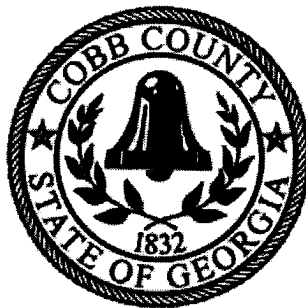


# **PRELIMINARY ZONING ANALYSIS**

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

**Due Date: September 30, 2011**

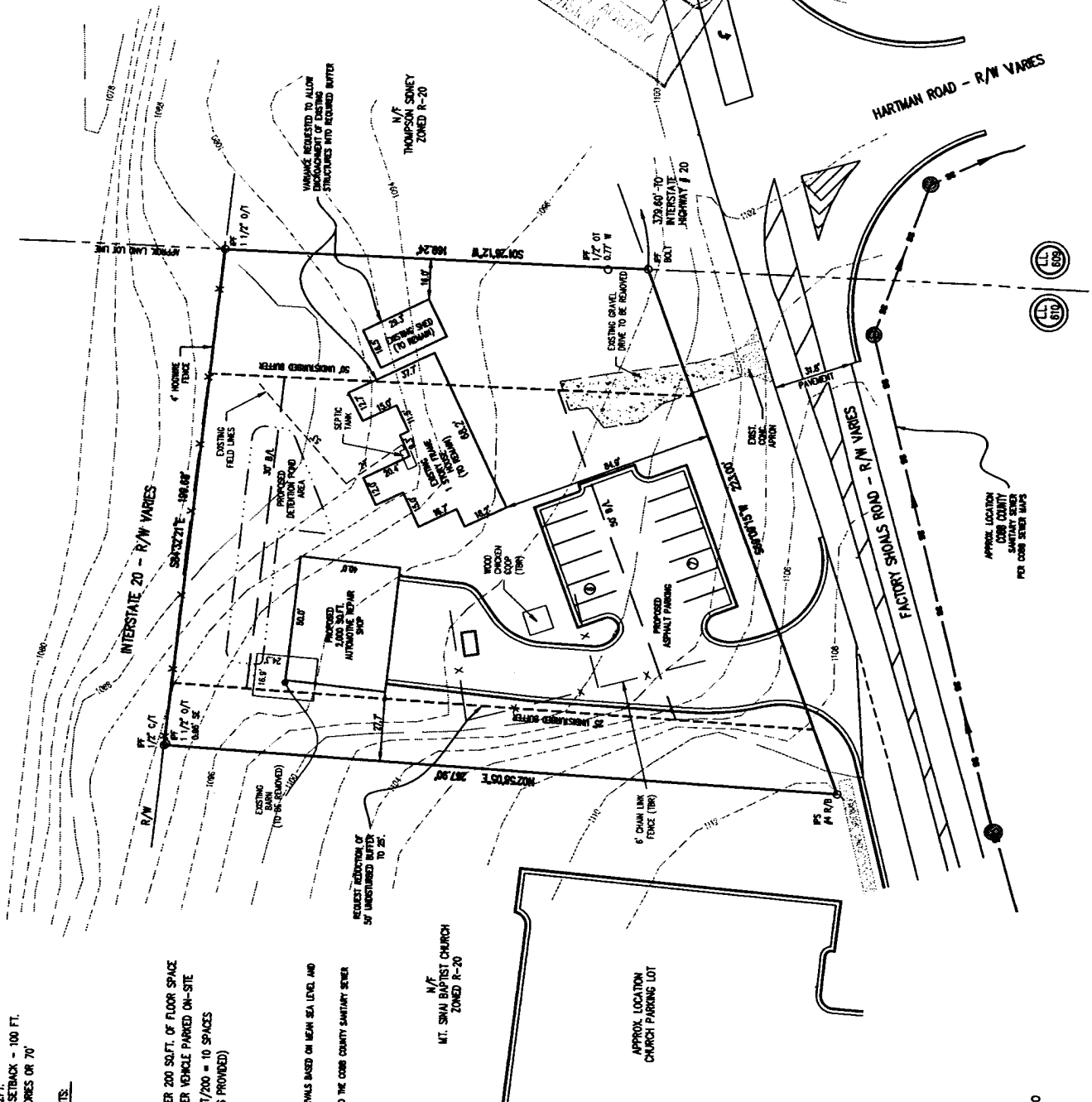
**Date Distributed/Mailed Out: September 9, 2011**



*Cobb County... Expect the Best!*

THIS PROPERTY IS NOT LOCATED WITHIN  
A 100 YEAR FLOOD ZONE ACCORDING TO  
COBB COUNTY FIRM PANEL 0214G  
COMMUNITY #13067C DATED DEC. 16, 2008

TRAVERSE CLOSURE - 1:10,000+  
ANGULAR ERROR - 2 SEC/STATION  
ADJUSTMENT - COMPASS RULE  
EQUIPMENT - TOPCON 303 TOTAL STATION  
PLAT CLOSURE - 1:188,728  
ALL MATTERS OF TITLE EXCEPTED.



**TOTAL AREA**  
44,183 sq.ft.  
1.01 Acres

REFERENCE DEED:  
RD. 3792, PG. 436

PROPERTY ADDRESS:  
7380 FACTORY SHOALS ROAD  
AUSTELL, GEORGIA 30001

ZONING PLAT FOR:  
**KWAME OWUSU**

LOCATED IN LAND LOT 810  
IN THE 18TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA  
SCALE: 1" = 30' DATE: OCT. 28, 2010



**APPLICANT:** Evelyn Owusu and Kwame Owusu

(770) 948-8892 (Home)

**REPRESENTATIVE:** Kwame Owusu

(770) 745-0230 (Business)

**TITLEHOLDER:** Evelyn Owusu and Kwame Owusu

**PROPERTY LOCATION:** On the northwest side of Factory

Shoals Road, northwest of Hartman Road, south of I-20

**ACCESS TO PROPERTY:** Factory Shoals Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-39

**HEARING DATE (PC):** 11-01-2011

**HEARING DATE (BOC):** 11-15-2011

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** LI

**PROPOSED USE:** Mechanic Shop

**SIZE OF TRACT:** 1.01 acres

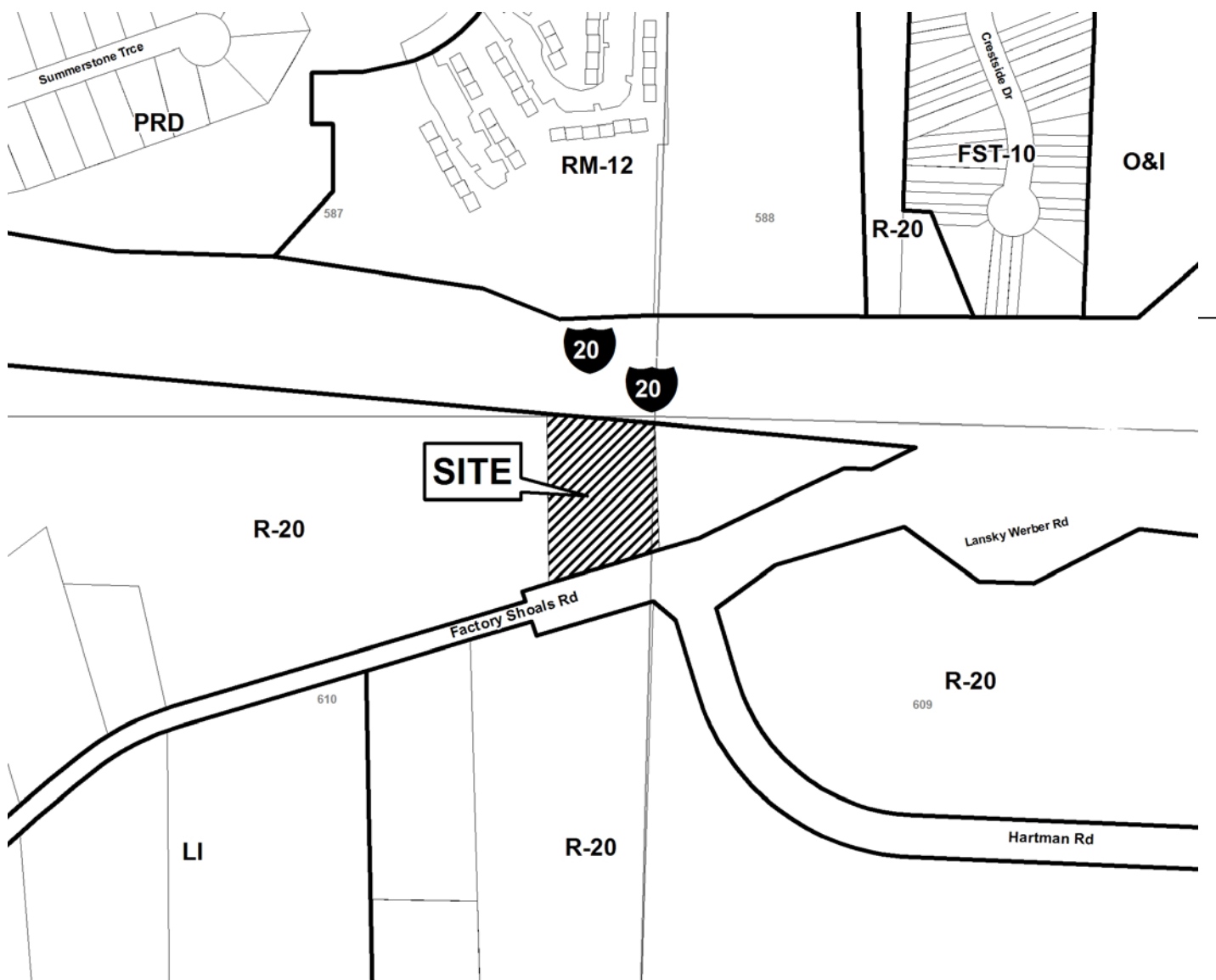
**DISTRICT:** 18

**LAND LOT(S):** 610

**PARCEL(S):** 3

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

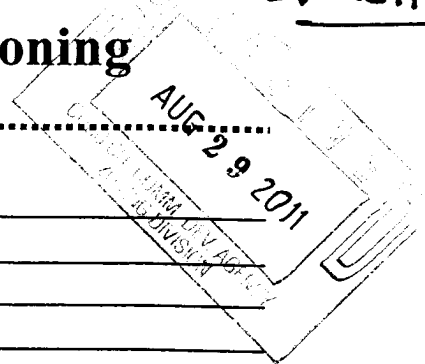
**COMMISSION DISTRICT:** 4



Application No. Z-39

Nov. 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): MECHANIC SHOP
- b) Proposed building architecture: EXISTING 1-STORY HOUSE AS OFFICE  
PROPOSED 2,000 SQ FT. METAL BUILDING AS SHOP
- c) Proposed hours/days of operation: MON-FRIDAY 8A-4PM
- d) List all requested variances: 25 FOOT BUFFER ON WEST SIDE  
EXISTING BUILDINGS IN BUFFER ON EAST SIDE  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**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.



**APPLICANT:** David C. Kirk, attorney for Wal-Mart

(404) 885-3415

**REPRESENTATIVE:** David C. Kirk, Esq.

(404) 885-3415

**TITLEHOLDER:** BT Marietta, LLC

**PROPERTY LOCATION:** On the northwest sides of Roswell

Road and Old Canton Road

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

**PHYSICAL CHARACTERISTICS TO SITE:**

**PETITION NO:** Z-40

**HEARING DATE (PC):** 11-01-2011

**HEARING DATE (BOC):** 11-15-2011

**PRESENT ZONING:** PSC & NRC

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Neighborhood Market

**SIZE OF TRACT:** 13.184 acres

**DISTRICT:** 16

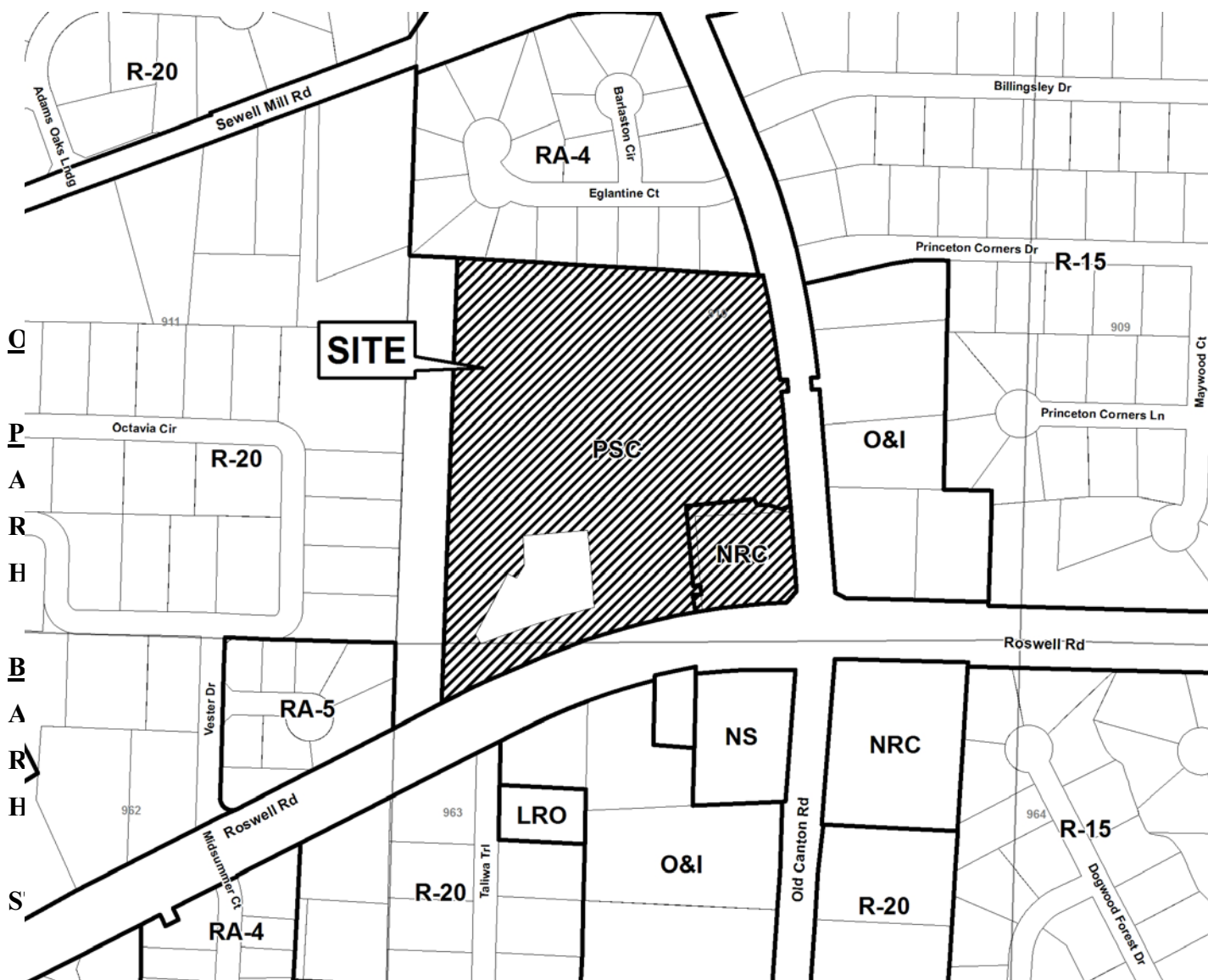
**LAND LOT(S):** 910 and 963

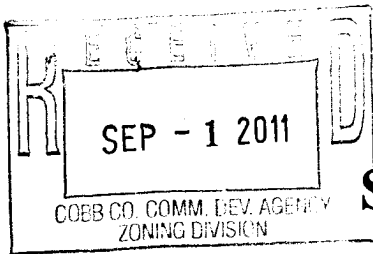
**PARCEL(S):** 7

**TAXES: PAID** X **DUE**

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**





Application No. Z-40

Nov.  
2011

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): N/A
- b) Proposed building architecture: N/A
- c) Proposed selling prices(s): N/A
- d) List all requested variances: N/A
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

- a) Proposed use(s): Walmart Neighborhood Market and relocation of fitness center.
- b) Proposed building architecture: See Exhibit "C" attached hereto
- c) Proposed hours/days of operation: To be determined.
- d) List all requested variances: None at this time.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

See attached Letter of Intent and exhibits.

\_\_\_\_\_

\_\_\_\_\_

.....  
**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.

\_\_\_\_\_

\_\_\_\_\_





ULGIERAKIS CONSULTING ENGINEERS, INC.  
1000 Peachtree Parkway, P.O. Box 400, Atlanta, Georgia 30308-0400 770-753-1880  
Professional Engineer License No. 10068, State of Georgia, dated 08/20/2010

Z-41  
(2011)

WALTON C  
LOCATED IN LAND LOTS 81

DATE	8/31/2011
SCALE	1" = 60'
PROJECT	1016
SHEET	1 of 1

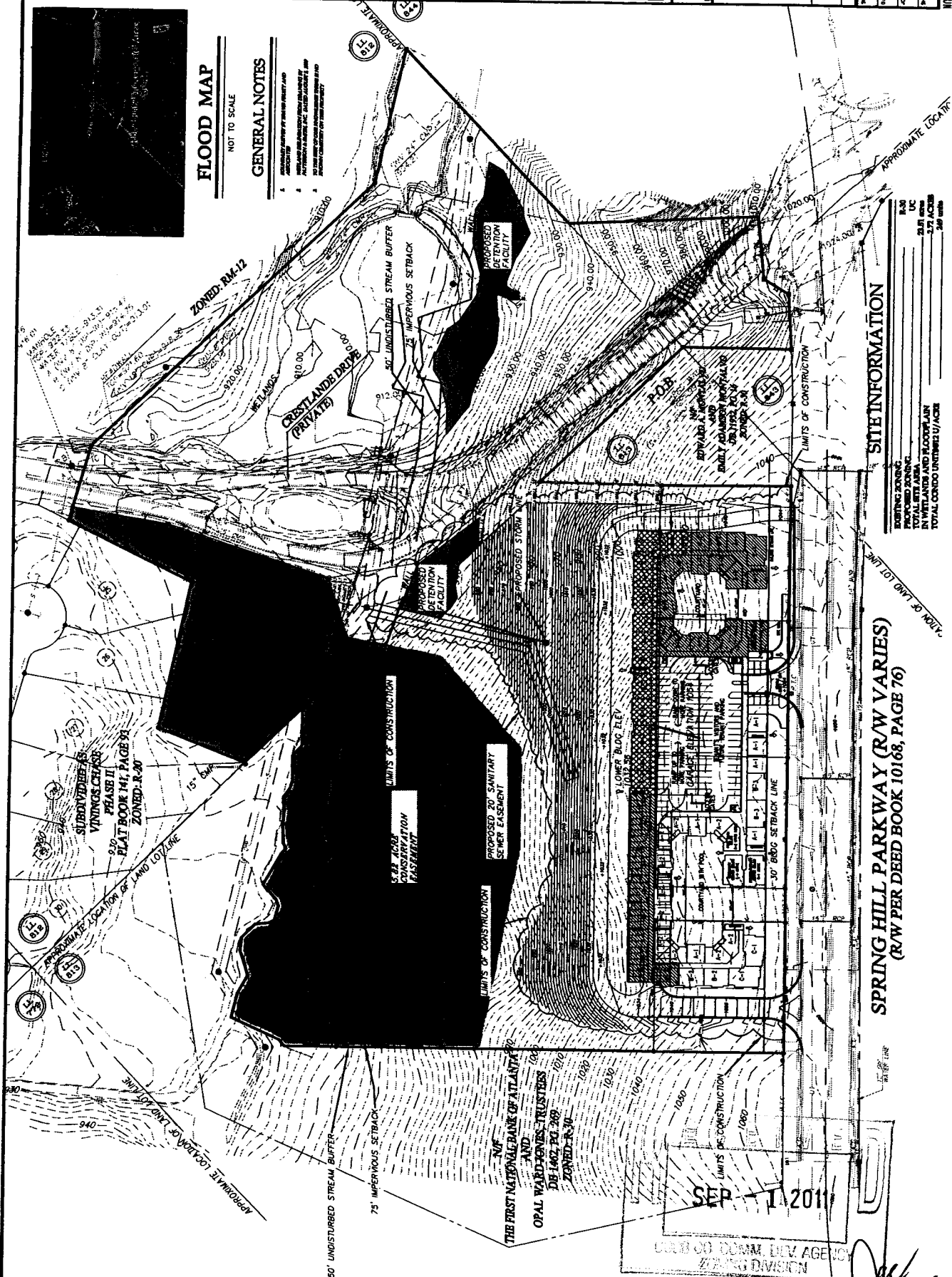
# Alton Spring Hill Rezoning Plan

## FLOOD MAP

NOT TO SCALE

## GENERAL NOTES

1. EXISTING FLOOD MAP FOR THIS PROJECT AND
2. EXISTING FLOOD MAP FOR THIS PROJECT AND
3. EXISTING FLOOD MAP FOR THIS PROJECT AND
4. EXISTING FLOOD MAP FOR THIS PROJECT AND



## SITE INFORMATION

EXISTING ZONING	R-30
PROPOSED ZONING	LC
AREA OF IMPROVEMENT	2.81 ACRES
AREA OF CONSTRUCTION	3.77 ACRES
TOTAL CONDO UNITS 111/ACRE	300 UNITS



**APPLICANT:** Walton Communities, LLC

(678) 303-4100

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

Moore Ingram Johnson & Steele, LLP

**TITLEHOLDER:** Teague Investments, L.P.; Teague

Spring Hill, L.L.C.; and Teague-Morris/Zimmerman, LLC

**PROPERTY LOCATION:** On the northwesterly side of

Spring Hill Parkway; Southwesterly of the intersection of

Mt. Wilkinson Parkway and Spring Hill Parkway

**ACCESS TO PROPERTY:** Spring Hill Parkway

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

\_\_\_\_\_

\_\_\_\_\_

**PETITION NO:** Z-41

**HEARING DATE (PC):** 11-01-2011

**HEARING DATE (BOC):** 11-15-2011

**PRESENT ZONING:** RM-8, RM-12,

R-15 and R-30

**PROPOSED ZONING:** UC

**PROPOSED USE:** Residential Condominiums

**SIZE OF TRACT:** 23.51 acres

**DISTRICT:** 17

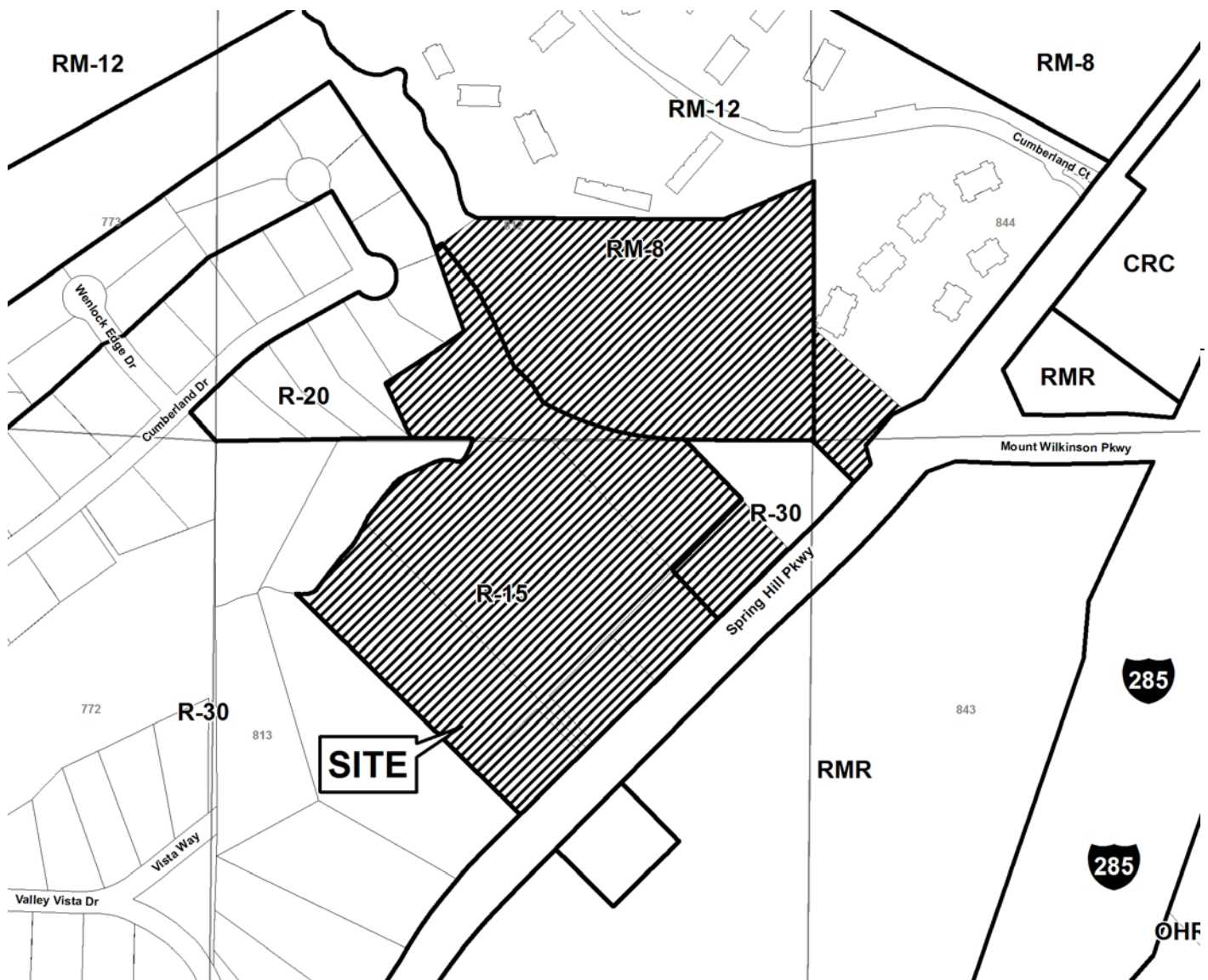
**LAND LOT(S):** 813 and 834

**PARCEL(S):** 2,3,4,8,20,21 & 2

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

**COMMISSION DISTRICT:** 2

**CONTIGUOUS ZONING/DEVELOPMENT**



SEP - 1 2011

Application No. z-41  
(2011)

## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): 700 - 1,300 square feet
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): \$200,000 - \$400,000
- d) List all requested variances: None known at this time
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### 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). None known at this time.

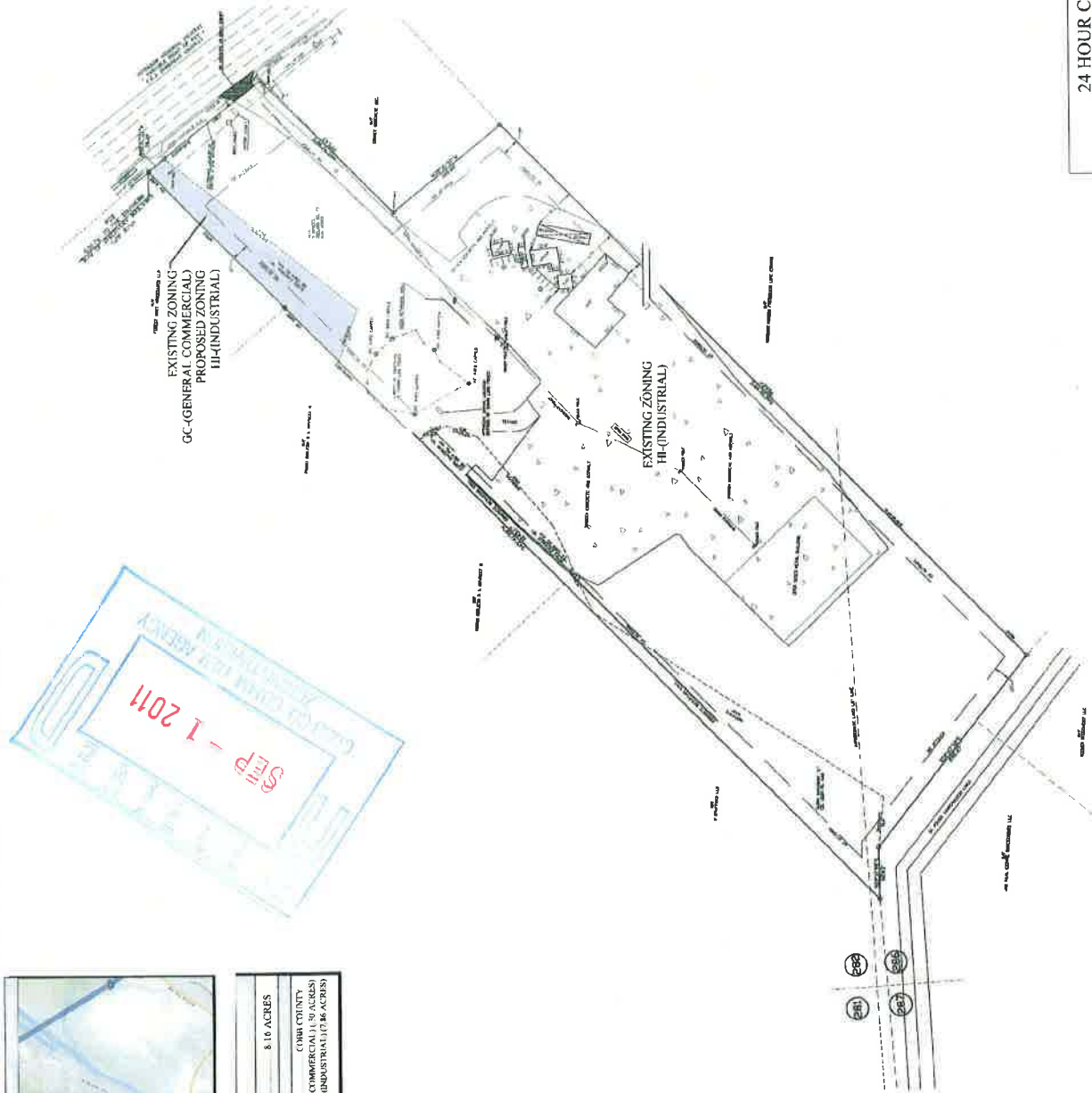
\_\_\_\_\_

\_\_\_\_\_

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



<b>SITE DATA:</b>	
OVERALL TOTAL SITE AREA	8.16 ACRES
CONN COUNTY	
ZONING JURISDICTION	GC (GENERAL COMMERCIAL) (1.9 ACRES)
EXISTING ZONING	IU (INDUSTRIAL) (7.26 ACRES)
PROPOSED ZONING	



**BANKHEAD TRANSFER STATION**  
AN EXISTING INDUSTRIAL TRANSFER STATION  
FOR  
**BANKHEAD TRANSFER STATION, LLC**  
1450 VETERANS BLVD. SUITE 100  
MABLETON, GEORGIA 30126  
PHONE: 678-296-1888

**ANNERS AND ENGINEERS COLLABORATIVE**  
INC. LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING & SURVEYING  
COLUMBIA, SOUTH CAROLINA 29904  
WWW.AECCL.COM

**Z-42  
(2011)**

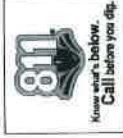
**REVI**

**REZONING  
SITE PLAN**

SCALE: 1" = 80'  
DATE: SEPTEMBER 1, 2011  
PROJECT: 11107.00



**1**



**24 HOUR CONTACT:**  
**TERRY NICHOLSON @ 678-296-1888**

**APPLICANT:** Bankhead C & D Transfer Station, LLC

(678) 296-1888

**REPRESENTATIVE:** Garvis L. Sams, Jr. (770) 422-7016

Sams, Larkin & Huff, LLP

**TITLEHOLDER:** Bankhead C & D Transfer Station, LLC

**PROPERTY LOCATION:** On the southwest side of

Veterans Memorial Highway, east of Discovery Boulevard

**ACCESS TO PROPERTY:** Veterans Memorial Highway

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

**PETITION NO:** Z-42

**HEARING DATE (PC):** 11-01-2011

**HEARING DATE (BOC):** 11-15-2011

**PRESENT ZONING:** GC

**PROPOSED ZONING:** HI

**PROPOSED USE:** Transfer Station

**SIZE OF TRACT:** 0.30 acre

**DISTRICT:** 18

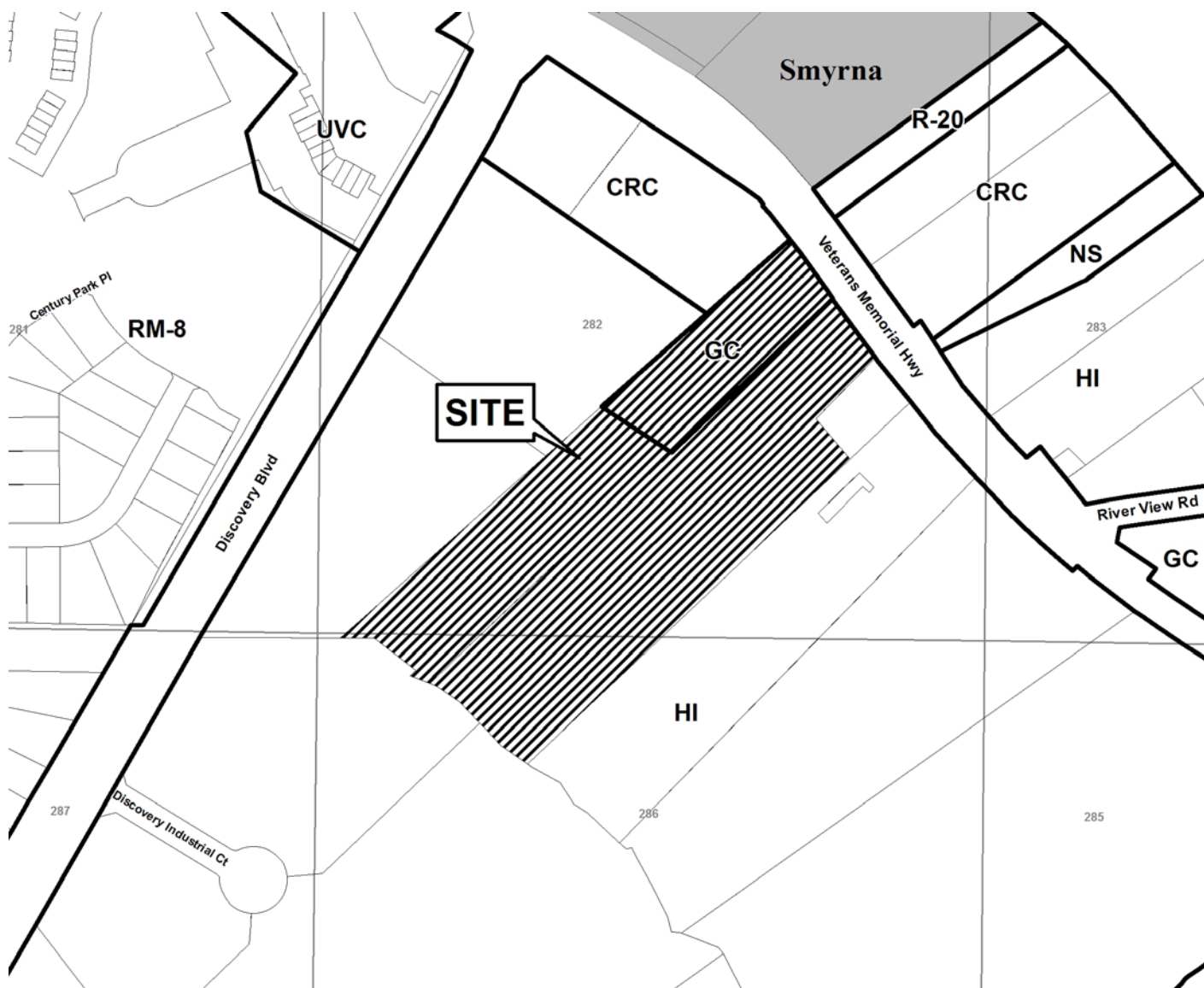
**LAND LOT(S):** 282

**PARCEL(S):** 8 (GC portion)

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

**COMMISSION DISTRICT:** 4

#### CONTIGUOUS ZONING/DEVELOPMENT



Nov.  
2011

## Summary of Intent for Rezoning\*

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

Proposed unit square-footage(s): \_\_\_\_\_

\_\_\_\_\_

Proposed building architecture: \_\_\_\_\_

\_\_\_\_\_

Proposed selling prices(s): \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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

a) Proposed use(s): Continuation and addition of property to an existing transfer station.

b) Proposed building architecture: As-built on-site buildings.

c) Proposed hours/days of operation: Monday - Friday 7:00 a.m. to 7:00 p.m.

d) List all requested variances: None, in view of the fact that this parcel will be assembled with the existing transfer station parcel.

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

The subject property is located in an area that is denominated as industrial on Cobb County's Future Land Use Map. Additionally, an existing Special Land Use Permit was approved for the property in 2004 (No. SLUP-9); however, that application did not include this GC parcel.

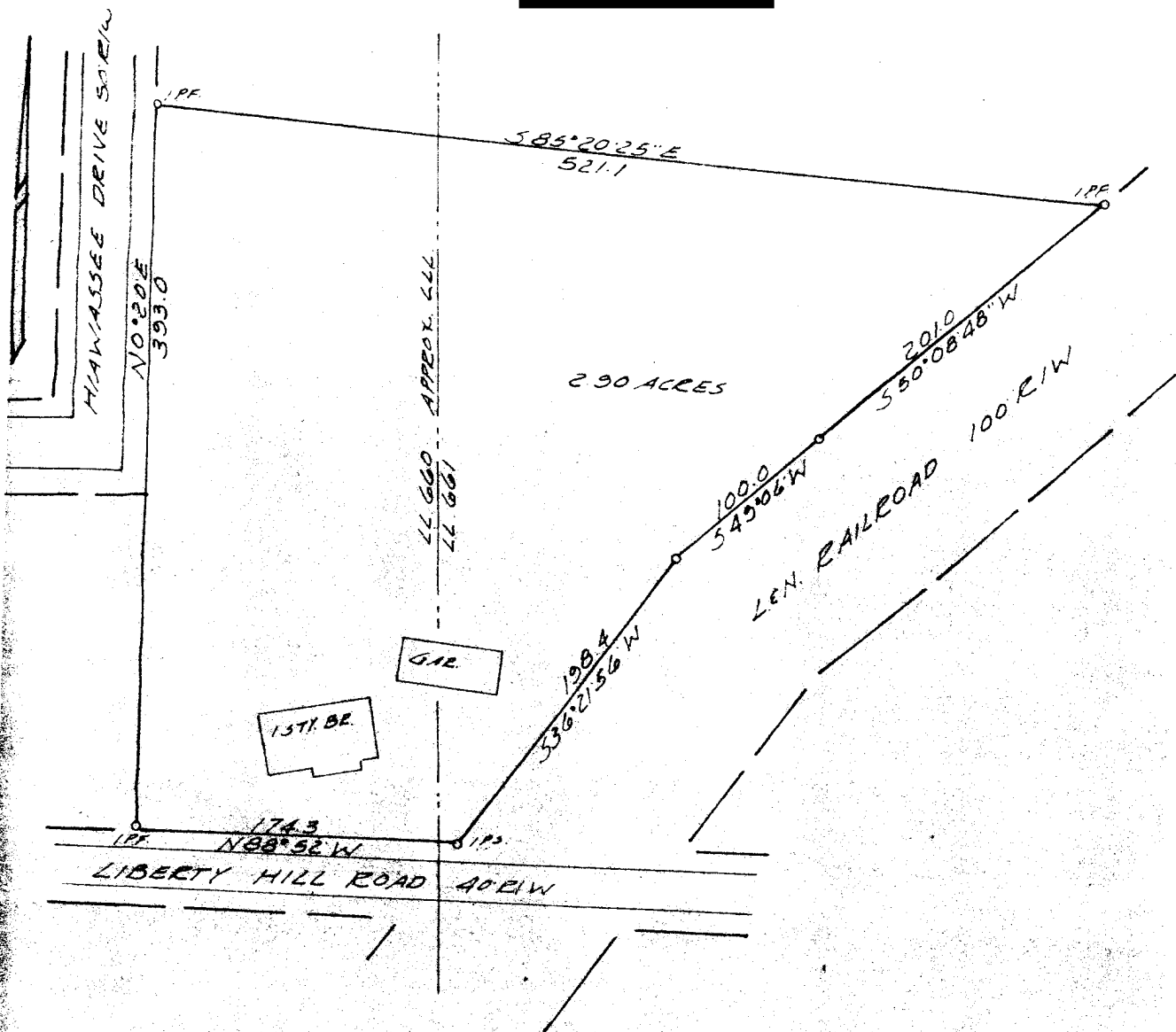
.....  
**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where those properties are located.)**

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.



LUP-27  
(2011)



SURVEY FOR  
H. F. HULSEY  
LOCATED IN LL 6608661, 18TH DIST 2ND SECT.  
COBB COUNTY, GEORGIA

SURVEYED DEC 10, 1979 BY  
A. O. CARLILE - SURVEYOR  
MARIETTA - GEORGIA  
SCALE: 1" = 60'

This plat is a correct  
representation of the land platted and  
is in conformity with  
the laws and requirements

A. O. Carlile





**APPLICANT:** M6 Auto Group

(678) 283-0592

**REPRESENTATIVE:** J. Paul Mosier

(678) 283-0592

**TITLEHOLDER:** Edward A. Sheasby and Toni S. Sheasby

**PROPERTY LOCATION:** On the north side of Liberty Hill Road, west of railroad, east side of Jewell Drive at Hiawassee Drive

**ACCESS TO PROPERTY:** Liberty Hill Road and corner of Hiawassee Drive and Jewell Drive

**PHYSICAL CHARACTERISTICS TO SITE:**

**PETITION NO:** LUP-27

**HEARING DATE (PC):** 11-01-2011

**HEARING DATE (BOC):** 11-15-2011

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Auto Broker

**SIZE OF TRACT:** 2.9 acres

**DISTRICT:** 16

**LAND LOT(S):** 661,660

**PARCEL(S):** 3

**TAXES: PAID** X **DUE**

**COMMISSION DISTRICT:** 3

#### CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-27  
PC Hearing Date: 11-1-11  
BOC Hearing Date: 11-15-11

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? AUTO WHOLESALE
2. Number of employees? 0
3. Days of operation? 5 PER WEEK
4. Hours of operation? 8am - 5pm
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 0
6. Where do clients, customers and/or employees park?  
Driveway: ✓ ; 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.): PASSENGER CAR
9. Deliveries? No ✓ ; Yes        (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
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: 12 MONTHS
13. Any additional information? (Please attach additional information if needed):

Applicant signature: T. Paul Mosier Date: 5/26/11

Applicant name (printed): T. PAUL MOSIER


$$\begin{array}{r} 205 \\ 116 \\ \hline 1230 \\ 205 \\ \hline 23780 \end{array}$$

LUP-28  
(2011)  
2 of 2 Site Plans

<b>TREE PLAN</b>	
DATE: 11-30-2011	PROJECT: LUP-28
STEINHAUER ROAD	
GIVENS DEVELOPMENT	
3	

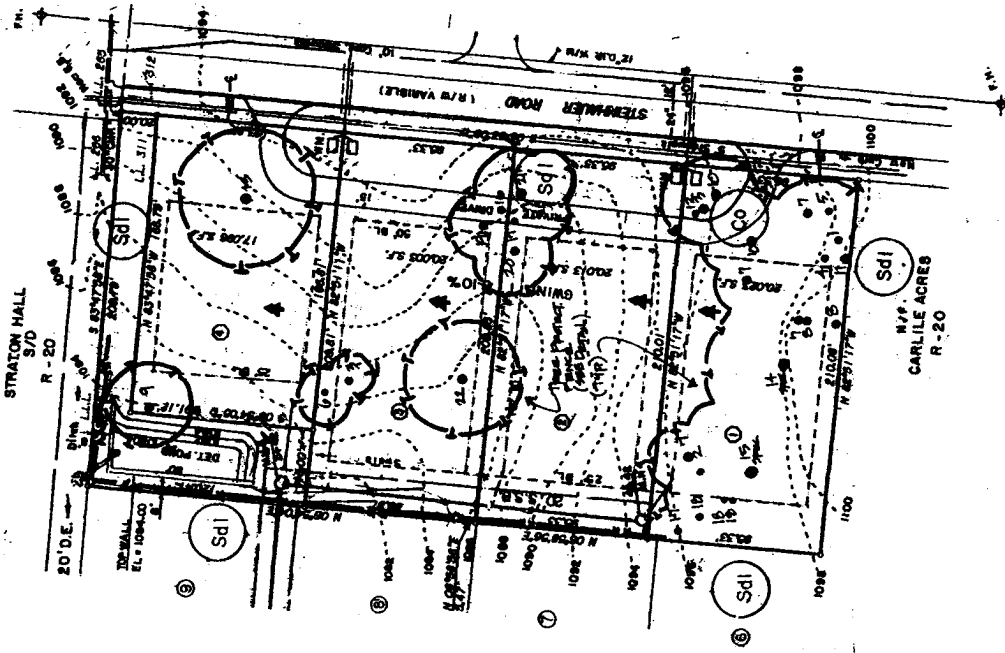


THE PROPOSED DEVELOPMENT AREA WILL BE MAINTAINED BY THE LOCAL OWNERS ASSOCIATION.

LANDSCAPE PLANS FOR THE PROPOSED DEVELOPMENT WILL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT AGENCY FOR REVIEW AND APPROVAL. ALL PLANS WILL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF GIVENS DEVELOPMENT STANDARDS AND REGULATIONS. THE PROPOSED DEVELOPMENT WILL BE MAINTAINED BY THE LOCAL OWNERS ASSOCIATION.

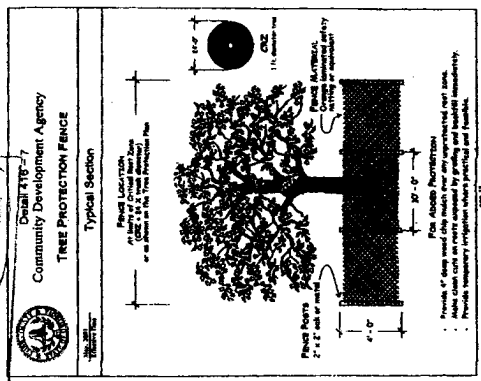
The site owner shall maintain the existing vegetation on the site and shall not remove any trees or shrubs without the written approval of the City of Givens Development Agency. The site owner shall also maintain the existing vegetation on the site and shall not remove any trees or shrubs without the written approval of the City of Givens Development Agency. The site owner shall also maintain the existing vegetation on the site and shall not remove any trees or shrubs without the written approval of the City of Givens Development Agency.

The site owner shall maintain the existing vegetation on the site and shall not remove any trees or shrubs without the written approval of the City of Givens Development Agency. The site owner shall also maintain the existing vegetation on the site and shall not remove any trees or shrubs without the written approval of the City of Givens Development Agency. The site owner shall also maintain the existing vegetation on the site and shall not remove any trees or shrubs without the written approval of the City of Givens Development Agency.



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

SEP - 1 2011  
COMM. COMM. DEV. AGENCY  
ZONING DIVISION



**APPLICANT:** John Thomas Row, III and Patricia M. Row

(770) 924-4340

(404) 509-0411

**REPRESENTATIVE:** John Thomas Row, III and Patricia M. Row

(770) 924-4340

(404) 509-0411

**TITLEHOLDER:** John Thomas Row, III and Patricia M. Row

**PROPERTY LOCATION:** On the northeast side of Stone Hearth Place, and the west side of Steinhauer Road, south of Straton Hall Way

**ACCESS TO PROPERTY:** Stone Hearth Place and Steinhauer Road

**PHYSICAL CHARACTERISTICS TO SITE:**

**PETITION NO:** LUP-28

**HEARING DATE (PC):** 11-01-2011

**HEARING DATE (BOC):** 11-15-2011

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use

Permit

**PROPOSED USE:** Light Auto Repair, Catering, Parking Cars

**SIZE OF TRACT:** 2.48 acres

**DISTRICT:** 16

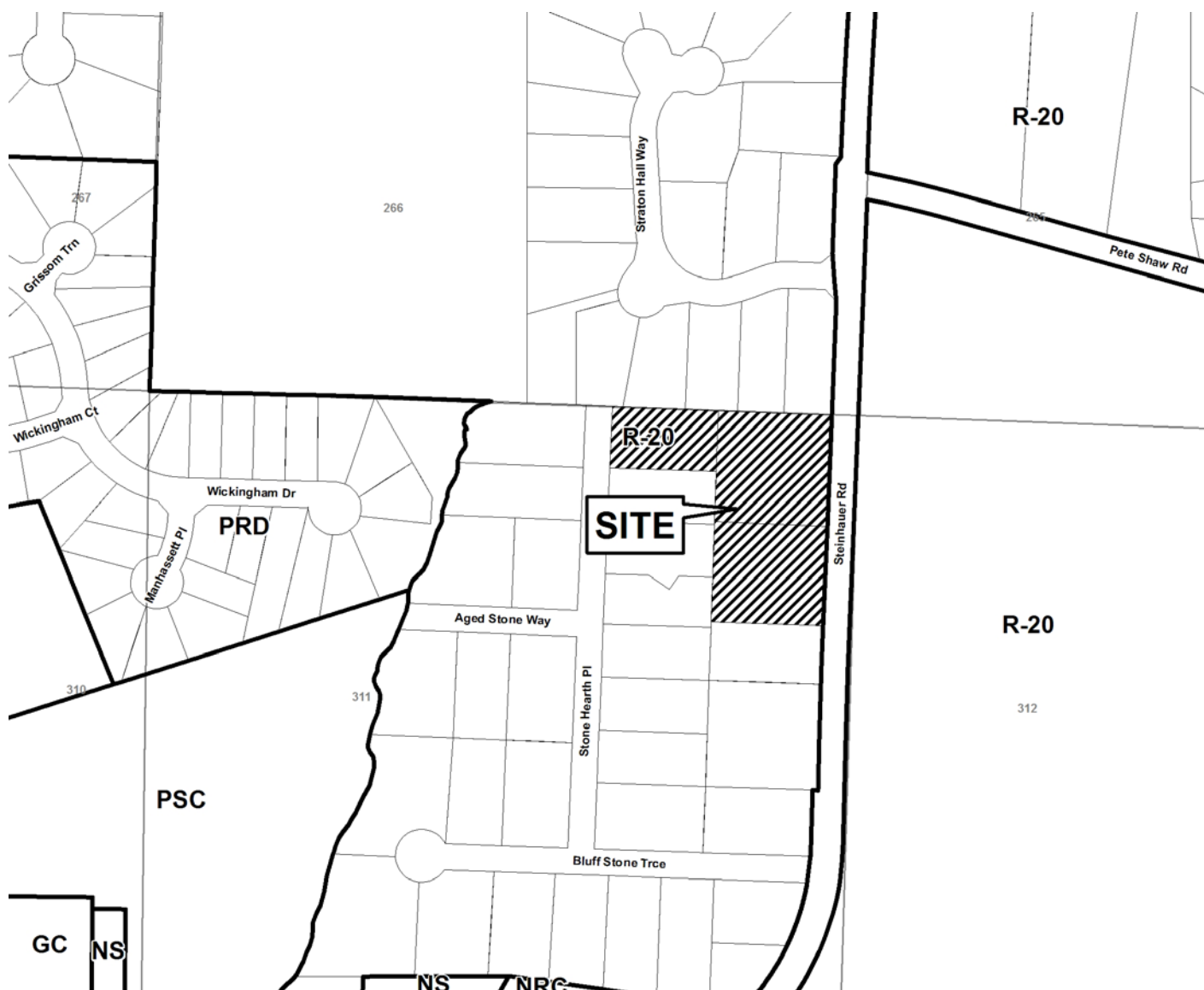
**LAND LOT(S):** 311

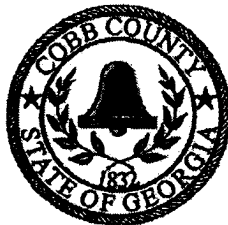
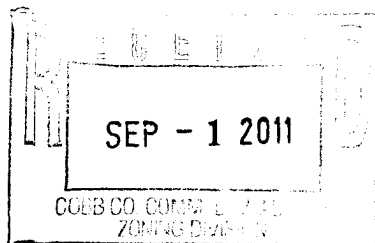
**PARCEL(S):** 1,8,18

**TAXES: PAID** ☒ **DUE**

**COMMISSION DISTRICT:** 3

## CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-28  
PC Hearing Date: 11-1-11  
BOC Hearing Date: 11-15-11

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Parking, catering, light maintenance, some sales.
2. Number of employees? 0
3. Days of operation? 7 days
4. Hours of operation? 7am - 10pm
5. Number of clients, customers, or sales persons coming to the house per day? 1 ; Per week? 10
6. Where do clients, customers and/or employees park?  
Driveway: ✓ ; Street:        ; Other (Explain): overflow in field for school
7. Signs? No: 1 ; Yes:       . (If yes, then how many, size, and location): temporary on Stienhauser
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 25 Auto  
1 small backhoe, 1 large forklift
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): vehicles
12. Length of time requested: 12 months
13. Any additional information? (Please attach additional information if needed):

Applicant signature: [Signature]

Date: 30 AUG 11

Applicant name (printed): John T. Row III



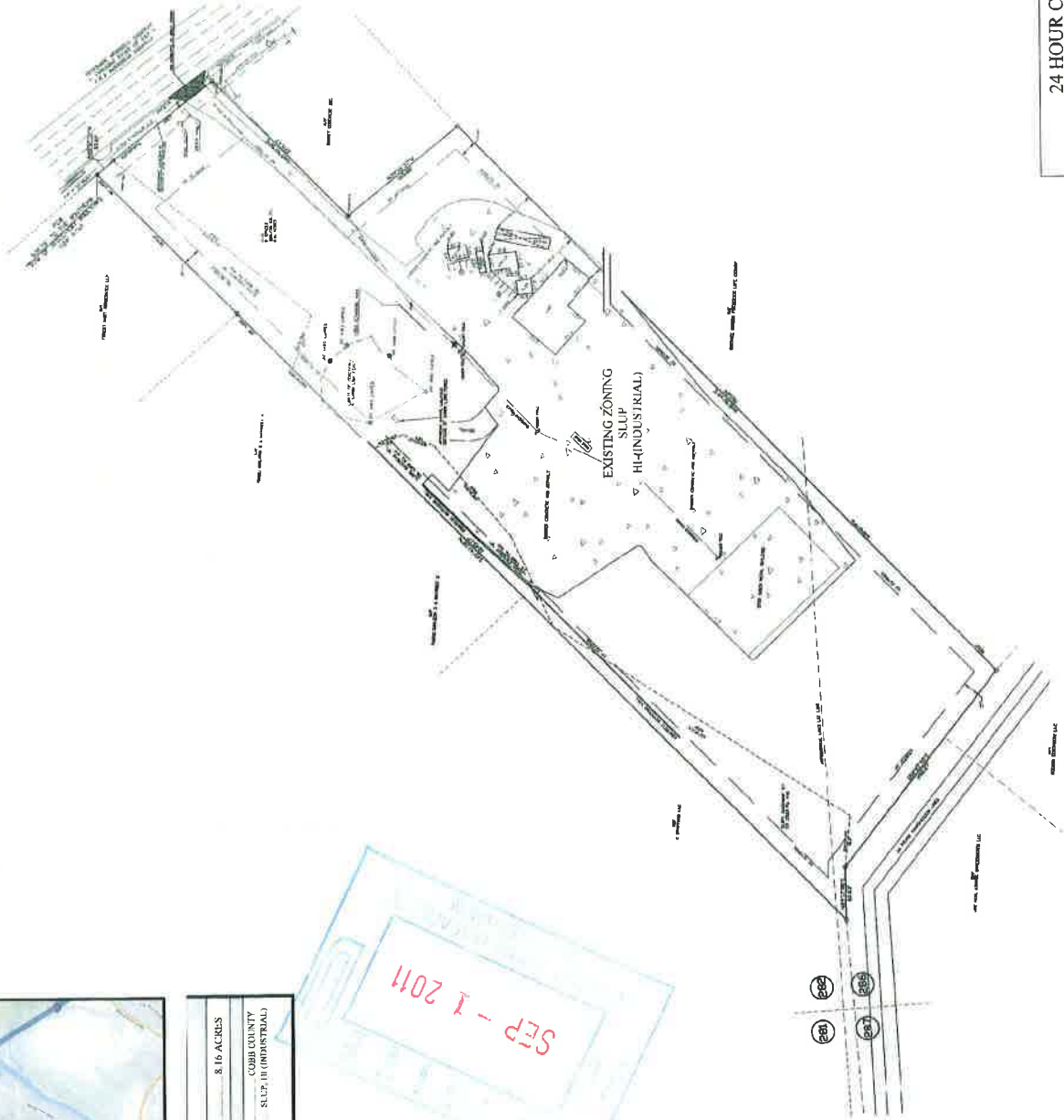
SITE LOCATION MAP (IN)



**SITE DATA:**

OVERALL TOTAL SITE AREA 8.16 ACRES  
ZONING COBB COUNTY  
EXISTING ZONING SLUR, HI (INDUSTRIAL)

SEP - 1 2011



24 HOUR CONTACT:  
TERRY NICHOLSON @ 678-296-1888

**BANKHEAD TRANSFER STATION**  
AN EXISTING INDUSTRIAL TRANSFER STATION  
1.08  
BANKHEAD TRANSFER STATION, L.L.C.  
1490 VETERANS MEMORIAL HWY  
MABLETON, GEORGIA 30126  
PHONE: 678-296-1888  
WE PROVIDE SOLUTIONS  
PLANNERS AND ENGINEERS COLLABORATIVE  
PLANNING LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING & LAND SURVEYING  
SEARCH COURT & HOSCHOS, GEORGIA 30053-0744 FAX 678-296-1888 WWW.MCALICOA

**REVISION**

**SLUP-10  
(2011)**

SHEET TITLE

**SLUP  
PLAN**

SCALE: 1" = 80'  
DATE: SEPTEMBER 1, 2011  
PROJECT: 11107.00



**1**  
SHEET

**APPLICANT:** Bankhead C & D Transfer Station, LLC

(678) 296-1888

**REPRESENTATIVE:** Garvis L. Sams, Jr. (770) 422-7016

Sams, Larkin & Huff, LLP

**TITLEHOLDER:** Bankhead C & D Transfer Station, LLC

**PROPERTY LOCATION:** On the southwest side of Veterans  
Memorial Highway, east of Discovery Boulevard

**ACCESS TO PROPERTY:** Veterans Memorial Highway

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

**PETITION NO:** SLUP-10

**HEARING DATE (PC):** 11-01-2011

**HEARING DATE (BOC):** 11-15-2011

**PRESENT ZONING:** GC & HI

**PROPOSED ZONING:** Special  
Land Use Permit

**PROPOSED USE:** Expanding Existing  
Transfer Station

**SIZE OF TRACT:** 8.16 acres

**DISTRICT:** 18

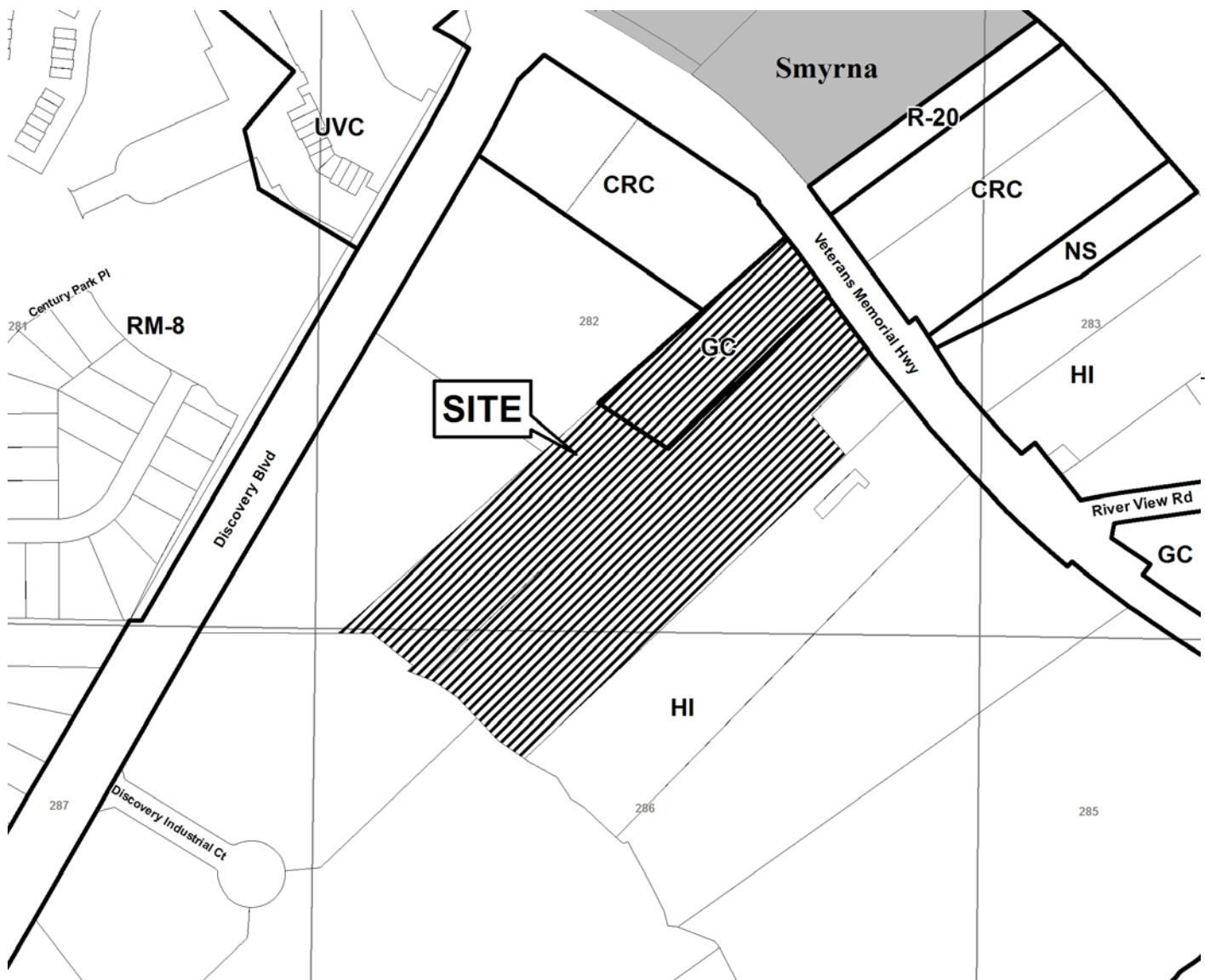
**LAND LOT(S):** 282, 286

**PARCEL(S):** 8

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**



# Application for Special Land Use Permit Cobb County, Georgia

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

Application No. SLUP-10

PC Hearing Date: 11/01/11

BOC Hearing Date: 11/15/11

Applicant Bankhead C & D Transfer Station, LLC Phone # (678) 296-1888  
(applicant's name printed)

Address 1490 Veterans Memorial Highway, Mableton, GA 30126 E-mail: TNicholson@bankheadtransfer.com  
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100  
Garvis L. Sams, Jr. Address Marietta, GA 30064  
(representative's name, printed)

By: [Signature] Business Phone (770) 422-7016 E-mail: gsams@samslarkin.com  
Garvis L. Sams, Jr., Attorney for Applicant

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My commission expires: \_\_\_\_\_



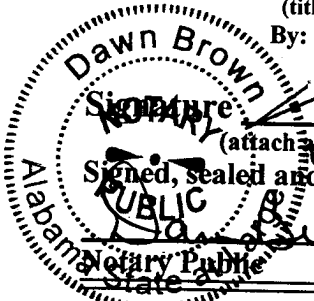
Bankhead C & D

Titleholder Transfer Station, LLC Phone# (678) 296-1888 E-mail: TNicholson@bankheadtransfer.com  
(titleholder's name, printed)

By: V. Terry Nicholson, CEO

1490 Veterans Memorial Highway

Address Mableton, GA 30126



Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My commission expires: August 26, 2013

Present Zoning Heavy Industrial (HI) Size of Tract 8.16 Acre(s)

For the Purpose of Expanding the existing C&D transfer station (SLUP-9 [2004]) to include MSW.

Location 1480 & 1490 Veterans Memorial Highway  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 282 & 286 District(s) 18th

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.

Bankhead C&D Transfer Station, LLC

By: [Signature]  
GARVIS L. SAMS, JR., Attorney for Applicant

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.

Bankhead C&D Transfer Station, LLC

By: [Signature]  
GARVIS L. SAMS, JR., Attorney for Applicant

\*The Turner-Sewell Cemetery is located on the subject property and unobstructed access to the cemetery is provided at all times.