

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)



N/T
Kornblat E&A
DB 1747 Pg. 307

Adjacent Parcel To
To West & Concrete

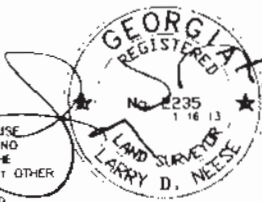
N/T
Kornblat E&A
DB 1747 Pg. 307

N/T
Sonnen, Inc.
DB 1817 Pg. 437

- 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 (BARBERS) LINE
 - X--- = WIRE FENCE
 - E--- = POWER LINE
 - T--- = TELEPHONE LINE
 - LLL = LAND LOT LINE
 - P.P./ = POWER POLE
 - X- = BARBED WIRE FENCE
 - o- = WOOD FENCE
 - R.C.P. = REINF. CONG. PIPE
 - C.M.P. = CORRUGATED METAL PIPE

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.

Total Area
13,225.2 Sq. Ft.
0.304 Acres

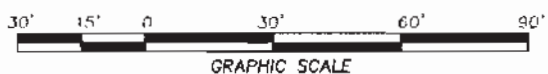


THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP NO. 13067C0063H, DATED Nov. 02, 2012.

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: SokkisoSokkiso LINEAR: SokkisoSokkiso
UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.



SURVEY FOR:

My Car Wash

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

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: _____

CONTIGUOUS ZONING/DEVELOPMENT

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



COBB COUNTY GEORGIA
FILED IN OFFICE

Application No. 2-12

2013 FEB -6 AM 8:44
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 6:00 AM - 10:00 PM
 - d) List all requested variances: FRONT B₁ FROM 50 TO 24.4'
Area from required 20,000 SF to 13,225.2 SF
- _____
- _____
- _____

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

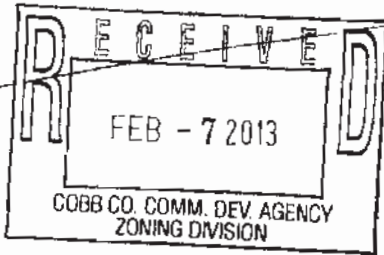
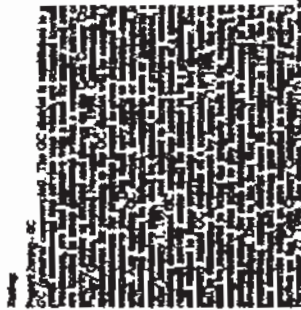
The subject property is located within the confines
of Neighborhood Retail Commercial district under
Cobb County Future Land Use Map

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.

Z-13
(2013)



ENGINEER/SURVEYOR:
JASPER PROCTOR
219 ATLANTA STREET, S.E.
ANNETTE, GA 30600
PHONE: 770-425-6890

C:\Users\Public\Documents\1\2009\McMILLAN\ACAD-ATLANTA\ROAD.dwg, 11/30/2009

APPLICANT: Michael McMillen and Justin McMillen

PETITION NO: Z-13

HEARING DATE (PC): 04-02-13

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

HEARING DATE (BOC): 04-16-13

Sams, Larkin & Huff

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

PROPOSED USE: Professional Office

(3691 Atlanta Road).

ACCESS TO PROPERTY: Atlanta Road

SIZE OF TRACT: .30 acre

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 743

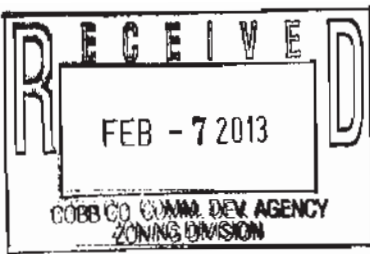
PARCEL(S): 26

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 seeks 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).

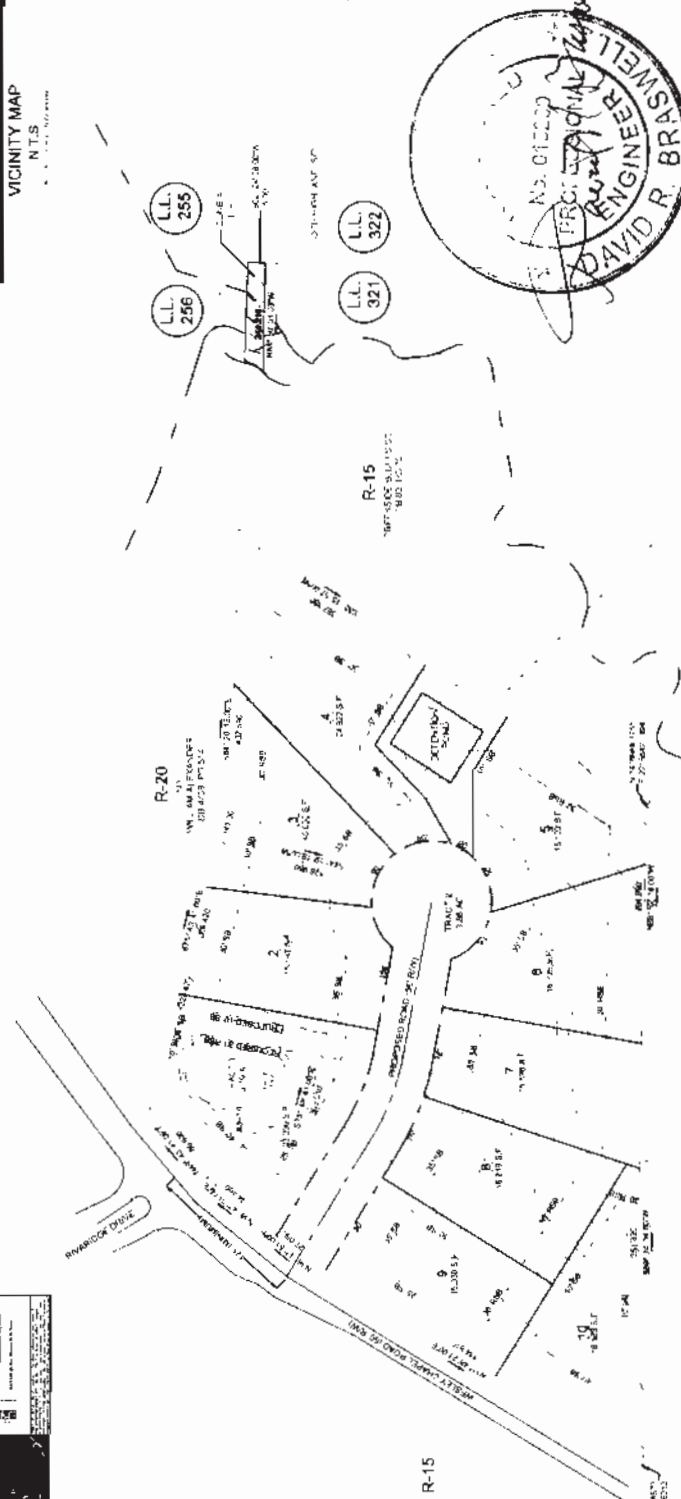
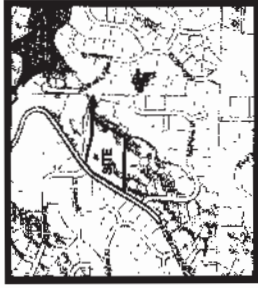
N/A

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. TOTAL SITE AREA IS 4.65 AC.
 2. FASTENING NAILS ARE 1/2\"
 3. APPROXIMATE COUNTY ROAD 15
 4. APPROXIMATE COUNTY ROAD 15
 5. BUILDING FOOTPRINT IS 10' X 10' X 10'
 6. APPROXIMATE COUNTY ROAD 15
 7. APPROXIMATE COUNTY ROAD 15
 8. APPROXIMATE COUNTY ROAD 15
 9. APPROXIMATE COUNTY ROAD 15
 10. APPROXIMATE COUNTY ROAD 15
 11. APPROXIMATE COUNTY ROAD 15
 12. APPROXIMATE COUNTY ROAD 15
 13. APPROXIMATE COUNTY ROAD 15
 14. APPROXIMATE COUNTY ROAD 15

OWNER:
JAMES E. TURN &
DAVID A. TURN
DEVELOPER:
DAVID A. TURN
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GA 30146
PHONE: (770) 424-1111

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

Z-14
(2013)

WK DICKSON
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309
404.525.1111
www.wkdickson.com

PROJECT NAME:
3814 WESLEY CIRCLE
SUBDIVISION:
RICHARD DUN
OWNER:
RICHARD DUN

PROJECT NAME:
3814 WESLEY CIRCLE
SUBDIVISION:
RICHARD DUN
OWNER:
RICHARD DUN

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PROJECT NAME:
3814 WESLEY CIRCLE
SUBDIVISION:
RICHARD DUN
OWNER:
RICHARD DUN

PROJECT NAME:
3814 WESLEY CIRCLE
SUBDIVISION:
RICHARD DUN
OWNER:
RICHARD DUN

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

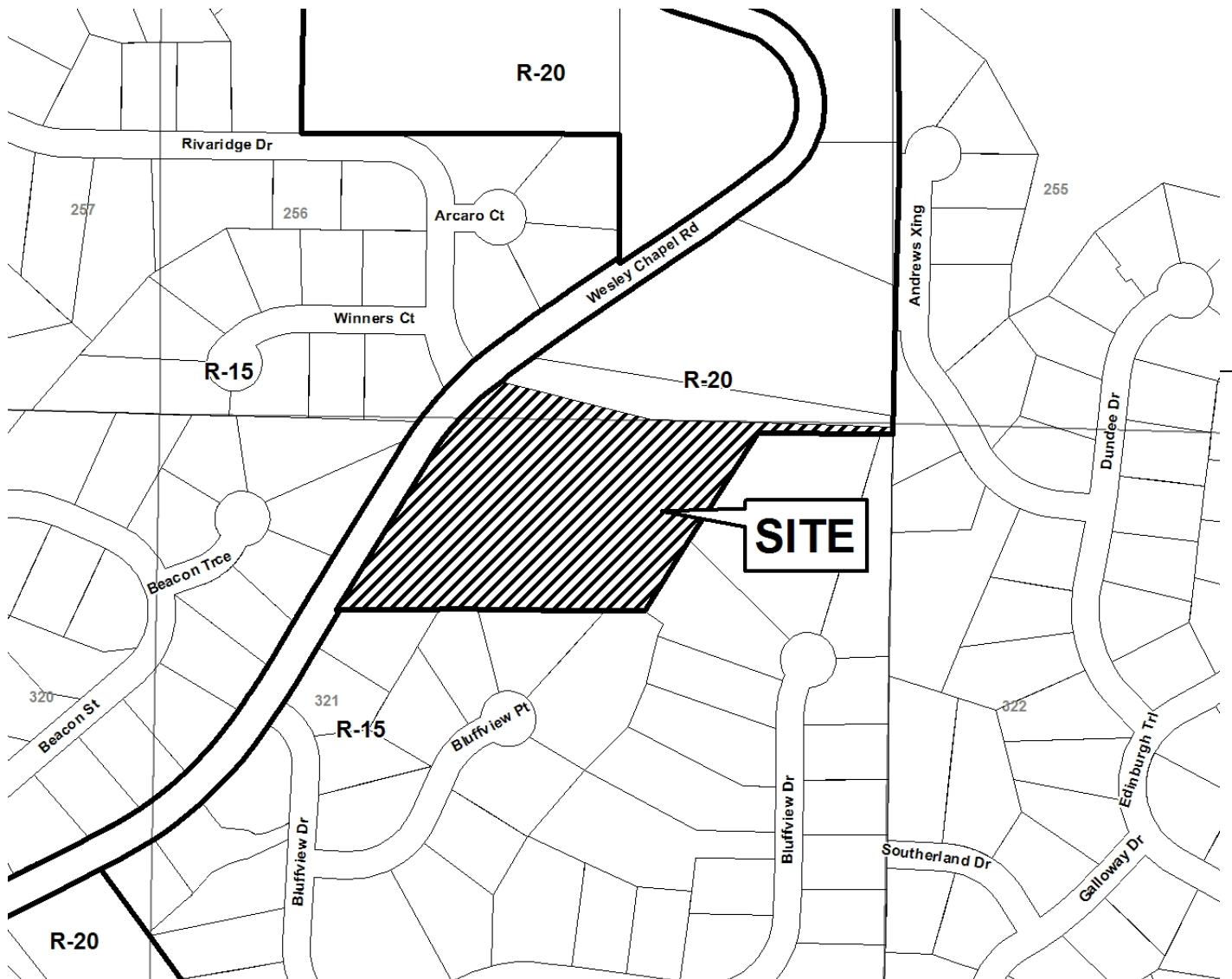
LAND LOT(S): 256, 321

PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



COBB COUNTY GEORGIA
FILED IN OFFICE

Application No. Z-14

2013 FEB -7 PM 3:08
COBB COUNTY ZONING DIVISION
Summary of Intent for Rezoning

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: _____
- _____
- _____
- _____

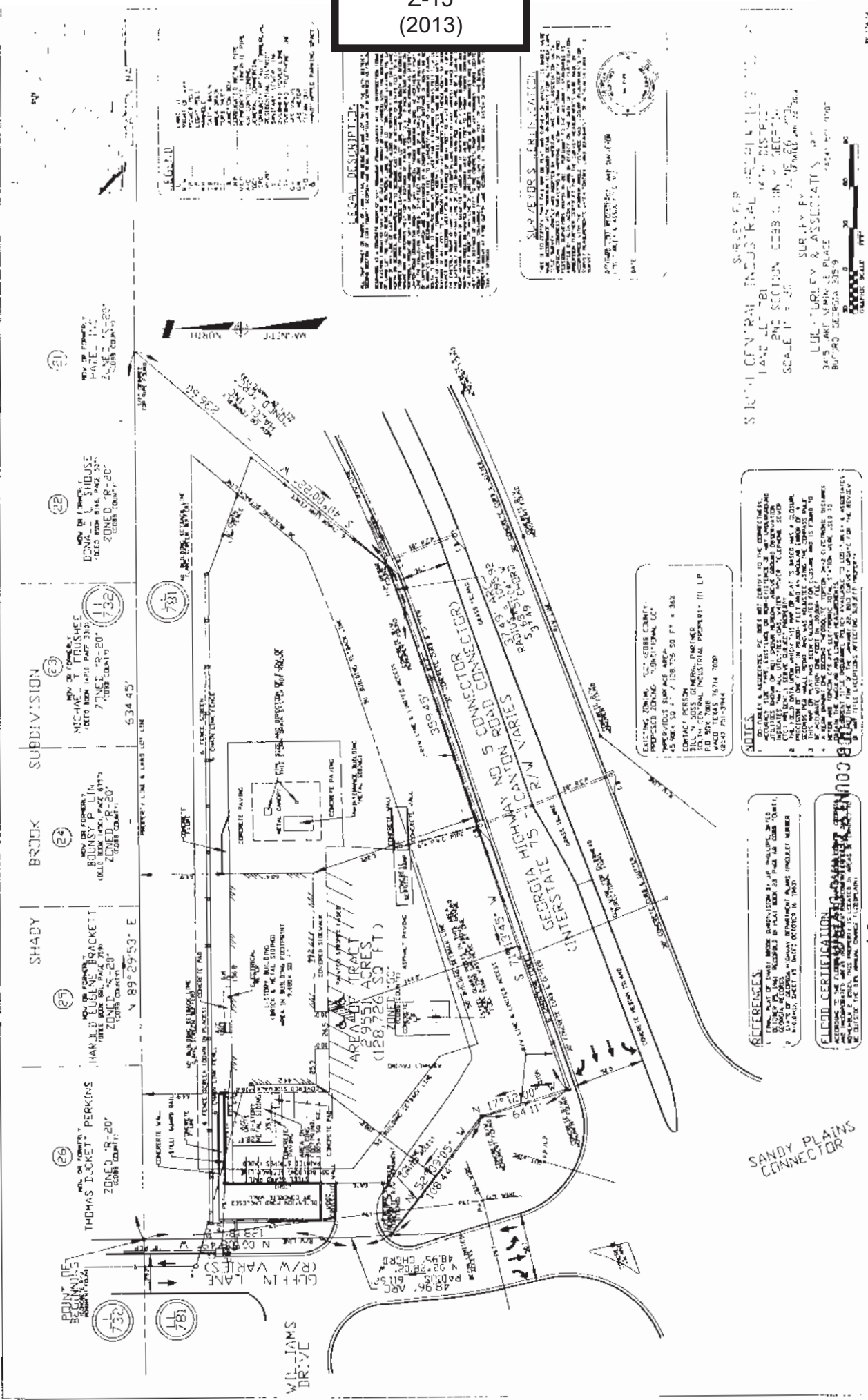
.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

.....
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

Z-15
(2013)



SANDY PLAINS
CONNECTOR

2013 FEB -7 PM 3:37

COBB COUNTY GEORGIA
JUL 10 1969

[illegible]

FLOOD CERTIFICATION:
 ACCORDING TO THE FLOODING INFORMATION SYSTEM, THIS PROPERTY IS LOCATED IN AN AREA THAT IS NOT A FLOOD PRONE AREA. THEREFORE, NO FLOOD CERTIFICATION IS REQUIRED FOR THIS PROPERTY. THE BUYER ASSUMES ALL RESPONSIBILITY FOR OBTAINING A FLOOD CERTIFICATION IF NECESSARY.

EXISTING ZONING: C-22 CODES COUNTY:
PROPOSED ZONING: COUNTY/LOCAL CC:
IMPERVIOUS SURFACE AREA:
45 ACRES ± / 1,267,500 SQ. FT. ± 3622
CONTACT PERSON:
BILL N. MOSS, GENERAL PARTNER
SOUTHERN CENTRAL INDUSTRIAL PROPERTY, LTD. LP
P.O. BOX 1000
DALLAS, TEXAS 75214 70089
62-241 751-3344

[illegible]

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

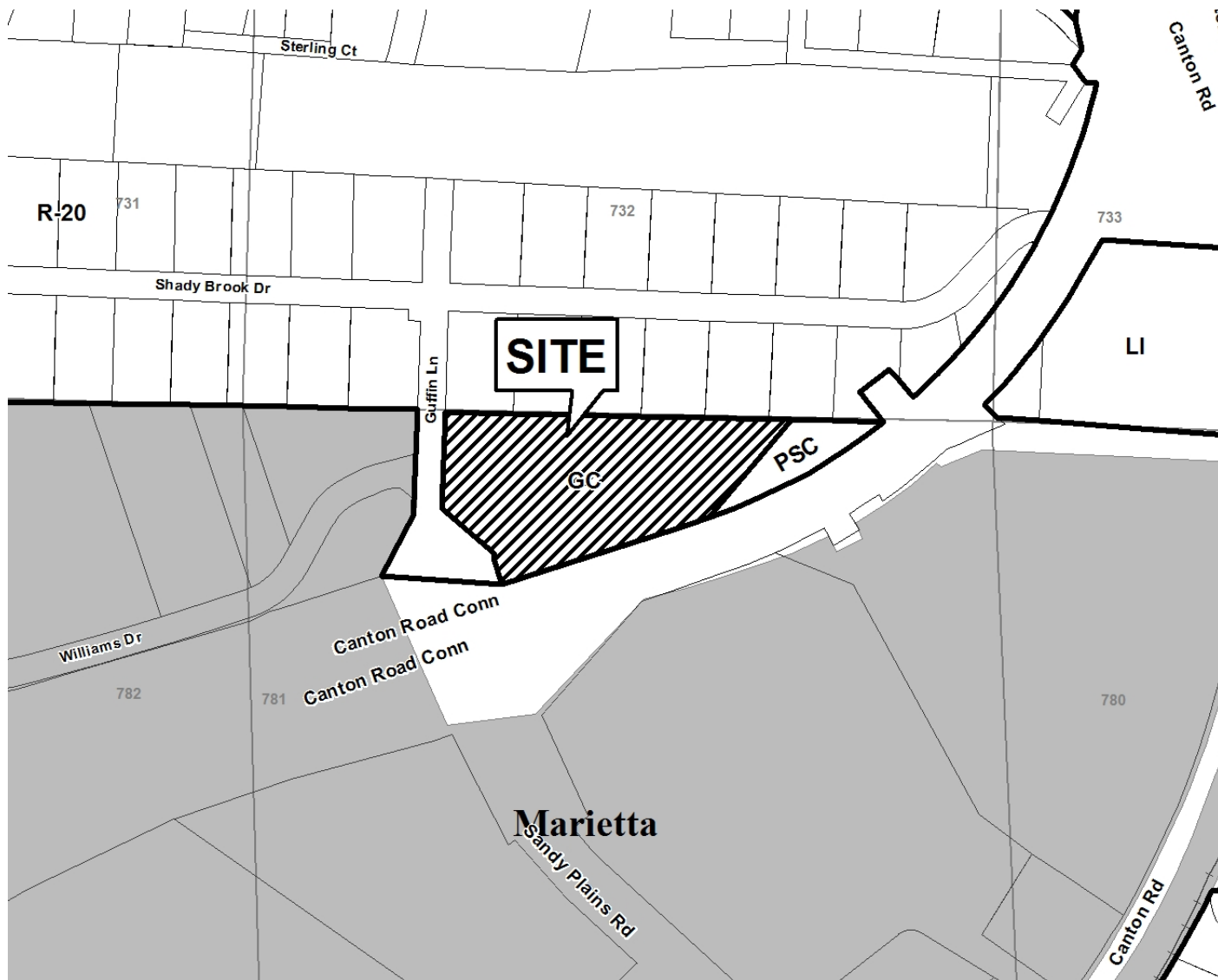
LAND LOT(S): 781

PARCEL(S): 6

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



Application No. z-15

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 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): Specialized Contractor (HVAC)
- b) Proposed building architecture: 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)

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
11-10-94	ADD REVISION NOTE #1

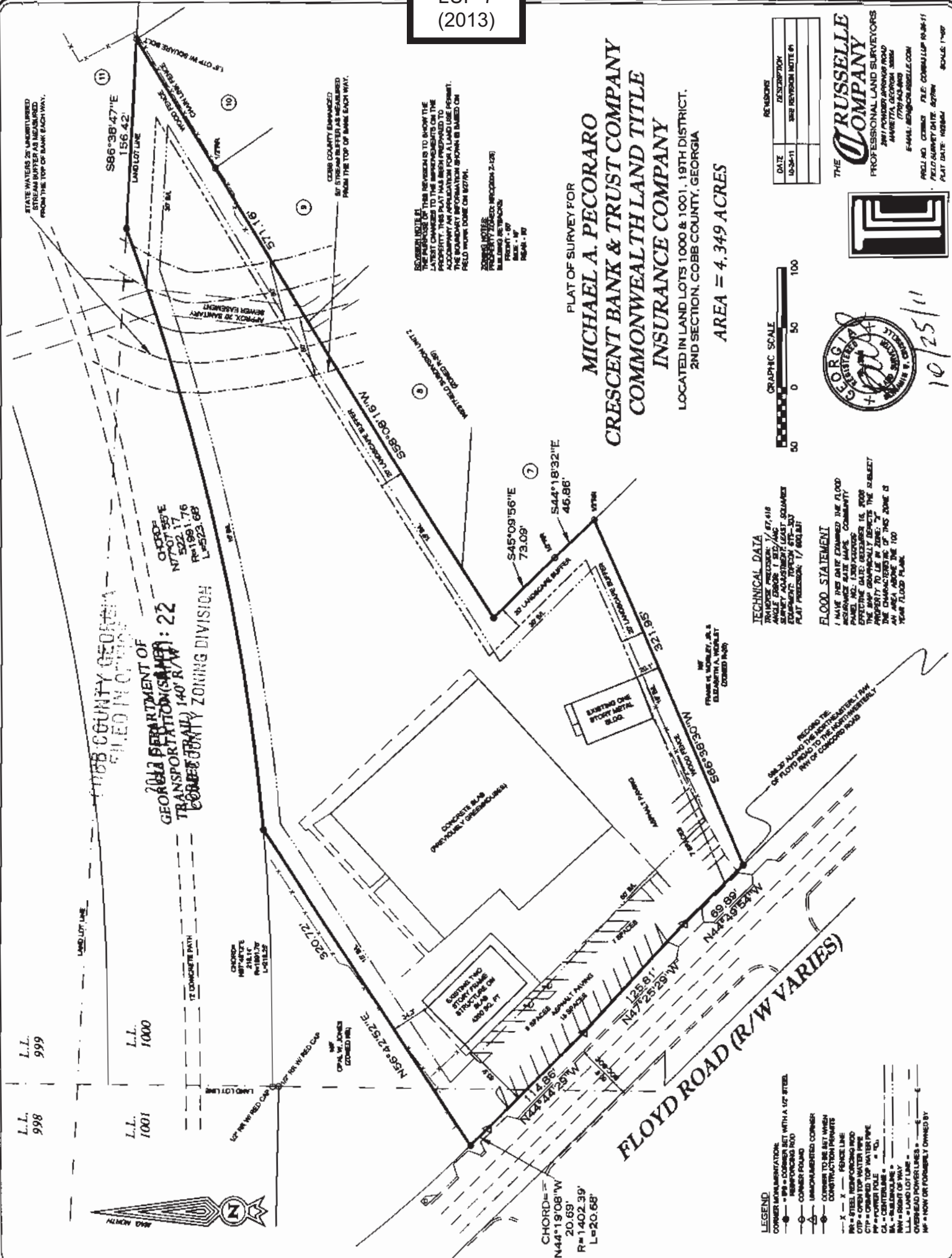
**THE RUSSELLE
COMPANY**
PROFESSIONAL LAND SURVEYORS

APRIL 1962 COLUMBIA FILE: COMPANY LIP 10-36-51
FIELD SURVEY DATE: 02/20/62
PLAY DATE: 10/20/62
SCALE: 1"=50'


$$\begin{array}{r} 1052 \overline{) 11521} \\ \underline{1052} \\ 1000 \\ \underline{1000} \\ 0 \end{array}$$

TECHNICAL DATA
TRANSFORMER PRECISION: 1/67,418
ANGLE ERROR: 1 SEC./ARC
SURVEY ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON 615-303
OR AT PRECISION: 1/600,000

FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THE FLOOD
INSURANCE RATE MAPS, COMMUNITY
RISK NO. 1300-000000
EFFECTIVE DATE: DECEMBER 16, 2008
THE MAP GRAPHICALLY DEPICTS THE SUBJECT
PROPERTY TO BE IN ZONE "A"
THE CHARACTERISTIC OF THIS ZONE IS
AN AREA ABOVE THE 100
YEAR FLOOD PLAIN.

[illegible]

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: _____

CONTIGUOUS ZONING/DEVELOPMENT

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





Application #: LUP-07
PC Hearing Date: APRIL 2, 2013
BOC Hearing Date: APRIL 16, 2013

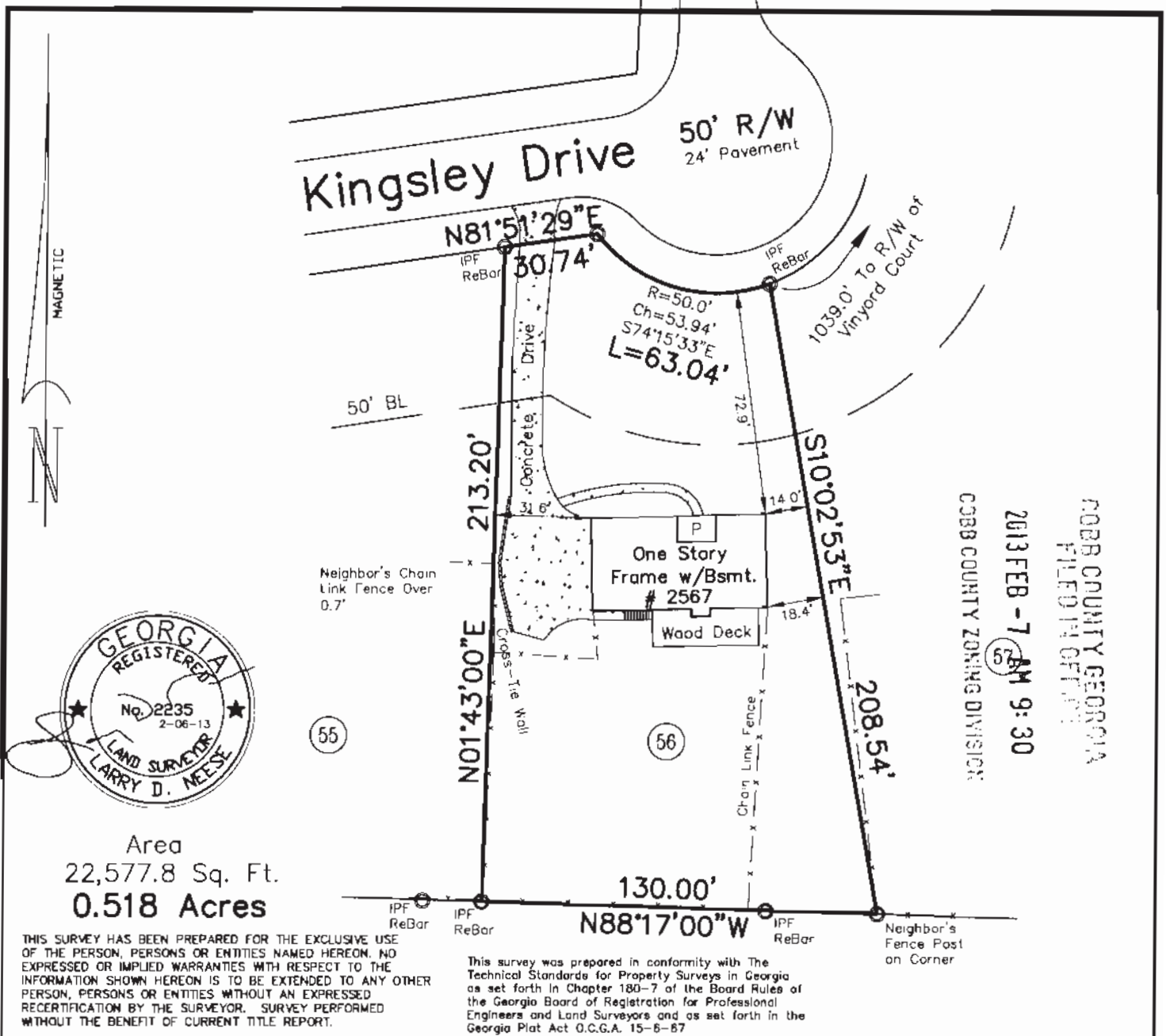
TEMPORARY LAND USE PERMIT WORKSHEET

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 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 A. Pecoraro Date: FEBRUARY 1, 2013

Applicant name (printed): MICHAEL A. PECORARO

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 SokkisoSet60R LINEAR SokkisoSet60R

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



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

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: _____

CONTIGUOUS ZONING/DEVELOPMENT

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

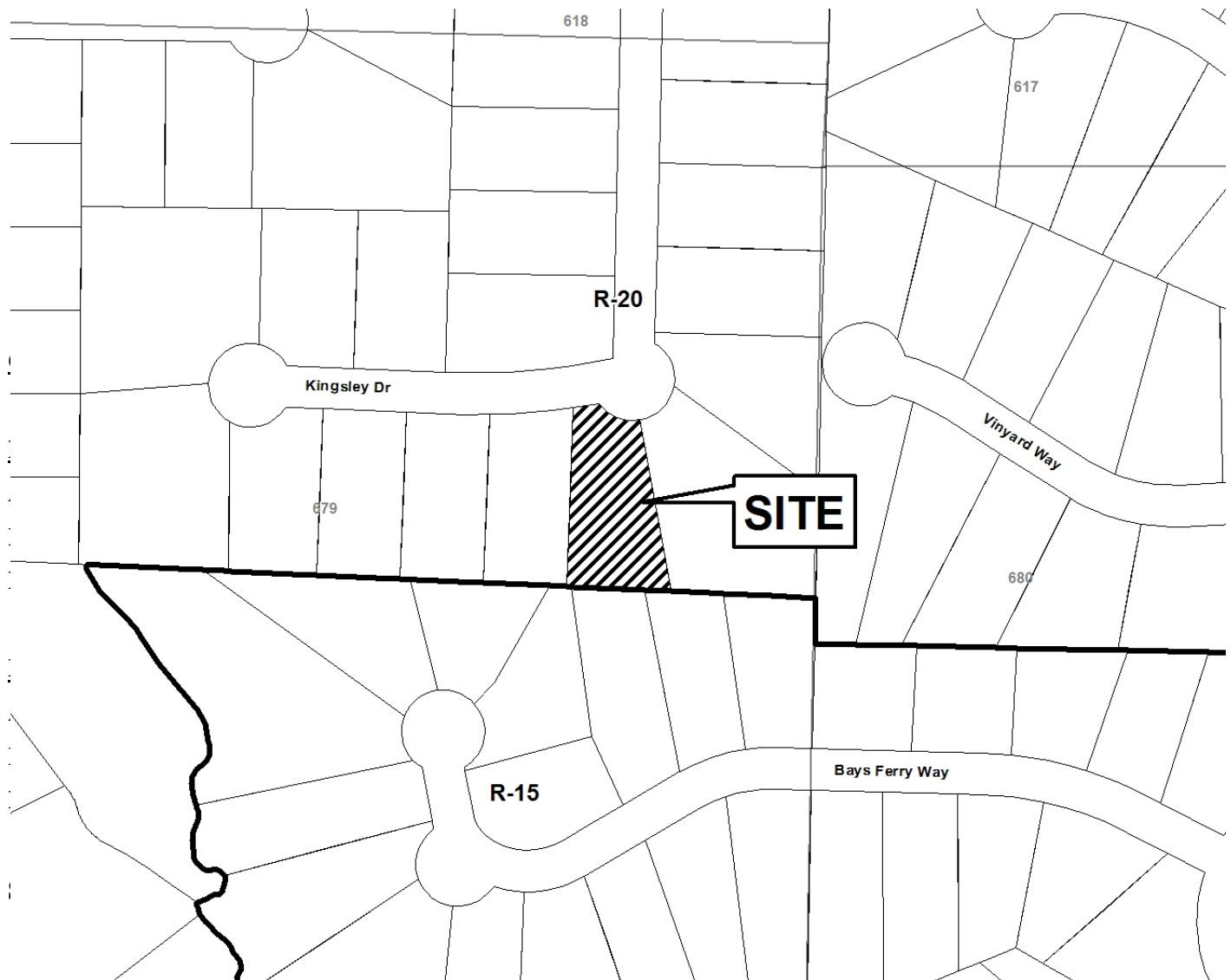
DISTRICT: 16

LAND LOT(S): 679

PARCEL(S): 30

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3



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

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREIN. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT 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 INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON 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 13087C0054G, AND THE DATE OF SAID MAP IS 12-16-2008. 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, RECORDED IN PLAT BOOK 78, PAGE 173, 1988 COUNTY, GEORGIA RECORDS. SAID FINAL PLAT WAS PREPARED BY J. 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 "PD" (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
PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

> 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 56,522, AND WAS 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 384,488 FEET. BOCUNIT

BOUNDARY SURVEY OF

#4843 Township Walk

Lot 30, Block B - Jefferson Township - Phase Two

FOR

Lamar Cheatham

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. Date Description
REVIEWED:	TDT	LAND LOT:	41 AND 42		
DWG FILE:	20134467-01.dwg	DISTRICT:	16TH SECTION: 2ND		

088 COUNTY ZONING DIVISION

2013 FEB 14 PM 2:41

COBB COUNTY GEORGIA
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Land Surveying & Mapping

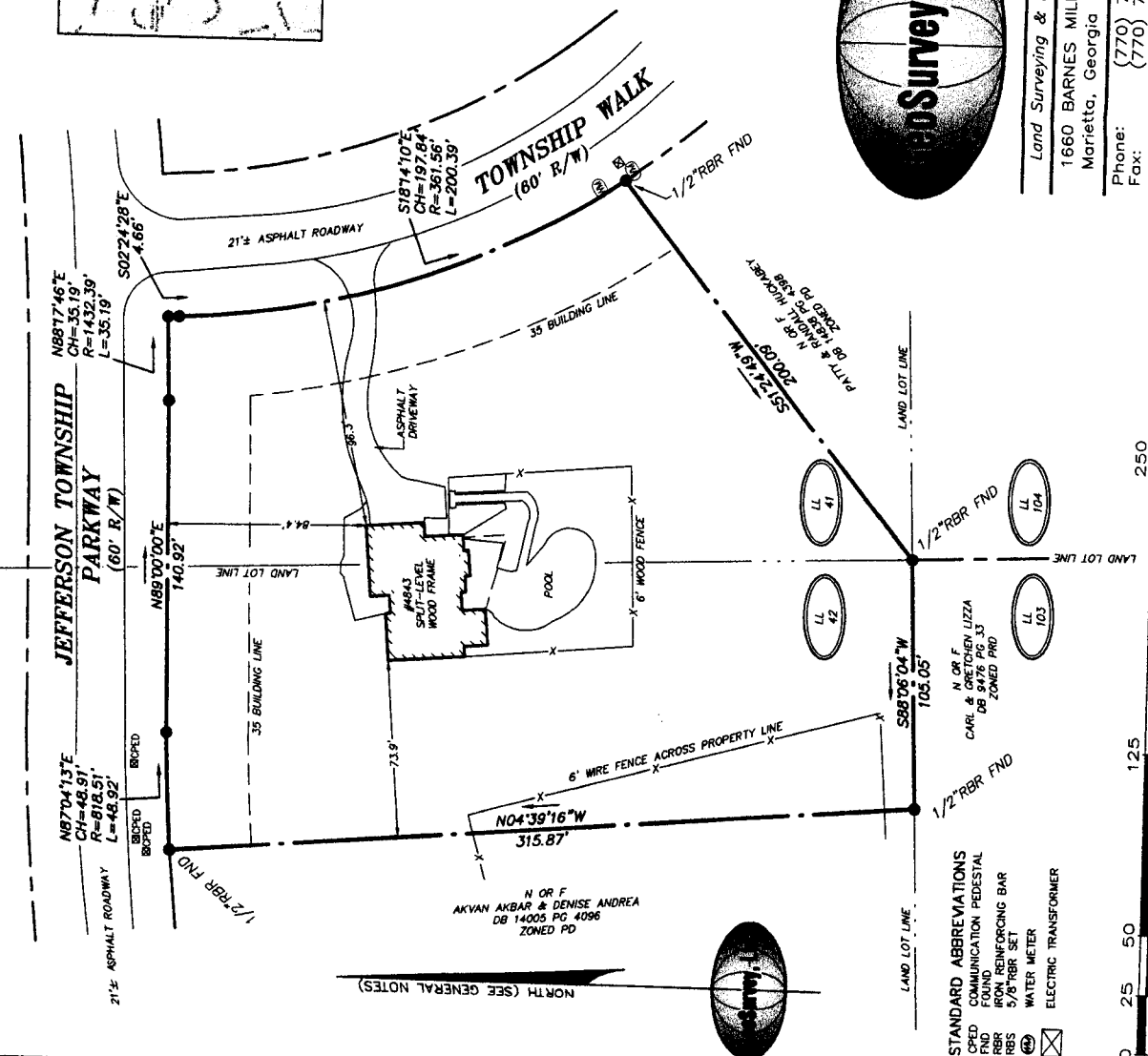
1660 BARNES MILL ROAD

Marietta, Georgia 30062

Phone: (770) 305 0000

Fax: {770} 795-8880

www.geosurvey.com



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:

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

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:

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 # 678-795-7891 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: _____

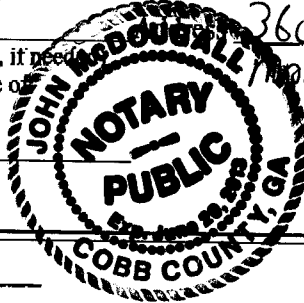
(Notary Public)

My commission expires: _____

Titleholder DAVID PHILLIPS Phone # 678-521-4680 E-mail David@bughawkeye.com

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

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



Present Zoning PD

Type of Permit

Temporary Land Use PERMIT Medical Hardship _____ Construction Hardship _____

Renewal - Yes _____ No ☒

For the Purpose of FIREARMS SALES

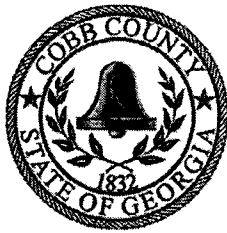
Location 4843 TOWNSHIP WALK MARIETTA, GA 30066
(street address, if applicable; nearest intersection, etc.)

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 _____

COBB COUNTY GEORGIA
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COBB COUNTY ZONING DIVISION



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

SLUP-1
(2013)

Riverview Landing - School Phase II

A design team has been selected to provide design services for the second phase of the Riverview Landing development. The project is located in the City of Atlanta, Georgia, and is a 100-acre development. The first phase of the development, which was completed in 1998, consisted of a 50-acre residential development. The second phase of the development, which is currently under construction, consists of a 50-acre commercial development. The design team is responsible for providing design services for the second phase of the development, including site plan, civil, structural, and mechanical design.

THE PROVIDE SOLUTIONS

PLANNERS AND ENGINEERS COLLABORATIVE

SITE PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • LAND SURVEYING
RESEARCH CONSULTING • MONITORING • GEOTECHNICAL ENGINEERING • ENVIRONMENTAL ENGINEERING

REVISION

SLIP
SHEET

[illegible]

S

24 HOUR CONTACT.
MR. WALLER BROWN @ 404-835-8223



COOSB COUNTY GEOGRAPHIC INFORMATION SYSTEMS
2013 FEB -7 PM 3:38
COOSB COUNTY ZONING DIVISION

SITE DATA
Location:
Date:
Time:
Observer:
Weather:
Tide:
Wind:
Current:
Visibility:
Clouds:
Moon:
Star:
Planet:
Comet:
Asteroid:
Other:

SHEET LAYOUT LEGEND

CHATTahoochee River

SITE

LOCATION OF PLAY AND SPORTS FIELDS

CHATTAHOOCHEE RIVER

COBB COUNTY ZONING DIVISION

GENERAL NOTES

LEGEND

11-13-88

SITE ACQUISITION AND CONSTRUCTION

3118

[illegible]

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: _____

CONTIGUOUS ZONING/DEVELOPMENT

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

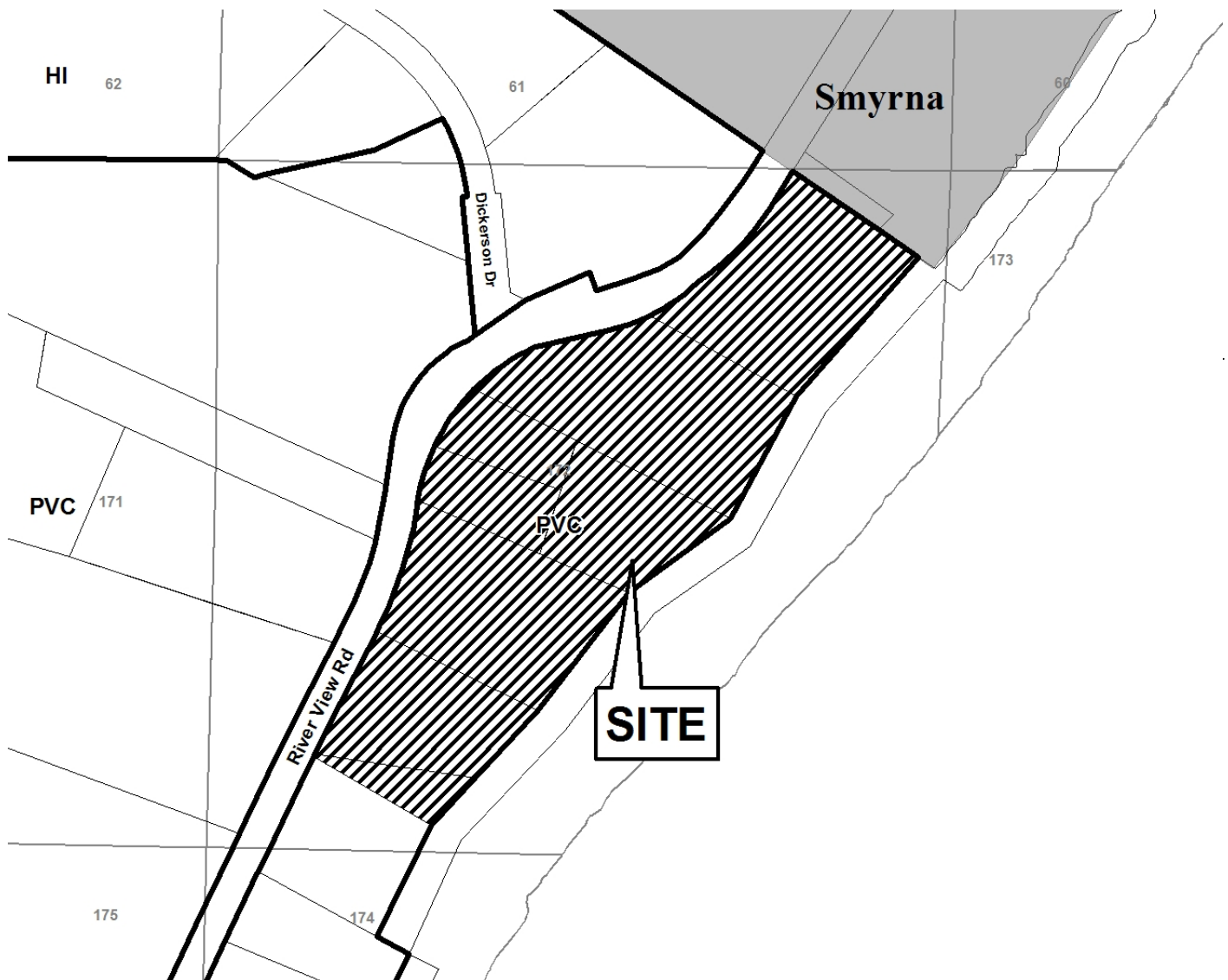
DISTRICT: 18

LAND LOT(S): 172

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

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



STATEMENT OF PROPOSED SITE IMPROVEMENTS
COBB COUNTY, GEORGIA
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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.