

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: November 5, 2013

Board of Commissioners Hearing Date: November 19, 2013

Due Date: October 4, 2013

Date Distributed/Mailed Out: September 13, 2013



Cobb County... Expect the Best!

Z-61
(2013)

ZONING PLAT
712 BOB BETTS ROAD
LOCATED IN
19TH DISTRICT
LAND LOT 898 & 894
COBB COUNTY, GEORGIA
PREPARED FOR
COPPERLEAF PARTNER

DATE: AUGUST 25, 2012
SCALE: 1" = 50'
SHEET NUMBER: 1 OF 1
PLAT NUMBER: 13141.PRD
JOB NUMBER: 13141.PRD

BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
550 WEST SANDHORN ROAD
MARIETTA, GEORGIA 30064
(770) 483-0242



AUGUST 25

13141

DATE	
REVISION	
BY	
DATE	
BY	
DATE	
BY	
DATE	
BY	



LOCATION MAP
SCALE 1" = 2000'

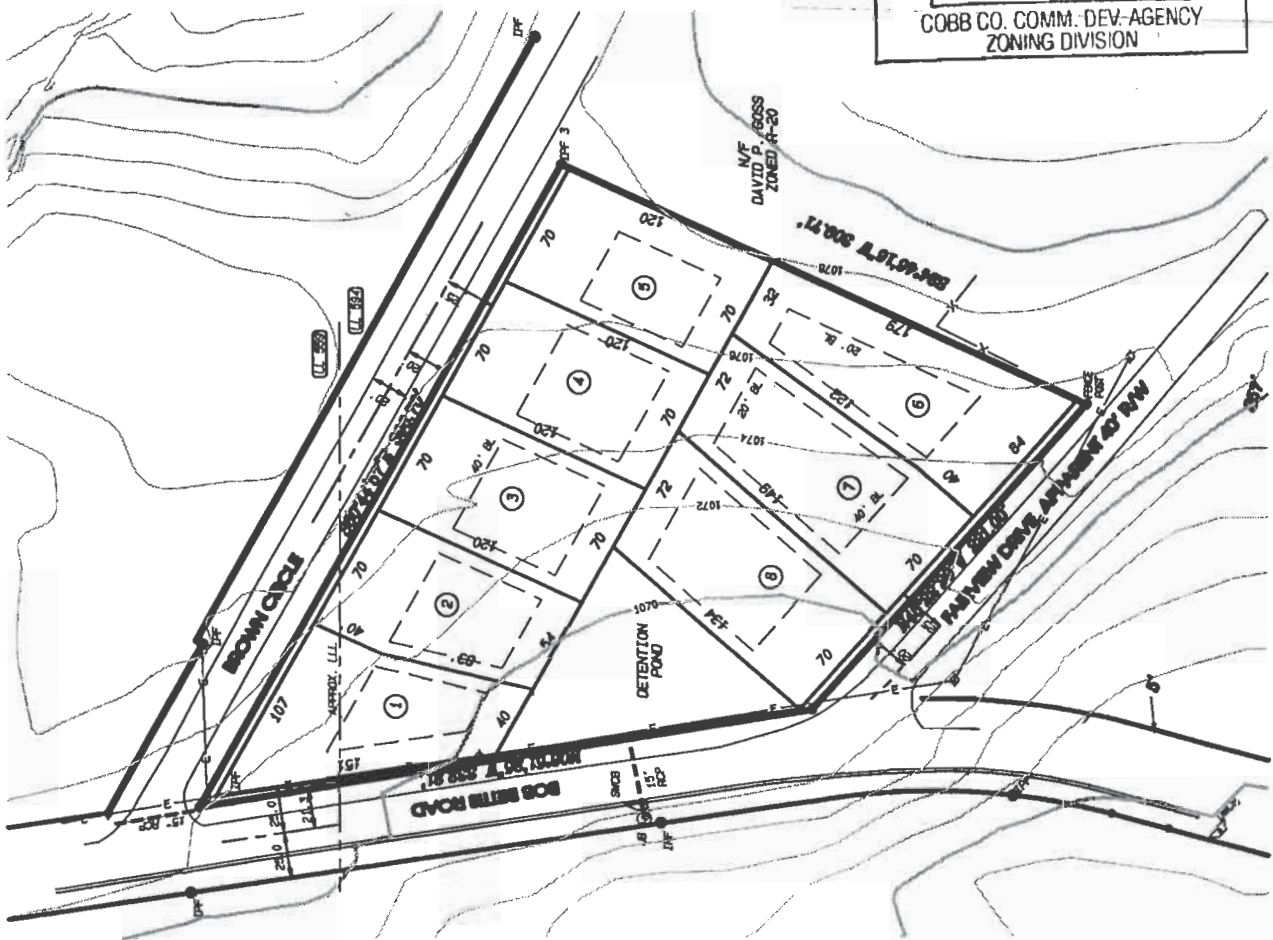
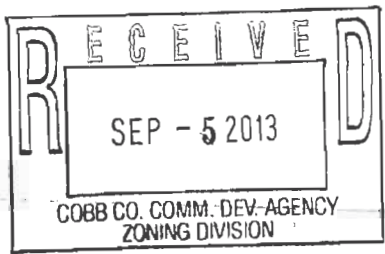
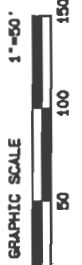
NOTES:

1. SURVEY NOTES HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 411,901 FEET.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A MINIMUM LOT WIDTH OF 50' INTERIOR/35' C.I.D.D DE SAC MIN. ROAD FRONTAGE: 70' INTERIOR/40' EXTERIOR MIN. FRONT SETBACK: 20' INTERIOR/40' EXTERIOR MIN. SIDE SETBACK: 5' / 15' BETWEEN HOUSES MIN. REAR SETBACK: 20' INTERIOR/40' EXTERIOR MIN. LOT SIZE: 7,000 SQ. FT.
3. THE COMPASS RULE CORRECTION HAS BEEN APPLIED TO ALL THE CORNER BEARS OF THIS PLAT.
4. I HAVE THIS DATE EXAMINED THE ORIGINAL PLAT, DATED 12-18-2008, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

NOTES:

CURRENT ZONING: R-20
PROPOSED ZONING: RA-50
MINIMUM LOT WIDTH: 50' INTERIOR/35' C.I.D.D DE SAC
MIN. ROAD FRONTAGE: 70' INTERIOR/40' EXTERIOR
MIN. FRONT SETBACK: 20' INTERIOR/40' EXTERIOR
MIN. SIDE SETBACK: 5' / 15' BETWEEN HOUSES
MIN. REAR SETBACK: 20' INTERIOR/40' EXTERIOR
MIN. LOT SIZE: 7,000 SQ. FT.

TOTAL APPROXIMATE AREA: 1.942 ACRES
TOTAL NUMBER OF LOTS: 8
DENSITY: 4.12 LOTS PER ACRE



APPLICANT: Copperleaf Partners, LLC

770-616-0261

REPRESENTATIVE: Charles McClain

770-616-0261

TITLEHOLDER: Spero G. Karas

PROPERTY LOCATION: East side of Bob Bettis Road; bounded by Bob Bettis Road, Brown Circle and Fairview Drive; north of Piedmont Road (2712 Bob Bettis Road).

ACCESS TO PROPERTY: _____

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-61

HEARING DATE (PC): 11-05-13

HEARING DATE (BOC): 11-19-13

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Subdivision

SIZE OF TRACT: 1.942 acres

DISTRICT: 16

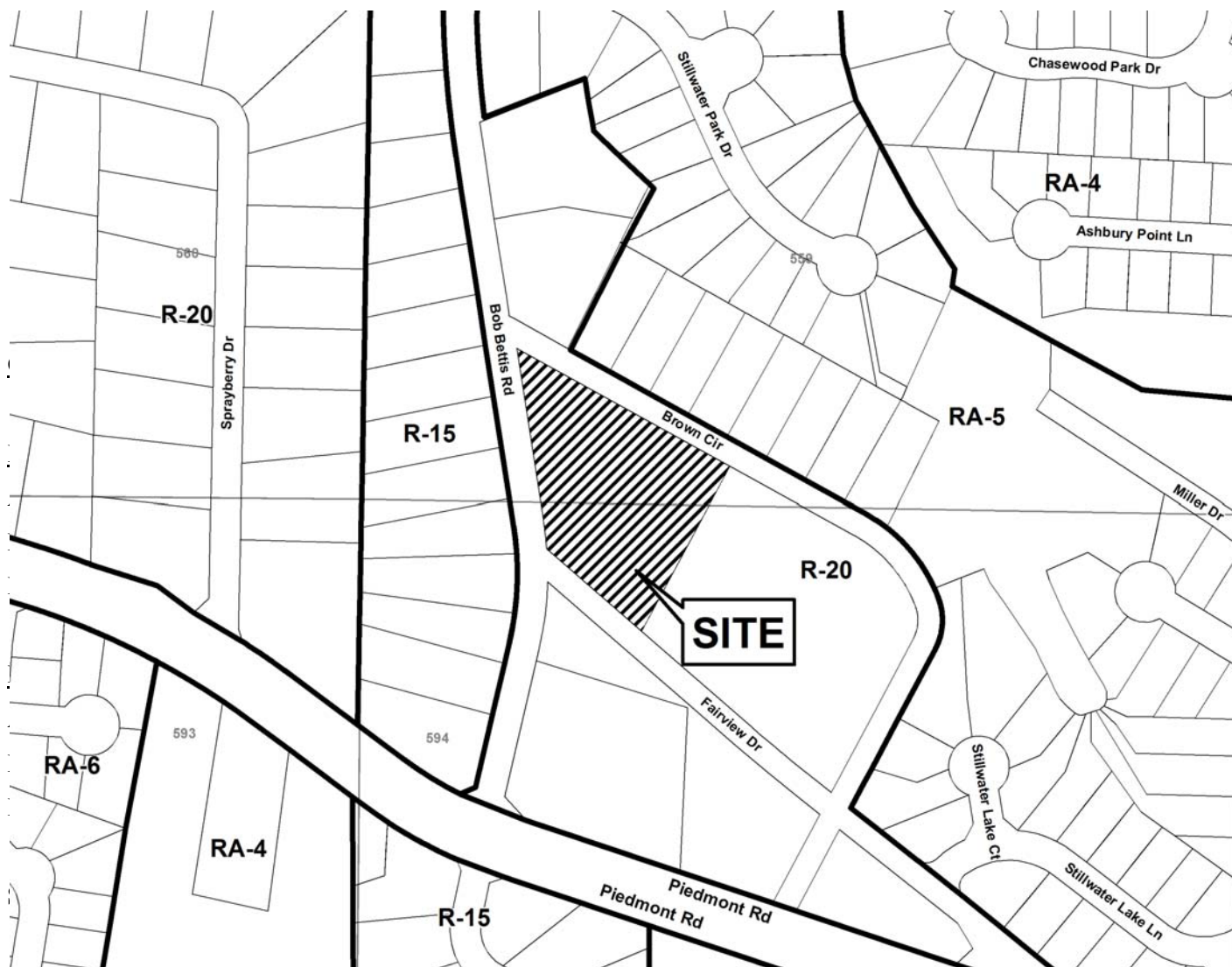
LAND LOT(S): 559, 594

PARCEL(S): 4

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-61

Nov. 2013

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2100+ 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)

- 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).

Perimeter Surveying Co., Inc
1065 Sandtown Road, Marietta, GA 30008
Phone: (770) 425-8224 Fax: (770) 425-8768



BOUNDARY SURVEY FOR
WILLIAM WADE COOTS
SIX FLAGS ROAD & HILLCREST DRIVE
AUSTELL, GEORGIA

Job #: 051904

Survey for:
APPLICATION FOR REZONING

Land Lots 505-06, 595-96, 18th Dist., 2nd Sect.

Cobb County, Georgia

Date: 09-03-2013 Sheet 1 of 1

Prepared by: JMC
Checked by: JMC
Coded by: JLN
Party Chair: DG
Filed Under: 09-03-2013
Job #: 051904



LEGEND

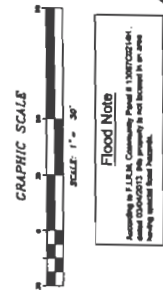
Symbol Legend

Area Legend

Abbreviation Legend

ZONING INFORMATION
Property Zoned GC
General Commercial District
Min. Lot Area = 20,000 S.F.
Min. Lot Width at front setback = 60 Feet
Max. Lot Coverage = 75%
Max. Height = 4 Stories
Setback:
Front - 40 Feet
Sides - 10 Feet
Rear - 30 Feet

ZONING INFORMATION
Property Zoned CF
Commercial Future District
No Substantive Available or provided



2013 SEP -5 PM 3:08
COBB COUNTY ZONING DIVISION
COBB COUNTY GEORGIA
FILED IN OFFICE

All lot corners shall be marked with 1/2" white pipe unless otherwise noted.
A "True" line shall be the line of the survey, and a "Line" shall be the line of the monument.
This plan does not constitute a warranty of any kind for any purpose or in any jurisdiction. It is intended only as a guide for the parties to the survey. The parties to the survey shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
This plan shall be subject to the provisions of the Georgia Surveying Act, Chapter 67 of the Official Code of Georgia Annotated, and the rules and regulations of the Board of Surveying and Mapping of the State of Georgia.

Total Area
Area of Tracts 1, 2, 4 & 5
42,446 S.F. 0.9714 Acres

Tract Legend

Tract 1 = 10,533 S.F.
Tract 2 = 21,798 S.F.
Tract 3 = 0.30 Acres
Tract 4 = 1,118 Acres
Tract 5 = 2,399 S.F.
Tract 6 = 0.17 Acres
Tract 7 = 76,477 S.F.
Tract 8 = 1,287 Acres

Area Legend

Asphalt
Concrete
Dirt
Grass
Paved Area
Unpaved Area

LEGEND

Asphalt
Concrete
Dirt
Grass
Paved Area
Unpaved Area
Utility Easement
Water Easement
Other Easement

Abbreviation Legend

BLK - Block
CORNER - Corner
C/S - Centerline
D/S - Drive Side
E/S - Entrance Side
F/S - Front Side
R/S - Rear Side
S/S - Side Side
T/S - Top Side
B/S - Bottom Side

APPLICANT: Wade Coots Company

770-819-0601

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

Sams, Larkin & Huff, LLP

TITLEHOLDER: Coots Family Properties, LLC, Series 7

PROPERTY LOCATION: Northwest side of Six Flags Parkway and southwest side of Hillcrest Drive; north of Six Flags Drive (298 Six Flags Parkway).

ACCESS TO PROPERTY: Six Flags Parkway and Hillcrest Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-62

HEARING DATE (PC): 11-05-13

HEARING DATE (BOC): 11-19-13

PRESENT ZONING: GC, CF, R-20

PROPOSED ZONING: HI

PROPOSED USE: Contracting Company

SIZE OF TRACT: _____ acres

DISTRICT: 18

LAND LOT(S): 505, 506, 595

PARCEL(S): 40, 13

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



Summary of Intent for Rezoning *

COBB COUNTY GEORGIA
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2013 SEP -5 PM 3:08
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):** To continue the existing contracting business and for the storage of construction equipment and construction materials.
- b) **Proposed building architecture:** _____
- c) **Proposed hours/days of operation:** Monday through Friday from 7:30 a.m. until 6:00 p.m. with occasional work on Saturday from 7:30 a.m. until 6:00 p.m.
- d) **List all requested variances:** _____

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

The subject property has been utilized as proposed for over 25 years and is directly contiguous to HI zoned properties.

.....
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 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-63
(2013)



PROJECT NAME
 1062 BLACK
 ROAD SUBD

OWNER OR CLIENT
 RICHARD D

PLAN KEY

COLORED	COLORED	COLORED
COLORED	COLORED	COLORED
COLORED	COLORED	COLORED

DATE: 11/15/13
 SCALE: 1" = 40' FULL SCALE
 FILL SCALE: 1" = 40'

ZONING PLAN
 DRAWING TITLE
 DRAWING NUMBER
 C-01
 PLOT DATE: 11/15/13

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



TOTAL AREA: 6.65 ACRES
 CURRENT ZONING: R-20
 PROPOSED ZONING: R-15-OSC

TRACT #1: 0.85 AC
 TRACT #2: 4.8 AC
 TRACT #3: 1 AC

LAND LOT 341
 16TH DISTRICT, 2ND SECTION
 COBB COUNTY, GA

TOTAL SITE AREA= 6.65 ACRES
 PROPOSED GREEN SPACES= 4.19 ACRES
 % GREENSPACES= 4.19 / 6.65= 63%
 ALLOWABLE DENSITY= 6.65 X 2.25= 14.86 UNITS

DEVELOPER:
 RICHARD DUNCAN
 4825 PALMCOOK LANE
 AUSTIN, TX 78744
 PHONE: (877) 861-7824

- NOTES:
- TOTAL SITE AREA IS 6.65 ACRES.
 - PROPOSED ZONING IS R-15-OSC.
 - PROPOSED DENSITY IS 2.25 UNITS PER ACRE.
 - BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT - 10 FEET
 SIDE - 10 FEET
 REAR - 0 FEET
 - MINIMUM UNIT SIZE IS 2000 SF FOR SINGLE FAMILY RESIDENTIAL.
 - PROPOSED LOTS ARE 100' WIDE BY 100' DEEP.
 - TOPOGRAPHIC INFORMATION TAKEN FROM COBB COUNTY GIS DATA.
 - TRAFFIC SIGNALS AND LIGHTS ARE LOCATED ON THE PROPERTY.
 - ADDITIONAL INFORMATION IS AVAILABLE ON THE PROPERTY.



COBB COUNTY GEORGIA
 FILED IN OFFICE

2013 SEP -5 PM 4: 25

WD PROJ. - 20130903.01.01

APPLICANT: Duncan Land Investments
678-591-7624

REPRESENTATIVE: Richard Duncan
678-591-7624

TITLEHOLDER: Terry R. and Michael S. Palmer

PROPERTY LOCATION: North and south sides of Blackwell Road;
south of Wenlok Trail and east of Carter Valley Drive
(1982 Blackwell Road).

ACCESS TO PROPERTY: Blackwell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-63

HEARING DATE (PC): 11-05-13

HEARING DATE (BOC): 11-19-13

PRESENT ZONING: R-20

PROPOSED ZONING: R-15/OSC

PROPOSED USE: Subdivision

SIZE OF TRACT: 6.65 acres

DISTRICT: 16

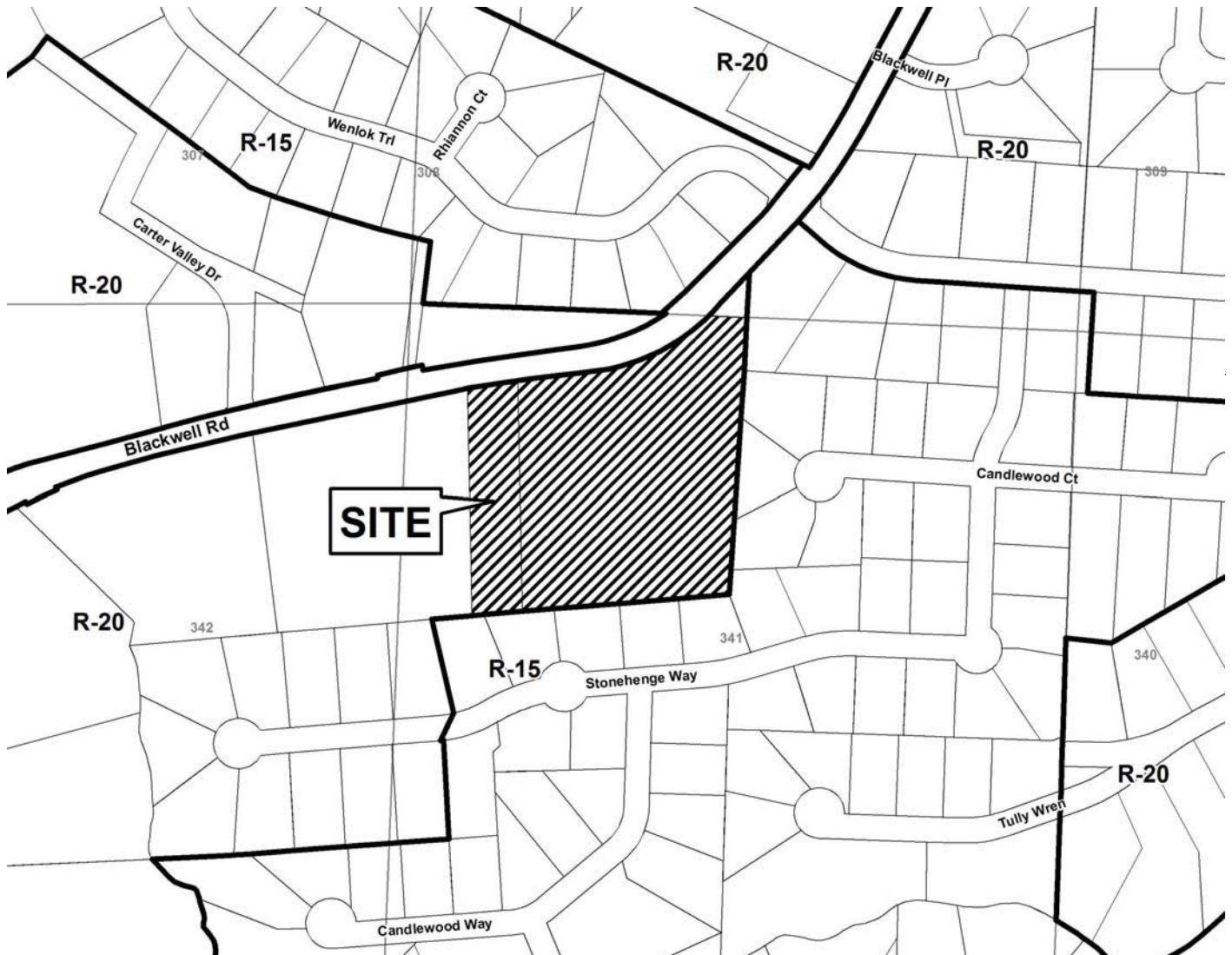
LAND LOT(S): 341

PARCEL(S): 5, 62, 63

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: 2-63

PC Hearing Date: 11/5/13

BOC Hearing Date: 11/19/12

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2100
- b) Proposed building architecture: Craftsman
- c) Proposed selling prices(s): 400 + 500
- d) List all requested variances: _____

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

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

COBB COUNTY ZONING DIVISION

2013 SEP -5 PM 4: 24

COBB COUNTY GEORGIA
FILED IN OFFICE

.....
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). _____

.....
Part 5. Is this application a result of a Code Enforcement action? No ___; Yes ___ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

Applicant signature: [Signature] Date: Sept 5, 2013

Applicant name (printed): Richard A. Duncan

APPLICANT: Pope & Land Enterprises, Inc.
770-980-0808

REPRESENTATIVE: John H. Moore 770-429-1499
Moore Ingram Johnson & Steele, LLP

TITLEHOLDER: CBL Investors, LLC, City View Holdings, L.P.

PROPERTY LOCATION: Southeast intersection of Cumberland
Boulevard and Cobb Parkway A/K/A Highway 41

ACCESS TO PROPERTY: Cumberland Boulevard

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-64

HEARING DATE (PC): 11-05-13

HEARING DATE (BOC): 11-19-13

PRESENT ZONING: O&I, RSL

PROPOSED ZONING: UVC

PROPOSED USE: Mixed-Use Community

SIZE OF TRACT: 5.843 acres

DISTRICT: 17

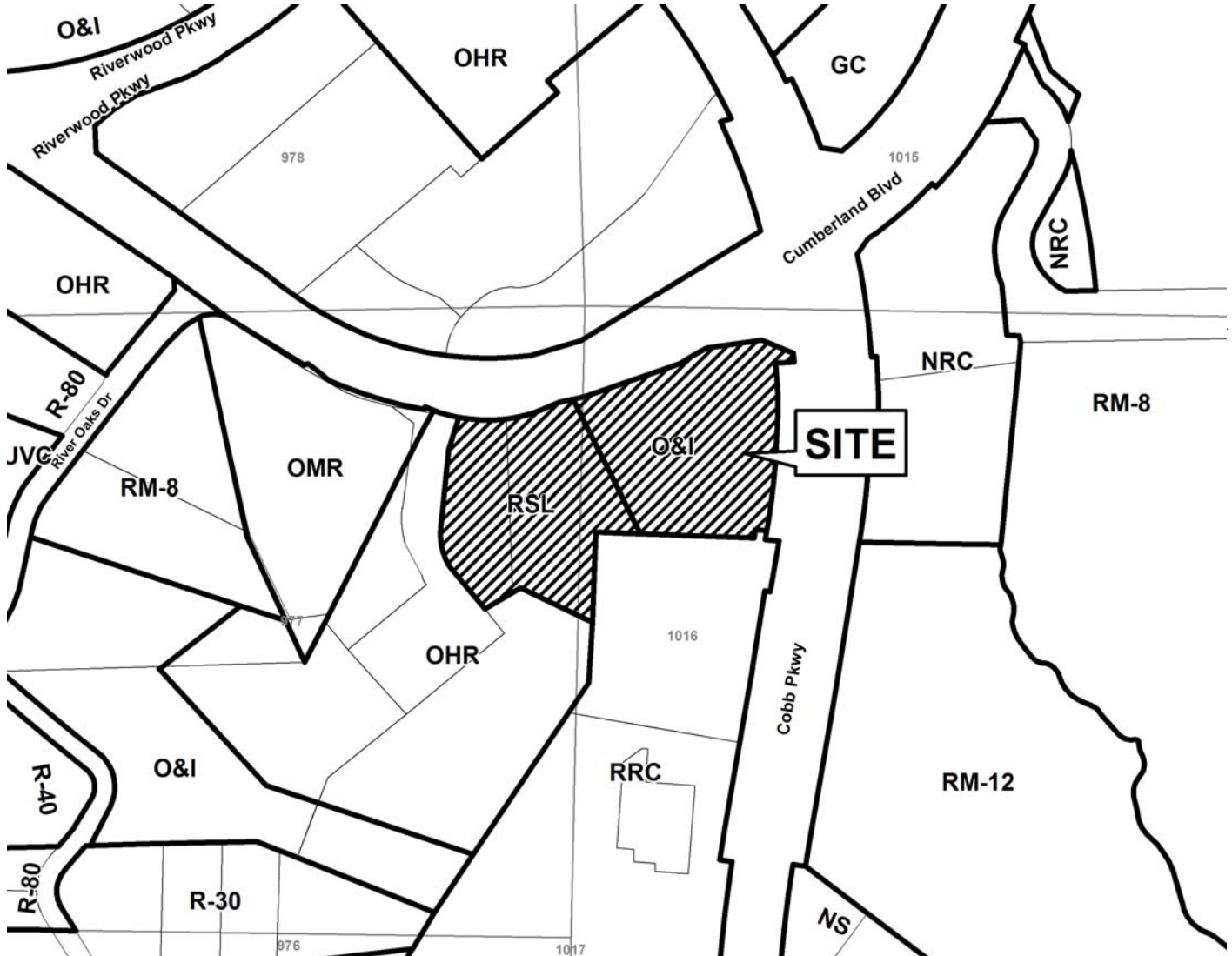
LAND LOT(S): 977, 1015, 1016

PARCEL(S): 4, 5, 8

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT



2013 SEP -5 PM 4: 03

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): Minimum 625 heated sq.ft., ranging up to 1,100 sq.ft. and greater
- b) Proposed building architecture: Brick and hardi-plank type siding
- c) Proposed selling prices(s): Not Applicable
- d) List all requested variances: (1) 10 foot setback from Cumberland Boulevard right-of-way; (2) Parking reduction request 450 spaces per 300 units and 3,500 sq.ft. of retail/office

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

- a) Proposed use(s): Up to 3,500 sq.ft. of retail/office and 6,500 sq.ft. of clubhouse/amenity space
- b) Proposed building architecture: Brick and hardi-plank type siding
- c) Proposed hours/days of operation: Not Applicable
- d) List all requested variances: (1) 10 foot setback from Cumberland Boulevard right-of-way; (2) Parking reduction request 450 spaces per 300 units and 3,500 sq.ft. of retail/office

.....
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). None known at this time.

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

Z-65
(2013)

LAND LOTS 504, 505, 506 OF THE 17TH DISTRICT, 2ND SECTION

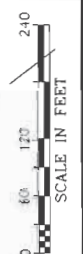
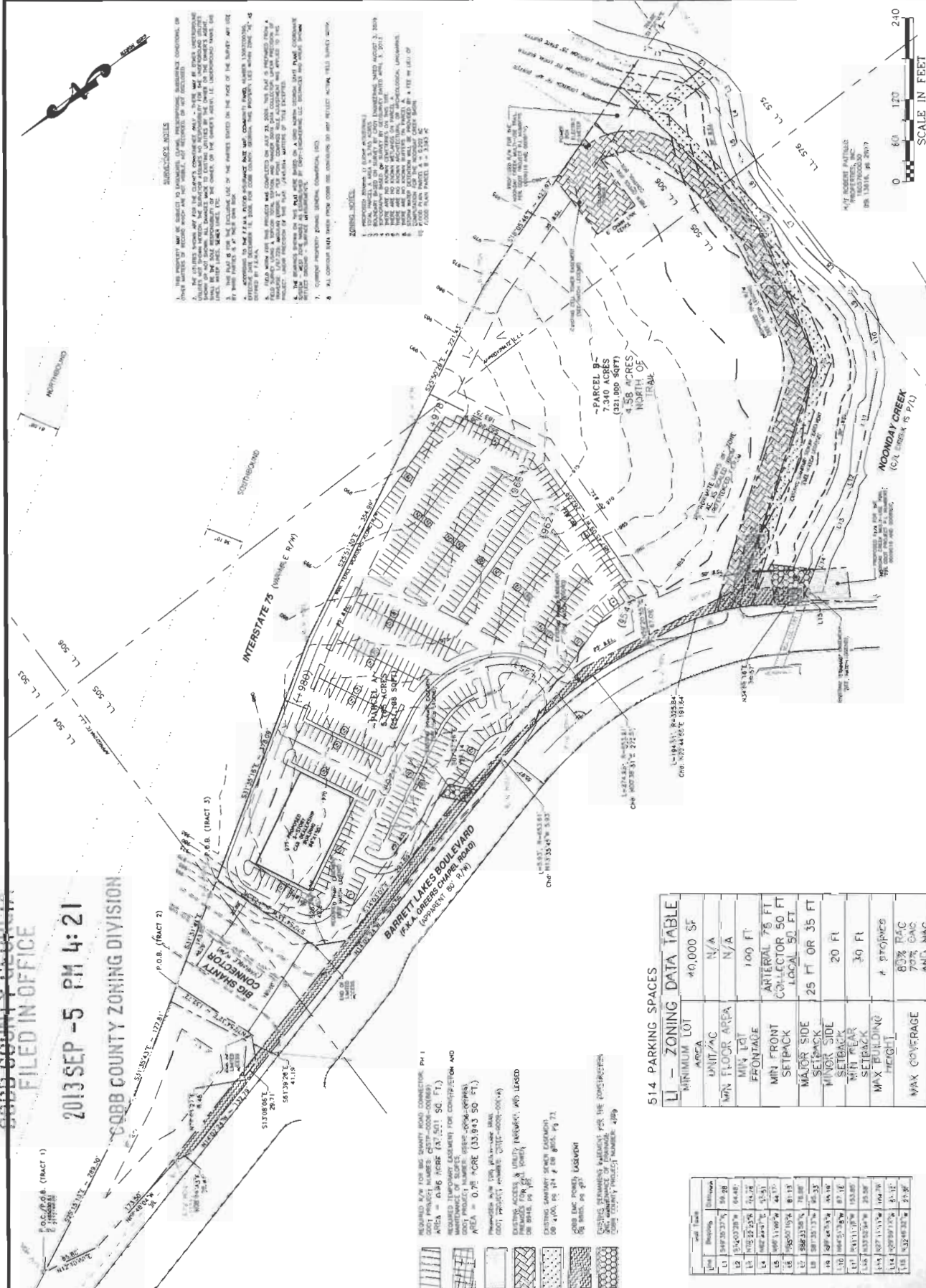
CHEROKEE HYUNDAI

CROY ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS

200 NORTH CROSS STREET, SUITE 400, SUITE 413
MARIETTA, GA 30067
PHONE: (770) 971-9457 FAX: (770) 971-8830



GSWCC CERT # 5789
PROJECT # 1287.00
DRAWN BY [Name]
CHECKED BY [Name]
SCALE: 1" = 60'
DATE: 08/26/13
SHEET NUMBER: Z-1



COBB COUNTY GEORGIA
FILED IN OFFICE
2013 SEP -5 PM 4:21
COBB COUNTY ZONING DIVISION

- REQUIRED SIGN FOR BIG SHANTY ROAD CONNECTOR, P. 1
- DOT PROJECT NUMBER: CRP1-008-008A
- AREA = 0.16 ACRES (21,201 SQ. FT.)
- REQUIRED TEMPORARY SIGNAGE FOR CONSTRUCTION AND
- DOT PROJECT NUMBER: CRP1-008-008A
- AREA = 0.75 ACRES (103,843 SQ. FT.)
- PROPOSED SIGNAGE FOR CONSTRUCTION AND
- DOT PROJECT NUMBER: CRP1-008-008A
- EXISTING ACCESS, EGRESS, UTILITIES, TRENCHES, AND LINED
- OR SHEDS, PG. 10
- EXISTING SHANTY SIGNAGE
- OR 4'100, PG. 11 & 08, PG. 12
- OR SHEDS, PG. 10
- EXISTING TEMPORARY SIGNAGE FOR THE CONSTRUCTION
- OR SHEDS, PG. 10
- COBB COUNTY PROJECT NUMBER: 4199

514 - ZONING DATA TABLE

MINIMUM LOT AREA	40,000 SF
MIN FLOOR AREA	N/A
MIN LOT FRONTAGE	N/A
MIN FRONT SETBACK	100 FT
MINOR SIDE SETBACK	ARTERIAL 75 FT COLLECTOR 50 FT LOCAL 50 FT
MAJOR SIDE SETBACK	25 FT OR 35 FT
MINOR SIDE SETBACK	20 FT
MIN REAR SETBACK	30 FT
MAX BUILDING HEIGHT	# STORIES
MAX COVERAGE	80% P&C 70% C&C AND, MAX.

Lot	Area	Volume
L1	10,000.00	10,000.00
L2	10,000.00	10,000.00
L3	10,000.00	10,000.00
L4	10,000.00	10,000.00
L5	10,000.00	10,000.00
L6	10,000.00	10,000.00
L7	10,000.00	10,000.00
L8	10,000.00	10,000.00
L9	10,000.00	10,000.00
L10	10,000.00	10,000.00
L11	10,000.00	10,000.00
L12	10,000.00	10,000.00
L13	10,000.00	10,000.00
L14	10,000.00	10,000.00
L15	10,000.00	10,000.00

APPLICANT: Cherokee Hyundai of Kennesaw, LLC

770-649-5100

REPRESENTATIVE: John H. Moore 770-429-1499

Moore Ingram Johnson & Steele, LLP

TITLEHOLDER: McCamy Properties, LLC; Marian McCamy Houk

as Trustee of the Robert J. McCamy, Jr. Trust; Robert J. McCamy, Jr.

as Trustee of the Mary Stuart McCamy Trust, the Clare Shaw McCamy

Trust, and the Marian Sims McCamy Houk Trust

PROPERTY LOCATION: Northeast and southeast intersections of

Big Shanty Road and Barrett Lake Boulevard, west of Interstate 75, and

east of Town Point Drive.

ACCESS TO PROPERTY: _____

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-65

HEARING DATE (PC): 11-05-13

HEARING DATE (BOC): 11-19-13

PRESENT ZONING: GC

PROPOSED ZONING: LI

PROPOSED USE: New and Used

Automobile Dealership and Related Services

SIZE OF TRACT: 13.105 acres

DISTRICT: 16

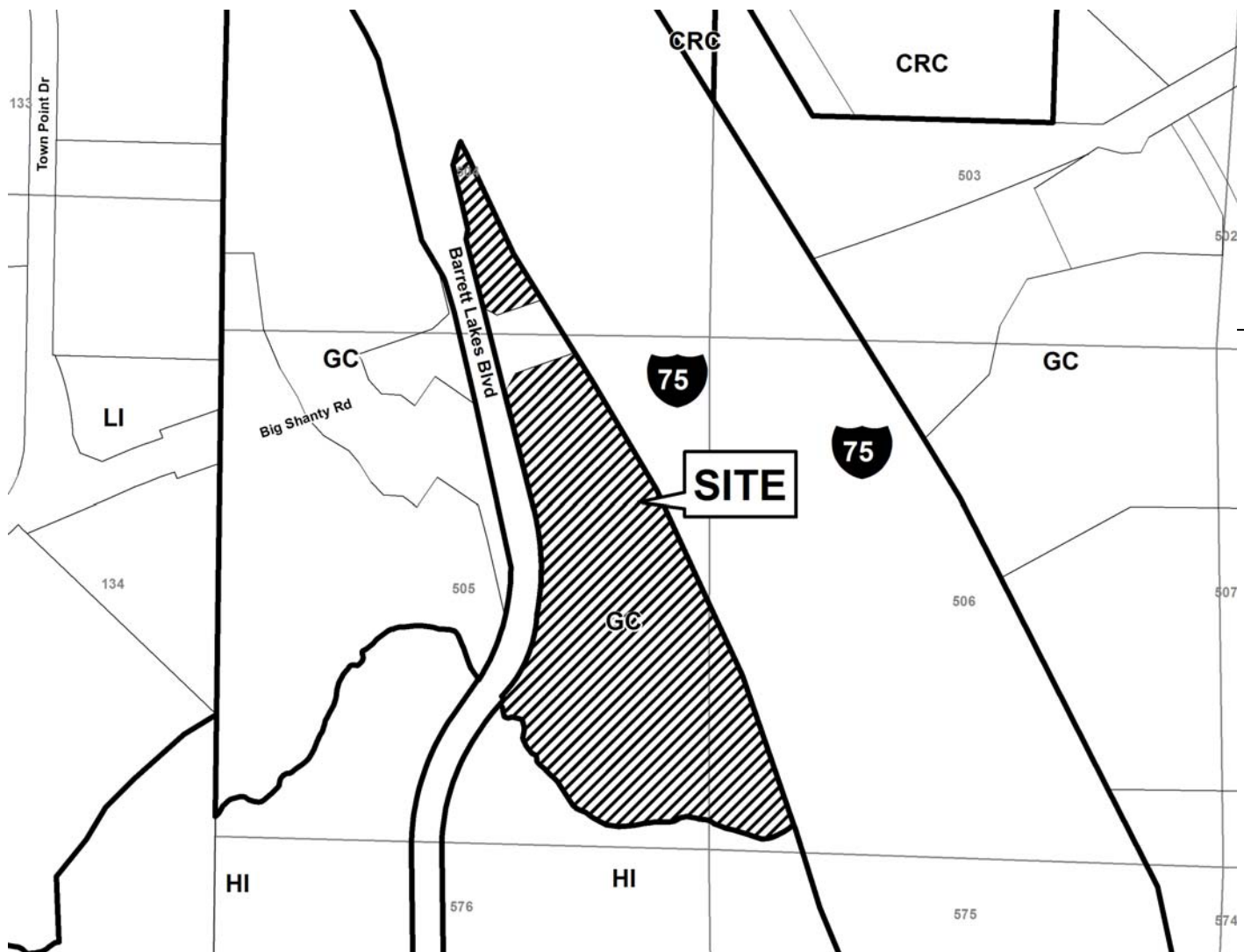
LAND LOT(S): 504, 505, 506

PARCEL(S): 2

TAXES: PAID **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT



COBB COUNTY GEORGIA
FILED IN OFFICE

2013 SEP -5 PM 4: 19

COBB COUNTY ZONING DIVISION

Application No. z-65
Nov. (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): Automobile Dealership -- New & Used Vehicle Sales, auto service
 - b) Proposed building architecture: Showroom fascia Silver ACM panels w/ blue ACM panel accent box. Storefront will be clear anodized w/ low-e clear glazing. Exterior wall split-face CMU painted white w/ gray accents.
 - c) Proposed hours/days of operation: Monday-Saturday 7am to 9pm;
Sunday 12pm to 6pm
 - d) List all requested variances: None known at this time
- _____
- _____
- _____

.....
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). None known at this time.
- _____
- _____

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

LUP-27
(2013)

LEGEND

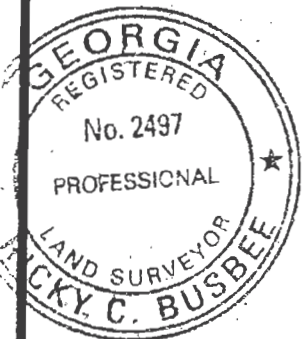
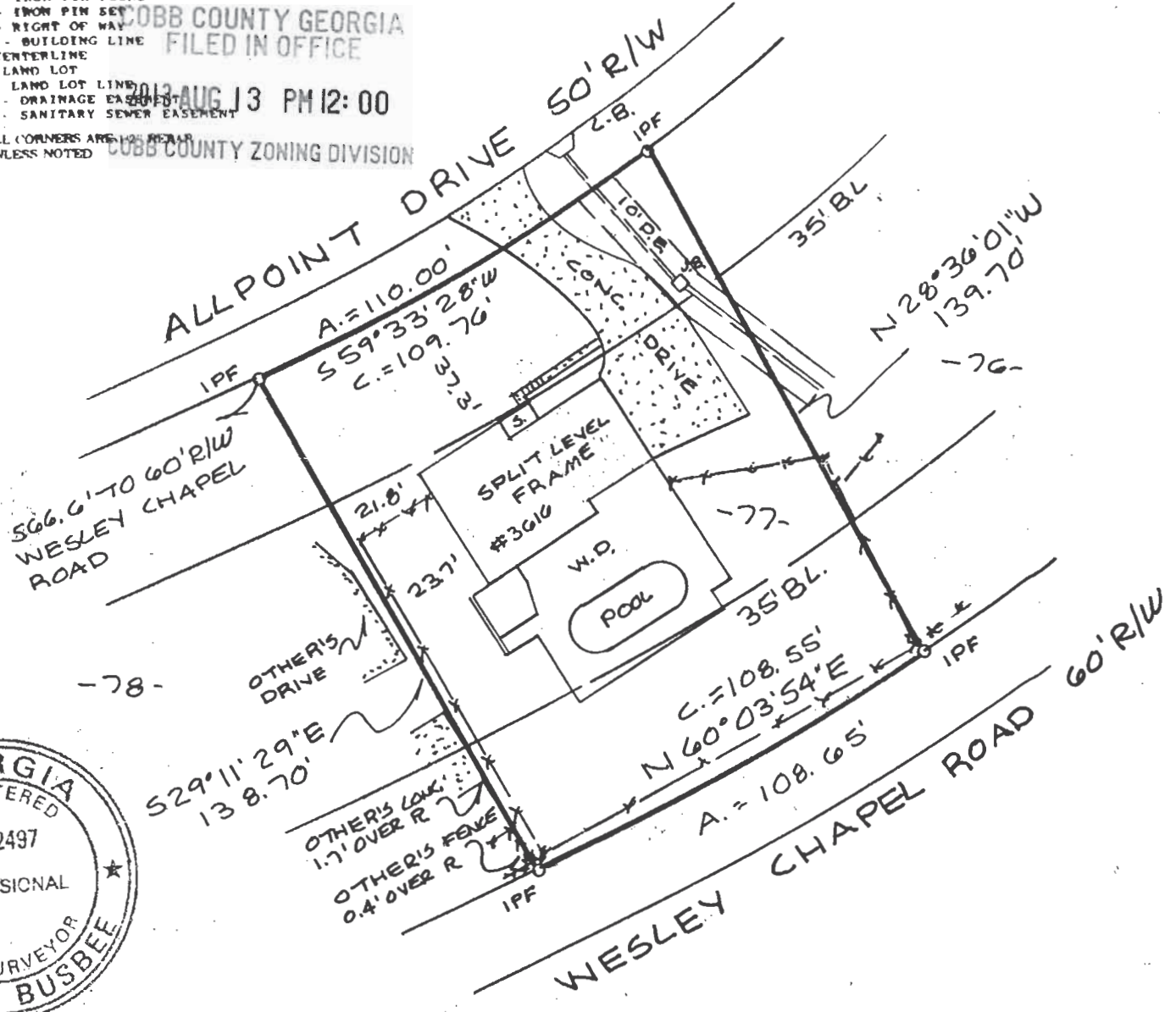
- IPF - IRON PIN FOUND
- IPB - IRON PIN SET
- R/W - RIGHT OF WAY
- B.L. - BUILDING LINE
- C - CENTERLINE
- LL - LAND LOT
- LL.L - LAND LOT LINE
- D.E. - DRAINAGE EASEMENT
- S.E. - SANITARY SEWER EASEMENT

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 AUG 13 PM 12:00

COBB COUNTY ZONING DIVISION

ALL CORNERS ARE TO BE MARKED
UNLESS NOTED



I HAVE THIS DATE, EXAMINED THE
FHA OFFICIAL FLOOD HAZARD MAP
AND FOUND REFERENCED HOUSE (NOT)
IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

AREA = 0.346 ACRES



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN OPEN FEET AND AN
ANGULAR ERROR OF SECONDS PER ANGLE POINT, AND WAS
ADJUSTED USING CRANDALL RULE. THIS MAP OR PLAT HAS
BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCUR-
ATE WITHIN ONE FOOT IN 50,000 FEET.

EQUIPMENT USED:
TOPCON 673-RTB) & TRANSIT W/200' STEEL TAPE.

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.

Ricky C. Busbee
BUSBEE SURVEYING CO., INC.
 LAND SURVEYING
 3151 MAIN STREET, DULUTH, GEORGIA 30096
 PH. 770-497-9866
 Fax 770-497-9881

SURVEY FOR:
HELEN PETTITT

LOT 77	REVISIONS
SPRINGWOOD PLAT BK. 79, PG. 62 LAND LOT 330	
16 TH DISTRICT 2ND SECTION COBB COUNTY, GEORGIA	CC T.H. DRAWN S.B. CHKD R.B. JOB #
DATE: 3-8-00 SCALE: 1" = 40'	19039

APPLICANT: Cynthia Webster
404-664-4757

REPRESENTATIVE: Cynthia Webster Couchman
404-664-4757

TITLEHOLDER: Cynthia Couchman (f/k/a Cynthia Webster)

PROPERTY LOCATION: South side of Allpoint Drive, north side of Wesley Chapel Road; northeasterly of the intersection of Allpoint Drive and Wesley Chapel Road (3616 Allpoint Drive).

ACCESS TO PROPERTY: Allpoint Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-27

HEARING DATE (PC): 11-05-13

HEARING DATE (BOC): 11-19-13

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPOSED USE: Allow More Unrelated
Adults than the County Code Permits

SIZE OF TRACT: 0.346 acre

DISTRICT: 16

LAND LOT(S): 330

PARCEL(S): 47

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



COBB COUNTY GEORGIA
FILED IN OFFICE
2013 AUG 13 AM 11:59
COBB COUNTY ZONING DIVISION



Application #: LUR-27
PC Hearing Date: 11-5-13
BOC Hearing Date: 11-19-13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? tenants
2. Number of employees? none
3. Days of operation? 365
4. Hours of operation? all
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?
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.): 2 cars

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 _____. (If yes, please state what is kept outside): _____

12. Length of time requested: 2 years on going

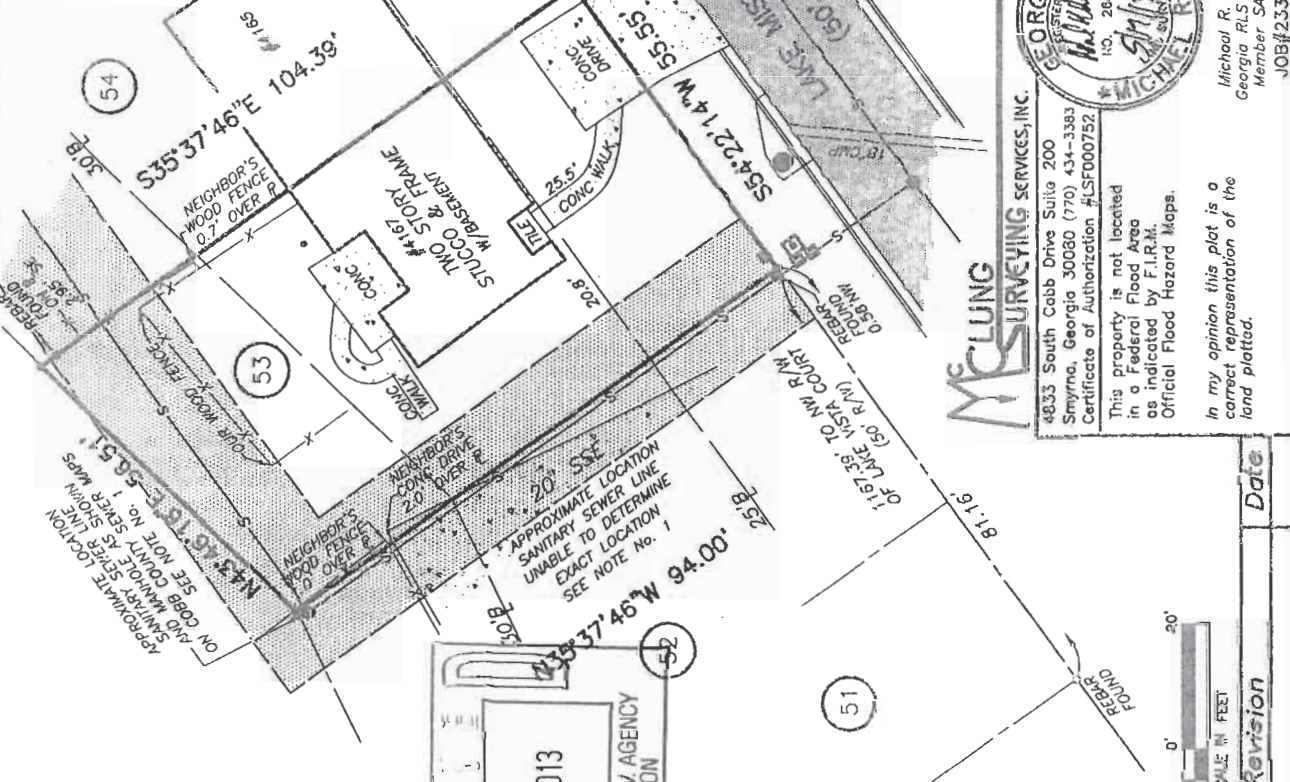
13. Any additional information? (Please attach additional information if needed):

Applicant signature: CW Couch Date: 8.15.13

Applicant name (printed): Cynthia Webster Couchman

LUP-28
(2013)

REFERENCE MATERIAL
 1. WARRANTY DEED IN FAVOR OF
 DITTO HOLDINGS, LLC
 DEED BOOK 14587, PAGE 4438-4441
 COBB COUNTY, GEORGIA RECORDS



SURVEY NOTES
 1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PLACED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.
 2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
 3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS REIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
 4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" 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. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
 5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
 6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
 7. THIS PLAT NOT INTENDED FOR RECORDING.
 8. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE INTERIOR WALLS. DATA SHOWN ON THIS PLAT WAS OBTAINED FROM OUTSIDE MEASUREMENTS.
 9. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION FOR OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPUS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

LEGEND
 RCP REINFORCED CONCRETE PIPE
 CMP CORRUGATED METAL PIPE
 POWER POLE LIGHT POLE
 POWER METER POWER BOX
 AIR CONDITION TELEPHONE BOX
 GAS METER GAS VALVE
 WATER METER WATER VALVE
 JUNCTION BOX DROP INLET
 SANITARY SEWER MANHOLE

NOTES
 This property is not located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.
 In my opinion this plat is a correct representation of the land platted.
 Michael R. Nolas
 Georgia RLS #2646
 Member SAMSOG
 JOB#233781

McLUNG SURVEYING SERVICES, INC.
 4833 South Cobb Drive Suite 200
 Smyrna, Georgia 30080 (770) 434-3383
 Certificate of Authorization #LSF000752

McLUNG SURVEYING SERVICES, INC.
 SURVEY FOR
 DITTO HOLDINGS, LLC
 RANDY KINDRED
 4167 LAKE MIST DRIVE
 KENNESAW, GEORGIA

LAND LOT 59
 DISTRICT 20TH.
 COUNTY COBB
 GEORGIA
 PLAT PREPARED: 5-17-13
 FIELD: 5-11-13 SCALE: 1"=20'

REVISION
 No. 1
 Date

COBB COUNTY, GEORGIA
 AUG 16 2013
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

811
 Call before you dig.

APPLICANT: Ditto Holdings, LLC

770-880-4679

REPRESENTATIVE: Randy Kindred

770-880-4679

TITLEHOLDER: Ditto Holdings, LLC

PROPERTY LOCATION: North side of Lake Mist Drive, east of
the terminus of Lake Mist Drive

(4167 Lake Mist Drive).

ACCESS TO PROPERTY: Lake Mist Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-28

HEARING DATE (PC): 11-05-13

HEARING DATE (BOC): 11-19-13

PRESENT ZONING: FST

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow More Unrelated
Adults than the County Code Permits

SIZE OF TRACT: 0.127 acre

DISTRICT: 20

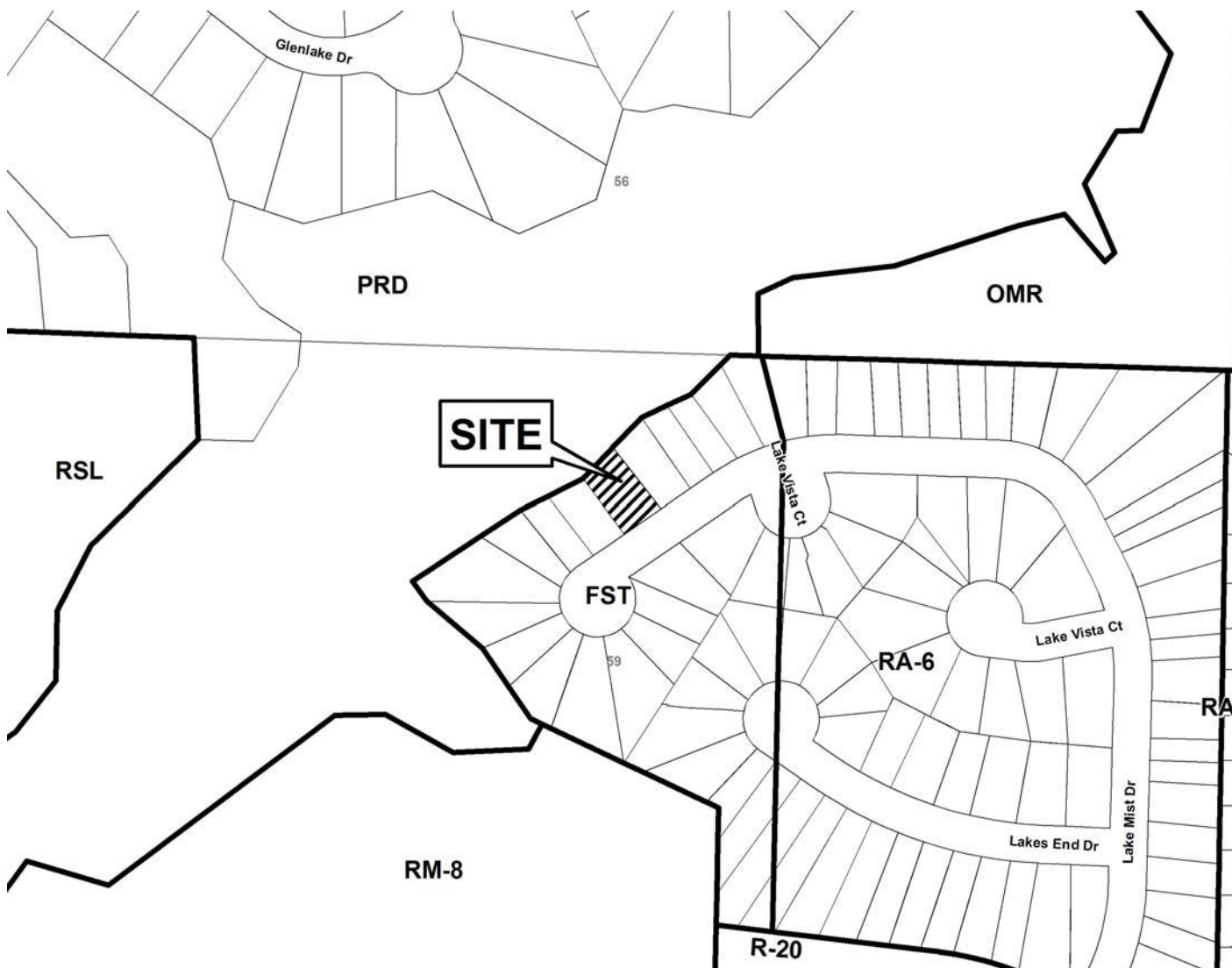
LAND LOT(S): 59

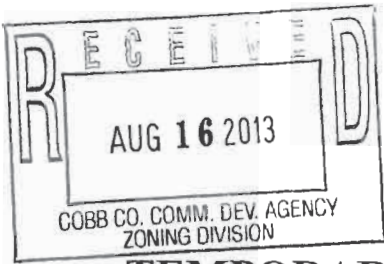
PARCEL(S): 61

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LVP 28
PC Hearing Date: 11-5-13
BOC Hearing Date: 11-19-13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? N/A
2. Number of employees? N/A
3. Days of operation? N/A
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: _____ ; 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 _____ ; 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: 1 year
13. Any additional information? (Please attach additional information if needed):
This property is occupied by tenants

Applicant signature: *Roy L. [Signature]* Date: 8-5-12

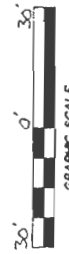
Applicant name (printed): Roy L. [Signature]

LUP-29
(2013)



AREA = 0.2758

1692 HOLCOMB LAKE

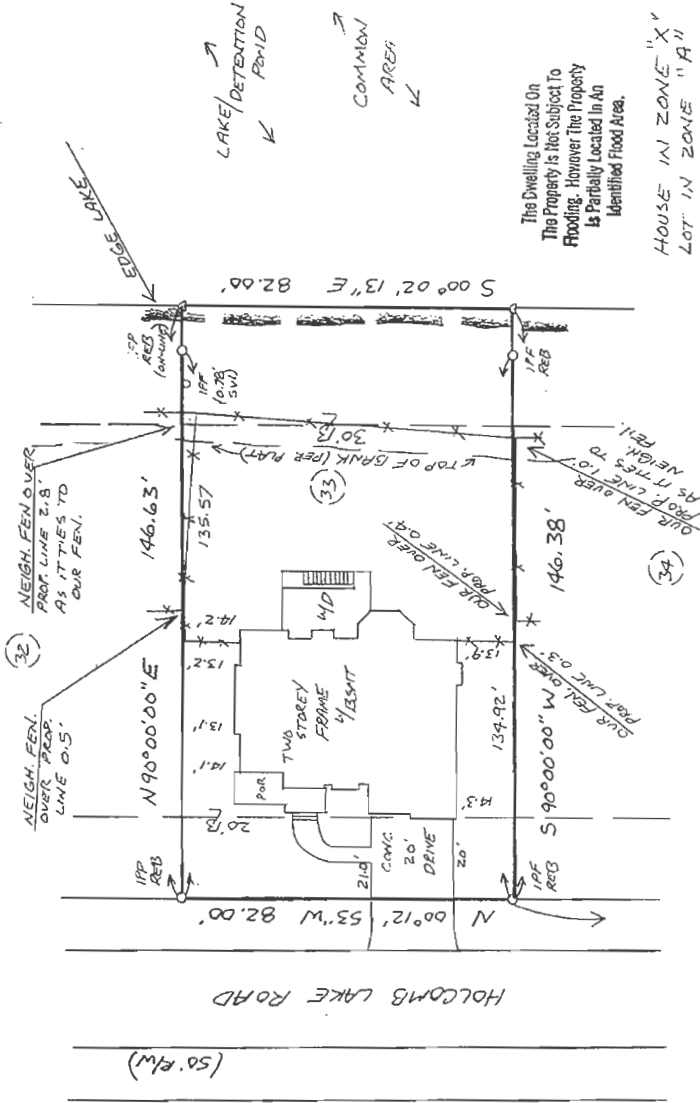


GRAPHIC SCALE

SURVEY FOR:

SCOTT OLSCHANSKY

REVISIONS	UNIT
17.07-02	
LOT 33 BLK. HOLCOMB LAKE	
LAND LOT 810	
DISTRICT 1/6TH SECTION 2ND	
C088 COUNTY, GEORGIA	
PLAT BOOK 212 PAGE 49	
JOB # 378-13	
DATE: 8-27-13 SCALE: 1" = 30'	



The Dwelling Located On
The Property Is Not Subject To
FLOODING. However The Property
Is Partially Located In An
Identified Flood Area.

HOUSE IN ZONE "X"
LOT IN ZONE "A"

PANEL NO 1306200107H
LOCATION C088B
ZONE

I HAVE THIS DATE, EXAMINED THE
FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS
BEEN PREPARED. THE MAP OR PLAT IS BASED ON
THE FIELD DATA WHICH WAS OBTAINED BY ME OR BY
A LICENSED PROFESSIONAL SURVEYOR. THE MAP OR PLAT
HAS BEEN PREPARED IN ACCORDANCE WITH THE
REQUIREMENTS OF THE GEORGIA SURVEYING ACT AND
THE MEASUREMENTS AND REQUIREMENTS OF LAW.
EQUIPMENT USED:
TOPCON 612-801

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS
BEEN PREPARED IN ACCORDANCE WITH THE
REQUIREMENTS OF THE GEORGIA SURVEYING ACT AND
THE MEASUREMENTS AND REQUIREMENTS OF LAW.
EQUIPMENT USED:
TOPCON 612-801

IN ANY OPINION THAT THE MAP OR PLAT IS CORRECT
AND HAS BEEN PREPARED IN ACCORDANCE WITH
THE MEASUREMENTS AND REQUIREMENTS OF LAW.

J.A. Evans
J.A. EVANS
SURVEYING CO. INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000

P.O.D.
358.28' ALONG RW
TO INTERSECTION OF THE RW
WITH THE S.W. CORNER
OF L.L. 810 (RECORD TIE)



COBB COUNTY ZONING DIVISION
2013 AUG 27 PM 4:04
FILED IN OFFICE
COBB COUNTY GEORGIA

APPLICANT: Scott Olschansky

678-521-3680

REPRESENTATIVE: Scott Olschansky

678-521-3680

TITLEHOLDER: Scott M. Olschansky

PROPERTY LOCATION: East side of Holcomb Lake Road, east of Wingard Drive

(1692 Holcomb Lake Road).

ACCESS TO PROPERTY: Holcomb Lake Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-29

HEARING DATE (PC): 11-05-13

HEARING DATE (BOC): 11-19-13

PRESENT ZONING: RA-5

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow More Unrelated

Adults than the County Code Permits

SIZE OF TRACT: 0.2758 acre

DISTRICT: 16

LAND LOT(S): 810

PARCEL(S): 100

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



COBB COUNTY GEORGIA
FILED IN OFFICE
2013 AUG 27 PM 4:04
COBB COUNTY ZONING DIVISION



Application #: LVP-29
PC Hearing Date: 11-5-13
BOC Hearing Date: 11-19-13

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? _____ ; Per week? _____
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.): NA

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: 2 or more years
13. Any additional information? (Please attach additional information if needed):
Applying to have family of 3 plus 1 roommate living in single family residence

Applicant signature: Scott Olschansky Date: 8-27-13

Applicant name (printed): Scott Olschansky

LUP-30
(2013)

N. OR F.
JAMES W. PARKS
D.B. 1547 PG 428

IPF

IPF

RECEIVED
SEP - 4 2013
CO. COMM. DEV. AGENCY
ZONING DIVISION

2 ± ACRES

#4 REBAR
(1.59 W)

(27)

MAGNETIC

PURCHASER
PURCHASER

INDIAN TOWN ROAD 50' R/W

100° 51' 12" W
243.30
100° 51' 12" W
243.30
100° 51' 12" W
243.30

Garage Location

Gravel Drive

CONC DRIVE

DECK

304.47' N88°19'20"W

#4 REBAR
(1.52 W)

556.80' N0°01'40"W

(28)

(29)

#4 REBAR
(1.26 W)

IPF

395.08' TO SOUTH LINE OF LAND LOT 242
N. OR F. HOWARD SNOW D.B. 690 PG. 66

(38)

UNIT SEVEN WINDSOR OAK'S
PLAT BOOK 103 PG 89

#4 REBARS AT CORNERS.

I have, this date, examined the FIA official flood hazard map and have determined that this property is not in an area having special flood hazards.

REVISED: 11/27/85 TO RESURVEY & CHANGE NAME.
REV: 2/27/89 TO SHOW FOUNDATION.
REV: 10/12/76 TO SHOW 50' R/W (INDIAN TOWN ROAD)
REV: 9/13/78 TO SHOW TEST HOLE LOCATIONS.



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.

William M. Herndon, Jr.
#1983

BI-JO and ASSOCIATES

MARIETTA, GEORGIA 971-5079

SURVEY & PLAT
OF PROPERTY IN
LL. 242, 16TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA
REVISED 10/2/87
DATE 8/3/77 SCALE 1" = 40'
MADE FOR DEWEY L. & JANICE B. WOLFORD

#77116

APPLICANT: John J. Suarez

770-591-9876

REPRESENTATIVE: John J. Suarez, III

770-591-9876

TITLEHOLDER: John J. Suarez, III

PETITION NO: LUP-30

HEARING DATE (PC): 11-05-13

HEARING DATE (BOC): 11-19-13

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: East side of Indian Town Road, north of Pete Shaw Road

(4080 Indian Town Road).

PROPOSED USE: Home Office

ACCESS TO PROPERTY: Holcomb Lake Road

SIZE OF TRACT: 2.5 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 242

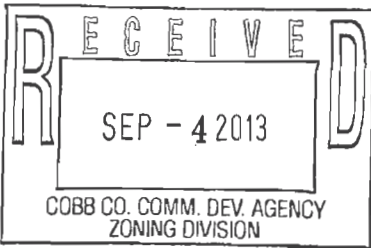
PARCEL(S): 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-30
PC Hearing Date: 11-5-13
BOC Hearing Date: 11-19-13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Real Estate & Property Management
2. Number of employees? 3
3. Days of operation? M-F
4. Hours of operation? 9-5
5. Number of clients, customers, or sales persons coming to the house per day? _____ ; Per week? 2
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.): 3 cars

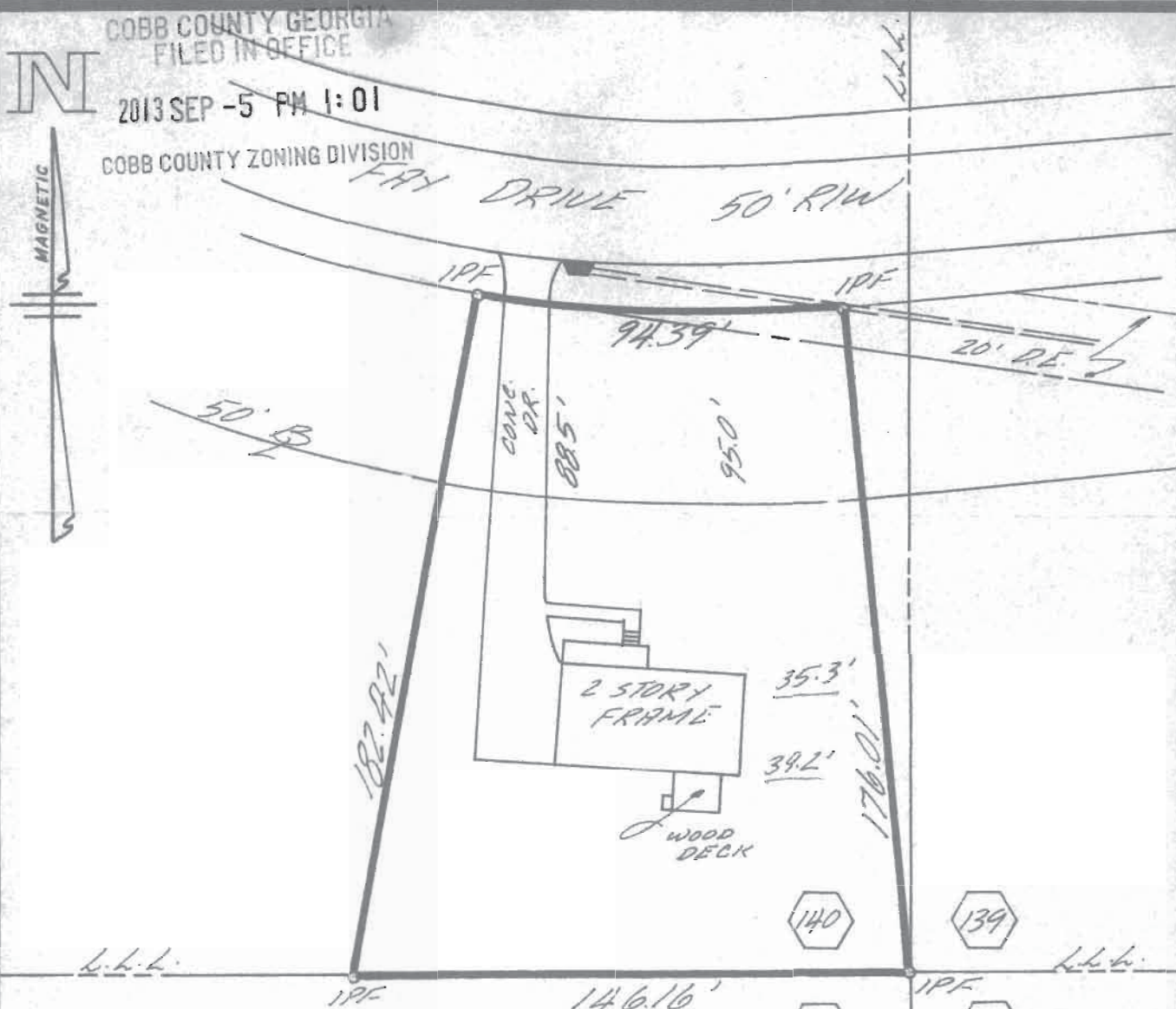
9. Deliveries? No X ; Yes _____. (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)

10. Does the applicant live in the house? Yes X ; No _____
11. Any outdoor storage? No _____ ; Yes X (If yes, please state what is kept outside): Landscaping Trailer, wheel barrows, ICE Signs Ladders
12. Length of time requested: 2 years
13. Any additional information? (Please attach additional information if needed):
See Attached Letter

Applicant signature: [Signature] Date: 8/23/13
Applicant name (printed): John J. Suarez III

LUP-31
(2013)

AF 29830



I HAVE, THIS DATE, EXAMINED THE
 (FIA OFFICIAL FLOOD HAZARD MAP)
 AND DETERMINED THAT THIS PROPERTY
 IS NOT IN AN AREA HAVING SPECIAL
 FLOOD HAZARDS.

P.B. 65 P. 198

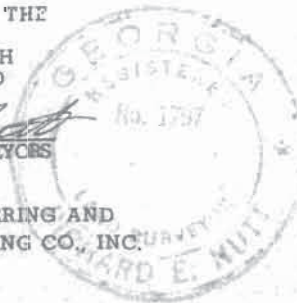
IN MY OPINION THIS PLAT IS A
 CORRECT REPRESENTATION OF THE
 LAND PLATTED AND HAS BEEN
 PREPARED IN CONFORMITY WITH
 THE MINIMUM STANDARDS AND
 REQUIREMENTS BY LAW.

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



ENGINEERING AND
 SURVEYING CO., INC.

2759 DELK RD., S. W.
 MARIETTA, GA 30067
 PHONE 953-4200



SURVEY FOR

WILLIAM CLAIR BORN
 KATHERINE LYNN BORN.

BRENTWOOD SUBD.
 LOT 23 BLOCK "A"

REVISIONS

LAND LOTS - 140

DISTRICT - 16TH SECTION - 2ND

COUNTY - COBB

STATE - GEORGIA

DATE 8-13-84 SCALE 1" = 40'

GC - DE
 DWN PL. CHKD
 JOB NO. 729

95/

APPLICANT: Brandon Rich and Stuart Rich

770-316-3946

REPRESENTATIVE: Brandon Rich

770-316-3946

TITLEHOLDER: Brand Rich and Stuart Rich

PROPERTY LOCATION: South side of Fay Drive, west of

Timrose Road

(246 Fay Drive).

ACCESS TO PROPERTY: Fay Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-31

HEARING DATE (PC): 11-05-13

HEARING DATE (BOC): 11-19-13

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow More Unrelated

Adults than the County Code Permits

SIZE OF TRACT: 0.60 acre

DISTRICT: 16

LAND LOT(S): 140

PARCEL(S): 90

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



COBB COUNTY GEORGIA
FILED IN OFFICE
2013 SEP -5 PM 1:01
COBB COUNTY ZONING DIVISION



Application #: LUP-31
PC Hearing Date: 11-5-13
BOC Hearing Date: 11-19-13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business, or request? N/A
2. Number of employees? N/A
3. Days of operation? N/A
4. Hours of operation? N/A
5. Number of clients, customers, or sales persons coming to the house per day? N/A ; Per week? N/A
6. Where do clients, customers and/or employees park?
Driveway: N/A ; Street: N/A ; Other (Explain): N/A
7. Signs? No: N/A ; 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.): 4 cars
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): Storage shed (lawn tools, misc tools)
12. Length of time requested (24 months maximum): 2 years
13. Is this application a result of a Code Enforcement action? No _____ ; Yes (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed):
We are applying in order to allow four unrelated adults to live and park at this single-family dwelling.
Applicant signature: Brandon Rich Date: 09/05/13
Applicant name (printed): Brandon Rich

LEGEND

- SS = Sanitary Sewer
- PP = Power Pole
- IPP = Iron Pin Placed
- IPF = Iron Pin Found
- POB = Point of Beginning
- B/C = Back of Curb
- ⊕ SSMH = Sewer Manhole
- SSE = Sanitary Sewer Ease.
- PL = Property Line
- DE = Drainage Easement
- ⊗ WM = Water Meter
- ⊗ WV = Water Valve
- ⊗ FH = Fire Hydrant
- R/W = Right of Way
- BL = Building Setback Line

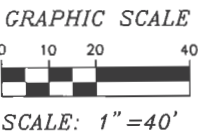
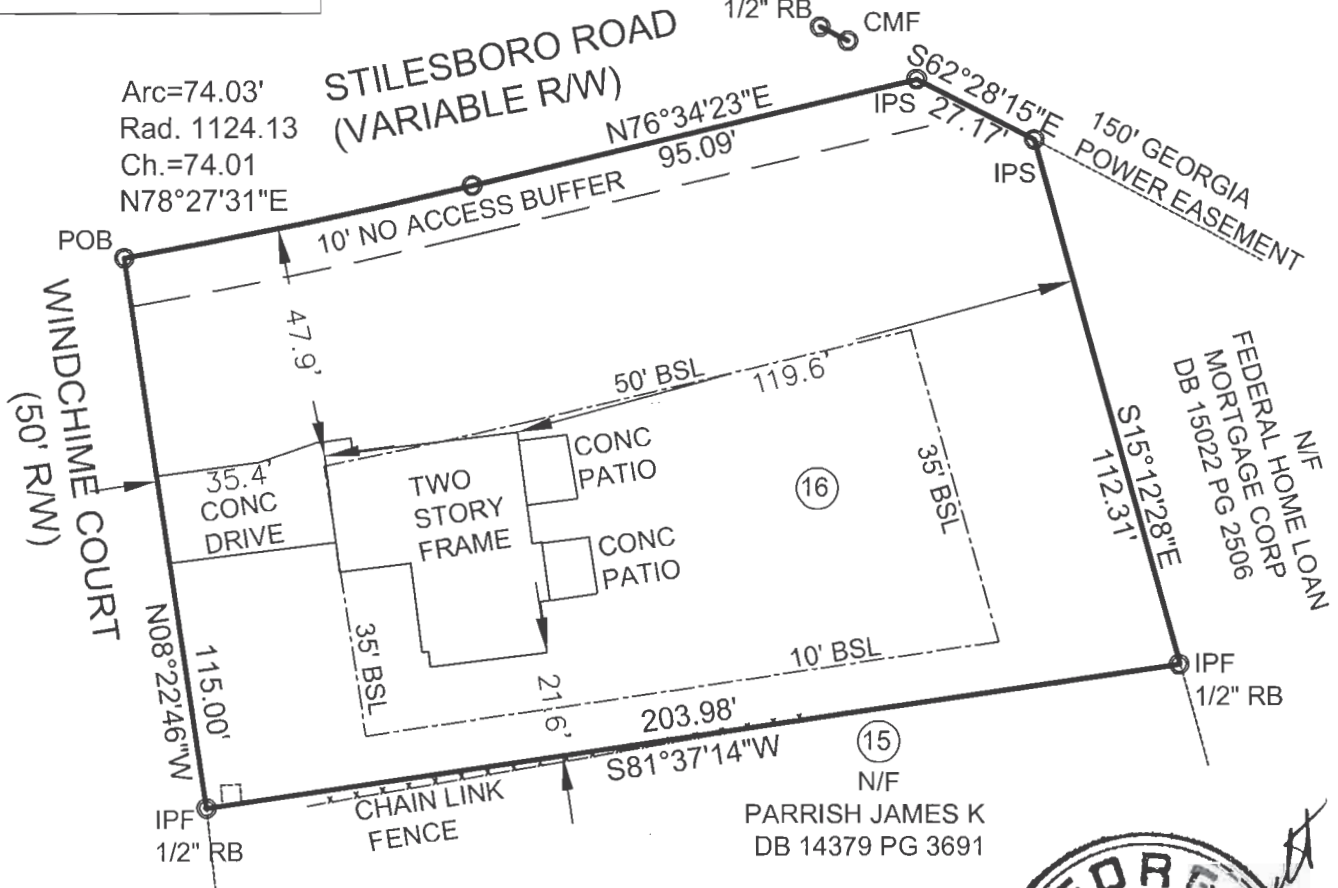
**LUP-32
(2013)**

COBB COUNTY GA
FILED IN OFFICE
2013 SEP -5 PM 2:41
COBB COUNTY ZONING DIVISION

ZONING INFORMATION

Property Zoned R-20
Single Family Residential District
Min. Lot Area = 20,000 S.F.
Units per Acre 1.75avg
Min Floor 1,200 S.F.
Min Street Frontage = 50 Feet
Max Lot Coverage = N/A

Setbacks:
Front - 35 Feet
Sides -10 Feet 50' Stilesboro per Plat
Rear - 35 Feet



AREA
Lot 16
23,681 Square Feet Total
(0.54 Acres)



Job #: 010013

- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 54,200 feet.
- This plat subject to all easements public and private.
- This plat may be based on a recorded plat from Iron pins referenced on said plat for closure tie in.
- According to F.I.R.M. Community Panel # 13067C0081G, dated 12/16/2008 this property is not located in an area having special flood hazards.

**Survey for:
Temporary Land Use Permit**

Tax ID : 20022201130
Lot 16, Emerald Oaks S/D
1759 Windchime Court
Land Lot 222 20th District 2nd Section
Cobb County, Georgia



Perimeter Surveying Co., Inc
1065 Sandtown Road, Marietta, GA 30008
Phone: (770) 425-6824 Fax: (770) 425-6768

Party Chief: KN
Date Surveyed: 9/2/13
Date Drawn: 9/5/13

Computed by: KN
Drawn by: JF
Checked by: KN

REFERENCES

Plat Bk: 107 Pg. 15
Deed Bk. 14863 Pg. 1675

APPLICANT: Chandra L. Yates
269-369-7493

REPRESENTATIVE: William R. Thomas
770-222-2245

TITLEHOLDER: Jay R. Yates and Chandra L. Yates

PROPERTY LOCATION: Southeast intersection of Stilesboro Road and Windchime Court, east of Allatoona Lane and west of North Hadaway Road (1759 Windchime Court).

ACCESS TO PROPERTY: Windchime Court

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-32

HEARING DATE (PC): 11-05-13

HEARING DATE (BOC): 11-19-13

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow More Unrelated Adults than the County Code Permits

SIZE OF TRACT: 0.54 acre

DISTRICT: 20

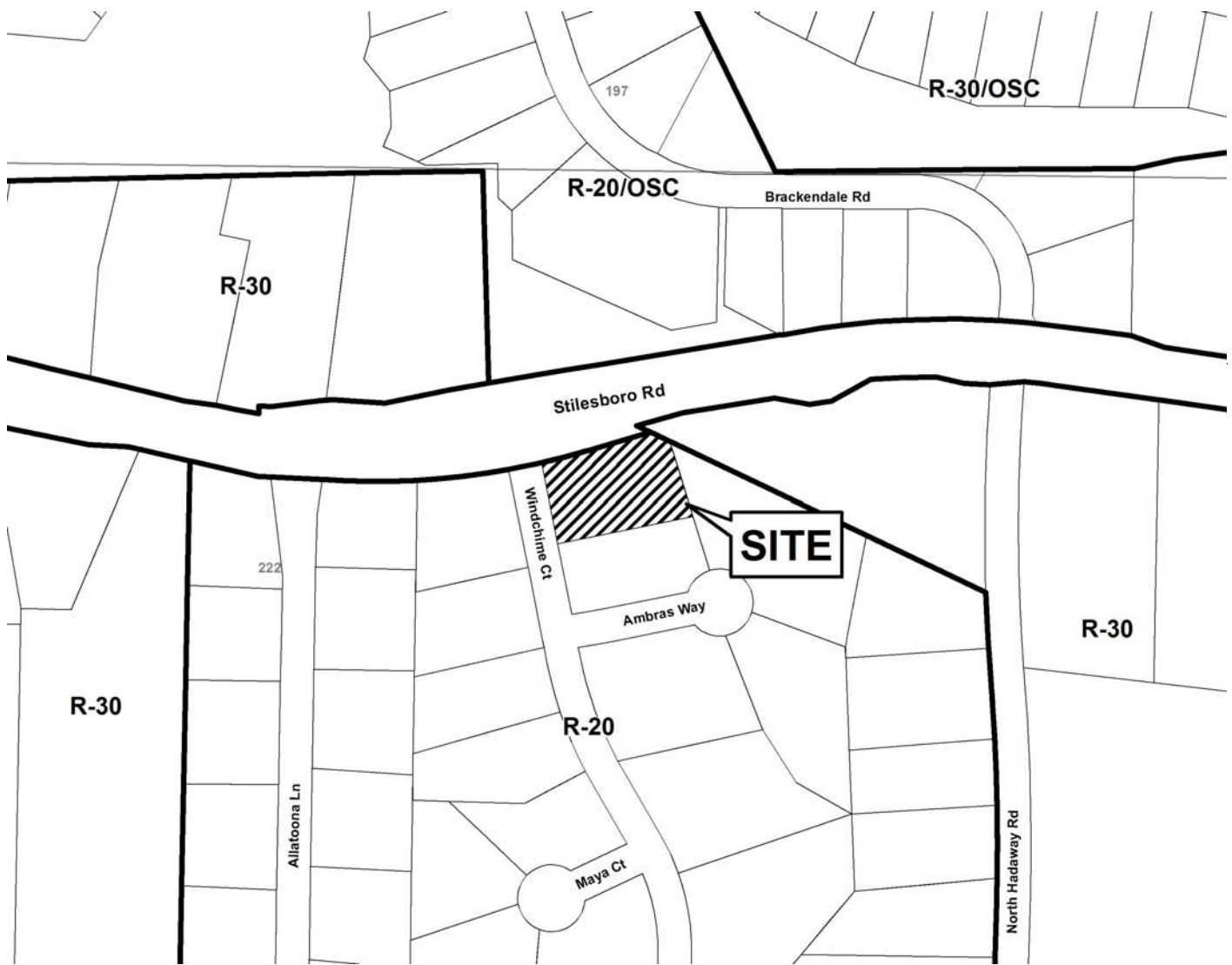
LAND LOT(S): 222

PARCEL(S): 113

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT



COBB COUNTY GEORGIA
FILED IN OFFICE

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Application #: LUP-32
PC Hearing Date: 11-5-13
BOC Hearing Date: 11-19-13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business, or request? 1/A
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: YES ; Street: NO ; Other (Explain): NO
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.)
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 maximum): 24 MONTHS
13. Is this application a result of a Code Enforcement action? No ; Yes (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed): _____

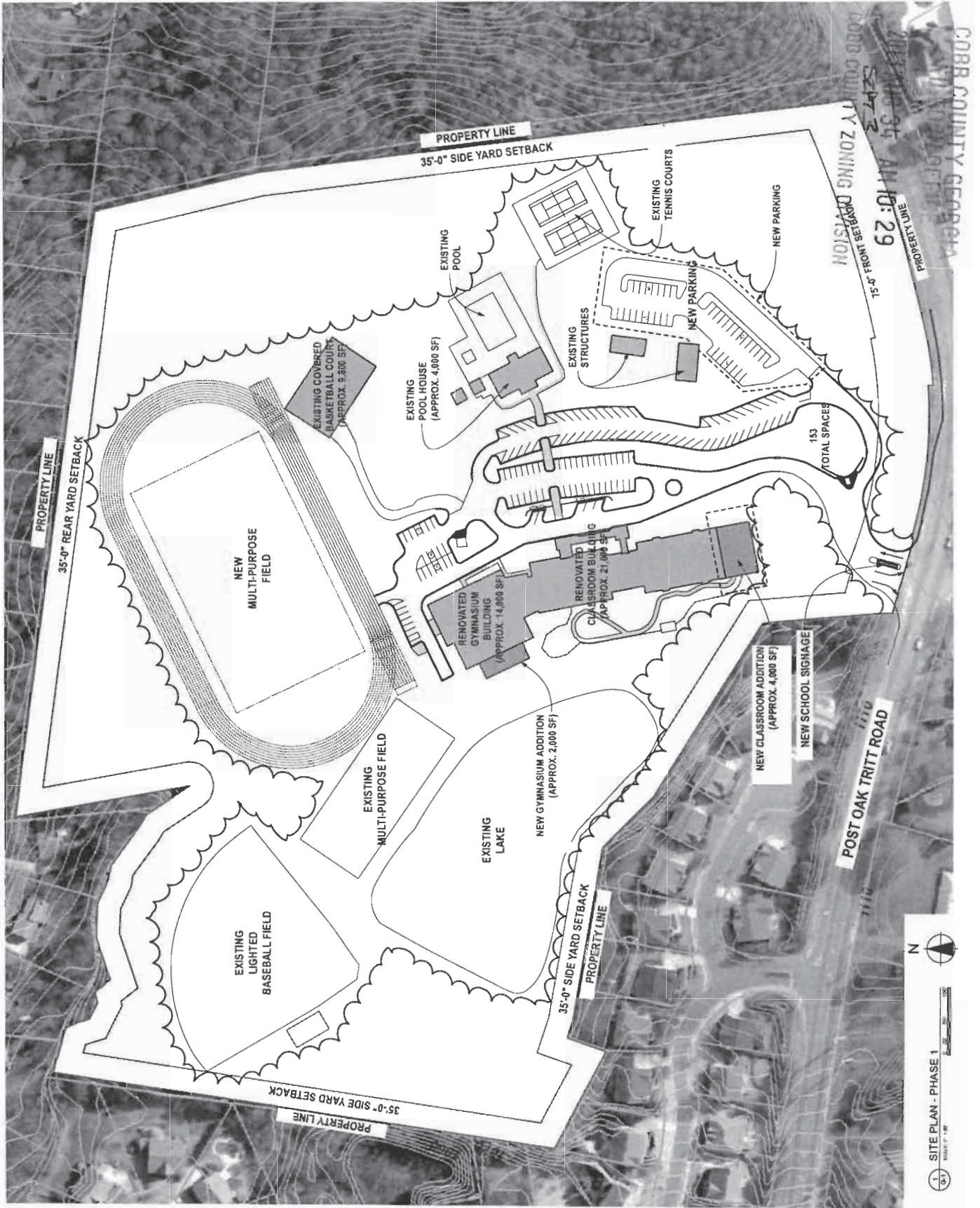
Applicant signature: _____

Date: 9/5/13

Applicant name (printed): William R Thomas

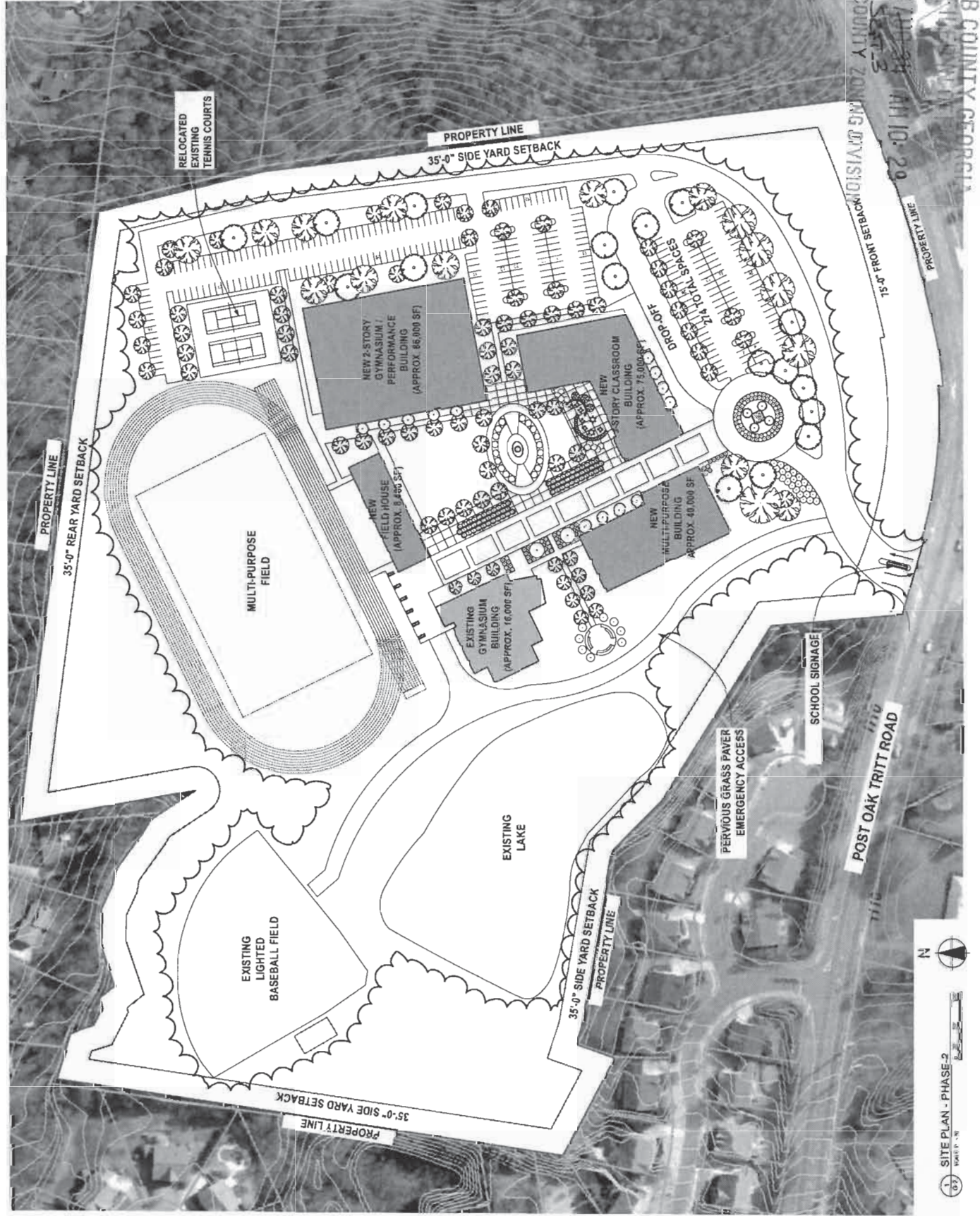


**SLUP-11
(2013)
Site Plan -
Phase 1**





**SLUP-11
(2013)
Site Plan -
Phase 2**



2013 APR 23 AM 10:20
COBB COUNTY ZONING DIVISION
2013 APR 23 AM 10:20
COBB COUNTY ZONING DIVISION
2013 APR 23 AM 10:20
COBB COUNTY ZONING DIVISION



APPLICANT: Mt. Bethel United Methodist Church, Inc.

770-971-2880

REPRESENTATIVE: James M. Ney

770-956-9600

TITLEHOLDER: Atlanta Jewish Community Center, Inc.

PROPERTY LOCATION: Northwest intersection of Post Oak

Tritt Road and Holly Springs Road

(2509 Post Oak Tritt Road).

ACCESS TO PROPERTY: Post Oak Tritt Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: SLUP-11

HEARING DATE (PC): 11-05-13

HEARING DATE (BOC): 11-19-13

PRESENT ZONING: R-20

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Private School

SIZE OF TRACT: 33.255 acres

DISTRICT: 16

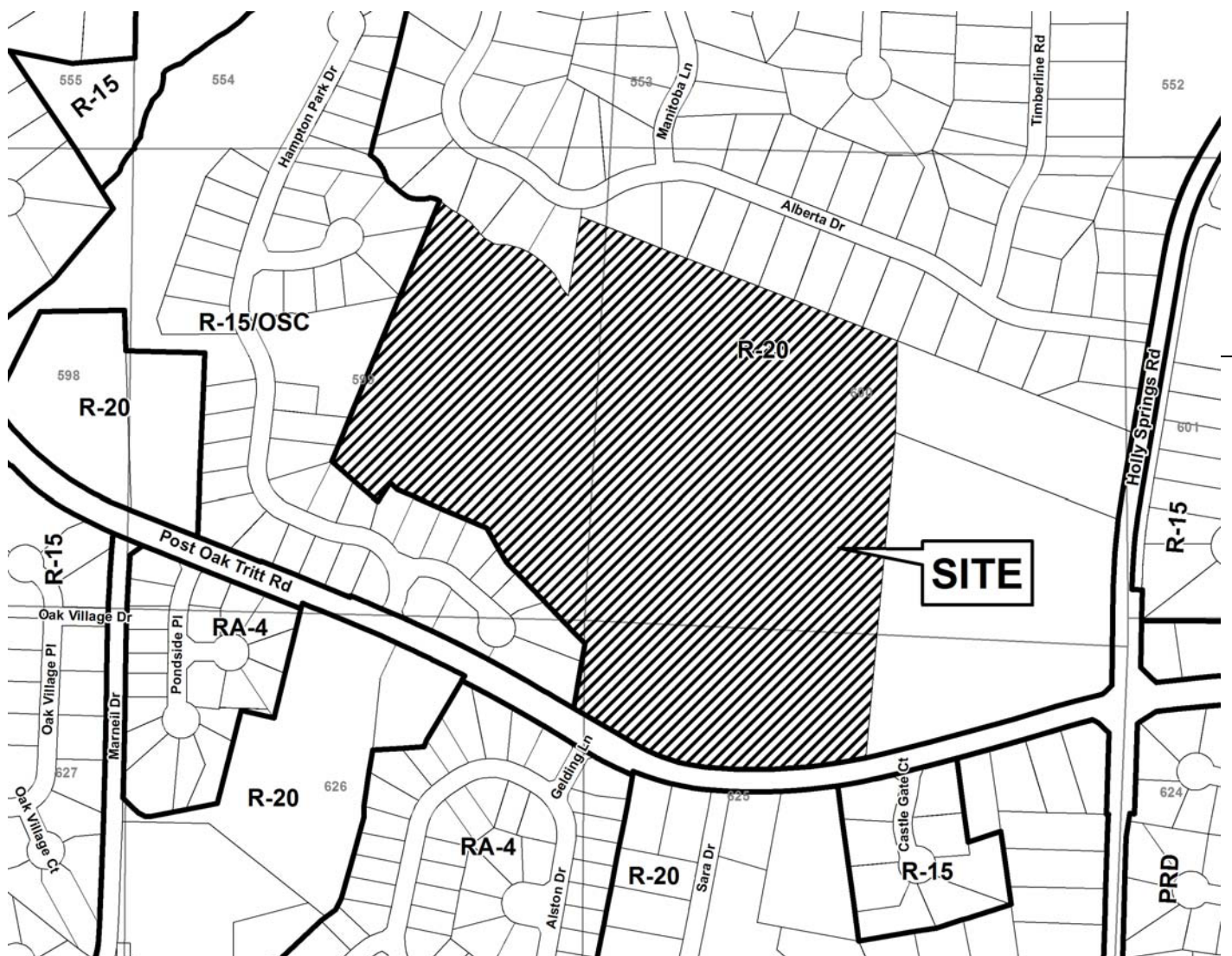
LAND LOT(S): 599, 600, 625, 626

PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



Application for Special Land Use Permit Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 AUG 30 AM 10:26
SEPT 3
COBB COUNTY ZONING DIVISION

Application No. SLUP-11

PC Hearing Date: 11/5/13

BOC Hearing Date: 11/19/13

Applicant Mt. Bethel United Methodist Church, Inc Phone # 770.971.2880
(applicant's name printed)

Address 4385 Lower Roswell Rd., Marietta, GA 30068 E-mail dan.boswell@mtbethel.org

James M. Ney, Esq. Address Holt Ney Zatzoff & Wasserman, LLP
(representative's name, printed) 100 Galleria Pkwy, Suite 1800, Atlanta, GA 30339

James M. Ney Phone # 770.956.9600 E-mail jney@hnzw.com
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: _____



Marcus Jewish Community Center of Atlanta, Inc. Phone # _____ E-mail _____
(titleholder's name, printed)

Signature [Signature] Address 5342 Tilly Mill Rd., Dunwoody, GA 30338
(attach additional signature, if needed)

By: Gail Luxenberg, CEO
Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Sharon Deans
Notary Public
My commission expires: Cobb County, Georgia
Commission Expires 10/21/2016

Present Zoning R-20 (w/SLUP for Jewish Community Center) Size of Tract +/- 33 Acre(s)

For the Purpose of Private School

Location 2509 Post Oak Tritt Rd. (Intersection of Post Oak Tritt & Holly Springs Rd.)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 599, 600, 625 & 626 District(s) 16th, 2nd Section

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are/are no such assets. If any exist, provide documentation with this application.
Mt. Bethel United Methodist Church, Inc.

By: _____
(applicant's signature)
Dan Boswell, Director of Administration

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is/is not such a cemetery. If any exist, provide documentation with this application.
Mt. Bethel United Methodist Church, Inc.

By: _____
(applicant's signature)
Dan Boswell, Director of Administration