

# **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: March 3, 2015**

**Board of Commissioners Hearing Date: March 17, 2015**

**Due Date: January 30, 2015**

**Date Distributed/Mailed Out: January 9, 2015**



***Cobb County...Expect the Best!***

Z-23  
(2015)

**Gaskins**  
ENGINEERING  
SURVEYING  
PLANNING/CONSULTING  
CONSTRUCTION MGMT  
126 Fowler Highway Road  
Houston, Texas 77064  
Phone: (713) 624-1164  
Fax: (713) 624-7599  
WWW.GASKINS.COM

**BEL-AIRE**  
UNIT III  
LAND LOTS 381 & 382, 19TH DISTRICT, 2ND SECTION,  
COBB COUNTY, GEORGIA  
PROP. ZONING RSL

ZONING PLAN

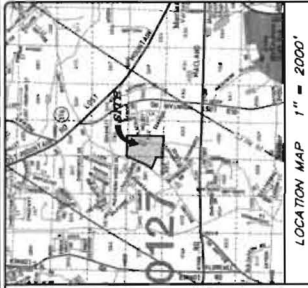


PROJECT NO.	FIELD BOOK
W164	—
DRAWN BY	CHUCKLE BY
BWD	DFM
SCALE	DATE
1"=100'	01/02/14

FOOT RAILROAD

1

NOT ISSUED FOR CONSTRUCTION

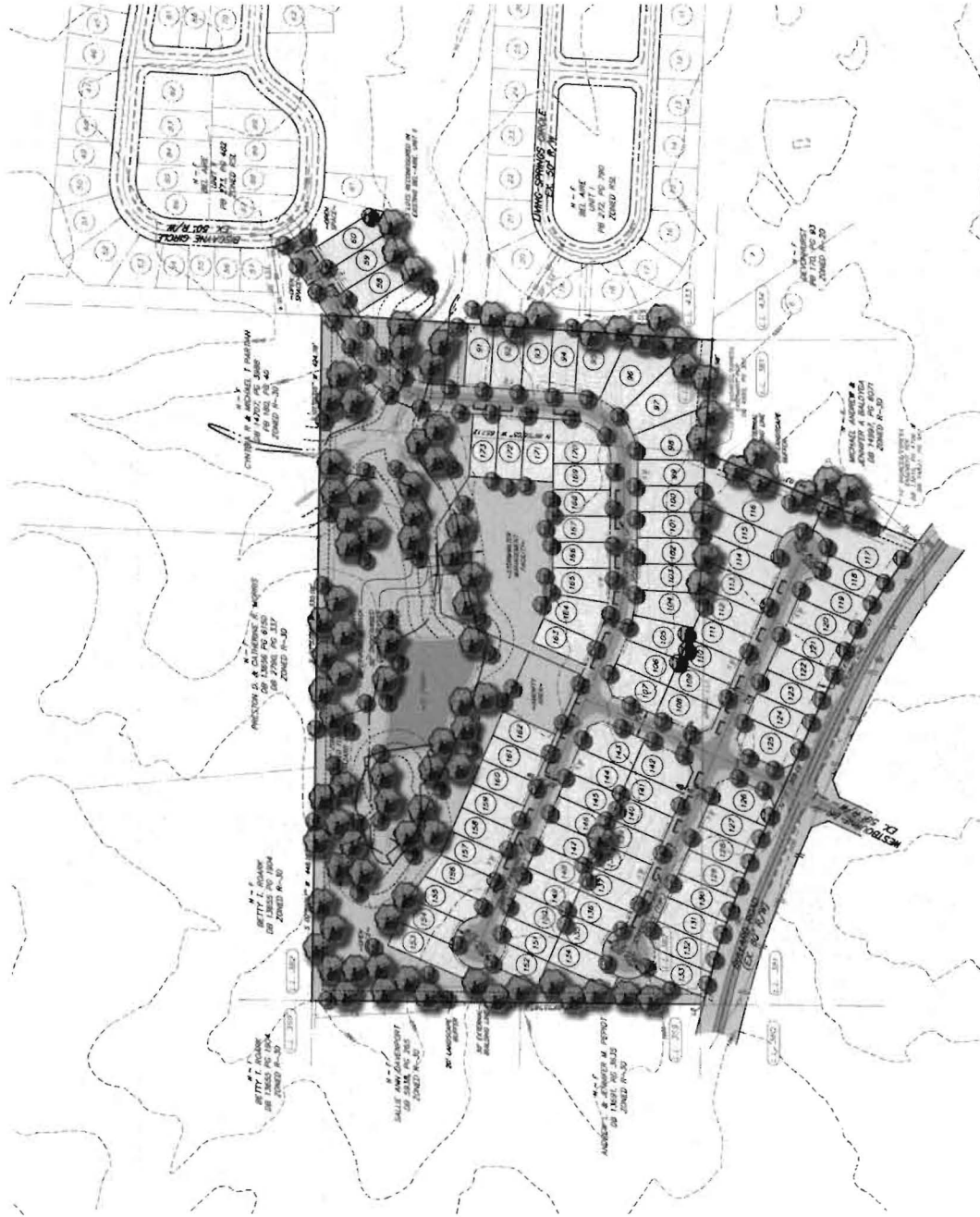
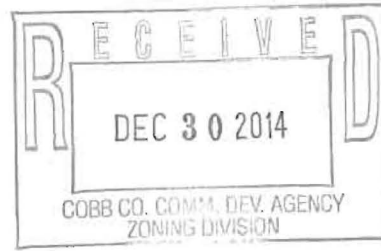


LOCATION MAP 1" = 2000'

[illegible]

CLP#	RACE	AGE	LENGTH	WEIGHT	WING	TAIL
51	W	12.0	31.2	10.0	10.0	10.0
52	W	12.0	31.2	10.0	10.0	10.0
53	W	12.0	31.2	10.0	10.0	10.0

LINE	REMARKS	DATE
1	10/10/10	10/10/10
2	10/10/10	10/10/10
3	10/10/10	10/10/10
4	10/10/10	10/10/10



**APPLICANT:** Windsong Properties, LLC

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

**REPRESENTATIVE:** Parks F. Huff

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

**TITLEHOLDER:** Sallie B. Davenport, North Star Investors,

Mollie Times, LLC

**PROPERTY LOCATION:** East side of Bullard Road, north of

Macland Road

**ACCESS TO PROPERTY:** Bullard Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

#### CONTIGUOUS ZONING/DEVELOPMENT

**PETITION NO:** Z-23

**HEARING DATE (PC):** 03-03-15

**HEARING DATE (BOC):** 03-17-15

**PRESENT ZONING:** R-30

**PROPOSED ZONING:** RSL

**PROPOSED USE:** Non-Supportive Residential

Senior Living

**SIZE OF TRACT:** 26.56 acres

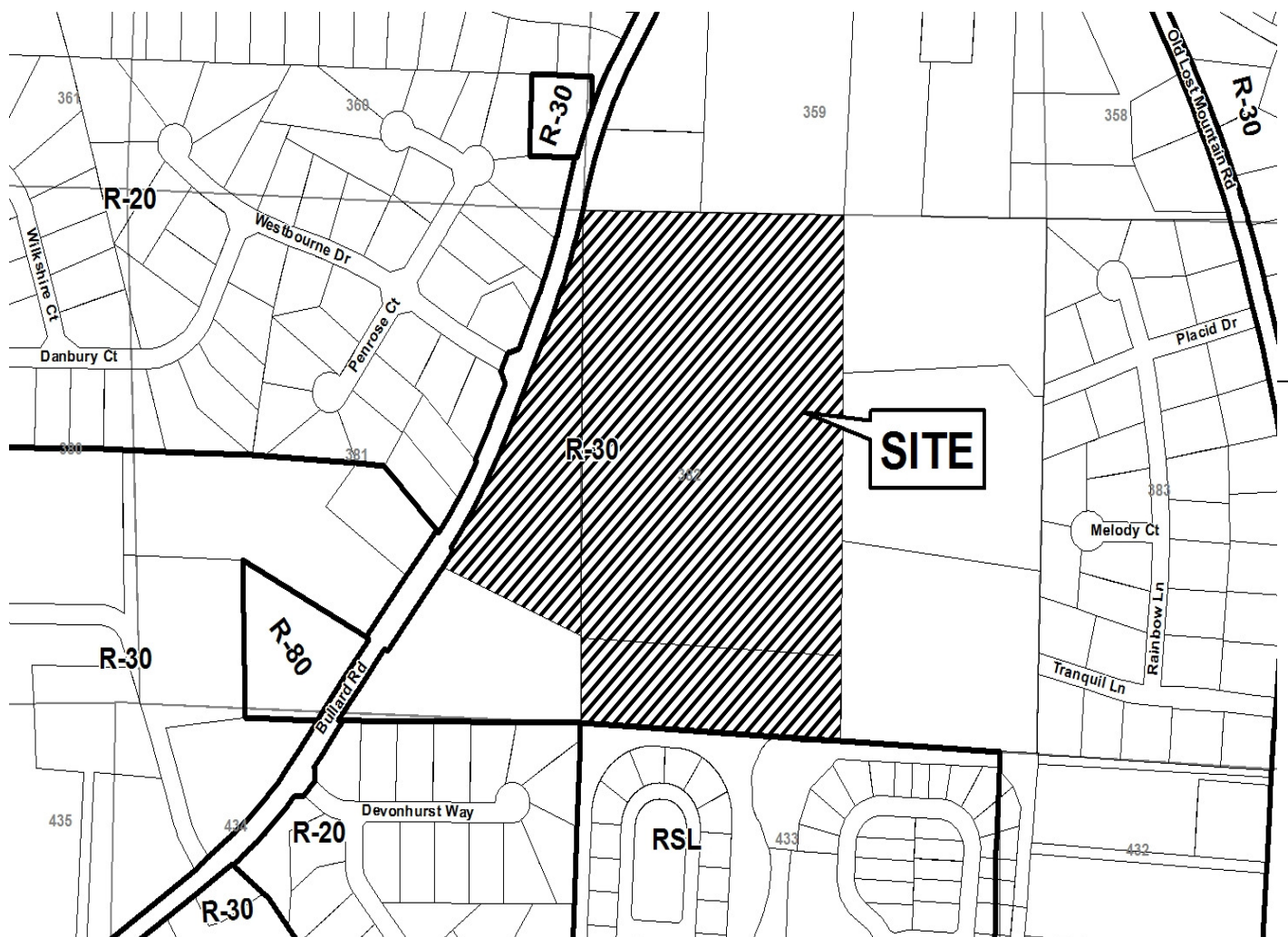
**DISTRICT:** 19

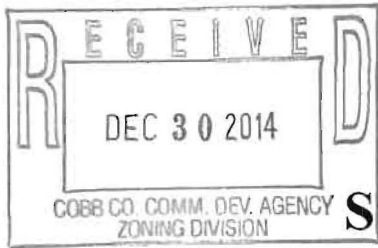
**LAND LOT(S):** 381,382

**PARCEL(S):** 3,1,3

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** \_\_\_\_\_





Application No. z-23

PC 3-3-15  
BSC 3-17-15

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2,000 to 2,500
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): \$300,000 to \$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

.....



Z

HH	•	DENOTES FIRE HYDRANT
PP	•	DENOTES POWER POLE
LP	•	DENOTES LIGHT POLE
GW	•	DENOTES GUY WIRE
CP	•	DENOTES CUM WARE
P	•	DENOTES POWER LINE
1B	•	DENOTES TELEPHONE BOX
EM	•	DENOTES ELECTRIC METER
SCV	•	DENOTES SPRINKLER CONTROL VALVE
AC/CONC	•	DENOTES AIR CONDITIONING UNIT ON CONCRETE PAD
GM	•	DENOTES GAS METER
PIPE	•	DENOTES IRON PIN FOUND
PS	•	DENOTES IRON PIN SET
R	•	DENOTES CENTERLINE
R/W	•	DENOTES RIGHT-OF-WAY
U	•	DENOTES PROPERTY UNIT
UMP	•	DENOTES CORRUGATED METAL PIPE
X	•	DENOTES CHAIN LINK FENCE
S	•	DENOTES SANITARY SEWER LINE
WM	•	DENOTES SANITARY SEWER MANHOLE
WW	•	DENOTES WATER METER
W	•	DENOTES HEADWALL

DEED BOOK 3919, PAGE 496  
DEED BOOK 3877, PAGE 506  
DEED BOOK 2633, PAGES 347, 348

0/5/0

PROPERTY OF  
DWIGHT S. JEFFREY,  
RIVERSIDE BANK &  
FIDELITY-NATIONAL  
TITLE INSURANCE COMPANY

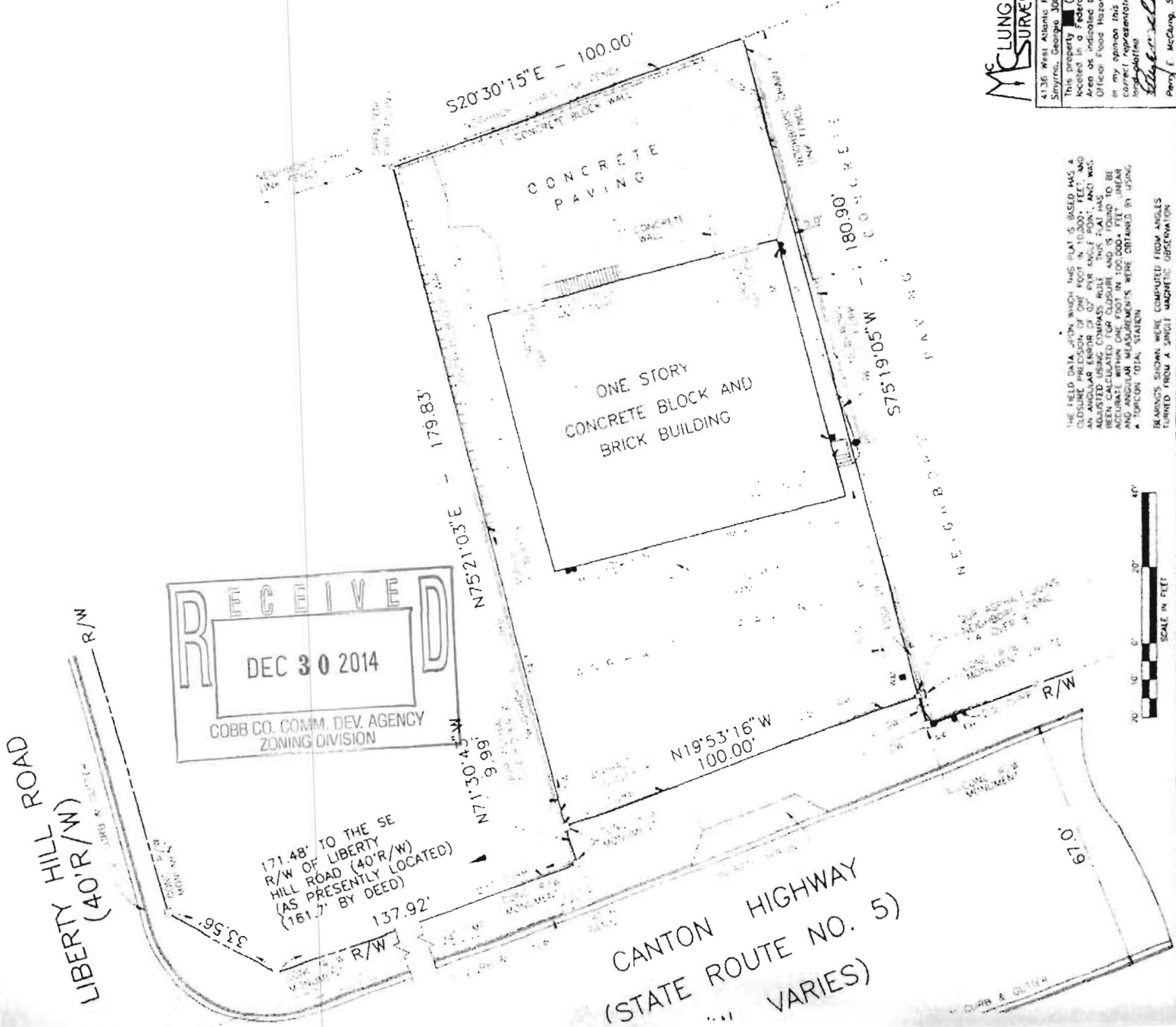
LAND LOT 560  
DISTRICT 16TH  
COUNTY CORE  
GEORGIA  
SECTION 2ND  
DATE 4-21-99 SCALE 1"=20'



McLung  
Surveying, Inc.

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 0.7" PER ANG. POINT, AND WAS ADJUSTED USING COMBAST'S RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING TOPCON TOTAL STATION.

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



**APPLICANT:** Williamson Properties, LLC

**PHONE#:** (404) 863-4933 **EMAIL:** martywilliamson@bellsouth.net

**REPRESENTATIVE:** Marty Williamson

**PHONE#:** (404) 863-4933 **EMAIL:** martywilliamson@bellsouth.net

**TITLEHOLDER:** Williamson Properties, LLC

**PROPERTY LOCATION:** East side of Canton Road, south of

Liberty Hill Road

(2316 Canton Road)

**ACCESS TO PROPERTY:** Canton Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-24

**HEARING DATE (PC):** 03-03-15

**HEARING DATE (BOC):** 03-17-15

**PRESENT ZONING:** NS

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Retail

**SIZE OF TRACT:** 0.41 ac

**DISTRICT:** 16

**LAND LOT(S):** 660

**PARCEL(S):** 21

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 3





Application No. Z-24

March 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: NA  
\_\_\_\_\_  
\_\_\_\_\_

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

- a) Proposed use(s): Retail, Office  
\_\_\_\_\_  
b) Proposed building architecture: \_\_\_\_\_  
c) Proposed hours/days of operation: Mon - Sunday 9:00 - 7:00  
d) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

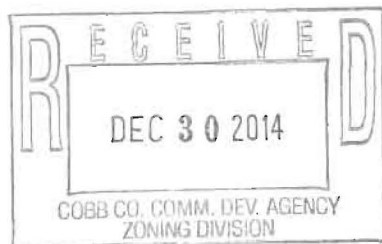
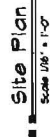
.....  
Part 3. Other Pertinent Information (List or attach additional information if needed)

No  
\_\_\_\_\_  
\_\_\_\_\_

.....  
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  
\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** 1965 N. Park Place Holdings, LLC

**PHONE#:** (404) 644-3057 **EMAIL:** mbasille@comcast.net

**REPRESENTATIVE:** Garvis L. Sams, Jr.

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

**TITLEHOLDER:** Kolodkin Family, L.P., a Georgia

Limited Partnership

**PROPERTY LOCATION:** Northwest side of North Park Place,

north of Windy Hill Road

(1965 North Park Place)

**ACCESS TO PROPERTY:** North Park Place

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-25

**HEARING DATE (PC):** 03-03-15

**HEARING DATE (BOC):** 03-17-15

**PRESENT ZONING:** O&I and CF

**PROPOSED ZONING:** O&I

**PROPOSED USE:** Medical Offices

**SIZE OF TRACT:** 1.3468 ac

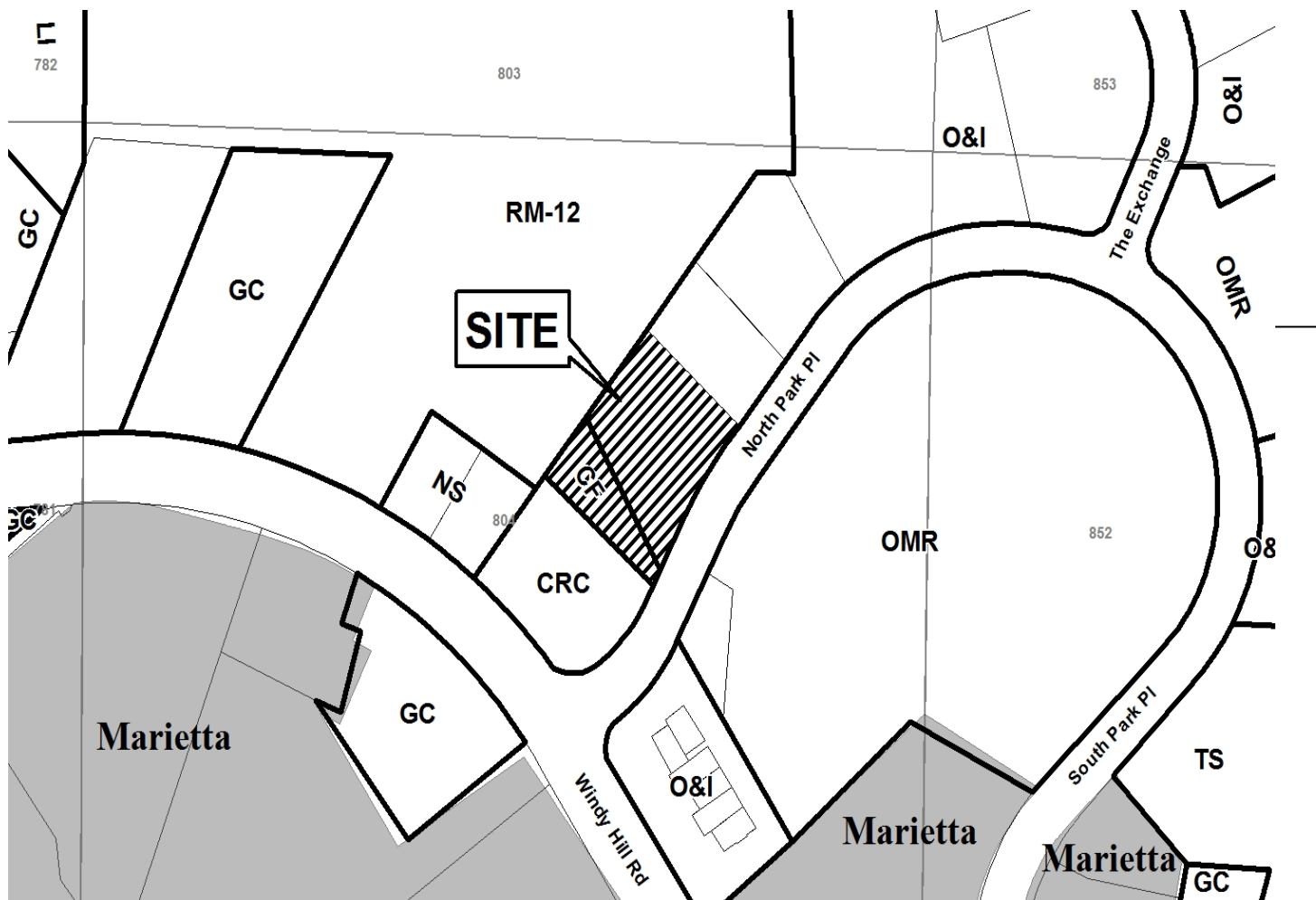
**DISTRICT:** 17

**LAND LOT(S):** 804

**PARCEL(S):** 15

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2





Application #: Z-25  
PC Hearing Date: March 3, 2015  
BOC Hearing Date: March 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): Continued office utilization.
- b) Proposed building architecture: As-built
- c) Proposed hours/days of operation: Monday - Saturday, from 8:00 a.m. until 6:00 p.m.
- d) List all requested variances: None, or as shown on the site plan filed contemporaneously with the Application for Rezoning

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

The subject property is located within the confines of a Regional Activity Center ("RAC") under Cobb County's Future Land Use Map. The continuation of the utilization of the subject property for office utilization is appropriate and the Rezoning of the subject property to consolidate the zoning districts so that the subject property is zoned Office and Institutional is similarly appropriate.

### 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: Dec. 30, 2014

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

\* The Applicant reserves the right to revise this Summary of Intent for Rezoning during the pendency of the Application.

Revised August 21, 2013





**APPLICANT:** James Beveridge

**PHONE#:** (404) 697-7700 **EMAIL:** jimbeveridge2121@gmail.com

**REPRESENTATIVE:** Ellen W. Smith

**PHONE#:** (770) 661-1216 **EMAIL:** esmith@hznw.com

**TITLEHOLDER:** The Board of Trustees of the Mount Zion United

Methodist Church and Johnson Ferry Holdings, LLC

**PROPERTY LOCATION:** East side of Johnson Ferry Road, south of

Bishop Lake Road

(1668 Johnson Ferry Road)

**ACCESS TO PROPERTY:** Johnson Ferry Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PETITION NO:** Z-26

**HEARING DATE (PC):** 03-03-15

**HEARING DATE (BOC):** 03-17-15

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** RA-5

**PROPOSED USE:** Single-family Residential

**SIZE OF TRACT:** 3.96 acres

**DISTRICT:** 16

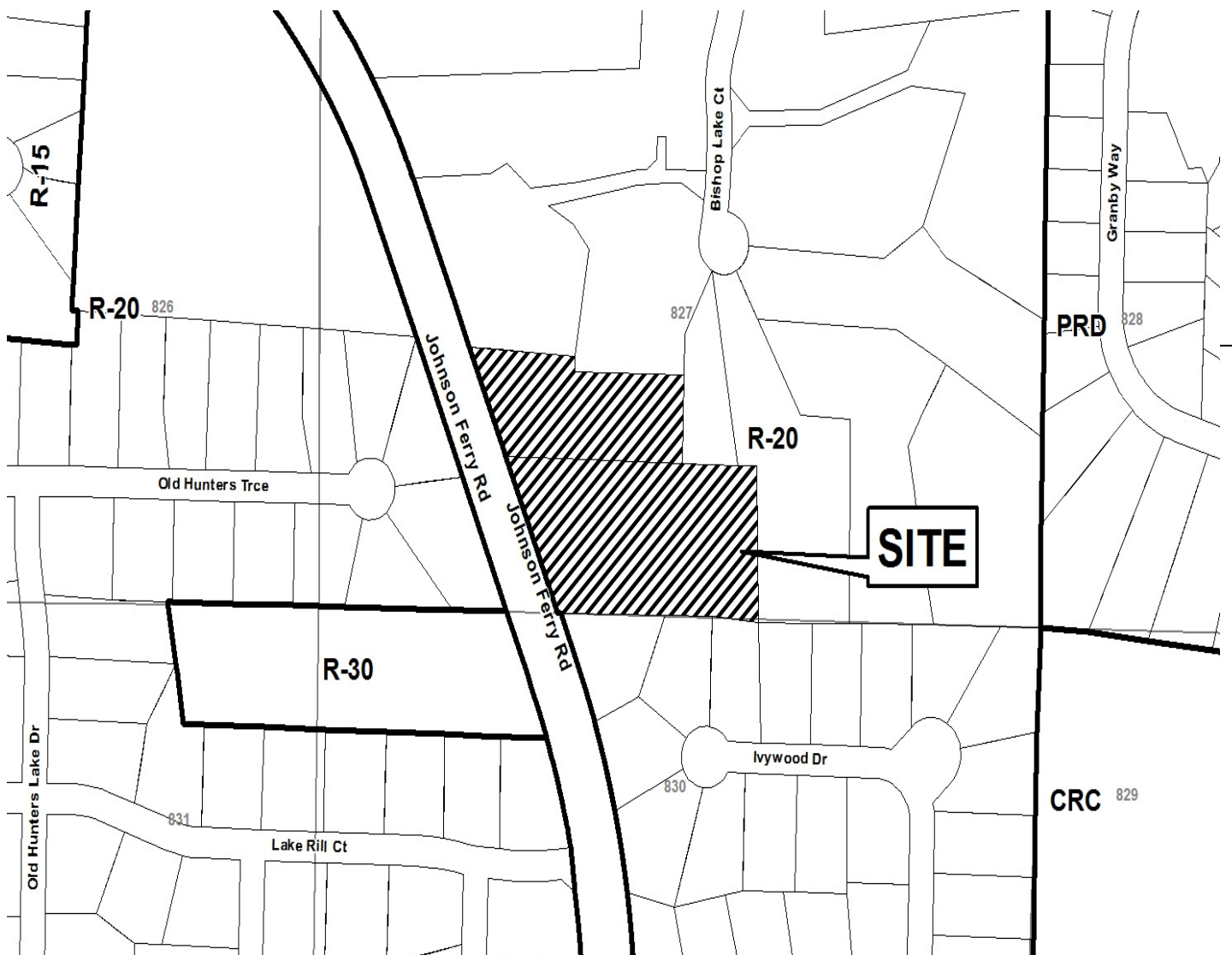
**LAND LOT(S):** 827,830

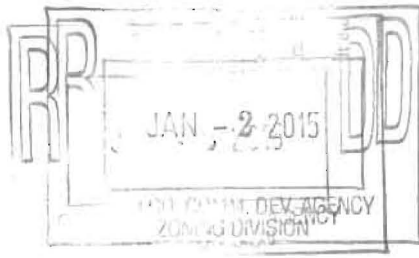
**PARCEL(S):** 6,32

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2

**CONTIGUOUS ZONING/DEVELOPMENT**





Application No. Z-26

March  
2015

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): Mix of 2,800 to 4,500 sq. ft.
- b) Proposed building architecture: European or Traditional (see Summary of Intent)
- c) Proposed selling prices(s): \_\_\_\_\_
- d) List all requested variances: Reduce minimum lot width at  
front setback to 60' on some lots as shown on site plan

### Part 2. Non-residential Rezoning Information (attach additional information if needed) NOT APPLICABLE

- 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 Summary of Intent

### 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.

## HOLT NEY ZATCOFF & WASSERMAN, LLP

ATTORNEYS AT LAW

100 GALLERIA PARKWAY, SUITE 1800

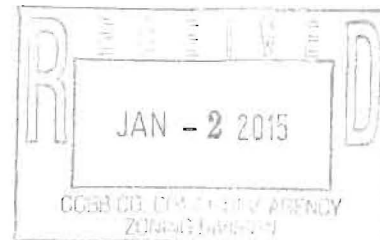
ATLANTA, GEORGIA 30339-5960

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

Ellen W. Smith

e-mail [esmith@hnzw.com](mailto:esmith@hnzw.com)

January 2, 2015



### **BY HAND DELIVERY**

Zoning Division

Community Development Agency

Cobb County, Georgia

1150 Powder Springs Street

Suite 400

Marietta, Georgia 30064

### **SUMMARY OF INTENT**

Re: Application for Rezoning, Cobb County, Georgia ("***Application***") by James M. Beveridge ("***Applicant***") with respect to that certain approximately 3.96-acre property commonly known as 1668 Johnson Ferry Road, Georgia (the "***Property***")

Ladies and Gentlemen:

This law firm has the pleasure of representing Applicant with respect to the Application. Applicant respectfully submits for consideration the Application, seeking to rezone the Property from R-20 to RA-5 (Detached) to allow the development of the Property as a 10-unit single family subdivision.

### **Background - The Property**

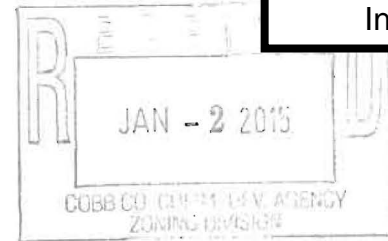
The Property is owned by the Board of Trustees of Mt. Zion United Methodist Church and Johnson Ferry Land Holdings, LLC (collectively, "***Owner***"), and is an approximately 3.96-acre tract zoned R-20, with frontage along Johnson Ferry Road. The Property is unimproved, and is surrounded by property zoned R-20 on all sides although there is R-30 just to the southwest, and north of the Church. Owner has contracted to sell the Property to Applicant, subject to the approval of his requested rezoning.

### **Proposed Rezoning**

Applicant seeks to rezone the Property from R-20 to RA-5 to allow for the installation of a single street, 10 home subdivision within the Property. Currently, the property has remained

# HOLT NEY ZATCOFF & WASSERMAN, LLP

Zoning Division  
Community Development Agency  
Cobb County, Georgia  
January 2, 2015  
Page 2



undeveloped as a result of the difficulty of obtaining sewer service. Applicant has been able to resolve this issue, and accordingly, seeks to develop the Property for single family use.<sup>1</sup> The density proposed by Applicant will serve as a buffer from the Church use on the Property to the north and the existing single family subdivision to the south.

## Application Requirements

Section 134-121 of the Zoning Ordinance sets forth the various requirements applicable to requests for rezonings, some of which are addressed above and the remainder of which are addressed in supporting documents. Specifically, in support of the Application, Applicant submits the following documents:

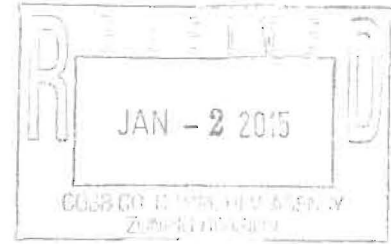
- (1) Original notarized signatures of Owner, Applicant and representative;
- (2) Copies of the deeds to Owner;
- (3) Metes and bounds legal description of the Property;
- (4) Copy of the paid tax receipts (or evidence of exemption with respect to the Church-owned portion of the Property);
- (5) Copy of current boundary survey depicting all required items;

---

<sup>1</sup> Applicant notifies Cobb County of its constitutional concerns with respect to its Application. If the Board denies the Application in whole or in part, then the Property does not have a reasonable economic use under Chapter 134 of the Official Code of Cobb County, Georgia, as amended from time to time (the "**Zoning Ordinance**"). Moreover, the Application meets the test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. *See Guhl vs. Holcomb Bridge Road*, 238 Ga. 322 (1977). If the Cobb County Board of Commissioners (the "**Board**") denies the Application in whole or in part, such an action will deprive Owner and Applicant of the ability to use the Property in accordance with its highest and best use. Similarly, if the Board rezones the Property to some classification other than the RA-5 zoning district without Applicant's consent, or if the Board limits its approval by attaching conditions to such approval affecting the Property or the use thereof without Owner's consent, then such approval would deprive Owner and Applicant of any reasonable use and development of the Property. Any such action is unconstitutional and will result in a taking of property rights in violation of the just compensation clause of the Constitution of the State of Georgia (*see Ga. Const. 1983, Art. I, § 3, para. 1(a)*), and the just compensation clause of the Fifth Amendment to the United States Constitution (*see U.S. Const. Amend. 5*). To the extent that the Zoning Ordinance allows such an action by the Board, the Zoning Ordinance is unconstitutional. Any such denial or conditional approval would discriminate between Owner and Applicant and owners of similarly situated property in an arbitrary, capricious, unreasonable and unconstitutional manner in violation of Article I, Section I, Paragraph 2 of the Georgia Constitution and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution. Finally, a failure to grant the Application or a conditional approval of the Application (with conditions not expressly approved by Applicant) would constitute a gross abuse of discretion and would constitute an unconstitutional violation of Applicant's rights to substantive and procedural due process as guaranteed by the Georgia Constitution (*see Ga. Const. 1983, Art. I, § 1, para. 1*) and the Fifth and Fourteenth Amendments of the United States Constitution (*see U.S. Const. Amend. 5 and 14*). Applicant further challenges the constitutionality and enforceability of the Zoning Ordinance, in whole and in relevant part, for lack of objective standards, guidelines or criteria limiting the Board's discretion in considering or deciding applications for rezonings. Applicant remains optimistic that Cobb County's consideration of the Application will be conducted in a constitutional manner.

**HOLT NEY ZATCOFF & WASSERMAN, LLP**

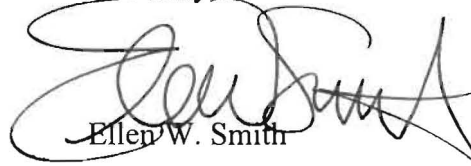
Zoning Division  
Community Development Agency  
Cobb County, Georgia  
January 2, 2015  
Page 3



- (6) Site Plan reflecting proposed improvements;
- (7) Zoning Application Disclosure forms;
- (8) Application and Sign Fees;
- (9) This Summary of Intent.

The Application, this letter and accompanying documents support Applicant's request for rezoning, and Applicant respectfully requests that the Zoning Division recommend approval of the Application to the Board. Applicant is happy to answer questions or provide any additional information that the Zoning Division may have with regard to this Application.

Sincerely,



Ellen W. Smith

EWS/ews

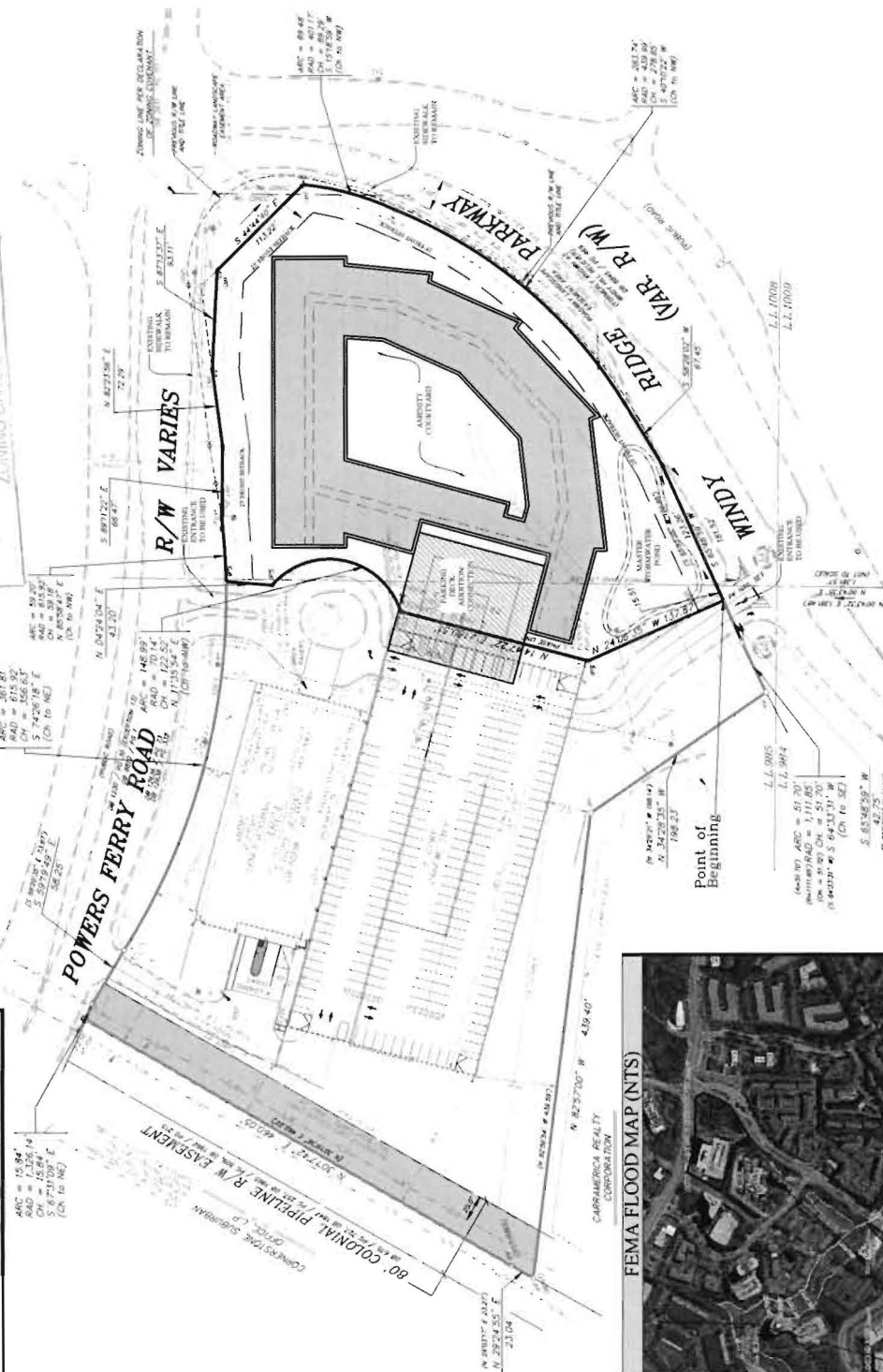
cc: Mr. James M. Beveridge  
James M. Ney, Esq.



SCALE: 1" = 50'  
DATE: DEC. 29, 2014  
PROJECT: 83027.18E



Know what's below.  
Call before you dig.

[illegible][illegible]

FEMA FLOOD MAP (NTS)

**APPLICANT:** Lynwood Development Group, LLC

**PHONE#:** (404) 512-4583 **EMAIL:** wsnell@lynwooddevelopment.com

**REPRESENTATIVE:** J. Kevin Moore

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

**TITLEHOLDER:** BSD Power II, LLC and Park Point Land, LLC

**PROPERTY LOCATION:** Southwest intersection of Powers Ferry  
Road and Windy Ridge Parkway

**ACCESS TO PROPERTY:** Powers Ferry Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

#### CONTIGUOUS ZONING/DEVELOPMENT

**PETITION NO:** Z-27

**HEARING DATE (PC):** 03-03-15

**HEARING DATE (BOC):** 03-17-15

**PRESENT ZONING:** OHR

**PROPOSED ZONING:** UC

**PROPOSED USE:** Urban Condominiums

**SIZE OF TRACT:** 3.14 acres

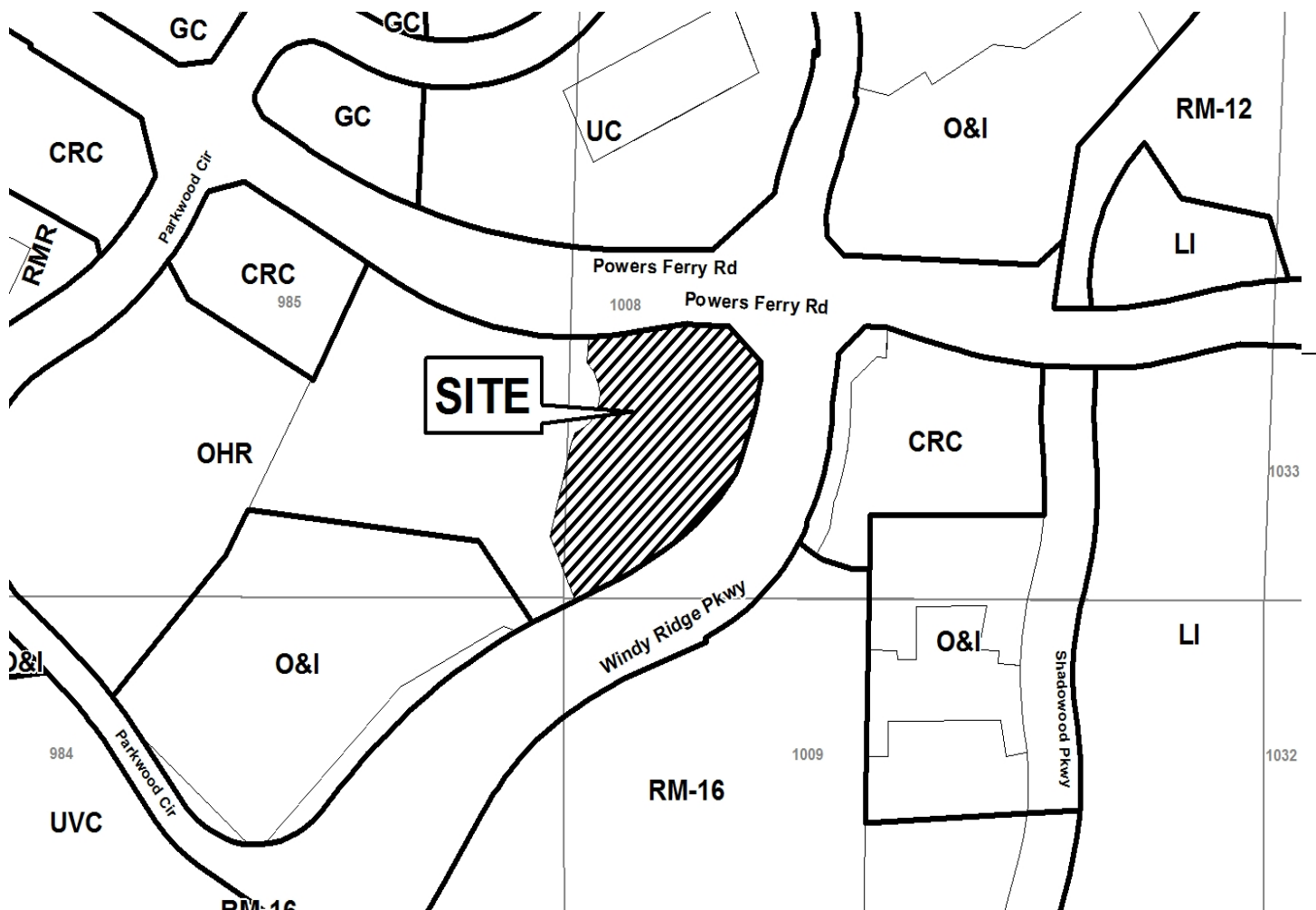
**DISTRICT:** 17

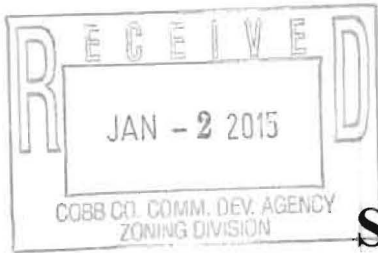
**LAND LOT(S):** 985,1008

**PARCEL(S):** 8

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2





Application #: Z- 27 (2015)

PC Hearing Date: 03/03/2015

BOC Hearing Date: 03/17/2015

## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): 925 square feet - average
- b) Proposed building architecture: Maximum six-story structure with brick, hardi-plank, stucco exterior details; flat roof; adjacent parking deck
- c) Proposed selling prices(s): Not Applicable - Rental Product
- d) List all requested variances: 25 foot building setback at Windy Ridge to match current Powers Ferry configuration

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

MOORE INGRAM JOHNSON & STEELE, LLP

Applicant signature BY: [Signature] Date: January 2, 2015

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. Revised August 21, 2013

LUP-7  
(2015)

1. Name of the person or firm to whom the order is to be made payable.

FRICK'S ROAD  
MAY 1941  
MADE IN  
U.S.A.

[illegible]

100

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

\_\_\_\_\_

[illegible]

THESE ARE THE NAMES OF THE MEMBERS OF THE COMMITTEE WHO WERE ELECTED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE NATIONAL ASSOCIATION OF REALTORS, HELD AT THE HOTEL MAYFLOWER, NEW YORK CITY, ON MAY 15, 1934.

DONALD L. HARTMAN  
 731 Sandtown Road  
 Marietta, Georgia 30008  
 (770) 429 - 8124



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...and the ...

**THE**

**THE 100TH BIRTHDAY OF THE UNIVERSITY OF MICHIGAN**

Ans A-H

**APPLICANT:** One World Spiritual Center

**PHONE#:** (678) 901-9691 **EMAIL:** danielle@oneworldspiritualcenter.net

**REPRESENTATIVE:** Danielle Pearl

**PHONE#:** (808) 282-4899 **EMAIL:** danielle@oneworldspiritualcenter.net

**TITLEHOLDER:** Northwest Christian Church, Inc.

**PROPERTY LOCATION:** North intersection of Shallowford Road  
and Wesley Chapel Road, and on the south side of Fricks Road  
(3535 Shallowford Road)

**ACCESS TO PROPERTY:** Shallowford Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

#### CONTIGUOUS ZONING/DEVELOPMENT

**PETITION NO:** LUP-7

**HEARING DATE (PC):** 03-03-15

**HEARING DATE (BOC):** 03-17-15

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit  
(Renewal)

**PROPOSED USE:** Childcare

**SIZE OF TRACT:** 5.2 acres

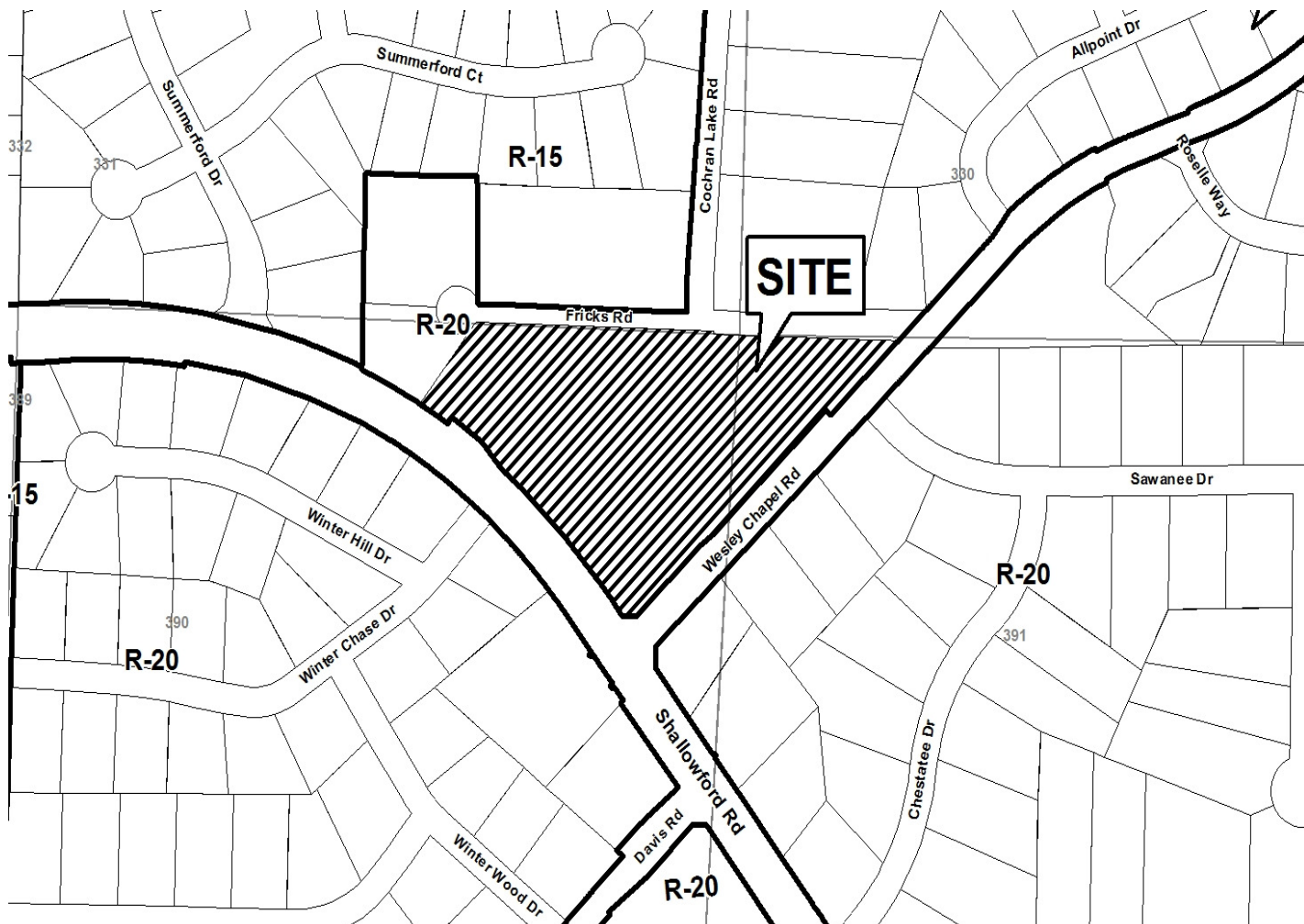
**DISTRICT:** 16

**LAND LOT(S):** 390,391

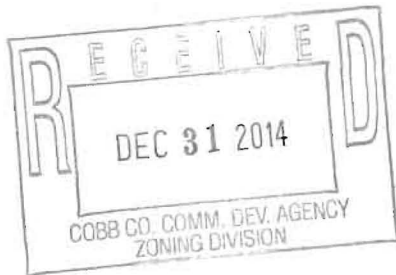
**PARCEL(S):** 1

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 3







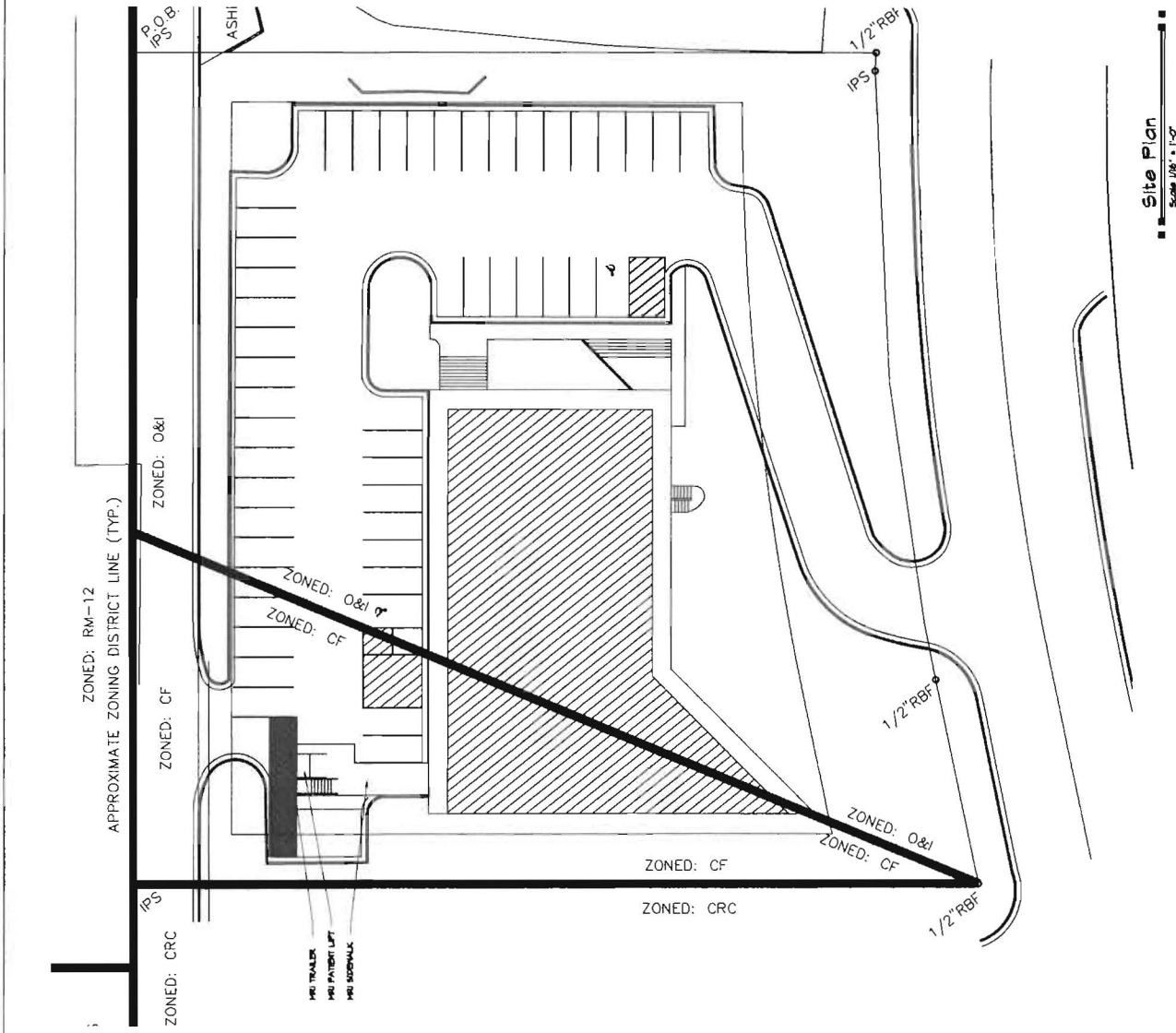
Application #: LUP-7  
PC Hearing Date: 3-3-15  
BOC Hearing Date: 3-17-15

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

1. Type of business, or request? Early childcare Learning Center
2. Number of employees? 6
3. Days of operation? Monday - Friday
4. Hours of operation? 6:30 am - 6:15 pm
5. Number of clients, customers, or sales persons coming to the house per day? 20 ; Per week? 100
6. Where do clients, customers and/or employees park?  
Driveway: \_\_\_\_\_; Street: \_\_\_\_\_; (Other) (Explain): on-site parking lot
7. Signs? No: X ; Yes: \_\_\_\_\_. (If yes, then how many, size, and location): \_\_\_\_\_
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): N/A
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): 24 months
13. 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).
14. Any additional information? (Please attach additional information if needed): \_\_\_\_\_

Applicant signature: Danielle Pearl Date: 12/2/14  
Applicant name (printed): Danielle Pearl





Site Plan  
Scale 1/8" = 1'-0"



**APPLICANT:** 1965 N. Park Place Holdings, LLC

**PHONE#:** (404) 644-3057 **EMAIL:** mbasille@comcast.net

**REPRESENTATIVE:** Garvis L. Sams, Jr.

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

**TITLEHOLDER:** Kolodkin Family, L.P., a Georgia Limited Partnership

**PROPERTY LOCATION:** Northwest side of North Park Place,  
north of Windy Hill Road  
(1965 North Park Place)

**ACCESS TO PROPERTY:** North Park Place

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** SLUP-4

**HEARING DATE (PC):** 03-03-15

**HEARING DATE (BOC):** 03-17-15

**PRESENT ZONING:** O&I and CF

**PROPOSED ZONING:** Special Land  
Use Permit

**PROPOSED USE:** Mobile MRI ( Magnetic  
Resonance Imaging) Unit

**SIZE OF TRACT:** 1.3468 acres

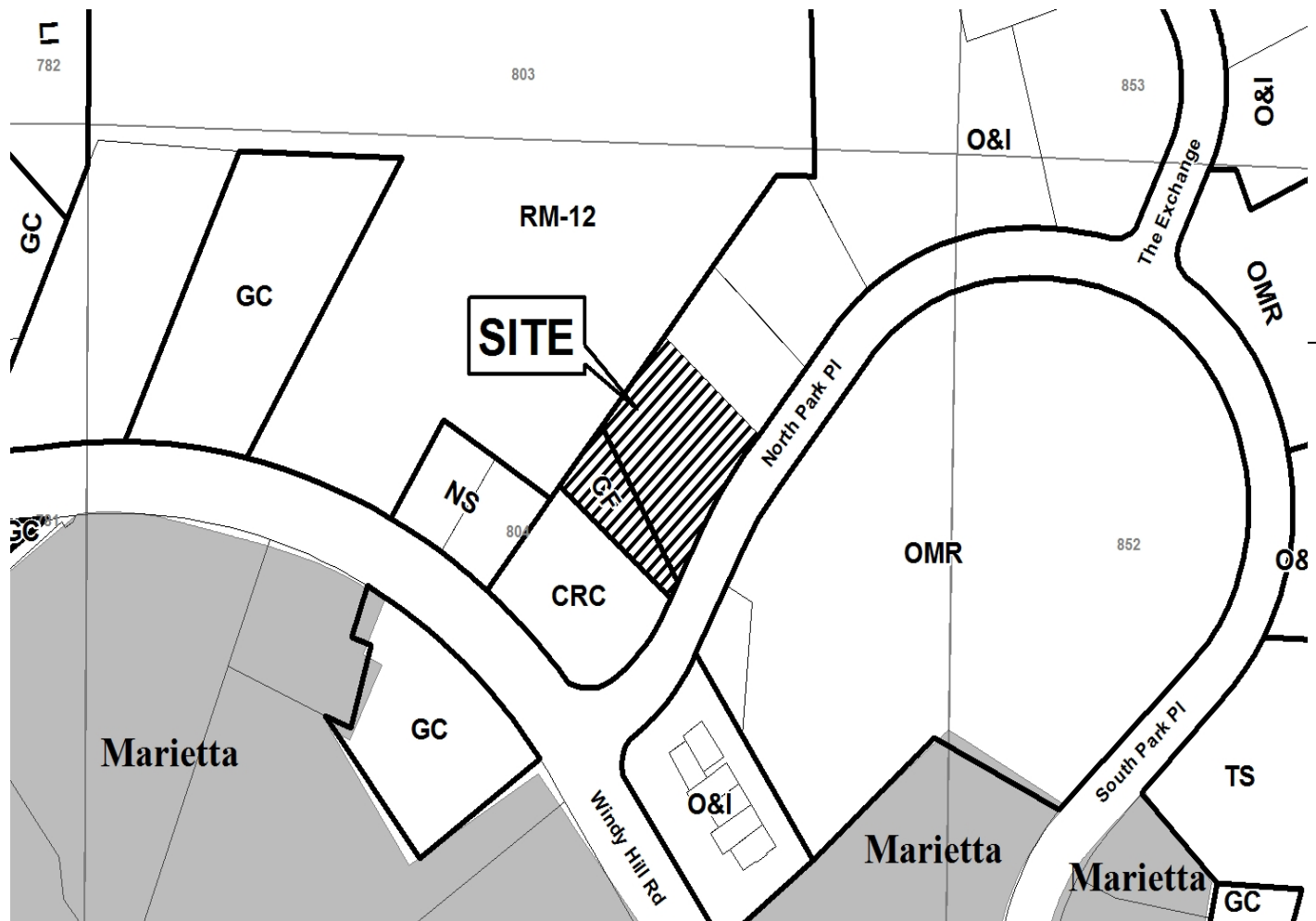
**DISTRICT:** 17

**LAND LOT(S):** 804

**PARCEL(S):** 15

**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- 4

PC Hearing Date: March 3, 2015

BOC Hearing Date: March 17, 2015

Applicant 1965 N. Park Place Holdings, LLC Phone # 404-644-3057  
(applicant's name printed)

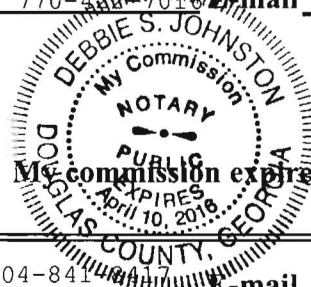
Address 1132 Hightower Trail, Suite C., Atlanta, GA 30350 E-mail (678) 521-8115  
Sams Larkin Huff & Balli, LLP 376 Powder Springs Street, Suite 100,  
by Garvis L. Sams, Jr., Address Marietta, GA 30064

(representative's name, printed)

[Signature] Phone # 770-420-7116 E-mail gsams@slhb-law.com  
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public



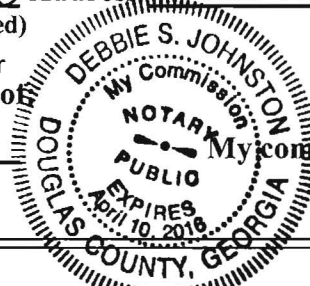
Kolodkin Family, L.P.,  
Titleholder a GA Limited Partnership Phone # 404-841-1111 E-mail kolodkinab@gmail.com  
(titleholder's name, printed)

Signature [Signature] Address 3530 Piedmont Road, #PH2, Atlanta, GA 30305  
(attach additional signature, if needed)

Alan Kolodkin, Sole General Partner

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public



Present Zoning O&I and CF Size of Tract 1.3468 Acre(s)

For the Purpose of MRI (Mobile Magnetic Resonance Imaging Unit)

Location Northwest side of North Park Place, north of its intersection with Windy Hill Road (1965 North  
Park Place) (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 804 District(s) 17

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

[Signature]  
Garvis L. Sams, Jr., 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.

[Signature]  
Garvis L. Sams, Jr., Attorney for Applicant