

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: September 9, 2013
Board of Commissioners Hearing Date: September 17, 2013

Due Date: August 2, 2013

Date Distributed/Mailed Out: July 16, 2013



Cobb County...Expect the Best!



**Know what's below.
Call before you dig.**

REVISIONS:

Z-51
(2013)

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SHEET TITLE
REZONING
SITE PLAN



SCALE: 1" = 50'
DATE: JUNE 16, 2013
PROJECT: 13135.00

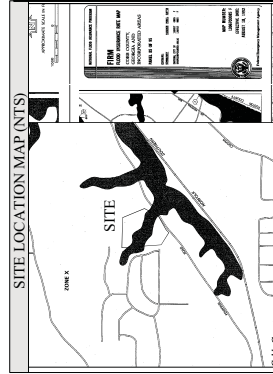
THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.



Z1



SHEET



APPLICANT: Kenneth Wood
678-684-6206

REPRESENTATIVE: Kenneth Wood
678-684-6206

TITLEHOLDER: John Larimer and Kathleen Larimer

PROPERTY LOCATION: Northwesterly side of Fountain Road,
northeast of Montpelier Drive
(446 Fontaine Road).

ACCESS TO PROPERTY: Fontaine Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-51

HEARING DATE (PC): 09-09-13

HEARING DATE (BOC): 09-17-13

PRESENT ZONING: R-15

With Stipulations

PROPOSED ZONING: R-15

PROPOSED USE: Horse Farm and House

SIZE OF TRACT: 13.65 acres

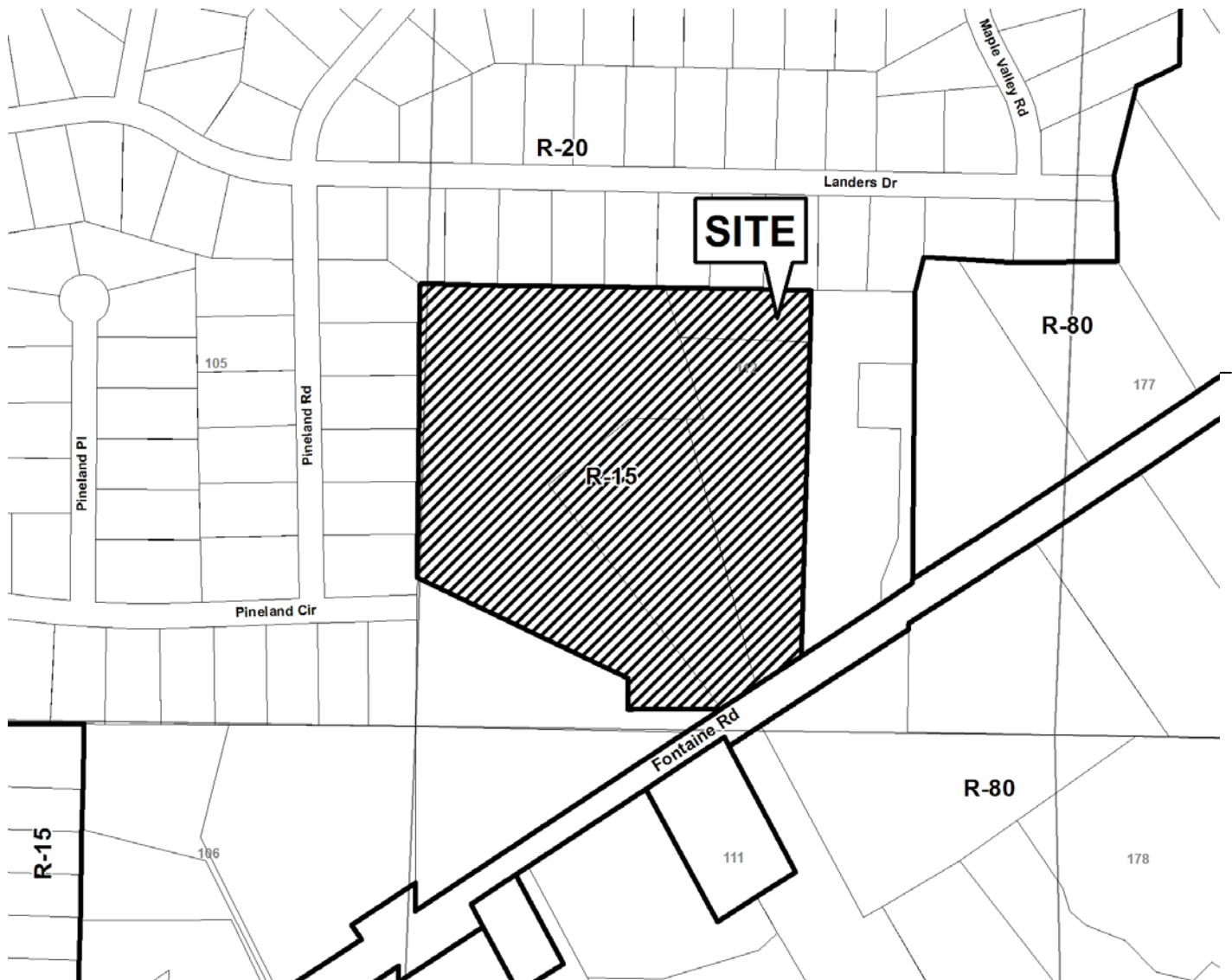
DISTRICT: 17

LAND LOT(S): 112

PARCEL(S): 2, 3, 53, 75

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



COBB COUNTY GEORGIA
PLANNING DEPARTMENT

2013 JUL -1 AM 9:47

COBB COUNTY ZONING DIVISION

Application No. Z-051

Sept. 2013

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): one 3,000 SF custom home
- b) Proposed building architecture: custom single family home & horse stable w/ detached garage
- c) Proposed selling prices(s): n/a
- d) List all requested variances: n/a
- _____
- _____
- _____

.....
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)

n/a

.....
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

June 28, 2013

Cobb County Zoning/ Planning Department
1150 Powder Springs Street
Suite 400
Marietta GA 30064

COBB COUNTY GEORGIA
FILED 11-0-1701

2013 JUL -1 AM 9:47

COBB COUNTY ZONING DIVISION

Re: LETTER OF INTENT
446 FONTAINE ROAD REZONING (R-15)
LAND LOT 112, 17th DISTRICT, COBB COUNTY, GA

To Whom It May Concern:

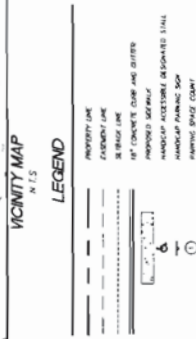
The intent of this zoning proposal is to rezone the existing site that is currently zoned R-15 conditional to R-15 without conditions. The site is a 13.64 acre parcel located at 446 Fontaine Road in Mableton, GA with an existing home and lake. The property was previously zoned R-15 conditional by North Point Park Builders with the intent of building a 25 lot subdivision. We instead are proposing to rezone the property to R-15 with no conditions for a horse farm and single-family home. The new home will be approximately 3,000 SF with a detached garage, there will be 2 horse stables, and the lake will remain.

Applicant:

Planners & Engineers Collaborative, Inc.
C/O John & Kathleen Larimer



Kenneth J. Wood
350 Research Court
Norcross, GA 30092

[illegible]

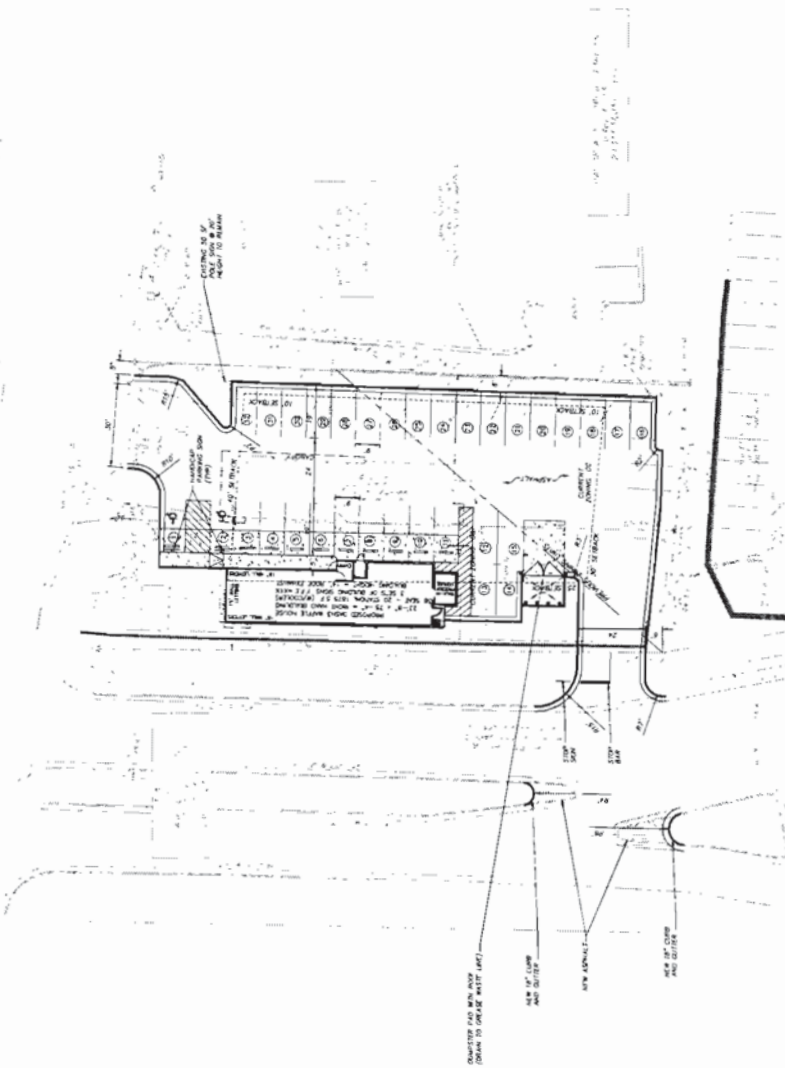
SITE DATA	
PROPERTY ZONING	DC (GENERAL COMMERICAL)
APPROX. ACRES	1.83 ± 0.11
EST. ACRES	0.44 ± 0.05
TOTAL PROPERTY SIZE	228,311.29 (50' x 71')
	GENERAL COMMERICAL
FRONT OF TRAIL	40'
REAR OF TRAIL	30'
SIDE OF TRAIL	30'
1. MINIMUM LOT SIZE	24,000.00 SF
2. MINIMUM LOT AREA	24,000.00 SF
3. MINIMUM LOT WIDTH AT FRONT OF TRAIL	80
PROPOSED #8	1. MINIMUM PAVED FRONTAGE
	30'
APPROVED 101	

PARKING SPACE				
WHEELCHAIR SPACE*	BLDG. I.C.	EXISTING PARKING	REQUIRED PARKING	EXIST. PARKING
	1875 SQ FT	29 SPACES*	19 SPACES*	32 SPACES

* 1 SPACE PER 100 SQUARE FEET (INT.) OF FLOORSPACE (TO INCLUDE ANY PARKING AREA THAT INCLUDES TABLES AND/OR CHAIRS)

SITE NOTES:

1. All work, including the design, construction, installation, and maintenance of the system, shall be performed in accordance with the applicable codes, standards, and specifications, and shall be subject to inspection and approval by the local health department.
2. All materials and components used in the system shall be of the highest quality and shall be approved by the local health department.
3. All work shall be completed within the specified time frame, and the system shall be operational and ready for use by the specified date.
4. All work shall be completed in accordance with the applicable codes, standards, and specifications, and shall be subject to inspection and approval by the local health department.
5. All work shall be completed in accordance with the applicable codes, standards, and specifications, and shall be subject to inspection and approval by the local health department.
6. All work shall be completed in accordance with the applicable codes, standards, and specifications, and shall be subject to inspection and approval by the local health department.
7. All work shall be completed in accordance with the applicable codes, standards, and specifications, and shall be subject to inspection and approval by the local health department.
8. All work shall be completed in accordance with the applicable codes, standards, and specifications, and shall be subject to inspection and approval by the local health department.
9. All work shall be completed in accordance with the applicable codes, standards, and specifications, and shall be subject to inspection and approval by the local health department.
10. All work shall be completed in accordance with the applicable codes, standards, and specifications, and shall be subject to inspection and approval by the local health department.
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12. All work shall be completed in accordance with the applicable codes, standards, and specifications, and shall be subject to inspection and approval by the local health department.
13. All work shall be completed in accordance with the applicable codes, standards, and specifications, and shall be subject to inspection and approval by the local health department.
14. All work shall be completed in accordance with the applicable codes, standards, and specifications, and shall be subject to inspection and approval by the local health department.
15. All work shall be completed in accordance with the applicable codes, standards, and specifications, and shall be subject to inspection and approval by the local health department.
16. All work shall be completed in accordance with the applicable codes, standards, and specifications, and shall be subject to inspection and approval by the local health department.
17. All work shall be completed in accordance with the applicable codes, standards, and specifications, and shall be subject to inspection and approval by the local health department.
18. All work shall be completed in accordance with the applicable codes, standards, and specifications, and shall be subject to inspection and approval by the local health department.
19. All work shall be completed in accordance with the applicable codes, standards, and specifications, and shall be subject to inspection and approval by the local health department.
20. All work shall be completed in accordance with the applicable codes, standards, and specifications, and shall be subject to inspection and approval by the local health department.



RECEIVED
JUL - 2 2013
0000 CO. COMM. DEV. AGENCY
ZONING DIVISION

APPLICANT: Waffle House, Inc.

770-729-5793

REPRESENTATIVE: Bryan Russen

770-729-5793

TITLEHOLDER: Waffle House, Inc.

PROPERTY LOCATION: South side of Windy Hill Road, west of

Circle 75 Parkway, east of Corporate Plaza

(2642 Windy Hill Road).

ACCESS TO PROPERTY: Windy Hill Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-52

HEARING DATE (PC): 09-09-13

HEARING DATE (BOC): 09-17-13

PRESENT ZONING: O&I, GC

PROPOSED ZONING: GC

PROPOSED USE: Restaurant

SIZE OF TRACT: 0.467 acre

DISTRICT: 17

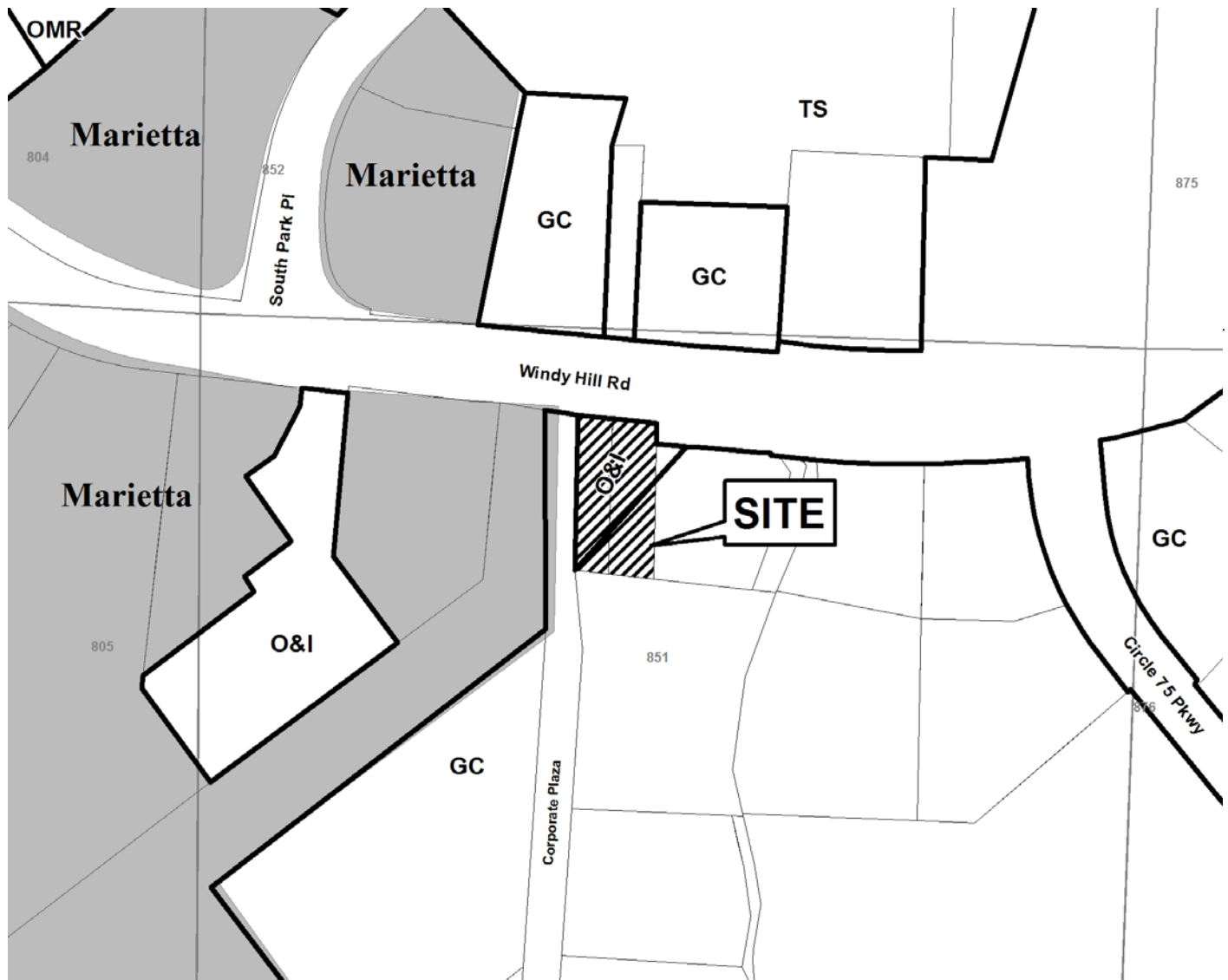
LAND LOT(S): 851

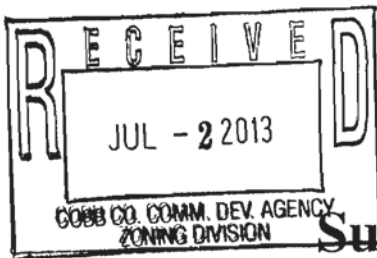
PARCEL(S): 6, 11

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-52

Sept. 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): RESTAURANT
b) Proposed building architecture: 1875 SF, SUBURBAN, ONE STORY
c) Proposed hours/days of operation: 24 HRS, 7 DAYS PER WEEK
d) List all requested variances: REDUCTION IN 25' BUILDING
SETBACK (WEST PROPERTY LINE) TO 5', DUE TO LIMITED
WIDTH OF THE PROPERTY.

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

FREESTANDING SIGNS TO BE GRANDFATHERED

.....
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



VICINITY MAP
N.T.S.

LEGEND

- PROPERTY LINE
EASEMENT LINE
SETBACK LINE
18" CONCRETE CURB AND GUTTER
IMPROVED SIDEWALK
MANICAP ACCESSIBLE SIDEWALK
MANICAP PAVING BOX
PAVING SPACE COUNT

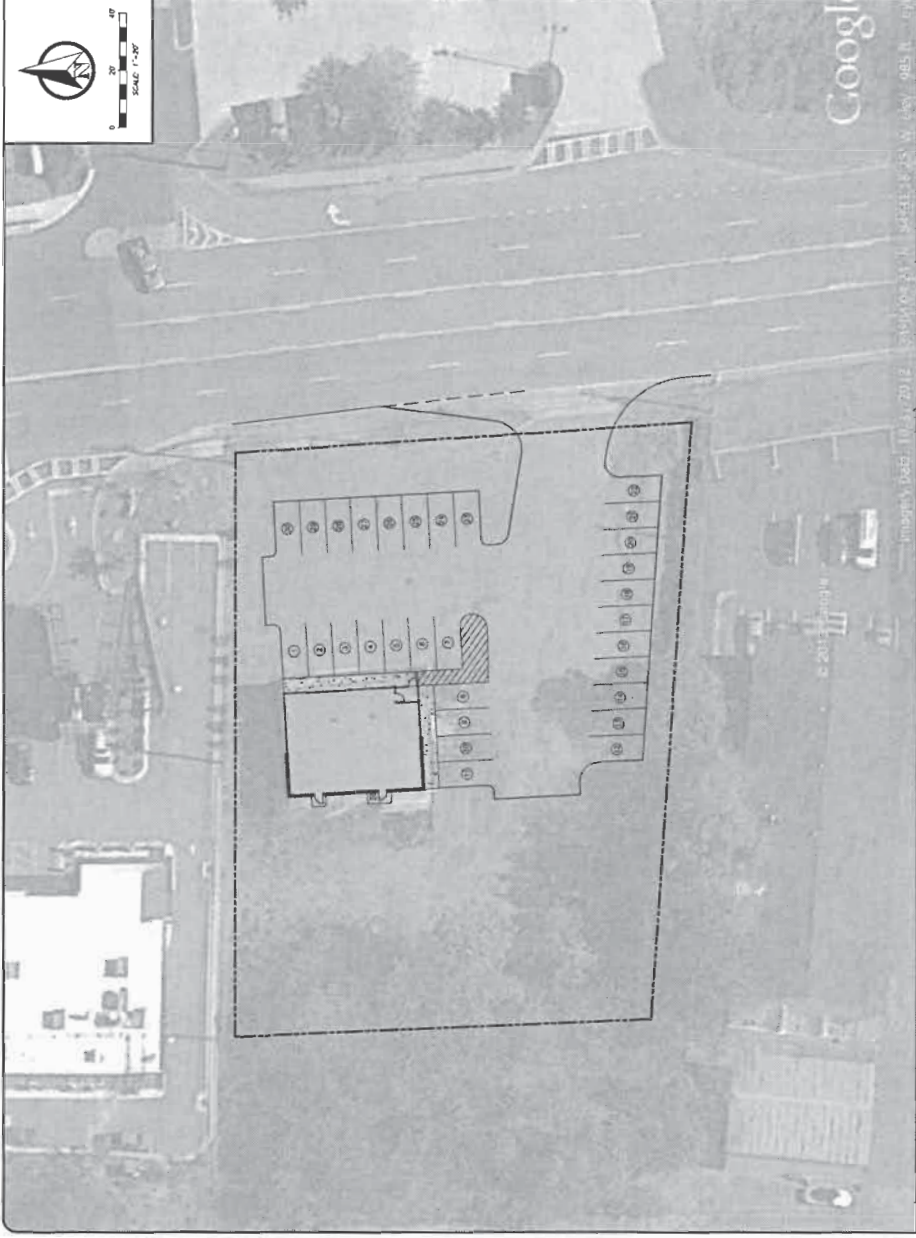
SITE DATA

[illegible]

PARKING SPACE

BUILDING #	BLDG. S.F.	REQUIRED PARKING	EXIST. PARKING
1	1,679 SQ.FT.	18 SPACES*	30 SPACES

* COMMERCIAL PARKING REQUIREMENT: 1 SPACE PER 100 S.F.



RECEIVED
JUL - 2 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

APPLICANT: Waffle House, Inc.

770-729-5897

REPRESENTATIVE: Brad Dannenbaum

770-729-5897

TITLEHOLDER: David B. Mizelle and Dana Mizelle

PROPERTY LOCATION: West side of Canton Road, south of
Jamerson Road and north of Old Noonday School House Road
(4797 Canton Road).

ACCESS TO PROPERTY: Canton Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-53

HEARING DATE (PC): 09-09-13

HEARING DATE (BOC): 09-17-13

PRESENT ZONING: NS

PROPOSED ZONING: NRC

PROPOSED USE: Restaurant

SIZE OF TRACT: 0.69 acre

DISTRICT: 16

LAND LOT(S): 85

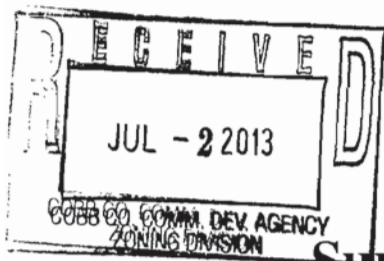
PARCEL(S): 12

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-53

Sept. 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): Restaurant
- b) Proposed building architecture: Mix of Brick, Architectural CMU (barricling),
Glass Storefront, Yellow Aluminate Fascia.
- c) Proposed hours/days of operation: 24/7
- d) List all requested variances: No variances required if rezoned to
NRC.

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).

N/A

Z-54
(2013)

Concept Plan Murdock Road Tract

Parcel #
1750 Murdock Road
Cobb County
Georgia

March 7, 2013
Scale: 1" = 40'

LOT	AREA (sf)
1	20,015
2	20,020
3	20,020
4	20,020
5	22,771
6	20,016
7	20,020
8	20,071
9	20,045
10	20,059
Open Space	16,697
TOTAL	243,971



COBB COUNTY GEORGIA
FILED IN OFFICE
2013 JUL -3 PM 2:51
COBB COUNTY ZONING DIVISION

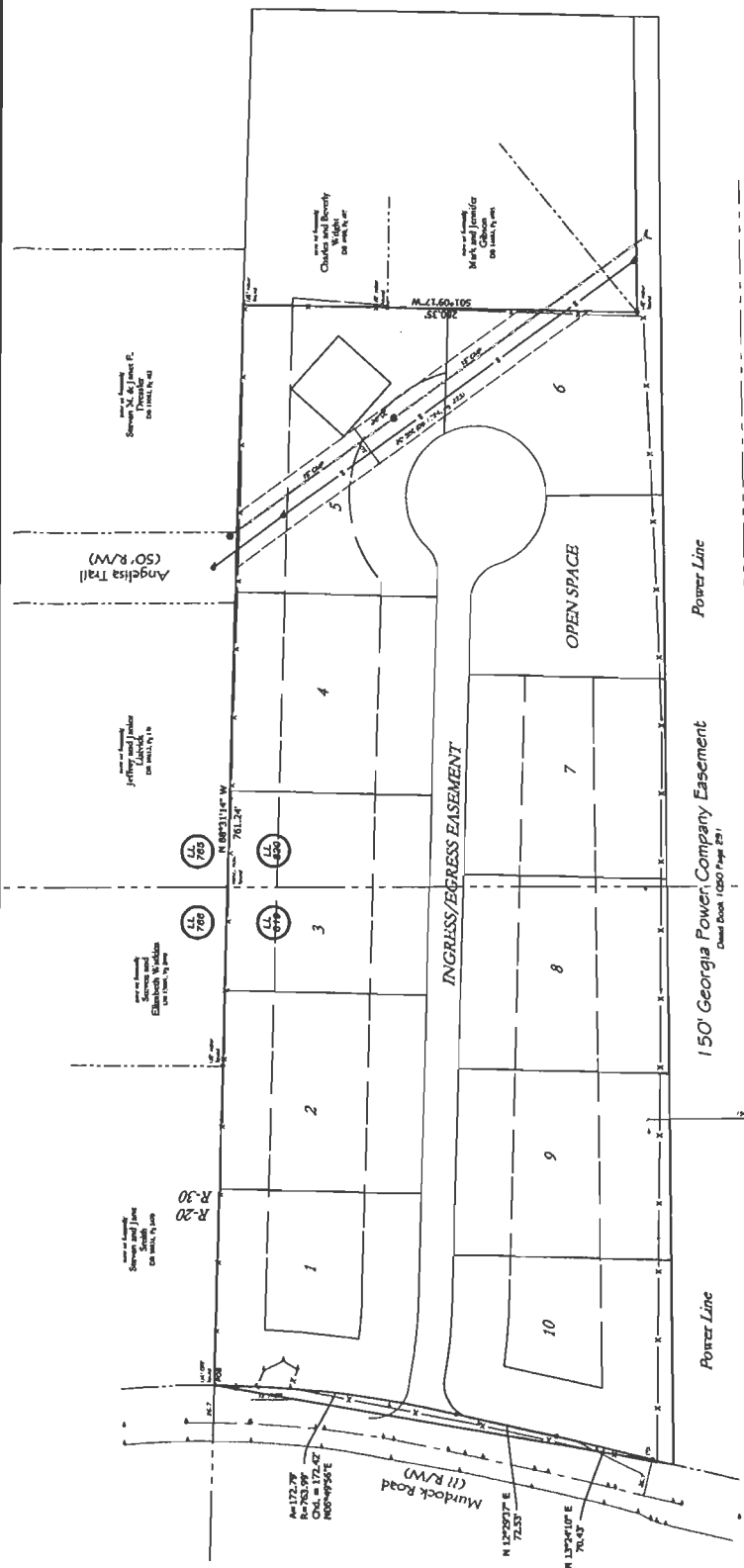
SITE NOTES

1. This property is located within the 1750 Murdock Road Tract, which is a 175-acre tract owned by JBLG Land Fund, LLC.
2. This property is located within the 1750 Murdock Road Tract, which is a 175-acre tract owned by JBLG Land Fund, LLC.
3. This property is located within the 1750 Murdock Road Tract, which is a 175-acre tract owned by JBLG Land Fund, LLC.
4. This property is located within the 1750 Murdock Road Tract, which is a 175-acre tract owned by JBLG Land Fund, LLC.
5. This property is located within the 1750 Murdock Road Tract, which is a 175-acre tract owned by JBLG Land Fund, LLC.
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7. This property is located within the 1750 Murdock Road Tract, which is a 175-acre tract owned by JBLG Land Fund, LLC.
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9. This property is located within the 1750 Murdock Road Tract, which is a 175-acre tract owned by JBLG Land Fund, LLC.
10. This property is located within the 1750 Murdock Road Tract, which is a 175-acre tract owned by JBLG Land Fund, LLC.

ESSENTIAL ENGINEERING SERVICES
PLANNING AND ARCHITECTURE
1400 LAND FUND DRIVE, SUITE 1100
BIRMINGHAM, GEORGIA 35204
PH: 205-980-8007 FAX: 205-980-8011
WWW.ESSENTIALENGINEERING.COM

OWNER / DEVELOPER
JBLG Land Fund, LLC
1750 Murdock Road
Marietta, Georgia 30067
24 HOUR - EMERGENCY CONTACT

This drawing and its reproduction are the property of the engineer and may not be used without the written permission of the engineer.



APPLICANT: The Providence Group of Georgia, L.L.C.

6678-475-1800

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

Sams, Larkin & Huff, LLP

TITLEHOLDER: Carolyn B. Butler

PROPERTY LOCATION: West side of Murdock Road, north of

Wicks Creek Trail

(1790 Murdock Road).

ACCESS TO PROPERTY: Murdock Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-54

HEARING DATE (PC): 09-09-13

HEARING DATE (BOC): 09-17-13

PRESENT ZONING: R-20, R-30

PROPOSED ZONING: R-20

PROPOSED USE: Single-Family Detached

Residential Subdivision

SIZE OF TRACT: 5.619 acres

DISTRICT: 16

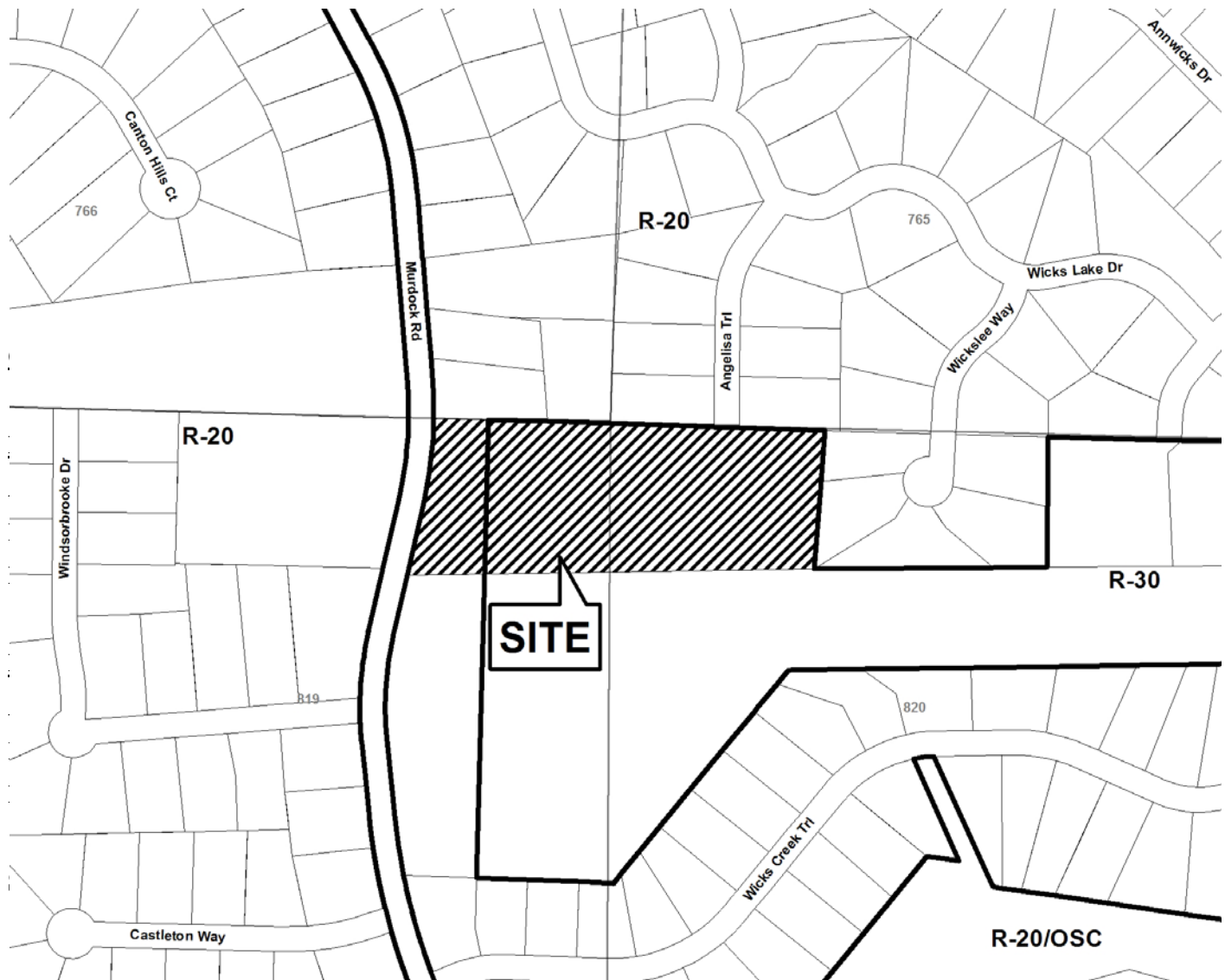
LAND LOT(S): 819, 820

PARCEL(S): 3

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



COBB COUNTY GEORGIA
FILED IN OFFICE
2013 JUL -3 PM 2:50

Application No. Z-54

Sept. 2013

Summary of Intent for Rezoning *

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

- a) Proposed unit square-footage(s): 3,000 sq. ft. - 4,000 sq. ft and above
- b) Proposed building architecture: Mixture of brick, stack stone, shake & Hardy Plank
- c) Proposed selling prices(s): \$500,000 - \$700,000
- d) List all requested variances: None

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

- a) Proposed use(s): N/A
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

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

The subject property is located in an area denominated as Low Density Residential (LDR) under the County's Future Land Use Map which contemplates residential densities up to 2.5 units per acre. In that regard, the subject proposal is well below that density.

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.

Z-55
(2013)

CROY
ENGINEERING
Planners
Engineers

corcoran | ota
ARCHITECTURE PLANNING DESIGN

PROJECT #	1220-00
CHECKED BY	WWW
ISSUE DATE	07-05-13
SCALE	1"=50'
SHEET NUMBER	1

SEAL
GEORGIA
Professional Engineer
No. 1220-00
Exp. 07-05-13

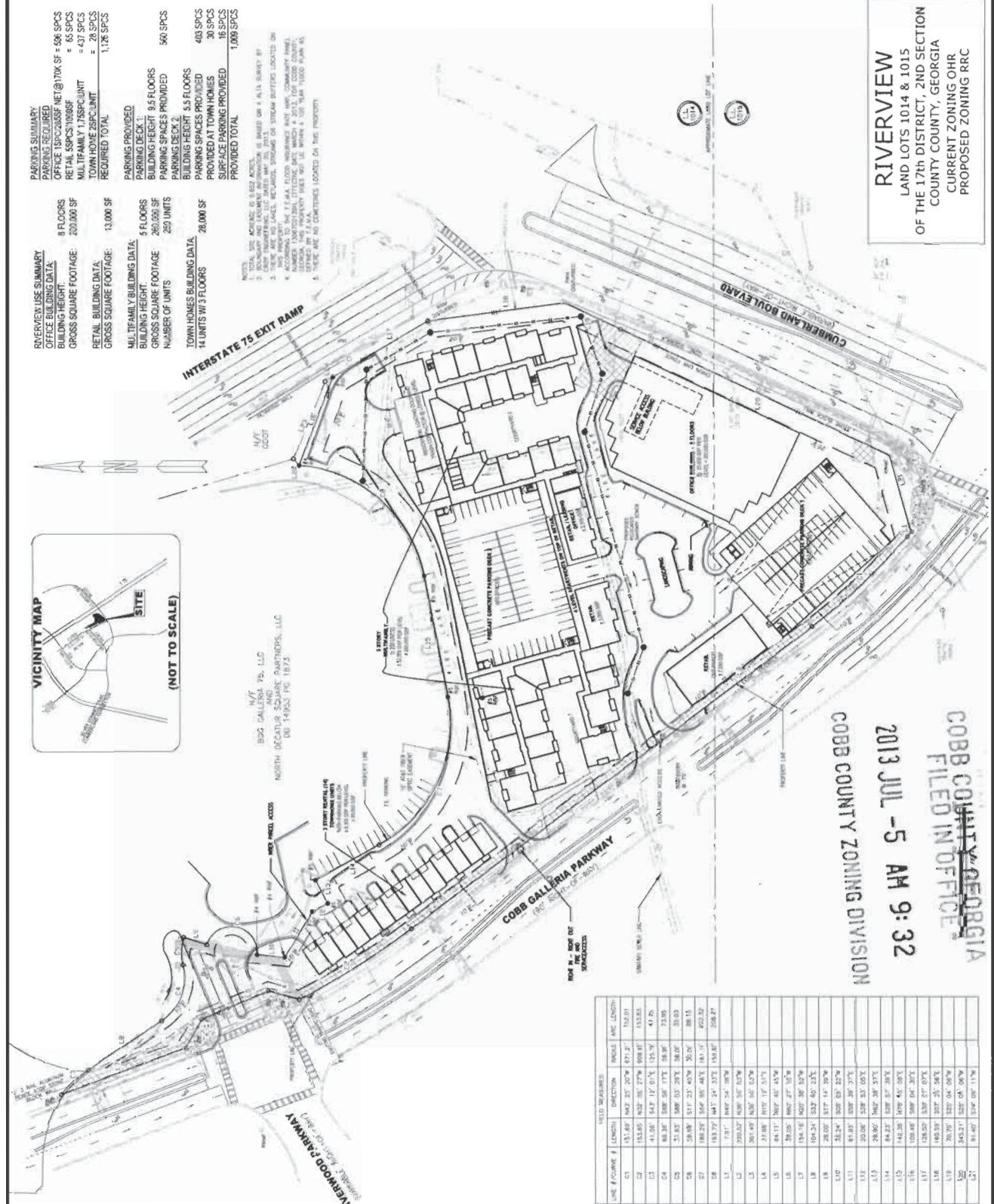
CSWCC CERT # 5769
PROJECT # 1220-00
DRAWN BY
CHECKED BY
ISSUE DATE
SCALE
SHEET NUMBER

PARKING SUMMARY:
PARKING REQUIRED
OFFICE 150000 SF @ 100 SF = 1500 SPS
RETAIL 50000 SF @ 100 SF = 500 SPS
MULTIFAMILY 175000 SF @ 100 SF = 1750 SPS
TOWNHOME 25000 SF @ 100 SF = 250 SPS
REQUIRED TOTAL 1,000 SPS

PARKING PROVIDED:
PARKING PROVIDED
BUILDING HEIGHT 8.5 FLOORS
PARKING SPACES PROVIDED 500 SPS
BUILDING HEIGHT 5.5 FLOORS
PARKING SPACES PROVIDED 400 SPS
PROVIDED AT TOWNHOMES 30 SPS
SURFACE PARKING PROVIDED 16 SPS
PROVIDED TOTAL 1,000 SPS

RIVERVIEW USE SUMMARY:
BUILDING HEIGHT 8 FLOORS
GROSS SQUARE FOOTAGE 270,000 SF
RETAIL BUILDING DATA:
GROSS SQUARE FOOTAGE 13,000 SF
MULTIFAMILY BUILDING DATA:
BUILDING HEIGHT 8.5 FLOORS
GROSS SQUARE FOOTAGE 260,000 SF
NUMBER OF UNITS 250 UNITS
TOWNHOMES BUILDING DATA:
14 UNITS W/ 3 FLOORS 28,000 SF

NOTES:
1. TOTAL SITE AREA IS 6.662 ACRES. IS BASED ON A 1/4" = 100' SURVEY BY
2. CORCORAN & OTA, INC. DATED MAY 20, 2013.
3. THE PROPERTY LAYOUT, RETAIL, OFFICE, AND TOWNHOME LOCATIONS ON
4. ACCORDING TO THE 1/4" = 100' SURVEY AND THE 1/4" = 100' SURVEY. THE
5. THERE ARE NO CONTIGUOUS LOCATIONS ON THE PROPERTY.



COBB COUNTY, GEORGIA
FILED IN OFFICE
2013 JUL -5 AM 9:32
COBB COUNTY ZONING DIVISION

LINE #	CHANGING #	LENGTH	DIRECTION	BEARING	ARC LENGTH
1	1	100.00	N 0° 0' 0" E	100.00	100.00
2	2	100.00	N 90° 0' 0" E	100.00	100.00
3	3	100.00	N 0° 0' 0" E	100.00	100.00
4	4	100.00	N 90° 0' 0" E	100.00	100.00
5	5	100.00	N 0° 0' 0" E	100.00	100.00
6	6	100.00	N 90° 0' 0" E	100.00	100.00
7	7	100.00	N 0° 0' 0" E	100.00	100.00
8	8	100.00	N 90° 0' 0" E	100.00	100.00
9	9	100.00	N 0° 0' 0" E	100.00	100.00
10	10	100.00	N 90° 0' 0" E	100.00	100.00
11	11	100.00	N 0° 0' 0" E	100.00	100.00
12	12	100.00	N 90° 0' 0" E	100.00	100.00
13	13	100.00	N 0° 0' 0" E	100.00	100.00
14	14	100.00	N 90° 0' 0" E	100.00	100.00
15	15	100.00	N 0° 0' 0" E	100.00	100.00
16	16	100.00	N 90° 0' 0" E	100.00	100.00
17	17	100.00	N 0° 0' 0" E	100.00	100.00
18	18	100.00	N 90° 0' 0" E	100.00	100.00
19	19	100.00	N 0° 0' 0" E	100.00	100.00
20	20	100.00	N 90° 0' 0" E	100.00	100.00
21	21	100.00	N 0° 0' 0" E	100.00	100.00
22	22	100.00	N 90° 0' 0" E	100.00	100.00
23	23	100.00	N 0° 0' 0" E	100.00	100.00
24	24	100.00	N 90° 0' 0" E	100.00	100.00
25	25	100.00	N 0° 0' 0" E	100.00	100.00
26	26	100.00	N 90° 0' 0" E	100.00	100.00
27	27	100.00	N 0° 0' 0" E	100.00	100.00
28	28	100.00	N 90° 0' 0" E	100.00	100.00
29	29	100.00	N 0° 0' 0" E	100.00	100.00
30	30	100.00	N 90° 0' 0" E	100.00	100.00
31	31	100.00	N 0° 0' 0" E	100.00	100.00
32	32	100.00	N 90° 0' 0" E	100.00	100.00
33	33	100.00	N 0° 0' 0" E	100.00	100.00
34	34	100.00	N 90° 0' 0" E	100.00	100.00
35	35	100.00	N 0° 0' 0" E	100.00	100.00
36	36	100.00	N 90° 0' 0" E	100.00	100.00
37	37	100.00	N 0° 0' 0" E	100.00	100.00
38	38	100.00	N 90° 0' 0" E	100.00	100.00
39	39	100.00	N 0° 0' 0" E	100.00	100.00
40	40	100.00	N 90° 0' 0" E	100.00	100.00
41	41	100.00	N 0° 0' 0" E	100.00	100.00
42	42	100.00	N 90° 0' 0" E	100.00	100.00
43	43	100.00	N 0° 0' 0" E	100.00	100.00
44	44	100.00	N 90° 0' 0" E	100.00	100.00
45	45	100.00	N 0° 0' 0" E	100.00	100.00
46	46	100.00	N 90° 0' 0" E	100.00	100.00
47	47	100.00	N 0° 0' 0" E	100.00	100.00
48	48	100.00	N 90° 0' 0" E	100.00	100.00
49	49	100.00	N 0° 0' 0" E	100.00	100.00
50	50	100.00	N 90° 0' 0" E	100.00	100.00
51	51	100.00	N 0° 0' 0" E	100.00	100.00
52	52	100.00	N 90° 0' 0" E	100.00	100.00
53	53	100.00	N 0° 0' 0" E	100.00	100.00
54	54	100.00	N 90° 0' 0" E	100.00	100.00
55	55	100.00	N 0° 0' 0" E	100.00	100.00
56	56	100.00	N 90° 0' 0" E	100.00	100.00
57	57	100.00	N 0° 0' 0" E	100.00	100.00
58	58	100.00	N 90° 0' 0" E	100.00	100.00
59	59	100.00	N 0° 0' 0" E	100.00	100.00
60	60	100.00	N 90° 0' 0" E	100.00	100.00
61	61	100.00	N 0° 0' 0" E	100.00	100.00
62	62	100.00	N 90° 0' 0" E	100.00	100.00
63	63	100.00	N 0° 0' 0" E	100.00	100.00
64	64	100.00	N 90° 0' 0" E	100.00	100.00
65	65	100.00	N 0° 0' 0" E	100.00	100.00
66	66	100.00	N 90° 0' 0" E	100.00	100.00
67	67	100.00	N 0° 0' 0" E	100.00	100.00
68	68	100.00	N 90° 0' 0" E	100.00	100.00
69	69	100.00	N 0° 0' 0" E	100.00	100.00
70	70	100.00	N 90° 0' 0" E	100.00	100.00
71	71	100.00	N 0° 0' 0" E	100.00	100.00
72	72	100.00	N 90° 0' 0" E	100.00	100.00
73	73	100.00	N 0° 0' 0" E	100.00	100.00
74	74	100.00	N 90° 0' 0" E	100.00	100.00
75	75	100.00	N 0° 0' 0" E	100.00	100.00
76	76	100.00	N 90° 0' 0" E	100.00	100.00
77	77	100.00	N 0° 0' 0" E	100.00	100.00
78	78	100.00	N 90° 0' 0" E	100.00	100.00
79	79	100.00	N 0° 0' 0" E	100.00	100.00
80	80	100.00	N 90° 0' 0" E	100.00	100.00
81	81	100.00	N 0° 0' 0" E	100.00	100.00
82	82	100.00	N 90° 0' 0" E	100.00	100.00
83	83	100.00	N 0° 0' 0" E	100.00	100.00
84	84	100.00	N 90° 0' 0" E	100.00	100.00
85	85	100.00	N 0° 0' 0" E	100.00	100.00
86	86	100.00	N 90° 0' 0" E	100.00	100.00
87	87	100.00	N 0° 0' 0" E	100.00	100.00
88	88	100.00	N 90° 0' 0" E	100.00	100.00
89	89	100.00	N 0° 0' 0" E	100.00	100.00
90	90	100.00	N 90° 0' 0" E	100.00	100.00
91	91	100.00	N 0° 0' 0" E	100.00	100.00
92	92	100.00	N 90° 0' 0" E	100.00	100.00
93	93	100.00	N 0° 0' 0" E	100.00	100.00
94	94	100.00	N 90° 0' 0" E	100.00	100.00
95	95	100.00	N 0° 0' 0" E	100.00	100.00
96	96	100.00	N 90° 0' 0" E	100.00	100.00
97	97	100.00	N 0° 0' 0" E	100.00	100.00
98	98	100.00	N 90° 0' 0" E	100.00	100.00
99	99	100.00	N 0° 0' 0" E	100.00	100.00
100	100	100.00	N 90° 0' 0" E	100.00	100.00

APPLICANT: Riverview Office, LLC

770-818-4125

REPRESENTATIVE: John H. Moore 770-429-1499

Moore Ingram Johnson & Steele, LLP

TITLEHOLDER: Crescent Communities, LLC

PROPERTY LOCATION: East side of Cobb Galleria Parkway, north
of the intersection of Cobb Galleria Parkway and Cumberland Boulevard;
and on the southwest side of Interstate 75.

ACCESS TO PROPERTY: Cobb Galleria Parkway

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-55

HEARING DATE (PC): 09-09-13

HEARING DATE (BOC): 09-17-13

PRESENT ZONING: OHR

PROPOSED ZONING: RRC

PROPOSED USE: Mixed Use Development

SIZE OF TRACT: 6.652 acres

DISTRICT: 17

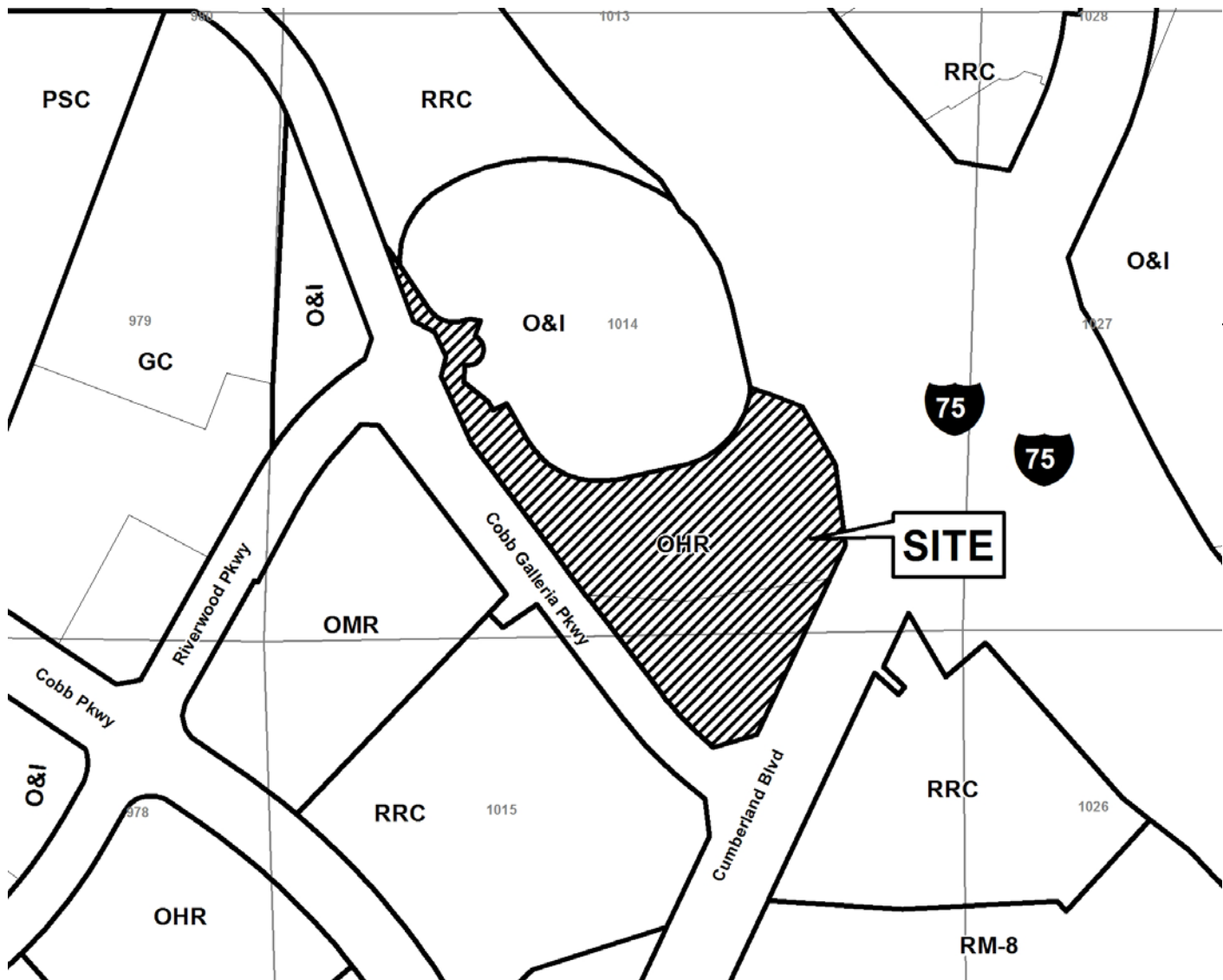
LAND LOT(S): 1014, 1015

PARCEL(S): 4, 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT



2013 JUL -5 AM 9:32
COBB COUNTY ZONING DIVISION

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): (1) Multi-story leased units-1,040 sf (app. average)
(2) Townhomes-2,000 sf (app. average)
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): Rental rates rather than selling prices
- d) List all requested variances: Setbacks as shown and reflected on the
Zoning Site Plan submitted with the Application for Rezoning. No other
variances known at this time.

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

- a) Proposed use(s): Office and Retail
- b) Proposed building architecture: Traditional
- c) Proposed hours/days of operation: Hours and days of operation will vary
according to use.
- d) List all requested variances: Setbacks as shown and reflected on the
Zoning Site Plan submitted with the Application for Rezoning. No other
variances known at this time.

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

None at this time.

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

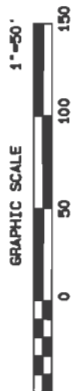
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a
plat clearly showing where these properties are located). None known at this time.

***Applicant specifically reserves the right to amend any information set forth in the Summary of Intent for Rezoning, or any other part of the Application for Rezoning, at any time during the rezoning process.**

Z-56
(2013)

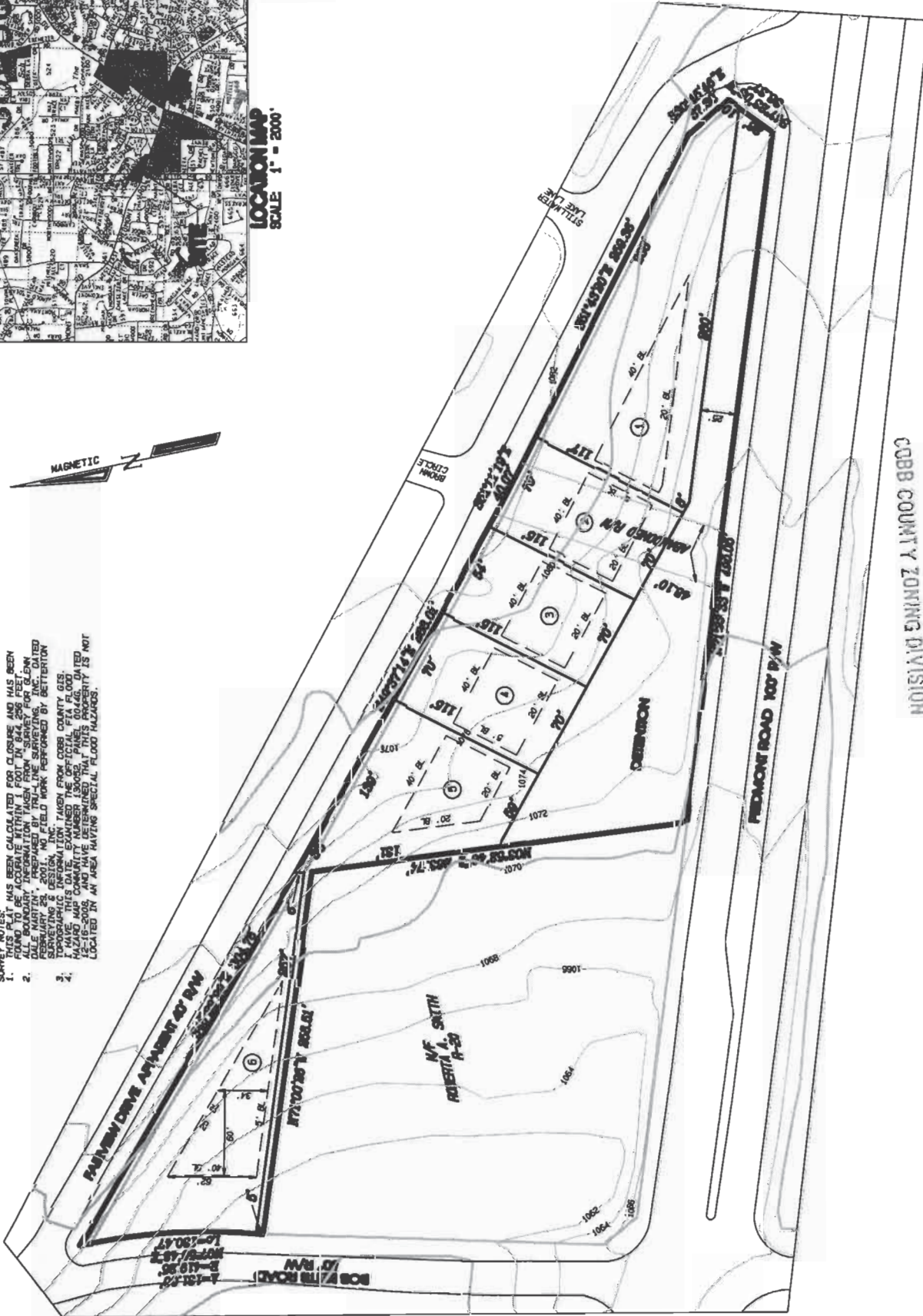
[illegible]

DRAWN BY REEL	CHECKED BY REEL	SCALE 1" = 50'	DATE JULY 2, 2013	FILE NUMBER 13130.PRO	JOB NUMBER 13130
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COBB COUNTY GEORGIA
FILED IN OFFICE
2013 JUN -5 PM 12:15
COBB COUNTY ZONING DIVISION

1. SURVEY NOTES.
2. FLOODS WERE CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ADEQUATE WITHIN 1 FOOT IN 844,296 FEET.
3. ALL BOUNDARY INFORMATION TAKEN FROM "SURVEY FOR GLEN PROSPECTING AND PRODUCTION TRAIL-LINE SURVEYING, INC. DATED FEBRUARY 27, 2003" AND FIELD WORK PERFORMED BY THE COMPANY.
4. TOPOGRAPHIC INFORMATION TAKEN FROM COBB COUNTY GIS.
5. HAZARD AND CONSEQUENCE ANALYSIS USING FEMA 1042000 HAZARD MAP INFORMATION. ANALYSIS DATED 10/4/00.
6. HAS BEEN DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARD.



NOTES: CURRENT ZONING: R-20
PROPOSED ZONING: RA-50
MINIMUM LOT WIDTH: 50'
MIN. ROAD FRONTAGE: 70'
INTERIOR/70': EXTERIOR/35' CULD DE SAC
29' INTERIOR/40' EXTERIOR
MIN. FRONT SETBACK: 5' 1/2'
MIN. SIDE SETBACK: 5' 1/2' BETWEEN HOUSES
MIN. REAR SETBACK: 20' INTERIOR/40' EXTERIOR
MIN. LOT SIZE: 7,000 SQ. FT.
TOTAL APPROXIMATE AREA: 2.22 ACRES
TOTAL NUMBER OF LOTS: 6
DENSITY: 2.70 LOTS PER ACRE

APPLICANT: Copperleaf Partners, LLC

678-310-5323

REPRESENTATIVE: Charles McCain

770-616-0261

TITLEHOLDER: Glenn D. Martin and Sherri M. Martin

PROPERTY LOCATION: Northwest intersection of Fairview Drive

and Piedmont Road, east of Bob Bettis Road

(1710 Fairview Drive).

ACCESS TO PROPERTY: Fairview Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-56

HEARING DATE (PC): 09-09-13

HEARING DATE (BOC): 09-17-13

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Subdivision

SIZE OF TRACT: 2.00 acres

DISTRICT: 16

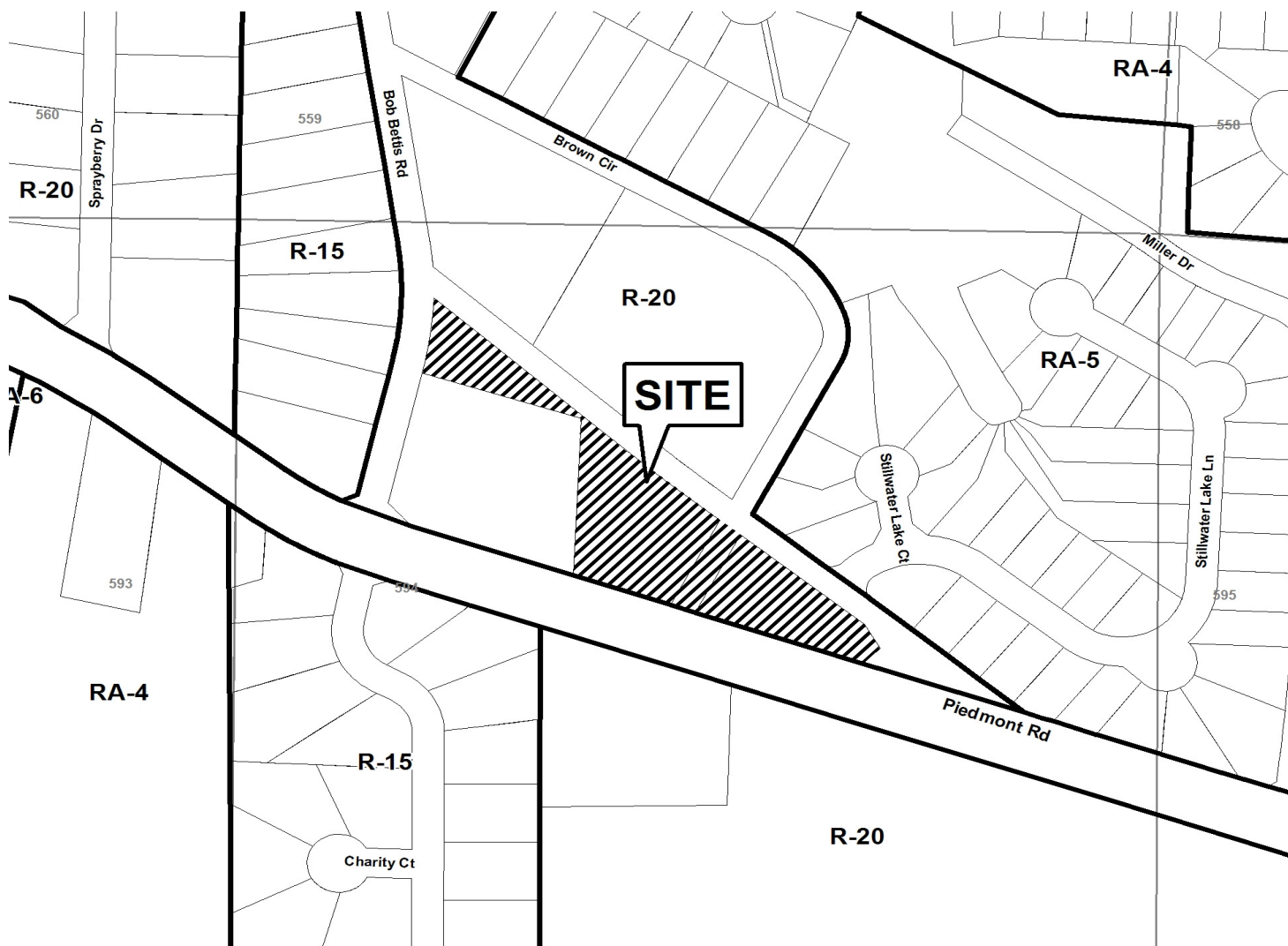
LAND LOT(S): 594

PARCEL(S): 8

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



COBB COUNTY GEORGIA
FILED IN OFFICE

Application No. Z-56

2013 JUL -5 PM 12:15

Sept. 2013

Summary of Intent for Rezoning

COBB COUNTY ZONING DIVISION

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

- a) Proposed unit square-footage(s): 2500 - 3000 sq ft excluding any basements
- b) Proposed building architecture: mixture of siding, shake, stone & brick
- c) Proposed selling prices(s): High 300's plus
- d) List all requested variances: _____

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

N/A

- 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).

Survey shows abandoned ROW

APPLICANT: Southeast Real Estate Acquisitions, LLC

404-395-5219

REPRESENTATIVE: W. Mark Shaw

404-395-5219

TITLEHOLDER: M. Linda Mabry of the State of Georgia and County of Bibb and Carolyn M. Whitney of the State of California and the County of Orange.

PROPERTY LOCATION: South side of Sandy Plains Road, west of the intersection of Sandy Plains Road, Alabama Road and Woodstock Road.

ACCESS TO PROPERTY: Sandy Plains Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-57

HEARING DATE (PC): 09-09-13

HEARING DATE (BOC): 09-17-13

PRESENT ZONING: O&I

PROPOSED ZONING: R-15

PROPOSED USE: Single Family Homes

SIZE OF TRACT: 2.64 acres

DISTRICT: 16

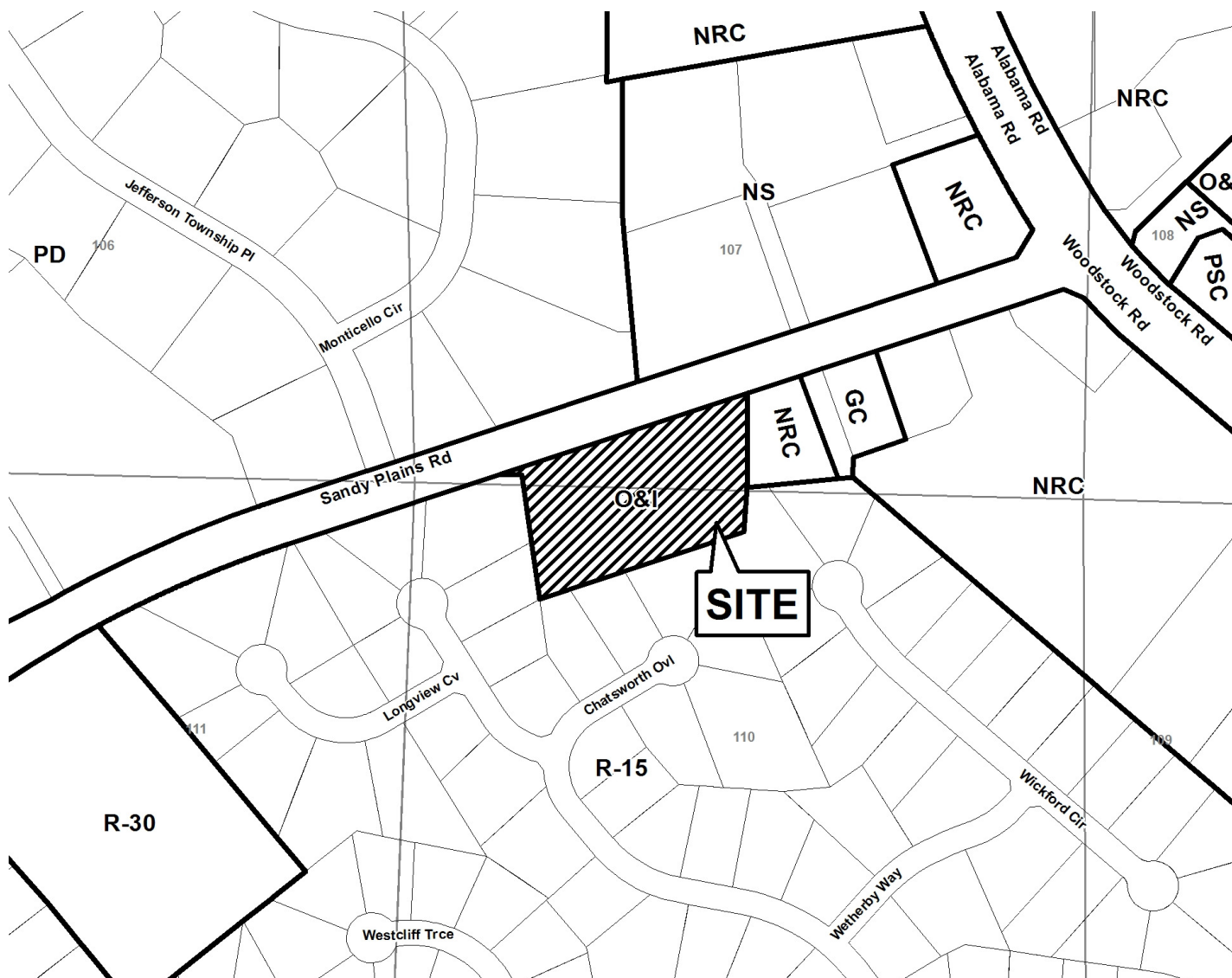
LAND LOT(S): 110, 107

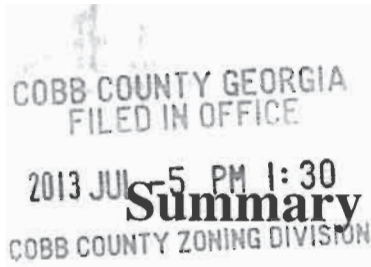
PARCEL(S): 16

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-57

Sept. 2013

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): minimum of 2200 square feet
b) Proposed building architecture: traditional 1 and/or 2 story
c) Proposed selling prices(s): \$ 350,000
d) List all requested variances: NONE

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

- a) Proposed use(s): N/A
b) Proposed building architecture: _____
c) Proposed hours/days of operation: _____
d) List all requested variances: _____

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

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

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

Z-58
(2013)

W&K DICKSON TRANSPORTATION • WATER RESOURCES LAND DEVELOPMENT • GEOTECHNICAL 1100 N. 10TH STREET, SUITE 100 ATLANTA, GA 30309 404.525.1100 WWW.WANDK.COM		PROJECT NAME 1675 PIEDMONT SUBDIVISION		OWNER OR CLIENT RICHARD DUNCAN	PLANNING KEY
PROFESSIONAL SEAL DAVID R. BRASWELL No. 015260 REGISTERED PROFESSIONAL ENGINEER CIVIL STATE OF GEORGIA		REV. NO. DATE DESCRIPTION		PLAN KEY	
DRAWING NUMBER 01		DRAWING TITLE ZONING PLAN		FULL SCALE: 1" = 20'	

- DRAWING STATUS - NOT FOR PUBLIC RELEASE OR CONSTRUCTION - DRAWING STATUS -



APPLICANT: Duncan Land Investments

770-480-8110

REPRESENTATIVE: Richard Duncan

678-591-7624

TITLEHOLDER: Roberta A. Smith

PROPERTY LOCATION: Northeast intersection of Piedmont Road

and Bob Bettis Road, west and south of Fairview Drive

(1675 Piedmont Road).

ACCESS TO PROPERTY: Piedmont Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-58

HEARING DATE (PC): 09-09-13

HEARING DATE (BOC): 09-17-13

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Subdivision

SIZE OF TRACT: 1.6 acres

DISTRICT: 16

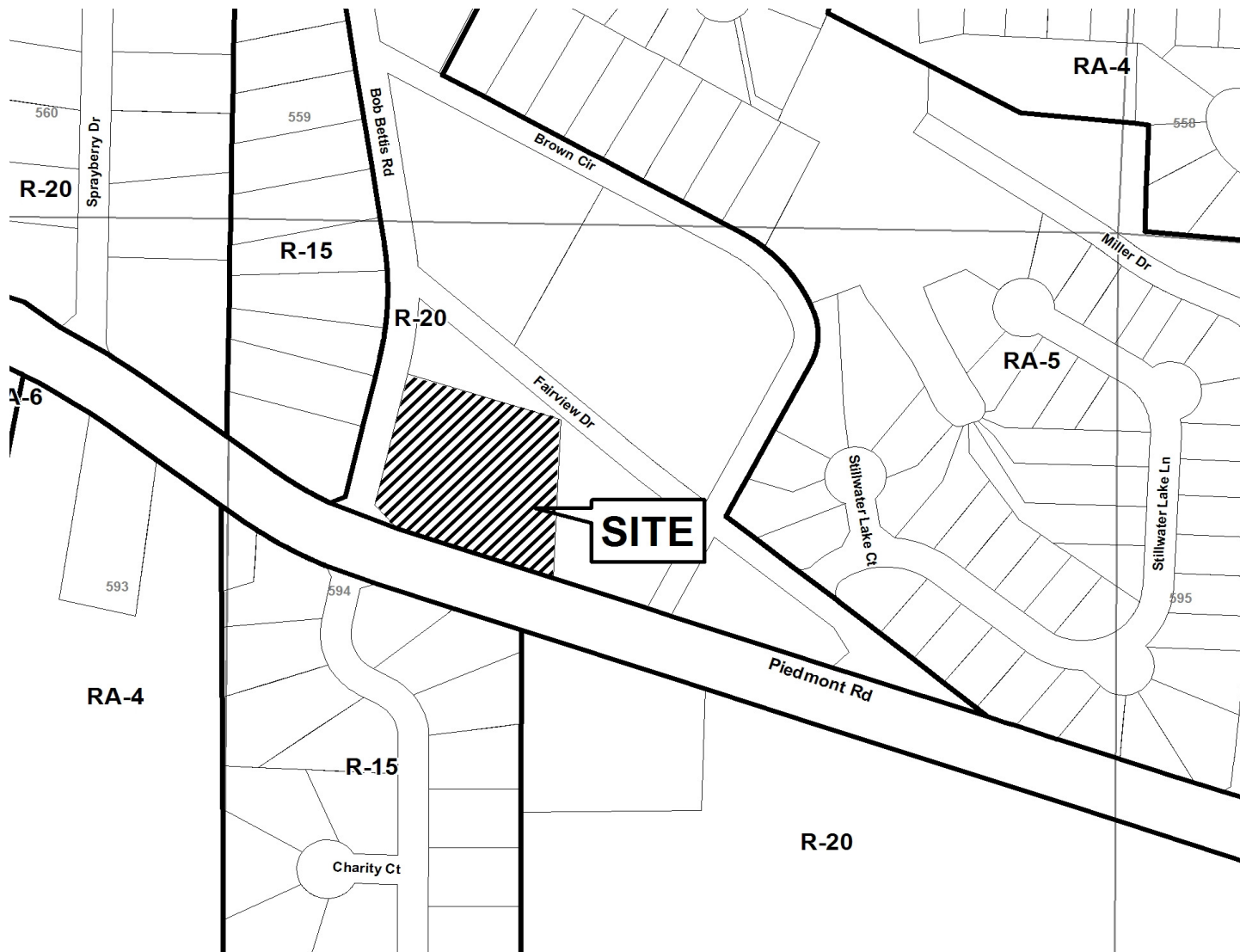
LAND LOT(S): 594

PARCEL(S): 6

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



Application No. Z-58
Sept. 2013

COBB COUNTY GEORGIA
PLANNING DEPARTMENT
2013 JUL -5 PM 2:34
COBB COUNTY PLANNING DIVISION
Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1800
- b) Proposed building architecture: Craftsman style
- c) Proposed selling prices(s): 200's to 400's
- d) List all requested variances: none
- _____
- _____
- _____

.....
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)

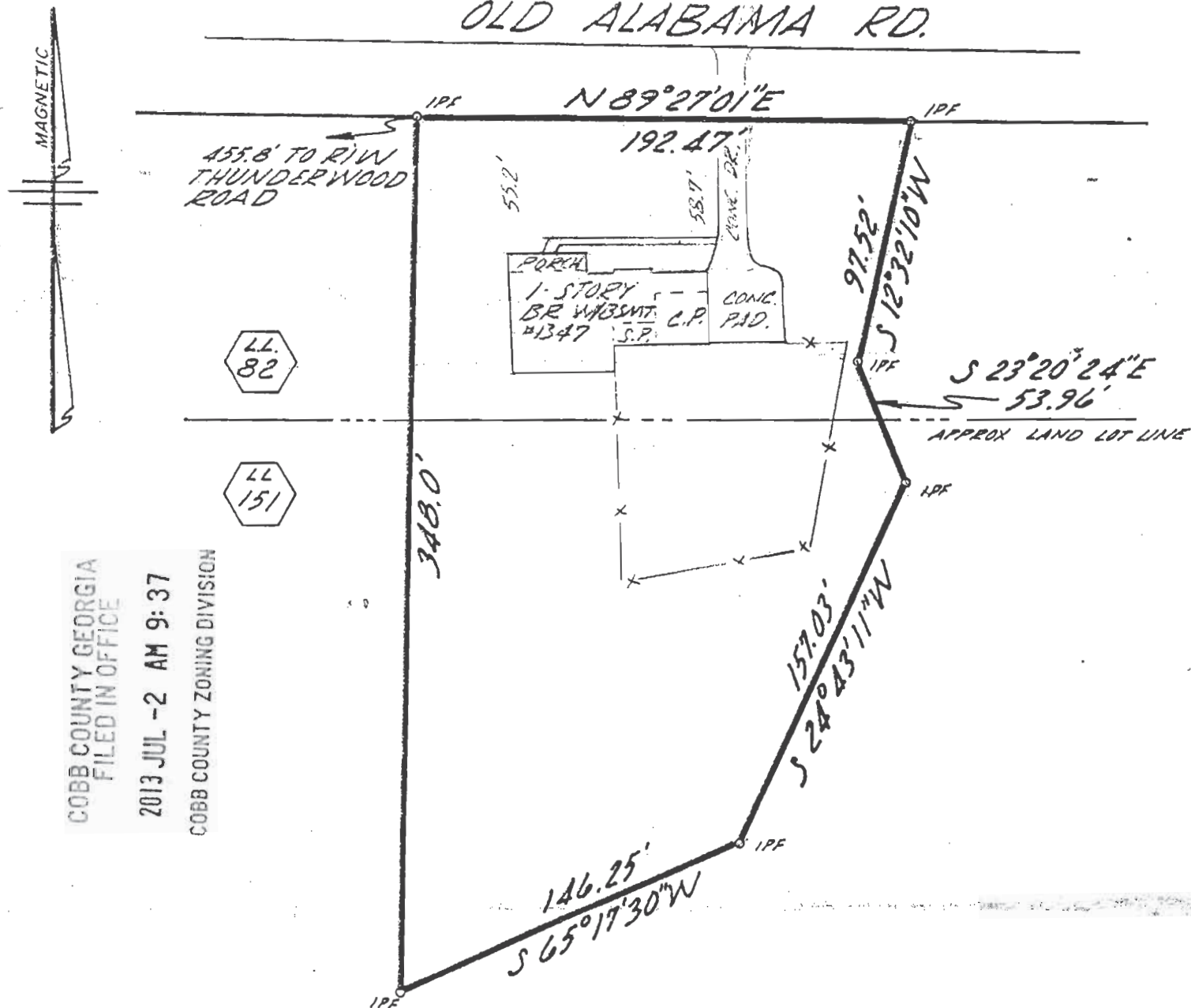
.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(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).

LUP-22
(2013)

IN

OLD ALABAMA RD.



COBB COUNTY GEORGIA
FILED IN OFFICE

2013 JUL -2 AM 9:37

COBB COUNTY ZONING DIVISION

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 BY LAW.

Richard E. North
MEMBER GA. ASSN. REG. LAND SURVEYORS



KENCO

ENGINEERING AND
SURVEYING CO., INC.

Powder Springs, Georgia
944-3903

SURVEY FOR
JAMES R. SIMS

LAND LOTS - 82 & 151

DISTRICT - 18TH

COUNTY - COBB

STATE - GEORGIA

DATE 2/24/16

SCALE 1" = 60'

REVISIONS

CC - H.P.

DWN - JE CHKD - KN

JOB NO. 2-81

APPLICANT: James R. Sims

770-294-0078

REPRESENTATIVE: James R. Sims

770-294-0078

TITLEHOLDER: James R. Sims and Cecile C. Sims

PROPERTY LOCATION: South side of Old Alabama Road, east
of Thunderwood Road and west of South Glenn Forest Street
(1347 Old Alabama Road).

ACCESS TO PROPERTY: Old Alabama Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-22

HEARING DATE (PC): 09-09-13

HEARING DATE (BOC): 09-17-13

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPOSED USE: Parking a Dump Truck
and Grading Equipment

SIZE OF TRACT: 1.30 acres

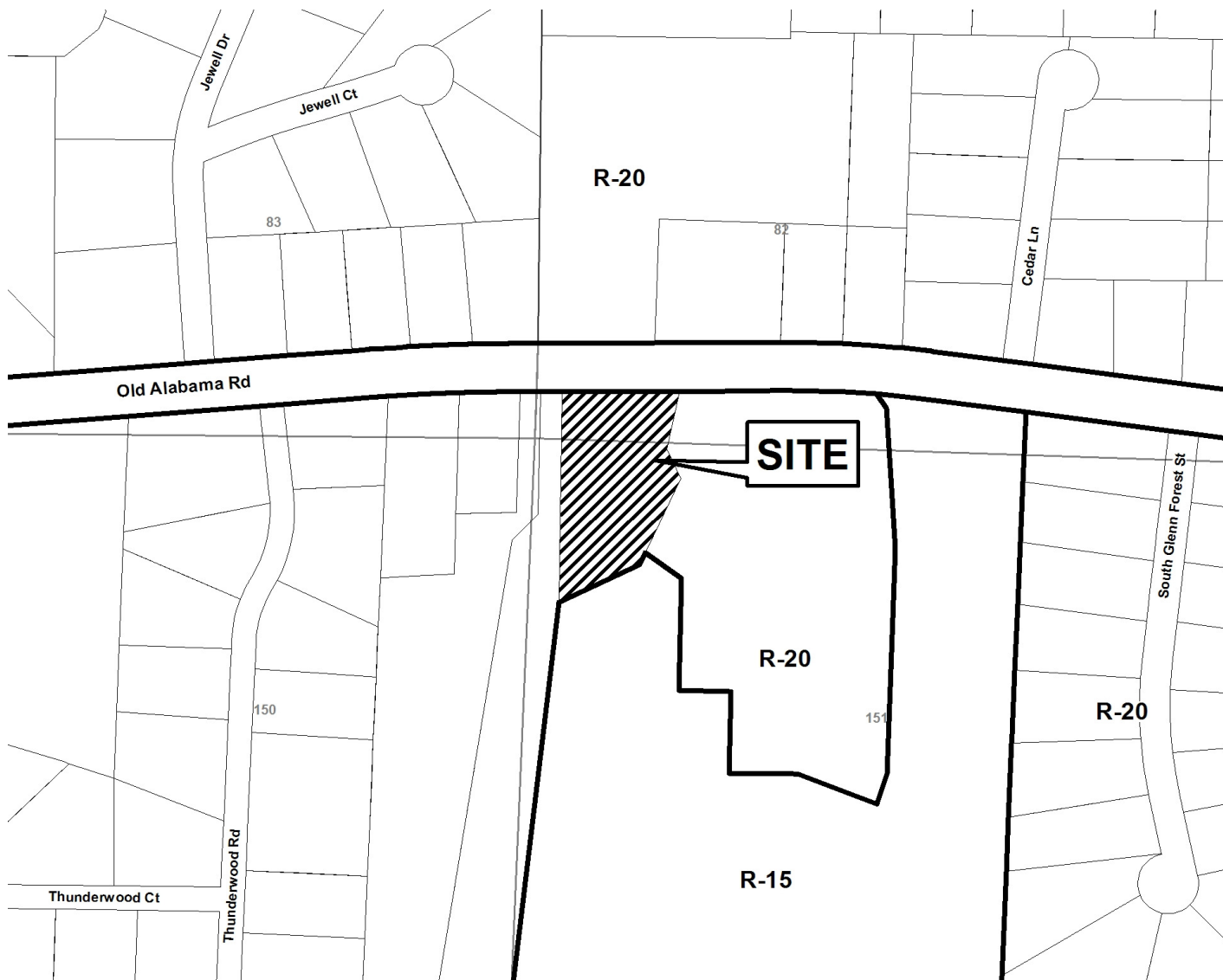
DISTRICT: 18

LAND LOT(S): 82, 151

PARCEL(S): 24

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



COBB COUNTY GEORGIA
FILED IN OFFICE
2013 JUL -2 AM 9:36
COBB COUNTY ZONING DIVISION



Application #: LVP-22
PC Hearing Date: 9-9-13
BOC Hearing Date: 9-17-13

TEMPORARY LAND USE PERMIT WORKSHEET

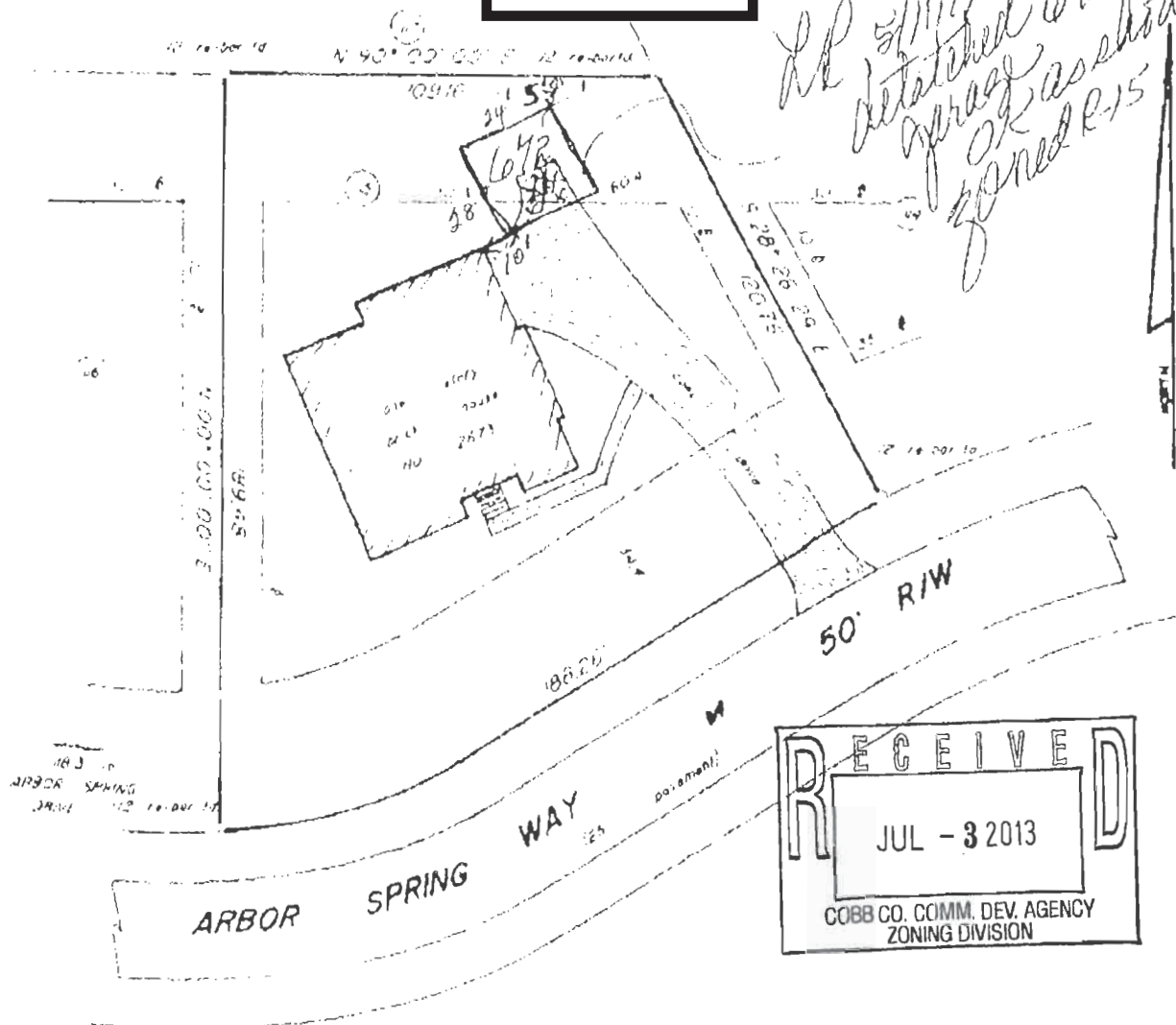
1. Type of business? Grading
2. Number of employees? Two
3. Days of operation? Five Days
4. Hours of operation? 8am to 5pm
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 0
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): N/A
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.): Dump Truck, Bobcat, Loader
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: James R. Sims Date: 7-2-2013

Applicant name (printed): James R. Sims

N. 52161

PLAT NO. 68-128344-0, 12-11-



BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD
BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH
THE FEDERAL INSURANCE ADMINISTRATION IT IS MY OPINION
THAT THE PROPERTY SHOWN HEREON IS outside OF THE FLOOD HAZARD AREA

SURVEY FOR



S F F - IRON PIN FOUND J J - JUNCTION BOX
I V S - IRON PIN SET C L - CENTER LINE
B L - BUILDING LINE N W - RIGHT OF WAY
D E - DRAINAGE EASEMENT F P - FENCE POST
H W - HEAD WALL P L - PROPERTY LINE
S E O S E - SANITARY SEWER EASEMENT

DO NOT USE NUMBER TO PROPERTY LINE DISTANCE.
OR FENCES FOR PROPERTY LINE LOCATION

LOCATION & DESCRIPTION OF EASEMENTS AND UTILITIES
TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLAT
WHEN APPLICABLE.

LAND LOT 241

Latin DISTRICT 2nd SECTION

CODD COUNTY ARBOR BRIDGE

LOY 115 BLOCK UNIT 2 SEC PLAY BOOK 102 PAGE 56

SCALE 1" = 40'



Parson & Associates, Inc.
ENGINEERING • LAND SURVEYING • SITE PLANNING
DEVELOPMENT • CONSTRUCTION LAYOUT
41 FOREST PARKWAY, SUITE 2X
FOREST PARK, GEORGIA 30088
404 366-7700
1205 365 0213 TELETYPE

REGISTERED LAND SURVEYOR

DATE NOV. 8, 1988

DRAWN BY

APPLICANT: Marie McCleskey

404-895-8114

REPRESENTATIVE: Marie McCleskey

404-895-8114

TITLEHOLDER: Christopher Roy McCleskey and Marie Simpson

McCleskey

PROPERTY LOCATION: North side of Arbor Spring Way, east of

Arbor Spring Drive

(2673 Arbor Spring Way).

ACCESS TO PROPERTY: Arbor Spring Way

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-23

HEARING DATE (PC): 09-09-13

HEARING DATE (BOC): 09-17-13

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Portrait Photography

SIZE OF TRACT: 0.53 acre

DISTRICT: 16

LAND LOT(S): 241

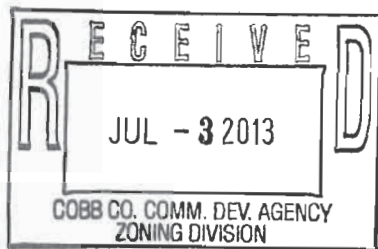
PARCEL(S): 62

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-23
PC Hearing Date: 9-9-13
BOC Hearing Date: 9-17-13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Portrait Photography
2. Number of employees? 0
3. Days of operation? as needed / not on Sundays
4. Hours of operation? as needed / not before 9am not after 8pm
5. Number of clients, customers, or sales persons coming to the house per day? _____ ; Per week? 0-6
6. Where do clients, customers and/or employees park?
Driveway: X ; Street: _____ ; Other (Explain): _____
7. Signs? No: X ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): none
9. Deliveries? No X ; Yes _____ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) _____
10. Does the applicant live in the house? Yes X ; No _____
11. Any outdoor storage? No X ; Yes X (If yes, please state what is kept outside): _____
12. Length of time requested: 5 years
13. Any additional information? (Please attach additional information if needed): _____

Applicant signature: Marie McCleskey Date: _____
Applicant name (printed): Marie McCleskey