PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: August 4, 2015

Board of Commissioners Hearing Date: August 18, 2015

Date Distributed/Mailed Out: June 16, 2015

Cobb County...Expect the Best!

Z-70
(2015)

Rezoning Plat

1336 Atlanta Road

Cobb County, Georgia Land Lot 295, 17th District, 2nd Section

prepared for:
KW, LLC.

DGM
LAND PLANNING CONSULTANTS
975 COBB PLACE BLVD. SUITE 212
KENNESAW GA 30144
770 514-9006
FAX 514-9491

0 10 20 40 80
Scale: 1" = 20'
May 31, 2015

north

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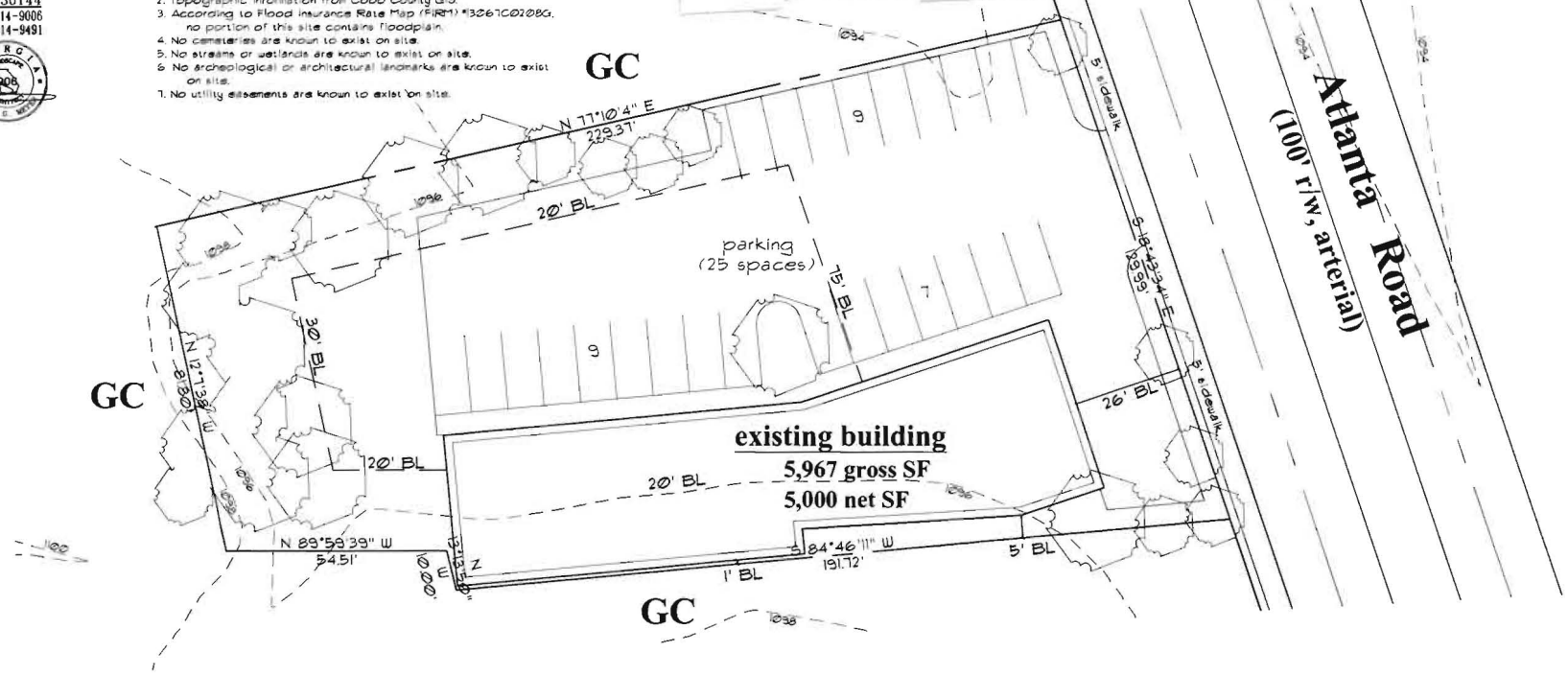
ZONING DIVISION

Notes:
1. Boundary prepared from Herndon Surveying and Design, Inc. dated May 9, 1994.
2. Topographic information from Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) #13067C0208G, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.

Site Data

Total Site Area: .596 AC
Existing Zoning: GC
Proposed Zoning: LI
Total Building Area Shown: 5,967 SF± (5,000 SF net)
Parking Required: 25 (1 space/200 SF of net floor + 1 space/vehicle5, parked on site)
Parking Provided: 25
GC Building Setbacks:
front: 75' (arterial) (26' existing)
side: 20' (1' existing)
rear: 30'



APPLICANT: KW, LLC

PHONE#: (678) 594-0508 **EMAIL:** Sjn218@bellsouth.net

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Georgia 5, LLC

PROPERTY LOCATION: West side of Atlanta Road, south of Austell Road (1336 Atlanta Road)

ACCESS TO PROPERTY: Atlanta Road

PHYSICAL CHARACTERISTICS TO SITE:

PETITION NO: Z-70

HEARING DATE (PC): 08-04-15

HEARING DATE (BOC): 08-18-15

PRESENT ZONING: GC

PROPOSED ZONING: LI

PROPOSED USE: Auto Repair Shop

SIZE OF TRACT: 0.596 ac

DISTRICT: 17

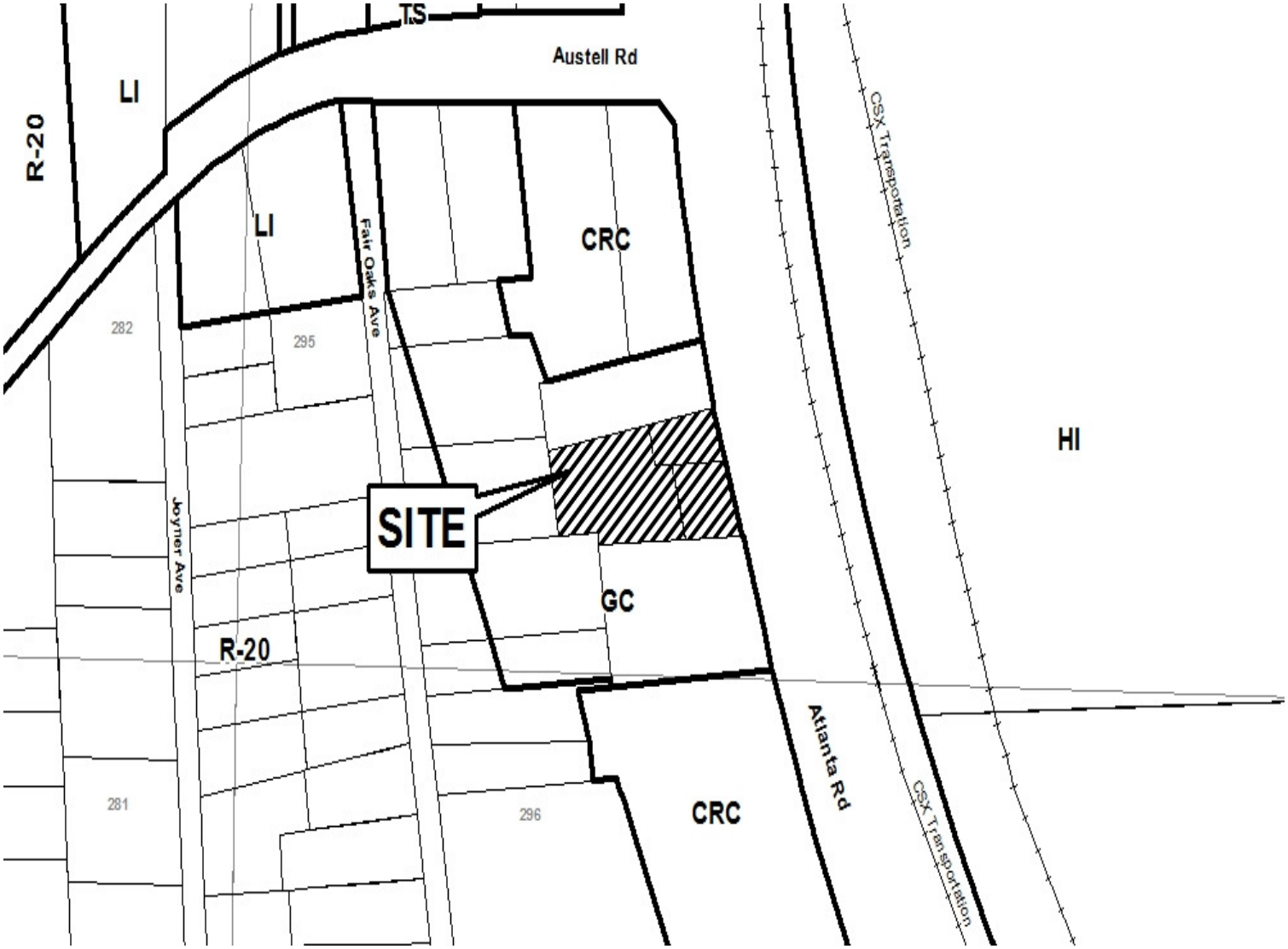
LAND LOT(S): 295

PARCEL(S): 22

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



JUN - 3 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. Z-70

PC Hearing: August 4, 2015
BOC Hearing: August 18, 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:**

c) **Proposed selling prices(s):**

d) **List all requested variances:**

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

a) **Proposed use(s):** Auto Repair Shop

b) **Proposed building architecture:** Existing structure (as-built)

c) **Proposed hours/days of operation:** 9:00 a.m. - 6:00 p.m. - Monday - Friday
10:00 a.m. - 2:00 p.m. Saturday (Closed Sundays)

d) **List all requested variances:** 1) As-built minimum lot size from 40,000 sq. ft. to 26,136 sq. ft.; 2) As-built front setback from 75' to 26' (existing); 3) As-built side setback (south) from 20' to 1'; 4) Signage

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

The subject property is located within the confines of an Industrial Compatible ("IC") area under Cobb County's Future Land Use Map. The continued utilization of the subject property for an Automotive Repair Shop is appropriate and Rezoning of the subject property to the Light Industrial zoning district is similarly appropriate.

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

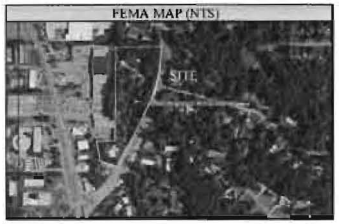
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). N/A

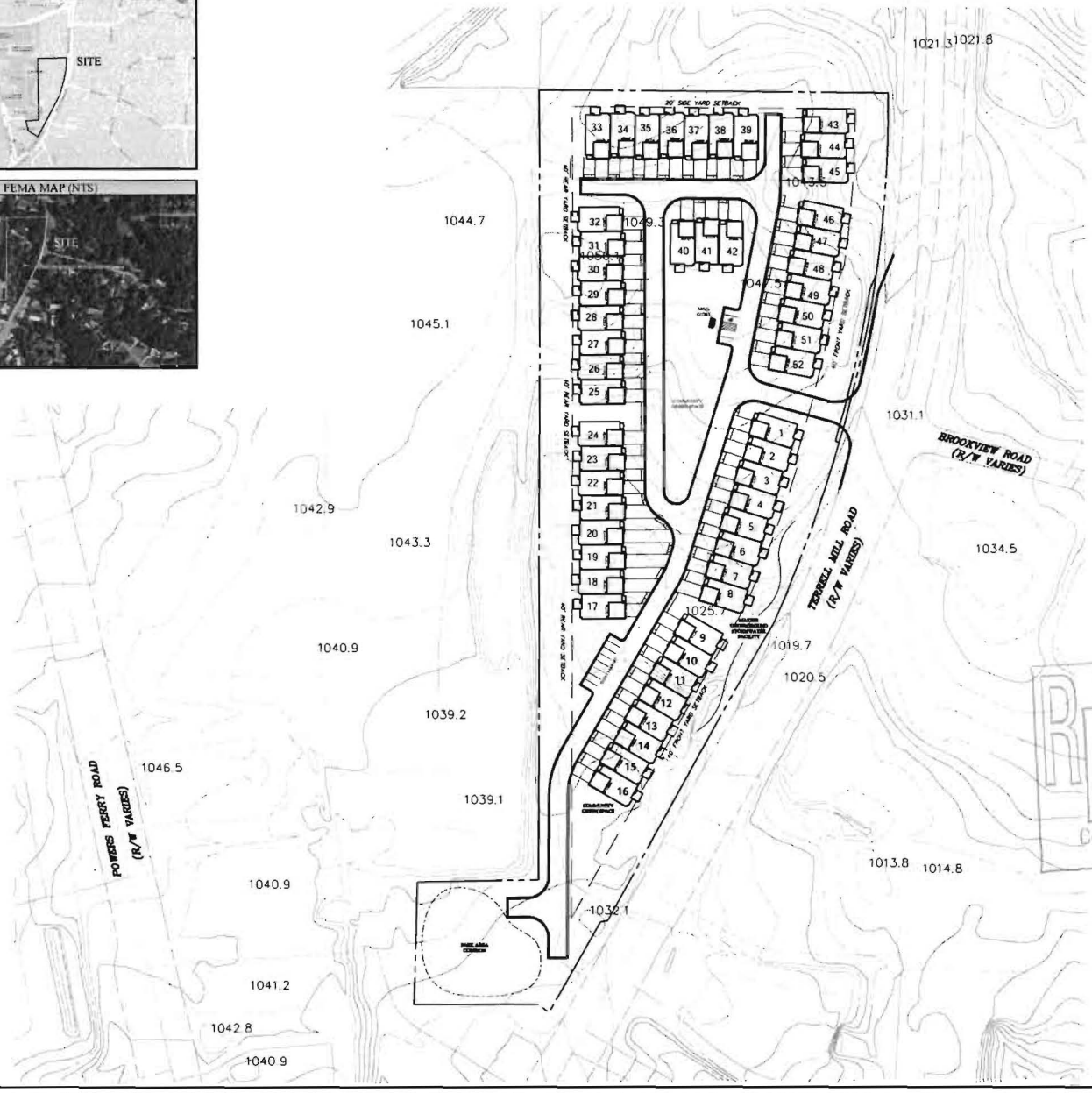
* The Applicant reserves the right to revise this Summary of Intent for Rezoning during the pendency of the Application.

Z-71
(2015)

SITE LOCATION MAP (NTS)

FEMA MAP (NTS)





SITE DATA:

TOTAL SITE AREA	7.9[illegible] ACRES
ZONING	
ZONING JURISDICTION	COBB COUNTY
EXISTING ZONING	NS, R-20 & OI-I
PROPOSED ZONING	RM-4
APPLICABLE SETBACKS	
FRONT YARD SETBACK	40 FEET
SIDE YARD SETBACK	20 FEET
REAR YARD SETBACK	40 FEET
BUILDING SUMMARY	
MAXIMUM ALLOWABLE RESIDENTIAL LOTS	62 LOTS
PROPOSED NUMBER OF RESIDENTIAL LOTS	52 LOTS
TOTAL DENSITY (PRE-DEVELOPMENT CALCULATION NOT COMPLETED)	6.70 LOTS/AC
ALLOWABLE DENSITY	8.00 LOTS/AC
PROJECT TYPE	30' WIDE TOWNHOMES
TOWNHOME TYPE	FRONT LOADED
MAXIMUM ALLOWABLE BUILDING HEIGHT	2 STORIES
PROPOSED MAXIMUM BUILDING HEIGHT	2 STORIES
MINIMUM UNIT SIZE	2,400 SQ. FT.
MAXIMUM UNIT SIZE	3,000 SQ. FT.
PARKING CALCULATIONS	
SPACES PROVIDED	200 SPACES
REQUIRED 2 GARAGE SPACES PER LOT (2 X 50 LOTS = 100)	
REQUIRED 2 DRIVEWAY SPACES PER LOT (2 X 50 LOTS = 100)	
12 GUEST SURFACE PARKING SPACES	

*OF THE 12 GUEST PARKING SPACES PROVIDE, 1 IS HANDICAP ACCESSIBLE WITH ONE BEING VAN ACCESSIBLE

Terrell Mill Road at Powers Ferry Road

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

FOR

PULTE HOMES

2475 NORTHWINDS PARKWAY
SUITE 1000
ALPHARETTA, GEORGIA 30009
PHONE: 678-245-5208 FAX: 678-245-5308

LAND LOT(S) 924 & 937
17th DISTRICT

COBB COUNTY, GEORGIA

PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"
SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
96 RESEARCH COURT • NORCROSS, GEORGIA 30092 ■ (770)451-2414 FAX (770)451-3915 • WWW.PECATL.COM

REVISIONS

NO.	DATE	BY	DESCRIPTION

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SHEET TITLE

MASTER REZONING SITE PLAN

0 30 60 90 120

SCALE: 1" = 60'
DATE: JUNE 3, 2015
PROJECT: 15143.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

GEORGIA REGISTERED PROFESSIONAL ENGINEER KENNETH J. POND

GEWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # [illegible] EXP. 06/[illegible]/2015

Z2
SHEET

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ZONING DIVISION

811 Know what's below. Call before you dig.

24 HOUR CONTACT:
GAREN SMITH @ 678-245-5208

APPLICANT: Pulte Home Corporation

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

REPRESENTATIVE: James A. Balli

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

TITLEHOLDER: CMS EDU Marietta, L.P.

PROPERTY LOCATION: West side of Terrell Mill Road, across from Brookview Road

ACCESS TO PROPERTY: Terrell Mill Road

PHYSICAL CHARACTERISTICS TO SITE:

PETITION NO: Z-71

HEARING DATE (PC): 08-04-15

HEARING DATE (BOC): 08-18-15

PRESENT ZONING: O&I, R-20, NS

PROPOSED ZONING: RM-8

PROPOSED USE: Attached Residential

SIZE OF TRACT: 7.79 acres

DISTRICT: 17

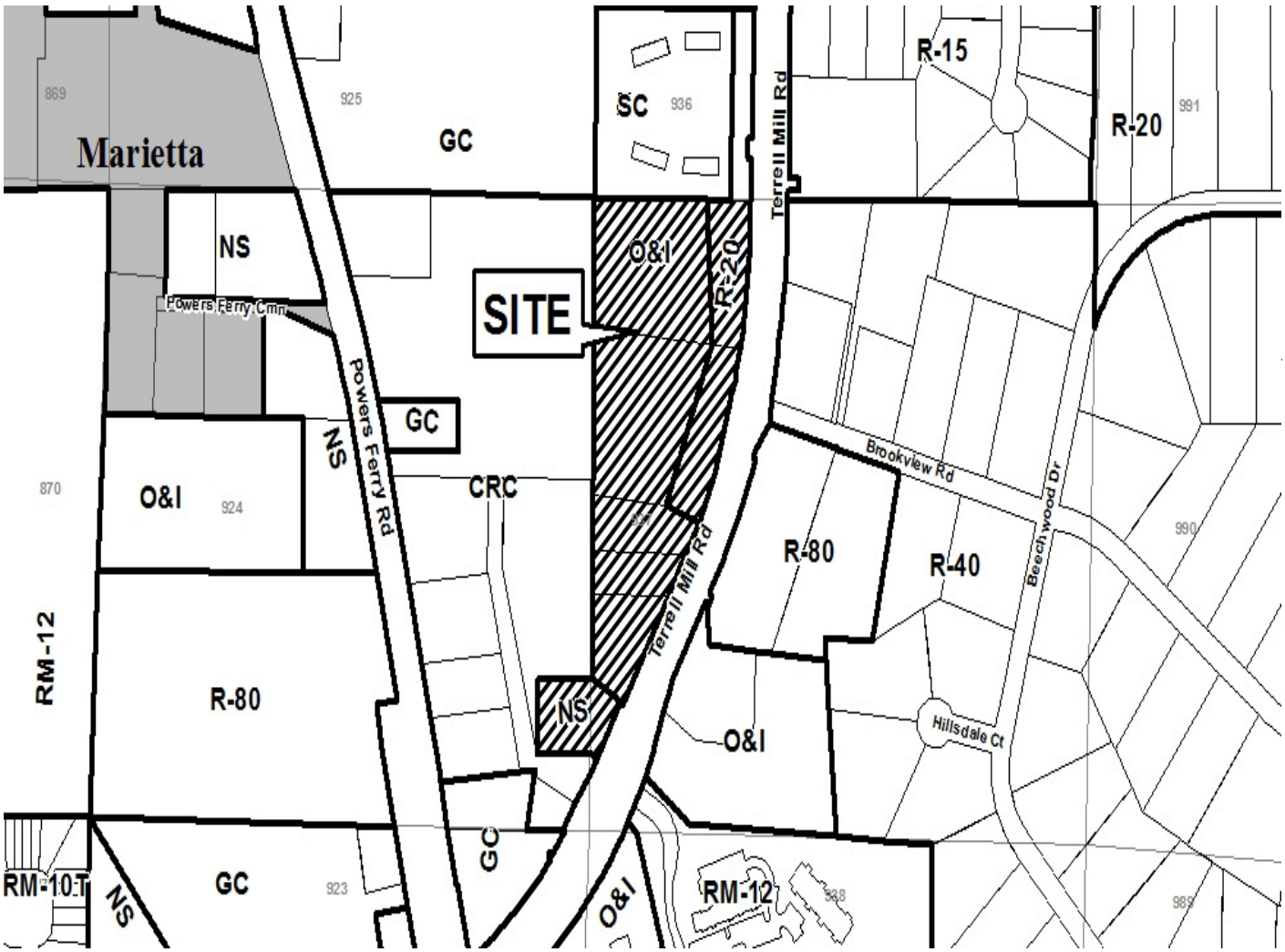
LAND LOT(S): 924,*937*

PARCEL(S): *2,3,26,27,28,34*

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT



Application No. Z-71

August 2015

Summary of Intent for Rezoning

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

a) **Proposed unit square-footage(s):** 2,400 Square Feet and up

b) **Proposed building architecture:** Traditional three sided architecture brick, mix.

c) **Proposed selling prices(s):** High $300,000's and up

d) **List all requested variances:** Site plan specific (see plan).

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

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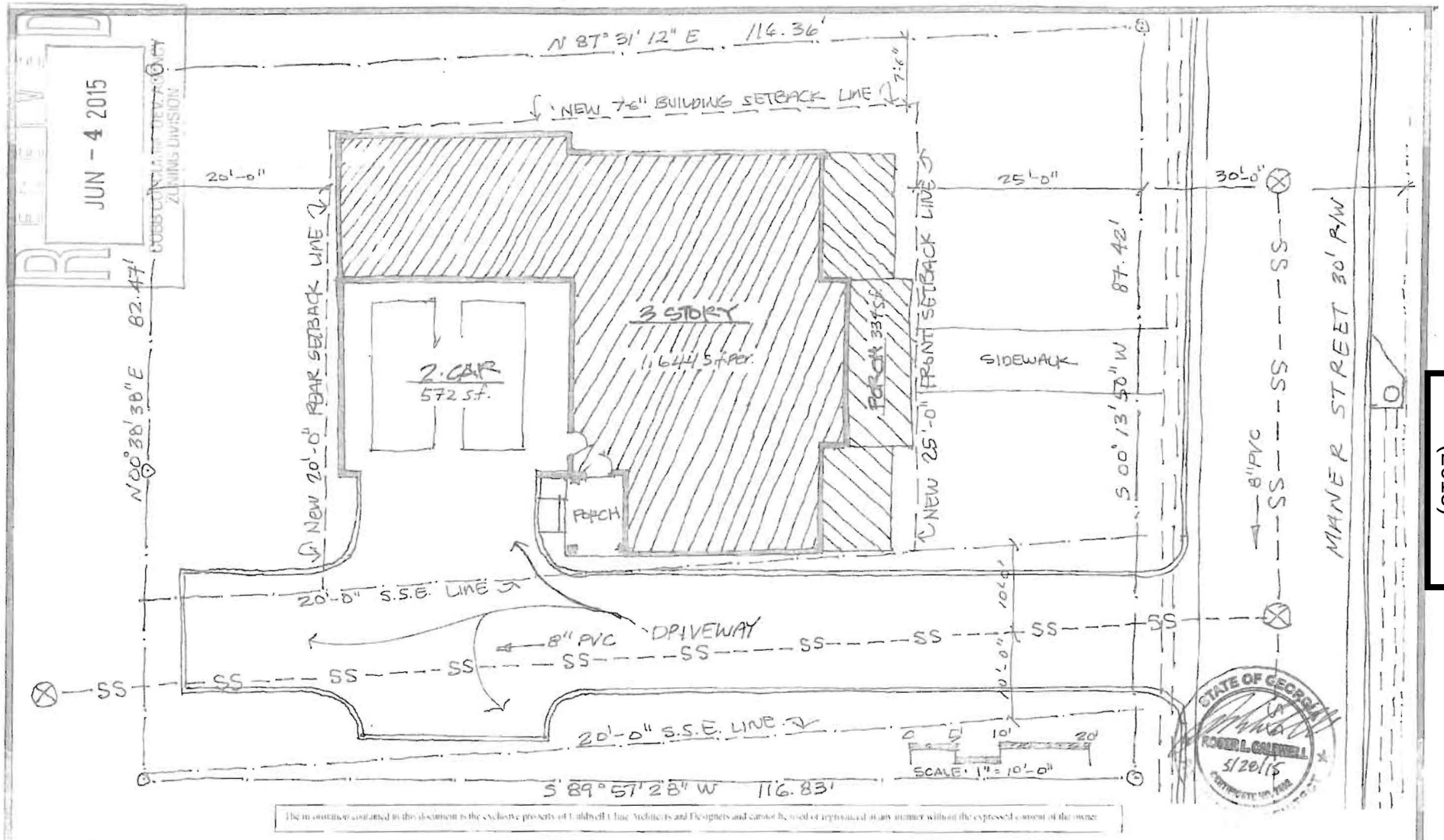
ZONING DIVISION

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.

Z-72
(2015)


RECEIVED
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COBB COUNTY PLANNING DEVELOPMENT
ZONING DIVISION
N 87° 31' 12" E 114.36'
NEW 76" BUILDING SETBACK LINE
7'-6"
20'-0"
25'-0"
30'-0"
NEW 20'-0" REAR SETBACK LINE
NEW 25'-0" FRONT SETBACK LINE
N 00° 38' 38" E 82.47'
87.42'
S 00° 13' 50" W
3 STORY
1,644 S.F. PER.
PORCH 334 S.F.
2 CAR
572 S.F.
PORCH
SIDEWALK
8" PVC
SS
MANER STREET 30' R/W
20'-0" S.S.E. LINE
DRIVEWAY
10'-0"
S 89° 57' 28" W 116.83'
0 5' 10' 20'
SCALE: 1" = 10'-0"
STATE OF GEORGIA
ROGER L. CALDWELL
5/20/15
CERTIFICATE NO. 9108
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GREENHOUSE PROPERTIES
PROPOSED SITE PLAN
4250 MANER STREET, SMYRNA, STREET
CALDWELL · CLINE
ARCHITECTS · DESIGNERS
222 SOUTH CENTRAL AVE. MARIETTA GA 30064
PHONE 770-424-3882 678-668-8530 FAX
03-18-15

APPLICANT: Greenhouse Properties of Atlanta

PHONE#: (678) 427-7691 **EMAIL:** traci@greenhousepropertiesllc.com

REPRESENTATIVE: Traci DiPrima

PHONE#: (678) 427-7691 **EMAIL:** traci@greenhousepropertiesllc.com

TITLEHOLDER: Greenhouse Properties of Atlanta, LLC

PROPERTY LOCATION: West side of Maner Street, north of Cooper Lake Road (4250 Maner Street)

ACCESS TO PROPERTY: Maner Street

PHYSICAL CHARACTERISTICS TO SITE:

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-72

HEARING DATE (PC): 08-04-15

HEARING DATE (BOC): 08-18-15

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Single-family House

SIZE OF TRACT: 0.23 acres

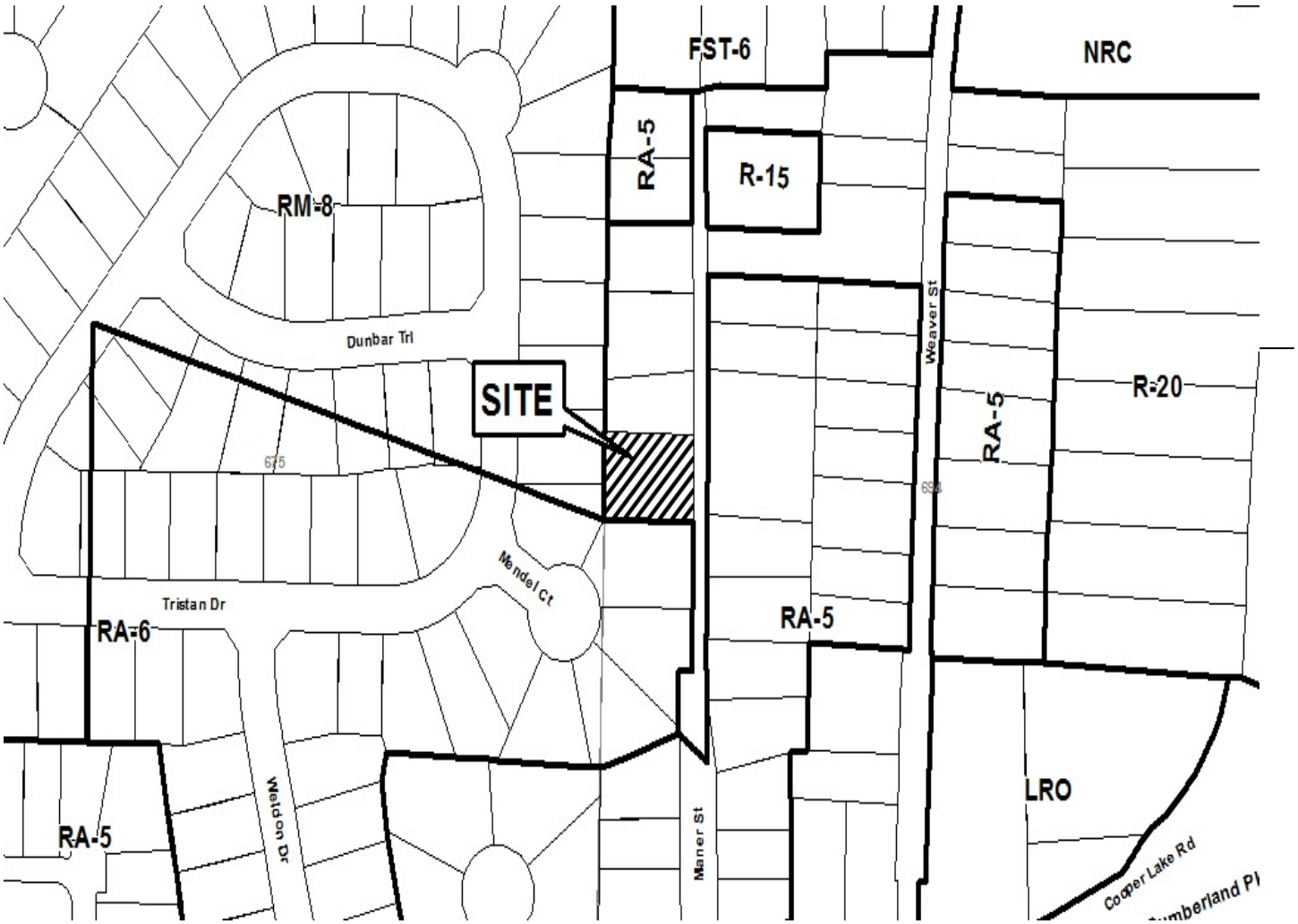
DISTRICT: 17

LAND LOT(S): 694

PARCEL(S): 64

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 2



Application No. Z-72

August 2015

Summary of Intent for Rezoning

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

a) **Proposed unit square-footage(s):** 3,300 sq ft

b) **Proposed building architecture:** 2 Story Craftsman with Basement

c) **Proposed selling prices(s):** $649,000

d) **List all requested variances:** Rezoning only. R20 to RA5.

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:**

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ZONING DIVISION

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

there are 9+ lots on the same street (Maner St) that have already been Rezoned to RA5. We are Rezoning to fit in with the neighborhood.

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-73
(2015)

JUN - 4 2015
CITY CLERK'S OFFICE
ZONING DIVISION

APPLICANT: QuikTrip Corporation

PHONE#: (770) 325-6721 **EMAIL:** Jd1bern@quiktrip.com

REPRESENTATIVE: Richard W. Calhoun

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

TITLEHOLDER: Multiple Owners on File in the Zoning Division

PROPERTY LOCATION: Southeast intersection of Roswell Road and Old Canton Road (3110 Roswell Road and 1148 Old Canton Road)

ACCESS TO PROPERTY: Roswell Road and Old Canton Road

PHYSICAL CHARACTERISTICS TO SITE:

PETITION NO: Z-73

HEARING DATE (PC): 08-04-15

HEARING DATE (BOC): 08-18-15

PRESENT ZONING: NRC, R-20

PROPOSED ZONING: NRC

PROPOSED USE: Convenience Store with Self-Service Fuel Sales

SIZE OF TRACT: 3.6 acres

DISTRICT: 16

LAND LOT(S): 963

PARCEL(S): 16

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

Application No. Z-73
August 2015

Summary of Intent for Rezoning

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ZONING DIVISION

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):** Renovation/expansion of existing convenience store w/ self service fuel sales

b) **Proposed building architecture:** See attached sample

c) **Proposed hours/days of operation:** 24 hours 7 days a week

d) **List all requested variances:**
Please see attached for list of requested variances or changes to zoning conditions

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

Intent is to replace existing store with newer more modern QuikTrip Generation III store with greater emphasis on food and beverage items.

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

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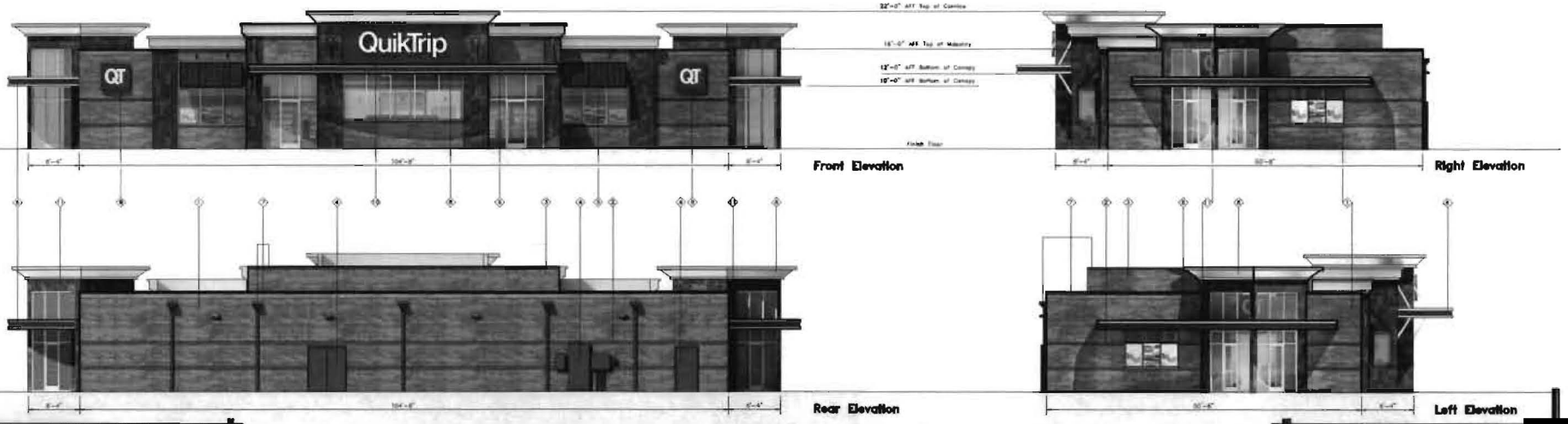

QT

QuikTrip

Store #	Custom Building Elevations with At-Grade Planters & Brick Mechanical Screen	Address:	City, State:
0755		1055 Old Peachtree Rd	Lawrenceville, GA

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
07-0755-BSTI	1/16"=1'-0"	08/22/14	CDC	

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Z-73 (2015)
Elevations and Signage

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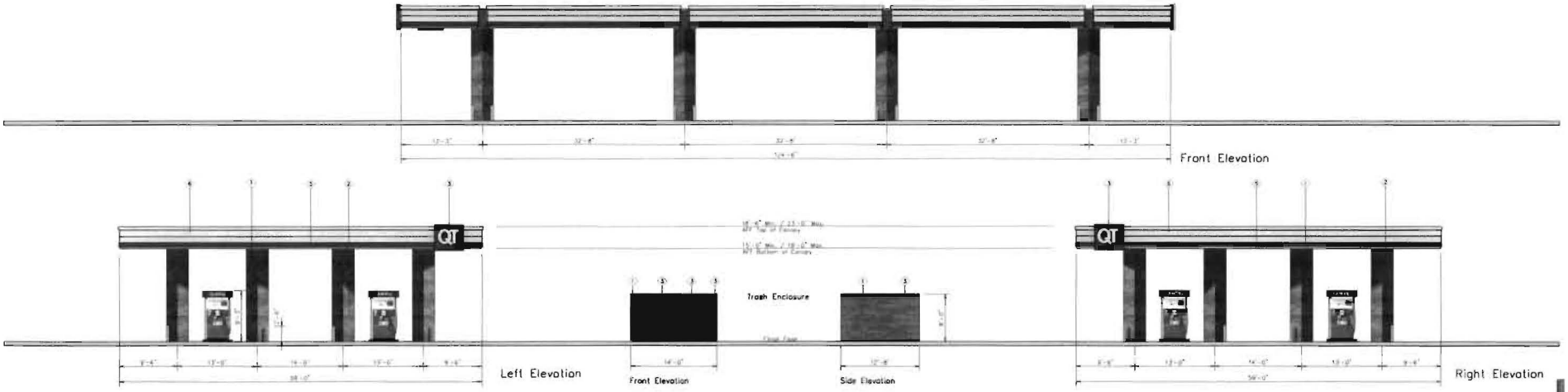
ZONING DIVISION



QuikTrip.

Store #	Double Stack 8 Gas Canopy	Address:	City, State:
Serial #	Scale: 1/16"=1'-0"	Issue Date: 02/18/14	Drawn By: DM
Rev/Notes:			

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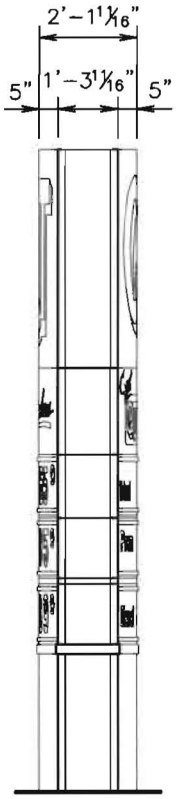
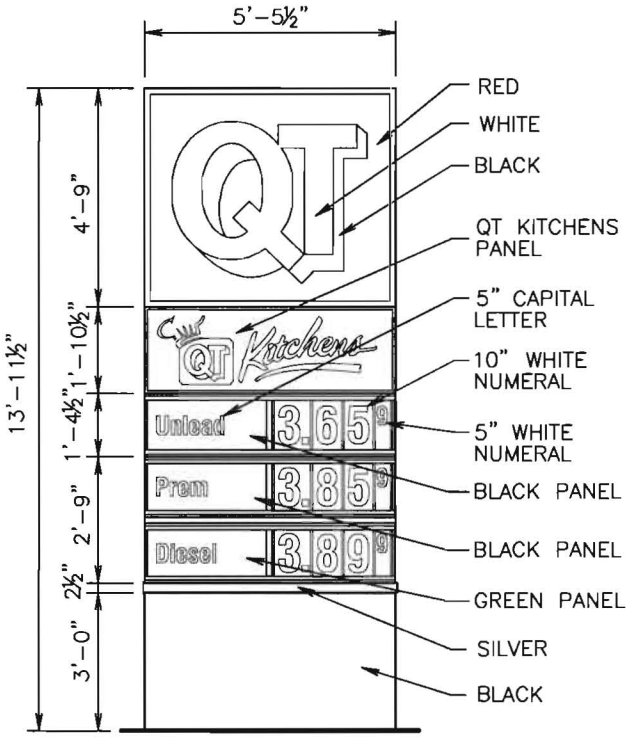
#	FINISH	MANUFACTURER	SPECIF
1	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]
6	[illegible]	[illegible]	[illegible]
7	[illegible]	[illegible]	[illegible]

Z-73 (2015)
Elevations and Signage

Z-73 (2015)
Elevations and
Signage





QuikTrip.

Vertical Monument Sign
MV10-3PQ

NOTES	
DRAWN BY	
ISSUE DATE	12/3/14

SQUARE FOOTAGE	
TYPEFACE	
INSIDE CAN	
ENTIRE SIGN	80

SPECIFICATIONS:

Logo:	Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53, Akzo Nobel, no embossment.
QT Kitchens Panel:	Sign panel
Unlead & Prem Panels:	.177" thickness Cyro Acrylic with 1/4" Radius Corners. Panels are painted 2nd Surface with Akzo Noble Opaque Black Background with Translucent White Text
Diesel Panel:	.177" thickness Cyro Acrylic with 1/4" Radius Corners. Panels are painted 3M 3632 GPS-26 Green with Matching PMS #349C Green with Translucent White Text
Logo Cabinet/Pricer Cabinet/Base:	Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. LOGO Cabinet painted Akzo Noble, QT Red SIGN9141 Low Gloss. Pricer Cabinet and Base painted Akzo Noble Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss.

SCALE:
1/4" = 1'-0"

SERIAL NUMBER:
MV10-3PQ

STORE NUMBER:

C:\Vault_QT\Library\Presentation\Elevations\Signage\Standard Monument Signs\MV10-3PQ.dwg - I_#00 PlotDate: 12/10/2014 3:46 PM - Kim, Joe

APPLICATION NO: Z-73/Aug. 2015

Addendum to Summary of Intent for Rezoning

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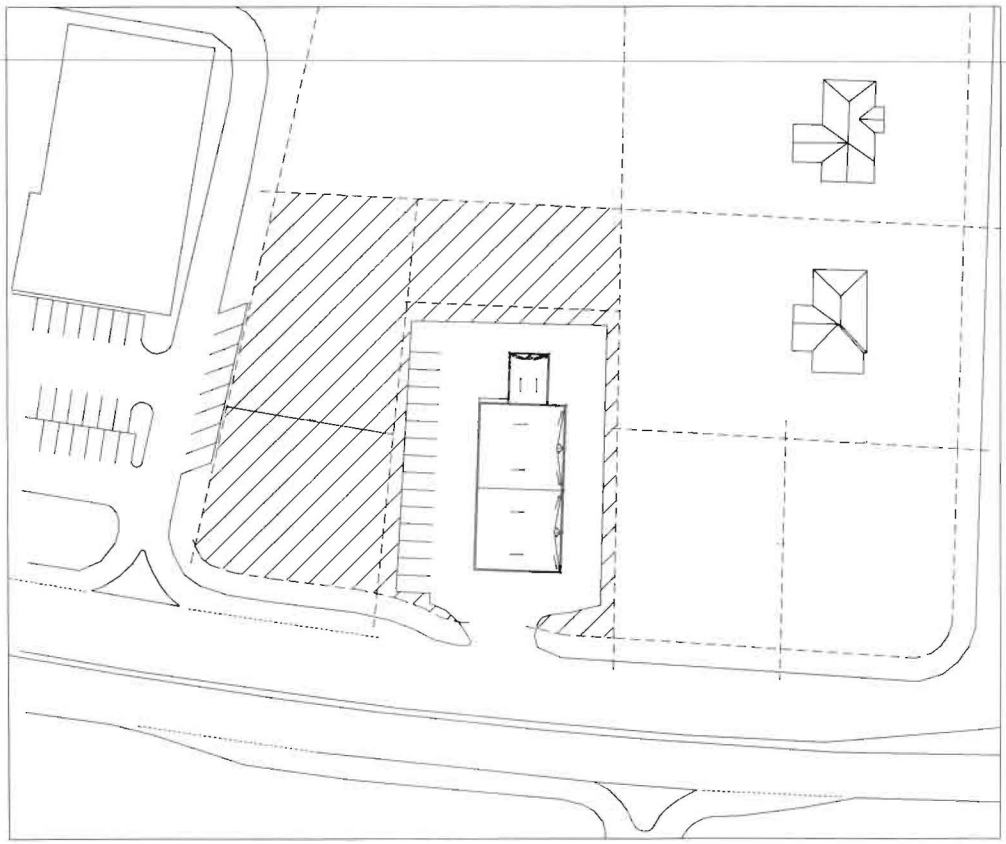
ZONING DIVISION

Part 2

(d) List all requested variances or changes to zoning conditions:

1. Relocation of 50' buffer along southern boundary of developed site, and amendment of Z-6 (1990) buffer agreement and easement. No change to 75' eastern buffer adjoining Mitsy Forest Subdivision.
2. Delete "architectural requirement" of design similar to Old Mill Shopping Center (condition no. 2 from Z-6 (1990))
3. To the extent necessary, relief from Z-6 (1990) 'low profile" signage requirement and from Cobb County sign height limit to allow one uniform QuikTrip ground based monument sign 14' in height on each road frontage.
4. Delete condition regarding no additional retail space from Z-63 (2003), and to the extent necessary, grant variance from 3,000 square foot retail space limitation (of 5,558 square foot total size, only 2,079 square feet is customer use retail space).
5. Increase allowable signage outside building setback lines from 120 square feet to 160 square feet to permit fuel canopy logo signage.

Z-74
(2015)



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GEORGIA
REGISTERED
No. 034610
PROFESSIONAL
ENGINEER
EBAI P. EDJUA

A1 SITE PLAN AND PLOT
1/32" = 1'-0"

3/30/2015 8:52:36 PM

A NEW PROJECT FOR
MEDICAL OFFICE SPACE (5720 SF)
4898 AUSTELL RD, AUSTELL GA 30108

SITE PLAN- LOT SIZE

000

APPLICANT: Paul Edjua (Popol, LLC)

PHONE#: (530) 848-5863 **EMAIL:** Pedjua@yahoo.com

REPRESENTATIVE: Paul Edjua

PHONE#: (530) 848-5863 **EMAIL:** Pedjua@yahoo.com

TITLEHOLDER: Popol, LLC

PROPERTY LOCATION: West side of Austell Road, south of Warren Drive (4898 Austell Road)

ACCESS TO PROPERTY: Austell Road

PHYSICAL CHARACTERISTICS TO SITE:

PETITION NO: Z-74

HEARING DATE (PC): 08-04-15

HEARING DATE (BOC): 08-18-15

PRESENT ZONING: GC

PROPOSED ZONING: NRC

PROPOSED USE: Medical Office

SIZE OF TRACT: 0.458 ac

DISTRICT: 19

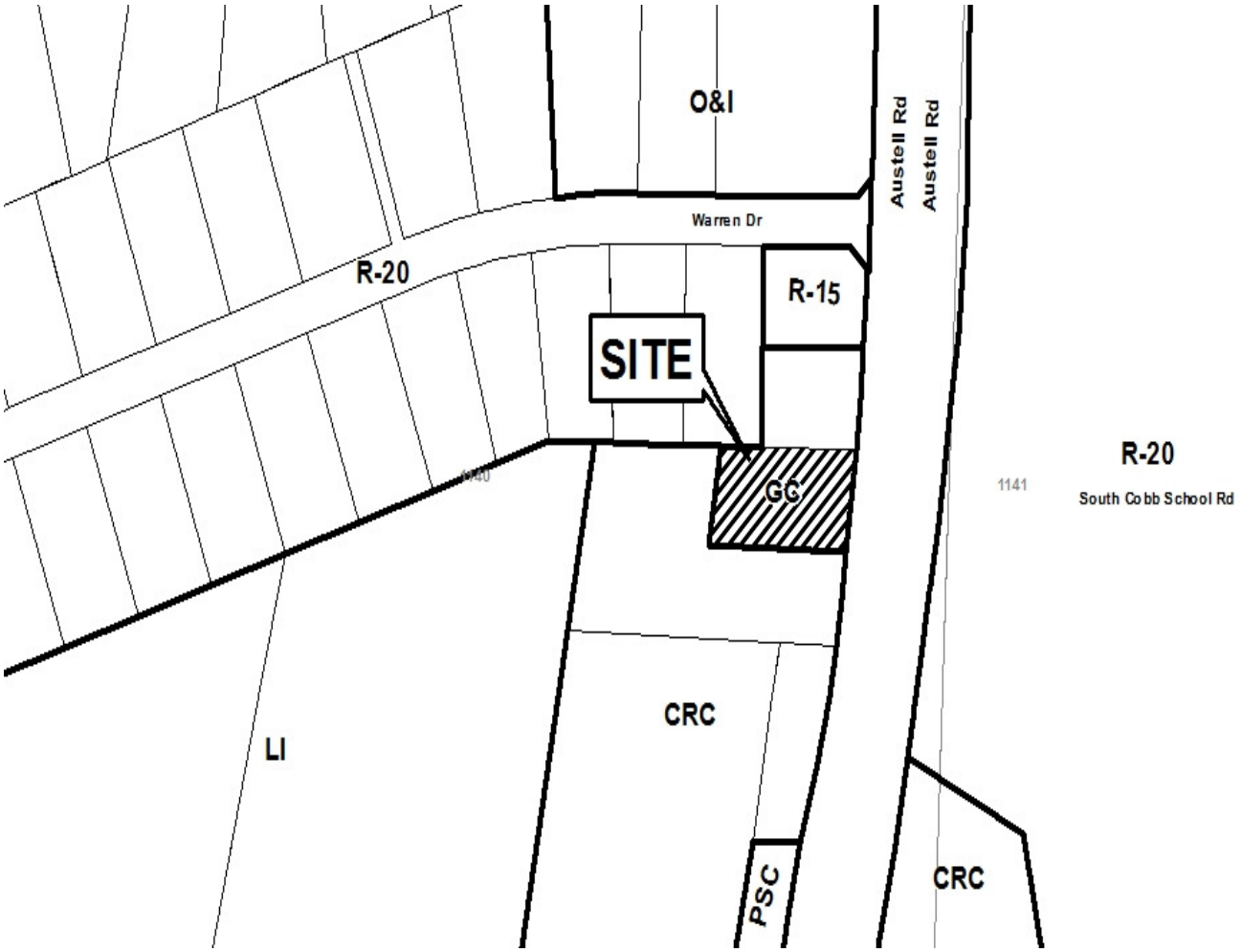
LAND LOT(S): 1140

PARCEL(S): 65

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



Application No. Z-74
August 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):** Medical office space

b) **Proposed building architecture:** One story medical space

c) **Proposed hours/days of operation:** 6/7 days a week from 8am-9pm

d) **List all requested variances:**

N/A

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

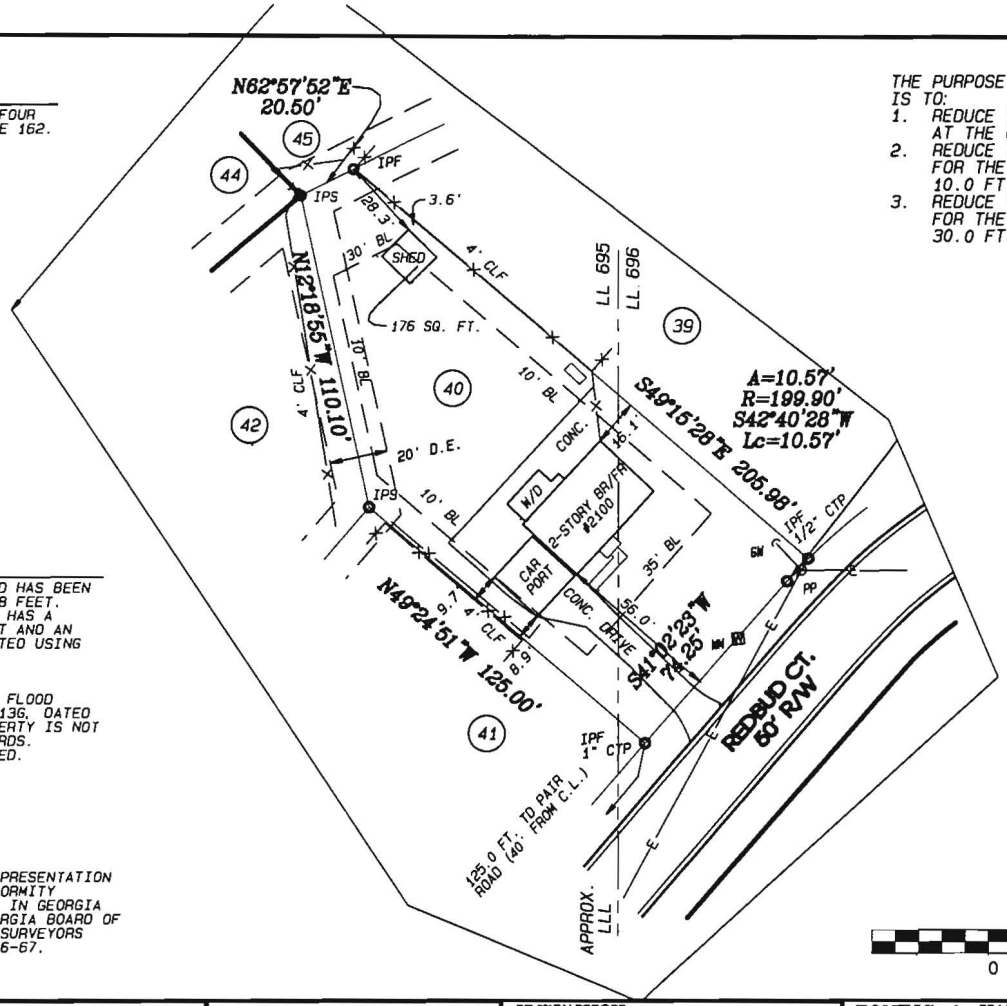
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

No

MAGNETIC N

SURVEY REFERENCES:

1. PLAT OF HOLLYDALE SUBD. UNIT FOUR RECORDED IN PLAT BOOK 52, PAGE 162.



THE PURPOSE OF THIS VARIANCE IS TO:

1. REDUCE THE SIDE SETBACK LINE AT THE CARPORT FROM 10.0 FT. TO 8.9 FT.
2. REDUCE THE SIDE SETBACK REQUIREMENT FOR THE ACCESSORY STRUCTURE FROM 10.0 FT. TO 3.6 FT.
3. REDUCE THE REAR SETBACK REQUIREMENT FOR THE ACCESSORY STRUCTURE FROM 30.0 FT. TO 28.3 FT.

CURRENT ZONING: PSC
PROPOSED ZONING: R-15
SETBACKS:
FRONT: 35'
SIDE: 10'
REAR: 30'

SURVEY NOTES:

1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 178,448 FEET.
2. 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 02" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
3. EQUIPMENT - TOPCON GPT 8205A ROBOTIC STATION
4. DATE OF SURVEY: 05-16-15
5. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130052, PANEL 0113G, DATED 12-16-08, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
6. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

AREA=15,150 SQ. FT.
(0.348 ACRES)

GRAPHIC SCALE 1"
0 40 80 120

Z-75
(2015)

DRAWN BY	RBB
CHECKED BY	RBB
DRAWING SCALE	1" = 40'
FILE NUMBER	6049.PRO
JOB NUMBER	6049

BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN

950 WEST SANDTOWN ROAD
MARIETTA, GEORGIA 30064
(678) 483-0242

GEORGIA REGISTERED No. 2496 LAND SURVEYOR ROBERT B. BETTERTON
5-23-15

REVISION RECORD

DATE	PURPOSE

ZONING & VARIANCE PLAT
LOT 40, BLOCK "O"
HOLLYDALE, UNIT FOUR

LOCATED IN: LAND LOTS 695 & 696
19TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
DATE: 5/26/2015
PREPARED FOR:
MARCIER VARGAS

6049

RECEIVED
JUN - 4 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

APPLICANT: Maricel G. Vargas

PHONE#: (678) 891-9363 **EMAIL:** secret320@hotmail.com

REPRESENTATIVE: Maricel Vargas

PHONE#: (678) 891-9363 **EMAIL:** secret320@hotmail.com

TITLEHOLDER: Nester Ariel Valeri and Maricel Gladys Vargas

PROPERTY LOCATION: Northwest side of Redbud Court, northeast of Pair Road (2100 Redbud Court)

ACCESS TO PROPERTY: Redbud Court

PHYSICAL CHARACTERISTICS TO SITE:

PETITION NO: Z-75

HEARING DATE (PC): 08-04-15

HEARING DATE (BOC): 08-18-15

PRESENT ZONING: PSC, R-15

PROPOSED ZONING: R-15

PROPOSED USE: Single-family House

SIZE OF TRACT: 0.348 acres

DISTRICT: 19

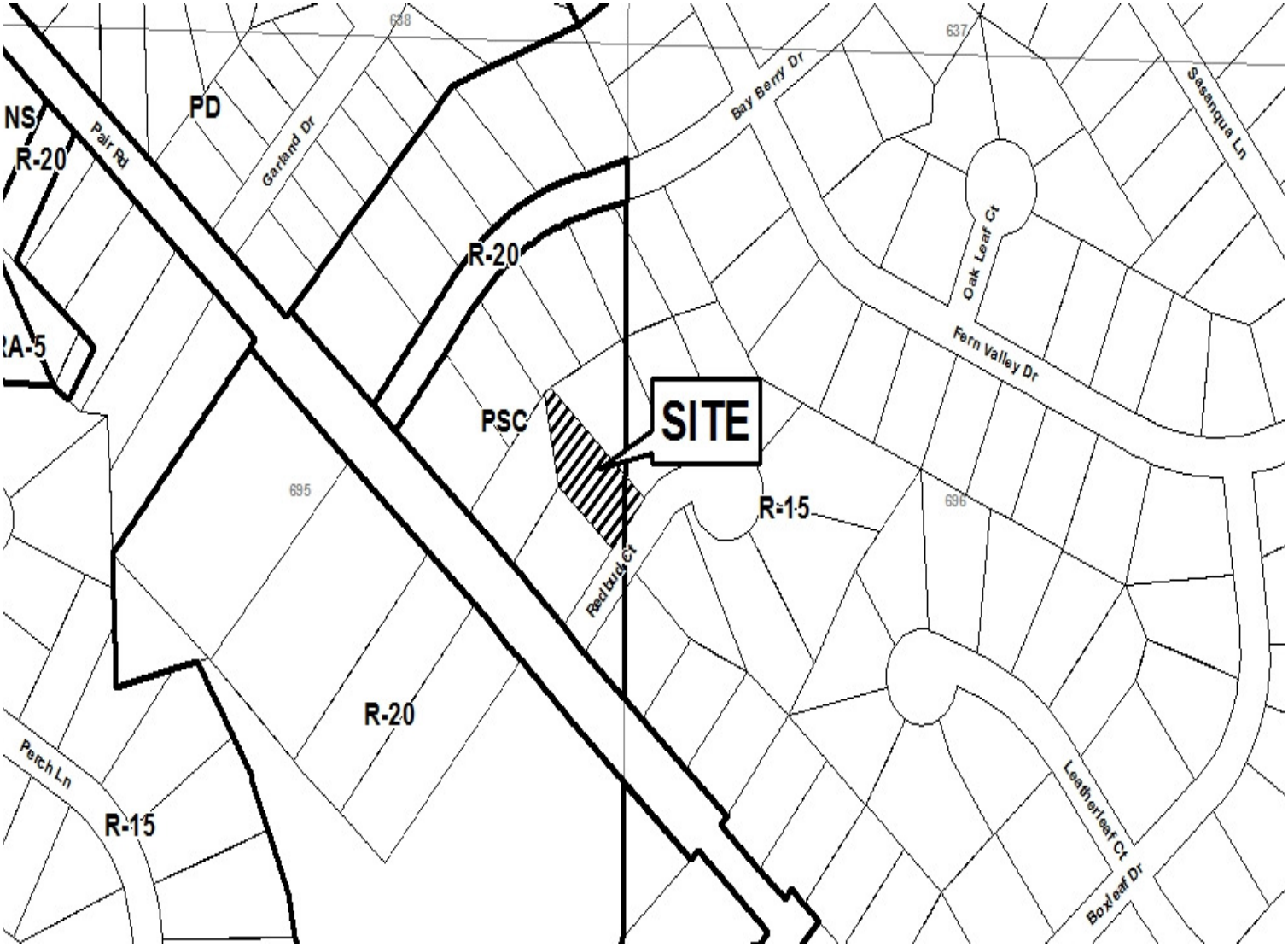
LAND LOT(S): 695,*696*

PARCEL(S): *56*

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



RECEIVED
JUN - 4 2015
DEV. AGENCY
DIVISION

Application No. Z-75

August 2015

Summary of Intent for Rezoning

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

a) **Proposed unit square-footage(s):** 18 x 21 x 7

b) **Proposed building architecture:** Steel and Metal

c) **Proposed selling prices(s):** $1.400

d) **List all requested variances:**

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

a) **Proposed use(s):** GARAGE FOR CARS

b) **Proposed building architecture:** CAR PORT

c) **Proposed hours/days of operation:** 6 hours

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).

PROJECT NOTES:

OWNER / DEVELOPER:
Golf 10, LLC
1011 Woodridge Lane - Suite 102
Woodstock, Georgia 30527
Contact: Ray Golf
Tel. 706-769-5362

ENGINEER:
Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 3000
Watkinsville, GA 30677
Contact: Jeff Carter, P.E.
Tel. 770-725-1320
jeff@carterengineering.net

Property located at 1336 Powder Springs Street, Cobb County, GA
Land Lot 7th, 17th District, 2nd Section

Current Zoning: O&I (Office and Institutional)

Proposed Zoning: NRC (Neighborhood Retail Commercial)

Setbacks: Front: 50' Rear: 30' Side: 10'

Proposed site is a restaurant with drive-thru

Boundary information obtained from field run survey by McClung Surveying Services, Inc., Dated: September 20, 2013 Phone: 770-434-3383

Project tract contains 1.800 acres

Proposed building height is 20'

Proposed Parking: 40 Standard Spaces
10 Compact Spaces (19.23%)
2 Handicap Accessible Spaces
52 Total Proposed Spaces

Proposed Building Square Footage: 3,847

Proposed FAR: 0.09 (Maximum 0.25)

Proposed Impervious Surface: 30,828 SF (0.708 ac. - 70.69%)

This property shown hereon does not lie within a 100 year flood plain according to Flood Insurance Rate Map #13067C0112G dated 12/16/2013.

Site Plan Requirements not associated with this site include:
- Buffers
- Lakes and Streams
- Cemeteries
- Wetlands
- Archeological or Anthropological Landmarks
- Stream Buffers

The underground utilities shown hereon have been located from field information and existing drawings. The surveyor nor engineer assumes that the underground utilities shown constitute all such utilities in the area, either in service or abandoned. The surveyor nor engineer warrants that the underground utilities shown are in the exact location indicated. The surveyor nor engineer has physically located all the underground utilities.

It is the responsibility of the developer to field locate all utilities prior to commencing work and notify engineer if a discrepancy is found.

The developer shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.

UNDERGROUND UTILITIES DISCLAIMER

Information regarding the reported presence, size, diameter and location of existing underground utilities and structures related to underground utilities is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures related to underground utilities shown hereon may be inaccurate and utilities and structures related to underground utilities not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information regarding the underground utilities and structures related to underground utilities shown hereon.

DETENTION NOTE

The proposed development will utilize the existing underground detention system. It will be modified to accommodate the proposed 3,847 of building and accompanying paved areas.

TREE PLANTING NOTES

Site Density Factor: 1.000 acre site
1 x 18 = 18 Units per Acre Required

Parking Lot Trees: 13,354 SF of parking area (parking bay and adjacent islands)
13,354 / 1,140 = 11.71 (12 Parking Lot Trees Required)

Proposed Trees: 14 Deciduous Trees @ 3 - 3½" Caliper
14 x .5 = 8.4 UPA (18 - 8.4 = 9.6 UPA Deficiency)

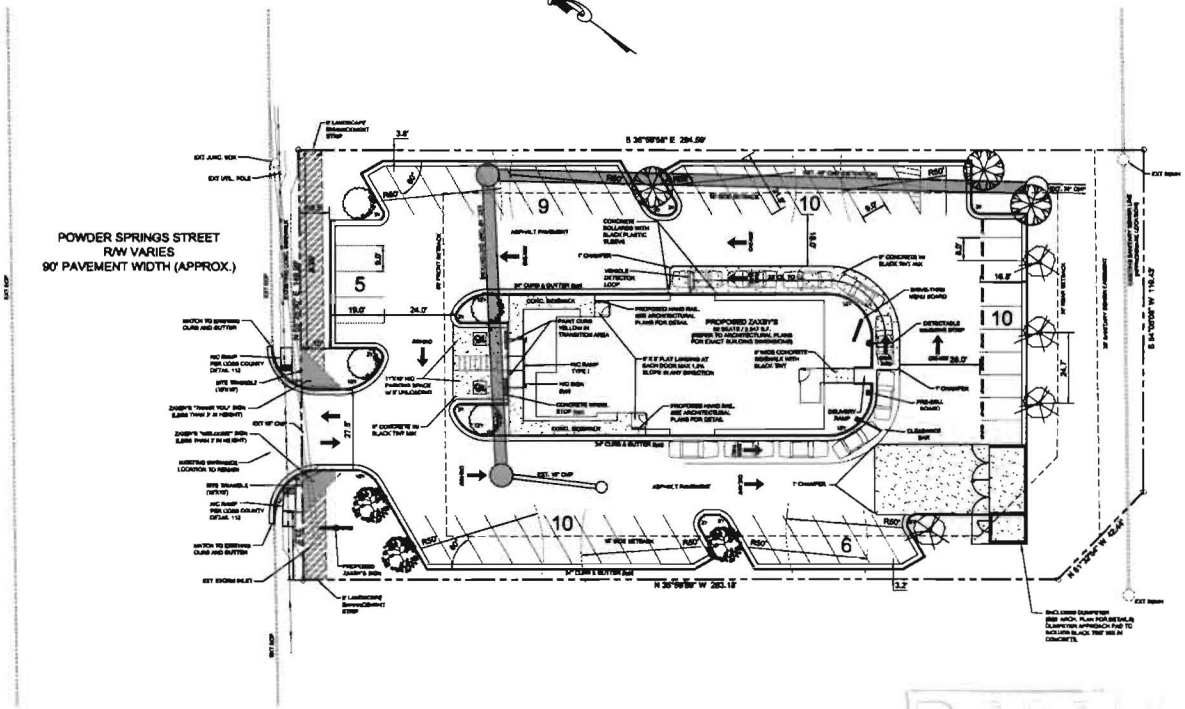
Cobb County Tree Replacement Fund Contribution Basis:
6.6 UPA / .5 (2" cal.) = 13.2 (14 Trees)

GEORGIA811
Utilities Protection Center, Inc.
Know what's below
Call before you dig

STREET YARD TREES

No Street Yard Trees are proposed on this master plan.

LOCATION MAP
SCALE: N.T.S



GRAPHIC SCALE
SCALE 1" = 20'

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

REVISION BLOCK:

#	DATE	DESCRIPTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER JAMES J. CARTER

CARTER ENGINEERING CONSULTANTS

Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 3000
Watkinsville, GA 30677
P) 770.725.1320
F) 770.725.1324
www.carterengineering.net

SITE DEVELOPMENT PLANS
for
Goff 10
1336 POWDER SPRINGS STREET
DISTRICT 17, 2nd SECTION

PROJECT NAME: ZAXBY'S

SHEET TITLE: REZONING SITE PLAN O&I TO NRC

SHEET NUMBER: 1

PROJECT NUMBER: 15096ZAX

DATE: 06/04/15

Z-76
(2015)

APPLICANT: Goff 10, LLC

PHONE#: (706) 769-0382 **EMAIL:** goffcompanies@yahoo.com

REPRESENTATIVE: John H. Moore

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

TITLEHOLDER: Emory-Adventist, Inc. (f/k/a Smyrna Hospital, Inc.)

PROPERTY LOCATION: Southeast side of Powder Springs Street, northeast of Cunningham Road (1225 Powder Springs Street)

ACCESS TO PROPERTY: Powder Springs Street

PHYSICAL CHARACTERISTICS TO SITE:

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-76

HEARING DATE (PC): 08-04-15

HEARING DATE (BOC): 08-18-15

PRESENT ZONING: O&I

PROPOSED ZONING: NRC

PROPOSED USE: Restaurant with Drive-thru

SIZE OF TRACT: 1.0 ac

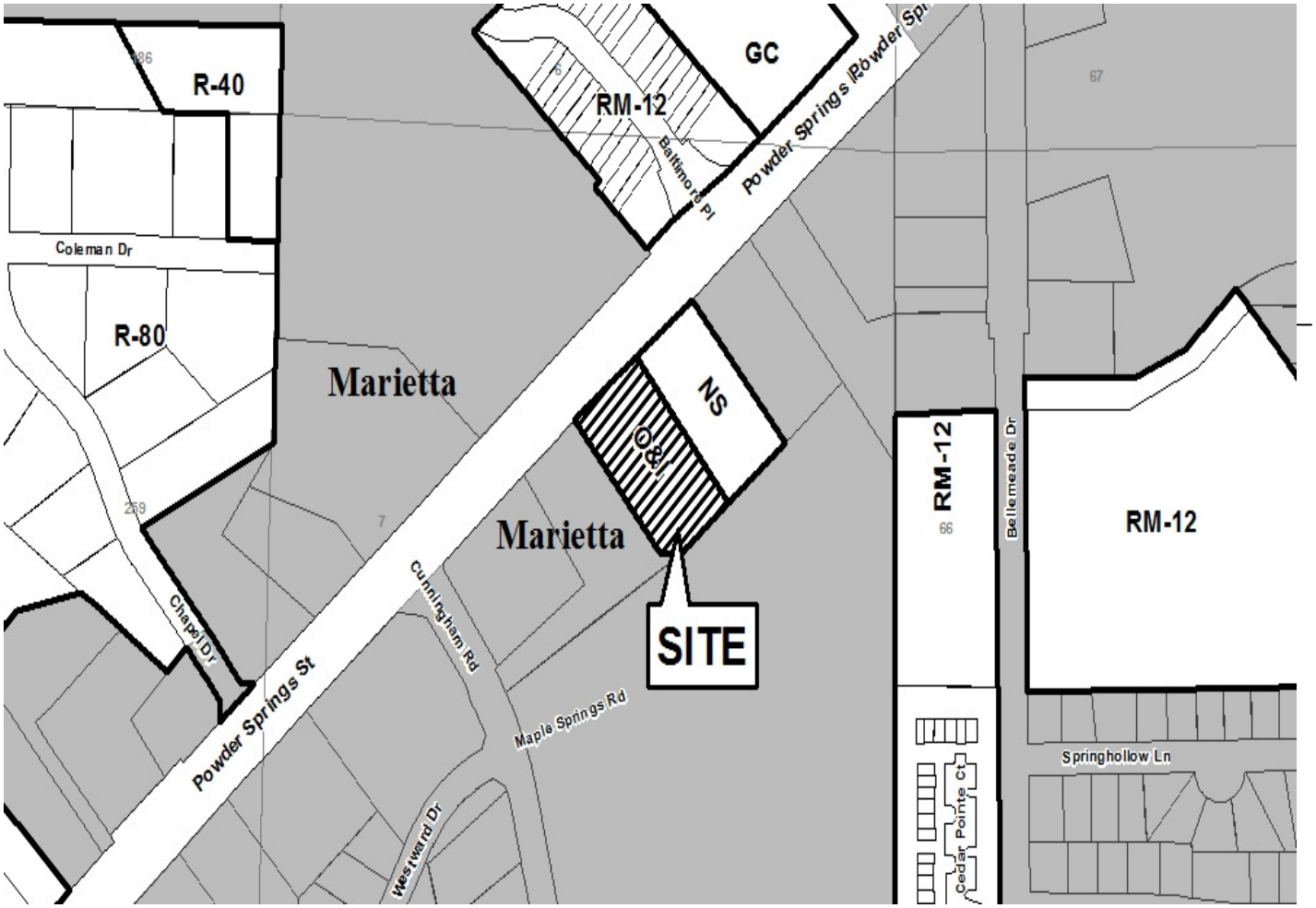
DISTRICT: 17

LAND LOT(S): 7

PARCEL(S): 4

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 1



Application No. Z-76 Aug. (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:**

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ZONING DIVISION

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

a) **Proposed use(s):** Restaurant with drive-thru

b) **Proposed building architecture:** Traditional

c) **Proposed hours/days of operation:** Sunday - Saturday; 10 a.m. - 10 p.m.

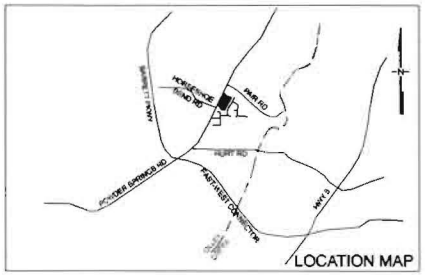
d) **List all requested variances:** None known at this time

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

*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.

PROPOSED ZONING: RSL



SITE SUMMARY

TRACT AREA: 11.73 Ac

EX. ZONING: R-20

PR. ZONING: RSL (SENIOR LIVING)

UNITS SHOWN: 50
2 STORIES MAX
1.8 - 4.26 U/Ac
(0.50 FAR SHOWN)

BUILDING SETBACKS:
30' FRONT
40' SIDES @ RESIDENTIAL
10' SIDES @ COMMERCIAL
40' REAR

MISC. NOTES

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A 100 YR FLOOD ZONE, AS SHOWN ON FIRM PANEL 13067C0113G (DEC 16, 2008)

THERE ARE NO KNOWN CEMETARIES, HISTORIC SITES OR SPECIMEN TREES ON THIS PROPERTY

BOUNDARY SURVEYS BY GASKINS SURVEYING (5/7/09) AND VAUGHN & MELTON (5/18/15)

PROPOSED RESIDENCES ARE TO BE DETACHED SINGLE FAMILY UNITS

FRONTAGE ALONG POWDER SPRINGS RD TO BE CURBED & SIDEWALKED

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JUN - 4 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

PREPARED BY:

Vaughn & Melton Consulting Engineers, Inc.
Engineering - Surveying
300 Chastain Center Blvd, Ste 325
Kennesaw, Georgia 30144
TEL: (770) 627-3590 FAX: (404) 627-0684
V&M Contact: Frans van Leeuwen (404) 277-3274
KENTUCKY 606-248-8600 | NORTH CAROLINA 828-253-2768
TENNESSEE 865-546-5840 | SOUTH CAROLINA 864-574-4775
www.vaughnmelton.com
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PREPARED FOR:
(OWNER)
(DEVELOPER)

Seven Springs DEVELOPMENT
5552 Harbormist Drive
Powder Springs, GA 30127
Tel 770 439 2213
Fax 770 439 2855

CONTACT
Dwayne Edde
770 403 9240

The Reserve at Marietta
2787 POWDER SPRINGS ROAD
Z-77 (2015)

SIGNED / SEALED

DATE	REVISION
05/21/15	CONCEPT PLAN

DESIGN	AS SHOWN
DRAWN	ZP-01
CHECKED	
SURVEY DATE	07-420 - 41

APPLICANT: Seven Springs Development Co., Inc.

PHONE#: (770) 439-2213 **EMAIL:**

REPRESENTATIVE: John H. Moore

PHONE#: (770) 499-1499 **EMAIL:** jmoore@mijs.com

TITLEHOLDER: Charles C. Tinsley, Sr.

PROPERTY LOCATION: Southeast side of Powder Springs Road, south of Pair Road

ACCESS TO PROPERTY: Powder Springs Road

PHYSICAL CHARACTERISTICS TO SITE:

PETITION NO: Z-77

HEARING DATE (PC): 08-04-15

HEARING DATE (BOC): 08-18-15

PRESENT ZONING: R-20

PROPOSED ZONING: RSL

PROPOSED USE: Residential Senior Living (Nonsupportive)

SIZE OF TRACT: 11.73 acres

DISTRICT: 19

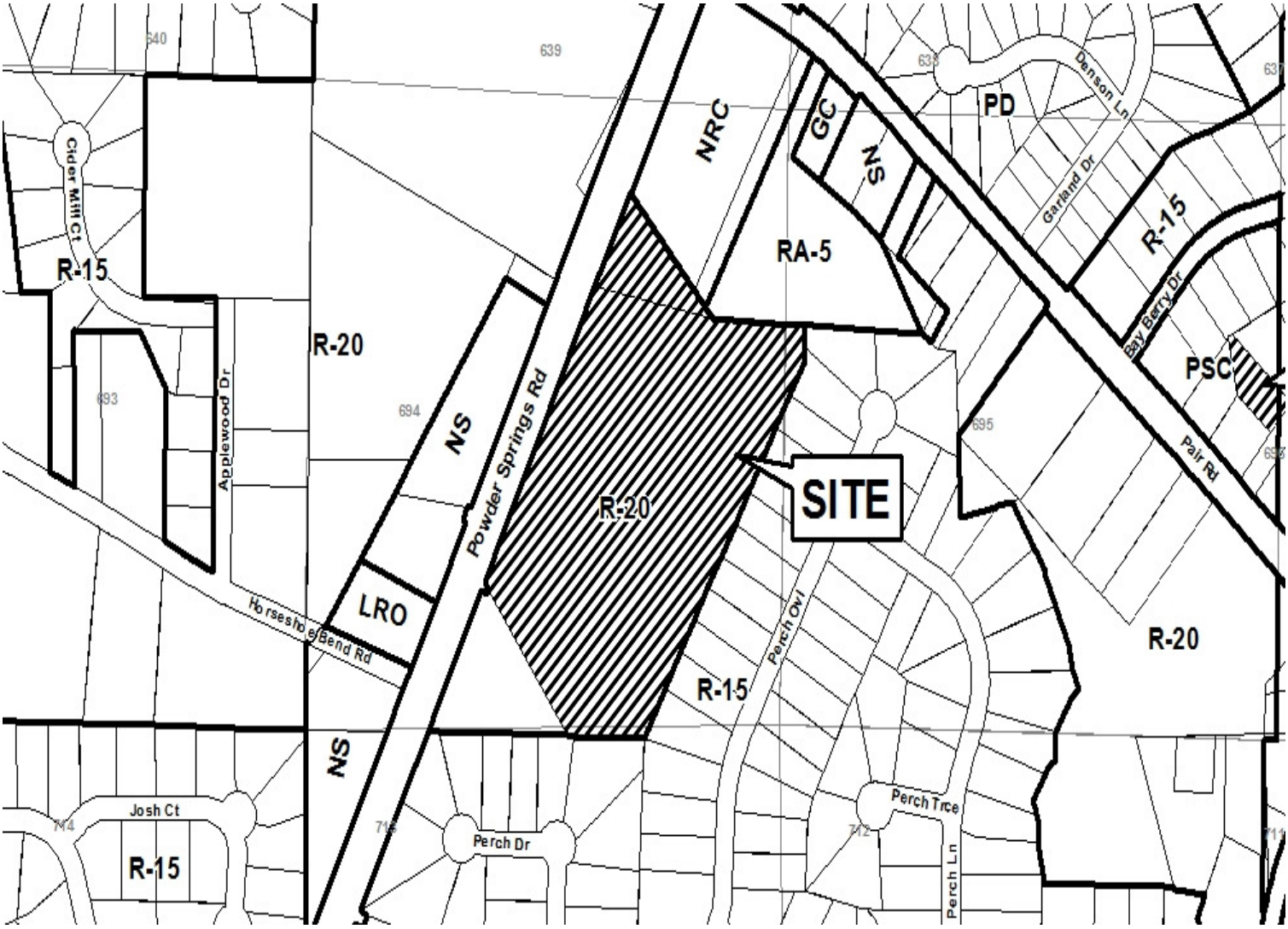
LAND LOT(S): 694,*695*

PARCEL(S): 7

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



Application No. Z-77
August (2015)

Summary of Intent for Rezoning*

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

a) **Proposed unit square-footage(s):** 1,600 - 2,300 square feet

b) **Proposed building architecture:** Craftsman

c) **Proposed selling prices(s):** $220-$300,000

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:**

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ZONING DIVISION

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

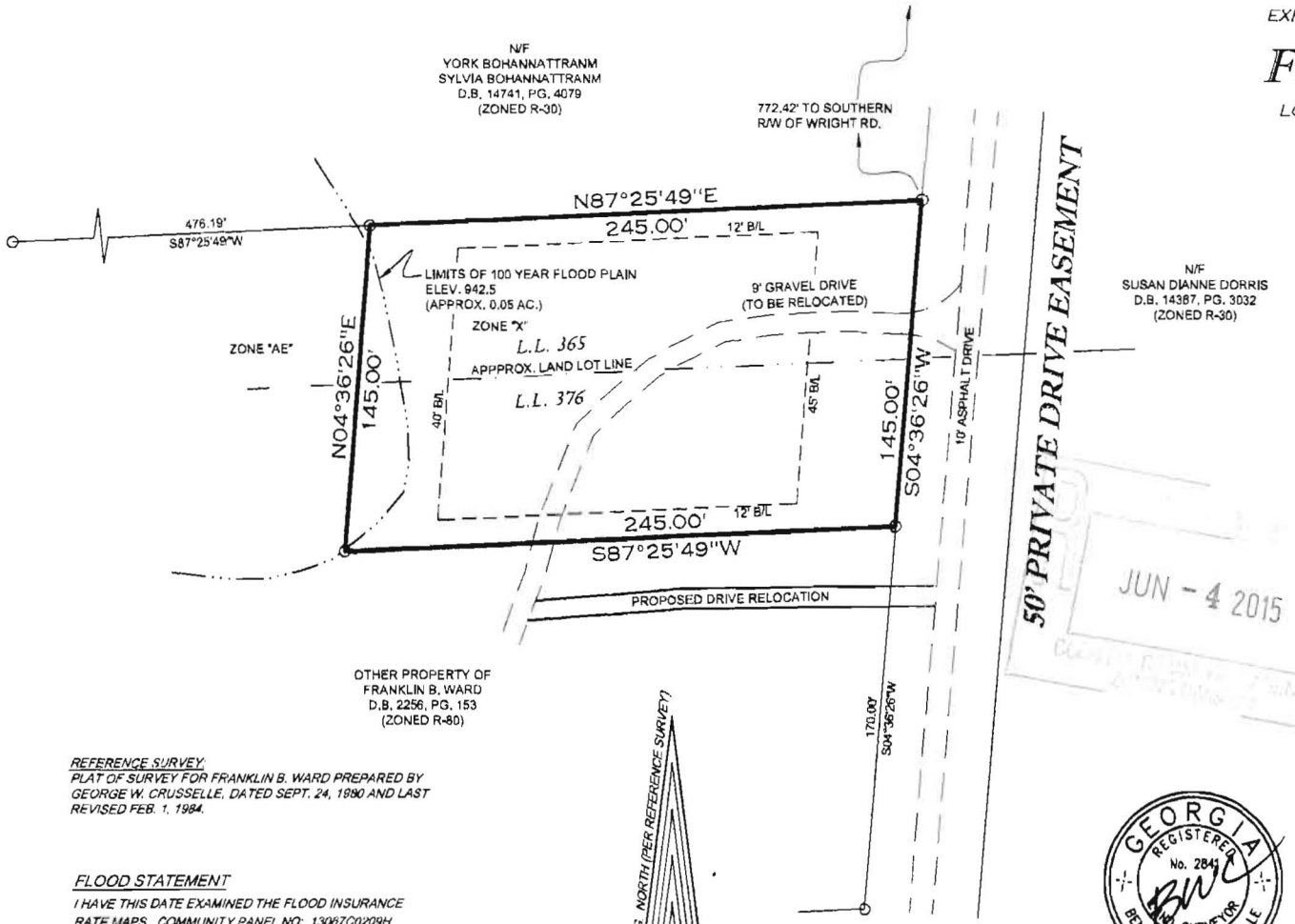
*Applicant specifically reserves the right to amend any information set forth in the Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.

EXHIBIT TO ACCOMPANY REZONING APPLICATION FOR

FRANKLIN B. WARD

LOCATED IN LAND LOTS 365 & 376, 19TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA

AREA = 0.809 ACRES
35,247 SQ. FT.



ZONING NOTES:

PRESENT ZONING - R-80
PROPOSED ZONING - R-30

BUILDING SETBACKS:
FRONT - 45'
SIDE - 12'
REAR - 40'

SURVEYOR FINDS NO EVIDENCE OF CEMETERIES, WETLANDS, ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS ON THE PROPERTY.

SUBJECT PROPERTY IS PART OF A 5.033 ACRE PARCEL OF LAND OWNED BY FRANKLIN B. WARD AS SHOWN TO THE SOUTH AND WEST AND WILL BE DIVIDED FROM THE PARENT PARCEL AT TIME OF REZONING APPROVAL.

JUN - 4 2015

Z-78
(2015)

REVISIONS

DATE	DESCRIPTION

REFERENCE SURVEY:
PLAT OF SURVEY FOR FRANKLIN B. WARD PREPARED BY GEORGE W. CRUSSELLE, DATED SEPT. 24, 1980 AND LAST REVISED FEB. 1, 1984.

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO: 13067C0209H
EFFECTIVE DATE: MARCH 4, 2013
THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONES: "X" & "AE"

"X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN

"AE" = SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1 % ANNUAL CHANCE FLOOD

GEORGIA REGISTERED No. 2841 LAND SURVEYOR BENJAMIN W. CRUSSELLE
6/4/15

GRAPHIC SCALE
50 0 50 100

THE CRUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5903
E-MAIL: BEN@CRUSSELLE.COM

PROJ. NO. CO3203 FILE: CO3203 - REZONING.dwg
FIELD SURVEY DATE: 09/24/1980
PLAT DATE: 06/04/2015 SCALE: 1" = 50'

APPLICANT: Frank Ward

PHONE#: (770) 439-0183 **EMAIL:** fbward48@bellsouth.net

REPRESENTATIVE: Frank Ward

PHONE#: (770) 439-0183 **EMAIL:** fbward48@bellsouth.net

TITLEHOLDER: Franklin B. Ward and Brenda K. Ward

PROPERTY LOCATION: Southwest side of Wright Road, east of Poplar Springs Road (5555 Wright Road)

ACCESS TO PROPERTY: Private easement off the southwest side of Wright Road

PHYSICAL CHARACTERISTICS TO SITE:

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-78

HEARING DATE (PC): 08-04-15

HEARING DATE (BOC): 08-18-15

PRESENT ZONING: R-80

PROPOSED ZONING: R-30

PROPOSED USE: Single-family House

SIZE OF TRACT: 0.809 acres

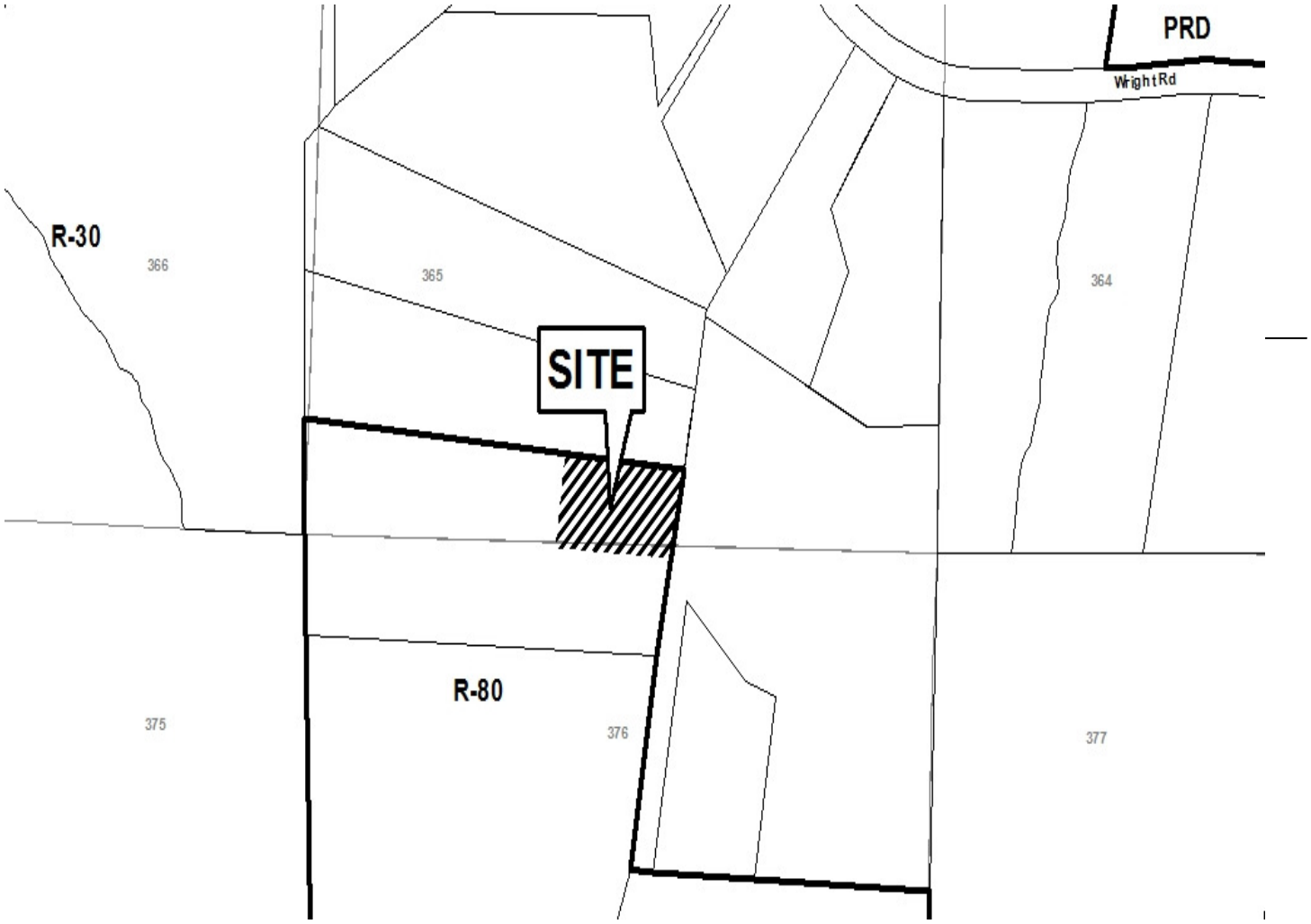
DISTRICT: 19

LAND LOT(S): 365,*376*

PARCEL(S): *3*

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 1



Application No. Z-78

August 2015

Summary of Intent for Rezoning

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

a) **Proposed unit square-footage(s):** 1500 to 1800 SF

b) **Proposed building architecture:** Traditional

c) **Proposed selling prices(s):** $150,000 to $200,000

d) **List all requested variances:**

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CHARLOTTE-MECKLENBURG PLANNING AGENCY
ZONING DIVISION

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 purpose of the request for zoning change is so that my son can build a residence on a portion of the 5 acres that I owned. The adjacent property is zoned R-30

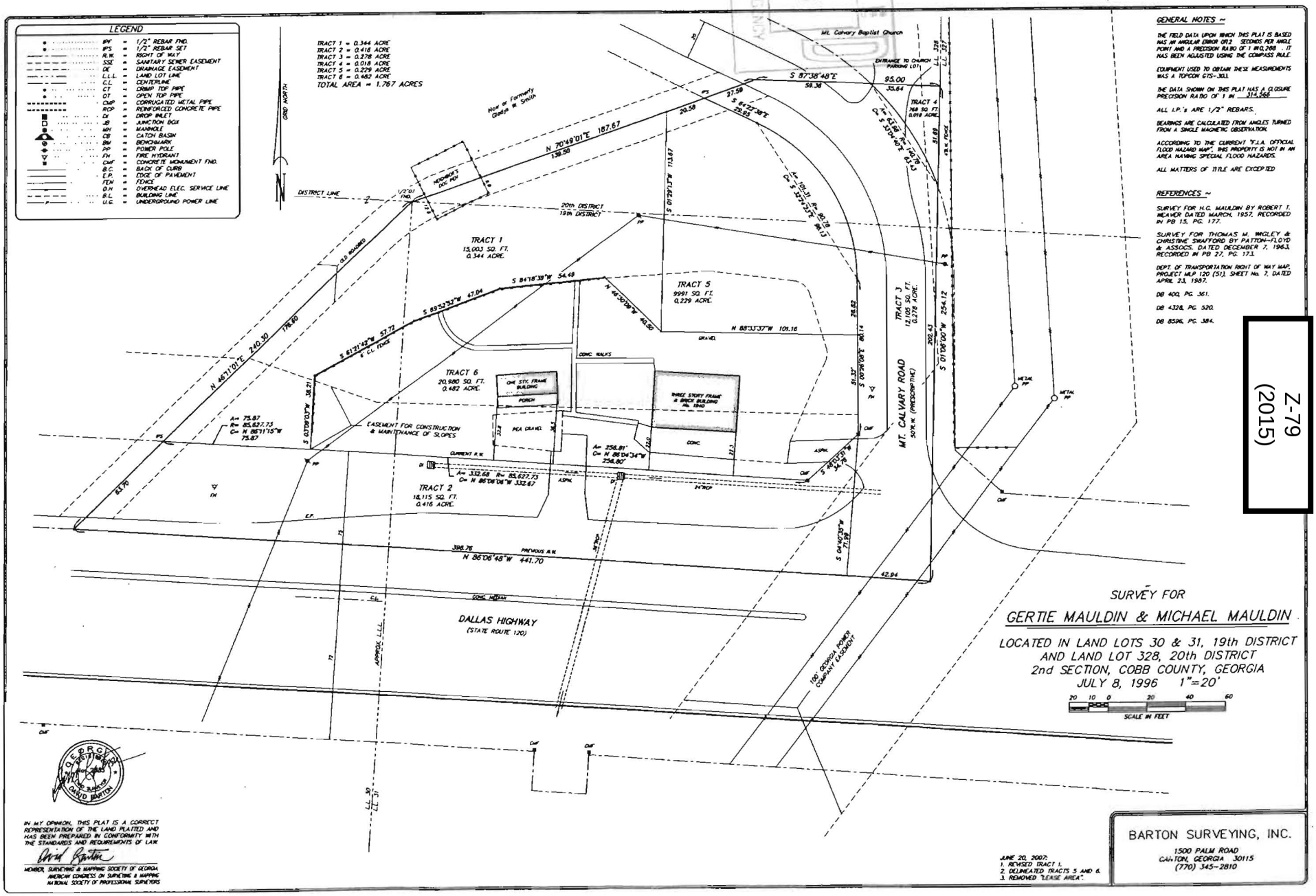
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(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 of the property is owned by the local, State, or Federal Government.

RECEIVED
JUN 10 2015
COBB CO. CURR. DEV. AGENCY
ZONING DIVISION

Z-79
(2015)



GENERAL NOTES ~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 12 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 10,288. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-301L

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 314,566

ALL I.P.'s ARE 1/2" REBARS.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

ACCORDING TO THE CURRENT F.I.A. OFFICIAL FLOOD HAZARD MAP, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED

REFERENCES ~

SURVEY FOR H.G. MAULDIN BY ROBERT T. MEAHOR DATED MARCH, 1957, RECORDED IN PB 15, PG. 177.

SURVEY FOR THOMAS M. WAGLEY & CHRISTINE SWAFFORD BY PATTON-FLOYD & ASSOCS. DATED DECEMBER 7, 1963, RECORDED IN PB 27, PG. 171.

DEPT. OF TRANSPORTATION RIGHT OF WAY MAP, PROJECT MLP 120 (51), SHEET No. 7, DATED APRIL 23, 1987.

DB 400, PG. 361.

DB 4328, PG. 520.

DB 8596, PG. 384.

SURVEY FOR

GERTIE MAULDIN & MICHAEL MAULDIN

LOCATED IN LAND LOTS 30 & 31, 19th DISTRICT
AND LAND LOT 328, 20th DISTRICT
2nd SECTION, COBB COUNTY, GEORGIA
JULY 8, 1996 1"=20'

20 10 0 20 40 60
SCALE IN FEET

GEORGIA REGISTERED LAND SURVEYOR DAVID BARTON

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE STANDARDS AND REQUIREMENTS OF LAW.

MEMBER, SURVEYING & MAPPING SOCIETY OF GEORGIA
AMERICAN CONGRESS ON SURVEYING & MAPPING
NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

JUNE 20, 2007:
1. REVISED TRACT 1.
2. DELINEATED TRACTS 5 AND 6.
3. REMOVED "LEASE AREA".

BARTON SURVEYING, INC.
1500 PALM ROAD
CANTON, GEORGIA 30115
(770) 345-2810

APPLICANT: Sanford C. Bennett

PHONE#: (770) 427-1566 **EMAIL:** scbennettchiro@gmail.com

REPRESENTATIVE: Sanford C. Bennett

PHONE#: (404) 427-1566 **EMAIL:** scbennettchiro@gmail.com

TITLEHOLDER: Sanford C. Bennett

PROPERTY LOCATION: Northwest corner of Dallas Highway and Mount Calvary Road (1940 Dallas Highway)

ACCESS TO PROPERTY: Dallas Highway and Mount Calvary Road

PHYSICAL CHARACTERISTICS TO SITE:

PETITION NO: Z-79

HEARING DATE (PC): 08-04-15

HEARING DATE (BOC): 08-18-15

PRESENT ZONING: GC

PROPOSED ZONING: LRO

PROPOSED USE: Professional Offices

SIZE OF TRACT: 1.767 ac

DISTRICT: 19,*20*

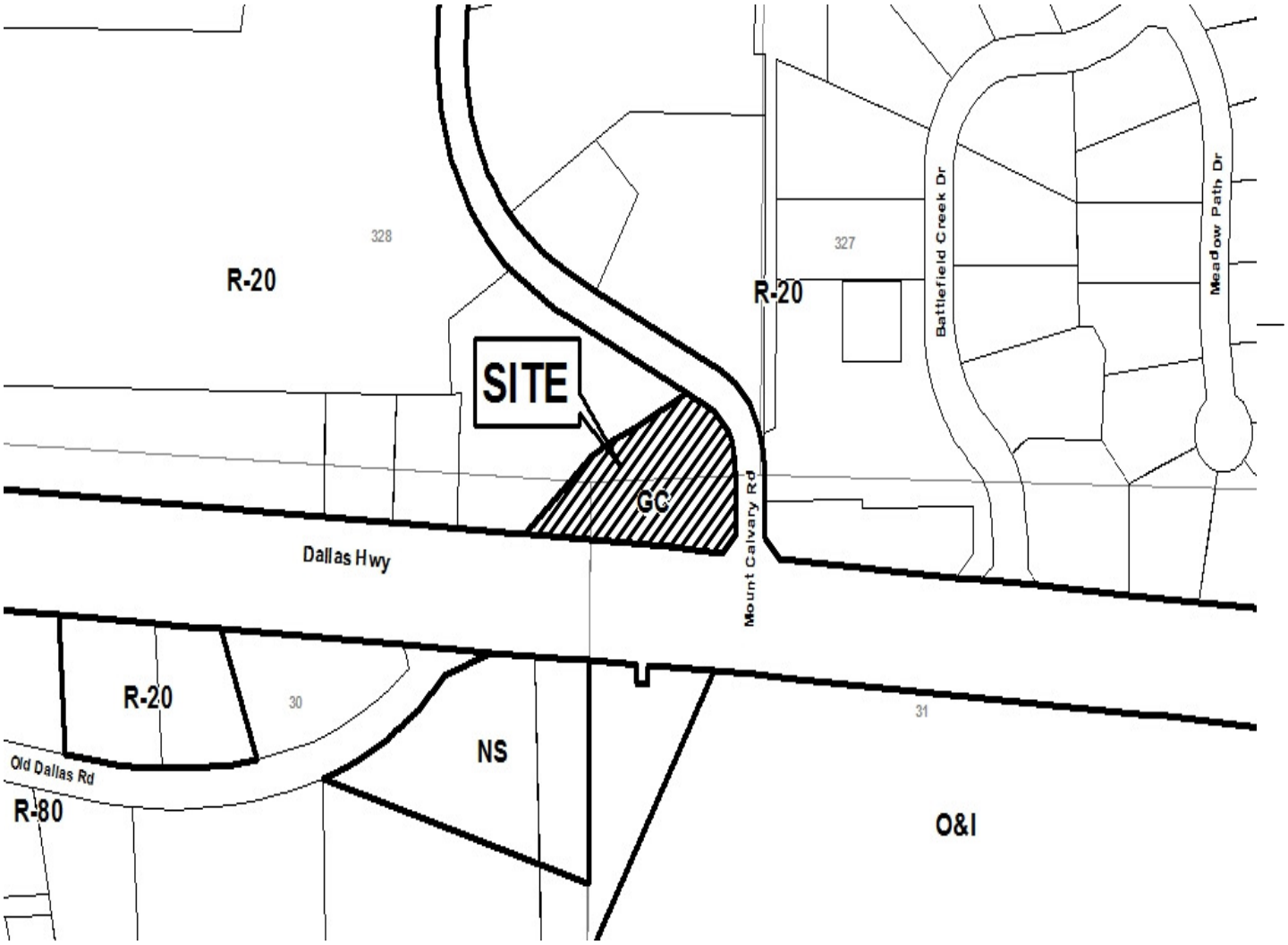
LAND LOT(S): 30,31,*328*

PARCEL(S): 2

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT



RECEIVED
JUN 10 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application #: Z-79
PC Hearing Date: 8-4-15
BOC Hearing Date: 8-18-15

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):** Office Commercial

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)

An existing building must be demolished to meet office commercial zoning standards. Demolition arrangements have been made.

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

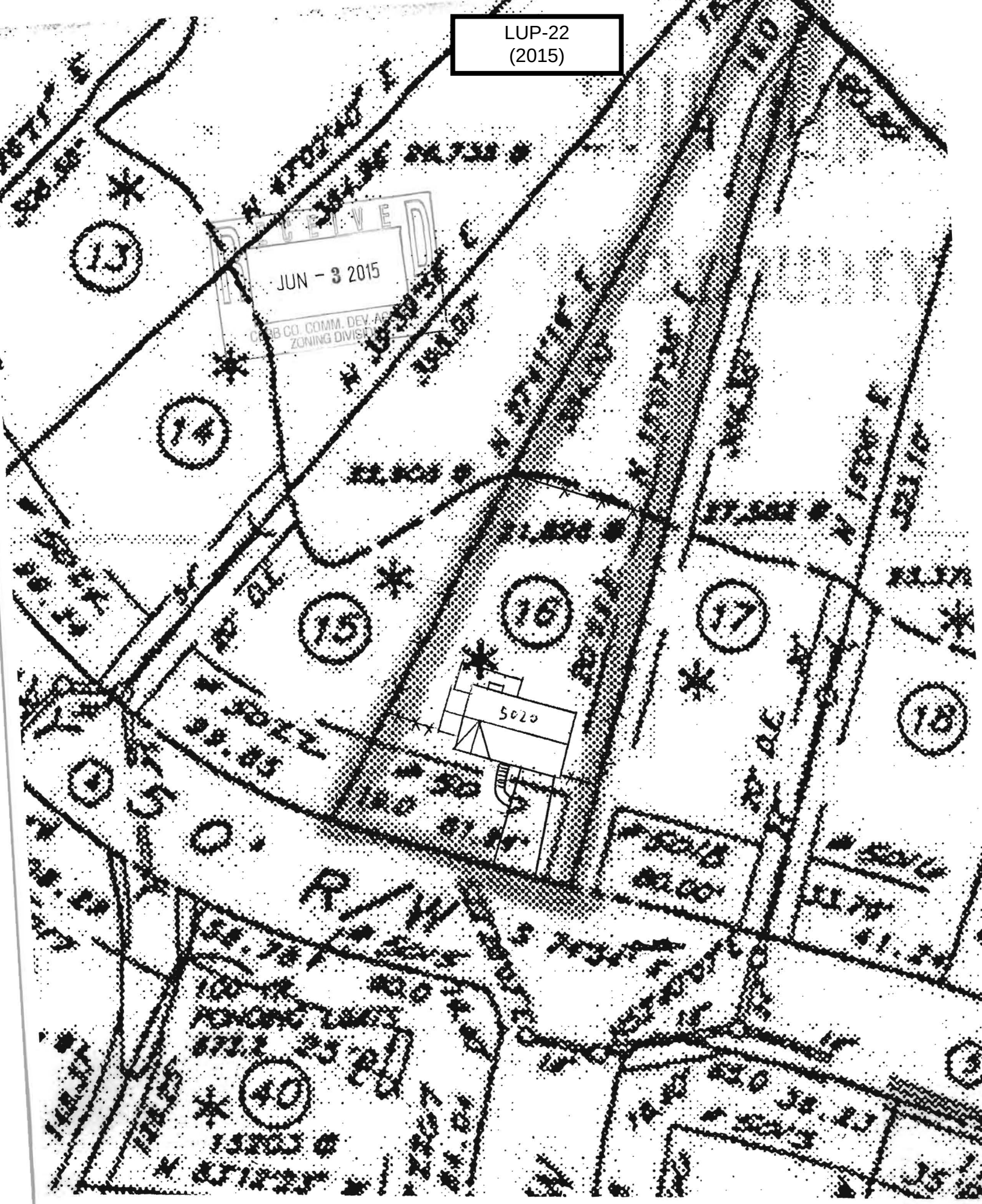
Part 5. Is this application a result of a Code Enforcement action? No X; Yes___ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

Applicant signature: S C Bennett **Date:** 6-10-15

Applicant name (printed): Sanford C. Bennett

Revised August 21, 2013

LUP-22
(2015)

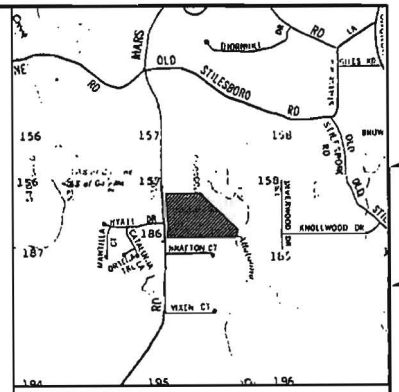

RECEIVED
JUN - 3 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION
5020

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AND ARE TO THE ACCURACY SHOWN HEREON AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY SUBDIVISION REGULATIONS.

JOHN C. GASKINS — GEORGIA REGISTERED LAND SURVEYOR #2060

THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAY THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, EASEMENTS, DRAINS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER

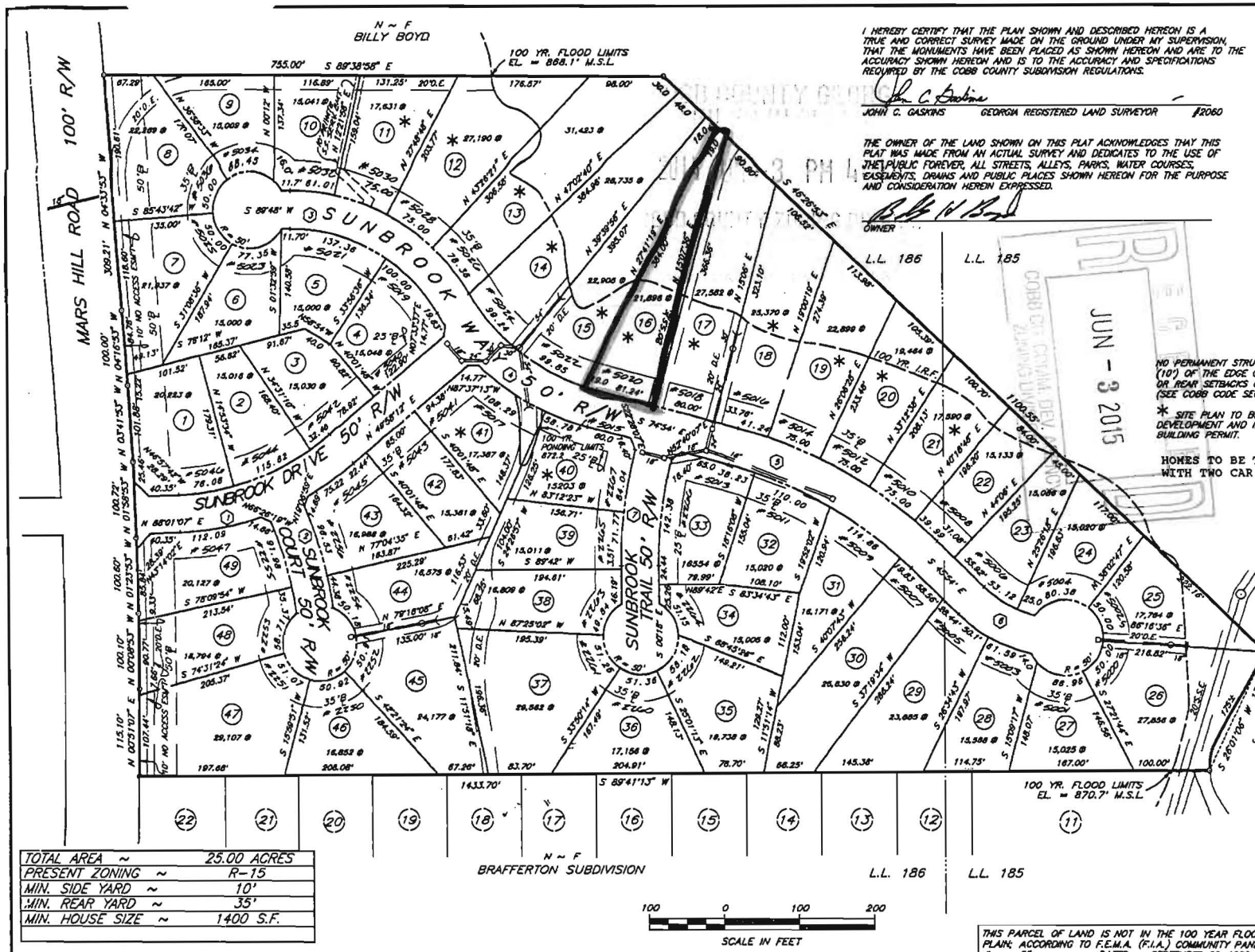


LOCATION MAP 1" = 2000'

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN FEET (10') OF THE EDGE OF A PERMANENT WATER OR SEWER EASEMENT ON FRONT OR REAR SETBACKS OR WITHIN TWO FEET (2') ON SIDE SETBACKS. (SEE COBB CODE SEC. J-26-53).

* SITE PLAN TO BE SUBMITTED TO AND APPROVED BY COBB COUNTY DEVELOPMENT AND INSPECTION DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.

HOMES TO BE TRADITIONAL & RANCH WITH TWO CAR GARAGES.



TOTAL AREA ~	25.00 ACRES
PRESENT ZONING ~	R-15
MIN. SIDE YARD ~	10'
MIN. REAR YARD ~	35'
MIN. HOUSE SIZE ~	1400 S.F.

100 0 100 200
SCALE IN FEET

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY PANEL # 25 DATED SEPTEMBER 29, 1989

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/10,000+ ; ANGULAR PRECISION : 5" √n . THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT : 1/25,000+ . MATTERS OF TITLE ARE EXCEPTED.

TABLE OF DEDICATION	
SUN BROOK DRIVE	587'
SUN BROOK WAY	1270'
SUN BROOK COURT	212'
SUN BROOK TRAIL	280'

℄ CURVE DATA				
No.	DELTA	RADIUS	ARC	TAN
1	38°02'55"	362.53'	240.74'	125.00'
2	15°31'53"	513.30'	138.74'	70.00'
3	33°36'00"	253.18'	263.37'	145.00'
4	44°18'00"	307.07'	237.42'	125.00'
5	29°00'00"	580.01'	293.57'	150.00'
6	45°36'42"	173.61'	138.21'	73.00'
7	15°24'00"	554.71'	149.10'	75.00'

THIS PLAT HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN TO COMPLY WITH THE MASTER PLAN, THE COBB COUNTY SUBDIVISION REGULATIONS AND THE COBB COUNTY ZONING REGULATIONS IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS.

ENGINEERING DEPARTMENT	DATE 8/28/92
ZONING DEPARTMENT	DATE 8-21-92
WATER AND SEWER DEPARTMENT	DATE 8/20/92
BOARD OF COMMISSIONERS	DATE 8-28-92

GEORGIA REGISTERED 2060 LAND SURVEYOR JOHN C. GASKINS

DATE : 8-22-92	REVISIONS
SCALE : 1" = 100'	
DRAWN BY : JTB	
CHECKED BY : JCG	

GASKINS SURVEYING CO.

1266 POWDER SPRINGS RD.
MARIETTA , GEORGIA
(404) 424-7188

FINAL PLAT OF

SUN BROOK ESTATES

LOCATED IN L.L.S 185 & 186
20th DIST., 2nd SECT.,
COBB COUNTY, GA.

LUP-22 (2015)

JUN - 3 2015

4:50 pm
filed in office 8/28/92
Plat Book 140, Page 48.
Jay C. Stephenson, Clerk.

APPLICANT: Kathleen E. Taylor

PHONE#: (404) 695-8153 **EMAIL:** ket2791@yahoo.com

REPRESENTATIVE: Michelle Marx

PHONE#: (404) 772-7297 **EMAIL:** michellemarx@yahoo.com

TITLEHOLDER: Kathleen E. Taylor

PROPERTY LOCATION: Northeast side of Sunbrook Way, west of Sunbrook Trail, east of Mars Hill Road (5020 Sunbrook Way))

ACCESS TO PROPERTY: Sunbrook Way

PHYSICAL CHARACTERISTICS TO SITE:

PETITION NO: LUP-22

HEARING DATE (PC): 08-04-15

HEARING DATE (BOC): 08-18-15

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit (Renewal)

PROPOSED USE: Allow More Unrelated Adults than the County Code Permits

SIZE OF TRACT: 0.48 acres

DISTRICT: 20

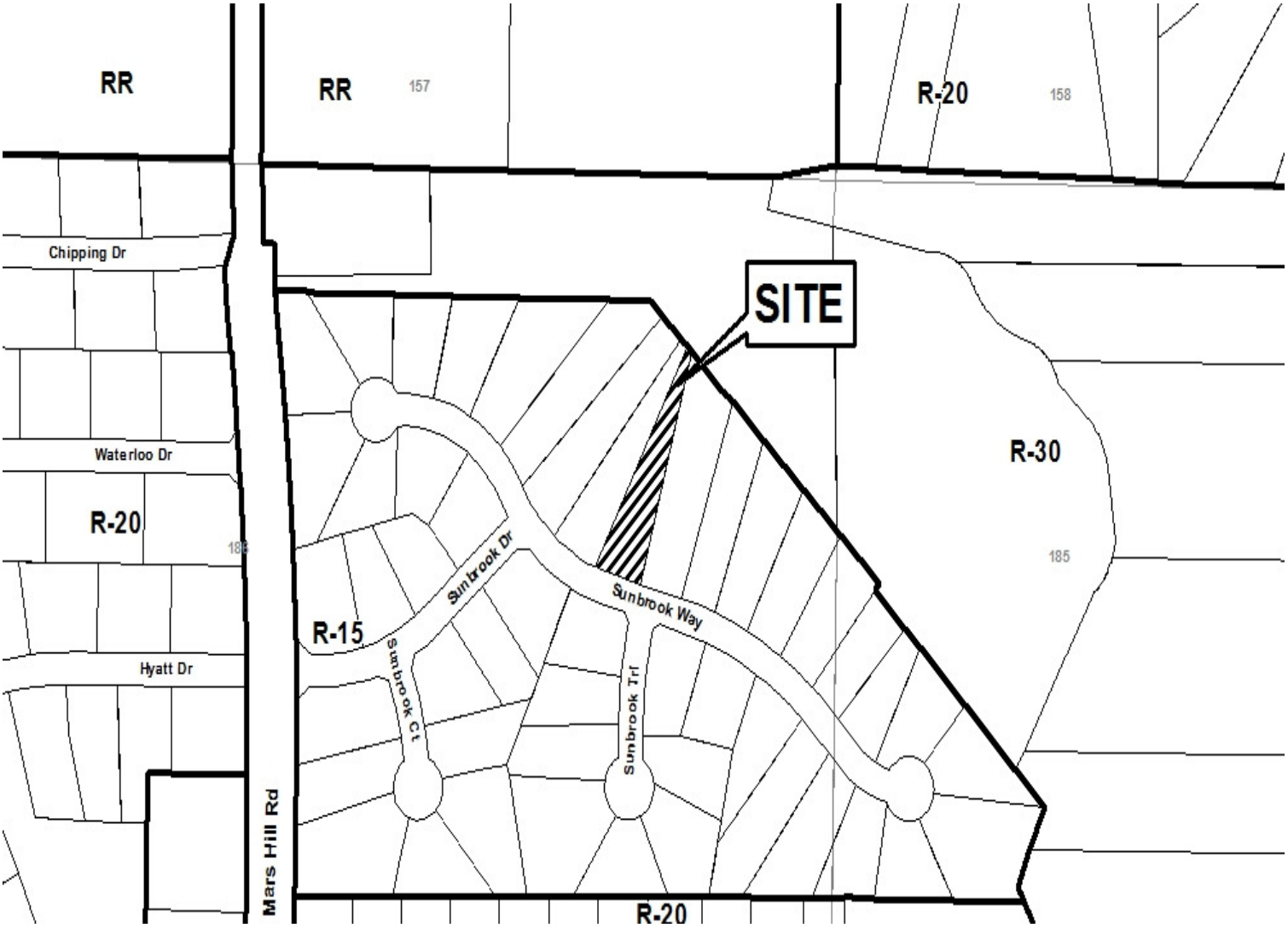
LAND LOT(S): 186

PARCEL(S): 108

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT



RECEIVED
JUN - 3 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application #: LUP-22
PC Hearing Date: 8-4-15
BOC Hearing Date: 8-18-15

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

1. Number of unrelated adults in the house? 2
2. Number of related adults in the house? 3
3. Number of vehicles at the house? 3
4. Where do the residents park?
   Driveway: ✓ ; Street: ____ ; Garage: ____
5. Does the property owner live in the house? Yes ✓ ;No ____
6. Any outdoor storage? No ✓ ; Yes ____ (If yes, please state what is kept outside): ____
7. Length of time requested (24 months maximum): 24 months
8. 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).
9. Any additional information? (Please attach additional information if needed):
   (Requested) Renewal of permit received 1 year ago.

Applicant signature: Kathleen E. Taylor Date: 6/3/15

Applicant name (printed): Kathleen E. Taylor

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-15

Size of house per Cobb County Tax Assessor records: 2,356 ☐

Number of related adults proposed: 3 Number permitted by code: 6

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

Number of vehicles proposed: 3 Number permitted by code: 6

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

Revised December 18, 2013

TRACT AREA= 4.928 ACRES (214,656 S.F.)

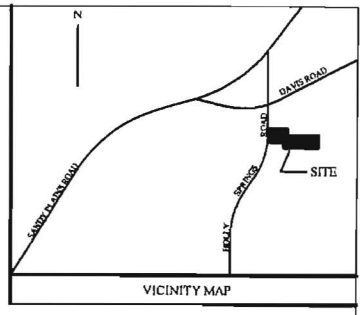
CURVE NO	RADIUS	ARC	CHORD	CHORD BEARING
C1	734.20'	93.44'	93.40'	N 82° 08' 46" W

LINE	BEARING	DISTANCE
L1	N 88° 33' 42" E	10.00'

ALL BEARINGS ARE CALCULATED FROM ANGLES TAKEN FROM MAGNETIC NORTH GA. WEST ZONE.

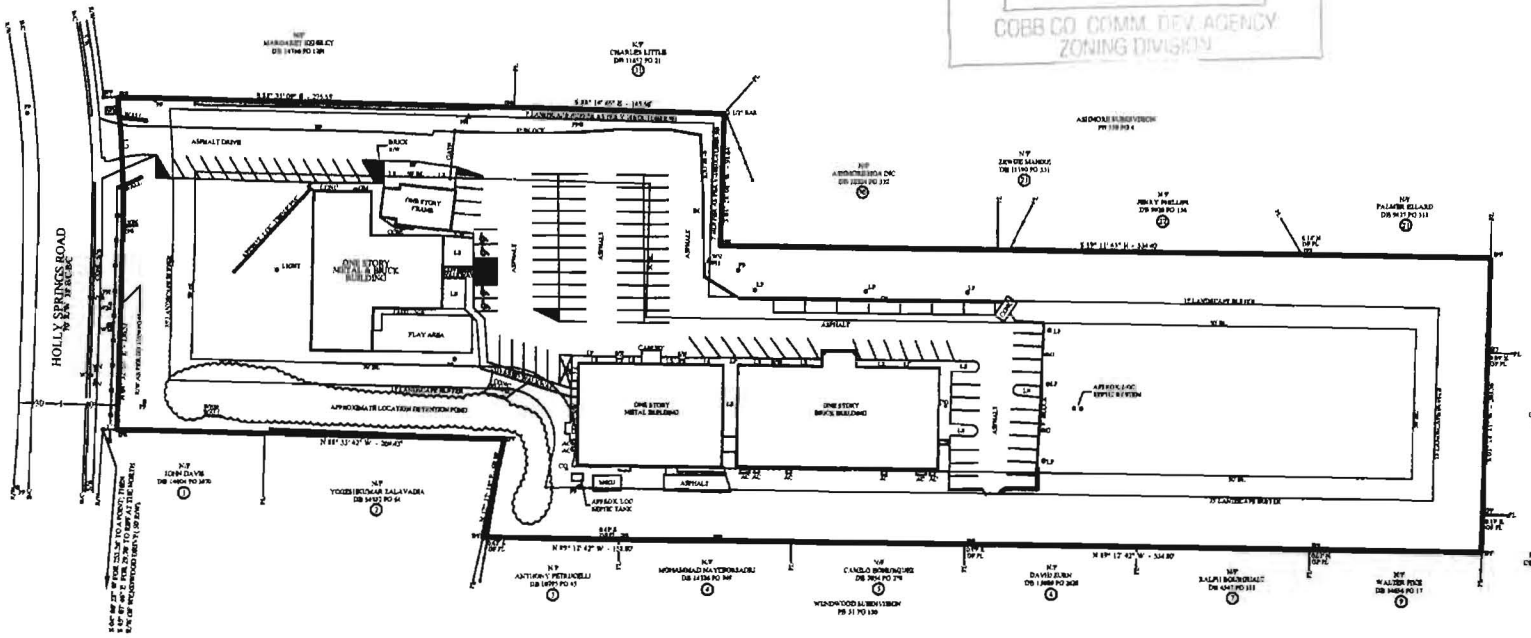
SITE ADDRESS:

3090 HOLLY SPRINGS ROAD
MARIETTA, GA. 30062
TAX ID # 160479000050 & 160479000420
DB 10245 PG 248 & DB 12559 PG 65



VICINITY MAP

RECEIVED
JUN - 4 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



WITHDRAWN WITHOUT PREJUDICE

LUP-23 (2015)

LEGEND
AC - AIR COMPRESSOR
APPROX. - APPROXIMATE
B/C - BACK OF CURB
BG - BASKETBALL GOAL
BL - BUILDING SETBACK LINE
CO - CLEANOUT
CONC - CONCRETE
DB - DEED BOOK
EP - EDGE OF PAVEMENT
FH - FIRE HYDRANT
GM - GAS METER
IFF - IRON PIN FOUND
IPS - IRON PIN SET
LP - LIGHT POLE
LOC - LOCATION
LS - LANDSCAPE AREA
N/F - NOW OR FORMERLY
PB - PLAT BOOK
PG - PAGE
PL - PROPERTY LINE
PP - POWER POLE
PVC - PLASTIC PIPE
R/W - RIGHT OF WAY
S/W - SIDEWALK
WB - WATER BOX
WM - WATER METER
W/V - WATER VALVE
-x- - FENCE

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE ON THE SURFACE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION I.E. UNDERGROUND GAS TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000 FEET AND AN ANGULAR ERROR OF PER ANGLE AND WAS ADJUSTED BY COMPASS RULE METHOD.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN PLANE FEET.

IN MY OPINION THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE MINIMUM 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. 44-6-67 AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-19, 43-15-20, 43-15-22.

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. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR. NAMED HEREON PERSON, PERSONS OR ENTITY.

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. [illegible] DATED [illegible] THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

INSTRUMENT USED TOPCON GPT-7005W & TOPCON HYPERLITE
FIELD WORK PERFORMED ON 5-30-15
ALL DISTANCES ARE HORIZONTAL

GRAPHIC SCALE IN FEET
0 40 80 120

PLAT OF SURVEY FOR

LEGACY CHRISTIAN SCHOOL, INC.

LAND LOT 479, 16th DISTRICT, 2nd SECTION
COUNTY, GEORGIA

NO.	DATE	REVISION	BY

DRAWN: MM. | CHECKED: MR. | SCALE: 1"= 50' | DATE: 06/01/2015

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
3982 AUSTELL-POWDER SPRINGS ROAD - POWDER SPRINGS, GEORGIA 30127
Ph. (770) 435-2576 - Email: mark.lee@plcea.com

SHEET
JOB# 20150

APPLICANT: Legacy Christian School, Inc.

PHONE#: (678) 640-4498 **EMAIL:** heidimilton@comcast.net

REPRESENTATIVE: Adam J. Rozen

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

TITLEHOLDER: Elim Church of Korean Presbyterian Church in America, Inc.

PROPERTY LOCATION: East side of Holly Springs Road, south of Davis Road (3090 Holly Springs Road)

ACCESS TO PROPERTY: Holly Springs Road

PHYSICAL CHARACTERISTICS TO SITE:

PETITION NO: LUP-23

HEARING DATE (PC): 08-04-15

HEARING DATE (BOC): 08-18-15

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Preschool

SIZE OF TRACT: 5.0 acres

DISTRICT: 16

LAND LOT(S): 479

PARCEL(S): 5,42

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

WITHDRAWN WITHOUT PREJUDICE