

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: April 2, 2013
Board of Commissioners Hearing Date: April 16, 2013

Due Date: March 8, 2013

Date Distributed/Mailed Out: February 15, 2013



Cobb County... Expect the Best!

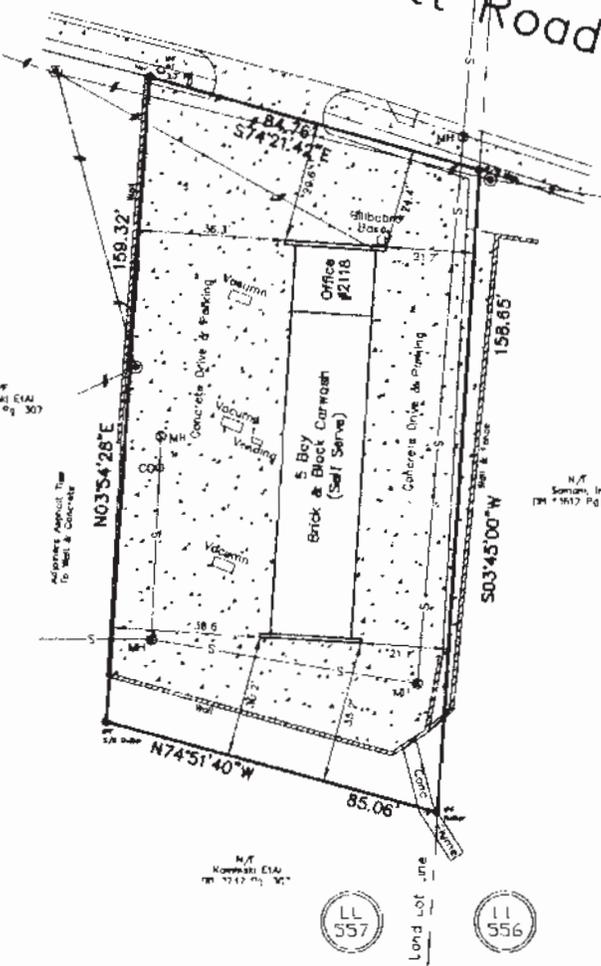
Z-12
(2013)



2013 FEB - 6 AM 9:45
COBB COUNTY ZONING DIVISION
Post Oak Tritt Road

N/A
Kornblat EIAI
DB 1747 Pg. 307

N/A
Sorenson, Inc.
TM 1017 Pg. 433



- LEGEND**
- I.P.P. = IRON PIN PLACED AT CORNER
 - I.P.F. = IRON PIN FOUND AT CORNER
 - I.P.F. = IRON PIN FOUND
 - = MARBLE MONUMENT FOUND
 - △ = BREAK IN PROPERTY (TRANSVERSE) LINE
 - x--- = WIRE FENCE
 - E--- = POWER LINE
 - T--- = TELEPHONE LINE
 - LLL = LAND LOT LINE
 - PP./ = POWER POLE
 - X- = BARBED WIRE FENCE
 - o- = WOOD FENCE
 - R.C.P. = REINF. CONCR PIPE
 - C.M.P. = CORRUGATED METAL PIPE

Total Area
13,225.2 Sq Ft
0.304 Acres

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP NO. 13067C006JH, DATED Nov. 02, 2012

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,787 FEET AND AN ANGULAR ERROR OF 2.1" 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 100,000 FEET.

EQUIPMENT UTILIZED: ANGULAR SokkiaS630R LINEAR SokkiaS610R
UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

ALL MATTERS PERTAINING TO TITLE ARE DECEPTE.



THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITIES NAMED HEREON AND 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 REAFFIRMATION BY THE SURVEYOR SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT

SURVEY FOR:
My Car Wash

Larry D. Neese, PLS
50 Barrett Parkway, Suite 3005 #330
Marietta, Georgia 30066
(770) 428-2122
FAX: (678) 452-2179

2118 Post Oak Tritt Road Marietta, Georgia 30062		REVISIONS ---
LAND LOT: 557		CC: LT
DISTRICT: 16th	SECTION: 2nd	DWN: LN
COUNTY: Cobb		CHKD: LDN
STATE: Georgia		SURVEY/
DATE: Jan. 16, 2013	SCALE: 1"=30'	JOB: 130002

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

APPLICANT: Yasir Syed and Mugees Khan

(678) 471-0271

REPRESENTATIVE: Yasir Syed

(678) 471-0271

TITLEHOLDER: Mugees Khan and Yasir Syed

PROPERTY LOCATION: South side of Post Oak Tritt Road, east of

Sandy Plains Road

(2118 Post Oak Tritt Road).

ACCESS TO PROPERTY: Post Oak Tritt Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-12

HEARING DATE (PC): 04-02-13

HEARING DATE (BOC): 04-16-13

PRESENT ZONING: GC

PROPOSED ZONING: NRC

PROPOSED USE: Carwash and Office

SIZE OF TRACT: .304 acre

DISTRICT: 16

LAND LOT(S): 557

PARCEL(S): 34

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



2013 FEB -6 AM 9:44
Summary of Intent for Rezoning
COBB COUNTY ZONING DIVISION

April
2013

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): CAR WASH WITH OFFICE
- b) Proposed building architecture: EXISTING BRICK BUILDING WITH OFFICE
- c) Proposed hours/days of operation: MONDAY - SUNDAY 6:00AM - 10:00PM
- d) List all requested variances: FRONT B₂ FROM 50 TO 24.4'
Area from required 20,000 SF. to 13,222 SF

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

The subject property is located within the confines of Neighborhood Retail Commercial district under 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 these properties are located).

No.

APPLICANT: Michael McMillen and Justin McMillen

PETITION NO: Z-13

REPRESENTATIVE: James A. Balli (770) 422-7016
Sams, Larkin & Huff

HEARING DATE (PC): 04-02-13

HEARING DATE (BOC): 04-16-13

PRESENT ZONING: R-12

TITLEHOLDER: Michael McMillen and Justin McMillen

PROPOSED ZONING: LRC

PROPERTY LOCATION: East side of Atlanta Road, south of Paces Ferry Road
(3691 Atlanta Road).

PROPOSED USE: Professional Office

ACCESS TO PROPERTY: Atlanta Road

SIZE OF TRACT: .30 acre

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 743

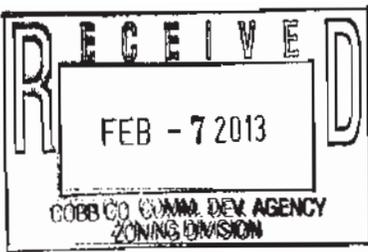
PARCEL(S): 26

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-13

April
2013

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): Professional Office or other permitted use in LRC. NOTE: APPLICANT IS NOT REQUESTING A RESIDENTIAL USE OF THIS PROPERTY
- b) Proposed building architecture: Remodeling of the existing building in compliance with Cobb County Codes. Final architecture shall be addressed by stipulation letter prior to the public hearing
- c) Proposed hours/days of operation: Final hours to be supplemented by stipulation letter, however, normal business hours and/or substantially similar to the adjacent commercial business.
- d) List all requested variances: This property was granted a variance by V-79 (2010). However, Applicants will be requesting any contemporaneous variances identified as needed by Staff for the proposed zoning classification

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

This property has been zoned General Commercial (GC) for decades until Z-1 of 2011 resulted in a R-12 zoning classification. The adjacent property is zoned for commercial use. Staff has previously recommended (Z-1 of 2011) that this Property be zoned commercially without any residential use. This Application is consistent with that recommendation as it seek low intensity commercial without residential

.....
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).

N/A

Z-14
(2013)

WK DICKSON
CITY PLANNING AND ZONING
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309
404.525.3300
www.wkdickson.com

PROJECT NAME:
3814 WHELEY CIR
SUBDIVISION:
RICHARD DUNN

DATE OF MAP:
1/27/13

PROJECT NO.:
13-00000000

DATE OF MEETING:
1/27/13

COMMISSIONER:
RICHARD DUNN

PLANNING COMMISSION:
1/27/13

DATE OF MEETING:
1/27/13

COMMISSIONER:
RICHARD DUNN

PLANNING COMMISSION:
1/27/13

DATE OF MEETING:
1/27/13

COMMISSIONER:
RICHARD DUNN

PLANNING COMMISSION:
1/27/13

DATE OF MEETING:
1/27/13

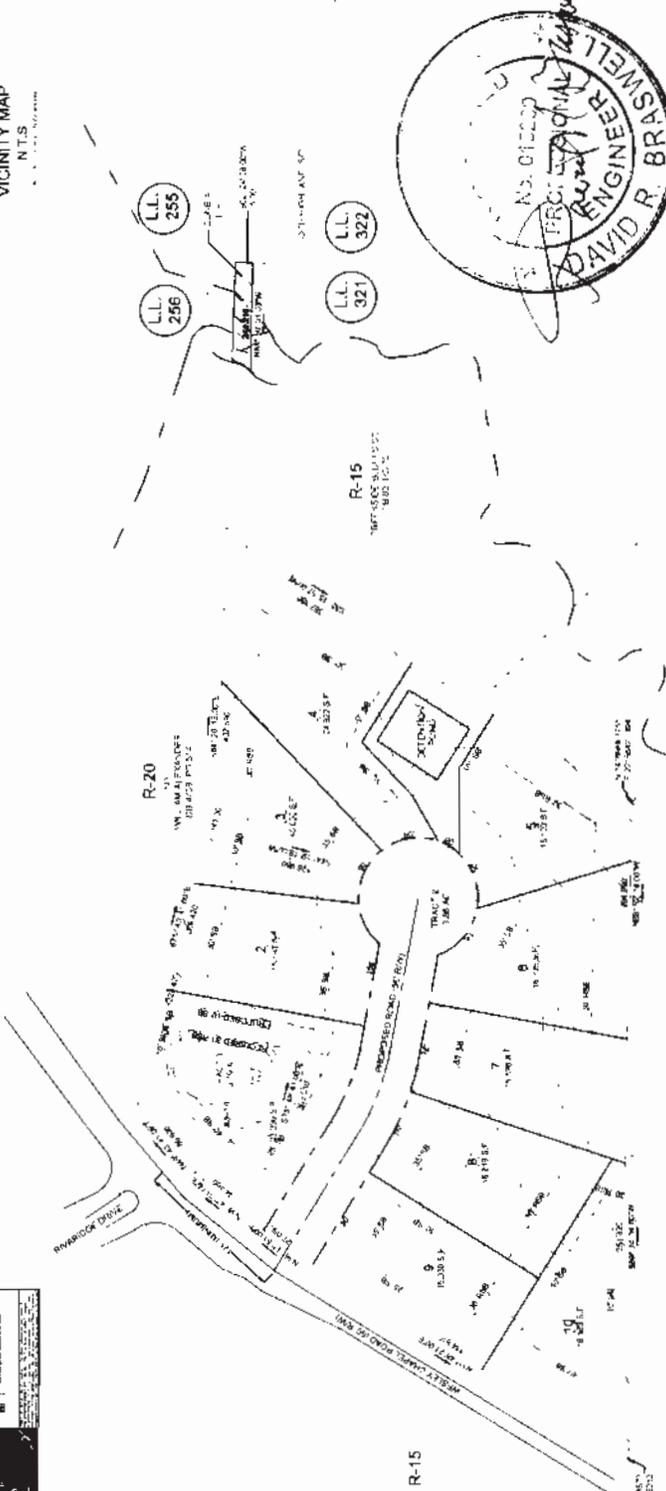
COMMISSIONER:
RICHARD DUNN



VICINITY MAP
N.T.S.

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 FEB -7 PM 3:08
COBB COUNTY ZONING DIVISION

LAND LOTS 256 & 321
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GA



- NOTES:**
1. ALL LOTS ARE TO BE PLANNED.
 2. FASTEN TO WINDSUCK.
 3. APPROVED CONTRACTS FOR:
 4. BUILDING FOOTING, JOIST LAYOUT, AND
 5. TRUCK, A 10' CEMENT
 6. ROAD, 10' WIDE
 7. 10' WIDE DRIVEWAY
 8. 10' WIDE DRIVEWAY
 9. 10' WIDE DRIVEWAY
 10. 10' WIDE DRIVEWAY
 11. 10' WIDE DRIVEWAY
 12. 10' WIDE DRIVEWAY
 13. 10' WIDE DRIVEWAY
 14. 10' WIDE DRIVEWAY

OWNER:
DAVID R. NURN &
DAVID A. NURN
RICHARD DUNN
RICHARD DUNN
RICHARD DUNN
RICHARD DUNN
PHONE: (770) 381-1111

TRACT #1: 0.79 AC
TRACT #2: 3.86 AC
TOTAL AREA: 4.65 ACRES
CURRENT ZONING: R-20
PROPOSED ZONING: R-15

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 FEB -7 PM 3:08
COBB COUNTY ZONING DIVISION

APPLICANT: Richard Duncan

(678) 591-7624

REPRESENTATIVE: Richard Duncan

(678) 591-7624

TITLEHOLDER: David Nunn and Jane Nunn

PROPERTY LOCATION: East side of Wesley Chapel Road, north of Bluffview Drive

(3914 Wesley Chapel Road).

ACCESS TO PROPERTY: Wesley Chapel Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-14

HEARING DATE (PC): 04-02-13

HEARING DATE (BOC): 04-16-13

PRESENT ZONING: R-20

PROPOSED ZONING: R-15

PROPOSED USE: Subdivision

SIZE OF TRACT: 4.65 acres

DISTRICT: 16

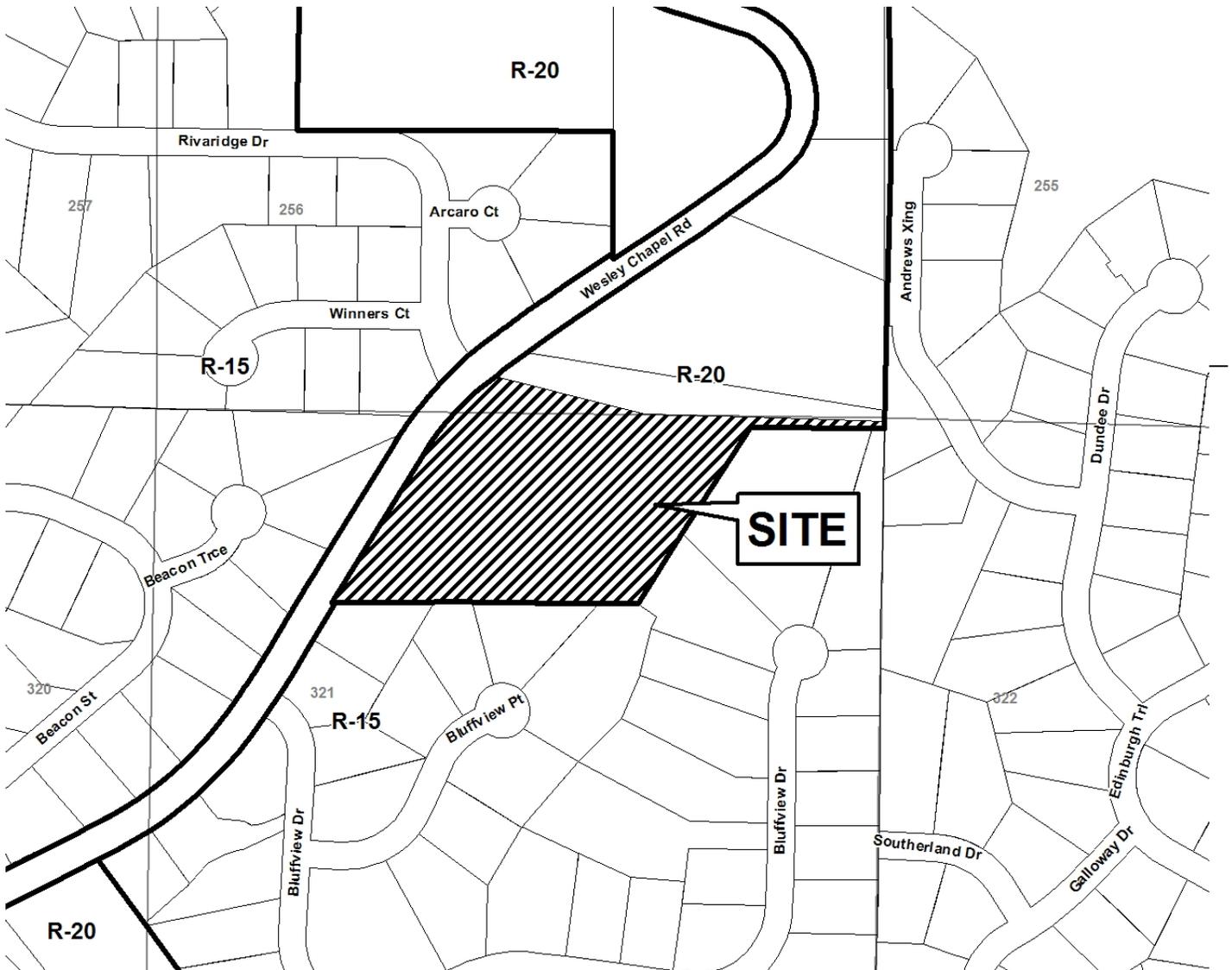
LAND LOT(S): 256, 321

PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



COBB COUNTY GEORGIA
FILED IN OFFICE

Application No. Z-14

Summary of Intent for Rezoning

2013 FEB -7 PM 3:08
COBB COUNTY ZONING DIVISION

Apr: 1
2013

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

- a) Proposed unit square-footage(s): 2,000
- b) Proposed building architecture: Brick 3 sides
- c) Proposed selling prices(s): 450-1150
- d) List all requested variances: ~~REAR~~ LOT 1

existing house. rear setback needs to be 10' instead of 35' because there is more road frontage on new road than on the existing rd., Wesley Chapel. Existing house will be facing the new road.

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).

NO

APPLICANT: South Central Industrial Properties of Texas, Inc.
(254) 751-3944

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

TITLEHOLDER: South Central Industrial Properties III, L.P., a Texas
limited partnership

PROPERTY LOCATION: Northeast intersection of Canton Road
Connector and Guffin Lane.

ACCESS TO PROPERTY: Guffin Lane

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-15

HEARING DATE (PC): 04-02-13

HEARING DATE (BOC): 04-16-13

PRESENT ZONING: GC

PROPOSED ZONING: GC
with Stipulations

PROPOSED USE: HVAC Contractor

SIZE OF TRACT: 2.9551 acres

DISTRICT: 16

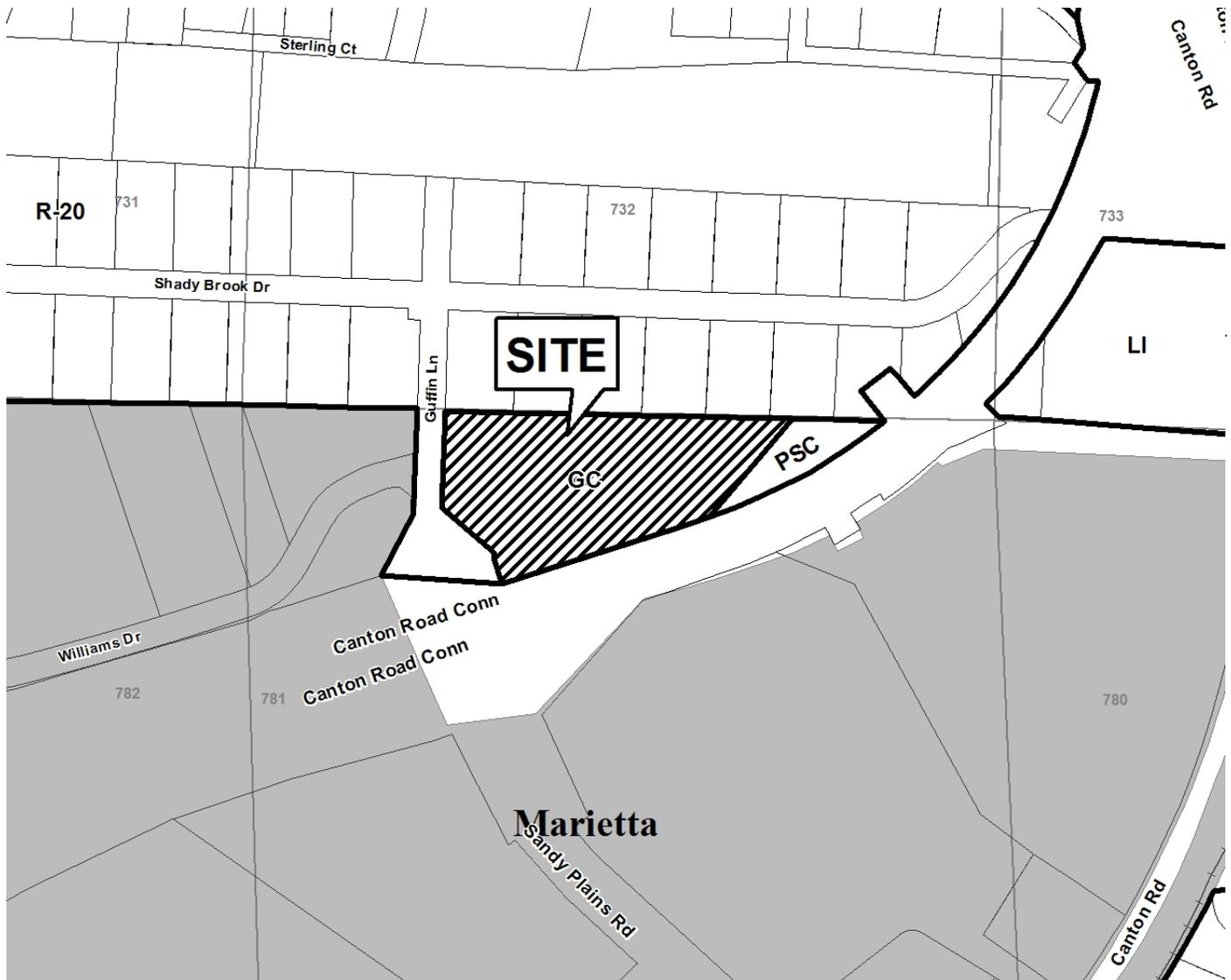
LAND LOT(S): 781

PARCEL(S): 6

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



COBB COUNTY GEORGIA
FILED IN OFFICE

Summary of Intent for Rezoning *

April
2013

COBB COUNTY ZONING DIVISION

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

- a) Proposed unit square-footage(s): _____
- b) Proposed building architectre: _____
- 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): Specialized Contractor (HVAC)
- b) Proposed building architectre: As-built
- c) Proposed hours/days of operation: Monday - Saturday 6:00 am - 6:00pm
- d) List all requested variances: None, at the time of filing

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

The subject property is located within the confines of a Neighborhood Activity Center (NAC) under the County's Future Land Use Map which contemplates the type of use proposed.

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).

N/A

* The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.

LUP-7
(2013)

STATE WATERS AS UNDISTURBED
STREAM BUFFER AS MEASURED
FROM THE TOP OF BANK EACH WAY.

COBB COUNTY GEORGIA
FILED IN OFFICE OF
THE CLERK OF SUPERIOR COURT
GEORGIA PERMITMENT OF
TRANSPORTATION (SAMES) : 22
CONCRETE BRIDGE 140' R/W
CONCRETE BRIDGE ZONING DIVISION

L.L. 999

L.L. 1000

L.L. 998

L.L. 1001



SOURCING NOTES:
THE PURPOSE OF THIS INSTRUMENT IS TO SHOW THE
LATEST CHANGES TO THE IMPROVEMENTS ON THE
PROPERTY. THIS PLAT HAS BEEN PREPARED TO
ACCOMPANY AN APPLICATION FOR A LAND USE PERMIT.
THE IMPROVEMENTS SHOWN ARE BASED ON
FIELD SURVEY DONE ON 8/27/14.

ZONING NOTES:
PROPERTY ADDRESS: SECTION 2-028
BUILDING SETBACKS:
FRONT: 10'
SIDE: 5'
REAR: 10'

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

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

THE RUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
1400 W. JONES ROAD
MARIETTA, GEORGIA 30067
PHONE: (770) 424-4000
FAX: (770) 424-4001
EMAIL: BEN@RUSSELLE.COM
PROJ. NO. COBB13 FILE: COBB13LUP 10-24-11
FIELD SURVEY DATE: 8/27/14
PLAT DATE: 10/25/11



10/25/11



TECHNICAL DATA
TRIMBLE PRECISION: 1/ 87,418
SOUTH PLAT: 1/ 2011
ELEVATION: 1000M 675-303
PLAT PRECISION: 1/ 600,000

FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THE FLOOD
INSURANCE RATE MAP COMMUNITY
NUMBER 14000-0000-0000
EFFECTIVE DATE: 06/28/08 IS 3008
THE MAP GRAPHICALLY DEPICTS THE SUBJECT
PROPERTY TO BE IN ZONE "X"
THE CHARACTERISTICS OF THIS ZONE IS
"SPECIAL FLOOD HAZARD ZONE 100
YEAR FLOOD PLAIN"

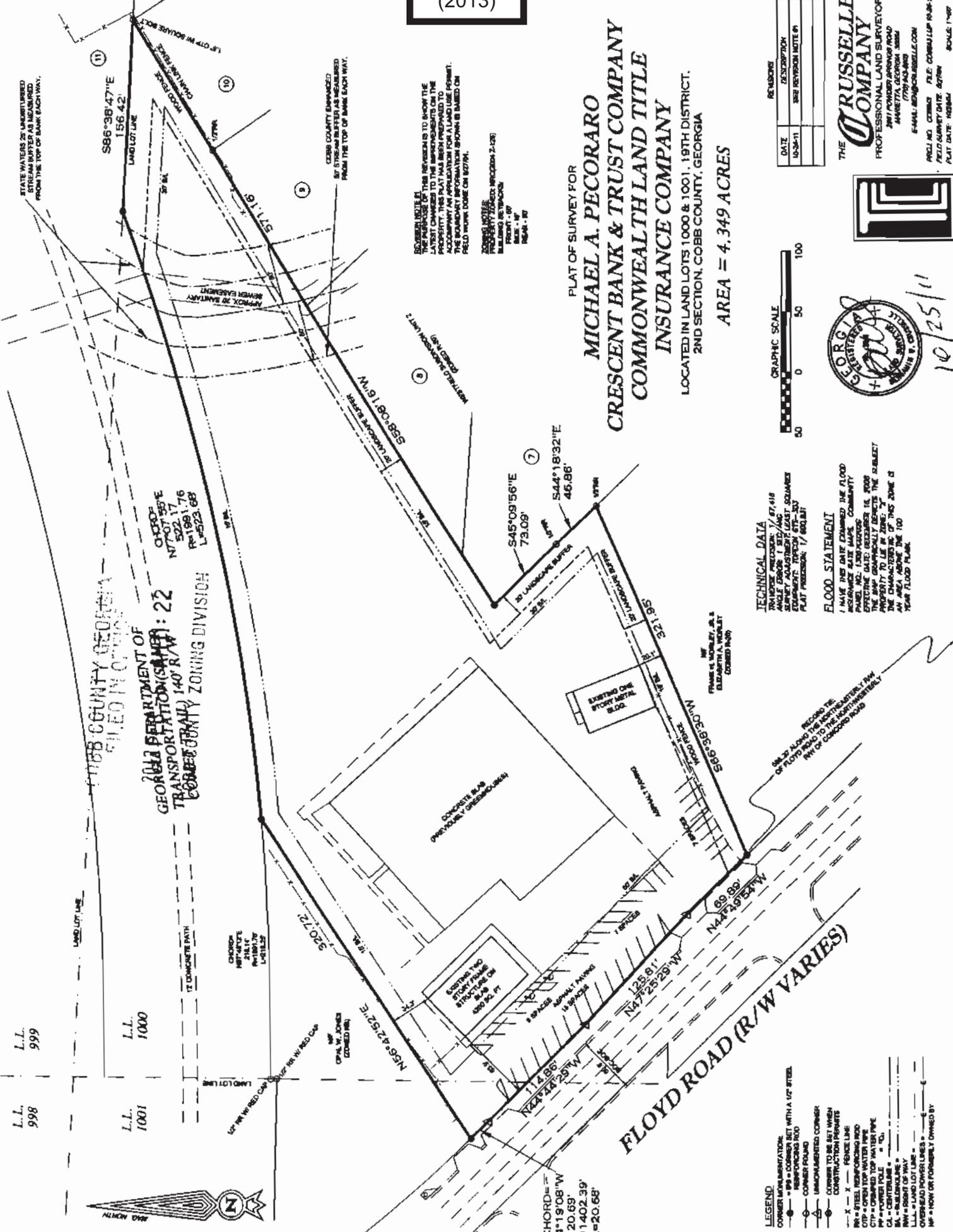
BY
FRANK S. HENLEY, JR., S.
ELIZABETH A. HENLEY
COBBER 1001

RECORD TO
BE PLACED ALONG THE NORTH-SOUTHERLY ROW
OF FLOYD ROAD TO THE NORTH-NORTHEASTLY
ROW OF CONCORD ROAD

- LEGEND**
- CORNER MARKER: WITH A 1/2" STEEL
 - CONCRETE FOUNDATION
 - CONCRETE FOUNDATION
 - UNMARKED CORNER
 - CORNER TO BE SET WHEN CONSTRUCTION PERMITS
 - FRANCE LINE
 - PP = STEEL REINFORCING ROD
 - OTF = OPEN TOP WATER PIPE
 - CP = CORNER TOP WATER PIPE
 - PP = POWER POLE = "0"
 - MA = MAILING LINE
 - RM = RIGHT OF WAY
 - LL = LAND LOT LINE
 - OVERHEAD POWER LINES =
 - HP = NOW OR FORMERLY OWNED BY

CHORD =
N44°19'08"W
20.63'
R = 1402.39'
L = 20.68'

FLOYD ROAD (R/W VARIES)



APPLICANT: Paradise Concepts, Inc. d/b/a Nature Supply Center
(678) 398-6788

REPRESENTATIVE: Michael A. Pecoraro
(770) 517-4133

TITLEHOLDER: Michael A. Pecoraro

PROPERTY LOCATION: East side of Floyd Road, south of Bates
Road
(4391, 4419 Floyd Road).

ACCESS TO PROPERTY: Floyd Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-7

HEARING DATE (PC): 04-02-13

HEARING DATE (BOC): 04-16-13

PRESENT ZONING: NRC

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPOSED USE: Landscape Supply
Company

SIZE OF TRACT: 4.349 acre

DISTRICT: 19

LAND LOT(S): 1000, 1001

PARCEL(S): 2, 58

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-07

PC Hearing Date: APRIL 2, 2013

BOC Hearing Date: APRIL 16, 2013

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? LANDSCAPE SUPPLY Co.

2. Number of employees? 7

3. Days of operation? MONDAY THROUGH SATURDAY

4. Hours of operation? 8:00 AM UNTIL 6:00 PM.

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'S PROPERTY 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 & 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 & MULCH STORED IN BINS (SEE ATT. LIST OF MATERIALS)

12. Length of time requested: 24 MONTHS.

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

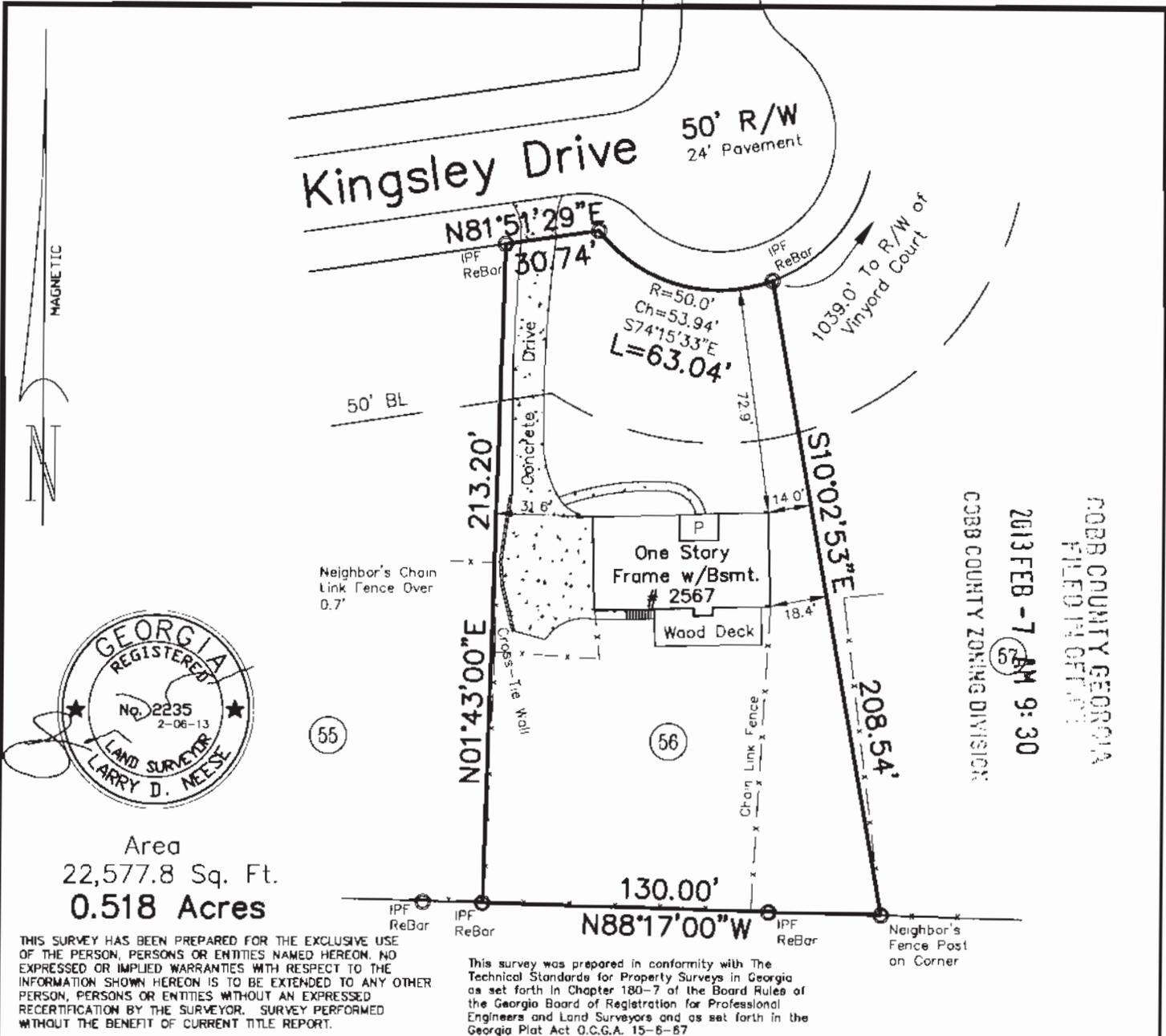
THE SUBJECT PROPERTY WAS REZONED TO THE NRC CLASSIFICATION IN 2004 (Z-126); HOWEVER THE PROPOSED MIXED USE RETAIL DEVELOPMENT FOR THIS SITE HAS BEEN HELD IN ABEYANCE DUE TO A STAGNANT REAL ESTATE MARKET.

Applicant signature: Michael Pecoraro Date: FEBRUARY 1, 2013

Applicant name (printed): MICHAEL A. PECORARO

COBB COUNTY ZONING DIVISION
2013 FEB -6 AM 11:27
COBB COUNTY GEORGIA
FILED IN OFFICE

LUP-8
(2013)



THIS PROPERTY ~~(X)~~(S) NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C0064G DATED Dec. 16, 2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,875 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 114,648 FEET.

EQUIPMENT UTILIZED: ANGULAR SokkloSet60R LINEAR SokkloSet60R

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

40 20 0 40 80
GRAPHIC SCALE
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, 'AMEN'. Deut. 27:17

SURVEY FOR:

Stephanie Tucker

LOT 56	BLOCK
Newcastle Subd	
PLAT BOOK 66	PAGE 73
LAND LOT 679	
DISTRICT 16th	SECTION 2nd
COUNTY COBB	STATE GEORGIA
DATE Feb. 6, 2013	REVISED
SCALE: 1= 40	JOB NO. 130014

Larry D. Neese, PLS

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

COBB COUNTY GEORGIA
 FILED IN OFFICE
 2013 FEB - 7 AM 9:30
 COBB COUNTY ZONING DIVISION

APPLICANT: Stephanie Tucker
(678) 620-8450

REPRESENTATIVE: Stephanie Tucker
(678) 620-8450

TITLEHOLDER: Stephanie Tucker

PROPERTY LOCATION: South side of Kingsley Drive, south of
Vinyard Court
(2567 Kingsley Drive).

ACCESS TO PROPERTY: Kingsley Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-8

HEARING DATE (PC): 04-02-13

HEARING DATE (BOC): 04-16-13

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Dog Breeding

SIZE OF TRACT: 0.518 acre

DISTRICT: 16

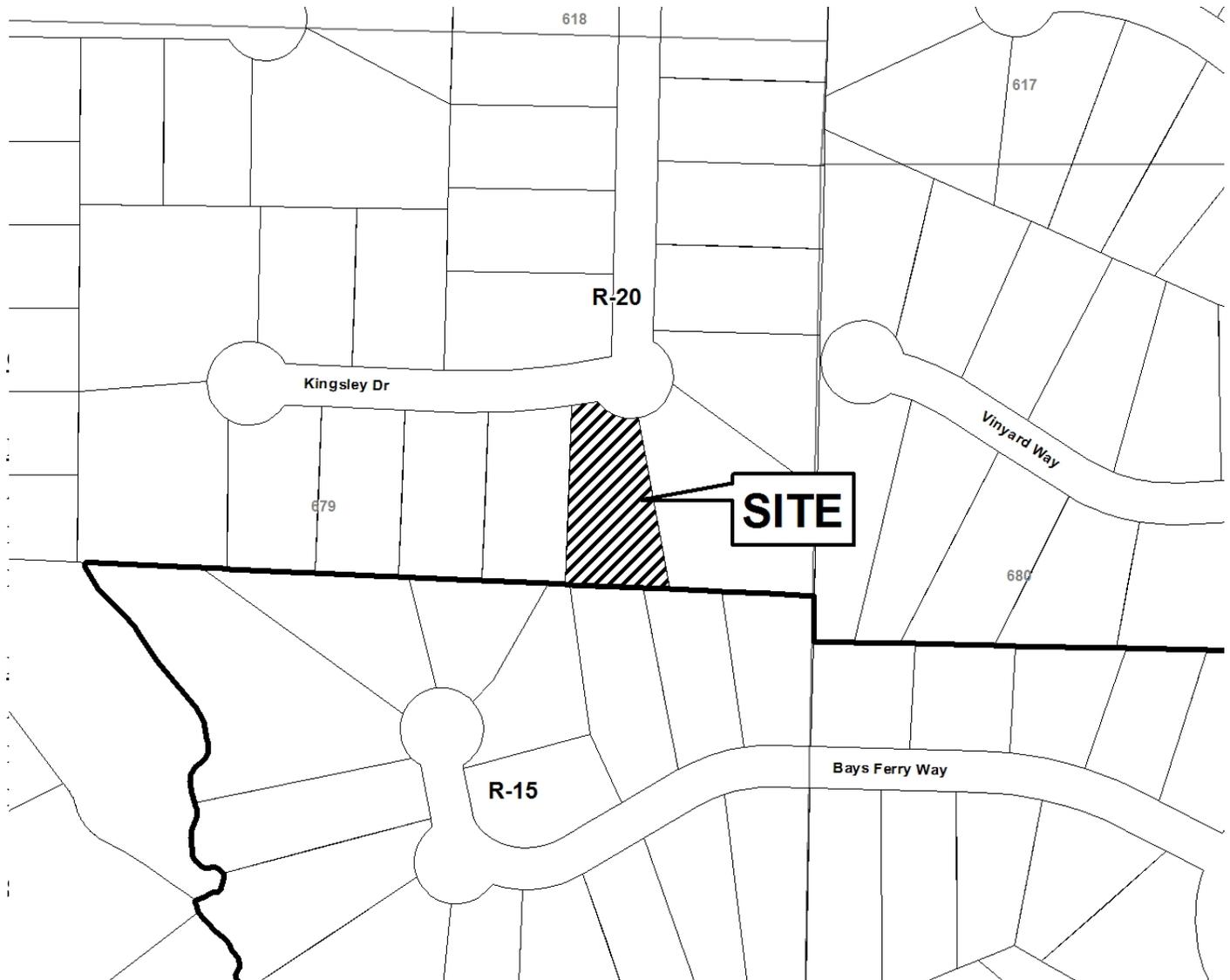
LAND LOT(S): 679

PARCEL(S): 30

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



COBB COUNTY GEORGIA
FILED IN OFFICE



2013 FEB -7 AM 9:30

Application #: LVP-8
PC Hearing Date: 4/2/13
BOC Hearing Date: 4/14/13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Dog Breeding
2. Number of employees? 0
3. Days of operation? 0
4. Hours of operation? 0
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 0
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): _____
7. Signs? No: ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 0
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: 24 months
13. Any additional information? (Please attach additional information if needed): _____

Applicant signature: Stephanie Tucker Date: 1/26/13

Applicant name (printed): Stephanie Tucker

VICINITY MAP



SITE

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES ARE MADE AS TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13087C00546, AND THE DATE OF SAID MAP IS 12-15-1980. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE FINAL PLAT OF JEFFERSON TOWNSHIP SUBDIVISION, COBB COUNTY, GEORGIA RECORDED IN PLAT BOOK 78, PAGE 173, WATTS AND BROWNING ENGINEERS DATED DECEMBER 15, 1980 AND REVISED SEPTEMBER 3, 1981.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

THE SITE IS ZONED "R0" (PLANNED RESIDENTIAL DEVELOPMENT). THE MINIMUM YARD SETBACKS ARE: FRONT - 35 FEET PER PLAT; SIDE - NONE SPECIFIED; AND REAR - NONE SPECIFIED.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEY REFERENCES

1- SUBDIVISION PLAT OF PHASE TWO OF JEFFERSON TOWNSHIP SUBDIVISION, RECORDED IN PLAT BOOK 78, PAGE 173, COBB COUNTY, GEORGIA RECORDS. SAID FINAL PLAT WAS PREPARED BY WATTS & BROWNING ENGINEERS, INC. DATED DECEMBER 15, 1980 AND REVISED SEPTEMBER 3, 1981.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CL. PRECISION OF ONE FOOT IN 56,523 AND IS ADJUSTED USING LEAST SQUARES METHOD. A TRIMBLE S-6 ROBOTIC TOTAL STATION TRIMBLE DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND ACCURATE WITHIN ONE FOOT IN 388,488 FEET. BDC_INT.

LOT AREA
1.586 Acres
69,073 sf



LUP-11
(2013)

BOUNDARY SURVEY OF

#4843 Township Walk

Lot 30, Block B - Jefferson Township - Phase Two

FOR

Lamar Cheatham

Land Surveying & Mapping
1660 BARNES MILL ROAD
Marietta, Georgia 30062
Phone: (770) 795-8900
Fax: (770) 795-8880
www.geosurvey.com

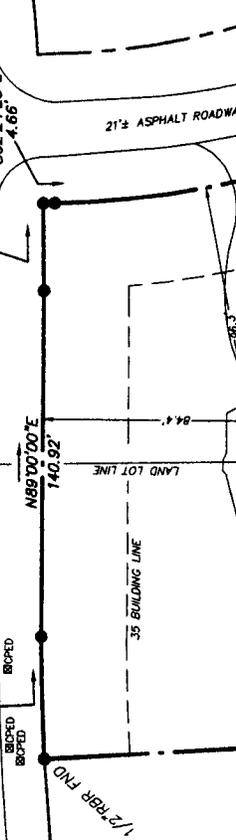


CS JOB NO:	20134467	DRAWING SCALE:	1" = 50'	SURVEY DATE:	02-12-2013
FIELD WORK:	JM	STATE:	GEORGIA	REVISIONS	
PROJ MGR:	BDC	COUNTY:	COBB	No.	Description
REVIEWED:	TDT	LAND LOT:	41 AND 42		
DWG FILE:	20134467-01.dwg	DISTRICT:	16TH SECTION: 2ND		

COBB COUNTY ZONING DIVISION

2013 FEB 14 PM 2:41
COBB COUNTY GEORGIA
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JEFFERSON TOWNSHIP PARKWAY (60' R/W)
N87°04'13"E CH=48.91' R=816.51' L=48.92'
N88°17'46"E CH=35.19' R=1432.39' L=35.19'



NORTH (SEE GENERAL NOTES)



- STANDARD ABBREVIATIONS**
- C&G
 - COMMUNICATION PEDESTAL
 - FND
 - IRON REINFORCING BAR
 - RBR
 - 5/8" RBR SET
 - WATER METER
 - ELECTRIC TRANSFORMER



APPLICANT: American Enthusiast
Lamar Cheatham 678-795-9891

REPRESENTATIVE: Lamar Cheatham
678-795-9891

TITLEHOLDER: David Phillips

PROPERTY LOCATION: Located at the southwest intersection of
Jefferson Township Parkway and Township Walk

ACCESS TO PROPERTY: Township Walk

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:**
- SOUTH:**
- EAST:**
- WEST:**

OPPOSITION: NO. OPPOSED ___ **PETITION NO:** ___ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:

PETITION NO: LUP-11

HEARING DATE (PC): 04-02-13

HEARING DATE (BOC): 04-16-13

PRESENT ZONING: PD

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Firearms sales

SIZE OF TRACT: 1.56 acres

DISTRICT: 16

LAND LOT(S): 41, 42

PARCEL(S): 17

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

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

Application No. LVP-11
PC Hearing Date: 4/2/13
BOC Hearing Date: 4/16/13

Applicant AMERICAN ENTHUSIAST Phone # 678-795-9891 E-mail LAMARCHEATHAN@USA.NET
LAMAR CHEATHAN Address 4843 TOWNSHIP WALK MARIETTA, GA 30066
(representative's name, printed)

(representative's signature) Phone # _____ E-mail _____

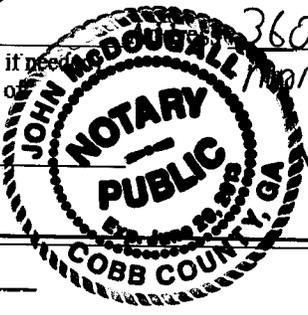
Signed, sealed and delivered in presence of: _____

(Notary Public) My commission expires: _____

Titleholder DAVID PHILLIPS Phone # 678-521-4680 E-mail DAVID@BUYHAWKEYE.COM

Signature [Signature] (attach additional signature, if needed)
Signed, sealed and delivered in presence of 3600 DALLAS HWY, STE 230-300
MARIETTA, GA 30064

[Signature] 2/5/13 My commission expires: 6/20/13
Notary Public



COBB COUNTY GEORGIA
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2013 FEB 14 PM 2:41
COBB COUNTY ZONING DIVISION

Present Zoning PD

Type of Permit

Temporary Land Use PERMIT Medical Hardship _____ Construction Hardship _____

Renewal - Yes _____ No

For the Purpose of FIREARMS SALES

Location 4843 TOWNSHIP WALK MARIETTA, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 41 & 42 District 16

Size of Tract 1.56 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 _____



Application #: LUP-11

PC Hearing Date: 4-2-13

BOC Hearing Date: 4-16-13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? CLASS III FIREARMS
2. Number of employees? ONE
3. Days of operation? BY APPOINTMENT ONLY
4. Hours of operation? ONE PER APPOINTMENT - MINIMAL BUS.
5. Number of clients, customers, or sales persons coming to the house per day? _____ ; Per week? 2-3/MONTH
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.): 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.)
UPS & FEDEX - TWELVE/YEAR
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):

COBB COUNTY ZONING DIVISION
2013 FEB 14 PM 2:41
COBB COUNTY GEORGIA
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Applicant signature: Walter Lamar Cheatham III Date: 4 FEB. 13

Applicant name (printed): WALTER LAMAR CHEATHAM III

APPLICANT: The SAE School
(678) 270-8767

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

TITLEHOLDER: Riverview Industries, L.P.

PROPERTY LOCATION: Southeasterly side of River View Road, at
its intersection with Dickerson Drive

ACCESS TO PROPERTY: River View Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: SLUP-1

HEARING DATE (PC): 04-02-13

HEARING DATE (BOC): 04-16-13

PRESENT ZONING: PVC

PROPOSED ZONING: Special Land
Use Permit

PROPOSED USE: Private School
(Pre-K through Eighth Grade)

SIZE OF TRACT: 12.526 acres

DISTRICT: 18

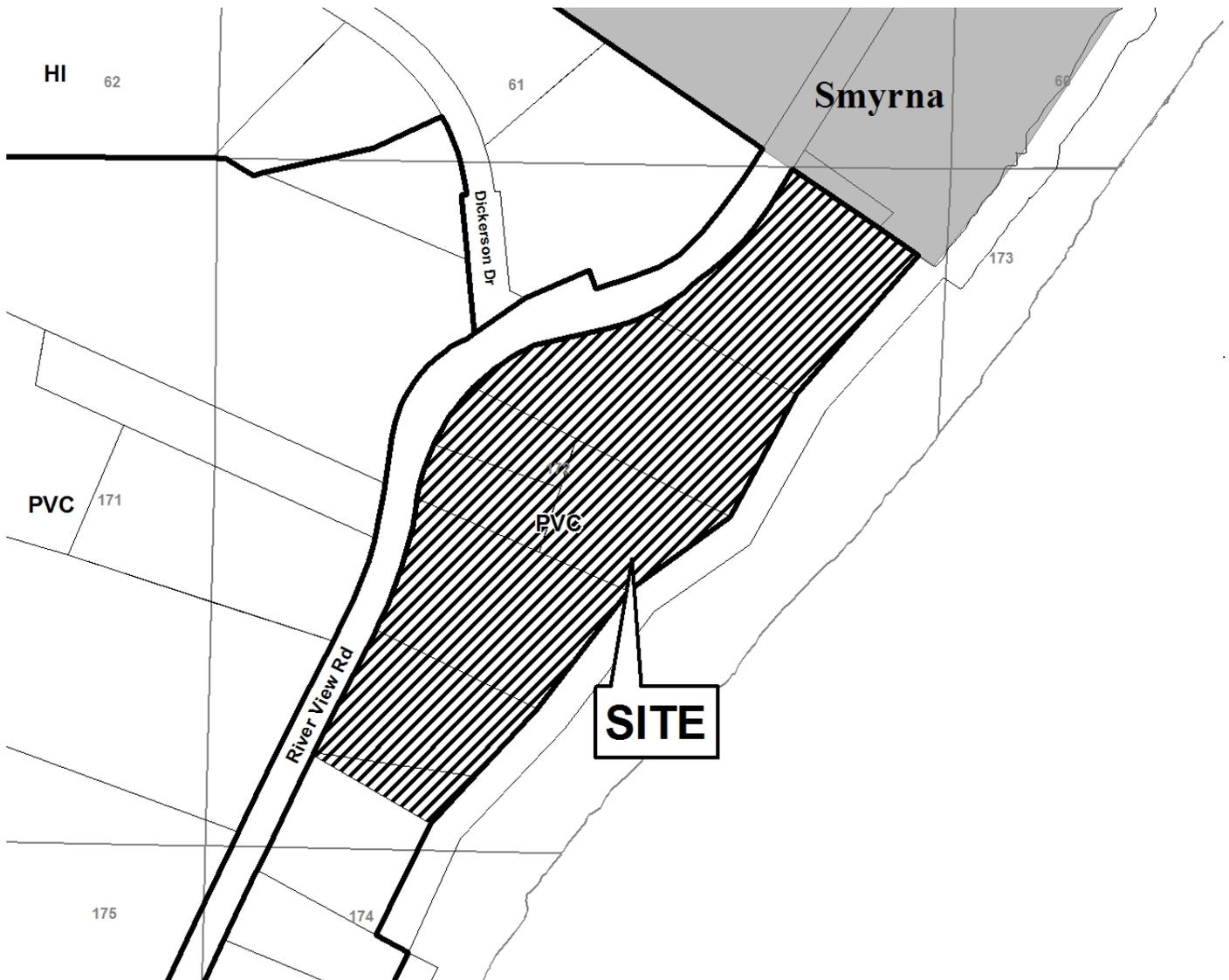
LAND LOT(S): 172

PARCEL(S): 5, 6, 7, 14, 15, 21, 22, 23

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



STATEMENT OF PROPOSED SITE IMPROVEMENTS
COBB COUNTY, GEORGIA
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2013 FEB -7 PM 3:38
COBB COUNTY ZONING DIVISION

The SAE School (“SAE”) has purchased an approximate thirty (30) acre tract within the City of Smyrna which is adjacent to the subject property and upon which SAE plans to construct its permanent private school. The subject property is proposed to be utilized by SAE for a period not to exceed thirty-six (36) months (unless extended by the District Commissioner) for the purposes of establishing a temporary location for SAE’s facilities until the permanent private school site can be fully constructed.

The School site will consist of approximately 18,000 sq. ft. of modular classroom buildings with associated parking, outside classroom areas and sports fields. The grades served will be Pre K through Eighth Grade and will include a maximum number of three-hundred (300) students with a maximum number of forty (40) individuals serving as faculty and staff.

The buildings to be erected will be modular construction one-story in height with ground-level installation of foundation landscaping. SAE’s carpool component is planned on a staggered schedule to minimize potential traffic impact with an on-site circulation pattern to hold the anticipated number of vehicles on the subject property. Additionally, SAE is implementing a carpool finder service and establishing an HOV line (3 or more students) to encourage effective carpooling and to further reduce the number of trips generated by the school.