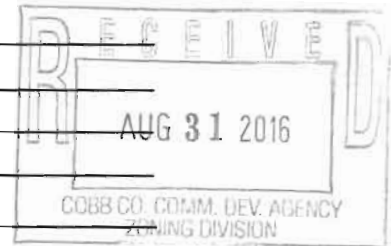
Application No. 2-97

Nov. 2016

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 3,000 - 3,500 heated square feet  
b) Proposed building architecture: Traditional  
c) Proposed selling prices(s): \$500,000.00 - \$700,000.00  
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).**  
\_\_\_\_\_  
\_\_\_\_\_





**CARLSON  
MILL**

Tony Carlson  
Professional Engineer  
No. 50822  
State of California  
P 714.209.9393

**Z-98  
(2016)**

PREPARED BY  
29 AUGUST 2016 - SUBMITTED FOR ZONING

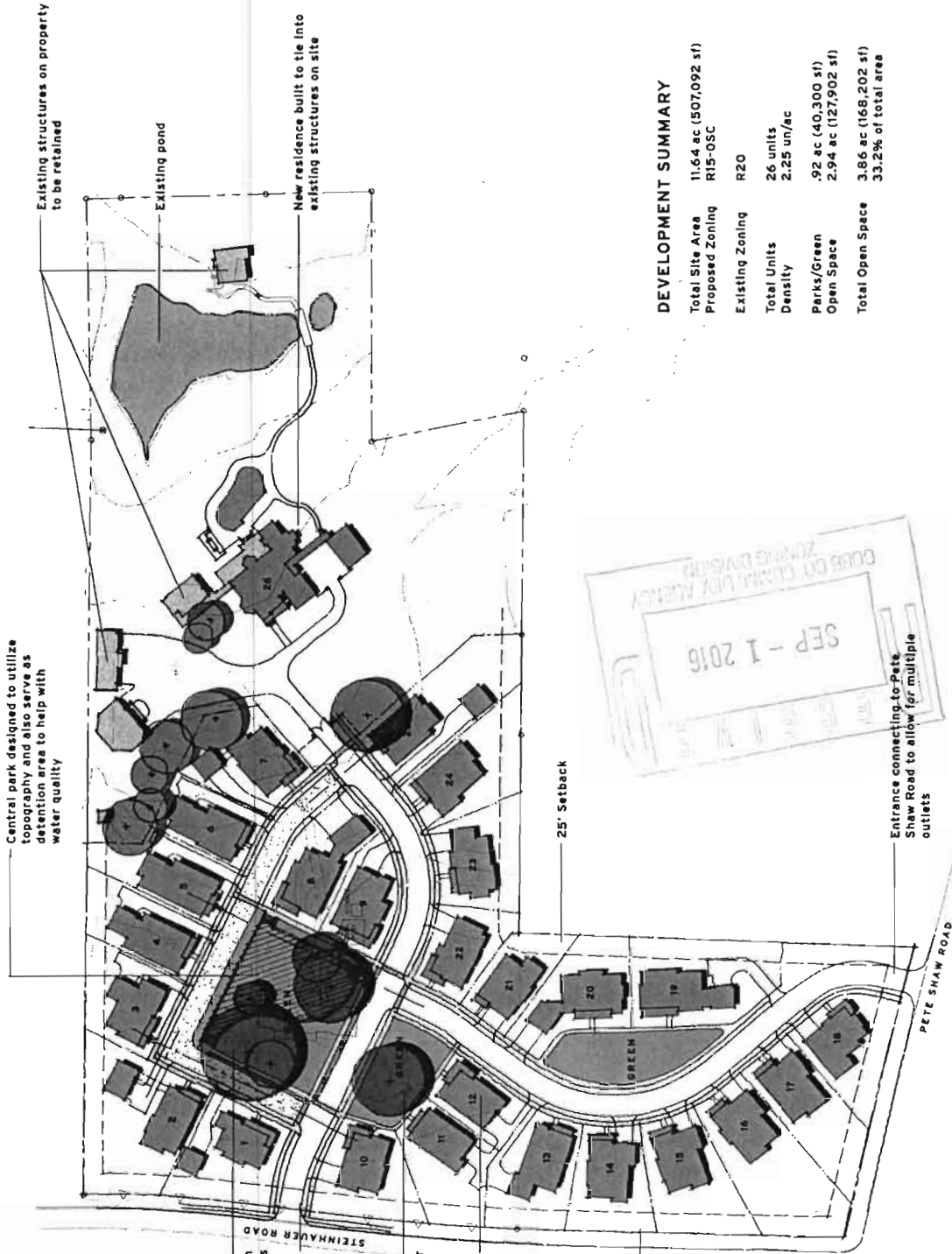
29 AUGUST 2016

29 AUGUST 2016  
160804000

ILLUSTRATIVE SITE PLAN

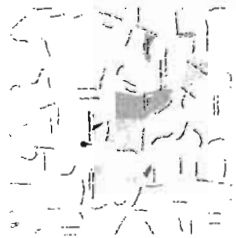
**SP-3**

SUBMITTED FOR ZONING



**DEVELOPMENT SUMMARY**

Total Site Area	11.64 ac (507,092 sf)
Proposed Zoning	R15-OSC
Existing Zoning	R20
Total Units	26 units
Density	2.25 un/ac
Parks/Green	92 ac (40,300 sf)
Open Space	2.94 ac (127,902 sf)
Total Open Space	3.86 ac (168,202 sf)
	33.2% of total area



LOCATION MAP

Create central amenity spaces around existing trees with open lawn, pavilion and seating areas

Existing landscape entrance to be new entry to community

Series of open space parks to provide common greenspace for community

Houses designed to put porches addressing street with the garages setback from the street

Expand on existing entry landscaping and extend along frontage linking entrances



**APPLICANT:** Showcase Real Estate Development, LLC

**PHONE#** 770-235-5662 **EMAIL:** rob@blackeaglestrategies.com

**REPRESENTATIVE:** Rob Hosack, Black Eagle Strategies, LLC

**PHONE#** 770-235-5662 **EMAIL:** rob@blackeaglestrategies.com

**TITLEHOLDER:** 4012 STEINHAUER ROAD, LLC; John Maddox

**PETITION NO:** Z-98

**HEARING DATE (PC):** 11-01-16

**HEARING DATE (BOC):** 11-15-16

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** R-15/OSC

**PROPERTY LOCATION:** East side of Steinhauer Road, north of  
Pete Shaw Road

(3990 and 4012 Steinhauer Road; 2675 Pete Shaw Road)

**ACCESS TO PROPERTY:** Steinhauer Road

**PROPOSED USE:** Subdivision

**SIZE OF TRACT:** 9.33+/- acre(s)

**DISTRICT:** 16

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

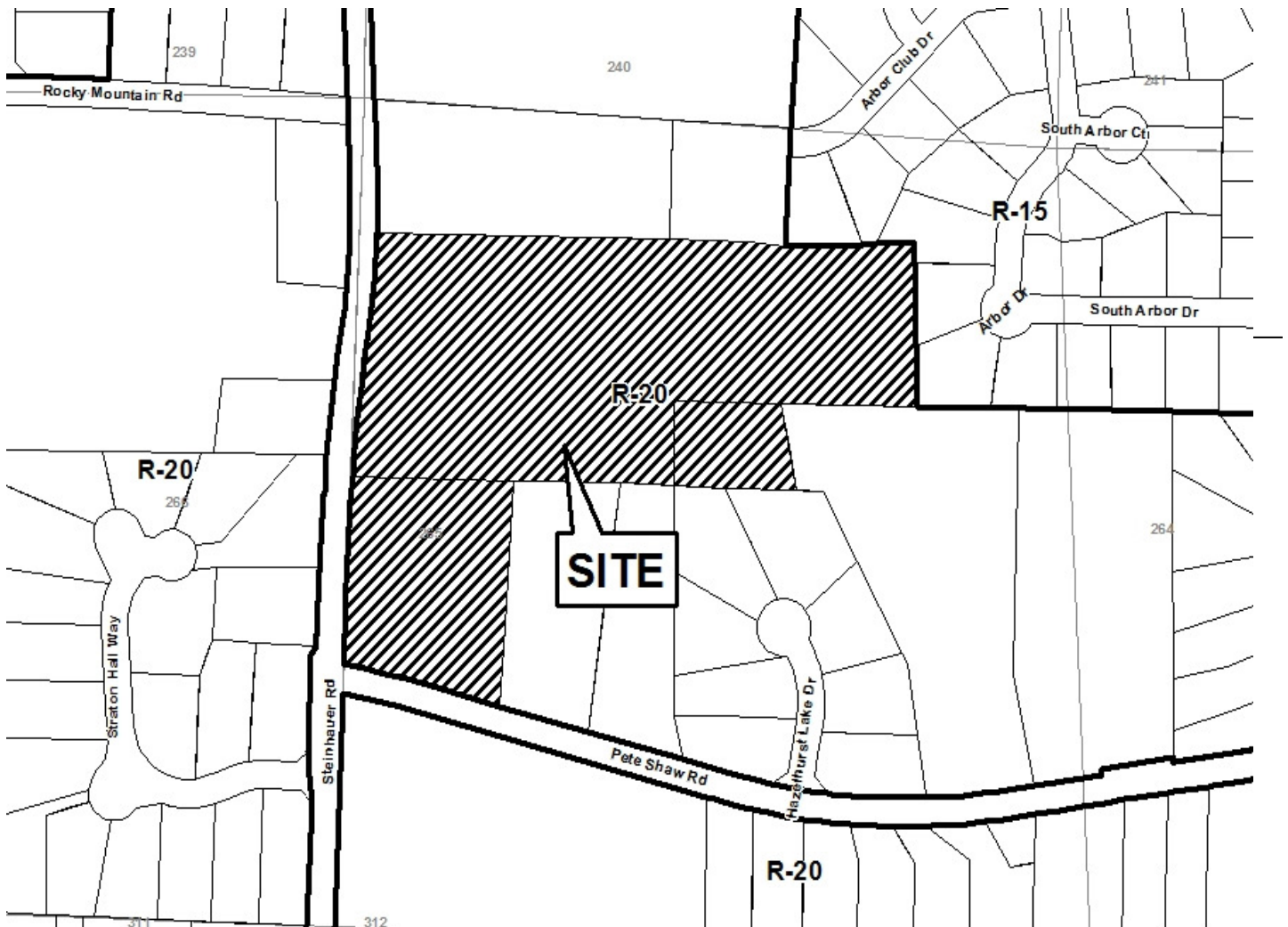
**LAND LOT(S):** 265

**PARCEL(S):** 4,6,13

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**





Application No. 2-98

Nov. 2014

# Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): Minimum 3,000 square feet
- b) Proposed building architecture: Luxury Cottage Craftsmen
- c) Proposed selling prices(s): \$600,000 and up
- d) List all requested variances: 25 foot exterior rear setback versus 30 foot (Lots 3,4,19-25)

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

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.....  
**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).

No

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LEGAL DESCRIPTION: ALL THAT PART OF THE LAND... CONTAINING 5.534 ACRES... ZONING: UVC

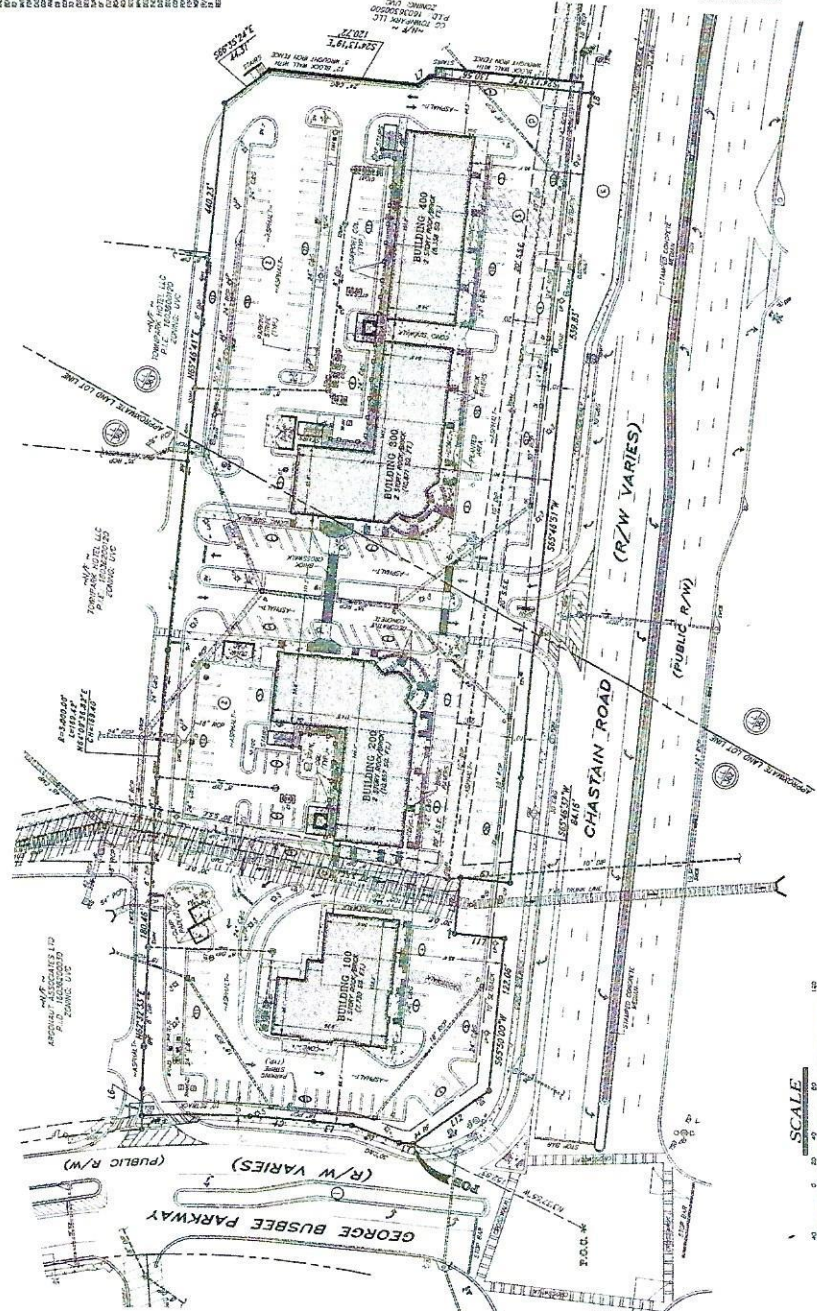
SHORTEST DISTANCE: 5.534 ACRES 241,072 SQ. FT. ZONING: UVC

TECHNICAL DATA: DATE: JUNE 27/13, PROJECT: 13012, SHEET: 1 OF 1

PARKING COUNT table with columns: REGULAR SPACES, HANDICAPPED SPACES, TOTAL SPACES



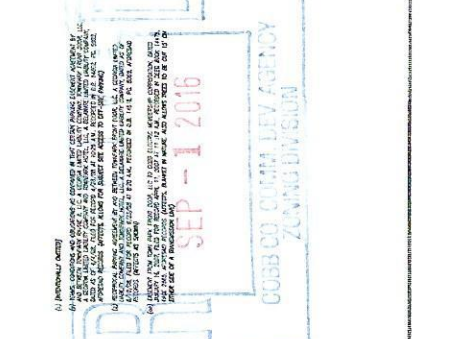
SITE DATA: DEVELOPER/OWNER: CH REALTY/ACQUISITIONS V.L.L.C., SURVEYOR: [Name]



NOTE: SHORTEST DISTANCE... 811 Call before you dig

Line Table with columns: Line #, Direction, Length

Curve Table with columns: Curve Length, Radius, Direction, Chord



LEGEND: LINE TYPES, SYMBOLS, and other technical notations used in the site plan.

SCALE: 1" = 40' - 0"



**APPLICANT:** CH Realty VI/R Atlanta Townpark, LLC.

**PHONE#:** 214-661-8067 **EMAIL:** JDowling@crowholdings.com

**REPRESENTATIVE:** Rob Hosack, BH3, LLC

**PHONE#:** 770-235-5662 **EMAIL:** rhosack@outlook.com

**TITLEHOLDER:** CH Realty VI/R Atlanta Townpark, LLC.

**PETITION NO:** Z-99

**HEARING DATE (PC):** 11-01-16

**HEARING DATE (BOC):** 11-15-16

**PRESENT ZONING** UVC

**PROPOSED ZONING:** UVC

**PROPERTY LOCATION:** Northeastern intersection of Chastain

Road and George Busbee Parkway

(600 Chastain Road)

**PROPOSED USE:** Stipulation Amendment

Adding Use

**ACCESS TO PROPERTY:** Chastain Road and George Busbee Pkwy

**SIZE OF TRACT:** 5.534 ac

**DISTRICT:** 16

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

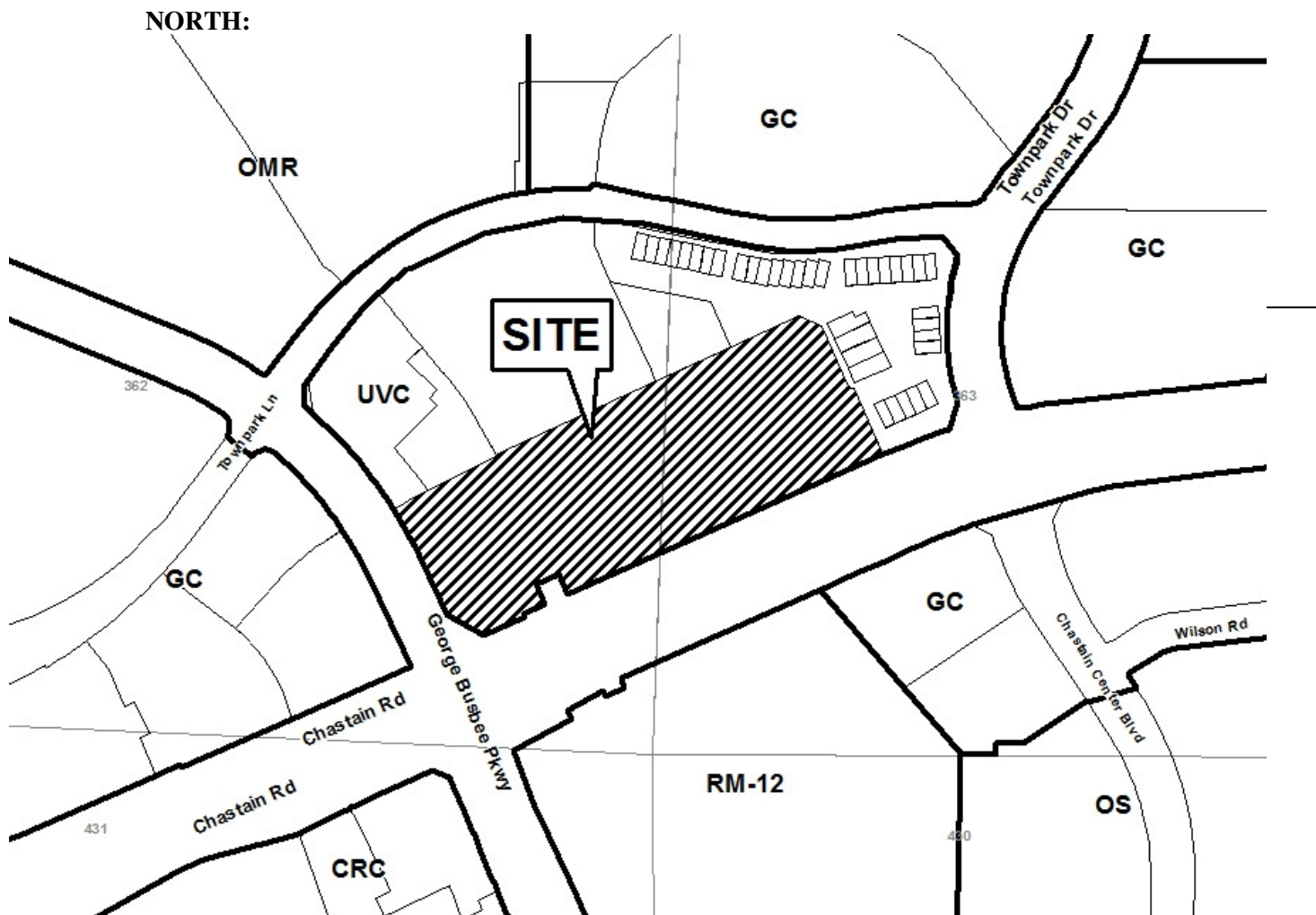
**LAND LOT(S):** 362

**PARCEL(S):** 13

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**





**Impact Analysis**  
**CH Realty VI/R Atlanta Townpark, LLC**

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** Applicant contends that proposal to amend stipulations to allow for an additional use within the existing retail development will permit a suitable use in view of adjacent properties being used for retail and office uses similar to such proposed by the applicant.
2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property?** Given that the adjacent and nearby properties are being used for retail and office uses that are larger and more intense than the additional use being proposed by the applicant, no adverse effect is anticipated.
3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned?** Applicant contends that allowing for the proposed additional use within the existing development will provide for a more reasonable economic use within the existing zoning district with adequate protections to the development and adjacent developments.
4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?** Applicant contends that when property was originally developed, adequate project related and system improvements were implemented by the applicant that offset any impact to existing streets, transportation facilities, utilities or schools. The additional use proposed by the applicant will have limitations that safeguard against any additional burden to the infrastructure.
5. **Whether the zoning proposal is in conformity with the policy and intent of the land use plan?** Applicant contends that existing development and additional use proposed are consistent with the Cobb County Future Land Use Map recommendation of Regional Activity Center.
6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?** Applicant contends that continued growth and success of the adjacent and nearby retail and office properties give supporting grounds for approval of additional use proposed. Applicant also contends that emerging technologies have changed the nature of commercial indoor recreation uses from those requiring large, expansive footprints to much smaller footprints commonly found and encouraged within UVC zoning districts.



Z-100  
(2016)

PLANNERS AND ENGINEERS COLLABORATIVE  
"WE PROVIDE SOLUTIONS"

Bells Ferry Road at North Booth Road  
A MASTER PLANNED MIXED-USE DEVELOPMENT  
TPR GROUP  
3350 RIVERCHASE AVENUE, SUITE 700  
ATLANTA, GEORGIA 30339  
PHONE: 404-966-8484  
WWW.PECCOLLAB.COM

NO.	DATE	BY	DESCRIPTION

REZONING  
SITE PLAN

SCALE: 1" = 100'  
DATE: SEPT 1, 2016  
PROJECT: 16046.R01B

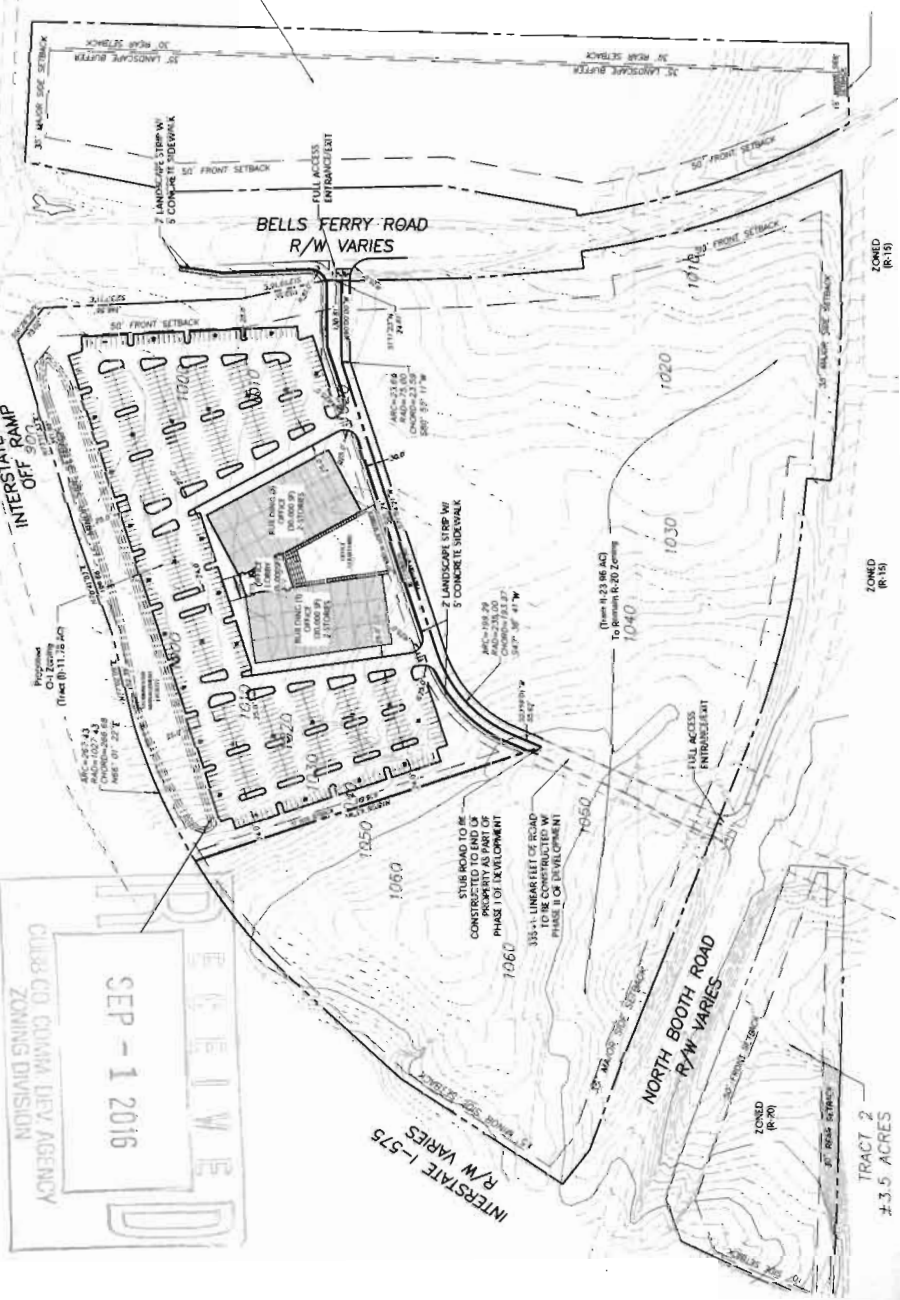


Z1  
SHERRY

800  
www.mccorrey.com  
Call today for a free  
estimate!

24 HOUR CONTACT:  
JOE MCGORREY  
404-966-8484

SITE DATA:	
TRACT 1 (1.1 TRACT 1) SITE AREA:	35.71 ACRES
TRACT 2 (1.1 TRACT 2) SITE AREA TO REMAIN:	11.79 ACRES
TRACT 3 (1.1 TRACT 3) SITE AREA TO REMAIN:	23.96 ACRES
ZONING:	
EXISTING ZONING:	R-26 (RESIDENTIAL)
PROPOSED ZONING:	OC (OFFICE & BUSINESS)
BUILDING TYPE:	
PROPOSED OFFICE/COM/TRACT (1):	40,000 SQ FT
PROPOSED OFFICE/COM/TRACT (2):	120,000 SQ FT
PROPOSED OFFICE/COM/TRACT (3):	120,000 SQ FT
BUILDING CALCULATIONS:	
OFFICE/COM/TRACT AREA (SQ FT):	240,000
OFFICE/COM/TRACT FLOOR AREA (SQ FT):	600,000
OFFICE/COM/TRACT FLOOR AREA (SQ FT):	600,000
OFFICE/COM/TRACT FLOOR AREA (SQ FT):	600,000
OFFICE/COM/TRACT FLOOR AREA (SQ FT):	600,000
PROPERTY SETBACKS:	
MINIMUM FRONT SETBACK:	45 FEET
MINIMUM REAR SETBACK:	15 FEET
MINIMUM SIDE SETBACK:	5 FEET



RECEIVED  
SEP - 1 2016  
CLUBS GO COMMUNITY AGENCY  
ZONING DIVISION

**APPLICANT:** TPA Acquisitions 1, LLC

**PHONE#:** 770-436-3400 **EMAIL:** jmcgorrey@tpa-grp.com

**REPRESENTATIVE:** J. Kevin Moore

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

**TITLEHOLDER:** TPA Acquisitions 1, LLC

**PETITION NO:** Z-100

**HEARING DATE (PC):** 11-01-16

**HEARING DATE (BOC):** 11-15-16

**PRESENT ZONING** R-20

**PROPOSED ZONING:** OI

**PROPOSED USE:** Offices

**SIZE OF TRACT:** 11.78+/- acre(s)

**DISTRICT:** 16

**LAND LOT(S):** 284

**PARCEL(S):** 1

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

**COMMISSION DISTRICT:** 3

**PROPERTY LOCATION:** At the intersection of the westerly side of Bells Ferry Road with the southerly side of Interstate 575 (Bells Ferry Road at 575)

**ACCESS TO PROPERTY:** Bells Ferry Road

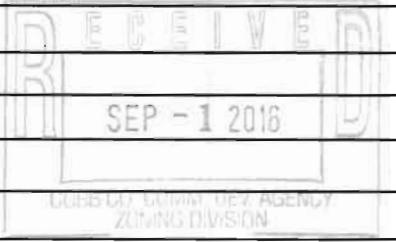
**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**



## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): Not Applicable
- 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): Office
- b) Proposed building architecture: Tilt-Wall with Ribbon Window
- c) Proposed hours/days of operation: General Business Hours - 7:00 a.m. - 6:00 p.m., as may be extended as needed
- d) List all requested variances: None known at this time  
\_\_\_\_\_  
\_\_\_\_\_

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

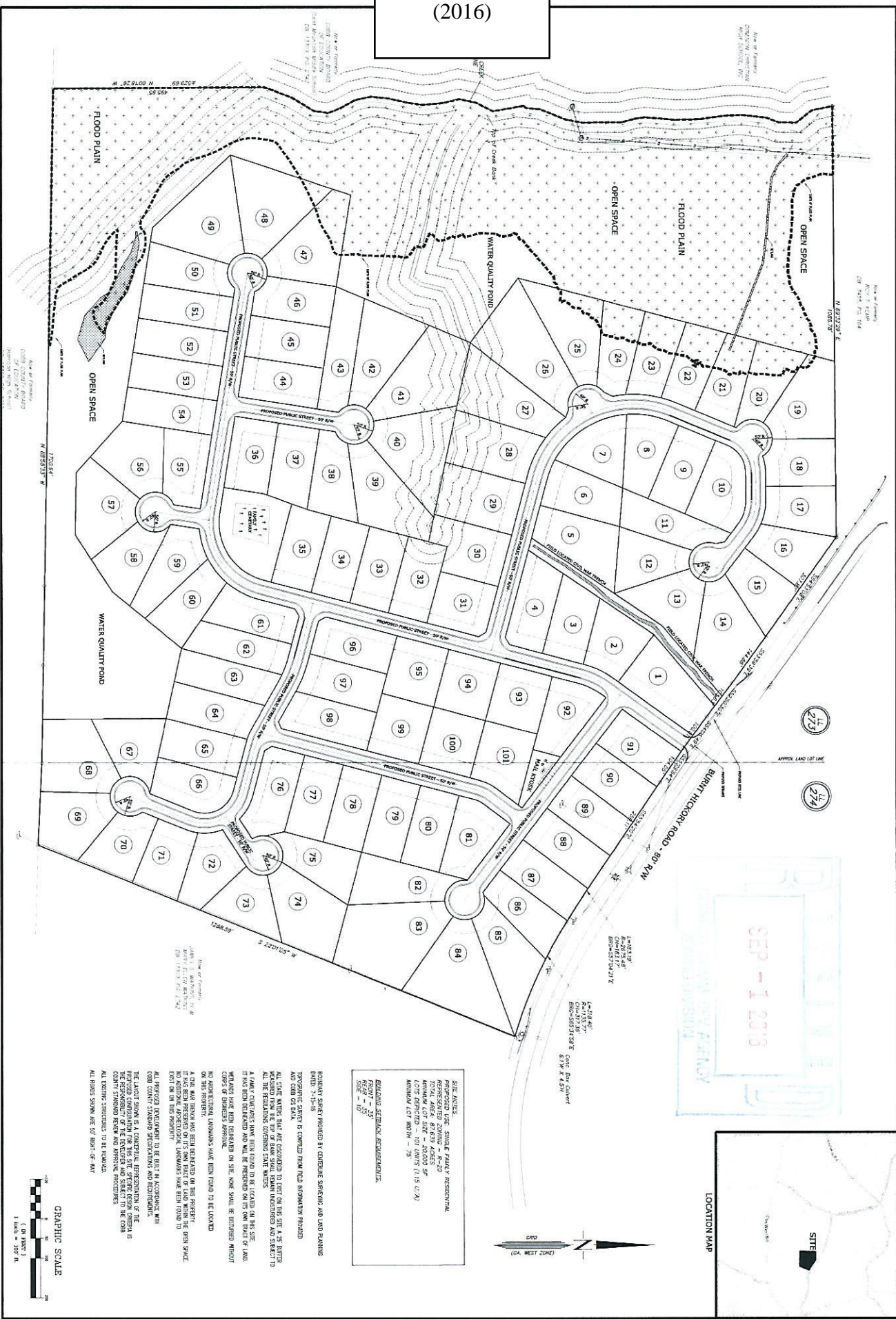
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- .....  
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).  
No, to the best of our knowledge,  
information, and belief.

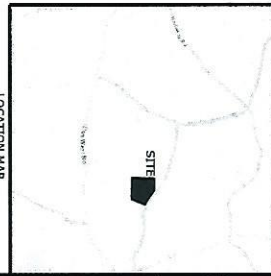
\*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.



Z-101  
(2016)



SEP - 1 2016



**SITE NOTES:**  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
 TOTAL AREA: 87.63 ACRES  
 AVAILABLE LOT SIZE: 20,000 SF  
 LOTS PER ACRE: 50 LOTS (1.15 U/A)  
 MINIMUM LOT WIDTH: 75'

**RELATIONSHIP SETBACK REQUIREMENTS:**  
 FRONT - 25'  
 REAR - 25'  
 SIDE - 10'

PRIMARY STREET PROVIDED BY COBB COUNTY, SURVEYING AND LAND PLANNING DIVISION 7-15-16

TOPOGRAPHIC SURVEY IS COMPLETED FROM FIELD INFORMATION PROVIDED AND CADD DATA.

ALL CURVE METERS SHALL BE LOCATED TO EXIST ON THE SITE AS OF DATE OF RECORDING. THE TOP OF EACH SHALL BE IDENTIFIED AND SUBJECT TO A FUTURE SURVEYOR'S FIELD CHECK TO BE LOCATED ON THE SITE. IT HAS BEEN DETERMINED AND WILL BE PROVIDED ON THE DRAWING THAT CURVES HAVE BEEN IDENTIFIED ON THE DRAWING. THE SURVEYOR HAS REVIEWED THE RECORD DRAWING AND APPROVED PROCEDURES TO BE REMOVED.

ALL EXISTING STRUCTURES TO BE REMOVED.

ALL ROADS SHOWN ARE OF RIGHT-OF-WAY.

NO ADDITIONAL ADJUSTMENTS HAVE BEEN MADE TO BE LOCATED ON THIS PROJECT.

A ONE (1) MILE TRAVEL HAS BEEN IDENTIFIED ON THIS PROJECT. NO ADDITIONAL ADJUSTMENTS HAVE BEEN MADE TO BE LOCATED ON THIS PROJECT.

ALL SERVICES DEVELOPMENT TO BE BUILT IN ACCORDANCE WITH COBB COUNTY ZONING ORDINANCES AND REQUIREMENTS.

THE LAYOUT SHOWN IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. THE LAYOUT IS SUBJECT TO THE COBB COUNTY STANDARD REVIEW AND APPROVAL PROCEDURES.

ALL EXISTING STRUCTURES TO BE REMOVED.



NO.	DATE	REVISION DESCRIPTION	BY

DENSITY PLAN FOR  
**BURNETT HICKORY ROAD**  
 LAND LOTS 273 & 274, 20TH DISTRICT, 2ND SECTION  
 COBB COUNTY, GEORGIA

**centerline**  
 Surveying and Land Planning, Inc.  
 1300 MILLER ROAD, SUITE 1210, KENNESAW, GA 30144  
 PHONE: (770) 424-0150 FAX: (770) 424-2000





**APPLICANT:** Province Homes, LLC

**PHONE#** 770-509-7009 **EMAIL:** mblackwood@province.com

**REPRESENTATIVE:** John H. Moore

**PHONE#** 770429-1499 **EMAIL:** jmoore@mijs.com

**TITLEHOLDER:** The Estate of Clyde H. Kemp, JR.

The Estate of Carolyn L. Ellis Kemp

**PROPERTY LOCATION:** Southwest side of Burnt Hickory Road,  
west of Acworth-Due West Road

**ACCESS TO PROPERTY:** Burnt Hickory Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-101

**HEARING DATE (PC):** 11-01-16

**HEARING DATE (BOC):** 11-15-16

**PRESENT ZONING:** R-30

**PROPOSED ZONING:** R-20/OSC

**PROPOSED USE:** Single-family Residential

**SIZE OF TRACT:** 87.639 acre(s)

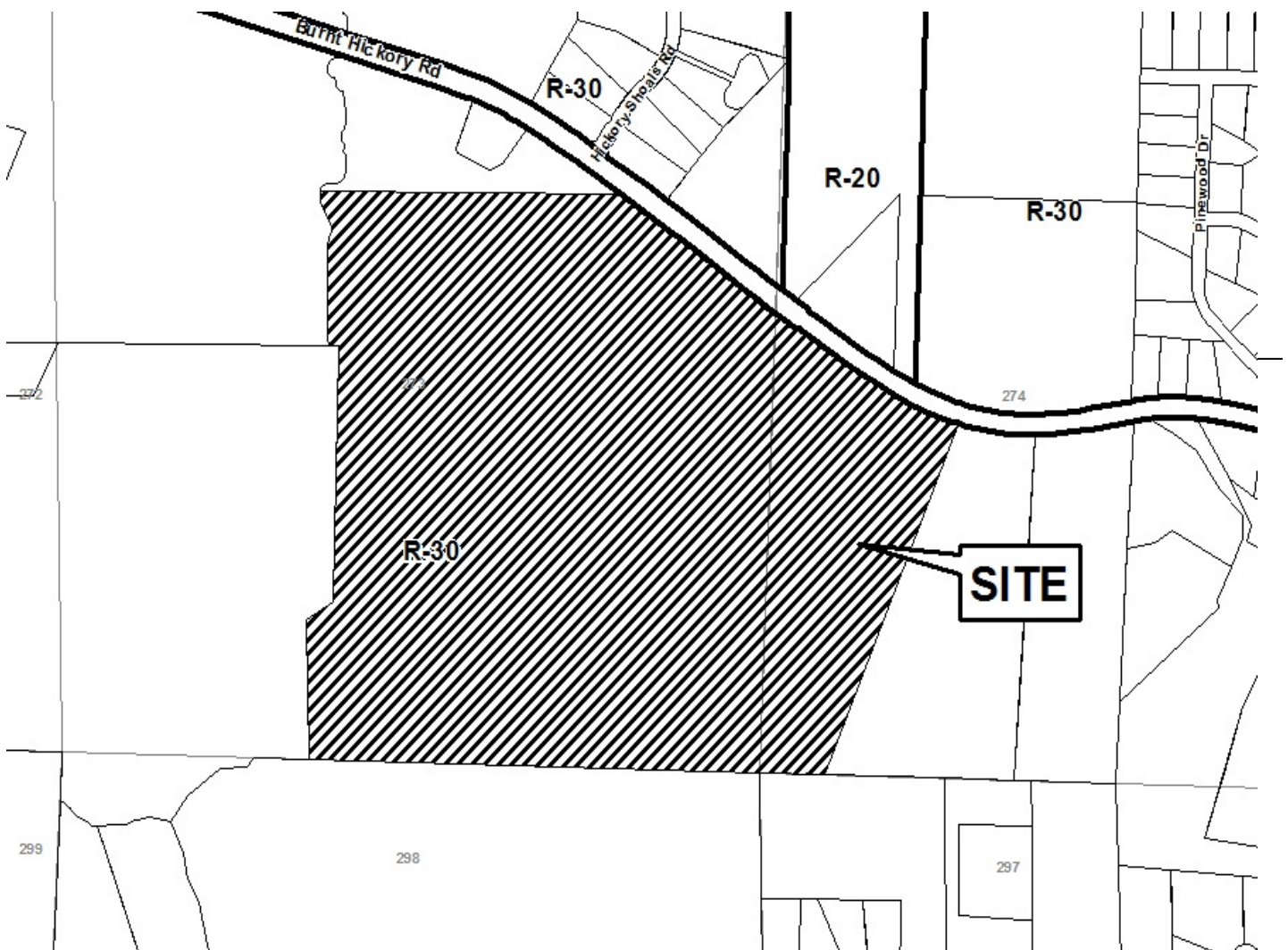
**DISTRICT:** 20

**LAND LOT(S):** 273, 274

**PARCEL(S):** 5

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

**COMMISSION DISTRICT:** 1



## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): 2,800 - 3,800 square feet
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): \$450,000 - \$650,000
- d) List all requested variances: None known at this time
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

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



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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

\_\_\_\_\_

\_\_\_\_\_

\*Applicant specifically reserves the right to amend any information 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.

LAND LOTS 976, 977, 1016 & 1017  
OF THE 17th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA

RIVERVIEW ASSOCIATES LTD.

**CROY**  
ENGINEERING  
Surveyors  
Engineers

200 NORTH COBB PARKWAY, SUITE 400, SUITE 413  
KNOXVILLE, TN 37919  
PHONE: (615) 871-4600 FAX: (615) 871-0820



GSWCC CERT # 02973  
MILL HILL  
CONCEPTUAL SITE PLAN

DATE: 07/07/2016  
SCALE: 1"=40'  
PROJECT NO: 123456789

DESIGNED BY: [Name]  
CHECKED BY: [Name]  
DATE: 07/07/2016  
SCALE: 1"=40'  
PROJECT NO: 123456789

SHEET 1 OF 1

**PARCEL TABLE**

PARCEL NO.	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE OF TOTAL AREA
101	10,000	0.23	2.30
102	10,000	0.23	2.30
103	10,000	0.23	2.30
104	10,000	0.23	2.30
105	10,000	0.23	2.30
106	10,000	0.23	2.30
107	10,000	0.23	2.30
108	10,000	0.23	2.30
109	10,000	0.23	2.30
110	10,000	0.23	2.30
111	10,000	0.23	2.30
112	10,000	0.23	2.30
113	10,000	0.23	2.30
114	10,000	0.23	2.30
115	10,000	0.23	2.30
116	10,000	0.23	2.30
117	10,000	0.23	2.30
118	10,000	0.23	2.30
119	10,000	0.23	2.30
120	10,000	0.23	2.30

**PARCEL TABLE**

PARCEL NO.	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE OF TOTAL AREA
121	10,000	0.23	2.30
122	10,000	0.23	2.30
123	10,000	0.23	2.30
124	10,000	0.23	2.30
125	10,000	0.23	2.30
126	10,000	0.23	2.30
127	10,000	0.23	2.30
128	10,000	0.23	2.30
129	10,000	0.23	2.30
130	10,000	0.23	2.30
131	10,000	0.23	2.30
132	10,000	0.23	2.30
133	10,000	0.23	2.30
134	10,000	0.23	2.30
135	10,000	0.23	2.30
136	10,000	0.23	2.30
137	10,000	0.23	2.30
138	10,000	0.23	2.30
139	10,000	0.23	2.30
140	10,000	0.23	2.30

- MASTER SITE PLAN NOTES**
2. APPROXIMATE LINES OF ADJACENT PARCELS AND THE LOCATION OF THE PROPOSED DEVELOPMENT ARE SHOWN FOR REFERENCE ONLY. THE EXACT BOUNDARIES AND DIMENSIONS OF THE PROPOSED DEVELOPMENT ARE SHOWN ON THE MASTER SITE PLAN.
  3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE ROAD OR TO THE PROPERTY LINE, UNLESS OTHERWISE NOTED.
  4. THE PROPOSED DEVELOPMENT IS SHOWN FOR REFERENCE ONLY. THE EXACT BOUNDARIES AND DIMENSIONS OF THE PROPOSED DEVELOPMENT ARE SHOWN ON THE MASTER SITE PLAN.
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  10. THE PROPOSED DEVELOPMENT IS SHOWN FOR REFERENCE ONLY. THE EXACT BOUNDARIES AND DIMENSIONS OF THE PROPOSED DEVELOPMENT ARE SHOWN ON THE MASTER SITE PLAN.

**AREA TABLE**

AREA	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE OF TOTAL AREA
1	10,000	0.23	2.30
2	10,000	0.23	2.30
3	10,000	0.23	2.30
4	10,000	0.23	2.30
5	10,000	0.23	2.30
6	10,000	0.23	2.30
7	10,000	0.23	2.30
8	10,000	0.23	2.30
9	10,000	0.23	2.30
10	10,000	0.23	2.30
11	10,000	0.23	2.30
12	10,000	0.23	2.30
13	10,000	0.23	2.30
14	10,000	0.23	2.30
15	10,000	0.23	2.30
16	10,000	0.23	2.30
17	10,000	0.23	2.30
18	10,000	0.23	2.30
19	10,000	0.23	2.30
20	10,000	0.23	2.30

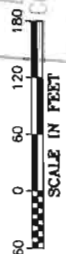
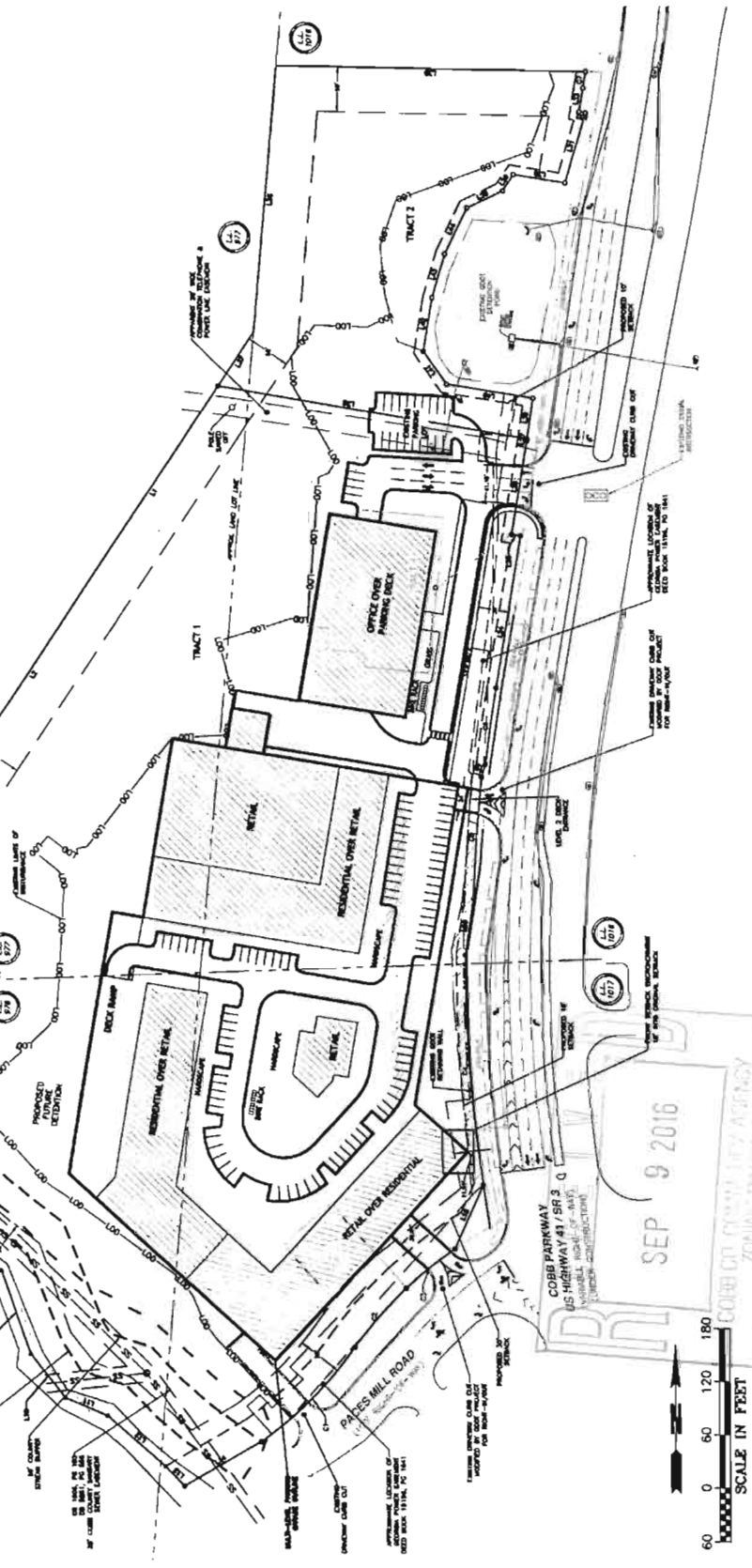
**GRANT PROJECT LEGEND**

SYMBOL	DESCRIPTION
(Symbol)	PROPOSED DEVELOPMENT
(Symbol)	EXISTING DEVELOPMENT
(Symbol)	PROPOSED ROAD
(Symbol)	EXISTING ROAD
(Symbol)	PROPOSED UTILITY
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED FENCE
(Symbol)	EXISTING FENCE
(Symbol)	PROPOSED SIGN
(Symbol)	EXISTING SIGN

**PERMITS AND REGULATIONS**

PERMIT	STATUS	DATE
1	APPROVED	07/07/2016
2	PENDING	
3	REJECTED	
4	PENDING	
5	REJECTED	
6	PENDING	
7	REJECTED	
8	PENDING	
9	REJECTED	
10	PENDING	
11	REJECTED	
12	PENDING	
13	REJECTED	
14	PENDING	
15	REJECTED	
16	PENDING	
17	REJECTED	
18	PENDING	
19	REJECTED	
20	PENDING	

APPROXIMATE LINES OF ADJACENT PARCELS AND THE LOCATION OF THE PROPOSED DEVELOPMENT ARE SHOWN FOR REFERENCE ONLY. THE EXACT BOUNDARIES AND DIMENSIONS OF THE PROPOSED DEVELOPMENT ARE SHOWN ON THE MASTER SITE PLAN.



SEP 9 2016  
COBB COUNTY ZONING AGENCY

**APPLICANT:** Riverview Associates, Ltd.

**PETITION NO:** Z-102

**PHONE#:** (770) 818-4100 **EMAIL:** NOT GIVEN

**HEARING DATE (PC):** 11-01-16

**REPRESENTATIVE:** John H. Moore

**HEARING DATE (BOC):** 11-15-16

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

**PRESENT ZONING** RRC, with stipulations

**TITLEHOLDER:** Riverview Associates, Ltd.

**PROPOSED ZONING:** RRC, with stipulations

**PROPERTY LOCATION:** Northwesterly intersection of Cobb Parkway (U.S. Highway 41) and Paces Mill Road

**PROPOSED USE:** Mixed-Use

**ACCESS TO PROPERTY:** Paces Mill Road, Cobb Parkway

**SIZE OF TRACT:** 16.8 +/-

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

**DISTRICT:** 17

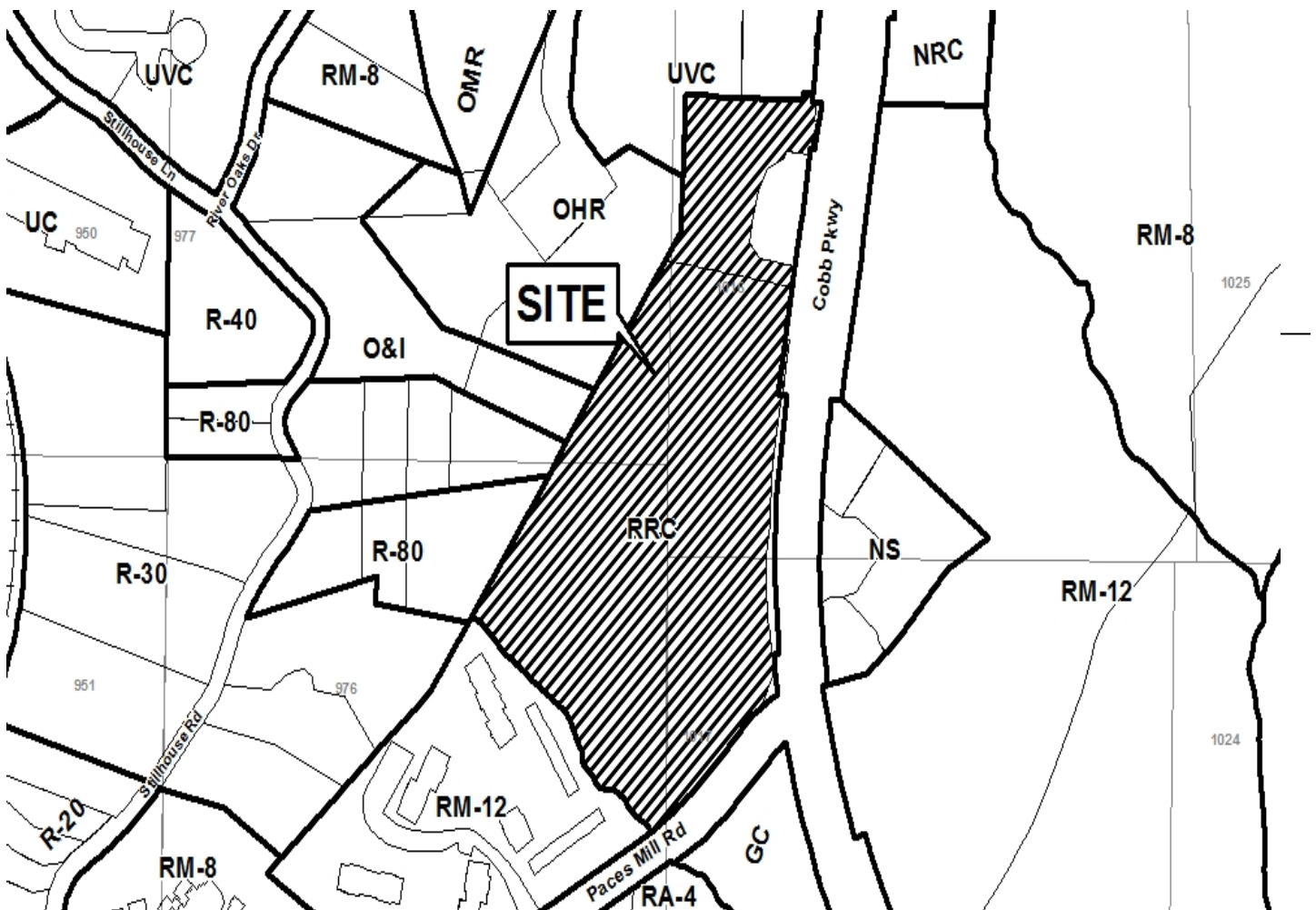
**LAND LOT(S):** 976,977,1016,1017

**PARCEL(S):** 16,4

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

**COMMISSION DISTRICT:** 2

**CONTIGUOUS ZONING/DEVELOPMENT**



## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): 700 - 2,000 square feet and greater  
b) Proposed building architecture: Traditional  
c) Proposed selling prices(s): Leased Units  
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): Office/Retail  
b) Proposed building architecture: Traditional  
c) Proposed hours/days of operation: Sunday - Saturday  
Standard Hours  
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.

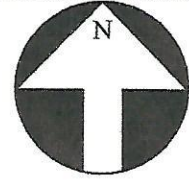


# DENISE DOBSON

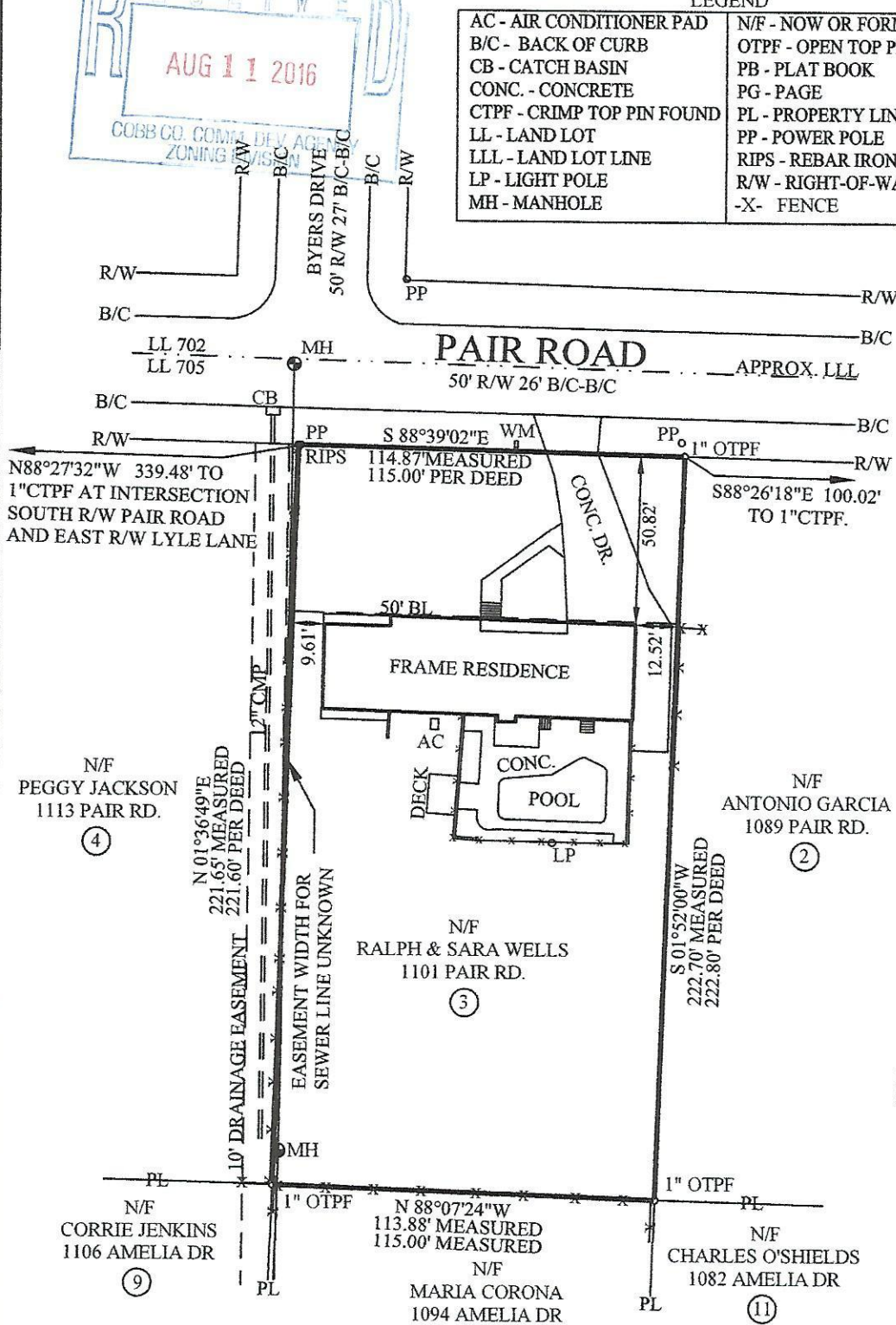
## TRACT AREA= 0.583 ACRES

### LEGEND

AC - AIR CONDITIONER PAD	N/F - NOW OR FORMERLY
B/C - BACK OF CURB	OTPF - OPEN TOP PIN FOUND
CB - CATCH BASIN	PB - PLAT BOOK
CONC. - CONCRETE	PG - PAGE
CTPF - CRIMP TOP PIN FOUND	PL - PROPERTY LINE
LL - LAND LOT	PP - POWER POLE
LLL - LAND LOT LINE	RIPS - REBAR IRON PIN SET
LP - LIGHT POLE	R/W - RIGHT-OF-WAY
MH - MANHOLE	-X- FENCE



ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, BASED ON A SINGLE MAGNETIC OBSERVATION



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,748 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE AND WAS ADJUSTED BY CRANDALL'S METHOD.

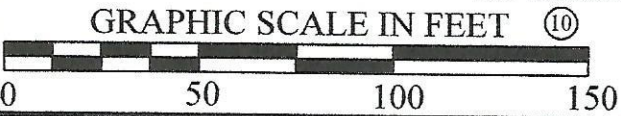
THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 85,266 FEET.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE ON THE SURFACE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

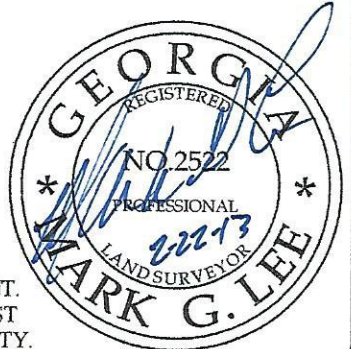
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

AS PER THE F.I.R.M FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13067C0114 G DATED 12-16-08 THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

INSTRUMENT USED TOPCON GPT-3005W  
FIELD WORK PERFORMED: 2-20-13



THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENT AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.



**PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.**  
PLANNING - ENGINEERING - LAND SURVEYING  
3982 AUSTELL-POWDER SPRINGS ROAD - POWDER SPRINGS, GEORGIA 30127  
Ph. (770) 435-2576 - Fax (770) 943-6912

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

COMP.
JOB.
2013006

APPLICANT: Sarah Wells

PHONE# 770-432-3337 EMAIL: NOT GIVEN

REPRESENTATIVE: Sarah Wells

PHONE# 770-432-3337 EMAIL: NOT GIVEN

TITLEHOLDER: Ralph O. Wells and Sarah C. Wells

PROPERTY LOCATION: South side of Pair Road, east of

Austell Road

(1101 Pair Road)

ACCESS TO PROPERTY: Pair Road

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

PETITION NO: LUP-28

HEARING DATE (PC): 11-01-16

HEARING DATE (BOC): 11-15-16

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit  
(Renewal)

PROPOSED USE: Allow more related adults  
than permitted by code

SIZE OF TRACT: .583 acre(s)

DISTRICT: 19

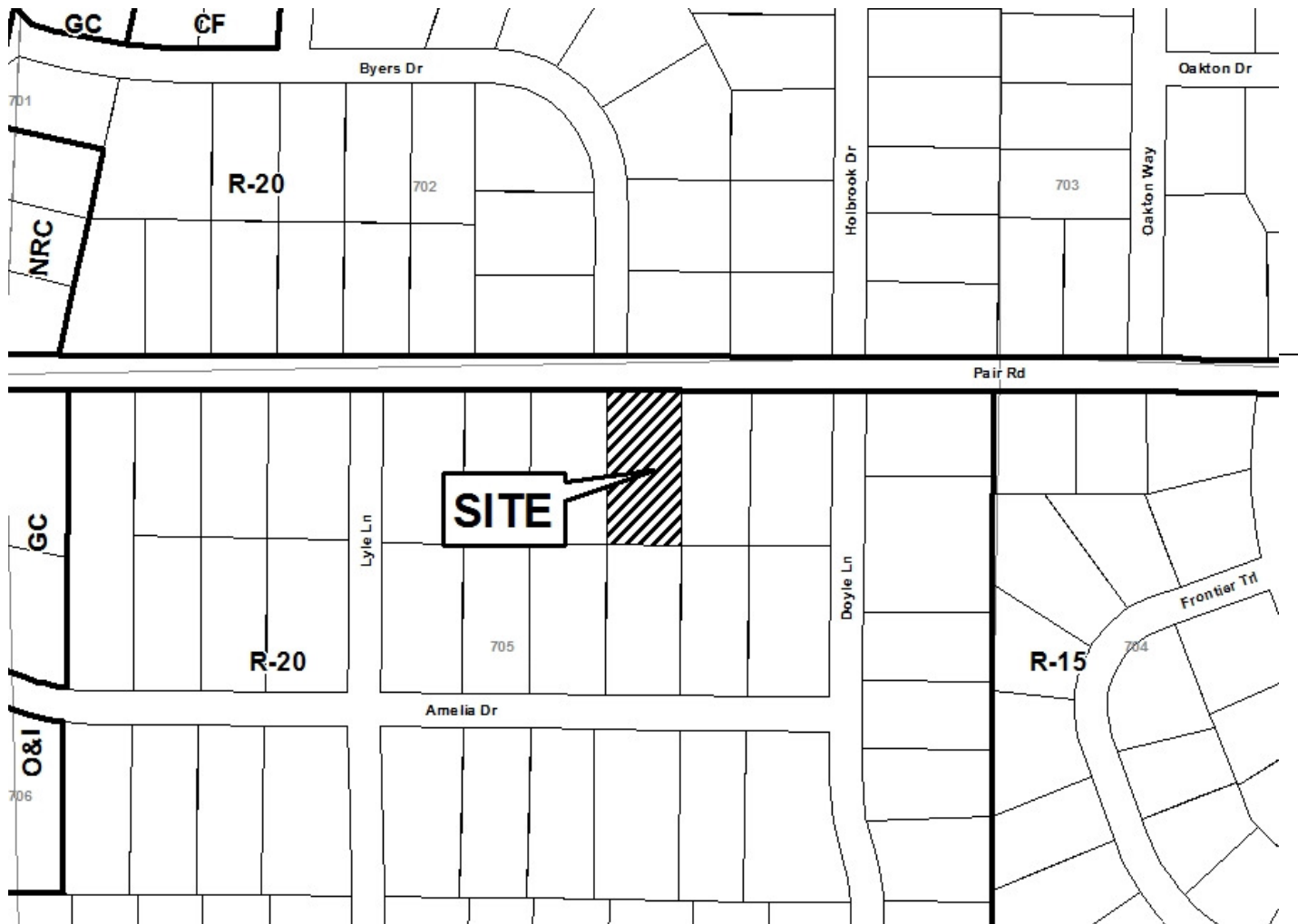
LAND LOT(S): 705

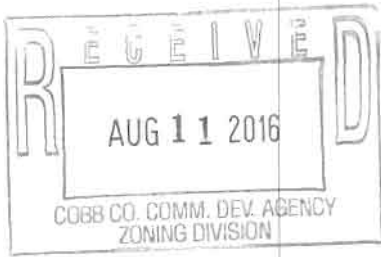
PARCEL(S): 35

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

COMMISSION DISTRICT: 4

**CONTIGUOUS ZONING/DEVELOPMENT**





Application #: LUP-28

PC Hearing Date: 11-1-16

BOC Hearing Date: 11-15-16

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

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

Applicant signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant name (printed): \_\_\_\_\_

### ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 1,924 sq ft

Number of related adults proposed: 5 Number permitted by code: 4

Number of unrelated adults proposed: 0 Number permitted by code: 1

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

Number of vehicles proposed to be parked outside: 2 Number of vehicles permitted 3  
outside



LUP-29  
(2016)

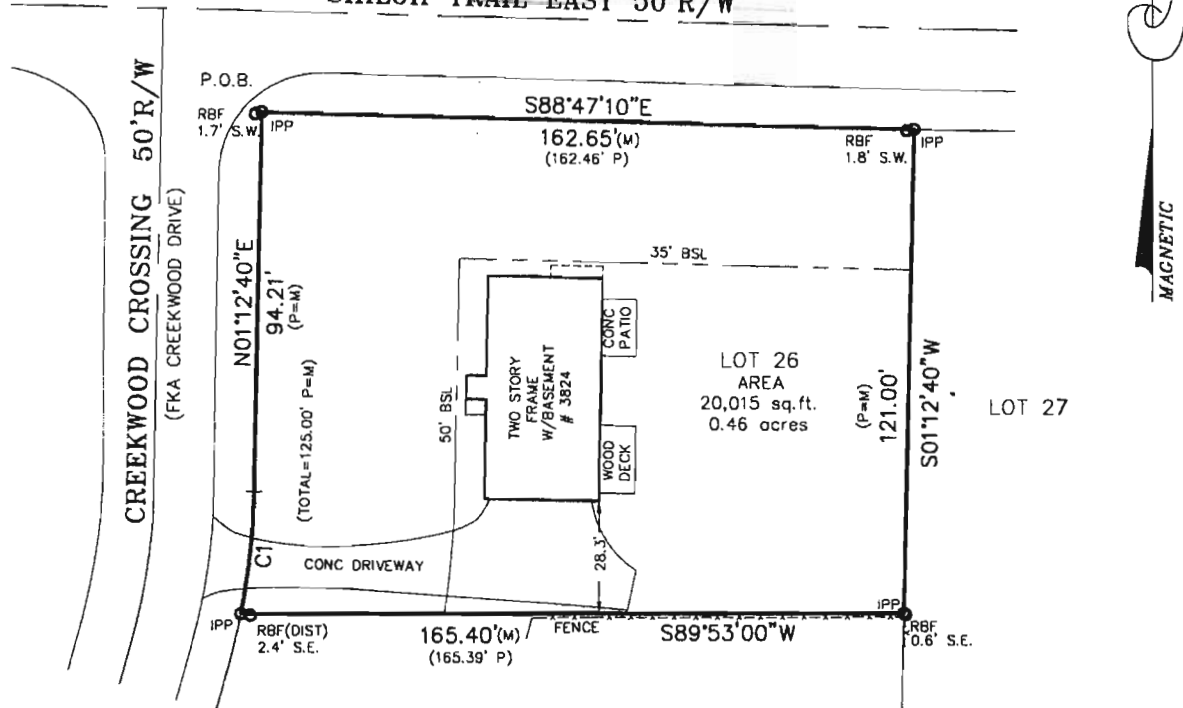
LEGEND

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	30.9'	175.00'	30.75'	N06°15'07"E



SHILOH TRAIL EAST 50'R/W



LOT 25

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

PLAT CERTIFICATION NOTICE

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 EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS,

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-8, 43-15-19, 43-15-22.

NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

NOTE: ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 0.3 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 100,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

FIELD DATE 08/08/16

JOB NUMBER: 16-03545		ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: <b>RAISSA BARNETTE</b>	DATE 08/09/16
		OWNER / PURCHASER <b>RICHARD KUHNE</b>	SCALE 1" = 30'
		LAND LOT 94      20th DISTRICT      2nd SECTION      COBB COUNTY, GEORGIA	
		LOT 26      BLOCK B      UNIT THREE      AREA OF LOT: 20,015 S.F.	
		SUBDIVISION THE FAIRWAYS OF PINETREE	
PLAT BOOK 68, PAGE 19 DEED BOOK _____ PAGE _____	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	<b>SOLAR LAND SURVEYING COMPANY</b> P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770)794-9052	

APPLICANT: SM Living, LLC

PETITION NO: LUP-29

PHONE# 470-222-1219 EMAIL: gchancy@gmail.com

HEARING DATE (PC): 11-01-16

REPRESENTATIVE: Dan Silverboard

HEARING DATE (BOC): 11-15-16

PHONE# 678-336-7244 EMAIL: dsilverboard@taylorenghish.com

PRESENT ZONING: R-20

TITLEHOLDER: Richard R. Kuhne

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: Southeast corner of Creekwood

Crossing and Shiloh Trail East

PROPOSED USE: Allow 8 residents in a

(3824 Creekwood Crossing)

group home

ACCESS TO PROPERTY: Creekwood Crossing

SIZE OF TRACT: 0.46 acres

DISTRICT: 20

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

LAND LOT(S): 94

PARCEL(S): 90

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

COMMISSION DISTRICT: 1

**CONTIGUOUS ZONING/DEVELOPMENT**





Application #: LUP-29

PC Hearing Date: 11-1-16

BOC Hearing Date: 11-15-16

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

- Number of unrelated adults in the house? 5 (3 residents, 2 staff)
  - Number of related adults in the house? 0
  - Number of vehicles at the house? 2-3
  - Where do the residents park?  
Driveway:  ; Street: \_\_\_\_\_ ; Garage: \_\_\_\_\_
  - Does the property owner 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): 24 months
  - 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).
  - Any additional information? (Please attach additional information if needed):  
Permit request is to allow 8 full time residents in group home, not including staff.
- Applicant signature: [Signature] Date: \_\_\_\_\_
- Applicant name (printed): GREGORY D. CHANDY

#### ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 2,505 sq ft

Number of related adults proposed: 0 Number permitted by code: 6

Number of unrelated adults proposed: 5 Number permitted by code: 1

Number of vehicles proposed: 3 Number permitted by code: 6

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





Application #: LUP-29

PC Hearing Date: 11-1-16

BOC Hearing Date: 11-15-16

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

1. Type of business, or request? GROUP HOME
  2. Number of employees? 2
  3. Days of operation? 7 days/week
  4. Hours of operation? 24 hours/day
  5. Number of clients, customers, or sales persons coming to the house per day? 3 full time ; Per week? 3 full time residents
  6. Where do clients, customers and/or employees park?  
Driveway:  ; Street:  ; Other (Explain): \_\_\_\_\_

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  7. Signs? No:  ; Yes: \_\_\_\_\_. (If yes, then how many, size, and location): \_\_\_\_\_

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  8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): N/A

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

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

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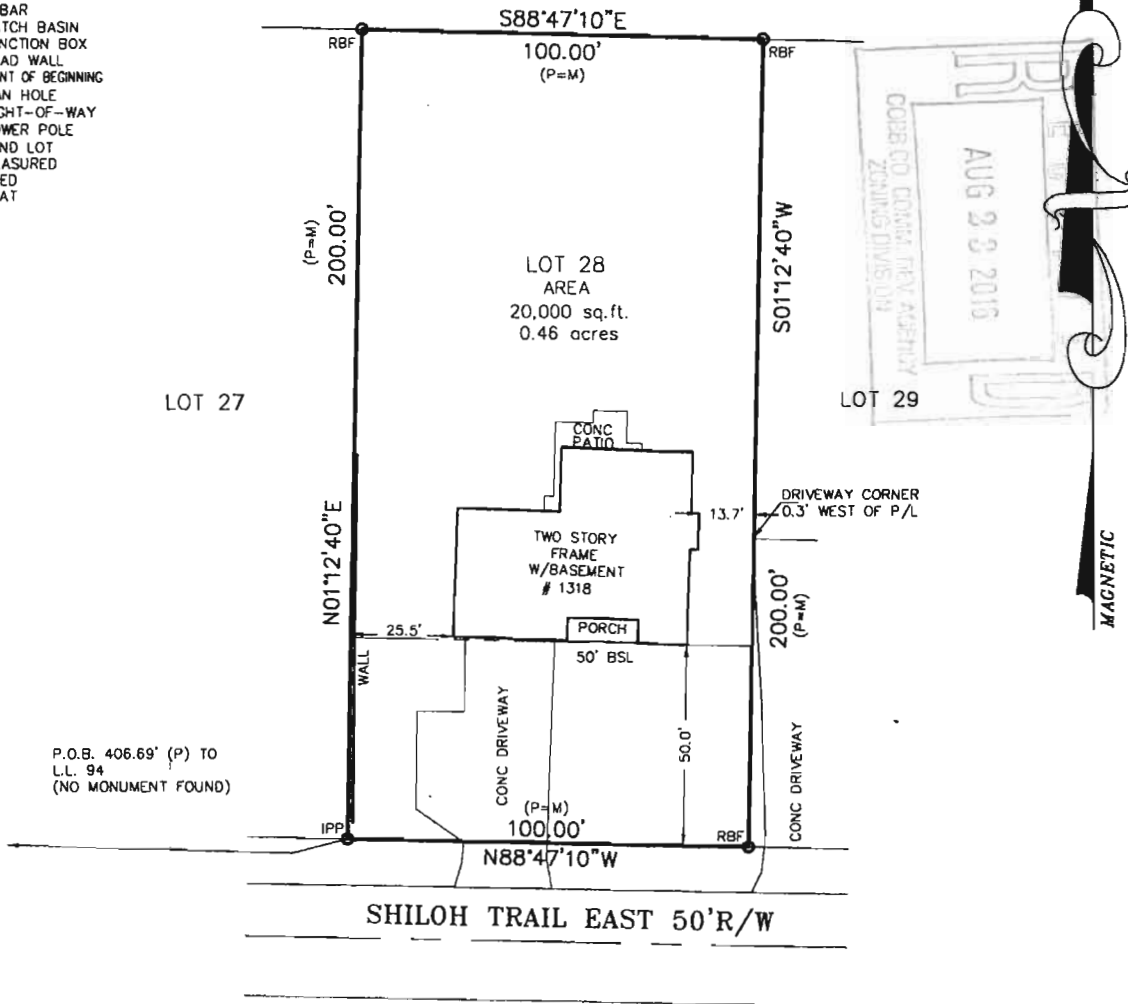
  12. Length of time requested (24 months maximum): 24 months
  13. Is this application a result of a Code Enforcement action? No  ; Yes \_\_\_\_\_. (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
  14. Any additional information? (Please attach additional information if needed):  
Permit application is to raise limit to 8 full time residents
- Applicant signature: [Signature] Date: \_\_\_\_\_
- Applicant name (printed): GREGORY CHANG

LUP-30  
(2016)

LEGEND

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT

N/F  
75-WADE GREEN BUSINESS CENTER



GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

PLAT CERTIFICATION NOTICE

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IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-8, 43-15-18, 43-15-22.


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THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03 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 100,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

FIELD DATE 08/08/16

JOB NUMBER: 16-03548 	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: <b>RAISSA BARNETTE</b>		DATE <b>08/09/16</b>	
	OWNER / PURCHASER <b>SML-GE REAL ESTATE, LLC</b>		SCALE <b>1" = 30'</b>	
	LAND LOT <b>94</b>	<b>20th DISTRICT</b>	<b>2nd SECTION</b>	<b>COBB COUNTY, GEORGIA</b>
	<b>LOT 28</b>	<b>BLOCK A</b>	<b>UNIT THREE</b>	AREA OF LOT:
	SUBDIVISION <b>THE FAIRWAYS OF PINETREE</b>			
PLAT BOOK <b>68</b> , PAGE <b>19</b> DEED BOOK _____, PAGE _____		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED <b>SOLAR LAND SURVEYING COMPANY</b> P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770)794-9052		

APPLICANT: SM Living, LLC

PETITION NO: LUP-30

PHONE# 470-222-1219 EMAIL: gchancy@gmail.com

HEARING DATE (PC): 11-01-16

REPRESENTATIVE: Dan Silverwood, Esq.

HEARING DATE (BOC): 11-15-16

PHONE# 678-336-7244 EMAIL: dsilverboard@taylorenghish.com

PRESENT ZONING: R-20

TITLEHOLDER: SML-GE Real Estate, LLC

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: North side of Shiloh Trail East, east of  
Creekwood Crossing  
(1318 Shiloh Trail East)

PROPOSED USE: Allow 8 residents in a  
group home

ACCESS TO PROPERTY: Shiloh Trail East

SIZE OF TRACT: 0.46 acre(s)

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

DISTRICT: 20

LAND LOT(S): 94

PARCEL(S): 115

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

COMMISSION DISTRICT: 1

**CONTIGUOUS ZONING/DEVELOPMENT**





Application #: LVP-30

PC Hearing Date: 11-1-16

BOC Hearing Date: 11-15-16

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

1. Number of unrelated adults in the house? 5 (3 residents, 2 staff)
  2. Number of related adults in the house? 0
  3. Number of vehicles at the house? 2-3
  4. Where do the residents park?  
Driveway:  ; Street: \_\_\_\_\_ ; Garage: \_\_\_\_\_
  5. Does the property owner live in the house? Yes \_\_\_\_\_ ; No
  6. Any outdoor storage? No  ; Yes \_\_\_\_\_ (If yes, please state what is kept outside): \_\_\_\_\_
  7. Length of time requested (24 months maximum): 24 months
  8. Is this application a result of a Code Enforcement action? No  ; Yes \_\_\_\_\_ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
  9. Any additional information? (Please attach additional information if needed):  
Permit request is to allow 8 full time residents in group home, not including staff
- Applicant signature: [Signature] Date: \_\_\_\_\_
- Applicant name (printed): GREGOR CHANCY

#### ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 2,260 sq ft

Number of related adults proposed: 0 Number permitted by code: 5

Number of unrelated adults proposed: 5 Number permitted by code: 1

Number of vehicles proposed: 3 Number permitted by code: 5

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



Application #: LVP-30

PC Hearing Date: 11-1-16

BOC Hearing Date: 11-15-16

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

1. Type of business, or request? Group Home
2. Number of employees? 2
3. Days of operation? 7 days/week
4. Hours of operation? 24 hours/day
5. Number of clients, customers, or sales persons coming to the house per day? 3 full time; Per week? 3 full time residents
6. Where do clients, customers and/or employees park?  
Driveway: ✓; Street: ✓; Other (Explain): \_\_\_\_\_

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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.): N/A

---

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

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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):

Permit application is to raise limit to 8 full time residents

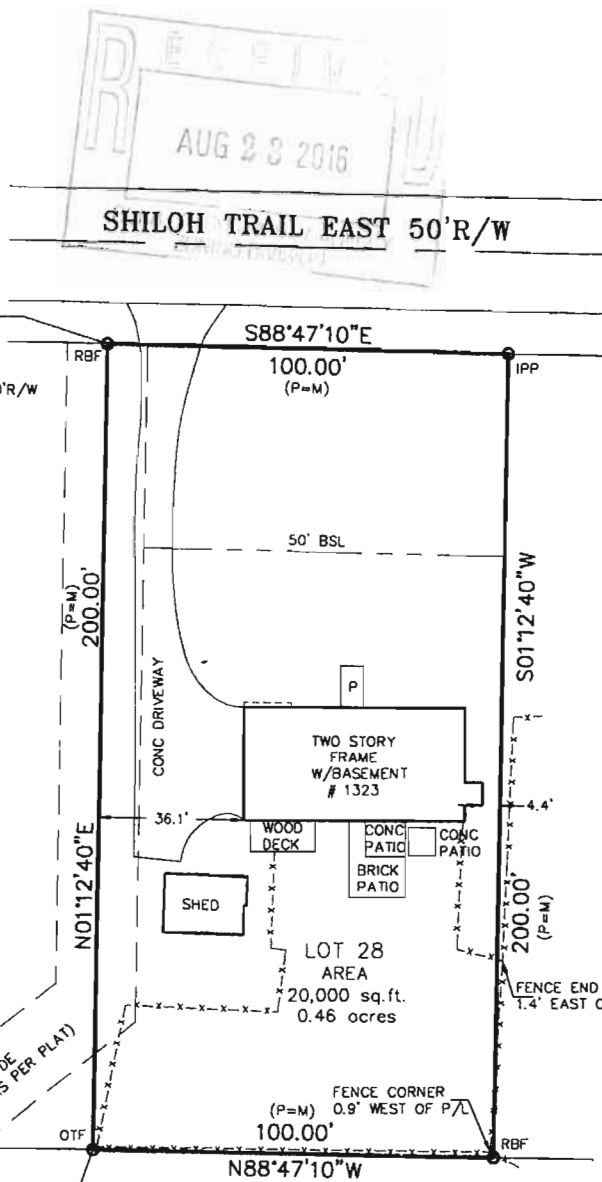
Applicant signature: [Signature] Date: \_\_\_\_\_

Applicant name (printed): Gregory Chaney

LUP-31  
(2016)

LEGEND

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT



P.O.B. 262.65' (M) TO  
CREEKWOOD CROSSING 50'R/W  
(262.46' P)  
(FKA CREEKWOOD DRIVE)  
(NO MONUMENT FOUND)

SHILOH TRAIL EAST 50'R/W



LOT 27

LOT 29

LOT 23

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

PLAT CERTIFICATION NOTICE

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IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-8, 43-15-19, 43-15-22.


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FIELD DATE 08/08/16

JOB NUMBER: 16-03546 	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: <b>RAISSA BARNETTE</b>		DATE: 08/09/16
	OWNER / PURCHASER <b>GREGORY CHANCY</b>		SCALE: 1" = 30'
	LAND LOT 94      20th DISTRICT      2nd SECTION      COBB COUNTY, GEORGIA		
	LOT 28      BLOCK B      UNIT THREE      AREA OF LOT: 20,000 S.F.		
	SUBDIVISION THE FAIRWAYS OF PINETREE		
PLAT BOOK <u>68</u> PAGE <u>19</u> DEED BOOK _____ PAGE _____		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED <b>SOLAR LAND SURVEYING COMPANY</b> P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052	



APPLICANT: SM Living, LLC

PHONE# 470-222-1219 EMAIL: gchancy@gmail.com

REPRESENTATIVE: Dan Silverboard

PHONE# 678-336-7244 EMAIL: dsilverboard@taylorenghish.com

TITLEHOLDER: Gregory Chancy

PETITION NO: LUP-31

HEARING DATE (PC): 11-01-16

HEARING DATE (BOC): 11-15-16

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: South side of Shiloh Trail East, east of  
Creekwood Crossing

(1323 Shiloh Trail East)

ACCESS TO PROPERTY: Shiloh Trail East

PROPOSED USE: Allow 8 residents in a  
group home

SIZE OF TRACT: 0.46 acres

DISTRICT: 20

LAND LOT(S): 94

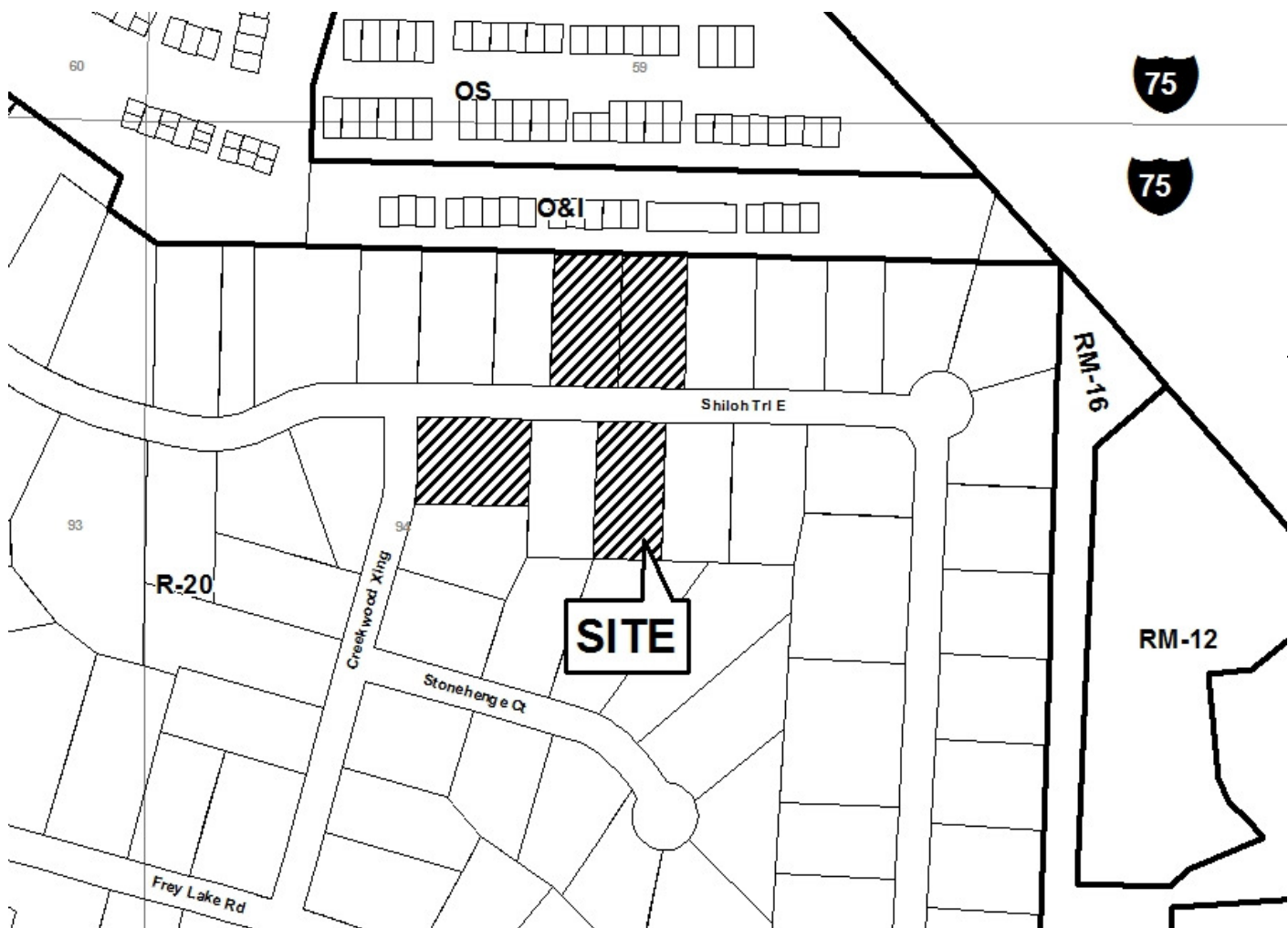
PARCEL(S): 92

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

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

COMMISSION DISTRICT: 1

**CONTIGUOUS ZONING/DEVELOPMENT**





Application #: LVP-31  
PC Hearing Date: 11-1-16  
BOC Hearing Date: 11-15-16

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

1. Number of unrelated adults in the house? 5 (3 residents, 2 staff)
  2. Number of related adults in the house? 0
  3. Number of vehicles at the house? 2-3
  4. Where do the residents park?  
Driveway:  ; Street: \_\_\_\_\_ ; Garage: \_\_\_\_\_
  5. Does the property owner live in the house? Yes \_\_\_\_\_ ; No
  6. Any outdoor storage? No  ; Yes \_\_\_\_\_ (If yes, please state what is kept outside): \_\_\_\_\_
  7. Length of time requested (24 months maximum): 24 months
  8. Is this application a result of a Code Enforcement action? No  ; Yes \_\_\_\_\_ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
  9. Any additional information? (Please attach additional information if needed):  
Permit request is to allow 8 full time residents in group home, not including staff
- Applicant signature: [Signature] Date: \_\_\_\_\_
- Applicant name (printed): Gregory Chancy

#### ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

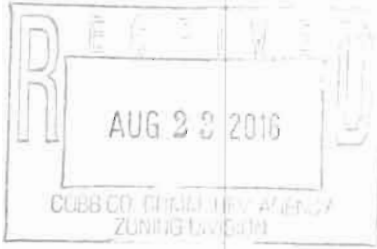
Size of house per Cobb County Tax Assessor records: 2,275 sq ft

Number of related adults proposed: 0 Number permitted by code: 5

Number of unrelated adults proposed: 5 Number permitted by code: 1

Number of vehicles proposed: 3 Number permitted by code: 5

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



Application #: LVP-31

PC Hearing Date: 11-1-16

BOC Hearing Date: 11-15-16

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

1. Type of business, or request? Group Home
2. Number of employees? 2
3. Days of operation? 7 days/week
4. Hours of operation? 24 hours/day
5. Number of clients, customers, or sales persons coming to the house per day? 3 FT ; Per week? 3 full time residents
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.): N/A

---

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):

Permit application is to raise limit to 8 full time residents

Applicant signature: [Signature] Date: \_\_\_\_\_

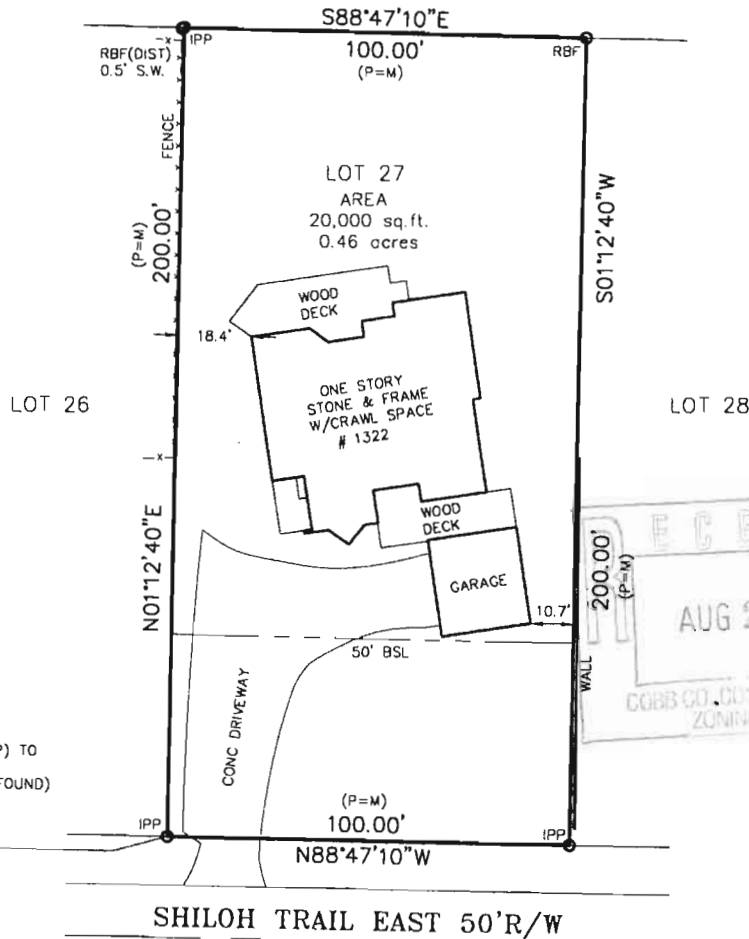
Applicant name (printed): Gregory Chaney

LUP-32  
(2016)

LEGEND

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT

N/F  
75-WADE GREEN BUSINESS CENTER



GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

PLAT CERTIFICATION NOTICE

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 EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS,

NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

NOTE: ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-6, 43-15-19, 43-15-22.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 0.3 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 100,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

FIELD DATE 08/08/16

JOB NUMBER: 16-03547

PLAT BOOK 68, PAGE 19  
DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: <b>RAISSA BARNETTE</b>		DATE 08/09/16
OWNER / PURCHASER <b>SML-GE REAL ESTATE, LLC</b>		SCALE 1" = 30'
LAND LOT 94	20th DISTRICT	2nd SECTION
COBB COUNTY, GEORGIA		
LOT 27	BLOCK A	UNIT THREE
AREA OF LOT: 20,000 S.F.		
SUBDIVISION THE FAIRWAYS OF PINETREE		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		<b>SOLAR LAND SURVEYING COMPANY</b>
P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052		

APPLICANT: SM LIVING LLC

PHONE# 470-222-1219 EMAIL: gchancy@gmail.com

REPRESENTATIVE: Dan Silverboard, Esq.

PHONE# 678-336-7244 EMAIL: dsilverboard@taylorenghish.com

TITLEHOLDER: SML-GE Real Estate, LLC

PETITION NO: LUP-32

HEARING DATE (PC): 10-04-16

HEARING DATE (BOC): 10-18-16

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: North side of Shiloh Trail East, east of  
Creekwood Crossing

(1322 Shiloh Trail East)

ACCESS TO PROPERTY: Shiloh Trail East

PROPOSED USE: Allow 8 residents in a group  
home

SIZE OF TRACT: 0.46 acre(s)

DISTRICT: 20

LAND LOT(S): 94

PARCEL(S): 116

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

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

COMMISSION DISTRICT: 1

**CONTIGUOUS ZONING/DEVELOPMENT**







Application #: LVP-32  
PC Hearing Date: 11-1-16  
BOC Hearing Date: 11-15-16

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

- Number of unrelated adults in the house? 5 (3 residents, 2 staff)
  - Number of related adults in the house? 0
  - Number of vehicles at the house? 2-3
  - Where do the residents park?  
Driveway:  ; Street: \_\_\_\_\_ ; Garage: \_\_\_\_\_
  - Does the property owner 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): 24 months
  - 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).
  - Any additional information? (Please attach additional information if needed):  
Permit request is to allow 8 full time residents in group home, not including staff
- Applicant signature: [Signature] Date: \_\_\_\_\_
- Applicant name (printed): Gregory Chaney

**ZONING STAFF USE ONLY BELOW THIS LINE**

Zoning of property: R-20

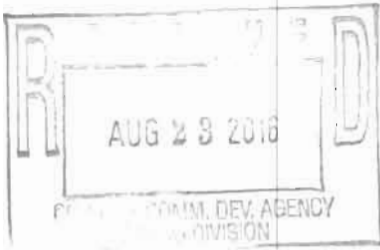
Size of house per Cobb County Tax Assessor records: 2,622 sq ft

Number of related adults proposed: 0 Number permitted by code: 6

Number of unrelated adults proposed: 5 Number permitted by code: 1

Number of vehicles proposed: 3 Number permitted by code: 6

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



Revised October 1, 2009

Application #: LVP-32

PC Hearing Date: 1-1-16

BOC Hearing Date: 1-15-16

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

1. Type of business, or request? Group Home
  2. Number of employees? 2
  3. Days of operation? 7 days/week
  4. Hours of operation? 24 hours/day
  5. Number of clients, customers, or sales persons coming to the house per day? 3 full time; Per week? 3 full time residents
  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.): N/A

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

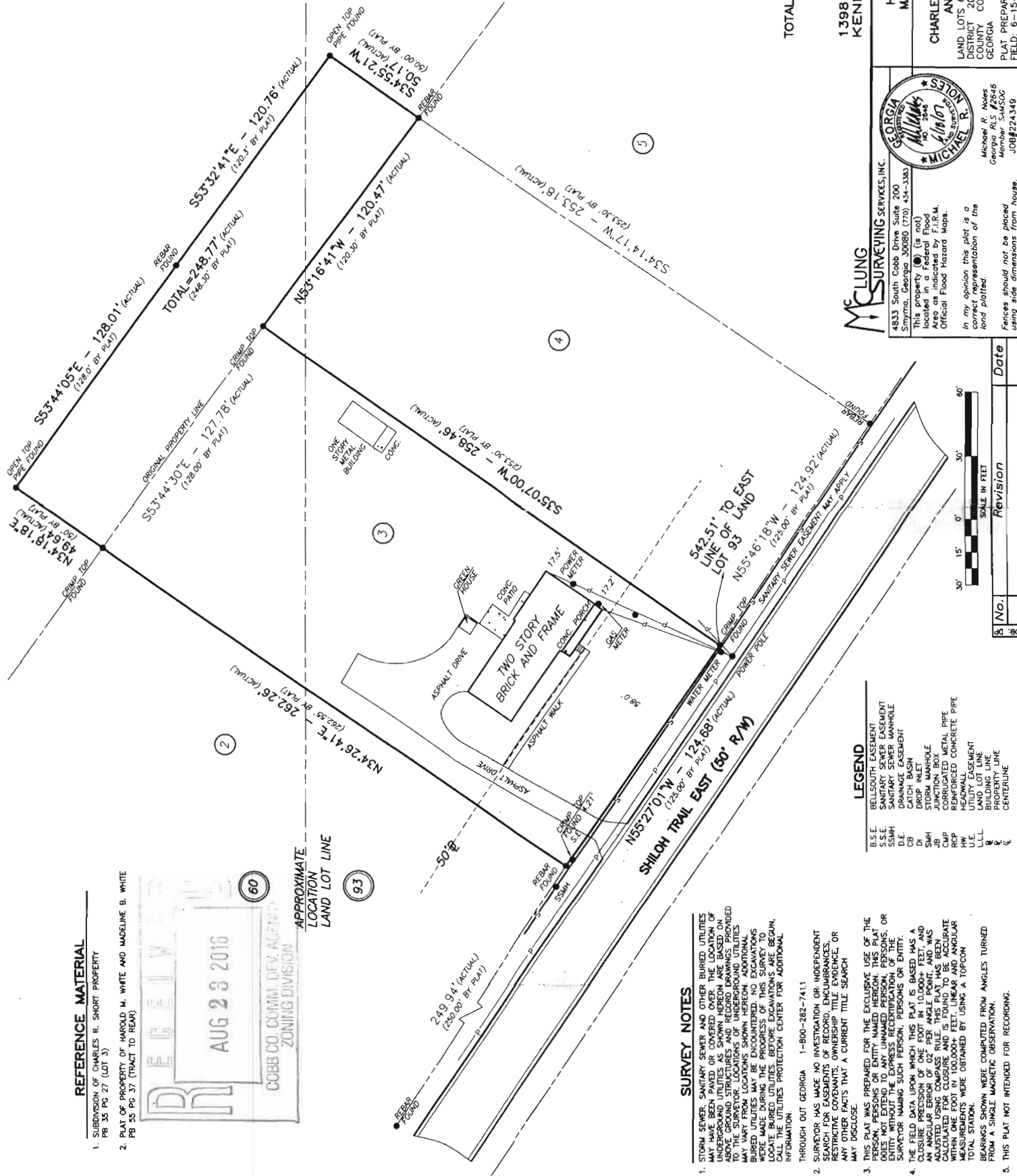
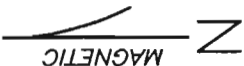
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  10. Does the applicant live in the house? Yes \_\_\_\_\_; No
  11. Any outdoor storage? No ; Yes \_\_\_\_\_. (If yes, please state what is kept outside): \_\_\_\_\_

---

  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):  
Permit application is to raise limit to 8 full time residents
- Applicant signature: *Gregory Chancy* Date: \_\_\_\_\_
- Applicant name (printed): Gregory Chancy

# LUP-33 (2016)



**REFERENCE MATERIAL**

- SUBDIVISION OF CHARLES R. SHORT PROPERTY  
PB 35 PG 27 (LOT 3)
- PLAT OF PROPERTY OF HAROLD M. WHITE AND MADELINE B. WHITE  
PB 55 PG 37 (TRACT TO REAR)

**RECEIVED**  
AUG 23 2016  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

### SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON RECORD DRAWINGS AND FIELD OBSERVATIONS. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO VERIFY THE LOCATION OF ANY UTILITIES. CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.
- THROUGH OUT GEORGIA 1-800-282-7411
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT VERIFICATION OF THE ACCURACY OF ANY RECORDS, EASEMENTS, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY. THIS PLAT IS NOT TO BE REPRODUCED OR COPIED FOR ANY OTHER PERSON, PERSONS OR ENTITY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST APPROXIMATION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CHECKED FOR ACCURACY TO WITHIN ONE FOOT IN 10,000+ FEET LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PLAT NOT INTENDED FOR RECORDING.

### LEGEND

- B.S.E. BELLSOUTH EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- D.M.H. DRAINAGE EASEMENT
- CB. CATCH BASIN
- DI. DRAINAGE INLET
- SMH. STORM MANHOLE
- JB. JOINT BOX
- RP. REINFORCED CONCRETE PIPE
- HW. HEADWALL
- U.E. UTILITY EASEMENT
- LL. LAND LOT LINE
- U.L. UTILITY LINE
- P.L. PROPERTY LINE
- C. CENTERLINE

TOTAL AREA = 1.038 ACRES  
OR 45,218 SQ. FT.

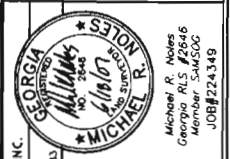
1398 SHILOH TRAIL EAST  
KENNESAW, GEORGIA

PROPERTY OF  
HAROLD M. WHITE  
MADELINE B. WHITE

LOT 3  
CHARLES R. SHORT PROPERTY  
AND TRACT TO REAR

LAND LOTS 60 AND 93  
DISTRICT 20TH. COBB  
COUNTY, GEORGIA

SECTION 2ND  
FIELD: 6-15-07 SCALE: 1"=30'



**McLUNG**  
SURVEYING SERVICES, INC.

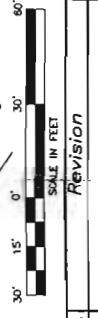
4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3363

This property is located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

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

Fences should not be placed using side dimensions from houses.

Michael R. Noles  
Georgia RLS #256  
Member SWSOG  
JOB#224349



APPLICANT: SM LIVING, LLC

PHONE# 470-222-1219 EMAIL: gchancy@gmail.com

REPRESENTATIVE: Dan Silverboard, Esq.

PHONE# 678-336-7244 EMAIL: dsilverboard@taylorenghish.com

TITLEHOLDER: Gregory Chancy

PETITION NO: LUP-33

HEARING DATE (PC): 10-04-16

HEARING DATE (BOC): 10-18-16

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: Northeast side of Shiloh Trail East,  
west of Club Drive

(1398 Shiloh Trail East)

ACCESS TO PROPERTY: Shiloh Trail East

PROPOSED USE: Allow 8 residents  
in a group home

SIZE OF TRACT: 1.038 acre(s)

DISTRICT: 20

LAND LOT(S): 60,93

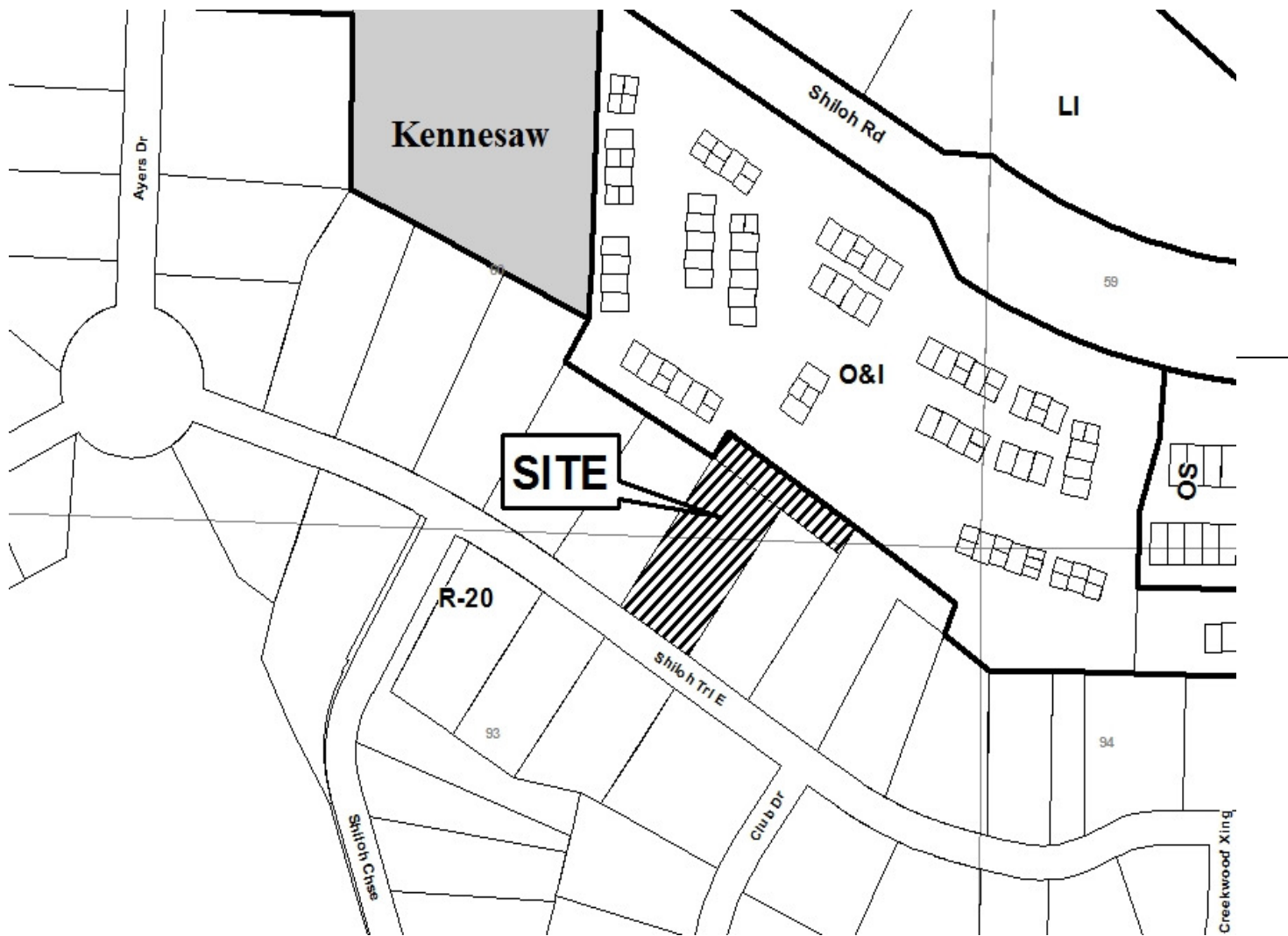
PARCEL(S): 111

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

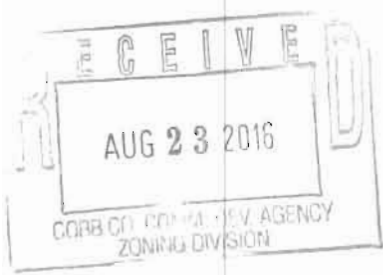
PHYSICAL CHARACTERISTICS TO SITE: \_\_\_\_\_

COMMISSION DISTRICT: 1

**CONTIGUOUS ZONING/DEVELOPMENT**







Application #: LVP-33  
PC Hearing Date: 11-1-16  
BOC Hearing Date: 11-15-16

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

- Number of unrelated adults in the house? 5 (3 residents, 2 staff)
  - Number of related adults in the house? 0
  - Number of vehicles at the house? 2-3
  - Where do the residents park?  
Driveway:  ; Street: \_\_\_\_\_ ; Garage: \_\_\_\_\_
  - Does the property owner 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): 24 months
  - 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).
  - Any additional information? (Please attach additional information if needed):  
Permit request is to allow 8 full time residents in group home, not including staff.
- Applicant signature: [Signature] Date: \_\_\_\_\_
- Applicant name (printed): Gregory Chaney

---

**ZONING STAFF USE ONLY BELOW THIS LINE**

---

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 1,860 sq ft

Number of related adults proposed: 0 Number permitted by code: 4

Number of unrelated adults proposed: 5 Number permitted by code: 1

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

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



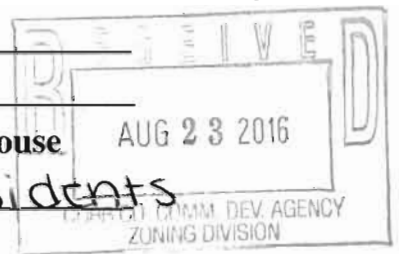
Application #: LUP-33

PC Hearing Date: 11-1-16

BOC Hearing Date: 11-15-16

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

- 1. Type of business, or request? Group Home
- 2. Number of employees? 2
- 3. Days of operation? 7 days/week
- 4. Hours of operation? 24 hours/day
- 5. Number of clients, customers, or sales persons coming to the house per day? 3 full time; Per week? 3 full time residents
- 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.): N/A

- 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):  
Permit application is to raise limit to 8 full time residents
- Applicant signature: Gregory Chancy Date: \_\_\_\_\_

Applicant name (printed): Gregory Chancy

SLUP-15  
(2016)

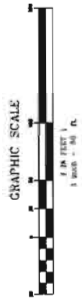
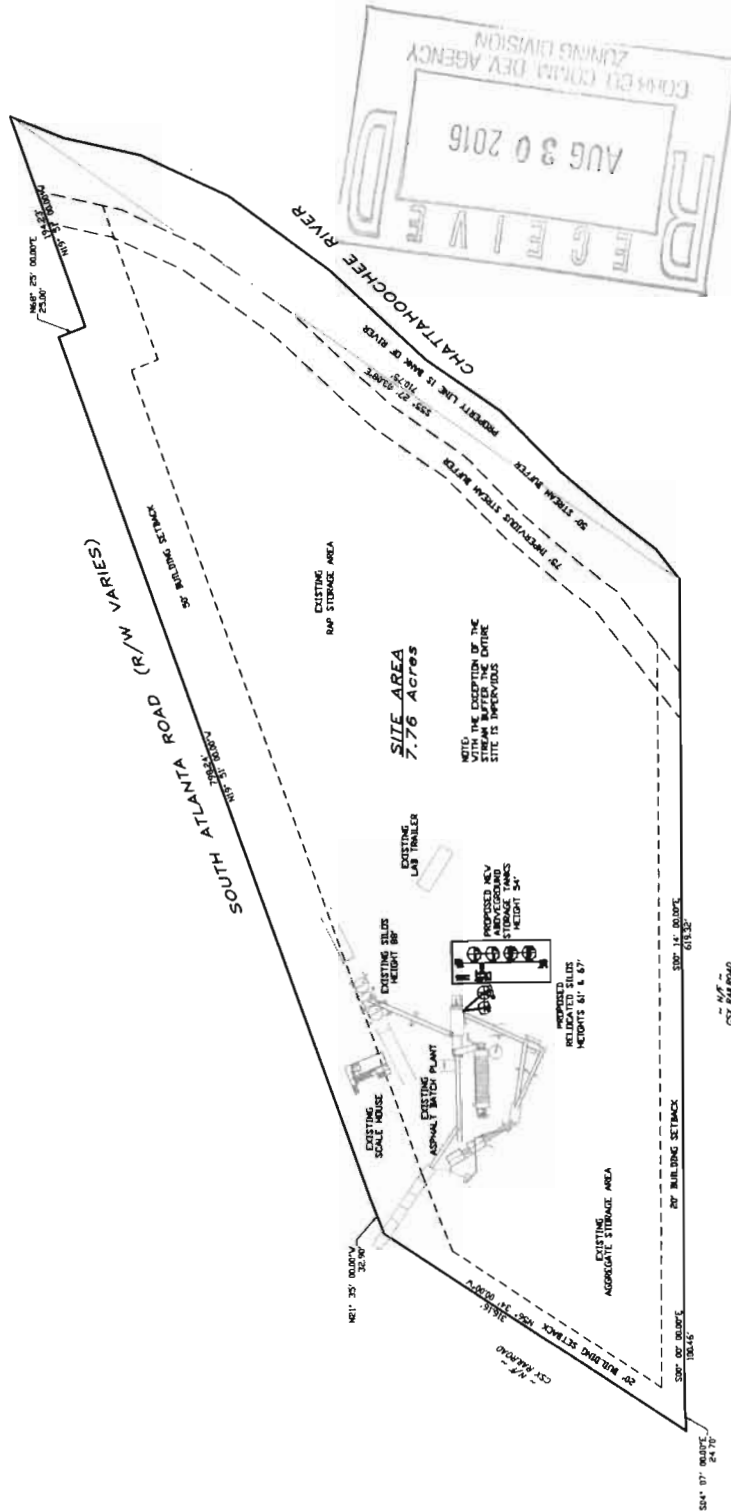


C. W. MATTHEWS CONTRACTING COMPANY, INC.  
P.O. BOX 870  
MARLBOROUGH, MA 01501  
OFFICE: 773-423-7100 FAX: 773-423-7104

PROJECT No. 8114  
Design By: BOU  
Drawn By: BOU  
Checked By: LS  
Date:  
Submitted:

BOLTON ASPHALT BATCH PLANT  
518D South Atlanta Road  
COBB COUNTY, GEORGIA  
LAND LOT 964 - 17TH DISTRICT - 2ND SECTION

Drawing No.   
Site Plan



**APPLICANT:** C.W. Matthews Contracting Company, Inc.

**PHONE#** 770-422-7520 **EMAIL:** bjohnson@cwmatthews.com

**REPRESENTATIVE:** Brian Johnson

**PHONE#** 770-235-9992 **EMAIL:** bjohnson@cwmatthews.com

**TITLEHOLDER:** CWM Contracting Co., Inc.

**PROPERTY LOCATION:** West side of South Atlanta Road

Road, north side of Chattahoochee River

(5180 South Atlanta Road SE)

**ACCESS TO PROPERTY:** South Atlanta Road

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

\_\_\_\_\_

\_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** SLUP-15

**HEARING DATE (PC):** 11-01-16

**HEARING DATE (BOC):** 11-15-16

**PRESENT ZONING:** HI

**PROPOSED ZONING:** Special Land

Use Permit

**PROPOSED USE:** Existing Asphalt Batch

Plant with Variance for structures over 50'

**SIZE OF TRACT:** 7.76 acre(s)

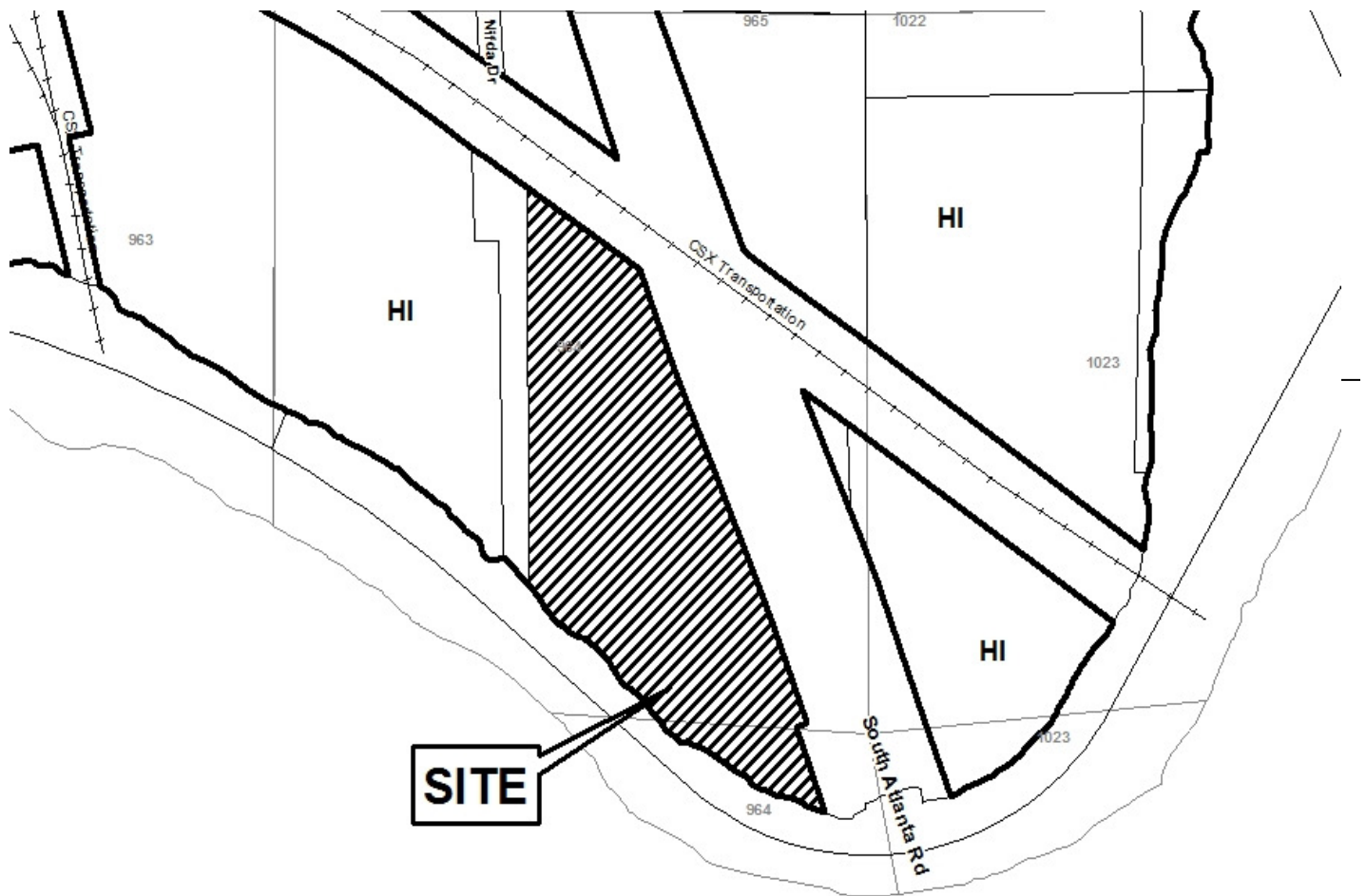
**DISTRICT:** 17

**LAND LOT(S):** 964

**PARCEL(S):** 4

**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-15

PC Hearing Date: 11-1-16

BOC Hearing Date: 11-15-16



**Applicant** C. W. Matthews Contracting Company Inc. **Phone #** 770-422-7520  
(applicant's name printed)

**Address** P. O. Drawer 970 - Marietta, GA 30062 **E-mail** bjohnson@cwmatthews.com

Brian Johnson **Address** P. O. Drawer 970 - Marietta, GA 30061  
(representative's name, printed)

[Signature] **Phone #** 770-235-9992 **E-mail** bjohnson@cwmatthews.com  
(representative's signature)

Signed, sealed and delivered in presence of [Signature] **My commission expires:** 1-9-2018  
Bonnie Titman  
Notary Public



**Titleholder** C. W. Matthews Contracting Company Inc. **Phone #** 770-422-7520 **E-mail** lees@cwmatthews.com  
(titleholder's name, printed)

**Signature** [Signature] **Address** P. O. Drawer 970 - Marietta, GA 30061  
(attach additional signature if needed)

Signed, sealed and delivered in presence of [Signature] **My commission expires:** 1-9-2018  
Bonnie Titman  
Notary Public



**Present Zoning** HI **Size of Tract** 7.76 **Acre(s)**

**For the Purpose of** Existing Asphalt Batch Plant with Variance for structures over 50'

**Location** 5180 South Atlanta Road SE - Smyrna, GA 30080  
(street address, if applicable; nearest intersection, etc.)

**Land Lot(s)** 964 **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]  
(applicant's signature)

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

[Signature]  
(applicant's signature)





**C. W. MATTHEWS CONTRACTING CO., INC.**

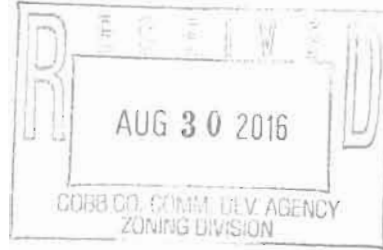
DRAWER 970

**MARIETTA, GEORGIA 30061**

TELEPHONE (770) 422-7520  
FAX (770) 422-1068

August 30, 2016

**Cobb County Zoning Department**  
1150 Powder Springs Street  
Suite 400  
Marietta, GA 30064



Dear Sir/Madam,

Written authentication with the presence of the corporate seal, or a facsimile thereof, attested by the secretary or assistant secretary of the corporation, or other officer to whom the bylaws or the directors have delegated the responsibility for authenticating records of the corporation, shall attest:

- a) That the corporate seal or facsimile thereof affixed to the document is in fact the seal of the corporation of true facsimile thereof, as the case may be;
- b) That Lee Smith, executing the document does in fact occupy the official position indicated, that one in such position is duly authorized to execute such document on behalf of the corporation, and that the signature of such officer subscribed thereto is genuine; and
- c) That the execution of the document on behalf of the corporation has been duly authorized.

With kindest regards,

**C. W. MATTHEWS CONTRACTING CO., INC.**

Daniel P. Garcia  
President

ATTESTED BY:

Michael D. Bell, Secretary  
Affix Corporate Seal

