

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: August 5, 2014

Board of Commissioners Hearing Date: August 19, 2014

Due Date: July 7 , 2014

Date Distributed/Mailed Out: June 17, 2014



Cobb County...Expect the Best!

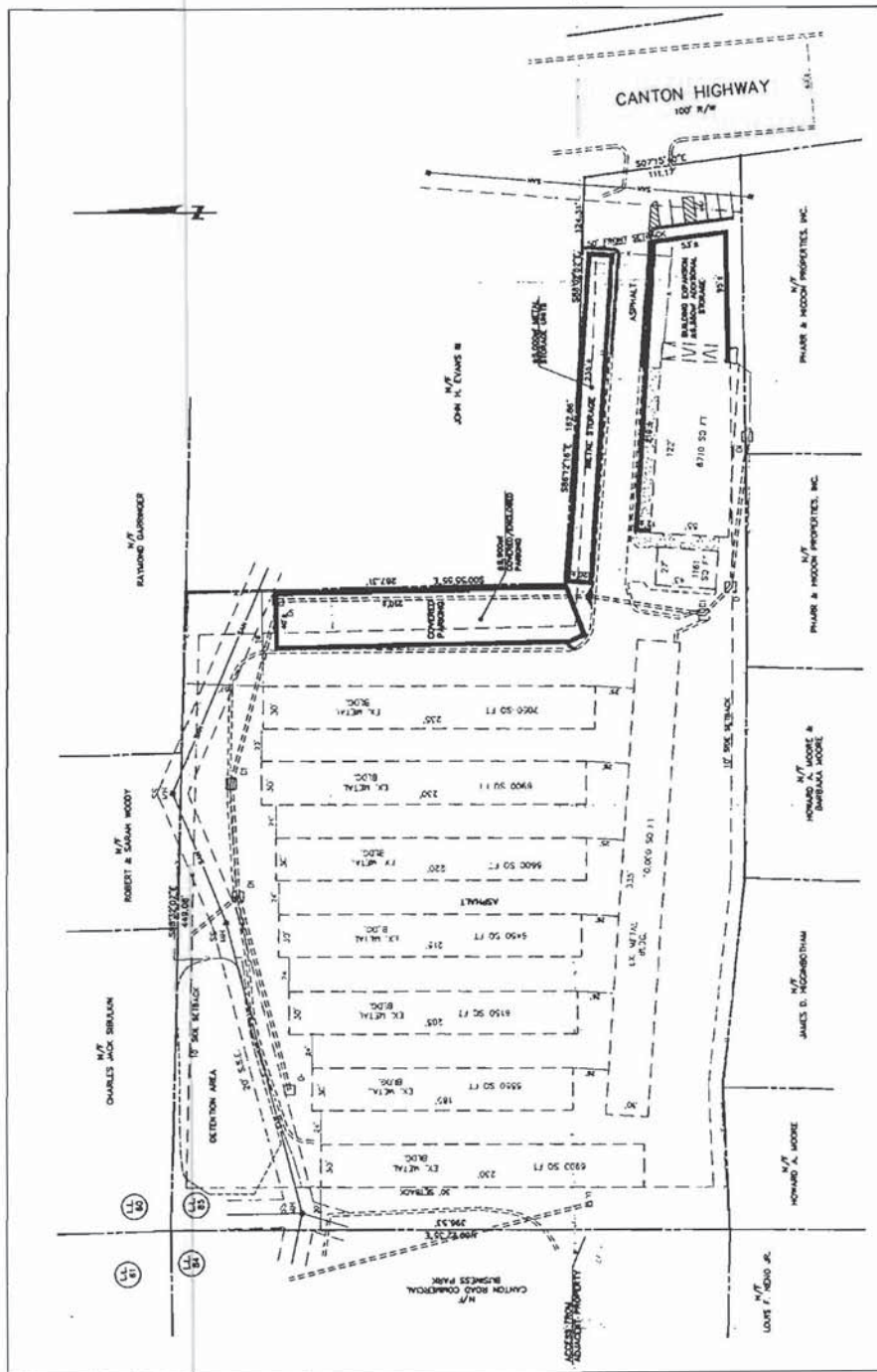
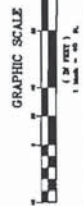
[illegible]

ORANGE TITLE :

SPECIAL
LAND USE
PLAN

DATE :	8/03/09
PROJECT :	GR1173
DRAWING NO. :	

Ref.	Ref.	χ^2 per d.o.f.
------	------	---------------------



524,000

1. COSTING INFORMATION FROM "SURVEY FOR PERSONAL STORAGE, INC." BY "SOUTH SURVEYING & MAPPING COMPANY, DATED 3/25/92.
2. PROPERTY LOCATED AT 4750 CANTON HIGHWAY, MARIETTA, GEORGIA 30066.
3. PROPERTY IS LOCATED IN LAND LOT 83 OF THE 18TH DISTRICT, 2ND SECTION, IN COBB COUNTY.
4. PROPERTY IS ZONED GENERAL COMMERCIAL (GC).
5. PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FEMA MAP NUMBER 130670015R, DATED AUGUST 18, 1992.

MAY 23 2014

APPLICANT: Personal Storage, Inc.

PHONE#: (770) 926-7708 **EMAIL:** cantonroadselfstorage@gmail.com

REPRESENTATIVE: Victoria Milam

PHONE#: (678) 557-9994 **EMAIL:** malloryeri@aol.com

TITLEHOLDER: Personal Storage, Inc.

PROPERTY LOCATION: West side of Canton Road, south of

Jamerson Road

(4755 Canton Road)

ACCESS TO PROPERTY: Canton Road

PHYSICAL CHARACTERISTICS TO SITE: Existing self-service

storage facility

PETITION NO: Z-52

HEARING DATE (PC): 08-05-14

HEARING DATE (BOC): 08-19-00

PRESENT ZONING: GC

PROPOSED ZONING: LI

PROPOSED USE: Addition of U-Haul

Business to Existing Storage Business

SIZE OF TRACT: 4.93 acres

DISTRICT: 16

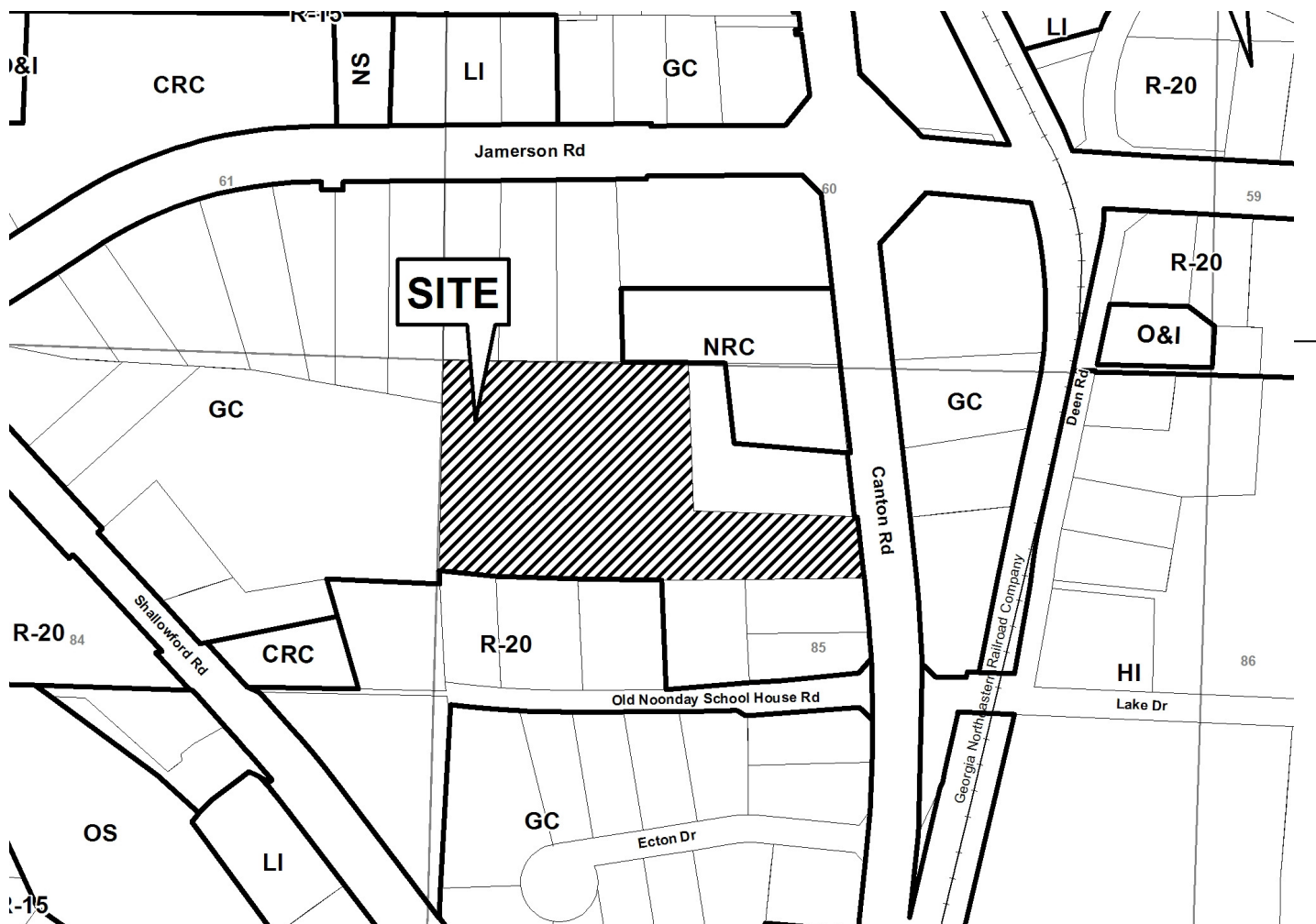
LAND LOT(S): 85

PARCEL(S): 15

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



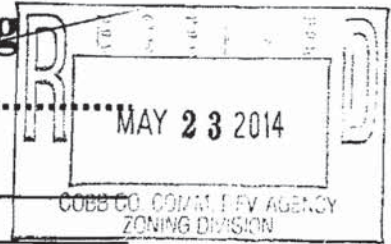


Application #: 2-52

PC Hearing Date: 8-5-14

BOC Hearing Date: 8-19-14

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): Same as from inception ~ 1999 - Self service storage facility with accessory truck and trailer leasing.
- b) Proposed building architecture: No changes to existing structures
- c) Proposed hours/days of operation: 7 days/week 9AM - 5 or 6pm.
- d) List all requested variances: None

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

Per Code Violation # CODE-2014-03269, property has been grandfathered for leasing U-Haul, must be re-zoned to comply. Minimal equipment to be parked on blacktop driveways + front parking lot.

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: Victoria Milam Date: 5-21-2014

Applicant name (printed): Victoria Milam, Corporate Secretary, Personal Storage, INC.

Z-53
(2014)



Centerline Surveying Systems, Inc.
1301 SHILOH ROAD, SUITE 1210 KENNESAW, GA 30144
PHONE (770) 424-0028 FAX (770) 424-2330

CONCEPTUAL REZONING PLAN FOR
CALE LANGFORD

NO.	DATE	REVISION DESCRIPTION	BY

PROJECT NO.	
DATE	
SCALE	
PROJECT NAME	
PROJECT ADDRESS	
PROJECT CITY	
PROJECT STATE	
PROJECT ZIP	

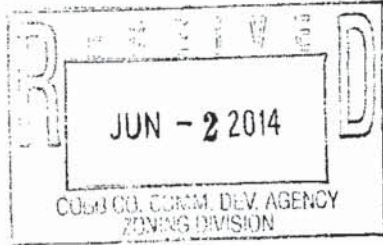
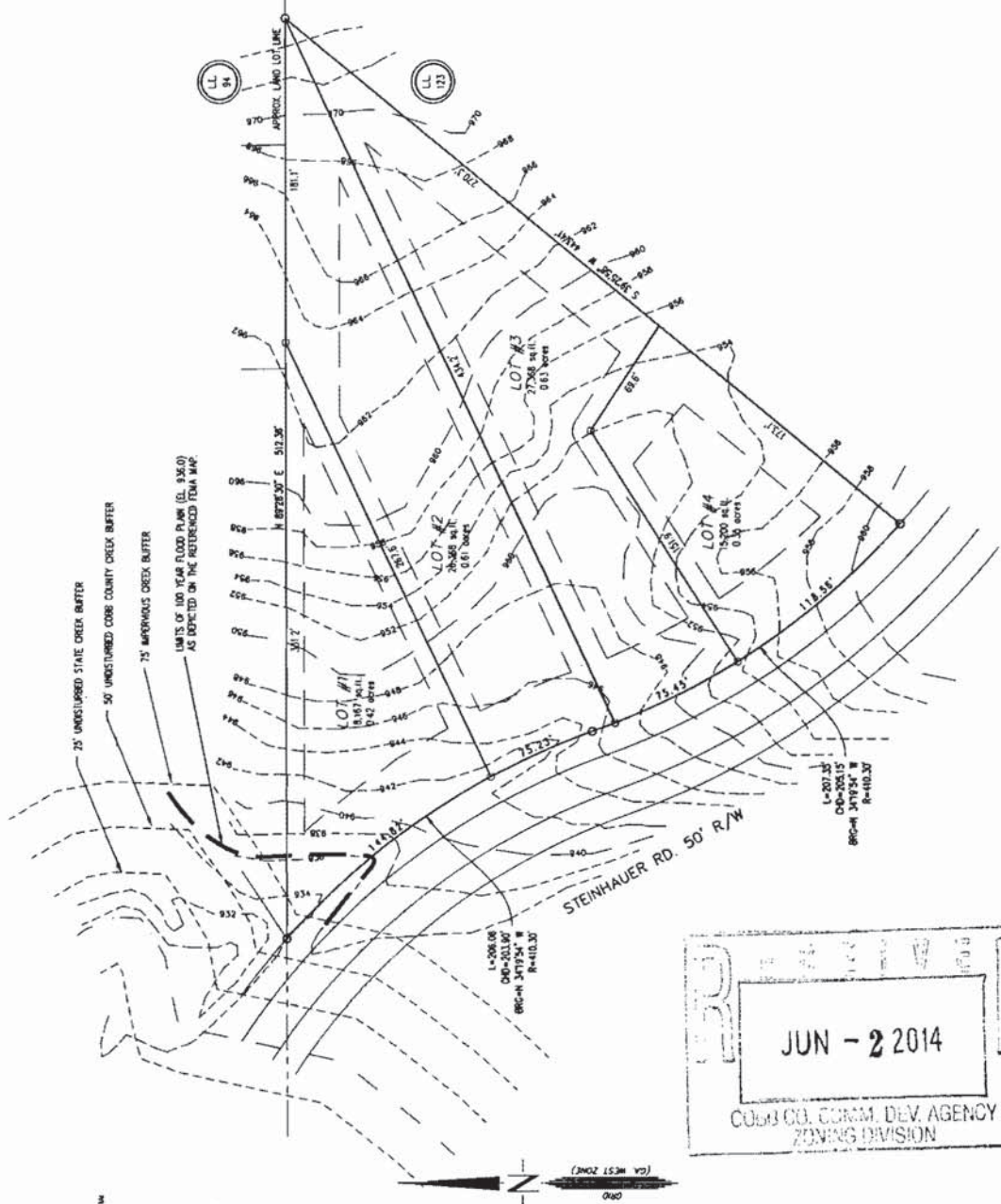


(APPROXIMATE SCALE: 1" = 2000')
LOCATION MAP

A PORTION OF THIS PROPERTY IS LOCATED WITHIN
A FEMA 100 YEAR FLOOD ZONE ACCORDING TO
FEMA FLOOD INSURANCE RATE MAP COMMUNITY
NO. 130032, MAP DATED: DEC. 16, 2008

CAUTION
THE PRESENT PLAN IS PREPARED FOR THE CONTRACTOR'S
USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER
PURPOSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND FOR THE
ACCURACY OF ALL DATA USED IN THE PREPARED
PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
THE RESULTS OF ANY FIELD SURVEYING.

IF YOU ARE A CONTRACTOR,
PLEASE CALL (770) 424-0028
FOR A FREE CONSULTATION.
YOUR CONSULTATION IS
FREE OF CHARGE.



SITE ADDRESS:
4045 STEINHAUER RD, NE
MARIETTA, GA 30066

APPLICANT/DEVELOPER:
BROWNSTONE ASSOCIATES, INC
4243 CLAIBROOK LANE
ACQUITA, GEORGIA 30011

24 HOUR CONTACT:
CALE LANGFORD
404-839-5947

PREPARED BY:
CENTERLINE SURVEYING SYSTEMS, INC.
1301 SHILOH ROAD, SUITE 1210
KENNESAW, GA 30144
PHONE (770) 424-0028
FAX (770) 424-2330

DATE: 06/01/14
BY: JLM
CHECKED BY: JLM
APPROVED BY: JLM

SCALE:
1" = 2000'

APPLICANT: Brownstone Associates, Inc.

PHONE#: (404) 839-5947 **EMAIL:** CaleLangford@gmail.com

REPRESENTATIVE: Cale Langford

PHONE#: (404) 839-5947 **EMAIL:** CaleLangford@gmail.com

TITLEHOLDER: Cale Langford

PROPERTY LOCATION: Northeast side of Steinhauer Road, east of

Trickum Road

(4648 Steinhauer Road)

ACCESS TO PROPERTY: Steinhauer Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family houses

and modular home

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-53

HEARING DATE (PC): 08-05-14

HEARING DATE (BOC): 08-19-14

PRESENT ZONING: R-30

PROPOSED ZONING: R-15

PROPOSED USE: Single-family Residential

SIZE OF TRACT: 2 acres

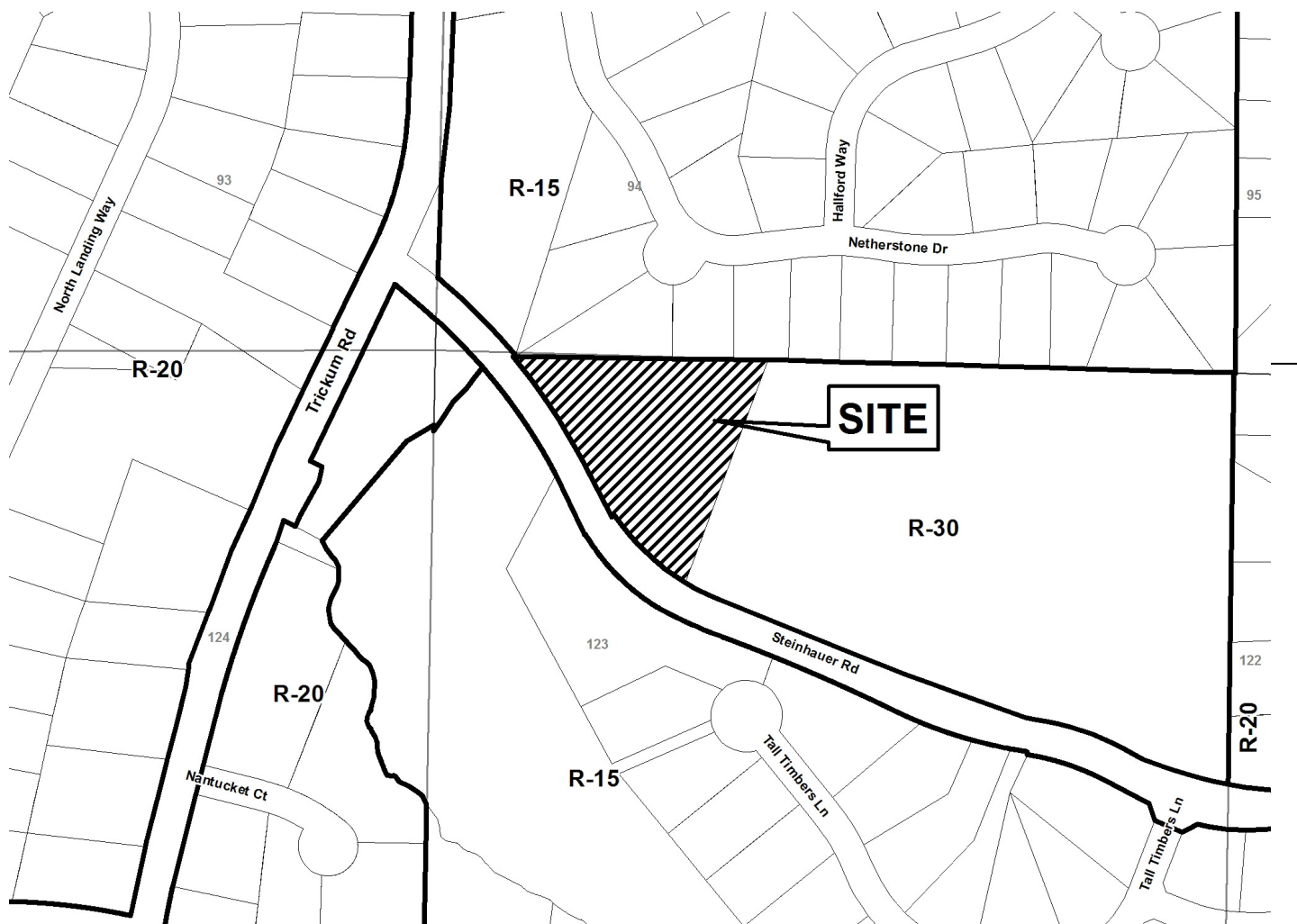
DISTRICT: 16

LAND LOT(S): 123

PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application #: 7-53
PC Hearing Date: 8-5-14
BOC Hearing Date: 8-19-14

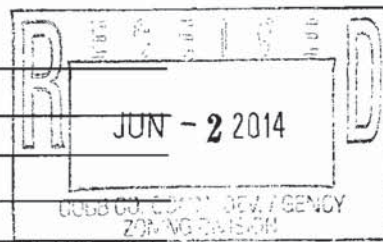
Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2200 and up
b) Proposed building architecture: Traditional Frame with masonry accents
c) Proposed selling prices(s): 400,000 and up
d) List all requested variances: _____

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

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



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

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

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). 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: 5-21-2014

Applicant name (printed): _____

Cale Langford

Z-54
(2014)

Atlanta Road at Jane Lyle Road
A MASTER PLANNED RESIDENTIAL COMMUNITY
FOR
BELMONT ASSOCIATES, LLC
RESEARCH TRIANGLE
NORTHLEIGH (GEOGRAPHIC 10097)
PERMISSION: 404-301-1399
THE PROVIDE SOLUTIONS™
PLANNERS AND ENGINEERS COLLABORATIVE
PLANNING & ARCHITECTURE CIVIL ENGINEERING & LAND SURVEYING
100 RESEARCH COURT • MONROE, GEORGIA 30666 • (770) 395-1141 • WWW.PVCSOL.COM

REVISION

SHEET TITLE

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 11-15-2014 BY 60322
12179 (U)

REAL IS ONLY VALUÉ IF COUNTRY IS
 BUILT WITH AN OPEN MIND.

CLINICAL LEVEL III THROUGH POST PROFESSIONAL
CAREER WITH AN ACCREDITED JUNE 16, 2019



12

14537

SITE LOCATION MAP (NTS)

SITE DATA:

[illegible]

FEMA MAP

Year	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

DETACHED LOT LAYOUT

CONTACT
ROB ADAMSON @ 404-307-8389

2014-15
Page 33

PROPERTY REPORT

Figure 1 shows a schematic diagram of a two-dimensional lattice. The lattice is represented by a grid of points. A central point is labeled '0'. Points are labeled with coordinates (x, y) where x and y are integers. The lattice is divided into four quadrants by the x and y axes. The axes are labeled 'x' and 'y'. The origin is labeled '0'. The lattice points are labeled with coordinates (x, y). The lattice is shown in a perspective view, with the x and y axes extending from the origin. The lattice points are arranged in a regular grid pattern.

APPLICANT: Belmont Associates, LLC
PHONE#: (770) 451-2741**EMAIL:** kwood@pecatly.com
REPRESENTATIVE: Garvis L. Sams, Jr.
PHONE#: (770) 422-7016 **EMAIL:** gsams@slhb-law.com
TITLEHOLDER: Madge H. Duncan Estate; Our Future is Bright, LLLP

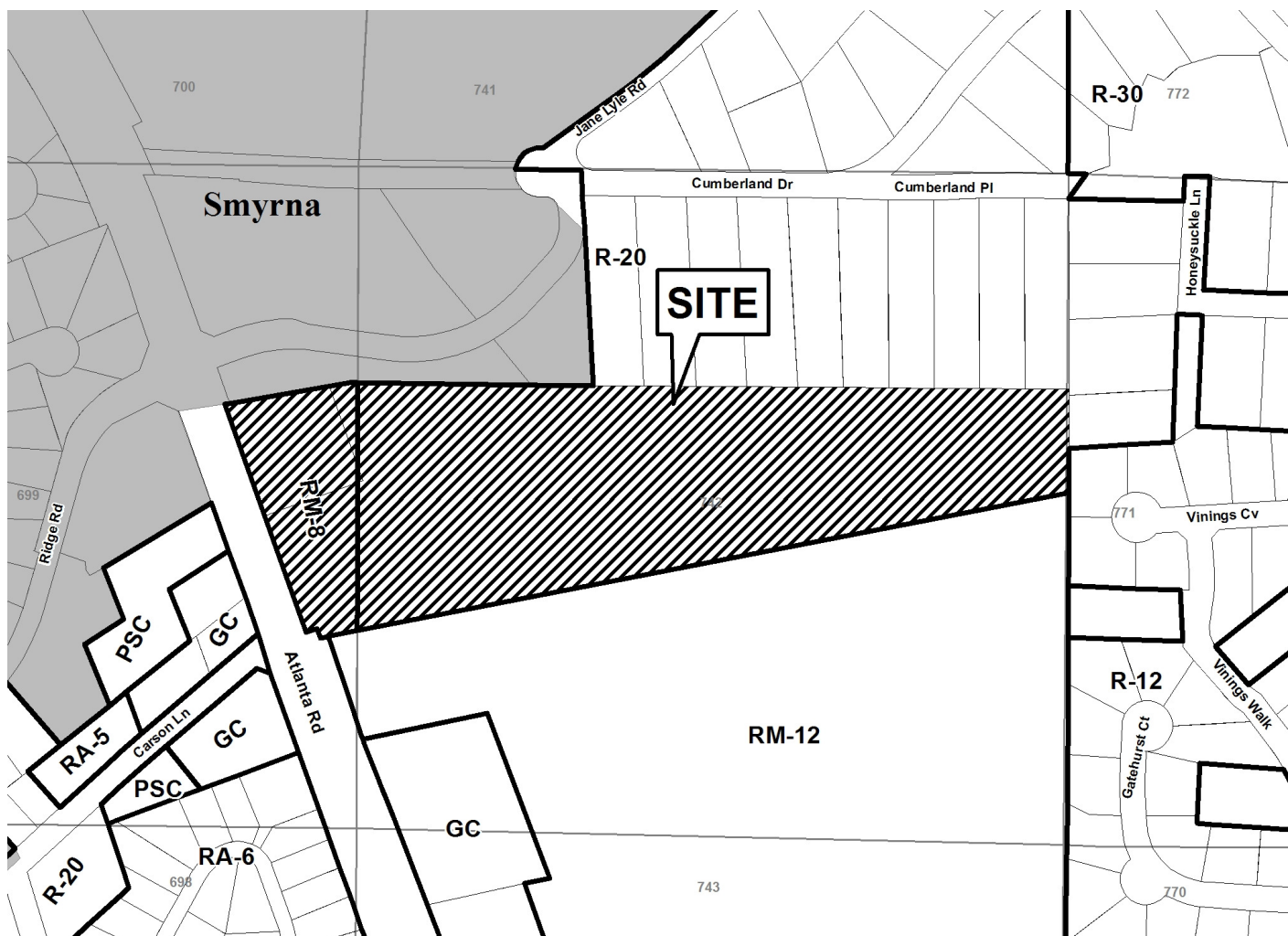
PROPERTY LOCATION: East side of Atlanta Road, south of
Jane Lyle Road

ACCESS TO PROPERTY: Atlanta Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family house
and acreage

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-54
HEARING DATE (PC): 08-05-14
HEARING DATE (BOC): 08-19-14
PRESENT ZONING: RM-8 and R-20
PROPOSED ZONING: RM-8
PROPOSED USE: Single-family Subdivision
and Townhomes
SIZE OF TRACT: 12.336 acres
DISTRICT: 17
LAND LOT(S): 699,742
PARCEL(S): 2,17
TAXES: PAID X **DUE** _____
COMMISSION DISTRICT: 2





Application #: Z 54
PC Hearing Date: 8-5-14
BOC Hearing Date: 8-19-14

2014 JUL -5 PM 3:28

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1,800 - 3,500 sq. ft.
- b) Proposed building architecture: Traditional and consistent with the photographs and/or elevations submitted under separate cover.
- c) Proposed selling prices(s): \$222,000.00 - \$475,000.00
- d) List all requested variances: 1. Minimum lots widths on all single family detached lots; 2. Minimum front, side, rear, setbacks;
3. Minimum lot size on all detached lots (maintaining on average lot size throughout the development of 7,000 sq ft which meets the RA-5 district requirements).

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

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

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

The subject property is in an area denominated as Medium Density Residential (MDR) under the County's Future Land Use Map which contemplates densities from 2.5 -5 unites per acre. At 4.7 units per acre and being directly contiguous to high density apartment complexes within Cobb County to the south and within the City of Smyrna to the north, the use and density proposed is entirely appropriate from a land use planning perspective.

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: _____

By: Garvis L. Sams, Jr., Attorney for Applicant

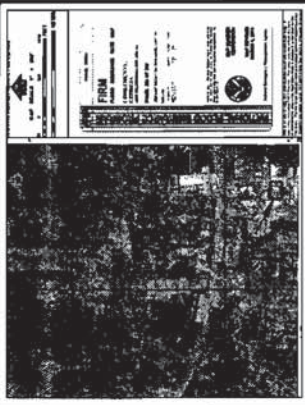
Date: 6/5/14

Applicant name (printed): BELMONT ASSOCIATES, LLC

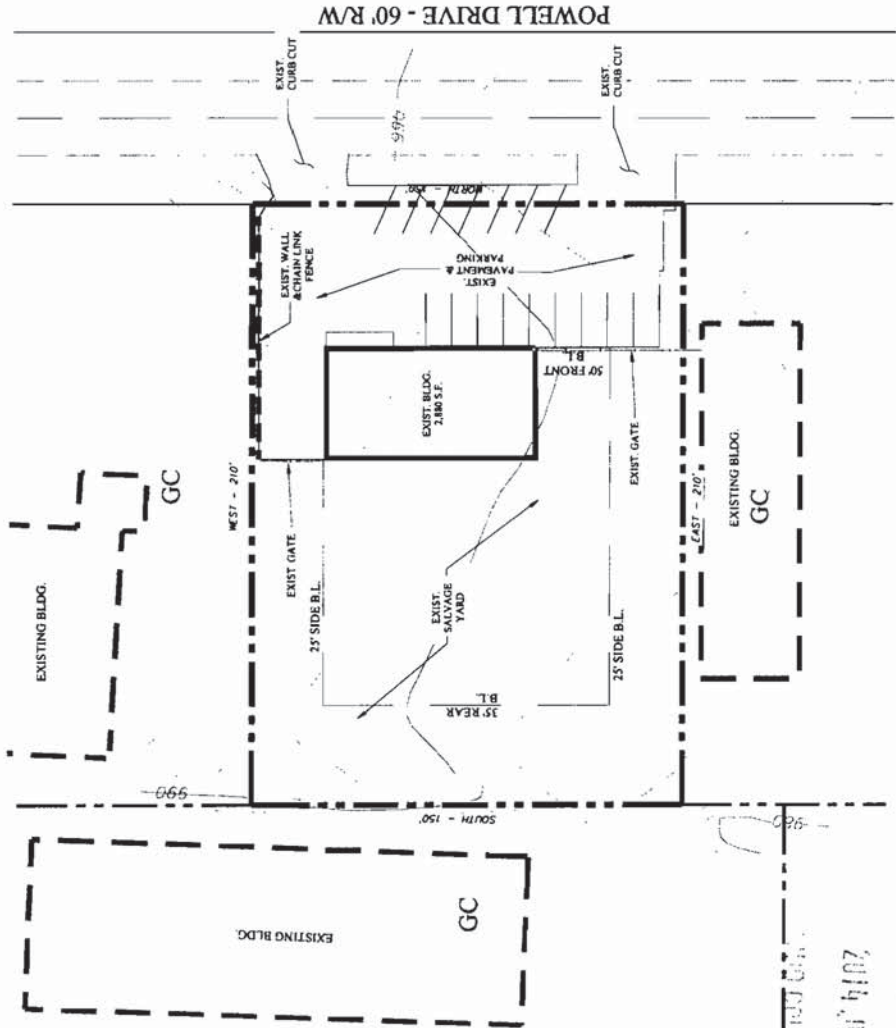
5780 POWELL DRIVE
REZONING - COBB COUNTY PARCEL #18003400110
SAMS, LARKIN & HUFF C/O
ENOCH "K.W.A.M.E." APPLAH
316 POWDER MILL RD. SUITE 100, MARIETTA, GA 30066
PHONE 770-422-9116
FAX 770-422-9118

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LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND SURVEYING
RESEARCH COURT • MARIETTA, GEORGIA 30066 • (770) 422-9116 • WWW.PECAT.COM

FEMA MAP (NTS)



SITE DATA:	
TOTAL SITE AREA	0.72 ACRES (31,363 S.F.)
TOTAL BUILDING AREA	2,880 S.F.
ZONING	
EXISTING ZONING	QC
PROPOSED ZONING	HI - SLUP
ZONING JURISDICTION	COBB COUNTY
DEVELOPMENT REGULATIONS	
FRONT SETBACK	50'
SIDE SETBACK	25'
REAR SETBACK	15'
REQUIRED PARKING	1200 SF
PARKING SPACES REQUIRED	13
PARKING SPACES PROVIDED	13



2014-09-05 PM 3:35



REZONING/SLUP
PLAN

0 10 20 40 60
SCALE: 1" = 20'
DATE: DECEMBER 6, 2013
PROJECT: 13241 00

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



OSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000034444 EXP. 10/1/2012

APPLICANT: Enoch Appiah

PHONE#: (404) 343-9044 **EMAIL:** enochbak@gmail.com

REPRESENTATIVE: Garvis L. Sams, Jr.

PHONE#: (770) 422-7016 **EMAIL:** gsams@slhb-law.com

TITLEHOLDER: Enoch Appiah

PROPERTY LOCATION: West side of Powell Drive, south of

Sydney Ann Boulevard

(5780 Powell Drive)

ACCESS TO PROPERTY: Powell Drive

PHYSICAL CHARACTERISTICS TO SITE: Existing vehicle repair
storage and salvaging business

PETITION NO: Z-55

HEARING DATE (PC): 08-05-14

HEARING DATE (BOC): 08-19-14

PRESENT ZONING: GC

PROPOSED ZONING: HI

PROPOSED USE: Vehicular Repair, Storing
and Salvaging Vehicles and Towing of Vehicles

SIZE OF TRACT: 0.72 acres

DISTRICT: 18

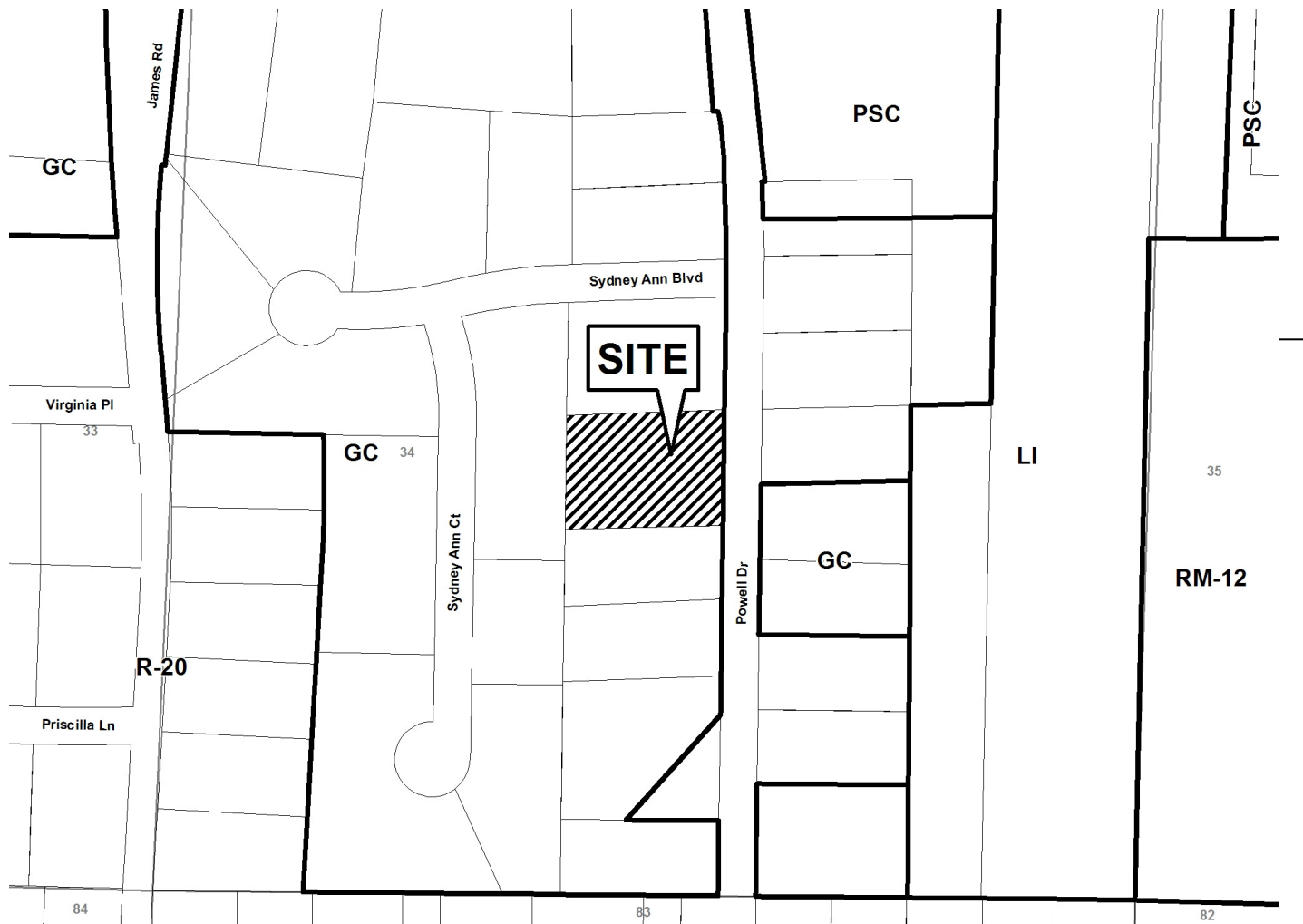
LAND LOT(S): 34

PARCEL(S): 11

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



2014 JUN -5 PM 3:35



Application #: Z- 55

PC Hearing Date: August 5, 2014

BOC Hearing Date: August 19, 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): Vehicular Repair, Storing and Salvaging of Vehicles and Towing of Vehicles.
- b) Proposed building architecture: As-Built
- c) Proposed hours/days of operation: Monday-Saturday, 8:00 a.m. until 6:00 p.m.
- d) List all requested variances: Waiving the required lot size from 40,000 sq. ft. to 31,363 sq. ft.

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

The subject property is located within an area which is denominated under Cobb County's Future Land Use Map as a Community Activity Center (CAC) and adjacent to an area denominated for Industrial Compatible (IC) uses.

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

Applicant signature: _____ Date: 6/5/14

Applicant name (printed): Garvis L. Sams, Jr., Attorney for Applicant/Title Holder

*The Applicant has spoken with Code Enforcement officials; however, no Notice of Violation nor Tickets have issued with any action by Code Enforcement being held in abeyance pending the outcome of this Application, a SLUP Application and a Variance Application.

Revised August 21, 2013

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 Plot Act O.C.G.A. 15-6-57.

APPLICANT: Brooks Chadwick, LLC

PHONE#: (404) 281-4554 **EMAIL:** todd@brookschadwick.com

REPRESENTATIVE: John H. Moore

PHONE#: (770) 429-1499 **EMAIL:** jmoore@mijs.com

TITLEHOLDER: Kenneth B. Clary

PROPERTY LOCATION: South side of Shallowford Road, east of Johnson Ferry Road

ACCESS TO PROPERTY: Shallowford Road

PHYSICAL CHARACTERISTICS TO SITE: Wooded acreage

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-56

HEARING DATE (PC): 08-05-14

HEARING DATE (BOC): 08-19-14

PRESENT ZONING: R-30

PROPOSED ZONING: UVC

PROPOSED USE: Mixed-Use Development

SIZE OF TRACT: 13.736 acres

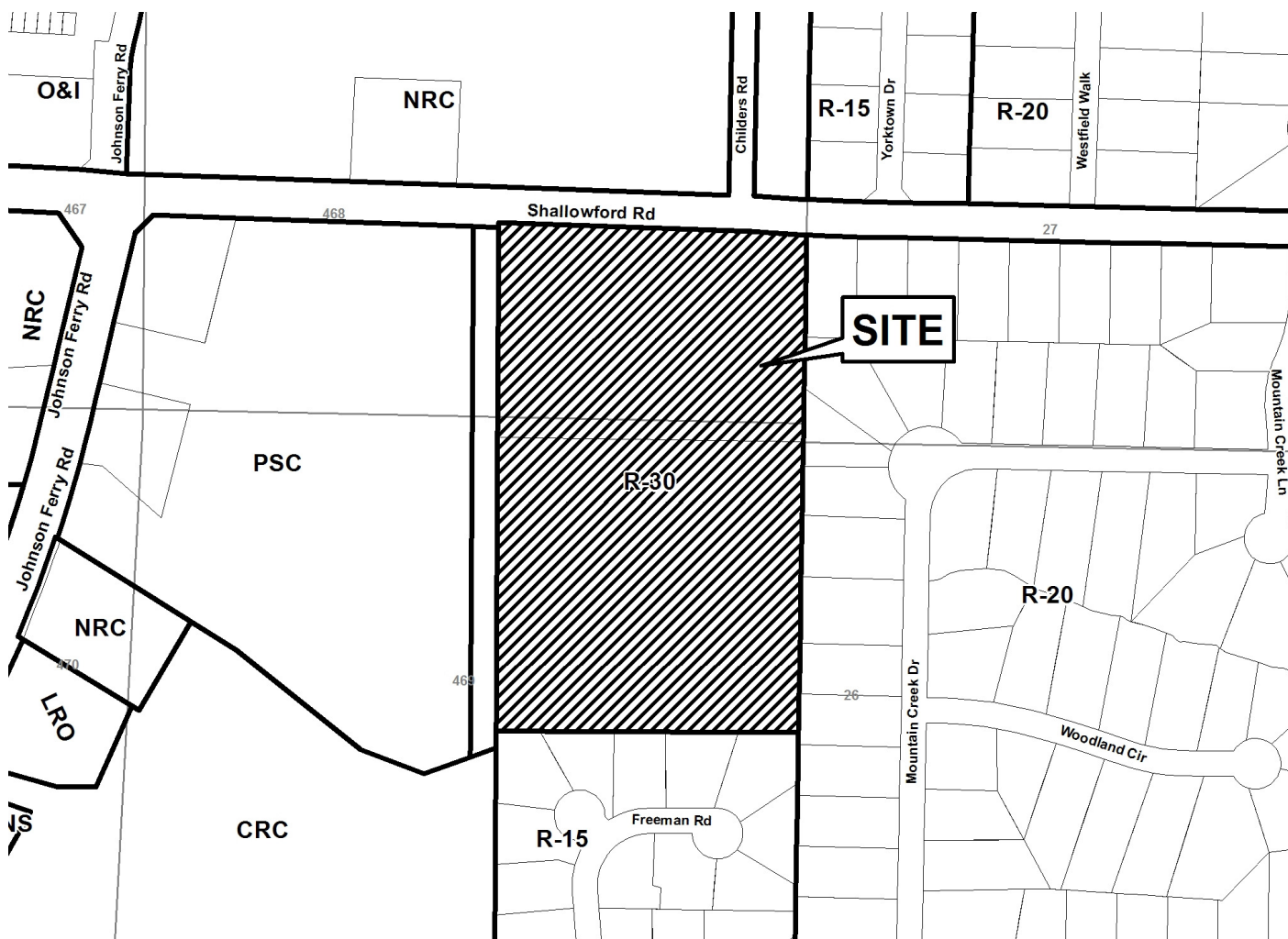
DISTRICT: 16

LAND LOT(S): 468,469

PARCEL(S): 5,9

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3



2014 JUN -5 PM 4:08



Application #: Z- 56 (2014)
PC Hearing Date: 08/05/2014
BOC Hearing Date: 08/19/2014

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Minimum 1,800 square feet
- b) Proposed building architecture: Traditional; with brick, stone, stacked stone, cedar-shake, or combinations thereof, exteriors
- c) Proposed selling prices(s): Mid-\$300s to \$500s
- d) List all requested variances: None known at this time

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

- a) Proposed use(s): Retail
- b) Proposed building architecture: Traditional
- c) Proposed hours/days of operation: Sunday - Saturday; hours of operation dependent upon tenants and usage
- d) List all requested variances: None known at this time

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

None at this time

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

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

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

MOORE INGRAM JOHNSON & STEELE, LLP

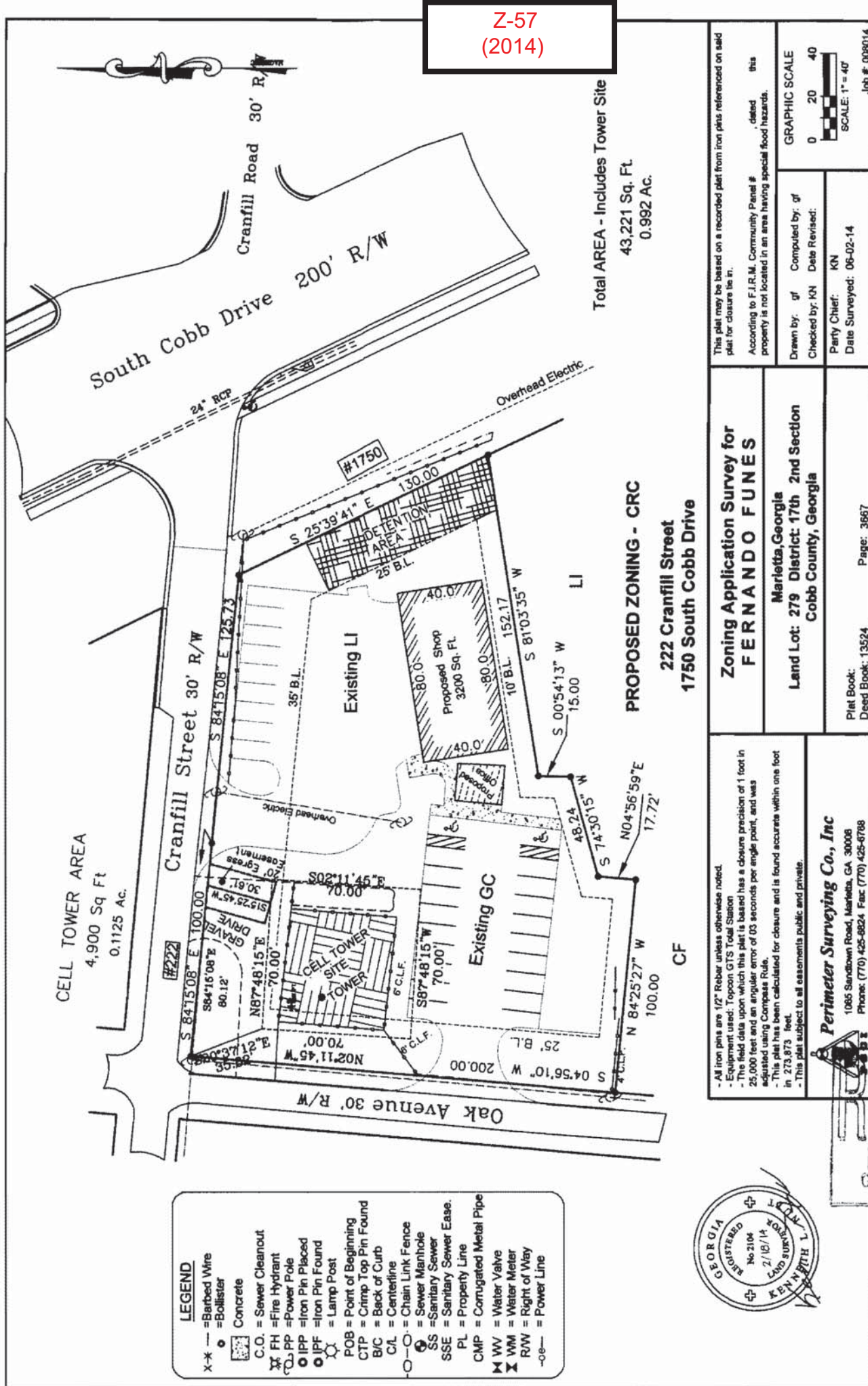
Applicant signature BY: [Signature] Date: June 5, 2014

Applicant name (printed): John H. Moore; Georgia Bar No. 519800

Attorneys for Applicant and Property Owner

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

Z-57
(2014)



This plat may be based on a recorded plat from iron pins referenced on said plat for closure is in.

According to F.L.R.M. Community Panel # dated this property is not located in an area having special flood hazards.

Drawn by: gf Computed by: gf
Checked by: KN Date Revised: KN
Party Chief: KN
Date Surveyed: 06-02-14

GRAPHIC SCALE
0 20 40
SCALE: 1" = 40'

Job #: 008014

Zoning Application Survey for
FERNANDO FUNES

Marietta, Georgia
Land Lot: 279 District: 17th 2nd Section
Cobb County, Georgia

Plat Book: 13524
Deed Book: 13524
Page: 3667

- 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 273,873 feet.
- This plat is subject to all easements public and private.



APPLICANT: Claudia Rivero

PHONE#: (404) 933-0681 **EMAIL:** cl-rivero@yahoo.com

REPRESENTATIVE: Claudia Rivero

PHONE#: (404) 933-0681 **EMAIL:** cl-rivero@yahoo.com

TITLEHOLDER: Fernando Funes

PROPERTY LOCATION: Southwest corner of South Cobb Drive and

Cranfill Road, east side of Oak Avenue

(1750 South Cobb Drive and 222 Cranfill Road)

ACCESS TO PROPERTY: Cranfill Road

PHYSICAL CHARACTERISTICS TO SITE: Vacant commercial

building and cell tower

PETITION NO: Z-57

HEARING DATE (PC): 08-05-14

HEARING DATE (BOC): 08-19-14

PRESENT ZONING: LI & GC

PROPOSED ZONING: CRC

PROPOSED USE: Auto Repair

SIZE OF TRACT: 0.992 acres

DISTRICT: 17

LAND LOT(S): 279

PARCEL(S): 36,64

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application #: Z57
PC Hearing Date: 8-5-14
BOC Hearing Date: 8-19-14

2014 JUL -5 PM 4:14

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): Auto Repair Shop
- b) Proposed building architecture: Metal Building
- c) Proposed hours/days of operation: Monday to Friday 09:00 to 5:30^{AM} pm
Saturday 09:00 am to 2:00 pm - Sunday closed
- 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?

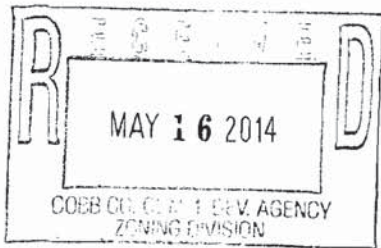
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). NO

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: [Signature] Date: 6/5/2014

Applicant name (printed): CLAUDIA Rivero

LUP-21
(2014)



NOTE: 25' DRIVEWAY APPROVED BY ZONING
JUNE 13, 1990 (V-90)

REFERENCES:

PLAT BOOK	Pg.	DEED BOOK	Pg.
68	144	2116	487
71	119	3095	265
75	146		

1646 GRACEYANCE FIDELITY
CASS COUNTY FOR

THIS PROPERTY LIES IN AN AREA HAVING
ANY SPECIAL FLOOD HAZARD CONDITIONS

THE FIELD DATA UPON WHICH THIS PLAT IS BASED
HAS A CLOSURE PRECISION OF ONE FOOT IN $25,000$ FT.
ERROR PER ANGLE POINT $17''$, ADJUSTED USING
COMPASS RULE. PLAT CLOSURE $1/100,000$ FT.

EQUIPMENT USED LIETZ 3-4

APPLICANT: Garfield McCook

PHONE#: (678) 778-6335 **EMAIL:** stilesboroal@comcast.net

REPRESENTATIVE: Garfield McCook

PHONE#: (678) 778-6335 **EMAIL:** stilesboroal@comcast.net

TITLEHOLDER: Garfield McCook

PROPERTY LOCATION: South side of Stilesboro Road, west of

Allatoona Lane

(4549 Stilesboro Road)

ACCESS TO PROPERTY: Stilesboro Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-21

HEARING DATE (PC): 08-05-14

HEARING DATE (BOC): 08-19-14

PRESENT ZONING: R-30

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow More Unrelated

Adults than the County Code Permits

SIZE OF TRACT: 1.34 acres

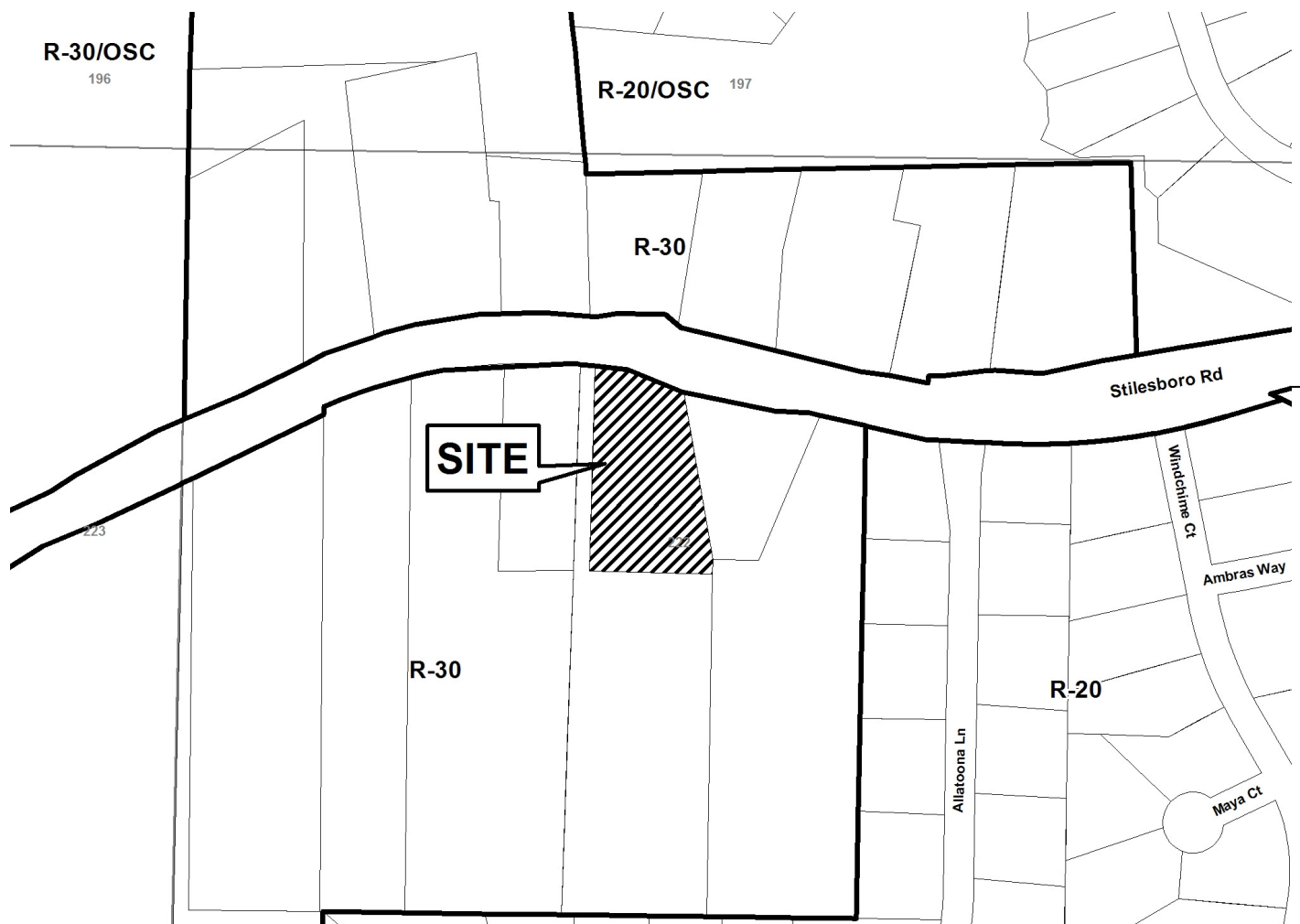
DISTRICT: 20

LAND LOT(S): 222

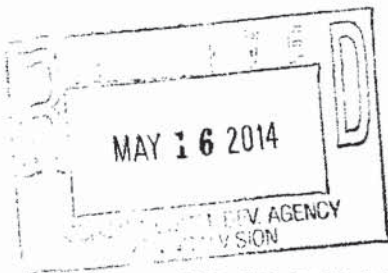
PARCEL(S): 158

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1



STIPULATIONS:



Application #: WP-21
PC Hearing Date: 8-5-14
BOC Hearing Date: 8-19-14

TEMPORARY LAND USE PERMIT WORKSHEET (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? PERSONAL CARE HOME
2. Number of employees? 2
3. Days of operation? SEVEN DAYS PER WEEK
4. Hours of operation? 24 HOURS
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? _____
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): PARKING AREA
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, AND FOR RENEWAL EVERY 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: [Signature] Date: 4/28/14
Applicant name (printed): GARFIELD MC COOK



Application #: L-21
PC Hearing Date: 8-5-14
BOC Hearing Date: 8-19-14

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? NONE
3. Number of vehicles parked on the driveway? NONE
4. Number of vehicles parked in garage? NONE
5. Number of vehicles parked on the street? NONE
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 AND TO BE RENEWED EVERY 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: [Signature] Date: 4/28/14
Applicant name (printed): GARFIELD MCCOOK

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: _____
Size of house per Cobb County Tax Assessor records: _____
Number of related adults proposed: _____ Number permitted by code: _____
Number of unrelated adults proposed: _____ Number permitted by code: _____
Number of vehicles proposed: _____ Number permitted by code: _____
Number of vehicles proposed to be parked outside: _____ Number of vehicles permitted: _____

LUP-22
(2014)

LOT: 3 BLOCK "H" JOHNSON WOODS S/D UNIT 5
LAND LOT 705 19TH DISTRICT 2ND SECTION
PB 35 PG 76 COBB COUNTY, GEORGIA
DATE: 2-22-13 SCALE: 1"= 50'

DENISE DOBSON

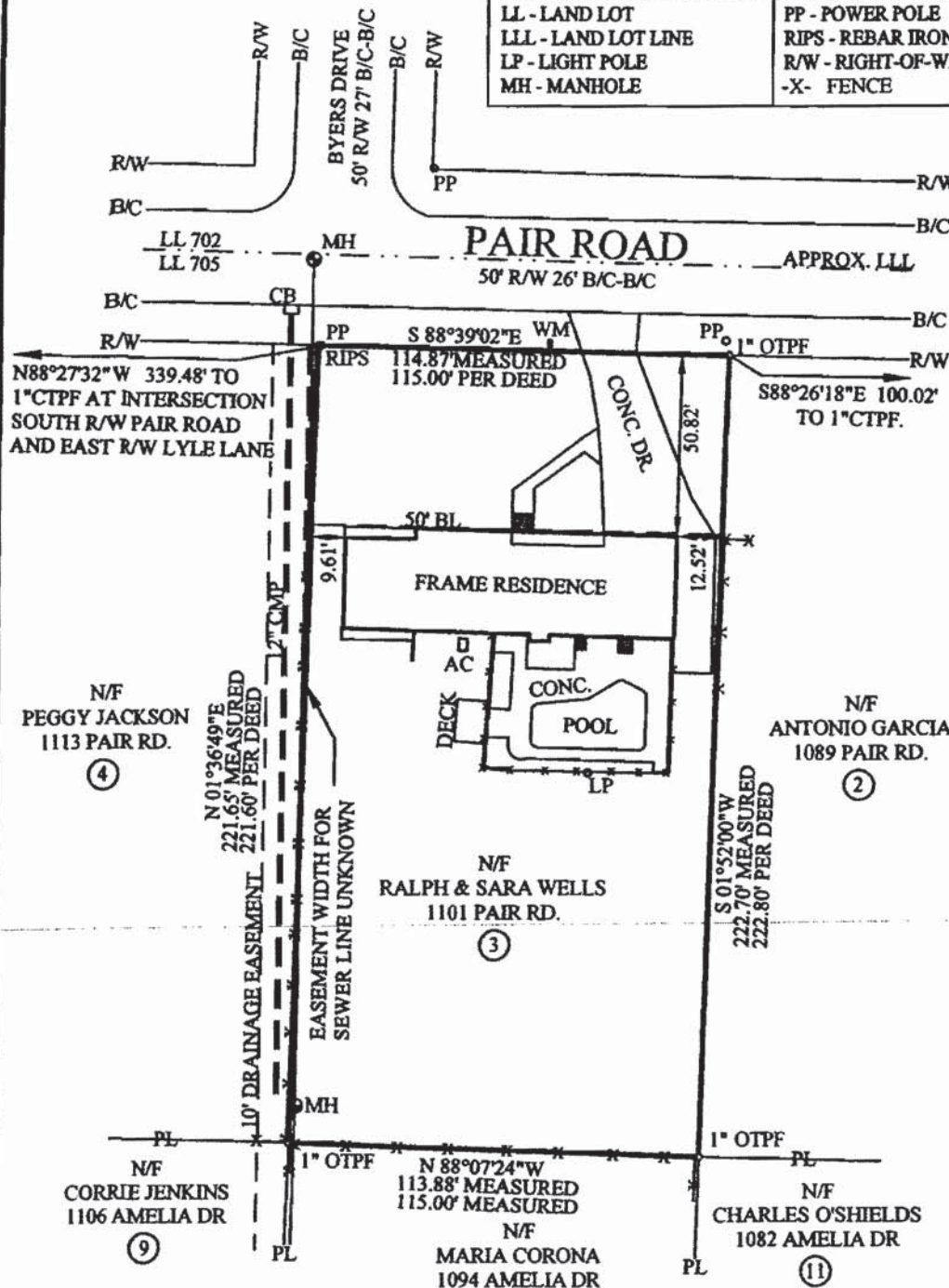
TRACT AREA= 0.583 ACRES

LEGEND

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



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



THE FIELD DATA UPON WHICH THIS
PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN
27,748 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
85.266 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. 13067C0114 G DATED
12-16-08 THIS PROPERTY IS NOT
IN AN AREA HAVING SPECIAL
FLOOD HAZARDS.

INSTRUMENT USED TOPCON GPT-3005W
FIELD WORK PERFORMED: 2-20-13



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



PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
 PLANNING - ENGINEERING - LAND SURVEYING
 3982 AUSTELL-POWDER SPRINGS ROAD - POWDER SPRINGS, GEORGIA 30127
 Ph. (770) 435-2576 - Fax (770) 943-6912

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

COMP.
JOB.
2013000

APPLICANT: Sarah C. Wells

PHONE#: (770) 432-3557 **EMAIL:** N/A

REPRESENTATIVE: Denise Dobson

PHONE#: (404) 731-2035 **EMAIL:** N/A

TITLEHOLDER: Ralph O. Wells and Sarah C. Wells

PROPERTY LOCATION: South side of Pair Road, across from

Byers Drive

(1101 Pair Road)

ACCESS TO PROPERTY: Pair Road

PHYSICAL CHARACTERISTICS TO SITE: One-story frame

residence

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-22

HEARING DATE (PC): 08-05-14

HEARING DATE (BOC): 08-19-14

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

(Renewal)

PROPOSED USE: Allow More Adults

and More Vehicles than County Code Permits

SIZE OF TRACT: 0.583 acres

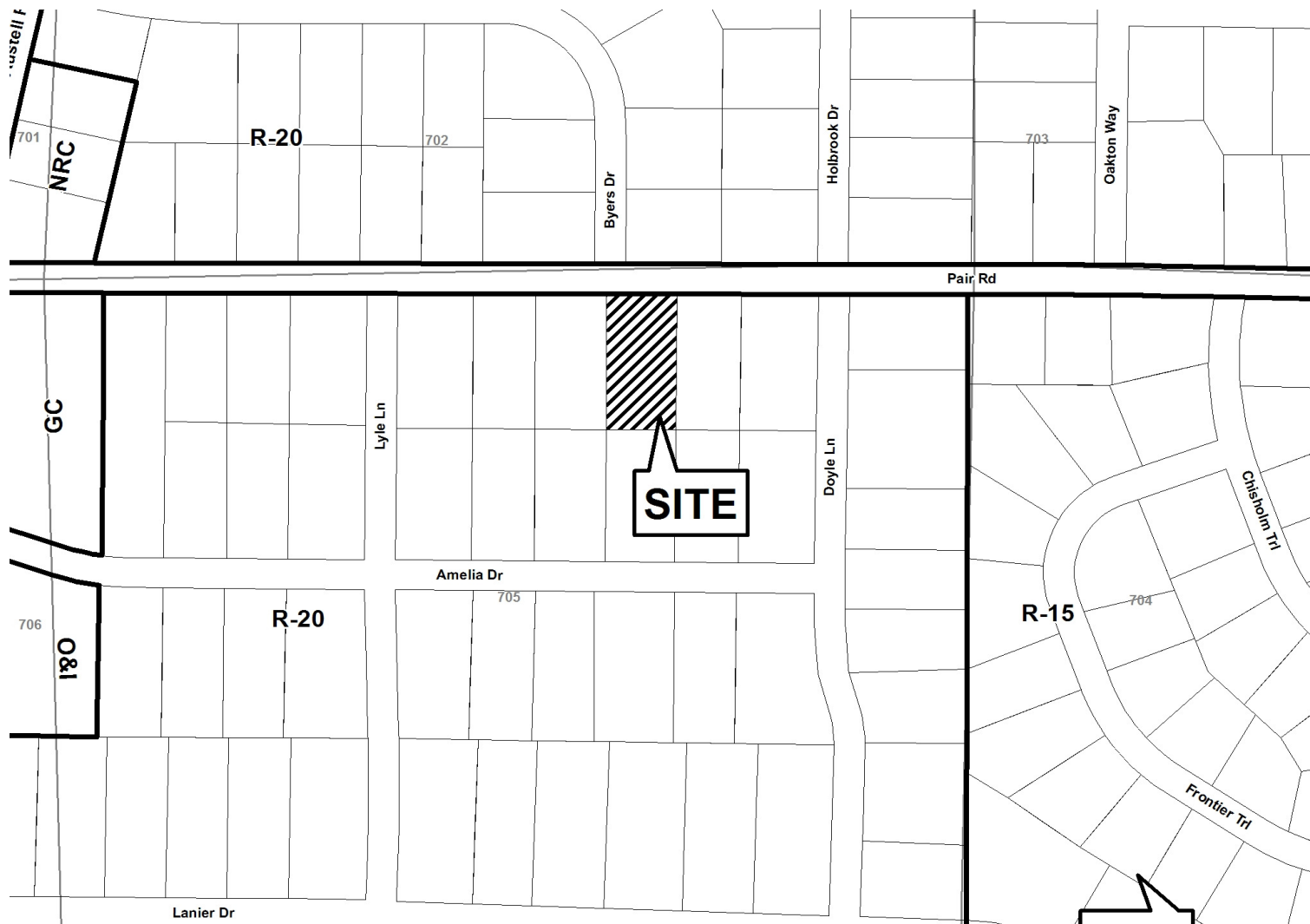
DISTRICT: 19

LAND LOT(S): 705

PARCEL(S): 35

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 4



2014 MAY 19 PM 10:32
COBB COUNTY, GEORGIA



Application #: LUP-22
PC Hearing Date: 8-5-14
BOC Hearing Date: 8-19-14

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

1. Number of unrelated adults in the house? 0
2. Number of related adults in the house? 7
3. Number of vehicles parked on the driveway? 3
4. Number of vehicles parked in garage? none at this time
5. Number of vehicles parked on the street? 0
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).
Code-2012-03576
10. Any additional information? (Please attach additional information if needed):

Applicant signature: Sarah Wells Date: 5-19-2014

Applicant name (printed): Sarah Wells

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: _____

Size of house per Cobb County Tax Assessor records: _____

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

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

Number of vehicles proposed: _____ Number permitted by code: _____

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

APPLICANT: Charles D. Brown

PHONE#: (770) 331-3916 **EMAIL:** charlie@superiorautomotive company.com

REPRESENTATIVE: Charles D. Brown

PHONE#: (770) 331-3916 **EMAIL:** charlie@superiorautomotivecompany.com

TITLEHOLDER: Diane Benson-Brown and Charles D. Brown

PROPERTY LOCATION: West side of Brickleberry Lane, north of

Oak Trail Drive

(979 Brickleberry Lane)

ACCESS TO PROPERTY: Brickleberry Lane

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-23

HEARING DATE (PC): 08-05-14

HEARING DATE (BOC): 08-19-14

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: In-home Office

SIZE OF TRACT: 0.388 acres

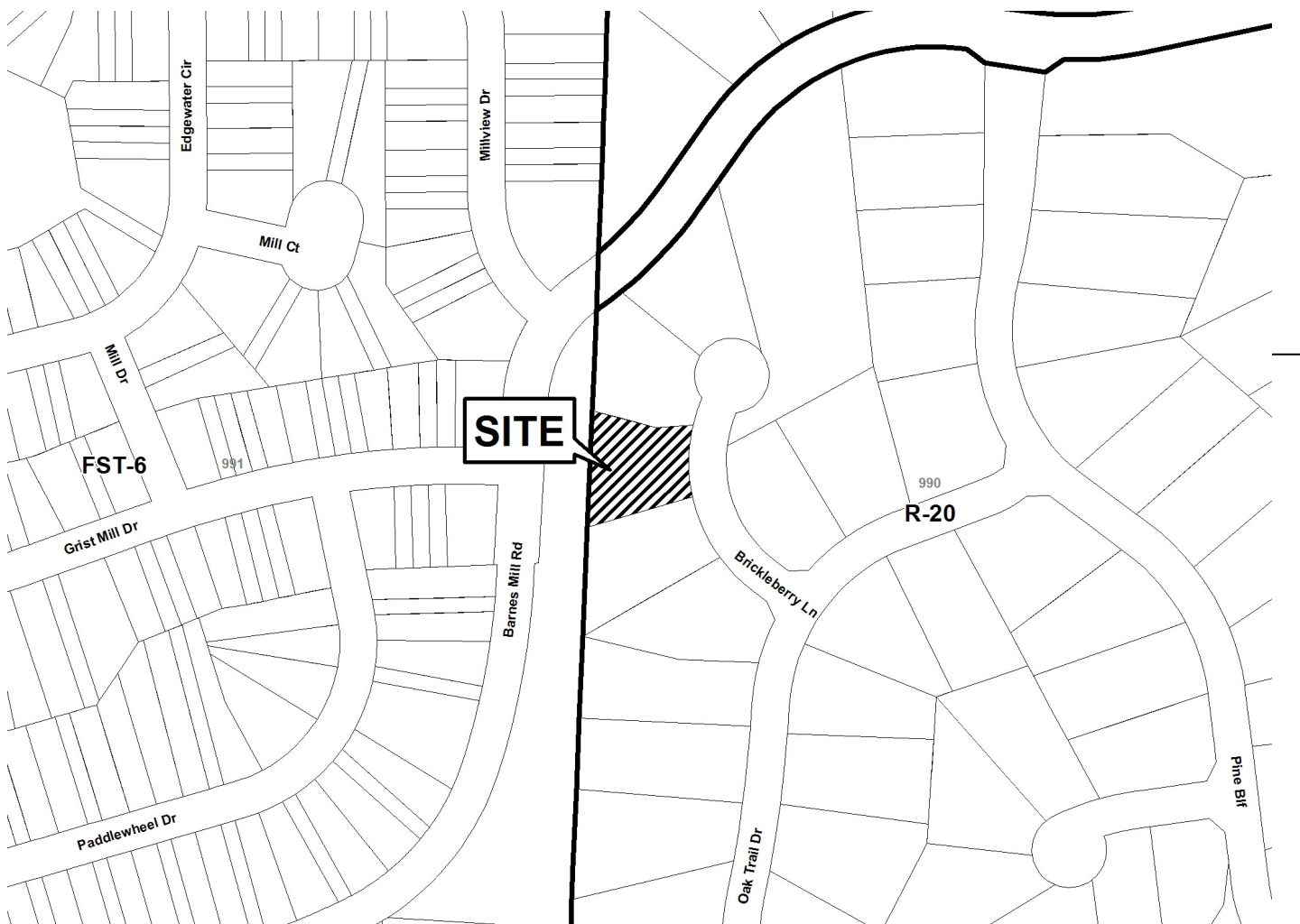
DISTRICT: 16

LAND LOT(S): 990

PARCEL(S): 50

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2





Application #: Luf-23
PC Hearing Date: 8-5-14
BOC Hearing Date: 8-19-14

TEMPORARY LAND USE PERMIT WORKSHEET
(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Outside Sales
2. Number of employees? 1
3. Days of operation? 5
4. Hours of operation? 9:30-5:00
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 0
6. Where do clients, customers and/or employees park?
Driveway: _____; Street: _____; Other (Explain): Community Clubhouse parking Lot.
7. Signs? No: X ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.):
1 Cars
9. Deliveries? No _____; Yes X (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) _____
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): 24 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): _____

Applicant signature: Charles D. Brown Date: 5-15-2014
Applicant name (printed): CHARLES D. BROWN



Application #: LUP-23
PC Hearing Date: 8-5-14
BOC Hearing Date: 8-19-14

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

1. Number of unrelated adults in the house? _____
2. Number of related adults in the house? 2
3. Number of vehicles parked on the driveway? 0
4. Number of vehicles parked in garage? 3
5. Number of vehicles parked on the street? 1
6. Does the property owner live in the house? Yes X ; No _____
7. Any outdoor storage? No X ; 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 X (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: Charles Brown Date: _____

Applicant name (printed): CHARLES BROWN

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: _____

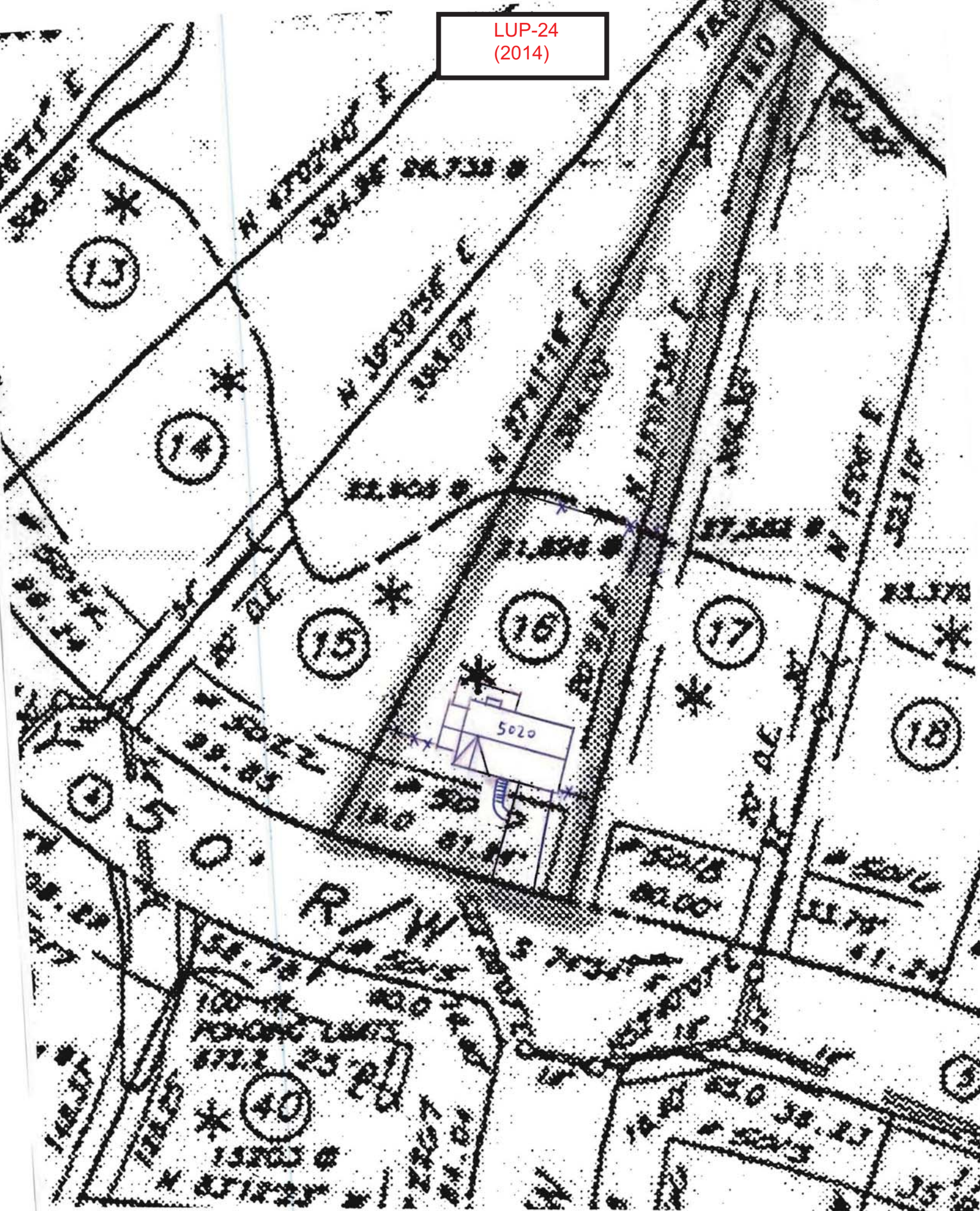
Number of related adults proposed: _____ Number permitted by code: _____

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

Number of vehicles proposed: _____ Number permitted by code: _____

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

LUP-24
(2014)



APPLICANT: Kathleen E. Taylor

PHONE#: (404) 695-8153 **EMAIL:** ket2791@yahoo.com

REPRESENTATIVE: Marc A. Taylor

PHONE#: (616) 481-5902 **EMAIL:** N/A

TITLEHOLDER: Kathleen E. Taylor

PROPERTY LOCATION: Northeast side of Sunbrook Way, west of

Sunbrook Trail, east of Mars Hill Road

(5020 Sunbrook Way)

ACCESS TO PROPERTY: Sunbrook Way

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-24

HEARING DATE (PC): 08-05-14

HEARING DATE (BOC): 08-19-14

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

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

SIZE OF TRACT: 0.48 acres

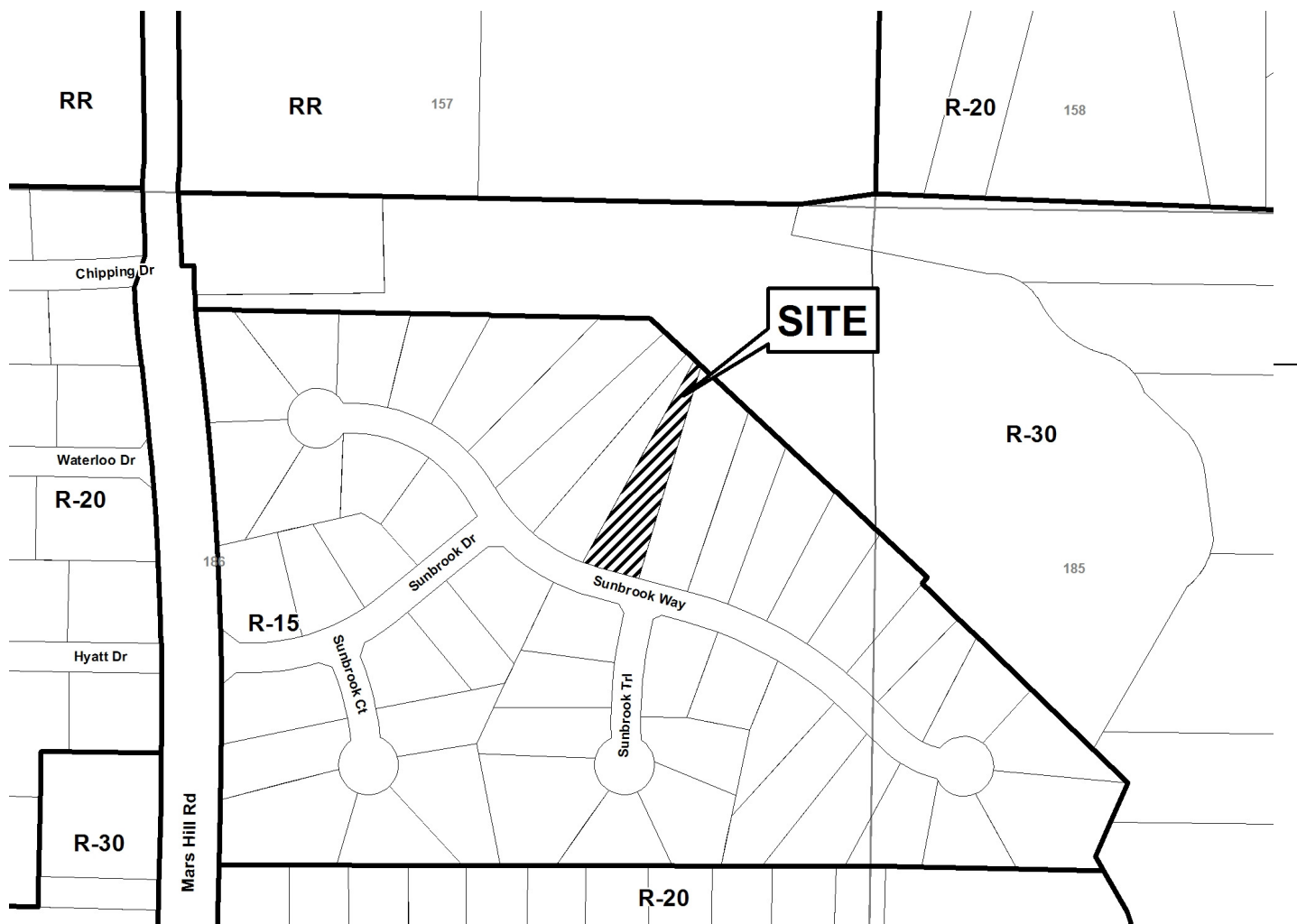
DISTRICT: 20

LAND LOT(S): 186

PARCEL(S): 108

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1





Application #: 128-24
PC Hearing Date: 8-5-14
BOC Hearing Date: 8-19-14

TEMPORARY LAND USE PERMIT WORKSHEET
(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

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: _____ ; 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.): -0-
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: 6/2/14

Applicant name (printed): _____



Application #: LUL-224
PC Hearing Date: 8-5-14
BOC Hearing Date: 8-19-14

2014 JUN -3 PM 4:14

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

1. Number of unrelated adults in the house? 2
2. Number of related adults in the house? 5
3. Number of vehicles parked on the driveway? 3
4. Number of vehicles parked in garage? ~~0~~ 1 KET
5. Number of vehicles parked on the street? ~~0~~ -0- KET
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):
We have an extra unrelated person in our house. He is a special needs child.
Applicant signature: Kathleen E. Taylor Date: 6/2/14
Applicant name (printed): Kathleen E. Taylor

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: _____

Size of house per Cobb County Tax Assessor records: _____

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

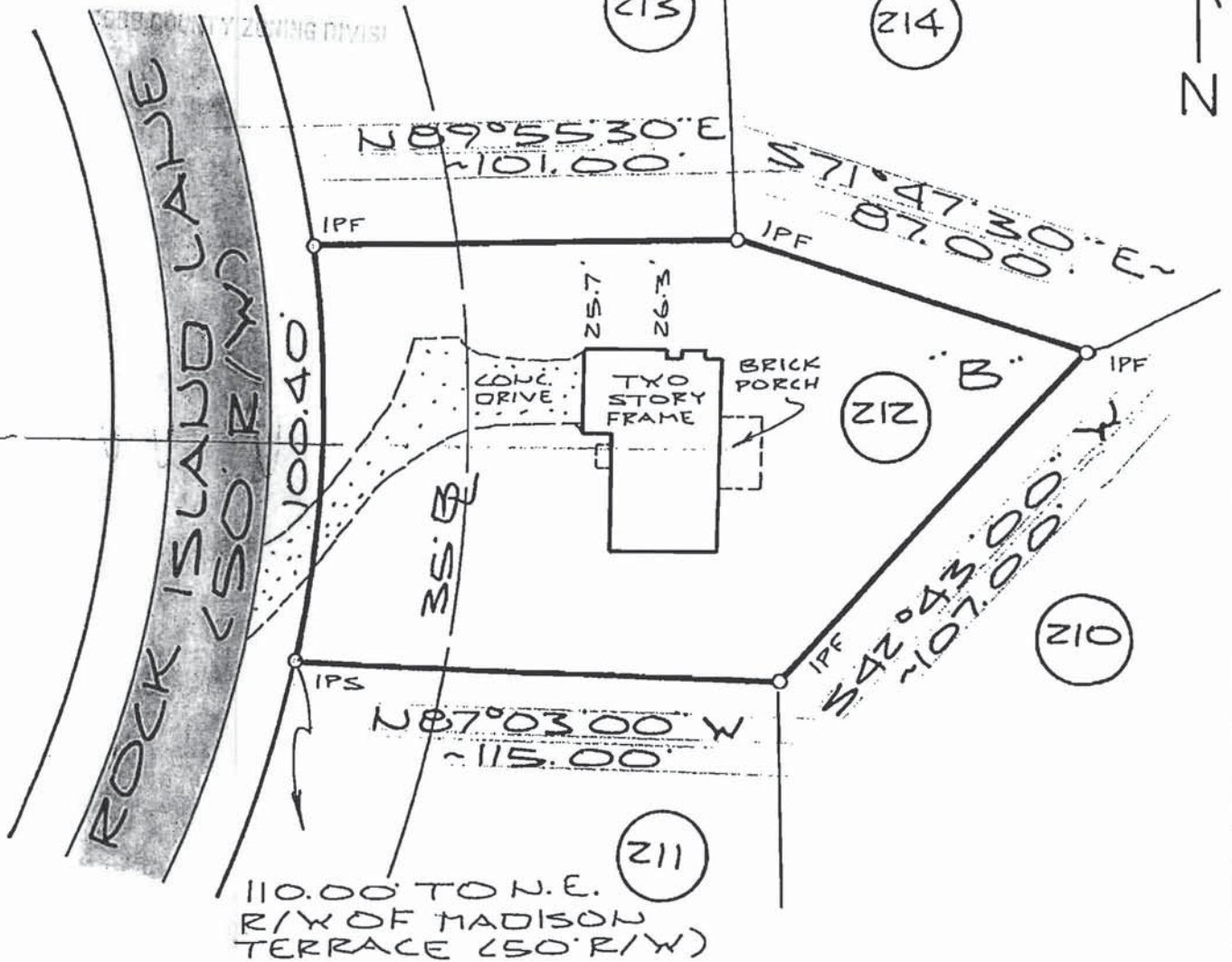
Number of unrelated adults proposed: _____ Number permitted by code: _____

Number of vehicles proposed: _____ Number permitted by code: _____

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

LUP-25
(2014)

2014 JUN -5 PM 5:04



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000± FEET, AND AN ANGULAR ERROR OF 07" PER ANGLE POINT, AND WAS ADJUSTED BY USING CRANDALL'S RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000± FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

4602 ROCK ISLAND LANE
ACWORTH, GA.

McLUNG
SURVEYING INC.



This property (is not) located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

Perry E. McClung
Perry E. McClung, Surveyor

Fences should not be placed using side dimensions from house.

PROPERTY OF
STEVEN M. McBRIDE
KIM McBRIDE

LOT Z12, BLOCK "B"
UNIT THREE-SECTION TWO
PARKWOOD COMMONS

LAND LOT 20 (FORMERLY
BRIDGEWATER
DISTRICT 20TH SECTION 2ND TRACE
COUNTY COBB

GEORGIA

DATE 7-23-96 SCALE 1" = 40'

PB 105 PG 33

R.S.

2815 P

APPLICANT: Kim McBride

PHONE#: (770) 324-2521 **EMAIL:** kmcb4602@comcast.net

REPRESENTATIVE: Kim McBride

PHONE#: (770) 324-2521 **EMAIL:** kmcb4602@comcast.net

TITLEHOLDER: Steven M. McBride and Kim McBride

PROPERTY LOCATION: East side of Rock Island Lane, north of

Madison Terrace

(4602 Rock Island Lane)

ACCESS TO PROPERTY: Rock Island Lane

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-25

HEARING DATE (PC): 08-05-14

HEARING DATE (BOC): 08-19-14

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow More Vehicles
than County Code Permits

SIZE OF TRACT: 0.33 acres

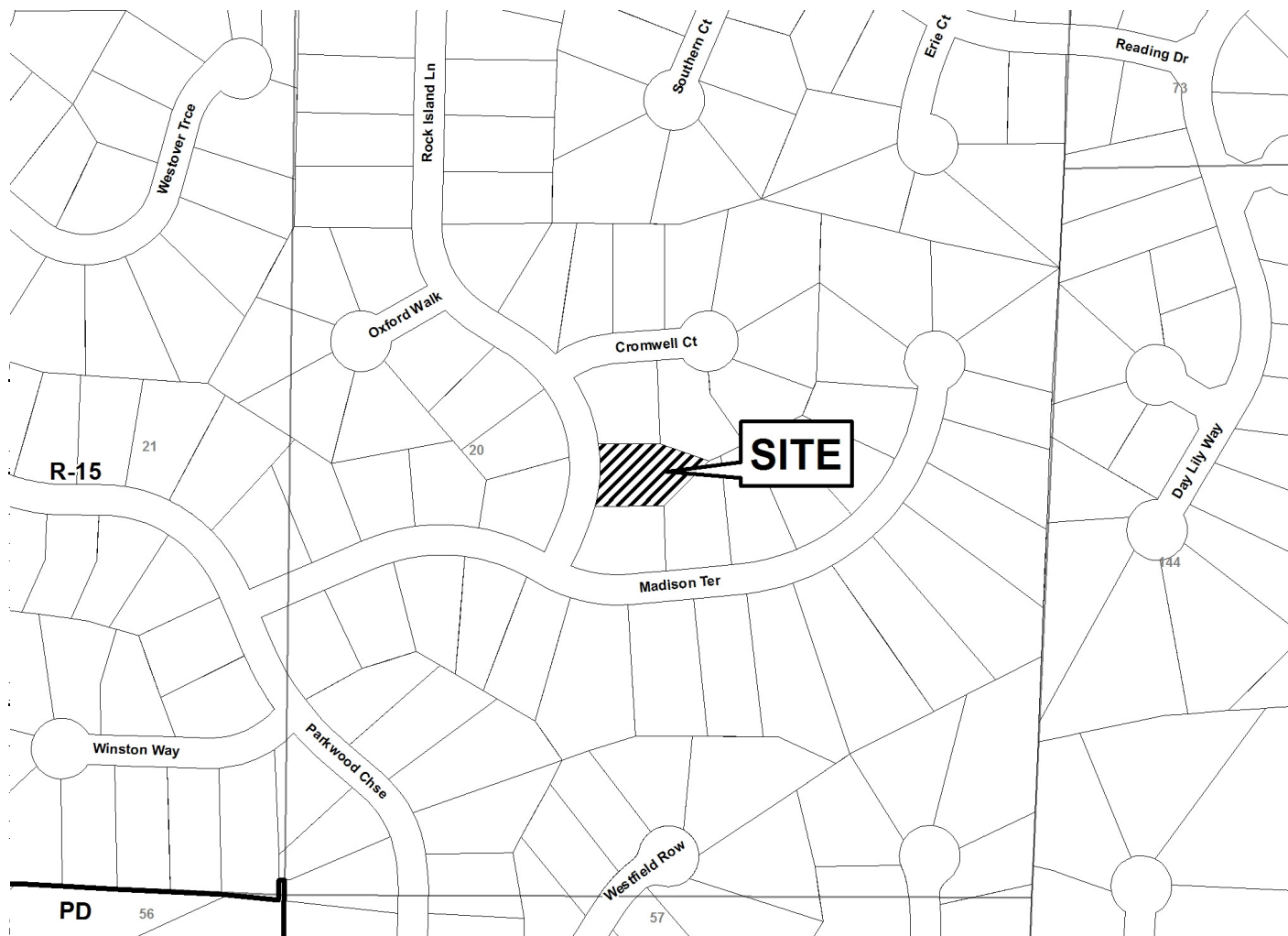
DISTRICT: 20

LAND LOT(S): 20

PARCEL(S): 133

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 3



COBB COUNTY GEORGIA
FILED IN OFFICE

2014 JUN -5 PM 5:03



Application #: Luf-25
PC Hearing Date: 8-5-14
BOC Hearing Date: 8-19-14

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

1. Number of unrelated adults in the house? 1
2. Number of related adults in the house? 5
3. Number of vehicles parked on the driveway? 3-4
4. Number of vehicles parked in garage? 0
5. Number of vehicles parked on the street? 3
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): SHEDS - LAWN EQUIP BOATS
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: Kim McBride Date: _____

Applicant name (printed): KIM MCBRIDE

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: _____

Size of house per Cobb County Tax Assessor records: _____

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

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

Number of vehicles proposed: _____ Number permitted by code: _____

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

APPLICANT: Top of the Line Residential Care

PHONE#: (770) 943-8277 **EMAIL:** topoftheline@bellsouth.net

REPRESENTATIVE: Edith M. Page

PHONE#: (770) 335-2246 **EMAIL:** topoftheline@bellsouth.net

TITLEHOLDER: Edith Page

PROPERTY LOCATION: Southwest side of Meadows Road,
southeast of Lewis Road, and southwest of C.H. James Parkway
(4712 Meadows Road)

ACCESS TO PROPERTY: Meadows Road

PHYSICAL CHARACTERISTICS TO SITE: Existing single-family
house

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-26

HEARING DATE (PC): 08-05-14

HEARING DATE (BOC): 08-19-14

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPOSED USE: Group Home

SIZE OF TRACT: 3.82 acres

DISTRICT: 19

LAND LOT(S): 1097, 1124

PARCEL(S): 9

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4





Application #: WLP-26
PC Hearing Date: 8-5-14
BOC Hearing Date: 8-19-14

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? PERSONAL CARE HOME / ADULT DAY HOME
2. Number of employees? 2 PERSONS, EACH w/ 12 HR SHIFTS
3. Days of operation? 7 days A WEEK
4. Hours of operation? 24 HOURS A day
5. Number of clients, customers, or sales persons coming to the house per day? 8 clients ; Per week? 17 days
6. Where do clients, customers and/or employees park?
Driveway: X ; Street: _____ ; Other (Explain): Plenty of Paved PARKING
NO PARKING IN FIRE LANE OR ON the STREET
7. Signs? No: X ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): NONE
9. Deliveries? No X ; Yes _____ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
10. Does the applicant live in the house? Yes X - 50% ; No _____
11. Any outdoor storage? No _____ ; Yes X (If yes, please state what is kept outside): Shed already exist w/ Riding lawn mower
12. Length of time requested: 24 months w/ ANNUAL REVIEW
13. Any additional information? (Please attach additional information if needed):
WE WILL HAVE CAMERAS IN MAIN LIVING AREAS OF
THE HOME "NANNIE CAM" AND OUTDOORS, MONITORED
24/7. ALSO HAVE FIRE BURGLAR ALARM ALREADY ACTIVE
Applicant signature: Edith M Page Date: _____
Applicant name (printed): Edith M Page

SLUP-14
(2014)

INFINIGY8

[illegible]

GA22233

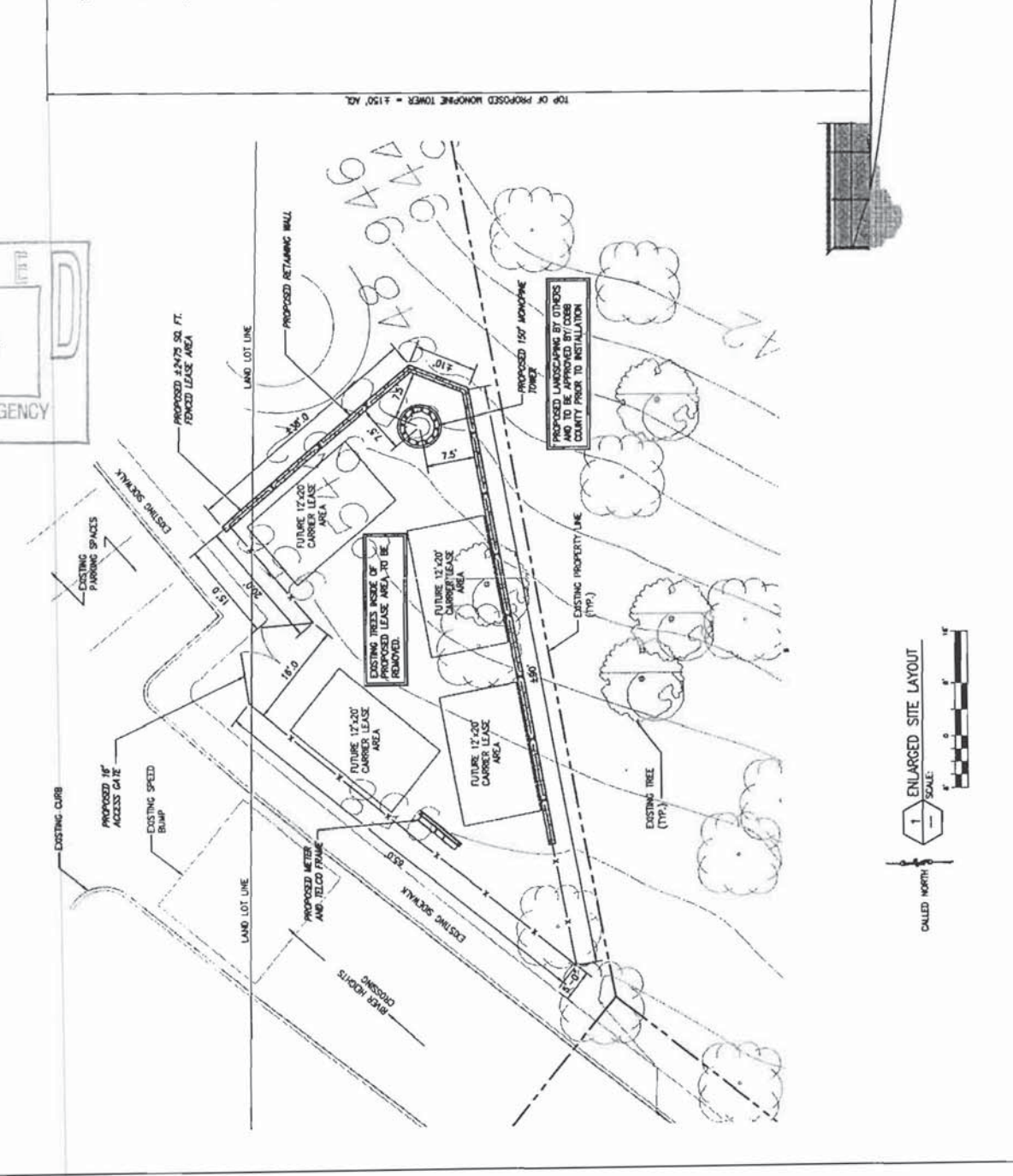
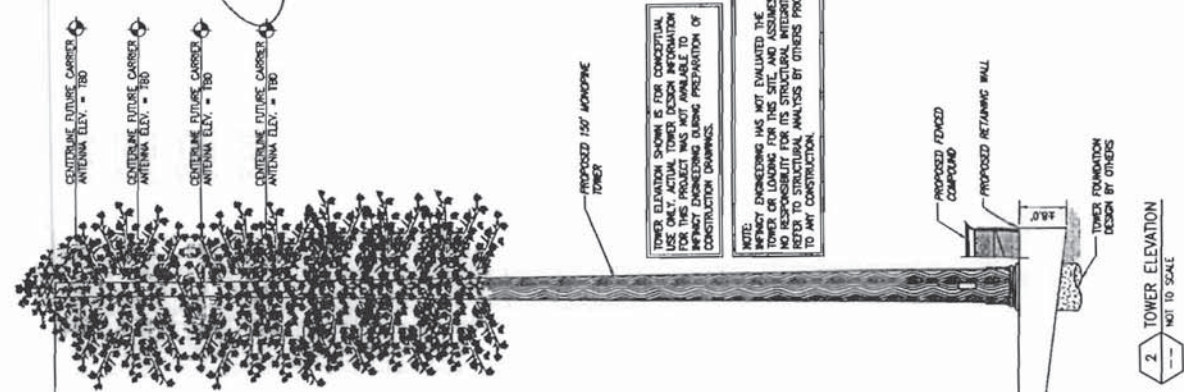
PAPER MILL
3702 RIVER HEIGHTS
CROSSING SE
MARIETTA, GA 30067

Municipal
Communications
Municipal Communications, LLC
3425 Piedmont Rd
Three Piedmont Center, Suite #23
Atlanta, GA 30305
OFFICE (404) 895-1280
FAX (404) 895-1285

Drawing Number
AS NOTED

**ENLARGED
SITE LAYOUT
& ELEVATION**

ZA



RECEIVED
JUN - 5 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Diagram titled "ENLARGED SITE LAYOUT". It features a hexagonal plot with a north arrow pointing upwards and a scale bar below it. The scale bar is marked with 0, 5, 10, and 15 feet. The plot is divided into two sections, labeled 1 and 2.

SLUP-14
(2014)



SHEET 2 OF 2

Metro Engineering & Surveying Co., Inc.

AT FARMINGTON HILL, SURVEY OF
RIVER HEIGHTS APARTMENTS

[illegible]

► *For a complete directory of all the products and services available in the market, visit www.enr.construction.com/resources/special/*

APPLICANT: Municipal Communications, LLC

PHONE#: (404) 995-1890 **EMAIL:** pcorry@municipal.com

REPRESENTATIVE: James M. Ney, Esq.

PHONE#: (770) 661-1202 **EMAIL:** jney@hnzw.com

TITLEHOLDER: River Heights Exchange, LLC

PROPERTY LOCATION: Southeast side of River Heights

Crossing, northeast of Riverlook Parkway

(3702 River Heights Crossing)

ACCESS TO PROPERTY: River Heights Crossing

PHYSICAL CHARACTERISTICS TO SITE: Existing apartment

development

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-14

HEARING DATE (PC): 08-05-14

HEARING DATE (BOC): 08-19-14

PRESENT ZONING: RM-12

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Wireless Communications

Tower and Antennas

SIZE OF TRACT: 28.119 acres

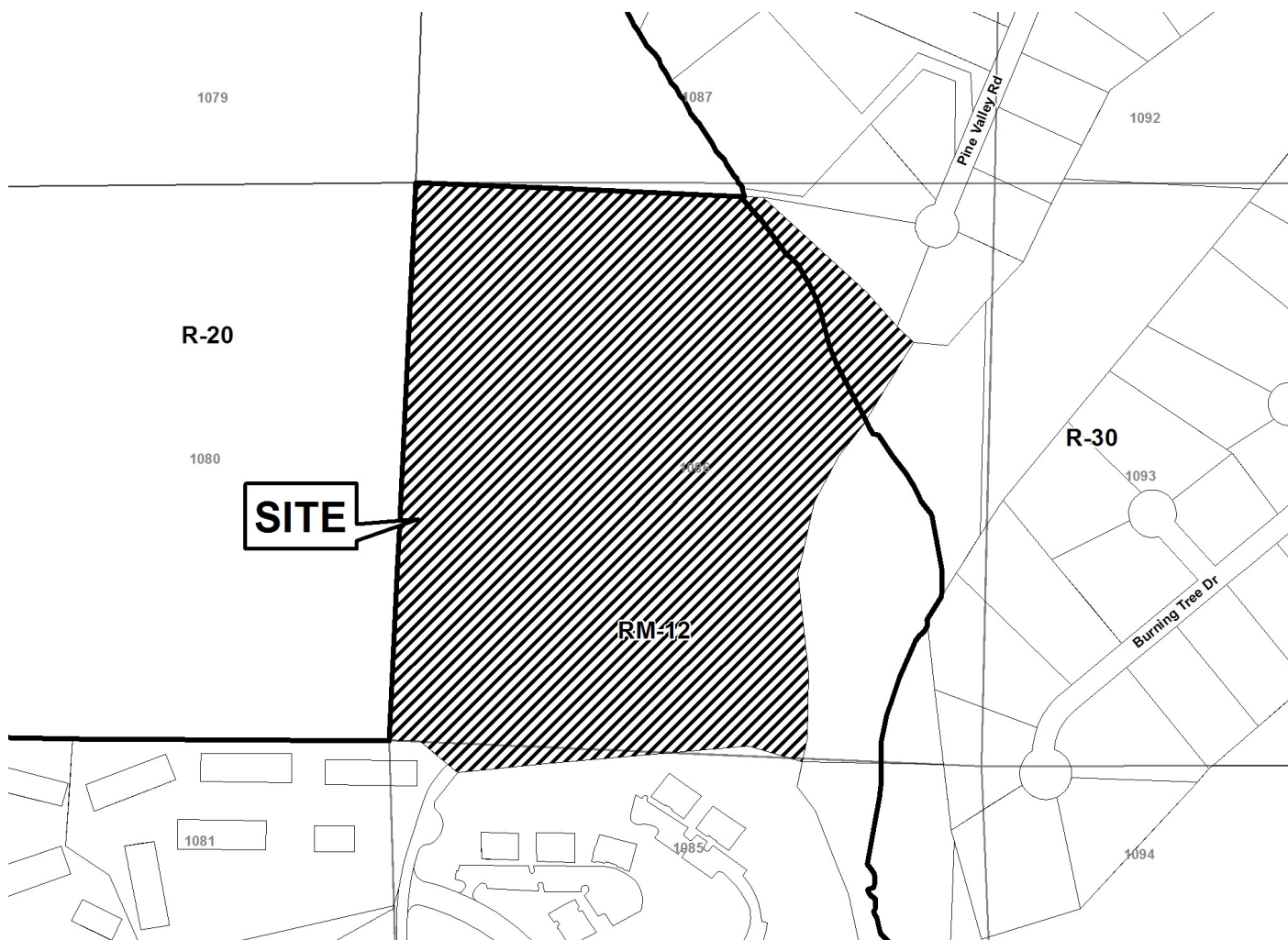
DISTRICT: 17

LAND LOT(S): 1085,1086

PARCEL(S): 9

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2



HOLT NEY ZATCOFF & WASSERMAN, LLP

ATTORNEYS AT LAW

100 GALLERIA PARKWAY, SUITE 1800

ATLANTA, GEORGIA 30339-5960

TELEPHONE 770-956-9600 FACSIMILE 770-956-1490

James M. Ney
e-mail jney@hnzw.com

Ellen W. Smith
e-mail esmith@hnzw.com

June 5, 2014

BY HAND DELIVERY

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

Re: Application for Special Land Use Permit, Cobb County, Georgia by Municipal Communications, LLC for a wireless communications facility (the "*Application*") to be located at 3702 River Heights Crossing, Marietta, Georgia 30067 (the "*Property*")

STATEMENT OF PROPOSED SITE IMPROVEMENTS

Ladies and Gentlemen:

This law firm has the pleasure of representing Municipal Communications, LLC (the "*Applicant*"), with respect to the Application. Applicant respectfully submits for your consideration the Application, the approval of which will result in the County's issuance of a special land use permit ("*SLUP*") to allow the construction, operation and maintenance of a wireless telecommunications tower and related antennas and equipment (collectively, the "*Facility*") on an approximately 2,475 square foot portion (the "*Site*") of the Property.

Background - The Property and the Site

The Property, owned by River Heights Exchange, LLC ("*Owner*"), is most commonly known as the Walton at Columns Drive scenic, luxury apartments in East Cobb. This apartment community includes a variety of apartment homes including town-homes and garden style apartments, located along the banks of the Chattahoochee River with direct trail access. The Property is zoned RM-12, and improved with multiple apartment buildings and related amenity improvements. The Property is abutted by properties to the west, north and east zoned R-20 (including the Atlanta Country Club and the Chattahoochee National Forest), and to the south by condominium properties zoned RM-12.

Owner has leased the Site, together with utility and ingress/egress easements, to Applicant. The Site is tucked into the southernmost portion of the Property, adjacent to the complex entrance and office buildings, and it is a permitted use for the Site, upon issuance of the requested SLUP.

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Zoning Division
Community Development Agency
Cobb County, Georgia
June 5, 2014
Page 2

The Facility / Proposed SLUP

The Facility which Applicant plans to construct will include a one hundred fifty foot (150') high (154' including the lightning rod and top "branches") multi-tenant monopine (i.e., tree-like) tower, ground-mounted communications equipment, and associated minor site improvements to facilitate operations and maintenance of and access to the Facility on the Site.

The Facility meets the setback requirements set forth in Section 134-273(3)(a) of Chapter 134 of the Official Code of Cobb County, Georgia, as the same is amended from time to time (such Chapter being the "*Zoning Ordinance*"), except with respect to the southeastern property line. The center line of the proposed Facility will be approximately 10 feet from the southeastern property line. Accordingly, Applicant seeks a variance to reduce the requisite 110% of tower height setback to ten (10) feet from the centerline of the tower.

The Facility simply cannot be located elsewhere on the Property or, frankly, within the area. Constraints include the Chattahoochee National Forest and topography in the area. Additionally, Applicant encloses with this Statement a map showing existing tower structures in the general vicinity of the Site, as well as other alternative locations within Atlanta Country Club Estates that it previously proposed and which were rejected, to assist in demonstrating the difficulty in locating a site in this area.

AT&T is proposed to be the carrier located at the top of the Facility at a "rad center" (e.g., middle of antenna center) height of 150 feet. In addition to AT&T, there is room on the Facility for three additional carriers.

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

Applicant confirms that the Facility will meet or exceed current standards of the Federal Aviation Administration, the Federal Communications Commission, and any applicable agency guidelines governing the construction and operation of such a telecommunications tower. Applicant does not expect that the FAA will require the Facility to be lighted.

Once constructed, the Facility will be unmanned. Only monthly site visits by carriers' maintenance technicians are anticipated. The Facility will not have water and sewer services,

HOLT NEY ZATCOFF & WASSERMAN, LLP

Zoning Division
Community Development Agency
Cobb County, Georgia
June 5, 2014
Page 3

and it will not generate any waste. Again, the only utility connections required are electric and telephone services. The electricity demand of the Facility will be similar to that of a single-family residence. The Facility will not create a significant demand for community services. In fact, the Facility will provide a service to the community in the form of safe, reliable and uninterrupted wireless service for use by the general public, emergency services personnel and others in this area of Cobb County.¹

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

Zoning Requirements

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

1. Application for Special Land Use Permit, Cobb County Georgia form, including original notarized signature of Owner and Applicant's representatives²;
2. A copy of the Property warranty deed to Owner;
3. Metes and Bounds legal descriptions of Property, Site and easements benefitting the Facility;
4. Copy of the paid tax receipt for the Property;
5. Zoning Standards Analysis (addressing SLUP considerations);
6. Boundary Survey of Property (5 full sized copies; 2 copies measuring 8 ½ x 11)
7. Site Plans (including scaled elevation drawing of proposed tower) (5 full sized copies; 2 copies measuring 8 ½ x 11);
8. RF Engineer's Analysis from AT&T supporting the need for the Facility;

¹ Applicant proposes no landscape buffer or screening around the Site because (i) the Facility will be shielded to the south and east by existing trees and vegetation; (ii) the topography in the area is such that any landscaping or screening would not mitigate visual impact on adjacent property owners to the north and west; and (iii) the adjacent portion of the Property to the north and west is already improved with paving and buildings.

² Applicant will attempt contact its immediately adjacent neighbors and has already hosted an on-site balloon test with key members of the community. Applicant will also notify in writing all property owners within a 1,000-foot radius of the subject property as shown on the most current tax records. Such notice will be accomplished by mailing a copy of the Application form and proposed site plans by first class mail. Applicant will then file with the Zoning Division of Cobb County a certificate of mailing from the United States Post Office.

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Zoning Division
Community Development Agency
Cobb County, Georgia
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Page 4

9. List of all towers within a three-mile radius of the proposed Facility (per Zoning Ordinance Section 134-273(3)(m) [*Applicant notes it owns no towers within a 3-mile radius of the Site*]); and
10. Application, Consultant, and Sign Deposit and Fees Check(s) (totaling \$6,309.00).

The Application and the accompanying documents support Applicant's request for the Facility SLUP and comply with all Cobb County zoning requirements.³ The Owner and Applicant respectfully request that the Division recommend the approval of the Application to the Board for consideration at the next available public hearing.

³ Applicant notifies Cobb County of its constitutional concerns. If the Board denies the Application in whole or in part, then the Property does not have a reasonable economic use under the Zoning Ordinance. The Application meets the test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl vs. Holcomb Bridge Road, 238 Ga. 322 (1977). If the Board denies the Application in whole or in part, such an action will deprive Applicant and Owner of the ability to use the Property in accordance with its highest and best use. Similarly, if the Board limits its approval of the SLUP by attaching conditions thereto affecting any portion of the Property or the use thereof, either of such actions being taken without Applicant's consent, then such action would deprive Applicant and Owner of any reasonable use and development of the Property. Any such action is unconstitutional and will result in a taking of property rights in violation of the just compensation clause of the Constitution of the State of Georgia (see Ga. Const. 1983, Art. I, § 3, para. 1(a)), and the just compensation clause of the Fifth Amendment to the United States Constitution (see U.S. Const. Amend. 5). To the extent that the Zoning Ordinance allows such an action by the Board, the Zoning Ordinance is unconstitutional. Any such denial or conditional approval would discriminate between Applicant and Owner and owners of similarly situated property in an arbitrary, capricious, unreasonable and unconstitutional manner in violation of Article I, Section I, Paragraph 2 of the Georgia Constitution and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution. Finally, a denial or a conditional approval of the Application (with conditions not expressly approved by Applicant) would constitute a gross abuse of discretion and an unconstitutional violation of Applicant's rights to substantive and procedural due process as guaranteed by the Georgia Constitution (see Ga. Const. 1983, Art. I, § 1, para. 1) and the Fifth and Fourteenth Amendments of the United States Constitution (see U.S. Const. Amend. 5 and 14). Applicant further challenges the constitutionality and enforceability of the Zoning Ordinance for lack of objective standards, guidelines or criteria limiting the Board's discretion in deciding applications for SLUP.

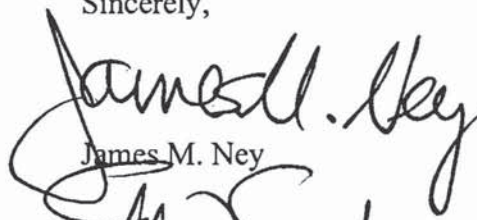
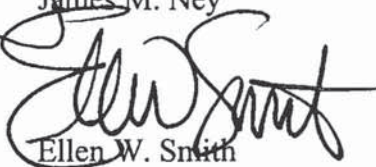
Furthermore, the Telecommunications Act of 1996, codified at 47 U.S.C. § 332(c) (the "1996 TCA") was intended to "promote competition and reduce regulation in order to secure lower prices and higher quality services for American telecommunications consumers and encourage the rapid deployment of new telecommunications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

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Zoning Division
Community Development Agency
Cobb County, Georgia
June 5, 2014
Page 5

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

Sincerely,


James M. Ney

Ellen W. Smith

JMN/EWS/ews

Enclosures

cc: Mr. Peter R. Corry
Mr. John Throckmorton

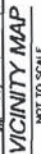
Existing Towers in Area



OWNER: ECR, INC.
SITE ADDRESS: 4617 LEE MATTHEWS RD., MARIETTA, GA 30066
PARCEL ID: 16-0131-0-0010
AREA: 29.4806 ACRES
ZONED: CRC
REFERENCE: DEED BOOK 13318 PAGE 327

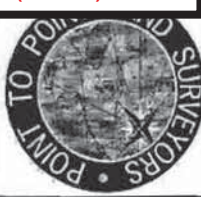
[illegible]

THE LANDSCAPE ARCHITECT LIMITED PARTNERSHIP, 3400 N. STREET, SUITE 201, DENVER, COLORADO 80202, IS A QUALIFIED LIMITED PARTNERSHIP, AS SUCH, IT DOES NOT HAVE THE STATUS OF A PERSON UNDER THE UNIFORM LIMITED PARTNERSHIP ACT, AND THEREFORE, IT IS NOT SUBJECT TO THE PROVISIONS OF THE UNIFORM LIMITED PARTNERSHIP ACT. THE LANDSCAPE ARCHITECT LIMITED PARTNERSHIP IS A QUALIFIED LIMITED PARTNERSHIP, AS SUCH, IT DOES NOT HAVE THE STATUS OF A PERSON UNDER THE UNIFORM LIMITED PARTNERSHIP ACT, AND THEREFORE, IT IS NOT SUBJECT TO THE PROVISIONS OF THE UNIFORM LIMITED PARTNERSHIP ACT.

[illegible]

NO.	DATE	REVISION
1	9-28-05	ADDED TITLE
2	2-08-06	ADDED CREEK/BUFFER
3	2-14-06	PER COMMENTS - JAL
4	11-02-06	ADD SIGHT DISTANCE

POINT TO POINT
LAND SURVEYORS
1231-C Eagles Landing Parkway
Stockbridge, Georgia 30281
(p) 678.565.6848 (f) 678.565.6121
topointsurvey.com



ASSESSMENT SURVEY PREPARED FOR:

5120 Powers Ferry Road
Suite 200

"FAST CORR BASEBALL"

SITE NO.

AT60XC159D
LAND LOT 86, 130, & 131
16TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA

DRAWN BY: JW	SHEET:
--------------	--------

CHECKED BY: CLU/VAL

[illegible]DATE: 11 AUGUST 2004
 BY: FRANK, C. MCCOY

DATE: 11 AUGUST, 2005

P2P JOB NO: 2005.501	OF 2
----------------------	------

SITE INFORMATION

LEASE AREA = 10,000 SQUARE FEET (0.2296 ACRES)
LATITUDE = 34°03'57.5" (NAD 83)
AT CENTER LEASE AREA
LONGITUDE = 84°31'03.2" (NAD 83)
ELEVATION AT CENTER OF LEASE AREA = 582' A.M.S.L.

ELEVATION AT CENTER OF LEASE AREA = 982' A.M.S.L.

LAKE DRIVE (50' RW)

1. 20' INGRESS-EGRESS
& UTILITY EASEMENT

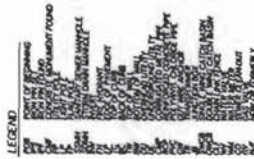
ASSESSMENT SURVEY PREPARED FOR:

 **Sprint**

6120 Powers Ferry Road
Suite 200
Atlanta, GA 30336

EAST COBB BASEBALL
SITE NO.
AT60XC159D
LAND LOT 86, 130, & 131
16TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA

DRAWN BY: JN
CHECKED BY: CLJ/AL
APPROVED: C. MCCANN
DATE: 11 AUGUST, 2005
2 OF 2



SLUP-15
(2014)



DATE	DESCRIPTION
4/10/14	ISSUED FOR REVIEW
5/1/14	ISSUED FOR CONSTRUCTION
5/1/14	ISSUED FOR CONSTRUCTION
5/1/14	ISSUED FOR CONSTRUCTION
5/1/14	ISSUED FOR CONSTRUCTION
5/1/14	ISSUED FOR CONSTRUCTION
5/1/14	ISSUED FOR CONSTRUCTION
5/1/14	ISSUED FOR CONSTRUCTION
5/1/14	ISSUED FOR CONSTRUCTION
5/1/14	ISSUED FOR CONSTRUCTION



BAA	REVIEW
BAA	REVIEW
EBU	DESIGN

JAMERSON
DETAILED SITE PLAN

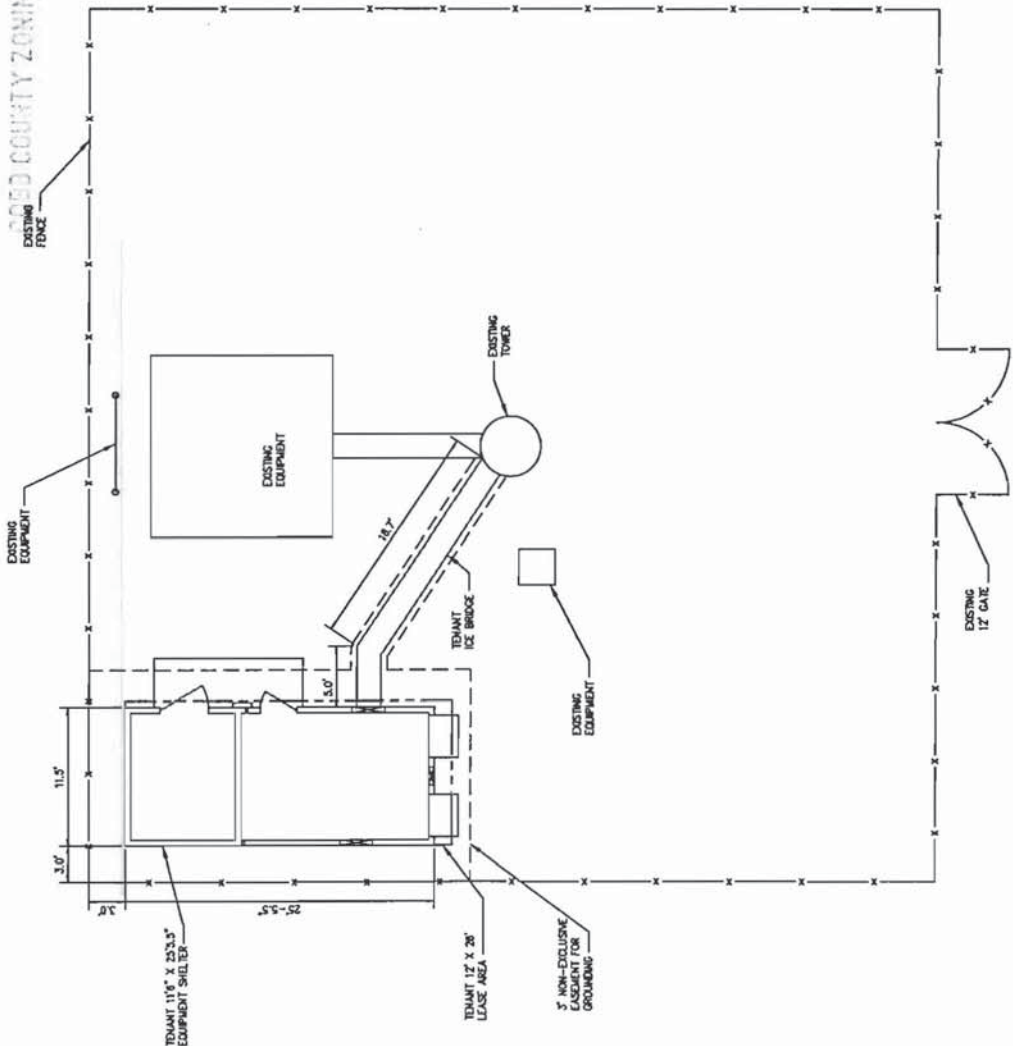
C-2



COBB COUNTY GEORGIA
FILED IN 97131

2014 JUN -5 PM 12:06

COBB COUNTY ZONING DIVISION



SITE PLAN
SCALE: 1" = 10'-0"



APPLICANT: SBA Network Services, LLC

PHONE#: (678) 942-3745 **EMAIL:** gyount@sbsite.com

REPRESENTATIVE: Greg S. Yount

PHONE#: (678) 942-3745 **EMAIL:** gyount@sbsite.com

TITLEHOLDER: ECB, Inc.

PROPERTY LOCATION: On the south side of Lake Drive,
west of Jamerson Road, north of Lee Waters Road
(1110 Lake Drive)

ACCESS TO PROPERTY: Lake Drive

PHYSICAL CHARACTERISTICS TO SITE: Existing cell tower

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-15

HEARING DATE (PC): 08-05-14

HEARING DATE (BOC): 08-19-14

PRESENT ZONING: CRC

PROPOSED ZONING: Special Land
Use Permit

PROPOSED USE: Placement of Flush Mount
Antennas on Existing Tower

SIZE OF TRACT: 29.3 acres

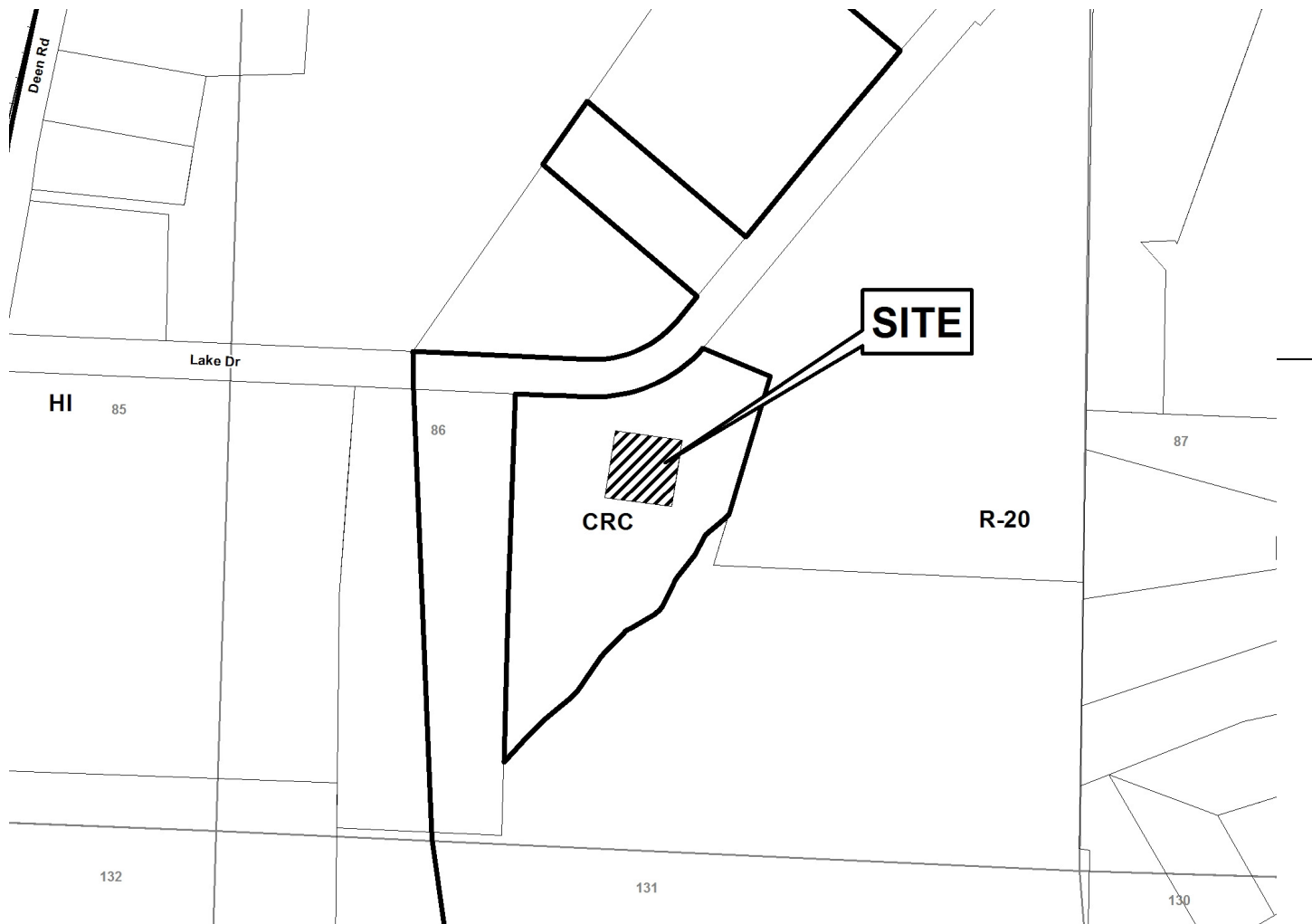
DISTRICT: 16

LAND LOT(S): 86

PARCEL(S): 20

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





2014 JUN -5 PM 12:05

COBB COUNTY ZONING DEPARTMENT

Date: June 5, 2014

To: Cobb County Community Development Department

From: Greg Yount -Property Specialist II

RE: Statement of Site improvements - for Special Land Use Application located on existing Monopole located at 1110 Lake Drive Marietta, GA 30066 -SBA Site ID GA46306-A

SBA Communications Corporation is proposing site improvements for the existing stealth monopole located at 1110 Lake Drive Marietta, GA 30066. SBA Communications Corporation will be installing three flush mount antennas at 110 feet and an unmanned equipment shelter to accommodate the expanding coverage needs of Verizon Wireless. Currently, the existing stealth monopole has three existing tenants and there is no additional concealment canister space inside the monopole to accommodate the proposed Verizon Wireless antennas.

SBA Communications Corporation will paint the flush mount antennas and any mounting equipment to match the existing color of the monopole. The cables for the antennas will run inside the monopole and the equipment will be located within the 11.6' x 25.5' unmanned equipment shelter within the existing lease area. There will be no grading required for these improvements. The unmanned shelter will be placed on a concrete pad. There will be no paving or tree removal required for these improvements.

Please let me know if there is any additional information concerning the proposed improvements that you may need. Thank you for your time and consideration for these proposed improvements.

Sincerely,

Greg Yount
Property Specialist II

SBA COMMUNICATIONS CORPORATION

11350 Old Roswell Road Suite 900

Alpharetta, GA 30009

T + 678-942-3740

F + 678-942-3749

APPLICANT: Enoch Appiah

PHONE#: (404) 343-9044 **EMAIL:** enochbak@gmail.com

REPRESENTATIVE: Garvis L. Sams, Jr.

PHONE#: (770) 422-7016 **EMAIL:** gsams@slhb-law.com

TITLEHOLDER: Enoch Appiah

PROPERTY LOCATION: West side of Powell Drive, south of

Sydney Ann Boulevard

(5780 Powell Drive)

ACCESS TO PROPERTY: Powell Drive

PHYSICAL CHARACTERISTICS TO SITE: Existing vehicle repair,

storage and salvaging business

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-16

HEARING DATE (PC): 08-05-14

HEARING DATE (BOC): 08-19-14

PRESENT ZONING: GC

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Vehicular Repair, Storing

and Salvaging Vehicles and Towing of Vehicles

SIZE OF TRACT: 0.72 acres

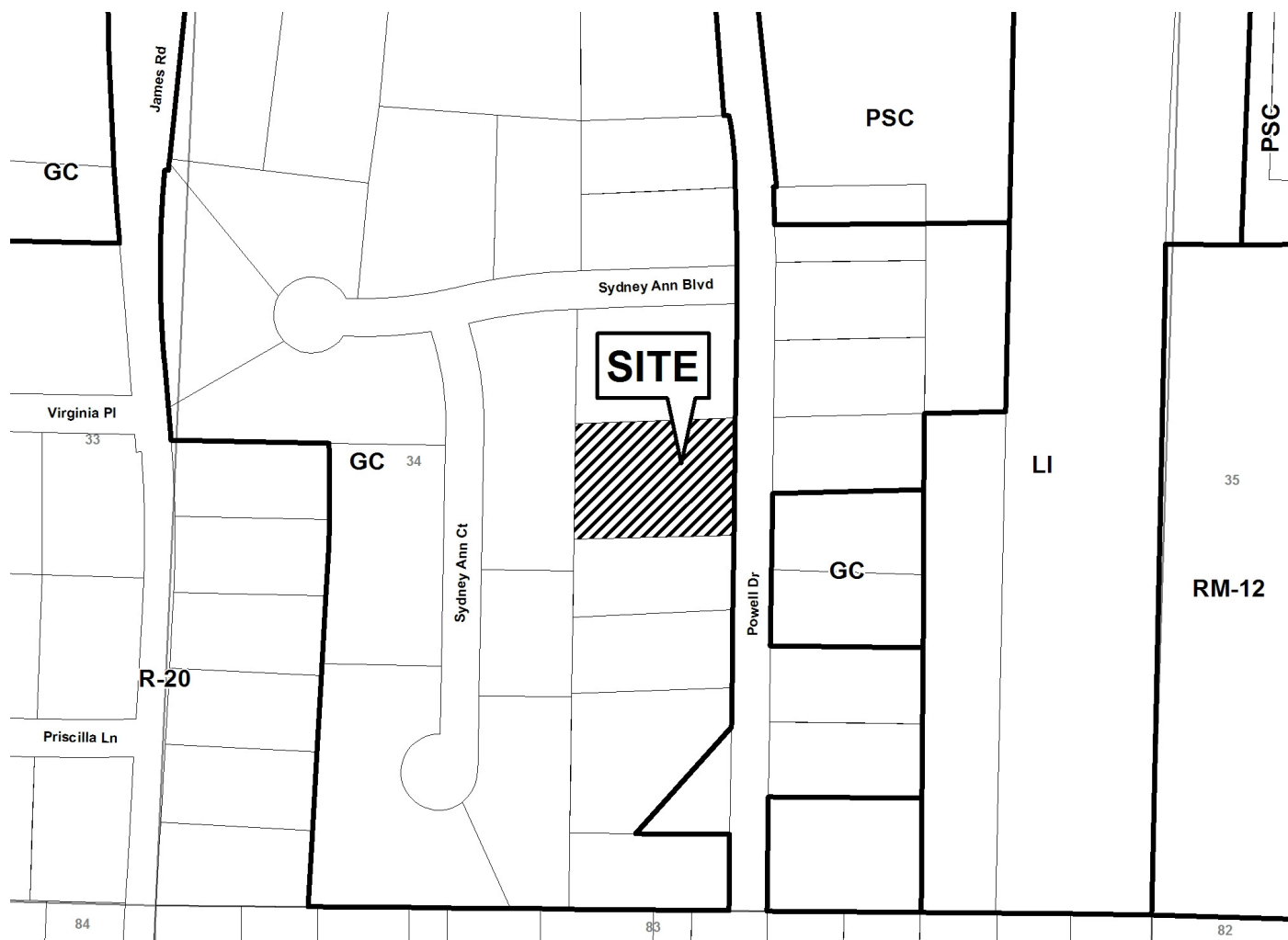
DISTRICT: 18

LAND LOT(S): 34

PARCEL(S): 11

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



2014 JUN -5 PM 3:35



SLUP-16 (2014)
Summary of Intent

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): Vehicular Repair, Storing and Salvaging of Vehicles and Towing of Vehicles.
- b) Proposed building architecture: As-Built
- c) Proposed hours/days of operation: Monday-Saturday, 8:00 a.m. until 6:00 p.m.
- d) List all requested variances: Waiving the required lot size from 40,000 sq. ft. to 31,363 sq. ft.

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

The subject property is located within an area which is denominated under Cobb County's Future Land Use Map as a Community Activity Center (CAC) and adjacent to an area denominated for Industrial Compatible (IC) uses.

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

Applicant signature: _____

Date: 6/5/14

Applicant name (printed): Garvis L. Sams, Jr., Attorney for Applicant/Title Holder

*The Applicant has spoken with Code Enforcement officials; however, no Notice of Violation nor Tickets have issued with any action by Code Enforcement being held in abeyance pending the outcome of this Application, a SLUP Application and a Variance Application.

Revised August 21, 2013

PROJ. NO. CO1800
FIELD SURVEY DATE: 7/8/13
PLAY DATE: 7/10/13
FILE: CO1800 7-10-13.DWG
SCALE: 1" = 100'

APPLICANT: Jubilee Christian Church Intl. Glory and Tabernacle, Inc.

PHONE#: (678) 521-8115 **EMAIL:** phuff@slhb-law.com

REPRESENTATIVE: Parks F. Huff, Esq.

PHONE#: (770) 422-7016 **EMAIL:** phuff@slhb-law.com

TITLEHOLDER: Jubilee Christian Church Intl. Glory and

Tabernacle, Inc.

PROPERTY LOCATION: North side of Macedonia Road,

east of Hopkins Road

(3000 and 3066 Macedonia Road)

ACCESS TO PROPERTY: Macedonia Road

PHYSICAL CHARACTERISTICS TO SITE: Existing school

building and one-story converted house

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-17

HEARING DATE (PC): 08-05-14

HEARING DATE (BOC): 08-19-14

PRESENT ZONING: R-20

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: School, Worship Services

and Pre-K Program

SIZE OF TRACT: 5.7 acres

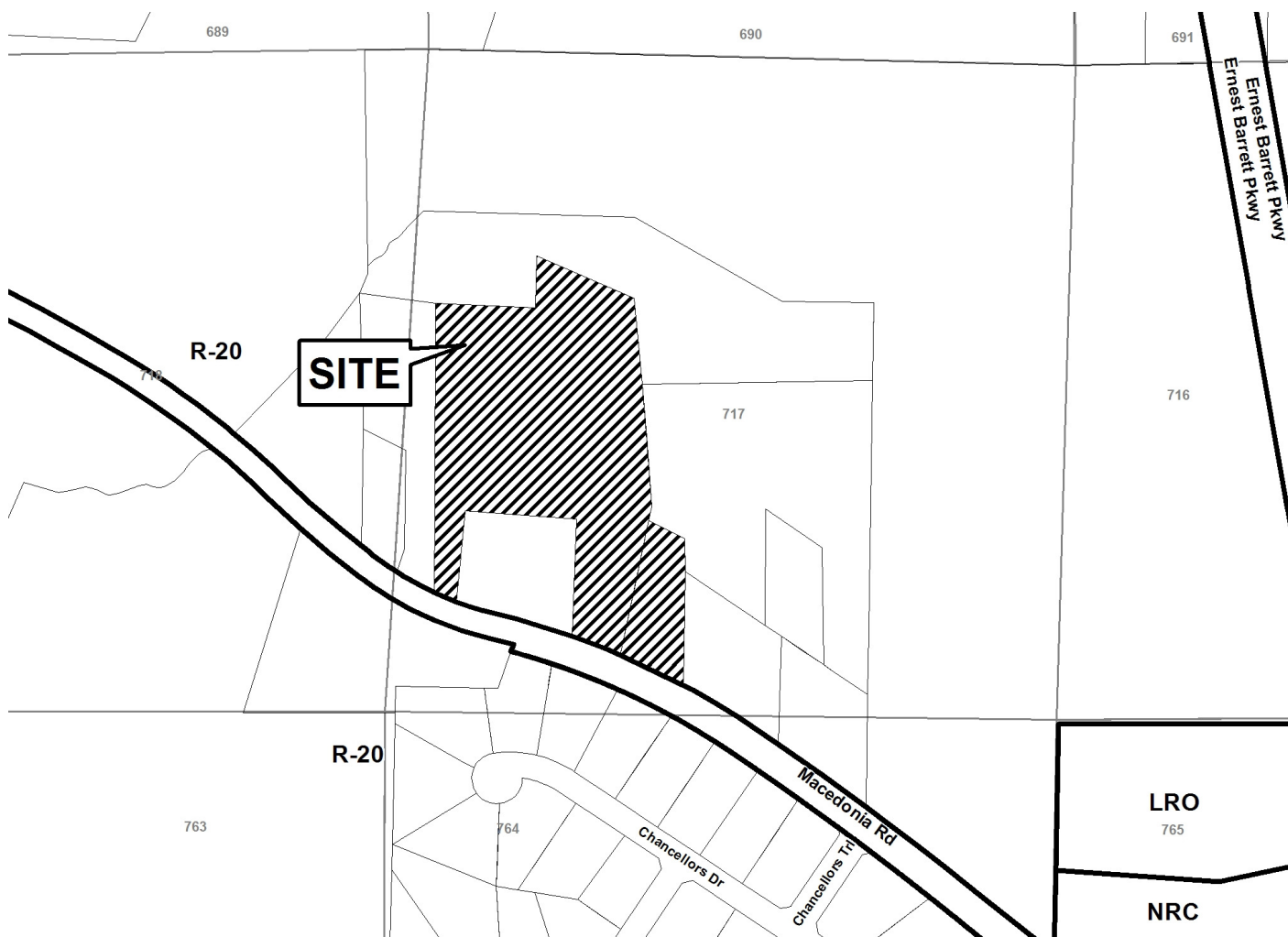
DISTRICT: 19

LAND LOT(S): 717

PARCEL(S): 8,9

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



Application for Special Land Use Permit Cobb County, Georgia

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

Application No. SLUP-17 (2014)

PC Hearing Date: 08/05/2014

BOC Hearing Date: 08/19/2014

Applicant Jubilee Christian Church Intl. Glory and Tabernacle Inc
(applicant's name printed)

Phone # 678-521-8115

Address 3000 Macedonia Rd., Powder Springs, GA 30127

E-mail phuff@slhb-law.com

Parks F. Huff, Esq.

Address 376 Powder Springs St., Ste. 100, Marietta, GA 30064

(representative's name printed)

(representative's signature)

Phone # 770-422-7016

E-mail phuff@slhb-law.com

Signed, sealed and delivered in presence of

[Signature]
Notary Public



My commission expires: 2-6-16

Titleholder Jubilee Christian Church Intl. Glory and Tabernacle, Inc.
(titleholder's name, printed)

Phone # 678-521-8115 E-mail opaleye@comcast.net

Signature [Signature]
(attach additional signature, if needed)

Address 3000 Macedonia Road, Powder Springs GA 30157

Representative of Jubilee Christian Church Intl. Glory and Tabernacle, Inc.

Signed, sealed and delivered in presence of

[Signature]
Notary Public



My commission expires: 2-6-16

Present Zoning R-20

Size of Tract 5.7 Acre(s)

For the Purpose of School, worship services and pre-k program

Location 3000 and 3066 Macedonia Road

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 717

District(s) 19

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)

Parks F. Huff, On Behalf of Applicant

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)

Parks F. Huff, On Behalf of Applicant

ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: SLUP- 17 (2014)

PC Hearing Date: August 5, 2014

BOC Hearing Date: August 19, 2014

Applicant: Jubilee Christian Church International Glory and Tabernacle, Inc.
(Applicant's Name Printed)

Titleholder: Oluwatoyin Opaleye
(Titleholder's Name Printed)

Signature: _____

Address: 3000 Macedonia Rd., Powder Springs, GA 30127 Telephone: 678-873-3600

Signed, sealed and delivered
in the presence of:

Alessandrina Miller
Notary Public



Commission Expires: 2-6-16

(Notary Seal)

COBB COUNTY GEORGIA
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2014 JUN -5 PM 3:41
COBB COUNTY ZONING DIVISION