

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: March 7, 2017

Board of Commissioners Hearing Date: March 21, 2017

Date Distributed/Mailed Out: January 13, 2017

STAFF COMMENTS DUE DATE: February 3, 2017



Cobb County... Expect the Best!

Z-9 (2017) West Tract

- SITE NOTES**
1. Site area: Tract 1 & 2 - 11.462 acres
 2. Total number of lots/units - 22 lots
 3. R-20 OSC Max density is 1.92 UDS or 22 UDS
 4. Open Space - 4.41 acres (US 594)
 5. Density - 1.92 lots/units per acre
 6. Existing Zoning - R-20 OSC
 7. Proposed land use - single family



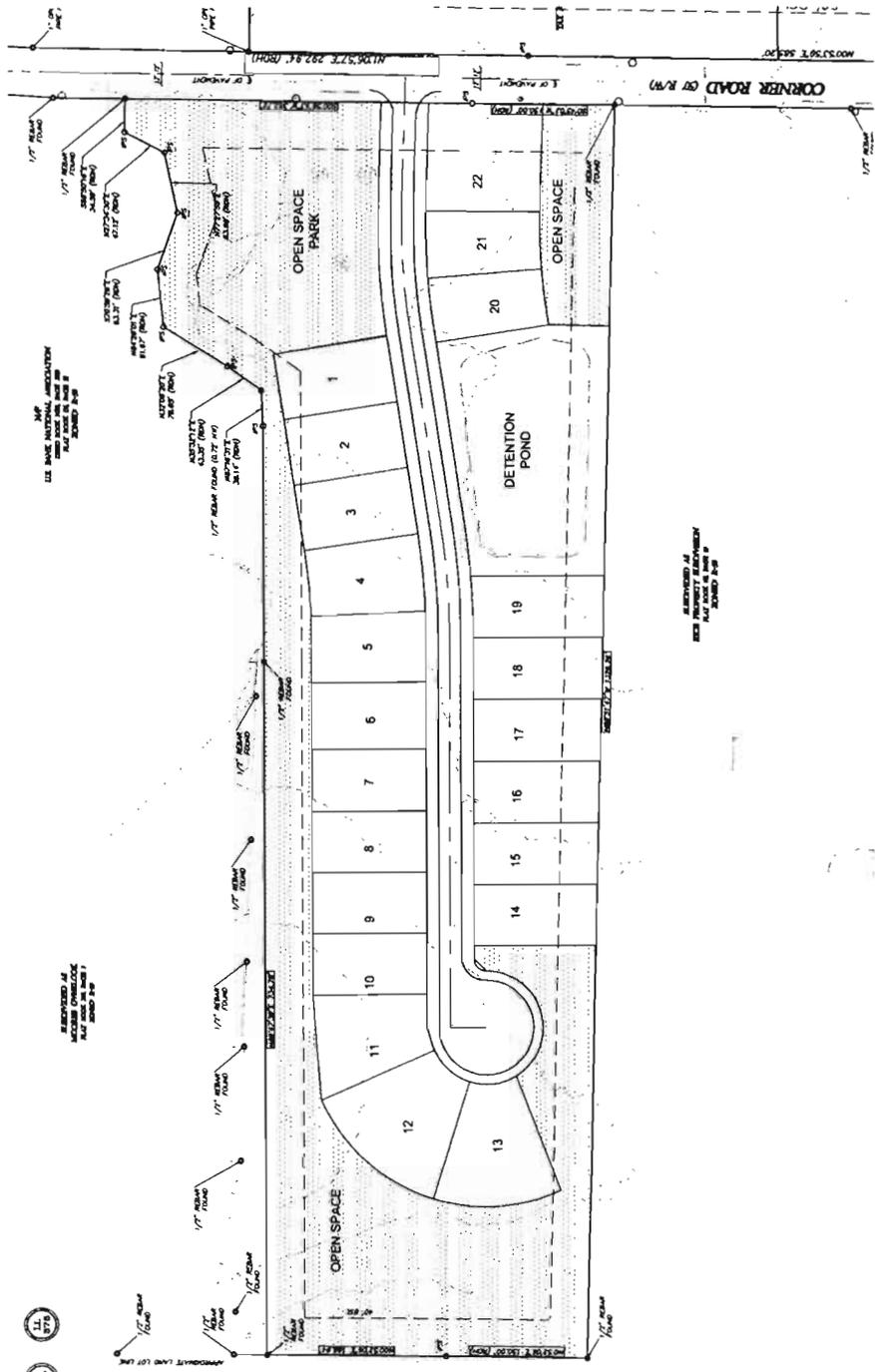
CONCEPT PLAN

**Corner Road West Tract
R-20 OSC Plan**

Land Lot 378, 1/4th Section, 2nd Section
Cobb County
Georgia

DATE:	02/28/17
SCALE:	AS SHOWN
PROJECT:	TRACT 1 & 2
BY:	DAVID DANON
CHECKED BY:	DAVID DANON
DATE:	02/28/17

1 of 1



SEE BASE NATIONAL ANTI-CORROSION CODE FOR THE USE OF GALVANEAL IN ALL EXPOSED AREAS

REMOVED AS PER PERMIT REQUIREMENT SEE PERMIT FOR MORE INFO

REMOVED AS PER PERMIT REQUIREMENT SEE PERMIT FOR MORE INFO

OWNER/DEVELOPER

PARANIONIES

DAVID DANON
1000 Peachtree Street, Suite 200
Atlanta, Georgia 30309
Phone: (404) 724-1111
Fax: (404) 724-1111

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7911
Fax: (770) 416-6729
www.paranionies.com



Z-9 (2017) East Tract

SITE NOTES

1. Site area: Tract 3 - 29,904 acres
2. Outparcel - 2.2 acres
3. Total Number of Lots/Units - 54 (70' x 100' lots)
4. Density - 1.15 units per acre
5. Existing Zoning - R-30
6. Proposed Zoning - R-20 OSC
7. Proposed land use - Single family

Magnetic North



Graphic scale: 1" = 100'

CONCEPT PLAN

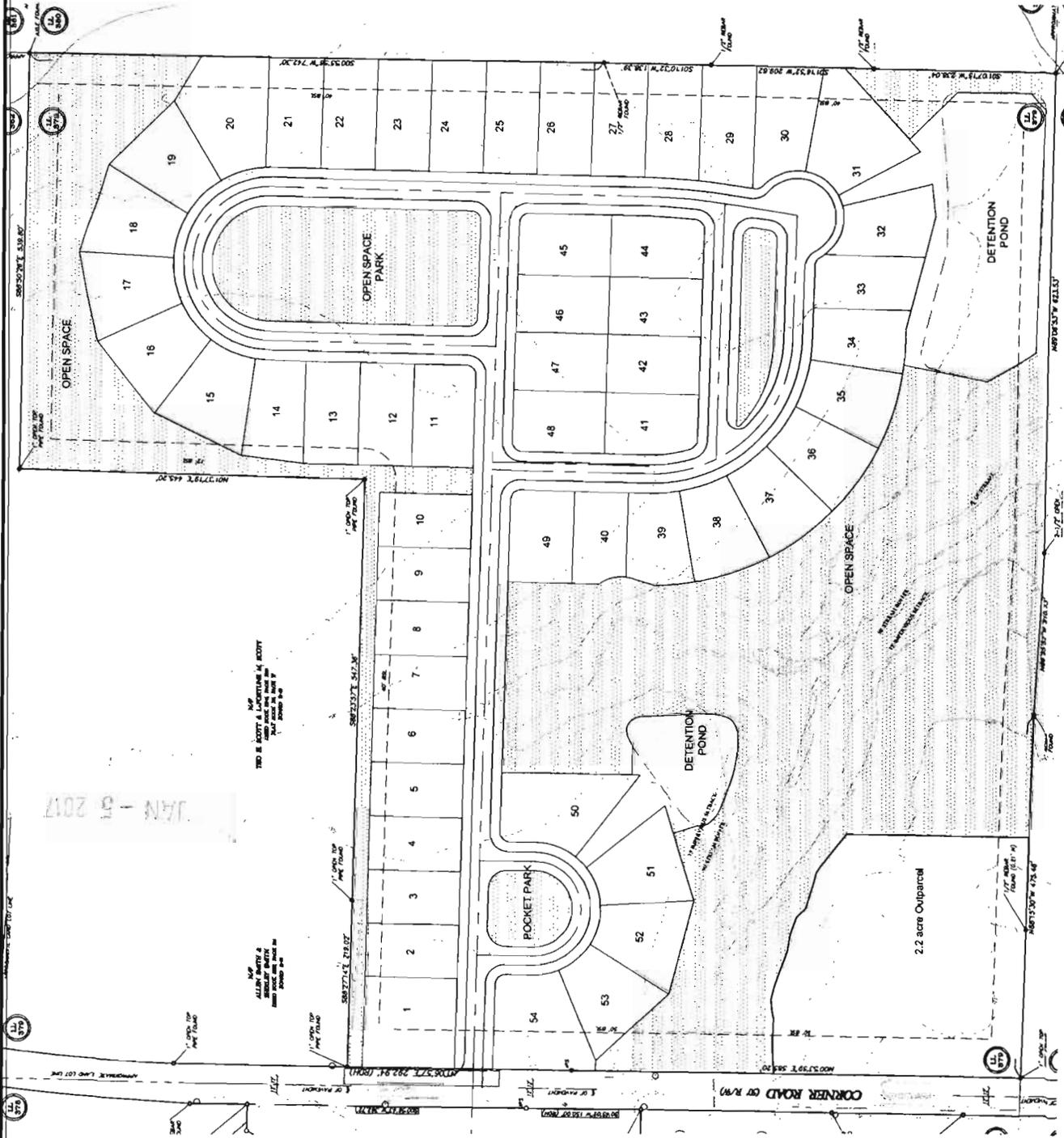
Corner Road Tract R-20 OSC Plan

Lots 1 to 54 & 57, 100' District, 2nd Section

Case County

Georgia

DATE: 10/06/17	SCALE: 1"=100'
DRAWN BY: J. B. BROWN	CHECKED BY: J. B. BROWN
DATE: 10/06/17	SCALE: 1"=100'
DRAWN BY: J. B. BROWN	CHECKED BY: J. B. BROWN
DATE: 10/06/17	SCALE: 1"=100'
DRAWN BY: J. B. BROWN	CHECKED BY: J. B. BROWN



JAN - 5 2017

NAP
TWO E. ADITY & LUCYTHINE M. ROOY

NAP
ALLEN BERRY & SHELBY BERRY

OWNER/DEVELOPER

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7811
Fax: (770) 416-6759
www.tbconstruction.com



APPLICANT: Paran Homes

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

REPRESENTATIVE: Parks F. Huff

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

TITLEHOLDER: Glover Allen Smith and Shirley Moore Smith

PROPERTY LOCATION: East and west sides of Corner Road,
south of Wright Road
(1919 Corner Road)

ACCESS TO PROPERTY: Corner Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-9

HEARING DATE (PC): 03-07-17

HEARING DATE (BOC): 03-21-17

PRESENT ZONING: R-30

PROPOSED ZONING: R-20/OSC

PROPOSED USE: Residential Subdivision

SIZE OF TRACT: 43.5 acres

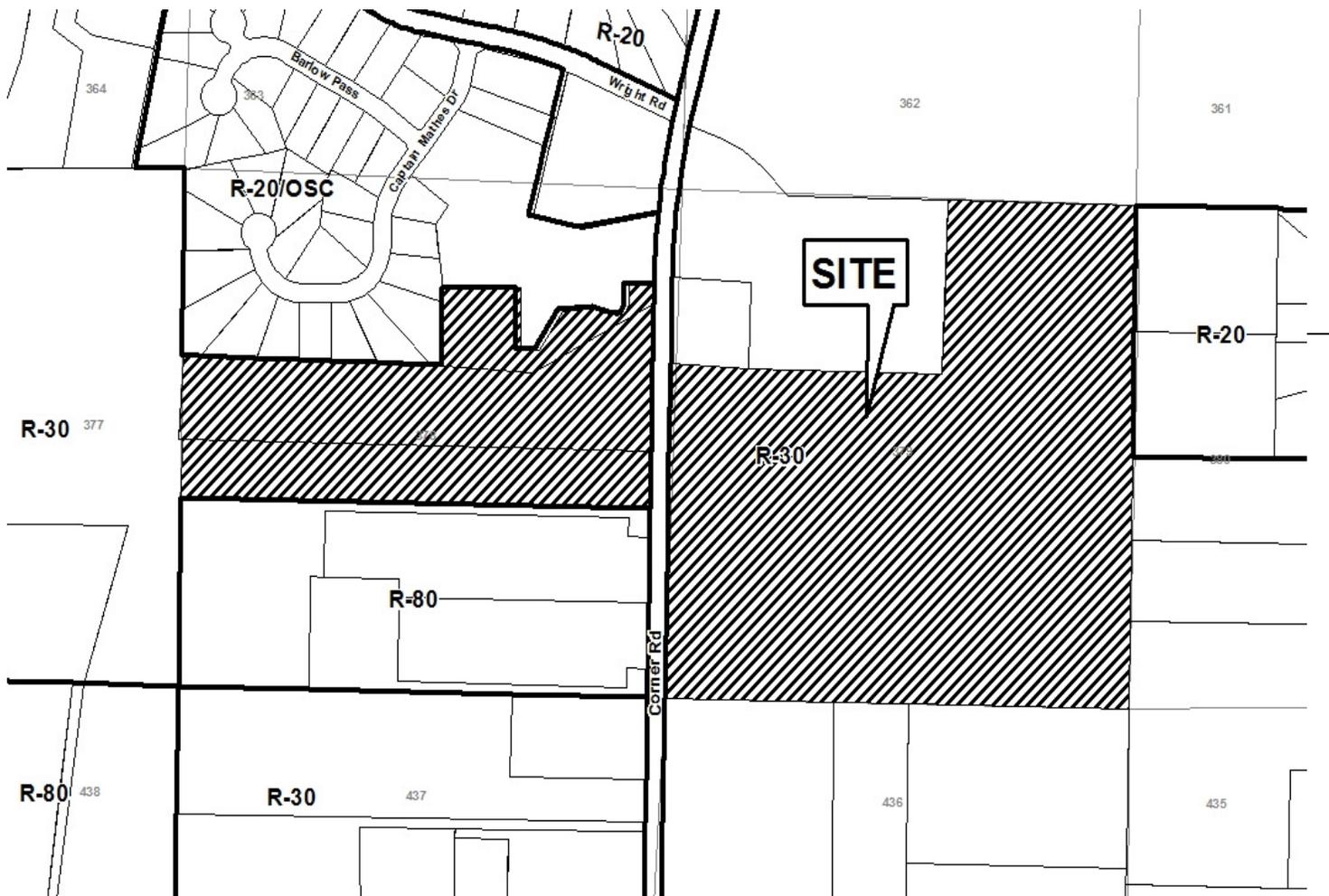
DISTRICT: 19

LAND LOT(S): 378,379

PARCEL(S): 2,4,2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1





Application No. Z- 9

March 2017

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2,900-3,800 square feet
 - b) Proposed building architecture: traditional with brick and stone accents
 - c) Proposed selling prices(s): \$275,000-\$320,000
 - 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): N/A
 - b) Proposed building architecture: _____
 - c) Proposed hours/days of operation: _____
 - d) List all requested variances: _____
- _____
- _____
- _____

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

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Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

None known at this time

Z-10
(2017)

1. ALL LOTS SHALL BE DEED TO THE DEVELOPER/OWNER AND SHALL BE SUBJECT TO THE DEVELOPER'S/OWNER'S GENERAL OBLIGATION TO CONVEY TO ANY CONVEYANCE TO THE DEVELOPER/OWNER AND SHALL BE SUBJECT TO THE DEVELOPER'S/OWNER'S GENERAL OBLIGATION TO CONVEY TO ANY CONVEYANCE TO THE DEVELOPER/OWNER.

2. THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

3. THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

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30. THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.



DINER/DEVELOPER/PRIMARY PERMITTEE
PRIME SENIOR LIVING GROUP, LLC
11622 EL CAMINO REAL STE. 1042
SAN DIEGO, CA 92130

REVISIONS:

PROJECT: INDEPENDENT LIVING

PROJECT ADDRESS: 1602 S 1625 MARS HILL ROAD

PROJECT ADDRESS: ACWORTH, GA 30001

CLIENT: PRIME SENIOR LIVING GROUP, LLC

CLIENT ADDRESS: SUITE 1042

CLIENT ADDRESS: SAN DIEGO, CA 92130

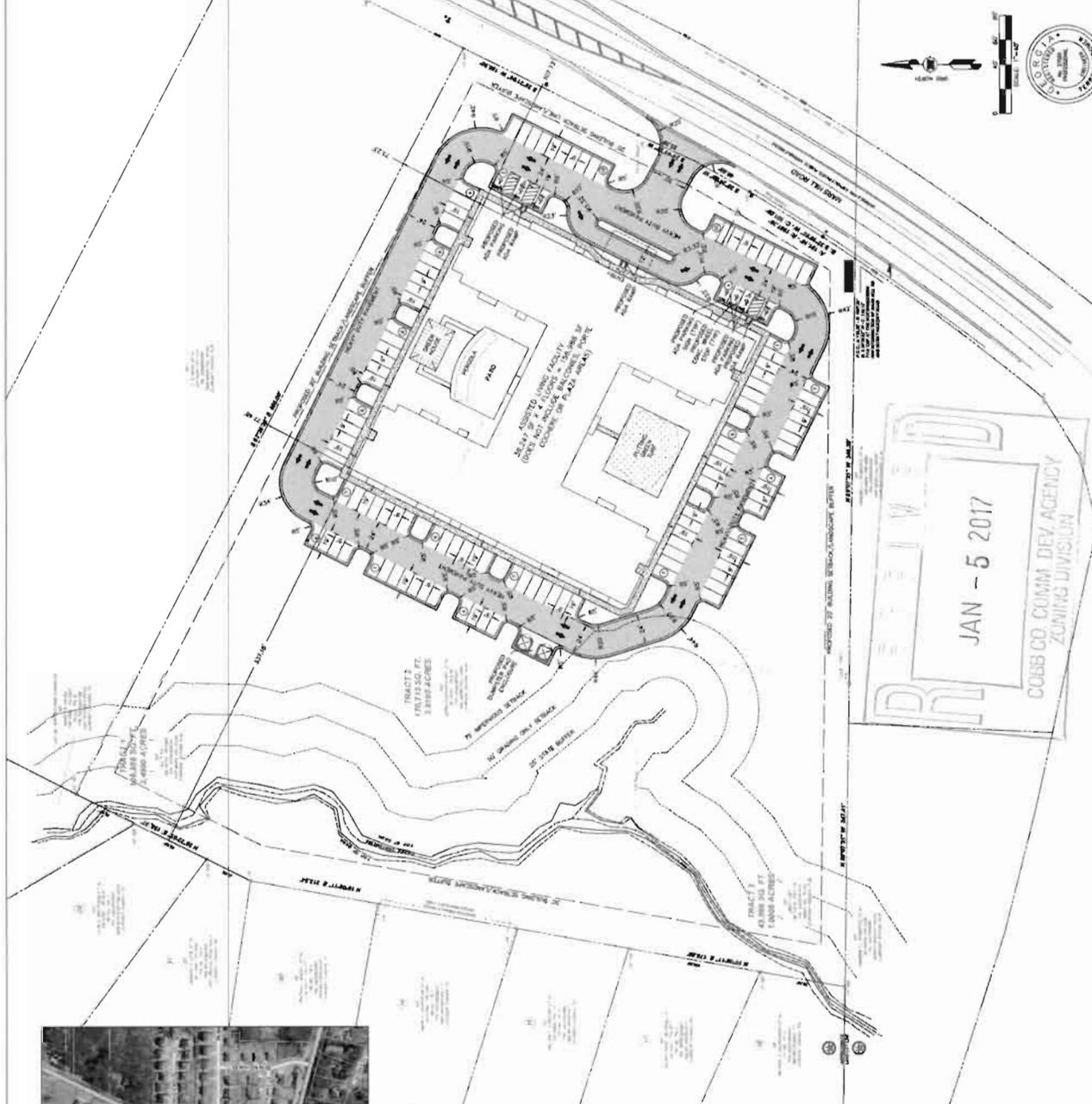
DATE: 01/03/2017 DWG: RZP

CH2M Hill Consulting Engineers, Inc.

122 CEDAR WOODS TRAIL
CANTON, GA 30116
678-462-4072



REZONING PLAN RZ01



JAN - 5 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



VICINITY MAP

NOT A SCALE. THE LOCATION OF THE PROPOSED PROJECT IS INDICATED BY A RED STAR. THE LOCATION OF THE PROJECT IS INDICATED BY A RED STAR.

APPLICANT: Prime Senior Living Group, LLC

PHONE#: (678) 361-4854 **EMAIL:** Jgcraft1@gmail.com

REPRESENTATIVE: Parks F. Huff

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

TITLEHOLDER: Gerald Gordon Key, aka Jerry Key, Larry Steven Key, Jill Corbett, fka Jill D. Key

PROPERTY LOCATION: West side of Mars Hill Road, north of Burnt Hickory Road

ACCESS TO PROPERTY: Mars Hill Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-10

HEARING DATE (PC): 03-07-17

HEARING DATE (BOC): 03-21-17

PRESENT ZONING: R-80

PROPOSED ZONING: RSL (Supportive)

PROPOSED USE: Supportive Senior Living

SIZE OF TRACT: 7.3 acres

DISTRICT: 20

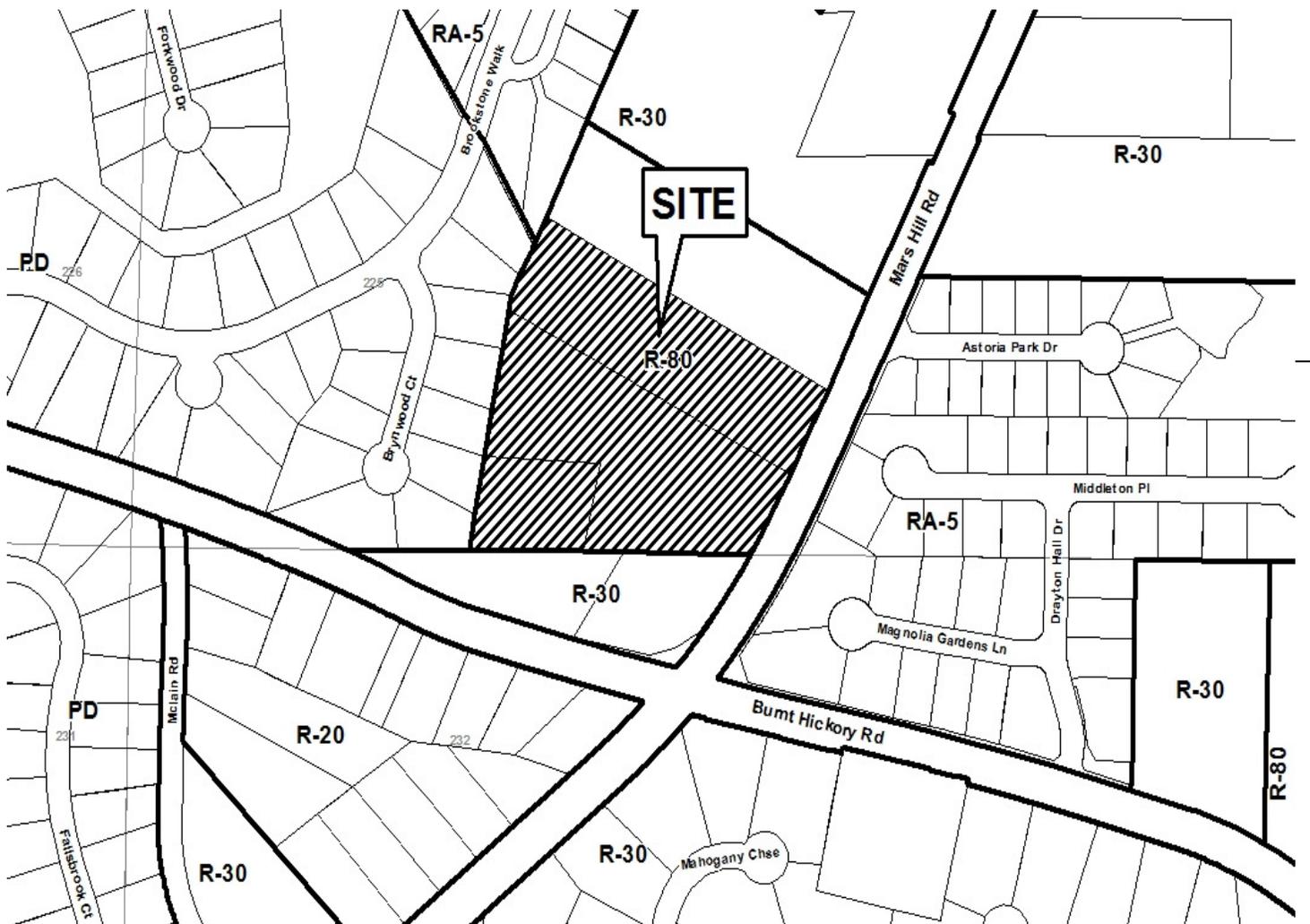
LAND LOT(S): 225

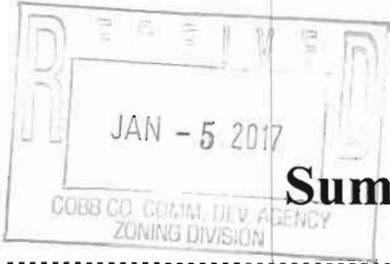
PARCEL(S): 24,25,181

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-10

PC Hearing: 3-7-17
BOC Hearing: 3-21-17

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 160,000 sq. ft. / 138 unit senior housing
 - b) Proposed building architecture: Traditional
 - c) Proposed selling prices(s): senior housing units are leased
 - d) List all requested variances: none identified at this time
- _____
- _____
- _____

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

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

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

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

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

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

Z-11
(2017)

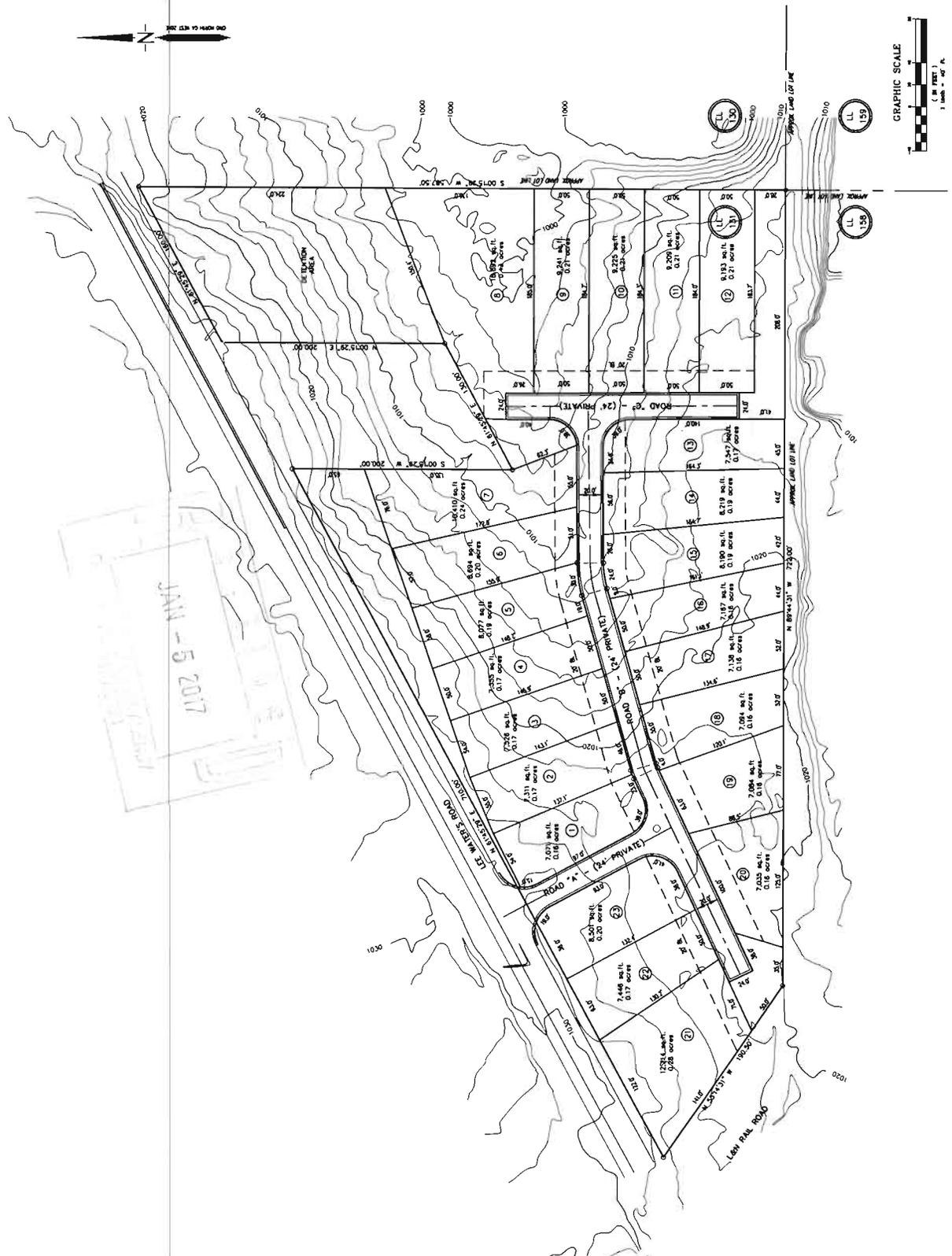
LEE WATERS ROAD
ZONING PLAN FOR

centerline
Surveying and Land Planning, Inc.
1201 SHELTON ROAD SUITE 210, KENNESHA, WA 98143
PHONE: (206) 451-0022 FAX: (206) 451-1888

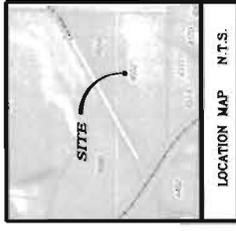


NO.	DATE	REVISION DESCRIPTION

DATE OF PLAN	
DATE OF REV.	
SCALE: 1" = 40'	
PROJECT NO.	
SHEET NO.	1



JAN - 5 2017



ZONING: EXISTING ZONING: R-20
 EXISTING ZONING: RA-3 DETACHED
 SITE AREA: 4.31
 NUMBER OF UNITS: 23 UNITS
 GROSS AREA: 1,800 SQ. FT.
 NET AREA: 1,800 SQ. FT.
 MAXIMUM BUILDING HEIGHT: 25
 SETBACKS:
 FRONT: 5'
 REAR: 20'

APPLICANT: Loyd Development Services

PHONE#: N/A EMAIL: john@loyddevelopment.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Kenneth E. Jenkins

PROPERTY LOCATION: Southeast side of Lee Waters Road (at its terminus), south of Jamerson Road

ACCESS TO PROPERTY: Lee Waters Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-11

HEARING DATE (PC): 03-07-17

HEARING DATE (BOC): 03-21-17

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Single-family Detached Subdivision

SIZE OF TRACT: 6.3 acres

DISTRICT: 16

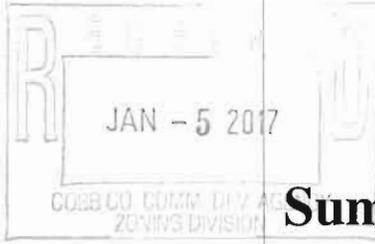
LAND LOT(S): 131

PARCEL(S): 3

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3





Application No. Z-11

PC: March 7, 2017
BOC: March 21, 2017

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Ranging from 2,000 square feet to 3,200 square feet.
- b) Proposed building architecture: Traditional
(renderings/elevations provided under separate cover).
- c) List all requested variances: As shown on 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)

Although the subject property is shown on Cobb County's Future Land Use Map in an area denominated as Industrial Compatible ("IC"), it and adjoining properties on the south side of Lee Waters Road are and have been residential in use. The applicant is proposing a 23 lot single-family detached subdivision.

.....
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.

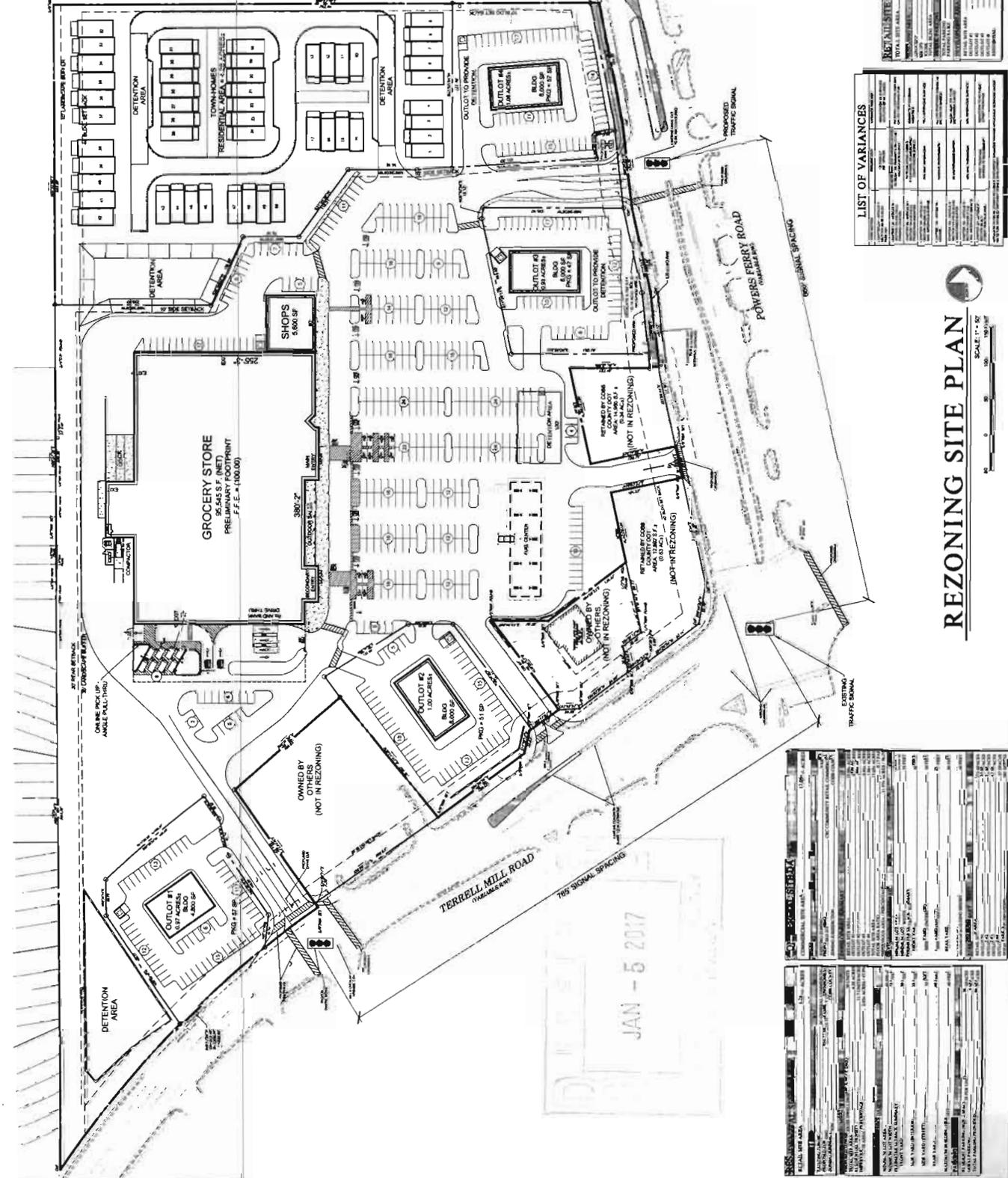
Z-12
(2017)

ROBERTSON LOA ROOF ARCHITECTS & ENGINEERS
3400 Peachtree Ridge Road - Suite 215 - Alpharetta, Georgia 30005
770-571-2800 Fax: 770-514-0145



TERRELL MILL DEVELOPMENT
Cobb County, GA
SSP BLUE RIDGE, LLC

REZONING SITE PLAN
PROJECT NUMBER: 14-235
DATE: 01-05-17



EXISTING ZONING
 1. 10' COMMUNITY RETAIL COMMERCIAL DISTRICT
 2. 10' GENERAL COMMERCIAL
 3. 10' GENERAL COMMERCIAL
 4. 10' GENERAL COMMERCIAL
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 99. 10' GENERAL COMMERCIAL
 100. 10' GENERAL COMMERCIAL

LIST OF VARIANCES

NO.	DESCRIPTION	REASON FOR REQUEST	APPLICANT'S REQUEST	COMMISSIONER'S ACTION
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REZONING SITE PLAN
SCALE: 1" = 50'

JAN - 5 2017

RETAIL STORE AREA

NO.	DESCRIPTION	REASON FOR REQUEST	APPLICANT'S REQUEST	COMMISSIONER'S ACTION
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APPLICANT: SSP Blue Ridge, LLC

PHONE#: (770) 277-6088 **EMAIL:** jr@connolly.co.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Multiple titleholders on file in the Zoning Division

PROPERTY LOCATION: Northwest side of Terrell Mill Road, west side of Powers Ferry Road

ACCESS TO PROPERTY: Powers Ferry Road and Terrell Mill Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-12

HEARING DATE (PC): 03-07-17

HEARING DATE (BOC): 03-21-17

PRESENT ZONING: GC, NS, R-20 & R-80

PROPOSED ZONING: CRC & RM-12

PROPOSED USE: Mix of Retail, Commercial and Townhomes

SIZE OF TRACT: 21.335 acres

DISTRICT: 17

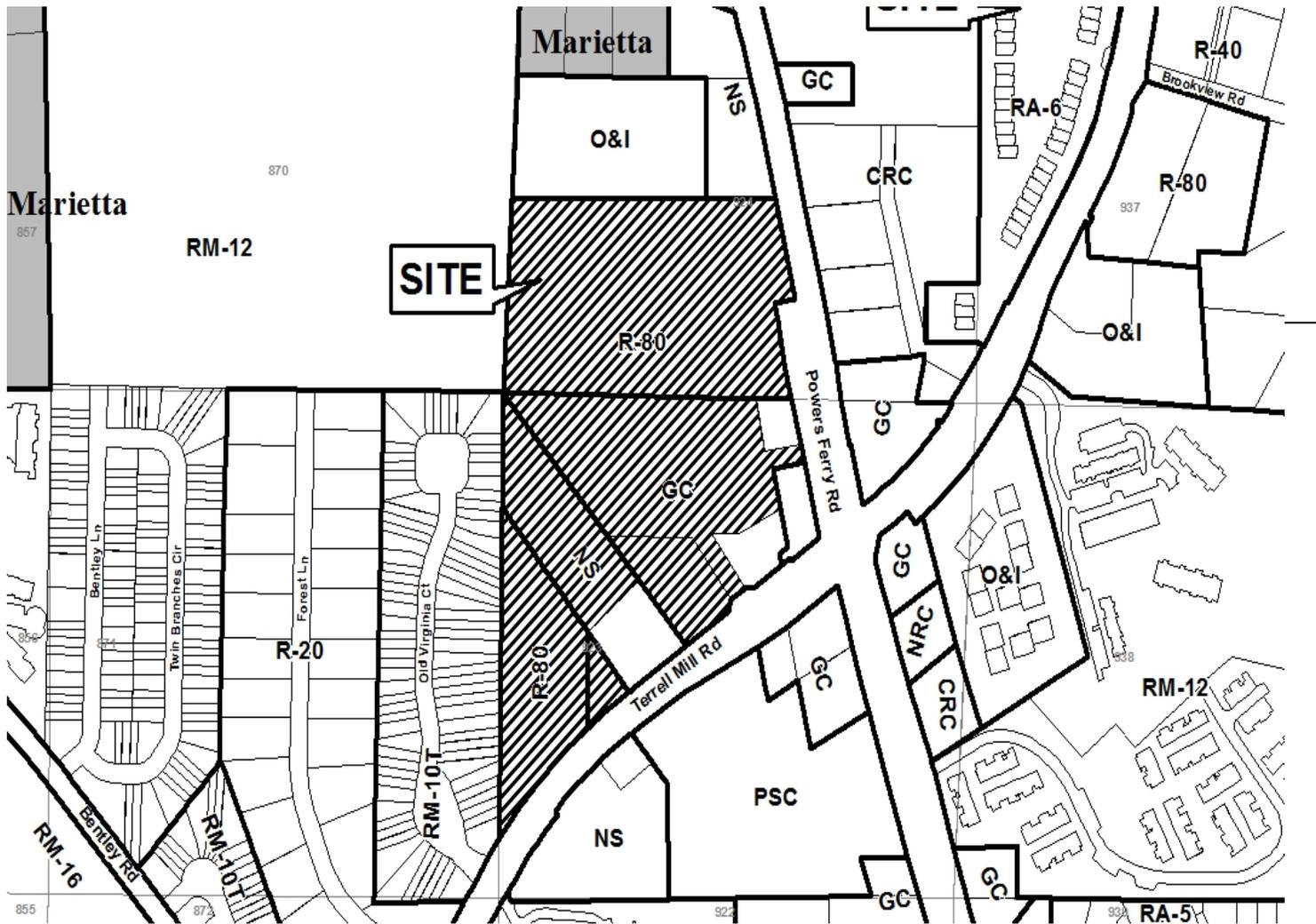
LAND LOT(S): 923,924

PARCEL(S): 7,21,25,26,16

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-12

PC Hearing: March 7, 2017

BOC Hearing: March 21, 2017

Summary of Intent for Rezoning *

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

- a) Proposed unit square-footage(s): Townhomes - 1,800 - 2,400 square feet
- b) Proposed building architecture: Traditional Architecture (to be submitted under separate cover)
- c) List all requested variances: As shown on site plan

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

- a) Proposed use(s): Commercial, Retail & Grocery Store
- b) Proposed building architecture: The architectural style and composition will be uniform with renderings/elevations depicting same being submitted under separate cover.
- c) Proposed hours/days of operation: To be determined on a store by store basis.
- d) List all requested variances: As shown on site plan

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

The subject property is within a Community Activity Center ("CAC") under Cobb County's Future Land Use Map. Also, the site is designated as a "Redevelopment Overlay District" under the Powers Ferry Master Plan.

.....
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: Claudia Sisto

PETITION NO: LUP-3

PHONE#: (678) 761-3278 **EMAIL:** claudia.sisto@hotmail.com

HEARING DATE (PC): 03-07-17

REPRESENTATIVE: Claudia Sisto

HEARING DATE (BOC): 03-21-17

PHONE#: (678) 761-3278 **EMAIL:** claudia.sisto@hotmail.com

PRESENT ZONING: RA-6

TITLEHOLDER: Claudia M. Sisto

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: Northeast side of Greenridge Drive,
north of Glynn Oaks Drive, abutting the south side of Windy Hill Road
(2201 Greenridge Drive)

PROPOSED USE: Chickens

ACCESS TO PROPERTY: Greenridge Drive

SIZE OF TRACT: 0.292 acres

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 19

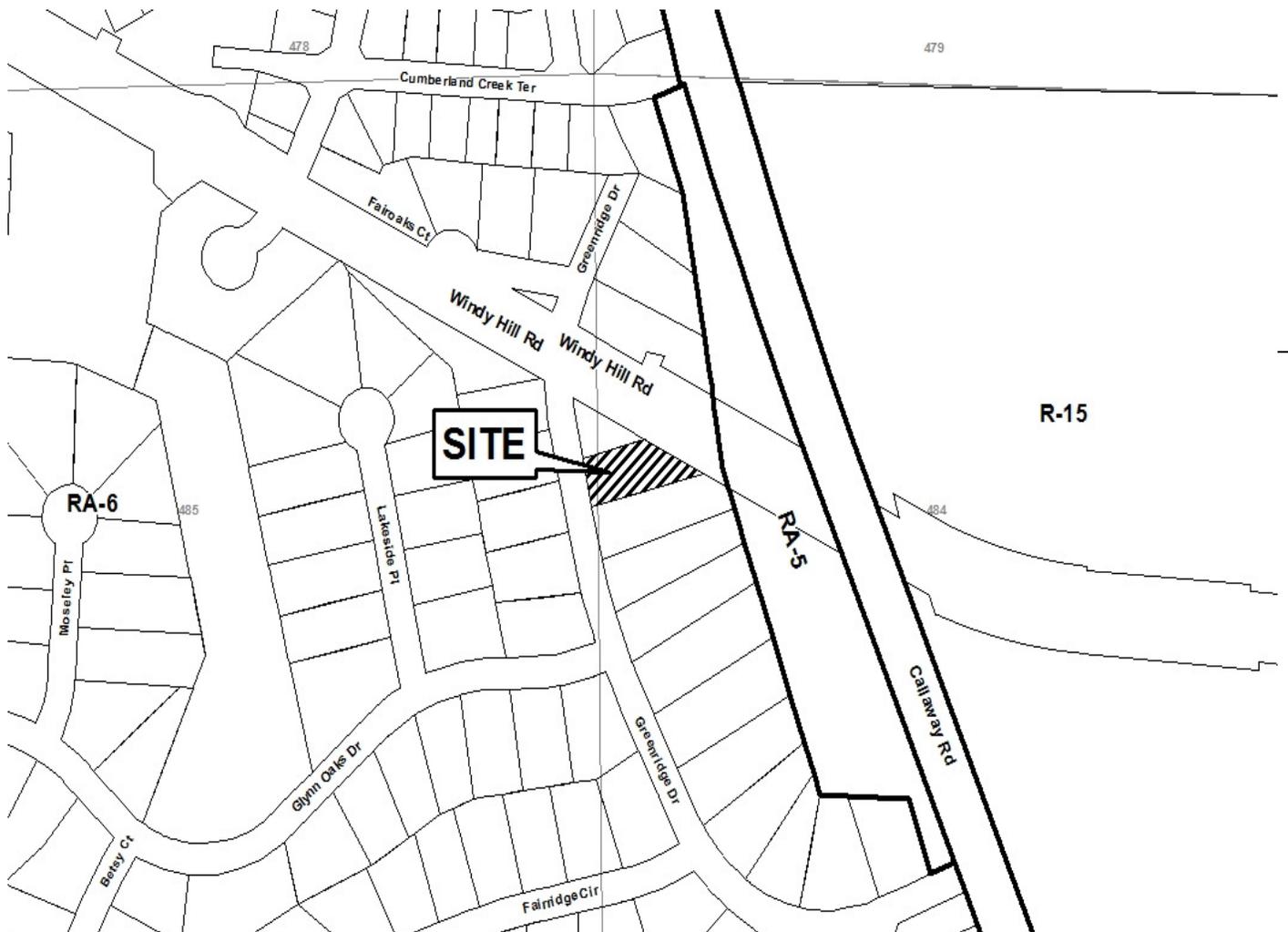
LAND LOT(S): 484

PARCEL(S): 19

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



Application for Temporary Land Use Permit Cobb County, Georgia

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



Application No. LUP-3
PC Hearing Date: 3-7-17
BOC Hearing Date: 3-21-17

Applicant Claudia Sisto Phone # 678-761-3278 E-mail claudia.sisto@hotmail.com

Claudia Sisto Address 2201 Greenridge Drive SW Marietta GA 30008
(representative's name, printed)

[Signature] Phone # _____ E-mail _____
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]
(Notary Public)



My commission expires: 11/19/18

My Commission Expires
November 19, 2018

Titleholder Claudia Sisto Phone # 678-761-3278 E-mail claudia.sisto@hotmail.com

Signature [Signature] Address 2201 Greenridge Drive SW Marietta GA 30008
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public



My commission expires: 11/19/18

My Commission Expires
November 19, 2018

Present Zoning RA-6

Type of Permit

Temporary Land Use _____; Poultry on less than two acres ; Other _____

Renewal - Yes _____ No

For the Purpose of Pets (chickens to) organic lives

Location 2201 Greenridge Drive SW Marietta GA 30008
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 484 District 19

Size of Tract 0.292 Acre(s)

Will any site improvements (i.e., grading, tree removal, paved parking, detention facilities, additions to house or other permitted structure, etc.) be undertaken on the subject property? _____ Yes No

APPLICANT: Storage Development Group

PETITION NO: SLUP-2

PHONE#: (478) 956-7810 **EMAIL:** WrightPeavey@gmail.com

HEARING DATE (PC): 03-07-17

REPRESENTATIVE: David Buckel

HEARING DATE (BOC): 03-21-17

PHONE#: (404) 567-5701 **EMAIL:** David.Buckel@bdgse.com

PRESENT ZONING: NRC

TITLEHOLDER: J.C.-E.T. (Monroe), L.L.C.

PROPOSED ZONING: Special Land

PROPERTY LOCATION: East side of Bells Ferry Road, north of I-575

Use Permit

(4286 Bells Ferry Road)

PROPOSED USE: Climate Controlled

Self-Service Storage Facility

ACCESS TO PROPERTY: Bells Ferry Road

SIZE OF TRACT: 2.32 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 211,212

PARCEL(S): 16

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





December 22, 2016

Cobb County Community Development Agency
Zoning Division
1150 Powder Springs Road
Suite 400
Marietta, GA 30061



RE: Request for Special Use Permit
Property at 4286 Bells Ferry Road
Parcel No: 16021100160

Dear Sir or Madam,

Storage Development Group intends to develop a parcel of land located at 4286 Bell Ferry Road in Kennesaw with a 102,900 SF 4-story Climate Control Self Storage Facility. Based upon review of the zoning ordinances and after consultation with the Zoning Division of Cobb County, the NRC (Neighborhood Retail Commercial) zoning district, the Climate control self-service facility is a permitted use. There are a number of minimum standards that shall apply and addition to a Special Use Permit that is required per section 134-37.

Storage Development Group develops sites with climate control self-service facilities and currently has this proto under construction in Johns Creek, GA.

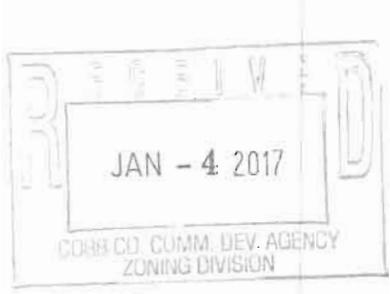
The property selected is part of the Orchard Square Shopping Center which was developed in the early 1990's. This site is bound by existing carwash and Waffle House to the west, I-575 to the south, office space to the east and shopping center to the north. The subject parcel has been previously filled to form a pad ready site. The existing shopping center was designed to include this parcel in the overall stormwater management plan and convey the runoff from this parcel in an existing 42" storm line to the pond located behind Publix's. The site has primary access from Bells Ferry Road via existing shopping center driveways. All utilities are currently available or adjacent to the site. There are no environmental or historically sensitive aspects to the property such as contamination or cemeteries that we are aware of. There is existing creek along the southern property line. We will meet the 25' State Stream buffer and 50' Cobb County buffer.

Stormwater detention is currently provided through a drainage easement to an off-site detention pond. Landscaping will be provided to meet current Cobb County requirements. The proposed building architecture is intended to meet current architectural guidelines established by the county.



December 22, 2016

Cobb County Community Development Agency
Zoning Division
1150 Powder Springs Road
Suite 400
Marietta, GA 30061



RE: Request for Special Use Permit
Property at 4286 Bells Ferry Road
Parcel No: 16021100160

Dear Sir or Madam,

Storage Development Group intends to develop a parcel of land located at 4286 Bell Ferry Road in Kennesaw with a 102,900 SF 4-story Climate Control Self Storage Facility. Based upon review of the zoning ordinances and after consultation with the Zoning Division of Cobb County, the NRC (Neighborhood Retail Commercial) zoning district, the Climate control self-service facility is a permitted use. Under Section 134-213, item 3, freestanding climate control self-service storage facilities shall meet minimum standards as indicated. The development proposal will meet each of the standards listed from the ordinance below unless indicated otherwise with the following justifications to be approved by Board of Commissioners:

1. Building height should not exceed those of adjacent buildings, nor impact the view shed of adjacent residential property.

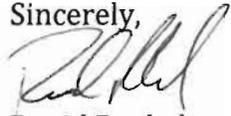
The site location is surrounded by commercial buildings with varying heights. The proposed self-storage building is 4- stories and an approximate height of 49'-9". We do not believe the height requested is out of character within the immediate area. The trees along the property line will provide visual background and screening to the building. In addition there are existing transmission poles on the property that appear to be in excess of 100' tall.
2. F.A.R. should be .75 or as determined appropriate by the board of commissioners.

The building footprint is approximately 25,725 SF and represents approximately 25% of the property (0.25 F.A.R). The total of all floors is 102,900 SF and computes to a F.A.R of 1.01. Although this exceeds the established F.A.R, the development meets all other requirements such as parking, access and green space.
3. All units shall be accessed through a main or central entrance.

4. All windows or similar architectural features must be "one way" and provide for an opaque screen from view outside of the building.
5. Architectural style/design to be similar or complementary to the predominant architectural design of other commercial uses within the activity center. Said architectural style/design to be approved by the board of commissioners. Any roof-mounted utilities or building components must be sufficiently screened from view of adjoining properties and public right-of-way.
6. There shall be no outside storage allowed nor overnight and/or long-term parking of heavy equipment, commercial equipment or parking of construction or related equipment allowed.
7. There shall be no storage of recreational vehicles and no dry storage of pleasure boats of any type customarily maintained by private individuals for their personal use.
8. There shall be no storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals.
9. No units within the facility shall be used for or considered to be premises for the purpose of assigning a legal address in order to obtain an occupational license or any other government permit or licenses to do business.
10. There shall be no resident manager or any type of overnight accommodations for such.
11. Landscape plan to be approved by staff with emphasis on planting within the parking facilities.
12. One parking space shall be provided per every 80 individual storage units/areas.
13. Loading area, including adequate turnaround space for a tractor trailer vehicle, must be screened by a permanent architectural or landscape feature or as may be approved by the board of commissioners if not located to the side or rear of proposed structure.
14. Lighting plan to be approved by the board of commissioners.
15. No units shall be used to manufacture, fabricate or process goods, to service or repair vehicles, boats, small engines or electrical equipment, or to conduct similar repair activities, to conduct garage sales or retail sales of any kind, to rehearse or practice utilizing band instruments, or for conversion to an apartment or dwelling unit, or to conduct any other commercial or industrial activities on the site.
16. Dumpster areas and detention areas must be sufficiently screened from view of adjoining properties and public right-of-way.
17. Hours of operation to be established by the board of commissioners, considering the operation hours of surrounding businesses.
18. Special land use permit as provided in section 134-37.

Thank you for your consideration and feel free to contact me with any questions or need for additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "David Buckel", written over a light grey rectangular background.

David Buckel
President

SLUP-3
(2017)

JOHNSON FERRY
BAPTIST CHURCH



CAMPUS SITE
PLAN

DATE: December 28, 2016

AS-1.0



RELEASSED
FOR CONSTRUCTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

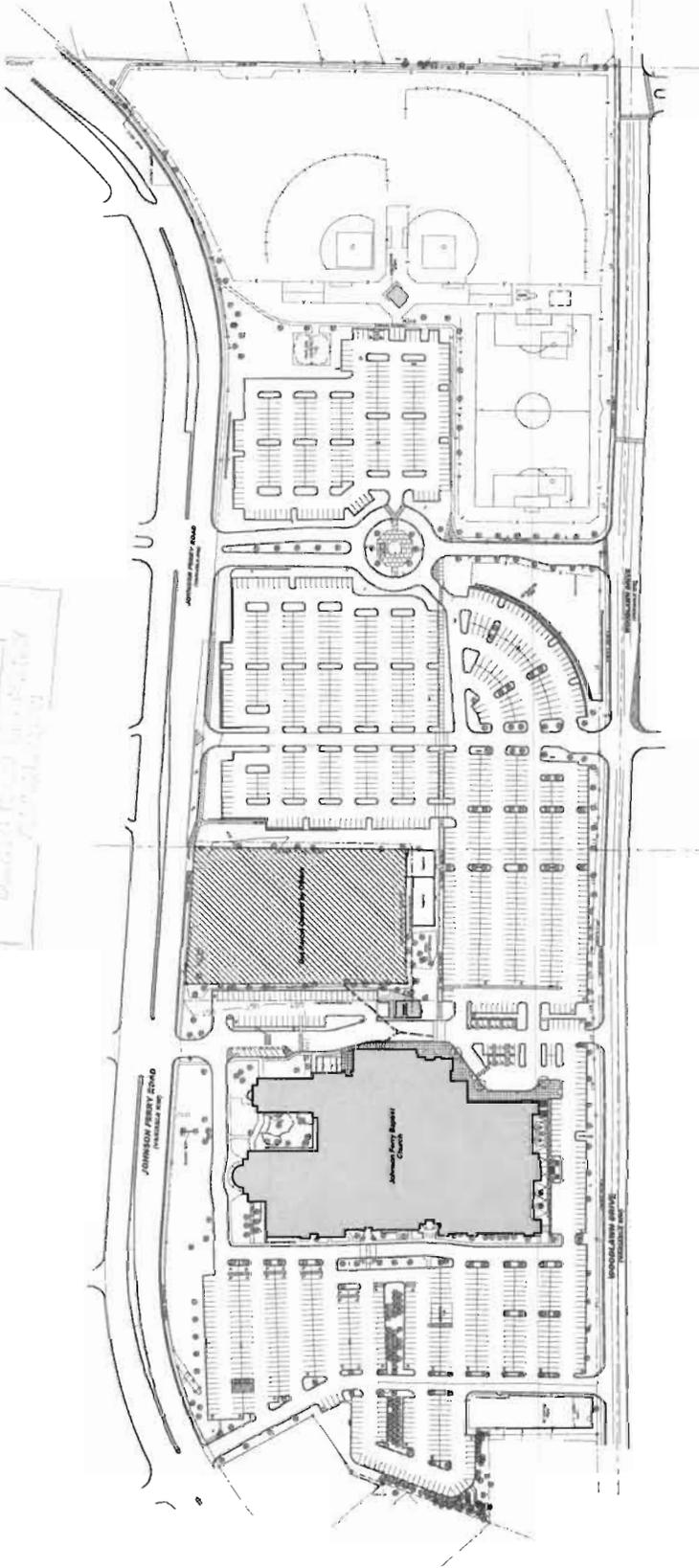
DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

CHAPMAN GRIFFIN LANIER SUSSENBACH ARCHITECTS

JAN - 5 2017



SITE PLAN of the OVERALL CHURCH CAMPUS



APPLICANT: Johnson Ferry Baptist Church, Inc.

PETITION NO: SLUP-3

PHONE#: (770) 973-6561 **EMAIL:** jerry.maxfield@jfbc.org

HEARING DATE (PC): 03-07-17

REPRESENTATIVE: John H. Moore

HEARING DATE (BOC): 03-21-17

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

PRESENT ZONING: R-20, RA-4

TITLEHOLDER: Johnson Ferry Baptist Church, Inc.

PROPOSED ZONING: Special Land

PROPERTY LOCATION: West side of Johnson Ferry Road, east side of Woodlawn Drive, north of Lower Roswell Road

Use Permit

(955 Johnson Ferry Road)

PROPOSED USE: Private School

ACCESS TO PROPERTY: Johnson Ferry Road

SIZE OF TRACT: 36.50 acres

DISTRICT: 1

PHYSICAL CHARACTERISTICS TO SITE: _____

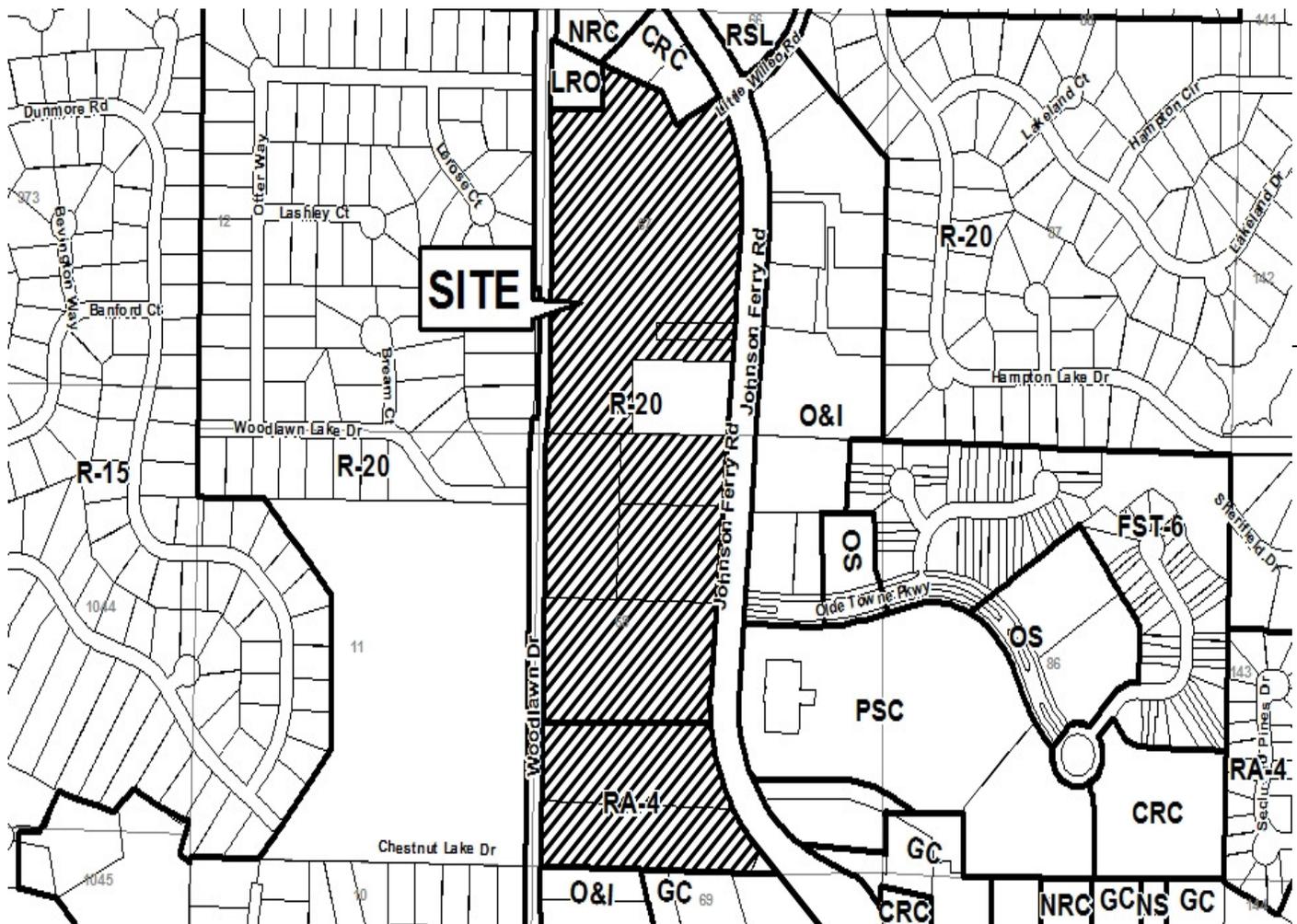
LAND LOT(S): 67,68

PARCEL(S): 16,1,4,5,7,12,13

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT



ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: SLUP- 3 (2017)
Hearing Dates: March 7, 2017
March 21, 2017

Applicant/Property Owner: Johnson Ferry Baptist Church, Inc.

STATEMENT OF PROPOSED SITE IMPROVEMENTS

Applicant is seeking a Special Land Use Permit for the purpose of the operation of a private school upon the Church campus comprised of seven (7) tax parcels, totaling 36.50 acres, more or less, and being located on the westerly side of Johnson Ferry Road and the easterly side of Woodlawn Drive, northerly of Lower Roswell Road, and having a street address for the entirety of the campus as 955 Johnson Ferry Road (hereinafter the "Property" or the "Subject Property"). The Subject Property is currently zoned to the R-20 and RA-4 zoning classifications, which allow the proposed use with the approval of a special land use permit as required by the Cobb County Zoning Ordinance.

Applicant will utilize its existing facilities, including buildings, parking, and recreational fields, for the operation of the private school; and, therefore, at this time, no site improvements are anticipated or planned. The Church campus and its facilities are more particularly shown and reflected on the Campus Site Plan dated December 16, 2016, prepared by Chapman Griffin Lanier Sassenach, Architects, and submitted with this Application for Special Land Use Permit.



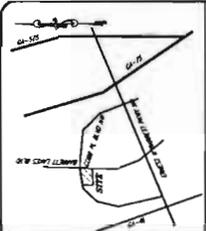
SLUP-4 (2017)

B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-go.com

CONCEPT SITE PLAN
2205 BARRETT LAKES
LAND LOT 172
20 DISTRICT
COBB COUNTY, GEORGIA

DATE	11/3/16
SCALE	AS SHOWN
PROJECT NO.	172
DISTRICT	20
REVISION	

2016-136
JOB NO.
1
1



LOCATION MAP

OWNER & SITE ADDRESS
OWNER: BARRETT LAKES LLC
2205 BARRETT LAKES BLVD
CUMMING, GA 30040
ZONING: U
PLANNED DEVELOPER
ANDY CHAMBERLAIN

JAN - 5 2017

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

GRAPHIC SCALE
1" = 200' (AS SHOWN)



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APPLICANT: Perrin Properties, Inc.

PHONE#: (770) 422-8555 **EMAIL:** N/A

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER: Tidwell Barrett Lakes, LLC

PROPERTY LOCATION: Southwest corner of Cobb Place

Boulevard and Barrett Lakes Boulevard

(2205 Barrett Lakes Boulevard)

ACCESS TO PROPERTY: Cobb Place Boulevard and Barrett Lakes

Boulevard

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: SLUP-4

HEARING DATE (PC): 03-07-17

HEARING DATE (BOC): 03-21-17

PRESENT ZONING: LI

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Sales and Parking of

New and Used Vehicles

SIZE OF TRACT: 1.518 acres

DISTRICT: 20

LAND LOT(S): 172

PARCEL(S): 48

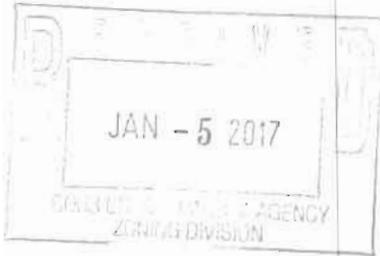
TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT



Application No.: SLUP- 4 (2017)
Hearing Dates: March 7, 2017
March 21, 2017

Applicant: Perrin Properties, Inc.
Property Owner: Tidwell Barrett Lakes, LLC

STATEMENT OF PROPOSED SITE IMPROVEMENTS

Applicant is seeking a Special Land Use Permit for the purpose of parking and sales of new and used vehicles upon a 1.518 acre tract located at the intersection of the southerly side of Cobb Place Boulevard and the westerly side of Barrett Lakes Boulevard, being more particularly known as 2205 Barrett Lakes Boulevard, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Subject Property is currently zoned to the Light Industrial ("LI") zoning classification, which allows the proposed use with the approval of a special land use permit as required by the Cobb County Zoning Ordinance.

As more particularly shown and reflected on the Concept Site Plan submitted with the Application for Special Land Use Permit, the following improvements shall be made on the Subject Property:

- (1) Construction of a structure, approximately 2,100 square feet, which shall be used as offices for the business located on the Subject Property. Additionally, a twenty-one bay storage building shall be constructed adjacent to the offices. The proposed structure shall have an exterior finish of Cementous siding, glass, and combinations thereof, and shall be substantially similar to other similar businesses located in close proximity to the Subject Property.
- (2) Access to the proposed facility shall be right-in/right-out from Cobb Place Boulevard as shown on the referenced Concept Site Plan. There shall be no direct access to Barrett Lakes Boulevard at this time. Parking shall be provided pursuant to Cobb County Code. Deliveries shall be made to the designated loading area only.
- (3) The detention facility for the proposed development shall be constructed and located as shown and reflected on the referenced Concept Site Plan.
- (4) Landscape screening shall be along a portion of Cobb Place Boulevard; as well as, Barrett Lakes Boulevard. Additionally, landscape screening shall be provided around the detention facilities for purposes of visual screening.
- (5) Signage shall be placed on the proposed structure and at the intersection of Cobb Place Boulevard and Barrett Lakes Boulevard which shall be in compliance with the Cobb County Sign Ordinance.