

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: February 7, 2012
Board of Commissioners Hearing Date: February 21, 2012

Due Date: December 30, 2011

Date Distributed/Mailed Out: December 16, 2011

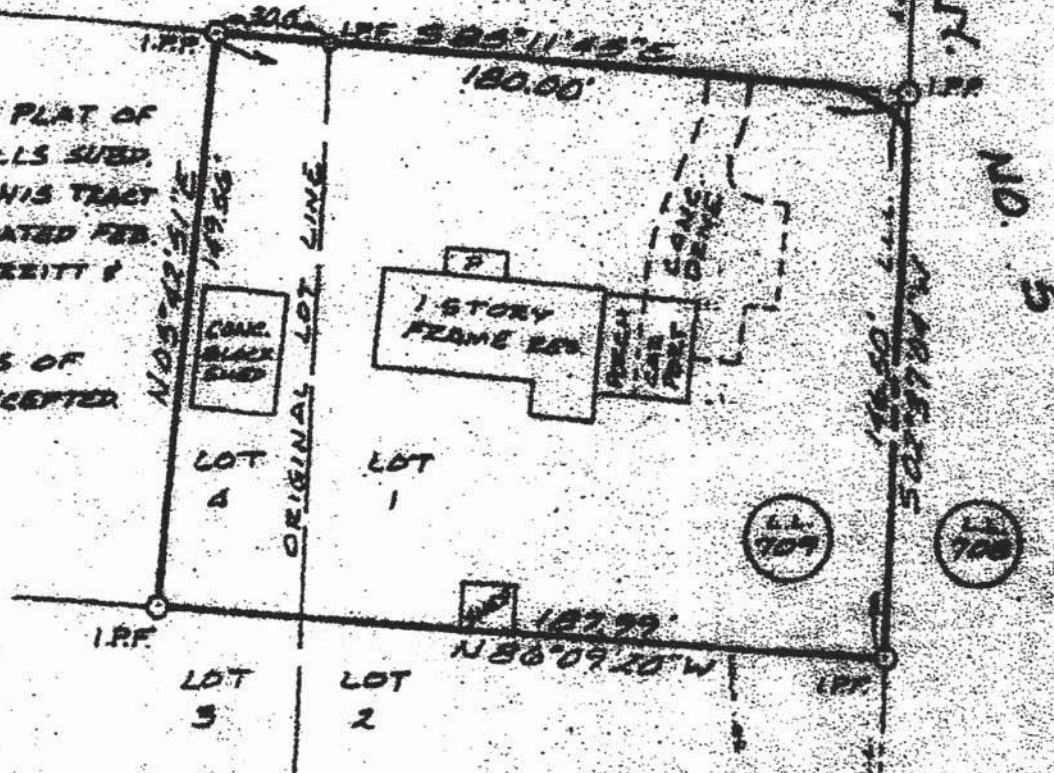


Cobb County...Expect the Best!

SYLVAN DRIVE 40' RW

NOTES:

- 1) REFERENCE PLAT OF SYLVAN HILLS SUBD. (OF WHICH THIS TRACT IS A PART) DATED FEB. 1944, BY MCNEITT & WELKER.
- 2) ALL MATTERS OF TITLE ARE EXCEPTED.



I HAVE THIS DATE EXAMINED THE
"FIA OFFICIAL FLOOD HAZARD MAP"
NO. H-01-24, DATED
10-8-75, SHEET NO. 7
OF Cobb COUNTY, GA,
AND HAVE FOUND THAT SUBJECT
TRACT IS NOT LOCATED IN A
SPECIAL FLOOD HAZARD AREA.

TYPE OF SURVEY: LOT 1 & PART OF LOT 4, BLOCK B
SUBDIVISION: SYLVAN HILLS
SURVEY FOR:

CECIL C. BOOTH

MORTGAGEE:

LAND LOT(S) 709

DISTRICT 14, SECTION 2

CITY:

Cobb CO, GEORGIA

SCALE: 1 IN. = 50 FT.

REVISION DATES:

PREPARED 1-31-85 BY:

FIELD BOOK 148 PAGE 32

FIELD WORK BY: T. B.

DRAWN BY: R. F.

RR. OF CLOS.

GB NO.: 55-6052-26A

JERRY THACKER & ASSOCIATES

361 E. MAIN STREET
CANTON, GEORGIA 30114

404-479-4911 CANTON
404-522-7268 (ATL. NO.)



APPLICANT: Yoke L. Loo

(404) 579-0093

REPRESENTATIVE: Same

Same

TITLEHOLDER: Yoke L. Loo and Malsoon Loo

PROPERTY LOCATION: Southwest intersection of Canton Road
and Sylvan Drive

ACCESS TO PROPERTY: Sylvan Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-1

HEARING DATE (PC): 02-07-12

HEARING DATE (BOC): 02-21-12

PRESENT ZONING: GC

PROPOSED ZONING: NRC

PROPOSED USE: Auto Broker's Office

SIZE OF TRACT: 0.68 ac

DISTRICT: 16

LAND LOT(S): 709

PARCEL(S): 24

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3



Application No. Z-1

Feb. 2012

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): AUTO Brokerage OFFICE & Tree Service OFFICE, RETAIL SALES & SERVICE
b) Proposed building architecture: NO CHANGE
c) Proposed hours/days of operation: 8A TO 6PM
d) List all requested variances: NONE

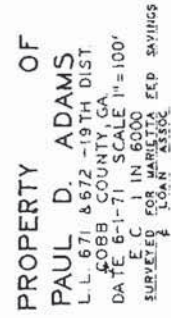
.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

AUTO Brokerage IS OFFICE ONLY NO Parked Autos
ZONING change will NOT Result
IN A CHANGE OF USE WHICH IS OFFICE SPACE

.....
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-2
(2012)



In To: Mr. J. Edgar Hoover
 United States Department of Justice
 Washington, D. C.
 Dear Sir:
 I have the honor to acknowledge the receipt of your letter of the 11th inst. and in reply to inform you that the same has been forwarded to the proper authorities for their consideration.
 Very respectfully,
 J. Edgar Hoover
 Director



APPLICANT: Lionel David Hobson, Jr.

(770) 843-8779

REPRESENTATIVE: James A. Balli, Esq. (770) 422-7016

SAMS, LARKIN & HUFF

TITLEHOLDER: Lionel David Hobson, Jr.

PROPERTY LOCATION: South side of C.H. James Parkway,
east side of Cobb County line, southwest of Sterlingbrooke Drive

ACCESS TO PROPERTY: C.H. James Parkway

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-2

HEARING DATE (PC): 02-07-12

HEARING DATE (BOC): 02-21-12

PRESENT ZONING: NRC

PROPOSED ZONING: R-30

PROPOSED USE: Residential

SIZE OF TRACT: 6.29

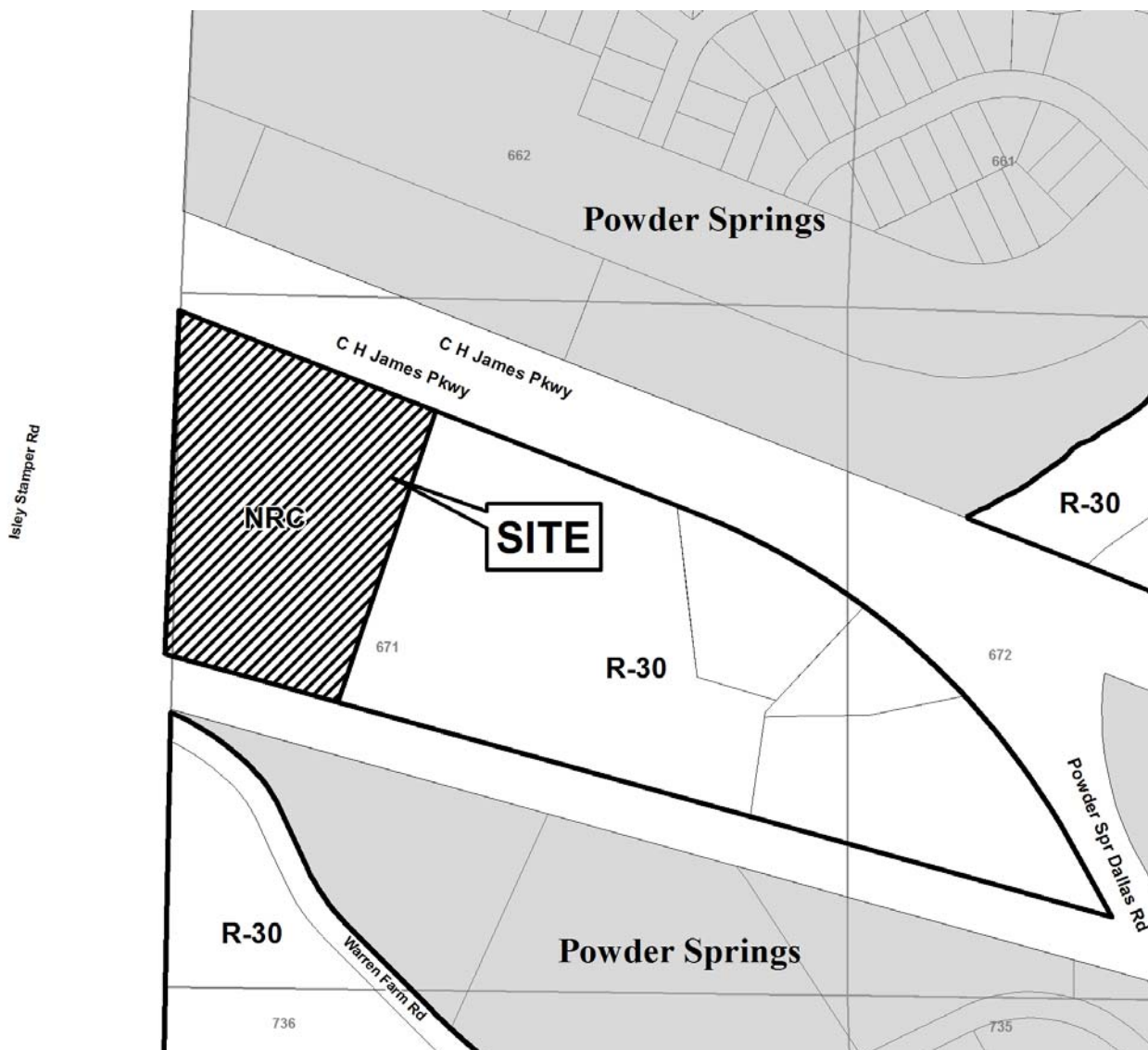
DISTRICT: 19

LAND LOT(S): 671

PARCEL(S): 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



Feb. 2012

Summary of Intent for Rezoning*

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

Proposed unit square-footage(s): 2500 and up

Proposed building architecture: 4-sided brick

Proposed selling prices(s): \$250,000 and up

a) List all requested variances: None

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

a) Proposed use(s): N/A

b) Proposed building architecture: _____

c) Proposed hours/days of operation: _____

d) List all requested variances: _____

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

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

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.

APPLICANT: Property Masters, Inc.

(678) 427-3536

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

SAMS, LARKIN & HUFF, LLP

TITLEHOLDER: 1420 Lockhart Holdings, LLC

PROPERTY LOCATION: West side of Canton Road, south of

Shallowford Road, north of Fowler Drive

ACCESS TO PROPERTY: Canton Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-3

HEARING DATE (PC): 02-07-12

HEARING DATE (BOC): 02-21-12

PRESENT ZONING: CRC and GC

PROPOSED ZONING: HI

PROPOSED USE: Office Warehouse

SIZE OF TRACT: 2.03 ac

DISTRICT: 16

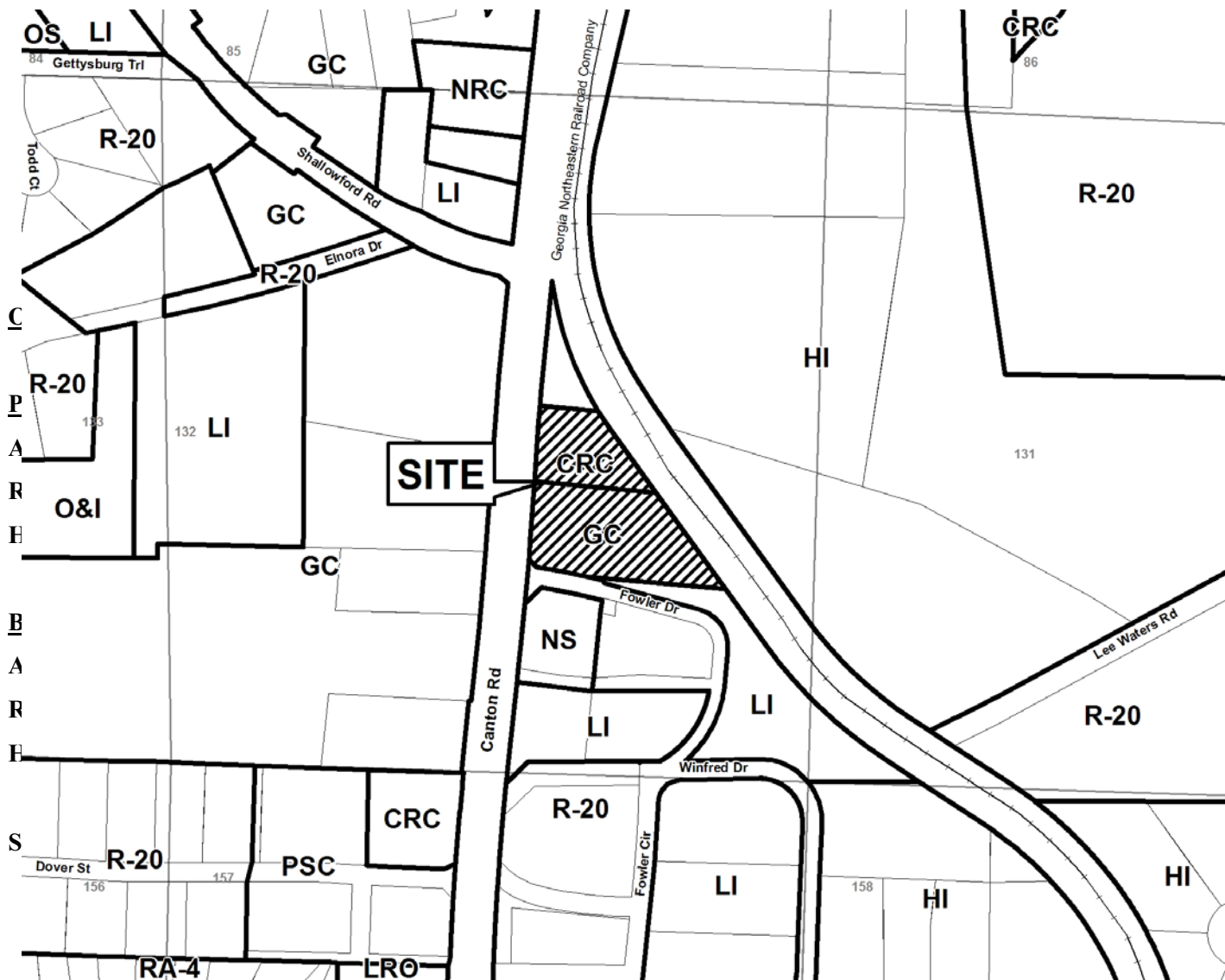
LAND LOT(S): 132

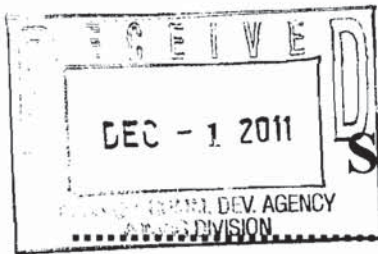
PARCEL(S): 8,9

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-3

Feb.
2012

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): Two story office warehouse

b) Proposed building architecture: Brick on the front of the building with elevations/renderings to be submitted under separate cover.

c) Proposed hours/days of operation: Monday through Saturday, 8:00 a.m. until 6:00 p.m.

d) List all requested variances: N/A

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

The subject property is located in an area denominated as Industrial Compatible (IC)
under Cobb County's Future Land Use Map. Therefore, the proposal by Property
Masters, Inc. to house its related businesses under one roof is entirely appropriate from a
land use planning perspective.

.....
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.

APPLICANT: Southeast Real Estate Acquisitions, LLC

(404) 395-5219

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

MOORE INGRAM JOHNSON & STEELE

TITLEHOLDER: Alice M. Bostic and John F. Bostic

PROPERTY LOCATION: West side of Trickum Road, south of
Eula Drive

ACCESS TO PROPERTY: Trickum Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-4

HEARING DATE (PC): 02-07-12

HEARING DATE (BOC): 02-21-12

PRESENT ZONING: R-20

PROPOSED ZONING: R-15

PROPOSED USE: Single-family Residential

SIZE OF TRACT: 5.42 ac

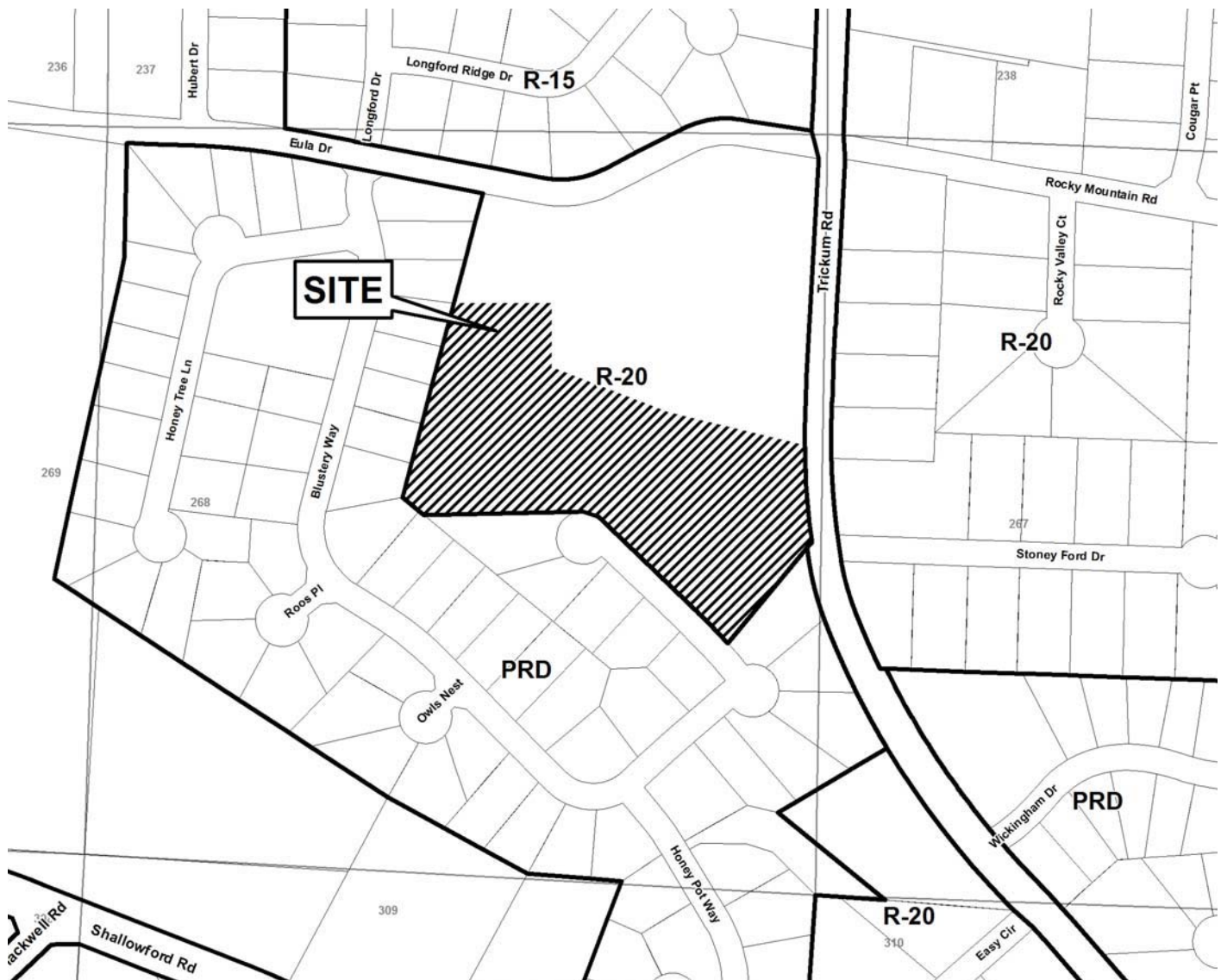
DISTRICT: 16

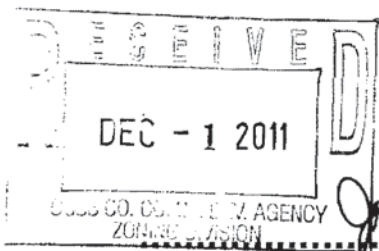
LAND LOT(S): 268

PARCEL(S): 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application No. z-4
(2012)

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Minimum 2,400 square feet and greater
- b) Proposed building architecture: Traditional; Two-Story
- c) Proposed selling prices(s): \$275,000 - \$400,000, and greater
- d) List all requested variances: Please refer to submitted Site Plan for
list of requested variances.

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.

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



RKS Green
Consulting Group
Architecture Engineering
114 Pickle Ferry Road
Cumming, GA 30040
Phone 770.617.2005
Fax 770.854.0876
www.RKSGreen.com

NEW RETAIL STORE
ELL ROAD

Z-5
(2012)

Date	Description
11/28/11	Original Submittal Date
4/4	
DESIGNED: WRF	
DRAWN: WRF	
PROJ NO: 11-CCG-041	
DESCRIPTION:	

CONCEPTUAL
SITE PLAN

1 of 1

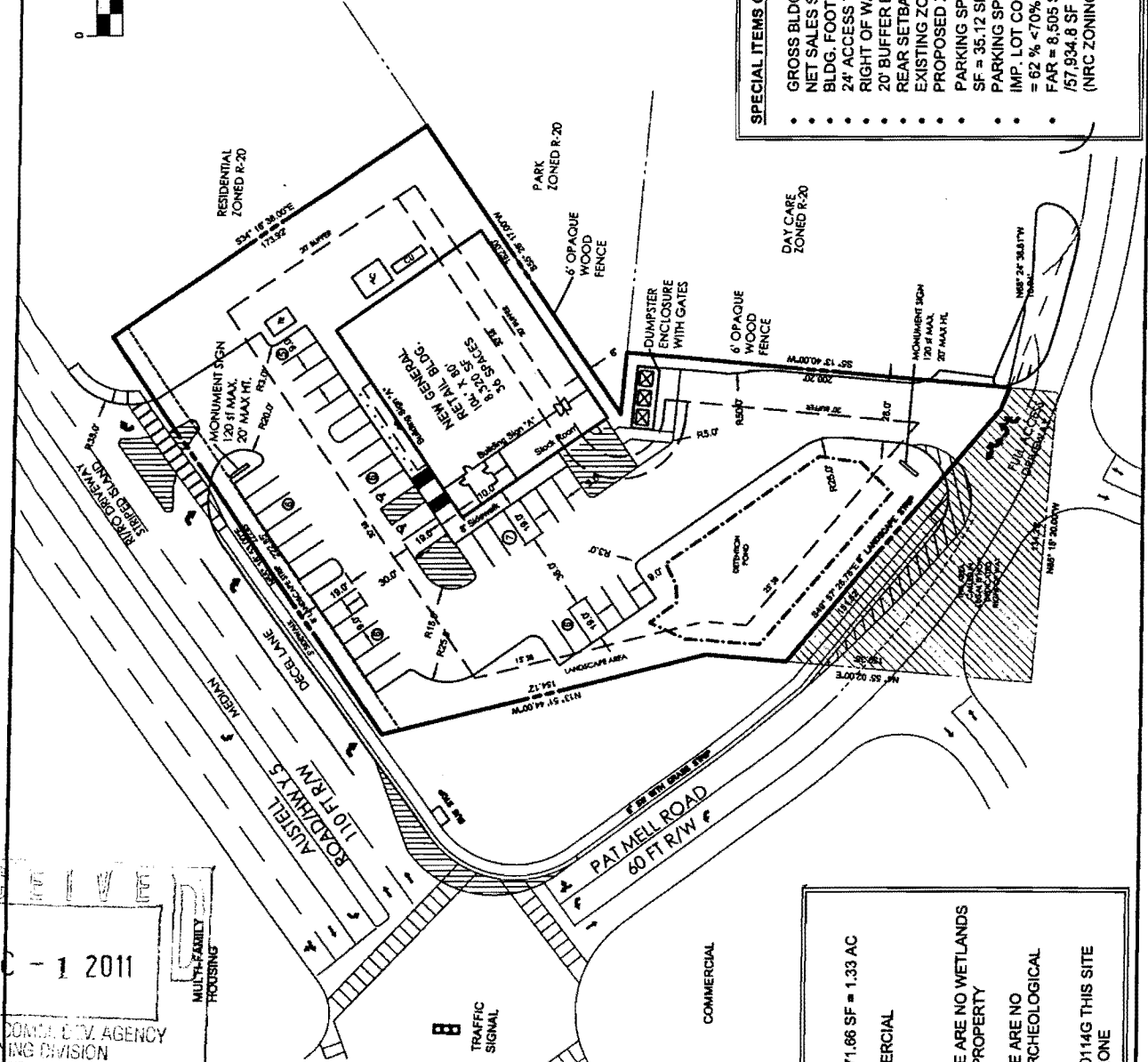
C-001

Scale: 1" = 50'



SPECIAL ITEMS OF NOTE

- GROSS BLDG SF = 8,320 SF
- NET SALES SF = 7,024 SF
- BLDG. FOOTPRINT SF = 8,505 SF
- 24' ACCESS TO PARK
- RIGHT OF WAY DEDICATION
- 20' BUFFER ENCROACHMENT
- REAR SETBACK VARIANCE NEEDED
- EXISTING ZONING = NS
- PROPOSED ZONING = NRC
- PARKING SPACES REQ. 7024 SF X 7.024 SF = 35.12 SP - 36 SPACES
- PARKING SPACES PROV. = 36 SPACES
- IMP. LOT COVERAGE = 0.82 AC/1.33 AC
- = 62% < 70% (NRC ZONING)
- FAR = 8,505 SF (BLDG FOOTPRINT)
- /57,934.8 SF (LOT AREA) = 0.15 < 0.25 (NRC ZONING)



RECEIVED
DEC - 1 2011
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

LEGAL DESCRIPTION
BEGINNING at an iron pin on the northerly right-of-way of Pat Mel Road, a distance of 55.0 feet easterly, as measure along said right-of-way, from its intersection with the easterly right-of-way of Austell Road; running thence north 04 degrees 55 minutes 02 seconds East a distance of 150.38 feet to an iron pin; running thence North 13 degrees 51 minutes 44 seconds West a distance of 154.12 feet to an iron pin on the southeasterly right-of-way of Austell Road; running thence north 55 degrees 16 minutes 53 seconds East a distance of 222.65 feet to an iron pin; running thence South 34 degrees 18 minutes 38 seconds East a distance of 173.82 feet to an iron pin; running thence South 55 degrees 28 minutes 17 seconds West a distance of 162.0 feet to an iron pin; running thence easterly 0, distance of 28.5 feet, more or less, to an iron pin; running thence South 05 degrees 13 minutes 40 seconds West a distance of 200.20 feet to an iron pin on the northerly right-of-way of Pat Mel Road; running thence North 85 degrees 15 minutes 20 seconds West a distance of 354.28 feet to an iron pin and the point of beginning, being 1.534 acres, all as more fully shown on survey prepared by Sadler and Associates, RLS, dated March 5, 2001.

NOTES
TOTAL SITE AREA WITHOUT RW = 5771.66 SF = 1.33 AC
NEW BUILDING WILL GENERAL COMMERCIAL
NEW BUILDING WILL 8320 SF
BASED ON VISUAL INSPECTION THERE ARE NO WETLANDS OR WATERS OF THE STATE ON THIS PROPERTY
BASED ON VISUAL INSPECTION THERE ARE NO CEMETERIES, ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS ON THIS PROPERTY.
BASED ON FEMA FIRM PANEL 13067C0114G THIS SITE DOES NOT LIE WITHIN FLOOD PLAIN ZONE

APPLICANT: Garrard Development Services, LLC

(770) 822-1944

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

MOORE INGRAM JOHNSON & STEELE, LLP

TITLEHOLDER: Sylvia and Chong Bu Park

(678) 978-0102

PROPERTY LOCATION: Northeasterly intersection of Austell and
Pat Mell Road

ACCESS TO PROPERTY: Austell Road, Pat Mell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-5

HEARING DATE (PC): 02-07-12

HEARING DATE (BOC): 02-21-12

PRESENT ZONING: NS

PROPOSED ZONING: NRC

PROPOSED USE: Retail

SIZE OF TRACT: 1.3 ac

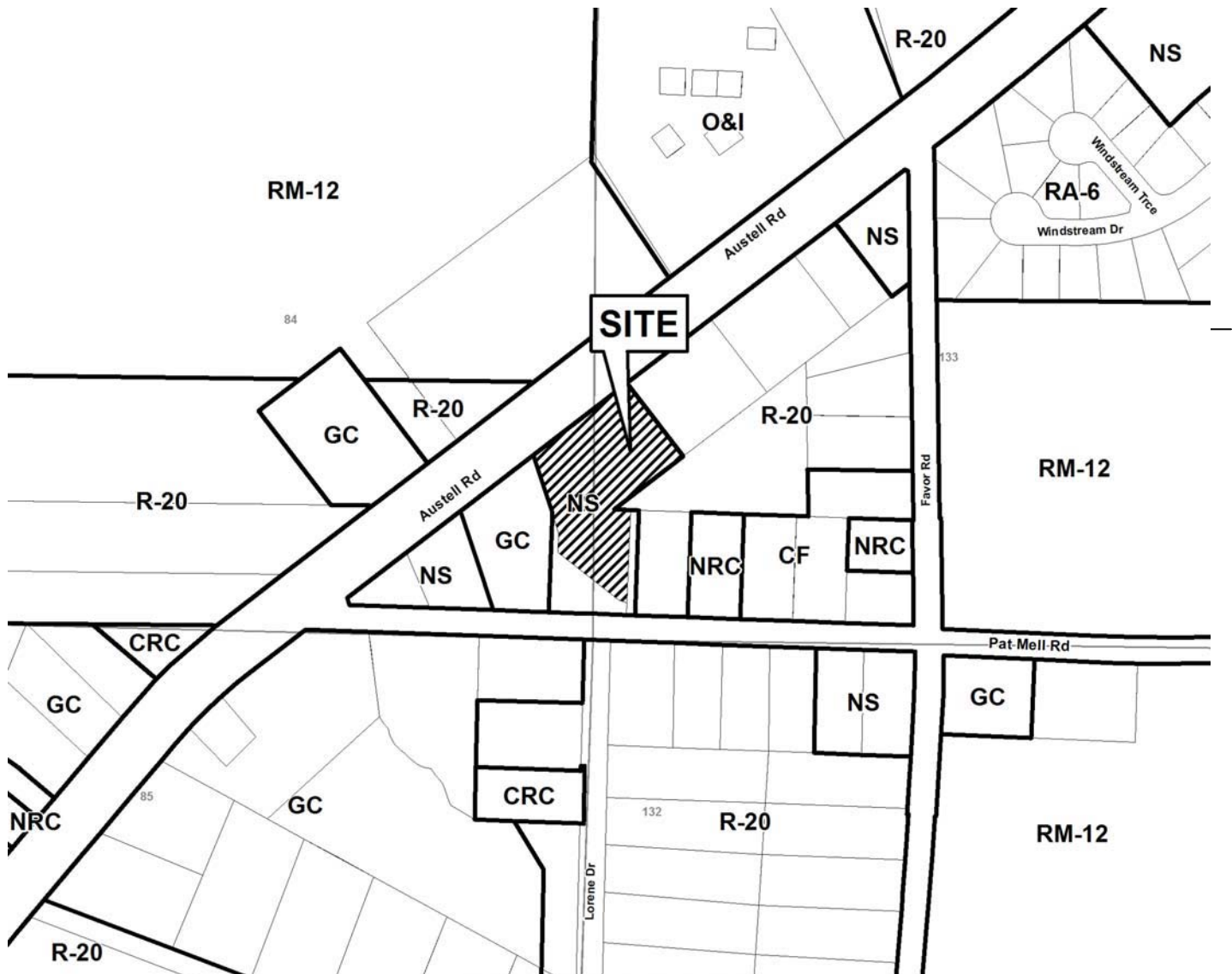
DISTRICT: 17

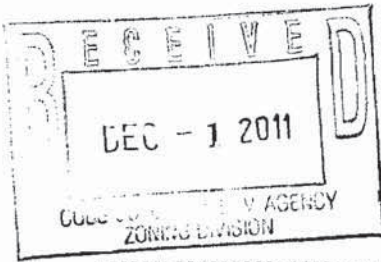
LAND LOT(S): 84, 133

PARCEL(S): 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4





Application No. z- 5
(2012)

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Not Applicable.
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____

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

- a) Proposed use(s): Retail
- b) Proposed building architecture: 3 sides brick, block in rear painted to match the brick color.
- c) Proposed hours/days of operation: Proposed: 8:00 a.m. to 10:00 p.m. / 7 days per week
- d) List all requested variances: _____
 - 1. Reduction of rear building setback.
 - 2. Reduction of the rear buffer for the building and dumpster enclosure.
 - 3. Increase F.A.R. for property.

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

- 1. Garrard has an agreement with the adjacent property owner on Pat Mell Road to share the driveway located on Pat Mell Road.
- 2. The property to the rear of the proposed building location is owned by Cobb County.

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

APPLICANT: Wilkins Walk Land, LP
(770) 390-9378

REPRESENTATIVE: J. Kevin Moore, Esq. (770) 429-1499
MOORE INGRAM JOHNSON & STEELE, LLP

TITLEHOLDER: Wilkins Walk Land, LP

PROPERTY LOCATION: Southwest intersection of Concord Road and
Hicks Road, and the westerly side of Hicks Road, and the easterly side
of Floyd Road

ACCESS TO PROPERTY: _____

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-6

HEARING DATE (PC): 02-07-12

HEARING DATE (BOC): 02-21-12

PRESENT ZONING: RM-8 and RA-5

PROPOSED ZONING: RM-8

PROPOSED USE: Detached, Single-family
Residential

SIZE OF TRACT: 19.798 ac

DISTRICT: 17 and 19

LAND LOT(S): 29, 30 and 1000, 1073

PARCEL(S): On file in Zoning Division

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



DEC - 1 2011

Application No. z-6
(2012)

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 1,800 square feet
- b) Proposed building architecture: Traditional style; brick/stone accents
- c) Proposed selling prices(s): \$190,000 - \$225,000
- 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)

The Subject Property is currently zoned RM-8 and RA-5 for a mixed-residential community of attached and detached units. Applicant is seeking zoning to the RM-8 zoning category for the purpose of all detached single-family units; which will also decrease the overall density of the proposed development.

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

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

None.

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

APPLICANT: DDR Southeast Sandy Plains, L.L.C.

(877) 225-5337

REPRESENTATIVE: J. Kevin Moore (770) 429-1499

Moore Ingram Johnson & Steele, LLP

TITLEHOLDER: DDR Southeast Sandy Plains, L.L.C. f/k/a

Inland Southeast Sandy Plains, L.L.C.

PROPERTY LOCATION: On the southwesterly side of Highway 92,
on the south side of Sandy Plains Road, and on the west side of Mabry
Road.

ACCESS TO PROPERTY: Sandy Plains Road, Highway 92 and
Mabry Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-7

HEARING DATE (PC): 02-07-12

HEARING DATE (BOC): 02-21-12

PRESENT ZONING: NS

PROPOSED ZONING: NRC

PROPOSED USE: Retail

SIZE OF TRACT: 15.95 acres

DISTRICT: 16

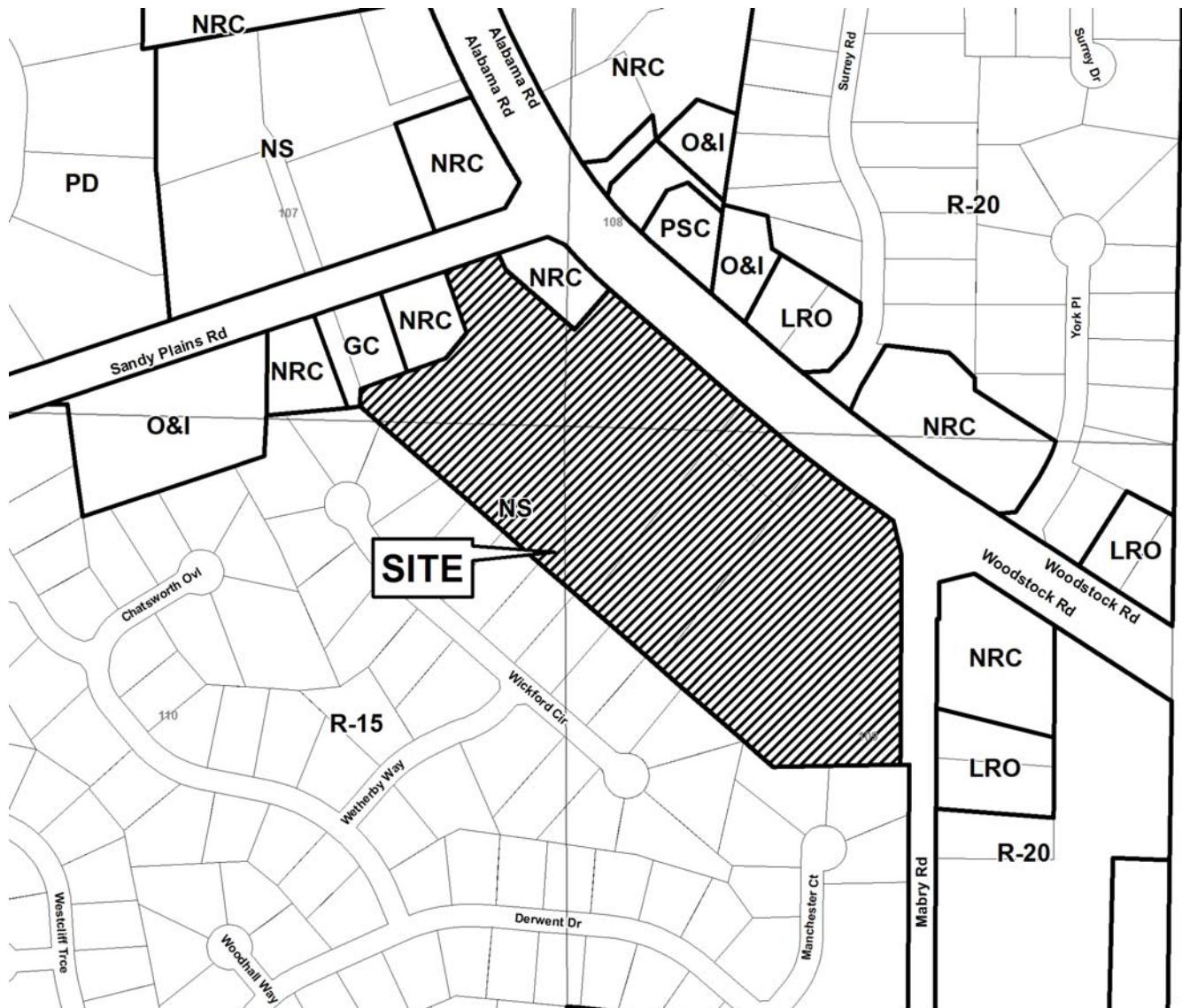
LAND LOT(S): 107,108,109, 110

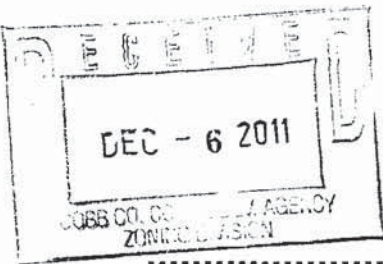
PARCEL(S): 1,30, 1,23

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application No. z-7
(2012)

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Not Applicable.
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____
- _____
- _____
- _____

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

- a) Proposed use(s): Retail Center
- b) Proposed building architecture: Traditional
- c) Proposed hours/days of operation: Typical
- d) List all requested variances: Please refer to submitted Site Plan for
list of requested variances necessary to address existing as-built
conditions.
- _____
- _____

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

The Subject Property has experienced "dark," vacant retail space.
New, quality tenants are proposed which necessitate rehabilitation
of the center. The grandfathered NS category is no longer applicable;
therefore necessitating rezoning of the center.

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

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

None.

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

Z-8
(2012)



DEVELOPMENT SUMMARY

PRODUCT TYPE: RESIDENTIAL DEVELOPMENT
TOTAL UNITS: 240 UNITS
TOTAL BUILDINGS: 1
MAXIMUM 5 STORY BLDG.
TOTAL PARKING: 420 SPACES
PARKING PER UNIT: 1.75 SPACES/UNIT

CONCEPTUAL SITE PLAN

STILLHOUSE RIDGE SITE

Cobb County, Georgia

**Niles
Bolton
Associates**

DEC - 1 2011

CO. COMM. DEV. AGENCY
ZONING DIVISION

POPE & LAND
ARCHITECTS, PC

48-15

APPLICANT: Pope & Land Enterprises, Inc.

(770)980-0808

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

Moore Ingram Johnson & Steele, LLP

TITLEHOLDER: Cumberland Stillhouse, L.P.

PROPERTY LOCATION: Southeast intersection of

Cumberland Boulevard and Stillhouse Lane.

ACCESS TO PROPERTY: Stillhouse Lane and Private Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-8

HEARING DATE (PC): 02-07-12

HEARING DATE (BOC): 02-21-12

PRESENT ZONING: UVC w/Stips

PROPOSED ZONING: UVC w/Stips

PROPOSED USE: Urban Condominiums

SIZE OF TRACT: 3.57 acres

DISTRICT: 17

LAND LOT(S): 949

PARCEL(S): 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2



DEC - 1 2011

Application No. z-8
(2012)

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 700 square feet - 1,400 square feet, and greater
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): \$200s - \$400s
- 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.

*Applicant specifically reserves the right to amend any part of the information set forth herein, or within the Application, at any time during the rezoning process.

LUP-1
(2012)

PLAT OF SURVEY FOR

MICHAEL A. PECORARO

CRESCENT BANK & TRUST COMPANY
COMMONWEALTH LAND TITLE
INSURANCE COMPANY

LOCATED IN LAND LOTS 1000 & 1001, 19TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA

AREA = 4.349 ACRES

DATE	DESCRIPTION
10-24-11	SEE REVISION NOTE #1

THE
RUSSELLE
COMPANY

PROFESSIONAL LAND SURVEYORS
2801 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30066

E-MAIL: RUSSELLE@RUSSELLE.COM

PROJ. NO. COB043 FILE: COB043 LUP 10-24-11
FIELD SURVEY DATE: 02/09/11
PLAT DATE: 10/25/11



10/25/11



OCT 25 2011

TECHNICAL DATA
TRAVERSE PRECISION: 0.74 IN. / 1000 FT.
ANGLE ERROR: 1.55 SEC. / ANG.
SURVEY ADJUSTMENT: LEAST SQUARES
CLOSURE: 0.00 IN. / 1000 FT.
PLAT PRECISION: 12.84 IN. / 1000 FT.

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE 1989
INSURANCE RATE MAPS, COMMUNITY
PANEL NO. 1305000000
EFFECTIVE DATE: DECEMBER 16, 2009
AND HAVE DETERMINED THAT THE SUBJECT
PROPERTY IS IN ZONE X1
THE CHARACTERISTIC OF THIS ZONE IS
AN AREA ABOVE THE 100
YEAR FLOOD PLAIN

GEORGIA DEPARTMENT OF
TRANSPORTATION (SILVER
COMET TRAIL) 140' R/W

FLOYD ROAD (R/W VARIES)

- LEGEND
- CORNER MONUMENTATION:
 - 1/2" x 1/2" x 1/2" CORNER SET WITH A 1/2" STEEL REINFORCING ROD
 - CORNER FOUND
 - △ UNMONUMENTED CORNER
 - CORNER TO BE SET WHEN CONSTRUCTION PERMITS
 - X — FENCE LINE
 - RR = STEEL REINFORCING ROD
 - CIP = OPEN TOP WATER PIPE
 - PP = POWER POLE
 - CL = CENTERLINE
 - BL = BUILDING LINE
 - HW = RIGHT OF WAY
 - — — OVERHEAD POWER LINE
 - MF = NOW OR FORMERLY OWNED BY

REVISION NOTE #1
THE PURPOSE OF THIS REVISION IS TO SHOW THE
ADJUSTMENT TO THE BOUNDARY LINE OF THE
PROPERTY. THIS PLAT HAS BEEN PREPARED TO
ACCOMPANY AN APPLICATION FOR A LAND USE PERMIT.
THE BOUNDARY INFORMATION SHOWN IS BASED ON
FIELD WORK DONE ON 02/07/11.

ZONING NOTES:
PROPERTY ZONED: MRC2004.2-100
BUILDING SETBACKS:
FRONT - 30'
SIDE - 15'
REAR - 30'



APPLICANT: Paradise Concepts, Inc. d/b/a Nature Supply Centre

(678) 398-6788

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

Sams, Larkin & Huff, LLP

TITLEHOLDER: Michael A. Pecoraro

PROPERTY LOCATION: On the northeast side of Floyd Road, north
of Concord Road

(4419 Floyd Road, 4391 Floyd Road).

ACCESS TO PROPERTY: Floyd Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-1

HEARING DATE (PC): 02-07-12

HEARING DATE (BOC): 02-21-12

PRESENT ZONING: NRC

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Landscape Supply
Company and Thrift Store

SIZE OF TRACT: 4.349 acres

DISTRICT: 19

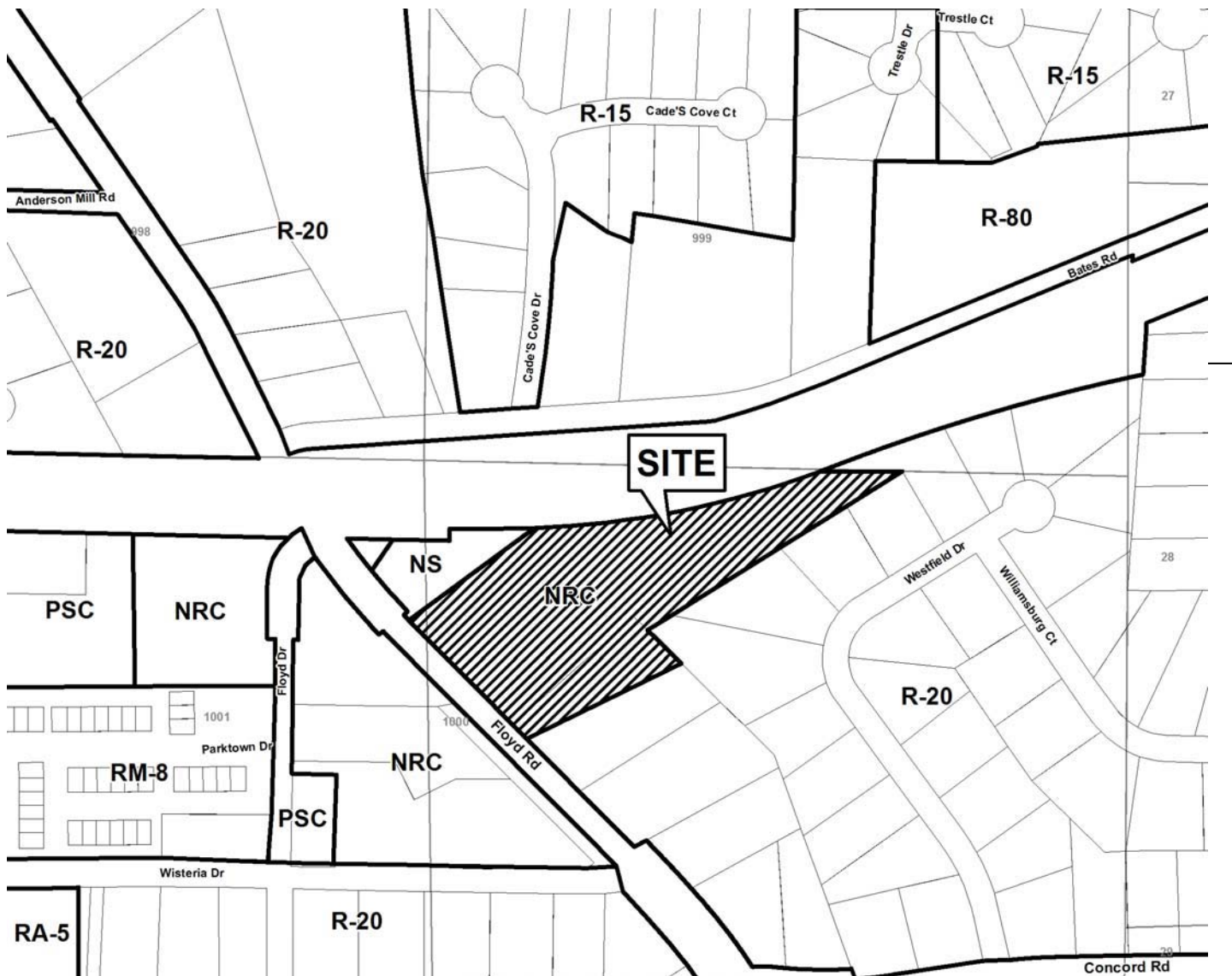
LAND LOT(S): 1000, 1001

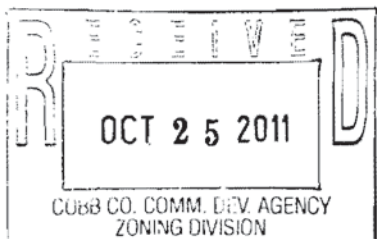
PARCEL(S): 2, 58

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP- 1

PC Hearing Date: 02/07/12

BOC Hearing Date: 02/21/12

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Landscape supply company
2. Number of employees? 7
3. Days of operation? Monday through Saturday
4. Hours of operation? 8:00 a.m. until 6:00 p.m.
5. Number of clients, customers, or sales persons coming to the house per day? 10; Per Week? 50
6. Where do clients, customers and/or employees park:
Driveway: _____; Street: _____; Other (Explain): Parking Lot
7. Signs? No: _____; Yes: X. (If yes, then how many, size, and location): 1 sign (8' x 5') on the subject property's frontage on Floyd Road.
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e., dump truck, bobcat, trailer, etc.): 4 vehicles (2 dump trucks and 2 trailers)
9. Deliveries? No _____; Yes X (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, FedEx, UPS, etc.)
3 deliveries per week via semi-truck
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): landscaping stones, similar landscape materials and mulch stored in bins (see attached List of Materials)
12. Length of time requested: 24 months
13. Any additional information? Please attach additional information if needed):
The subject property was rezoned to the NRC classification in 2004 (Z-126); however, the proposed mixed use retail development for the site has been held in abeyance pending a recovery of the current real estate market. The subject property is located in an area denominated as a Neighborhood Activity Center (NAC) under the Future Land Use Map. The proposal for a Temporary Land Use Permit will include a gated, secure entrance, fencing and heavy landscaping along the subject property's frontage on Floyd Road.

Applicant Signature: _____

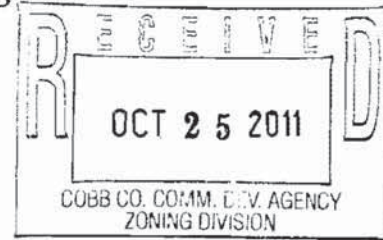
Date: 10/25/11

Applicant name (printed): Garvis L. Sams, Jr. / Attorney for Applicant

www.naturesupplycentre.com

LIST OF MATERIALS

Creek Rock
River Slicks
Slate Chips
Crimson Stone
Red Lava Rock
Marble Chips
Pea Gravel
Egg Rock
Granite 57 stone
Crusher Run
Type III Rip Rap
Masonry Sand
River Sand
Granite Sand
Harwood Mulch
Cypress Mulch
Mini Pine Bark Nuggets
Large Pine Bark Nuggets
Red, Black, and Brown Dyed Mulch
Crab Orchard Brown and Grey Flagstone
Brown and Grey Rubble Strip
Garden Boulders
Tenn Fieldstone (thin, medium, and thick)
Railroad Crossties
Landscape Timbers (6x6x8)
Firewood by the piece, 1/2 cord, or full cord
Pine Straw
Wheat Straw
Fill Dirt
Screened Topsoil
Organic Planting Soil



LUP-2
(2012)



SURVEY FOR

LOT 20, BLOCK "C", WOODMOORE SUBDIVISION
LOCATED IN LAND LOT 269
17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1" = 50'
DATE: MAY 16, 1966

MAYES, SUDDERTH AND ETHEREDGE, INC.
CONSULTING ENGINEERS
ATLANTA MARIETTA

APPLICANT: Shirley Streetman

(770) 435-4244

REPRESENTATIVE: Same

Same

TITLEHOLDER: Paul Lamar Streetman

PROPERTY LOCATION: East side of Woodview Drive, south of
Church Road

(3195 Woodview Drive).

ACCESS TO PROPERTY: Woodview Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP- 2

HEARING DATE (PC): 02-07-12

HEARING DATE (BOC): 02-21-12

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Beauty Shop

SIZE OF TRACT: 0.5 acre

DISTRICT: 17

LAND LOT(S): 269

PARCEL(S): 52

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4





Application #: LUP-2
PC Hearing Date: 2-7-12
BOC Hearing Date: 2-21-12

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Beauty Shop
2. Number of employees? 0
3. Days of operation? 3
4. Hours of operation? 11-4
5. Number of clients, customers, or sales persons coming to the house per day? 8 ; Per week? Varies - all by appts.
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.): 0
9. Deliveries? No 0 ; 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: Shirley Streetman Date: _____

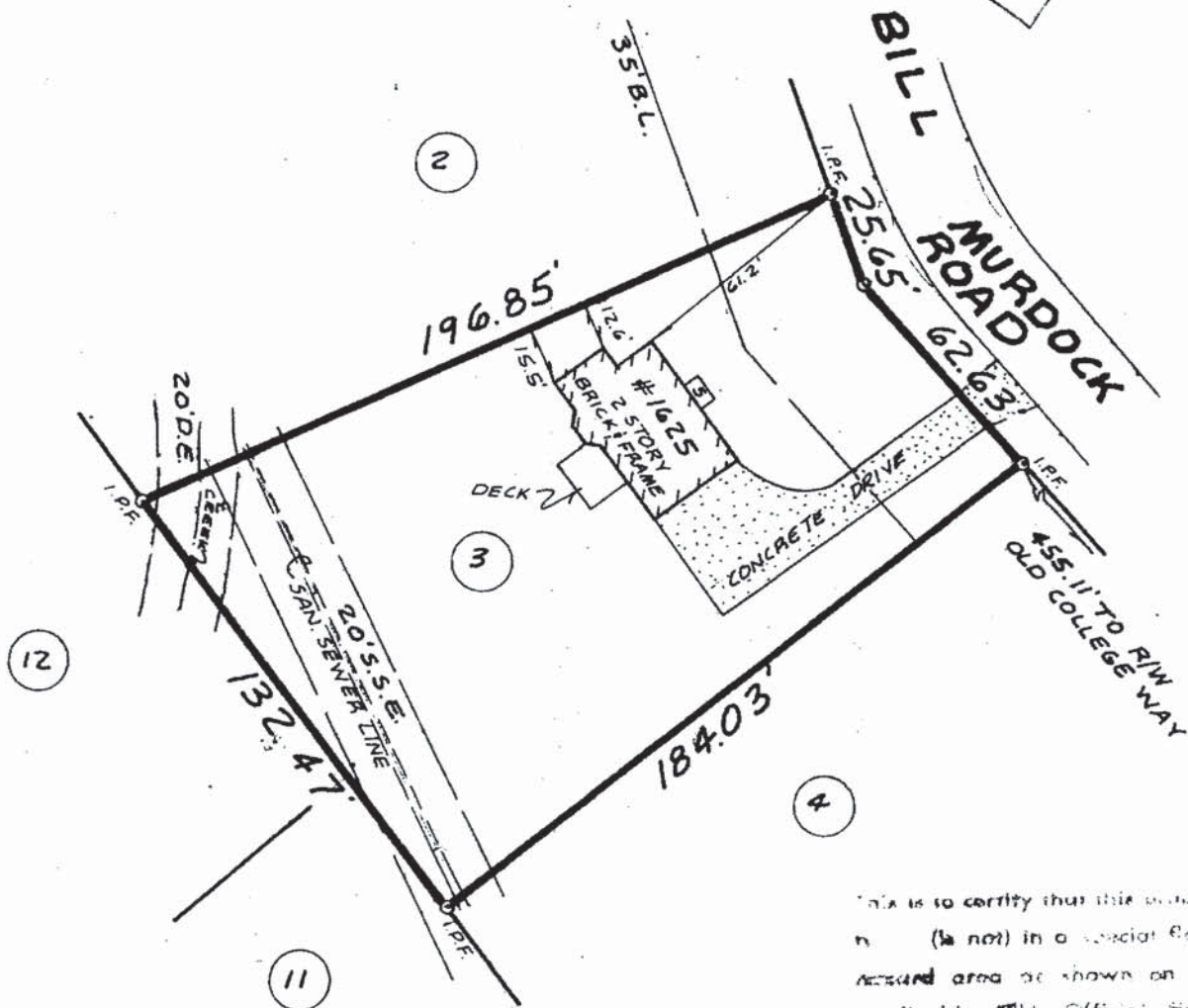
Applicant name (printed): Shirley Streetman

LUP-3
(2012)

LOT 3
BLOCK A
UNIT
SUB. PRINCETON WEST



MAG. NORTH



PROPERTY OF
THOMAS C. HEWETT & BRENDA HEWETT

LAND LOT 834 16TH DISTRICT 2ND SECTION

COBB COUNTY, GEORGIA

SCALE 1" = 50' DATE: NOVEMBER 3, 1988

REG. LAND SURVEYOR NO. 1999

CARTER LAND SURVEYING CO.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.



NO. 811015

APPLICANT: Thomas C. Hewett

(770) 977-3295

REPRESENTATIVE: Same

TITLEHOLDER: Thomas C. and Brenda Hewett

PROPERTY LOCATION: Southwest side of Bill Murdock Road,
north of Old College Way

ACCESS TO PROPERTY: Bill Murdock Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP- 3

HEARING DATE (PC): 02-07-12

HEARING DATE (BOC): 02-21-12

PRESENT ZONING: R-20

PROPOSED ZONING: Temporary Land
Use Permit

PROPOSED USE: Firearm Refinishing

SIZE OF TRACT: 0.44 ac

DISTRICT: 16

LAND LOT(S): 834

PARCEL(S): 5

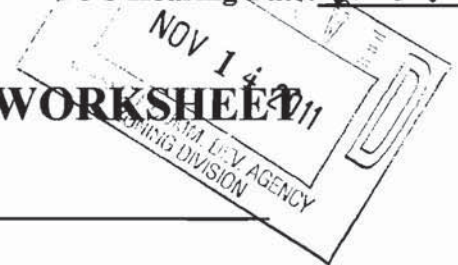
TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application #: LUP-3
PC Hearing Date: 2-7-12
BOC Hearing Date: 2-21-12



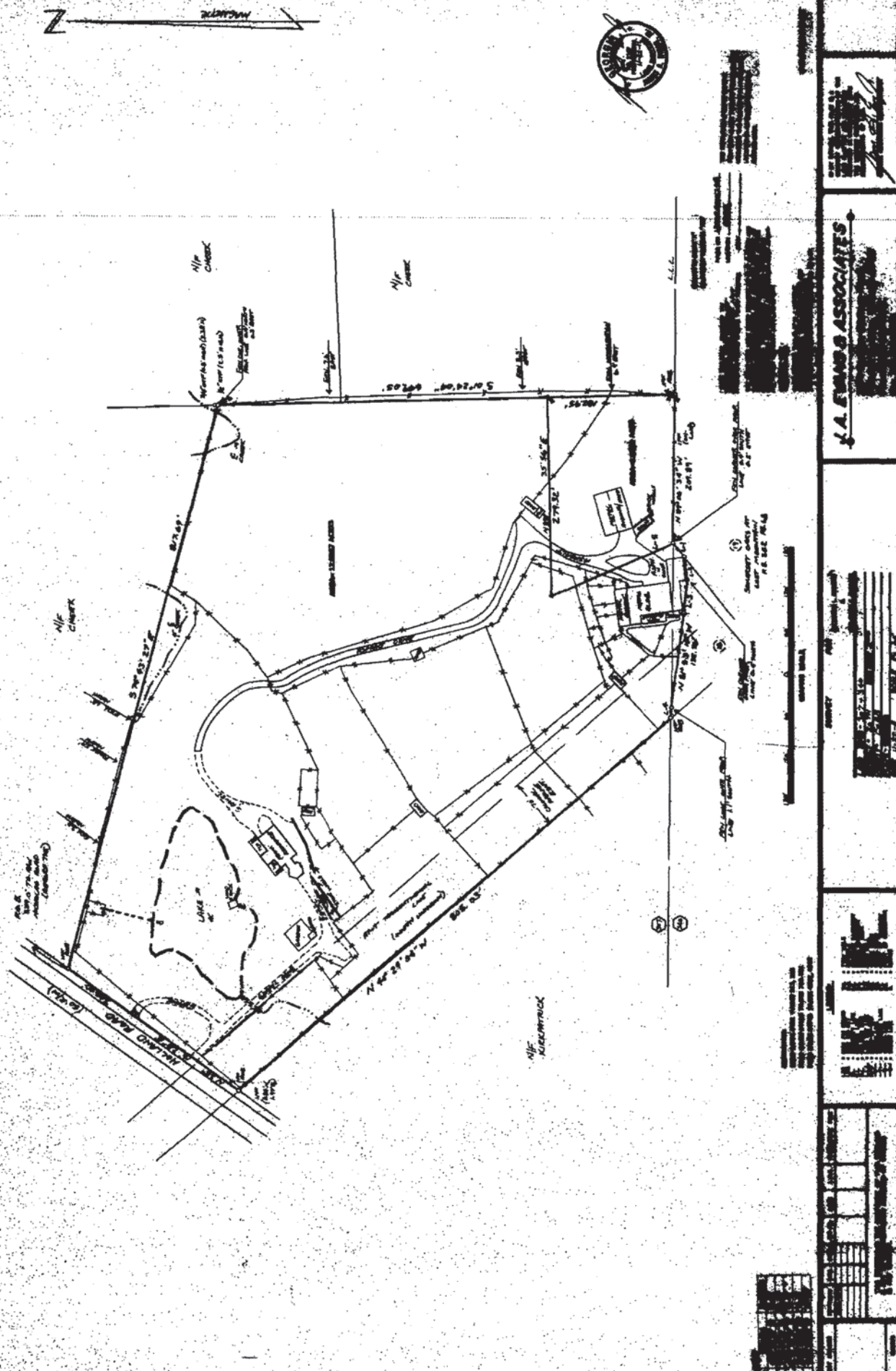
TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Firearm Refinishing
2. Number of employees? None
3. Days of operation? Mon-Thursday
4. Hours of operation? 8-11 AM
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): If there are visits
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.): None
9. Deliveries? No _____ ; Yes ✓ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
1-2 a day by USPS/Fedex/UPS
10. Does the applicant live in the house? Yes ✓ ; No _____
11. Any outdoor storage? No _____ ; Yes ✓ (If yes, please state what is kept outside): Christmas decorations/books
12. Length of time requested: 1 year
13. Any additional information? (Please attach additional information if needed):

Applicant signature: Thomas C. Hewett Date: 11/10/11

Applicant name (printed): Thomas C. Hewett

LUP-4
(2012)



APPLICANT: Richard L. Harris

(770) 794-6668

REPRESENTATIVE: Richard L. Harris and Delores C. Harris

(770) 794-6668

TITLEHOLDER: Richard L. Harris and Delores C. Harris

PROPERTY LOCATION: Southeast side of Holland Road,

south of Nichols Road

ACCESS TO PROPERTY: Holland Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP- 4

HEARING DATE (PC): 02-07-12

HEARING DATE (BOC): 02-21-12

PRESENT ZONING: R-30

PROPOSED ZONING: Temporary Land

Use Permit

PROPOSED USE: Equipment Storage

SIZE OF TRACT: 13.04 ac

DISTRICT: 20

LAND LOT(S): 307

PARCEL(S): 14, 54

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1





Application #: L 024

PC Hearing Date: 2-7-12

BOC Hearing Date: 2-21-12

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Electrical Contractors
2. Number of employees? 8
3. Days of operation? on call 24/7
4. Hours of operation? on call 24/7
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): @ Barn Locates @ Back of 13 Acres - Cannot Be Seen from Holland Rd. or Nicholes Rd.
7. Signs? No: X none ; 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.): 5 - 1 ton Pick ups, Equipment all trailer mounted, Generators, Lt. Towers, Portable A/c units,
9. Deliveries? No None ; 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): All trailer mounted Equipment - Generators, Portable A/c's + Lt. Towers.
12. Length of time requested: 2 years
13. Any additional information? (Please attach additional information if needed):
Please See Pictures
Warehouse Storage in Paulding Co.
Shop in Dekalb County

Applicant signature: Delores Harris

Date: 11/28/11

Applicant name (printed): Richard L. Harris

DELORES HARRIS

STATION	CHORD	CH. BEARING
1	188.16'	
2	32.99'	S 78°50'04"W

POB POINT OF BEGINNING
PLL LAND LOT LINE
MH MAIN HOLE
SSL SANITARY SEWER LINE
CSO SAN SEWER CLEANOUT
CB CATCH BASIN
JB JUNCTION BOX
DI DRAINAGE INLET
YI YARD INLET
HW HEAD WALL
PW POWER POLE
PW POWER LINE
SSE SANITARY SEWER ESMT.
DE DRAINAGE EASEMENT
UE UTILITY EASEMENT
AS ACCESS EASEMENT
TB TOP OF BANK
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONC. PIPE
APP AS PER PLAT
APD AS PER DEED
APR AS PER RECORD
APP AS PER FIELD
BC BACK OF CURB
EP EDGE OF PAVEMENT
EB ELECTRIC POWER BOX
EM ELECTRIC METER
GM GAS METER
GV GAS VALVE
WM WATER METER
WV WATER VALVE
OH OVERHANG
CH OVERSHP UNCLEAR
IP IRON PIN FOUND
IP IRON PIN SET
OTP OPEN TOP PIPE FOUND
CTP CRIMP TOP PIPE FOUND
RB REINFORCING BAR FOUND
RBS REINFORCING BAR SET
MAG MAGNETIC READING IP
MAG MAGNETIC READING IP
CF CALCULATED POINT
-X-X-
CLF CHAIN LINK FENCE
WDF WOOD FENCE
WRF WIRE FENCE
WW WET WEATHER
FC FENCE CORNER
PL BUILDING LINE
PLW RIGHT-OF-WAY
PL PROPERTY LINE
CP PROPERTY CORNER
CL CENTER LINE
CPT CARPORT
BR BRICK
FR FRAME
MD WOOD
SH SHED
P PLAT
D DEED
R RECORD
F FIELD
N N.BOOKS

NOTE: PLAT OF RECORD DOES NOT FORM MATHEMATICAL CLOSURE.

[illegible]

PROPERTY ADDRESS:
4960 BROWNSVILLE RD.
POWDER SPRINGS, GA 30127

LAND AREA:
6.187 AC

PLAT PREPARED FOR:

EDITH PAGE

LOT	BLOCK		
SUBDIVISION	FOREST GLEN	PHASE I	UNIT
LAND LOT 1117	19TH DISTRICT		SECTION
COBB COUNTY, GEORGIA			

FIELD WORK DATE NOV 00, 2011	PRINTED/SIGNED NOV 00, 2011
PLAT BOOK 112, PAGE 29 DEED BOOK 14227, PAGE 3109	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

was collected using the UH-60 aircraft. The water samples were collected from the water surface, and the water was filtered through a 0.45 µm Millipore filter. The filtered water was then analyzed for lead and cadmium using a graphite furnace atomic absorption spectrophotometer. The detection limit for lead was 0.1 µg/L and for cadmium was 0.01 µg/L. The water samples were analyzed for lead and cadmium using a graphite furnace atomic absorption spectrophotometer. The detection limit for lead was 0.1 µg/L and for cadmium was 0.01 µg/L.

COORD # 20110656

DWG # 20110656

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

LAND SURVEYING SERVICES

P.O. BOX 450316
ATLANTA, GA 30646
FAX 404-801-0941
TEL 404-808-9747
INFO@CUTTINGLANDPRESS.COM



TAILWATER FROM LAKE
SOUTH OF BROWNSVILLE
ROAD (APP)

BROWNSVILLE ROAD ~ 80' R/W

MTL FNC 28.5±
INTO R/W

APPLICANT: Edith M. Page

(770) 335-2246

REPRESENTATIVE: Same

TITLEHOLDER: Edith Page

PROPERTY LOCATION: North side of Brownsville Road,
east of Hill Road

ACCESS TO PROPERTY: Brownsville Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP- 5

HEARING DATE (PC): 02-07-12

HEARING DATE (BOC): 02-21-12

PRESENT ZONING: R-20

PROPOSED ZONING: Temporary Land
Use Permit

PROPOSED USE: Group Home for up to
Twelve People

SIZE OF TRACT: 6.187 ac

DISTRICT: 19

LAND LOT(S): 1117

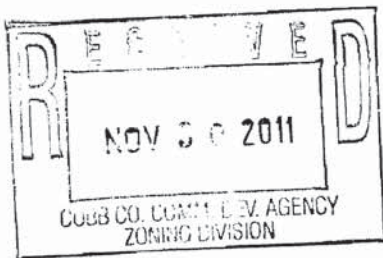
PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-5
PC Hearing Date: 2-7-12
BOC Hearing Date: 2-21-12

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Assisted Living
2. Number of employees? TWO
3. Days of operation? MON, TUE, WED, THUR, FRI, SAT, SUN
4. Hours of operation? 24 HRS
5. Number of clients, customers, or sales persons coming to the house per day? TWELVE ; Per week? — Living 24/7
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): PARKING PAD
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.): 1 VAN, 1 CAR
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 X ; No _____
11. Any outdoor storage? No X ; Yes _____. (If yes, please state what is kept outside): _____
12. Length of time requested: FOREVER
13. Any additional information? (Please attach additional information if needed):
This home is already approved & licensed for
Three residents, I desire to increase the
number of beds up to (8) & eventually (12)
Applicant signature: Edith M. Page Date: 10/27/2011
Applicant name (printed): Edith M. Page

LUP-6
(2012)

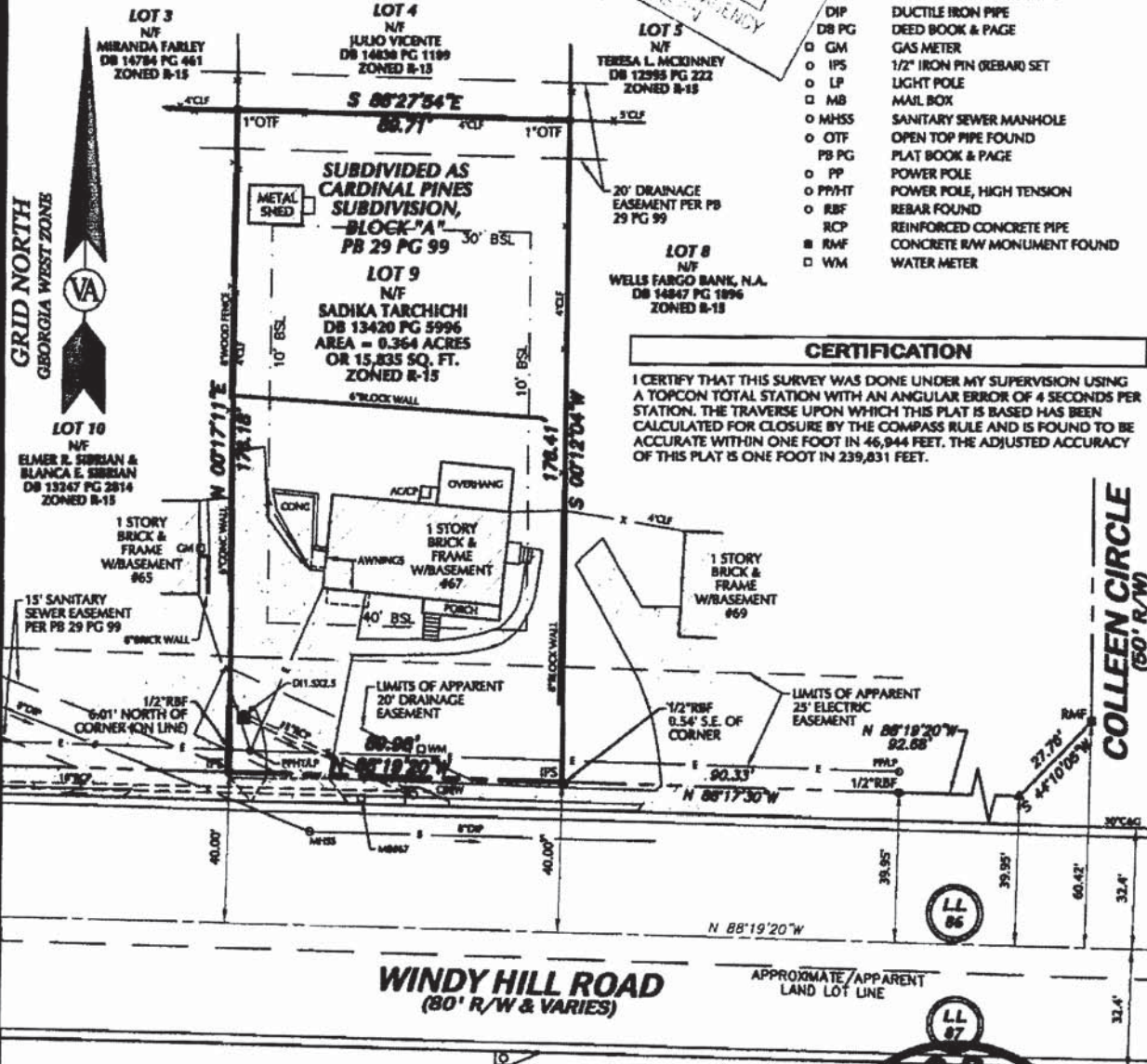
GENERAL NOTE

- 1) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 130670114G, DATED 6/18/2010 FOR COBB COUNTY, GEORGIA THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.
- 2) CURRENT ZONING ACCORDING TO COBB COUNTY IS LISTED AS R-15, SINGLE FAMILY (DETACHED) RESIDENTIAL DISTRICT. THE COBB COUNTY ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
BUILDING SETBACKS:
MINIMUM FRONT SETBACK - 40 FEET.
MINIMUM SIDE SETBACK - 10 FEET.
MINIMUM REAR SETBACK - 30 FEET.
MAXIMUM BUILDING HEIGHT IS 35 FEET.
- 3) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM COBB COUNTY CONTROL MONUMENT, NO. 170230-1, ELEVATION - 1031.82 FEET. (NAD 83 / NAVD 88)

LEGEND

- BROKEN LINE NOT TO SCALE
- OVERHEAD ELECTRIC LINE
- SANITARY SEWER LINE
- FENCE LINE
- ▲ COMPUTED POINT
- 30" CB&G 30 INCH WIDE CURB & GUTTER
- AC HEATING/AIR CONDITIONING UNIT
- BSL BUILDING SETBACK LINE
- CBSW SINGLE WING CATCH BASIN
- CLAY CLAY PIPE
- CLF CHAIN LINK FENCE
- CP CONCRETE PAD
- DI STORM WATER DROP INLET
- DIP DUCTILE IRON PIPE
- DB PG DEED BOOK & PAGE
- GM GAS METER
- IPS 1/2" IRON PIN (REBAR) SET
- LP LIGHT POLE
- MB MAIL BOX
- MHSS SANITARY SEWER MANHOLE
- OTF OPEN TOP PIPE FOUND
- PG PLAT BOOK & PAGE
- PP POWER POLE
- PPHT POWER POLE, HIGH TENSION
- RBF REBAR FOUND
- RCP REINFORCED CONCRETE PIPE
- RMF CONCRETE RAW MONUMENT FOUND
- WM WATER METER

GRID NORTH
GEORGIA WEST ZONE



CERTIFICATION

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON TOTAL STATION WITH AN ANGULAR ERROR OF 4 SECONDS PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED HAS BEEN CALCULATED FOR CLOSURE BY THE COMPASS RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 46,944 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 239,831 FEET.

UTILITY WARNING

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER(S), THEIR EMPLOYEES, THEIR CONSULTANTS, THEIR CONTRACTORS, AND/OR THEIR AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

811

Know what's below.
Call before you dig.
Or Call 800-282-7411
Three working days prior to construction



FIELD DATE(S): 8/24/2010

**VALENTINO &
ASSOCIATES INC.**
LAND SURVEYORS
1280 WINCHESTER PARKWAY
SUITE 245
MARIETTA, GEORGIA 30060
PHONE (770) 438-0015
FAX (770) 435-0850
WWW.VALENTINOSURVEY.COM

SURVEY FOR:

SADIKA TARCHICHI



LAND LOT 86 17TH DISTRICT 2ND SECTION COBB COUNTY, GEORGIA

DATE: 8/25/2011

SCALE: 1" = 30'

JOB NO. 11-059

FILE NO. 11-059

SHEET 1 OF 1

APPLICANT: Sadika Tarchichi

(770) 433-0954

REPRESENTATIVE: Same

TITLEHOLDER: Same

PROPERTY LOCATION: North side of Windy Hill Road,
between Pine Branch Drive and Colleen Circle

ACCESS TO PROPERTY: Windy Hill Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-6

HEARING DATE (PC): 02-07-12

HEARING DATE (BOC): 02-21-12

PRESENT ZONING: R-15

PROPOSED ZONING: Temporary Land
Use Permit

PROPOSED USE: Tailoring/Alterations
Business

SIZE OF TRACT: 0.364 ac

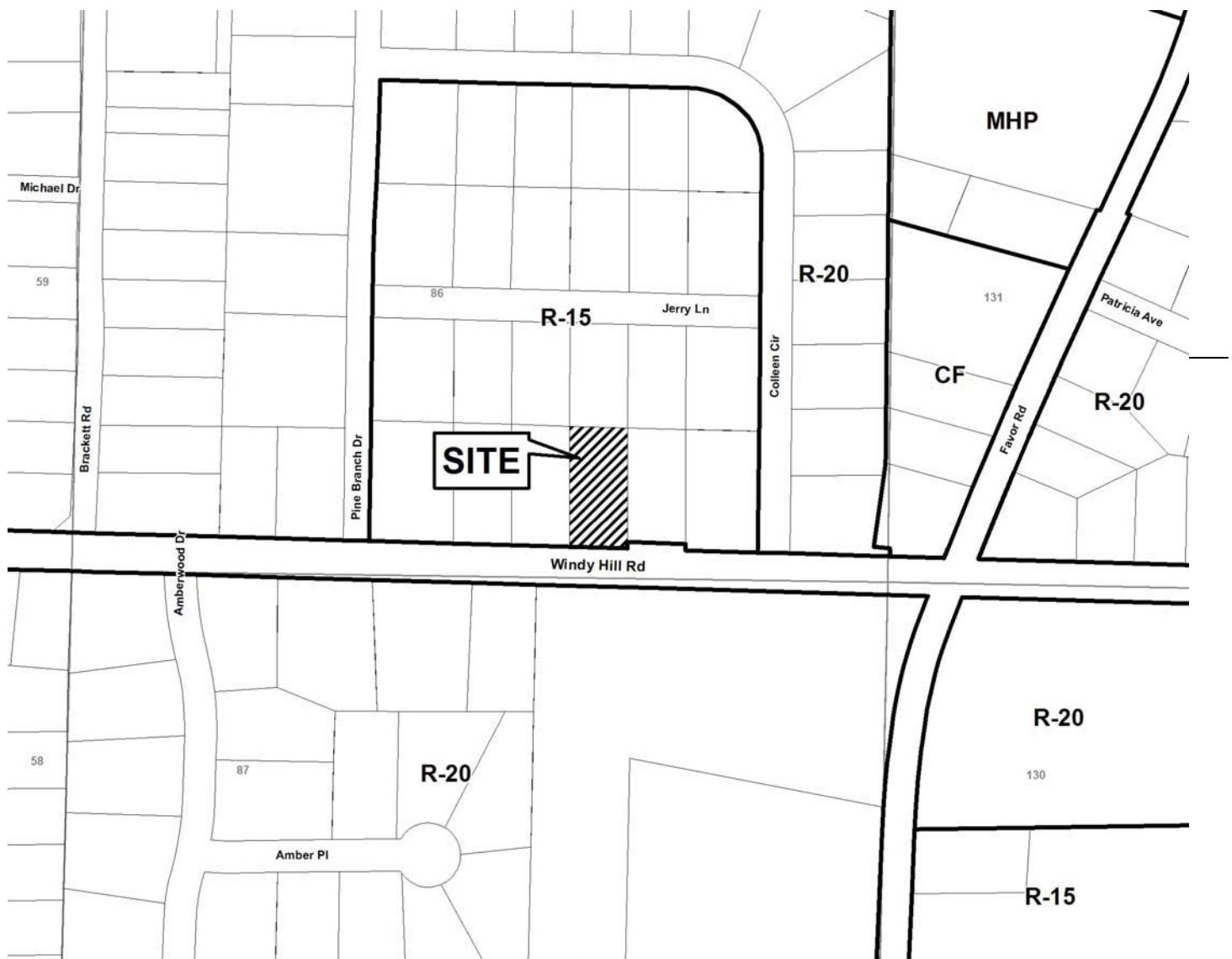
DISTRICT: 17

LAND LOT(S): 86

PARCEL(S): 37

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4





Application #: LUP-6

PC Hearing Date: 2-7-12

BOC Hearing Date: 2-21-12

TEMPORARY LAND USE PERMIT WORKSHEET



1. Type of business? Tailoring and Alterations
2. Number of employees? None
3. Days of operation? Monday - Saturday
4. Hours of operation? 11 a.m. - 7 p.m.
5. Number of clients, customers, or sales persons coming to the house per day? 2-3, on avg. ; Per week? approx. 12
6. Where do clients, customers and/or employees park?
Driveway: ☒ ; Street: ☐ ; Other (Explain): 65 Windy Hill Rd, Marietta, GA 30060 (please refer to the 8/29/11 letter providing the authorization of the owner of the property, Bianca Sibrin)
7. Signs? No: ☐ ; Yes: ☒ . (If yes, then how many, size, and location): One sign (please refer to the "1. Signage" section within the supplemental letter to this application dated 11/29/11)
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): NA
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: 2 years
13. Any additional information? (Please attach additional information if needed):
Please refer to the attached 11/29/11 supplemental letter to this application, and other supporting documentation referenced in the aforementioned letter. Also see the application cover letter dated 11/30/11.
Applicant signature: [Signature] Date: 11-30-11
Applicant name (printed): Sadika Tarchichi

2728 LUCKY DRIVE
A EXISTING SINGLE FAMILY RESIDENCE
FOR
PATRICIA G. HOSCH
229 LUCKY DRIVE
MARIETTA, GEORGIA
CONTACT NANCY INMAN (NANCY@NANIN.COM)
PHONE: 770-422-7016

"WE PROVIDE SOLUTIONS"

PLANNERS AND ENGINEERS COLLABORATIVE
LAWSON SCARF ARCHITECTURE CIVIL ENGINEERING LAND SURVEYING
LANCORN CORP. • KNOXVILLE, GEORGIA 37904 • 770-424-1188 • WWW.VOLVO.COM

[illegible]

EXISTING CONDITIONS SITE PLAN

SCALE: 1" = 20'
DATE: November 23, 2011
PROJECT: 11143.00

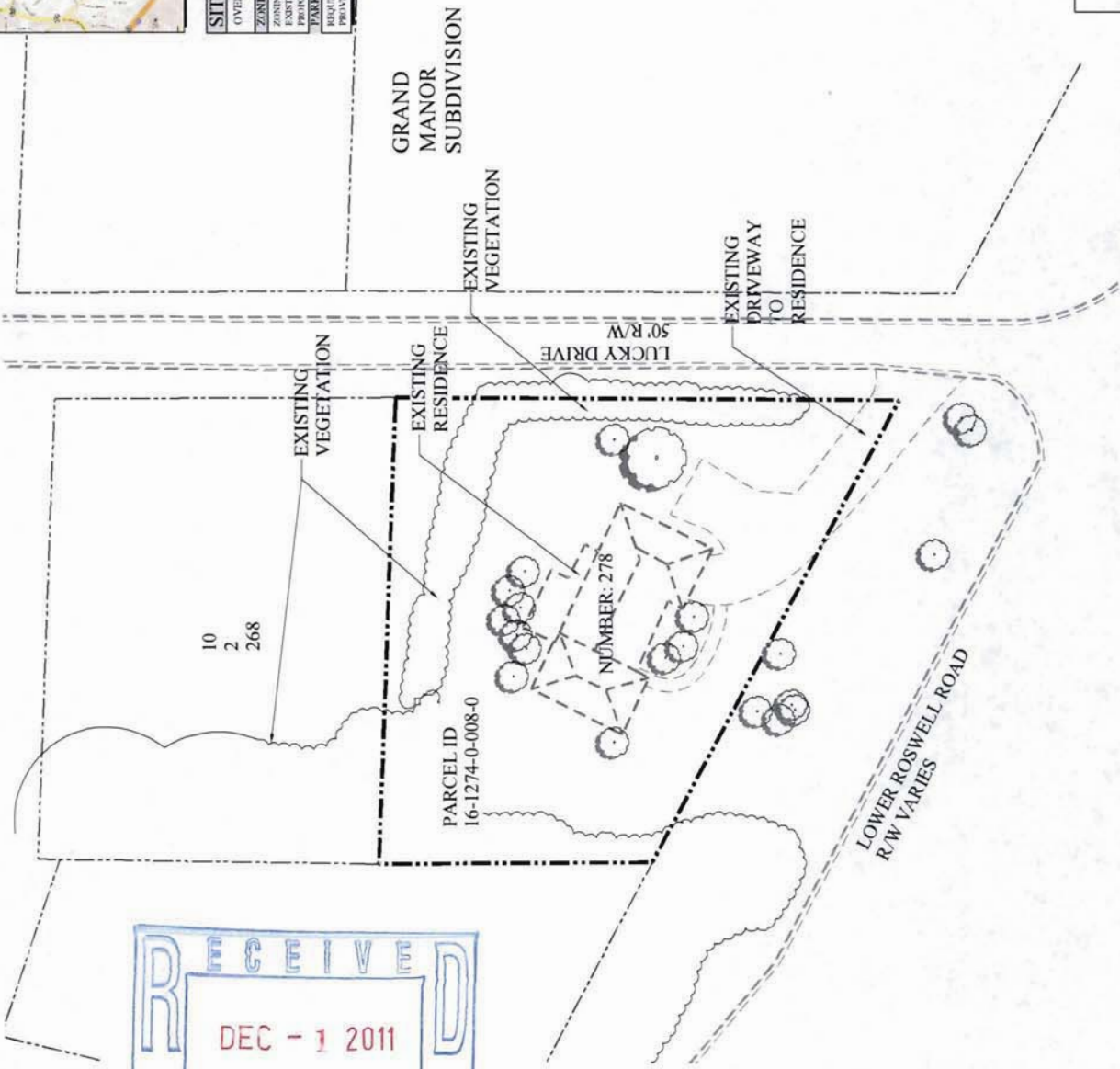
THIS SEAL IS ONLY VALID IF COUNTER IS SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.



24 HOUR CONTACT:
GARVIS SAMS @ 770-422-7016



SITE DATA:	
OVERALL TOTAL SITE AREA	0.00 ± ACRES
ZONING	
ZONING JURISDICTION	COLUMBIA COUNTY
EXISTING ZONING	R-30 RESIDENTIAL
PROPOSED ZONING	SPECIAL LAND USE PROMPT
PARKING DATA	
REQUIRED PARKING	2 SPACES
PROPOSED PARKING	4 SPACES



APPLICANT: Patricia G. Hosch

(770) 971-6762

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

SAMS, LARKIN & HUFF, LLP

TITLEHOLDER: Patricia Alice Garrett Hosch

PROPERTY LOCATION: Northwest intersection of Lower

Roswell Road and Lucky Drive

ACCESS TO PROPERTY: Lucky Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-7

HEARING DATE (PC): 02-07-12

HEARING DATE (BOC): 02-21-12

PRESENT ZONING: R-20

PROPOSED ZONING: Temporary Land

Use Permit

PROPOSED USE: Accounting Office

SIZE OF TRACT: 0.60 ac

DISTRICT: 16

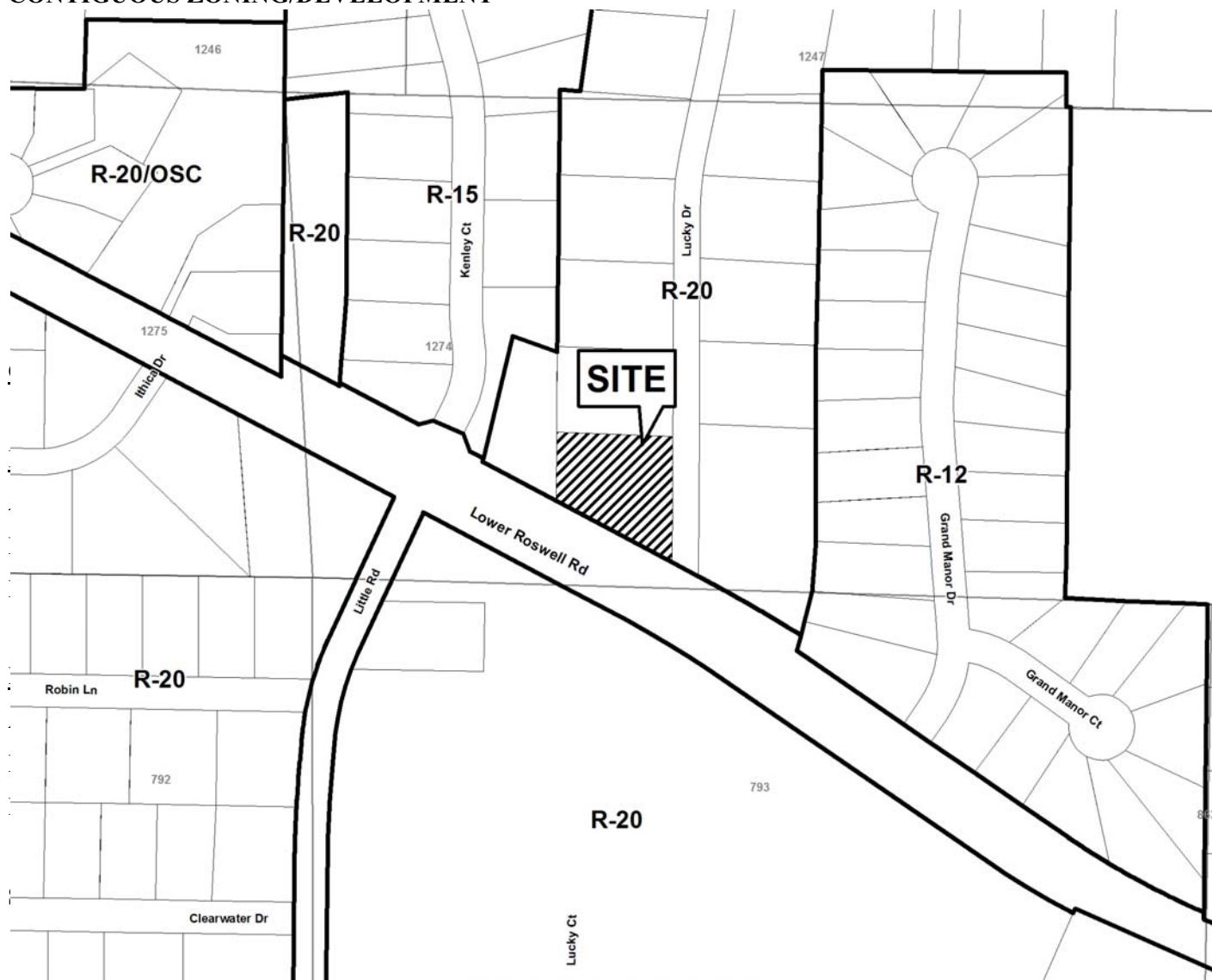
LAND LOT(S): 1274

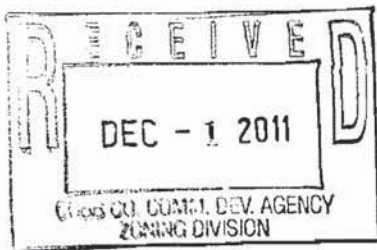
PARCEL(S): 8

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP- 7

PC Hearing Date: 02/07/12

BOC Hearing Date: 02/21/12

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Accounting office in home
2. Number of employees? 1
3. Days of operation? Monday through Friday
4. Hours of operation? 9:00 a.m. - 5:00 p.m.
5. Number of clients, customers, or sales persons coming to the house per day? 1; Per Week? 15 per month
6. Where do clients, customers and/or employees park:
Driveway: X; Street: _____; Other (Explain): _____
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 vehicles
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.)
N/A
10. Does the applicant live in the house? Yes X; No _____
11. Any outdoor storage? No X; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested: 24 months
13. Any additional information? Please attach additional information if needed):

The subject property is located directly across Lower Roswell Road from the Eastside Baptist Church campus.

Applicant Signature: _____

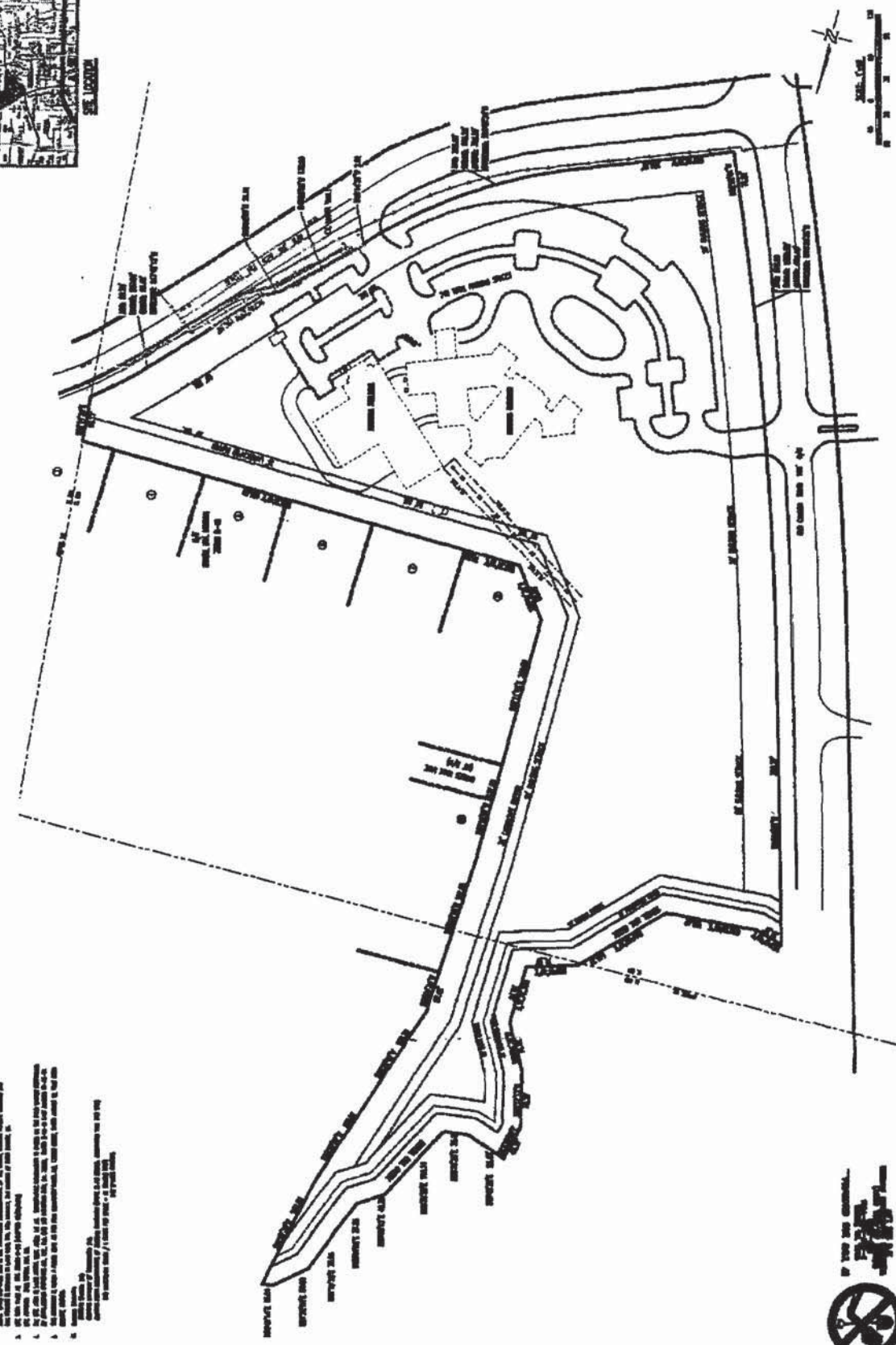
Date: _____

Applicant name (printed): Garvis L. Sams, Jr. / Attorney for Applicant

LUP-8
(2012)



—THE NEW YORK TIMES—



1. **What is the name of the person who wrote the book "The Great Gatsby"?**
 2. **What is the name of the person who wrote the book "The Catcher in the Rye"?**
 3. **What is the name of the person who wrote the book "The Hobbit"?**
 4. **What is the name of the person who wrote the book "The Lord of the Rings"?**
 5. **What is the name of the person who wrote the book "The Harry Potter" series?**
 6. **What is the name of the person who wrote the book "The Chronicles of Narnia"?**
 7. **What is the name of the person who wrote the book "The Wizard of Oz"?**
 8. **What is the name of the person who wrote the book "The Wizard of Oz"?**
 9. **What is the name of the person who wrote the book "The Wizard of Oz"?**
 10. **What is the name of the person who wrote the book "The Wizard of Oz"?**



ADAMS	
11-2-81 PM	

EASTMINSTER
PRESBYTERIAN CHURCH
3125 SEMBEL MILL ROAD
NEW ORLEANS, NEW ORLEANS, LA 70114
NEW ORLEANS, NEW ORLEANS, LA 70114

Landworkers Associates, Inc.
1508 ATKINSON ROAD
LAWRENCEVILLE, GEORGIA 30043
(770) 513-7100 FAX 513-4353



APPLICANT: Eastminster Presbyterian Church of Marietta, Inc.
(770) 977-2976

REPRESENTATIVE: Parks F. Huff, Esq. (770) 422-7016
SAMS, LARKIN & HUFF, LLP

TITLEHOLDER: Eastminster Presbyterian Church of Marietta, Inc.

PROPERTY LOCATION: Northeast intersection of Sewell Mill
Road and Old Canton Road, and at the western terminus of Garden
Lane Drive

ACCESS TO PROPERTY: Sewell Mill Road and Old Canton Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-8

HEARING DATE (PC): 02-07-12

HEARING DATE (BOC): 02-21-12

PRESENT ZONING: R-20, R-30

PROPOSED ZONING: Temporary Land
Use Permit

PROPOSED USE: Preschool Program
for Church Members and Community

SIZE OF TRACT: 14.5 ac

DISTRICT: 16

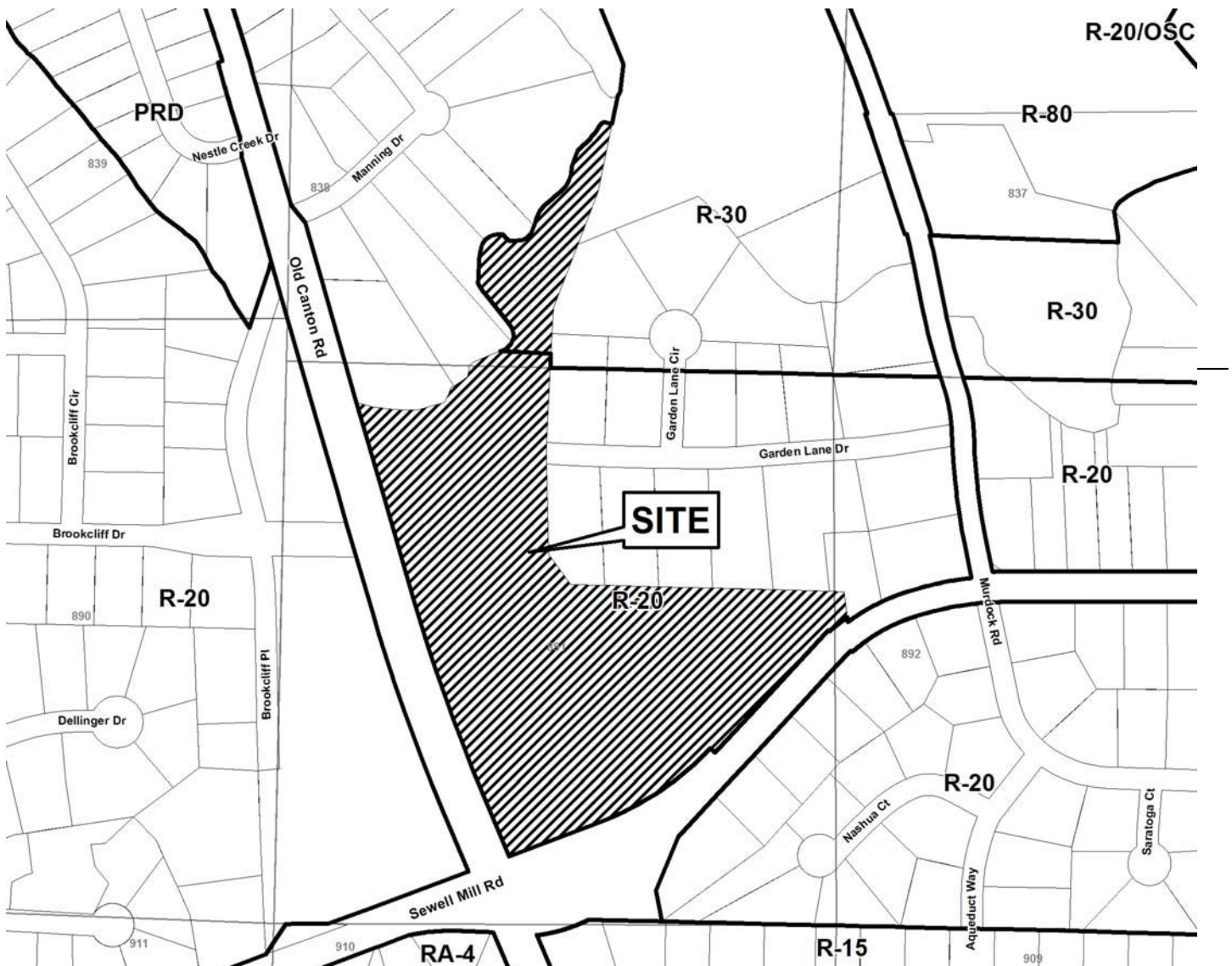
LAND LOT(S): 891, 838

PARCEL(S): 1

TAXES: PAID N/A **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-8

PC Hearing Date: 02/07/12

BOC Hearing Date: 02/21/12

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Preschool
2. Number of employees? 14
3. Days of operation? Monday through Friday
4. Hours of operation? 9:00 a.m. through 1:30 p.m.
5. Number of clients, customers, or sales persons coming to the house per day? _____; Per Week? Total enrollment up to 100 students
6. Where do clients, customers and/or employees park:
Driveway: _____; Street: _____; Other (Explain): On-site 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: 2 years
13. Any additional information? Please attach additional information if needed):

See proposed narrative.

Applicant Signature: _____

Date: 11-29-2011

Applicant name (printed): Parks F. Huff, Attorney for Applicant

APPLICANT: Redivivus, LLC

(678) 690-8456

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

SAMS, LARKIN & HUFF, LLP

TITLEHOLDER: Delores Z. Ferguson and Walter A. Smith

PROPERTY LOCATION: West side of Hartman Road, north of
Riverside Parkway

ACCESS TO PROPERTY: Hartman Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-1

HEARING DATE (PC): 02-07-2012

HEARING DATE (BOC): 02-21-2012

PRESENT ZONING: HI

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Metal Recycling Facility

(Collecting & Sorting Only - No Processing)

SIZE OF TRACT: 2.0 ac

DISTRICT: 18

LAND LOT(S): 699

PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



Application for Special Land Use Permit Cobb County, Georgia

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

Application No. SLUP- 1

PC Hearing Date: 02/07/12

BOC Hearing Date: 02/21/12

Applicant Redivivus, LLC
(applicant's name printed)

Phone # (678) 690-8456

Address 303 Perimeter Center North, Suite 300, Atlanta, GA 30346 E-mail: victordelerme@gmail.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@samslarkinbuff.com
Garvis L. Sams, Jr., Attorney for Applicant

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: _____



Titleholder SEE ATTACHED Phone# _____ E-mail: _____
(titleholder's name, printed)

Signature _____ Address _____
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Present Zoning Heavy Industrial (HI) Size of Tract 2.0 Acre(s)

For the Purpose of Metal recycling facility (collecting & sorting only – no processing)

Location West side of Hartman Road north of Riverside Parkway (351 Hartman Road)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 699 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.

REDIVIVUS, 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.

REDIVIVUS, LLC

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