

# **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: JUNE 3, 2010**  
**Board of Commissioners Hearing Date: JUNE 15, 2010**

**Due Date: APRIL 23, 2010**

**Date Distributed/Mailed Out: April 7, 2010**



*Cobb County...Expect the Best!*

# Rezoning Plan

## Westside Church

Cobb County, Georgia Land Lots 31 & 32, 17th District, 2nd Section

prepared for:

**Dr. A.T. Stewart**

**DGM**  
LAND PLANNING  
CONSULTANTS

975 G. B. RAY  
BLVD. SUITE 212  
KENNESAW  
GA 30144  
770 514-9006  
FAX 514-9491



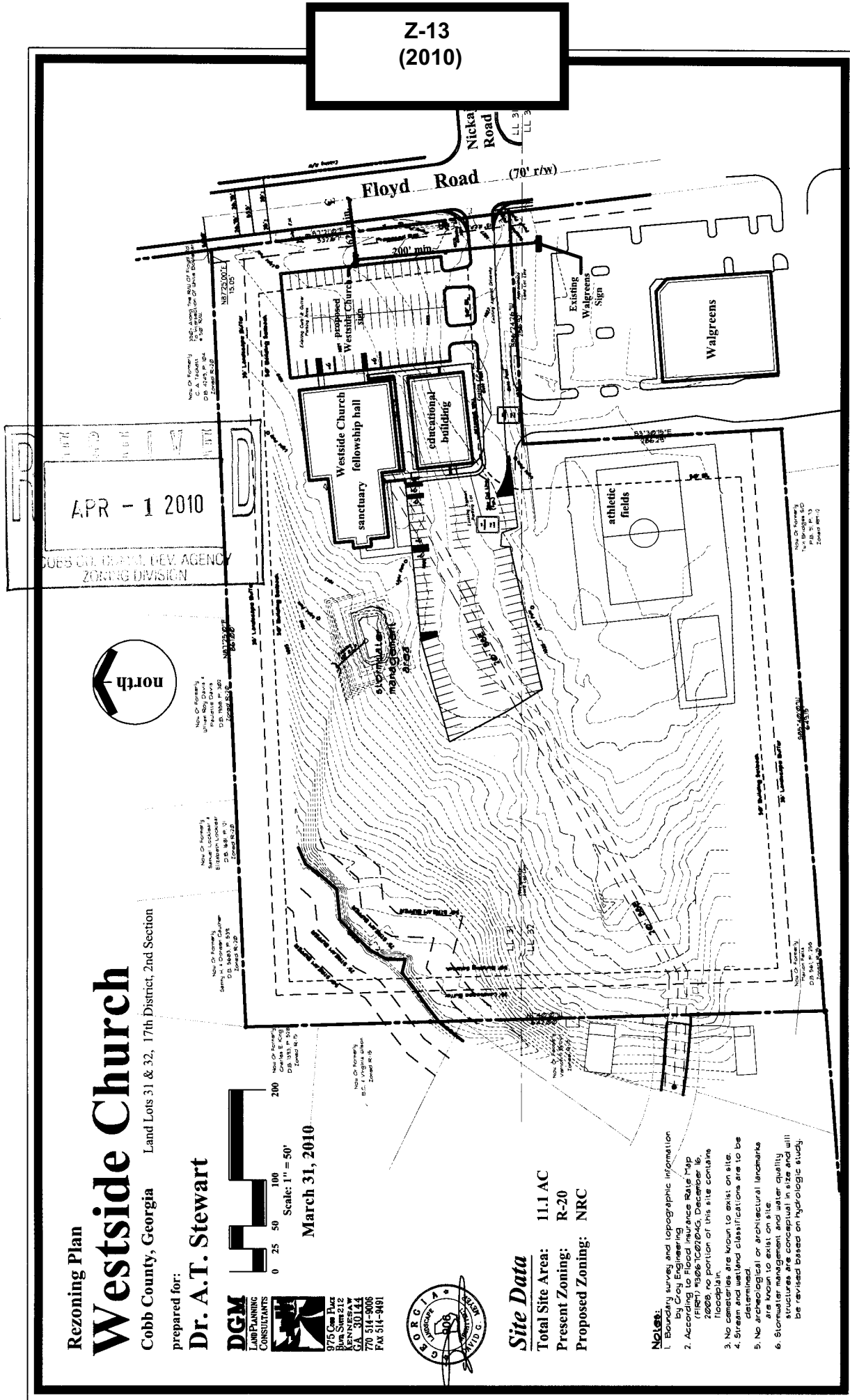
March 31, 2010



### Site Data

Total Site Area: 11.1 AC  
Present Zoning: R-20  
Proposed Zoning: NRC

- Notes:**
1. Boundary survey and topographic information by Gray Engineering, Inc. dated 10/10/09.
  2. According to the 2009 Flood Insurance Rate Map (FIRM) for Cobb County, Georgia, the site is in Flood Hazard Zone X-1 (1% Annual Flood). No portion of this site contains floodplain.
  3. No cemeteries are known to exist on site.
  4. Stream and wetland classifications are to be determined.
  5. No archeological or architectural landmarks are known to exist on site.
  6. Stormwater management and water quality structures are conceptual in nature and will be revised based on hydrologic study.



**APPLICANT:** Westside Baptist Church of Mableton, Inc.

770-948-0121

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

Garvis L. Sams, Jr. 770-422-7016

**TITLEHOLDER:** Westside Baptist Church of Mableton, Inc

**PROPERTY LOCATION:** Located on the west side of Floyd Road,  
south of White Boulevard.

**ACCESS TO PROPERTY:** Floyd Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-13

**HEARING DATE (PC):** 06-03-10

**HEARING DATE (BOC):** 06-15-10

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Religious Facility With  
Electronic Signage

**SIZE OF TRACT:** 11.1 acres

**DISTRICT:** 17

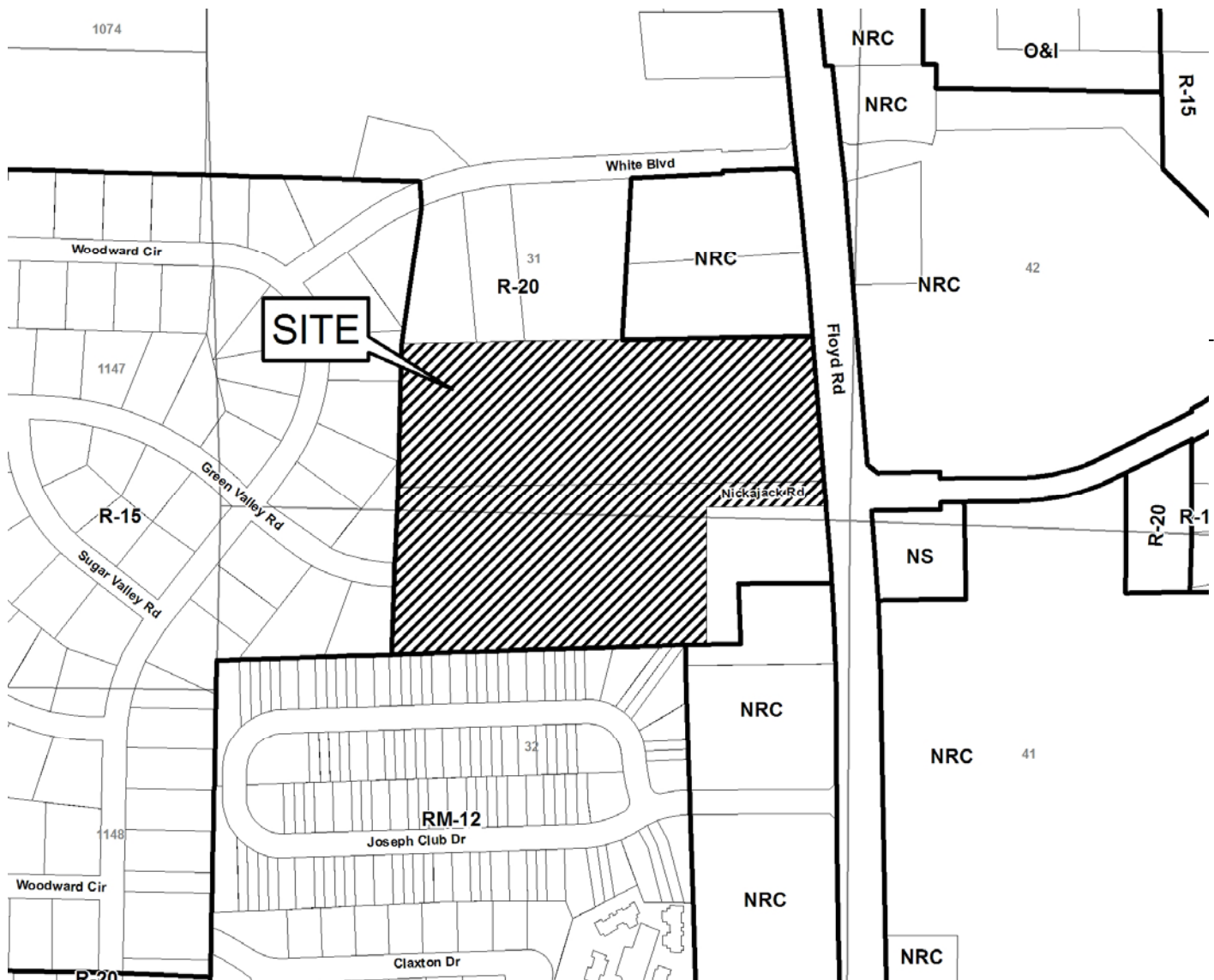
**LAND LOT(S):** 31, 32

**PARCEL(S):** 1, 5

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

**COMMISSION DISTRICT:** 4

**FUTURE LAND USE MAP: Public Institutional**



Application No. 7-13  
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 prices(s): \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

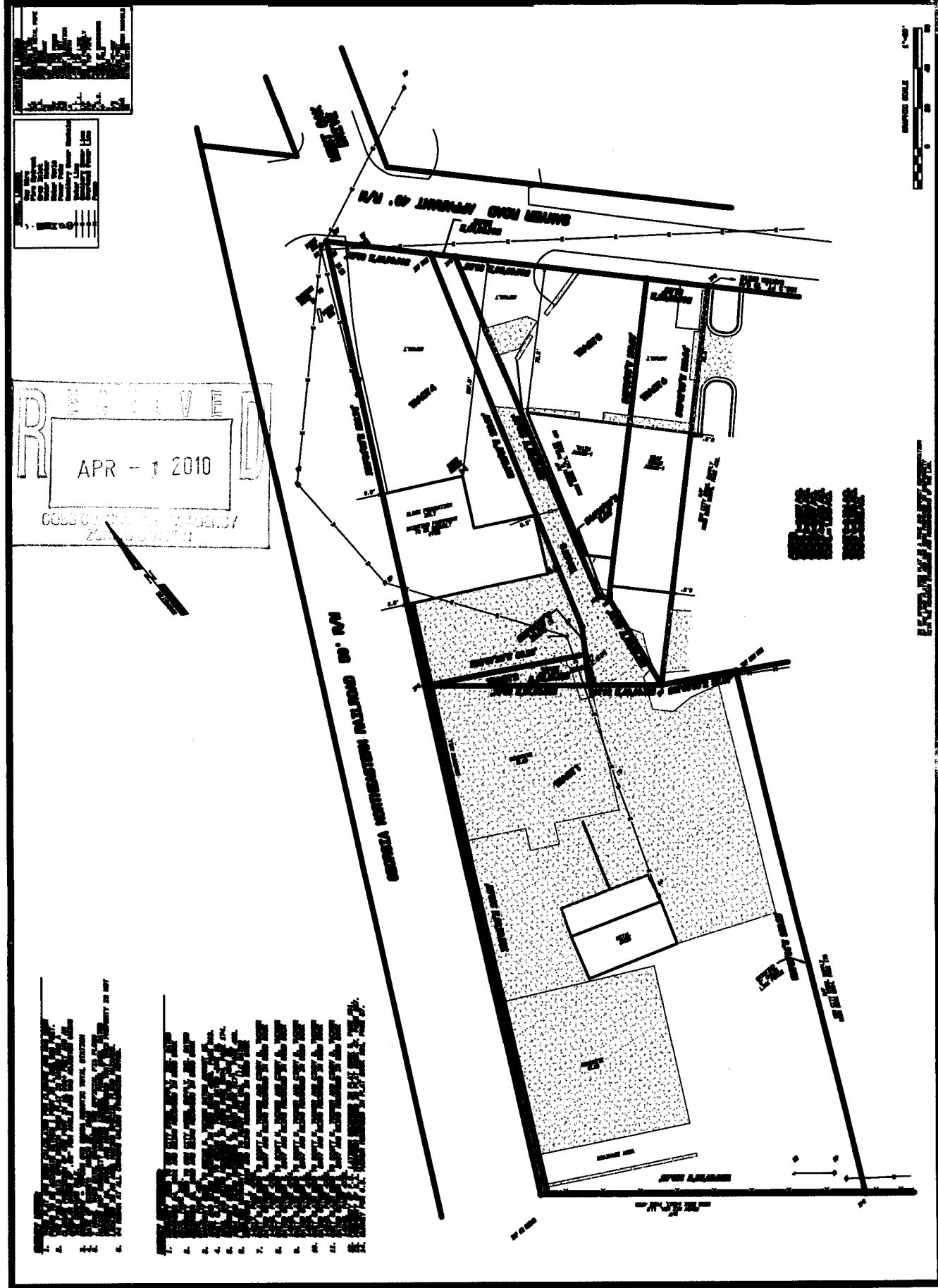
- a) Proposed use(s): The continued use of the subject property for Westside Baptist Church and related purposes.
- b) Proposed building architecture: As built architecture.
- c) Proposed hours/days of operation: Westside Baptist Church will maintain its present hours/days of operation.
- d) List all requested variances: None.  
\_\_\_\_\_  
\_\_\_\_\_

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

The subject property is denominated as Public/Institutional on Cobb County's Future Land Use Map and is surrounded on three (3) sides by other properties which are located within the confines of a Neighborhood Activity Center (NAC) also as shown on the Future Land Use Map. The purpose of the rezoning is to place the church in a position so that it can utilize electronic signage which is prevalent along the Floyd Road Corridor.

.....  
**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 those properties are located.)** No.

\*The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.



**APPLICANT:** Scott W. Tucker

404-625-8579

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

Melissa P. Haisten 770-422-7016

**TITLEHOLDER:** Scott W. Tucker, Cindy B. Tucker, Gordon M.

Taylor

**PROPERTY LOCATION:** Located at the southeasterly intersection  
of Sawyer Road and the Georgia Northeastern Railroad right-of-way.

**ACCESS TO PROPERTY:** Sawyer Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-14

**HEARING DATE (PC):** 06-03-10

**HEARING DATE (BOC):** 06-15-10

**PRESENT ZONING:** GC, R-20

**PROPOSED ZONING:** HI

**PROPOSED USE:** Industrial And  
Warehouse Uses

**SIZE OF TRACT:** 1.661 acres

**DISTRICT:** 16

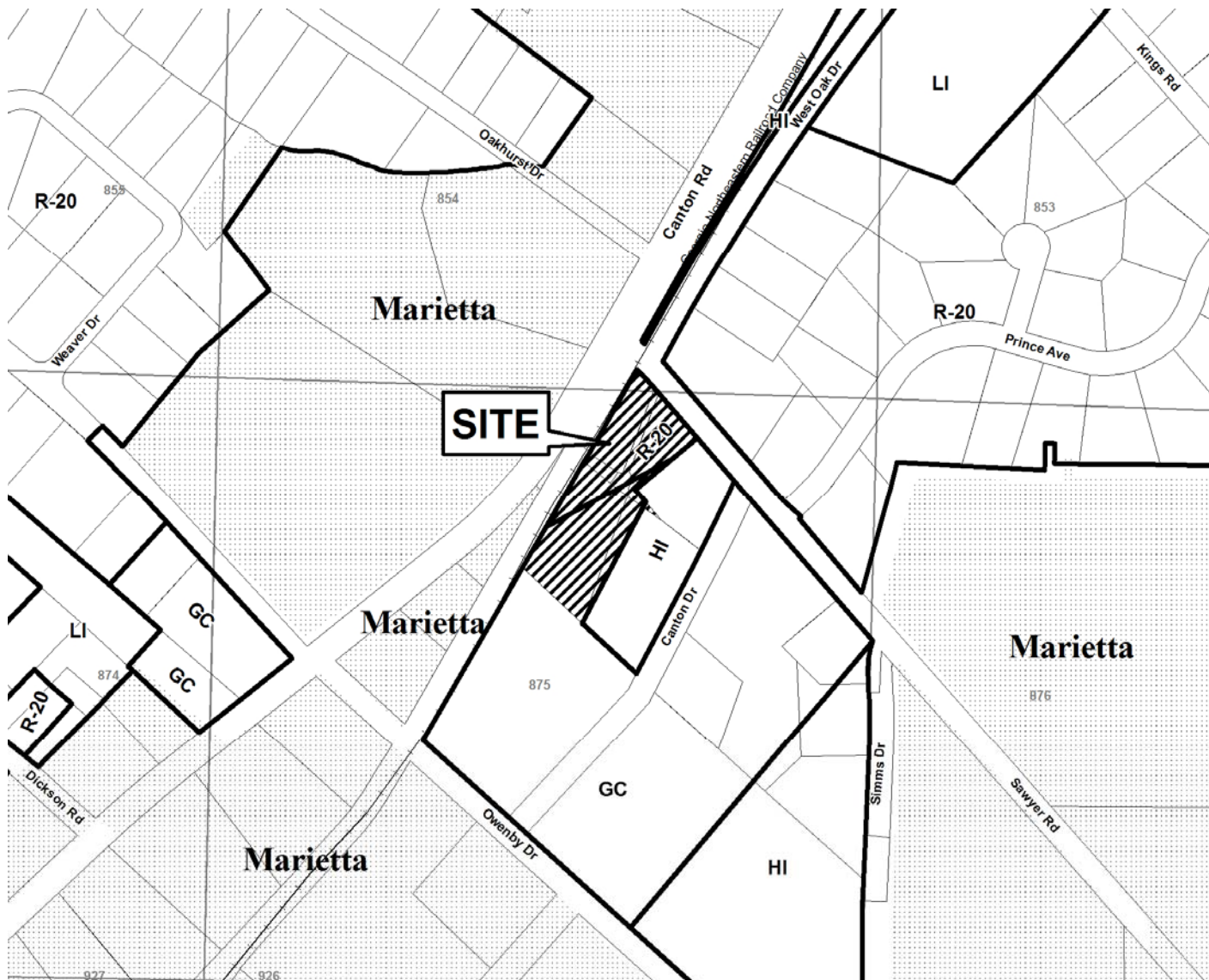
**LAND LOT(S):** 875

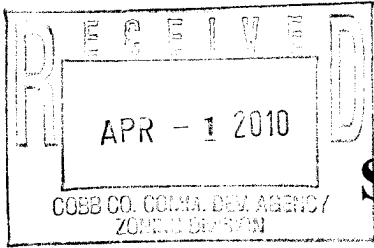
**PARCEL(S):** 6, 64, 66, 68, 71

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

**COMMISSION DISTRICT:** 3

**FUTURE LAND USE MAP:** Industrial Compatible





Application No. 2-17  
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 prices(s): \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

- a) Proposed use(s): Indoor and outdoor space for commercial and industrial tenants.
- b) Proposed building architecture: Rebuild one (1) building on its original footprint; utilization of the existing structures on the site.
- c) Proposed hours/days of operation: Monday through Saturday from 8:00 a.m. until 7:00 p.m.
- d) List all requested variances: None
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

The subject property is presently zoned residential (R-20) and GC and lost its "grandfathered" exemption when the property ceased being utilized for a period of six (6) months, due to the destruction of the main structure by a fire, necessitating a rezoning from R-20 & GC to Heavy Industrial (HI). The subject property is located within the confines of an Industrial Compatible (IC) area and is surrounded by properties which are industrially zoned. The property has been consistently used for industrial uses since 1969.

.....  
**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 those properties are located.) None.

\_\_\_\_\_

\_\_\_\_\_

\*The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.

1

**Perimeter Surveying Co., Inc.**  
1065 Sandtown Road, Marietta, GA 30008  
Phone: (770) 425-8824 Fax: (770) 425-6768



**APPLICANT:** Marian L. Sterling

770-819-9435

**REPRESENTATIVE:** Marian L. Sterling

770-819-9435

**TITLEHOLDER:** Marian L. Sterling

**PROPERTY LOCATION:** Located at the northeasterly intersection

Floyd Road and Concord Road.

**ACCESS TO PROPERTY:** Floyd Road

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

**PETITION NO:** Z-15

**HEARING DATE (PC):** 06-03-10

**HEARING DATE (BOC):** 06-15-10

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Child Care

**SIZE OF TRACT:** 0.61 acre

**DISTRICT:** 19

**LAND LOT(S):** 1000

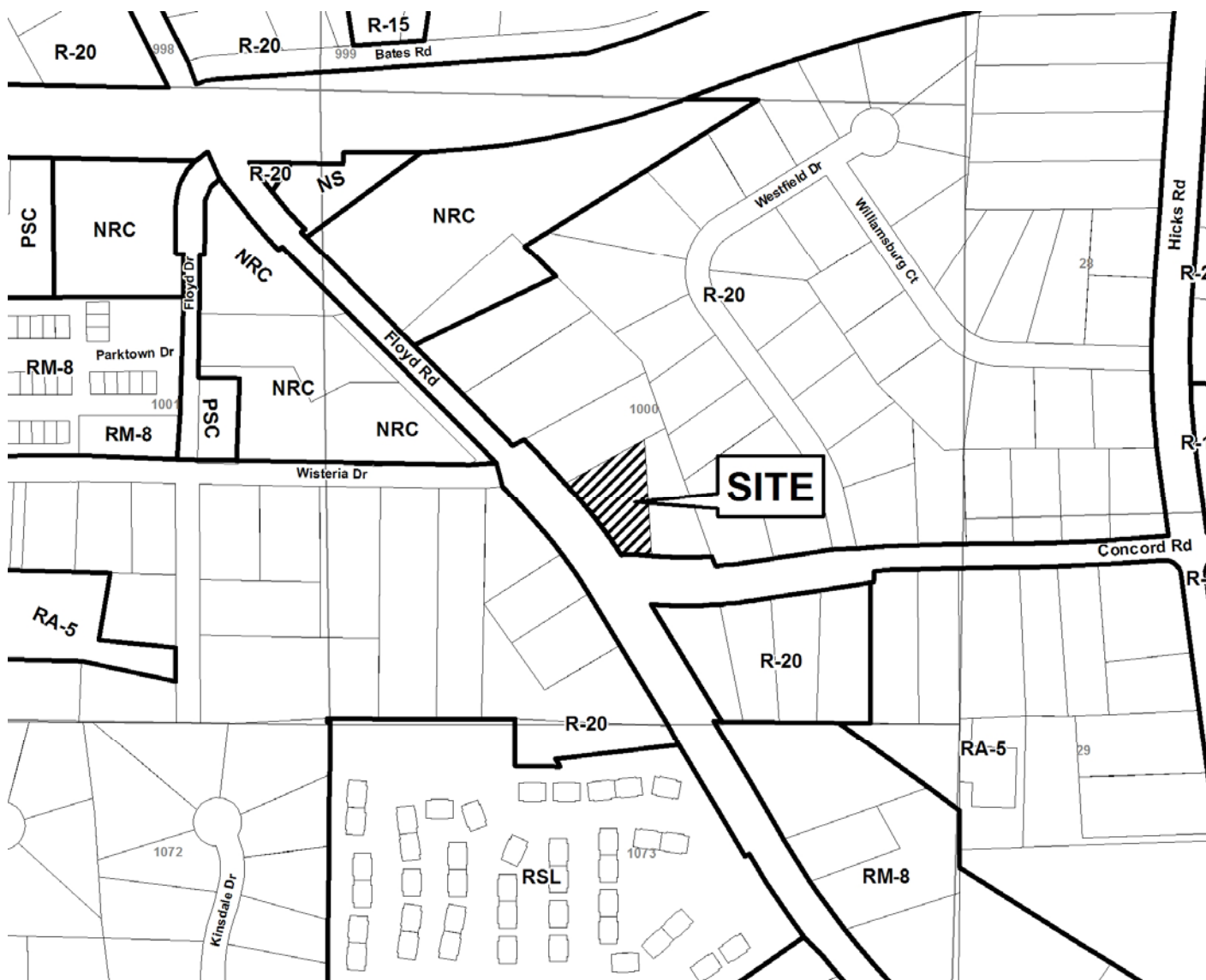
**PARCEL(S):** 47

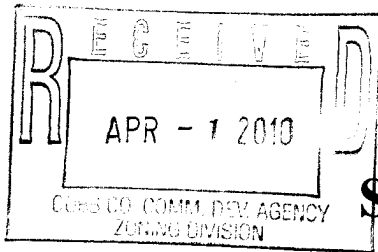
**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

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





Application No. 2-15  
2010

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1634 sq ft  
b) Proposed building architecture: Frame  
c) Proposed selling prices(s): 120,000  
d) List all requested variances: None
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

- a) Proposed use(s): Child-care & youth programs,  
after school care, summer camp  
b) Proposed building architecture: Same  
c) Proposed hours/days of operation: 6:30 am to 6:30 pm  
M-F  
d) List all requested variances: Waiver of required  
20 parking spaces to none.
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

None

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

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

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

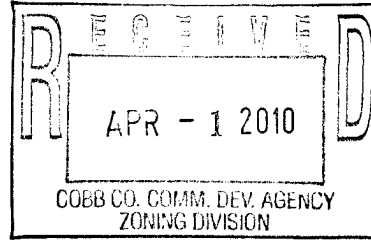
None

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

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE OF ONE FOOT IN 37,710 FEET AND AN ANGULAR ERROR OF 1.4" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 105,483 FEET. TYPE OF EQUIPMENT USED: TOPCON BPT 2003 & DATA COLLECTOR. DATE OF FIELD WORK: MARCH 15, 2010

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	137.57	2103.53	S19°20'55"E
C2	20.53	2113.53	S21°30'02"E
C3	18.38	2103.53	S22°01'45"E
C4	25.93	2103.53	N22°37'57"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S68°46'40"W	10.00'
L2	N68°13'16"E	10.00'

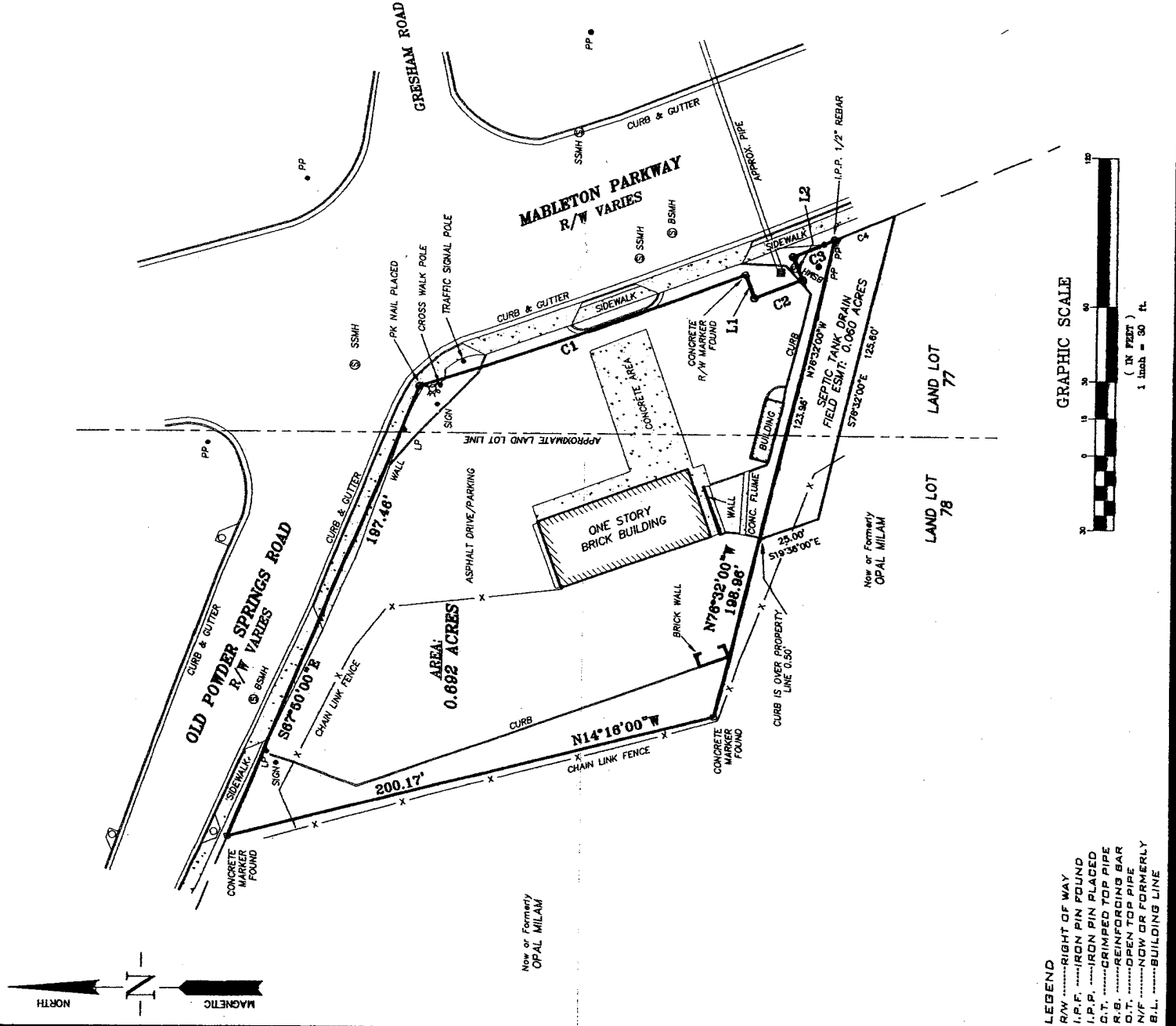


**SOLID EQUITIES, INC.**

SURVEY FOR  
LOCATED IN  
LAND LOTS 77 & 78 18TH DISTRICT 2ND SECTION  
COBB COUNTY GEORGIA  
DATE: MARCH 17, 2010 SCALE: 1" = 30'  
JOB NO. = T:1201DLOTS\10-268.DWG



PREPARED BY  
**VANSANT - CAMPBELL**  
CIVIL ENGINEERING - LAND SURVEYING  
8567 BALDWIN PARKWAY, DOUGLASSVILLE, GEORGIA 30134  
PHONE: (770) 942-1234 FAX: (770) 942-2010



**APPLICANT:** Solid Equities, Inc.

404-806-7729

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

J. Kevin Moore 770-429-1499

**TITLEHOLDER:** Solid Equities, Inc.

**PROPERTY LOCATION:** Located at the southwesterly intersection  
of Mableton Parkway and Old Powder Springs Road.

**ACCESS TO PROPERTY:** Mableton Parkway and Old Powder  
Springs Road

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

**PETITION NO:** Z-16

**HEARING DATE (PC):** 06-03-10

**HEARING DATE (BOC):** 06-15-10

**PRESENT ZONING:** PSC

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Light Automotive Repair

**SIZE OF TRACT:** 0.6927 acre

**DISTRICT:** 18

**LAND LOT(S):** 77, 78

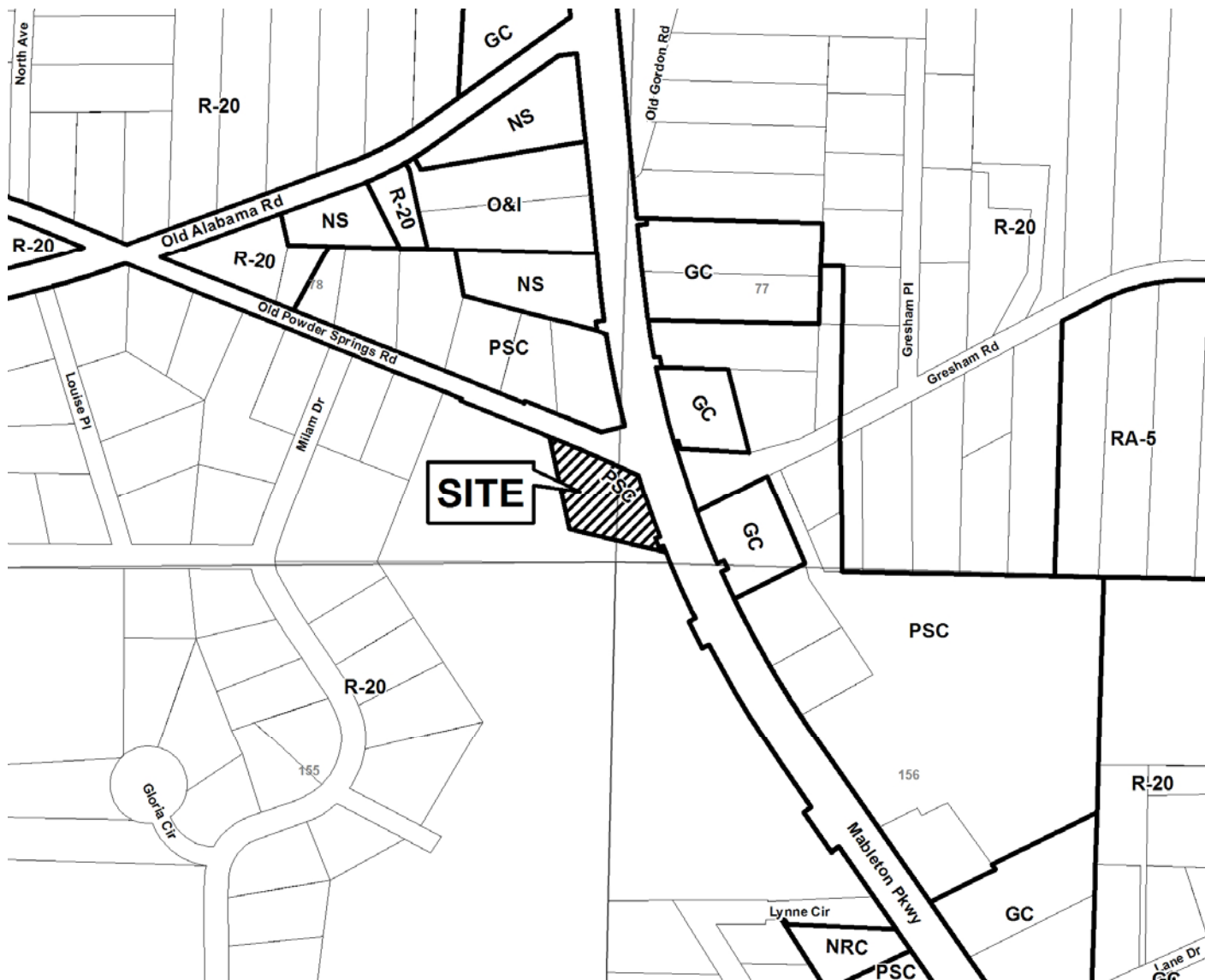
**PARCEL(S):** 51

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

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



## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): Not Applicable
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed selling prices(s): \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

- a) Proposed use(s): Light Automotive Repair
- b) Proposed building architecture: Renovations to existing building structure
- c) Proposed hours/days of operation: Six days per week; 7:00 a.m. - 7:00 p.m.
- d) List all requested variances: None known at this time
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

None at this time

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

.....  
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 herein at any time during the rezoning process.

PROJECT: NMC OF ROSWELL ROAD & OLD CANTON ROAD COBB COUNTY, GEORGIA

DEVELOPER: MetroGroup  
METROGROUP DEVELOPMENT & LLC  
595 WEST POSSIBLE ROAD

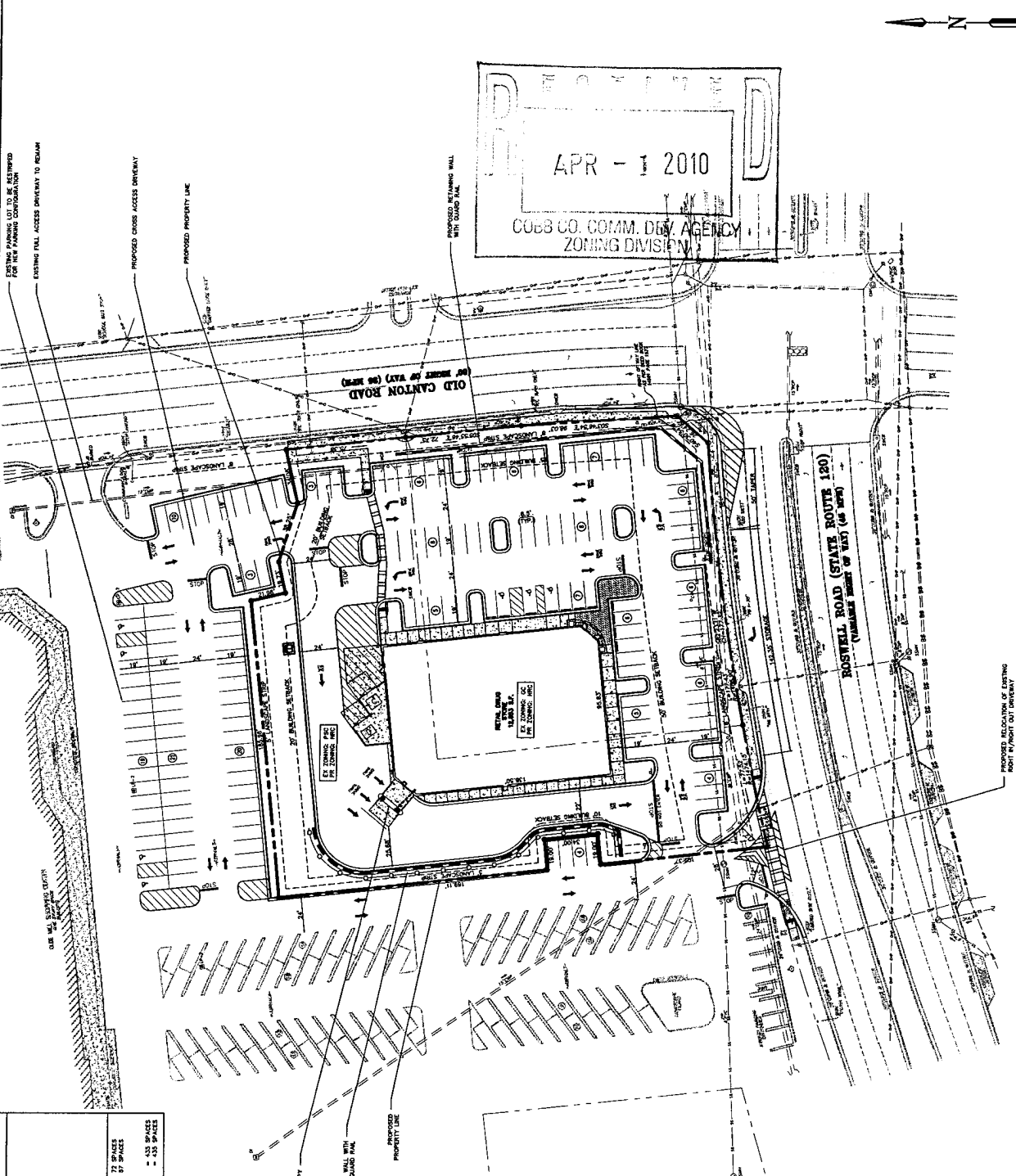
Z-17  
(2010)

REVISIONS: DATE

PROJECT MANAGER: JRM  
DESIGNED BY: JRM  
APPROVED BY: JRM  
DATE: 01/07/10  
TITLE:

REZONING PLAN  
SHEET NUMBER: 1 OF 1

SCALE: 1" = 30'  
SCALE IN FEET  
JOB/FILE NUMBER: 033.196



**SITE DATA**

TOTAL SITE AREA	1.18 ACRES
EXISTING PAVING (LOT TO BE RETIRED FOR NEW PAVING CONSTRUCTION)	1,700 SF
EXISTING PAVING (LOT TO BE RETIRED FOR NEW PAVING CONSTRUCTION)	875 SQ. FT.
TOTAL PAVING AREA	1,700 SQ. FT.
TOTAL BUILDING AREA	14,524 SQ. FT.
TOTAL LOT AREA	12,850 SQ. FT.
TOTAL LOT AREA (EXCEPT FOR LOT 1)	11,975 SQ. FT.
TOTAL LOT AREA (EXCEPT FOR LOT 1)	1,133 ACRES (77%)
TOTAL LOT AREA (EXCEPT FOR LOT 1)	0.38 ACRES (31%)
SITE DENSITY	16.28
EXISTING PAVING (LOT TO BE RETIRED FOR NEW PAVING CONSTRUCTION)	1,700 SF
EXISTING PAVING (LOT TO BE RETIRED FOR NEW PAVING CONSTRUCTION)	875 SQ. FT.
TOTAL PAVING AREA	1,700 SQ. FT.
TOTAL BUILDING AREA	14,524 SQ. FT.
TOTAL LOT AREA	12,850 SQ. FT.
TOTAL LOT AREA (EXCEPT FOR LOT 1)	11,975 SQ. FT.
TOTAL LOT AREA (EXCEPT FOR LOT 1)	1,133 ACRES (77%)
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TOTAL BUILDING AREA	14,524 SQ. FT.
TOTAL LOT AREA	12,850 SQ. FT.
TOTAL LOT AREA (EXCEPT FOR LOT 1)	11,975 SQ. FT.
TOTAL LOT AREA (EXCEPT FOR LOT 1)	1,133 ACRES (77%)
TOTAL LOT AREA (EXCEPT FOR LOT 1)	0.38 ACRES (31%)
SITE DENSITY	16.28

EXISTING SHOPPING CENTER ZONING: PDC

PROPOSED RETAINING WALL WITH GUARD RAIL

PROPOSED PROPERTY LINE

DOUBLE DRIVE THRU WITH CANOPY

PROPOSED RETAINING WALL WITH GUARD RAIL

PROPOSED PROPERTY LINE

PROPOSED RELOCATION OF EXISTING RIGHT-OF-WAY SET BACK

**APPLICANT:** Metro Group Development II, LLC

770-641-1671

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

John H. Moore 770-429-1499

**TITLEHOLDER:** Marvin & Jeff, LLC and BT Marietta, LLC

**PROPERTY LOCATION:** Located at the northwest intersection of  
Roswell Road and Old Canton Road.

**ACCESS TO PROPERTY:** Roswell Road and Old Canton Road

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

**PETITION NO:** Z-17

**HEARING DATE (PC):** 06-03-10

**HEARING DATE (BOC):** 06-15-10

**PRESENT ZONING:** GC, PSC

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Pharmacy And Drug Store

**SIZE OF TRACT:** 1.812 acres

**DISTRICT:** 16

**LAND LOT(S):** 910

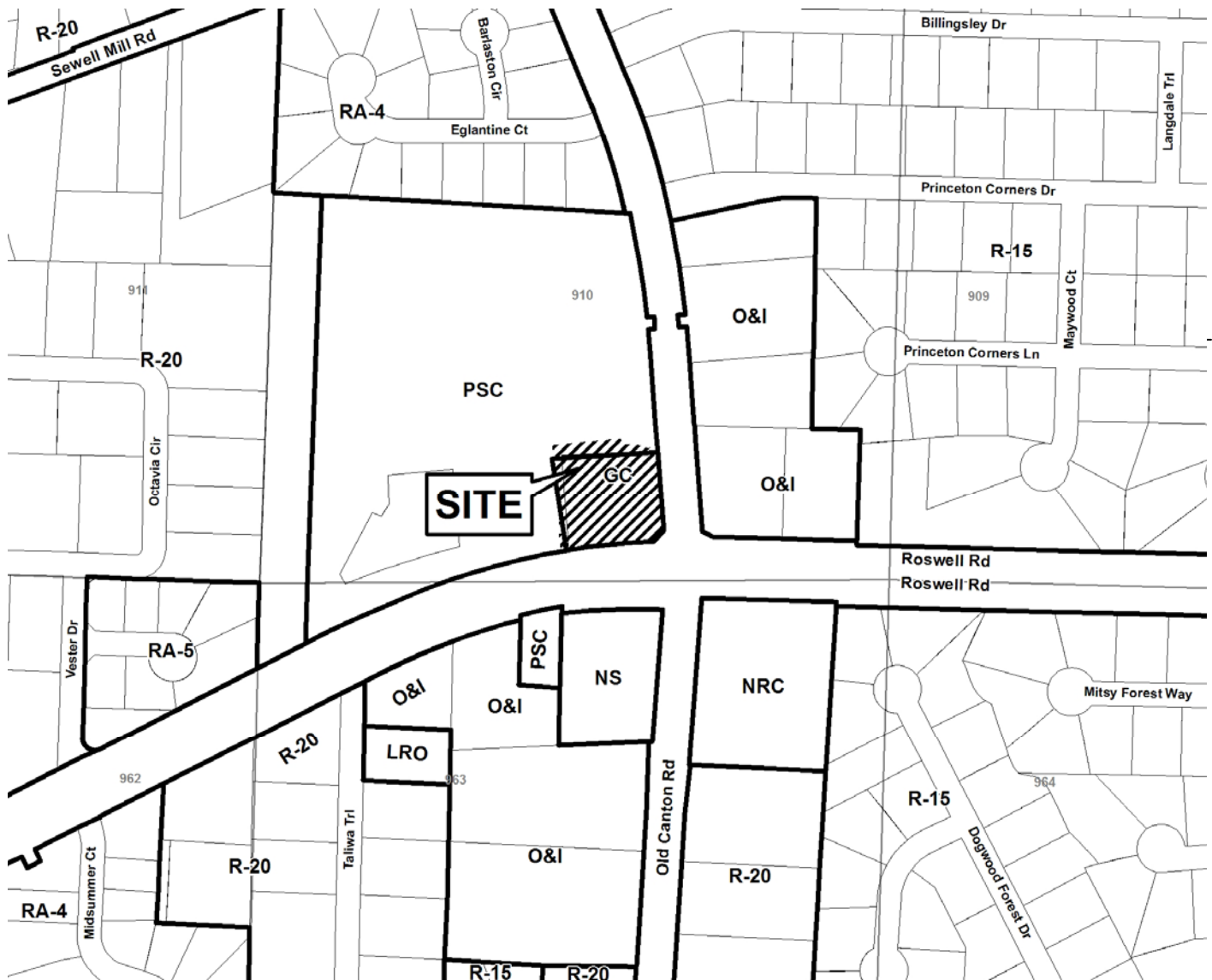
**PARCEL(S):** 7, 20

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**

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



## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): Not Applicable
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed selling prices(s): \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

- a) Proposed use(s): Pharmacy/Drug Store
- b) Proposed building architecture: Combination brick and stucco
- c) Proposed hours/days of operation: 7 days per week; 24 hour operation
- d) List all requested variances: Minimum parking requirements utilizing  
shared parking agreement
- \_\_\_\_\_
- \_\_\_\_\_

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

None known at this time

\_\_\_\_\_

\_\_\_\_\_

.....  
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

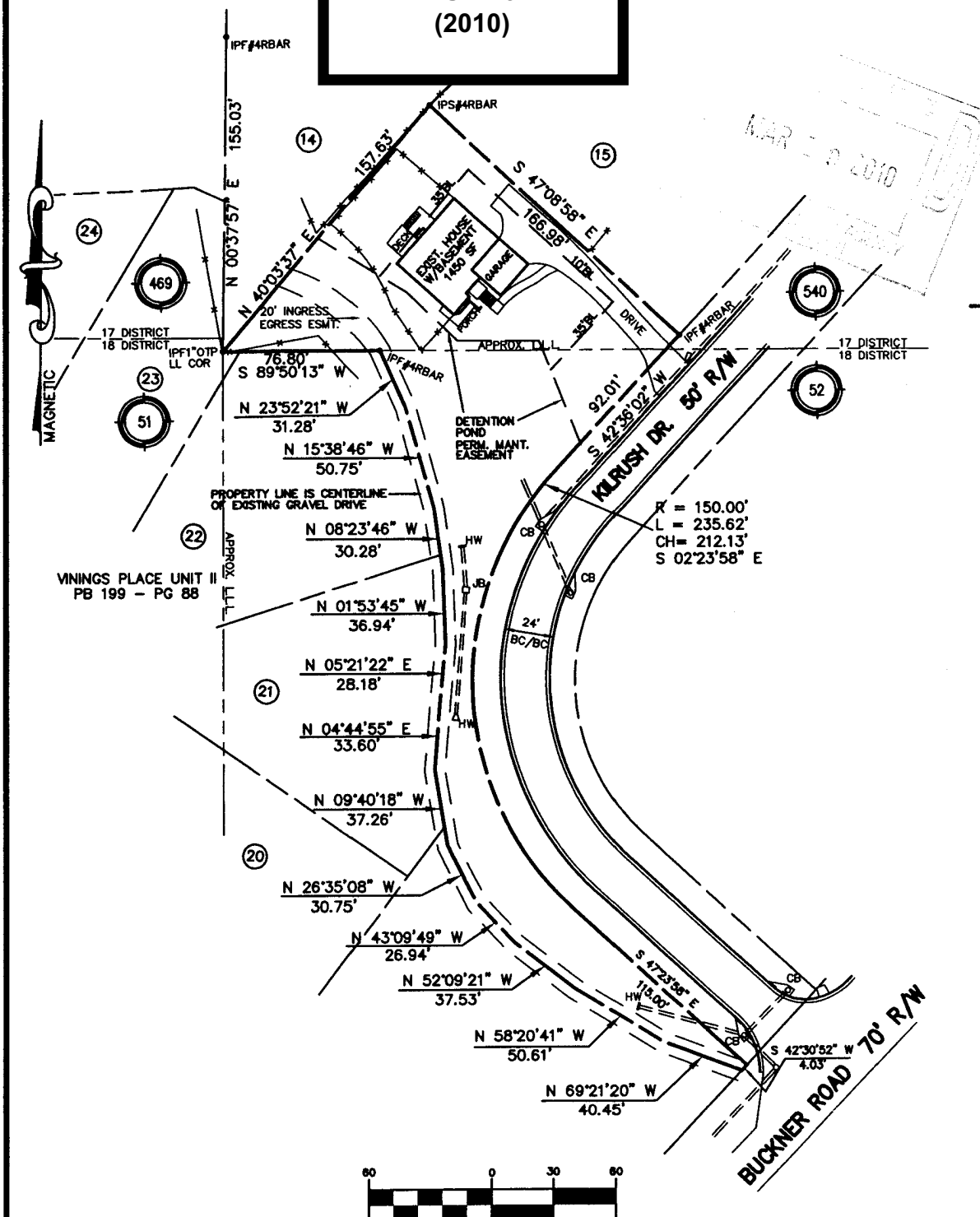
\_\_\_\_\_

\_\_\_\_\_

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



# LUP-15 (2010)



## NOTES:

1 - THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD PER FIRM MAP 13067C0209G DATED 12/16/08.

2 - REFERENCE PLAT PB 147 PAGE 68.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT ACT.

SITE PLAN FOR:  
**EDWARD WINTHROP**  
**CYNTHIA WINTHROP**  
1200 KILRUSH DRIVE  
TOTAL AREA 28,956 SF 0.665 ACRES

LOCATED IN  
LAND LOT(S): 52 AND 540  
DISTRICT: 17th AND 18th  
SECTION: 2  
COUNTY: COBB  
CITY:  
STATE: GEORGIA

**KV** KREWSON VICKREY  
ENGINEERS & LAND SURVEYORS  
1337 Canton Road  
Suite H1  
Marietta Georgia 30066  
(770) 421-8953 Fax (770) 427-4363

JOB NO.	2010-16	SUBDIVISION:	LOT 16 SHANNON DOWNS NORTH S/D
DRAWN BY	EV	REVISIONS	DATE
CHECKED BY			
DATE	03/08/10		
SCALE	1"=60'		
FIELD DATE	03/05/10		

**APPLICANT:** Cynthia Winthrop

678-457-6099

**REPRESENTATIVE:** Cynthia Winthrop

770-739-4189

**TITLEHOLDER:** Edward and Cynthia Y. Winthrop

**PROPERTY LOCATION:** Located on the northwesterly side of

Kilrush Drive, northwesterly of Buckner Road.

**ACCESS TO PROPERTY:** Kilrush Drive

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-15

**HEARING DATE (PC):** 06-03-10

**HEARING DATE (BOC):** 06-15-10

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** LUP

**PROPOSED USE:** In Home Educational

Program

**SIZE OF TRACT:** 0.665 acre

**DISTRICT:** 17, 18

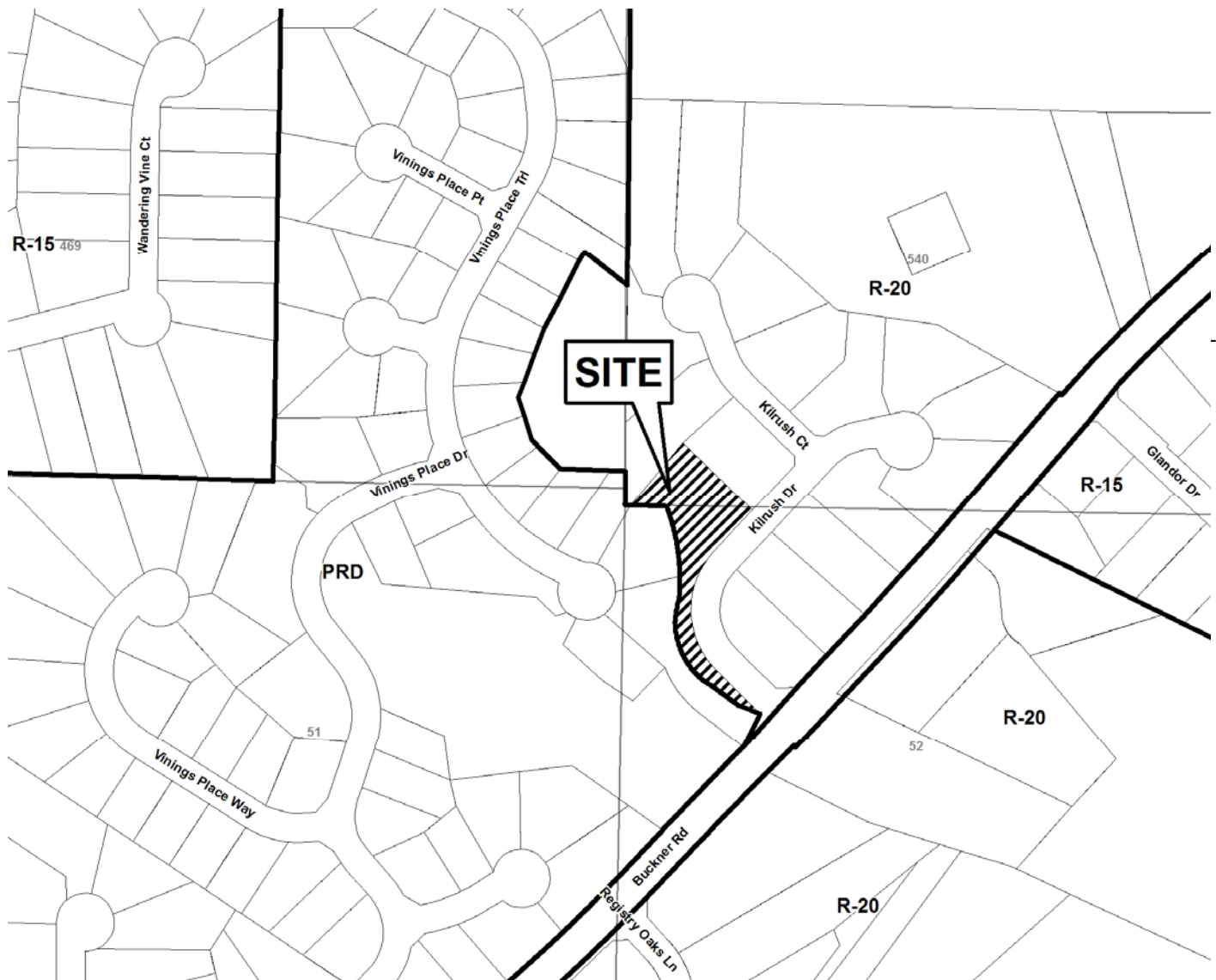
**LAND LOT(S):** 540, 52

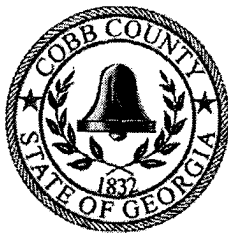
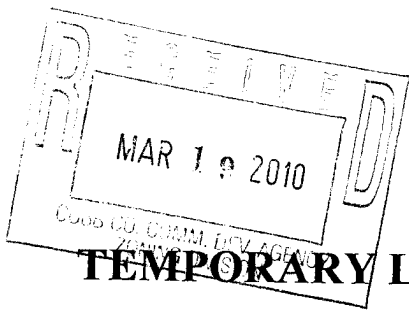
**PARCEL(S):** 47

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

**COMMISSION DISTRICT:** 40

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





Application #: LVP-15  
PC Hearing Date: 6-3-10  
BOC Hearing Date: 6-15-10

## TEMPORARY LAND USE PERMIT WORKSHEET

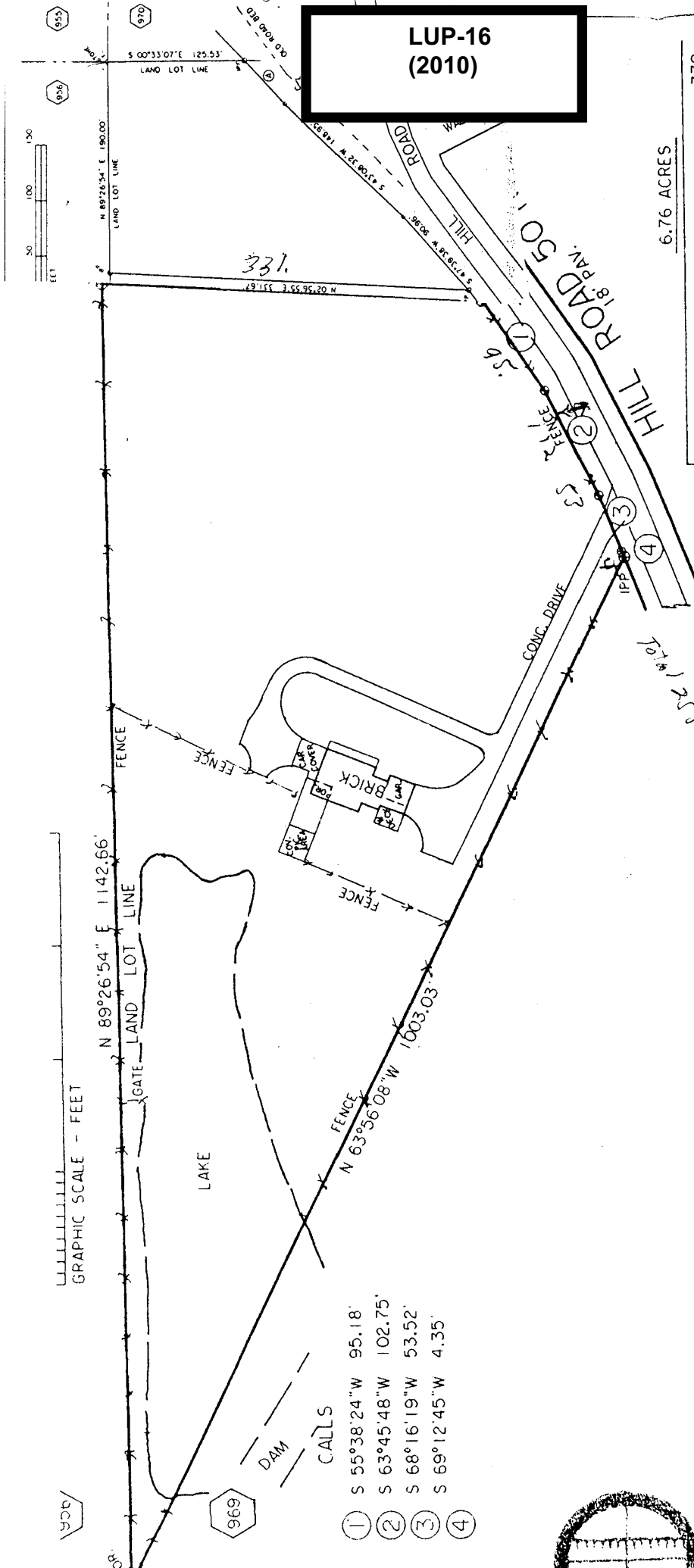
1. Type of business? P-12 school
2. Number of employees? 3
3. Days of operation? M-F
4. Hours of operation? 7:30-12; 1-4
5. Number of clients, customers, or sales persons coming to the house per day? 0; Per week? 0
6. Where do clients, customers and/or employees park?  
Driveway: n/a; Street: n/a; Other (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.): van
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: max. 5 years or during the length of my stay
13. Any additional information? (Please attach additional information if needed): \_\_\_\_\_

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

Date: \_\_\_\_\_

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

Cynthia Y. Winthrop



- CALLS
- ① S 55°38'24"W 95.18'
  - ② S 63°45'48"W 102.75'
  - ③ S 68°16'19"W 53.52'
  - ④ S 69°12'45"W 4.35'



**APPLICANT:** Linda H. Brawner

770-222-1155

**REPRESENTATIVE:** Arnold Brawner

770-843-7575

**TITLEHOLDER:** Linda H. Brawner

**PROPERTY LOCATION:** Located on the north side of Hill Road,  
west of Hiram-Lithia Springs Road.

(5422 Hill Road).

**ACCESS TO PROPERTY:** Hill Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing house on  
a large lot

**PETITION NO:** LUP-16

**HEARING DATE (PC):** 06-03-10

**HEARING DATE (BOC):** 06-15-10

**PRESENT ZONING:** R-80

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

**PROPOSED USE:** Wedding And  
Special Event Venue

**SIZE OF TRACT:** 6.76 acres

**DISTRICT:** 19

**LAND LOT(S):** 969

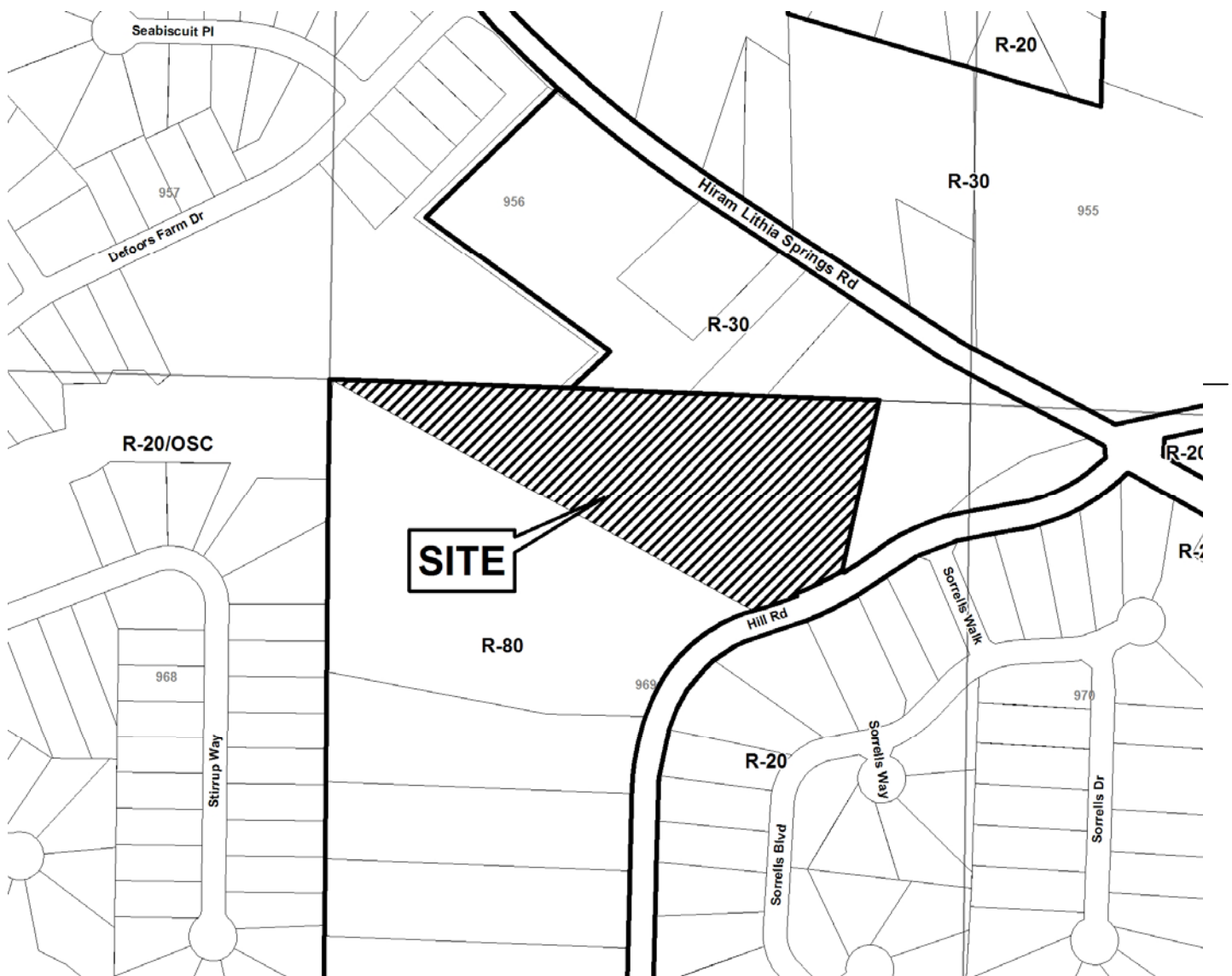
**PARCEL(S):** 7

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

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





Application #: LUP-16

PC Hearing Date: 6-3-10

BOC Hearing Date: 6-15-10

\*RENEWAL OF LUP-8/2009

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? WEDDINGS + SPECIAL EVENT
2. Number of employees? 2
3. Days of operation? Open by Appointment Only
4. Hours of operation? Open by Appointment Only
5. Number of clients, customers, or sales persons coming to the house per day? unknown ; Per week? unknown
6. Where do clients, customers and/or employees park?  
Driveway: \_\_\_\_\_; Street: \_\_\_\_\_; Other (Explain): designated parking lot
7. Signs? No: \_\_\_\_\_; Yes: ☒. (If yes, then how many, size, and location): 1 sign 3x5 @ front 2 inter + exit @ entrance + exit
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): (mostly vans) occasional delivery trucks (only at events)
9. Deliveries? No \_\_\_\_\_; Yes ☒ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)  
small vans (number unknown) "minimal"
10. Does the applicant live in the house? Yes ☒ ; No \_\_\_\_\_
11. Any outdoor storage? No \_\_\_\_\_; Yes ☒ (If yes, please state what is kept outside): folding tables, chairs, dance floor
12. Length of time requested: two year
13. Any additional information? (Please attach additional information if needed):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant signature: Linda H. Brawner Date: 2/23/10  
Applicant name (printed): LINDA H. BRAUNER

# LUP-17 (2010)

LOCATION MAP 1" = 200'

1178 KENNESAW AVENUE PROPERTY LINE DESCRIPTION  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 938, 1178 KENNESAW AVENUE, COBB COUNTY, GEORGIA, AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF HAMES ROAD (VARIABLE R/W) AND THE EASTERLY RIGHT OF WAY OF KENNESAW AVENUE (APPARENT 50' R/W);  
THENCE SOUTHERLY 87 DEGREES 50 MINUTES 17 SECONDS WEST, 188.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF KENNESAW AVENUE FOLLOWING ALONG THE SOUTHERLY RIGHT OF WAY OF KENNESAW AVENUE DEGREES 08 MINUTES 50 SECONDS EAST, 11.50 FEET TO A #4 REBAR INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF HAMES ROAD AND THE WESTERN LINE OF LAND LOT 939, SAID POINT BEING THE POINT OF BEGINNING;  
THENCE LEAVING SAID WESTERN LINE OF LAND LOT 939 AND CONTINUING THE SOUTHERLY RIGHT OF WAY OF HAMES ROAD SOUTH 89 DEGREES 50 SECONDS EAST, 228.15 FEET TO A 1/4" NAIL FOUND;  
THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY OF HAMES ROAD SOUTH 15 DEGREES 15 SECONDS EAST, 118.45 FEET TO A 1.25" CRIP TOP PIPE FOUND;  
THENCE SOUTH 02 DEGREES 16 MINUTES 00 SECONDS EAST, 13.33 FEET TO AN OPEN TOP PIPE FOUND;  
THENCE SOUTH 87 DEGREES 50 MINUTES 17 SECONDS WEST, 188.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF KENNESAW AVENUE FOLLOWING ALONG THE SOUTHERLY RIGHT OF WAY OF KENNESAW AVENUE NORTH 15 DEGREES 23 MINUTES 48 SECONDS WEST, 145.57 FEET TO A #4 REBAR SET ON THE WESTERN LINE OF LAND LOT 939;  
THENCE LEAVING SAID EASTERLY RIGHT OF WAY OF HAMES ROAD AND CONTINUING THE WESTERN LINE OF LAND LOT 939 NORTH 05 DEGREES 11 MINUTES 02 SECONDS WEST, 15.92 FEET TO A POINT ON THE WESTERN LINE OF LAND LOT 939, SAID POINT BEING THE POINT OF BEGINNING.  
SAID 1178 KENNESAW AVENUE CONTAINS 0.96 ACRES (41,807 SQUARE FEET).



SURVEY FOR SPECIAL LAND USE PERMIT FOR:

**ROBERT EMMITT CHATFIELD  
& TIMOTHY SCOTT HIGDON**  
1178 KENNESAW AVENUE

LOCATED IN L.L. 939  
16th DISTRICT, 2nd SECTION  
COBB COUNTY, GA.

**Gaskins**  
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL  
1546 Powder Springs Rd  
Marietta, Georgia 30064  
Phone: (770) 424-1684  
Fax: (770) 424-2593

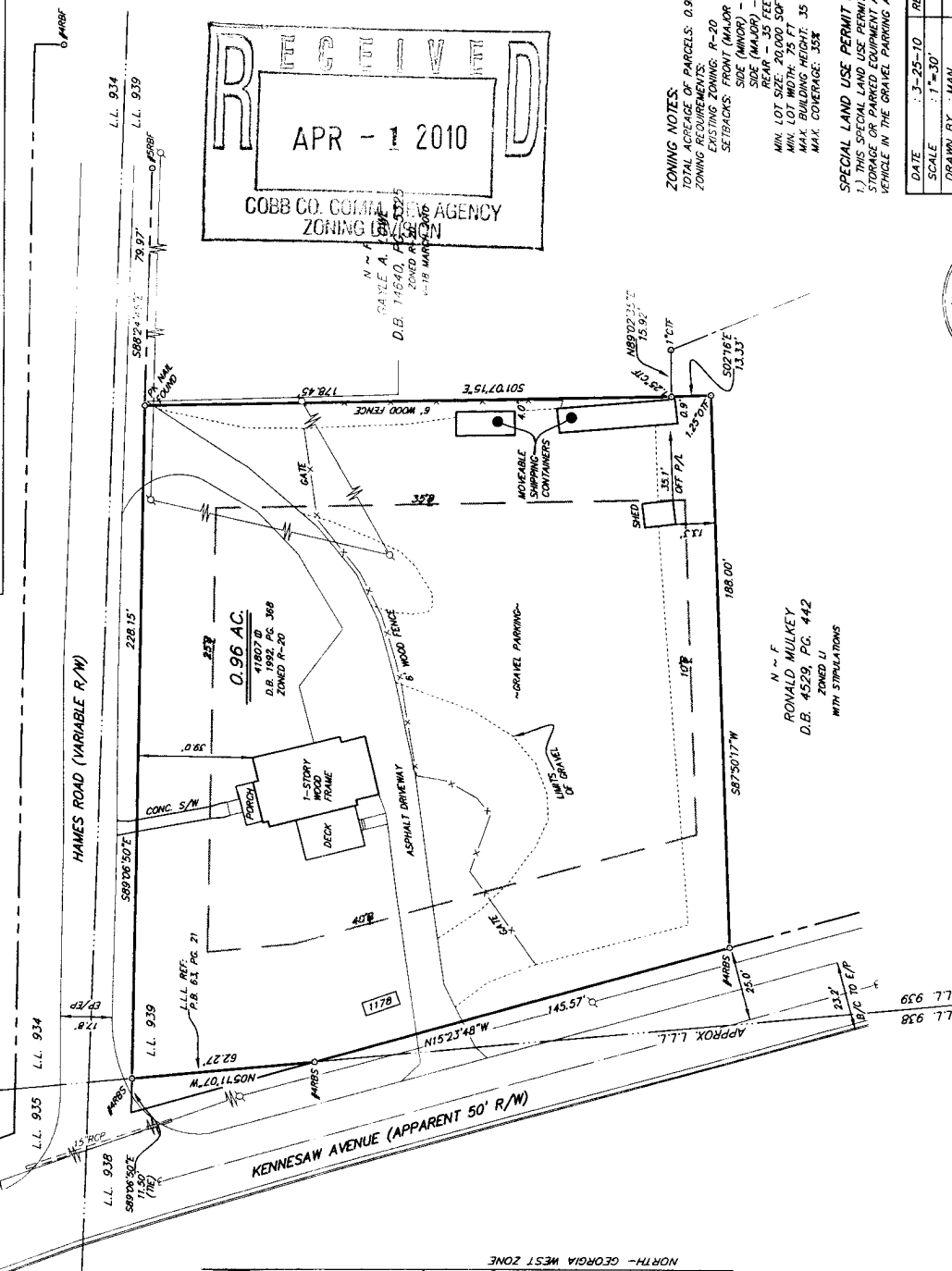


THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PRESCRIPTION AND SUBSISTENCE CLAIMS ARE NOT DETERMINED OR NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.  
THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/84,218; ANGULAR ERROR: 12" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/151,856. MATTERS OF TITLE ARE EXCEPTED.  
13087 C 0102 G DATED: DECEMBER 16, 2008

**ZONING NOTES:**  
TOTAL ACRES OF PARCELS: 0.96 ACRES (41,807 S.F.)  
ZONING DISTRICT: R-20  
ZONING MAP: 1178  
SETBACKS: FRONT (MAJOR COLLECTOR) - 40 FEET  
SIDE (MINOR) - 10 FEET  
SIDE (MAJOR) - 25 FEET  
REAR - 35 FEET  
MIN. LOT SIZE: 20,000 SQ. FT.  
MIN. LOT WIDTH: 75 FT.  
MIN. BUILDING HEIGHT: 35 FT.  
MAX. COVERAGE: 35%

**SPECIAL LAND USE PERMIT NOTES:**  
1. THIS SPECIAL LAND USE PERMIT IS ALLOWED FOR THE STORAGE OF PARKED EQUIPMENT AND MORE THAN ONE BUSINESS VEHICLE IN THE GRAVEL PARKING AREA IN THE SIDE YARD.

CB - CATCH BASIN	PP - POWER POLE
RCP - REINFORCED CONCRETE PIPE	LP - LIGHT POLE
CMP - CORRUGATED METAL PIPE	FM - FIRE HYDRANT
FPE - FINISHED FLOOR ELEVATION	MH - SANITARY SEWER MANHOLE
WATER VALVE	WM - GAS METER
CO - SEWER CLEAN OUT	GM - GAS METER
TELEPHONE MANHOLE	RB - REINFORCING BAR SET
UNDERGROUND ELECTRICAL LINE	CR - CRIMP TOP PIPE FOUND
OVERHEAD POWER LINES	OP - OPEN TOP PIPE FOUND
HW - HEADWALL	R/W MON - RIGHT-OF-WAY MONUMENT
POWERBOX	
W - WATER LINE	X - TYPE OF FENCE
JB - JUNCTION BOX	
DI - DROP INLET / YARD INLET	
G - GAS LINE	



N ~ F  
RONALD MULKEY  
D.B. 4529, P.G. 442  
ZONED U  
WITH STIPULATIONS

NORTH - GEORGIA WEST ZONE

**APPLICANT:** Chatfield Contracting, Inc.

Robert Emmett Chatfield 770-514-9519

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

Garvis L. Sams, Jr. 770-422-7016

**TITLEHOLDER:** Robert Emmett Chatfield and Timothy Scott

Higdon

**PROPERTY LOCATION:** Located at the southeast intersection

of Kennesaw Avenue and Hames Road

**ACCESS TO PROPERTY:** Kennesaw Avenue and Hames Road

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

**PETITION NO:** LUP-17

**HEARING DATE (PC):** 6-03-10

**HEARING DATE (BOC):** 6-15-10

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Temporary Land

Use Permit

**PROPOSED USE:** General Contractor's

Business

**SIZE OF TRACT:** 0.938 acres

**DISTRICT:** 16

**LAND LOT(S):** 934

**PARCEL(S):** 11

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

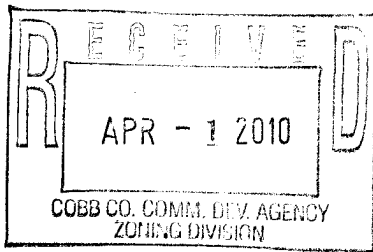
**COMMISSION DISTRICT:** 1

**CONTIGUOUS ZONING/DEVELOPMENT**

**FUTURE LAND USE MAP:** Industrial Compatible







Application #: LUP- 17  
PC Hearing Date: 06/03/10  
BOC Hearing Date: 06/15/10

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? General Contractor
2. Number of employees? 9 employees; however, none of the employees work from the subject property.
3. Days of operation? Weekdays (Monday – Friday)
4. Hours of operation? 7:00 a.m. to 7:00 p.m.
5. Number of clients, customers, or sales persons coming to the house per day? None; Per Week? None
6. Where do clients, customers and/or employees park:  
Driveway: XX; Street: \_\_\_\_\_; Other (Explain): \_\_\_\_\_
7. Signs? No: XX; 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.): 2 tractors; 2 dump trucks; 2 trailers; 2 backhoes and 1 bobcat
9. Deliveries? No XX; 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 XX (Leased to tenant)
11. Any outdoor storage? No \_\_\_\_\_; Yes XX (If yes, please state what is kept outside): Above described equipment is stored behind a 6' opaque privacy fence and screened from view.
12. Length of time requested: 24 months with potential renewal
13. Any additional information? Please attach additional information if needed):  
The subject property is in an area denominated as Industrial Compatible (IC) on the County's Future Land Use Map, an excerpt of which is attached. The subject property has been utilized as proposed since being purchased in 1996.

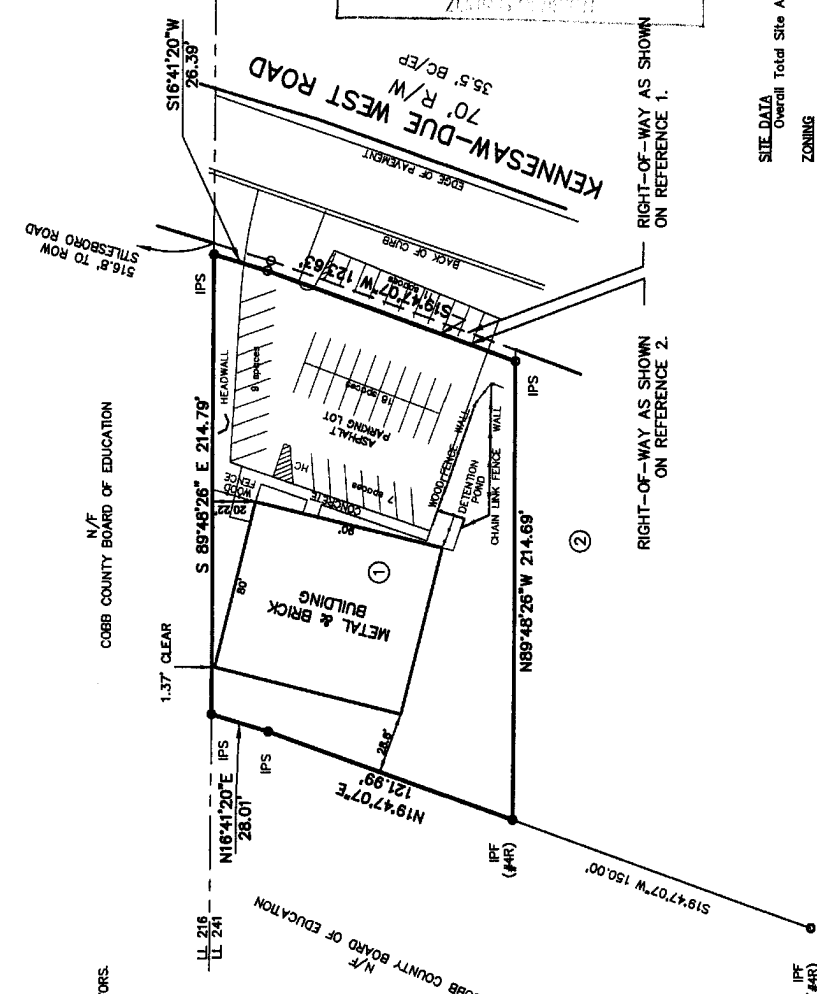
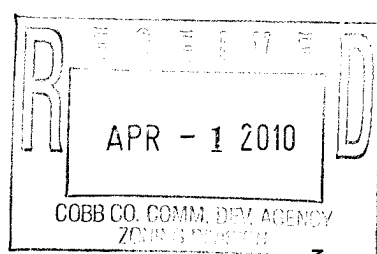
CHATFIELD CONTRACTING, INC.

Applicant Signature: By: \_\_\_\_\_

Date: 4/1/10

Garvis L. Sams, Jr., Attorney for Applicant

LUP-18  
(2010)



**SITE DATA**  
Overall Total Site Area: 0.699 Acres

**ZONING**  
Existing Zoning: Low Rise Office (LRO)  
Proposed Zoning: Neighborhood Retail Commercial (NRC)

**PARKING**  
Total Spaces Required: 36  
Total Spaces Provided: 45

**CONTACT**  
West Cobb Office Investors, LLC  
Michael Langston  
(770) 617-1559

**ZONING PLAT FOR:**  
**WEST COBB OFFICE INVESTORS**

LOT: 1	REVISIONS
SUBDIVISION THOMAS H. EUBANKS SUBDIVISION	
PLAT BOOK PAGE	
LAND LOT: 241	CC: LT
DISTRICT: 20th	DWM: RPS
COUNTY: COBB	CHKD: LDN
STATE: GEORGIA	99/990231.dwg
DATE: MARCH 31, 2008	SCALE: 1"=40'
	JOB: 08-0044



**AREA**  
30,442 SQ. FT.  
0.699 ACRES

- REFERENCES**
1. REFERENCE PLAT OF SUBDIVISION ENTITLED "THOMAS H. EUBANKS SUBDIVISION", DATED JAN. 1989, PREPARED BY WELKER & ASSOC'S.
  2. REFERENCE PLAN OF SITE DEVELOPMENT, DATED 08-21-92, BY WEST GEORGIA SURVEYORS.

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL NUMBER 1306700030F, DATED 8-18-92. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 100,000 FEET. AND WAS ADJUSTED USING THE "NONE" RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT UTILIZED: ANGULAR TOPCON 303  
LINEAR TOPCON 303

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

LARRY D. NEEZE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.

**APPLICANT:** West Cobb Office Investors, LLC  
770-480-5632

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

**TITLEHOLDER:** West Cobb Office Investors, LLC

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

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

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

**PETITION NO:** LUP-18

**HEARING DATE (PC):** 6-03-10

**HEARING DATE (BOC):** 6-15-10

**PRESENT ZONING:** LRO

**PROPOSED ZONING:** LUP  
(Renewal)

**PROPOSED USE:** \_\_\_\_\_

**SIZE OF TRACT:** 0.699 acres

**DISTRICT:** 20

**LAND LOT(S):** 241

**PARCEL(S):** 20

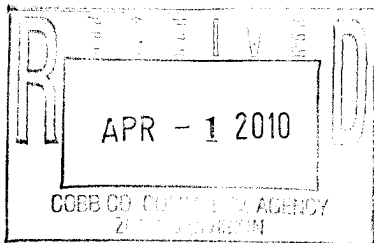
**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 1

**CONTIGUOUS ZONING/DEVELOPMENT**

**FUTURE LAND USE MAP: Parks/Recreation/Conservation**





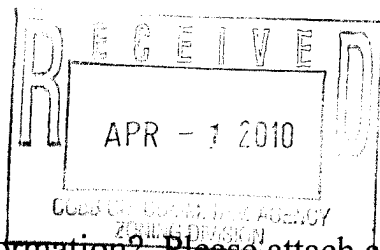
Application #: LUP-18  
PC Hearing Date: 06/03/10  
BOC Hearing Date: 06/15/10

1 of 2

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Dance Studio
2. Number of employees? 4 - 5
3. Days of operation? 7 days a week
4. Hours of operation? 11:00 a.m. until 8:00 p.m.
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): X  
Parking lot designated on site plan.
7. Signs? No: \_\_\_\_\_; Yes: XX. (If yes, then how many, size, and location): On building and at street.
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e., dump truck, bobcat, trailer, etc.): N/A
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 N/A; No \_\_\_\_\_
11. Any outdoor storage? No X; Yes \_\_\_\_\_ (If yes, please state what is kept outside): \_\_\_\_\_
12. Length of time requested: 24 months

\*Dependant upon dance studio enrollment.



2 of 2  
LUP 18  
2010

13. Any additional information? Please attach additional information if needed):

When the subject property was approved for a Land Use Permit in 2008 (No. Z-24), there was a Clerk's note attached to the minutes reflecting the Planning Commission's recommendation for approval which suggested that, upon a completion of the granting of the original Temporary Land Use Permit, the County should consider a rezoning to NRC which would allow the dance studio without the necessity of a Land Use Permit.

WEST COBB OFFICE INVESTORS, LLC

Applicant Signature: By: \_\_\_\_\_

Date: \_\_\_\_\_

4/1/10

Garvis L. Sams, Jr., Attorney for Applicant

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



**APPLICANT:** Vision for Souls  
770-739-2816

**REPRESENTATIVE:** Sharon Stallings  
770-739-2816

**TITLEHOLDER:** Vision for Souls Outreach Center Church, Inc.  
770-739-2816

**PROPERTY LOCATION:** Located on the east side of Factory Shoals  
Road, south of Mableton Parkway (6519 Factory Shoals Road).

**ACCESS TO PROPERTY:** Factory Shoals Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing church

**PETITION NO:** LUP-19

**HEARING DATE (PC):** 06-03-10

**HEARING DATE (BOC):** 06-15-10

**PRESENT ZONING:** R-20

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

**PROPOSED USE:** Child Care to  
General Public

**SIZE OF TRACT:** 7.5925 acres

**DISTRICT:** 18

**LAND LOT(S):** 299, 300

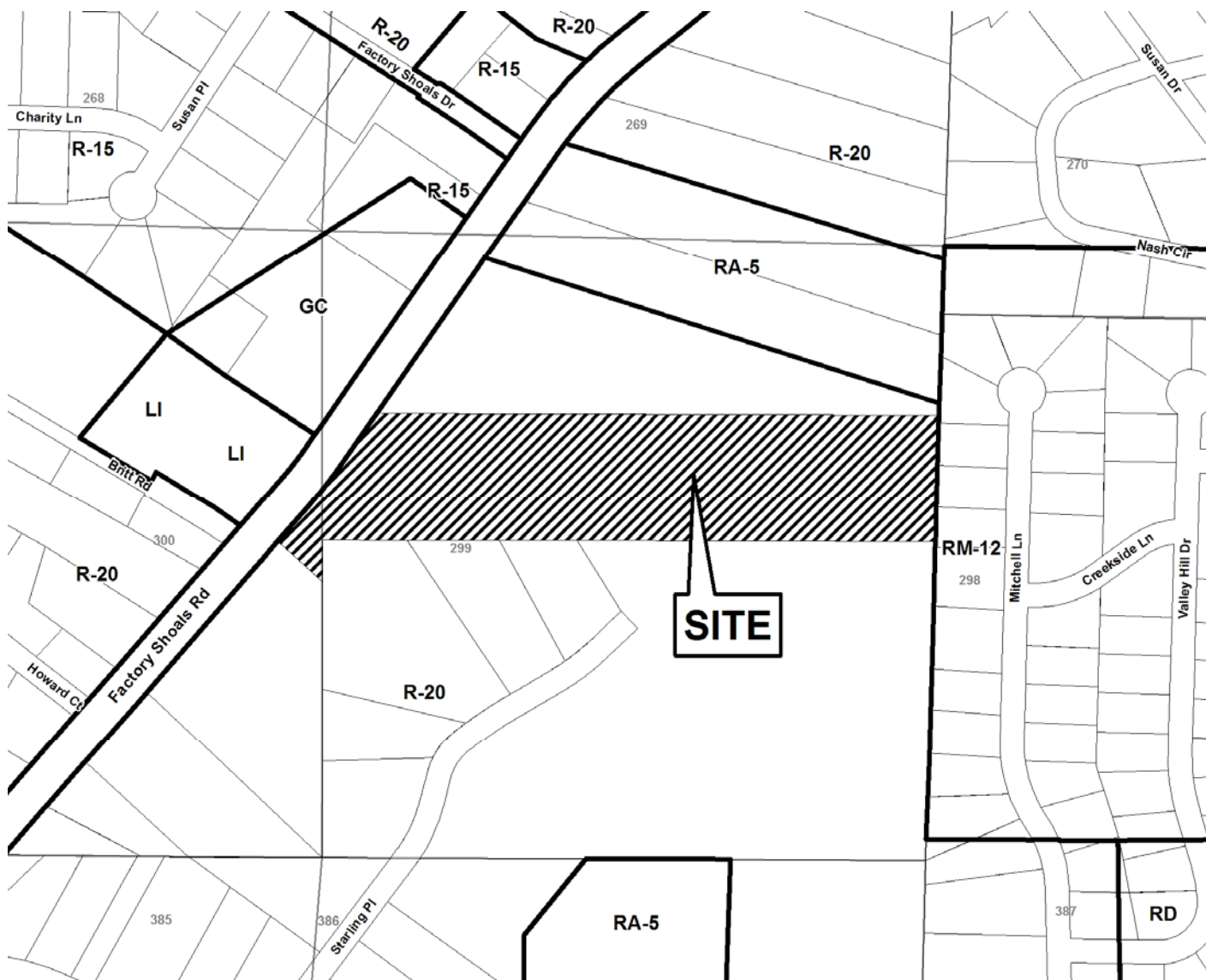
**PARCEL(S):** 3

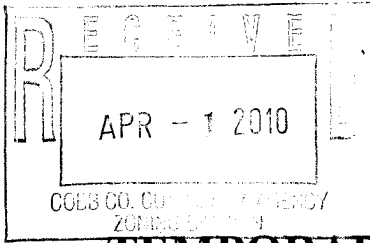
**TAXES: PAID EXEMPT DUE**

#### CONTIGUOUS ZONING/DEVELOPMENT

**COMMISSION DISTRICT:** 4

#### FUTURE LAND USE MAP: Public Institutional





Application #: LUP-19  
PC Hearing Date: 6-3-10  
BOC Hearing Date: 6-15-10  
\*Renewal of LUP-8 of 2008

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Church
2. Number of employees? 7
3. Days of operation? 5
4. Hours of operation? 6:30<sup>am</sup> - 6:30<sup>pm</sup>
5. Number of clients, customers, or sales persons coming to the house Church  
per day? 7; Per week? 35
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.): 1  
Cars Van
9. Deliveries? No \_\_\_\_\_; Yes \_\_\_\_\_ (if yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)  
approx 3 per wk
10. Does the applicant live in the house? Yes \_\_\_\_\_; No ☒ <sup>church</sup>
11. Any outdoor storage? No ☒; Yes \_\_\_\_\_ (if yes, please state what is kept outside): \_\_\_\_\_
12. Length of time requested: permanent
13. Any additional information? (Please attach additional information if needed):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant signature: [Signature] Date: 4-1-10

Applicant name (spelled out): Sharon Stallings