

PRELIMINARY ZONING ANALYSIS

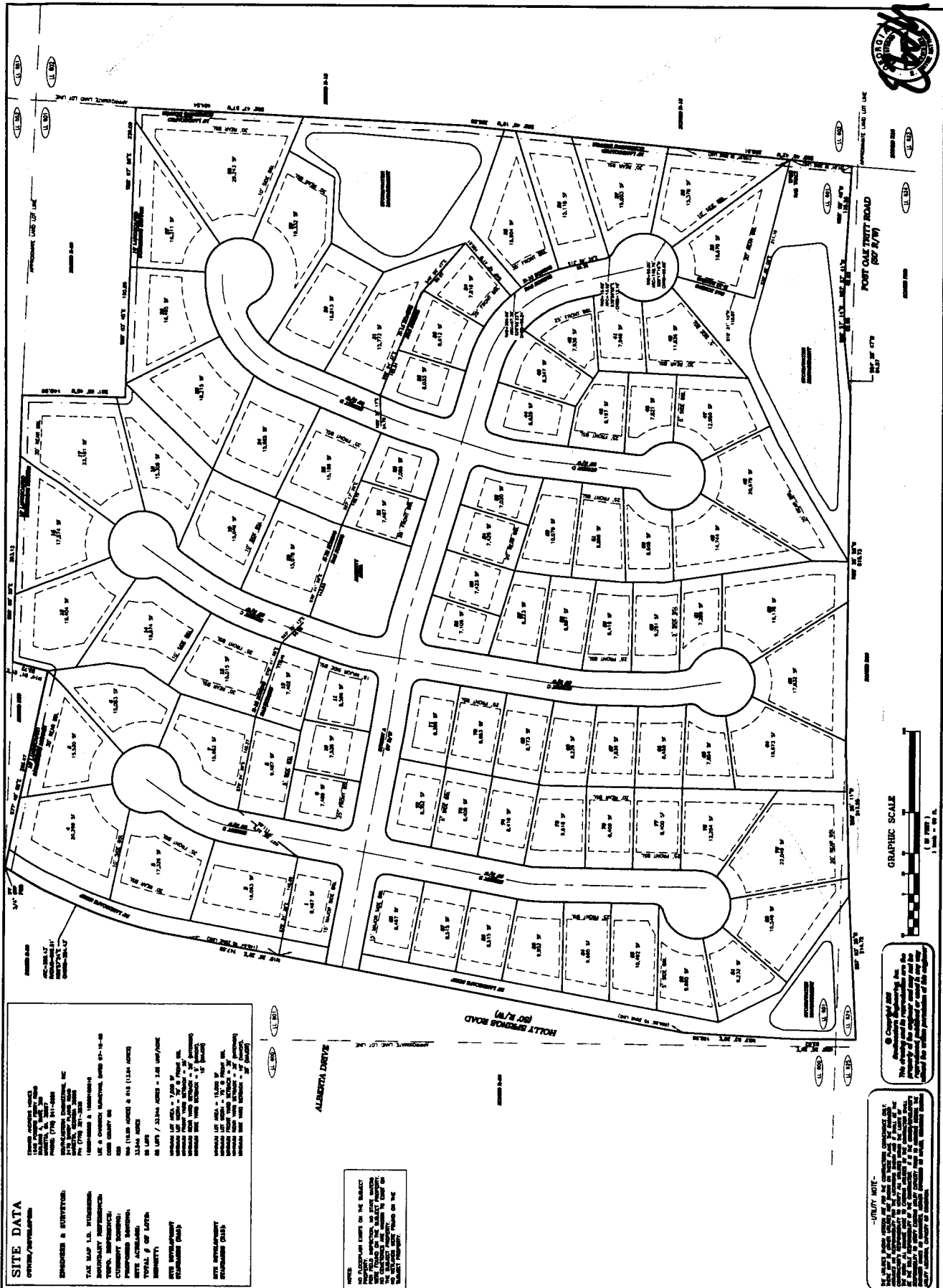
Planning Commission Hearing Date: December 5, 2011
Board of Commissioners Hearing Date: December 13, 2011

Due Date: November 4, 2011

Date Distributed/Mailed Out: October 17, 2011



Cobb County...Expect the Best!



APPLICANT: EAH Investments, LLC
770-541-5256

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

TITLEHOLDER: Beatrice Mabry, Alan Wallace Mabry, and Melinda
J. Mabry Bradley, Co-Trustees of the Beatrice Brown Mabry, et al.

PROPERTY LOCATION: On the east side of Holly Springs Road,
and on the north side of Post Oak Tritt Road.

ACCESS TO PROPERTY: Holly Springs Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z- 43

HEARING DATE (PC): 12-05-11

HEARING DATE (BOC): 12-13-11

PRESENT ZONING: R-20

PROPOSED ZONING: R-15, RA-5

PROPOSED USE: Residential Communities

SIZE OF TRACT: 33.54 acres

DISTRICT: 16

LAND LOT(S): 601

PARCEL(S): 1 and 9

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



Dec.
2011

Summary of Intent for Rezoning*

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

Proposed unit square-footage(s): 2,500 – 3,500 sq. ft.

Proposed building architecture: Please see renderings/elevations submitted along with the Application. Additional renderings/elevations will be submitted under separate cover.

Proposed selling prices(s): High \$300's to \$500's

- a) List all requested variances: Refer to the site plan filed with this Application.

.....
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 within an area under the County's Future Land Use Map which reflects residential densities up to 2.5 units per acre. For additional information regarding Edward Andrews Homes, please see the webpage at www.edwardandrewshomes.com.

.....
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.

FLOOD NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN A FEDERALLY
DESIGNATED 100 YEAR FLOOD ZONE PER FEMA PANEL
13067C02180 EFFECTIVE DATE 12/16/2008.

**M/F
YANCEY BROTHERS
ZONED HI**

LEGA VERDE
Z
1998

INTERSTATE HWY 20

PROPERTY INFORMATION:

1/2 AC. 1/4 SEC. 20

PROPERTY INFORMATION:
PARCEL 18060200020
200 SIX FLAGS PARKWAY
AUSTELL, GEORGIA 30168

Age Group	1990 (%)	1995 (%)	2000 (%)	2005 (%)
0-10	10	10	10	10
11-20	10	10	10	10
21-30	10	10	10	10
31-40	10	10	10	10
41-50	10	10	10	10
51-60	10	10	10	10
61-70	10	10	10	10
71-80	10	10	10	10
81-90	10	10	10	10

N/F
SAS COMP
Q000 19813 PAGE 234
ZOMED GC

NOTES:

1. ALL BORN FOR SET ARE 1/2" REMAIN UNLESS STATED OTHERWISE.
2. SURVEY AND MEASUREMENTS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC NOVEL.
3. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS RELATIVE POSITIONAL ACCURACY OF ± 0.05 FEET.
4. THIS PLAN HAS BEEN CALCULATED FOR CLIMATE AND IS CURRENTLY USED FOR AGRICULTURE ONLY. POST IS 11.05 FEET.
5. EQUIPMENT USED IN THE SURVEY WAS A CHARTER SURVEYOR + SURVEYOR GPS RECEIVER USING THE LEICA 5000 NETWORK.
6. FIELD WORK COMPLETED ON SEPTEMBER 10, 2011.
7. THERE ARE NO UTILITY CABLES LOCATED ON PROPERTY.
8. THERE ARE NO CEMETERIES LOCATED ON PROPERTY.
9. THERE ARE NO WETLANDS LOCATED ON PROPERTY.
10. THERE ARE NO ARCHITECTURAL OR ARCHAEOLOGICAL LANDMARKS ON PROPERTY.
11. THERE ARE NO SETBACK/RETENTION AREA ON PROPERTY.
12. THERE ARE NO STREAMS/BIOPHIC AREA ON PROPERTY.
13. THERE ARE NO BUFFER AREAS LOCATED ON PROPERTY.
14. THERE ARE NO LAKES OR STREAMS LOCATED ON PROPERTY.
15. THERE ARE NO DISTINCT UNITS NEAR PROPERTY.
16. THERE ARE NO DISTINCT UNITS NEAR PROPERTY.

SURVEY FORM

SHAKTI HOSPITALITY, INC.

**LAND LOT 602 - DISTRICT 10
COOS COUNTY, GEORGIA**

DATE : SEPTEMBER 18, 2019

FILE NO : SHAKTLONG

PHONE (678)-776-3844

100

GARMON

Land Surveying

APPLICANT: Shakti Hospitality, Inc.

770-941-2255

REPRESENTATIVE: Harshad Patel

404-324-3560

TITLEHOLDER: Shakti Hospitality, Inc.

PROPERTY LOCATION: On the south side of Lee Industrial

Boulevard, east of Six Flags Parkway, and on the north side of

Interstate 20

ACCESS TO PROPERTY: Lee Industrial Boulevard

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-44

HEARING DATE (PC): 12-05-11

HEARING DATE (BOC): 12-13-11

PRESENT ZONING: HI

PROPOSED ZONING: GC

PROPOSED USE: Continuation of

Existing Hotel

SIZE OF TRACT: 1.518 acres

DISTRICT: 18

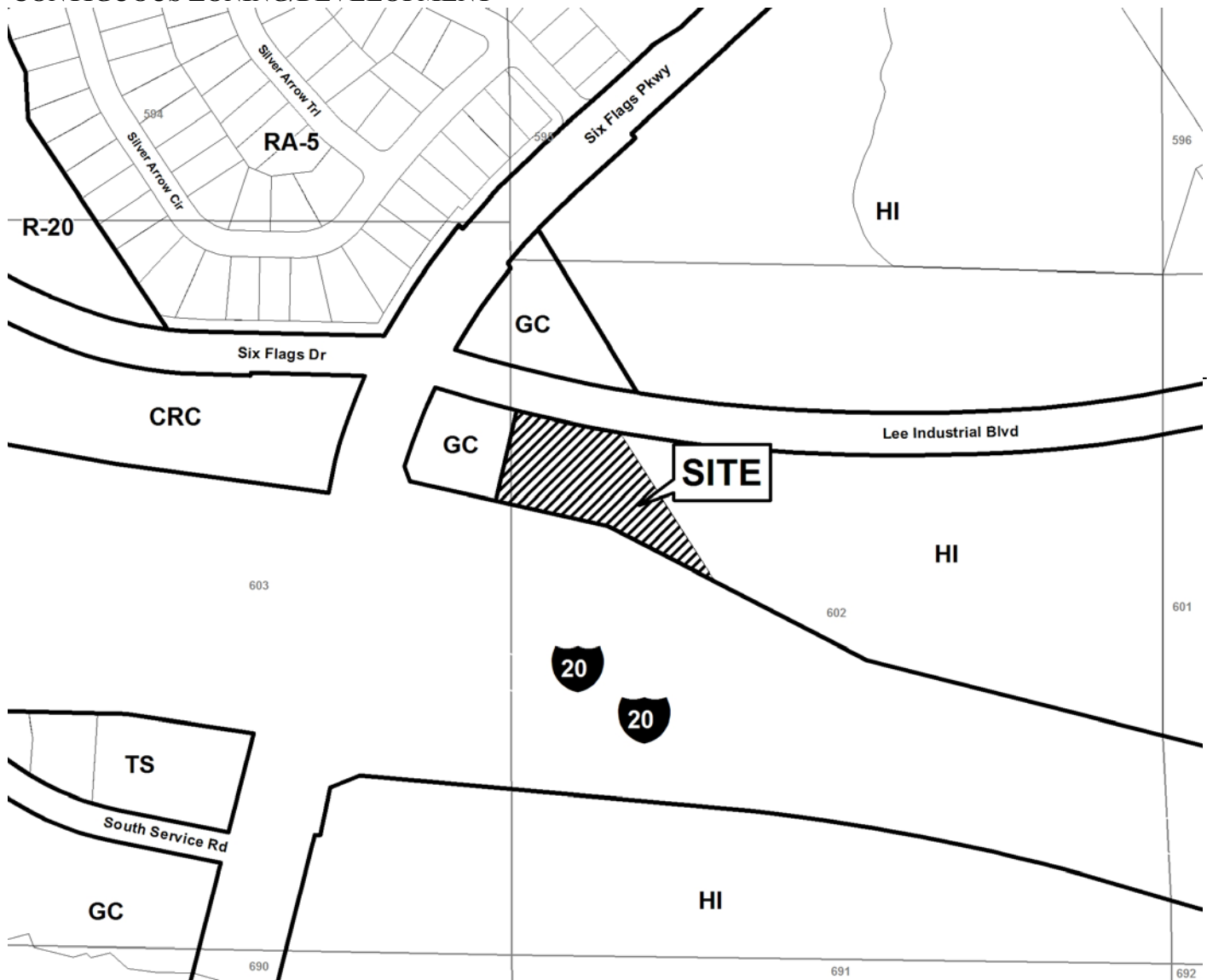
LAND LOT(S): 602, 603

PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



Application No. Z-44
Dec. 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): Same as current use: Hotel/Motel

b) Proposed building architecture: N/A

c) Proposed hours/days of operation: Same as existing: 24/7

d) List all requested variances: _____

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

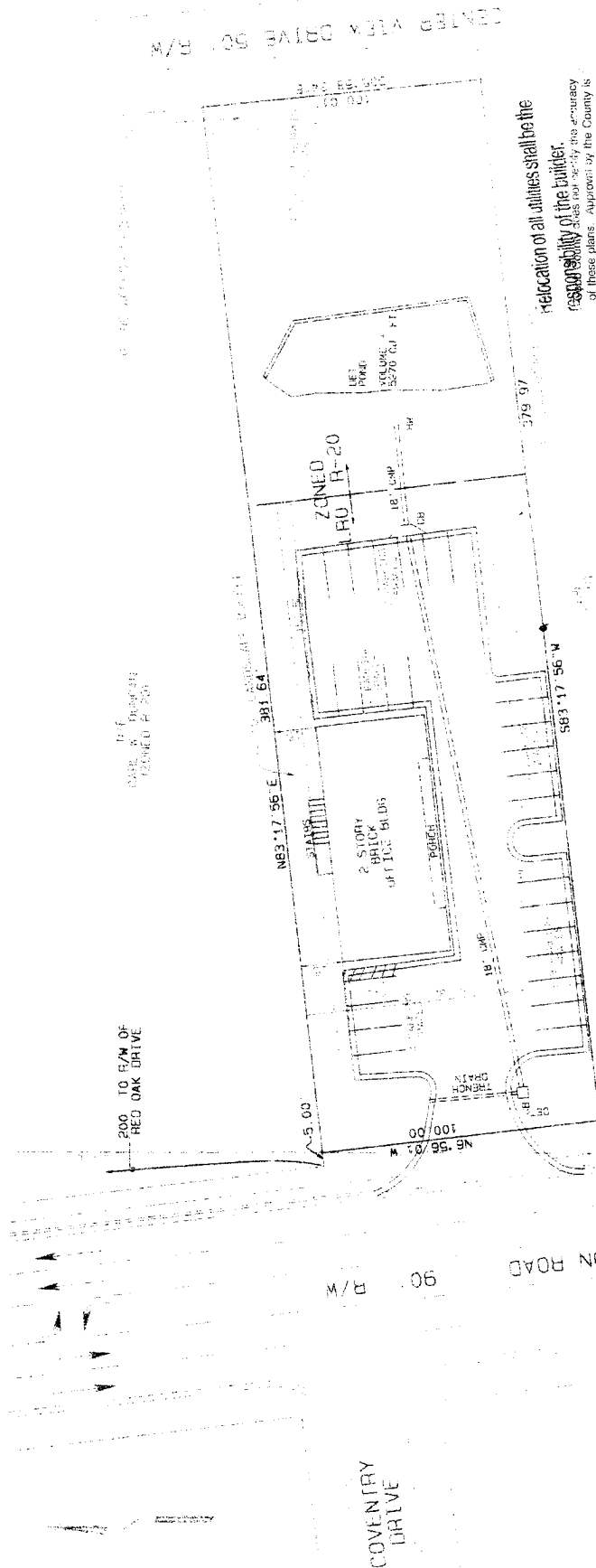
Rezoning application is being filed for the sole purpose of changing the zoning classification
to reflect the existing use: Hotel/Motel. This rezoning application proposes no increase in
density or additional development activities.

.....
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

Z-45
(2011)



Relocation of all utilities shall be the responsibility of the builder.

These plans are not a warranty of accuracy or representation of the information and representations submitted by the licensed professional whose name and seal appear on these plans. Cobb County assumes no liability or responsibility for the accuracy of the representations shown hereon.

REVISION

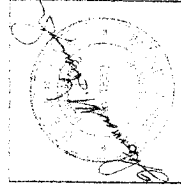
7/2/01 5000-43

Deep two parking spaces

AS-BUILT SHEET 1 OF 1

WISE DESIGNS

LOCATED IN:
LOT 255-226
1476 OLSBRIE, TWO SECTION
COBB COUNTY, GA



SOUTHERN SURVEYING &
MAPPING COMPANY, INC.

4076 EBENEZER ROAD, N.E., MARIETTA, GA 30067

PHONE (770) 976-7700

DATE: JUNE 29, 2001, 1:30 P.M.

THE DATA UPON WHICH THIS MAP IS BASED HAS A
CLOSURE PRECISION OF BETTER THAN 1:50,000.
THIS MAP IS NOT A WARRANTY OF ACCURACY OR
GARANTEE OF RESULTS. THE USER OF THIS MAP
SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY
EQUIPMENT USED ON THIS PROJECT.

THIS IS A SPECIAL FLOOD HAZARD
MAP. COMMUNITY NUMBER 15000.
PAGE 502 DATED 8-18-98
SHOWS THIS PROPERTY NOT TO BE
IN AN AREA HAVING SPECIAL FLOOD
HAZARDS.

APPROVED BY THE COBB COUNTY PLANNING
COMMISSION ZONING DIVISION
Note: These drawings were made under the
this title laws and zoning stipulations under the
and/or stipulations. The effort was made to catch and
relieve the owner of the errors, but this does not
with items missed or unknown to the reviewer.



APPLICANT: Chris Weise

770-527-3823

REPRESENTATIVE: Same

Same

TITLEHOLDER: Chris Weise

PROPERTY LOCATION: On the east side of the intersection of
Canton Road and on the west side of Centerview Drive.

ACCESS TO PROPERTY: Canton Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-45

HEARING DATE (PC): 12-05-11

HEARING DATE (BOC): 12-13-11

PRESENT ZONING: LRO, R-20

PROPOSED ZONING: NRC

PROPOSED USE: Retail Services

SIZE OF TRACT: 0.42 acre

DISTRICT: 16

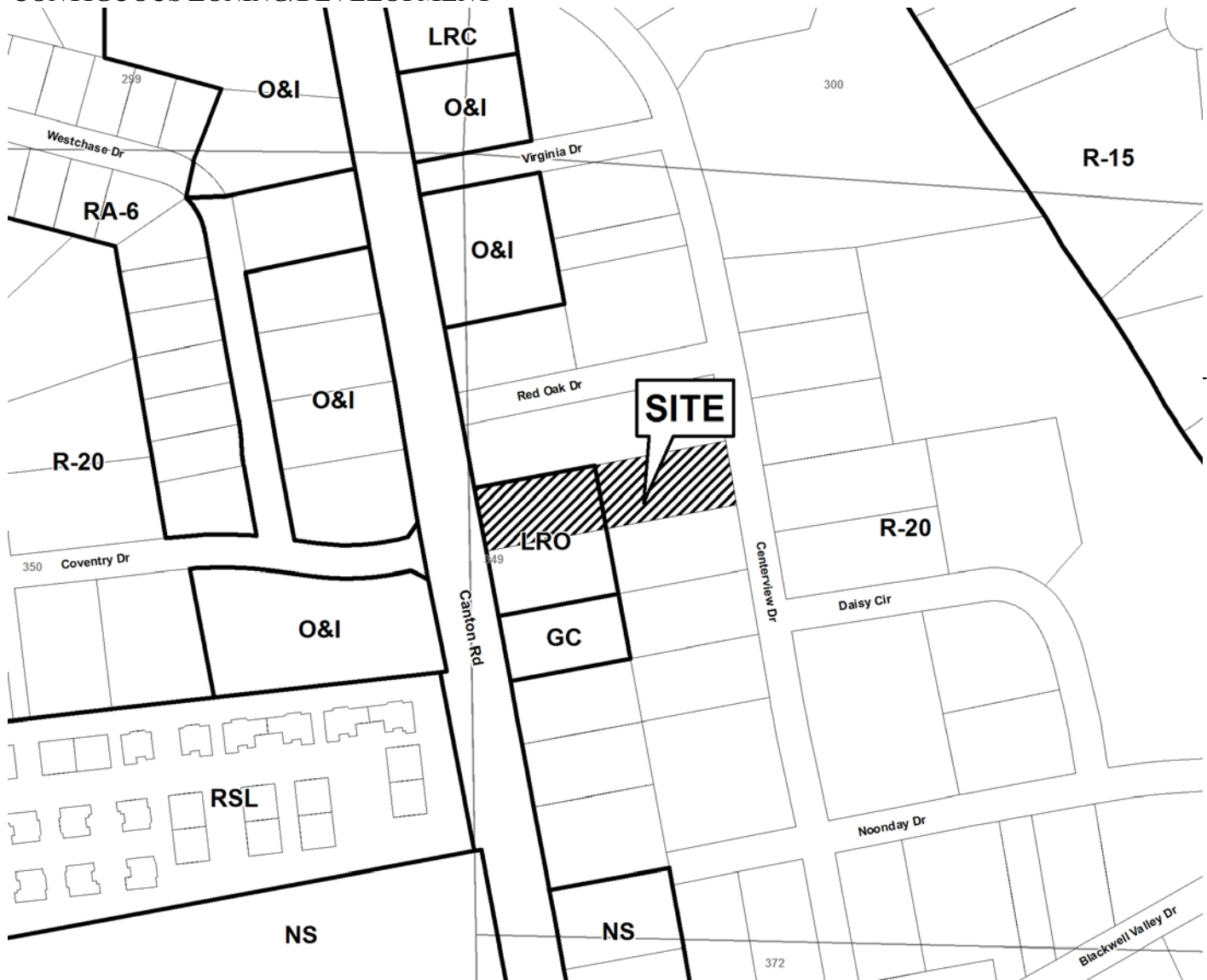
LAND LOT(S): 349

PARCEL(S): 17

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



Application No. Z-45

Dec. 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): _____
- 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)

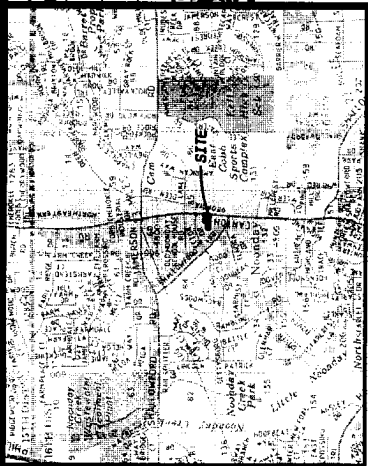
For the purpose of housing a hair salon or
other similar retail service businesses

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

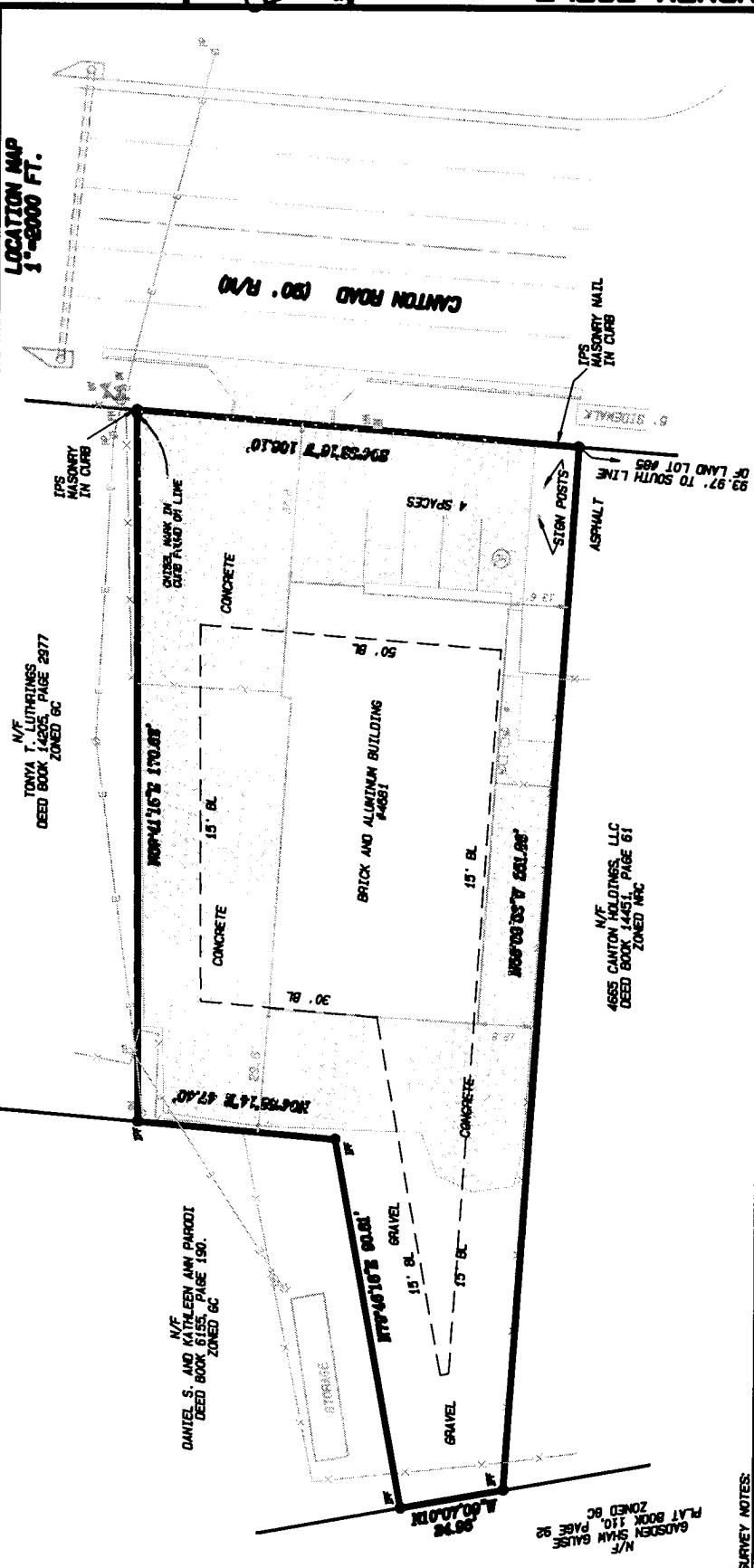
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a
plat clearly showing where these properties are located).

REVISION/RECORD		
DATE	PURPOSE	
10-04-2011	CORRECT SOUTH PROPERTY LINE	

BETTERTON
SURVEYING & ENGINEERING, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
590 WEST SNAWTON ROAD
MARLETT, GEORGIA 30064
(404) 483-0242



**LOCATION MAP
1"=2000 FT.**



- VARIANCES:**
1. REDUCE THE FRONT SETBACK FROM 50FT. TO 35FT.
 2. REDUCE THE LEFT SIDE SETBACK FROM 15FT. TO 12FT.
 3. REDUCE REAR SETBACK FROM 30FT. TO 25FT.

ZONING NOTES:
CURRENT ZONING: GC
PROPOSED ZONING: NRC
MINIMUM SETBACKS AS SHOWN
MINIMUM LOT AREA: 20,000 SQ. FT.
ACTUAL LOT AREA: 20,029 SQ. FT.



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

ABBREVIATION LEGEND	
A	MILE DISTANCE
B	CORRUGATED METAL PIPE
Cap	DEED BOOK
D.B.	GIVE WATERMETER
F.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
L.C.	CHORD LENGTH
L.L.	LAND LOT
N.B.	NOT TO BE FULLY OPEN TOP PIPE
O.T.P.	PAGE OF BEGINNING POWER POLE
Pg.	RADIOS
R	RIGHT-OF-WAY
S.M.	SANITARY SINKER MANHOLE
SS&H	WATER METER

SYMBOL LEGEND	
○	Guy Wire
■	Fire Hydrant
□	Drop Inlet
■	Water Meter
⊗	Water Valve
⊙	Power Pole
⊕	Sanitary Sewer Manhole
—	Water Line
—	Sanitary Sewer Line
—	Overhead Power Line
-X-	Fence

- [illegible]

- SURVEY REFERENCES:**
1. WARRANTY DEED TO SUPERIOR LAND HOLDERS GROUP, LLC DATED AUGUST 7, 2002 AND BEING RECORDED IN DEED BOOK 13972, PAGE 6397.
 2. COBB COUNTY RIGHT-OF-WAY DEED DATED JULY 28, 1992 AND BEING RECORDED IN DEED BOOK 6917, PAGE 9.

APPLICANT: David Tribble

770-722-0545

REPRESENTATIVE: Same

Same

TITLEHOLDER: Superior Land Holders Group, LLC

PROPERTY LOCATION: On the west side of Canton Road, north
of Shallowford Road.

ACCESS TO PROPERTY: Canton Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-46

HEARING DATE (PC): 12-05-11

HEARING DATE (BOC): 12-13-11

PRESENT ZONING: GC

PROPOSED ZONING: NRC

PROPOSED USE: Light Auto Repair

SIZE OF TRACT: 0.46 acre

DISTRICT: 16

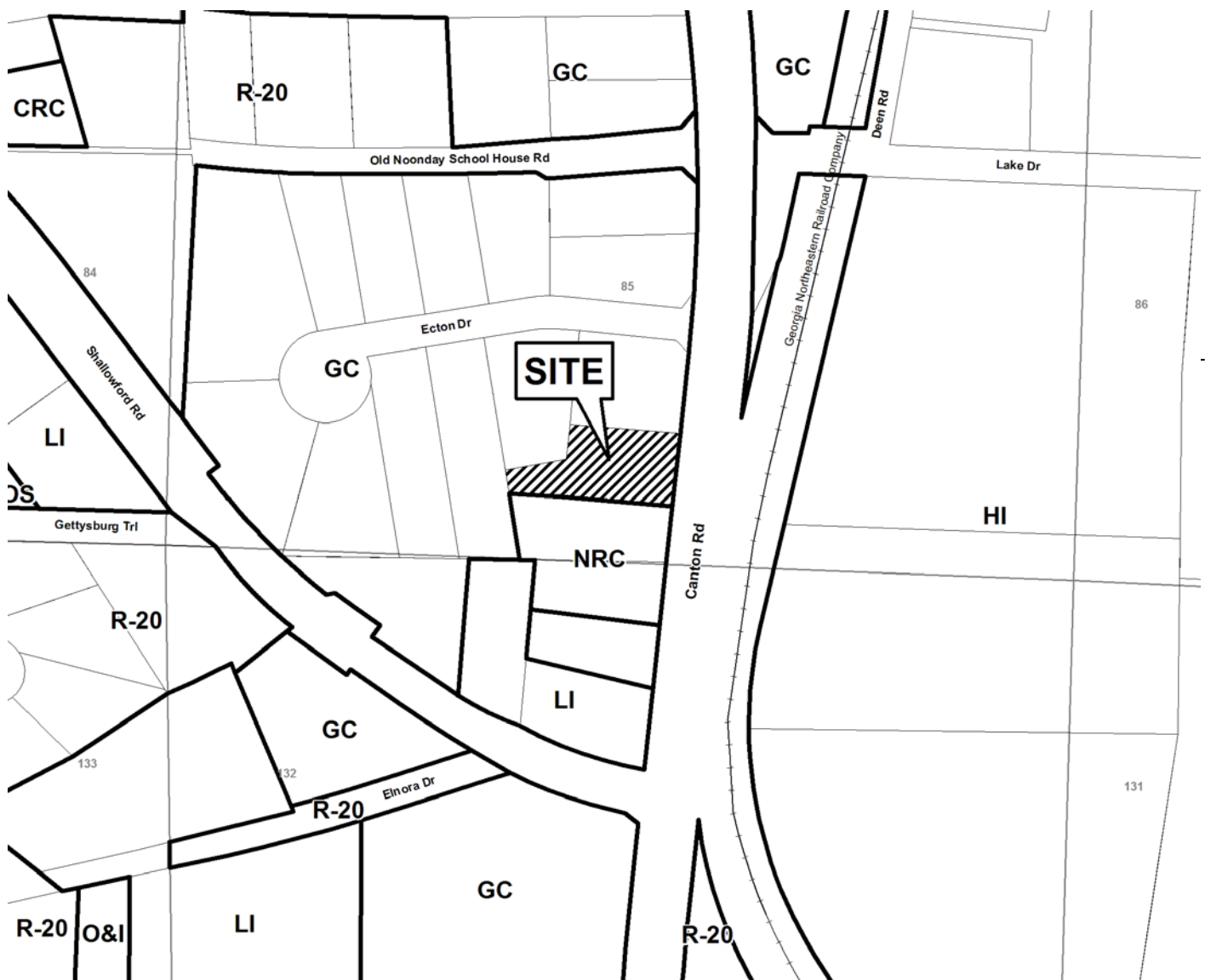
LAND LOT(S): 85

PARCEL(S): 18

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



Application No. Z-46

Dec. 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: N/A
c) Proposed selling prices(s): _____
d) List all requested variances: _____

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

- a) Proposed use(s): LIGHT AUTOMOTIVE AND SMALL TRUCKS
AND VANS. REPAIR AND MAINTENANCE
b) Proposed building architecture: BRICK FRONT-FACING WITH 25'
HIGH-6000 SQ. FT. STRUCTURE BEHIND. SEE ATTACHED PHOTO
c) Proposed hours/days of operation: MONDAY THRU FRIDAY 8AM TO 6PM
SATURDAY - 9 AM TO 3 PM.
d) List all requested variances: NONE REQUIRED OR REQUESTED.

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

ADDITIONAL INFORMATION FOLLOWING
BUILDING PHOTO PAGE.

.....
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: Trinitas Ventures, LLC

770-464-2800

REPRESENTATIVE: John H. Moore 770-429-1499

Moore Ingram Johnson & Steele, LLP

TITLEHOLDER: Argonaut Associates, LTD (L.P.)

PROPERTY LOCATION: On the west side of Busbee Drive, south of George Busbee Parkway.

ACCESS TO PROPERTY: Busbee Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-47

HEARING DATE (PC): 12-05-11

HEARING DATE (BOC): 12-13-11

PRESENT ZONING: GC, OS

PROPOSED ZONING: UC

PROPOSED USE: Urban Condominiums

SIZE OF TRACT: 21.01 acres

DISTRICT: 16, 20

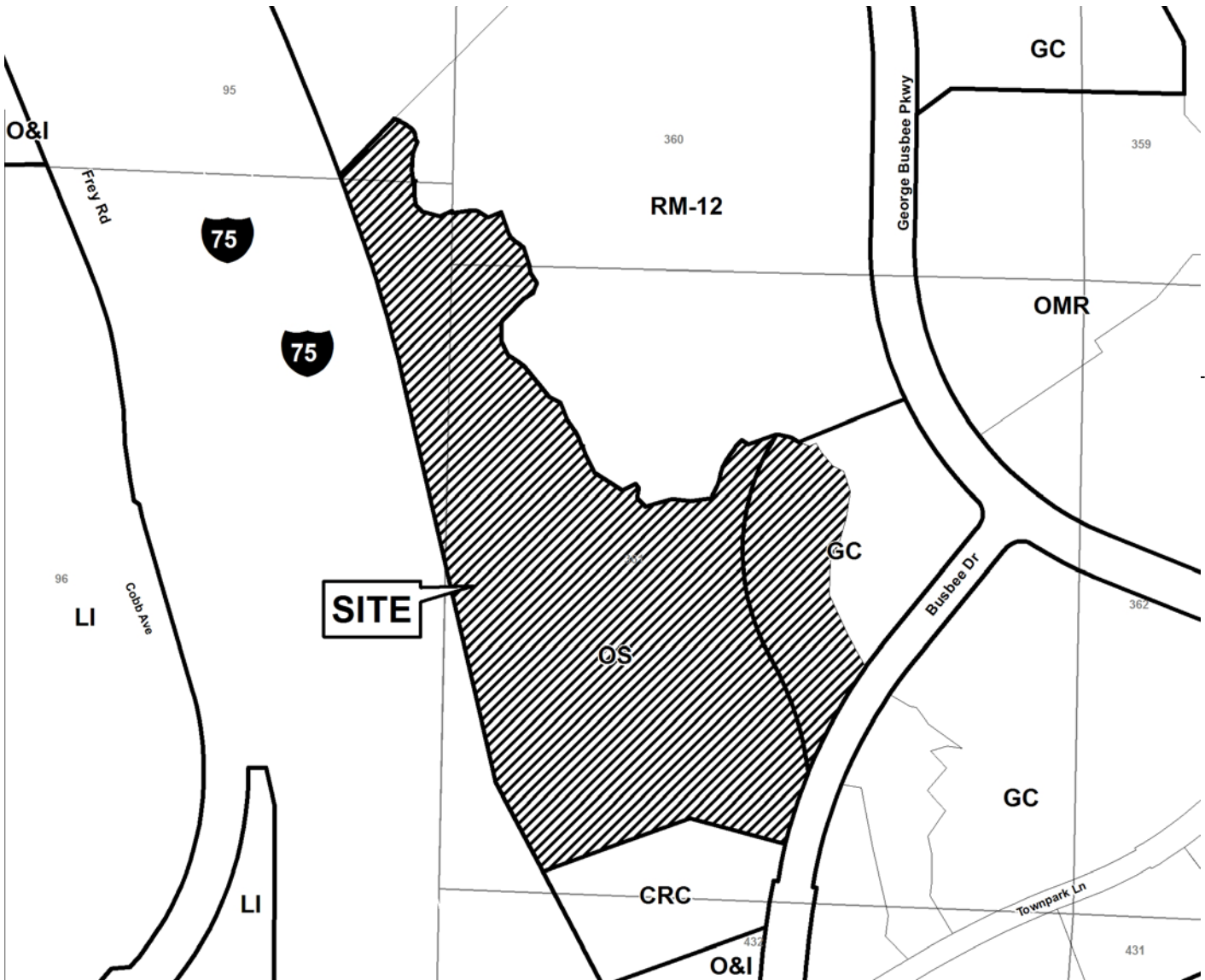
LAND LOT(S): 360, 361, 95, 96

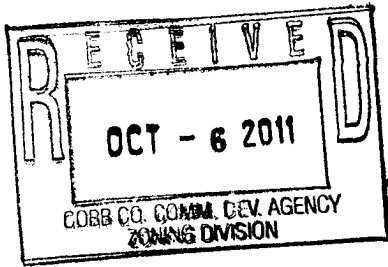
PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application No. z-47
Dec (2011)

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 700 - 1,600 square feet
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): \$1.75 per square foot
- 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): _____
- 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).

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

Z-48
(2011)

ZOE'S KITCHEN
AKERS MILL SHOPPING CENTER

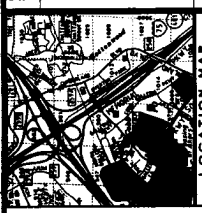


Project No. 031
City of Atlanta
Department of Transportation
Office of Engineering
100 Peachtree Street, N.E.
Atlanta, Georgia 30334
Phone: (404) 206-1000
Fax: (404) 206-1001

NO.	DATE	DESCRIPTION
1	10/1/10	PRELIMINARY
2	10/1/10	REVISED
3	10/1/10	REVISED
4	10/1/10	REVISED
5	10/1/10	REVISED
6	10/1/10	REVISED
7	10/1/10	REVISED
8	10/1/10	REVISED
9	10/1/10	REVISED
10	10/1/10	REVISED

OWNER/DEVELOPER
US 41 AND 1285 CO-100
AKERS MILL SHOPPING CENTER
1285 CO-100
ATLANTA, GEORGIA 30334
PHONE: (404) 206-1000
FAX: (404) 206-1001

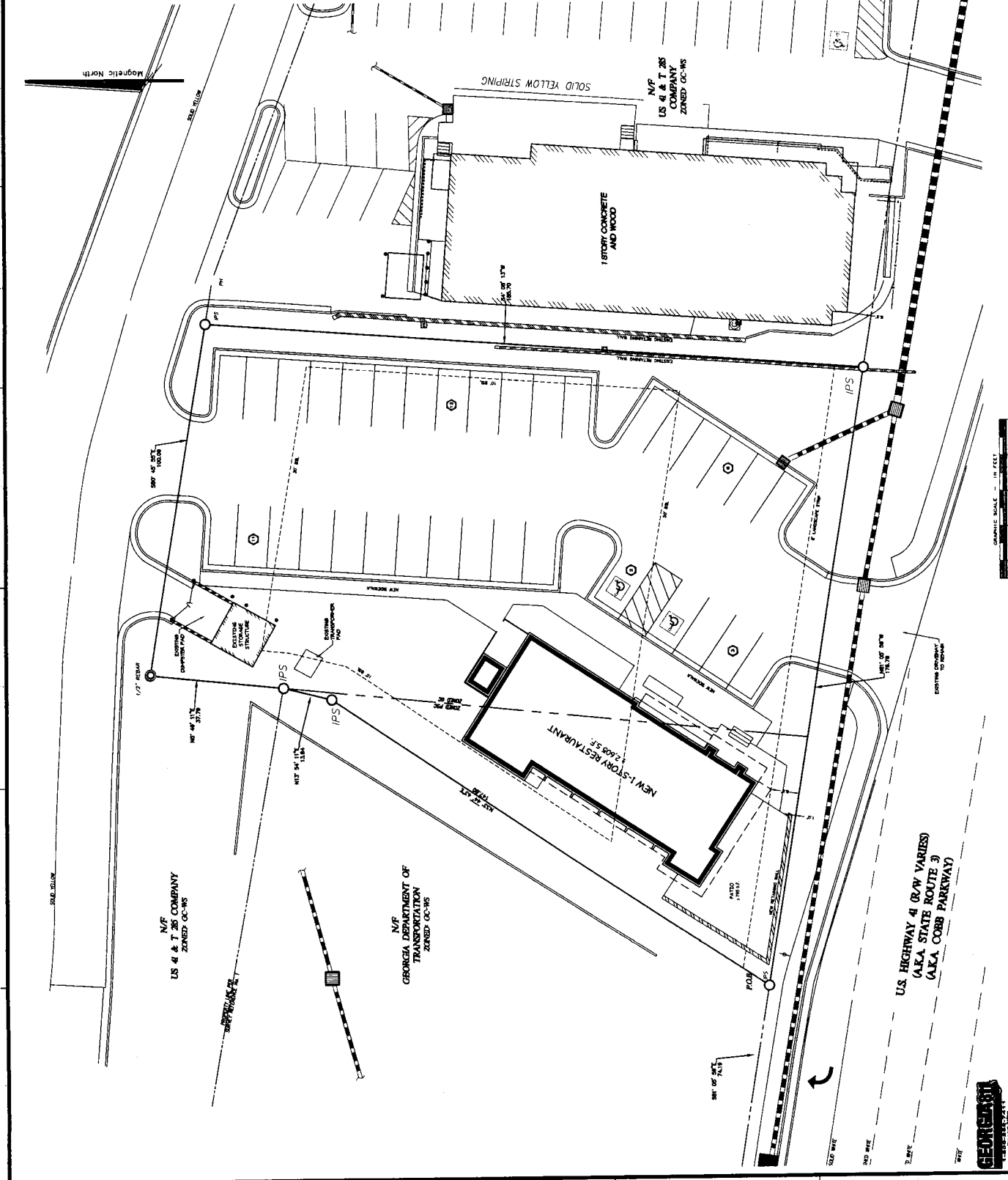
DESIGNER
ZOE'S KITCHEN
AKERS MILL SHOPPING CENTER
1285 CO-100
ATLANTA, GEORGIA 30334
PHONE: (404) 206-1000
FAX: (404) 206-1001



US 41 AND 1285 CO-100
AKERS MILL SHOPPING CENTER
1285 CO-100
ATLANTA, GEORGIA 30334
PHONE: (404) 206-1000
FAX: (404) 206-1001

PROPOSED SITE ZONING: GC & PSC
CURRENT SITE ZONING: GC & PSC
BUILDING SETBACK LINES FOR GC:
FRONT YARD: 30 FEET
SIDE YARD: 10 FEET
REAR YARD: 20 FEET
TOTAL PARKING SPACES: 34
TOTAL RESTAURANT SEATING: 1,500 S.F.

VARIANCES
1. FRONT SETBACK REDUCED FROM 30 FEET TO 10 FEET FOR RESTAURANT PARKING.
2. SIDE SETBACK REDUCED FROM 10 FEET TO 5 FEET FOR RESTAURANT PARKING.



GRAPHIC SCALE - IN FEET
0 10 20 30 40 50 60 70 80 90 100



City of Atlanta
Department of Transportation
Office of Engineering
100 Peachtree Street, N.E.
Atlanta, Georgia 30334
Phone: (404) 206-1000
Fax: (404) 206-1001

APPLICANT: US 41 and I 285 Company, Inc.
212-935-1330

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

TITLEHOLDER: US 41 & I 285 Company, Inc.

PROPERTY LOCATION: On the north side of Cobb Parkway, east
of Akers Mill Road.

ACCESS TO PROPERTY: Cobb Parkway and drive from Akers
Mill Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-48

HEARING DATE (PC): 12-05-11

HEARING DATE (BOC): 12-13-11

PRESENT ZONING: GC, PSC

PROPOSED ZONING: GC

PROPOSED USE: Restaurant

SIZE OF TRACT: 0.55 acre

DISTRICT: 17

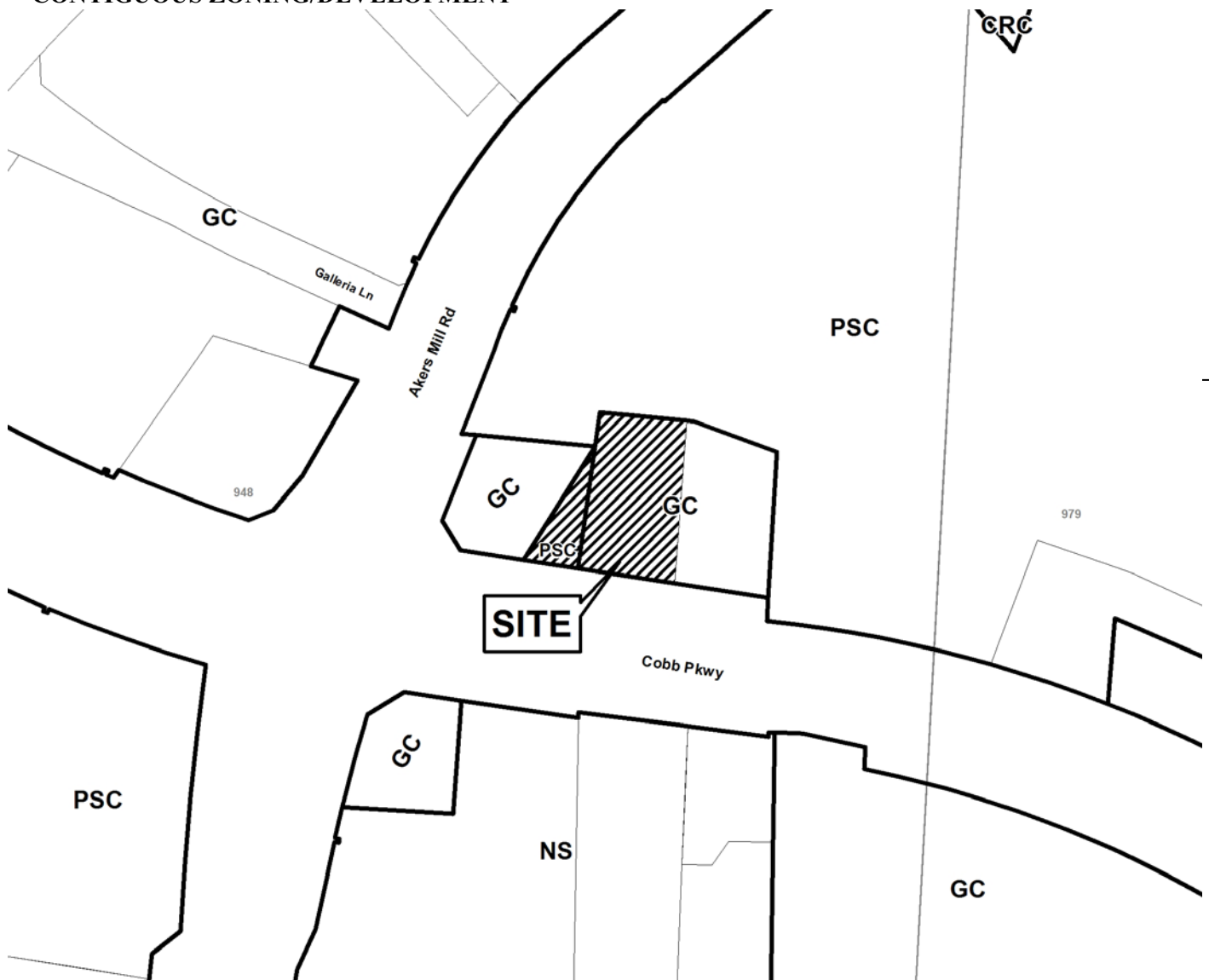
LAND LOT(S): 948

PARCEL(S): 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT



Dec. 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): Zoës Kitchen Restaurant

b) Proposed building architecture: Attached as an Exhibit to the Application for Rezoning

c) Proposed hours/days of operation: Sunday through Thursday, 10:30 a.m. to 9:00 p.m.,
Friday and Saturday, 10:30 a.m. to 10:00 p.m.

d) List all requested variances: Reflected on Site Plan

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

The subject property, formerly utilized as a Checkers Fast Food Restaurant, within the
Cumberland-Galleria Regional Activity Center under the Cobb County Future Land Use
Map.

.....
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.

Z-49
(2011)

LEGEND			
1	P.P. - POWER POLE	20	G.B. - GATCH BASIN
2	L.P. - LIGHT POLE	21	R.C.P. - REINFORCED CONCRETE PIPE
3	F.M. - FINE HYDRANT	22	C.M.P. - CORRUGATED METAL PIPE
4	M.N. - SANITARY SENTRY MANHOLE	23	F.F.E. - FINISHED FLOOR ELEVATION
5	M.N. - WATER METER	24	IN - WATER VALVE
6	G.M. - GAS METER	25	+C.G. SEWER CLEAN OUT
7	R.B. - REINFORCING BAR SET	26	TELEPHONE MANHOLE
8	R.B. - REINFORCING BAR FOUND	27	—+—+ UNDERGROUND ELECTRICAL LINE
9	C.P. - CROWN TOP PIPE FOUND	28	—+—+ OVERHEAD POWER LINES
10	C.P. - CROWN TOP PIPE FOUND	29	—+—+ OVERHEAD TELEPHONE LINES
11	K.W. MOM. - RIGHT-OF-WAY MONUMENT	30	POWERSHED
12	X - TYPE OF FINISH	31	IN - WATER LINE
13	J.B. - JUNCTION BOX	32	—+—+ UNDERGROUND TELEPHONE LINE
14	D.I. - DROP INLET / YARD INLET	33	—+—+ GAS LINE

1. OWNER TO REZONE 20,000 SQFT OF PROPERTY FROM CURRENT ZONING OF R-20 TO LRO.
2. PROPERTY OWNER REQUEST REZONING TO LRO TO ALLOW FOR FUTURE SIGN IMPROVEMENTS. LRO ZONING WILL ALLOW FOR LIGHTING AND DIGITAL SIGNAGE, WHICH IS NOT ALLOWED UNDER PROPERTY'S CURRENT R-20 ZONING.



THIS PLAN IS PREPARED FROM A FIELD SURVEY USING A FINE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRANSVERSE: $1/10,000$; ANGULAR ERROR: $3''$ PER POINT. THE TRANSVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAN: $1/416,017$. MATTERS OF TITLE ARE EXCEPTED.



GaSWCC #10460 EXP 5/05/12

PROP. RE-ZONING PLAN FOR:

LOCATED IN L.L. 24
17th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

APPLICANT: Milford Church of God

770-432-5459

REPRESENTATIVE: Grant Cole

404-918-2111

TITLEHOLDER: Larry L. Cannady

PROPERTY LOCATION: At the northwest intersection of Hicks Road and the East West Connector.

ACCESS TO PROPERTY: Hicks Road and East-West Connector

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-49

HEARING DATE (PC): 12-05-11

HEARING DATE (BOC): 12-13-11

PRESENT ZONING: R-20

PROPOSED ZONING: LRO

PROPOSED USE: Digital Sign

SIZE OF TRACT: 0.46 acre

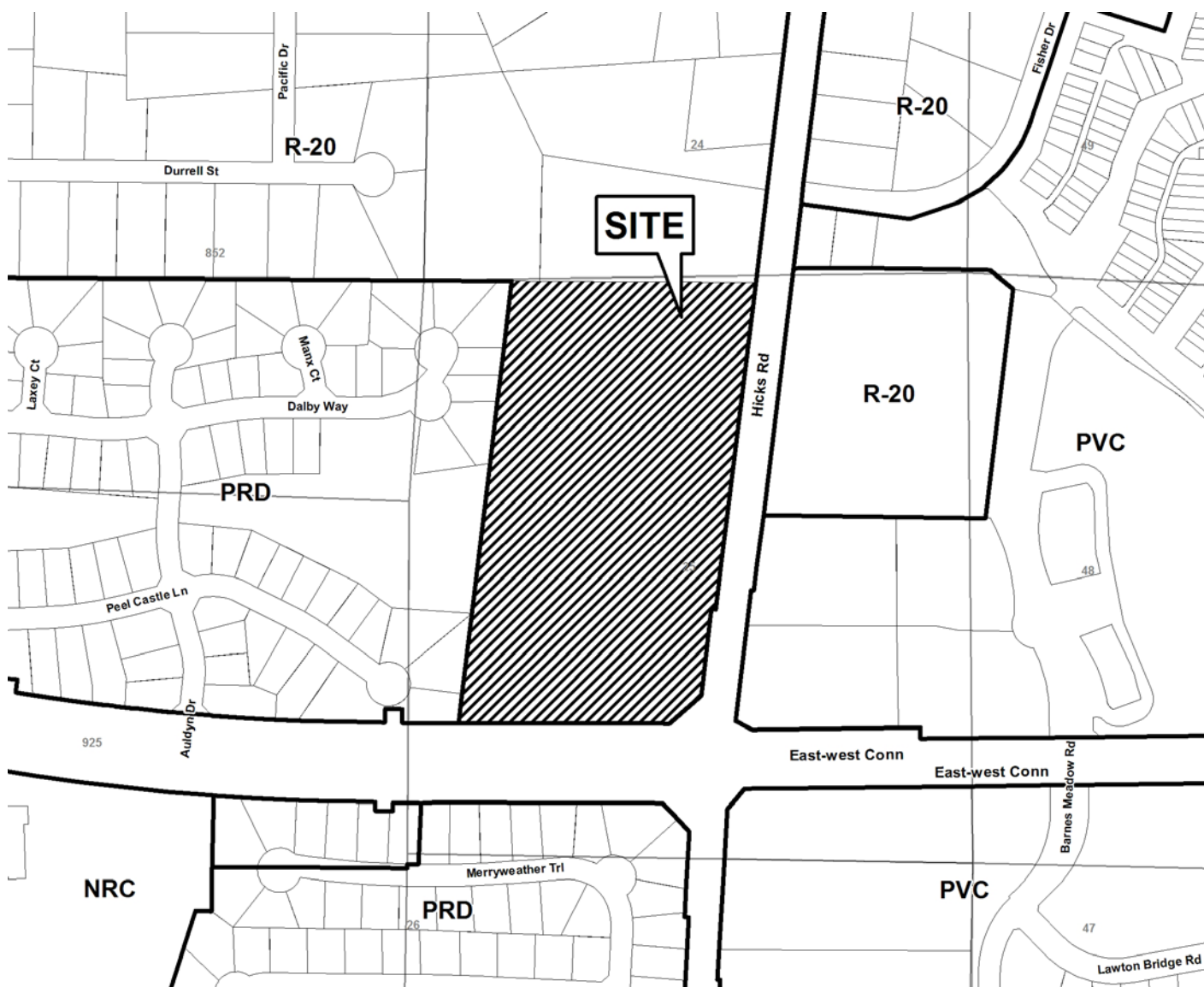
DISTRICT: 17

LAND LOT(S): 25

PARCEL(S): 3

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



Application No. Z-49

Dec. 2011

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 20,000
b) Proposed building architecture: None
c) Proposed selling prices(s): None
d) List all requested variances: None
- _____

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

- a) Proposed use(s): To upgrade an existing sign to a new digital sign
b) Proposed building architecture: None
c) Proposed hours/days of operation: The sign will be on continuously
d) List all requested variances: None
- _____

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

Our sign is an old out dated sign. This will improve the look of our property

.....
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).

HOLY FAMILY
NE
LANDLOT

13.1

GROUP FOR INFORMATION 2nd 1st		Bureau of Prisons 1000 1000	
--	---	--------------------------------------	---

DATE	TIME	LOCATION
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[illegible]

1. NAME OF THE PARTY 2. ADDRESS 3. CITY 4. STATE 5. ZIP CODE 6. PHONE NUMBER 7. FAX NUMBER 8. E-MAIL ADDRESS 9. WEBSITE ADDRESS 10. OTHER INFORMATION	11. NAME OF THE PARTY 12. ADDRESS 13. CITY 14. STATE 15. ZIP CODE 16. PHONE NUMBER 17. FAX NUMBER 18. E-MAIL ADDRESS 19. WEBSITE ADDRESS 20. OTHER INFORMATION	21. NAME OF THE PARTY 22. ADDRESS 23. CITY 24. STATE 25. ZIP CODE 26. PHONE NUMBER 27. FAX NUMBER 28. E-MAIL ADDRESS 29. WEBSITE ADDRESS 30. OTHER INFORMATION	31. NAME OF THE PARTY 32. ADDRESS 33. CITY 34. STATE 35. ZIP CODE 36. PHONE NUMBER 37. FAX NUMBER 38. E-MAIL ADDRESS 39. WEBSITE ADDRESS 40. OTHER INFORMATION	41. NAME OF THE PARTY 42. ADDRESS 43. CITY 44. STATE 45. ZIP CODE 46. PHONE NUMBER 47. FAX NUMBER 48. E-MAIL ADDRESS 49. WEBSITE ADDRESS 50. OTHER INFORMATION
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THIS PLAN APPROVED, BOOKED BY MAIL AND TODAY, SAME LOCATION AND TIME SHALL BE SUBMITTING EVIDENCE.

For each country, Chemistry Production Statistics are given in millions of pounds per year, rounded, and broken down by chemical group. If any "other" category is present, it is listed separately. The "other" category is used for chemicals that do not fit into any of the other categories. The "other" category is used for chemicals that do not fit into any of the other categories. The "other" category is used for chemicals that do not fit into any of the other categories.

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CRIME COUNTY JAILHOUSE PARDONED
The county jailhouse, which was
closed for some time, is now open
and the inmates are being released.
The jailhouse was closed for some
time because of the lack of funds
to maintain it. The inmates are
being released because of the lack
of funds to maintain the jailhouse.
The inmates are being released
because of the lack of funds to
maintain the jailhouse.

[illegible]

IT'S YOUR CHOICE.
VOTE FOR THE
SOCIALIST PARTY OF AMERICA
FOR THE 1984 ELECTIONS
FOR THE 1984 ELECTIONS
FOR THE 1984 ELECTIONS
FOR THE 1984 ELECTIONS

APPLICANT: William A. Farrelly
770-973-0038

REPRESENTATIVE: William A. Farrelly
404-509-1112

TITLEHOLDER: Archbishop of the Roman Catholic Archdiocese
of Atlanta

PROPERTY LOCATION: On the north side of Lower Roswell
Road and on the east side of Pinehurst Lane.

ACCESS TO PROPERTY: Lower Roswell Road and Pinehurst Lane

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-29

HEARING DATE (PC): 12-05-11

HEARING DATE (BOC): 12-13-11

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Pre-School

SIZE OF TRACT: 17.62 acres

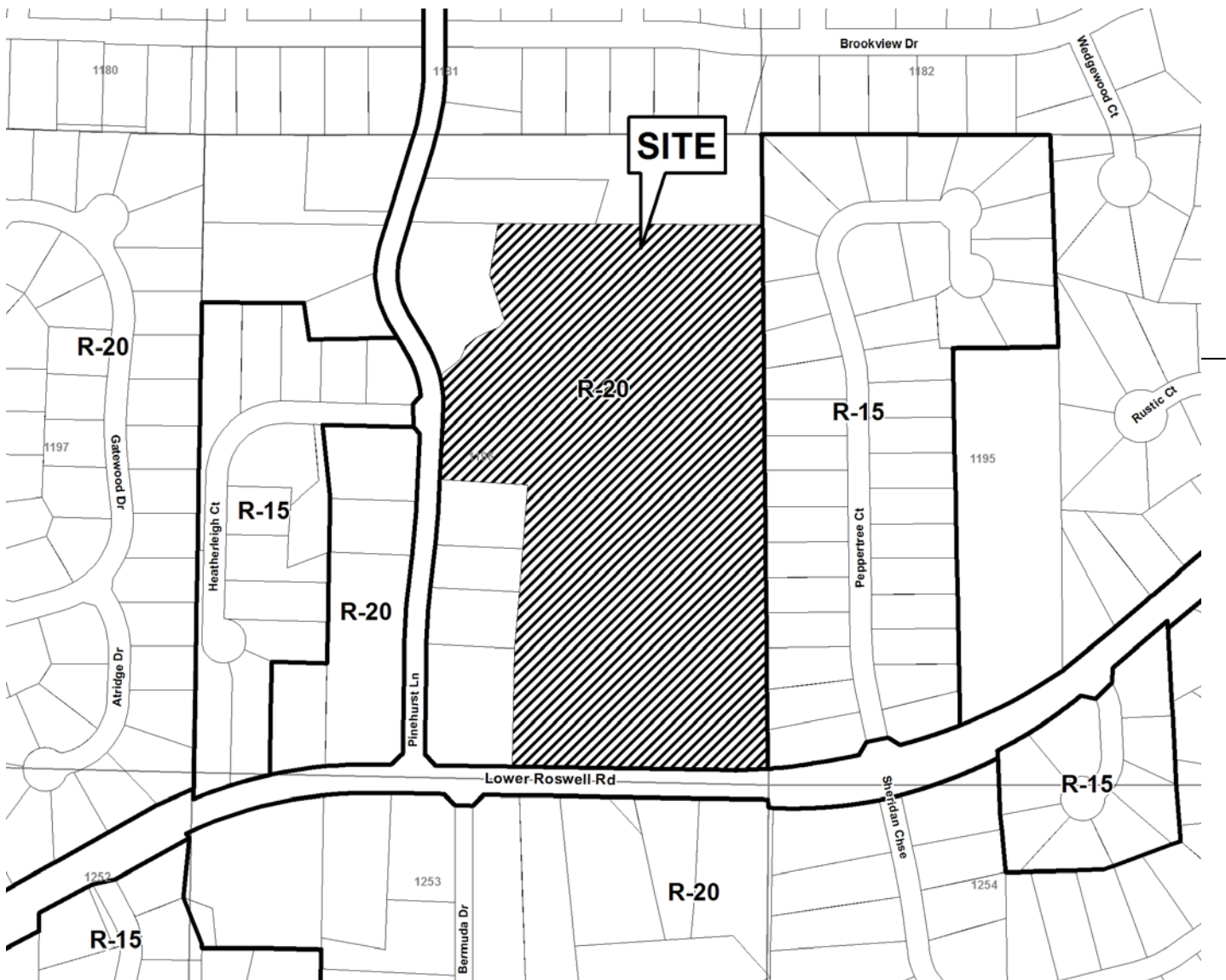
DISTRICT: 16

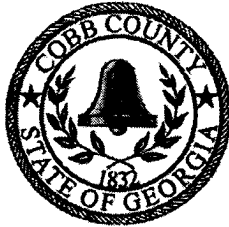
LAND LOT(S): 1196

PARCEL(S): 12

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2





Application #: LUP-29
PC Hearing Date: 12-5-11
BOC Hearing Date: 12-13-11

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? PRE SCHOOL
2. Number of employees? 9 part time
3. Days of operation? 5
4. Hours of operation? 9:15 AM - 12:30 pm
5. Number of clients, customers, or sales persons coming to the house per day? M-23 T-Fri-35; W-27; F-29 total kids 49
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):
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: William A Farrelly Date:

Applicant name (printed): WILLIAM A. FARRELLY

THIS IS TO CERTIFY THAT THIS PROPERTY IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. OF COBB COUNTY, GEORGIA, PANEL NO. 13067C0129G, DATED DECEMBER 16, 2008. THIS PROPERTY IS LOCATED WITHIN A NON-HAZARD ZONE "X".



50' 0' 50'
GRAPHIC SCALE - FEET

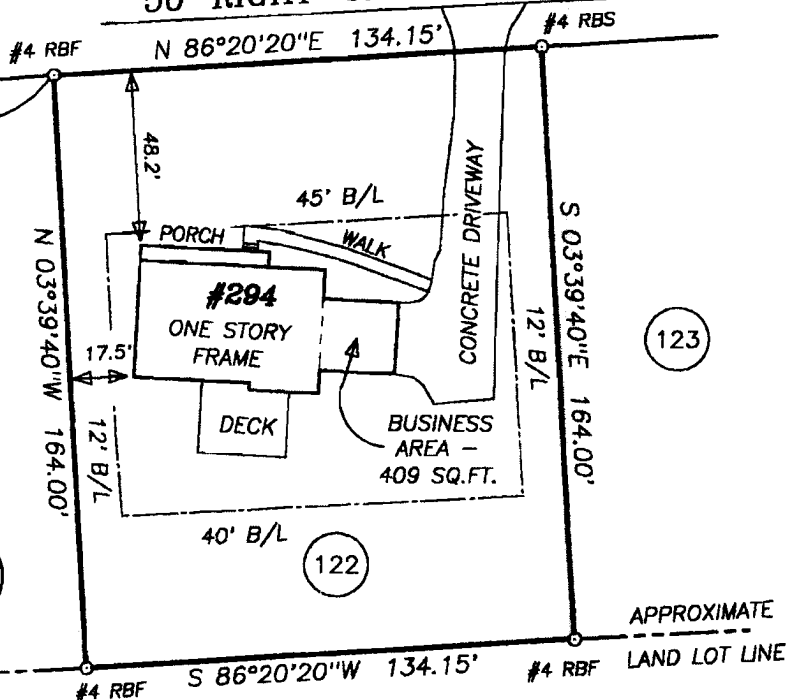
PRESENT ZONING: R-30

45' FRONT SETBACK
12' SIDE SETBACK
40' REAR SETBACK

181.64' TO THE
50' RIGHT-OF-WAY OF
TROTTERS COURT

LAMPLIGHTER LANE
50' RIGHT-OF-WAY

24' STREET
ASPHALT PAVED -
CONCRETE CURB



LEGEND

RBS/F	REBAR SET/FOUND	DI	DROP INLET
OTPF	OPEN TOP PIPE FND	P	PORCH
R\W	RIGHT-OF-WAY	CONC	CONCRETE
BL	BUILDING LINE	DK	DECK
SSE	SANITARY SEWER ESMT	PAT	PATIO
DE	DRAINAGE EASEMENT	S	STOOP
UE	UTILITY EASEMENT	-X-	FENCE

THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.

RESIDENCE AREA SQUARE FOOTAGE:

TOTAL AREA HOUSE: 2,096 SQ.FT.
AREA USED FOR BUSINESS - 409 SQ.FT.
PERCENTAGE USED FOR BUSINESS - 19.5%

LOT AREA: 22,001 SF - 0.505 ACRES
PLAT BOOK 57, PAGE 15

JAMES H. CARTER
LAND SURVEYING CO.
112 LONG POINT DRIVE
ST. SIMONS ISLAND, GA. 31522
(404) 213-5706

THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK. Equipment Used: Topcon Robotic Station & GPS

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 less than three seconds per angle point turned and was adjusted using the Compass Rule.

This plat has been calculated for closure and is found to be accurate within one foot in +10,000 feet.

SURVEY FOR:

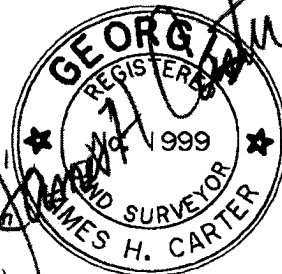
KAREN STEINBERG

#294 LAMPLIGHTER LANE, MARIETTA, GEORGIA 30067
LOT 122, BLOCK "C", UNIT FOUR
FOX HILLS SUBDIVISION
LAND LOT 1045

17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

SCALE: 1" = 50' - DATE: 09/19/2011
FIELD WORK DATE: 09/16/2011

In my opinion, this plat is a correct representation of the land platted and has been prepared within the minimum standards and requirements of law.



APPLICANT: Karen Steinberg

404-643-7259

REPRESENTATIVE: Same

Same

TITLEHOLDER: Gerald J. Steinberg and Karen J. Steinberg

PROPERTY LOCATION: On the south side of Lamplighter Lane,
east of Trotters Court.

ACCESS TO PROPERTY: Lamplighter Lane

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-30

HEARING DATE (PC): 12-05-11

HEARING DATE (BOC): 12-13-11

PRESENT ZONING: R-30

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Hair Salon

SIZE OF TRACT: 0.505 acre

DISTRICT: 17

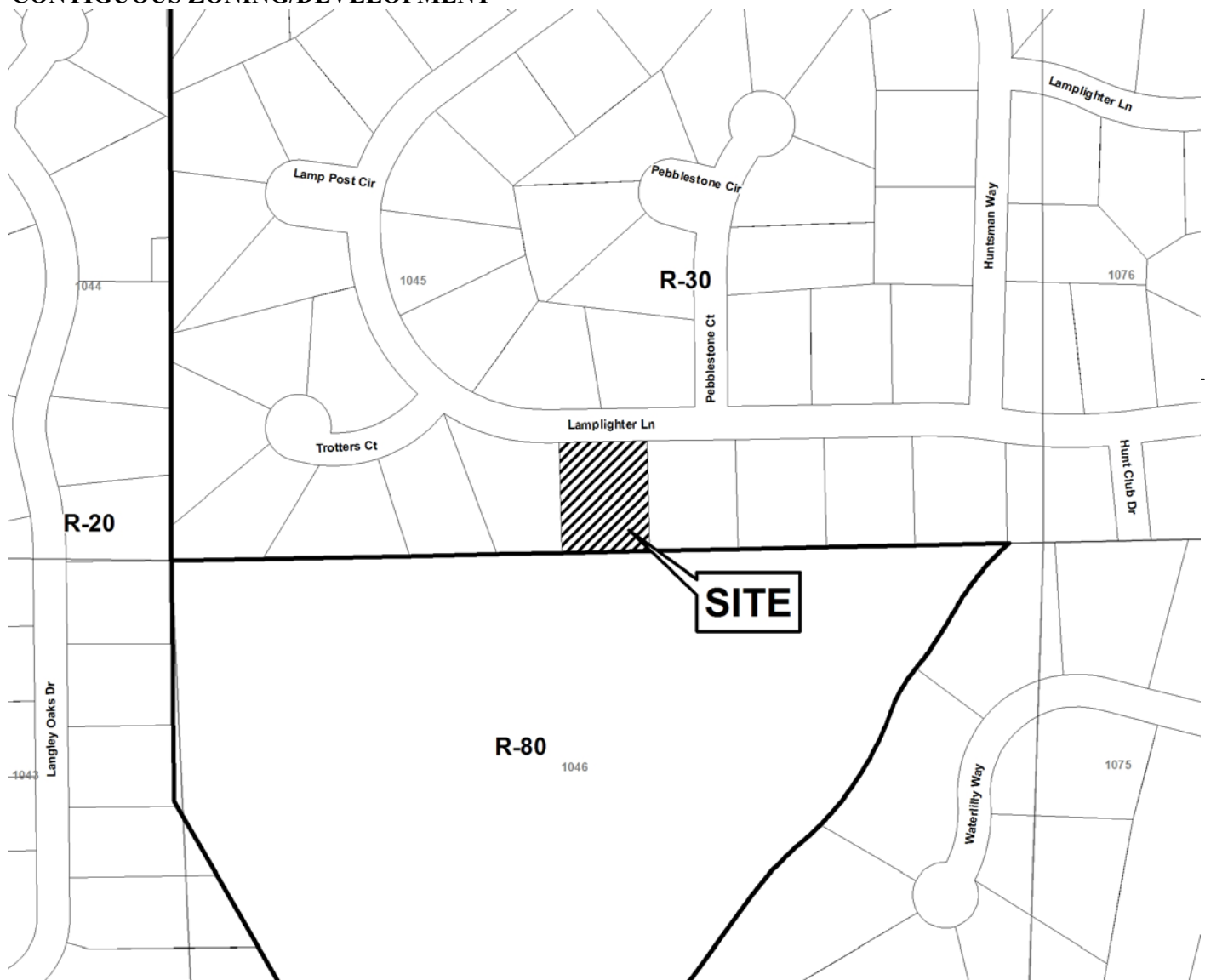
LAND LOT(S): 1045

PARCEL(S): 36

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-30

PC Hearing Date: 12-5-11

BOC Hearing Date: 12-13-11

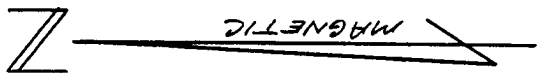
TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Hair
2. Number of employees? Just me
3. Days of operation? 2 or 3 hours a day
4. Hours of operation? When I have work its M-S
5. Number of clients, customers, or sales persons coming to the house per day? 2 ; Per week? 10
6. Where do clients, customers and/or employees park?
Driveway: ☒ ; Street: _____ ; Other (Explain): _____
7. Signs? No: ☒ ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 1 car at a time
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: Karen Steinberg Date: Sept 26-11

Applicant name (printed): Karen Steinberg

LUP-31
(2011)



D.B. 14754
PGS. 849, 850

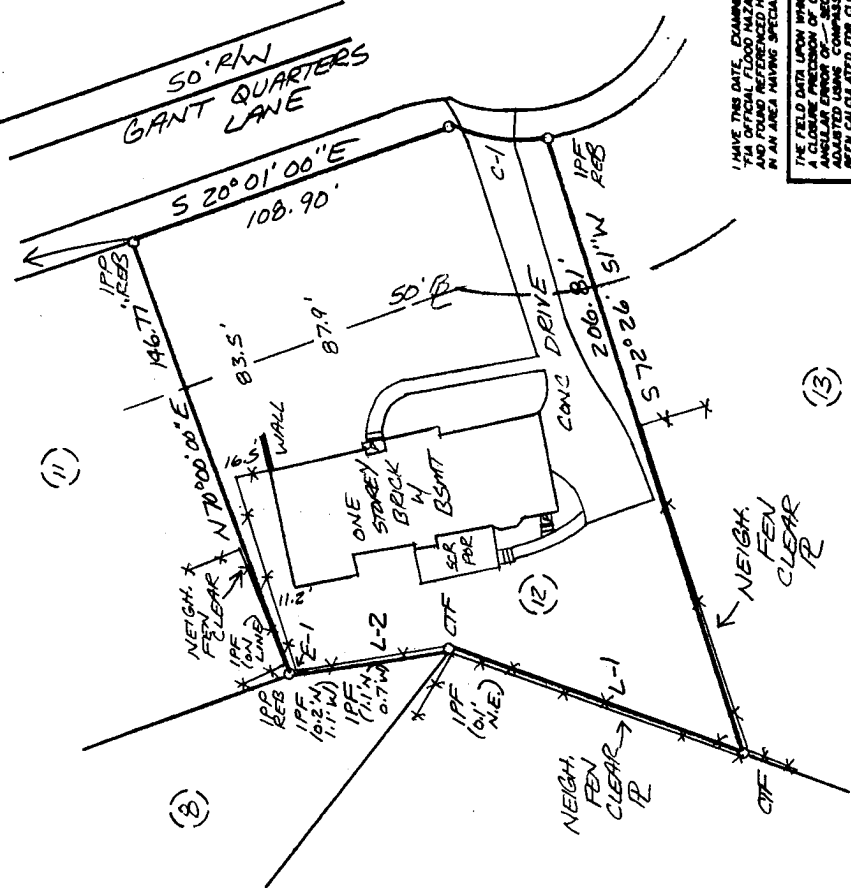


NEIL PALERMO
CAROL PALERMO

LOT 12 & BLK. "D"	UNIT TWO	REVISIONS
PART LOT 8		
GANT QUARTERS		
LAND LOT 1250		
DISTRICT 16TH	SECTION 2ND	OF
COLORADO	COUNTY, GEORGIA	DRAWN
		CHAS
		JOB #
PLAT BOOK 666	PAGE 17	
DATE: 6-8-10 SCALE: 1" = 40'		219-10

IND:

E-1 - OUR FEN CARRIER
OVER PROP. LINE 0.6'



I HAVE THIS DATE, EXAMINED THE
FIA OFFICIAL FLOOD HAZARD MAP
AND FOUND REFERENCED HOUSE N 57
IN AN AREA HAVING SPECIAL FLOOD HAZARDS

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 0.75 FEET AND AN ANGULAR ERROR OF ONE SECOND PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT WAS CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2.0 FEET.

EQUIPMENT USED:
TOPCON GTS-5(B) • TRANSIT W/200' STEEL TAPE.

IN MY OPINION THIS PLAN IS A CORRECT
REPRESENTATION OF THE LAND PLATTED AND

HAS BEEN PREPARED IN CONFORMITY WITH
THE ANNUAL STANDARDS AND REQUIREMENTS

James H. Scott

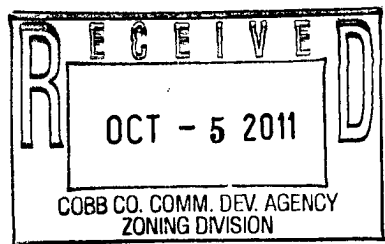
LA EVANS

U.S.A. LIVING
SURVEYING CO. INC.

POWDER SPRINGS, GEORGIA

PH. 770-943-0000

L-1 = N 19° 37' 57" E 99.42'
L-2 = N 08° 41' 15" W 51.82'
C-1 = S 06° 44' 49" W 30.58'-C
30.93'-A 60.0'-R



⑦

APPLICANT: Wade Gill

706-633-6885

REPRESENTATIVE: Same

Same

TITLEHOLDER: Neil T. Palermo, Sr. and Carol Palermo

PROPERTY LOCATION: On the west side of Gant Quarters Lane,
South of Gant Quarters Circle.

ACCESS TO PROPERTY: Gant Quarters Lane

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-31

HEARING DATE (PC): 12-05-11

HEARING DATE (BOC): 12-13-11

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Three Unrelated Adults

SIZE OF TRACT: 0.527 acre

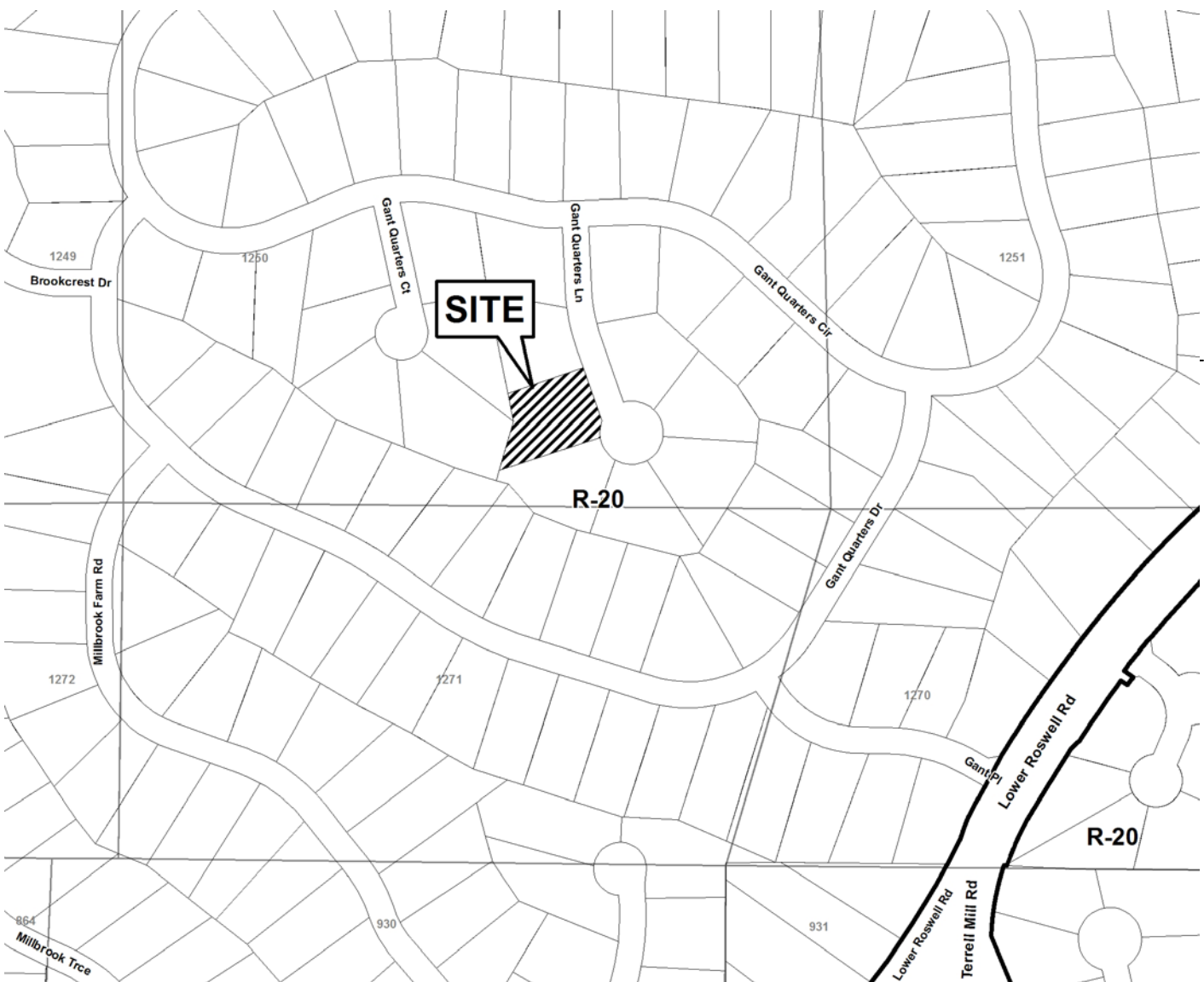
DISTRICT: 16

LAND LOT(S): 1250

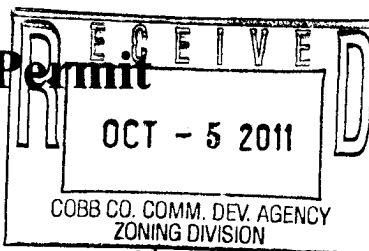
PARCEL(S): 20

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2



**Application for
Temporary Land Use Permit
Cobb County, Georgia**
(Cobb County Zoning Division - 770-528-2035)

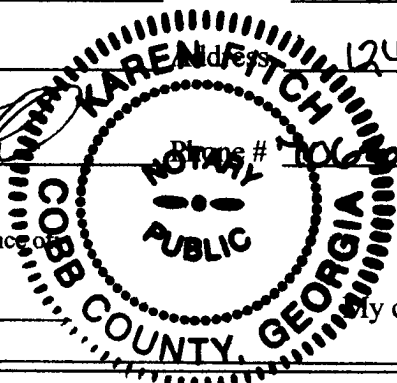


Application No. LUP-31
PC Hearing Date: 12-5-11
BOC Hearing Date: 12-13-11

Applicant Wade Gill Phone # 706-633-6885 E-mail Wgill37@gmail.com
Wade Gill
(representative's name, printed)
Wade Gill
(representative's signature)
Address 124 Gant Quarters Ln Marietta, GA 30068
Phone # 706-633-6885 mail Wgill37@gmail.com

Signed, sealed and delivered in presence of

Karen Fitch
(Notary Public)



My commission expires: 06/27/2015

Titleholder Neil Palermo Phone # 770-403-9762 E-mail NPALERMO2@COMCAST.NET

Signature Neil Palermo Address 1166 CLARENDON DR MARIETTA, GA 30068
(attach additional signatures if needed)

Signed, sealed and delivered in presence of
Cobb County
State of Georgia
My Commission Expires Apr 25, 2015

Notary Public

My commission expires: Apr 25 2015

Present Zoning R-20

Type of Permit

Temporary Land Use ☒ Medical Hardship _____ Construction Hardship _____

Renewal - Yes _____ No ☒

For the Purpose of 3 Unrelated Adults

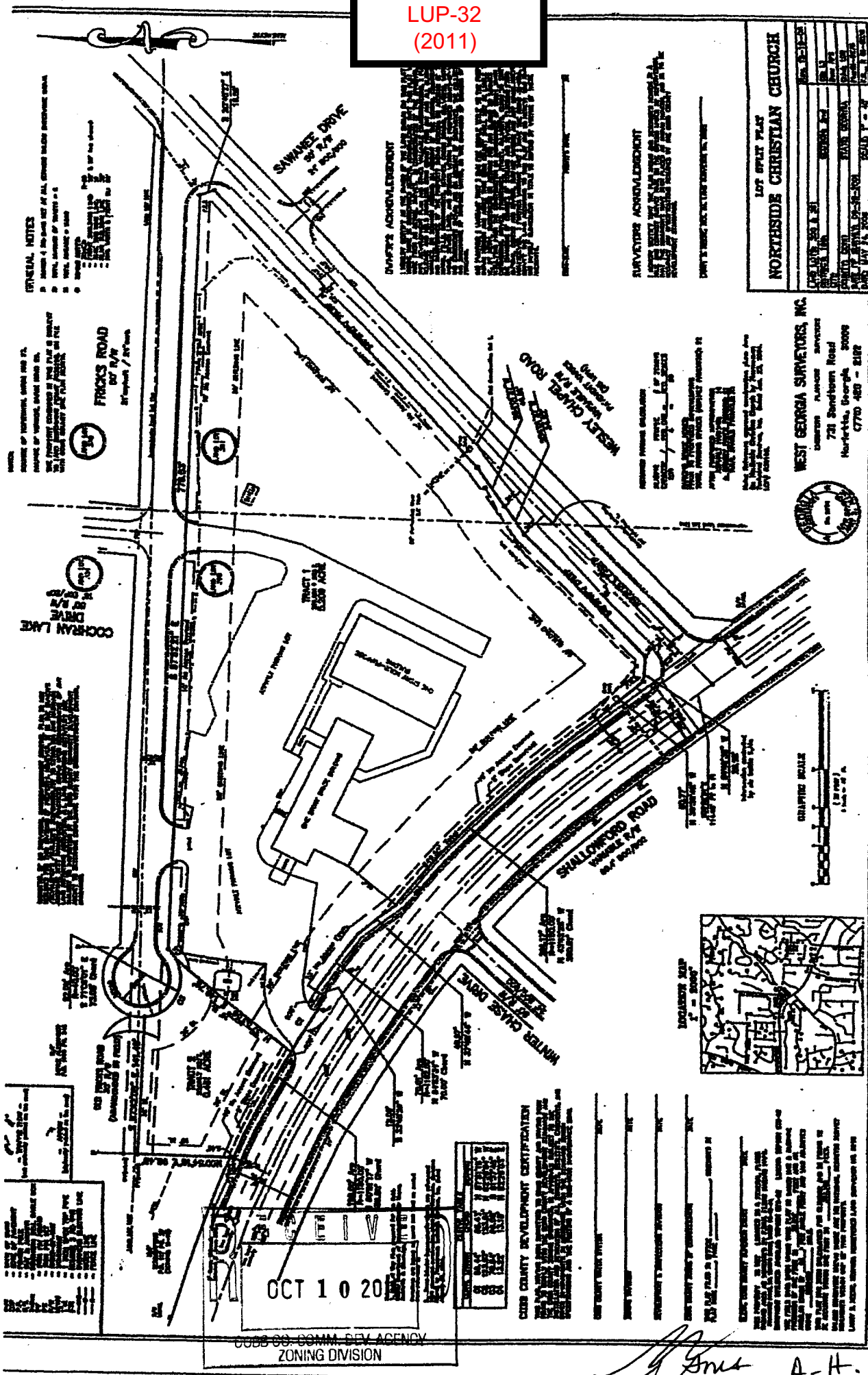
Location 124 GANT QUARTERS LANE MARIETTA, GA. 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1250 District 16

Size of Tract .50 Acre(s)

Will any site improvements (i.e., grading, tree removal, paved parking, detention facilities, additions to house or other permitted structure, etc.) be undertaken on the subject property? Yes ☒ No _____

LUP-32
(2011)



GENERAL NOTES

- 1. ALL LOTS ARE TO BE DEVELOPED WITHIN THE SPECIFIED TIME FRAME.
- 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
- 3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
- 5. THE DEVELOPER SHALL MAINTAIN THE EXISTING ROADWAY AND DRAINAGE SYSTEMS.
- 6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
- 7. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 8. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
- 9. THE DEVELOPER SHALL MAINTAIN THE EXISTING ROADWAY AND DRAINAGE SYSTEMS.
- 10. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

OWNER'S ACKNOWLEDGMENT

I, the undersigned, hereby acknowledge that I am the owner of the property described in the foregoing plat and that I have read and understand the contents thereof. I hereby authorize the execution of this plat and the recording of the same in the public records of the County of Cobb, Georgia.

SURVEYOR'S ACKNOWLEDGMENT

I, the undersigned, hereby acknowledge that I am a duly licensed surveyor in the State of Georgia and that I have prepared the foregoing plat in accordance with the laws and regulations of the State of Georgia.

NOTARY PUBLIC

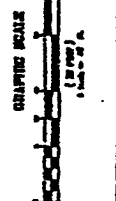
I, the undersigned, hereby acknowledge that I am a duly licensed notary public in the State of Georgia and that I have witnessed the execution of this plat.

LOT SPLIT PLAN

NORTHSIDE CHRISTIAN CHURCH	
OWNER	Northside Christian Church
ADDRESS	720 Sandtown Road
CITY	Maricopa, Arizona
STATE	Arizona
ZIP	85138
DATE	10/10/2011
BY	[Signature]

WEST GEORGIA SURVEYORS, INC.

720 Sandtown Road
Maricopa, Arizona 85138
CITY OF MARICOPA
CITY OF MARICOPA



OCT 10 2011

COBB COUNTY DEVELOPMENT CERTIFICATION
ZONING DIVISION

COBB COUNTY DEVELOPMENT CERTIFICATION
I, the undersigned, hereby certify that the foregoing plat has been reviewed and approved by the Cobb County Development Department. I hereby authorize the execution of this plat and the recording of the same in the public records of the County of Cobb, Georgia.

[Signature] A-H.

APPLICANT: One World Spiritual Center
(678) 214-6938

REPRESENTATIVE: Danielle Pearl
(678) 214-6938

TITLEHOLDER: Northwest Christian Church

PROPERTY LOCATION: Located at the northwesterly intersection
of Shallowford Road and Wesley Chapel Road, and on the south side
of Fricks Road

ACCESS TO PROPERTY: Shallowford Road and Fricks Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-32

HEARING DATE (PC): 12-05-11

HEARING DATE (BOC): 12-13-11

PRESENT ZONING: R-20

PROPOSED ZONING: Temporary Land
Use Permit

PROPOSED USE: Childcare Learning
Center

SIZE OF TRACT: 5 acres

DISTRICT: 16

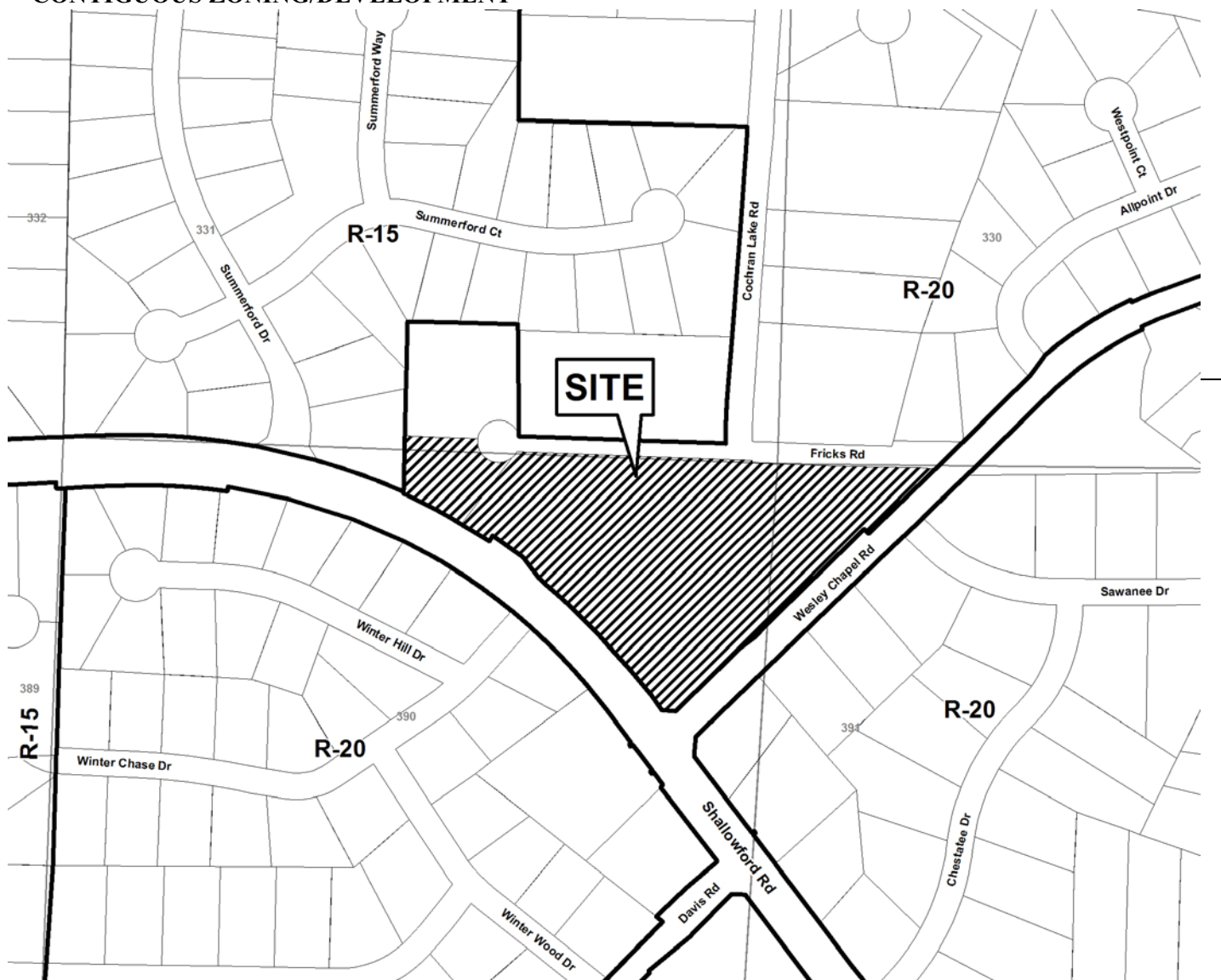
LAND LOT(S): 390, 391

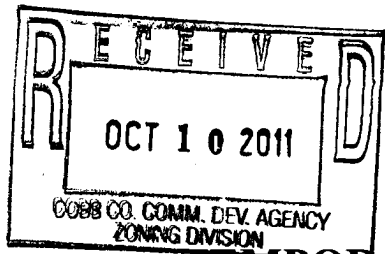
PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: Lup-32
PC Hearing Date: 12-5-11
BOC Hearing Date: 12-13-11

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Childcare Learning Center
2. Number of employees? 4-6
3. Days of operation? Monday - Friday
4. Hours of operation? 7:00 am - 6:00 pm
5. Number of clients, customers, or sales persons coming to the house per day? 30 ; Per week? 150
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): Attached parking lot
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.): N/A
9. Deliveries? No X ; Yes _____ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) _____
10. Does the applicant live in the house? Yes _____ ; No X
11. Any outdoor storage? No X ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested: 1 year
13. Any additional information? (Please attach additional information if needed):
The Learning Center will be part of One World Spiritual Center Church.

Applicant signature: Danielle Pearl Date: Oct. 5 2011

Applicant name (printed): Danielle Pearl

SLUP-11
(2011)

OCA INDUSTRIES, INC.

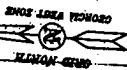
VALENTINO & ASSOCIATES, INC.

LAND SURVEYORS

1280 WINCHESTER PARKWAY SUITE 243
PHONE (770) 438-0015 FAX

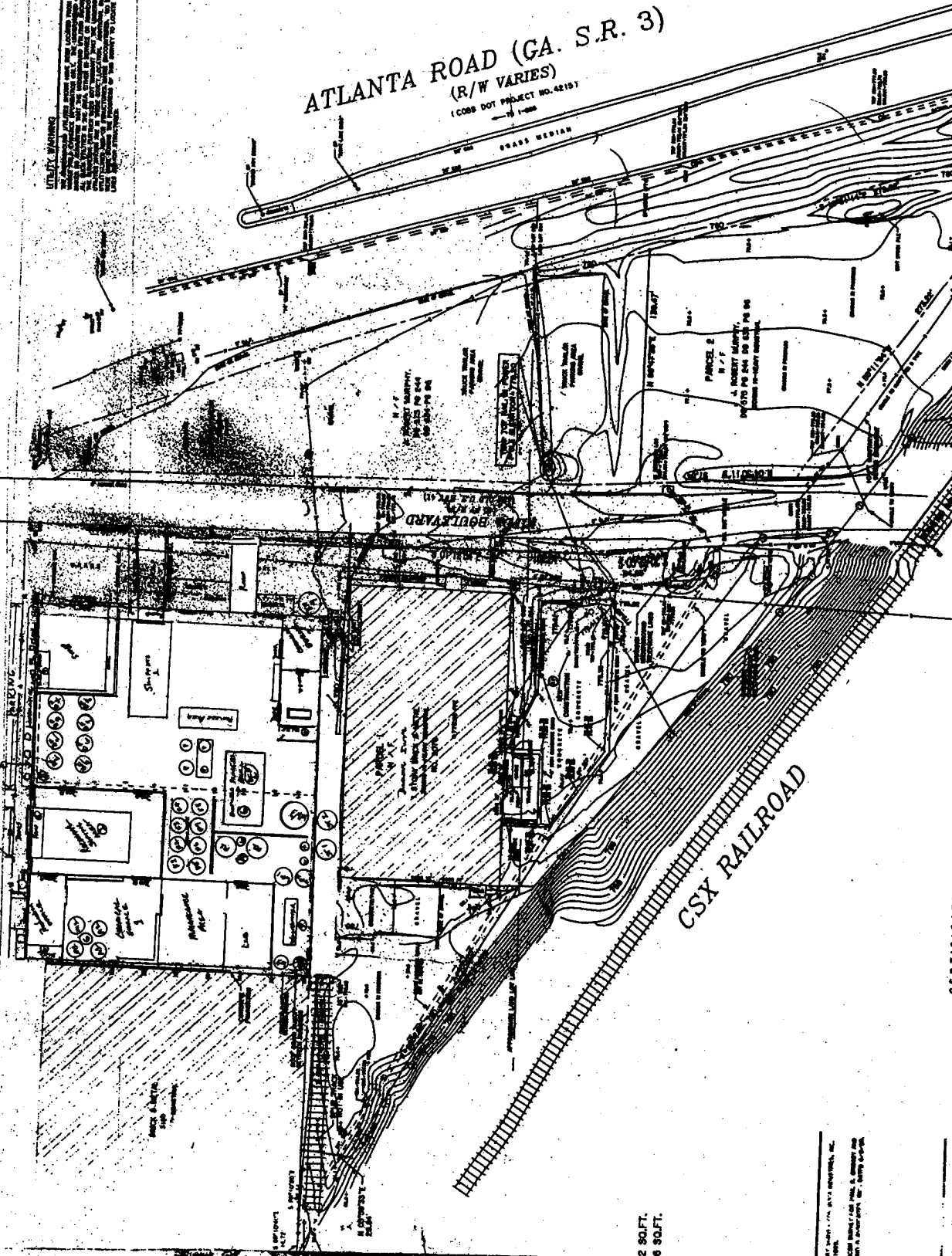
75 004 0 000 1770 DISTRICT 2ND SECTION COBB COUNTY GEORGIA

TOPOGRAPHIC SURVEY FOR



ATLANTA ROAD (GA. S.R. 3)
(R/W VARIES)
1 COBB DOT PROJECT NO. 42151
1-1-00

UTILITY WARNING
THE FOLLOWING UTILITIES WERE LOCATED BY THE SURVEYOR:
1. 12" WATER MAIN
2. 12" SEWER MAIN
3. 12" GAS MAIN
4. 12" ELECTRIC MAIN
5. 12" TELEPHONE MAIN
6. 12" CABLE MAIN
7. 12" FIBER OPTIC MAIN
8. 12" RAILROAD TRACKS
9. 12" HIGH VOLTAGE POWER LINES
10. 12" LOW VOLTAGE POWER LINES
11. 12" CABLE TV MAIN
12. 12" SATELLITE DISH MAIN
13. 12" AIR CONDITIONING MAIN
14. 12" HEATING MAIN
15. 12" COOLING MAIN
16. 12" EXHAUST MAIN
17. 12" VENT MAIN
18. 12" DRAIN MAIN
19. 12" RAIN MAIN
20. 12" GROUNDWATER MAIN
21. 12" SURFACE WATER MAIN
22. 12" FLOOD MAIN
23. 12" EROSION MAIN
24. 12" SLIDE MAIN
25. 12" LANDSLIDE MAIN
26. 12" ROCKFALL MAIN
27. 12" DEBRIS MAIN
28. 12" LOGJAM MAIN
29. 12" ICE MAIN
30. 12" SNOW MAIN
31. 12" HAIL MAIN
32. 12" WIND MAIN
33. 12" TORNADO MAIN
34. 12" FLOODING MAIN
35. 12" DROUGHT MAIN
36. 12" DROPPED MAIN
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39. 12" DROPPED MAIN
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96. 12" DROPPED MAIN
97. 12" DROPPED MAIN
98. 12" DROPPED MAIN
99. 12" DROPPED MAIN
100. 12" DROPPED MAIN



72 SQ. FT.
16 SQ. FT.

VALENTINO & ASSOCIATES, INC.
1280 WINCHESTER PARKWAY SUITE 243
ALPHARETTA, GA 30004
PHONE (770) 438-0015
FAX (770) 438-0016
WWW.VA-ASSOCIATES.COM

APPLICANT: Boca Industries, Inc.

(678) 861-9036

REPRESENTATIVE: Donald E. Lenci

(678) 861-9036

TITLEHOLDER: Donald E. Lenci

PROPERTY LOCATION: Located at the southwest intersection
of Nifda Boulevard and Nifda Drive, west of South Atlanta Road

ACCESS TO PROPERTY: Nifda Drive and Nifda Boulevard

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: SLUP-11

HEARING DATE (PC): 12-05-11

HEARING DATE (BOC): 12-13-11

PRESENT ZONING: HI

PROPOSED ZONING: Special Land
Use Permit

PROPOSED USE: Biofuels Mfg; Recycling
of Fats, Oils and Grease

SIZE OF TRACT: 2.35 acres

DISTRICT: 17

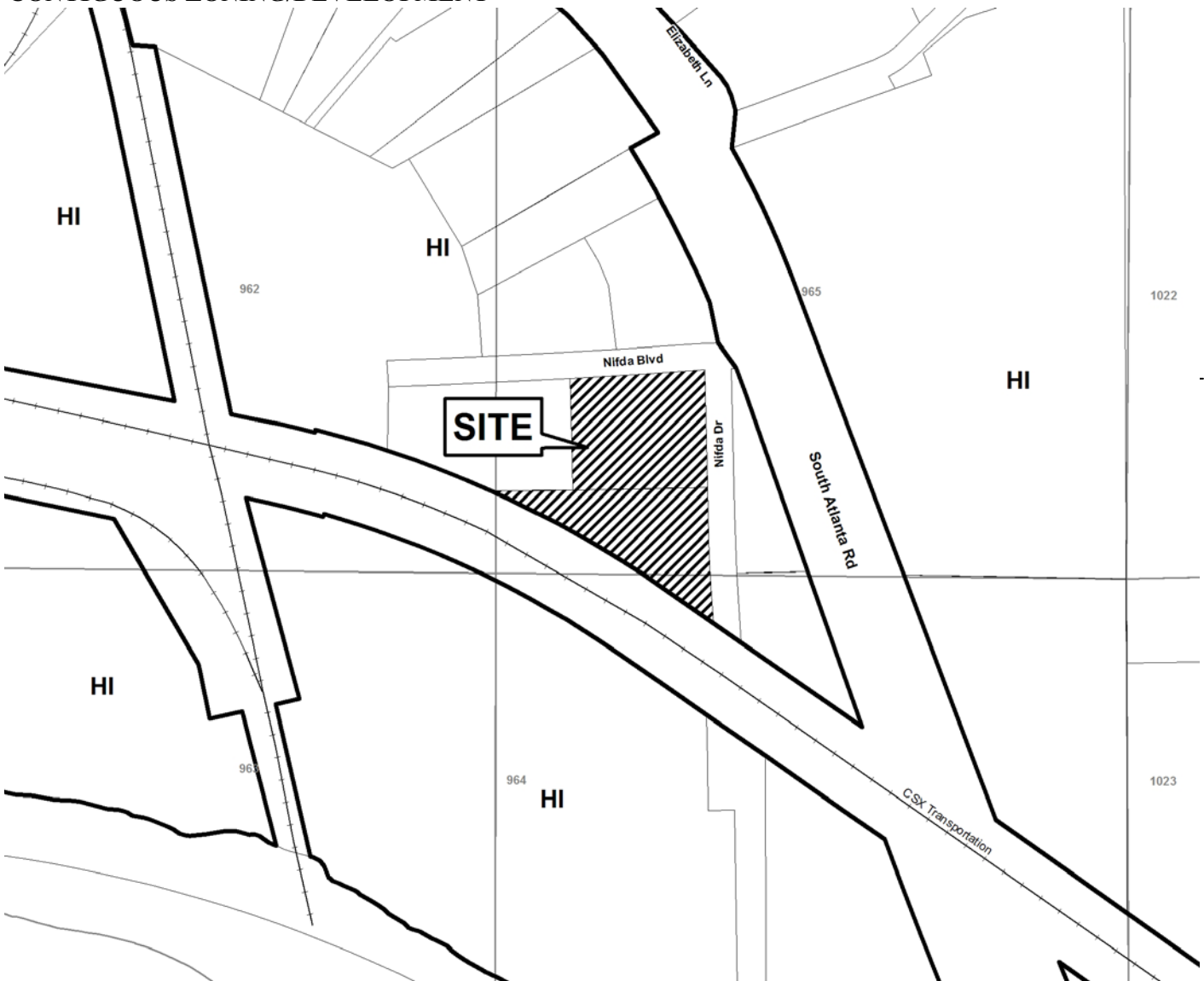
LAND LOT(S): 965, 964

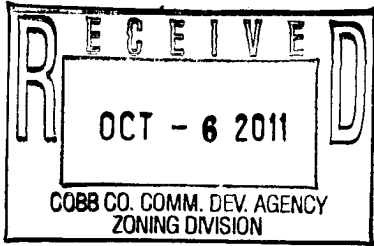
PARCEL(S): 7

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Statement of Proposed Site Improvements
5070 Nifda Drive
Biofuels Manufacturing Facility
October 5, 2011
Submitted by Owner: Donald E. Lenci

- 1) Handling of all processing materials, including loading, unloading of feedstock Vegetable Oils and process chemicals, such as methanol, acids and bases, shall be conducted under roof inside the building.
- 2) The building shall be modified to include additional/enlarged roll up doors to accommodate vehicles to enter and exit the building as shown on the scaled drawings.
- 3) The building roof shall be raised 10 to 15 feet in some areas to accommodate process and storage equipment as shown on the scaled drawings.
- 4) Outside storage tanks, if installed, as shown on the scaled drawings, shall be located between this property and the property located adjacent to it to the south, with the address of 5076 Nifda Drive, and shall be constructed in accordance with all regulations and in accordance with an Agreement between Darling International and Donald E. Lenci dated February 23, 2009, which Agreement specifically allows for storage tanks between the two buildings.
- 5) The building interior shall be modified to accommodate spill retention of all materials as required by federal, state and local regulations.
- 6) The building shall be ventilated, and fire protected, to meet all EPA fuels processing facilities regulations.
- 7) The building Interior shall have wastewater collection troughs for retaining, and transferring to storage and processing.
- 8) The building interior plumbing shall be modified to connect a wastewater processing area to the county sewer in accordance building code and local industrial pretreatment requirements.
- 9) The building electrical service shall be upgraded in accordance with building code.
- 10) The building dock high receiving door exterior shall be ramped on the exterior to accommodate drive in vehicles. The ramp shall approximately match the slope and construction of the existing ramp attached the building.
- 11) Exterior parking of the north side of the building shall be resurfaced, with painted line spaces for employee parking. In addition the area shall be landscaped with green spaces.

A handwritten signature in black ink, appearing to be "D. Lenci", written over a horizontal line.

Donald E. Lenci

A handwritten signature in black ink, appearing to be "GA 31459", written over a horizontal line. Above the signature is a checkmark. Below the signature is the text "Professional Engineer" and another signature.

Professional Engineer