

NO.	DATE	DESCRIPTION
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12		

WINDY HILL ROA

LAND LOTS 610 AND 612 - 77th STREET

DATE: 04-23-2008

SCALE: 1"=25'

BY: [Signature]

PROJECT NO: 08-108

SHEET NO: 1 OF 1

SLUP-11
(2008)

WINDY HILL ROA

LAND LOTS 610 AND 612 - 77th STREET

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LAND LOTS 610 AND 612 - 77th STREET

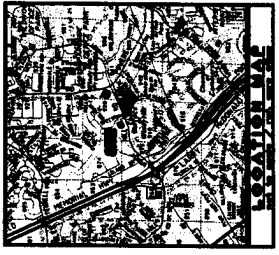
DATE: 04-23-2008

SCALE: 1"=25'

BY: [Signature]

PROJECT NO: 08-108

SHEET NO: 1 OF 1



OWNER / DEVELOPER
COBB ENTERPRISES
1300 WINDY HILL ROAD
DUBLIN, GA 30128

SITE ADDRESS:
1300 WINDY HILL ROAD

SITE ZONING:
SLUP-11

VARIANCES REQUESTED:
1. VARIANCE TO CONFORM WITH THE DISTURBED AREA REQUIREMENTS OF THE ZONING ORDINANCE.
2. VARIANCE TO CONFORM WITH THE FLOOD PLAIN REQUIREMENTS OF THE ZONING ORDINANCE.

SITE AREA:
1.26 ACRES

DISTURBED AREA:
1.26 ACRES

FLOOD PLAIN ACREAGE:
1.26 ACRES

BUILDING SETBACK LINES:
FRONT: 30 FT, REAR: 30 FT, SIDE: 10 FT

BUILDING SUMMARY:
1. 1-3 UNIT TOWNHOME DEVELOPMENT

PARKING SUMMARY:
1. 10 SPACES

THERE ARE NO STATE WATERS WITHIN 200 FEET OF THE SITE.

THERE ARE NO WETLANDS ON THE SITE.

FLOOD PLAIN ACREAGE:
1.26 ACRES

NOTE: THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ENCOUNTERED DURING CONSTRUCTION.

NOTE: ALL CURB RADI ARE AS UNLESS OTHERWISE NOTED.

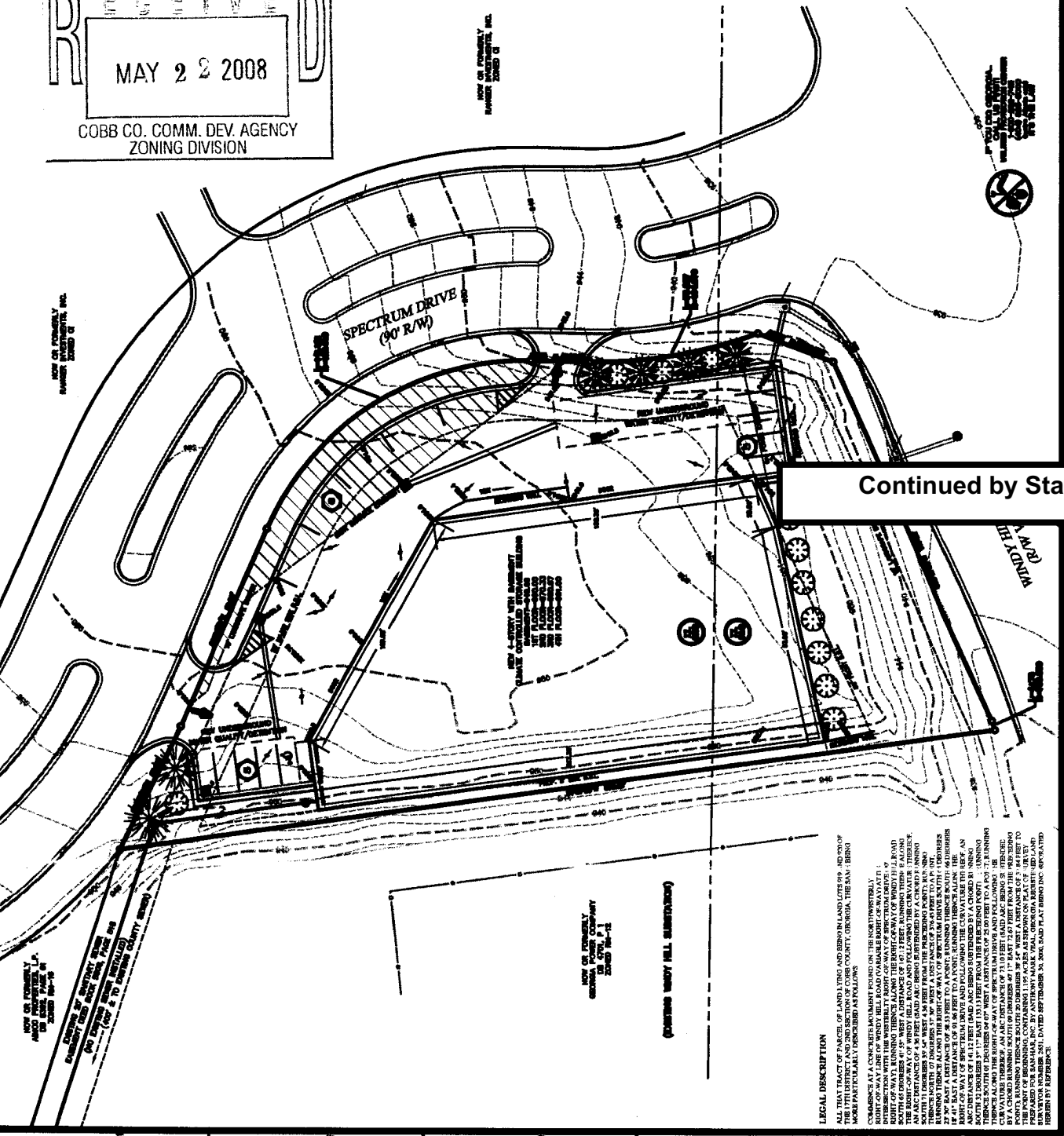
NOTE: THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ENCOUNTERED DURING CONSTRUCTION.

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RECEIVED

MAY 22 2008

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



Continued by Staff

LEGAL DESCRIPTION

ALL THAT TRACT OF LAND LING AND BEING IN LAND LOTS 610 AND 612 OF...

COMMENCE AT A CORNER NEAREST FOUND ON THE NORTH WESTERLY...

RIGHT-OF-WAY LINE OF WINDY HILL ROAD (VARIABLE BIRTH-OF-WAY) TO...

SOUTH 65 DEGREES 41' 59" WEST A DISTANCE OF 161.3 FEET, RUNNING THENCE...

AN ARC DISTANCE OF 49 FEET (SAY 49 FEET) BEING SUBTENDED BY A CHORD BEING...

THENCE NORTH OF BEARING 357° 59' WEST A DISTANCE OF 306.0 FEET TO A POINT...

RUNNING THENCE ALONG THE RIGHT-OF-WAY OF SPECTRUM DRIVE SOUTH 11 DEGREES...

IF 41' EAST A DISTANCE OF 91.88 FEET TO A POINT; RUNNING THENCE ALONG THE...

AN ARC DISTANCE OF 94.7 FEET BEING SUBTENDED BY A CHORD BEING 130.7 FEET...

SOUTH 11 DEGREES 37' 11" EAST 130.7 FEET FROM THE PRECEDING POINT, (RUNNING...

THENCE ALONG THE NORTH-OF-WAY OF SPECTRUM DRIVE AND FOLLOWING THE...

CURVATURE THEREOF; AN ARC DISTANCE OF 73.10 FEET (SAY 73 FEET) BEING SUBTENDED...

POINT; RUNNING THENCE SOUTH 20 DEGREES 38' 54" WEST A DISTANCE OF 114.4 FEET TO...

PREPARED FOR SANDRINE INC. BY ANTHONY WALKER, P.E. AND ASSOCIATES, INC. ON BEHALF OF...

REVISION NUMBER 001, DATED SEPTEMBER 30, 2008, SAID PLAN BY BRING INC. RE-PLATED...

FOR THE RECORD.

APPLICANT: Cooke Enterprises, Inc.
678-797-9797

REPRESENTATIVE: Sams, Larkin & Huff, LLP
Garvis L. Sams, Jr. 770-422-7016

TITLEHOLDER: San-Har, Inc.

PROPERTY LOCATION: Located at the northwest intersection of
Windy Hill Road and Spectrum Circle.

ACCESS TO PROPERTY: Spectrum Circle

PHYSICAL CHARACTERISTICS TO SITE: Vacant lot

PETITION NO: SLUP-11

HEARING DATE (PC): 08-05-08

HEARING DATE (BOC): 08-19-08

PRESENT ZONING: OMR

PROPOSED ZONING: Special Land Use
Permit

PROPOSED USE: Climate Controlled
Self-Service Storage Facility

SIZE OF TRACT: 1.195 acres

DISTRICT: 17

LAND LOT(S): 919, 920

PARCEL(S): 3

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH: O&I/ Corporate Spectrum Offices
- SOUTH: O&I/ Sporting Club at Windy Hill
- EAST: O&I/ Corporate Spectrum Offices
- WEST: RM-12/ Georgia Power substation

Continued by Staff

OPPOSITION: NO. OPPOSED _____ **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:

