

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: April 5, 2011
Board of Commissioners Hearing Date: April 19, 2011

Due Date: March 4, 2011

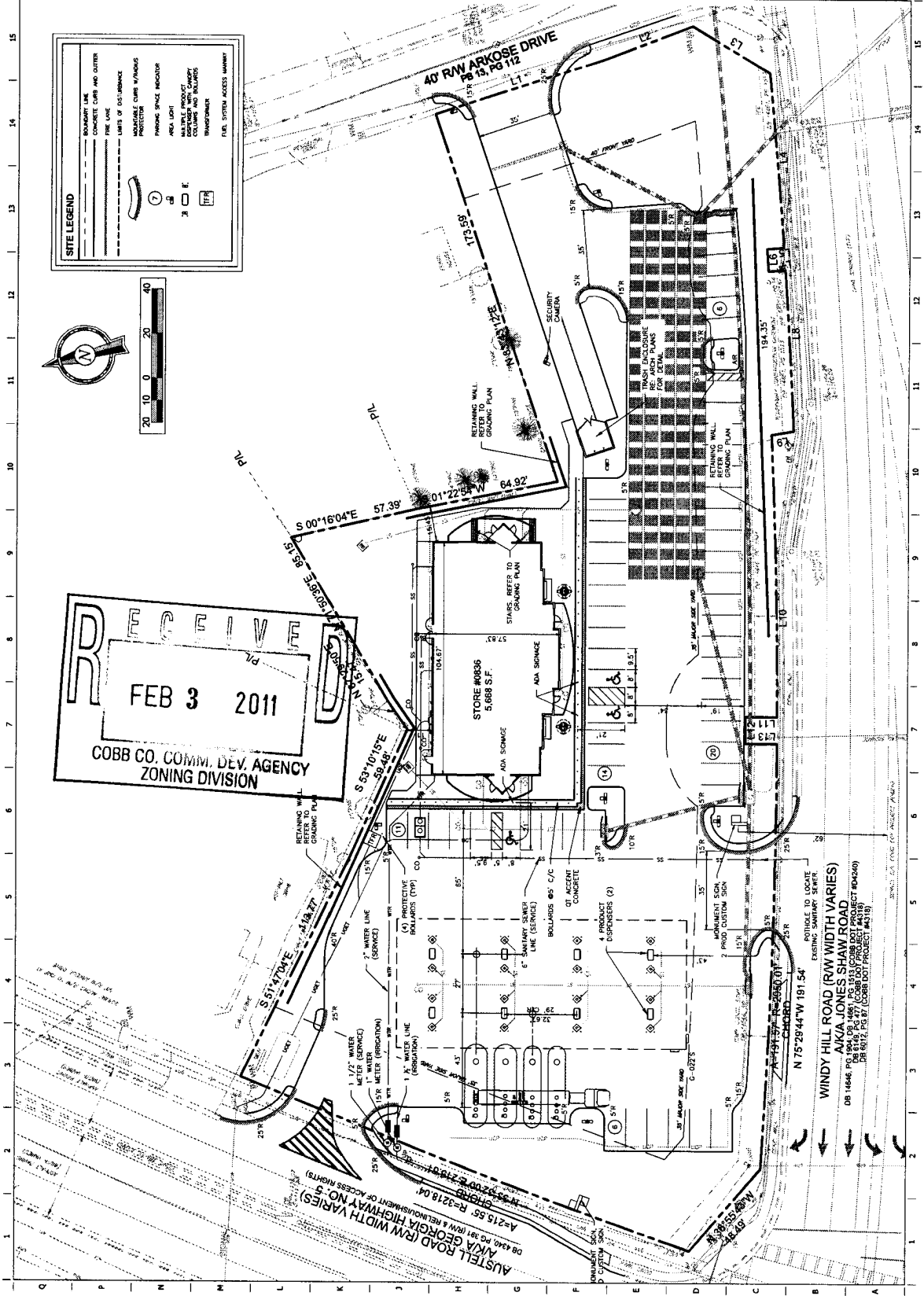
Date Distributed/Mailed Out: February 11, 2011



Cobb County...Expect the Best!

QuikTrip No. 0836

A	2										B
SHEET NUMBER:											
PRELIMINARY SITE PLAN											
SHEET TITLE:											
ORIGINAL ISSUE DATE: 02/04/11											
C	REV	DATE	DESCRIPTION								
D											
E											
F	PROJECT: 105 LUGER DIVISION: AT REGION: NA COUNTY: MD CANNOT BE USED REVIEWED BY: WAR										



APPLICANT: QuikTrip Corporation

770-940-2619

REPRESENTATIVE: Sams, Larkin & Huff, LLP

Parks F. Huff 770-422-7016

TITLEHOLDER: Ofer "Mike" Bar-Lev and Kofer Properties, Inc.

PROPERTY LOCATION: At the north side of Windy Hill Road in
between Austell Road and Arkose Drive.

ACCESS TO PROPERTY: Austell Road, Windy Hill Road, and
Arkose Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Community and Neighborhood Activity Center

PETITION NO: Z-10

HEARING DATE (PC): 04-05-11

HEARING DATE (BOC): 04-19-11

PRESENT ZONING: GC, NRC, R-20

PROPOSED ZONING: NRC

PROPOSED USE: Convenience Store With
Fuel Sales

SIZE OF TRACT: 2.5 acres

DISTRICT: 17

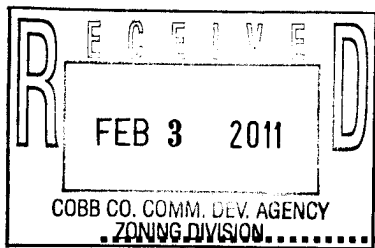
LAND LOT(S): 14, 59

PARCEL(S): 30,31,83

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4





Application No. Z-10
2011

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): _____

Proposed building architecture: _____

Proposed selling prices(s): _____

b) List all requested variances: _____

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

- a) Proposed use(s): Convenience store with fuel sales

b) Proposed building architecture: see attached rendering

c) Proposed hours/days of operation: 24 hours a day, 7 days a week

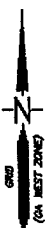
d) List all requested variances: Variance as depicted in the site plan

.....
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.)

N/A

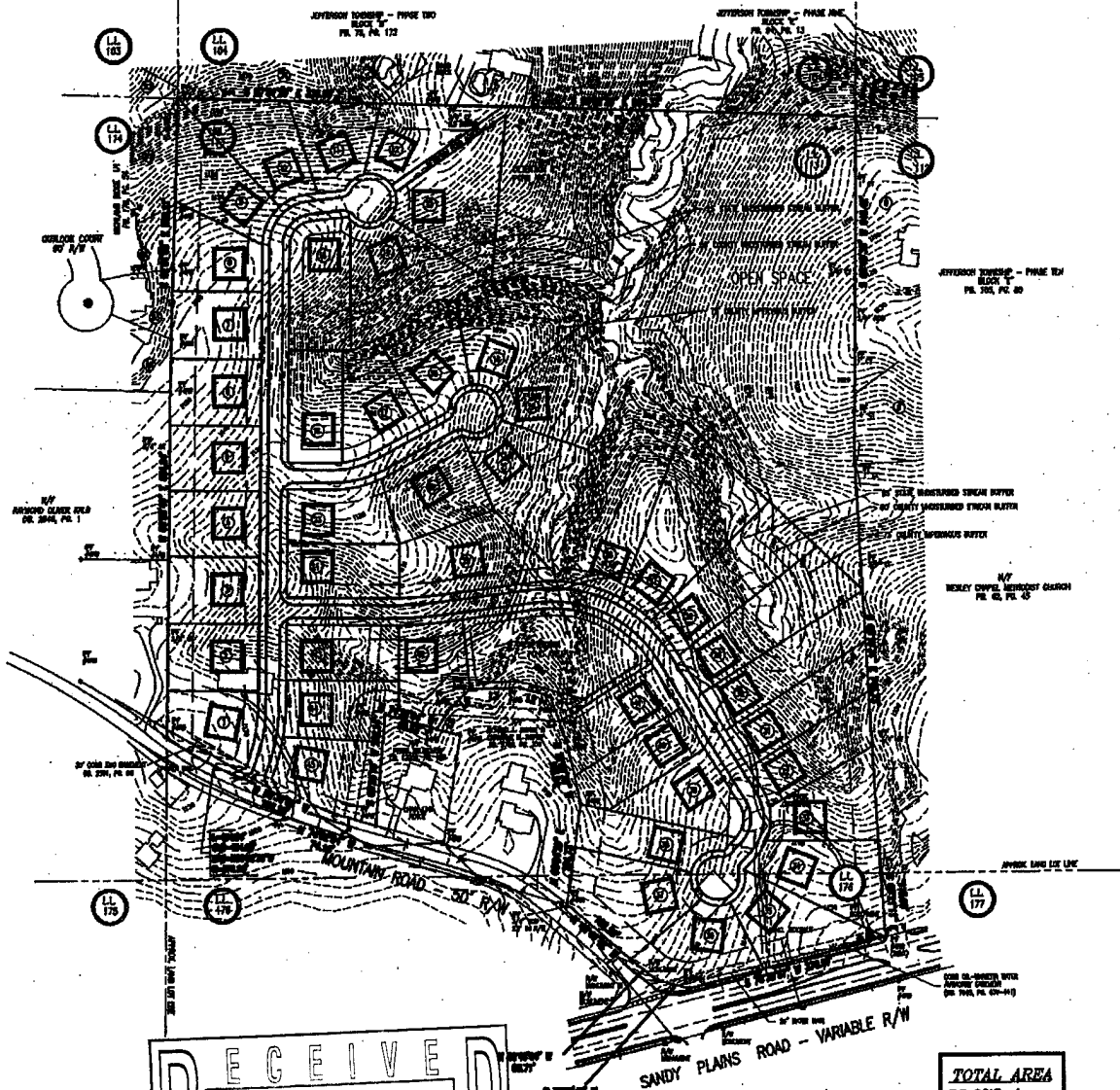
*The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.



THIS PROPERTY IS NOT LOCATED WITHIN A
100 YEAR FLOOD PLAIN ZONE ACCORDING
TO COBB COUNTY FLOOD PANELS 02046
02048, 02049, 02050 COMMUNITY #30062
DATED DEC. 15, 2009

TRANSIT CLOSURE - 5 30,000+
ANGULAR ERROR - 3 30"/STA.
ADJUSTMENT - COMPASS RULE
EQUIPMENT - TOPCON 303 TOTAL STATION
PLAT CLOSURE - 1 347,841
ALL MATTERS OF TITLE EXCEPTED.

DEED REFERENCE:
DB. 14780, PG 6258



RECEIVED
FEB 3 2011
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

TOTAL AREA
38.976 Acres

LINE	DISTANCE	BEARING
1	82.47	N78°24'47"W
2	82.47	N78°24'47"W
3	82.47	N78°24'47"W
4	82.47	N78°24'47"W
5	82.47	N78°24'47"W

LEGEND

POWER POLE	1" = 10'
W/DRY WIRE	1" = 10'
CRACK	1" = 10'
FENCE LINE	1" = 10'
FIRE HYDRANT	1" = 10'
SEWER	1" = 10'
WATER MAIN	1" = 10'
WATER VALVE	1" = 10'
WATER MANHOLE	1" = 10'
STORM PIPE	1" = 10'
CHUCK MARK	1" = 10'

NOTES:
1. PROPERTY IS NOT LOCATED WITHIN A
100 YEAR FLOOD PLAIN ZONE ACCORDING
TO COBB COUNTY FLOOD PANELS 02046
02048, 02049, 02050 COMMUNITY #30062
DATED DEC. 15, 2009

2. TRANSIT CLOSURE - 5 30,000+
ANGULAR ERROR - 3 30"/STA.
ADJUSTMENT - COMPASS RULE
EQUIPMENT - TOPCON 303 TOTAL STATION
PLAT CLOSURE - 1 347,841
ALL MATTERS OF TITLE EXCEPTED.

**CONCEPTUAL LAYOUT FOR:
MOUNTAIN ROAD TRACT**

PROPERTY IS LOCATED IN LAND LOT 113 & 176
OF THE 10TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

GRAPHIC SCALE
1" = 100'

DEED REFERENCE:
DB. 14780, PG 6258

OWNER: DP
DATE: 1-25-11

OWNER: CCF
DATE: 11/10/11

OWNER: BOUNDARY
DATE: 1 OF 1

NO. DATE DESCRIPTION BY

**IF YOU SEE THIS...
CALL US FIRST!
1-800-333-7411
WWW.CENTERSURVEYING.COM**

APPLICANT: Brooks Chadwick Capital, LLC
404-281-4554

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

TITLEHOLDER: Freeman Capital Group, LLC

PROPERTY LOCATION: At the northeasterly intersection of
Sandy Plains Road and Mountain Road.

ACCESS TO PROPERTY: Mountain Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-11

HEARING DATE (PC): 04-05-11

HEARING DATE (BOC): 04-19-11

PRESENT ZONING: R-30

PROPOSED ZONING: R-20

PROPOSED USE: Subdivision

SIZE OF TRACT: 38.975 acres

DISTRICT: 16

LAND LOT(S): 113, 176

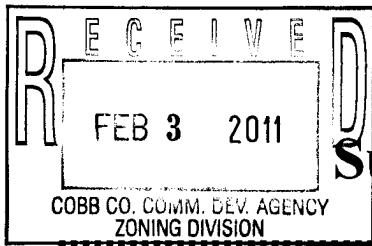
PARCEL(S): 2, 7

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

FUTURE LAND USE MAP: Low Density Residential





Application No. Z-11
2011

Summary of Intent for Rezoning*

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

a) Proposed unit square-footage(s): The homes will be built with a minimum square
footage of 2,400 square feet

Proposed building architecture: Traditional architecture with a mixture of stone,
brick, hardi-plank or stacked stone. Elevations/renderings will be submitted under separate
cover during the pendency of the application.

Proposed selling prices(s): It is anticipated that the starting price point will be in the
low \$300's.

b) List all requested variances: N/A

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)

The subject property is located in an area under Cobb County's Future Land Use Map
which is denominated as Very Low Density Residential (VLDR) which contemplates
residential densities ranging from 0-2 units per acre. The proposed density at 1.15 units
per acre is well within the range of contemplated residential densities.

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.)

N/A

*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.

- LEGEND**
- I.P.P. - IRON PIN PLACED AT CORNER
 - I.P.P. - IRON PIN FOUND AT CORNER
 - △ - MARBLE MONUMENT FOUND
 - - BREAK IN PROPERTY (TRANSVERSE) LINE
 - - POWER POLE
 - - POWER POLE
 - - TELEPHONE LINE
 - - LAND LOT LINE
 - - POWER POLE
 - - BARRIED WIRE FENCE
 - - WOOD FENCE
 - - R.C.P. - REINFORCED CONCRETE PIPE
 - - CORRUGATED METAL PIPE

Tract II
Wilson/Barker
PB 264 Page 93

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSONS OR ENTITIES WITHOUT AN EXPRESSED PERSONAL WRITTEN AGREEMENT. SURVEYING WAS PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP NO. 13067022280, DATED December 16, 2008

WEST GEORGIA SURVEYORS, INC.

731 Sandtown Road
Marietta, Georgia 30008

(770) 428-2122
FAX: (770) 422-9178

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AHEM". Deut. 27:17



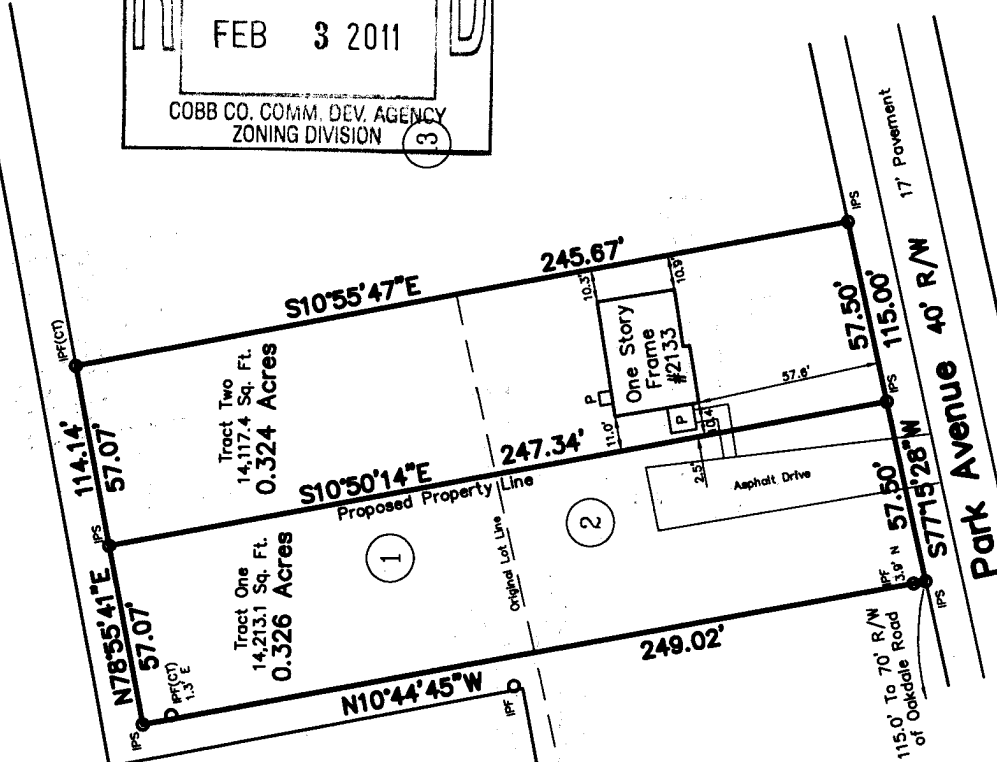
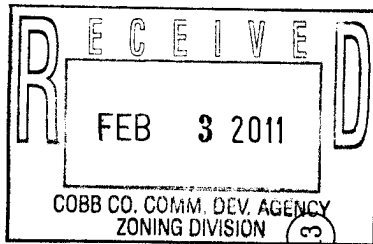
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 2.1" PER ANGLE POINT AND THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET. EQUIPMENT UTILIZED: ANGLAR, SANG-SHAW, LINEAR, SANG-SHAW. UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.



**Z-12
(2011)**

Notes:

1. Current Zoning R-20
2. Proposed Zoning R-15
3. There are no streams or wetlands on this property.
4. There is no historical artifacts or cemeteries located on this property.



Total Area
28,330.5 Sq. Ft.
0.650 Acres

SURVEY FOR

Cecil G. McLendon, Jr., Esq.

REVISIONS	FILE: Survey\
Feb. 1, 2011	10016
Part of Lots 1 & 2 Block C	
Okdale Park S/D	
Plat Book 7 Page 141	
LAND LOT - 750	CC LT
DISTRICT - 17th	Dwn GF
SECTION - 2nd	Chkd LDN
COUNTY - Cobb	FILE: Survey\
STATE - Georgia	
DATE - March 1, 2010	SCALE - 1"= 40'

APPLICANT: Cecil G. McLendon, Jr.
770-590-5900

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP
J. Kevin Moore 770-429-1499

TITLEHOLDER: Cecil G. McLendon, Jr.

PROPERTY LOCATION: On the north side of Park Avenue, east
of Oakdale Road.

ACCESS TO PROPERTY: Park Avenue

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-12

HEARING DATE (PC): 04-05-11

HEARING DATE (BOC): 04-19-11

PRESENT ZONING: R-20

PROPOSED ZONING: R-15

PROPOSED USE: Two Houses

SIZE OF TRACT: 0.65 acre

DISTRICT: 17

LAND LOT(S): 750

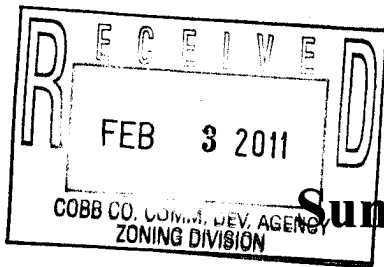
PARCEL(S): 7

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

FUTURE LAND USE MAP: Medium Density Residential





Application No. z-12
(2011)

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 1,200 square feet
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): \$200,000
- d) List all requested variances: _____
- (1) Lot size reduction from 15,000 square feet to 14,000±; and
- (2) Side setback reduction to 10.3 feet.
- _____

.....
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)

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

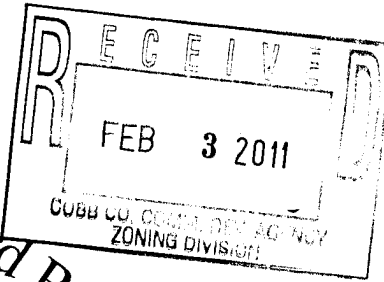
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). Not Applicable.

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

**Z-13
(2011)**

LEGEND

- X-X- = Barbed Wire
- SS = Sanitary Sewer
- FH = Fire Hydrant
- PP = Power Pole
- IPF = Iron Pin Placed
- OPF = Iron Pin Found
- MON = Monument Found
- LP = Light Pole
- EP = Edge Pavement
- POB = Point of Beginning
- CTP = Ctrip Top Pin Found
- B/C = Back of Curb
- C/L = Centerline
- CL = Chain Link Fence
- SSMH = Sewer Manhole
- SSE = Sanitary Sewer Easement
- CB = Catch Basin
- DI = Drop Inlet
- PL = Property Line
- CMP = Corrugated Metal Pipe
- RCP = Reinforced Conc. Pipe
- DE = Drainage Easement
- WV = Water Valve
- WM = Water Meter
- R/W = Right of Way
- = Power Line



PIN #
16031000110
2250 Shallowford Road
Zoned R-20

PIN #
16031000120
Zoned R-20

PIN #
16031000140
3770 Bryant Lane
Zoned R-20

PIN #
16031000130
Zoned R-15

PIN #
16031000130
3771 Shallow Court
Zoned R-15
Lot 53

LL
310

LL
339

53

Shallowford Road R/W Varies

Shallow Court 40' R/W



Job #: 008610

- All iron pins are 1/2" Rebar unless otherwise noted.
 - Equipment used: Topcon GTS Total Station
 - The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
 - This plat has been calculated for closure and is found accurate within one foot in 150,000± feet.
 - This plat subject to all easements public and private.

Land Use Permit Survey for:
Mark & Edie Sayeg

2280 Shallowford Road
PIN# 16031000130 & 16031000120
Land Lot(s) 310 & 339, 16th District, 2nd Sect:
Cobb County, Georgia

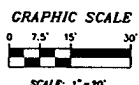
Area = 0.63 Acres, 27,785 Sq.Ft.

This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.

According to F.I.R.M. Community Panel # 13067C0061G, dated 12-16-2008 this property is not located in an area having special flood hazards.

Computed by: RSNutt
 Drawn by: KLNutt
 Checked by: KLNutt

Party Chief: DBN/MS
 Date Surveyed: 05/28/2010
 Date Drawn: 06/01/2010



Perimeter Surveying Co., Inc
 1065 Sandtown Road, Marietta, GA 30008
 Phone: (770) 425-6824 Fax: (770) 425-6768

Plat Book:
 Deed Book: 14725

Page:
 Page: 1545

APPLICANT: House Rabbit Society/ North Georgia Chapter, Inc.
678-653-7175

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP
J. Kevin Moore 770-429-1499

TITLEHOLDER: Mark Sayeg and Edie Sayeg

PROPERTY LOCATION: At the southwestern intersection of
Shallowford Road and Shallow Court.

ACCESS TO PROPERTY: Shallowford Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-13

HEARING DATE (PC): 04-05-11

HEARING DATE (BOC): 04-19-11

PRESENT ZONING: R-15, R-20

PROPOSED ZONING: NRC

PROPOSED USE: Rabbit Rescue Shelter

SIZE OF TRACT: 0.63 acre

DISTRICT: 16

LAND LOT(S): 310, 339

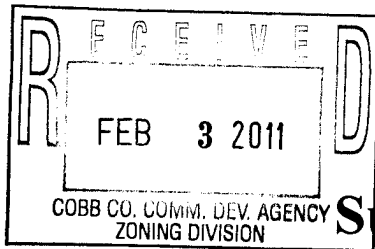
PARCEL(S): 12

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

FUTURE LAND USE MAP: Low Density Residential





Application No. z- 13
(2011)

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): Rabbit Rescue Shelter
- b) Proposed building architecture: Traditional - Residential in appearance
- c) Proposed hours/days of operation: Tuesday/Wednesday-11:00 a.m.-7:00 p.m.;
Thursday/Friday-11:00 a.m.-3:00 p.m.; Saturday-11:00 a.m.-5:00 p.m.;
Sunday-By Appointment
- d) List all requested variances: None known at this time
- _____
- _____
- _____

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

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

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

None known at this time

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

DATE	1-21-11
FROM	QC
TO	QC
REMARKS	MS
APP'D	PVC

SHEET
 C3.1




UTILITIES
 PROTECTION
 CENTER
 OF GEORGIA

AT (404) 656-1000, WE'LL TALK TO YOU ABOUT THE BEST WAY TO PROTECT YOUR UTILITIES FROM DAMAGE DURING CONSTRUCTION. WE'LL TALK TO YOU ABOUT THE BEST WAY TO PROTECT YOUR UTILITIES FROM DAMAGE DURING CONSTRUCTION. WE'LL TALK TO YOU ABOUT THE BEST WAY TO PROTECT YOUR UTILITIES FROM DAMAGE DURING CONSTRUCTION.

CUMBERLAND BOULEVARD
(PUBLIC R/W VARIES)(FKA KENNEDY PARKWAY)

APPLICANT: Noble Investment Group, LLC

404-262-9660

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP

John H. Moore 770-429-1499

TITLEHOLDER: First Citizens Bank and Trust Company, Inc.

PROPERTY LOCATION: At the northeasterly intersection of

Cumberland Boulevard and Interstate 75.

ACCESS TO PROPERTY: Cumberland Boulevard

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z- 14

HEARING DATE (PC): 04-05-11

HEARING DATE (BOC): 04-19-11

PRESENT ZONING: RRC with

Stipulations

PROPOSED ZONING: RRC with

Stipulations

PROPOSED USE: Hotel, Retail And

Restaurant

SIZE OF TRACT: 3.37 acres

DISTRICT: 17

LAND LOT(S): 1013,1014,1027,1028

PARCEL(S): 6

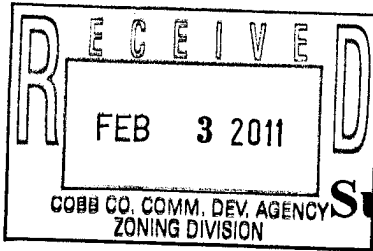
TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Regional Activity Center





Application No. z- 14
(2011)

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): All-Suites Hotel and Three Restaurants
- b) Proposed building architecture: Traditional, according to submitted rendering
- c) Proposed hours/days of operation: Sunday-Saturday; 24 hours per day
- d) List all requested variances: (1) Setback variance as shown and described on submitted site plan; (2) Parking variance, but with accompanying shared parking agreement.
- _____
- _____

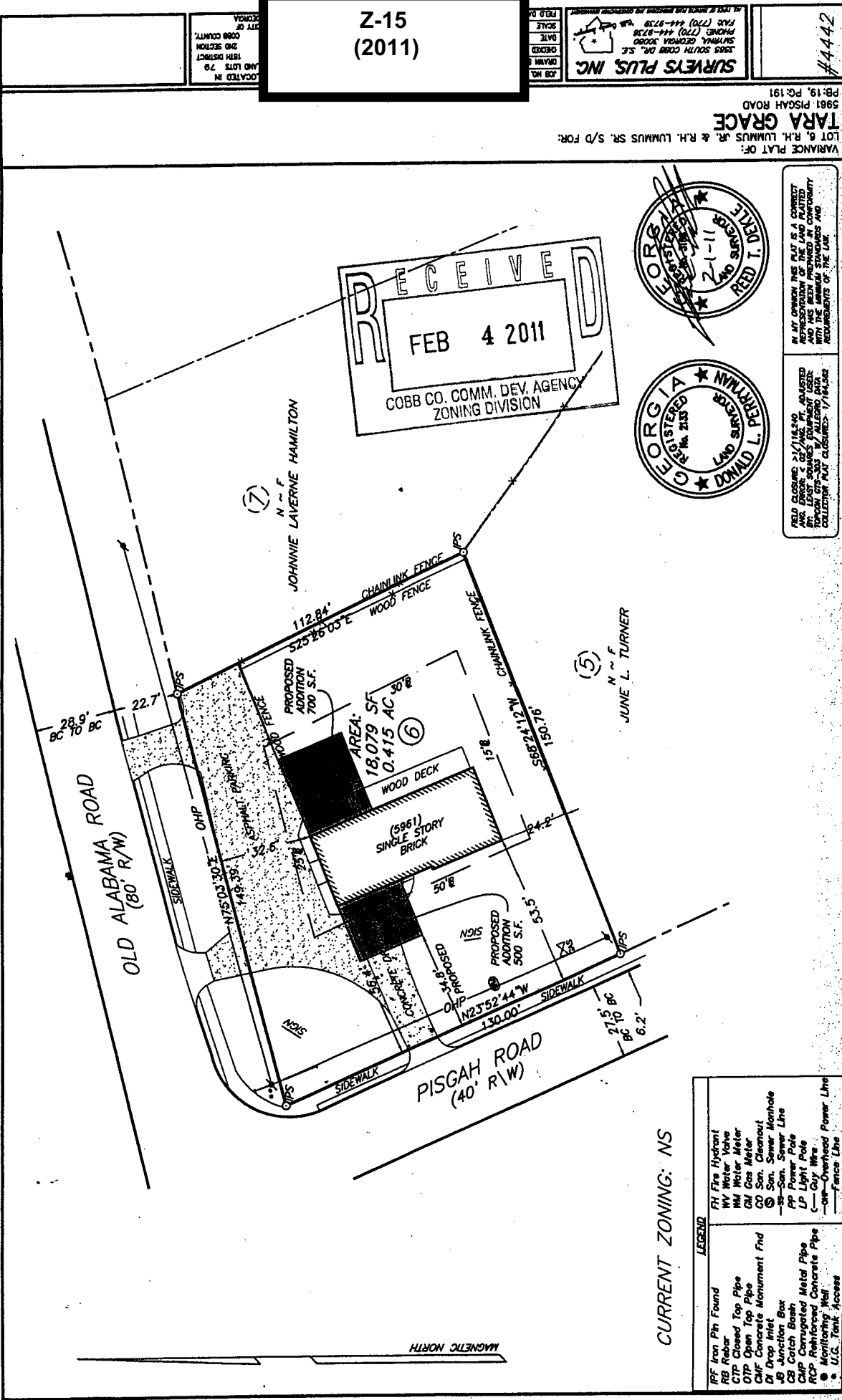
.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

Not Applicable.

.....
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.**



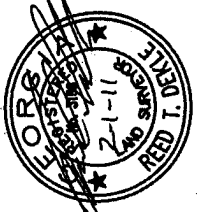
Z-15
(2011)

SURVEYS PLUS, INC.
1985 SOUTH COBB DR., S.E.
SMYRNA, GEORGIA 30080
PHONE (770) 444-9758
FAX (770) 444-9759

#44442

VARIANCE PLAT OF:
LOT 6, R.H. LUMMUS JR. & R.H. LUMMUS SR. S/D FOR:
TARA GRACE
5961 PISGAH ROAD
PB-19, PG.191

RECEIVED
FEB 4 2011
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



FIELD CLOSING 2-1-11 16:40
ALL DIMENSIONS & BEARINGS ADJUSTED
AND HAVE BEEN PREPARED IN CONFORMITY
WITH THE SURVEYING ACT AND
REGULATIONS OF THE STATE OF GEORGIA
AND THE SURVEYING BOARD OF THE STATE OF GEORGIA
COLLECTION PLAT CLOSING: 1/14/2012

CURRENT ZONING: NS

LEGEND	
RF Iron Pin Found	RI Fire Hydrant
RG Radar	RM Water Valve
CTP Closed Top Pipe	EW Water Meter
OTP Open Top Pipe	EW Gas Meter
CMF Concrete Monument Fnd	CO Gas Meter
DI Drop Inlet	SS San. Sewer Manhole
JB Junction Box	SS San. Sewer Line
CB Catch Basin	PP Power Pole
CM Corrugated Metal Pipe	LP Light Pole
RCP Reinforced Concrete Pipe	— Guy Wire
• Monitoring Well	— Overhead Power Line
• U.G. Tank Access	— Fence Line

MAGNETIC NORTH

APPLICANT: Tara Grace
770-575-0130

REPRESENTATIVE: Tara Grace
770-575-0130

TITLEHOLDER: William T. Thornton

PROPERTY LOCATION: At the southeast intersection of Pisgah
Road and Old Alabama Road.

ACCESS TO PROPERTY: Pisgah Road and Old Alabama Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-15

HEARING DATE (PC): 04-05-11

HEARING DATE (BOC): 04-19-11

PRESENT ZONING: NS

PROPOSED ZONING: LRO

PROPOSED USE: Daycare

SIZE OF TRACT: 0.415 acre

DISTRICT: 18

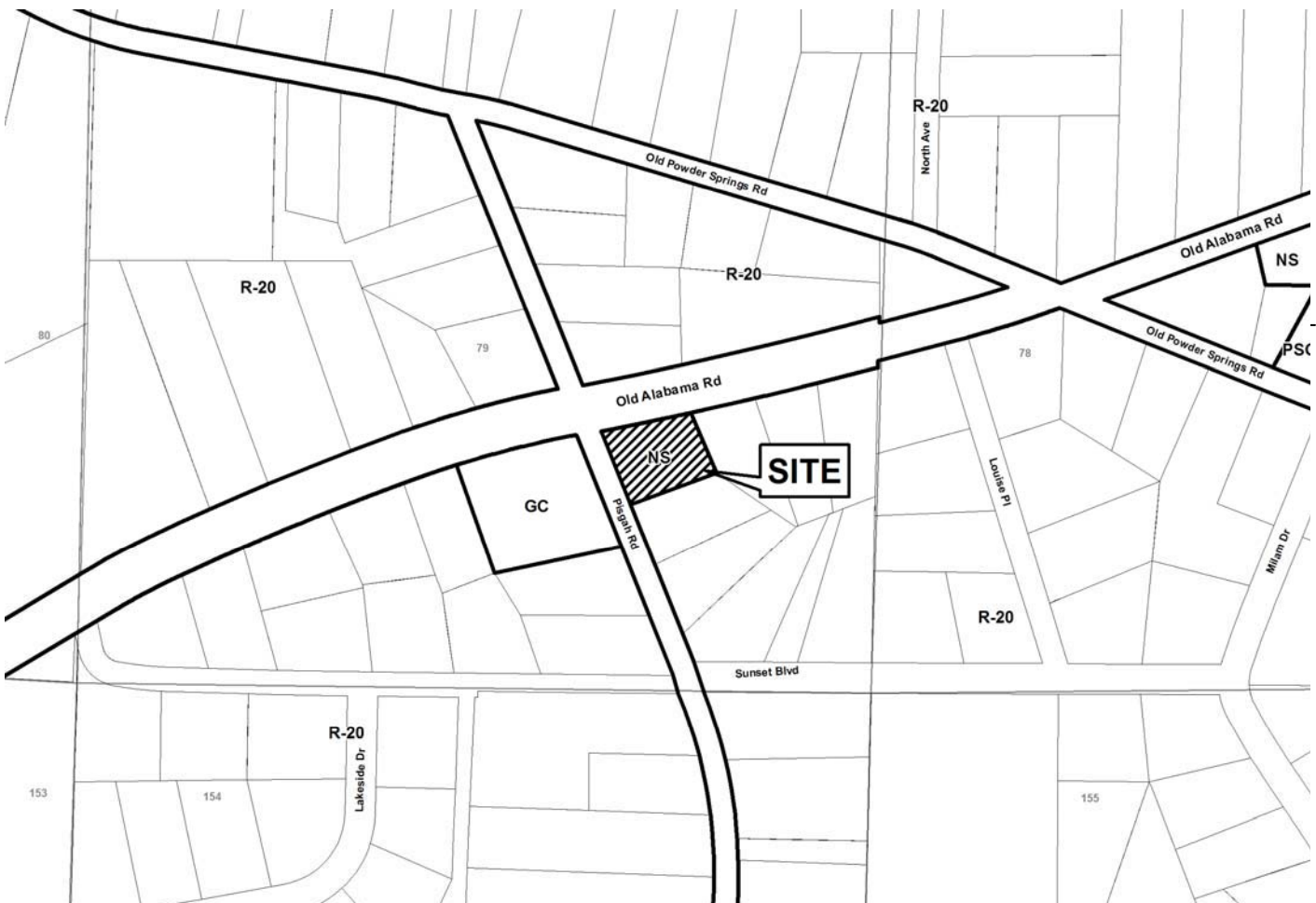
LAND LOT(S): 79

PARCEL(S): 48

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

FUTURE LAND USE MAP: Low Density Residential



Application No. 2-15
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): Day care (existing)
- b) Proposed building architecture: wood siding / to match existing
- c) Proposed hours/days of operation: 5:00 am till 12:00 am
- d) List all requested variances: ① Front 50 foot set back to 30 feet
set back ② 20,000 square foot lot size to 18,079 square feet

.....
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).

FRONT SETBACK = 35'
SIDE SETBACK = 10'
MAJOR SIDE SETBACK = N/A
REAR SETBACK = 35'

was obtained utilizing global positioning systems (GPS) and a portable computer. The GPS system provides real-time three-dimensional (3-D) coordinates (X, Y, and Z) for the location of the field data point. The portable computer is a 486 IBM compatible PC with a 10-MHz processor and 16-MB of random access memory (RAM). The portable computer is connected to the GPS system via a serial cable. The portable computer is also connected to a 3.5-inch floppy disk drive. The portable computer is used to store the field data and to transfer the data to a 3.5-inch floppy disk. The portable computer is also used to transfer the data to a 3.5-inch floppy disk. The portable computer is also used to transfer the data to a 3.5-inch floppy disk.

Conclusion

1 inch = 20 ft

APPLICANT: David Zaccaria

770-975-0128

REPRESENTATIVE: David Zaccaria

770-975-0128

TITLEHOLDER: David D. Zaccaria

PROPERTY LOCATION: On the southern side of Brown Deer

Trail, south of Brown Deer Lane

(2435 Brown Deer Trail).

ACCESS TO PROPERTY: Brown Deer Trail

PHYSICAL CHARACTERISTICS TO SITE: Split level residential

House.

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-8

HEARING DATE (PC): 04-05-11

HEARING DATE (BOC): 04-19-11

PRESENT ZONING: R-20, R-30

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Teaching, Producing,

And Record Engineering

SIZE OF TRACT: 0.53 acre

DISTRICT: 20

LAND LOT(S): 159

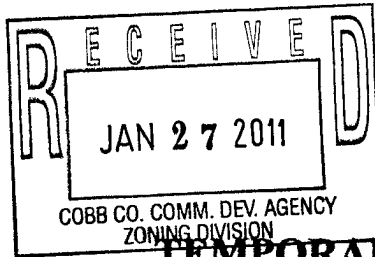
PARCEL(S): 41

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

FUTURE LAND USE MAP: Low Density Residential





Application #: LUP-8
PC Hearing Date: 4-5-11
BOC Hearing Date: 4-19-11

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Teaching, Producing, Record Engineering audio/video editing.
2. Number of employees? 0 - NONE
3. Days of operation? MON. THRU. SAT.
4. Hours of operation? 9 To 5 sometimes 5 To 10pm
5. Number of clients, customers, or sales persons coming to the house per day? 0; Per week? usually 1 or 2 or 3 monthly
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.): CARS ONLY AND ALWAYS IN DRIVEWAY. (1 vehicle - 1986 Toyota)

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

FED EX. ONCE OR TWICE A YEAR.

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: (02-03-11) → 7 YEARS / NOTE BELOW! (Most often BRIEF) (NOTE BELOW!)

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

Most of this work is directing and Teaching and Editing with (some) RECORDING, BECAUSE most of what is Produced is done in the computer with plug INS.

NOTE:
Applicant signature: UDD. J. S. Date: 1-27-2011

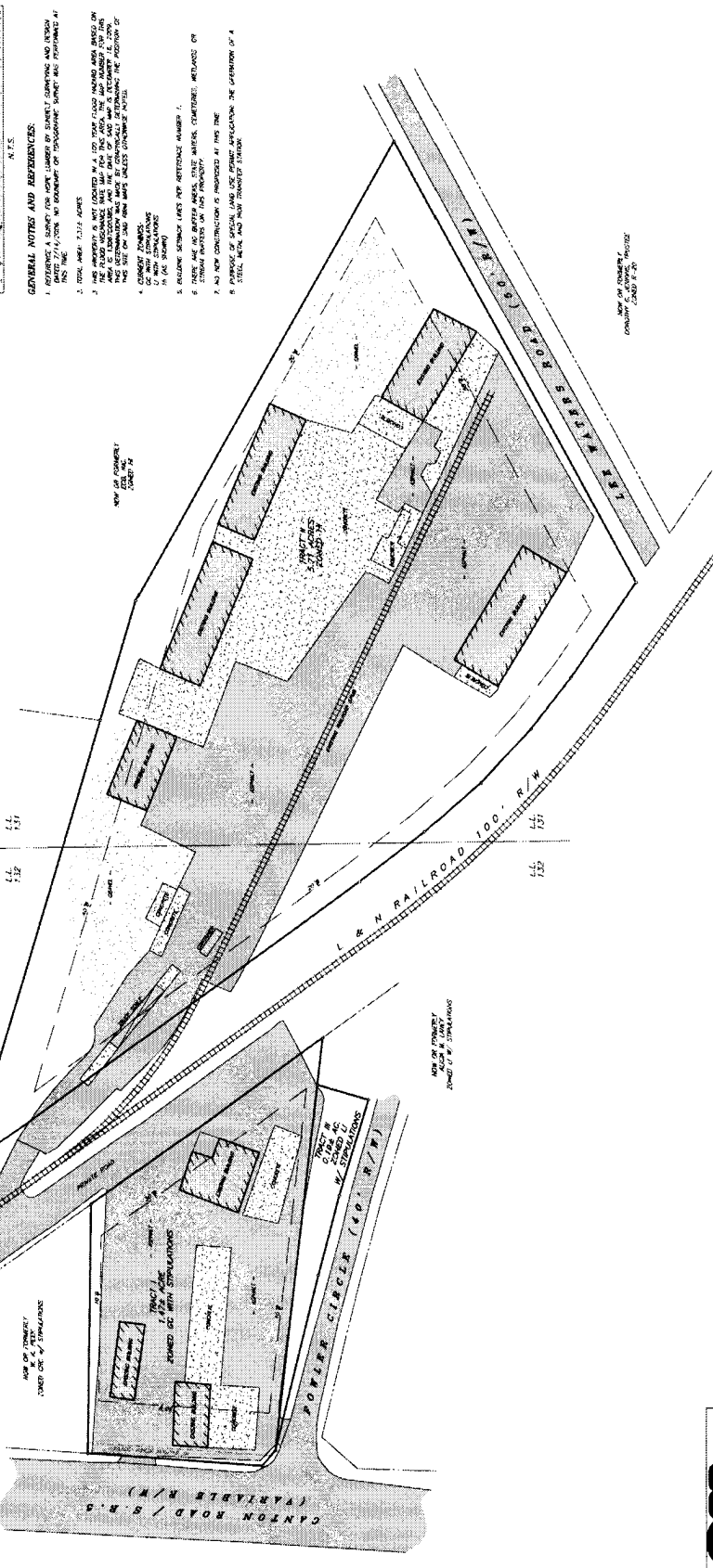
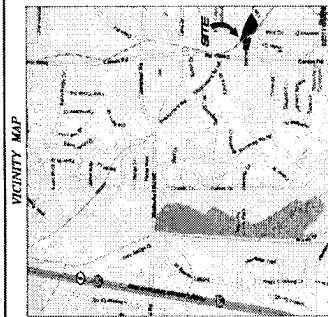
Applicant name (printed): DAVID ZACCARIA

People do not need to be on property most of the time, and when on the property, it is brief. (are spent ALONE with the type of work.)

Revised October 1, 2009

SPECIAL LAND USE PERMIT FOR
 SNAPFINGER PROPERTIES, LLC
 JOB
 DRAW
 CHECK
 DATE
 SCALE
 FIELD

SLUP-3 (2011)




 Know what's below.
 Call before you dig.



GENERAL NOTES AND REFERENCES:
 1. REFERENCED A SURVEY FOR WORK LAMING BY SURVEY COMPANY AND RECORD DATED 7/14/2006. NO EXISTING OR PROPOSED SURVEY HAS BEEN PERFORMED AT THIS TIME.
 2. TOTAL AREA: 7.22 ACRES
 3. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA AND THE FLOOD HAZARD MAP FOR THIS AREA HAS BEEN REVIEWED FOR THIS PROJECT. THIS INFORMATION WAS MADE AVAILABLE TO THE APPLICANT FOR THE PROJECT AND THE APPLICANT HAS AGREED TO MAINTAIN THE FLOOD HAZARD MAP FOR THIS PROJECT.
 4. CONVEYANCE OF THIS PROPERTY TO THE APPLICANT FOR THE PROJECT.
 5. ALL EXISTING UTILITIES ARE NOT REFERENCED NUMBER 1.
 6. THERE ARE NO WATER MAINS, SEWER MAINS, CEMENTED, METAL OR STEEL MAINS OR GAS MAINS.
 7. ALL NEW CONSTRUCTION IS PROPOSED AT THIS TIME.
 8. ALL EXISTING UTILITIES ARE NOT REFERENCED NUMBER 1.
 9. ALL EXISTING UTILITIES ARE NOT REFERENCED NUMBER 1.

SURVEYS PLUS, INC.
 3565 SOUTH COBB DR., S.E.
 KENNESAW, GEORGIA 30144
 PHONE: (770) 444-9236
 FAX: (770) 444-9239
 CITY OF KENNESAW
 COBB COUNTY
 2ND SECTION
 16TH DISTRICT
 LAND LOT 131&132
 LOCATED IN
 DECEMBER

APPLICANT: Snapfinger Properties, LLC

Steve Stewart 770-616-8229

REPRESENTATIVE: Sams, Larkin & Huff, LLP

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

TITLEHOLDER: Snapfinger Properties, LLC

PROPERTY LOCATION: On the west side of Lee Waters

Road, south of Jamerson Road; and at the northeast intersection of
Canton Road and Fowler Circle.

ACCESS TO PROPERTY: Canton Road and Lee Waters Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-3

HEARING DATE (PC): 04-05-11

HEARING DATE (BOC): 04-19-11

PRESENT ZONING: HI, LI, GC

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Operation of a Steel, Metal,
and Iron Processing and Transfer Station

SIZE OF TRACT: 7.37 acres

DISTRICT: 16

LAND LOT(S): 131, 132

PARCEL(S): 2, 9

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

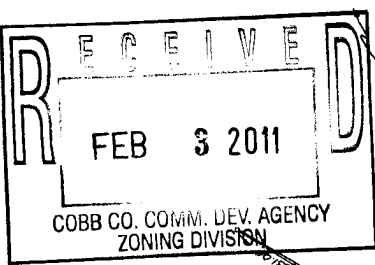
FUTURE LAND USE MAP: Industrial Compatible



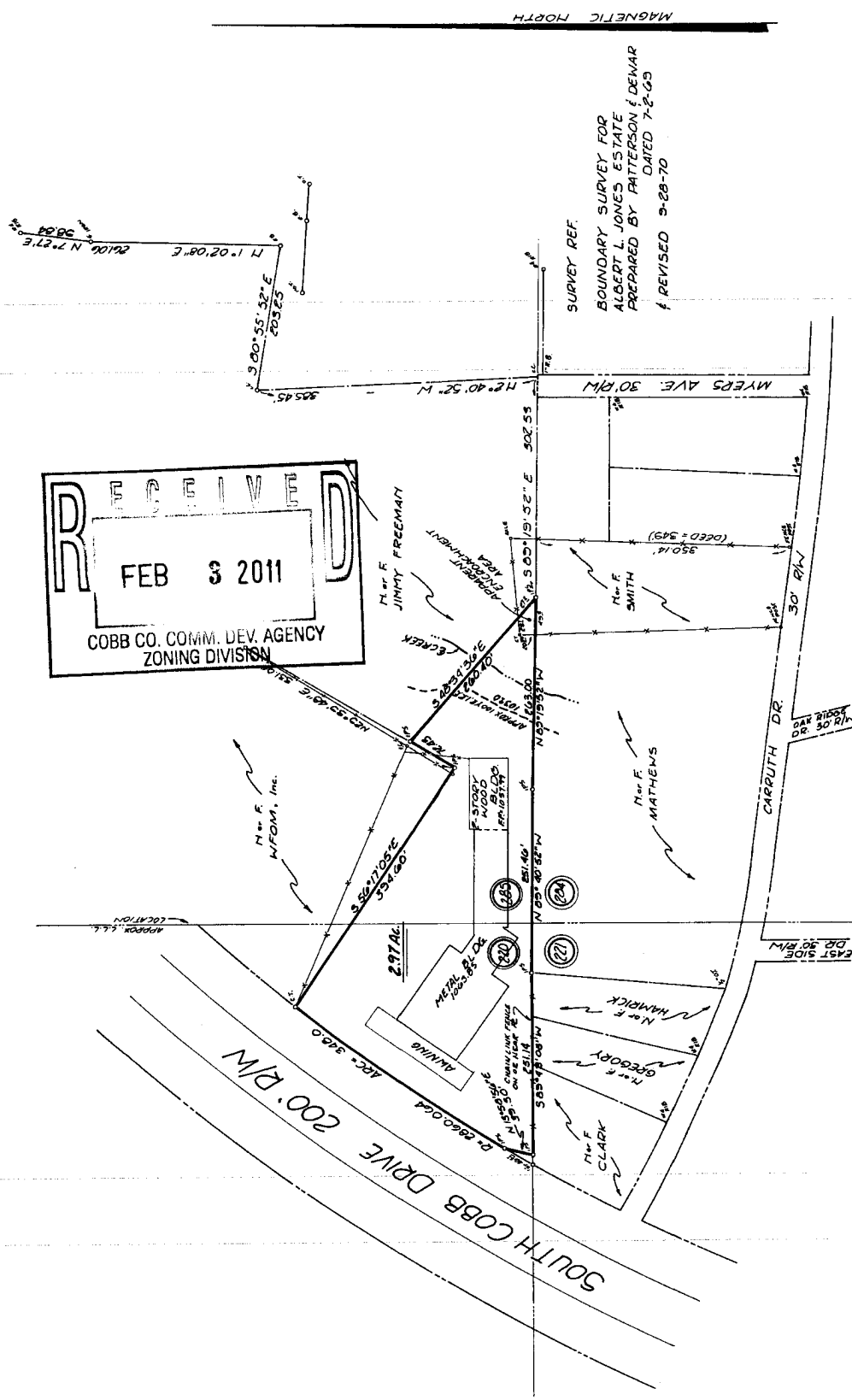
AP 30460

All bearings are calculated from angles turned and are based upon an observed magnetic bearing.

The Field Data upon which this plot was based has a Closure Precision of one foot in 10,000 Feet, and an Angular error of $\frac{1}{100,000}$ ° per Angle Point, and was adjusted using Crandall's rule.



BL-046C



APPLICANT: Shahid Latif

205-641-1554

REPRESENTATIVE: Shahid Latif

shahid_latiff@hotmail.com

TITLEHOLDER: S. Jeanne G. Workman F/K/A

Shelly Jean Gause Freeman

PROPERTY LOCATION: On the easterly side of South

Cobb Drive, north of Carruth Drive.

ACCESS TO PROPERTY: South Cobb Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-4

HEARING DATE (PC): 04-05-11

HEARING DATE (BOC): 04-19-11

PRESENT ZONING: GC

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Used Auto Sales

And Service

SIZE OF TRACT: 2.97 acres

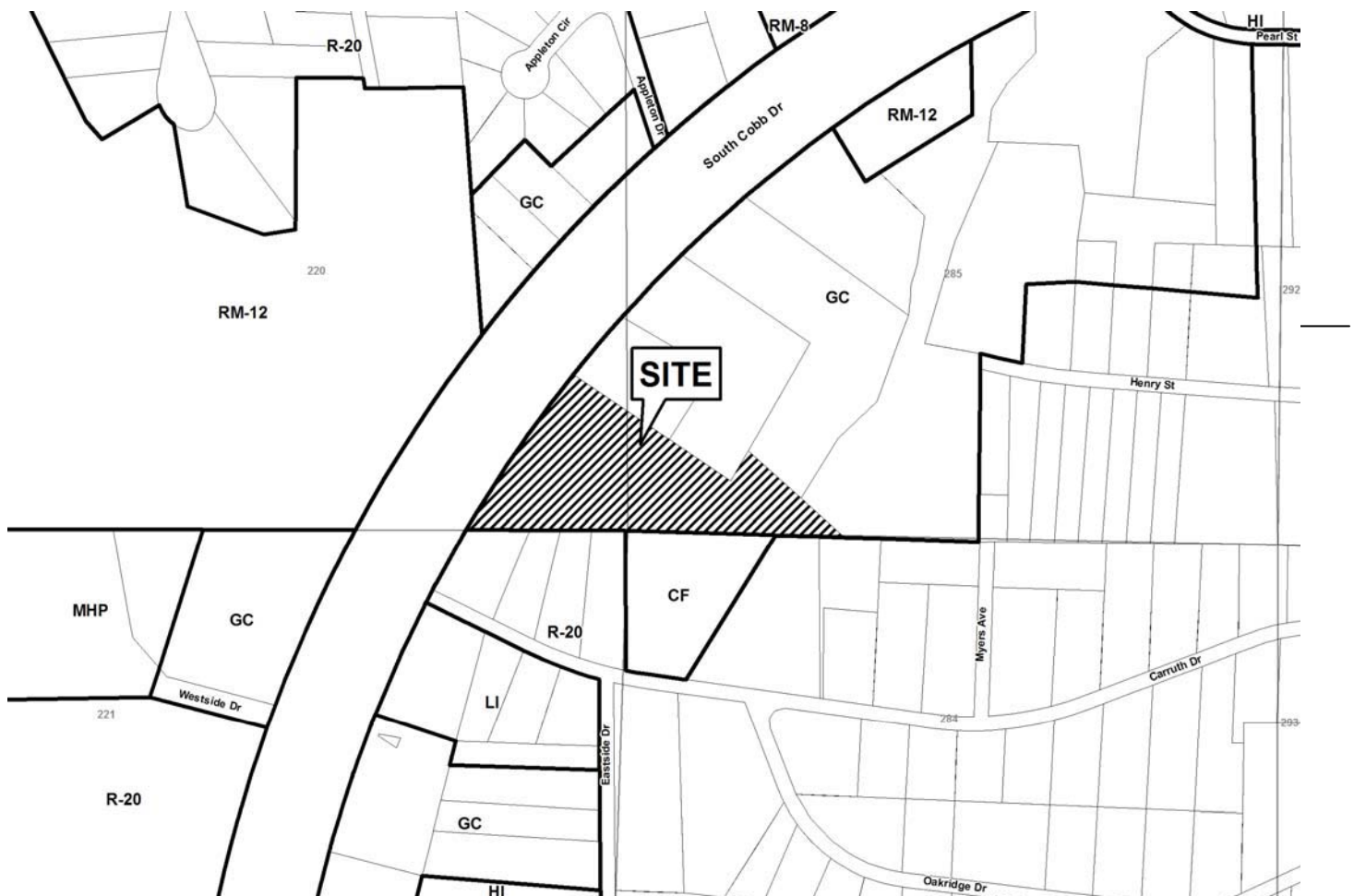
DISTRICT: 17

LAND LOT(S): 220, 285

PARCEL(S): 44

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



SFS CUMBERLAND APT
 (OVERTON PAR
 77, 102B, 27TH DIST
 COBB COUNT
 SITE PLAN

SFS CUMBERLAND APT
 (OVERTON PAR
 77, 102B, 27TH DIST
 COBB COUNT
 SITE PLAN



DATE	1-21-11
DESIGN QC	
DRAW QC	
DESIGNED BY	JMS
DRAWN BY	PVC

SHEET
 C31

	DATE	DESCRIPTION
S U B V E N I R		

2550 Heritage Court
Suite 100
Atlanta, Georgia 30339
Tel 770.951.2495
Fax 770.951.2496
www.jongeng.com

RECEIVED
FEB 3 2011
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

N/F
OVERTON PARK LAND COMPANY, LLC
(D. 13175 PG. 376)

UTILITY DISCLAIMER

UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY OR ADAPTED FOR THE INS.

