

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: November 3, 2015

Board of Commissioners Hearing Date: November 17, 2015

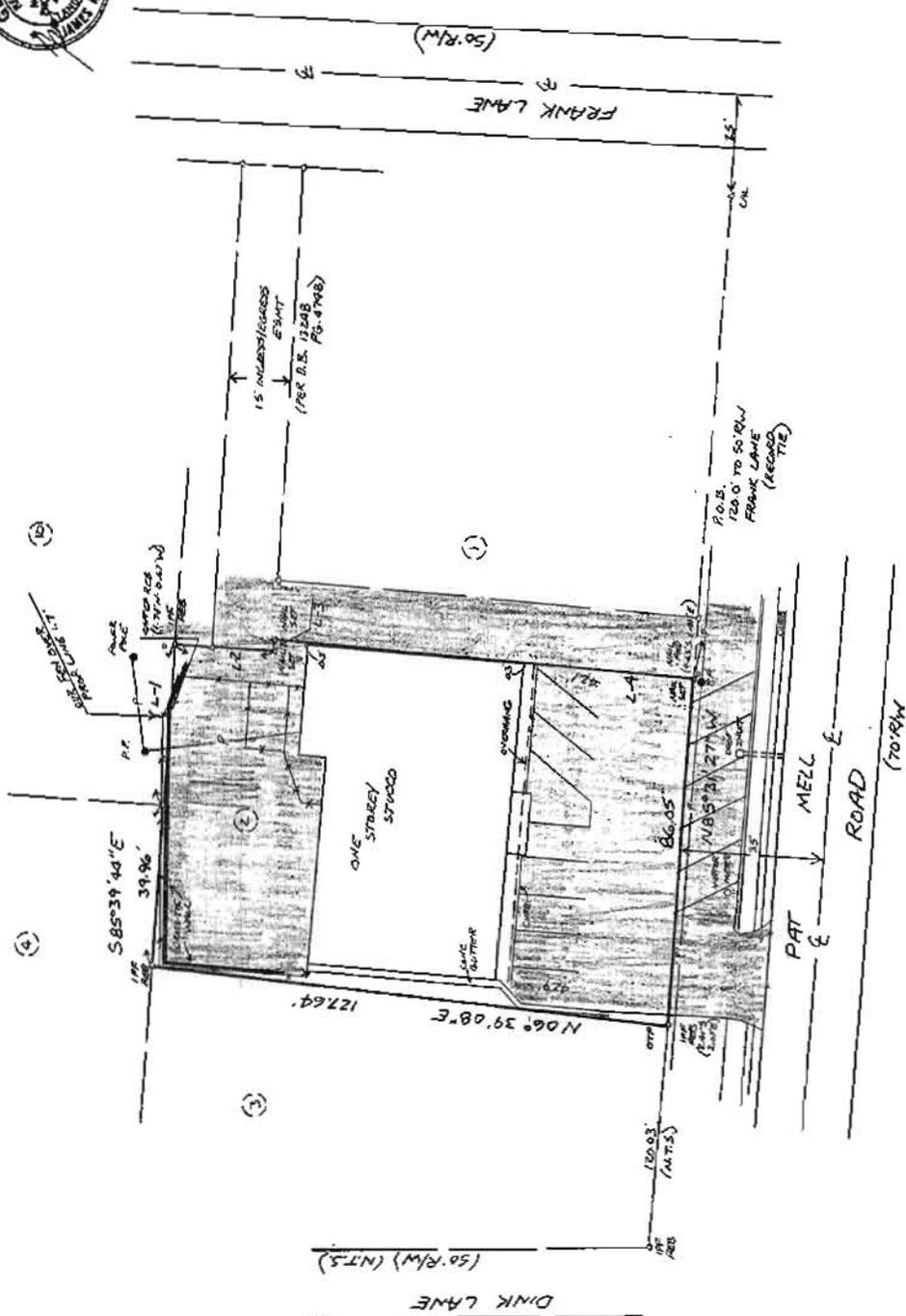
Date Distributed/Mailed Out: September 18, 2015

Staff comments due by
October 2, 2015



Cobb County...Expect the Best!

Z-93
(2015)



AREA 0.1461 ACRE
#277 PAT MELL ROAD



DATE: 12/20/2014
LOCATION: 02883
JOB NO. 1461

SURVEY FOR:
RE & GE PROPERTY MANAGEMENT

LOT 2	BLS. R UNIT	REVISIONS
PT. 1	SPRING VALLEY	
LAND LOT	277	
DISTRICT	1779	SECTION 2.25
COUNTY	COBBS	COUNTY, GEORGIA
PLAT BOOK	14	PAGE 117
DATE	10-15	SCALE: 1" = 20'

NOTES:
1. BOUNDARY LINES ESTABLISHED USING A COMBINATION OF MONUMENTS FOUND IN THE FIELD AND A PAT & MELL EASEMENT (SERVITUDE) ALONG WITH DEED RECORDED IN D.A. 14758 P.L. 1505. NO TITLE INFORMATION WAS FURNISHED TO J.A. EVANS & ASSOCIATES. THEREFORE WE ASSUME NO RESPONSIBILITY FOR ANY MATTERS THAT A FULL TITLE SEARCH MIGHT REVEAL.
2. IMPROVEMENTS IN EASEMENT NOT SHOWN.

JA EVANS
SURVEYING CO. INC.
POWDER SPRINGS, GEORGIA
PH. 770-343-0000



REF: DEED BOOK 14758 PAGE 1505
DEED BOOK 13248 PAGE 4748

LINE	BEARING	DISTANCE
L-1	S 85° 39' 44" E	85.39
L-2	S 07° 53' 08" W	24.17
L-3	S 86° 20' 31" E	2.87
L-4	S 05° 17' 07" W	103.65

This survey was prepared in accordance with the Technical Standards for Property Surveys in Georgia. An error in Chapter 140-7 of the Board rules of the Engineering and Land Surveying Board and both in the Georgia Professional Code, A.C.C.S. A. 13-2-41.

APPLICANT: RE and GE Property Management, LLC

PHONE#: (770) 652-4920 **EMAIL:** hzosplash69@gmail.com

REPRESENTATIVE: Roberto Espinosa

PHONE#: (770) 652-4920 **EMAIL:** hzosplash69@gmail.com

TITLEHOLDER: Roberto Espinosa

PROPERTY LOCATION: North side of Pat Mell Road, east of

Dink Lane

(277 Pat Mell Road)

ACCESS TO PROPERTY: Pat Mell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-93

HEARING DATE (PC): 11-03-15

HEARING DATE (BOC): 11-17-15

PRESENT ZONING: R-20

PROPOSED ZONING: LRC

PROPOSED USE: Offices

SIZE OF TRACT: 0.2461 acres

DISTRICT: 17

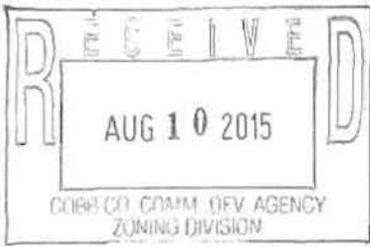
LAND LOT(S): 277

PARCEL(S): 6

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4





Application No. Z-93

Nov. 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): office
 - b) Proposed building architecture: Stucco
 - c) Proposed hours/days of operation: 8 hrs.
 - 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

Rezoning Plat

2080 Villa Rica Road

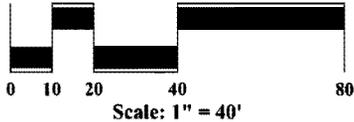
Cobb County, Georgia Land Lot 428, 19th District, 2nd Section

prepared for:
Mr. Michael Dillon

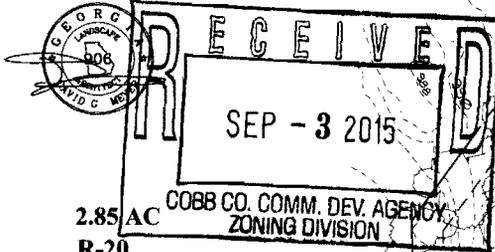
DGM
LAND PLANNING
CONSULTANTS



975 Cobb Place
Bldg. Suite 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491



September 1, 2015



Site Data

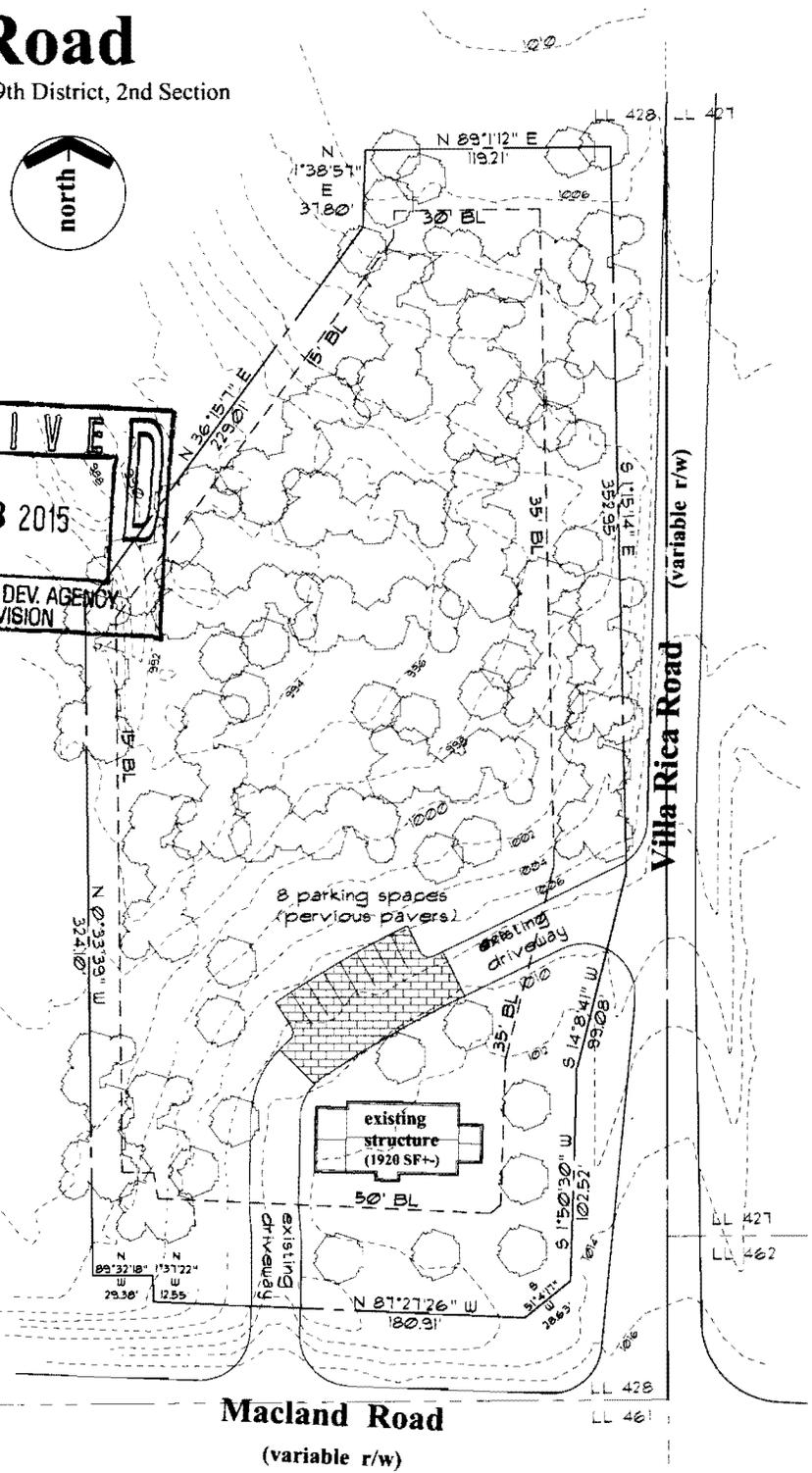
Total Site Area: 2.85 AC
Existing Zoning: R-20
Proposed Zoning: LRO
Existing Structure: 1,920 SF
 (residence to be converted to office)

Proposed Building Setbacks:

front: 35'
 side: 15'
 rear: 35'

Parking Requirements:

Insurance office (1,920 SF+-)
 1 space/250 SF = 7.7 spaces required
 8 spaces provided



Notes:

- Boundary and topography from Cobb County GIS.
- According to Flood Insurance Rate Map (FIRM) 1306-C00934, no portion of this site contains floodplain.
- No cemeteries are known to exist on site.
- No streams or wetlands are known to exist on site.
- No archeological or architectural landmarks are known to exist on site.
- No utility easements are known to exist on site.

APPLICANT: Mike Dillon

PHONE#: (770) 846-1046 **EMAIL:** mdillon@dilloninsllc.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Estate of Carmen T. Cobb

PROPERTY LOCATION: Northwest intersection of Macland Road and

Villa Rica Road

(2080 Villa Rica Road)

ACCESS TO PROPERTY: Villa Rica Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-94

HEARING DATE (PC): 11-03-15

HEARING DATE (BOC): 11-17-15

PRESENT ZONING: R-80

PROPOSED ZONING: LRO

PROPOSED USE: Professional Office

SIZE OF TRACT: 2.85 acres

DISTRICT: 19

LAND LOT(S): 428

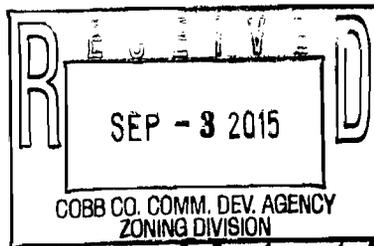
PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-94
PC Hearing: Nov. 3, 2015
BOC Hearing: Nov. 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: _____
 - 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): Professional Office.
 - b) Proposed building architecture: As-built architecture with some interior rehabbing and retrofitting.
 - c) Proposed hours/days of operation: 8:00 a.m. - 6 p.m., Monday - Friday and 8:00 a.m. - Noon on Saturday, closed on Sunday.
 - d) List all requested variances: None, unless shown on site plan.
- _____
- _____
- _____

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

The subject property is situated at a signalized intersection across Villa Rica Road from the approved West Cobb Sports Complex. Also, the property is one parcel east of Mayes-Ward Dobbins Funeral Home which is also zoned 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). 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.

APPLICANT: RaceTrac Petroleum, Inc.

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

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: D I and G, LLC; The Estate of D. T. Hillhouse

Ina Faye Hillhouse Towe, Executrix

PROPERTY LOCATION: Northeast intersection of Canton Road and

Shallowford Road and south side of Pine Mill Drive

(4400 Canton Road and 1000 Pine Mill Drive)

ACCESS TO PROPERTY: Shallowford Road and Pine Mill Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-95

HEARING DATE (PC): 11-03-15

HEARING DATE (BOC): 11-17-15

PRESENT ZONING: NRC, LI

PROPOSED ZONING: NRC

PROPOSED USE: Convenience Market with

Fuel Sales

SIZE OF TRACT: 2.648 acres

DISTRICT: 16

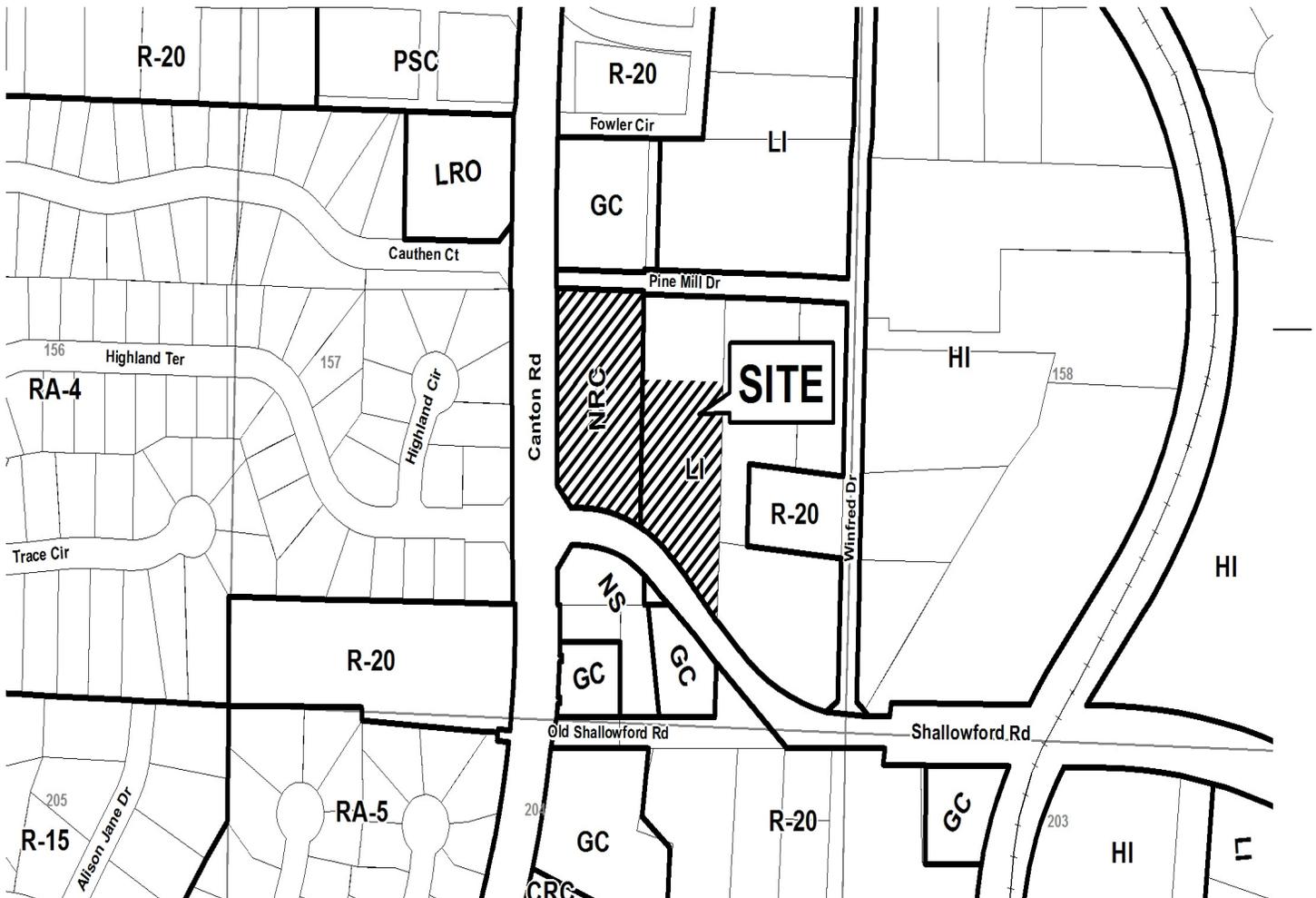
LAND LOT(S): 157

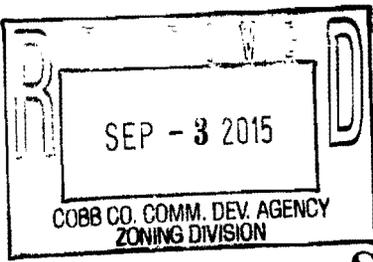
PARCEL(S): 16 & 17

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application No. z-95
PC: 11-3-15
BOC: 11-17-15

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): Convenience Market with Fuel Sales
 - b) Proposed building architecture: Brick Commercial Building
 - c) Proposed hours/days of operation: 24 hours a day/ seven days a week
 - d) List all requested variances: None identified at this time
- _____

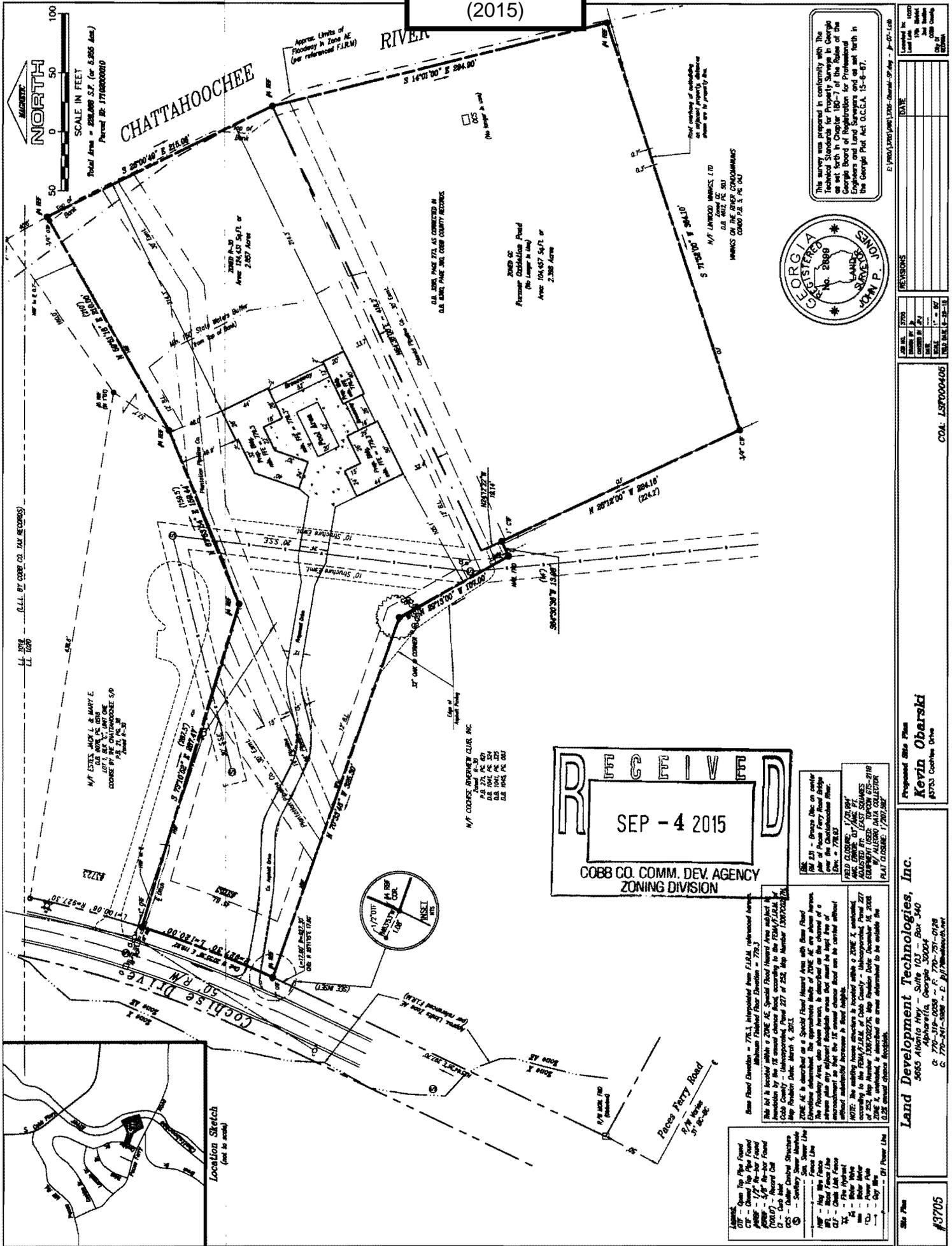
.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

.....
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 know 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.

Z-96
(2015)



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 Geographers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 47-9-67.



DATE	
REVISIONS	
NO.	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

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

185 231 - Gravel Pit on center line of Paces Ferry Road Bridge over the Chattahoochee River.
185 232 - Gravel Pit on center line of Paces Ferry Road Bridge over the Chattahoochee River.
185 233 - Gravel Pit on center line of Paces Ferry Road Bridge over the Chattahoochee River.
185 234 - Gravel Pit on center line of Paces Ferry Road Bridge over the Chattahoochee River.
185 235 - Gravel Pit on center line of Paces Ferry Road Bridge over the Chattahoochee River.
185 236 - Gravel Pit on center line of Paces Ferry Road Bridge over the Chattahoochee River.
185 237 - Gravel Pit on center line of Paces Ferry Road Bridge over the Chattahoochee River.
185 238 - Gravel Pit on center line of Paces Ferry Road Bridge over the Chattahoochee River.
185 239 - Gravel Pit on center line of Paces Ferry Road Bridge over the Chattahoochee River.
185 240 - Gravel Pit on center line of Paces Ferry Road Bridge over the Chattahoochee River.

Prepared Site Plan
Kevin Obarski
85753 Coaches Drive

Land Development Technologies, Inc.
3665 Atlanta Hwy - Suite 103 - Box 340
Alpharetta, Georgia 30004-0340
P. 770-941-3888 - F. 770-941-3888

Site Plan
#3705

APPLICANT: Kevin Obarski

PHONE#: (404) 313-0319 **EMAIL:** obarskik@yahoo.com

REPRESENTATIVE: Andrew Kelly

PHONE#: (770) 560-4103 **EMAIL:** andrew@1023 consruction.com

TITLEHOLDER: Kevin Obarski

PROPERTY LOCATION: East side of Cochise Drive, north of

Paces Ferry Road

(3753 Cochise Drive)

ACCESS TO PROPERTY: Cochise Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-96

HEARING DATE (PC): 11-03-15

HEARING DATE (BOC): 11-17-15

PRESENT ZONING: R-30, GC

PROPOSED ZONING: R-30

PROPOSED USE: Single-family house

SIZE OF TRACT: 5.255 acres

DISTRICT: 17

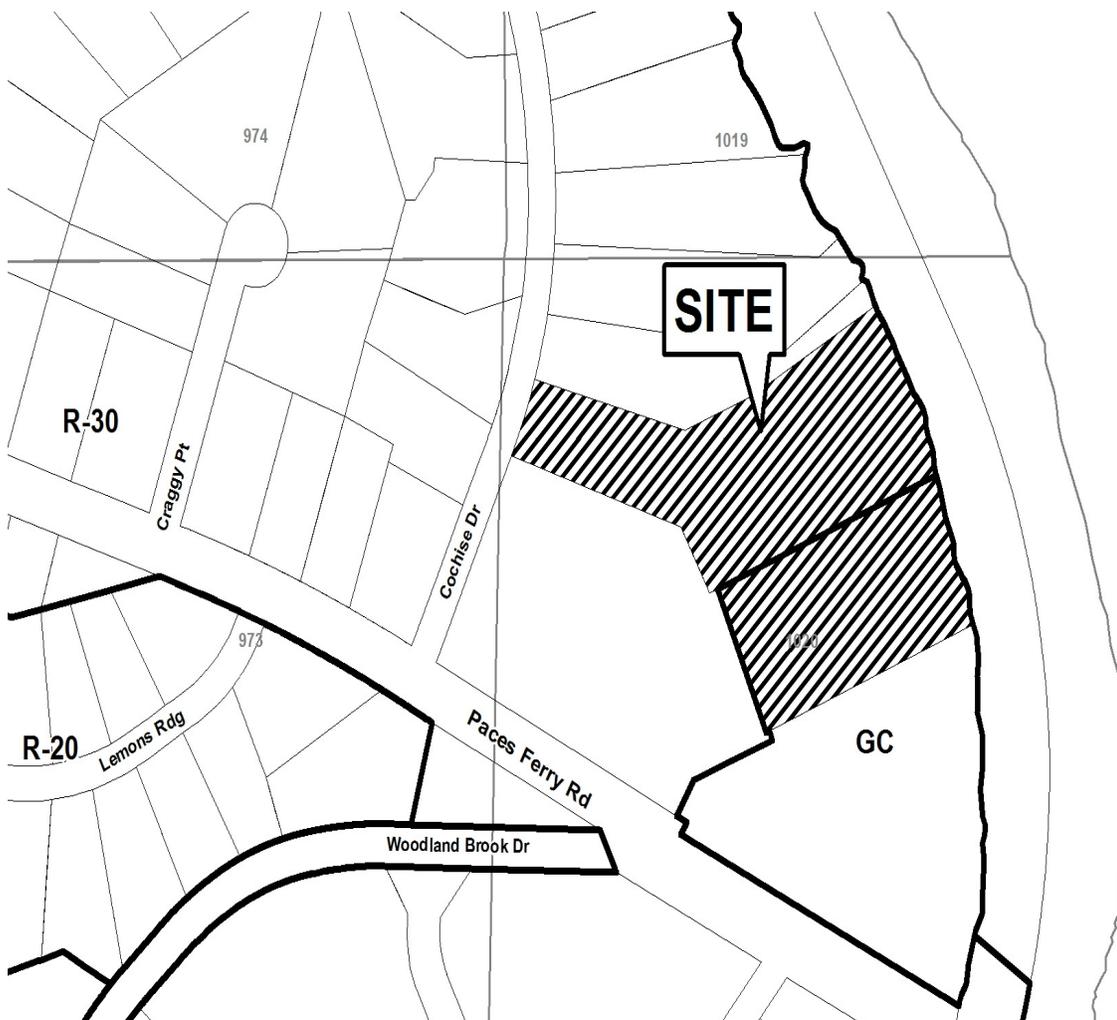
LAND LOT(S): 1019,1020

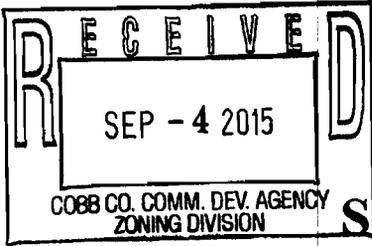
PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-96

Nov. 2015

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 5000, 3000, 1000
- b) Proposed building architecture: FRENCH PROVINCIAL
- c) Proposed selling prices(s): 5 MM
- d) List all requested variances: SEPARATE LIVING STRUCTURES

.....
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)

PROPERTY OWNED BY FAMILY WHOSE WIFE HAS RECENTLY PASSED.
THE DESIRED LAND USE WOULD BE TO HAVE A MAIN HOUSE
N/ 2 SECONDARY STRUCTURES FOR USE OF FAMILY TO ASSIST
IN RAISING THE CHILDREN.

.....
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

LUP-34
(2015)

DB 14983 PG 6381

07° 54' W
(138.96')

10° S 77° 05' 30" W
(139.10')

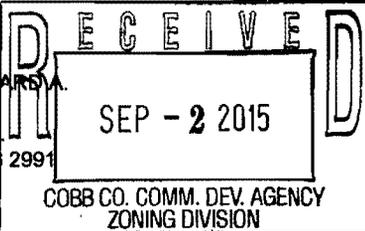
-N/F-
GLENNY, JEFFERSON L.
&
KAREN W.
DB 14797 PG 6249

L=105.52'
R=129.99'
 $\Delta=46^{\circ}30'33''$
CH=102.64'
CB=N6° 38' 31"E
(CH=102.68')
(CB=N7° 28' 00"E)

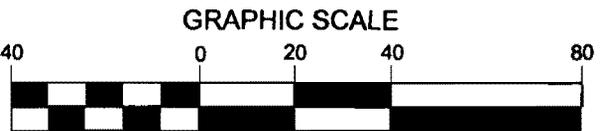
HIGH ROCK TERRACE
-50' R/W-



-N/F-
GRANT, RICHARD A.
&
TINA M.
DB 13940 PG 2991



I CERTIFY THAT 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.



1 inch = 40 ft.

FENCE OVER PROPERTY LINE

-N/F-
TELLA, ESTHER O.
DB 14777 PG 6001

LEGEND

- AC - ACRE
- ASPH - ASPHALT
- B/L - BUILDING LINE
- CONC - CONCRETE
- DE - DRAINAGE EASEMENT
- FC - FENCE
- N/F - NOW OR FORMALLY
- LWB - LOCAL WATER BUFFER
- PB/PG - PLAT BOOK PAGE
- R/W - 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

MEASUREMENT NOTE

DIMENSIONS ENCLOSED BY "()" ARE PER SUBDIVISION PLAT RECORDED IN PB 128 PG 29. ALL OTHER DIMENSIONS ARE ACTUAL BASED ON FIELD MEASUREMENTS.

EXAMPLE:

(135.26') - RECORD DIMENSION

PREPARED FOR
ATKINSON, TAMMY

PROPERTY DESCRIPTION
LOT 173, HIGHLAND POINTE SUBDIVISION, UNIT-1
AS RECORDED IN PLAT BOOK 128, PAGE 29
CLERK OF SUPERIOR COURT OFFICE, COBB COUNTY, GEORGIA
LAND LOT 116 16th DISTRICT, 2ND SECTION

AREA:
0.38 ACRES OR 16,578 FT²

REFERENCE INFORMATION:
PB 128 PG 29

SURVEY TYPE: BOUNDARY SURVEY

DATE OF FIELD SURVEY: 08/26/2015

MAP ISSUE DATE: 08/27/2015

JOB No. 15054.0

- NOTES:**
1. ANGLES AND DISTANCES MEASURED WITH TOPCON GTS233W TOTAL STATION & SPECTRA PRECISION EPOCH 50 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 10,356 FEET, AND AN ANGULAR ERROR OF 14" 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 98,081 FEET.
 4. DIMENSION SHOWN PER PLAT. MONUMENTS NOT RECOVERED UNLESS OTHERWISE SHOWN HEREON.
 5. LOT ADDRESS: NO. 4523
 6. USER OF THIS MAP IS HEREBY NOTIFIED TO CONSULT THE RECORD PLAT FOR ADDITIONAL LOT RESTRICTIONS.
 7. BEARINGS ROTATED TO REFERENCED PLAT HOLDING THE REAR PROPERTY LINE AS A BASE OF BEARINGS. COMPARISON BEARINGS AND DISTANCES SHOWN FOR REFERENCE.



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

APPLICANT: Tammy Atkinson

PHONE#: (404) 924-5455 **EMAIL:** trdaje03@gmail.com

REPRESENTATIVE: Tammy Hung Atkinson

PHONE#: (404) 924-5455 **EMAIL:** trdaje03@gmail.com

TITLEHOLDER: Tammy Strymecki

PROPERTY LOCATION: East side of High Rock Terrace, north of North Slope Circle

(4532 High Rock Terrace)

ACCESS TO PROPERTY: High Rock Terrace

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-34

HEARING DATE (PC): 11-03-15

HEARING DATE (BOC): 11-17-15

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow more Unrelated Adults and Vehicles than Code Permits

SIZE OF TRACT: 0.38 acres

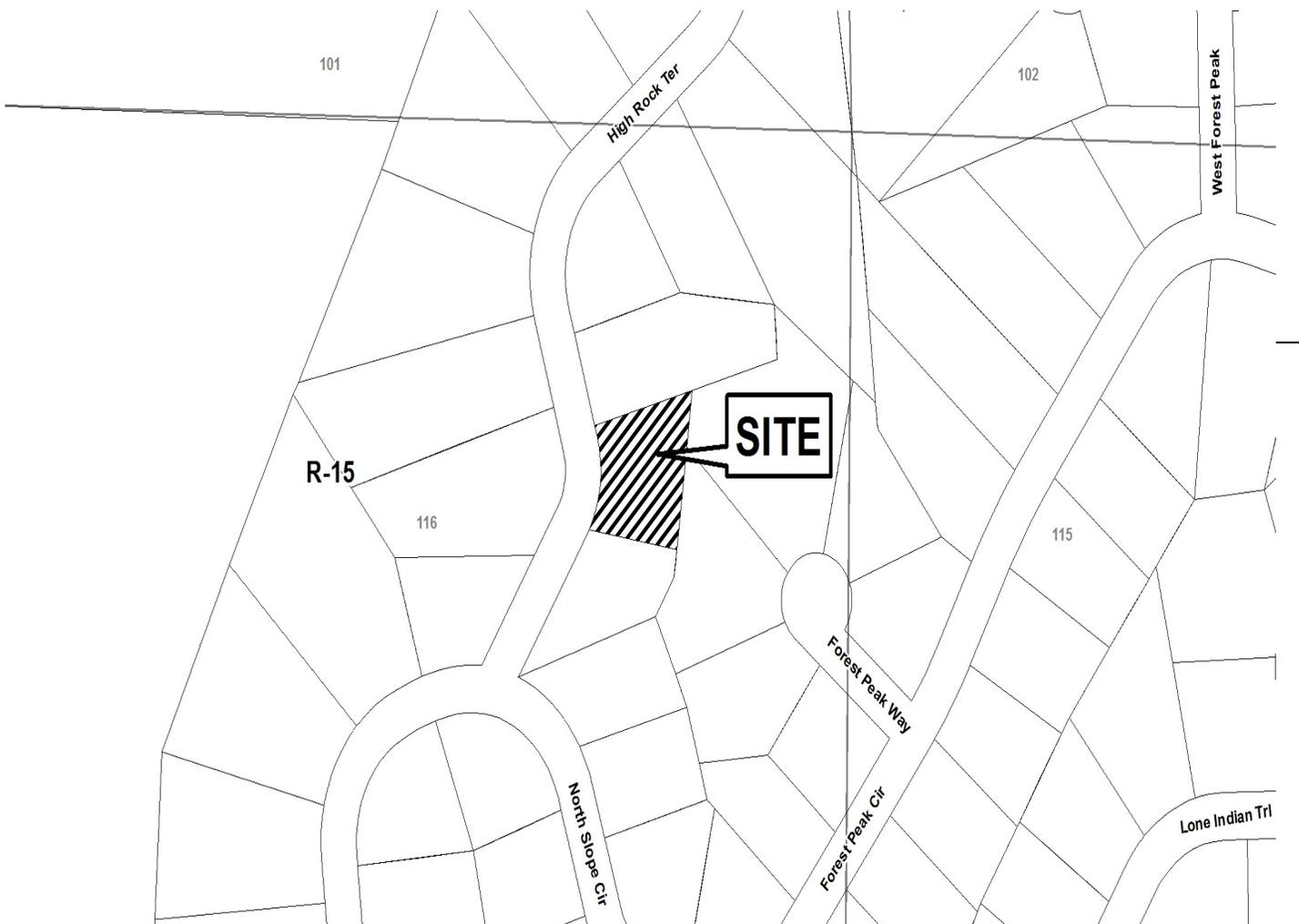
DISTRICT: 16

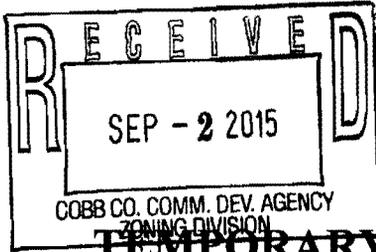
LAND LOT(S): 116

PARCEL(S): 19

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application #: LUP-34
PC Hearing Date: 11-3-15
BOC Hearing Date: 11-17-15

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

- Number of unrelated adults in the house? 3
- Number of related adults in the house? 3
- Number of vehicles at the house? 6
- Where do the residents park?
Driveway: ; Street: _____ ; Garage:
- Does the property owner live in the house? Yes ; No _____
- Any outdoor storage? No ; Yes _____ (If yes, please state what is kept outside): _____
- Length of time requested (24 months maximum): ✓
- 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).
- Any additional information? (Please attach additional information if needed):

Applicant signature: Tammy R Date: _____

Applicant name (printed): TAMMY HUNG ATILINSON

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-15

Size of house per Cobb County Tax Assessor records: 4,587 sq ft

Number of related adults proposed: 3 Number permitted by code: 11

Number of unrelated adults proposed: 3 Number permitted by code: 1

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

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

APPLICANT: SouthernLINC Wireless

PHONE#: (770) 995-2714 **EMAIL:** mandy@vci-atl.com

REPRESENTATIVE: H. Buddy Robinson, Jr.

PHONE#: (770) 995-2714 **EMAIL:** brobinson@vci-atl.com

TITLEHOLDER: Wildwood Baptist Church, Inc.

PETITION NO: SLUP-9

HEARING DATE (PC): 11-03-14

HEARING DATE (BOC): 11-17-14

PRESENT ZONING: R-20

PROPOSED ZONING: Special Land
Use Permit

PROPOSED USE: Telecommunications Facility

PROPERTY LOCATION: West side of Wade Green Road, south
of Clearview Drive
(4801 Wade Green Road)

ACCESS TO PROPERTY: Wade Green Road

SIZE OF TRACT: 34.6 acres

DISTRICT: 20

PHYSICAL CHARACTERISTICS TO SITE: _____

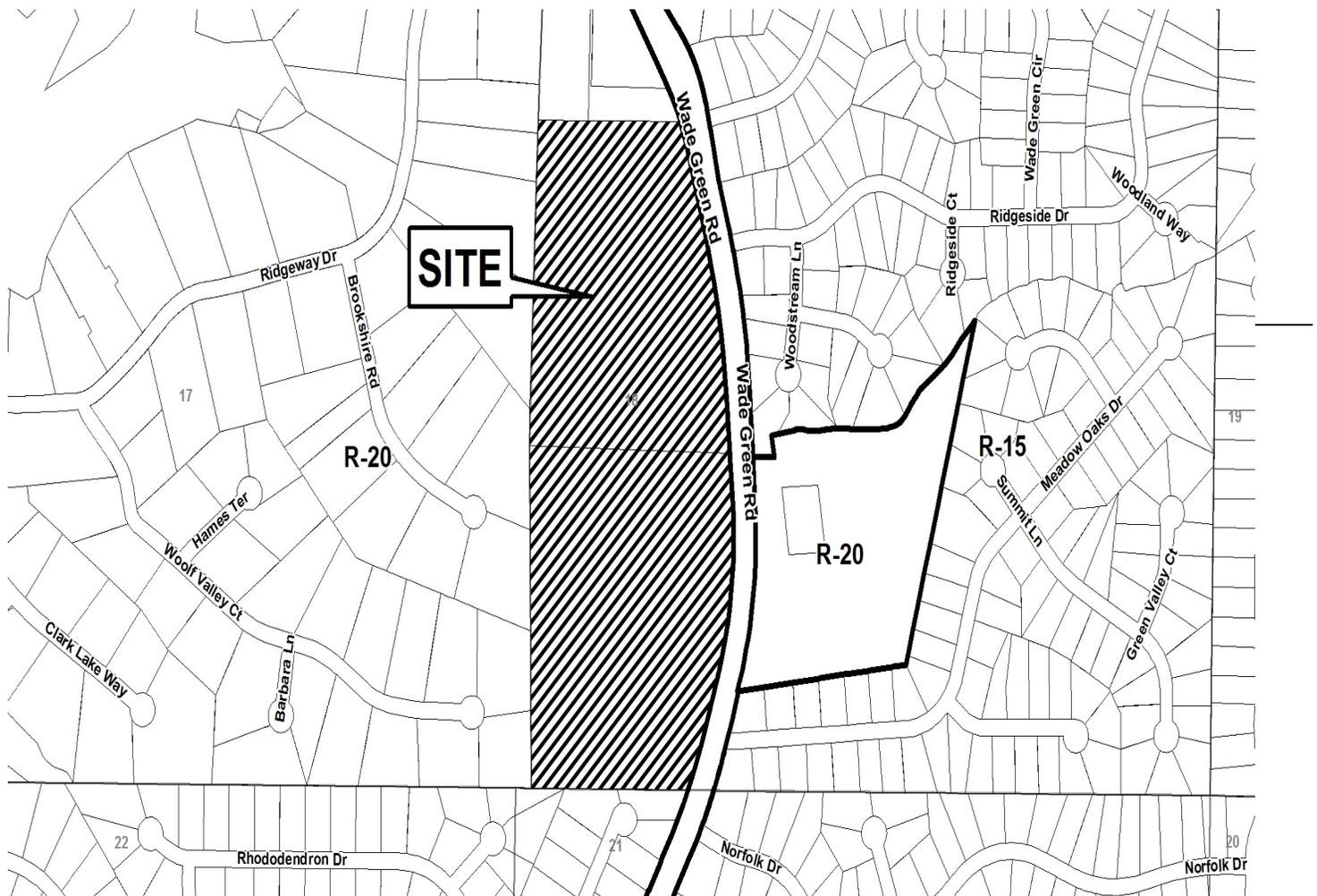
LAND LOT(S): 18

PARCEL(S): 73

TAXES: PAID X **DUE** _____

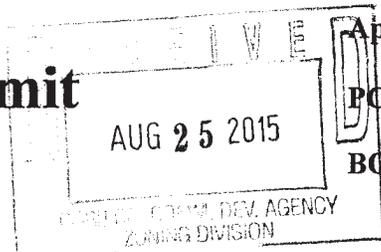
COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



**Application for
Special Land Use Permit
Cobb County, Georgia**

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



Application No. SLUP-9
PC Hearing Date: 11-3-15
BOC Hearing Date: 11-17-15

Applicant SouthernINC Wireless Phone # 770-995-2714
(applicant's name printed)

Address 5555 Glencidge Connector Suite 500 E-mail mandy@vci-atl.com
Atlanta, GA 30342 brobinson@vci-atl.com

H. Buddy Robinson, JR. Address 1790 Atkinson Road Suite D-100
(representative's name, printed) Lawrenceville, GA 30043

[Signature] Phone # 770-995-2714 E-mail mandy@vci-atl.com
(representative's signature) brobinson@vci-atl.com

Signed, sealed and delivered in presence of:

Mandy Von Hoven
Notary Public

Mandy Von Hoven
NOTARY PUBLIC
My commission expires DeKalb County, GEORGIA
My Comm. Expires 03/11/2019

Titleholder Ric L. Cudde Phone # 770-428-2100 E-mail rcudde@wildwoodbaptist.org
(titleholder's name, printed)

Signature [Signature] Address 4801 Wade Green Road
(attach additional signature, if needed) Kennesaw, GA 30144

Signed, sealed and delivered in presence of:

Mandy Von Hoven
Notary Public

Mandy Von Hoven
NOTARY PUBLIC
My commission expires: DeKalb County, GEORGIA
My Comm. Expires 03/11/2019

Present Zoning B-20 (Church property) Size of Tract 16.1 and 18.5 Acre(s)

For the Purpose of Telecommunications Facility

Location 4801 Wade Green Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 18 District(s) 20th

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

[Signature]
(applicant's signature)

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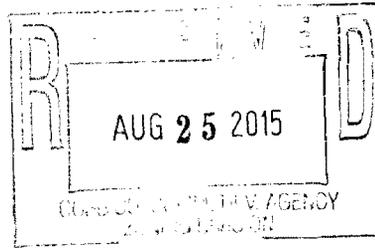
[Signature]
(applicant's signature)

SOUTHERNLINC WIRELESS, INC

SLUP-9 (2015)
Applicant's
Proposal Letter

August 04, 2015

Cobb County Zoning Division
1150 Powder Springs Street, Suite 400
Marietta, Georgia 30064



Re: Request for Special Land Use Permit for 190' Monopole Facility at 4801 Wade Green Road, Kennesaw, GA 30045
Cobb County Tax Parcel Number: 2000180030 and 20001800730

Dear Cobb County Zoning:

This Letter of Intent is submitted in connection with and as support for a 190' Monopole Facility at 4801 Wade Green Road, Kennesaw, Georgia. SouthernLINC Wireless, Inc. proposes to construct a 190' monopole site to provide wireless telecommunication service for one anchor tenant being SouthernLINC Wireless and to include three future tenants.

Description of Proposed Monopole Facility

The subject property consists of (1) 16.1 and (1) 18.5 acre tract zoned R-20. SouthernLINC Wireless, Inc. proposes to construct a 190' monopole and wireless telecommunications facility for SouthernLINC Wireless and 3 future carriers.

The purpose of the proposed monopole facility is to provide requisite wireless telecommunications service to this area. The existing network is not capable of providing the level of coverage needed for this section and surrounding area in this portion of Cobb County. This site is designed to provide coverage along Wade Green Road and surrounding areas. In addition to meeting coverage needs for SouthernLINC Wireless, the proposed monopole facility will have added benefit of accommodating three other carriers who could co-locate their antennas on the proposed monopole.

The proposed facility will be sited on the property designed to minimize its impact on any other properties. The existing trees along with the landscape plan will provide a buffer to screen the view of the facility from adjacent roads and properties. The proposed facility has been designed to be aesthetically attractive and compatible with the surroundings area as possible. The proposed monopole will be constructed of neutral gray galvanized steel and 190 feet in height with an additional five foot lightning rod.

Once constructed, the proposed facility will be unmanned and will not require water or sewer service. This unmanned site is designed such that it requires minimal visits by a field engineer of the tenants to

maintain the facility approximately one visit a month per tenant. Therefore, the proposed site will not have any substantial negative effect to the traffic, noise or safety of the surrounding area. The site will be secured with a 6 foot high chain link fence plus three strands of barbed wire at the top to serve as an anti-climbing device. Access to the Facility is achieved through an existing 30-foot wide access and utility easement, as depicted on the submitted site plan.

There are no existing towers or other tall structures located within a mile or near the anchor tenants needed service area on which to locate its antennas. Therefore, collocation on an existing tower is not possible and a new tower site is required to meet the communication needs of SouthernLINC Wireless for this area.

Compliance with the Zoning Ordinance

SouthernLINC Wireless, Inc.'s proposed monopole facility will comply with all of the standards of the Cobb County Ordinance. Pursuant to this Ordinance, SouthernLINC Wireless, Inc. requests approval of the necessary Special Land Use Permit to construct this facility on the subject property.

1. **The Height and Setbacks:**
SouthernLINC Wireless, Inc. has designed the facility at a height which is no greater than necessary to reasonably accommodate the needs of SouthernLINC Wireless. The facility and related equipment have been designed to minimize the visual impact on the Property and the surrounding community. The height of the proposed tower is 190 feet meeting setback requirements of distance equal to the height of the tower plus ten percent on all sides.
2. **Proximity to Residential Structures:**
The nearest existing off-site single family residence to the proposed tower is approximately 338.9 feet, as shown on site plans.
3. **The nature of surrounding land uses:**
The use of the land adjacent to and near the subject property is residential. This proposed location is well screened by an existing detention pond from the closest residential structure.
4. **The surrounding topography:**
The topography at the site is shown on the submitted site plan.
5. **The surrounding tree coverage:**
The proposed facility is surrounded by a detention pond. The Landscape Plan will be followed as shown on Page L-1 of the site plan. Construction of the facility will be done in a manner to minimize land disturbance and preserve the existing vegetation outside of the compound area.
6. **The design of the tower or antennas, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness:**
The facility proposed on the subject property is a 190 foot monopole structure (195 feet overall height) which will be finished in a neutral galvanized gray color to minimize the visual impact. This facility will not contain any artificial lighting and will not emit any noises or odors that would create a nuisance to residents within the area.
7. **The Proposed ingress and egress:**
The access to the site will be provided via the existing drive access to the church on the property. A short gravel driveway will extend to the site. This gravel access will be

specifically for the purposes to the site and will not be used frequently. Maintenance personnel will visit the site on a monthly basis to conduct standard maintenance service of the facility.

8. The availability of suitable existing towers or other structures for antenna co-location: SouthernLINC Wireless as the anchor tenant of the proposed facility hereby confirms to Cobb County that there are no existing towers or other tall structures located within the required geographic area to meet coverage requirements, and consequently the applicant requires the proposed facility to satisfy these coverage needs.
9. The impact of the proposed tower upon scenic views and the visual quality of the surrounding area:
SouthernLINC Wireless, Inc.'s proposed facility will not impact any scenic views and will not detrimentally impact the visual quality of the surroundings.
10. The evidence submitted regarding the need for the tower in the area, including but not limited to propagation maps and other similar materials:
Submitted with this application as Exhibit "A" are propagation letter and maps for SouthernLINC Wireless which show the existing signal propagation of the active antenna sites surrounding the target coverage area, along with a map that show a prediction of the proposed coverage by the proposed facility.
11. The portion of the tower that will be visible from adjacent and nearby residential properties:
Photo simulations, submitted as Exhibit "B", showing the proposed facility showing before and after with the proposed tower being photo simulated.
12. The number of required trips to the tower site on a monthly basis:
Once constructed, the facility will be unmanned. This unmanned site is designed such that it requires minimal visits by a field engineer of the tenants to maintain the facility approximately one visit a month per tenant are anticipated.
13. The tower's effect on property values of adjacent and nearby residential properties:
SouthernLINC Wireless, Inc. proposed tower will not have a negative effect on property values. The residents will value the positive impact it makes on their wireless coverage.
14. The ratio of the height of the proposed tower to the height of the tallest adjacent and nearby residential structure:
The proposed facility will be 195 foot to the top of the highest point of the facility. The highest nearby residence is approximately 35 feet tall.
15. Safety concerns associated with the proposed tower and antenna:
The proposed facility will exceed all State and Federal requirements as it pertains to safety structural integrity.
16. The tower's effect upon potential purchasers of adjacent and nearby residentially-zoned property:
The proposed facility will not effect potential purchasers of nearby property.
17. The coverage or lack of coverage experienced by cell users in the area of the proposed tower:
As shown in Exhibit "A" the proposed coverage area will meet the needs of lack of coverage currently experienced for SouthernLINC Wireless. The facility will be constructed in accordance with all applicable FAA and FCC standards. SouthernLINC Wireless, Inc. hereby submits this Application, Site Plan, and all related materials in order to maintain a Special Land Use Permit that will allow the construction and operation of the facility on the subject

property. SouthernLINC Wireless, Inc. believes the application fully complies with the general goals of Cobb County Government and the specific requirements of the Ordinance, and the Applicants hereby respectfully request that the Board of Commissioners approve the Application as submitted.

SouthernLINC Wireless, Inc. is happy to answer any questions or provide any additional information that Cobb County may have with regard to this Application. Please feel free to contact Buddy Robinson at 770-580-9739 and/or Mandy Von Hoven at 770-876-4308.

Sincerely,

A handwritten signature in black ink that reads "H. Buddy Robinson, Jr." with a stylized flourish at the end.

H. Buddy Robinson, Jr. SRWA
President

Value Concepts, Inc. for SouthernLINC Wireless

APPLICANT: ALM Kennesaw, LLC

PETITION NO: SLUP-10

PHONE# (678)213-5200 **EMAIL:**ccapitillo@mariettaluxurymotors.com

HEARING DATE (PC): 11-03-14

REPRESENTATIVE: Garvis L. Sams, Jr.

HEARING DATE (BOC): 11-17-14

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

PRESENT ZONING: GC

TITLEHOLDER: Tidwell Barrett Lakes, LLC

PROPOSED ZONING: Special Land

PROPERTY LOCATION: West side of Barrett Lakes Boulevard

Use Permit

south of Cobb Place Boulevard

PROPOSED USE: Previously Owned Car Sales

(2255 Barrett Lakes Boulevard)

ACCESS TO PROPERTY: Barrett Lakes Boulevard

SIZE OF TRACT: 3.965 acres

DISTRICT: 20

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 172

PARCEL(S): 27

TAXES: PAID X **DUE** _____

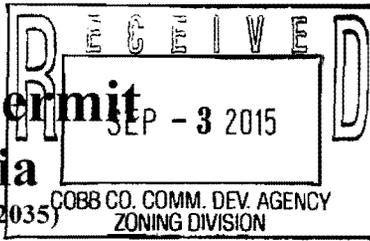
COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT



Application for Special Land Use Permit Cobb County, Georgia

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



Application No. SLUP-10

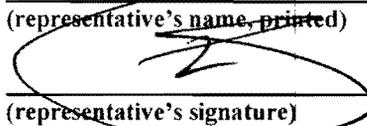
PC Hearing Date: Nov. 3, 2015

BOC Hearing Date: Nov. 17, 2015

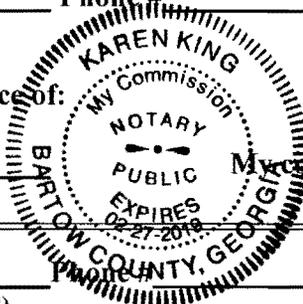
Applicant ALM Kennesaw, LLC Phone # 678-213-5200
(applicant's name printed)

Address 1071 Cobb Pkwy. South, Marietta, GA 30060 E-mail ccapitillo@mariettaluxurymotors.com
SAMS, LARKIN, HUFF & BALLI, LLP

by: Garvis L. Sams, Jr. Address 376 Powder Springs Street, Suite 100, Marietta, GA 30064
(representative's name, printed)


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

Signed, sealed and delivered in presence of: Karen J. King My commission expires: 2-27-19
Notary Public



Titleholder See Attached E-mail _____
(titleholder's name, printed)

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

Signed, sealed and delivered in presence of: _____ My commission expires: _____
Notary Public

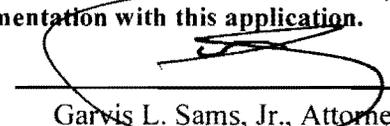
Present Zoning GC Size of Tract 3.965 Acre(s)

For the Purpose of Previously owned car sales

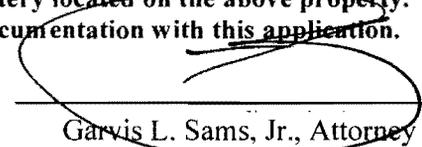
Location East side of Barrett Lakes Blvd, south of Cobb Place Blvd. (2255 Barrett Lakes Blvd.)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 172 District(s) 20th, 2nd Section

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.


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.


Garvis L. Sams, Jr., Attorney for Applicant

ATTACHMENT TO REZONING APPLICATION

Application No.: SLUP-10
PC Hearing Date: Nov. 3, 2015
BOC Date: Nov. 17, 2015

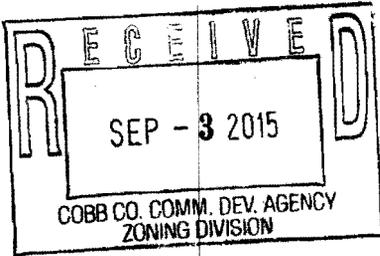
Applicant: ALM KENNESAW

Titleholder: JAMES J. TIDWELL

Tax ID #: 20017200270

PROPERTY OWNER'S CERTIFICATION

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



James J. Tidwell 8/31/15
Signature of Owner Date

Address: 80 Cameron Glen Dr.
Atlanta, GA 30328

Telephone No.: (770) 952-6476

A. Faye Negron 8/31/15
Signature of Notary Public Date

(Notary Seal)



**CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE
SPECIAL LAND USE PERMIT APPLICATION**

1.

My name is Khushwant Bhatia. I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the company, ALM KENNESAW, LLC, a Domestic Limited Liability Company authorized to transact business in the State of Georgia (the "Applicant Company"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Special Land Use Permit Application regarding certain real property owned by the Titleholder located in Cobb County, Georgia.

2.

In accordance with the requirements for completing a Cobb County Special Land Use Permit Application, I hereby attest on behalf of the Applicant that I have reviewed the Special Land Use Permit Application and related documents which are being filed simultaneously therewith on behalf of the Applicant Company (collectively, the "Special Land Use Permit Application") to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Special Land Use Permit Application is in fact the seal of the Applicant Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant Company who executed the Special Land Use Permit Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Special Land Use Permit Application on behalf of the Applicant Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Special Land Use Permit Application and the filing of the Special Land Use Permit Application on behalf of the Applicant Company by the officer or other representative of the Applicant Company has been duly authorized by the Applicant Company.

ALM KENNESAW, LLC

By:  (CORPORATE SEAL)
Khushwant Bhatia

