

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: February 7, 2017

Board of Commissioners Hearing Date: February 21, 2017

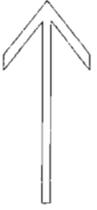
Date Distributed/Mailed Out: December 8, 2016

STAFF COMMENTS DUE DATE: December 30, 2016



Cobb County...Expect the Best!

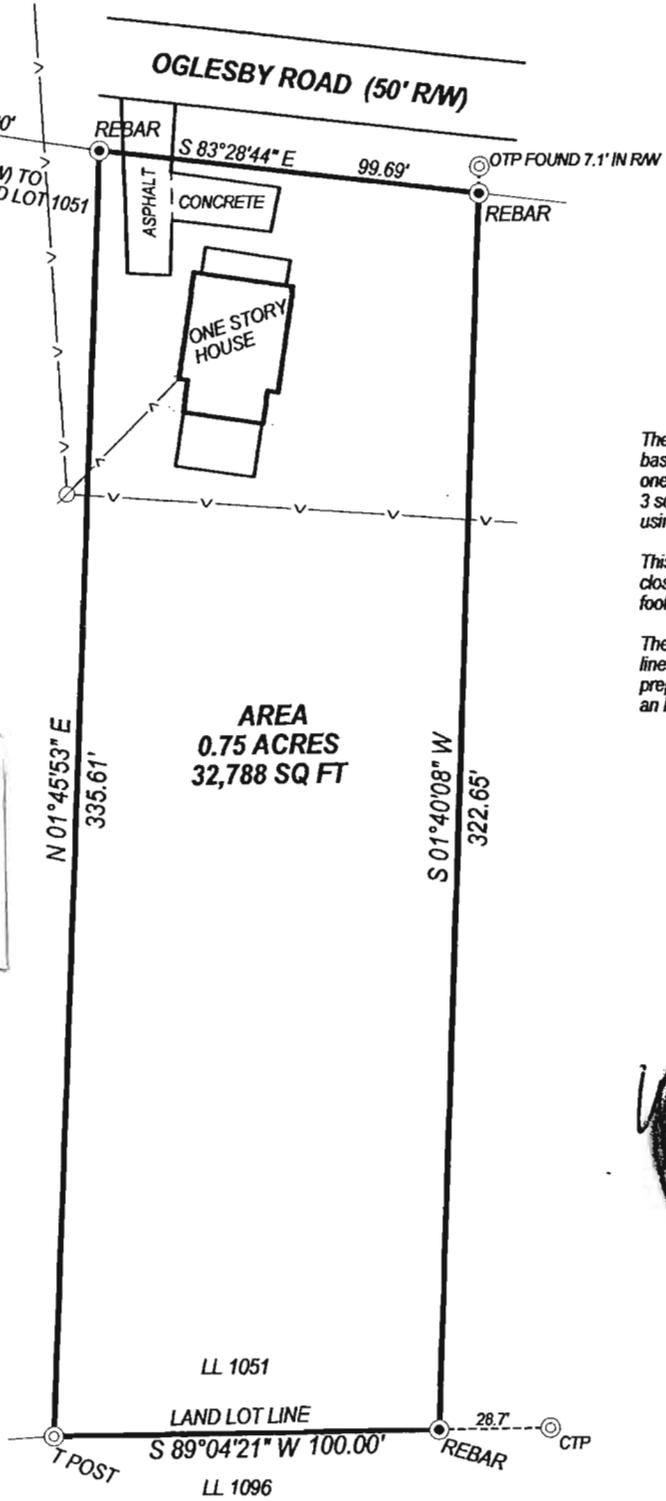
Z-1
(2017)



LEGEND	
POC	Point of Commencement
POB	Point of Beginning
	Iron pin found
	Iron Pin Set
	Utility pole
	Overhead power line
BOC	Back of curb

BEARINGS ARE BASED ON
DEED BOOK 3845 PAGE 124

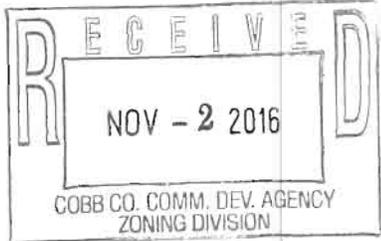
N 81°36'28" W 100.00'
ALONG THE RW OF
OGLESBY ROAD (50' RW) TO
THE WEST LINE OF LAND LOT



The field data upon which this map or plat is based has a closure precision of less than one foot in 10,000 feet and an angular error or 3 seconds per angle point, and was adjusted using compass rule.

This map or plat has been calculated for closure and is found to be accurate within one foot in 197,573 feet.

The type of equipment used to obtain the linear and angular measurements used in the preparation of said map or plat is an Electronic Total Station



REFERENCES

DEED BOOK 14970 PAGE 6327
DEED BOOK 7774 PAGE 48
DEED BOOK 3845 PAGE 124

SURVEY FOR:
JACKIE PAYNE

PART LAND LOT 1051, 19TH LAND DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

HARBUCK LAND SURVEYORS, INC.
WILLIAM G. HARBUCK
GEORGIA REGISTERED LAND SURVEYOR NO. 3006
GRAPHIC SCALE IN FEET

TELEPHONE 770-253-5585
GHARB@NUMAIL.ORG

35 MANSOUR CIRCLE
NEWNAN, GEORGIA 30263

11.19.12

SCALE 1" = 50'

APPLICANT: Jackie Payne

PHONE#: (770) 312-5455 EMAIL: mjconstruction@yahoo.com

REPRESENTATIVE: Jackie Payne

PHONE#: (770) 312-5455 EMAIL: mjconstruction@yahoo.com

TITLEHOLDER: Jackie Payne

PROPERTY LOCATION: South side of Oglesby Road, east of Lewis Road

ACCESS TO PROPERTY: Oglesby Road

PHYSICAL CHARACTERISTICS TO SITE:

PETITION NO: Z-1

HEARING DATE (PC): 02-07-17

HEARING DATE (BOC): 02-21-17

PRESENT ZONING: R-30

PROPOSED ZONING: LI

PROPOSED USE: Warehouse with Office

SIZE OF TRACT: 0.75 ac

DISTRICT: 19

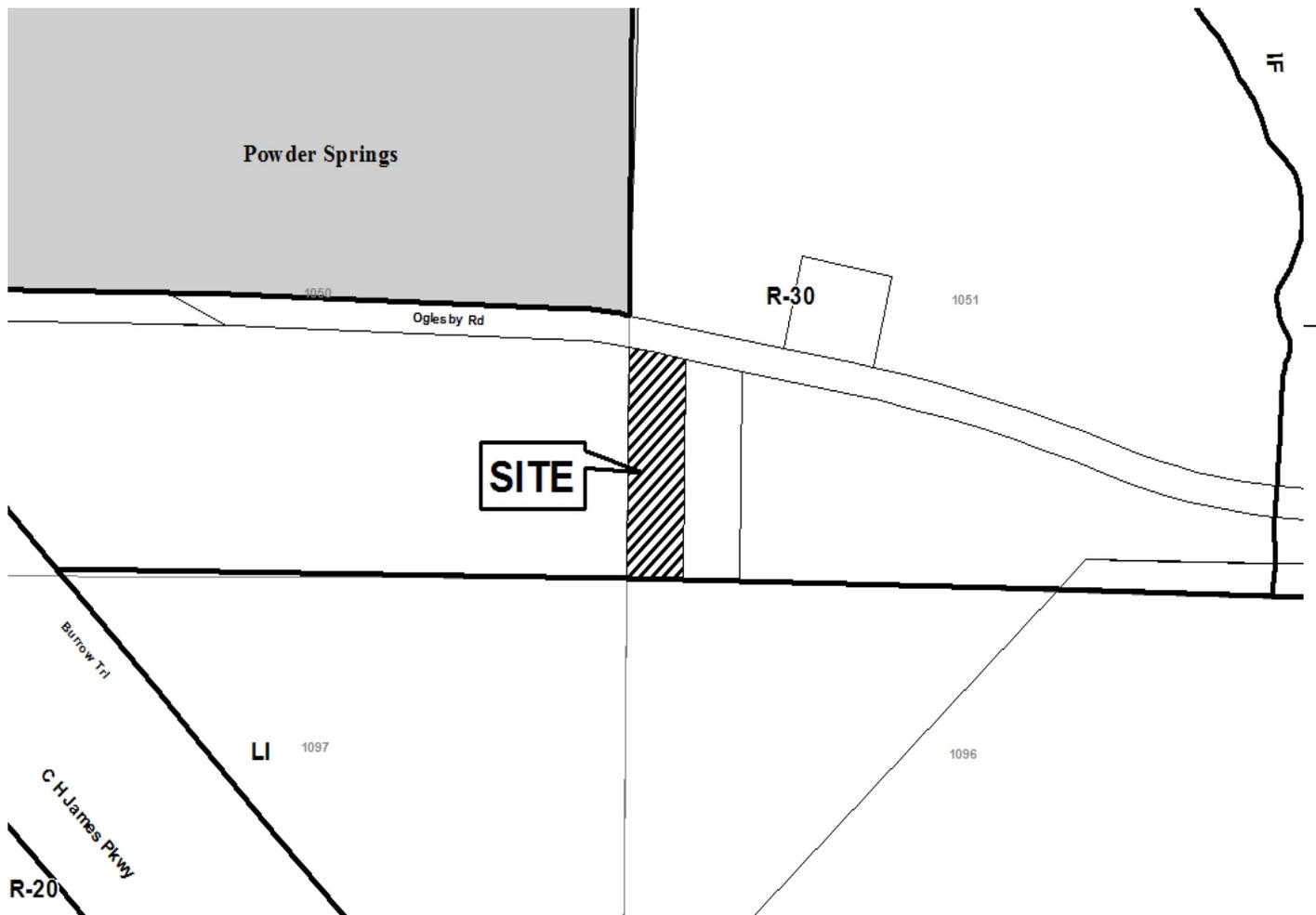
LAND LOT(S): 1051

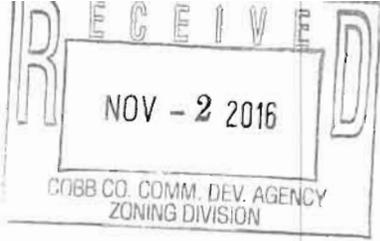
PARCEL(S): 5

TAXES: PAID DUE

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-1
Feb. 2017

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): Small Office / warehouse to store materials. Park company vehicles
 - b) Proposed building architecture: Exit House
 - c) Proposed hours/days of operation: 8-5 MON - Sat
 - d) List all requested variances: _____
- _____

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

Should be employee parking and materials.
Construction Office / 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).

Z-2
(2017)

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAN WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAN IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

SPECIAL NOTES

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED. CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK. SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

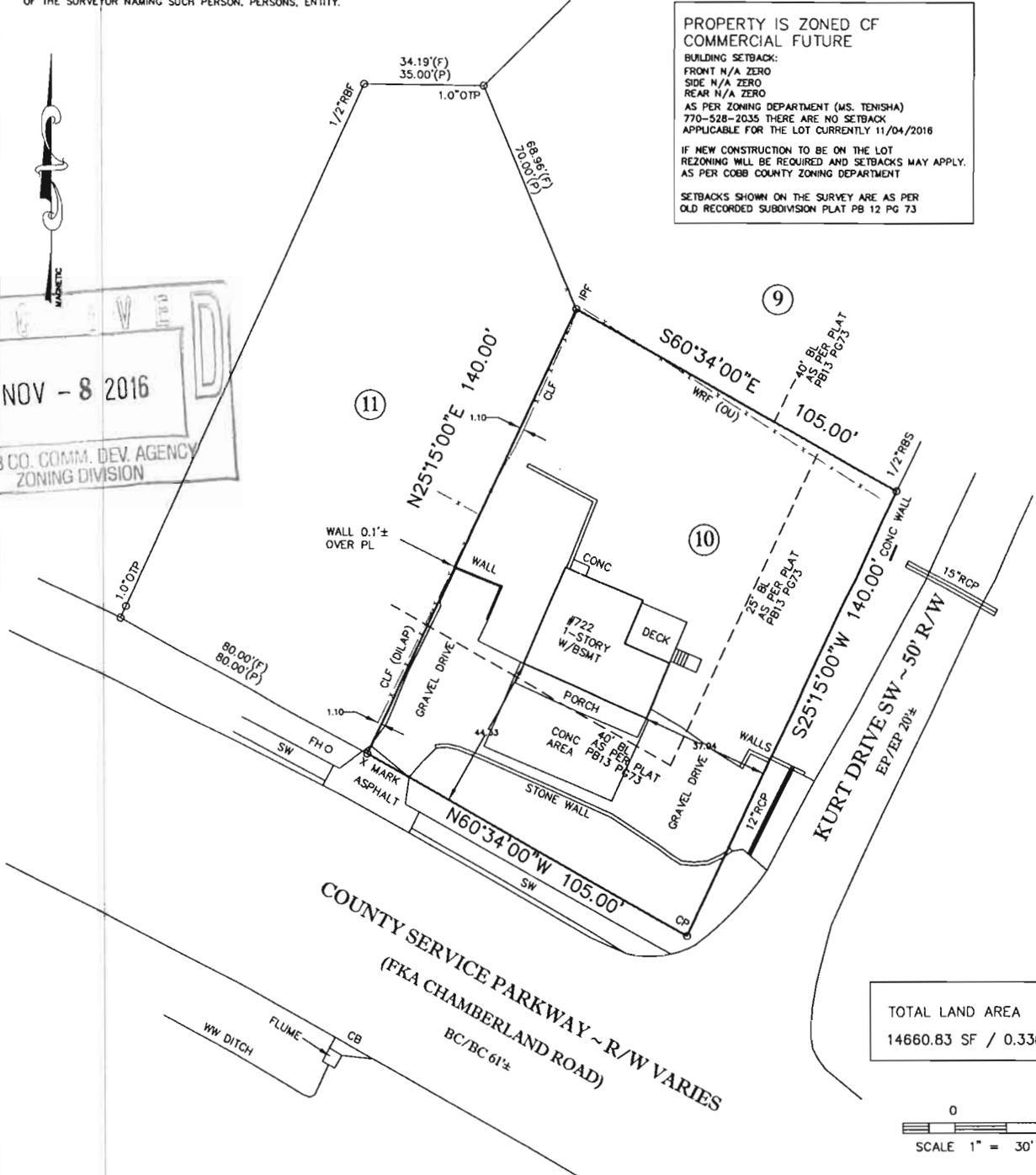
ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

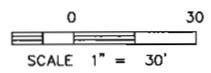
PROPERTY IS ZONED CF COMMERCIAL FUTURE

BUILDING SETBACK:
 FRONT N/A ZERO
 SIDE N/A ZERO
 REAR N/A ZERO
 AS PER ZONING DEPARTMENT (MS. TENISHA) 770-528-2035 THERE ARE NO SETBACK APPLICABLE FOR THE LOT CURRENTLY 11/04/2016
 IF NEW CONSTRUCTION TO BE ON THE LOT REZONING WILL BE REQUIRED AND SETBACKS MAY APPLY, AS PER COBB COUNTY ZONING DEPARTMENT

SETBACKS SHOWN ON THE SURVEY ARE AS PER OLD RECORDED SUBDIVISION PLAT PB 12 PG 73



TOTAL LAND AREA
14660.83 SF / 0.336 AC

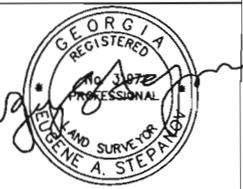


LOT 10	BLOCK D
SUBDIVISION W.L. COLE	UNIT
LAND LOT 60	17TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA	PB.12/PG.73 DB.14756/PG.6333
FIELD WORK DATE OCT 25, 2016	PRINTED/SIGNED OCT 28, 2016
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 11" x 17"

PLAT PREPARED FOR: SHEET 1 OF 1

LUCIO ARVIZU

PROPERTY ADDRESS:
722 KURT DRIVE SW
MARIETTA GA 30008



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

APPLICANT: Lucio Arvizu Rodriguez

PHONE#: (770) 722-7691 **EMAIL:** N/A

REPRESENTATIVE: Lucio Arvizu

PHONE#: (770) 722-7691 **EMAIL:** N/A

TITLEHOLDER: Lucio Arvizu and Amalia Rodriguez

PETITION NO: Z-2

HEARING DATE (PC): 02-07-17

HEARING DATE (BOC): 02-21-17

PRESENT ZONING: CF

PROPOSED ZONING: R-15

PROPERTY LOCATION: Northwest corner of County Services

Parkway and Kurt Drive

(722 Kurt Drive)

PROPOSED USE: Single-family Residence

ACCESS TO PROPERTY: Kurt Drive and County Services Parkway

SIZE OF TRACT: 0.336 acres

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: _____

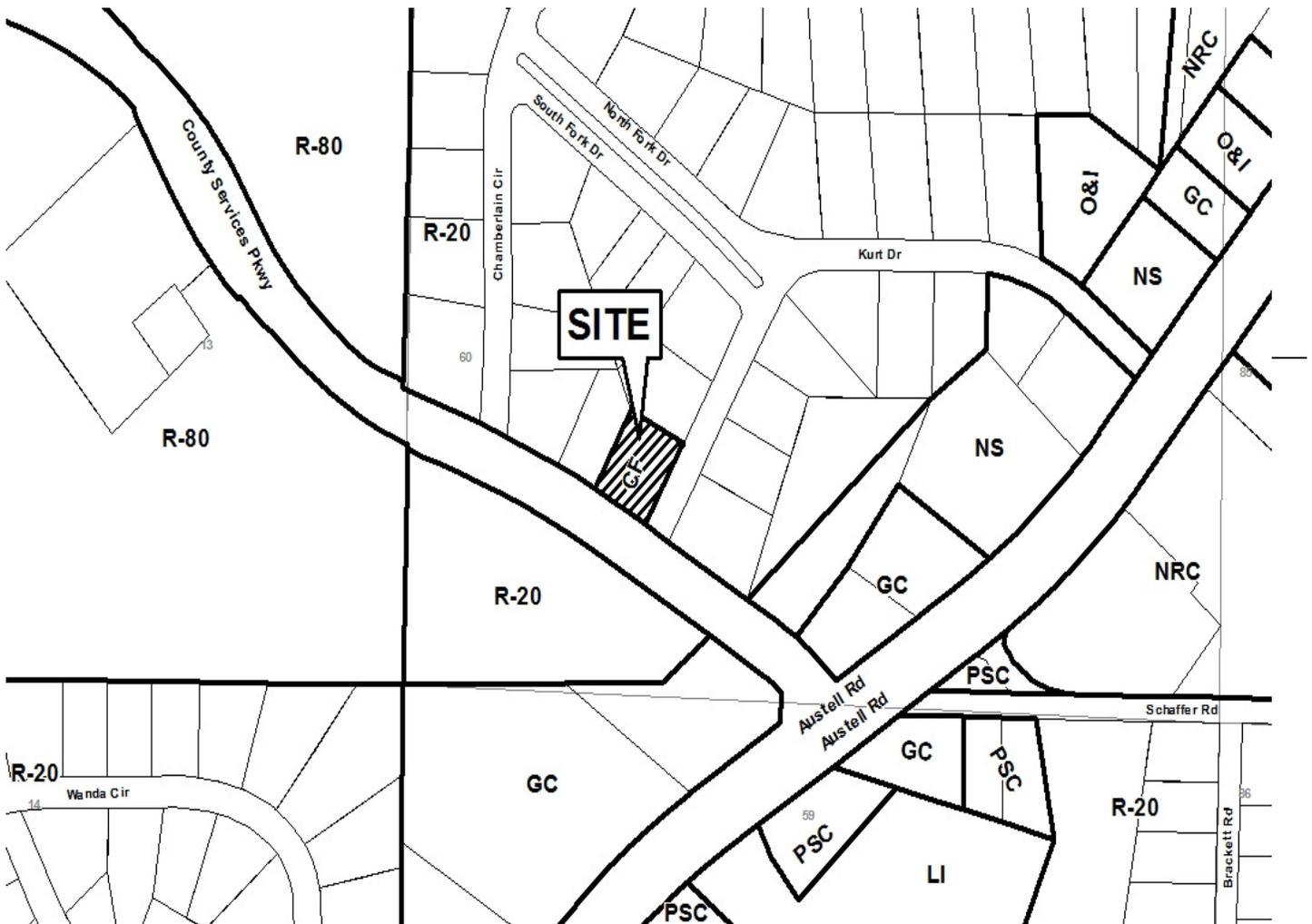
LAND LOT(S): 60

PARCEL(S): 54

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



Feb. 2017

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1/2
 - b) Proposed building architecture: Residential / house
 - c) Proposed selling prices(s): N/A
 - d) List all requested variances: N/A
- _____

.....
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).

N/A

APPLICANT: Rjasani Ent LLC

PHONE#: (678) 924-0835 **EMAIL:** atlmortgage@comcast.net

REPRESENTATIVE: Adam J. Rozen

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

TITLEHOLDER: 1590 Old Concord Rd., LLC

PROPERTY LOCATION: Southeast corner of Atlanta Road and

Old Concord Road

(1509 Old Concord Road)

ACCESS TO PROPERTY: Atlanta Road and Old Concord Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-3

HEARING DATE (PC): 02-07-17

HEARING DATE (BOC): 02-21-17

PRESENT ZONING: R-20

PROPOSED ZONING: NRC

PROPOSED USE: Convenience market with
fuel sales and restaurant use

SIZE OF TRACT: 1.568 ac

DISTRICT: 17

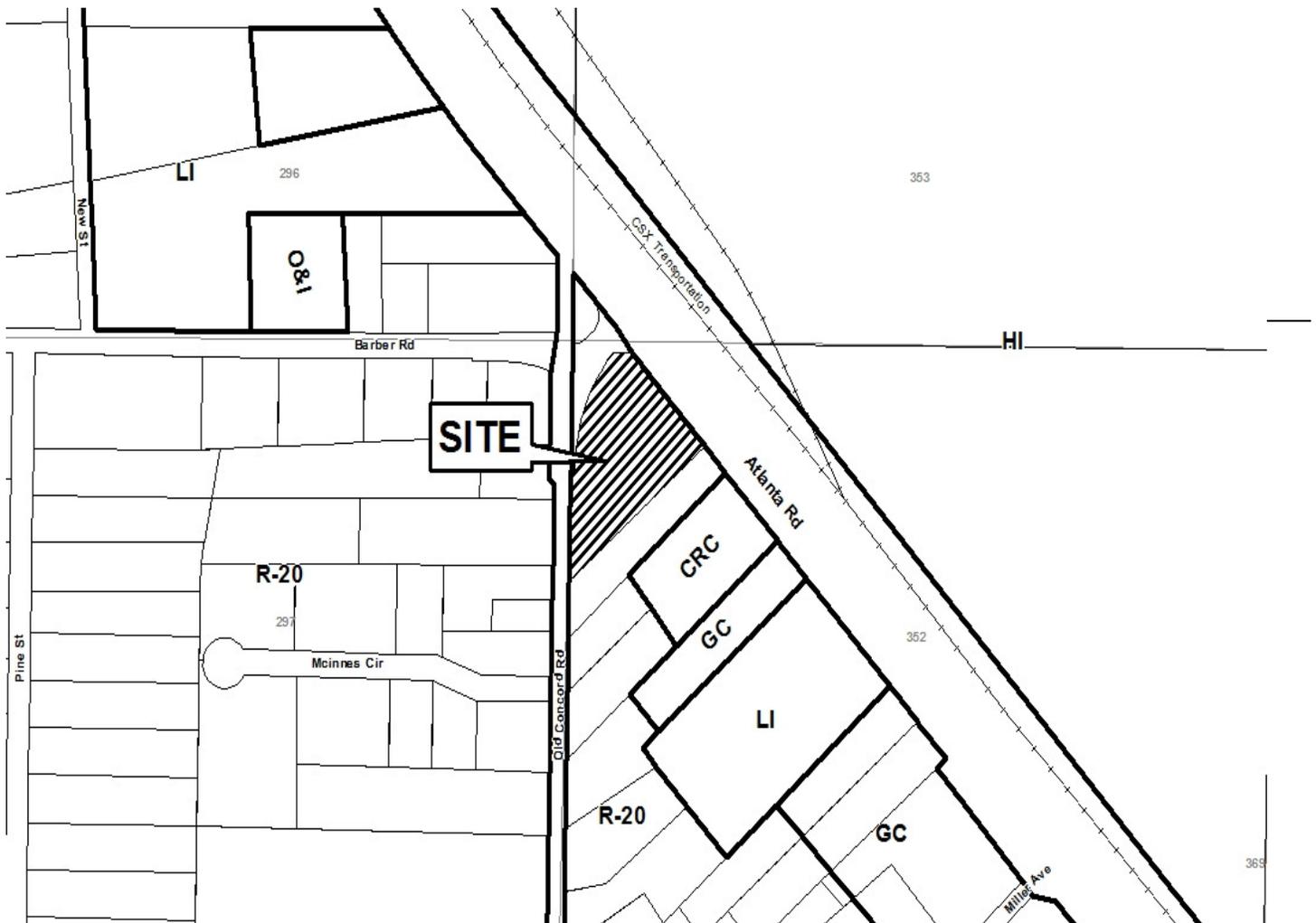
LAND LOT(S): 352

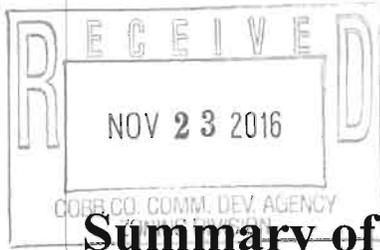
PARCEL(S): 2,4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z- 3

PC Hearing Date: 2-7-17

BOC Hearing Date: 2-21-17

Summary of Intent for Rezoning *

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

- a) Proposed unit square-footage(s): N/A
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____

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

- a) Proposed use(s): Convenience market with self-service fuel sales, and a restaurant facility.
- b) Proposed building architecture: To be provided under separate cover.
- c) Proposed hours/days of operation: The convenience food store with fuel sales will operate 24/7. The restaurant will be normal restaurant hours.
- d) List all requested variances: Waive the landscaped screening buffer adjacent to residentially zoned property from 35 feet to 20 feet.

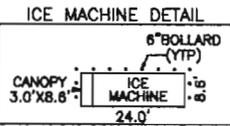
.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

Although the zoning proposal is not consistent with the Industrial Compatible ("IC") land use designation as defined by the Cobb County's Comprehensive Land Use Plan and Future Land Use Map, it is compatible with the historical commercial and industrial uses in this sub-area. Additionally, the current zoning of R-20 is not consistent with the IC designation or the other existing commercial uses which is prompting the rezoning to NRC.

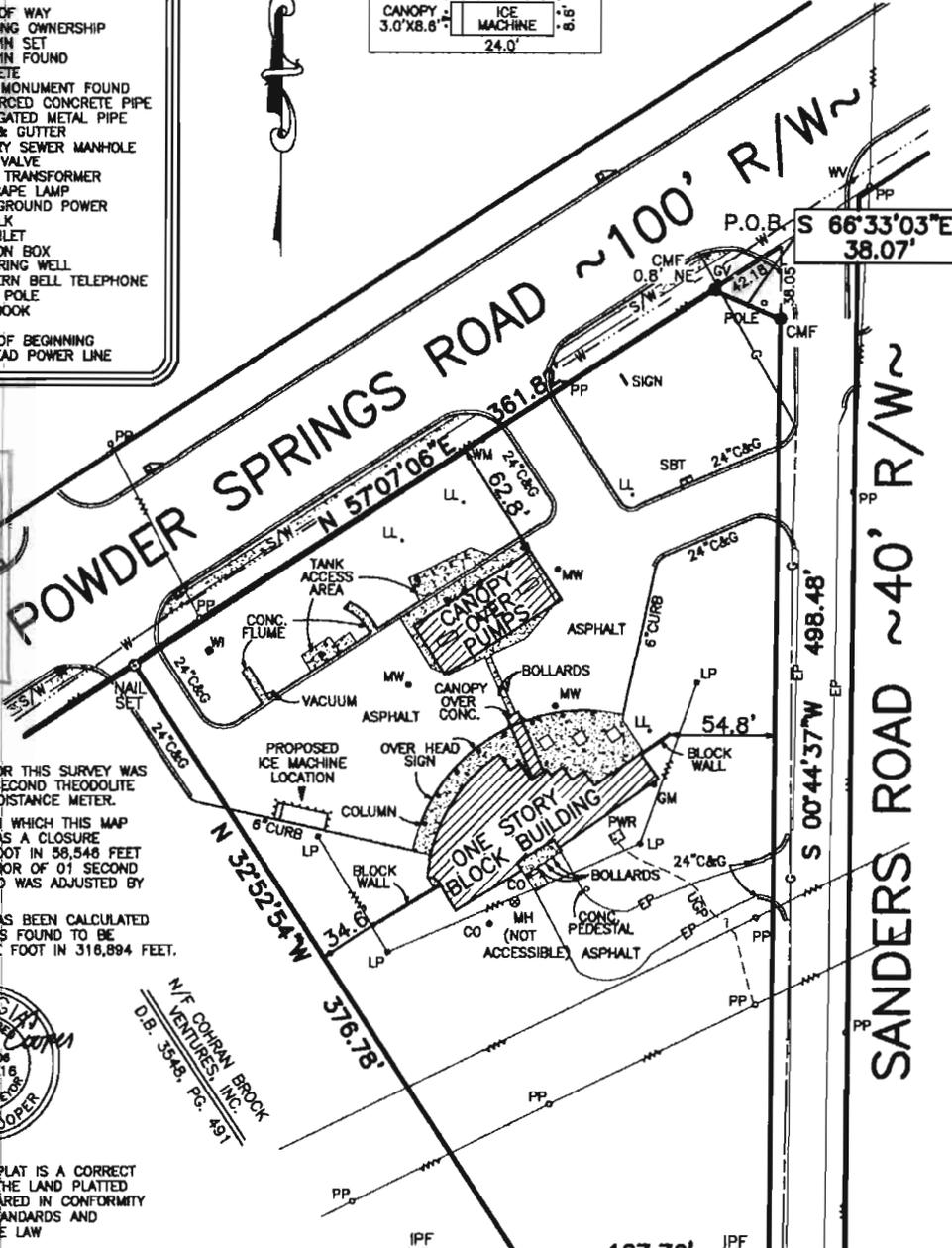
-
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at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

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

LEGEND	
A	ARC
R	RADIUS
C	CHORD
R/W	RIGHT OF WAY
N/F	ADJOINING OWNERSHIP
IPF	IRON PIN SET
IPF	IRON PIN FOUND
CONC.	CONCRETE
CMF	CONC. MONUMENT FOUND
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
C&G	CURB & GUTTER
SSMH	SANITARY SEWER MANHOLE
WV	WATER VALVE
PWR	POWER TRANSFORMER
LL	LANDSCAPE LAMP
UGP	UNDERGROUND POWER
S/W	SIDEWALK
WI	WEIR INLET
JB	JUNCTION BOX
MW	MONITORING WELL
SBT	SOUTHERN BELL TELEPHONE
PP	POWER POLE
D.B.	DEED BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
---	OVERHEAD POWER LINE



RECEIVED
NOV 29 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 58,548 FEET AND AN ANGULAR ERROR OF 01 SECOND PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 316,894 FEET.



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

PLAN FOR:		
MALU, INC., THE BUSINESS CORPORATION OF GEORGIA, INC., AND CHICAGO TITLE INSURANCE COMPANY		
DATE: 8/22/01	LAND LOT: 868 DISTRICT: 19TH SECTION: 2ND COUNTY: COBB	DRAWN BY: PWF
SCALE: 1"=60'	SURVEYED BY: AB	

ADAM & LEE LAND SURVEYING
5840 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770) 564-8995

2991 POWDER SPRINGS RD.
D.B. 5678, PG. 195

127.76' 1/2" RB
N 89°40'17"W
N/F ANTHONY D. POOLE
D.B. 7918, PG. 481

AREA = 2.518 ACRES

THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13067C0065 F

REVISION - 11/22/18 - BY: DWJ
ADD PROPOSED ICE MACHINE LOCATION. NO FIELD COMPLETED. SURVEY INFORMATION NOT UPDATED.

01140

APPLICANT: Marietta Ice LLC

PETITION NO: Z-4

PHONE#: (404) 655-5188 **EMAIL:** hankdupre@gmail.com

HEARING DATE (PC): 02-07-17

REPRESENTATIVE: Harry N. DuPre, IV

HEARING DATE (BOC): 02-21-17

PHONE#: (404) 655-5188 **EMAIL:** hankdupre@gmail.com

PRESENT ZONING: GC

TITLEHOLDER: Malu, Inc.

PROPOSED ZONING: TS

PROPERTY LOCATION: Southwest corner of Powder Springs Road and Sanders Road

PROPOSED USE: Freestanding Ice Vending

(2991 Powder Springs Road)

Machine w/existing Convenience Store/Fuel Sales

ACCESS TO PROPERTY: Powder Springs Road and Sanders Road

SIZE OF TRACT: 2.518 ac

DISTRICT: 19

PHYSICAL CHARACTERISTICS TO SITE: _____

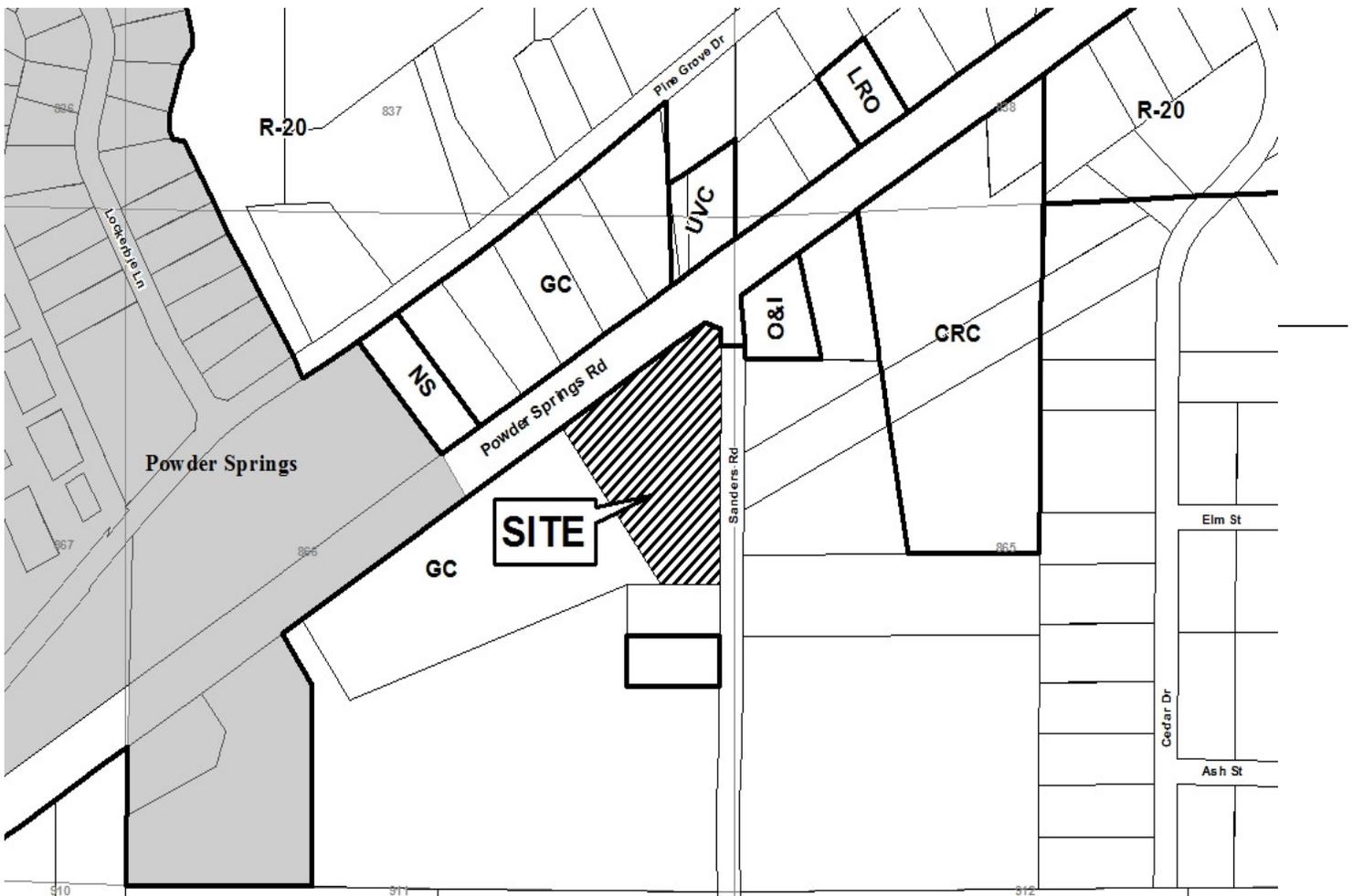
LAND LOT(S): 866

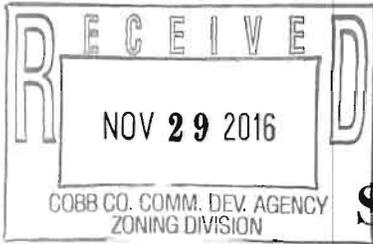
PARCEL(S): 13

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-4
Feb. 2017

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): FREESTANDING ICE VENDING MACHINE -
SELF SERVE
- b) Proposed building architecture: PAINTED METAL WITH CANVAS
AWNING ON FRONT
- c) Proposed hours/days of operation: 24x7, 365 days/yr
- 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).

N/A

APPLICANT: Joshua Powell, Sr. and Lauren Powell

PHONE#: (404) 956-7116 **EMAIL:** powellmom21@yahoo.com

REPRESENTATIVE: Lauren Powell

PHONE#: (404) 956-7116 **EMAIL:** powellmom21@yahoo.com

TITLEHOLDER: Joshua D. Powell and Lauren Powell

PROPERTY LOCATION: West side of Heathermoor Hill Drive,
north of Roswell Road

(2225 Heathermoor Hill Drive)

ACCESS TO PROPERTY: Heathermoor Hill Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-5

HEARING DATE (PC): 02-07-17

HEARING DATE (BOC): 02-21-17

PRESENT ZONING: R-20 with Stipulations

PROPOSED ZONING: R-20 with Stipulations

PROPOSED USE: Amending the Cemetery
Preservation Stipulations

SIZE OF TRACT: 0.4594 acres

DISTRICT: 1

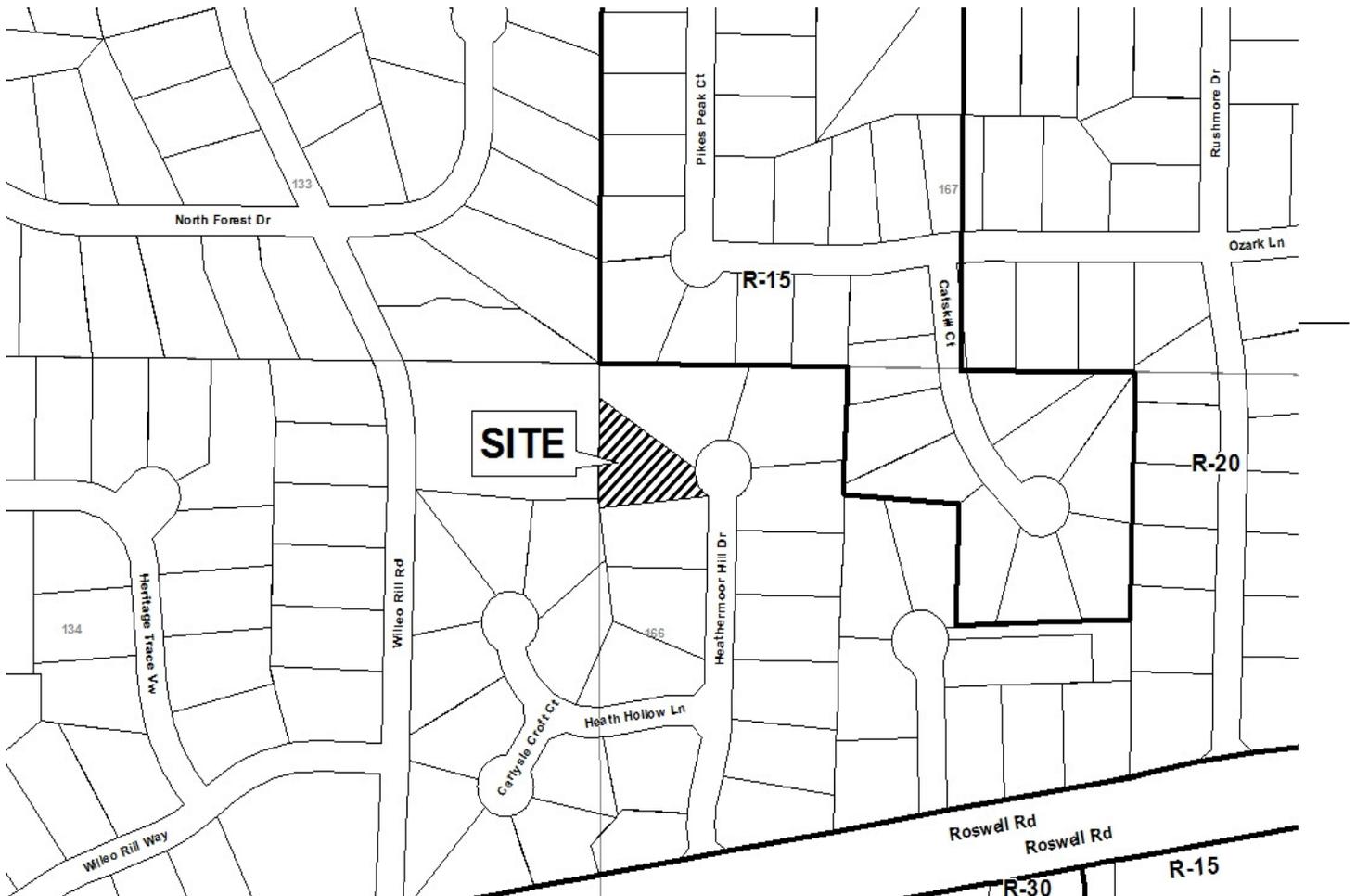
LAND LOT(S): 166

PARCEL(S): 56

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application No. 2-5

Feb. 2017

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): N/A Existing structure
- 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): N/A
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

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

The subject property was rezoned to the R-20 zoning classification 2/17/04 (2-25) Limestone (craftsmen) subject to numerous stipulations (conditions) we are submitting this application to revise one of the stipulations requiring the 50 ft. buffer & be able to allow the wall and maintain the property.

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

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

APPLICANT: Siasim Pat Mell, LLC

PHONE#: (678) 924-0835 **EMAIL:** N/A

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Lubin A. Trivino

PROPERTY LOCATION: Southeast corner of Pat Mell Road and Favor Road

ACCESS TO PROPERTY: Pat Mell Road and Favor Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-6

HEARING DATE (PC): 02-07-17

HEARING DATE (BOC): 02-21-17

PRESENT ZONING: GC, RM-2

PROPOSED ZONING: NRC

PROPOSED USE: Convenience Store with Fuel Sales and Retail

SIZE OF TRACT: 1.29 ac

DISTRICT: 17

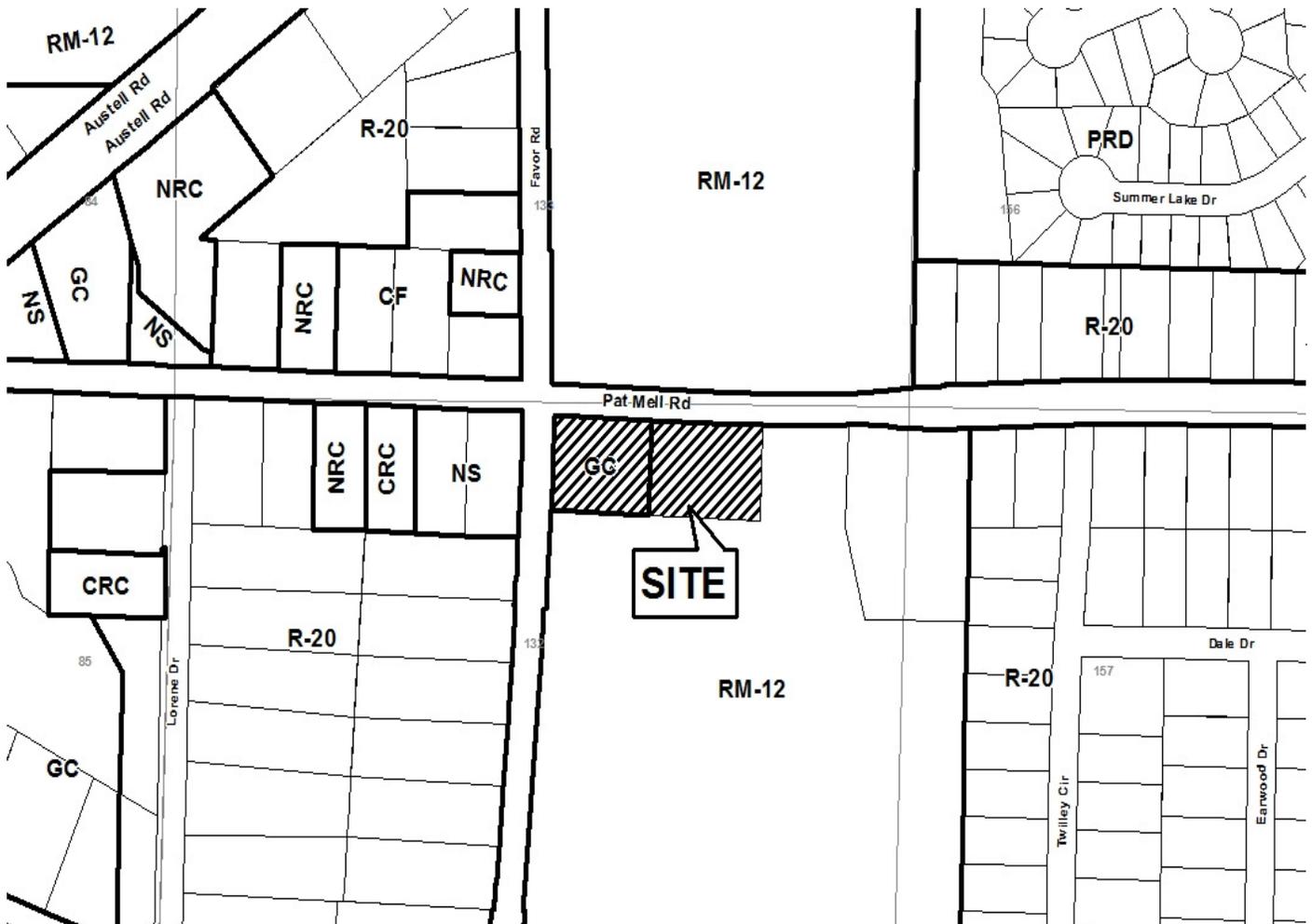
LAND LOT(S): 132

PARCEL(S): 36,39

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): N/A
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____



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

- a) Proposed use(s): Retail Utilization
- b) Proposed building architecture: Consistent with renderings included with this application.
- c) Proposed hours/days of operation: 7:00 a.m. - 11:00 p.m. daily
- d) List all requested variances: As shown on the site plan.

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

The existing GC zoning district is an entitled but grandfathered non-conforming use. The RM-12 portion of the property is a remnant tract and the size of this tract is less than the 80,000 square feet required for multi-family development as a stand-alone property. The Subject Property is located within a Neighborhood Activity Center and the proposed NRC use will provide retail uses which will serve the neighborhood residents and businesses.

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

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

* 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: Pollack Shores Real Estate Group, LLC

PHONE#: (470) 428-4036 **EMAIL:** NRandall@pollackshores.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Nancy Teem Benton; L.O. Benton, III, Trustee, 1019174

Trust; Lurner O. Benton, III, F&M Profit Sharing Plan; R. Linton Jordan; and J.S. Blackwell, Jr.

PROPERTY LOCATION: South side of Ernest Barrett Parkway, east and west sides of Barrett Creek Boulevard; south side of Barrett Creek Parkway

ACCESS TO PROPERTY: Barrett Creek Boulevard

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-7

HEARING DATE (PC): 02-07-17

HEARING DATE (BOC): 02-21-17

PRESENT ZONING: CRC

PROPOSED ZONING: UC

PROPOSED USE: Multi-family Residential

SIZE OF TRACT: 21.935 acres

DISTRICT: 16

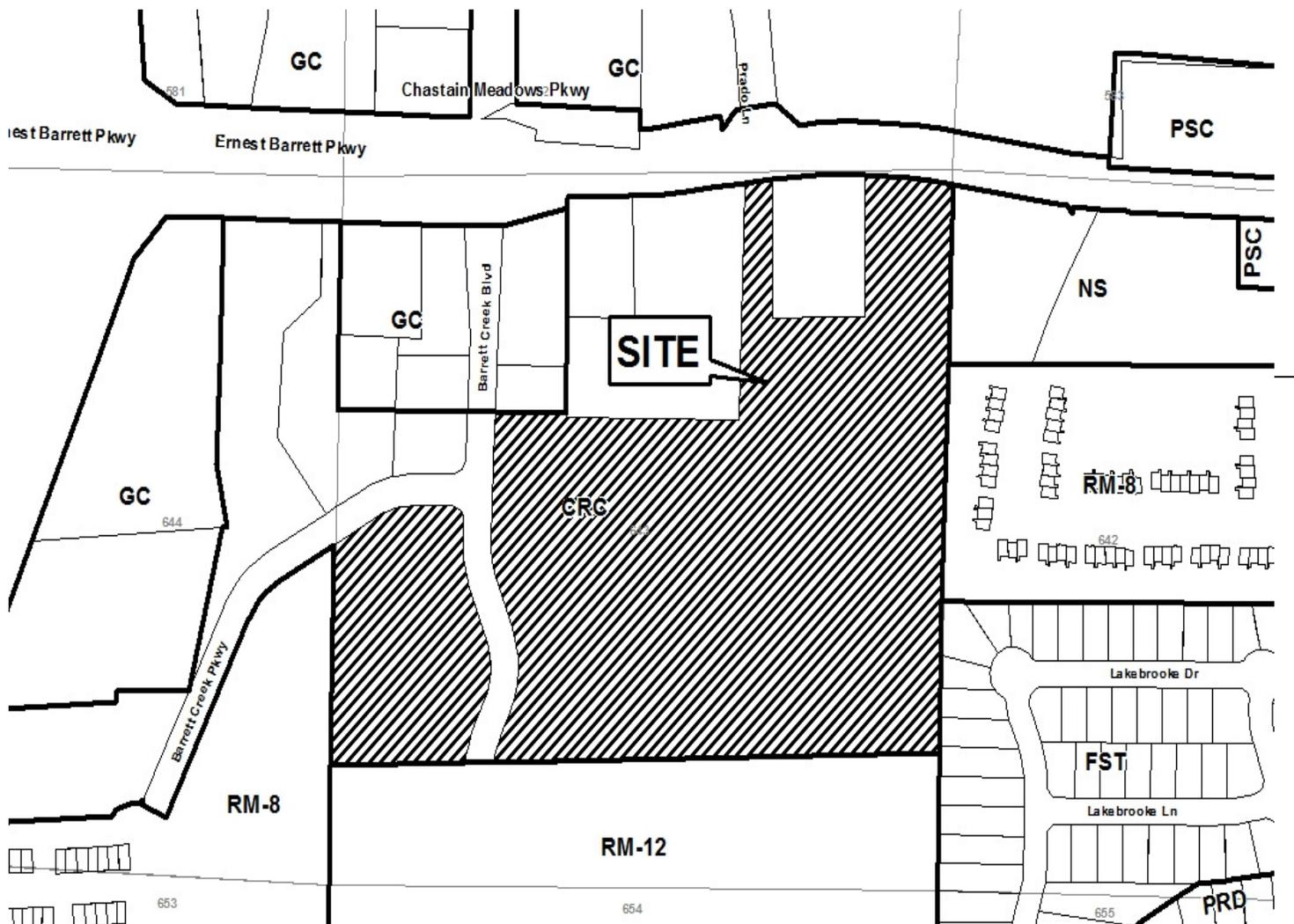
LAND LOT(S): 643

PARCEL(S): 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

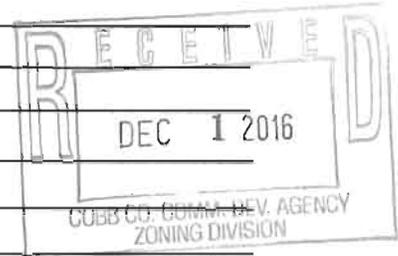


PC Hearing: Feb. 7, 2017
BOC Hearing: Feb. 21, 2017

Summary of Intent for Rezoning*

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

- a) **Proposed unit square-footage(s):** 296 multifamily residential dwelling units (950 sq. ft. avg. unit size)
- b) **Proposed building architecture:** To be provided under separate cover.
- c) **Proposed selling prices(s):** Rental Units
- d) **List all requested variances:** As shown on the site plan.



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

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

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

The subject property is located within an area denominated as an Activity Center under the County's Future
Land Use Map ("FLUM") which contemplates the type of use proposed by the Applicant.

.....
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 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: RaceTrac Petroleum, Inc.

PETITION NO: Z-8

PHONE#: N/A **EMAIL:** N/A

HEARING DATE (PC): 02-07-17

REPRESENTATIVE: Parks F. Huff

HEARING DATE (BOC): 02-21-17

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

PRESENT ZONING: NRC w/Stipulations

TITLEHOLDER: Gholamreza Salimi

PROPOSED ZONING: NRC w/Stipulations

PROPERTY LOCATION: Northwest corner of Roswell Road and

Old Canton Road

PROPOSED USE: Convenience Market with

(3101 Roswell Road)

Fuel Sales

ACCESS TO PROPERTY: Old Canton Road and Roswell Road

SIZE OF TRACT: 0.874 ac

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

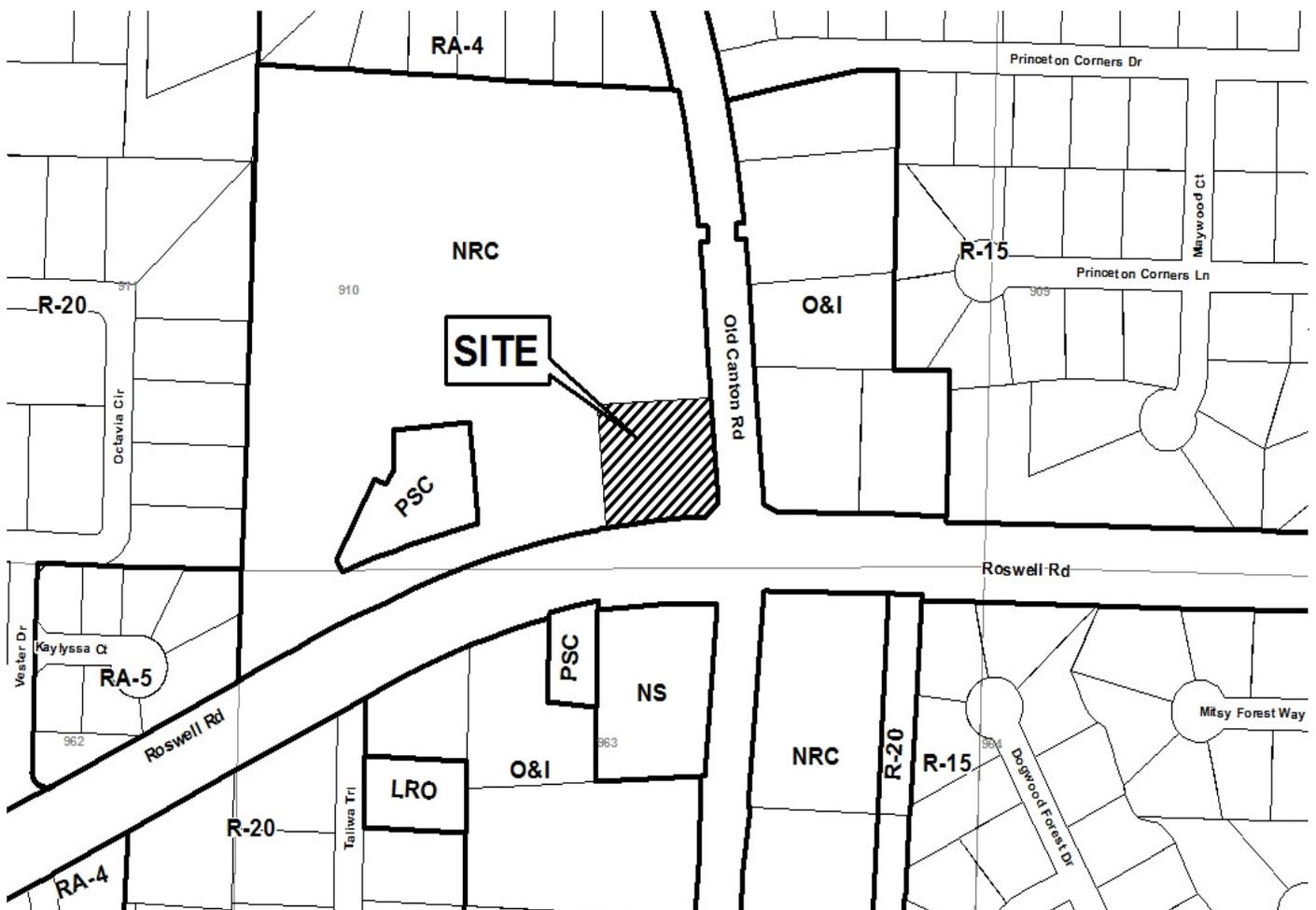
LAND LOT(S): 910

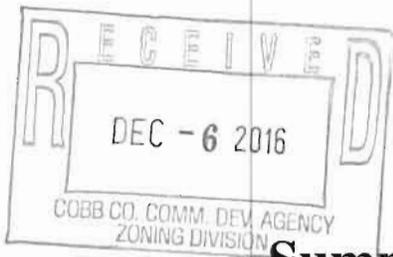
PARCEL(S): 20

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z- 0

PC Hearing: Feb. 7, 2017
BOC Hearing: Feb. 21, 2017

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): N/A
 - b) Proposed building architecture: _____
 - c) Proposed selling prices(s): _____
 - d) List all requested variances: _____
- _____

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

- a) Proposed use(s): Convenience store with fuel sales
 - b) Proposed building architecture: Brick commercial building (rendering provided).
 - c) Proposed hours/days of operation: 24 hours day/7 days/week
 - d) List all requested variances: To be determined.
- _____

.....
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.

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

LUP-1
(2017)

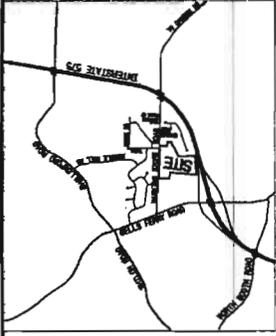
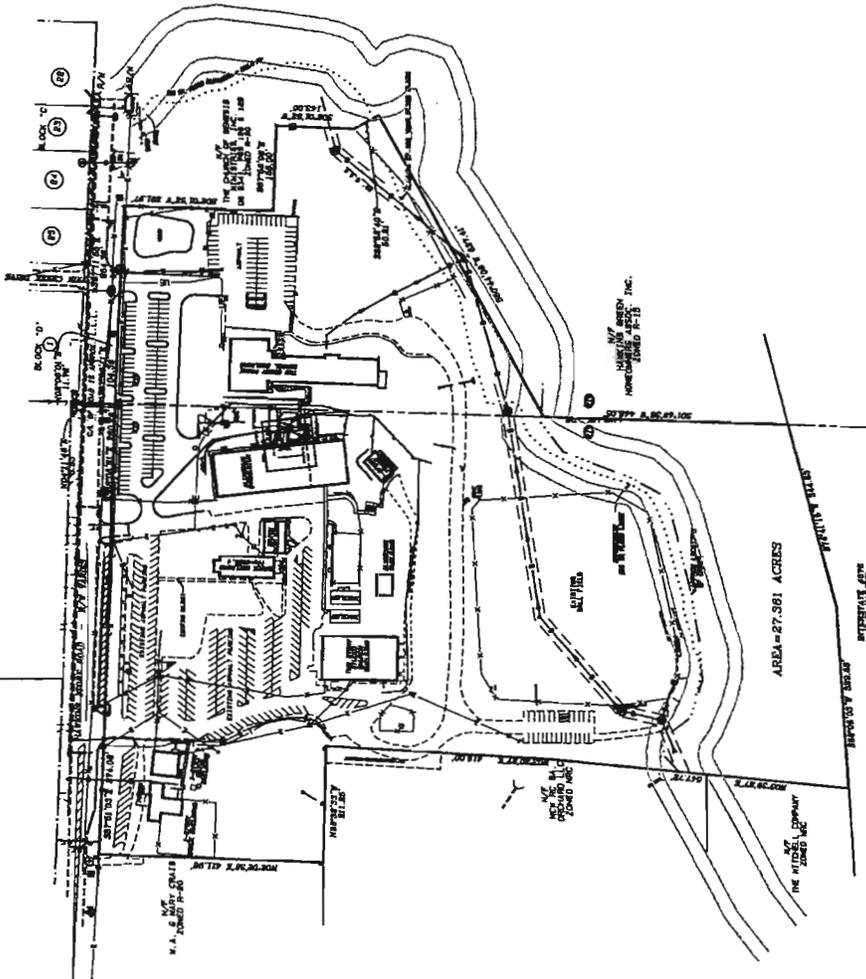
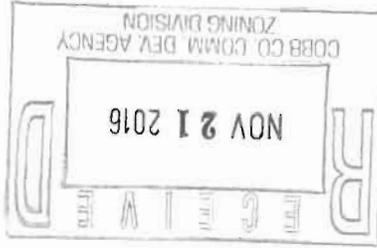
SHILOH HILLS BAPTIST CHURCH

SURVEY FOR:
SHILOH HILLS BAPTIST CHURCH
LOCATED IN:
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
PREPARED FOR:
SHILOH HILLS BAPTIST CHURCH

BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/DESIGN
RESEARCH & CONSULTING DESIGN
1414 SOUTH WARETTA PARKWAY, SUITE A
MARIETTA, GEORGIA 30060
(770) 493-0248

DATE: 11/21/16
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1" = 500'
DATE: 11/21/16
AUGUST 13, 2008
REVISION:
DATE: 11/21/16
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1" = 500'
DATE: 11/21/16

1 OF 1



- SURVEY NOTES:**
1. THIS SURVEY WAS CONDUCTED BY BETTERTON SURVEYING & DESIGN, INC. ON 11/21/16.
 2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING BOARD OF GEORGIA, 1998 EDITION.
 3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING BOARD OF GEORGIA, 1998 EDITION.
 4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING BOARD OF GEORGIA, 1998 EDITION.
- SURVEY REFERENCES:**
1. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING BOARD OF GEORGIA, 1998 EDITION.
 2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING BOARD OF GEORGIA, 1998 EDITION.
 3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING BOARD OF GEORGIA, 1998 EDITION.
 4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING BOARD OF GEORGIA, 1998 EDITION.



APPLICANT: Shiloh Hills Christian School

PETITION NO: LUP-1

PHONE#: (770) 926-7729 **EMAIL:** school@shilohhills.com

HEARING DATE (PC): 02-07-17

REPRESENTATIVE: Terry Farrant

HEARING DATE (BOC): 02-21-17

PHONE#: (770) 371-6496 **EMAIL:** terry.farrant@shilohhills.com

PRESENT ZONING: R-20

TITLEHOLDER: Shiloh Hills Baptist Church of Cobb County, Inc.

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPERTY LOCATION: South side of Hawkins Store Road,
east of Bells Ferry Road

PROPOSED USE: Educational Program
(3 and 4-year olds)

(260 Hawkins Store Road)

ACCESS TO PROPERTY: Hawkins Store Road

SIZE OF TRACT: 27.761 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 210, 211

PARCEL(S): 1,17

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LW-1
PC Hearing Date: 2-7-17
BOC Hearing Date: 2-21-17

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

1. Type of business, or request? 3 and 4 year olds child development
2. Number of employees? 4
3. Days of operation? Monday - Friday
4. Hours of operation? 7:00 AM - 6:00 PM
5. Number of clients, customers, or sales persons coming to the house per day? 25-30 ; Per week? 125-140
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): Paved parking lot provided by school
7. Signs? No: X ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): None
9. Deliveries? No X ; Yes _____. (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) _____
10. Does the applicant live in the house? Yes _____ ; No X
11. Any outdoor storage? No X ; Yes _____. (If yes, please state what is kept outside): _____
12. Length of time requested (24 months maximum): 24 months
13. Is this application a result of a Code Enforcement action? No X ; Yes _____. (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed):

This program is established and continues to operate according to state regulations under Bright From the Start
Applicant signature: Terry Farrant Date: _____

Applicant name (printed): Terry Farrant

APPLICANT: Living Hope Lutheran Church

PETITION NO: LUP-2

PHONE#: (770) 425-6726 **EMAIL:** office@livinghopega.com

HEARING DATE (PC): 02-07-17

REPRESENTATIVE: John Schubert

HEARING DATE (BOC): 02-21-17

PHONE#: (770) 425-6726 **EMAIL:** office@livinghopega.com

PRESENT ZONING: R-30

TITLEHOLDER: Living Hope Lutheran Church, Inc.

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: Northwest corner of Stilesboro Road

PROPOSED USE: Early Childhood

and Mack Dobbs Road

(3450 Stilesboro Road)

Learning Center

ACCESS TO PROPERTY: Mack Dobbs Road

SIZE OF TRACT: 8.12 acres

DISTRICT: 20

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 201

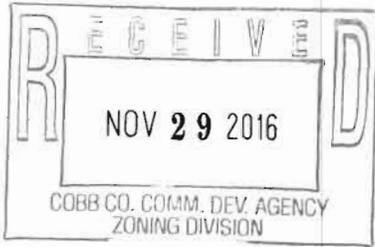
PARCEL(S): 19

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-2
PC Hearing Date: 2-7-17
BOC Hearing Date: 2-21-17

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

1. Type of business, or request? Early Childhood Learning Center
2. Number of employees? 10
3. Days of operation? Monday - Friday
4. Hours of operation? 6:30am - 6pm
5. Number of clients, customers, or sales persons coming to the house per day? 43 ; Per week? 215
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): Parking lot

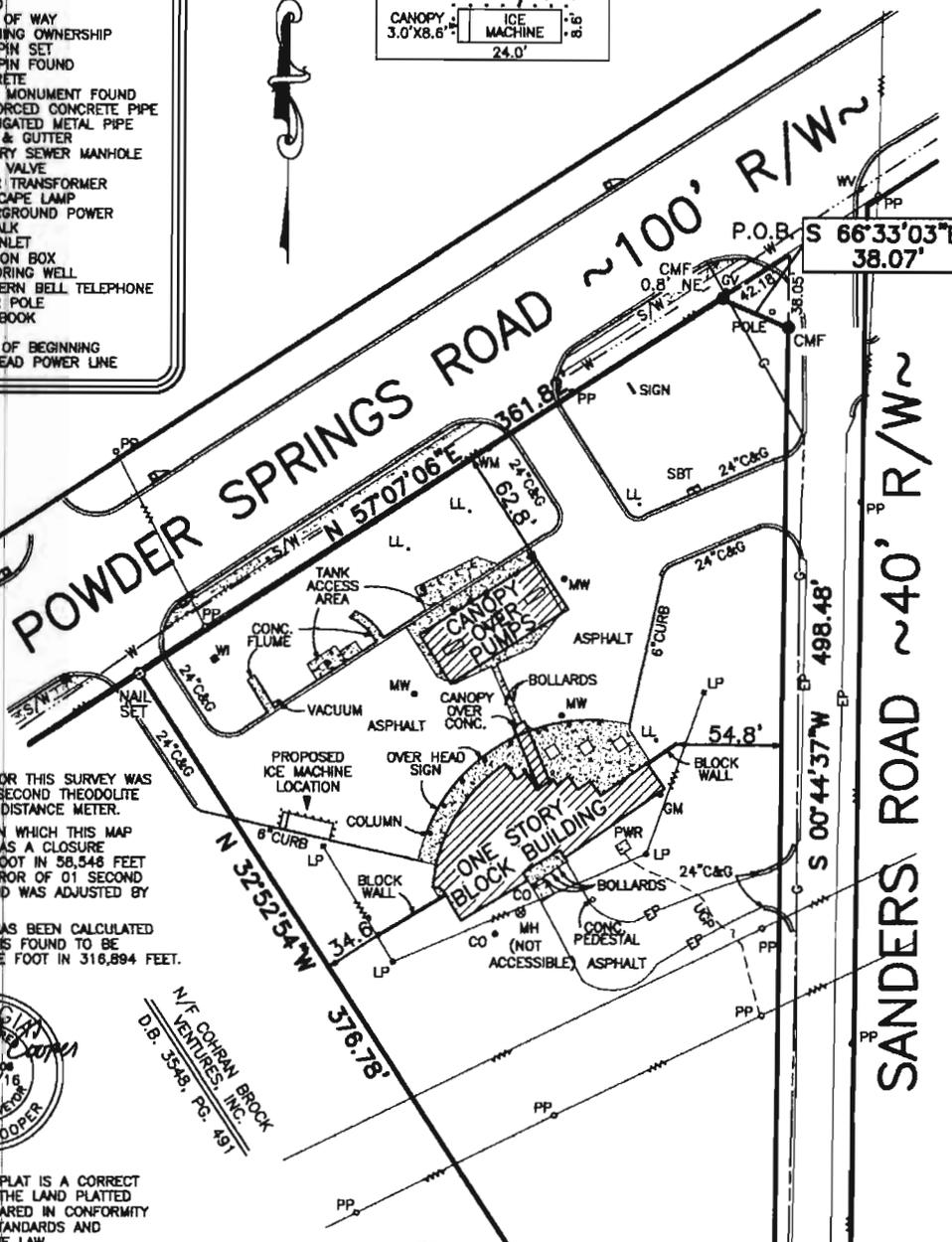
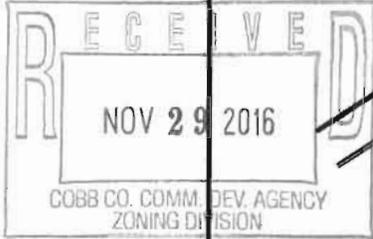
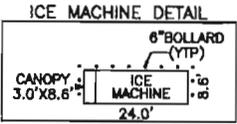
7. Signs? No: _____ ; Yes: . (If yes, then how many, size, and location): one (45x41)
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 53 - personal vehicles (staff + parents dropping off + picking up)
9. Deliveries? No _____ ; Yes (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
1 per day (UPS or Fed Ex)
10. Does the applicant live in the house? Yes _____ ; No
11. Any outdoor storage? No ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested (24 months maximum): 24 months
13. Is this application a result of a Code Enforcement action? No _____ ; Yes (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed):

Applicant signature: _____ Date: _____

Applicant name (printed): John Schubert

LEGEND

A	ARC
R	RADIUS
C	CHORD
R/W	RIGHT OF WAY
N/F	ADJOINING OWNERSHIP
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CONC.	CONCRETE
CMF	CONC. MONUMENT FOUND
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
C&G	CURB & GUTTER
SSMH	SANITARY SEWER MANHOLE
WV	WATER VALVE
PWR	POWER TRANSFORMER
LL	LANDSCAPE LAMP
UGP	UNDERGROUND POWER
S/W	SIDEWALK
WI	WEIR INLET
JB	JUNCTION BOX
MW	MONITORING WELL
SBT	SOUTHERN BELL TELEPHONE
PP	POWER POLE
D.B.	DEED BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
---	OVERHEAD POWER LINE



NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 58,548 FEET AND AN ANGULAR ERROR OF 01 SECOND PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 316,894 FEET.



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

PLAN FOR:		
MALU, INC., THE BUSINESS CORPORATION OF GEORGIA, INC., AND CHICAGO TITLE INSURANCE COMPANY		
DATE: 8/22/01	LAND LOT: 866 DISTRICT: 19TH SECTION: 2ND COUNTY: COBB SURVEYED BY: AB	DRAWN BY: PWF
SCALE: 1"=60'		

ADAM & LEE LAND SURVEYING
5840 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770) 554-8995

2991 POWDER SPRINGS RD.
D.B. 5678, PG. 195

01140

IPF 3/4"RB IPS 127.76' IPF 1/2"RB
N 89°40'17"W

N/F ANTHONY D. POOLE
D.B. 7918, PG. 481

AREA = 2.518 ACRES

THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13067C0065 F

REVISION - 11/22/18 - BY: DWJ
ADD PROPOSED ICE MACHINE LOCATION. NO FIELD COMPLETED.
SURVEY INFORMATION NOT UPDATED.

APPLICANT: Marietta Ice LLC

PETITION NO: SLUP-1

PHONE#: (404) 655-5188 **EMAIL:** hankdupre@gmail.com

HEARING DATE (PC): 02-07-17

REPRESENTATIVE: Harry N. DuPre, IV

HEARING DATE (BOC): 02-21-17

PHONE#: (404) 655-5188 **EMAIL:** hankdupre@gmail.com

PRESENT ZONING: _____

TITLEHOLDER: Malu, Inc.

PROPOSED ZONING: Special Land

PROPERTY LOCATION: Southwest corner of Powder Springs Road and Sanders Road

Use Permit

(2991 Powder Springs Road)

PROPOSED USE: Freestanding Ice Vending

Machine w/Existing Convenience Store & Fuel Sales

ACCESS TO PROPERTY: Powder Springs Road and Sanders Road

SIZE OF TRACT: 2.53 acres

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 19

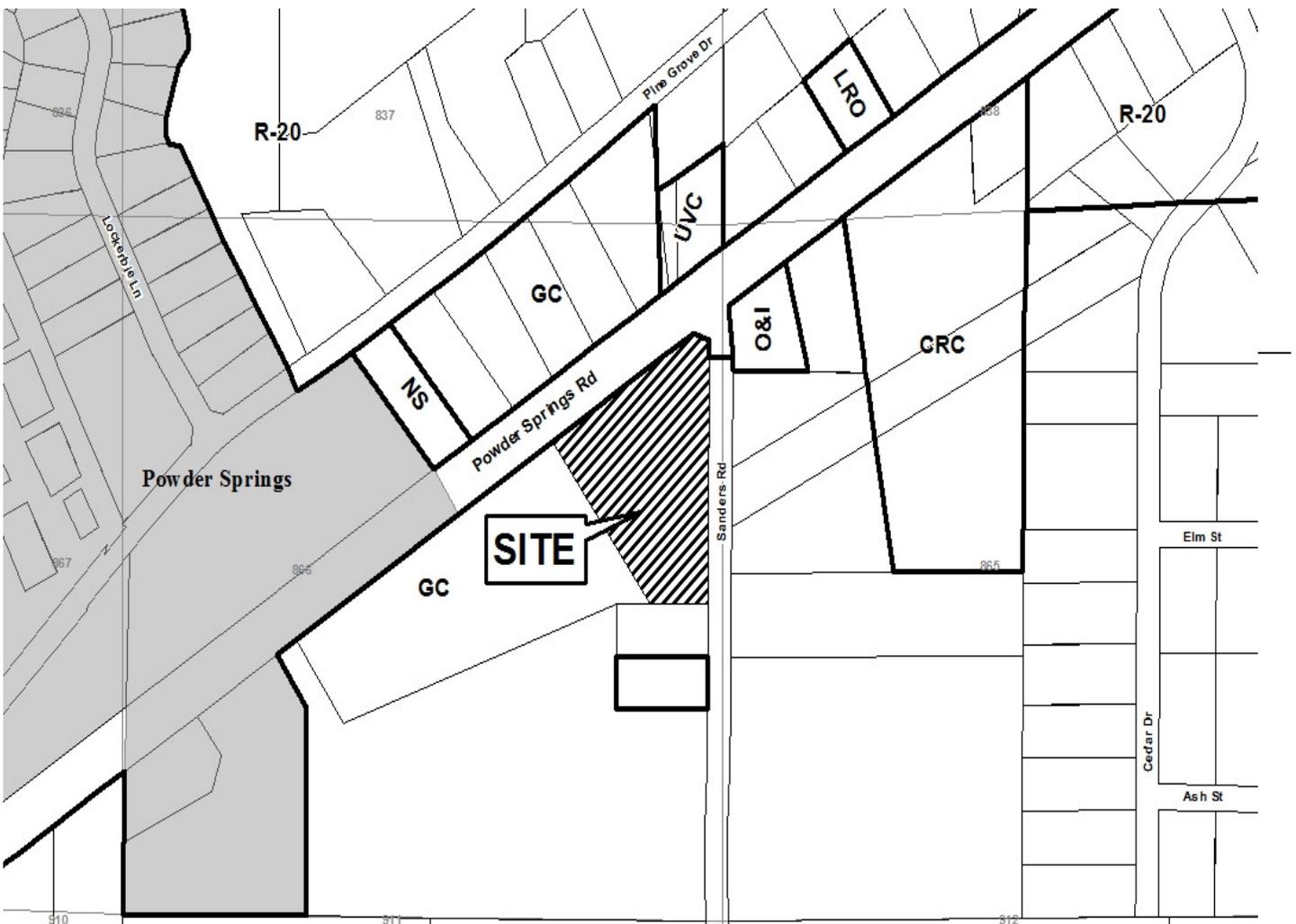
LAND LOT(S): 866

PARCEL(S): 13

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



Application for Special Land Use Permit Cobb County, Georgia

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



Application No. SLUP-1

PC Hearing Date: 2-7-17

BOC Hearing Date: 2-21-17

Applicant MARIETTA ICE LLC Phone # 404-655-5188
(applicant's name printed)

Address 445 WESTLAKE DR, MARIETTA 30064 E-mail hankdupre@gmail.com

HARRY N. DUPRE, IV Address 445 WESTLAKE DR, MARIETTA, GA 30064
(representative's name, printed)

[Signature] Phone # 404-655-5188 E-mail hankdupre@gmail.com
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: My Commission Expires December 05, 2016

Titleholder Malu Inc. Phone # 770-943 2034 E-mail johummar@comcast.net
(titleholder's name, printed)

Signature [Signature] Address 2991 Powder Springs Rd, Powder Springs, GA 30106
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: My Commission Expires December 05, 2016

Present Zoning GC Size of Tract 2.53 Acre(s)

For the Purpose of Freestanding Ice Vending Machine

Location 2991 Powder Springs Rd, Powder Springs, GA 30106
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 19086600130 District(s) 9

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)