

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: December 3, 2013

Board of Commissioners Hearing Date: December 17, 2013

Due Date: November 1, 2013

Date Distributed/Mailed Out: October 18, 2013

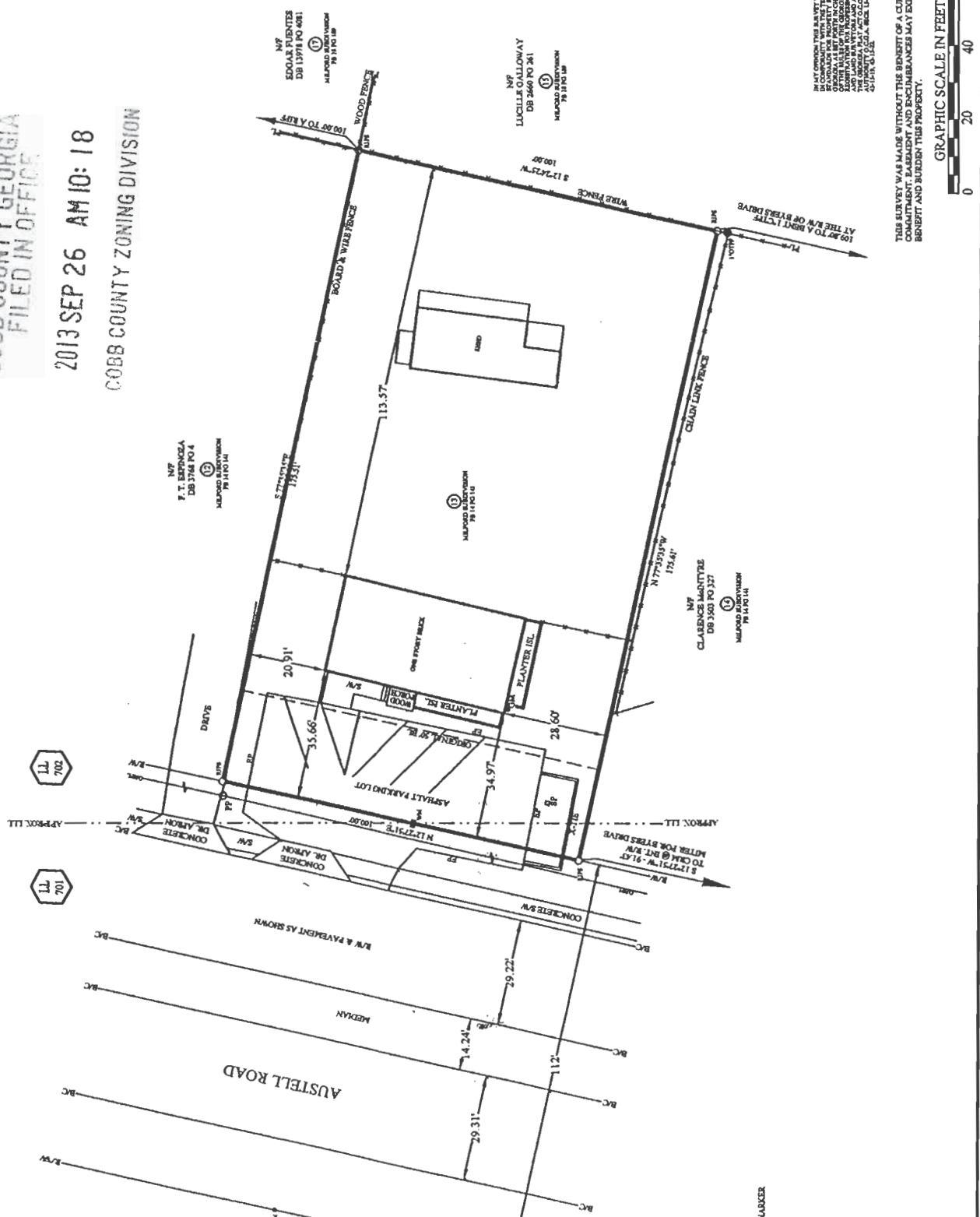


Cobb County...Expect the Best!



TRACT AREA= 0.403 ACRES (17,556 S.F.)

ALL BEARINGS ARE CALCULATED FROM ANGLE-TURNED-BASED ON A SINGLE MAGNETIC OBSERVATION.



- LEGEND**
- C - BACK OF CURB
 - BH - CONCRETE RIGHT OF WAY MARKER
 - B - DEED BOOK
 - E - DRAINAGE EASEMENT
 - F - DRIVE
 - F - DRIVE OF EASEMENT
 - IT - INTERSECTION
 - L - ISLAND
 - L - LAND LOT
 - L - LAND LOT LINE
 - HPL - OVERHEAD POWER LINE
 - TPF - OPEN TOP PIN FOUND
 - I - PLAT BOOK
 - P - PLAT
 - P - PROPERTY LINE
 - P - POWER POLE
 - PF - REBAR IRON PIN FOUND
 - P - REBAR IRON PIN SET
 - W - RIGHT OF WAY
 - W - SIDEWALK
 - S - SIGN POLE
 - N - WATER METER

Z-66
(2013)

THIS PLAT WAS PREPARED FOR THE RECORD OF THE COBB COUNTY GEORGIA PLAT BOOK NO. 2522, PLAT NO. 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



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

IN WITNESS WHEREOF, I, THE CLERK OF THE SUPREME COURT OF THE STATE OF GEORGIA, HAVE HEREIN SET MY HAND AND SEAL OF OFFICE, AT ATLANTA, GEORGIA, THIS 26TH DAY OF SEPTEMBER, 2013.

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 SEP 26 AM 10:18

COBB COUNTY ZONING DIVISION

3077 AUSTELL ROAD, MARIETTA, GA 30060
TAX ID # 15070200250 DB 2199 PG 486
LOT 13 BLOCK B MILFORD SUBD. PG 14 PG 141
LAND LOT 702 19TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA
DATE: 9-3-13

PLAT OF SURVEY FOR
VICTOR NWALA NGON

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

COMP. _____
JOB. _____
2013048

APPLICANT: Victor Nwala Ngon

404-645-1452

REPRESENTATIVE: Ken Waldrop

770-427-3131

TITLEHOLDER: Victor Nwala Ngon

PROPERTY LOCATION: East side of Austell Road, north of Byers

Drive

(3077 Austell Road).

ACCESS TO PROPERTY: Austell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z- 66

HEARING DATE (PC): 12-03-13

HEARING DATE (BOC): 12-17-13

PRESENT ZONING: GC

PROPOSED ZONING: NRC

PROPOSED USE: Tire Store

SIZE OF TRACT: 0.403 acre

DISTRICT: 19

LAND LOT(S): 701, 702

PARCEL(S): 25

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



COBB COUNTY GEORGIA
FILED IN OFFICE

2013 SEP 26 AM 10:17

COBB COUNTY ZONING DIVISION



Application #: 2-46

PC Hearing Date: 12/3/13

BOC Hearing Date: 12/17/13

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): Tire Store
- b) Proposed building architecture: Existing structure (house) will be used as an office & an addition of 13' x 25' tire changing bay will be added.
- c) Proposed hours/days of operation: Mon. through Saturday, 7:00 a.m. to 7:00 p.m.; Sunday, 9:00 a.m. to 4:00 p.m.
- d) List all requested variances: (1) proposed variance for front setback to 34' (2) proposed variance for lot size to 17,556 sq. feet

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

Variance needed because State required additional right of way.

.....
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). Yes, right of way across front.

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

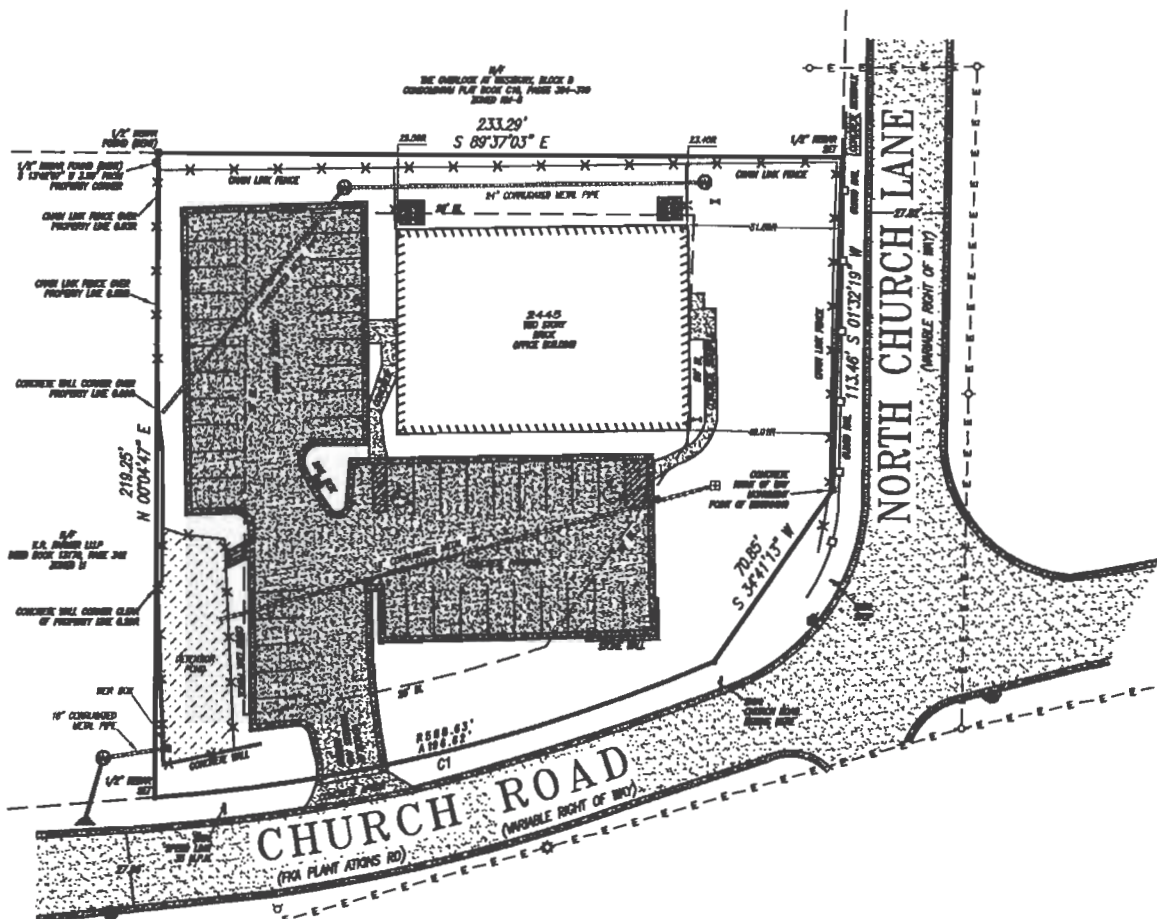
Applicant signature: [Signature] Date: 9-23-13

Applicant name (printed): Victor Nwala Ngon

AREA
44172.815 SQ. FT.
1.014 ACRES

2013 OCT -1 AM 11:25

COBB COUNTY ZONING DIVISION



PARKING
45 STANDARD PARKING SPACES
2 DISABLED PARKING SPACES
25 TOTAL PARKING SPACES

CURRENT SCORE
 L1 - LIGHT DISORDER
 FRONT STRAP-OF
 MAJOR TINE STRAP-OF (FOLLOWING FRONT OF TINE)
 MINOR TINE STRAP-OF (MINOR)
 TINE STRAP-OF

IRREGULAR LOT AREA - 45,000 SQ. FT.
IRREGULAR LOT WIDTH AT FRONT SETBACK LINE-100'

(NOTE: BOUNDARY SIDE PROPERTY LINE ALONG THE RM-8 ZONE MIGHT NOT BE SUBJECT TO A 60' LOTWIDE SETBACK)

NOTES

1. SHAPPOW WITH: LISA 1200 RICHIE TON.
STUCKIN AND ALBERTO BK BWA COLLECTOR.
2. SHAPPOW WITH: COLSEN S.M. 2013 AND
COLSEN SHUCK.
3. PLAT ROCK OF 74 SO WAS USED AS A

DATE _____

CAGE	DATE	AC	LASTN	CARD LASTN	CARD FIRST	AREA	CELL
63	08-27	94	W	10-17	S. JAMES W.	10	10

2000 12 31

I HAVE THIS DATE, EXAMINED THE "FEMA OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OFFICE REFERENCED PARCEL (S) (N) IS IN AN AREA MARKED SPECIAL FLOOD HAZARD, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO OPEN FOR THIS PARCEL.

MAP ID: [REDACTED] EFFECTIVE DATE: MARCH 6, 2003

SAFETY INTERVIEW

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A CLOSURE OF 1 FOOT IN .36384 FEET, AN ANGULAR ERROR OF .361 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING AN ANGLE BALANCE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN .36384 FEET.

THIS SURVEY WAS PREPARED BY A COMPANY WITH THE TECHNICAL SKILLS FOR PROPERTY SURVEYS AS SET FORTH IN CHAPTER 100-7 OF THE RULES OF THE GEORGIA BOARD OF SURVEYING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA FLAT ACT O.C.G.A. 16-9-47.

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30320 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

SURVEY PLAT FOR:

2445 CHURCH ROAD, SYRINA GEORGIA 30080

DATE: 9/19/13

SCALE: 30'

CHURCH OFFICE PARTNERS, LLC

REVISION	BY	DATE
----------	----	------

LAND LOT: 824 17th DISTRICT 2nd SECTION COBB COUNTY, GA

LOT:	BLOCK:	UNIT:	PHASE:
------	--------	-------	--------

SUBDIVISION:

OFFER BOOK 14

PAGE 470

PARTY CHIEF: DR

DEED BOOK

PARTY CHIEF: DR	
COPIES: 5	SA

SHEET 1 OF 1



GEORGIA

LAND SURVEYING CO.

EST 1955

THIS PLAT WAS PREPARED FOR THE CHALLENGE ONE OF THE PURPOSES, PURPOSES OR BENEFIT BEING HUMAN. THIS PLAT DOES NOT RELY ON ANY UNLAWFUL PURPOSE, PURPOSES OR BENEFIT BECAUSE THE MAXIMUM OF THE UNLAWFUL PURPOSES AND PURPOSES, PURPOSES OR BENEFIT. ALL DATING PURPOSES IN THIS ARE XXXXX.

APPLICANT: Church Office Partners, LLC

PETITION NO: Z- 67

REPRESENTATIVE: Parks F. Huff

HEARING DATE (PC): 12-03-13

770-422-7016

HEARING DATE (BOC): 12-17-13

TITLEHOLDER: Church Office Partners, LLC

PRESENT ZONING: LI

PROPERTY LOCATION: Northwest intersection of Church Road

and North Church Lane

(2445 Church Road).

PROPOSED ZONING: LRO

PROPOSED USE: Office

ACCESS TO PROPERTY: Church Road

SIZE OF TRACT: 1.014 acres

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 824

PARCEL(S): 7

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application #: Z-67
PC Hearing Date: 12-3-13
BOC Hearing Date: 12-17-13

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): LRO uses in an existing 14,000 square foot office building.

b) Proposed building architecture: Existing brick building with green standing seam metal roof.

c) Proposed hours/days of operation: 7:30 a.m. to 6:30 p.m. Monday-Friday

d) List all requested variances: Reduce the 20 foot buffer adjacent to residential to 15 feet for an existing parking lot.

.....
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.

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

Applicant signature:  Date: 10/1/13

Applicant name (printed): Parks F. Huff, Attorney for Applicant

Z-68
(2013)

AREA = 0.564 ACRES
24581.797 SQ. FT.

LIMIT OF ACCESS LINE - I-285

AKERS MILL ROAD

#2201

ASPHALT AREA

CONCRETE PATIO

ONE STORY FRAME

696.20 TO SOUTH
LINE OF L L 1032

76.51
144°56'49" W

144°11'00" E
251.85

230.00
S 02°03'20" E

130.00

587°58'28" W

I HAVE THIS DATE EXAMINED THE
ORIGINAL PLAT AND FIND IT TO BE
CORRECT BUT NOT IN AN AREA SUBJECT
SPECIAL FLOOD HAZARD



Survey For:

RUBIN PICHULIK

Land Lot 1057, 17th District 2nd Section

Cobb County, Georgia

Scale 1" = 40'

Date 4-8-2016

D. W. Lynah Surveyors

Smyrna, Georgia (404) 433-2660

COBB COUNTY ZONING DIVISION

2013 OCT -1 PM 3:38

COBB COUNTY GEORGIA
FILED IN OFFICE

APPLICANT: Rosebriar Partnership, LLLP

404-378-1115

REPRESENTATIVE: Elissa Pichulik

404-895-6600

TITLEHOLDER: Rosebriar Court Apartments

PROPERTY LOCATION: Southeast side of Akers Mill Road, south

of Powers Ferry Road

(2243 Akers Mill Road).

ACCESS TO PROPERTY: Akers Mill Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z- 68

HEARING DATE (PC): 12-03-13

HEARING DATE (BOC): 12-17-13

PRESENT ZONING: RM-12

PROPOSED ZONING: NRC

PROPOSED USE: Restaurant and Store

SIZE OF TRACT: 0.564 acre

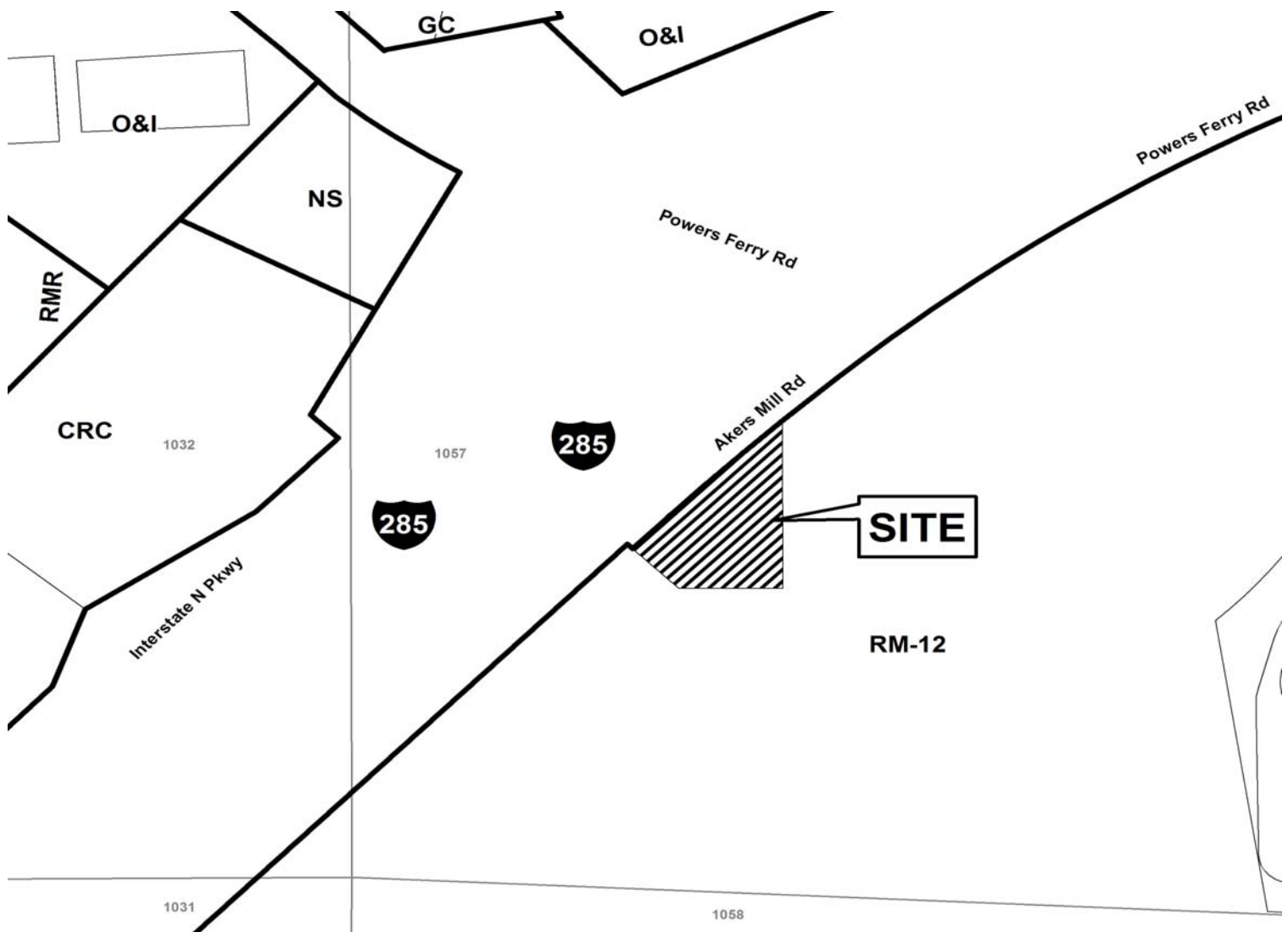
DISTRICT: 17

LAND LOT(S): 1057

PARCEL(S): 4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2





Application #: Z-68
PC Hearing Date: 12-3-13
BOC Hearing Date: 12-17-13

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 24581.797 sq. ft
b) Proposed building architecture: _____
c) Proposed selling prices(s): _____
d) List all requested variances: _____

COBB COUNTY ZONING DIVISION

2013 OCT -1 PM 3:37

COBB COUNTY GEORGIA
FILED IN OFFICE

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

- a) Proposed use(s): restaurant & store - as is now
b) Proposed building architecture: remain the same w/ additional patio usage & use of outside smoker
c) Proposed hours/days of operation: _____
d) List all requested variances: _____

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

This property should be grandfathered in as "commercial." It has always been used as such & was accidentally rezoned residential in February 1999.

.....
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.

.....
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: Elissa Pichulik Date: 9.30.13

Applicant name (printed): Elissa Pichulik, partner - Rosebrian Partnership, LLP

APPLICANT: BK Properties, LP

770-951-2278

REPRESENTATIVE: Charles J. Maxwell

404-693-1618

TITLEHOLDER: BK Properties, L.P.

PROPERTY LOCATION: South side of Big Shanty Road, east side of
Chastain Meadows Parkway, and west and east sides of Bells Ferry Road
(73 Big Shanty Road).

ACCESS TO PROPERTY: Big Shanty Road, Chastain Meadows
Parkway and Bells Ferry Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-69

HEARING DATE (PC): 12-03-13

HEARING DATE (BOC): 12-17-13

PRESENT ZONING: OS, O&I, R-20, NS

PROPOSED ZONING: RM-8

PROPOSED USE: Low Density/
Multi-Family Homes

SIZE OF TRACT: 39.92 acres

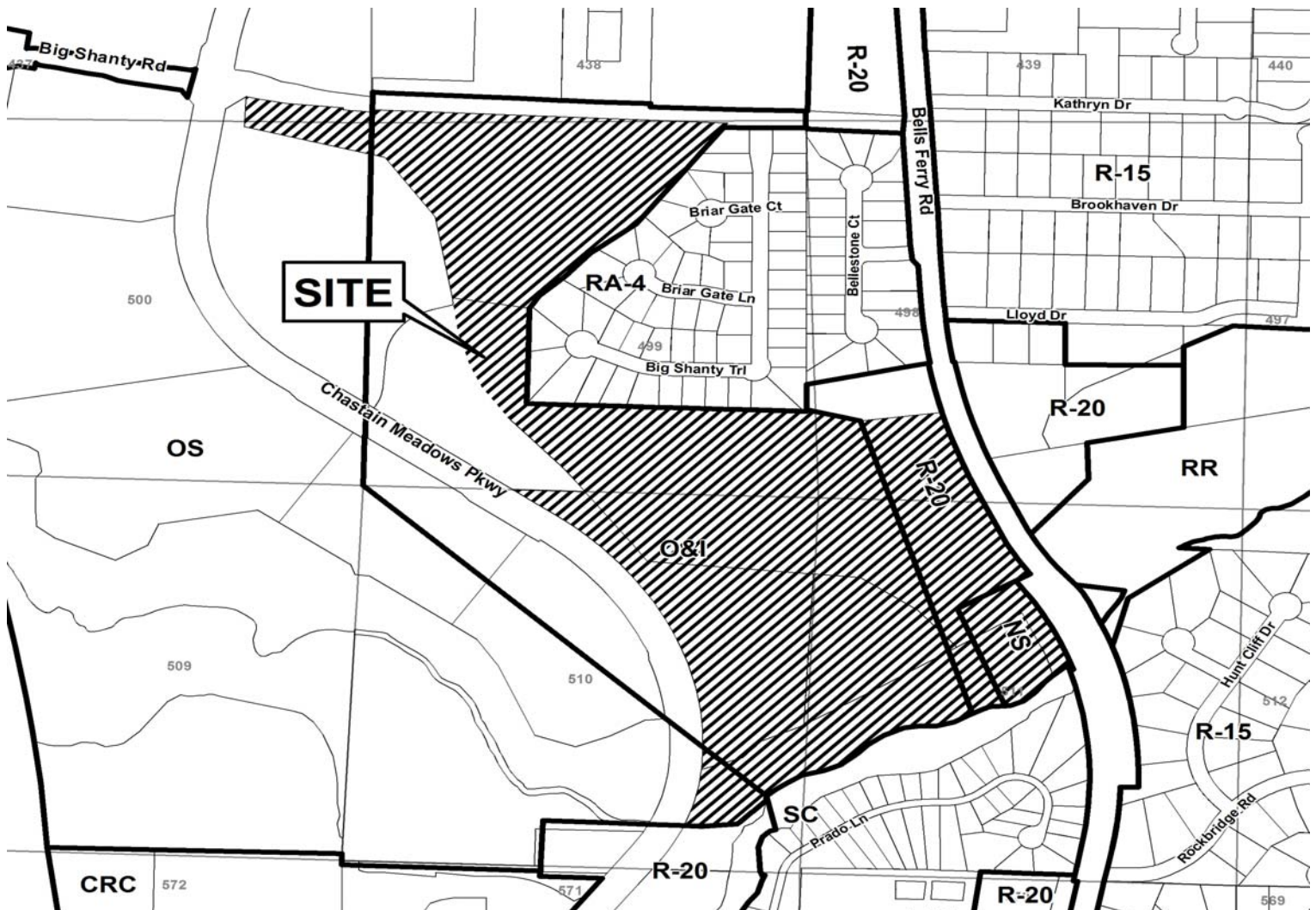
DISTRICT: 16

LAND LOT(S): 437, 438, 439, 498, **499**, 500,
510, 511

PARCEL(S): 1, 2, 60

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application #: Z-69
PC Hearing Date: 12-3-13
BOC Hearing Date: 12-17-13

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 195 UNITS - 124,200 ft² TOTAL HARDI-
b) Proposed building architecture: TWO STORY FRAME RESIDENCE WITH PLANK
c) Proposed selling prices(s): _____ SIDING
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: _____

.....
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

.....
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: M. E. Keappler Date: 10/02/2013
Applicant name (printed): MARK E Keappler
for BK Properties, LP

Revised August 21, 2013

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 OCT -3 PM 12:01
COBB COUNTY ZONING DIVISION

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 OCT -3 PM 1:34

COBB COUNTY ZONING DIVISION

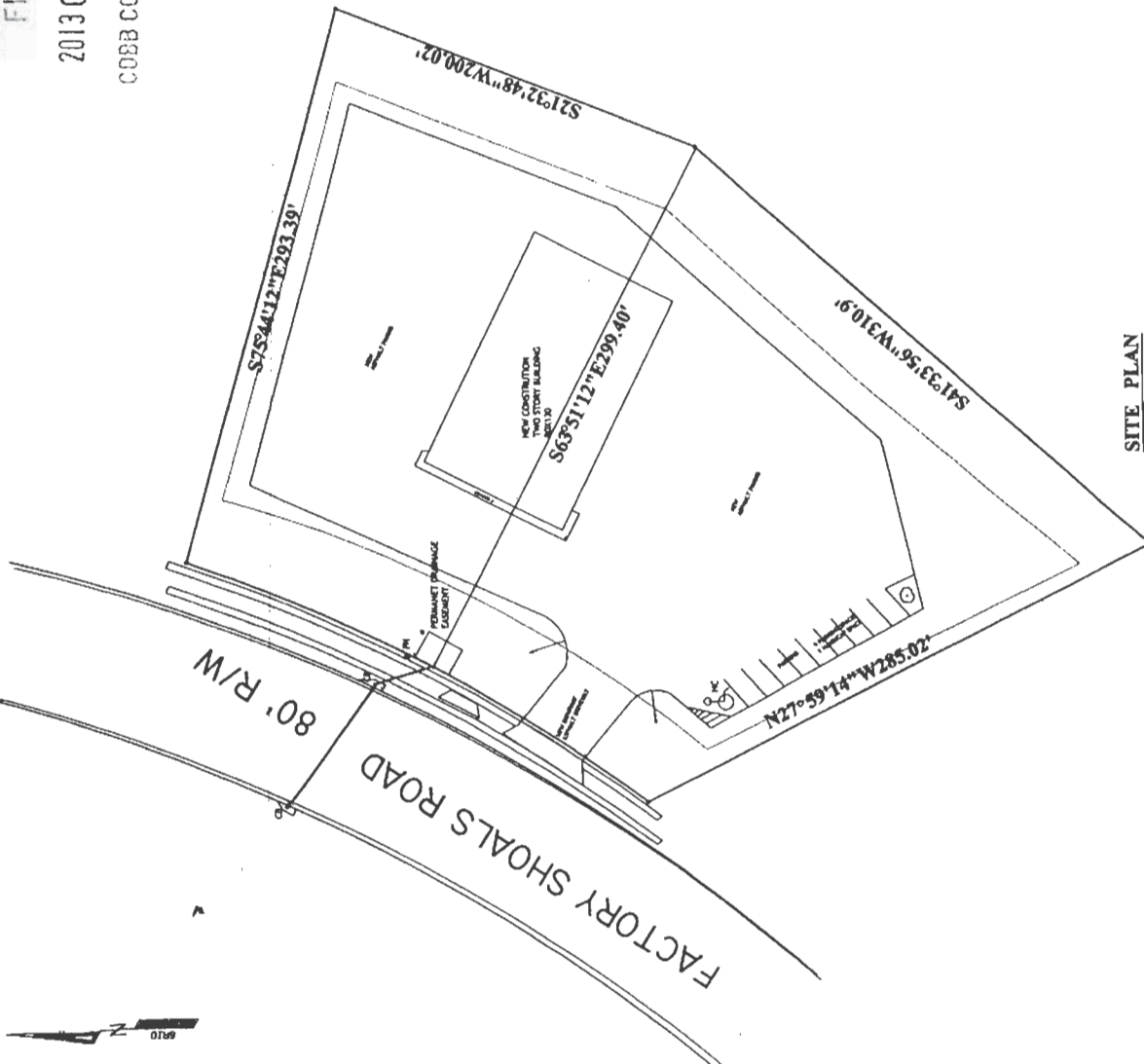
INSPECTION LOG

DATE	TIME	BY	REMARKS
10/3/13	1:34 PM

SYMBOL LEGEND

...	...
...	...

TOTAL AREA
= 2.545 ACRES
Total Area Based on 2011



SITE PLAN

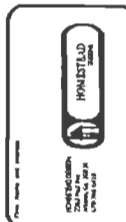
This drawing is the property of
HOMESTEAD DESIGN, Atlanta,
Georgia and is not to be reproduced or
copied in whole or in part. It is not to be
used on any other project returned upon
request.

NOTES

1. THIS SITE PLAN WAS PREPARED BY THE ARCHITECT AND ENGINEER FOR THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT.
2. THE SITE PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE ARCHITECT AND ENGINEER.
3. THE SITE PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT.
4. THE SITE PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT.
5. THE SITE PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT.

SITE PLAN
7249 & 7259 FACTORY SHOALS RD.
LAND LOT 589 18TH DISTRICT, 2ND
COBB COUNTY, GEORGIA

No.	Revision/Issue	Date



07249SON	SITE PLAN
09/09/13	
1/32"=1'-0"	

Z-70
(2013)

APPLICANT: Sovannary Roun

678-368-0347

REPRESENTATIVE: Sovannary Roun

678-368-0347

TITLEHOLDER: Sovannary Roun

PROPERTY LOCATION: East side of Factory Shoals Road, south

Six Flags Drive

(7249 Factory Shoals Road).

ACCESS TO PROPERTY: Factory Shoals Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-70

HEARING DATE (PC): 12-03-13

HEARING DATE (BOC): 12-17-13

PRESENT ZONING: R-20

PROPOSED ZONING: HI

PROPOSED USE: Truck and Auto Repair

SIZE OF TRACT: 2.545 acres

DISTRICT: 18

LAND LOT(S): 589

PARCEL(S): 3, 4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



Z-70

Dec 2013

Letter of Intent COBB COUNTY, GEORGIA
FILED IN OFFICE

2013 OCT -3 PM 1:37

COBB COUNTY ZONING DIVISION

October 3, 2013

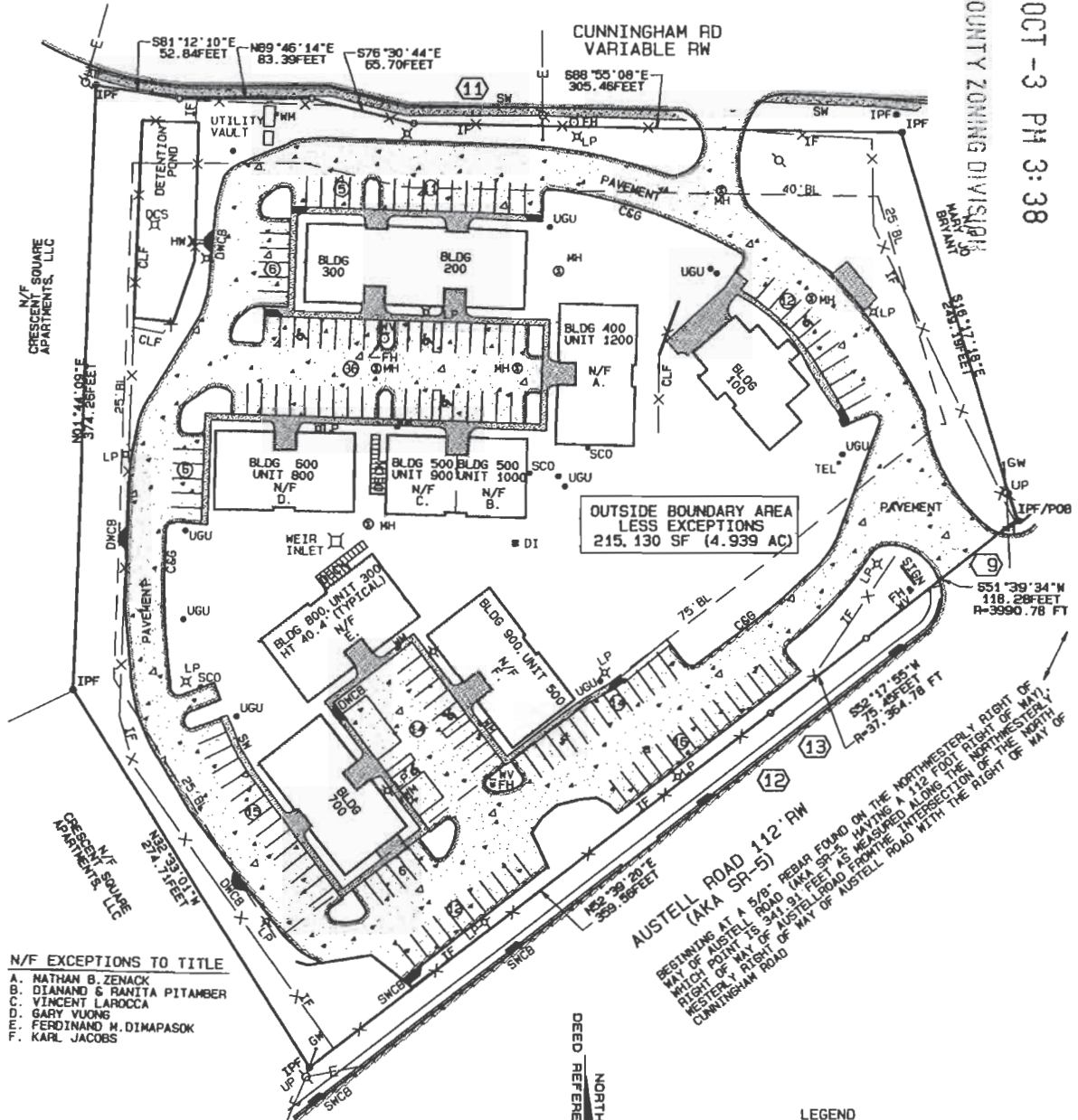
This New Construction will
be 10,000 sq. ft. Brick and metal building,
is for servicing 18 wheeler Trucks
and small vehicles on site location.
with a office space included.

Vanessa Jasp

Z-71
(2013)

2013 OCT -3 PM 3:38

COBB COUNTY GEORGIA
PLANNING DEPARTMENT



N/F EXCEPTIONS TO TITLE
A. NATHAN B. ZENACK
B. DIAMAND & RANITA PITAMBER
C. VINCENT LAROCCA
D. GARY YUONG
E. FERDINAND M. DIMAPASOK
F. KARL JACOBS



SYMBOLS
X FIRE HYDRANT
X UTILITY POLE
O SEWER MANHOLE
O WATER METER
I WATER VALVE
O UNDERGROUND UTILITY
AIR CONDITIONER
GAS METER
LIGHT POLE
GUY WIRE
TITLE EXCEPTION

GRAPHIC SCALE 1" = 60'
SHEET SIZE 13X19
0' 60' 120'



3-04-2013
NTS
B. Caldwell

LEGEND
AC - ACRES
BL - BUILDING SETBACK LINE
C&G - CURB AND GUTTER
CLF - CHAIN LINK FENCE
DB - DEED BOOK
SCO - SEWER CLEAN OUT
DI - DROP INLET
DMCB - DOUBLE WING CATCH BASIN
DB, PG - DEED BOOK, PAGE
E - ELECTRIC LINE
FH - FIRE HYDRANT
FT - FEET
GW - GUY WIRE
HT - HEIGHT OF BUILDING
HM - HEAD MALL
IF - IRON FENCE
IPF - IRON PIN FOUND
IPS - IRON PIN SET (1/2" R/B)
LL - LAND LOT
LL - LAND LOT LINE
LP - LIGHT POLE
MH - SANITARY SEWER MANHOLE
N/F - NOW OR FORMERLY
OCS - OUTLET CONTROL STRUCTURE
PB, PG - PLAT BOOK, PAGE
PL - PROPERTY LINE
POB - POINT OF BEGINNING
R/W - RIGHT OF WAY
SF - SQUARE FEET
SW - SIDEWALK
SWCB - SINGLE WING CATCH BASIN
UP - UTILITY POLE
UGU - UNDERGROUND UTILITY
WI - WEIR INLET
WM - WATER METER
WV - WATER VALVE

THIS PLAT IS NOT VALID WITHOUT THE NOTES ON PAGE 1

SHEET OF
2 2
DATE: 3-04-2013
JOB: AUSTELL2000
DRAWN BY: RAC

ALTA/ACSM LAND TITLE SURVEY
OF
2000 AUSTELL ROAD, MARIETTA, GA 30008
LOCATED IN
LAND LOT 133, DISTRICT 17, SECTION 2
COBB COUNTY, GEORGIA

Compass Surveying, Inc.
9337 Meadow Gate Lane
Jonesboro, Georgia 30236
Tel 404-550-9512
Fax 1-866-476-4318
Email BCaldwell@CompassSurveying.com

REVISED
9-22-2013 SITE VISIT UPDATE

APPLICANT: Peachstone, LLC

912-222-0583

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

Sams, Larkin & Huff, LLP

TITLEHOLDER: Peachstone, LLC, Fireplace Funding, LLC,

Summerhill Holdings, LLC, Lenox Personal Care, LLC, Marietta

Summerhill Property, LLC, Dianand Pitamber, Renita Pitamber,

PROPERTY LOCATION: South side of Cunningham Road,

northwesterly side of Austell Road; west of the intersection of Austell

Road and Cunningham Road.

ACCESS TO PROPERTY: Austell Road and Cunningham Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-71

HEARING DATE (PC): 12-03-13

HEARING DATE (BOC): 12-17-13

PRESENT ZONING: O&I

PROPOSED ZONING: RSL

PROPOSED USE: Residential Senior Living

SIZE OF TRACT: 4.939 acres

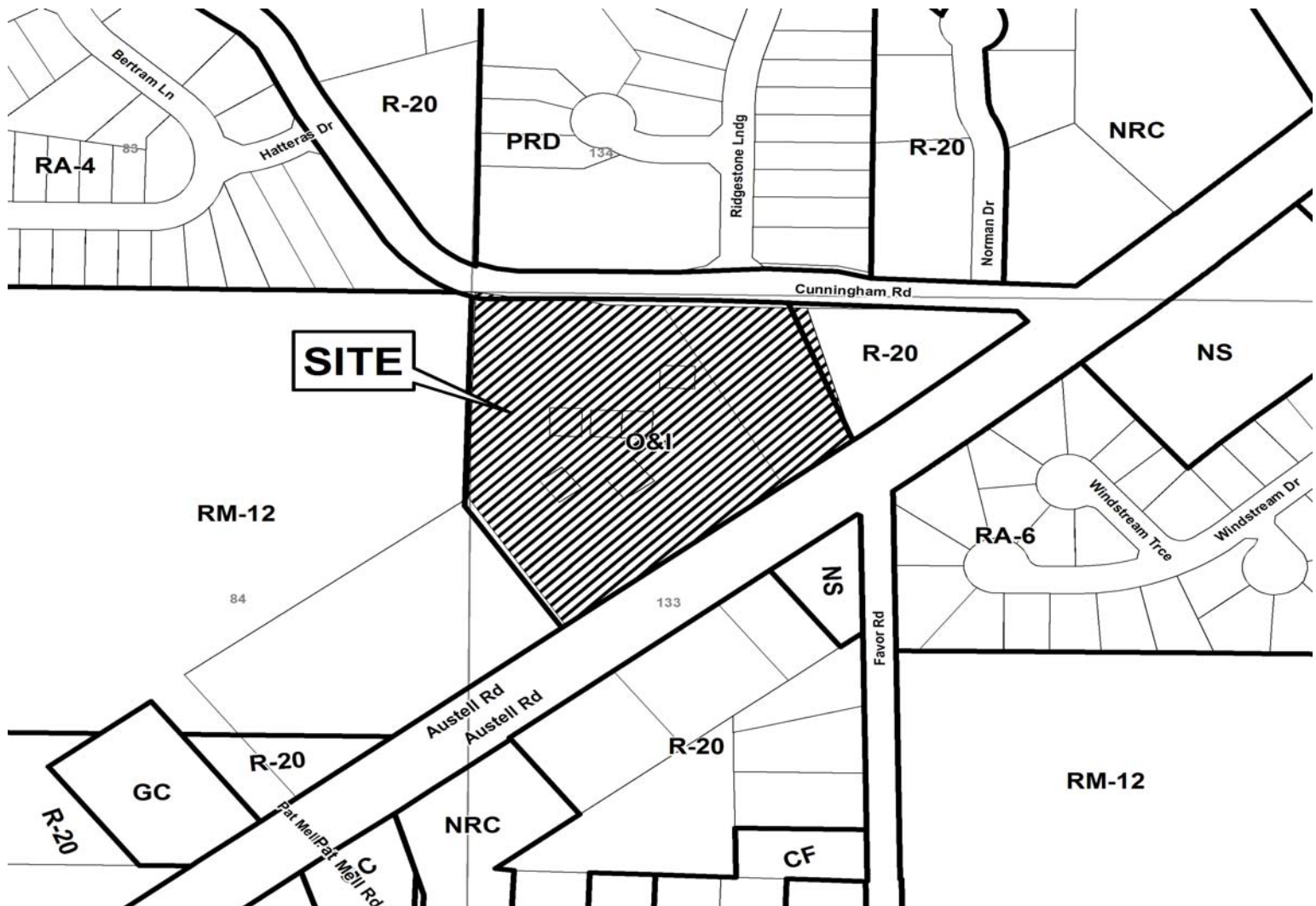
DISTRICT: 17

LAND LOT(S): 133

PARCEL(S): 2, 56, 57, 59, 61

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



Application No. z-71

Dec-2013

Summary of Intent for Rezoning *

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

- a) Proposed unit square-footage(s): As-Built
- b) Proposed building architecture: As-Built (15 separate buildings at a maximum of 3 stories in height)
- c) Proposed selling prices(s): Not Applicable
- d) List all requested variances: Waiver under the RSL District to allow a "sunset provision"
of one (1) year to allow for the continuation of personal care homes on site which is an otherwise permitted
use under the subject property's present Conditional O&I classification.

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

- a) Proposed use(s): Not Applicable

- b) Proposed building architecture: _____

- c) Proposed hours/days of operation: _____

- d) List all requested variances: _____

2013 OCT -3 PM 3:37
COBB COUNTY ZONING DIVISION

COBB COUNTY GEORGIA
FILED IN OFFICE

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

The subject property was rezoned to Conditional O&I on December 19, 2000 and the current
community was built thereafter subject to numerous stipulations/conditions of the rezoning
(No. Z-131 [2000]).

.....
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.

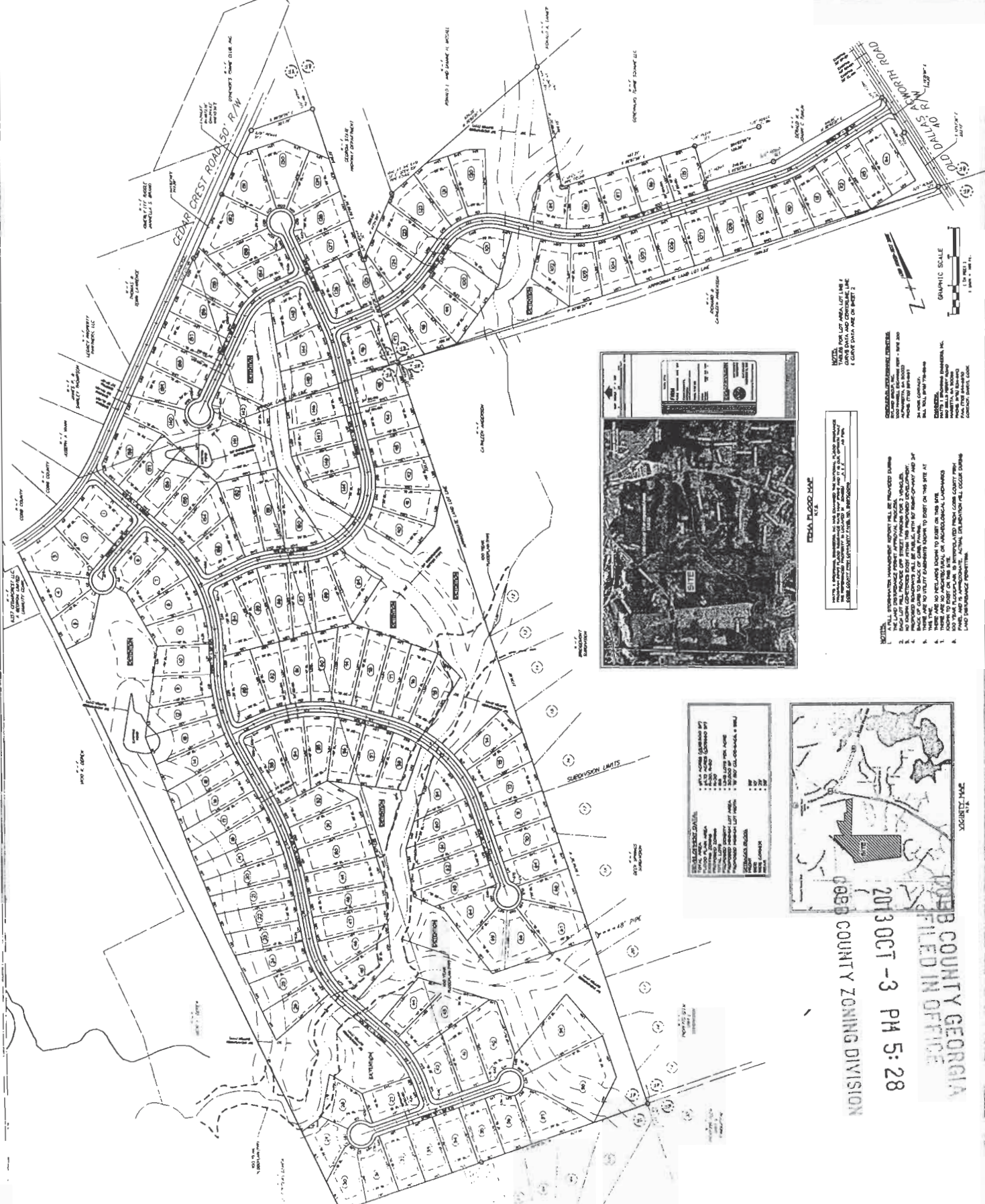
*The Applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.

Z-72
(2013)

CEARCREST ROAD TRACT
FOR
ZONING PLAN
LOCATED IN
LAND DISTRICT 2nd SECTION
COBB COUNTY, GEORGIA



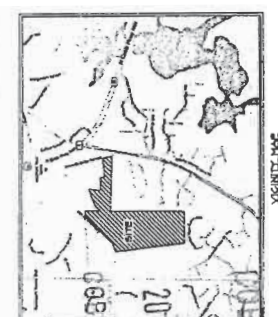
THE CITY OF MARIETTA
PLANNING DEPARTMENT
1000 W. MARKET STREET, S.W.
MARIETTA, GA 30067
770.427.1234
WWW.MARIETTA.GA



THE CITY OF MARIETTA
PLANNING DEPARTMENT
1000 W. MARKET STREET, S.W.
MARIETTA, GA 30067
770.427.1234
WWW.MARIETTA.GA



THE CITY OF MARIETTA
PLANNING DEPARTMENT
1000 W. MARKET STREET, S.W.
MARIETTA, GA 30067
770.427.1234
WWW.MARIETTA.GA



COBB COUNTY GEORGIA
FILED IN OFFICE
2013 OCT -3 PM 5:28
COBB COUNTY ZONING DIVISION

THE CITY OF MARIETTA
PLANNING DEPARTMENT
1000 W. MARKET STREET, S.W.
MARIETTA, GA 30067
770.427.1234
WWW.MARIETTA.GA

APPLICANT: The Ryland Group, LLC

PETITION NO: Z-72

REPRESENTATIVE: John H. Moore 770-429-1499

HEARING DATE (PC): 12-03-13

HEARING DATE (BOC): 12-17-13

Moore Ingram Johnson & Steele, LLP

PRESENT ZONING: R-30. R-20

TITLEHOLDER: Willoughby & Sewell Development, Ltd.; A. Lee

Brand, Jr.; Janella S. Brand; Jennifer B. Gruber

PROPOSED ZONING: R-20

PROPERTY LOCATION: South east side of Cedarcrest Road

and the westerly side of Old Dallas Acworth Road

PROPOSED USE: Single-Family Residential

ACCESS TO PROPERTY: Cedarcrest Road and

Old Dallas Acworth Road

SIZE OF TRACT: 117.4 acres

DISTRICT: 20

PHYSICAL CHARACTERISTICS TO SITE: _____

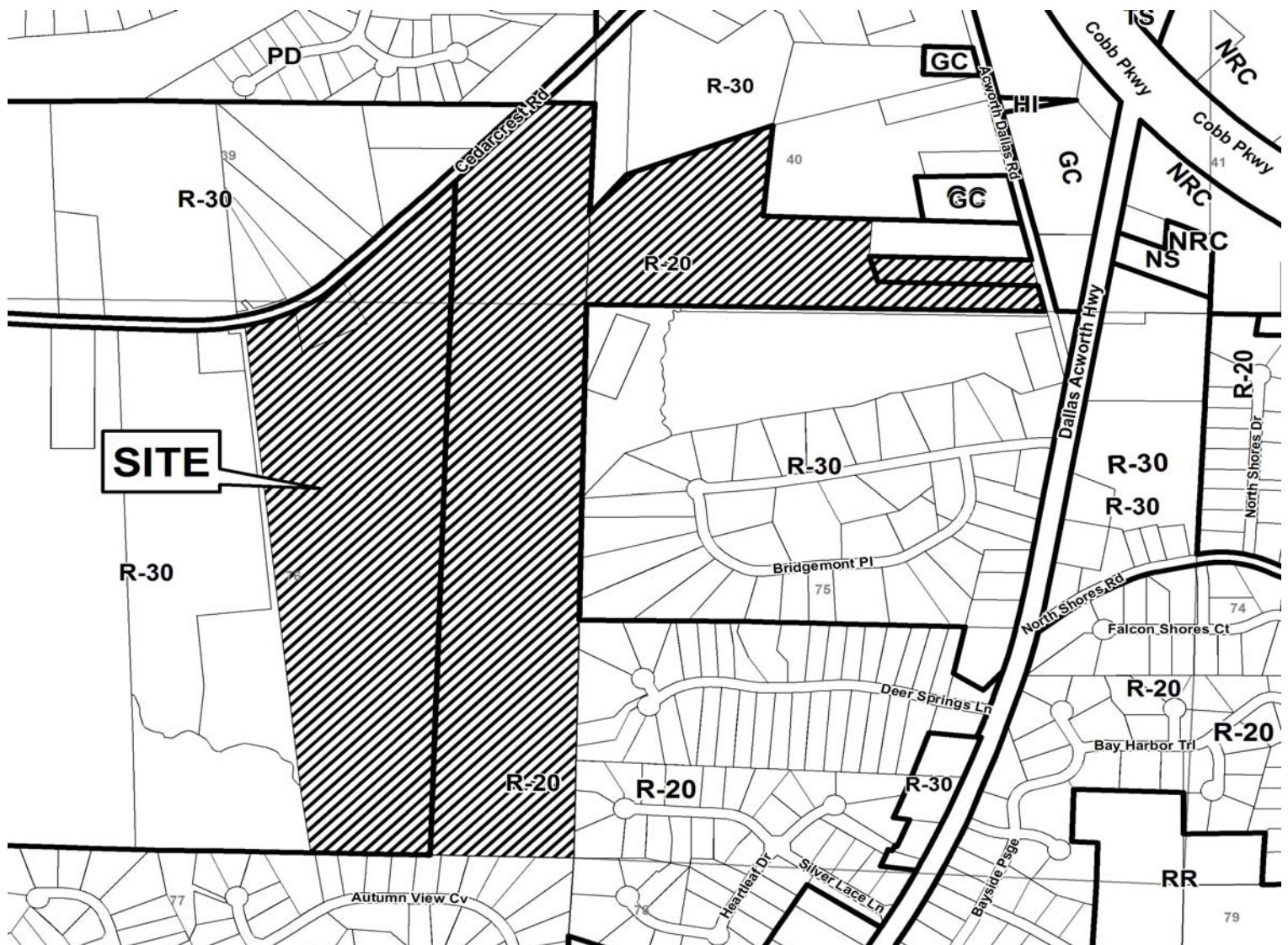
LAND LOT(S): 39, 40, 76

PARCEL(S): 16, 17, 1, 4, 9

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT





Application #: z-72 (2013)

PC Hearing Date: 12/03/2013

BOC Hearing Date: 12/17/2013

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Minimum 2,400 square feet
- b) Proposed building architecture: Traditional and Cottage-Style; Exteriors of Brick, Stone Stacked Stone, Cedar-Shake Type; Hardi-Plank Type and Combinations thereof
- c) Proposed selling prices(s): \$300,000 and greater
- d) List all requested variances: None known at this time.

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

- a) Proposed use(s): Not Applicable
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

COBB COUNTY ZONING DIVISION

2013 OCT -3 PM 5:26

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). None known at this time

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

MOORE, INGRAM, JOHNSON & STEELE, LLP

Applicant signature: BY: [Signature] Date: October 3, 2013

John H. Moore; Georgia Bar No. 519800

Applicant name (printed): Attorneys for Applicant and Property Owners

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other part of the Application for Rezoning, at any time during the rezoning process. Revised August 21, 2013

TOWN VILLAGE
A MIXED USE MASTER DEVELOPMENT
FOR
TV HOLDINGS, LLC
4490 LOWER ROSWELL ROAD
SUITE 100, RM. 302
MARIETTA, GEORGIA 30068
PHONE: 404-312-4310

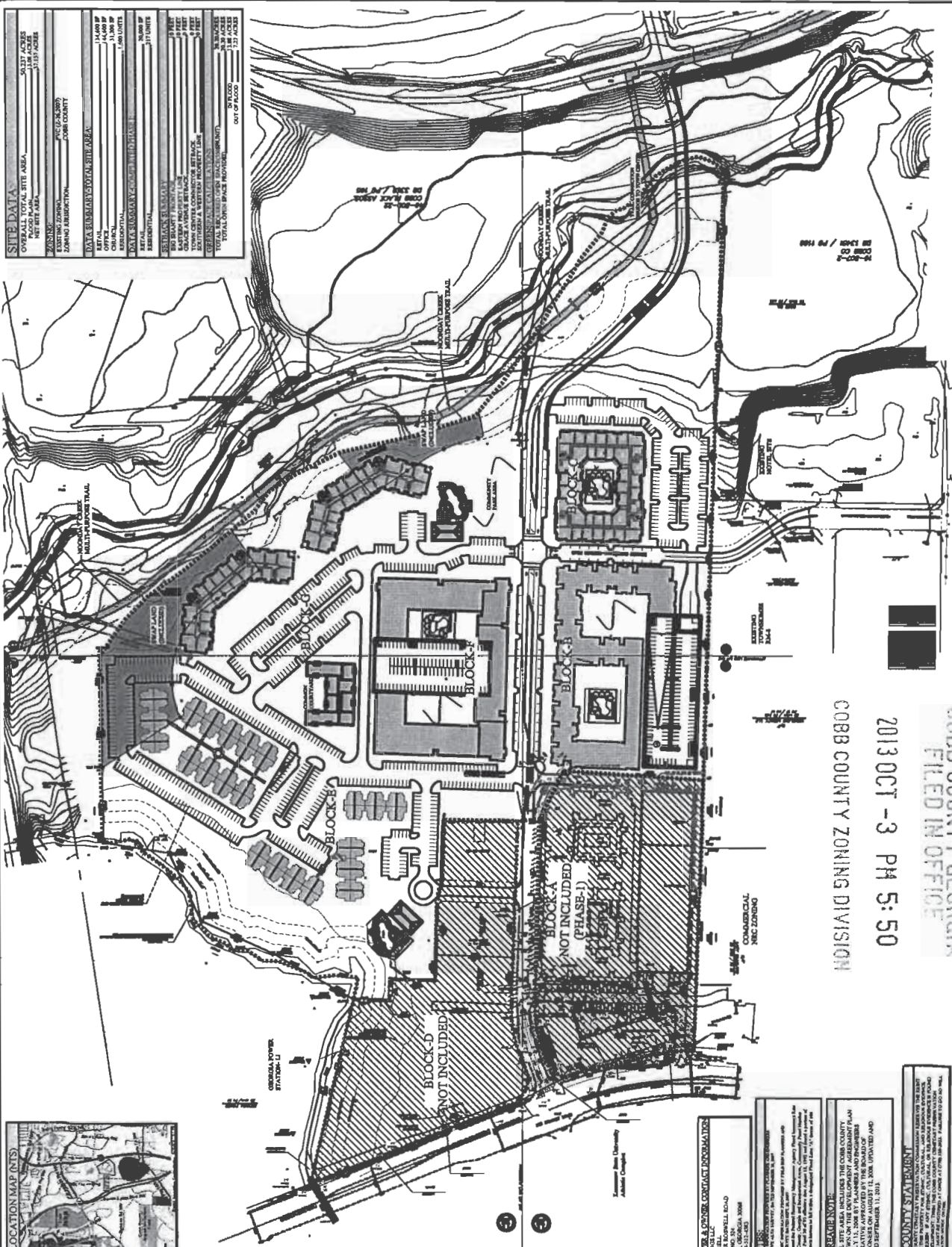
PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"
SITE PLANNING AND SCAPE ARCHITECTURE • CIVIL, ENGINEERING AND SURVEYING
305 BARKHAY COURT • NORCROSS, GEORGIA 30062 • TEL: 770-581-3945 • WWW.PEACOL.COM

SCALE: 1" = 100'
DATE: October 1, 2013
PROJECT: 06143.00C



REVISION		DATE	BY	CHKD	DATE	BY	CHKD
1		4/19/11	PGC	APR			
2		10/11	PGC	PLAN			
3				LAND			

DATE		TIME		LOCATION		WIND		TEMP		HUMID		PRESS		SEA		WAVE		SWELL		CURRENT		TIDE		MOON		SUN		STAR		PLANET		METEOR		COMET		SATELLITE		ROCKET		SHIP		AIRCRAFT		VEHICLE		BUILDING		FACILITY		EQUIPMENT		MATERIAL		SUBSTANCE		ORGANISM		SPECIES		INDIVIDUAL		POPULATION		COMMUNITY		ECOSYSTEM		BIOSPHERE		COSMOS		UNIVERSE		GALAXY		CLUSTER		SUPERCLUSTER		FILAMENT		VOLUME		MASS		ENERGY		MOMENTUM		FORCE		PRESSURE		TEMPERATURE		HUMIDITY		WIND SPEED		WAVE HEIGHT		SWELL PERIOD		CURRENT SPEED		TIDE RANGE		MOON PHASE		SUN POSITION		STAR MAGNITUDE		PLANET TYPE		ROCKET TYPE		SHIP TYPE		AIRCRAFT TYPE		VEHICLE TYPE		BUILDING TYPE		FACILITY TYPE		EQUIPMENT TYPE		MATERIAL TYPE		SUBSTANCE TYPE		ORGANISM TYPE		SPECIES TYPE		INDIVIDUAL TYPE		POPULATION TYPE		COMMUNITY TYPE		ECOSYSTEM TYPE		BIOSPHERE TYPE		COSMOS TYPE		UNIVERSE TYPE		GALAXY TYPE		CLUSTER TYPE		SUPERCLUSTER TYPE		FILAMENT TYPE		VOLUME TYPE		MASS TYPE		ENERGY TYPE		MOMENTUM TYPE		FORCE TYPE		PRESSURE TYPE		TEMPERATURE TYPE		HUMIDITY TYPE		WIND SPEED TYPE		WAVE HEIGHT TYPE		SWELL PERIOD TYPE		CURRENT SPEED TYPE		TIDE RANGE TYPE		MOON PHASE TYPE		SUN POSITION TYPE		STAR MAGNITUDE TYPE		PLANET TYPE		ROCKET TYPE		SHIP TYPE		AIRCRAFT TYPE		VEHICLE TYPE		BUILDING TYPE		FACILITY TYPE		EQUIPMENT TYPE		MATERIAL TYPE		SUBSTANCE TYPE		ORGANISM TYPE		SPECIES TYPE		INDIVIDUAL TYPE		POPULATION TYPE		COMMUNITY TYPE		ECOSYSTEM TYPE		BIOSPHERE TYPE		COSMOS TYPE		UNIVERSE TYPE		GALAXY TYPE		CLUSTER TYPE		SUPERCLUSTER TYPE		FILAMENT TYPE		VOLUME TYPE		MASS TYPE		ENERGY TYPE		MOMENTUM TYPE		FORCE TYPE		PRESSURE TYPE		TEMPERATURE TYPE		HUMIDITY TYPE		WIND SPEED TYPE		WAVE HEIGHT TYPE		SWELL PERIOD TYPE		CURRENT SPEED TYPE		TIDE RANGE TYPE		MOON PHASE TYPE		SUN POSITION TYPE		STAR MAGNITUDE TYPE		PLANET TYPE		ROCKET TYPE		SHIP TYPE		AIRCRAFT TYPE		VEHICLE TYPE		BUILDING TYPE		FACILITY TYPE		EQUIPMENT TYPE		MATERIAL TYPE		SUBSTANCE TYPE		ORGANISM TYPE		SPECIES TYPE		INDIVIDUAL TYPE		POPULATION TYPE		COMMUNITY TYPE		ECOSYSTEM TYPE		BIOSPHERE TYPE		COSMOS TYPE		UNIVERSE TYPE		GALAXY TYPE		CLUSTER TYPE		SUPERCLUSTER TYPE		FILAMENT TYPE		VOLUME TYPE		MASS TYPE		ENERGY TYPE		MOMENTUM TYPE		FORCE TYPE		PRESSURE TYPE		TEMPERATURE TYPE		HUMIDITY TYPE		WIND SPEED TYPE		WAVE HEIGHT TYPE		SWELL PERIOD TYPE		CURRENT SPEED TYPE		TIDE RANGE TYPE		MOON PHASE TYPE		SUN POSITION TYPE		STAR MAGNITUDE TYPE		PLANET TYPE		ROCKET TYPE		SHIP TYPE		AIRCRAFT TYPE		VEHICLE TYPE		BUILDING TYPE		FACILITY TYPE		EQUIPMENT TYPE		MATERIAL TYPE		SUBSTANCE TYPE		ORGANISM TYPE		SPECIES TYPE		INDIVIDUAL TYPE		POPULATION TYPE		COMMUNITY TYPE		ECOSYSTEM TYPE		BIOSPHERE TYPE		COSMOS TYPE		UNIVERSE TYPE		GALAXY TYPE		CLUSTER TYPE		SUPERCLUSTER TYPE		FILAMENT TYPE		VOLUME TYPE		MASS TYPE		ENERGY TYPE		MOMENTUM TYPE		FORCE TYPE		PRESSURE TYPE		TEMPERATURE TYPE		HUMIDITY TYPE		WIND SPEED TYPE		WAVE HEIGHT TYPE		SWELL PERIOD TYPE		CURRENT SPEED TYPE		TIDE RANGE TYPE		MOON PHASE TYPE		SUN POSITION TYPE		STAR MAGNITUDE TYPE		PLANET TYPE		ROCKET TYPE		SHIP TYPE		AIRCRAFT TYPE		VEHICLE TYPE		BUILDING TYPE		FACILITY TYPE		EQUIPMENT TYPE		MATERIAL TYPE		SUBSTANCE TYPE		ORGANISM TYPE		SPECIES TYPE		INDIVIDUAL TYPE		POPULATION TYPE		COMMUNITY TYPE		ECOSYSTEM TYPE		BIOSPHERE TYPE		COSMOS TYPE		UNIVERSE TYPE		GALAXY TYPE		CLUSTER TYPE		SUPERCLUSTER TYPE		FILAMENT TYPE		VOLUME TYPE		MASS TYPE		ENERGY TYPE		MOMENTUM TYPE		FORCE TYPE		PRESSURE TYPE		TEMPERATURE TYPE		HUMIDITY TYPE		WIND SPEED TYPE		WAVE HEIGHT TYPE		SWELL PERIOD TYPE		CURRENT SPEED TYPE		TIDE RANGE TYPE		MOON PHASE TYPE		SUN POSITION TYPE		STAR MAGNITUDE TYPE		PLANET TYPE		ROCKET TYPE		SHIP TYPE		AIRCRAFT TYPE		VEHICLE TYPE		BUILDING TYPE		FACILITY TYPE		EQUIPMENT TYPE		MATERIAL TYPE		SUBSTANCE TYPE		ORGANISM TYPE		SPECIES TYPE		INDIVIDUAL TYPE		POPULATION TYPE		COMMUNITY TYPE		ECOSYSTEM TYPE		BIOSPHERE TYPE		COSMOS TYPE		UNIVERSE TYPE		GALAXY TYPE		CLUSTER TYPE		SUPERCLUSTER TYPE		FILAMENT TYPE		VOLUME TYPE		MASS TYPE		ENERGY TYPE		MOMENTUM TYPE		FORCE TYPE		PRESSURE TYPE		TEMPERATURE TYPE		HUMIDITY TYPE		WIND SPEED TYPE		WAVE HEIGHT TYPE		SWELL PERIOD TYPE		CURRENT SPEED TYPE		TIDE RANGE TYPE		MOON PHASE TYPE		SUN POSITION TYPE		STAR MAGNITUDE TYPE		PLANET TYPE		ROCKET TYPE		SHIP TYPE		AIRCRAFT TYPE		VEHICLE TYPE		BUILDING TYPE		FACILITY TYPE		EQUIPMENT TYPE		MATERIAL TYPE		SUBSTANCE TYPE		ORGANISM TYPE		SPECIES TYPE		INDIVIDUAL TYPE		POPULATION TYPE		COMMUNITY TYPE		ECOSYSTEM TYPE		BIOSPHERE TYPE		COSMOS TYPE		UNIVERSE TYPE		GALAXY TYPE		CLUSTER TYPE		SUPERCLUSTER TYPE		FILAMENT TYPE		VOLUME TYPE		MASS TYPE		ENERGY TYPE		MOMENTUM TYPE		FORCE TYPE		PRESSURE TYPE		TEMPERATURE TYPE		HUMIDITY TYPE		WIND SPEED TYPE		WAVE HEIGHT TYPE		SWELL PERIOD TYPE		CURRENT SPEED TYPE		TIDE RANGE TYPE		MOON PHASE TYPE	
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COBB COUNTY GEORGIA
FILED IN OFFICE

2013 OCT -3 PM 5:50

COBB COUNTY ZONING DIVISION

BLOCK-A
NOT INCLUDED

**BLOCK-D
CANOT INCLUDED**

SITE LOCATION MAP (NTS)

DRYVLOVER & OWNER CONTACT INFORMATION
TV HOLDINGS LLC
WOODY SHELL
4800 LOWER ROSWELL ROAD
SUITE 140, MD 324
MARIETTA, GEORGIA 30066
PHONE: 404-512-4363

[illegible]

SIDE ACREAGE NOTE:
THE TOTAL SITE AREA INCLUDES THE COBB COUNTY
LAND SHOWN ON THE DEVELOPMENT AGREEMENT PLAN
DATED JULY 13, 2008 BY PLANNERS AND ENGINEERS
COLLABORATIVE APPROVED BY THE BOARD OF
COMMISSIONERS ON AUGUST 13, 2008. UPDATED AND
RESTARTED SEPTEMBER 11, 2013.

[illegible]

APPLICANT: TV Holdings, LLC

PETITION NO: Z-73

HEARING DATE (PC): 12-03-13

REPRESENTATIVE: J. Kevin Moore 770-429-1499

HEARING DATE (BOC): 12-17-13

Moore Ingram Johnson & Steele, LLP

PRESENT ZONING: R-20

TITLEHOLDER: _____

PROPOSED ZONING: PVC

PROPERTY LOCATION: South side of Big Shanty Road and

East side of George Busbee Parkway

PROPOSED USE: Residential Units and Site

Plan Amendment

ACCESS TO PROPERTY: Big Shanty Road

SIZE OF TRACT: 2.202 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

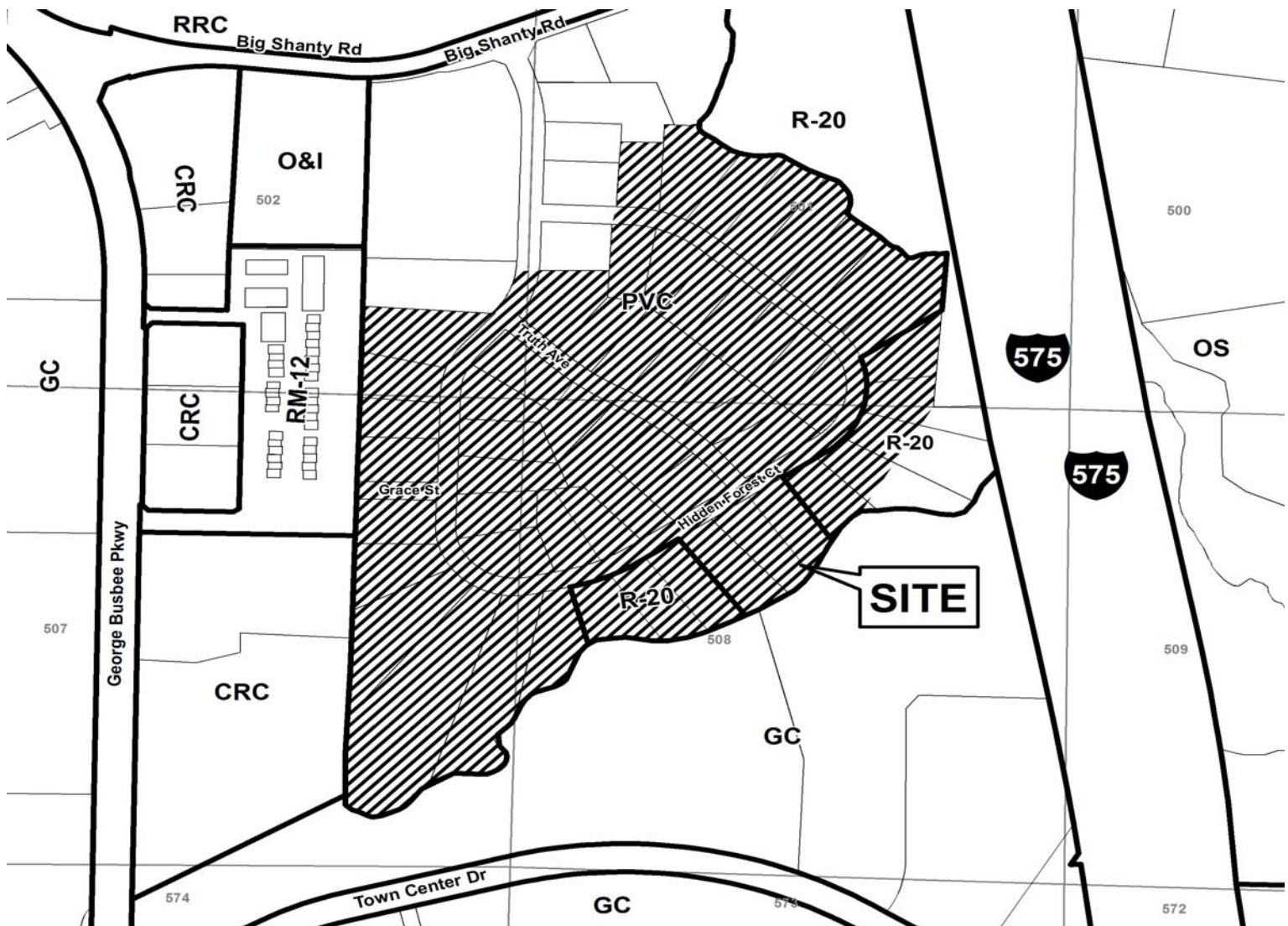
LAND LOT(S): 501, 508

PARCEL(S): _____

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



LUP-33
(2013)

HOLY FAMILY



10/1/13

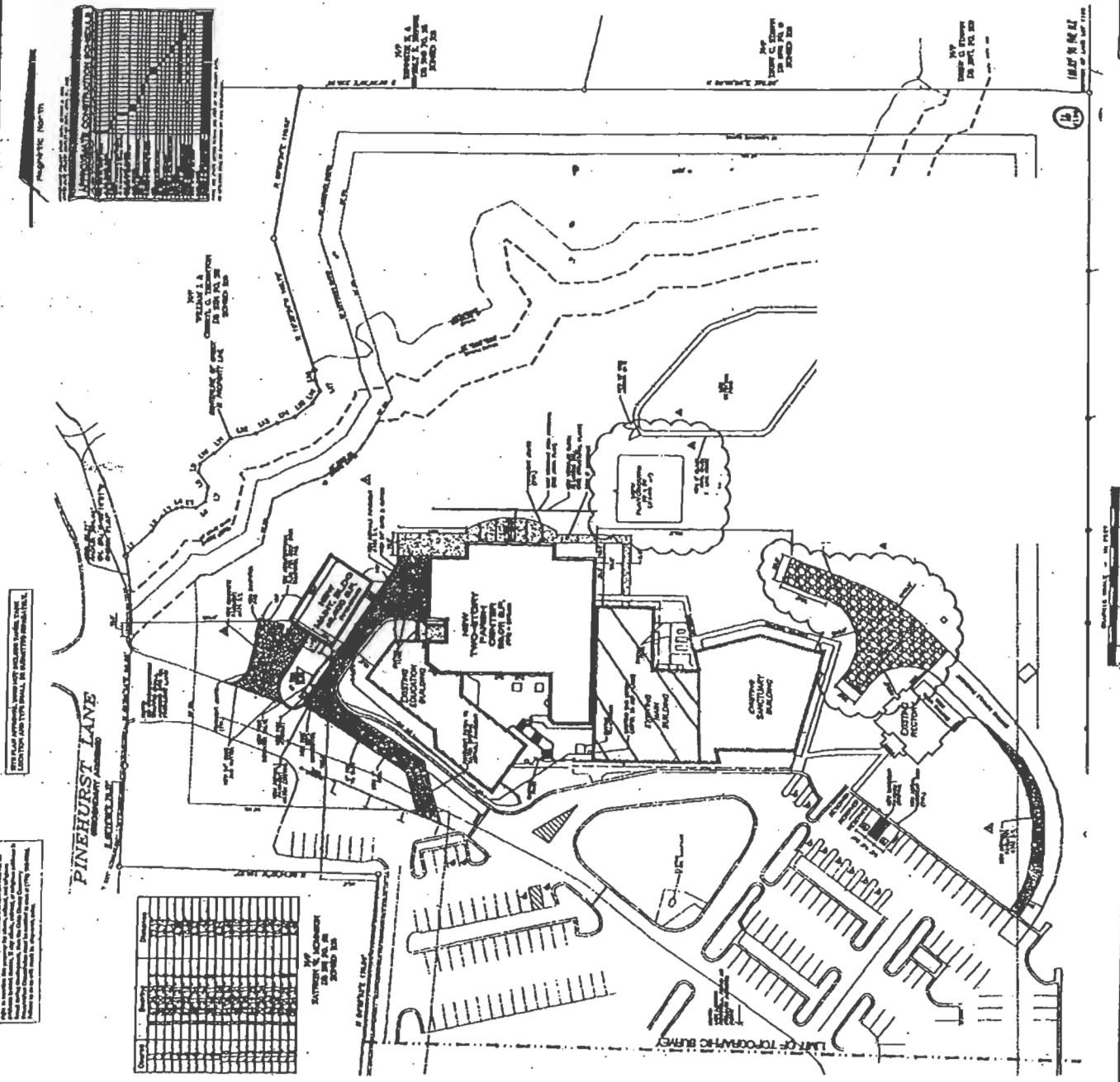


OWNER/DEVELOPER
HOLY FAMILY OUTREACH CHURCH
1700 S. 10TH AVE. SUITE 100
TULSA, OK 74106
PHONE: (918) 438-1111
FAX: (918) 438-1112
E-MAIL: info@holyfamilytula.org

SITE ADDRESS: 1700 S. 10TH AVE.
TAX PARCEL ID: P16118002120
SITE AREA: 17.52 ACRES
DISTURBED AREA: 2.03 ACRES
BUILDING SETBACK LINES:
FRONT: 25 FT. (15 FT. MIN. LANDSCAPE BUFFER)
SIDE: 10 FT. (5 FT. MIN. LANDSCAPE BUFFER)
REAR: 10 FT. (5 FT. MIN. LANDSCAPE BUFFER)
BUILDING ELEVATION: 1000 FT. (1000 FT. MIN. LANDSCAPE BUFFER)
BUILDING HEIGHT: 35 FT. (35 FT. MIN. LANDSCAPE BUFFER)
PARKING: 100 SPACES (100 SPACES MIN. LANDSCAPE BUFFER)
REAR: 10 FT. (10 FT. MIN. LANDSCAPE BUFFER)
SIDE: 10 FT. (10 FT. MIN. LANDSCAPE BUFFER)
REAR: 10 FT. (10 FT. MIN. LANDSCAPE BUFFER)
SIDE: 10 FT. (10 FT. MIN. LANDSCAPE BUFFER)
REAR: 10 FT. (10 FT. MIN. LANDSCAPE BUFFER)
SIDE: 10 FT. (10 FT. MIN. LANDSCAPE BUFFER)



DATE: 10/1/13
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
APPROVED BY: J. B. BROWN



THE CITY OF TULSA HAS REVIEWED THIS SITE PLAN AND FINDS IT TO BE IN CONFORMANCE WITH THE CITY OF TULSA ZONING ORDINANCE, CHAPTER 10, ARTICLE 1, SECTION 10-1-1. THE CITY OF TULSA HAS REVIEWED THIS SITE PLAN AND FINDS IT TO BE IN CONFORMANCE WITH THE CITY OF TULSA ZONING ORDINANCE, CHAPTER 10, ARTICLE 1, SECTION 10-1-1. THE CITY OF TULSA HAS REVIEWED THIS SITE PLAN AND FINDS IT TO BE IN CONFORMANCE WITH THE CITY OF TULSA ZONING ORDINANCE, CHAPTER 10, ARTICLE 1, SECTION 10-1-1.

THE CITY OF TULSA HAS REVIEWED THIS SITE PLAN AND FINDS IT TO BE IN CONFORMANCE WITH THE CITY OF TULSA ZONING ORDINANCE, CHAPTER 10, ARTICLE 1, SECTION 10-1-1. THE CITY OF TULSA HAS REVIEWED THIS SITE PLAN AND FINDS IT TO BE IN CONFORMANCE WITH THE CITY OF TULSA ZONING ORDINANCE, CHAPTER 10, ARTICLE 1, SECTION 10-1-1. THE CITY OF TULSA HAS REVIEWED THIS SITE PLAN AND FINDS IT TO BE IN CONFORMANCE WITH THE CITY OF TULSA ZONING ORDINANCE, CHAPTER 10, ARTICLE 1, SECTION 10-1-1.

Category	Quantity	Notes
Asphalt	100	100
Gravel	100	100
Concrete	100	100
Steel	100	100
Brick	100	100
Block	100	100
Tile	100	100
Paint	100	100
Plumbing	100	100
Electrical	100	100
HVAC	100	100
Landscaping	100	100
Signage	100	100
Other	100	100

2013 OCT - 2 PM 4:10
TULSA COUNTY ZONING DIVISION

Category	Quantity	Notes
Asphalt	100	100
Gravel	100	100
Concrete	100	100
Steel	100	100
Brick	100	100
Block	100	100
Tile	100	100
Paint	100	100
Plumbing	100	100
Electrical	100	100
HVAC	100	100
Landscaping	100	100
Signage	100	100
Other	100	100



DATE: 10/1/13
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
APPROVED BY: J. B. BROWN

APPLICANT: Holy Family Catholic Church
770-973-0038

REPRESENTATIVE: R. Edward Colebeck
770-973-0038

TITLEHOLDER: Thomas A. Donnellan, as Archbishop of the Roman
Catholic Archdiocese of Atlanta, and his successors in office

PROPERTY LOCATION: North side of Lower Roswell Road,
east side of Pinehurst Lane, west of Peppertree Court
(3401 Lower Roswell Road).

ACCESS TO PROPERTY: Lower Roswell Road, Pinehurst Lane

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-33

HEARING DATE (PC): 12-03-13

HEARING DATE (BOC): 12-17-13

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPOSED USE: Operating a Preschool

SIZE OF TRACT: 17.2 acres

DISTRICT: 16

LAND LOT(S): 1196

PARCEL(S): 12

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2



COBB COUNTY GEORGIA
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2013 OCT -2 PM 4:10

COBB COUNTY ZONING DIVISION



Application #: LUP-33
PC Hearing Date: 12-3-13
BOC Hearing Date: 12-17-13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business, or request? CHURCH OPERATED PRE SCHOOL
2. Number of employees? 11
3. Days of operation? MONDAY - FRIDAY
4. Hours of operation? 9:15 AM - 12:30 PM
5. Number of clients, customers, or sales persons coming to the house per day? 47 ; Per week? _____
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): parking lot
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 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 _____ ; No X
11. Any outdoor storage? No X ; 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: 10/1/13

Applicant name (printed): _____

APPLICANT: RETEL Brokerage Services, Inc.

404-343-2375

REPRESENTATIVE: Kathy Kelly-Jacobs

770-330-9784

TITLEHOLDER: GBW Investment Partners, L.L.L.P.

PROPERTY LOCATION: West and north sides of Hurt Road,
west of Alexander Place

(448 Hurt Road).

ACCESS TO PROPERTY: Wildwood Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-12

HEARING DATE (PC): 12-03-13

HEARING DATE (BOC): 12-17-13

PRESENT ZONING: R-20

PROPOSED ZONING: Special Land
Use Permit

PROPOSED USE: Wireless Communication
Tower and Antenna

SIZE OF TRACT: 89.90 acres

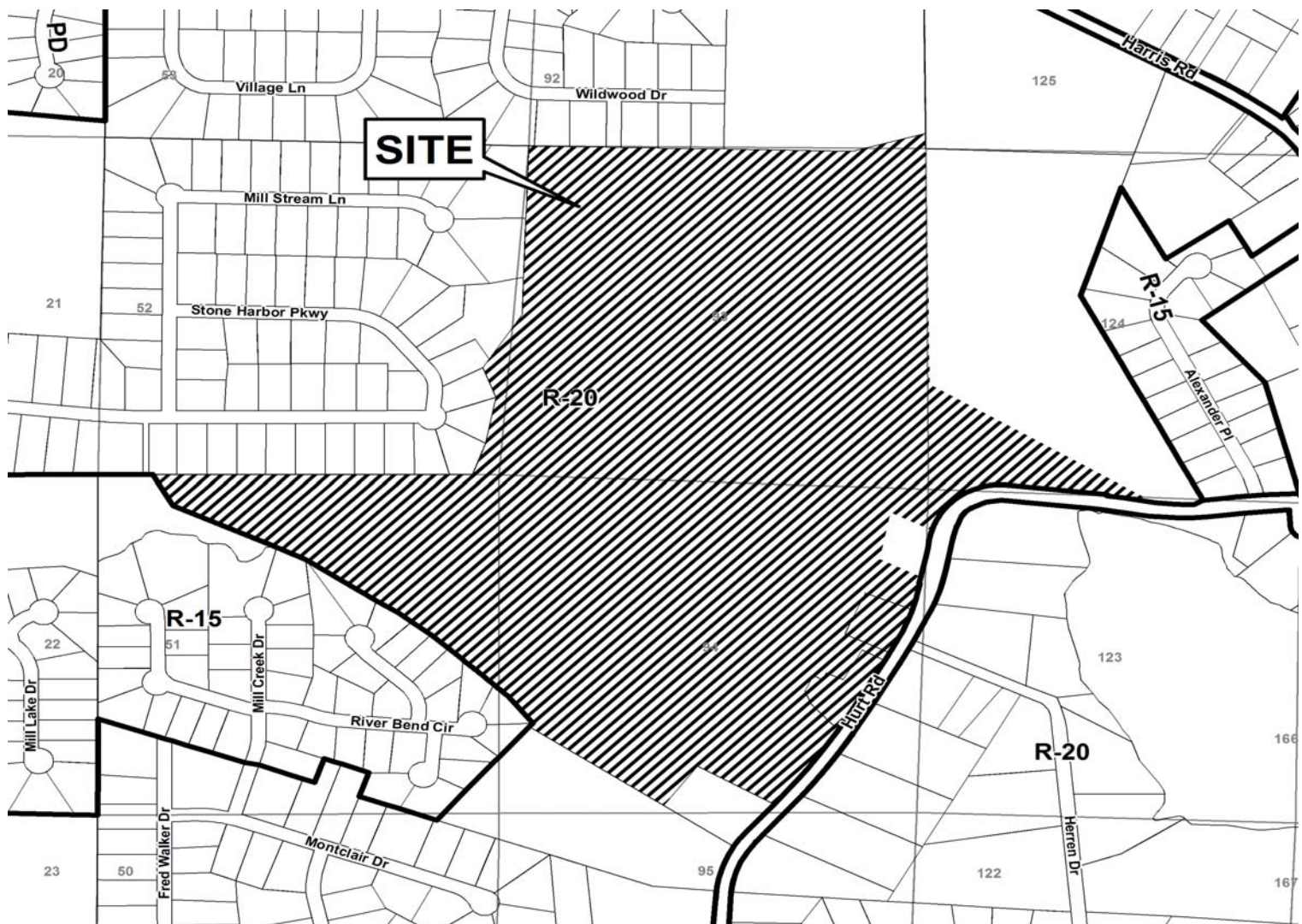
DISTRICT: 17

LAND LOT(S): 94

PARCEL(S): 8

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4





5781 Glenridge Drive NE
Suite 110
Atlanta, GA 30328

Kathy Kelly-Jacobs
770-330-9784
kathy@retelservices.com

September 13, 2013

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 SEP 16 PM 3:27
COBB COUNTY ZONING DIVISION

BY HAND DELIVERY

Zoning Division
Community Development Agency
Cobb County, Georgia
1150 Powder Springs Street, Suite 400
Marietta, Georgia 30064

Re: Application for Special Land Use Permit, Cobb County, Georgia by RETEL Brokerage Services, Inc. for a wireless communications facility (the "**Application**") to be located at 448 Hurt Road, Smyrna, Georgia 30080 (the "**Property**")

STATEMENT OF PROPOSED SITE IMPROVEMENTS

Ladies and Gentlemen:

RETEL Brokerage Services, LLC (the "**Applicant**"), with respect to the Application, respectfully submits for your consideration the Application, the approval of which will result in the County's issuance of a special land use permit ("**SLUP**") to allow the construction, operation and maintenance of a wireless telecommunications tower and related antennas and equipment (collectively, the "**Facility**") on an approximately 10,000 square foot portion (the "**Site**") of the Property.

Background - The Property and the Site

The Property, owned by GBW Investment Partners, LLLP ("**Owner**"), is approximately 84.8-acre tract zoned R-20, with frontages on the northern side of Hurt Road and a small driveway off the southern side of Wildwood Drive. Owner's general partner and his family have resided across the street from the Property for more than 60 years. The Property is improved with Owner's family business, GB's Stables, which has served the equestrian community of Cobb County and surrounding Metro Atlanta for more than thirty years, offering riding lessons, birthday parties and boarding. Existing improvements include over 4 miles of riding trails, a lighted arena, a large pasture and a large barn to house the boarded horses. The Property includes a Mill Creek Lake and a significant portion of the Property is located within the 100-year flood plain. Neighboring subdivisions include River Cove Estates to the southeast (zoned R-15), Stone Harbor Subdivision to the east (R-20), and Wildwood Subdivision to the northeast (zoned R-20).

RETEL Services

Zoning Division
Community Development Agency
Cobb County, Georgia
September 12, 2013
Page 2

Owner has leased the Site, together with utility and ingress/egress easements, to Applicant. The Site is located in the northeast corner of the Property, and it is a permitted use for the Site, upon issuance of the requested SLUP.

The Facility / Proposed SLUP

The Facility which Applicant plans to construct will include a one hundred fifty foot (150') high (154' including the lightning rod) multi-tenant monopole tower, ground-mounted communications equipment, and associated minor site improvements to facilitate operations and maintenance of and access to the Facility on the Site. The Facility meets all setback requirements set forth in Section 134-273(3)(a) of Chapter 134 of the Official Code of Cobb County, Georgia, as the same is amended from time to time (such Chapter being the "*Zoning Ordinance*").

Although generally, the Zoning Ordinance requires that towers are to be located on improved parcels "closer to the structure than to the boundary of the Parcel," Applicant notes that the size of the Property, topography, the lake and wetlands, existing access and existing tree cover all dictate that the Site is the best location on the Property for the location of the proposed Facility (and not adjacent to the existing barn located to the far south on the other side of the lake). Accordingly, as part of its SLUP, Applicant requests that the Cobb County Board of Commissioners (the "*Board*") allow the proposed Facility to be located within the Site based on the presence of these mitigating factors. *See* Zoning Ordinance § 134-273(3)(a)(2)(b).

AT&T is proposed to be the carrier located at the top of the Facility at a "rad center" (e.g., middle of antenna center) height of 150 feet. In addition to AT&T, T-Mobile South, LLC ("*T-Mobile*") is interested in collocating upon the Facility at a rad center height of 140 feet.¹ Additionally, the Facility will support one additional carrier. Accordingly, the Facility complies with the design requirements of Section 134-273(3)(b) of the Zoning Ordinance, as there is tower space for at least three carriers.

¹ Indeed, T-Mobile has been attempting to locate a wireless structure or antenna array to serve this location since at least 2008. Specifically, Application No. SLUP-17 (2008) was T-Mobile's application for a special land use permit for a 150-foot tall wireless telecommunications tower, which was denied by the Board on August 19, 2008. Please note that T-Mobile's proposed site was in a different location on the Property and it was accessed by a significantly more cumbersome and lengthy access easement. Nevertheless, T-Mobile's need for coverage and capacity in this area has remained for more than five years. At the time SLUP-17 (2008) was heard, it was denied primarily because of one vocal adjacent property owner. Applicant is pleased to note that a number of its immediately adjacent neighbors, including many touching the Property line and fronting on Wildwood Drive have already signed the Contiguous Occupants and Owners Consent to Petition Form filed herewith evidencing their support for (or no objection to) the Application.

RETEL Services

Zoning Division
Community Development Agency
Cobb County, Georgia
September 12, 2013
Page 3

The equipment and other associated site improvements are shown on the plans submitted herewith and are limited to those uses associated with the operation of the antenna or towers and are appropriate in scale and intensity. The entirety of the Site will be enclosed with a six foot (6') high chain link fence with three strands of barbed wire, as more particularly shown on the enclosed plans. Additional details relating to the Site and the Facility are set forth in the plans submitted herewith. (See *Zoning Ordinance §§ 134-273(3)(c) and (d).*)

Access to the Facility will be via an access easement from Wildwood Drive across existing pavement and gravel access road. Applicant confirms that the Facility will meet or exceed current standards of the Federal Aviation Administration, the Federal Communications Commission, and any applicable agency guidelines governing the construction and operation of such a telecommunications tower. Applicant does not expect that the FAA will require the Facility to be lighted.

Once constructed, the Facility will be unmanned. Only monthly site visits by carriers' maintenance technicians are anticipated. The Facility will not have water and sewer services, and it will not generate any waste. Again, the only utility connections required are electric and telephone services. The electricity demand of the Facility will be similar to that of a single-family residence. The Facility will not create a significant demand for community services. In fact, the Facility will provide a service to the community in the form of safe, reliable and uninterrupted wireless service for use by the general public, emergency services personnel and others in this area of Cobb County.²

The Facility will be an integral part of the AT&T and T-Mobile wireless networks across Cobb County and other portions of the greater Atlanta area, as more particularly described in the radio frequency reports and analysis included with this Statement.

Zoning Requirements

Chapter 134 of the Zoning Ordinance, and specifically, Section 134-273 thereof, sets forth the zoning requirements applicable to the placement of communications towers and antennas on property within the County. In satisfaction of these requirements, and in addition to this Statement, Applicant hereby submits the following documents for the Division's review:

²Applicant proposes no landscape buffer or screening around the Site because (i) the Facility is to be located within a heavily treed and vegetated area of the Property, which existing vegetation will provide screening of the ground equipment and accessory materials, (ii) any such landscaping or screening would not mitigate visual impact on adjacent property owners or travelers on Wildwood Drive, and (iii) manicured landscaping is not likely to survive in the midst of already dense vegetation and trees. Nevertheless, Applicant has sufficient room to provide a landscape buffer should the Board not waive the landscape requirement.

RETEL Services

Zoning Division
Community Development Agency
Cobb County, Georgia
September 12, 2013
Page 4

1. Application for Special Land Use Permit, Cobb County Georgia form, including original notarized signature of Owner and Applicant's representatives and including the Consent of Contiguous Occupants or Land Owners to Accompany Application for SLUP³;
2. A copy of the Property warranty deeds to Owner;
3. Metes and Bounds legal descriptions of Property and Site;
4. Copy of the paid tax receipt for the Property;
5. Zoning Standards Analysis (addressing SLUP considerations);
6. Site Plans (including survey and scaled elevation drawing of proposed tower) (5 full sized copies; 2 copies measuring 8 ½ x 11);
7. RF Engineer's Analysis from both AT&T and T-Mobile supporting the need for the Facility and including a documentation of all towers within a three-mile radius of the proposed Facility (per Zoning Ordinance Section 134-273(3)(m) [*Applicant notes it owns no towers within a 3-mile radius of the Site or elsewhere in the County*]);
8. Application and Consultant Fees (\$6,000.00); and
9. Sign Deposit and Fees (\$345.00).

The Application and the accompanying documents support Applicant's request for the Facility SLUP and comply with all Cobb County zoning requirements.⁴ The Owner and

³ Applicant and Owner have obtained numerous signatures contiguous neighbors to the Site and files those signatures with the Application. Applicant will continue to contact these neighbors, and Applicant will also notify in writing all property owners within a 1,000-foot radius of the subject property as shown on the most current tax records. Such notice will be accomplished by mailing a copy of the Application form and proposed site plans by first class mail. Applicant will then file with the Zoning Division of Cobb County a certificate of mailing from the United States Post Office.

⁴ Applicant notifies Cobb County of its constitutional concerns. If the Board denies the Application in whole or in part, then the Property does not have a reasonable economic use under the Zoning Ordinance. The Application meets the test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl vs. Holcomb Bridge Road, 238 Ga. 322 (1977). If the Board denies the Application in whole or in part, such an action will deprive Applicant and Owner of the ability to use the Property in accordance with its highest and best use. Similarly, if the Board limits its approval of the SLUP by attaching conditions thereto affecting any portion of the Property or the use thereof, either of such actions being taken without Applicant's consent, then such action would deprive Applicant and Owner of any reasonable use and development of the Property. Any such action is unconstitutional and will result in a taking of property rights in violation of the just compensation clause of the Constitution of the State of Georgia (*see Ga. Const. 1983, Art. I, § 3, para. 1(a)*), and the just compensation clause of the Fifth Amendment to the United States Constitution (*see U.S. Const. Amend. 5*). To the extent that the Zoning Ordinance allows such an action by the Board, the Zoning Ordinance is unconstitutional. Any such denial or conditional approval would discriminate between Applicant and Owner and owners of similarly situated property in an arbitrary, capricious, unreasonable and unconstitutional manner in violation of Article I, Section I, Paragraph 2 of the Georgia Constitution and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution. Finally, a denial or a conditional approval of the Application (with conditions not expressly approved by Applicant) would constitute a gross abuse of discretion and an unconstitutional violation Applicant's rights to

RETEL Services

Zoning Division
Community Development Agency
Cobb County, Georgia
September 12, 2013
Page 5

Applicant respectfully request that the Division recommend the approval of the Application to the Board for consideration at the next available public hearing.

We are happy to answer any questions or provide any information that the Division, its consultant or the Board may have with regard to the Application.

Sincerely,

A handwritten signature in black ink, appearing to read "Kathy Kelly-Jacobs", written over a horizontal line.

Kathy Kelly-Jacobs

EWS/ews
Enclosures

substantive and procedural due process as guaranteed by the Georgia Constitution (*see Ga. Const. 1983, Art. I, § 1, para. 1*) and the Fifth and Fourteenth Amendments of the United States Constitution (*see U.S. Const. Amend. 5 and 14*). Applicant further challenges the constitutionality and enforceability of the Zoning Ordinance for lack of objective standards, guidelines or criteria limiting the Board's discretion in deciding applications for SLUP.

Furthermore, the Telecommunications Act of 1996, codified at 47 U.S.C. § 332(c) (the "**1996 TCA**") was intended to "promote competition and reduce regulation in order to secure lower prices and higher quality services for American telecommunications consumers and encourage the rapid deployment of new telecommunications technologies." *Preamble to 1996 TCA*. The primary mechanisms used by the 1996 TCA to "promote competition and reduce regulation" are prohibitions against local regulations that (i) "unreasonably discriminate among providers of functionally equivalent services" or (ii) "prohibit or have the effect of prohibiting the provision of personal wireless services." 47 U.S.C. § 332(c)(7)(B). Also, section 253 of the 1996 TCA provides that "no State or local statute or regulation ...may prohibit or have the effect of prohibiting the ability of any entity to provide any interstate or intrastate telecommunications service." The Board may violate the 1996 TCA on all three grounds if it denies the Application. Nevertheless, Applicant remains optimistic that the Board's consideration of the Application will be conducted in a constitutional and legal manner.

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 OCT -2 AM 11:33

COBB COUNTY ZONING DIVISION

LEGEND	
NEW FENCE	—X—X—X—
EXST. FENCE	—X—X—X—
BETBACK	—X—X—X—
EASEMENT	—X—X—X—
LEASE	—X—X—X—
PROPERTY LINE	—X—X—X—
EXST. CONTOUR	—X—X—X—
NEW CONTOUR	—X—X—X—
TYP. BUILDING	—X—X—X—
TYP. ROAD	—X—X—X—

N/F
SARAH J ALLEN & KENNETH R
JOHNSON
ZONING DIVISION
(PB 14818 / PG 3778)

N/F
BROOKLYN CHURCH
ZONING DIVISION
(PB 15 / PG 1)

PROPOSED BEGASUS
100'x100' SECURITY
FENCE
100'x100' LEASE
AREA (10,000 SF)
PROPOSED 13'x
MONUMENTAL 1/4
LIGHTING ROD

12' DRIVE
ACCESS ROAD
30' ACCESS/
UTILITY EASEMENT

TREE
LINE
TREE
LINE

159'-11"

118'-2"

WILSON PARKWAY (R/W WIDES)

(R/W WIDES) QUEEN MARY ROAD



SITE PLAN

1"=60'

2



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BC

Architects
en g i n e e r s
SHEET NUMBER: P&L SHEET 200
P&L SHEET 200
P&L SHEET 200
P&L SHEET 200

SHEET REVISION BY DATE

NO. DESCRIPTION BY DATE

SITE NUMBER
GACO
SITE NAME
SAMPLE

SITE ADDRESS
6800 BLOOMINGTON
BLOOMINGTON, GA 30110-1000
STAMP HERE



DRAWN BY: N/A
CHECKED BY: N/A
DATE DRAWN: 10-01-13
SUBMITTER: ZONING
SHEET TITLE:

SITE PLAN

SHEET NUMBER: A-0
REV. #

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING

APPLICANT: Pegasus Tower Company, LLC

276-963-1818

REPRESENTATIVE: Tony Stewart

864-915-1122

TITLEHOLDER: Carter T. Samples, Jr. and Mildred B. Samples

PROPERTY LOCATION: Northwest intersection of Mableton

Parkway and Queen Mill Road

ACCESS TO PROPERTY: Queen Mill Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-13

HEARING DATE (PC): 12-03-13

HEARING DATE (BOC): 12-17-13

PRESENT ZONING: GC

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: New 130 foot Monopole

Telecommunications Tower

SIZE OF TRACT: 1.0573 acres

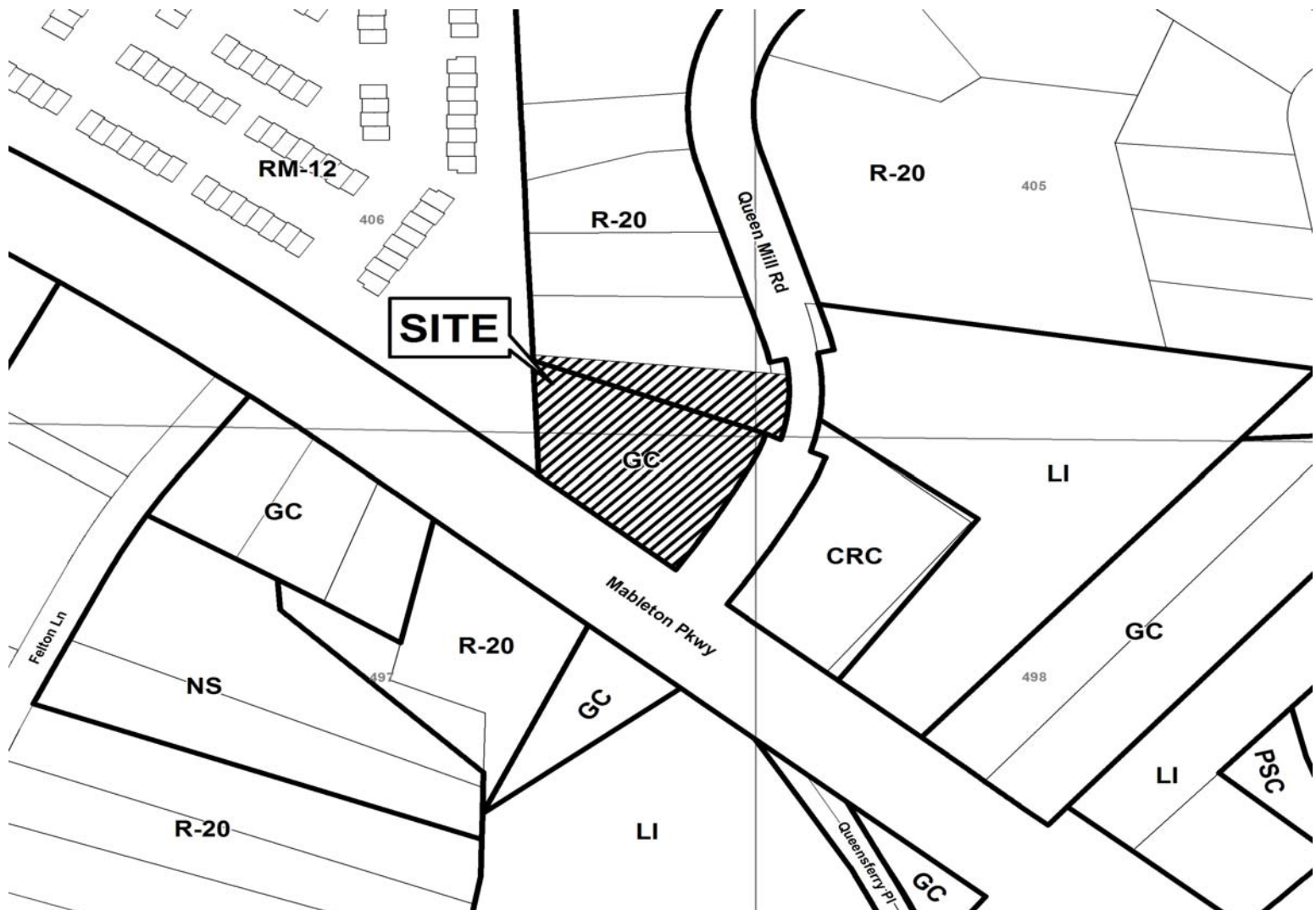
DISTRICT: 18

LAND LOT(S): 406

PARCEL(S): 8

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



STATEMENT OF INTENT

Pegasus Tower Company, LLC is proposing to construct a new 130' Monopole tower, to provide new cellular coverage in Cobb County, GA. The facility will consist of a 130' Monopole Tower on a Foundation, enclosed within a graveled and secured fenced compound. A 12' access road will be constructed from Queens Mill Road to the tower facility for access. Power and Telco Utilities services will be brought to the site and will be installed per provider, state, and local requirements.

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 OCT -2 AM 11:33
COBB COUNTY ZONING DIVISION

APPLICANT: Municipal Communications, LLC and
Dr. J Enterprises, LLC 770-329-4364
REPRESENTATIVE: Garvis L. Sams, Jr. 770-422-7016
Same, Larkin & Huff, LLP
TITLEHOLDER: Hurt Road Baptist Church, Inc.

PROPERTY LOCATION: South side of Hurt Road, west of
Landrum Drive
(448 Hurt Road).

ACCESS TO PROPERTY: Hurt Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-14
HEARING DATE (PC): 12-03-13
HEARING DATE (BOC): 12-17-13
PRESENT ZONING: R-20
PROPOSED ZONING: Special Land
Use Permit
PROPOSED USE: Wireless Communication
Tower and Antennas
SIZE OF TRACT: 4.639 acres
DISTRICT: 17
LAND LOT(S): 195, 238
PARCEL(S): 14, 35
TAXES: PAID X **DUE** _____
COMMISSION DISTRICT: 4

NORTH:

SOUTH:

EAST:

WEST:

CONTINUED BY STAFF

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

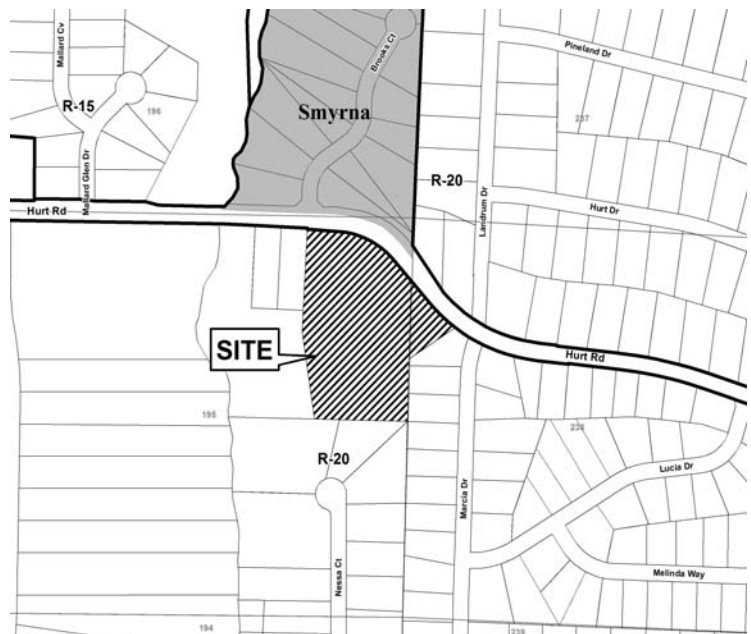
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



SLUP-15
(2013)



Paradigm
Engineering Services, Inc.
Atlanta, GA 30308
Phone: (770) 605-8000
Fax: (770) 605-8008
www.paradigmga.com

Scale: 1" = 30'
Date: 4-22-13
Checked By: MBO
Drawn By: LBF
Designed By: MBO
Project No.: P-1303

No.	Revisions	Date

SPACEMAX STORAGE
300 GALLERIA PARKWAY
SUITE 200
ATLANTA, GA 30338
PHONE: (770) 868-1275

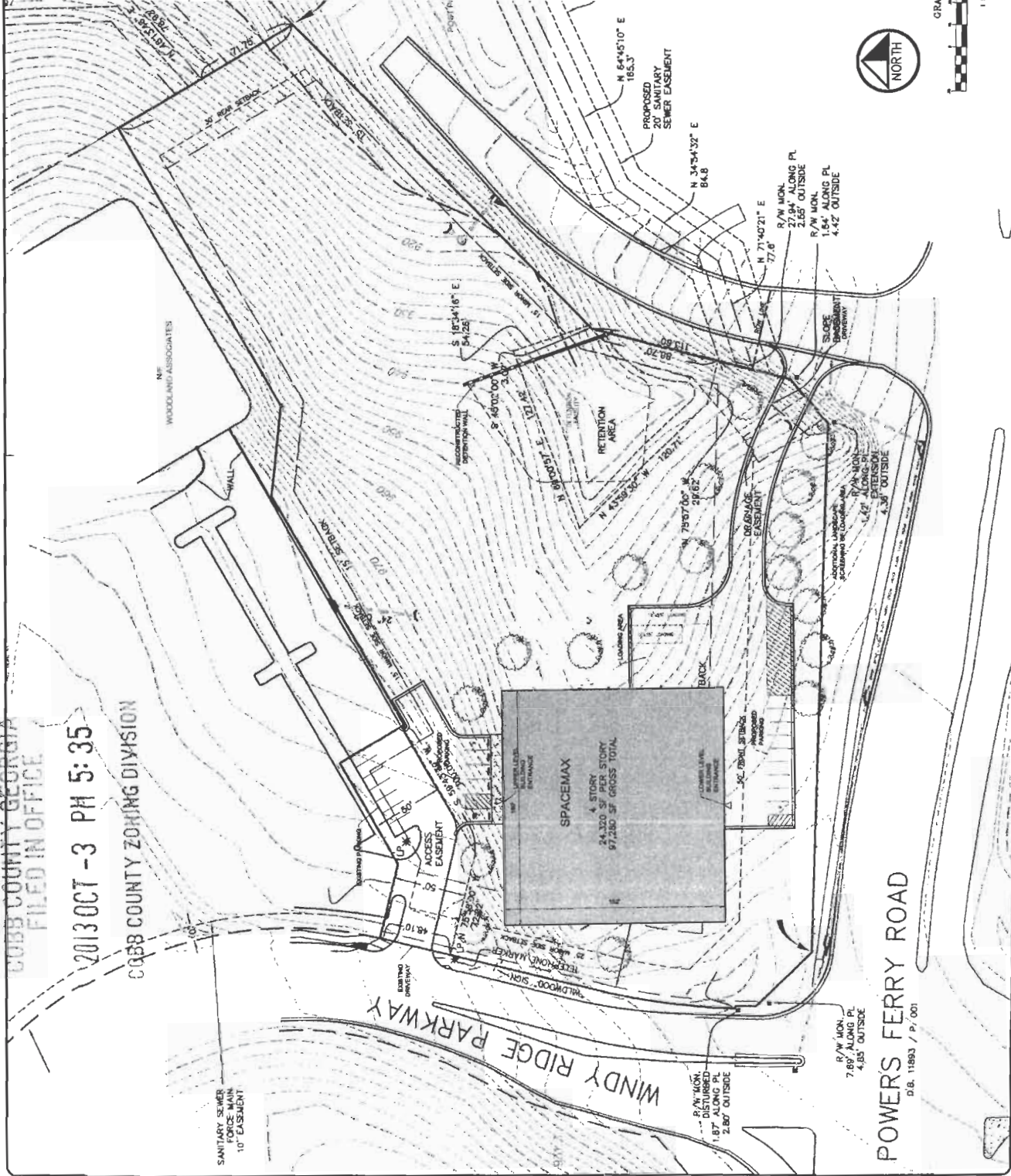
ZONING SITE PLAN
POWERS FERRY STORAGE MAX
LAND LOT 1008, 17TH DISTRICT
1985 POWERS FERRY ROAD
COBB COUNTY, GEORGIA

Drawing No. **12**



SITE DATA
LOT ADDRESS: 1985 POWERS FERRY ROAD
ZONING: O-1 (17 ACRES (17,328 SF))
PROPOSED USE: PUBLIC STORAGE FACILITY
4 STORY
4,320 SF GROSS
700 STORAGE UNITS
SETBACKS
FRONT YARD: 15'
SIDE YARD: 15'
REAR YARD: 30'
PARKING SUMMARY
REQUIRED SPACES: 700 + 8 SPACES
PROVIDED SPACES: 700 + 8 SPACES
HANDICAP SPACES: 1 SPACE
TOTAL SPACES: 21 SPACES
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS ESTABLISHED BY FEMA. THE FLOOD PLAIN MAP NUMBER IS 130070066A, DATED AUGUST 16, 1992.

GRAPHIC SCALE
1" = 30'
1" = 60'
1" = 90'
1" = 120'
1" = 150'
1" = 180'
1" = 210'
1" = 240'
1" = 270'
1" = 300'



COBB COUNTY GEORGIA
FILED IN OFFICE
2013 OCT -3 PM 5:35
COBB COUNTY ZONING DIVISION

POWERS FERRY ROAD
D.B. 11893 / P. 001

APPLICANT: Childress Klein Properties, Inc.

770-859-1200

REPRESENTATIVE: John H. Moore 770-429-1499

Moore Ingram Johnson & Steele, LLP

TITLEHOLDER: Cousins Properties Incorporated

PROPERTY LOCATION: Northeast intersection of Powers Ferry Road and Windy Ridge Parkway.

ACCESS TO PROPERTY: Windy Ridge Parkway

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-15

HEARING DATE (PC): 12-03-13

HEARING DATE (BOC): 12-17-13

PRESENT ZONING: O&I

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Self-Storage Facility

SIZE OF TRACT: 4.117 acres

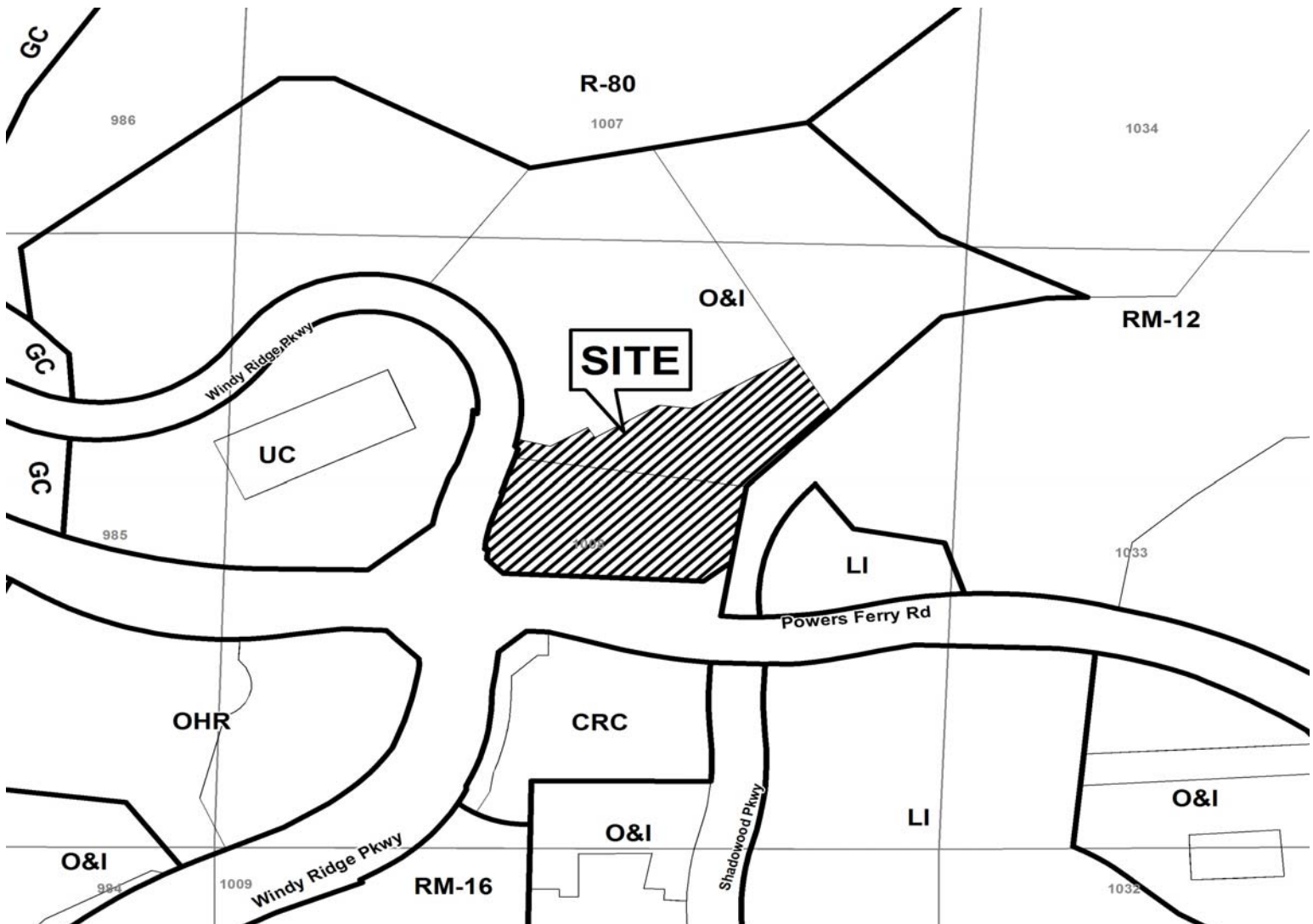
DISTRICT: 17

LAND LOT(S): 1008

PARCEL(S): 1, 287

TAXES: PAID X **DUE** _____

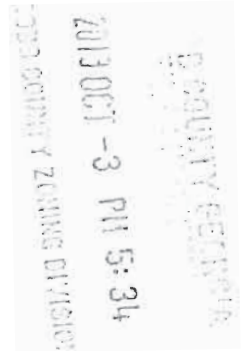
COMMISSION DISTRICT: 2



ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: SLUP- 15 (2013)
Hearing Dates: December 3, 2013
December 17, 2013

Applicant: Childress Klein Properties, Inc.
Property Owner: Cousins Properties Incorporated



STATEMENT OF PROPOSED SITE IMPROVEMENTS

Applicant is seeking a Special Land Use Permit for the purpose of construction and operation of a self-storage facility upon 4.117 acres located at the intersection of the northerly right-of-way of Powers Ferry Road with the easterly right-of-way of Windy Ridge Parkway (hereinafter the "Subject Property"). The Subject Property is currently zoned to the Office Institutional zoning classification, which allows the proposed use with the approval of a special land use permit as required by the Cobb County Zoning Ordinance.

As more particularly shown and reflected on the Zoning Site Plan submitted with the Application for Special Land Use Permit, the following improvements shall be made on the Subject Property:

- (1) Construction of a self-storage facility, a maximum of four stories in height, being approximately 97,280 gross total square feet. The proposed structure shall have an exterior finish of brick, stone, stacked stone, stucco, glass, and combinations thereof, and shall be substantially similar to the attached rendering.
- (2) There shall be two access points to the proposed facility as shown on the referenced Zoning Site Plan. Parking shall be provided in the area of each access point pursuant to Cobb County Code. Deliveries shall be made to the designated loading area only.
- (3) The detention facility for the proposed development shall be constructed and located as shown and reflected on the referenced Zoning Site Plan.
- (4) Landscape screening shall be along a portion of Windy Ridge Parkway and a portion of Powers Ferry Road. Additionally, landscape screening shall be provided around the loading area to provide visual screening.
- (5) Signage shall be placed on the proposed structure and at the intersection of Powers Ferry Road and Windy Ridge Parkway.

Additional information and details of the improvements; including, but not limited to, exterior façade, layout, parking, signage, landscaping, and the like shall be provided throughout the application process.