

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: November 4, 2014

Board of Commissioners Hearing Date: November 18, 2014

Due Date: October 3, 2014

Date Distributed/Mailed Out: September 15, 2014



Cobb County... Expect the Best!

Z-78
(2014)

LAND LOTS 134 AND 166
1ST DISTRICT
2ND SECTION
COBB COUNTY, GEORGIA

FINAL PLAT FOR
HEATHERMOOR
SUBDIVISION

DATE: 7-27-2009
SCALE: 1"=40'
SHEET: 1/2

1/2

THIS LOT HAS A DESIGNATED TREE PROTECTION AREA, THE DIMENSIONS OF WHICH ARE ON FILE WITH THE COBB COUNTY DEVELOPMENT AGENCY. THE HOMEOWNER IS RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE TREE PROTECTION AREA. PROTECTIVE TREES MUST BE MAINTAINED AND PROTECTED TO COBB COUNTY STANDARDS.

THIS LOT HAS A REQUIREMENT TO PLANT FOUR SHADE TREES (NOT ORNAMENTALS OR PALMS). THESE TREES MUST BE PLANTED IN THE FRONT YARD SETBACK. ALL OTHER TREES TO BE A MINIMUM OF TWO INCHES CALIPER. THESE TREES MUST BE PLANTED WITHIN THE HOUSE TO HOUSE DISTANCE. THE CONTRACTOR OF OCCUPANCY WILL NOT BE HELD RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE TREE PROTECTION AREA.

THIS LOT REQUIRES TREES TO BE PLANTED IN ACCORDANCE WITH THE APPROVED TREE PROTECTION AND REPLACEMENT PLAN FOR THIS SUBDIVISION. THE INSULATION OF THESE TREES MUST BE MAINTAINED AND PROTECTED TO COBB COUNTY STANDARDS. THE HOMEOWNER MUST CALL THE COBB COUNTY AGRICULTURE AND LANDSCAPE ARCHITECT AT (770) 420-1111 AT LEAST 30 DAYS PRIOR TO THE DATE OF PLANTING. THE HOMEOWNER IS REQUIRED TO PROVIDE A TREE PROTECTION AND REPLACEMENT PLAN TO THE AGRICULTURE AND LANDSCAPE ARCHITECT FOR REVIEW. THE AGRICULTURE AND LANDSCAPE ARCHITECT MAY DELAY THE RELEASE OF THE CERTIFICATE OF OCCUPANCY IF THE TREE PROTECTION AND REPLACEMENT PLAN IS NOT APPROVED.

TOTAL AREA = 12,955 ACRES
CURRENT ZONING = R-20
Z-25 OF 2/17/04

THE PERMANENT STRUCTURE AND ITS COMPLETION SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE. THE PERMANENT STRUCTURE SHALL BE A MINIMUM OF 2,500 SQ. FT. AND AN ANNUAL RENT OF \$10,000 PER ANNUAL POINT, AND SHALL BE A MINIMUM OF 100,000 SQ. FT. AND AN ANNUAL RENT OF \$10,000 PER ANNUAL POINT. THE PERMANENT STRUCTURE SHALL BE A MINIMUM OF 100,000 SQ. FT. AND AN ANNUAL RENT OF \$10,000 PER ANNUAL POINT. THE PERMANENT STRUCTURE SHALL BE A MINIMUM OF 100,000 SQ. FT. AND AN ANNUAL RENT OF \$10,000 PER ANNUAL POINT.

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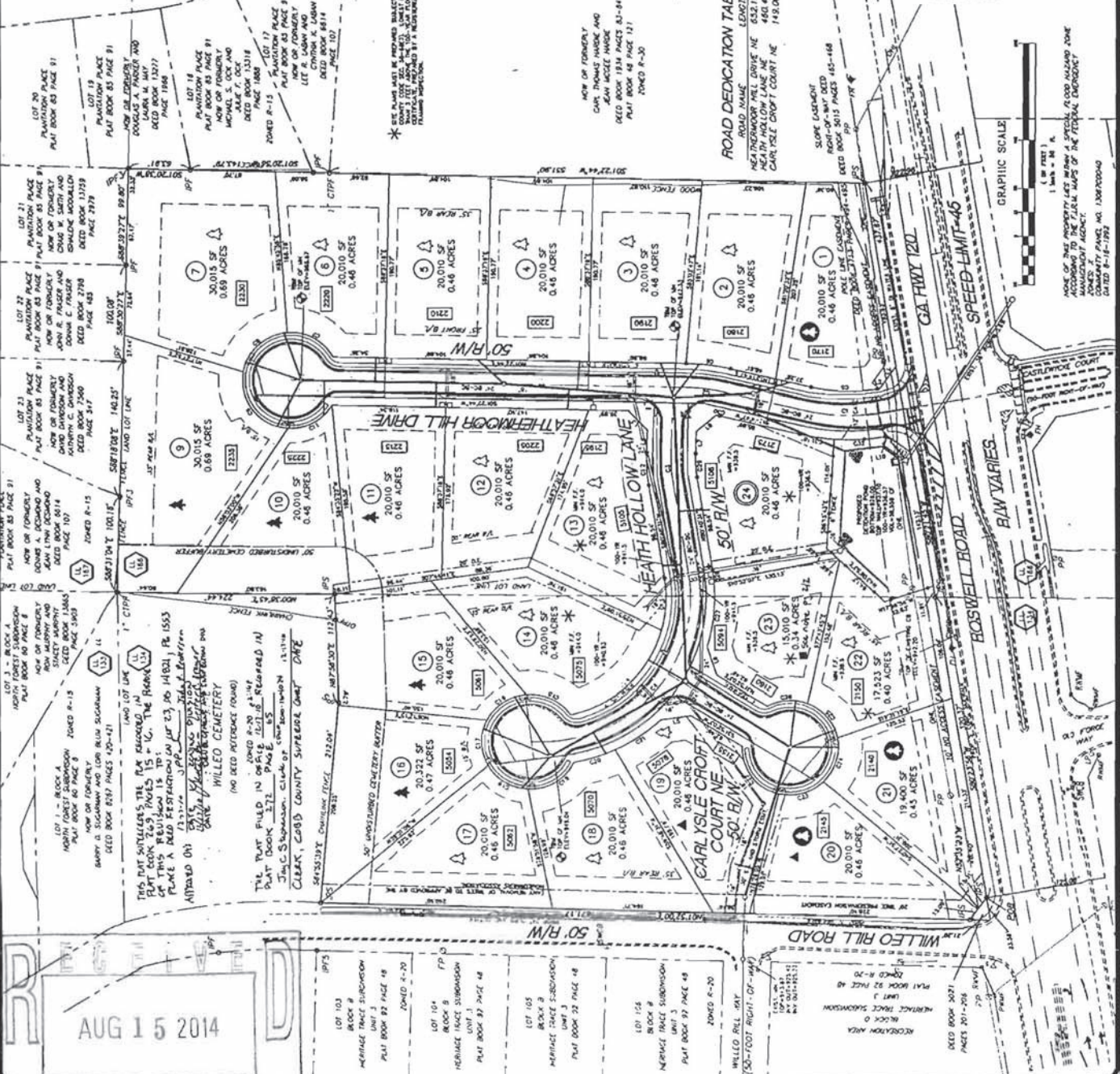
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OWNER/DEVELOPER
24-HOUR CONTACT
CONNECTIONS OUTDOOR, INC.
3850 HILLMAN LANE
ALPHARETTA, GA 30009
(770) 450-8408

GRAPHIC SCALE
1" = 40'
1" = 80'
1" = 160'

WILLOD HILL ROAD
SPEED LIMIT 45
RW VARIES

WILLOD HILL ROAD
SPEED LIMIT 45
RW VARIES

AUG 15 2014

APPLICANT: Heathermoor HOA, Inc.

PHONE#: (404) 966-7956 **EMAIL:** nbhangtfan@yahoo.com

REPRESENTATIVE: Nick Bhandari

PHONE#: (404) 966-7956 **EMAIL:** nbhangtfan@yahoo.com

TITLEHOLDER: Nick Bhandari

PROPERTY LOCATION: North side of Heath Hollow Lane, the
northeast side of Heathermoor Hill Drive, north side of Roswell Road,
east side of Willeo Rill Road

ACCESS TO PROPERTY: Roswell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-78

HEARING DATE (PC): 11-04-14

HEARING DATE (BOC): 11-18-14

PRESENT ZONING: R-20

PROPOSED ZONING: R-20

PROPOSED USE: Reduce Cemetery Buffer
on Six Lots

SIZE OF TRACT: 3 acres

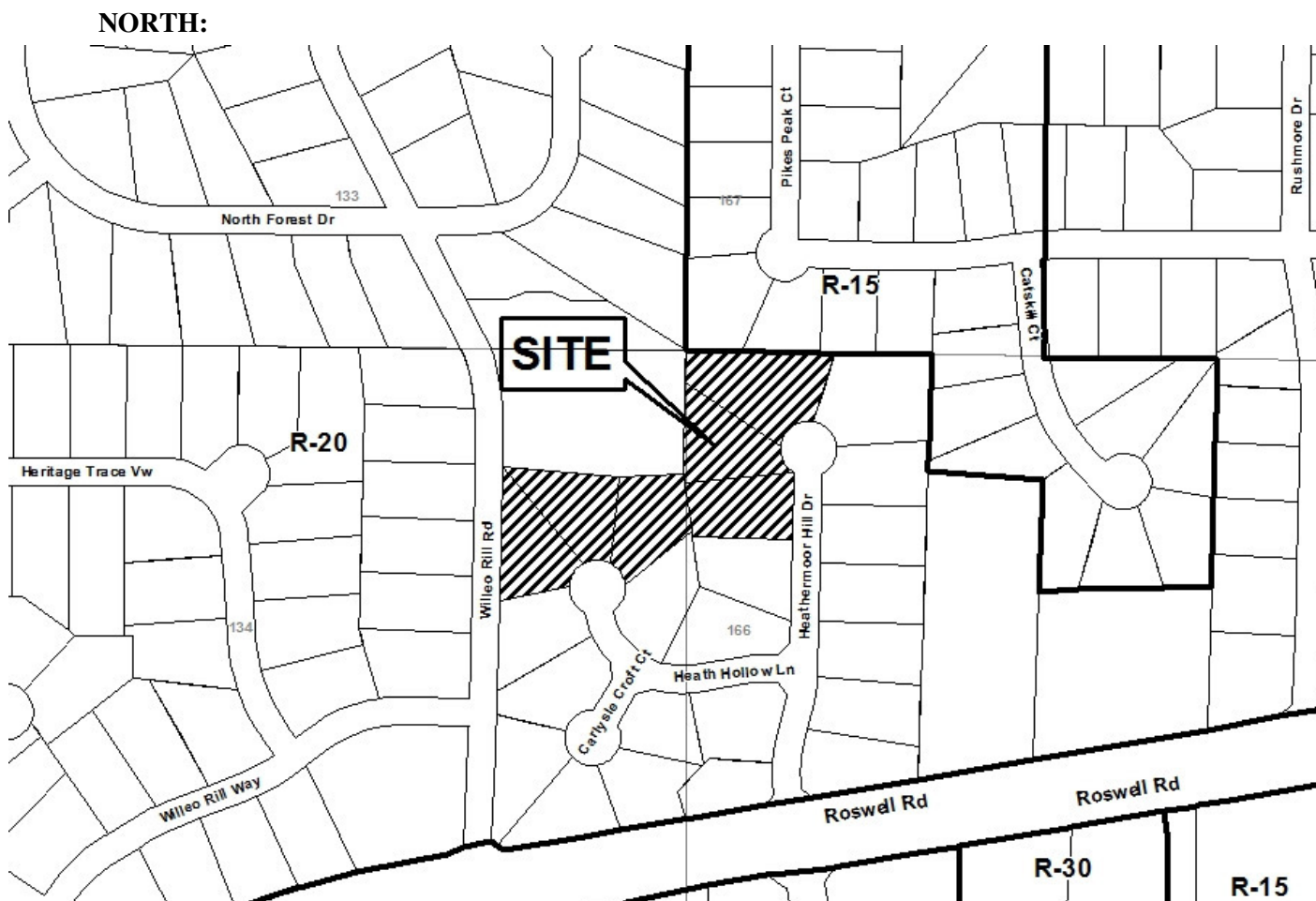
DISTRICT: 1

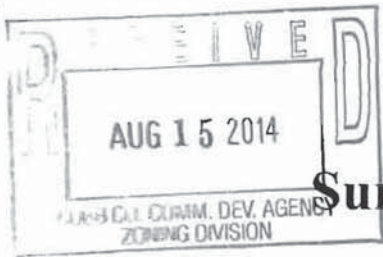
LAND LOT(S): 134,166

PARCEL(S): 55,56,57,65,66,67

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application #: Z-78
PC Hearing Date: 11-14-14
BOC Hearing Date: 11-18-14

Summary of Intent for Rezoning

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

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

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

- a) Proposed use(s): _____
- 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)

Please see the attached Exhibit A which summarizes our requests.
At issue are the restrictions imposed on six of
the properties within our neighborhood due to the required 50 foot buffer
around the property known as "Willem Cemetery" of Hwy 120 in East Cobb.

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

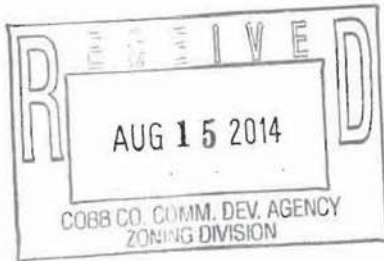
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

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

Applicant signature: [Signature] Date: _____

Applicant name (printed): Hethermoor HOA, Inc / Nick Bhambhani,
President

Exhibit A



Details for Question #3

Summary of Intent for Re-zoning Application

Heathermoor HOA, Inc. – Applicant

The HOA respectfully requests a modification to the application and approval of Feb 17th, 2004 to Cornerstone Craftsmen, Application # Z-25 (See Exhibit B). This application is in regards to the subdivision known as "Heathermoor" in East Cobb County, at the intersection of Highway 120 and Willeo Rill Road.

In this application it was stipulated the final plat approval was contingent on, among other things, establishing and maintaining a 50 foot "natural" cemetery buffer around the outer property boundary of Willeo Cemetery. As homeowners, we assume this would have been granted to preserve the cemetery and burial sites for the good of the community. However, most of the actual homeowners or property buyers in our neighborhood do not understand the nature of the buffer, or why it has to be so rigidly maintained as "undisturbed."

The boundary of the cemetery touches six of the twenty three properties in Heathermoor, and is surrounded by a chain link fence that we assume is maintained by the cemetery owner (we believe it is Willeo Baptist Church but are not positive). Due to the size and shape of the lots, and the required size of the homes that the neighborhood standards demand, the buffer on many of these six properties reaches well into the available backyard space, in some cases right up to the rear home setback.

Additionally the sight of a cemetery headstone very close to your rear door or deck is not the type of thing most homeowners would desire, unless there is effective screening or privacy from natural vegetation. As it is now, the vegetation growing in the buffer is wild, full of poison oak or poison ivy, and home to many rodents and pests that infiltrate the developed property. The natural trees in this buffer are sparse, and most do not provide any real screening of the cemetery, particularly in winter. This also hurts property value.

Given our constituency and desire to enjoy our properties but also to maintain the ability to respect the privacy and integrity of the cemetery, we would request the following:

- 1) A reduction in the "undisturbed" portion of the buffer from 50 down to 25 feet. While it is not envisioned this new ribbon would contain any portion of the actual home, it could be used for landscaped greenspace in accordance with HOA Covenants and ACC guidelines. Five of the six properties on the cemetery perimeter are already framed and/or fully completed in accordance with today's 50 foot buffer requirement.

- 2) Within the 25 foot undisturbed portion of the buffer that remains, allow for a uniform privacy fence (wood in material) to be constructed at the edge of the property owners side of the cemetery (within 5 feet of the existing cemetery chain link fence). The HOA will agree to police the installation and maintenance of the fence and require it to color match the fence already on the neighborhood perimeter on Willeo Rill Road. See Exhibit C for a fence sample.
- 3) Grant the HOA and property owners the ability to keep the reduced and undisturbed 25 foot buffer in reasonable form – by removing dead trees/bushes/trash, non-desirable plants, rodents, etc but keep the buffer in a natural state, free of structures, play sets, sheds, etc, that the buffer was trying to keep out to begin with.

We appreciate the Commissioner's consideration and hope that we can come to a reasonable conclusion for all parties' sake.

Sincerely,

 8/14/14

Nick Bhandari, President

Heathermoor HOA, Inc.

ORIGINAL DATE OF APPLICATION: 02-17-04APPLICANTS NAME: CORNERSTONE CRAFTSMAN, INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 02-17-04 ZONING HEARING:

CORNERSTONE CRAFTSMEN, INC. (David H. Baker, et al., owners) for Rezoning from **R-20** and **OI** to **R-15** for the purpose of a Subdivision in Land Lots 134 and 166 of the 1st District. Located at the northeast intersection of Roswell Road and Willeo Rill Road.

The public hearing was opened and Mr. John Moore addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Lee, second by Olens, to delete rezoning to the **R-20** zoning district **subject to**:

- site plan received in the Zoning Division on January 15, 2004, with the District Commissioner to approve minor modifications to site layout (copy attached and made a part of these minutes)
- letter of agreeable stipulations from Mr. John Moore dated February 11, 2004, *not otherwise in conflict* (copy attached and made a part of these minutes)
- allowance for reduction in front setbacks to 15 feet on lots 9, 10, 15, 16, and 17
- Cemetery Preservation comments and recommendations
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments
- Cobb DOT comments and recommendations
- owner/developer to enter into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of system improvements to mitigate traffic concerns

VOTE: **ADOPTED** unanimously

" EXHIBIT B "

PRESENT ZONING:

R-20, OI

PETITION FOR:

R-15

PLANNING COMMENTS:

Staff Member Responsible: John P. Pederson

Land Use Plan Recommendation: Low Density Residential (1 to 2.5 units per acre)

Proposed Number of Units: 24

Overall Density: 1.83

Units/Acre

Present Zoning Would Allow: 9* Units

Increase of: 15

Units/Lots

*Based on 5.1 acres currently zoned R-20.

The applicant is requesting the R-15 zoning category to develop a single-family detached subdivision. The houses would be traditional in styling, with brick and stone exteriors. The houses would be a minimum of 2,500 square-feet, and would start selling for \$700,000. The applicant would like to reduce the front setback from 35-feet to 25-feet for all the lots.

Historic Preservation: According to the Cobb County Inventory of Potentially Historic Homes and the Cobb County Civil War Earthworks Map, there appears to be no known historic resources located on this property.

Cemetery Preservation: This petition shows the presence of Willeo Baptist cemetery on the western border of the proposed development. The Cobb Cemetery Preservation Ordinance and the County Development Standards for Cemeteries call for: A) A plat to be prepared by a registered surveyor denoting the location of the grave shafts, the fifty foot undisturbed buffer and the fence line. The archaeology survey and registered surveyor's plat must be submitted to the Cemetery Preservation Commission prior to Plan Review. B) Provide the greater of a fifty foot undisturbed, natural buffer along the common property line; or a fifty foot undisturbed, natural buffer around the perimeter of the outermost burials of the cemetery; whichever provides the greatest protection for the cemetery. C) A survey by a professional archaeologist (Cobb County Code 26-29 Section C). The archaeology survey will locate any grave shafts that may be in the fifty foot natural undisturbed buffer and define the burial boundary. Members of the Cemetery Preservation Commission must be present during the archaeology survey. D) The fifty foot undisturbed natural buffer shall be recorded as a conservation easement with the Cemetery Preservation Commission having third party right of enforcement. E) Lots adjacent to the fifty foot undisturbed natural buffer shall have setbacks, as set forth in the Cobb County zoning ordinance, in addition to the buffer. F) The archaeology survey must be submitted to the Cemetery Preservation Commission three (3) business days prior to any zoning hearing, or three (3) business days prior to Plan Review. G) The permanent six foot high, chain link fence that has been installed must be moved to include any graves found within the fifty foot undisturbed natural buffer. H) An orange protective fence erected on the outer perimeter of the fifty foot undisturbed buffer, before any ground disturbance occurs on the site to be developed. This fence is to be maintained in good repair throughout the development of the project. At completion of the project, the orange protective fence shall be removed from the premises. I) Permanent signs stating **CEMETERY PRESERVATION BUFFER – DO NOT DISTURB** shall be erected every fifty feet along the outer perimeter of the fifty foot undisturbed, natural cemetery preservation buffer. J) Compliance with all State and local laws and ordinances.

DATE	11-1-2004
SCALE	1"=50'
PROJECT	11-1-2004
SHEET	9

LAND LOTS 134 AND 166
1ST DISTRICT
2ND SECTION
COBB COUNTY, GA



Min. Bk. 26 Petition No. Z-25
Doc. Type Site Plan

Meeting Date 2/17/04

RECEIVED
REVISED Z-25
JAN 15 2004
COBB CO. COMM. DEV. DEPT.
ZONING DIVISION

TOTAL AREA = 13.1± ACRES
CURRENT ZONING = R-20 AND O1
PROPOSED ZONING = R-15

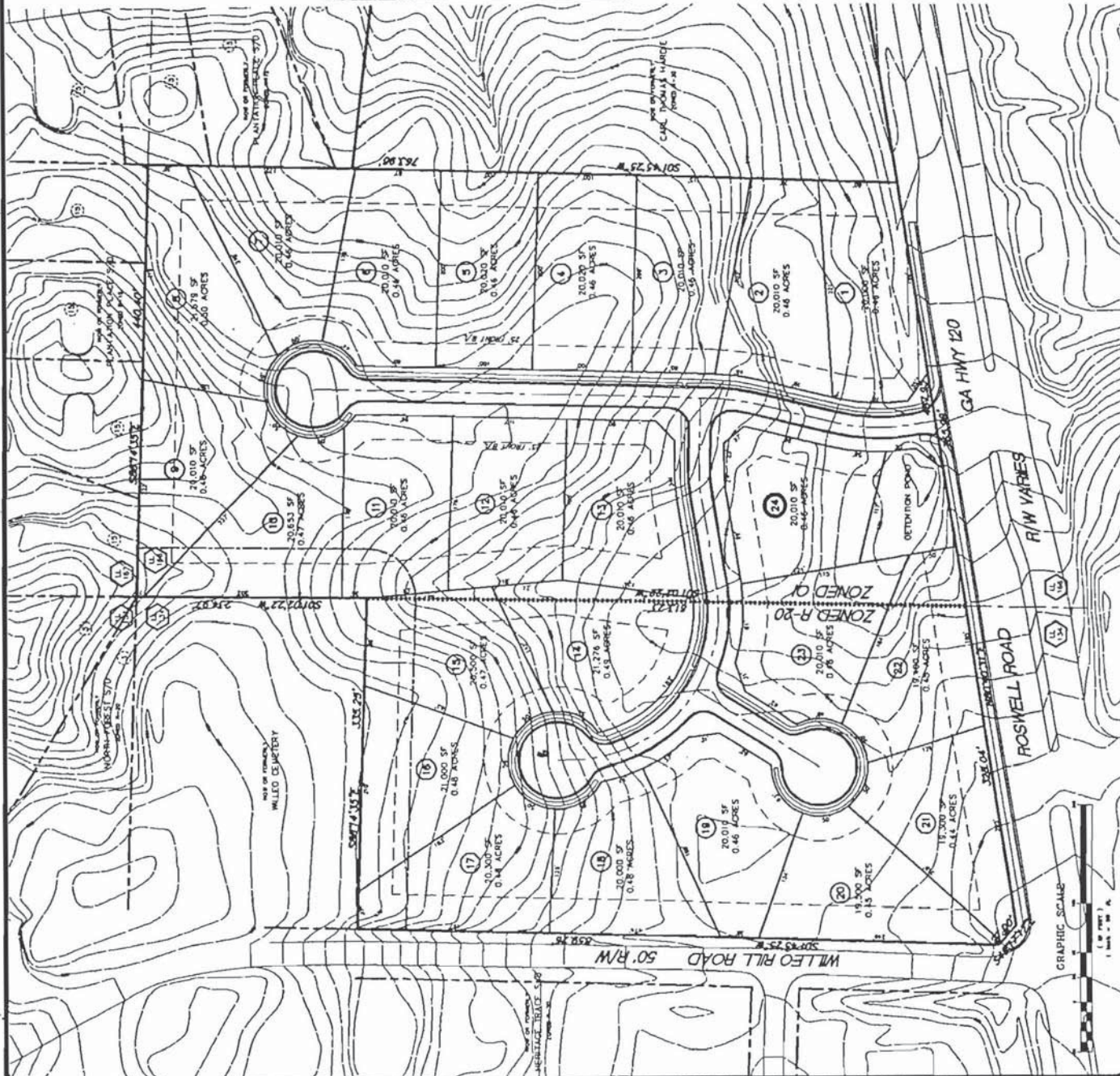
PAGE 9 OF



OWNER/DEVELOPER
34-HOUR CONTACT
JAMES W. BERWIN
JAMES W. BERWIN, III
JAMES W. BERWIN, IV
JAMES W. BERWIN, V
JAMES W. BERWIN, VI
JAMES W. BERWIN, VII
JAMES W. BERWIN, VIII
JAMES W. BERWIN, IX
JAMES W. BERWIN, X
JAMES W. BERWIN, XI
JAMES W. BERWIN, XII
JAMES W. BERWIN, XIII
JAMES W. BERWIN, XIV
JAMES W. BERWIN, XV
JAMES W. BERWIN, XVI
JAMES W. BERWIN, XVII
JAMES W. BERWIN, XVIII
JAMES W. BERWIN, XIX
JAMES W. BERWIN, XX
JAMES W. BERWIN, XXI
JAMES W. BERWIN, XXII
JAMES W. BERWIN, XXIII
JAMES W. BERWIN, XXIV
JAMES W. BERWIN, XXV
JAMES W. BERWIN, XXVI
JAMES W. BERWIN, XXVII
JAMES W. BERWIN, XXVIII
JAMES W. BERWIN, XXIX
JAMES W. BERWIN, XXX

ZONING PLAN

- NOTES
1. All lots are in development = 13.1± acres
 2. Proposed density = 1.52 lots per acre
 3. Proposed lot size = 15,000 square feet
 4. Average lot size = 20,137 square feet
 5. Building setback area = 10 feet
 6. Side = 10 feet (215' major side)
 7. Total number of lots = 24
 8. Minimum lot size = 15,000 sq ft
 9. Minimum lot area = 1,500 sq ft
 10. Boundary information taken from information provided by developer and not subject to Planning Department review and is subject to change.
 11. Boundary information taken from information provided by developer and is subject to change.
 12. Boundary information taken from information provided by developer and is subject to change.
 13. Boundary information taken from information provided by developer and is subject to change.
 14. Boundary information taken from information provided by developer and is subject to change.
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 22. Boundary information taken from information provided by developer and is subject to change.
 23. Boundary information taken from information provided by developer and is subject to change.
 24. Boundary information taken from information provided by developer and is subject to change.



ALL EXISTING
ROADS AND DRIVE
TO BE RECONSTRUCTED

John P. Pederson
anner III
oning Division
Cobb County Community Development Agency
Page Four
February 11, 2004

PAGE 13 OF

- (10) The entrance to the proposed community shall be ground-based, monument style signage and will be heavily and professionally landscaped.
- (11) Applicant agrees to the creation of a mandatory homeowners association consistent with up-scale communities within the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all common areas contained within the proposed community, and specifically, the entire frontages of the Subject Property along Roswell Road and Willeo Rill Road.
- (12) Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of protective covenants which will contain covenants, rules, and regulations applicable to the proposed community.
- (13) In furtherance of the covenants referenced in subparagraph (12) above, Applicant agrees to set forth within said covenants for the proposed community the following:
 - (a) All fencing by individual homeowners as to lots along Willeo Rill Road shall be matching; and
 - (b) Trees within twenty (20) feet of the rear property line as to lots adjacent to Willeo Rill Road shall not be removed without permission from the governing board of the homeowners association.
- (14) With regard to the Willeo Baptist Cemetery located immediately adjacent to the Subject Property, Applicant agrees as follows:

Mr. P. Pederson
Member III
Planning Division
Cobb County Community Development Agency
Page Five
February 11, 2004

- (a) To a fifty (50) foot undisturbed buffer between the proposed residential community and the cemetery, as more particularly shown and reflected on the referenced Zoning Plan;
- (b) An archeological study has been performed by R.S. Webb & Associates dated January 20, 2004, a copy of which has been provided to the Cobb County Cemetery Preservation Commission;
- (c) A survey has been performed as to that portion of the cemetery adjacent to the Subject Property and a copy has been provided to the Cobb County Cemetery Preservation Commission;
- (d) The R.S. Webb & Associates report reflects no grave sites located outside the existing boundary of the cemetery and reflects that the cemetery is currently bounded by a chainlink fence. Therefore, there is no need for Applicant to erect a fence separating the Subject Property from the cemetery;
- (e) There shall be no rear setbacks in addition to the fifty (50) foot buffer above referenced;
- (f) The fifty (50) foot undisturbed natural buffer shall be recorded as a conservation easement with the Cemetery Preservation Commission having third-party right of enforcement;
- (g) An orange protective fence erected on the outer perimeter of the fifty (50) foot undisturbed buffer, before any ground disturbance occurs on the site to be developed. This fence is to be maintained in good repair throughout the development of the project. At completion of the project, the orange protective fence shall be removed from the premises; and

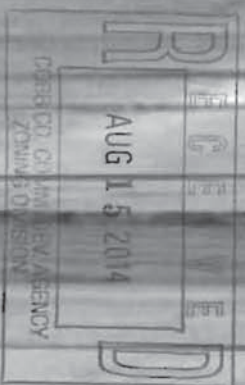
John P. Pederson
Canner III
Zoning Division
Cobb County Community Development Agency
Page Six
February 11, 2004

(h) Permanent signs stating:

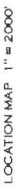
"CEMETERY PRESERVATION BUFFER-DO NOT DISTURB"

shall be erected every fifty (50) feet along the outer perimeter of the fifty foot undisturbed, natural cemetery preservation buffer.

- (15) The detention area shall be fenced and landscaped for purposes of visual screening from Roswell Road. The landscaping shall be approved by the Cobb County arborist during the plan review process.
- (16) The frontages along Willeo Rill Road and Roswell Road shall be professionally landscaped to include hardscape and softscape, and may include landscaped berms.
- (17) The utilities servicing the residences within the proposed community shall be underground.
- (18) Minor modifications to the referenced Zoning Plan, including, but not limited to; lot layout and stormwater control measures, may be approved by the District Commissioner, as needed or necessary.
- (19) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.
- (20) All setbacks and buffer areas may be penetrated for purposes of detention, utilities, and stormwater management.
- (21) Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements, except as approved by the Board of



Z-79
(2014)



Gaskins
 22848 Glenview Rd.
 Glenview, IL 60025
 (708) 941-1100
 FAX: (708) 941-1101



APPLICANT: Jack Cooper Holdings Corp.

PHONE#: (816) 983-4000 **EMAIL:** n/a

REPRESENTATIVE: T. Michael Riggs

PHONE#: (816) 9834000 **EMAIL:** n/a

TITLEHOLDER: Jack Cooper Holdings Corp.

PROPERTY LOCATION: South side of Kennesaw Due West Road,
east of Acworth Due West Road
(660 Kennesaw Due West Road)

ACCESS TO PROPERTY: Kennesaw Due West Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-79

HEARING DATE (PC): 11-04-14

HEARING DATE (BOC): 11-18-14

PRESENT ZONING: R-30

PROPOSED ZONING: LRO

PROPOSED USE: Combine Existing Portion of
Residential having Encroachment from LRO

SIZE OF TRACT: 1.46 acres (of Tract 1)

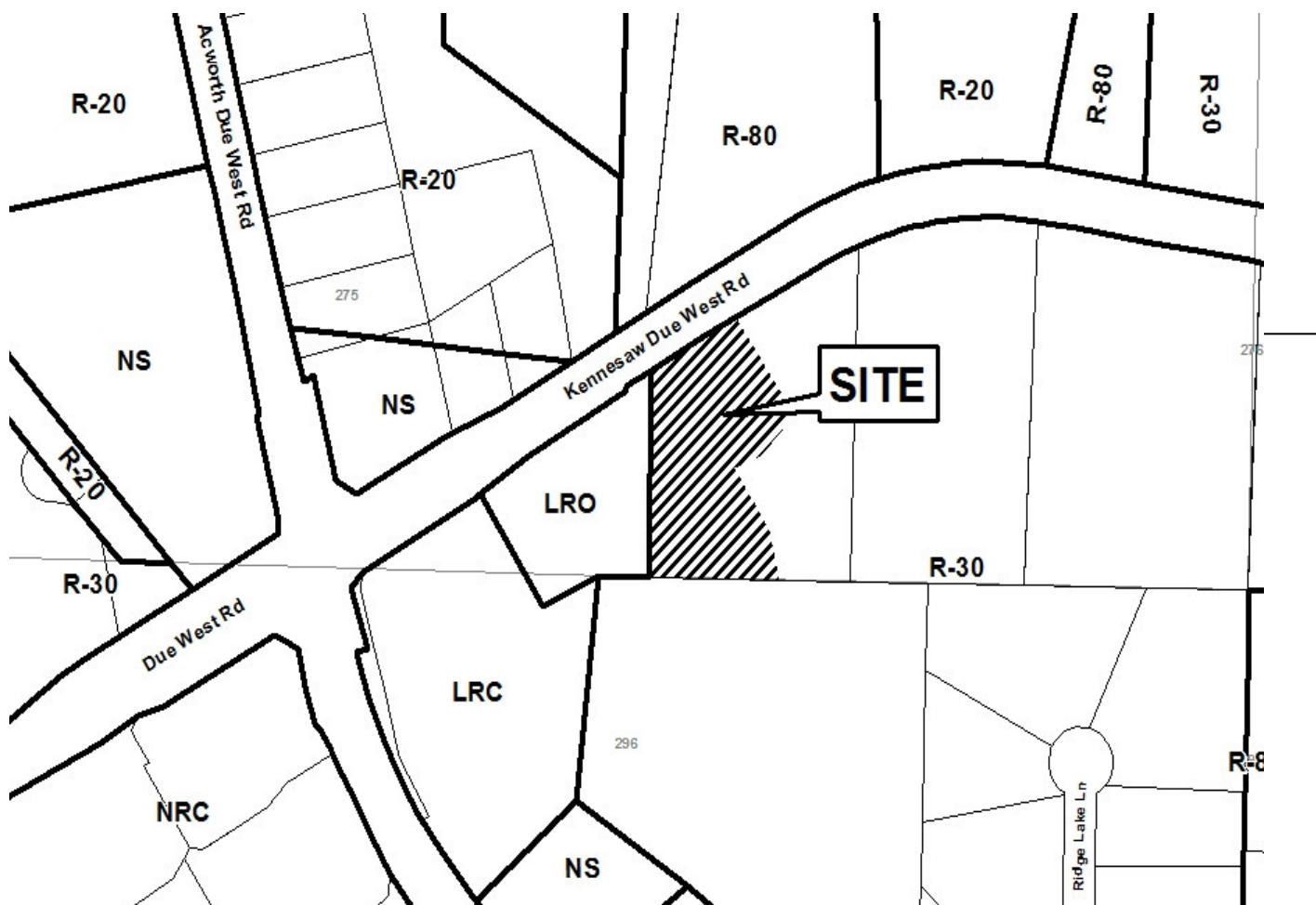
DISTRICT: 20

LAND LOT(S): 275,296

PARCEL(S): 36,146

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1





Application #: 779

PC Hearing Date: 11-4-14

BOC Hearing Date: 11-18-14

Summary of Intent for Rezoning

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

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

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

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

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

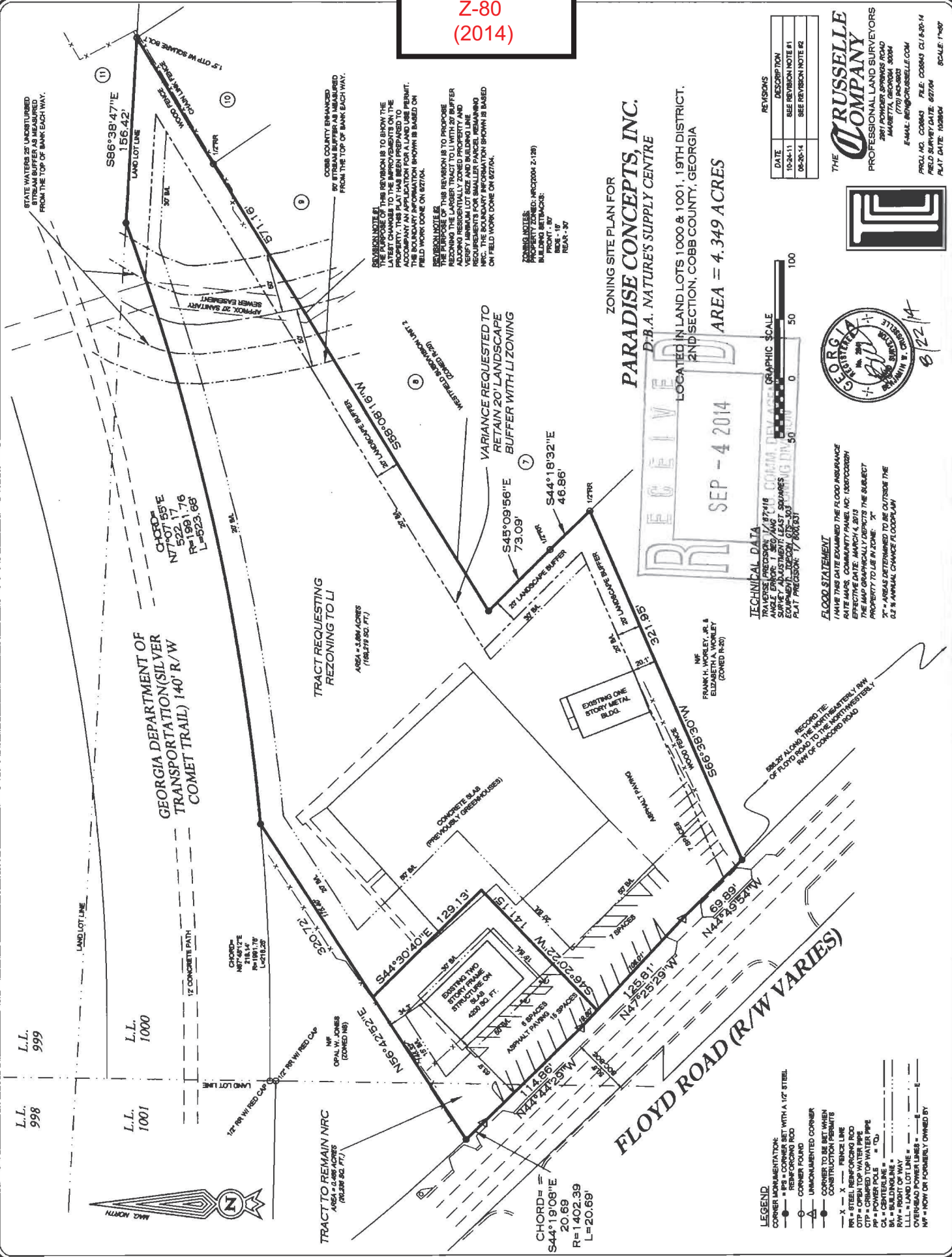
Part 5. Is this application a result of a Code Enforcement action? No X; Yes _____ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

Applicant signature: _____

Date: 8/29/2014

Applicant name (printed): T. Michael Riggs

Z-80
(2014)



DATE	DESCRIPTION
10-24-11	SEE REVISION NOTE #1
08-20-14	SEE REVISION NOTE #2

THE RUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2801 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 963-8084
E-MAIL: INFO@RUSSELLE.COM

PROJ. NO. C08643 FILE: C08643 CL 1/30-14
FIELD SURVEY DATE: 07/10
PLAT DATE: 10/20/14 SCALE: 1"=60'



FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE
RATE MAPS, COMMUNITY PANEL NO: 13050002087H
EFFECTIVE DATE: MARCH 4, 2013
THE MAP GRAPHICALLY DEPICTS THE SUBJECT
PROPERTY TO BE IN ZONE: "X"
"X" = AREAS DETERMINED TO BE OUTSIDE THE

TECHNICAL DATA

TRAVERSE PRECISION: 1/187418
ANGLE ERROR: 1 SEC/ANG
SURVEY ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON GTS-103
G.S.A.T. SECTION: 177001

GRAPHIC SCALE

50 0 50 100

ZONING SITE PLAN FOR
PARADISE CONCEPTS, INC.
D.B.A. NATURE'S SUPPLY CENTRE
LOCATED IN LAND LOTS 1000 & 1001, 19TH DISTRICT
2ND SECTION, COBB COUNTY, GEORGIA
AREA = 4.349 ACRES

RECEIVED
LOCATED IN
2ND
SEP - 4 2014

SEP - A 2014

FRANK H. WORLEY,
ELIZABETH A. WORLEY
(ZONED B-20)

RECORD TIE:
ALONG THE NORTH-EASTERLY R/W
OF ROAD TO THE NORTH-WESTERLY
R/W OF CONCORD ROAD

LEGEND

CORNER IDENTIFICATION:
P1 = CORNER B1 WITH A 1/2" STEEL
REINFORCING ROD

CORNER FOUND

UNMONITORED CORNER

CORNER TO BE B1 WHEN
CONSTRUCTION PERMITS

X — X — FENCE LINE

RY = STEEL REINFORCING ROD

RY = 1/2" STEEL REINFORCING ROD

CP = CHAMPED TOP WATER PIPE

PP = POWER POLE

CL = CENTERLINE

RY = RIGHT OF WAY

LL — LAND LOT LINES

LL — LAND LOT LINES

LL — LAND LOT LINES

APPLICANT: Paradise Concepts, Inc., d/b/a Nature Supply Centre

PHONE#: (678) 398-6788 **EMAIL:** pckennerly@yahoo.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Michael A. Pecoraro

PROPERTY LOCATION: Northeast side of Floyd Road, north of

Concord Road

(4391Floyd Road) Portion Indicated on Site Plan

ACCESS TO PROPERTY: Floyd Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT



PETITION NO: Z-80

HEARING DATE (PC): 11-04-14

HEARING DATE (BOC): 11-18-14

PRESENT ZONING: NRC

PROPOSED ZONING: LI (This Use Only)

PROPOSED USE: Landscape Supply Company

SIZE OF TRACT: 3.884 acres

DISTRICT: 19

LAND LOT(S): 1000,1001

PARCEL(S): 2,58

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

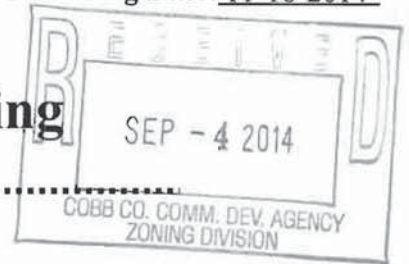


Application #: Z- 80

PC Hearing Date: 11-04-2014

BOC Hearing Date: 11-18-2014

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

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

- a) Proposed use(s): Landscape Supply Company
- b) Proposed building architecture: As-Built
- c) Proposed hours/days of operation: Monday - Saturday / 8:00 a.m. - 6:00 p.m., with the business being closed on Sunday
- d) List all requested variances: Reflected on site plan filed contemporaneously with the application for rezoning

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

The subject property is situated within the confines of a Neighborhood Activity Center ("NAC") under Cobb County's Future Land Use Map and was rezoned to the NRC Classification in 2004. The Landscape Supply Company has been operating under a Land Use Permit which was granted in 2012 and extended in 2013 until November 30, 2014.

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

Applicant signature: [Signature] Date: 9/4/14

Applicant name (printed): Garvis L. Sams, Jr., Applicant's Attorney

APPLICANT: Jonathan Leake

PHONE#: (404) 291-5207 **EMAIL:** leake.jonathan@gmail.com

REPRESENTATIVE: Jonathan Leake

PHONE#: (404) 291-5207 **EMAIL:** leake.jonathan@gmail.com

TITLEHOLDER: Jonathan Leake and Erica Leake

PROPERTY LOCATION: Northwest side of Blackwell Road, east side of railroad.

ACCESS TO PROPERTY: Blackwell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-81

HEARING DATE (PC): 11-04-14

HEARING DATE (BOC): 11-18-14

PRESENT ZONING: R-20,NS

PROPOSED ZONING: R-20

PROPOSED USE: Single-family House

SIZE OF TRACT: 3.05 acres

DISTRICT: 16

LAND LOT(S): 373,374

PARCEL(S): 21,3,64

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application #: 2-81

PC Hearing Date: 11-4-14

BOC Hearing Date: 11-18-14

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 3000 square feet
- b) Proposed building architecture: Craftsman
- c) Proposed selling prices(s): \$ 350,000
- d) List all requested variances: Waive road frontage

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)

Additional Sheet attached.

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

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

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

Applicant signature: [Signature] Date: _____

Applicant name (printed): Jonathan Leake

Summary of Intent for Rezoning



Z-81 (2014)
Attachment to
Summary of
Intent

My wife and I purchased this property last year, which consists of three separate lots. One of the lots was zoned "NS Commercial" or Neighborhood Shopping while the other two are R-20. The executor of the estate did not know why the one lot had been zoned commercial or what purpose was originally intended. This commercial lot has no road frontage, borders a neighborhood, and per Cobb Zoning Code, would have had to begin construction prior to 1996 for any commercial use, as the NS Commercial designation has been done away with. Therefore, this commercial designation has no meaning as it cannot be used for such purposes as it is currently zoned.

My intent for this rezoning is to have the one lot zoned back to R-20, consistent with the other two lots as well as most other property in the area and to also have the three lots consolidated into one.

I do not have any immediate plans for construction on the property but do not want to exclude that possibility in the future as a single family home for myself and my family. My plans for the property are to clean up the trash left from the previous owner, clear the underbrush, and enjoy a recreation and garden area for my family.

Thank you,

Jonathan Leake

APPLICANT: Kroger Co.

PHONE#: (770) 496-5302 **EMAIL:** jordan.kukler@kroger.com

REPRESENTATIVE: Jordan Kukler

PHONE#: (770) 496-5302 **EMAIL:** jordan.kukler@kroger.com

TITLEHOLDER: Shallowford Falls Associates, LP

PROPERTY LOCATION: South side of Shallowford Road, east side of
Johnson Ferry Road
(3162 Johnson Ferry Road)

ACCESS TO PROPERTY: Johnson Ferry Road and Shallowford Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-82

HEARING DATE (PC): 11-04-14

HEARING DATE (BOC): 11-18-14

PRESENT ZONING: PSC,R-20

PROPOSED ZONING: CRC

PROPOSED USE: Adding Fuel Center to
Existing Kroger Center

SIZE OF TRACT: 14.04 acres

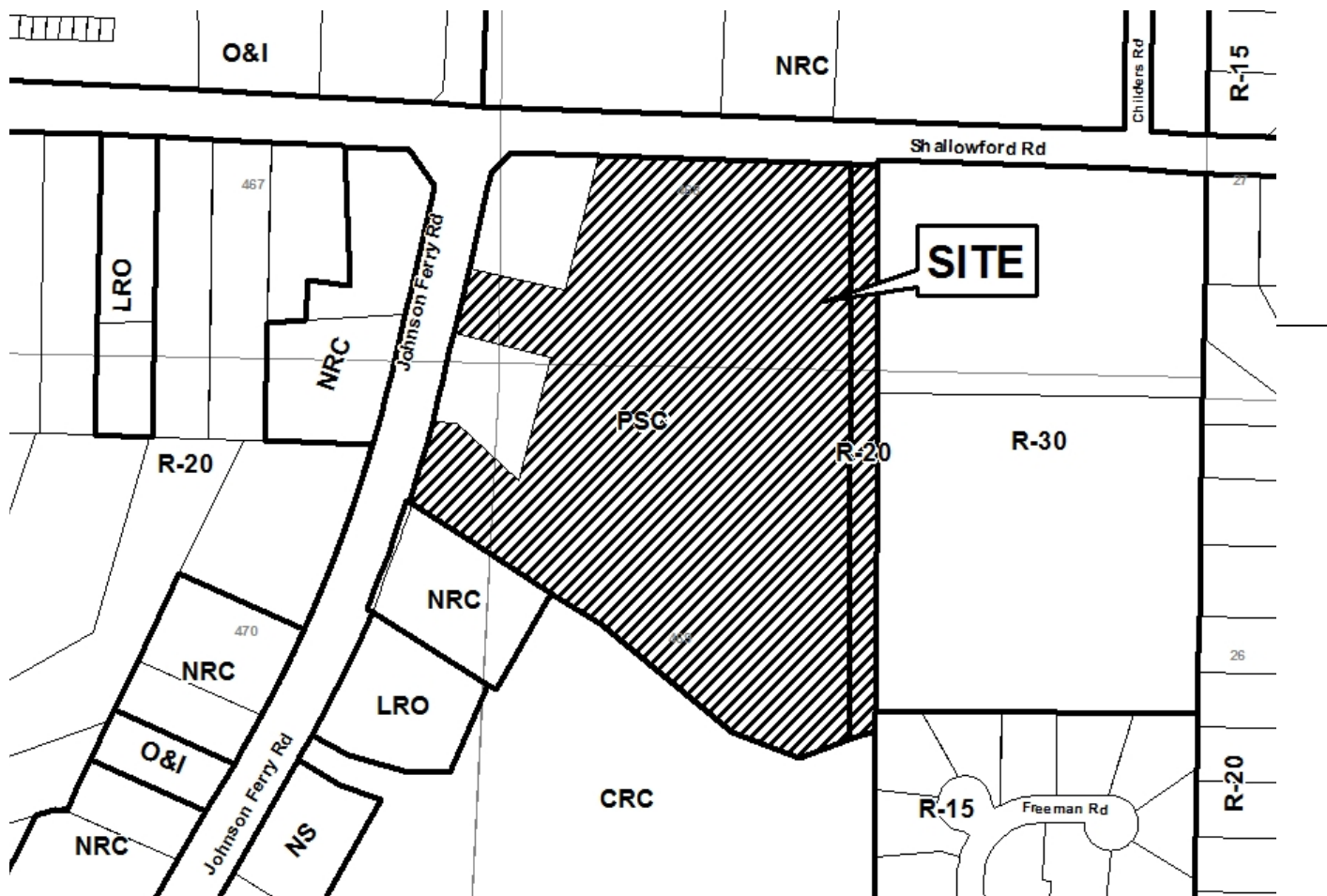
DISTRICT: 16

LAND LOT(S): 467,468,469,470

PARCEL(S): 4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3



Application No. Z-82

Nov. 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): FUEL CENTER
- b) Proposed building architecture: PREFABRICATED KIOSK
AND CANOPY
- c) Proposed hours/days of operation: 6AM TO 11 PM; 7 DAYS
PER WEEK
- d) List all requested variances: PARKING VARIANCE:
REDUCTION OF EXISTING 493 PARKING
SPACES TO 427 SPACES

.....
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?

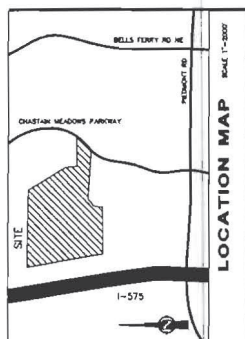
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

NO

Z-83
(2014)

CHASTAIN MEADOWS
ZONING PLAN
L.L. 509, 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GA

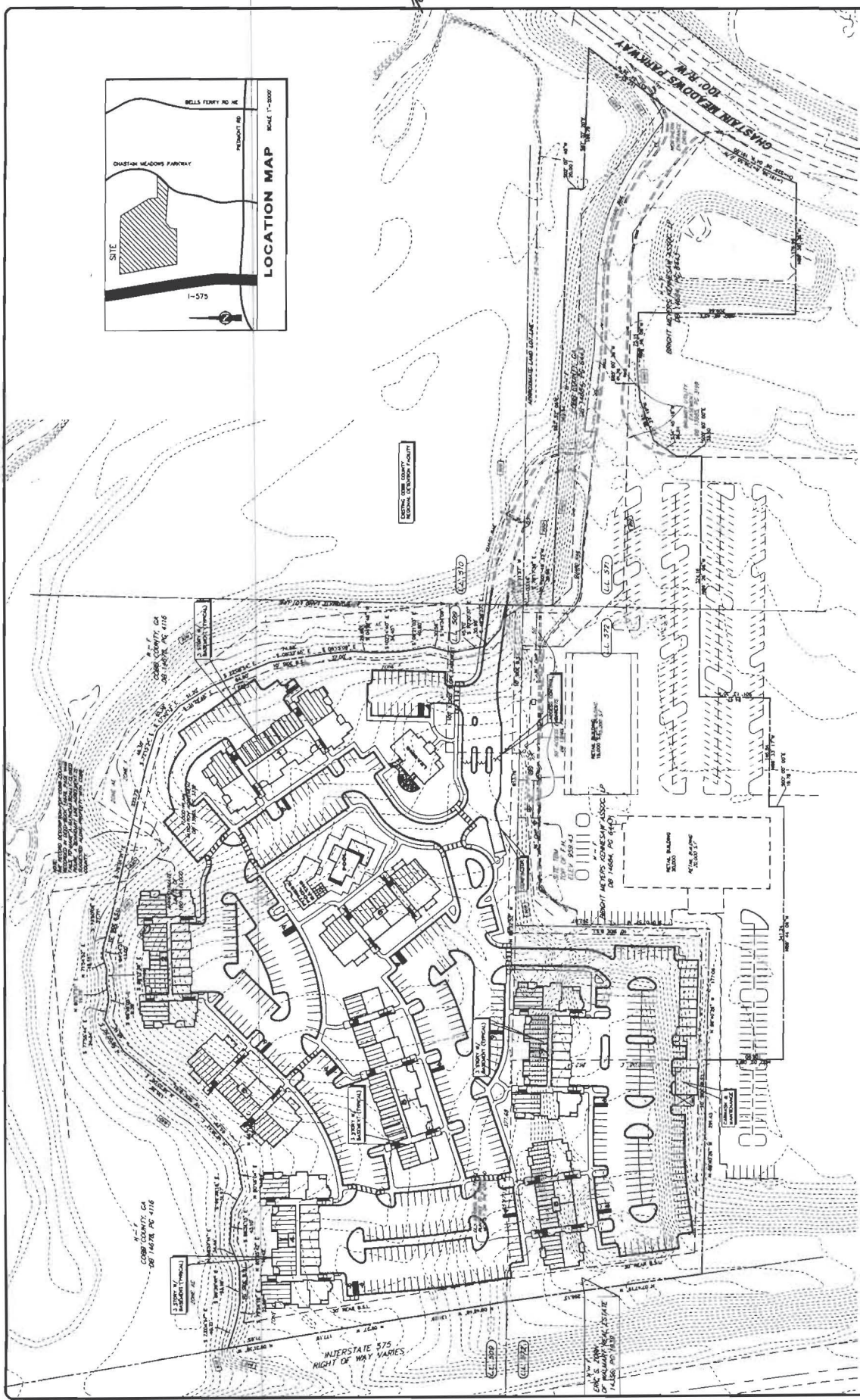
SHEET	1
ZONING PLAN	
DATE	SEP 4 2014
BY	
CHECKED BY	
APPROVED BY	
SCALE	1" = 100'



SITE DATA	
PROPOSED ZONING	U.X.C.
PROPOSED USE	MIXED-USE RETAIL & RESIDENTIAL
TOTAL AREA	19.3646 ACRES
RETAIL USE	
BUILDING SIZE	28,000 S.F.
RETAIL PARKING	175 SPACES
RETAIL PARKING RATIO	8.0 SPACES/1000 S.F.
RESIDENTIAL USE	
TOTAL UNITS	242 D.U.
RESIDENTIAL PARKING TOTAL	484 SPACES
RESIDENTIAL PARKING RATIO	2.0 SPACES/D.U.

NOTE: EXISTING ADJACENT TO BE ADAPTED TO NEW COBB COUNTY REGIONAL TRANSIT FACILITY - COBB COUNTY TRANSIT WATER TREATMENT PLANT.

RECEIVED
SEP - 4 2014
PLANNING AGENCY



APPLICANT: Quintus Development, L.P.

PHONE#: (770) 951-2278 **EMAIL:** kkeappler@quintuscorp.net

REPRESENTATIVE: John H. Moore

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

TITLEHOLDER: Multiple Owners on File in the Zoning Division

PROPERTY LOCATION: West side of Chastain Meadows Parkway,
east of I-575, north of Ernest Barrett Parkway

ACCESS TO PROPERTY: Chastain Meadows Parkway

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-83

HEARING DATE (PC): 11-04-14

HEARING DATE (BOC): 11-18-14

PRESENT ZONING: OS,CRC

PROPOSED ZONING: UVC

PROPOSED USE: Mixed Use of Retail and
Residential

SIZE OF TRACT: 19.3645 acres

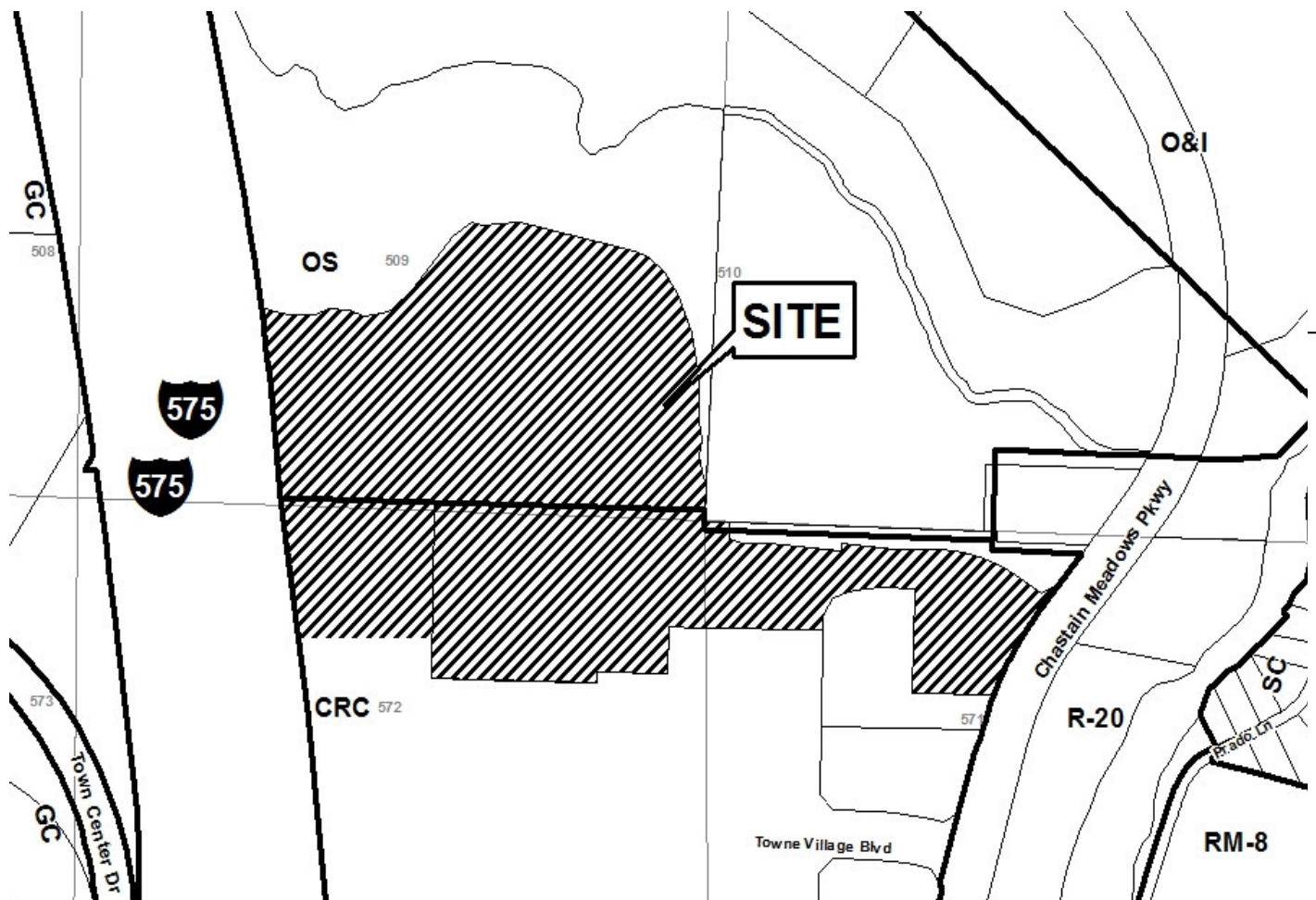
DISTRICT: 16

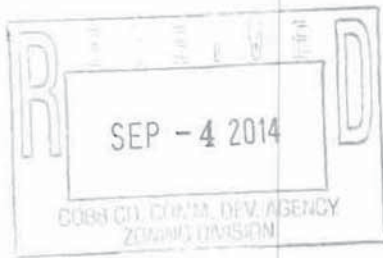
LAND LOT(S): 509,510,571,572

PARCEL(S): 2, 1,2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application #: Z- 83 (2014)

PC Hearing Date: 11/04/2014

BOC Hearing Date: 11/18/2014

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 1 BR-700-900 sf; 2 BR-1,000-1,220 sf;
3 BR-1,280-1,350 sf
- b) Proposed building architecture: Craftsman
- c) Proposed ~~rental~~ ^{rental} prices(s): 1 BR-\$950-\$1,150/month; 2BR-\$1,300-\$1,380/month;
3 BR-\$1,600/month
- 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, brick and glass exterior
- c) Proposed hours/days of operation: Monday-Sunday; 6:00 a.m. - 10:00 p.m.
- 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: September 4, 2014

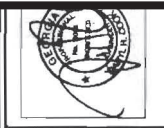
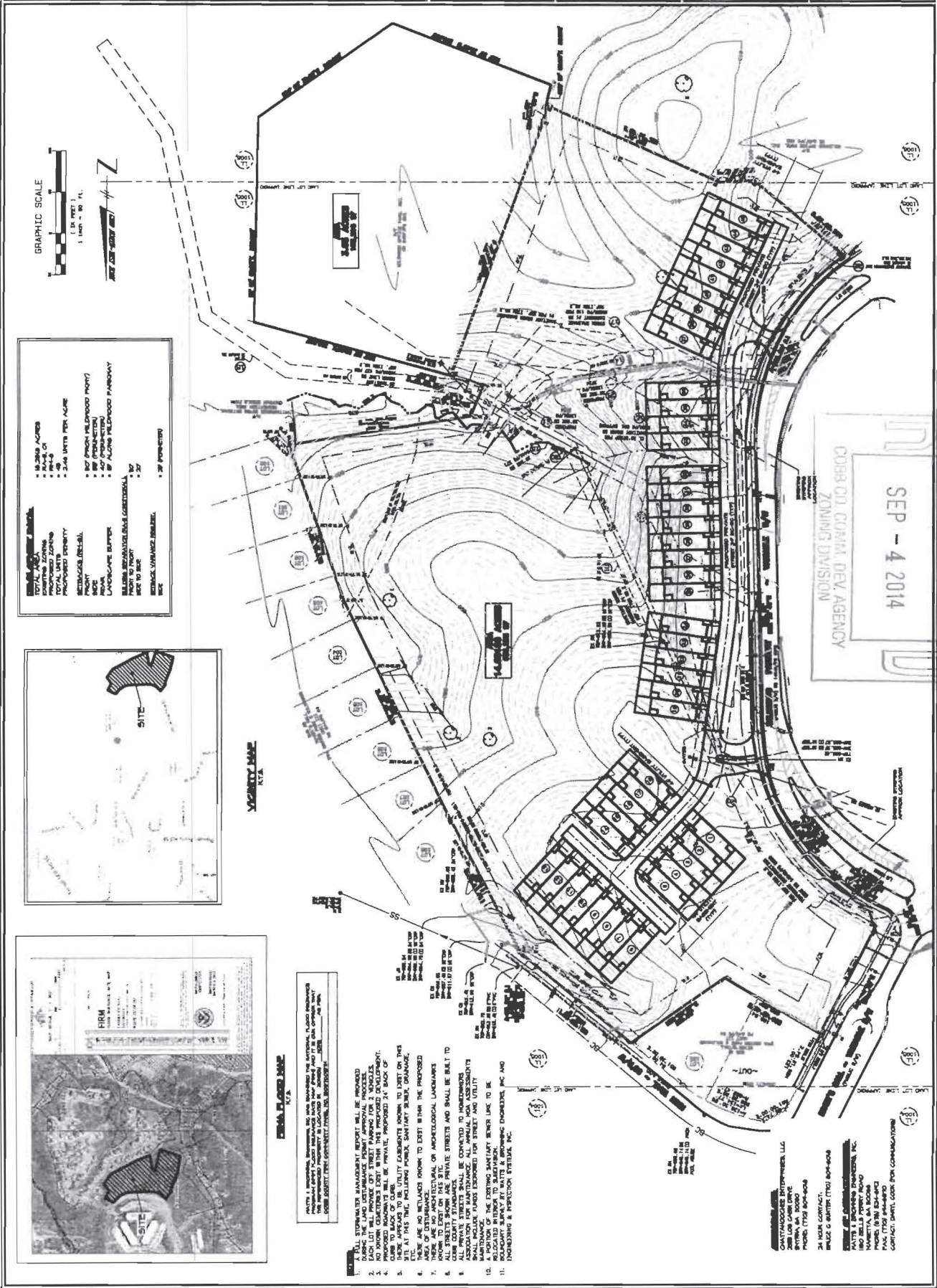
John H. Moore; Georgia Bar No. 519800

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

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

Z-84
(2014)

ZONING PLAN
FOR
MILDWOOD PRESERVE
LOCATED IN
LAND LOT 1008 & 1009
17TH DISTRICT, AND SECTION
COWB COUNTY, GEORGIA

[illegible]

SEP - 4 2014

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

[illegible]

CONTRACTOR: BENTON & BOWLES
CONTACT: MICHAEL BENTON
 2200 LOS CAMES DRIVE
 BENTON SA 30000
 MOBILE: (770) 804-5006

24 HOUR CONTACT:
 MICHAEL BENTON (770) 804-5006

CONTRACTOR: CONSUMER RESEARCH, INC.
CONTACT: JIMMY BELL
 1000 BELLS POINT ROAD
 CONSUMER RESEARCH, INC. 30006
 MOBILE: (919) 534-0100
 FAX: (770) 481-9870

CONTACT: DARTS, COOK FOR COMMUNICATIONS

APPLICANT: JW Acquisitions, LLC

PHONE#: (770) 809-6010 **EMAIL:** f.robert.parker@gmail.com

REPRESENTATIVE: John H. Moore

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

TITLEHOLDER: Cousins Properties Incorporated and Wildwood

Associates

PROPERTY LOCATION: East side of Wildwood Parkway, southeast
side of Rivers Call Boulevard, south side of High Trail

ACCESS TO PROPERTY: Wildwood Parkway

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-84

HEARING DATE (PC): 11-04-14

HEARING DATE (BOC): 11-18-14

PRESENT ZONING: RA-5, O&I

PROPOSED ZONING: RM-8

PROPOSED USE: Attached Residential

SIZE OF TRACT: 18.2818 acres

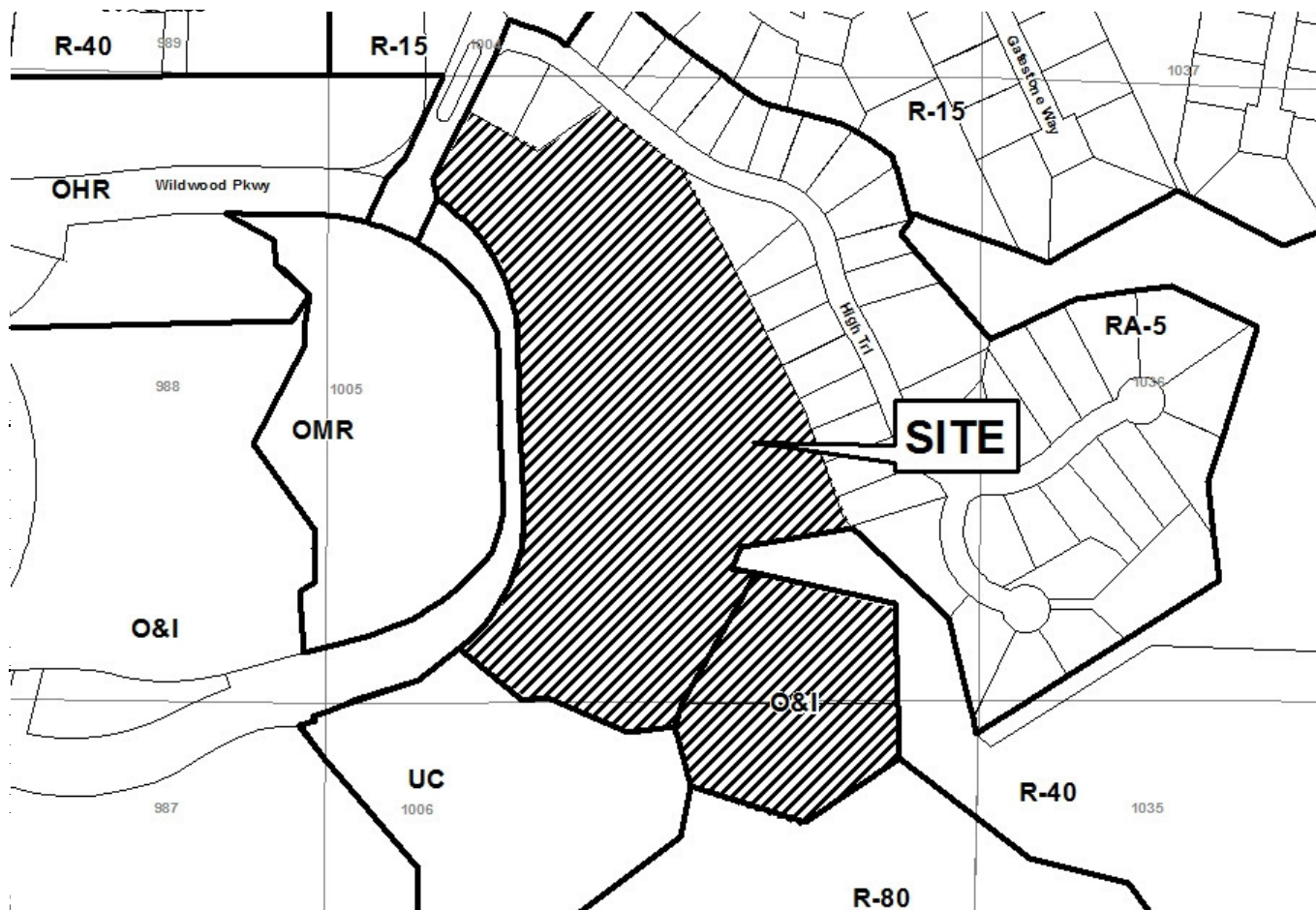
DISTRICT: 17

LAND LOT(S): 1005,1006

PARCEL(S): 1,30

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2





Application #: Z- 824 (2014)
PC Hearing Date: 11/04/2014
BOC Hearing Date: 11/18/2014

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 3,500-4,500 heated square feet, and possibly greater
- b) Proposed building architecture: Traditional/European, with brick and stone exteriors
- c) Proposed selling prices(s): \$700,000s, and greater
- d) List all requested variances: (1) height variance from 35 feet to 40 feet;
(2) Side setback variance from 35 feet to 25 feet.

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)

None known 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 ☒; Yes _____ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

MOORE INGRAM JOHNSON & STEELE, LLP

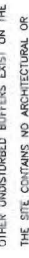
Applicant signature BY: [Signature] Date: September 4, 2014

John H. Moore; Georgia Bar No. 519800

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

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

Revised August 21, 2013



COBB CO. Unincorporated, DeV. AGENCY
ZONING DIVISION

APPLICANT: Cousins Properties Incorporated

PHONE#: (404) 407-1000 **EMAIL:** billbassett@cousinsproperties.com

REPRESENTATIVE: John H. Moore

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

TITLEHOLDER: Cousins Properties Incorporated

PROPERTY LOCATION: Southeast side of Wildwood Parkway,
east of Windy Hill Road

ACCESS TO PROPERTY: Wildwood Parkway

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-85

HEARING DATE (PC): 11-04-14

HEARING DATE (BOC): 11-18-14

PRESENT ZONING: UC

PROPOSED ZONING: OMR

PROPOSED USE: Offices

SIZE OF TRACT: 6.63 acres

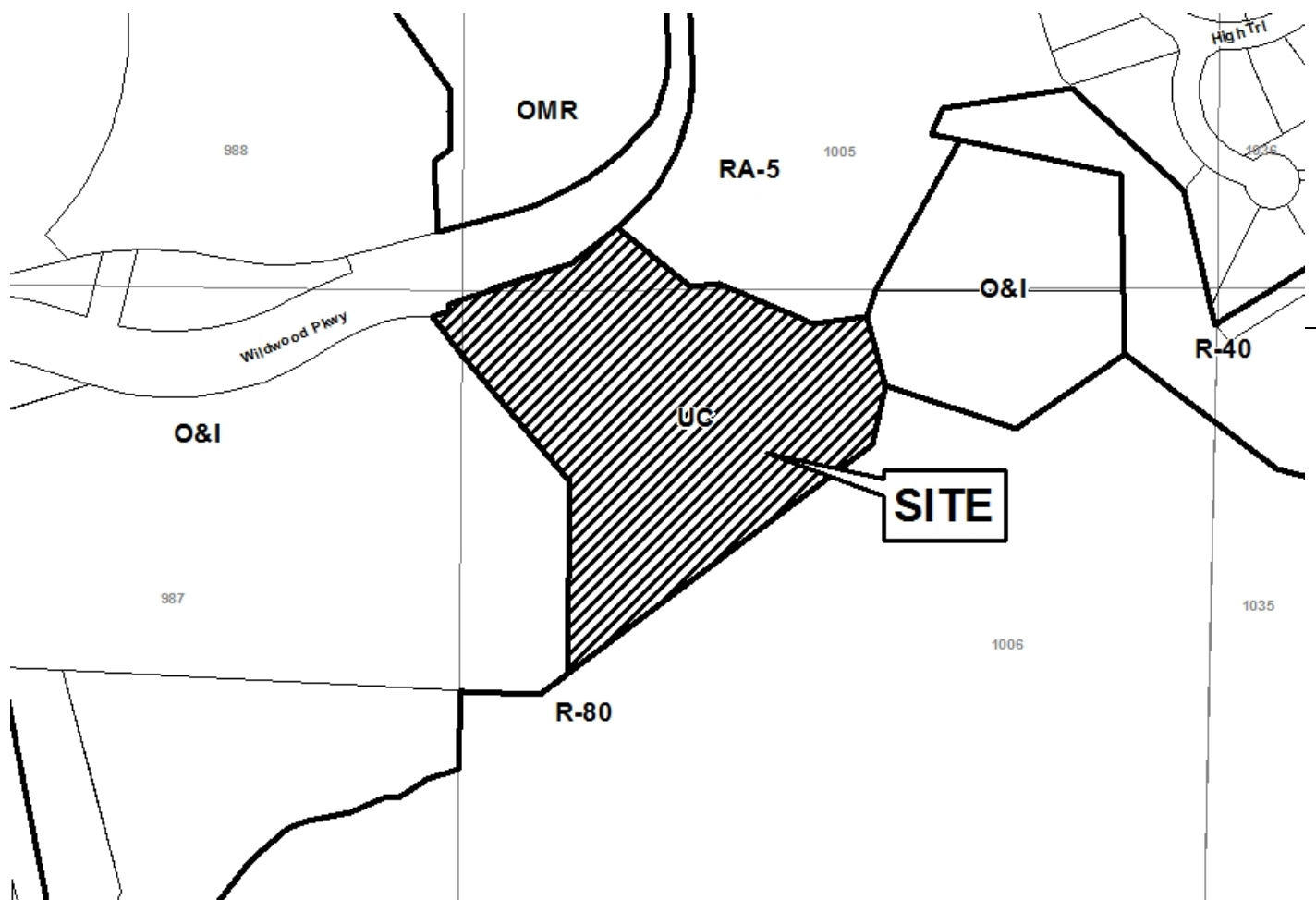
DISTRICT: 17

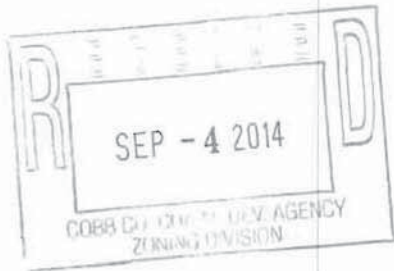
LAND LOT(S): 987,1005,1006

PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2





Application #: Z- 85 (2014)
PC Hearing Date: 11/04/2014
BOC Hearing Date: 11/18/2014

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Not Applicable.
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): Office
b) Proposed building architecture: Traditional
c) Proposed hours/days of operation: Monday - Sunday
6:00 a.m. - 12:00 a.m.
d) List all requested variances: None known at this time.

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

None known 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).

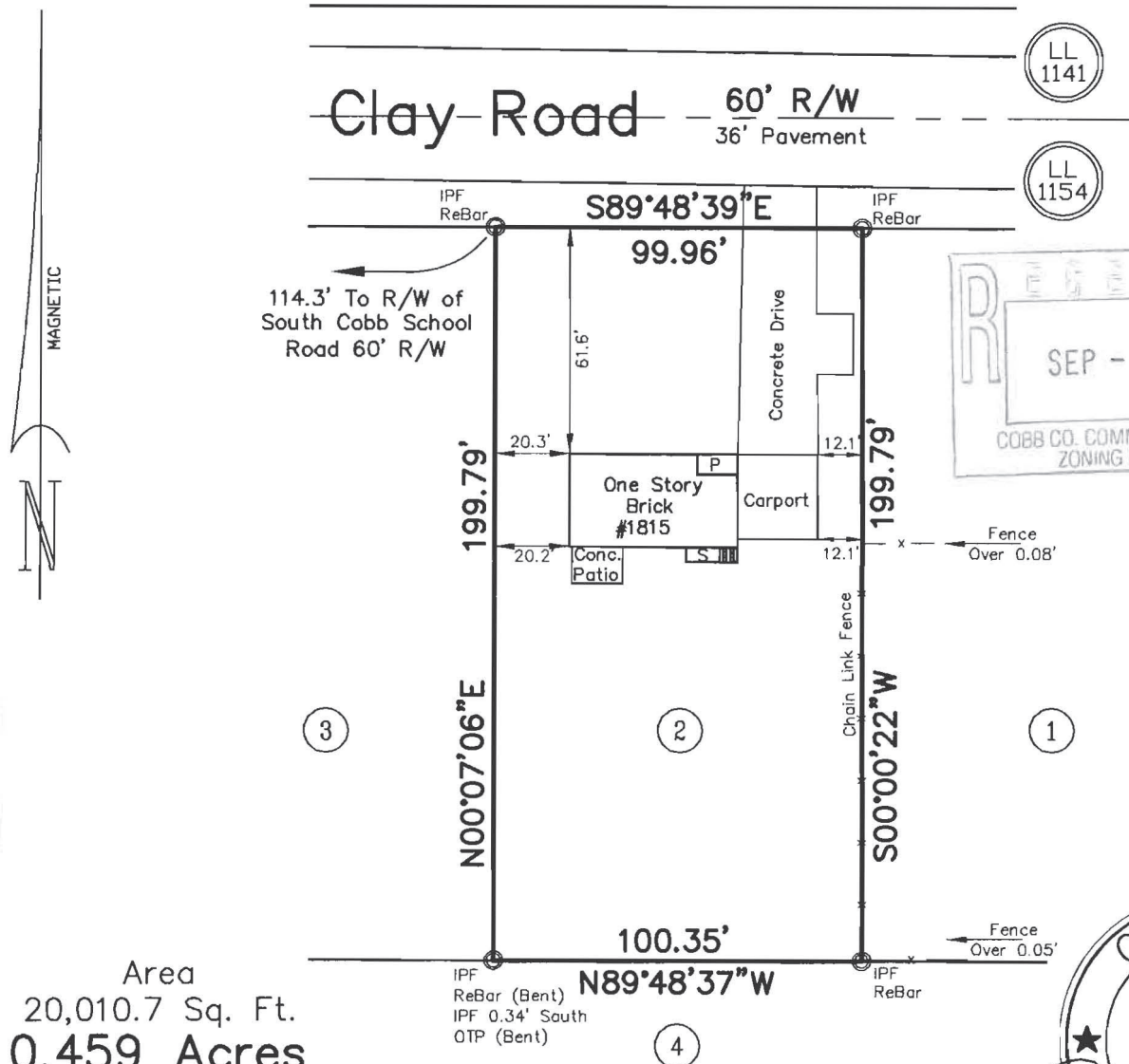
MOORE INGRAM JOHNSON & STEELE, LLP

Applicant signature BY: [Signature] Date: September 4, 2014

John H. Moore; Georgia Bar No. 519800

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

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



Area
20,010.7 Sq. Ft.
0.459 Acres

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Board Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

THIS PROPERTY ~~IS~~ (IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C0203H DATED 3-03-2013

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,658 FEET AND AN ANGULAR ERROR OF 2 PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 112,589 FEET.

EQUIPMENT UTILIZED: ANGULAR Sokkia Set 60R LINEAR Sokkia Set 60R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235



GRAPHIC SCALE
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

SURVEY FOR:
Derrick Thomas

LOT 2	BLOCK Two
South Cobb Subdivision	
PLAT BOOK 10	PAGE 44
LAND LOT 1154	
DISTRICT 19th	SECTION 2nd
COUNTY COBB	STATE GEORGIA
FIELD DATE 8-04-14	PLAT DATE 8-04-14
SCALE: 1" = 50'	JOB NO. 140063

Larry D. Neese, PLS

P. O. Box 34, Jasper, Georgia 30143 (770) 428-2122 E-Mail: Lneese2235@aol.com

APPLICANT: Derrick W. Thomas and Teresa Thomas

PHONE#: (734) 740-2605 **EMAIL:** derrickwthomas@att.net

REPRESENTATIVE: Derrick W. Thomas and Teresa Thomas

PHONE#: (734) 740-2605 **EMAIL:** derrickwthomas@att.net

TITLEHOLDER: Derrick W. Thomas and Teresa Thomas

PROPERTY LOCATION: South side of Clay Road, east of

South Cobb School Road

(1815 Clay Road)

ACCESS TO PROPERTY: Clay Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-34

HEARING DATE (PC): 11-04-14

HEARING DATE (BOC): 11-18-14

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Hair Salon/Day Spa

SIZE OF TRACT: 0.459 acres

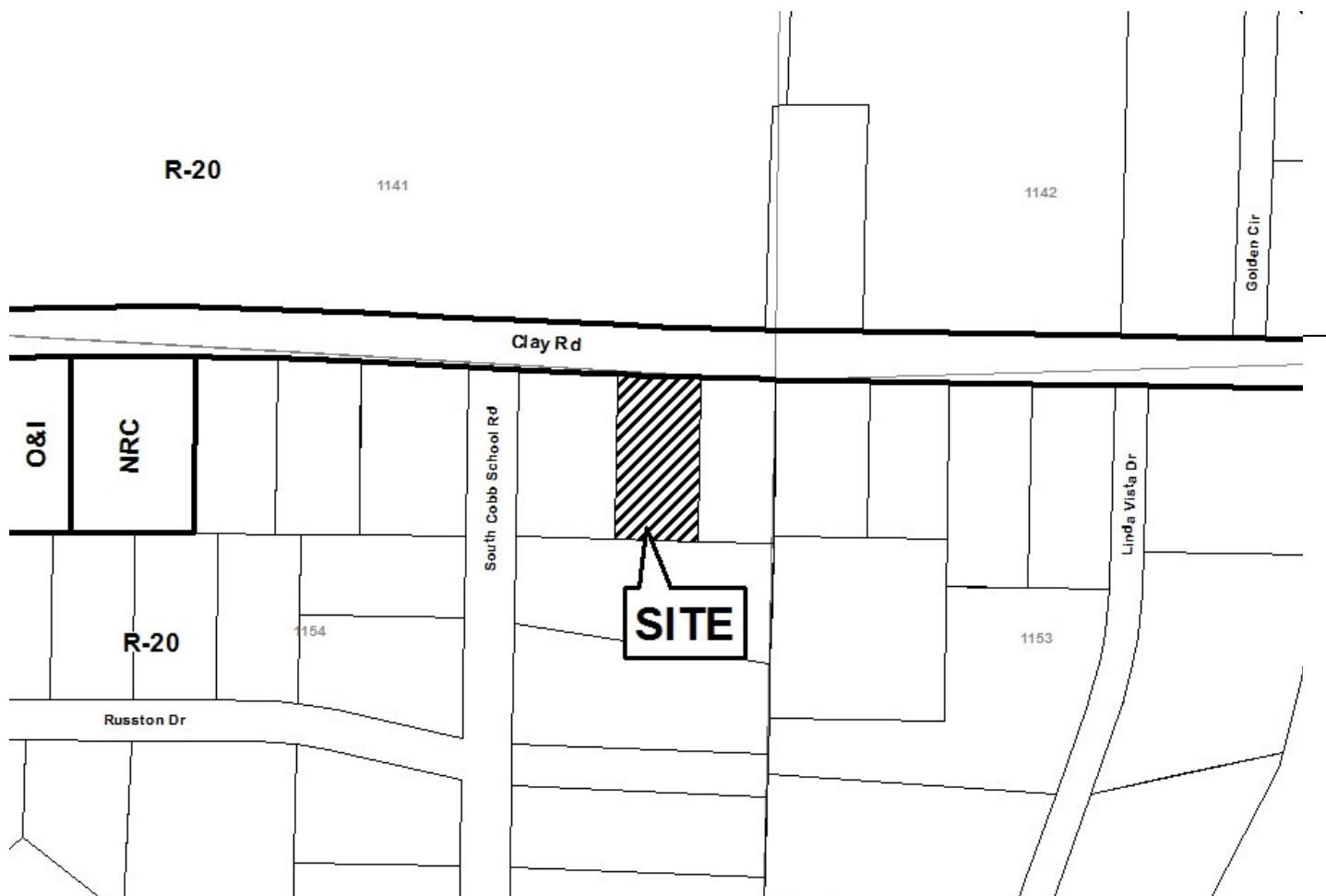
DISTRICT: 19

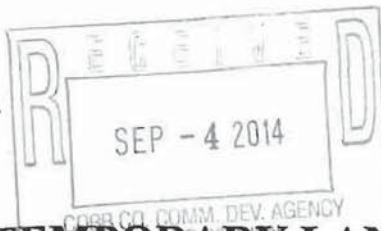
LAND LOT(S): 1154

PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4





14c
Application #: LVP 34
PC Hearing Date: 11-4-14
BOC Hearing Date: 1-18-15

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

1. Type of business, or request? HAIR SALON / DAY SPA
2. Number of employees? 10-12
3. Days of operation? 5 DAYS A WEEK (TUESDAY - SATURDAY)
4. Hours of operation? TUES - FRI. 10:00 am - 7:00 pm SAT. 8:00 am - 4:00 PM
5. Number of clients, customers, or sales persons coming to the house per day? 15-20 APPROX. Per week? 100 APPROX.
6. Where do clients, customers and/or employees park?
Driveway: ☒; Street: ☐; Other (Explain): (✓) Additional PARKING IN THE BACK
7. Signs? No: ☐; Yes: ☒. (If yes, then how many, size, and location): MAYBE (1) OUT FRONT, APPROVED BY County Code
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): CLIENTS CARS; Fed-X, UPS. ON OCCASIONS (Client APPROX. 10-12) STAFF (6-8) deliveries
9. Deliveries? No ☐; Yes ☒ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
ONCE a WEEK (APPROX.)
10. Does the applicant live in the house? Yes ☐; No ☐
11. Any outdoor storage? No ☒; Yes ☒ (If yes, please state what is kept outside): Will be a shed for storage: RAKES, shelves, LAWN MOWER, ECT. ECT.
12. Length of time requested (24 months maximum): FULL TERM - 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):

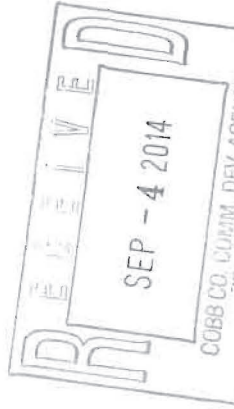
Applicant signature: Derrick W. Thomas Date: 9.1.2014

Applicant name (printed): DERRICK W. THOMAS / TERESA THOMAS

LUP-35
(2014)

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT, EASEMENTS, ENCUMBRANCES, OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A THREE SECOND TOPCON TOTAL STATION.
3. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10' PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 226,682 FEET.
5. ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
6. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
7. DATE(S) OF FIELD SURVEY: AUGUST 27, 2014
8. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES. LANDPRO SURVEYING AND MAPPING, INC MAKES NO CERTIFICATION AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION SHOWN HEREON.

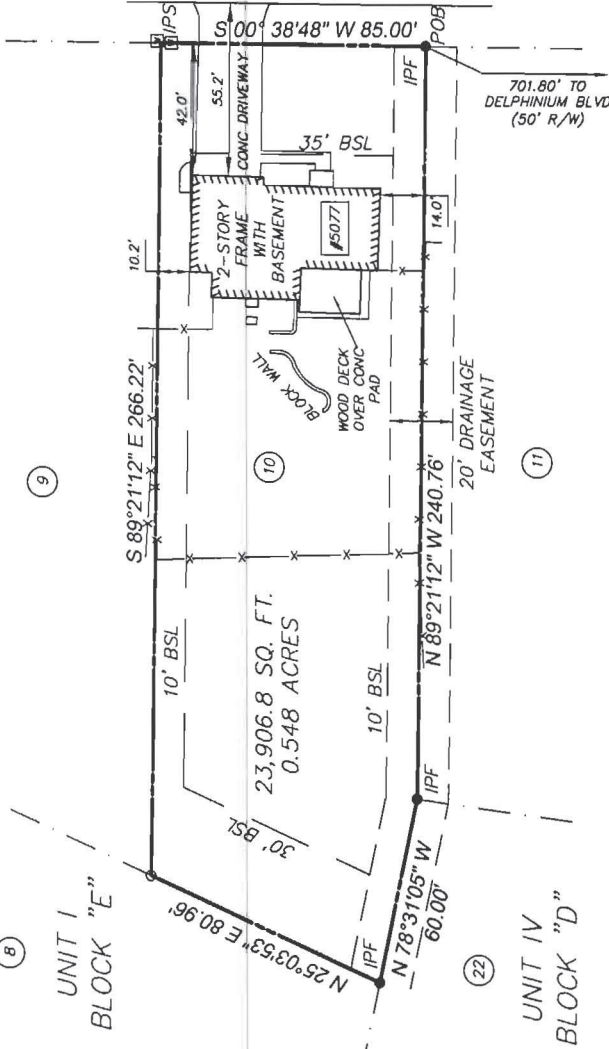


RETRACEMENT SURVEY FOR:

KEITH HENRICH

LAND LOT 74	LOT 10, BLOCK "D"
DISTRICT 16	CHESTNUT HILL
SECTION 2	SUBDIVISION
COBB COUNTY, GA	PLAT BK 112, PG 61
SCALE 1" = 40'	DATE 08/28/14
	PROJECT NO. 20140828
	SHEET 1 OF 1

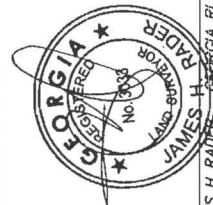
VERBENA DRIVE
(50' R/W)



LANDPRO

SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
FAX: 678-213-1519
AUTHORIZATION NO. LSF000838
WWW.LANDPROSURVEYING.COM
COPYRIGHT 2014

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



JAMES H. RADER - GEORGIA RLS# 3033

APPLICANT: Keith Henrich

PHONE#: (770) 846-7849 **EMAIL:** khenrich@bellsouth.net

REPRESENTATIVE: Keith Henrich

PHONE#: (770) 846-4849 **EMAIL:** khenrich@bellsouth.net

TITLEHOLDER: Keith E. Henrich and Helen M. Henrich

PROPERTY LOCATION: West side of Verbena Drive, north of

Delphinium Boulevard

(5077 Verbena Drive)

ACCESS TO PROPERTY: Verbena Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-35

HEARING DATE (PC): 11-04-14

HEARING DATE (BOC): 11-18-14

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow More Vehicles than

Allowed by Code

SIZE OF TRACT: 0.548 acres

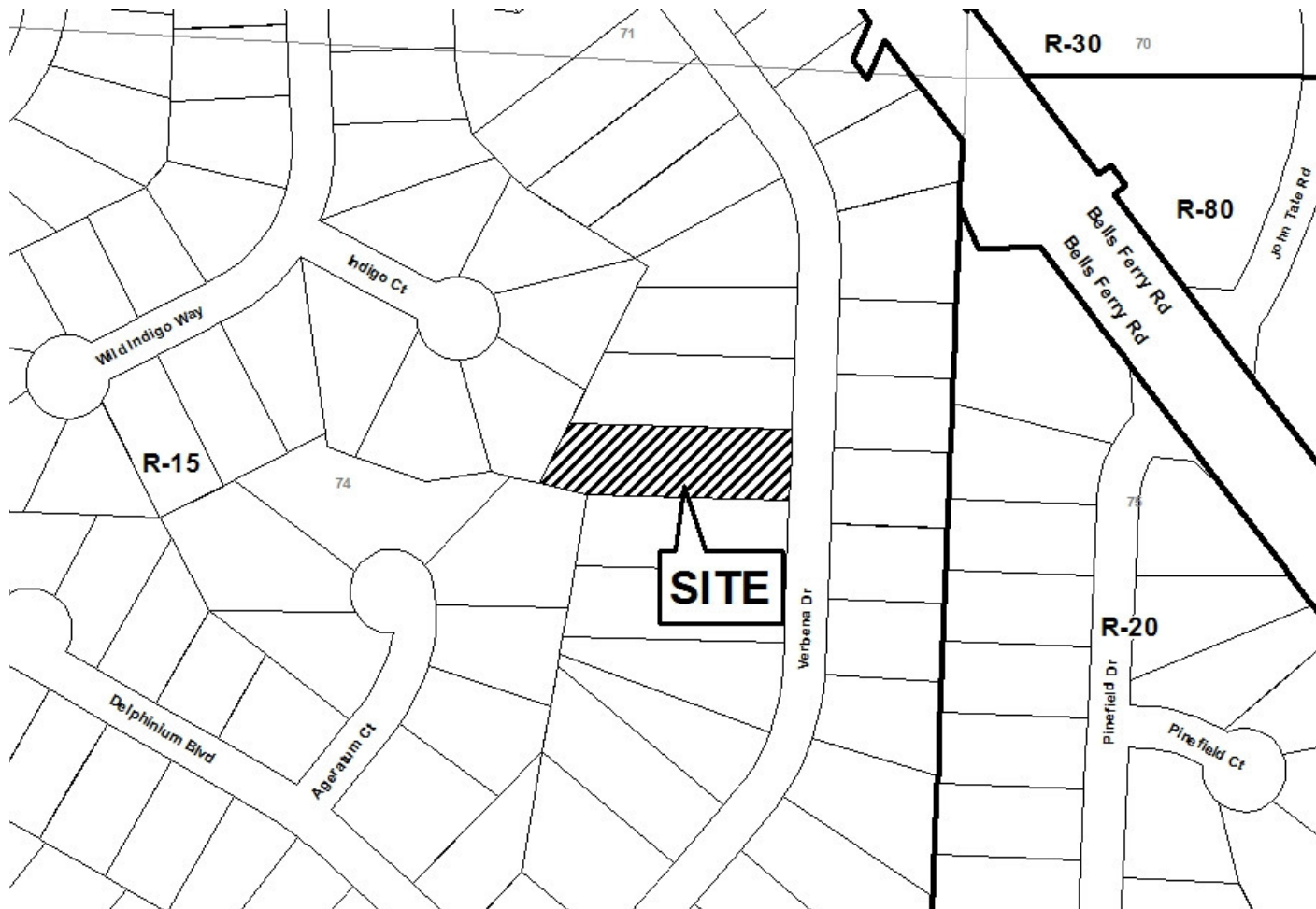
DISTRICT: 16

LAND LOT(S): 74

PARCEL(S): 49

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application #: LUP-35
PC Hearing Date: 11-4-14
BOC Hearing Date: 11-18-14

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

1. Type of business, or request? Temp. land use + Medical Hardship
2. Number of employees? NA
3. Days of operation? NA
4. Hours of operation? NA
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 0
6. Where do clients, customers and/or employees park? Household members
Driveway: ✓ ; Street: _____ ; Other (Explain): _____
7. Signs? No: ✓ ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 7 - 4 sedans and 3 SUVs (needed for transportation and medical equipment)
9. Deliveries? No _____ ; Yes ✓ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
Once a month, kidney dialysis supplies
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): 24-36 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):
Yes, please see attached

Applicant signature: Keith E. Henrich Date: 9/4/14

Applicant name (printed): Keith E. Henrich



Application #: Luf-35

PC Hearing Date: 11-4-14

BOC Hearing Date: 11-18-14

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? 6
3. Number of vehicles parked on the driveway? 6
4. Number of vehicles parked in garage? 0
5. Number of vehicles parked on the street? 1
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): 24-36 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):
Yes - please see attached

Applicant signature: Keith E. Henrich Date: 9/4/14

Applicant name (printed): Keith E. Henrich

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-15

Size of house per Cobb County Tax Assessor records: 4,563 sq ft

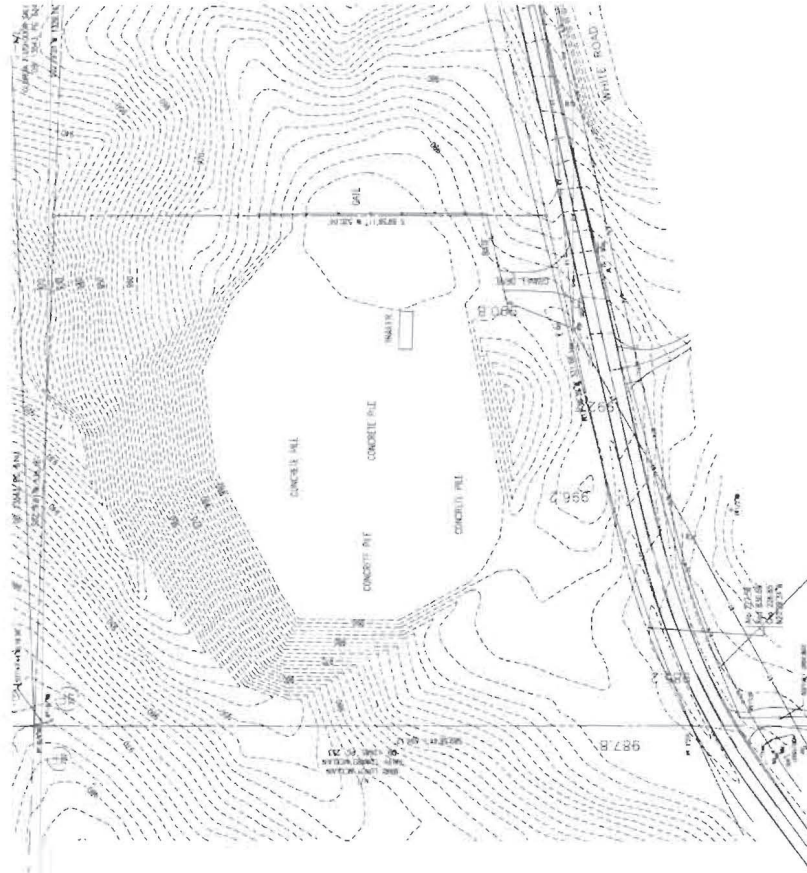
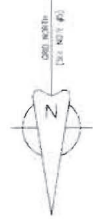
Number of related adults proposed: 6 Number permitted by code: 11

Number of unrelated adults proposed: 0 Number permitted by code: 1

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

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

ASBUILT **LAND LOT 777 18TH DISTRICT** **2ND SECTION** **COBB COUNTY, GEORGIA**



THIS PROPERTY IS NOT IN A FLOOD PLAIN. INFORMATION TAKEN FROM FLOOD INSURANCE MAP NUMBER 1312 C0231C, DATED JAN. 22, 1995.



THIS AS-BUILT DRAWING WAS PREPARED BY THE UTILITIES PROTECTION CENTER OF GEORGIA. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION CONTAINED HEREIN. THE UTILITIES PROTECTION CENTER OF GEORGIA IS NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS DRAWING.

LAGONS DESIGN
 30 WILLOW CREEK RD
 ANDERSTON, GA 30005

BARRY WOOD
 PROJECT ENGINEER
 1111 WHITE ROAD
 WHITE ROAD, GA 30005



RECEIVED
SEP - 4 2014
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

- 1. AS-BUILT DRAWING
- 2. EXISTING UTILITIES
- 3. EXISTING LAND
- 4. EXISTING BUILDINGS
- 5. EXISTING ROADS
- 6. EXISTING UTILITIES
- 7. EXISTING LAND
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- 10. EXISTING UTILITIES
- 11. EXISTING LAND
- 12. EXISTING BUILDINGS
- 13. EXISTING ROADS
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- 97. EXISTING ROADS
- 98. EXISTING UTILITIES
- 99. EXISTING LAND
- 100. EXISTING BUILDINGS



NOTES:
 1. ALL UTILITIES SHOWN ARE BASED ON THE MOST RECENT RECORD DRAWING.
 2. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION CONTAINED HEREIN.
 3. THE UTILITIES PROTECTION CENTER OF GEORGIA IS NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS DRAWING.

SLUP-21
(2014)

APPLICANT: Barry Wood

PHONE#: (770) 842-1865 **EMAIL:** barry_wood@frontier.net

REPRESENTATIVE: Barry Wood

PHONE#: (770) 842-1865 **EMAIL:** barry_wood@frontier.net

TITLEHOLDER: B.W.W., Inc.

PROPERTY LOCATION: East side of White Road, south of

Factory Shoals Road

ACCESS TO PROPERTY: White Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-21

HEARING DATE (PC): 11-04-14

HEARING DATE (BOC): 11-18-14

PRESENT ZONING: HI

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Crushing Concrete

SIZE OF TRACT: 7.338 acres

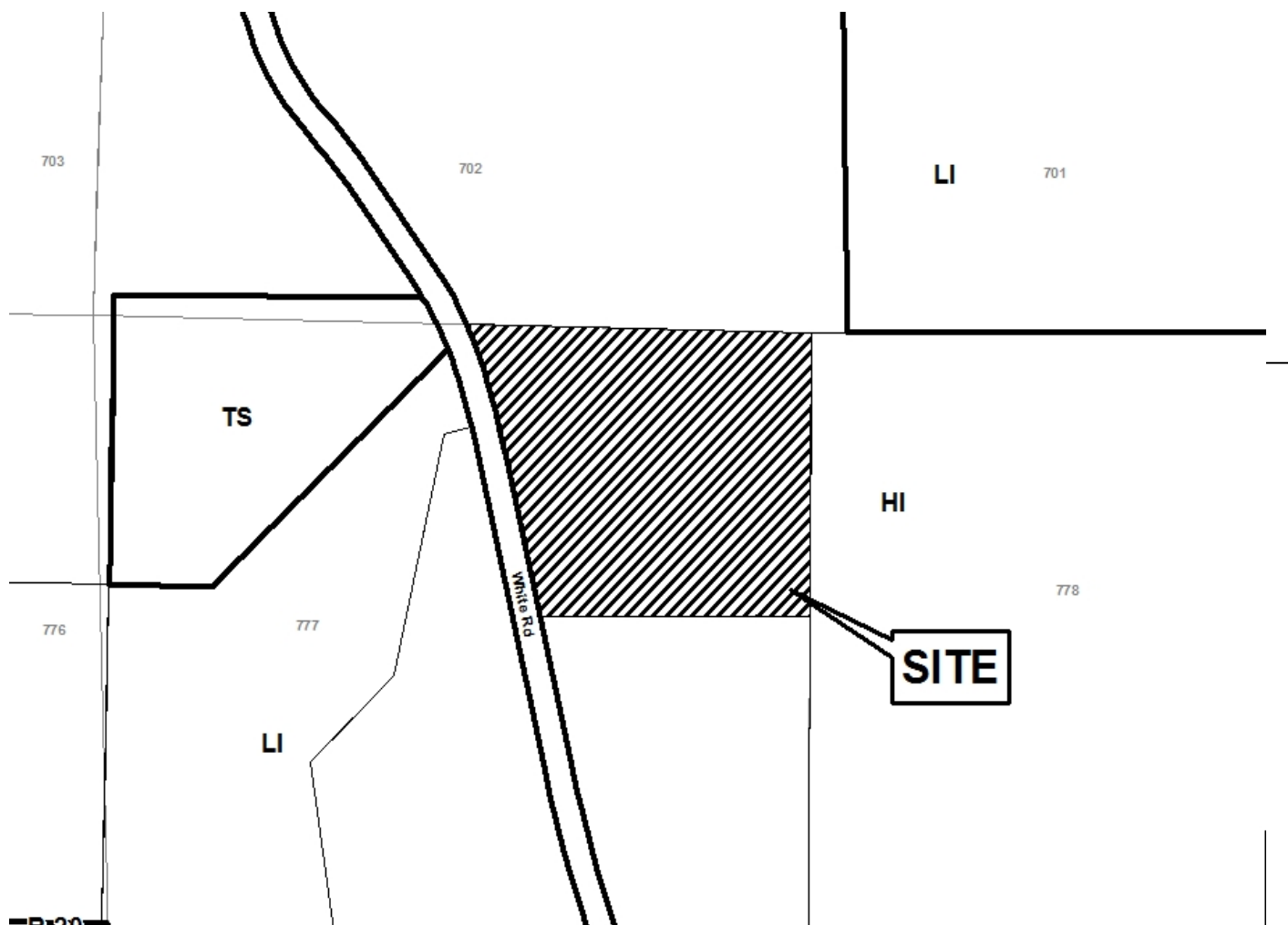
DISTRICT: 18

LAND LOT(S): 777

PARCEL(S): 2

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-21

PC Hearing Date: 11-4-14

BOC Hearing Date: 11-18-14

Applicant BARRY WOOD
(applicant's name printed)

Phone # 770 842 1865

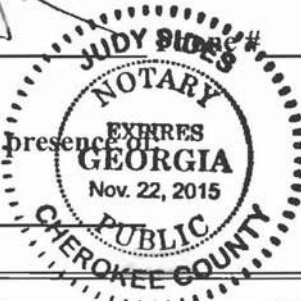
Address 1485 WATKINS EDGE TR
TALKING ROCK GA.

E-mail BARRY_WOOD@FRONTIER
NET.NET

SAME Address _____
(representative's name, printed)

[Signature] E-mail _____
(representative's signature)

Signed, sealed and delivered in presence



My commission expires: NOV 22, 2015

X Judy Sides
Notary Public

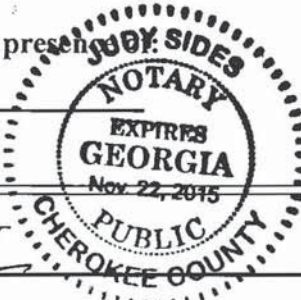
Titleholder B.W.W. inc
(titleholder's name, printed)

Phone # 770 356 7757 E-mail _____

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

Address P.O. BOX 723423 ATLANTA, GA 31139

Signed, sealed and delivered in presence



My commission expires: NOV 22, 2015

X Judy Sides
Notary Public

Present Zoning H I Size of Tract 7.338 Acre(s)

For the Purpose of Constructing CONCRETE

Location WHITE RD NORTH OF VILLAGE DR 1807770020
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 777 District(s) 18

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

[Signature]
(applicant's signature)

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

[Signature]
(applicant's signature)