

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: October 7, 2014

Board of Commissioners Hearing Date: October 21, 2014

Due Date: September 5, 2014

Date Distributed/Mailed Out: August 18, 2014

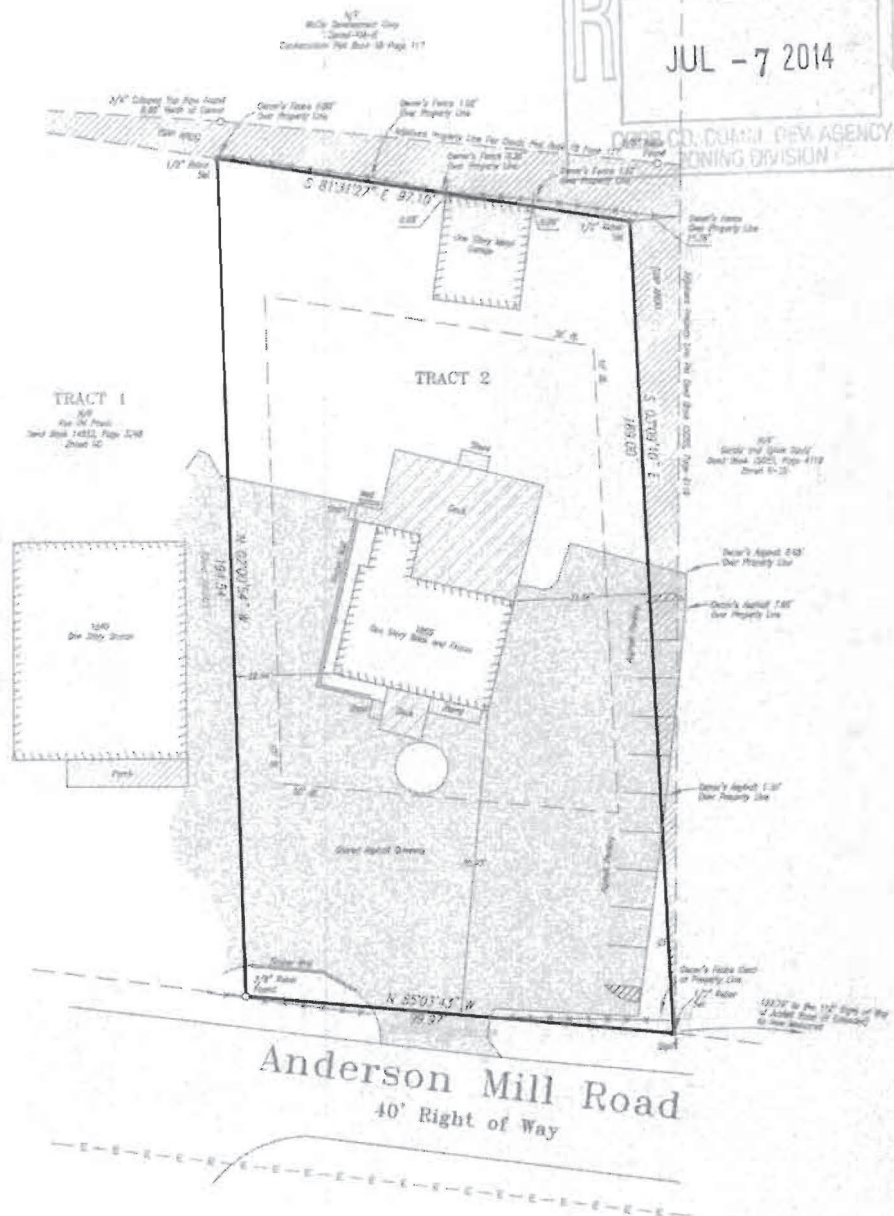
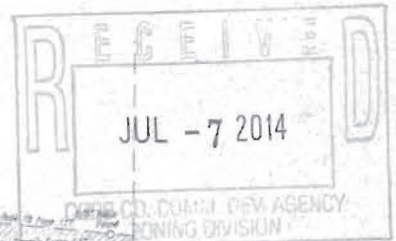


Cobb County...Expect the Best!

Z-64
(2014)
TRACT 2

TRACT 2 AREA

18,639.772 Sq. Feet
0.428 Acres



LEGEND

These standard symbols may be found in the surveying code.

1/2" IRON SET	1/2" IRON SET
1/4" IRON SET	1/4" IRON SET
1/8" IRON SET	1/8" IRON SET
1/16" IRON SET	1/16" IRON SET
1/32" IRON SET	1/32" IRON SET
1/64" IRON SET	1/64" IRON SET
1/128" IRON SET	1/128" IRON SET
1/256" IRON SET	1/256" IRON SET
1/512" IRON SET	1/512" IRON SET
1/1024" IRON SET	1/1024" IRON SET
1/2048" IRON SET	1/2048" IRON SET
1/4096" IRON SET	1/4096" IRON SET
1/8192" IRON SET	1/8192" IRON SET
1/16384" IRON SET	1/16384" IRON SET
1/32768" IRON SET	1/32768" IRON SET
1/65536" IRON SET	1/65536" IRON SET
1/131072" IRON SET	1/131072" IRON SET
1/262144" IRON SET	1/262144" IRON SET
1/524288" IRON SET	1/524288" IRON SET
1/1048576" IRON SET	1/1048576" IRON SET
1/2097152" IRON SET	1/2097152" IRON SET
1/4194304" IRON SET	1/4194304" IRON SET
1/8388608" IRON SET	1/8388608" IRON SET
1/16777216" IRON SET	1/16777216" IRON SET
1/33554432" IRON SET	1/33554432" IRON SET
1/67108864" IRON SET	1/67108864" IRON SET
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1/536870912" IRON SET	1/536870912" IRON SET
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APPLICANT: Reo Thi Pham

PHONE#: (404) 373-9596 **EMAIL:** kwilliams@williamsteusink.com

REPRESENTATIVE: Kyle Williams

PHONE#: (404) 373-9596 **EMAIL:** kwilliams@williamsteusink.com

TITLEHOLDER: Reo Thi Pham

PROPERTY LOCATION: North side of Anderson Mill Road, west of

Austell Road

(1840 and 1850 Anderson Mill Road)

ACCESS TO PROPERTY: Anderson Mill Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-64

HEARING DATE (PC): 10-07-14

HEARING DATE (BOC): 10-21-14

PRESENT ZONING: GC

PROPOSED ZONING: O&I

PROPOSED USE: Clinic and Professional

Offices

SIZE OF TRACT: 0.7644 acres

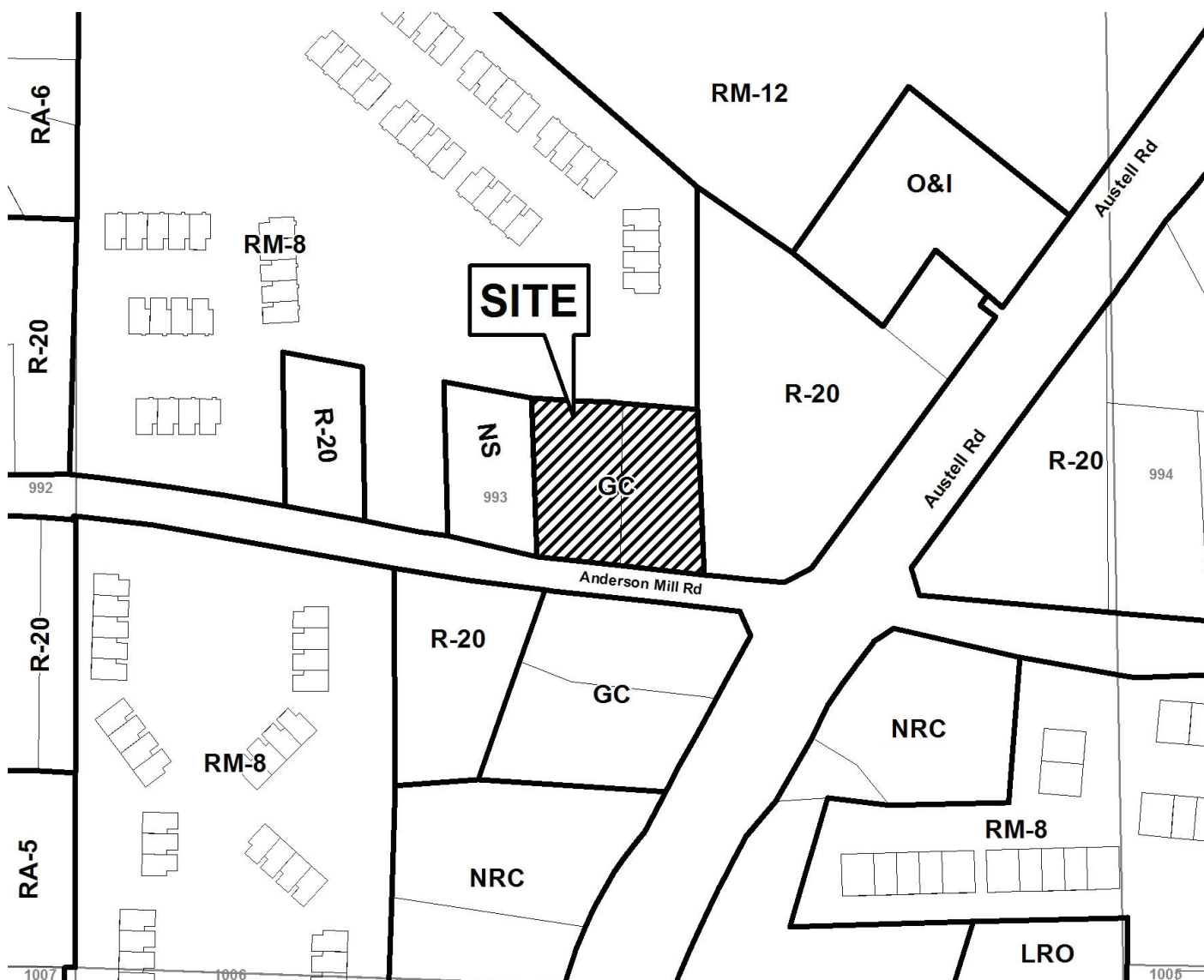
DISTRICT: 19

LAND LOT(S): 993

PARCEL(S): 5,18

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



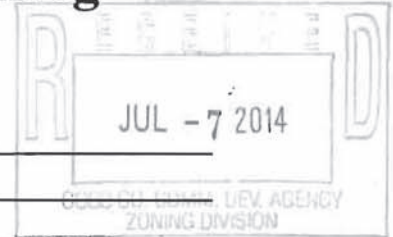


Application #: Z-64
PC Hearing Date: 10-7-14
BOC Hearing Date: 10-21-14

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: N/A
c) Proposed selling prices(s): N/A
d) List all requested variances: N/A



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

- a) Proposed use(s): NON RETAIL COMMERCIAL USES OF CLINIC AND PROFESSIONAL OFFICES
b) Proposed building architecture: AS EXISTING; ONE-STORY OFFICE BUILDINGS ON EACH PARCEL
c) Proposed hours/days of operation: NORMAL WEEKDAY BUSINESS HOURS OF OPERATION (I.E. 9AM-5PM)
d) List all requested variances: NONE

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

SEE ATTACHED: (A) SUMMARY OF PROPOSED REZONING; (B) DOCUMENTED IMPACT ANALYSIS; AND, (C) ADDITIONAL SUPPORTING DOCUMENTATION

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

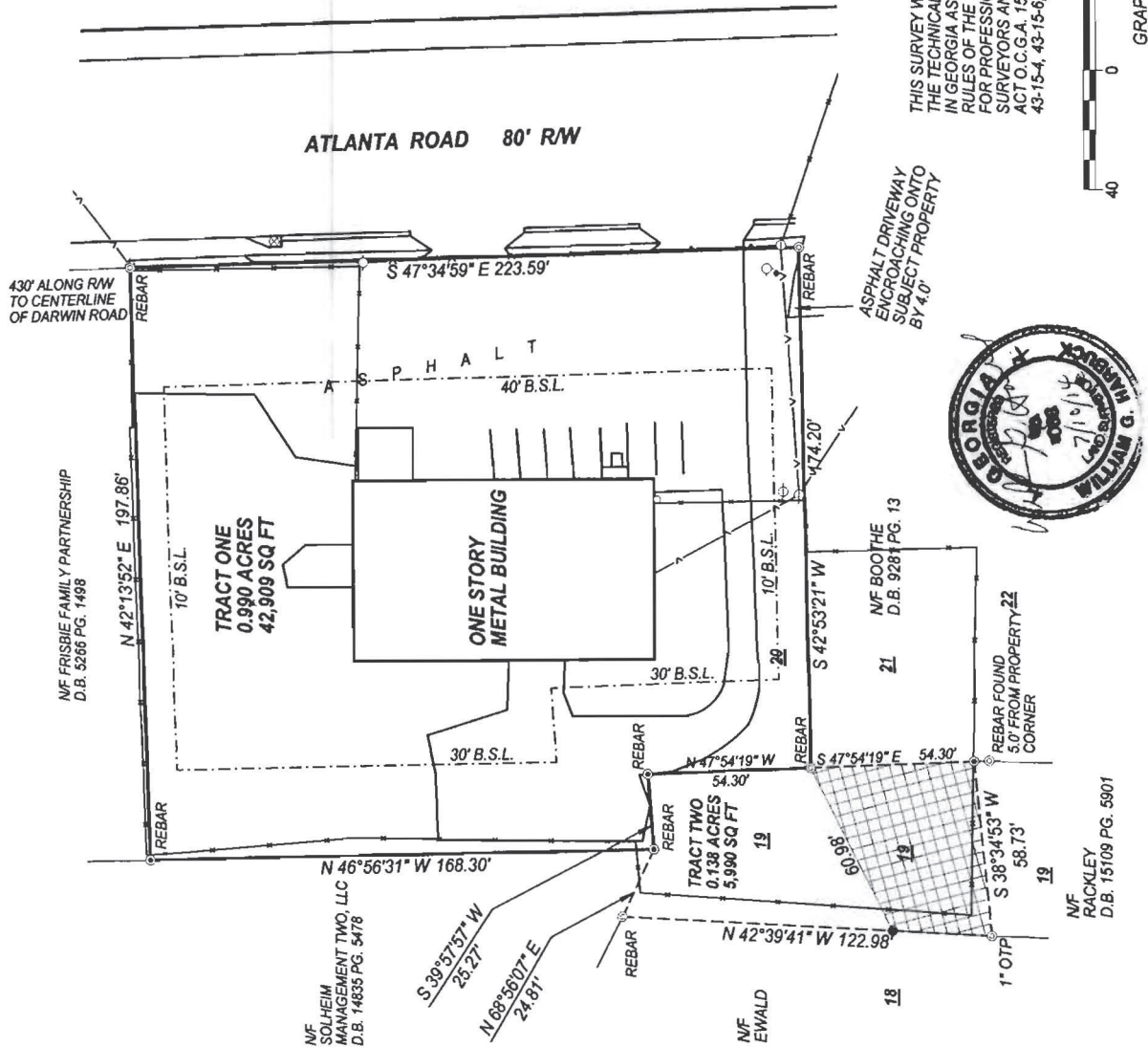
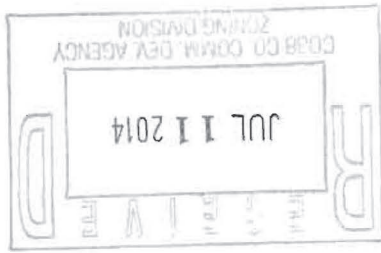
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). N/A

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: 7-2-14
Applicant name (printed): RED THI PHAM

Z-65
(2014)

LEGEND	
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
⊙	IRON PIN FOUND
⊙	IRON PIN SET
⊙	UTILITY POLE
—	OVERHEAD POWER LINE
—	BACK OF CURB



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 REGISTRATIONS 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.



BEARINGS ARE BASED ON A SURVEY FOR TERRY SECHREST & FLOYD JONES BY KENNETH L. NUTT, GEORGIA REGISTERED LAND SURVEYOR NO. 2104, DATED JUNE 18, 1999

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,558 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN MORE THAN 175,221 FEET. THE TYPE OF EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF SAID MAP OR PLAT IS AN ELECTRONIC TOTAL STATION.

GENERAL NOTES

PROPERTY ADDRESS 1700 ATLANTA ROAD, SUITE A
ZONING DISTRICT GC
SUBJECT PROPERTY DEED REFERENCE
D.B. 14939 PG. 1846
HATCHED AREA REPRESENTS AN OVERLAP
OF D.B. 9281 PG. 13 AND D.B. 14939 PG. 1846
TRACT TWO OVERLAPS D.B. 15109 PG. 5901
INTENDED USE IS FOR A UHAUL BUSINESS

BOUNDARY SURVEY FOR:

CUELLER AUTO REPAIR

PART LAND LOT 370, 17TH LAND DISTRICT,
2ND SECTION OF COBB COUNTY

HARBUCK LAND SURVEYORS, INC.

LAND SURVEYOR FIRM NO. 959
WILLIAM G. HARBUCK
GEORGIA REGISTERED LAND SURVEYOR NO. 3006
5463 STONEYBROOK DRIVE, SE
MABLETON, GA. 30126
TELEPHONE 770-253-5585
HARBUCKLANDSURVEYORS@GMAIL.COM
SCALE 1" = 40'
07.02.2014
FIELD WORK 07.10.2014

APPLICANT: Cuellar Auto Repair

PHONE#: (678) 305-1044 **EMAIL:** cuellarauto72@yahoo.com

REPRESENTATIVE: Gabriel Cuellar

PHONE#: (678) 305-1044 **EMAIL:** cuellarauto72@yahoo.com

TITLEHOLDER: Walter Cuellar and Gabriel Cuellar

PROPERTY LOCATION: Southwest side of Austell Road, south of

Darwin Road

(1700 Atlanta Road)

ACCESS TO PROPERTY: Atlanta Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-65

HEARING DATE (PC): 10-07-14

HEARING DATE (BOC): 10-21-14

PRESENT ZONING: GC, R-20

PROPOSED ZONING: LI

PROPOSED USE: Auto Repair and

U-Haul Rental

SIZE OF TRACT: 0.990 acres

DISTRICT: 17

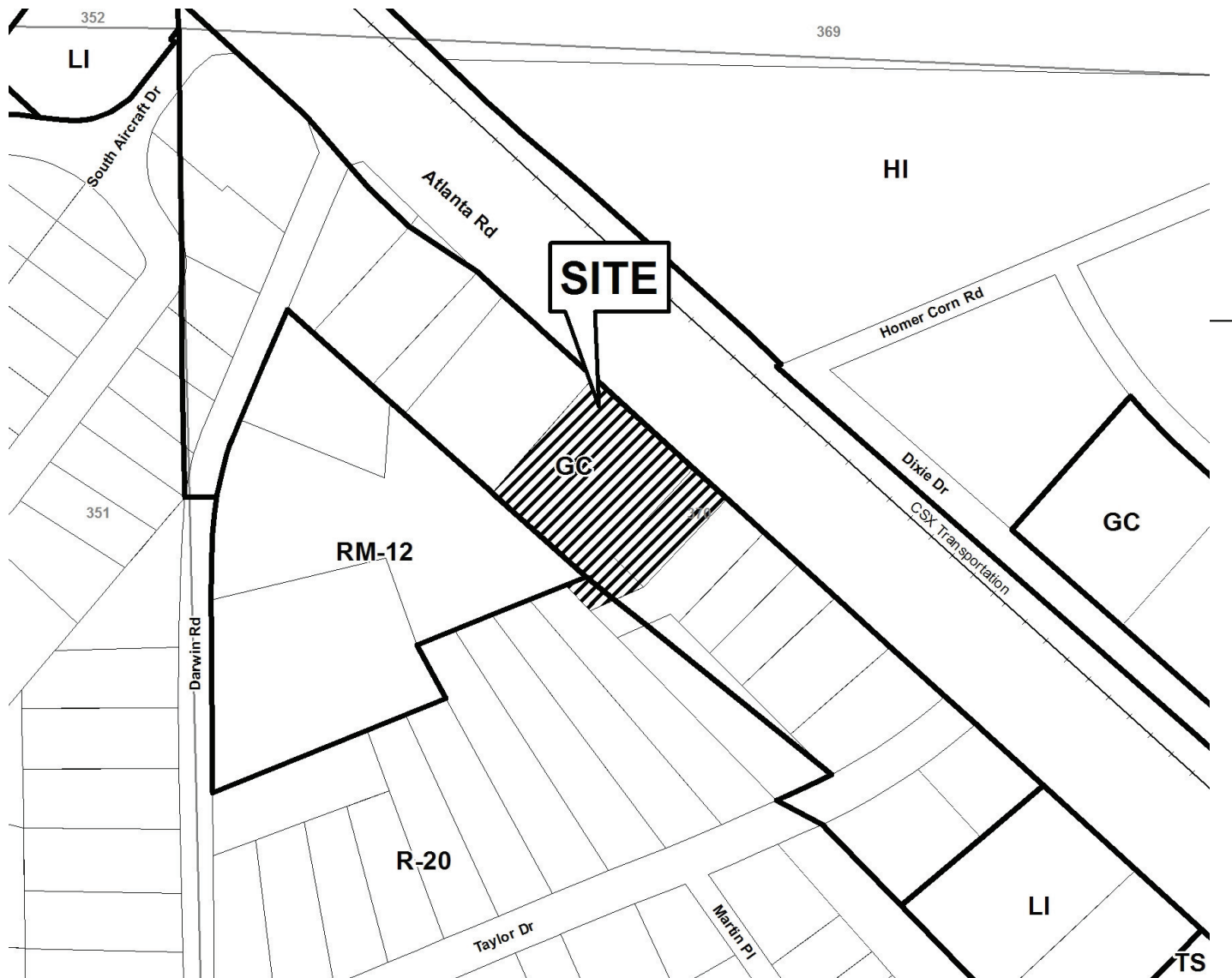
LAND LOT(S): 370

PARCEL(S): 7,8,15

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application #: 7-65
PC Hearing Date: 10-7-14
BOC Hearing Date: 10-21-14

Summary of Intent for Rezoning

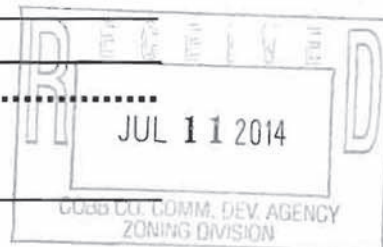
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Part 1. Residential Rezoning Information (attach additional information if needed)

- 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, U-Haul
b) Proposed building architecture: One story
c) Proposed hours/days of operation: Mon - Sat 9:00am - 6:00pm
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: _____

Date: 05-16-2014

Applicant name (printed): _____

Guilia Auto Repair

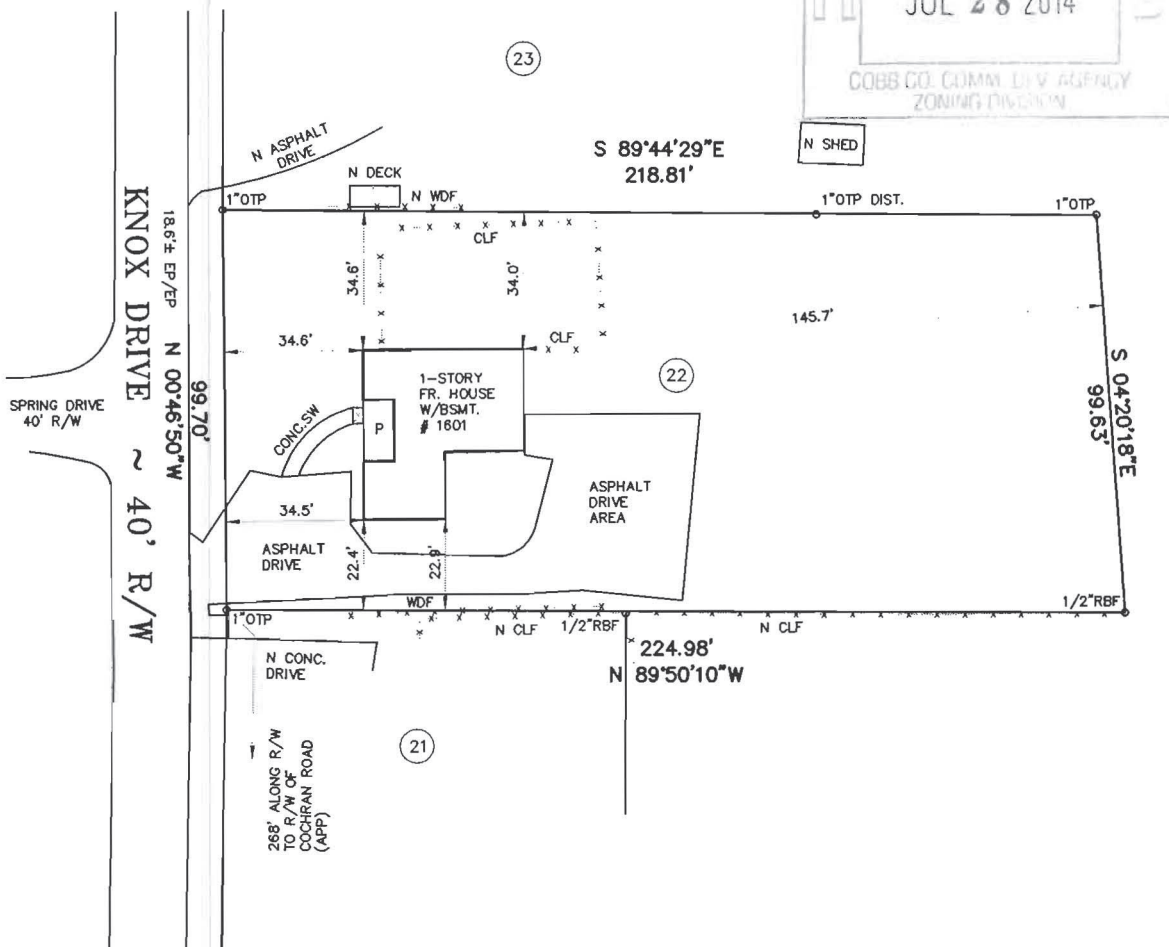
Z-66
(2014)

* LEGEND *

POB	POINT OF BEGINNING	IP	IRON PIN FOUND	INDICATES STAIRS
LL	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	
OMP	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	SP	SCREEN PORCH	
APF	AS PER FIELD	P	PORCH	
BC	BACK OF CURB	FH	FIRE HYDRANT	
EP	EDGE OF PAVEMENT	BR	BRICK	
EB	ELECTRIC POWER BOX	FR	FRAME	
EM	ELECTRIC METER	WD	WOOD	
GM	GAS METER	SH	SIGN	
GV	GAS VALVE	P	PLAT	
WM	WATER METER	D	DEED	
WV	WATER VALVE	R	RECORD	
OH	OVERHANG	F	FIELD	
OU	OWNERSHIP UNCLEAR	N	N'BORS.	

* SURVEY NOTES *

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES 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.



PROPERTY ADDRESS:
1601 KNOX DRIVE
MARIETTA, GA 30060

LAND AREA:
0.506 AC

0 30
SCALE 1" = 30'

PLAT PREPARED FOR:

SHERRY FINCH

LOT 22	BLOCK
SUBDIVISION T.W. KNOX	UNIT
LAND LOT 225	17TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA	
FIELD WORK DATE JUL 22, 2014	PRINTED/SIGNED JUL 24, 2014
PLAT BOOK 8, PAGE 73	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK 9824, PAGE 45	

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.

COORD # 20140945
DWG # 20140945

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES



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.

70 LENOX SQUARE,
ATLANTA, GA 30324
FAX 404-801-0641
TEL 404-802-6747
INFO@SURVEYLANDEXPRESS.COM

APPLICANT: Sherry Finch

PHONE#: (404) 346-9008 **EMAIL:** sherryfinch55@att.net

REPRESENTATIVE: Sherry Finch

PHONE#: (404) 346-9008 **EMAIL:** sherryfinch55@att.net

TITLEHOLDER: Sherry K. Finch and Kenneth W. Finch

PROPERTY LOCATION: East side of Knox Drive, south of

Austell Road

(1601 Knox Drive)

ACCESS TO PROPERTY: Knox Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-66

HEARING DATE (PC): 10-07-14

HEARING DATE (BOC): 10-21-14

PRESENT ZONING: GC

PROPOSED ZONING: RD

PROPOSED USE: Residential Duplex

SIZE OF TRACT: .506 acres

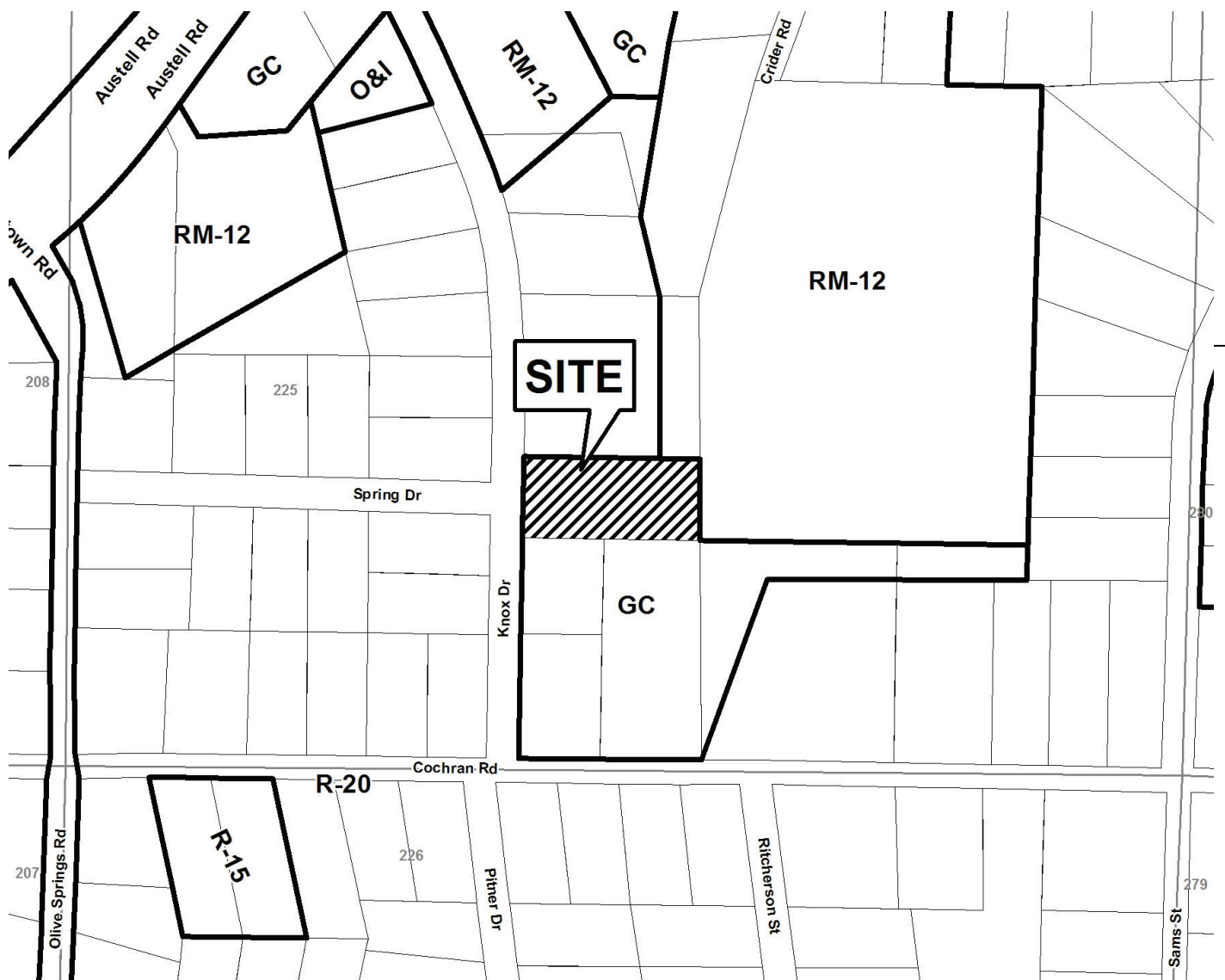
DISTRICT: 17

LAND LOT(S): 225

PARCEL(S): 37

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



JUL 28 2014
COBB COUNTY



Application #: Z-66

PC Hearing Date: 10-7-14

BOC Hearing Date: 10-21-14

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): @ 1500 # upstairs; @ 600 # downstairs
b) Proposed building architecture: RANCH BUNGALOW with BSMT Apt.
c) Proposed selling prices(s): ? DON'T INTEND TO SELL, @ \$120,000 AS IS
d) List all requested variances: WAIVE REQUIREMENT FOR OWNER OCCUPANCY.

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)

THIS house has been occupied for the past 20 years ^{RENTED out} AS A duplex; OWNER believed they were LEGALLY GRAND-FATHERED when property WAS ZONED GC @ 1996

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

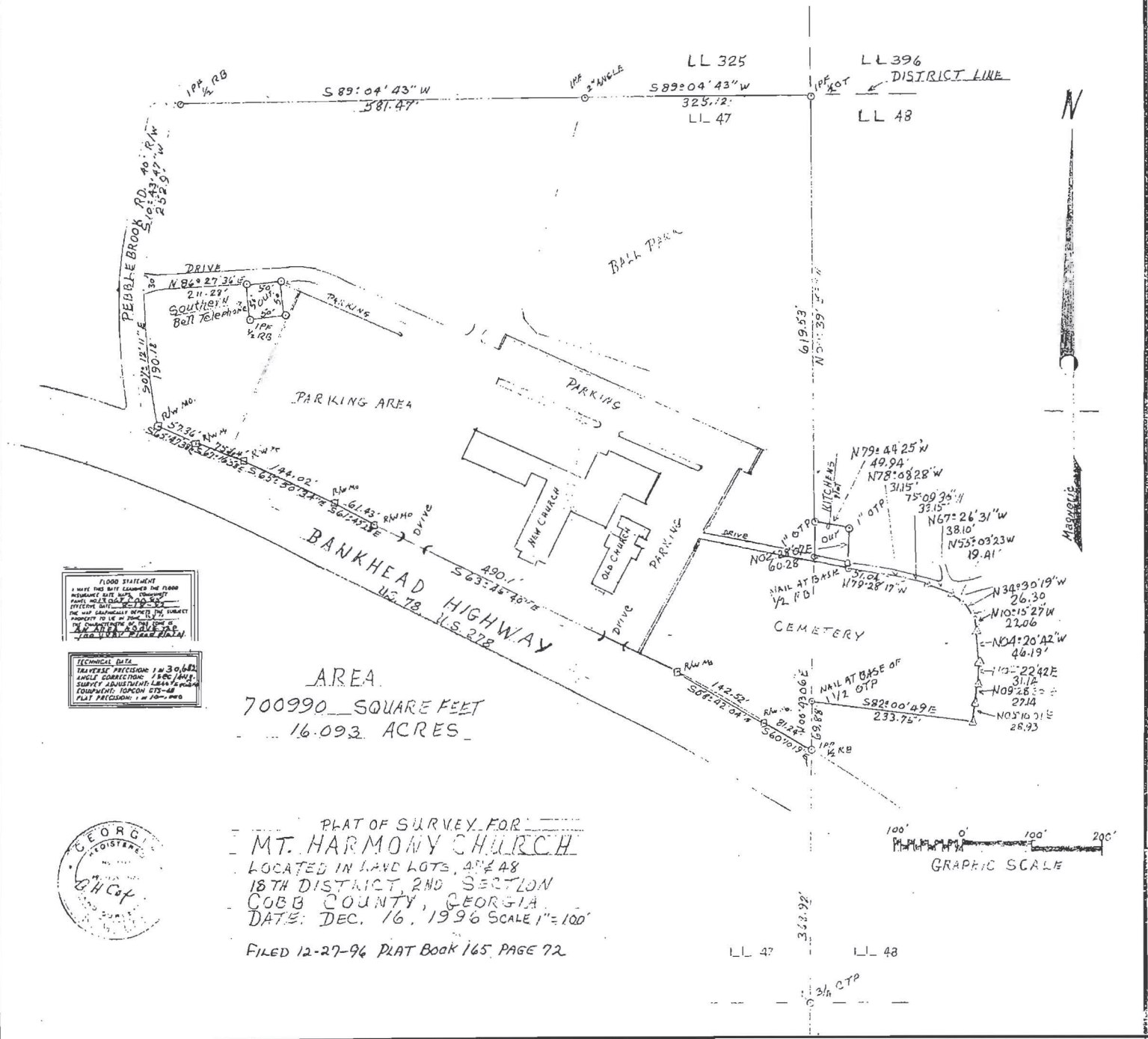
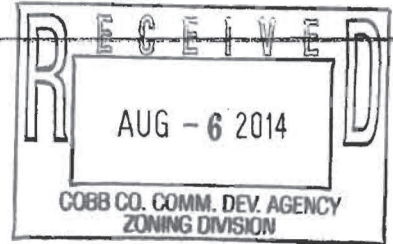
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). NO

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: Sherrey Finch Date: 7.27.14

Applicant name (printed): SHERREY FINCH

Z-67
(2014)



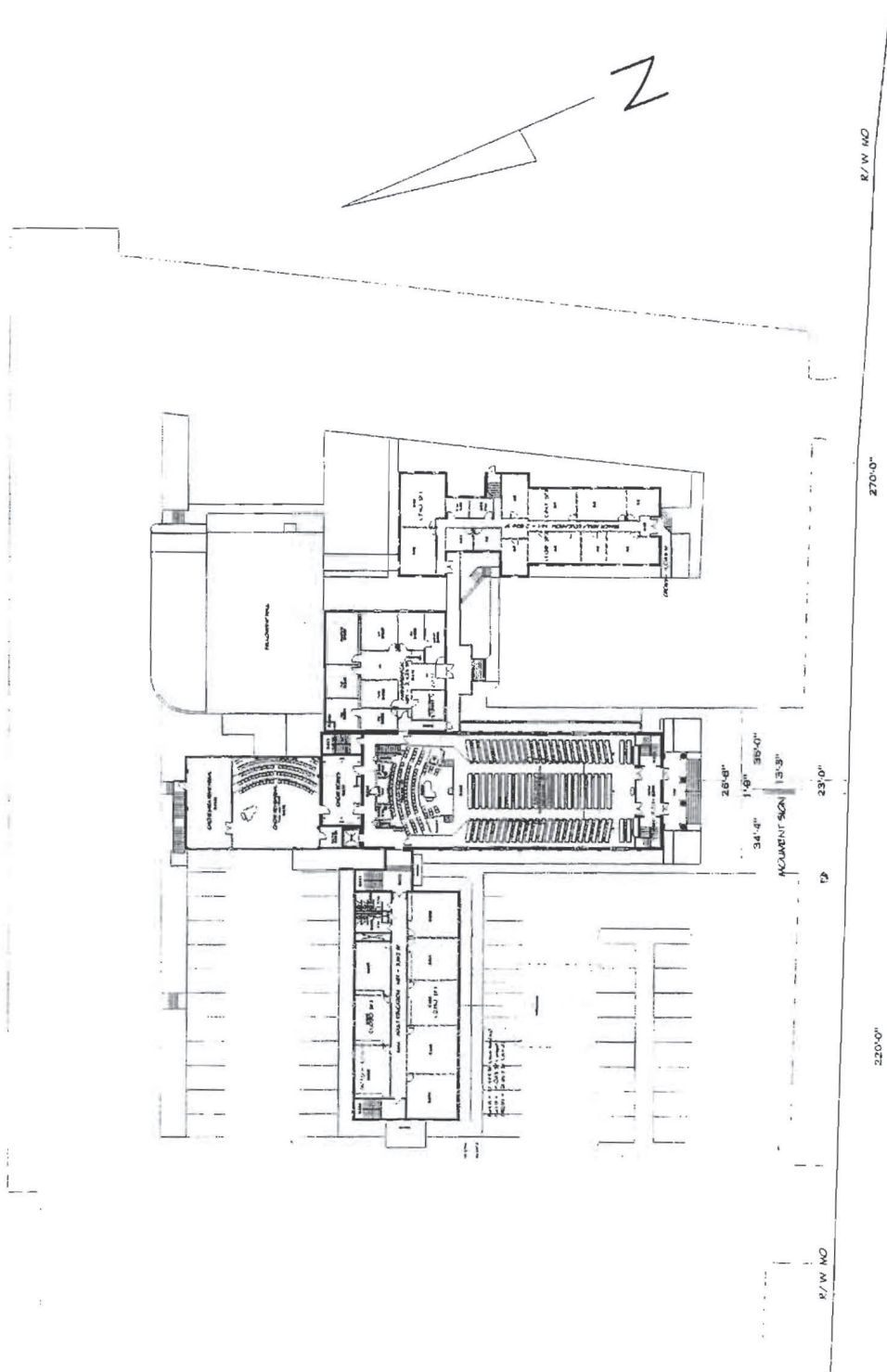
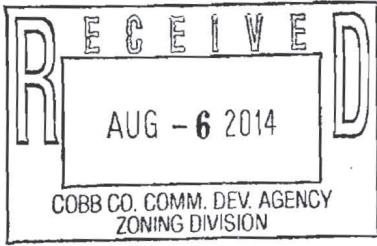
FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THE FLOOD
INSURANCE RATE MAP, THROUGHT
FLOOD HAZARD DATA, AND
THE MAP GRAPHICALLY REPRESENTS THE FLOOD
HAZARD TO BE IN THE
PROPERTY TO BE IN THE
AREA AND I HAVE PLACED THIS
STATEMENT IN THE PLAT.

TECHNICAL DATA
TRAVERSE PRECISION: 1 IN 30,000
ANGLE CORRECTIONS: 1 SEC/ANGLE
SURVEY ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON 675-40
PLAT PRECISION: 1 IN 30,000



PLAT OF SURVEY FOR
MT. HARMONY CHURCH
LOCATED IN LAND LOTS, 4 & 48
18TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
DATE: DEC. 16, 1996 SCALE 1"=100'
FILED 12-27-96 PLAT BOOK 165, PAGE 72

Z-67
(2014)



VETERAN'S MEMORIAL HIGHWAY (US 78 / 278)

APPLICANT: Mt. Harmony Baptist Church, Inc.

PHONE#: (770) 948-3900 **EMAIL:** rdbruton@bellsouth.net

REPRESENTATIVE: Robin Bruton, CFO

PHONE#: (770) 948-3900 **EMAIL:** rdbruton@bellsouth.net

TITLEHOLDER: Mt. Harmony Baptist Church, Inc.

PROPERTY LOCATION: Northeast side of Veterans Memorial

Highway, east of Pebblebrook Road

(561 Veterans Memorial Highway)

ACCESS TO PROPERTY: Veterans Memorial Highway

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-67

HEARING DATE (PC): 10-07-14

HEARING DATE (BOC): 10-21-14

PRESENT ZONING: R-20

PROPOSED ZONING: GC

PROPOSED USE: Church (Existing)

--Updating Informational Sign

SIZE OF TRACT: 16.093 acres

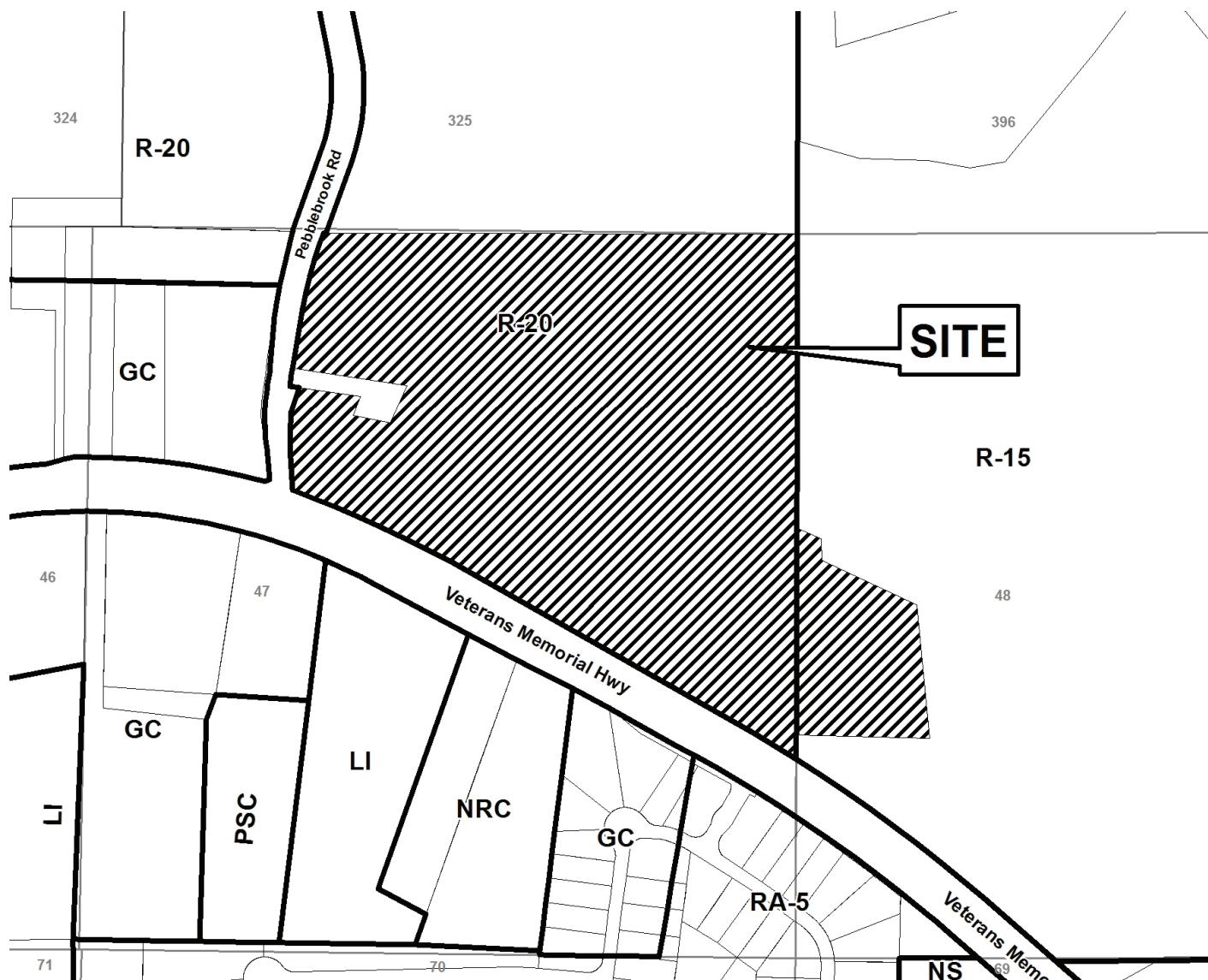
DISTRICT: 18

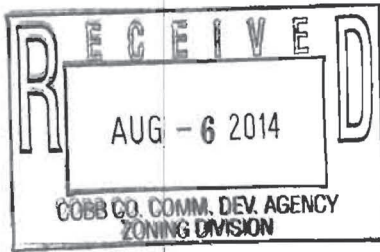
LAND LOT(S): 47,48

PARCEL(S): 5

TAXES: PAID N/A **DUE** _____

COMMISSION DISTRICT: 4





Application #: Z-67
PC Hearing Date: 10-7-14
BOC Hearing Date: 10-21-14

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): Replace informational sign insert with digital insert to more accurately promote church and community events in a timely manner.
- b) Proposed building architecture: N/A - monument enclosure for sign will not be modified.
- c) Proposed hours/days of operation: 24x7 or less, or as required by law.
- d) List all requested variances: None known

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

Illustration of current sign and proposed sign change is 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 ____; Yes ____ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

Applicant signature: Robin Bruton Date: July 28, 2014

Applicant name (printed): Robin Bruton, CFO as Authorized Agent of Mt. Harmony Baptist Church, Inc.

Proposed

Alternate

Repaint Roof to Match Cabinet



WatchFire 19mm Full Color
Viewing Area: 3' x 7' 21 sq ft



WatchFire 19mm Full Color
Viewing Area: 4' x 7' 28 sq ft

19mm Cabinet Size: 41"H x 73"W

19mm Cabinet Size: 53"H x 73"W



Custom Fabricated Aluminum Cabinets (2 sides)

Painted White to Match Building

Logo Portion Illuminated with Super Bright White LED's

Custom Pan Faces with 2nd Surface Full Color Digital Graphic

Backsprayed White- Full Bleed on Graphic

Pastors name in Black 1st Surface Vinyl

Twin Pak EMC

Full Color RGB

Address Number Black 1st Surface Vinyl

Shown with 19mm Option
Within the 32 sq ft requirement of Cobb County



Current View



1691 Powder Springs Road
Marietta, GA 30064
Phone 678.996.1613
Fax 678.996.1650
artwork@southernsign.us

JOB NAME:
Mt Harmony
CLIENT:
Kyle Sims
PHONE:
404-702-6469
FAX:

EMAIL:
facility.team@
mtharmony.org
ADDRESS:

PROOF DATE:
11.26.12

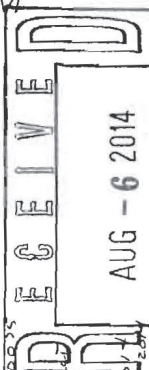
FILE NAME:
reface
DESIGNER:
Kimberly
SCALE:

CUSTOMER APPROVAL:
DATE:

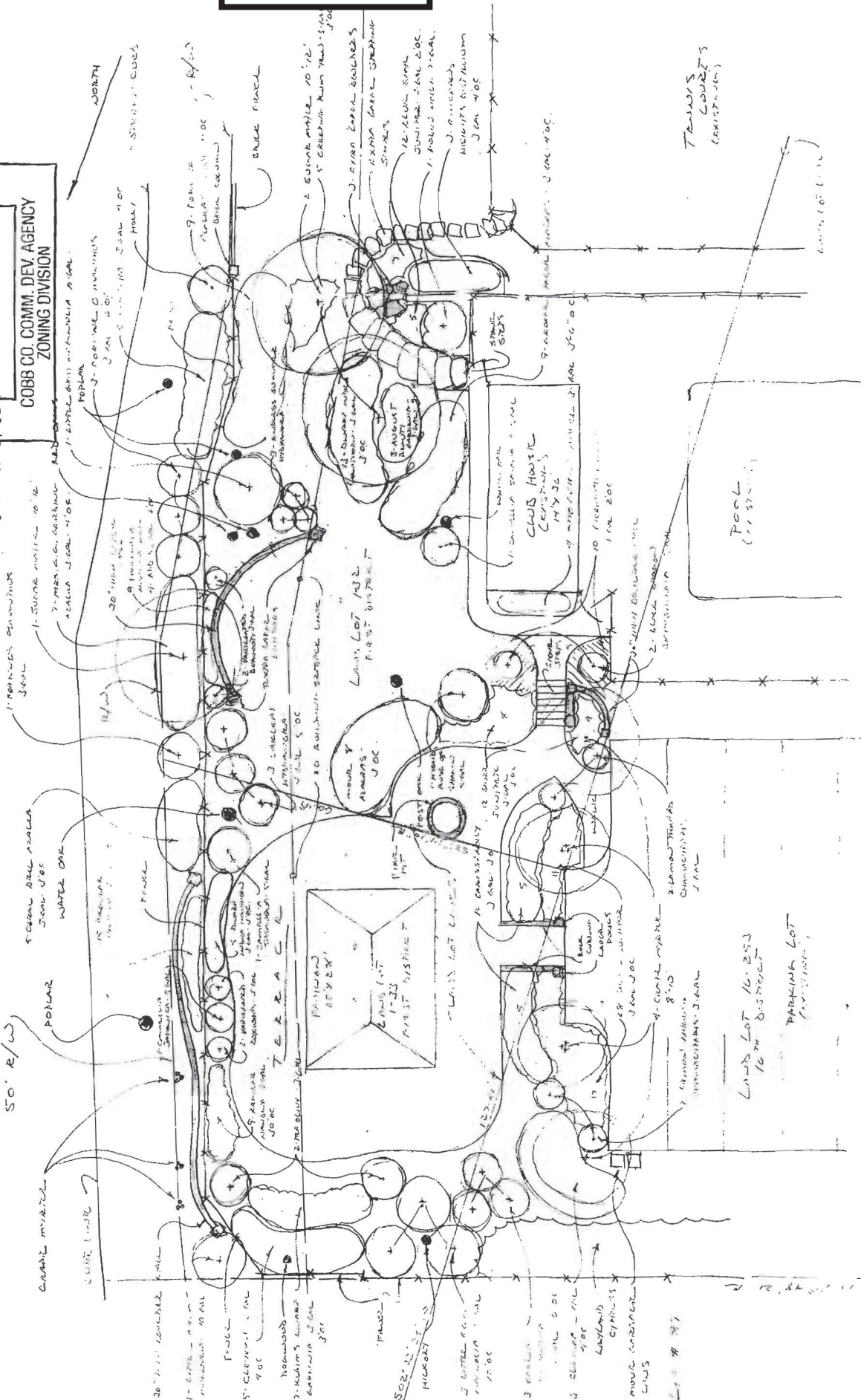
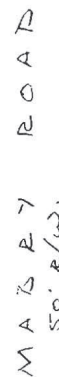
This document is owned by, and the information contained in it is proprietary to, Southern Sign Systems, Inc. By receipt hereof the holder agrees not to use the information, disclose it to any third party, reproduce, without consent, System, agree, return, upon a sign.

Z-67 (2014)
Rendering
attached to
Summary of
Intent

Z-68
(2014)

[illegible]

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



APPLICANT: Garrison Oaks Homeowners Association

PHONE#: (404) 617-8964 **EMAIL:** ken.callahan@mindspring.com

REPRESENTATIVE: Ken Callahan

PHONE#: (404) 617-8964 **EMAIL:** ken.callahan@mindspring.com

TITLEHOLDER: Garrison Oaks Homeowners Association

PROPERTY LOCATION: East side of Defender Way, west side of Mabry Road

ACCESS TO PROPERTY: Defender Way

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-68

HEARING DATE (PC): 10-07-14

HEARING DATE (BOC): 10-21-14

PRESENT ZONING: R-15

PROPOSED ZONING: R-15 w/Stipulations

PROPOSED USE: Addition to Recreation Area

SIZE OF TRACT: 0.11 acres

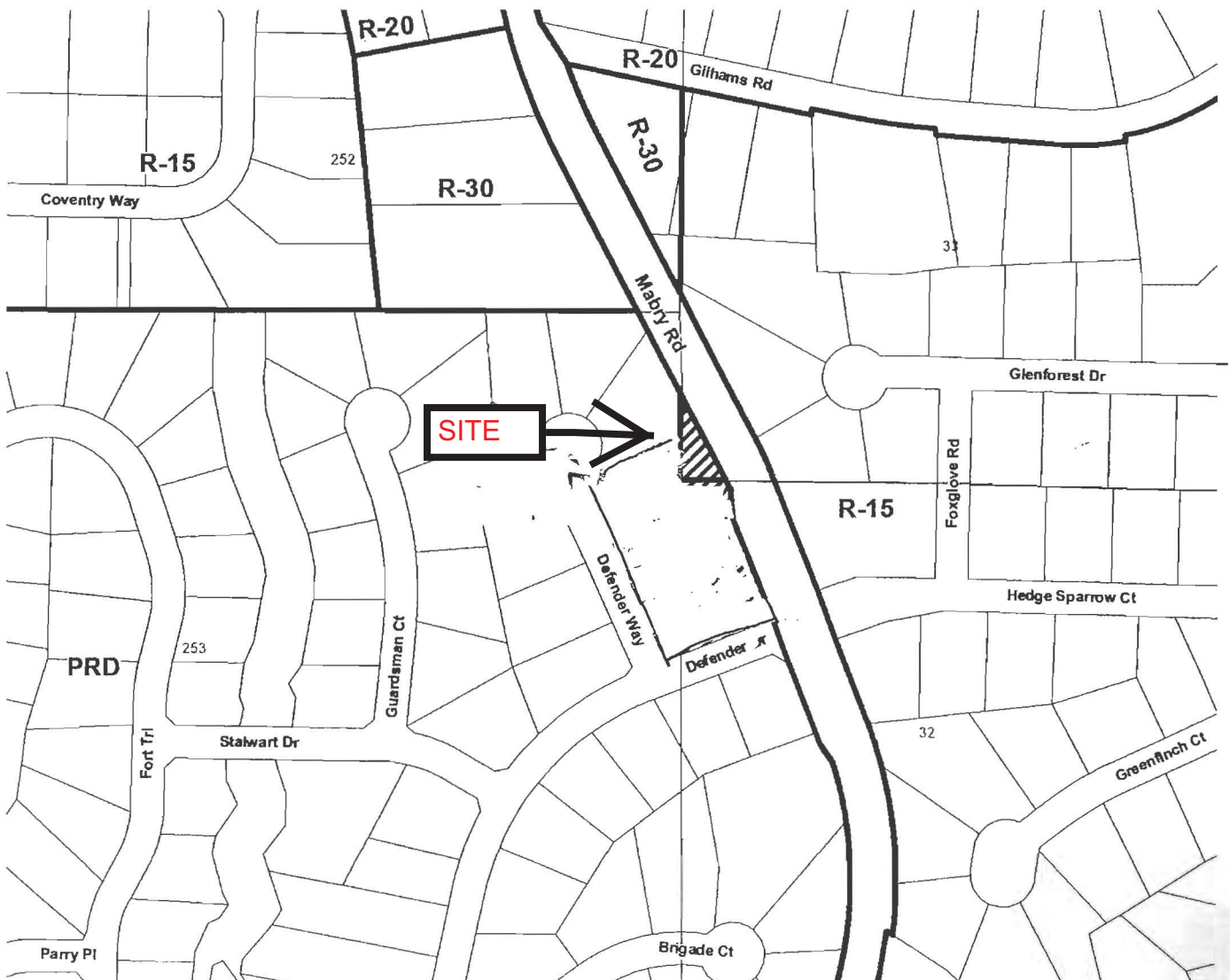
DISTRICT: 1,16

LAND LOT(S): 33,253

PARCEL(S): 49

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3



Application No. Z-68

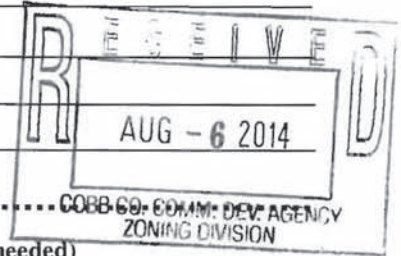
Oct. 2014

Summary of Intent for Rezoning

From R15 to R15 w/s

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

- a) Proposed unit square-footage(s): Common Area improvement
- b) Proposed building architecture: Landscape improvement
- c) Proposed selling prices(s): Common Area improvement not for sale
- 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)

Garrison Oaks Home Owners Association
seeks to improve undeveloped land into
a Picnic Area

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

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

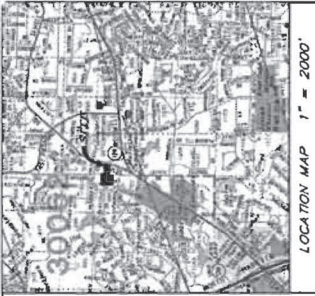
Z-69
(2014)



SEWELL MILL ROAD FOR OWF INVESTMENT CORP. LAND LOTS 987 & 988, 16TH DISTRICT, 2ND SECTION, GEORGIA

SHEET TITLE
ZONING PLAN
FOR OWF INVESTMENT CORP

PROJECT NO.	FIELD BOOK
D 300	
DRAWN BY	CHECKED BY
SJJ	DPH
SCALE	DATE
1" = 40'	8/05/14
SHEET NUMBER	
1	



SITE SUMMARY	
TOTAL SITE AREA:	4.58 AC
EXISTING ZONING:	R-20
PROPOSED ZONING:	R-15
TOTAL LOTS SHOWN:	9
MIN. LOT SIZE:	15,000 SQ.FT.
DENSITY:	1.97 U/AC

REQUESTED VARIANCES:

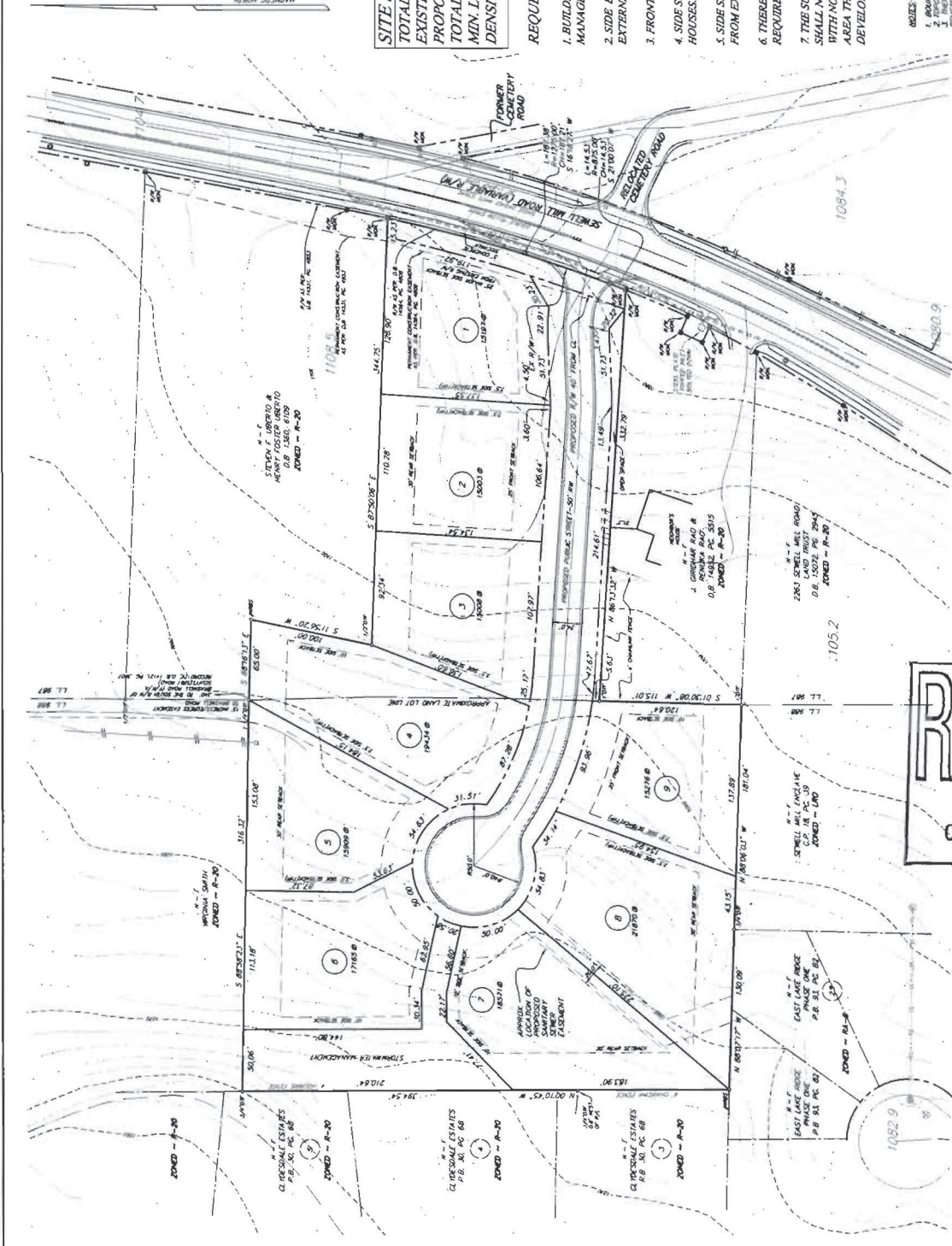
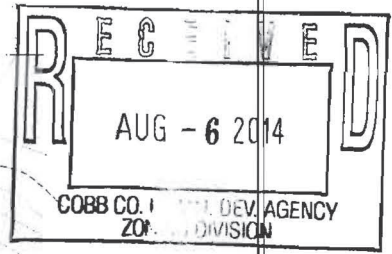
1. BUILDING SETBACK ADJACENT TO STORM WATER MANAGEMENT FACILITY TO BE 10'.
2. SIDE BUILDING SETBACK, ON LOTS 4 & 9, ADJACENT TO EXTERNAL PROPERTIES, TO BE 10' AS SHOWN.
3. FRONT SETBACK TO BE 25'.
4. SIDE SETBACK TO BE 7.5', 30' SEPARATION BETWEEN HOUSES.
5. SIDE SETBACK FROM SEWELL MILL ROAD TO BE 25' FROM EXISTING R/W.
6. THERE SHALL BE NO UNDISTURBED PERIMETER BUFFER REQUIRED FOR THIS SITE.
7. THE SUM OF THE IMPERVIOUS AREAS ON ALL LOTS SHALL NOT EXCEED 15% OF THE SUM OF ALL LOT AREAS, WITH NO INDIVIDUAL LOT HAVING MORE IMPERVIOUS AREA THAN 15% OF THE LARGEST LOT IN THE DEVELOPMENT.

- NOTES:
1. EXISTING ZONING BY GEORGIA CODE, ARTICLE 10, CHAPTER 10-100.
 2. EXISTING ZONING BY GEORGIA CODE, ARTICLE 10, CHAPTER 10-100.
 3. THERE ARE NO ADJACENT ARCHITECTURAL, ANTHROPOLOGICAL OR HISTORICAL RESOURCES ON THIS SITE.
 4. THERE ARE NO ADJACENT WETLANDS ON THIS SITE.
 5. THERE ARE NO ADJACENT WETLANDS ON THIS SITE.
 6. THERE ARE NO ADJACENT WETLANDS ON THIS SITE.
 7. THERE ARE NO ADJACENT WETLANDS ON THIS SITE.
 8. THERE ARE NO ADJACENT WETLANDS ON THIS SITE.
 9. THERE ARE NO ADJACENT WETLANDS ON THIS SITE.



THIS PLAN IS FOR THE EXCLUSIVE USE OF THE HARBOR DISTRICT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

THIS PLAN IS FOR THE EXCLUSIVE USE OF THE HARBOR DISTRICT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.



APPLICANT: OWF Investment Corp.

PHONE#: (770) 354-1080 **EMAIL:** owf@att.net

REPRESENTATIVE: Omer W. Franklin, III

PHONE#: (770) 354-1080 **EMAIL:** owf@att.net

TITLEHOLDER: Harry E. Anderson, Brenda J. Southern, Mark F.

Haman and Lisa J. Haman

PROPERTY LOCATION: West side of Sewell Mill Road, south of

Braswell Road

(2269 Sewell Mill Road, 991 and 1021 Braswell Road)

ACCESS TO PROPERTY: Sewell Mill Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-69

HEARING DATE (PC): 10-07-14

HEARING DATE (BOC): 10-21-14

PRESENT ZONING: R-20

PROPOSED ZONING: R-15

PROPOSED USE: Residential Subdivision

SIZE OF TRACT: 4.58 acres

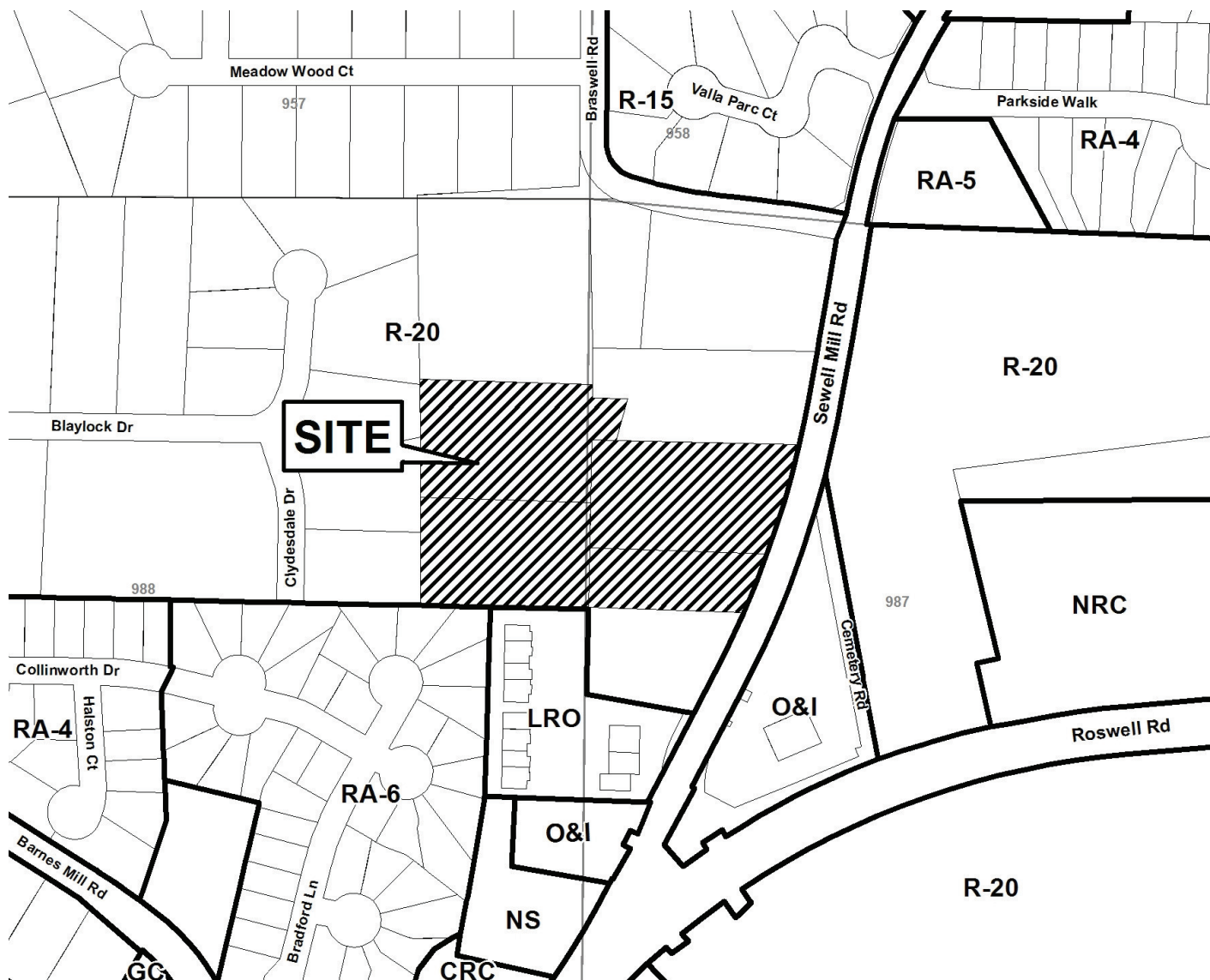
DISTRICT: 16

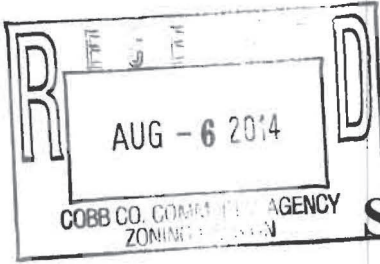
LAND LOT(S): 987,988

PARCEL(S): 5,2,3

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application #: Z-69
PC Hearing Date: 10-7-14
BOC Hearing Date: 10-21-14

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): see attached summary as of 8/5/14
- b) Proposed building architecture: see attached summary as of 8/5/14
- c) Proposed selling prices(s): see attached summary as of 8/5/14
- d) List all requested variances: see attached summary as of 8/5/14

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). Permanent Construction Easement to maintain slope as recorded in Deed Book 14564 on page 4811

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: Omer W. Franklin, President Date: 8-5-2014
Applicant name (printed): OWF Investment Corp.



Summary of Intent for Rezoning for OWF Investment Corp.
Sewell Mill Road
Land Lots 987 & 988, 16th District, 2nd Section
Cobb County, Georgia
From R-20 to R-15 with Variances
As of August 5, 2014

A. Proposed unit square footage(s):

The minimum house size for proposed residential community shall be 3,000 square feet and may range up to 4,500 square feet or greater. Each of the homes shall have at a minimum a two-car attached or detached garages with the majority of said homes with 3-car garages as per design.

B. Proposed building architecture:

The architectural style of said residences shall be traditional and old world with combination compositions of brick, stacked stone, traditional cedar shingles or Hardiplank-type shake and Hardiplank-type siding as per professional architectural design.

C. The proposed anticipated sales price will be determined by market conditions. However, projected prices are expected to be in the \$800,000 to \$900,000 range and higher.

D. The requested variances for said lots shall be 10' building setback adjacent to storm water facility lot for a more environmentally-friendly design structure to maintain maximum impervious total surface area of 35% for all nine developed lots, whereby using impervious areas per individual site design, however, not exceeding the total of combined 35% for all nine developed lots. No individual lot will have more impervious area than 35% of the largest developed lot.

Furthermore, reduce the front setback from 35' to 25' for said lots and reducing side setback to 7.5 feet minimum but maintain 20' between structures (see proposed site plan) to control storm water runoff of said lots and eliminate the 40' undisturbed perimeter buffer during the construction phase to be able to control storm water drainage of said perimeter and to landscape for best management practices including privacy for adjoining neighbors.

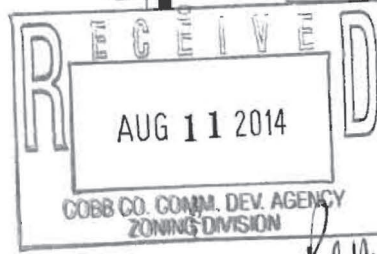
^{KW- 8.6.2014 - 25' RWF}
The ~~front~~ major side setback to be ~~35'~~ from existing right-of-way on lot 1 to facilitate the proposed deceleration lane with appropriate taper along Sewell Mill Road. The voluntary donation and conveyance of right-of-way on Sewell Mill Road to achieve 40' as per proposed site plan and permanent construction easement as per P.B. 14531, page 4953, therefore having minimum impact to the north property owners being Steven F. & Henry Foster Uberto at 2279 Sewell Mill Road, Marietta, Georgia (30062).

Establish a 5' open area along the development's south property line with J. Giridhar and Renuka Rao and the Department of Transportation for professionally-designed landscaping for privacy.

The interior sidewalk to be on the front of said residential lots only within said development and to intersect said sidewalk on the north at Sewell Mill Road and the proposed development entrance.

Z-70
(2014)

THIS PLAT WAS CALCULATED FOR ERROR AND IS
ACCURATE TO BETTER THAN 1:286,406



GRAPHIC SCALE
1" = 30'
30' 60'

1832 WALTER RD.
MARIETTA, GA 30066
AREA
49,765 SQ. FT.
1.119 ACRES

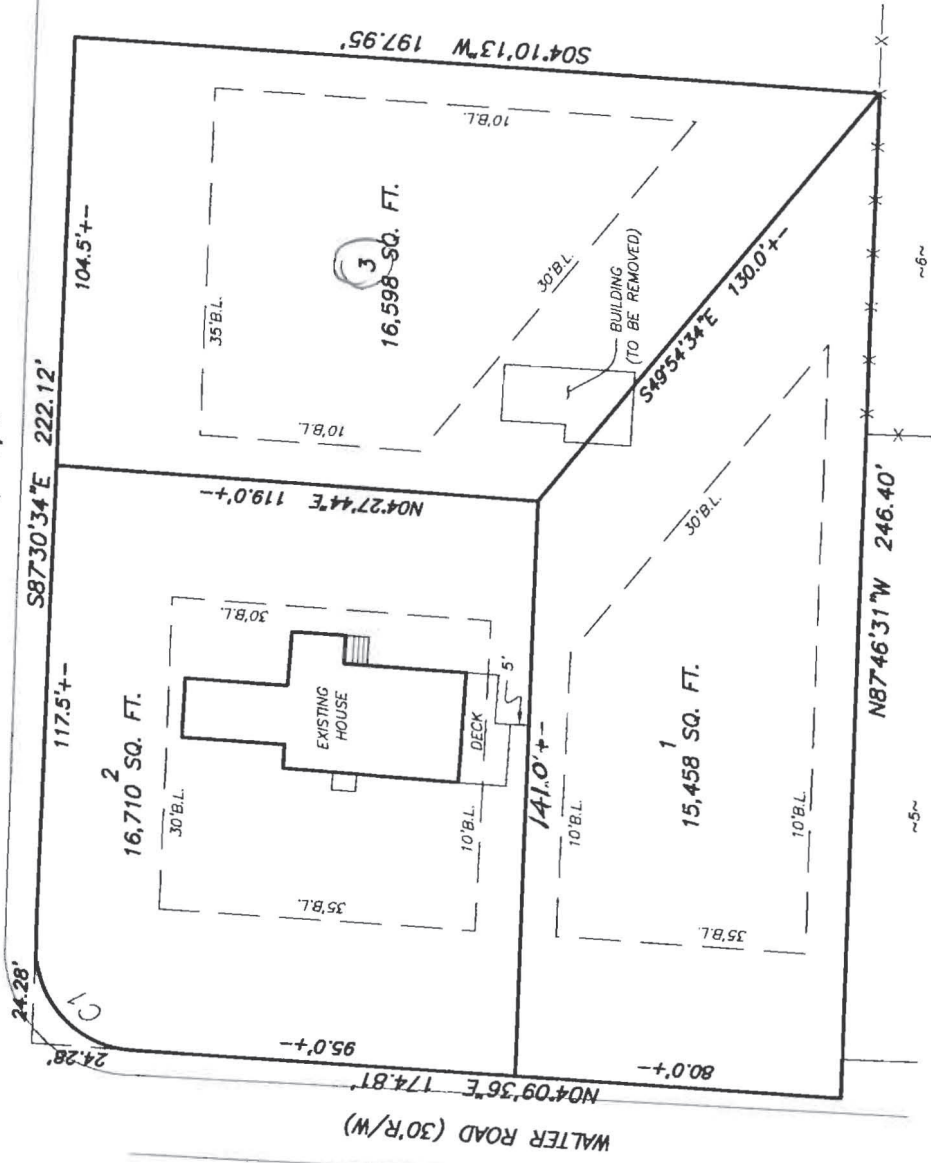
CURRENT ZONING - R:20
PROPOSED ZONING - R:15

ZONING PLAT FOR:

**DALBAG SINGH &
BALJEET KAUR**

LOT- 26 W.P. ANDERSON SUBDIVISION
LAND LOT- 788
DISTRICT- 18th SECTION- 2nd
COUNTY- COBB STATE- GEORGIA
DATE- AUGUST 5, 2014 SCALE 1" = 30'
REVISED- 8 KR25-14

PLAIN VIEW DRIVE (30'R/W)



*F.I.A. OFFICIAL FLOOD HAZARD
MAP* 13087C0107 H DATED 11/2/12
SHOWS THIS PROPERTY NOT TO BE
IN AN AREA HAVING SPECIAL FLOOD
HAZARDS.

REFERENCE PLAT:
BOOK 5, PAGE 132
ALL MATTERS OF TITLE ARE
EXCEPTED.

BOUNDARY INFORMATION TAKEN FROM
SURVEY FOR DALBAG SINGH & BALJEET
KAUR BY BUSBEE & POSS LAND
SURVEYING COMPANY, DATED 6/3/14.

SOUTHERN SURVEYING & MAPPING CO., INC.
4076 EBENEZER ROAD, N.E.
MARIETTA, GEORGIA 30066
PHONE (770) 928-7756

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	38.54'	34.84'	N46°19'18"E

APPLICANT: Dalbag Singh

PHONE#: (404) 408-8427 **EMAIL:** khehra412@gmail.com

REPRESENTATIVE: Daniel Hulsey

PHONE#: (770) 527-8427 **EMAIL:** khehra412@gmail.com

TITLEHOLDER: Dalbag Singh and Baljeet Kaur

PROPERTY LOCATION: Southeast intersection of Walter Road and

Plainview Drive, west of Canton Road

(1832 Walter Road)

ACCESS TO PROPERTY: Walter Road and Plainview Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-70

HEARING DATE (PC): 10-07-14

HEARING DATE (BOC): 10-21-14

PRESENT ZONING: R-20

PROPOSED ZONING: R-15

PROPOSED USE: Three single-family lots

SIZE OF TRACT: 1.119 acres

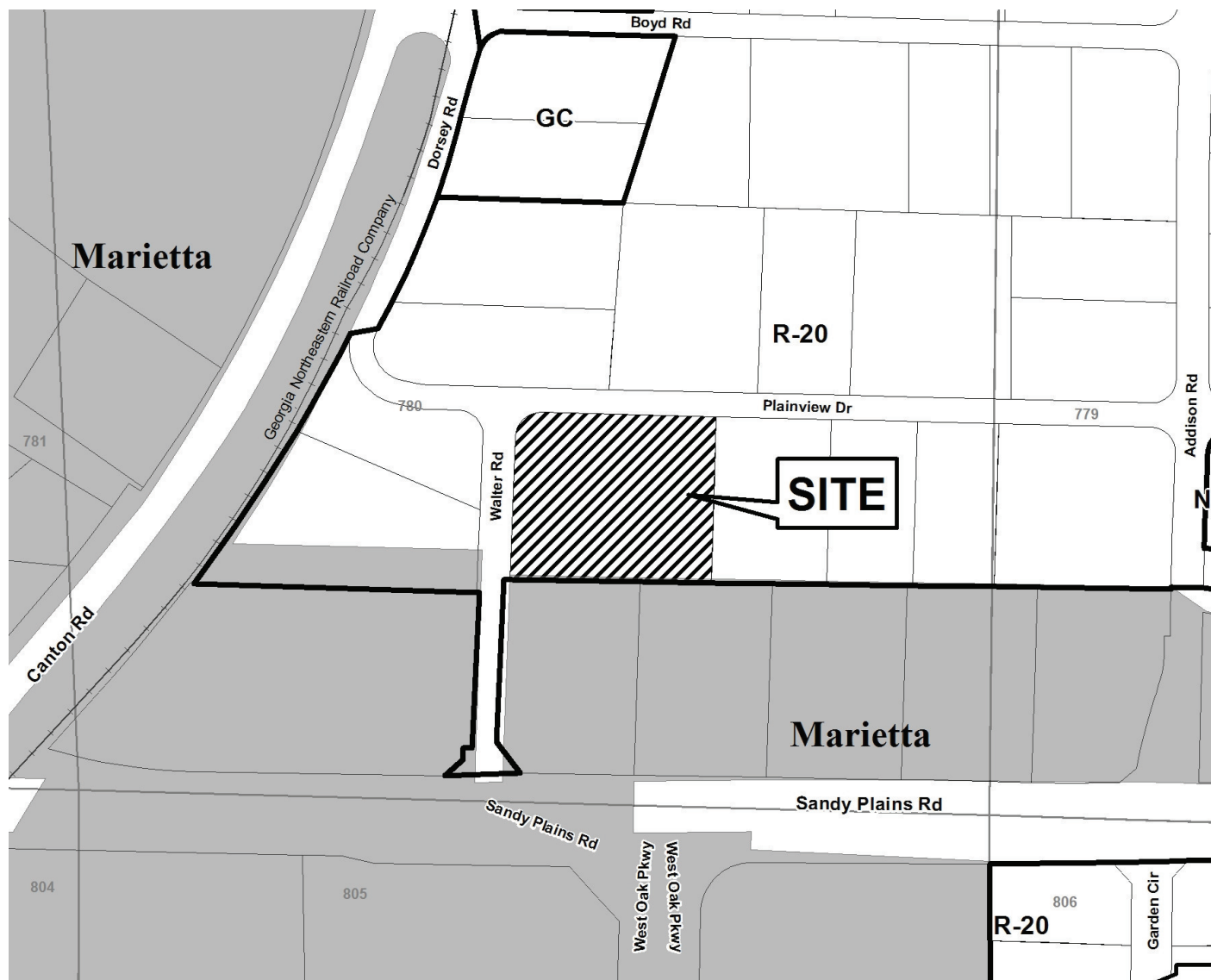
DISTRICT: 16

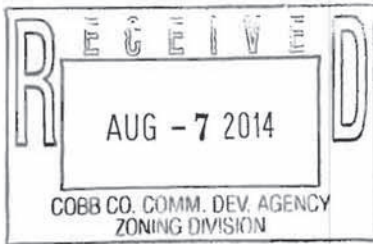
LAND LOT(S): 780

PARCEL(S): 14

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application #: Z-70
PC Hearing Date: 10-7-14
BOC Hearing Date: 10-21-14

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1500 TO 2000 (3 UNITS) EACH
b) Proposed building architecture: RESIDENTIAL HARDY PLANT
c) Proposed selling prices(s): 140,000
d) List all requested variances: NONE

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

N/A

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

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

N/A

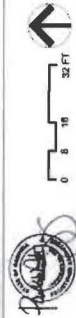
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

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

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).

X Applicant signature: Dalbag Singh Date: 08-05-14
Applicant name (printed): DALBAG SINGH

Z-71
(2014)

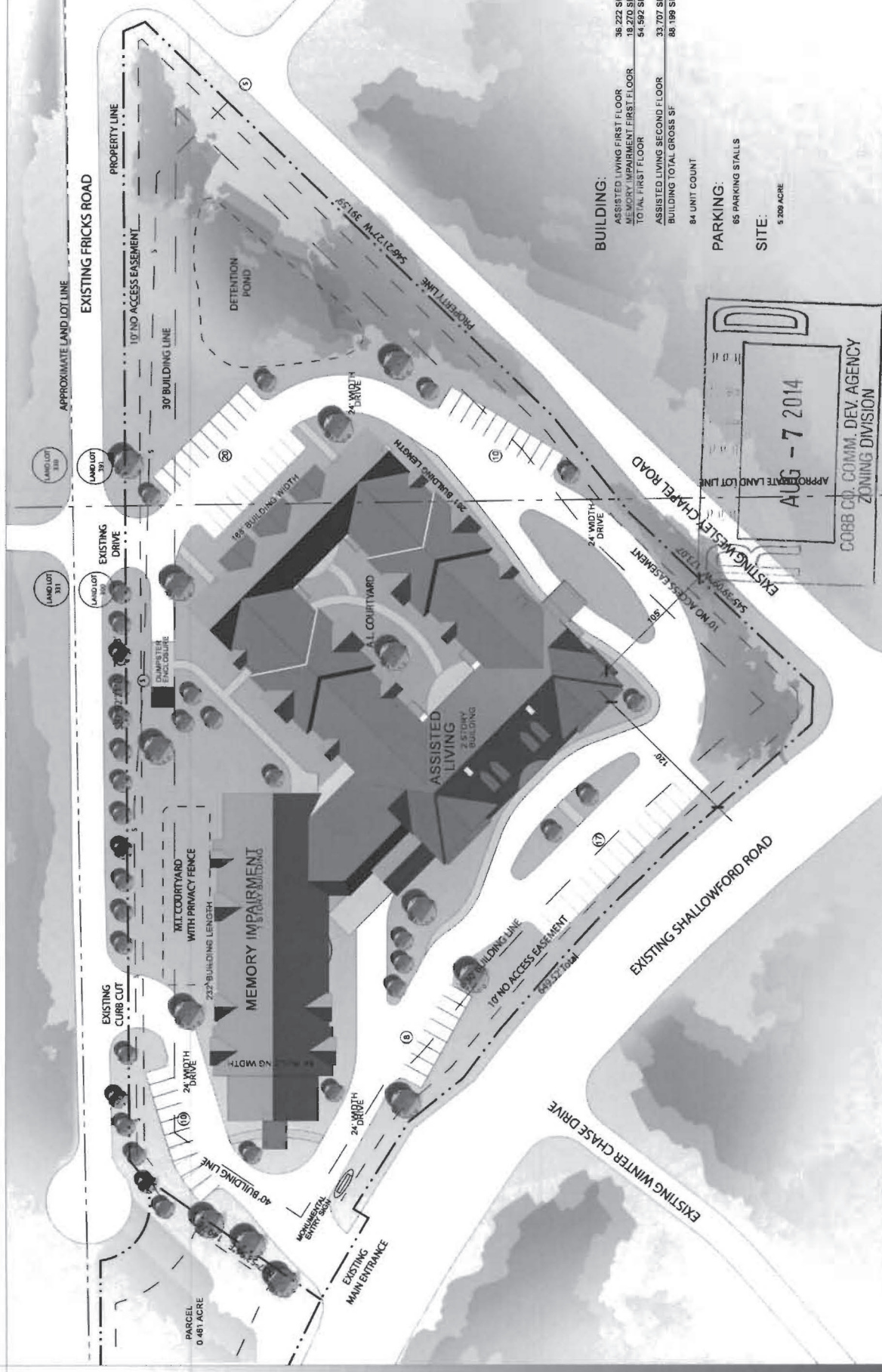


AUGUST 7, 2014

PROPOSED SITE PLAN - 3535 SHALLOWFORD ROAD, MARIETTA, GA 30062

CDH

TRINITY LIFESTYLES ASSISTED LIVING

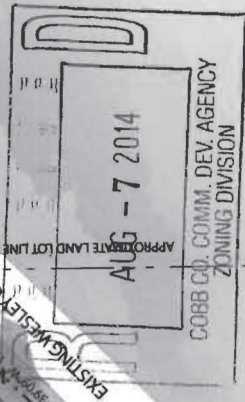


BUILDING:

ASSISTED LIVING FIRST FLOOR	36,222 SF
MEMORY IMPAIRMENT FIRST FLOOR	18,270 SF
TOTAL FIRST FLOOR	54,492 SF
ASSISTED LIVING SECOND FLOOR	33,707 SF
BUILDING TOTAL GROSS SF	88,199 SF
84 UNIT COUNT	

PARKING:
65 PARKING STALLS

SITE:
5.200 ACRE



APPLICANT: CCL Associates, LLC

PHONE#: (678) 352-0595 **EMAIL:** cpitts@cclassociates.com

REPRESENTATIVE: Christian Pitts

PHONE#: (678) 352-0595 **EMAIL:** cpitts@cclassociates.com

TITLEHOLDER: Northwest Christian Church, Inc.

PROPERTY LOCATION: North intersection of Shallowford Road and Wesley Chapel Road

(3535 Shallowford Road)

ACCESS TO PROPERTY: Shallowford Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-71

HEARING DATE (PC): 10-07-14

HEARING DATE (BOC): 10-21-14

PRESENT ZONING: R-20

PROPOSED ZONING: RSL

PROPOSED USE: Residential Senior Living

SIZE OF TRACT: 5.209 acres

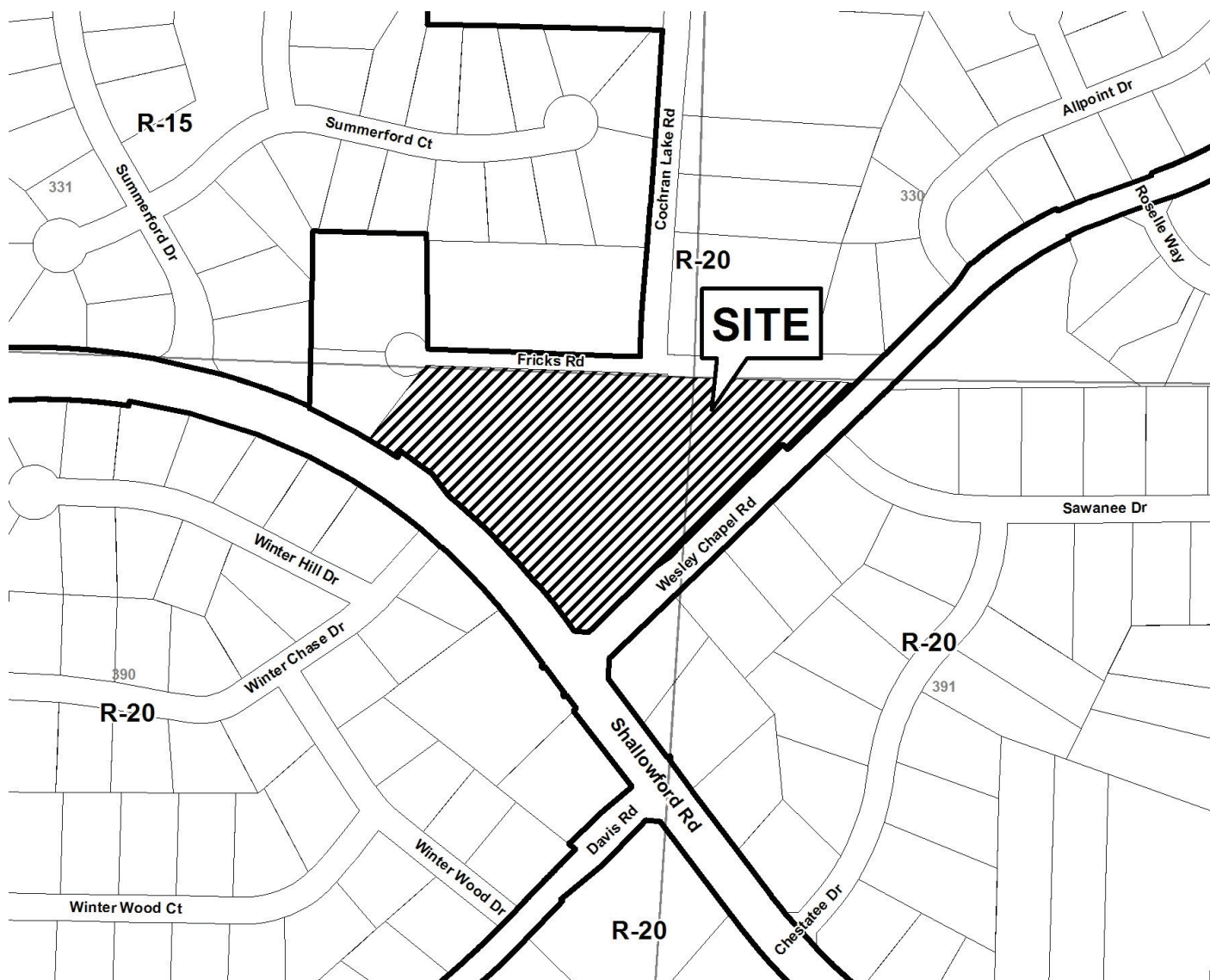
DISTRICT: 16

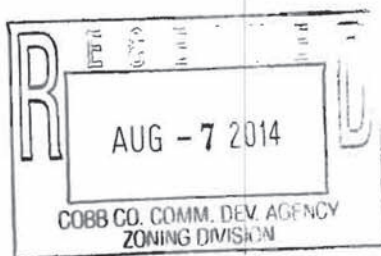
LAND LOT(S): 390,391

PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application No. Z-71

Oct. 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): RESIDENTIAL SENIOR LIVING
b) Proposed building architecture: SEE ATTACHED ELEVATION
PROPOSED.
c) Proposed hours/days of operation: 24/7 AS A RESIDENTIAL
LIVING FACILITY.
d) List all requested variances: SETBACK AND UNDISTURBED
BUFFERS TO BE AS SHOWN ON THE
PROPOSED SITE PLAN.

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

BUILDING IS TO BE APPROXIMATELY 85 UNITS
AND WILL BE PARTIALLY 2 STORY / PARTIALLY 1-STORY.
TOTAL SQUARE FOOTAGE IS 87,000.

.....
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.

Z-72
(2014)

Sheet 1 of 1 B.F. DYER & HENNING INC. 3370 Mendocino Lane Ukiah, Georgia 39905 (770) 949-9742		Date: 07/16/2014 Job No. LUBIN	SURVEY FOR LUBIN & AURA TRIVINO 186 WINDY HILL ROAD COBB COUNTY, GEORGIA LOCATED IN LAND LOT 808 17th DISTRICT	No. _____ Date _____ Description _____

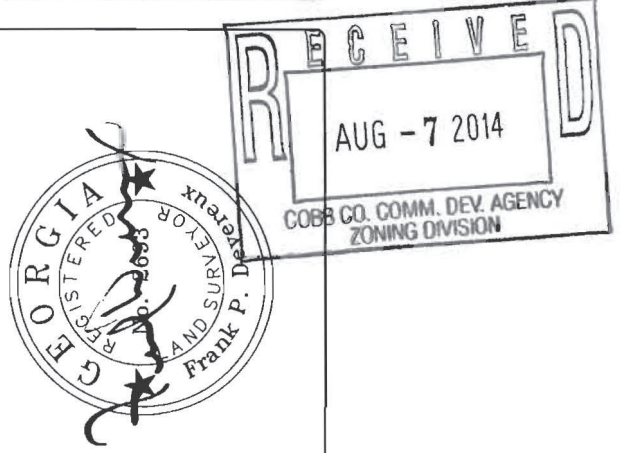
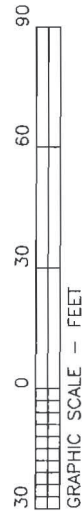
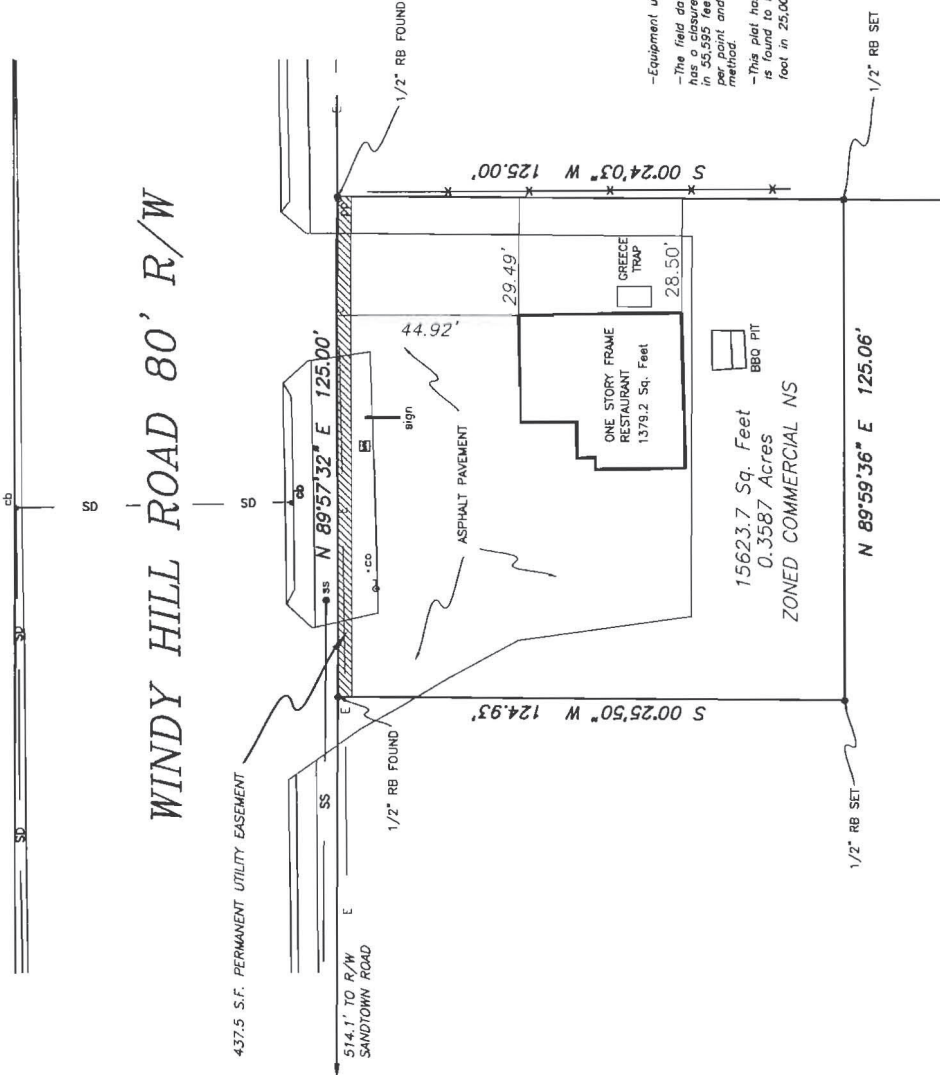
LEGEND

- co SS CLEARCUT
- cb PROPERTY CORNER (i.e. 1/2" RB FOUND)
- ss SD MANHOLE
- ss SS MANHOLE
- sign SIGN
- water WATER METER
- light LIGHT POLE
- power POWER LIGHT POLE
- steel STEEL TRANSMISSION TOWER
- tele TELEPHONE BOX
- elec ELECTRIC BOX
- cable CABLE JUNCTION BOX
- fence FENCE
- power POWER LINE OVERHEAD
- sanitary SANITARY SEWER
- storm STORM SEWER
- property PROPERTY BOUNDARY

-Equipment used: LEICA TC04 1103

-The field data upon which this plat is based has a closure precision greater than one foot in 53,585 feet, an angular error of 5 seconds per station and was adjusted by the least squares method.

-This plat has been calculated for closure and is found to have accuracy greater than one foot in 23,000 feet.



APPLICANT: Lubin A. Trivino

PHONE#: (770) 906-2123 **EMAIL:** lubintriv@mindspring.com

REPRESENTATIVE: C. David Trivino

PHONE#: (404) 457-3283 **EMAIL:** t4lawgroup@gmail.com

TITLEHOLDER: Lubin A. Trivino and Aura Trivino

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

Sandtown Road

(186 Windy Hill Road)

ACCESS TO PROPERTY: Windy Hill Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-72

HEARING DATE (PC): 10-07-14

HEARING DATE (BOC): 10-21-14

PRESENT ZONING: NS

PROPOSED ZONING: NRC

PROPOSED USE: Restaurant

SIZE OF TRACT: .3587 acres

DISTRICT: 17

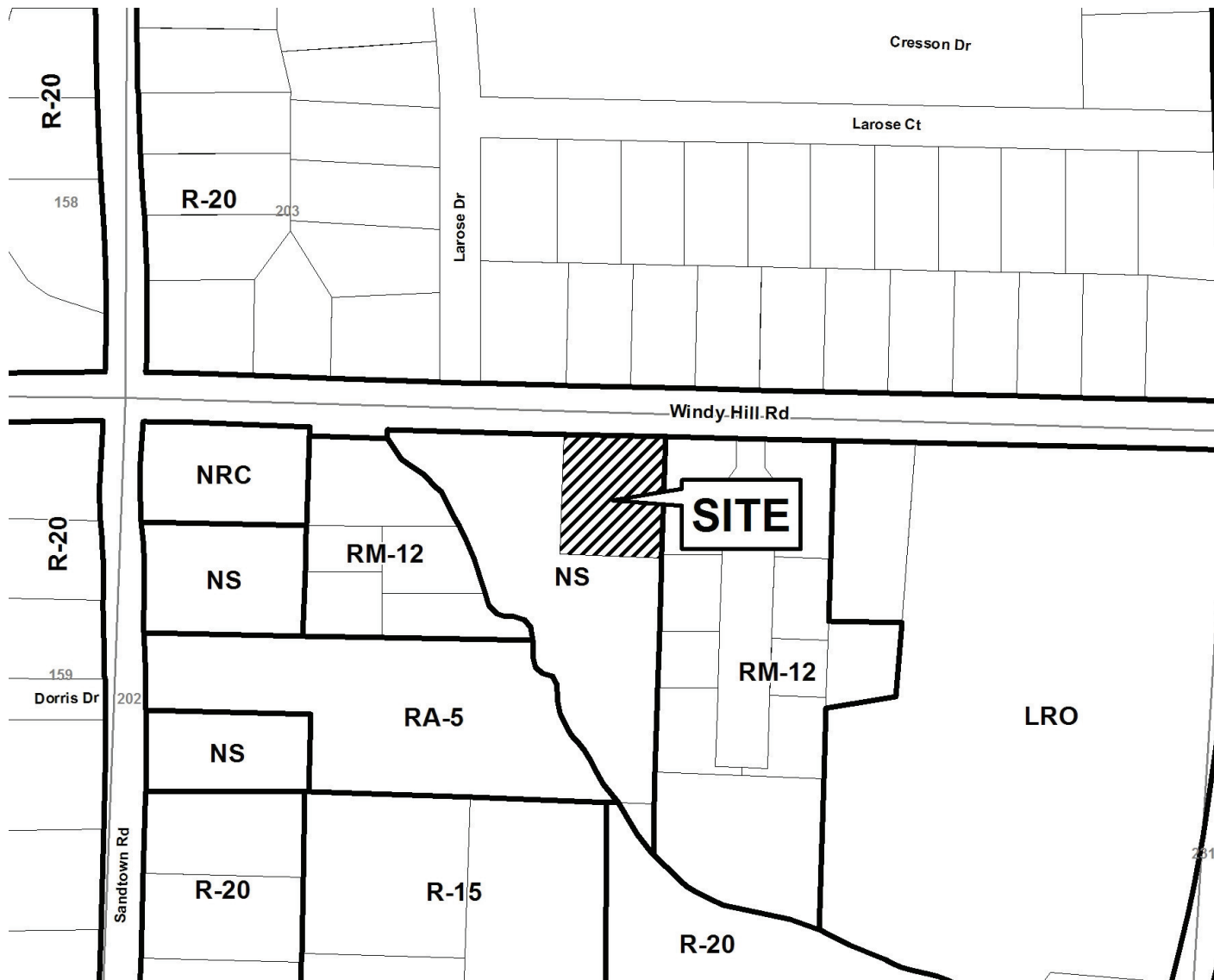
LAND LOT(S): 202

PARCEL(S): 42

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



Application No. Z-72

Oct. 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): RESTAURANT

b) Proposed building architecture: ONE STORY FRAME, 1379 SQUARE FEET
EXISTING STRUCTURE.
c) Proposed hours/days of operation: _____
MONDAY - SATURDAY 9 TO 9
d) List all requested variances: _____
NONE

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

APPLICANT HAS OWNED BUILDING AND PROPERTY SINCE 1991.

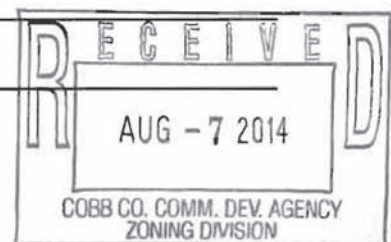
BUILDING HAS BEEN USED AS RESTAURANT SINCE 1993.

APPLICANT WILL BE RENTING PROPERTY TO AN OPERATOR.

APPLICANT WILL NOT BE OPERATING PROPOSED BUSINESS.
.....

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).





APPLICANT: Venture Homes, Inc.

PHONE#: (770) 955-8300 Ext 113 **EMAIL:** bobw@venturehomes.com

REPRESENTATIVE: Robert C. White

PHONE#: (770) 955-8300 **EMAIL:** bobw@venturehomes.com

TITLEHOLDER: RMR Investments, LLLP

PROPERTY LOCATION: Southeast side of Austell Road, south of
Hicks Road

ACCESS TO PROPERTY: Austell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-73

HEARING DATE (PC): 10-07-14

HEARING DATE (BOC): 10-21-14

PRESENT ZONING: R-20,PSC,GC

PROPOSED ZONING: RA-5

PROPOSED USE: Residential Subdivision

SIZE OF TRACT: 11.19 acres

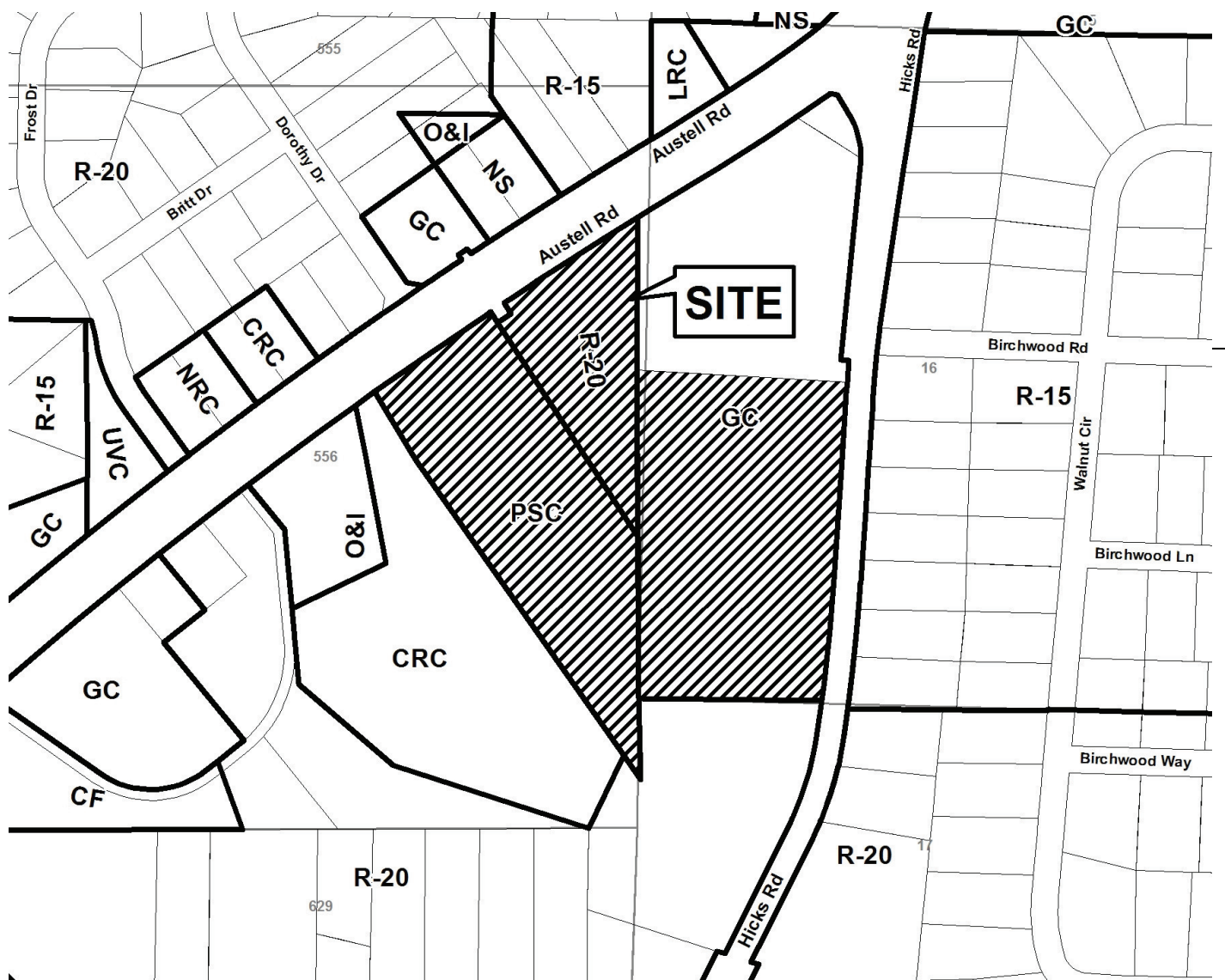
DISTRICT: 17,19

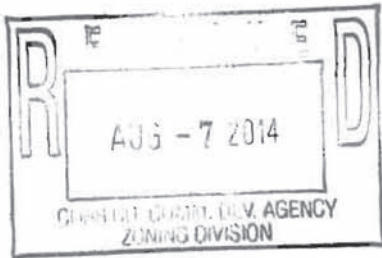
LAND LOT(S): 16,556

PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4





Application #: Z-73 (2014)

PC Hearing Date: 10/07/2014

BOC Hearing Date: 10/21/2014

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 1800 sq ft min
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): \$200's
- d) List all requested variances: None known at this time

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

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

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).

VENTURE HOMES, INC.

Applicant signature: Robert C. White Date: August 7, 2014

Applicant name (printed): Robert C. White, President

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