

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: December 5, 2017

Board of Commissioners Hearing Date: December 19, 2017

Date Distributed/Mailed Out: October 16, 2017

STAFF COMMENTS DUE DATE: November 3, 2017



Cobb County... Expect the Best!

Z-76
(2017)

PAULLEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
2985 AUSTELL-POWDER SPRINGS ROAD, POWDER SPRINGS, GA 30127
PH: (770) 485-2500
EMAIL: paul@paullee.com

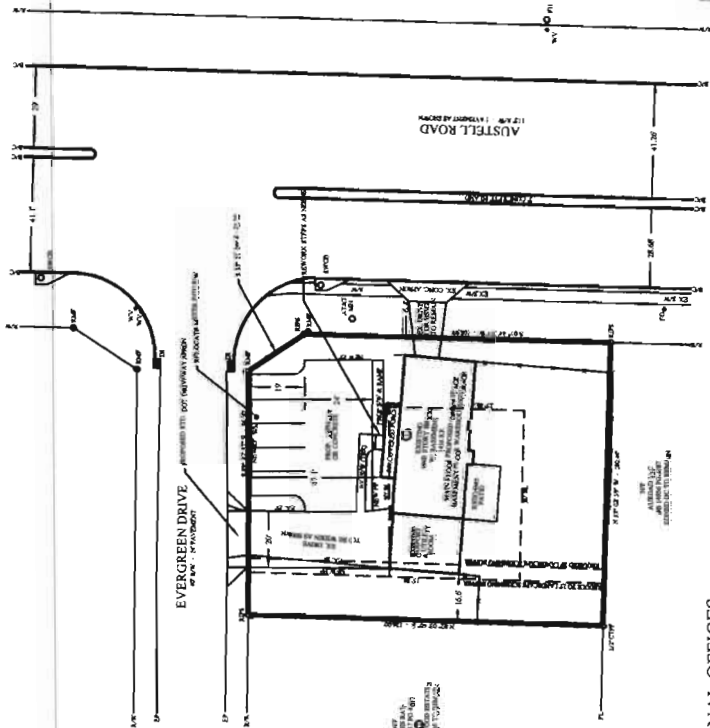
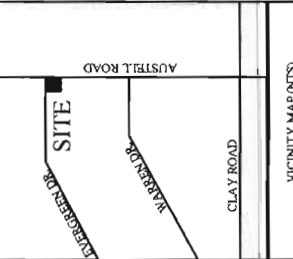


REZONING PLAN FOR
CRS GROUP INC.
PART OF LOT 1, BLOCK 78 OF ROCKINGWOOD ESTATES IN PLAT BOOK 24 PAGE 8

LOCATED IN:	
LAND LOT:	
SECTION:	
TOWNSHIP:	
RANGE:	
COUNTY:	
STATE:	
DATE:	
BY:	

DATE OF PLAN:	
DATE OF REVISION:	
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THIS PLAN IS THE PROPERTY OF PAULLEE CONSULTING ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PAULLEE CONSULTING ENGINEERING ASSOCIATES, INC. ALL RIGHTS ARE RESERVED. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF PAULLEE CONSULTING ENGINEERING ASSOCIATES, INC. ALL RIGHTS ARE RESERVED. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF PAULLEE CONSULTING ENGINEERING ASSOCIATES, INC. ALL RIGHTS ARE RESERVED.



TOTAL TRACT AREA = 0.29 ACRES (12,611.15 S.F.)
SITE ADDRESS:
1961 EVERGREEN DRIVE
AUSTELL, GA. 30106
TAX ID# 20021601300
DB 14494 PG 6248



GENERAL NOTES:

- PROPERTY ZONED R-15
- PROPOSED ZONING O&I
- SETBACKS REQUIRED:
FRONT - 50'
MAJOR SIDE - 25'
MINOR SIDE - 15'
REAR - 30'
- PROPOSED USE TO BE PROFESSIONAL OFFICES
- PARKING REQUIRED: 1 SPACE FOR EVERY 285 S.F. NET FLOOR SPACE.
EXISTING BUILDING 1416 S.F. PER FLOOR
1416 S.F./285 S.F. = 5 SPACES REQUIRED FOR OFFICE SPACE
1416 S.F./2000 S.F. = 1 SPACE REQUIRED FOR WAREHOUSE BASEMENT
- 5 NEW SPACES PROVIDED WITH 1 HANDICAP IN CARPORT
- VARIANCE REQUIRED TO REDUCE MINIMUM LOT SIZE FROM 20,000 S.F. TO 12,611 S.F. AS SHOWN
- VARIANCE REQUIRED TO REDUCE SETBACKS FROM AUSTELL ROAD FROM 25' TO 6'
- VARIANCE REQUIRED TO REDUCE THE REQUIRED 20' LANDSCAPE SCREENING BUFFER TO 15' AS SHOWN
- PROPERTY SERVED BY COBB WATER & SEWER
- EXISTING IMPERVIOUS COVERAGE 25.84% (3259 S.F. COVERAGE)
PROPOSED IMPERVIOUS COVERAGE 44.33% (5590 S.F. COVERAGE)
- PROPOSED DISTURBED AREA 3000 S.F. MAX. NO DETENTION PROPOSED.

1	EXISTING	CONCRETE
2	EXISTING	ASPHALT
3	EXISTING	GRAVEL
4	EXISTING	SOIL
5	EXISTING	WOOD
6	EXISTING	IRON
7	EXISTING	COPPER
8	EXISTING	ZINC
9	EXISTING	LEAD
10	EXISTING	CHROMIUM
11	EXISTING	MANGANESE
12	EXISTING	NICKEL
13	EXISTING	CADMIUM
14	EXISTING	COBALT
15	EXISTING	SELENIUM
16	EXISTING	ANTHRACENE
17	EXISTING	FLUORANTHRENE
18	EXISTING	PIRENE
19	EXISTING	BENZO(A)ANTHRACENE
20	EXISTING	BENZO(B)FLUORANTHRENE
21	EXISTING	BENZO(K)FLUORANTHRENE
22	EXISTING	DIBENZO(A,H)ANTHRACENE
23	EXISTING	DIBENZO(B,K)FLUORANTHRENE
24	EXISTING	DIBENZO(E,H)ANTHRACENE
25	EXISTING	DIBENZO(A,P)ANTHRACENE
26	EXISTING	DIBENZO(A,A)ANTHRACENE
27	EXISTING	DIBENZO(B,B)FLUORANTHRENE
28	EXISTING	DIBENZO(E,G)FLUORANTHRENE
29	EXISTING	DIBENZO(F,P)ANTHRACENE
30	EXISTING	DIBENZO(G,P)ANTHRACENE
31	EXISTING	DIBENZO(I,P)ANTHRACENE
32	EXISTING	DIBENZO(J,Q)ANTHRACENE
33	EXISTING	DIBENZO(L,Q)ANTHRACENE
34	EXISTING	DIBENZO(M,Q)ANTHRACENE
35	EXISTING	DIBENZO(N,Q)ANTHRACENE
36	EXISTING	DIBENZO(O,Q)ANTHRACENE
37	EXISTING	DIBENZO(P,Q)ANTHRACENE
38	EXISTING	DIBENZO(R,Q)ANTHRACENE
39	EXISTING	DIBENZO(S,Q)ANTHRACENE
40	EXISTING	DIBENZO(T,Q)ANTHRACENE
41	EXISTING	DIBENZO(U,Q)ANTHRACENE
42	EXISTING	DIBENZO(V,Q)ANTHRACENE
43	EXISTING	DIBENZO(W,Q)ANTHRACENE
44	EXISTING	DIBENZO(X,Q)ANTHRACENE
45	EXISTING	DIBENZO(Y,Q)ANTHRACENE
46	EXISTING	DIBENZO(Z,Q)ANTHRACENE
47	EXISTING	DIBENZO(AA,Q)ANTHRACENE
48	EXISTING	DIBENZO(AB,Q)ANTHRACENE
49	EXISTING	DIBENZO(AC,Q)ANTHRACENE
50	EXISTING	DIBENZO(AD,Q)ANTHRACENE
51	EXISTING	DIBENZO(AE,Q)ANTHRACENE
52	EXISTING	DIBENZO(AF,Q)ANTHRACENE
53	EXISTING	DIBENZO(AG,Q)ANTHRACENE
54	EXISTING	DIBENZO(AH,Q)ANTHRACENE
55	EXISTING	DIBENZO(AI,Q)ANTHRACENE
56	EXISTING	DIBENZO(AJ,Q)ANTHRACENE
57	EXISTING	DIBENZO(AK,Q)ANTHRACENE
58	EXISTING	DIBENZO(AL,Q)ANTHRACENE
59	EXISTING	DIBENZO(AM,Q)ANTHRACENE
60	EXISTING	DIBENZO(AN,Q)ANTHRACENE
61	EXISTING	DIBENZO(AO,Q)ANTHRACENE
62	EXISTING	DIBENZO(AP,Q)ANTHRACENE
63	EXISTING	DIBENZO(AQ,Q)ANTHRACENE
64	EXISTING	DIBENZO(AR,Q)ANTHRACENE
65	EXISTING	DIBENZO(AS,Q)ANTHRACENE
66	EXISTING	DIBENZO(AT,Q)ANTHRACENE
67	EXISTING	DIBENZO(AU,Q)ANTHRACENE
68	EXISTING	DIBENZO(AV,Q)ANTHRACENE
69	EXISTING	DIBENZO(AW,Q)ANTHRACENE
70	EXISTING	DIBENZO(AX,Q)ANTHRACENE
71	EXISTING	DIBENZO(AY,Q)ANTHRACENE
72	EXISTING	DIBENZO(AZ,Q)ANTHRACENE
73	EXISTING	DIBENZO(BA,Q)ANTHRACENE
74	EXISTING	DIBENZO(BB,Q)ANTHRACENE
75	EXISTING	DIBENZO(BC,Q)ANTHRACENE
76	EXISTING	DIBENZO(BD,Q)ANTHRACENE
77	EXISTING	DIBENZO(BE,Q)ANTHRACENE
78	EXISTING	DIBENZO(BF,Q)ANTHRACENE
79	EXISTING	DIBENZO(BG,Q)ANTHRACENE
80	EXISTING	DIBENZO(BH,Q)ANTHRACENE
81	EXISTING	DIBENZO(BI,Q)ANTHRACENE
82	EXISTING	DIBENZO(BJ,Q)ANTHRACENE
83	EXISTING	DIBENZO(BK,Q)ANTHRACENE
84	EXISTING	DIBENZO(BL,Q)ANTHRACENE
85	EXISTING	DIBENZO(BM,Q)ANTHRACENE
86	EXISTING	DIBENZO(BN,Q)ANTHRACENE
87	EXISTING	DIBENZO(BO,Q)ANTHRACENE
88	EXISTING	DIBENZO(BP,Q)ANTHRACENE
89	EXISTING	DIBENZO(BQ,Q)ANTHRACENE
90	EXISTING	DIBENZO(BR,Q)ANTHRACENE
91	EXISTING	DIBENZO(BS,Q)ANTHRACENE
92	EXISTING	DIBENZO(BT,Q)ANTHRACENE
93	EXISTING	DIBENZO(BU,Q)ANTHRACENE
94	EXISTING	DIBENZO(BV,Q)ANTHRACENE
95	EXISTING	DIBENZO(BW,Q)ANTHRACENE
96	EXISTING	DIBENZO(BX,Q)ANTHRACENE
97	EXISTING	DIBENZO(BY,Q)ANTHRACENE
98	EXISTING	DIBENZO(BZ,Q)ANTHRACENE
99	EXISTING	DIBENZO(CA,Q)ANTHRACENE
100	EXISTING	DIBENZO(CB,Q)ANTHRACENE

APPLICANT: Qin Zhang

PHONE #: (770) 856-0076 **EMAIL:** CQZ2001us@yahoo.com

REPRESENTATIVE: Runquan Feng

PHONE #: (678) 698-8686 **EMAIL:** runfeng@hotmail.com

TITLEHOLDER: Qin Zhang

PROPERTY LOCATION: Southwest corner of Austell Road and Evergreen Drive

ACCESS TO PROPERTY: Austell Road and Evergreen Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-76

HEARING DATE (PC): 12-05-17

HEARING DATE (BOC): 12-19-17

PRESENT ZONING: R-20

PROPOSED ZONING: O&I

PROPOSED USE: Office

SIZE OF TRACT: 0.289 ac

DISTRICT: 19

LAND LOT(S): 1140

PARCEL(S): 15

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4





Application No. Z-14
Dec. 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): office
- b) Proposed building architecture: four side brick, no proposed building changes
- c) Proposed hours/days of operation: 9 AM to 6 PM
- d) List all requested variances: none

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

none

.....
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

CIP & IE

CHRISTOPHER PLANNING & ENGINEERING



CHRISTOPHER PLANNING & ENGINEERING
12463 CRAIGMERE ROAD, SUITE 202-412
ALPHARETTA, GEORGIA 30004
PHONE 770.643.7033

Z-77
(2017)

ZONING SITE PLAN
FOR
WILDWOOD TRACT
LAND LOTS 887 & 988
17th DISTRICT
COBB COUNTY, GEORGIA

FOR:
ASHTON WOOD
ASHTON ATLANTA RESIDENTIAL
3820 MANSELL ROAD, SUITE 20022
ALPHARETTA, GEORGIA 30022
PHONE 770.643.6123

NO.	DATE	REVISIONS

DATE: SEPTEMBER 21, 2017
DATE: SEPTEMBER 21, 2017
DRAWING NO: 20170721.dwg
ZONING SITE PLAN
SHEET NO. Z.1

PLAN NOTES

- SHALL BE MOVING LINES FROM SURVEY BY CHANNING LAND SURVEYING dated 06/23/17 TO BE PROVED BY LOCAL.
- PROPOSED DRIVEWAY, SEE 17.
- ADJUSTMENT TO BE MADE TO CORNER OF WILWOOD PARKWAY & BERRY HILL. ADJUSTMENT TO BE MADE TO CORNER OF WILWOOD PARKWAY & BERRY HILL. ADJUSTMENT TO BE MADE TO CORNER OF WILWOOD PARKWAY & BERRY HILL.
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SITE ANALYSIS	
TOTAL SITE AREA	8.69 ACRES
PROPOSED WEA	17.0 ACRES
PROPOSED ROADWAY	2.0 ACRES
PROPOSED DRIVEWAY	1.0 ACRES
PROPOSED DRIVEWAY	1.0 ACRES
PROPOSED DRIVEWAY	1.0 ACRES
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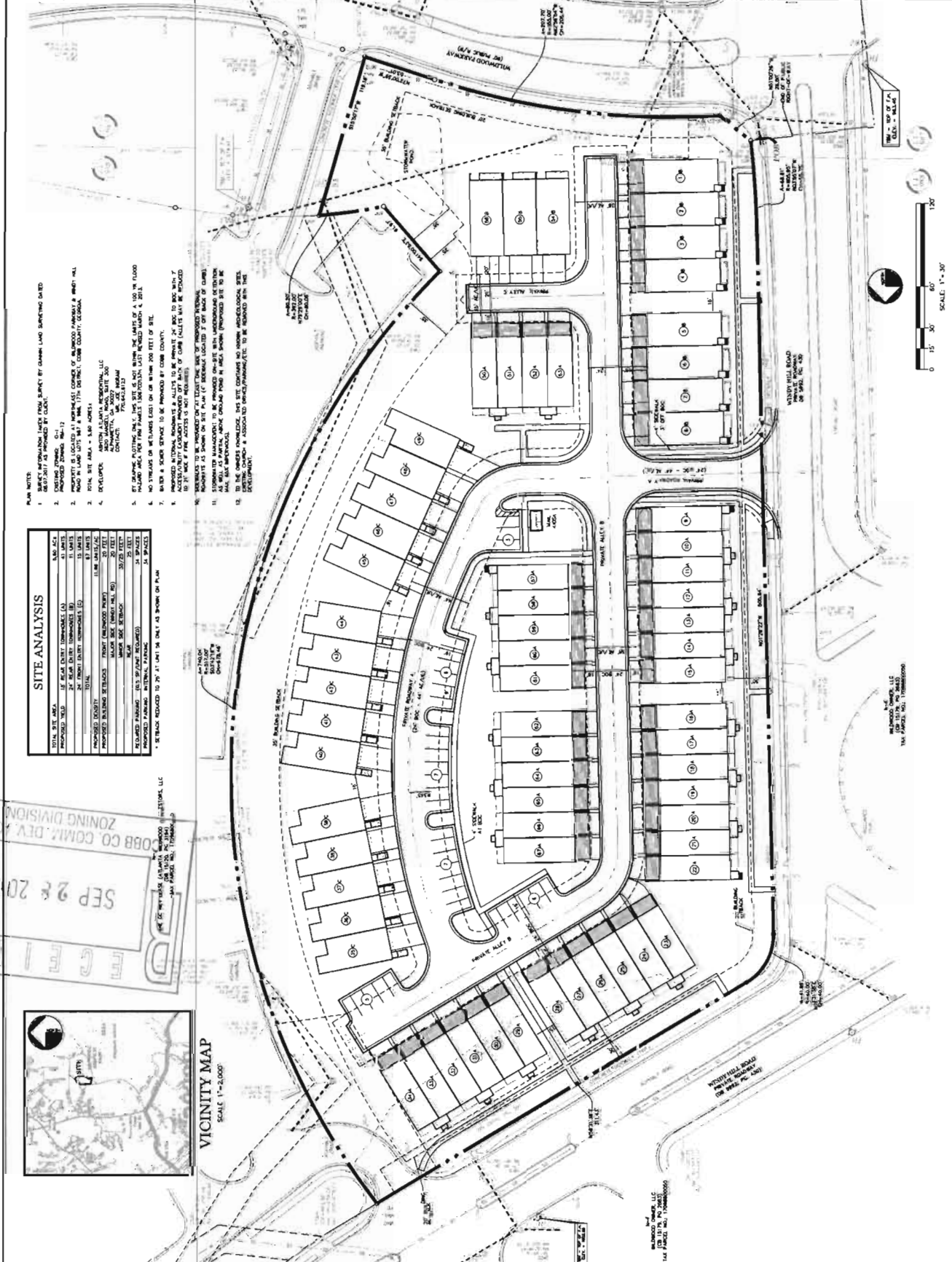
RETRACT REDUCED TO 70' AT 17th DISTRICT AS SHOWN ON PLAN



VICTINITY MAP SCALE 1"=2000'



SCALE: 1"=30'



APPLICANT: Ashton Atlanta, LLC

PHONE #: (678) 781-3164 **EMAIL:** joe.ingram@ashtonwoods.com

REPRESENTATIVE: Ellen W. Smith/Melissa Perignat

PHONE #: (770) 956-9600 **EMAIL:** esmith@honzw.com

mperignat@honzw.com

TITLEHOLDER: Wildwood Associates

PROPERTY LOCATION: Northeast corner of Windy Hill Road and Wildwood Parkway

ACCESS TO PROPERTY: Windy Hill Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-77

HEARING DATE (PC): 12-05-17

HEARING DATE (BOC): 12-19-17

PRESENT ZONING: O&I

PROPOSED ZONING: RM-12

PROPOSED USE: Townhomes

SIZE OF TRACT: 5.60 acres

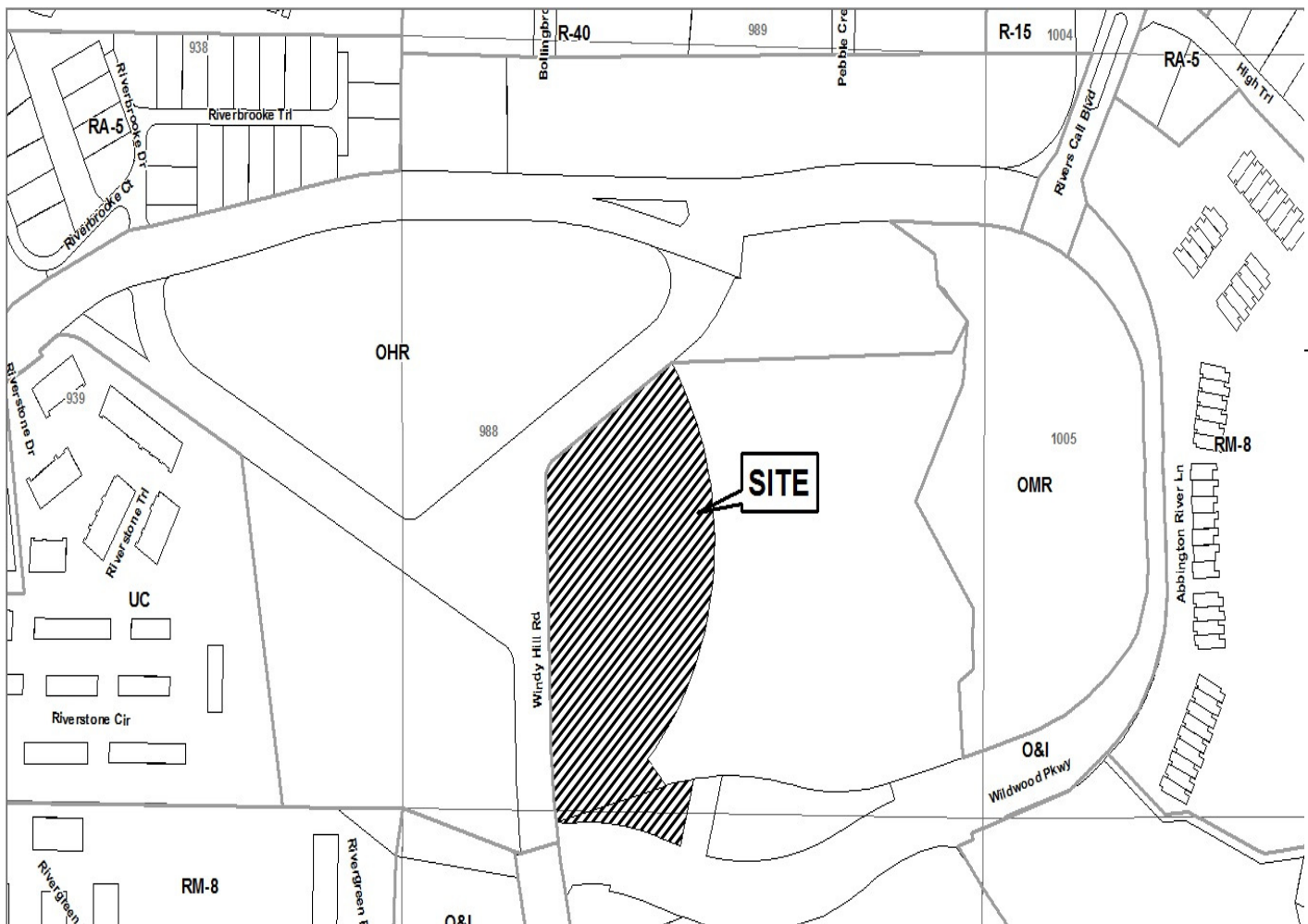
DISTRICT: 17

LAND LOT(S): 987,988

PARCEL(S): 149,7

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2





Application No. 7-77

Dec. 2017

Summary of Intent for Rezoning

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

- a) **Proposed unit square-footage(s):** 2100 square feet to upwards of 3500 square feet
- b) **Proposed building architecture:** Traditional and European style, maximum of 3 stories (60' height) and minimum 2 car garage.
- c) **List all requested variances:** Front Setback - 20' (from 50')
Major Side Setback - 20' (from 35')
Minor Side Setback 25' (from 35') (in limited area)

*not a variance, but note 65% impervious surface TBD with staff

SEE ATTACHED SUMMARY OF INTENT CORRESPONDENCE FOR MORE INFORMATION

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed) NOT APPLICABLE

- 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)

SEE ATTACHED SUMMARY OF INTENT FOR ADDITIONAL INFORMATION

.....
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**

HOLT NEY ZATCOFF & WASSERMAN, LLP

ATTORNEYS AT LAW

100 GALLERIA PARKWAY, SUITE 1800

ATLANTA, GEORGIA 30339-5960

TELEPHONE 770-956-9600 FACSIMILE 770-956-1490

Ellen W. Smith
e-mail esmith@hnzw.com

September 28, 2017



BY HAND DELIVERY

Zoning Division
Community Development Agency
Cobb County, Georgia
1150 Powder Springs Street
Suite 400
Marietta, Georgia 30064

SUMMARY OF INTENT

Re: Application for Rezoning, Cobb County, Georgia ("***Application***") by Ashton Atlanta, LLC ("***Applicant***") with respect to that certain approximately 5.6-acre property located within Wildwood and being designated on the master plan for such project as tracts F-5 and F-3(D), as more particularly described in the Application (the "***Property***")

Ladies and Gentlemen:

This law firm has the pleasure of representing Applicant with respect to the Application. Applicant respectfully submits for consideration the Application, seeking to rezone the Property from OI to RM-12 to allow the development of the Property as a 67-unit townhome community.

Background - The Property

The Property is owned by Wildwood Associates ("***Owner***"), and is an approximately total 5.60-acre tract zoned OI and located on the northeast corner of Wildwood Parkway and Windy Hill Road. The Property is unimproved, and is surrounded by property zoned OI, with OMR and OHR immediately nearby. Owner has contracted to sell the Property to Applicant, subject to the approval of this requested rezoning.

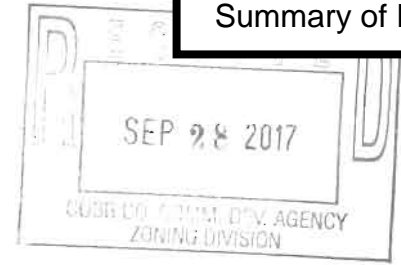
Proposed Rezoning

Applicant seeks to rezone the Property from OI to RM-12 to allow for the development of a 67 unit residential townhome community. This Property, initially contemplated to be used as a high-rise office and office development, has been vacant since Cousins initially developed Wildwood. Given area conditions, Applicant believes that residential is the most appropriate, highest and best use of this Property.

HOLT NEY ZATCOFF & WASSERMAN, LLP

Zoning Division
Community Development Agency
Cobb County, Georgia
September 28, 2017
Page 2

Z-77 (2017)
Attachment to
Summary of Intent



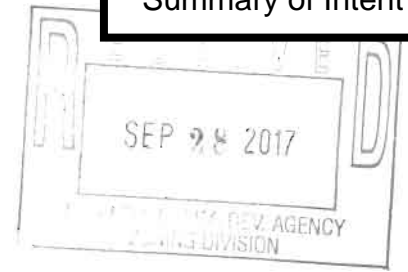
Applicant is preparing a proposed letter of stipulated zoning conditions to submit to the County for consideration. Included with these conditions will be conditions that provide: (i) if the commencement of construction of improvements on the Property has not occurred within two (2) years after the final rezoning of the Property, then the zoning of the Property will revert to the OI designation, and (ii) for specific requirements relating to townhome design and architecture.

As more particularly shown on the site plan enclosed herewith, Applicant is proposing several variances be concurrently considered with the rezoning of the Property. Specifically, Applicant seeks the following setbacks:

- Front Setback: 20' (from 50')
- Major Side Setback: 20' (from 35')
- Minor Side Setback: 25' (from 35') but only in a limited area

These variances are necessary given the size and shape of the Property and to accommodate a site plan that best addresses the same.

Zoning Division
Community Development Agency
Cobb County, Georgia
September 28, 2017
Page 3



Application Requirements¹

Section 134-121 of the Zoning Ordinance sets forth the various requirements applicable to requests for rezonings, some of which are addressed above and the remainder of which are addressed in supporting documents. Specifically, in support of the Application, Applicant submits the following documents:

- (1) Original notarized signatures of Owner, Applicant and representative;
- (2) Copies of the deeds to Owner;
- (3) Metes and bounds legal description of the Property;
- (4) Copy of the paid tax receipts;
- (5) Site Plan reflecting proposed improvements;
- (6) Copy of current boundary survey;
- (7) Zoning Application Disclosure forms;
- (8) Application and Sign Fees;
- (9) This Summary of Intent.

¹ Applicant notifies Cobb County of its constitutional concerns with respect to its Application. If the Board denies the Application in whole or in part, then the Property does not have a reasonable economic use under Chapter 134 of the Official Code of Cobb County, Georgia, as amended from time to time (the “**Zoning Ordinance**”). Moreover, the Application meets the test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government’s police power. *See Guhl vs. Holcomb Bridge Road*, 238 Ga. 322 (1977). If the Cobb County Board of Commissioners (the “**Board**”) denies the Application in whole or in part, such an action will deprive Owner and Applicant of the ability to use the Property in accordance with its highest and best use. Similarly, if the Board rezones the Property to some classification other than the RM-12 zoning district without Applicant’s consent, or if the Board limits its approval by attaching conditions to such approval affecting the Property or the use thereof without Owner’s consent, then such approval would deprive Owner and Applicant of any reasonable use and development of the Property. Any such action is unconstitutional and will result in a taking of property rights in violation of the just compensation clause of the Constitution of the State of Georgia (*see Ga. Const. 1983, Art. I, § 3, para. 1(a)*), and the just compensation clause of the Fifth Amendment to the United States Constitution (*see U.S. Const. Amend. 5*). To the extent that the Zoning Ordinance allows such an action by the Board, the Zoning Ordinance is unconstitutional. Any such denial or conditional approval would discriminate between Owner and Applicant and owners of similarly situated property in an arbitrary, capricious, unreasonable and unconstitutional manner in violation of Article I, Section I, Paragraph 2 of the Georgia Constitution and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution. Finally, a failure to grant the Application or a conditional approval of the Application (with conditions not expressly approved by Applicant) would constitute a gross abuse of discretion and would constitute an unconstitutional violation of Applicant’s rights to substantive and procedural due process as guaranteed by the Georgia Constitution (*see Ga. Const. 1983, Art. I, § 1, para. 1*) and the Fifth and Fourteenth Amendments of the United States Constitution (*see U.S. Const. Amend. 5 and 14*). Applicant further challenges the constitutionality and enforceability of the Zoning Ordinance, in whole and in relevant part, for lack of objective standards, guidelines or criteria limiting the Board’s discretion in considering or deciding applications for rezonings. Applicant remains optimistic that Cobb County’s consideration of the Application will be conducted in a constitutional manner.

HOLT NEY ZATCOFF & WASSERMAN, LLP

Zoning Division
Community Development Agency
Cobb County, Georgia
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The Application, this letter and accompanying documents support Applicant's request for rezoning, and Applicant respectfully requests that the Zoning Division recommend approval of the Application to the Board. Applicant is happy to answer questions or provide any additional information that the Zoning Division may have with regard to this Application.

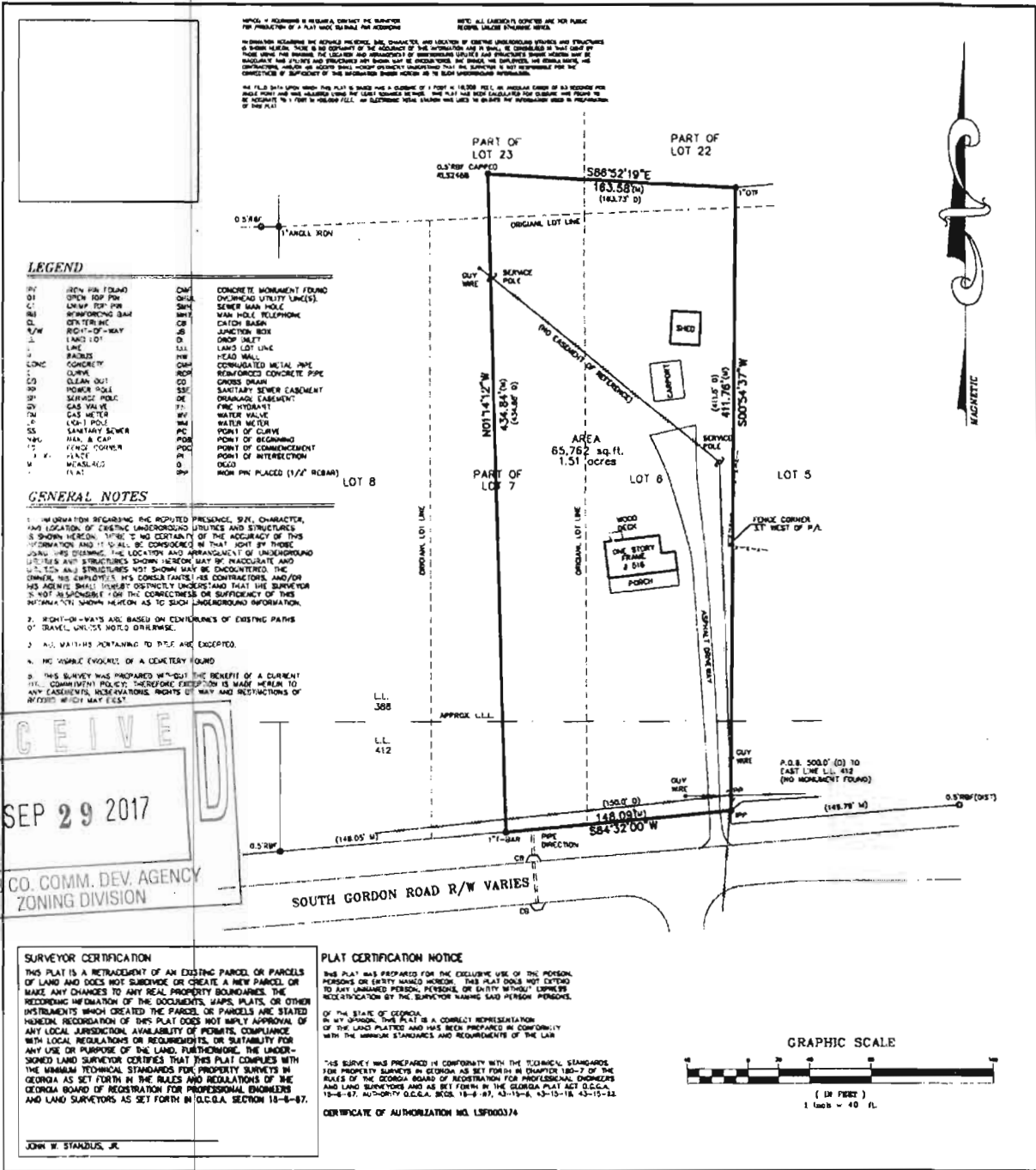
Sincerely,

Ellen W. Smith

EWS/ews

cc: Mr. Joe Ingram
Mr. Bill Bassett
(both by email only)

Z-78
(2017)



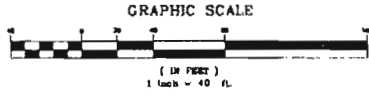
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SEP 29 2017
COBEN CO. COMM. DEV. AGENCY
ZONING DIVISION

SURVEYOR CERTIFICATION
THIS PLAT IS A RETRACTION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SURVEY OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE LICENSED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 18-8-87.

JOHN W. STANLUS, JR.

PLAT CERTIFICATION NOTICE
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS RECONCILIATION BY THE SURVEYOR NAMED SAID PERSON, PERSONS OR ENTITY OF GEORGIA.
OF THE STATE OF GEORGIA,
I, THE SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTEED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.
THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 18-8-87, AUTHORITY O.C.G.A. SECS. 18-8-87, 43-15-8, 43-15-18, 43-15-22.

CERTIFICATE OF AUTHORIZATION NO. LSP000374



FIELD DATE 08/24/17

	ABOUT THE GROUND AS BUILT SURVEY PREPARED FOR:	MARIA GUZMAN	DATE	09/06/17
	OWNER / PURCHASER:	JOSE I. VASQUEZ	SCALE	1" = 40'
	LAND LOT 386 & 412 18th DISTRICT 2nd SECTION	COBEN COUNTY, GEORGIA		
	LOT 6 & PART OF LOTS 7, 22 & 23 BLOCK			
	SURVEYOR:	R.K. COCHRAN & COCHRAN ESTATE		
	DRAWN:			
	PLOTTED:	DISC #		
	APPROVED:			

PLAT BOOK 14188 PAGE 36
2ND BOOK 14188 PAGE 3860

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 30339-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS RECONCILIATION BY THE SURVEYOR NAMED SAID PERSON, PERSONS OR ENTITY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

APPLICANT: Tifany B. Vasquez

PHONE #: (404) 734-9344 **EMAIL:** 1920tifany@yahoo.com

REPRESENTATIVE: Tifany B. Vasquez

PHONE #: (404) 734-9344 **EMAIL:** 1920tifany@yahoo.com

TITLEHOLDER: Tifany Vasquez; Nayeli Cedillo Diaz

PROPERTY LOCATION: North side of South Gordon Road, west of Mitchell Lane

(516 South Gordon Road)

ACCESS TO PROPERTY: South Gordon Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-78

HEARING DATE (PC): 12-05-17

HEARING DATE (BOC): 12-19-17

PRESENT ZONING: RA-5

PROPOSED ZONING: R-20

PROPOSED USE: Single-family House
(Existing)

SIZE OF TRACT: 1.51 acres

DISTRICT: 18

LAND LOT(S): 386,412

PARCEL(S): 24

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 972 sf.
- b) Proposed building architecture: Same as is. CHANGE
Roof and General Repairs. (
- c) List all requested variances: NONE

.....
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)

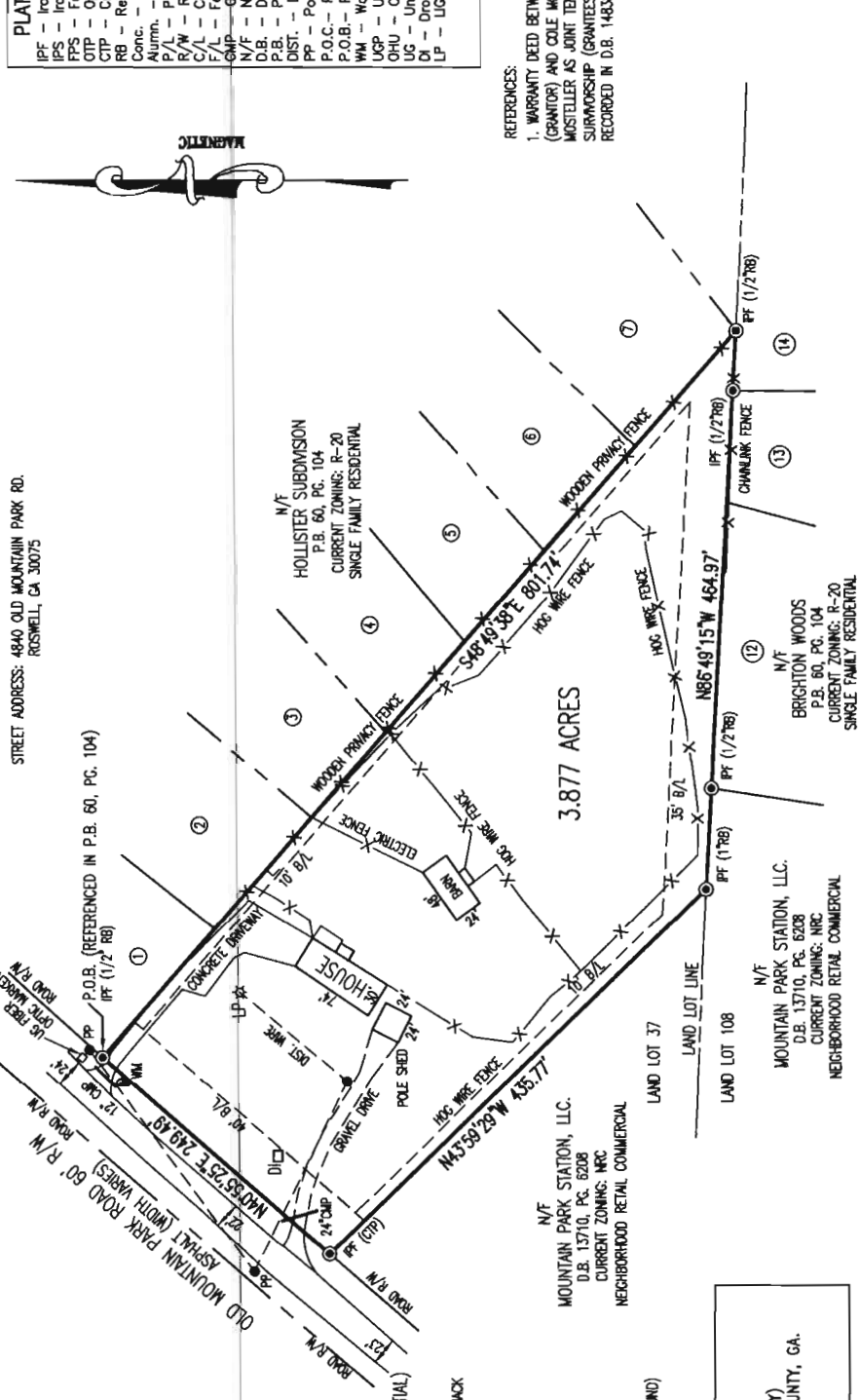
-
- Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

RECEIVED

OCT - 4 2017

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

STREET ADDRESS: 4840 OLD MOUNTAIN PARK RD.
ROSWELL, GA 30075



PLAT ABBREVIATIONS

IPF	Iron Pin Found
IPS	Iron Pin Set
FPS	Fence Post Set
OTF	Open Top Pipe
CTP	Crimp Top Pipe
RB	Rebar
Conc.	Concrete
Alumin.	Aluminum
P/L	Property Line
R/W	Right of Way
C/L	Centerline
F/L	Fence Line
OMP	Gauged-Metal Pipe
N/F	Now or Formerly
D.B.	Deed Book
P.B.	Plot Book
DIST.	Distribution
PP	Power Pole
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
WM	Water Meter
UGP	Underground Power
O.U.	Overhead Utilities
UC	Underground
DI	Drop Inlet
LP	LIGHT POLE

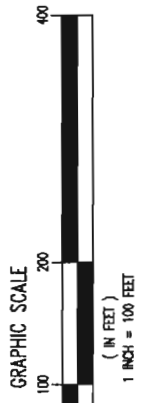
Z-79
(2017)

REFERENCES:
1. WARRANTY DEED BETWEEN COLE MOSTELLER (GRANTOR) AND COLE MOSTELLER AND OLIVIA MOSTELLER AS JOINT TENANTS WITH RIGHTS SURVIVORSHIP (GRANTEES), DATED: JANUARY 2017, RECORDED IN D.B. 14838, PGS. 6411-6412

- CURRENT ZONING:** LRO (LOW-RISE OFFICE)
REQUESTED ZONING: R-20 (SINGLE FAMILY RESIDENTIAL)
- SURVEY NOTES:**
- BUILDING SETBACK AND/OR PARKING DECK LOCATION (SETBACK LINES PER R-20 SPECIFICATIONS)
 - BUFFER AREA (N/A)
 - PARKING SPACES (NO SPACES PLANNED)
 - LAKES AND STREAMS (N/A)
 - UTILITY EASEMENTS (N/A)
 - LIMITS OF THE 100-YEAR FLOOD FLOOD PLAIN AND ACREAGE OF FLOOD PLAIN (N/A)
 - CONCRETES (NONE FOUND)
 - ACCESS POINTS (AS SHOWN HEREON)
 - ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS (NONE FOUND)
 - DETENTION/RETENTION AREAS (N/A)
 - STREAM BUFFERS WITH REQUIRED WIDTHS (N/A)

F.I.R.M. FLOOD NOTE:
THIS PROPERTY IS NOT LOCATED IN A 100 YR. F.I.R.M. FLOODPLAIN, (BY GRAPHIC PLOTTING ONLY) ACCORDING TO F.I.R.M. FLOOD MAP OF COBB COUNTY, GA. COMMUNITY-PANEL NO. 13067C0058 G, PANEL 58 OF 252, DATED: DECEMBER 16, 2008.

SURVEY CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS ACQUIRED USING AN OPEN TRAVERSE WITH REDUNDANT OBSERVATIONS AT ALL TRAVERSE CONTROL POINTS.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN _____ FEET.
LINEAR MEASUREMENT OBTAINED USING TOPCON OPT-3003W. ANGULAR MEASUREMENT OBTAINED USING TOPCON OPT-3003W. FIELD WORK COMPLETED _____ 8/15/2017



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

S. NELSON & ASSOC., INC.
L.S.F. 896
SURVEYORS: PAUL W. LAIRD
R.L.S. 3084
110 EVANS MILL DRIVE
DALLAS, GA 30157
PHONE (770) 505-8566



PAUL W. LAIRD, GA. R.L.S. NO. 3084

RETRACEMENT SURVEY PLAT FOR REZONING:

Cole Mosteller

LAND LOT 37, 16th DISTRICT - 2nd SECTION
COBB COUNTY, GEORGIA

DATE	SCALE	SHEET	JOB NO.
08/30/2017	1"=100'	1 OF 1	20170811

Surveying, Mapping & Land Planning
110 Evans Mill Drive, Suite 204
Dallas, Georgia 30157
• tel: 770-505-8566 • fax: 770-505-8567
• www.s-nelson.com • email: info@s-nelson.com

APPLICANT: Daniel Mosteller and Olivia Mosteller

PETITION NO: Z-79

PHONE #: (770) 312-8098 **EMAIL:** mostellerconstruction@hotmail.com

HEARING DATE (PC): 12-05-17

REPRESENTATIVE: Daniel Mosteller and Olivia Mosteller

HEARING DATE (BOC): 12-19-17

PHONE #: (770) 312-8098 **EMAIL:** mostellerconstruction@hotmail.com

PRESENT ZONING: LRO

TITLEHOLDER: Cole Mosteller

PROPOSED ZONING: R-20

PROPERTY LOCATION: Southeast side of Old Mountain Road,
east of Alabama Road

PROPOSED USE: Single-family House

ACCESS TO PROPERTY: Old Mountain Road

SIZE OF TRACT: 3.877 acres

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 16

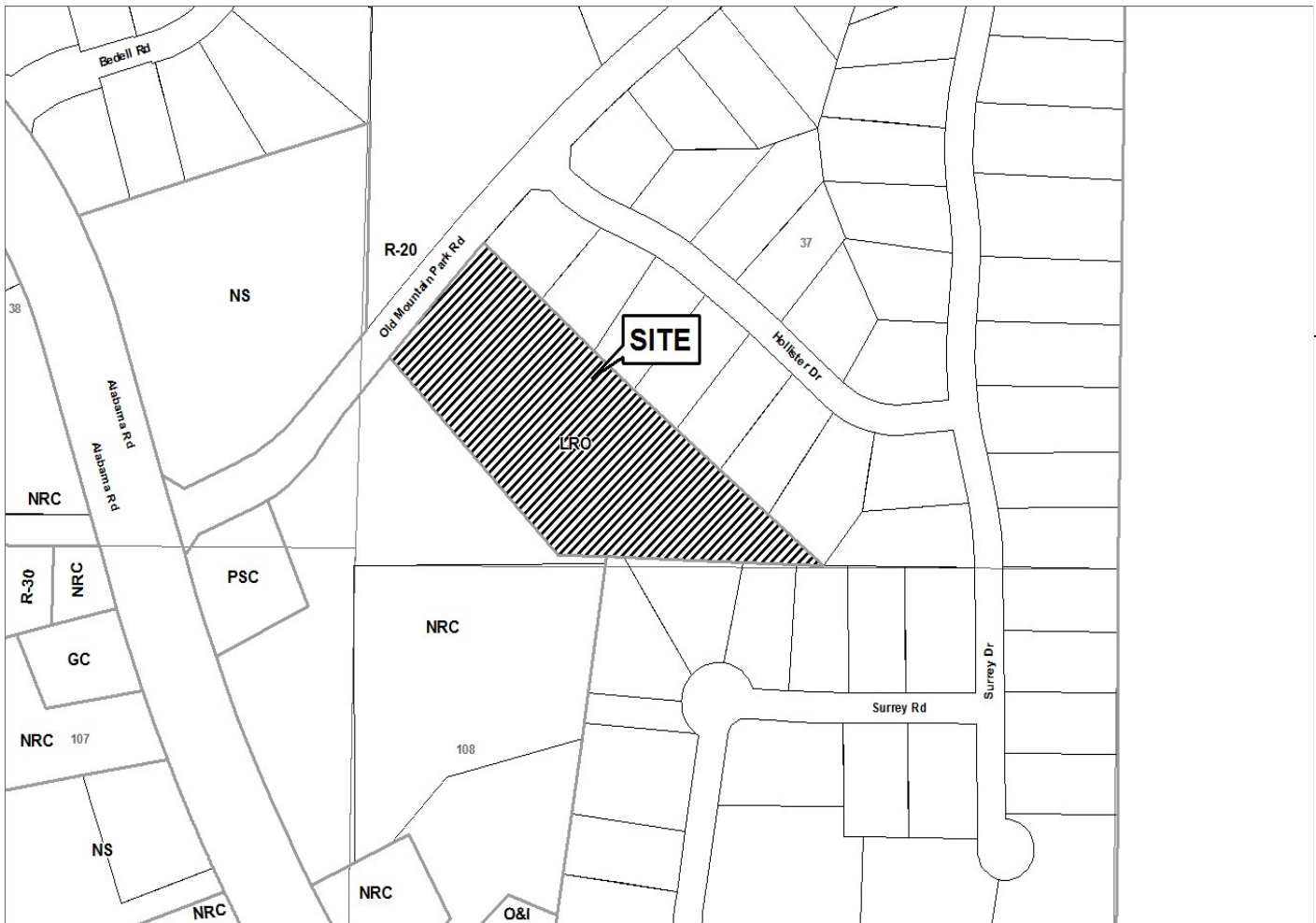
LAND LOT(S): 37

PARCEL(S): 4

TAXES: PAID X **DUE** _____

CONTIGUOUS ZONING/DEVELOPMENT

COMMISSION DISTRICT: 3





Application No. Z-79

Dec. 2017

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): Keep existing 2,500 sq. ft house
- b) Proposed building architecture: _____
- c) List all requested variances: _____

(currently zoned commercial LRO)
Zone back to residential

.....
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

Z-80
(2017)

PLAT TO ACCOMPANY REZONING APPLICATION

SOFIA JUAREZ

LOCATED IN LAND LOT 147, 18TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA

6121 SOUTH GORDON ROAD

AREA = 0.216 ACRES
9,394 SQ. FT.

RECEIVED

OCT - 4 2017

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

APPROVED FOR FILING
D.B. ALDRIDGE, P.C. 5090

SURVEY REFERENCES

- 1 PLAT OF SUBDIVISION OF LAND, R.O. #4, BEING 14 LOTS, COMM. DEVELOPMENT AND SURVEYING CO., DATED SEPTEMBER 14, 1979
- 2 PLAT OF SURVEY FOR HENRIETTA FOWLER, BY THE CRUSSELLE COMPANY, DATED 09/12/2016
- 3 PLAT OF SURVEY FOR DEVON Y. ALDRIDGE, PREPARED BY THE CRUSSELLE COMPANY, DATED 09/12/2016

PRESENT ZONING

ADJACENT (NEIGHBORHOOD SHOPPING)

FRONT - 40'

REAR - 30'

MINIMUM LOT SIZE - 20,000 SQ. FT.

PROPOSED ZONING

ZONED R-12

SETBACKS:

FRONT - 15'

REAR - 20'

MINIMUM LOT SIZE - 20,000 SQ. FT.

NORTH (PER PLAT REF 2)

LEGEND

- CORNER INCREMENTATION:
 - 12" x 12" STEEL
 - 6" x 6" CONC. ROD
 - CORNER POUND
 - UNPINNED CORNER
 - CONCRETE TO BE SET WITH
 - 12" x 12" FENCE LINE
 - RN = BIERED REINFORCING ROD
 - CTP = OPEN TOP WATER PIPE
 - PP = POWER POLE
 - BL = BUILDING LINE
 - RW = RIGHT OF WAY
 - LL = LAND LOT LINE
 - WATER MAIN
 - WATER VALVE
 - GAS MAIN
 - GAS VALVE
 - WATER MAIN - OTHER LINES
 - SS = SANITARY SEWER MAIN
 - NG = NOW OR FORMERLY OWNED BY
 - N&AB = NAIL SET AT BASE
 - D.B. = DEDICATED
 - P.D. = PLAT BOOK
 - NW = NAIL SET AT CORNER
 - W.M. = WEST
 - E.M. = EAST
 - N.M. = NORTH
 - S.M. = SOUTH
 - R.O. = RIGHT OF WAY
 - M.E.M. = METRIC RIGHT OF WAY MONUMENT

DATE	DESCRIPTION

REVISIONS

DATE DESCRIPTION

THE CRUSSELLE COMPANY
REGISTERED PROFESSIONAL SURVEYORS
7501 POWERS SOURCE ROAD
MARIETTA, GEORGIA 30064
(770) 963-5900
E-MAIL: INFO@CRUSSELLE.COM

AND. NO. 00589 REG. NO. 000106
FIELD SURVEY DATE: 10/26/17
PLAT DATE: 10/26/17 SCALE: 1" = 30'

FLOOD STATEMENT

I HAVE THISEDATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 1260001H FOR THE DATE WHICH IS 11/20/17 FOR THE SUBJECT PROPERTY TO BE IN ZONE: "X"

"X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODWAY.

APPLICANT: Sofia Juarez

PHONE #: (770) 819-1706 **EMAIL:** carloslinares111@yahoo.com

REPRESENTATIVE: Sofia Juarez

PHONE #: (770) 819-1706 **EMAIL:** carloslinares111@yahoo.com

TITLEHOLDER: Sofia Juarez and Carlos A. Linares

PROPERTY LOCATION: East side of South Gordon Road, north of
Old Alabama Road

(6121 South Gordon Road)

ACCESS TO PROPERTY: South Gordon Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-80

HEARING DATE (PC): 12-05-17

HEARING DATE (BOC): 12-19-17

PRESENT ZONING: NS

PROPOSED ZONING: R-12

PROPOSED USE: Single-family House

SIZE OF TRACT: 0.216 acres

DISTRICT: 18

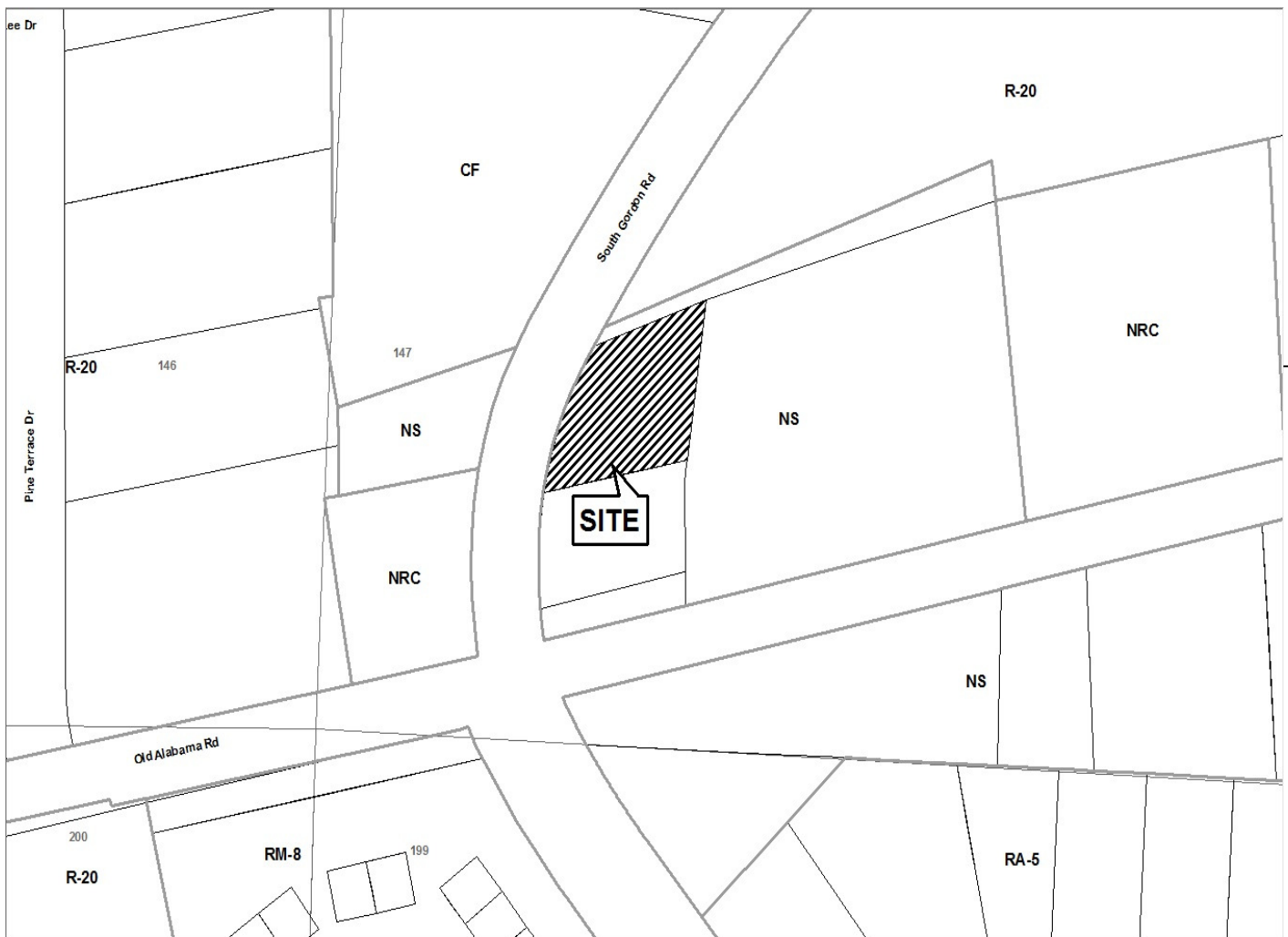
LAND LOT(S): 147

PARCEL(S): 26

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application No. 2-80

Dec. 2017

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): APPROX. 500 FT 1.367 SQ FT
- b) Proposed building architecture: good story 3-Bedroom
2 Full bathroom Family Room + Kitchen
- c) List all requested variances: _____

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

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

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

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
2596 Austell Road Tract
 Cobb County, Georgia
 Land Lot 556, 19th District, 2nd Section

prepared for:
Todd Lavelle

DGM
 LAND PLANNING
 CONSULTANTS



975 Case Place
 Buva Summit 212
 KENNESAW
 GA. 30144
 770-514-9006
 FAX 514-9491



Scale: 1" = 20'
 October 4, 2017

Site Data

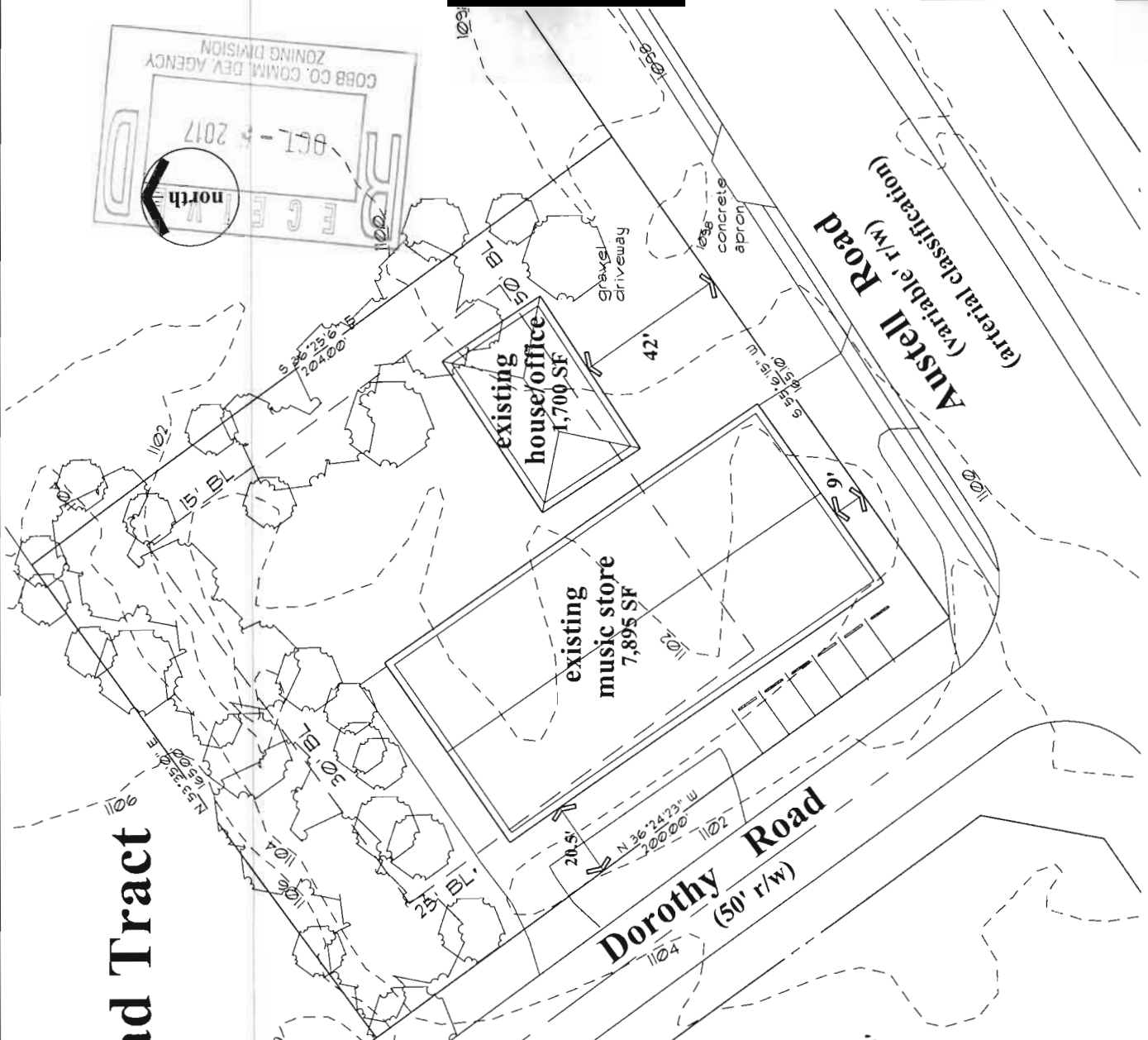
Total Site Area: .77 AC
 Existing Zoning: GC
 Proposed Zoning: NRC
 NRC Building Setbacks:
 front: 50' (arterial)
 side: 15' (*major side = 25')
 rear: 30'

Contemporaneous Variances

Requested:

- *reduction in front setback from 50' to 9'
- *reduction in major side setback from 25' to 20.5'

- NOTES:**
1. Platting from Warranty Deed dated 2017-6-27, on file with Cobb County Superior Court.
 2. Topographic information from Cobb County GIS.
 3. According to Flood Insurance Rate Map (FIRM) #3667C02144, dated March 4, 2013, no portion of this site contains floodplain.
 4. No easements are known to exist on site.
 5. No streams or wetlands are known to exist on site.
 6. No biological or architectural findings are known to exist on site.
 7. No utility easements are known to exist on site.



APPLICANT: Todd LaVelle

PHONE #: _____ **EMAIL:** _____

REPRESENTATIVE: Adam J. Rozen

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

TITLEHOLDER: Mutt Planet, LLC

PROPERTY LOCATION: Northeast corner of Austell Road and

Dorothy Drive

(2596 Austell Road)

ACCESS TO PROPERTY: Austell Road and Dorothy Lane

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-81

HEARING DATE (PC): 12-05-17

HEARING DATE (BOC): 12-19-17

PRESENT ZONING: GC

PROPOSED ZONING: NRC

PROPOSED USE: Retail

SIZE OF TRACT: 0.77 acres

DISTRICT: 19

LAND LOT(S): 556

PARCEL(S): 6

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



Summary of Intent for Rezoning



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

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

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

- a) Proposed use(s): Neighborhood Retail uses.
- b) Proposed building architecture: As-built existing buildings
- c) Proposed hours/days of operation: To be determined.
- d) List all requested variances: Applicant requests reduction in front setback from 50' to 9'; applicant requests reduction in major side setback from 25' to 20.5' to accommodate as-built structures

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

This existing and developed GC zoning and use is located outside a CAC or RAC and is therefore deemed to be a grandfathered, nonconforming use and zoning. Since a nonconforming use cannot be reinstated after it has been vacant/abandoned for longer than 6 months, a Rezoning of the property is necessitated by the dictates of the Zoning Ordinance

.....
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).

 See site plan

APPLICANT: Interplan, LLC c/o Chick-fil-A, Inc.

PHONE #: (407) 645-5008 **EMAIL:** sanderson@interplanllc.com

REPRESENTATIVE: Stuart Anderson

PHONE #: (407) 645-5008 **EMAIL:** sanderson@interplanllc.com

TITLEHOLDER: Woodlawn Square Limited Partnership

PROPERTY LOCATION: Southwest corner of Johnson Ferry Road

and Woodlawn Parkway

(1201 Johnson Ferry Road)

ACCESS TO PROPERTY: Woodlawn Parkway and drive from

Johnson Ferry Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-82

HEARING DATE (PC): 12-05-17

HEARING DATE (BOC): 12-19-17

PRESENT ZONING: NS, CRC

PROPOSED ZONING: NS

PROPOSED USE: Restaurant (Site Expansion)

SIZE OF TRACT: 1.209 acres

DISTRICT: 1

LAND LOT(S): 13,14

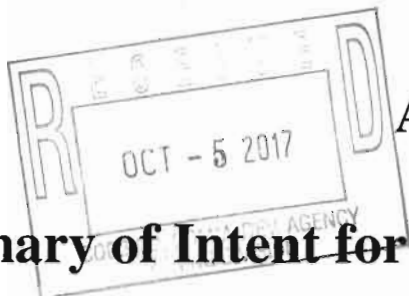
PARCEL(S): 73,75

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-82
Dec. 2017

Summary of Intent for Rezoning

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

- a) **Proposed unit square-footage(s):** Not Applicable.
- b) **Proposed building architecture:** Not Applicable.
- c) **List all requested variances:** Not Applicable.

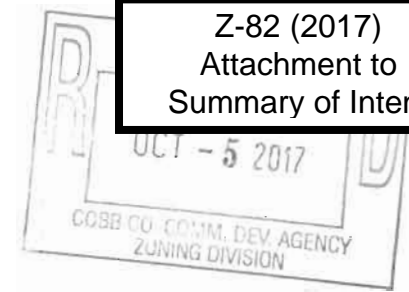
.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) **Proposed use(s):** Commercial Restaurant (Chick-fil-A)
- b) **Proposed building architecture:** Reference attached Proposed Architecture Narrative.
- c) **Proposed hours/days of operation:** 6:30am - 10:00pm (Mon-Sat); Closed on Sunday
- d) **List all requested variances:** None requested at this time.

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

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

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). Yes, Cobb County Department of Transportation
owns Johnson Ferry Road adjacent to the site.



PROPOSED BUILDING ARCHITECTURAL

The Chick-fil-A is a simple rectangular building with a flat roof, and flat-topped parapet walls extended above the roofline to conceal the rooftop mounted equipment. The brick veneer building has some stucco banding and accent areas around the top the wall and at the three focal points of the facades; namely the signage areas, and the two public entrances. The fenestration is limited to clearly defined "windows" as opposed to massive planes of glass. Each window or door is accented with a dark, flat canopy, with a contemporary flair. Lighting at night plays an important part in the façade design; the building sconces are designed to emit triangular light patterns both upward and downward. An understated, simple, contemporary interpretation of the classic international style.

Z-83
(2017)



THE ENCLAVE AT
HAWKINS STORE

PROJECT NAME:

OWNER/DEVELOPER



REVISIONS

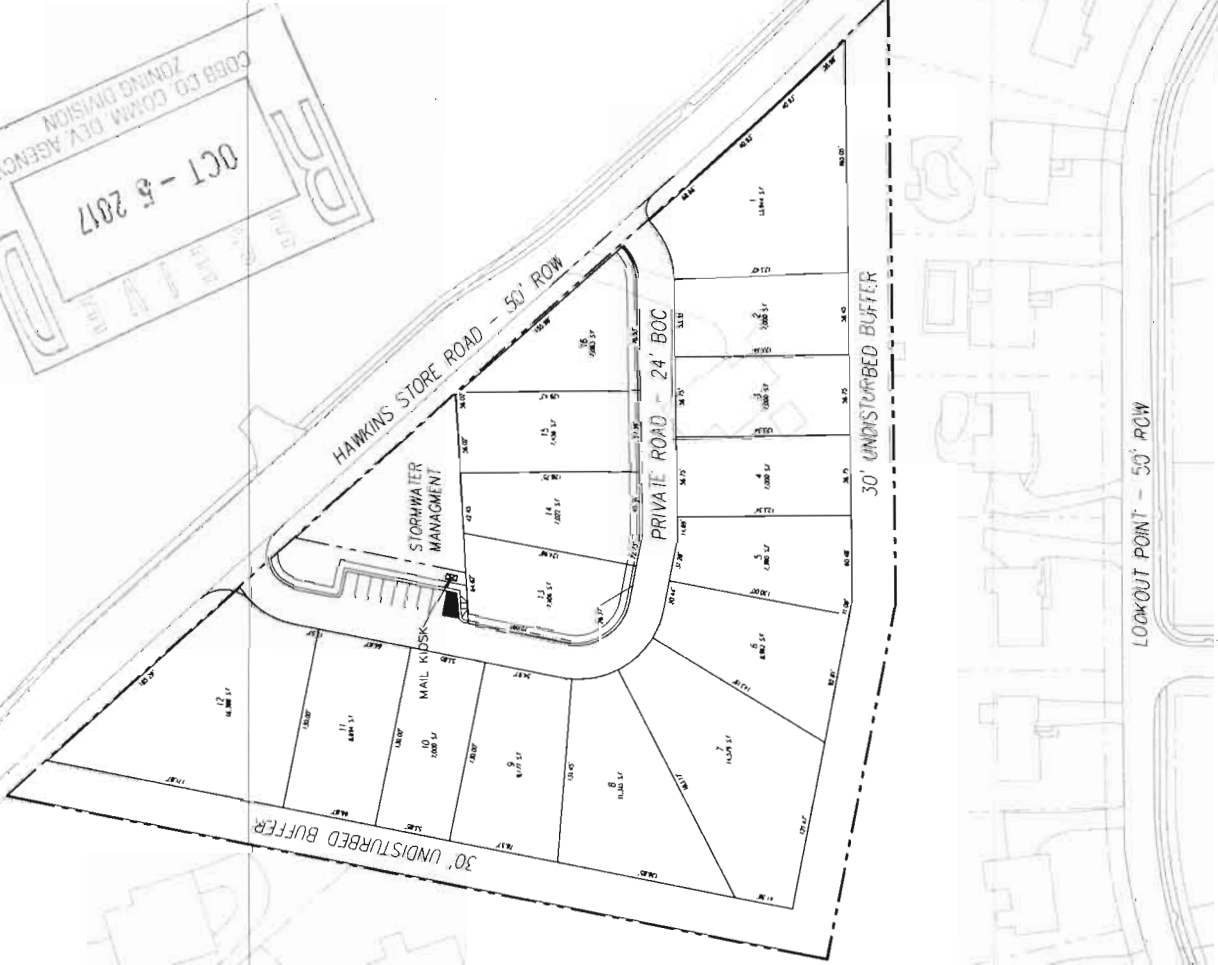
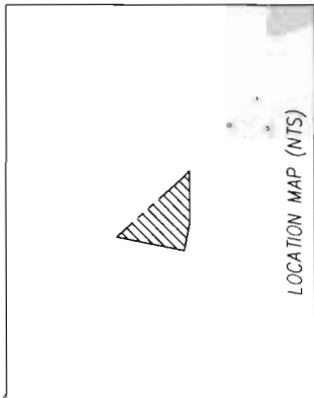
Z100



CONTACT:
JOHN LOYD
770.868.7591

THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT IS RESPONSIBLE FOR VERIFYING ALL INFORMATION AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON.

DEVELOPMENT SUMMARY	
ZONE	RESIDENTIAL
PLANNING TRACED	AS SHOWN
STREET LIGHTS	AS SHOWN
SEWER	AS SHOWN
WATER	AS SHOWN
STORMWATER	AS SHOWN
LANDSCAPE	AS SHOWN
UTILITIES	AS SHOWN
ADDITIONAL COMMENTS	SEE PLAN



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: Anna Prance Hunter as The Executrix of The Estate of Marie Foster Prance

PROPERTY LOCATION: Southwest side of Hawkins Store Road, west of Canton Road

(694 Hawkins Store Road)

ACCESS TO PROPERTY: Hawkins Store Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-83

HEARING DATE (PC): 12-05-17

HEARING DATE (BOC): 12-19-17

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Single-family Residential Subdivision

SIZE OF TRACT: 4.66 acres

DISTRICT: 16

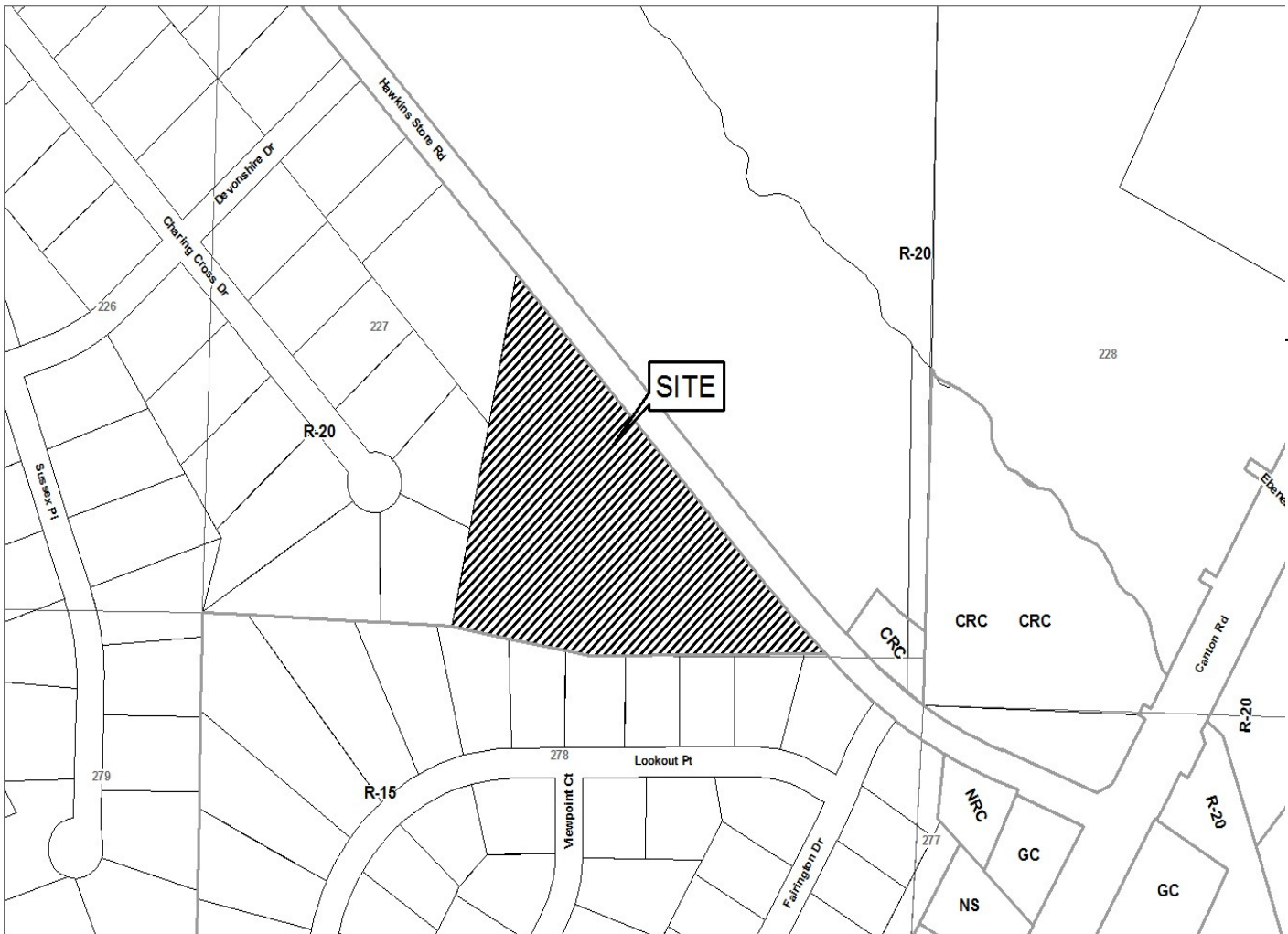
LAND LOT(S): 227

PARCEL(S): 3

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-83

PC: Dec. 5, 2017
BOC: Dec. 19, 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 is adjacent to Neighborhood Activity Center ("NAC"), containing CRC zoned properties. Across Hawkins Store Road is the quasi-commercial North Atlanta Soccer Association ("NASA") facility.

.....
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-84
(2017)

260 HILLCREST DRIVE
AUSTELL, GEORGIA



Project Number: 17115
Scale: 1/4" = 1'-0"
Date: 10/10/17



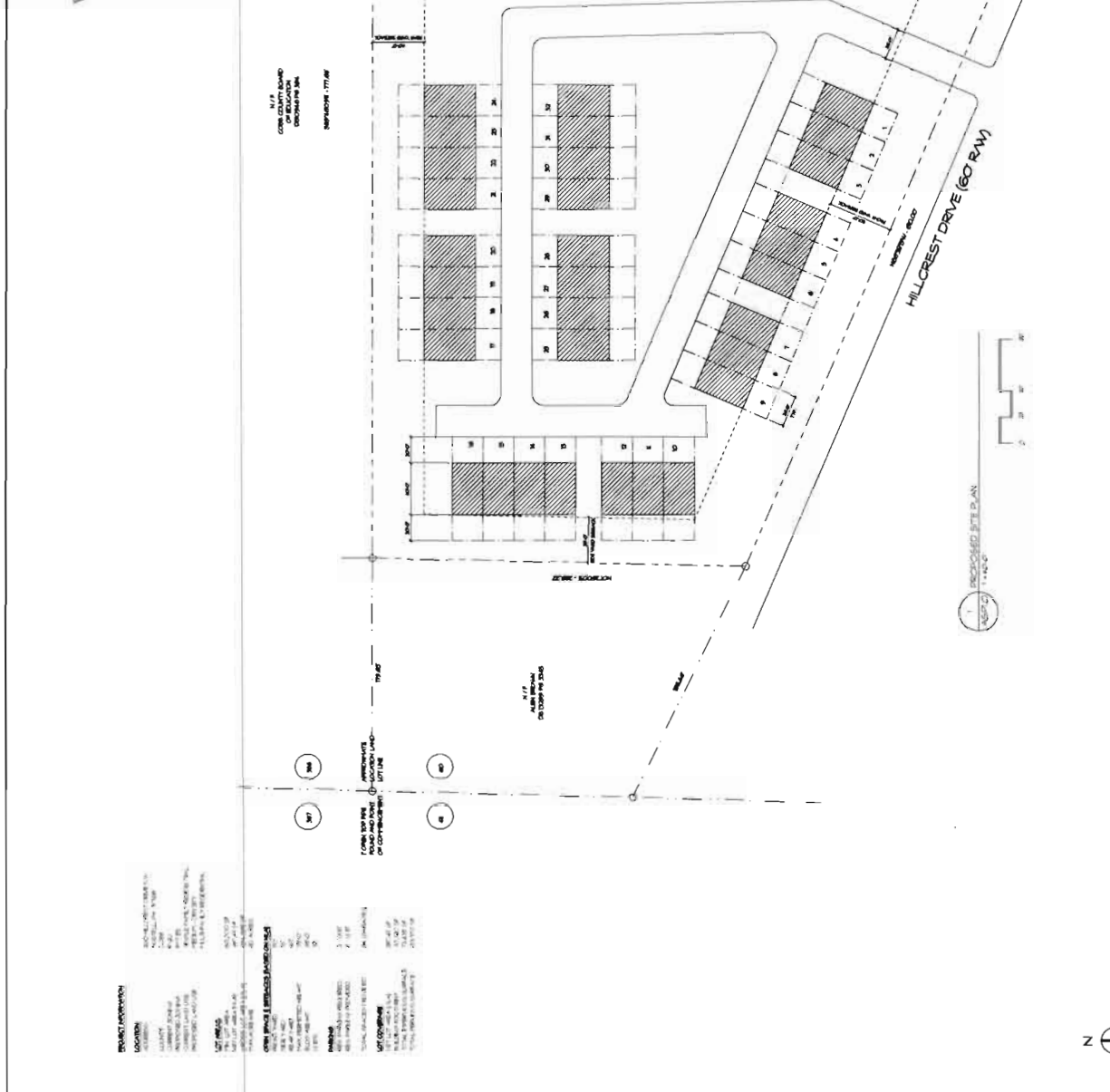
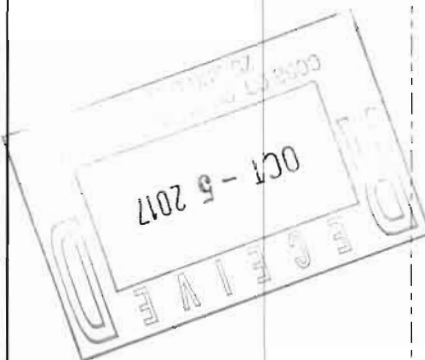
Project Name: 260 Hillcrest Drive
Client: [Redacted]

Site Plan
FST 5

ASP1.0

THIS DOCUMENT IS PRINTED ON RECYCLED PAPER

Proposed



PROPERTY INFORMATION
LOCATION: 260 Hillcrest Drive, Austell, GA 30106
OWNER: [Redacted]
DATE: 10/10/17

OWNER'S REPRESENTATIVE
NAME: [Redacted]
TITLE: [Redacted]
PHONE: [Redacted]
EMAIL: [Redacted]

DATE: 10/10/17
SCALE: 1/4" = 1'-0"
PROJECT: 260 Hillcrest Drive, Austell, GA 30106



APPLICANT: Randy E. Pimsler

PHONE #: (404) 875-1517 **EMAIL:** randy@pimslerhoss.com

REPRESENTATIVE: Randy E. Pimsler

PHONE #: (404) 875-1517 **EMAIL:** randy@pimslerhoss.com

TITLEHOLDER: James E. Jackson

PROPERTY LOCATION: North side of Hillcrest Drive, east of

South Gordon Road

(260 Hillcrest Drive)

ACCESS TO PROPERTY: Hillcrest Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-84

HEARING DATE (PC): 12-05-17

HEARING DATE (BOC): 12-19-17

PRESENT ZONING: R-20

PROPOSED ZONING: FST

PROPOSED USE: Townhomes

SIZE OF TRACT: 6.598 acres

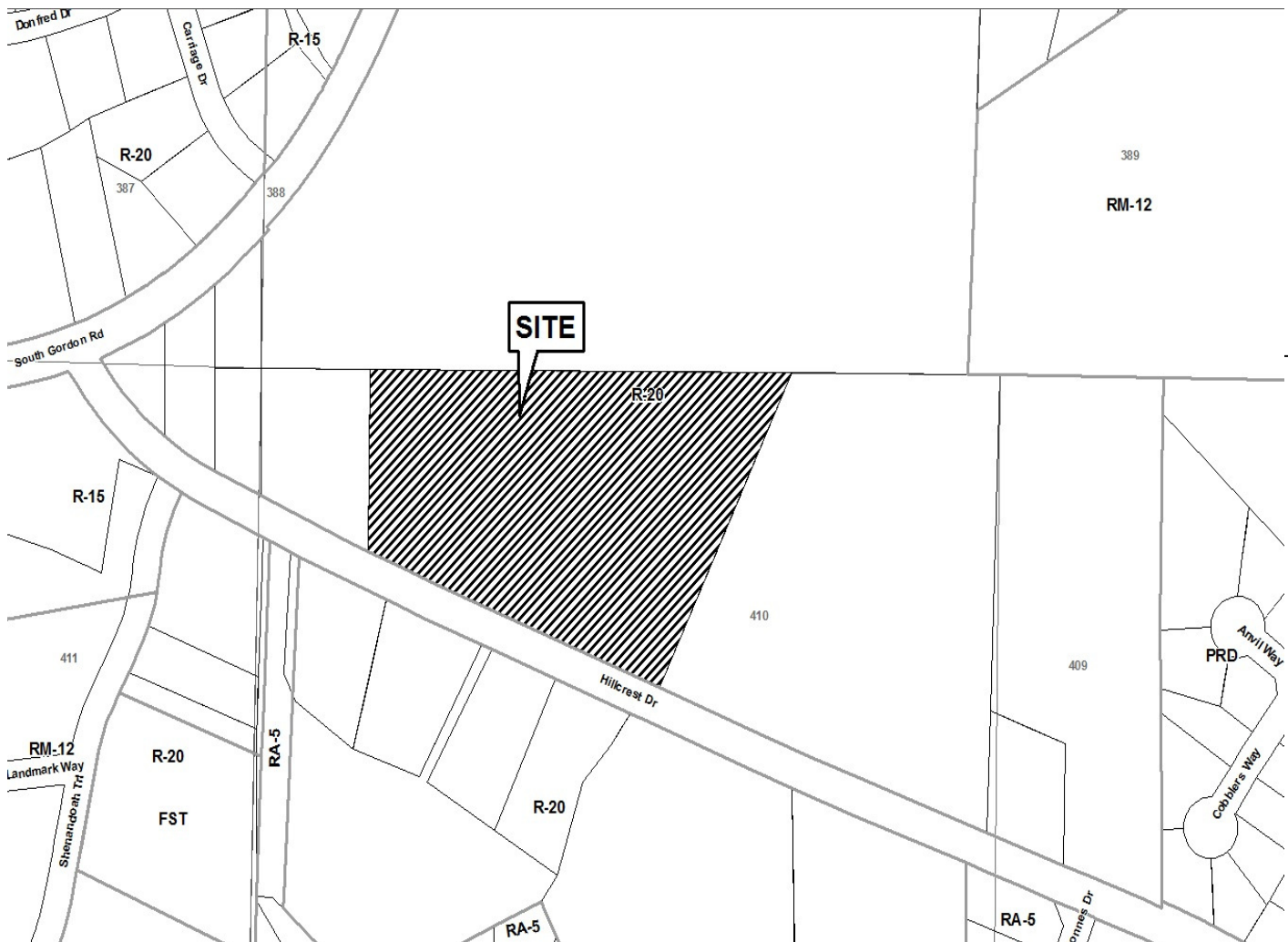
DISTRICT: 18

LAND LOT(S): 410

PARCEL(S): 7

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



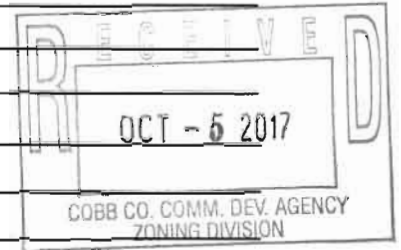
Summary of Intent for Rezoning

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

a) Proposed unit square-footage(s): 1500

b) Proposed building architecture: craftsman

c) List all requested variances: none



.....
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).

no

Z-85
(2017)

DRAFT



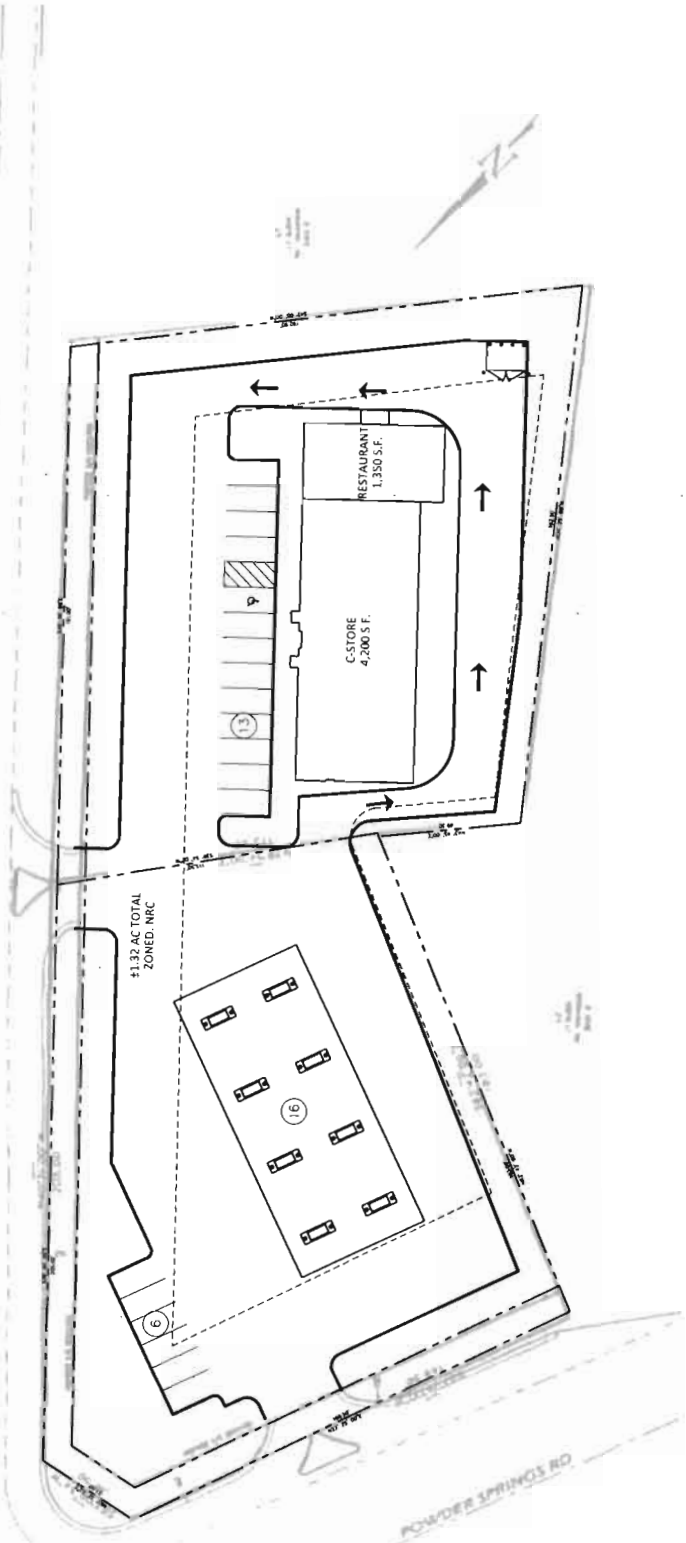
RJASANI ENR, LLC
1253 SIKES TRAIL DRIVE
LAWRENCE, GA 30047

POWDER SPRINGS AT
MILFORD CHURCH C-STORE
ISSUED FOR: CONCEPTUAL SKETCH ONLY
JURISDICTION: COBB COUNTY
LOCATION: 1949 POWDER SPRINGS RD

#	DATE	REVISIONS

JOB NO: 17-282
DATE: 10/05/17

CONCEPT SKETCH
SHEET CSP01



PRELIMINARY CONCEPT

NOTE: CONCEPT SKETCH. THIS IS NOT A FINAL DESIGN. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN AND ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

RECEIVED
OCT - 5 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

APPLICANT: Rahim Jasani

PHONE #: (404) 966-0137 **EMAIL:** Rjasani55@gmail.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Holbrook Investment Company, LP

PROPERTY LOCATION: Southern corner of Powder Springs Road and Milford Church Road

ACCESS TO PROPERTY: Powder Springs Road and Milford Church Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-85

HEARING DATE (PC): 12-05-17

HEARING DATE (BOC): 12-19-17

PRESENT ZONING: GC, NRC

PROPOSED ZONING: NRC

PROPOSED USE: Convenience Store with Fuel Sales

SIZE OF TRACT: 1.5 acres

DISTRICT: 19

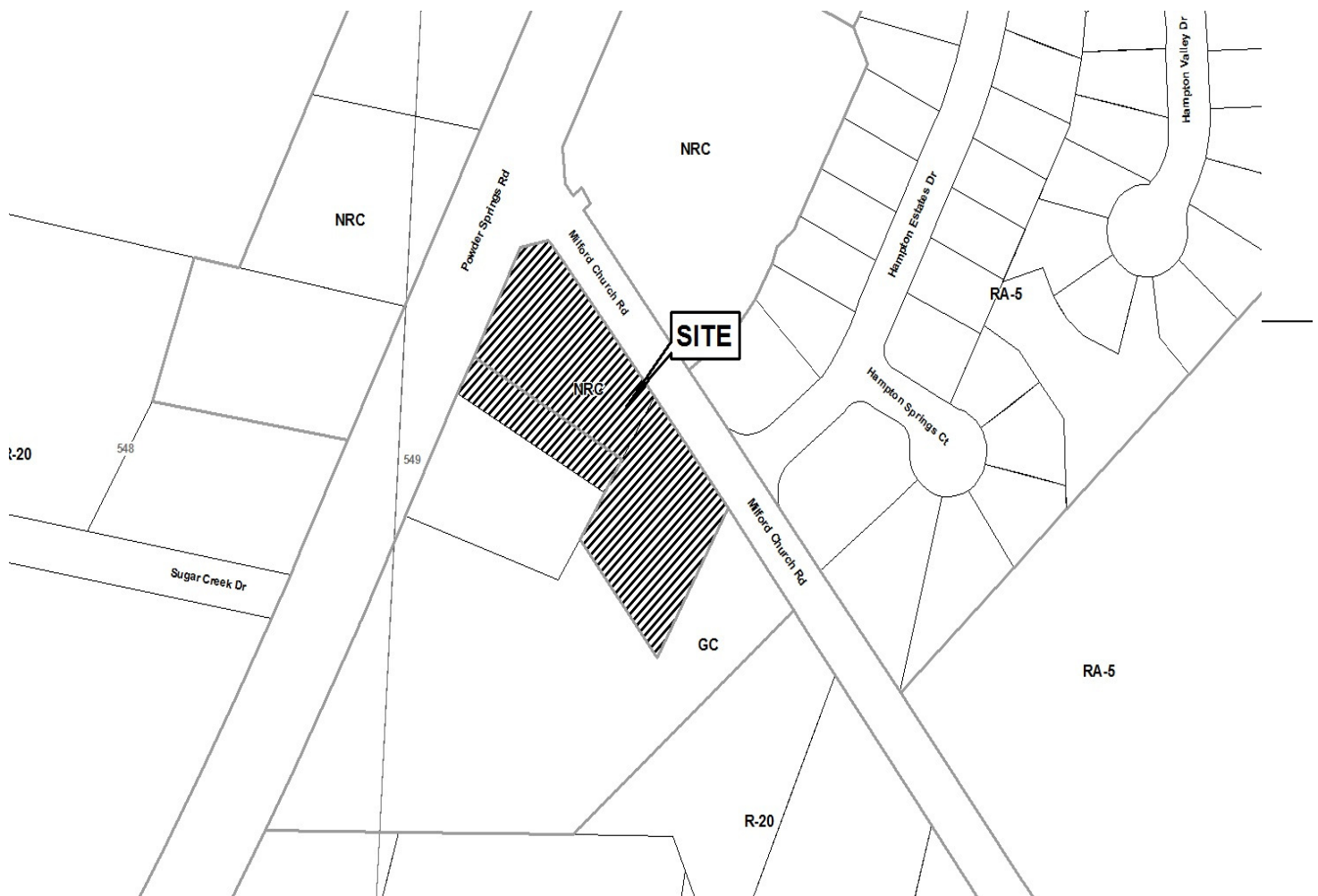
LAND LOT(S): 549

PARCEL(S): 4,5,7

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z- 85

PC: Hearing: Dec. 5, 2017
BOC Hearing: Dec. 19, 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): Convenience Store with Fuel Sales
- b) Proposed building architecture: Brick, stone and masonry components.
- c) Proposed hours/days of operation: To be determined.
- d) List all requested variances: None identified at this time.

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

The subject property was rezoned to the NRC zoning district for a Retail Center in February 2006 (No. Z-20) subject to numerous conditions, including that the development of the property is subject to the submitted site plan. Although the 0.20 acre tract (parcel no. 19054900050) was included in the rezoning application, eventually the Zoning Map was not changed and that tract is still shown as GC.

The subject property is centrally located within a long established NAC node that encompasses all 4 quadrants of this intersection.

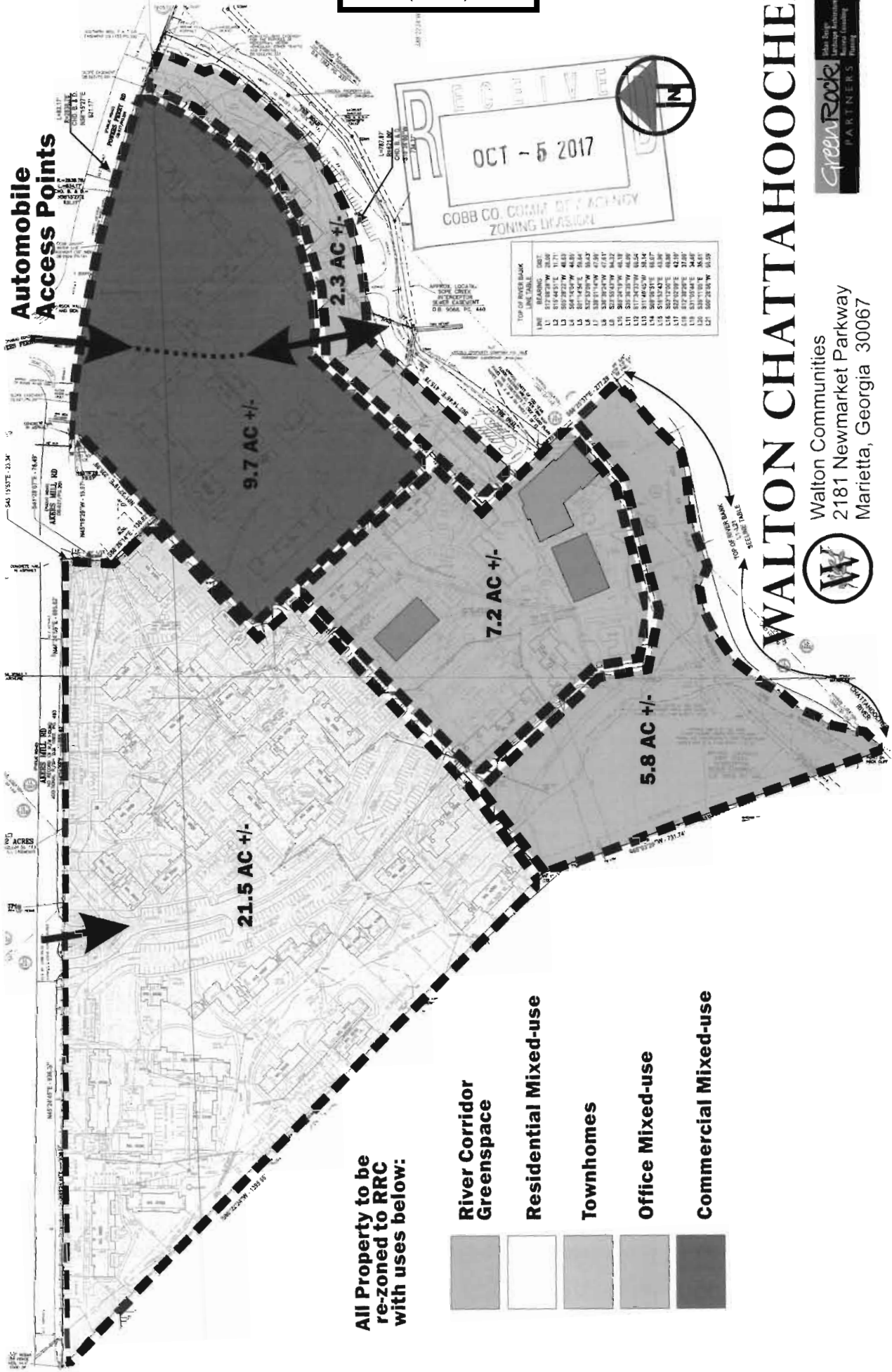
.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(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-86
(2017)

Automobile Access Points



WALTON CHATTAHOOCHEE

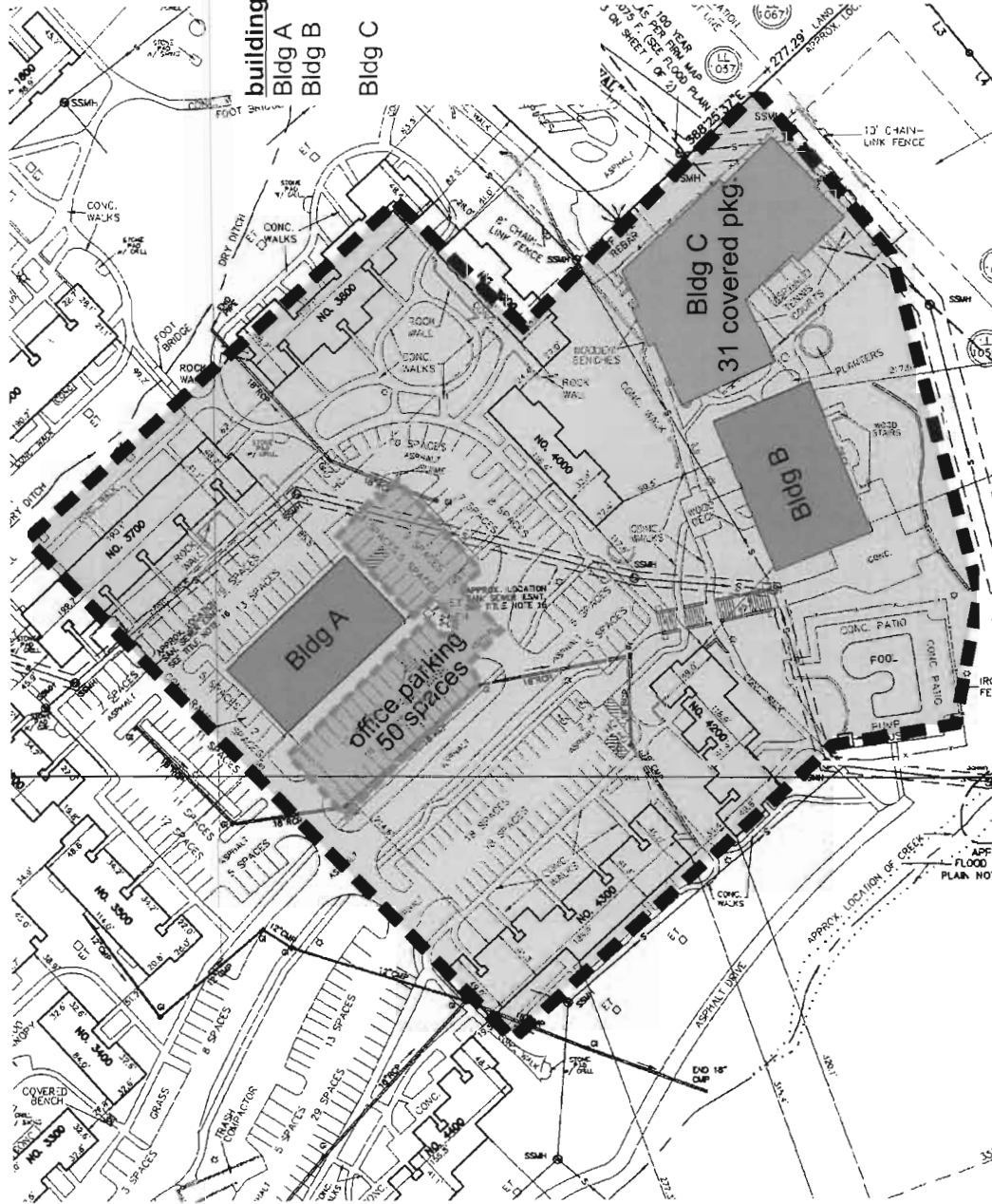
Walton Communities
2181 Newmarket Parkway
Marietta, Georgia 30067





KEY

building area	parking
Bldg A	2.8/1000 sf = 21.8
Bldg B	2.8/1000 sf = 19.6
Exist. space for leasing, etc	
2000 sf office	2.8/1000 sf = 5.6
26 resid units	1.75/unit
spaces required for office use 47 spaces	



WALTON CHATTAHOOCHEE



Walton Communities
2181 Newmarket Parkway
Marietta, Georgia 30067



Office Mixed-use Area Detail

APPLICANT: Walton Riverbend, LLC

PETITION NO: Z-86

PHONE #: (678) 303-4100 **EMAIL:** mteague@waltoncommunities.com

HEARING DATE (PC): 12-05-17

REPRESENTATIVE: J. Kevin Moore

HEARING DATE (BOC): 12-19-17

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

PRESENT ZONING: RM-12

TITLEHOLDER: Walton Riverbend, LLC

PROPOSED ZONING: RRC

PROPERTY LOCATION: Southeast side of Akers Mill Road and Powers Ferry Road; west and south of Riverbend Club Drive

PROPOSED USE: Mixed-Use Development

ACCESS TO PROPERTY: Powers Ferry Road, Riverbend Club Drive

SIZE OF TRACT: 46.425 acres

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 17

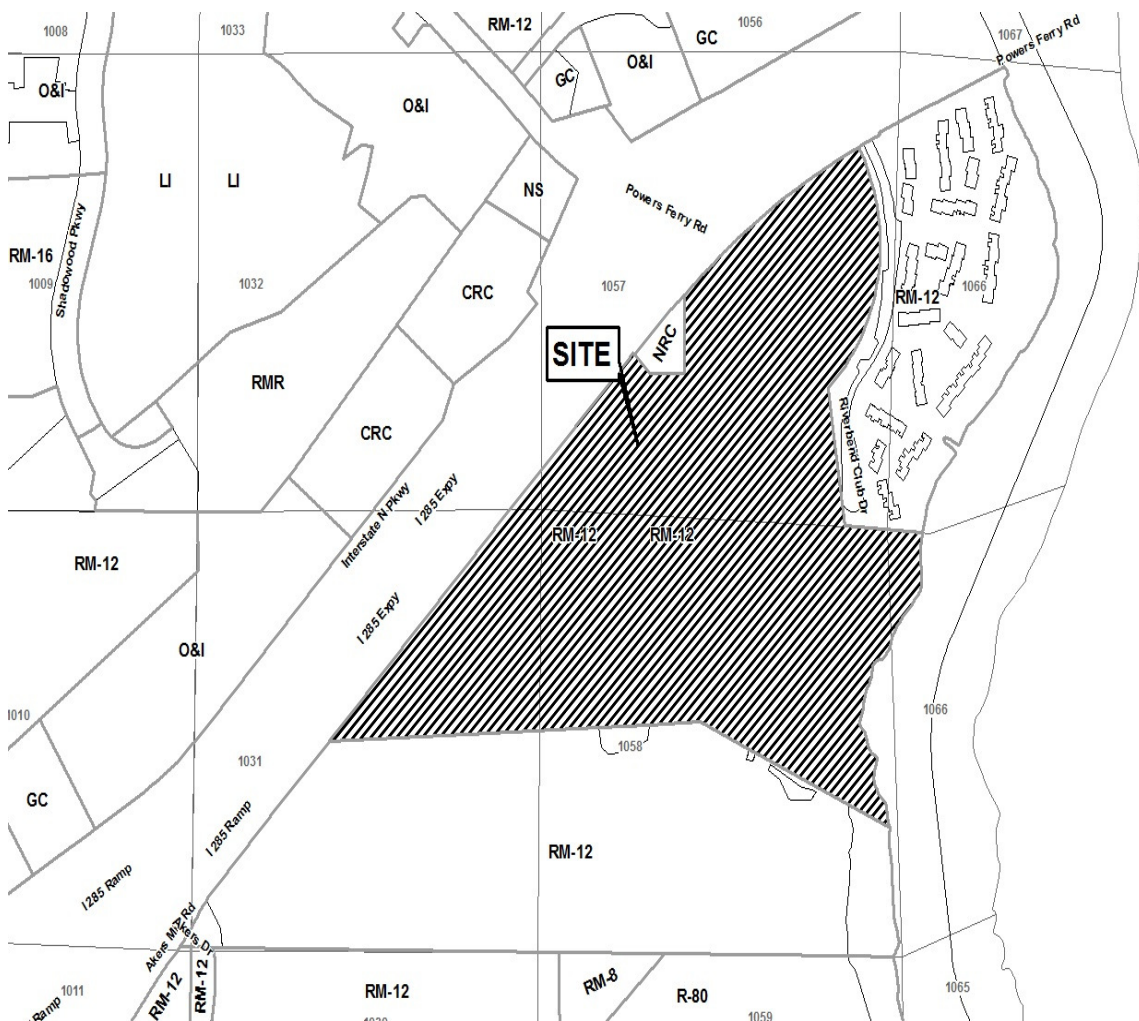
LAND LOT(S): 1031,1032,1057,1058,1066,1067

PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

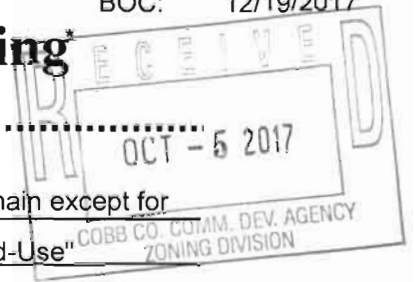
CONTIGUOUS ZONING/DEVELOPMENT



Application No. Z-84 (2017)

Hearing Dates: PC: 12/05/2017
BOC: 12/19/2017

Summary of Intent for Rezoning*



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

- a) Proposed unit square-footage(s): Residential multi-family uses to remain except for
- b) Proposed building architecture: portion designated as "Office Mixed-Use"
- c) List all requested variances: _____

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

- a) Proposed use(s): Office Mixed-Use (Professional Office Uses)
- b) Proposed building architecture: Traditional Office
- c) Proposed hours/days of operation: Standard and Typical Business Days and Hours
- 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.

APPLICANT: PetroPlex Joint Venture

PETITION NO: Z-87

PHONE #: (678) 464-5502 **EMAIL:** tmitchell@mitchellfirm.com

HEARING DATE (PC): 12-05-17

REPRESENTATIVE: Eric Hodge

HEARING DATE (BOC): 12-19-17

PHONE #: (404) 454-6323 **EMAIL:** e2hodge@yahoo.com

PRESENT ZONING: GC

TITLEHOLDER: Petroplex Joint Venture LLC

PROPOSED ZONING: NRC

PROPERTY LOCATION: East side of Canton Road, south of

PROPOSED USE: Kitchen and Cabinet

Powell Wright Road

Showroom

(2120 Canton Road)

ACCESS TO PROPERTY: Canton Road

SIZE OF TRACT: 0.8786 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 708

PARCEL(S): 53

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



Dec
2017

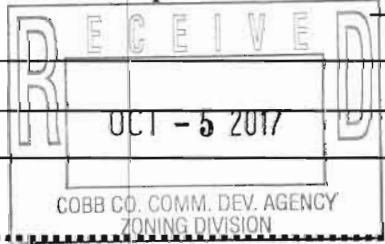
Summary of Intent for Rezoning

.....
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): Kitchen + Cabinets Showroom.
- b) Proposed building architecture: Existing To Remain.
- c) Proposed hours/days of operation: 8-5 M-S.
- d) List all requested variances: No.



.....
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.

LUP-25 (2017)

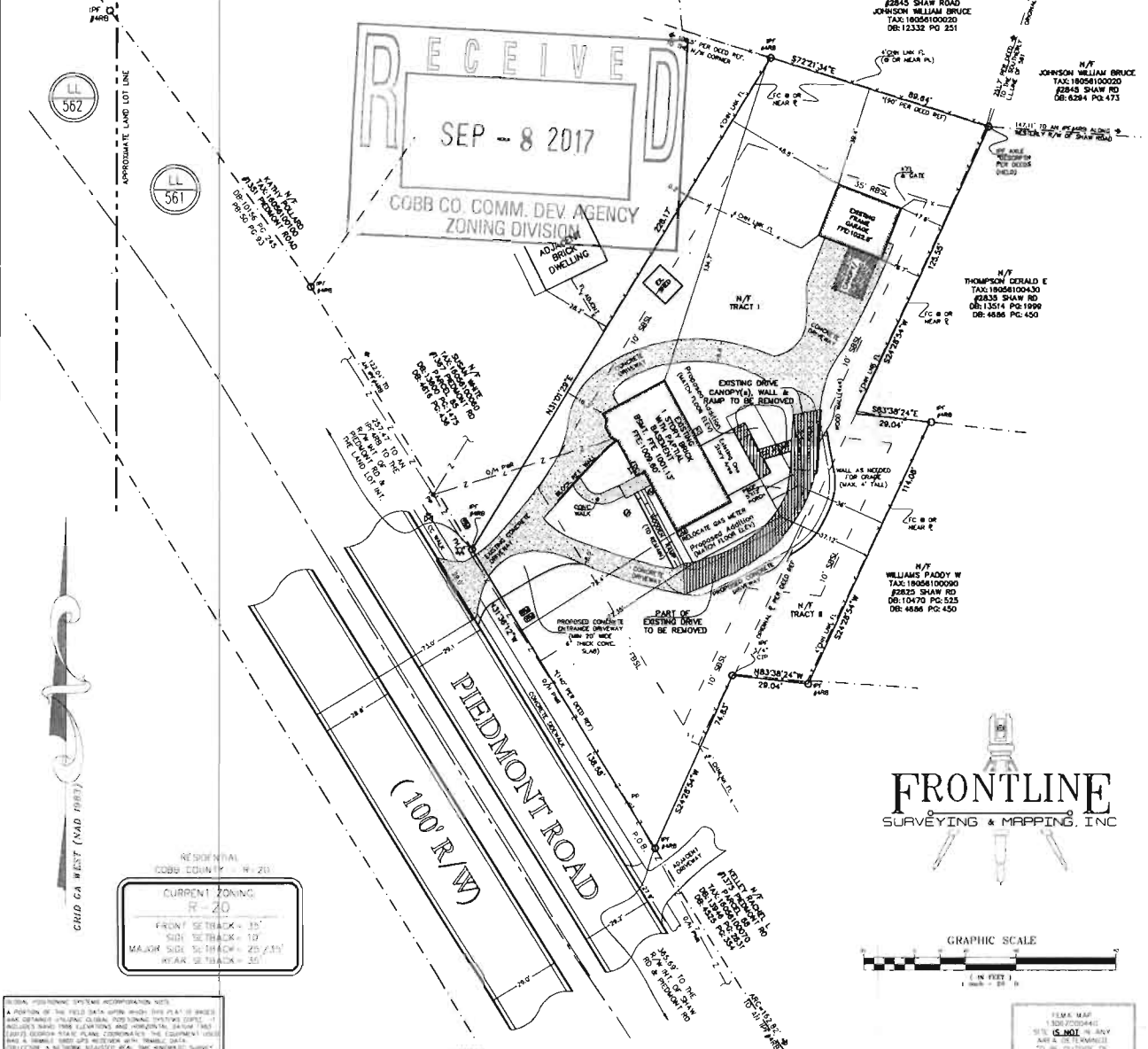
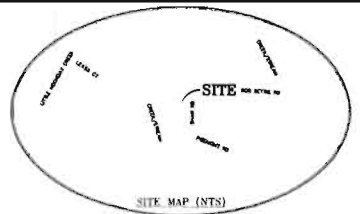
MARLENE GRAHAM AND CLENTON DAYES

#1371 PIEDMONT ROAD
LAND LOT 550, 10th DISTRICT
2nd SECTION
COBB COUNTY, GEORGIA
CITY OF MARIETTA
EXISTING ZONING: R-20
TAX ID: 16056100110

SUBJECT AREA
31,193 Sq Ft
0.72 Ac.

LEGEND:

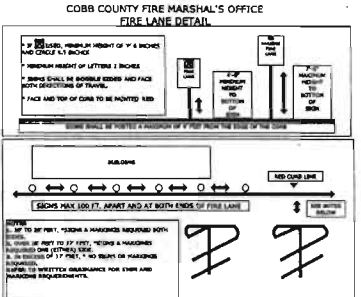
1. LOT	2. LOT	3. LOT	4. LOT	5. LOT	6. LOT	7. LOT	8. LOT	9. LOT	10. LOT
11. LOT	12. LOT	13. LOT	14. LOT	15. LOT	16. LOT	17. LOT	18. LOT	19. LOT	20. LOT
21. LOT	22. LOT	23. LOT	24. LOT	25. LOT	26. LOT	27. LOT	28. LOT	29. LOT	30. LOT
31. LOT	32. LOT	33. LOT	34. LOT	35. LOT	36. LOT	37. LOT	38. LOT	39. LOT	40. LOT
41. LOT	42. LOT	43. LOT	44. LOT	45. LOT	46. LOT	47. LOT	48. LOT	49. LOT	50. LOT
51. LOT	52. LOT	53. LOT	54. LOT	55. LOT	56. LOT	57. LOT	58. LOT	59. LOT	60. LOT
61. LOT	62. LOT	63. LOT	64. LOT	65. LOT	66. LOT	67. LOT	68. LOT	69. LOT	70. LOT
71. LOT	72. LOT	73. LOT	74. LOT	75. LOT	76. LOT	77. LOT	78. LOT	79. LOT	80. LOT
81. LOT	82. LOT	83. LOT	84. LOT	85. LOT	86. LOT	87. LOT	88. LOT	89. LOT	90. LOT
91. LOT	92. LOT	93. LOT	94. LOT	95. LOT	96. LOT	97. LOT	98. LOT	99. LOT	100. LOT



RESIDENTIAL
COBB COUNTY R-20
CURRENT ZONING
R-20
FRONT SETBACK = 35'
SIDE SETBACK = 10'
MAJOR SIDE SETBACK = 25' (10')
REAR SETBACK = 25'

GENERAL NOTES:

1. THE FIELD DATA WHICH THIS PLAN IS BASED UPON... (text continues)
2. THE FIELD DATA WHICH THIS PLAN IS BASED UPON... (text continues)
3. THE FIELD DATA WHICH THIS PLAN IS BASED UPON... (text continues)
4. THE FIELD DATA WHICH THIS PLAN IS BASED UPON... (text continues)
5. THE FIELD DATA WHICH THIS PLAN IS BASED UPON... (text continues)
6. THE FIELD DATA WHICH THIS PLAN IS BASED UPON... (text continues)
7. THE FIELD DATA WHICH THIS PLAN IS BASED UPON... (text continues)
8. THE FIELD DATA WHICH THIS PLAN IS BASED UPON... (text continues)
9. THE FIELD DATA WHICH THIS PLAN IS BASED UPON... (text continues)
10. THE FIELD DATA WHICH THIS PLAN IS BASED UPON... (text continues)



REFERENCE:
ALSO H20
ALL ROADWAYS ON PREMISE SHALL MEET THE AMERICAN ASSOCIATION OF STATE AND HIGHWAY TRANSPORTATION OFFICIALS (AASHTO) DESIGN MANUAL LINE LOAD STANDARD H20 (75,000 LBS.) WITH AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, 15 FOOT INSIDE RADIUS, 50 FOOT OUTSIDE TURNING RADIUS AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.

SURVEY REFERENCES

TAX INFORMATION:
OWNER AND FORMERLY OWNED BY
MARLENE GRAHAM, TAX#16056100110
DB:1827 PG:1610

SUBJECT DEED BOOK: 2773 PG:3-5
DATED: 05/20/1993

EXECUTORS DEED OF ASSENT:
DB:13308 PG:674; DATED: 11/13/2000

EAST ADJOINING PARCEL ALONG SHAW RD
DB:10470 PG:524-525;
OWNER OF RECORD: PATRICIA SANDERS

PAGES 1 OF 1
DATE OF FIELD SURVEY: 01/19/2014
DATE OF BOUNDARY SURVEY: 2/10/2014

55742

FRONTLINE SURVEYING & MAPPING, INC.
3595 Canton Road
Suite 116, PHB 272
Marietta, GA 30066
Ph: (678) 355-9905
Fax: (678) 355-9805
www.frontlinesurveying.com

MARLENE GRAHAM AND CLENTON DAYES		02/10/2014
LOT 561	16th	2nd
COBB COUNTY, GEORGIA		20'
CHANGE ADDITION		TY 9-30
DATE OF FIELD SURVEY: 01/19/2014		DATE OF BOUNDARY SURVEY: 2/10/2014



APPLICANT: Marlene Graham

PHONE#: (678) 687-7561 **EMAIL:** mmgraham@ymail.com

REPRESENTATIVE: Marlene Graham

PHONE#: (678) 687-7561 **EMAIL:** mmgraham@ymail.com

TITLEHOLDER: Marlene Graham and Clenton Dayes

PROPERTY LOCATION: Northeast side of Piedmont Road,
northwest of Shaw Road
(1371 Piedmont Road)

ACCESS TO PROPERTY: Piedmont Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-25

HEARING DATE (PC): 12-05-17

HEARING DATE (BOC): 12-19-17

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Personal Care Home for
10 Residences

SIZE OF TRACT: 0.60 acres

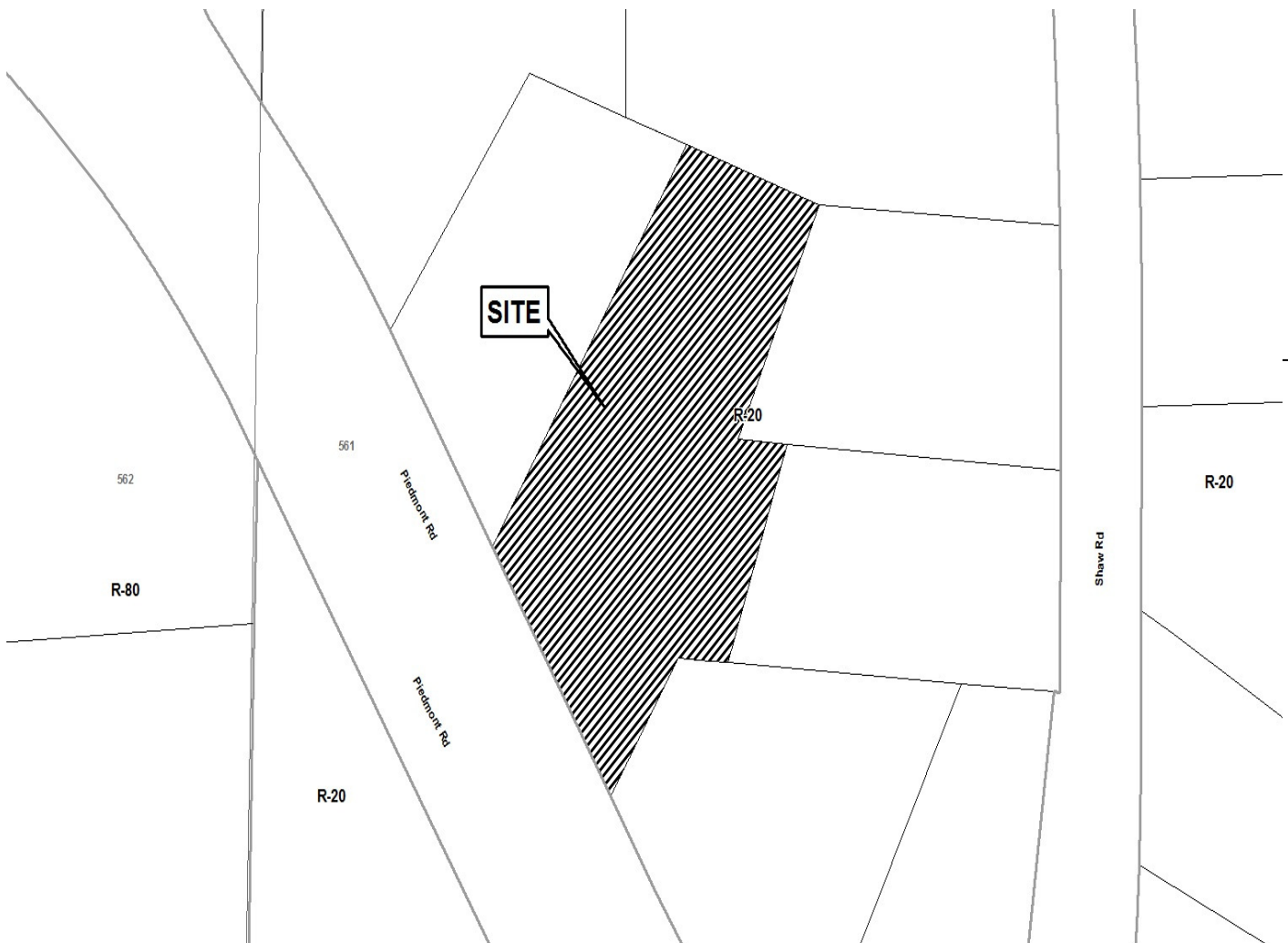
DISTRICT: 16

LAND LOT(S): 561

PARCEL(S): 11

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application #: LUP-25
PC Hearing Date: 12-5-17
BOC Hearing Date: 12-19-17

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

1. Type of business, or request? Personal Care Home
2. Number of employees? 2
3. Days of operation? Seven days per week
4. Hours of operation? 24 hours
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): Garage - Detached

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.): None

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): 2 car garage (detached)
12. Length of time requested (24 months maximum): 24 months & renewed every
13. Is this application a result of a Code Enforcement action? No ; Yes _____. (If 2 years 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: [Signature] Date: 9/8/17
Applicant name (printed): Marlene [Signature]

APPLICANT: Bertilia Maldonado

PETITION NO: LUP-26

PHONE#: (770) 866-1608 **EMAIL:** _____

HEARING DATE (PC): 12-05-17

REPRESENTATIVE: Bertilia Maldonado

HEARING DATE (BOC): 12-19-17

PHONE#: (770) 866-1608 **EMAIL:** _____

PRESENT ZONING: R-15

TITLEHOLDER: Tony A. Maldonado and Bertilia A. Maldonado

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: West end of Perch Drive, south of
Perch Court

PROPOSED USE: Poultry, Livestock

(3299 Perch Drive)

ACCESS TO PROPERTY: Perch Drive

SIZE OF TRACT: 0.4607 acres

DISTRICT: 19

PHYSICAL CHARACTERISTICS TO SITE: _____

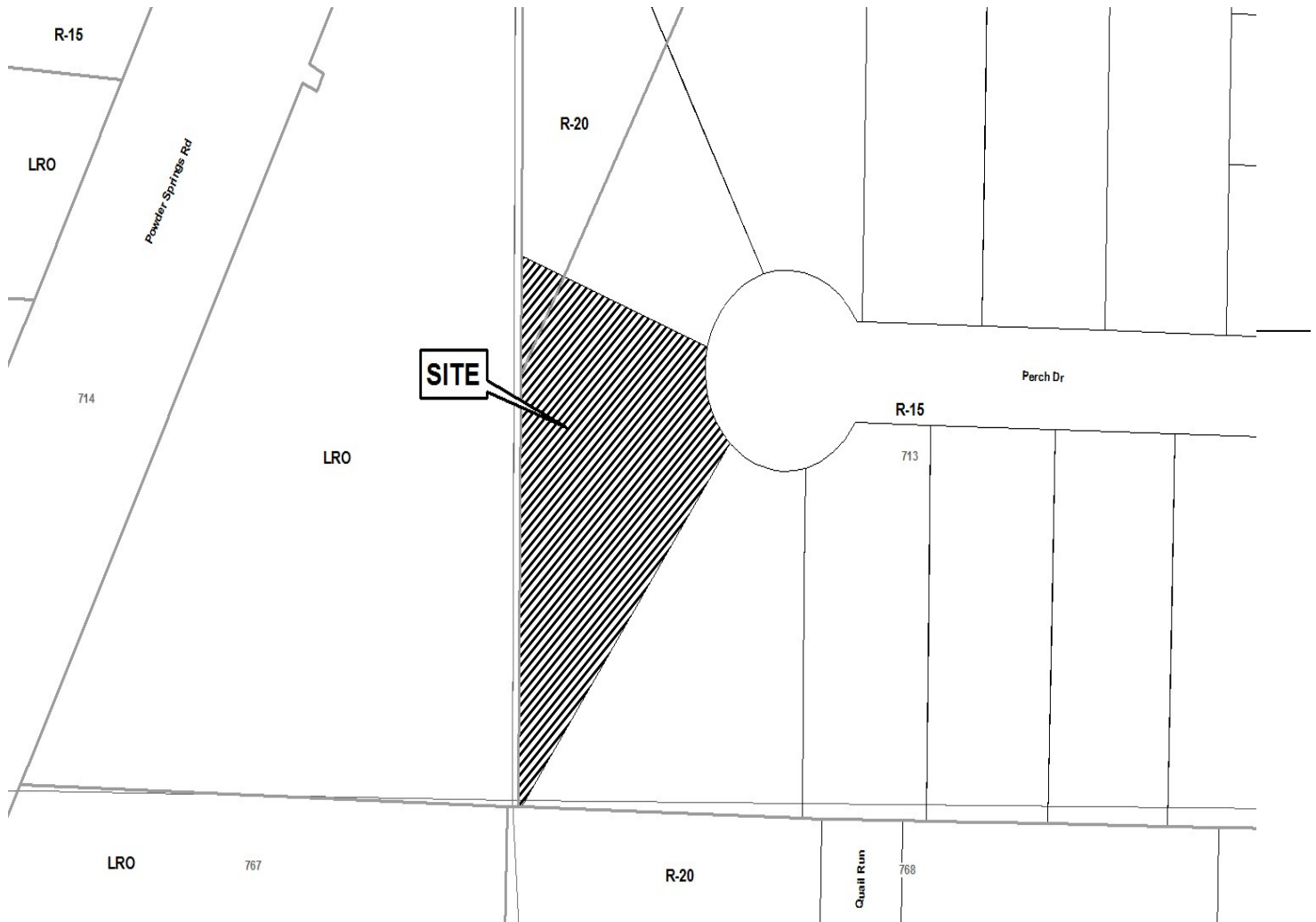
LAND LOT(S): 713

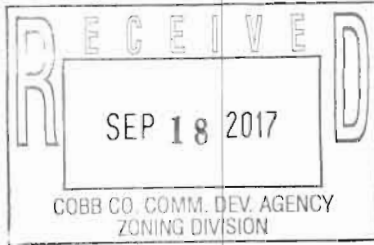
PARCEL(S): 33

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LVP-26
PC Hearing Date: 12-5-17
BOC Hearing Date: 12-19-17

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

1. Type of business, or request? Poultry, livestock
2. Number of employees? _____
3. Days of operation? _____
4. Hours of operation? _____
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 X _____ ; No _____
11. Any outdoor storage? No _____ ; Yes X (If yes, please state what is kept outside): Garden tools

12. Length of time requested (24 months maximum): 24 months
13. Is this application a result of a Code Enforcement action? No _____ ; Yes ✓ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed): _____

X Applicant signature: Bertilia Maldonado Date: 3-2-17

Applicant name (printed): Bertilia Maldonado

Application No. LUP-26
PC Hearing Date: 12-5-17
BOC Hearing Date: 12-19-17

Requirements for Temporary Land Use Permit Application.

Applicant's information for requesting poultry on less than 2 acres

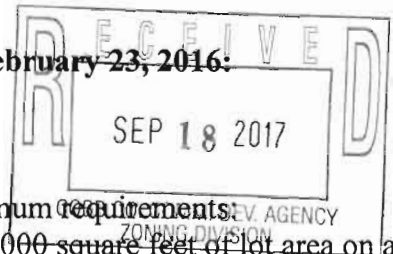
1. How many hens do you propose (no male birds allowed)? 26.
2. Can you comply with the County Code Sec-134-36 (d)(5)(a-j) below? YES X NO _____.

Bertilia Maldonado
Signature

Bertilia Maldonado
Print Name

County Code adopted by the Board of Commissioners February 23, 2016:

Sec. 134-36 (d)(5)(a-j). Temporary Land Use Permits.



Poultry on less than two acres subject to the following minimum requirements:

- a) There shall be a maximum ratio of one poultry per 5,000 square feet of lot area on any lot less than two acres;
- b) Only hens are kept on the property;
- c) The poultry shall be kept/maintained within a fenced area to the rear of the house;
- d) Coops, or other buildings used for the poultry shall be located at least 30 feet off any property line. Coops are considered an accessory structure and all conditions for accessory structures in that zoning district shall also apply. Where a conflict exists, this section shall control;
- e) The owner(s) of the poultry shall keep the property maintained in a fashion that eliminates the potential negative effects resulting from the poultry, including but not limited to, odors, pollution, noise, insects, rodents and other wild animals;
- f) The poultry shall not cause a nuisance, as defined by state law;
- g) The slaughter of any hen on site is prohibited;
- h) The fee for the land use permit for backyard poultry shall be \$75.00 with renewal fees being \$50.00; and
- i) The duration of any land use permit approved for poultry as pets or food source shall not exceed two years, renewable for up to two-year terms thereafter.
- j) At least two weeks prior to the hearing before the planning commission, applicant shall notify all contiguous property owners in writing.

LUP-27
(2017)

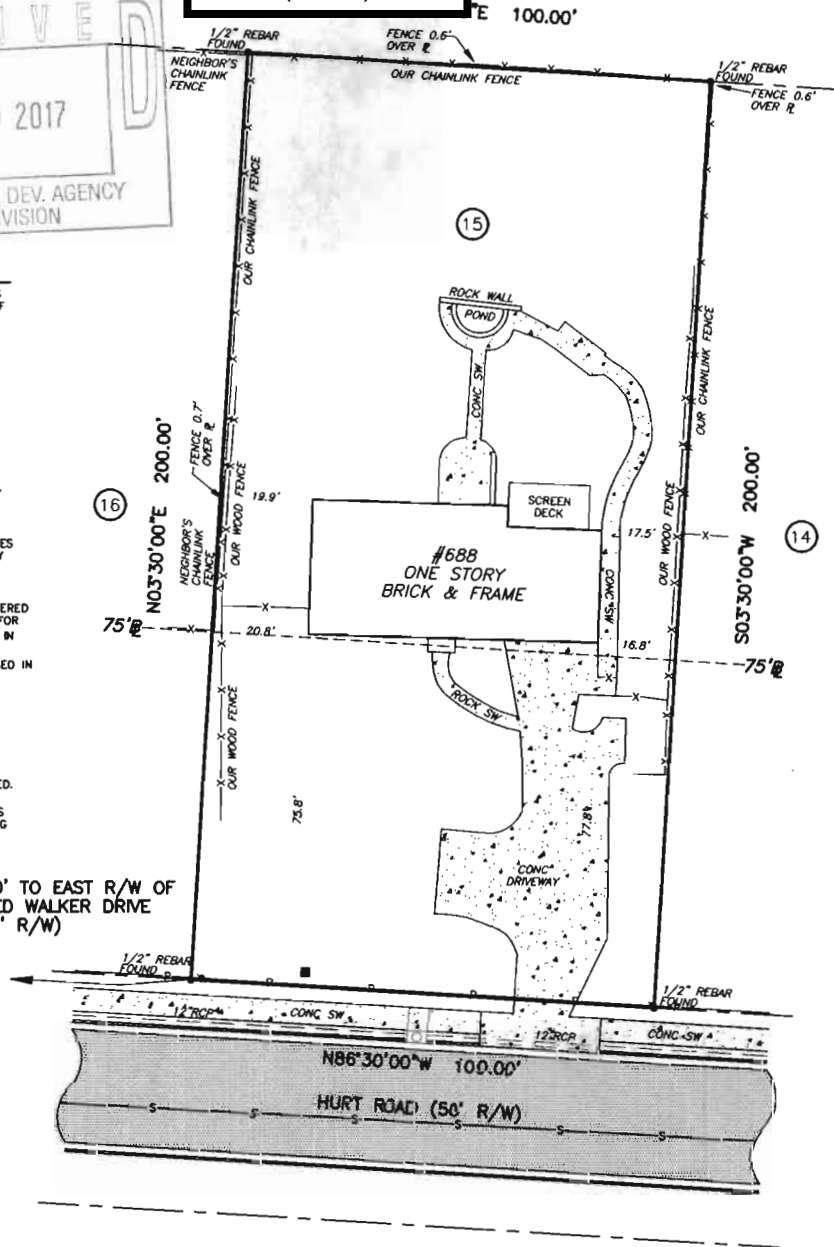


SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.



220' TO EAST R/W OF FRED WALKER DRIVE (50' R/W)



LEGEND

- E DENOTES PROPERTY LINE
- R/W DENOTES RIGHT-OF-WAY
- CL DENOTES CENTERLINE
- BC DENOTES BACK OF CURB
- G DENOTES GUTTER
- EP DENOTES EDGE OF PAVING
- TW DENOTES TOP OF WALL
- BW DENOTES BOTTOM OF WALL
- X - X - DENOTES FENCE
- RCP DENOTES REINFORCED CONCRETE PIPE
- CMP DENOTES CORRUGATED METAL PIPE
- PP DENOTES POWER POLE
- LP DENOTES LIGHT POLE
- GW DENOTES GUY WIRE
- P - P - DENOTES POWER LINE
- PM DENOTES POWER METER
- PB DENOTES POWER BOX
- A/C DENOTES AIR CONDITION
- TB DENOTES TELEPHONE BOX
- GM DENOTES GAS METER
- GV DENOTES GAS VALVE
- GLM DENOTES GAS LINE MARKER
- WM DENOTES WATER METER
- WV DENOTES WATER VALVE
- FH DENOTES FIRE HYDRANT
- MW DENOTES MONITORING WELL
- HW DENOTES HEADWALL
- JB DENOTES JUNCTION BOX
- DI DENOTES DROP INLET
- S - S - DENOTES SANITARY SEWER LINE
- SSWH DENOTES SANITARY SEWER MANHOLE
- CO DENOTES CLEAN OUT

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.

REFERENCE MATERIAL

- WARRANTY DEED IN FAVOR OF STEPHEN MARK DALEAS DEED BOOK 15177 PAGE 487B COBB COUNTY, GEORGIA RECORDS



Michael R. Noles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-87.

NO.	REVISIONS	DATE

McLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mclungsurveying.com
Certificate of Authorization #LSF000752

SURVEY FOR CHRISTOPHER BERNASKY
688 HURT ROAD SMYRNA, GEORGIA
TOTAL AREA= 0.459± ACRES OR 20,000± SQ.FT.

SCALE IN FEET

LOT 15
NICKAJACK HOMES SUBDIVISION TRACT #2
LAND LOT 50
17TH DISTRICT 2ND SECTION
COBB COUNTY GEORGIA
PLAT PREPARED: 9-28-17
FIELD: 9-27-17 SCALE: 1"=20'
JOB#246061

MAGNETIC N

APPLICANT: Kosta at Smyrna

PETITION NO: LUP-27

PHONE#: (678) 293-6675 **EMAIL:** chris@kostaprivatehomecare.com

HEARING DATE (PC): 12-05-17

REPRESENTATIVE: Christopher K. Bernaski

HEARING DATE (BOC): 12-19-17

PHONE#: (404) 857-7380 **EMAIL:** kostabern@yahoo.com

PRESENT ZONING: R-20

TITLEHOLDER: Stephen Mark Daleas

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: North side of Hurt Road, east of Fred Walker Road

PROPOSED USE: Personal Care Home

(688 Hurt Road)

ACCESS TO PROPERTY: Hurt Road

SIZE OF TRACT: 0.459 acres

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: _____

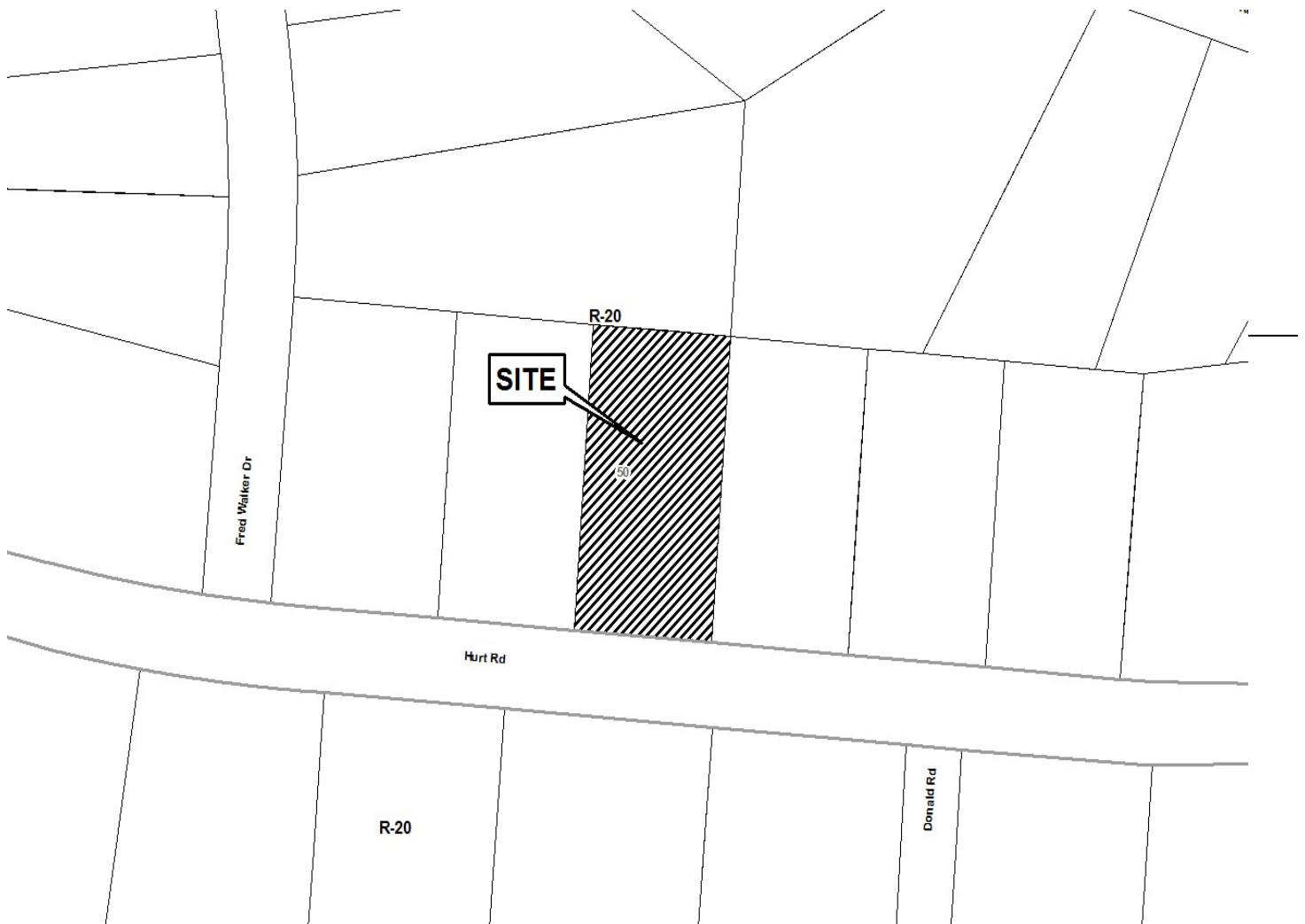
LAND LOT(S): 50

PARCEL(S): 36

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-27
PC Hearing Date: 12-5-17
BOC Hearing Date: 12-19-17

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

1. Type of business, or request? Personal Care Home for Elderly Women
2. Number of employees? 3
3. Days of operation? 8:00 am - 8:00 pm 7 days
4. Hours of operation? 8:00 am - 8:00 pm 7 days
5. Number of clients, customers, or sales persons coming to the house per day? 6; Per week? 8 including families visiting
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.): Just employees
Vehicles

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

10. Does the applicant live in the house? Yes _____; No X
11. Any outdoor storage? No X; Yes _____. (If yes, please state what is kept outside): _____
12. Length of time requested (24 months maximum): 24
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: [Signature] Date: 9/19/17

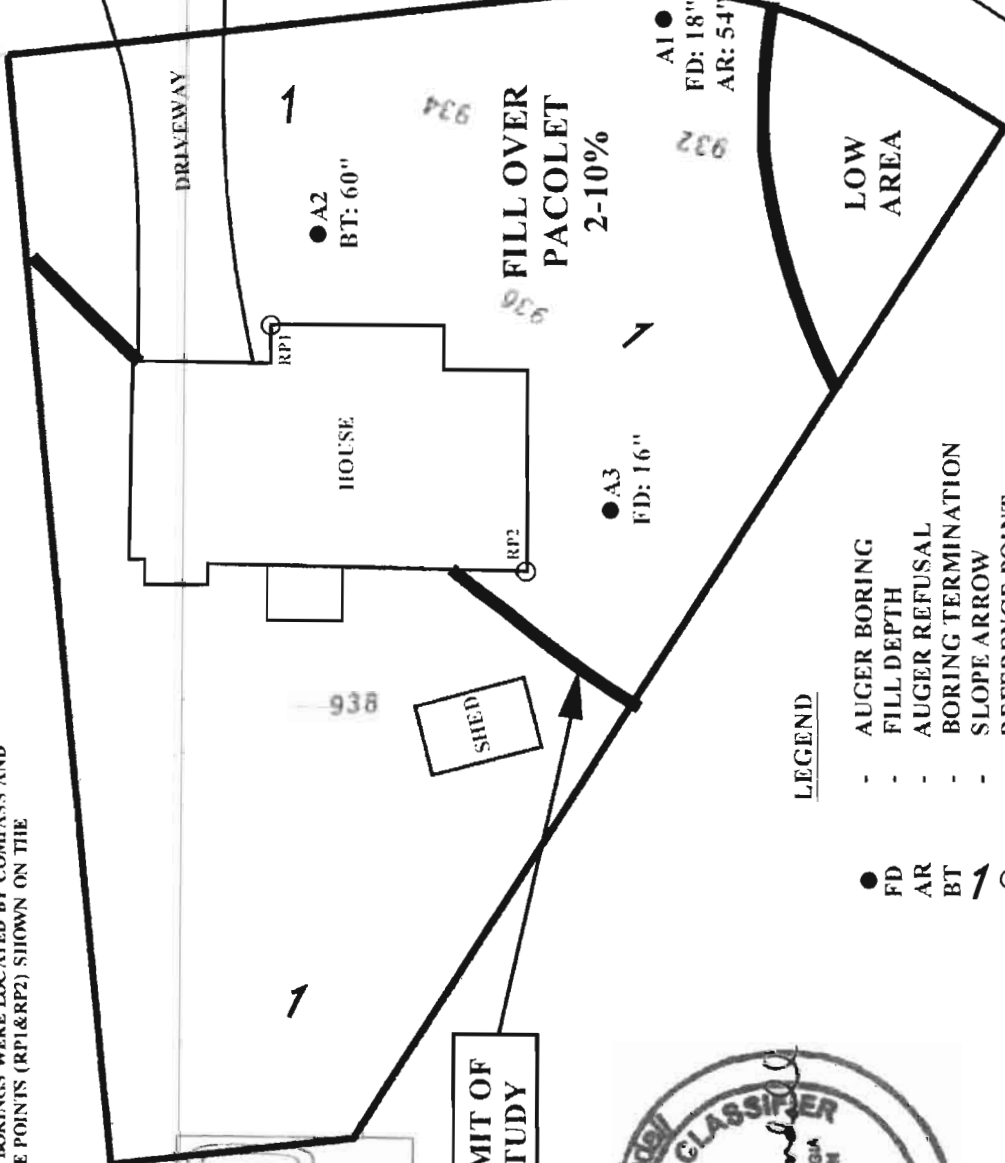
Applicant name (printed): Christopher K. Bernaski

LUP-28
(2017)



LINDSEY DRIVE

DRIVEWAY



NOTES:
 1) PROPERTY BOUNDARIES, CONTOUR LINES AND HOUSE LOCATION WERE OBTAINED FROM THE COBB COUNTY GIS WEBSITE AND SHOULD BE CONSIDERED APPROXIMATE. BORINGS WERE LOCATED BY COMPASS AND PACING FROM THE REFERENCE POINTS (RP1&RP2) SHOWN ON THE DRAWING BELOW.

RECEIVED
 OCT - 5 2017
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

LIMIT OF STUDY

LEGEND

- FD AUGER BORING
- AR FILL DEPTH
- BT AUGER REFUSAL
- ↘ BORING TERMINATION
- SLOPE ARROW
- REFERENCE POINT



0 15 30
 GRAPHIC SCALE: 1" = 30'

LEVEL 3 SOIL MAP
 4474 LINDSEY DRIVE
 L.L. 1272, 19TH DISTRICT
 COBB COUNTY, GEORGIA

KENDALL & ASSOCIATES, INC.
 Soil and Ecological Consultants
 2443 Powder Springs Road Marietta, Georgia 30064, (Ph) 770-439-8824

APPLICANT: Open Arms Group Home

PHONE#: (678) 504-5653 **EMAIL:** openarmsgroup@yahoo.com

REPRESENTATIVE: James Barnes

PHONE#: (770) 990-6057 **EMAIL:** barnes0521@yahoo.com

TITLEHOLDER: James B. Barnes and Terri L. Barnes

PROPERTY LOCATION: West side of Lindsey Drive, north of

Jamestowne Court

(4474 Lindsey Drive)

ACCESS TO PROPERTY: Lindsey Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-28

HEARING DATE (PC): 12-05-17

HEARING DATE (BOC): 12-19-17

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Group home for up to

Six Residents

SIZE OF TRACT: 0.45 acres

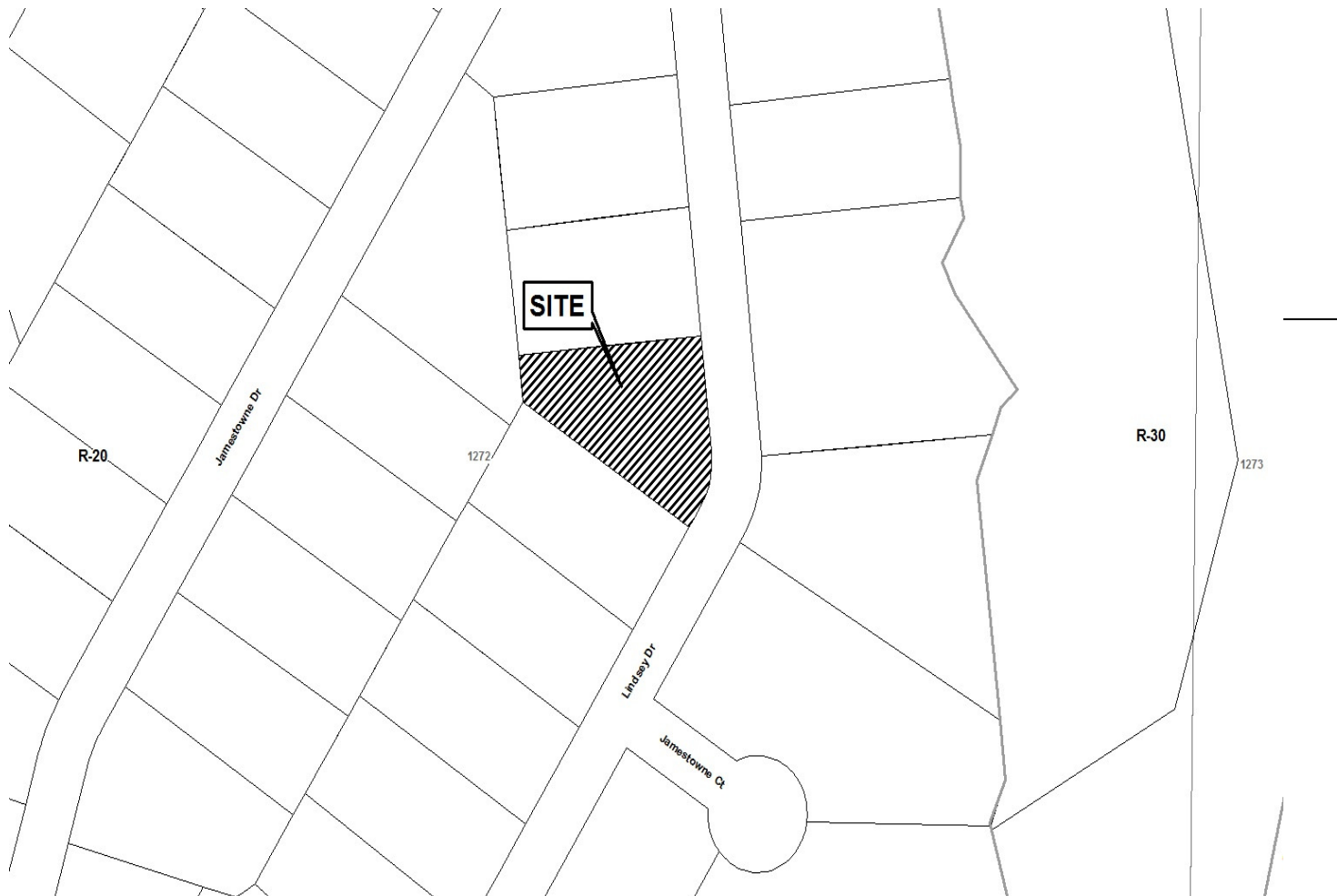
DISTRICT: 19

LAND LOT(S): 1272

PARCEL(S): 38

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4





Application #: LVP-28

PC Hearing Date: 12-5-17

BOC Hearing Date: 12-19-17

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

- 1. Type of business, or request? Camp Home for TEENAGE BOYS
- 2. Number of employees? 5
- 3. Days of operation? 7 DAYS A WEEK
- 4. Hours of operation? 24 HOURS
- 5. Number of clients, customers, or sales persons coming to the house per day? 10 kids ; Per week? _____
- 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.): COMPANY VAN AND STAFF CAR - 2 VEHICLES

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.)
N/A

10. Does the applicant live in the house? Yes _____ ; No X

11. Any outdoor storage? No _____ ; Yes X (If yes, please state what is kept outside): FILE CABINET, PAINT, AND FURNITURE

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):
N/A

Applicant signature: [Signature] Date: 10/2/17

Applicant name (printed): JAMES B. BARNES