

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: October 4, 2011
Board of Commissioners Hearing Date: October 18, 2011

Due Date: September 2, 2011

Date Distributed/Mailed Out: August 11, 2011



Cobb County...Expect the Best!

| | |
|----------|-----------|
| REVISED- | B KR33-11 |
|----------|-----------|

APPLICANT: A'Zoe Enterprises, Inc. (Shirley J. Batchelor)

770-745-7422

REPRESENTATIVE: Shirley J. Batchelor

770-745-7422

TITLEHOLDER: A'Zoe Enterprises, Inc.

PROPERTY LOCATION: On the southeast corner of South

Gordon Road and Factory Shoals Road

ACCESS TO PROPERTY: South Gordon Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-36

HEARING DATE (PC): 10-04-2011

HEARING DATE (BOC): 10-18-2011

PRESENT ZONING: GC

PROPOSED ZONING: NRC

PROPOSED USE: Bakery/Office Space

SIZE OF TRACT: 0.79 acre

DISTRICT: 18

LAND LOT(S): 413

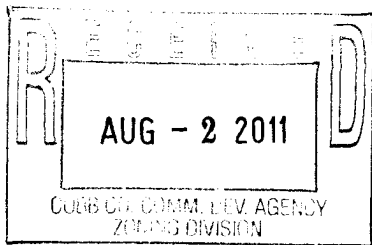
PARCEL(S): 29

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-36
Oct.
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): Bakery/Manufacturing
b) Proposed building architecture: Same as existing
c) Proposed hours/days of operation: 7:00am - 5:00pm
d) List all requested variances: NRC

.....
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?

NO
(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).

Z-37
(2011)

THIS PLAT WAS CALCULATED FOR ERROR AND IS
ACCURATE TO BETTER THAN 1:100,000.
EQUIPMENT USED ON THIS PROJECT
WAS A TRIMBLE 5600.

N/F
IGLESIA DE DIOS NUEVA VIDA, INC.

IPF
#ARB



AREA
54172 SQ. FT.
1.24 ACRES

NORMAN DRIVE
50' R/W

N01°07'36"E

CUNNINGHAM ROAD
50' R/W

N64°27'55"E 116.99'
PROPOSED
DETENTION AREA

EXISTING BUILDING
TO BE REMOVED
PROPOSED
10,000 SQ. FT.
DAYCARE FACILITY

PROPOSED
ASPHALT
PARKING

PROPOSED
ASPHALT
PARKING

CONCRETE SIDEWALK
C1

AUSTELL ROAD

113.05'
N86°57'08"W

R/W
MON

N/F
IGLESIA DE DIOS NUEVA VIDA, INC.

S42°21'29"E
232.12'

APPROXIMATE L.L.L.
LL 134
LL 133

C1
 $\begin{cases} A=204.70' \\ R=11403.06' \\ \Delta=01°01'43" \\ C\text{ LEN}=204.70' \\ BRG=S\ 48°47'13" W \end{cases}$

RECEIVED
AUG - 4 2011
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

ZONING PLAT FOR

KAPTON KOFI

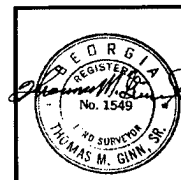
LOCATED IN:
L.L. 134
17th DISTRICT, 2nd SECTION
COBB COUNTY, GA

1940 AUSTELL ROAD
MARIETTA, GA 30066

1"=30'
GRAPHIC SCALE
0 30 60

"F.I.A. OFFICIAL FLOOD HAZARD
MAP" COMMUNITY NUMBER 130052
PAGE 1128, DATED 12/18/2008
SHOWS THIS PROPERTY NOT TO BE
IN AN AREA HAVING SPECIAL FLOOD
HAZARDS.

ALL MATTERS OF TITLE ARE
EXCEPTED.



**SOUTHERN SURVEYING &
MAPPING COMPANY, INC.**

4076 EBENEZER ROAD, N.E., MARIETTA, GA. 30066
PHONE: (770) 926-7759

DATE: 8/2/2011 SCALE: 1"=30' C KR21-11

APPLICANT: Kapton Kofi

404-680-2301

REPRESENTATIVE: Kapton Kofi

404-680-2301

TITLEHOLDER: Kapton Kofi

PROPERTY LOCATION: On the northeast corner of Austell
Road, Cunningham Road and Norman Drive

ACCESS TO PROPERTY: Austell Road and Norman Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-37

HEARING DATE (PC): 10-04-2011

HEARING DATE (BOC): 10-18-2011

PRESENT ZONING: NS

PROPOSED ZONING: NRC

PROPOSED USE: Daycare Center

SIZE OF TRACT: 1.24 acres

DISTRICT: 17

LAND LOT(S): 134

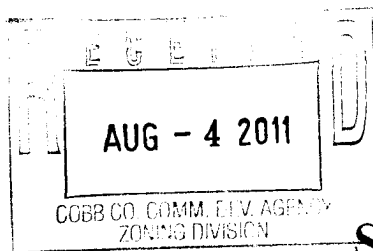
PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT



Application No. 2-37Oct.
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 CENTER.
- b) Proposed building architecture: SINGLE STORY - BRICK/SIDING
GABLE ROOF
- c) Proposed hours/days of operation: 6AM - 6PM - MONDAY - FRIDAY
- 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).

NO

b-c
 STUDIO

1020 The Exchange
 Suite 400
 Atlanta, GA 30339
 Phone: 404.525.1100
 Fax: 404.525.1102
 www.b-c-studio.com

Landscape Architecture, Design and Planning

1945 Vaughn Road Northwest
 Cobb County, Georgia
 Barrett Lakes Boulevard
 Land Lots 721.792 - 18th District
 Prepared for: AMLI at Lodge Lake



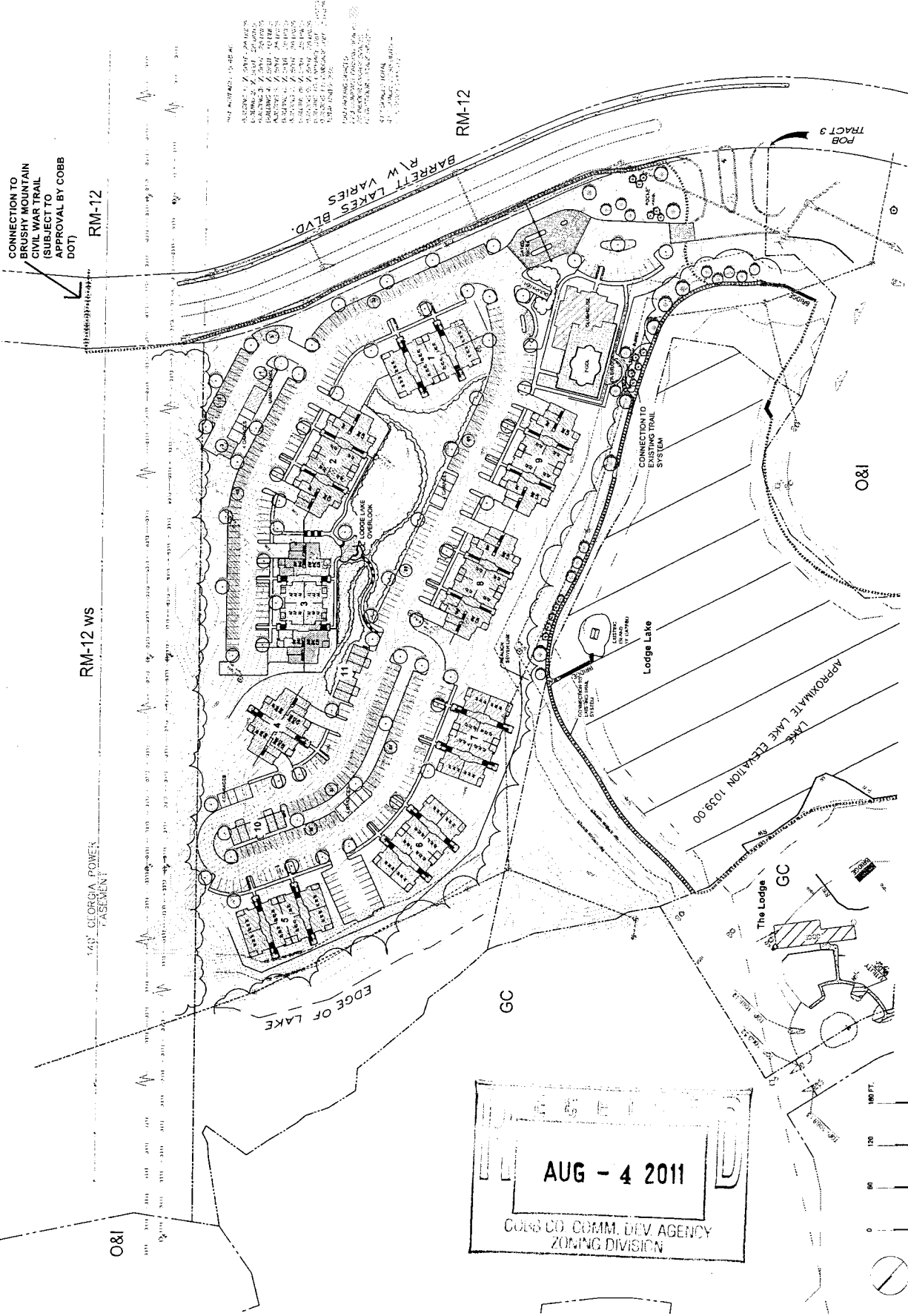
**Z-38
 (2011)**

AMLI at Lodge Lake

DATE: 08/04/2011
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 SCALE: 1" = 80'

| NO. | DATE | DESCRIPTION |
|-----|------------|----------------|
| 1 | 08/04/2011 | Initial Design |
| 2 | 08/04/2011 | Revised Design |
| 3 | 08/04/2011 | Final Design |

ZONING
 PLAN
 L 2.0



AUG - 4 2011

COB CO. COMM. DEV. AGENCY
 ZONING DIVISION

APPLICANT: AMLI Residential Properties, L.P.

770-281-3300

REPRESENTATIVE: Collette V. Jones

770-281-3312

TITLEHOLDER: AMLI Residential Properties, L.P.

PROPERTY LOCATION: On the northwest side of Barrett

Lakes Boulevard, east of Greers Chapel Road

ACCESS TO PROPERTY: Barrett Lakes Boulevard

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-38

HEARING DATE (PC): 10-04-2011

HEARING DATE (BOC): 10-18-2011

PRESENT ZONING: NS O&I

PROPOSED ZONING: UC

PROPOSED USE: Multifamily Residential

SIZE OF TRACT: 15.48 acres

DISTRICT: 16

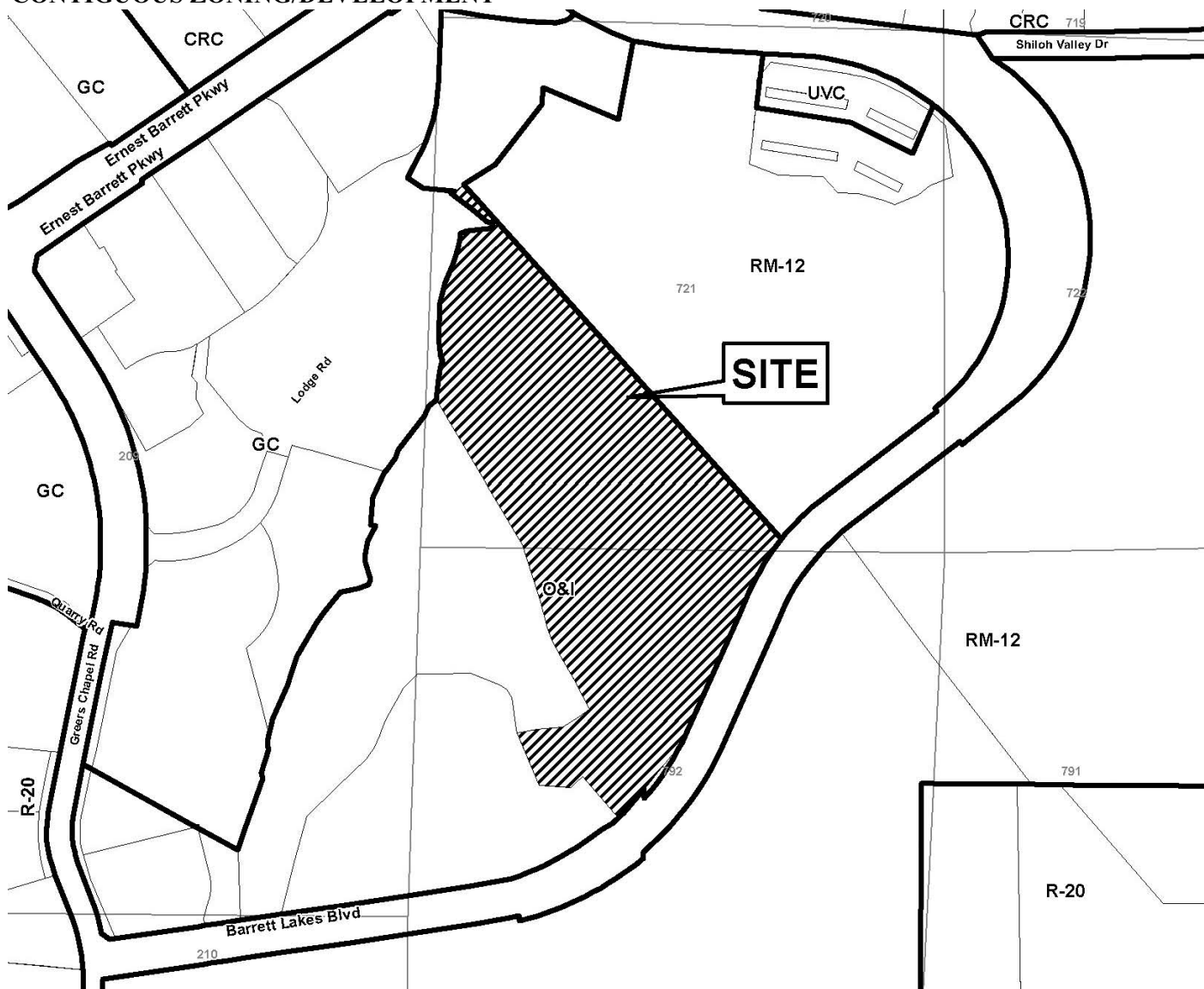
LAND LOT(S): 721, 792

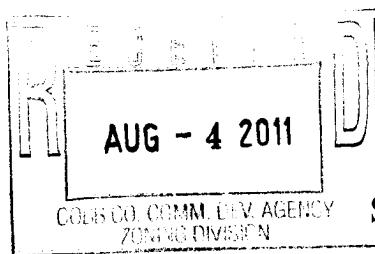
PARCEL(S): 3

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT





Summary of Intent for Rezoning*

Part 1. Residential Rezoning Information

- a) **Proposed Unit Square Footage:** The units will range from approximately 635 to 1,180 square feet per unit.
- b) **Proposed Building Architecture:** The project will have maximum 4 story buildings with a combination of stone, stucco and cement fiber hardboard siding. It will be complementary to, yet different from, the architecture of adjacent AMLI at Barrett Walk and across the street from AMLI at Barrett Lakes.
- c) **Proposed Selling Price:** The units will not be for sale until our lender requires it. If they were for sale when finished, we project a sale price of \$150 per square foot. On a rental basis, we project an average starting rent of \$1,075/month.
- d) **Requested Variances:** None at this time.

Part 2. Non-Residential Rezoning Information

N/A

Part 3. Other Pertinent Information

- a) An AMLI entity has owned the parcel since 1993. It has been continuously marketed as an office site for 18 years without success. AMLI developed 3 multitenant office buildings within the immediate vicinity around Lodge Lake over the last 15 years. Each has been unsuccessful financially. Vacancy rates are presently 25%+ and net rental rates are at a 15 year low.
- b) The subject site is in a Regional Activity Center. Our planned project will extend the trail/sidewalk that surrounds most of Lodge Lake with entry points from the sidewalks along Barrett Lakes Boulevard, Roberts Drive and Lodge Road. We will extend the trail through the subject property. We will also publish maps to alert residents and other local people to the accessibility of the preserved trenches and the Civil War Trail that AMLI built at Barrett Lakes. This project will enhance pedestrian activity within the zone of the Regional Activity Center.
- c) Demand has been high for well-maintained rental apartment units in the submarket. Occupancy at all such apartment communities in the submarket is averaging over 93%. Rents have risen an average of 5-6% over the last 12 months, notwithstanding the recession and lingering unemployment. Housing needs at KSU continue to increase. This project is not designed to attract KSU students (e.g., no 3 bedroom units, no "student life" type floor plans) and we will not market to them, but these additional units will help alleviate the pressure from escalating enrollment at KSU.
- d) We believe that our average resident will be a young professional or service worker who is childless, commutes less than 5 miles to his/her place of employment, enjoys outdoor opportunities to jog, bicycle and

walk (e.g., Kennesaw Mountain National Battlefield Park, Noonday Creek Trail, etc.), and seeks to buy a single family house or townhome within 3 years. Our average resident will also have an average household income close to the Cobb County average, but will have a higher income level per capita (due to fewer children in the households of our renters). Our average resident will have much higher disposable income available for discretionary spending than the average Cobb County resident.

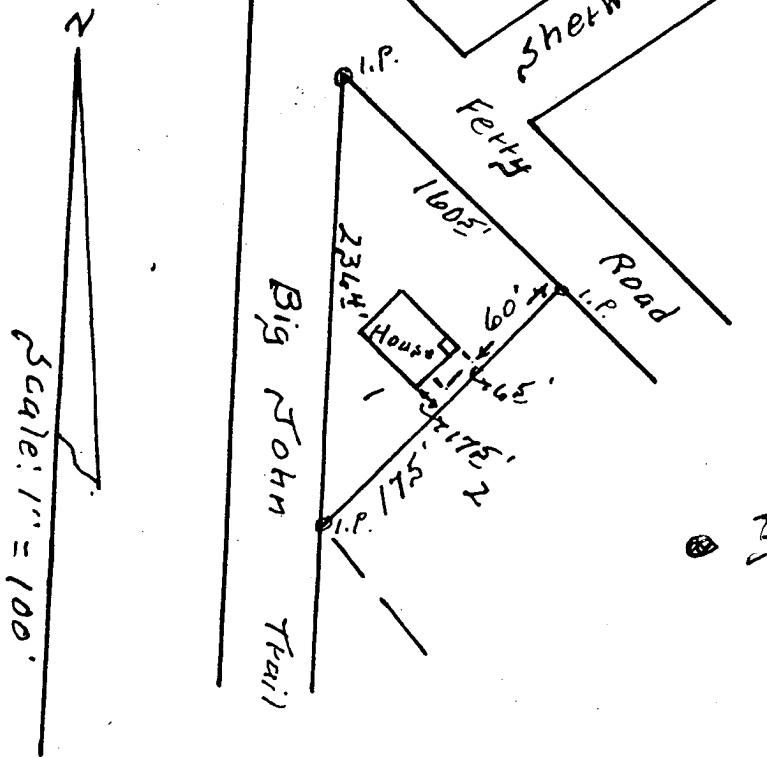
- e) This project and our future residents will produce significant revenues for Cobb County without significant offsetting costs through the obvious increase in the real estate tax valuation of the site and the spending of discretionary income in the County by our future residents. Being mostly childless, our residents will have only a marginal impact on public school enrollment, parks and recreational use, and emergency services.
- f) We believe that it is important to provide a continuity of some newer apartment communities in the Town Center Regional Activity Center in order to appeal to young professionals with the latest trends in rental apartments (e.g., sustainability features and materials, choices that reduce energy and water usage, granite countertops, stainless steel appliances, etc.). Otherwise, those prospective customers will strongly consider Cumberland and Perimeter Center alternatives even if they have to commute to a job in the Town Center area.

Part 4. N/A

***Applicant and Titleholder specifically reserve the right to amend any information set forth within the Summary of Intent for Rezoning at any time during the rezoning process.**

LUP-24
(2011)

158 452



• 333 Acres for

Borrower - Richard Worley McLeod
Plat Made for Etheridge & Yanneman
Lot No. 1 - Frey View Place Subdivision -
L.L. No. 720 - 17th District - 2nd Section -
Cobb County - Georgia
J. P. Phillips - Surveyor
Oct. 1, 1954

JUL 13 2011

CLERK OF SUPERIOR COURT
JULY 13 2011

APPLICANT: John Blackwell

770-317-8430

REPRESENTATIVE: John Blackwell

770-317-8430

TITLEHOLDER: Stephen E. Blackwell

PROPERTY LOCATION: On the southeast corner of Powers

Ferry Road and Big John Trail

ACCESS TO PROPERTY: Powers Ferry Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-24

HEARING DATE (PC): 10-04-2011

HEARING DATE (BOC): 10-18-2011

PRESENT ZONING: R-20

PROPOSED ZONING: Temporary Land

Use Permit

PROPOSED USE: Parking Four

Vehicles

SIZE OF TRACT: 0.33 ac

DISTRICT: 17

LAND LOT(S): 720

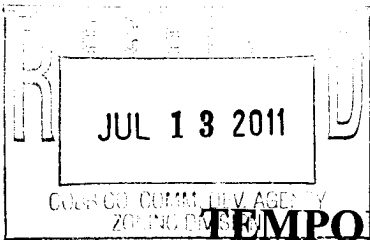
PARCEL(S): 24

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-24
PC Hearing Date: 10-4-11
BOC Hearing Date: 10-18-11

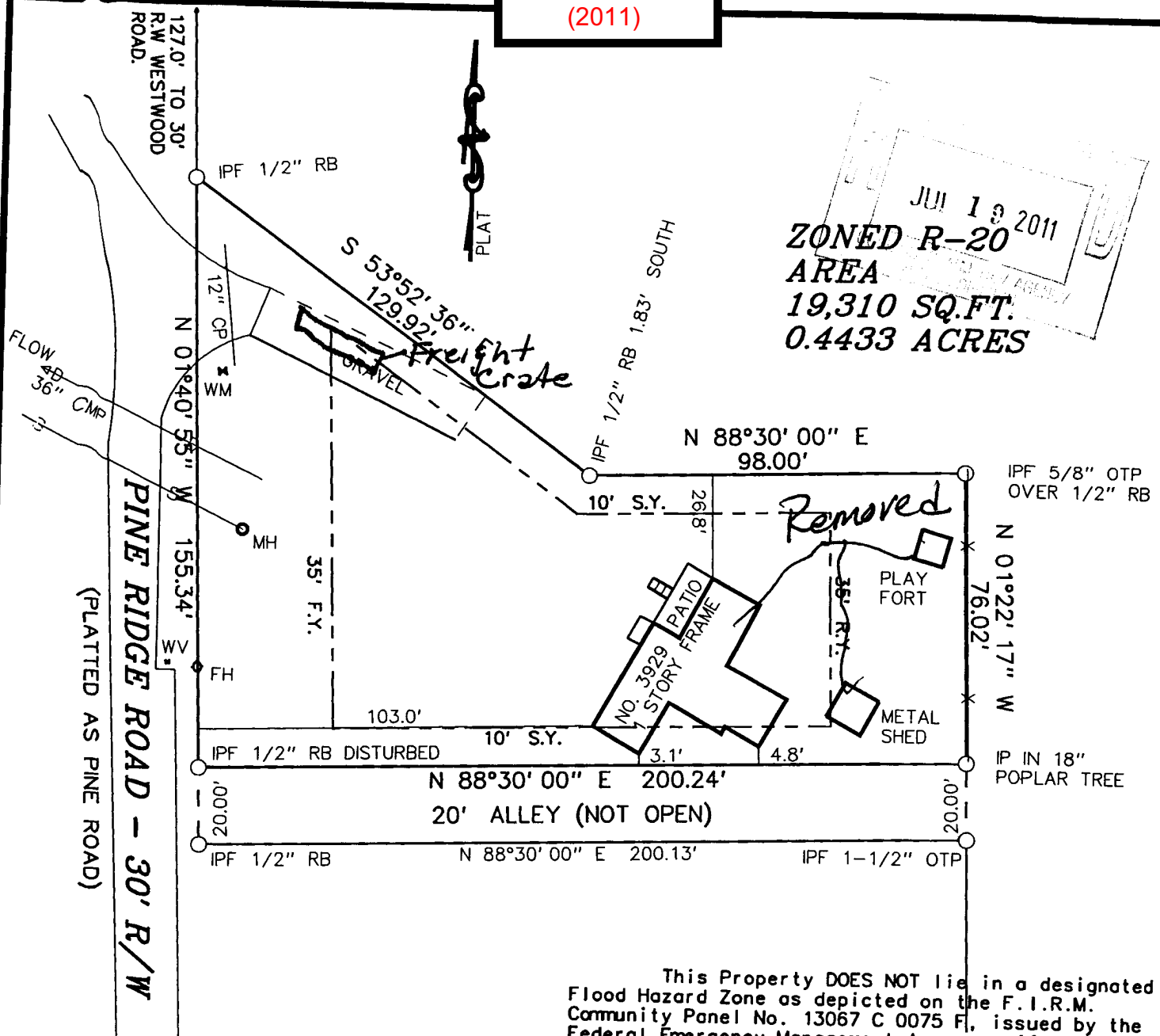
TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? N/A
2. Number of employees? N/A
3. Days of operation? N/A
4. Hours of operation? N/A
5. Number of clients, customers, or sales persons coming to the house per day? N/A ; Per week? _____
6. Where do clients, customers and/or employees park?
Driveway: ☒ ; Street: _____ ; Other (Explain): _____
7. Signs? No: ☒ ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 4 cars
9. Deliveries? No ☒ ; Yes _____ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) _____
10. Does the applicant live in the house? Yes _____ ; No ☒
11. Any outdoor storage? No _____ ; Yes ☒ (If yes, please state what is kept outside): out Building for lawn mowers
- * * 12. Length of time requested: 24 months
13. Any additional information? (Please attach additional information if needed): _____

Applicant signature: John Blackwell Date: 07/12/11

Applicant name (printed): John Blackwell

LUP-25
(2011)



SURVEY FOR

JERRY W. HALL &
PAMELA H. HALL

LOT 9

M. H. TATUM PROPERTY
LAND LOT 696
17th LAND DISTRICT
2nd SECTION
COBB COUNTY
GEORGIA

SCALE: 1" = 40'
DATE: 05-16-02
RE: PB 8. PG 68



ALTA Surveying, Inc.
Suite 215
1280 Winchester Parkway
Smyrna, Georgia 30080
Tel - 770-432-7001

APPLICANT: Pam Hall

770-435-1214

REPRESENTATIVE: Pamela P. Hall

770-435-1214

TITLEHOLDER: Pamela P. Hall

PROPERTY LOCATION: On the east side of Pine Ridge Road,
south of Westwood Road, north of Lee Road

ACCESS TO PROPERTY: Pine Ridge Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-25

HEARING DATE (PC): 10-04-2011

HEARING DATE (BOC): 10-18-2011

PRESENT ZONING: R-20

PROPOSED ZONING: Temporary Land
Use Permit

PROPOSED USE: Accessory
Storage Container

SIZE OF TRACT: 0.4433 ac

DISTRICT: 17

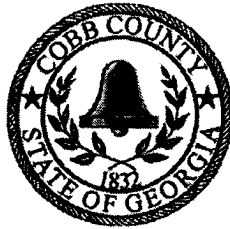
LAND LOT(S): 696

PARCEL(S): 9

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2





Application #: LVP-25
PC Hearing Date: 10-4-11
BOC Hearing Date: 10-18-11

TEMPORARY LAND USE PERMIT WORKSHEET

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

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

We were going to build a home on lot purchased building permit in 02 never used, it. My husband whom spoke to an inspector for temp power pole, said put freight crate here on Rail Road

Applicant signature: Pamela P. Hall Date: 7/19/11 ^{more info to come}

Applicant name (printed): Pamela P. Hall

1178 KENNESAW AVENUE PROPERTY LINE DESCRIPTION

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF HAMES ROAD (EAST) AND THE EASTERLY RIGHT OF WAY OF KENNESAW AVENUE (WESTERNLY RIGHT OF WAY OF KENNESAW AVENUE), THENCE LEAVING SAID INTERSECTION, FOLLOWING ALONG THE SOUTHERLY RIGHT OF WAY OF KENNESAW AVENUE AND 11.50 FEET TO A REBAR SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF HAMES ROAD AND THE WESTERNLY RIGHT OF WAY OF LAND LOT 93B, SAID POINT BEING THE POINT OF BEGINNING, THENCE LEAVING SAID WESTERNLY LINE OF LAND LOT 93B AND CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY OF HAMES ROAD SOUTH 89 DEGREES 00 MINUTES 00 SECONDS EAST, 11.50 FEET TO A 1/2" NAIL FOUND; THENCE LEAVING SAID SOUTH 89 DEGREES 00 MINUTES 00 SECONDS EAST, 11.50 FEET TO A 1/2" NAIL FOUND; THENCE LEAVING SAID SOUTH 89 DEGREES 00 MINUTES 00 SECONDS EAST, 178.45 FEET TO A 1/2" CHUMPED TO A 1/2" POST; THENCE 02 DEGREES 16 MINUTES 00 SECONDS EAST, 11.33 FEET TO A REBAR SET; THENCE SOUTH 87 DEGREES 50 MINUTES 17 SECONDS WEST, 188.00 FEET TO A REBAR SET ON THE EASTERLY RIGHT OF WAY OF KENNESAW AVENUE; THENCE FOLLOWING ALONG THE EASTERLY RIGHT OF WAY OF KENNESAW AVENUE SET ON THE WESTERNLY RIGHT OF WAY OF LAND LOT 93B, 11.50 FEET TO A REBAR SET ON THE WESTERNLY RIGHT OF WAY OF KENNESAW AVENUE; THENCE LEAVING SAID EASTERLY RIGHT OF WAY OF KENNESAW AVENUE AND 11.50 FEET TO A REBAR SET; THENCE LEAVING SAID WESTERNLY LINE OF LAND LOT 93B NORTH 03 DEGREES 11 MINUTES 00 SECONDS WEST, 62.27 FEET TO A REBAR SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF HAMES ROAD AND THE WESTERNLY LINE OF LAND LOT 93B, SAID POINT BEING THE POINT OF BEGINNING, SAID 1178 KENNESAW AVENUE CONTAINS 0.96 ACRES (41.807 SQUARE FEET).

ZONING NOTES:
TOTAL AVERAGE OF PARCELS: 0.96 ACRES (41,007 S.F.)
ZONING REQUIREMENTS:
EXISTING ZONING: R-20
SETBACKS: FRONT - 30 FEET
SIDE (MAJOR) - 40 FEET
SIDE (MINOR) - 10 FEET
SIDE (MAJOR) - 25 FEET
SIDE (MINOR) - 10 FEET
MIN. LOT WIDTH - 30 FEET
MIN. LOT DEPTH - 100 FEET
MIN. LOT AREA - 10,000 SQ. FT.
MAX. BUILDING HEIGHT: 35 FT
MAX. COVERAGE: 35%

SPECIAL LAND USE PERMIT NOTES:
1.) THIS SPECIAL LAND USE PERMIT IS TO ALLOW FOR THE STORAGE OR PARKED EQUIPMENT AND MORE THAN ONE BUSINESS VEHICLE IN THE GRAVEL PARKING AREA IN THE SIDE YARD.

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





1266 Powder Springs Rd
Marietta, Georgia 30064

www.gacsurvey.com

Phone: (770) 424-7323
Fax: (770) 424-7323

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 130052, MAP NUMBER
13067 C 0102 G DATED DECEMBER 16, 2008

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.

| | | | |
|---|----------------------------------|---|-----------------------------------|
| D | P.P. - POWER POLE | ① | C.B. - CATCH BASIN |
|  | L.P. - LIGHT POLE | ② | R.C.P. - REINFORCED CONCRETE PIPE |
| ⊗ | F.H. - FIRE HYDRANT | ③ | C.M.P. - CORRUGATED METAL PIPE |
| ⊕ | M.-M. - SANITARY SEWER MANHOLE | ④ | F.F.E. - FINISHED FLOOR ELEVATION |
|  | W.M. - WATER METER | ⊗ | WATER VALVE |
|  | G.M. - GAS METER | ⊙ | SEWER CLEAN OUT |
| ○ | RBS - REINFORCING BAR SET | ⑤ | TELEPHONE MANHOLE |
| ○ | RB - REINFORCING BAR FOUND | --- | UNDERGROUND ELECTRICAL LINE |
| ○ | C.P. - CRIMP TOP PIPE FOUND | --- | OVERHEAD POWER LINES |
| ○ | O.T. - OPEN TOP PIPE FOUND | ⌒ | MAN-HEADWALL |
| □ | R/W MON. - RIGHT-OF-WAY MONUMENT |  | POWERBOX |
| -X- | TYPE OF FENCE | W-W | WATER LINE |
| ○ | J.B. - JUNCTION BOX | --- | UNDERGROUND TELEPHONE LINE |
| ■ | D.I. - DROP INLET / YARD INLET | --- | G - GAS LINE |

AUG - 4 2011

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

HAMES ROAD (VARIABLE R/W)

GAYLE A. LOWE
 D.B. 14640, PG. 5325
 ZONED R-20
 V-18 MARCH 2010

N ~ F
RONALD MULKEY
B. 4529, PG. 442
ZONED U
WITH STIMULATIONS

SMALL VEHICLES WITH SEVERAL SEATS

KENNESAW AVENUE (APPARENT 50' R/W)

APPLICANT: Chatfield Contracting, Inc.

770-514-9519

REPRESENTATIVE: Robert E. Chatfield, IV

770-425-0930

TITLEHOLDER: Robert Emmett Chatfield and

Timothy Scott Higdon

PROPERTY LOCATION: On the southeast corner of Kennesaw

Avenue and Hames Road

(1178 Kennesaw Avenue)

ACCESS TO PROPERTY: Kennesaw Avenue and Hames Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-26

HEARING DATE (PC): 10-04-2011

HEARING DATE (BOC): 10-18-2011

PRESENT ZONING: R-20

PROPOSED ZONING: Temporary Land

Use Permit

PROPOSED USE: General Contractor's

Business

SIZE OF TRACT: 0.96 ac

DISTRICT: 16

LAND LOT(S): 934

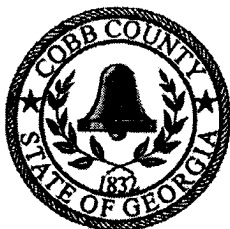
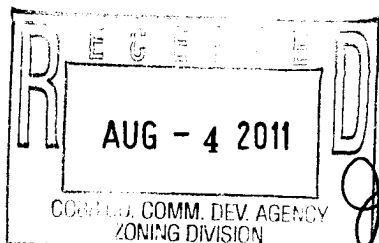
PARCEL(S): 11

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT





Application #: Lup-26
PC Hearing Date: Oct 4
BOC Hearing Date: Oct 18

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? General Contractor
2. Number of employees? 8
3. Days of operation? Mon - Friday
4. Hours of operation? 7:00 am to 7:00 pm
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: _____; Street: _____; Other (Explain): behind Privacy fence.
7. Signs? No: X ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 2 tractors 2 dump trucks 2 trailers 2 backhoes and 2 bobcats
9. Deliveries? No X ; Yes _____ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) _____
10. Does the applicant live in the house? Yes _____ ; No X
11. Any outdoor storage? No _____ ; Yes X (If yes, please state what is kept outside): inclosed storage containers
12. Length of time requested: 12 months with potential renewal
13. Any additional information? (Please attach additional information if needed):
property has been utilized in same fashion since purchase date of 1996, the surrounding land owners show no concerns.

Applicant signature: Robert E Chatfield IV Date: 8-4-11

Applicant name (printed): Robert E Chatfield IV

CORB CO. COMM. DEV. AGENC
ZONING DIVISION

- [illegible]

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 01-28-2001 BY 60322 UCBAW/SAB

[illegible][illegible]

DEVELOPER
 New School Bus-Lin
 1 Study 100 Road
 Marietta, Georgia 30067
 PRINCIPAL, 404-875-1111
 1, 770-425-0000

ENGINEER
 1977 B. House, FL3
 100 Williams Blvd
 Marietta, Georgia 30067
 PRINCIPAL, 404-875-1111
 1, 770-425-0000

ALL ELECTRICAL LABORERS
UNION SYSTEMS INSTALLED
AFTER JANUARY 1, 2008 MUST BE
INSULATED WITH A HAZI SENSOR
SHUT-OFF SWITCH IN ACCORDANCE
WITH GEORGIA MS 1577.

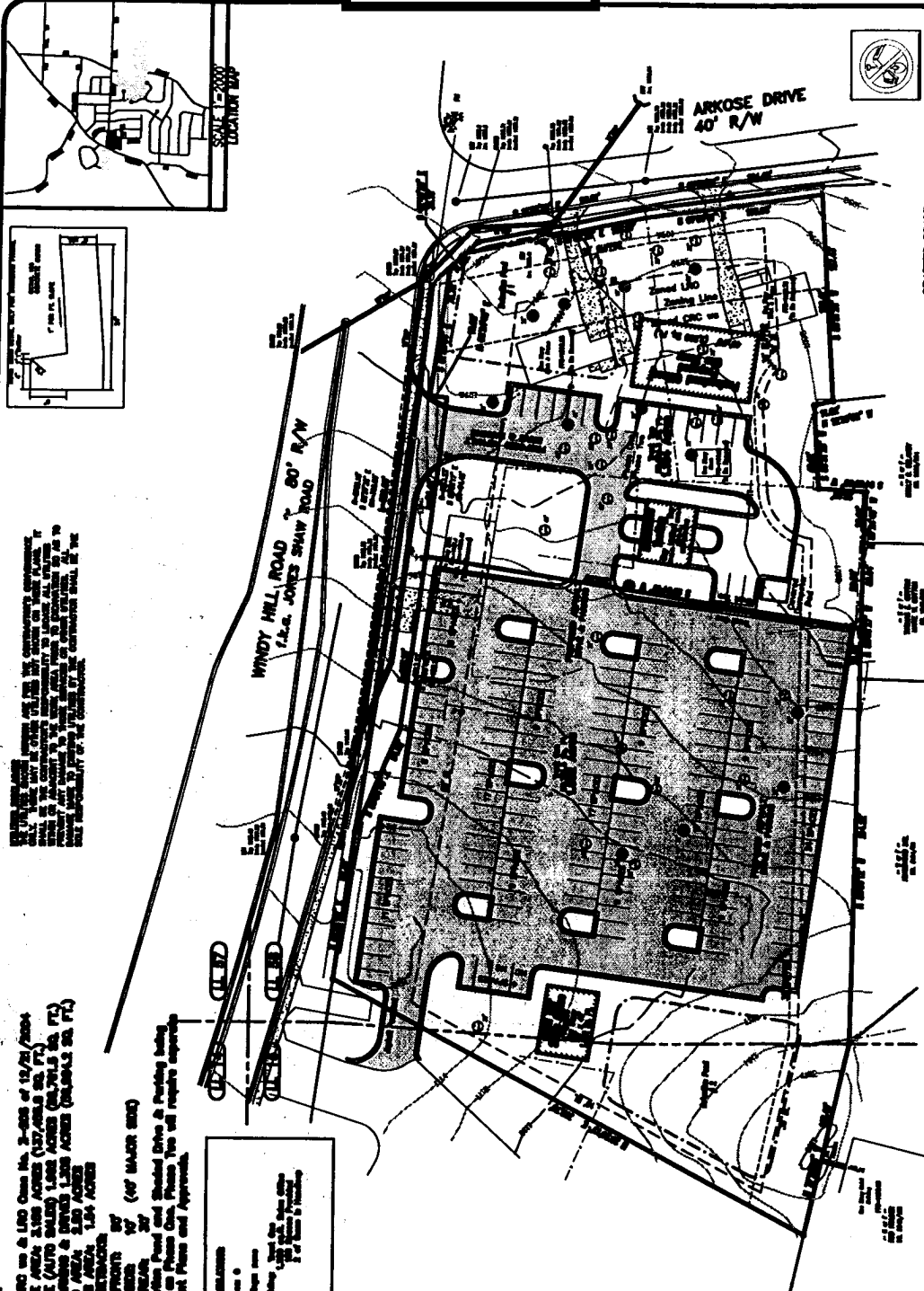


Larry D. Noss, PLS
PLANNING SERVICES
4579 Interlucene Drive
Marietta, Georgia 30066
C770 488 - 2122
FAX C770 498 - 9178

24 HR. Emergency Contact: Mike Barr 770-803-0065

THE PLAN Tract One Auto Sales

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GRAPHIC SCALE

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APPLICANT: Ofer (Mike) Bar-Lev

770-803-0063

REPRESENTATIVE: Larry Neese

770-428-2122

TITLEHOLDER: Ofer (Mike) Bar-Lev

PROPERTY LOCATION: On the southwest corner of

Windy Hill Road and Arkose Drive

ACCESS TO PROPERTY: Windy Hill Road

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: SLUP-6

HEARING DATE (PC): 10-04-2011

HEARING DATE (BOC): 10-18-2011

PRESENT ZONING: CRC

PROPOSED ZONING: Special Land Use

Permit

PROPOSED USE: Used Car Lot

SIZE OF TRACT: 0.5 ac

DISTRICT: 17

LAND LOT(S): 58

PARCEL(S): 116

TAXES: PAID X DUE

CONTIGUOUS ZONING/DEVELOPMENT

COMMISSION DISTRICT: 4



Application for
Special Land Use Permit
Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

AUG - 4 2011

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No.

SLUP-6

PC Hearing Date:

10-4-11

BOC Hearing Date:

10-18-11

Applicant Ofer (Mike) Bar-Lev
(applicant's name printed)

Phone # 770-803-0065

Address 15 Windy Hill Road

Marietta, Georgia 30060

Neese
(representative's name, printed)

Address 4279 Bristlecone Drive, Marietta, Ga.
30064

(representative's signature)

Phone # 770 428 2122 E-mail larryneese@comcast.net

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires:

10-24-2011

Titleholder Ofer (Mike) Bar-Lev Phone # 770-803-0065 E-mail _____
(titleholder's name, printed)

Signature _____
(attach additional signature, if needed)

Address 15 Windy Hill Road
Marietta, Georgia 30060

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires:

10-24-2011

Present Zoning CRC/ws Size of Tract _____ Acre(s)

For the Purpose of Used Car Sales

Location 739 Windy Hill Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 15 & 58

District(s) 17th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are are no such assets. If any exist, provide documentation with this application.

[Signature]
(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is is not such a cemetery. If any exist, provide documentation with this application.

[Signature]
(applicant's signature)