

# **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: February 1, 2011**  
**Board of Commissioners Hearing Date: February 15, 2011**

**Due Date: January 7, 2011**

**Date Distributed/Mailed Out: December 8, 2010**



*Cobb County... Expect the Best!*

Z-1  
(2011)



site map

- LEGEND**
- 1. The boundaries of this plat shall be based on the property as shown on the plat, and shall not be altered by the passage of time.
  - 2. The property is shown on the plat as being divided into lots, and shall not be altered by the passage of time.
  - 3. The plat shall be construed as if the property is shown on the plat.
  - 4. The plat shall be construed as if the property is shown on the plat.
  - 5. The plat shall be construed as if the property is shown on the plat.
  - 6. The plat shall be construed as if the property is shown on the plat.



- (SEE PLAN)**
1. The boundaries of this plat shall be based on the property as shown on the plat, and shall not be altered by the passage of time.
  2. The property is shown on the plat as being divided into lots, and shall not be altered by the passage of time.
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  6. The plat shall be construed as if the property is shown on the plat.

**Survey Data:**

1. The boundaries of this plat shall be based on the property as shown on the plat, and shall not be altered by the passage of time.

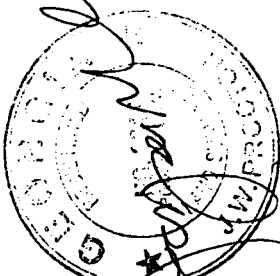
2. The property is shown on the plat as being divided into lots, and shall not be altered by the passage of time.

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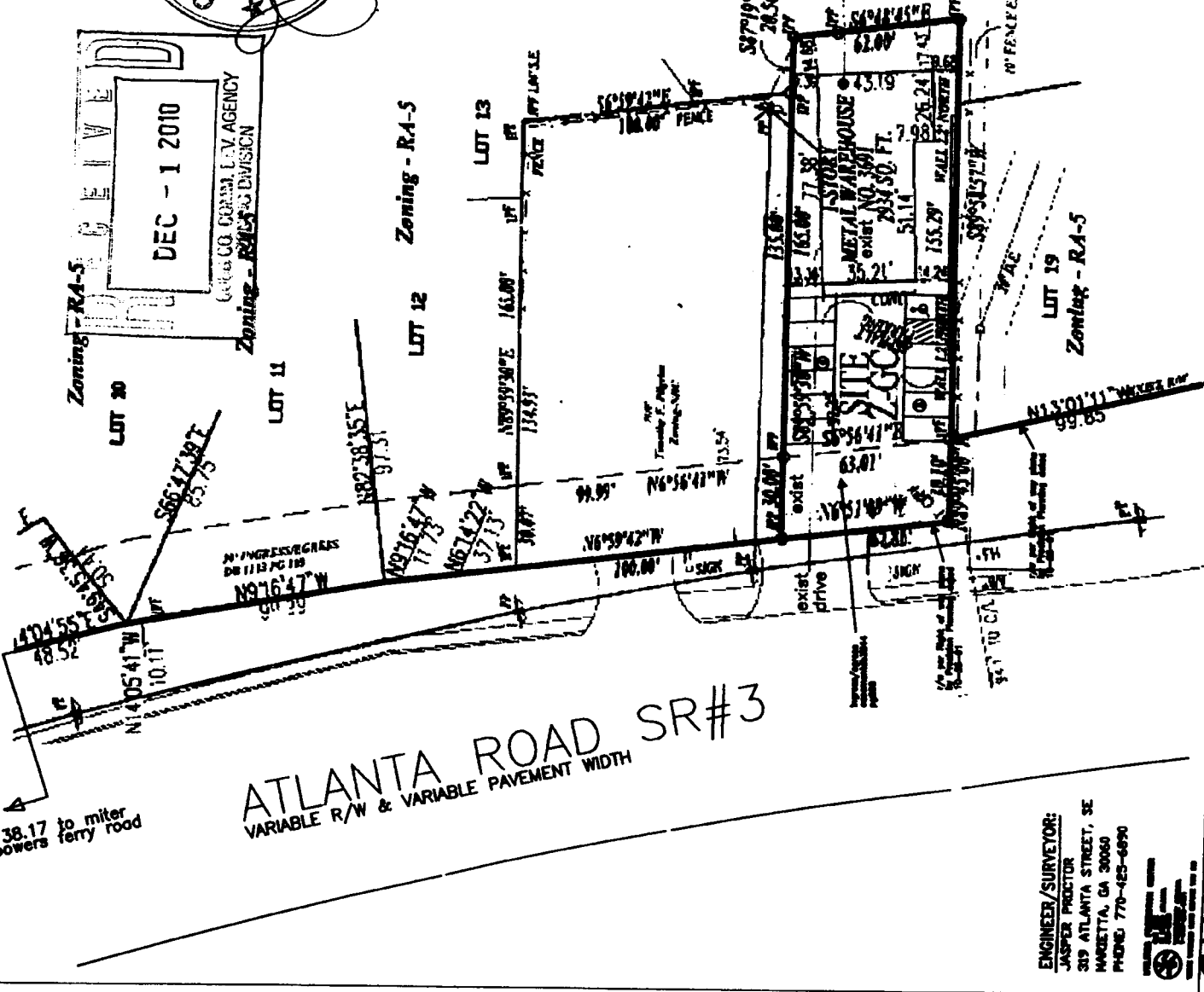
11-29-10

**RECEIVE**

DEC - 1 2010

GEO. CO. COMM. DIVISION

Zoning - RA-5



138.17 to miter powers ferry road

ATLANTA ROAD SR#3  
VARIABLE R/W & VARIABLE PAVEMENT WIDTH

**ENGINEER/SURVEYOR:**  
JASPER PROCTOR  
319 ATLANTA STREET, SE  
MARIETTA, GA 30060  
PHONE: 770-425-6890



C:\Users\Public\Documents\1\2009\McMILLAN\ACAD-ATLANTAROAD.dwg, 11/30/2010

APPLICANT: Michael McMillen

(770) 333-9622

REPRESENTATIVE: Hylton B. Dupree, Jr.

(770) 424-7171

TITLEHOLDER: Michael McMillen and Justin McMillen

(770) 333-9622

PROPERTY LOCATION: East side of Atlanta Road,  
south of Paces Ferry Road.

ACCESS TO PROPERTY: Atlanta Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**Future Land Use Map: Medium Density Residential**

**NORTH:**

**SOUTH:**

**EAST:**

**WEST:**

PETITION NO: Z-1

HEARING DATE (PC): 02-01-11

HEARING DATE (BOC): 02-15-11

PRESENT ZONING: GC

PROPOSED ZONING: UVC

PROPOSED USE: Psychic Readings and  
a Residence

SIZE OF TRACT: 0.3 ac

DISTRICT: 17

LAND LOT(S): 743

PARCEL(S): 26

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

COMMISSION DISTRICT: 2

**OPPOSITION:** NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

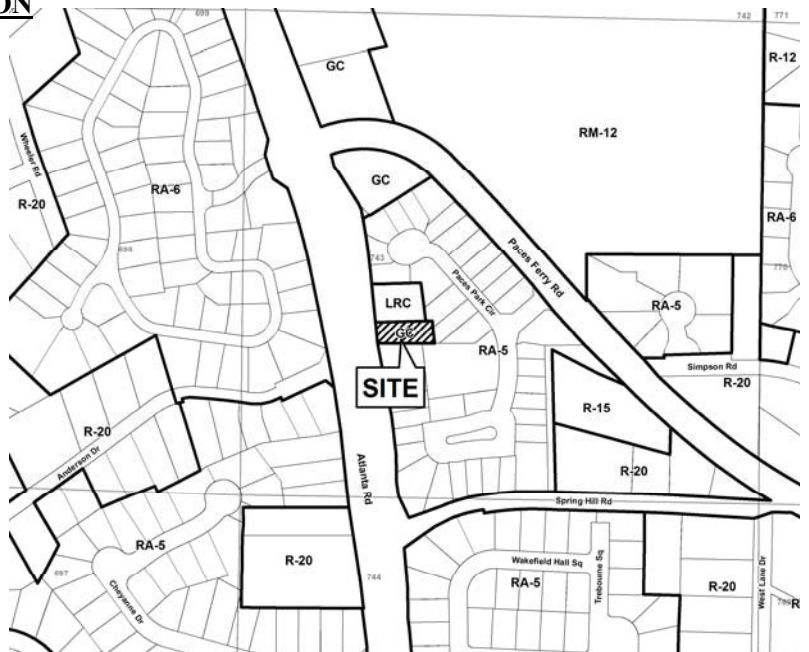
**BOARD OF COMMISSIONERS DECISION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

**STIPULATIONS:**

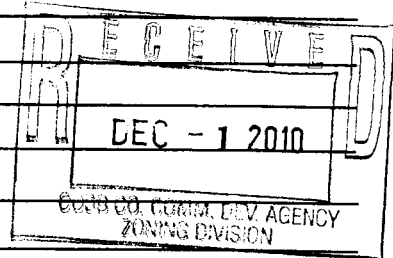


Feb. 2011

# 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)

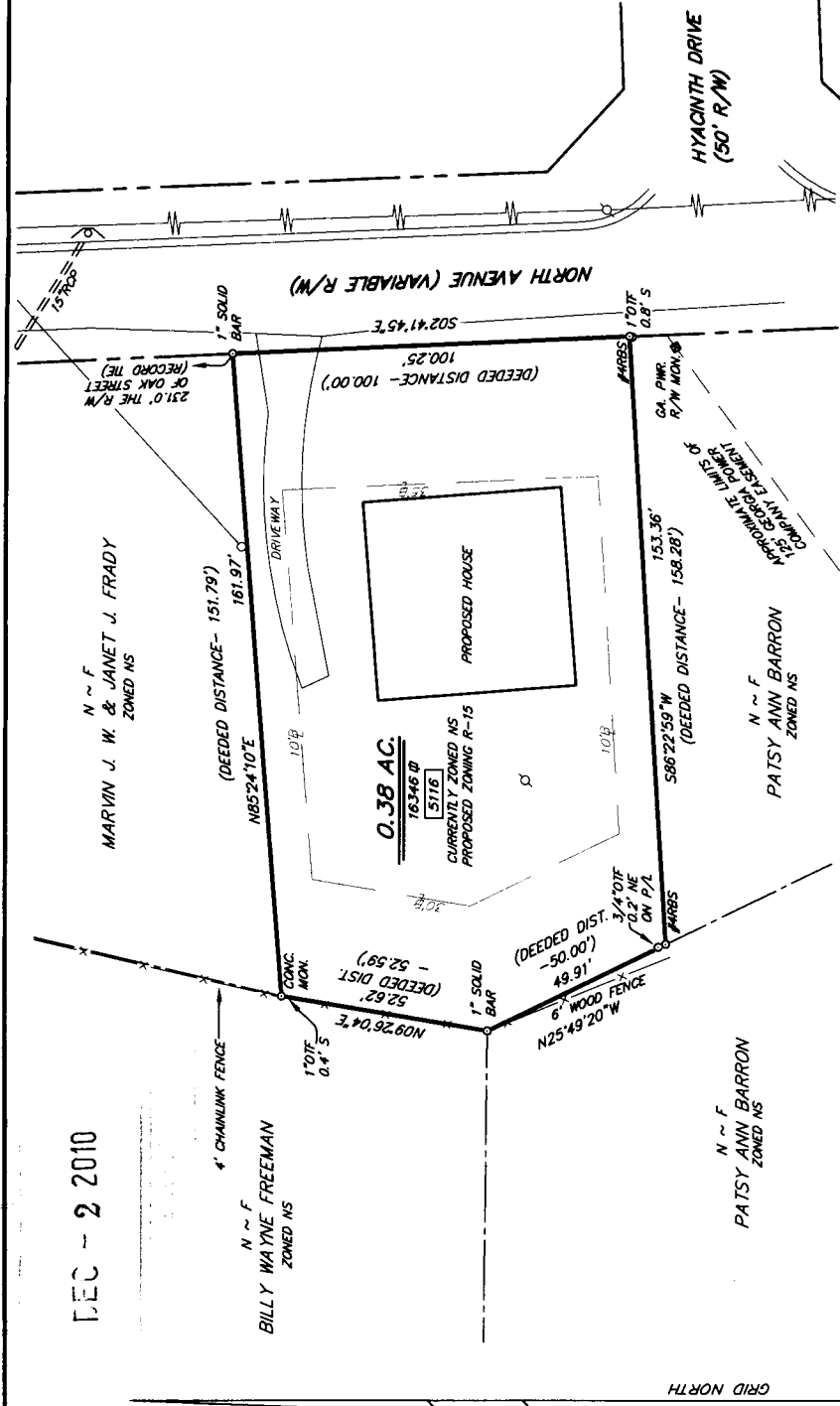
- a) Proposed use(s): HOME OCCUPATION / PSYCHIC READINGS
- b) Proposed building architecture: RESIDENTIAL
- c) Proposed hours/days of operation: \_\_\_\_\_
- d) List all requested variances: LOT SIZE VARIANCE GRANTED BY BOARD OF COMMISSIONERS

.....  
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).

PLAT ATTACHED

DEC - 2 2010



**Z-2  
(2011)**

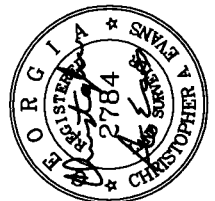
LEGEND	
⊗	P.P. - POWER POLE
⊗	L.P. - LIGHT POLE
⊗	F.H. - FIRE HYDRANT
⊗	M.H. - SANITARY SEWER MANHOLE
⊗	W.M. - WATER METER
⊗	G.M. - GAS METER
○	RBS - REINFORCING BAR SET
○	RBF - REINFORCING BAR FOUND
○	CTF - CRIMP TOP PIPE FOUND
○	OTF - OPEN TOP PIPE FOUND
□	R/W MON. - RIGHT-OF-WAY MONUMENT
X	TYPE OF FENCE
○	J.B. - JUNCTION BOX
□	D.I. - DROP INLET / YARD INLET
□	C.B. - CATCH BASIN
≡	R.C.P. - REINFORCED CONCRETE PIPE
≡	C.M.P. - CORRUGATED METAL PIPE
≡	F.F.E. - FINISHED FLOOR
⊗	WATER VALVE
⊗	S.E.C.O. SEWER CLEAN OUT
⊗	TELEPHONE MANHOLE
⊗	OVERHEAD POWER LINES
⊗	H.W. - HEADWALL
⊗	P.B.X. - POWERBOX
⊗	234 - STREET ADDRESS
---	W-W - WATER LINE
---	T - UNDERGROUND TELEPHONE
---	G - GAS LINE
---	E - UNDERGROUND ELECTRIC



ZONING PLAT FOR:

**CORNERSTONE CONSTRUCTION  
COOPERATIVE, INC.**  
5116 NORTH AVENUE

LOCATED IN L.L. 1206  
19th DISTRICT, 2nd SECTION  
COBB COUNTY, GA.



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 1.30052, MAP NUMBER 1.3067 C 0184 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: 1/10,000; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/91,701. MATTERS OF TITLE ARE EXCEPTED.

DATE	REVISIONS
: 11-3-10	
SCALE : 1" = 30'	
DRAWN BY : MAN	
CHECKED BY : CAE	
FIELD BOOK : 480	

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

1266 Powder Springs Rd  
Marietta, Georgia 30064  
www.gcsurvey.com  
Phone: (770) 424-7168  
Fax: (770) 424-7593

APPLICANT: Cornerstone Construction

Cooperative, Inc. (678) 410-7311

REPRESENTATIVE: Parks F. Huff

(770) 422-7016

TITLEHOLDER: Donald R. Donovan

(770) 947-3540

PROPERTY LOCATION: Located on the west side of

North Avenue, west of Hyacinth Drive

ACCESS TO PROPERTY: North Avenue

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

PETITION NO: Z-2

HEARING DATE (PC): 02-01-11

HEARING DATE (BOC): 02-15-11

PRESENT ZONING: NS

PROPOSED ZONING: R-15

PROPOSED USE: Single-family

Residential

SIZE OF TRACT: 0.38 ac

DISTRICT: 19

LAND LOT(S): 1206

PARCEL(S): 8

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

COMMISSION DISTRICT: 4

**CONTIGUOUS ZONING/DEVELOPMENT**

**Future Land Use Map: Community Activity Center**

**NORTH:**

**SOUTH:**

**EAST:**

**WEST:**

**OPPOSITION: NO. OPPOSED** \_\_\_\_\_ **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

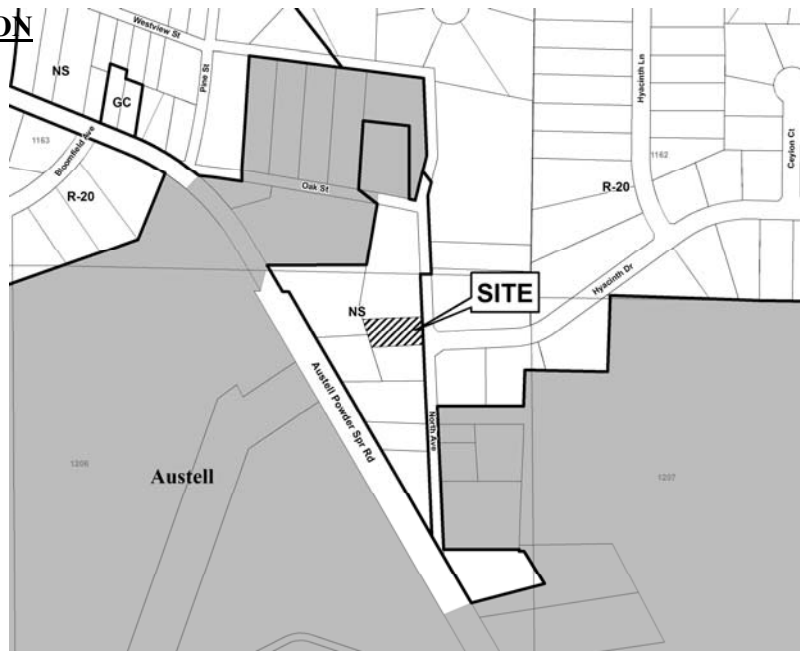
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:**



DEC - 2 2010

# Summary of Intent for Rezoning\*

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

a) Proposed unit square-footage(s): 2,000 sq. ft. plus

Proposed building architecture: traditional ranch - brick

Proposed selling prices(s): \$150,000 plus

b) List all requested variances: None

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

a) Proposed use(s): \_\_\_\_\_

b) Proposed building architecture: \_\_\_\_\_

c) Proposed hours/days of operation: \_\_\_\_\_

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

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

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

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

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

\*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: Twin Oaks Mobile Home Park, Inc.  
(941) 373-6646

REPRESENTATIVE: Parks F. Huff  
(770) 422-7016

TITLEHOLDER: Twin Oaks Mobile Home Park, Inc.  
(941) 373-6646

PROPERTY LOCATION: Located at the northwestern  
intersection of Mableton Parkway and Doyle Drive

ACCESS TO PROPERTY: Mableton Parkway and Doyle Drive

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

PETITION NO: Z-3

HEARING DATE (PC): 02-01-11

HEARING DATE (BOC): 02-15-11

PRESENT ZONING: R-20 & NS w/s

PROPOSED ZONING: NRC & MHP

PROPOSED USE: Existing Mobile Home  
Park and Daycare and/or Office

SIZE OF TRACT: 3.24 ac

DISTRICT: 18

LAND LOT(S): 407 & 408

PARCEL(S): 2

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

COMMISSION DISTRICT: 4

**CONTIGUOUS ZONING/DEVELOPMENT**

**Future Land Use Map: High Density Residential**

- NORTH: \_\_\_\_\_
- SOUTH: \_\_\_\_\_
- EAST: \_\_\_\_\_
- WEST: \_\_\_\_\_

**OPPOSITION:** NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

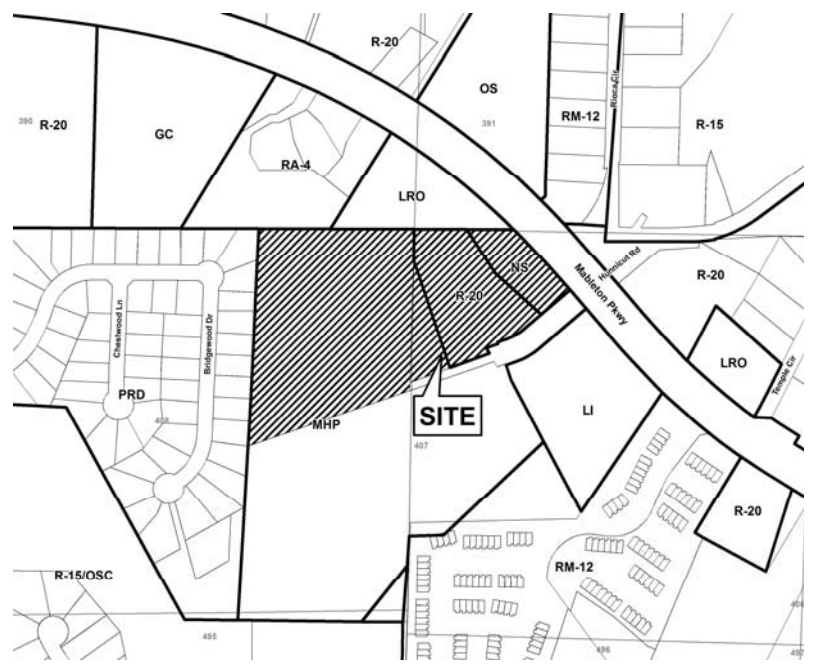
**BOARD OF COMMISSIONERS DECISION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS: \_\_\_\_\_



DEC - 2 2010

# Summary of Intent for Rezoning\*

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

a) Proposed unit square-footage(s): N/A

Proposed building architecture: N/A

Proposed selling prices(s): N/A

b) List all requested variances: Variances for existing mobile home park

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

a) Proposed use(s): Daycare center and/or office

b) Proposed building architecture: Existing building

c) Proposed hours/days of operation: Monday – Friday, 7:00 a.m. – 6:00 p.m.

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

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

The subject property has been used for many years as a mobile home park and a daycare center. Proposal is to bring the zoning into conformance.

**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.

DATE	
BY	
CHECKED BY	
APPROVED BY	
SCALE	
PROJECT NO.	
SHEET NO.	
TOTAL SHEETS	

ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED



**Z-4**  
**(2011)**

**FAMILY DOLLAR**  
LL 204, 17th DISTRICT, 2nd SECTION, COBB COUNTY, GEORGIA

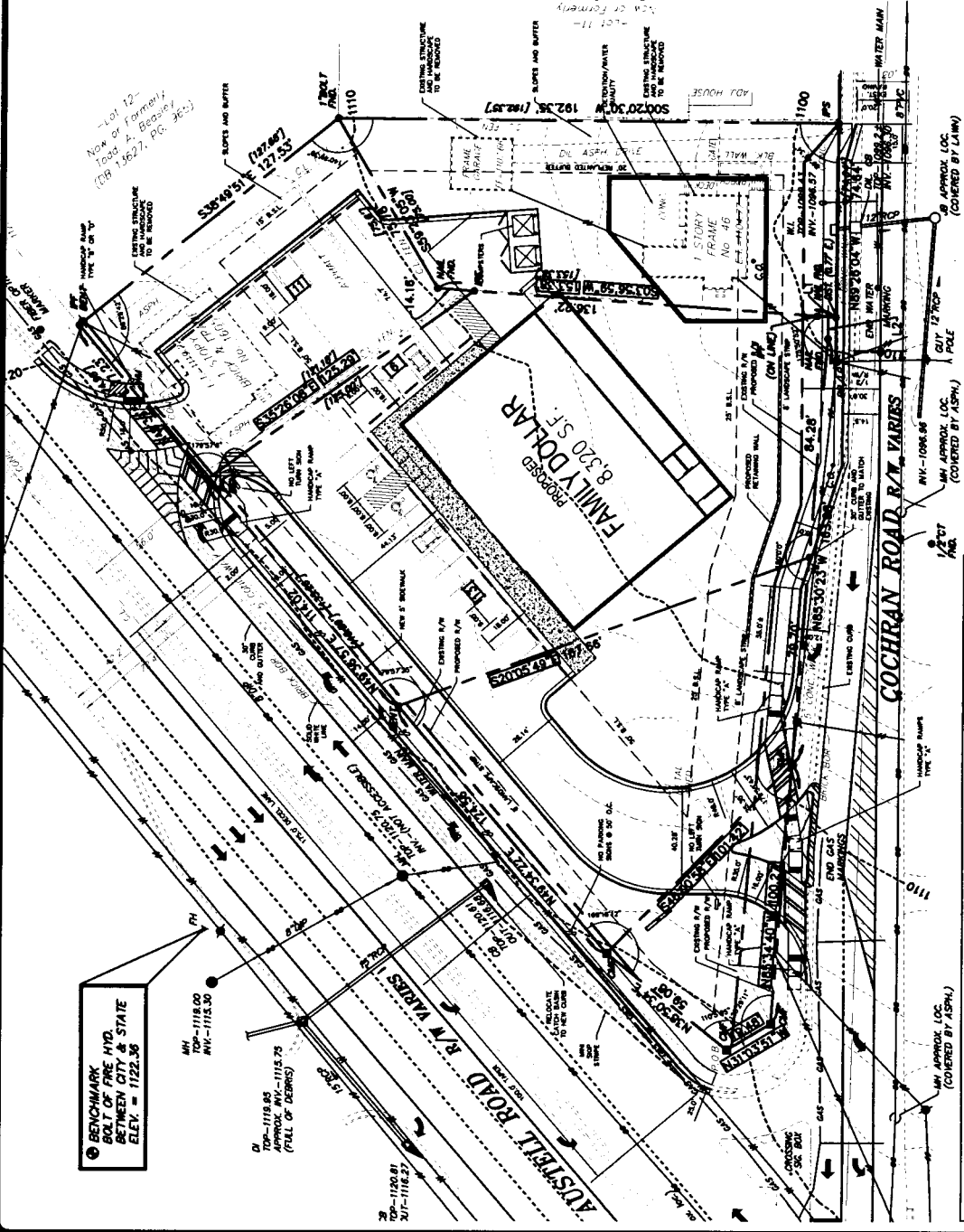
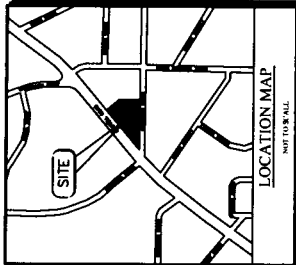
DATE	12-20-10
BY	...
CHECKED BY	...
APPROVED BY	...
SCALE	1" = 10'-0"
SHEET NO.	1
TOTAL SHEETS	1

**SITE DATA**

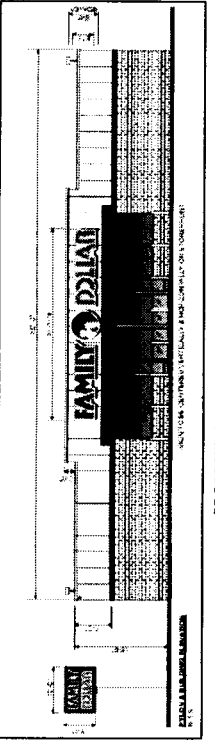
**SITE AREA**  
1.448 AC.  
**EXISTING ZONING**  
R-20, GC, GCws  
**PROPOSED ZONING**  
N.R.C.  
**USE**  
NEIGHBORHOOD RETAIL  
**BUILDING AREA**  
8,320 S.F.  
**REQUIRED PARKING**  
37 CARS  
**PROPOSED PARKING**  
30 CARS  
**STORAGE**  
STORAGE: 11,148 S.F.  
TOTAL: 11,148 S.F.

**NOTES**

1. THERE IS NO FLOOD PALIN ON THIS SITE PER FEMA MAP PANEL 13067 C 01166 DATED DECEMBER 16, 2008.
2. THERE ARE NO WETLANDS ON THIS SITE.
3. THERE ARE NO ARCHITECTURAL OR ACRIHOLOGICAL LANDMARKS ON THIS SITE.
4. BUILDING ARCHITECTURE TO CONFORM WITH COBB COUNTY ARCHITECTURAL GUIDELINES FOR DEVELOPMENT.
5. EROSION CONTROL AND STORMWATER BMPs TO CONFORM TO COBB COUNTY, GA DNR, AND FEDERAL NPDES REQUIREMENTS.



DEC - 2 2010



PROPOSED BUILDING ELEVATION  
NOT TO SCALE

APPLICANT: ABZONE, LLC

(770) 565-0516

REPRESENTATIVE: Joe Lancaster (J. Lancaster Assoc., Inc.)

(770) 955-2421

TITLEHOLDER: Ted A. Badenbaugh

(770) 653-9166

PROPERTY LOCATION: Located at the northeast intersection of Austell Road and Cochran Road

ACCESS TO PROPERTY: Austell Road and Cochran Road

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

PETITION NO: Z-4

HEARING DATE (PC): 02-01-11

HEARING DATE (BOC): 02-15-11

PRESENT ZONING: GC, R-20

PROPOSED ZONING: NRC

PROPOSED USE: Retail

SIZE OF TRACT: 1.448 ac

DISTRICT: 17

LAND LOT(S): 208

PARCEL(S): 14, 15, 16, 17 & 37

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

COMMISSION DISTRICT: 4

**CONTIGUOUS ZONING/DEVELOPMENT**

**Future Land Use Map: Community Activity Center**

**NORTH:**

**SOUTH:**

**EAST:**

**WEST:**

**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:**



# 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: \_\_\_\_\_ DEC - 2 2010
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

- a) Proposed use(s): NEIGHBORHOOD RETAIL -  
FAMILY DOLLAR 8320 SF.
  - b) Proposed building architecture: COMMERCIAL STYLE  
SEE PROPOSED ELEVATION ON SITE PLAN ENCLOSED
  - c) Proposed hours/days of operation: MONDAY-SAT 8 AM - 9 PM  
SUNDAY 9 AM - 9 PM
  - d) List all requested variances: REDUCE REQUIRED  
PARKING FROM 37 CARS TO 30 CARS
- \_\_\_\_\_
- \_\_\_\_\_

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

NA

\_\_\_\_\_

\_\_\_\_\_

.....  
**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

\_\_\_\_\_

\_\_\_\_\_

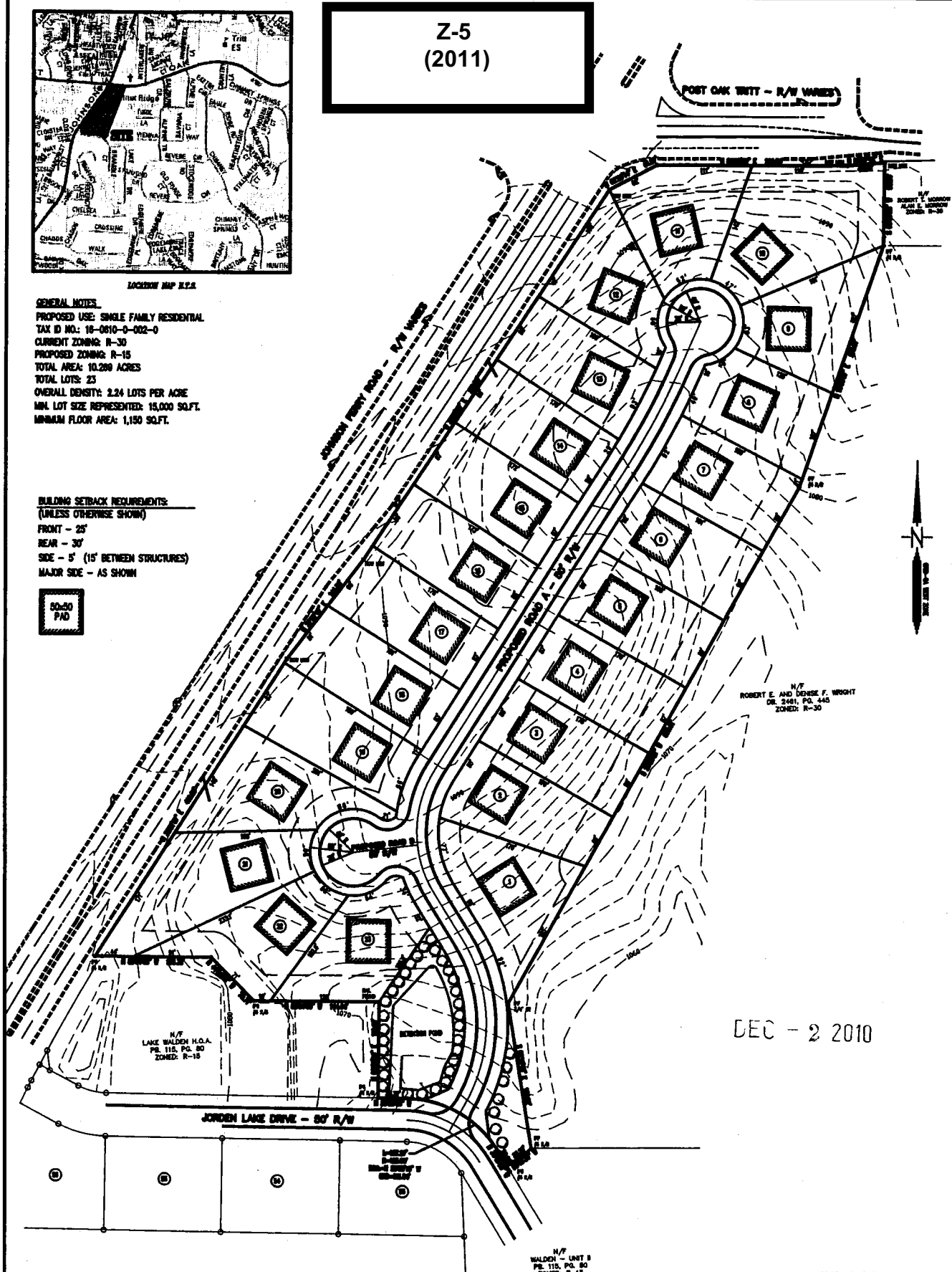
Z-5  
(2011)



LOCATION MAP R-15

**GENERAL NOTES:**  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
 TAX ID NO: 16-0610-0-002-0  
 CURRENT ZONING: R-30  
 PROPOSED ZONING: R-15  
 TOTAL AREA: 10.269 ACRES  
 TOTAL LOTS: 23  
 OVERALL DENSITY: 2.24 LOTS PER ACRE  
 MIN. LOT SIZE REPRESENTED: 15,000 SQ.FT.  
 MINIMUM FLOOR AREA: 1,150 SQ.FT.

**BUILDING SETBACK REQUIREMENTS:**  
 (UNLESS OTHERWISE SHOWN)  
 FRONT - 25'  
 REAR - 30'  
 SIDE - 5' (15' BETWEEN STRUCTURES)  
 MAJOR SIDE - AS SHOWN



DEC - 2 2010

N/W  
 ROBERT E. AND DENISE F. WRIGHT  
 DL 2481, PG. 445  
 ZONED: R-30

N/W  
 LAKE WALDEN H.O.A.  
 PG. 115, PG. 80  
 ZONED: R-15

N/W  
 WALDEN - UNIT B  
 PG. 115, PG. 80  
 ZONED: R-15

**PROPERTY ADDRESS:**  
 2880 JOHNSON FERRY ROAD  
 MARIETTA, GA. 30062

**TOTAL AREA**  
 10.269 Acres

NO.	DATE	REVISION DESCRIPTION	BY

BOUNDARY SURVEY WITH CONCEPT PLAN FOR:  
**THE ESTATES AT WALDEN**  
 LAND LOT 610, 10th DISTRICT, 2nd SECTION  
 COBB COUNTY, GEORGIA

**Centerline Surveying Systems, Inc.**  
 1301 SHELLON ROAD, SUITE 1810, KENNESAW, GA. 30144  
 PHONE: (770) 424-0086 FAX: (770) 424-8890



APPLICANT: Brooks Chadwick Capital, LLC

(404) 281-4554

REPRESENTATIVE: John H. Moore (770) 429-1499

Moore Ingram Johnson & Steele, LLP

TITLEHOLDER: JF Development Partners, LLC

(404) 281-4554

PROPERTY LOCATION: Located at the southeast intersection of Johnson Ferry Road and Post Oak Tritt Road, and the north side of Jordan Lake Drive

ACCESS TO PROPERTY: Jordan Lake Drive

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

\_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**Future Land Use Map: Low Density Residential**

**NORTH:**

**SOUTH:**

**EAST:**

**WEST:**

PETITION NO: Z-5

HEARING DATE (PC): 02-01-11

HEARING DATE (BOC): 02-15-11

PRESENT ZONING: R-30

PROPOSED ZONING: R-15

PROPOSED USE: Single-family Residential

SIZE OF TRACT: 10.269 ac

DISTRICT: 16

LAND LOT(S): 610

PARCEL(S): 2

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

COMMISSION DISTRICT: 3

**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:**



## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): 3,000 square feet (minimum)
- b) Proposed building architecture: Traditional with mixture of brick, stone, cedar shake, or hardi-plank
- c) Proposed selling prices(s): \$400,000 - \$500,000
- d) List all requested variances: (1) Reduction of front setbacks to 25 feet;  
(2) 5 foot side setbacks with minimum 15 feet between residences.

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

- a) Proposed use(s): Not Applicable
- 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)**

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.

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



24 HOUR EMERGENCY CONTACT: MONSIGNOR PAT BISHOP (770) 977-1442

NOV - 4 2010

NO SITE IMPROVEMENTS BEING DONE for preschool

LUP-1 (2011)

OVERALL SITE PLAN  
Transfiguration Catholic Church  
Activities Building  
1815 Blackwell Road NE  
District 16, Section 2  
Marietta, Cobb County, Georgia

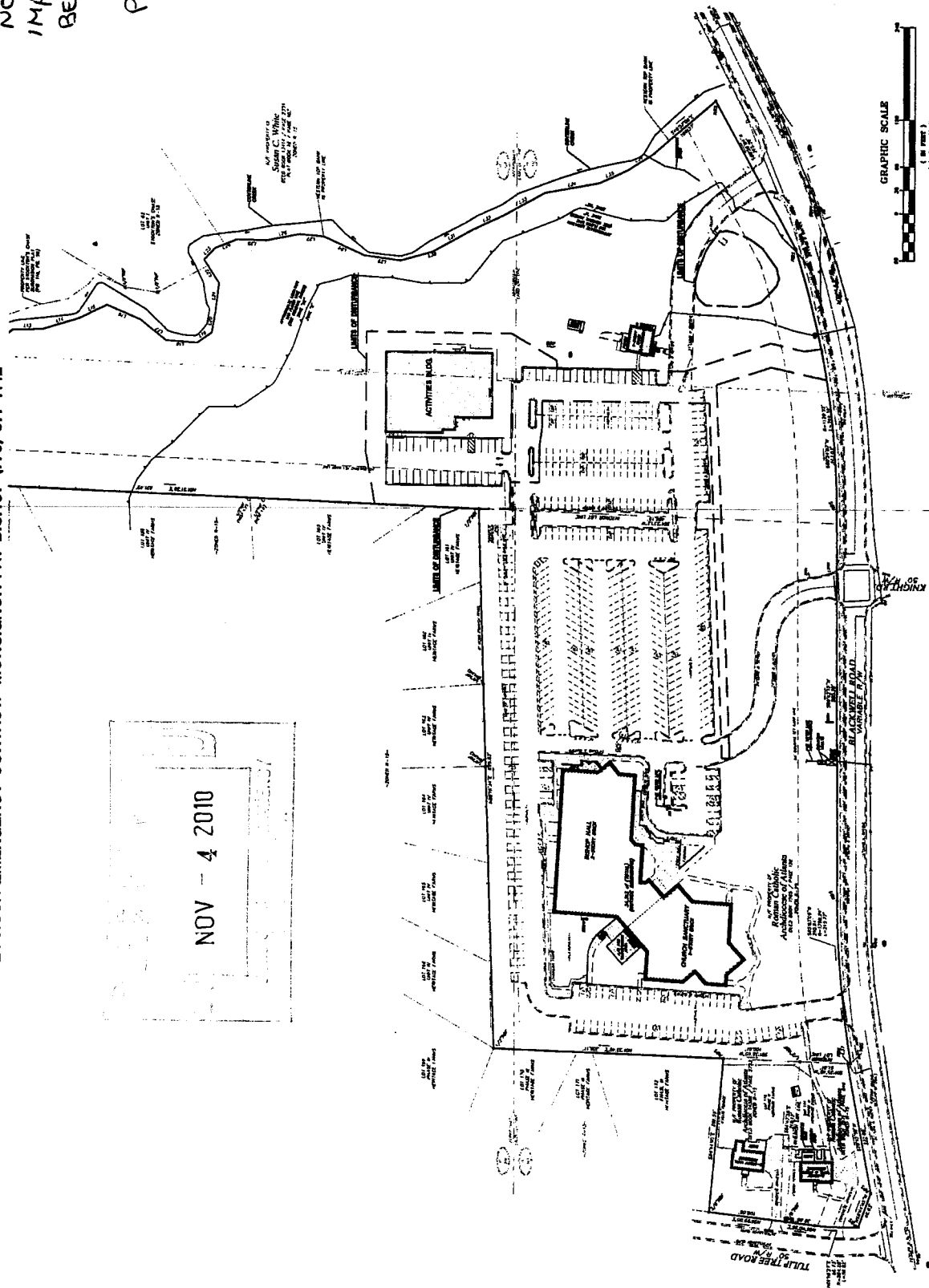
C-1  
SHEET NO.

Civil Engineer  
brewer engineering  
1815 Blackwell Road NE  
District 16, Section 2  
Marietta, Georgia 30068  
770-977-1442



Owner / Developer  
Transfiguration Catholic Church  
1815 Blackwell Road, NE  
Marietta, Ga 30068  
770-977-1442

The drawings, specifications and contract documents shall be read in conjunction with the General Conditions of Contract for Construction, which are incorporated by reference into these drawings.



APPLICANT: Transfiguration Catholic Church Preschool  
(770) 977-1442

REPRESENTATIVE: Darragh Browning  
(770) 977-1442

TITLEHOLDER: Roman Catholic Archdiocese of Atlanta

PROPERTY LOCATION: Located at the northeast corner of  
Blackwell Road and Tulip Tree Road

ACCESS TO PROPERTY: Blackwell Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**Future Land Use Map: Public Institution**

**NORTH:**

**SOUTH:**

**EAST:**

**WEST:**

PETITION NO: LUP-1

HEARING DATE (PC): 02-01-11

HEARING DATE (BOC): 02-15-11

PRESENT ZONING: R-20

PROPOSED ZONING: Temporary Land  
Use Permit

PROPOSED USE: Preschool

SIZE OF TRACT: 17.249 acres

DISTRICT: 16

LAND LOT(S): 306, 307, 342, 343

PARCEL(S): 2, 4

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

COMMISSION DISTRICT: 3

**OPPOSITION: NO. OPPOSED** \_\_\_\_\_ **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

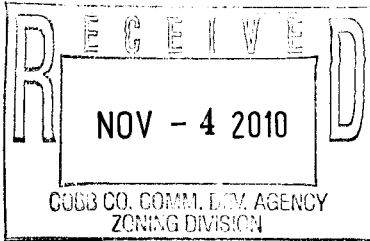
APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

**STIPULATIONS:**





Application #: LUP-1  
PC Hearing Date: 2-1-11  
BOC Hearing Date: 2-15-11

### TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Church Preschool
2. Number of employees? 32
3. Days of operation? Mon - Fri
4. Hours of operation? 9A - 2P (1P on Fri) - children 9A<sup>30</sup> - 1P<sup>30</sup> (12<sup>30</sup> on Fri)  
*teachers*
5. Number of clients, customers, or sales persons coming to the house per day? \_\_\_\_\_ ; Per week? see attachment # 1
6. Where do clients, customers and/or employees park?  
Driveway: \_\_\_\_\_ ; Street: \_\_\_\_\_ ; Other (Explain): we have approximately 400 parking places
7. Signs? No: \_\_\_\_\_ ; Yes: x 1. (If yes, then how many, size, and location): see attachments # 2-3
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): none
9. Deliveries? No \_\_\_\_\_ ; Yes X (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)  
occasional - most are for church
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: 24 months
13. Any additional information? (Please attach additional information if needed):  
see attachments<sup>2495</sup> regarding drop-off & pick up

Applicant signature: Darragh Browning Date: 11/4/10

Applicant name (printed): DARRAGH BROWNING

2010-11 Number/Time of children arriving and departing each day

	Monday	Tuesday	Wednesday	Thursday	Friday
MMO and 2s	34	22	34	46	0
3s	45	21	45	45	0
Pre K	50	50	50	50	19
TOTALS	129	93	129	141	19

All children arrive at 9:30am.

All Pre K children, ½ of the 3s and about 12 twos depart at 1:30p, except on Friday.

All other MMOs, 2s and 3s depart at 12:30pm.

Pre K classes (the only ones here) on Friday leave at 12:30pm

ALUMINUM, DOUBLE-SIDED

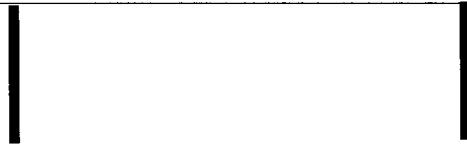
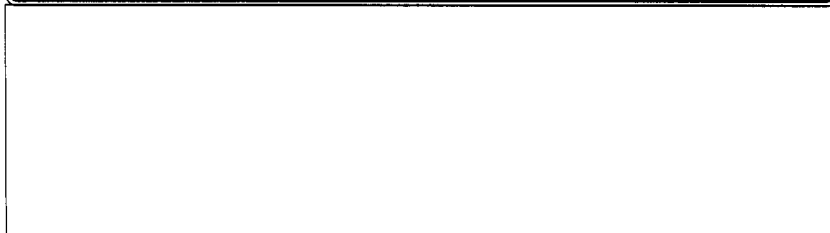
← 36" →

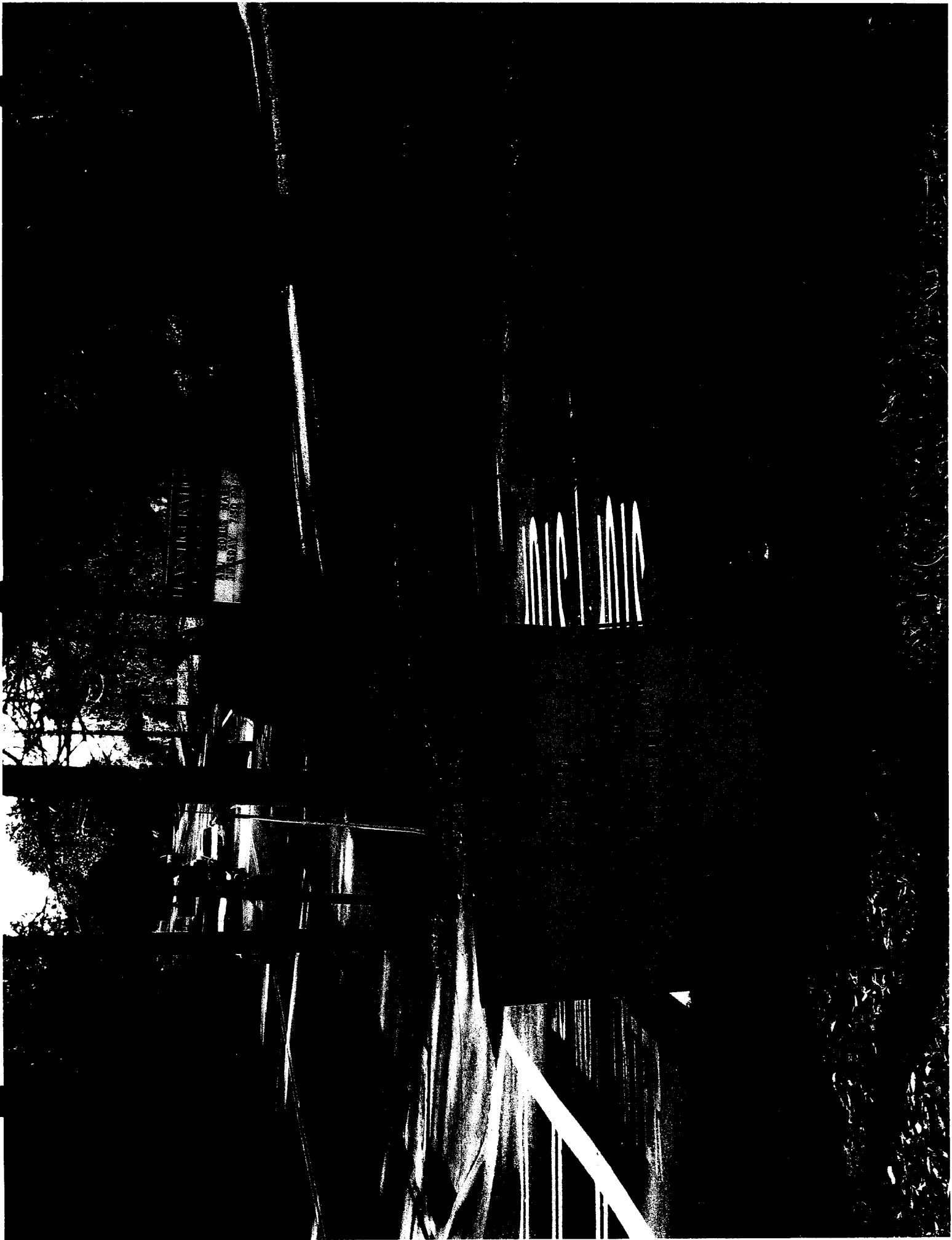
35" ↑ ↓

**TRANSFIGURATION  
PRESCHOOL**



**Ages 2 years to Pre K 5 and  
Mother's Morning Out  
770-977-1442**





# PAGES FROM OUR PARENT HANDBOOK



## CARPOOL

The carpool system is, by far, the safest way for children to enter/leave the building. Please help us with this safety issue and adhere to our carpool system.

Initially, the carpool procedure can be a bit time consuming and frustrating. Preschoolers move only so fast. Our staff is committed to ensuring your child's happiness and safety. Please practice patience and courtesy with the staff and each other. Our goal is to make this system as efficient as possible. To aid in this process, please cooperate in the following ways:




## GENERAL INSTRUCTIONS—ALL CLASSES

Study the carpool map on page 15 to insure you are traveling with the correct flow of traffic.

1. Please drive slowly and carefully.
2. Each time you stop, put your car in "park". We have had several accidents when the driver gets distracted.
3. DO NOT use your cell phone when the carpool line is moving.
4. DO NOT ever pass a car in line unless instructed to do so.
5. Please DO NOT use carpool as a time to discuss details about your child's day with your child's teacher. You are welcome to park (only after PM carpool) and wait until carpool is over and then talk to your child's teacher. Of course, appointments can be made any time.
6. Each child/family will be given a carpool number at *Open House*. Please hang your number from the rear view mirror. A baby pants hanger works well. Numbers on the dashboard are difficult to see from a distance. Numbers, not children's names, are passed along to the inside staff. If at any time you need a replacement or extra number, notify the preschool office.
7. There will be occasions when the carpool plan is temporarily modified due to activities at the church. Watch for signs and/or directions.
8. By law---all children are required to be buckled in car seats. Please do not allow your child to remove the restraints and move around in the car until you have stopped at the spot on the curb for unloading. Many injuries can be sustained in a parking lot.
9. Morning (AM) car pool will begin at 9:25 am and afternoon (PM) will begin at 12:30pm / 1:30 pm. PLEASE do not line up for carpool more than 15 minutes prior to the start.
10. Once the unloading begins, pull your car as far up the curb as directed. This permits more than one car to unload/load at a time. Our goal is to accommodate at least three to five cars in the loading zone.
11. In the AM carpool, please do not get out of your car. A staff member will unbuckle your child, help your child out of the car, and walk your child into the area where your child's class is gathering. Older children will be able to assist in unbuckling themselves once your car has come to a complete stop at the unloading area. For safety sake, NEVER allow your child to sit in the front seat or hang out of windows or sunroofs.
12. For PM carpool, all children must be buckled in their car seats before you pull away from the curb. To help speed the process up, please pull as far up in the loading area as you are directed. This may require you to get out of the car and go to your child's car seat depending on whether or not your child can safely buckle themselves. As soon as your child arrives at the car, buckle him in then quickly return to your seat and proceed down the driveway. Most four year olds, and some three year olds can learn to buckle themselves. Our staff is not permitted to buckle children in their seats. This system will take longer but it is, ultimately, the safest for your child.
13. If morning carpool has ended before your arrival , please walk your child into the Preschool Office, sign in and we will take your child to their classroom. If you are late in picking your child up for PM carpool, your child will be waiting in the Preschool Office.






14. If your child is going home with another child, please call or send a note to the teacher. This will eliminate confusion and unnecessary delays in carpool. For obvious reasons, we cannot accept change of transportation plans conveyed to us by children or other adults.
15. When a designated driver (grandparent, neighbor, babysitter) is picking up your child, please send a note to your teacher and relay these carpool instructions so the system will not be too confusing to the driver.
16. If a thunderstorm threatens during loading or unloading times, carpool will be delayed/suspended until administration determines it is safe to continue. 
17. If you live in one of the neighborhoods bordering the Transfiguration property, you may choose to walk your child to/from school. Please drop your child off at the door of the appropriate carpool area and be sure that a staff member is aware of your child's arrival. Do not enter the building and/or attempt to talk to your child's teacher. Teachers must be fully attentive to all the children in the class and should not be distracted.
18. Please note the instructions on the next pages for your child's age group.

**We ask for your cooperation in helping us comply with the above guidelines. The staff will work hard to make carpool as easy and fast a process as possible.**

#### MOTHER'S MORNING OUT AND TWO YEAR OLD CLASSES (see map page 17)

1. Parents should **always** enter the property using the east entrance (by the Guest house). Drive up the driveway and continue straight. Continue a short distance and turn right immediately past the large "tree and grass island". The island will be on your right as you turn. Make another quick left into the first row of parking spaces. Continue toward building. The 1<sup>st</sup> car should stop at the end of the row (that leads into the circular driveway) and wait until directed to continue. Never pull into the circular driveway before carpool has begun. The church receives frequent deliveries plus this is a fire code violation. Once directed to continue, proceed into the circular drive as far around as indicated.
2. After loading/unloading, turn right out of the circular driveway and continue down the "exit only" driveway to exit the property. **Use extreme caution** when turning as there will be other carpool traffic that will be merging.
3. If you are dropping off additional children in other age level classes, see "Multiple Children" below.

#### THREE YEAR OLD CLASSES (see map page 17)

1. Parents should **always** enter the property using the east entrance (by the Guest house). Continue up the driveway and continue straight. Continue a short distance and turn right immediately in front of the large "tree and grass island". The island will be on your left after you turn. Continue as far as you can go and turn left at end of island. Make a quick left into the main parking area. Turn right into the first row of parking spaces. (Please note: parents from the Pre K carpool will be passing through, and in some cases merging in, at this intersection.) Continue toward building. The 1<sup>st</sup> car should stop at the end of the row (facing Bishop Hall) and wait until directed to continue. 

### THREE YEAR OLD CLASSES (continued)

2. Please note: M-Th 3 year old classes should follow the Two Year Old carpool instructions for the PM (1:30 carpool) pick-up only.
3. After loading/unloading, continue straight to the "exit only" driveway to exit the property. **Use extreme caution** in crossing the intersection of the 2 year old carpool line.
4. If you are dropping off additional children in other age level classes, see "Multiple Children below.

### PRE-K CLASSES (see map page 17)

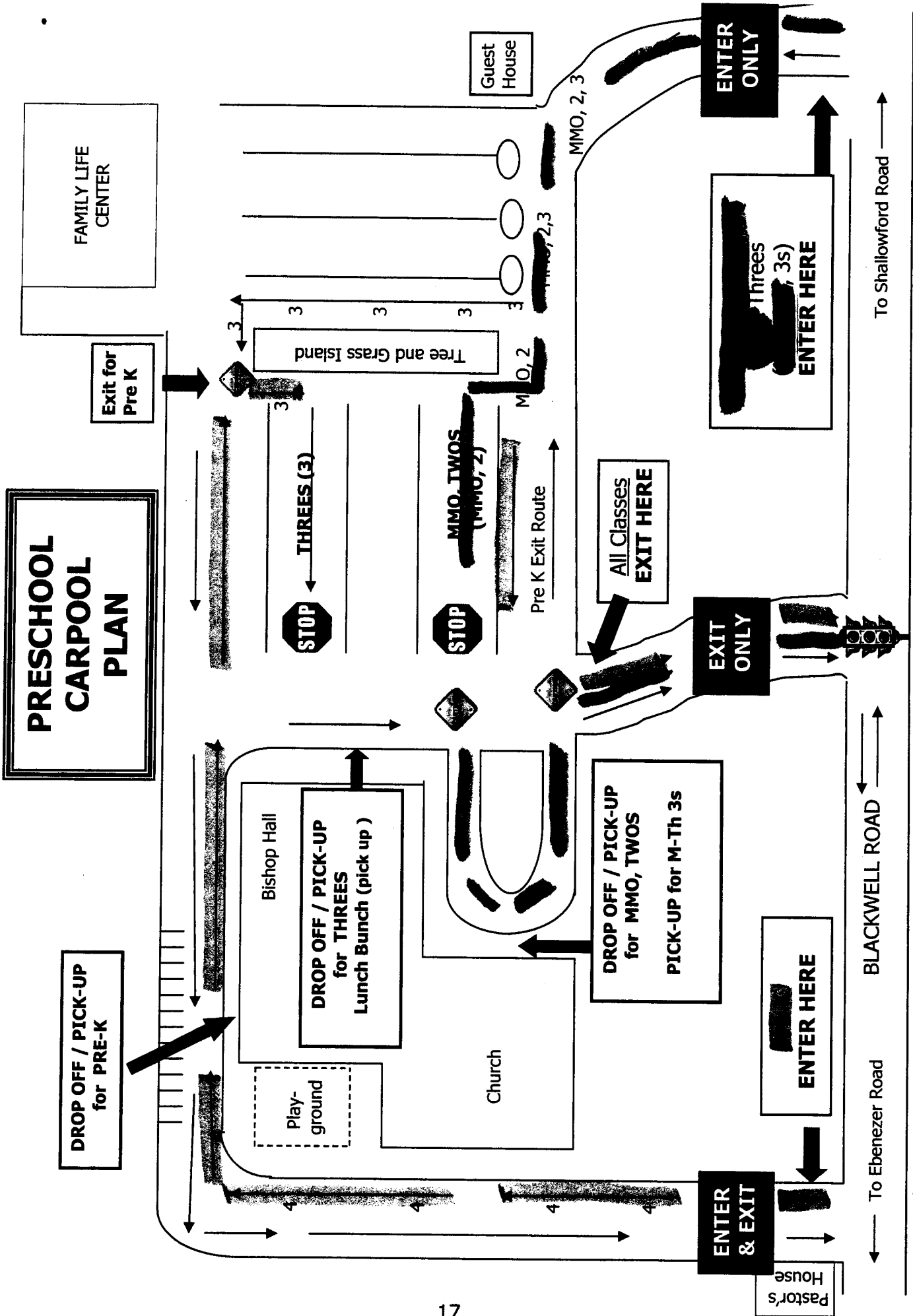
1. Parents should **always** enter the property from the west entrance ( by the Pastor's house) and proceed up the driveway toward the playground. Once you make the turn past the playground you will be directed to pull up to the curb to load/unload.
2. If there are ever more than 3 cars backed up on Blackwell Road, please begin a second line of cars to the left of the existing line. Stay as close to the first line of traffic as is safe to allow other church traffic to pass you. Pull up to the playground area and begin to merge with the line on the right before making the turn at the corner of the playground.
3. After loading/unloading, continue along the back of the building until you reach the end of the first row of parking places. Turn right, through the 3 year old carpool line, and continue to the front of parking area. Turn right into the first row of parking spaces. Proceed to end of row and turn left onto exit driveway. Use extreme caution as there Will be other traffic merging at this intersection.
4. Continue to exit the property by way of the middle (exit only) driveway.
5. If you are dropping off additional children in other age level classes, see "Multiple Children" below.

### MULTIPLE CHILDREN

1. If you have more than one child to drop off who are not in the same age group, you should drop off the YOUNGEST child first. Please attempt to arrive early so you are near the front of that carpool line. The MMO, 2s and 3s carpools are shorter because there are not as many classes on any given day. This will prevent delays in completing the younger carpools.
2. After dropping off the youngest child, parents of Pre-K children must exit the property, turn right and merge into the Pre-K carpool line. Parents of three year olds continue straight out of circular driveway, down front row of parking spaces and merge with three year old carpool line.
3. Please use extreme caution when merging with carpool lines.

**REMEMBER, OUR PRIMARY GOAL FOR CARPOOL IS  
THE SAFETY OF YOUR CHILD—AND YOU!**

# PRESCHOOL CARPOOL PLAN



Additional Memo to Pre K Parents (sent 9/29/10)

**(ANOTHER) PRE K CARPOOL ADJUSTMENT for AM and PM including Lunch Bunch siblings:**

Thank you for your attention to the recent carpool changes. Unfortunately, one solution has created another problem.

Since everyone is arriving on time there is a need to cue more cars in the double line. To be fair to those arriving early, please note the following change and see map on left:

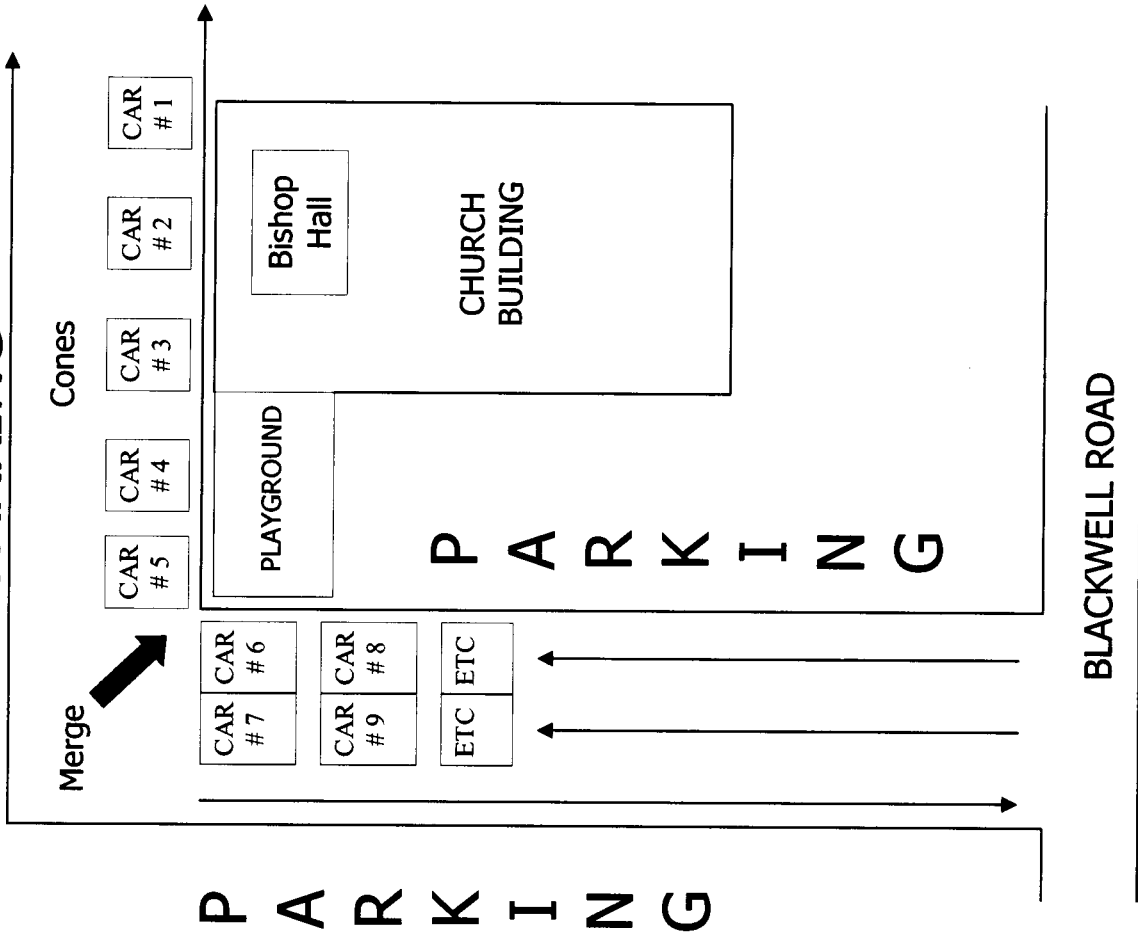
1. Please begin creating the double line as soon as you enter the property (to prevent backing up on Blackwell) beginning at the corner by the playground, as shown on map at left.
2. Cars in the double line should merge at the corner, alternating from the 2 rows respectively.
3. Cones will be placed near car #1 to prevent cars from coming in the opposite direct around the corner. There will, however, continue to be occasional cars that are parked by our double lines that need to get out. Please be as accommodating as possible.

4. **LUNCH BUNCH pickup:** Beginning Monday, 10/4, the Pre K children will be taken to Bishop Hall with their siblings. Enter the parking lot by the driveway used by the 2 and 3 year old classes (see handbook map). Park in front of Bishop Hall and come inside with your ID to pick up your children.

Hopefully, these adjustments will continue to provide the safest arrival and departure methods for you and your children. I DO appreciate feedback so further adjustments can be considered if necessary.

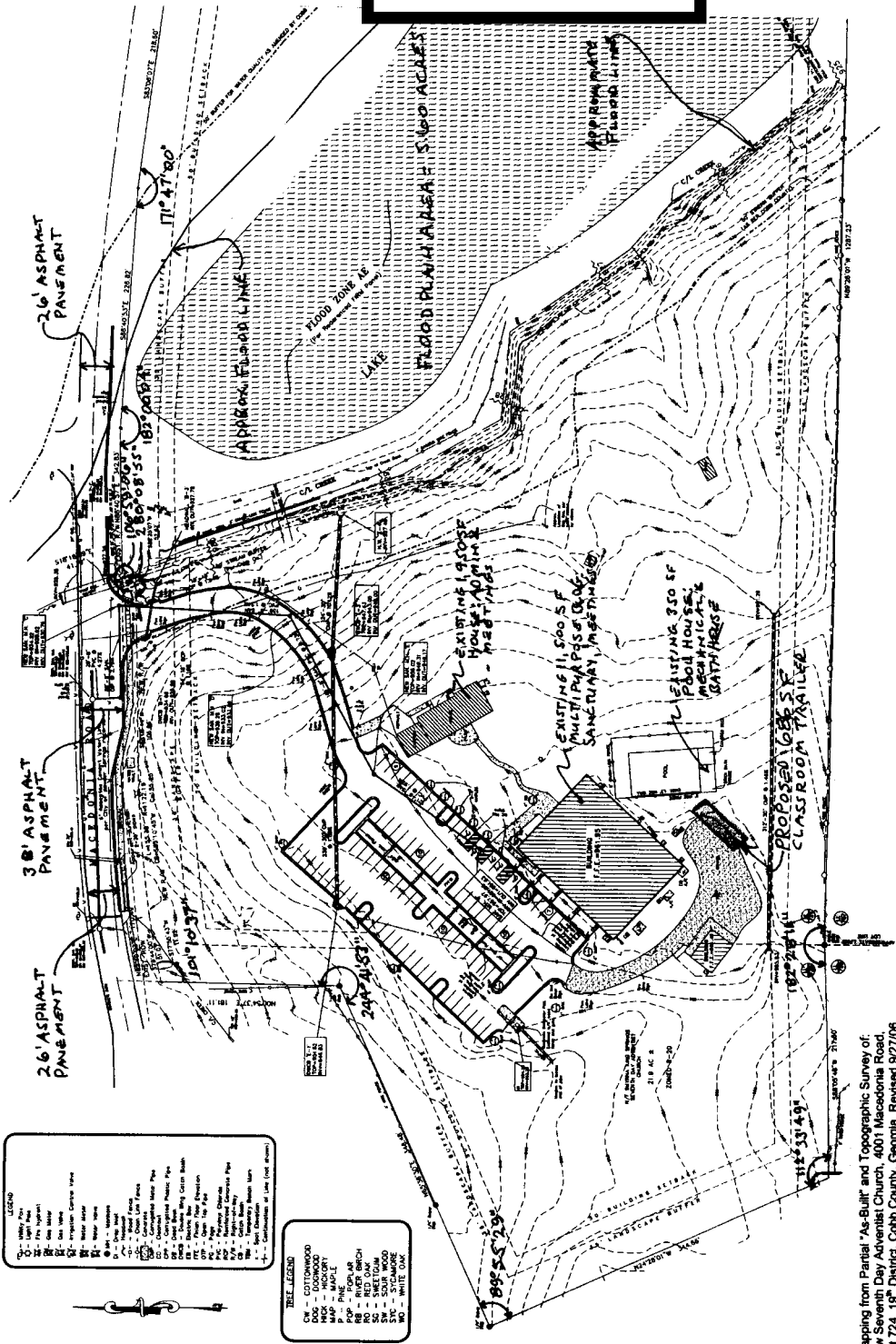
God bless, Darragh

**PARKING**



DEC - 1 2010

**LUP-2  
(2011)**



**LEGEND**

- 1" = 1" Vertical
- 1" = 1" Horizontal
- 1" = 1" Diagonal
- 1" = 1" Curved
- 1" = 1" Other
- 1" = 1" New
- 1" = 1" Old
- 1" = 1" Proposed
- 1" = 1" Easement
- 1" = 1" Right of Way
- 1" = 1" Survey
- 1" = 1" Boundary
- 1" = 1" Utility
- 1" = 1" Other

**SOIL LEGEND**

- 1" = 1" Cottonwood
- 1" = 1" Pecan
- 1" = 1" Hickory
- 1" = 1" Pine
- 1" = 1" Red Oak
- 1" = 1" White Oak
- 1" = 1" Short Leaf Pine
- 1" = 1" Long Leaf Pine
- 1" = 1" Loblolly Pine
- 1" = 1" Slash Pine
- 1" = 1" Yellow Pine
- 1" = 1" Short Leaf Yellow Pine
- 1" = 1" Long Leaf Yellow Pine
- 1" = 1" Loblolly Short Leaf Pine
- 1" = 1" Loblolly Long Leaf Pine
- 1" = 1" Loblolly Short Leaf Long Leaf Pine
- 1" = 1" Loblolly Long Leaf Short Leaf Pine
- 1" = 1" Loblolly Short Leaf Short Leaf Pine
- 1" = 1" Loblolly Long Leaf Long Leaf Pine
- 1" = 1" Loblolly Short Leaf Long Leaf Short Leaf Pine
- 1" = 1" Loblolly Long Leaf Long Leaf Short Leaf Pine
- 1" = 1" Loblolly Short Leaf Long Leaf Long Leaf Pine
- 1" = 1" Loblolly Long Leaf Long Leaf Long Leaf Pine

**LAKEVIEW SEVENTH-DAY ADVENTIST CHURCH, GEORGIA 30127**  
**4001 MACEDONIA ROAD, POWDER SPRINGS, GEORGIA 30127**  
**APPLICATION FOR TEMPORARY LAND USE PERMIT**  
**EXHIBIT E - PLOT PLAN AND BOUNDARY SURVEY**

Scale 1 inch = 100 feet

Base mapping from Partial "As-Built" and Topographic Survey of Lakeview Seventh Day Adventist Church, 4001 Macedonia Road, Land Lot 724, 1st District, Cobb County, Georgia, Revised 9/27/08, by Atlanta Engineering Services, Inc., 185 Thompson Street, Alpharetta, Georgia 30004.

Flood plain Boundary from Flood Insurance Rate Map, Cobb County, Georgia and Incorporated Areas, Panels 93 and 181 of 252, dated December 18, 2008

*Tom, [Signature]*

11-30-10

APPLICANT: Lakeview SDA Church

(770) 222-1511

REPRESENTATIVE: Thomas H. Holbrook, Jr.

(770) 333-9233

TITLEHOLDER: Georgia-Cumberland Conference SDA Church

(706) 629-7951

PROPERTY LOCATION: Located on the south side of Macedonia Road, across from Old Villa Rica Road

ACCESS TO PROPERTY: Macedonia Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

Future Land Use Map: Low Density Residential

**NORTH:**

**SOUTH:**

**EAST:**

**WEST:**

PETITION NO: LUP-2

HEARING DATE (PC): 02-01-11

HEARING DATE (BOC): 02-15-11

PRESENT ZONING: R-20

PROPOSED ZONING: Temporary Land Use Permit

PROPOSED USE: Classroom Trailer

SIZE OF TRACT: 21.98 acres

DISTRICT: 19

LAND LOT(S): 724

PARCEL(S): 1

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

COMMISSION DISTRICT: 4

**OPPOSITION:** NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

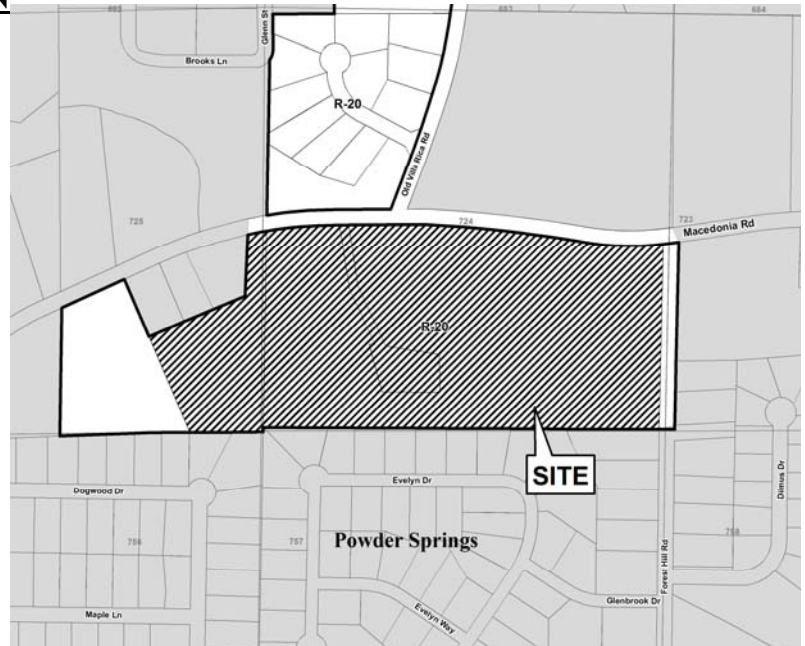
**BOARD OF COMMISSIONERS DECISION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

**STIPULATIONS:**



# EXHIBIT F

DEC - 1 2010



Application #: LUP-2  
PC Hearing Date: 2-1-11  
BOC Hearing Date: 2-15-11

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? CHURCH
2. Number of employees? 4
3. Days of operation? 7/WEEK
4. Hours of operation? 3-5, SOME EVENING PROGRAMS
5. Number of clients, customers, or sales persons coming to the ~~house~~ CHURCH  
per day? <sup>SAT: 350</sup> TH-FRI: 10-100 ; Per week? 400
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): EXISTING ENTRY SIGN 5' X 30'
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): \_\_\_\_\_  
1 TRAILER
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: INDEFINITE - CLASSROOM TRAILER
13. Any additional information? (Please attach additional information if needed):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant signature: Thomas H. Hocbrook, Jr. Date: 11/30/10

Applicant name (printed): THOMAS H. HOCBROOK, JR.

EEC = 1 2010

400

**LAKEVIEW SEVENTH-DAY ADVENTIST CHURCH  
MACEDONIA ROAD, POWDER SPRINGS, GEORGIA 30127  
APPLICATION FOR TEMPORARY LAND USE PERMIT**

**EXHIBIT D – STATEMENT OF IMPROVEMENTS**

LUP-2

PC 2-1-11

BOC 2-15-11

The Lakeview Seventh-day Adventist Church has a shortage of meeting rooms for Sabbath School classes. We wish to purchase a surplus classroom trailer from the Cobb County School System to fill this need. The proposed location is behind the existing Multipurpose Building, which along with topography and existing landscaping, would shield the classroom trailer from the offsite viewscape.

The classroom trailer would be mounted on concrete piers. Building access and egress would be through ADA compliant wooden deck with stairs and ramp. Electricity for lighting and HVAC would be run from the adjacent Multipurpose Building. There is no existing or proposed plumbing for the classroom trailer.



LUP-3  
(2011)

NORTON PARK SUB  
LOCATED IN LAND LOTS 233,  
COBB COUNTY, GEORGIA

SCALE: 1"=100' JAN. 7, 1965

OWNER'S ACKNOWLEDGEMENT  
STATE OF GEORGIA

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND WHO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: John B. [Signature]  
DATE: Jan. 11, 1965

SURVEYOR'S ACKNOWLEDGEMENT

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

BY: [Signature]  
DATE: Jan. 11, 1965

APPROVAL OF THE PLANNING BOARD  
OF

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING BOARD OF AND IS APPROVED BY SUCH PLANNING BOARD.

DATED THIS 13<sup>th</sup> DAY OF Jan., 1965  
THE PLANNING BOARD OF

BY: Harold C. Kelly, CHAIRMAN  
BY: Levin J. Smith, SECRETARY

APPROVAL OF THE COMMISSIONER OF ROADS AND REVENUES OF

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONER OF ROADS AND REVENUES OF COBB COUNTY AND IS APPROVED SUBJECT TO THE PROTECTIVE COVENANTS SHOWN HEREON.

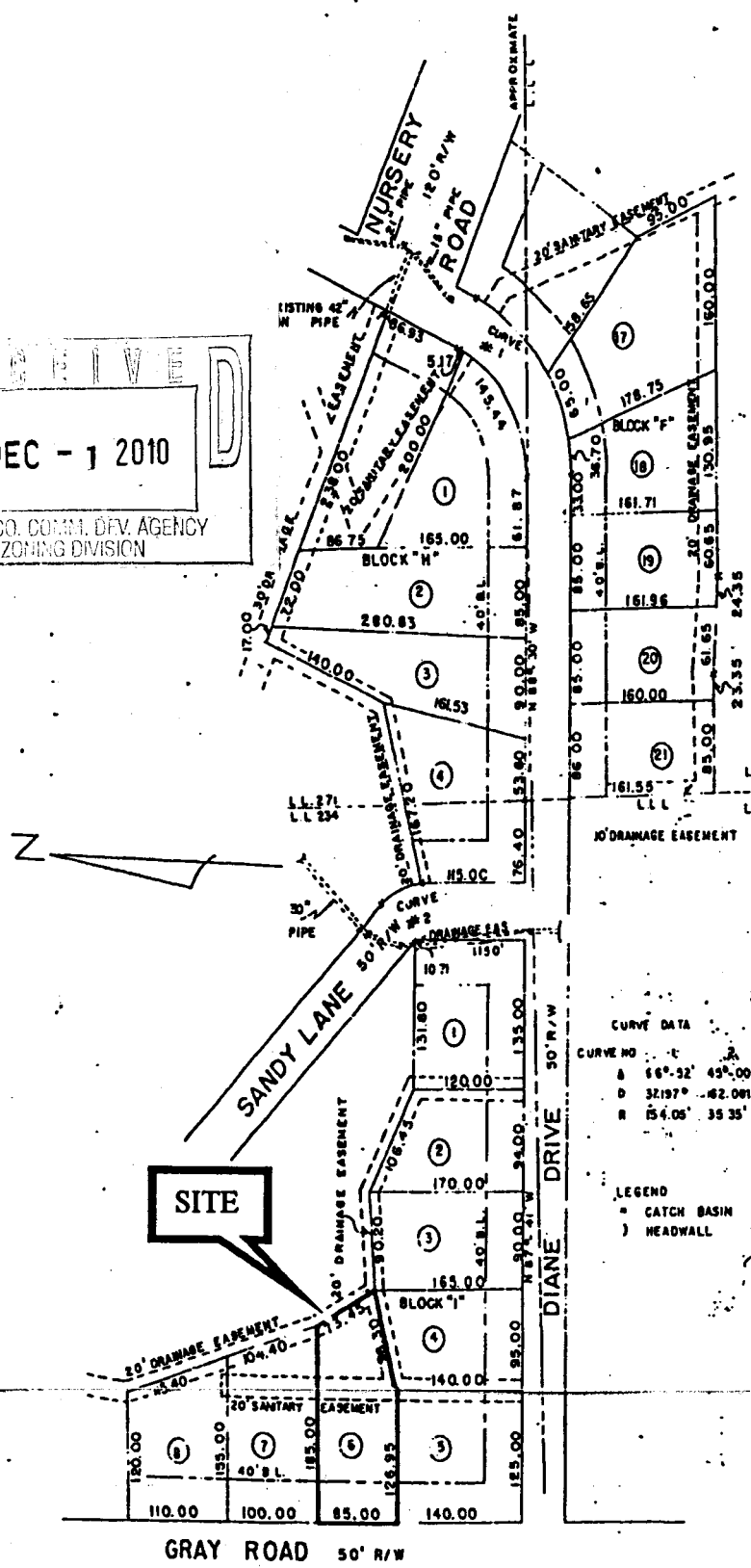
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1965

BY: [Signature]  
COMMISSIONER OF ROADS AND REVENUES

*Filed in office  
Jan. 14, 1965  
Lyle Lee Terry  
Clerk*

MAYES & SUDDERTH, INC.  
CONSULTING ENGINEERS  
ATLANTA, MARIETTA

RECEIVED  
DEC - 1 2010  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



CURVE DATA

CURVE NO.	ANGLE	CHORD	RADIUS
1	66°-32'	45°-00'	
2	32°-19'	42°-00'	
3	154°-05'	35°-35'	

LEGEND  
= CATCH BASIN  
) HEADWALL



**APPLICANT:** Violet Clark  
(770) 432-9125  
**REPRESENTATIVE:** Violet Clark  
(770) 432-9125  
**TITLEHOLDER:** Violet Clark and Billy C. Clark  
(770) 432-9125  
**PROPERTY LOCATION:** Located on the east side of Gray Road,  
north of Diane Drive.  
**ACCESS TO PROPERTY:** Gray Road  
**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**PETITION NO:** LUP-3  
**HEARING DATE (PC):** 02-01-11  
**HEARING DATE (BOC):** 02-15-11  
**PRESENT ZONING:** R-15  
**PROPOSED ZONING:** Temporary Land  
Use Permit  
**PROPOSED USE:** Existing Hair Salon  
**SIZE OF TRACT:** 0.403 acres  
**DISTRICT:** 17  
**LAND LOT(S):** 234  
**PARCEL(S):** 21  
**TAXES: PAID** X **DUE** \_\_\_\_\_  
**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

**Future Land Use Map: Low Density Residential**

- NORTH:**
- SOUTH:**
- EAST:**
- WEST:**

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

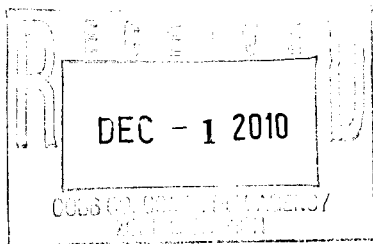
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:**





Application #: LUP-3  
PC Hearing Date: 2-1-11  
BOC Hearing Date: 2-15-11

### TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Beauty Shop
2. Number of employees? 1
3. Days of operation? Tues - Fri
4. Hours of operation? 8 - 5
5. Number of clients, customers, or sales persons coming to the house per day? ~~4-10~~ 4-10 ; Per week? 25-30
6. Where do clients, customers and/or employees park?  
Driveway: \_\_\_\_\_ ; Street: \_\_\_\_\_ ; Other (Explain): Paved parking area in front of house
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: \_\_\_\_\_
13. Any additional information? (Please attach additional information if needed): \_\_\_\_\_

Applicant signature: Violet Clark Date: 12-1-10

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



APPLICANT: American Tower Corporation  
(678) 265-6768

REPRESENTATIVE: Jay Sanders  
(404) 736-6699

TITLEHOLDER: Leotex, LLC

PROPERTY LOCATION: Located on the southwest side of  
Veterans Memorial Highway, north of River View Road

ACCESS TO PROPERTY: Veterans Memorial Highway

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

**CONTIGUOUS ZONING/DEVELOPMENT**

Future Land Use Map: Industrial

- NORTH: \_\_\_\_\_
- SOUTH: \_\_\_\_\_
- EAST: \_\_\_\_\_
- WEST: \_\_\_\_\_

PETITION NO: SLUP-1

HEARING DATE (PC): 02-01-11

HEARING DATE (BOC): 02-15-11

PRESENT ZONING: HI

PROPOSED ZONING: Special Land  
Use Permit

PROPOSED USE: Telecommunications  
Tower

SIZE OF TRACT: 4.63 acres

DISTRICT: 18

LAND LOT(S): 282

PARCEL(S): 20

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

COMMISSION DISTRICT: 4

**OPPOSITION:** NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

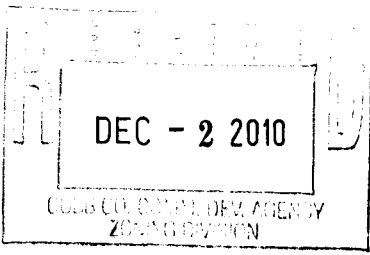
REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS:



SLUP-1  
Feb. 2011



**Planning Commission**  
**Cobb County, Georgia**  
**Application for Special Land Use**  
**Site Name: Memorial Parkway**

**RF AFFIDAVIT**

STATE OF GEORGIA

COUNTY OF GWINNETT

Personally appeared before me on this 2nd day of December, 2010, the undersigned, Richard Wise, who declares the following to be true and accurate:

1.

My name is Richard Wise. I am a Radio Frequency Engineer with MetroPCS. My responsibilities include designing MetroPCS's communications network. I am over twenty-one (21) years of age and am competent to testify to the matters stated herein. The statements in this Affidavit are based upon my personal knowledge.

2.

I have first hand knowledge concerning the ability of the American Tower site proposed at 1500 Veterans Memorial Highway, Mableton, GA 30103, Cobb County, Georgia (the "Site") to provide wireless coverage for MetroPCS in the surrounding area.

3.

The proposed facility is essential to MetroPCS to provide connecting coverage along Veterans Memorial Highway and to the industrial and commercial areas around the intersection of Veterans Memorial Highway (Hwy 278) and Discovery Blvd. where MetroPCS currently has

poor voice and data coverage due to high use and lack of additional facilities. This area has been the source of many customer complaints.

4.

I have prepared and attached hereto (as Exhibit "A") a propagation map reflecting the large gap in MetroPCS's existing coverage (the gap is reflected by the areas in red and white). I have also attached Exhibit "B", a propagation map depicting the coverage to be provided by the proposed facility. This Exhibit "B" clearly illustrates that the proposed facility will alleviate existing coverage deficiencies, allowing MetroPCS to meet market demand for basic coverage. The primary area of concern is connecting coverage along Veterans Memorial Highway and to the industrial and commercial areas around, as well as the surrounding areas. In Exhibit "B", blue, green, yellow, and red depicts the improved coverage area of the proposed facility.

5.

The proposed location for the tower was selected based upon a comprehensive analysis of the search ring included as (as Exhibit "C"). The search ring depicts, on a map, the .5 mile radius in which the proposed facility should be located in order to meet defined coverage objectives required by MetroPCS's network. In analyzing the search ring to select the proposed Site, we assessed the following factors for each candidate considered:

- Aesthetic impact
- Compatibility with existing land use
- Site constructability
- Suitability to meet RF propagation objectives
- Willingness of landowner to lease land

As a general rule, MetroPCS first looks to determine whether there are existing structures on which it may collocate its facilities. In this ring, there were no communications towers, and no towers within three miles of the search area target will provide adequate coverage for MetroPCS. We were unable to find any tall structures on which to locate, such as water tanks or existing buildings.

The closest existing tower to the proposed is located approximately 0.65 miles to the northwest near the intersection of Brookside Industrial Drive and Veterans Memorial Parkway and is owned by Global Tower Partners. We analyzed this location as a potential collocation, and it would not provide adequate services to the target area. Further, regardless of available or potentially available height, it is located too close to our existing site ATL392 (approximately 0.8 mile), which is shown on Exhibit "C", and provides overlapping coverage with this site. The next closest existing tower to the proposed is located approximately 1 mile to the southeast near the intersection of Fulton Industrial Parkway and Veterans Memorial Parkway and is owned by Mobilitie Investments. We analyzed this location as a potential collocation, and it also would not provide adequate services to the target area. Further, regardless of available or potentially available height, it is located too close to our existing site ATL921 (approximately 0.8 mile), which is shown on Exhibit "C", and provides overlapping coverage with this site.

Further analysis revealed that the best choice for the location of the facility is the proposed American Tower site at 1500 Veterans Memorial Parkway, which meets RF propagation objectives, and provides a location compatible with surrounding industrial land use.



6.

I am submitting this Affidavit in support of American Tower's Application for a Special Land Use Permit to be submitted to the Cobb County Board of Commissioners, Georgia.

FURTHER AFFIANT SAITH NOT.

Sworn to and subscribed before me this  
2 day of December, 2010.

Shanta Parvate  
Notary Public

Richard Wise  
Richard Wise

My Commission Expires  
Sept 6th, 2014

Exhibit "A"  
Existing Coverage Without Proposed Site

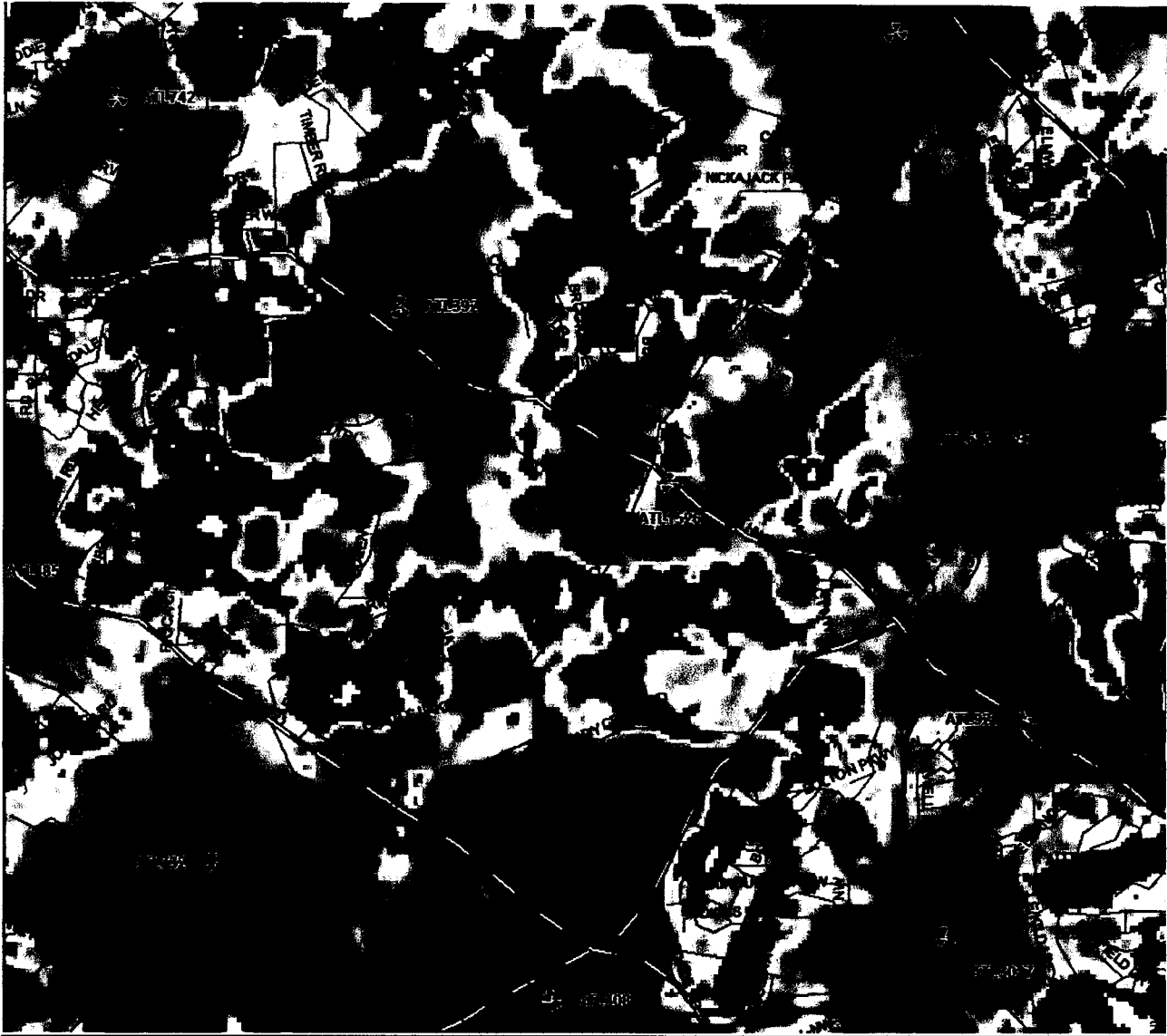


Exhibit "B"  
Existing Coverage With Proposed Site

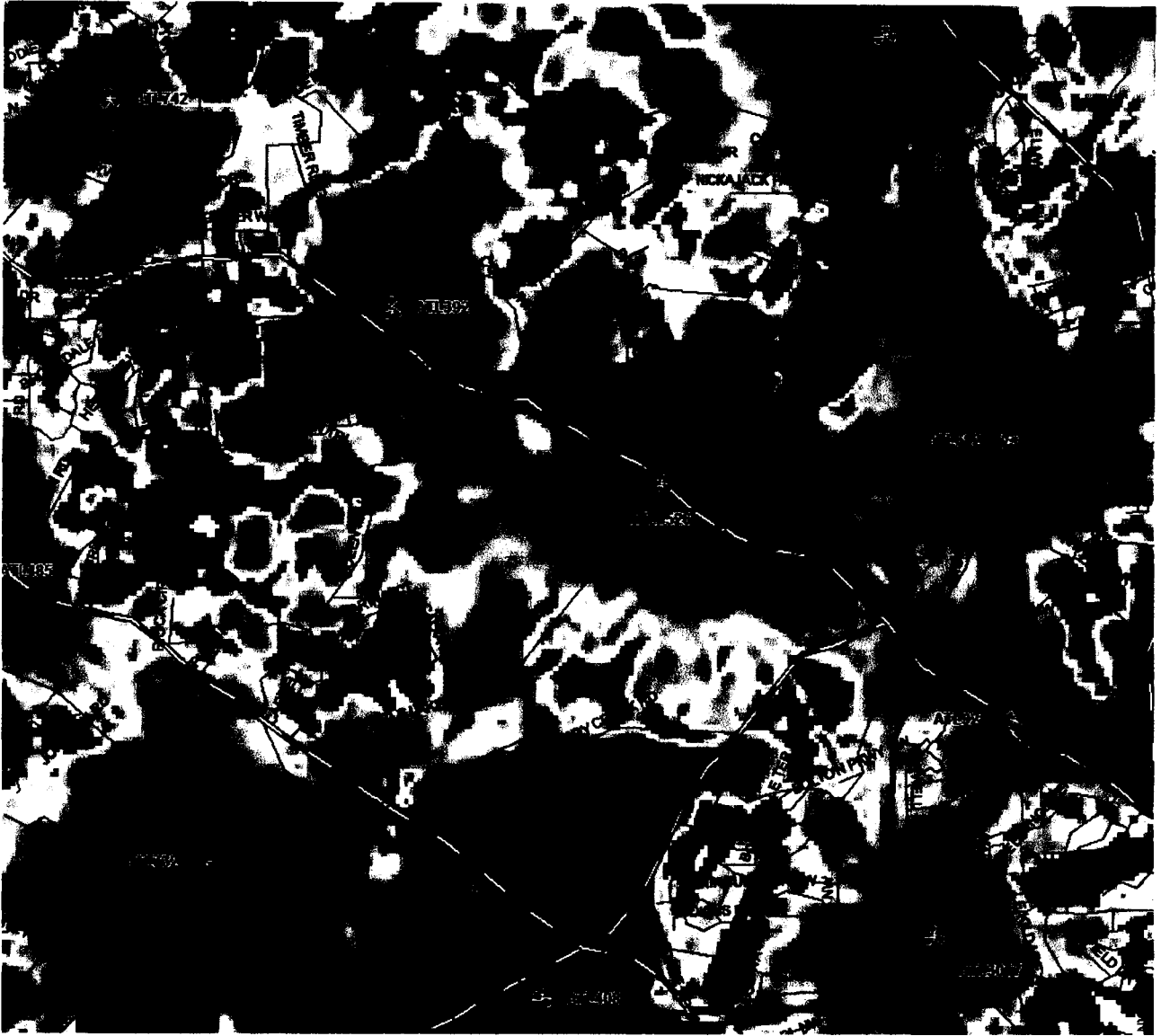
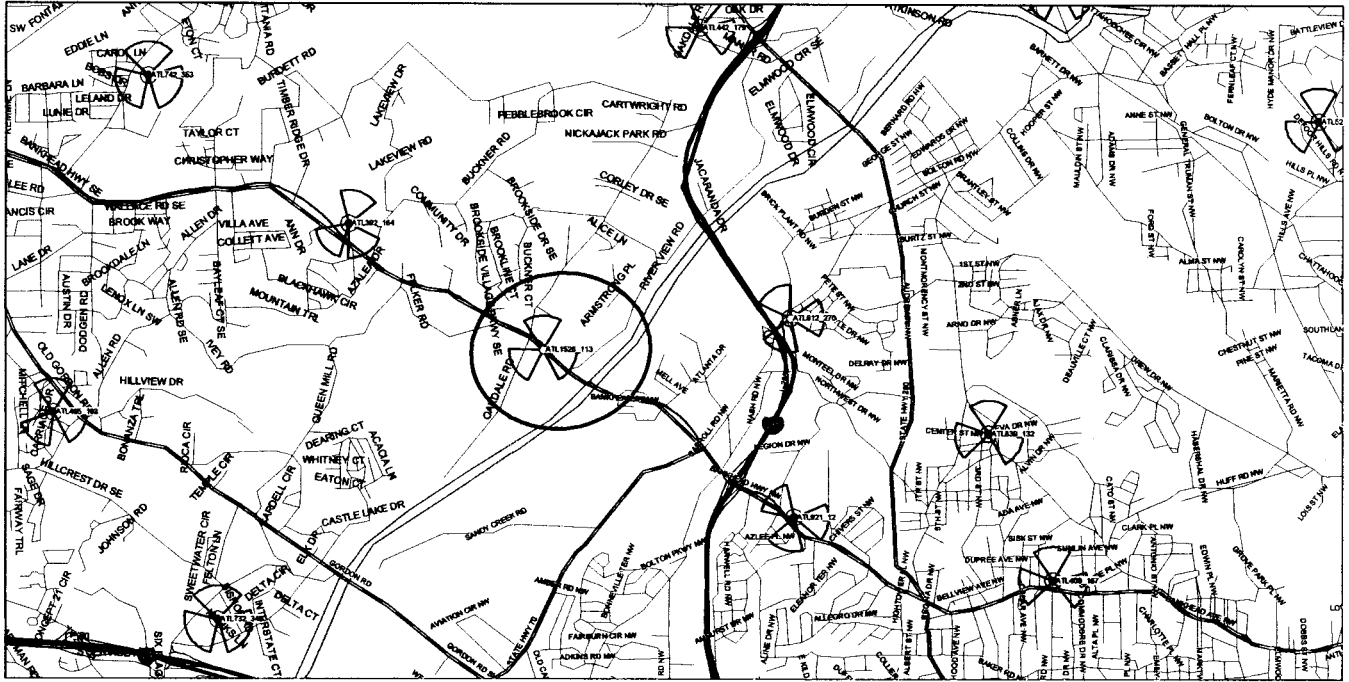


Exhibit "C"  
Search Area





APPLICANT: T-Mobile South, LLC

(404) 226-8915

REPRESENTATIVE: Kimberly J. Adams

(404) 226-8915

TITLEHOLDER: Gary Baldwin

PROPERTY LOCATION: Located on the south side of Lake Drive, west of Jamerson Road, north of Lee Waters Road

ACCESS TO PROPERTY: Lake Drive

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**Future Land Use Map: Transportation, Communication, Utilities**

**NORTH:**

**SOUTH:**

**EAST:**

**WEST:**

PETITION NO: SLUP-2

HEARING DATE (PC): 02-01-11

HEARING DATE (BOC): 02-15-11

PRESENT ZONING: CRC

PROPOSED ZONING: Special Land Use Permit

PROPOSED USE: 15-Foot Extension of Existing 140-Ft Communications Tower

SIZE OF TRACT: 29.3 acres

DISTRICT: 16

LAND LOT(S): 86

PARCEL(S): 20

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

COMMISSION DISTRICT: 3

**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:





SLUP-2  
Feb. 2011

COMPASS Technology Services, Inc • 5449 Bells Ferry Road • Acworth, GA 30102  
Phone: 404-226-8915 • Fax: 404-529-4414

December 2, 2010

John Pederson  
Cobb County Zoning Administrator  
1150 Powder Springs Street, Suite 400  
Marietta, Georgia 30064

DEC - 2 2010

Re: T-Mobile Special Land Use Permit Application for Existing Monopole Facility  
Located at East Cobb Baseball, 4617 Lee Waters Road, Marietta  
Cobb County Parcel Number 16013100010  
(T-Mobile Site "Dover")

Dear Mr. Pederson:

This letter is written in support of T-Mobile's above-referenced Special Land Use Permit Application for its proposed collocation at the existing monopole facility owned by TowerCo and located at the East Cobb Baseball on Lee Waters Road. The subject property is currently zoned CRC. T-Mobile proposes a height extension to the existing pole in order to collocate on this existing stealth pole facility to provide its wireless communications service to this area.

The existing stealth pole is of a "slick stick" design and is 140 feet in height. All the antennas and cables are enclosed inside the pole. Currently, there are two carriers located in this existing pole leaving the highest available mounting location at approximately 115 feet. T-Mobile did evaluate mounting its antennas at this height, but unfortunately, it is not of sufficient height to allow T-Mobile to meet its coverage objectives for this area. Therefore, T-Mobile proposes a 15 foot extension to the top of this existing pole so that it can be utilized to meet its coverage objectives rather than proposing a new tower location in this area.

As shown on the submitted site plans, the new maximum overall height of this pole will not exceed 155 feet with T-Mobile's proposed 15 foot pole extension. The extension will match the existing pole and all T-Mobile's antennas and cables will be enclosed within the pole. Finally, T-Mobile's ground equipment will be located within the existing fenced compound. Photographic simulations of the proposed pole extension have been provided for your reference.

T-Mobile's request to extend the pole is consistent with all the purposes and requirements of Section 134-273 of the Cobb County Zoning Ordinance which requires that applicants explore and fully utilize space on existing towers as well as encouraging nonresidential sites. As previously enumerated, the proposed height extension will allow T-Mobile to utilize this existing stealth pole located on property zoned CRC and located

SLUP-2  
Feb. 2011

on the East Cobb Baseball property. Therefore, the proposed collocation extension limits the need for an additional tower in this area.

For all these reasons, T-Mobile respectfully requests approval of the requisite Application for a Special Land Use Permit to allow T-Mobile to provide wireless communications to the citizens of Cobb County.

Very truly yours,

T-Mobile South LLC

Kimberly J. Adams  
Zoning and Permitting Manager  
COMPASS Technology Services  
Agent for T-Mobile

Enclosures