

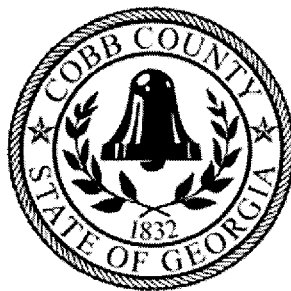
PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: August 1, 2017

Board of Commissioners Hearing Date: August 15, 2017

Date Distributed/Mailed Out: June 12, 2017

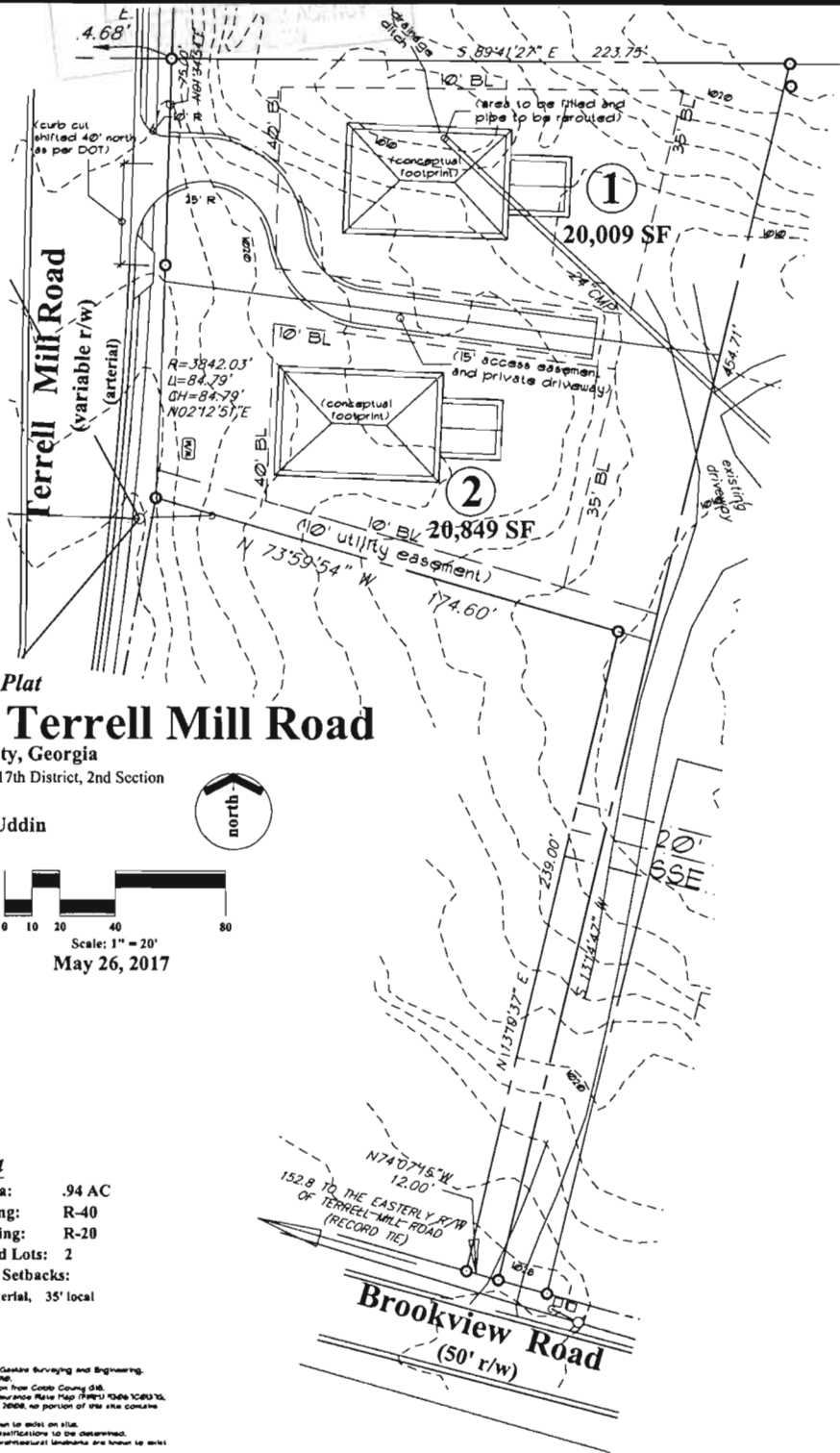
STAFF COMMENTS DUE DATE: June 30, 2017



Cobb County... Expect the Best!

Z-40
(2017)

JUN 01 2017

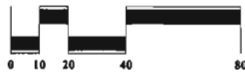


Rezoning Plat
1143 Terrell Mill Road
 Cobb County, Georgia
 Land Lot 937, 17th District, 2nd Section

prepared for:
Mr. Saleh Uddin



975 Oak Place
 Ave. Sum. 212
 KENNESAW, GA 30144
 770 514-9000
 Fax 614-9491



Scale: 1" = 20'
 May 26, 2017



Site Data

Total Site Area: .94 AC
 Existing Zoning: R-40
 Proposed Zoning: R-20
 Total Proposed Lots: 2
 R-20 Building Setbacks:
 front: 40' arterial, 35' local
 side: 10'
 rear: 35'

- NOTES:
 1. Boundary survey from Gamble Surveying and Engineering, dated January 26, 2006.
 2. Topographic information from Cobb County GIS.
 3. According to Flood Insurance Rate Map (FIRM) Sheet 100837G, dated December 16, 2006, no portion of the site contains floodplain.
 4. No easements are known to exist on site.
 5. Streets and utility classifications to be determined.
 6. No archaeological or environmental landmarks are known to exist on site.
 7. Easement lines on site and are shown on site plan.

APPLICANT: M. Saleh Uddin

PHONE #: EMAIL:

REPRESENTATIVE: Adam J. Rozen

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

TITLEHOLDER: M. Saleh Uddin

PETITION NO: Z-40

HEARING DATE (PC): 08-01-17

HEARING DATE (BOC): 08-15-17

PRESENT ZONING: R-40

PROPOSED ZONING: R-20

PROPERTY LOCATION: East side of Terrell Mill Road, north of Brookview Road (1203 Terrell Mill Road)

PROPOSED USE: Two Single Family Homes

ACCESS TO PROPERTY: Terrell Mill Road and Brookview Road

SIZE OF TRACT: 0.94 ac

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: _____

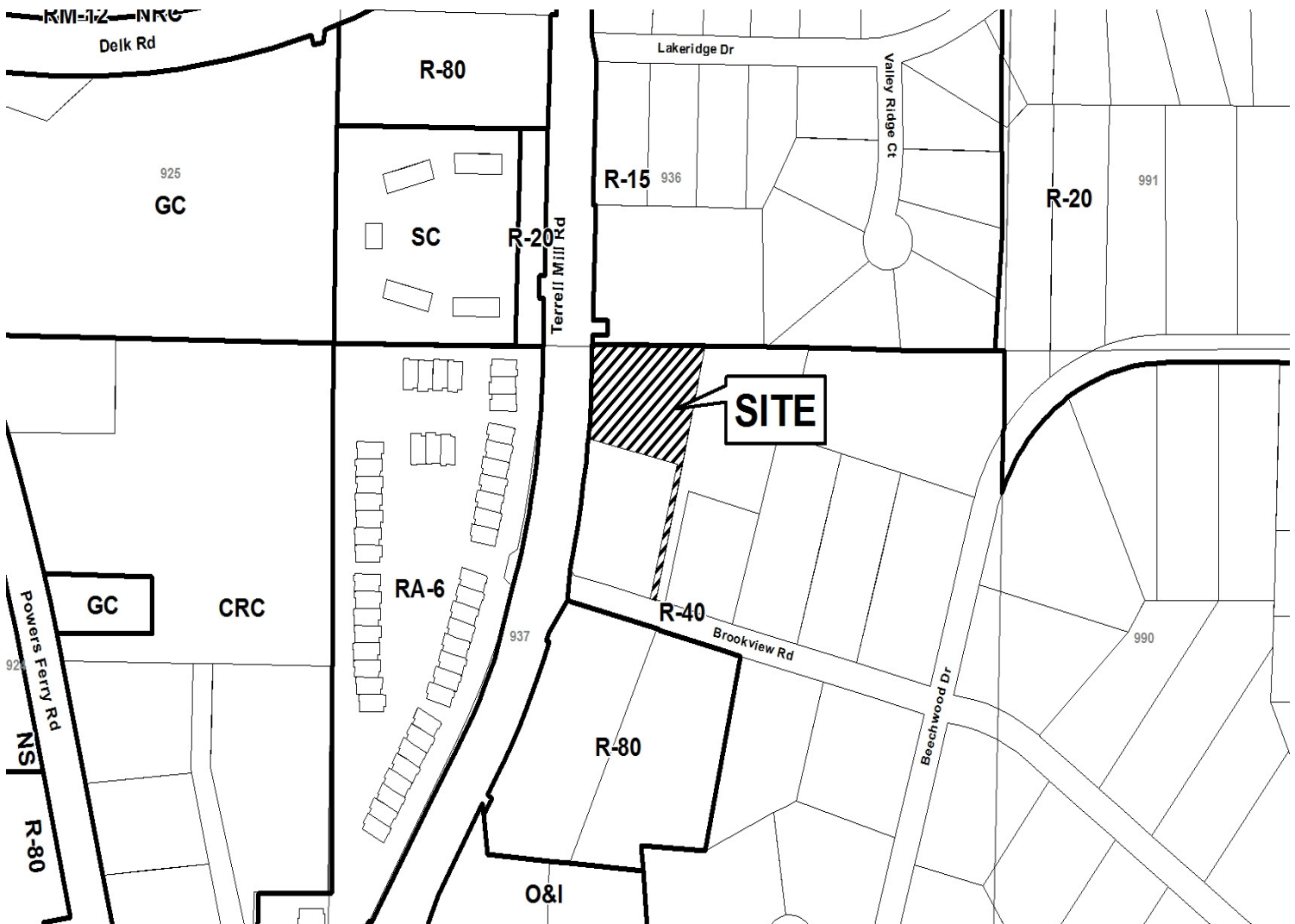
LAND LOT(S): 937

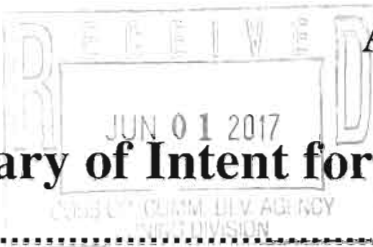
PARCEL(S): 32

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-40
Aug. 2017

Summary of Intent for Rezoning

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

- a) **Proposed unit square-footage(s):** Minimum 1,500 square foot
 - b) **Proposed building architecture:** Materials will include natural stone, brick, wood, and hardiplank
 - c) **List all requested variances:** None requested at this time
- _____

.....
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)

The subject property is located within an area designated as Very Low Density Residential which provides for the requested zoning, R-20, as an Appropriate Land Use.

.....
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).

30' Cobb EMC easement

Z-41
(2017)

REZONING APPLICATION SITE PLAN

811 LECROY DRIVE, MARIETTA, GA 30068
 PARCEL ID: 16 102900180 / LL 1029 / 16th DISTRICT, 2nd SECTION / COBB COUNTY, GA
 SITE PLAN BASED FROM SURVEY DATA BY CENTERLINE SURVEYING & PLANNING, INC.
 DATED JAN. 20, 2017 / REFERENCES: DB 11022 PG. 352 & DB 4375, PG 138
 PROPERTY SIZE: 1.37 ACRES (59,682 S.F.)

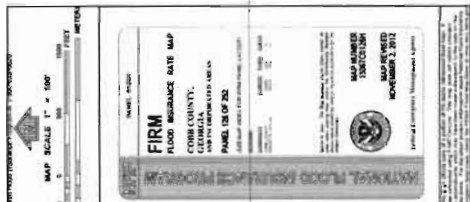
CURRENT ZONING: PSC (PLANNED SHOPPING CENTER DISTRICT)
 PROPOSED ZONING: CRC (COMMUNITY RETAIL COMMERCIAL DISTRICT)

OWNER / APPLICANT
 SHAW HOLDINGS, LLC
 1240 JOHNSON FERRY PLACE
 SUITE E-1
 MARIETTA, GA 30068
 (404) 278-0287
 SHAWING@JSHOLDINGS.COM

APPLICANT'S REPRESENTATIVE
 SARIS L. SAWYER, JEFF & BALU LLP
 274 POWDER SPRINGS STREET
 SUITE 100
 MARIETTA, GA 30064
 GSAMS@SLSLAW.COM
 (770) 422-7016

PLAN PREPARER
 BILL CALDWELL, P.L.A.
 LA #1719 / GSWCC # 2479
 BILL CALDWELL LANDSCAPE ARCHITECTURE
 2219 ADDERBURY COURT
 SMYRNA, GA 30082
 (678) 358-8055
 BILLCALDWELL@YMAIL.COM

SURVEYOR
 CHARLES C. FRANKLIN, RLS
 RLS # 2143
 CENTERLINE SURVEYING &
 LAND PLANNING, INC.
 1301 SHILOH ROAD
 SUITE 1210
 KENNESAW, GA 30144
 (770) 424-0028



SUBJECT SITE

ZONING SITE PLAN CHECKLIST

- SEALED SITE PLAN - PROVIDED
- NORTH ARROW & GRAPHIC SCALE - PROVIDED
- DISTRICT LINES - NOT ON SURVEY
- LOT LINES - PROVIDED
- ANGLES - PROVIDED
- TOTAL ACRES - PROVIDED
- BEARING & DISTANCE - PROVIDED
- ADJOINING STREET WIDTH R.O.W. - PROVIDED
- EXACT SITE & LOCATION OF BUILDINGS WITH INTENDED USE - PROVIDED
- BUILDING SETBACK AND/OR PARKING DECK LOCATION - PROVIDED FOR PROPOSED GC ZONING
- BUFFER AREAS - PROVIDED
- PARKING SPACES - PROVIDED
- UTILITIES - PROVIDED
- WETLANDS - NOT APPLICABLE, DOES NOT EXIST
- ACCESS POINTS - PROVIDED
- ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS - NOT APPLICABLE, DOES NOT EXIST
- DETENTION / RETENTION AREAS - NOT APPLICABLE, NO CHANGE IN SITE CONDITIONS
- STREAM BUFFERS W/ REQUIRED WIDTHS - NOT APPLICABLE, DOES NOT EXIST

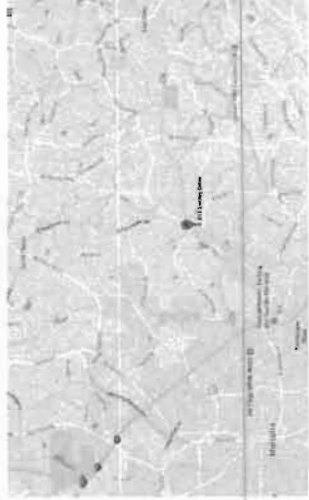
ENVIRONMENTAL NOTES:

- PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE (A, AE, SHADED X) AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER(S) 130687/0126H FOR LINN INCORPORATED COBB COUNTY, GEORGIA, REVISED NOV. 2, 2012.
- NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE.

PLAN LEGEND

DESCRIPTION	S.F. AREA
LOT SIZE	59,682
EXISTING CONDOMINIUMS (INCLUDING ATTACHED GARAGES)	1,37 ACRES
EXISTING STRUCTURES	2,187
EXISTING PORCHES, PATIOS, WALLS, ETC.	445
EXISTING DETACHED GARAGE	875
EXISTING SHED	2,908
SOUTH DRIVEWAY	11,021
TOTAL SITE IMPERVIOUS	18,526
TOTAL LOT COVERAGE	1,683
BUILDING ANALYSIS	0.03
TOTAL BLDG. HEATED S.F.	1,583
SITE F.A.R.	6.5 SPACES
PARKING ANALYSIS	1,583
HEATED BLDG. AREA	6.5 SPACES
MAX. RETO PARKING (1 PER 200 S.F.)	9 SPACES
PARKING SPACES PROVIDED	

811 LECROY DRIVE SITE ANALYSIS

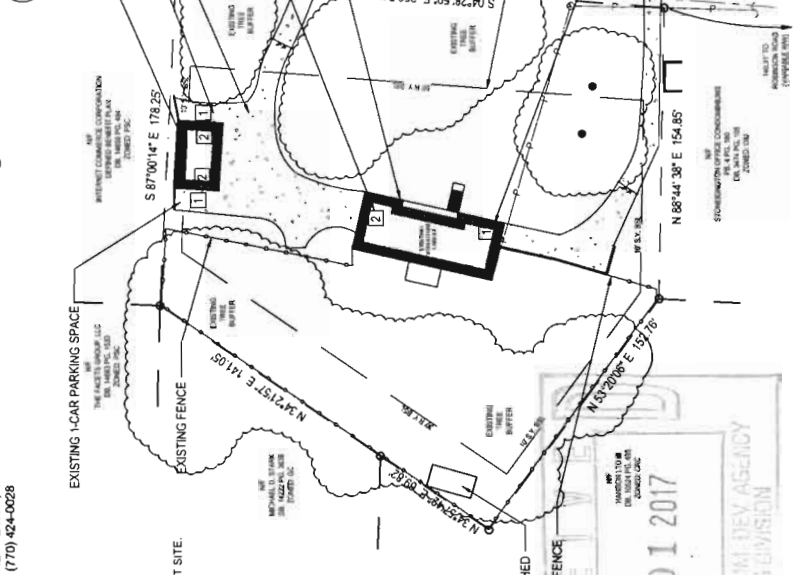


VICINITY MAP NOT TO SCALE

ZONING NOTES:

- EXISTING PROPERTY ZONING IS PSC (PLANNED SHOPPING CENTER DISTRICT)
- PROPOSED PROPERTY ZONING IS CRC (COMMUNITY RETAIL COMMERCIAL DISTRICT)
- PROPERTY MEETS THE FOLLOWING ZONING CRITERIA FOR CRC ZONING DISTRICTS:
 MIN. ROAD FRONTAGE: 60' / MAX. F.A.R. 1.0 / MIN. LOT SIZE: 20,000 S.F.
 FRONT YARD SETBACK: 30' / REAR YARD SETBACK: 10' / REAR YARD SETBACK: 30'
- PROPOSED PROPERTY & BUILDING USE: PROFESSIONAL OFFICE - CONTRACTOR

- EXISTING DETACHED 2 CAR GARAGE TO BE USED FOR CAR PARKING
- EXISTING 1-CAR PARKING SPACE
- EXISTING ASPHALT DRIVEWAY
- EXISTING ATTACHED 2 CAR GARAGE TO BE USED FOR CAR PARKING
- EXISTING ASPHALT DRIVEWAY
- EXISTING STRUCTURE - 2,187 S.F. FOOTPRINT / HEATED S.F. 1,683 S.F. TO BE USED FOR PROFESSIONAL OFFICE (CONTRACTOR)
- BUILDING SETBACKS PER PROPOSED CRC ZONING
- EXISTING 1-CAR PARKING SPACE
- EXISTING ASPHALT DRIVEWAY



APPLICANT: JOM Holdings, LLC

PETITION NO: Z-41

PHONE #: 404-504-6698 **EMAIL:** Jason@berkshire-realty.com

HEARING DATE (PC): 08-01-17

REPRESENTATIVE: Garvis L. Sams, Jr.

HEARING DATE (BOC): 08-15-17

PHONE #: 770-422-7016 **EMAIL:** gsams@shlb-law.com

PRESENT ZONING: PSC

TITLEHOLDER: JOM Holdings, LLC

PROPOSED ZONING: CRC

PROPERTY LOCATION: West side of Lecroy Drive, north of

PROPOSED USE: Specialized Contractor's

Robinson Road

(811 Lecroy Drive)

ACCESS TO PROPERTY: Lecroy Drive

Office

SIZE OF TRACT: 1.37 ac

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

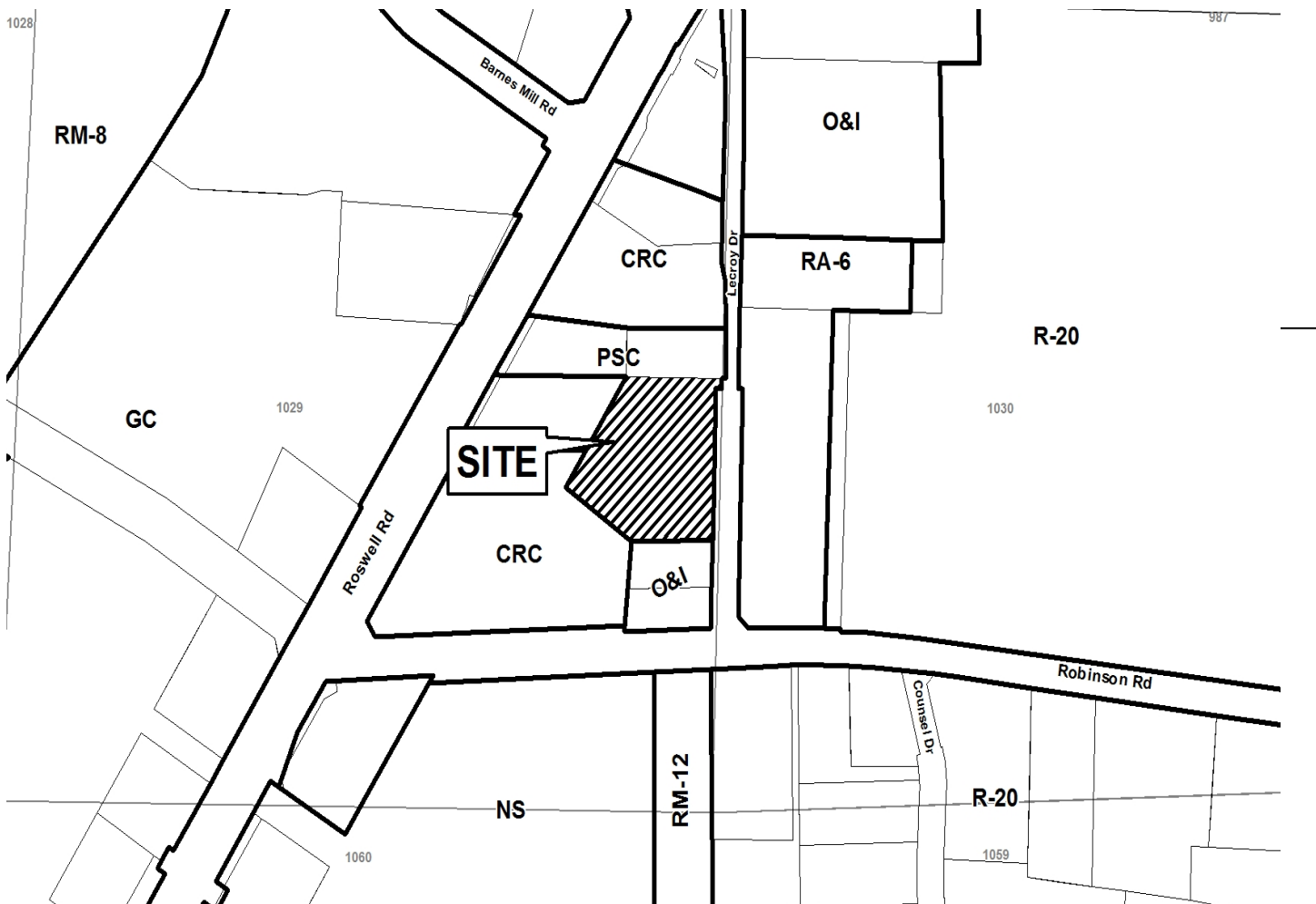
LAND LOT(S): 1029

PARCEL(S): 18

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z- 41

PC Hearing: August 1, 2017
BOC Hearing: August 15, 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) List all requested variances: _____

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

- a) Proposed use(s): Specialized Contractor's Office
- b) Proposed building architecture: As-built -- Existing detached 2 car garage (to be used for car parking) and the existing 2,187 square foot structure with minor modifications
- c) Proposed hours/days of operation: Monday - Saturday from 7:00 a.m. until 7:00 p.m.
- d) List all requested variances: None known at this time.

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

The Subject Property is presently zoned PSC but until recently was used residentially and is bound on the north, on the west and south by commercially zoned (retail and office use) properties and is located in an area denominated Community Activity Center ("CAC") under Cobb County's Future Land Use Map.

.....
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-42
(2017)

LEGEND

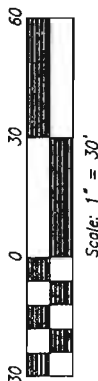
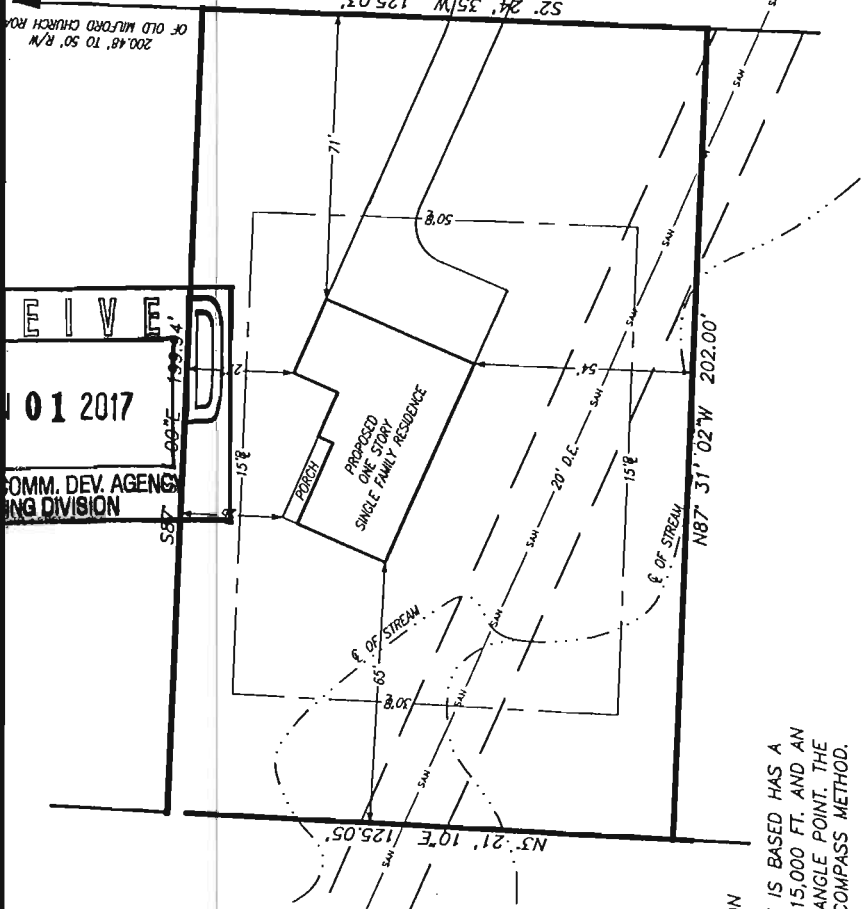
- C.B. - CATCH BASIN
- D.E. - DRAINAGE EASEMENT
- I.P.F. - IRON PIN FOUND
- I.P.S. - IRON PIN SET
- H.W. - HEADWALL
- R/W - RIGHT OF WAY
- N/F - NOW OR FORMERLY
- ☒ - BUILDING LINE

RECEIVED
JUN 01 2017
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

RECEIVED
JUN 01 2017
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

200.46' TO 50' R/W
 OR OLD WILFORD CHURCH ROAD

HICKS ROAD
80' R/W



PROPERTY ZONED: O&I
 BUILDING SETBACK LINES
 FRONT - 50 FEET
 SIDE - 15 FEET
 REAR - 30 FEET
 TOTAL AREA - 25,128 SQ. FT.
 OR 0.5769 ACRES

REFERENCE:

PROPERTY ZONING AND SETBACKS
 SHOULD BE VERIFIED WITH
 GOVERNING AUTHORITY.

EQUIPMENT USED: TOPCON TOTAL STATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A
 CLOSURE PRECISION OF 1 FT. IN >/= 15,000 FT. AND AN
 ANGULAR ERROR OF </= 5 SEC. PER ANGLE POINT. THE
 FIELD DATA WAS ADJUSTED USING THE COMPASS METHOD.

FLOOD STATEMENT
 THIS PROPERTY IS PARTIALLY LOCATED IN A FLOOD HAZARD
 AREA ZONE "SHADED ZONE X" ACCORDING TO F.I.R.M. PANEL
 #13067C0114 H LAST REVISED MARCH 4, 2013.

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 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. 15-6-57,
 43-15-4, 43-15-6, 43-15-19, 43-15-22

H.L.P. FOR

HICKS ROAD

L.L. 703, DIST. 19, SECT. 2
COBB COUNTY, GEORGIA

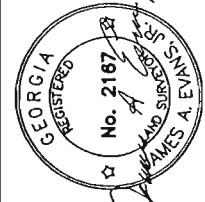
SURVEYED HLP
 DRAWN HICKS ROAD
 DWG NAME _____
 DATE MAY 31, 2017

J.A. EVANS & ASSOCIATES

3279 POWDER SPRINGS ROAD
POWDER SPRINGS, GA. 30127
PH. (770)943-0000

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.

James A. Evans
 GEORGIA REGISTERED LAND SURVEYOR



APPLICANT: Tina T. Ayers & Veronica N. Ayers

PHONE #: 678-575-2134 **EMAIL:** tayers01@att.net

REPRESENTATIVE: Tina T. Ayers

PHONE #: 678-575-2134 **EMAIL:** tayers01@att.net

TITLEHOLDER: Tina T. Ayers and Veronica N. Ayers

PROPERTY LOCATION: West side of Hicks Road, south of
Old Milford Church Road

ACCESS TO PROPERTY: Hicks Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-42

HEARING DATE (PC): 08-01-17

HEARING DATE (BOC): 08-15-17

PRESENT ZONING: O&I

PROPOSED ZONING: R-20

PROPOSED USE: Single-family House

SIZE OF TRACT: 0.58 ac

DISTRICT: 19

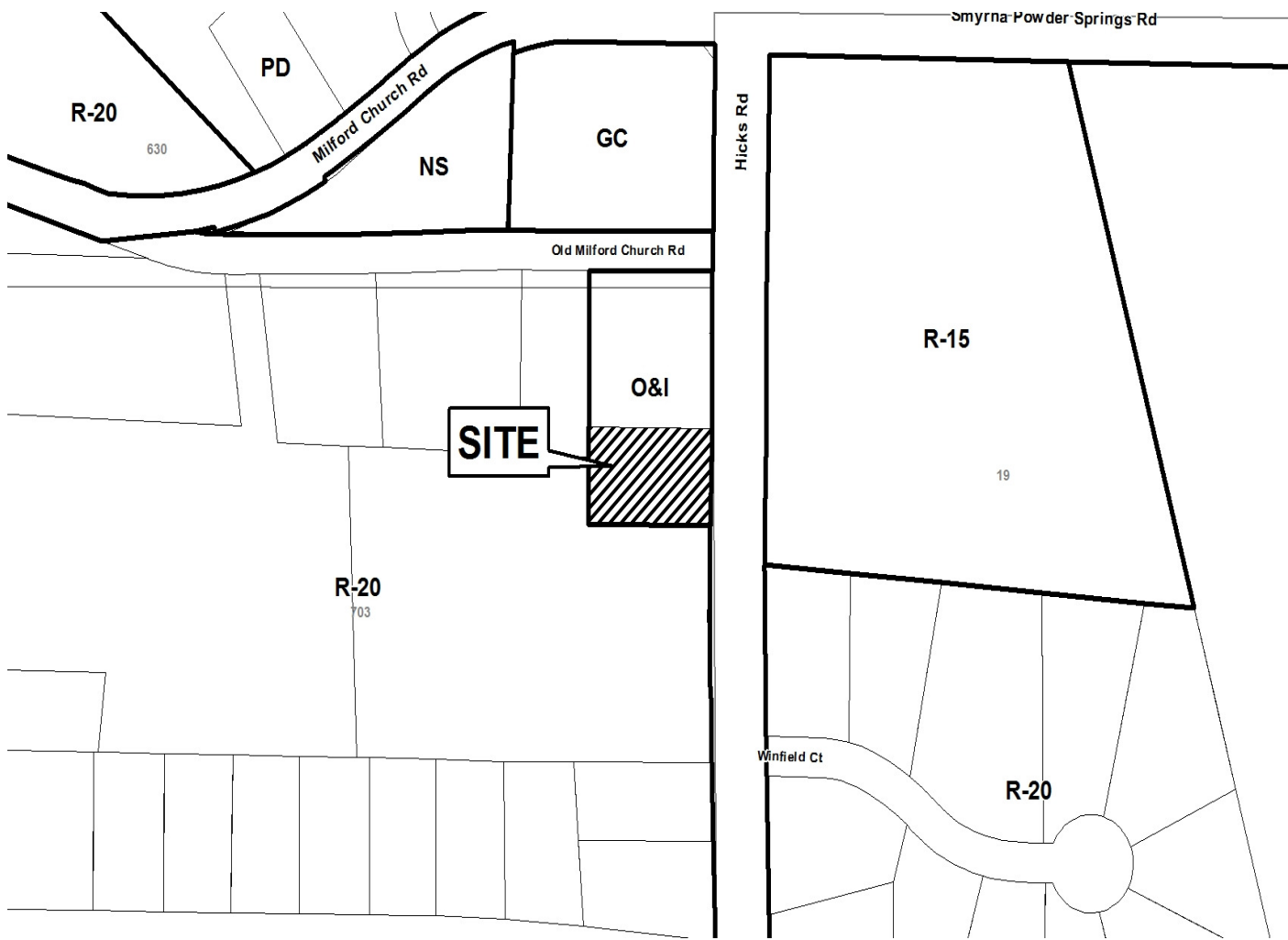
LAND LOT(S): 703

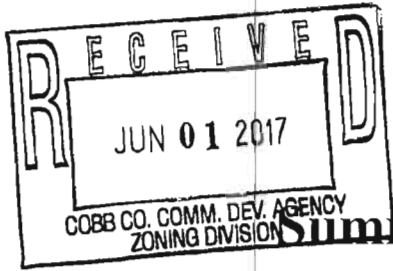
PARCEL(S): 57

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-42

Aug. 2017

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1456 square feet
- b) Proposed building architecture: Single family home
- c) List all requested variances: _____

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

- a) Proposed use(s): Residential property
- b) Proposed building architecture: one story single family residence
- c) Proposed hours/days of operation: N/A
- d) List all requested variances: _____

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

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

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

No

Rezoning Plat

Floyd Road Townhouse Community

Cobb County, Georgia

Land Lot 848 and 849, 19th District, 2nd Section

prepared for:

3757 Floyd Rd Property, LLC

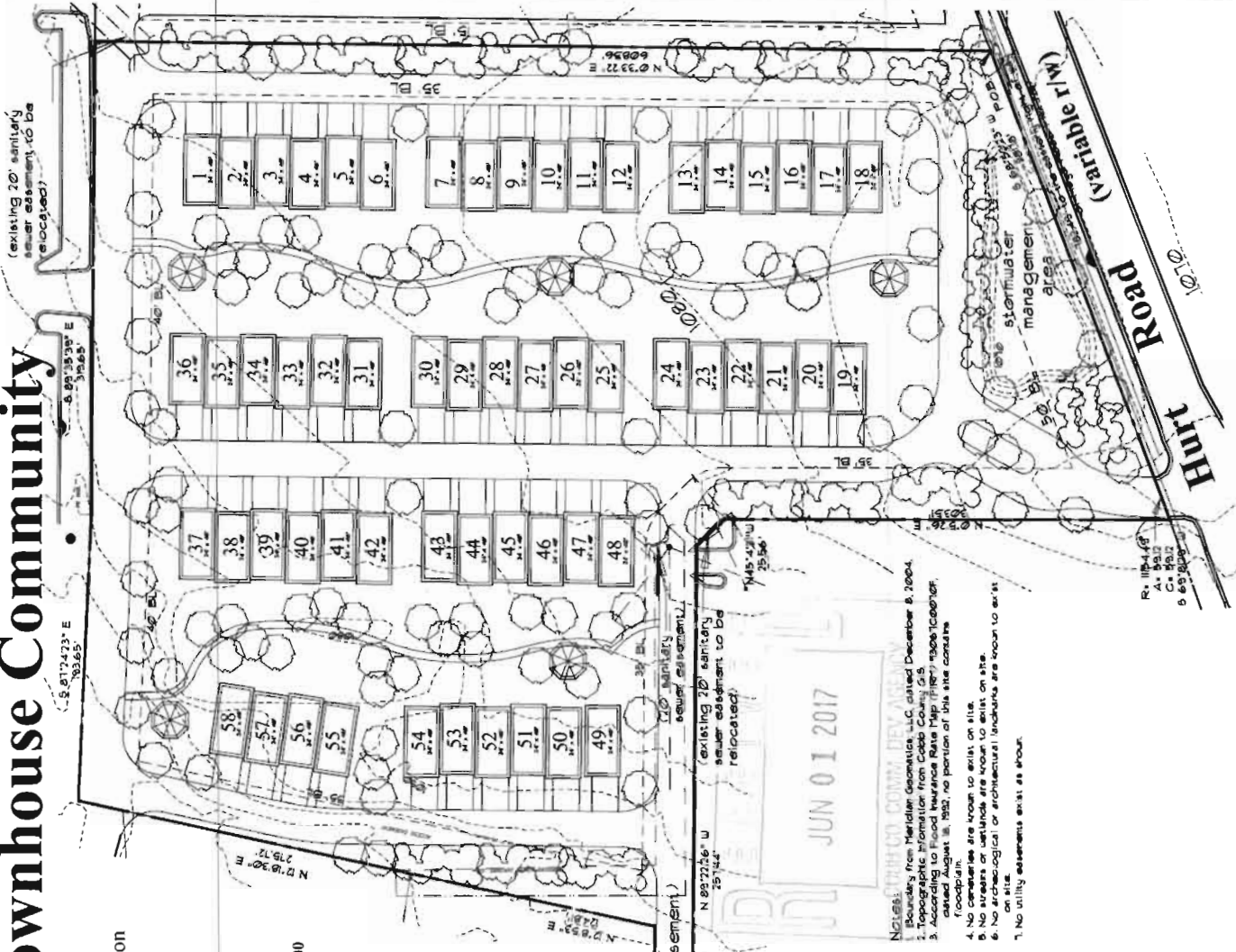
DGM
LAND PLANNING
CONSULTANTS

Scale: 1" = 50'

May 24, 2017



975 Cox Place
Buna, Sims 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9181



JUN 01 2017

- NOTES:
1. Boundary from Meridian Geomatics, LLC dated December 8, 2004.
 2. Topographic information from Cobb County, GA.
 3. According to Flood Insurance Rate Map (FIRM) 1906120001R dated August 11, 1992, no portion of this site consists of floodplain.
 4. No trees are known to exist on site.
 5. No structures or landmarks are known to exist on site.
 6. No archaeological or architectural landmarks are known to exist on site.
 7. No utility easements exist as shown.

Site Data

Total Site Area:	7.31 AC
Existing Zoning:	PSC
Proposed Zoning:	RM-8
Total Units Shown:	58
(24' x 48' units with 2 car garages)	
Density:	7.93 UN/AC
RM-8 Building Setbacks:	
front:	50' (collector)
side:	35'
rear:	40'

APPLICANT: 3757 Floyd Rd Property, LLC

PHONE #: 770-368-3085 EMAIL: pkelly@mki-inc.com

REPRESENTATIVE: John H. Moore

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

TITLEHOLDER: 3757 Floyd Rd Property, LLC

PROPERTY LOCATION: North side of Hurt Road; east side of Floyd Road (3751 and a portion of 3757 Floyd Road)

ACCESS TO PROPERTY: Hurt Road and Floyd Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-43

HEARING DATE (PC): 08-01-17

HEARING DATE (BOC): 08-15-17

PRESENT ZONING: PSC, GC

PROPOSED ZONING: RM-8

PROPOSED USE: Townhome Community

SIZE OF TRACT: 7.31 acres

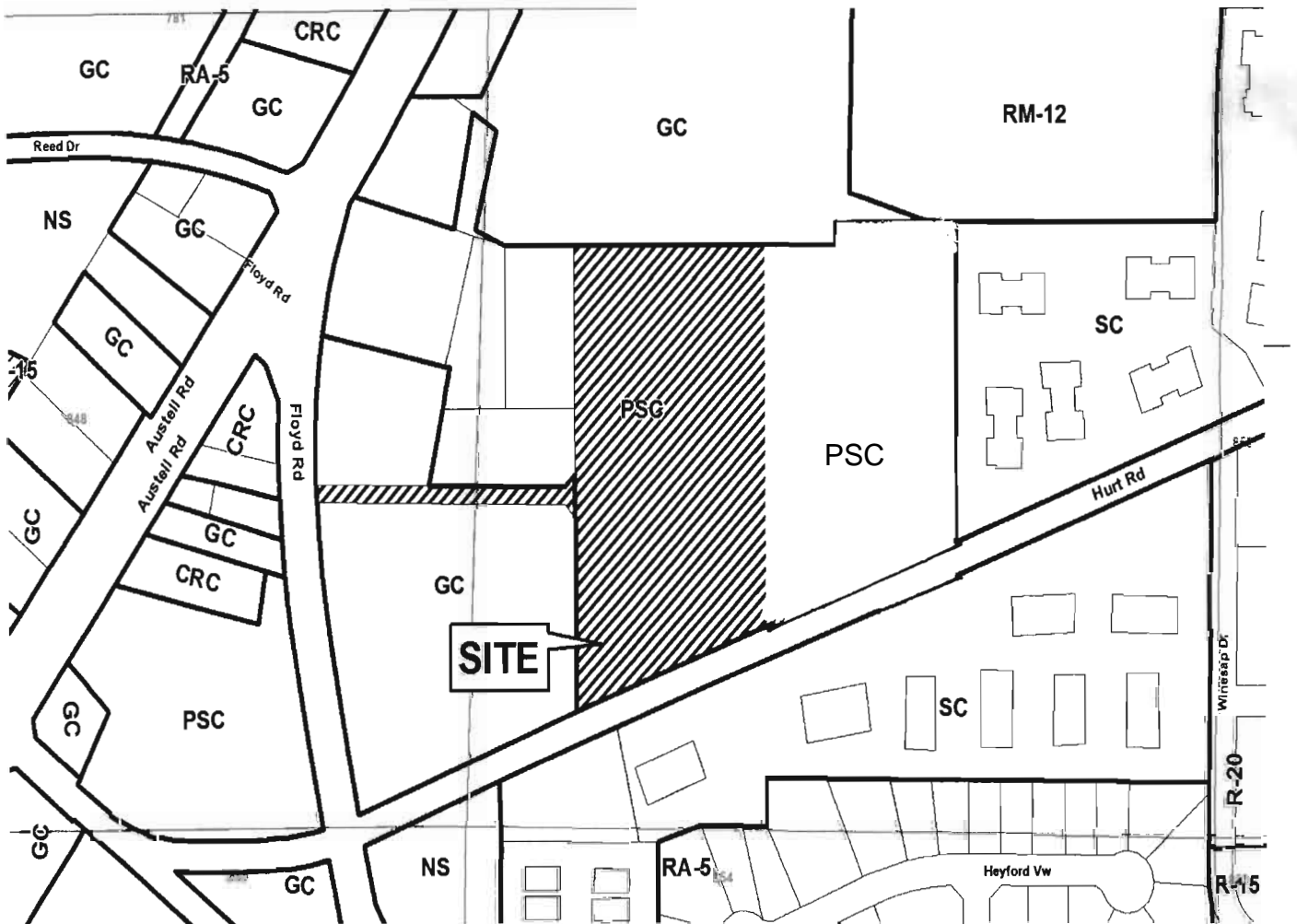
DISTRICT: 19

LAND LOT(S): 484,849

PARCEL(S): 20,38,5,8

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4





Application No. Z-43 (2017)

Hearing Dates: PC - 08/01/2017
BOC - 08/15/2017

Summary of Intent for Rezoning*

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

a) Proposed unit square-footage(s): 1,500 - 2,000, and greater

b) Proposed building architecture: Brick, stone, siding, with accents

c) 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: Not Applicable

c) Proposed hours/days of operation: Not Applicable

d) List all requested variances: Not Applicable

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

None known at this time.

.....
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 to Rezone, or any other portion of the Application for Rezoning, at any time during the rezoning process.**

APPLICANT: Meritage Homes of Georgia, LLC

PHONE #: 678-348-8361 **EMAIL:** tyler.vansant@meritagehomes.com

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER: MULTIPLE TITLEHOLDERS IN ZONING FILE

PROPERTY LOCATION: Southwest intersection of Floyd Road and
Glore Road, northern terminus of Green Valley Road

ACCESS TO PROPERTY: Floyd Road, Glore Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-44

HEARING DATE (PC): 08-01-17

HEARING DATE (BOC): 08-15-17

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5, RA-6, RM-8

PROPOSED USE: Residential Community

SIZE OF TRACT: 47.515 acres

DISTRICT: 17,19

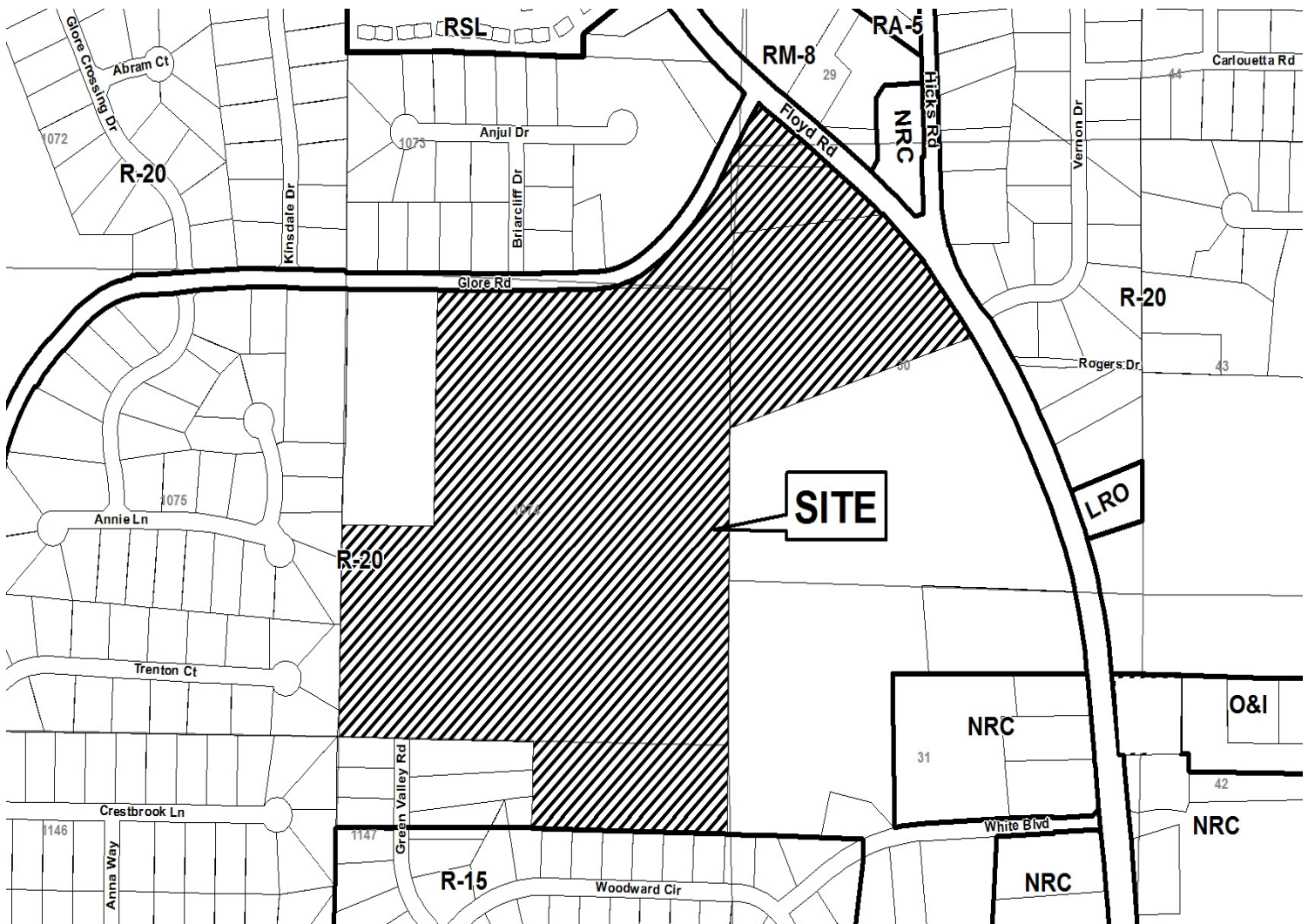
LAND LOT(S): 29,30,1073,1074,1147

PARCEL(S): 21,3,24,1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-44 (2017)
Hearing Dates: PC - 08/01/2017
BOC - 08/15/2017

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): See Attached
- b) Proposed building architecture: _____
- c) List all requested variances: _____

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

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

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

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

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

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: Z- 44 (2017)
Hearing Dates: August 1, 2017
August 15, 2017



Applicant:
Titleholders:

Meritage Homes of Georgia, LLC
D. Victor Lee; Betty James Barnes;
Carla Barnes Snavelly; and 4730 Floyd Road, LLC

Part 1. Residential Rezoning Information

(a) Proposed unit square footage(s):

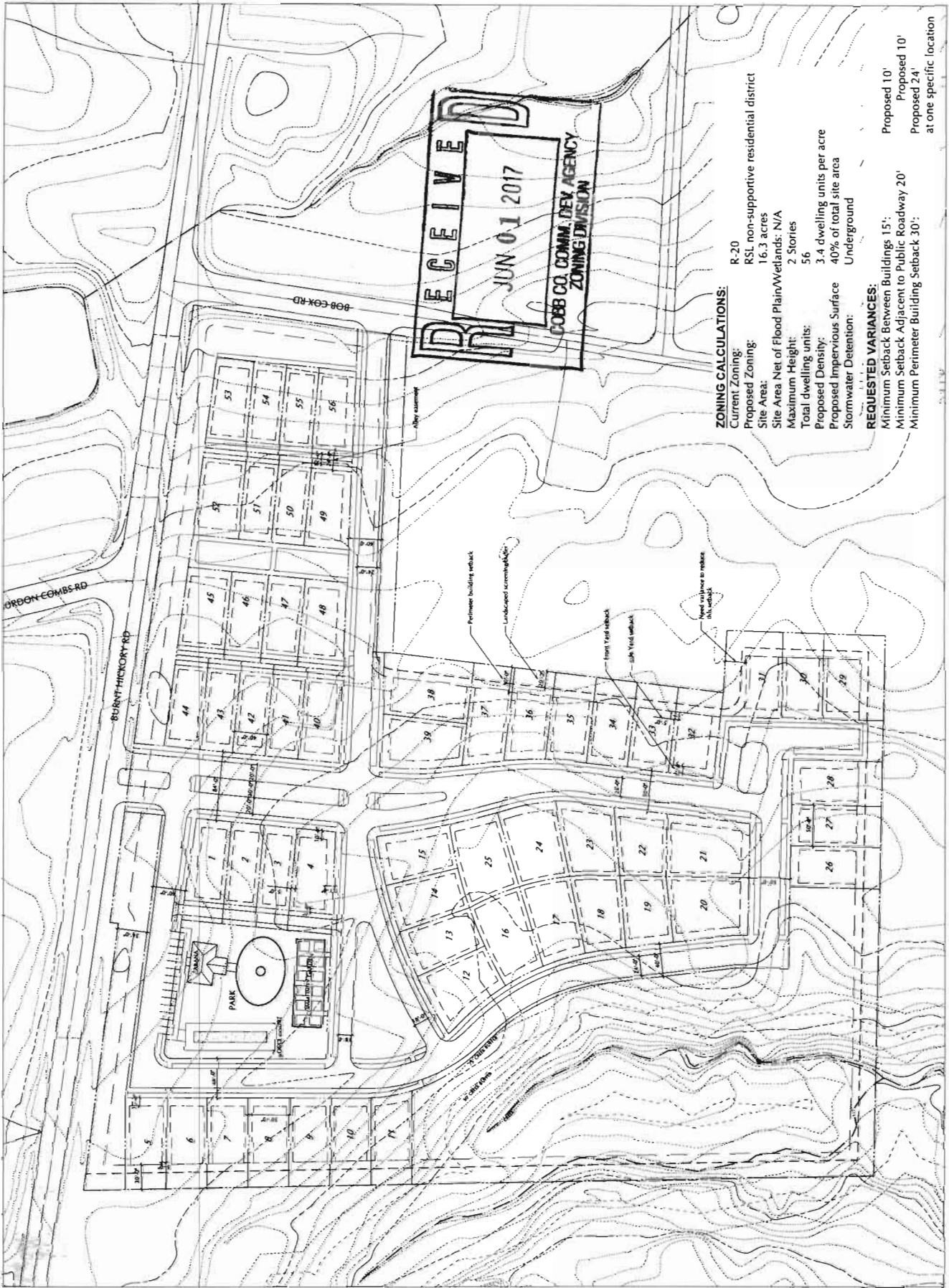
- i) Townhomes – 1,700 – 2,300 square feet, and greater;
- ii) Single-family detached homes – 1,800 – 3,200 square feet, and greater.

(b) Proposed building architecture:

Brick, stone, stacked stone, shake, board and batten, hardi-plank, or combinations thereof, with accent materials.

(c) List all requested variances:

None known at this time.



ZONING CALCULATIONS:

Current Zoning: R-20
 Proposed Zoning: RSL non-supportive residential district
 Site Area: 16.3 acres
 Site Area Net of Flood Plain/Wetlands: N/A
 Maximum Height: 2 Stories
 Total dwelling units: 56
 Proposed Density: 3.4 dwelling units per acre
 Proposed Impervious Surface: 40% of total site area
 Stormwater Detention: Underground

REQUESTED VARIANCES:

Minimum Setback Between Buildings 15'
 Minimum Setback Adjacent to Public Roadway 20'
 Minimum Perimeter Building Setback 30':
 Proposed 10'
 Proposed 10'
 Proposed 24'
 at one specific location

APPLICANT: Traton Homes, LLC

PHONE #: 770-427-9064 **EMAIL:** clif@tratonhomes.com

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER: Estate of Elsie Ewton Kirk

PETITION NO: Z-45

HEARING DATE (PC): 08-01-17

HEARING DATE (BOC): 08-15-17

PRESENT ZONING: R-30, R-20

PROPOSED ZONING: RSL (Non-Supportive)

PROPERTY LOCATION: Southwest intersection of Burnt Hickory Road and Bob Cox Road

(2821 Burnt Hickory Road)

PROPOSED USE: Non-Supportive Residential Senior Living

ACCESS TO PROPERTY: Burnt Hickory Road and Bob Cox Road

SIZE OF TRACT: 16.3 acres

DISTRICT: 20

PHYSICAL CHARACTERISTICS TO SITE: _____

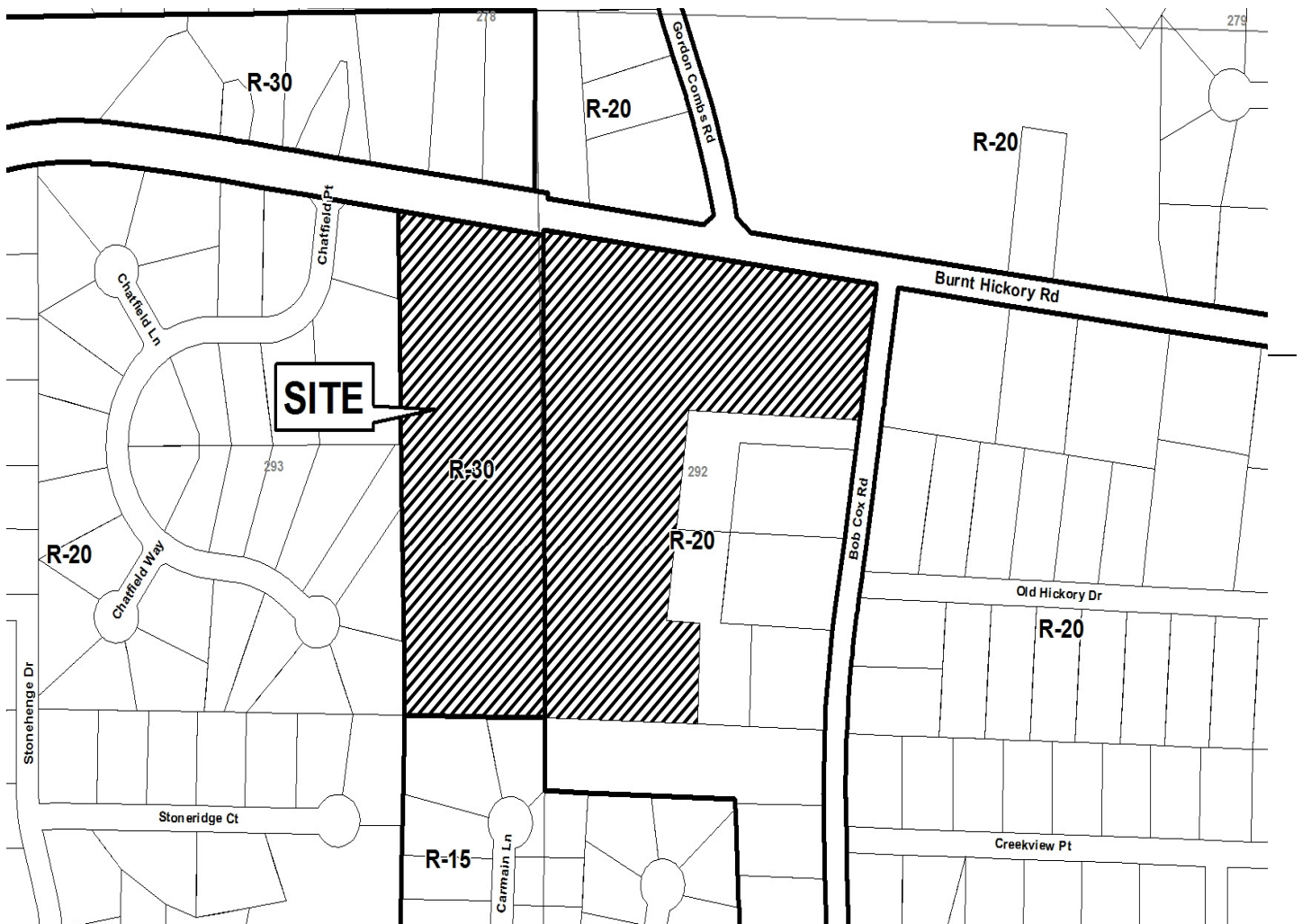
LAND LOT(S): 292,293

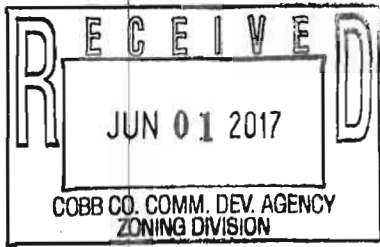
PARCEL(S): 4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-45 (2017)

Hearing Dates: PC: 08/01/2017

BOC: 08/15/2017

Summary of Intent for Rezoning*

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

a) Proposed unit square-footage(s): 1,800 - 2,800 square feet, and greater

b) Proposed building architecture: Traditional/Craftsman

c) List all requested variances: _____

(1) Reduction minimum setback between buildings from 15 feet to 10 feet;

(2) Reduction minimum setback adjacent to public roadway from 20 feet to 10 feet;

(3) Reduction minimum perimeter building setback from 30 feet to 24 feet
(at one specific location as noted on Site Plan).

.....
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.

APPLICANT: CSP Development, LLC

PHONE #: 770-973-5685 **EMAIL:** peter@hbhpartners.com

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER: CSP Development, LLC

PETITION NO: Z-46

HEARING DATE (PC): 08-01-17

HEARING DATE (BOC): 08-15-17

PRESENT ZONING: R-30

PROPOSED ZONING: R-15

PROPERTY LOCATION: West side of Wesley Chapel Road;
south side of Sandy Plains Road, and at the northwest terminus of
Running Fox Drive (4494 Wesley Chapel Road)

PROPOSED USE: Single-Family Residential

ACCESS TO PROPERTY: Wesley Chapel Road

SIZE OF TRACT: 8.92 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

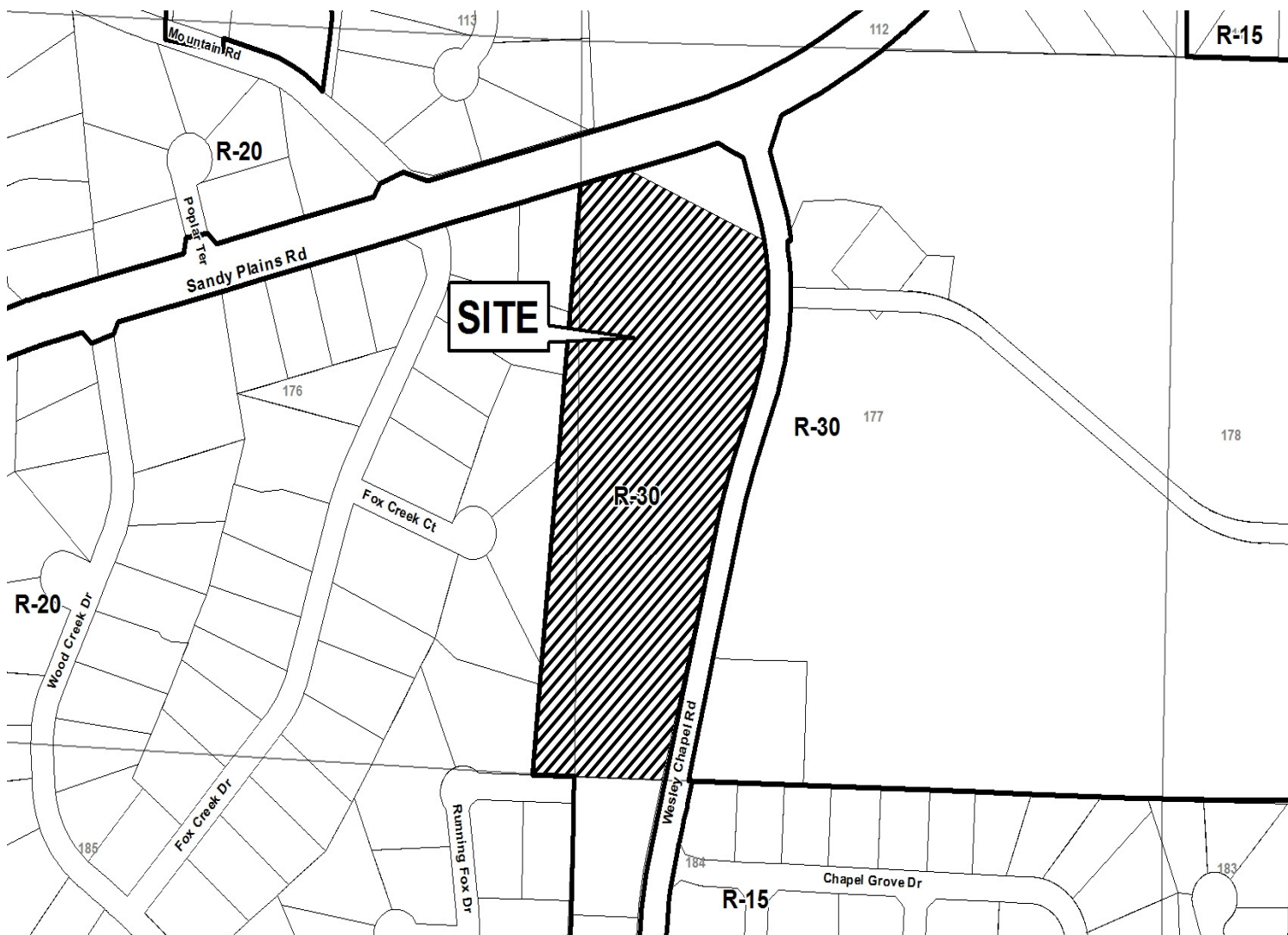
LAND LOT(S): 176,177

PARCEL(S): 4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z- 46 (2017)
Hearing Dates: PC - 08/01/2017
BOC - 08/15/2017

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 3,000 square feet
- b) Proposed building architecture: Traditional/Craftsman
- c) List all requested variances: _____
 (1) Reduce front setback from 35 feet to 25 feet;
 (2) Increase rear setback from 30 feet to forty feet.

.....
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). 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.

OWNER / PURCHASER
BRIAN C. & JEAN J. YOUNG

DATE
04/30/2013

SCALE
1" = 30'

LAND LOT 232
20th DISTRICT
COBB COUNTY, GEORGIA

LOT 21
BLOCK
UNIT

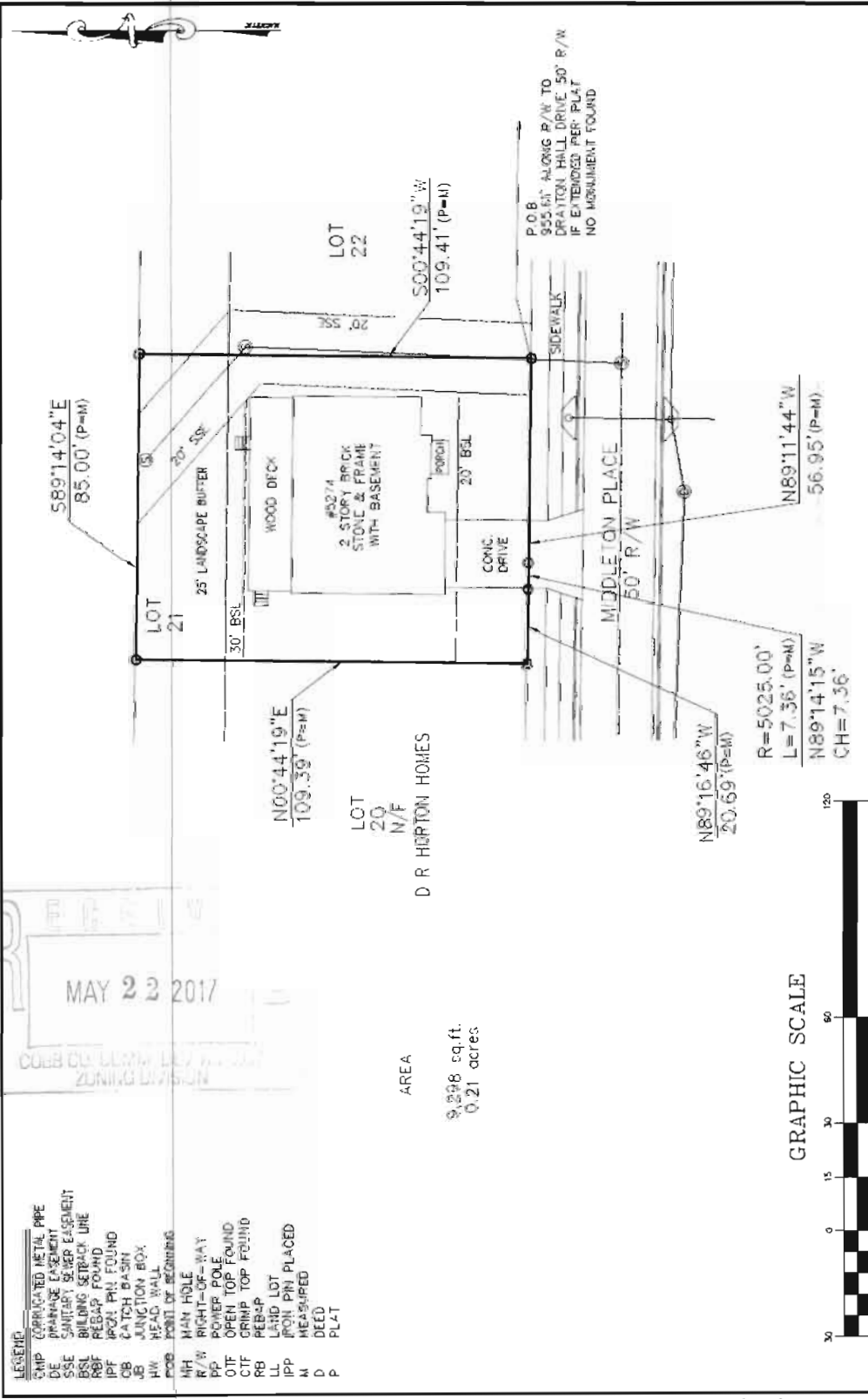
AREA OF LOT: 9,298 sq. ft.

SUBDIVISION
HICKORY PLANTATION

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052



JOB NUMBER: 13-1947



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

PLAT CERTIFICATION NOTICE
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OF WHOM THE LAND HEREON IS PART. THIS PLAT DOES NOT EXTEND TO ANY OTHER PERSONS OR INTERESTS UNLESS SO INDICATED BY THE SURVEYOR'S NAME AND PERSONAL PERSONS OR ENTITY.

IN ANY EVENT, THE PLAT IS A CORRECT REPRESENTATION OF THE LAND AS IT EXISTED AT THE TIME OF THE SURVEY AND WITH THE AVERAGE STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

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

AREA
9,298 sq. ft.
0.21 acres

GRAPHIC SCALE



IF RECORDS IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT AND AVAILABLE FOR RECORDING.

INFORMATION REGARDING THE REPORTED RESERVE, SIZE, QUANTITY AND LOCATION OF EARTH 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 UNLINED AND STRUCTURES MAY BE SHOWN MAY BE ACCURATE. THE ENGINEER, HIS EMPLOYERS, HIS CONSULTANTS, AND/OR HIS AGENTS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. THE SURVEYOR IS NOT RESPONSIBLE FOR THE CONNECTIONS OR SUBSTANCES OF THIS INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET. AN ANGULAR ERROR OF 63 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 1/4" CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLAIN CORRECTION MOVEMENT FOUND WITHIN SCOPE OF THIS PROJECT.

APPLICANT: Brian C. Young

PHONE#: 678-718-7001 **EMAIL:** YoungBrianC@gmail.com

REPRESENTATIVE: Brian C. Young

PHONE#: 678-718-7001 **EMAIL:** YoungBrianC@gmail.com

TITLEHOLDER: Brian C. Young and Jean J. Young

PROPERTY LOCATION: North side of Middleton Place,
northeast of Drayton Hall Drive
(5274 Middleton Place)

ACCESS TO PROPERTY: Middleton Place

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-12

HEARING DATE (PC): 08-01-17

HEARING DATE (BOC): 08-15-17

PRESENT ZONING: RA-5

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPOSED USE: Creating Crafts to be
sold at other locations-not in home

SIZE OF TRACT: 0.21 ac

DISTRICT: 20

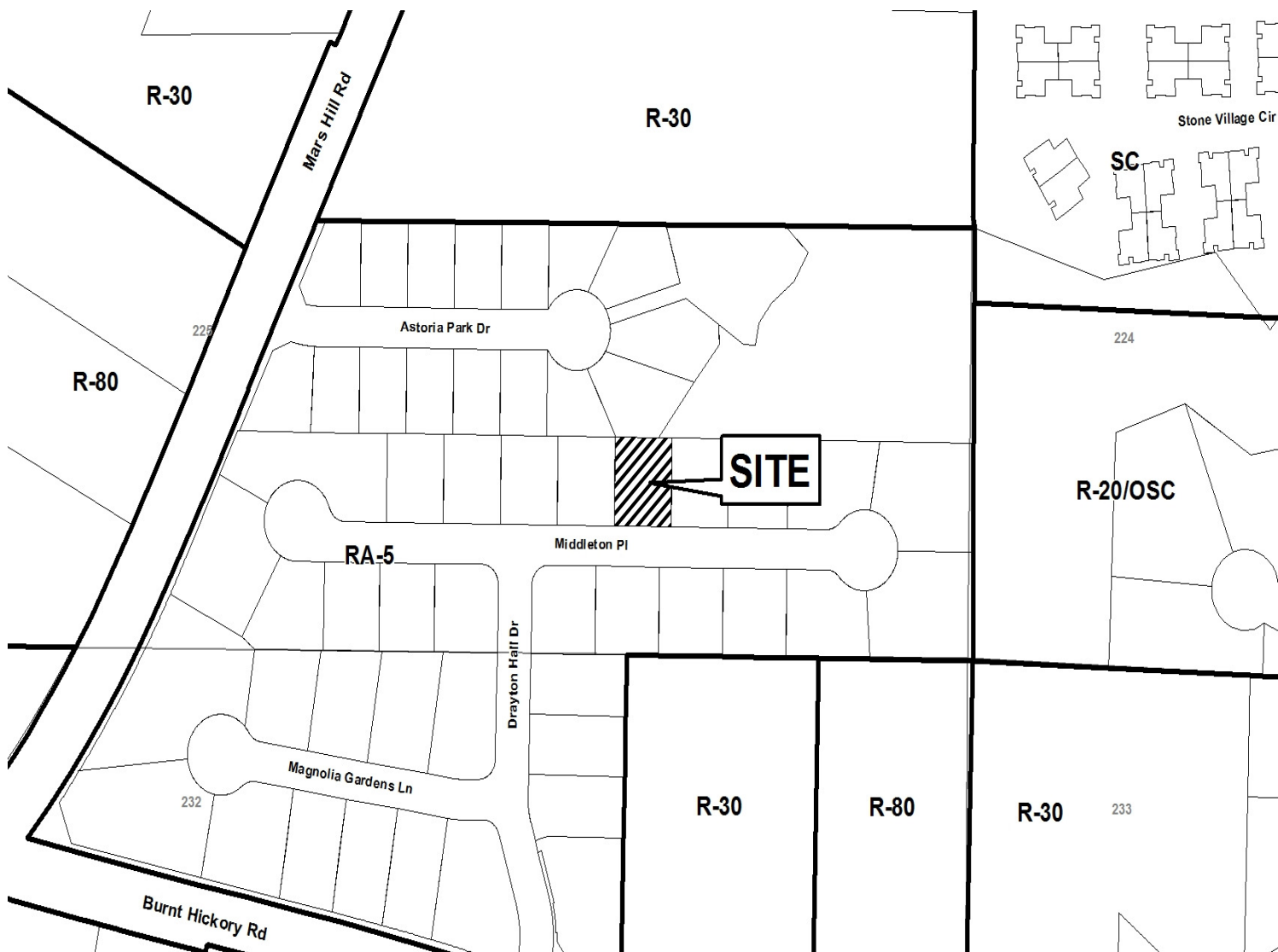
LAND LOT(S): 225

PARCEL(S): 158

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT





Revised October 1, 2009

Application #: LUP-12
PC Hearing Date: 8-1-17
BOC Hearing Date: 8-15-17

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

1. Type of business, or request? Creating crafts to be sold at other locations –not in home (EX: Sold Online)
2. Number of employees? -0-
3. Days of operation? Monday – Friday (making crafts - Not open to public/clients)
4. Hours of operation? 9:00am – 5:00pm (making crafts - Not open to public/clients)
5. Number of clients, customers, or sales persons coming to the house per day? -0- ; Per week? -0-
6. Where do clients, customers and/or employees park?
Driveway: X ; Street: _____ ; Other (Explain): _____
7. Signs? No: X ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): -0-
9. Deliveries? No X ; Yes _____ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
10. Does the applicant live in the house? Yes X ; No _____
11. Any outdoor storage? No 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): _____

Applicant signature: _____

Date: 5/17/2017

Applicant name (printed): Brian C. Young

APPLICANT: Esther J. Kim and Sung Min Brian Ryu

PETITION NO: LUP-13

PHONE#: 770-710-8255 **EMAIL:** briansmryu@gmail.com

HEARING DATE (PC): 08-01-17

REPRESENTATIVE: Sung Min Brian Ryu

HEARING DATE (BOC): 08-15-17

PHONE#: 770-710-8255 **EMAIL:** briansmryu@gmail.com

PRESENT ZONING: R-20

TITLEHOLDER: Esther J. Kim and Sung Min Brian Ryu

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: East side of Wesley Chapel Road,
south of Beacon Street

PROPOSED USE: Seven Chickens

(3746 Wesley Chapel Road)

ACCESS TO PROPERTY: Wesley Chapel Road

SIZE OF TRACT: 0.9774 ac

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

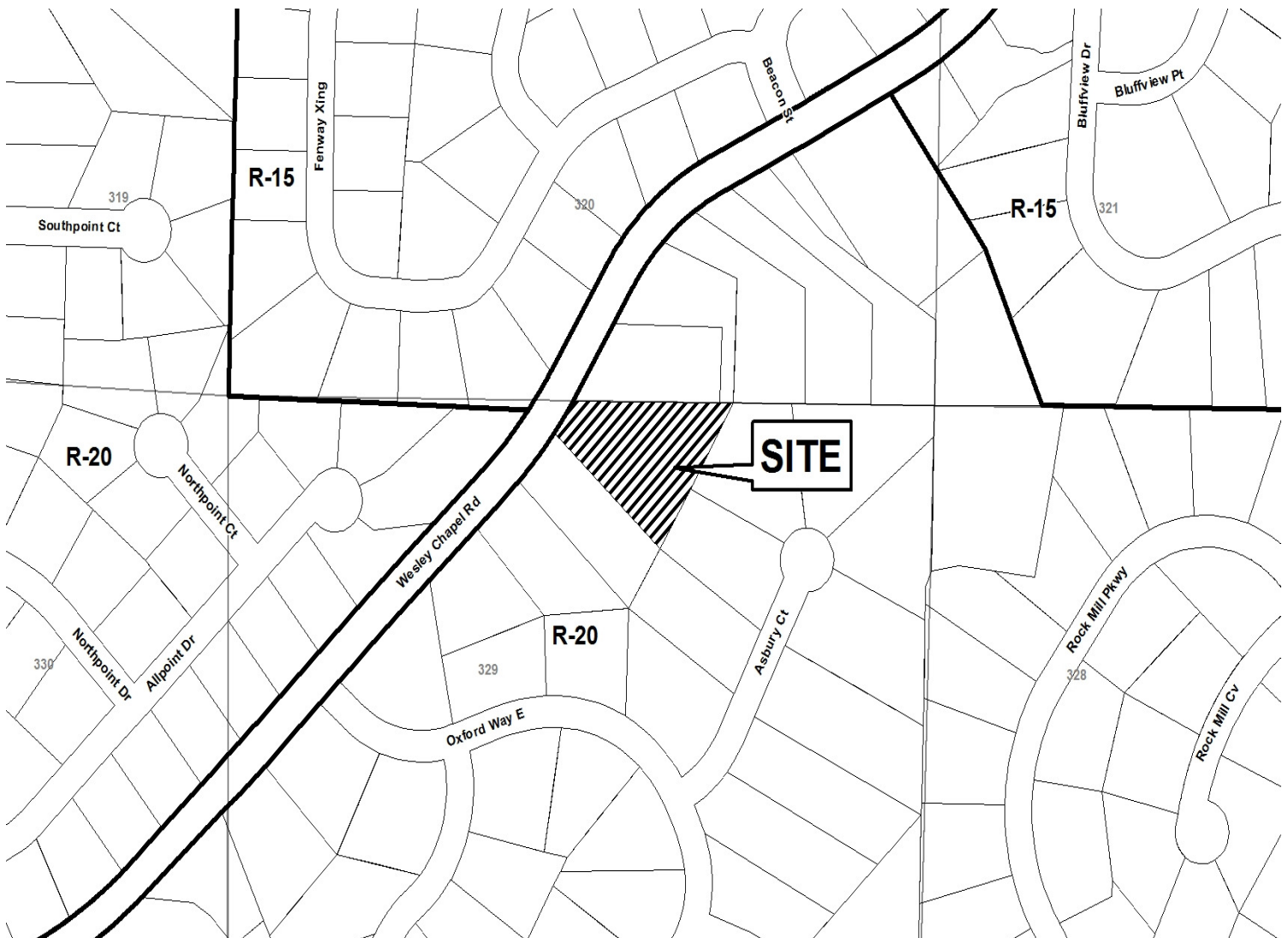
LAND LOT(S): 329

PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LVP-13
PC Hearing Date: 8-1-17
BOC Hearing Date: 8-15-17

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

1. Type of business, or request? N/A
2. Number of employees? N/A
3. Days of operation? N/A
4. Hours of operation? N/A
5. Number of clients, customers, or sales persons coming to the house per day? _____ ; Per week? _____
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): _____
7. Signs? No: _____ ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): _____
9. Deliveries? No _____ ; Yes _____ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) _____
10. Does the applicant live in the house? Yes _____ ; No _____
11. Any outdoor storage? No _____ ; Yes _____ (If yes, please state what is kept outside): _____

12. Length of time requested (24 months maximum): _____
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):



Seven Chickens

Applicant signature: [Signature] Date: 5/25/2017

Applicant name (printed): _____

APPLICANT: Wieslaw Adam Misiec

PETITION NO: LUP-14

PHONE#: 470-514-6717 **EMAIL:** wmisiec@yahoo.com

HEARING DATE (PC): 08-01-17

REPRESENTATIVE: Wieslaw A. Misiec

HEARING DATE (BOC): 08-15-17

PHONE#: 470-514-6717 **EMAIL:** wmisiec@yahoo.com

PRESENT ZONING: R-20

TITLEHOLDER: Wieslaw Adam Misiec

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: Southwest end of West Bridge Place,
west of Stoney Brook Lane

PROPOSED USE: Allowing more unrelated
adults than permitted by code

(2470 West Bridge Place)

ACCESS TO PROPERTY: West Bridge Place

SIZE OF TRACT: 0.6583 ac

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

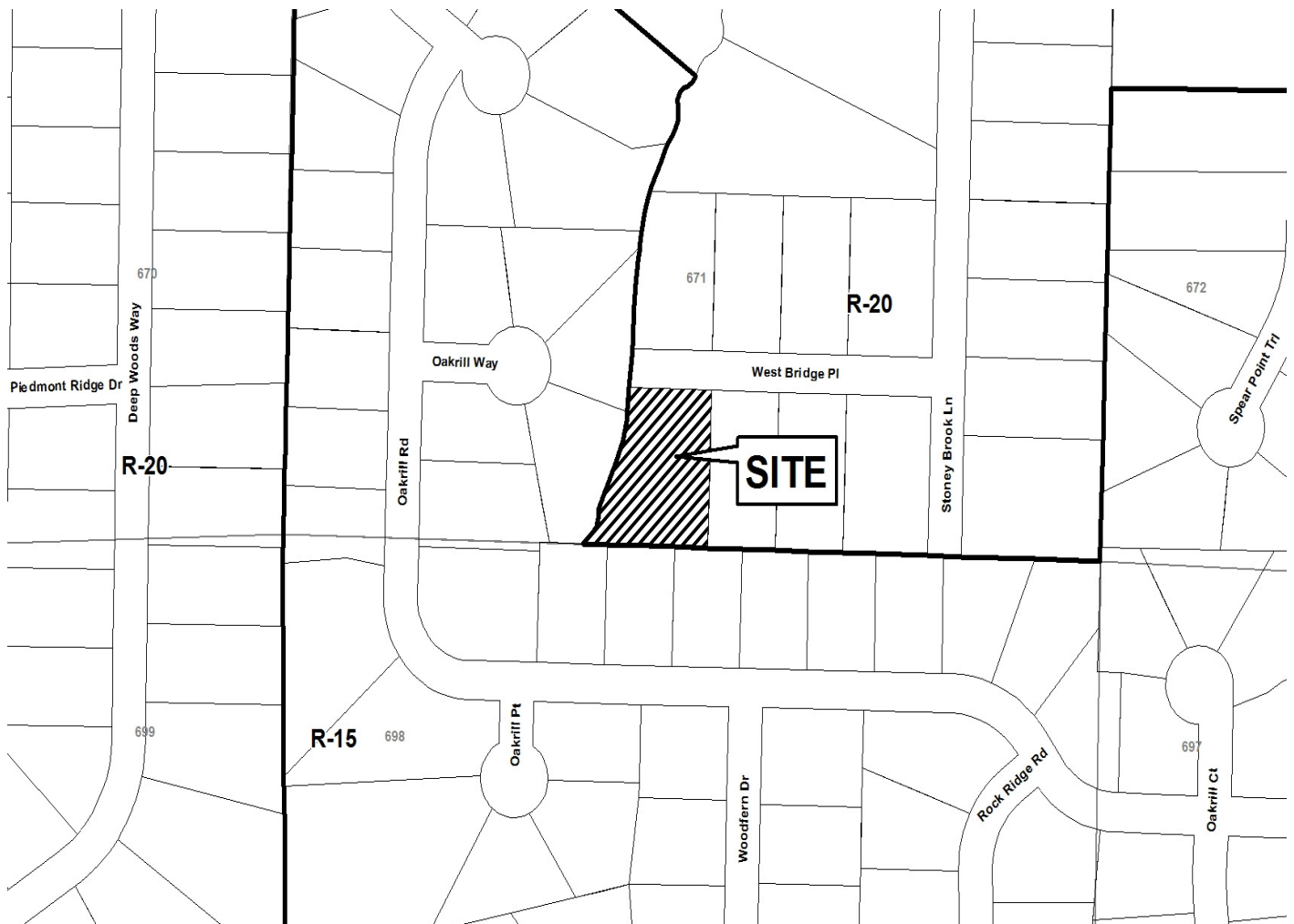
LAND LOT(S): 671

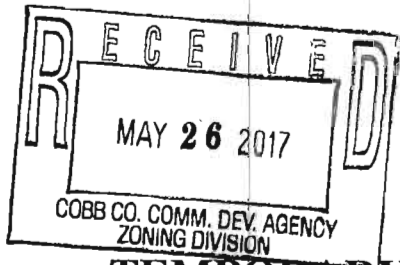
PARCEL(S): 14

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LVP-14
PC Hearing Date: 8-1-17
BOC Hearing Date: 8-15-17

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

1. Number of unrelated adults in the house? 2
2. Number of related adults in the house? 2
3. Number of vehicles at the house? 4
4. Where do the residents park?
Driveway: 2 ; Street: no ; Garage: 2
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): yes
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: Misiba Date: _____

Applicant name (printed): WIESLAW ADAM MISIEO

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 4,675 sq ft

Number of related adults proposed: 2 Number permitted by code: 11

Number of unrelated adults proposed: 2 Number permitted by code: 1

Number of vehicles proposed: 4 Number permitted by code: 11

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

Cobb County Georgia Online Mapping

LUP-15
(2017)



Map Notes:



1: 2,400

This map is a user generated static output from an internet mapping site and is for reference only. Data may be out of date, incomplete, or otherwise not accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

400.0 Feet



0 200.00 400.00

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Cobb County Georgia

APPLICANT: Philip Ivester

PHONE#: 678-596-2363 **EMAIL:** pivester@gmail.com

REPRESENTATIVE: Philip L. Ivester

PHONE#: 678-596-2363 **EMAIL:** pivester@gmail.com

TITLEHOLDER: Phillip L. Ivester

PROPERTY LOCATION: Southeast side of Concord Road,
northeast of East-West Connector

(86 Concord Road)

ACCESS TO PROPERTY: Concord Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-15

HEARING DATE (PC): 08-01-17

HEARING DATE (BOC): 08-15-17

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Construction Hardship
(use of R.V. during fire-damage repairs)

SIZE OF TRACT: 10.5 ac

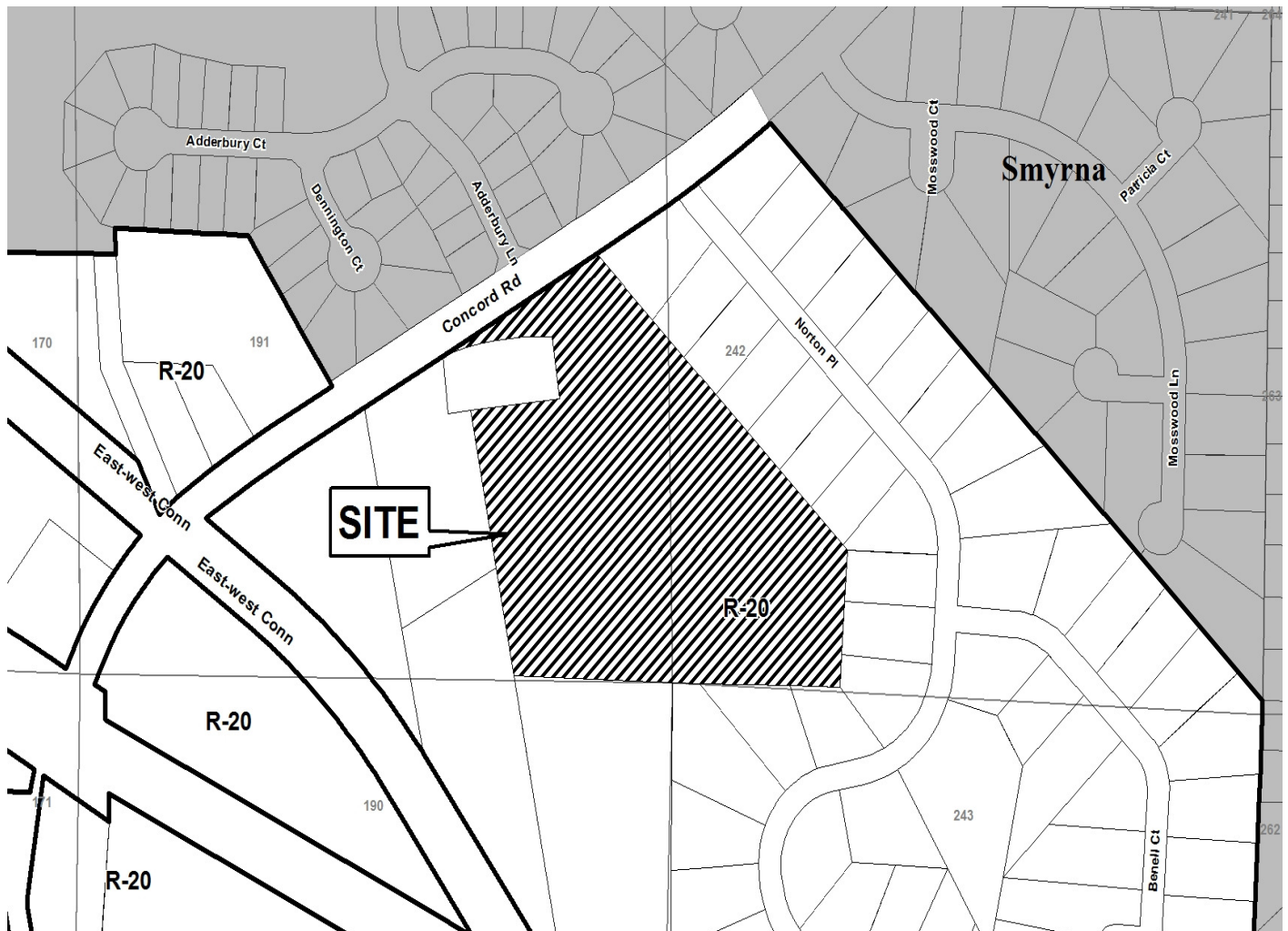
DISTRICT: 17

LAND LOT(S): 191,242

PARCEL(S): 10

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



LUP-15 (2017)
Applicant's Letter with Attachments



From: Philip Ivester [pivester@hisolutions.net]
Sent: Wednesday, May 31, 2017 8:11 AM
To: Cupid, Lisa
Subject: Emergency Hardship Request with zoning

Lisa Cupid,
My name is Philip Ivester, and I live in the Concord Covered Bridge Historic District in one of the historic properties, the Ruff House. (Thank you for your recent help in approving funding for needed repairs to our

covered bridge). We have a small farm on about 10 acres, with several sheep, goats, chickens, peacocks, 5 cats and a dog.

Over Memorial Day weekend, our dryer caught fire and burned out our kitchen and the room above before the fire department extinguished the fire. The fire department folks were absolutely wonderful and saved our cats from the fire. My wife is fine, and I had only minor burns, nothing serious.

We are thankful for our lives and are now beginning the rebuilding process with the insurance company. Because of the farm animals, and the quantity of cats we have, temporary housing is a problem. We have daily responsibilities, morning and evening, with the farm animals on our property, plus the 5 cats and a dog. We really need to be on the property in temporary housing for the next two or three months of the rebuild.

Our insurance company has approved a 36 foot portable housing unit (RV) that would be perfect for temporary housing in our back yard. Power and water are available, and we would be able to maintain and keep an eye on the farm animals. I have attached photos, it is a brand-new 2017 model, up to code with all the modern conveniences. It would not be a nuisance to anyone. Because we are on 10 acres, you cannot even see any of our neighbors because of the trees.

The insurance folks called Cobb County to see if any permitting would be needed before installing the RV on the property. The zoning division told them that they would need a Temporary Land Use Permit Application, which must be submitted for public hearing before the Board, like a 60 day process. We cannot wait that long to be situated during the construction process. We are currently in a LaQuinta on Powers Ferry Road with several cats and dogs, 15 minutes away from the house, which is an untenable situation. The insurance company said that they cannot proceed without someone from the zoning division or the board telling them they could.

I talked to the Zoning Division yesterday, and they said they could not make an exception, that the Commissioners had to approve this request.

Could you please help us? Is there anyway that the temporary land use permit requirement could be waived in our special case? Or could it be approved quickly outside of normal channels? Or could you tell the zoning division (John Pederson?) to not require a land use permit for this particular case. Or could you just tell my insurance people to proceed without requiring a permit? Or is there any other way out of this "red tape"? Evidently you have this kind of authority, which could really help out our situation.

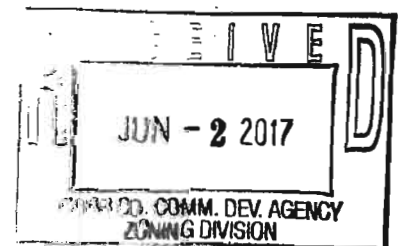
As I understand it, the public hearing process is there to insure that the public does not have an issue with the temporary RV during construction. But in our special case on 10 acres, we have no neighbors who would be affected by this RV, or who would be complaining about it. This is not a potential public nuisance at all. It seems an unnecessary step right?

I have attached a few photos of the property, the animals, and the RV that the insurance company approved.

Please consider our case and let me know what you think we could do. You are welcome to call or email me anytime ([678-596-2363](tel:678-596-2363)).

Thanks for your consideration,

Philip Ivester
86 Concord Road, Smyrna, GA
pivester@hisolutions.net
cell: [678-596-2363](tel:678-596-2363)



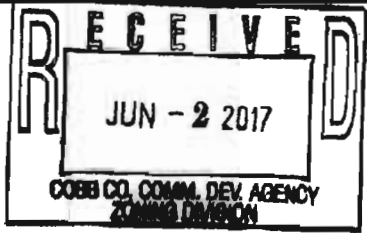


----- Forwarded message -----

From: Kerry Robertson <Kerry.Robertson@homelinkcorp.com>

Date: Tue, May 30, 2017 at 2:00 PM
Subject: Photos and Floorplan for 36' unit
To: "pivester@gmail.com" <pivester@gmail.com>

LUP-15 (2017) Applicant's Letter
with Attachments



Hello Philip,

Here is the information on the Travel Trailer through Homelink/1st Choice Living.

2017 Wildwood Travel Trailer. Runs on 220/50 amp RV Plug. Hook up to standard water hose. Mounted holding tank for grey water/waste. 2 Mounted 20 gallon propane tanks.

Zoned for Category 3 Hurricane Winds.

Blocked/Leveled/Tied Down

Renting for Temporary Housing Purposes only. 3 month increments.

Kerry E. Robertson
Homelink Corporation
1141 E. Main Street, Ste 206
East Dundee, IL 60118
(866)731-9700 toll free
(847)519-4500 ph

(847)450-4648 after hours
(847)519-4501 fax
www.homelinkcorp.com





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JUN - 2 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



DSC02916.JPG

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JUN - 2 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

