

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: February 3, 2015

Board of Commissioners Hearing Date: February 17, 2015

Due Date: January 2, 2015

Date Distributed/Mailed Out: December 15, 2014



Cobb County... Expect the Best!

Z-1
(2015)

Gaskins
ENGINEERING
PLANNING/CONSULTING
CONSTRUCTION MONITORING
1906 Peachtree Dunwoody Road
Atlanta, Georgia 30328
Phone: (770) 424-7104
www.gaskins.com

MARS HILL ROAD
TRACT
LAND LOT 186 & 195, 20TH DISTRICT, 2ND SECTION,
COBURN COUNTY, GEORGIA

ZONING PLAN



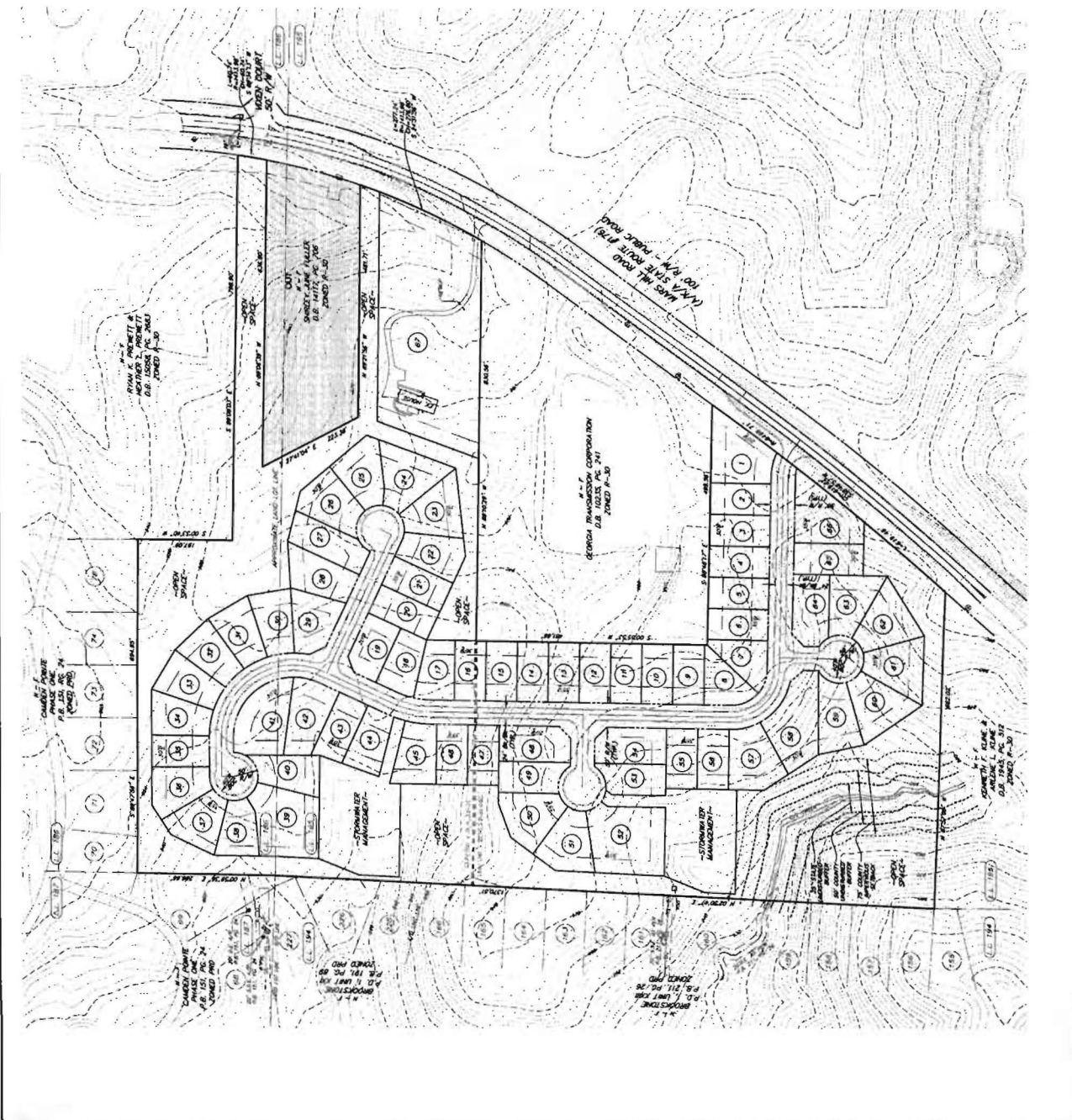
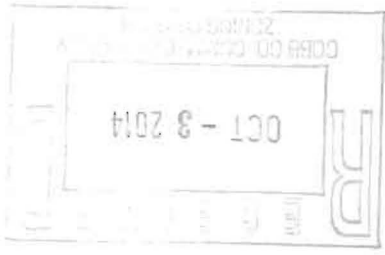
PROJECT ID	FIELD BOOK
DRAWN BY	F121
CHECKED BY	DPM
SCALE	1" = 100'
ISSUE DATE	10/06/14
SHEET NUMBER	01

NOT ISSUED FOR CONSTRUCTION



LOCATION MAP 1" = 2000'

- 1. TOTAL AREA = 22.0 AC
- 2. TOTAL AREA = 2.17 AC
- 3. TOTAL AREA = 2.17 AC (FOR ROAD, P&ID)
- 4. TOTAL AREA = 2.17 AC (FOR ROAD, P&ID)
- 5. TOTAL AREA = 2.17 AC (FOR ROAD, P&ID)
- 6. TOTAL AREA = 2.17 AC (FOR ROAD, P&ID)
- 7. TOTAL AREA = 2.17 AC (FOR ROAD, P&ID)
- 8. TOTAL AREA = 2.17 AC (FOR ROAD, P&ID)
- 9. TOTAL AREA = 2.17 AC (FOR ROAD, P&ID)
- 10. TOTAL AREA = 2.17 AC (FOR ROAD, P&ID)
- 11. TOTAL AREA = 2.17 AC (FOR ROAD, P&ID)
- 12. TOTAL AREA = 2.17 AC (FOR ROAD, P&ID)
- 13. TOTAL AREA = 2.17 AC (FOR ROAD, P&ID)
- 14. TOTAL AREA = 2.17 AC (FOR ROAD, P&ID)
- 15. TOTAL AREA = 2.17 AC (FOR ROAD, P&ID)
- 16. TOTAL AREA = 2.17 AC (FOR ROAD, P&ID)
- 17. TOTAL AREA = 2.17 AC (FOR ROAD, P&ID)
- 18. TOTAL AREA = 2.17 AC (FOR ROAD, P&ID)
- 19. TOTAL AREA = 2.17 AC (FOR ROAD, P&ID)
- 20. TOTAL AREA = 2.17 AC (FOR ROAD, P&ID)



APPLICANT: Forestar (USA) Real Estate Group, Inc.

PHONE#: 770-272-8139 **EMAIL:** ChuckOlderman@forestargroup.com

REPRESENTATIVE: Parks Huff

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

TITLEHOLDER: Estate of Leona Hall Price f/k/a Leona Hall Johnson,
Debra B. Landers, Shirley June Fuller, Margaret P. Glenn

PROPERTY LOCATION: West side of Mars Hill Road, south of
Camden Lake Parkway.

ACCESS TO PROPERTY: Mars Hill Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-1

HEARING DATE (PC): 02-03-15

HEARING DATE (BOC): 02-17-15

PRESENT ZONING: R-20/OSC, R-30

PROPOSED ZONING: R-15/OSC

PROPOSED USE: Residential Subdivision

SIZE OF TRACT: 32.51 acres

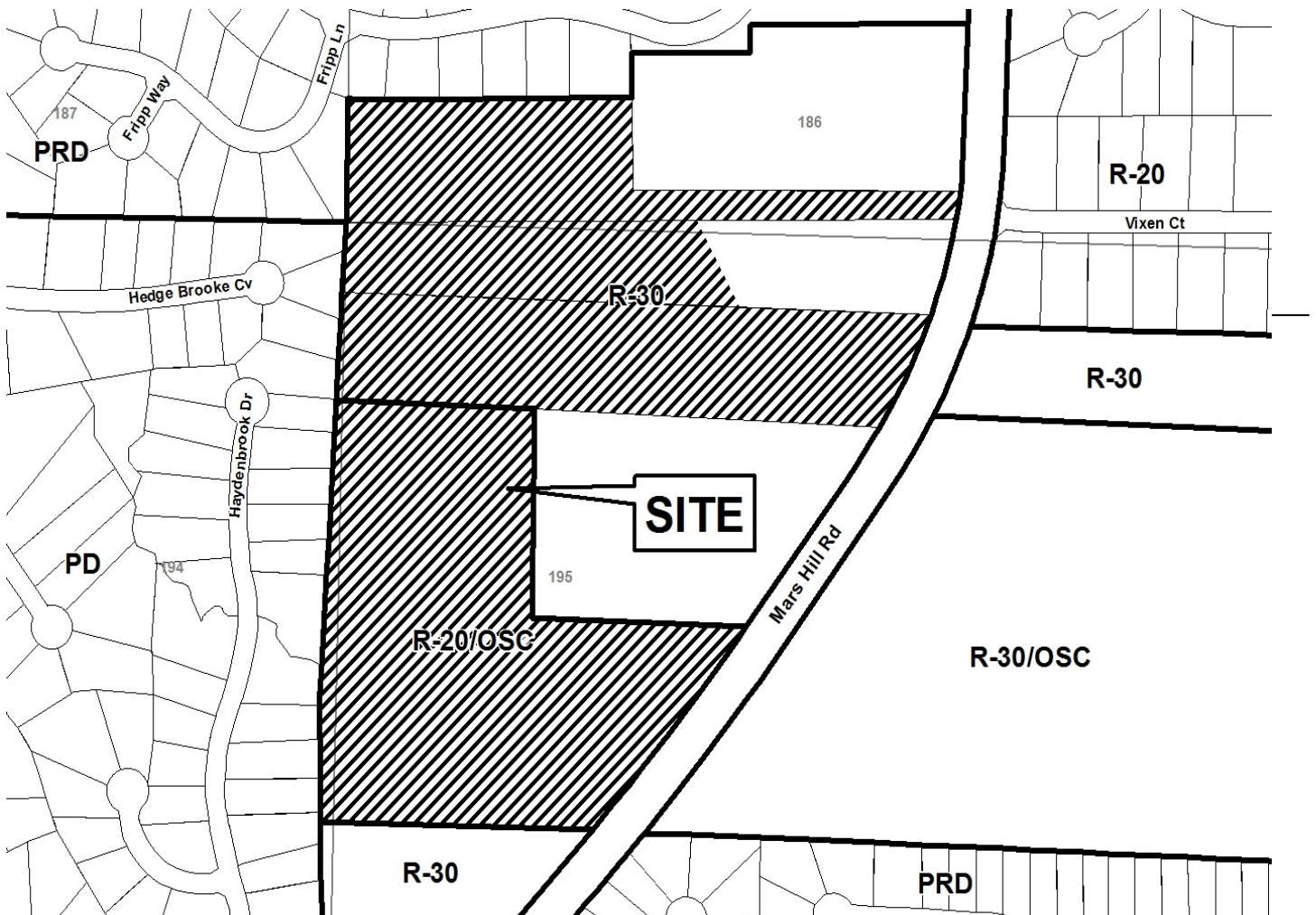
DISTRICT: 20

LAND LOT(S): 186, 195

PARCEL(S): 1, 3, 12, 135

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: _____





Application #: Z-1
PC Hearing Date: 2-3-15
BOC Hearing Date: 2-17-15



Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2500 to 3500 square feet
- b) Proposed building architecture: Traditional with brick, stone and cementitious board siding
- c) Proposed selling prices(s): \$300k to 400k
- d) List all requested variances: None at this time

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

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

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

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

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

Applicant signature: [Signature] Date: 10-3-14

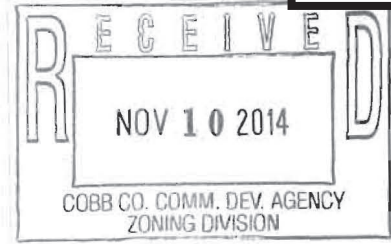
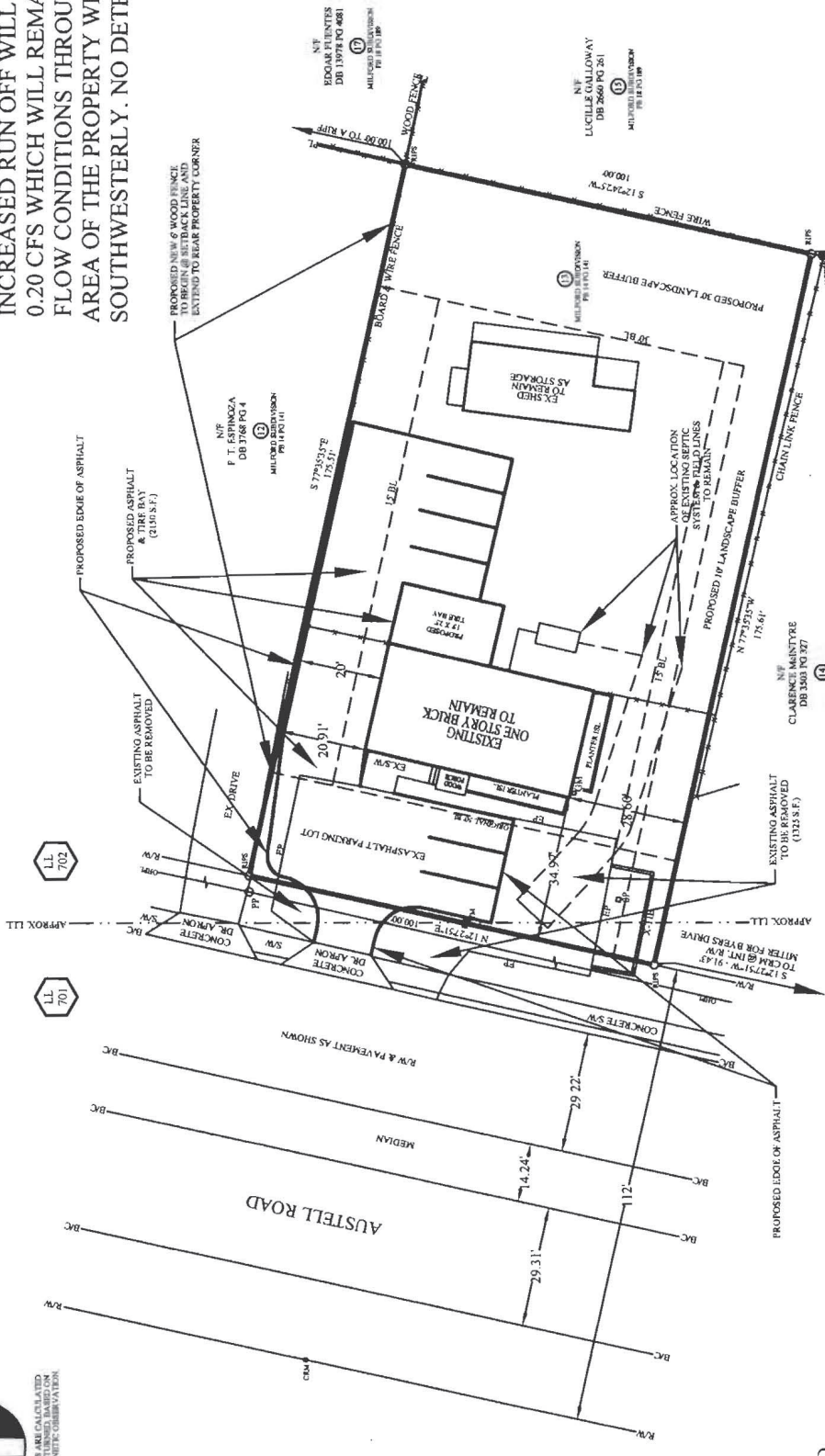
Applicant name (printed): Parks F. Huff, Esq., On Behalf of Applicant

TRACT AREA = 0.403 ACRES (17,556 S.F.)



ALL DIMENSIONS ARE CALCULATED FROM AN UNLINED CENTERLINE, BASED ON A DOUBLE MAGNETIC COMPASS VALUE.

LL 701
LL 702



THE FIELD DATA REPRESENTS THE FIELD SURVEY OF THE PROPERTY AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER SURVEY OR AS A BASIS FOR ANY OTHER ACTION.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE INSURANCE POLICY AND ENCUMBRANCES MAY EXIST WHICH MIGHT AFFECT THIS PROPERTY.

GRAPHIC SCALE IN FEET

0 20 40 60



NO. 3521	COMP.
PAUL LEE	JOB.
11/10/14	701 JMBRP

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

3077 AUSTELL ROAD, MARIETTA, GA. 30060
TAX ID # 19070200250 DB 21 99 PG 486
LOT 13 BLOCK B MILFORD SUBD. PB 14 PG 141
LAND LOT 702 19TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1" = 20'

REZONING PL 17 FOR
VICTOR NAWALA NGON

NOTE: THE PROPOSED PLAN WILL HAVE A NET INCREASE OF 1425 S.F. OF ASPHALT. THE INCREASED RUN OFF WILL BE LESS THAN 0.20 CFS WHICH WILL REMAIN IN SHEET FLOW CONDITIONS THROUGH THE GRASSED AREA OF THE PROPERTY WHICH FLOWS SOUTHWESTERLY. NO DETENTION IS PROPOSED.

GENERAL NOTES:

1. CURRENT ZONING GC
2. PROPOSED ZONING NRC
3. PROPOSED VARIANCE FOR FRONT SETBACK TO 34'
4. PROPOSED VARIANCE FOR LOT SIZE TO 17,556 S.F.
5. PROPOSED USE A TIRE STORE WITH PARKING AS SHOWN.

LEGEND

BC - BACK OF CURB
C&M - CONCRETE RIGHT OF WAY MARKER
C&M - CONCRETE RIGHT OF WAY MARKER
DE - DEED BOOK
DE - DRAINAGE EASEMENT
EP - EXISTING EDGE OF PAVEMENT
INT - INTERSECTION
ISI - ISLAND
LL - LAND LOT LINE
NF - NOW OR FORMERLY
OPL - OVERHEAD POWER LINE
OTF - OTHER TOP PIN FOUND
PG - PAGE BOOK
PL - PROPERTY LINE
PF - POWER POLE
RUP - REBAR IRON PIN SET
R.W. - RIGHT-OF-WAY
S.W. - SIDEWALK
W.A. - WATER METER

REVISION: 11-7-14 UPDATE SITE PLAN

REVISION: 1-7-14 ADDED PROPOSED BUFFERS, TWO ADDITIONAL PARKING SPACES, AND EXPANDED TIRE BAY. REVISED FLOW CAL. AND ADDED NOTE FOR NEW FENCE ALONG NORTH PROPERTY LINE.

APPLICANT: Victor Nwala Ngon
PHONE#: 404-645-1452 **EMAIL:** victornwall@yahoo.fr
REPRESENTATIVE: Garvis L. Sams, Jr.
PHONE#: 770-422-7016 **EMAIL:** gsams@slhb-law.com
TITLEHOLDER: Victor Nwala Ngon

PETITION NO: Z-2
HEARING DATE (PC): 02-03-15
HEARING DATE (BOC): 02-17-15
PRESENT ZONING: LRO

PROPERTY LOCATION: East side of Austell Road, north of Byers Drive.

PROPOSED ZONING: NRC
PROPOSED USE: Tire store

ACCESS TO PROPERTY: Austell Road

SIZE OF TRACT: 0.403 acre

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 19

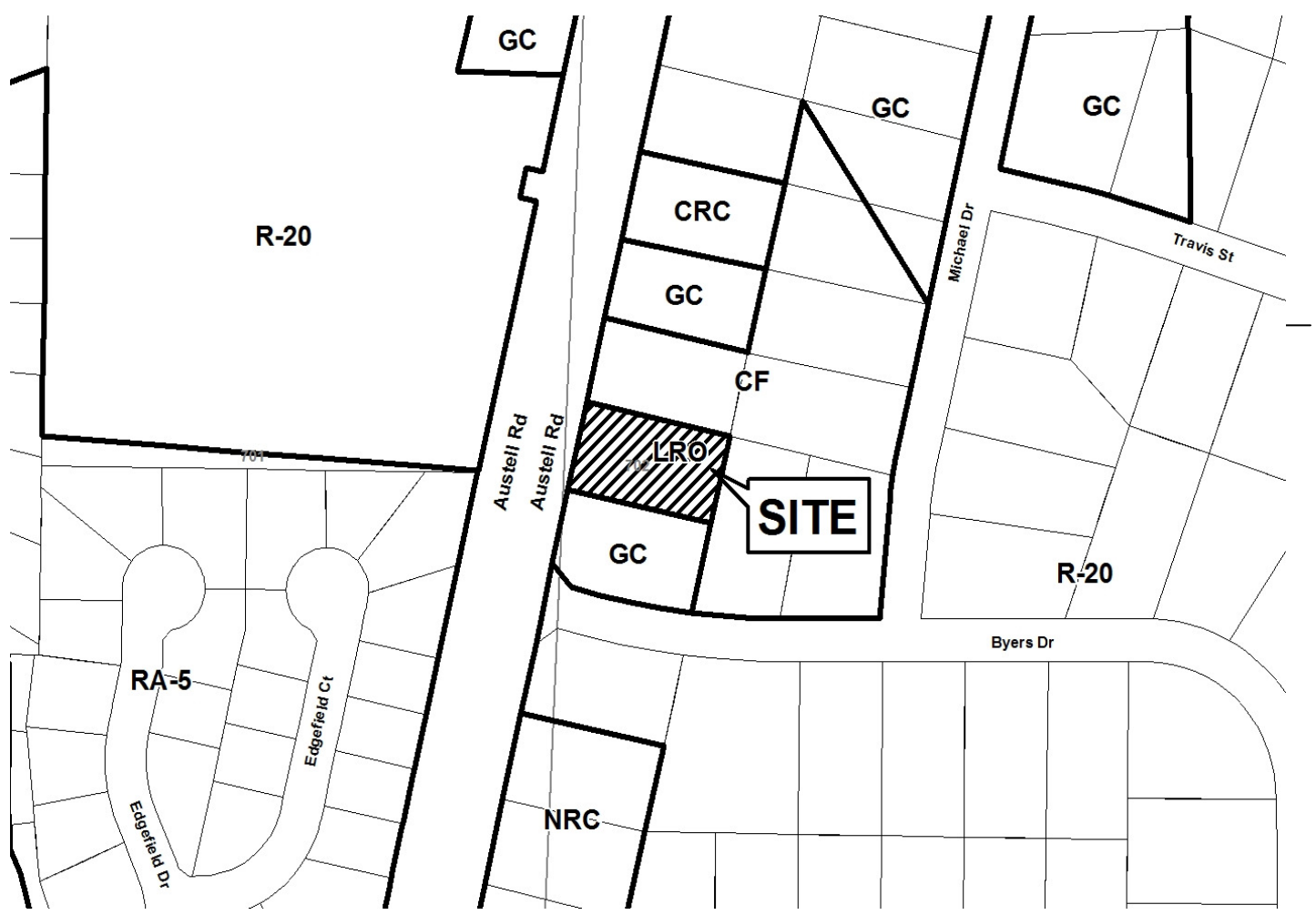
LAND LOT(S): 701, 702

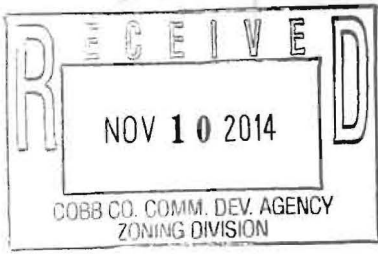
PARCEL(S): 25

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application #: Z- 2
PC Hearing Date: February 3, 2015
BOC Hearing Date: February 17, 2015

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): Continental Tires & Rims shop.
- b) Proposed building architecture: Utilization of the existing house which will be used as an office and the addition of a 13' x 25' building containing work bay to the rear of the house.
- c) Proposed hours/days of operation: Monday thru Saturday 7:00 a.m. to 7:00 p.m.
Sunday 9:00 a.m. to 4:00 p.m.
- d) List all requested variances: Waive the front setback to 34 feet and waive the lot size from 20,000 square feet to 17,556 square feet (0.403 acres)

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

The subject property is surrounded by non-residential uses and is located within the confines of a Neighborhood Activities Center ("NAC").

.....
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: 11/10/14

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

Z-3
(2015)

4291 TRICKUM ROAD
LOT SPLIT
LAND LOT 196, 16TH, DISTRICT 2ND, SECTION
COBB COUNTY GEORGIA

LDP Design Group
1000 W. Peachtree Street, N.W.
Atlanta, Georgia 30309
Phone: (404) 525-8888
Fax: (404) 525-8899
www.lpd.com

SUNBELT CONSTRUCTION GROUP
3357 CHILDERS ROAD
ROSWELL, GEORGIA 30076
PHONE: (770) 912-6006

DATE: 11/26/2014

AS-SHOWN

13-114

SHEET

C-1.2

EROSION CONTROL NOTES:

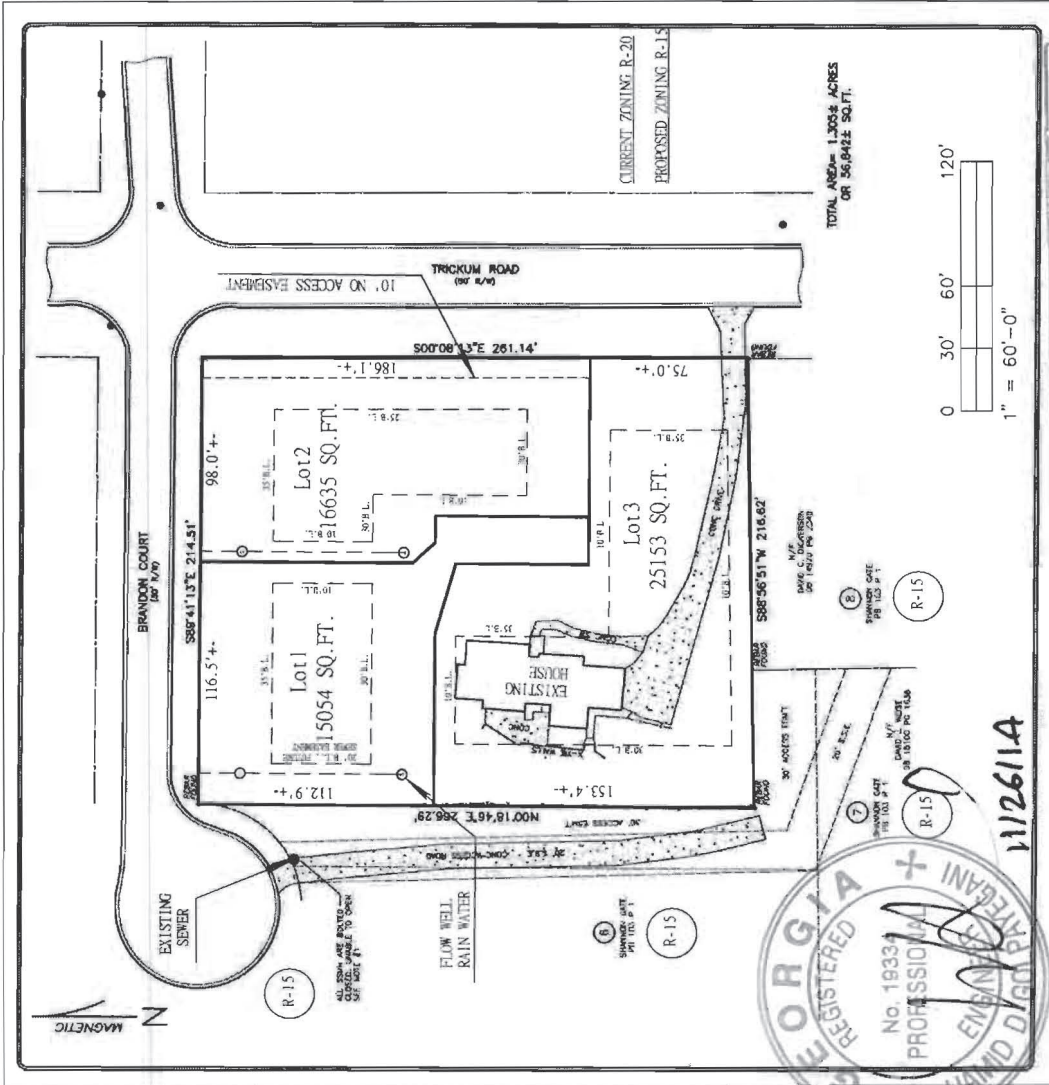
1. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.
2. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
3. ALL FILL SLOPES WILL HAVE SILT FENCE AT TOE OF SLOPES.
4. SITE DOES NOT HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
5. THERE ARE NO CRITICAL EROSION AREAS ON SITE.
6. THERE IS NO VEGETATION ON LIMIT OF CONSTRUCTION.
7. THERE IS NO WETLAND, OR LAKE WITHIN 500' ON PROPERTY.

SITE DEVELOPMENT NOTES:

1. THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO OR CONCURRENTLY WITH LAND DISTURBING ACTIVITIES.
2. CONSTRUCTION WASTE AND/OR VEGETATIVE MATERIAL MAY NOT BE BURIED OR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.
3. OUTSIDE CONSTRUCTION SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 7:00 PM MONDAY TO FRIDAY, 8:00 AM TO 6:00 PM ON SATURDAY, AND THERE WILL BE NO OUTSIDE CONSTRUCTION ON SUNDAY.
4. ALL UTILITY LINES SHALL BE INSTALLED UNDERGROUND.
5. PRIOR TO POURING, (IF APPLICABLE) FOR AND 309'-GRADE SHALL BE INSPECTED.
6. ALL STORM WATER SHALL REDIRECTED AWAY FROM THE NEW BUILDING AND DOWNSTREAM PROPERTIES; REAR YARD STORM WATER SHALL BE DIVERTED TO THE COMMON DOWNSTREAM STAKE.
7. ALL DRAINAGE SWALES SHALL CONTAIN SOD OR BE SUPPLEMENTED WITH MATTING, (NO).

DEVELOPMENT DATA:

GENERAL:	SINGLE FAMILY RESIDENTIAL
DEVELOPMENT TYPE:	PROPOSED R-20 TO R-15
ZONING:	
PROJECT DATA:	
TOTAL AREA: (PROJECT)	56,842 SF. = 1.30 ACRES
TOTAL AREA: (LOT 1)	15,054 SF. = 0.345 ACRES
TOTAL AREA: (LOT 2)	18,635 SF. = 0.382 ACRES
TOTAL AREA: (LOT 3)	25,153 SF. = 0.577 ACRES
BUILDING DATA:	LOTS 1 & 2:
NEW TWO STORY SINGLE FAMILY RESIDENTIAL	
FIRST FLOOR AREA = 1,549 SF.	
SECOND FLOOR AREA = 2,121 SF.	
TOTAL HEATED FLOOR AREA = 3,670 SF.	
TOTAL 3-DOOR GARAGE AREA = 792 SF.	
CONCRETE PATIO AREA = 200 SF.	
BUILDING FOOT PRINT AREA = 1,684 SF.	
DRIVEWAY AREA = 700 SF.	
SANITARY SERVICE:	COBB COUNTY PUBLIC SEWER SYSTEM
WATER SERVICE:	COBB COUNTY PUBLIC WATER.
BUILDING SETBACKS:	
FRONT BUILDING LINE:	35 FT.
REAR BUILDING LINE:	30 FT.
SIDE BUILDING LINE:	10 FT.
TOTAL IMPERVIOUS AREA PER LOT = 3,288 SF. = 0.07AC	
LOT 1 COVERAGE = 21.82% LOT 2 COVERAGE = 19.75%	



RECEIVED
DEC 1 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

REGISTERED PROFESSIONAL ENGINEER
NO. 1933
HAND DRAWN
11/26/14

APPLICANT: Paul Amina and Pradeep Gutta

PHONE#: 770-912-5565 **EMAIL:** paulamina59@gmail.com

REPRESENTATIVE: Paul Amina

PHONE#: 770-912-5565 **EMAIL:** paulamina59@gmail.com

TITLEHOLDER: Paul Amina and Pradeep Gutta

PROPERTY LOCATION: At the southwest intersection of Trickum Road and Brandon Court

ACCESS TO PROPERTY: Trickum Road and Brandon Court

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-3

HEARING DATE (PC): 02-03-15

HEARING DATE (BOC): 02-17-15

PRESENT ZONING: R-20

PROPOSED ZONING: R-15

PROPOSED USE: Three Single-Family Houses

SIZE OF TRACT: 1.3 acres

DISTRICT: 16

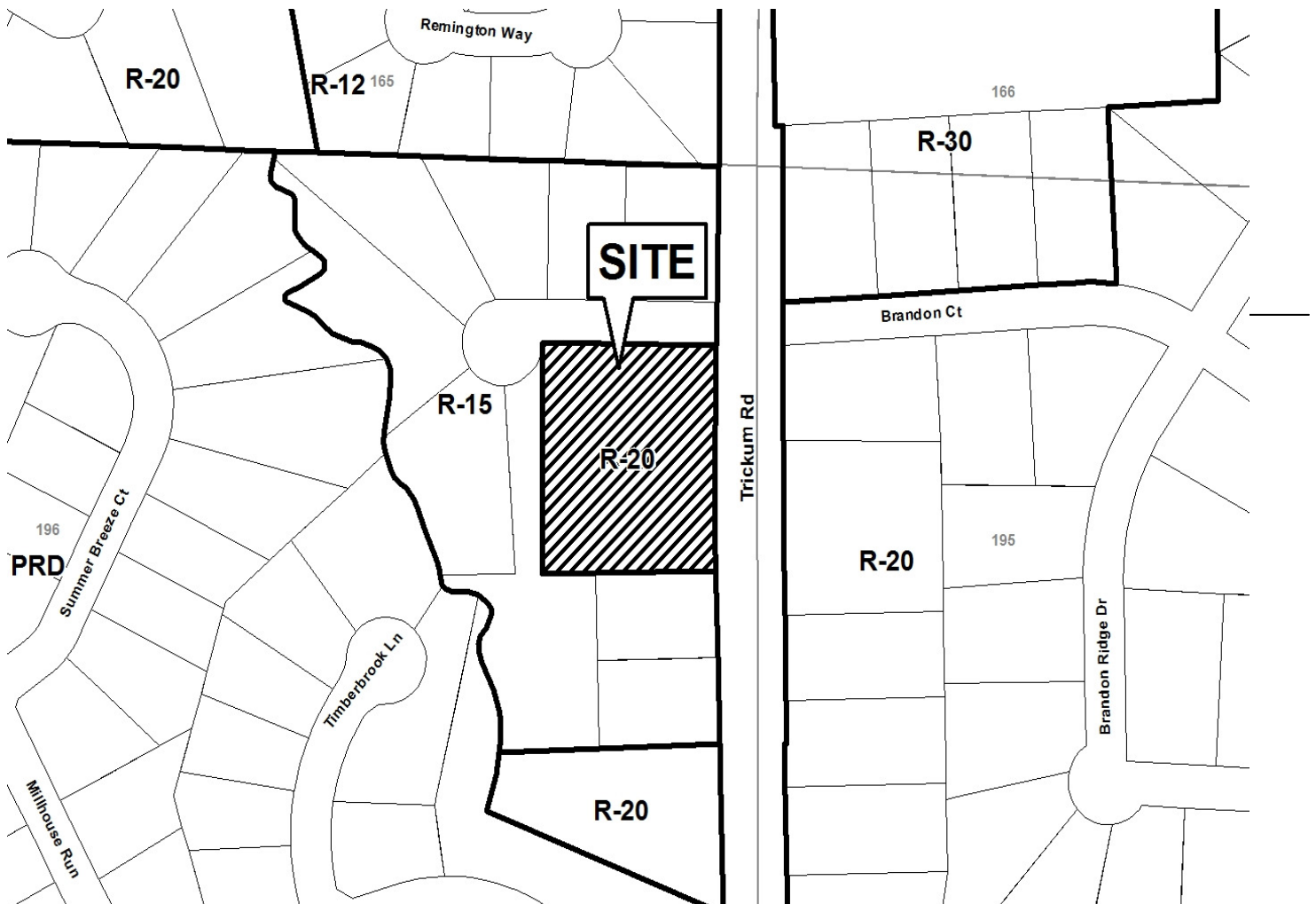
LAND LOT(S): 196

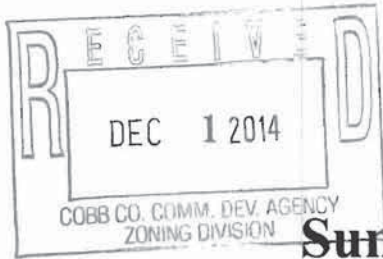
PARCEL(S): 3

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: Z-3
PC Hearing Date: 2-3-15
BOC Hearing Date: Z-17-15

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 3000-4000 sq.ft. (each of 2 new)
- b) Proposed building architecture: ~~2 side brick~~ European P.A.
- c) Proposed selling prices(s): 450K - 550K
- d) List all requested variances: None

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

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

It is estimated that each new home will create approximately 3300 sq.ft. of impervious area 2300 - home, 700 - driveway and 200 - deck pad) - total of 6,600 sq.ft. sq.ft. The applicants intend to install Flo-Well systems to manage excess rain water, as shown on the plat. The existing home will not be disturbed.

.....
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). NA

.....
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: NA Date: 11/24/2014
Applicant name (printed): PRADEEP GUTTA, PAUL AMINA

Z-4
(2015)

REVISIONS	DATE
FOR REVIEW	11/26/14

3353 Childers Road
LOT SPLIT
LAND LOT 28, 1ST. DISTRICT,
2ND SECTION
COBB COUNTY, GEORGIA

LDPD Design Group
LAND DEVELOPMENT & PLANNING
ARCHITECTS, PLANNERS, ENGINEERS
1150 LEA DRIVE
ROSWELL, GEORGIA 30076
PHONE: (770) 992-3829
EMAIL: LAND@LDPD.COM

DEVELOPER
SUNBELT CONSTRUCTION GROUP
1150 LEA DRIVE
ROSWELL, GEORGIA 30076
PHONE: (770) 912-6666

DATE	11/26/2014
SCALE	AS-SHOWN
JOB NO.	14-114
SHEET	C-1.2

DF SHEETS
OF

EROSION CONTROL NOTES:

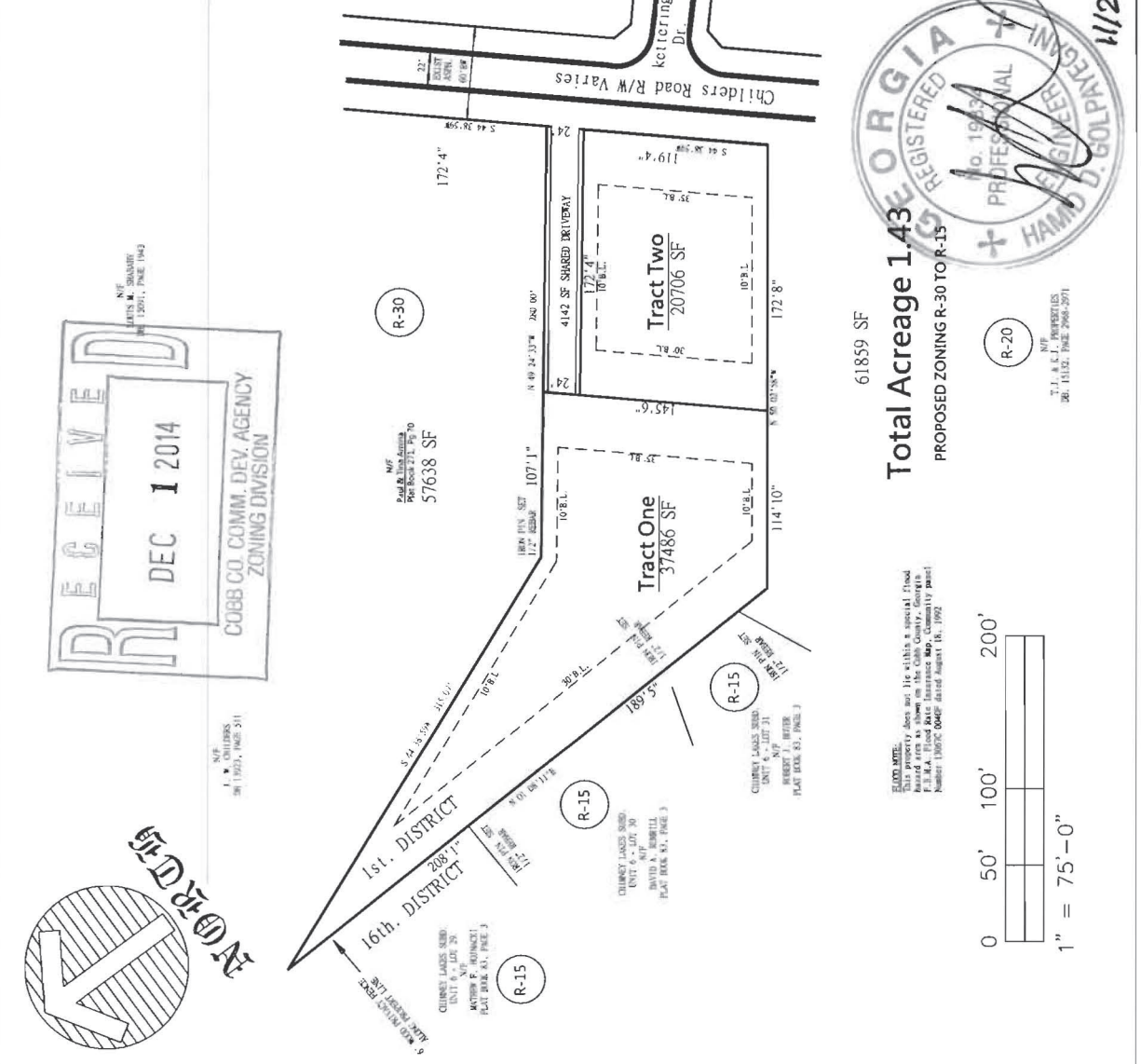
1. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS DEEMED NECESSARY AFTER CONSULTATION WITH THE ISSUING AGENCY.
2. ALL CUT AND FILL SLOPES SHALL BE SURFACE CHECKED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
3. ALL FILL SLOPES WILL HAVE SILT FENCE AT TOE OF SLOPES.
4. SITE DOES NOT HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
5. THERE ARE NO CRITICAL EROSION AREAS ON SITE.
6. THERE IS NO VEGETATION ON LIMIT OF CONSTRUCTION.
7. THERE IS NO WETLAND, OR LAKE WITHIN 500' ON PROPERTY.

SITE DEVELOPMENT NOTES:

1. THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
2. CONSTRUCTION WASTE AND/OR VEGETATIVE MATERIAL MAY NOT BE BURNED OR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.
3. ALL WORK SHALL BE COMPLETED BY 5:00 PM ON SATURDAY AND 7:00 PM MONDAY TO FRIDAY; 8:00 AM TO 6:00 PM ON SUNDAY, AND THERE WILL BE NO OUTSIDE CONSTRUCTION ON SUNDAY.
4. ALL UTILITY LINES SHALL BE INSTALLED UNDERGROUND.
5. ALL STORM WATER SHALL BE REDIRECTED AWAY FROM THE NEW BUILDING AND DOWNSTREAM PROPERTIES. REAR YARD STORM WATER SHALL BE DIVERTED TO THE COMMON DOWNSIDE DRAINAGE.
6. ALL UTILITIES SHALL CONTAIN 900 OR BE SUPPLEMENTED WITH MATTING (M6).

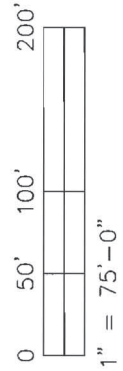
DEVELOPMENT DATA:

GENERAL:	SINGLE FAMILY RESIDENTIAL
DEVELOPMENT TYPE:	PROPOSED R-30 TO R-15
ZONING:	
PROJECT DATA:	61,859 SF. = 1.43 ACRES
TOTAL AREA: (PROJECT)	LOT 1 37,486 SF. LOT 2 20,706 SF.
TOTAL AREA: (LOT 1)	37,486 SF.
TOTAL AREA: (LOT 2)	20,706 SF.
BUILDING DATA:	NEW TWO STORY SINGLE FAMILY RESIDENTIAL
LOTS 1 & 2:	
FIRST FLOOR AREA	= 2,385 SF.
SECOND FLOOR AREA	= 1,229 SF.
TOTAL FLOOR AREA	= 3,614 SF.
TOTAL 3-POOR GARAGE AREA	= 702 SF.
CONCRETE PAVT AREA	= 138 SF.
BUILDING FOOT PRINT AREA	= 3,286 SF.
SANITARY SERVICE:	COBB COUNTY PUBLIC SEWER SYSTEM
WATER SERVICE:	COBB COUNTY PUBLIC WATER.
BUILDING SETBACKS:	
FRONT BUILDING LINE:	35 FT.
REAR BUILDING LINE:	30 FT.
SIDE BUILDING LINE:	10 FT.
TOTAL IMPERVIOUS AREA	= 3285 SF. = 0.06 ACRE
LOT 1 COVERAGE	= 8.76% LOT 2 COVERAGE = 16.66%



RECEIVED
DEC 1 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Total Acreage 1.43
PROPOSED ZONING R-30 TO R-15



11/26/14

APPLICANT: Mehri Sanayei

PHONE#: 770-912-5565 EMAIL: Paulamina59@gmail.com

REPRESENTATIVE: Paul Amina

PHONE#: 770-912-5565 EMAIL: Paulamina59@gmail.com

TITLEHOLDER: Mehri D. Sanayei

PETITION NO: Z-4

HEARING DATE (PC): 02-03-15

HEARING DATE (BOC): 02-17-15

PRESENT ZONING: R-30

PROPOSED ZONING: R-15

PROPOSED USE: Two Single-Family
Houses

SIZE OF TRACT: 1.43 acres

DISTRICT: 1

LAND LOT(S): 28

PARCEL(S): 60

TAXES: PAID X DUE _____

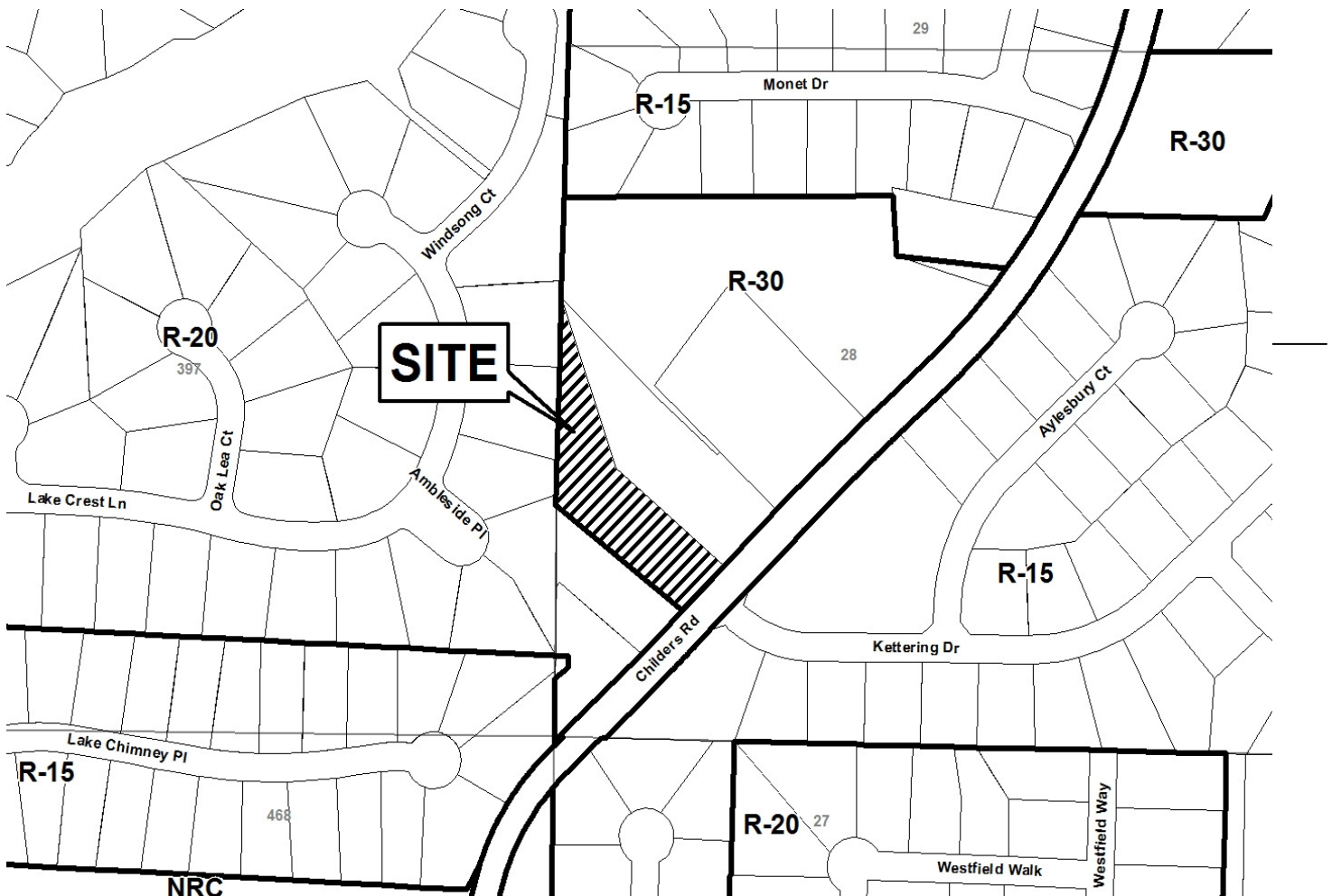
COMMISSION DISTRICT: 3

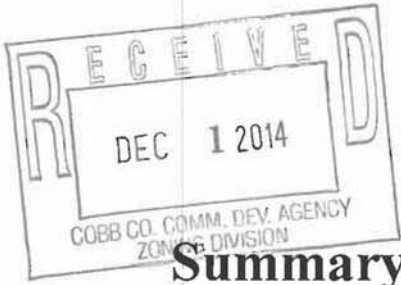
PROPERTY LOCATION: Westerly side of Childers Road at
Kettering Drive.

ACCESS TO PROPERTY: Childers Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT





Application #: Z-4
PC Hearing Date: 2-3-15
BOC Hearing Date: 2-17-15

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 3500-5000 sq. ft. (each of 2 new)
- b) Proposed building architecture: European
- c) Proposed selling prices(s): 800K-1200K
- 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)

It is estimated each new home will create approximately 3000 SF of Impervious Impact areas.

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: Mehri Sanayi by Pultra AIF Date: 11-24-14
Applicant name (printed): Mehri Sanayi

PLAT OF RETRACEMENT SURVEY FOR
WENDELL L. FOWLER

LOCATED IN LAND LOT 147, 18TH DISTRICT,
 2ND SECTION,
 COBB COUNTY, GEORGIA
 1884 OLD ALABAMA ROAD

AREA = 0.911 ACRES
 (39,669 SQ. FT.)

Z-5
 (2015)

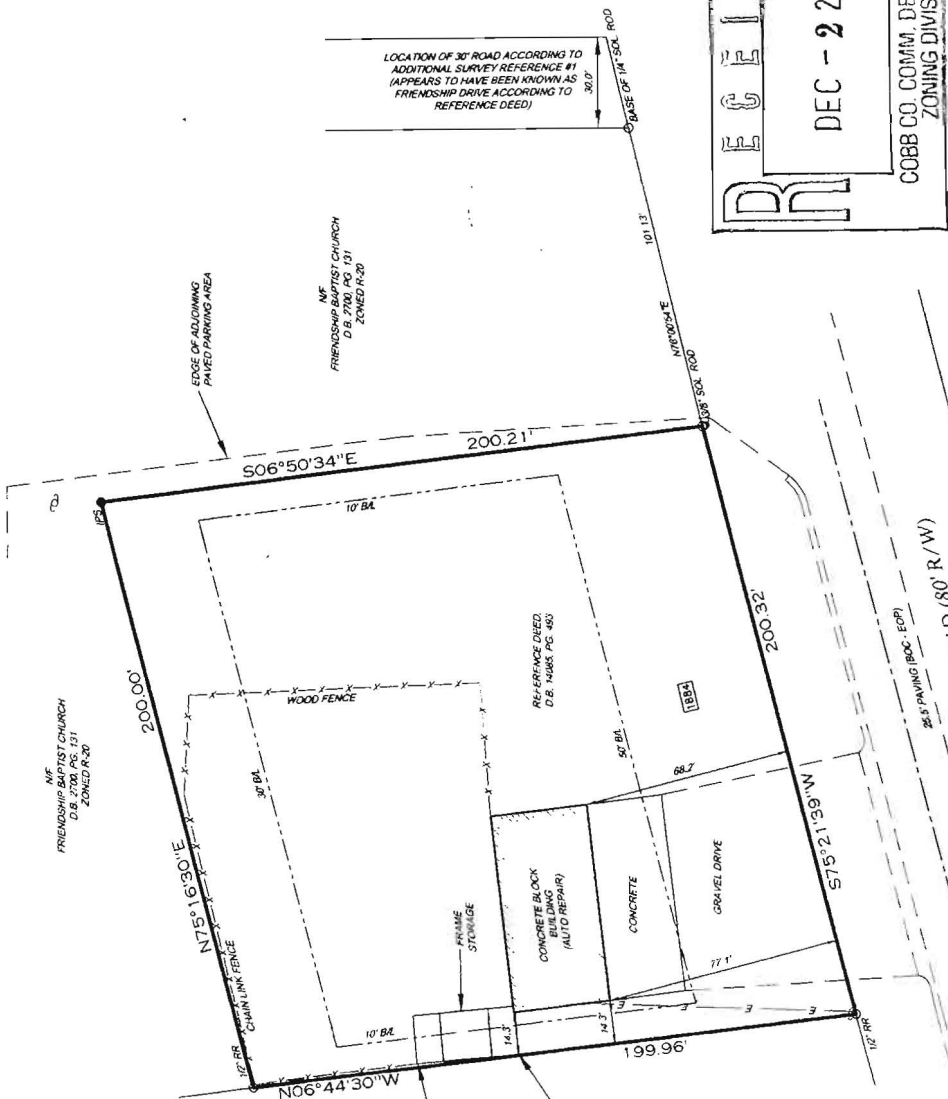
- LEGEND**
- CORNER MONUMENTATION:
 - IRON CORNER SET WITH A 1/2" S
 - CORNER FOUND
 - △ UNMONUMENTED CORNER
 - CONCRETE SET WITH IRON PERMANENT CONTROL POINT
 - X — FENCE LINE
 - RR = STEEL REINFORCING ROD
 - OTIP = OPEN TOP WATER PIPE
 - CTP = CRIMPED TOP WATER PIPE
 - CF = POWER POLE
 - BA = BUILDING
 - LL = LAND LOT LINE
 - WM = WALKWAY
 - GW = GAS MAINS
 - OW = OVERHEAD POWER LINES
 - SS = SANITARY SEWER MAIN
 - NFAS = NEW OR FORMERLY OWNED BY
 - NPAS = NAIL FOUND AT BASE
 - D.B. = DEED BOOK
 - RAW.MON. = CONCRETE RIGHT OF WAY MONUMENT

DATE	DESCRIPTION

THE RUSSELL COMPANY
 PROFESSIONAL SURVEYORS
 2087 POMEROY SPRINGS ROAD
 MARRIETTA, GEORGIA 30066
 (770) 942-5803
 E-MAIL: BEN@RUSSELLCO.COM

PROJ. NO. CO0038 FILE: CO0038.DWG
 PLOT DATE: 10/07/14 SCALE: 1"=30'

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING IN GEORGIA, AS SET FORTH IN CHAPTER 190-7 OF THE OFFICIAL CODE OF GEORGIA. THE SURVEYOR'S PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 46-8-67.



RECEIVED
 DEC - 2 2014
 COBB CO. COMM. DEV AGENCY
 ZONING DIVISION



ZONING NOTES:
 SUBJECT PROPERTY IS ZONED GC
 FRONT: 30'
 REAR: 30'

TECHNICAL DATA
 TRAVERSE PRECISION: 1/32,088
 ANGLE ERROR: 3 SEC. PER ANG.
 SURVEY ADJUSTMENT: LEAST SQUARES
 PLAT PRECISION: 1/80,040
 (ALL DISTANCES ARE GROUND DISTANCES)

ADDITIONAL SURVEY REFERENCES:
 1. PLAT OF SURVEY FOR FRANKLIN D. WYATT AND EDWARD I. REECE PREPARED BY PERRY E. MACLUNG, PLS. NO. 1641 DATED 04/17/97 RECORDED IN PG. 12, PG. 8.

FLOOD STATEMENT
 I HAVE THIS DATE SEARCHED THE FLOOD INSURANCE MAP(S) FOR THE SUBJECT PROPERTY AND DETERMINED THE EFFECTIVE DATE: MARCH 14, 2014. THE MAP UNAMBIGUOUSLY REFLECTS THE SUBJECT PROPERTY TO BE IN ZONE: 'X'. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEY NOTES:
 THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE MATTERS AFFECTING TITLE THAT ARE NOT SHOWN.
 THERE HAS BEEN NO EXTENSIVE RESEARCH PERFORMED BY THIS SURVEYOR AS TO ANY ZONING CONDITIONS ASSOCIATED WITH THE SUBJECT PROPERTY.
 THERE IS A 30' WINDSHIELD-BUFFER BUFFER FROM WATER STREAMS ADJACENT TO ANY STREAM OR BODY OF WATER MANDATED BY THE STATE AND THERE MAY BE ENHANCED BUFFER PLACED ON THESE WATERS BY COUNTIES OR MUNICIPALITIES. THE SURVEYOR HAS BEEN CONTACTED BEFORE BEGINNING ANY DISTURBANCE NEAR THESE AREAS.
 THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.
 THE BUILDING SETBACKS SHOWN HEREON ARE BASED ON THE SURVEYOR'S BEST INTERPRETATION AND SHOULD BE CLARIFIED BY COBB COUNTY BEFORE ANY ADDITIONAL PERMITTING.
 ORIGINAL PLATS, NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR AND HIS ASSOCIATES, INCLUDING THIS PLAT, ARE THE PROPERTY OF THE SURVEYOR.
 THERE MAY BE OTHER UTILITIES EXISTING ON THIS PROPERTY THAT ARE NOT SHOWN.



APPLICANT: Wendell L. Fowler

PETITION NO: Z- 5

PHONE#: 404-427-9866 EMAIL: wendellfowler75@yahoo.com

HEARING DATE (PC): 02-03-15

REPRESENTATIVE: Wendell L. Fowler

HEARING DATE (BOC): 02-17-15

PHONE#: 404-388-8247 EMAIL: wendellfowler75@yahoo.com

PRESENT ZONING: GC

TITLEHOLDER: Wendell L. Fowler

PROPOSED ZONING: NRC

PROPERTY LOCATION: North side of Old Alabama Road, east of South Gordon Road (1884 Old Alabama Road).

PROPOSED USE: Auto Mechanic Shop

ACCESS TO PROPERTY: Old Alabama Road

SIZE OF TRACT: 0.911 acre

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 18

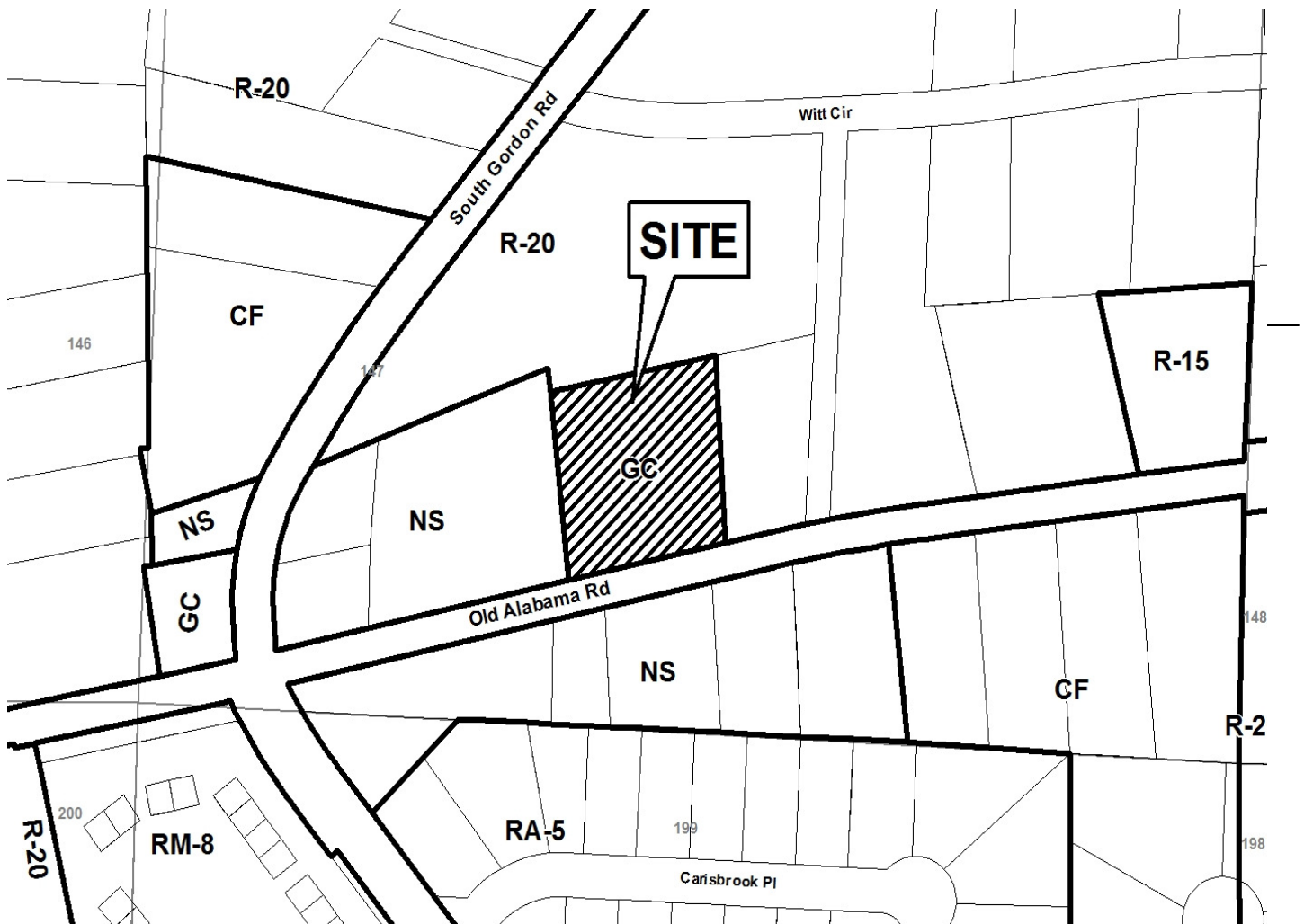
LAND LOT(S): 147

PARCEL(S): 47

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application #: 2-5

PC Hearing Date: 2-3-15

BOC Hearing Date: 2-17-15

Summary of Intent for Rezoning

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

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

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

- a) Proposed use(s): Auto shop, mechanics, brakes, tire changes, oil changes Fluid checks etc
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: Monday thru Friday 8-5
Some Weekends
- 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: 10/1/2014

Applicant name (printed): Wendell L. Fowler

APPLICANT: 3700 Roswell Road, LLC

PHONE#: 770-422-7016 **EMAIL:** jballi@slhb-law.com

REPRESENTATIVE: James A. Balli, Esq.

PHONE#: 770-422-7016 **EMAIL:** jballi@slhb-law.com

TITLEHOLDER: Barry J. Shemaria

PROPERTY LOCATION: South side of Roswell Road, west of

Robinson Road

(3700 Roswell Road).

ACCESS TO PROPERTY: Roswell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-6

HEARING DATE (PC): 02-03-2015

HEARING DATE (BOC): 02-17-2015

PRESENT ZONING: LRO

PROPOSED ZONING: O&I

PROPOSED USE: Climate Controlled

Self Storage

SIZE OF TRACT: 1.42 acres

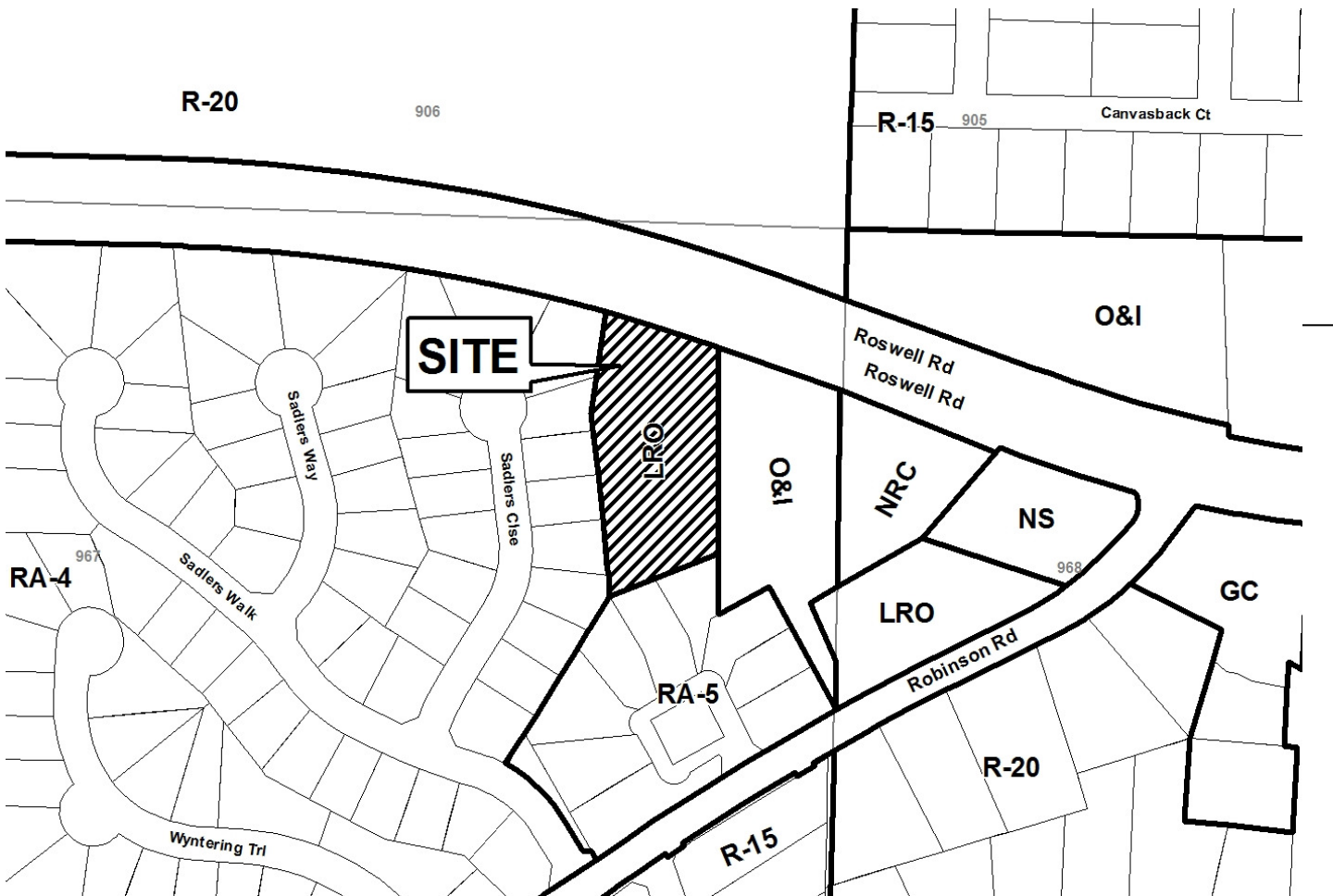
DISTRICT: 16

LAND LOT(S): 967

PARCEL(S): 14

TAXES: PAID X **DUE** _____

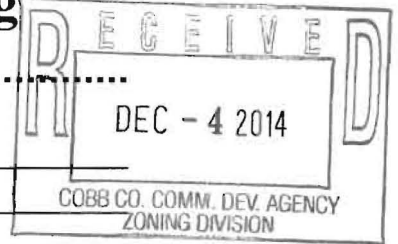
COMMISSION DISTRICT: 2





Application #: Z-4
PC Hearing Date: 2-3-15
BOC Hearing Date: 2-17-15

Summary of Intent for Rezoning



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

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

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

- a) Proposed use(s): Climate Controlled Self-Service Storage Facility
- b) Proposed building architecture: 4 sided traditional brick with architectural accents and pitched roofs designed to match adjacent properties.
- c) Proposed hours/days of operation: office hours are Monday-Saturday 8 a.m. to 6 p.m. and Sunday 1 p.m. to 6 p.m.
- d) List all requested variances: Any identified by Staff prior to the final public hearing or set forth by the Applicant.

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

This application will be a down-zoning in intensity, height, parking, appearance and impact on adjacent properties than what could be built under current LRO.

.....
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: _____ Date: 12-4-2014

Applicant name (printed): James A. Balli, On Behalf of Applicant

Z-7
(2015)

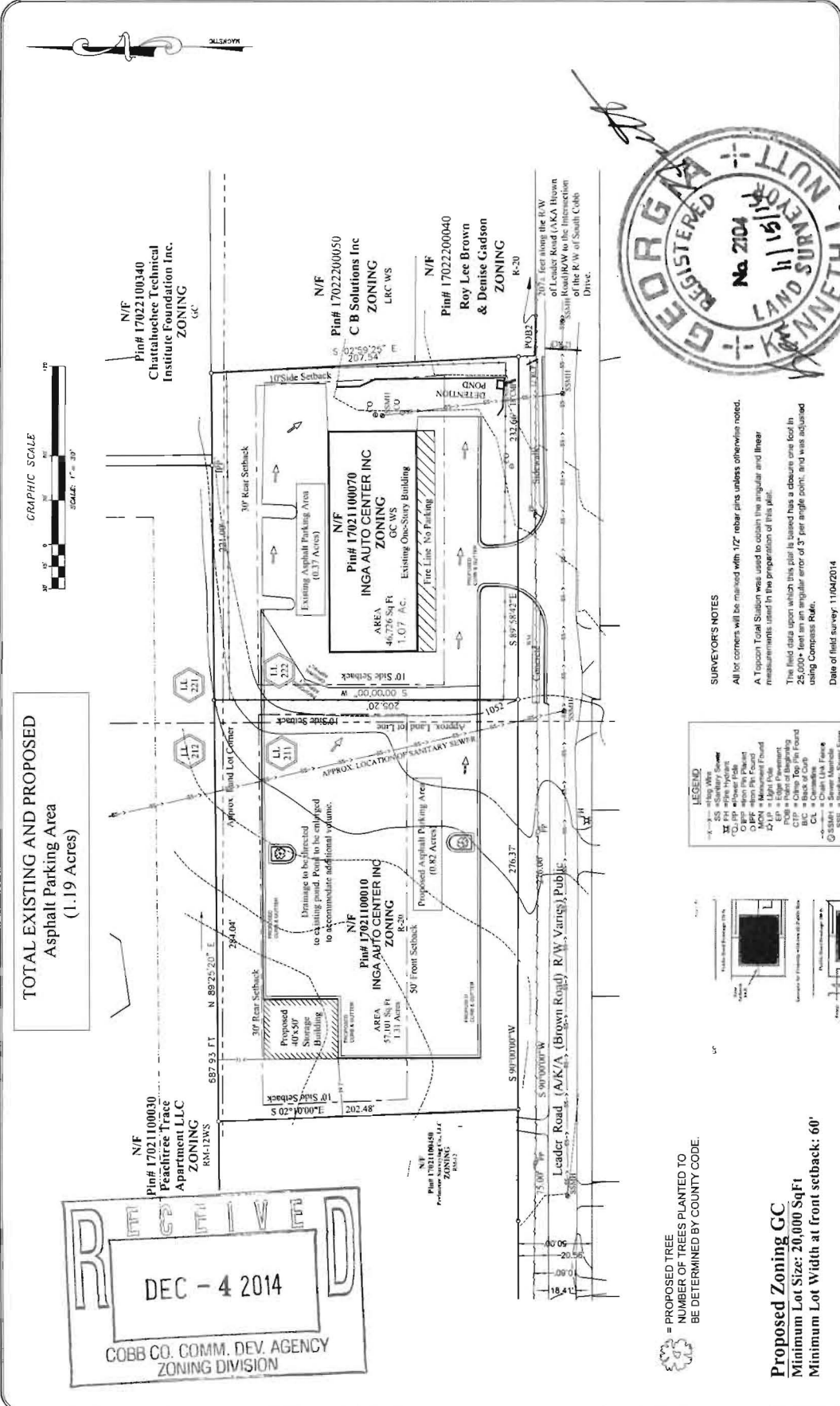
Perimeter Surveying Co., Inc
1065 Sandtown Road, Marietta, GA 30008
Phone: (770) 425-6824 Fax: (770) 425-6768

TITLE: BOUNDARY SURVEY FOR
PROJECT: Inga Body Shop & Auto Sales
Leader Road, Georgia

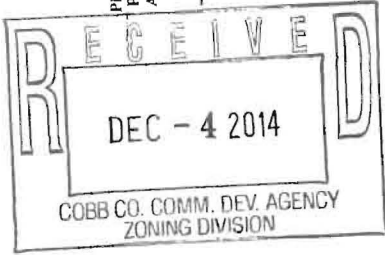
Land Use Permit Plat for:
INGA AUTO CENTER INC
Cobb County, Georgia
Land Lot 211; 212; 221 & 222, 17th Dist., 2nd Sect.

Date: 11-06-2014
Sheet 1 of 1
Checked by: RSNM
Drawn by: RSNM
Job #: 011339

Flood Note
According to F.R.N. Community Flood # 139020147
the subject property is not in a Flood Hazard Area
as of December 18, 2008.

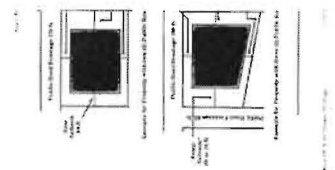


TOTAL EXISTING AND PROPOSED Asphalt Parking Area (1.19 Acres)



= PROPOSED TREE
NUMBER OF TREES PLANTED TO
BE DETERMINED BY COUNTY CODE.

SURVEYOR'S NOTES
All lot corners will be marked with 12" rebar pipe unless otherwise noted.
A Topcon Total Station was used to obtain the angular and linear measurements used in the preparation of this plat.
The field data upon which this plat is based has a closure one foot in 25,000+ feet with an angular error of 3" per angle point, and was adjusted using Compass Rule.
Date of field survey: 11/06/2014
This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.
Bearings shown on this plat are based on one magnetic observation and angles turned.
This plat subject to all statements public and private.



Kenneth L. Nutt, RLS #2104

APPLICANT: Inga Auto Center

PHONE#: 770-794-1717 **EMAIL:** ingaautocenter@gmail.com

REPRESENTATIVE: Parks F. Huff, Esq.

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

TITLEHOLDER: Inga Auto Center, Inc.

Uladislao Inga

PROPERTY LOCATION: North side of Leader Road, west of South

Cobb Drive

(50 Leader Road).

ACCESS TO PROPERTY: Leader Rd

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-7

HEARING DATE (PC): 02-03-2015

HEARING DATE (BOC): 02-17-2015

PRESENT ZONING: GC, R-20

PROPOSED ZONING: GC

PROPOSED USE: Auto Sales/Auto Service

SIZE OF TRACT: 2.38 acres

DISTRICT: 17

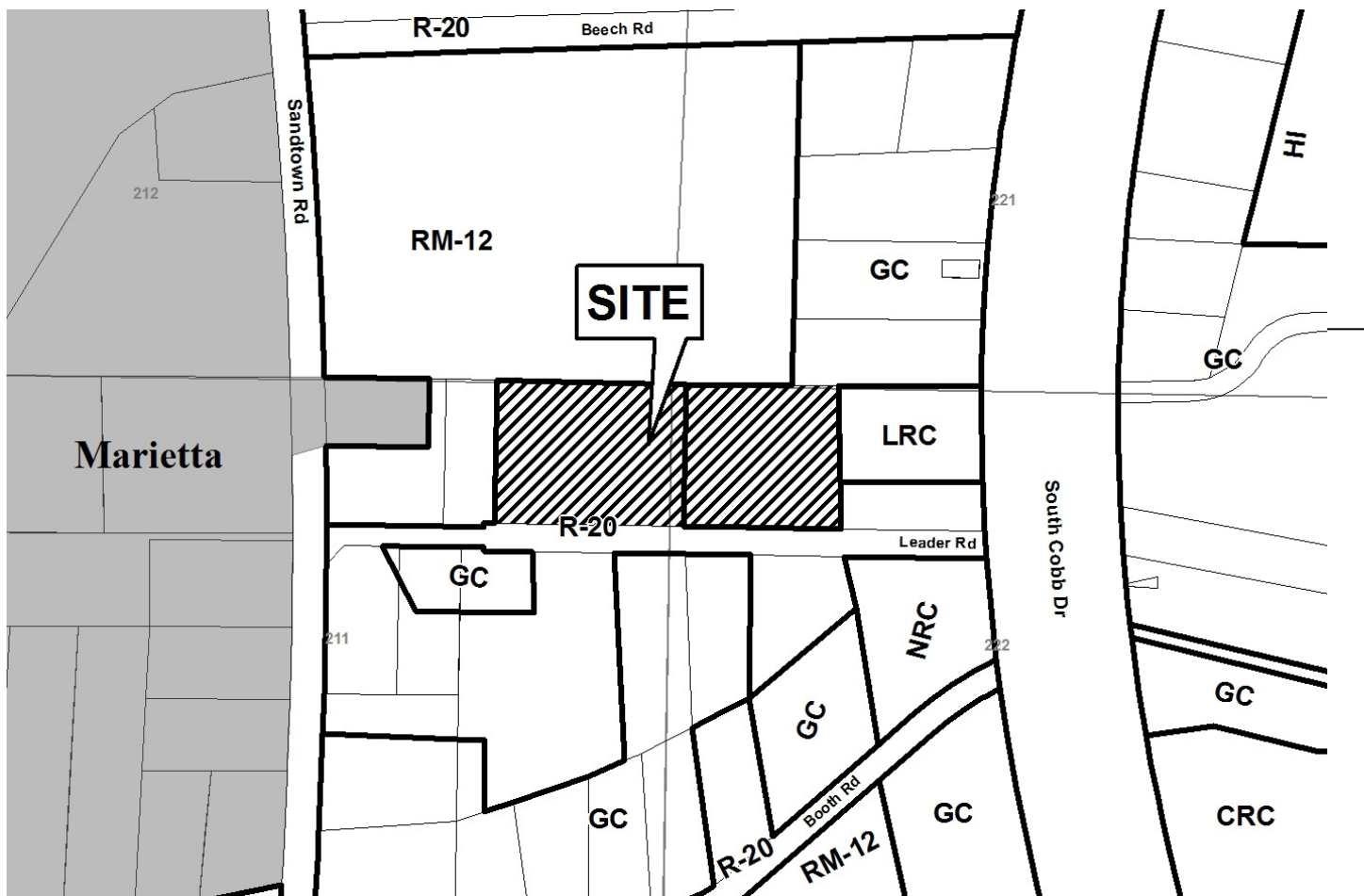
LAND LOT(S): 211, 222, 212, 212

PARCEL(S): 1, 7

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT





Application #: Z- 7

PC Hearing Date: February 3, 2015

BOC Hearing Date: February 17, 2015

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): Automotive repair, including a body shop and previously owned auto sales.
- b) Proposed building architecture: Traditional commercial construction.
- c) Proposed hours/days of operation: Monday - Saturday, 7:00 a.m. - 7:00 p.m.
- 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?

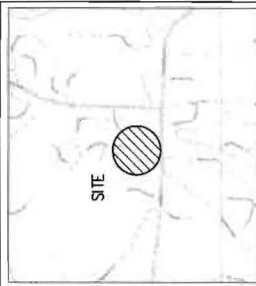
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). No.

.....
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:  Date: 12-4-2014

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

Z-8
(2015)



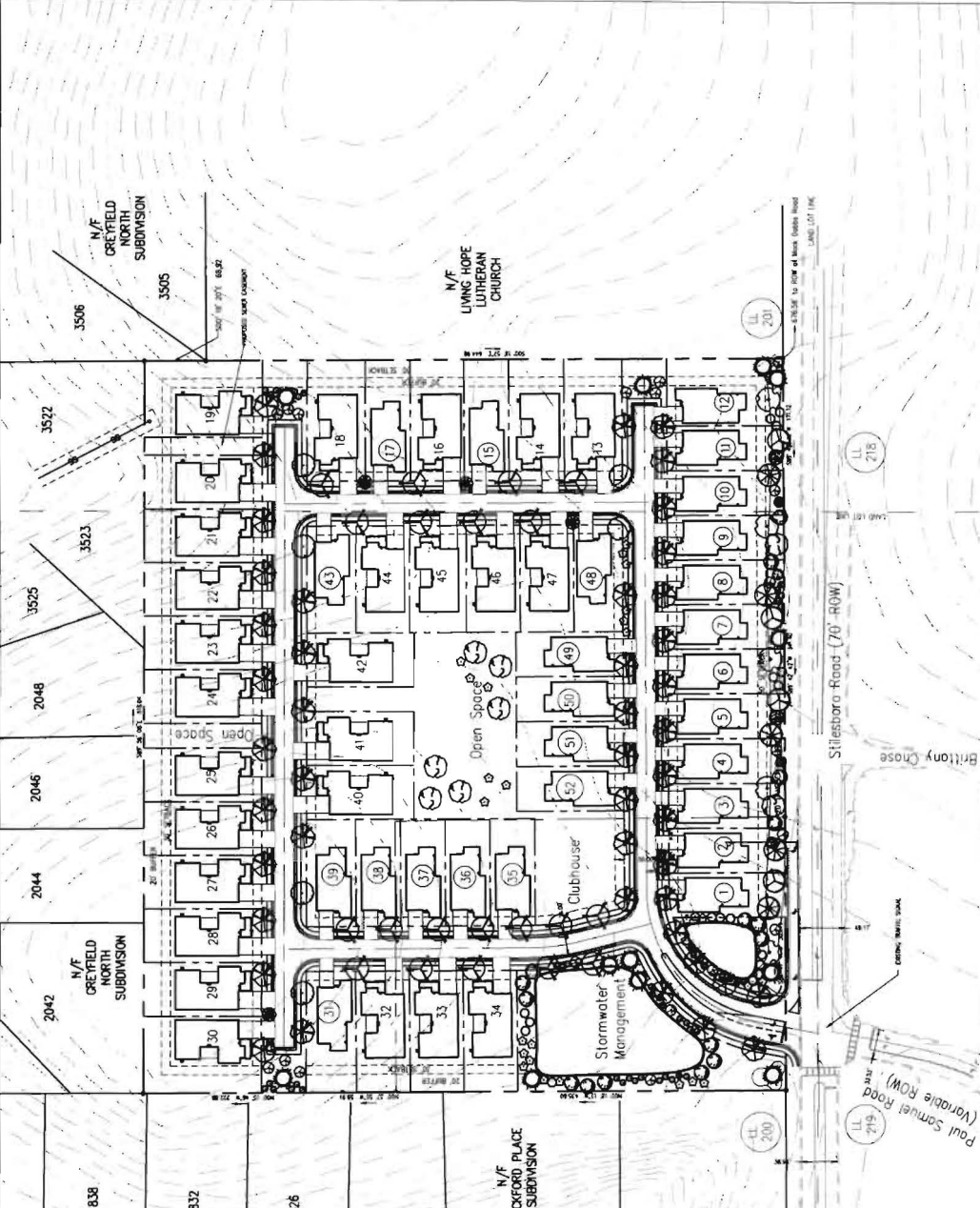
LOCATION MAP

SITE DATA

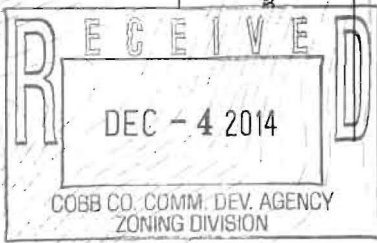
DISTRICT: 20TH, SECTION: 2ND
 LAND LOTS: 200 & 201
 ACREAGE: 13.45 AC
 EXISTING ZONING: R-30
 PROPOSED ZONING: RSL
 FRONT SETBACK: 10'
 SIDE SETBACK: 5' (VARIANCE)
 REAR SETBACK: 10'
 PERIMETER BUFFER: 20'
 PERIMETER SETBACK: 30'
 TOTAL LOTS: 52
 26-60' LOTS
 26-50' LOTS
 DENSITY: 3.87 UNITS/ ACRE

LEGEND

- ② 50' LOT
- ② 60' LOT



- NOTES:**
1. There is no FEMA Flood Plain located on the site.
 2. There are no wetlands or streams located on the site.
 3. There are no wetlands or streams located on the property.
 4. Reference boundary surveys by Thomas Cole dated 11/4/1981 and Goiana Surveys Company dated 1/17/1983.
 5. Topographic information is taken from US information.



Preliminary Site Plan Rendering
Windsong- West Cobb
 Cobb County, Georgia



November 24, 2014

APPLICANT: Windsong Properties

PHONE#: 770-516-3409 **EMAIL:** steve@windsonglife.com

REPRESENTATIVE: Parks F. Huff, Esq.

PHONE#: 770-422-7016 **EMAIL:** Phuff@slhb-law.com

TITLEHOLDER: Living Hope Lutheran Church, Inc.

Merl C. Reece

PROPERTY LOCATION: North of Stilesboro Road east of Beckford Oaks Place.

ACCESS TO PROPERTY: Stilesboro Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-8

HEARING DATE (PC): 02-03-2015

HEARING DATE (BOC): 02-17-2015

PRESENT ZONING: R-30

PROPOSED ZONING: RSL

PROPOSED USE: Residential Senior Living Neighborhood

SIZE OF TRACT: 13.45 acres

DISTRICT: 20

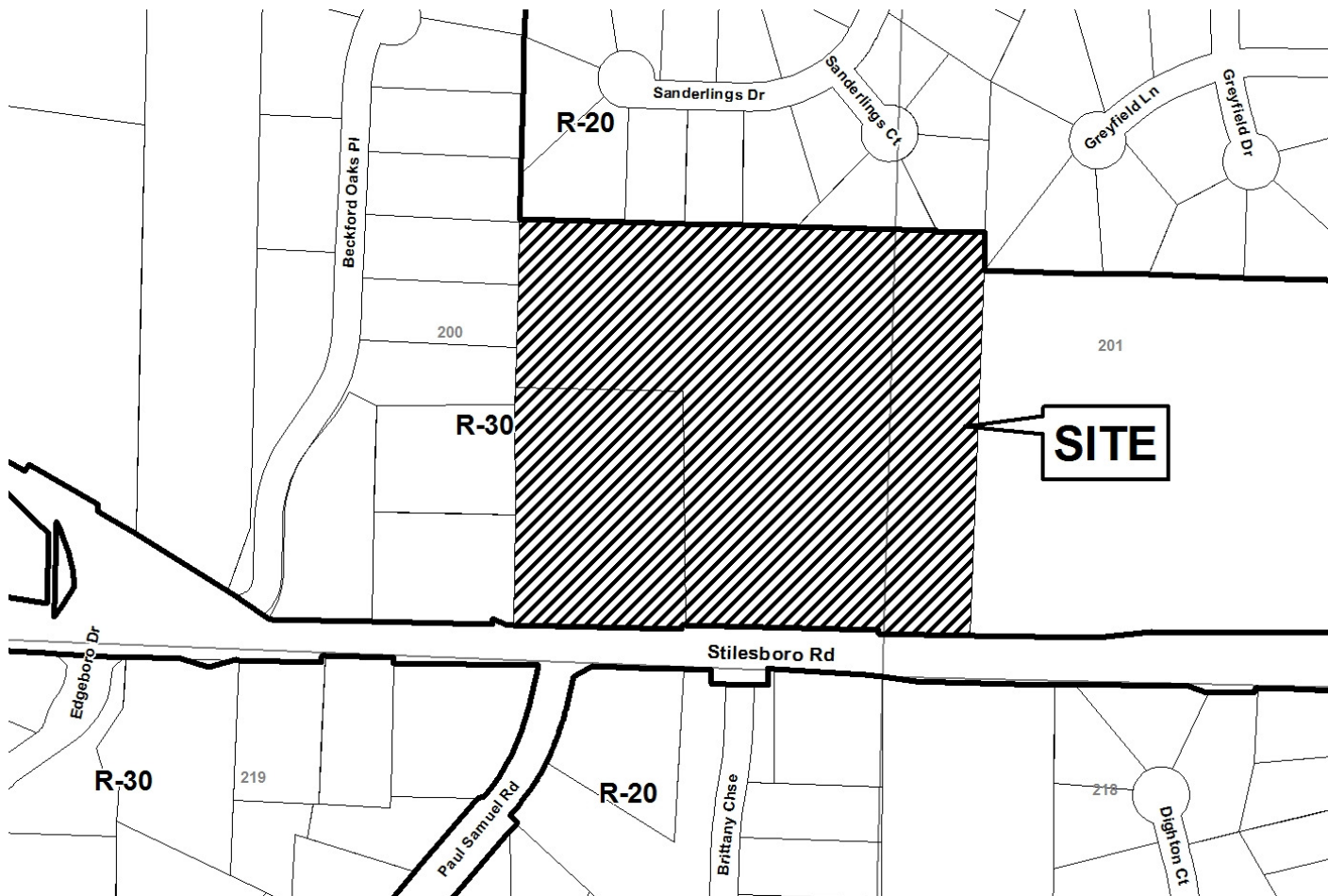
LAND LOT(S): 200, 201

PARCEL(S): 8

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT





Application #: Z-8

PC Hearing Date: 02/03/2015

BOC Hearing Date: 02/17/2015

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2,000 to 2,500 square feet
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): \$3000,000 - \$350,000
- d) List all requested variances: 5' side setback with 10' between each home.

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

- a) Proposed use(s): N/A
- 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)

None.

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

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

Applicant signature: _____ Date: 1.24.2014

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

Z-9
(2015)

CLARENCE TINSLEY TRACT
ZONING PLAT

BETTERTON
LAND SURVEYING & PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
350 WEST SANDTOWN ROAD
MARIETTA, GEORGIA 30064
(770) 483-0242

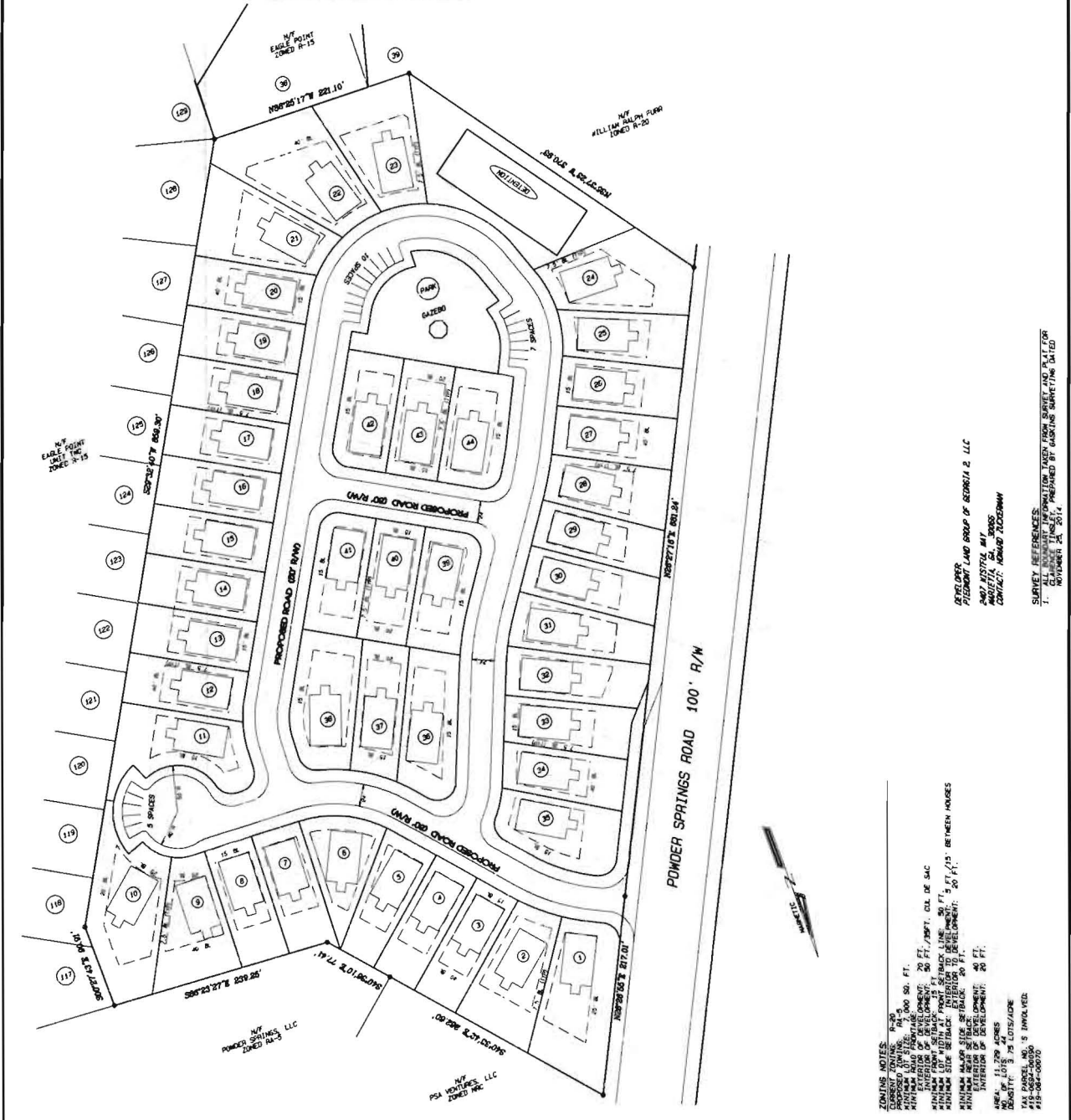


DEVELOPER: **PIEDMONT LAND GROUP OF GEORGIA 2, LLC**
PREPARED FOR: **PIEDMONT LAND GROUP OF GEORGIA 2, LLC**
CHECKED BY: **DAVID H. HAYES**
SCALE: **1" = 50'**
DATE: **NOVEMBER 27, 2014**
REVISIONS:
1: **14157**
2: **14157**
3: **14157**

1 OF 1



RECEIVED
DEC - 4 2014
COBBS CO. COMM. DEV. AGENCY
ZONING DIVISION



ZONING NOTES:
1. ALL DIMENSIONS TAKEN FROM SURVEY AND PLAT.
2. ALL DIMENSIONS PREPARED BY SURVEYING DATA.
3. NOVEMBER 27, 2014.

DEVELOPER: **PIEDMONT LAND GROUP OF GEORGIA 2, LLC**
2407 HESTON BL
MARIETTA, GA 30066
CONTACT: **DAVID HAYES**

SURVEY REFERENCES:
1. ALL DIMENSIONS TAKEN FROM SURVEY AND PLAT.
2. ALL DIMENSIONS PREPARED BY SURVEYING DATA.
3. NOVEMBER 27, 2014.



APPLICANT: Piedmont Land Group of Georgia 2, LLC

PHONE#: 678-517-3033 **EMAIL:** seville@mindspring.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Charles C. Tinsley, Sr.

PETITION NO: Z-9

HEARING DATE (PC): 02-03-15

HEARING DATE (BOC): 02-17-15

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPERTY LOCATION: On the east side of Powder Springs Road,
south of Pair Road

(2375 Powder Springs Road).

PROPOSED USE: Single-family Detached
Residential Subdivision

ACCESS TO PROPERTY: Powder Springs Road

SIZE OF TRACT: 11.729 acres

DISTRICT: 19

PHYSICAL CHARACTERISTICS TO SITE: Wooded, undeveloped

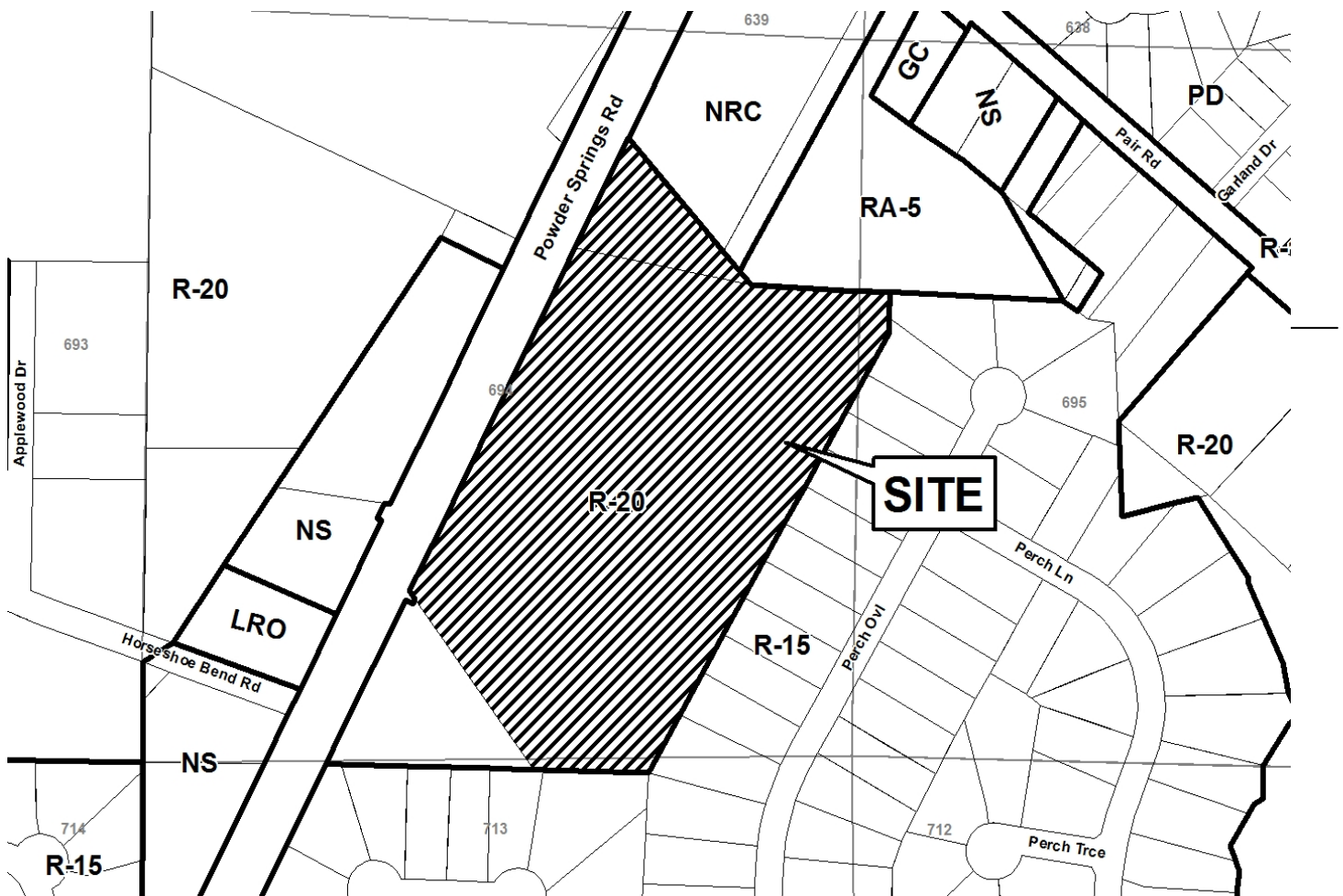
LAND LOT(S): 694, 695, 713

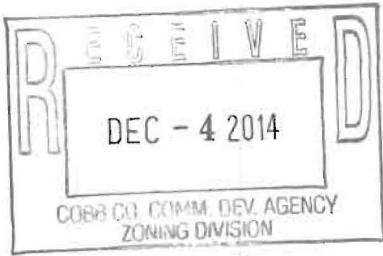
PARCEL(S): 7, 9

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application #: Z-9
PC Hearing Date: February 3, 2015
BOC Hearing Date: February 17, 2015

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1,800-2,400 Square Feet
- b) Proposed building architecture: Traditional or Craftsman as shown on Architectural Rendering/Elevation which will be submitted under separate cover
- c) Proposed selling prices(s): \$225,000 and greater
- d) List all requested variances: shown on site plan

.....
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: _____

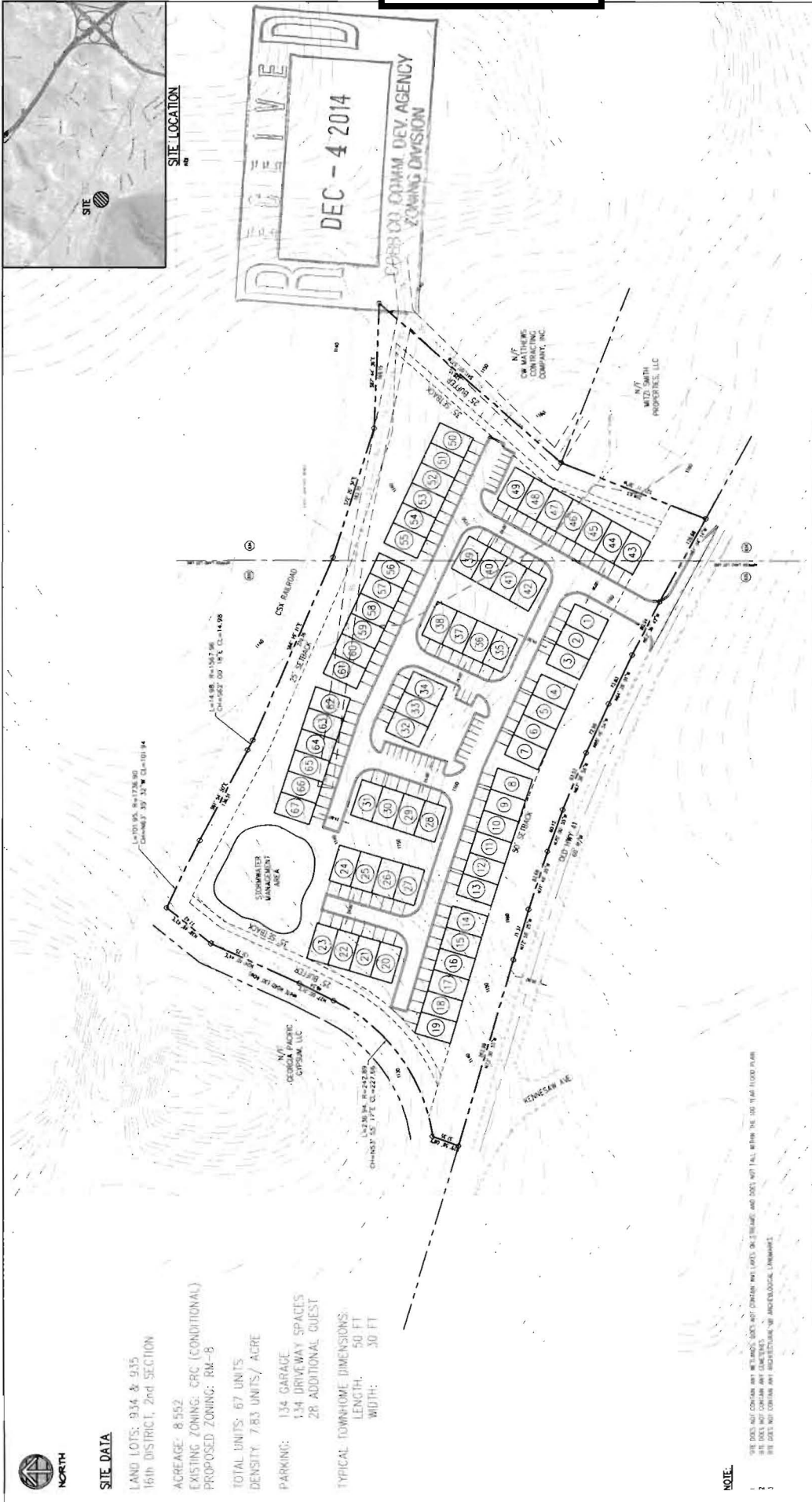
.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

A portion of the subject property is located within the confines of a Neighborhood Activity Center ("NAC") under the Cobb County's Future Land Use Map with the balance of the property being situated in an area denominated for Low Density Residential ("LDR"). The property is bounded by properties zoned in RC, RA-5, R15, NS, and LRO.

.....
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: 12/4/14
Applicant name (printed): Garvis L. Sams, Jr., Attorney for Applicant



SITE DATA

LAND LOTS: 934 & 935
 16th DISTRICT, 2nd SECTION
 ACREAGE: 8.552
 EXISTING ZONING: CRC (CONDITIONAL)
 PROPOSED ZONING: RM-B
 TOTAL UNITS: 67 UNITS
 DENSITY: 7.83 UNITS/ ACRE
 PARKING: 134 GARAGE
 1.54 DRIVEWAY SPACES
 28 ADDITIONAL GUEST
 TYPICAL TOWNHOME DIMENSIONS:
 LENGTH: 50 FT
 WIDTH: 30 FT

NOTE:

- 1 THE SITE DOES NOT CONTAIN ANY UTILITIES, DOES NOT CONTAIN ANY LINES OR UTILITIES, AND DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN.
- 2 THE SITE DOES NOT CONTAIN ANY UTILITIES.
- 3 THE SITE DOES NOT CONTAIN ANY STRUCTURES OR ARCHITECTURAL ELEMENTS.



APPLICANT
 CORNERSTONE ASSOCIATES
 4994 Lower Roswell Road, Suite 9
 Marietta, GA 30068-4332

Preliminary Site Plan

Mountain Walk Townhomes

Cobb County, Georgia

December 1, 2014



Cornerstone Associates
 Civil Engineers
 Landscape Architects
 Surveyors
 50 West Springs Circle
 Roswell, Georgia 30075
 770.585.1100

APPLICANT: Cornerstone Associates, Inc.

PHONE#: 770-560-6061 **EMAIL:** tsweet@cornerstoneassociates.net

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Dr. Rahul Saraf

PROPERTY LOCATION: On the north side of Old 41 Highway,
at the terminus of Kennesaw Avenue
(1718 Old 41 Highway).

ACCESS TO PROPERTY: Old 41 Highway

PHYSICAL CHARACTERISTICS TO SITE: Largely undeveloped,
existing gas station converted to restaurant use

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-10

HEARING DATE (PC): 02-03-15

HEARING DATE (BOC): 02-17-15

PRESENT ZONING: CRC

PROPOSED ZONING: RM-8

PROPOSED USE: Townhouses

SIZE OF TRACT: 8.552 acres

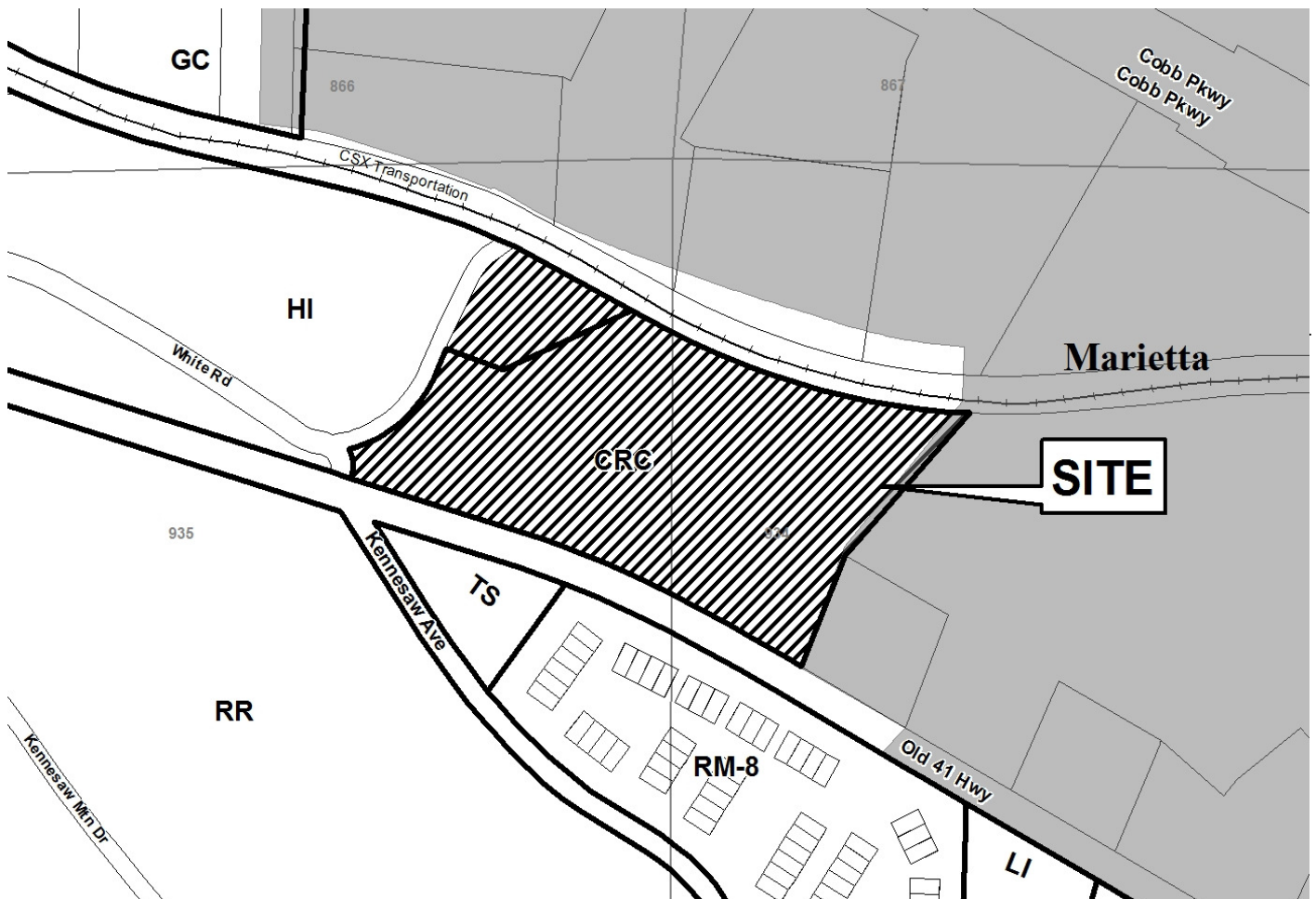
DISTRICT: 16

LAND LOT(S): 934, 935

PARCEL(S): 4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application #: Z- 10

PC Hearing Date: February 3, 2015

BOC Hearing Date: February 17, 2015

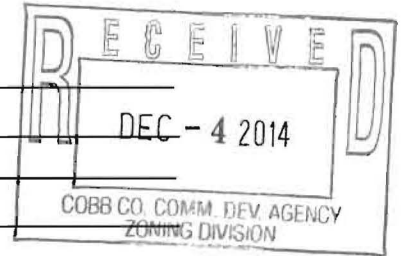
Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): Approximately 2,500 - 2,700 sq. ft.
- b) Proposed building architecture: Rendering/elevations of the townhomes will be submitted under separate cover
- c) Proposed selling prices(s): \$310,000 - \$360,000
- d) List all requested variances: As shown on site plan submitted contemporaneously herewith

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

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



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

The subject property is in an area under Cobb County's Future Land Use Map which is _____
designated as Industrial Compatible (IC) and is situated in an area with a multiplicity of _____
zonings and uses including industrial (Georgia Pacific Gypsum), Commercial (Louise's Restaurant),
and High Density Residential (Gates at Parkside Village Townhouses). _____

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

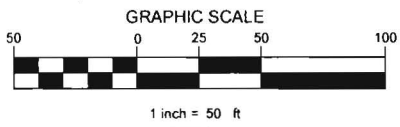
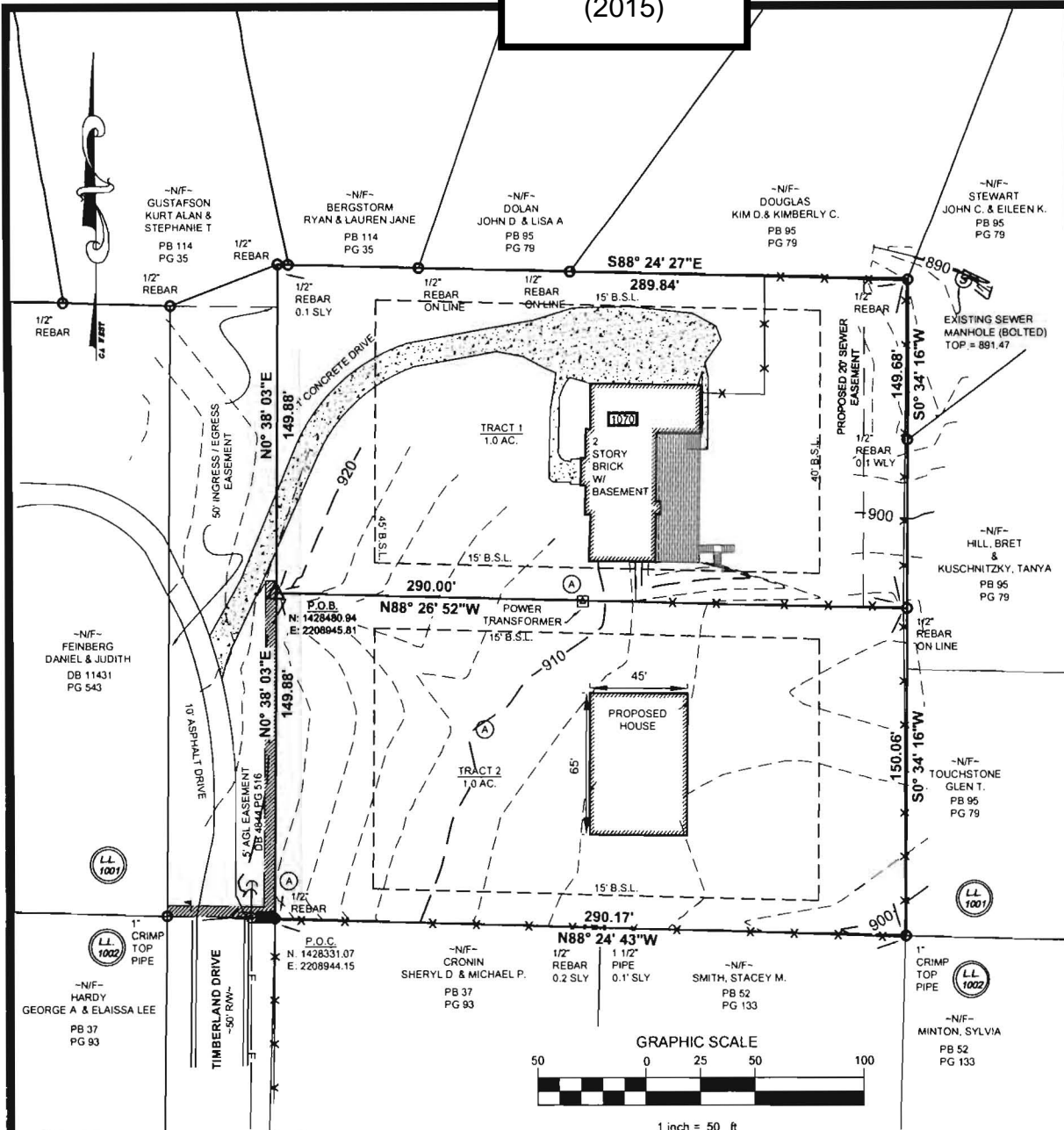
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). N/A

.....
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: 12/4/14

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

Z-11
(2015)



RECEIVED

DEC - 4 2014

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

<p>TITLE THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE. THEREFORE THERE MAY BE OTHER RESTRICTIONS, EASEMENTS, SETBACKS, AGREEMENTS, OR OTHER SIMILAR MATTERS NOT SHOWN HEREON. ALL MATTERS OF TITLE ARE EXCEPTED.</p> <p>FLOOD ZONE BASED ON GRAPHICAL INTERPRETATION THIS PROPERTY IS SITUATED IN UNSHADED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS DEPICTED ON THE NFIP FLOOD INSURANCE RATE MAP NO. 13067C0137H, HAVING AN EFFECTIVE DATE OF MARCH 4, 2013. USER OF THIS MAP IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NEEDED TO VERIFY THIS INFORMATION. (F.E.M.A MAP REVISIONS, IF ANY, ARE NOT ADDRESSED AS PART OF THIS SURVEY)</p> <p>SIGNIFICANT OBSERVATIONS (A) AREA OF 30' UTILITY EASEMENT UNABLE TO PLOT DB 4810 PG 225</p>	<p>LEGEND</p> <ul style="list-style-type: none"> AC - ACRE ASPH - ASPHALT BL - BUILDING LINE CONC - CONCRETE DE - DRAINAGE EASEMENT FC - FENCE N/F - NOW OR FORMALLY LWB - LOCAL WATER BUFFER PB/PG - PLAT BOOK PAGE RAW - RIGHT OF WAY SF - SQUARE FEET SSE - SANITARY SEWER EASEMENT SWB - STATE WATER BUFFER WA - WATER EASEMENT ○ - MONUMENT FOUND ● - CAPPED RE-BAR SET MSC △ - COMPUTED POINT X - FENCE LINE --- - RIGHT-OF-WAY ----- - LAND LOT LINE
---	--

PREPARED FOR
Tuley & Tuley Inc.
 3745 Cherokee St. NW # 205
 Kennesaw, Ga 30144

MITCHELL SURVEYING & CONSULTING, LLC
 Surveying • Construction Layout • Consulting
 3201 South Cherokee Lane • Suite 310
 Woodstock, GA 30188
 Tel. 770-924-2955 Fax: 770-485-9073
 Email: cmitchell@msc-survey.com

PROPERTY DESCRIPTION
 1070 TIMBERLAND DRIVE SE
 COBB COUNTY, GEORGIA
 LAND LOT 1001 17th DISTRICT, 2ND SECTION
CURRENT ZONING R 80
PROPOSED ZONING R 40

AREA TRACT 1
 1.0 ACRES OR 43,418 FT²

AREA TRACT 2
 1.0 ACRES OR 43,497 FT²

SURVEY TYPE: SITE PLAN
DATE OF FIELD SURVEY: 12-01-2014
MAP ISSUE DATE: 12-04-2014
JOB No. 14061

NOTES:

1. ANGLES AND DISTANCES MEASURED WITH TOPCON GTS-233W TOTAL STATION & TRIMBLE R-8 5800 DUAL BAND GPS RECEIVER ON THE eGPS NETWORK.
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,255 FEET, AND AN ANGULAR ERROR OF 07" PER ANGLE POINT, AND WAS ADJUSTED BY COMPASS.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 385,394 FEET.
4. DIMENSION SHOWN PER PLAT. MONUMENTS NOT RECOVERED UNLESS OTHERWISE SHOWN HEREON.
5. THIS DRAWING IS THE PROPERTY OF THE REFERENCED CLIENT AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT AND NAMED HEREIN, AND CANNOT BE REPRODUCED IN ANY MANNER WITH OUT THE EXPRESS WRITTEN PERMISSION FROM THE CORPORATION.

APPLICANT: Destiny Development Corporation

PETITION NO: Z-11

PHONE#: 404-409-9455 **EMAIL:** rick@tulleygroup.com

HEARING DATE (PC): 02-03-15

REPRESENTATIVE: Richard Tuley, Jr., President

HEARING DATE (BOC): 02-17-15

PHONE#: 404-409-9455 **EMAIL:** rick@tulleygroup.com

PRESENT ZONING: R-80

TITLEHOLDER: Richard L. Yancey

PROPOSED ZONING: R-40

PROPERTY LOCATION: North of the terminus of Timberland

PROPOSED USE: Second Single-family

Drive, north of Hallmark Drive

Lot

(1070 Timberland Drive).

ACCESS TO PROPERTY: Easement from Timberland Drive

SIZE OF TRACT: 1.995 acres

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: Existing two story

LAND LOT(S): 1001

brick house

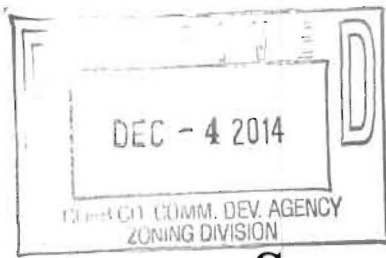
PARCEL(S): 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application #: Z-11
PC Hearing Date: 2-3-15
BOC Hearing Date: 2-17-15

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 3000+
- b) Proposed building architecture: Traditional or Craftsmen Architecture
- c) Proposed selling prices(s): \$500,000's +
- d) List all requested variances: Required public street frontage reduced to 0 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)

See Attached

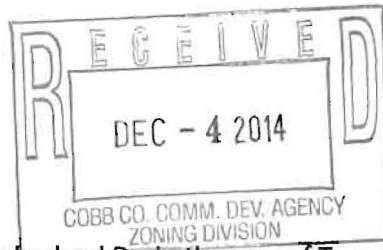
.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

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

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

Applicant signature: Richard L Tuley Jr. Date: 12/4/14
Applicant name (printed): Richard Tuley Jr.

1070 Timberland Rezoning



Z-11 (2015)
Applicant's
Attachment to
Summary of
Intent

The property being rezoned is accessed off of Timberland Dr. in the rear of Terrell Mill Estates subdivision. The parcel has 1.99 acres, and has a brick home, built in 1989, on the northern portion of the tract. The owner and applicant desire to split the tract into two (2) R-40 lots. The existing home will remain on the northern most parcel and the intent is to develop a new upscale single family home on the southernmost parcel, both of which will be approximately 1 acre. The new home will be of traditional or craftsman style architecture and will likely feature a combination of brick, stone, cement fiber siding, and shingles along with exterior columns, a front porch, and composite architectural shingle roofing.

The land shares its southern border with 2 R-80 lots on Hallmark Dr. in Terrell Mill Estates.

These homes at 3345 and 3301 Hallmark Dr. were built in approximately 1972 and range from approximately 2500 to 3800 SF according to county tax records. While many of the lots in Terrell Mill are zoned R-80, the vast majority are much closer to one acre. Our intent with this parcel is to maintain the character of the neighborhood which has large single family lots with upscale traditional homes.

On the east and north the subject property is bordered by six R20 lots in Old Paper Mill subdivision. These homes were built in approximately from 1986 to 1990 and are valued at approximately \$375,000 to \$650,000 by the Cobb tax assessor. On the west, across an access easement, the subject property is bordered by a single R 40 lot at 1080 Timberland Drive, which was built in approximately 1972 and contains approximately 3300 square feet. This home was built by the applicant's father and was the childhood home of Rick Tuley. All of the surrounding area which was developed into Old Paper Mill Subdivision was previously owned by his grandfather and uncle. Mr. Tuley is also motivated to uphold the value of the neighborhood because his uncle will also remain in ownership of the existing home at 1070 Timberland Drive.

Concurrent with the rezoning, we are requesting a variance waiving the required public street frontage for an R40 lot. The property, which currently has no public road frontage, will continue to be accessed from a private easement off of the end of Timberland Drive as it has been for the past 40 years.

The addition of one home in this neighborhood will not create a burden on schools, transportation, or fire and safety personnel and should add significantly to the tax base of the county.

Because of childhood and family ties, this area is very dear to Mr. Tuley's heart and it is his intention to build a new home which is updated and attractive to family buyers upholds the character of this great neighborhood.



FROM 1911 TO 1978
 KENTUCKY
 606-248-8000
 TENNESSEE
 615-348-8000
 NORTH CAROLINA
 SOUTH CAROLINA
 813-574-4773
 www.vamga.com
 Copyright © 2014
 All Rights Reserved

PREPARED FOR
GREEN COAST ENERGY, LLC
 804 WOODWELL ROAD
 ATLANTA, GA 30328
 PH: 878-938-0482

Z-12 (2015)
 RUSSELL PRESERVE
 3866 SOUTH HURST ROAD
 COBB COUNTY, GA
 96 S 121 / 1774 / 2ND
 (COURT CASE NO. 12-00000000)



NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Z-01

FST ReZoning
 18 UNITS SHOWN
 (8 U/IAC = 27.8 max)
 (28x60 UNIT)

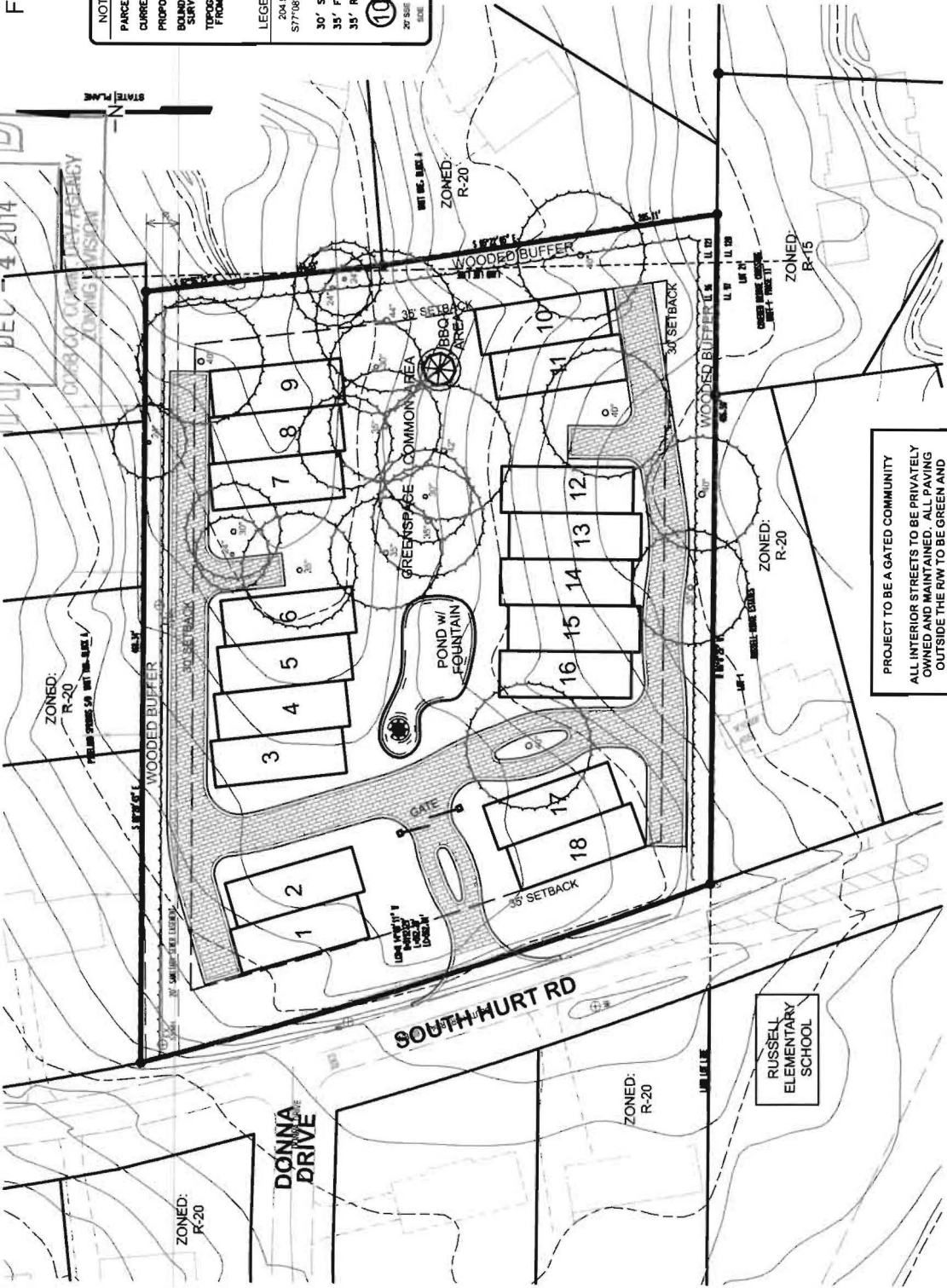
NOTES:
 PARCEL AREA: 3.48 ACRES
 CURRENT ZONING: R-20
 PROPOSED ZONING: FST
 BOUNDARY SURVEY BY HARBUCK LAND SURVEYORS, INC., DATED 3-27-14
 TOPOGRAPHIC INFORMATION TAKEN FROM COBB COUNTY GIS

LEGEND:
 204.07' OVERALL BOUNDARY CALL
 S77°08'09"W
 30' S58 30' SIDE SETBACK
 35' F58 35' FRONT SETBACK
 35' R58 35' REAR SETBACK
 10' LOT NUMBER
 20' SIDE SETBACK
 SANITARY SEWER EASEMENT
 STORM DRAIN EASEMENT

24-HR CONTACT
 MIKE KENNEDY
 (678) 938-0452



RECEIVED
 DEC 4 2014
 COBB COUNTY ZONING DEPARTMENT



PROJECT TO BE A GATED COMMUNITY
 ALL INTERIOR STREETS TO BE PRIVATELY OWNED AND MAINTAINED. ALL PAVING OUTSIDE THE R/W TO BE GREEN AND PERMEABLE PAVERS
 ENTIRE FRONTAGE TO BE CURBED & SIDEWALKED
 A 10' WOODS BUFFER TO BE PRESERVED/ ENHANCED AROUND THE PERIMETER

RUSSELL ELEMENTARY SCHOOL

DONNA DRIVE

SOUTH HURST RD

APPLICANT: Michael B. Kennedy

PHONE#: 678-939-0452 EMAIL: mikek.gce@gmail.com

REPRESENTATIVE: Michael B. Kennedy

PHONE#: 678-939-0452 EMAIL: mikek.gce@gmail.com

TITLEHOLDER: Michael Kennedy

PETITION NO: Z-12

HEARING DATE (PC): 02-03-15

HEARING DATE (BOC): 02-17-15

PRESENT ZONING: R-20

PROPOSED ZONING: FST

PROPOSED USE: Townhouses

PROPERTY LOCATION: On the east side of South Hurt Road,

Across from Donna Drive

(3865 South Hurt Road).

ACCESS TO PROPERTY: South Hurt Road

SIZE OF TRACT: 3.48 acres

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: One story frame house

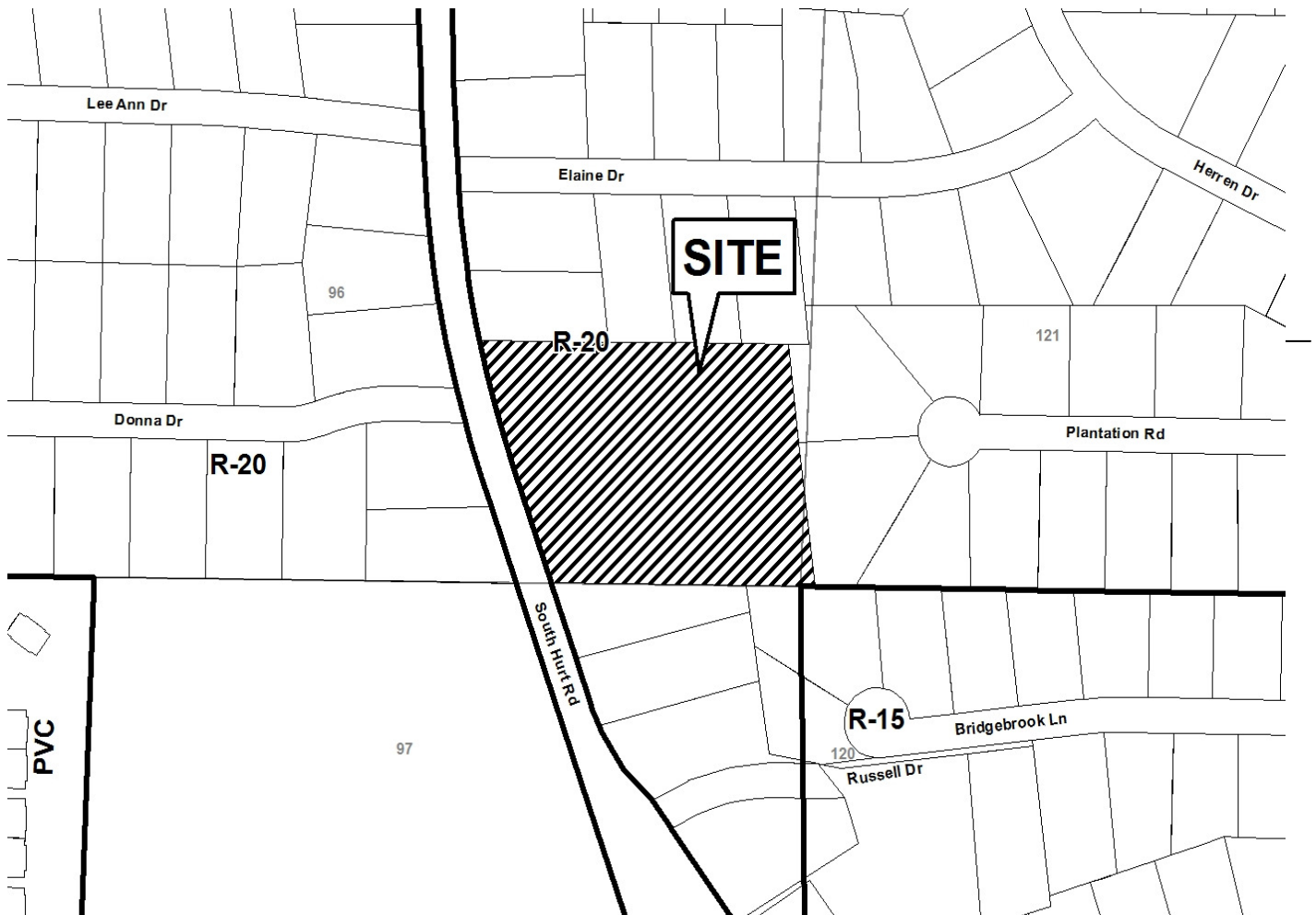
LAND LOT(S): 96, 121

PARCEL(S): 15

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application #: Z-12
 PC Hearing Date: 2-3-15
 BOC Hearing Date: 2-17-15

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2,000 min
- b) Proposed building architecture: CRAFTSMAN
- c) Proposed selling prices(s): \$ 250,000
- d) List all requested variances: _____

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

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

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

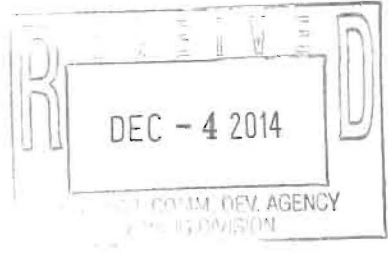
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

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

Applicant name (printed): MICHAEL B. KENNEDY



Preliminary Site Plan
Paces Ferry Road Tract

Cobb County, Georgia Land Lots 23, 909 and 952, 17th District, 2nd Section

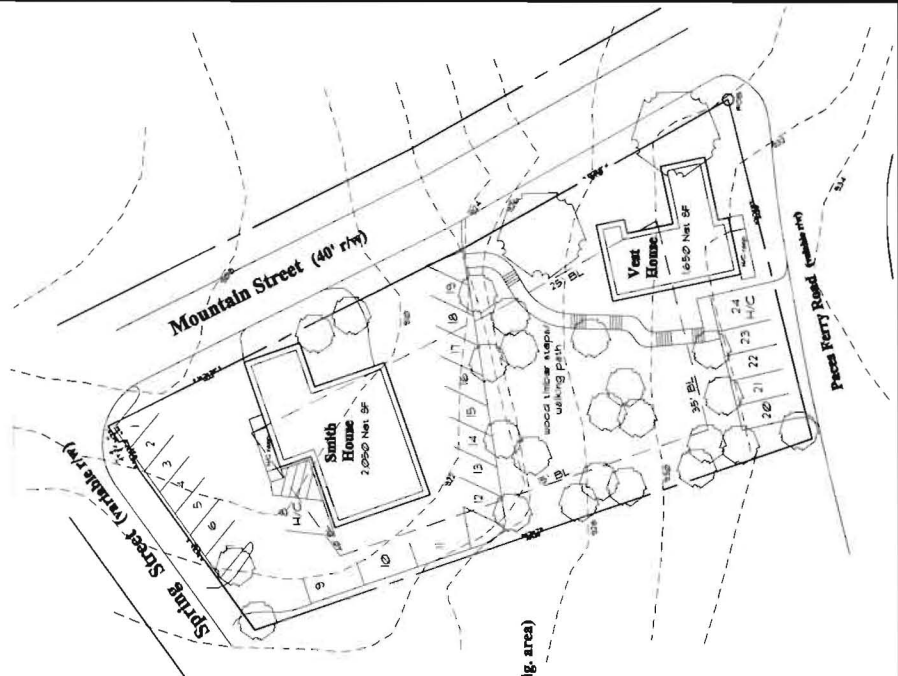
prepared for:
The Vest House, LLC



DGM
LAND PLANNING
CONSULTANTS

976 Oak Hill
Buckhead
Atlanta, Georgia 30314
770 614-9906
Fax 614-9191

Scale: 1" = 20'
December 4, 2014



Site Data

Total Site Area: .54 AC
Existing Zoning: NS
Proposed Zoning: NRC
Total Building Area Shown: 3,700 Net SF
Vest House: 1,650 Net SF
Smith House: 2,050 Net SF
Parking Required: 18.5 (1/200 SF of net bldg. area)
Parking Shown: 24
NRC Building Setbacks:
front: 35'
side: major 25', minor 15'
rear: 40'

NOTES:
1. This plan is prepared for the use of the Planning Commission, Cobb County, Georgia.
2. This plan is prepared for the use of the Planning Commission, Cobb County, Georgia.
3. All dimensions are shown in feet and inches.
4. All dimensions are shown to the center of the line.
5. The dimensions are shown to the center of the line.
6. The dimensions are shown to the center of the line.
7. The dimensions are shown to the center of the line.

APPLICANT: The Vest House, LLC

PHONE#: 404-809-2600 **EMAIL:** jmayoue@mgefamilylaw.com

REPRESENTATIVE: Garvis Sams, Jr.

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

TITLEHOLDER: The Vest House, LLC

PETITION NO: Z- 13

HEARING DATE (PC): 02-03-15

HEARING DATE (BOC): 02-17-15

PRESENT ZONING: NS

PROPOSED ZONING: NRC

PROPERTY LOCATION: On the west side of Ranch Road in between Mountain Street and Paces Ferry Road

(2949 Paces Ferry Road and 5 Mountain Street)

PROPOSED USE: Retail, Restaurants, Offices

ACCESS TO PROPERTY: Spring Street, Mountain Street, and

Paces Ferry Road

SIZE OF TRACT: .54

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: _____

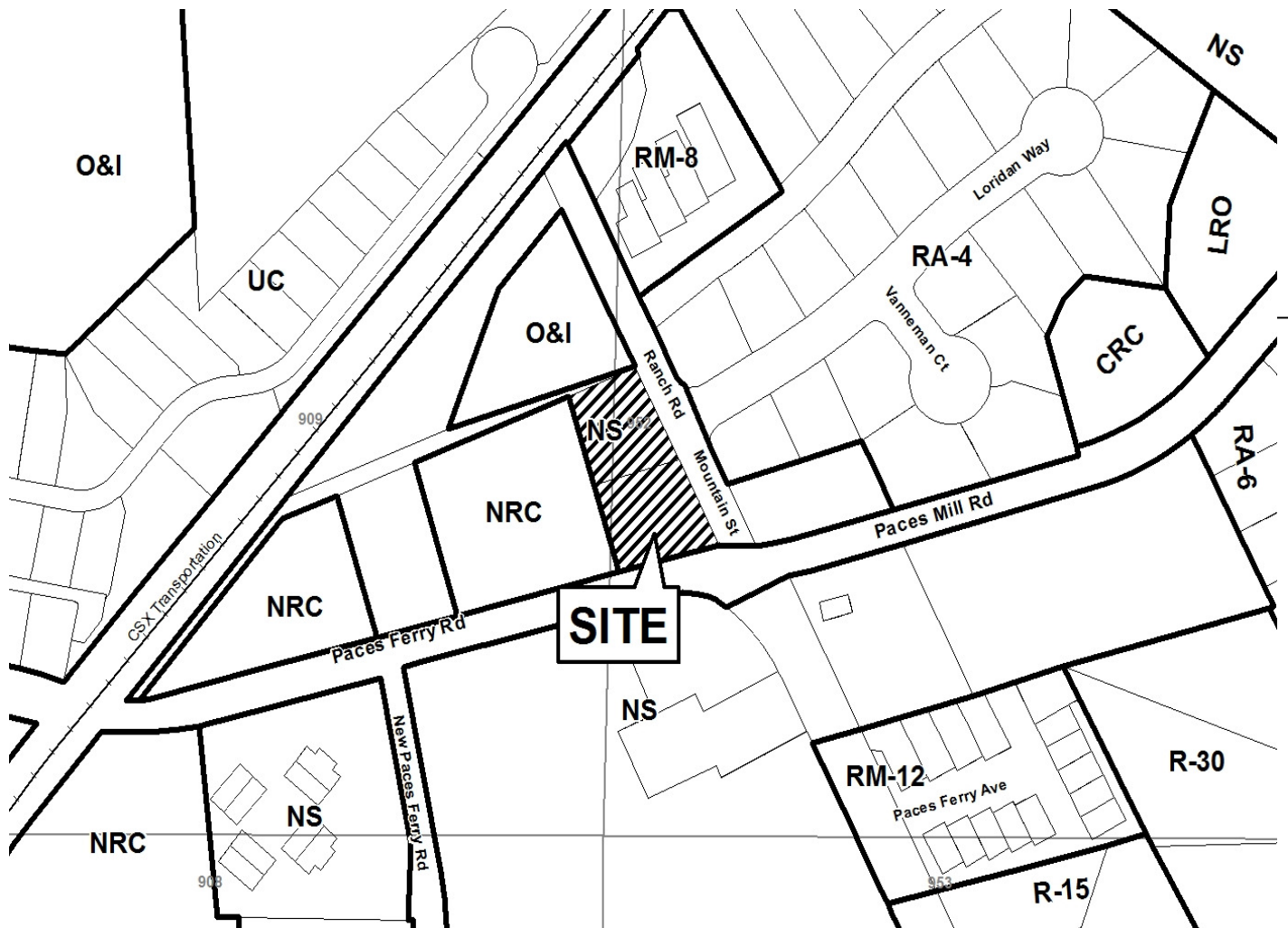
LAND LOT(S): 909, 952

PARCEL(S): 1, 20

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application #: Z- 13

PC Hearing Date: February 3, 2015

BOC Hearing Date: February 17, 2015

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): To bring the subject property into compliance with the Zoning Ordinance and for utilization of the property for permitted uses under the NRC district
- b) Proposed building architecture: As-built
- c) Proposed hours/days of operation: 8:00 a.m. through 6:00 p.m., Monday - Sunday
- d) List all requested variances: Shown on the site plan filed contemporaneously herewith

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

The subject property is located within the confines of a Neighborhood Activity Center (NAC) on Cobb County's Future Land Use Map which contemplates the utilization of said property for those uses permitted within NRC district.

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

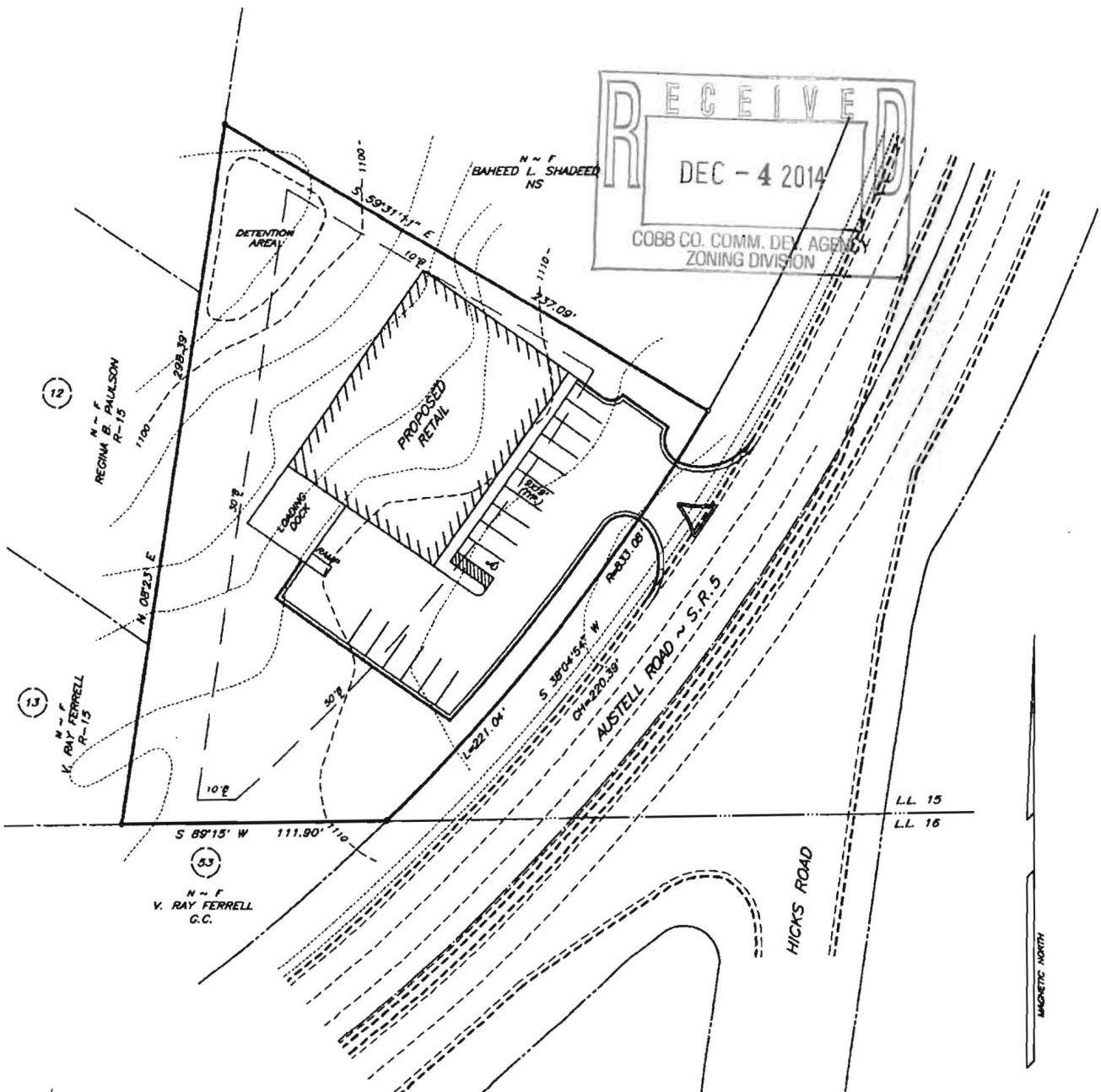
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). N/A

.....
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: December 4, 2014

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

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



- NOTES:
1. PRESENT ZONING ~ NS
 2. PROPOSED ZONING ~ GC
 3. TOTAL SITE AREA ~ 1.00 ACRES
 4. PARKING SPACES ~ 18
 5. BUILDING USAGE: ~ RETAIL/LAWN MOWER SALES & SERVICE
 6. BUILDING LINES:
FRONT ~ 50'
SIDE ~ 10'
REAR ~ 30'
 7. TOPOGRAPHY IS FROM A TOPOGRAPHIC SURVEY FOR HAROLD R. LEE & GLADYS E. LEE BY TRENHOLM BAKER, DATED DECEMBER 19, 1982
 8. BOUNDARY FROM A PLAT BY OTHERS
 9. NO CEMETERIES, ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS EXIST ON THIS SITE
 10. NO WETLANDS EXIST ON THIS SITE



DATE : 10-31-08 REVISIONS
SCALE : 1"=30'
DRAWN BY : ALG
CHECKED BY :
E./COB/LOVELESS

GASKINS SURVEYING CO.

1266 POWDER SPRINGS RD.
MARRETTA, GEORGIA 30064
(770) 424-7188

REZONING PLAN FOR:
PATHERESA AND RONALD LOVELESS

LOCATED IN L.L. 15
17th DIST., 2nd SECT.
COBB COUNTY, GA.

APPLICANT: Davis Ice Cream DBA Ice Cream Warehouse

PHONE#: 251-476-6604 **EMAIL:** jldavis@icecreambizz.com

REPRESENTATIVE: Janet Davis

PHONE#: 251-476-6604 **EMAIL:** jldavis@icrecreambizz.com

TITLEHOLDER: Ronald H. Loveless

PETITION NO: Z- 14

HEARING DATE (PC): 02-03-15

HEARING DATE (BOC): 02-17-15

PRESENT ZONING: NS

PROPOSED ZONING: NRC

PROPERTY LOCATION: On the west side of Austell Road at

Hicks Road

(2532 Austell Road)

ACCESS TO PROPERTY: Austell Road

PROPOSED USE: Ice Cream Warehouse

SIZE OF TRACT: 1.00 acre

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: _____

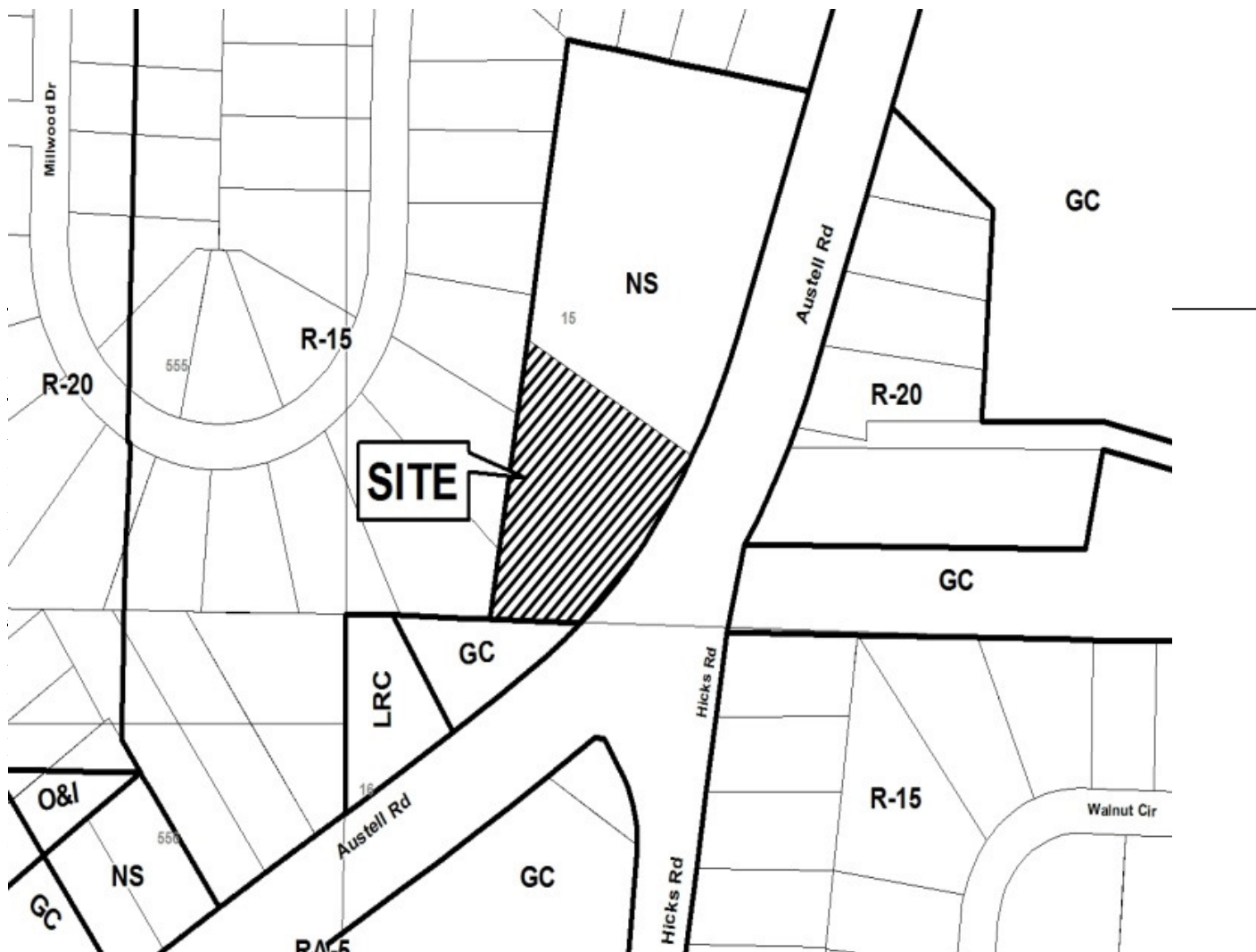
LAND LOT(S): 15

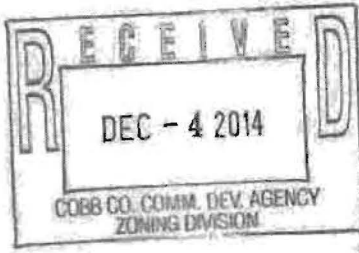
PARCEL(S): 56

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application #: Z-14
PC Hearing Date: 2-3-15
BOC Hearing Date: 2-7-15

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: Existing structure - no exterior changes -
Walk in freezer to be installed
- c) Proposed hours/days of operation: Monday - Saturday 6 a.m. - 6 p.m.
- 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).

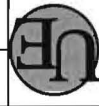
Applicant signature: Jarret Davis Date: 12/4/14
Applicant name (printed): Jarret Davis

Z-15
(2015)

SITE PLAN
RIVERLINE
VETERINARY HOSPITAL

Urban Engineers, Inc.

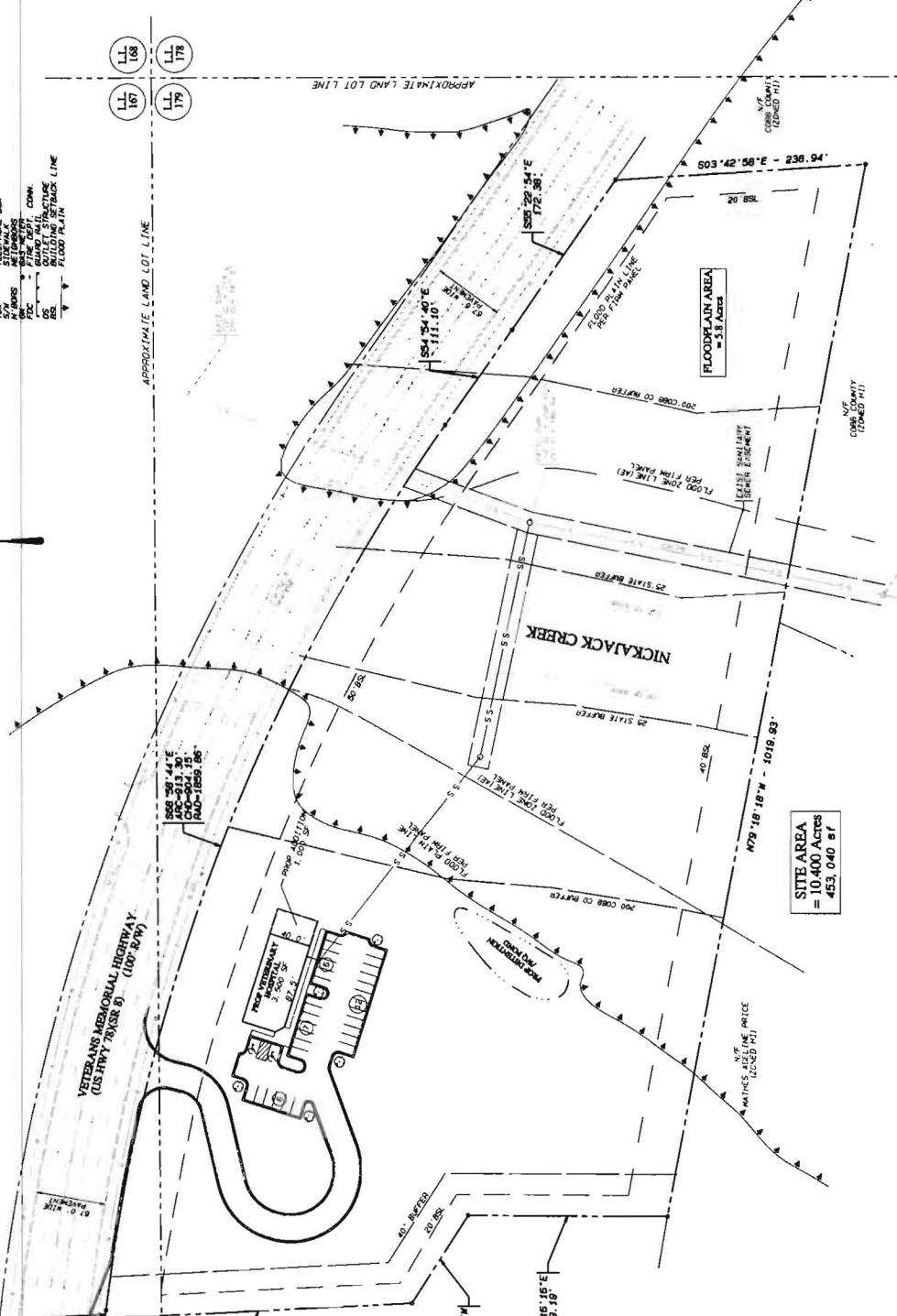
1504 HORTON DRIVE, N.E. SUITE 100
ATLANTA, GEORGIA 30346
PHONE: (404) 878-9576 / FAX: (404) 878-9577



DATE:	11/29/14
SCALE:	1" = 30'
COUNTY:	COBB
DISTRICT:	18th, 2nd Street
LAND LOT(S):	167, 179
PROJECT NO.:	21411-1
DRAWING NO.:	C-1

REVISIONS		
DATE		
DESCRIPTION		

- LEGEND:**
- NOW OR FINISHED
 - FLOODPLAIN AREA
 - 1" FLOODPLAIN AREA
 - 2" FLOODPLAIN AREA
 - 3" FLOODPLAIN AREA
 - 4" FLOODPLAIN AREA
 - 5" FLOODPLAIN AREA
 - 6" FLOODPLAIN AREA
 - 7" FLOODPLAIN AREA
 - 8" FLOODPLAIN AREA
 - 9" FLOODPLAIN AREA
 - 10" FLOODPLAIN AREA
 - 12" FLOODPLAIN AREA
 - 15" FLOODPLAIN AREA
 - 20" FLOODPLAIN AREA
 - 25" FLOODPLAIN AREA
 - 30" FLOODPLAIN AREA
 - 36" FLOODPLAIN AREA
 - 42" FLOODPLAIN AREA
 - 48" FLOODPLAIN AREA
 - 54" FLOODPLAIN AREA
 - 60" FLOODPLAIN AREA
 - 66" FLOODPLAIN AREA
 - 72" FLOODPLAIN AREA
 - 78" FLOODPLAIN AREA
 - 84" FLOODPLAIN AREA
 - 90" FLOODPLAIN AREA
 - 96" FLOODPLAIN AREA
 - 102" FLOODPLAIN AREA
 - 108" FLOODPLAIN AREA
 - 114" FLOODPLAIN AREA
 - 120" FLOODPLAIN AREA
 - 126" FLOODPLAIN AREA
 - 132" FLOODPLAIN AREA
 - 138" FLOODPLAIN AREA
 - 144" FLOODPLAIN AREA
 - 150" FLOODPLAIN AREA
 - 156" FLOODPLAIN AREA
 - 162" FLOODPLAIN AREA
 - 168" FLOODPLAIN AREA
 - 174" FLOODPLAIN AREA
 - 180" FLOODPLAIN AREA
 - 186" FLOODPLAIN AREA
 - 192" FLOODPLAIN AREA
 - 198" FLOODPLAIN AREA
 - 204" FLOODPLAIN AREA
 - 210" FLOODPLAIN AREA
 - 216" FLOODPLAIN AREA
 - 222" FLOODPLAIN AREA
 - 228" FLOODPLAIN AREA
 - 234" FLOODPLAIN AREA
 - 240" FLOODPLAIN AREA
 - 246" FLOODPLAIN AREA
 - 252" FLOODPLAIN AREA
 - 258" FLOODPLAIN AREA
 - 264" FLOODPLAIN AREA
 - 270" FLOODPLAIN AREA
 - 276" FLOODPLAIN AREA
 - 282" FLOODPLAIN AREA
 - 288" FLOODPLAIN AREA
 - 294" FLOODPLAIN AREA
 - 300" FLOODPLAIN AREA



LOCATION MAP

289.81' TO THE INTERSECTION OF
RIGHT OFWAYS MEMORIAL
HIGHWAY AND THE 100'
LOT LINE BETWEEN LAND LOTS 167 & 167

- NOTES:**
- TOTAL SITE AREA = 10,400 AC.
 - FLOODPLAIN AREA = 5.8 AC.
 - NO CONCERNS ON SITE - NONE WILL BE IMPACTED BY THE PROPOSED DEVELOPMENT.
 - ALL UTILITIES AND SERVICES ARE SHOWN AS OF THE DATE OF THE SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND SERVICES PRIOR TO CONSTRUCTION.
 - NO ARCHITECTURAL OR ARCHAEOLOGICAL LANDMARKS ARE SHOWN ON THIS PLAN.
 - PROPOSED BUILDINGS 4, 275 SQ. FT. - 18 SPACES
 - PROPOSED GARAGES 4, 275 SQ. FT. - 18 SPACES
 - TOTAL SPACES = 36

NOTES:

BOUNDARY INFORMATION TAKEN FROM "ALTIACHEN LAND TITLE SURVEY, J.L. CUMBER PROPERTY" PREPARED BY PESH, DATED 10-11-2009.

THIS PROPERTY IS LOCATED ON PARCEL 13181002312 OF THE FULLY FLOODED INVENTORY RATE MAP DATED 11/12/2008 OF COBB COUNTY, GEORGIA. THE PROPERTY IS LOCATED WITHIN A 500' FLOODPLAIN AREA. THE FLOODPLAIN AREA IS DEFINED BY THE LOCAL FLOODPLAIN AREA. THE FLOODPLAIN AREA IS NOT TO BE USED FOR ANY OTHER PURPOSES.

UTILITY LOCATIONS ARE FROM FIELD OBSERVATION. ANY/OR ALL UTILITIES NOT SHOWN ON THIS PLAN SHOULD BE VERIFIED BY THE CLIENT PRIOR TO CONSTRUCTION.

UNDERGROUND UTILITIES ARE GUARANTEED BY Urban Engineers, Inc.



APPLICANT: Maria Fiorillo

PHONE#: 404-388-8247 **EMAIL:** maria@thefiorillos.com

REPRESENTATIVE: Maria Fiorillo

PHONE#: 404-388-8247 **EMAIL:** maria@thefiorillos.com

TITLEHOLDER: Scott A. Dameron and James L. Dameron III

PETITION NO: Z- 15

HEARING DATE (PC): 02-03-15

HEARING DATE (BOC): 02-17-15

PRESENT ZONING: R-20

PROPOSED ZONING: O & I

PROPOSED USE: Veterinary Hospital

PROPERTY LOCATION: On the south side Veterans Memorial

Highway, west of Nickajack Creek

(1092 Veterans Memorial Highway)

ACCESS TO PROPERTY: Veterans Memorial Highway

SIZE OF TRACT: 10.4 acres

DISTRICT: 18

LAND LOT(S): 167, 179

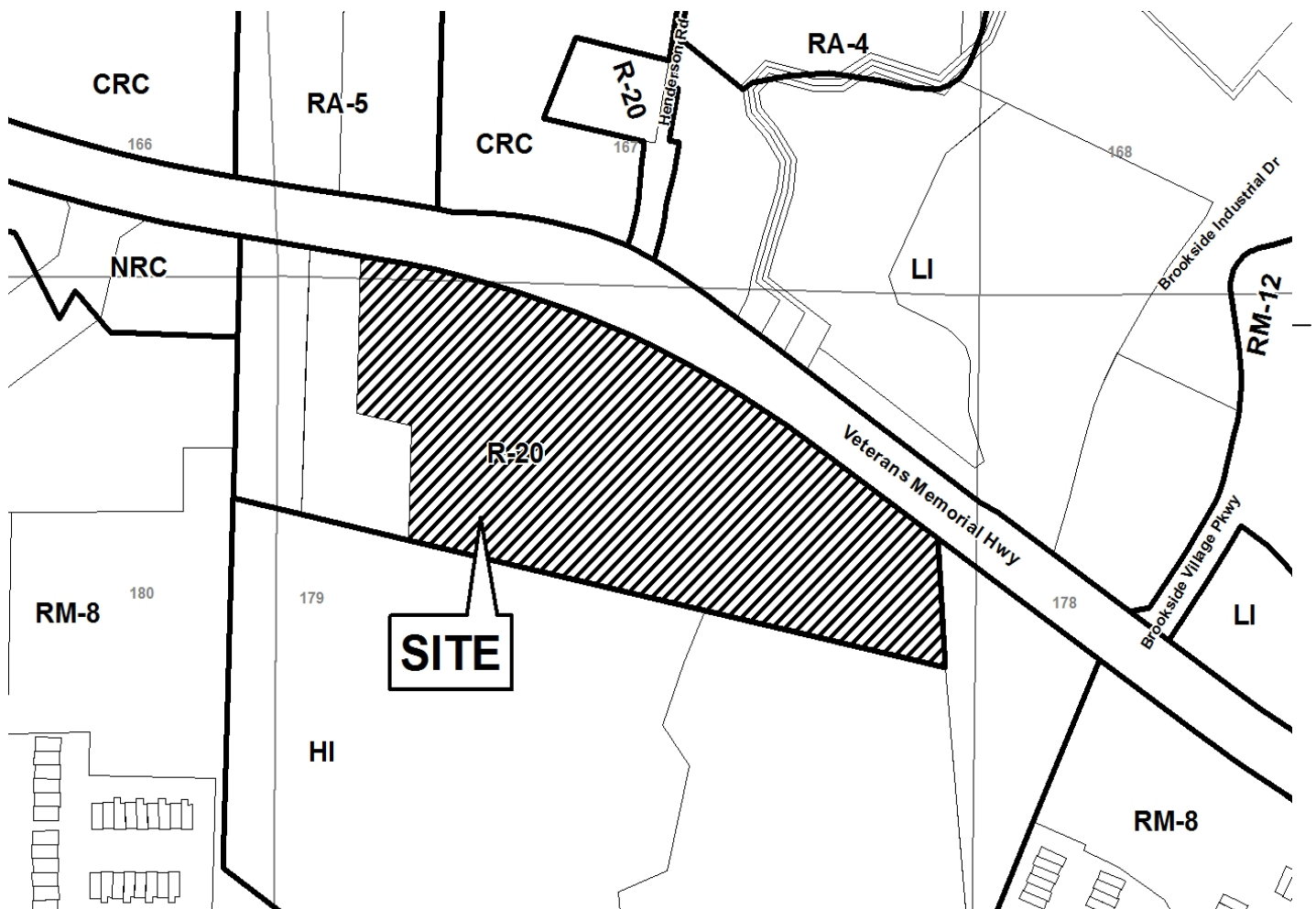
PARCEL(S): 3

PHYSICAL CHARACTERISTICS TO SITE: _____

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

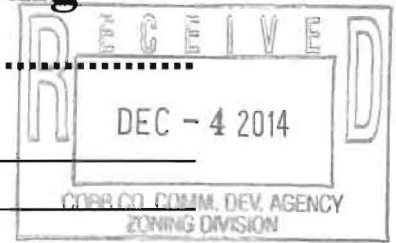
CONTIGUOUS ZONING/DEVELOPMENT





Application #: 2-15
PC Hearing Date: 2-3-15
BOC Hearing Date: 2-17-15

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): Veterinary Hospital
- b) Proposed building architecture: J
- c) Proposed hours/days of operation: M-F 8-6, Sat 9-12
- d) List all requested variances: _____

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

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

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

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

Applicant signature: Maria Fiorillo Date: Nov 30, 2014
Applicant name (printed): Maria Fiorillo



5074 BRISTOL INDUSTRIAL WAY
 SUITE A
 BUFORD, GEORGIA 30016
 (770) 271-3666
 www.dpega.com

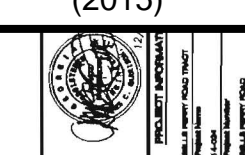
PREPARED FOR:
GEORGIA KIDS PROJECT
3835 SUMNER BREEZE COURT
MARIETTA, GA 30006

PROJECT NAME:
BELLS FERRY ROAD TRACT

PROJECT INFORMATION:
 MARIETTA, GA 30006
 CLIENT NAME: MR. KEITH MCGORRLEY
 PHONE: (770) 714-7506

CONCEPTUAL SITE PLAN

TABNO



PROJECT INFORMATION:
 MARIETTA, GA 30006
 CLIENT NAME: MR. KEITH MCGORRLEY
 PHONE: (770) 714-7506

DATE

SCALE

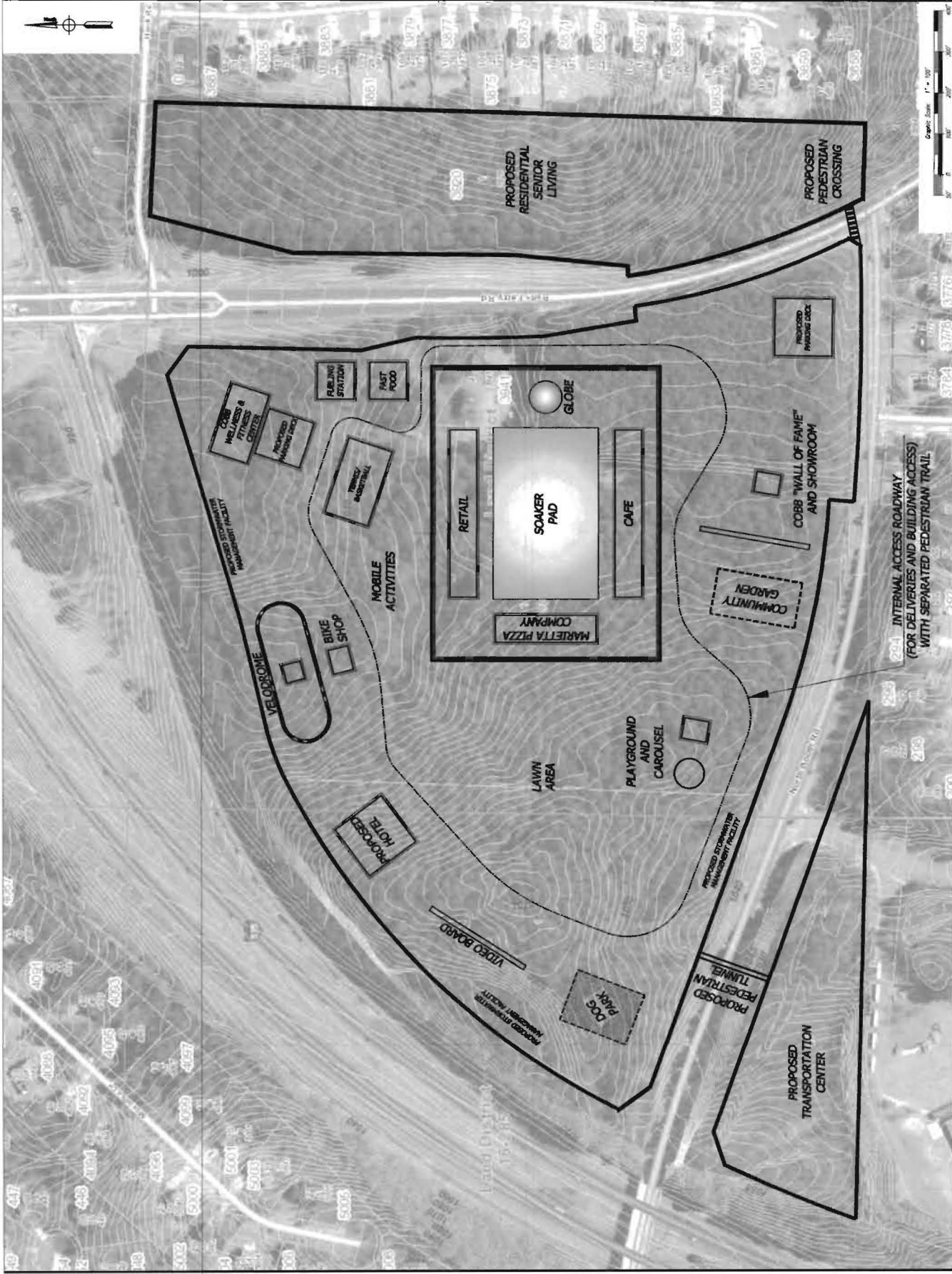
SHEET

NO. OF SHEETS

DATE

PROJECT NO.

1 of 1



APPLICANT: Georgia Kids Project, LLC

PHONE#: (770) 714-7506 **EMAIL:** kmcorsley@gakidsproject.com

REPRESENTATIVE: Richard W. Calhoun

PHONE#: (770) 422-1776 **EMAIL:** rcalhoun@gregorydoylefirm.com

TITLEHOLDER: Multiple titleholders on file in the Zoning Division

PROPERTY LOCATION: East and west sides of Bells Ferry Road,

north and south sides of North Booth Road, and southeast intersection of Bells Ferry Road and Heck Road, and on the southeasterly side of I-575

ACCESS TO PROPERTY: Bells Ferry Road and North Booth Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-16

HEARING DATE (PC): 02-03-15

HEARING DATE (BOC): 02-17-15

PRESENT ZONING: R-20

PROPOSED ZONING: CRC and RSL

PROPOSED USE: Indoor/Outdoor Recreation
and Residential Senior Living

SIZE OF TRACT: 48.3

DISTRICT: 16

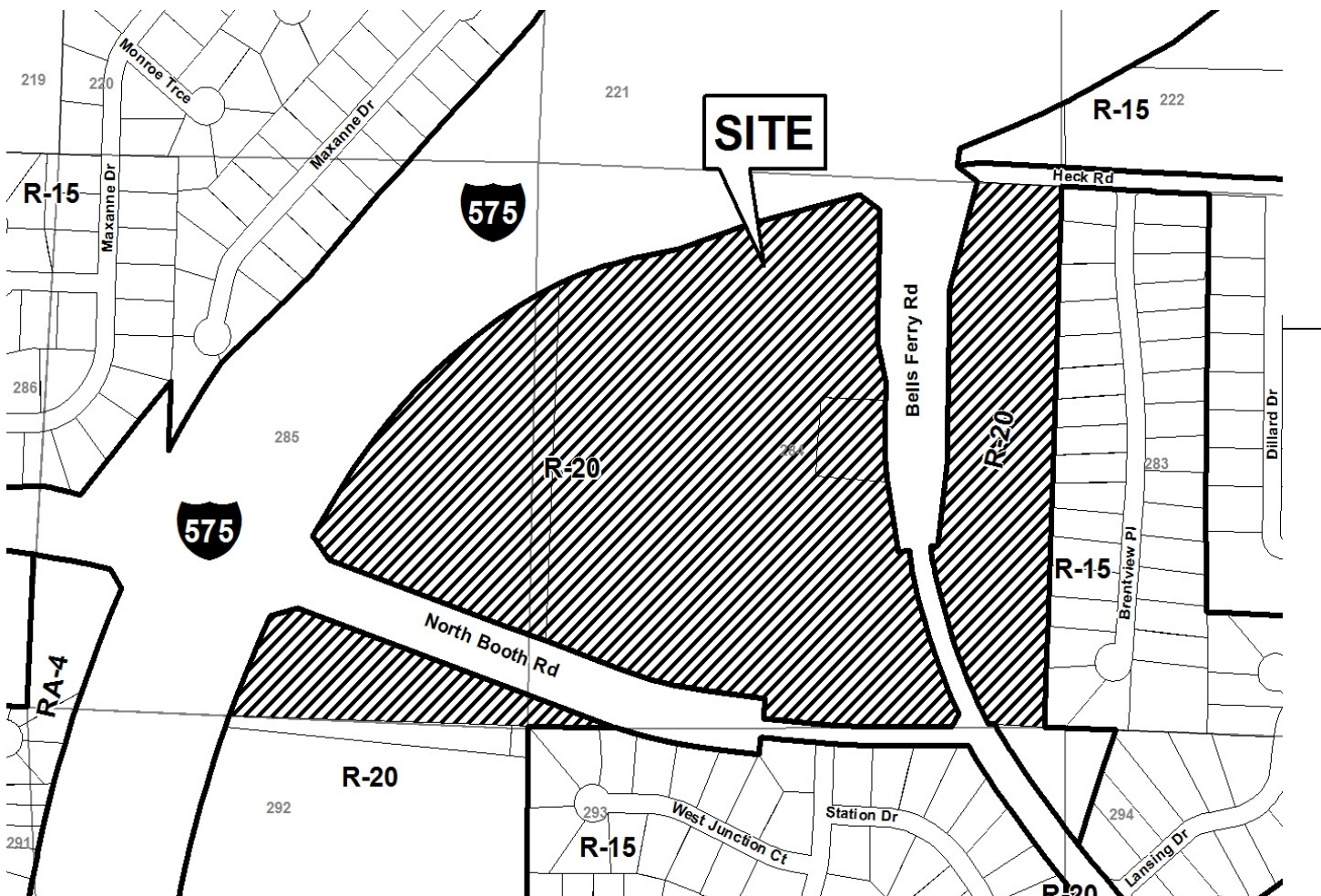
LAND LOT(S): 284,285

PARCEL(S): 1,2,1,29

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: 210
PC Hearing Date: 2-3-15
BOC Hearing Date: 2-17-15

Summary of Intent for Rezoning

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

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

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

- a) Proposed use(s): Indoor/Outdoor Recreation & Related Facilities
- b) Proposed building architecture: Leed Certified Sustainable Park
- c) Proposed hours/days of operation: 7am - 11pm
- d) List all requested variances: None

.....
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). _____
None other than proposed pedestrian road crossings

.....
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: *Kevin M. S. J.* Date: 12/04/2014

Applicant name (printed): Georgia Kids Project, LLC

APPLICANT: E-Rock Development, LLC

PHONE#: (770)940-4505 EMAIL: jonathan_edwards50@yahoo.com

REPRESENTATIVE: John H. Moore, Moore Ingram Johnson & Steele,LLP

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

TITLEHOLDER: Melonee Bates, Petrelia Lawhorn

PROPERTY LOCATION: Northwesterly side of Childers Road,

south of Monet Drive

(3383 Childers Road).

ACCESS TO PROPERTY: Childers Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-17

HEARING DATE (PC): 02-03-15

HEARING DATE (BOC): 02-17-15

PRESENT ZONING: R-30

PROPOSED ZONING: R-15

PROPOSED USE: Single-Family

Residential

SIZE OF TRACT: 4.2 acres

DISTRICT: 1

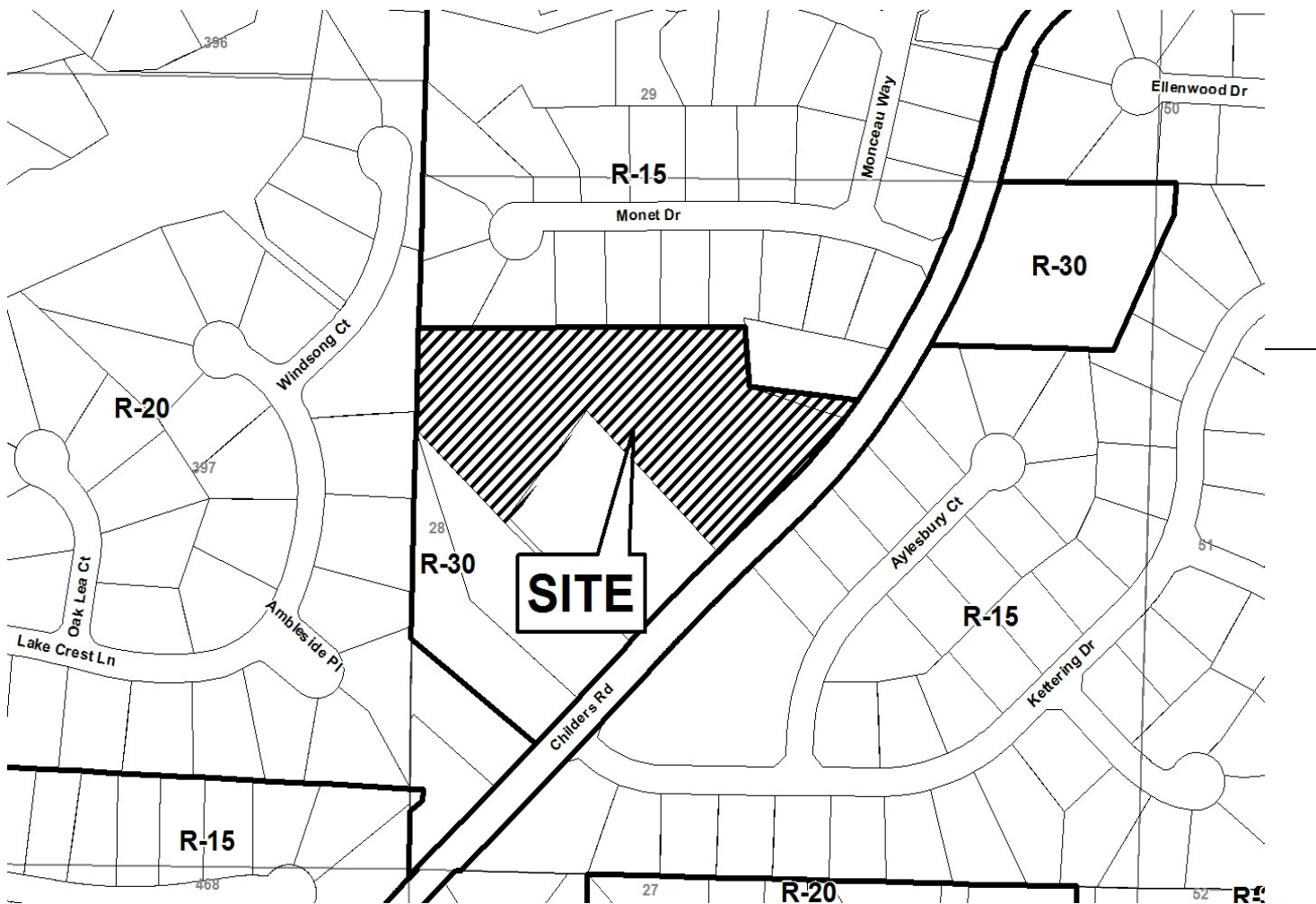
LAND LOT(S): 28

PARCEL(S): 2

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: Z- 17 (2015)
PC Hearing Date: 02/03/2015
BOC Hearing Date: 02/17/2015

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): minimum 3,200 sf and greater
- b) Proposed building architecture: Traditional/Craftsman
- c) Proposed selling prices(s): \$800s and 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)

.....
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: December 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 the Summary of Intent for Rezoning, or any other part of the Application for Rezoning, at any time during the rezoning process.**

Z-18
(2015)

ATLANTA, GEORGIA
VANQUISH PROPERTY PARTNERS, LLC

COBB COUNTY, GEORGIA - LAND LOT 310, 16TH DISTRICT
TRICKUM ROAD TRACT

THE SCHEMATIC PLAN

DATE	11/28/14
PERNO	14023
DWG FILE	14023.pdw
DRAWN BY	TS
CHECKED	TS
SCALE	1"=30'
SHEET	P-1
	1 of 1

Not Released For Construction

NO.	DATE	REVISIONS



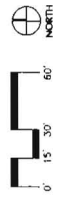
SUMMARY

SITE AREA 2.69 AC
EXISTING ZONING R-20
PROPOSED ZONING RA-5
PROPOSED UNITS 8
DENSITY 2.974 U/AC

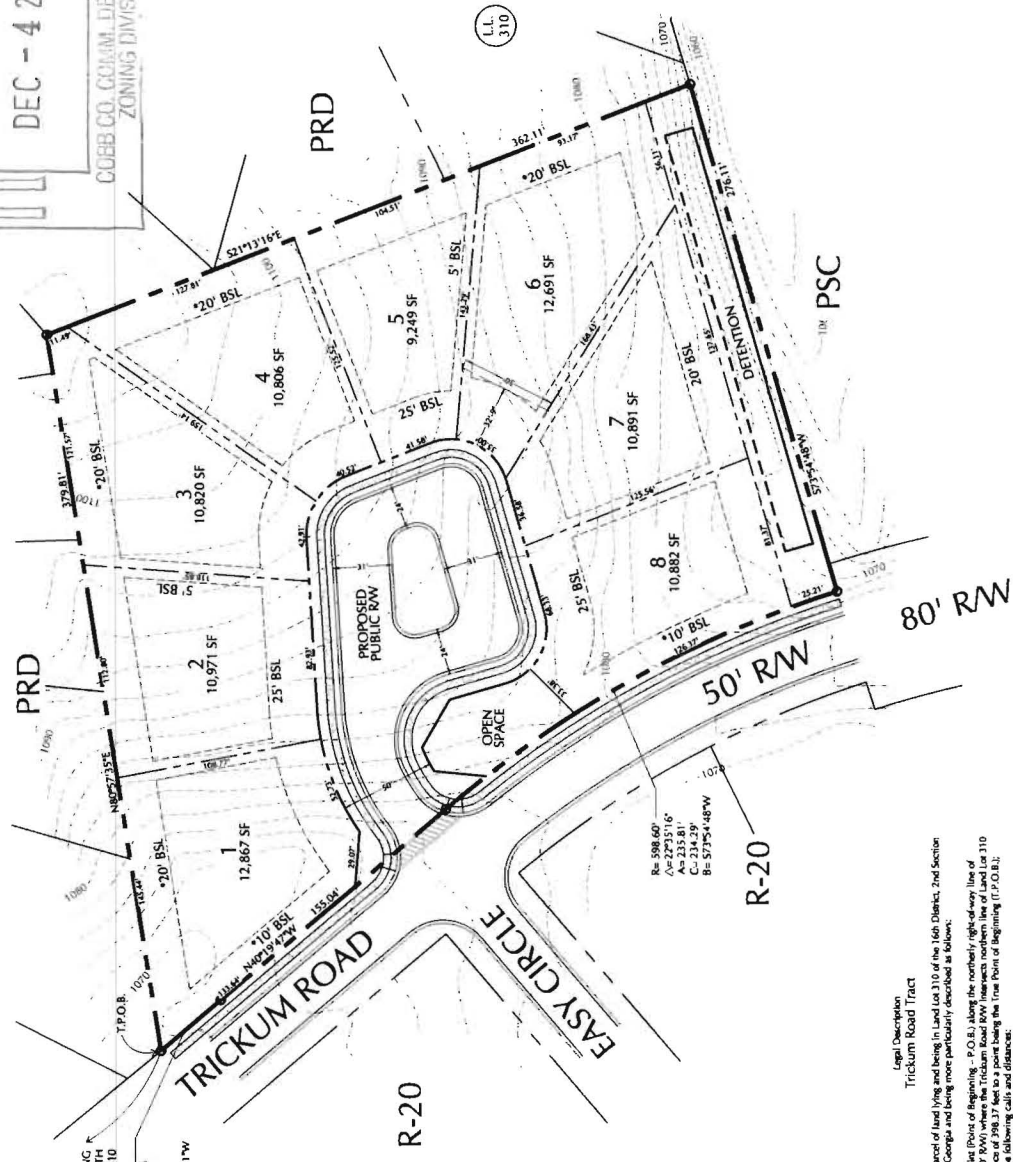
LOT DEVELOPMENT STANDARDS

MINIMUM SIZE 7,000 SF
MINIMUM WIDTH 70' (50' INTERIOR)
MINIMUM FRONTAGE 50' (35' ON CUL-DE-SAC)
MINIMUM SETBACKS BY ORDINANCE
FRONT 25'/40'
SIDE 5'/20' (15' BETWEEN HOUSES)
CORNER SIDE 15'/25'
REAR 20'/40'
*VARIANCES FROM ABOVE SETBACKS ILLUSTRATED ON PLAN

- NOTES:**
- 1) According to FIRM Panel #13005235F, dated 8-18-92, no portion of this property is within the 100 year flood zone.
 - 2) No archeological or architectural landmarks are known to exist on this site.
 - 3) No cemetery is known to exist on this site.
 - 4) No stream is known to exist on this site.
 - 5) No wetlands are known to exist on this site.
 - 6) Boundary source is survey prepared by Southern Surveying & Mapping Co., Inc., and dated 6/6/95.
 - 7) Topographic information source: Cobb County GIS



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



P.O.B.
398.37' ALONG
EASIMENT LINE
LINE OF LL 310
R=753.35'
A=41.46°
C=41.24'
B=N40°29'11"W

R=598.60'
A=22°35'16"
C=233.81'
B=S73°34'48"W

Legal Description
Trickum Road Tract

All that part or parcel of land lying and being in Land Lot 310 of the 16th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:
Beginning at a point (Point of Beginning - P.O.B.) along the northerly right-of-way line of Trickum Road (50' RW) where the Trickum Road ROW intersects northern line of Land Lot 310 and running thence the following calls and distances:
Leaving said Trickum Road right-of-way, N40°29'11"W a distance of 379.81 feet to a point, thence S73°34'48"W a distance of 233.81 feet to a point on said Trickum Road right-of-way; thence along said right-of-way S73°34'48"W a distance of 234.29 feet to a point; thence N40°29'11"W a distance of 155.04 feet to a point; thence N40°29'11"W a chord distance of 412.4 feet to the True Point of Beginning (T.P.O.B.).
Said tract totals 2.69 acres.

APPLICANT: Vanquish Property Partners, LLC

PHONE#: (404)569-9756 **EMAIL:** mike@vanquishpartanersga.com

REPRESENTATIVE: J. Kevin Moore, Moore Ingram Johnson & Steele,LLP

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

TITLEHOLDER: The Estate of Shurlin Hunley (a.k.a. Shurlin J. Hunley or S.J. Hunley)

PROPERTY LOCATION: Northeasterly side of Trickum Road, north of Shallowford Road, across from Easy Circle (3870 Trickum Road).

ACCESS TO PROPERTY: Trickum Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-18

HEARING DATE (PC): 02-03-15

HEARING DATE (BOC): 02-17-15

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Detached Single-Family Residential

SIZE OF TRACT: 2.69 acres

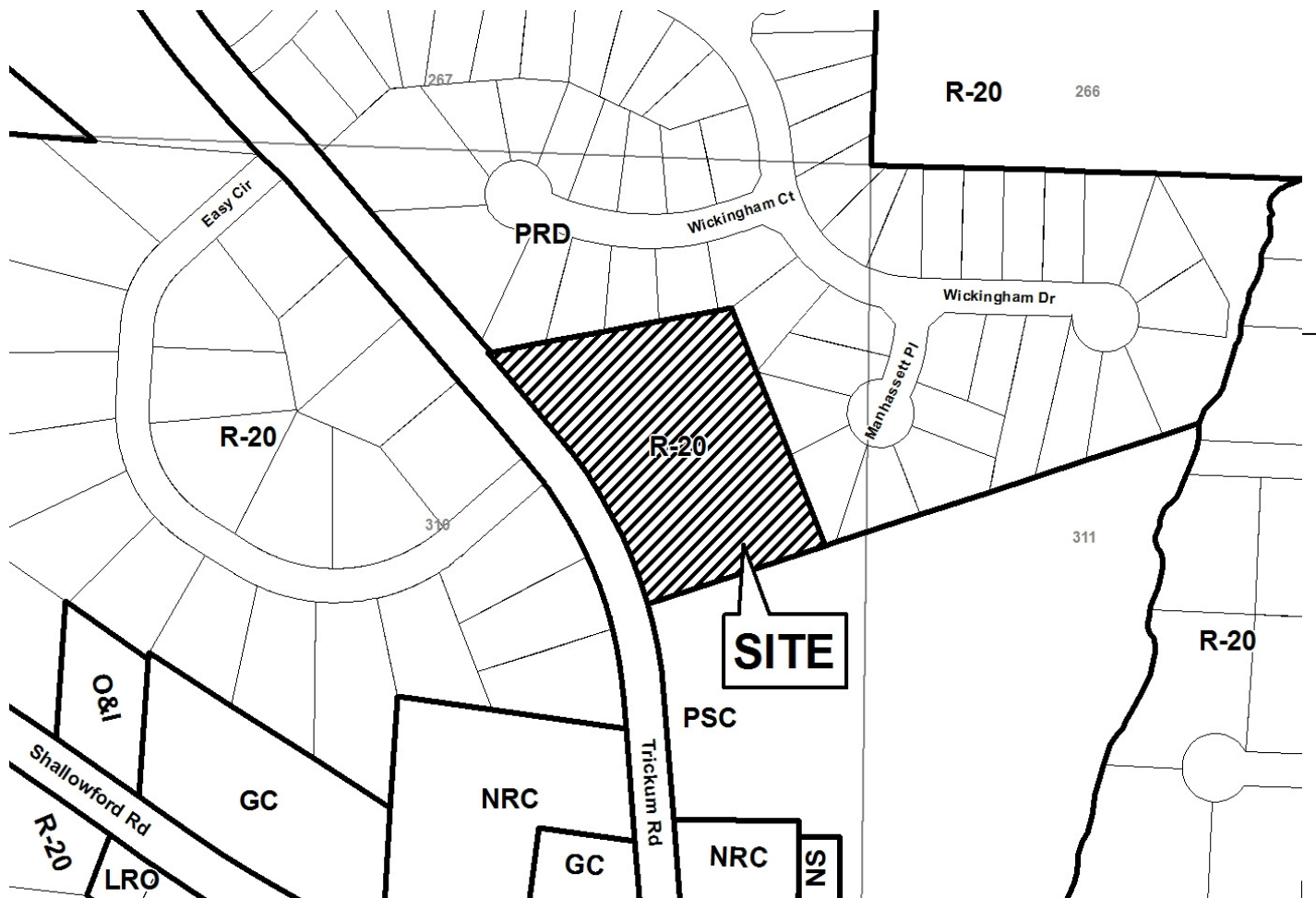
DISTRICT: 16

LAND LOT(S): 310

PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application #: Z-18 (2015)

PC Hearing Date: 02/03/2015

BOC Hearing Date: 02/17/2015

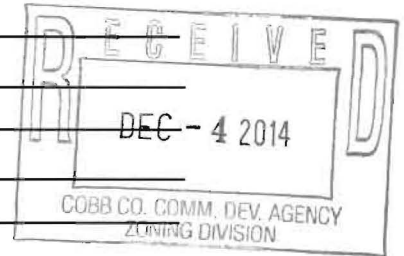
Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Minimum 2,000 square feet (heated), and greater
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): \$400,000 and greater
- d) List all requested variances: Proposed lots 1-6, waiver of rear setback from 40 feet to 20 feet; Proposed lots 1 and 8, waiver of side yard setback from 25 feet to 10 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)

.....
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

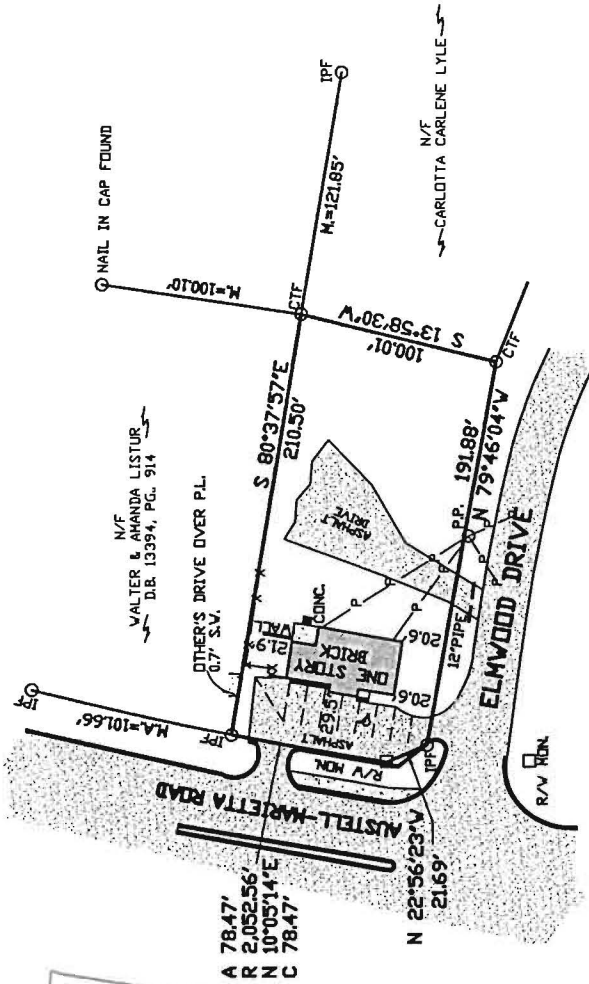
Applicant signature: BY: [Signature] Date: December 4, 2014

J. Kevin Moore; Georgia Bar No. 519728

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

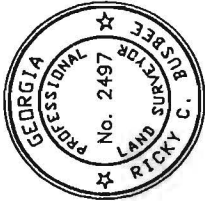
***Applicant specifically reserves the right to amend any information set forth in the Summary of Intent for Rezoning, or any other part of the Application for Rezoning, at any time during the rezoning process.**

Revised August 21, 2013



AREA =
20,246 SQ. FT.
0.819 ACRES.

- 1. SEE THE LEGEND (N/A) MEANS
- 2. SEE THE SET OF PLANS FOR
- 3. CHECK FOR ANY
- 4. CHECK FOR ANY
- 5. CHECK FOR ANY
- 6. CHECK FOR ANY
- 7. CHECK FOR ANY
- 8. CHECK FOR ANY
- 9. CHECK FOR ANY
- 10. CHECK FOR ANY
- 11. CHECK FOR ANY
- 12. CHECK FOR ANY
- 13. CHECK FOR ANY
- 14. CHECK FOR ANY
- 15. CHECK FOR ANY
- 16. CHECK FOR ANY
- 17. CHECK FOR ANY
- 18. CHECK FOR ANY
- 19. CHECK FOR ANY
- 20. CHECK FOR ANY
- 21. CHECK FOR ANY
- 22. CHECK FOR ANY
- 23. CHECK FOR ANY
- 24. CHECK FOR ANY
- 25. CHECK FOR ANY
- 26. CHECK FOR ANY
- 27. CHECK FOR ANY
- 28. CHECK FOR ANY
- 29. CHECK FOR ANY
- 30. CHECK FOR ANY
- 31. CHECK FOR ANY
- 32. CHECK FOR ANY
- 33. CHECK FOR ANY
- 34. CHECK FOR ANY
- 35. CHECK FOR ANY
- 36. CHECK FOR ANY
- 37. CHECK FOR ANY
- 38. CHECK FOR ANY
- 39. CHECK FOR ANY
- 40. CHECK FOR ANY
- 41. CHECK FOR ANY
- 42. CHECK FOR ANY
- 43. CHECK FOR ANY
- 44. CHECK FOR ANY
- 45. CHECK FOR ANY
- 46. CHECK FOR ANY
- 47. CHECK FOR ANY
- 48. CHECK FOR ANY
- 49. CHECK FOR ANY
- 50. CHECK FOR ANY



NO. 4399 AUSTELL-MARIETTA ROAD
AUSTELL, GEORGIA 30106

BUSBEE & PUSS
LAND SURVEYING COMPANY
3408 HOWELL STREET, SUITE A
DULUTH, GEORGIA 30096
770.497.9866
FAX: 770.497.9881
www.busbeepuss.com

SURVEY FOR:
THUAN THI LAM
DEED BOOK 13832, PAGE 3065
GA. HIGHWAY PROJECT NO. IXAN-9005(10)
LAND LOT 1006, 19th DISTRICT 2nd SECTION
COBB COUNTY, GEORGIA
SCALE: 1"=60' DATE: MAY 28th, 2014

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13067C0201 G, DATED DECEMBER 16th, 2008, ZONE "X".

RICKY C. BUSBEE, GEORGIA R.L.S. 2497
THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 190-7 OF THE BOARD RULES OF THE GEORGIA SURVEYING BOARD, EFFECTIVE 11-1-2004. ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PROFESSIONAL ACT RULES, EFFECTIVE 11-1-2004.
THESE PLANS MAY NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.
THIS MAP OR PLAN HAS BEEN CALULATED FOR ACCURACY AND IS FOUND TO BE ACCURATE WITHIN THE LIMITS OF THE SURVEYING TECHNIQUES USED IN THIS SURVEY.
FIELD WORK - RB/DM - 5/27/14 DRAWN BY SC J.N. BP11614 - D&G.

APPLICANT: Thuan Thi Lam

PHONE#: (678)567-1553 **EMAIL:** lamthuan76@yahoo.com

REPRESENTATIVE: John H. Moore, Moore Ingram Johnson & Steele,LLP

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

TITLEHOLDER: Thuan Thi Lam and Thang Thi Lam

PROPERTY LOCATION: Northeast intersection of Elmwood Drive and Austell Road
(4399 Austell Road).

ACCESS TO PROPERTY: Austell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-19

HEARING DATE (PC): 02-03-15

HEARING DATE (BOC): 02-17-15

PRESENT ZONING: NS

PROPOSED ZONING: NRC

PROPOSED USE: Office/Retail

SIZE OF TRACT: 0.819 acre

DISTRICT: 19

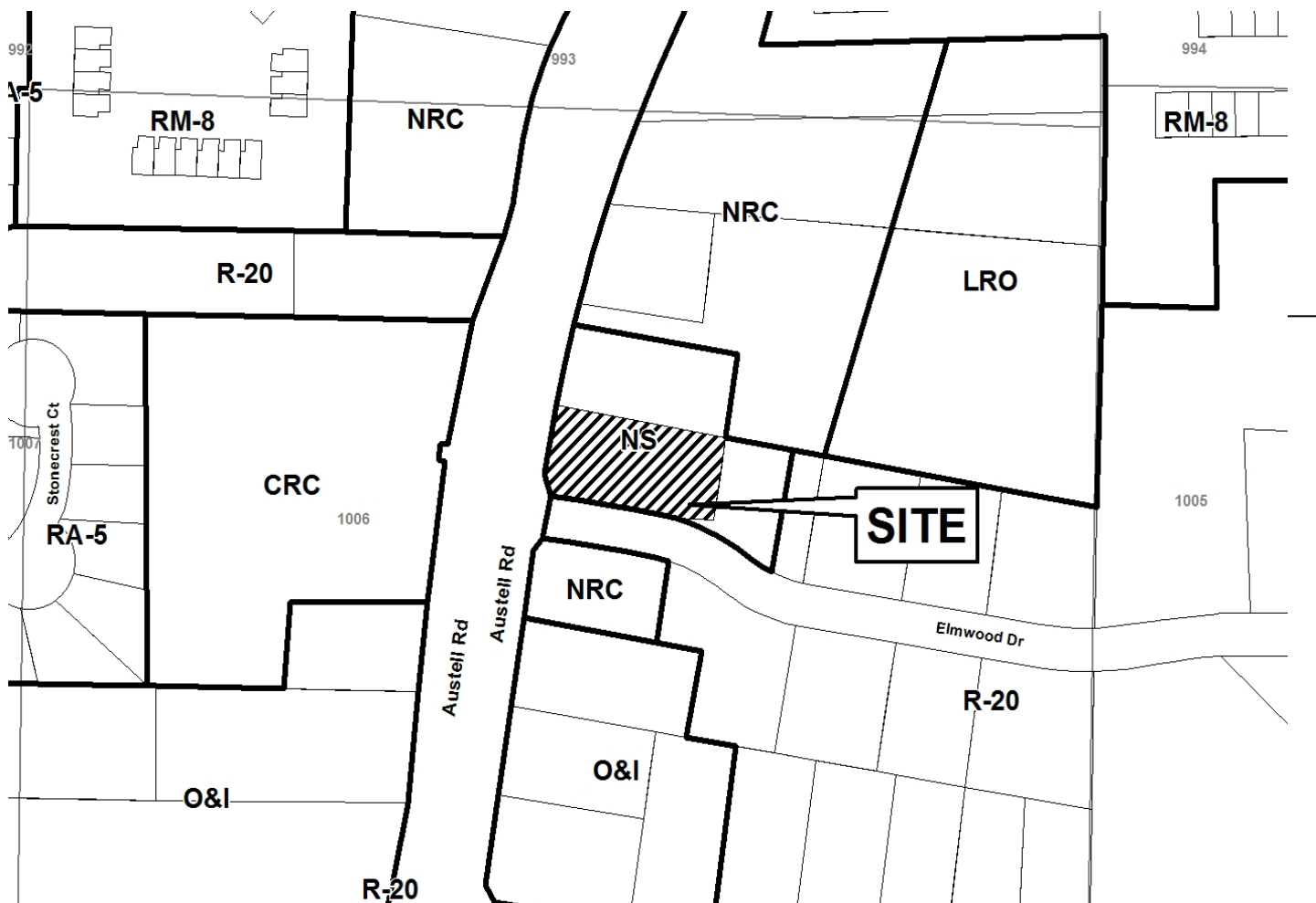
LAND LOT(S): 1006

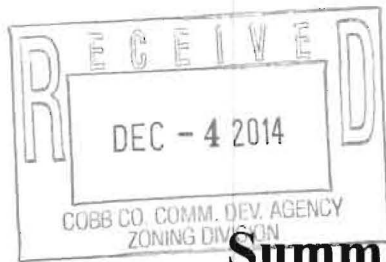
PARCEL(S): 4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application #: Z- 19 (2015)

PC Hearing Date: 02/03/2015

BOC Hearing Date: 02/17/2015

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): Retail/Office
- b) Proposed building architecture: Brick (existing structure)
- c) Proposed hours/days of operation: Unknown at this time.
- 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 ; Yes _____ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

MOORE INGRAM JOHNSON & STEELE, LLP

Applicant signature: [Signature] Date: December 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 within the Summary of Intent for Rezoning, or any other part of the Application for Rezoning, at any time during the rezoning process.**

**Z-20
(2015)**

Kimley-Horn

CHASTAIN MEADOWS SOUTH

OVERALL SITE PLAN

CP-1

COBB COUNTY COMMUNITY DEVELOPMENT AGENCY

1. The Planning Commission shall review and approve the proposed site plan for the Chastain Meadows South project, including the proposed buildings, parking areas, and other site improvements.

2. The Planning Commission shall ensure that the proposed site plan complies with all applicable zoning regulations and standards, including those related to building setbacks, parking requirements, and floodplain management.

3. The Planning Commission shall ensure that the proposed site plan provides for adequate public utilities, including water, sewer, and stormwater management, and that all necessary permits are obtained from the appropriate agencies.

4. The Planning Commission shall ensure that the proposed site plan provides for adequate access to the site from existing and proposed roads, and that all necessary traffic control measures are implemented.

5. The Planning Commission shall ensure that the proposed site plan provides for adequate landscaping and other site improvements that enhance the appearance of the site and are consistent with the community's character.

PAVING WIDTHS:

- ENTRANCE DRIVE WIDTH - 39.0 FT
- PARKING DRIVEWAY WIDTH - 24.0 FT
- DRIVEWAY TO LOADING DOCK - 30.0 FT

(ALL DIMENSIONS ARE F.C. TO F.C.)

SUMMARY INFORMATION

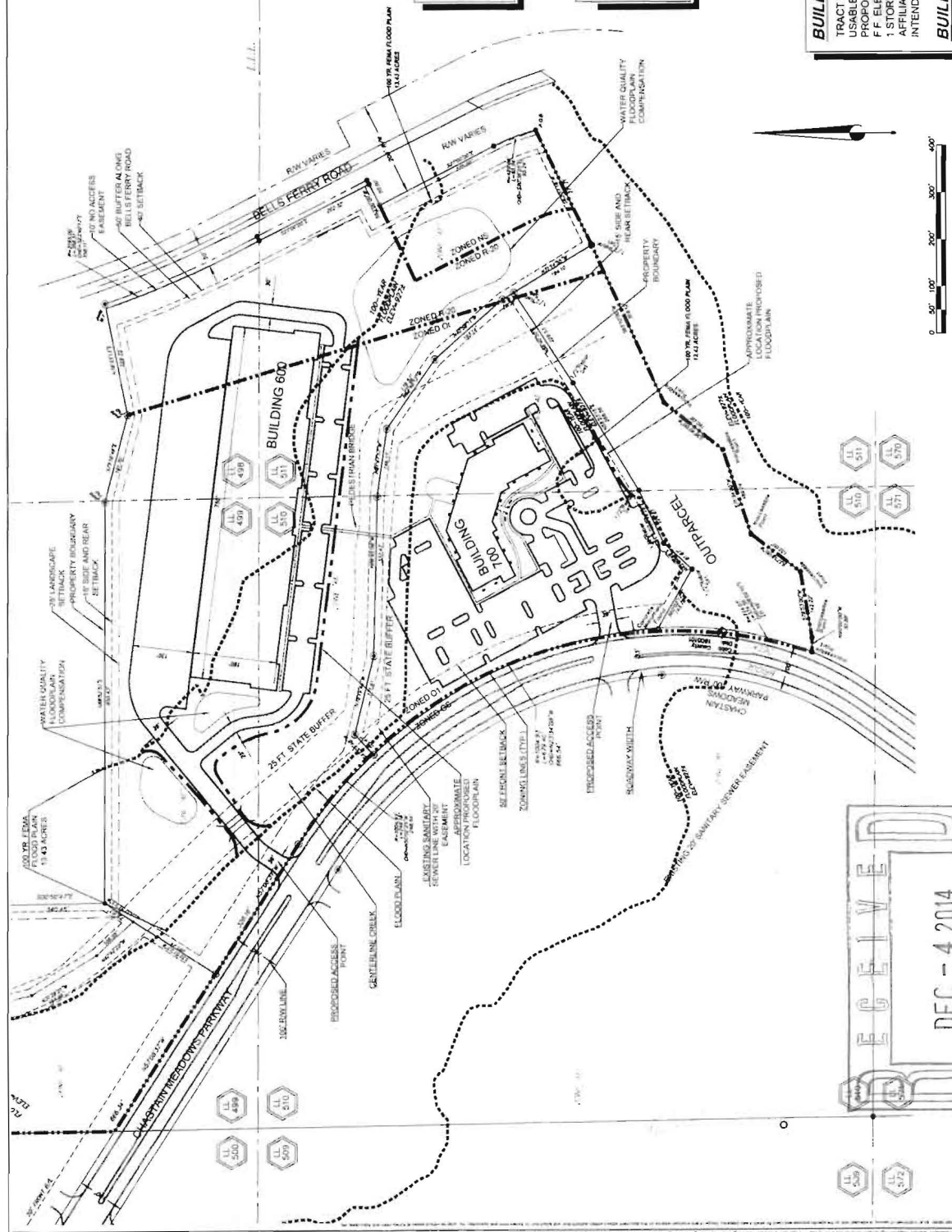
EXISTING ZONING CATEGORIES: O1, R-20, NS
 PROPOSED ZONING CATEGORIES: OS
 TOTAL OVERALL SITE ACREAGE: 29.94 AC.
 TOTAL FLOOD PLAIN ACREAGE: 9.89 AC.
 TOTAL PARKING SPACES: 632 SPACES

BUILDING 600 PARAMETERS:

- TRACT AREA - 21.17 ACRES
- USABLE AREA - 13.17 ACRES
- PROPOSED BUILDING SQUARE FOOTAGE - 135,000 SF
- F.F. ELEVATION - 893.00'
- 1 STORY
- AFFILIATED PARKING SPACES - 232 SPACES
- INTENDED USE: WAREHOUSE & DISTRIBUTION

BUILDING 700 PARAMETERS:

- TRACT AREA - 8.77 ACRES
- USABLE AREA - 6.28 ACRES
- PROPOSED BUILDING SQUARE FOOTAGE - 110,000 SF
- 3 STORY
- F.F. ELEVATION - 937.00'
- AFFILIATED PARKING SPACES - 400 SPACES
- INTENDED USE OFFICE



LAND SURVEYING SERVICES WERE NOT PROVIDED BY KIMLEY-HORN. ALL SURVEY REFERENCES ARE BASED ON INFORMATION PROVIDED BY OTHERS.

RECEIVED

DEC - 4 2014

COBB CO. COMM. DEV. AGENCY ZONING DIVISION

Planning Team: K. P. P. 000000 Chastain Meadows South Site Plan (Zoning) - 2014. Date: 12/04/2014. Scale: 1" = 100'. By: [Signature]

APPLICANT: BK Properties, LP

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

REPRESENTATIVE: J. Kevin Moore, Moore Ingram Johnson & Steele, LLP

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

TITLEHOLDER: BK Properties, LP

PROPERTY LOCATION: Northeasterly side of Chastain Meadows Parkway, westerly side of Bells Berry Raod, south of Big Shanty Road.

ACCESS TO PROPERTY: Chastain Meadows Parkway

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-20

HEARING DATE (PC): 02-03-15

HEARING DATE (BOC): 02-17-15

PRESENT ZONING: OI, NS, R-20

PROPOSED ZONING: OS

PROPOSED USE: Office and Warehouse Distribution

SIZE OF TRACT: 29.94 acres

DISTRICT: 16

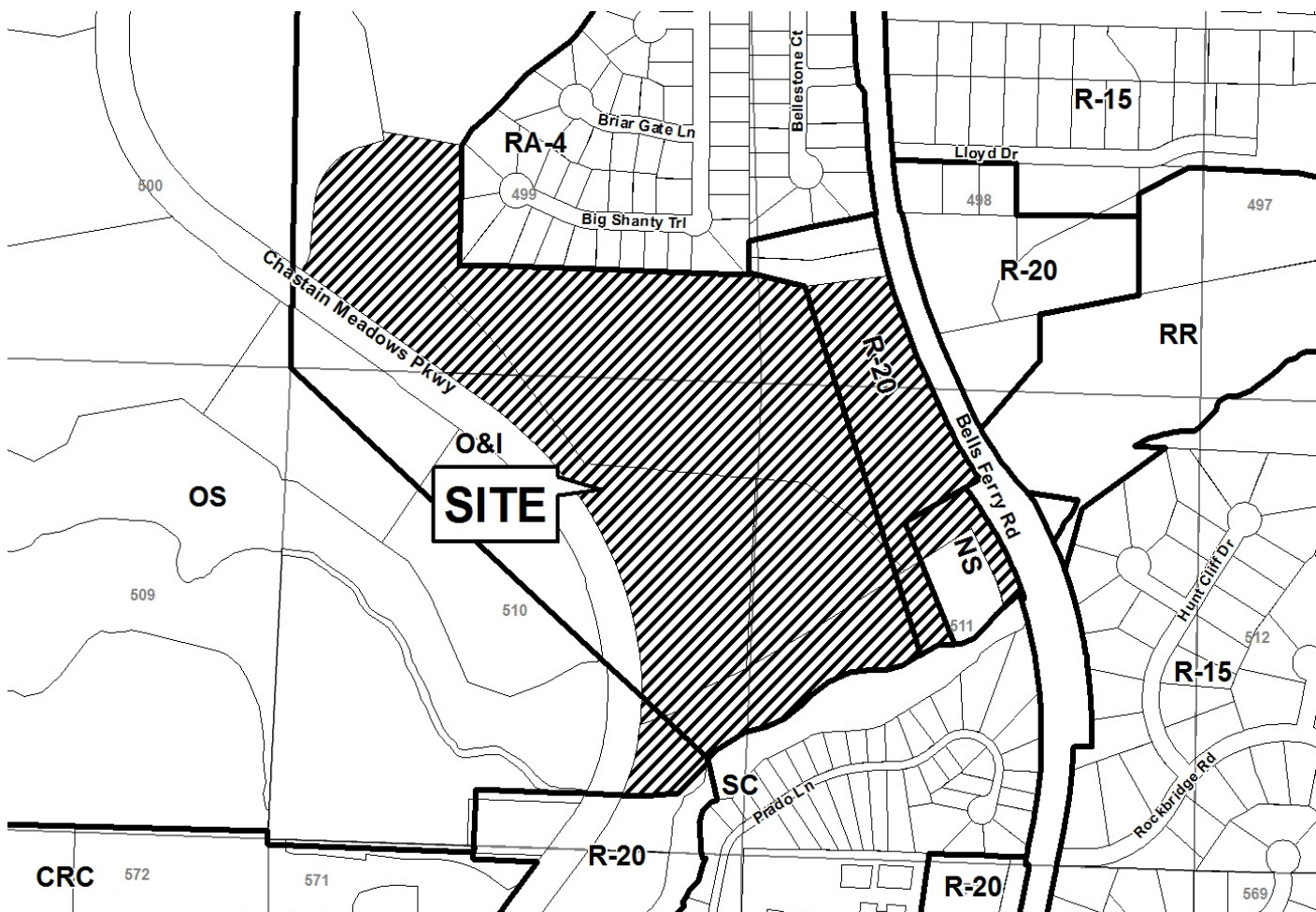
LAND LOT(S): 498, 499, 510, 511

PARCEL(S): 60, 2, 1, 2

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



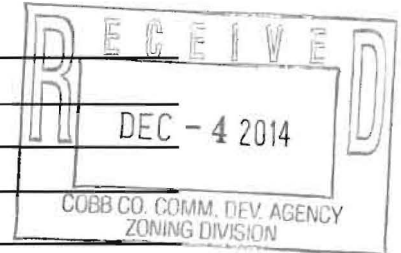


Application #: Z- 20 (2015)
PC Hearing Date: 02/03/2015
BOC Hearing Date: 02/17/2015

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 and warehouse distribution as allowed under the OS zoning category
- b) Proposed building architecture: Architecturally designed tilt wall concrete construction similar in design to the existing buildings within Chastain Meadows area.
- c) Proposed hours/days of operation: Monday-Friday - 7 a.m.-6 p.m.; Saturdays - 8 a.m.-2 p.m. Hours may vary as determined by individual tenants.
- d) List all requested variances: This project lies within the Town Center Overlay District, and the master planned, parkwide signage, landscaping, and hardscaping, street, and site lights do not conform with the Overlay standards. Applicant requests that current parkwide standards be allowed for this development.

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

Applicant will be providing a flood plain study with the Application for Rezoning to allow for manipulation of the flood plain through flood plain compensation. This report will be submitted to Cobb County for consideration and approval by mid-December 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). 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: J. Kevin Moore Date: December 4, 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 part of the Application for Rezoning, at any time during the rezoning process.**

Z-21
(2015)

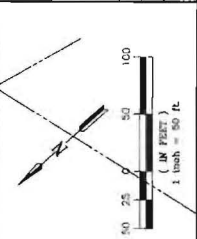
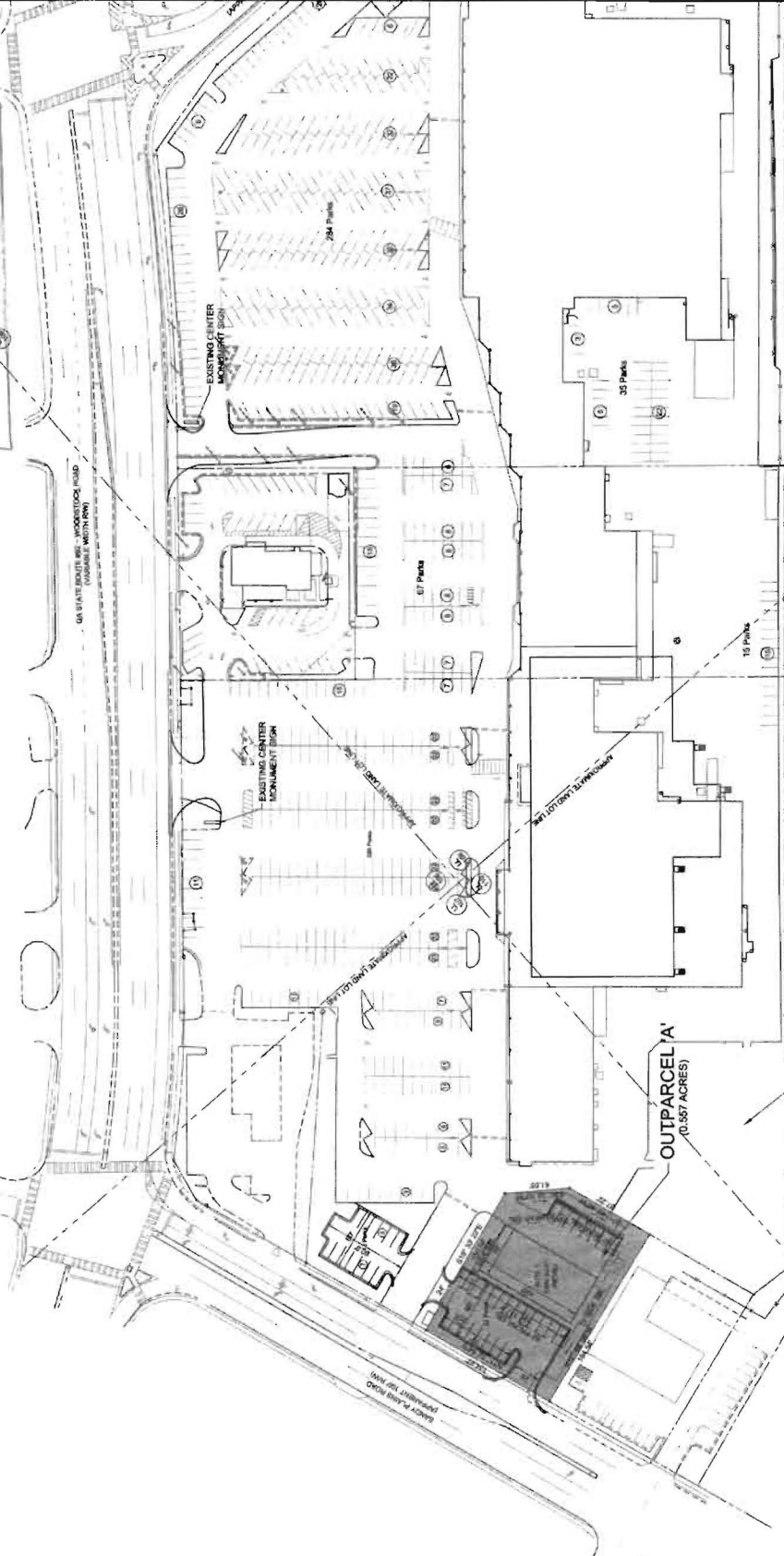
DO NOT SCALE

RECEIVED
DEC - 4-2014
CITY COMM. DEV. AGENCY
PLANNING DIVISION

OUTPARCEL A SITE DATA

EXISTING DATA	PROPOSED DATA
BUILDING AREA: 3,060 SQ. FT.	BUILDING AREA: 5,000 SQ. FT.
PARCEL AREA: 24,252.3 SQ. FT. (0.557 AC.)	PARCEL AREA: 24,252.3 SQ. FT. (0.557 AC.)
PARKING SPACES: 35 SPACES	PARKING SPACES: 30 SPACES

- 1. GENERAL NOTES:
- 2. THIS PROPERTY IS IN CONVICTION.
- 3. THERE ARE NO LAKES OR STREAMS LOCATED ON THIS PROPERTY.
- 4. NO BUFFER WETLANDS OR STREAM BUFFERS ARE LOCATED ON THE PROPERTY.
- 5. LOCATION OF THE PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
- 6. THERE ARE NO DOWN QUANTITIES LOCATED ON THE PROPERTY.
- 7. NO WETLANDS ARE LOCATED ON THE PROPERTY.
- 8. THERE ARE NO KNOWN ANCESTRAL OR ETHNOLOGICAL LANDMARKS LOCATED ON THE PROPERTY.
- 9. ALL EXISTING UTILITIES ARE AS SHOWN.
- 10. ALL EXISTING UTILITIES ARE AS SHOWN.
- 11. THERE ARE NO KNOWN UTILITY ELEMENTS LOCATED ON THE PROPERTY.



Property Name	Owner	Project Name	Scale	Date	Sheet No.
ZONING	SD				
ATKINS	1800 Beaman Parkway Marietta, GA 30067	DDR SOUTH-EAST SP OUTLOT 1, L.L.C.	1/8" = 1'-0"	12/15/15	100039915_L-10
	Copyright © Atkins Limited (2015)	3000 ENTERPRISE PARKWAY BEACHWOOD, OHIO 44122			
		4851 WOODSTOCK ROAD (CENHAY 92)			
		DRIVEWAY IMPROVEMENTS			
		REZONING SITE PLAN			

APPLICANT: DDR Corporation

PHONE#: 216-755-5500 **EMAIL:** tgarvey@ddr.com

REPRESENTATIVE: Kevin Moore

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

TITLEHOLDER: DDR Southseat SP Outlet 1, LLC

PROPERTY LOCATION: On the east side of Sandy Plains Road,
south of State Route 92

(4674 Sandy Plains Road)

ACCESS TO PROPERTY: Sandy Plains Rd

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z- 21

HEARING DATE (PC): 02-03-15

HEARING DATE (BOC): 02-17-15

PRESENT ZONING: NRC with
Stipulations

PROPOSED ZONING: NRC with
Stipulations

PROPOSED USE: Neighborhood Retail

SIZE OF TRACT: .557

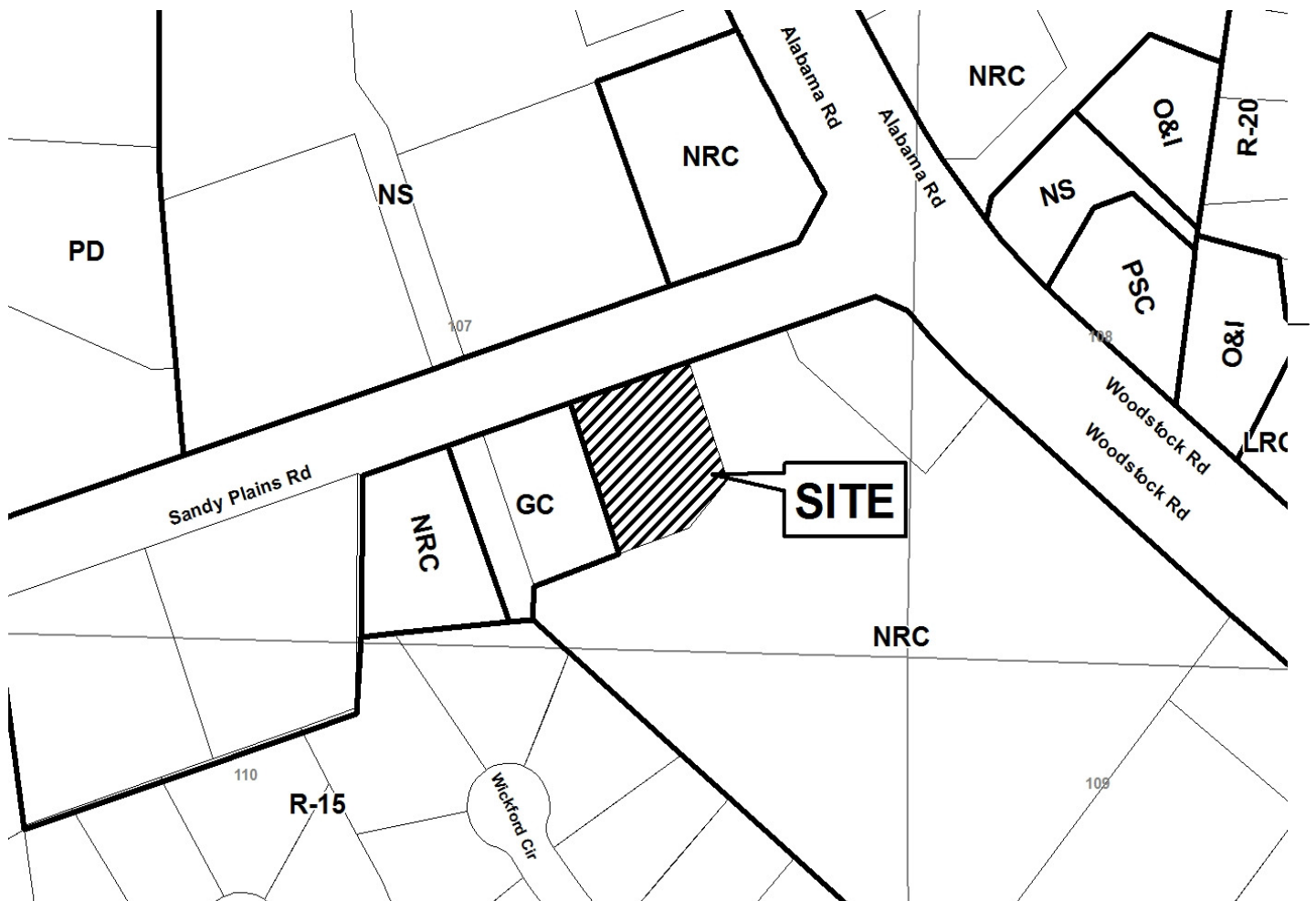
DISTRICT: 16

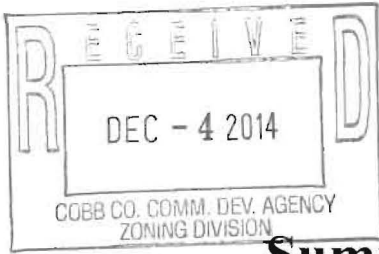
LAND LOT(S): 107

PARCEL(S): 46

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application #: Z-21 (2015)
PC Hearing Date: 02/03/2015
BOC Hearing Date: 02/17/2015

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: Not Applicable.
- c) Proposed selling prices(s): Not Applicable.
- d) List all requested variances: Not Applicable.

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

- a) Proposed use(s): Neighborhood Retail
- b) Proposed building architecture: Renovations to be consistent with architecture of newly renovated shopping center.
- c) Proposed hours/days of operation: Standard typical retail hours of business.
- d) List all requested variances: None known at this time.

.....
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). 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: December 4, 2014

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

***Applicant specifically reserves the right to amend any information set forth in this 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-22
(2015)

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

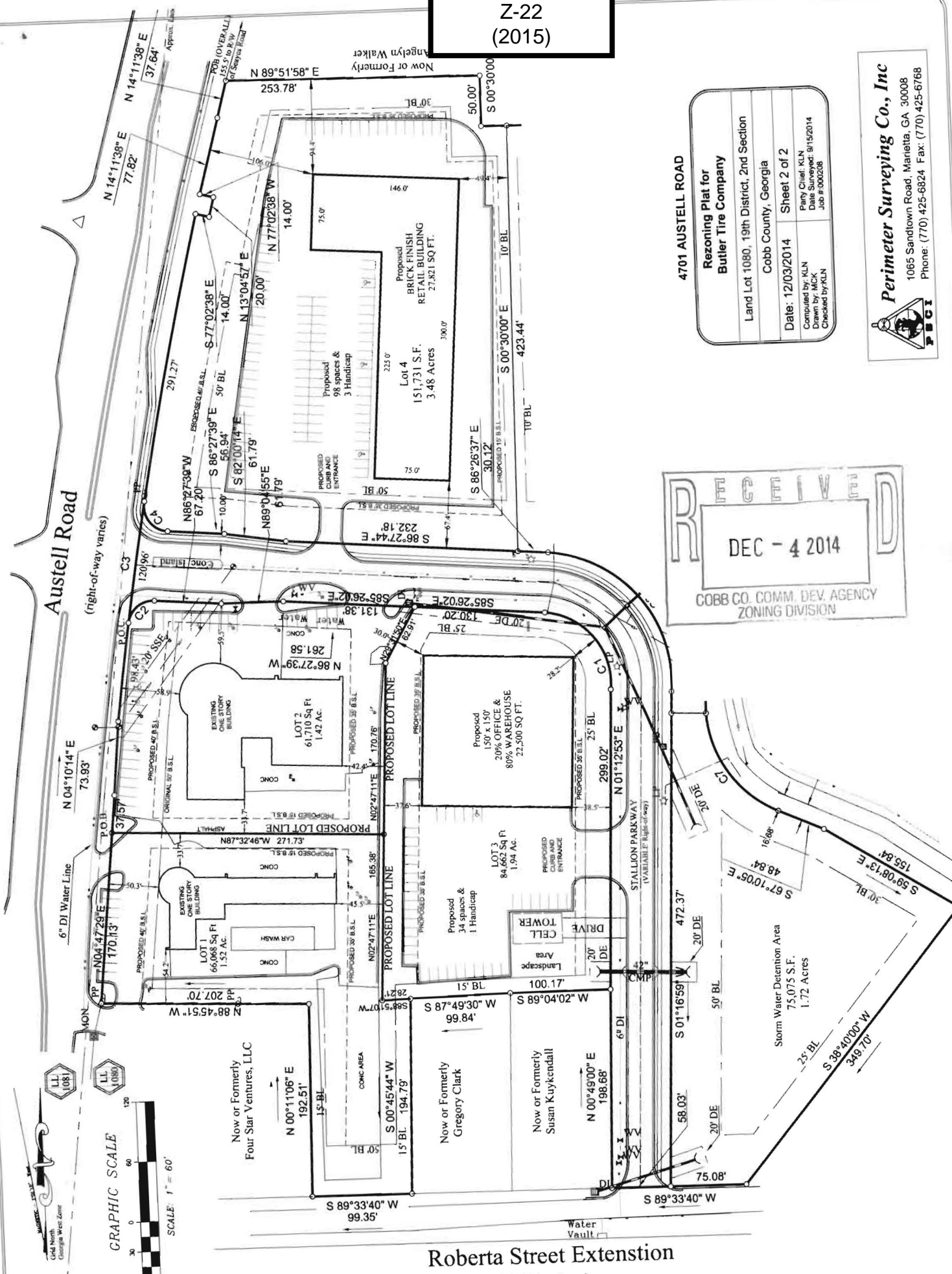


Rezoning Plat for Butler Tire Company	
Land Lot 1080, 19th District, 2nd Section	Cobb County, Georgia
Date: 12/03/2014	Sheet 2 of 2
Computed by: KLN	Party Chief: KLN
Drawn by: MCK	Date Surveyed: 9/15/2014
Checked by: KLN	Job #: P00206

RECEIVED

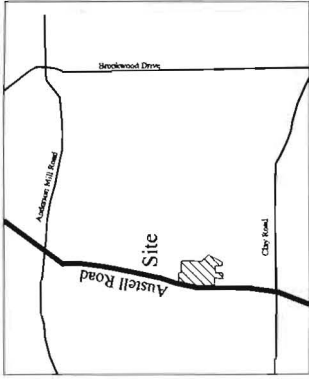
DEC - 4 2014

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



Roberta Street Extension
(50' Right-of-way)

Z-22
(2015)



Vicinity Map:
(not to scale)

OWNER/DEVELOPER

Butler Tire Company, Inc
Alan Dobrin
123 Powers Ferry Road
Marietta, GA 30067
770-973-8622

LEGEND

- x-x- = Barbed Wire
- SS = Sanitary Sewer
- XX FH = Fire Hydrant
- PP = Power Pole
- IPF = Iron Pin Placed
- IP = Iron Pin Found
- MON = Monument Found
- LP = Light Pole
- EP = Edge Pavement
- POB = Point of Beginning
- CPB = Chain Pin Found
- BC = Boundary Corner
- CIL = Centrifuge
- SSMH = Chain Link Fence
- SSE = Sanitary Sewer Easement
- JB = Junction Box
- DI = Drop Inlet
- PL = Property Line
- CMP = Corrugated Metal Pipe
- RCP = Reinforced Conc. Pipe
- DE = Drainage Easement
- WV = Water Valve
- WM = Water Meter
- RW = Right of Way
- = Power Line

PROPOSED TRACTS

- LOT 1
66,068 Sq Ft
1.52 Ac.
- LOT 2
61,710 Sq Ft
1.42 Ac.
- LOT 3
84,662 Sq Ft
1.94 Ac.
- LOT 4
151,731 S.F.
3.48 Acres

PROPOSED CRC ZONING

- Bulk and Area Regulations.
- Minimum Lot Size: 20,000 sq. ft.
- Minimum Lot Width: 100 ft.
- Maximum Building Height: 75 ft.
- Maximum Floor Area Ratio: 0.50
- Maximum Impervious Surface: 80%
- Minimum landscaped area: 15%
- Front Setback (arterial): 40 ft.
- Front Setback (collector): 35 ft.
- Front Setback (local): 35 ft.
- Side Setback (major): 25 ft.
- Side Setback (minor): 15 ft.
- Rear Setback: 35 ft.

EXISTING OVERALL TRACT
13.69 ACRES
1.49 ACRES STALLION PARKWAY
2.11 LESS AND EXCEPT

TOTAL TO BE REZONED 10.09 ACRES



4701 AUSTELL ROAD

**Rezoning Plat for
Butler Tire Company**
Land Lot 1080, 19th District, 2nd Section
Cobb County, Georgia
Date: 12/03/2014 Sheet 1 of 2
Computed by: KLN
Drawn by: MCK
Checked by: KLN
Party Chief: KLN
Date Surveyed: 9/15/2014
Job # 000208

Perimeter Surveying Co., Inc
1065 Sandtown Road, Marietta, GA 30008
Phone: (770) 425-6824 Fax: (770) 425-6788

ZONING INFORMATION

Property Zoned GC
General Commercial

The property contained in this plat is subject to all rezoning stipulations from cas Z-168 of 1988, on file with the Cobb County Zoning Division. The owner is responsible for compliance to all rezoning stipulations. Additionally, the property contained in this plat is subject to Land Disturbance Permit #080002, and other LDP's, on file with Cobb County Site Plan Review.

- Setbacks:
Front - 50 Feet
Sides - 25 Feet Major Side
10 Feet Minor Side
Rear - 30 Feet

SURVEYOR'S NOTES

- All lot corners will be marked with 1/2" rebar pins unless otherwise noted
- A Topcon Total Station was used to obtain the angular and linear measurements used in the preparation of this plat.
- The field data upon which this plat is based has a closure one foot in 25,000+ feet an angular error of 3" per angle point, and was adjusted using Compass Rule.
- Date of field survey: 9/15/2014
- This plat has been calculated for closure and is found to be accurate within one foot in 248,560 feet.
- Bearings shown on this plat are based on one magnetic observation and angles turned.
- This plat subject to all easements public and private.

Flood Note

According to F.I.R.M. Community Profile #1306702004, dated March 4, 2013 this property is not located in an area having special flood hazards.

NUMBER	ARC LENGTH	CHORD DIRECTION	RADIUS	CHORD LENGTH
C1	112.17	N 39°31'24" W	70.88	100.83
C2	37.46	S 50°37'01" W	25.00	34.05
C3	510.66	N 09°43'30" E	4427.66	510.38
C4	41.67	S 38°29'28" E	25.00	37.01
C5	26.95	S 28°58'56" W	26.16	25.51
C6	86.35	S 26°12'30" W	85.17	81.82
C7	127.67	S 35°16'34" E	115.00	121.21
C8	205.37	N 40°19'34" W	130.88	184.94

APPLICANT: Butler Brothers Tire Company

PETITION NO: Z- 22

PHONE#: 770-973-8622 **EMAIL:** alan@butlertire.com

HEARING DATE (PC): 02-03-14

REPRESENTATIVE: Kevin Moore

HEARING DATE (BOC): 02-17-14

PHONE#: 770-429-1499 **EMAIL:** jkm@ijs.com

PRESENT ZONING: GC

TITLEHOLDER: M.A.T. Investments, LLC

PROPOSED ZONING: NRC

PROPERTY LOCATION: Easterly side of Austell Road, north of Roberta Circle Extension , on the westerly side of Roberta Circle, on the north, south, east, and west sides of Stallion Parkway (4071 Austell Road).

PROPOSED USE: Automotive and Related Retail Uses

ACCESS TO PROPERTY: Austell Road and Stallion Parkway

SIZE OF TRACT: 10.09

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 19

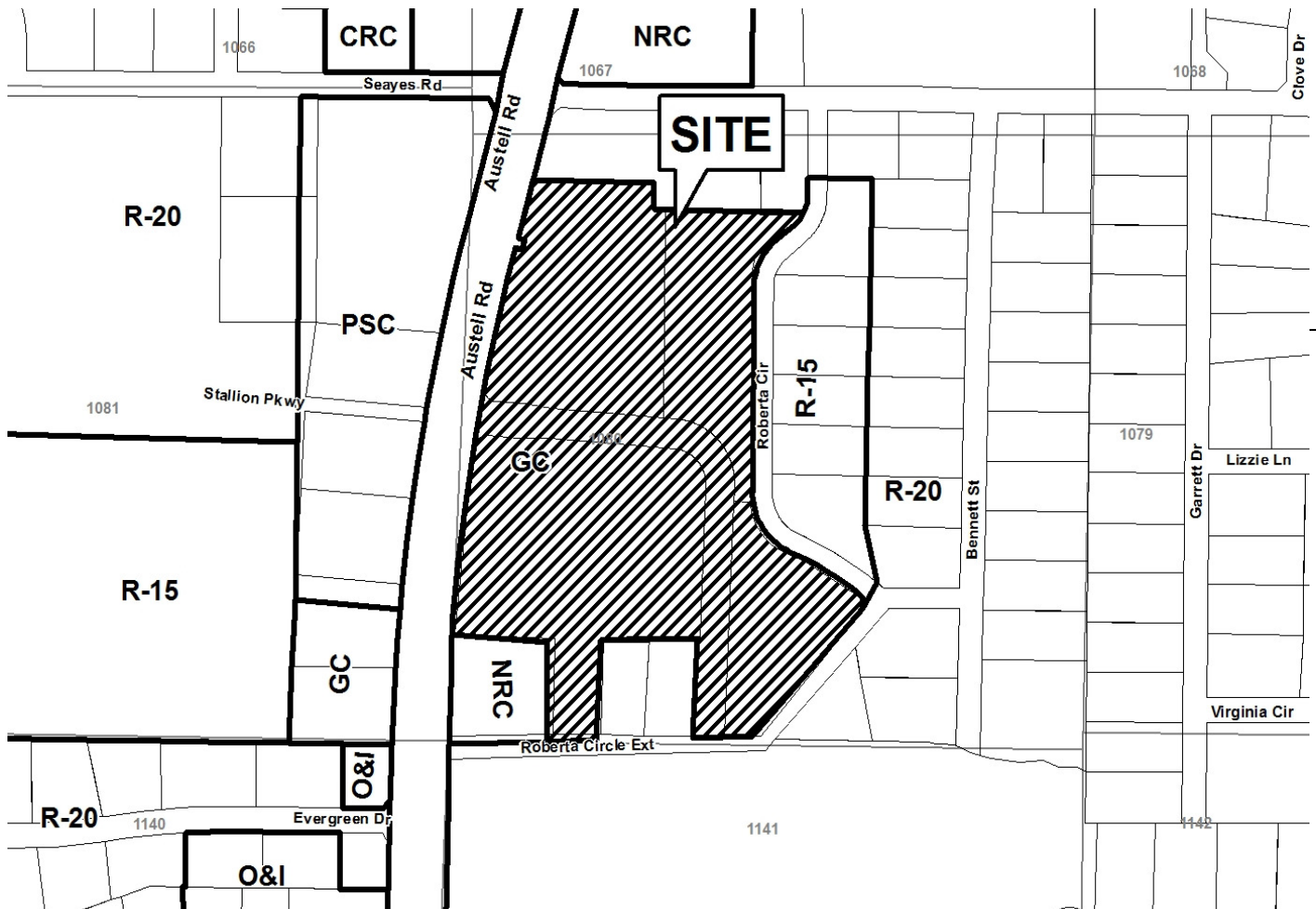
LAND LOT(S): 1080

PARCEL(S): 47, 54, 56

TAXES: PAID X **DUE** _____

CONTIGUOUS ZONING/DEVELOPMENT

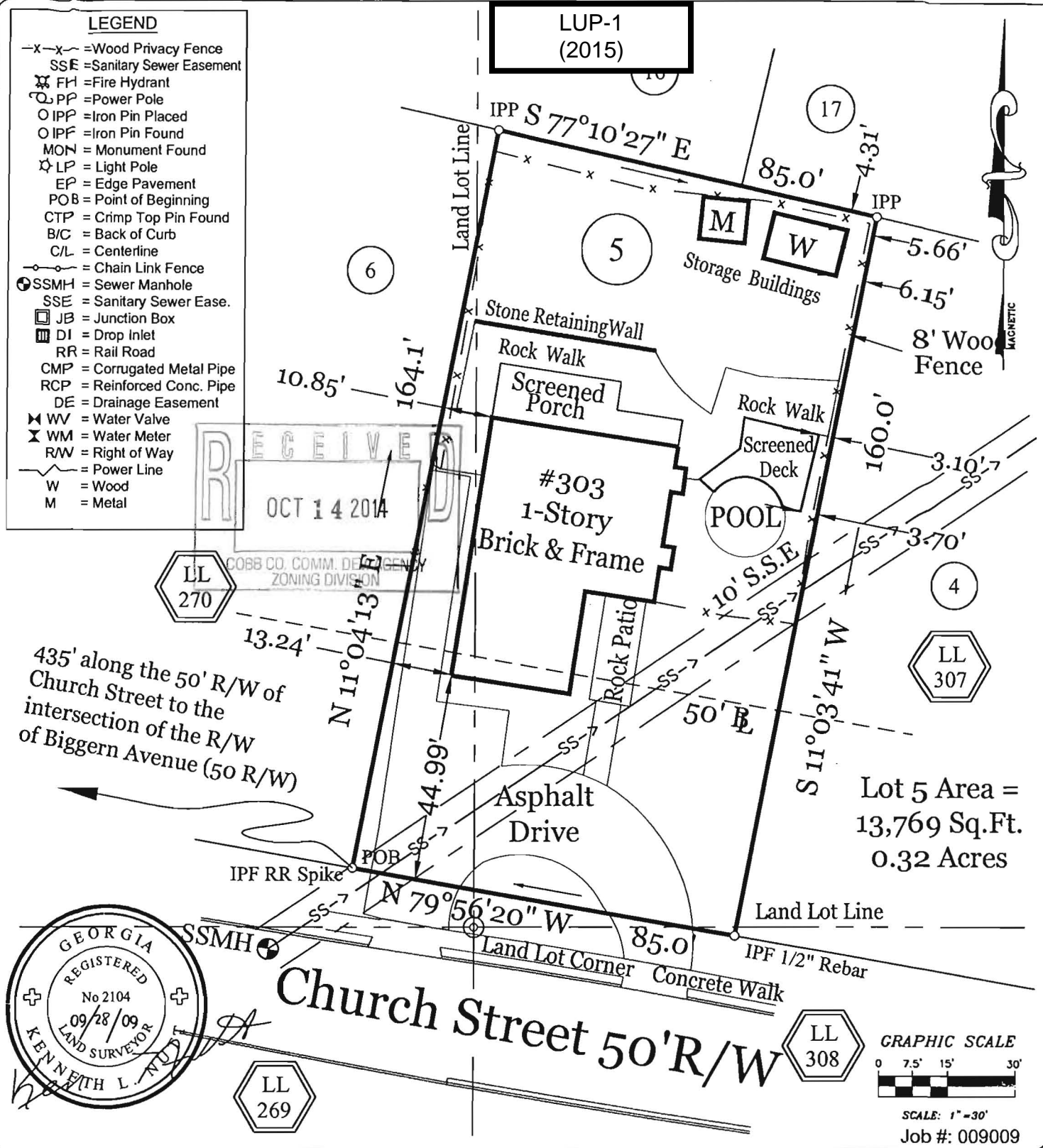
COMMISSION DISTRICT: 4



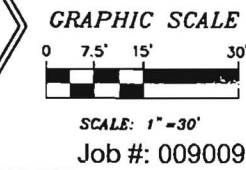
LEGEND

- x-x- = Wood Privacy Fence
- SS E = Sanitary Sewer Easement
- ⊗ FH = Fire Hydrant
- ⊙ PP = Power Pole
- IPP = Iron Pin Placed
- IPF = Iron Pin Found
- MON = Monument Found
- ⊗ LP = Light Pole
- EP = Edge Pavement
- POB = Point of Beginning
- CTP = Crimp Top Pin Found
- B/C = Back of Curb
- C/L = Centerline
- Chain Link Fence
- ⊙ SSMH = Sewer Manhole
- SS E = Sanitary Sewer Ease.
- ▣ JB = Junction Box
- ▣ DI = Drop Inlet
- RR = Rail Road
- CMP = Corrugated Metal Pipe
- RCP = Reinforced Conc. Pipe
- DE = Drainage Easement
- ⊗ WW = Water Valve
- ⊗ WM = Water Meter
- RW = Right of Way
- Power Line
- W = Wood
- M = Metal

LUP-1
(2015)



Church Street 50' R/W



- All iron pins are 1/2" Rebar unless otherwise noted.
 - Equipment used: Topcon GTS Total Station
 - The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
 - This plat has been calculated for closure and is found accurate within one foot in 227,949 feet.
 - This plat subject to all easements public and private.
 - This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.
 - According to F.I.R.M. Community Panel #13067C0118G, dated 12/16/2008 this property is not located in an area having special flood hazards.

Boundary Survey for:
James A. Kiser

303 Church Road, SE
Lot 5, Block "B", Norton Park S/D, Unit I
Land Lots 270, 307 & 308, 17th District, 2nd Sect:
Cobb County, Georgia

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

Party Chief: KLN
 Date Surveyed: 09/24/2009
 Date Drawn: 09/26/09

Computed by: RSN
 Drawn by: RSN
 Checked by: KLN

REFERENCES
 Plat Bk: 16 Pg. 197

APPLICANT: James A. Kiser

PETITION NO: LUP-1

PHONE: 770-435-5866 **EMAIL:** non listed

HEARING DATE (PC): 02-03-15

REPRESENTATIVE: James A. Kiser

HEARING DATE (BOC): 02-17-15

PHONE: 770-435-5866 **EMAIL:** non listed

PRESENT ZONING: R-15

TITLEHOLDER: James A. Kiser, Selvie Jean Kiser, Selvia Theresa Kiser

PROPOSED ZONING: Land Use Permit (renewal)

PROPERTY LOCATION: Located on the north side of Church Road, east of Biggern Avenue.

PROPOSED USE: Allowing More Than Five Adults And Five Vehicles At This Property

(303 Church Road).

ACCESS TO PROPERTY: Church Road

SIZE OF TRACT: 0.32 acre

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: Existing house

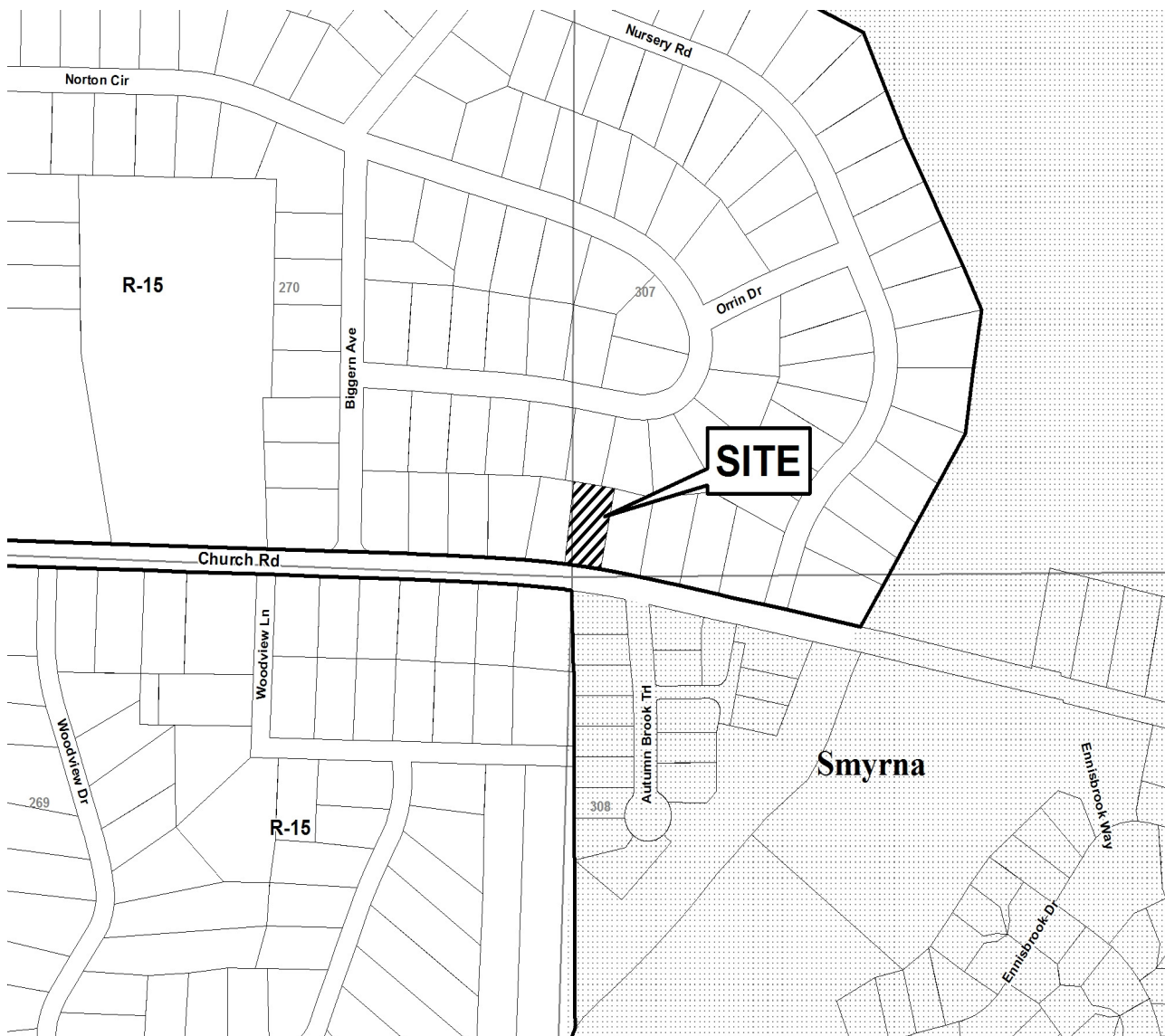
LAND LOT(S): 270, 307, 308

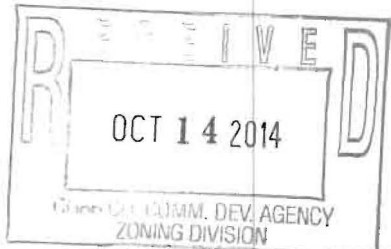
PARCEL(S): 19

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-1
PC Hearing Date: 2-3-15
BOC Hearing Date: 2-17-15

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

1. Number of unrelated adults in the house? _____
2. Number of related adults in the house? 7
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? 0
6. Does the property owner live in the house? Yes ; No _____
7. Any outdoor storage? No _____ ; Yes (If yes, please state what is kept outside): Tools Lawn Equipment normal keep sacks
8. Length of time requested (24 months maximum): 24 months
9. Is this application a result of a Code Enforcement action? No _____ ; Yes (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
10. Any additional information? (Please attach additional information if needed):

Applicant signature: James A Kiser Date: _____

Applicant name (printed): James A Kiser

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-15

Size of house per Cobb County Tax Assessor records: 1,992 sq ft

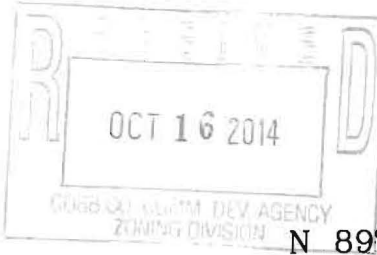
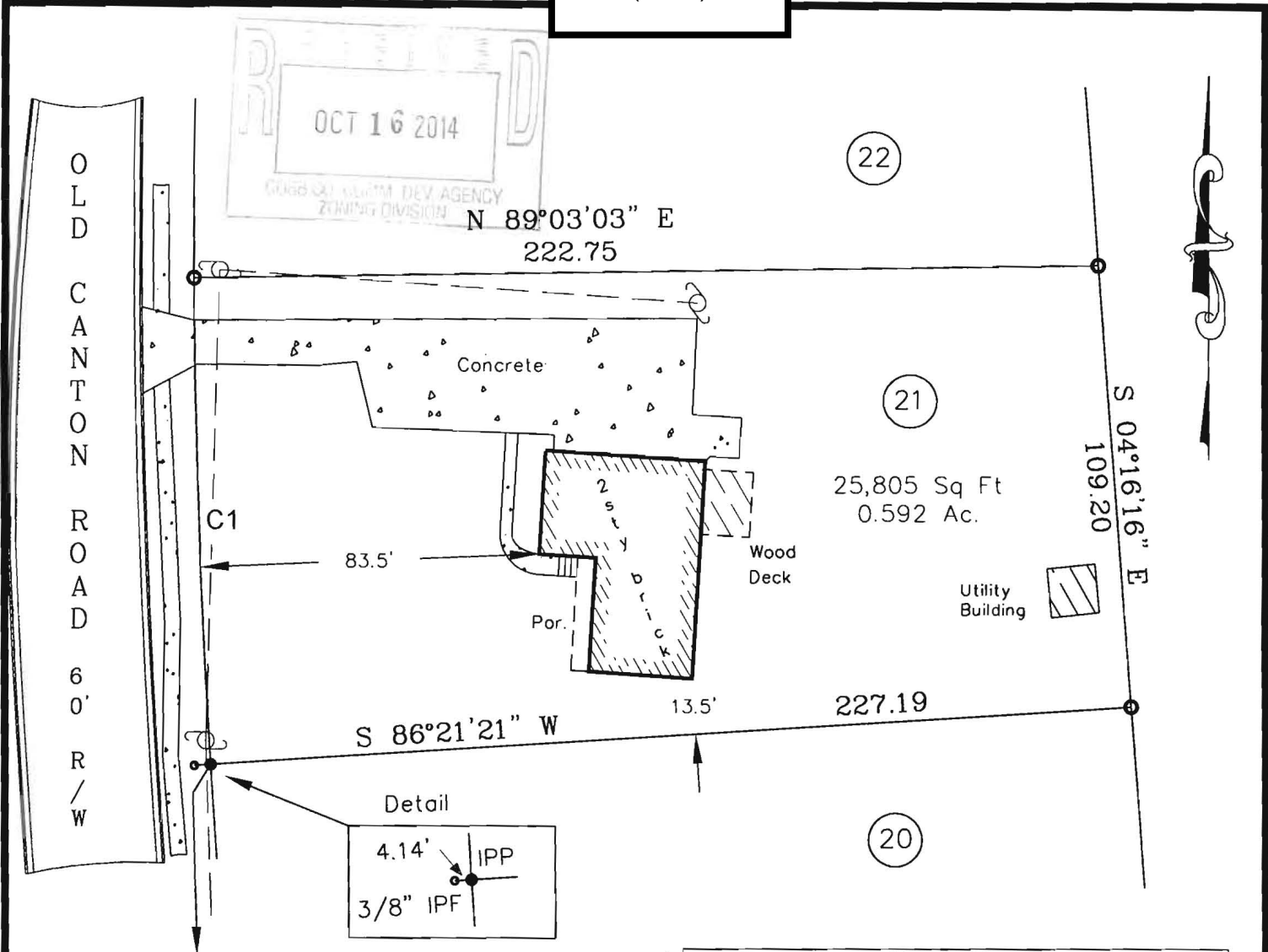
Number of related adults proposed: 7 Number permitted by code: 5

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

Number of vehicles proposed: 6 Number permitted by code: 5

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

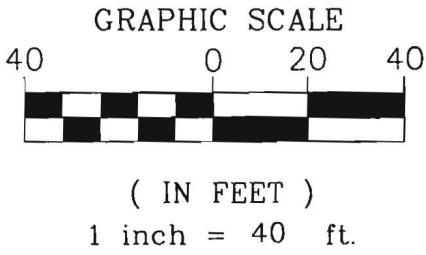
LUP-2
(2015)



CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	119.73	2067.59	S01°58'36"E 119.72'

LEGEND

- IPP = Iron Pin Placed
- IPF = Iron Pin Found
- CTP = Open Top Pin Found
- R/W = Right of Way
- P.O.B. = Point of Beginning
- L.L.L. = Land Lot Line
- = Chain Link Fence
- GPC □ = Georgia Power Co. Transformer
- ⊕ = Power pole and Overhead Electric



Zoning Variance Survey
HELEN JACKSON
 Lot 21 Cobb Estates Extension III
 760 OLD CANTON ROAD
 MARIETTA, GEORGIA
 Land Lot 1035 16th District
 2nd Section
 Cobb County, Georgia
 Plat Book 39 Page 50

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

Computed by: gf
 Drawn by: gf
 Checked by: KN
 Party Chief: gf
 Date Surveyed: 8-21-2014
 Date Drawn: 9-02-14

Job # 015114:

- All iron pins are 1/2" Rebar unless otherwise noted.
 - Equipment used: Topcon GTS Total Station
 - The field data upon which this plat is based has a closure precision of 1 foot in 13,702 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
 - This plat has been calculated for closure and is found accurate within one foot in 183,073 feet.
 - This plat subject to all easements public and private.

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

APPLICANT: Helen Jackson

PETITION NO: LUP- 2

PHONE#: 404-452-3686 **EMAIL:** N/A

HEARING DATE (PC): 02-03-15

REPRESENTATIVE: Helen Jackson

HEARING DATE (BOC): 02-17-15

PHONE#: 404-452-3686 **EMAIL:** N/A

PRESENT ZONING: R-20

TITLEHOLDER: Helen Jackson

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: East side of Old Canton Road, North of North of Robinson Road

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

(760 Old Canton Rd)

ACCESS TO PROPERTY: Old Canton Road

SIZE OF TRACT: .592 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

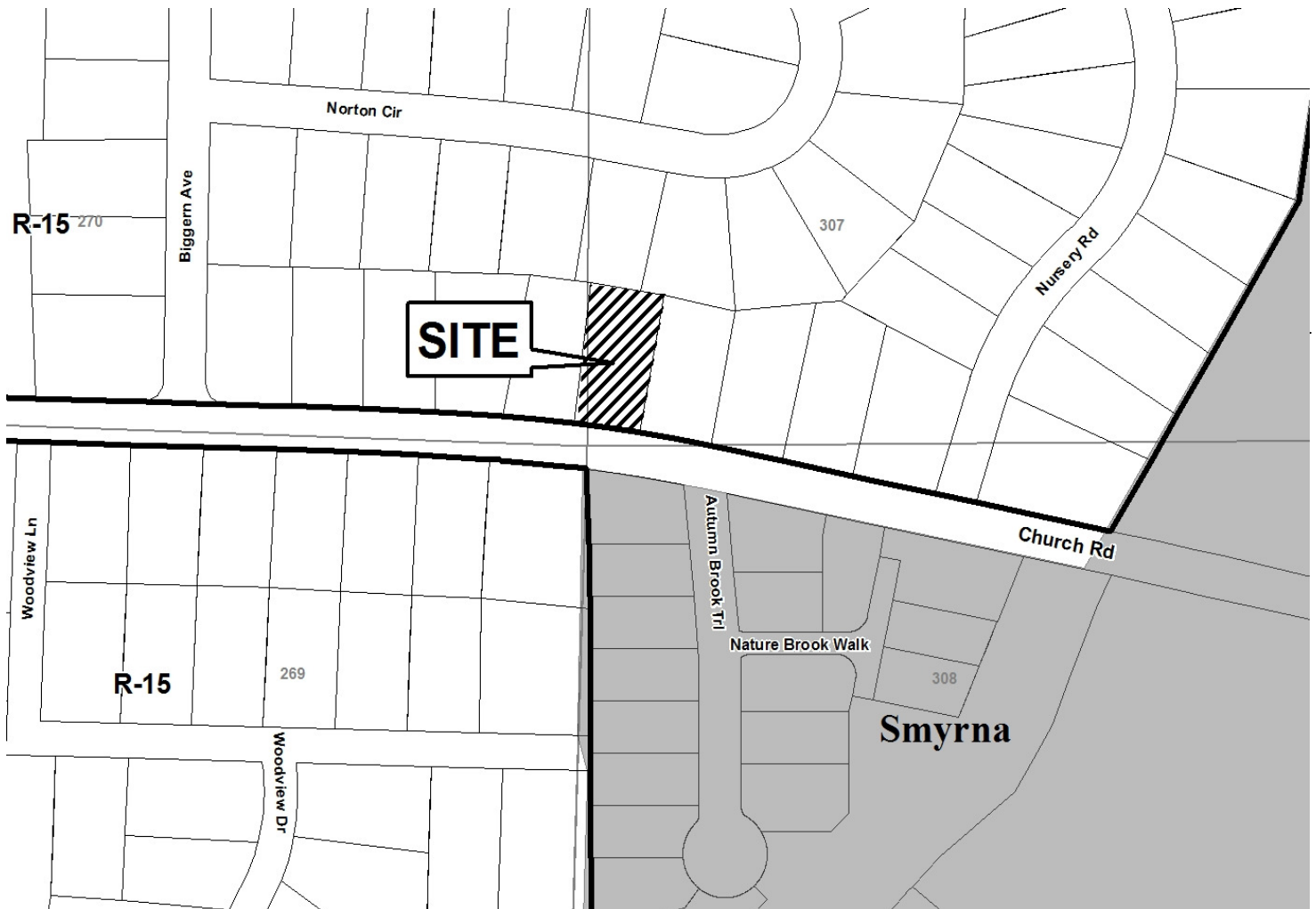
LAND LOT(S): 1035

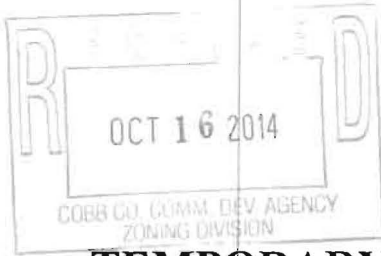
PARCEL(S): 28

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LVP-2

PC Hearing Date: 2-3-15

BOC Hearing Date: 2-17-15

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

- Number of unrelated adults in the house? None
- Number of related adults in the house? 8
- Number of vehicles parked on the driveway? Six
- Number of vehicles parked in garage? NONE, garage closed in.
- Number of vehicles parked on the street? NONE
- Does the property owner live in the house? Yes X ; No _____
- Any outdoor storage? No _____ ; Yes X (If yes, please state what is kept outside): Tools, lawn mower ect.
- Length of time requested (24 months maximum): 24 mo -
- Is this application a result of a Code Enforcement action? No _____ ; Yes X (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

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

My daughter in law is disabled on oxygen 24/7 her daughter had to move back in to assist with her, and she has a special needs child. is the reason for
Applicant signature: Helen Jackson Date: 9/16/14 the additional cars.

Applicant name (printed): Helen L. JACKSON

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

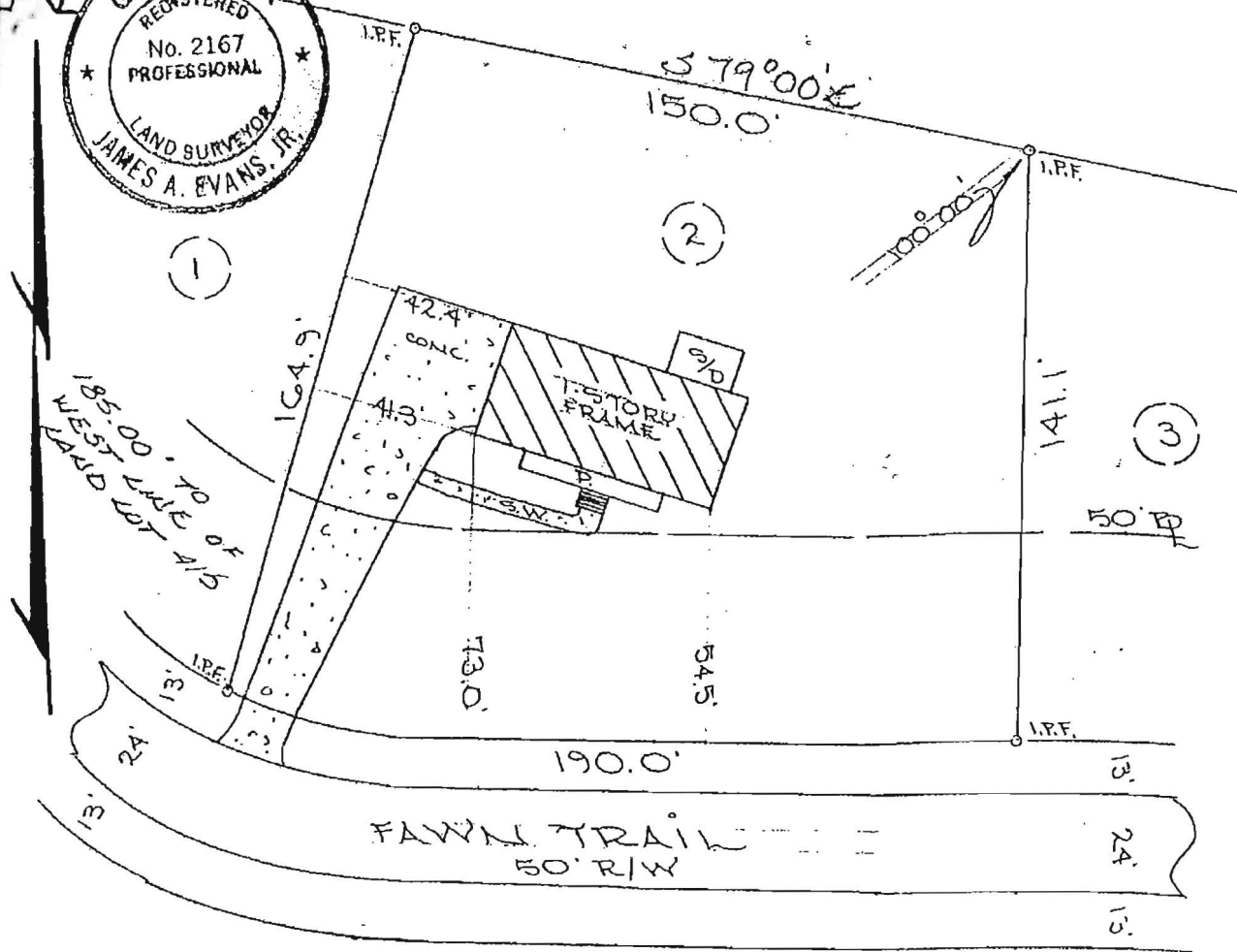
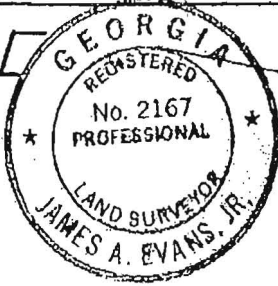
Size of house per Cobb County Tax Assessor records: 1748

Number of related adults proposed: 8 Number permitted by code: 4

Number of unrelated adults proposed: 2 Number permitted by code: 1

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

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



I have this date, examined the "FIA OFFICAL FLOOD HAZARD MAP" and found referenced lot (IS NOT) in an area having special flood hazards.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.

James A. Evans, Jr.

J. A. EVANS
SURVEYING CO., INC.
SMYRNA, GEORGIA
PH. 435-7155

SURVEY FOR	
GEORGIA FEDERAL BANK, FSR.	
PROPERTY OF	
RUSSELL R. RICHARDS	
AND	
SHIRLEY R. RICHARDS	
LOT 2 BLOCK	REVISIONS
STAGS RUN EAST	
PLAT BOOK 02 PAGE 101	
LAND LOT 415	
DISTRICT - 16 TH 2 ND SECTION	CC
COUNTY - COBB	DRAWN CRS
STATE - GEORGIA	CRD
DATE: 3-26-86	JOB NO.
SCALE: 1" = 40'	96986

RECEIVED
OCT 30 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

APPLICANT: Christina Marie and Rayford Clinton Kennedy Jr.

PETITION NO: LUP- 3

PHONE#:770-565-7839 **EMAIL:** rkennedy.232@gmail.com

HEARING DATE (PC): 02-03-15

REPRESENTATIVE: Christina Marie Kennedy

HEARING DATE (BOC): 02-17-15

PHONE#:404-207-0141 **EMAIL:** rkennedy.232@gmail.com

PRESENT ZONING: R-20

TITLEHOLDER: Rayford C. Kennedy, Jr.

Christina Marie Kennedy

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: North side of Fawn Trail, South of Ebenezer Road

(3276 Fawn Trail)

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

ACCESS TO PROPERTY: Fawn Trail

SIZE OF TRACT: .6 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 415

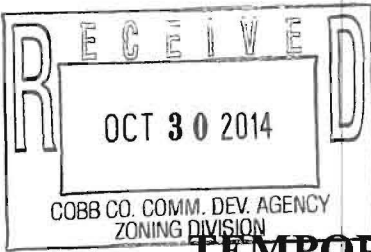
PARCEL(S): 21

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-3
PC Hearing Date: 2-3-15
BOC Hearing Date: 2-17-15

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? 5
4. Number of vehicles parked in garage? 1
5. Number of vehicles parked on the street? 0
6. Does the property owner live in the house? Yes ; No
7. Any outdoor storage? No ; Yes (If yes, please state what is kept outside): _____
8. Length of time requested (24 months maximum): 24 months
9. Is this application a result of a Code Enforcement action? No ; Yes (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
10. Any additional information? (Please attach additional information if needed):

Applicant signature: *Christina Marie Kennedy* Date: 10/28/2014
Rayford C. Kennedy Jr.

Applicant name (printed): Christina Marie Kennedy

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 2,268 sq ft

Number of related adults proposed: 6 Number permitted by code: 5

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

Number of vehicles proposed: 6 Number permitted by code: 5

Number of vehicles proposed to be parked outside: 5 Number of vehicles permitted 3

outside

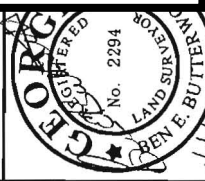


MAGNETIC
NORTH
SCALE: 1"=40'

BOUNDARY SURVEY

PREPARED FOR: JOSE GARCIA
LOT 9, BLOCK E, SPRING VALLEY
SUBDIVISION,
LAND LOT 277, 17TH DISTRICT
COBB COUNTY, GEORGIA - 11/10/14

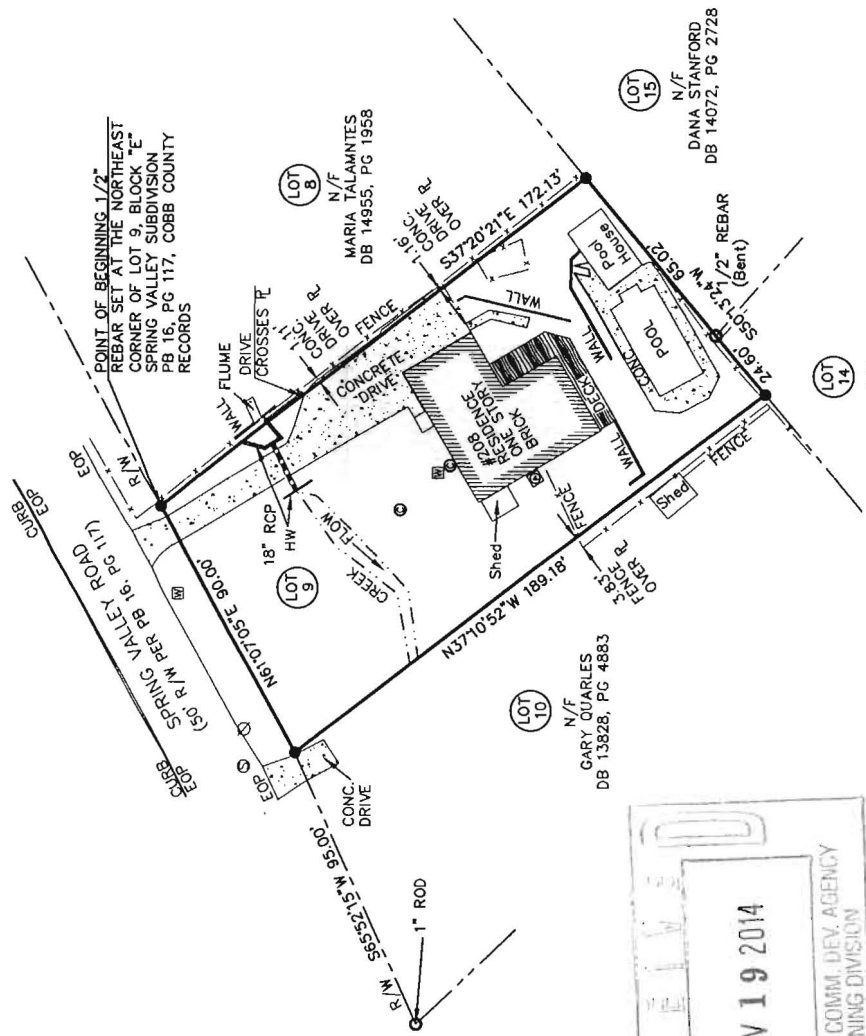
LUP-4
(2015)



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

PROJECT
1562201

SHEET
1 OF 1



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.

LOY HOWARD JONES
DB 14303, PG 4567



- 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
 - 820- CONTOUR LINE
 - B.S.L. BUILDING SETBACK LINE
 - CONC. CONCRETE
 - EDP. EDGE OF PAVEMENT
 - L.L. 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
 - R. PROPERTY LINE

TOTAL AREA: 0.370 ACRES / 16,131 SQUARE FEET
BOUNDARY REFERENCE: DEED BOOK 14723, PAGE 3316, PLAT BOOK 16, PAGE 117
FIELDWORK PERFORMED ON 10/31/14
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 941,007 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 32,367 FEET, AND AN ANGULAR ERROR OF 05 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.
© COPYRIGT 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.

BOUNDARY ZONE, INC.
LAND SURVEYING SERVICES
WWW.BOUNDARYZONE.COM
(770) 271-5772 / (919) 363-9226

4195 SOUTH LEE STREET
SUITE 1,
BUNFORD, GA 30518
235 PEACHTREE STREET NE
SUITE 400,
ATLANTA, GA 30303
2205-C CANDLUN DRIVE
APEX, NC 27523

GRAPHIC SCALE - IN FEET
0 40 80

APPLICANT: Jose Garcia

PHONE#:404-915-6917 **EMAIL:** ariana.sanchezgarcia@yahoo.com

REPRESENTATIVE: Ariana Sanchez-Garcia

PHONE#:404-915-6917 **EMAIL:** ariana.sanchezgarcia@yahoo.com

TITLEHOLDER: Jose Garcia

PETITION NO: LUP- 4

HEARING DATE (PC): 02-03-15

HEARING DATE (BOC): 02-17-15

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: South side of Spring Valley Road, West of South Cobb Drive

(208 Spring Valley Road)

ACCESS TO PROPERTY: Spring Valley Road

PROPOSED USE: Allowing More Vehicles than County Code Permits

SIZE OF TRACT: .37 acres

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 277

PARCEL(S): 29

TAXES: PAID X **DUE** _____

CONTIGUOUS ZONING/DEVELOPMENT

COMMISSION DISTRICT: 4





Application #: Lup-4
 PC Hearing Date: 2-3-15
 BOC Hearing Date: 2-17-15

**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? 4
3. Number of vehicles parked on the driveway? 0
4. Number of vehicles parked in garage? 0
5. Number of vehicles parked on the street? 0
6. Does the property owner live in the house? Yes ; No
7. Any outdoor storage? No ; Yes (If yes, please state what is kept outside): _____
8. Length of time requested (24 months maximum): 24 months
9. Is this application a result of a Code Enforcement action? No ; Yes (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
10. Any additional information? (Please attach additional information if needed):

Applicant signature: Jose R Garcia Date: 11-17-14

Applicant name (printed): Jose R. Garcia

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20
 Size of house per Cobb County Tax Assessor records: 1,700 sq ft
 Number of related adults proposed: 4 Number permitted by code: 4
 Number of unrelated adults proposed: 0 Number permitted by code: 1
 Number of vehicles proposed: 6 Number permitted by code: 4
 Number of vehicles proposed to be parked outside: 6 Number of vehicles permitted 3
Outside

LUP-5
(2015)

SURVEY FOR:
SHILOH HILLS BAPTIST CHURCH
LOCATED IN
LAND LOTS 210 & 211
18TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
PREPARED FOR:
SHILOH HILLS BAPTIST CHURCH

BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYORS/ENGINEERS
RECORDING & CONSTRUCTION DEPARTMENT
1444 SOUTH MARZETTA PARKWAY, SUITE A
DUNWOODY, GEORGIA 30090
(770) 499-0848

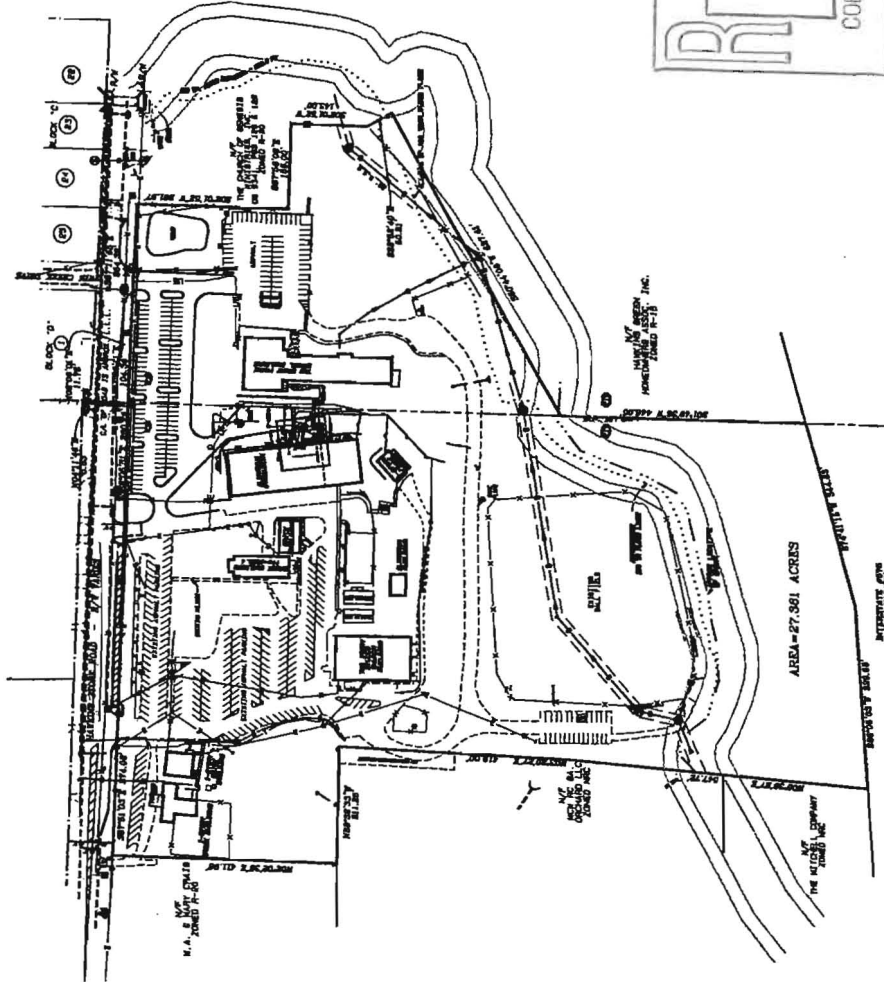
DATE OF SURVEY:
AUGUST 13, 2008
SCALE:
1" = 100'
BY:
JAMES W. BETTERTON
REGISTERED PROFESSIONAL SURVEYOR
NO. 86146
STATE OF GEORGIA

1 OF 1



LOCATION MAP
SCALE 1" = 200'

RECEIVED
DEC - 1 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



- SURVEY NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
- SURVEY REFERENCES:**
1. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.



APPLICANT: Shiloh Hills Christian School

PETITION NO: LUP- 5

PHONE#: 770-926-7729 **EMAIL:** school@shilohhills.com

HEARING DATE (PC): 02-03-15

REPRESENTATIVE: Terry Farrant

HEARING DATE (BOC): 02-17-15

PHONE#: 770-3 -6496 **EMAIL:** terry.farrant@shilohhills.com

PRESENT ZONING: R-20

TITLEHOLDER: Shiloh Hills Baptist Church of Cobb County

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: South side of Hawkins Store Road and
on the north side of I-575

PROPOSED USE: Educational Program

(260 Hawkins Store Road)

ACCESS TO PROPERTY: Hawkins Store Road

SIZE OF TRACT: 27.761 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

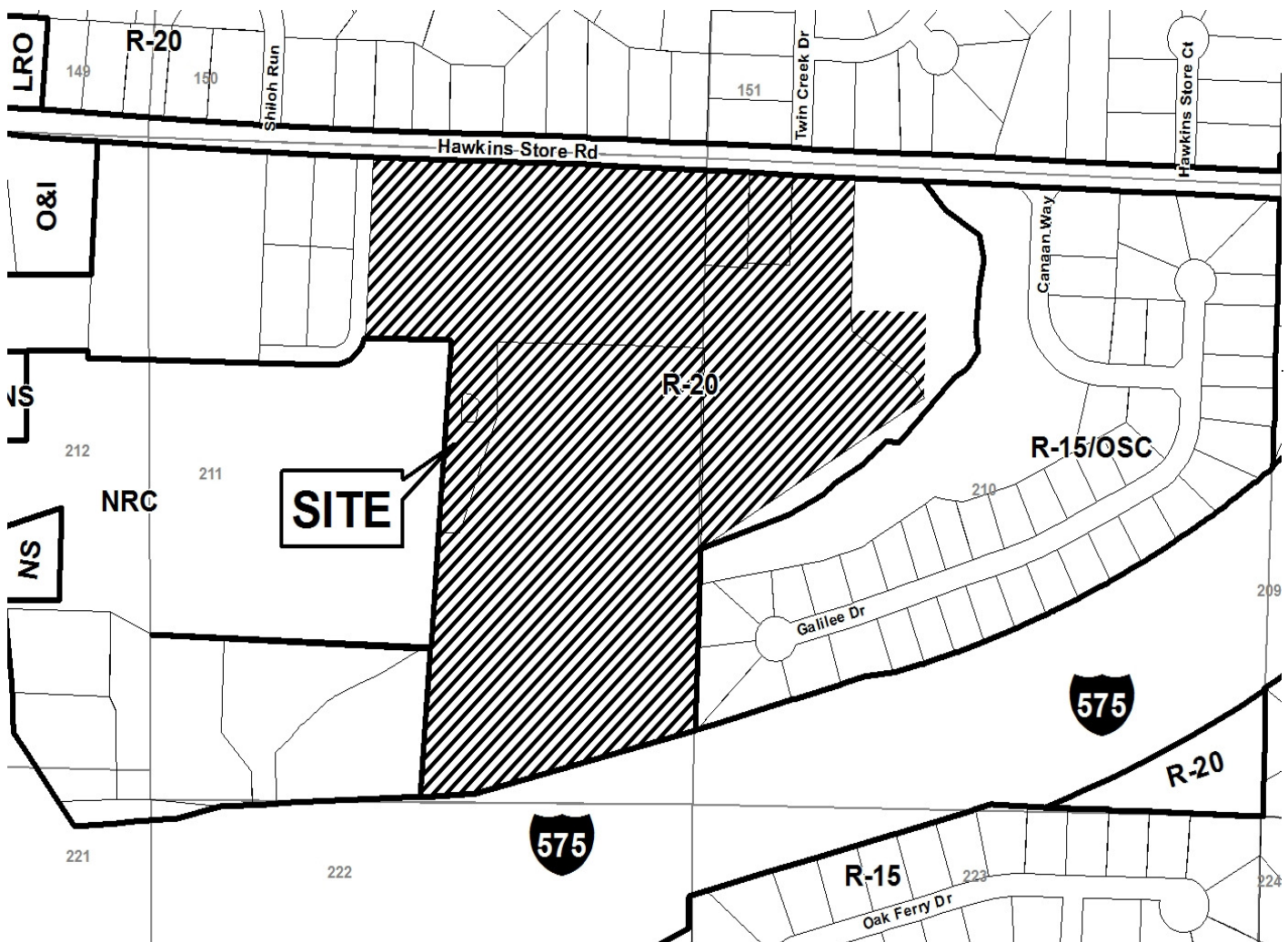
LAND LOT(S): 210, 211

PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP-5
PC Hearing Date: 2-3-15
BOC Hearing Date: 2-17-15

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

1. Type of business, or request? 3 and 4 year old child development
2. Number of employees? 3-5
3. Days of operation? Monday - Friday
4. Hours of operation? 7:00AM - 6:00PM
5. Number of clients, customers, or sales persons coming to the house per day? 25-30 ; Per week? 125-140
6. Where do clients, customers and/or employees park?
Driveway: _____; Street: _____; Other (Explain): Paved parking lot provided by school
7. Signs? No: X ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): None
9. Deliveries? No X ; Yes _____. (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
10. Does the applicant live in the house? Yes _____ ; No X
11. Any outdoor storage? No X ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested (24 months maximum): As long as allowed
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):
This program is established and continues to operate according to state regulations under Bright From the Start.
Applicant signature: Terry Farrant Date: 11/20/14

Applicant name (printed): Terry Farrant

**LUP-6
(2015)**

ALL MATTERS OF TITLE ARE EXCEPTED
ALL IPF & IPS ARE 1/2" REBAR UNLESS
NOTED OTHERWISE

THIS PLAT IS SUBJECT TO ALL LEGAL
EASEMENTS AND RIGHT OF WAY,
PUBLIC OR PRIVATE

THIS PLAT WAS PREPARED FROM A FIELD
SURVEY USING THREE SECOND DIGITAL
SIGNALING AND AN ELECTRONIC
DISTANCE METER.

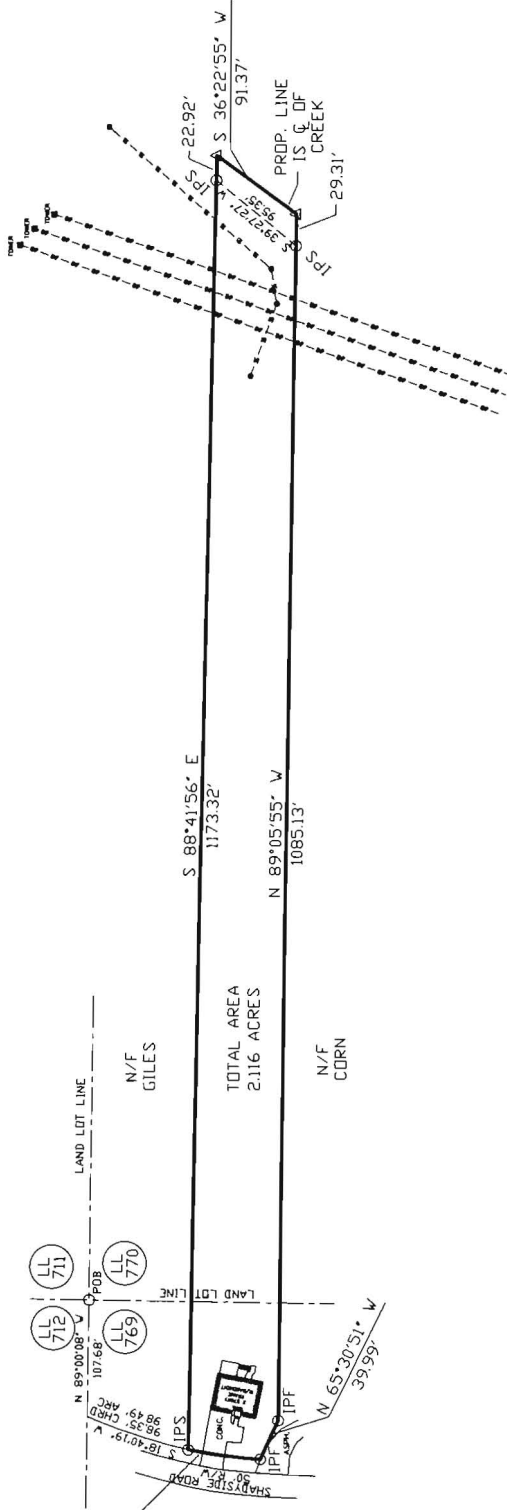
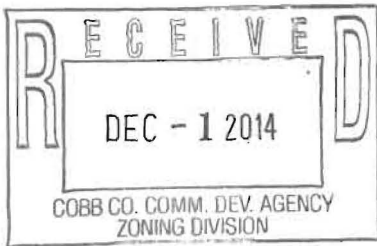
THE FIELD DATA UPON WHICH THIS PLAT
IS BASED HAS A CLOSURE PRECISION OF
ONE FOOT IN 10,000 FEET + AND AN
ANGULAR ERROR OF 3" PER ANGLE
POINT. IT HAS BEEN ADJUSTED USING
LEAST SQUARES.

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

I CERTIFY THAT THIS PLAT IS A TRUE
REPRESENTATION THAT IS BASED ON AN
ACTUAL SURVEY MADE ON THE GROUND
UNDER MY SUPERVISION.



JAMES H. RADER GEORGIA RLS# 3033



LEGEND

- POWER POLE
- LIGHT POLE
- TREE INFRANT
- ▲ BLEM OUT
- CLEAN OUT
- GROUND TRIP CORNER
- GROUND TRIP
- POB POINT OF BEGINNING
- C&G CONCRETE MONUMENT FOUND
- WOODEN MONUMENT FOUND
- WOODEN PIN SET
- GIP ORCA TOP MARK
- PTE PAVED FLOOR ELEVATION
- PTP UNPAVED FLOOR ELEVATION
- C&G CONCRETE MONUMENT FOUND
- CATCH BASIN
- BRICK WELLET
- BRICK WELLET
- C&G
- C&G
- WIRE GROUND POWER
- WIRE TELEPHONE POWER
- WIRE TELEPHONE
- GUY WIRE
- S&S STUMP SIGN

If You Dig Georgia Call Us First!
1-800-282-7411



THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSING, PLOT PLANS, CONSTRUCTION, LANDSCAPING, PERMITTING, ETC. IT IS A DECLARATION OF THE SURVEYOR THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF LANDPRO SURVEYING AND MAPPING, INC. ITS ASSOCIATES, AND/OR AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE DATE AND SCOPE

SURVEY FOR:

NEWLAND	
LAND LOTS 769 & 770	PROJECT NO 20070530
DISTRICT 19	DATE 05/30/07
SECTION 2	COBB COUNTY, GA
SCALE 1" = 80'	

LANDPRO
SURVEYING AND MAPPING, INC
219 ALLISON DR
WOODSTOCK, GA 30188
404.366.2170 PHONE
www.landprosurveying.com

APPLICANT: Dathan Johnson

PETITION NO: LUP- 6

PHONE#: 678-988-7208 **EMAIL:** willjohn@bellsouth.net

HEARING DATE (PC): 02-03-15

REPRESENTATIVE: Dathan Johnson

HEARING DATE (BOC): 02-17-15

PHONE#: 678-988-7208 **EMAIL:** willjohn@bellsouth.net

PRESENT ZONING: R-20

TITLEHOLDER: Dathan Johnson and Marie Johnson

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: East side of Shadyside Road, North of
Hurt Road

PROPOSED USE: Pet Dealer

(3319 Shadyside Road)

ACCESS TO PROPERTY: Shadyside Road

SIZE OF TRACT: 2.116 acres

DISTRICT: 19

PHYSICAL CHARACTERISTICS TO SITE: _____

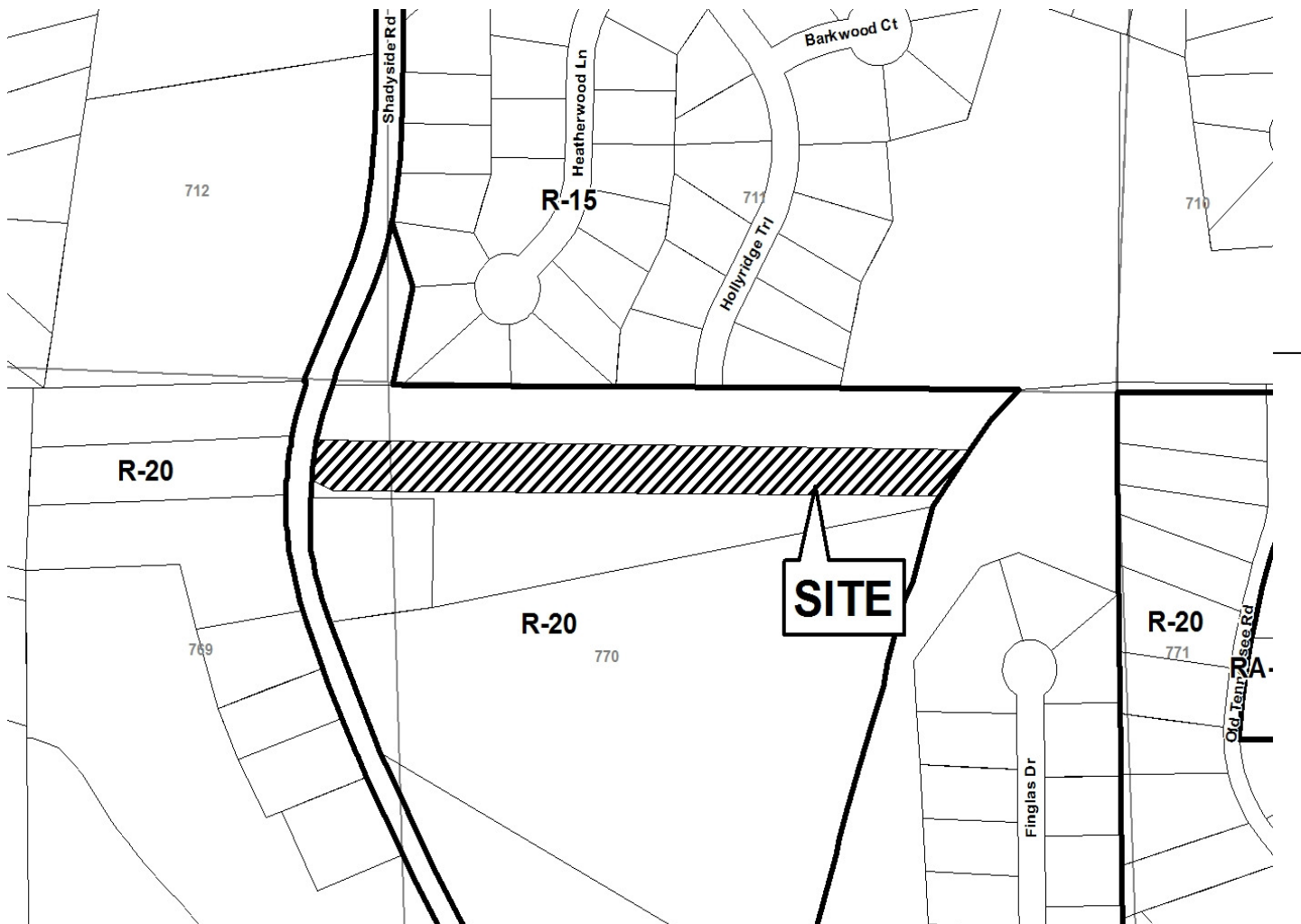
LAND LOT(S): 769, 770

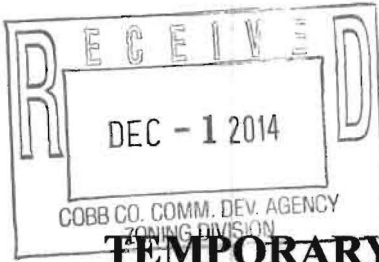
PARCEL(S): 29

TAXES: PAID X **DUE** _____

CONTIGUOUS ZONING/DEVELOPMENT

COMMISSION DISTRICT: 4





Application #: LUP-6
PC Hearing Date: 2-3-15
BOC Hearing Date: 2-17-15

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

1. Type of business, or request? Pet dealer
2. Number of employees? 0
3. Days of operation? No set days, only when pets are available
4. Hours of operation? Routine maintenance
5. Number of clients, customers, or sales persons coming to the house per day? _____ ; Per week? Seasonal - Most will be delivered
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.): 1 - Pickup

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): Pet Food, Lawn Equipment, Cleaning products
12. Length of time requested (24 months maximum): 24 mths
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):
N/A

Applicant signature: [Signature] Date: 1/2

Applicant name (printed): Dathan Johnson

APPLICANT: 3700 Roswell Road, LLC

PHONE#: 770-422-7016 **EMAIL:** jballi@slhb-law.com

REPRESENTATIVE: James A. Balli, Esq.

PHONE#: 770-422-7016 **EMAIL:** jballi@slhb-law.com

TITLEHOLDER: Barry J. Shemaria

PROPERTY LOCATION: South side of Roswell Road, west of
Robinson Road (3700 Roswell Road)

ACCESS TO PROPERTY: Roswell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-1

HEARING DATE (PC): 02-03-2015

HEARING DATE (BOC): 02-17-2015

PRESENT ZONING: LRO

(See Z-6 for related zoning cases)

PROPOSED ZONING: SLUP

PROPOSED USE: Climate Controlled Self
Self Storage

SIZE OF TRACT: 1.42 acres

DISTRICT: 16

LAND LOT(S): 967

PARCEL(S): 14

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2



Application for Special Land Use Permit Cobb County, Georgia

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




Application No. SLUP-1
PC Hearing Date: 2-3-15
BOC Hearing Date: 2-17-15

Applicant 3700 Roswell Road, LLC Phone # See Representative
(applicant's name printed)

Address See Representative **E-mail** See Representative


James A. Balli, Esq. Address 376 Powder Springs St., Ste. 100 Marietta, GA 30064
(representative's name, printed)

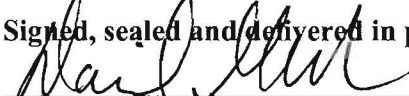
 Phone # 770-422-7016 E-mail jballi@slhb-law.com
(representative's signature)

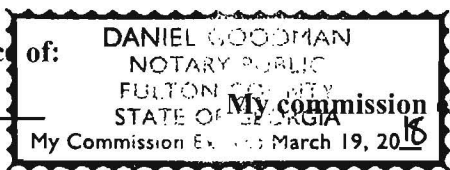
Signed, sealed and delivered in presence of 
Notary Public My commission expires: 2-6-16



Titleholder Barry J. Shemaria Phone # 770-565-1522 E-mail barry@ableplastics.com
(titleholder's name, printed)

Signature  Address 3700 Roswell Road, Marietta, Georgia, 30062.
(attach additional signature, if needed)

Signed, sealed and delivered in presence of: 
Notary Public My commission expires: March 19, 2018



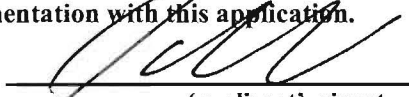
Present Zoning LRO **Size of Tract** 1.42 **Acre(s)**

For the Purpose of Climate Controlled Self-Storage Facility

Location on the South side of Roswell Road, west of Robinson Road (3700 Roswell Road)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 967 **District(s)** 16

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)
James A. Balli, Attorney for Applicant

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


(applicant's signature)
James A. Balli, Attorney for Applicant

APPLICANT: Inga Auto Center

PHONE#: 770-794-1717 **EMAIL:** ingaautocenter@gmail.com

REPRESENTATIVE: Parks F. Huff, Esq.

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

TITLEHOLDER: Inga Auto Center, Inc.

Uladislao Inga

PROPERTY LOCATION: North side of Leader Road, west of South

Cobb Drive

(50 Leader Road)

ACCESS TO PROPERTY: Leader Rd

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: SLUP-2

HEARING DATE (PC): 02-03-2015

HEARING DATE (BOC): 02-17-2015

PRESENT ZONING: GC and R-20

(see Z-7 for related zoning case)

PROPOSED ZONING: SLUP

PROPOSED USE: Used Auto Sales

SIZE OF TRACT: 2.38 acres

DISTRICT: 17

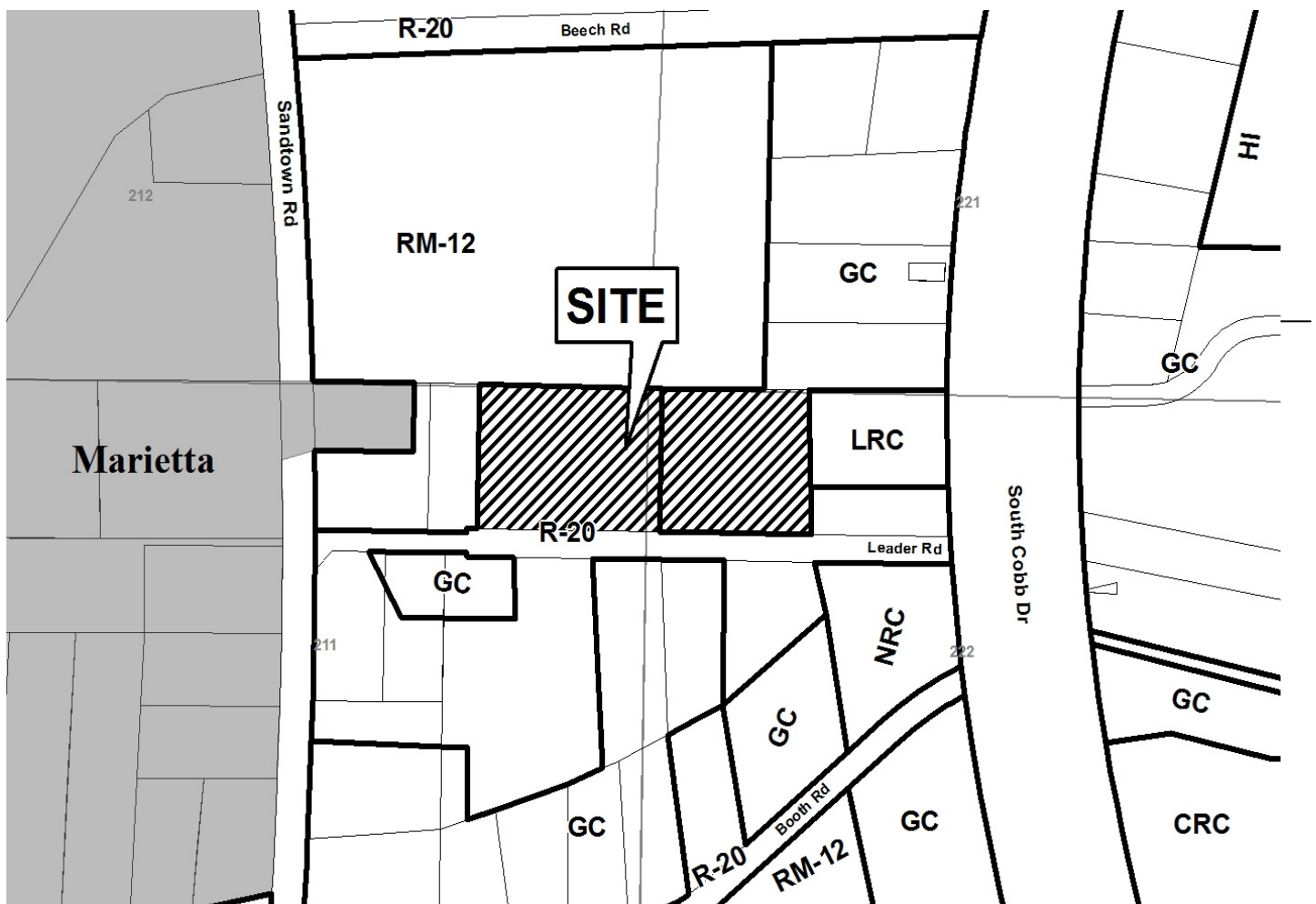
LAND LOT(S): 211, 222, 212, 212

PARCEL(S): 1, 7

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT



Application for Special Land Use Permit Cobb County, Georgia

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

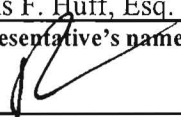


Application No. SLUP-2
HC Hearing Date: February 3, 2015
BOC Hearing Date: February 17, 2015

Applicant Inga Auto Center, Inc. **Phone #** 770-794-1717
(applicant 's name printed)

Address 50 Leader Road SW, Marietta, GA 30008 **E-mail** ingautocenter@gmail.com

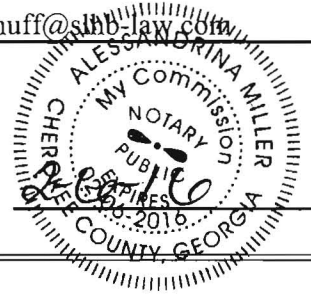
Parks F. Huff, Esq. **Address** 376 Powder Springs Street, Ste 100, Marietta, GA 30064
(representative's name, printed) Parks F. Huff, Esq., Attorney for Applicant

 **Phone #** 770-422-7016 **E-mail** phuff@slhb-law.com
(representative's signature)

Signed, sealed and delivered in presence of:


Notary Public

My commission expires: _____



Titleholder See attached signatures. **Phone #** _____ **E-mail** _____
(titleholder's name, printed)

Signature _____ **Address** _____
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

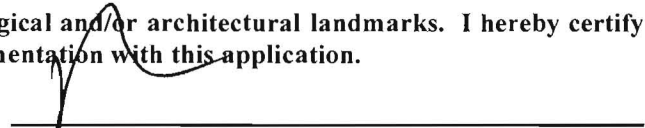
Present Zoning GCW & R-20 **Size of Tract** 2.38 **Acre(s)**

For the Purpose of Auto Sales/Auto Service

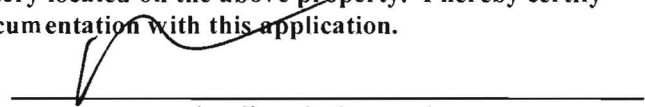
Location 50 Leader Road SW/West of South Cobb Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 211, 212, 221 and 222 **District(s)** 17th

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


(applicant's signature)
Parks F. Huff, Esq., Attorney for Applicant

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


(applicant's signature)
Parks F. Huff, Esq., Attorney for Applicant

ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: SLUP-2
PC Hearing Date: 2-3-15
BOC Hearing Date: 2-17-15

Applicant: Inga Auto Center, Inc.

Titleholder: Uladislao Inga

PIN# 17022200070

PROPERTY OWNER'S CERTIFICATION

The undersigned(s) below, or as attached, is the owner of the property considered in this application.

Uladislao Inga - 12-4-14
Signature of Owner Date
Uladislao Inga

Address: _____

Telephone No.: (_____) _____

[Signature] 12-4-14
Signature of Notary Public Date

(Notary Seal)



ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: SLUP-2
PC Hearing Date: 2-3-15
BOC Hearing Date: 2-17-15

Applicant: Inga Auto Center, Inc.

Titleholder: Inga Auto Center, Inc.

PIN# 17021100010

PROPERTY OWNER'S CERTIFICATION

The undersigned(s) below, or as attached, is the owner of the property considered in this application.

Madison Inga 12-4-14
Signature of Owner Date
Inga Auto Center, Inc.

By: Madison Inga
Its: Owner

Address: _____

Telephone No.: (____) _____

Alessandra Miller 12-4-14
Signature of Notary Public Date

(Notary Seal)

