

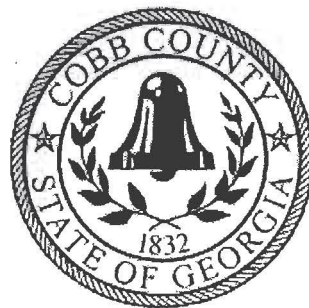
PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: December 2, 2014

Board of Commissioners Hearing Date: December 16, 2014

Due Date: October 31, 2014

Date Distributed/Mailed Out: October 13, 2014



Cobb County... Expect the Best!



Variances Requested

1. FRONT LOT SETBACK REQUIREMENT BE REDUCED FROM 25' TO 20'
2. MINIMUM LOT SIZE OF 7,000 SQUARE FEET FOR LOTS 34, 43, & 41 TO BE REDUCED TO 6,000 SF
3. MINIMUM LOT WIDTH AT FRONT SETBACK LINE FOR LOTS 32, 33, 34, & 35 TO BE REDUCED TO 33 FEET

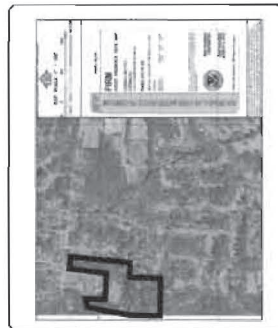
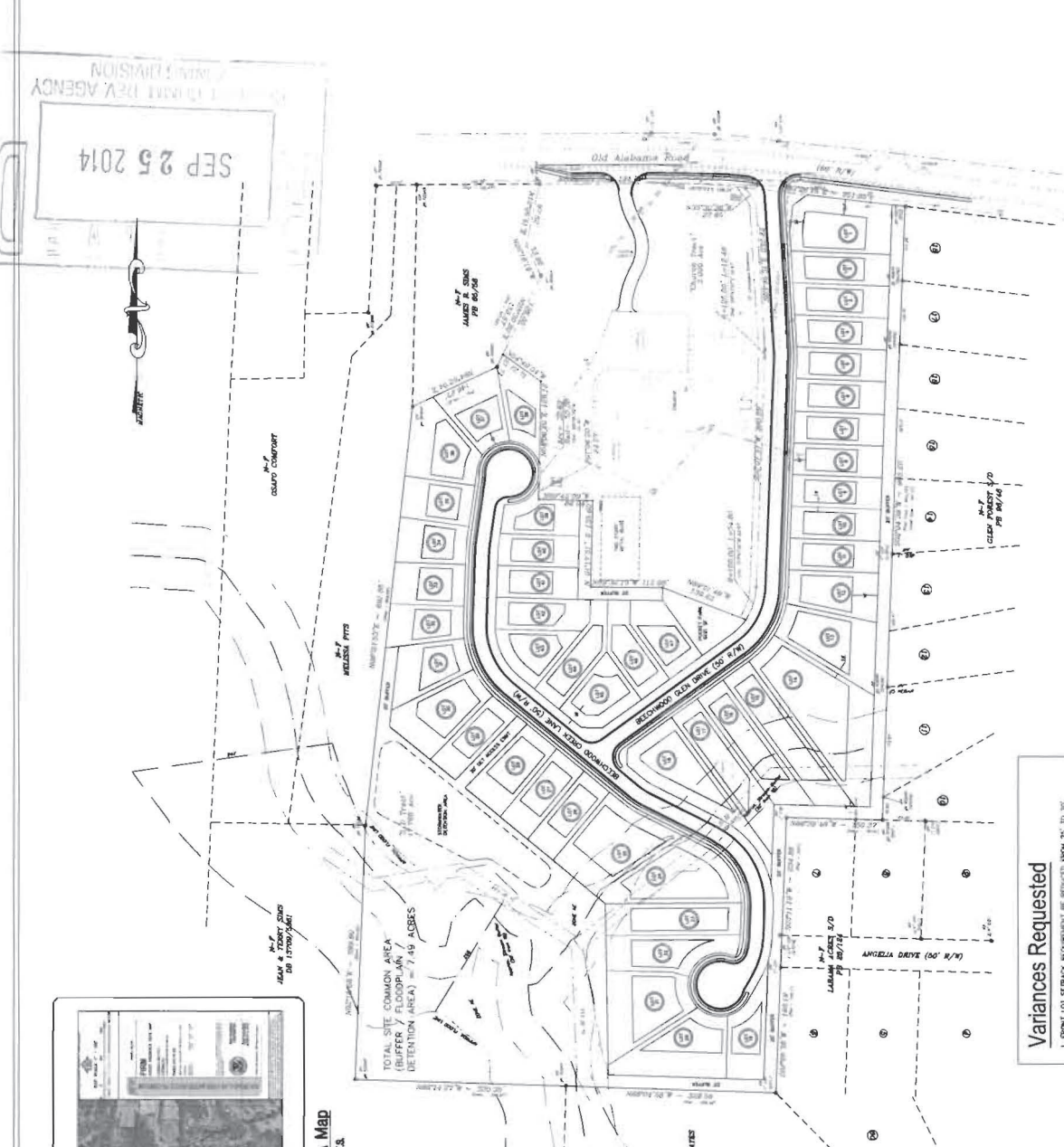
Site Data

TOTAL SITE AREA = 17.78 ACRES
 CHANGING AREAS INCLUDE ALL FLOODPLAIN AREA, DETENTION AREA, AND GREENBELT AREA AS SHOWN = 7.49 ACRES
 PROJECT PARK AREA = 0.14 ACRES
 TOTAL LOT AREA = 10.15 ACRES

Minimum Building Setback

MINIMUM PUBLIC ROAD FRONTAGE = 20 FEET
 MINIMUM PUBLIC ROAD FRONTAGE TO FIT OF PUBLIC ROAD FRONTAGE IF INTERIOR TO DEVELOPMENT (FOR IT SHOWS FOR ALL INTERIOR LOTS)

MINIMUM BUILDING SETBACK:
 FRONT: 25 OR 40 FEET (20 SHOWN)
 MAJOR STREET: 14 OR 25 FEET
 REAR: 25 OR 40 FEET (20 SHOWN)



Site Notes:

1. THE SITE CONTAINS 17.78 ACRES.
2. SITE LOCATION: SITE LOCATED OFF OF OLD ALABAMA ROAD BETWEEN CEDAR ROAD AND THUNDERWOOD ROAD.
3. THE NORTH ARROW AND SCALE ARE SHOWN ON THIS PLAN.
4. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY SURVEY'S PLUS, INC. DATED OCTOBER 21, 2005.
5. A PORTION OF THIS PROPERTY IS MARKED DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13020Z02H, DATED MARCH 4, 2011.
6. THERE ARE WATERS OF THE STATE OF GEORGIA (LAKES OR STREAMS) WITHIN 200 FEET OF THE SITE.
7. TO THE BEST OF OUR KNOWLEDGE, UNDER NO CIRCUMSTANCES, ARCHITECTURAL, OR MECHANICAL WORKING COULD BE CONTRACTED IMMEDIATELY FOR REVIEW AND APPROVING THE CONSTRUCTION PLANS.
8. THERE ARE UNKNOWN UTILITIES ON THE PROJECT SITE THAT HAVE BEEN PREVIOUSLY IDENTIFIED BY THE PROJECT ENGINEER.
9. THERE ARE STREAMS OR ASSOCIATED STREAM BUFFERS AREAS ASSOCIATED WITH THE PROPERTY.
10. ALL UNKNOWN UTILITY LINES FOR THE SURVEY ARE SHOWN ON THIS PLAN.
11. THERE IS ONE EXISTING ACCESS POINT WHICH WILL NOT BE CHANGED, AND WHICH WILL BE MAINTAINED THROUGH CONSTRUCTION. THE NEW DEVELOPMENT SHOULD MAINTAIN EXISTING CONNECTION TO COBB COUNTY SEWER SYSTEM AND CROSSLINK SEWAGE SYSTEM IS PROPOSED.

Preliminary Stormwater Requirements:

TOTAL SITE AREA = 17.78 ACRES
 DOWN ROADWAY AREA = 1.32 ACRES
 SHOWN SIDEWALK AREA = 0.28 ACRES
 TOTAL PROPOSED LOTS = 41 LOTS (1013 ACRES TOTAL)
 MAX. LOT COVERAGE FOR RA-5 = 50%
 TOTAL LOT COVERAGE FOR RA-5 LOTS = 4.56 ACRES
 APPROXIMATE DETENTION VOLUME REQUIRED FOR WATER QUALITY = 23,000 OF APPROXIMATE DETENTION VOLUME TO RETAIN THE 50-PP-5 STORM = 1/1000 OF DETENTION

Parking Requirements:

1. MINIMUM OF TWO PARKING SPACES PER SINGLE UNIT - SINGLE FAMILY DETACHED

Zoning Requirements:

PROPOSED ZONING: RA-5 SINGLE FAMILY ATTACHED/DETACHED RESIDENTIAL

SITE DENSITY:
 - 5 UNITS PER ACRE MAXIMUM ALLOWED
 - 2.64 UNITS PER ACRE PROPOSED

MINIMUM LOT SIZE: 7,000 SQUARE FEET. THE BOARD OF ZONING APPEALS MAY GRANT VARIANCES TO THIS REQUIREMENT FOR LOTS 32, 33, 34, & 35 PROVIDED THE MINIMUM LOT SIZE IS MAINTAINED.

MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 30 FEET.
 33-00-00-00 OR INTERIOR LOT: 30 FEET

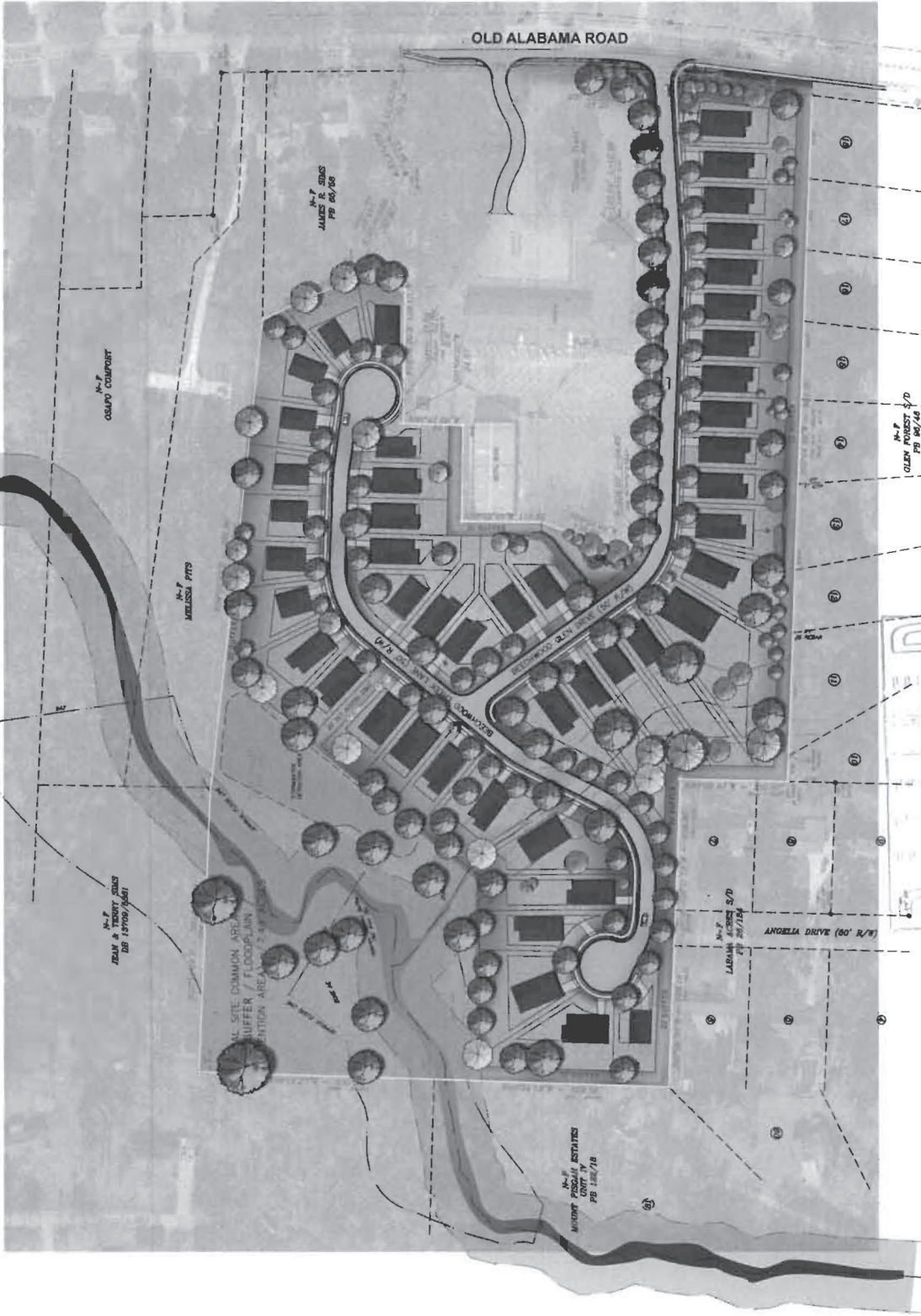
MINIMUM WIDTH BETWEEN CHALLENGES: 15 FEET

Minimum Building Setback

MINIMUM PUBLIC ROAD FRONTAGE = 20 FEET
 MINIMUM PUBLIC ROAD FRONTAGE TO FIT OF PUBLIC ROAD FRONTAGE IF INTERIOR TO DEVELOPMENT (FOR IT SHOWS FOR ALL INTERIOR LOTS)

Z-86
(2014)

id INTEGRATEDDESIGNS intl.
ARCHITECTS & ENGINEERS



SEP 25 2014
COOK COUNTY DEV AGENCY
ZONING DIVISION

APPLICANT: Zero One, LLC

PHONE#: (770) 851-6236 **EMAIL:** larry@idiarchitects.com

REPRESENTATIVE: Parks F. Huff

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

TITLEHOLDER: Zero One, LLC

PETITION NO: Z-86

HEARING DATE (PC): 12-02-14

HEARING DATE (BOC): 12-16-14

PRESENT ZONING: R-15

PROPOSED ZONING: RA-5

PROPERTY LOCATION: South side of Old Alabama Road, west of South Glenn Forest Street, and at the western end of Angelia Drive

PROPOSED USE: Single-family Subdivision

ACCESS TO PROPERTY: Old Alabama Road

SIZE OF TRACT: 17.789 acres

DISTRICT: 18

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 82,151

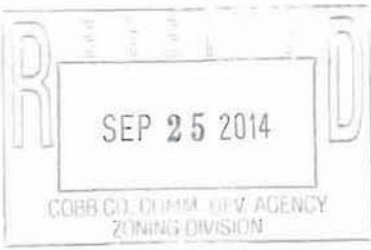
PARCEL(S): 43

TAXES: PAID X **DUE** _____

CONTIGUOUS ZONING/DEVELOPMENT

COMMISSION DISTRICT: 4





Application #: Z-86
PC Hearing Date: 12-2-14
BOC Hearing Date: 12-16-14

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): Estimated 1,800 sq. ft.
 - b) Proposed building architecture: Traditional 1 and 2 story homes; partial brick; attached two car garage.
 - c) Proposed selling prices(s): \$180,000 - Low \$200,000
 - d) List all requested variances: 1. Front lot setback requirement be reduce from 25' to 20';
2. Min. lot size of 7,000 sq.ft. for lots 39,40, & 41 to be reduced to 6,250sf. and 3. Minimum lot width at front setback line for lots 32, 33, 34, & 35 to be reduced to 53 feet

.....
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). _____

.....
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).

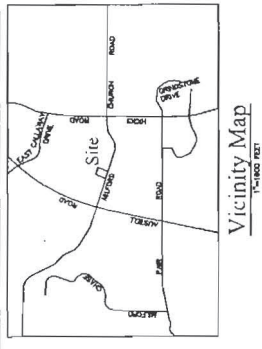
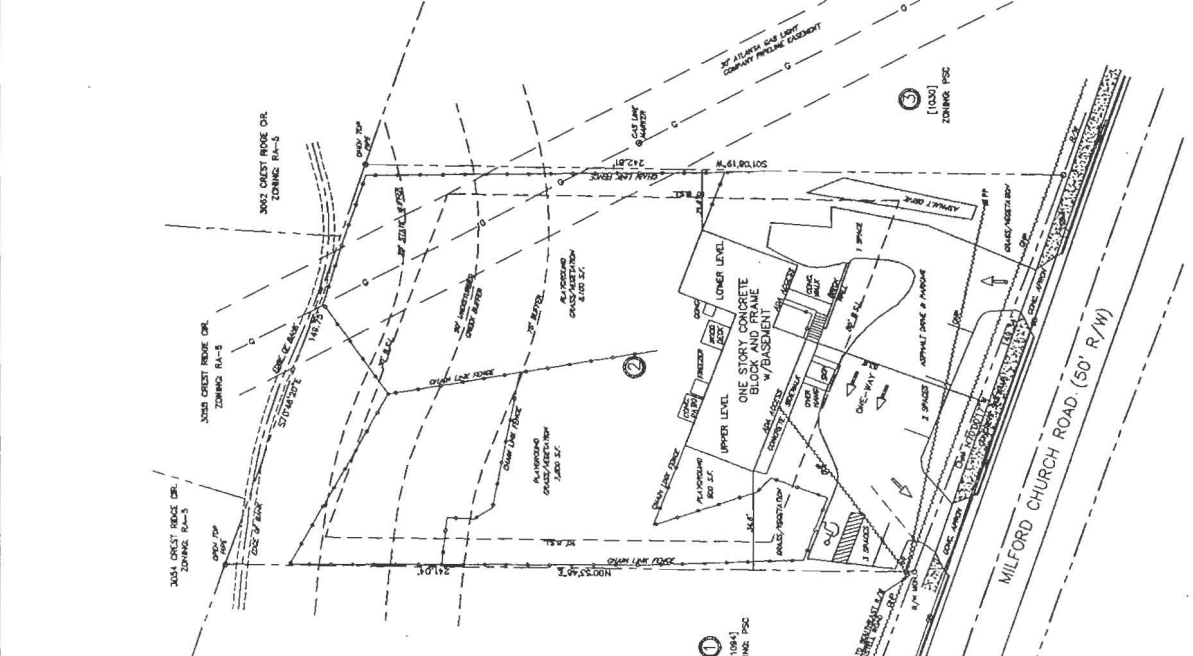
Applicant signature: _____

Date: 9-25-14

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



FIRM
 FLOOD INSURANCE RATE MAP
 COMMUNITY 1513
 FIRM NO. 1207-002
 MAILED 12/27/02
 MAP NUMBER 1207-002-0000
 MAP DATE 12/27/02
 MAP SCALE 1" = 400'



OWNER & DEVELOPMENT NOTES:

1. PROPERTY ADDRESS: 1076 MILFORD CHURCH ROAD, PARCEL ID #
2. OWNER: AUGUSTINA ONYEKE
3. ENGINEER: PYRAMID ENGINEERING & DEVELOPMENT CO., LLC, 4151 MEMORIAL DRIVE, BUILDING A, SUITE 210A, DECATUR, GA 30022
4. THE PROPERTY IS LOCATED IN LAND LOT 631, 19TH DISTRICT AND IS ZONED GC.
5. LOT AREA: 0.787 ACRES (34,289 S.F.) +/-
6. THESE SHALL BE NO LAND DISTURBANCE UNDER THIS APPLICATION.
7. BASE SURVEY INFORMATION FROM SURVEY BY: JACQUES SURVEYING SERVICES, INC. PREPARED FOR AUGUSTINA ONYEKE DATED JULY 2, 2014.
8. A PORTION OF THE PROPERTY LIES WITHIN A FLOOD HAZARD AREA.
9. DISTURBED AREA: NONE

Site Analysis

Present Zoning:	GC
PROPERTY ACREAGE:	0.787 +/- ACRE
PROPOSED USE:	DAY CARE
Setbacks	Shown Required
Front	63.8' 50'
Side	34.6'/21.6' 10'
Rear	116.2' 30'
Buffer	AS SHOWN
Street Frontage	1,825.0' (AS SHOWN)
Street Width	50' (AS SHOWN)
Notes	Existing Building Square Footage: 2,134 +/- S.F. Percent Impervious: 7,850 S.F. (0.176 AC.) = 22.2%



24 Hour Contact: Augustina Onyeke

Rezoning Exhibit
 Existing Conditions

REASONS

1076 Milford Church Road
Zoning Exhibit
Land Lot 631 - 19th District
Cobb County, Georgia

Z-1

P&Z Permit # 14-00027
 Date: 27 JULY 2014
 File No: 1403

4151 Memorial Drive
 Building A, Suite 210A
 Decatur, Ga. 30022
 mh_404.297.0750
 mbel@pyramidec.com
 Pyramid EDC Consultants, Inc.
 Civil Engineering & Development Consultants

1076-Z-1 (2014)

APPLICANT: Augustina Onyeke

PHONE#: (404) 944-7014 **EMAIL:** augustinaonyeke@yahoo.com

REPRESENTATIVE: Tony N. Olateru

PHONE#: (404) 307-4296 **EMAIL:** tonyolateru@netzero.net

TITLEHOLDER: 2013 SWE GA, LLC

PETITION NO: Z-87

HEARING DATE (PC): 12-02-14

HEARING DATE (BOC): 12-16-14

PRESENT ZONING: GC

PROPOSED ZONING: LRC

PROPOSED USE: Daycare

PROPERTY LOCATION: North side of Milford Church Road, east of

Austell Road

(1076 Milford Church Road)

ACCESS TO PROPERTY: Milford Church Road

SIZE OF TRACT: 0.787 acres

DISTRICT: 19

PHYSICAL CHARACTERISTICS TO SITE: _____

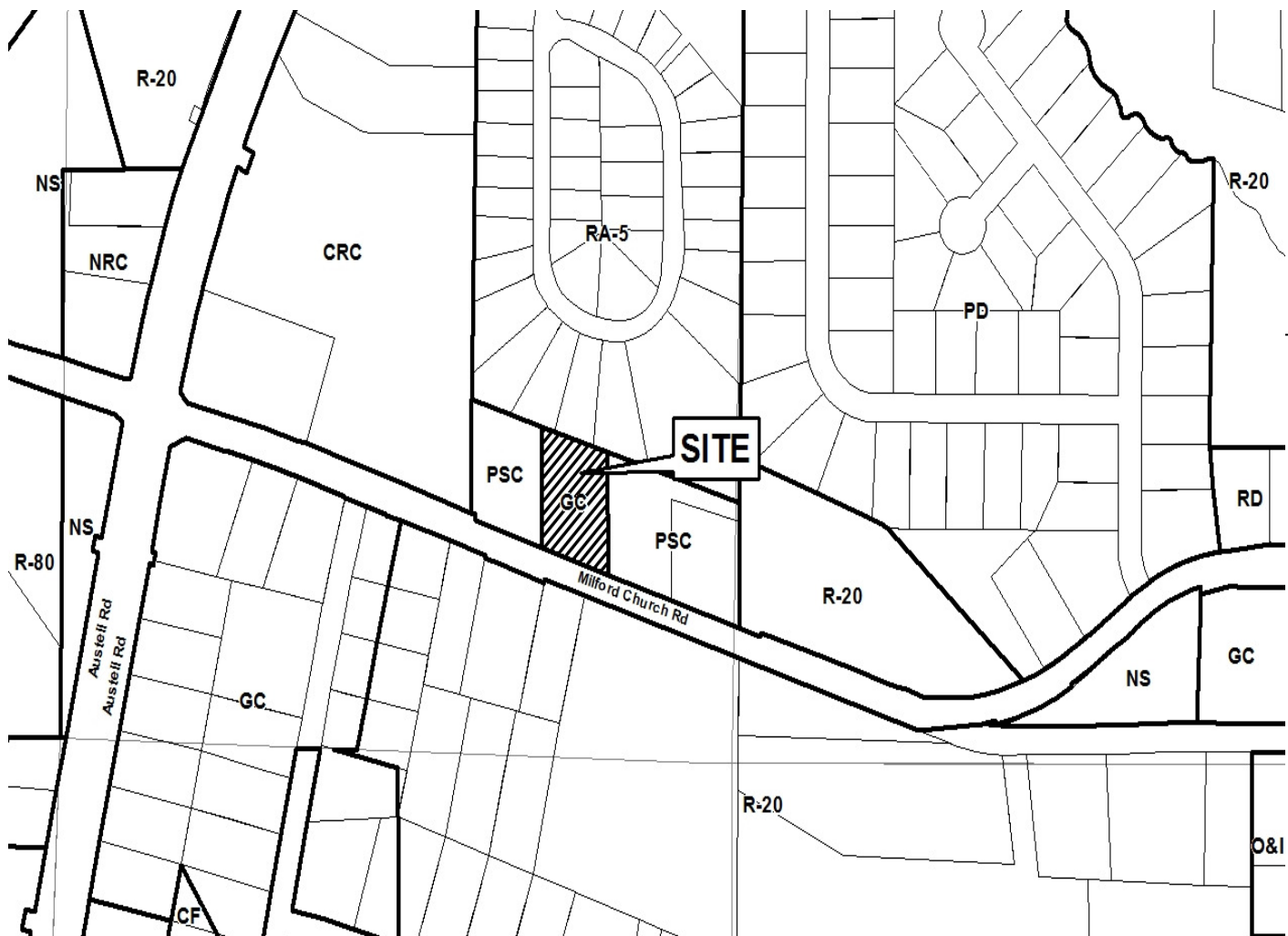
LAND LOT(S): 631

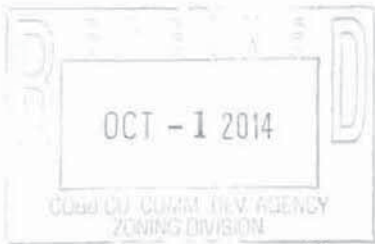
PARCEL(S): 4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application #: 7-87
PC Hearing Date: 12-2-14
BOC Hearing Date: 12-16-14

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 356 SF
- b) Proposed building architecture: None
- c) Proposed selling prices(s): None
- d) List all requested variances: None

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

- a) Proposed use(s): DAY CARE
- b) Proposed building architecture: None
- c) Proposed hours/days of operation: 8am - 5pm
- d) List all requested variances: None

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

None

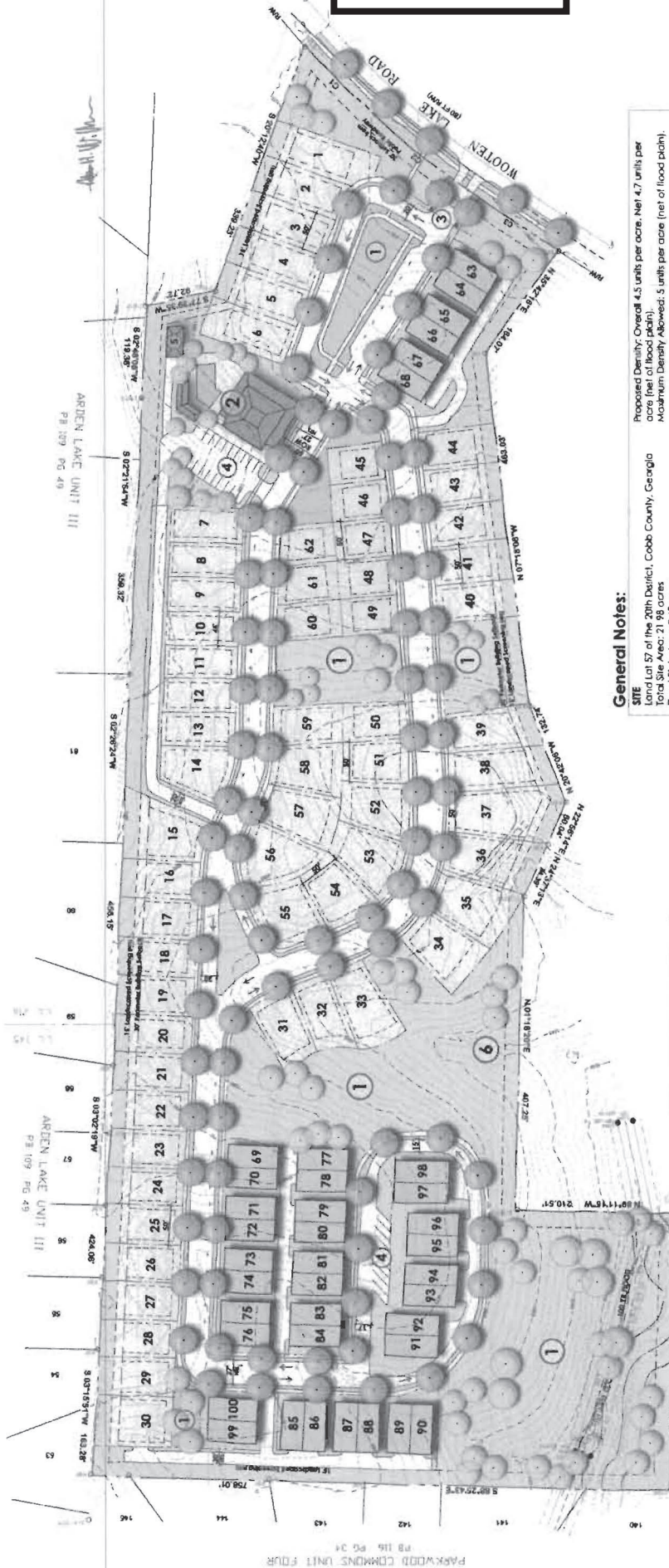
.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

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

1076 Mitchell
Church Road Marietta, Ga 30008

.....
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: Sept 21 - 2014
Applicant name (printed): Tony Olatunji



General Notes:

SITE
 Lot 57 of the 20th District, Cobb County, Georgia
 Total Site Area: 21.98 acres
 Flood Plain Area: 0.48 acres
 Site Area Net of Flood Plain/Wetlands: 21.3 acres
 Impervious Surface: +/- 45% of total site area
 Maximum Impervious Surface Allowed: 35% of total site area

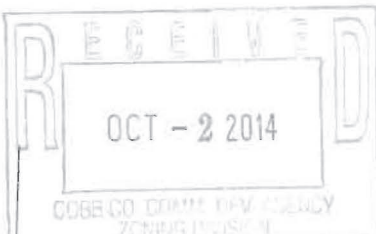
PROPOSED ZONING: RS1
 Current Zoning: R-20
 Zoning Jurisdiction: Cobb County, Georgia
 Maximum Height: 35'

PROPOSED DENSITY:
 Unit Count: 100 non-supportive residential units.

PROPOSED DENSITY: Overall 4.5 units per acre. Net 4.7 units per acre (net of flood plain).
 Maximum Density Allowed: 5 units per acre (net of flood plain).
SETBACKS:
 Proposed landscaped screening/buffer adjacent to residentially zoned property: 15' (variance requested).
 Required landscaped screening/buffer adjacent to residentially zoned property: 30'.
 Required perimeter building setback adjacent to residentially zoned property: 30'.
 Required setback between buildings: 10' (variance requested).
 Required setback adjacent to public roadway: 35'.
 Required setback adjacent to public roadway: 20'.

Site Plan Key:

- 1) Common Space
- 2) Amenity Space
- 3) Optional Gated Entry
- 4) Visitor Parking
- 5) Maintenance Shop
- 6) Detention Area



Site Development Plan
 for: Wooten Lake, LLC
 By: TSW



APPLICANT: Wooten Lake, LLC

PHONE#: (404) 969-3343 **EMAIL:** Gregwohl@theinvisiongroup.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Numerous titleholders on file in the Zoning Division

PROPERTY LOCATION: North side of Wooten Lake Road, west of Shiloh Road

ACCESS TO PROPERTY: Wooten Lake Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-88

HEARING DATE (PC): 12-02-14

HEARING DATE (BOC): 12-16-14

PRESENT ZONING: R-20

PROPOSED ZONING: RSL

PROPOSED USE: Residential Senior Non-supportive Subdivision

SIZE OF TRACT: 21.984 acres

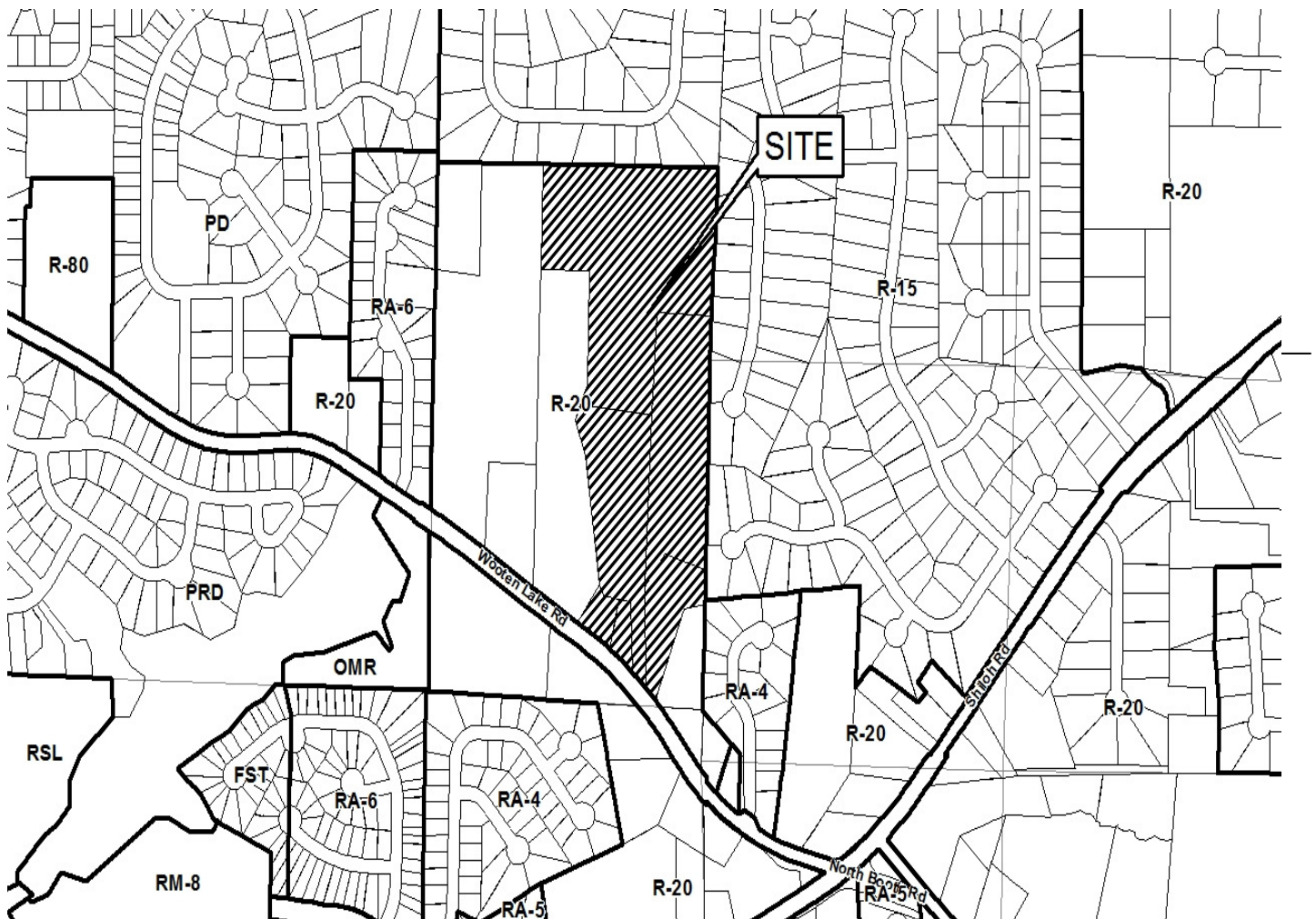
DISTRICT: 20

LAND LOT(S): 57

PARCEL(S): 2,13,55,56,57,58

TAXES: PAID **DUE** _____

COMMISSION DISTRICT: 3





Application #: Z- 88

PC Hearing Date: December 2, 2014

BOC Hearing Date: December 16, 2014

Summary of Intent for Rezoning *

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

- a) **Proposed unit square-footage(s):** Ranging approximately from 1,600 sq. ft. up to 2,800 sq. ft.
- b) **Proposed building architecture:** Regional/traditional (as will be shown on renderings/elevations submitted under separate cover).
- c) **Proposed selling prices(s):** Approximately \$260,000 - \$430,000 (w/out up-grades)
- d) **List all requested variances:** Reduction in the distance between homes from fifteen feet (15') to ten feet (10').
Also a reduction in the perimeter landscape buffer from twenty feet (20') to fifteen feet (15').

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

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

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

The proposal is consistent with Cobb County's Future Land Use Map and Cobb County's Zoning Ordinance which allows RSL Residential Communities in areas designated for Low Density Residential ("LDR") utilization. This community will be an amenity-rich, university-linked, ActiveLife™ village with a clubhouse approximately 6,250 sq. ft. in size.

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

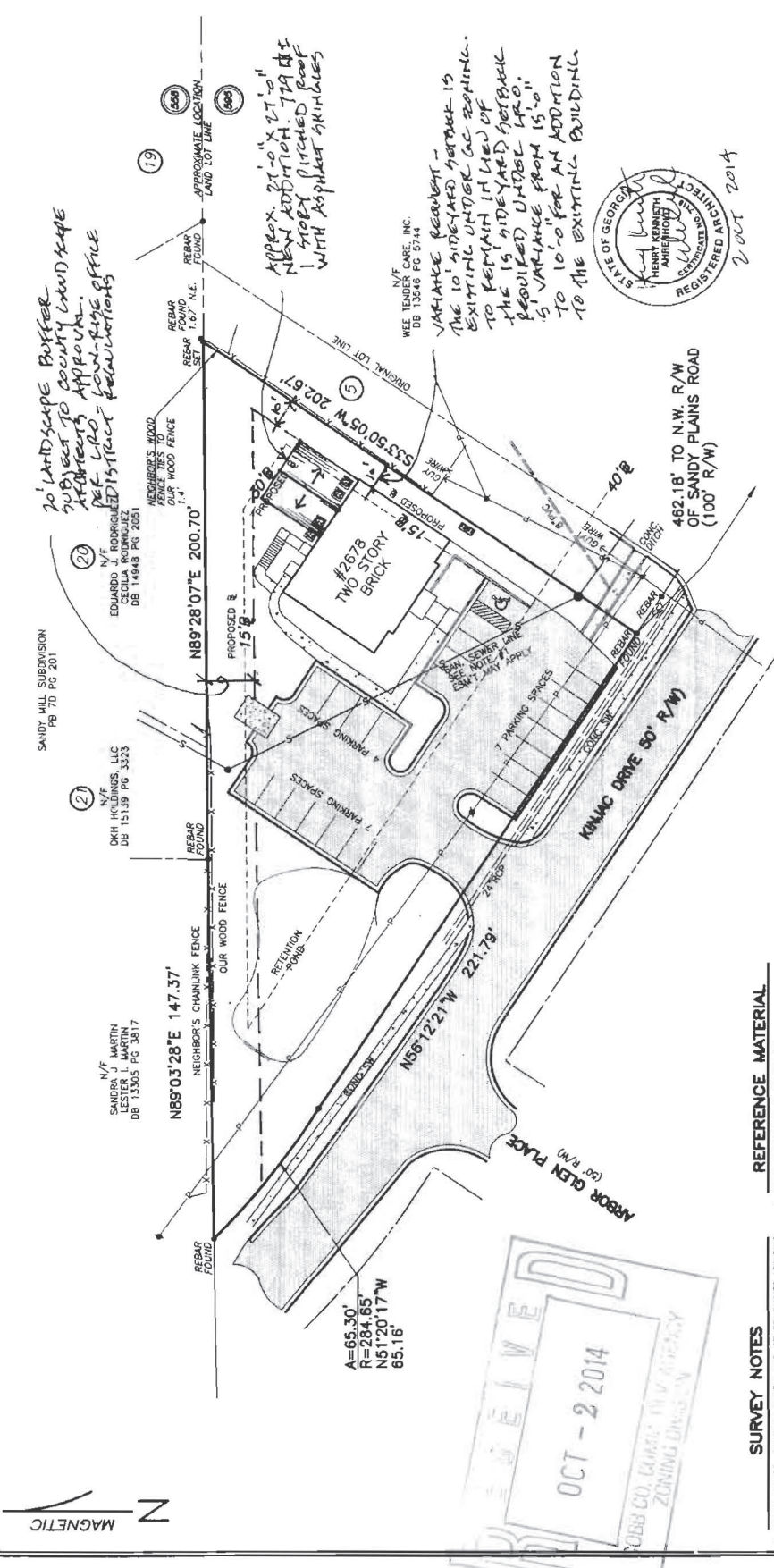
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). N/A

.....
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: October 2, 2014

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

*The Applicant reserves the right to revise this Summary of Intent for Rezoning at any time during the pendency of the rezoning in order to address and resolve issues which may arise during the rezoning process.



APPROX 21'-0" x 27'-0" NEXT ADDITION: 729 SF HOPE SPECTACLED ROOF WITH ASPHALT SHINGLES

VARIABLE REARVIEW - THE 10' SIDEYARD SETBACK IS TO REMAIN IN LINE OF EXISTING UNDER GAR. THE 15' SIDEYARD SETBACK PROVIDED UNDER PRO. IS VARIANCE FROM 15'-0" TO 10'-0" FOR AN ADDITION TO THE EXISTING BUILDING.

WEE TENDER CARE, INC. DB 13546 PG 5744



OCT 2014

TOTAL AREA = 0.865 ± ACRES
OR 29,855 ± SQ.FT.
2678 KINJAC DRIVE
MARIETTA, GEORGIA

SURVEY FOR
BENJAMIN W. DESHETLER
LOT 5
KINJAC SUBDIVISION
2ND SECTION
DISTRICT 18TH,
COBB COUNTY
GEORGIA
PLAT PREPARED: 10-1-14
FIELD: 9-30-14 SCALE: 1"=30'



Michael R. Nolas
Georgia P.E. #37632
JOB#137692

McLUNG SURVEYING SERVICES, INC.
1833 South Cobb Drive, Suite 300
Cobb County, Georgia 30080 (770) 425-3383
Certificate of Authorization #LSF000262

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

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

PROPOSED ZONING INFORMATION
LRO DISTRICT - LOW RISE OFFICE DISTRICT
MINIMUM LOT AREA: 20,000 SQUARE FEET
MINIMUM LOT WIDTH: 50 FEET
MINIMUM FRONT SETBACK: 50 FEET
MINIMUM SIDE SETBACK: 15 FEET
MINIMUM REAR SETBACK: 30 FEET



REFERENCE MATERIAL

- QUIT CLAIM DEED IN FAVOR OF MEI-JING DESHETLER, HUSBAND OF BENJAMIN W. DESHETLER, COBB COUNTY, GEORGIA RECORDS

LEGEND

- R/W DENOTES PROPERTY LINE
- DENOTES RIGHT-OF-WAY
- DENOTES CURB
- DENOTES BACK OF CURB
- DENOTES CUTTER
- DENOTES EDGE OF PAVING
- DENOTES BOTTOM OF WALL
- DENOTES FENCE
- DENOTES CORRUGATED METAL PIPE
- DENOTES POWER POLE
- DENOTES DUTY WIRE
- DENOTES POWER METER
- DENOTES TELEPHONE BOX
- DENOTES GAS VALVE
- DENOTES GAS LINE MARKER
- DENOTES WATER VALVE
- DENOTES FIRE HYDRANT
- DENOTES HEADWALL
- DENOTES JUNCTION BOX
- DENOTES SANITARY SEWER LINE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES CLEAN OUT

SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PLACED OR COVERED OVER. THE LOCATION OF BURIED UTILITIES AND THE DEPTHS THEREOF ARE SHOWN ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.
- SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR SEARCH MAY DISCLOSE AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 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 RECAPITULATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRESSION OF ONE FOOT IN 10,000 FEET. THE ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN THE TOLERANCES OF A SECOND ORDER TRIANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- THIS PLAT NOT INTENDED FOR RECORDING.



MAGNETIC

APPLICANT: Kent Ahrenhold

PHONE#: (404) 374-6985 **EMAIL:** kahrenhold@aol.com

REPRESENTATIVE: Kent Ahrenhold

PHONE#: (404) 374-6989 **EMAIL:** kahrenhold@aol.com

TITLEHOLDER: Mei-Ying J. DeShetler

PETITION NO: Z-89

HEARING DATE (PC): 12-02-14

HEARING DATE (BOC): 12-16-14

PRESENT ZONING: GC

PROPOSED ZONING: LRO

PROPOSED USE: Dental Office

PROPERTY LOCATION: Northeast side of Kinjac Drive, west of

Sandy Plains Road

(2678 Kinjac Drive)

ACCESS TO PROPERTY: Kinjac Drive

SIZE OF TRACT: 0.685 acres

DISTRICT: 16

LAND LOT(S): 595

PARCEL(S): 1

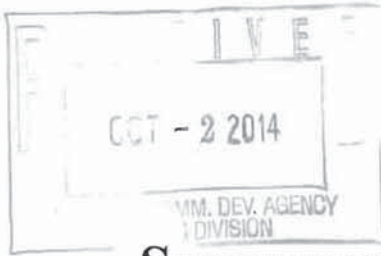
PHYSICAL CHARACTERISTICS TO SITE: _____

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: Z-89
 PC Hearing Date: 12-2-14
 BOC Hearing Date: 12-16-14

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): DENTAL OFFICE
- b) Proposed building architecture: EXISTING - 2 STORY BRICK TRADITIONAL
- c) Proposed hours/days of operation: 8 AM TO 5 PM. M-F
- d) List all requested variances: REQUESTING A VARIANCE FROM 15' (LRO) SIDEYARD SETBACK (RIGHT SIDE) TO 10' FOR ADDITION

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

THE EXISTING BUILDING WAS BUILT IN GC ZONING WITH A 10' SIDEYARD SETBACK. OWNER REQUEST VARIANCE FOR THE 10' TO REMAIN WITH NEW LRO ZONING

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

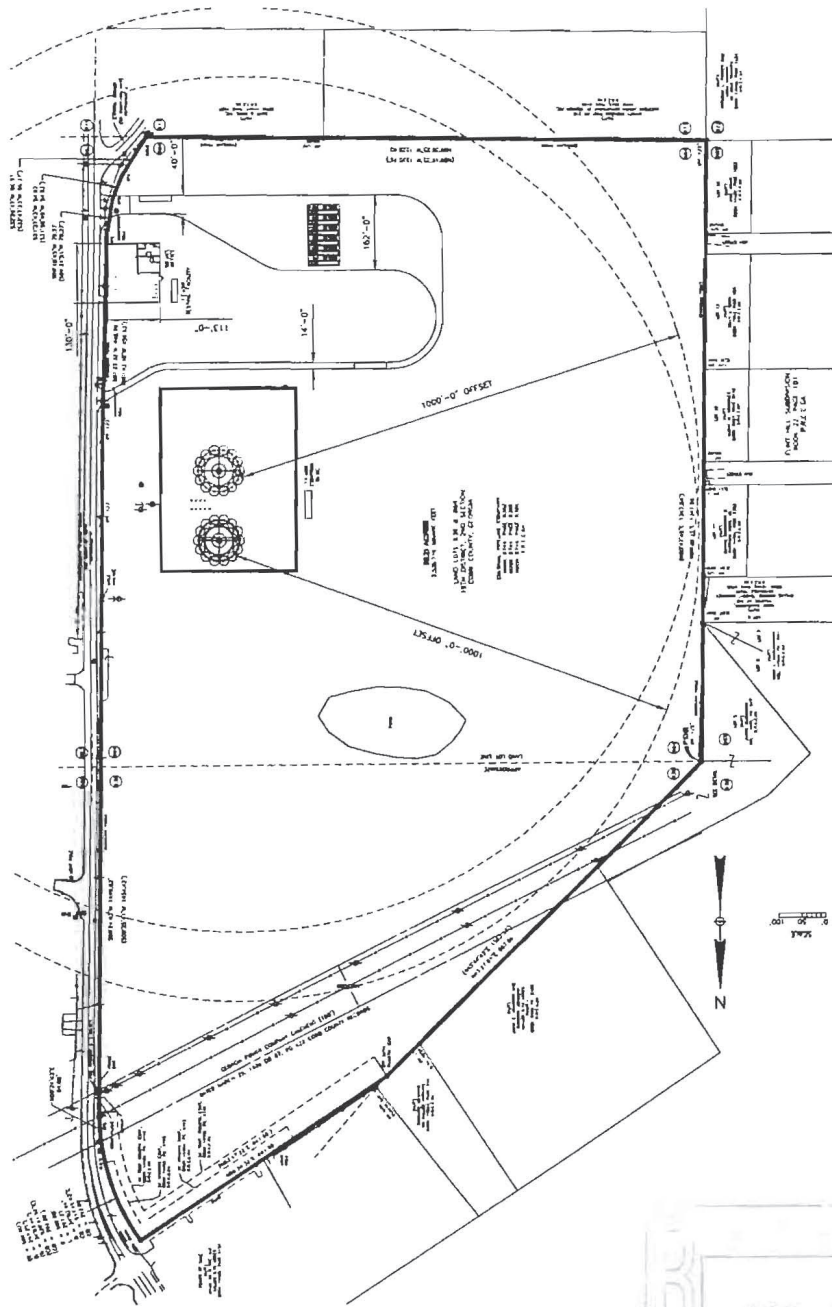
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). NO

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: Kent Allenhold Date: 2 OCTOBER 2014
 Applicant name (printed): KENT ALLENHOLD

Z-90
(2014)

DATE		SCALE		SHEET NO.		PROJECT NO.	
MAGELLAN ENGINEERING, L.P.				ATLANTA, JUNCTION			
COBB COUNTY PERMIT PLOT PLAN				XXXX-D-1001			
ISSUED	REVISION	DATE	BY	CHKD	APPD	FILED	DATE



THIS PLOT PLAN IS BASED ON THE RECORD PLAT FOR THE PROJECT. THE RECORD PLAT IS FILED IN THE OFFICE OF THE ENGINEER, COBB COUNTY, GEORGIA. THE RECORD PLAT IS FILED UNDER THE FOLLOWING REFERENCE:

PROJECT NO. XXXX-D-1001
DATE OF RECORDING: SEPTEMBER 18, 2014

DATE OF THIS PERMIT PLOT PLAN: OCTOBER 2, 2014

PROJECT ENGINEER: [Signature]
GEOLOGICAL ENGINEER: [Signature]

STATE OF GEORGIA



PLOT PLAN

OCT - 2 2014

0 1001-D-XXXX

0

APPLICANT: Magellan Pipeline Company, LP

PETITION NO: Z-90

PHONE#: (918) 574-7849 **EMAIL:** Ivory.Hitz@magellanlp.com

HEARING DATE (PC): 12-02-14

REPRESENTATIVE: John H. Moore

HEARING DATE (BOC): 12-16-14

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

PRESENT ZONING: GC,HI,R-20

TITLEHOLDER: Colonial Pipeline Company

PROPOSED ZONING: HI

PROPERTY LOCATION: West side of Anderson Farm Road, south of Powder Springs Road, and on the northerly side of Ewing Road

PROPOSED USE: Petroleum Operations

ACCESS TO PROPERTY: Anderson Farm Road

SIZE OF TRACT: 58.21

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 19

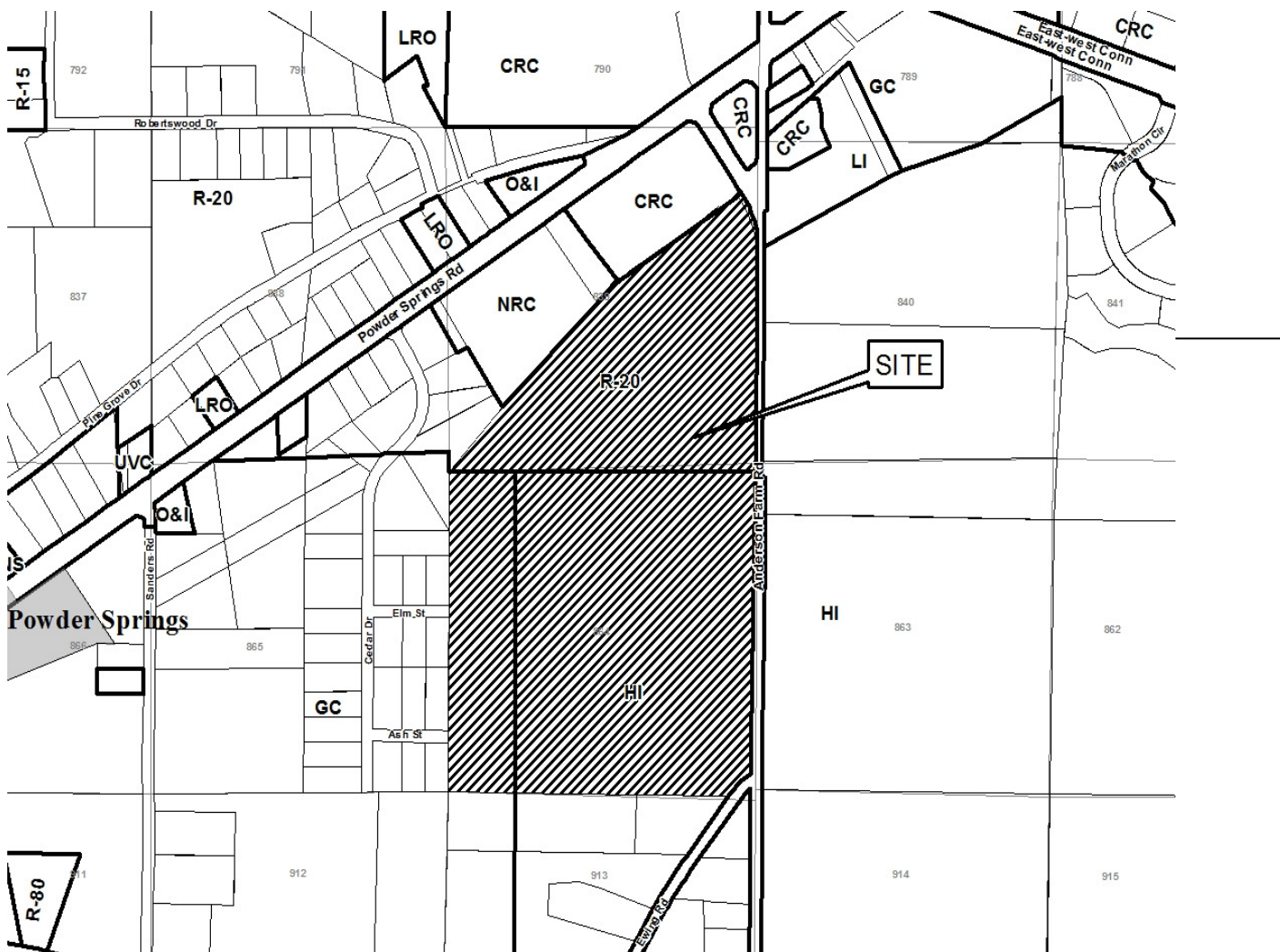
LAND LOT(S): 839,864

PARCEL(S): 13,1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application #: Z-90 (2014)

PC Hearing Date: 12/02/2014

BOC Hearing Date: 12/16/2014

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): Complementing area petroleum operations and enhancing gasoline supply
- b) Proposed building architecture: Metal industrial buildings
- c) Proposed hours/days of operation: 24/7
- d) List all requested variances: § 134-231 (7) - Maximum height;
§ 134-231 (11) - Hours of operation and 1,000 foot set back

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

MOORE INGRAM JOHNSON & STEELE, LLP

Applicant signature: BY: _____ Date: October 2, 2014
John H. Moore; Georgia Bar No. 519800

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

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

APPLICANT: Tanglewood Development, Inc.

PHONE#: (770) 321-5032 **EMAIL:** michele@davidpearsoncommunities.com

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER: Tanglewood Development, Inc.

PETITION NO: Z-91

HEARING DATE (PC): 12-02-14

HEARING DATE (BOC): 12-16-14

PRESENT ZONING: R-20/OSC

PROPOSED ZONING: R-15

PROPERTY LOCATION: Northeast side of Jamerson Road,
southeast of Hawk Trail

PROPOSED USE: Single-family

Residential Subdivision

ACCESS TO PROPERTY: Jamerson Road

SIZE OF TRACT: 12.58 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

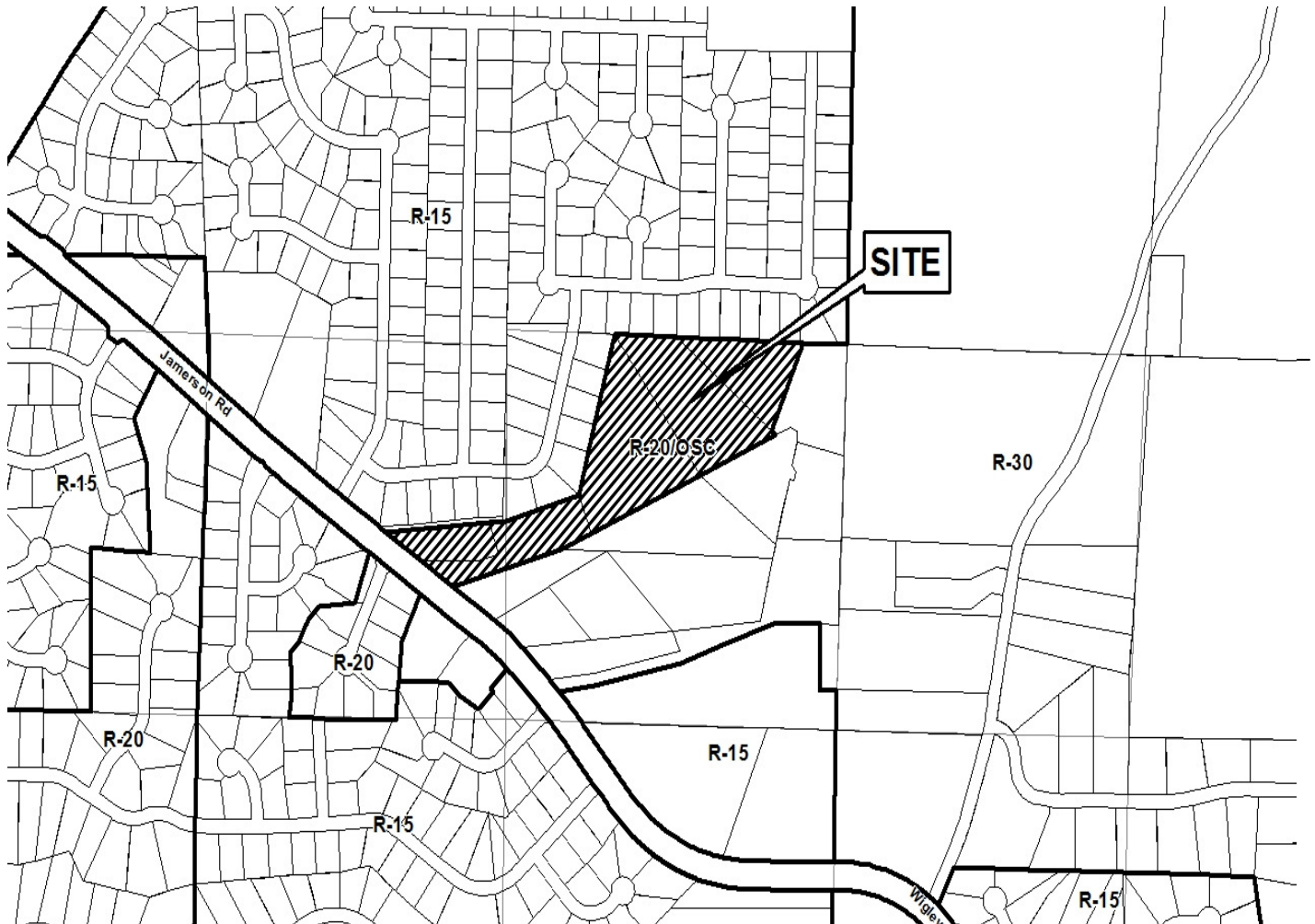
LAND LOT(S): 48,49

PARCEL(S): 21,22,23,32,36

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: Z- 91 (2014)
 PC Hearing Date: 12/02/2014
 BOC Hearing Date: 12/16/2014

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Minimum of 2,000 square feet
- b) Proposed building architecture: Traditional; Combination of brick, stone, stacked
- c) Proposed selling prices(s): \$500,000 and ^{stone, cedar shake} greater
- d) List all requested variances: None known at this time

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

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

.....
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). No, to the best of our knowledge, information, and belief.

.....
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).

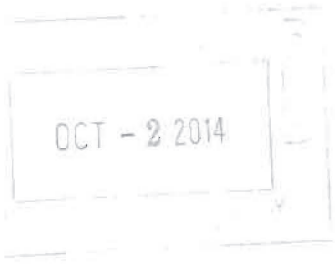
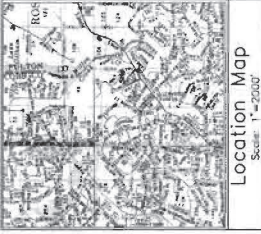
TANGLEWOOD DEVELOPMENT, INC.

Applicant signature: BY: [Signature] Date: October 2, 2014

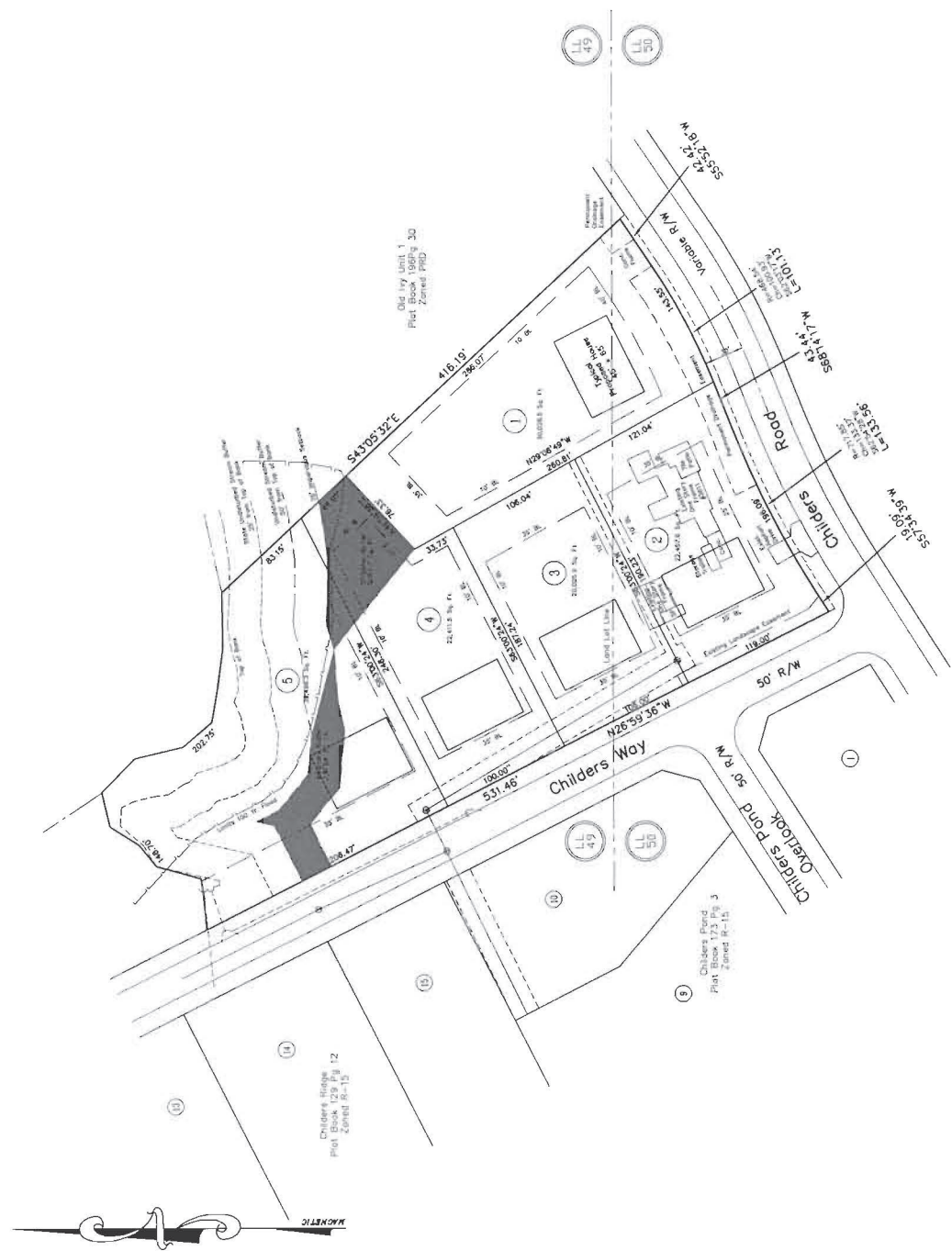
Applicant name (printed): David Pearson, President

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

Z-92
(2014)



- General Notes:**
1. Boundary information taken from survey prepared by J. A. Etniss and Associates, dated July 10, 2014.
 2. Total Area = 136,121 Sq. Ft. or 3,124.9 Acres.
 3. Current Zoning is R-30.
 4. Proposed Zoning is R-20.
 5. Proposed Setbacks:
 - Front = 30' Childers Road
 - Rear = 20' Childers Way
 - Side = 10'
 - Front = 30'
 - Rear = 20'
 - Side = 10'
 6. Development to be in conformance with all Cobb County Regulations including Description of Land Use and Regulations for the R-20 Zoning District. A Fee in Lieu of all other bond is provided for by Cobb County Stormwater Management.



Site Development Plan For
Childers Road Tract
3611 Childers Road
Land Lots 49 & 50
1st District, 2nd Section
Cobb County, Georgia
Date: July 21, 2014 Scale: 1"=40'

Larry D. Neese, PLS
ENGINEERS PLANNERS SURVEYORS
Post Office Box 34
Joseph, Georgia 30143
770 428 2122
E-Mail: LNeese@earthlink.com



REVISIONS

No.	Date	Description
1	Sept. 30, 2014	



APPLICANT: Cotton States Premier Properties, LLC

PHONE#: (770) 973-5685 **EMAIL:** ehedden@hbhpartners.com

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER: Cotton States Premier Properties, LLC

PETITION NO: Z-92

HEARING DATE (PC): 12-02-14

HEARING DATE (BOC): 12-16-14

PRESENT ZONING: R-30

PROPOSED ZONING: R-20

PROPERTY LOCATION: Northeast intersection of Childers Road and Childers Way

(3611 Childers Road)

ACCESS TO PROPERTY: Childers Road and Childers Way

PROPOSED USE: Single-family Residential Subdivision

SIZE OF TRACT: 3.1249 acres

DISTRICT: 1

PHYSICAL CHARACTERISTICS TO SITE: _____

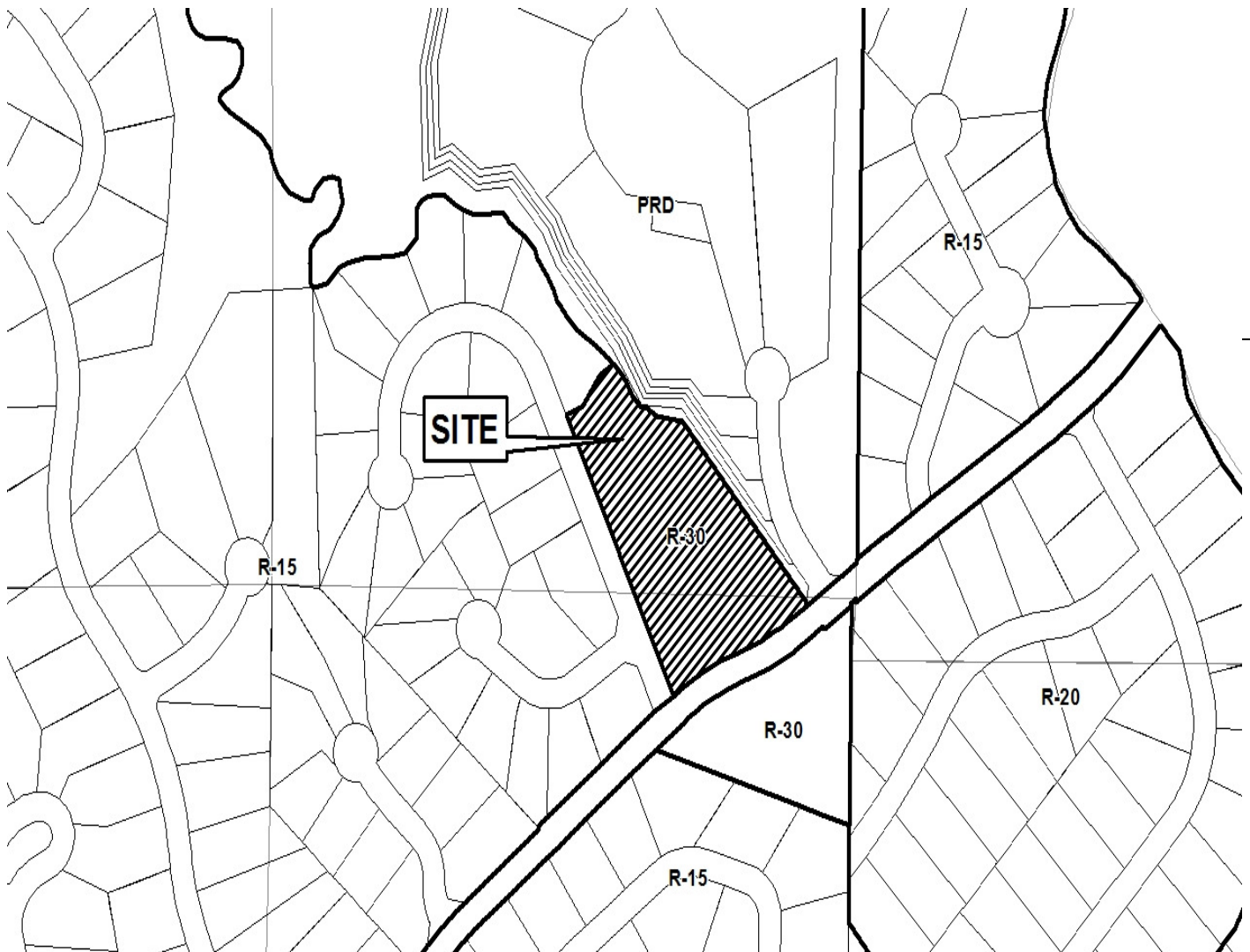
LAND LOT(S): 49,50

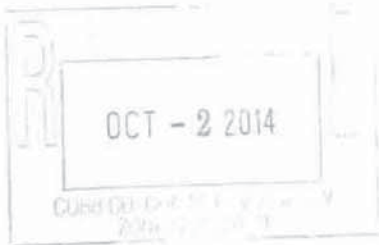
PARCEL(S): 3

TAXES: PAID X **DUE** _____

CONTIGUOUS ZONING/DEVELOPMENT

COMMISSION DISTRICT: 3





Application #: Z-92 (2014)

PC Hearing Date: 12/02/2014

BOC Hearing Date: 12/16/2014

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 3,000 square feet, minimum
- b) Proposed building architecture: Traditional, with brick, stone, cedar shake, or hardi-plank on three sides
- c) Proposed selling prices(s): \$600,000s and greater
- d) List all requested variances: _____

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

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

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: October 2, 2014

J. Kevin Moore; Georgia Bar No. 519728

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

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

Revised August 21, 2013

Z-93
(2014)

CERTIFICATION

I HEREBY CERTIFY THAT THE MAP DEPICTED AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT AND THE REGULATIONS THEREUNDER.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office on the 29th day of October, 2014.

WALTER D. HARRIS, SURVEYOR
CROSS COUNTRY SURVEYING, INC.
1100 LAKES PARKWAY, SUITE 170, LAWRENCEVILLE, GA 30043 (770) 962-4125

THE ABOVE REPRESENTATION OF A SURVEY OF THE PROPERTY IS BASED ON THE BEST AVAILABLE INFORMATION AND THE LOCATION AND EXTENT OF ALL BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY IS BASED ON THE INFORMATION PROVIDED TO ME BY THE OWNER OF THE PROPERTY OR OTHER PERSONS WHOSE INFORMATION IS RECORDED IN THE PUBLIC RECORDS OF THE STATE OF GEORGIA.

THE LOCATION AND EXTENT OF ALL IMPROVEMENTS ON THE PROPERTY IS BASED ON THE INFORMATION PROVIDED TO ME BY THE OWNER OF THE PROPERTY OR OTHER PERSONS WHOSE INFORMATION IS RECORDED IN THE PUBLIC RECORDS OF THE STATE OF GEORGIA.

RECORDING DATA AS SUPPLIED BY QUINCY CORPORATION OF RECORDED INSTRUMENTS AFFECTING THIS PROPERTY.

LEGEND

- 1. UNDEVELOPED LAND
2. EXISTING IMPROVEMENTS
3. CONCRETE PAVEMENT
4. ASPHALT PAVEMENT
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ROBERTA DRIVE (R/W VARIES) DB 5198, PG 291

NOW OR FORMERLY THE GOOD SAMARITAN HEALTH OF COBB, INC. DB 8734, PG. 388 (CURRENT) TAX ID: 17020800330

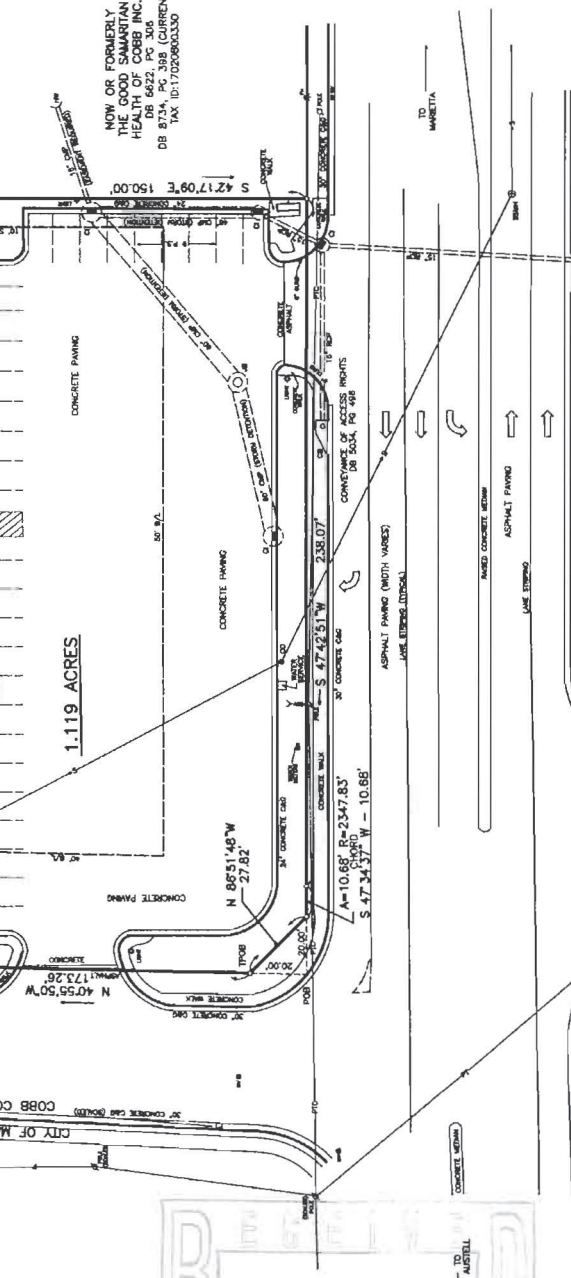
N 47°42'51" E 212.25' 207.25'

EXISTING ONE STORY BRICK BUILDING 1611 AUSTELL ROAD

CONCRETE PAVEMENT

1.119 ACRES

N 47°42'51" E 56.93'



GA. HWY. NO. 5 - A.K.A. AUSTELL ROAD DB 4209, PG 335 DB 5034, PG 493 (MITER)

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED FROM THE RECORDS OF THE DISTRICT RECORDS OFFICE AND THE DISTRICT RECORDS OFFICE.

LEGAL DESCRIPTION ALL THAT TRACT OF LAND... CONTAINING 1.119 ACRES... MORE PARTICULARLY DESCRIBED AS FOLLOWS...



- 1. REFERENCE FOR THIS SURVEY SHOULD BE MADE TO:
A) LIMITED WARRANTY DEED FROM L. HARRY FRANKS TO QUINCY CORPORATION DATED 4-15-1982...
B) LIMITED WARRANTY DEED FROM QUINCY CORPORATION TO QUINCY CORPORATION DATED 10-13-2011...
C) LIMITED WARRANTY DEED FROM L. HARRY FRANKS TO QUINCY CORPORATION DATED 4-15-1982...
D) LIMITED WARRANTY DEED FROM L. HARRY FRANKS TO QUINCY CORPORATION DATED 4-15-1982...

THE BOUNDARY OF THE PROPERTY IS BASED ON THE RECORDS OF THE DISTRICT RECORDS OFFICE AND THE DISTRICT RECORDS OFFICE.

THE BOUNDARY OF THE PROPERTY IS BASED ON THE RECORDS OF THE DISTRICT RECORDS OFFICE AND THE DISTRICT RECORDS OFFICE.

Table with columns for REVISIONS, DATE, and DESCRIPTION.

Professional seal and signature of Walter D. Harris, Surveyor.

Professional seal and signature of Mark Adams, Surveyor.

APPLICANT: Good Samaritan Help Center of Cobb, Inc.

PHONE#: (770) 815-0096 **EMAIL:** cyrl.kitchens@eccellis.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: AT13 Surplus, LLC

PETITION NO: Z-93

HEARING DATE (PC): 12-02-14

HEARING DATE (BOC): 12-16-14

PRESENT ZONING: GC

PROPOSED ZONING: CRC

PROPOSED USE: Flex Office Space

Educational/Instructional Space, Potential

Retail Component (Pharmacy/Apothecary)

SIZE OF TRACT: 1.119 acres

DISTRICT: 17

LAND LOT(S): 208

PARCEL(S): 50

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

PROPERTY LOCATION: North intersection of Austell Road and Roberta Drive
(1620 Austell Road).

ACCESS TO PROPERTY: Austell Road and Roberta Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT



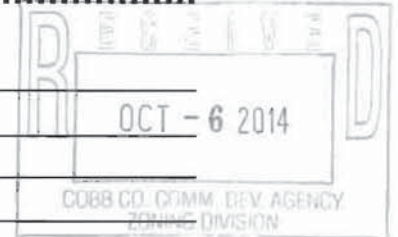


Application #: Z- 93
 PC Hearing Date: December 2, 2014
 BOC Hearing Date: December 16, 2014

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): Flex office space; educational/instructional space; and, a potential retail component (Pharmacy/Apothecary)
- b) Proposed building architecture: Consistent with the architectural renderings/elevations prepared by CDH Partners which are being submitted contemporaneously herewith.
- c) Proposed hours/days of operation: 7:00 a.m. until 5:00 p.m. Monday thru Saturday
- d) List all requested variances: None at this time

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

The subject property is located within the confines of a Neighborhood Activities Center ("NAC") under Cobb County's Future Land Use Map and is the former site of a Quick Trip Convenience Store.

.....
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: _____ Date: October 6, 2014

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

BOUNDARY SURVEY
 PREPARED FOR: RONALD ASBY,
 LOT 31, BLACKWELL BEND,
 UNIT NO. - 3
 LAND LOT 375, 16TH DISTRICT
 2ND SECTION
 COBB COUNTY, GEORGIA - 09/25/14

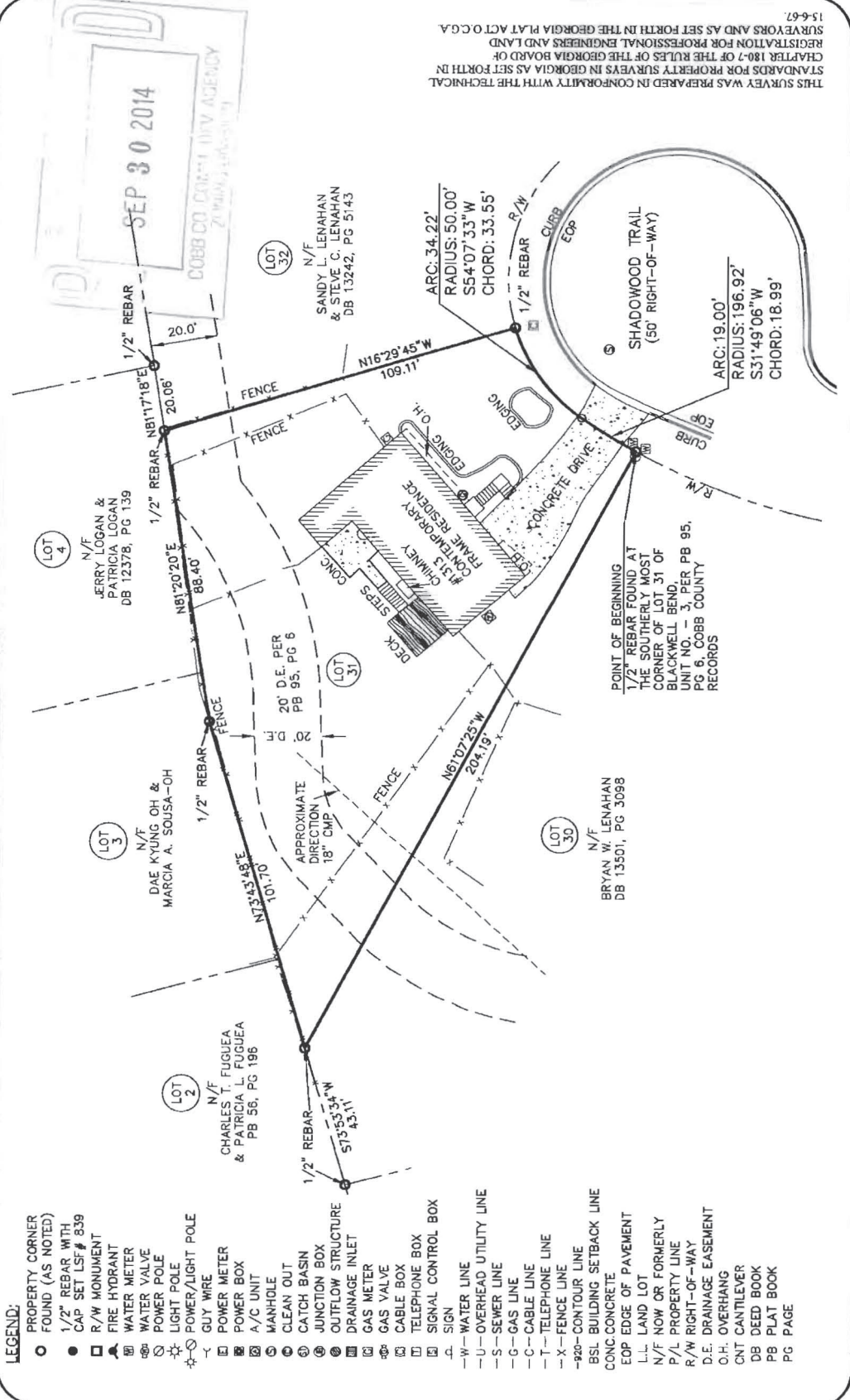
BOUNDARY SURVEY
 PREPARED FOR: RONALD ASBY,
 LOT 31, BLACKWELL BEND,
 UNIT NO. - 3
 LAND LOT 375, 16TH DISTRICT
 2ND SECTION
 COBB COUNTY, GEORGIA - 09/25/14

GEORGIA
 LAND SURVEYOR
 No. 2294
 BEN E. BUTTERWORTH
 09/25/14

FOR THE FIRM
 BOUNDARY ZONE, INC.
 LSF #839
 NOT VALID WITHOUT
 ORIGINAL SIGNATURE

PROJECT
 1553001

SHEET
 1 OF 1



BOUNDARY ZONE, INC.
 AND SURVEYING SERVICES
 WWW.BOUNDARYZONE.COM
 (770) 271-5772 / (919) 363-9226
 2205-C CANDIUM DRIVE
 APEX, NC 27523

4195 SOUTH LEE STREET
 SUITE 1
 BUFORD, GA 30518
 235 PEACHTREE STREET NE
 SUITE 400
 ATLANTA, GA 30303

GRAPHIC SCALE - IN FEET
 15 0 30 60

TOTAL AREA: 0.362 ACRES / 15,766 SQUARE FEET
 BOUNDARY REFERENCE: DEED BOOK: 13305, PAGE 1490, PLAT BOOK 95, PAGE 6
 FIELDWORK PERFORMED ON: 9/24/14

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 556,615 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,487 FEET, AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

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

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

© COPYRIGHT 2014 - BOUNDARY ZONE, INC.
 THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF # 839
- R/W MONUMENT
- ▲ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- ⊕ POWER/LIGHT POLE
- ⊕ GUY WIRE
- ⊕ POWER METER
- ⊕ POWER BOX
- ⊕ A/C UNIT
- ⊕ MANHOLE
- ⊕ CLEAN OUT
- ⊕ CATCH BASIN
- ⊕ JUNCTION BOX
- ⊕ OUTFLOW STRUCTURE
- ⊕ DRAINAGE INLET
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ CABLE BOX
- ⊕ TELEPHONE BOX
- ⊕ SIGNAL CONTROL BOX
- ⊕ SIGN
- W- WATER LINE
- U- OVERHEAD UTILITY LINE
- S- SEWER LINE
- G- GAS LINE
- C- CABLE LINE
- T- TELEPHONE LINE
- X- FENCE LINE
- #20- CONTOUR LINE
- BSL BUILDING SETBACK LINE
- CONC CONCRETE
- EOP EDGE OF PAVEMENT
- LL LAND LOT
- N/F NOW OR FORMERLY
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- O.H. OVERHANG
- CNT CANTILEVER
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE

NORTH
 PER PB 95, PG 6
 SCALE: 1"=30'

BOUNDARY SURVEY
 PREPARED FOR: RONALD ASBY,
 LOT 31, BLACKWELL BEND,
 UNIT NO. - 3
 LAND LOT 375, 16TH DISTRICT
 2ND SECTION
 COBB COUNTY, GEORGIA - 09/25/14

GEORGIA
 LAND SURVEYOR
 No. 2294
 BEN E. BUTTERWORTH
 09/25/14

FOR THE FIRM
 BOUNDARY ZONE, INC.
 LSF #839
 NOT VALID WITHOUT
 ORIGINAL SIGNATURE

PROJECT
 1553001

SHEET
 1 OF 1

APPLICANT: Stacey Asby

PHONE#: (404) 432-4525 **EMAIL:** sasby@comcast.net

REPRESENTATIVE: Stacey Asby

PHONE#: (404) 432-4525 **EMAIL:** sasby@comcast.net

TITLEHOLDER: Ronald R. Asby and Stacey M. Asby

PETITION NO: LUP-36

HEARING DATE (PC): 12-02-14

HEARING DATE (BOC): 12-16-14

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: Northerly side of Shadowood Trail,
west of Shadowood Court
(1313 Shadowood Trail).

PROPOSED USE: Cattery/Pet Dealer

ACCESS TO PROPERTY: Shadowood Trail

SIZE OF TRACT: 0.362 acre

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

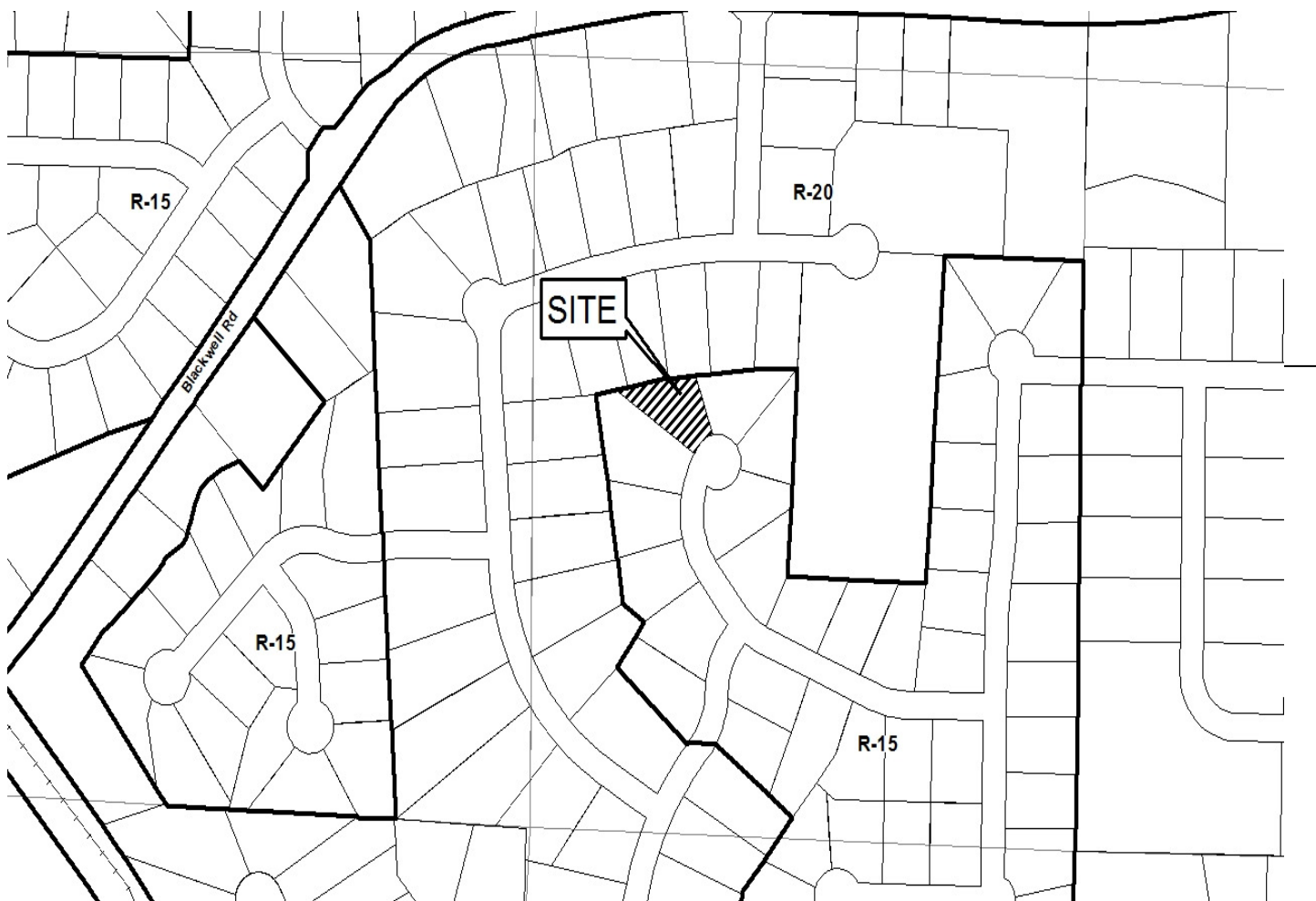
LAND LOT(S): 375

PARCEL(S): 44

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LVP-36

PC Hearing Date: 12-2-14

BOC Hearing Date: 12-16-14

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

1. Type of business, or request? Cattery

2. Number of employees? 0

3. Days of operation? Every day

4. Hours of operation? Every day 9am - 9pm

5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 1

6. Where do clients, customers and/or employees park?
Driveway: ; Street: _____ ; Other (Explain): _____

7. Signs? No: ; Yes: _____. (If yes, then how many, size, and location): _____

8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): _____

9. Deliveries? No ; Yes _____. (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)

10. Does the applicant live in the house? Yes ; No _____

11. Any outdoor storage? No ; Yes _____. (If yes, please state what is kept outside): _____

12. Length of time requested (24 months maximum): 24 mos

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: Stacy M. Asby Date: 9/25/14

Applicant name (printed): Stacy M. Asby



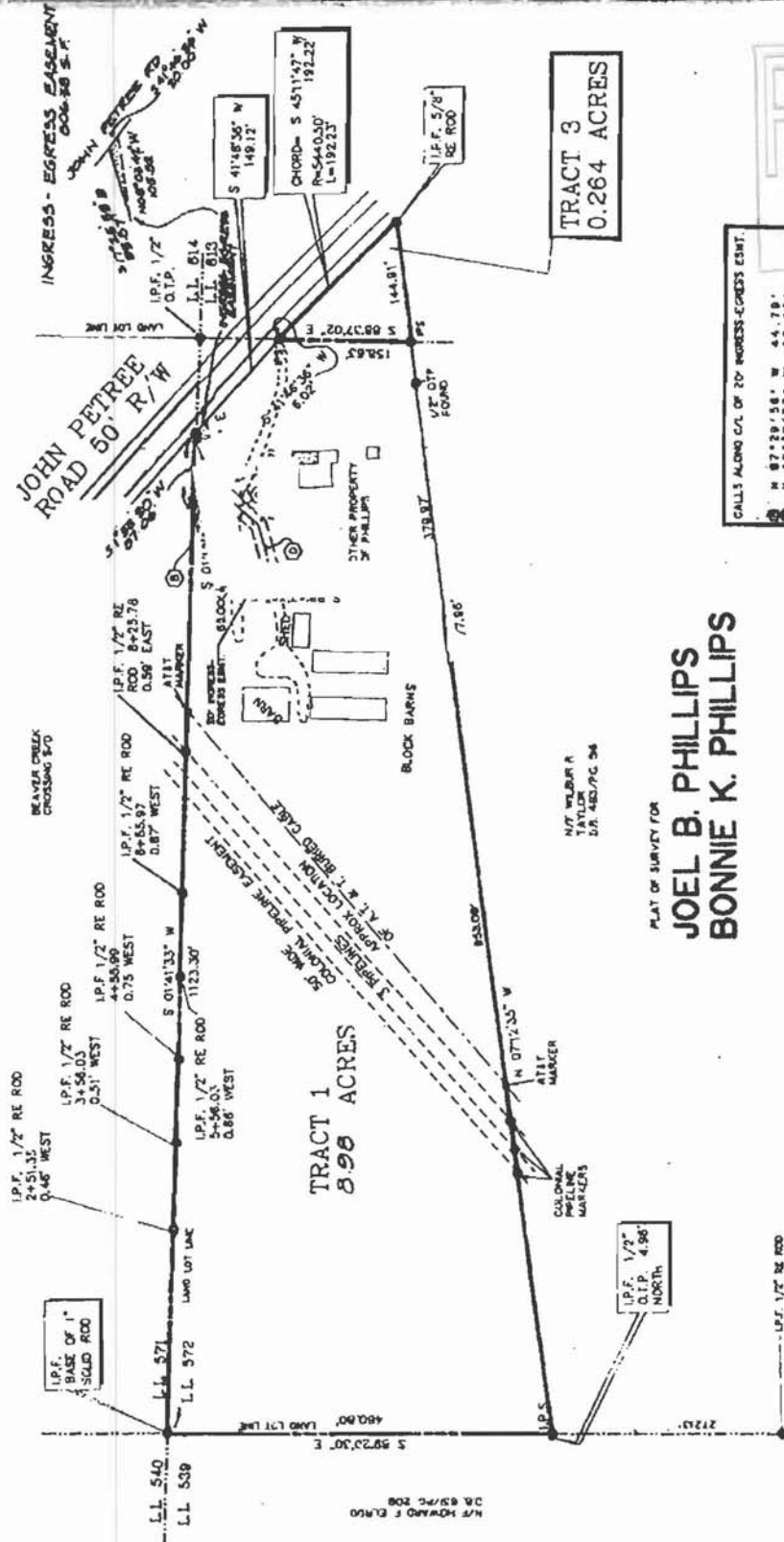
DATE PREPARED	DATE CHECKED
BY	BY
SCALE	SCALE

CRUSSELL, RAKESTRAW & ASSOCIATES
 DEVELOPMENT CONSULTANTS & PLANNERS
 571, 572 & 813 OF THE NORTH AVENUE
 PROPERTY LOCATED IN LAND LOTS
 AND 2ND SECTION, COBB

LUP-37
 (2014)

BOUNDARY SURVEY
 PROJECT NO. C04-481
 SHEET NO. TOTAL NO.

GRAPHIC SCALE
 (1" = 100 FT.)
 1 inch = 100 ft.



RECEIVED
 OCT - 2 2014
 COB CO. COMM. DEV. AGENCY
 ZONING DIVISION

CALLS ALONG C/L OF 20' INGRESS-EGRESS EASMT.

87°29'58" W 44.78'
 48°58'37" W 50.00'
 10°30'01" W 75.00'

LEGEND

L.P.S. = 1/2" IRON ROD SET
 U.P.F. = UPRIGHT PINE
 M.P. = NOW IN POSSESSION OWNED BY
 PHILLIPS RECORD NO. PAGE NUMBER
 P.C. = PROPERTY CORNER
 S.A. = SURVEY ADJUSTMENT
 S.W. = BARRED WIRE PILE
 C/L = CENTERLINE
 P.A. = PROPERTY LINE
 M.C. = MOUNTAIN
 S.P. = SOUTH OF PILE
 C.L.P. = CHAINED TOP PILE
 O.P. = OPEN PILE
 S.L. = REINFORCING ROD

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY DOES NOT LIE IN AN AREA SUBJECT TO SPECIAL FLOOD HAZARD ZONING AS DETERMINED BY THE F.L.A. FOR MISS.

TECHNICAL DATA

TRANSIT PRECISION = 1/2" 20.5"
 ANGLE PRECISION = 30"
 SURVEY ADJUSTMENT = 30"
 PLAT PRECISION = 1/2" 1/2" 1/2"

PLAT OF SURVEY FOR
JOEL B. PHILLIPS
BONNIE K. PHILLIPS

N/T WILBUR A
 TAYLOR
 D/L 481/PC 34

N/T HOWARD F. ELMO
 D/L 83/PC 208

APPLICANT: Bonnie Phillips

PHONE#: (770) 439-1212 **EMAIL:** bonnie.phillips4@gmail.com

REPRESENTATIVE: Bonnie Phillips

PHONE#: (770) 439-1212 **EMAIL:** bonnie.phillips4@gmail.com

TITLEHOLDER: Bonnie Phillips

PROPERTY LOCATION: Northwesterly side of John Petree Road,
south of Macland Road
(2684 John Petree Road).

ACCESS TO PROPERTY: John Petree Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-37

HEARING DATE (PC): 12-02-14

HEARING DATE (BOC): 12-16-14

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPOSED USE: Weddings and Receptions

SIZE OF TRACT: 0.264 acre

DISTRICT: 19

LAND LOT(S): 572

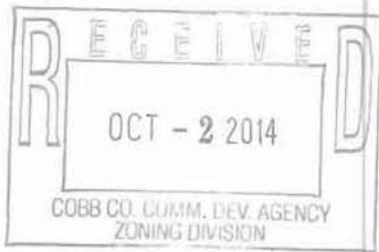
PARCEL(S): 3

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-37
PC Hearing Date: 12-2-14
BOC Hearing Date: 12-16-14

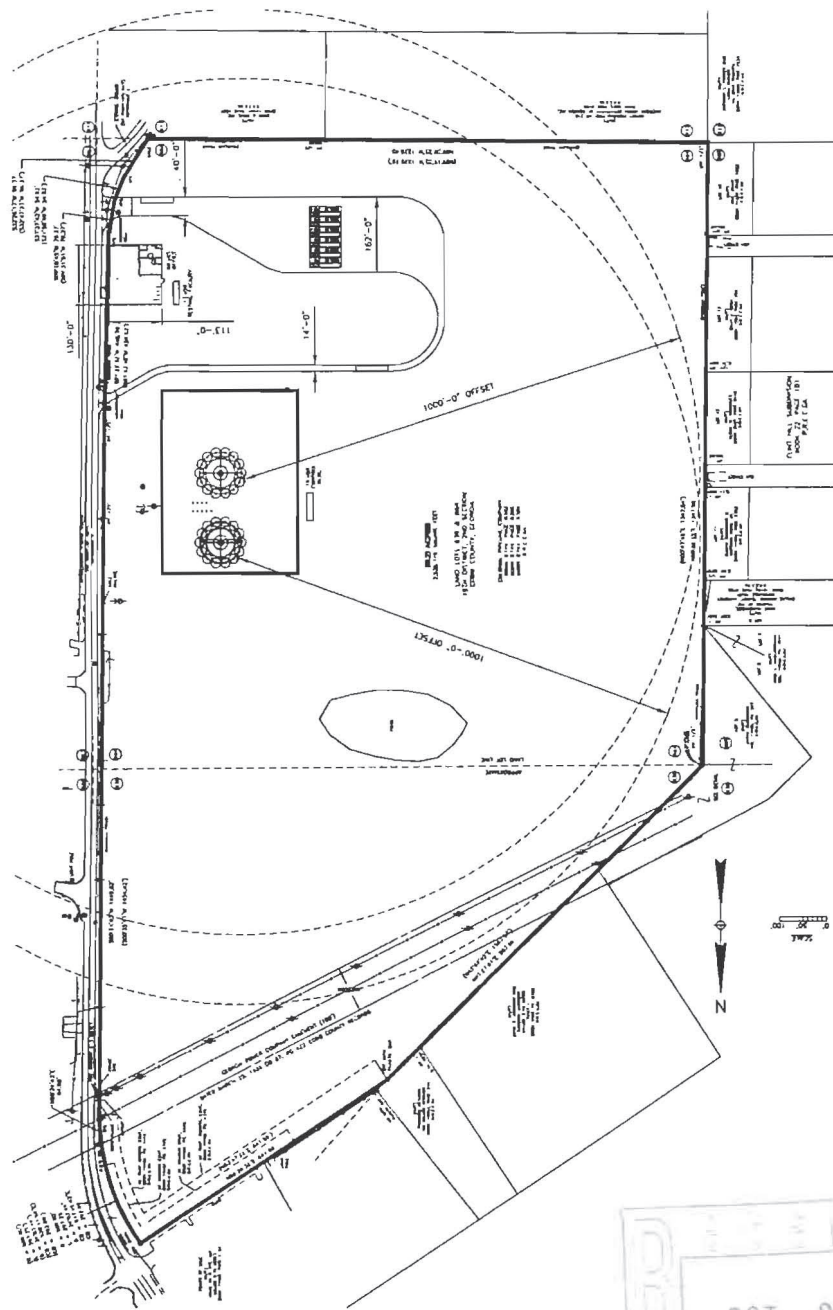
TEMPORARY LAND USE PERMIT WORKSHEET (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? weddings & events / receptions
 2. Number of employees? 2 Full time 3-4 part time
 3. Days of operation? 10 days/month on event months
 4. Hours of operation? 10-5 labours 10-9 weddings
 5. Number of clients, customers, or sales persons coming to the house per day? 3-4 ; Per week? 34 Thurs - Monday
 6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): behind barn

 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.): 1 SUV & truck delivering tables + chairs / rental
 9. Deliveries? No _____ ; Yes (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
Thursday before the scheduled weddings
 10. Does the applicant live in the house? Yes ; No _____
 11. Any outdoor storage? No ; Yes _____ (If yes, please state what is kept outside): _____
 12. Length of time requested (24 months maximum): 24 months
 13. Is this application a result of a Code Enforcement action? No ; Yes _____. (If yes, attach a copy of the Notice of Violation and/or tickets to this form). renewal
 14. Any additional information? (Please attach additional information if needed):
A Few events held each year during good weather.
- Applicant signature: Bonnie Phillips Date: 9/29/14
- Applicant name (printed): Bonnie Phillips

SLUP-22
(2014)

MAGELLAN PLANNING PARTNERS, L.P.	
ATLANTA JUNCTION COBB COUNTY PERMIT PLOT PLAN	
DATE	10/2/2014
PROJECT NO.	XXX-D-1001
SCALE	AS SHOWN
DESIGNED BY	JAMES J. HIGGINS
CHECKED BY	JAMES J. HIGGINS
DATE	10/2/2014



PLOT PLAN



ALL DIMENSIONS SHOWN ARE APPROXIMATE. BOUNDARY INFORMATION DEVELOPED HEREON IS BASED ON A SURVEY PREPARED BY JAMES J. HIGGINS AND ASSOCIATES, L.L.C. ENTITLED "BOUNDARY SURVEY OF 21 ONE ACRE PLOTS FROM ROAD FRONTAGE TO INTERSECTION OF STATE ROUTE 101 AND STATE ROUTE 101, STATED AND SUBD. BY JAMES J. HIGGINS, GEORGIA P.E. 2007".
 JAMES J. HIGGINS
 GEORGIA P.E. 2007



APPLICANT: Magellan Pipeline Company, LP

PETITION NO: SLUP-22

PHONE#: (918) 574-7849 **EMAIL:** Ivory.Hitz@magellanlp.com

HEARING DATE (PC): 12-02-14

REPRESENTATIVE: John H. Moore

HEARING DATE (BOC): 12-16-14

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

PRESENT ZONING: R-20, GC, HI

TITLEHOLDER: Colonial Pipeline Company

PROPOSED ZONING: Special Land

Use Permit

PROPERTY LOCATION: West side of Anderson Farm Road,
south of Powder Springs Road, and on the northerly side of Ewing Road

PROPOSED USE: Complementing Area
Petroleum Operations and Enhancing Gasoline
Supply

ACCESS TO PROPERTY: Anderson Farm Road

SIZE OF TRACT: 58.21 acres

DISTRICT: 19

PHYSICAL CHARACTERISTICS TO SITE: _____

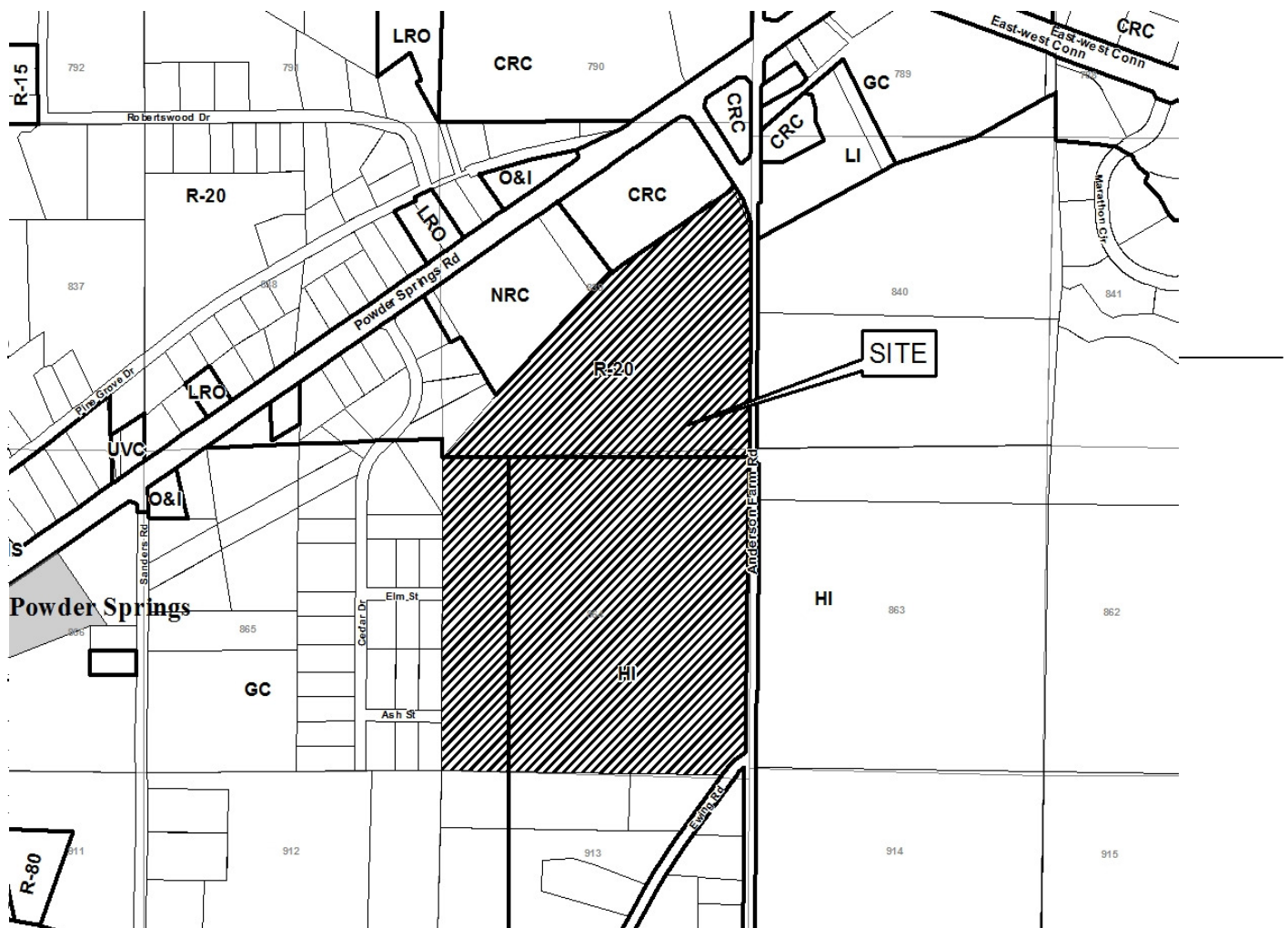
LAND LOT(S): 839, 864

PARCEL(S): 13, 1

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



Application for Special Land Use Permit Cobb County, Georgia

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



Application No. SLUP-22 (2014)

PC Hearing Date: 12/02/2014

BOC Hearing Date: 12/16/2014

Applicant Magellan Pipeline Company, LP Phone # (918) 574-7849
(applicant's name printed)

Address One Williams Center, OTC-9, Tulsa, OK 74172 E-mail Ivory.Hitz@magellanlp.com

Moore Ingram Johnson & Steele, LLP

John H. Moore Address Emerson Overlook, 326 Roswell Street
(representative's name, printed) Marietta, GA 30060

BY: [Signature] Phone # (770) 429-1499 E-mail jmoore@mjs.com
(representative's signature) Georgia Bar No. 519800 w7@mjs.com

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: January 10, 2015



Titleholder Colonial Pipeline Company Phone # (678) 762-2200 E-mail _____
(titleholder's name, printed)

Signature See Attached Exhibit "A" Address Suite 100, 1185 Sanctuary Parkway
(attach additional signature, if needed) Alpharetta, GA 30009

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Present Zoning GC, HI, R-20 Size of Tract 58.21 Acre(s)

For the Purpose of Complementing Area Petroleum Operations and Enhancing Gasoline Supply

Location Westerly side of Anderson Farm Road; Southerly of Powder Springs Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 839, 864 District(s) 19th

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

to the best of our knowledge, information, and belief.

MAGELLAN PIPELINE COMPANY, LP
BY: [Signature]
(applicant's signature)
TITLE: PROJECT MANAGER

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.

to the best of our knowledge, information, and belief.

MAGELLAN PIPELINE COMPANY, LP
BY: [Signature]
(applicant's signature)
TITLE: PROJECT MANAGER

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: SLUP- 22 (2014)
Hearing Dates: December 2, 2014
December 16, 2014

Applicant: Magellan Pipeline Company, LP
Titleholder: Colonial Pipeline Company

COLONIAL PIPELINE COMPANY

BY: [Signature]
TITLE: VICE PRESIDENT TECHNICAL SERVICES *pa*

Printed Name: ROBERT O. BARBEAUD



[Corporate Seal]

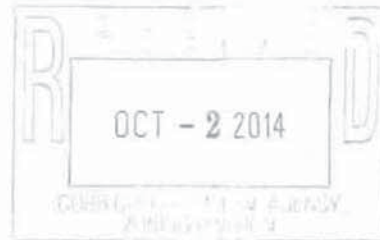
Date Executed: 10/1/14

Address: Suite 100, 1185 Sanctuary Parkway
Alpharetta, Georgia 30009

Telephone No.: (678) 762-2200

Signed, sealed, and delivered in the presence of:

[Signature]
Notary Public
Commission Expires: May 23, 2016



NO.	DATE	DESCRIPTION



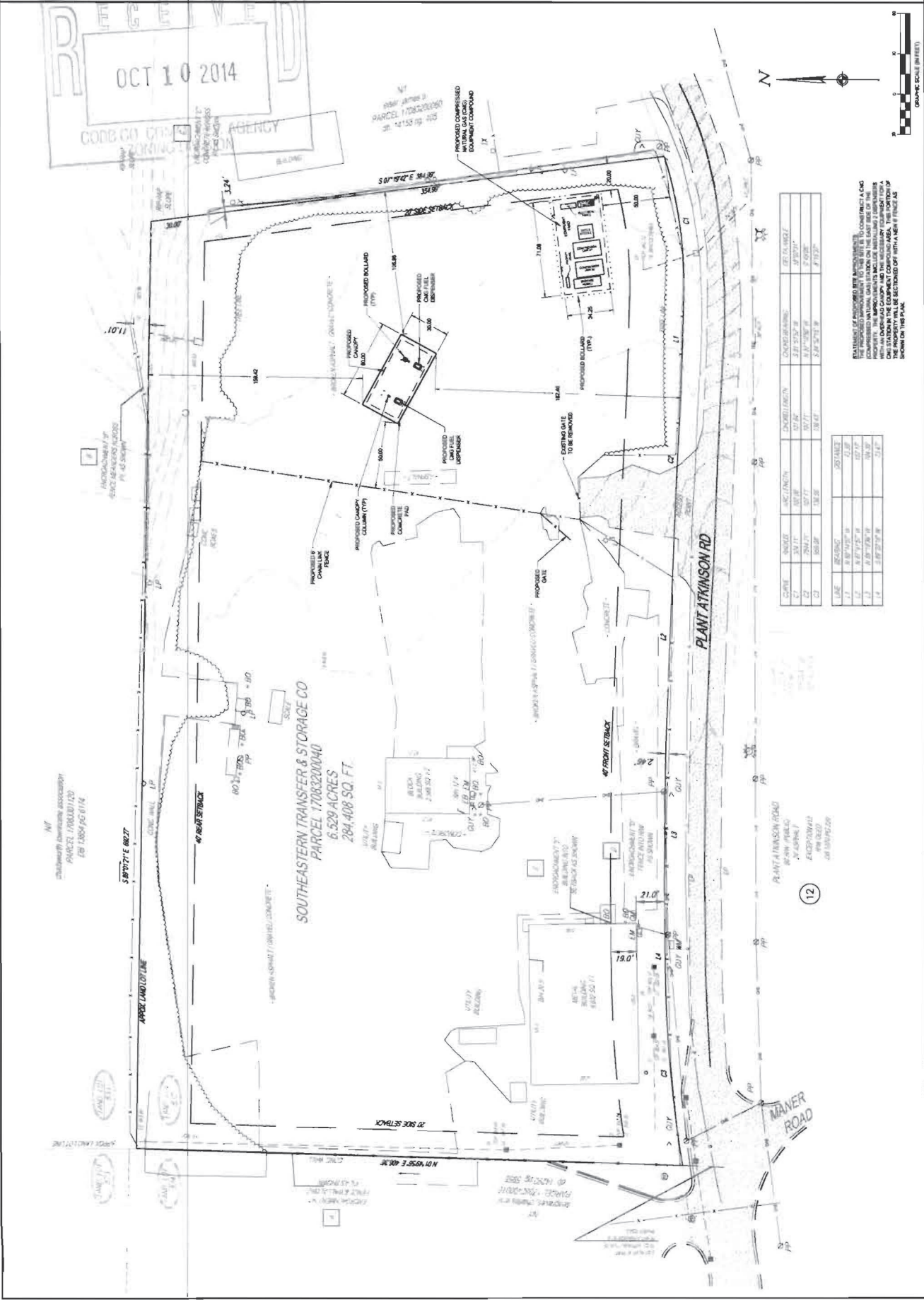
**SLUP-23
(2014)**

PRELIMINARY SITE PLAN

STATE OF GEORGIA
A.G.A.

CREATION TO COMPLETION
WWW.CESOINC.COM

DATE	
SCALE	
DRAWN	
DESIGN	
DECISION	
CHECKED	
DATE	
SHEET NO.	
TOTAL SHEETS	



OCT 10 2014

CODE BOOK OFFICE
PLANNING AGENCY



LINE	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
1	S 67° 15' 00" W	107.64	S 67° 15' 00" W	107.64
2	S 67° 15' 00" W	107.64	S 67° 15' 00" W	107.64
3	S 67° 15' 00" W	107.64	S 67° 15' 00" W	107.64

LINE	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
1	S 67° 15' 00" W	107.64	S 67° 15' 00" W	107.64
2	S 67° 15' 00" W	107.64	S 67° 15' 00" W	107.64
3	S 67° 15' 00" W	107.64	S 67° 15' 00" W	107.64

STATEMENT OF PROPOSED SITE IMPROVEMENTS
THE PROPOSED IMPROVEMENTS TO THIS SITE TO CONSTRUCT A C&C FACILITY, THE IMPROVEMENTS TO INCLUDE INSTALLING 2 EMPLOYEE CHANGING ROOMS, 1 RESTROOM, 1 OFFICE, 1 STORAGE AREA, AND 1 CHANGING GATE. THE PORTION OF THE PROPERTY WILL BE SECTIONED OFF WITH A NEW FENCE AS SHOWN ON THIS PLAN.

SOUTHEASTERN TRANSFER & STORAGE CO
PARCEL 1708320040
6.529 ACRES
284,408 SQ. FT.

NOT TO SCALE
SOUTH EASTERN TRANSFER & STORAGE CO
PARCEL 1708320040
6.529 ACRES
284,408 SQ. FT.

(12)

APPLICANT: Zach Freshner/CESO, Inc.

PETITION NO: SLUP-23

PHONE#: (614) 794-7080 **EMAIL:** freshner@cesoinc.com

HEARING DATE (PC): 12-02-14

REPRESENTATIVE: Zach Freshner

HEARING DATE (BOC): 12-16-14

PHONE#: (614) 794-7080 **EMAIL:** freshner@cesoinc.com

PRESENT ZONING: HI

TITLEHOLDER: Southeastern Transfer & Storage, Inc.

PROPOSED ZONING: Special Land

PROPERTY LOCATION: North side of Plant Atkinson Road,
east of North Church Lane

Use Permit

(2561 Plant Atkinson Road)

PROPOSED USE: Compressed Natural

ACCESS TO PROPERTY: Plant Atkinson Road

Gas Station

SIZE OF TRACT: 6.529 acres

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 17

LAND LOT(S): 832

PARCEL(S): 4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT



Application for Special Land Use Permit Cobb County, Georgia

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

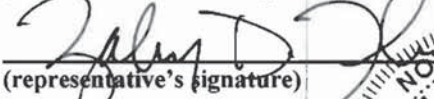


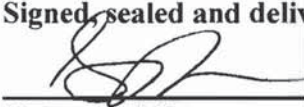
Application No. SLUP-23
PC Hearing Date: 12-2-14
BOC Hearing Date: 12-16-14

Applicant ZACH FRESHNER / CESO, INC. Phone # (614) 794-7080 EXT. 1902
(applicant's name printed)

Address 2800 CORPORATE EXCHANGE DRIVE, SUITE 160 E-mail freshner@cesoinc.com

ZACH FRESHNER Address 2800 CORPORATE EXCHANGE DRIVE, SUITE 160
(representative's name, printed)

 Phone # (614) 794-7080 E-mail freshner@cesoinc.com
(representative's signature)

Signed, sealed and delivered in presence of  My commission expires: 3-18-2018
Notary Public

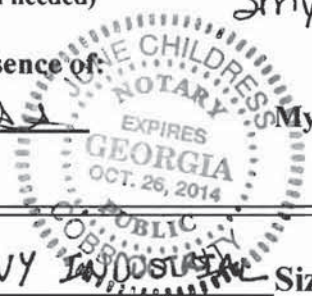


SAMANTHA ALLEN
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
March 14, 2018

Titleholder Southeastern Transfer & Storage Co. Inc. Phone # 404-994-2401 E-mail dchambers@setransfer.com
(titleholder's name, printed)

Signature Donna Chambers Address 2561 Plant Atkinson Rd.
(attach additional signature, if needed) Smyrna, GA 30080

Signed, sealed and delivered in presence of  My commission expires: 10/26/14
Notary Public



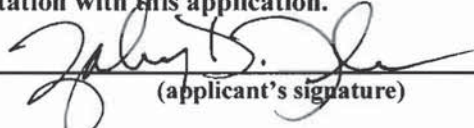
Present Zoning HI - HEAVY INDUSTRIAL Size of Tract 6.529 Acre(s)

For the Purpose of PROPOSED LNG (COMPRESSED NATURAL GAS) STATION

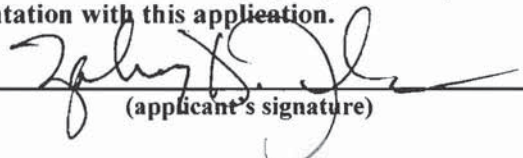
Location 2561 PLANT ATKINSON Rd.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 832 District(s) 17

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


(applicant's signature)

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


(applicant's signature)