

PRELIMINARY ZONING ANALYSIS

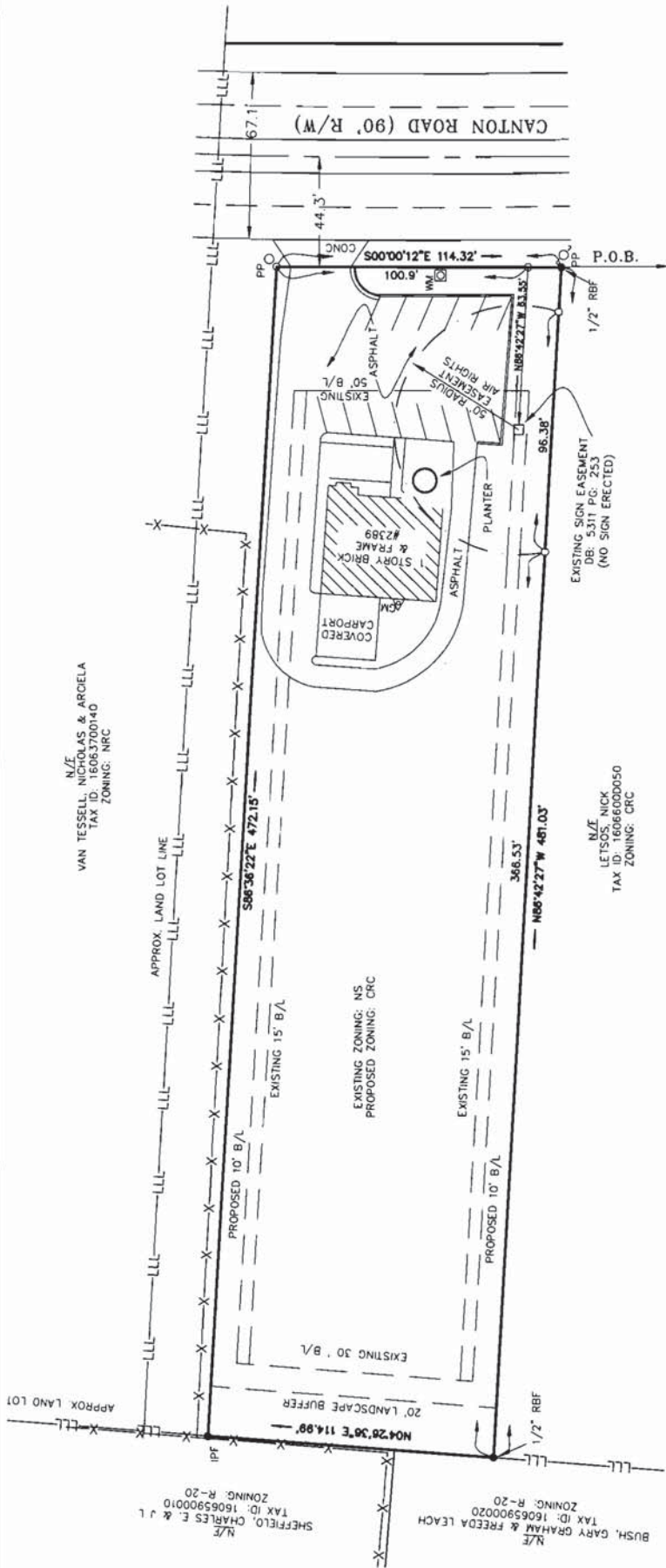
Planning Commission Hearing Date: April 3, 2012
Board of Commissioners Hearing Date: April 17, 2012

Due Date: March 2, 2012

Date Distributed/Mailed Out: February 10, 2012



Cobb County...Expect the Best!



P.O.B.
280.49' ALONG R/W FROM
CONCRETE MONUMENT
FOUND AT MITERED
CORNER OF WESTERLY WAY
(50' R/W)

TAX ID: 16065000040
DEED BOOK 5311 PAGE 253-259
EXISTING ZONING: NS
PROPOSED ZONING: CRC
AREA - 1.253 ACRES
54,589 SQ. FT.

1. THIS MAP OR PLAT IS CERTIFIED TO THE NAME BELOW AND/OR INSURER OR MORTGAGOR: NO LIABILITY IS ASSUMED TO THIRD PARTIES. NO ABSTRACT OF TITLE WAS PERFORMED.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 FOOT IN 10,000+ FEET. THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 20,000+ FEET.
3. EQUIPMENT USED:
THEODOLITE READING DIRECTLY TO 03 SECONDS,
ELECTRONIC DISTANCE METER READINGS DIRECTLY TO .005 FEET.
4. THE UTILITIES SHOWN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS PERFORMED AND MAY NOT COMPRISE ALL UTILITIES ON OR ADJACENT TO THE PROPERTY, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE UNDERGROUND UTILITIES SHOWN MAY NOT BE IN THE EXACT LOCATION INDICATED. AS ASSUMPTIONS WERE MADE AS TO THE DIRECTION AND LOCATION OF THE DETECTED UTILITY, THE LOCATION AND DEPTH OF THE UTILITY DETERMINED BY EXACT LOCATION OF UNDERGROUND UTILITIES MAY INDICATE A DIFFERENT DIRECTION, LOCATION OR TYPE.
5. THE EASEMENTS SHOWN HEREON WERE TAKEN FROM INFORMATION THAT WAS AVAILABLE AT THE TIME THE SURVEY WAS DONE AND MAY NOT BE ACCURATE AS TO THE EXTENT OR EXACT LOCATION OF ALL EASEMENTS ON SITE.
6. THIS PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE MAP NUMBER 13067C0044G PANEL 44 OF 252 COVERING COBB COUNTY GEORGIA DATED DECEMBER 16, 2008.
7. THIS SURVEYOR HAS MADE NO DETERMINATION OR JUDGEMENT AS TO THE EXISTENCE OF ANY STATE WATERS THAT MAY BE ON OR ADJACENT TO THE PROPERTY SHOWN ON THIS SURVEY. PRIOR TO ANY CONSTRUCTION OR OTHER WORK THE PROPERTY OWNER AND/OR THEIR CONTRACTOR SHOULD VERIFY WITH THE LOCAL AND/OR STATE AGENCIES AS TO THE EXISTENCE OF STATE WATERS THAT MAY IMPACT THIS PROPERTY.
8. BOUNDARY INFORMATION BASED ON SURVEY PERFORMED 4/14/1993 BY FOR NIKOS P. LETSOS AND ANNA N. LETSOS.

LEGEND

- | | | |
|-----|---------------------------|--|
| A/P | APPROXIMATE | |
| B/A | BUILDING SETBACK LINE | |
| B/T | BUILDING TIE | |
| C/C | CONCRETE | |
| D/C | DRAINAGE EASEMENT | |
| E/C | EASEMENT | |
| F/C | FENCE | |
| F/S | FOUND, CORNER | |
| F/S | FOUND, CRIMP TOP | |
| OTF | FOUND, OPEN TOP | |
| R/R | FOUND, REBAR | |
| O | FOUND, CORNER | |
| C/C | CALC/SET CORNER | |
| L | LAND LOT NUMBER | |
| L | LAND LOT LINE | |
| APR | APPROXIMATE | |
| N | NOW OR FORMERLY | |
| O/L | ON-LINE | |
| P | PIPE, CORRUGATED METAL | |
| Q/P | PIPE, REINFORCED CONCRETE | |
| R/C | POINT OF BEGINNING | |
| R/C | R/W=RIGHT OF WAY | |
| S | SANITARY SEWER | |
| S | S.S. EASEMENT | |
| S | SUBDIVISION | |
| S | STREET | |
| S | TAX PARCEL | |
| T | TYPICAL | |
| W/D | WOOD DECK | |

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



Advance Survey, Inc.



JOB NO: 0090409

SCALE: 1"=50'	LAND LOT:	660
DATE: 1/11/2012	DISTRICT:	16TH
DRAWN BY: EEH	SECTION:	2ND
CHK BY: AGP	COUNTY:	COBB
PC: RG IM:	STATE:	GEORGIA

PROPOSED ZONING SURVEY FOR:

NIKOS P. LETSOS &
ANNA N. LETSOS

APPLICANT: Nick Letsos and Anna N. Letsos

(404) 636-0847

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

SAMS, LARKIN & HUFF, LLP

TITLEHOLDER: Nick P. Letsos and Anna N. Letsos

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

Westerly Way

(2389 Canton Road).

ACCESS TO PROPERTY: Canton Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-13

HEARING DATE (PC): 04-03-12

HEARING DATE (BOC): 04-17-12

PRESENT ZONING: NS

PROPOSED ZONING: CRC

PROPOSED USE: Restaurant

and Retail

SIZE OF TRACT: 1.253 acres

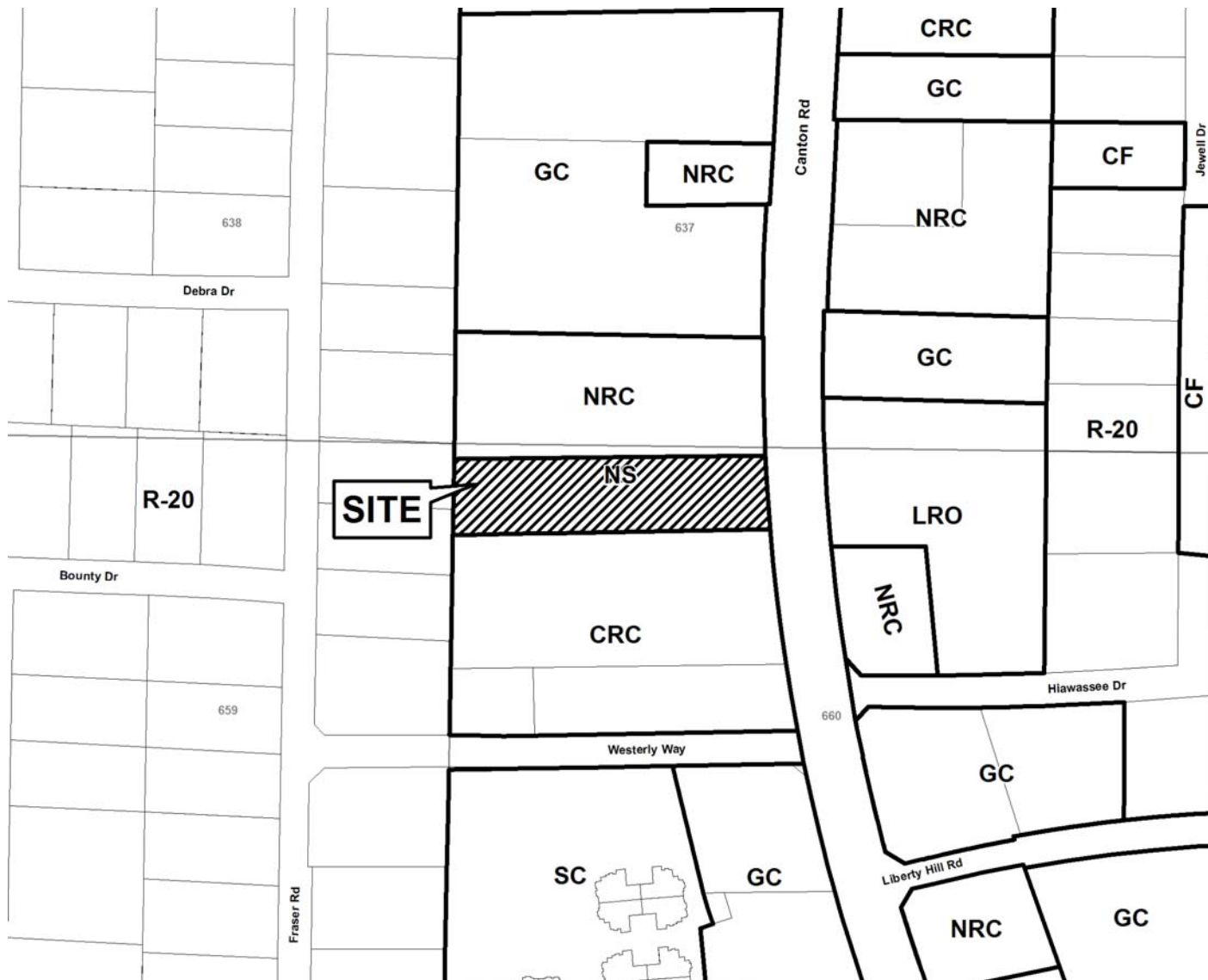
DISTRICT: 16

LAND LOT(S): 660

PARCEL(S): 4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3



April
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): Coffee/Pastry Shop & Retail

b) Proposed building architecture: Utilization of the existing brick structure on the site.

c) Proposed hours/days of operation: Monday through Saturday, 7:00 a.m. until 7:00 p.m.
and Sunday, 7:00 a.m. until 12:00 p.m.

d) List all requested variances: N/A

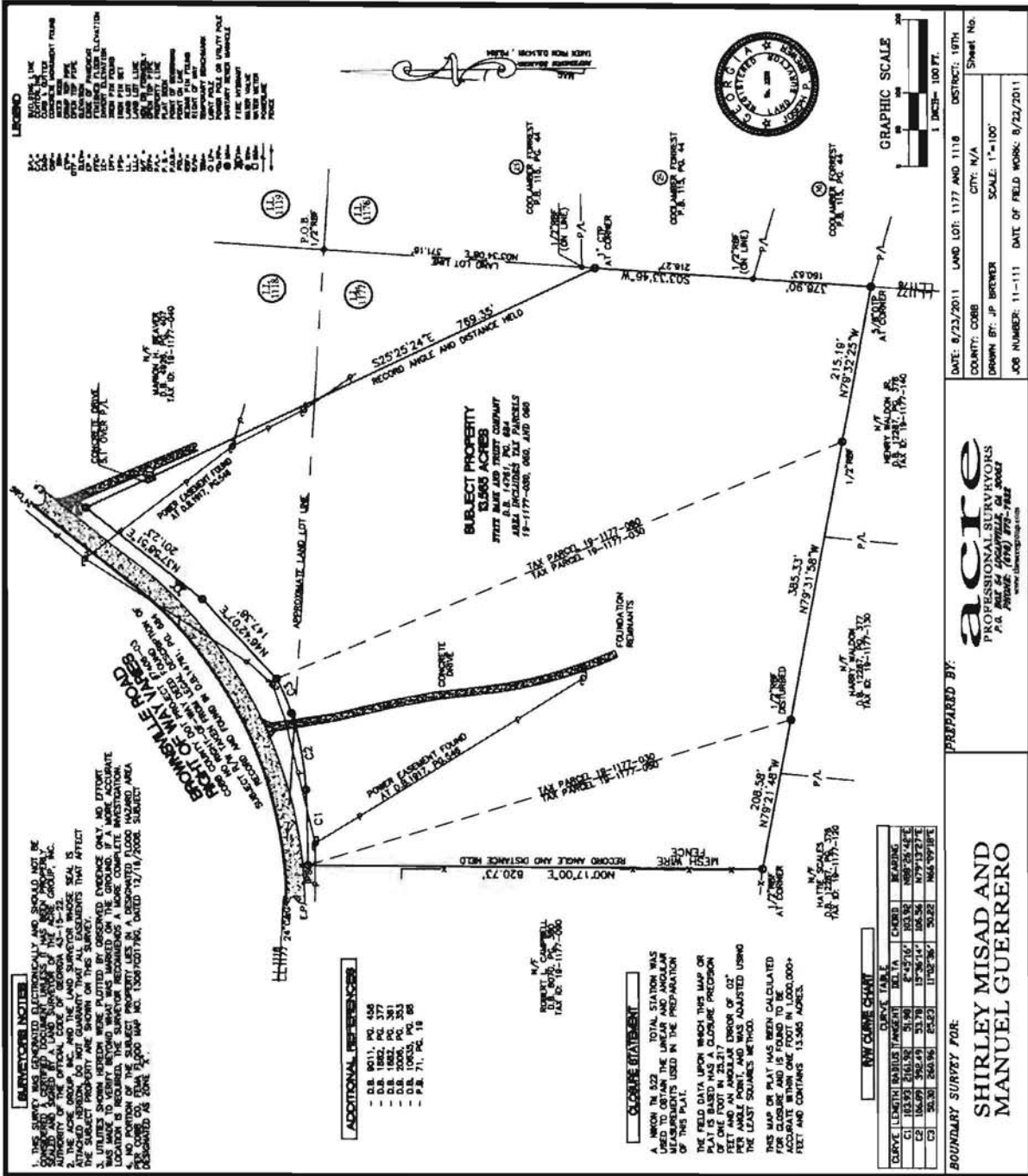
.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

The subject property is presently zoned Neighborhood Shopping (NS) and lost its
"grandfathered" exemption when the property ceased being utilized as a dry
cleaning/laundry facility for a period exceeding six (6) months thus necessitating a
rezoning from non-conforming NS to CRC. The subject property is located within the
confines of a Neighborhood Activity Center (NAC) and is surrounded by properties
which are commercially zoned.

.....
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.



RECEIVED
JAN 19 2012
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

APPLICANT: Shirley Misad

(404)488-2728

REPRESENTATIVE: Shirley Misad

(404)488-2728

TITLEHOLDER: Manuel Guerrero and Shirley Misad

PROPERTY LOCATION: On the southeast curve of Brownsville

Road, east of McEachern Way

(4885 Brownsville Road).

ACCESS TO PROPERTY: Brownsville Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-14

HEARING DATE (PC): 04-07-12

HEARING DATE (BOC): 04-17-12

PRESENT ZONING: R-20

PROPOSED ZONING: R-30

PROPOSED USE: Removing previous

stipulations to allow a single house

SIZE OF TRACT: 13.5 acres

DISTRICT: 19

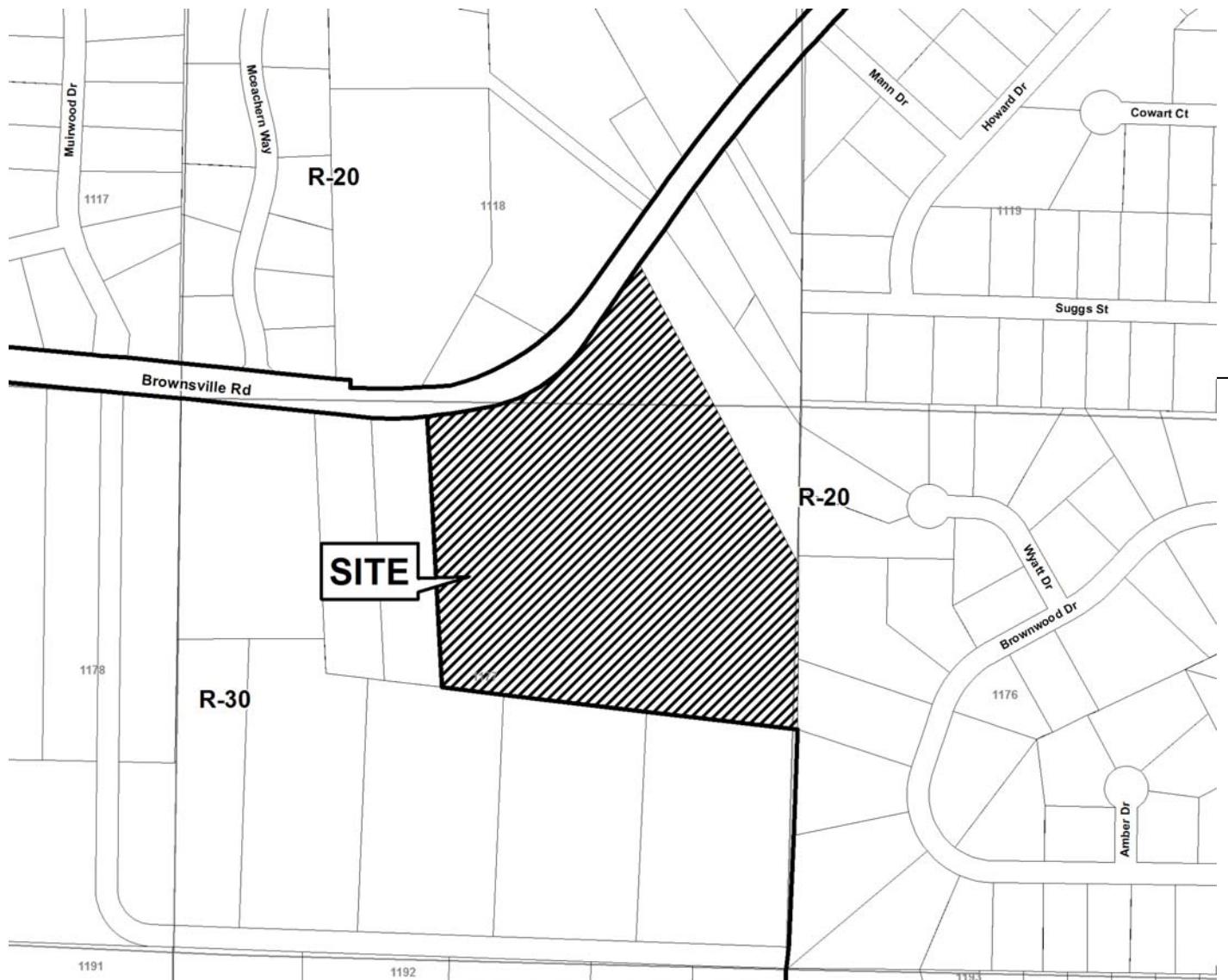
LAND LOT(S): 1118, 1177

PARCEL(S): 3

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-14

April
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): _____
- 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)

Purchased property out of foreclosure. It has zoning
stipulations (Z-15 of 2006) for a 20 lot subdivision. We
only want to build one house. Need to remove zoning
stipulations to allow us to build.

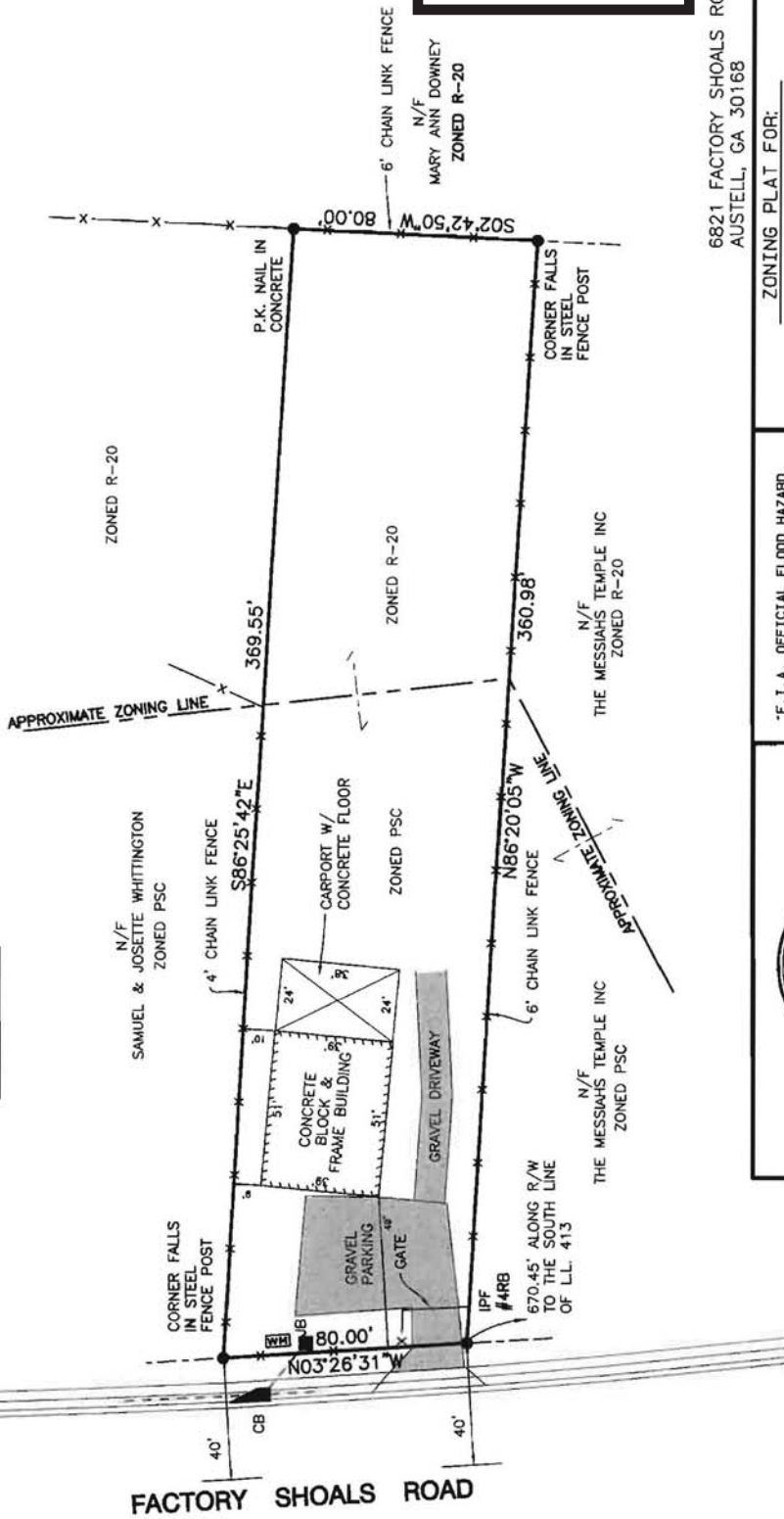
.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(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).

Z-15
(2012)

POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT WAS CALCULATED FOR ERROR AND IS
ACCURATE TO BETTER THAN 1:100,000
EQUIPMENT USED ON THIS PROJECT
WAS A TRIMBLE 5800

AREA
29108 SQ. FT.
0.67 ACRES



6821 FACTORY SHOALS ROAD
AUSTELL, GA 30168

ZONING PLAT FOR:

ROBERT L. HOLLIS, Jr.

LAND LOT-413	SECTION-2
DISTRICT-18	STATE- GEORGIA
COUNTY-COBB	DATE- 12/24/2011
REVISD-	SCALE 1"= 40'
	B KR52-11

*F.I.A. OFFICIAL FLOOD HAZARD
MAP, COMMUNITY NUMBER 130052
PAGE 2125. DATED 12/16/2008
SHOWS THIS PROPERTY NOT TO BE
IN AN AREA HAVING SPECIAL FLOOD
HAZARDS.

ALL MATTERS OF TITLE ARE
EXCEPTED.



SOUTHERN SURVEYING & MAPPING CO., INC.
4075 EBENEZER ROAD, N.E.
MARIETTA, GEORGIA 30066
PHONE (770) 926-7759

1"=40'
GRAPHIC SCALE
0 40 80



11:35

APPLICANT: Robert L. Hollis, Jr.

(404) 307-7360

REPRESENTATIVE: Don F. DeFoor, PC

(770) 920-2175

TITLEHOLDER: Robert L. Hollis, Jr.

PROPERTY LOCATION: East side of Factory Shoals Road, south of

South Gordon Road

(6821 Factory Shoals Road)

ACCESS TO PROPERTY: Factory Shoals Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-15

HEARING DATE (PC): 04-03-12

HEARING DATE (BOC): 04-17-12

PRESENT ZONING: PSC and R-20

PROPOSED ZONING: NRC

PROPOSED USE: Retail

SIZE OF TRACT: 0.67 ac

DISTRICT: 18

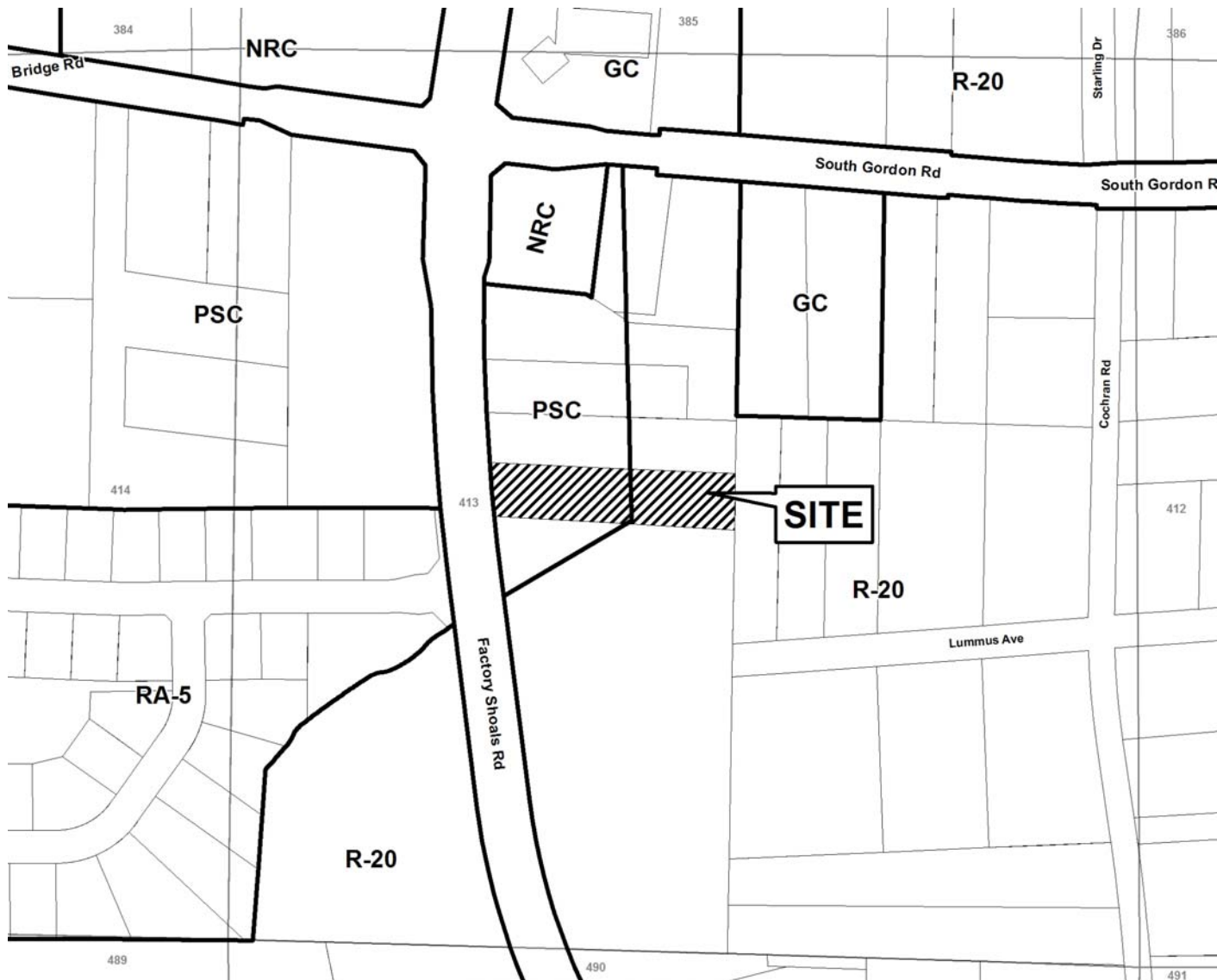
LAND LOT(S): 413

PARCEL(S): 30

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-15

April
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): NRC - Retail store
 - b) Proposed building architecture: Existing
 - c) Proposed hours/days of operation: Mon. Thru Sat
8:00 AM - 6:00 PM
 - 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: Igrar, LLC

(404) 354-0109

REPRESENTATIVE: Igrar Mamedov

TITLEHOLDER: IGRAR, LLC

PROPERTY LOCATION: On the northwest side of Johnson Ferry

Road, north of Lassiter Road

(2965 Johnson Ferry Road).

ACCESS TO PROPERTY: Johnson Ferry Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-16

HEARING DATE (PC): 04-03-12

HEARING DATE (BOC): 04-17-12

PRESENT ZONING: NS

PROPOSED ZONING: NRC

PROPOSED USE: Retail and Office

SIZE OF TRACT: 0.75 acre

DISTRICT: 16

LAND LOT(S): 539

PARCEL(S): 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



Application No. Z-16

Apr: 1
2012

Summary of Intent for Rezoning

N/A

.....
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): Igrar, LLC would like to use the property for a retail jewelry store
b) Proposed building architecture: The architecture of the building will remain unchanged from its current condition, other than signage for the store
c) Proposed hours/days of operation: _____
d) List all requested variances: Igrar, LLC would like to use the property for a retail jewelry store. Currently, the property is zoned as Neighborhood Shopping. Igrar, LLC would like the property to be zoned as Neighborhood Retail Commercial.

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

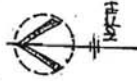
The back half of the building is currently being used as a doctor's office. No change is proposed there. Only the front half of the building, which was previously a children's gym, will be used for the jewelry store.

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

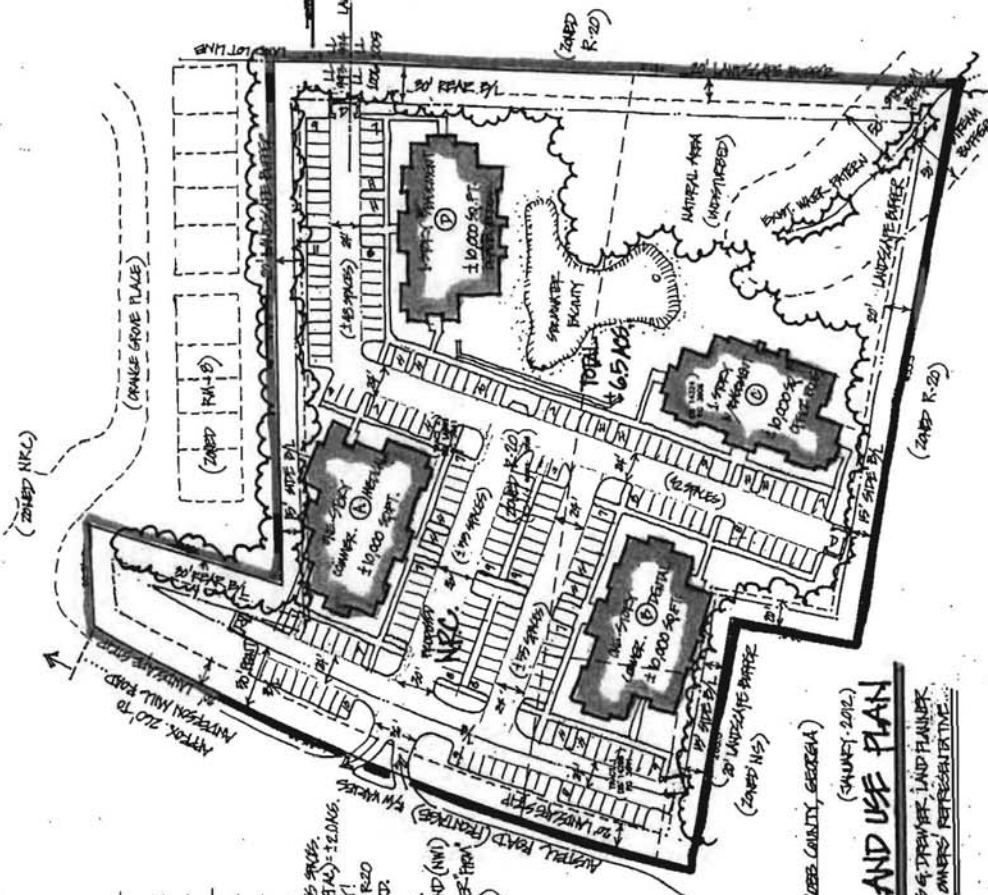
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

NO

IN COOPERATION WITH...
DESIGN/CONSTRUCTION/CONSULTATION:



A CRYSTALLOGRAPHIC: 1st Ed!



SITE SUMMARY & REQUEST:

DATE	DESCRIPTION	AMOUNT	BALANCE
1/1/20	OPENING BALANCE	10,000	10,000
2/1/20	PAID FOR RENT	500	9,500
3/1/20	RECEIVED FROM CUSTOMER	1,000	10,500
4/1/20	PAID FOR RENT	500	10,000
5/1/20	RECEIVED FROM CUSTOMER	1,000	11,000
6/1/20	PAID FOR RENT	500	10,500
7/1/20	RECEIVED FROM CUSTOMER	1,000	11,500
8/1/20	PAID FOR RENT	500	11,000
9/1/20	RECEIVED FROM CUSTOMER	1,000	12,000
10/1/20	PAID FOR RENT	500	11,500
11/1/20	RECEIVED FROM CUSTOMER	1,000	12,500
12/1/20	PAID FOR RENT	500	12,000
1/1/21	RECEIVED FROM CUSTOMER	1,000	13,000
2/1/21	PAID FOR RENT	500	12,500
3/1/21	RECEIVED FROM CUSTOMER	1,000	13,500
4/1/21	PAID FOR RENT	500	13,000
5/1/21	RECEIVED FROM CUSTOMER	1,000	14,000
6/1/21	PAID FOR RENT	500	13,500
7/1/21	RECEIVED FROM CUSTOMER	1,000	14,500
8/1/21	PAID FOR RENT	500	14,000
9/1/21	RECEIVED FROM CUSTOMER	1,000	15,000
10/1/21	PAID FOR RENT	500	14,500
11/1/21	RECEIVED FROM CUSTOMER	1,000	15,500
12/1/21	PAID FOR RENT	500	15,000
1/1/22	RECEIVED FROM CUSTOMER	1,000	16,000
2/1/22	PAID FOR RENT	500	15,500
3/1/22	RECEIVED FROM CUSTOMER	1,000	16,500
4/1/22	PAID FOR RENT	500	16,000
5/1/22	RECEIVED FROM CUSTOMER	1,000	17,000
6/1/22	PAID FOR RENT	500	16,500
7/1/22	RECEIVED FROM CUSTOMER	1,000	17,500
8/1/22	PAID FOR RENT	500	17,000
9/1/22	RECEIVED FROM CUSTOMER	1,000	18,000
10/1/22	PAID FOR RENT	500	17,500
11/1/22	RECEIVED FROM CUSTOMER	1,000	18,500
12/1/22	PAID FOR RENT	500	18,000
1/1/23	RECEIVED FROM CUSTOMER	1,000	19,000
2/1/23	PAID FOR RENT	500	18,500
3/1/23	RECEIVED FROM CUSTOMER	1,000	19,500
4/1/23	PAID FOR RENT	500	19,000
5/1/23	RECEIVED FROM CUSTOMER	1,000	20,000
6/1/23	PAID FOR RENT	500	19,500
7/1/23	RECEIVED FROM CUSTOMER	1,000	20,500
8/1/23	PAID FOR RENT	500	20,000
9/1/23	RECEIVED FROM CUSTOMER	1,000	21,000
10/1/23	PAID FOR RENT	500	20,500
11/1/23	RECEIVED FROM CUSTOMER	1,000	21,500
12/1/23	PAID FOR RENT	500	21,000
1/1/24	RECEIVED FROM CUSTOMER	1,000	22,000
2/1/24	PAID FOR RENT	500	21,500
3/1/24	RECEIVED FROM CUSTOMER	1,000	22,500
4/1/24	PAID FOR RENT	500	22,000
5/1/24	RECEIVED FROM CUSTOMER	1,000	23,000
6/1/24	PAID FOR RENT	500	22,500
7/1/24	RECEIVED FROM CUSTOMER	1,000	23,500
8/1/24	PAID FOR RENT	500	23,000
9/1/24	RECEIVED FROM CUSTOMER	1,000	24,000
10/1/24	PAID FOR RENT	500	23,500
11/1/24	RECEIVED FROM CUSTOMER	1,000	24,500
12/1/24	PAID FOR RENT	500	24,000
1/1/25	RECEIVED FROM CUSTOMER	1,000	25,000
2/1/25	PAID FOR RENT	500	24,500
3/1/25	RECEIVED FROM CUSTOMER	1,000	25,500
4/1/25	PAID FOR RENT	500	25,000
5/1/25	RECEIVED FROM CUSTOMER	1,000	26,000
6/1/25	PAID FOR RENT	500	25,500
7/1/25	RECEIVED FROM CUSTOMER	1,000	26,500
8/1/25	PAID FOR RENT	500	26,000
9/1/25	RECEIVED FROM CUSTOMER	1,000	27,000
10/1/25	PAID FOR RENT	500	26,500
11/1/25	RECEIVED FROM CUSTOMER	1,000	27,500
12/1/25	PAID FOR RENT	500	27,000
1/1/26	RECEIVED FROM CUSTOMER	1,000	28,000
2/1/26	PAID FOR RENT	500	27,500
3/1/26	RECEIVED FROM CUSTOMER	1,000	28,500
4/1/26	PAID FOR RENT	500	28,000
5/1/26	RECEIVED FROM CUSTOMER	1,000	29,000
6/1/26	PAID FOR RENT	500	28,500
7/1/26	RECEIVED FROM CUSTOMER	1,000	29,500
8/1/26	PAID FOR RENT	500	29,000
9/1/26	RECEIVED FROM CUSTOMER	1,000	30,000
10/1/26	PAID FOR RENT	500	29,500
11/1/26	RECEIVED FROM CUSTOMER	1,000	30,500
12/1/26	PAID FOR RENT	500	30,000
1/1/27	RECEIVED FROM CUSTOMER	1,000	31,000
2/1/27	PAID FOR RENT	500	30,500
3/1/27	RECEIVED FROM CUSTOMER	1,000	31,500
4/1/27	PAID FOR RENT	500	31,000
5/1/27	RECEIVED FROM CUSTOMER	1,000	32,000
6/1/27	PAID FOR RENT	500	31,500
7/1/27	RECEIVED FROM CUSTOMER	1,000	32,500
8/1/27	PAID FOR RENT	500	32,000
9/1/27	RECEIVED FROM CUSTOMER	1,000	33,000
10/1/27	PAID FOR RENT	500	32,500
11/1/27	RECEIVED FROM CUSTOMER	1,000	33,500
12/1/27	PAID FOR RENT	500	33,000
1/1/28	RECEIVED FROM CUSTOMER	1,000	34,000
2/1/28	PAID FOR RENT	500	33,500
3/1/28	RECEIVED FROM CUSTOMER	1,000	34,500
4/1/28	PAID FOR RENT	500	34,000
5/1/28	RECEIVED FROM CUSTOMER	1,000	35,000
6/1/28	PAID FOR RENT	500	34,500
7/1/28	RECEIVED FROM CUSTOMER	1,000	35,500
8/1/28	PAID FOR RENT	500	35,000
9/1/28	RECEIVED FROM CUSTOMER	1,000	36,000
10/1/28	PAID FOR RENT	500	35,500
11/1/28	RECEIVED FROM CUSTOMER	1,000	36,500
12/1/28	PAID FOR RENT	500	36,000
1/1/29	RECEIVED FROM CUSTOMER	1,000	37,000
2/1/29	PAID FOR RENT	500	36,500
3/1/29	RECEIVED FROM CUSTOMER	1,000	37,500
4/1/29	PAID FOR RENT	500	37,000
5/1/29	RECEIVED FROM CUSTOMER	1,000	38,000
6/1/29	PAID FOR RENT	500	37,500
7/1/29	RECEIVED FROM CUSTOMER	1,000	38,500
8/1/29	PAID FOR RENT	500	38,000
9/1/29	RECEIVED FROM CUSTOMER	1,000	39,000
10/1/29	PAID FOR RENT	500	38,500
11/1/29	RECEIVED FROM CUSTOMER	1,000	39,500
12/1/29	PAID FOR RENT	500	39,000
1/1/30	RECEIVED FROM CUSTOMER	1,000	40,000
2/1/30	PAID FOR RENT	500	39,500
3/1/30	RECEIVED FROM CUSTOMER	1,000	40,500
4/1/30	PAID FOR RENT	500	40,000
5/1/30	RECEIVED FROM CUSTOMER	1,000	41,000
6/1/30	PAID FOR RENT	500	40,500
7/1/30	RECEIVED FROM CUSTOMER	1,000	41,500
8/1/30	PAID FOR RENT	500	41,000
9/1/30	RECEIVED FROM CUSTOMER	1,000	42,000
10/1/30	PAID FOR RENT	500	41,500
11/1/30	RECEIVED FROM CUSTOMER	1,000	42,500
12/1/30	PAID FOR RENT	500	42,000
1/1/31	RECEIVED FROM CUSTOMER	1,000	43,000
2/1/31	PAID FOR RENT	500	42,500
3/1/31	RECEIVED FROM CUSTOMER	1,000	43,500
4/1/31	PAID FOR RENT	500	43,000
5/1/31	RECEIVED FROM CUSTOMER	1,000	44,000
6/1/31	PAID FOR RENT	500	43,500
7/1/31	RECEIVED FROM CUSTOMER	1,000	44,500
8/1/31	PAID FOR RENT	500	44,000
9/1/31	RECEIVED FROM CUSTOMER	1,000	45,000
10/1/31	PAID FOR RENT	500	44,500
11/1/31	RECEIVED FROM CUSTOMER	1,000	45,500
12/1/31	PAID FOR RENT	500	45,000
1/1/32	RECEIVED FROM CUSTOMER	1,000	46,000
2/1/32	PAID FOR RENT	500	45,500
3/1/32	RECEIVED FROM CUSTOMER	1,000	46,500
4/1/32	PAID FOR RENT	500	46,000
5/1/32	RECEIVED FROM CUSTOMER	1,000	47,000
6/1/32	PAID FOR RENT	500	46,500
7/1/32	RECEIVED FROM CUSTOMER	1,000	47,500
8/1/32	PAID FOR RENT	500	47,000
9/1/32	RECEIVED FROM CUSTOMER	1,000	48,000
10/1/32	PAID FOR RENT	500	47,500
11/1/32	RECEIVED FROM CUSTOMER	1,000	48,500
12/1/32	PAID FOR RENT	500	48,000
1/1/33	RECEIVED FROM CUSTOMER	1,000	49,000
2/1/33	PAID FOR RENT	500	48,500
3/1/33	RECEIVED FROM CUSTOMER	1,000	49,500
4/1/33	PAID FOR RENT	500	49,000
5/1/33	RECEIVED FROM CUSTOMER	1,000	50,000
6/1/33	PAID FOR RENT	500	49,500
7/1/33	RECEIVED FROM CUSTOMER	1,000	50,500
8/1/33	PAID FOR RENT	500	50,000
9/1/33	RECEIVED FROM CUSTOMER	1,000	51,000
10/1/33	PAID FOR RENT	500	50,500
11/1/33	RECEIVED FROM CUSTOMER	1,000	51,500
12/1/33	PAID FOR RENT	500	51,000
1/1/34	RECEIVED FROM CUSTOMER	1,000	52,000
2/1/34	PAID FOR RENT	500	51,500
3/1/34	RECEIVED FROM CUSTOMER	1,000	52,500
4/1/34	PAID FOR RENT	500	52,000
5/1/34	RECEIVED FROM CUSTOMER	1,000	53,000
6/1/34	PAID FOR RENT	500	52,500
7/1/34	RECEIVED FROM CUSTOMER	1,000	53,500
8/1/34	PAID FOR RENT	500	53,000
9/1/34	RECEIVED FROM CUSTOMER	1,000	54,000
10/1/34	PAID FOR RENT	500	53,500
11/1/34	RECEIVED FROM CUSTOMER	1,000	54,500
12/1/34	PAID FOR RENT	500	54,000
1/1/35	RECEIVED FROM CUSTOMER	1,000	55,000
2/1/35	PAID FOR RENT	500	54,500
3/1/35	RECEIVED FROM CUSTOMER	1,000	55,500
4/1/35	PAID FOR RENT	500	55,000
5/1/35	RECEIVED FROM CUSTOMER	1,000	56,000
6/1/35	PAID FOR RENT	500	55,500
7/1/35	RECEIVED FROM CUSTOMER	1,000	56,500
8/1/35	PAID FOR RENT	500	56,000
9/1/35	RECEIVED FROM CUSTOMER	1,000	57,000
10/1/35	PAID FOR RENT	500	56,500
11/1/35	RECEIVED FROM CUSTOMER	1,000	57,500
12/1/35	PAID FOR RENT	500	57,000
1/1/36	RECEIVED FROM CUSTOMER	1,000	58,000
2/1/36	PAID FOR RENT	500	57,500
3/1/36	RECEIVED FROM CUSTOMER	1,000	58,500
4/1/36	PAID FOR RENT	500	58,000
5/1/36	RECEIVED FROM CUSTOMER	1,000	59,000
6/1/36	PAID FOR RENT	500	58,500
7/1/36	RECEIVED FROM CUSTOMER	1,000	59,500
8/1/36	PAID FOR RENT	500	59,000
9/1/36	RECEIVED FROM CUSTOMER	1,000	60,000
10/1/36	PAID FOR RENT	500	59,500
11/1/36	RECEIVED FROM CUSTOMER	1,000	60,500
12/1/36	PAID FOR RENT	500	60,000
1/1/37	RECEIVED FROM CUSTOMER	1,000	61,000
2/1/37	PAID FOR RENT	500	60,500
3/1/37	RECEIVED FROM CUSTOMER	1,000	61,500
4/1/37	PAID FOR RENT	500	61,000
5/1/37	RECEIVED FROM CUSTOMER	1,000	62,000
6/1/37	PAID FOR RENT	500	61,500
7/1/37	RECEIVED FROM CUSTOMER	1,000	62,500
8/1/37	PAID FOR RENT	500	62,000
9/1/37	RECEIVED FROM CUSTOMER	1,000	63,000
10/1/37	PAID FOR RENT	500	62,500
11/1/37	RECEIVED FROM CUSTOMER	1,000	63,500
12/1/37	PAID FOR RENT	500	63,000
1/1/38	RECEIVED FROM CUSTOMER	1,000	64,000
2/1/38	PAID FOR RENT	500	63,500
3/1/38	RECEIVED FROM CUSTOMER	1,000	64,500
4/1/38	PAID FOR RENT	500	64,000
5/1/38	RECEIVED FROM CUSTOMER	1,000	65,000
6/1/38	PAID FOR RENT	500	64,500
7/1/38	RECEIVED FROM CUSTOMER	1,000	65,500
8/1/38	PAID FOR RENT	500	65,000
9/1/38	RECEIVED FROM CUSTOMER	1,000	66,000
10/1/38	PAID FOR RENT	500	65,500
11/1/38	RECEIVED FROM CUSTOMER	1,000	66,500
12/1/38	PAID FOR RENT	500	66,000
1/1/39	RECEIVED FROM CUSTOMER	1,000	67,000
2/1/39	PAID FOR RENT	500	66,500
3/1/39	RECEIVED FROM CUSTOMER	1,000	67,500
4/1/39	PAID FOR RENT	500	67,000
5/1/39	RECEIVED FROM CUSTOMER	1,000	68,000
6/1/39	PAID FOR RENT	500	67,50

isolation

- FLOODING BECAUSE OF 33% MORE LAND THIS PROPERTY ACRES.
- APPROX. 110 ACRES OF THE LEFT NATURAL. A WATERFALL 3/4 MI. E. OF DOW.
- FIVE OF THE ACRES COULD BE TRANSFERRED AS OFFICE ONLY!
- FLOODING TRANSITION ZONE (OFFICE) BETWEEN HRC & R20
- ANYTHING / ANYTHING PROTECTING / ANYTHING PROTECTING.
- ARE ALREADY ZONED COMMERCIAL
- HAVING CONVERSATIONS WITH BOB LANE AND LANE HRC / CEBB CO.
- NO COMMERCIALS / ANYTHING. FEATURES TO NATURAL / LAND (NAT)
- THERE IS NO FLOOD PLAIN ON THIS PROPERTY... AS PER FIRM MAP NO. 1900-7C-00023, PARCEL 201 (DEC. 16, 2008)

PROPERTY OWNERS:

- AUSTELL COSMETIC DENTISTRY, PC. *
4160 AUSTELL ROAD. #2
AUSTELL, GEORGIA 30106-2007

(A ZONING REQUEST FOR COBB COUNTY, GEORGIA)

CONCEPTUAL LAND USE PLAN
(SUMMER 2012)

* REPRESENTED BY... TRADERS & TREASURER, LAND PLANNING AND OWNERS, REPRESENTATIVE TIME...

land.plans

300 COMMERCIAL DR. SUITE 100 • PLACENTIA CITY, CA • 92659
(714) 326-3122 • DR@VINTAGEHALL.COM



3.35

APPLICANT: Austell Cosmetic Dentistry, P.C.

(770) 941-9995

REPRESENTATIVE: Dennis G. Drewyer

(770) 328-3222

TITLEHOLDER: Austell Cosmetic Dentistry, P.C.

PROPERTY LOCATION: On the east side of Austell Road, south of

Anderson Mill Road, north of Elmwood Drive

ACCESS TO PROPERTY: Austell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-17

HEARING DATE (PC): 04-03-12

HEARING DATE (BOC): 04-17-12

PRESENT ZONING: R-20, NS

PROPOSED ZONING: NRC

PROPOSED USE: Dental/Medical/Offices

and Retail

SIZE OF TRACT: 6.5 acres

DISTRICT: 19

LAND LOT(S): 993, 1006

PARCEL(S): 17, 1,2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-17

April
2012

Summary of Intent for Rezoning

04/22/12

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

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

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

- a) Proposed use(s): Local Retail, Medical-Dental-Prof. Office campus.
- b) Proposed building architecture: Masonry tract - one story colonial/traditional building typical
- c) Proposed hours/days of operation: Mon-Fri, 8am thru 5pm
- d) List all requested variances: No variance requested at this submittal, however, "preferred condition" of office use only for rear acreage.

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

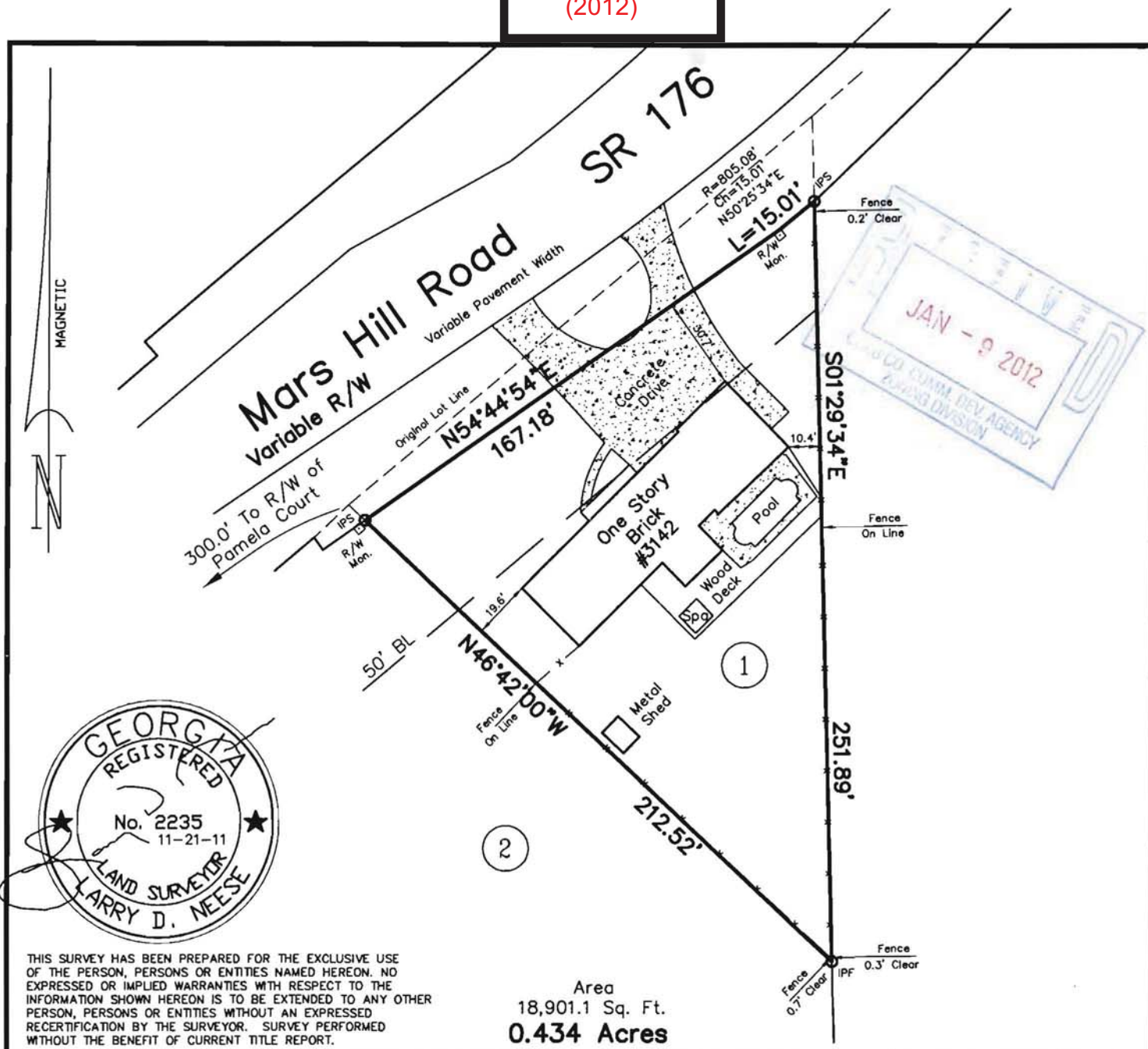
Owner/applicant/will be building their own dental practice on site with the first ground breaking...

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 evident R/W inside of Austell Road R/W - property line.

LUP-9
(2012)



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

THIS PROPERTY ~~(IS)~~ IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C0012G

DATED Dec. 16, 2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,856 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 112,456 FEET.

EQUIPMENT UTILIZED: ANGULAR Sokkia Set60R LINEAR Sokkia Set60R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235

50 25 0 50 100

GRAPHIC SCALE

CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, 'AMEN', Deut. 27:17

SURVEY FOR:

Edwin J. Lorens, Jr.

LOT Part of 1	BLOCK
Edgewood Estates	
PLAT BOOK 55	PAGE 148
LAND LOT 120	
DISTRICT 20th	SECTION 2nd
COUNTY COBB	STATE GEORGIA
DATE Nov. 21, 2011	REVISED
SCALE: 1" = 50'	JOB NO. 110103

Larry D. Neese, PLS

50 Barrett Parkway, Suite 3005 #330, Marietta, Georgia 30066 (770) 428-2122

APPLICANT: Tracilla Lynn Lorens
(404) 771-2555

REPRESENTATIVE: Tracilla Lynn Lorens
(404) 771-2555

TITLEHOLDER: Edwin J. Lorens, Jr. and Tracilla Lynn Lorens

PROPERTY LOCATION: On the southeast side of Mars Hill Road,
northeast of Pamela Court
(3142 Mars Hill Road).

ACCESS TO PROPERTY: Mars Hill Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-9

HEARING DATE (PC): 04-03-12

HEARING DATE (BOC): 04-17-12

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Network Marketing,
Coaching, Reflexology

SIZE OF TRACT: 0.434 acre

DISTRICT: 20

LAND LOT(S): 120

PARCEL(S): 27

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1





Application #: LUP-9

PC Hearing Date: 4-3-12

BOC Hearing Date: 4-17-12

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Cleanse Coach w/ Nutrition, Detox Foot Bath AND Reflexology
2. Number of employees? 0
3. Days of operation? 3-4
4. Hours of operation? By Appointment only
5. Number of clients, customers, or sales persons coming to the house per day? 3-4 ; Per week? 16-18
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.): 1 - my 2003 SATURN - VUE
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.)
2 per mo. UPS - small truck
10. Does the applicant live in the house? Yes X ; No _____
11. Any outdoor storage? No _____ ; Yes X (If yes, please state what is kept outside): Shed for YARD Equipment
12. Length of time requested: 2 yrs
13. Any additional information? (Please attach additional information if needed):
SEE ATTACHMENT

Applicant signature: Tracilla Lorens Date: _____

Applicant name (printed): TRACILLA LORENS

My name is Tracilla Lorens. I live at 3142 Mars Hill Rd. N. W., Acworth, Ga. 30101 since 1979. I am in process of getting a land usage permit to work from home. One of the many steps with Zoning & Code Enforcement is to write: WHY I WANT & NEED TO WORK FROM HOME DOCUMENT.

My business is Nutritional, all natural & organic consulting & cleanse coaching; (network marketing with Isagenix & Nikken); Life & Health consulting, Ionic Detox Foot Baths, and Reflexology stress relief (massage feet or hands). This is part time as I am partially disabled due to a car accident in 1995. I don't get SSI, due to not having proper counsel & documentation. After age 61 & 66 it is hard to find a job with our own health challenges & with this economy I want to assist my Viet Nam, Veteran husband with expenses, who is also a diabetic & a quadruple bypass heart surgery survivor.

I would have 1 to 2 clients at a time for consulting and sampling of products. (See application for more details).

The property across from us is owned by Mars Hill Presbyterian Church & is commercial as is the corners of Mars Hill Rd & N. Cobb Parkway (Hwy 41) with in ¼ mile. There are Multi-Family, 55 & over beautiful communities also with in ¼ mile.

All our commercial neighbors have signed my (CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS TO ACCOMPANY APPLICATION FOR LAND USE PERMIT.)

BP GAS STATION LOCATED AT HWY 41 & MARS HILL RD.

NTB TIRE LOCATED AT HWY 41 & MARS HILL RD.

CAR WASH LOCATED AT HWY 41 & MARS HILL RD.











MARS HILL PRESBYTERIAN CHURCH. (Who owns most of the property across the street from us to hwy 41)

All of our neighbors connecting to our property have sign as well. I have 100 names & if needed I could get more signatures of Cobb County residents who would like to see me work from home. If given a chance I would like to make a difference in my community.

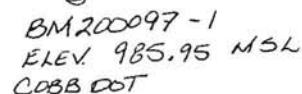
I want to be a Good Neighbor and I need your help!

*Thank You
Tracilla Lorens*

LUP-10
(2012)

	HEADWALL
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	GEORGIA POWER MANHOLE
	CORRUGATED METAL PIPE
	REINFORCED CONCRETE PIPE
	DUCTILE IRON PIPE
	POLYVINYL CHLORIDE

○	IRON PIN FOUND/SET
⊙	COMPUTED POINT
CTP	CRIMP TOP PIPE
OTP	OPEN TOP PIPE
RB	REINFORCING BAR
1PS	IRON PIN SET - 1/2" RB
IPF	IRON PIN FOUND
x921.3	EXISTING SPOT ELEVATION
x(921.3)	PROPOSED SPOT ELEVATION
⊕	TEMPORARY BENCHMARK



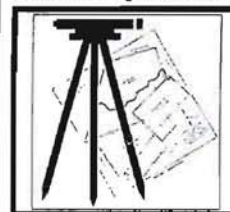
GA. R.L.S. NO. 2136



1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A LEICA 1200 ROBOTIC SMART STATION.
2. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 73,654 FEET AND AN ANGULAR ERROR OF 1 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAVE A CLOSURE PRECISION RATIO OF 1" IN 1,549.693
4. A PORTION OF THE PROPERTY DEPICTED HEREON DOES LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL 13067C0037 G DATED 12/16/2008.
5. UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

\\Gsasbs\Drawg2010\Cobb\1006230\dwg\1006230.dwg 6/8/2010 4:02:24 PM EDT

AS-BUILT SURVEY FOR:	The Most Reverend Wilton D. Gregory 3487 CAMPUS LOOP ROAD		
LAND LOT: 97	SECTION: 2	DISTRICT: 20	
COBB COUNTY, GEORGIA			
LOT: 1	BLOCK: A		
SUBDIVISION:	UNIT:	PHASE:	
REFERENCE: PB: 148	PG: 18		
DATE: JUNE 8, 2010	SCALE: 1"=40'		
JOB NO.: 10-06-230			



3751 VENTURE DR., SUITE 205
GWINNETT PLACE BUSINESS PARK
DULUTH, GA 30136
OFFICE (770) 418-9823
FAX (770) 418-9823
EMAIL: gsasurveying@gsasurveying.com

APPLICANT: Most Reverend Wilton D. Gregory, S.L.D., as
Archbishop of the Roman Catholic Archdiocese of Atlanta and/or His
Successors in Office (404) 920-7860

REPRESENTATIVE: Richard E. Jansen

(404) 920-7864

TITLEHOLDER: Most Reverend Wilton D. Gregory, S.L.D., as
Archbishop of the Roman Catholic Archdiocese of Atlanta and/or His
Successors in Office

PROPERTY LOCATION: On the west side of Campus Loop Road,
across from Paulding Avenue
(3487 Campus Loop Road).

ACCESS TO PROPERTY: Campus Loop Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-10 (Renewal)

HEARING DATE (PC): 04-03-12

HEARING DATE (BOC): 04-17-12

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Catholic Campus
Ministry

SIZE OF TRACT: 0.53 acre

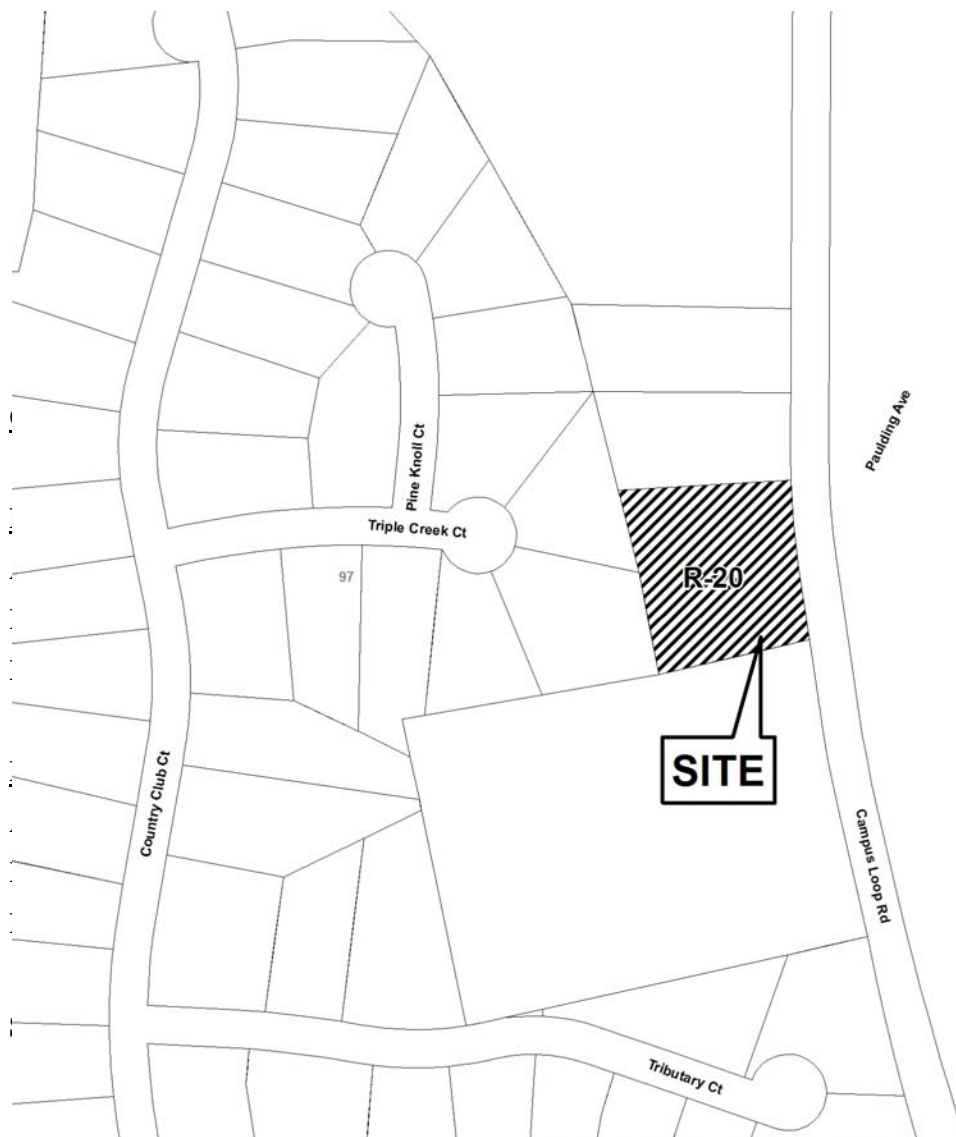
DISTRICT: 20

LAND LOT(S): 97

PARCEL(S): 38

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1





Application #: LVP-10
PC Hearing Date: 4-3-12
BOC Hearing Date: 4-17-12

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? CATHOLIC CAMPUS MINISTRY
2. Number of employees? 2
3. Days of operation? 4
4. Hours of operation? 8:30^{am} to 4:00 PM
5. Number of clients, customers, or sales persons coming to the house per day? 10 ; Per week? 40/50
6. Where do clients, customers and/or employees park?
Driveway: X ; Street: _____ ; Other (Explain): ON CAMPUS OF KENNESAW STATE UNIVERSITY
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.): 10 AUTOMOBILES
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: 24 MONTHS
13. Any additional information? (Please attach additional information if needed): _____

Applicant signature: [Signature] Date: 2-2-2012

Applicant name (printed): Most Reverend Wilton D. Gregory, S.L.D., as Archbishop of the Roman Catholic Archdiocese of Atlanta and/or His Successors in Office