

# **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: APRIL 6, 2010**  
**Board of Commissioners Hearing Date: APRIL 20, 2010**

**Due Date: February 26, 2010**

**Date Distributed/Mailed Out: February 12, 2010**



*Cobb County...Expect the Best!*

These drawings and the design represented hereby are the property of the design professional and shall not be reproduced or used in any manner without the written consent of the design professional. Any reproduction or use without the written consent of the design professional shall constitute an infringement of the design professional's copyright and shall be subject to legal action.

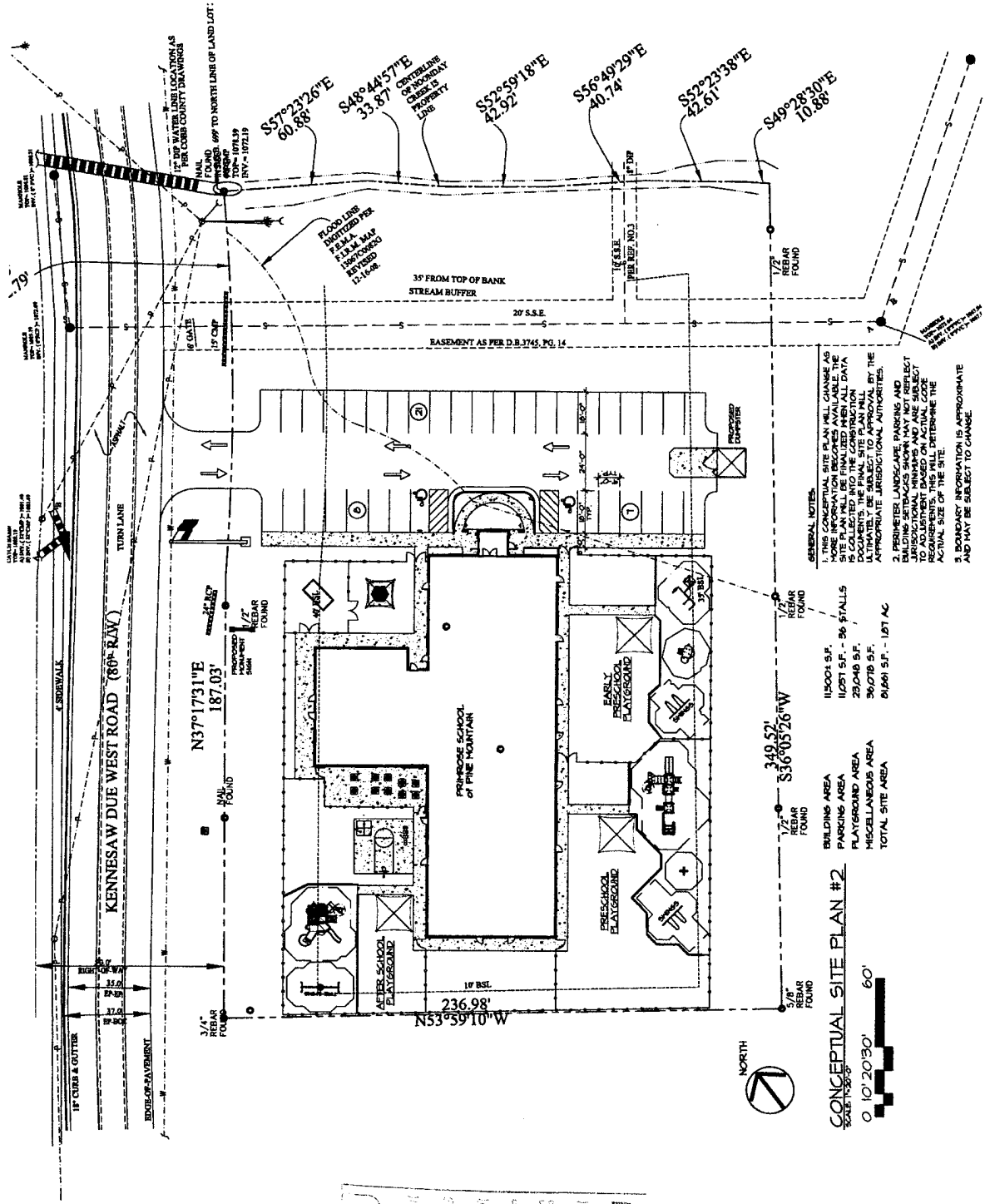
For: **Se School Franchising Company**

**Z-10  
(2010)**



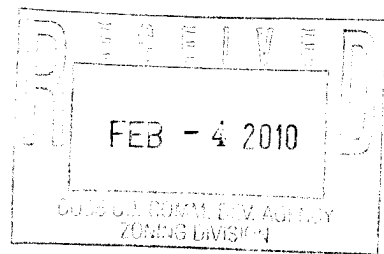
Project: **KENNESAW DUE WEST ROAD**  
Location: **KENNESAW, GEORGIA**  
Drawing Title: **PROTOTYPE**

Drawing Title: **CONCEPTUAL SITE PLAN #2**  
Scale: **0" = 10' 20' 30'**  
Drawing Number: **CP-2**



**GENERAL NOTES:**  
1. THIS CONCEPTUAL SITE PLAN WILL CHANGE AS THE INFORMATION BECOMES AVAILABLE. THE SITE INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE FINAL SITE PLAN WILL BE SUBMITTED TO THE APPROPRIATE JURISDICTIONAL AUTHORITIES.  
2. PRELIMINARY LANDSCAPE, PARKING, AND BUILDING SETBACKS SHOWN MAY NOT REFLECT JURISDICTIONAL REQUIREMENTS AND ARE SUBJECT TO THE FINAL SITE PLAN WILL BE SUBMITTED TO THE APPROPRIATE JURISDICTIONAL AUTHORITIES.  
3. BOUNDARY INFORMATION IS APPROXIMATE AND MAY BE SUBJECT TO CHANGE.

BUILDING AREA	11,500 S.F.
PARKING AREA	11,021 S.F. - 30 STALLS
PLAYGROUND AREA	23,048 S.F.
MISCELLANEOUS AREA	39,078 S.F.
TOTAL SITE AREA	84,646 S.F. - 1.93 AC



**APPLICANT:** Timothy B. Farmer  
770-780-5254

**REPRESENTATIVE:** Timothy B. Farmer  
770-780-5254

**TITLEHOLDER:** Timothy B. Farmer

**PROPERTY LOCATION:** Located on the southeasterly side of  
Kennesaw Due West Road, south of Stilesboro Road.

**ACCESS TO PROPERTY:** Kennesaw Due West Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-10

**HEARING DATE (PC):** 04-06-10

**HEARING DATE (BOC):** 04-20-10

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** LRO

**PROPOSED USE:** Primrose Daycare

**SIZE OF TRACT:** 1.98 acres

**DISTRICT:** 20

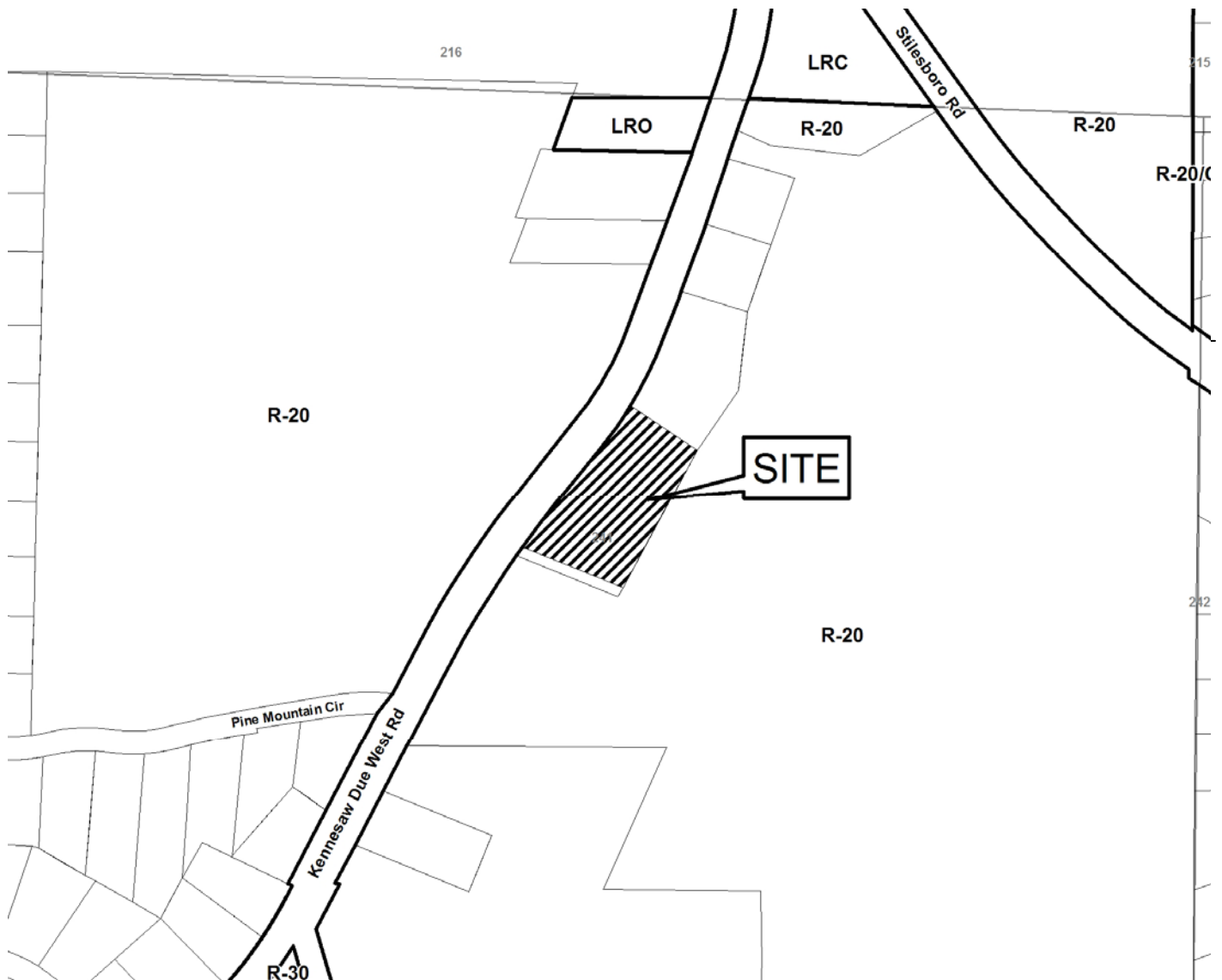
**LAND LOT(S):** 241

**PARCEL(S):** 16

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 1

**FUTURE LAND USE MAP: Low Density Residential**



**Z-11  
(2010)**

LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	S.M. - SANITARY SEWER MANHOLE
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	CTF - CRIMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	R/W MON - RIGHT-OF-WAY MONUMENT
TYPE OF FENCE	
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	W.V. - WATER VALVE
	O.P.L. - OVERHEAD POWER LINES

# **ZONING NOTES:**

- EXISTING PARCELS ARE CURRENTLY ZONED R-20  
PROPOSED ZONING CRC  
- ZONING STIPULATIONS  
MINIMUM LOT AREA - 20,000 S.F.  
MINIMUM FLOOR AREA - N/A  
MINIMUM LOT WIDTH AT FRONT SETBACK - 75'  
SETBACKS:  
MINIMUM FRONT - 50 FT. (ARTERIAL)  
MINIMUM SIDE - 10 FT. (MINOR)  
MAJOR SIDE - 25 FT.  
MINIMUM REAR - 30 FT.  
MAXIMUM COVERAGE - N/A  
MAXIMUM HEIGHT - 50 FT.
- THE PURPOSE OF THIS RE-ZONING IS TO BUILD A WEDDING FACILITY.
- BOUNDARY SURVEY BY GASKINS.
- NO ARCHITECTURAL, ARCHEOLOGICAL OR CEMETERY FEATURES WERE FOUND ON THIS SITE.
- NO UNDELINEATED WETLANDS EXIST ON THIS SITE OUTSIDE OF STREAM BUFFERS.
- TOTAL PARKING SPACES = 82  
TOTAL BUILDING AREA = 13,500 SQUARE FEET  
SF/PARKING SPACE = 13,500 SF/82 SPACES  
= 165 SF/SPACE

# **LEGAL DESCRIPTION:**

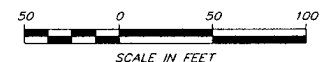
PROPERTY LINE DESCRIPTION OF TAX PARCEL #S 18-01670-0070 & 18-01670-0060

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167 OF THE 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RIGHT OF WAY MONUMENT FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF VETERANS MEMORIAL HIGHWAY (VARIABLE R/W) AND HENDERSON ROAD (VARIABLE R/W), SAID POINT BEING THE POINT OF BEGINNING.

THENCE LEAVING SAID INTERSECTION AND FOLLOWING ALONG THE NORTHERLY RIGHT OF WAY OF VETERANS MEMORIAL HIGHWAY ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 334.13 FEET, SAID CURVE HAVING A RADIUS OF 746.80 FEET AND BEING SUBTENDED BY A CHORD OF 331.35 FEET, AT NORTH 79 DEGREES 38 MINUTES 26 SECONDS WEST, TO A RIGHT OF WAY MONUMENT FOUND; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF VETERANS MEMORIAL HIGHWAY NORTH 78 DEGREES 56 MINUTES 09 SECONDS WEST, 18.40 FEET TO A #4 REBAR SET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY OF VETERANS MEMORIAL HIGHWAY NORTH 00 DEGREES 54 MINUTES 46 SECONDS EAST, 579.96 FEET TO A 1/2" OPEN TOP PIPE FOUND; THENCE SOUTH 87 DEGREES 46 MINUTES 49 SECONDS EAST, 453.59 FEET TO A #4 REBAR FOUND ON THE WESTERLY RIGHT OF WAY OF HENDERSON ROAD; THENCE FOLLOWING ALONG SAID WESTERLY RIGHT OF WAY OF HENDERSON ROAD SOUTH 07 DEGREES 35 MINUTES 03 SECONDS WEST, 303.44 FEET TO A #4 REBAR FOUND; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY OF HENDERSON ROAD SOUTH 10 DEGREES 22 MINUTES 07 SECONDS WEST, 149.33 FEET TO A #4 REBAR SET; THENCE NORTH 87 DEGREES 01 MINUTES 41 SECONDS WEST, 22.18 FEET TO A RIGHT OF WAY MONUMENT FOUND; THENCE SOUTH 08 DEGREES 26 MINUTES 30 SECONDS WEST, 40.68 FEET TO A #4 REBAR SET; THENCE SOUTH 03 DEGREES 38 MINUTES 07 SECONDS WEST, 59.53 FEET TO A RIGHT OF WAY MONUMENT FOUND; THENCE ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 81.78 FEET, SAID CURVE HAVING A RADIUS OF 426.56 FEET AND BEING SUBTENDED BY A CHORD OF 81.66 FEET, AT SOUTH 13 DEGREES 55 MINUTES 53 SECONDS WEST, TO A RIGHT OF WAY MONUMENT FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF VETERANS MEMORIAL HIGHWAY (VARIABLE R/W) AND HENDERSON ROAD (VARIABLE R/W), SAID POINT BEING THE POINT OF BEGINNING.

SAID TAX PARCELS CONTAIN 5.60 ACRES MORE OR LESS.



# **ZONING PLAT FOR:**

# **SOLAR FINANCIAL**

1101 VETERANS MEMORIAL HWY.  
& 6800 HENDERSON RD.

LOCATED IN L.L. 167  
18th DISTRICT, 2nd SECTION  
COBB COUNTY, GA.

DATE	2-3-10	REVISIONS
SCALE	1" = 50'	
DRAWN BY	MAN	
CHECKED BY	CAE	
FIELD BOOK	557	

**Gaskins**  
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL

1266 Powder Springs Rd  
Marietta, Georgia 30064  
www.gksurvey.com  
Phone: (770) 424-1764  
Fax: (770) 424-5931

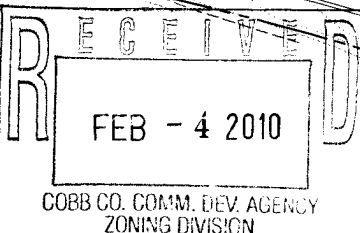


TOPOGRAPHY OBTAINED FROM COBB COUNTY GIS DEPT.

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE AE(1). ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130052, MAP NUMBER 13067 C 0217 G DATED DECEMBER 16, 2008.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/29,963; ANGULAR ERROR: 2" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/1,987,065. MATTERS OF TITLE ARE EXCEPTED.



**APPLICANT:** Solar Financial, LLC

404-605-7000

**REPRESENTATIVE:** Moore Ingram Johnson & Steele, LLP

John H. Moore 770-429-1499

**TITLEHOLDER:** James A. Glass

**PROPERTY LOCATION:** Located at the northwesterly intersection  
of Veterans Memorial Highway and Henderson Road.

**ACCESS TO PROPERTY:** Henderson Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**PETITION NO:** Z-11

**HEARING DATE (PC):** 04-06-10

**HEARING DATE (BOC):** 04-20-10

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** CRC

**PROPOSED USE:** Event Facility

**SIZE OF TRACT:** 5.60 acres

**DISTRICT:** 18

**LAND LOT(S):** 167

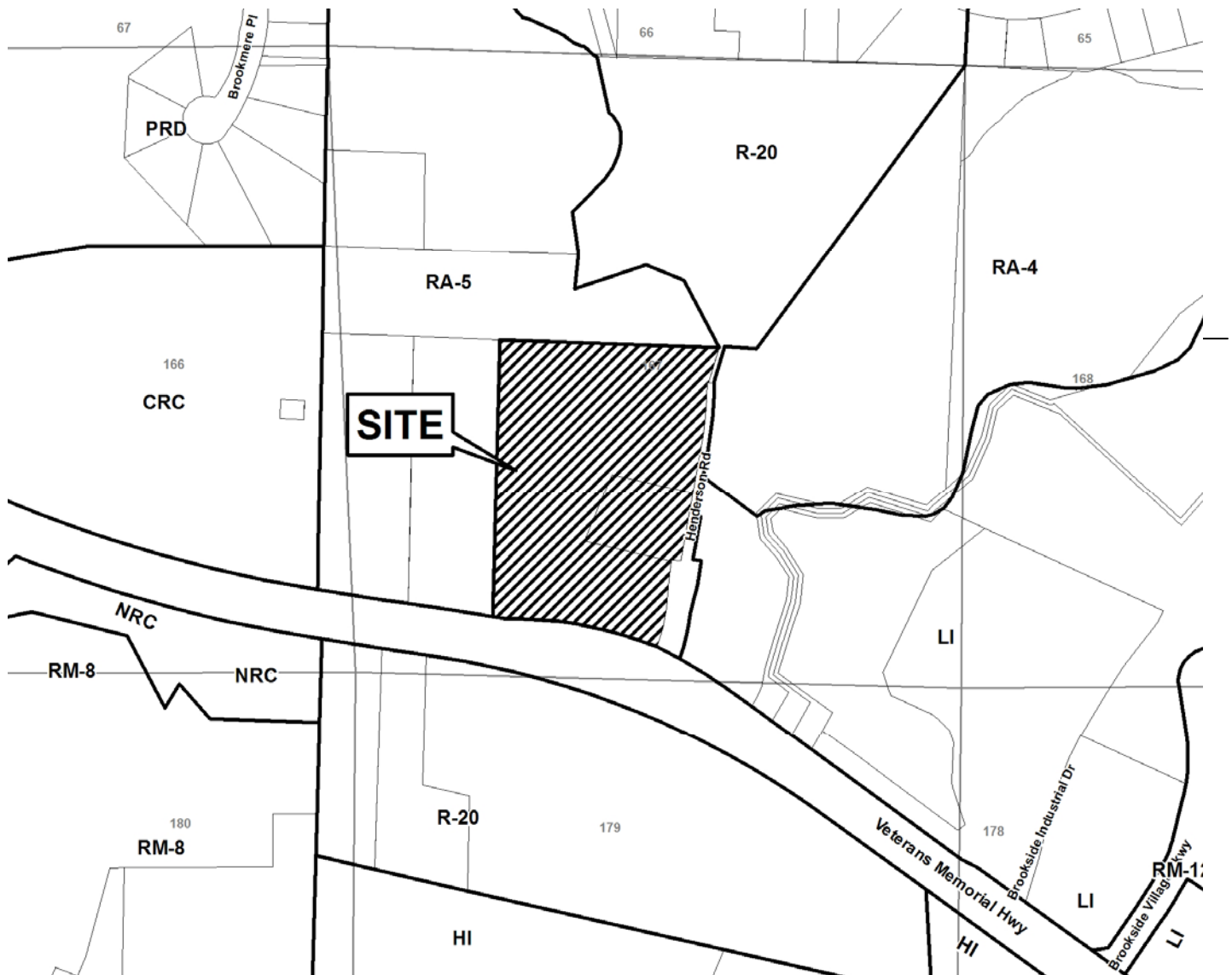
**PARCEL(S):** 6, 7

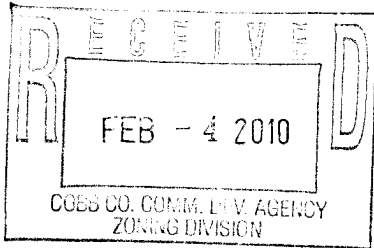
**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

**FUTURE LAND USE MAP: Industrial Compatible**





Application No. z- 11  
(2010)

## 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) Proposed selling price(s): \_\_\_\_\_  
d) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

- a) Proposed use(s): Multi-purpose facility that will serve as an event venue and small office spaces  
b) Proposed building architecture: Urban classic neutral palate with natural stones and natural materials  
c) Proposed hours/days of operation: Office spaces - Monday-Friday - 8:00 a.m.- 6:00 p.m.; Events will primarily be held on weekends until 11:00 p.m.  
d) List all requested variances: None known at this time  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

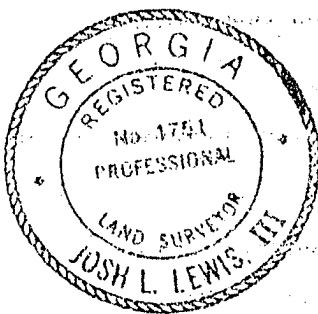
.....  
**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**

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

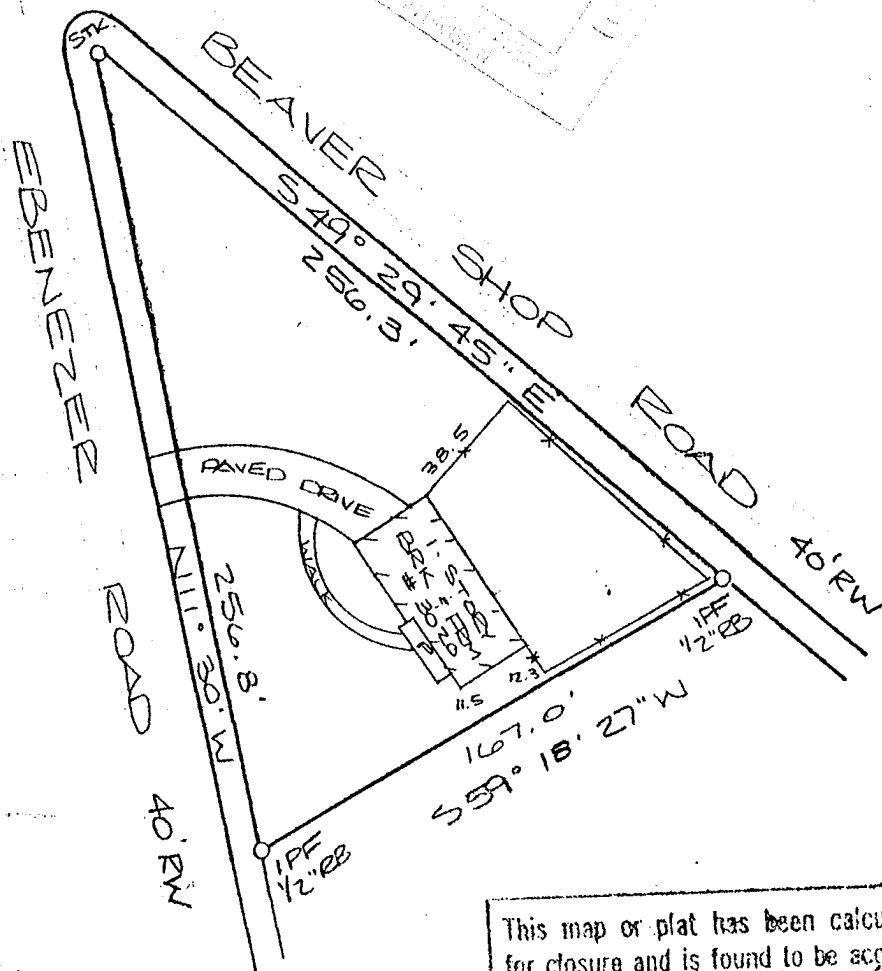
None  
\_\_\_\_\_  
\_\_\_\_\_

**\*Applicant specifically reserves the right to amend any information set forth herein at any time during the rezoning process.**

INFORMATION ON THIS PLAN HAS BEEN DETERMINED AFTER REVIEW OF WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS REQUIRED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONSULT LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AND INSURANCE COMPANY OR AN APPRAISER.



EQUIPMENT USED IN  
PREPARING THIS PLAT  
HEWLETT PACKARD 86  
GUPPY GTS-100  
100' STEEL TAPE



This map or plat has been calculated for closure and is found to be accurate within one foot in 10,000 feet.

TERRANCE  
CYNTHIA

H.  
B.

SHEEHAN  
SHEEHAN

LAND LOT 484.

16 TH DISTRICT 2ND SECT.

COBB

COUNTY, GEORGIA

SCALE 1" = 60'

DATE: 6-5-95

REG. LAND SURVEYOR NO. 1751

**GEORGIA LAND SURVEYING CO., INC.**

I have, this date, examined the "FIA OFFICIAL FLOOD HAZARD MAP" and the referenced parcel does not appear to be in an area having special flood hazards.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCE SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAYS, PUBLIC OR PRIVATE.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.

NO. 14-1185

 $H \in A$

**APPLICANT:** Terrance H. Sheehan  
770-977-6880

**REPRESENTATIVE:** Terrance H. Sheehan  
770-977-6880

**TITLEHOLDER:** Global Business Enterprises, LLC

**PROPERTY LOCATION:** Located at the southeasterly intersection  
of Ebenezer Road and Beaver Shop Road.

**ACCESS TO PROPERTY:** Ebenezer Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**PETITION NO:** LUP-8

**HEARING DATE (PC):** 04-06-10

**HEARING DATE (BOC):** 04-20-10

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Child Counseling

**SIZE OF TRACT:** 0.41 acre

**DISTRICT:** 16

**LAND LOT(S):** 484

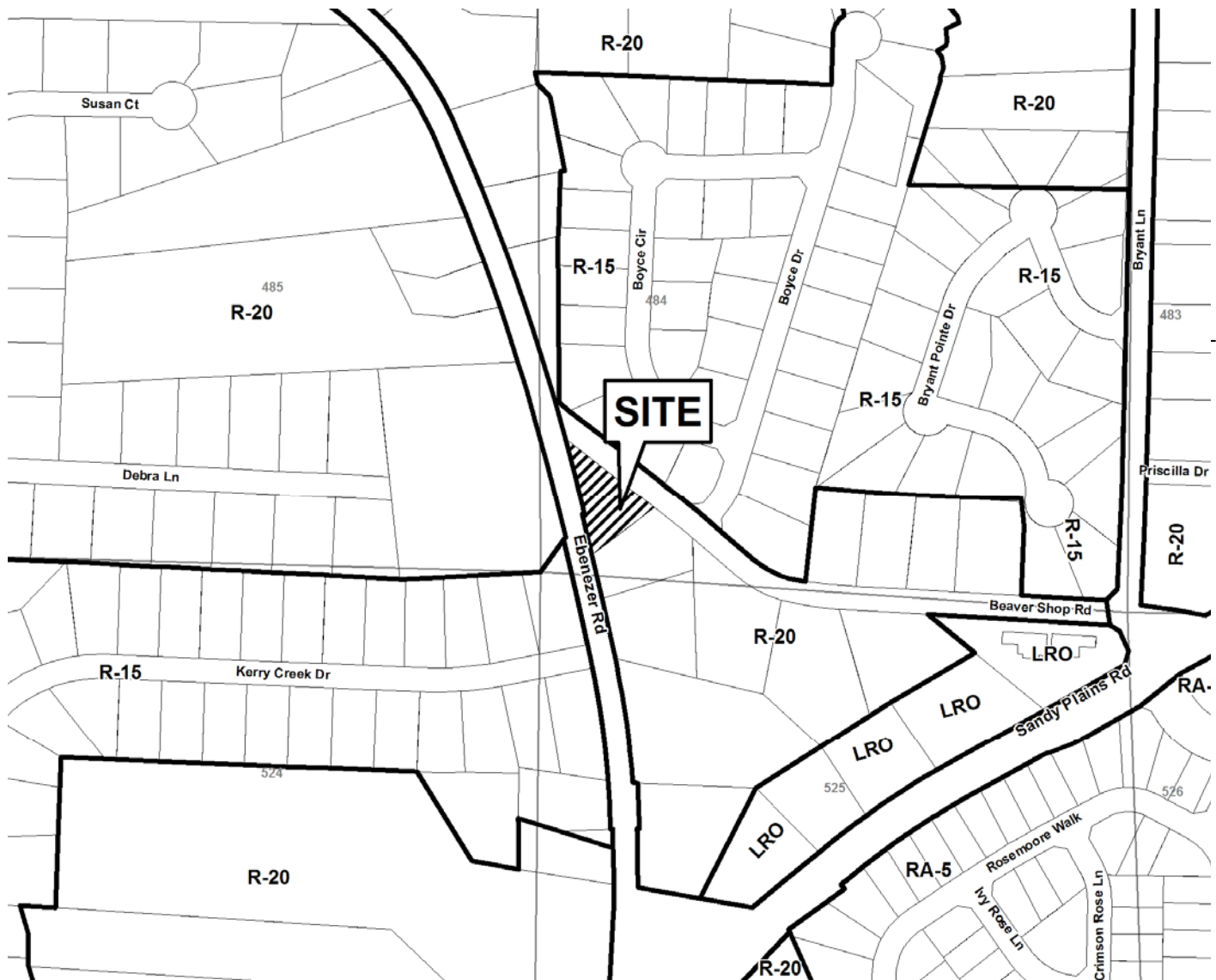
**PARCEL(S):** 13

**TAXES: PAID** X **DUE** \_\_\_\_\_

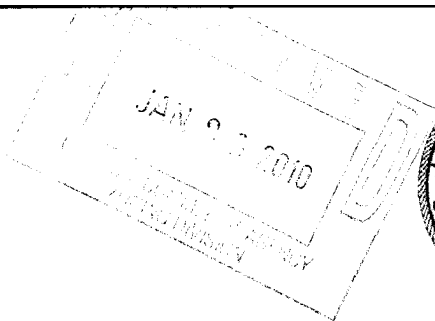
**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**

**FUTURE LAND USE MAP: Low Density Residential**







Application #: LUP-8  
PC Hearing Date: 4-6-10  
BOC Hearing Date: 4-20-10

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Child Counseling
2. Number of employees? 2
3. Days of operation? Mon - Sat
4. Hours of operation? 3:30 - 8:30 PM; 8:30-10:30 periodically;
5. Number of clients, customers, or sales persons coming to the house per day? 1-6 ; Per week? 6-20
6. Where do clients, customers and/or employees park?  
Driveway: X ; Street: \_\_\_\_\_ ; Other (Explain): \_\_\_\_\_
7. Signs? No: X ; Yes: \_\_\_\_\_. (If yes, then how many, size, and location): \_\_\_\_\_
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): Cars - 1-4
9. Deliveries? No X ; Yes \_\_\_\_\_ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
10. Does the applicant live in the house? Yes \_\_\_\_\_ ; No X
11. Any outdoor storage? No X ; Yes \_\_\_\_\_ (If yes, please state what is kept outside): \_\_\_\_\_
12. Length of time requested: 5 yrs
13. Any additional information? (Please attach additional information if needed):  
This home has been used as an office since 1991  
When I left to move to my home I rented it as an office  
I am trying to update the permit. This is not a full time office.  
Clients are seen sporadically on different schedules.  
Applicant signature: Terrance H. Sheehan Date: 1/26/2010  
Applicant name (printed): Terrance H. Sheehan

**M.S.W. COUNSELING, LLC**

*Melisa White, MSW*

*Sandi Boshak, LCSW*

*Wendi Verzosa, LCSW*

2440 Sandy Plains Rd, Bldg 2, Suite 100 ♦ Marietta, GA 30066  
(770) 321-6858 Business ♦ (770) 321-2737 Fax

1/19/2010

To whom it may concern:

MSW Counseling was located in an office space in Marietta. We felt that due to the age of the children we serve they would be better served in a less sterile atmosphere. All of the children we see love the house because it feels like a home. The value of a warm atmosphere provides much therapeutic advantage as many of these children come from painful situations and they feel safe in our office/house.

We hope that this will suffice to explain the importance of providing a less threatening place for child and family therapy.

Thank You

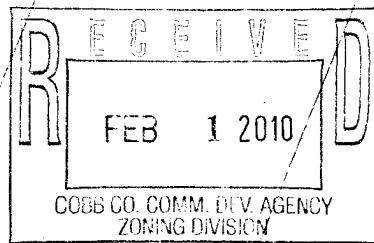
A handwritten signature in cursive script that reads "Sandy Boshak LCSW".

Sandy Boshak

- LEGEND**
- CORNER MONUMENTATION:
    - CORNER SET WITH A 1/2" STEEL REINFORCING ROD
    - CORNER FOUND
    - UNMONUMENTED CORNER
    - CORNER TO BE SET WHEN CONSTRUCTION PERMITS
  - X --- FENCE LINE
  - RR = STEEL REINFORCING ROD
  - OTR = OPEN TOP WATER PIPE
  - CTP = CRIMPED TOP WATER PIPE
  - PP = POWER POLE = "O"
  - GL = CENTERLINE
  - BL = BURNED LINE
  - R/W = RIGHT OF WAY
  - LLL = LAND LOT LINE
  - WATER MAINS = "W"
  - OVERHEAD POWER LINES = "E"
  - GAS MAINS = "G"
  - SANITARY SEWER MAIN = "SS"
  - NOTE: NOW OR FORMERLY OWNED BY
- NOTE: PLAT OF SURVEY IS NOT VALID IF THE LAND SURVEYORS SEAL IS NOT SIGNED WITH THE SIGNATURE OF THE REGISTRANT, IN INK, OVER SAID SEAL.

**FLOOD STATEMENT**  
 LAND SURVEYED BY THE SURVEYOR  
 FLOOD INSURANCE RATE MAPS: MAP NO. 15067-2008-1  
 EFFECTIVE DATE: 5/18/92  
 THE MAP INDICATES THAT THE SURVEYED AREA IS IN A FLOOD HAZARD ZONE. THE "HARAZARD" ZONE OF THIS ZONE IS IN AREA ABOVE THE 100 YEAR FLOOD PLAIN.

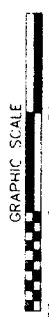
VETERANS MEMORIAL HIGHWAY  
 F.K.A. BANKHEAD HWY. R/W VARIES



LUP-9  
(2010)

GARNER ROAD

PLAT OF SURVEY FOR  
**LAQUITA GARY**  
**LOVING HANDS**  
**CREATIVE LEARNING CENTER**  
 LOCATED IN LAND LOT 109, 17TH DISTRICT,  
 2ND SECTION, COBB COUNTY, GEORGIA  
**AREA= 0.564 ACRES**



**TECHNICAL DATA**  
 TRAVERSE METHOD: 1/19/87  
 ANGLE CORRECTION: 7" SEC/ANG  
 SURVEY ADJUSTMENT: COMPASS  
 EQUIPMENT: TOPCON GTS-303  
 PLAT PRECISION: 1/184.995



**THE RUSSELL COMPANY**  
 PROFESSIONAL LAND SURVEYORS  
 2381 POWDER SPRINGS ROAD  
 MARIETTA, GEORGIA 30064  
 E-MAIL: CORUSSELLER@MARIETTA.COM  
 PROJ. NO. C05197 FILE: C05197  
 DATE: 8-31-98 SCALE: 1" = 30'



NOTE: EXISTING ZONING: G.C.

N/F O. C. HUBERT ZONED O. S.

17TH DISTRICT

LL 109

DISTRICT LINE

95.00'

58°26'15"E

LL 41

18TH DISTRICT

58°26'15"E

95.00'

LL 109

DISTRICT LINE

95.00'

58°26'15"E

LL 41

17TH DISTRICT

LL 109

DISTRICT LINE

95.00'

58°26'15"E

LL 41

18TH DISTRICT



**APPLICANT:** Ravella Conrad  
770-944-3553

**REPRESENTATIVE:** Ravella Conrad  
770-944-3553

**TITLEHOLDER:** Ravella Conrad

**PROPERTY LOCATION:** Located on the south side of Veterans  
Memorial Highway, west of Garner Road.

**ACCESS TO PROPERTY:** Veterans Memorial Highway

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**PETITION NO:** LUP-9

**HEARING DATE (PC):** 04-06-10

**HEARING DATE (BOC):** 04-20-10

**PRESENT ZONING:** GC

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Modular Classroom

**SIZE OF TRACT:** 0.56 acre

**DISTRICT:** 17

**LAND LOT(S):** 109

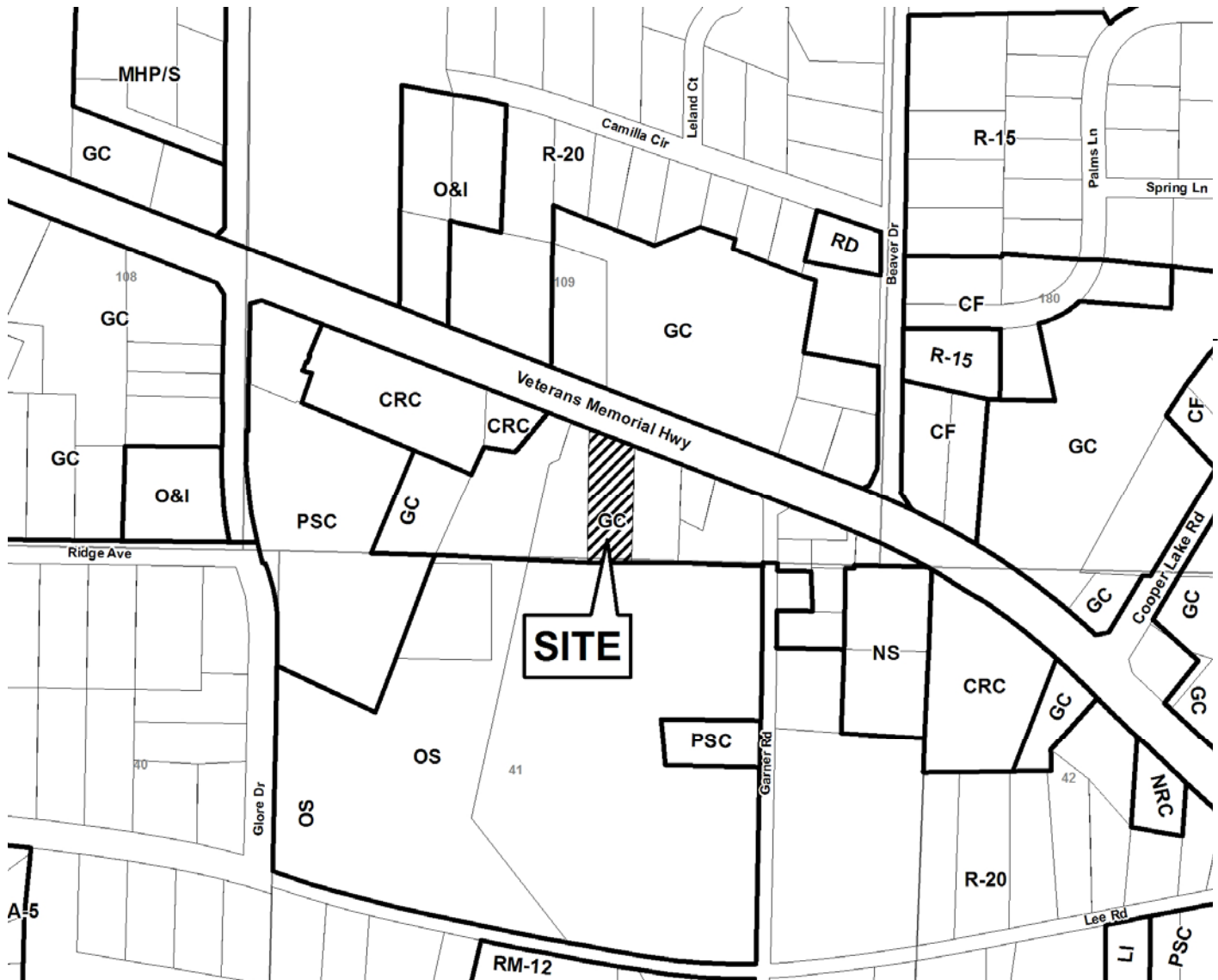
**PARCEL(S):** 60

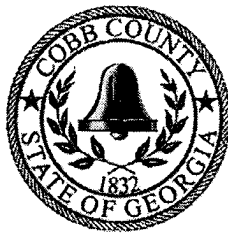
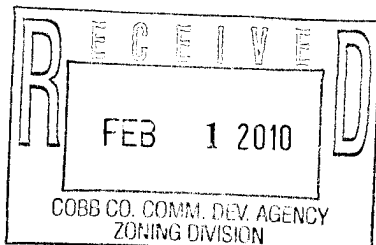
**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

**FUTURE LAND USE MAP:** Community Activity Center





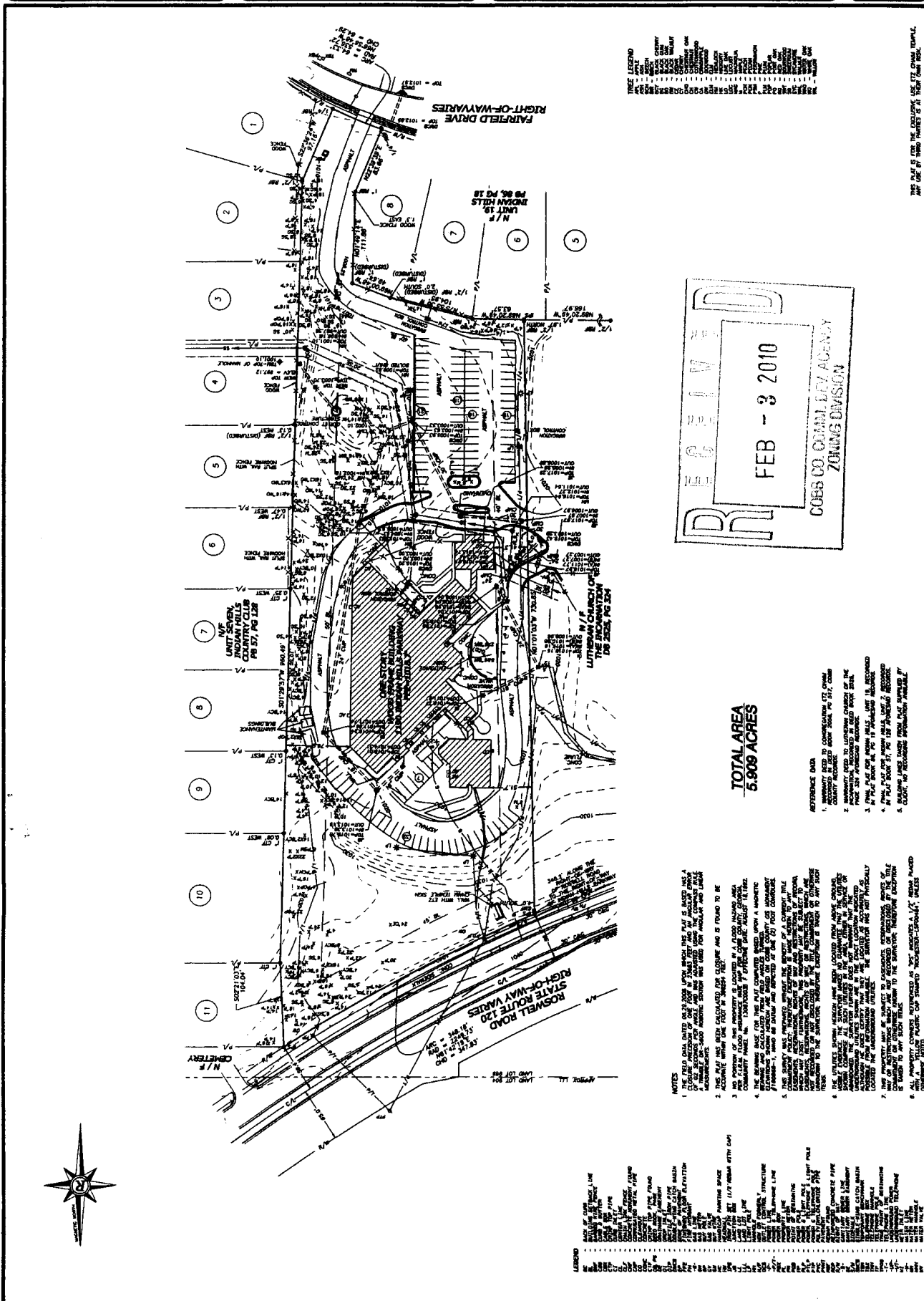
Application #: LUP-9  
PC Hearing Date: 4-6-10  
BOC Hearing Date: 4-20-10

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Daycare
2. Number of employees? 3
3. Days of operation? Monday - Friday
4. Hours of operation? 6:30 AM - 6:00 PM
5. Number of clients, customers, or sales persons coming to the house per day? 15 ; Per week? 75 (same 15 for 5 days)
6. Where do clients, customers and/or employees park?  
Driveway: \_\_\_\_\_ ; Street: \_\_\_\_\_ ; Other (Explain): parking lot
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.)  
1 per week
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: \_\_\_\_\_
13. Any additional information? (Please attach additional information if needed):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant name (printed): \_\_\_\_\_



**RECEIVED**  
**FEB - 3 2010**  
 COGS CO. COMMUNITY AGENCY  
 ZONING DIVISION

**TOTAL AREA  
 5.909 ACRES**

- REFERENCE DATA**
1. RECOUNTED TO CORRELATE ITS OWN COUNTY RECORDS.
  2. RECOUNTED TO CORRELATE ITS OWN COUNTY RECORDS.
  3. RECOUNTED TO CORRELATE ITS OWN COUNTY RECORDS.
  4. RECOUNTED TO CORRELATE ITS OWN COUNTY RECORDS.
  5. RECOUNTED TO CORRELATE ITS OWN COUNTY RECORDS.

- NOTES**
1. THE PROPERTY IS LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF CLATSOP, OREGON.
  2. THE PROPERTY IS LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF CLATSOP, OREGON.
  3. THE PROPERTY IS LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF CLATSOP, OREGON.
  4. THE PROPERTY IS LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF CLATSOP, OREGON.
  5. THE PROPERTY IS LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF CLATSOP, OREGON.
  6. THE PROPERTY IS LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF CLATSOP, OREGON.
  7. THE PROPERTY IS LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF CLATSOP, OREGON.
  8. THE PROPERTY IS LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF CLATSOP, OREGON.
  9. THE PROPERTY IS LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF CLATSOP, OREGON.
  10. THE PROPERTY IS LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF CLATSOP, OREGON.



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

**APPLICANT:** Congregation Etz Chaim, Inc.

770-973-0137

**REPRESENTATIVE:** Sams, Larkin & Huff, LLP

Parks F. Huff 770-422-7016

**TITLEHOLDER:** Congregation Etz Chaim, Inc.

**PROPERTY LOCATION:** Located on the south side of Roswell

Road and on the north side of Fairfield Drive, east of Indian Hills

Parkway.

**ACCESS TO PROPERTY:** Fairfield Drive and Indian Hills

Parkway

**PHYSICAL CHARACTERISTICS TO SITE:** Existing building

**PETITION NO:** LUP-10

**HEARING DATE (PC):** 04-06-10

**HEARING DATE (BOC):** 04-20-10

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

(Renewal)

**PROPOSED USE:** Day Care

**SIZE OF TRACT:** 5.9 acre

**DISTRICT:** 16

**LAND LOT(S):** 969

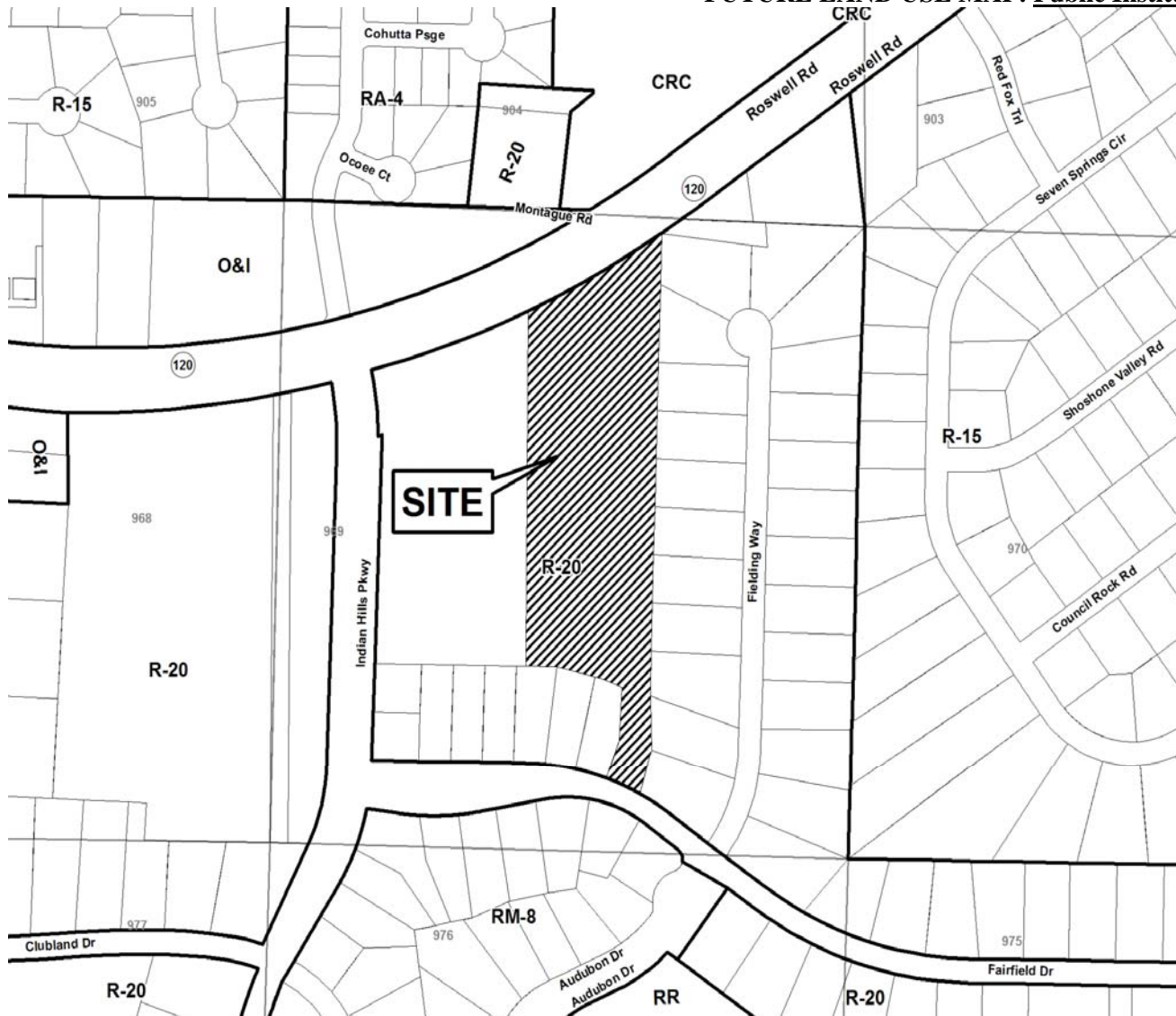
**PARCEL(S):** 3

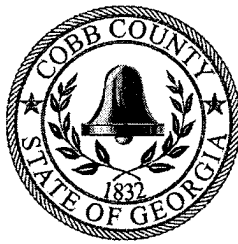
**TAXES: PAID** Exempt **DUE**

**COMMISSION DISTRICT:** 2

**CONTIGUOUS ZONING/DEVELOPMENT**

**FUTURE LAND USE MAP: Public Institutional**





Application #: LUP-10

PC Hearing Date: 4/6/10

BOC Hearing Date: 4/20/10

RENEWAL OF LUP-7  
OF 2009

## TEMPORARY LAND USE PERMIT WORKSHEET

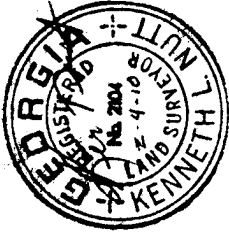
1. Type of business? Pre-School Program
2. Number of employees? 8
3. Days of operation? Mon-Fri
4. Hours of operation? 8:00 - 3:00
5. Number of clients, customers, or sales persons coming to the house per day? N/A; Per week? N/A
6. Where do clients, customers and/or employees park?  
Driveway: \_\_\_\_\_; Street: \_\_\_\_\_; Other (explain): Parking Lot
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.): \_\_\_\_\_  
Passenger cars
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 N/A; No \_\_\_\_\_
11. Any outdoor storage? No ✓; Yes \_\_\_\_\_. (if yes, please state what is kept outside): \_\_\_\_\_
12. Length of time requested: 2 years
13. Any additional information? (Please attach additional information if needed):  
None

Applicant signature: [Signature] Date: 2/3/10

Applicant name (spelled out): Darks F. Huff



**LUP-11  
(2010)**



RECEIVED  
FEB - 4 2010  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

FEB - 4 2010

**APPLICANT:** Pansy Blevins

678-576-1196

**REPRESENTATIVE:** Pansy Blevins

770-794-0323

**TITLEHOLDER:** Cleophus and Pansy Blevins

**PROPERTY LOCATION:** Located on the east side of Tiffany Drive,  
north of Red Berry Lane.

**ACCESS TO PROPERTY:** Tiffany Drive

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-11

**HEARING DATE (PC):** 04-06-10

**HEARING DATE (BOC):** 04-20-10

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Day Care

**SIZE OF TRACT:** 0.43 acre

**DISTRICT:** 19

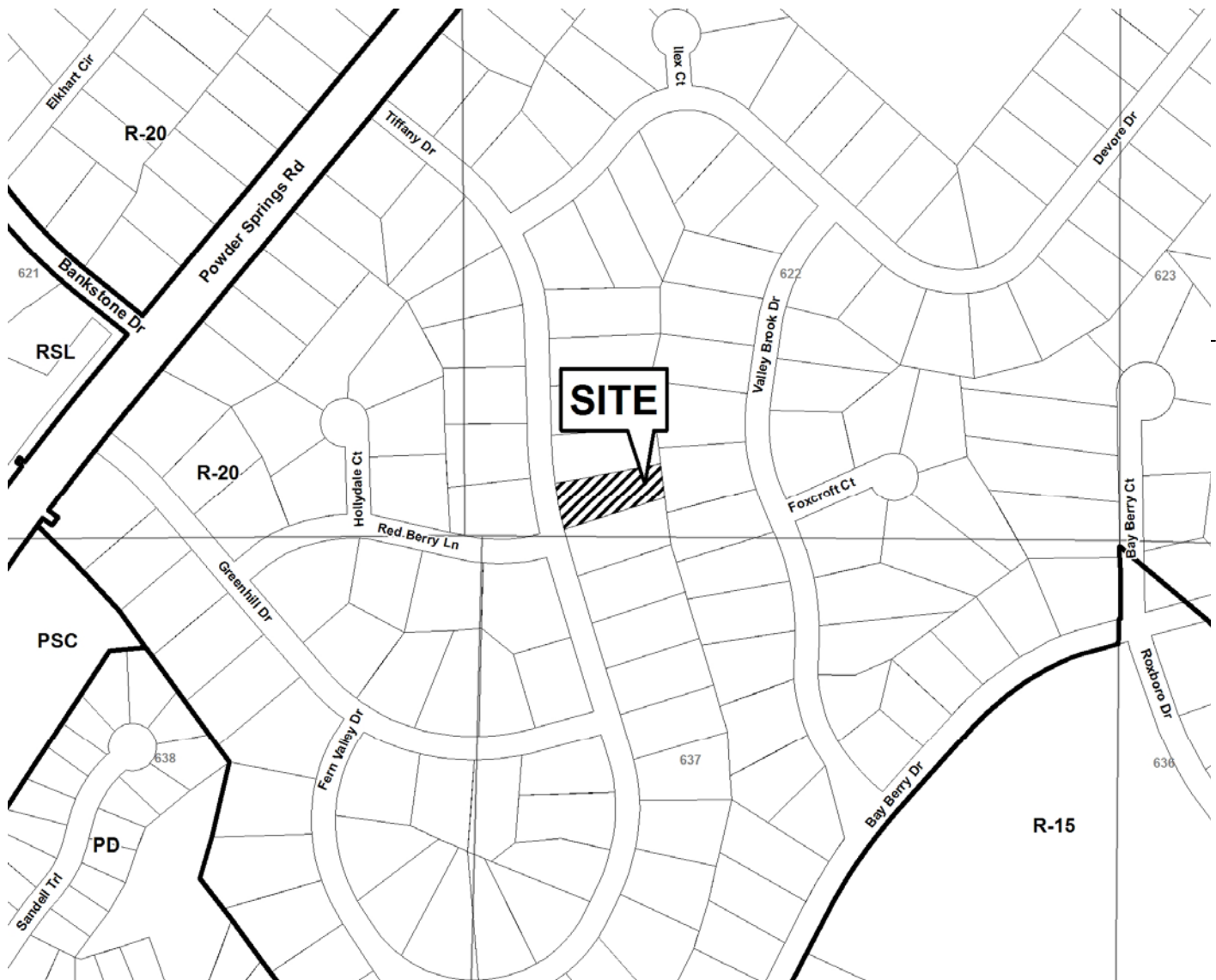
**LAND LOT(S):** 622

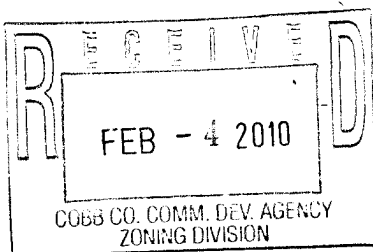
**PARCEL(S):** 33

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4

**FUTURE LAND USE MAP:** Low Density Residential





Application #: LVP-11  
PC Hearing Date: 4-6-10  
BOC Hearing Date: 4-20-10

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Day Care
2. Number of employees? 0
3. Days of operation? 5 Day M-F
4. Hours of operation? 6:am - 6pm
5. Number of clients, customers, or sales persons coming to the house per day? \_\_\_\_\_ ; Per week? \_\_\_\_\_
6. Where do clients, customers and/or employees park?  
Driveway: ✓ ; Street: \_\_\_\_\_ ; Other (explain): \_\_\_\_\_
7. Signs? No: \_\_\_\_\_ ; Yes: \_\_\_\_\_. (if yes, then how many, size, and location): one 32 sq. ft.
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): Car
9. Deliveries? No \_\_\_\_\_ ; Yes \_\_\_\_\_ (if yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)  
NO
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: 2 years
13. Any additional information? (Please attach additional information if needed):  
For 12 children.

Applicant signature: Pansy Blevins Date: 2/4/10

Applicant name (spelled out): Pansy Blevins

LUP-12  
(2010)



REVISION	DATE	BY	CHKD
1. 10-28-09			
2. 10-28-09			
3. 10-28-09			
4. 10-28-09			
5. 10-28-09			
6. 10-28-09			
7. 10-28-09			
8. 10-28-09			
9. 10-28-09			
10. 10-28-09			

ADDITION TO THE:

MOST REV.  
WILTON D.  
RESIDENCE



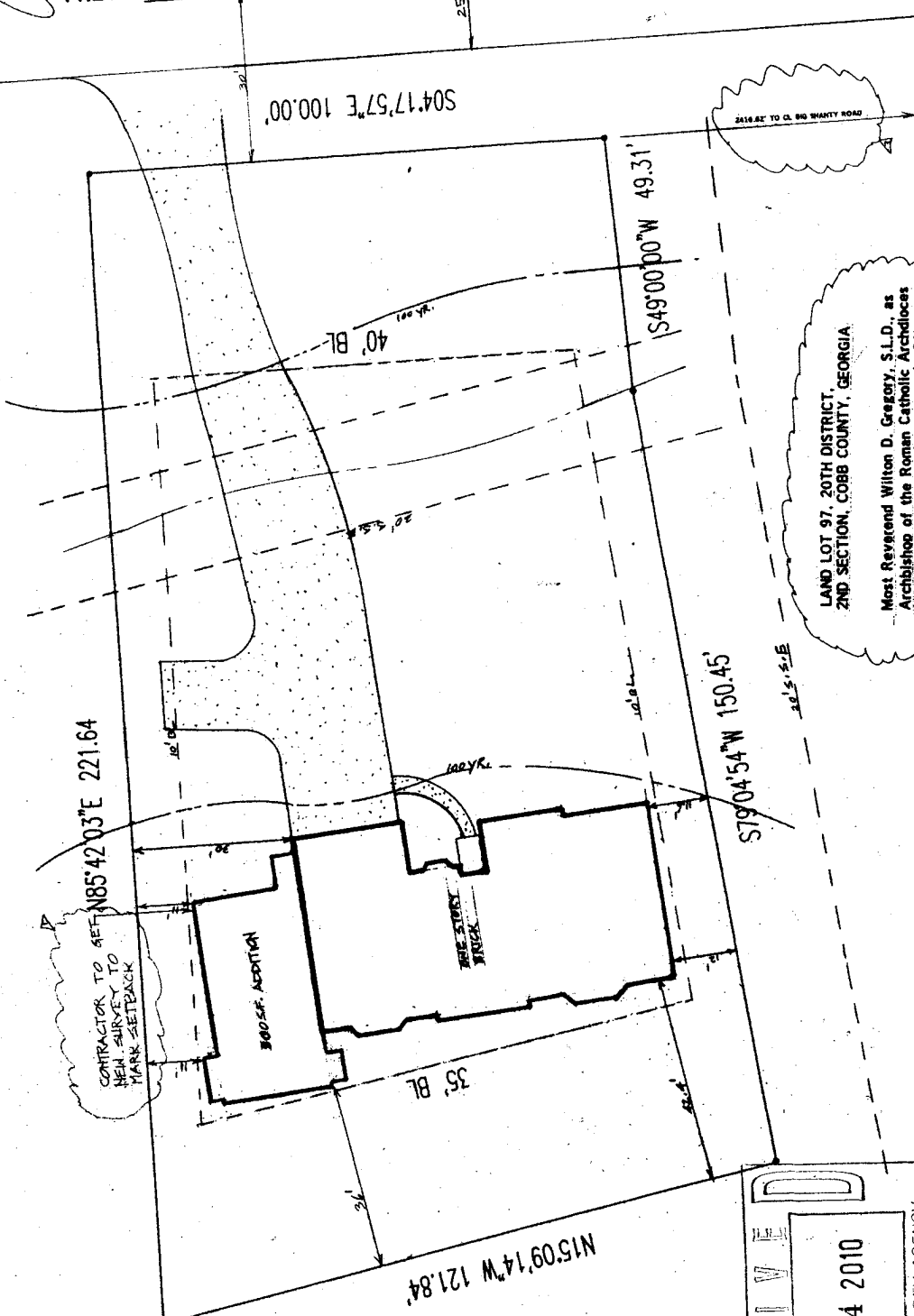
SAUNDERS &  
KIDDLER, INC.  
ARCHITECTS  
3001 MARKET ROAD  
ALPHARETTA, GA 30604  
(770) 475-1001

PROJECT TITLE  
SCHEMATIC  
SITE PLAN

DATE  
04-20-10  
BY  
JES

SP-1

FREY LAKE ROAD



LAND LOT 97, 20TH DISTRICT,  
2ND SECTION, COBB COUNTY, GEORGIA  
Most Reverend Wilton D. Gregory, S.L.D., as  
Archbishop of the Roman Catholic Archdiocese  
of Atlanta and/or HIS Successors in Office

SCHEMATIC SITE PLAN  
SCALE: 1" = 20'



RECEIVED  
FEB - 4 2010  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**APPLICANT:** Most Reverend Wilton D. Gregory, S.L.D., as  
Archbishop of the Roman Catholic Archdiocese of Atlanta and/or His  
Successors in Office

**REPRESENTATIVE:** George Barrie or Dick Jansen 404-888-7838

**TITLEHOLDER:** Same as the Applicant

**PROPERTY LOCATION:** Located on the west side of Campus Loop  
Road (formerly Frey Lake Road), north of Big Shanty Road.

**ACCESS TO PROPERTY:** Campus Loop Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-12

**HEARING DATE (PC):** 04-06-10

**HEARING DATE (BOC):** 04-20-10

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit  
(Renewal)

**PROPOSED USE:** Catholic Campus Ministry

**SIZE OF TRACT:** 0.50 acre

**DISTRICT:** 20

**LAND LOT(S):** 97

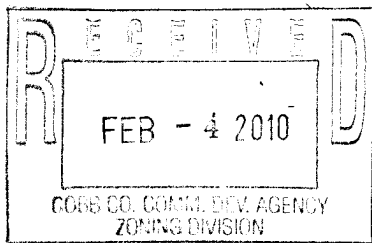
**PARCEL(S):** 38

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 1

**FUTURE LAND USE MAP:** Low Density Residential





Application #: LUP. 12  
PC Hearing Date: 4-6-10  
BOC Hearing Date: 4-20-10

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? \_\_\_\_\_
2. Number of employees? two
3. Days of operation? FIVE
4. Hours of operation? 9-5
5. Number of clients, customers, or sales persons coming to the house per day? \_\_\_\_\_ ; Per week? \_\_\_\_\_
6. Where do clients, customers and/or employees park?  
Driveway: ☒ ; Street: \_\_\_\_\_ ; Other (explain): \_\_\_\_\_
7. Signs? No: ☒ ; Yes: \_\_\_\_\_. (if yes, then how many, size, and location): \_\_\_\_\_
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): \_\_\_\_\_
9. Deliveries? No \_\_\_\_\_ ; Yes \_\_\_\_\_ (if yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) \_\_\_\_\_
10. Does the applicant live in the house? Yes \_\_\_\_\_ ; No \_\_\_\_\_
11. Any outdoor storage? No ☒ ; Yes \_\_\_\_\_ (if yes, please state what is kept outside): \_\_\_\_\_
12. Length of time requested: Two yr.
13. Any additional information? (Please attach additional information if needed): \_\_\_\_\_

Applicant signature: Richard E. Gansen Date: 2/4/10  
Applicant name (spelled out): REV. WILTON D. GREGORY, S.L.D.



**APPLICANT:** Nick Letsos and Anna N. Letsos  
404-636-0847

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

**TITLEHOLDER:** Nick Letsos and Anna N. Letsos

**PROPERTY LOCATION:** Located at the northwesterly intersection of  
Canton Road and Westerly Way.

**ACCESS TO PROPERTY:** Canton Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** SLUP-4

**HEARING DATE (PC):** 04-06-10

**HEARING DATE (BOC):** 04-20-10

**PRESENT ZONING:** CRC

**PROPOSED ZONING:** Special Land Use  
Permit

**PROPOSED USE:** Used Vehicle Sales

**SIZE OF TRACT:** 3.434 acres

**DISTRICT:** 16

**LAND LOT(S):** 660

**PARCEL(S):** 5, 6, 7

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 3

**FUTURE LAND USE MAP:** Neighborhood Activity Center





**Area of R/W Dedication**  
5,212 SqFt.  
0.12 Acres

**APPLICANT:** Inga Auto Center

770-794-1717

**REPRESENTATIVE:** Inga Auto Center

Inga Uladislao 770-794-1717

**TITLEHOLDER:** Hubert Properties, LLLP, John Charles Tyson

**PROPERTY LOCATION:** Located at the northeast intersection of  
Sandtown Road and Leader Road.

**ACCESS TO PROPERTY:** Leader Road

**PHYSICAL CHARACTERISTICS TO SITE:** Wooded with a few  
older buildings

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** SLUP-5

**HEARING DATE (PC):** 04-06-10

**HEARING DATE (BOC):** 04-20-10

**PRESENT ZONING:** R-20, RM-12

**PROPOSED ZONING:** Special Land Use  
Permit

**PROPOSED USE:** Auto Sales

**SIZE OF TRACT:** 2.11 acres

**DISTRICT:** 17

**LAND LOT(S):** 211, 212, 221, 222

**PARCEL(S):** 1, 45

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 1

**FUTURE LAND USE MAP:** Community Activity Center

