

# **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: November 6, 2018**

**Board of Commissioners Hearing Date: November 20, 2018**

**Date distributed: August 15, 2018**



*Cobb County... Expect the Best!*



**Cobb County Community Development Agency  
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-61  
Public Hearing Dates:  
PC: 11-06-18  
BOC: 11-20-18

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**SITE BACKGROUND**

Applicant: EMAE, LLC

Phone: (404) 957-3207

Email: ARENARO@HOTMAIL.COM

Representative Contact: Carlos Arenas

Phone: (404) 957-3207

Email: arenasro@hotmail.com

Titleholder: America's Home Place, Inc.

Property Location: West side of Factory Shoals  
Road, north of South Gordon Road

Address: No assigned address

Access to Property: Factory Shoals Road

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**QUICK FACTS**

Commission District: 4-Cupid

Current Zoning: RA-5 (Single-family Residential)

Current use of property: Undeveloped

Proposed zoning: RA-5 (Single-family Residential)

Proposed use: Single-family Attached Subdivision

Future Land Use Designation: MDR (Medium  
Density Residential)

Site Acreage: 2.95 ac

District: 18

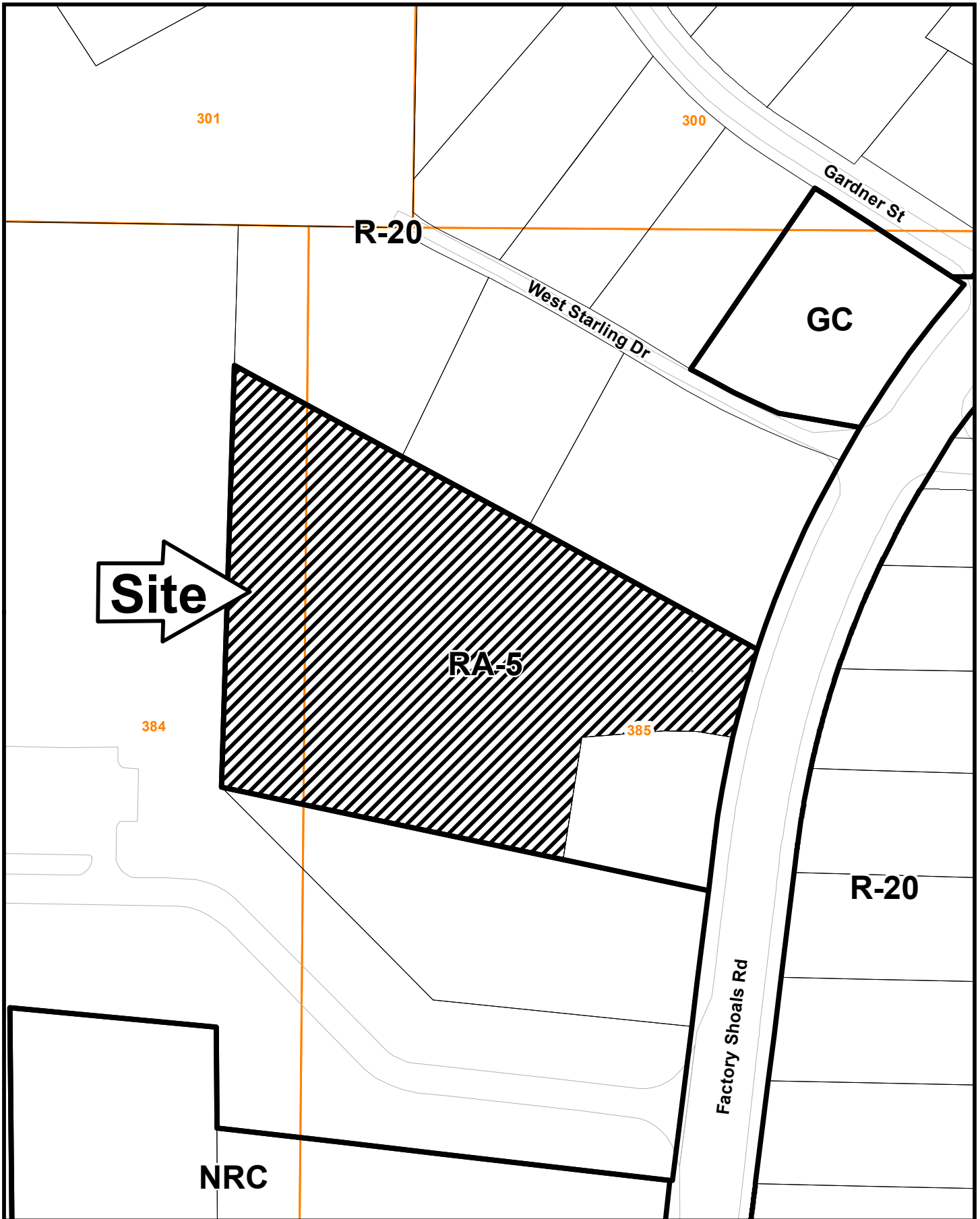
Land Lot: 384 and 385

Parcel #: 18038500450

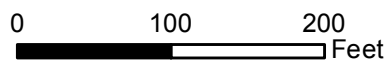
Taxes Paid: Yes



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# Z-61 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



Application No. Z-61

Nov. 2018

# Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1200 SF +
- b) Proposed building architecture: Craftman Arch
- c) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

- a) Proposed use(s): SINGLE FAMILY ATTACHED
- 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

\_\_\_\_\_  
\_\_\_\_\_



Cobb County Community Development Agency  
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-62  
Public Hearing Dates:  
PC: 11-06-18  
BOC: 11-20-18

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**SITE BACKGROUND**

Applicant: McConnell Green II, LLC

Phone: N/A

Email: N/A

Representative Contact: Parks F. Huff

Phone: (770) 422-7016

Email: phuff@slhb-law.com

Titleholder: Lisa Spillane, as Executor of the Estate of Jeffrey C. Spillane; Kevin T. Spillane

Property Location: West side of Lost Mountain Road, south of Dallas Highway

Address: 750 Lost Mountain Road

Access to Property: Lost Mountain Road

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**QUICK FACTS**

Commission District: 1-Weatherford

Current Zoning: R-30 (Single-family Residential)

Current use of property: Undeveloped

Proposed zoning: RSL (Residential Senior Living)  
Non-supportive

Proposed use: Residential Senior Community

Future Land Use Designation: VLDR (Very Low Density Residential)

Site Acreage: 5.9 ac

District: 19

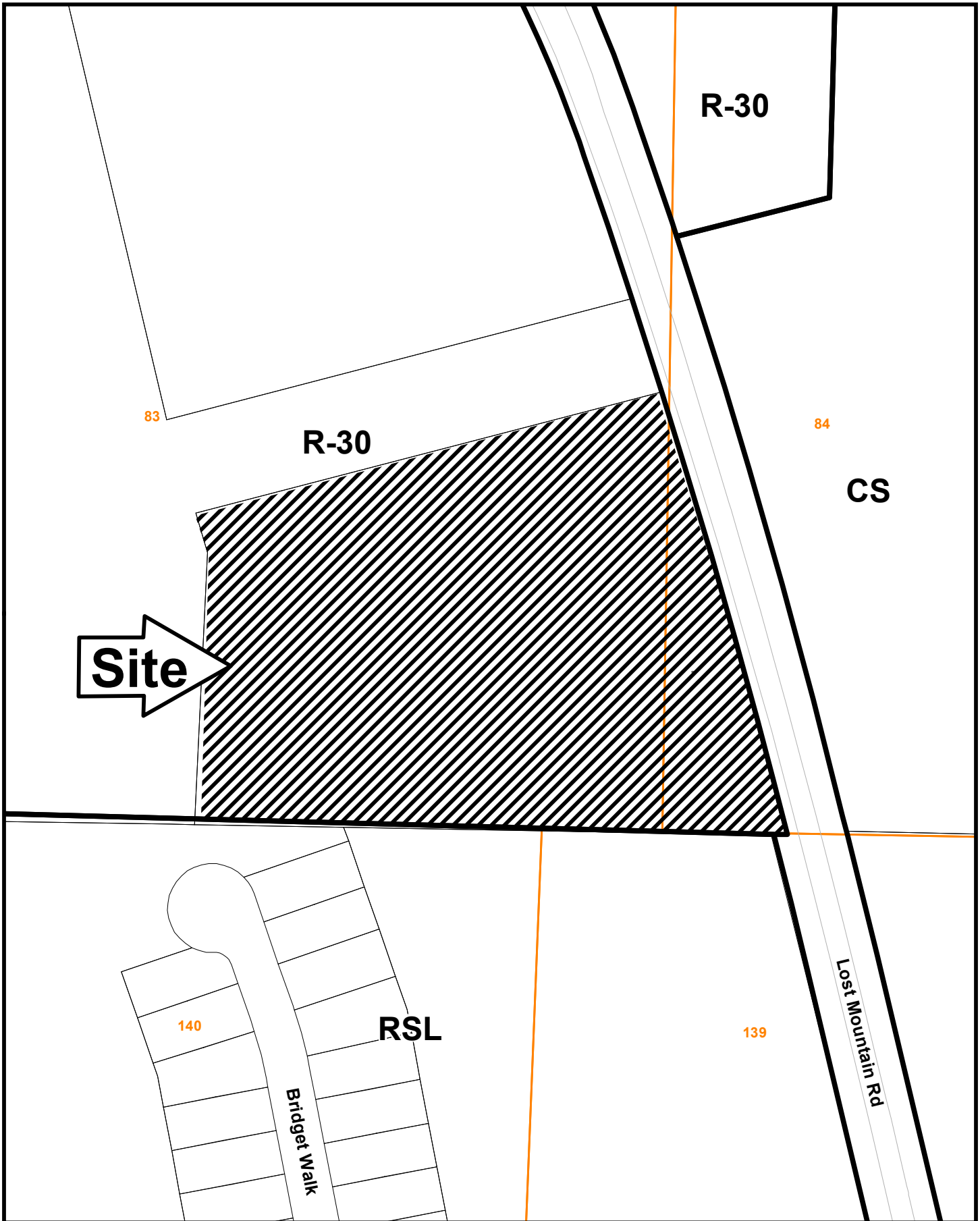
Land Lot: 83 and 84

Parcel #: 19008300020

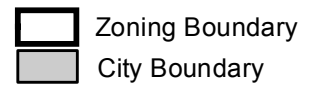
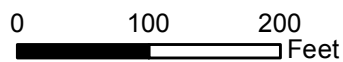
Taxes Paid: Yes

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# Z-62 2018-GIS



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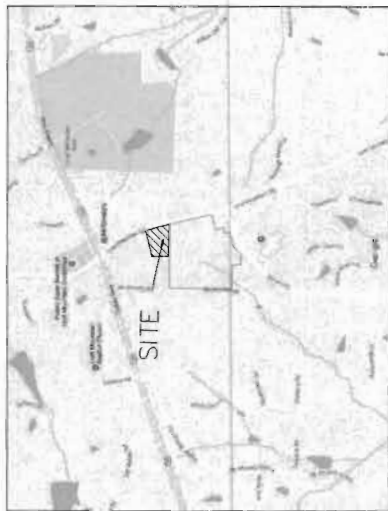
Z-62  
(2018)

ZONING EXHIBIT  
FOR  
MCCONNELL GREEN NORTH  
COBB COUNTY, GEORGIA  
LAND LOTS 83 & 84 - 19th DISTRICT - 2nd SECTION



WATB & GROWING GREENS, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
1170 BELLS FERRY ROAD  
MARIETTA, GA 30067  
PHONE: 770.428.2333  
WWW.WATB.COM

SCALE:	1" = 30'
REVISIONS:	DATE
BY:	DATE
CHECKED BY:	DATE
DATE:	07/27/18
JOB NUMBER:	180714
DATE PLOTTED:	08/02/18



Parcel ID	Area (Acres)	Length (ft)	Width (ft)	Perimeter (ft)
180	0.12	110.0	100.0	420.0
181	0.12	110.0	100.0	420.0
182	0.12	110.0	100.0	420.0
183	0.12	110.0	100.0	420.0
184	0.12	110.0	100.0	420.0
185	0.12	110.0	100.0	420.0
186	0.12	110.0	100.0	420.0
187	0.12	110.0	100.0	420.0
188	0.12	110.0	100.0	420.0
189	0.12	110.0	100.0	420.0



**RECEIVED**  
AUG - 2 2018

COBB COUNTY ZONING DIVISION  
AUG 02 2018

COBB CO COMM. DEV. AGENCY  
ZONING DIVISION

NEW  
MCCONNELL-GREENS #10  
ZONED PERMITTED &  
UNDER CONSTRUCTION

NEW  
MCCONNELL-GREENS #9  
ZONED PERMITTED &  
UNDER CONSTRUCTION

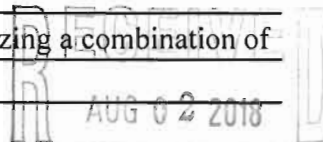
Application No. Z-62

Nov. 2018

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1,200-2,500
- b) Proposed building architecture: Traditional architecture utilizing a combination of brick, stone and cementitious siding
- c) List all requested variances: None known at this time



COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

.....  
**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)**

This community is an addition to the previously zoned RSL community at Lost Mountain and Corner Roads

.....  
**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





**Cobb County Community Development Agency  
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-63  
Public Hearing Dates:  
PC: 11-06-18  
BOC: 11-20-18

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**SITE BACKGROUND**

Applicant: Loyd Development Services

Phone: (770) 868-7591

Email: john@loyddevelopment.com

Representative Contact: Garvis L. Sams, Jr.

Phone: (770) 422-7016

Email: gsams@slhb-law.com

Titleholder: The Margaret A. Keheley Living Trust

Property Location: East side of Holly Springs Road, and on the south side of Davis Road

Address: 2876 Davis Road and 3102 Holly Springs Road

Access to Property: Holly Springs Road

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**QUICK FACTS**

Commission District: 3-Birrell

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

Current use of property: Single-family houses

Proposed zoning: RSL (Residential Senior Living)  
Non-supportive

Proposed use: Senior Living Subdivision

Future Land Use Designation: LDR (Low Density Residential)

Site Acreage: 4.3 ac

District: 16

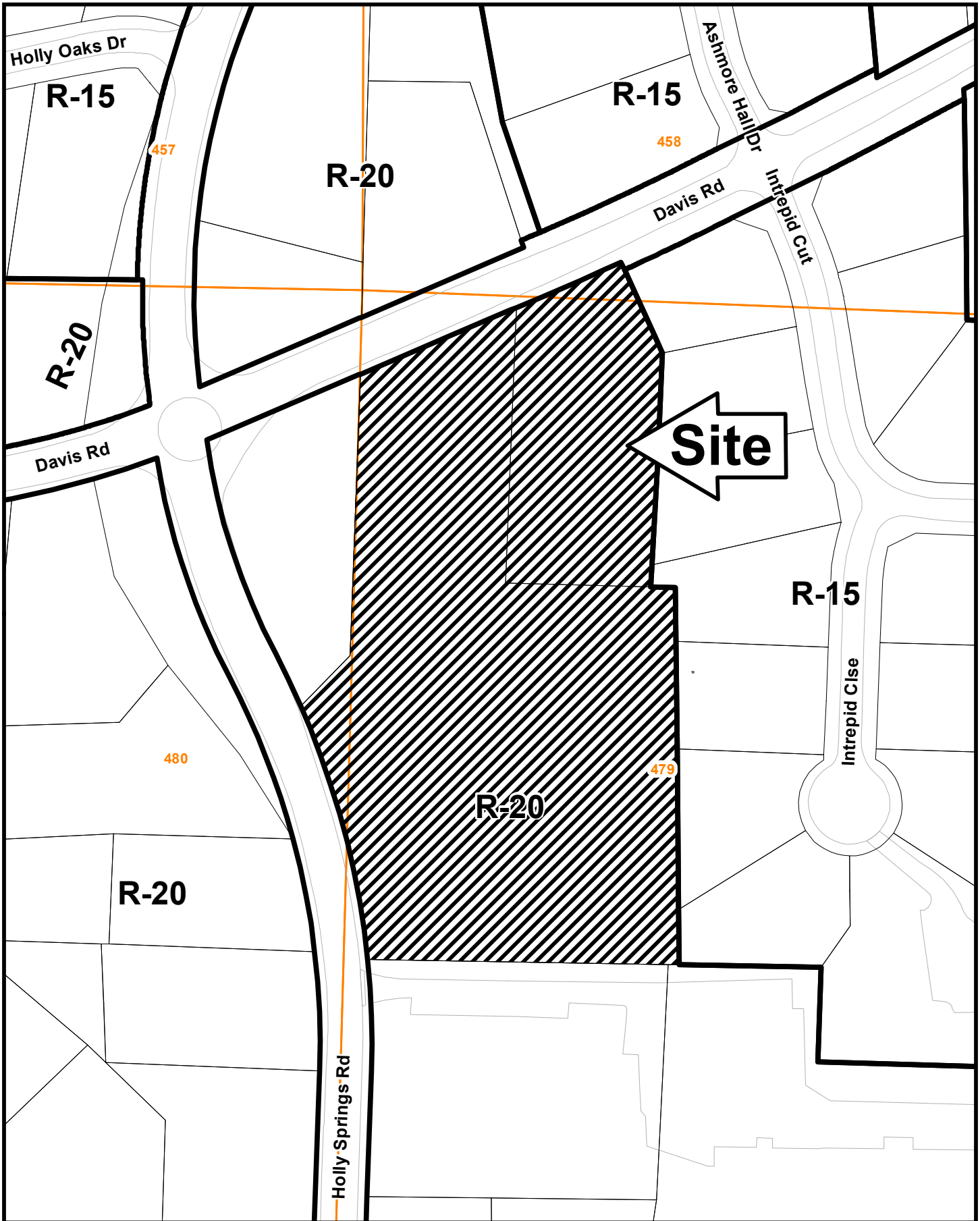
Land Lot: 458, 479, and 480

Parcel #: 16047900010 and 16047900030

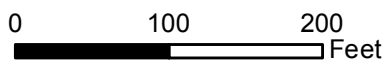
Taxes Paid: Yes



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# Z-63 2018-GIS

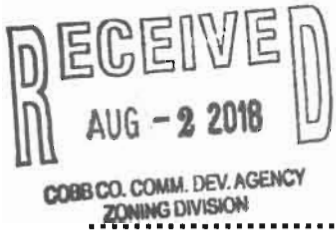


This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  Zoning Boundary
-  City Boundary





Application No. Z- 63  
PC: Nov. 6, 2018  
BOC: Nov. 20, 2018

# 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 2,500 square feet (and greater)
  - b) Proposed building architecture: Traditional - renderings/elevations will be 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 located at the round-about confluence of Holly Springs Road and Davis Road.

Age restricted single-family detached homes will have no adverse effects upon existing County infrastructure; area schools; and/or a.m./p.m. peak hour traffic/transportation issues.

.....

**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-64  
Public Hearing Dates:  
PC: 11-06-18  
BOC: 11-20-18

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**SITE BACKGROUND**

Applicant: Northside Hospital, Inc. by  
Dentons US LLP

Phone: (404) 527-4676

Email: sharon.gay@dentons.com

Representative Contact: Sharon A. Gay

Phone: (404) 527-4676

Email: sharon.gay@dentons.com

Titleholder: Cooper Lake-Daniel, LLC

Property Location: North and east sides of Daniel  
Street, and on the west side of Cooper Lake Road

Address: 2235 Cooper Lake Road and 2001  
Daniel Street

Access to Property: Daniel Street and Cooper  
Lake Road

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**QUICK FACTS**

Commission District: 2-Ott

Current Zoning: O&I (Office & Institutional) and  
R-20 (Single-family Residential)

Current use of property: Single-family houses and  
undeveloped acreage

Proposed zoning: O&I (Office & Institutional)

Proposed use: Medical Offices/Clinic

Future Land Use Designation: MDR (Medium  
Density Residential)

Site Acreage: 4.22 ac

District: 17

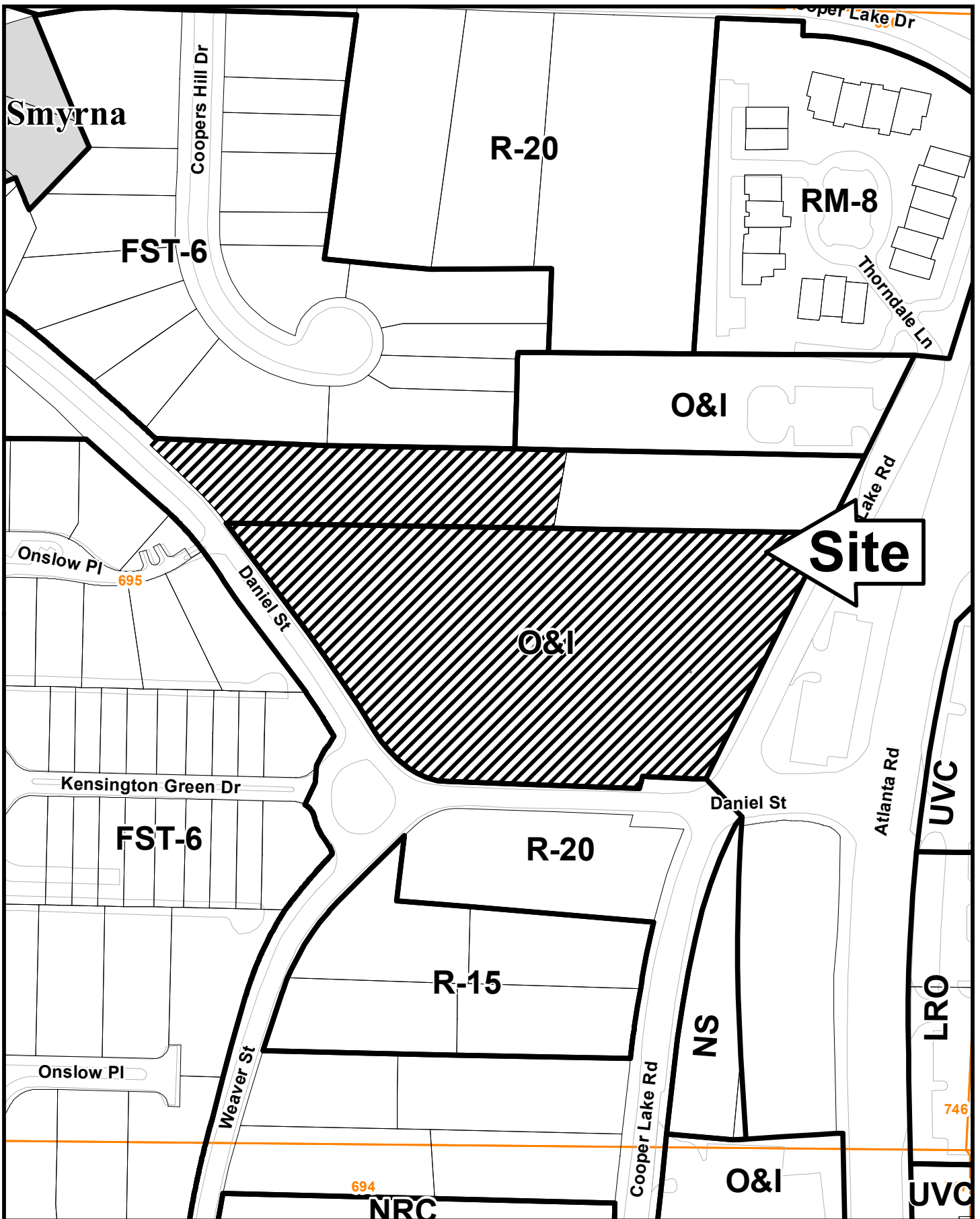
Land Lot: 695

Parcel #: 17069500100 and 17069500120

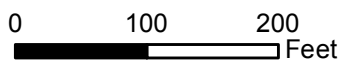
Taxes Paid: Yes



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# Z-64 2018-GIS



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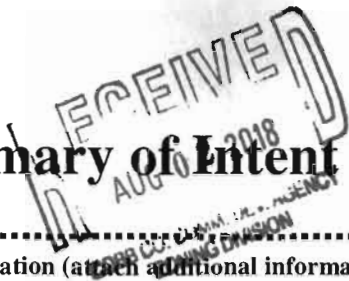
-  Zoning Boundary
-  City Boundary



Application No. Z-64

Nov. 2018

# Summary of Intent for Rezoning



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

- 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): Medical Office/Clinic
- b) Proposed building architecture: Primarily brick veneer with aluminum and glass accents.
- c) Proposed hours/days of operation: To be determined.
- d) List all requested variances: None

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

See Letter of Intent.

.....  
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



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COBB COUNTY ZONING DIVISION

**STATEMENT OF INTENT, PROJECT SUMMARY  
AND  
DOCUMENTED IMPACT ANALYSIS**

and other materials required by the  
Cobb County Zoning Ordinance

for

**APPLICATION TO REZONE PROPERTY**

**FROM O&I and R-20 TO O&I**

for

± 4.22 acres of land  
known as

**2235 Cooper Lake Road and 2001 Daniel Street**

Land Lot 695, 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia

Submitted on behalf of

**NORTHSIDE HOSPITAL, INC.**

by

Dentons US LLP

Sharon A. Gay, Esq.  
Dan Baskerville  
303 Peachtree Street, N.E.  
Suite 5300  
Atlanta, Georgia 30308  
404.527.4676  
[sharon.gay@dentons.com](mailto:sharon.gay@dentons.com)

**INTRODUCTION**

This Application is submitted for a 4.22-acre parcel of land located in Land Lot 695 of the 17<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County and known as 2235 Cooper Lake Road and 2001 Daniel Street (the "Property"). The Property is shown on the survey prepared by Long Engineering dated May 14, 2018 and filed with this Application. The Property is located in Commission District 2.

Most of the Property is currently zoned O&I (Office-Institutional) with a 1985 condition requiring final Board of Commissioners approval for "plans for the corner parcel."<sup>1</sup> A small parcel at the rear of the site is zoned R-20. The Applicant, Northside Hospital, Inc. by Dentons US LLP ("Northside"), now seeks approval to rezone the entire Property to O&I conditioned on a new site plan and other stipulations as required by the Board of Commissioners to permit development of a two-story, 40,000 sq. ft. medical office/clinic building.

This document is submitted as the Project Summary, Statement of Intent, and Documented Impact Analysis required by the Cobb County Zoning Ordinance.

**DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA**

The Property is an irregularly-shaped assemblage fronting on the north side of Daniel Street and the west side of Cooper Lake Road approximately 100 ft. south of the intersection with Atlanta Road. The Property is largely undeveloped except for three small residential structures and accessory buildings. Atlanta Road is located to the east. A public parking lot and Oakdale Park lie between Cooper Lake Road and Atlanta Road across from the Property. A day care center and residences are located north of the Property. Single family residences and townhomes are located on the south side of Daniel Street.

Most of the area located between Cooper Lake Road and Atlanta Road is zoned O&I and is occupied by St. Benedict's Episcopal Church and School. The park is zoned NS, and the parcel adjacent to Cumberland Parkway is zoned GC and improved with a commercial building housing a financial services business. Properties to the north are zoned O&I, R-20, RM-8, and FST-6. The residential properties south of Daniel Street are zoned R-20, FST-6, and R-15. Cumberland Parkway is located 1/4 mi. south of the Property and connects to I-285.

**PROJECT SUMMARY**

Northside proposes to develop the Property with a two-story, 40,000 sq. ft. medical office/clinic building, parking, and landscaping. As shown on the conceptual site plan prepared by Long Engineering dated July 25, 2018 and filed with this application (the "Site Plan"), the development is proposed to include new curb and gutter, sidewalks, and an eight-foot landscape strip along the street frontages. All required setbacks and landscape buffers, including a 20 ft. rear

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<sup>1</sup> The Zoning Code and Zoning Map adopted in December 1990 arguably superseded this ambiguous condition; however, in an abundance of caution the entire Property is included in this application for rezoning in order to remove that condition.

landscape buffer adjacent to R-20 zoning, will be provided. Storm water management facilities will be designed and installed in accordance with County requirements.

The building facades will be primarily brick veneer with aluminum and glass accents. The scale, height, and materials are intended to be compatible with nearby properties. Two entrances are proposed, one on Daniel Street and one on Cooper Lake Road. Additionally, Northside proposes to dedicate land to the County sufficient to provide right of way extending 25 ft. from the centerline of Daniel Street.

The purpose of this development is to provide Cobb County residents with additional options for quality health care services closer to their neighborhoods.

### **DOCUMENTED IMPACT ANALYSIS**

The Applicant provides the following information in response to the required analysis:

(1) Suitability of proposed use in view of the use and development of adjacent and nearby property: This Property lies in an area of transition from the higher intensity commercial uses along Atlanta Road to the residential areas to the west. Developing the Property for a low-rise medical office/clinic building will provide a use compatible with Oakdale Park and other institutional uses -- church and private school -- on the opposite side of Cooper Lake Road. Both the use and scale of the proposed development will create an appropriate transition from Atlanta Road and the other institutional uses to residential uses south of Daniel Street. Moreover, the medical building can provide a buffer between Atlanta Road and nearby homes.

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent and nearby property: The current unsettled state of the Property with deteriorating and outdated residential structures detracts from the newer, high-quality residential developments on the opposite side of Daniel Street. This development will include sidewalks, curb and gutter, landscaping, and proper storm water management, all of which will benefit nearby properties. Landscape buffers will be provided, and parking lot lighting will be designed and installed to direct the light away from adjacent properties. As shown on the Site Plan, the building will be positioned close to the Cooper Lake Road frontage and away from residential areas north and west of the site. The proposed two-story height is comparable to the height of nearby structures and is two stories below the maximum height allowed in the O&I district.

(3) Whether the Property has a reasonable economic use as zoned: The reasonable economic use of the Property is institutional, which is the classification to which most of the acreage is zoned. The portion of the Property that is zoned R-20 does not have a reasonable economic use as zoned because the parcel is too long and narrow to be efficiently developed for residential purposes. The Property has been offered for sale for a number of years but has not been sold for residential development, which strongly suggests that the market does not consider residential use as viable.

(4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools: Unlike a residential development, the medical office/clinic will have no effect on the school system. Northside proposes improvements to the street and sidewalk infrastructure. In addition, Northside has engaged a traffic consultant to conduct a traffic impact analysis and will work with County staff

to implement any recommended improvements. Storm water management on the site will be upgraded to modern standards. Northside is not aware of any deficiencies in public or private utilities serving the Property.

(5) Whether the zoning proposal is in conformity with the policy and intent of the land use plan: The Property, including the portion zoned O&I, is designated as “Medium Density Residential” on the Future Land Use Map, which is not compatible with the O&I classification. However, the Comprehensive Plan states that this land use category “can serve as a transitional category between more intensive uses and less intensive uses,” which is exactly what the proposed development would do. Note also that the portion of the Property currently zoned R-20 will include only parking and landscaping, which will serve as a buffer between the medical building and the residences north of the site.

(6) Whether there are other existing or changing conditions affecting the use and development of the Property, which give supporting grounds for either approval or disapproval of the zoning proposal: Given the close physical proximity of the Property to busy Atlanta Road, it is unlikely to be developed for residential use, especially considering the established commercial uses directly across Atlanta Road from the Property.

### CONSTITUTIONAL OBJECTIONS

The Applicant respectfully submits that the Zoning Ordinance of Cobb County, Georgia, as amended from time to time and known as the “Cobb County Zoning Ordinance,” to the extent that it classifies the Property in any zoning district that would preclude development of a medical office/clinic, is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Property pursuant to the Cobb County Zoning Ordinance deprives the Applicant and Property owner of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and that requested herein, would deprive the Applicant and Property owner of any reasonable use and development of the Property. Further, any attempt by the Board of Commissioners to impose greater restrictions upon the manner in which the Property will be developed than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current zoning classifications and any other zoning of the Property save for what has been requested as established in the Cobb County Zoning Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant and Property owner. All inconsistent zoning classifications between the existing zoning and the zoning requested hereunder would constitute an arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality or general welfare of the public and would substantially harm the Applicant and Property owner. Further, the existing inconsistent zoning classification constitutes, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this Project, would constitute a taking of the owner’s private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and

Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that failure to approve the requested zoning change would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

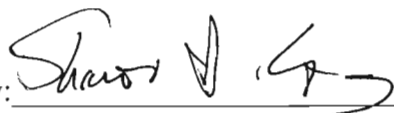
Finally, the Applicant respectfully submits that the Board of Commissioners cannot lawfully impose more restrictive standards upon the development of the Property than presently exist, as to do so not only would constitute a taking of the Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably the prescribed 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).

**CONCLUSION**

For the foregoing reasons, the Applicant respectfully requests that this Application for Rezoning from O&I and R-20 to O&I be approved.

Submitted this 2nd day of August, 2018.

By:   
Sharon A. Gay  
Dentons US LLP



Cobb County Community Development Agency  
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-65  
Public Hearing Dates:  
PC: 11-06-18  
BOC: 11-20-18

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**SITE BACKGROUND**

Applicant: Flonnie Womack

Phone: (770) 378-4407

Email: westbrookflonnie470@gmail.com

Representative Contact: Bobby L. Terrell

Phone: (404) 643-0505

Email: cherokeerealty@bellsouth.net

Titleholder: Westbrook & McGuire, LLC

Property Location: East side of Bells Ferry Road,  
south of Hawkins Store Road

Address: 4300 Bells Ferry Road

Access to Property: Bells Ferry Road

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**QUICK FACTS**

Commission District: 3-Birrell

Current Zoning: NS (Neighborhood Shopping)

Current use of property: Former bank building

Proposed zoning: CRC (Community Retail  
Commercial)

Proposed use: Retail

Future Land Use Designation: NAC (Neighborhood  
Activity Center)

Site Acreage: 1.0601

District: 16

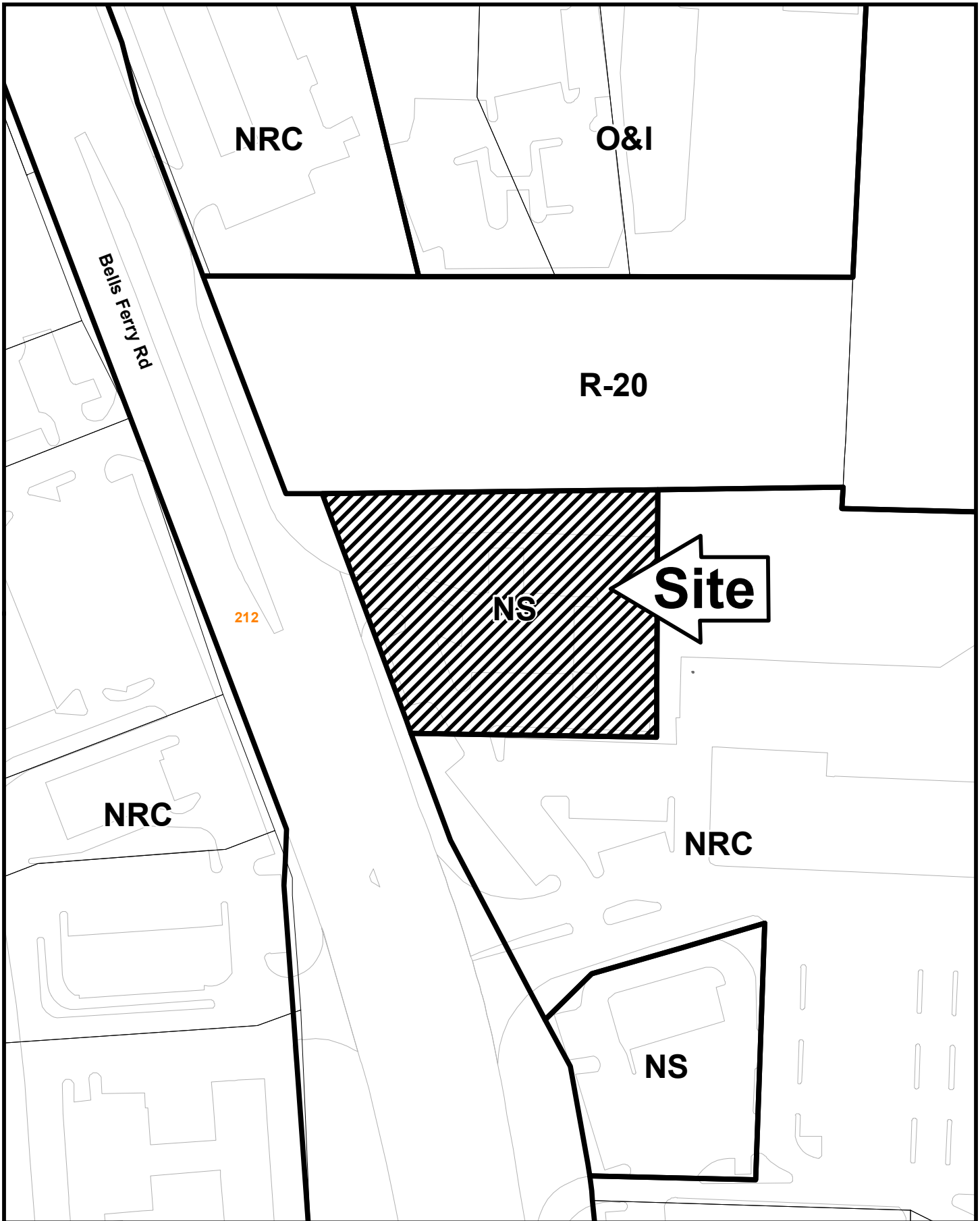
Land Lot: 212

Parcel #: 16021200030

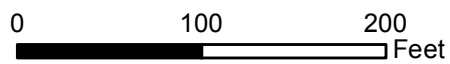
Taxes Paid: Yes



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# Z-65 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

RECEIVED  
AUG 02 2018

CDS  
COMMERCIAL  
SURVEYING & MAPPING

GOV. OF GEORGIA DEPARTMENT OF COMMUNITY DEVELOPMENT  
ZONING DIVISION

1 TITLE DESCRIPTION

1. TITLE DESCRIPTION: This is a plat of a portion of the land shown on the plat of the City of Atlanta, Georgia, known as the... (Detailed description of the property and survey details.)

2 TITLE INFORMATION

2. TITLE INFORMATION: The title of this survey is... (Details regarding the title and recording information.)

5 FLOOD INFORMATION

5. FLOOD INFORMATION: This survey was prepared in accordance with the Flood Insurance Study... (Details regarding flood zones and insurance.)

6 CEMETERY

6. CEMETERY: This survey was prepared in accordance with the... (Details regarding cemetery boundaries.)

3 SCHEDULE OF ITEMS

- 3. SCHEDULE OF ITEMS: A list of items to be shown on the survey drawing, including lot numbers, acreage, and other relevant details.

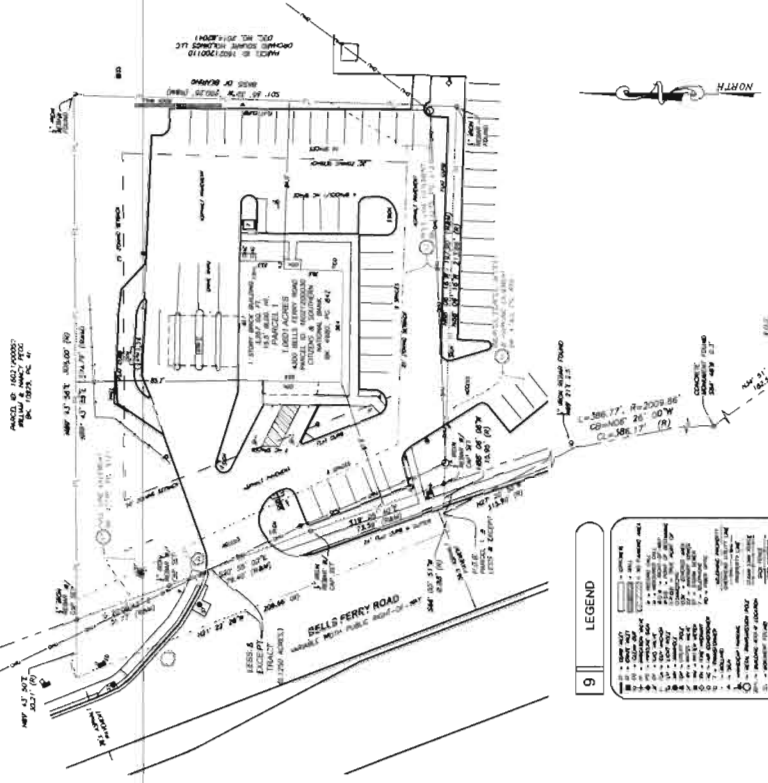
8 ZONING INFORMATION

8. ZONING INFORMATION: This survey was prepared in accordance with the... (Details regarding zoning regulations and compliance.)

7 POSSIBLE ENCROACHMENTS

7. POSSIBLE ENCROACHMENTS: This survey was prepared in accordance with the... (Details regarding potential encroachments.)

19 SURVEY DRAWING



10 BASIS OF BEARINGS

10. BASIS OF BEARINGS: The bearings shown on this survey were measured... (Details regarding the surveying process.)

12 PARKING INFORMATION

12. PARKING INFORMATION: This survey was prepared in accordance with the... (Details regarding parking areas.)

13 LAND AREA

13. LAND AREA: The total area of the land shown on this survey is... (Details regarding land area calculations.)

14 BUILDING AREA

14. BUILDING AREA: The total area of the buildings shown on this survey is... (Details regarding building area calculations.)

15 BUILDING HEIGHT

15. BUILDING HEIGHT: The maximum height of the buildings shown on this survey is... (Details regarding building height.)

16 VICINITY MAP



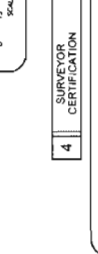
11 SURVEYOR'S NOTES

11. SURVEYOR'S NOTES: A collection of notes and observations from the surveying process, including any discrepancies or findings.

9 LEGEND

- 9. LEGEND: A key to the symbols and line styles used on the survey drawing, such as lot lines, easements, and utility lines.

17 NORTH ARROW / SCALE



4 SURVEYOR CERTIFICATION

4. SURVEYOR CERTIFICATION: A statement by the surveyor certifying the accuracy and truthfulness of the survey.

18 ALTANSIPS LAND TITLE SURVEY

18. ALTANSIPS LAND TITLE SURVEY: Information regarding the title insurance and surveying services provided.

KEY TO ALTA SURVEY

- KEY TO ALTA SURVEY: A detailed key explaining the symbols and abbreviations used throughout the survey drawing.

20 PROJECT ADDRESS

20. PROJECT ADDRESS: The address of the project, including the street name and location.

CDS COMMERCIAL SURVEYING & MAPPING logo and contact information.





Application No. Z-65

Nov. 2018

# 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): Retail Sales Restaurant
- b) Proposed building architecture: Traditional Bank Building
- c) Proposed hours/days of operation: 6am-12pm
- d) List all requested variances: None

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

The purpose of this rezoning is to comply with the land use change in that  
 NS(Neighborhood Shopping) is no longer an allowable zoning category in a  
 NAC(Neighborhood Activity Center).

.....  
**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**



Cobb County Community Development Agency  
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-67  
Public Hearing Dates:  
PC: 11-06-18  
BOC: 11-20-18

---

**SITE BACKGROUND**

Applicant: Kent Ahrenhold

Phone: (404) 374-6985

Email: kahrenhold@aol.com

Representative Contact: Kent Ahrenhold

Phone: (404) 374-6985

Email: kahrenhold@aol.com

Titleholder: July Homes, Inc.

Property Location: Northeast corner of  
Woodstock Road and York Place

Address: 4630 Woodstock Road

Access to Property: Woodstock Road

---

**QUICK FACTS**

Commission District: 3-Birrell

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

Current use of property: Single-family house

Proposed zoning: NRC (Neighborhood Retail  
Commercial)

Proposed use: Office

Future Land Use Designation: NAC (Neighborhood  
Activity Center)

Site Acreage: .0489 ac

District: 16

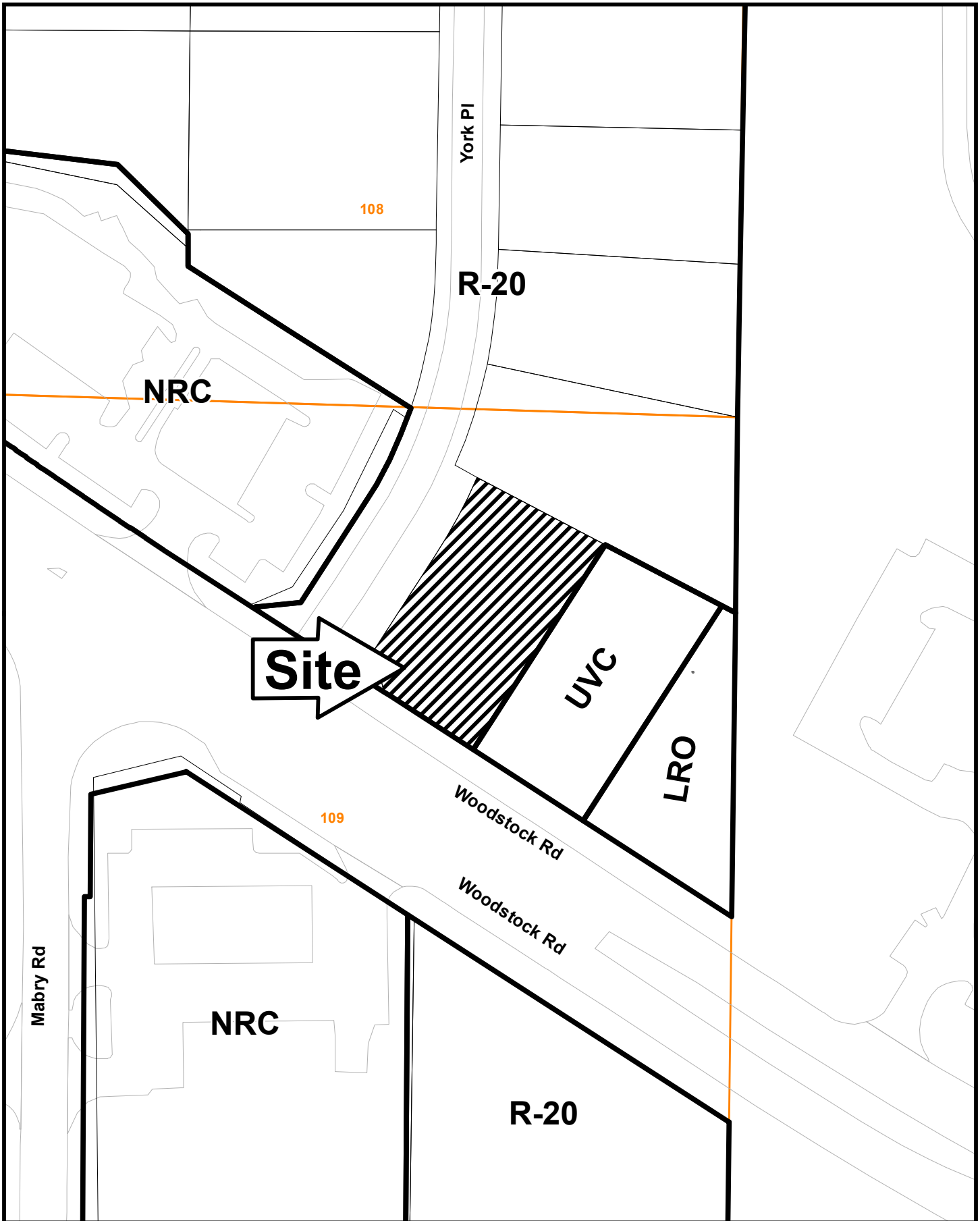
Land Lot: 109

Parcel #: 16109000160

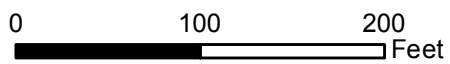
Taxes Paid: Yes



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# Z-67 2018-GIS



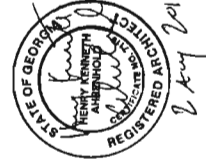
This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  Zoning Boundary
-  City Boundary

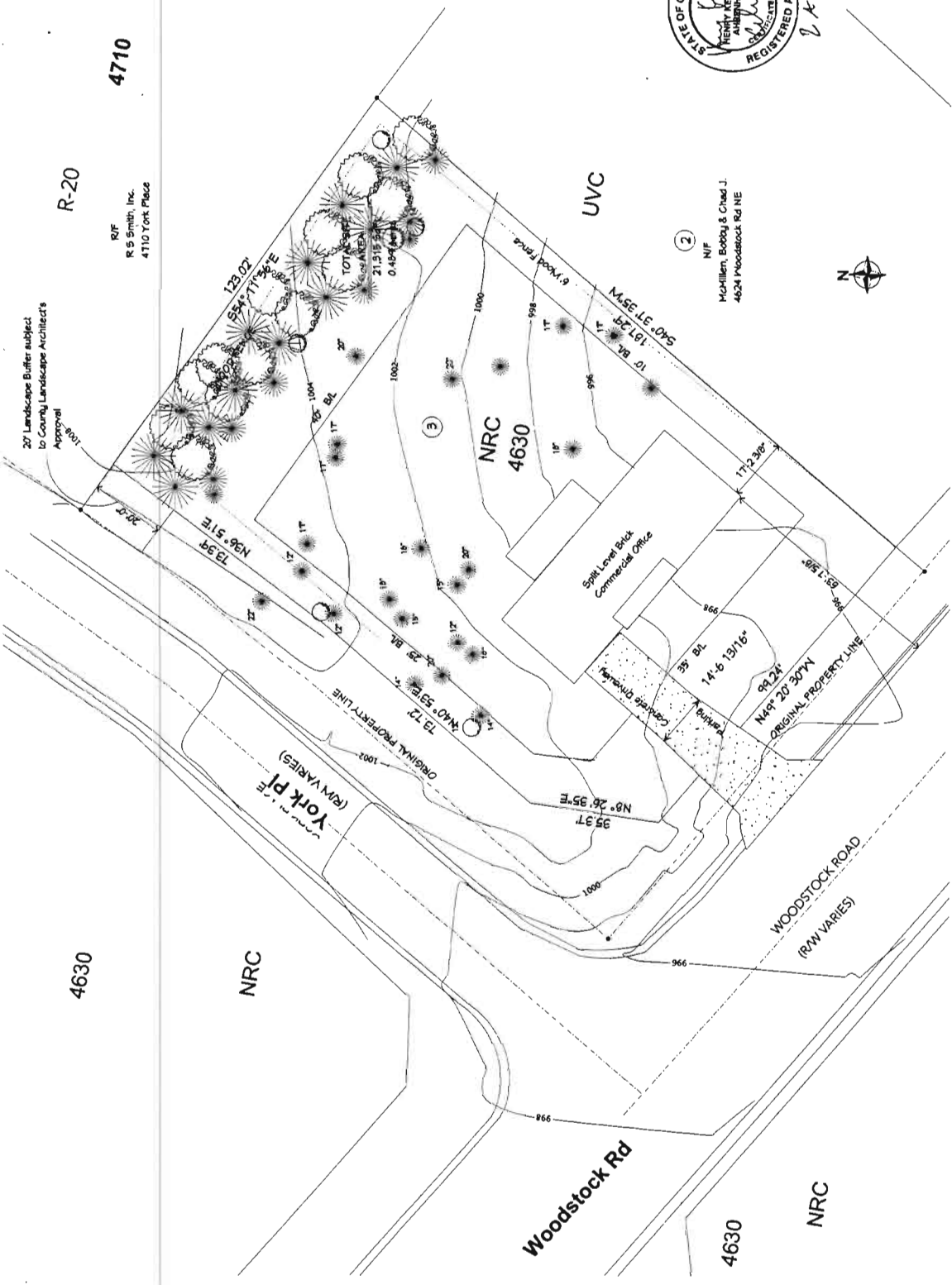
Z-67  
(2018)

RECEIVED  
AUG - 2 2018  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



*2 Aug 2018*

**Kent Ahrenhold**  
Architect  
6851 ROSWELL RD NE, NO K-22  
ATLANTA GA 30328  
PHONE: 404-374-4985



R-20

4710

RIF  
R S Smith, Inc.  
4710 York Place

UVC

(2)

NIF  
McMillen, Bobby & Chad J.  
4624 Woodstock Rd NE



NRC  
4630

4630

NRC

Woodstock Rd

4630

NRC

WOODSTOCK ROAD  
(RM VARIES)

PROPOSED SITE PLAN(NRC)  
Scale: 1"=20'-0"

RECEIVED  
AUG - 2 2018  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Application No. Z-67  
Nov. 2018

# 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: N/A
- c) List all requested variances: N/A

.....

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

- a) Proposed use(s): OFFICE - SMALL PROFESSIONAL OFFICE  
RECYCLING, SMALL BUSINESS
- b) Proposed building architecture: EXISTING CLEAN & PAINT  
CLEAN/CLEANUP SITE
- c) Proposed hours/days of operation: 9:00 AM TO 5 PM
- d) List all requested variances: N/A

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

SEE PROPOSED SITE PLAN  
SHOWING LANDSCAPE BUFFER

.....  
**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



Cobb County Community Development Agency  
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-68  
Public Hearing Dates:  
PC: 11-06-18  
BOC: 11-20-18

---

**SITE BACKGROUND**

Applicant: Traton Homes, LLC

Phone: (770) 427-9064

Email: [clif@tratonhomes.com](mailto:clif@tratonhomes.com)

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: [jkm@mijs.com](mailto:jkm@mijs.com)

Titleholder: Martha Sue Daniell, f/k/a Martha Sue Johnson

Property Location: West side of Austell Road, and on the northeast side of Milford Church Road

Address: 1336 Milford Church Road

Access to Property: Milford Church Road

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**QUICK FACTS**

Commission District: 4-Cupid

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

Current use of property: Single-family house and undeveloped acreage

Proposed zoning: RM-8 (Multi-family Residential)

Proposed use: Townhouse Community

Future Land Use Designation: NAC (Neighborhood Activity Center), MDR (Medium Density Residential), and CAC (Community Activity Center)

Site Acreage: 14.16 ac

District: 19

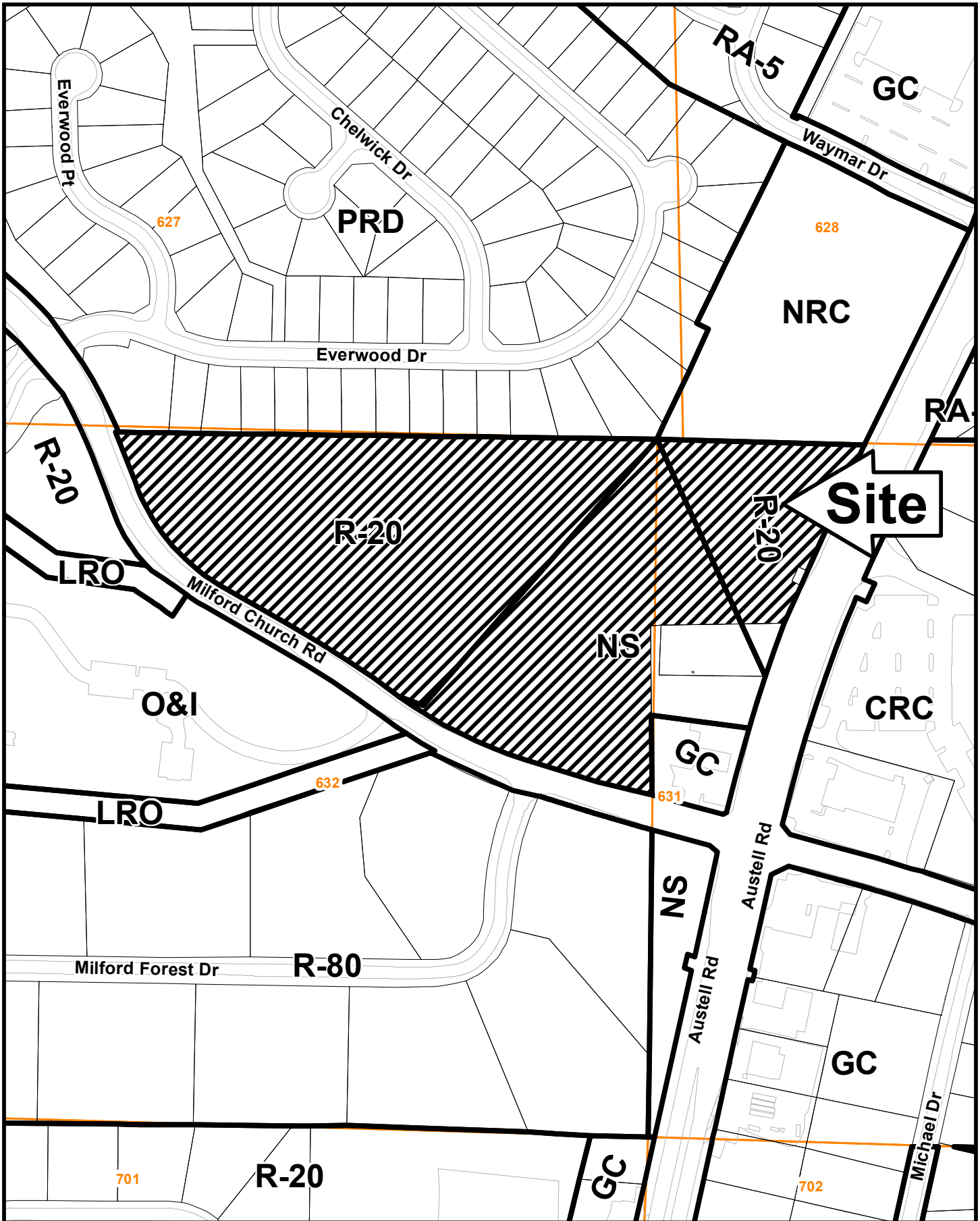
Land Lot: 631 and 632

Parcel #: 19063200010

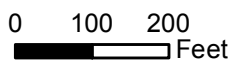
Taxes Paid: Yes



---

# Z-68 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







COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Application No. Z-68 (2018)

Hearing Dates: PC - 11/06/2018  
BOC - 11/20/2018

# Summary of Intent for Rezoning\*

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

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

b) Proposed building architecture: Traditional/Craftsman

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

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

a) Proposed use(s): Not Applicable.

b) Proposed building architecture: Not Applicable.

c) Proposed hours/days of operation: Not Applicable.

d) List all requested variances: \_\_\_\_\_

.....  
**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 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-69  
Public Hearing Dates:  
PC: 11-06-18  
BOC: 11-20-18

---

**SITE BACKGROUND**

Applicant: Brooks Chadwick Capital, LLC

Phone: (404) 281-4554

Email: todd@brooks Chadwick.com

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: jkm@mijs.com

Titleholder: Numerous titleholders in the  
Rezoning Application

Property Location: East side of Atlanta Road,  
north and south sides of East Lee Road, across  
from Lee Road

Address: 3949, 3959, 3975, 3985, 3993, and 4003  
Atlanta Road, 2200, 2201, 2190, 2191, 2180, and  
2181 East Lee Road

Access to Property: Atlanta Road

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**QUICK FACTS**

Commission District: 2-Ott

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

Current use of property: Single-family houses

Proposed zoning: RM-12 (Multi-family Residential)

Proposed use: Townhouse Community

Future Land Use Designation: MDR (Medium  
Density Residential)

Site Acreage: 7.02 ac

District: 17

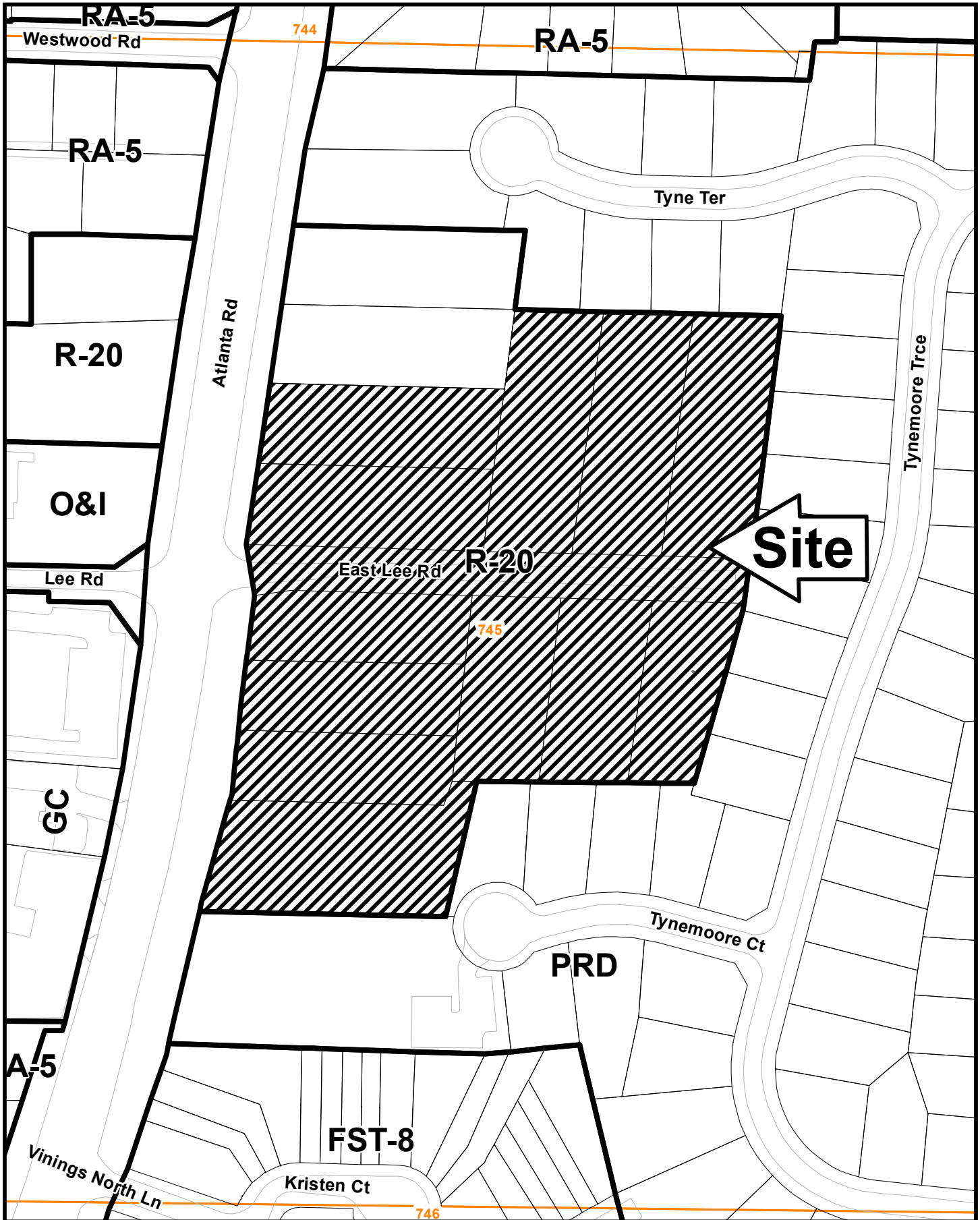
Land Lot: 745

Parcel #s: 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and  
17

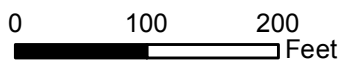
Taxes Paid: Yes



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# Z-69 2018-GIS



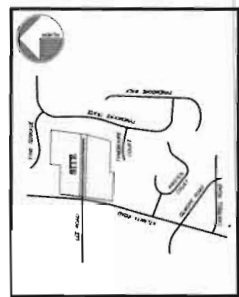
This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  Zoning Boundary
-  City Boundary

**REVISIONS**

NO.	DATE	CLIENT COMMENTS	CLIENT COMMENTS
1	07.20.2018		
2	07.30.2018		



- PLAN NOTES:**
1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.
  2. EXISTING ZONING: R-10
  3. PROPOSED ZONING: R-10
  4. THE PROPOSED LOTS ARE TO BE PARCELS OF APPROXIMATELY 1/4 AC. EACH.
  5. THE PROPOSED LOTS ARE TO BE PARCELS OF APPROXIMATELY 1/4 AC. EACH.
  6. THE PROPOSED LOTS ARE TO BE PARCELS OF APPROXIMATELY 1/4 AC. EACH.
  7. THE PROPOSED LOTS ARE TO BE PARCELS OF APPROXIMATELY 1/4 AC. EACH.
  8. THE PROPOSED LOTS ARE TO BE PARCELS OF APPROXIMATELY 1/4 AC. EACH.
  9. THE PROPOSED LOTS ARE TO BE PARCELS OF APPROXIMATELY 1/4 AC. EACH.
  10. THE PROPOSED LOTS ARE TO BE PARCELS OF APPROXIMATELY 1/4 AC. EACH.

**SITE ANALYSIS**

EXISTING ZONING	R-10
PROPOSED ZONING	R-10
PROPOSED LOT SIZE	1/4 AC
PROPOSED LOT AREA	10,890 SQ FT
PROPOSED LOT WIDTH	100 FT
PROPOSED LOT DEPTH	109 FT
PROPOSED LOT AREA	10,890 SQ FT
PROPOSED LOT WIDTH	100 FT
PROPOSED LOT DEPTH	109 FT
PROPOSED LOT AREA	10,890 SQ FT
PROPOSED LOT WIDTH	100 FT
PROPOSED LOT DEPTH	109 FT





COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Application No. Z-69 (2018)

Hearing Dates: PC: 11/06/2018  
BOC: 11/20/2018

## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): 2,000 square feet - 3,500 square feet
- b) Proposed building architecture: Traditional
- c) List all requested variances: (1) Waiver of front setback along Atlanta Road

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

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

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

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

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



**Cobb County Community Development Agency  
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-70  
Public Hearing Dates:  
PC: 11-06-18  
BOC: 11-20-18

---

**SITE BACKGROUND**

Applicant: The Wasserman Group, LLC

Phone: (404) 874-8800

Email: smw@wassermangroup.com

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: jkm@mijis.com

Titleholder: Multiple titleholders in Rezoning Application

Property Location: West side of Acworth Dallas Road, south of Cedarcrest Road

Address: 4321, 4331, 4341, 4361, 5001, 5003 Acworth Dallas Road, and five unnumbered parcels on Acworth Dallas Road

Access to Property: Acworth Dallas Road

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**QUICK FACTS**

Commission District: 1-Weatherford

Current Zoning: R-30, R-20 (Single-family Residential), and GC (General Commercial)

Current use of property: Single-family houses and undeveloped acreage

Proposed zoning: RM-8 (Multi-family Residential), and RSL (Residential Senior Living) (Non-supportive)

Proposed use: Age-restricted Residential Community

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

Site Acreage: 65.610 ac

District: 20

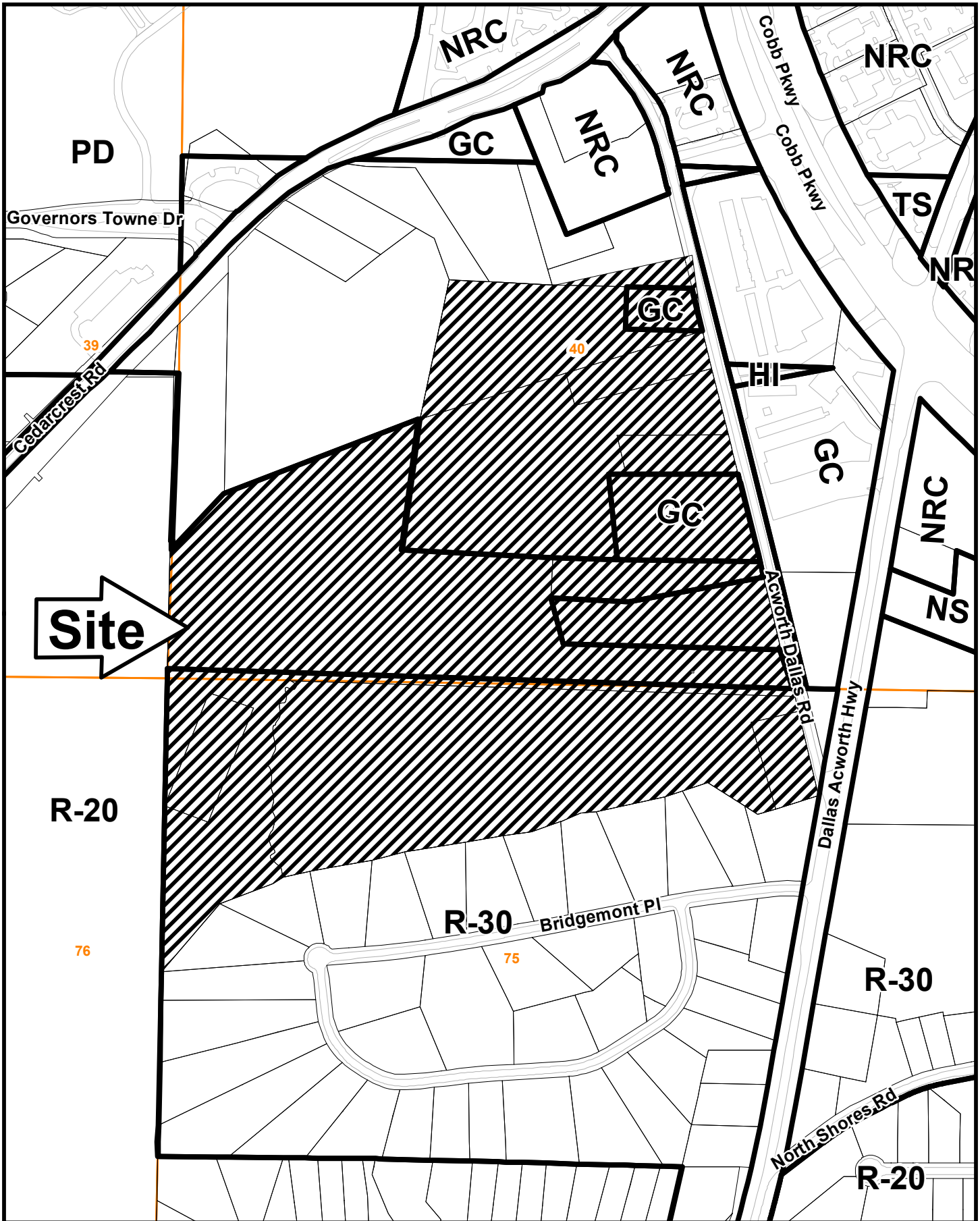
Land Lot: 40 and 75

Parcel #: Multiple parcels in Rezoning Application

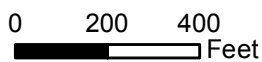
Taxes Paid: Yes



---

# Z-70 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-70  
(2018)

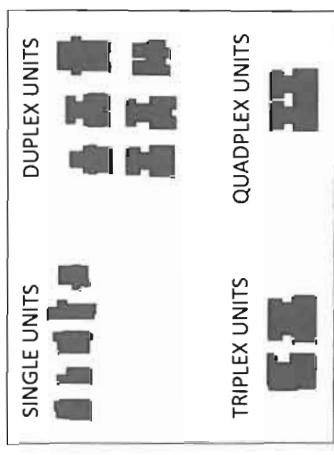
**Homestead Communities**  
The Wasserman Group



**FOR SALE:**  
SINGLE 18  
DUPLEX 5  
TRIPLEX 9  
QUADPLEX 17  
TOTAL 123

**LEASED HOMES:**  
SINGLE 16  
DUPLEX 33  
TRIPLEX 13  
QUADPLEX 1  
TOTAL 125

**TOTAL UNITS 248**



**RECEIVED**  
AUG - 2 2018  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**ARA**  
**ALLISON RAMSEY**  
*Architects Inc.* creating sustainable timeless design



RECEIVED  
AUG - 2 2018

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Application No. Z-70 (2018)

Hearing Dates: PC: 11/06/2018  
BOC: 11/20/2018

## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): RM-8 - 1,250+/- square feet, and greater; RSL - 1,550+/-, and greater
- b) Proposed building architecture: Traditional; Coastal; Craftsman  
1 - 1-1/2 story homes
- c) List all requested variances: To be supplemented during the rezoning process.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

None known at this time.

\_\_\_\_\_

\_\_\_\_\_

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



Cobb County Community Development Agency  
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-71

Public Hearing Dates:

PC: 11-06-18

BOC: 11-20-18

---

## SITE BACKGROUND

Applicant: Pope & Land Enterprises, Inc.

Phone: (770) 980-0808

Email: hmzimmer@popeandland.com

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: jkm@mijs.com

Titleholder: McCamy Investments, L.P.; McCamy Properties, LLC; BK Properties, L.P.; and VKEP-T, LLC

Property Location: Southwest corner of Chastain Road and Chastain Meadows Parkway, east of ramp from I-575

Address: Not indicated

Access to Property: Chastain Road and Chastain Meadows Parkway

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## QUICK FACTS

Commission District: 3-Birrell

Current Zoning: R-20, RA-4 (Single-family Residential), GC (General Commercial), O&I (Office & Institutional), and NS (Neighborhood Shopping)

Current use of property: Single-family house and undeveloped acreage

Proposed zoning: RRC (Regional Retail Commercial)

Proposed use: Mixed-Use Development

Future Land Use Designation: CAC (Community Activity Center)

Site Acreage: 61.26 ac

District: 16

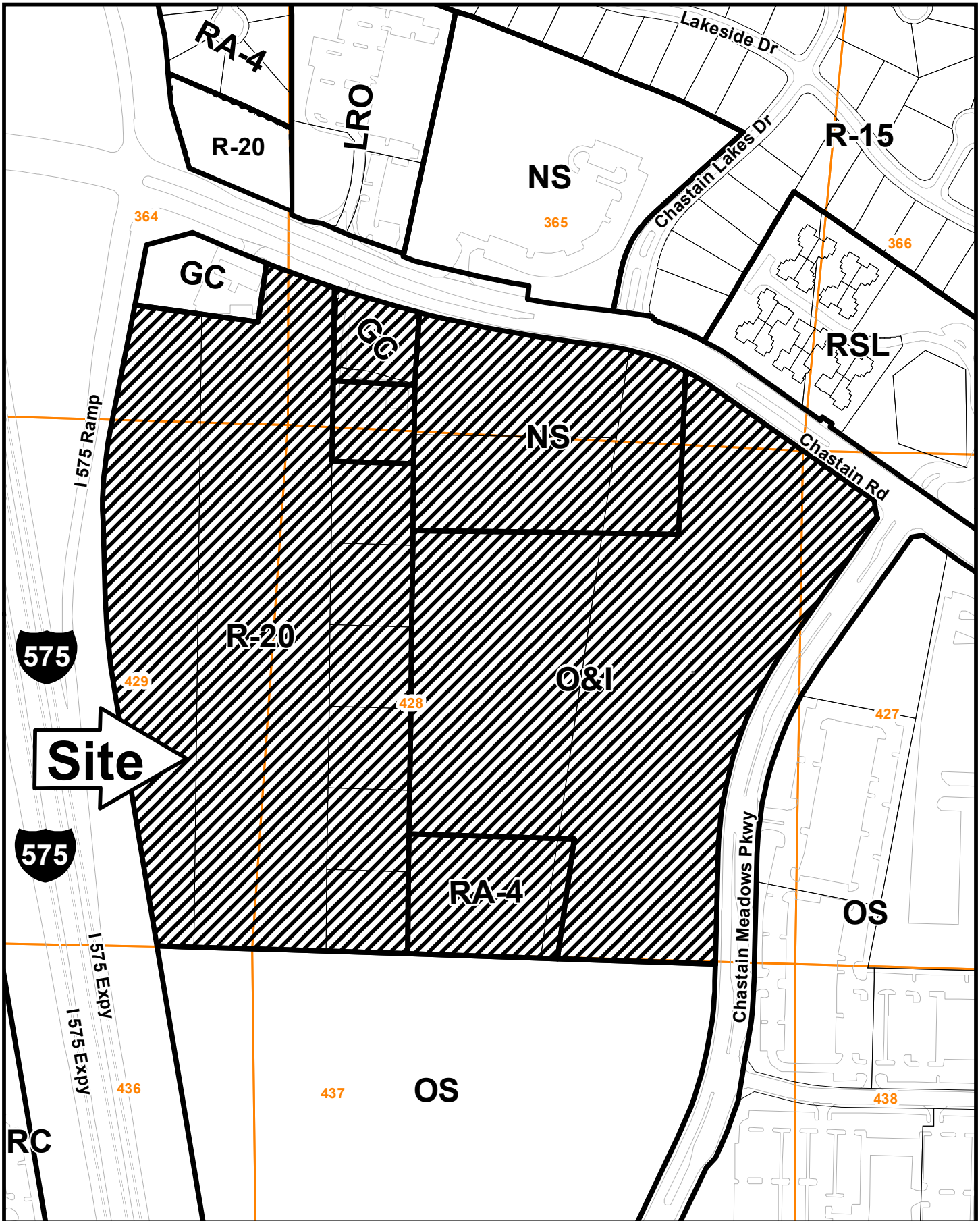
Land Lot: 364, 365, 428, and 429

Parcel #: Multiple parcels in Rezoning Application

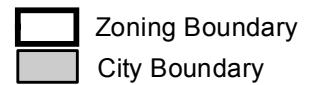
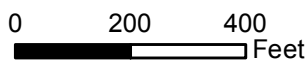
Taxes Paid: Yes

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# Z-71 2018-GIS



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



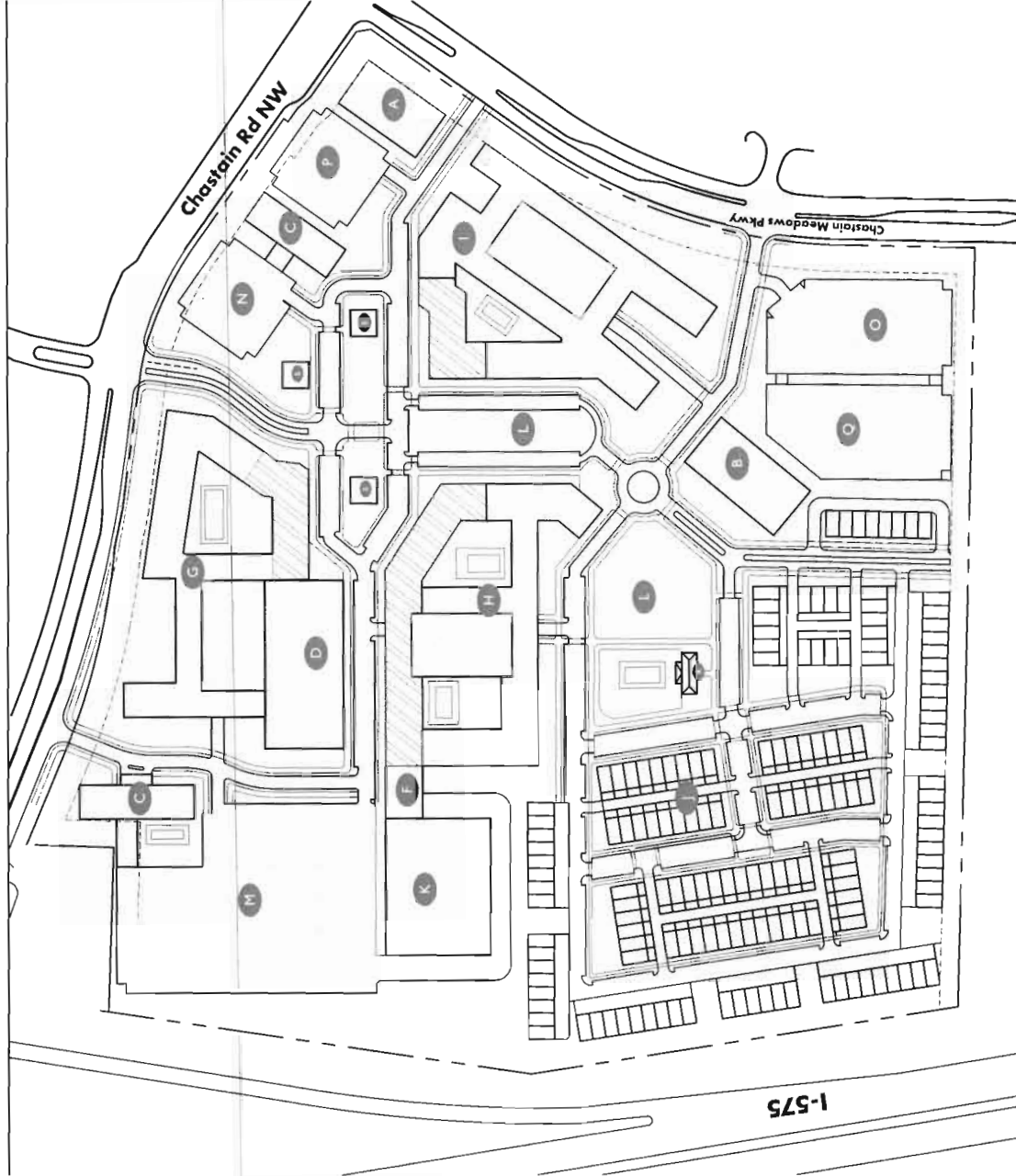
**CONCEPTUAL PROGRAM**

Activity	Area (sq ft)	Units	Notes
Office	40,000		
Office	150,000		
Hotel		125	
Destination Retail			
Restaurant			
Retail			
Multi-Family with Ground Floor Retail	250		
Multi-Family with Ground Floor Retail	350		
Senior Housing with Ground Floor Retail	300		
Townhomes			
Grocery			
Greenspace/Park			
Surface Parking-Hotel/Grocery		441	
Surface Parking-Hotel		92	
Surface Parking-Office		200	
I Level Deck-Office		198	
I Level Deck-Office		366	
Clubhouse			

Category	Area (sq ft)	Units
Office	190,000	
Hotel		125
Destination Retail		
Restaurant		
Retail		
Multi-Family with Ground Floor Retail	600	
Multi-Family with Ground Floor Retail	350	
Senior Housing with Ground Floor Retail	300	
Townhomes		
Grocery		
Greenspace/Park		
Surface Parking-Hotel/Grocery		441
Surface Parking-Hotel		92
Surface Parking-Office		200
I Level Deck-Office		198
I Level Deck-Office		366
Clubhouse		

**Z-71  
(2018)**

- KEY LEGEND**
- A OFFICE- 40,000 SQFT
  - B OFFICE- 150,000 SQFT
  - C HOTEL- 125 UNITS EACH
  - D DESTINATION RETAIL
  - E RESTAURANT
  - F RETAIL
  - G MULTI-FAMILY WITH GROUND FLOOR RETAIL (250 UNITS)
  - H MULTI-FAMILY WITH GROUND FLOOR RETAIL (350 UNITS)
  - I SENIOR HOUSING WITH GROUND FLOOR RETAIL (300 UNITS)
  - J TOWNHOMES
  - K GROCERY
  - L GREENSPACE/PARK
  - M SURFACE PARKING-HOTEL/ GROCERY- APPROX. 441 SPACES
  - N SURFACE PARKING-HOTEL APPROX. 92 SPACES
  - O SURFACE PARKING-OFFICE APPROX. 200 SPACES
  - P I LEVEL DECK-OFFICE APPROX. 198 SPACES
  - Q I LEVEL DECK-OFFICE APPROX. 366 SPACES
  - R CLUBHOUSE



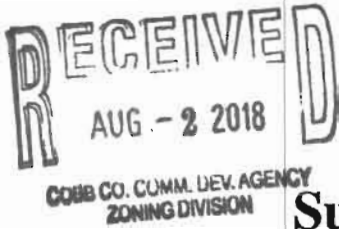
**P&L- BIG SHANTY ROAD**

Conceptual Master Plan  
Atlanta, GA  
July 31st, 2018



**RECEIVED**  
AUG - 2 2018

HGOR



Application No. Z-71 (2018)

Hearing Dates: PC: 11/06/2018  
BOC: 11/20/2018

# Summary of Intent for Rezoning\*

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

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

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

- a) Proposed use(s): See Attached.
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed hours/days of operation: \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

None known at this time.

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

# CONCEPTUAL PROGRAM

McCamy Property Conceptual Program					
Use	Approx. SF/Units		Approx. Acre Allocation	Approx. Density	
Grocery Anchored Center	52,000	SF	6.48	8,025	SF/Acre
Destination Retail/Restaurant	68,500	SF	3.21	21,340	SF/Acre
Ground floor apartment retail	70,000	SF	***	#VALUE!	SF/Acre
Office 1 x 150,000	150,000	SF	6.52	23,006	SF/Acre
Office 1 x 40,000	40,000	SF	2		
Multi Family with ground floor retail	250	units	4.95	51	UPA
Multi Family with ground floor retail	350	units	4.63	76	
Senior Housing	300	units	4.8	63	UPA
Boutique Hotel 2 x 125	250	units	3.4	74	UPA
Town Homes	160	units	14	11	UPA
Loss to roads and greenspace/stream	-		12.51	-	
			62.5		
<b>Total Retail &amp; Restaurants</b>	<b>190,500</b>	SF			
<b>Total Office</b>	<b>190,000</b>	SF			
<b>Total Residential</b>	<b>1,060</b>	units			
<b>Total Hotel</b>	<b>250</b>	units			
McCamy			40		acres
Quintus			15.5		acres
Quintus			7		acres
			62.5		acres

## PARKING

Location	Approx. #	PARALLEL PARKING	APPROX. #
(1) Hotel/Grocery	441	Townhomes	204
(2) Hotel	92	Other	160
(3) Office Parking deck	198	Total	364
(4) Office Surface parking	200		
(5) Office Parking deck	366		
(6) MF 250	78/level		
(7) MF 350	72/level		
(8) SH	82/level		

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ZONING DIVISION

... Ground Floor apartment retail Acre allocation included with Multi Family Acre allocation.  
The following square footage of retail for each living facility is as follow s:

Multi-Family (250 units) - 20,213 sqft  
Multi-Family (350 Units) - 38658 sqft  
Senior Housing- 17089 sqft



Case# LUP-12  
Public Hearing Dates:  
PC: 11-06-18  
BOC: 11-20-18

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

### SITE BACKGROUND

Applicant: Spurs of Hope, Inc.

Phone: (478) 956-2704

Email: kim@spursofhope.com

Representative Contact: Kim Krummert

Phone: (478) 447-0849

Email: kim@spursofhope.com

Titleholder: George Andrew Montgomery, Jr.

Property Location: Western terminus of Laura  
Lake Drive, west of Bells Ferry Road

Address: 151 Laura Lake Road

Access to Property: Laura Lake Road

### QUICK FACTS

Commission District: 3-Birrell

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

Current use of property: Single-family house

Proposed use: Equine Therapy (LUP Renewal)

Future Land Use Designation: LDR (Low Density  
Residential)

Site Acreage: 10.5 ac

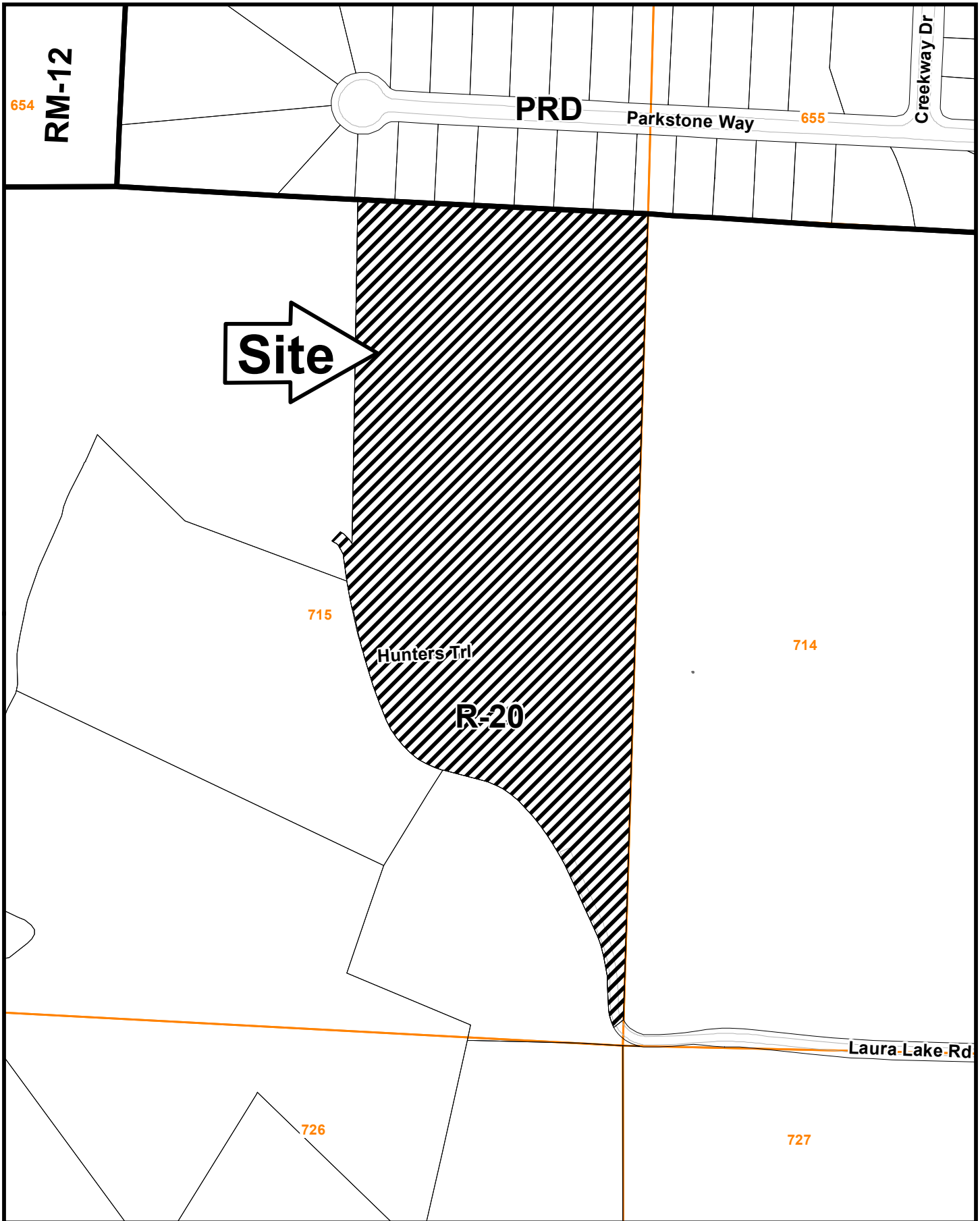
District: 16

Land Lot: 715

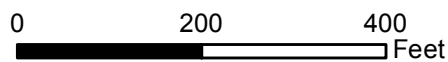
Parcel #: 17071500020



Taxes Paid: Yes

# LUP-12 2018-GIS



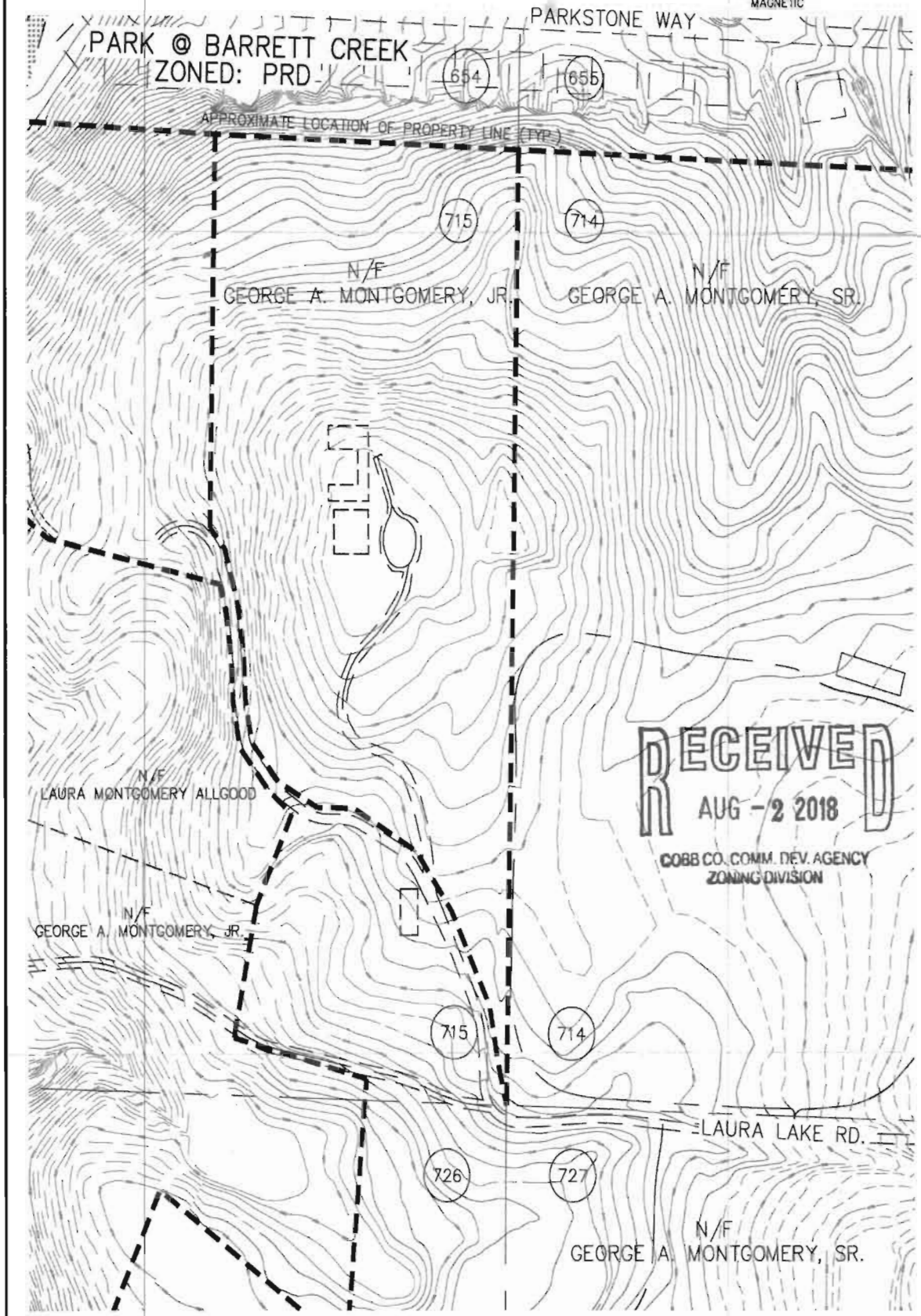
This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  Zoning Boundary
-  City Boundary



LUP-12  
(2018)



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**GEORGE A MONTGOMERY, JR. TRACT**

SCALE: 1" = 200'

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COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



Application #: LUP-12  
PC Hearing Date: 11-6-18  
BOC Hearing Date: 11-20-18

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

1. Type of business, or request? Equine Therapy for Kids in foster care
2. Number of employees? 1 employee + 1 independent contractor
3. Days of operation? 2 Friday & Saturday
4. Hours of operation? 9:00 am - 4:00 SAT 4:00-8:00pm-Fri
5. Number of clients, customers, or sales persons coming to the house per day? 5-10 ; Per week? 5-20
6. Where do clients, customers and/or employees park?  
Driveway:  ; Street: \_\_\_\_\_ ; Other (Explain): \_\_\_\_\_

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7. Signs? No:  ; Yes: \_\_\_\_\_. (If yes, then how many, size, and location): \_\_\_\_\_

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8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 1 van with kids

---

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

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

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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):

Applicant signature: Kim Krummert Date: 7/31/18

Applicant name (printed): Kim Krummert