

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: November 7, 2017

Board of Commissioners Hearing Date: November 21, 2017

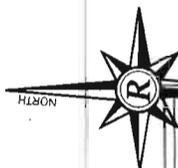
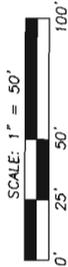
Date Distributed/Mailed Out: September 19, 2017

STAFF COMMENTS DUE DATE: October 6, 2017

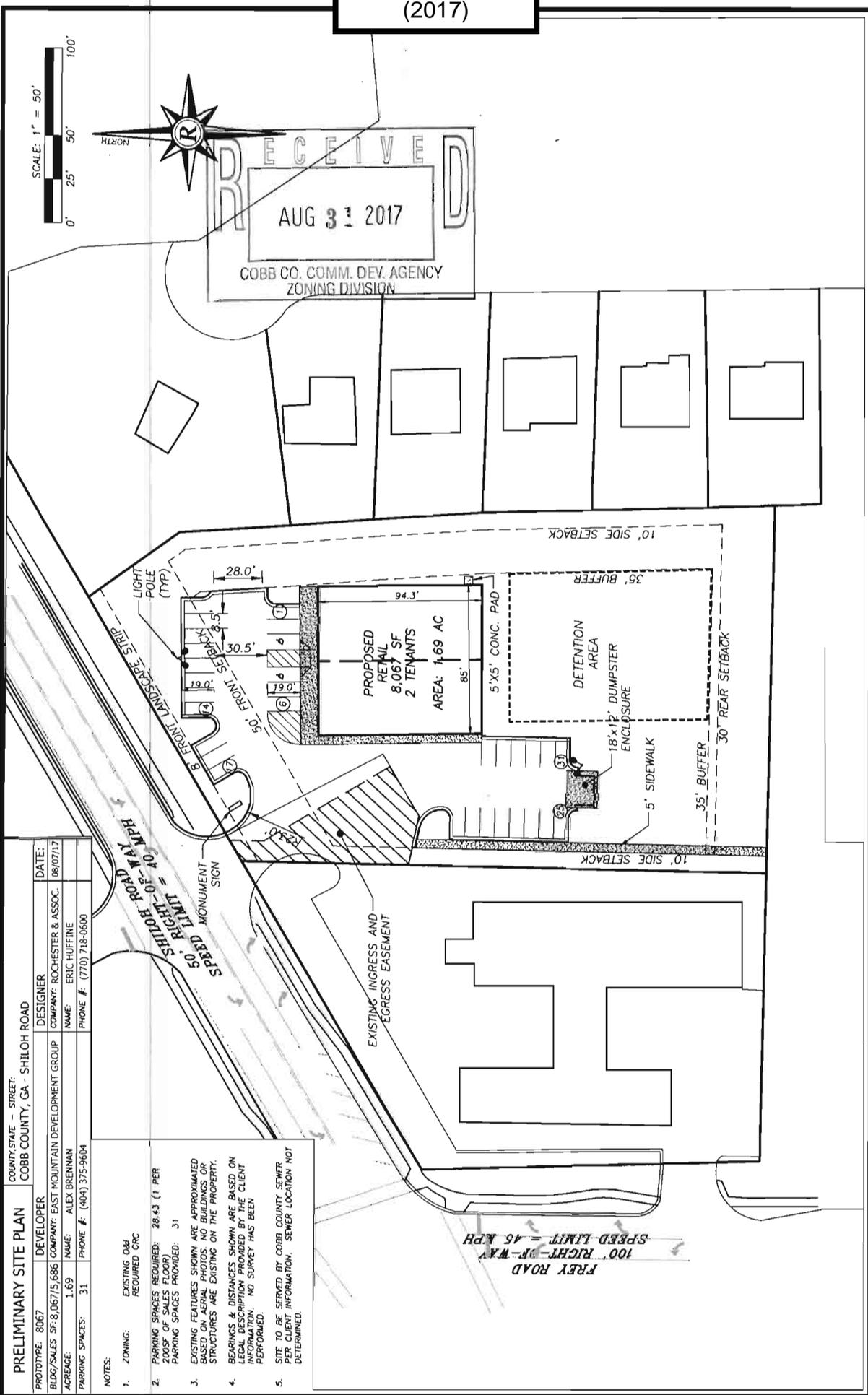


Cobb County... Expect the Best!

Z-67
(2017)



RECEIVED
AUG 31 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



PRELIMINARY SITE PLAN		COUNTY/STATE - STREET: COBB COUNTY, GA - SHILOH ROAD	
PROJECT#: 8067	DESIGNER	DATE:	
BLDG./SALES SF: 8,067/5,686	COMPANY: ROCHESTER & ASSOC.	DATE:	08/07/17
ACREAGE: 1.69	NAME: ALEX BRENNAN		
PARKING SPACES: 31	PHONE #: (404) 375-9604		

- NOTES:
1. ZONING: EXISTING O&I REQUIRED CRC
 2. PARKING SPACES REQUIRED: 28.43 (1 PER 200SF OF SALES FLOOR) PARKING SPACES PROVIDED: 31
 3. EXISTING FEATURES SHOWN ARE APPROXIMATED BASED ON AERIAL PHOTOS. NO BUILDINGS OR STRUCTURES ARE EXISTING ON THE PROPERTY.
 4. BEARINGS & DISTANCES SHOWN ARE BASED ON LEGAL DESCRIPTION PROVIDED BY THE CLIENT INFORMATION. NO SURVEY HAS BEEN PERFORMED.
 5. SITE TO BE SERVED BY COBB COUNTY SEWER PER CLIENT INFORMATION. SEWER LOCATION NOT DETERMINED.

APPLICANT: East Mountain Development Group

PETITION NO: Z-67

PHONE #: (404) 375-9604 **EMAIL:** alex@eastmountaindevelopment.com

HEARING DATE (PC): 11-07-17

REPRESENTATIVE: Alex Brennan

HEARING DATE (BOC): 11-21-17

PHONE #: (404) 375-9604 **EMAIL:** alex@eastmountaindevelopment.com

PRESENT ZONING: O&I

TITLEHOLDER: United Church Homes, Inc.

PROPOSED ZONING: CRC

PROPERTY LOCATION: South side of Shiloh Road, east of Frey Road

PROPOSED USE: Retail

ACCESS TO PROPERTY: Shiloh Road

SIZE OF TRACT: 1.69 ac

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 20

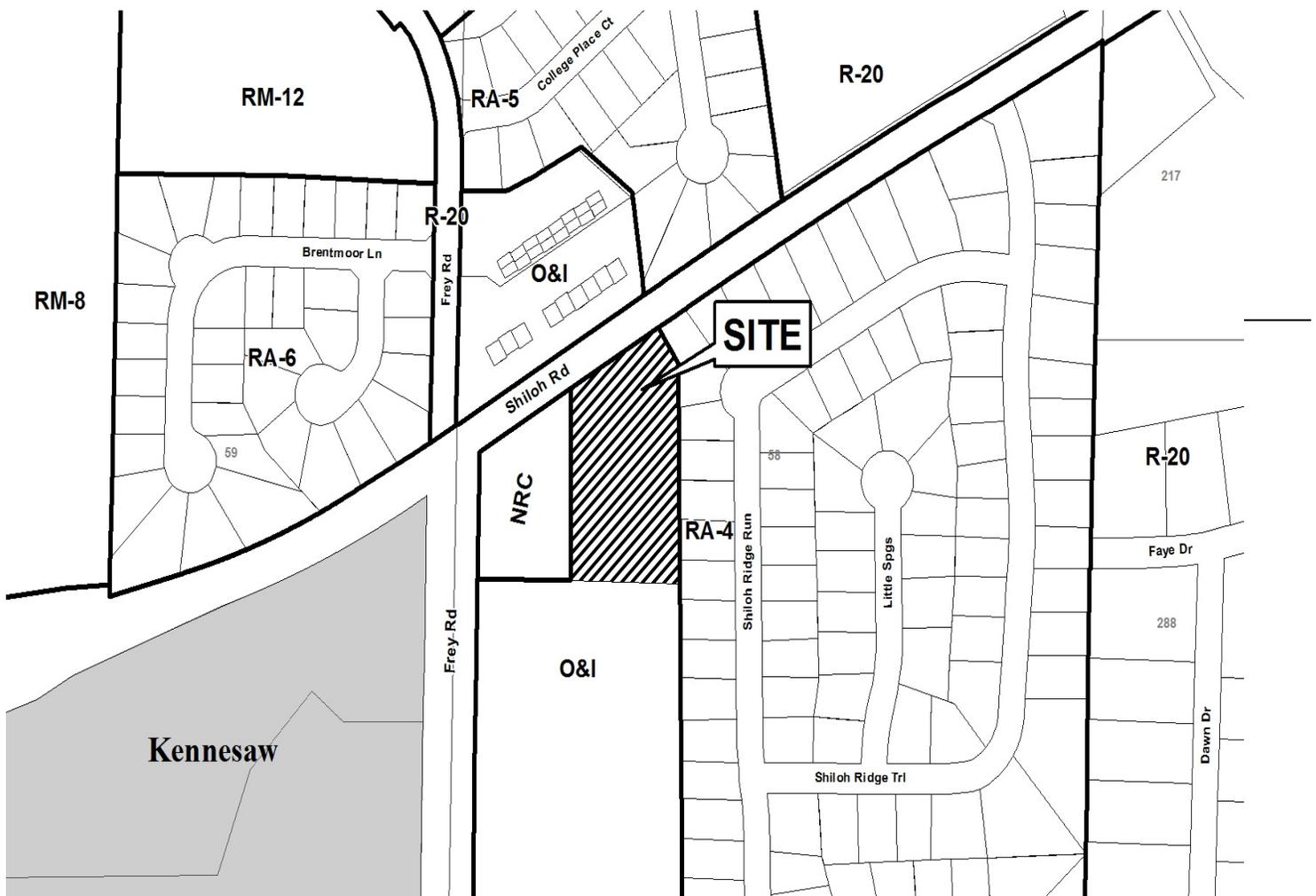
LAND LOT(S): 58

PARCEL(S): 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-67

Nov. 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) List all requested variances: _____

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

- a) Proposed use(s): 8,067 square foot retail building
- b) Proposed building architecture: Will comply with Cobb County Architectural Code. To include 4 sided brick, 4 sided parapets, glass storefront windows on front and sides, brick knee wall, columned reveals and awnings over the windows & doors. See enclosed rendering.
- c) Proposed hours/days of operation: _____
Open 7 days per week. 8am – 10pm.
- d) List all requested variances: None

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

The owner of the subject land, UCH Homes, also owns the senior living apartments along the southern property line. In an effort to promote inter-parcel connectivity and to create an “amenity” for their tenants they have requested the applicant to provide sidewalk access to their property from the subject property so their tenants can utilize access to the proposed retail without having to get in a vehicle.

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

APPLICANT: EAH Acquisitions, L.L.C.

PHONE #: (770) 541-5250 **EMAIL:** k.rhino@eahomes.com

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER: Estate of Dorothy Henrietta Wigley

PETITION NO: Z-69

HEARING DATE (PC): 11-07-17

HEARING DATE (BOC): 11-21-17

PRESENT ZONING: R-30, R-15

PROPOSED ZONING: R-15/OSC

PROPERTY LOCATION: West side of Wigley Road, south side of Jamerson Road, and the northwestern corner of Wigley Road and Jims Road

PROPOSED USE: Single-family Residential Subdivision

ACCESS TO PROPERTY: Wigley Road, Jamerson Road, and

Jims Road

SIZE OF TRACT: 12.29 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

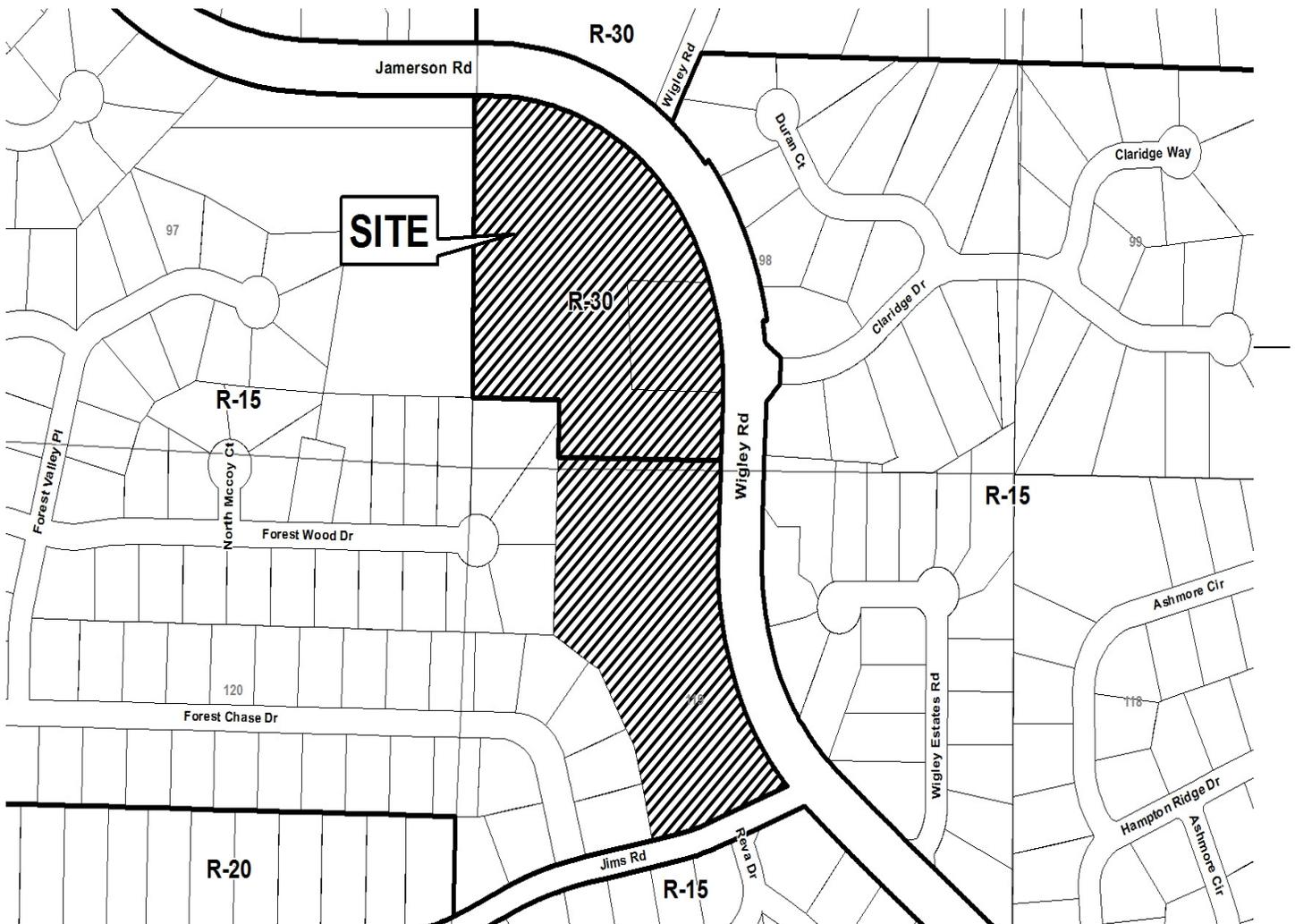
LAND LOT(S): 98,119

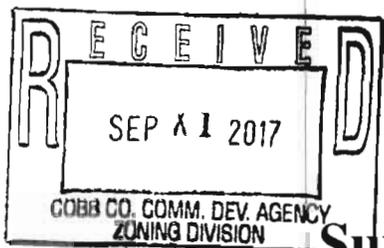
PARCEL(S): 2,3,4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-69 (2017)

Hearing Dates: PC: 11/07/2017
BOC: 11/21/2017

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): Minimum 2,500 square feet, and greater
- b) Proposed building architecture: Traditional, with exteriors comprised of brick, stone, cedar shake, hardi siding, board and batten, and combinations thereof
- 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)

.....
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.

APPLICANT: Joe A. McHarg

PHONE #: (770) 953-2186 EMAIL: jmcharg@hotmail.com

REPRESENTATIVE: Joe A. McHarg

PHONE #: (770) 953-2186 EMAIL: jmcharg@hotmail.com

TITLEHOLDER: B&M Equities, LLC

PETITION NO: Z-70

HEARING DATE (PC): 11-07-17

HEARING DATE (BOC): 11-21-17

PRESENT ZONING: RM-8

PROPOSED ZONING: RD

PROPERTY LOCATION: Southwest corner of Smyrna-Powder Springs Road and Vineyard Way

PROPOSED USE: Townhomes

ACCESS TO PROPERTY: Vineyard Way

SIZE OF TRACT: 1.274 acres

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 17

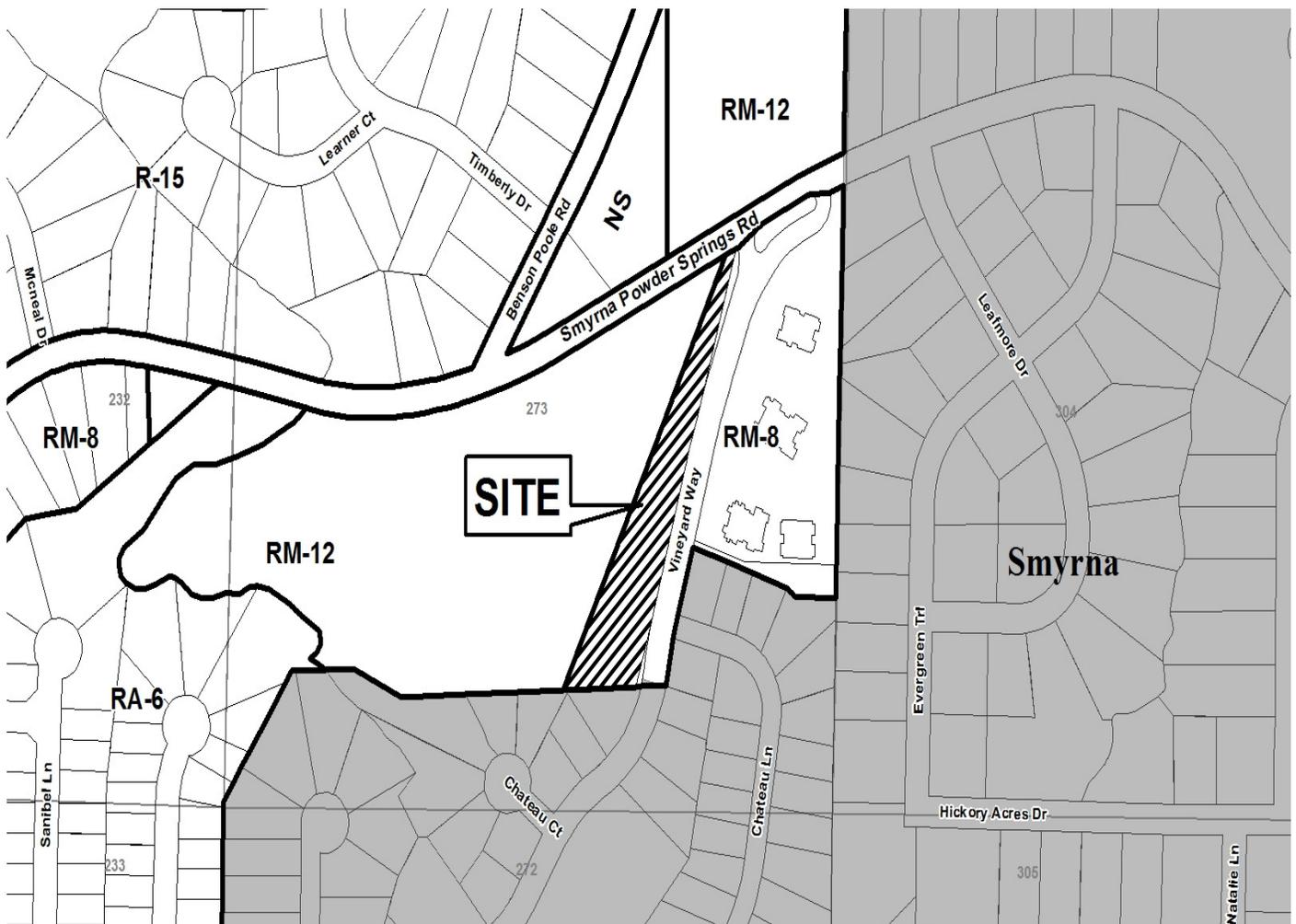
LAND LOT(S): 273

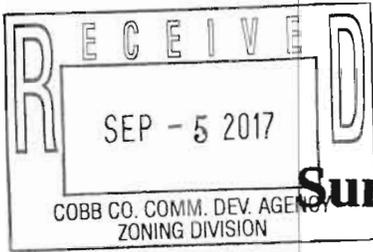
PARCEL(S): 2

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-70

Nov. 2017

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s) 1800-2000
- b) Proposed building architecture: traditional townhouse design
- c) List all requested variances: _____

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

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

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

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

APPLICANT: Loyd Development Services

PHONE #: (770) 868-7591 **EMAIL:** john@loyddevelopment.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Early Wendell Wood and Maudina J. Wood

(a/k/a M. Ashley Wood)

PROPERTY LOCATION: East, west and south and north sides of

Hilltop Drive and Hilltop Circle, southeast of Kelly Drive, and south

side of Suholdon Circle

ACCESS TO PROPERTY: Hilltop Drive, to be relocated Hilltop

Circle

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-71

HEARING DATE (PC): 11-07-17

HEARING DATE (BOC): 11-21-17

PRESENT ZONING: O&I, R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Single-family Subdivision

SIZE OF TRACT: 13.15 acres

DISTRICT: 16

LAND LOT(S): 443,494

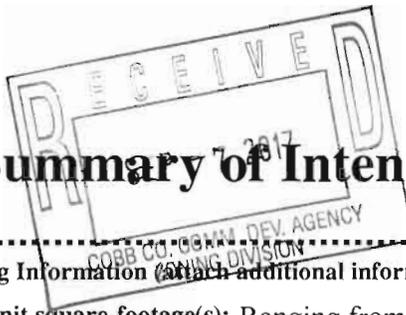
PARCEL(S): Numerous Parcels in Zoning File

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z- 71

PC: 11-07-2017
BOC: 11-21-2017

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 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 denominated as LDR but has direct contiguity to a Community Activity Center ("CAC").
Moreover, that portion of the subject property zoned OI is within a Neighborhood Activity Center ("NAC")
and will make it a transitional/step-down tract on the County's Future Land Use 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 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.

APPLICANT: Loyd Development Services

PHONE #: (770) 868-7591 **EMAIL:** john@loyddevelopment.com

REPRESENTATIVE: John Loyd

PHONE #: (770) 868-7591 **EMAIL:** john@loyddevelopment.com

TITLEHOLDER: Loyd Development Services, LLC

PROPERTY LOCATION: South side of Lee Waters Road, south of
Jamerson Road

(4550 Lee Waters Road)

ACCESS TO PROPERTY: Lee Waters Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-72

HEARING DATE (PC): 11-07-17

HEARING DATE (BOC): 11-21-17

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Single-family Residential

SIZE OF TRACT: 0.5 acres

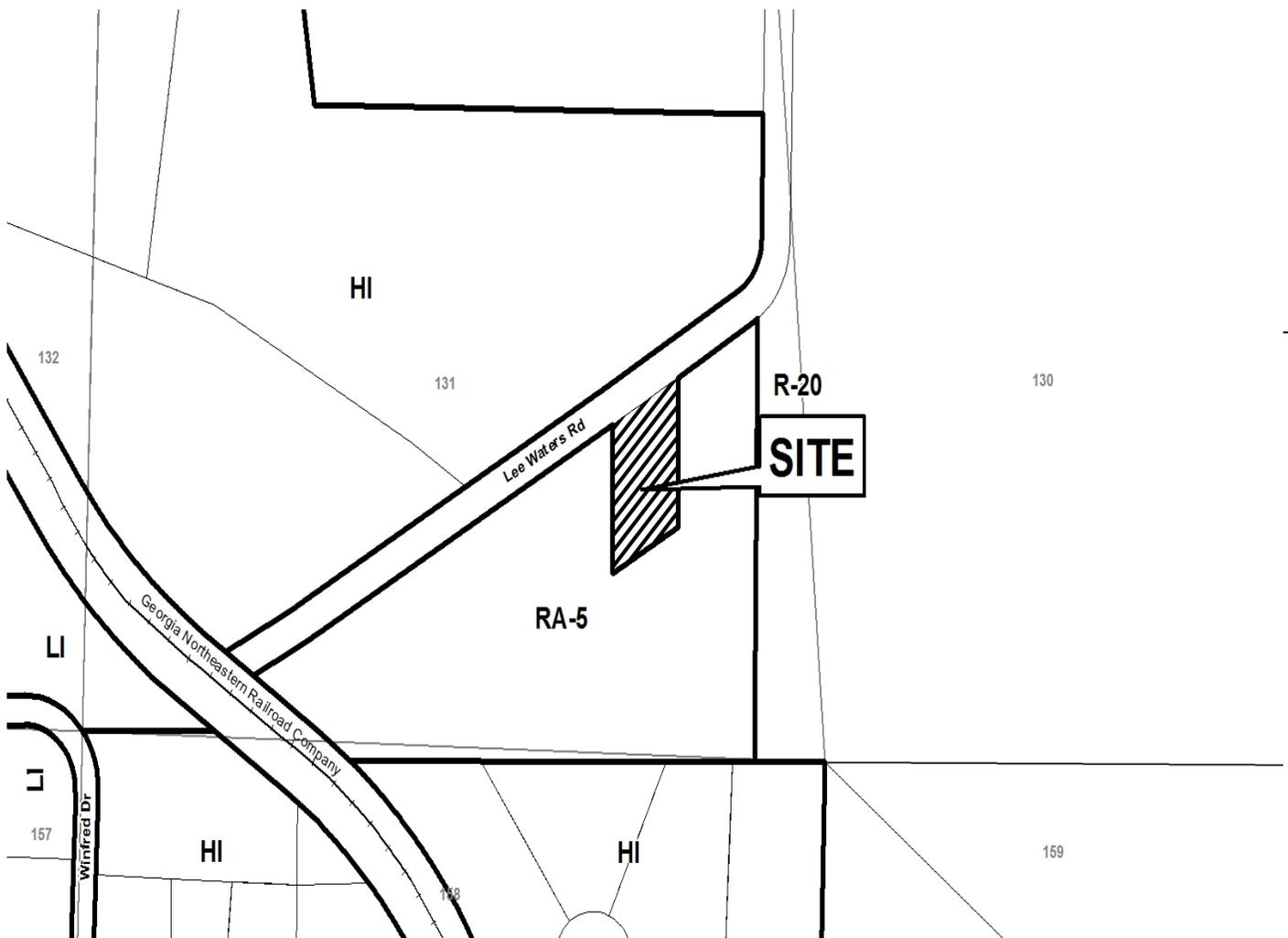
DISTRICT: 16

LAND LOT(S): 131

PARCEL(S): 4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application No. 2-72

Nov. 2017

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1,800 sqft minimum
- b) Proposed building architecture: Traditional, mixed materials
- c) List all requested variances: _____

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

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

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

Requested rezoning to RA-5 for the subdiviion of one .5 acre lot into two single family residential lots, and the addition of +/- 2,200 sqft to the lots within the adjacent subdivision, Logan Park.

.....
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



UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE. DIMENSIONS TO FACE SHALL BE USED FOR CONSTRUCTION OF THE PROJECT.

drawing information
Drawn by:
TSW

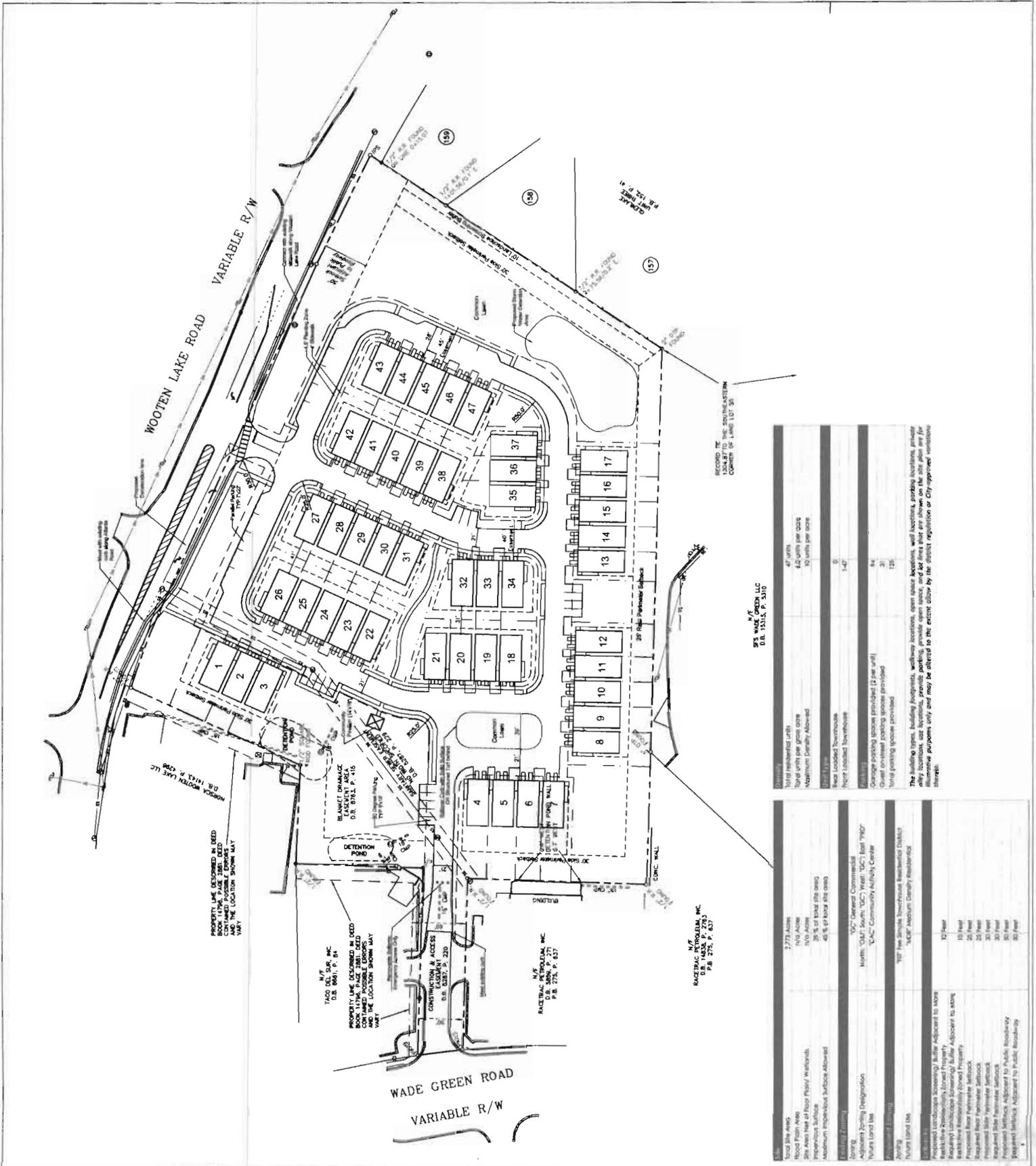
Checked by:
Adam Williamson
License No. LA 001359



project title
**Wooten Lake
Site Plan**

Venture
Homes

drawing date
09.05.2017



N/E
RACETRAC PROBLEMA, INC.
D.B. 1453X, P. 273
P.B. 275, P. 437

N/E
RACETRAC PROBLEMA, INC.
D.B. 1453X, P. 273
P.B. 275, P. 437

N/E
RACETRAC PROBLEMA, INC.
D.B. 1453X, P. 273
P.B. 275, P. 437

N/E
RACETRAC PROBLEMA, INC.
D.B. 1453X, P. 273
P.B. 275, P. 437

Item	Quantity
Total Residential Units	47 Units
Total Units per Gross Acre	45 Units per Acre
Maximum Density Allowed	10 Units per Acre
Lot Type	10' x 10'
Net Loaded Townhouse	6
Net Loaded Townhome	1-47
Garage Parking Spaces Provided (1 per unit)	84
Other potential parking spaces provided	31
Total parking spaces provided	125

Item	Quantity
2.775 Acres	
1760 Acres	
170 Acres	
45.5% of total site area	
"GC" General Commercial	
North "GC" South "GC" West "GC" East "GC"	
"CAC" Community Activity Center	
"MDF" Medium Density Residential	
10' Setback	
10' Height	
20' Height	
30' Height	

The building type, building footprint, setbacks, open space locations, wall locations, parking locations, signage, and other features, including landscaping, shall be as shown on the site plan and shall conform to the applicable zoning ordinance and any other applicable regulations. The building type, building footprint, setbacks, open space locations, wall locations, parking locations, signage, and other features, including landscaping, shall be as shown on the site plan and shall conform to the applicable zoning ordinance and any other applicable regulations.

APPLICANT: Venture Homes, Inc.

PHONE #: (678) 996-6598 **EMAIL:** joia@venturehomes.com

REPRESENTATIVE: Sean G. Randall

PHONE #: (678) 996-6593 **EMAIL:** seanr@venturehomes.com

TITLEHOLDER: Bill Jones Holding, LLC

PETITION NO: Z-73

HEARING DATE (PC): 11-07-17

HEARING DATE (BOC): 11-21-17

PRESENT ZONING: GC

PROPOSED ZONING: FST

PROPOSED USE: Townhomes

PROPERTY LOCATION: Southwest side of Wooten Lake Road, and on the east side of Wade Green Road
(1401 Wooten Lake Road)

ACCESS TO PROPERTY: Wooten Lake Road and Wade Green Road

SIZE OF TRACT: 7.73 acres

DISTRICT: 20

PHYSICAL CHARACTERISTICS TO SITE: _____

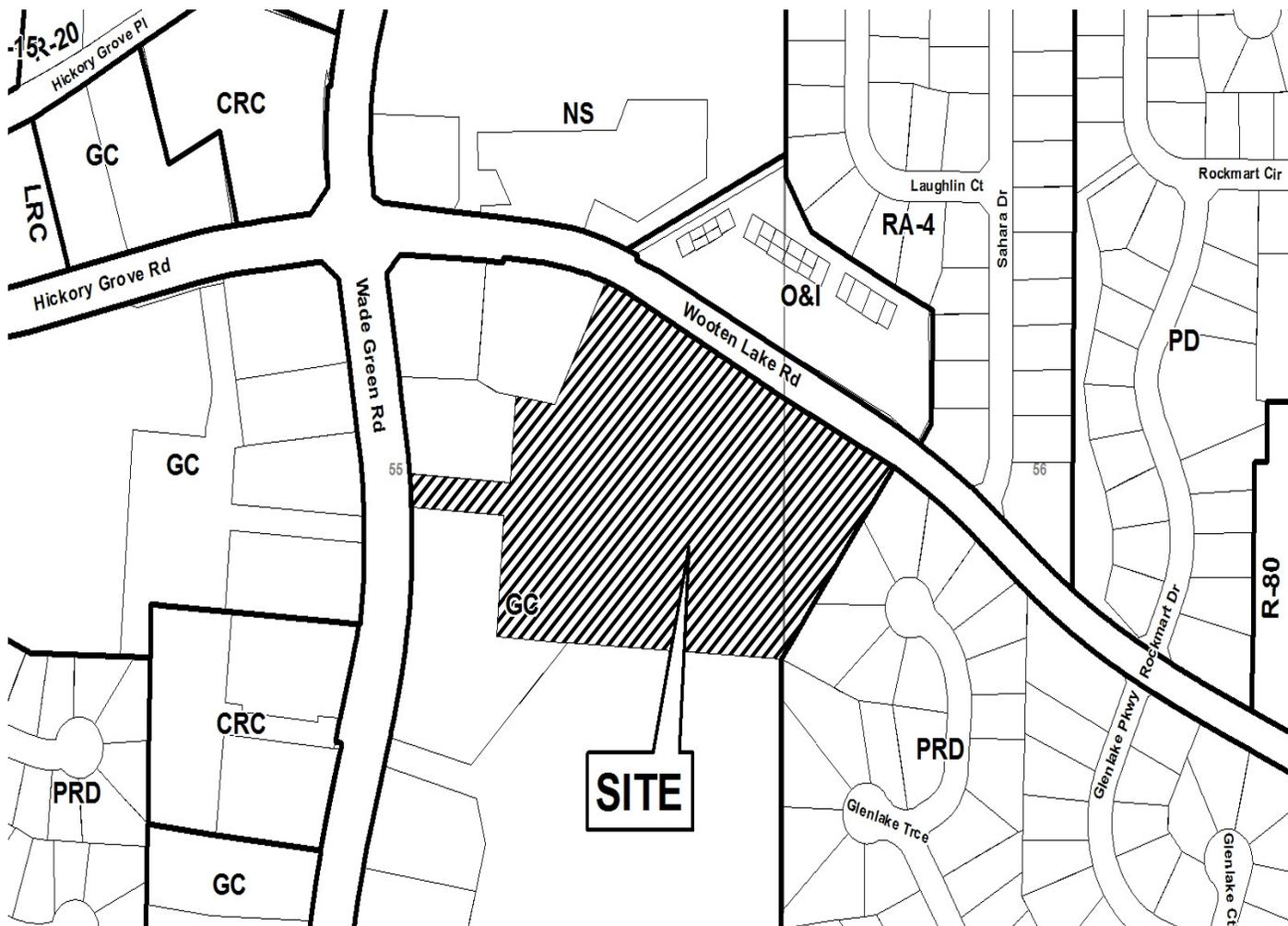
LAND LOT(S): 55,56

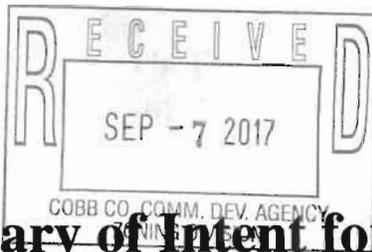
PARCEL(S): 16

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-73

Nov. 2017

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1800-2400(±) heated square feet
- b) Proposed building architecture: Traditional / Craftsman
- c) List all requested variances: _____

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

N/A

- 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)

N/A

.....
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-74
(2017)

LINE	BEARING	DISTANCE	ADJACENT PROPERTY
1	N 89° 58' 12" W	100.00	161
2	S 89° 58' 12" E	100.00	162
3	N 00° 00' 00" E	100.00	163
4	S 00° 00' 00" W	100.00	164
5	N 89° 58' 12" W	100.00	165
6	S 89° 58' 12" E	100.00	166
7	N 00° 00' 00" E	100.00	167
8	S 00° 00' 00" W	100.00	168
9	N 89° 58' 12" W	100.00	169
10	S 89° 58' 12" E	100.00	170
11	N 00° 00' 00" E	100.00	171
12	S 00° 00' 00" W	100.00	172
13	N 89° 58' 12" W	100.00	173
14	S 89° 58' 12" E	100.00	174
15	N 00° 00' 00" E	100.00	175
16	S 00° 00' 00" W	100.00	176
17	N 89° 58' 12" W	100.00	177
18	S 89° 58' 12" E	100.00	178
19	N 00° 00' 00" E	100.00	179
20	S 00° 00' 00" W	100.00	180
21	N 89° 58' 12" W	100.00	181
22	S 89° 58' 12" E	100.00	182
23	N 00° 00' 00" E	100.00	183
24	S 00° 00' 00" W	100.00	184
25	N 89° 58' 12" W	100.00	185
26	S 89° 58' 12" E	100.00	186
27	N 00° 00' 00" E	100.00	187
28	S 00° 00' 00" W	100.00	188
29	N 89° 58' 12" W	100.00	189
30	S 89° 58' 12" E	100.00	190
31	N 00° 00' 00" E	100.00	191
32	S 00° 00' 00" W	100.00	192
33	N 89° 58' 12" W	100.00	193
34	S 89° 58' 12" E	100.00	194
35	N 00° 00' 00" E	100.00	195
36	S 00° 00' 00" W	100.00	196
37	N 89° 58' 12" W	100.00	197
38	S 89° 58' 12" E	100.00	198
39	N 00° 00' 00" E	100.00	199
40	S 00° 00' 00" W	100.00	200
41	N 89° 58' 12" W	100.00	201
42	S 89° 58' 12" E	100.00	202
43	N 00° 00' 00" E	100.00	203
44	S 00° 00' 00" W	100.00	204
45	N 89° 58' 12" W	100.00	205
46	S 89° 58' 12" E	100.00	206
47	N 00° 00' 00" E	100.00	207
48	S 00° 00' 00" W	100.00	208
49	N 89° 58' 12" W	100.00	209
50	S 89° 58' 12" E	100.00	210
51	N 00° 00' 00" E	100.00	211
52	S 00° 00' 00" W	100.00	212
53	N 89° 58' 12" W	100.00	213
54	S 89° 58' 12" E	100.00	214
55	N 00° 00' 00" E	100.00	215
56	S 00° 00' 00" W	100.00	216
57	N 89° 58' 12" W	100.00	217
58	S 89° 58' 12" E	100.00	218
59	N 00° 00' 00" E	100.00	219
60	S 00° 00' 00" W	100.00	220
61	N 89° 58' 12" W	100.00	221
62	S 89° 58' 12" E	100.00	222
63	N 00° 00' 00" E	100.00	223
64	S 00° 00' 00" W	100.00	224
65	N 89° 58' 12" W	100.00	225
66	S 89° 58' 12" E	100.00	226
67	N 00° 00' 00" E	100.00	227
68	S 00° 00' 00" W	100.00	228
69	N 89° 58' 12" W	100.00	229
70	S 89° 58' 12" E	100.00	230
71	N 00° 00' 00" E	100.00	231
72	S 00° 00' 00" W	100.00	232
73	N 89° 58' 12" W	100.00	233
74	S 89° 58' 12" E	100.00	234
75	N 00° 00' 00" E	100.00	235
76	S 00° 00' 00" W	100.00	236
77	N 89° 58' 12" W	100.00	237
78	S 89° 58' 12" E	100.00	238
79	N 00° 00' 00" E	100.00	239
80	S 00° 00' 00" W	100.00	240
81	N 89° 58' 12" W	100.00	241
82	S 89° 58' 12" E	100.00	242
83	N 00° 00' 00" E	100.00	243
84	S 00° 00' 00" W	100.00	244
85	N 89° 58' 12" W	100.00	245
86	S 89° 58' 12" E	100.00	246
87	N 00° 00' 00" E	100.00	247
88	S 00° 00' 00" W	100.00	248
89	N 89° 58' 12" W	100.00	249
90	S 89° 58' 12" E	100.00	250
91	N 00° 00' 00" E	100.00	251
92	S 00° 00' 00" W	100.00	252
93	N 89° 58' 12" W	100.00	253
94	S 89° 58' 12" E	100.00	254
95	N 00° 00' 00" E	100.00	255
96	S 00° 00' 00" W	100.00	256
97	N 89° 58' 12" W	100.00	257
98	S 89° 58' 12" E	100.00	258
99	N 00° 00' 00" E	100.00	259
100	S 00° 00' 00" W	100.00	260

CURRENT
ELIZABETH

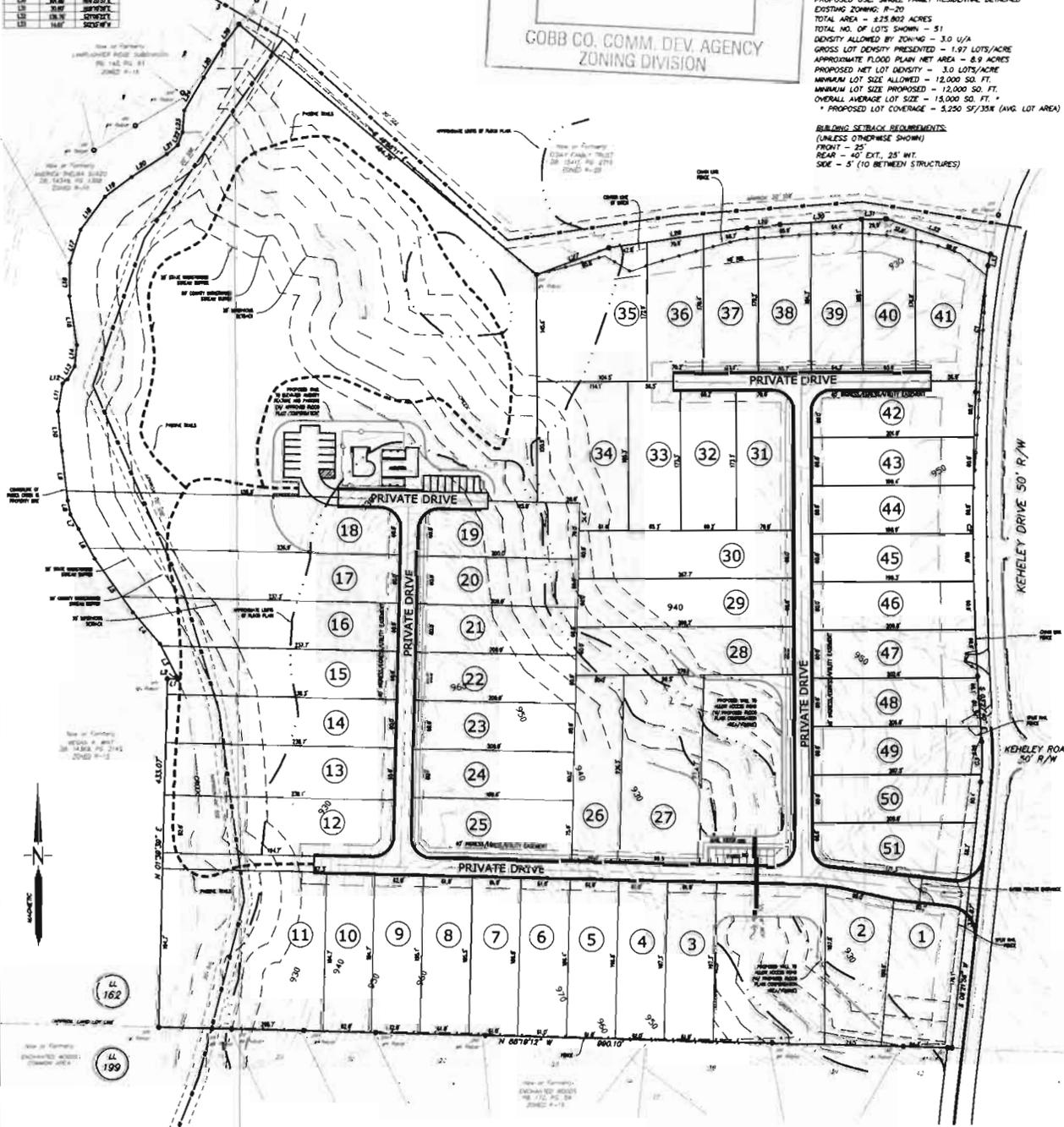
REFERENCE NOTES:
DE 771, PG. 321
DE 771, PG. 323

PROPERTY ADDRESS:
4371 KEHELEY DRIVE
MARIETTA, GEORGIA 30068



GENERAL NOTES:
PROPOSED ZONING: R-12
PROPOSED USE: SINGLE FAMILY RESIDENTIAL DETACHED
EXISTING ZONING: R-20
TOTAL AREA - 2.25 ACRES
TOTAL NO. OF LOTS SHOWN - 51
DENSITY ALLOWED BY ZONING - 3.0 U/A
GROSS LOT DENSITY PRESENTED - 1.97 LOTS/ACRE
APPROXIMATE FLOOD PLAIN NET AREA - 8.9 ACRES
PROPOSED NET LOT DENSITY - 3.0 LOTS/ACRE
MINIMUM LOT SIZE ALLOWED - 12,000 SQ. FT.
OVERALL AVERAGE LOT SIZE - 13,000 SQ. FT.
PROPOSED LOT COVERAGE - 3,200 SF/33K (AVG. LOT AREA)

SETBACK REQUIREMENTS:
(UNLESS OTHERWISE SHOWN)
FRONT - 25'
REAR - 40' EXT. 25' INT.
SIDE - 5' (TO BETWEEN STRUCTURES)



DEVELOPER/APPLICANT
DAVID PEARSON COMMUNITIES
1955 FIRST DRIVE
MARIETTA, GA 30362
770-321-5032



NO.	REVISION	DATE



REZONING PLAN FOR:
PROPERTY LOCATED IN LAND LOT 162
IN THE 16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
DATE: SEPTEMBER 5, 2017



centerline
Sullivan and Local Planning, Inc.
801 GUNN RD., SUITE 200, MARIETTA, GA 30067
PHONE: 770-424-0088 FAX: 770-424-0319

PROJECT No. 4180025

APPLICANT: David Pearson Communities, Inc.

PHONE #: (770) 321-5032 **EMAIL:** _____

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER: Estate of Collene W. Ruggles

PROPERTY LOCATION: West side of Keheley Drive, across from Keheley Road

(4351 and 4371 Keheley Drive)

ACCESS TO PROPERTY: Keheley Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-74

HEARING DATE (PC): 11-07-17

HEARING DATE (BOC): 11-21-17

PRESENT ZONING: R-20

PROPOSED ZONING: R-12

PROPOSED USE: Single-family Residential Subdivision

SIZE OF TRACT: 25.802 acres

DISTRICT: 16

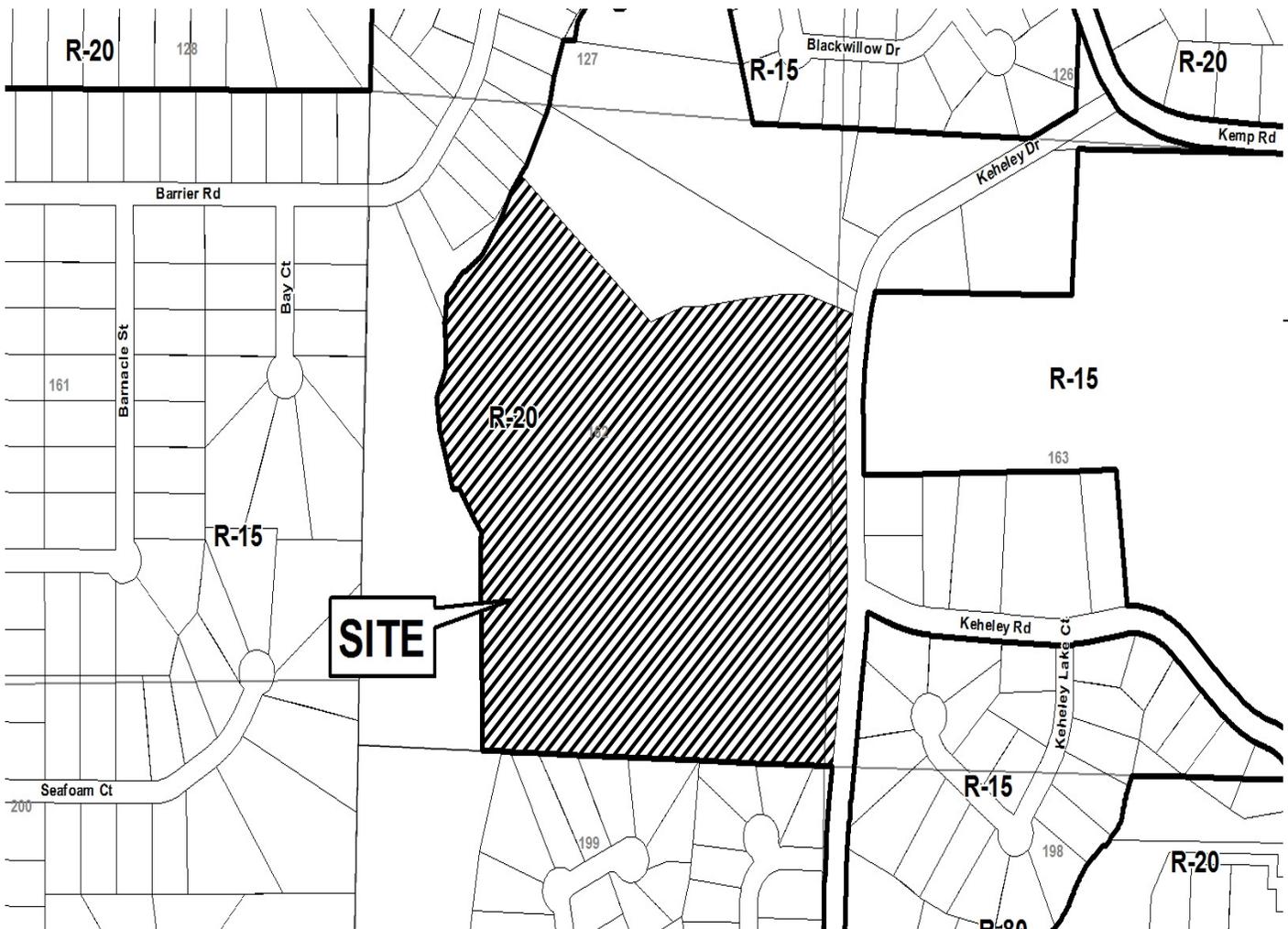
LAND LOT(S): 162,163

PARCEL(S): 2

TAXES: PAID **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



Summary of Intent for Rezoning*



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

- a) Proposed unit square-footage(s): 2,500 - 3,100 square feet
- b) Proposed building architecture: Craftsman style with modern upgrades
- c) List all requested variances: 10 foot distance between residences

.....
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 this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.

Z-75
(2017)

centerline

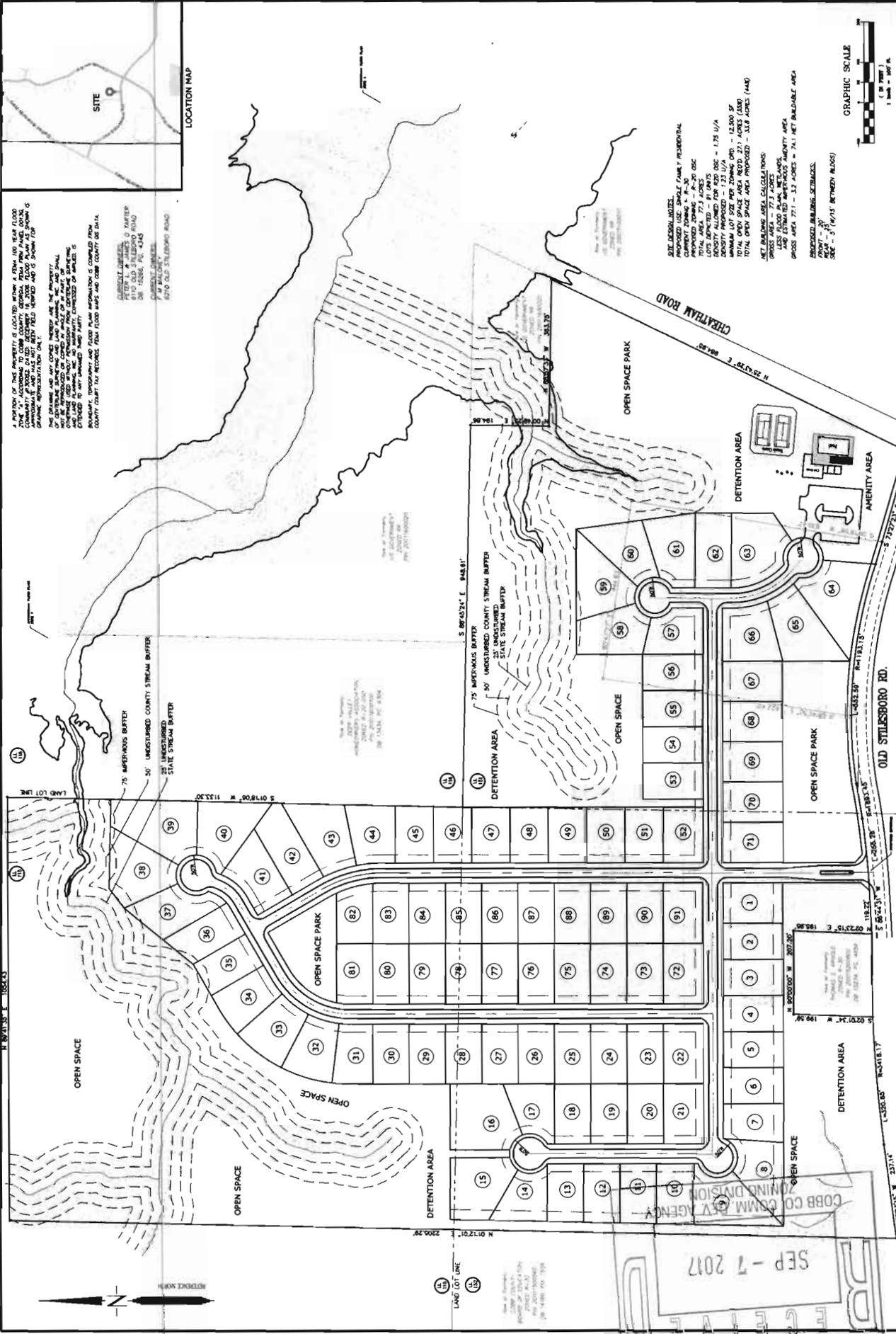
OLD STILESBO ROAD
REVISION CONCEPTUAL PLAN FOR

NO.	DATE	REVISION DESCRIPTION

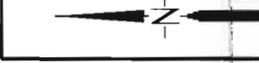
DATE: 09/07/17	BY: [Signature]
CHECKED BY: [Signature]	SCALE: 1" = 100'
PROJECT NO: 17-0000	REVISIONS:
SHEET NO: 1	



Surveying and Land Planning, Inc.
1000 N. STATE ST. SUITE 200
ROSELAND, NJ 07068
PHONE: (781) 441-0000 FAX: (781) 441-1199



A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE "V" ACCORDING TO CORN COUNTY ORDINANCE 10-100. THE FLOOD HAZARD ZONE "V" IS SHOWN ON THE CORN COUNTY FLOOD HAZARD ZONE MAP, WHICH IS A PART OF THE CORN COUNTY ZONING ORDINANCE. THE FLOOD HAZARD ZONE "V" IS SHOWN ON THE CORN COUNTY FLOOD HAZARD ZONE MAP, WHICH IS A PART OF THE CORN COUNTY ZONING ORDINANCE. THE FLOOD HAZARD ZONE "V" IS SHOWN ON THE CORN COUNTY FLOOD HAZARD ZONE MAP, WHICH IS A PART OF THE CORN COUNTY ZONING ORDINANCE.



SEP - 7 2017

COBB COUNTY COMMUNITY DEVELOPMENT DIVISION

APPLICANT: Province Homes, LLC

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

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER: Estate of Louise Chumley Maloney and Estate of Fred Marvin Maloney, Sr., and Testamentary Trust Under the Will of

Fred Marvin Maloney, Sr.; Peter L. Tarter and James O. Tarter

PROPERTY LOCATION: North side of Old Stilesboro Rd, east side of Cheatham Road

ACCESS TO PROPERTY: Old Stilesboro Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-75

HEARING DATE (PC): 11-07-17

HEARING DATE (BOC): 11-21-17

PRESENT ZONING: R-30

PROPOSED ZONING: R-20/OSC

PROPOSED USE: Single-family Residential Subdivision

SIZE OF TRACT: 77.03 acres

DISTRICT: 20

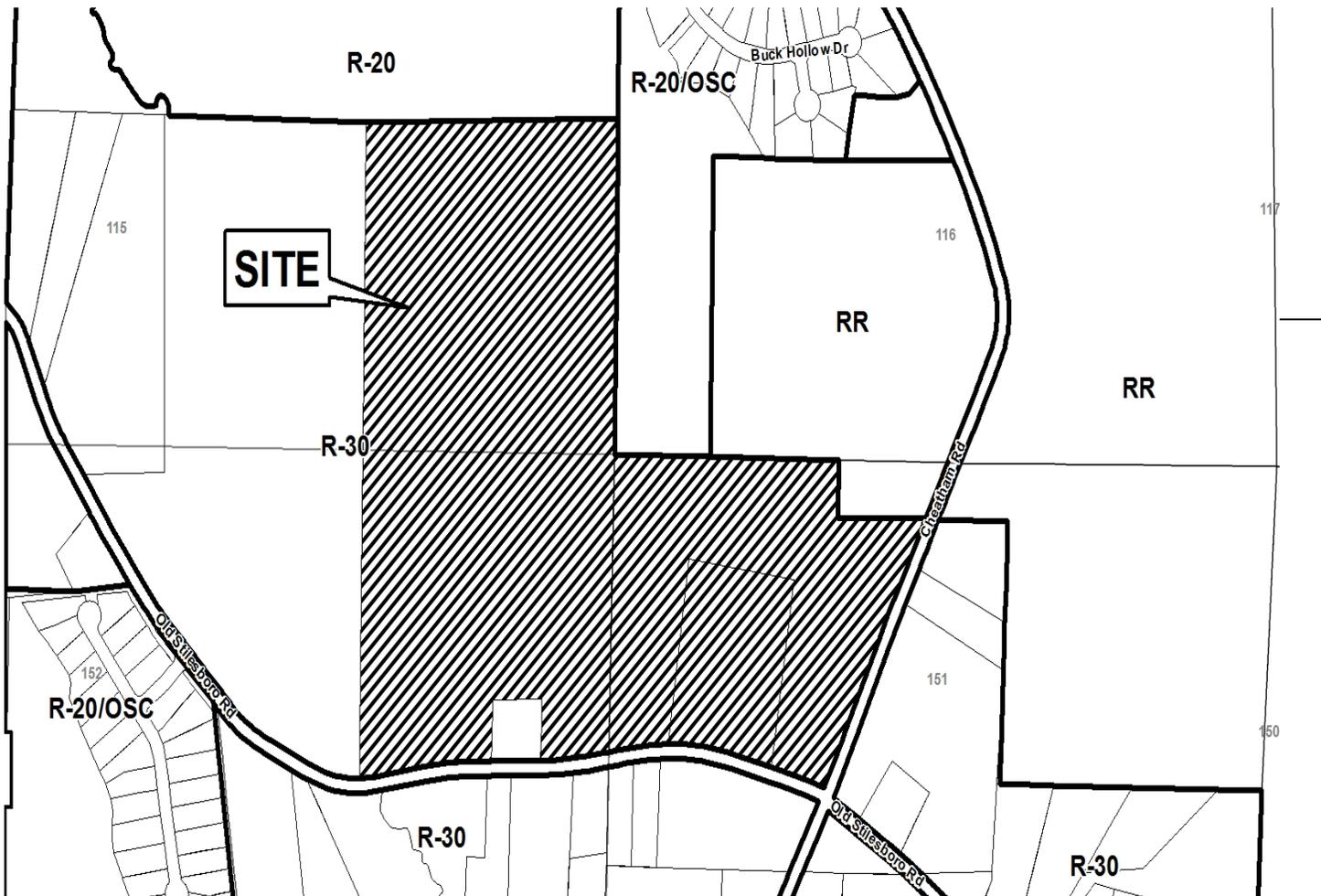
LAND LOT(S): 115,151,152

PARCEL(S): 8,11,7

TAXES: PAID **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-75 (2017)

Hearing Dates: PC: 11/07/2017
BOC: 11/21/2017

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Minimum 3,200 square feet, and possibly greater
- b) Proposed building architecture: European Traditional
- c) List all requested variances: Waiver of 7.5 foot side setback between structures to 5 feet between structures.

.....
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 this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.

Temporary Land Use Permit Request
3807 Casteel Road
 Cobb County, Georgia
 Land Lot 314, 315, 352, 19th District, 2nd Section

prepared for:
Michael J. Flinn



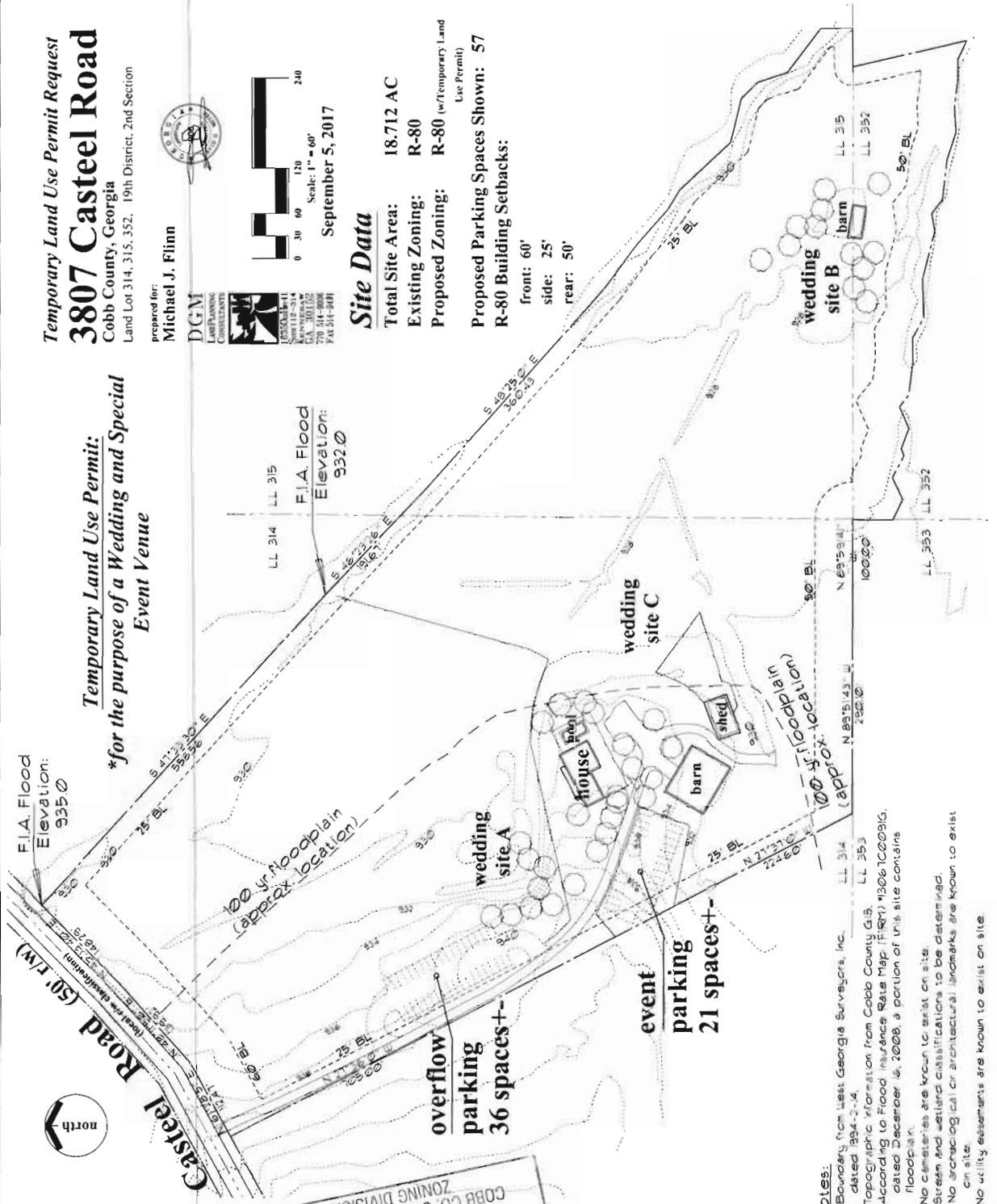
September 5, 2017



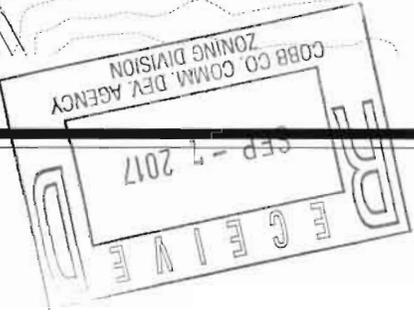
Site Data

Total Site Area: 18.712 AC
 Existing Zoning: R-80
 Proposed Zoning: R-80 (w/Temporary Land Use Permit)
 Proposed Parking Spaces Shown: 57
 R-80 Building Setbacks:
 front: 60'
 side: 25'
 rear: 50'

Temporary Land Use Permit:
**for the purpose of a Wedding and Special Event Venue*



- Notes:**
1. Boundary from West Georgia Surveyors, Inc. dated 1994-3-4.
 2. Topographic information from Cobb County d.b. dated 12/20/08.
 3. According to Flood Insurance Rate Map (FIRM) 13061C0291G, dated December 16, 2008, a portion of this site contains floodplain.
 4. No cemeteries are known to exist on site.
 5. Stream and wetland classifications to be determined.
 6. No archaeological or architectural landmarks are known to exist on site.
 7. No utility easements are known to exist on site.



APPLICANT: Michael J. Flinn

PETITION NO: LUP-24

PHONE#: (404) 229-6174 **EMAIL:** Dad1girls5@aol.com

HEARING DATE (PC): 11-07-17

REPRESENTATIVE: Garvis L. Sams, Jr.

HEARING DATE (BOC): 11-21-17

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

PRESENT ZONING: R-80

TITLEHOLDER: Michael J. Flinn and Toni S. Flinn

PROPOSED ZONING: LUP

PROPERTY LOCATION: South side of Casteel Road, east of Villa Rica Road

PROPOSED USE: Wedding and Special Events Venue

(3807 Casteel Road)

ACCESS TO PROPERTY: Casteel Road

SIZE OF TRACT: 18.712 acres

DISTRICT: 19

PHYSICAL CHARACTERISTICS TO SITE: _____

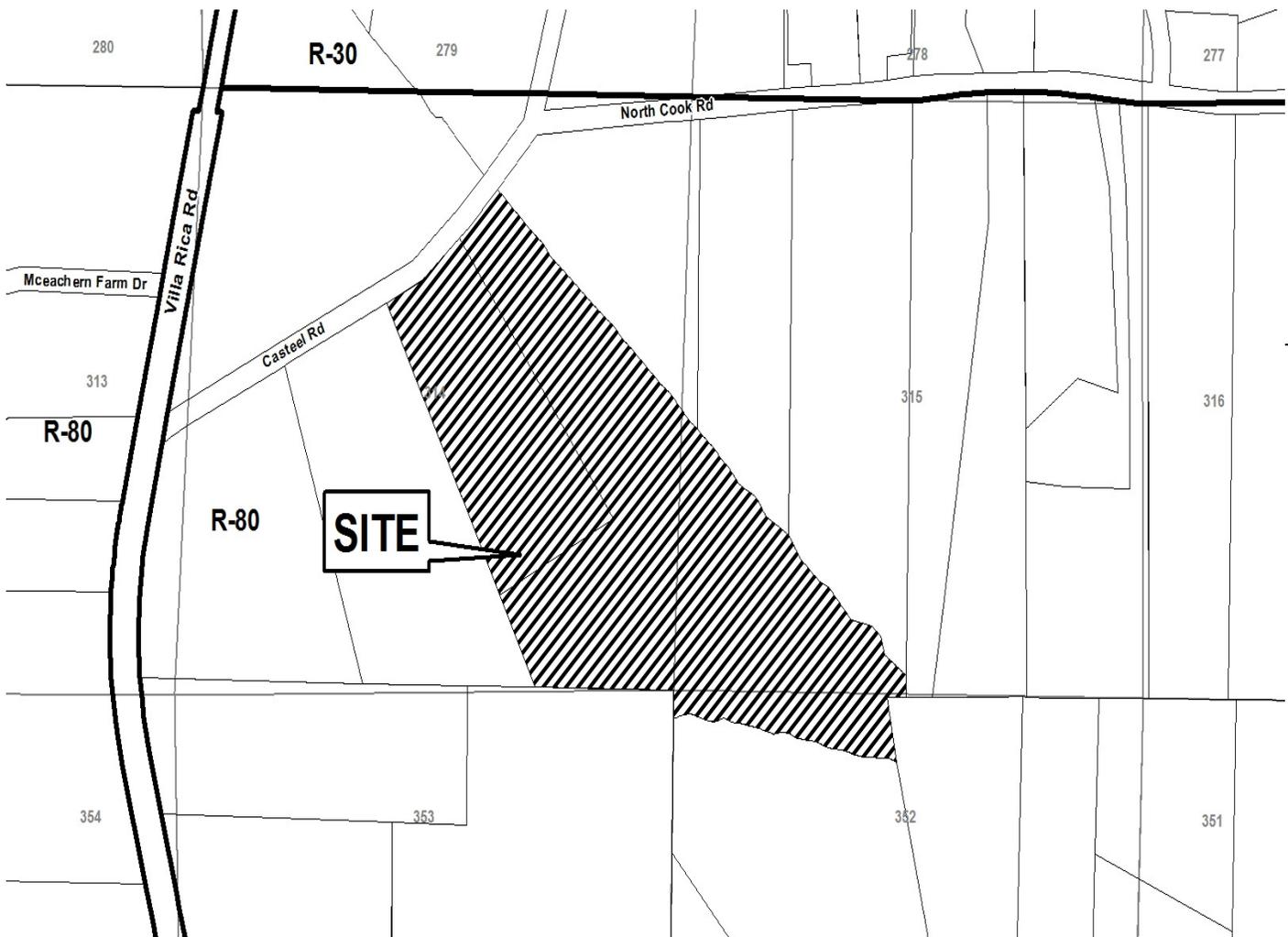
LAND LOT(S): 314,315,352

PARCEL(S): 4,7

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-24

PC Hearing Date: Nov. 7, 2017

BOC Hearing Date: Nov. 21, 2017

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

1. Type of business, or request? Wedding and Special Events Venue

2. Number of employees? None other than owners/operators

3. Days of operation? Primarily weekends

4. Hours of operation? 7:00 a.m. - 10:00 p.m. on days of events

5. Number of clients, customers, or sales persons coming to the house per day? _____ ; Per week? Only vendors on day(s) of events

6. Where do clients, customers and/or employees park?
Driveway: X ; Street: _____ ; Other (Explain): Pasture area

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.): Guest parking only (maximum of 150 guests)

9. Deliveries? No _____ ; Yes X (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
Vendors on day of event.

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): _____

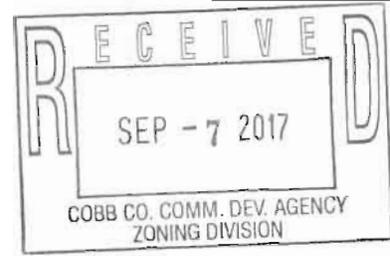
12. Length of time requested (24 months maximum): 24 months

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):
Please see attached descriptive Statement of Intent.

Applicant signature: [Signature] Date: September 7, 2017

Applicant name (printed): Garvis L. Sams, Jr., Attorney on behalf of the Applicant



STATEMENT OF INTENT

of

Mr. and Mrs. Michael J. Flinn

**Application for a Temporary Land Use Permit
concerning an 18.712 Acre Tract of Land located in
Land Lots 314, 315 & 352, 19th District, 2nd Section,
Cobb County, Georgia**

Submitted for the Applicants by:

**Garvis L. Sams, Jr.
Sams, Larkin, Huff, & Balli, LLP
376 Powder Springs Street
Suite 100
Marietta, GA 30064
(770) 422-7016
gsams@slhb-law.com**



I. INTRODUCTION

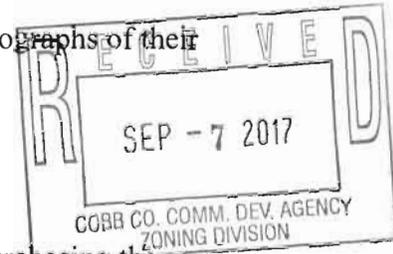
This Application seeks a Temporary Land Use Permit (“TLUP”) to allow a Wedding and Special Events Venue on an approximate 18.712 acre tract of land which is located on the southeastern side of Casteel Road, east of Villa Rica Road (3807 Casteel Road).

The property at issue (“Subject Property”) is residentially zoned and in an area under Cobb County’s Future Land Use Map (“FLUM”) which is denominated for Very Low Density Residential (“VLDR”) utilization and zoned in the R-80 zoning district. Additionally, the property is within a sub-area of the County known for rural residential types of uses such as equestrian facilities and similar rural residential endeavors. The Flinns’ proposal consists of a request for a TLUP for the Subject Property for the purposes of a Wedding and/or Special Events Venue.

Presently, the Flinns grow hay in their pastures and use the pastures for the grazing of their livestock. Over the years, the Flinns have had a variety of farm and domestic type animals on the Subject Property including, but not limited to, horses, goats, pigs and chickens. Additionally, the Subject Property has located thereon a large garden with Muscadine and Scuppernong trellises along with indigenous flowers, vegetables and fruits which the Flinns, their daughters and friends continue to enjoy.

Three (3) of the Flinns’ daughters have been married on the Subject Property and there have been a very positive responses to those weddings from neighbors, friends and relatives expressing their interest in the exchange of their respective vows in the Flinns’ pastures and

within other pastoral settings on the Subject Property. Attached are photographs depicting the Subject Property both from an aerial perspective, street level, and various photographs of their daughters' weddings.

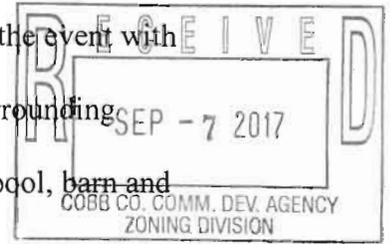


Upon the Flinns moving to West Cobb seventeen (17) years ago and purchasing the Subject Property in July of 2000, the area surrounding the Subject Property consisted totally of farms, large acreage tracts and pastoral settings. Even though residential and other developments and rezonings have changed the face of West Cobb, the Flinns have undertaken the mammoth task of preserving the beauty of their property. Being in a position to host twelve to fifteen (12 – 15) weddings and/or the rare but Special Events each year will assist the Flinns in off-setting the costs necessary to maintain their farm and property.

The Flinns plan for the dates of the weddings and/or special events to generally occur on weekends ranging from September through October and then from March through June of each year. Obviously, prevailing weather trends in Georgia do not lend themselves to outdoor weddings during other months and the Flinns' barn within which some of the components of the weddings or events will be held is neither heated nor cooled.

Mr. and Mrs. Flinn are amenable to restricting the size and hours of the events; limiting the size to a maximum of one-hundred, fifty (150) guests; and, terminating all activities and related sounds generated by weddings or special events to no later than 10:00 p.m. on the evenings during which the weddings or special events are held. Fortunately, the Flinns have ample paved parking and parking areas in their pastures and will not be in need of creating

additional impervious surfaces. Moreover, the weddings and/or special event ceremonies will not be visible from Casteel Road or from their neighbors' homes. Concerning each wedding or special event, each will be set up for the primary ceremony on the morning of the event with cleanup occurring the next day, thus creating as little impact as possible on surrounding properties and the Subject Property, consisting of the Flinns' pastures, home, pool, barn and outbuildings.



On the Subject Property, there are numerous outdoor sites which are perfectly positioned to "host" a ceremony being it a wedding or a special event. There are numerous specimen trees with lovely views of the Flinns' pastures and viewing beyond to Lost Mountain in the distance. Additionally, there is a twenty-four (24) stall barn which will be used for ceremonies in the event of unpredictable and inclement weather. As shown on the aerial photograph and other photographs, next to the barn is a guest house which will be used as "bride central" where bridal parties will prepare for the wedding or associated vendors will prepare for the catering and special events. The Flinns' main house has six thousand square feet with six bedrooms and four bathrooms. Additionally, there are two (2) 30' x 30' rooms which can be used for the bridal parties' pre-ceremony needs or protocols. The Flinns plan for the receptions to be held in their barn or by the main house around the swimming pool area.

This is a carefully considered and planned proposal and the result of the watchful eyes of the Flinns and their monitoring of similar event venues both in unincorporated West Cobb County, Paulding County and other areas within their home's general vicinity. In that regard,

Mr. and Mrs. Flinn are amenable to the following stipulations becoming conditions and a part of the grant of the requested TLUP and binding upon the Subject Property thereafter:



- All events shall end no later than 10:00 p.m.
- There shall be no amplified music or drums.
- There shall be no more than three (3) events in any month, and no more than fifteen (15) weddings and/or events per year.
- There shall be no more than one hundred, fifty (150) guests allowed at any event.
- Even though the Subject Property has sufficient tree cover, surrounding pastures and other natural and aesthetically pleasing resources, the Flinns are agreeable to establishing a dialogue with their contiguous neighbors concerning landscaping along common property lines.
- The submission of a Landscape Plan to the Cobb County Arborist which shall be subject to final review and approval by the District Commissioner.
- There shall be no parking allowed on or along Casteel Road or any other public or private right-of-way, with parking allowed only within the curtilage of the Subject Property.
- Subject to Fire Department comments and recommendations with respect to Life-Safety and Fire Prevention Issues.
- Subject to Water and Sewer comments and recommendations.
- Subject to Stormwater Management Division comments and recommendations.
- Minor modifications to the within and foregoing stipulations/conditions, the site plan or other site features and the like may be approved by the District Commissioner as needed or necessary, except for those that:
 - Reduce the size of an approved buffer adjacent to property which is zoned the same or in a more restrictive zoning district.

- Relocate a structure closer to the property line of an adjacent property which is zoned in the same or more restrictive zoning district.
- Increase the height of a building that is adjacent to a property which is zoned the same or in a more restrictive zoning district.
- Change access locations to a different roadway.
- Require a Variance.

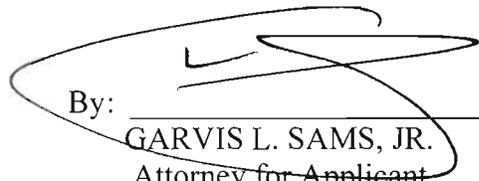


II. CONCLUSION

Based upon the foregoing reasons, Mr. and Mrs. Flinn respectfully request that the Temporary Land Use Permit be approved and solicit any comments from staff or other officials of Cobb County so that such recommendations or input may be incorporated as conditions of the approval of this Application.

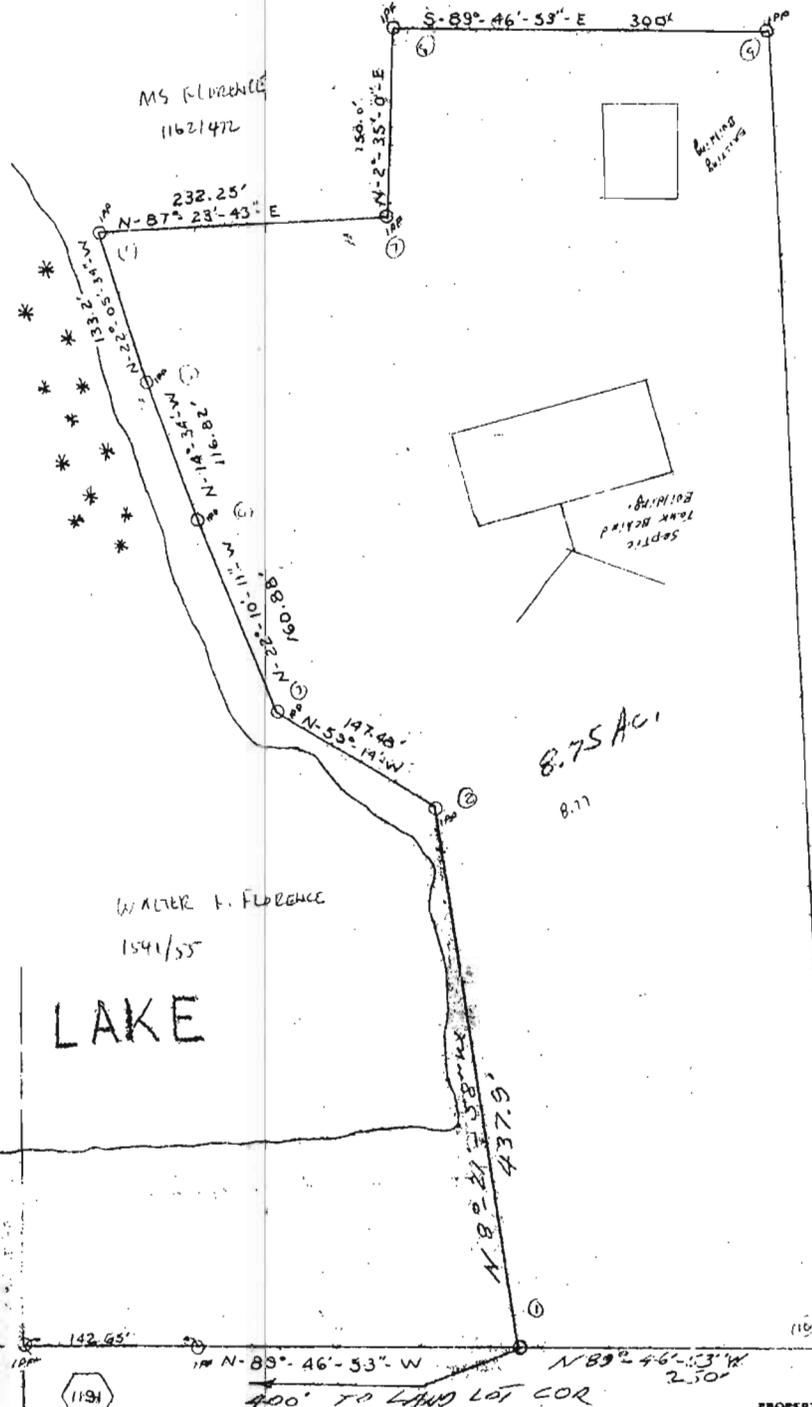
Respectfully submitted, this the 7th day of September, 2017.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 
GARVIS L. SAMS, JR.
Attorney for Applicant

Suite 100
376 Powder Springs Street
Marietta, GA 30064
(770) 422-7016
gsams@slhb-law.com

SLUP-12
(2017)



WILL WALLICH
159/73
NOTE:
THIS PROPERTY
DIES NOT JOIN
LAKE AT ANY
POINT

WALTER F. FLORENCE
1541/55
LAKE

8.75 AC.
8.77

W.V. WALLACE
400/25

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Carl A. Cochran
CARL A. COCHRAN
GA. REG. SURV. NO. 1370

PROPERTY MAP FOR

**FRANK FLORENCE &
YOUTH BAPTIST CHURCH**

SUBD.
REC. BK. PG.
LAND LOT 1178 19th DIST., 2nd SEC.:
COBB COUNTY GA.
DATE: 4-11-73 SCALE: 1" = 100'

B. H. COX **CARL A. COCHRAN**
LAND SURVEYORS #4-2-73
AUSTELL, GEORGIA

1179
1190
1191

APPLICANT: Cumberland Christian Academy, Inc.

PHONE#: (770) 819-6443 EMAIL: office@cumberlandchristian.org

REPRESENTATIVE: Lee Campbell

PHONE#: (770) 819-6443 EMAIL: l.campbell@cumberlandchristian.org

TITLEHOLDER: M.S. Florence; Trustees of Youth Baptist Church

PROPERTY LOCATION: South side of Brownsville Road, east of Hill Road

(4961 and 4967 Brownsville Road)

ACCESS TO PROPERTY: Brownsville Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-12

HEARING DATE (PC): 11-07-17

HEARING DATE (BOC): 11-21-17

PRESENT ZONING: R-30

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Private School

SIZE OF TRACT: 11.82 acres

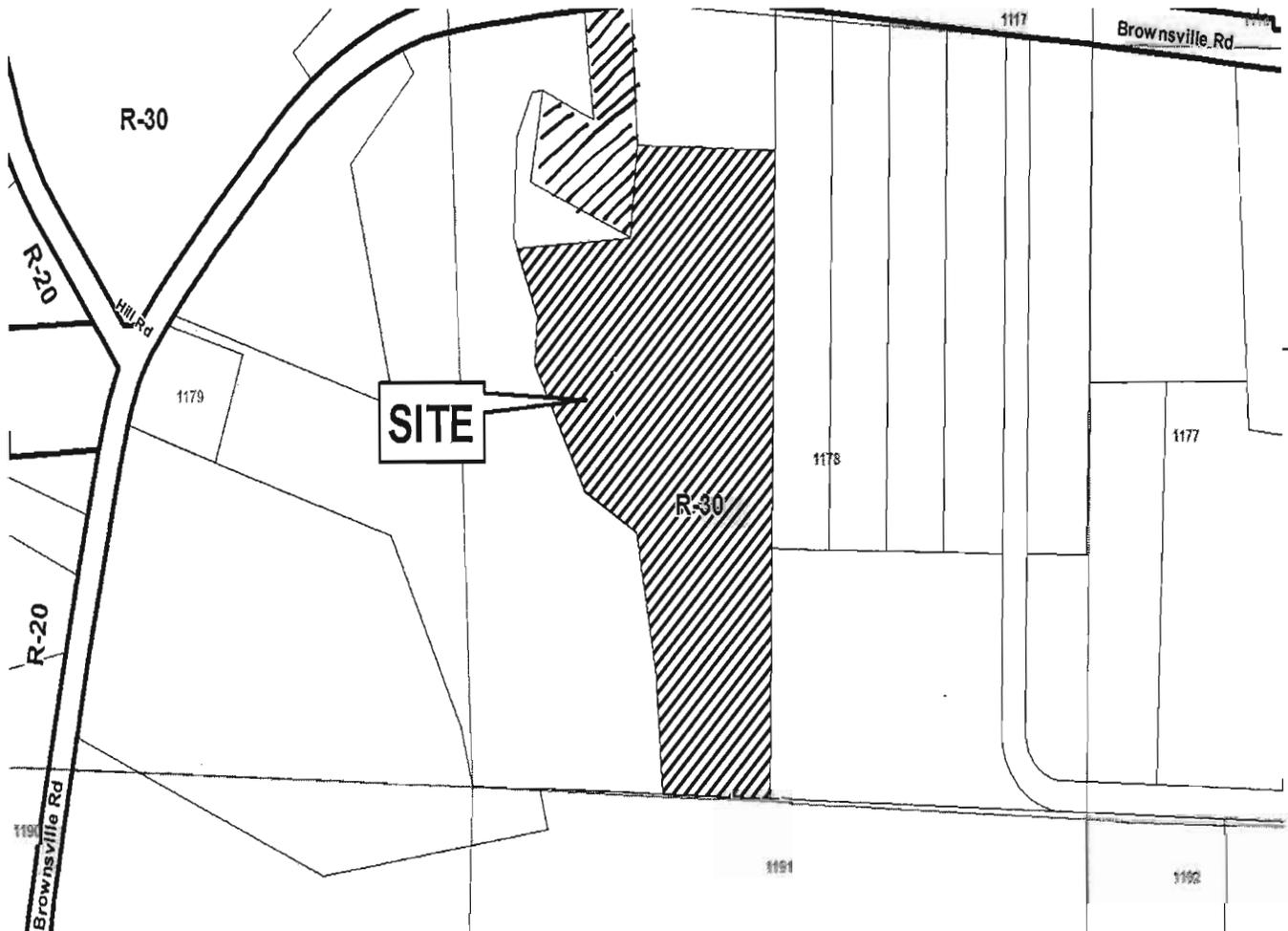
DISTRICT: 19

LAND LOT(S): 1178

PARCEL(S): 3,4

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4



Application for Special Land Use Permit Cobb County, Georgia

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



Application No. SLUP-12

PC Hearing Date: 11-7-17

BOC Hearing Date: 11-21-17

Applicant Cumberland Christian Academy Inc. Phone # 770.819.6443
(applicant's name printed)

Address 2356 Clay Road Austell, GA 30106 E-mail lcampbell@Cumberland

Lee Campbell Address 5350 Hopkirk Road christian.org
(representative's name, printed)

[Signature] Phone # 770.819.6443 E-mail l.campbell@cumberland
(representative's signature) christian.org

Signed, sealed and delivered in presence of:

Cathy Chambers
Notary Public

Cathy Chambers
NOTARY PUBLIC
Cobb County, GEORGIA
My commission expires: My Commission Expires 04-29-19

Titleholder M.S. Florence Phone # 404.403.4592 E-mail N/A
(titleholder's name, printed)

Signature Moses S Florence Address 4967 Brownsville Rd
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

Cathy Chambers
Notary Public

Cathy Chambers
NOTARY PUBLIC
Cobb County, GEORGIA
My commission expires: My Commission Expires 04-29-19

Present Zoning R-30 Size of Tract 11.82 Acre(s)

For the Purpose of Private School

Location 4961 and 4967 Brownsville Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1178 District(s) 19

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)