PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: February 4, 2014

Board of Commissioners Hearing Date: February 18, 2014

Due Date: January 3, 2014

Date Distributed/Mailed Out: December 19, 2013

Cobb County...Expect the Best!

Z-1
(2014)

BANKHEAD HIGHWAY (U.S. HIGHWAY 78 & 278
(UNDER CONSTRUCTION AT TIM

S68° 38' 38" E 358.07'
141.82'
150.00'
208.07'
128.71'
SLOPE EASEMENT
N/F LEROY J DICKERSON
N/F FULTON FEDERAL SAVINGS & LOAN
N20° 50' 40" E 170.00'
DRIVE-THRU OVER 3.3
S 21°41'55" W 200.88'
TRACT A
TRACT B
S01° 59' 10" W 107.00'
N43° 13' 11" E 105.54'
54.00'
S71°49'30"E
S 21°41'55" W 101.39'
S68° 18' 05" E 105.00'
32.26'
240.60
244.15'
S 68°18'05" E 484.75
N 21°41'55" E 274.51'
TRACT
GLORE ROAD
50' R/W
ASPHALT PARKING
TRACT C
S 21°41'55" W 520.79'
N 89°18'4
CANOPY
1 STORY BRICK BUILDING
ASPHALT PARKING
N 21°41'55" E 347.67'
L=160.83' R=427.30'
N68° 37' 33" W 159.68'
75.00'
N 68°18'05" W 222.82'
N01° 08' 55"
GLORE
TRACT A
TRACT B

RECEIVED
OCT 14 2013
COBB CO. COMM. DEV. AGENCY
ZONING

APPLICANT: Galaxy Properties & Investment, Inc.
(770) 941-4583

REPRESENTATIVE: Muzzamil Ghaffar
(678) 641-5452

TITLEHOLDER: Mohammed Ilyas and Muzzamil Ghaffar

PROPERTY LOCATION: Southwest side of Veterans Memorial Highway, east side of Glore Drive (429 Veterans Memorial Highway)

ACCESS TO PROPERTY: Glore Drive and Veterans Memorial Highway

PHYSICAL CHARACTERISTICS TO SITE: Developed commercial building

PETITION NO: Z-1

HEARING DATE (PC): 02-04-14

HEARING DATE (BOC): 02-18-14

PRESENT ZONING: PSC, GC

PROPOSED ZONING: LI

PROPOSED USE: Warehouse

SIZE OF TRACT: 4.2 ac (Tract C on Plan)

DISTRICT: 17,*18*

LAND LOT(S): 109,*40,41*

PARCEL(S): 52

TAXES: PAID X **DUE** ____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

COBB COUNTY GE
FILED IN OFF
2013 OCT 14 AM 10:
COBB COUNTY ZONING DIVISION

Application #: Z-1
PC Hearing Date: 2-4-~~13~~14
BOC Hearing Date: 2-18-~~13~~14

Summary of Intent for Rezoning

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

a) **Proposed unit square-footage(s):** N/A

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):** WAREHOUSING & DISTRIBUTING

b) **Proposed building architecture:**

c) **Proposed hours/days of operation:** FLEXABLE.

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).

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).

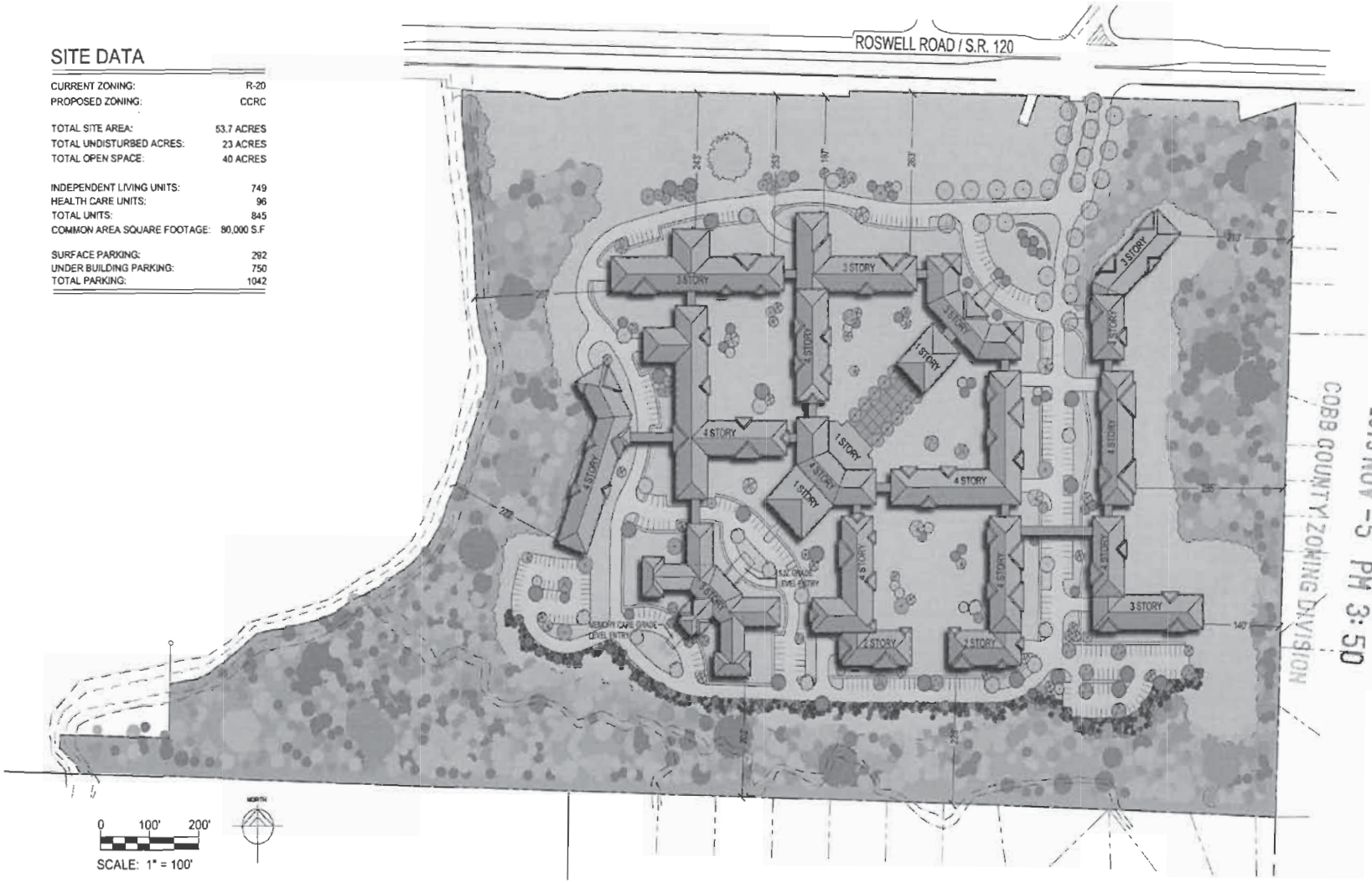
Applicant signature: Muzzamil Ghaffar **Date:** 10-14-13

Applicant name (printed): MUZZAMIL GHAFFAR

Revised August 21, 2013

SITE DATA

CURRENT ZONING:	R-20
PROPOSED ZONING:	CCRC
TOTAL SITE AREA:	53.7 ACRES
TOTAL UNDISTURBED ACRES:	23 ACRES
TOTAL OPEN SPACE:	40 ACRES
INDEPENDENT LIVING UNITS:	749
HEALTH CARE UNITS:	96
TOTAL UNITS:	845
COMMON AREA SQUARE FOOTAGE:	80,000 S.F
SURFACE PARKING:	292
UNDER BUILDING PARKING:	750
TOTAL PARKING:	1042



COBB COUNTY GEORGIA
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2013 NOV -5 PM 3: 50
COBB COUNTY ZONING DIVISION

Z-2
(2014)

ISAKSON LIVING
SITE PLAN

EAST COBB COUNTY, GEORGIA

4 NOVEMBER 2013

Lantz-Boggio Architects, P.C.

APPLICANT: Isakson Living Communities, LLC

REPRESENTATIVE: J. Kevin Moore 770-429-1499
Moore, Ingram, Johnson & Steele, LLP

TITLEHOLDER: Wylene S. Tritt

PROPERTY LOCATION: South side of Roswell Road, across from Providence Road and west of Robinson Road (3540 Roswell Road).

ACCESS TO PROPERTY: Roswell Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family house and wooded acreage

PETITION NO: Z-2

HEARING DATE (PC): 02-04-14

HEARING DATE (BOC): 02-18-14

PRESENT ZONING: R-20

PROPOSED ZONING: CCRC

PROPOSED USE: Continuing Care Retirement Facility

SIZE OF TRACT: 53.7 acres

DISTRICT: 16

LAND LOT(S): 965, *966*

PARCEL(S): *1*

TAXES: PAID X **DUE** ____

COMMISSION DISTRICT: *2*

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: LRO/Office condominiums

SOUTH: R-20/Hidden Hollow; R-15/Robinson Walk Subdivisions

EAST: R-15/Robinson Walk; RA-4/Wyntergreen and Glenside Subdivisions

WEST: R-20/Cobb County Park - Fullers Park

OPPOSITION: NO. OPPOSED____PETITION NO:_____SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED_____MOTION BY_____

REJECTED_____SECONDED_____

HELD_____CARRIED_____

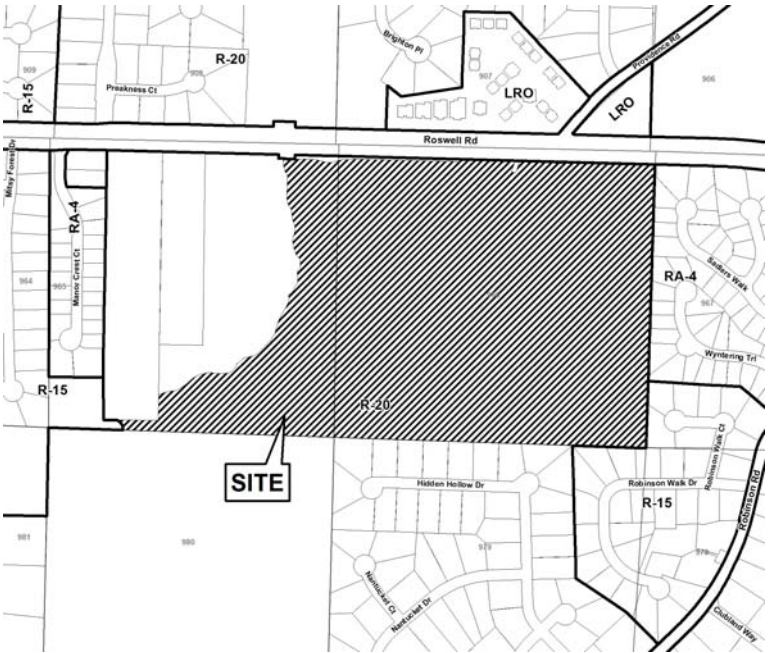
BOARD OF COMMISSIONERS DECISION

APPROVED_____MOTION BY_____

REJECTED_____SECONDED_____

HELD_____CARRIED_____

STIPULATIONS:



Application #: Z-2 (2014)

PC Hearing Date: 02/04/2014

BOC Hearing Date: 02/18/2014

Summary of Intent for Rezoning*

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

a) Proposed unit square-footage(s): See detailed information provided by

b) Proposed building architecture: Applicant and submitted as part of the

c) Proposed selling prices(s): Application for Rezoning.

d) List all requested variances:

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 NOV -5 PM 3:49

COBB COUNTY GEORGIA
FILED IN OFFICE

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

Refer to submitted site plan for additional information.

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.

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: _____ Date: November 5, 2013

Applicant name (printed): J. Kevin Moore, Georgia Bar No. 519728
Attorneys for Applicant and Property Owner

Revised August 21, 2013

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

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Z-2 (2014)
Informational
Sheet

Isakson Living East Cobb Facts

Isakson Living has filed a revised application to rezone 53.7 acres in East Cobb County. The application reflects a scaled-down version of the company's original proposal. The company is seeking approval to change the zoning on the Tritt property from R-20 (single-family) to CCRC (Continuing Care Retirement Community).

The new proposal for Isakson Living East Cobb addresses primary concerns by reducing building heights, decreasing the number of residential units by 15 percent, increasing undisturbed nature areas by 16 percent, and increasing total green space by 26 percent. In the revised plan for the project, the buildings along Upper Roswell Road have been reduced to three stories from grade level and located nearly 100 yards from the road in most areas. The buildings along the southern property line that adjoins Hidden Hollow have been reduced to two and three stories from grade level and set back at least 200 feet from the property line. Parking located below the buildings will be underground and while the tallest buildings remain four stories, they are located in the interior of the project beyond the view shed of the perimeter buildings. These changes significantly lower the development's profile.

Meeting Seniors' Housing Needs:

While Cobb is home to several high-quality assisted senior living communities, there is only one existing continuing care retirement community (CCRC), and there are none in East Cobb. A CCRC is the right development for the Tritt site, as it will offer independent homes, and onsite amenities such as dining, transportation, activities, entertainment, fitness and wellness, and an opportunity for seniors to live near their children and grandchildren. A CCRC also provides housekeeping, maintenance, health services, assisted living, memory care and skilled nursing.

Isakson Living seeks to serve a demographic that is currently under-served in Cobb County and metro Atlanta. At the time of the 2000 Census, more than 42,000 Cobb residents were age 65 and older, representing 6.9 percent of the county population. This population increased to 59,972 by 2010, and by 2020 it is projected to reach more than 100,000, or 12.7 percent of Cobb County's total population.

Preserving Green Space:

The new plan provides significant green space between the proposed buildings, existing neighborhoods, and East Cobb Park. Buildings, driveways and parking will occupy approximately 25 percent of the 53.7 acre property, which means more than 70 percent of the development will remain green space and 43 percent of the site – or 23 acres – will remain in an undisturbed state, including preservation of almost 1,400 trees, twice as many as required.

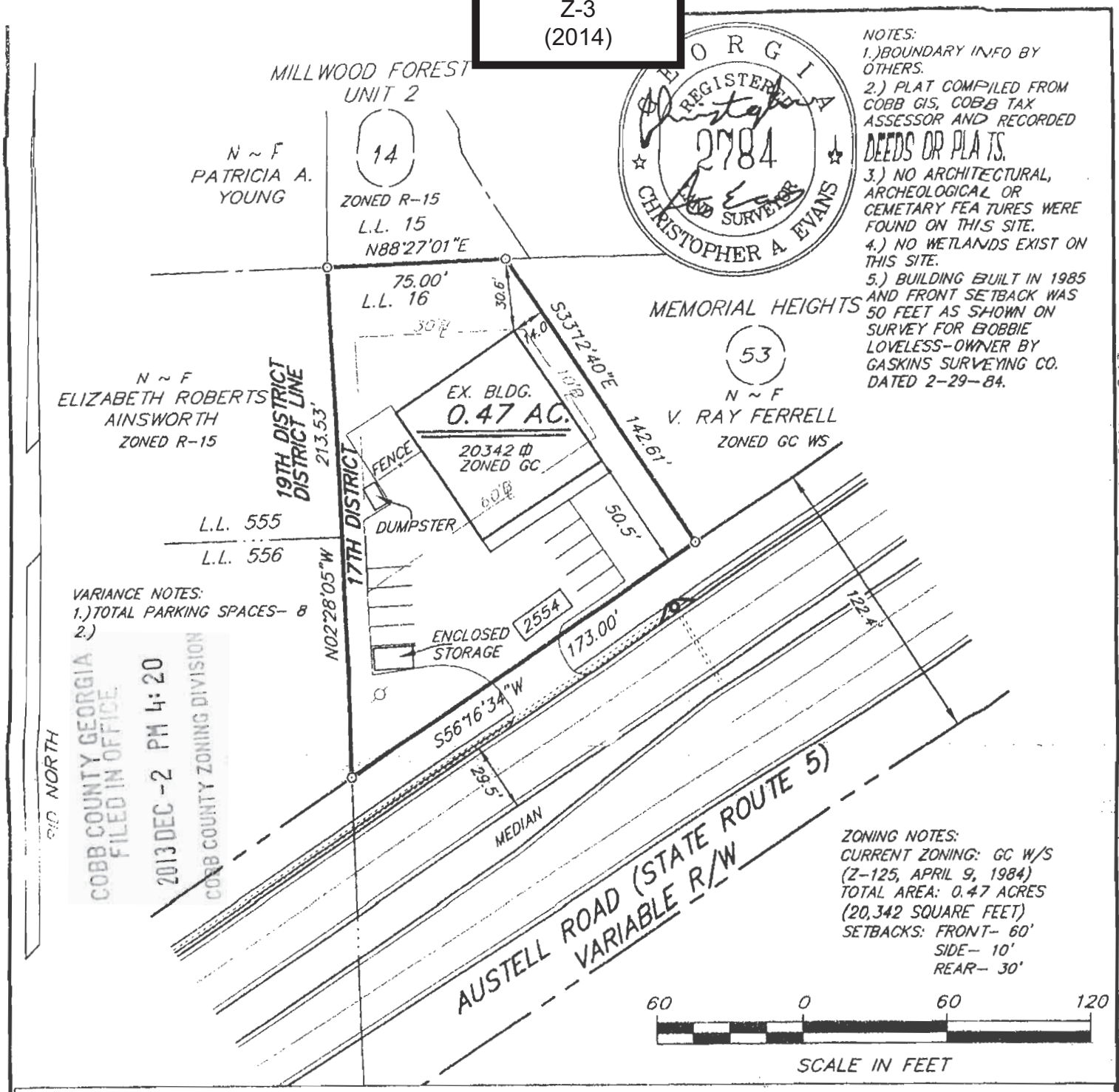
Protecting Our Schools:

The proposed community would be licensed to accept only residents over the age of 62. The community will be taxed as a continuing care retirement community and thus will pay more than $1,000,000 in school and property taxes, with the majority of those funds going to support schools, while *adding no additional students to schools*. A single-family home development would attract young families with school-age children, potentially adding hundreds to the rolls at neighborhood schools, including Eastside Elementary, Dodgen Middle and Walton High School, all of which are currently overcrowded. Such large additions to already highly populated schools could further increase class sizes, potentially requiring new building programs.

Preventing More Traffic:

While many of the residents of the proposed community will be drivers, most will also be retirees, who do not typically drive during peak traffic periods and often choose to only maintain one automobile or forgo owning a vehicle. In addition to adding to the school populations, a single-family home development will attract young professionals *who will use existing roads at peak periods*. Residents of the proposed senior living community will take advantage of shuttles and sedans, reducing single-occupant trips which are a primary contributor to congestion in the area.

Z-3
(2014)



NOTES:
1.) BOUNDARY INFO BY OTHERS.
2.) PLAT COMPILED FROM COBB GIS, COBB TAX ASSESSOR AND RECORDED DEEDS OR PLATS.
3.) NO ARCHITECTURAL, ARCHEOLOGICAL OR CEMETARY FEATURES WERE FOUND ON THIS SITE.
4.) NO WETLANDS EXIST ON THIS SITE.
5.) BUILDING BUILT IN 1985 AND FRONT SETBACK WAS 50 FEET AS SHOWN ON SURVEY FOR BOBBIE LOVELESS-OWNER BY GASKINS SURVEYING CO. DATED 2-29-84.

GEORGIA REGISTERED 2784 SURVEYOR CHRISTOPHER A. EVANS

VARIANCE NOTES:
1.) TOTAL PARKING SPACES- 8
2.)

COBB COUNTY GEORGIA
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2013 DEC -2 PM 4:20
COBB COUNTY ZONING DIVISION

ZONING NOTES:
CURRENT ZONING: GC W/S
(Z-125, APRIL 9, 1984)
TOTAL AREA: 0.47 ACRES
(20,342 SQUARE FEET)
SETBACKS: FRONT- 60'
SIDE- 10'
REAR- 30'

LINEAR PRECISION OF THIS PLAT : 1/ 10,000+ . MATTERS OF TITLE ARE EXCEPTED.

DATE : 2-29-84	REVISIONS
SCALE : 1" = 60'	1-7-11 VARIANCE PLAT
DRAWN BY : JCG/MAN	
CHECKED BY : JCG/CAE	
FIELD BOOK : ###	

VARIANCE PLAT FOR:

DAVID E. LOVELESS AND
BOBBI W. LOVELESS
2554 AUSTELL ROAD

LOCATED IN L.L. 16
17th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

Gaskins
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL
1266 Powder Springs Rd
Marietta, Georgia 30064
www.gscsurvey.com
Phone: (770) 424-7168
Fax: (770) 424-7593

Plotted By: Matt Noell Drawing name: S:\Bnd\COBB\17\17_0016\Loveless\2554 AUSTELL.dwg Plotted on: Jan 10, 2011 - 8:13am

APPLICANT: Tamisha Young
(678) 886-3765

REPRESENTATIVE: Tamisha Young
(678) 886-3765

TITLEHOLDER: Bobbie W. Loveless

PROPERTY LOCATION: Northwest side of Austell Road, southwest of Hicks Road
(2554 Austell Road)

ACCESS TO PROPERTY: Austell Road

PHYSICAL CHARACTERISTICS TO SITE: Developed commercial building/parking (former thrift store)

PETITION NO: Z-3

HEARING DATE (PC): 02-04-14

HEARING DATE (BOC): 02-18-14

PRESENT ZONING: GC

PROPOSED ZONING: NRC

PROPOSED USE: Childcare

SIZE OF TRACT: 0.47 acres

DISTRICT: 17

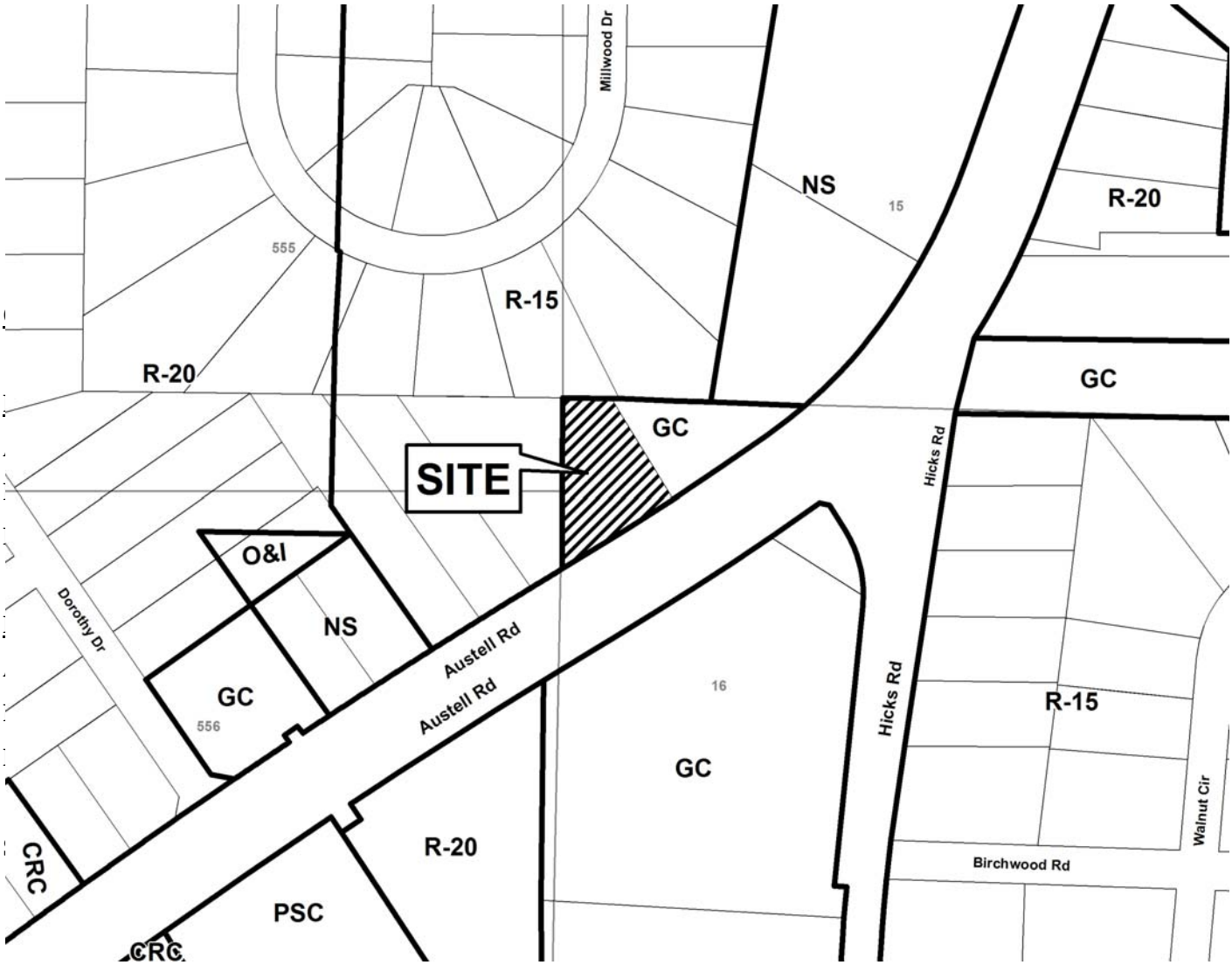
LAND LOT(S): 16

PARCEL(S): 52

TAXES: PAID X **DUE** ____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



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2013 DEC -2 PM 4:20
COBB COUNTY ZONING DIVISION

Application #: Z-3
PC Hearing Date: 2-4-14
BOC Hearing Date: 2-18-14

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): Childcare

b) Proposed building architecture: existing building

c) Proposed hours/days of operation: 6:30am - 6:30pm Mon - Sat

d) List all requested variances: NA

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 ✓ ; Yes ___ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

Applicant signature: Tamisha Young Date: 12/2/13

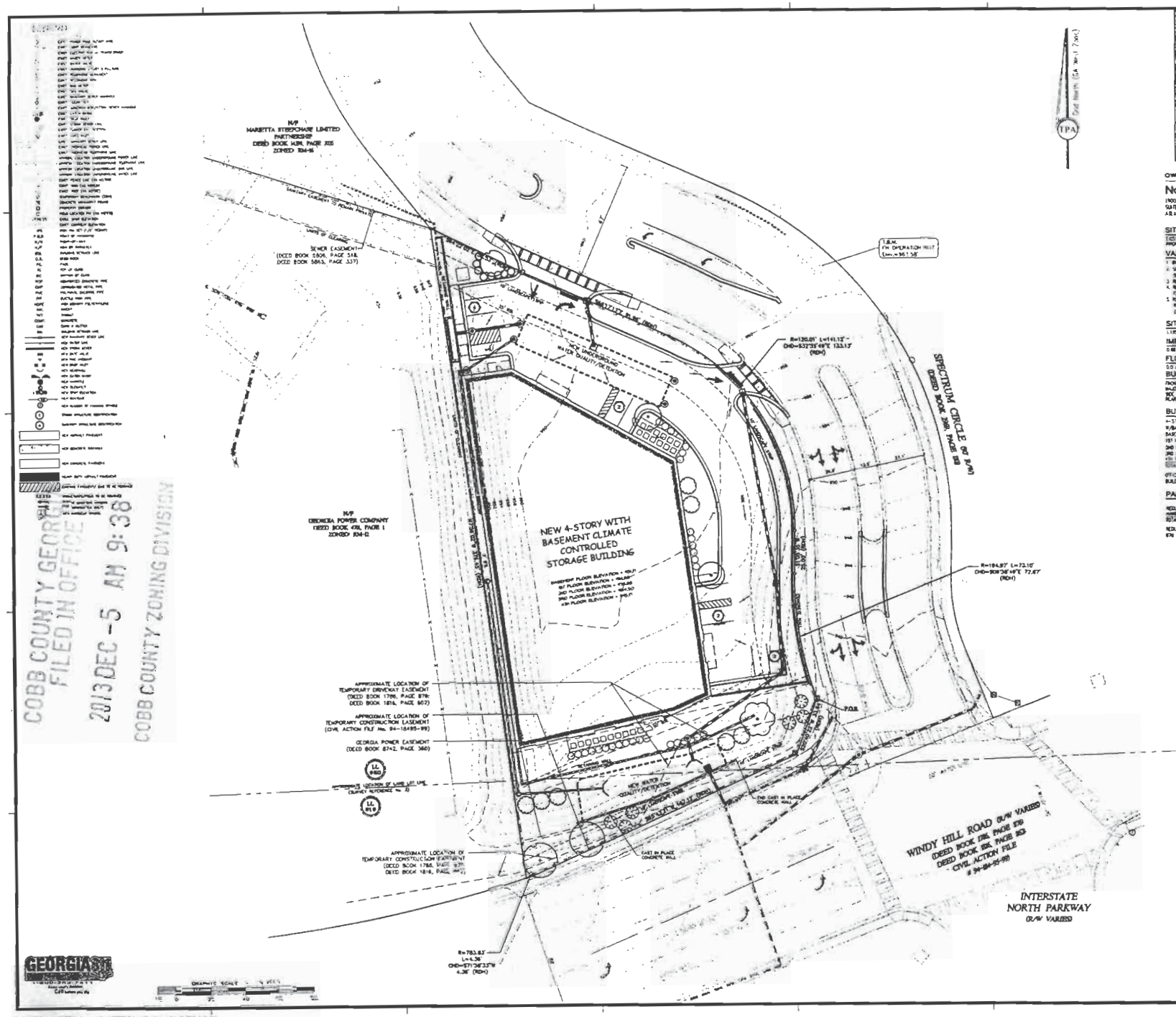
Applicant name (printed): Tamisha Young

Revised August 21, 2013

Z-4
(2014)

WINDY HILL SE

ZONING PLAN



COBB COUNTY GEORGIA
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COBB COUNTY ZONING DIVISION

OWNER/DEVELOPER

Northlake Storage, LLC

1900 THE EXCHANGE
SUITE 150
ATLANTA, GA 30339

24 HOUR EMERGENCY CONTACT
MR. MICHAEL OWENS
404-[illegible]

SITE ZONING:
EXISTING: [illegible]
PROPOSED: [illegible]

VARIANCES REQUESTED
1. BUILDING HEIGHT RESTRICTION
2. SIDE SETBACK REDUCTION FROM 15' TO 5' (ALONG SUBSTATION PROP.)
3. REDUCTION IN REQUIRED PARKING AS SHOWN
4. REDUCTION IN ROAD FRONTAGE LANDSCAPE STRIP FROM 30' TO 15'
5. REMOVAL OF LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL PROPERTY ON WEST SIDE (EXISTING ELECTRICAL SUBSTATION)

SITE AREA:
[illegible] ACRES

IMPERVIOUS AREA:
[illegible] ACRES ([illegible]%)

FLOOD PLAIN ACREAGE
0.0 ACRES

BUILDING SETBACK LINES:
FRONT YARD (WINDY HILL ROAD): 50 FEET
REAR YARD: [illegible] FEET

BUILDING SUMMARY:
4-STORY, CLIMATE CONTROLLED SELF STORAGE BUILDING W/BASEMENT
BASEMENT: [illegible] SF
1ST FLOOR: [illegible] SF
2ND FLOOR: [illegible] SF
3RD FLOOR: [illegible] SF
4TH FLOOR: [illegible] SF
TOTAL: [illegible] SF
OFFICE AREA: [illegible] SF
BUILDING HEIGHT: [illegible] FEET

PARKING SUMMARY:

	REQUIRED	PROVIDED
REGULAR PARKING	34	[illegible]
HANDICAP PARKING	1	[illegible]
TOTAL PARKING SPACES	35	[illegible]

REQUIRED PARKING IS 1 SPACE PER 25 UNITS
[illegible] UNITS/25 = 35 SPACES

REVISIONS

Travis Pruitt & Associates, Inc.
6317 Park Drive - Suite 400
Norcross, Georgia 30092
Phone: (770) 446-0027
Fax: (770) 446-6759
www.travispruitt.com
Contact Person: David I. Blumenthal

GEORGIA REGISTERED LAND SURVEYOR

DATE: [illegible]
SCALE: [illegible]
DR: [illegible]
CK: [illegible]
JOB: [illegible]
FN: [illegible]

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Sheet No. C-1

APPLICANT: Northlake Storage, LLC
(678) 797-9797

REPRESENTATIVE: Garvis L. Sams, Jr. (770) 422-7016
Sams, Larkin & Huff, LLP

TITLEHOLDER: San-Har, Inc.

PROPERTY LOCATION: Northwest intersection of Windy Hill Road and Spectrum Circle

ACCESS TO PROPERTY: Spectrum Circle

PHYSICAL CHARACTERISTICS TO SITE: Undeveloped acreage

PETITION NO: Z-4

HEARING DATE (PC): 02-04-14

HEARING DATE (BOC): 02-18-14

PRESENT ZONING: OMR

PROPOSED ZONING: O&I with Stipulations

PROPOSED USE: Climate-Controlled Self-Service Storage Facility

SIZE OF TRACT: 1.195 acres

DISTRICT: 17

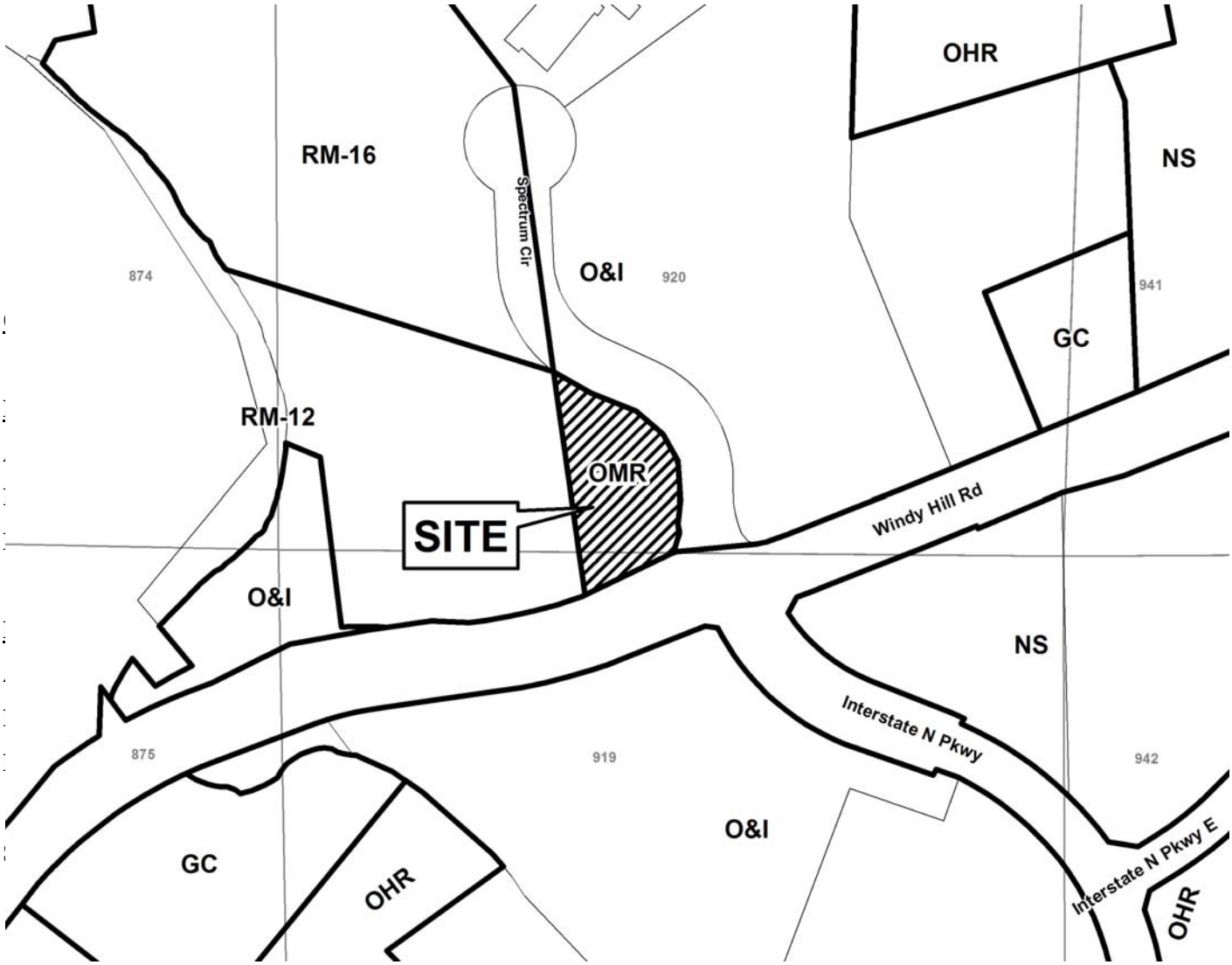
LAND LOT(S): 919, *920*

PARCEL(S): *3*

TAXES: PAID X **DUE** ____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT



COBB COUNTY GEORGIA
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2013 DEC -5 AM 9:38
COBB COUNTY ZONING DIVISION

Application No. Z-4
Feb. 2014

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):** Climate Controlled Self Service Storage Facility

b) **Proposed building architecture:** Four-sided brick with EFIS accents.

c) **Proposed hours/days of operation:** The hours of operation shall be from 8:00 a.m. until 6:00 p.m. Monday through Saturday from 1:00 p.m. until 6:00 p.m. on Sundays.

d) **List all requested variances:**

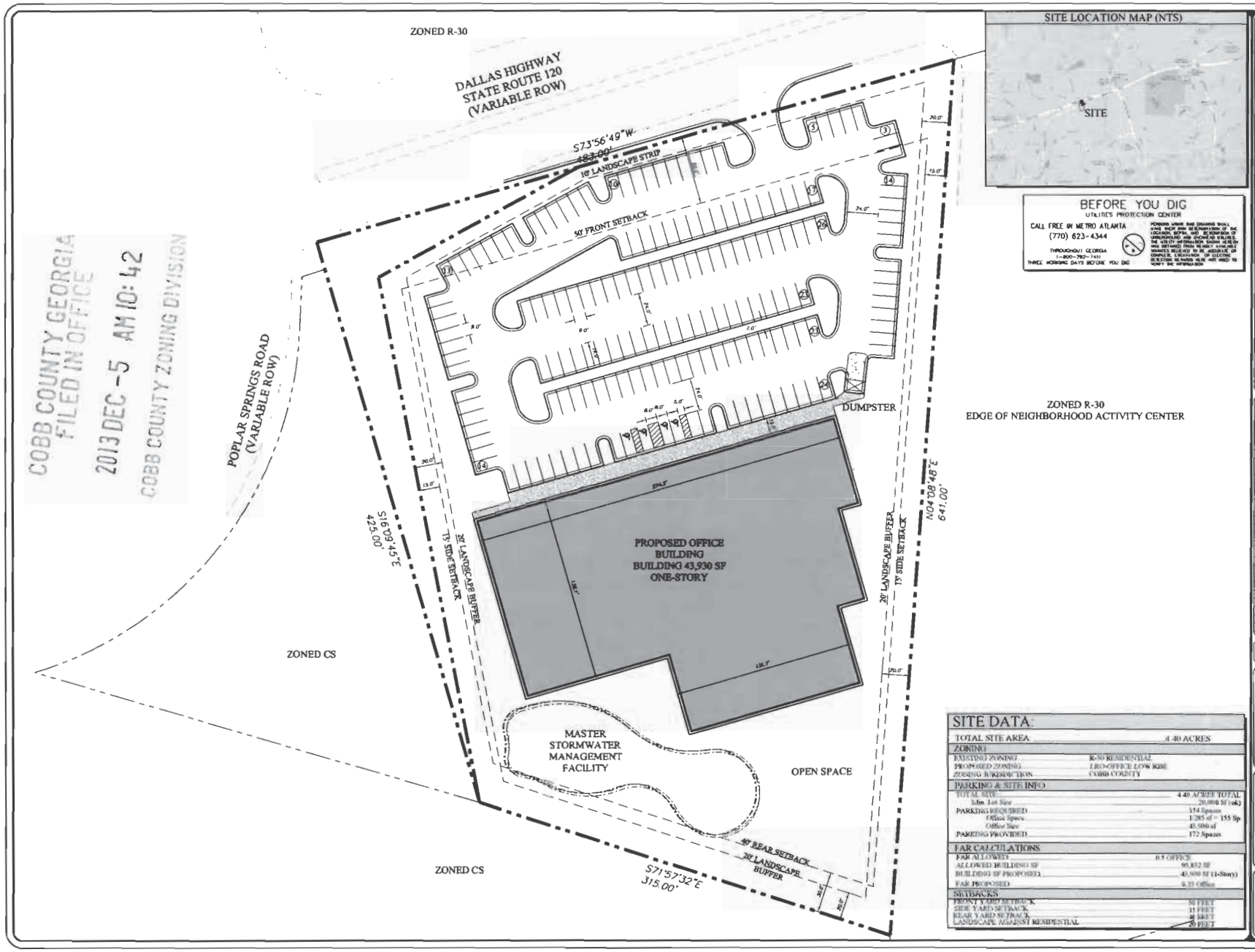
1. A waiver of parking ratio requirements from 35 spaces to 15 spaces.
2. Side setback reduction from 15' to 5' (along substation property).
3. Reduction in road frontage landscape strip from 20' to 10'.
4. Removal of landscape buffer adjacent to residential property on west side (existing electrical substation).

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

The down zoning of the subject property from Office Midrise (OMR) for purposes of a hotel to Office & Institutional (O&I) for purposes of a Climate Controlled Self Service Storage Facility is appropriate in view of the fact that the subject property is located within the confines of a Regional Activity Center (RAC). The subject property was successfully rezoned by the Board of Commissioners on September 16, 2008 as requested in this Application; however, by virtue of a stipulation/condition contained within the rezoning, the subject property reverted to its original classification of OMR, hence the filing of this Application which is virtually identical to the one approved in 2008.

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.


ZONED R-30
DALLAS HIGHWAY
STATE ROUTE 120
(VARIABLE ROW)
S73°56'49"W
~~183.00'~~
10' LANDSCAPE STRIP
50' FRONT SETBACK
POPLAR SPRINGS ROAD
(VARIABLE ROW)
DUMPSTER
ZONED R-30
EDGE OF NEIGHBORHOOD ACTIVITY CENTER
PROPOSED OFFICE
BUILDING
BUILDING 43,930 SF
ONE-STORY
20' LANDSCAPE BUFFER
15' SIDE SETBACK
N04°08'48"E
641.00'
S16°09'45"E
425.00'
ZONED CS
MASTER
STORMWATER
MANAGEMENT
FACILITY
OPEN SPACE
30' REAR SETBACK
20' LANDSCAPE
BUFFER
S71°57'32"E
315.00'
ZONED CS
COBB COUNTY GEORGIA
FILED IN OFFICE
2013 DEC -5 AM 10:42
COBB COUNTY ZONING DIVISION
SITE LOCATION MAP (NTS)
SITE
BEFORE YOU DIG
UTILITIES PROTECTION CENTER
CALL FREE IN METRO ATLANTA
(770) 623-4344
THROUGHOUT GEORGIA
1-800-282-7411
THREE WORKING DAYS BEFORE YOU DIG
SITE DATA:
TOTAL SITE AREA 4.40 ACRES
ZONING
EXISTING ZONING R-30 RESIDENTIAL
PROPOSED ZONING LRO-OFFICE LOW RISE
ZONING JURISDICTION COBB COUNTY
PARKING & SITE INFO
TOTAL SITE 4.40 ACRES TOTAL
Min. Lot Size 20,000 SF (ok)
PARKING REQUIRED 154 Spaces
Office Space 1,285 sf = 155 Sp
Office Size 43,500 sf
PARKING PROVIDED 172 Spaces
FAR CALCULATIONS
FAR ALLOWED 0.5 OFFICE
ALLOWED BUILDING SF 95,832 SF
BUILDING SF PROPOSED 43,500 SF (14-Story)
FAR PROPOSED 0.23 Office
SETBACKS
FRONT YARD SETBACK 50 FEET
SIDE YARD SETBACK 15 FEET
REAR YARD SETBACK 40 FEET
LANDSCAPE AGAINST RESIDENTIAL 20 FEET
5421 Dallas Highway
A Master Planned Office Development
Sams, Larkin, Huff, LLP / c/o Vincent Picardi
COBB COUNTY, GEORGIA
"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • LAND SURVEYING
REVISIONS
REZONING
SITE PLAN-I
SCALE 1" = 30'
DATE November 18, 2013
PROJECT 13224.00
Z1

Z-5
(2014)

APPLICANT: The Picardi Family Trust
(480) 794-0600

REPRESENTATIVE: Garvis L. Sams, Jr. (770) 422-7016
Sams, Larkin & Huff, LLP

TITLEHOLDER: The Picardi Family Trust

PROPERTY LOCATION: South side of Dallas Highway, east of Poplar Springs Road
(5421 Dallas Highway)

ACCESS TO PROPERTY: Dallas Highway

PHYSICAL CHARACTERISTICS TO SITE: Single-family house and accessory barn

PETITION NO: Z-5

HEARING DATE (PC): 02-04-14

HEARING DATE (BOC): 02-18-14

PRESENT ZONING: R-30

PROPOSED ZONING: LRO

PROPOSED USE: Professional Offices

SIZE OF TRACT: 4.4 acres

DISTRICT: 19

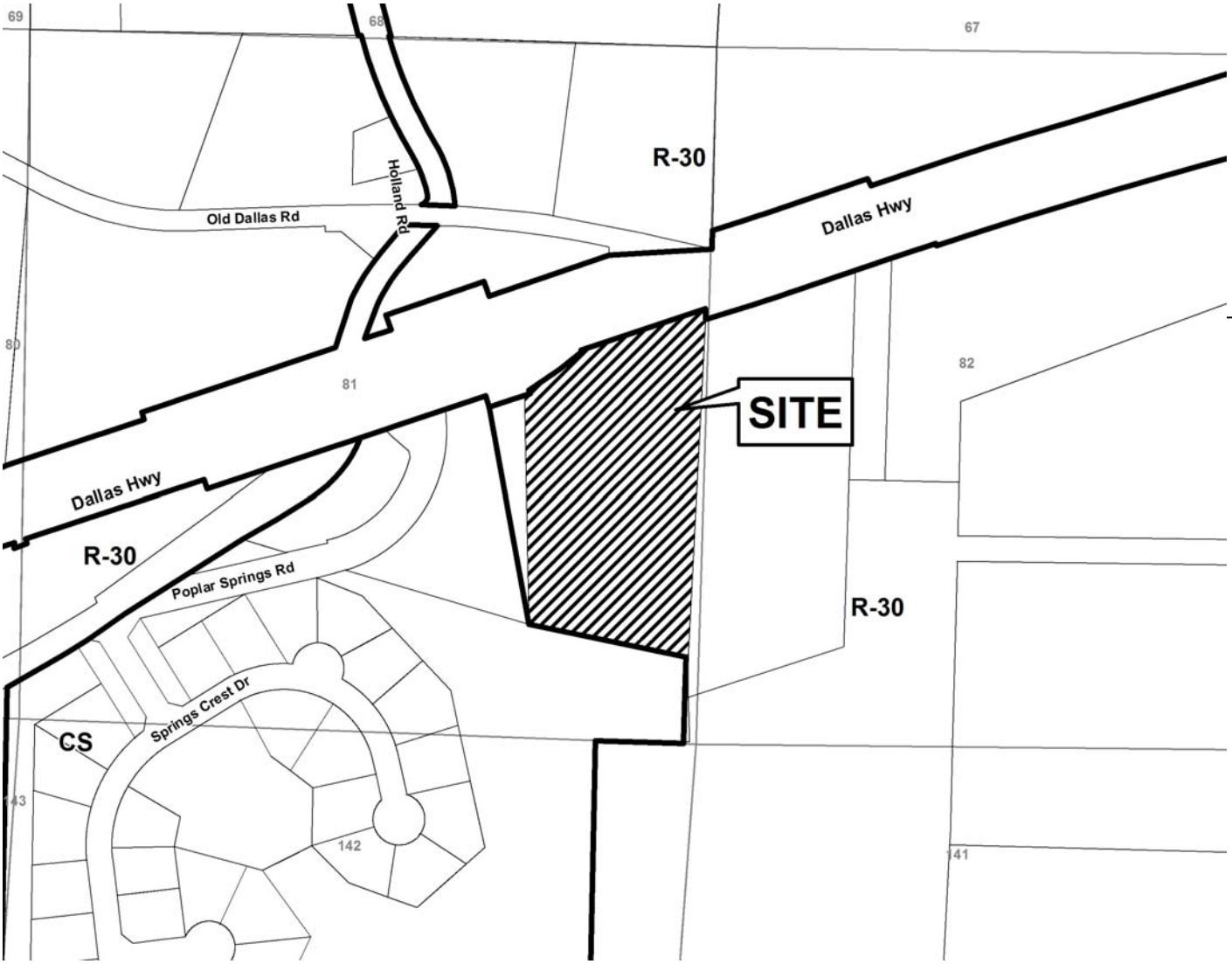
LAND LOT(S): 81

PARCEL(S): 6

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT



COBB COUNTY GEORGIA
FILED IN OFFICE
2013 DEC -5 AM 10:
COBB COUNTY ZONING DIVISION

Application No. Z-5
Feb. 2014

Summary of Intent for Rezoning *

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

a) **Proposed unit square-footage(s):** _____

b) **Proposed building architecture:** _____

c) **Proposed selling prices(s):** _____

d) **List all requested variances:** _____

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

a) **Proposed use(s):** Professional Offices

b) **Proposed building architecture:** Traditional and as will be shown by renderings/elevations

c) **Proposed hours/days of operation:** Monday-Friday from 8:00 a.m. to 5:00 p.m.

d) **List all requested variances:** None at this time.

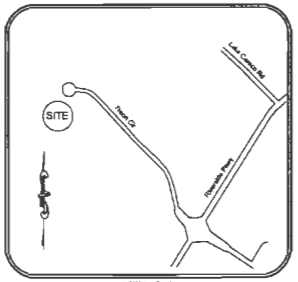
Part 3. Other Pertinent Information (List or attach additional information if needed)

The subject property is adjacent to a Neighborhood Activity Center (NAC) and contiguous to a Power Sub Station.

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.

Vicinity Map



NOT TO SCALE

Zoning Information

Zoning Classification: "LI" Light Industrial District and "HI" Heavy Industrial District, and is subject to the following conditions.

Front Setback: (Arterial street): 75' (both classifications)
Front Setback: (Collector street): 50' (both classifications)
Front Setback: (Local street): 50' (both classifications)
Major Side Yard: 25' or 35' (both classifications)
Minimum Side Yard: 20' (both classifications)
Rear Setback: 30' (LI) and 150' (HI)
Height Restrictions: 60' where building abuts Residential Zoning
Minimum Lot Width: 100' (LI) and 150' (HI)
Minimum Lot Area: 40,000 square feet (both classifications)
Maximum Density: N/A
Parking Restrictions: 1 space per employee plus and space per dock.
No other sub zoning restrictions found.

Watermarker: Distribution of Zoning for 7905 Trion Circle By Timothy Pearce dated March 26, 2012

Items Corresponding to Schedule B-II

(12) Amended and Restated Declaration of Covenants Regarding Operation and Maintenance of Riverside Bluffs Business Park by and among Riverside...a business environment Owners Association, Inc., a Georgia non-profit corporation, Crescent Resources, LLC, a Georgia limited liability corporation, Riverside Bluffs Realty Corp., a Delaware corporation, Riverside Bluffs Realty Corp., II, a Delaware corporation, Riverside Crossings III Realty Corp., a Delaware corporation, and Southeastern Freight Lines, Inc., a South Carolina corporation, dated September 1, 2006, filed for record June 15, 2006, and recorded in Deed Book 14344, Page 2089, aforesaid records. (affects property. 30' Utility easement is shown on the survey. Blanket in nature cannot be plotted; blanket in nature.)

(13) Amended and Restated Declaration of Protective Covenants and Restrictions for Riverside...a business environment, Owners Association, Inc., a Georgia non-profit corporation, Crescent Resources, LLC, a Georgia limited liability company, Riverside Bluffs Realty Corp., a Delaware corporation, Riverside Bluffs Realty Corp., II, a Delaware corporation, Riverside Crossings III Realty Corp., a Delaware corporation, and Southeastern Freight Lines, Inc., a South Carolina corporation, dated September 1, 2006, filed for record June 15, 2006, and recorded in Deed Book 14344, Page 2089, aforesaid records. (Affects property. 30' Utility easement is shown on the survey. Blanket in nature cannot be plotted.)

(14) Access Easement from Georgia Flush Door Sales, Inc., a Georgia corporation to Stephen A. Hymes, dated January 14, 1994, filed for record July 6, 1994, and recorded in Deed Book 6369, Page 134, aforesaid records. (affects Tract I and I) (Affects property. as shown on survey.)

Legend of Symbols & Abbreviations

BSL	Building Setback Line		Drop Inlet
CONC.	Concrete		Single Wing Catch Basin
DB	Deed Book		Junction Box
L.L.	Land Lot		Handicap (hc)
N/F	Now Or Formerly		
OH	Overhang		Fire Department Connection
PB	Plat Book		Clean Out
PPF	Pipe Or Pipe Found		Bollard
POB	Point Of Beginning		Irrigation Control Valve
POC	Point Of Commencement		Fire Hydrant
R/W	Right Of Way		Light Pole
RBF	Rebar Found		Electric Box
CIF	Capped 1/2" Rebar Set		Double Wing Catch Basin
			Iron Pin Found
			Creek Centerline
			Building Overhang/Canopy
			Adjoiner Property Line
			Land Lot Line
			Right-of-way
			Building Setback Line
			Easement

COBB COUNTY G... FILED IN OFFICE
2013 DEC -5 AM 10:
COBB COUNTY ZONING DIVISION

Record Description

Tract I

All that tract or parcel of land lying and being in Land Lots 778, 779 and 788 of the 16th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows: Beginning at a 1 inch Axle found at the corner common to Land Lots 778, 779, 788 and 789 of said District and Section; proceeding thence along the line common to said Land Lots 778 and 789, North 88 degrees 19 minutes 04 seconds West and distance of 15.88 feet to a 1/2 inch rebar found; leaving said line common to land Lots 778 and 789 and proceeding thence North 01 degrees 08 minutes 16 seconds East a distance of 574.76 feet to an iron pin set (1/2 inch rebar); proceeding thence South 88 degrees 38 minutes 19 seconds East a distance of 75.84 feet to an iron pin set (1/2 inch rebar) on the line common to said Land Lots 778 and 779; proceeding thence South 88 degrees 37 minutes 33 seconds East a distance of 384.74 feet to a 1/2 inch rebar found; proceeding thence North 89 degrees 29 minutes 34 seconds East a distance of 104.80 feet to a 1/2 inch rebar found on the southwesterly right-of-way line of the Cul-De-Sac of Trion Circle, N.W.; (Variable Public Right-of-Way); proceeding thence along said southwesterly right-of-way line of Trion Circle, N.W., the following courses: southwesterly, easterly and northwesterly along the arc of a curve to the left a distance of 147.25 feet to a point, said arc having a radius of 75.01 feet and being subtended by a chord having a bearing and distance of South 86 degrees 43 minutes 52 seconds East 124.72 feet, northeasterly and easterly along the arc of a curve to the right a distance of 20.80 feet to a point, said arc having a radius of 20.00 feet and being subtended by a chord having a bearing and distance of North 67 degrees 55 minutes 01 second East 19.87 feet, Easterly and southeasterly along the arc of a curve to the right a distance of 176.32 feet to a point, said arc having a radius of 265.02 feet and being subtended by a chord having a bearing and distance of South 63 degrees 13 minutes 37 seconds East 173.07 feet, and South 44 degrees 10 minutes 05 seconds East a distance of 180.06 feet to an iron pin set (1/2 inch rebar); leaving said southwesterly right-of-way line of Trion Circle, Northwest and proceeding thence South 45 degrees 49 minutes 55 seconds West a distance of 131.24 feet to a 1/2 inch rebar found; proceeding thence South 01 degree 08 minutes 21 seconds West a distance of 334.78 feet to a 1/2 inch rebar found on the line common to said Land Lots 778 and 788; proceeding thence South 88 degrees 03 minutes 23 seconds West a distance of 188.80 feet to a 1/2 inch rebar found; proceeding thence North 43 degrees 58 minutes 24 seconds West a distance of 190.00 feet to a 5/8 inch rebar found on said line common to Land Lots 778 and 788; proceeding thence along said line common to Land Lots 778 and 788, North 88 degrees 38 minutes 35 seconds West a distance of 540.84 feet to the Point of Beginning.

Tract II

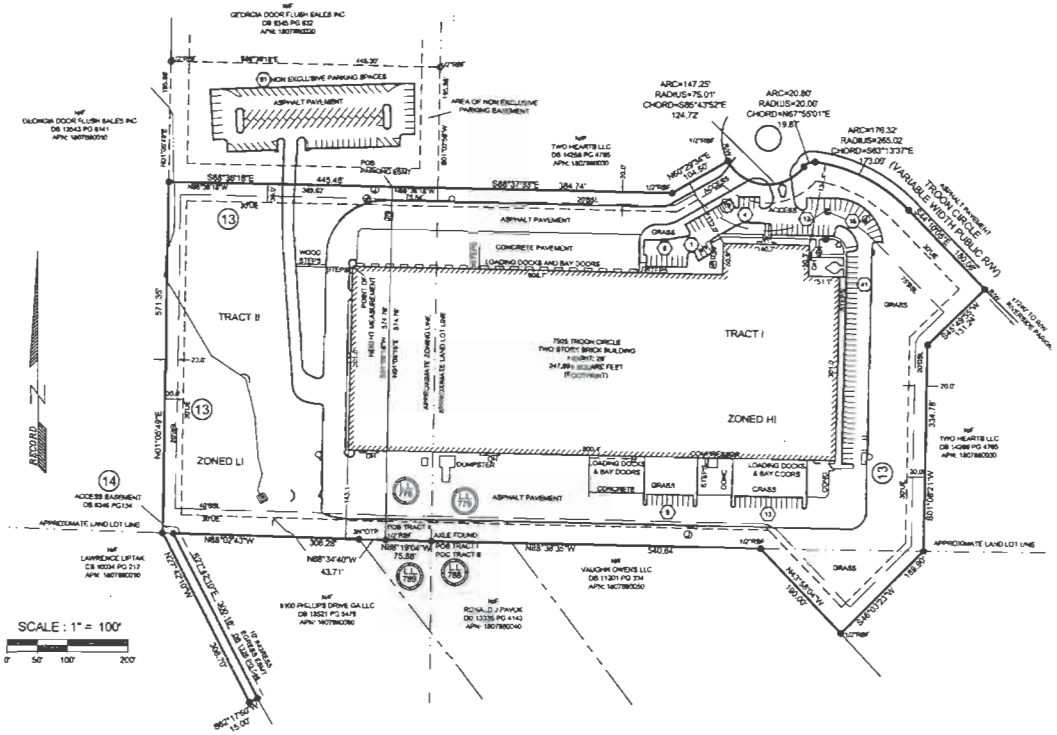
All that tract or parcel of land lying and being in Land Lots 778 and 788 of the 16th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows: Commencing at a 1 inch axle found at the corner common to Land Lots 778, 779, 788 and 789 of said District and Section; proceeding thence along the line common to said Land Lots 778 and 789, North 88 degrees 19 minutes 04 seconds West a distance of 75.88 feet to a 1/2 inch rebar found, said 1/2 inch rebar found being the Point of Beginning; continuing thence along said line common to Land Lots 778 and 789, the following courses: North 88 degrees 34 minutes 40 seconds West a distance of 43.71 feet to a 3/4 inch open Top Pipe found and North 88 degrees 02 minutes 43 seconds West a distance of 308.29 feet to an iron pin set (1/2 inch rebar.) leaving said line common to Land Lots 778 and 789 and proceeding thence South 37 degrees 42 minutes 10 seconds East a distance of 300.18 feet to an iron pin set (1/2 inch rebar); proceeding thence South 62 degrees 17 minutes 50 seconds West a distance of 15.00 feet to an iron pin set (1/2 inch rebar); proceeding thence North 27 degrees 42 minutes 10 seconds West a distance of 306.70 feet to a 1/2 inch rebar found on said line common to Land Lots 778 and 789; proceeding thence North 01 degree 05 minutes 49 seconds East a distance of 571.36 feet to an iron pin set (1/2 inch rebar); proceeding thence South 88 degrees 38 minutes 19 seconds East a distance of 398.82 feet to an iron pin set (1/2 inch rebar); proceeding thence South 01 degree 08 minutes 16 seconds West a distance of 574.76 feet to the Point of Beginning.

Tracts I and II being together with a non-exclusive easement for parking and pedestrian and vehicular access, ingress and egress, said easement continuing until the expiration of the terms of the Lease Agreement by and between John W. Webster ("Lessor") and Georgia Flush Door Sales, Inc. ("Lessee"), dated November 4, 1983, which expires April 30, 2030, as amended and as may be amended hereafter Over, on, through and across the following described property.

All that tract or parcel of land lying and being in Land Lot 778 of the 16 district, 3rd Section, Cobb County, Georgia, and being more particularly described as follows:

Commencing at a 1 inch axle found at the corner common to Land Lots 778, 779, 788 and 789 of said District and Section; proceeding thence along the line common to said Land Lots 779 and 788, North 88 degrees 19 minutes 04 seconds West a distance of 75.88 feet to a 1/2 inch rebar found; allowing said line common to Land Lots 778 and 789 and proceeding thence North 01 degree 08 minutes 16 seconds East a distance of 574.76 feet to an iron pin set (1/2 inch rebar) and the Point of Beginning; proceeding thence North 88 degrees 38 minutes 19 seconds West a distance of 398.82 feet to an iron pin set (1/2 inch rebar); proceeding thence North 01 degree 05 minutes 49 seconds East a distance of 195.88 feet to an iron pin set (1/2 inch rebar); Proceeding thence South 88 degrees 38 minutes 19 seconds East a distance of 445.30 feet to an iron pin set (1/2 inch rebar) on the line common to land Lots 778 and 779; proceeding thence along said line common to Land Lots 778 and 779, South 01 degree 02 minutes 08 seconds West a distance of 188.86 feet to an iron pin set (1/2 inch rebar); leaving said line common to Land Lots 778 and 779 and proceeding thence North 88 degrees 38 minutes 19 seconds West a distance of 75.84 feet to the Point of Beginning.

Being the same property as described in the First American Title Insurance Company title commitment No. NCS-632... effective date of March 22, 2012.



Area

Tract I: 12,519 acres (545,312 square feet)
Tract I: 4.988 acres (216,327 square feet)
TOTAL: 17.485 acres (761,639 square feet)

Miscellaneous Notes

(MN1) A Topcon GTS-313 Total Station with EDM (electronic distance meter) was used to obtain the angular and linear measurements for this survey.

(MN2) The field data upon which this plat is based has a closure precision of one foot in 90,772 feet, an angular error of 3 seconds per angle point, and was not adjusted.

(MN3) This plat has been calculated for closure and found to be accurate within one foot in 256,873 feet.

(MN4) There is no evidence of earth moving work.

(MN5) There is no evidence of currently ongoing building construction and building additions.

(MN6) There is no evidence of any changes in street right of way.

(MN7) There are 207 parking spaces on the site, including 205 regular and 2 handicapped spaces. 91 of the regular spaces are in the non exclusive parking easement area.

(MN8) The property has direct access to Trion Circle which is an accepted public street or Highway.

(MN9) There is no evidence of cemeteries or burial grounds.

(MN10) There is no evidence of the site being used as a solid waste dump, storage of hazardous waste, a dump, or sanitary landfill.

(MN11) All field measurements matched record dimensions within the precision requirements of ALTA/ACSM spec tolerances unless otherwise shown

(MN12) Bearings are based on the axle found and the 1/2 inch rebar found along the southerly line of the subject property. Forming a bearing of N88°38'35"W

(MN13) Property as shown creates a mathematically closed figure without any gores, gaps, or overlaps.

(MN14) By observed above ground evidence, no undisturbed stream buffers were found on this property.

(MN15) The address of 7905 Trion Circle was verified in the field.

(MN16) The property has to the east and northeast of the subject property abuts the right of way of Trion Circle.

Utility Notes

(UN1) The existence and location of the surface and sub-surface utilities shown are based upon available records and surface visible evidence as of March 14, 2012. The extent and fidelity of this information is limited by Standards for a Clearly Level C Utility Investigation as defined by the American Society of Civil Engineers (ASCE, Publication 38-02).

(UN2) Before digging in this area, call utility locators of 1-800-282-7411 for field locations (request for ground markings) of underground utility lines.

Significant Observations

None observed at time of survey

FLOOD NOTE:

By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 13067C0291G, which bears an effective date of December 16, 2008 and is not in a Special Flood Hazard Area. As shown on the FEMA website (http://www.hamap.com) by FIRMette created on March 21, 2012, we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

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ALTA/ACSM Land Title Survey

Georgia Door

B&C Project No. 2012004462, 001
Plant
7905 Trion Circle SW, Austell, GA

Based upon Title Commitment No. NCS-632518-OH2 of First American Title Insurance Company bearing an effective date of March 22, 2012

Surveyor's Certification

To: BCL - Atlanta LLC, an Illinois limited liability company; BFO Mortgage Funding LLC, an Illinois limited liability company, its successors and assigns; First American Title Insurance Company; and Bock & Clark Corporation:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6b, 7a, 7b(1), 7c, 8, 9, 11a, 13, 16, 18, 20a & 21 of Table A thereof. The field work was completed on March 15, 2012.

Ronnie Joiner
Registration No. 2486
In the State of Georgia
Date of Survey: 03/01/2012
Date of Last Revision: 04/02/2012

Network Project No. 2012XOHS2-1

Surveyor's Project No. 12208
Survey Prepared by: Bonds Porter, LBT
Monument Adjoiner Associates Inc.
2211 Beaver Ruin Road
Norcross, GA 30071
Phone: 770-263-8845
Fax: 770-263-8188
Email: joiner@maa.net

GEORGIA REGISTERED 4-11-12 LAND SURVEYOR RONNIE J. JOINER

Sheet 1 of 1

Z-6 (2014)

Bock & Clark's National Survey
National Coordinators of ALTA/ACSM
537 North Cleveland-Massillon Road, Akron, Ohio 44333
Phone: (800) SURVEYS (787-8397), Fax: (330) 666-3848 www.bock

BOCK & CLARK EST. 1973

APPLICANT: BCL-Atlanta, LLC

(847) 656-1112

REPRESENTATIVE: Elan Peretz

(847) 656-1100

TITLEHOLDER: BCL-Atlanta, LLC

PROPERTY LOCATION: Southwest side of Troon Circle, northwest side of Riverside Parkway (7905 Troon Circle).

ACCESS TO PROPERTY: Troon Circle

PHYSICAL CHARACTERISTICS TO SITE: Developed industrial office/warehouse

PETITION NO: Z-6

HEARING DATE (PC): 02-04-14

HEARING DATE (BOC): 02-18-14

PRESENT ZONING: LI

PROPOSED ZONING: HI

PROPOSED USE: Battery Manufacturing

SIZE OF TRACT: 4.966 acres

DISTRICT: 18

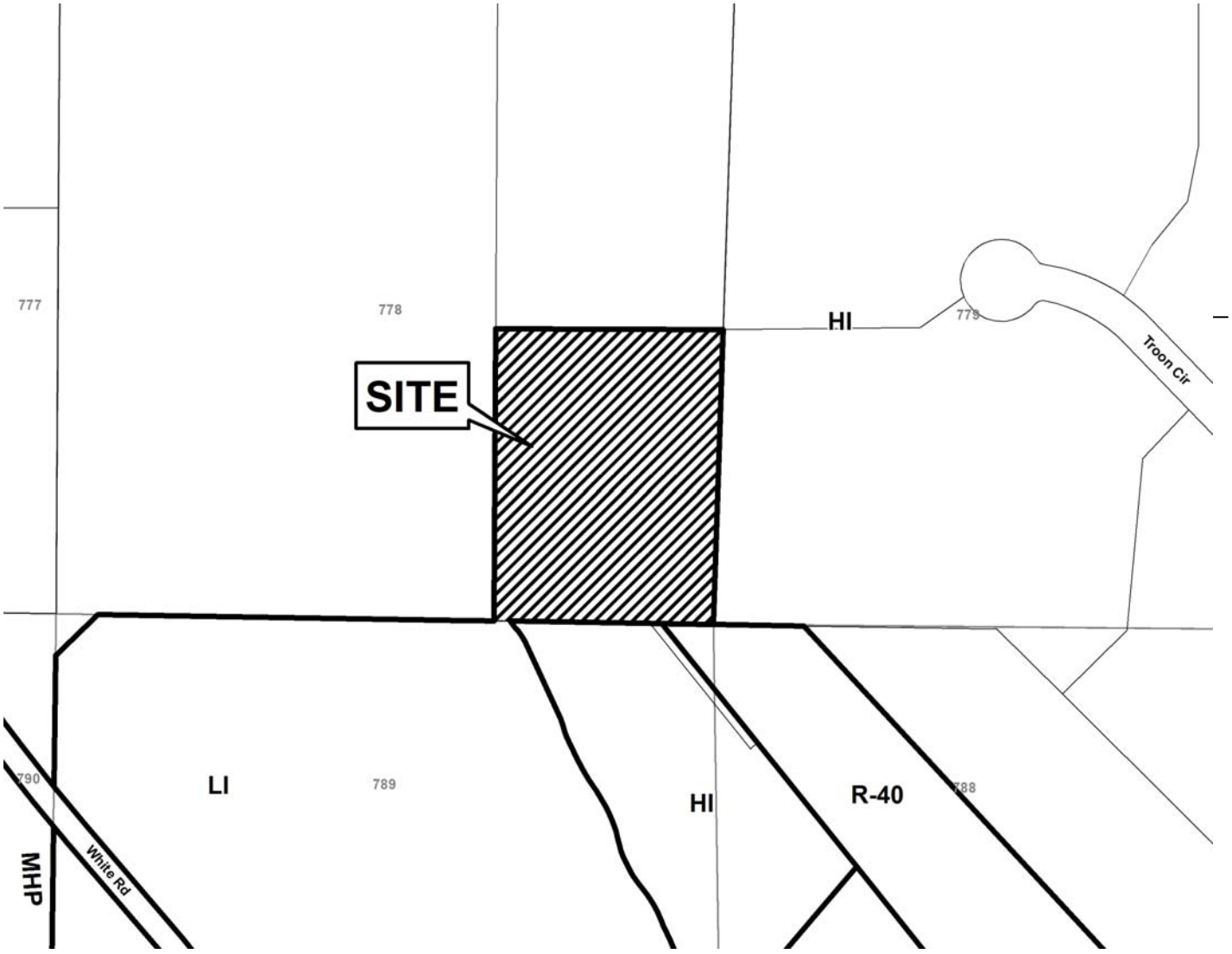
LAND LOT(S): 778, 788, 789

PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



2013 DEC -5 AM 10:43
COUNTY ZONING DIVISION

Application #: Z-6
PC Hearing Date: 2-4-14
BOC Hearing Date: 2-18-14

Summary of Intent for Rezoning

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

a) **Proposed unit square-footage(s):** 254,000

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):** Battery Manufacturing (lead-acid batteries)

b) **Proposed building architecture:** Existing building - tilt-up concrete walls, structural wide flange steel columns, supporting wide flange steel beams & open web steel roof joists.

c) **Proposed hours/days of operation:** Sunday - Saturday up to 16 hours per day

d) **List all requested variances:** None

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

The majority of the building at 7905 Troon is on a tract that is zoned HI. Only the most westerly part of the continuous building is zoned LI.

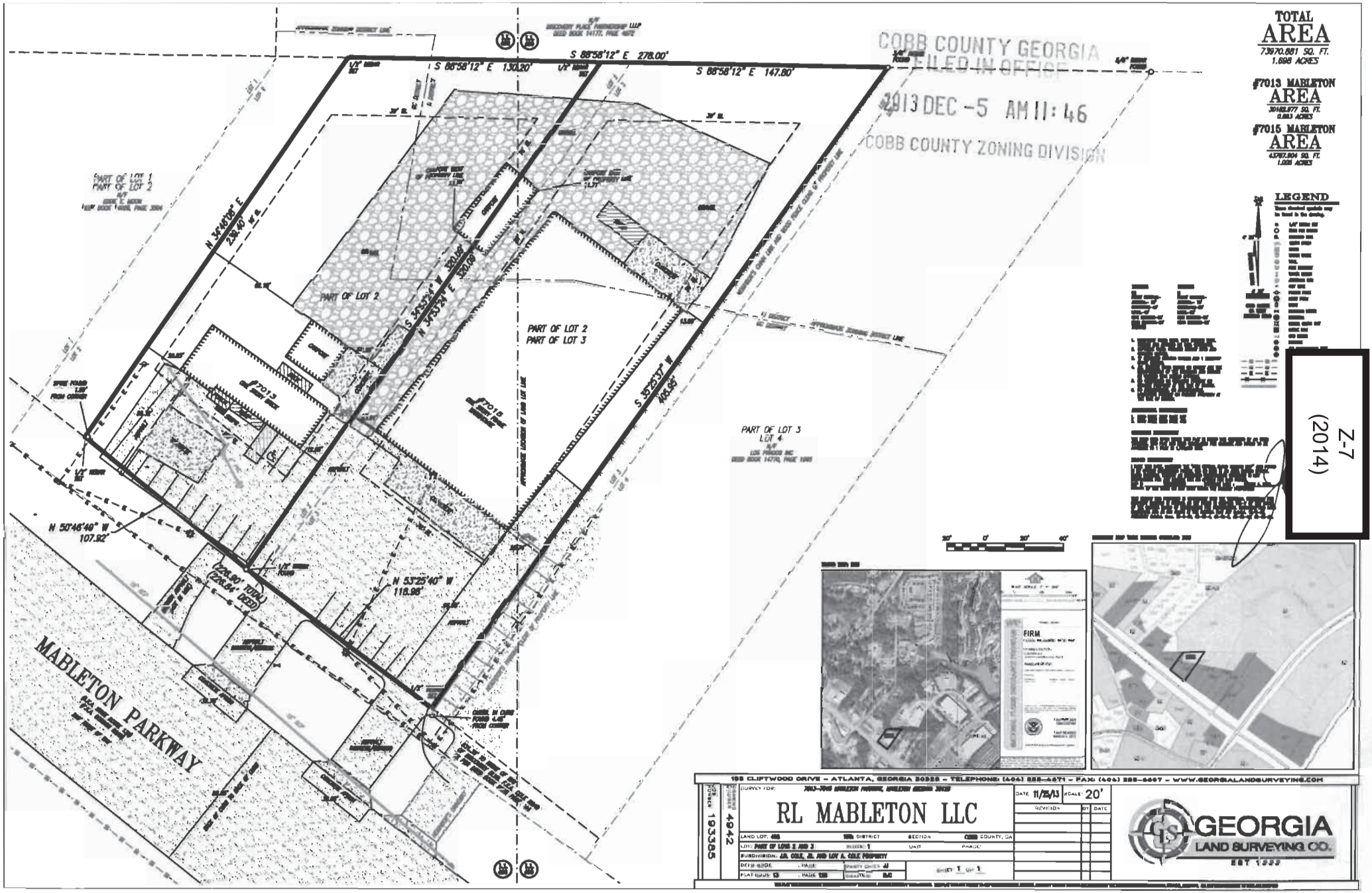
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). No

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:** 11/19/2013

Applicant name (printed): Joel I. Barnett / BCL-Atlanta LLC

Revised August 21, 2013


COBB COUNTY GEORGIA
FILED IN OFFICE
2013 DEC -5 AM 11:46
COBB COUNTY ZONING DIVISION
TOTAL AREA
73970.881 SQ. FT.
1.698 ACRES
#7013 MABLETON AREA
#7015 MABLETON AREA
LEGEND
S 88°58'12" E 278.00'
S 88°58'12" E 130.20'
S 88°58'12" E 147.80'
N 34°46'28" E 232.40' M.
PART OF LOT 1
PART OF LOT 2
PART OF LOT 2
PART OF LOT 3
PART OF LOT 3
LOT 4
N 50°46'40" W 107.92'
N 53°25'40" W 118.98'
S 37°25'37" W 104.95'
MABLETON PARKWAY
FIRM
Z-7 (2014)
195 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6407 - WWW.GEORGIALANDSURVEYING.COM
RL MABLETON LLC
DATE 11/25/13
SCALE 20'
GEORGIA LAND SURVEYING CO.
EST 1933
193385
4942

APPLICANT: RL Mableton, LLC

(301) 482-0300

REPRESENTATIVE: Dean C. Rasco

(301) 672-0166

TITLEHOLDER: Ken A. Harbaugh

PROPERTY LOCATION: Northeast side of Mableton Parkway, between Hunnicut Road and Discovery Boulevard (7013 and 7015 Mableton Parkway)

ACCESS TO PROPERTY: Mableton Parkway

PHYSICAL CHARACTERISTICS TO SITE: Brick house and accessory building converted to commercial/industrial use

PETITION NO: Z-7

HEARING DATE (PC): 02-04-14

HEARING DATE (BOC): 02-18-14

PRESENT ZONING: GC and LI

PROPOSED ZONING: LI

PROPOSED USE: Landscape Contractor Offices with Repair Shop and Vehicle Repair

SIZE OF TRACT: 1.6 acres

DISTRICT: 18

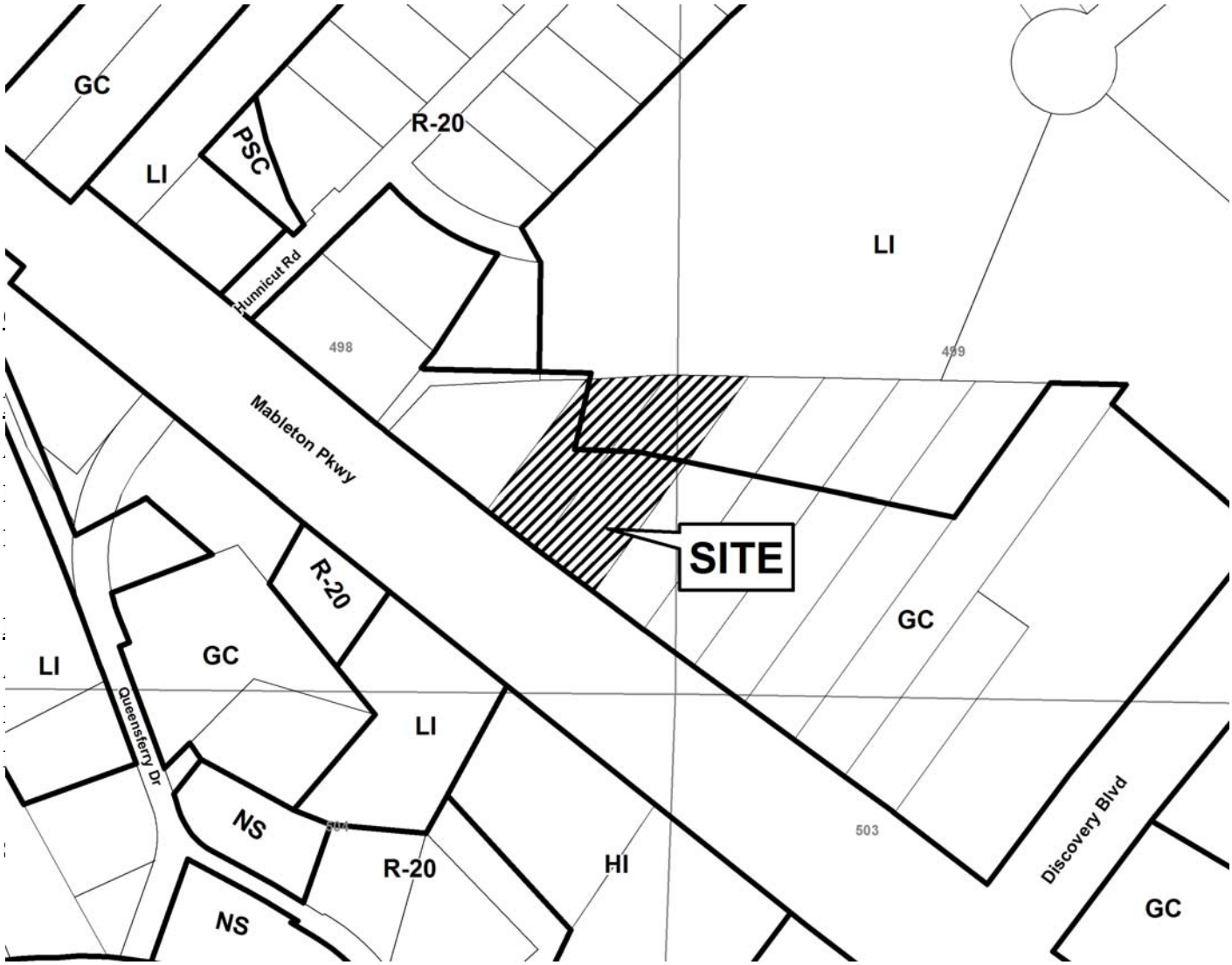
LAND LOT(S): 498,*499*

PARCEL(S): 26,*28*

TAXES: PAID X **DUE** ____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



Application #: Z-7

PC Hearing Date: 2-4-14

BOC Hearing Date: 2-18-14

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): Landscape contractor offices, repair shop and vehicle parking.

b) Proposed building architecture: Existing

c) Proposed hours/days of operation: M-S 6am - 6pm

d) List all requested variances: None

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 DEC -5 AM 11:45
COBB COUNTY ZONING DIVISION

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

None.

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

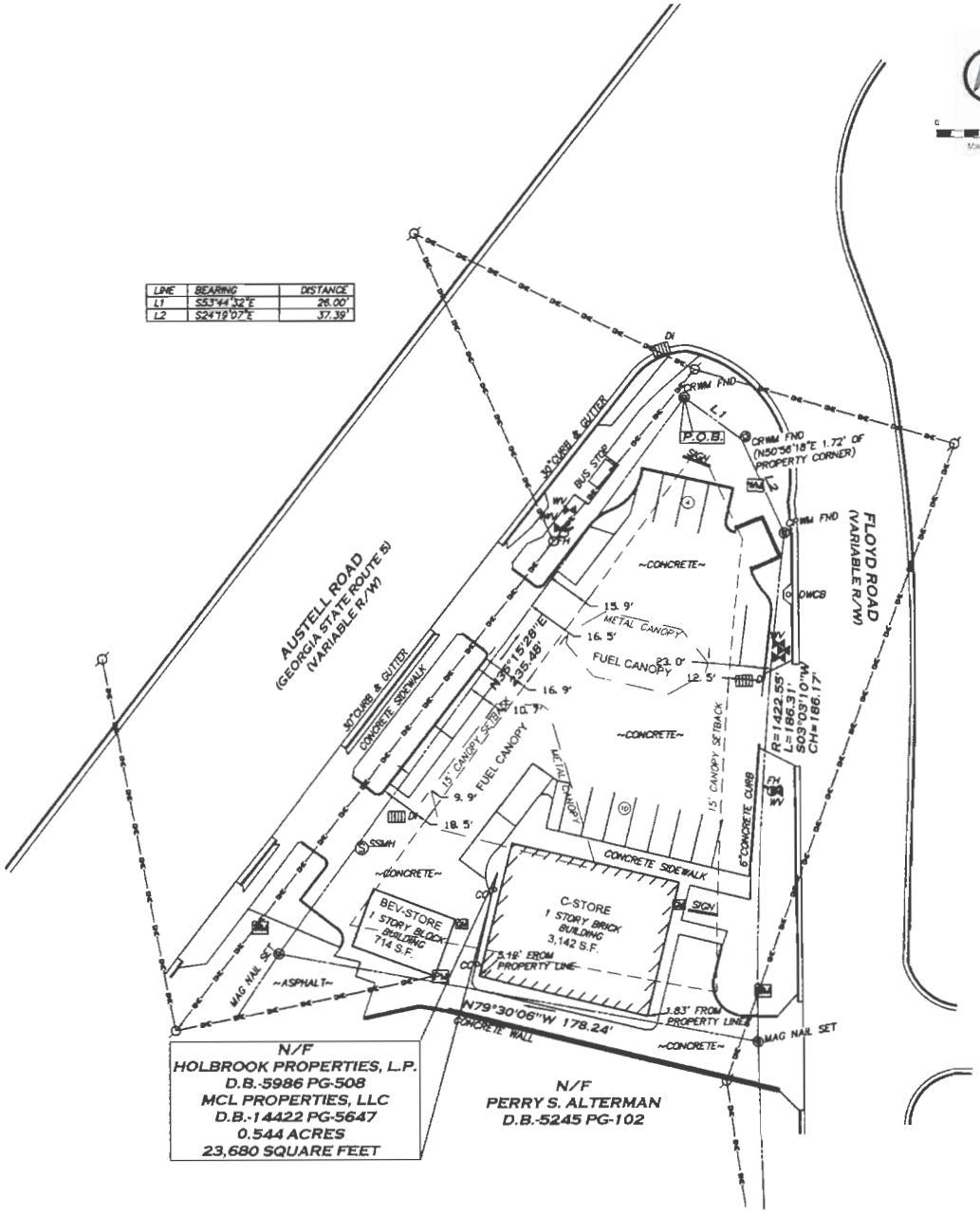
Part 5. Is this application a result of a Code Enforcement action? No ✓ ;Yes___ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

Applicant signature: Dean C Rasco Date: 12/3/13

Applicant name (printed): DEAN C. RASCO

Revised August 21, 2013

LINE	BEARING	DISTANCE
L1	S53°44'32"E	26.00'
L2	S24°19'07"E	37.39'



DEC - 5 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

THE MAIN BUILDING, 3,142 SF, IS A CONVENIENCE STORE.
THE BUILDING ON THE SIDE, 714 SF, IS A BEVERAGE STORE.

NO LAKES OR STREAMS ON THE PROPERTY
NO UTILITY EASEMENTS HAVE BEEN RECORDED ON THE PROPERTY
NO WETLANDS ON THE PROPERTY
NO STREAM BUFFERS

PROPOSED

Z-8
(2014)

THE CONTINEO GROUP
THE CONTINEO GROUP
572 OAKLEAF ROAD | ALPHARETTA, GA 30097
PHONE: 770.333.1400 | WWW.THECONTINEOGROUP.COM

NEXT LEVEL
5487 GLENRIDGE DRIVE
SUITE 450
ATLANTA, GA. 30328
PHONE: 770.392.1662

#	DATE	REVISIONS	BY

AUSTELL ROAD
JURISDICTION: COBB COUNTY
PARCEL No.: 19080400160
LOCATION: 3661 AUSTELL ROAD SW
MARIETTA, GA. 30006

CHECKED BY:
DRAWN BY:

SITE PLAN
JOB NO: 13-164
DATE:
SHEET C01
OF 1 SHEETS

APPLICANT: Holbrook Properties, LP/MCL Properties, LLC

REPRESENTATIVE: Lois D. Holbrook and Marsha H. Mann

TITLEHOLDER: Lois D. Holbrook and MCL Properties, LLC

PROPERTY LOCATION: Southwest intersection of Austell Road and Floyd Road (7013 and 7015 Mableton Parkway).

ACCESS TO PROPERTY: Austell Road and Floyd Road

PHYSICAL CHARACTERISTICS TO SITE: Existing convenience store with fuel sales and canopies, and beverage store

PETITION NO: Z-8

HEARING DATE (PC): 02-04-14

HEARING DATE (BOC): 02-18-14

PRESENT ZONING: PSC

PROPOSED ZONING: CRC

PROPOSED USE: Existing Service Station/ Convenience Store

SIZE OF TRACT: 0.544 acre

DISTRICT: 19

LAND LOT(S): 848

PARCEL(S): 18, 26

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

RECEIVED
DEC - 5 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

COBB COUNTY STATE OF GEORGIA 1832

Application #: Z-8
PC Hearing Date: 2-4-14
BOC Hearing Date: 2-18-14

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):** Existing service station, convenience store and separate unrelated existing package store.

b) **Proposed building architecture:** _____

c) **Proposed hours/days of operation:** 24 hours per day

d) **List all requested variances:** NONE at this time

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

See Documented Impact Analysis Attached.

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:** Dec 4, 2013

Applicant name (printed): HOLBROOK / MCL Properties

Revised August 21, 2013

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,788 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT. IT WAS ADJUSTED BY USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000+ FEET.

EQUIPMENT UTILIZED:
ANGULAR & LINEAR: TRIMBLE S6
GPS: TRIMBLE 5800 RR WITH eGPS RTK NETWORK

ACCORDING TO THE FIRM OF COBB COUNTY, MAP NUMBER 13067C00840, ZONE X (UNSHADED), PANEL 84, DATED 12-16-2008 SHOWS THIS PROPERTY NOT TO BE IN A 100 YEAR FLOOD HAZARD AREA.

ALL MATTERS OF TITLE ARE EXCEPTED.

NO N.G.S. MONUMENTS FOUND WITHIN 500' OF THIS PROJECT

Property Address:

Richard Vogh III
Polly Vogh
150 Westwood Drive
Marietta, Georgia 30064

Zoning:

R20
Minimum Front Setback = 50 feet
Minimum Side Setback = 10 feet
Minimum Rear Setback = 35 feet
Minimum Lot Area = 20,000 sf
Minimum Lot width = 100 feet
Max. Ht. of Bldg= 2 stories & 35 ft
Lot coverage < 80%

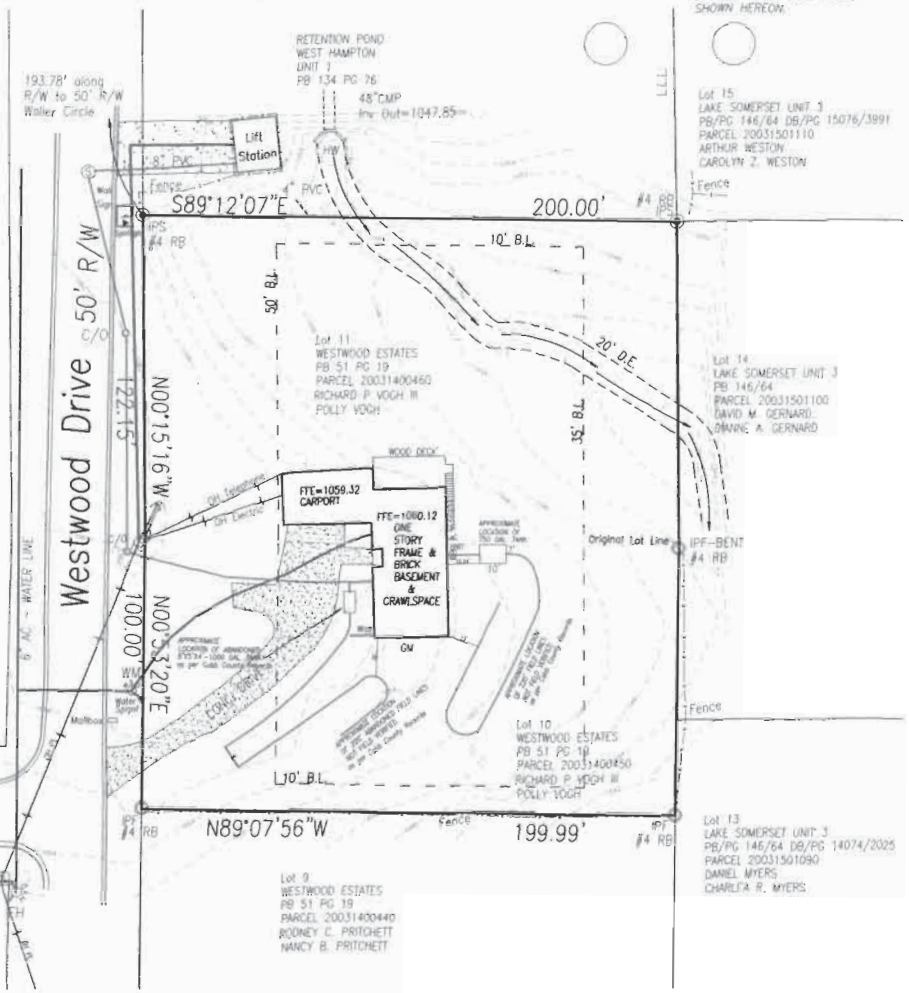
Surveyor's References:

WESTWOOD ESTATES PB/PG 51/19
GPS REFERENCE MONUMENTS:
PID EE2354 COBB 7192 28 DAVENPORT TRACE
PID DG3184 COBB BV 033202 SOUTHERN TECH
VERTICAL DATUM NAVD 1988
HORIZONTAL NAD 1983 GEORGIA WEST 1002

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF **RICHARD P VOGH III AND POLLY VOGH** NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

LOCATION MAP N.T.S.

AREA:
44,328.15 Sq. Ft.
1.01 ACRES



Impervious Area = 4445.4 SF
Total Area = 44,328.15 SF
Impervious Area = 10%

Utility Providers - Contact Information
Note: This list is limited to utility companies that have buried facilities in the vicinity of the area surveyed but may not represent all the utilities in this area.

Gas
Atlanta Gas Light Company AGL
Marietta Gas
Sam Terry 404-694-3311

Power
Cobb EMC
April Milhollan 678-355-3406

Water & Sewer
Cobb County Water
Robbie Johnson 770-419-6255

Communication
AT&T
Ken Rector (404) 216-7772
Cobb County DOT (Fiber Communication)
Robbie Johnson 770-419-6255

LEGEND:

EXISTING BUILDING — CONCRETE

- POINT
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- #4RB - 1/2" REBAR
- OTP - OPEN TOP PIPE
- CT - CRIMP TOP PIPE
- PK - "P-K" NAIL SET
- ARC LENGTH
- RADIUS
- CH - CHORD
- EX. - EXISTING
- PROP - PROPOSED
- R/W - RIGHT-OF-WAY
- BL - BUILDING LINE
- TB - TOP OF BANK
- BB - BOTTOM OF BANK

- DE - DRAINAGE EASEMENT
- HW - HEADWALL
- SWCB - SINGLE WING CATCH BASIN
- DWCB - DOUBLE WING CATCH BASIN
- JB - JUNCTION BOX
- CI - CURB INLET
- YI/DI - YARD INLET / DROP INLET
- RCP - REINFORCED CONCRETE PIPE
- CMP - CORRUGATED METAL PIPE
- SSE - SANITARY SEWER EASEMENT
- MH - SANITARY SEWER MANHOLE
- C/O - SANITARY SEWER CLEAN OUT
- LL - LAND LOT LINE
- POB - POINT OF BEGINNING
- PC - POINT OF COMMENCEMENT

- N or F - NOW OR FORMERLY
- BOC - BACK OF CURB
- CAG - CURB AND GUTTER
- EOP - EDGE OF PAVEMENT
- CL - CENTERLINE
- OH - OVERHEAD POWER
- PP/OW - POWER POLE/GUY WIRE
- GDP - GUIDE POLE
- LP - LIGHT POLE
- PB - POWER BOX
- FH - FIRE HYDRANT
- WV - WATER VALVE
- WM - WATER METER
- GV - GAS VALVE
- GM - GAS METER
- BOLLARD

Underground Utility Legend
- Electric
- Gas, Oil, Steam, Petroleum
- Potable Water
- Sewer and Drain Lines

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND CC LAND SURVEYORS, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.

THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, EXISTING DRAWINGS AND FROM THE OWNER'S INSTRUCTION. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH SHE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY SHOWN.

NOTE:
THE CONTENTS OF THIS PLAT ARE SUBJECT TO THE ORIGINAL PLAT ON FILE, ELECTRONICALLY, WITH CC LAND SURVEYORS. ANY REVISIONS, ADDITIONS OR DELETIONS ARE STRICTLY FORBIDDEN WITHOUT CC LAND SURVEYORS' SUPERVISION AND APPROVAL, BEING NOTED ACCORDINGLY ON CAD PLAT.

CC LAND SURVEYORS
PO BOX 801143
Acworth, Georgia 30101
770-975-3933 ~ 770-420-2274 fax
www.ccland.com

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
RICHARD P. VOGH, III
POLLY VOGH
185 LAND LOT ~ 20TH DISTRICT ~ 2ND SECTION
COBB COUNTY, GEORGIA

NO.	DATE	REVISION

SURVEY CREW: WH
DRAWN BY: CC
CHECKED BY: CC
APPROVED BY: CC
FIELD DATE: 10/01/13
CAD DATE: 10/09/13
SCALE: 1" = 30'

SHEET 1 OF 1
L\2013
JOB NO. C13-0116 BTU

L\2013\13-0116 WESTWOOD DRIVE BTU.DWG

LUP-1
(2014)

1:1

APPLICANT: Richard P. Vogh, III
(770) 891-4967

REPRESENTATIVE: Richard P. Vogh, III
(770) 891-4967

TITLEHOLDER: Richard P. Vogh, III and Polly Vogh

PROPERTY LOCATION: East side of Westwood Drive, north of Steve Drive
(150 Westwood Drive)

ACCESS TO PROPERTY: Westwood Drive

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

PETITION NO: LUP-1

HEARING DATE (PC): 02-04-14

HEARING DATE (BOC): 02-18-14

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow More Vehicles than County Code Permits

SIZE OF TRACT: 1.01 acres

DISTRICT: 20

LAND LOT(S): 314

PARCEL(S): 45,46

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

Application #: LUP 1
PC Hearing Date: 2/4/14
BOC Hearing Date: 2/16/14

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business, or request? Allow 6 Vehicles
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?_____ ;Per week? None
6. Where do clients, customers and/or employees park?
   Driveway:_____; Street:_____ ;Other (Explain): N/A
7. Signs? No: ✓ ; Yes:_____. (If yes, then how many, size, and location):
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 2 Cars, 2 Pickup Trucks (one is vintage 1955 model), 1 small SUV, 1 van style box truck
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): Explanation Attached

Applicant signature: Richard P. Vogh III Date: Oct. 11, 2013

Applicant name (printed): Richard P. Vogh III

Revised August 21, 2013

Application For Temporary Land Use Permit
Cobb County Georgia

Explanation

The four vehicles limitation based upon the 1664 square feet of living building space in my house is a hardship. Among the four adult residents (husband-myself, wife, and two of our sons) four vehicles is insufficient. One car for my wife, one vehicle for one son, two vehicles needed by another son due to the type of work he does (bread delivery route in the Douglasville area with a van style box truck he owns, and a regular pickup truck for his non-work travel) makes four vehicles, and leaves zero for me. I have a car and an antique working truck which I've had since 1982.

I am requesting allowance of six vehicles.

My property size is 1.01 acre.

Richard P. Vogh III Oct. 11, 2013

Richard P. Vogh, III
150 Westwood Drive
And
160 Westwood Drive
Marietta GA 30064

Application #: LUP-1
PC Hearing Date: 2-4-14
BOC Hearing Date: 2-18-14

TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

1. Number of unrelated adults in the house? Ø
2. Number of related adults in the house? 4
3. Number of vehicles parked on the driveway? _____
4. Number of vehicles parked in garage? _____
5. Number of vehicles parked on the street? _____

6. Does the property owner live in the house? Yes ✓ ;No_____
7. Any outdoor storage? No ✓ ; Yes_____(If yes, please state what is kept outside): _____

8. Length of time requested (24 months maximum): 24 months

9. 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).

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

_____

_____

Applicant signature: _____ Date: _____

Applicant name (printed): _____

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 1,664 ft

Number of related adults proposed: 4 Number permitted by code: 4

Number of unrelated adults proposed: Ø Number permitted by code: Ø

Number of vehicles proposed: 6 Number permitted by code: 4

Number of vehicles proposed to be parked outside: 6 Number of vehicles permitted 3

Revised December 18, 2013

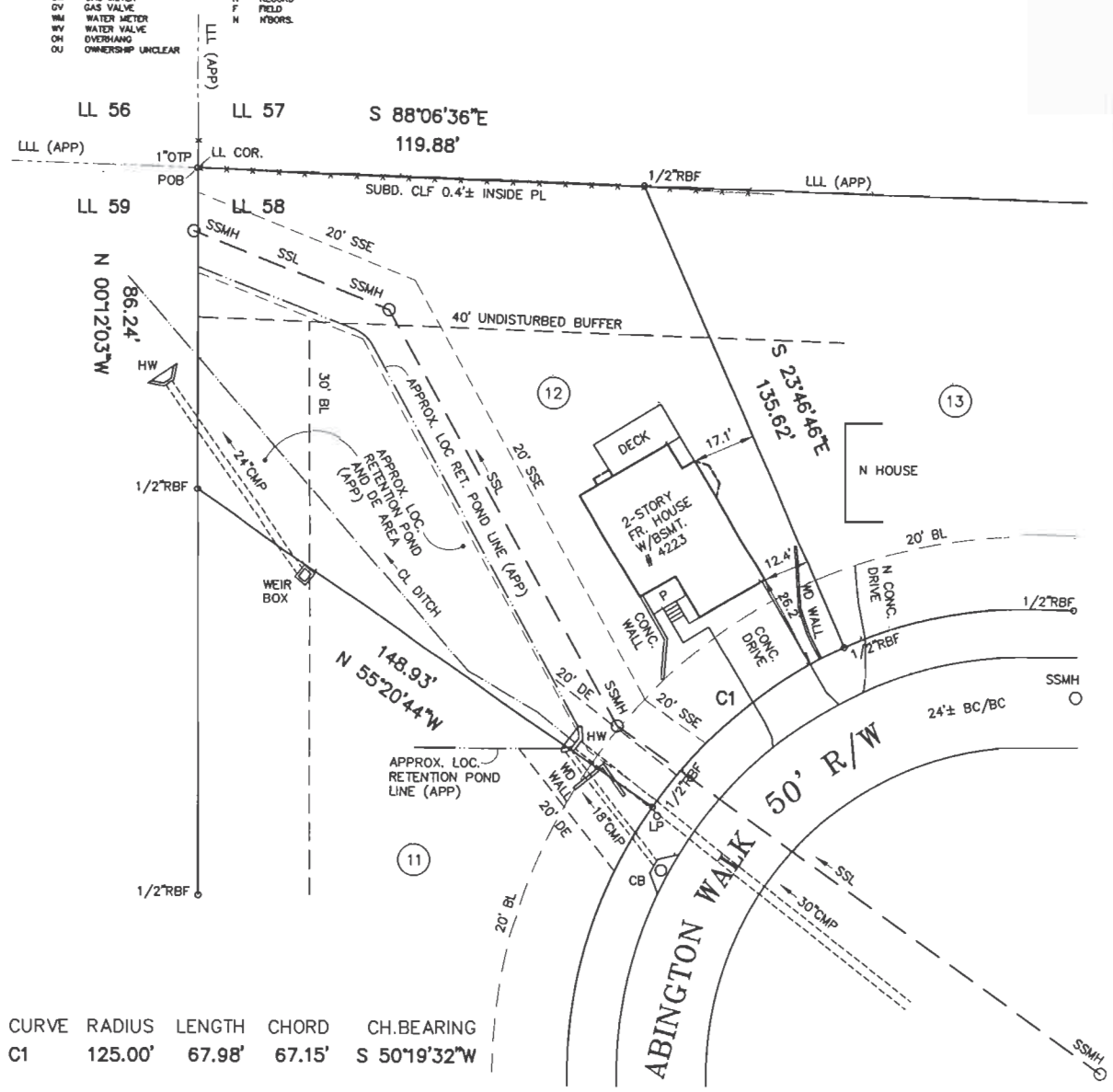
LUP-2
(2014)

* L E G E N D *

POB	POINT OF BEGINNING	IP	IRON PIN FOUND
LLL	LAND LOT LINE	IPS	IRON PIN SET
MH	MAN HOLE	OTP	OPEN TOP PIPE FOUND
SSL	SANITARY SEWER LINE	CTP	CRIMP TOP PIPE FOUND
CO	SAN SEWER CLEANOUT	RB	REINFORCING BAR FOUND
CB	CATCH BASIN	RBS	REINFORCING BAR SET
JB	JUNCTION BOX	MAG	MAGNETIC READING IP
DI	DRAINAGE INLET	AI	ANGLE IRON FOUND
YI	YARD INLET	CP	CALCULATED POINT
HW	HEAD WALL	-X-X	FENCE
PP	POWER POLE	CLF	CHAIN LINK FENCE
PW	POWER LINE	WDF	WOOD FENCE
SSE	SANITARY SEWER ESMT.	WRF	WIRE FENCE
DE	DRAINAGE EASEMENT	WW	WET WEATHER
UE	UTILITY EASEMENT	FC	FENCE CORNER
AE	ACCESS EASEMENT	BL	BUILDING LINE
TB	TOP OF BANK	R/W	RIGHT-OF-WAY
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
RCP	REINFORCED CONC. PIPE	PC	PROPERTY CORNER
APP	AS PER PLAT	CL	CENTER LINE
APD	AS PER DEED	CPT	CARPORT
APR	AS PER RECORD	BR	BRICK
APF	AS PER FIELD	FR	FRAME
BC	BACK OF CURB	WD	WOOD
EP	EDGE OF PAVEMENT	SN	SIGN
EB	ELECTRIC POWER BOX	P	PLAT
EM	ELECTRIC METER	D	DEED
GM	GAS METER	R	RECORD
GV	GAS VALVE	F	FIELD
WM	WATER METER	N	N'BORS.
WV	WATER VALVE		
OH	OVERHANG		
OU	OWNERSHIP UNCLEAR		

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. 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 RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.



CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	125.00'	67.98'	67.15'	S 50°19'32"W

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 OCT 14 AM 10: 38
COBB COUNTY ZONING DIVISION

PROPERTY ADDRESS:
4223 ABINGTON WALK
KENNESAW, GA 30144

LAND AREA:
0.446 AC

PLAT PREPARED FOR:

JASON KORMOS

LOT 12	BLOCK	
SUBDIVISION ABINGTON GREEN	UNIT	
LAND LOT 58	20TH DISTRICT	2ND SECTION
COBB COUNTY, GEORGIA		
FIELD WORK DATE JUN 14, 2012	PRINTED/SIGNED JUN 15, 2012	
PLAT BOOK 140 ,PAGE 30 DEED BOOK 14114 ,PAGE 5702	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	

GEORGIA REGISTERED No. 3197 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

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.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

0 30
SCALE 1" = 30'

COORD # 20120362
DWG # 20120362

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

70 LENOX POINTE,
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

APPLICANT: Jason Kormos
(404) 326-0033

REPRESENTATIVE: Jason Kormos
(404) 326-0033

TITLEHOLDER: Jason Kormos and Mi Kyong Kormos

PROPERTY LOCATION: Northwest side of Abington Walk, northwest of Hempstead Court (4223 Abington Walk).

ACCESS TO PROPERTY: Abington Walk

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

PETITION NO: LUP-2

HEARING DATE (PC): 02-04-14

HEARING DATE (BOC): 02-18-14

PRESENT ZONING: RA-4

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow More Unrelated Adults and Vehicles than County Code Permits

SIZE OF TRACT: 0.446 acre

DISTRICT: 20

LAND LOT(S): 58

PARCEL(S): 127

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 OCT 14 AM 10: 28

COBB COUNTY ZONING DIVISION

Application #: LUP-2
PC Hearing Date: 2-4-14
BOC Hearing Date: 2-18-14

TEMPORARY LAND USE PERMIT WORKSHEET

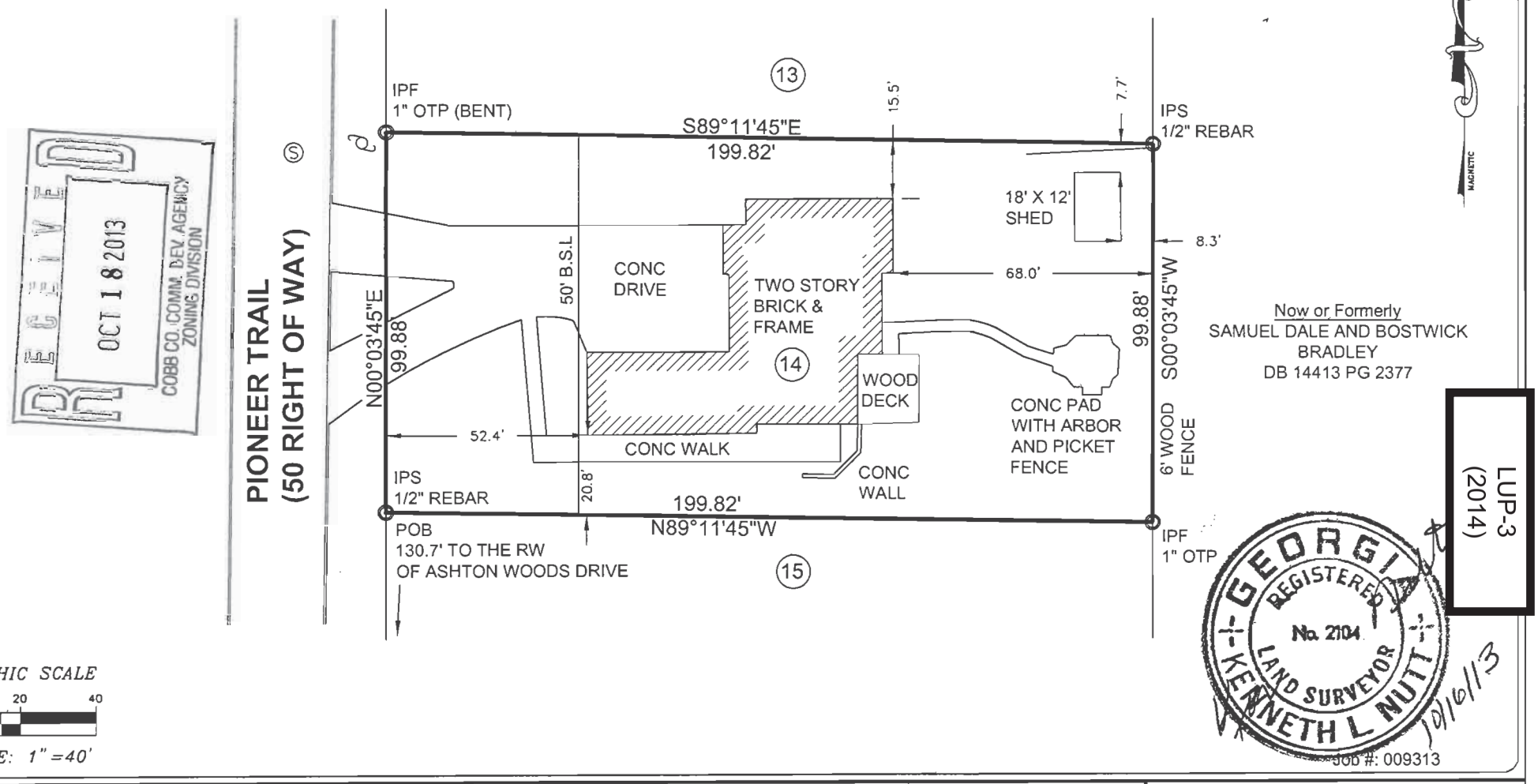
1. **Type of business, or request?** rent basement (finished)
2. **Number of employees?** —
3. **Days of operation?** —
4. **Hours of operation?** —
5. **Number of clients, customers, or sales persons coming to the house per day?** — **;Per week?** —
6. **Where do clients, customers and/or employees park?**
   Driveway: — **; Street:** — **;Other (Explain):** side driveway
   Parking beside house
7. **Signs? No:** — **; Yes:**_____. **(If yes, then how many, size, and location):**
8. **Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.):** 2, two 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):**
12. **Length of time requested (24 months maximum):** until May 2015
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):**
    2 college students live in Basement. Owner lives on main level. House is 1,668 ft.

Applicant signature: _____ **Date:** 10/17/13

Applicant name (printed): Jason Kormos

J.P. 12-18-13

Revised August 21, 2013



- 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 72,400 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.
- According to F.I.R.M. Community Panel # 13067C0128H, dated 11/02/2012 this property is not located in an area having special flood hazards.

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

Boundary Survey for:
ROSHANA DANESH AND FARIBA MANSOORI

Lot 14, Block G, Pioneer Woods, Unit Six
195 Pioneer Trail
Land Lot 1203, 16th District, 2nd Section
Cobb County, Georgia

Party Chief: KN
Date Surveyed: 10/06/13
Date Drawn: 10/10/13

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

REFERENCES
Plat Bk: 73 Pg. 105
Deed Bk. 13867 Pg. 4350

Area = 19,956 Square Feet
Area = 0.46 Acres

-o-o- = Chain Link Fence
-x-x- = Barbed Wire
SSMH = Sewer Manhole
SS = Sanitary Sewer
SSE = Sanitary Sewer Ease.
FH = Fire Hydrant
JB = Junction Box
PP = Power Pole
DI = Drop Inlet
IPP = Iron Pin Placed
PL = Property Line
IPF = Iron Pin Found
R/W = Right of Way
MON = Monument Found
= Power Line
LP = Light Pole
DE = Drainage Easement
EP = Edge Pavement
WV = Water Valve
POB = Point of Beginning
WM = Water Meter
CTP = Crimp Top Pin Found
CMP = Corrugated Metal Pipe
B/C = Back of Curb
RCP = Reinforced Conc. Pipe
C/L = Centerline

APPLICANT: Danesh Roshan
(404) 409-2044

REPRESENTATIVE: Danesh Roshan
(404) 409-2044

TITLEHOLDER: Danesh Roshan and Fariba Mansoori

PROPERTY LOCATION: East side of Pioneer Trail, north of Ashton Woods Drive
(195 Pioneer Trail)

ACCESS TO PROPERTY: Pioneer Trail

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-3

HEARING DATE (PC): 02-04-14

HEARING DATE (BOC): 02-18-14

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow More Unrelated Adults and Vehicles than County Code Permits

SIZE OF TRACT: 0.46 acre

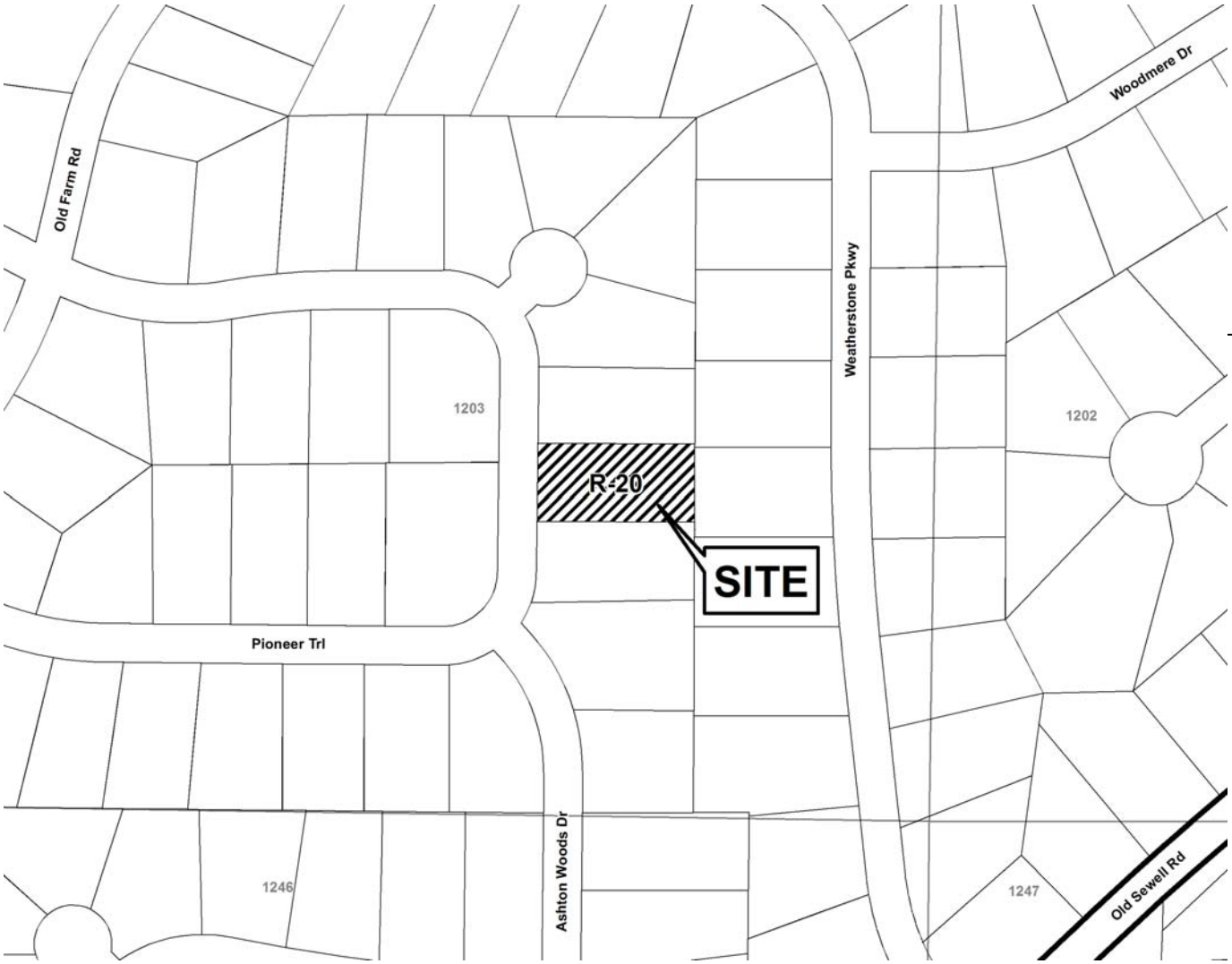
DISTRICT: 16

LAND LOT(S): 1203

PARCEL(S): 55

TAXES: PAID X **DUE** ____

COMMISSION DISTRICT: 2



RECEIVED
OCT 18 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application #: LUP-3
PC Hearing Date: 2-4-14
BOC Hearing Date: 2-18-14

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business, or request? Two of our best friends stay with us for 24 months or less untill they find a place to live
2. Number of employees? NA
3. Days of operation? NA
4. Hours of operation? NA
5. Number of clients, customers, or sales persons coming to the house per day? NA ;Per week? NA
6. Where do clients, customers and/or employees park?
   Driveway:_____; Street:_____ ;Other (Explain):_____
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.): three six
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: 9-24-13

Applicant name (printed): Danesh Roshan

Revised August 21, 2013

Application #: LUP-3
PC Hearing Date: 2-4-14
BOC Hearing Date: 2-18-18

TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

1. Number of unrelated adults in the house? 3
2. Number of related adults in the house? 4
3. Number of vehicles parked on the driveway? 4
4. Number of vehicles parked in garage? 2
5. Number of vehicles parked on the street? _____

6. Does the property owner live in the house? Yes ✓ ;No _____
7. Any outdoor storage? No ✓ ; Yes _____ (If yes, please state what is kept outside): _____

8. Length of time requested (24 months maximum): 24 months

9. 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).

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

Applicant signature: _____ Date: _____

Applicant name (printed): _____

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 4,441 ft

Number of related adults proposed: 4 Number permitted by code: 11

Number of unrelated adults proposed: 3 Number permitted by code: 0

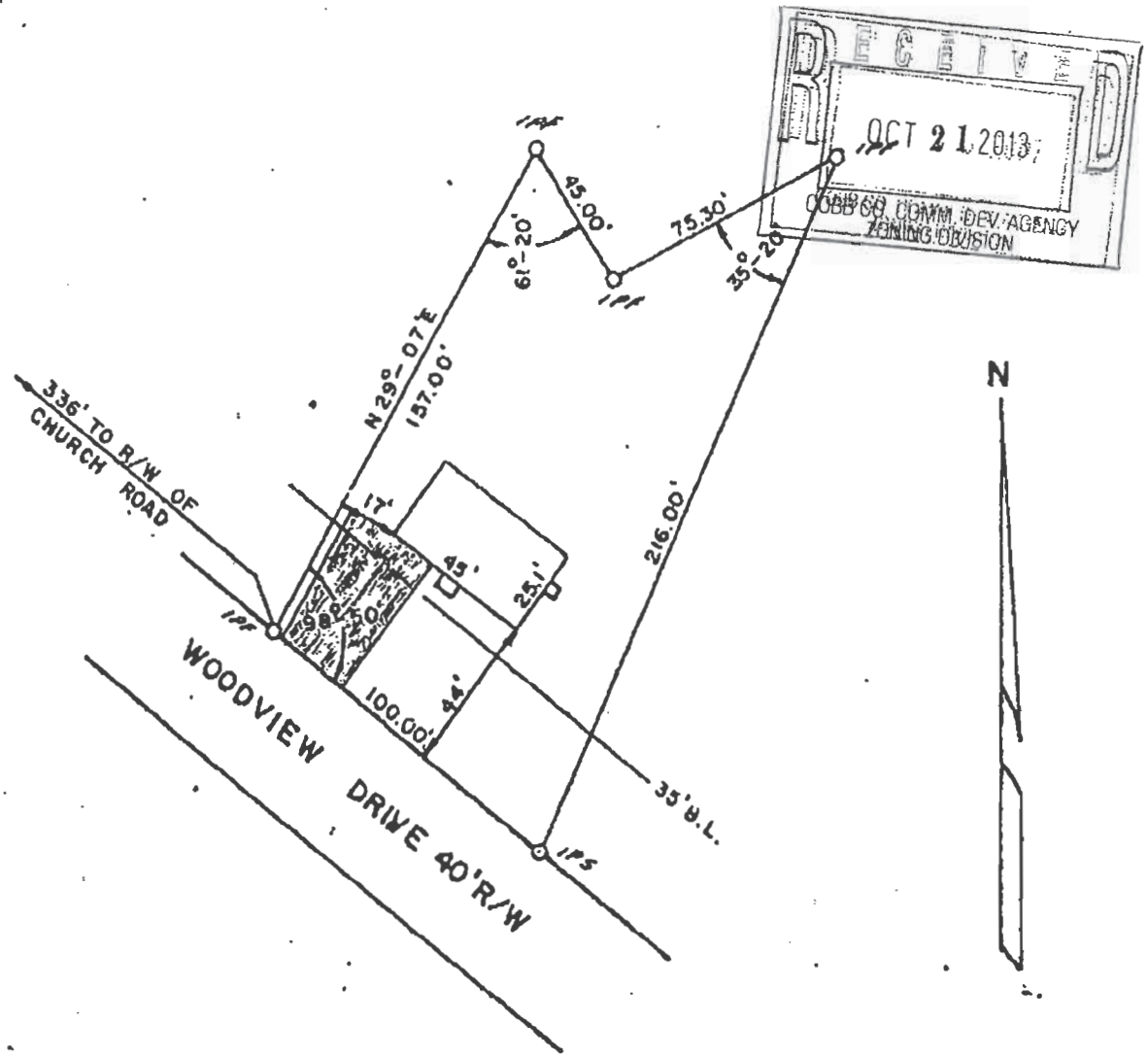
Number of vehicles proposed: 6 Number permitted by code: 11

Number of vehicles proposed to be parked outside: 4 Number of vehicles permitted 3

Revised December 18, 2013

LUP-4
(2014)

RECEIVED
OCT 21 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



SURVEY FOR

PAUL LAMAR STREETMAN

LOT 20, BLOCK "C", WOODMOORE SUBDIVISION
LOCATED IN LAND LOT 269
17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1" = 50'
DATE: MAY 16, 1966

MAYES, SUDDERTH AND ETHEREDGE, INC.
CONSULTING ENGINEERS
ATLANTA MARIETTA

APPLICANT: Shirley Streetman
(770) 435-4244

REPRESENTATIVE: Shirley Streetman
(770) 435-4244

TITLEHOLDER: Paul Lamar Streetman

PROPERTY LOCATION: East side of Woodview Drive, south of Church Road (3195 Woodview Drive)

ACCESS TO PROPERTY: Woodview Drive

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

PETITION NO: LUP-4

HEARING DATE (PC): 02-04-14

HEARING DATE (BOC): 02-18-14

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit (Renewal)

PROPOSED USE: Beauty Shop

SIZE OF TRACT: 0.5acres

DISTRICT: 17

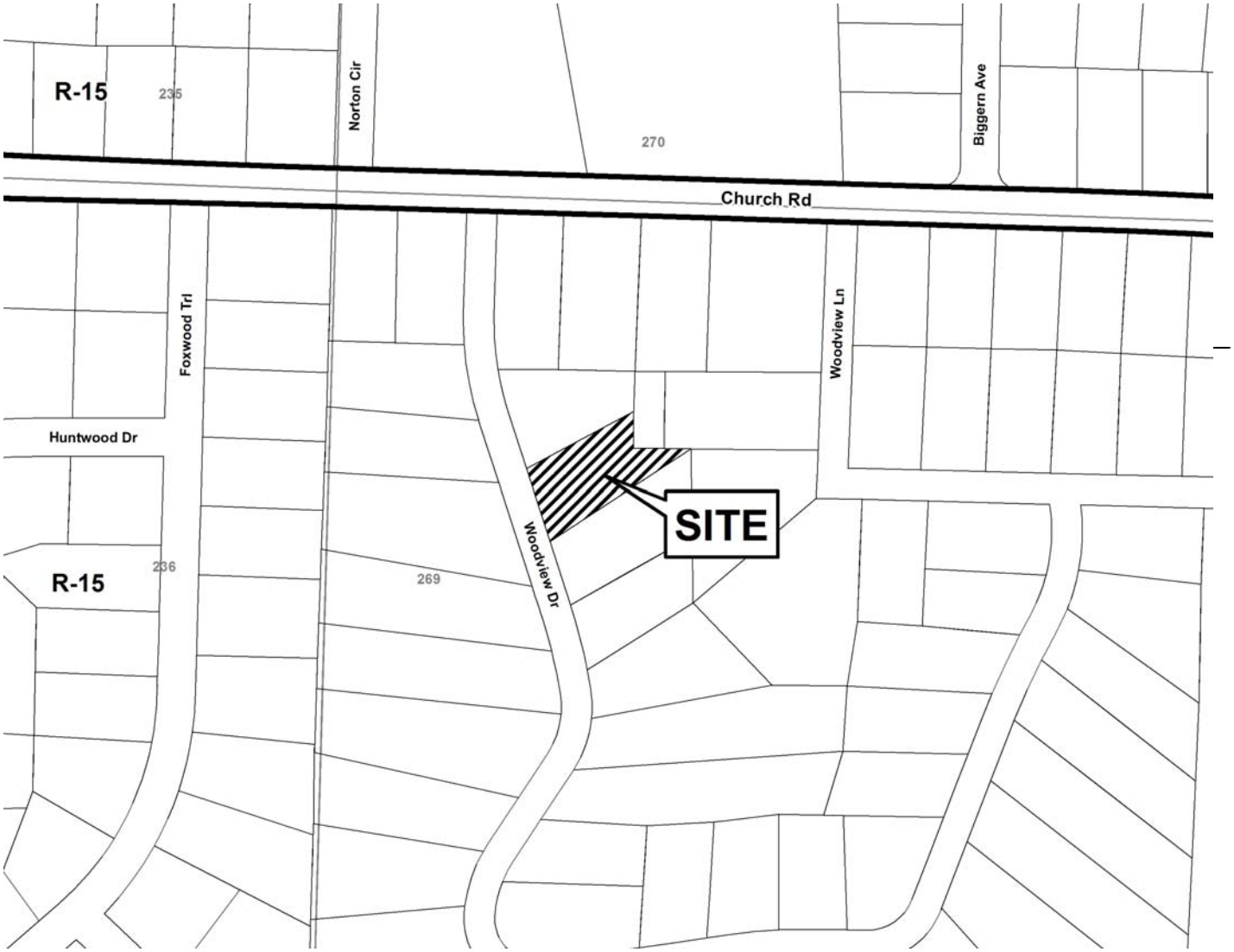
LAND LOT(S): 269

PARCEL(S): 52

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



Application #: LUP-4
PC Hearing Date: 2-4-14
BOC Hearing Date: 2-18-14

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business, or request? Beauty Shop
2. Number of employees? 0
3. Days of operation? 4
4. Hours of operation? 11:00 A.M. - 6 P.M.
5. Number of clients, customers, or sales persons coming to the house per day? 8 ;Per week? Varies - all by appts.
6. Where do clients, customers and/or employees park?
   Driveway: ✓ ; Street: ____ ;Other (Explain): ____
   No on the street parking
7. Signs? No: ✓ ; Yes: ____. (If yes, then how many, size, and location): ____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 0
9. Deliveries? No 0 ; 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: Shirley Streetman Date: ____

Applicant name (printed): Shirley Streetman

Revised August 21, 2013

NOTES:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A GPT 3005W TOTAL STATION, AND HAS A LINEAR PRECISION RATIO OF ONE FOOT IN 23,608 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE AND WAS NOT ADJUSTED

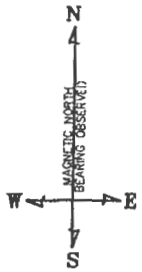
THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FOOT IN 94,606 FEET.

TOTAL AREA = 21,300 SQUARE FEET OR 0.49 ACRES

PROPERTY MAY OR MAY NOT BE SUBJECT TO PROTECTIVE OR RESTRICTIVE COVENANTS AS PER FINAL PLAT AND OR CITY/COUNTY ORDIANCES INCLUDING ALL EASEMENTS AND RIGHTS OF WAY.

THE LOCATION OF UNDERGROUND UTILITIES WERE NOT LOCATED FOR THIS SURVEY. UTILITIES SHOWN ARE BASED UPON VISIBLE AND PHYSICAL EVIDENCE. THERE MAY BE UTILITIES ON OR CROSSING THIS PROPERTY THAT ARE NOT SHOWN. CALL THE UTILITIES PROTECTION CENTER (# 811) BEFORE ANY EXCAVATIONS ARE BEGUN TO ENSURE AND VERIFY THE CORRECT LOCATION AND DEPTH OF ALL UTILITIES.

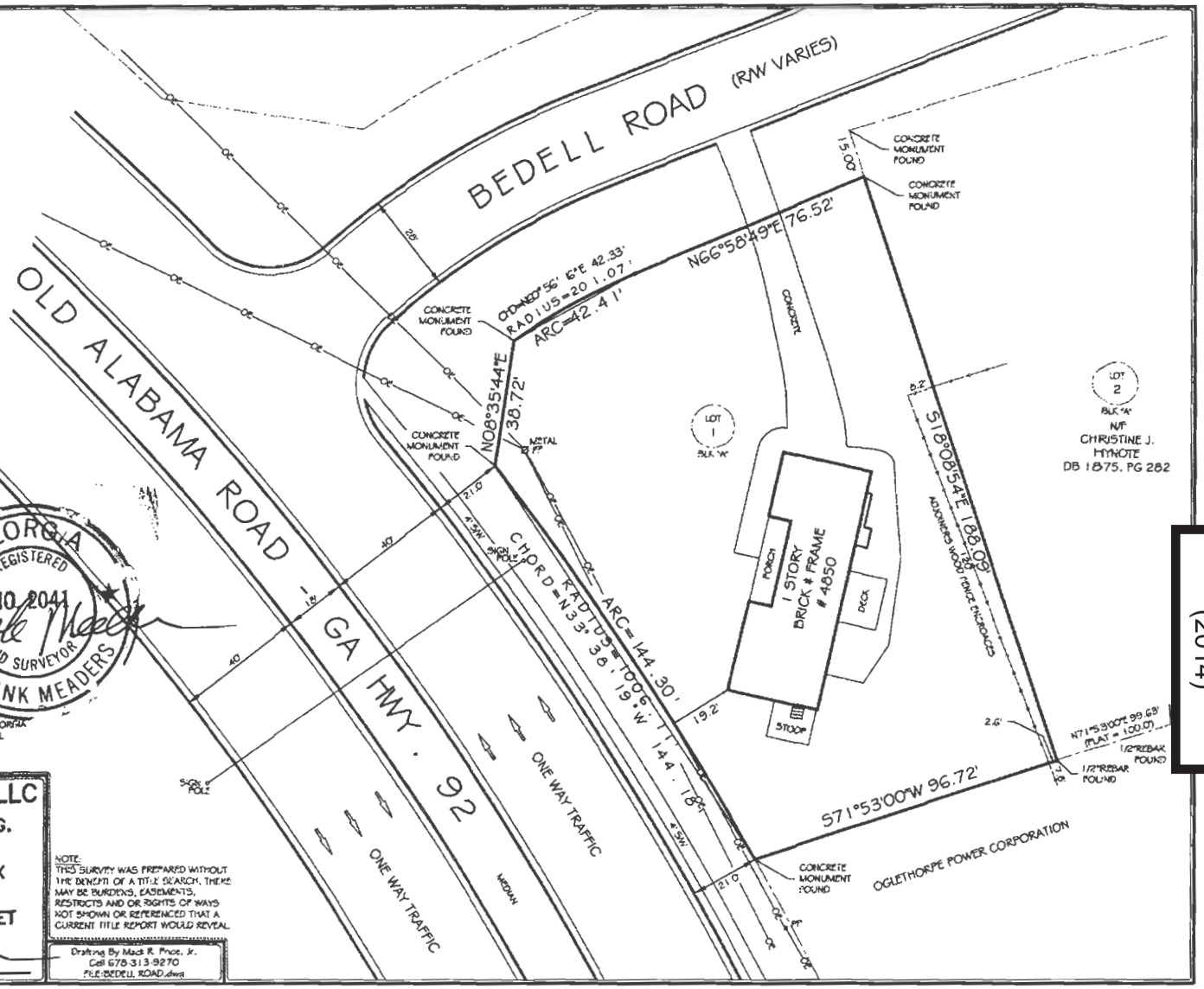
REFERENCES:
PLAT BOOK 52, PAGE 142
DEED BOOK 14596, PAGE 6351



BOUNDARY SURVEY
OF
#4850 BEDELL ROAD
LOT 1, BLOCK "A"
BERNHAM WOODS
UNIT ONE
LOCATED IN
LAND LOT 38
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
DATE: 10-28-2013 ~ SCALE: 1"=40'

0 20 40
GRAPHIC SCALE 1"=40'

GEORGIA REGISTERED NO. 2041 LAND SURVEYOR R. FRANK MEADERS



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

RFM CONSULTING

R.F.M. Consulting, LLC
707 WHITLOCK AVENUE BLDG.
A-37 MARIETTA, GA 30064
PHONE (770) 757-3977 FAX
(770) 499-8496
EMAIL: RFMCON@BELLSOUTH.NET

NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE BURDENS, EASEMENTS, RESTRICTS AND OR RIGHTS OF WAYS NOT SHOWN OR REFERENCED THAT A CURRENT TITLE REPORT WOULD REVEAL.

Drafting By Mack R. Price, Jr.
Cell 678-313-9270
FILE-BEDELL ROAD.dwg

LUP-5
(2014)

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 OCT 31 PM 2:32
COBB COUNTY ZONING DIVISION

APPLICANT: Daniel Cuellar
(770) 480-2513

REPRESENTATIVE: Daniel Cuellar
(770) 480-2513

TITLEHOLDER: Daniel Cuellar

PROPERTY LOCATION: Southeast corner of Bedell Road and Alabama Road
(4850 Bedell Road)

ACCESS TO PROPERTY: Bedell Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

PETITION NO: LUP-5

HEARING DATE (PC): 02-04-14

HEARING DATE (BOC): 02-18-14

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow More Unrelated Adults and Vehicles than County Code Permits

SIZE OF TRACT: 0.49 acres

DISTRICT: 16

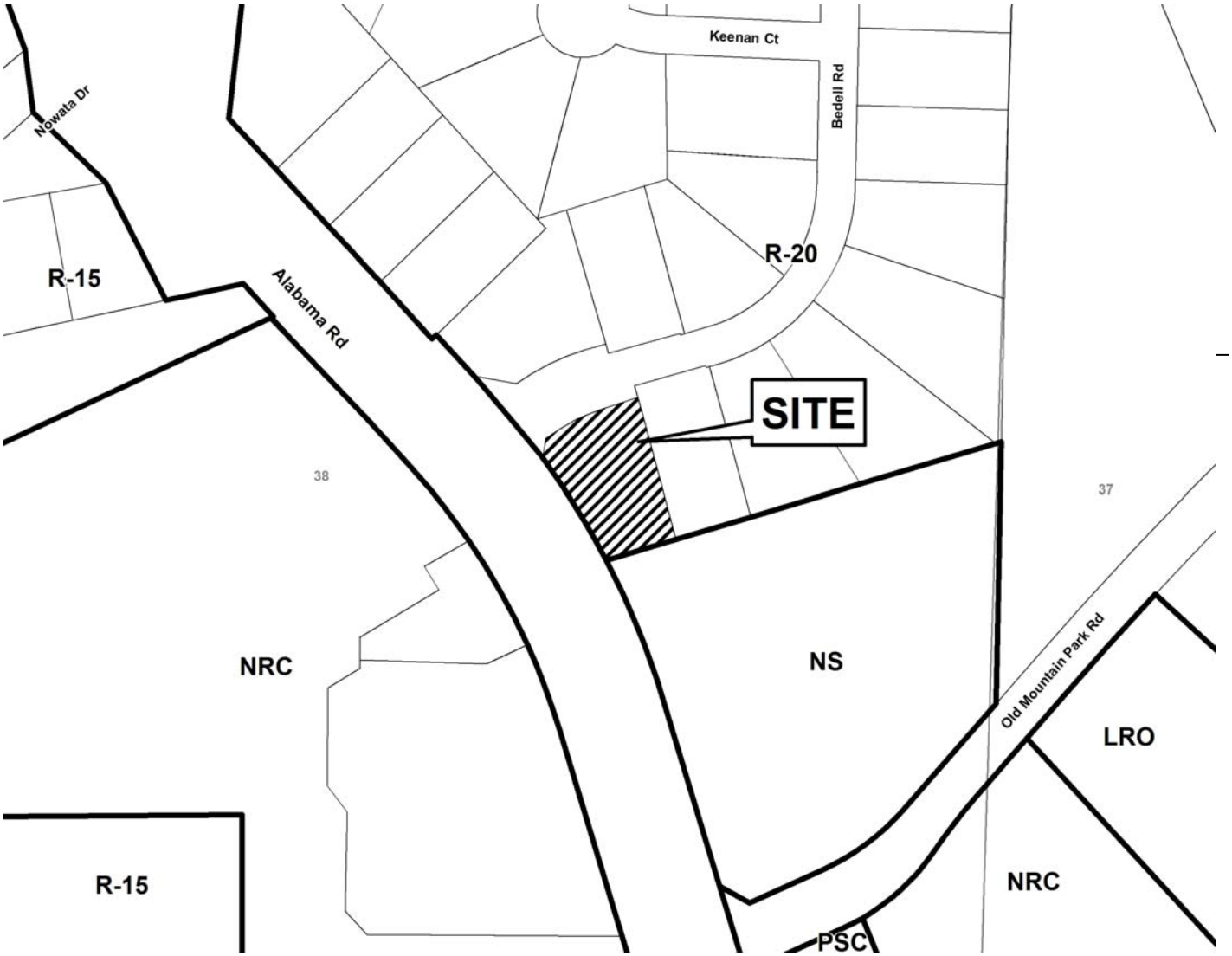
LAND LOT(S): 38

PARCEL(S): 4

TAXES: PAID X **DUE** ____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



COBB COUNTY GEORGIA
FILED IN OFFICE
2013 OCT 31 PM 2:
COBB COUNTY ZONING DIVISION

Application #: LUP-5
PC Hearing Date: 2-4-14
BOC Hearing Date: 2-14-14

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business, or request? _____
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: ✓ ; 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.): 3 vehicles
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
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: 10/30/13

Applicant name (printed): Daniel Cuellar

Revised August 21, 2013

Application #: LUP-5
PC Hearing Date: 2-4-14
BOC Hearing Date: 2-18-14

TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

1. Number of unrelated adults in the house? 4
2. Number of related adults in the house? 2
3. Number of vehicles parked on the driveway? 3
4. Number of vehicles parked in garage? _____
5. Number of vehicles parked on the street? _____

6. Does the property owner live in the house? Yes _____ ;No ✓
7. Any outdoor storage? No ✓ ; Yes _____(If yes, please state what is kept outside): _____

8. Length of time requested (24 months maximum): 24 months

9. 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).

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

Applicant signature: _____ Date: _____

Applicant name (printed): _____

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 2,012 ft

Number of related adults proposed: 2 Number permitted by code: 5

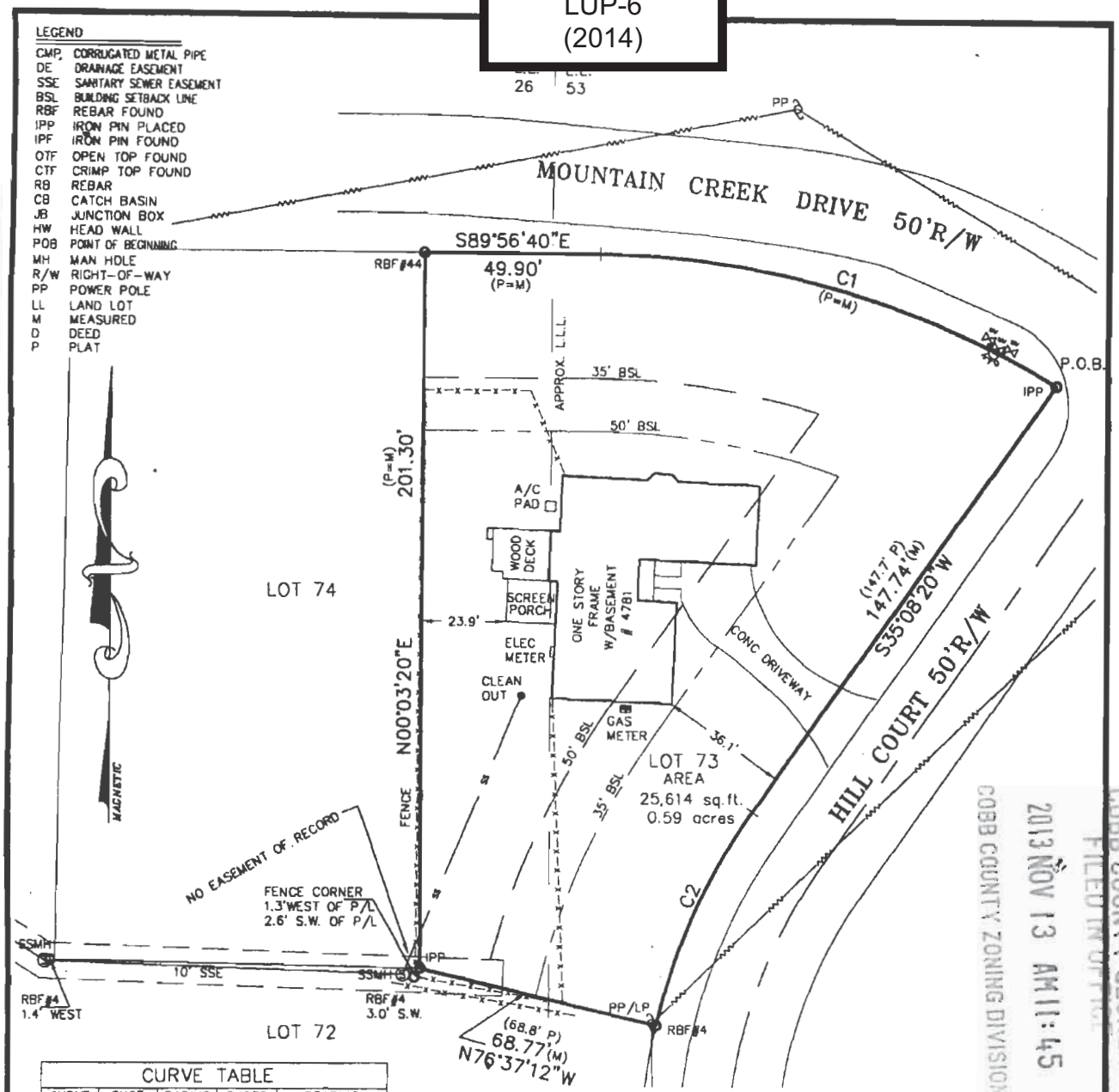
Number of unrelated adults proposed: 4 Number permitted by code: 0

Number of vehicles proposed: 3 Number permitted by code: 5

Number of vehicles proposed to be parked outside: 3 Number of vehicles permitted 3

Revised December 18, 2013

LUP-6
(2014)



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	135.60	250.00	133.94	S74°24'23"E
C2	66.58	175.00	66.18	S24°14'22"W

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 NOV 13 AM 11:45
COBB COUNTY ZONING DIVISION

PLAT CERTIFICATION NOTICE

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 EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS.

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 THE LAW OF THE STATE OF GEORGIA.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-6, 43-15-19, 43-15-22.

NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

NOTE: ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER,AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03" SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 372,678 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

JOB NUMBER: 13-05580

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 2709 JOHN W. STANZILIS, JR.

PLAT BOOK 70 PAGE 33
DEED BOOK 14825 PAGE 1959

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: JACQUELINE L. COMET

DATE 11/11/13

OWNER / PURCHASER JACQUELINE L. COMET & SCOTT N. COMET

SCALE 1" = 30'

LAND LOT 26 & 53 1st DISTRICT 2nd SECTION COBB COUNTY, GEORGIA

LOT 73 BLOCK B UNIT FOUR AREA OF LOT: 25,614 S.F.

SUBDIVISION MOUNTAIN CREEK

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9055 FAX (770)794-9052

APPLICANT: Jackie Comet
(770) 696-1082

REPRESENTATIVE: Jackie Comet
(770) 696-1082

TITLEHOLDER: Jacqueline L. Comet and Scott N. Comet

PROPERTY LOCATION: Southwest intersection of Mountain Creek Drive and Hill Court (4781 Hill Court).

ACCESS TO PROPERTY: Hill Court

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

PETITION NO: LUP-6

HEARING DATE (PC): 02-04-18

HEARING DATE (BOC): 02-18-14

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Dog Sitting

SIZE OF TRACT: 0.59 acre

DISTRICT: 1

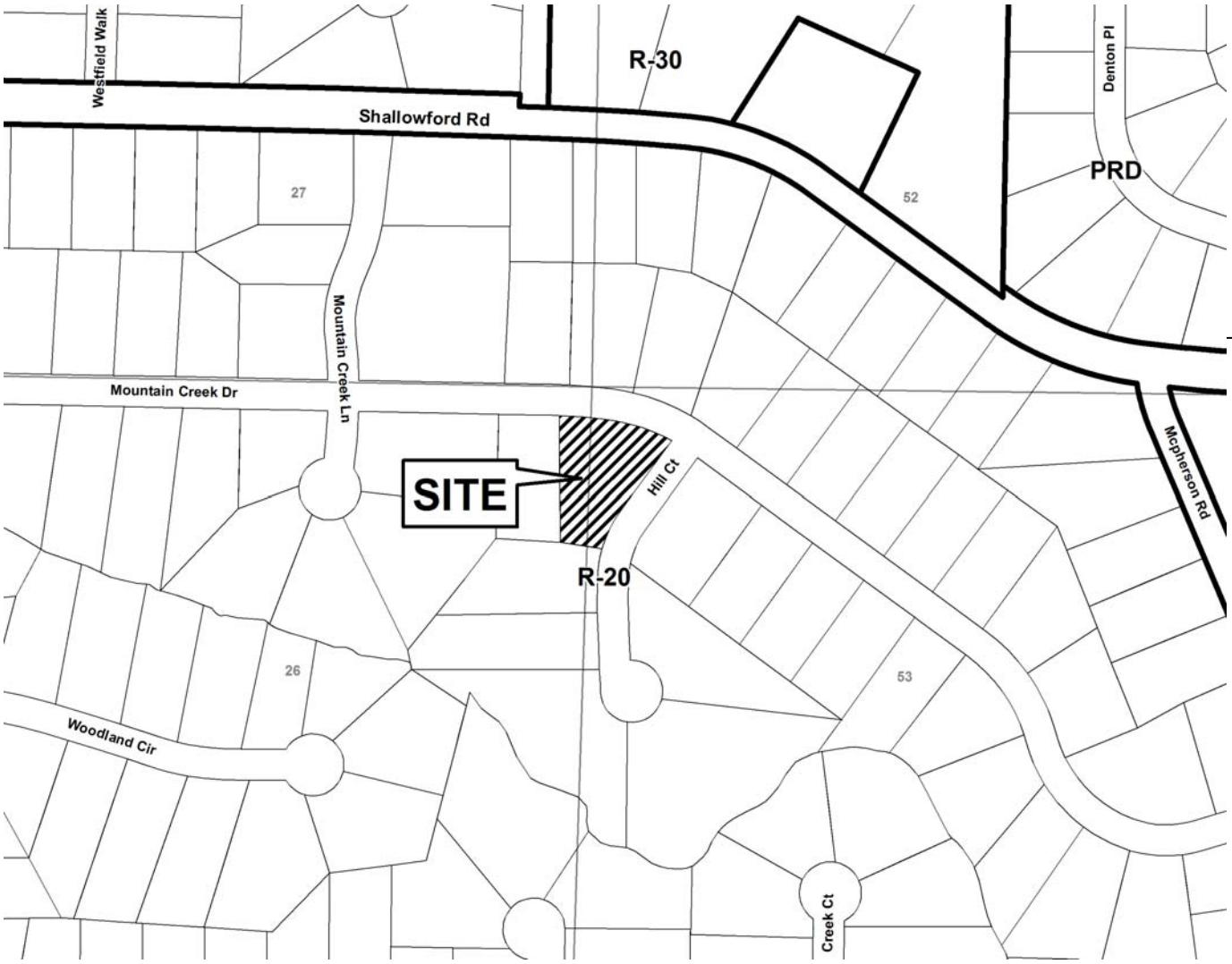
LAND LOT(S): 26 ,*53*

PARCEL(S): *36*

TAXES: PAID X **DUE** ____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



COBB COUNTY GEORGIA
FILED IN OFFICE
2013 NOV 13 AM 11:45
COBB COUNTY ZONING DIVISION

Application #: LUP-6
PC Hearing Date: 2-4-14
BOC Hearing Date: 2-18-14

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business, or request? Dog Sitting
2. Number of employees? 0
3. Days of operation? No set days
4. Hours of operation? No set hours
5. Number of clients, customers, or sales persons coming to the house per day? N/A ;Per week? 1 or 2
6. Where do clients, customers and/or employees park?
   Driveway: ✓ ; Street: ____ (Other (Explain): Owners Park in driveway to drop off the leave.
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: Jackie Comet Date: 11/5/13

Applicant name (printed): Jackie Comet

Revised August 21, 2013

LUP-7
(2014)

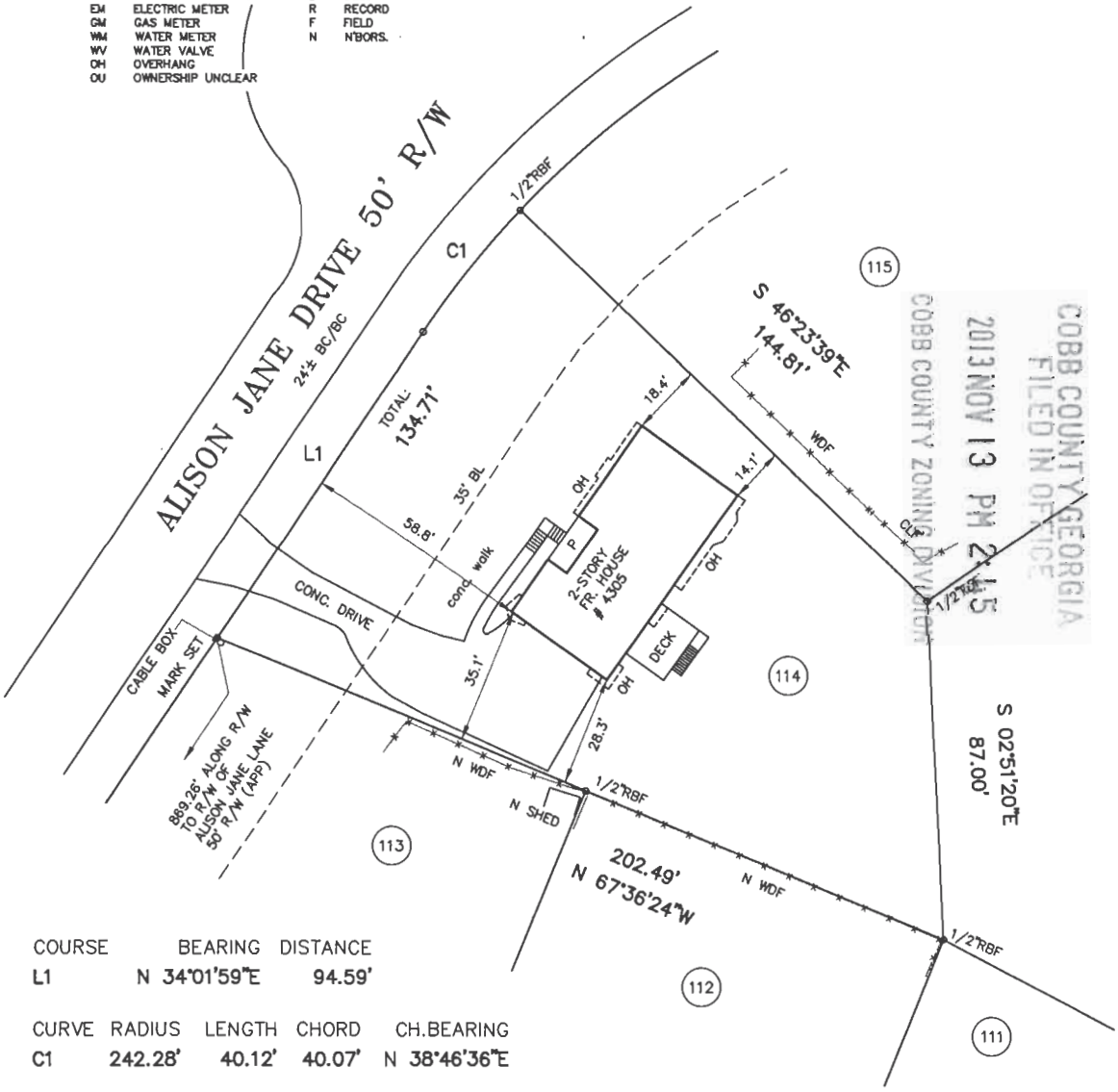
* L E G E N D *

POB	POINT OF BEGINNING	IP	IRON PIN FOUND
LLL	LAND LOT LINE	IPS	IRON PIN SET
MH	MAN HOLE	OTP	OPEN TOP PIPE FOUND
SSL	SANITARY SEWER LINE	CTP	CRIMP TOP PIPE FOUND
CO	SAN SEWER CLEANOUT	RB	REINFORCING BAR FOUND
CB	CATCH BASIN	RBS	REINFORCING BAR SET
JB	JUNCTION BOX	MAG	MAGNETIC READING IP
DI	DRAINAGE INLET	AI	ANGLE IRON FOUND
YI	YARD INLET	CP	CALCULATED POINT
HW	HEAD WALL	-X-X	FENCE
PP	POWER POLE	CLF	CHAIN LINK FENCE
PW	POWER LINE	WDF	WOOD FENCE
SSE	SANITARY SEWER ESMT.	WRF	WIRE FENCE
DE	DRAINAGE EASEMENT	WW	WET WATER
UE	UTILITY EASEMENT	FC	FENCE CORNER
AE	ACCESS EASEMENT	BL	BUILDING LINE
TB	TOP OF BANK	R/W	RIGHT-OF-WAY
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
RCP	REINFORCED CONC. PIPE	PC	PROPERTY CORNER
APP	AS PER PLAT	CL	CENTER LINE
APD	AS PER DEED	CPT	CARPORT
APR	AS PER RECORD	BR	BRICK
APF	AS PER FIELD	FR	FRAME
BC	BACK OF CURB	WD	WOOD
EP	EDGE OF PAVEMENT	P	PLAT
EB	ELECTRIC POWER BOX	D	DEED
EM	ELECTRIC METER	R	RECORD
GM	GAS METER	F	FIELD
WM	WATER METER	N	N'BORS.
WV	WATER VALVE		
OH	OVERHANG		
OU	OWNERSHIP UNCLEAR		

MAGNETIC

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. 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 RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.



COBB COUNTY GEORGIA
FILED IN OFFICE
2013 NOV 13 PM 2:45
COBB COUNTY ZONING DIVISION

COURSE	BEARING	DISTANCE
L1	N 34°01'59"E	94.59'

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	242.28'	40.12'	40.07'	N 38°46'36"E

PROPERTY ADDRESS:
4305 ALISON JANE DR.
KENNESAW, GA 30144

LAND AREA:
0.408 AC

PLAT PREPARED FOR:

TURNER ALLEN

LOT 114	BLOCK	
SUBDIVISION COUNTRY PLANTATION		UNIT-1
LAND LOT 206	16TH DISTRICT	2ND SECTION
COBB COUNTY, GEORGIA		
FIELD WORK DATE AUG 12, 2011	PRINTED/SIGNED AUG 15, 2011	
PLAT BOOK 87 ,PAGE 7 DEED BOOK 13945 ,PAGE 3229	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	

GEORGIA REGISTERED No. 3197 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

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.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

0 30
SCALE 1" = 30'

COORD # 20110460
DWG # 20110460

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

P.O. BOX 420316
ATLANTA, GA 30342
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

APPLICANT: Turner Allen
(307) 899-5464

REPRESENTATIVE: Turner Allen
(307) 899-5464

TITLEHOLDER: Turner Allen and Natalie Allen

PROPERTY LOCATION: Southeasterly side of Alison Jane Drive, south of Scarlet Drive (4305 Alison Jane Drive).

ACCESS TO PROPERTY: Alison Jane Drive

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

PETITION NO: LUP-7

HEARING DATE (PC): 02-04-14

HEARING DATE (BOC): 02-18-14

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Parking Larger Vehicle than County Code Permits

SIZE OF TRACT: 0.408 acre

DISTRICT: 16

LAND LOT(S): 206

PARCEL(S): 30

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

Application #: LUP-7
PC Hearing Date: 2-4-14
BOC Hearing Date: 2-18-14

TEMPORARY LAND USE PERMIT WORKSHEET

1. **Type of business, or request?** Residential / personal
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:_____; Street:_____ ;Other (Explain): N/A
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.):** 1 (one) 1991 BMY Division of Hesco 6x6 Cargo truck
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 (24 months maximum):** 10 months
13. **Is this application a result of a Code Enforcement action? No___ ;Yes** X **(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):**
    Vehicle weighs 20,000 lbs, is used for personal use only, continued on attached

Applicant signature: [signature], [signature] **Date:** 13 Nov 13

Applicant name (printed): Turner Allen, Natalie Allen

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 NOV 13 PM 2:45
COBB COUNTY ZONING DIVISION

Revised August 21, 2013

LUP-8
(2014)

PLAT OF SURVEY FOR

WAYPOINT HOMES

LOT: 65 DUNMOVIN S/D UNIT 5 PB. 93 PG. 47
AND LOT 219 16TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA
DATE: 12/5/2013 SCALE: 1"= 50'

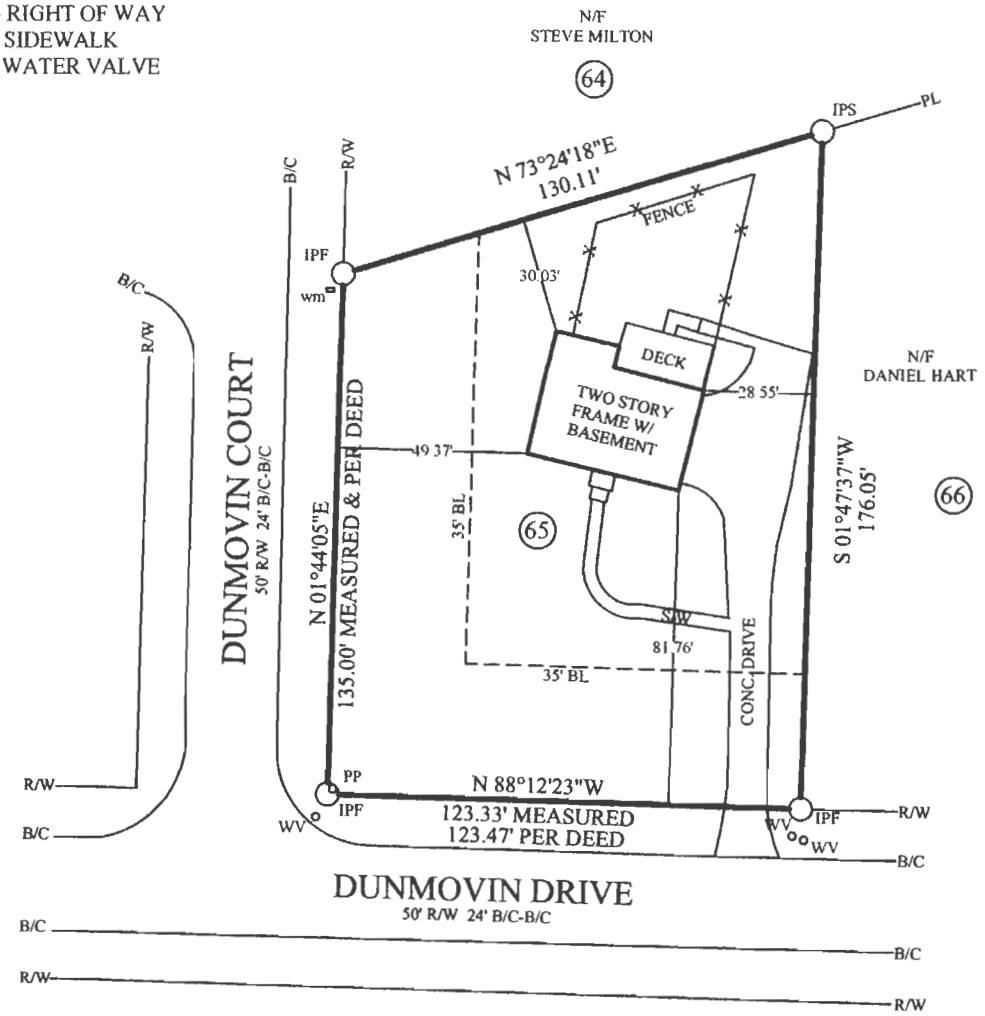
TRACT AREA= 19,193 S.F.

LEGEND
B/C - BACK OF CURB
BL - BUILDING LINE
IPF - IRON PIN FOUND
IPS - IRON PIN SET
PL - PROPERTY LINE
PP - POWER POLE
R/W - RIGHT OF WAY
S/W - SIDEWALK
WV - WATER VALVE

N

ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, BASED ON ROTATION TO MATCH RECORDED PLAT BEARING FOR EAST PROPERTY LINE.

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 DEC -6 AM 8:44
COBB COUNTY ZONING DIVISION



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,536 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE AND WAS ADJUSTED BY CRANDALL'S METHOD

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 86,640 FEET.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE ON THE SURFACE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

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 RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

AS PER THE F I R M FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 13067C0037 G DATED 12/16/2008 THIS PROPERTY IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS ZONE A

INSTRUMENT USED TOPCON GPT-3005W
FIELD WORK PERFORMED: 12/5/2013

SITE ADDRESS:
4464 DUNMOVIN DRIVE
KENNESAW, GA. 30144
TAX ID # 16021900340

IN MY OPINION THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

GEORGIA REGISTERED No. 2522 PROFESSIONAL LAND SURVEYOR MARK G. LEE
12-5-13

GRAPHIC SCALE IN FEET
0 50 100 150

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

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

COMP.
JOB. 2013062

APPLICANT: Glashan, LLC

(404) 369-8040

REPRESENTATIVE: Sabina Ali

(404) 369-7525

TITLEHOLDER: Glashan, LLC

PROPERTY LOCATION: Northeast corner of Dunmovin Drive and Dunmovin Court (4464 Dunmovin Drive)

ACCESS TO PROPERTY: Dunmovin Drive

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

PETITION NO: LUP-8

HEARING DATE (PC): 02-04-14

HEARING DATE (BOC): 02-18-14

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow More Unrelated Adults than County Code Permits

SIZE OF TRACT: 0.44 acres

DISTRICT: 16

LAND LOT(S): 219

PARCEL(S): 34

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 DEC -6 AM 8:43
COBB COUNTY ZONING DIVISION

Application #: LUP-8
PC Hearing Date: 2-4-14
BOC Hearing Date: 2-18-14

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: 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.): N/A
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): 6 months
13. Is this application a result of a Code Enforcement action? No___ ;Yes X (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):
    4 Kennesaw State University students in a 4 bedroom home

Applicant signature: [signature] Date: 12/4/13

Applicant name (printed): David Zanaty

Revised August 21, 2013

Application #: LUP-8
PC Hearing Date: 2-4-14
BOC Hearing Date: 2-18-14

TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

1. Number of unrelated adults in the house? 4 (college students)
2. Number of related adults in the house? 0
3. Number of vehicles parked on the driveway? _____
4. Number of vehicles parked in garage? _____
5. Number of vehicles parked on the street? _____

6. Does the property owner live in the house? Yes _____ ;No X
7. Any outdoor storage? No X ; Yes _____(If yes, please state what is kept outside): _____

8. Length of time requested (24 months maximum): 6 months

9. 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).

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

_____

_____

Applicant signature: _____ Date: _____

Applicant name (printed): _____

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-15

Size of house per Cobb County Tax Assessor records: 2,888 ft

Number of related adults proposed: Ø Number permitted by code: 7

Number of unrelated adults proposed: 4 Number permitted by code: 2

Number of vehicles proposed: — Number permitted by code: 7

Number of vehicles proposed to be parked outside: — Number of vehicles permitted 3

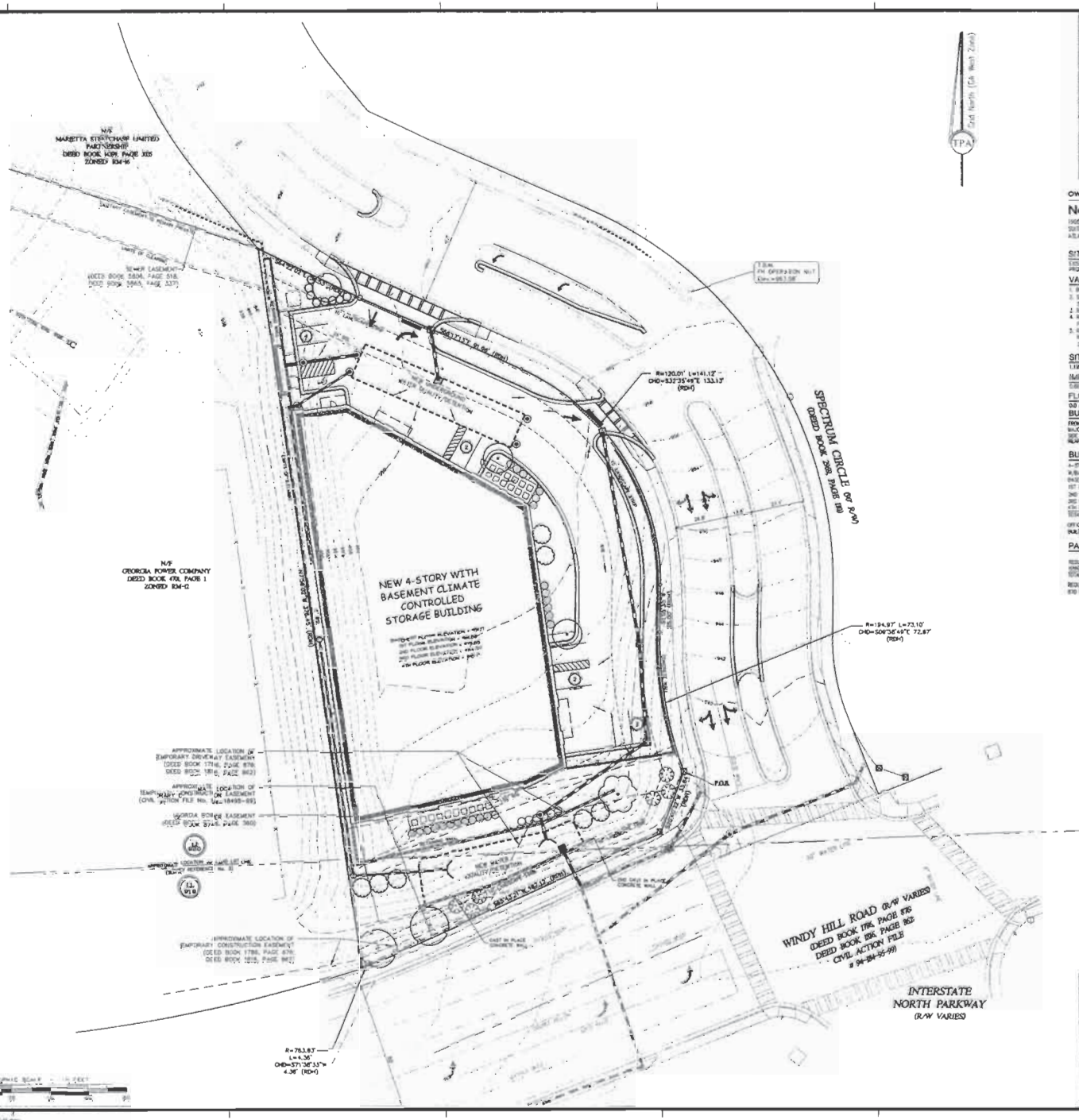
Revised December 18, 2013

SLUP-1
(2014)

WINDY HILL SELF STORAGE

ZONING PLAN

LAND LOTS 916 & 923, 17th DISTRICT



LOCATION MAP

OWNER/DEVELOPER

Northlake Storage, LLC

1400 NE EXPRESSWAY
SUITE 150
ATLANTA, GA 30330

JA HOA (MANAGER CONTACT)
MR. Mitchell Cohen
404-291-5381

SITE ZONING:
EXISTING: OI
PROPOSED: OI (WITH MAC)

VARIANCES REQUESTED
1. BUILDING HEIGHT RESTRICTION
2. SIDE SETBACK REDUCTION FROM 75' TO 0' (ALONG SUBSTATION PROP.)
3. REDUCTION IN REQUIRED PARKING AS SHOWN
4. REDUCTION IN ROAD FRONTAGE LANDSCAPE STRIP FROM 20' TO 10'
5. REMOVAL OF LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL PROPERTY
(W WEST SIDE (EXISTING ELECTRICAL SUBSTATION)

SITE AREA:
1.035 ACRES

IMPERVIOUS AREA:
0.66 ACRES (71.8%)

FLOOD PLAIN ACREAGE:
0.0 ACRES

BUILDING SETBACK LINES:
FRONT YARD (WINDY HILL ROAD): 50 FEET
SIDE YARD (SPECTRUM CIRCLE): 25 FEET
SIDE YARD: 0 FEET
REAR YARD: 30 FEET

BUILDING SUMMARY:
4-STORY, CLIMATE CONTROLLED SELF STORAGE BUILDING
W/BASEMENT

BASEMENT	21,865 SF
1ST FLOOR	26,865 SF
2ND FLOOR	21,865 SF
3RD FLOOR	21,865 SF
4TH FLOOR	21,865 SF
TOTAL	112,125 SF

OFFICE AREA: 1200 SF
BUILDING HEIGHT: 1 45 FEET

PARKING SUMMARY:

	REQUIRED	PROVIDED
REGULAR PARKING	34	8
HANDICAP PARKING	2	2
TOTAL PARKING SPACES	36	10

REQUIRED PARKING IS 1 SPACE PER 25 UNITS
870 UNITS/25 = 35 SPACES

REVISIONS

4317 Park Drive - Suite 400
Norcross, Georgia 30093
Phone (770) 414-0001
Fax (770) 414-0779
www.travisprattinc.com
Contact Person: David J Blumenthal

Travis Pratt Associates, Inc.

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 23337
11/25/13

Date: 11/25/13
Scale: 1"=20'
Drawn By: DJB
Job: 13-0287
File: 13-0287

Sheet No. C1.1

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 DEC -5 AM 9:37
COBB COUNTY ZONING DIVISION

APPLICANT: Northlake Storage, LLC
(678) 797-9797

REPRESENTATIVE: Garvis L. Sams, Jr. (770) 422-7016
Sams, Larkin & Huff, LLP

TITLEHOLDER: San-Har, Inc.

PROPERTY LOCATION: Northwest intersection of Windy Hill Road and Spectrum Circle.

ACCESS TO PROPERTY: Spectrum Circle

PHYSICAL CHARACTERISTICS TO SITE: Undeveloped acreage

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-1

HEARING DATE (PC): 02-04-14

HEARING DATE (BOC): 02-18-14

PRESENT ZONING: OMR

PROPOSED ZONING: Special Land Use Permit

PROPOSED USE: Climate-Controlled Self-Service Storage Facility

SIZE OF TRACT: 1.195 acres

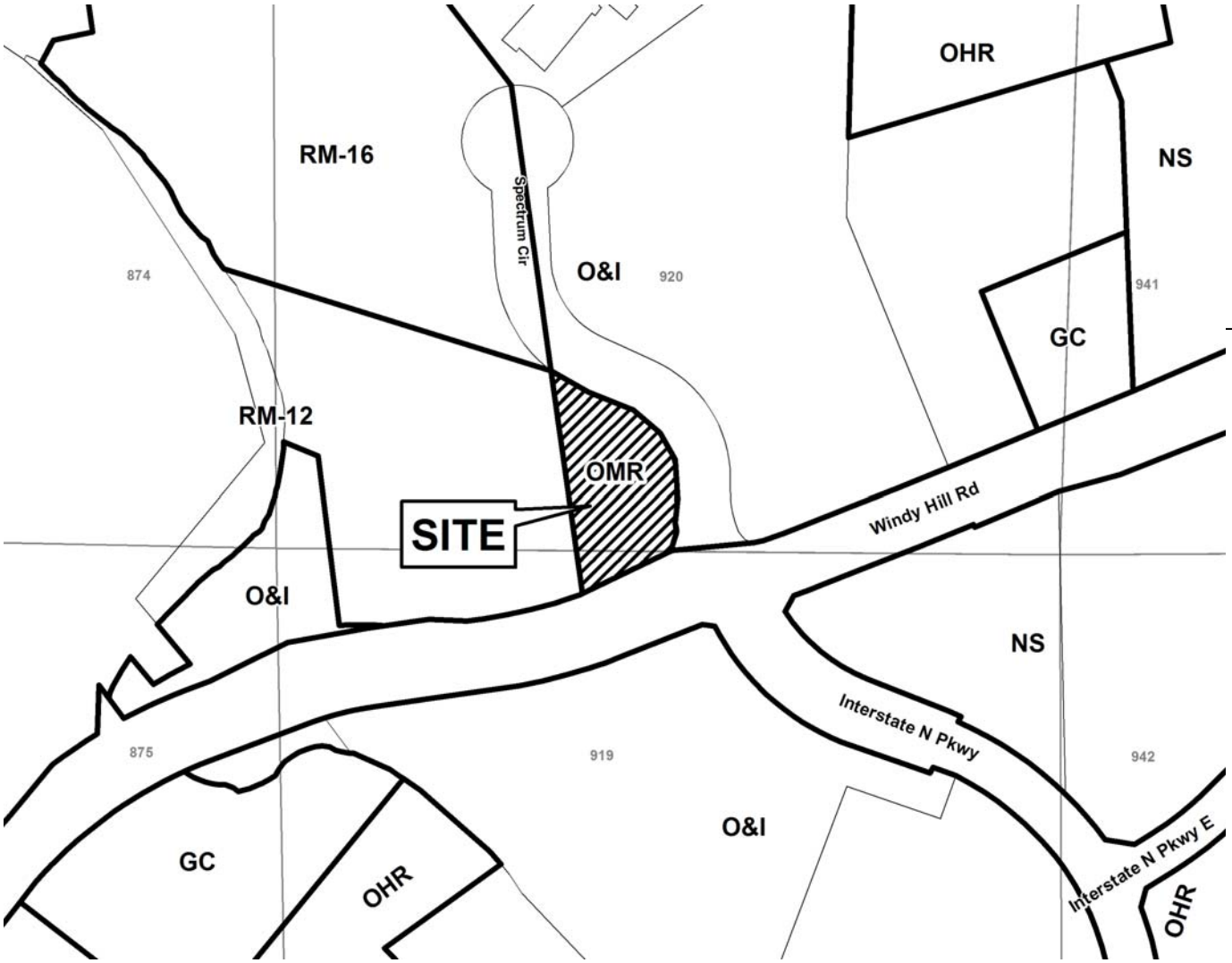
DISTRICT: 17

LAND LOT(S): 919, *920*

PARCEL(S): *3*

TAXES: PAID X **DUE** ____

COMMISSION DISTRICT: *2*



Application for Special Land Use Permit Cobb County, Georgia

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

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 DEC -5 AM 9: 36
COBB COUNTY ZONING DIVISION

Application No. SLUP-1

PC Hearing Date: February 4, 2014

BOC Hearing Date: February 18, 2014

Applicant Northlake Storage, LLC **Phone #** (678) 797-9797
(applicant 's name printed)

Address 1900 The Exchange, Suite 150, Atlanta, GA 30339 **E-mail** mcooke@mtc-corp.net

Garvis L. Sams, Jr. **Address** Sams, Larkin & Huff, LLP 376 Powder Springs Street, Suite 100, Marietta, GA 30064
(representative's name, printed)

Phone # 770 422-7016 **E-mail** gsams@samslarkinhuff.com
(representative's signature)

Signed, sealed and delivered in presence of:

Debbie S. Johnston
Notary Public

My commission expires:

DEBBIE S. JOHNSTON
My Commission
NOTARY
PUBLIC
EXPIRES
April 10, 2016
DOUGLAS COUNTY, GEORGIA

Titleholder San-Har, Inc. **Phone #** 770 241-5200 **E-mail** onehnpatel@hotmail.com
(titleholder's name, printed)

Signature **Address** 3505 Pierce Arrow Circle, Suwanee, GA 30024
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

Debbie S. Johnston
Notary Public

My commission expires:

DEBBIE S. JOHNSTON
My Commission
NOTARY
PUBLIC
EXPIRES
April 10, 2016
DOUGLAS COUNTY, GEORGIA

Present Zoning OMR **Size of Tract** 1.195 **Acre(s)**

For the Purpose of Climate Controlled Self-Service Storage Facility

Location Northwest intersection of Windy Hill Road and Spectrum Circle
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 919 & 929 **District(s)** 17th

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.

Garvis L. Sams, Jr., Attorney for **(applicant's signature)**

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.

Garvis L. Sams, Jr., Attorney for **(applicant's signature)**

LEGEND

IPF	IRON PIN FOUND
OTP	OPEN TOP PIN
CTP	CRIMP TOP PIN
RB	REINFORCING BAR
CL	CENTERLINE
R/W	RIGHT-OF-WAY
LL	LAND LOT
L	LINE
R	RADIUS
CONC	CONCRETE
CO	CLEAN OUT
PP	POWER POLE
SP	SERVICE POLE
GV	GAS VALVE
GM	GAS METER
LP	LIGHT POLE
SS	SANITARY SEWER
FC	FENCE CORNER
-X-X-	FENCE
M	MEASURED
P	PLAT
CMF	CONCRETE MONUMENT FOUND
OHUL	OVERHEAD UTILITY LINE(S).
SMH	SEWER MAN HOLE
MHT	MAN HOLE TELEPHONE
CB	CATCH BASIN
JB	JUNCTION BOX
DI	DROP INLET
LLL	LAND LOT LINE
HW	HEAD WALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
D	DEED
IPS	IRON PIN SET (1/2" REBAR)

COBB COUNTY GEORGIA
FILED IN OFFICE
2013DEC -6 AM11:43
COBB COUNTY ZONING DIVISION

CURRENT ZONING

SUBJECT PROPERTY CURRENTLY ZONED "GC"
ZONING DEPARTMENT – COBB COUNTY ONLINE ZONING MAP
BUILDING SETBACKS:
FRONT: 40 FEET
SIDE: 10 FEET
REAR: 30 FEET

AREA
51,716 sq.ft.
1.19 acres

DATE OF FIELD SURVEY: 10/02/12
DATE OF PLAT PREPARATION: 10/12/12

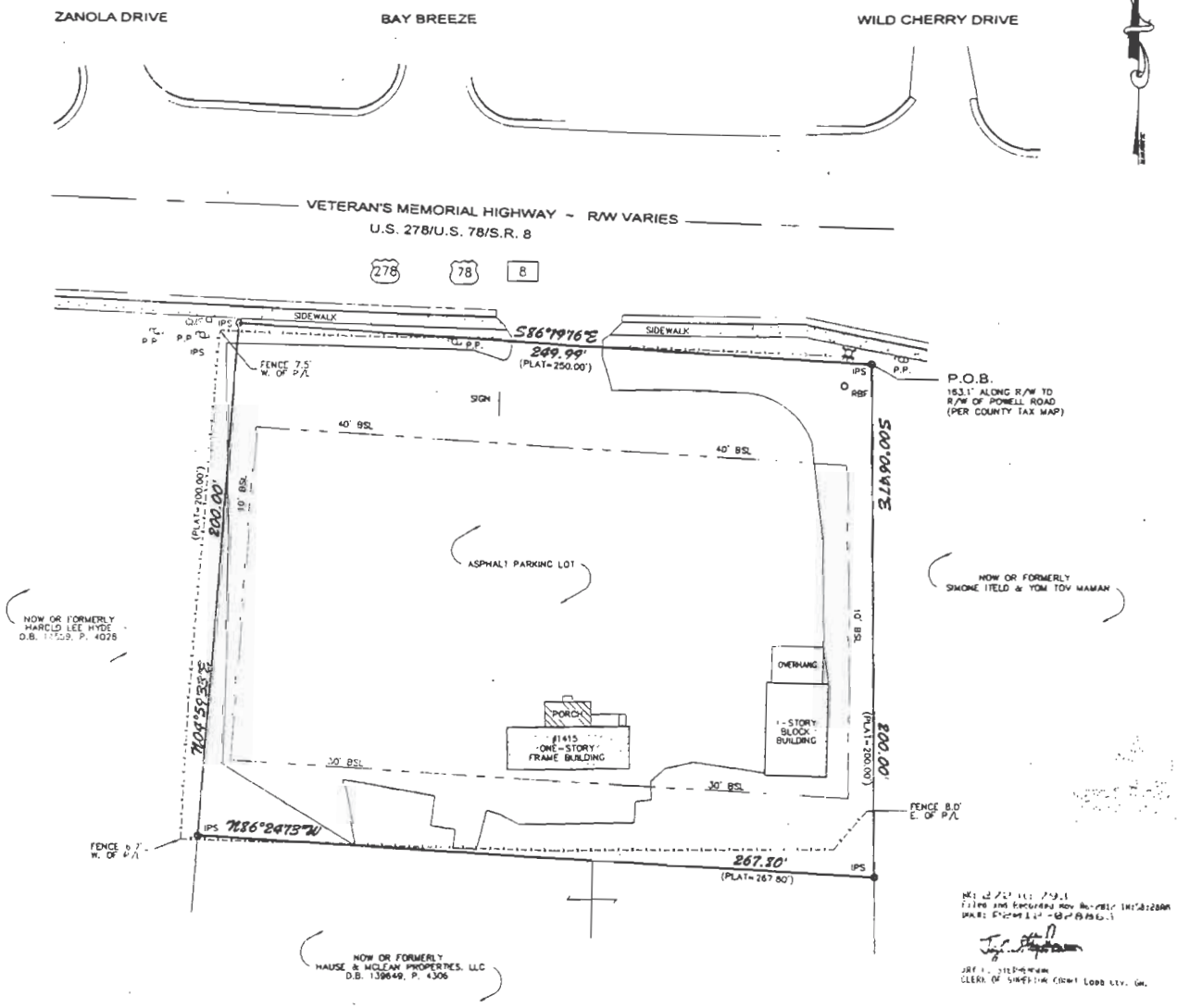
GENERAL NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION IN EXCESS OF 1 FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
EQUIPMENT USED WAS A NIKON DTM 420 TOTAL STATION AND A 100' STEEL TAPE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. NO WARRANTIES, EITHER EXPRESS OR IMPLIED, ARE EXTENDED TO ANY OTHER PERSONS OR ENTITIES. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. OTHER EASEMENTS AND/OR ENCUMBRANCES MAY EXIST ON PUBLIC OR PRIVATE RECORD BUT ARE NOT SHOWN HEREON.

FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13067C0217 G – EFFECTIVE DATE OF 12/16/2008. ZONE "X", AS DESCRIBED BY SAID MAP AS "BEING OUTSIDE THE 500 YEAR FLOOD PLAIN".



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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.

Brendan R. Blake

BRENDAN R. BLAKE, P.L.S.
GEORGIA LAND SURVEYOR #2375

JOB # 12-354

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:
CAROL B. WILSON

10/02/12
1" = 30'

COBB COUNTY, GEORGIA

REVISION	BY:	DATE:
PER COUNTY COMMENTS	B.B.	11/06/12

LAND LOT 34 | 18th DISTRICT | 2nd SECTION
LOT | BLOCK | UNIT
SUBDIVISION
SURVEYED:
PLAT BOOK:
DEED BOOK: 14912
DRAFTED:
PAGE:
PAGE: 3264

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

BLAKE ENGINEERING & LAND SURVEYING
P.O. BOX 1547 SMYRNA, GEORGIA 30081-1547
TELEPHONE (678) 293-5505 FAX (678) 293-5655

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR BRENDAN R. BLAKE 11-06-12

SLUP-2
(2014)

APPLICANT: American Auto Sales, LLC
(770) 214-5955

REPRESENTATIVE: Brian Proffitt
(404) 452-9706

TITLEHOLDER: Hector Recinos

PROPERTY LOCATION: South side of Veterans Memorial Highway, west of Powell Drive (1415 Veterans Memorial Highway).

ACCESS TO PROPERTY: Veterans Memorial Highway

PHYSICAL CHARACTERISTICS TO SITE: Developed commercial building with detached accessory building

PETITION NO: SLUP-2

HEARING DATE (PC): 02-04-14

HEARING DATE (BOC): 02-18-14

PRESENT ZONING: GC

PROPOSED ZONING: Special Land Use Permit

PROPOSED USE: Used Car Sales

SIZE OF TRACT: 1.19 acres

DISTRICT: 18

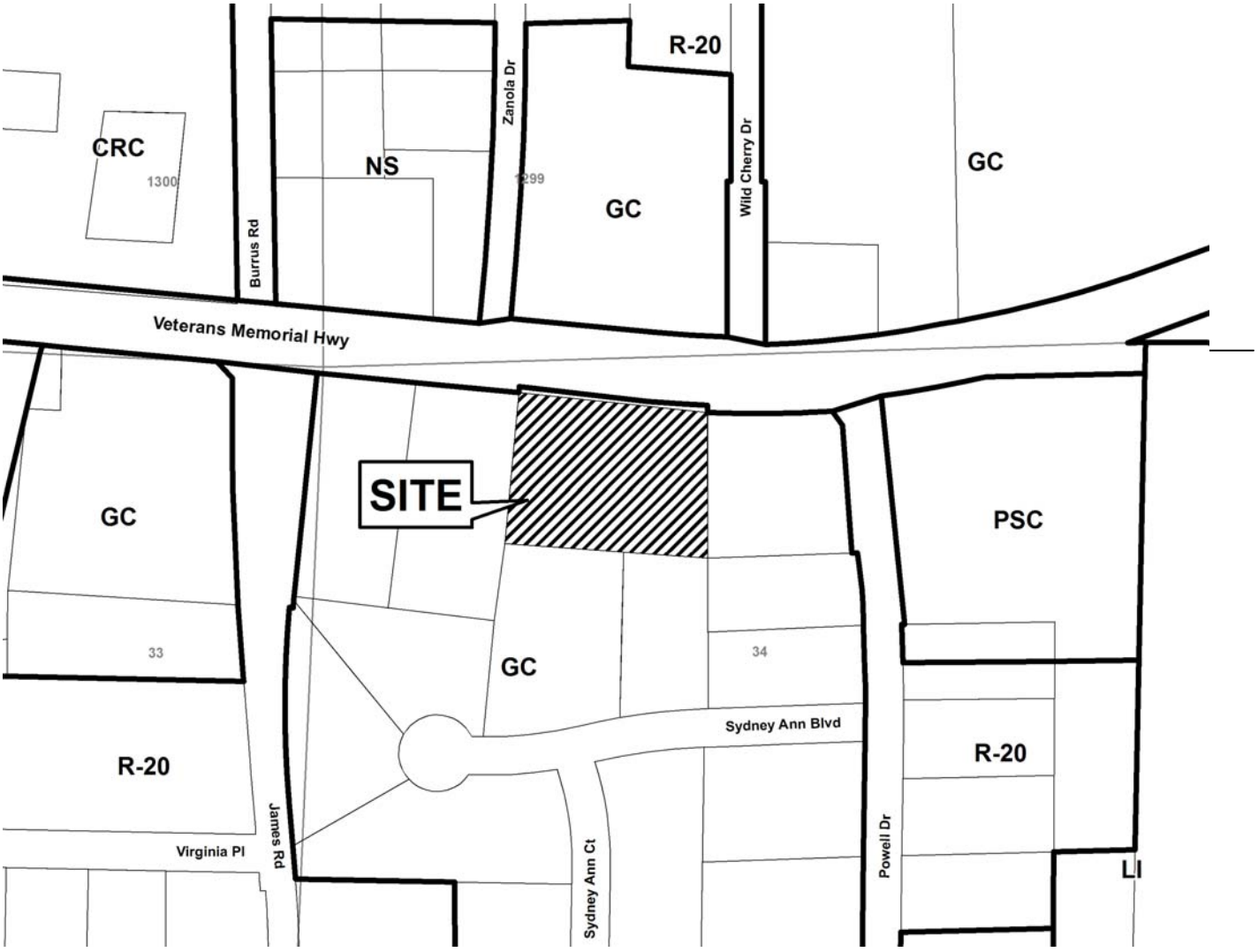
LAND LOT(S): 34

PARCEL(S): 5

TAXES: PAID X **DUE** ____

COMMISSION DISTRICT: 4

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 DEC -6 AM 11:42
COBB COUNTY ZONING DIVISION

Application No. SLUP-2

PC Hearing Date: 2-4-14

BOC Hearing Date: 2-18-14

Applicant American Auto Sales LLC Phone # 770-214-5955
(applicant 's name printed)

Address 1415 Veterans Memorial Hwy Mableton E-mail Brian@onbackorder.com

Brian Proffitt Address 5824 Central church rd Douglasville, GA 30135
(representative's name, printed)

Phone # 404-452-9706 E-mail American@onbackorder.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 6-26-2017
Notary Public

LINDA MARIE HART
MY COMMISSION EXPIRES
NOTARY PUBLIC
JUNE 26, 2017
PAULDING COUNTY, GEORGIA

Titleholder Hector Reginos Phone # 770-480-8427 E-mail
(titleholder's name, printed)

Signature Hector Reginos Address 1268 Allon rd Austell, GA 30168
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

My commission expires: 6-26-2017
Notary Public

LINDA MARIE HART
MY COMMISSION EXPIRES
NOTARY PUBLIC
JUNE 26, 2017
PAULDING COUNTY, GEORGIA

Present Zoning GC Size of Tract 1.19 Acre(s)

For the Purpose of Used Car Sales

Location 1415 Veterans Memorial Hwy Mableton GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 34 District(s) 18

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.

(applicant's signature)

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.

(applicant's signature)