

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: May 1, 2018

Board of Commissioners Hearing Date: May 15, 2018

Date Distributed/Mailed Out: February 13, 2018

STAFF COMMENTS DUE DATE: March 2, 2018



Cobb County... Expect the Best!



**Cobb County Community Development Agency
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-23
Public Hearing Dates:
PC: 05-01-18
BOC: 05-15-18

SITE BACKGROUND

Applicant: Bobby D. McClure, on behalf of
Columbus J. McClure

Phone: (770) 345-2123

Email: bobbyandjenny@windstream.net

Representative Contact: Bobby D. McClure

Phone: 770-345-2123

Email: bobbyandjenny@windstream.net

Titleholder: C.J. McClure

Property Location: West side of Carnes Drive,
east side of Lakeside Road

Address: 117 Carnes Drive

Access to Property: Carnes Drive and Lakeside
Road

QUICK FACTS

Commission District: 3

Current Zoning: R-20 (Single-family Residential)

Current use of property: Single-family Houses

Proposed zoning: R-12 (Single-family Residential)

Proposed use: Two Single Family Houses

Future Land Use Designation: High Density
Residential (HDR)

Site Acreage: 0.55 acres

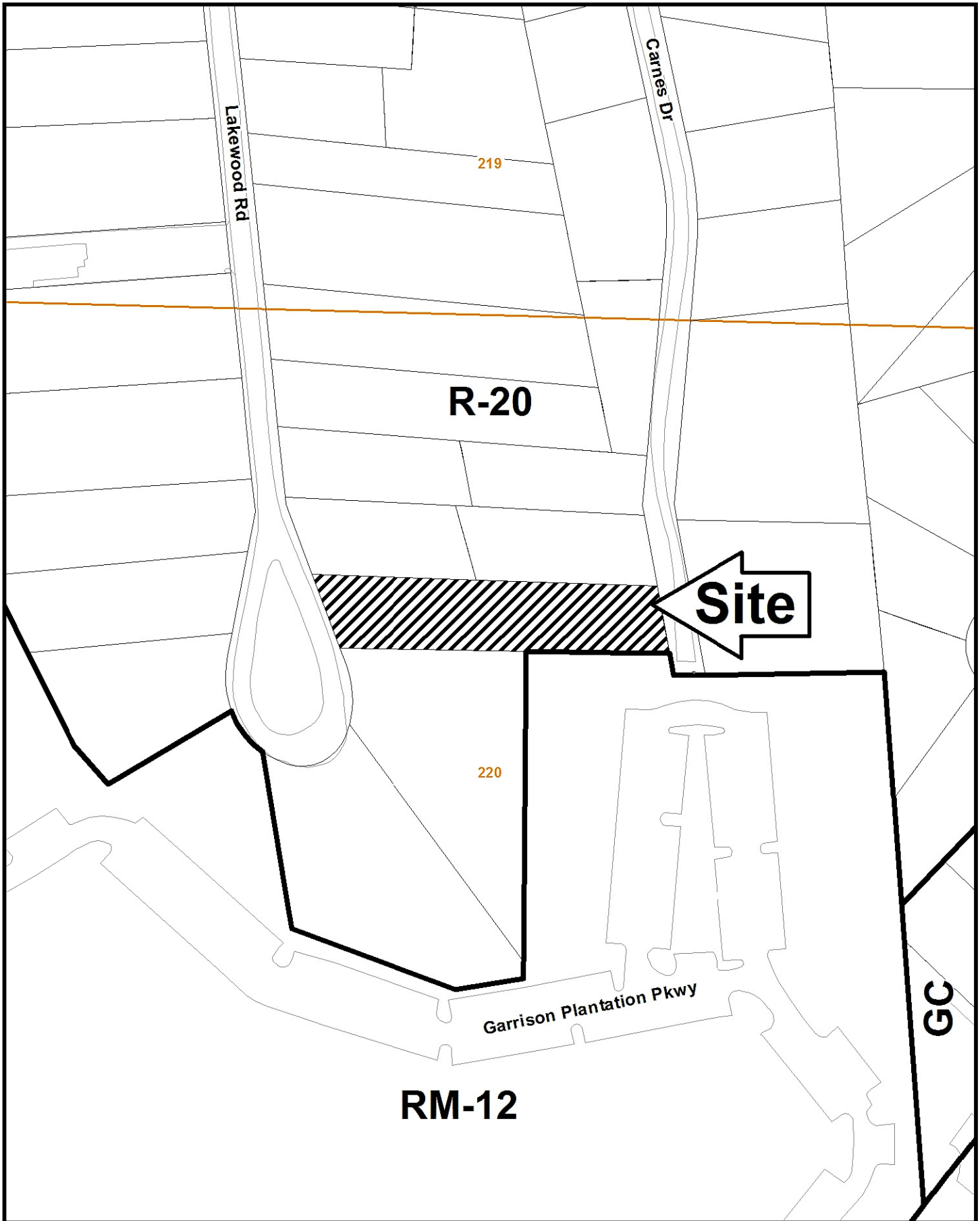
District: 17

Land Lot: 220

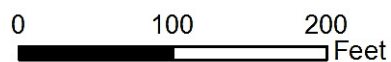
Parcel #: 17022000230



Taxes Paid: Yes

Z-23 2018-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  Land Lot
-  City Boundary

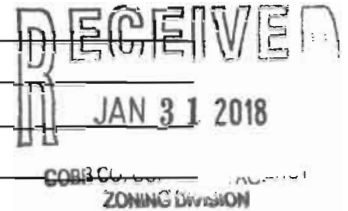
Application No. Z-23

May 2018

Summary of Intent for Rezoning

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

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



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

- a) Proposed use(s): LOT SPLIT FOR PURPOSE OF SELLING LOT
NA
b) Proposed building architecture: _____
NA
c) Proposed hours/days of operation: _____
d) List all requested variances: WAVE REQUIRED LOT SIZE FROM 12000 T 10023

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

HOUSES BEEN THEIR SINCE 1946 + 1958

.....
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).



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-24

Public Hearing Dates:

PC: 05-01-18

BOC: 05-15-18

SITE BACKGROUND

Applicant: CK Multifamily Charlotte, LLC

Phone: Not provided

Email: Not provided

Representative Contact: Parks F. Huff, Esq.

Phone: 770-422-7016

Email: phuff@shlb-law.com

Titleholder: Institute of Nuclear Power
Operations, Inc.

Property Location: Northwest side of Akers Mill
Road, north side of Galleria Lane, south side of
Galleria Parkway

Address: 800 Galleria Parkway

Access to Property: Galleria Parkway

QUICK FACTS

Commission District: 2

Current Zoning: GC (General Commercial)

Current use of property: Undeveloped

Proposed zoning: UVC (Urban Village Commercial)

Proposed use: Multifamily Residential Community

Future Land Use Designation: Regional Activity
Center (RAC)

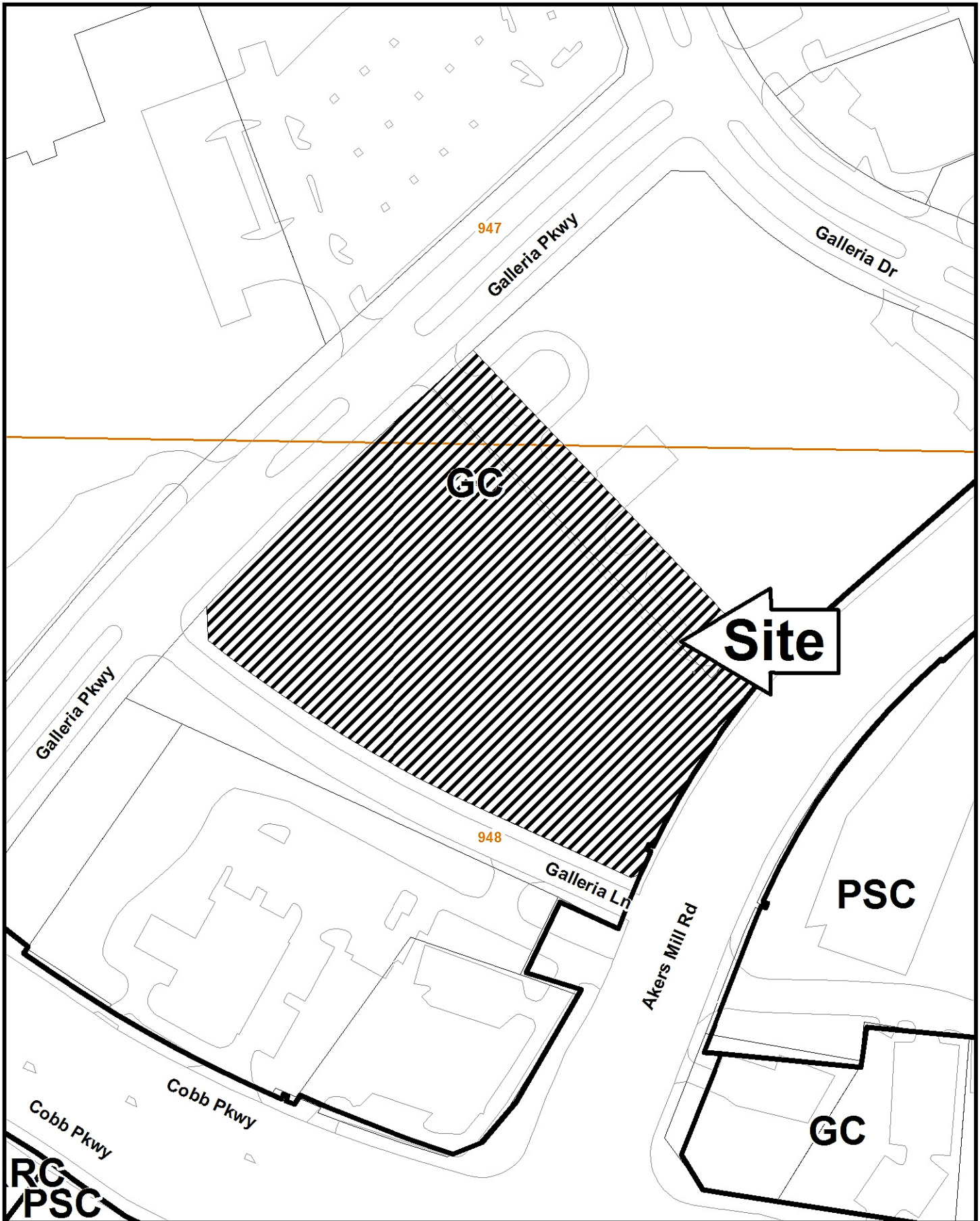
Site Acreage: 4.007 acres

District: 17

Land Lot: 947 and 948

Parcel #: 17094800210, 17094800260, and
17094800280

Z-24 2018-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200
Feet

Land Lot
City Boundary



Rule of Thumb Architecture, Rubio & Associates
 ARCHITECTURE INTERIOR DESIGN
 300 Galleria Parkway, Suite 740 Atlanta Georgia 30339
 770-661-4742 (Home) 770-661-1493 (Fax)
 www.ruleofthumb.com

DATE	USER/REVISION	DESCRIPTION
01/29/18	TR	PROPOSED

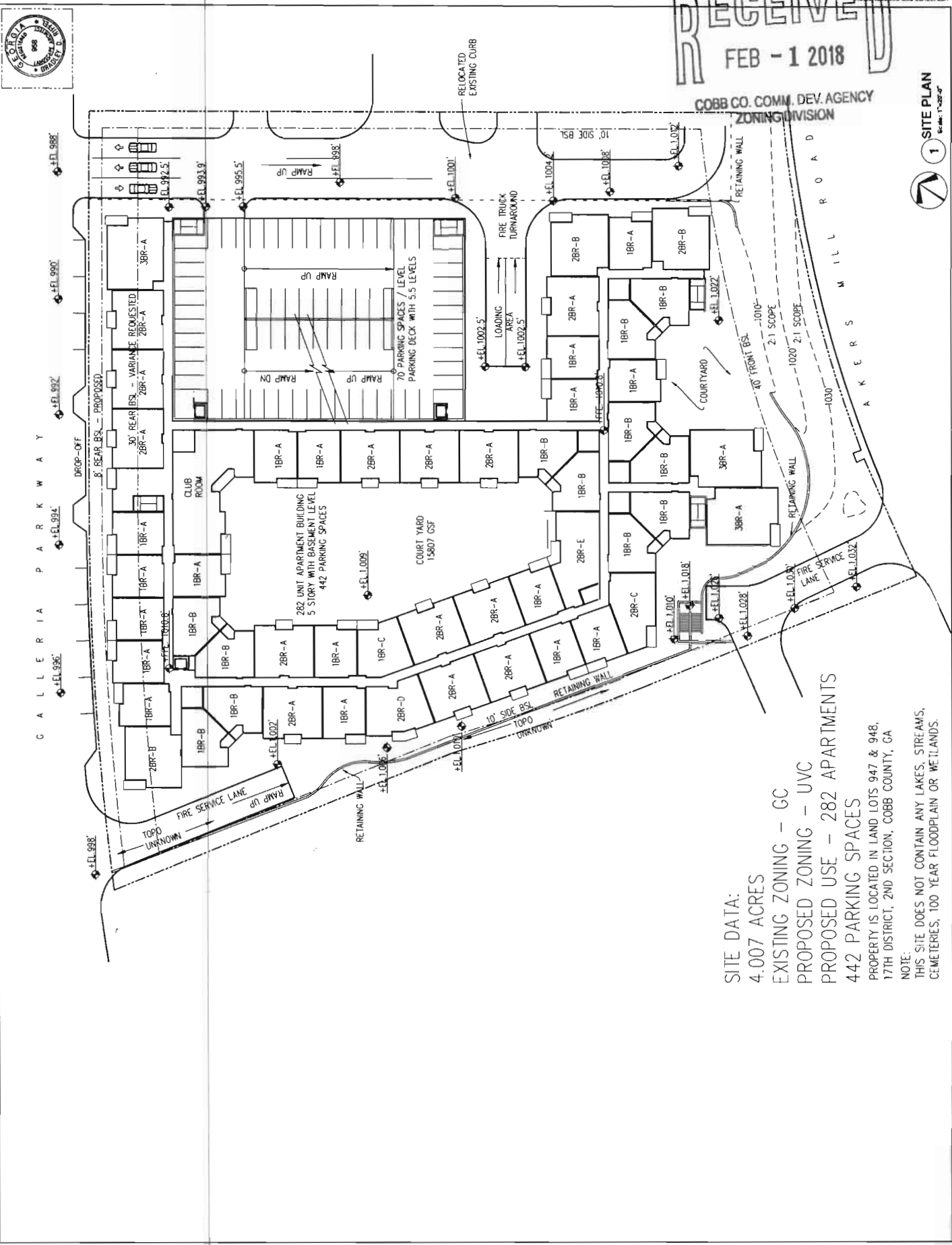
Z-24
 (2018)

800 GALLERIA PKWY
 ATLANTA, GEORGIA

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COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

1 SITE PLAN
 Scale: 1"=20'-0"



SITE DATA:
 4.007 ACRES
 EXISTING ZONING - GC
 PROPOSED ZONING - UVC
 PROPOSED USE - 282 APARTMENTS
 442 PARKING SPACES

PROPERTY IS LOCATED IN LAND LOTS 947 & 948,
 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GA

NOTE:
 THIS SITE DOES NOT CONTAIN ANY LAKES, STREAMS,
 CEMETERIES, 100 YEAR FLOODPLAIN OR WETLANDS.



LEGEND

- (A) RESIDENTIAL (5 STORY + BASEMENT)
- (B) PARKING DECK (5.5 LEVELS)
- (C) AMENITY COURTYARD (POOL)
- (D) GARDEN COURTYARD
- (E) SERVICE / FIRE LANE
- (F) FIRE LANE
- (G) PARKING ENTRY

UNIT SUMMARY

1 BEDROOM:	171 UNITS (872 SF AVG.)
2 BEDROOM:	96 UNITS (1,192 SF AVG.)
3 BEDROOM:	15 UNITS (1,429 SF AVG)
TOTAL :	282 UNITS (1,148 GSF / UN

PARKING SUMMARY

442 PARKING SPACES @ 5.5 LEVELS

Z-24
(2018)

SITE PLAN



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Childress Klein
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

GALLERIA 800 APARTMENTS
ATLANTA, GEORGIA

RUBIN
RUBIN FOR FURMANELL RUBIN
ARCHITECTURE
Interior Design
1000 Peachtree Street, NE, Suite 1000
Atlanta, GA 30309
PHONE: 404.525.1212 FAX: 404.525.1213
WWW.RUBINFORFURMANELLRUBIN.COM

Application No. Z-24

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FEB - 1 2018

Summary of Intent for Rezoning

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

May
2018

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

- a) Proposed unit square-footage(s): Varies from 872 square feet to 1,429 square feet
- b) Proposed building architecture: Architecture will be in keeping with surrounding buildings and will feature brick, cementitious siding, stucco, EIFS, glass and metal materials
- c) List all requested variances: Applicant requests the following variances:
 - 1) reduce rear setback from 35' to 10' (sec. 134-216 (4)(d))
 - 2) allow dwelling units of less than 1,000 square feet (sec. 134-216 (12)(m)(2))
 - 3) allow dwelling units on the ground floor (sec. 134-216 (12)(m)(3))

.....
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).

See site plan



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-25
Public Hearing Dates:
PC: 05-01-18
BOC: 05-15-18

SITE BACKGROUND

Applicant: Greenhouse Properties of Atlanta, LLC

Phone: 678-522-9392

Email: Samantha@greenhouseproperties.com

Representative Contact: Garvis L. Sams, Jr.

Phone: 770-422-7016

Email: gsams@slhb-law.com

Titleholder: Evelyn H. Dinkins II

Property Location: North side of Lee Road, east
of Pineridge Road

Address: 2009 Lee Road

Access to Property: Lee Road

QUICK FACTS

Commission District: 2

Current Zoning: R-20 (Single-family Residential)

Current use of property: Single-family House

Proposed zoning: R-12 (Single-family Residential)

Proposed use: Single Family Detached Homes

Future Land Use Designation: Low Density
Residential (LDR)

Site Acreage: 0.45 acres

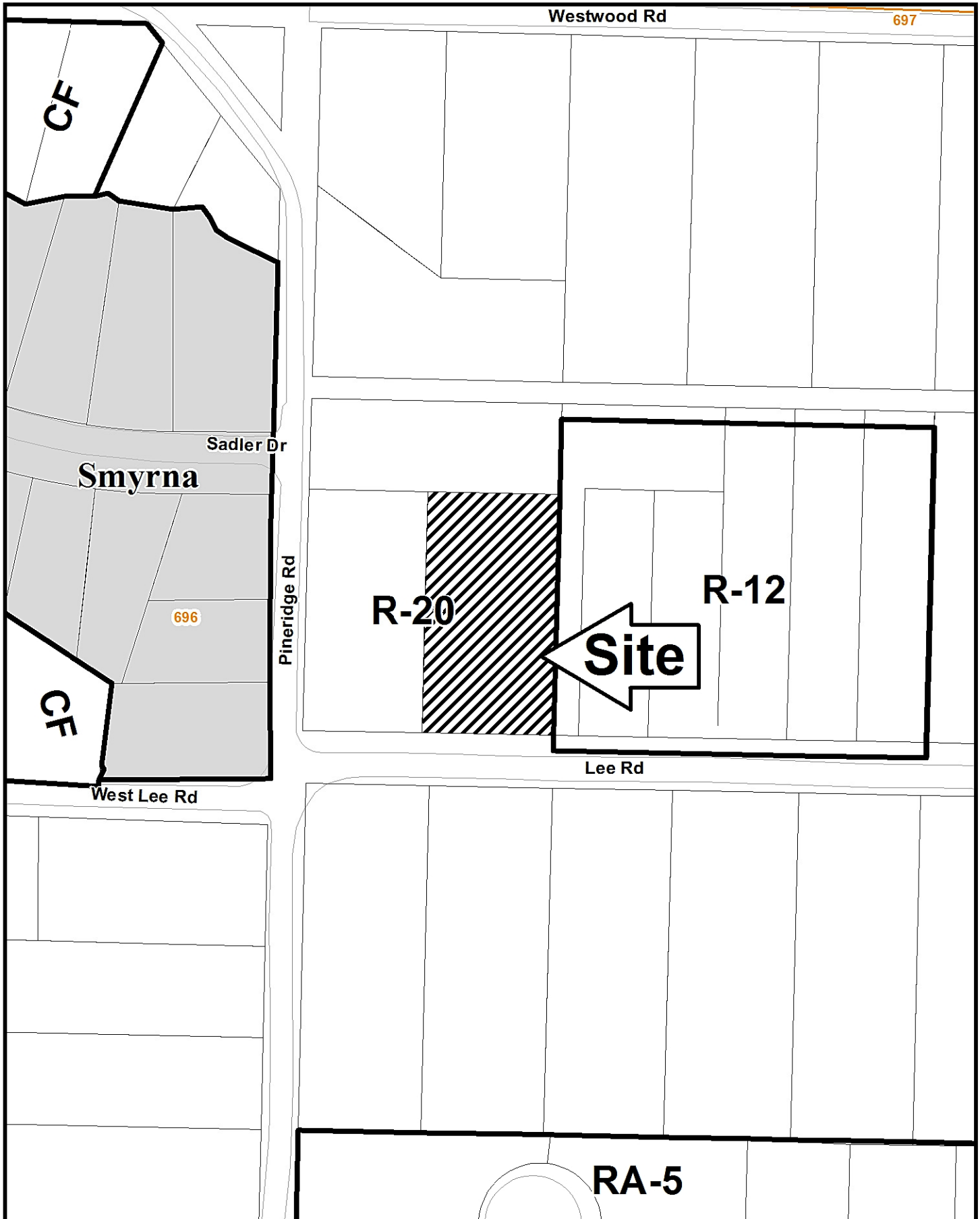
District: 17

Land Lot: 696

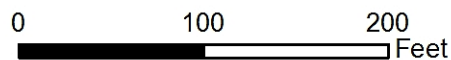
Parcel #: 17069600370



Taxes Paid: Yes

Z-25 2018-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  Land Lot
-  City Boundary

Rezoning Plat

2009 Lee Road

Cobb County, Georgia
 Land Lot 696, 17th District, 2nd Section
 3943
 N 89° 41' 31" W
 394.8'

prepared for:
 Greenhouse Properties of Atlanta
 3943 Pineridge Road
 Smyrna, Georgia 30080

DGM

LAND PLANNING
 CONSULTANTS



975 Cobb Place
 Bldg 5000-212
 KENNESAW
 GA 30144
 770 514-9006
 FAX 514-9491



Scale: 1" = 20'

January 31, 2018



Site Data

Total Site Area: .45 AC (19,817 SF)
 Existing Zoning: R-20
 Proposed Zoning: R-12
 Total Proposed Units: 2 (subject property)
 Total Existing Units: 5 (subject property)
 Overall Density: 2.99 UN/AC
 (.45 AC + 1.89 AC = 2.34 AC / 7 = 2.99 UN/AC)

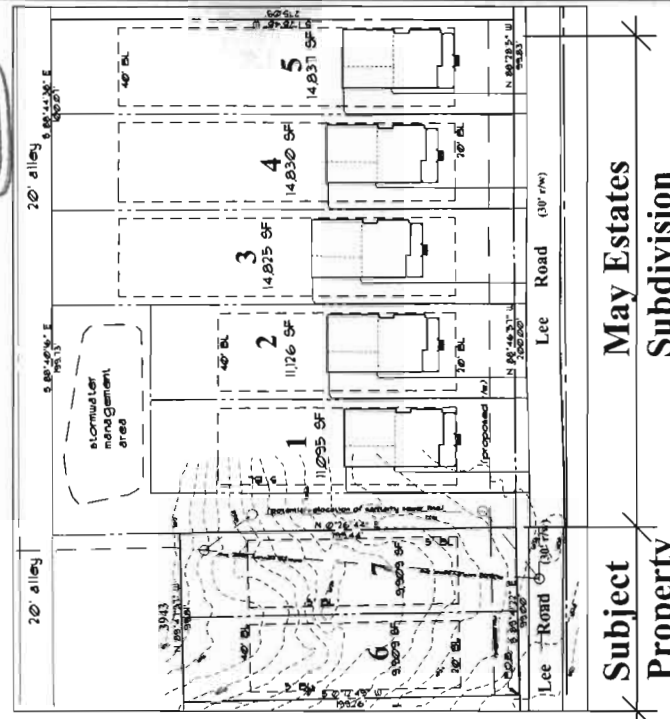
Proposed Building Setbacks:

front: 20'
 side: 5'
 rear: 40'

Minimum Lot Width: 49.5'
 Average Lot Size: 12,362 SF

- NOTES:**
1. Existing zoning by Georgia Surveying and Engineering, dated 03-15-15.
 2. Topographic information from Cobb County GIS.
 3. All proposed building setbacks are shown in green. All existing setbacks are shown in red. All setbacks are shown in blue.
 4. No structures are shown to exist on site.
 5. Existing structures are shown to exist on site and have been protected with required setbacks. All setbacks are shown in green.
 6. No utility easements are shown to exist on site.

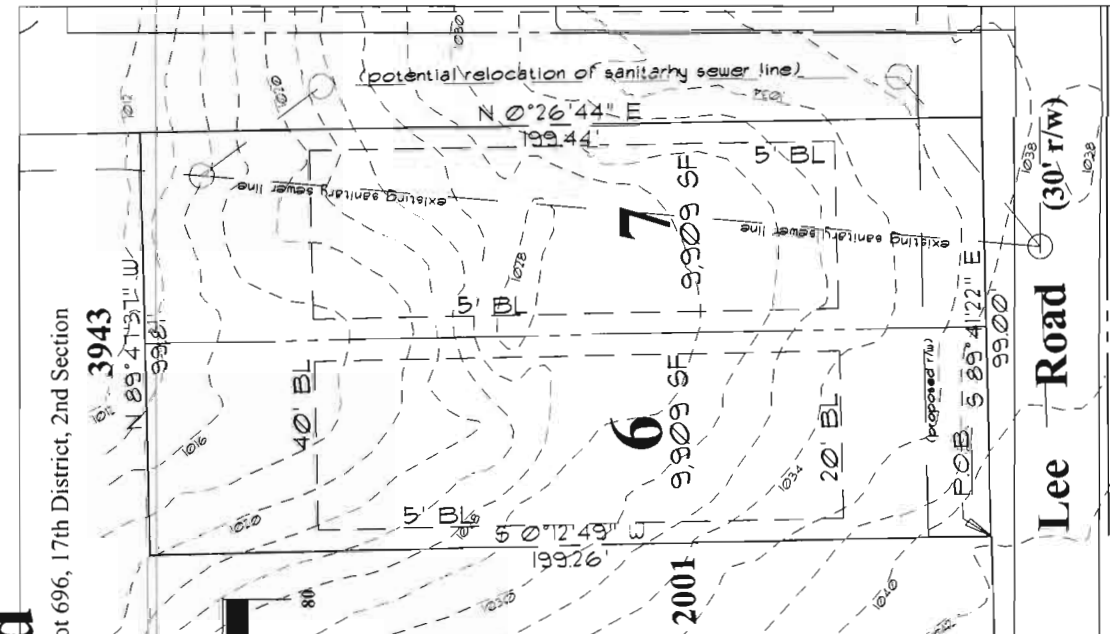
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 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



Subject Property
May Estates Subdivision

scale: 1" = 50'

Z-25
 (2018)



Subject Property (.45 AC)

scale: 1" = 20'



COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. Z-25

PC Hearing Date: May 1, 2018
BOC Hearing Date: May 15, 2018

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 3,600 square feet or greater
- b) Proposed building architecture: Traditional styling with four-sided architecture
- c) List all requested variances: None at this time.

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

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

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

The subject property is located in an area under the County's Future Land Use Map which is denominated as LDR under Cobb County's Future Land Use Map. Additionally, the subject property is an addition to an existing R-12 subdivision approved in 2016.

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

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

None known at this time.

* The Applicant reserves the right to amend this Summary of Intent and its Application for Rezoning at any time during the pendency of the Application.



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-26
Public Hearing Dates:
PC: 05-01-18
BOC: 05-15-18

SITE BACKGROUND

Applicant: Austell Cosmetic Dentistry

Phone: 770-941-9995

Email: Acdentistry@yahoo.com

Representative Contact: Craig Brown

Phone: 404-784-6964

Email: cbrown326@aol.com

Titleholder: Austell Cosmetic Dentistry

Property Location: East side of Austell Road,
south of Anderson Mill Road

Address: 4337, 4357, 4371 and 4379 Austell
Road

Access to Property: Austell Road

QUICK FACTS

Commission District: 4

Current Zoning: NRC (Neighborhood Retail
Commercial) and LRO (Low Rise Office)

Current use of property: Single-family Houses and
Undeveloped

Proposed zoning: RSL (Residential Senior Living)

Proposed use: Senior Independent Living

Future Land Use Designation: Neighborhood
Activity Center (NAC)

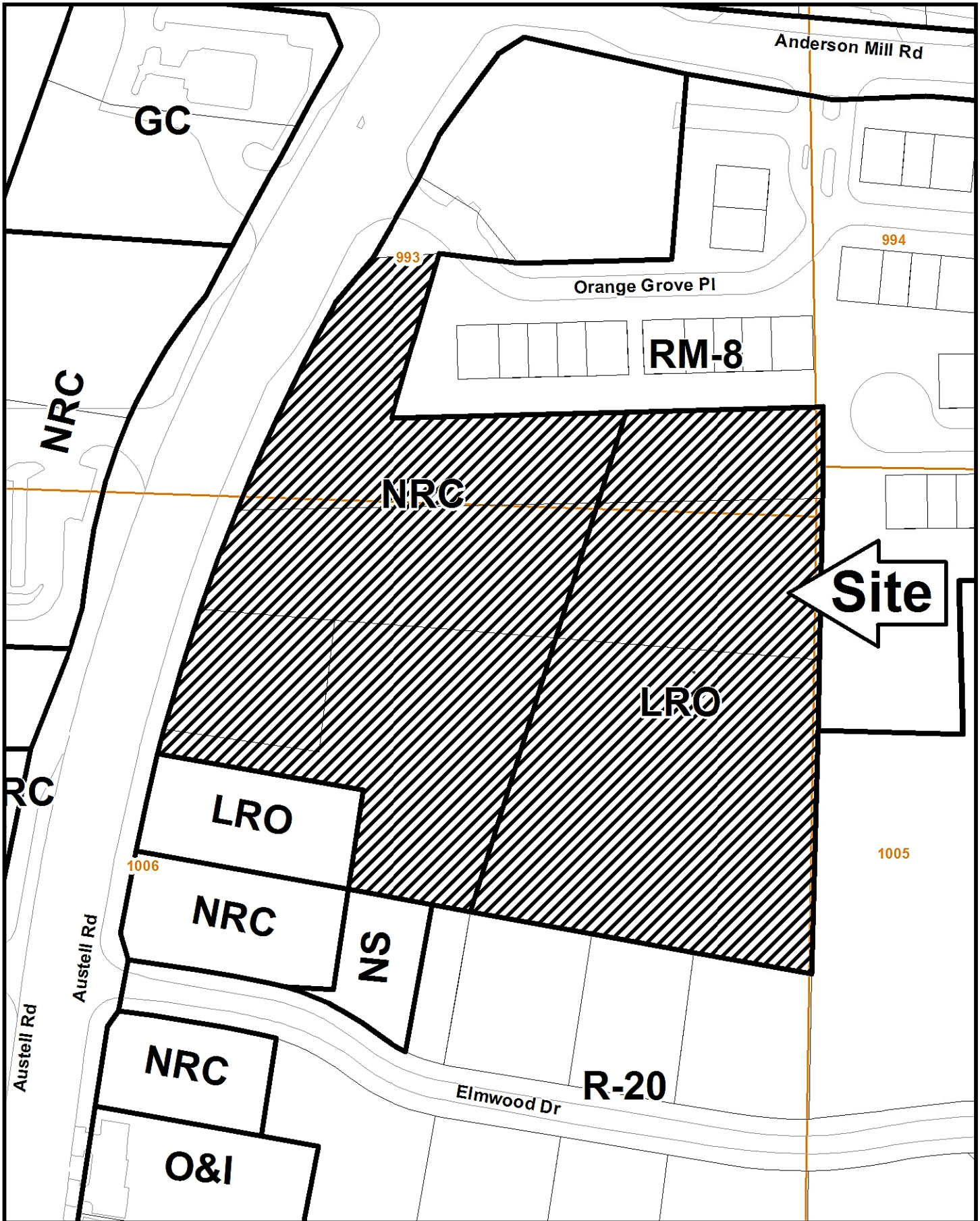
Site Acreage: 6.5 acres

District: 19

Land Lot: 993 and 1006

Parcel #: 19099300170, 19100600010,
19100600020, and 19100600470

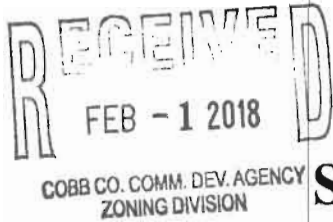
Z-26 2018-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

Land Lot
City Boundary



Application No. 2-26

May 2018

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 88,290 (TOTAL)
- b) Proposed building architecture: TRADITIONAL (ATTACHED)
- c) List all requested variances: NONE

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

- a) Proposed use(s): SENIOR INDEPENDENT LIVING
- b) Proposed building architecture: TRADITIONAL (ATTACHED)
- c) Proposed hours/days of operation: _____
- d) List all requested variances: NONE

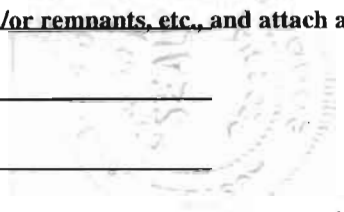
.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

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).

No



QJH



**Cobb County Community Development Agency
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-27
Public Hearing Dates:
PC: 05-01-18
BOC: 05-15-18

SITE BACKGROUND

Applicant: Walton Communities, LLC

Phone: 678-303-4100

Email: mteague@waltoncommunities.com

Representative Contact: J. Kevin Moore

Phone: 770-429-1499

Email: jkm@mijs.com

Titleholder: Paradise Group Kennesaw

Property Location: Easterly of Interstate 575,
westerly of Chastain Meadows Parkway and
northerly of Ernest Barrett Parkway

Address: 190 Roberts Trail

Access to Property: Ernest Barrett Pkwy and
Roberts Trl

QUICK FACTS

Commission District: 3

Current Zoning: OMR (Office Mid-Rise)

Current use of property: Undeveloped Lot

Proposed zoning: RSL (Residential Senior Living)

Proposed use: Expansion of Existing Attached
Residential Senior Living Community

Future Land Use Designation: Regional Activity
Center

Site Acreage: 2.0 acres

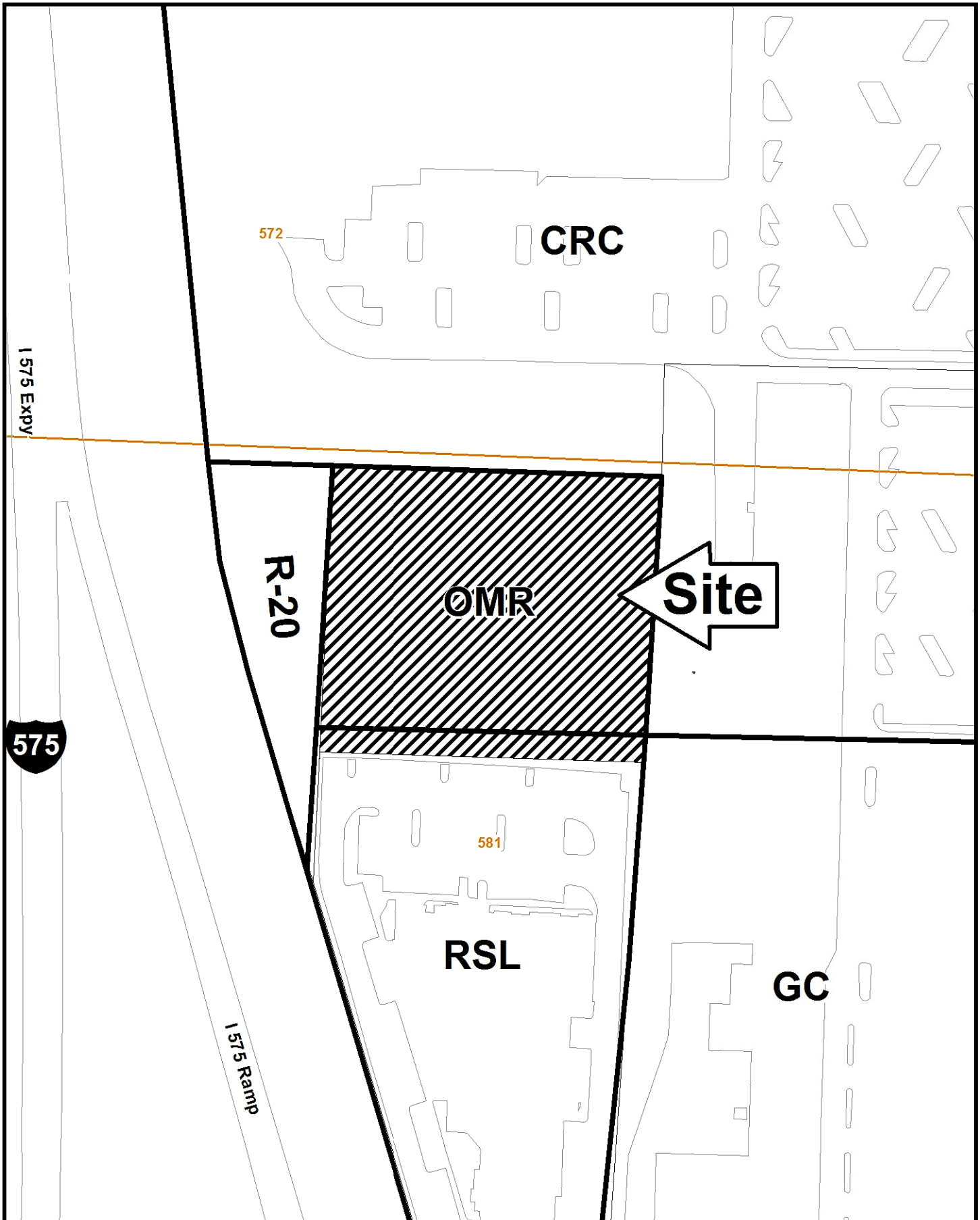
District: 16

Land Lot: 581

Parcel #: 16058100170

Taxes Paid: Yes

Z-27 2018-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

Land Lot
City Boundary

Application No. Z-27 (2018)

Hearing Dates: PC: 05/01/2018
BOC: 05/15/2018

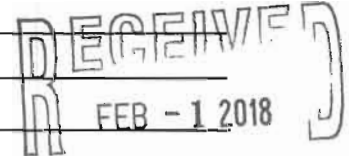
Summary of Intent for Rezoning*

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

a) Proposed unit square-footage(s): One bedroom - approximately 692 square feet
Two bedroom - approximately 965 square feet

b) Proposed building architecture: Craftsman style; 4 -5 stories in height;
Comparable to Legacy at Walton Heights, Phase 1

c) List all requested variances: None known at this time



COBB COUNTY COMMUNITY DEVELOPMENT AGENCY
ZONING DIVISION

.....
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: _____

.....
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.



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-28
Public Hearing Dates:
PC: 05-01-18
BOC: 05-15-18

SITE BACKGROUND

Applicant: Tyler Chandler Homes, LLC

Phone: 404-921-0240

Email: whiott@tylerchandlerhomes.com

Representative Contact: J. Kevin Moore

Phone: 770-429-1499

Email: jkm@mijs.com

Titleholder: Richard J. Schuster PHD Psychologist
PC and Charles C. Tinsley, Sr.

Property Location: Northwesterly side of Powder
Springs Road, northeasterly of Horseshoe Bend
Road, and on the north side of Applewood Drive
and Cider Mill Court

Address: Not Indicated

QUICK FACTS

Commission District: 4

Current Zoning: NS (Neighborhood Shopping) and
R-20 (Single-family Residential)

Current use of property: Undeveloped

Proposed zoning: RSL (Residential Senior Living)

Proposed use: Non-Supportive, Detached
Residential Senior Living Community

Future Land Use Designation: LDR (Low Density
Residential) and NAC (Neighborhood Activity
Center)

Site Acreage: 11.048 acres

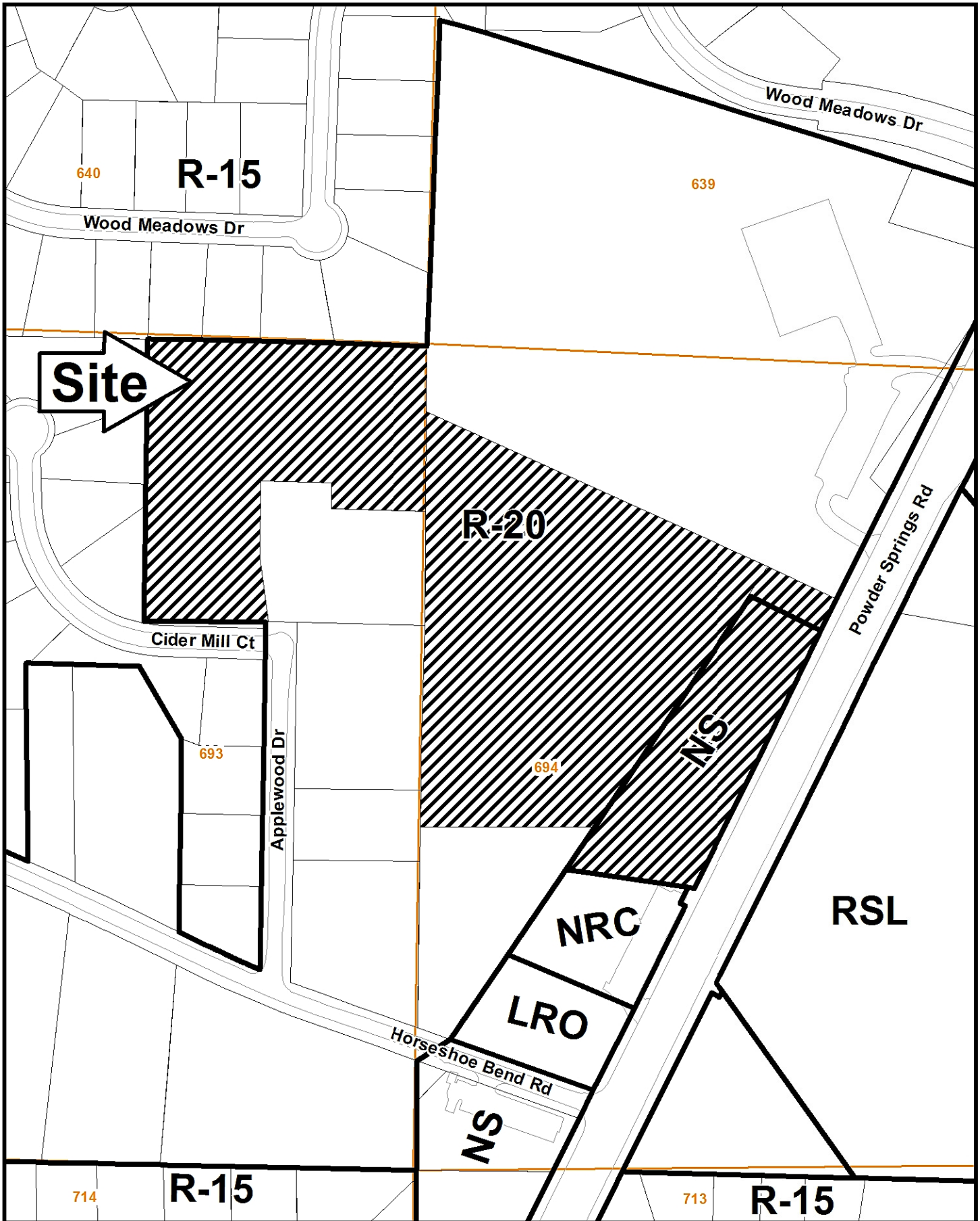
District: 19

Land Lot: 693 and 694

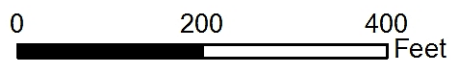
Parcel #: 19069300530, 19069400040, and
19069400070

Taxes Paid: Yes

Z-28 2018-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.



- Zoning Boundary
- City Boundary

Z-2
(2018)

BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
950 WEST SANDTOWN ROAD
MARIETTA, GEORGIA 30064
(678) 493-0242

TYLER CHANDLER HOMES
PREPARED FOR:
COBB COUNTY, GEORGIA, CITY OF
LOCATED AT
LAND LOTS 893 & 894
POWDER SPRINGS ROAD TRACT
SURVEY & PLAT

CHECKED BY
DATE
JANUARY 2, 2018
SCALE
1" = 50'
DRAWN BY
1/17/18
JOB NUMBER
17178

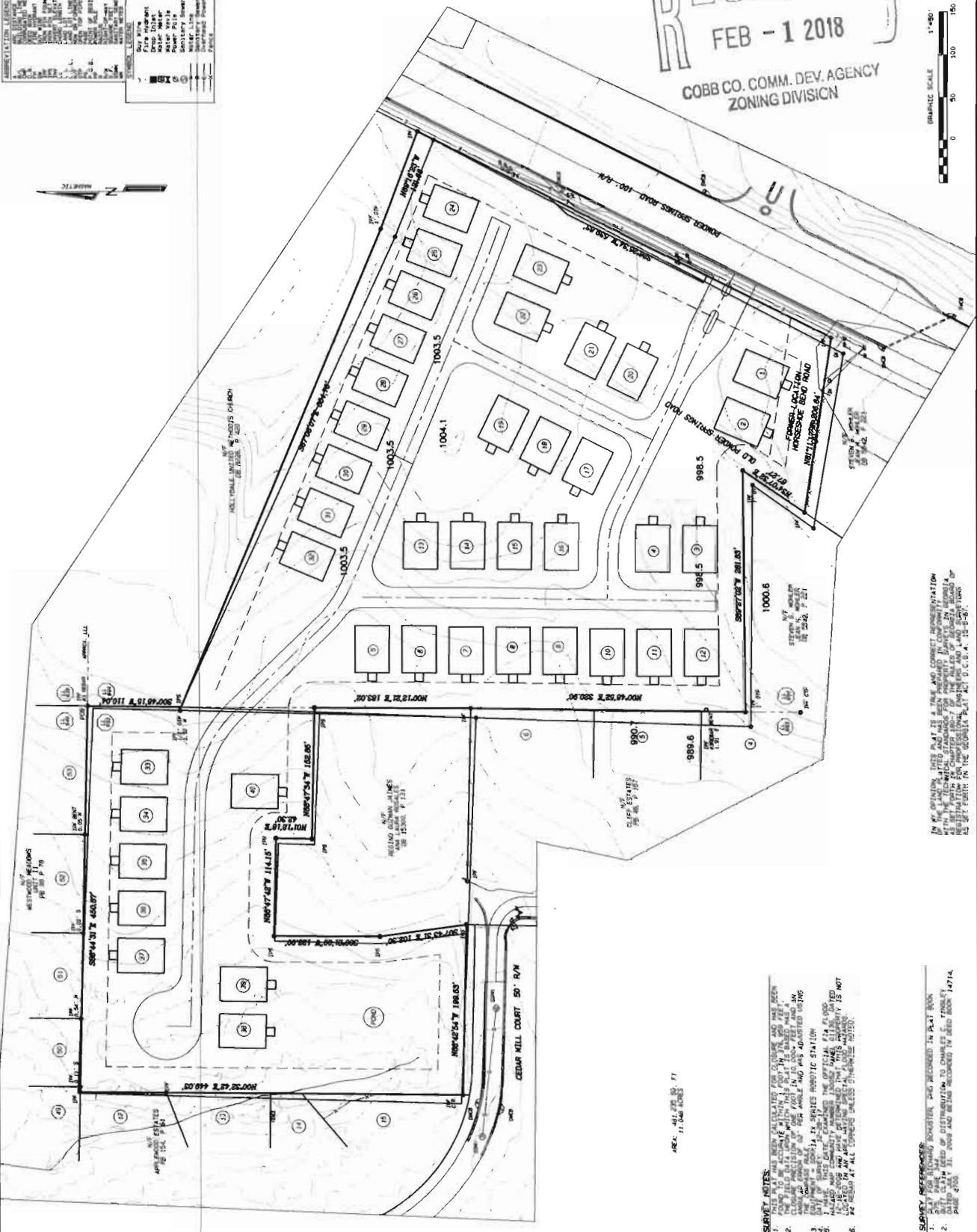
1 OF 1

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ZONING DIVISION



CONTRACT

NO. 1	CONTRACT	DATE
NO. 2	CONTRACT	DATE
NO. 3	CONTRACT	DATE
NO. 4	CONTRACT	DATE
NO. 5	CONTRACT	DATE
NO. 6	CONTRACT	DATE
NO. 7	CONTRACT	DATE
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NO. 46	CONTRACT	DATE
NO. 47	CONTRACT	DATE
NO. 48	CONTRACT	DATE
NO. 49	CONTRACT	DATE
NO. 50	CONTRACT	DATE



SURVEY NOTES:

1. THIS PLAN HAS BEEN CALCULATED FOR CURVES AND HAS BEEN CHECKED FOR ACCURACY WITHIN THE TOLERANCES SET FORTH IN THE PLAN.
2. CURVES ARE LOCATED AS SHOWN ON THE PLAN AND ARE TO BE CONSTRUCTED ACCORDING TO THE PLAN AND THE NOTES HEREON.
3. THE CURVES ARE TO BE CONSTRUCTED ACCORDING TO THE PLAN AND THE NOTES HEREON.
4. THE CURVES ARE TO BE CONSTRUCTED ACCORDING TO THE PLAN AND THE NOTES HEREON.
5. THE CURVES ARE TO BE CONSTRUCTED ACCORDING TO THE PLAN AND THE NOTES HEREON.
6. THE CURVES ARE TO BE CONSTRUCTED ACCORDING TO THE PLAN AND THE NOTES HEREON.

PLAT NOTES:

1. THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED BY THE SURVEYOR AND IS TO BE CONSIDERED AS SUCH BY THE PUBLIC AND ALL OTHERS.
2. THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED BY THE SURVEYOR AND IS TO BE CONSIDERED AS SUCH BY THE PUBLIC AND ALL OTHERS.

AREA: 481,276.82 FT²
11.046 ACRES

Application No. Z-28 (2018)

Hearing Dates: PC: 05/01/2018
BOC: 05/15/2018

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 1,800 - 2,400 square feet, and greater
- b) Proposed building architecture: Craftsman, Traditional, Cottage Style
- c) List all requested variances: None known at this time
-

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

.....
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: _____
-

.....
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.



Case# LUP-3
Public Hearing Dates:
PC: 05-01-18
BOC: 05-15-18

Cobb County Community Development Agency
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

SITE BACKGROUND

Applicant: Amanda Stockton

Phone: 626-238-8102

Email: astockto@alum.unit.edu

Representative Contact: Thomas Cantrell

Phone: 404-788-2680

Email: tcantrell3@gmail.com

Titleholder: Amanda Stockton

Property Location: On the west side of
Greenfield Ct

Address: 382 Greenfield Court

Access to Property: Old Canton Rd, Greenfield
Court

QUICK FACTS

Commission District: 2

Current Zoning: R-20 (Single-family Residential)

Current use of property: Single-family house

Proposed use: Housing Chickens on Site

Future Land Use Designation: Low Density
Residential (LDR)

Site Acreage: .466 acres

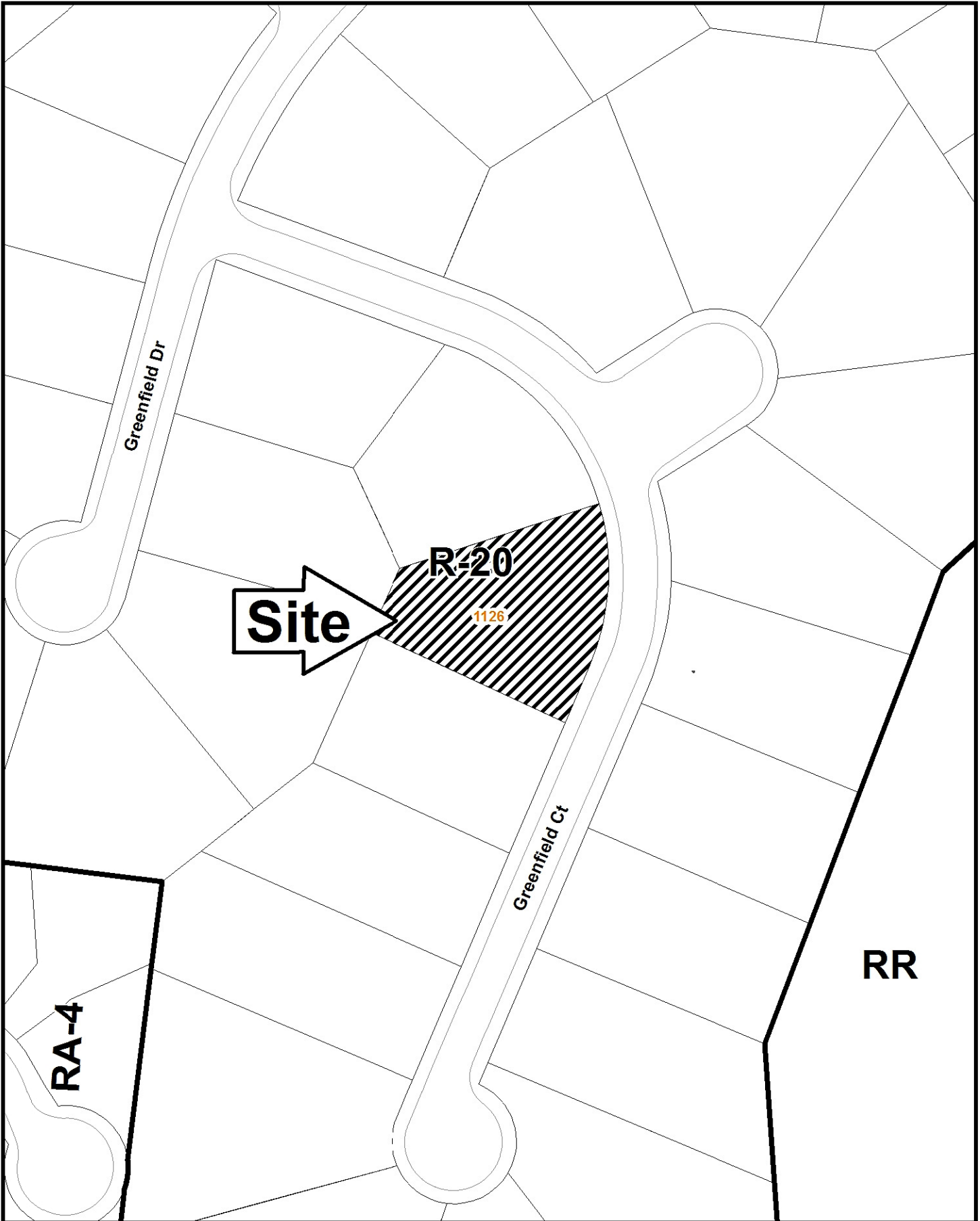
District: 16

Land Lot: 1126

Parcel #: 16112600190

Taxes Paid: Yes

LUP-3 2018-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

Land Lot
City Boundary

LUP-3
(2018)

NOTES:

* LEGEND *

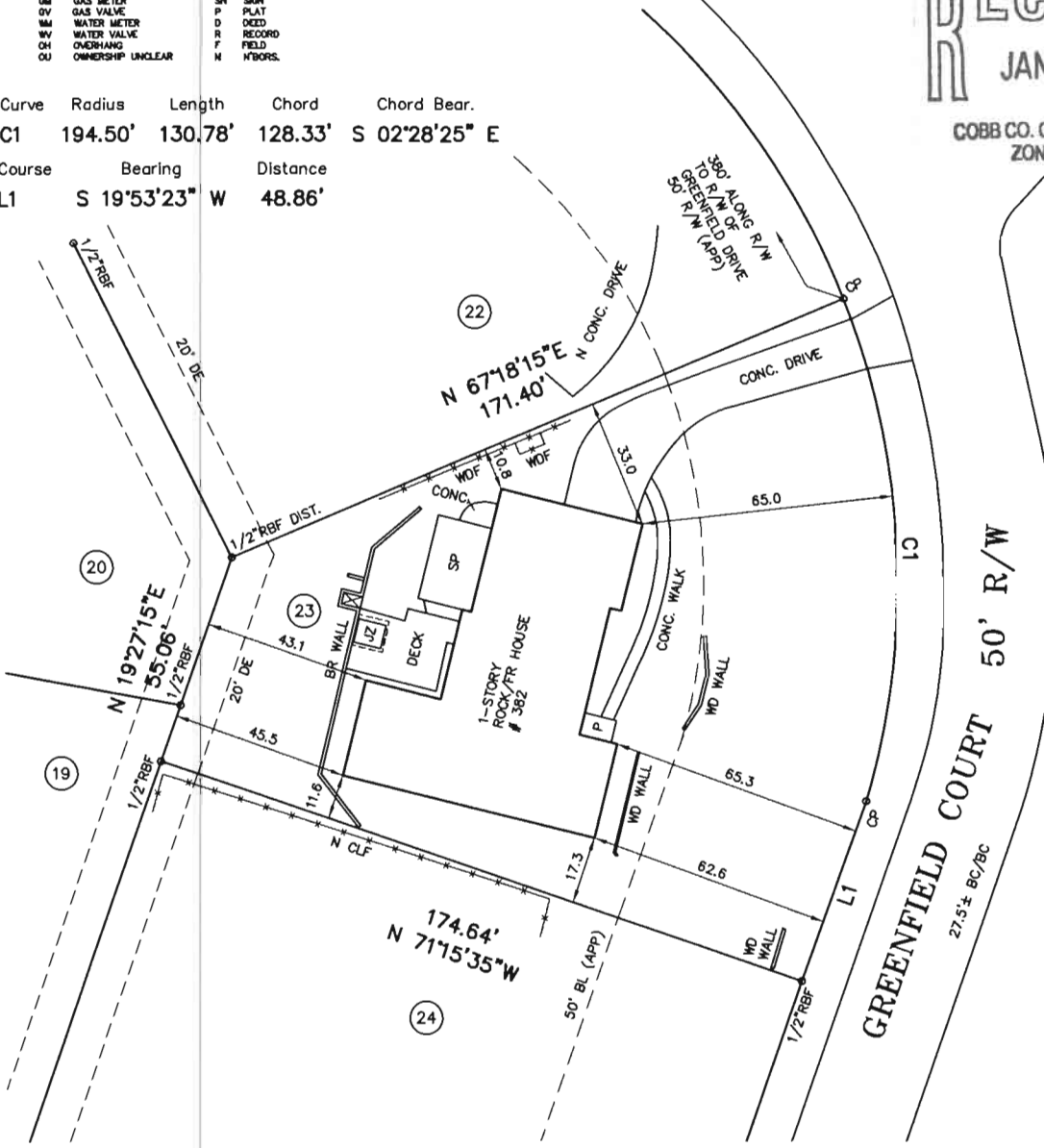
- POB POINT OF BEGINNING
- LLI LAND LOT LINE
- MH MAN HOLE
- SBL SANITARY SEWER LINE
- CO SAN SEWER CLEANOUT
- CB CATCH BASIN
- JB JUNCTION BOX
- DI DRAINAGE INLET
- YI YARD INLET
- HW HEAD WALL
- PP POWER POLE
- PL POWER LINE
- SSE SANITARY SEWER EASMT.
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- AE ACCESS EASEMENT
- TB TOP OF BANK
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONC. PIPE
- APP AS PER PLAT
- APD AS PER DEED
- APR AS PER RECORD
- APF AS PER FIELD
- BC BACK OF CURB
- EP EDGE OF PAVEMENT
- EM ELECTRIC METER BOX
- EJ ELECTRIC METER
- GM GAS METER
- GV GAS VALVE
- WM WATER METER
- WV WATER VALVE
- OH OVERHANG
- OU OWNERSHIP UNCLEAR
- IP IRON PIN FOUND
- IPS IRON PIN SET
- OP OPEN TOP PIPE FOUND
- OTP ORBD TOP PIPE FOUND
- RR REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- MAG MAGNETIC READING IP
- AI ANGLE IRON FOUND
- CP CALCULATED POINT
- X-X FENCE
- CLF CHAIN LINK FENCE
- WDF WOOD FENCE
- WRF WIRE FENCE
- WW WET WEATHER
- FC FENCE CORNER
- BL BUILDING LINE
- R/W RIGHT-OF-WAY
- PL PROPERTY LINE
- PC PROPERTY CORNER
- CL CENTER LINE
- CPT CARPORT
- SP SCREEN PORCH
- P PORCH
- FH FIRE HYDRANT
- BR BRICK
- FR FRAME
- WD WOOD
- SN SIGN
- P PLAT
- D DEED
- R RECORD
- F FIELD
- N N.BORS.

INDICATES STAIRS

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

Curve	Radius	Length	Chord	Chord Bear.
C1	194.50'	130.78'	128.33'	S 02°28'25" E
Course	Bearing	Distance		
L1	S 19°53'23" W	48.86'		

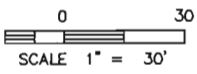
RECEIVED
JAN 18 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



center of backyard

PROPERTY ADDRESS:
382 GREENFIELD COURT
MARIETTA, GA 30068

LAND AREA:
0.466 AC



PLAT PREPARED FOR:		AMANDA STOCKTON	
LOT 23	BLOCK "A"		
SUBDIVISION	INDIAN HILLS COUNTRY CLUB	UNIT THIRTEEN	
LAND LOT 1126	16TH DISTRICT	2ND SECTION	
COBB COUNTY, GEORGIA			
FIELD WORK DATE	DEC 29, 2017	PRINTED/SIGNED	JAN 05, 2018
PLAT BOOK 72	PAGE 34	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	
DEED BOOK 15446	PAGE 4858		

GEORGIA REGISTERED
No. 3197
PROFESSIONAL
EUGENE A. STEPANO
Eugene A. Stepano

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE USUAL STANDARDS AND REQUIREMENTS OF LAW.

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

SJ
COORD # 20172891
DWG # 20172891

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

70 LENOX SQUARE,
ATLANTA, GA 30324
FAX 404-501-0941
TEL 404-265-5747
INFO@SURVEYLANDEXPRESS.COM
PAPER FORMAT 11"x17"



Application #: LUP.3

PC Hearing Date: 5-1-18

BOC Hearing Date: 5-15-18

requesting 4 chickens

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

1. Type of business, or request? Poultry on less than 2 acres
2. Number of employees? N/A (0)
3. Days of operation? N/A ; 7?
4. Hours of operation? N/A ; 24?
5. Number of clients, customers, or sales persons coming to the house per day? N/A 0 ; Per week? 0 N/A
6. Where do clients, customers and/or employees park?
Driveway: N/A ; Street: N/A ; Other (Explain): N/A

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): Chickens -> This will be installed upon approval
12. Length of time requested (24 months maximum): 24 mo
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):
After Approval : Installation of one 6'x6'x6' chicken coop with 20' x 20' fenced enclosure
Applicant signature: [Signature] Date: 1/17/18
Applicant name (printed): Amanda Stockton

Application No. LUP.3

Hearing Date: 5-1-18
5-15-18

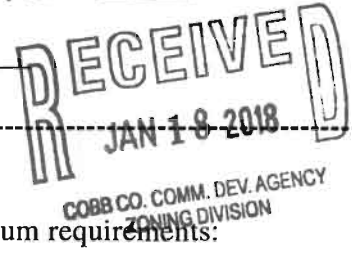
Applicant's information for requesting backyard chickens

1. How many hens do you propose (no male birds allowed)? 4 .

2. Can you comply with the County Code Sec-134-94(4)(a-i) below? YES NO .

[Signature]
Signature

Amanda Stockton
Print Name



County Code adopted by the Board of Commissioners March 22, 2016:

- Sec. 134-94 (5) 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.



Case# LUP-4

Public Hearing Dates:

PC: 05-01-18

BOC: 05-15-18

**Cobb County Community Development Agency
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

SITE BACKGROUND

Applicant: Maria Claudia Ortega

Phone: 404-310-8077

Email: mco63@hotmail.com

Representative Contact: Maria Claudia Ortega

Phone: 404-310-8077

Email: mco63@hotmail.com

Titleholder: Maria Claudia Ortega

Property Location: On the east side of Allgood Road

Address: 1096 Allgood Road

Access to Property: Allgood Road

QUICK FACTS

Commission District: 3

Current Zoning: R-20 (Single-family Residential)

Current use of property: Single-family House

Proposed use: Daycare (Renewal)

Future Land Use Designation: Public Institutional (PI)

Site Acreage: 2.3 acres

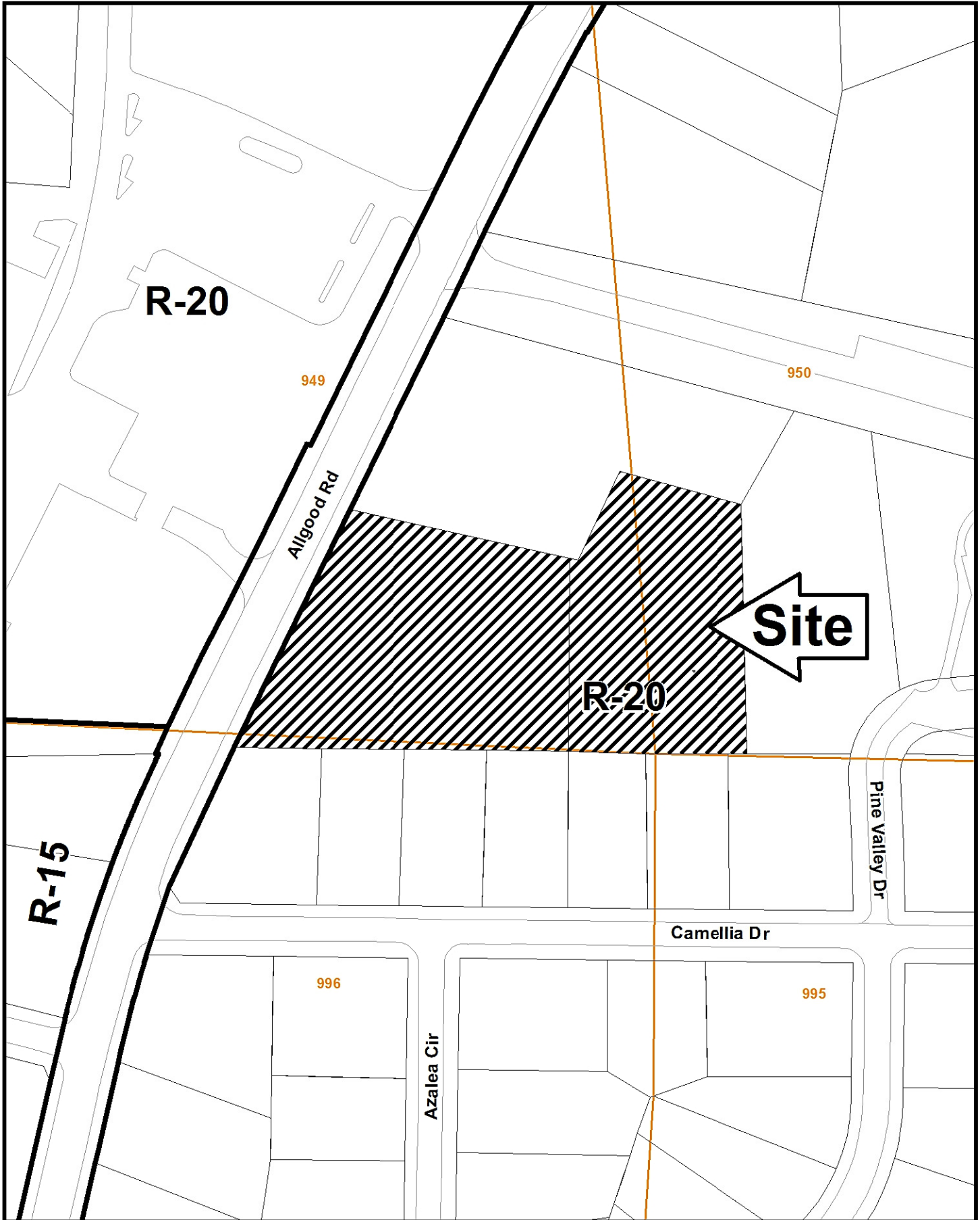
District: 16

Land Lot: 949

Parcel #: 16094900280

Taxes Paid: Yes

LUP-4 2018-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

Land Lot
City Boundary

LUP-4
(2018)

**SURVEY OF
#1096 ALLGOOD ROAD
LOCATED IN
LAND LOTS 949 & 950
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
DATE: 07/08/2013
SCALE: 1" = 60'**

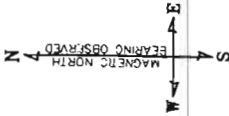
RECEIVED
FEB - 1 2018

RECEIVED
FEB - 1 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

N/F
STEVEN WELCH
DB 14724, PG 532



FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A TOTAL STATION, AND HAS A LINEAR PRECISION RATIO OF ONE IN 38,169 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE WAS NOT ADJUSTED.

PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES IN ONE FOOT IN 84,498 FEET.

TOTAL AREA = 100.032 SQUARE FEET OR 2.30 ACRES.

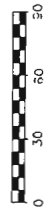
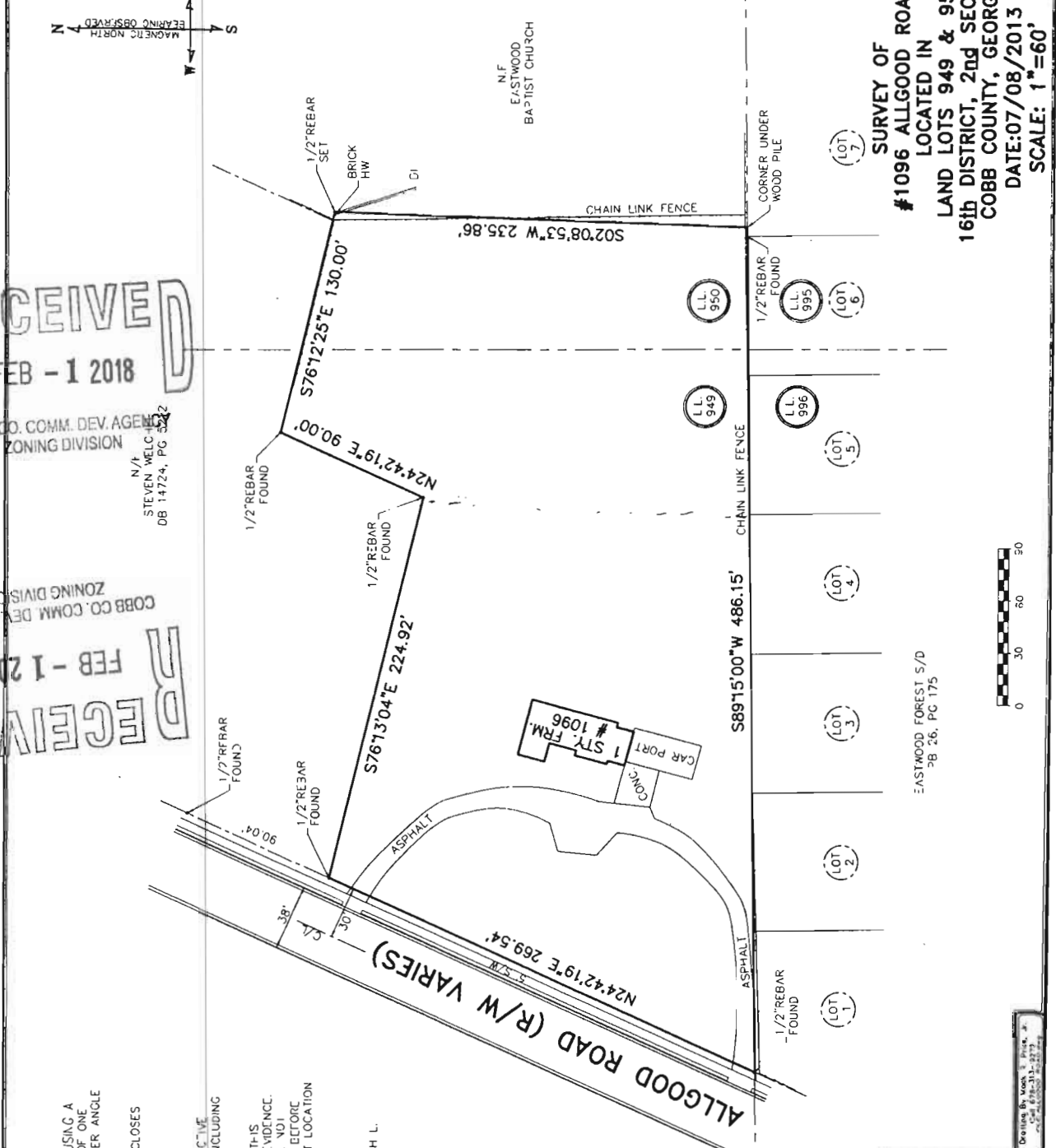
PROPERTY MAY OR MAY NOT BE SUBJECT TO PROTECTIVE OR RESTRICTIVE EASEMENTS AS PER FINAL PLAT AND OR CITY/COUNTY ORDINANCES INCLUDING EASEMENTS AND RIGHTS OF WAY.

LOCATION OF UNDERGROUND UTILITIES WERE NOT LOCATED FOR THIS SURVEY. UTILITIES SHOWN ARE BASED UPON VISUAL AND PHYSICAL EVIDENCE. THERE MAY BE UTILITIES ON OR CROSSING THIS PROPERTY THAT ARE NOT SHOWN. CALL THE UTILITIES PROTECTION CENTER (1-800-282-7411) BEFORE EXCAVATIONS ARE BEGUN TO ENSURE AND VERIFY THE CORRECT LOCATION AND DEPTH OF ALL UTILITIES.

REFERENCES:

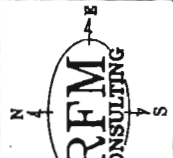
DEED FOR MARY MAXWELL, BY GA. LAND SURVEYING CO., INC., JOSH L. SHERMAN, S. III, GA. R.L.S. No. 751, DATED 2-2-05.

BOOK 14769, PAGE 6043
BOOK 14719, PAGE 4086



R.F.M. Consulting, LLC
707 WHITLOCK AVENUE
BLDG. A-37
MARIETTA, GA 30064
PHONE (770) 757-3877
FAX (770) 499-8486
EMAIL: RFMCONSULTING@GMAIL.COM

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEYED LAND AND ACCURATE TO THE REQUIREMENTS OF LAW.



Drawn By: Mark S. Brink, A.S.
Checked By: Mark S. Brink, A.S.
Date: 07-08-2013



Application #: LUP-4

PC Hearing Date: 5-1-18

BOC Hearing Date: 5-15-18

TEMPORARY LAND USE PERMIT WORKSHEET

(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Family child care home
2. Number of employees? 3
3. Days of operation? Monday^{to} - Friday
4. Hours of operation? 6am - 6pm
5. Number of clients, customers, or sales persons coming to the house per day? 18 ; Per week? _____
6. Where do clients, customers and/or employees park?
Driveway: ; Street: _____ ; Other (Explain): _____

7. Signs? No: ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): _____

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

10. Does the applicant live in the house? Yes ; No _____
11. Any outdoor storage? No ; Yes _____ (If yes, please state what is kept outside): _____

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

Applicant signature: Maria Claudia Ortega Date: 01-31-18

Applicant name (printed): Maria Claudia Ortega



Case# LUP-5
Public Hearing Dates:
PC: 05-01-18
BOC: 05-15-18

Cobb County Community Development Agency
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

SITE BACKGROUND

Applicant: Dathan Johnson and Marie Johnson

Phone: 678-988-7208

Email: DathanJJohnson@gmail.com

Representative Contact: Dathan Johnson

Phone: 678-988-7208

Email: DathanJJohnson@gmail.com

Titleholder: Dathan J. Johnson and Marie L. Johnson

Property Location: East side of Shadyside Road,
north of Hurt Road

Address: 3319 Shadyside Road

Access to Property: Shadyside Road

QUICK FACTS

Commission District: 4

Current Zoning: R-20/Single-family Residential

Current use of property: Single-family House

Proposed use: Pet Dealer (Renewal)

Future Land Use Designation: Low Density
Residential (LDR)

Site Acreage: 2.12 acres

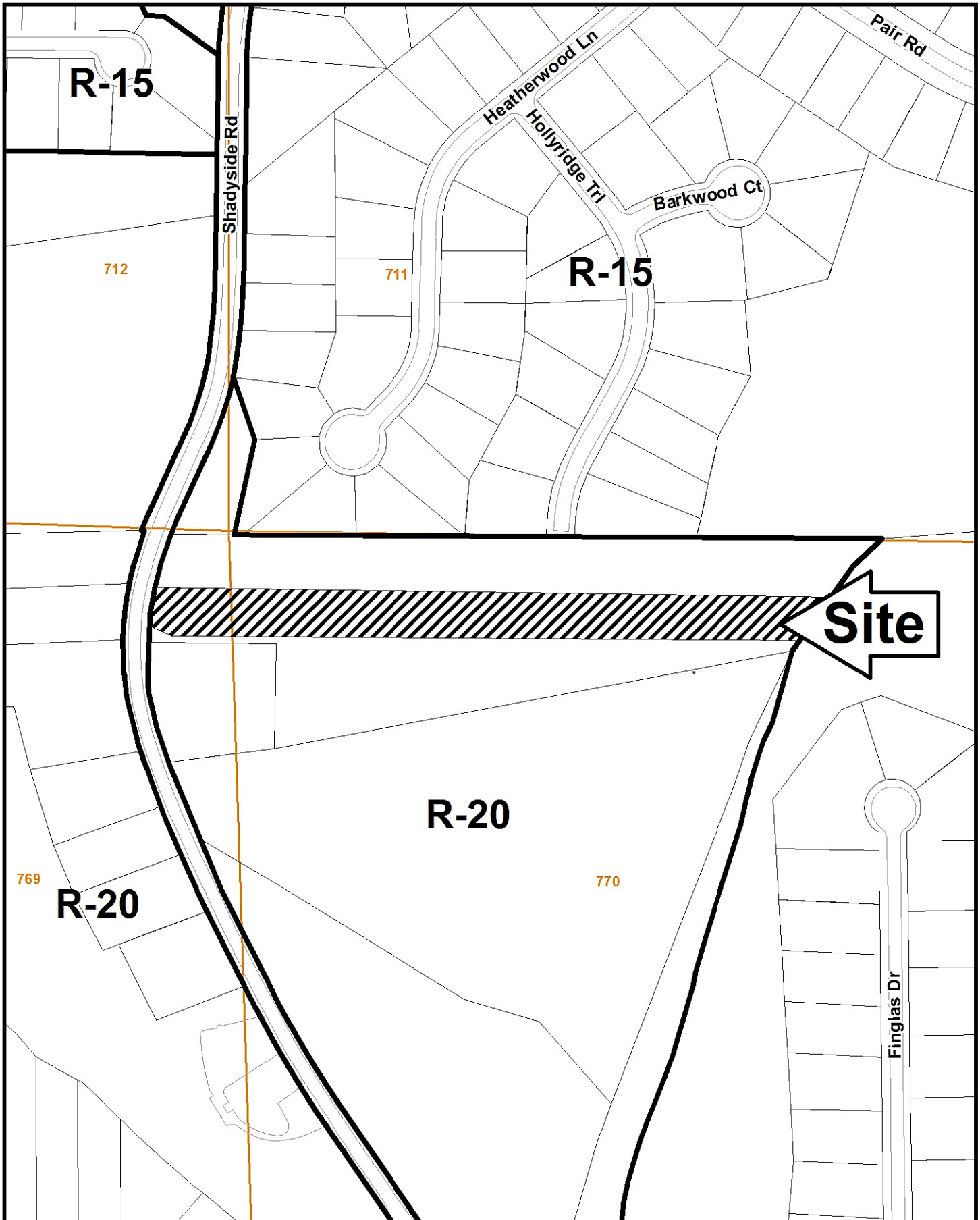
District: 19

Land Lot: 769 and 770

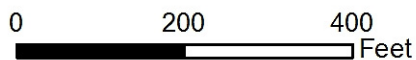
Parcel #: 19077000020



Taxes Paid: Yes

LUP-5 2018-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  Land Lot
-  City Boundary

LUP-5
(2018)

ALL MATTERS OF TITLE ARE EXCEPTED
ALL IPF & IPS ARE 1/2" REBAR UNLESS
NOTED OTHERWISE
THIS PLAT IS SUBJECT TO ALL LEGAL
EASEMENTS AND RIGHT OF WAYS,
PUBLIC OR PRIVATE

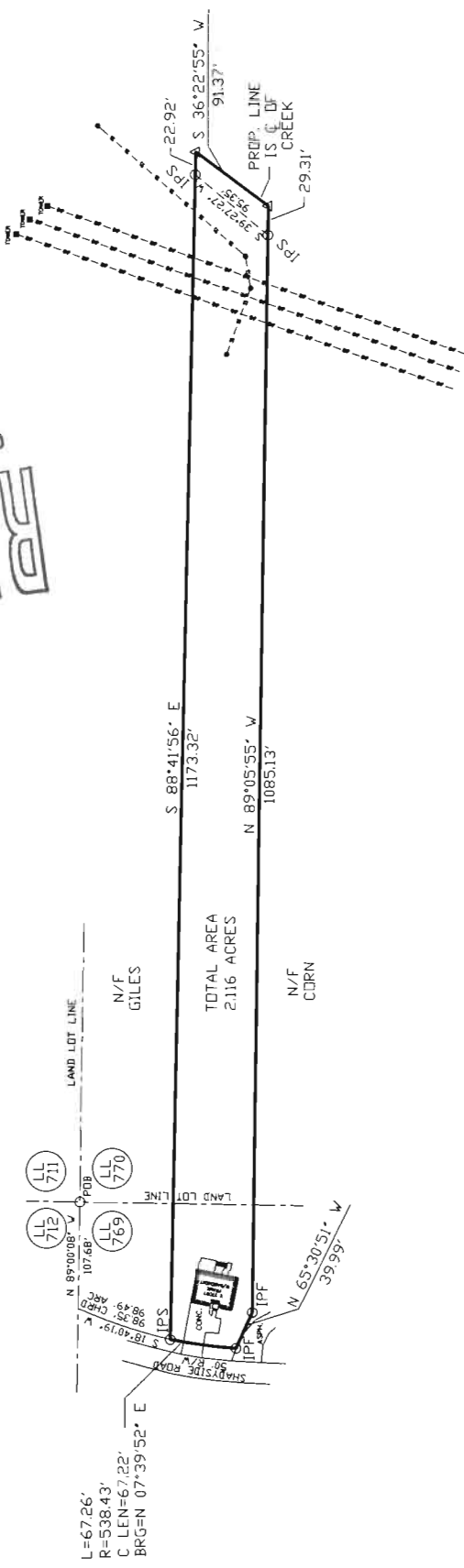
THIS PLAT WAS PREPARED FROM A FIELD
SURVEY USING A THREE SECOND DIGITAL
THEODOLITE AND AN ELECTRONIC
DISTANCE MEETER.
THE FIELD DATA UPON WHICH THIS PLAT
IS BASED HAS A CLOSURE PRECISION OF
ONE FOOT IN 10,000 FEET + AND AN
ANGULAR ERROR OF 3" PER ANGLE
POINT. IT HAS BEEN ADJUSTED USING
LEAST SQUARES.
THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 50,000+ FEET.

I CERTIFY THAT THIS PLAT IS A TRUE
REPRESENTATION THAT IS BASED ON AN
ACTUAL SURVEY MADE ON THE GROUND
UNDER MY SUPERVISION



JAMES H. RADER GEORGIA RLS# 3033

RECEIVED
 FEB - 1 2018
 COBB CO. COMMUNITY DEVELOPMENT & ZONING DIVISION



L = 67.26'
 R = 538.43'
 C LEN = 67.22'
 BRG = N 07°39'52" E

TOTAL AREA
 2.116 ACRES
 N/F GILES
 N/F CDORN



- LEGEND**
- 1 POWER POLE
 - 2 LIGHT POLE
 - 3 WATER VALVE
 - 4 WATER METER
 - 5 CALCULATED CORNER
 - 6 POB POINT OF BEGINNING
 - 7 PIV POINT OF WALKWAY FOUND
 - 8 IPF IRON PIN FOUND
 - 9 UTP OPEN TOP PIPE
 - 10 PTE FINISHED FLOOR ELEVATION
 - 11 C&P CONCRETE CURB ELEVATION
 - 12 C&P CONCRETE CURB ELEVATION
 - 13 C&P CONCRETE CURB ELEVATION
 - 14 C&P CONCRETE CURB ELEVATION
 - 15 C&P CONCRETE CURB ELEVATION
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 - 97 C&P CONCRETE CURB ELEVATION
 - 98 C&P CONCRETE CURB ELEVATION
 - 99 C&P CONCRETE CURB ELEVATION
 - 100 C&P CONCRETE CURB ELEVATION



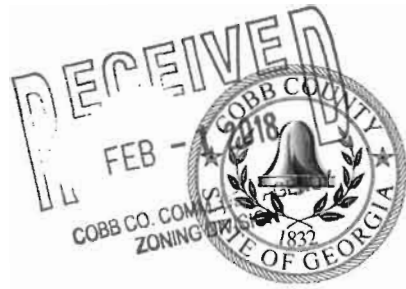
If You Buy Georgia, Call Us First!
 1-800-282-7411

THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, PLOT PLANS, CONSTRUCTION, LANDSCAPING, PERMITTING, ETC. IT IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT TO COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE. THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE DATE AND SCOPE.

SURVEY FOR:

LAND LOTS 769 & 770	NEWLAND
DISTRICT 19	
SECTION 2	
COBB COUNTY, GA	
SCALE 1" = 80'	DATE 06/30/07
	PROJECT NO 80070630

LANDPRO
 SURVEYING AND MAPPING, INC
 219 ALLISON DR
 WOODSTOCK, GA 30188
 404.386.2170 PHONE
 www.landprosurveying.com



Revised October 1, 2009

Application #: LUP-5

PC Hearing Date: 5-1-18

BOC Hearing Date: 5-15-18

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

1. Type of business, or request? Pet ~~De~~ Pet Dealer
2. Number of employees? 1
3. Days of operation? Monday - Sunday
4. Hours of operation? 9am - 6pm
5. Number of clients, customers, or sales persons coming to the house per day? _____ ; Per week? 0-2
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.):
Pickup Truck
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): Supplies
12. Length of time requested (24 months maximum): 24 mths
13. Is this application a result of a Code Enforcement action? No ; Yes _____. (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed): _____

Applicant signature: [Signature] Date: 2/1/18

Applicant name (printed): Dathan Johnson



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # SLUP-5

Public Hearing Dates:

PC: 05-01-18

BOC: 05-15-18

SITE BACKGROUND

Applicant: 3103ND, LLC c/o Battle Law, P.C.

Phone: 770-242-7878

Email: kmpark@inoknoll.com

Representative Contact: Michele L. Battle

Phone: 404-601-7616

Email: mlb@battlelawpc.com

Titleholder: John S. Thombley, James E. Leake,
M.D. and Georgianna Jean K. Vakentino

Property Location: Northwest end of Barrett
Corners Drive, west of Vaughn Road

Address: 1400 Barrett Corners Drive

Access to Property: Barrett Corners Drive

QUICK FACTS

Commission District: 3

Current Zoning: GC (General Commercial)

Current use of property: Daycare Center

Proposed use: Climate-Controlled Self-Storage
Facility

Future Land Use Designation: Community Activity
Center (CAC)

Site Acreage: 1.182 acres

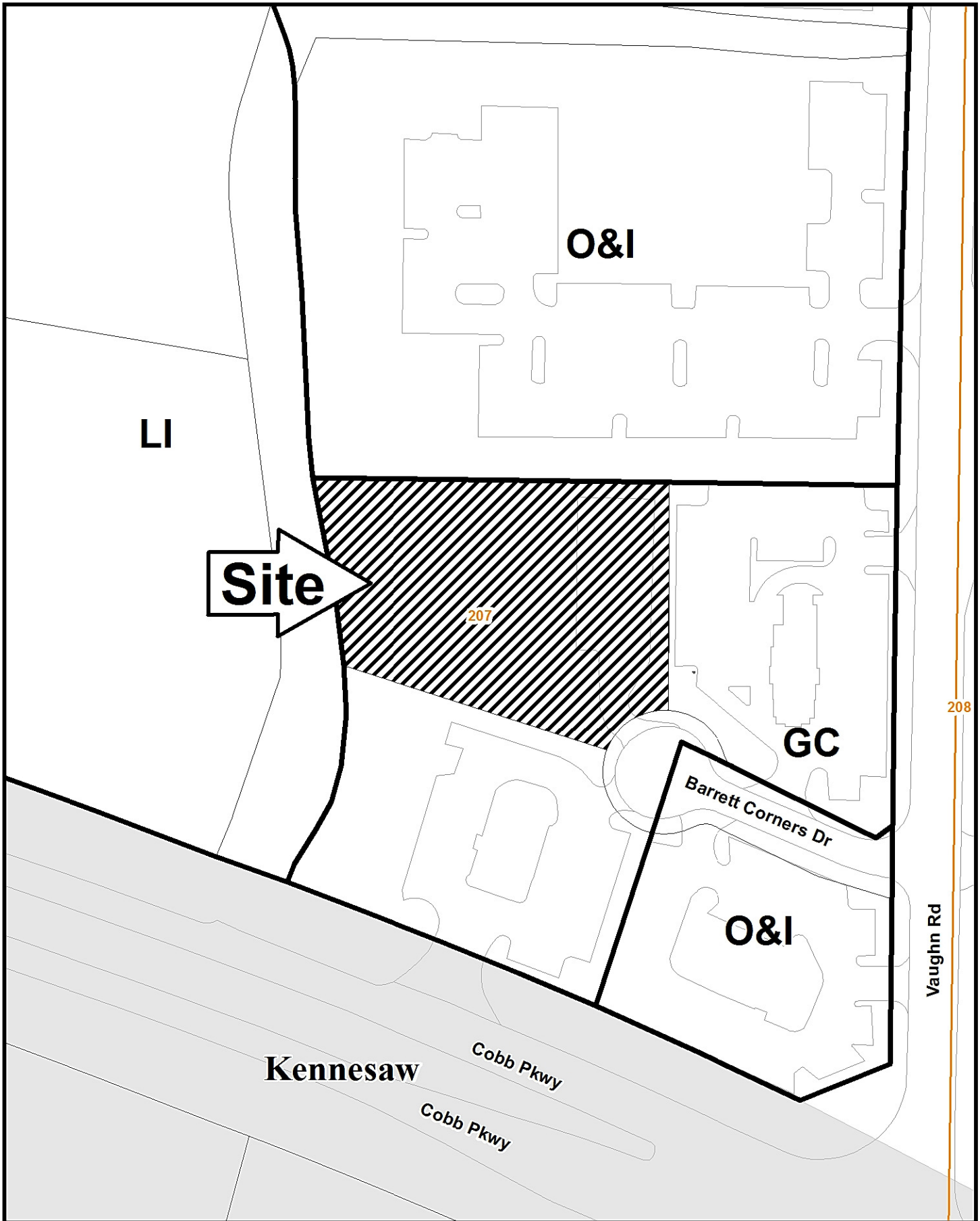
District: 20

Land Lot: 207

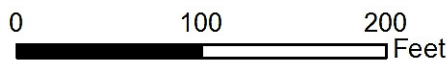
Parcel #: 20020700240



Taxes Paid: Yes

SLUP-5 2018-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  Land Lot
-  City Boundary



**WESTBROOK
ENGINEERING**
10700 Abbotts Bridge Rd.
Suite 110, Duluth, GA 30097
Office: (770) 753-9059
Fax: (770) 753-0356
Contact: Patrick, Patricia, Shannon

**SLUP-5
(2018)**

**TOP STORAGE AT
TOWN CENTER**

1400 BARRETT CORNERS DR
Land lot 207, District 20
Cobb County, GA

CURRENT ISSUED DATE:

01/08/18

ISSUED FOR:

REVIEW

SITE PLAN

C-1



LOCATION MAP

GENERAL NOTES:

- OWNER: NICHOLET, JOHN & LEAZE, JAMES E. III, WIRETOWN, GA 30093
- DEVELOPER: NIKELI CONSTRUCTION, LLC, 1000 WELLS ROAD, SUITE 202, DUBLIN, GA 30097, 770-242-7878
- OWNER: WESTBROOK ENGINEERING, INC., 10700 ABBOTT BRIDGE ROAD, SUITE 110, DULUTH, GA 30097, 770-753-9059
- SITE ADDRESS: 1400 BARRETT CORNERS DR, LAND LOT 207, DISTRICT 20, COBB COUNTY, GA 30097
- SITE AREA: APPROX. 130 ACRES
- SITE ZONING: GC
- PROPOSED USE: CLIMATE CONTROLLED STORAGE
- NO GAS LINES ARE LOCATED ON LOT 207.
- ALL CONDUIT AND SERVICE LINES ARE BASED ON 2011 AS-BUILT DATA. WATER AND SEWER SERVICE TO BE PROVIDED BY COBB COUNTY.
- ALL UTILITIES SHOWN ARE BASED ON 2011 AS-BUILT DATA. FIELD SURVEY TO BE CONDUCTED TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES.
- FIELD SURVEY TO BE CONDUCTED TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES.

PARKING CALCULATIONS

PARKING REQUIRED: 1 SP/780 UNITS
MIN: 600 UNITS x 1 SP/780 UNITS = 8 SPACES
PARKING PROVIDED: 8 SPACES INCL. 1 HANDICAP SP.

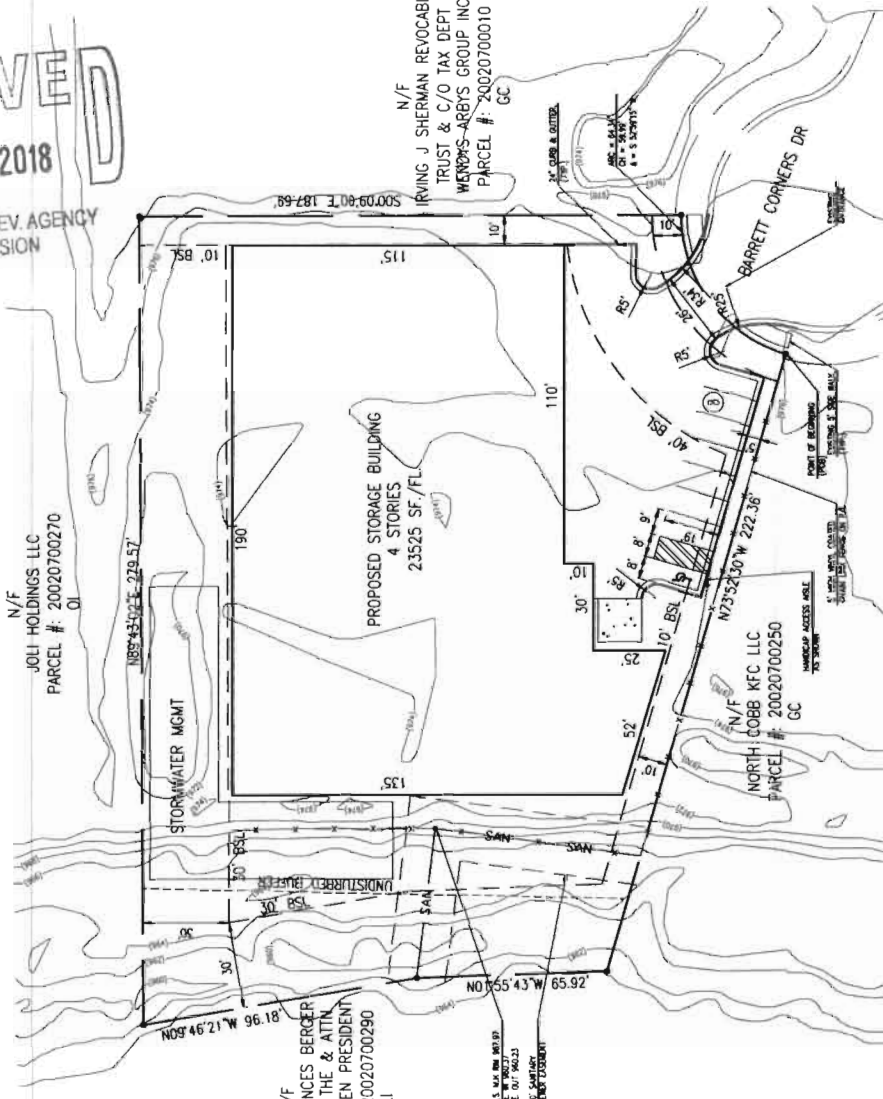
NOTE:

BUILDING TO BE 23525 SF/FLOOR
4 FLOORS x 23525 SF/FLOOR = 94100 SF

GC ZONING CONDITIONS

MAX FLOOR AREA RATIO (FAR): 2.0
MAX HEIGHT: NOT TO EXCEED SURROUNDING BUILDING HEIGHT
MINIMUM FRONT SETBACK: 40 FEET
MINIMUM SIDE SETBACK: 10 FEET
MINIMUM REAR SETBACK: 30 FEET
MINIMUM LOT WIDTH: 60 FEET
MINIMUM LOT: 20,000 SF.

RECEIVED
FEB - 1 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



SITE PLAN
GRAPHIC SCALE: 1"=30'



- NOTES:**
- THERE ARE NO METLANDS LOCATED ON THE SUBJECT PROPERTY.
 - THERE ARE NO STATE WATERS OR BUFFERS LOCATED ON THIS SITE.
 - THERE ARE NO STATE WATERS WITHIN 200 FEET OF THIS SITE.
 - NO DAMPERS PROPOSED.
 - NO OVERHEADS PROPOSED.
 - BUILDING HEIGHT = 48 FEET
 - PROPOSED USE IS STORAGE
 - BUILDING TO BE SPRINKLERED

N/F
H N AND FRANCES BERGER
FOUNDATION THE & ATIN
RONALD M EUEN PRESIDENT
PARCEL # : 20020700290
LI

N/F
IRVING J SHERMAN REVOCABLE
TRUST & C/O TAX DEPT
WENKOP-ARBY'S GROUP, INC
PARCEL # : 24020700010
GC

RECEIVED
FEB - 1 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



THE SHOWN SERVICE ARE SHOWN AS THE CONTRACTOR'S COMPLIANCE ONLY. THERE IS NO WARRANTY OR GUARANTEE BY THE CONTRACTOR FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CALL 811 FOR UTILITY LOCATION SERVICES.

PARCEL # 20020700240
24 HR. CONTACT: KYU MAN PARK (770)-242-7878

Application for Special Land Use Permit Cobb County, Georgia

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

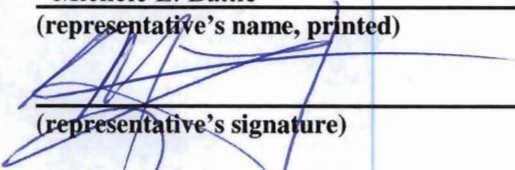


Application No. SLUP-5
PC Hearing Date: 5-1-18
BOC Hearing Date: 5-15-18


Applicant 3103ND, LLC c/o Battle Law, P.C. Phone # 770.242.7878
(applicant's name printed)

Address 3100 Medlock Bridge Rd, Bld. 500, Norcross, GA 30071 E-mail kmpark@inoknoll.com

Michele L. Battle Address One West Court Sq., Suite 750, Decatur, GA 30030
(representative's name, printed)

 Phone # 404-601-7616 E-mail mlb@battlelawpc.com
(representative's signature)

Signed, sealed and delivered in presence of:


Notary Public YONGBUM J CHO
Notary Public, Georgia
Gwinnett County
My Commission Expires
January 12, 2019

My commission expires: _____

Titleholder Pat Thombley Phone # 770 401 4776 E-mail pthomb7099@gmail.com
(titleholder's name, printed)

Signature Pat Thombley Address 575 HAMPTON CT MARIETTA GA 30064
(attach additional signature if needed)

Signed, sealed and delivered in presence of:


Notary Public MARILYN CHRISTENSEN
Notary Public, Georgia
Cobb County
My Commission Expires
DECEMBER 01 2020

My commission expires: 12-1-20

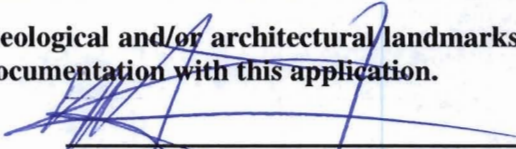
Present Zoning General Commercial Size of Tract 1.182 Acre(s)

For the Purpose of Climate Controlled Self Storage Facility

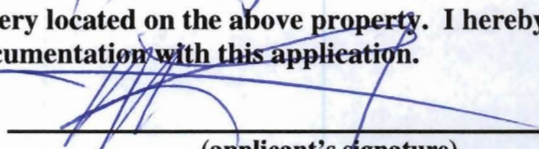
Location 1400 Barrett Corners Drive, Kennesaw
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 207 District(s) 20th

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.


(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.


(applicant's signature)

Application for Special Land Use Permit Cobb County, Georgia

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


Application No. SLUP-5
PC Hearing Date: 5-1-18
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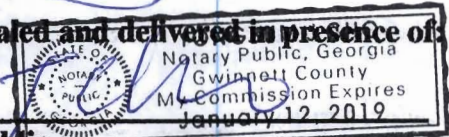
Applicant 3103ND, LLC c/o Battle Law, P.C. **Phone #** 770.242.7878
(applicant's name printed)

Address 3100 Medlock Bridge Rd, Bld. 500, Norcross, GA 30071 **E-mail** kmpark@inoknoll.com

Michele L. Battle **Address** One West Court Sq., Suite 750, Decatur, GA 30030
(representative's name, printed)


(representative's signature) **Phone #** 404-601-7616 **E-mail** mlb@battlelawpc.com

Signed, sealed and delivered in presence of



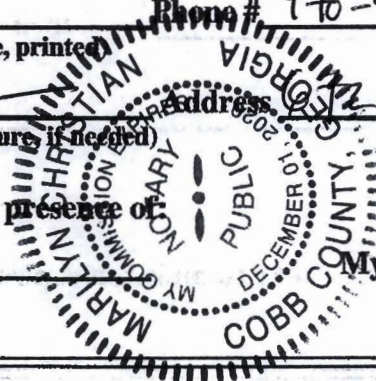
Notary Public

My commission expires: _____

Titleholder James Leake **Phone #** 770-422-3386 **E-mail** jleake@comcast.net
(titleholder's name, printed)

Signature 
(attach additional signature, if needed) **Address** 932 Beauregard Dr., Marietta, GA, 30064

Signed, sealed and delivered in presence of



Notary Public

My commission expires: 12-1-20

Present Zoning General Commercial **Size of Tract** 1.182 **Acre(s)**

For the Purpose of Climate Controlled Self Storage Facility

Location 1400 Barrett Corners Drive, Kennesaw
(street address, if applicable; nearest intersection, etc.)

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Application for Special Land Use Permit Cobb County, Georgia

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

Application No. SLUP-5
PC Hearing Date: 5-1-18
BOC Hearing Date: 5-15-18



COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Applicant 3103ND, LLC c/o Battle Law, P.C. **Phone #** 770.242.7878
(applicant's name printed)

Address 3100 Medlock Bridge Rd, Bld. 500, Norcross, GA 30071 **E-mail** kmpark@inoknoll.com

Michele L. Battle **Address** One West Court Sq., Suite 750, Decatur, GA 30030
(representative's name, printed)

Phone # 404-601-7616 **E-mail** mlb@battlelawpc.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

Titleholder Georgiana Valentino **Phone #** 904 387-6688 **E-mail** GKV516@qol.com
(titleholder's name, printed)

Signature Georgiana Valentino **Address** 2388 Riverside Av #401 Jacksonville FL 32204
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:



Korin Christine Riley
Notary Public

Present Zoning General Commercial **Size of Tract** 1.182 **Acre(s)**

For the Purpose of Climate Controlled Self Storage Facility

Location 1400 Barrett Corners Drive, Kennesaw
(street address, if applicable; nearest intersection, etc.)

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[Signature]
(applicant's signature)

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[Signature]
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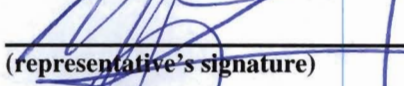


COBB CO. COMMUNITY DEVELOPMENT DEPARTMENT
ZONING DIVISION

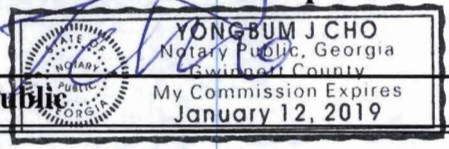
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(applicant's name printed)

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Michele L. Battle **Address** One West Court Sq., Suite 750, Decatur, GA 30030
(representative's name, printed)


(representative's signature) **Phone #** 404-601-7616 **E-mail** mlb@battlelawpc.com

Signed, sealed and delivered in presence of:



My commission expires: _____

Titleholder John Thombley **Phone #** 404 316 9954 **E-mail** JTHOMBLEY@BURNSOUTH.NET
(titleholder's name, printed)

Signature 
(attach additional signature, if needed) **Address** 1206 SAINT DAMAS SQ KENNESAW GA 30152

Signed, sealed and delivered in presence of:

My commission expires: 12-1-20

Notary Public



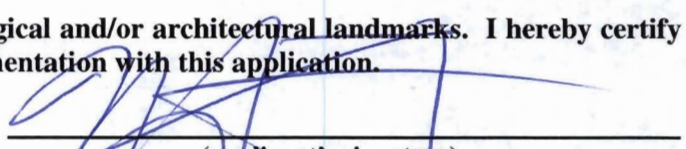
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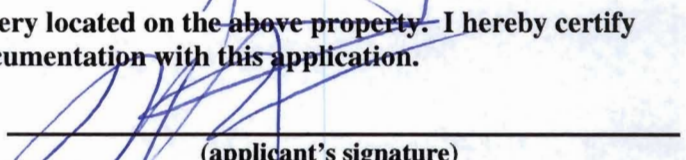
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