

# **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: May 7, 2013**  
**Board of Commissioners Hearing Date: May 21, 2013**

**Due Date: April 5, 2013**

**Date Distributed/Mailed Out: March 15, 2013**



*Cobb County...Expect the Best!*



**APPLICANT:** Sami Nafisi

704-506-6134

**REPRESENTATIVE:** Louis J. Passarella, Jr.

770-757-8702

**TITLEHOLDER:** Sam's Real Estate Holdings-Georgia, LLC

**PROPERTY LOCATION:** Northeast intersection of Shallowford

Road and Trickum Road

(2375 Shallowford Road).

**ACCESS TO PROPERTY:** Shallowford Road and Trickum Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PETITION NO:** Z-16

**HEARING DATE (PC):** 05-07-13

**HEARING DATE (BOC):** 05-21-13

**PRESENT ZONING:** GC

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Convenience Store

**SIZE OF TRACT:** 1.068 acres

**DISTRICT:** 16

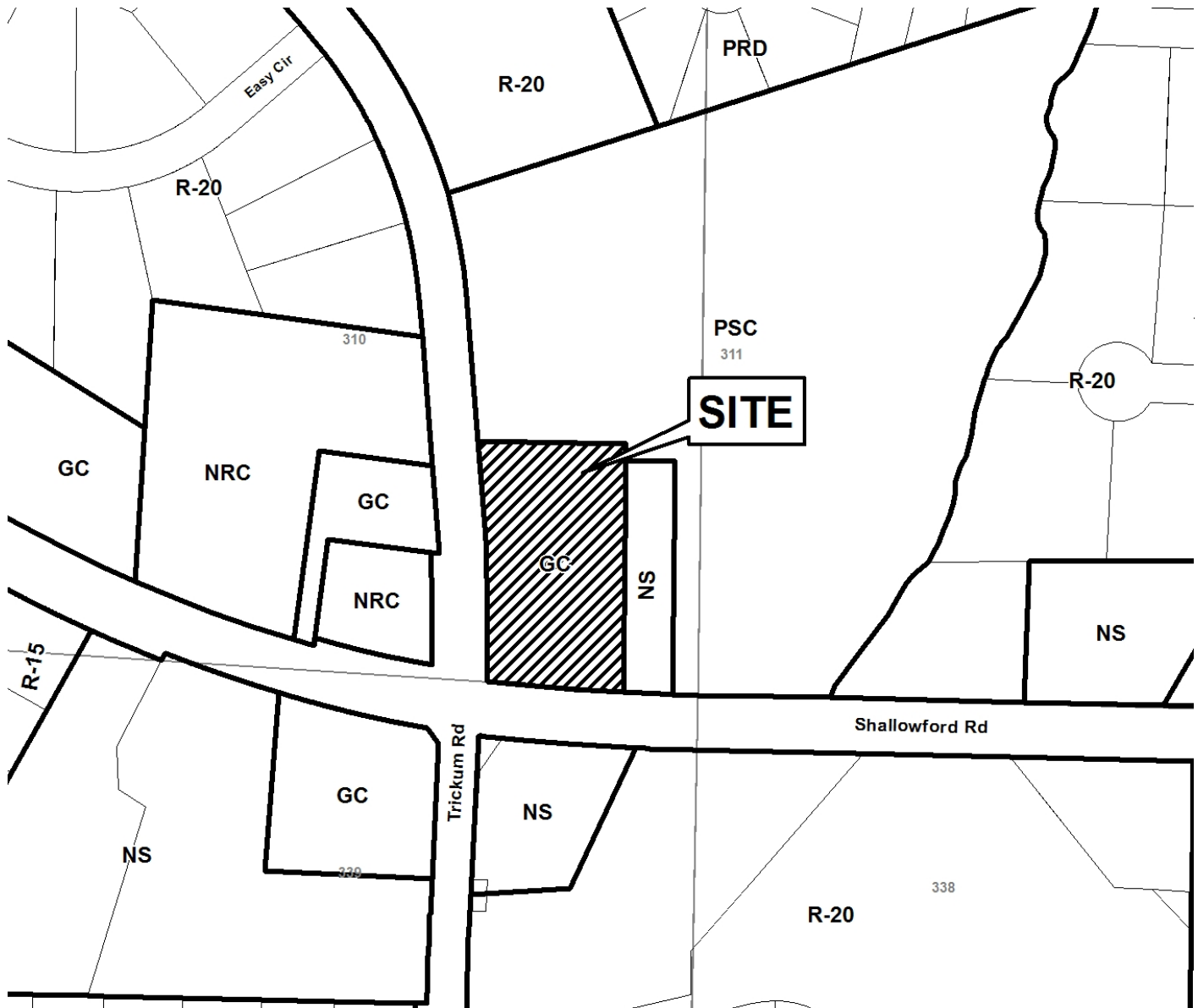
**LAND LOT(S):** 310

**PARCEL(S):** 41

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**



2013 MAR -6 AM 11:36

May  
2013

COBB COUNTY ZONING DEPARTMENT  
**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): CONVENIENCE STORE
- b) Proposed building architecture: BRICK, GLASS AND STUCCO
- c) Proposed hours/days of operation: 24
- d) List all requested variances: NONE  
\_\_\_\_\_  
\_\_\_\_\_

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

THIS IS AN EXISTING OPERATING CONVENIENCE STORE. THE TOTAL EXISTING BUILDING SQUARE FEET IS 1,229. THE OWNER WISHES TO DEMOLISH THE C-STORE AND CARWASH AND CONSTRUCT A NEW C-STORE 2,940 S.F. IN SIZE. THE CURRENT GC ZONING IS NOT PERMITTED IN THE CURRENT LAND USE CLASSIFICATION.

.....  
**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

THE OWNER IS REQUESTING TO CHANGE THE ZONING TO A CLASSIFICATION ALLOWABLE. NEE IS REQUESTED.





**APPLICANT:** Chuck Gwude

770 -324-5766

**REPRESENTATIVE:** Larry Neese

770-428-2122

**TITLEHOLDER:** Bennett Drew – Powder Springs, LLC

**PROPERTY LOCATION:** East side of Old Anderson Farm Road,  
south of Powder Springs Road, between Powder Springs Road and  
Anderson Farm Road (3595 Anderson Farm Road).

**ACCESS TO PROPERTY:** Access Road (private drive) off Old  
Anderson Farm Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**PETITION NO:** Z-17

**HEARING DATE (PC):** 05-07-13

**HEARING DATE (BOC):** 05-21-13

**PRESENT ZONING:** LI

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Childcare Center

**SIZE OF TRACT:** 1.20 acres

**DISTRICT:** 19

**LAND LOT(S):** 789, 840

**PARCEL(S):** 34

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**



Application No. 2-17

May 2013

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 12,507  
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): Childcare Center & Child  
Pre-School  
b) Proposed building architecture: One story brick building  
c) Proposed hours/days of operation: 6.00 AM - 7.00 PM  
d) List all requested variances: None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COBB COUNTY GEORGIA  
FILED IN OFFICE  
2013 MAR -7 PM 12:54  
COBB COUNTY ZONING DISTRICT

.....  
**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-18  
(2013)



TRACT AREA=0.892 ACRES (38,877.231 S.F.)

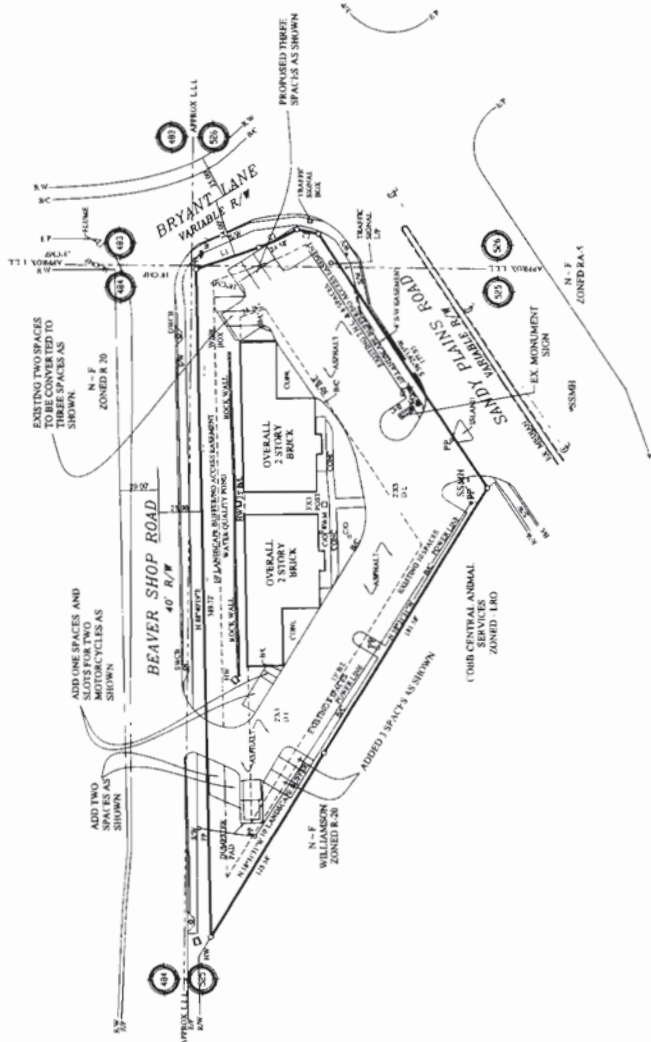
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C 1	129.12'	24.58'	24.54'	S 25°19'01"E
L 1	5.19°18'31"E	38.58'		
L 2	S 11°11'44"W	12.81'		



ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, BASED ON A SINGLE MAGNETIC OBSERVATION.

GENERAL NOTES:

- TRACT AREA 1.37 ACRES  
PROPERTY ZONED - LEO CASE 2 94 05  
OWNER/DEVELOPER  
90 MACY DRIVE  
ROSWELL, GEORGIA 30075  
PHONE: (770) 994-3111
- 100 YEAR FLOODPLAIN AS PER FIRM
- SOME UNDERGROUND UTILITIES MAY NOT  
HAVE ALL THE UNDERGROUND UTILITIES  
CENTER, 1 800 282 1411
- WATER AND SEWER TO BE PROVIDED BY
- IRON PINS SET OR FOUND AT ALL CORNERS
- ADDRESS

[illegible]

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT EASEMENT AND ENCUMBRANCES MAY EXIST WHICH



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	CONCRETE	10	CONCRETE
2	CONCRETE	11	CONCRETE
3	CONCRETE	12	CONCRETE
4	CONCRETE	13	CONCRETE
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6	CONCRETE	15	CONCRETE
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87	CONCRETE	96	CONCRETE
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89	CONCRETE	98	CONCRETE
90	CONCRETE	99	CONCRETE
91	CONCRETE	100	CONCRETE

PRELIMINARY PARKING ADDITION PLAN FOR

BABCOCK - STEPHENS OFFICE PARK PHASE ONE &amp; TWO

LAND LOTS 525 & 526      16TH DISTRICT      2ND SECTION  
COBB COUNTY,      GEORGIA  
DATE: 2/6/2013      SCALE: 1"= 50'

**PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.**  
PLANNING • ENGINEERING • LAND SURVEYING  
3942 AUSTELL-POWDER SPRINGS ROAD • POWDER SPRINGS, GEORGIA 30127

Ph (770) 435-2576 • Fax (770) 943-6912

COMP.
SHEET 1
JOB.
27004

**APPLICANT:** Babcock Realty Group, LLC

770-241-8389

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

Sams, Larkin & Huff, LLP

**TITLEHOLDER:** Babcock Realty Group, LLC; Stephens 100, LLC

**PROPERTY LOCATION:** Northwest intersection of Sandy Plains

Road and Bryant Lane and on the south side of Beaver Shop Road

**ACCESS TO PROPERTY:** Sandy Plains Road and Beaver Shop Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**PETITION NO:** Z-18

**HEARING DATE (PC):** 05-07-13

**HEARING DATE (BOC):** 05-21-13

**PRESENT ZONING:** LRO

**PROPOSED ZONING:** LRO

**PROPOSED USE:** Additional Parking Spaces

**SIZE OF TRACT:** 0.892 acre

**DISTRICT:** 16

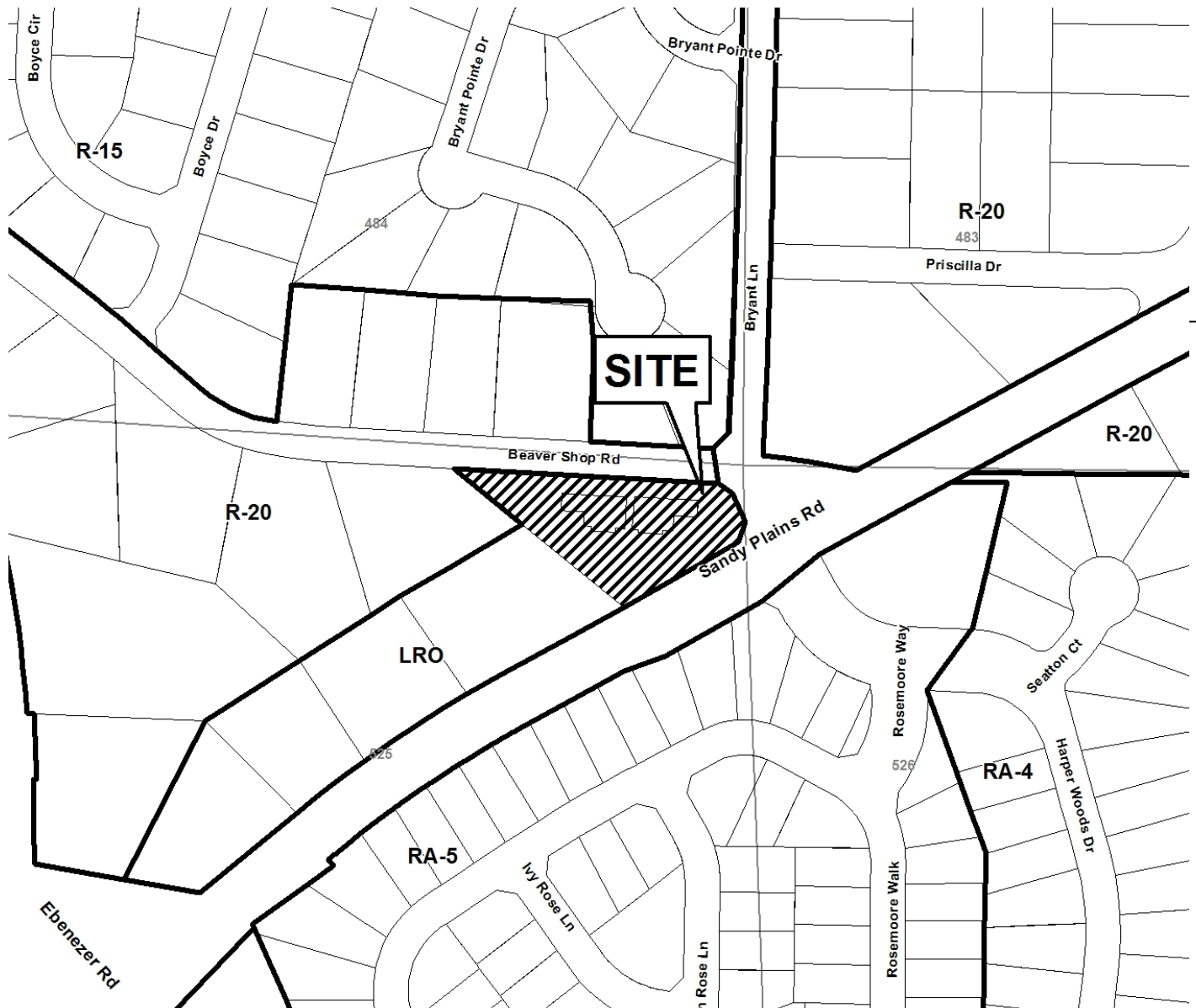
**LAND LOT(S):** 525, 526

**PARCEL(S):** 68

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**





Application No. Z-18

May 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): Adding parking spaces to existing office uses
- b) Proposed building architecture: As-built
- c) Proposed hours/days of operation: Regular professional office hours
- d) List all requested variances: As shown on the site plan filed contemporaneously  
herewith  
\_\_\_\_\_  
\_\_\_\_\_

COBB COUNTY ZONING DIVISION

2013 MAR -7 PM 2:03

COBB COUNTY GEORGIA  
FILED IN OFFICE

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

The subject property was originally rezoned in 2005 (No. Z-99) and is situated within  
the confines of a Neighborhood Activity Center (NAC)  
\_\_\_\_\_

.....  
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.





**APPLICANT:** FC Landscapes, Inc.

770-560-0991

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

Sams, Larkin & Huff, LLP

**TITLEHOLDER:** F. Fernando Chavarria and Rosa Lillianna

Chavarria

**PROPERTY LOCATION:** South and west side of Fowler Drive and

North side of Hill Crest Road, east of Canton Road

(1033 and 1032 Hill Crest Road).

**ACCESS TO PROPERTY:** \_\_\_\_\_

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**PETITION NO:** Z-19

**HEARING DATE (PC):** 05-07-13

**HEARING DATE (BOC):** 05-21-13

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** GC

**PROPOSED USE:** Landscape Business

**SIZE OF TRACT:** 0.78 acre

**DISTRICT:** 16

**LAND LOT(S):** 132

**PARCEL(S):** 10

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**



May 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 price(s): \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

- a) Proposed use(s): Landscape Business
- b) Proposed building architecture: As-Built
- c) Proposed hours of operation: 8:00 a.m. – 5:00 p.m. Monday-Friday; 8:00 a.m. until Noon on Saturday;  
Closed Sundays
- d) List all requested variances: Detailed on the site plan filed concurrently herewith

COBB COUNTY GEORGIA  
FILED IN OFFICE  
2013 MAR -7 PM 2:06  
COBB COUNTY ZONING DIVISION

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

The subject property is located in an area under Cobb County's Future Land Use Map which is denominated as Industrial Compatible (IC) and is totally surrounded by non Residential Zoning Districts.

**Part 4. Is any of the property included on the proposed site plan owned by 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-20  
(2013)

Gaskins

THE ELLIS TRACT



1  
DATE: 03/06/13  
CITY: GATHERING  
COUNTY: COBB  
SHEET: 1 OF 1

NOT ISSUED FOR CONSTRUCTION

**SITE SUMMARY**

TOTAL SITE AREA:	110.55 AC
PROPOSED ZONING:	R-2018-40
FLOODPLAIN/WETLAND AREA:	16.5 AC
TOTAL LOTS SHOWN:	235
PROPOSED DENSITY:	2.5 UNITS/AC
OPEN SPACE REQUIRED:	30%
TOTAL OPEN SPACE:	33.16 AC
PROPOSED BUILDING SETBACKS:	20' FRONT 15' MAJOR SIDE 10' MINOR SIDE

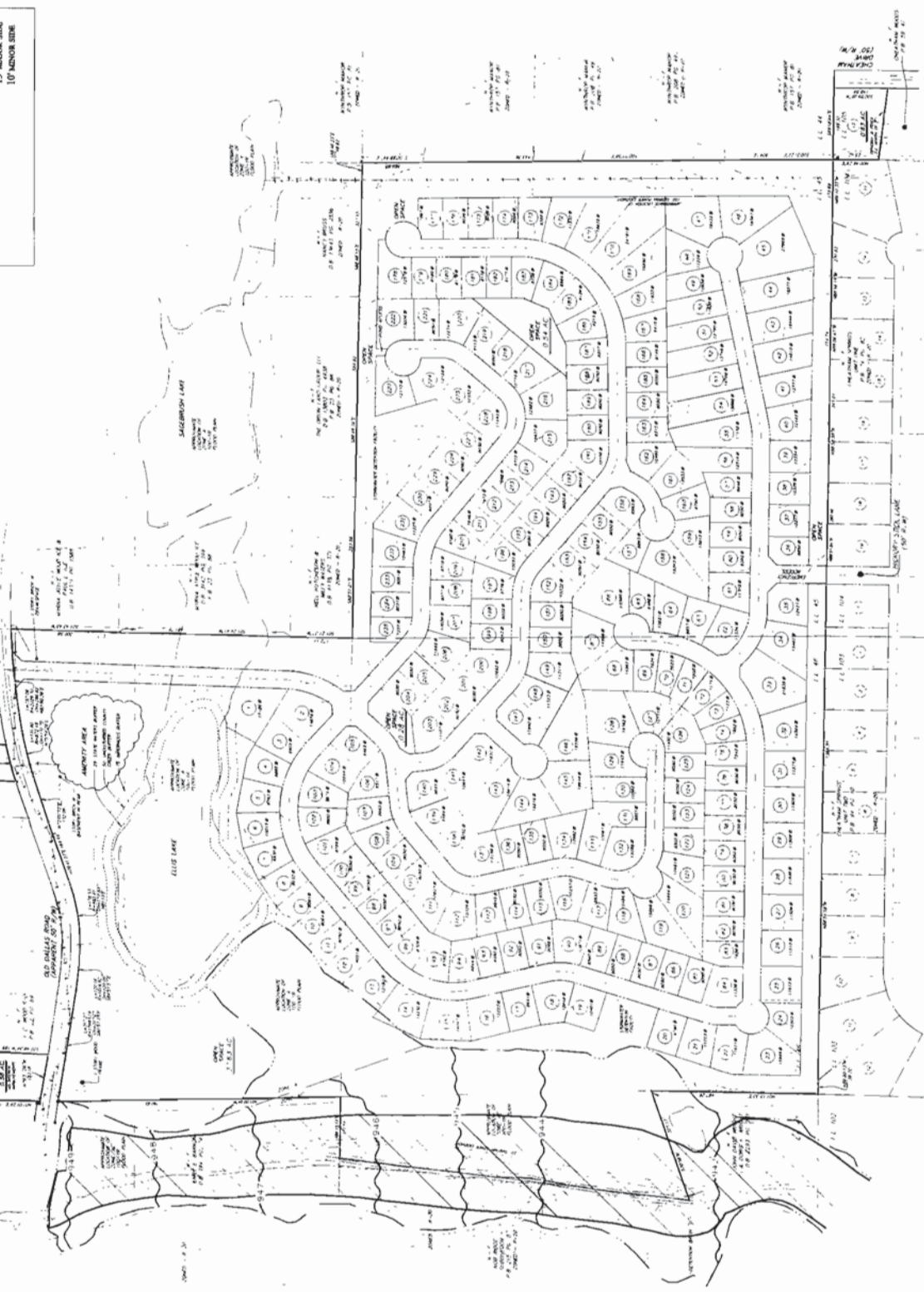
COBB COUNTY ZONING DIVISION

2013 MAR -7 PM 3:35

COBB COUNTY GEORGIA  
FILED IN OFFICE

STATE ROUTE 120 (S.W. 120) DALLAS COUNTY  
(FUTURE 4-PM - 6-PM LANE)

OLD DALLAS ROAD



REDEVELOP  
TRINITY HOMES, INC.  
BUILDING 200 - SUITE 200  
PO BOX 10000  
ROSWELL, GEORGIA 30076  
CONTACT  
MICHAEL J. GASKINS  
(404) 592-5873

Scale: 1" = 100'  
North Arrow  
Date: 03/06/13  
City: GATHERING  
County: COBB  
Sheet: 1 OF 1

**APPLICANT:** Lennar Georgia, Inc.

770-422-7016

**REPRESENTATIVE:** James A. Balli

770-422-7016

**TITLEHOLDER:** The Estate of Thomas Alexander Ellis and the

Estate of Mary Evelyn Ellis

**PROPERTY LOCATION:** South side of Old Dallas Road, south of

Dallas Highway; and on the east side of Cheatham Drive

**ACCESS TO PROPERTY:** Old Dallas Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**PETITION NO:** Z-20

**HEARING DATE (PC):** 05-07-13

**HEARING DATE (BOC):** 05-21-13

**PRESENT ZONING:** R-20, R-80

**PROPOSED ZONING:** R-15 OSC

**PROPOSED USE** Residential Neighborhood

**SIZE OF TRACT:** 110.55 acres

**DISTRICT:** 19

**LAND LOT(S):** 29, 45, 46, 47, 105

**PARCEL(S):** 8, 16, 21, 1, 18

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 1

**CONTIGUOUS ZONING/DEVELOPMENT**



Application No. Z-20

May 2013

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2400 square feet to 4000 square feet and up.
- b) Proposed building architecture: 4 sided quality architecture.
- c) Proposed selling prices(s): \$300,000 to \$500,000 and up.
- d) List all requested variances: Open Space Community site requirements zoned specific to  
the Site Plan presented at the final vote of the Board of Commissioners.
- \_\_\_\_\_
- \_\_\_\_\_

.....  
**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: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

COBB COUNTY ZONING DIVISION

2013 MAR -7 PM 3:34

COBB COUNTY GEORGIA  
FILED IN OFFICE

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

Open Space Community Neighborhood preserving the existing lake and at least 30% of total site as preserved  
open space.

\_\_\_\_\_

\_\_\_\_\_

.....  
**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).

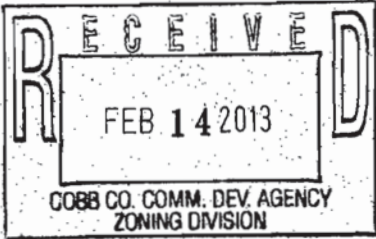
\_\_\_\_\_

\_\_\_\_\_

Not applicable.

\_\_\_\_\_





**APPLICANT:** Delores Harris and Richard Harris

770-794-6668

**REPRESENTATIVE:** Richard Harris

404-550-6432

**TITLEHOLDER:** Richard L. Harris and Delores C. Harris

**PROPERTY LOCATION:** East side of Holland Road, south of  
Nichols Road

(783 Holland Road).

**ACCESS TO PROPERTY:** Holland Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PETITION NO:** LUP-9

**HEARING DATE (PC):** 05-07-13

**HEARING DATE (BOC):** 05-21-13

**PRESENT ZONING:** R-30

**PROPOSED ZONING:** Land Use Permit  
(Renewal)

**PROPOSED USE:** Business on Residential  
Property

**SIZE OF TRACT:** 12.03 acres

**DISTRICT:** 20

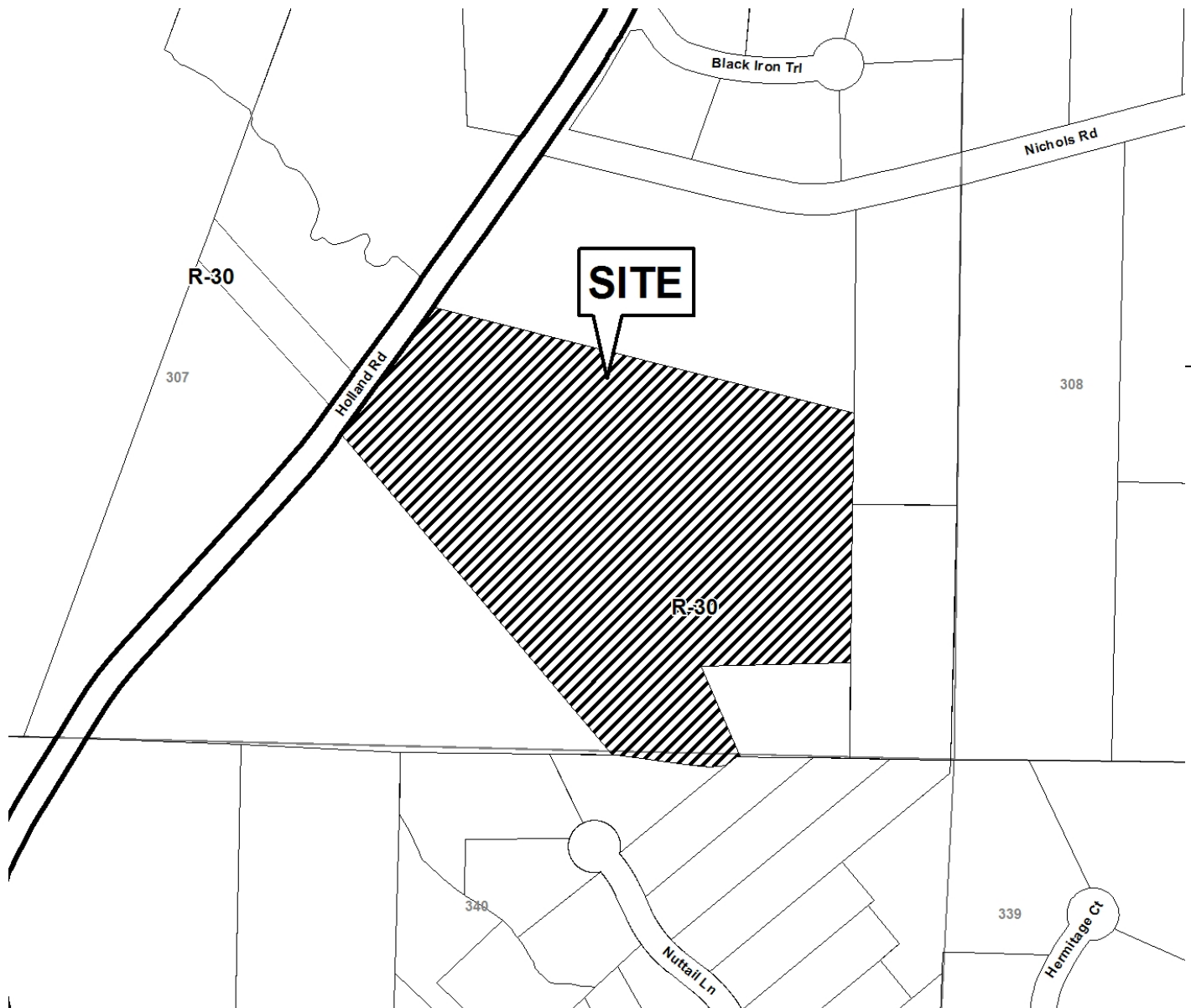
**LAND LOT(S):** 307

**PARCEL(S):** 14

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 1

**CONTIGUOUS ZONING/DEVELOPMENT**





Application #: LVP-9  
PC Hearing Date: 5/2/13  
BOC Hearing Date: 5/21/13

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Electrical Contractor
2. Number of employees? 5
3. Days of operation? 24/7
4. Hours of operation? 24/7
5. Number of clients, customers, or sales persons coming to the house per day? NONE ; Per week? NONE
6. Where do ~~clients, customers and/or employees~~ park? occasionally  
Driveway: \_\_\_\_\_ ; Street: \_\_\_\_\_ ; Other (Explain): @ BARN - Located @ back of 13 Acres - Cannot be seen from Holland Rd.
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.): 5-1 ton Pickup Trucks Equip. (all trailer mounted) GENERATORS, light towers, portable A/C, bobcat TRAILERS IF EVER NEEDED
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): all of (#8)
12. Length of time requested: 2 years
13. Any additional information? (Please attach additional information if needed):  
WE HAVE (1) warehouse (main storage facility) -  
230 Summerhill Rd, Dallas GA  
(2) Satellite warehouse - 1620 Lavista Rd  
Atlanta, GA  
Applicant signature: Delores Harris Date: 2/7/13  
Applicant name (printed): Delores Harris



LUP-10  
(2013)

**FLOOD NOTE:**  
This property is not located in an identified 100 year flood hazard area per Cobb County Flood Insurance Rate Map (P.1.6.N.) Number 13067C0045.7, effective date of August 18, 1992. This property is located in a Zone 1 area.

IN MY OPINION, THIS PLAT IS A  
FAIRLY REPRESENTATIVE OF THE  
LAND PLATTED AND HAS BEEN  
PREPARED IN ACCORDANCE WITH  
THE COMPANY'S STANDARDS AND  
REQUIREMENTS OF LAW.

*Robert W. Taylor*  
 Robert W. Taylor, Land Surveyor

2013 FEB 14 AM 10:12

COBB COUNTY GEORGIA  
FILED IN OFFICE

LAND 1078 - 186, 4787  
 SECTION 13 - SECTION 20  
 COUNTY - COCH  
 STATE - GEORGIA  
 DATE 04/15/99 SCALE 1" = 40'

[illegible]

ON JUNE 15, 1966, THE GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BY JAMES M. HARRIS, JR.

TRACT "B" AREA = 2.0000 ACRES

Now or Formerly  
ED GARRARD

TRACT "C" AREA = 0.2032 ACRES

Now or Formerly  
Clifford Bennett

**APPLICANT:** Praise Tabernacle Church

770-943-2484

**REPRESENTATIVE:** Pastor Tommy Chapman

770-943-2484

**TITLEHOLDER:** Praise Tabernacle Church, Inc.

**PROPERTY LOCATION:** West side of Hiram Lithia Springs

Road, north of Defoors Farm Drive

(4052 Hiram Lithia Springs Road).

**ACCESS TO PROPERTY:** Hiram Lithia Springs Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-10

**HEARING DATE (PC):** 05-07-13

**HEARING DATE (BOC):** 05-21-13

**PRESENT ZONING:** R-30

**PROPOSED ZONING:** Land Use Permit

(Renewal)

**PROPOSED USE:** Four Mobile Classrooms

**SIZE OF TRACT:** 16.19 acres

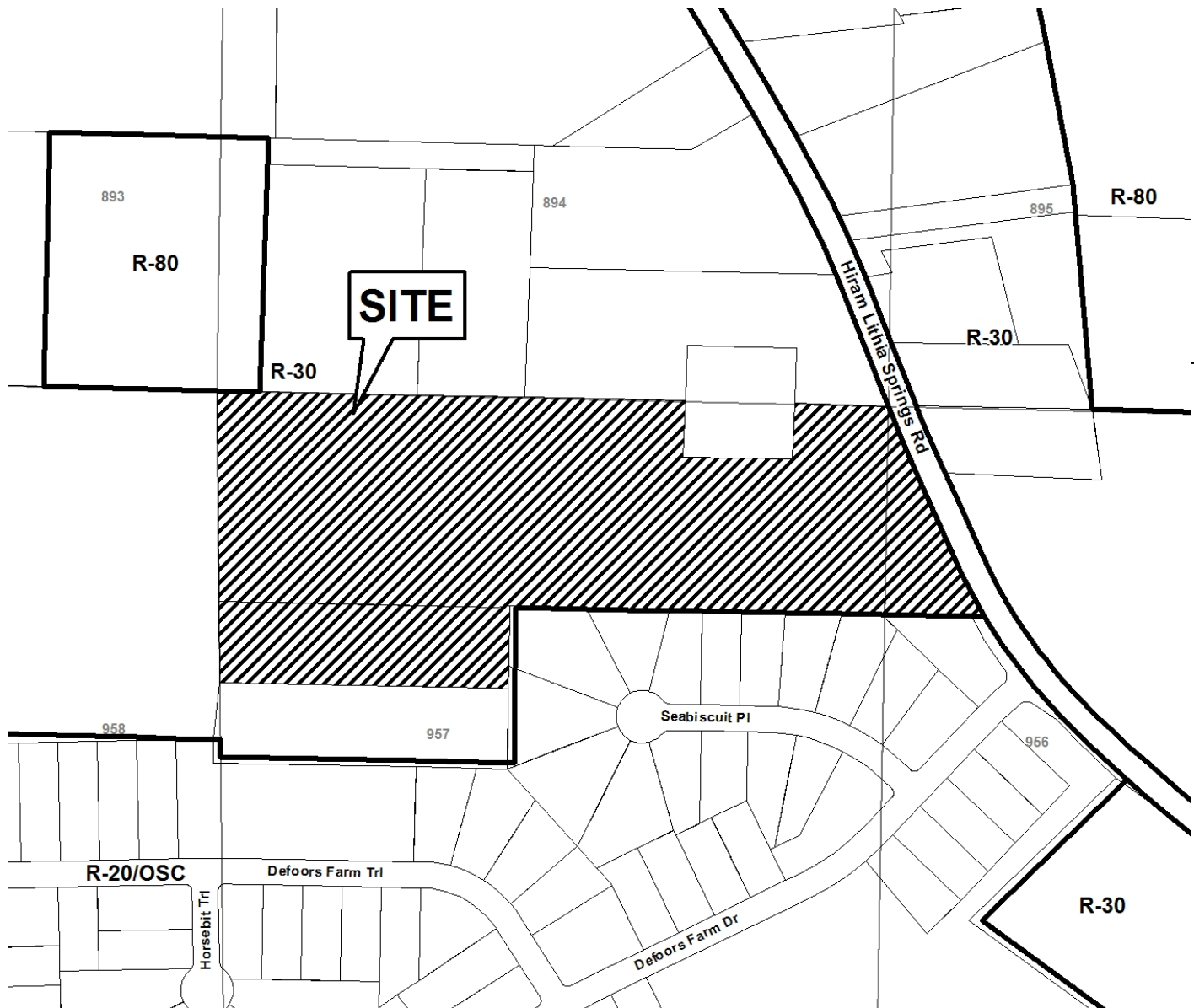
**DISTRICT:** 19

**LAND LOT(S):** 956, 957

**PARCEL(S):** 2

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4



COBB COUNTY GEORGIA  
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COBB COUNTY ZONING DIVISION



Application #: LVP-10

PC Hearing Date: 5/7/13

BOC Hearing Date: 5/21/13

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Church
2. Number of employees? 32
3. Days of operation? Monday - Friday and Sunday
4. Hours of operation? 7:30am - 4:00pm M-F and Sunday 8:00am - 12:00pm
5. Number of clients, customers, or sales persons coming to the house per day? 300 ; Per week? 1500
6. Where do clients, customers and/or employees park?  
Driveway: \_\_\_\_\_ ; Street: \_\_\_\_\_ ; Other (Explain): Church parking lot
7. Signs? No: ; Yes: X . (If yes, then how many, size, 2 location): one for church and one for school at front of property
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): only cars
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.)  
deliversies are daily USPS and 2-3 times each week for UPS, Fedex
10. Does the applicant live in the house? Yes \_\_\_\_\_ ; No X
11. Any outdoor storage? No X ; Yes \_\_\_\_\_ (If yes, please state what kept outside): \_\_\_\_\_
12. Length of time requested: \_\_\_\_\_ Renewable each year
13. Any additional information? (Please attach additional information if needed):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant signature: \_\_\_\_\_

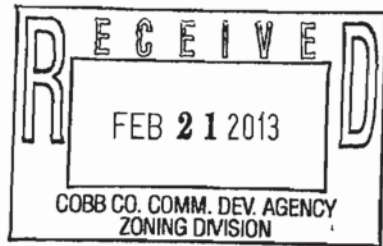
Date: 11/30/2012

Applicant name (printed): \_\_\_\_\_

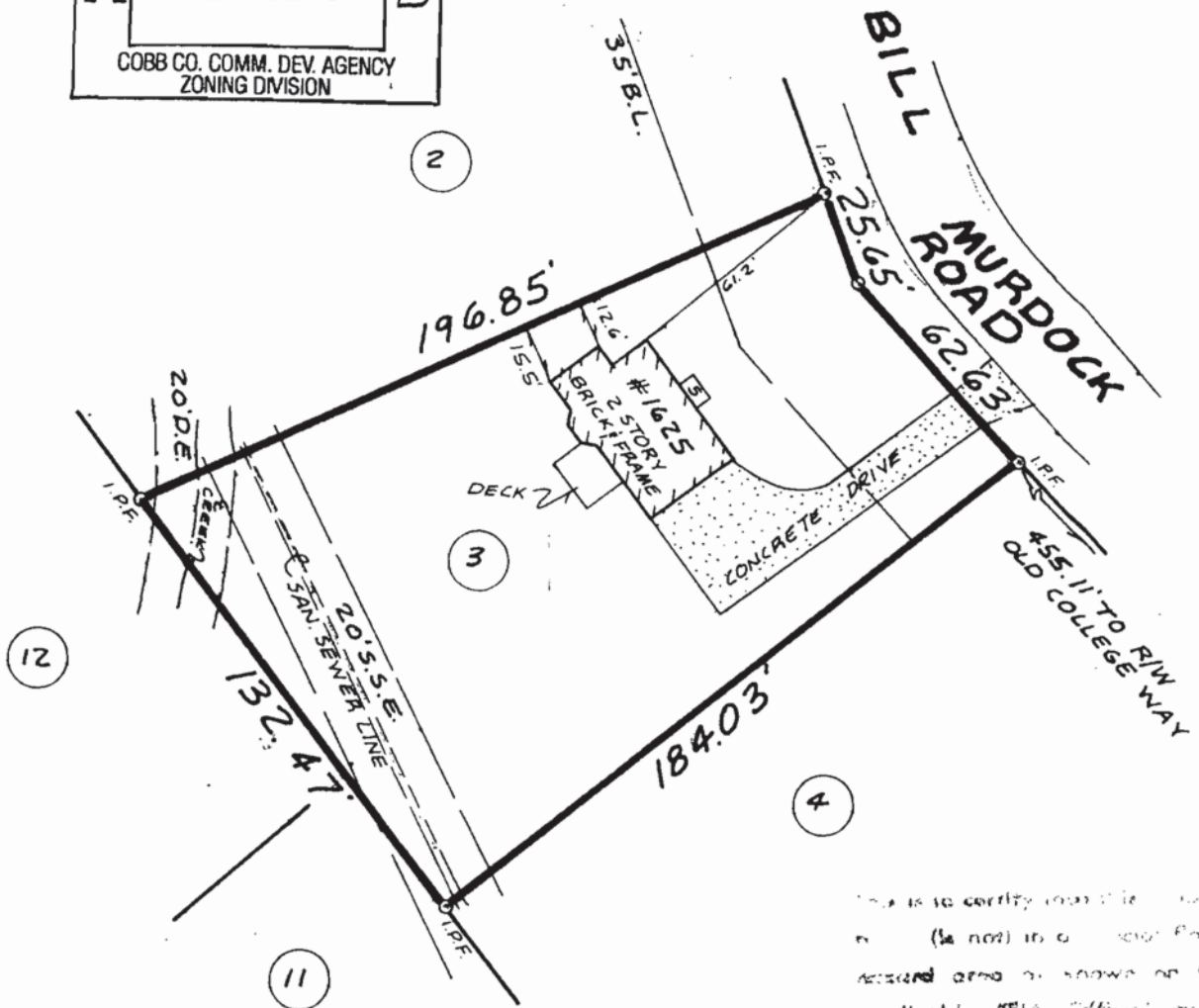
Thomas Chapman



LOT 3  
BLOCK A  
UNIT  
SUB. PRINCETON WEST



MAG. NORTH



There is no certainty that the [redacted] is  
in [redacted] (he now) in a [redacted] place.  
Accordingly, it is known or has  
applicable "FIA Officer" and  
"Revised Map".

PROPERTY OF  
THOMAS C. HEWETT & BRENDA HEWETT

LAND LOT 834                      16<sup>TH</sup> DISTRICT 2<sup>ND</sup> SECTION

COBB COUNTY, GEORGIA

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

REG. LAND SURVEYOR NO. 1999

CARTER LAND SURVEYING CO.

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



NO. 81101LS

**APPLICANT:** Hewett Consulting  
770-977-3295

**REPRESENTATIVE:** Thomas Hewett  
770-977-3295

**TITLEHOLDER:** Thomas C. Hewett and Brenda Hewett

**PROPERTY LOCATION:** West side of Bill Murdock Road, south of  
Sewell Mill Road, north of Old College Way  
( Road).

**ACCESS TO PROPERTY:** Bill Murdock Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-12

**HEARING DATE (PC):** 05-07-13

**HEARING DATE (BOC):** 05-21-13

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit  
(Renewal)

**PROPOSED USE:** Business Service

**SIZE OF TRACT:** 0.456 acre

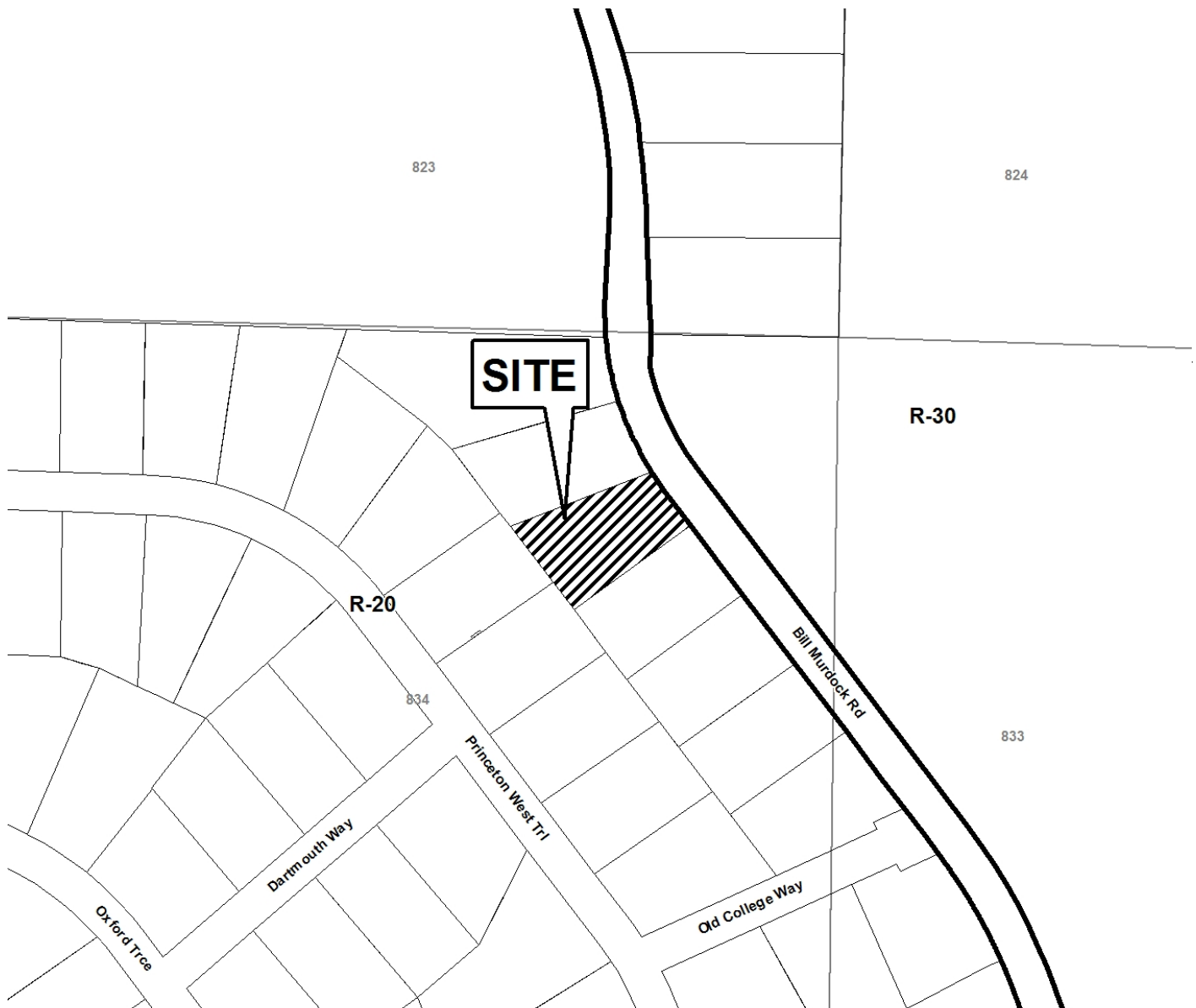
**DISTRICT:** 16

**LAND LOT(S):** 834

**PARCEL(S):** 5

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2





Application #: LUP-12  
PC Hearing Date: 5-7-13  
BOC Hearing Date: 5-21-13

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Business Service
2. Number of employees? None
3. Days of operation? 5
4. Hours of operation? 9-5
5. Number of clients, customers, or sales persons coming to the house per day? 1-2 ; Per week? 5-10
6. Where do clients, customers and/or employees park?  
Driveway: ✓ ; Street:        ; Other (Explain):
7. Signs? No: ✓ ; Yes:       . (If yes, then how many, size, and location):
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): None
9. Deliveries? No        ; Yes ✓ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)  
1-2 USPS/UPS/Fedex
10. Does the applicant live in the house? Yes ✓ ; No
11. Any outdoor storage? No ✓ ; Yes        (If yes, please state what is kept outside):
12. Length of time requested: 2 years
13. Any additional information? (Please attach additional information if needed):

Applicant signature: Sharon C. Hewitt Date: 5/15/13  
Applicant name (printed): Sharon C. Hewitt

PLAT OF SURVEY FOR

LUP-13  
(2013)

LOT: 3 BLOCK "H" JOHNSON WOODS S/D UNIT 5

LAND LOT 705 19TH DISTRICT 2ND SECTION

PB 35 PG 76 COBB COUNTY, GEORGIA

DATE: 2-22-13

SCALE: 1" = 50'

**DENISE DOBSON**

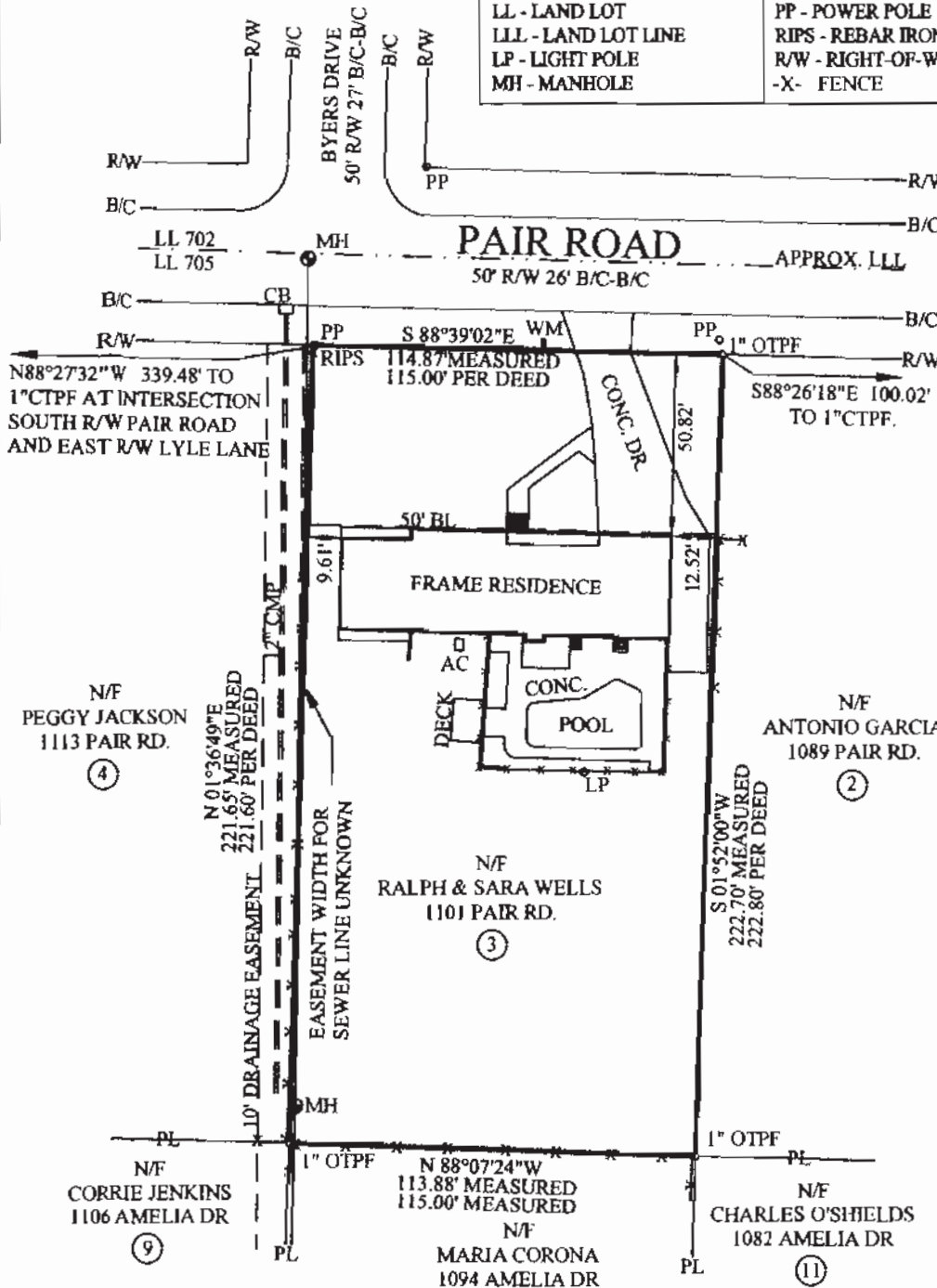
TRACT AREA = 0.583 ACRES

## LEGEND

AC - AIR CONDITIONER PAD	N/F - NOW OR FORMERLY
B/C - BACK OF CURB	OTPF - OPEN TOP PIN FOUND
CB - CATCH BASIN	PB - PLAT BOOK
CONC. - CONCRETE	PG - PAGE
CTPF - CRIMP TOP PIN FOUND	PL - PROPERTY LINE
LL - LAND LOT	PP - POWER POLE
LLL - LAND LOT LINE	RIPS - REBAR IRON PIN SET
LP - LIGHT POLE	R/W - RIGHT-OF-WAY
MH - MANHOLE	-X- FENCE



ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, BASED ON A SINGLE MAGNETIC OBSERVATION



GRAPHIC SCALE IN FEET



THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENT AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.



PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.

PLANNING - ENGINEERING - LAND SURVEYING

3982 AUSTELL-POWDER SPRINGS ROAD - POWDER SPRINGS, GEORGIA 30127

Ph. (770) 435-2576 - Fax (770) 943-6912

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.

COMP.

JOB.

2013006

**APPLICANT:** Sarah C. Wells

770-432-3557

**REPRESENTATIVE:** Denise Dobson

404-731-2035

**TITLEHOLDER:** Ralph O. Wells and Sarah C. Wells

**PROPERTY LOCATION:** South side of Pair Road, across from

Breyers Drive

(1101 Pair Road).

**ACCESS TO PROPERTY:** Pair Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-13

**HEARING DATE (PC):** 05-07-13

**HEARING DATE (BOC):** 05-21-13

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Allow 7 Related Adults to

Live in a Household

**SIZE OF TRACT:** 0.583 acre

**DISTRICT:** 19

**LAND LOT(S):** 705

**PARCEL(S):** 35

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4







Application #: LUP-13  
PC Hearing Date: 5/17/13  
BOC Hearing Date: 5/21/13

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? NA
2. Number of employees? NA
3. Days of operation? NA
4. Hours of operation? NA
5. Number of clients, customers, or sales persons coming to the house per day? NA ; Per week? NA
6. Where do clients, customers and/or employees park?  
Driveway: \_\_\_\_\_ ; Street: \_\_\_\_\_ ; Other (Explain): NA
7. Signs? No: NA ; Yes: \_\_\_\_\_. (If yes, then how many, size, and location): \_\_\_\_\_
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 1 car 2 vans 1 truck and 1 SUV - Total of 5 vehicles
9. Deliveries? No NA ; Yes NA (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):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

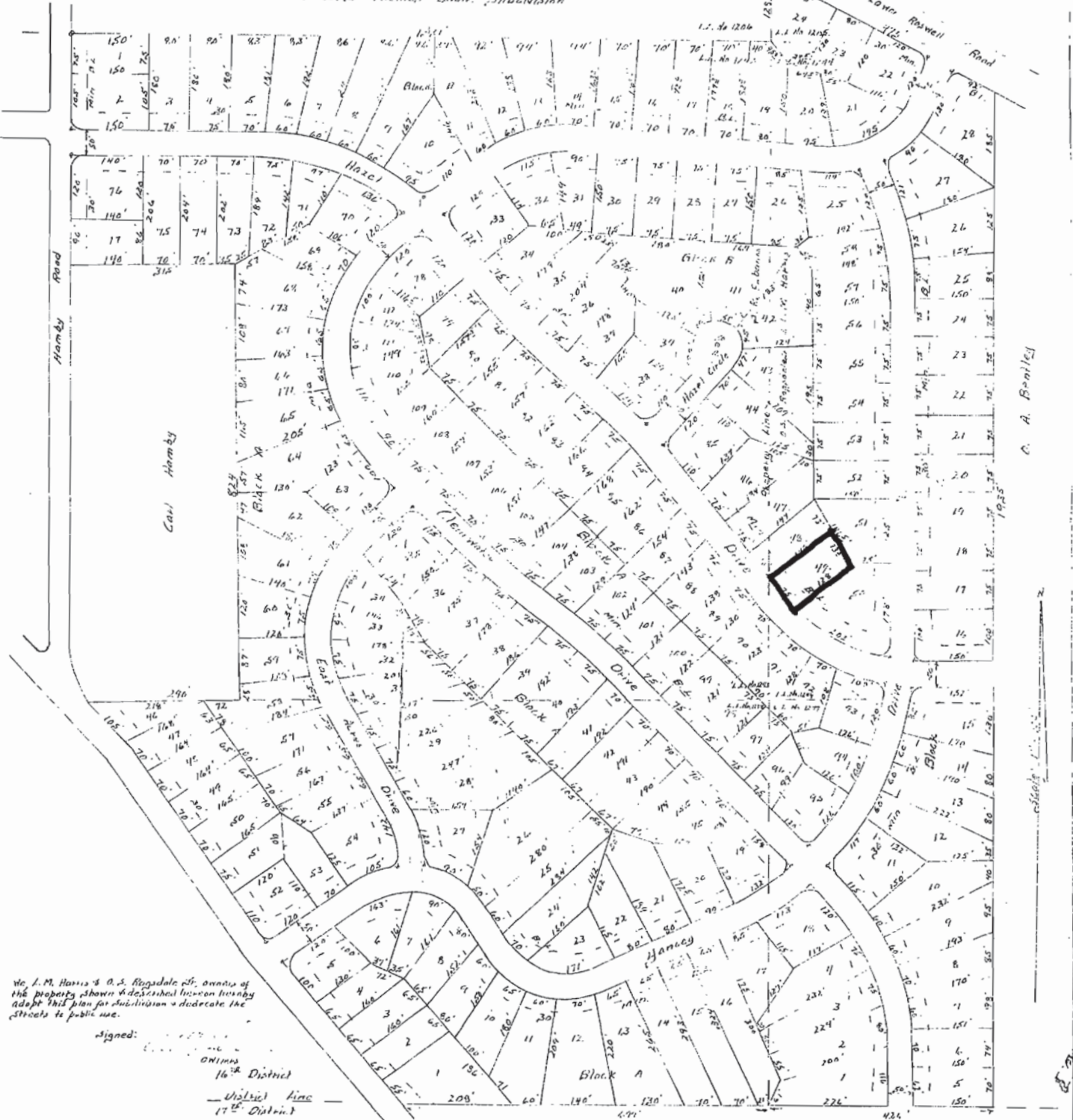
Applicant signature: Sarah C. Wells Date: 2-26-2013

Applicant name (printed): Sarah C. Wells



LUP-14  
(2013)  
Plat

J. L. Thomas Estate Subdivision



We, J. M. Harris & O. S. Rogstad, of, owners of the property shown & described herein hereby adopt this plan for subdivision & dedicate the streets to public use.

Signed:

ONIMAS

16<sup>th</sup> District

— Charles King

17<sup>th</sup> District

Recorded in Hamby Acres  
L. J. Nos. 1243 - 1244 - 1277 - 1278 -  
16<sup>th</sup> District - 2<sup>nd</sup> Section - Cobb County - Ga.  
S. P. Phillips - Surveyor  
Feb. 28, 1952  
I.P. at all lot corners

J. L. R. Eubanks, owner of the property shown & described herein, hereby adopt this plan for subdivision & dedicate the streets to public use.

Signed:

Owner

Approved:

Chairman Cobb County Planning Commission

LUP-14  
(2013)  
GIS Map

LUP-14 / May 2013

16-1244-19  
R-20 in LDC



**APPLICANT:** Rose Catherin

404-312-0407

**REPRESENTATIVE:** Rose Catherin

404-312-0407

**TITLEHOLDER:** Rose Catherin

**PROPERTY LOCATION:** East side of Hazelwood Drive, north of  
Yancey Drive

(1947 Hazelwood Drive).

**ACCESS TO PROPERTY:** Hazelwood Drive

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-14

**HEARING DATE (PC):** 05-07-13

**HEARING DATE (BOC):** 05-21-13

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Reduce square footage

Per Adult by 181 square feet for 3 Adults

**SIZE OF TRACT:** 0.30 acre

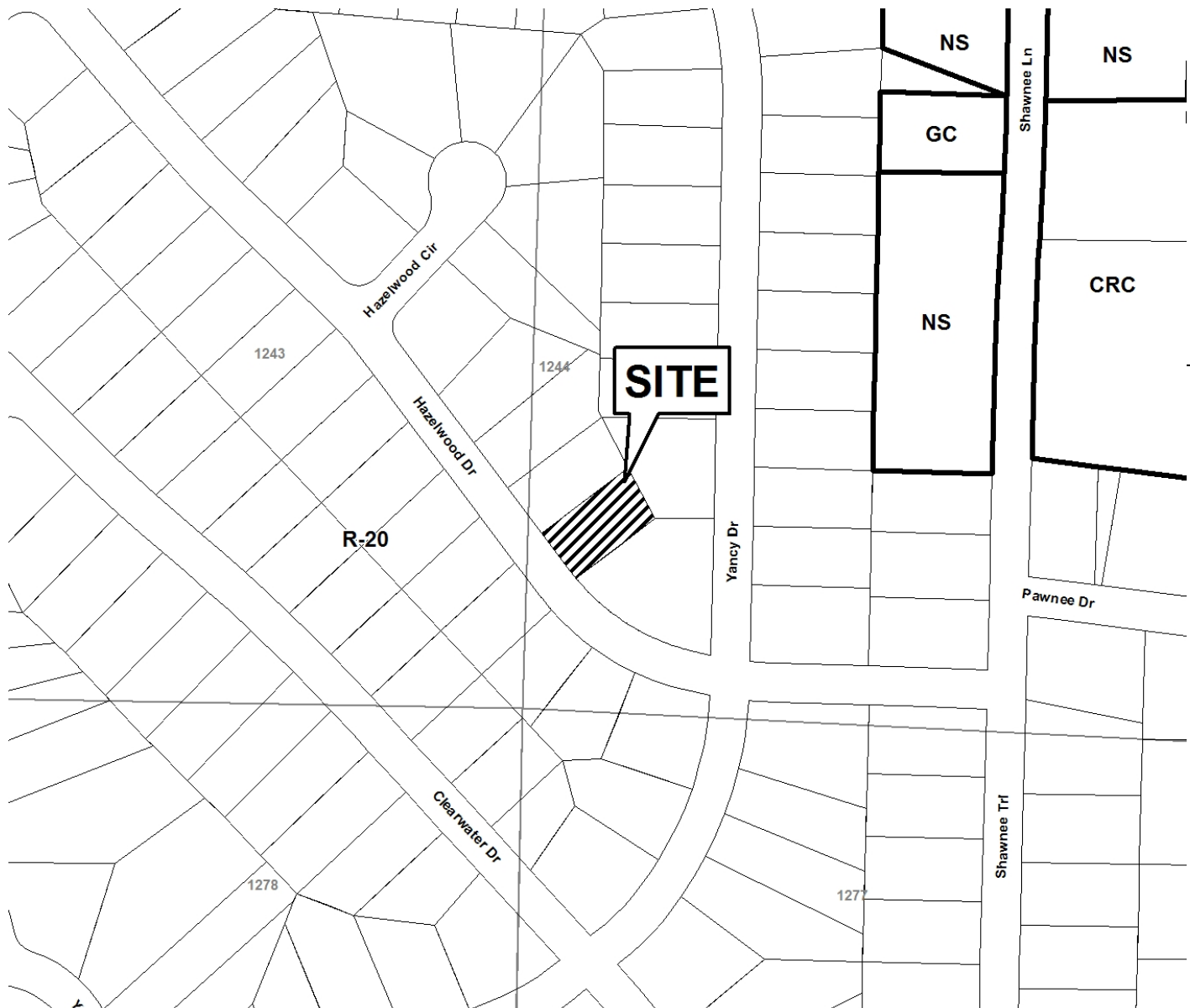
**DISTRICT:** 16

**LAND LOT(S):** 1244

**PARCEL(S):** 19

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2







Application #: LUP-14  
PC Hearing Date: 5/7/13  
BOC Hearing Date: 5/21/13

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? /
2. Number of employees? /
3. Days of operation? /
4. Hours of operation? /
5. Number of clients, customers, or sales persons coming to the house per day? / ; Per week? /
6. Where do clients, customers and/or employees park?  
Driveway: / ; 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.): /
9. Deliveries? No X ; Yes / (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) /
10. Does the applicant live in the house? Yes / ; No X
11. Any outdoor storage? No X ; Yes / (If yes, please state what is kept outside): /
12. Length of time requested: 2 years
13. Any additional information? (Please attach additional information if needed):  
/  
/  
/

Applicant signature: R. Patten Date: 2/26/2013

Applicant name (printed): ROSE CATHERIN





**APPLICANT:** Violet Clark

770-432-9125

**REPRESENTATIVE:** Violet Clark

770-432-9125

**TITLEHOLDER:** Billy C. Clark and Violet J. Clark

**PROPERTY LOCATION:** East side of Gray Road, north of

Diane Drive

(2985 Gray Road).

**ACCESS TO PROPERTY:** Gray Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**PETITION NO:** LUP-15

**HEARING DATE (PC):** 05-07-13

**HEARING DATE (BOC):** 05-21-13

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

(Renewal)

**PROPOSED USE:** Beauty Shop

**SIZE OF TRACT:** 0.41 acre

**DISTRICT:** 17

**LAND LOT(S):** 234

**PARCEL(S):** 21

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**



COBB COUNTY GEORGIA  
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2013 FEB 18 PM 2:51



Application #: LUP-15

PC Hearing Date: 5/7/13

BOC Hearing Date: 5/21/13

COBB COUNTY ZONING DIVISION

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Beauty Shop
2. Number of employees? None
3. Days of operation? Tues. - Fri 4 days
4. Hours of operation? 9 - 5
5. Number of clients, customers, or sales persons coming to the house per day? 5 to 10 ; Per week? \_\_\_\_\_
6. Where do clients, customers and/or employees park?  
Driveway: \_\_\_\_\_ ; Street: \_\_\_\_\_ ; Other (Explain):  
Paved parking area in front of house
7. Signs? No: ☒ ; Yes: \_\_\_\_\_. (If yes, then how many, size, and location): \_\_\_\_\_
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): \_\_\_\_\_
9. Deliveries? No 1 ; Yes \_\_\_\_\_ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) \_\_\_\_\_
10. Does the applicant live in the house? Yes ☒ ; No \_\_\_\_\_
11. Any outdoor storage? No ☒ ; Yes \_\_\_\_\_ (If yes, please state what is kept outside): \_\_\_\_\_
12. Length of time requested: \_\_\_\_\_
13. Any additional information? (Please attach additional information if needed):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant signature: Violet Clark Date: \_\_\_\_\_

Applicant name (printed): Violet Clark





**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:** End of Armstrong Place, southwesterly of  
Nichols Drive  
(1648 and 1649 Armstrong Place).

**ACCESS TO PROPERTY:** Armstrong Place

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**PETITION NO:** SLUP-2

**HEARING DATE (PC):** 05-07-13

**HEARING DATE (BOC):** 05-21-13

**PRESENT ZONING:** PVC

**PROPOSED ZONING:** Special Land  
Use Permit

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

**SIZE OF TRACT:** 7.92 acres

**DISTRICT:** 18

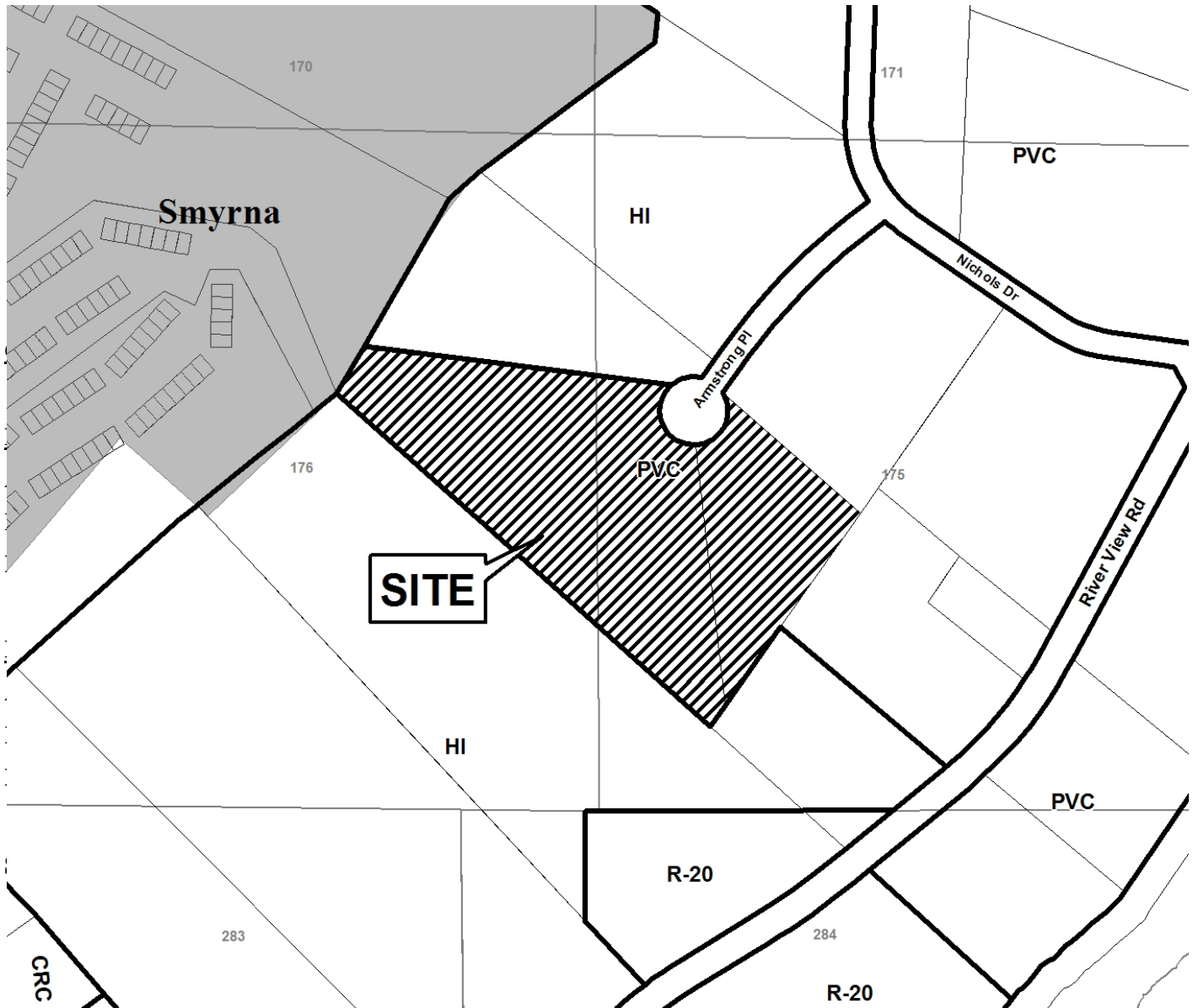
**LAND LOT(S):** 175, 176

**PARCEL(S):** 2, 9

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**



## **STATEMENT OF PROPOSED SITE IMPROVEMENTS**

The SAE School (“SAE”) is purchasing an approximate thirty (30) acre tract of land within the City of Smyrna which is near 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 21,600 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.

The Police have been in HILTONS 20 times in the last 6 months and have been arrested 10 times. The Police have been in HILTONS 20 times in the last 6 months and have been arrested 10 times. The Police have been in HILTONS 20 times in the last 6 months and have been arrested 10 times.

**APPLICANT:** St. Benedict's Episcopal Church, LLC

678-279-4300

**REPRESENTATIVE:** John H. Moore 770-429-1499

Moore Ingram Johnson & Steele, LLP

**TITLEHOLDER:** Irving C. Hoffman, Haynes Grading, Inc.

**PROPERTY LOCATION:** Northwesterly side of Cooper Lake Road,  
east of Weaver Street.

**ACCESS TO PROPERTY:** Cooper Lake Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**PETITION NO:** SLUP-3

**HEARING DATE (PC):** 05-07-13

**HEARING DATE (BOC):** 05-21-13

**PRESENT ZONING:** GC, LRO

**PROPOSED ZONING:** Special Land

Use Permit

**PROPOSED USE:** Day School

**SIZE OF TRACT:** 2.091 acres

**DISTRICT:** 17

**LAND LOT(S):** 694

**PARCEL(S):** 19, 111

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2

**CONTIGUOUS ZONING/DEVELOPMENT**





**ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT**

**STATEMENT OF PROPOSED SITE IMPROVEMENTS STATEMENT**

**Application No.:** SLUP- 3 (2013)  
**Hearing Dates:** May 7, 2013 and  
May 21, 2013

**Applicant:** St. Benedict's Episcopal Church, LLC  
**Titleholders:** Irving C. Hoffman and Haynes Grading, Inc.

Applicant proposes to use the existing structure located at 2025 Cooper Lake Road, with renovations, in order for the structure to accommodate the proposed day school expansion. Additionally, the parking facilities located adjacent to the existing structure will also be upgraded and expanded and brought into conformity with Cobb County Code. Landscaping surrounding the existing building and parking will be professionally designed, implemented, and maintained.

The existing structures on the portion of the Property located at 2105 Cooper Lake (consisting of two tracts) are to be removed and the entire area to become a passive play area for the Applicant's existing, and hopefully, expanded day school program. This area will also be professionally designed, implemented, and maintained.

COBB COUNTY GEORGIA  
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2013 MAR -7 PM 3:33

COBB COUNTY ZONING DIVISION