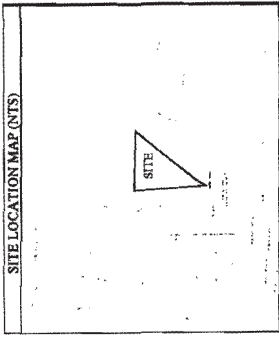
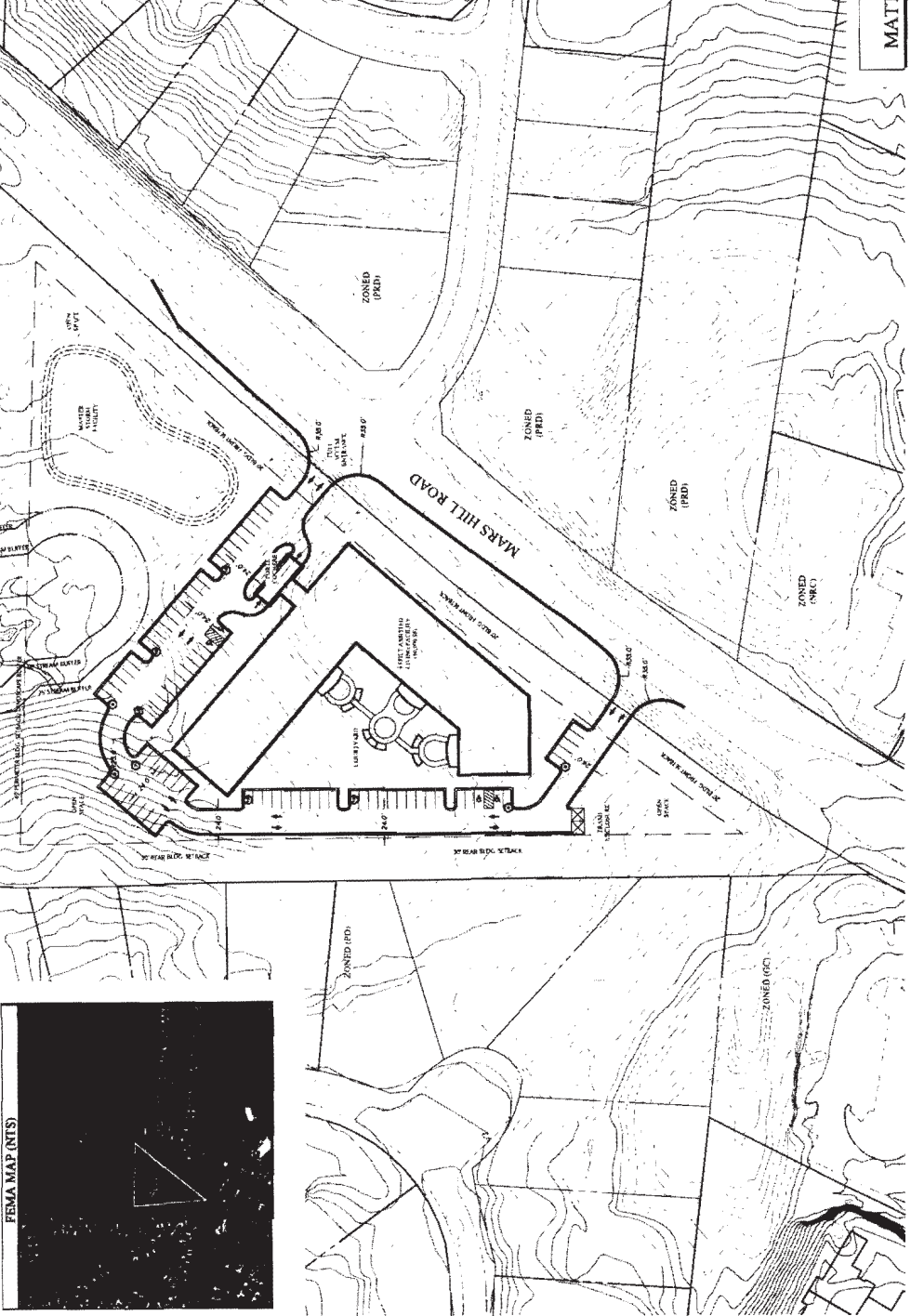


Z-102  
(2015)

CONTINUED BY  
STAFF

PLANNERS AND ENGINEERS COLLABORATIVE  
WE PROVIDE SOLUTIONS  
SITE PLANNING LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND SURVEYING  
RESEARCH COURT • NORCROSS, GEORGIA 30093 • (770) 451-2741 • FAX (770) 451-2915 • WWW.PEACVL.COM

<b>SITE DATA</b>	
TOTAL SITE AREA	6.22 ACRES
ZONING	RES-30 (SBC)
EXISTING ZONING	RES-30 (SBC)
PERMITS REQUIRED	RE-ZONING, ZONING VARIATION
DEVELOPMENT TYPE	RESIDENTIAL
TOTAL BUILDING AREA	80,000 SF
TOTAL PAVED AREA	15,000 SF
TOTAL SITE IMPROVEMENTS	15,000 SF
<b>BUILDING SETBACKS</b>	
FRONT SETBACK	30 FEET
REAR SETBACK	30 FEET
SIDE SETBACK	15 FEET
MINIMUM SETBACK	15 FEET
<b>PARKING CALCULATIONS</b>	
TOTAL SPACES REQUIRED	112 SPACES
TOTAL SPACES PROVIDED	112 SPACES
TOTAL SPA. BE PROVIDED	0 SPACES



PROJECT TITLE: MASTER REZONING SITE PLAN

SCALE: 1" = 50'

DATE: OCTOBER 1, 2015

PROJECT: 1501-140

THIS SEAL IS VOID UNLESS IT IS ACCOMPANIED BY THE SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT.

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

24 HOUR CONTACT  
MATT GRIFFIN @ 770-876-1686

Z1 SHEET

COBB CO. COMMUNITY DEVELOPMENT DEPARTMENT  
ZONING DIVISION  
OCT - 1 2015

**APPLICANT:** Griffin Real Estate Management

**PETITION NO:** Z-102

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

**HEARING DATE (PC):** 12-01-15

**REPRESENTATIVE:** James A. Balli, Esq.

**HEARING DATE (BOC):** 12-15-15

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

**PRESENT ZONING** R-30

**TITLEHOLDER:** Kenneth F. Kline & Arlene L. Kline

**PROPOSED ZONING:** RSL

**PROPERTY LOCATION:** Northwest side of Mars Hill Road,  
northeast of Brookstone Drive  
(1979 Mars Hill Road)

**PROPOSED USE:** Residential Senior Living  
(Supportive)

**ACCESS TO PROPERTY:** Mars Hill Road

**SIZE OF TRACT:** 6.2 acres

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family house  
on wooded lot

**DISTRICT:** 20

**LAND LOT(S):** 195

**PARCEL(S):** 9

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

**COMMISSION DISTRICT:** 1

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-20/OSC - Proposed West Oaks Subdivision

**\*\*\*CONTINUED BY STAFF\*\*\***

**SOUTH:** NRC/Waffle House, Auto Service Center

**EAST:** PRD/Parkwood at Brookstone Subdivision

**WEST:** PD/Brookstone PD1 Subdivision; GC/McDonald's

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:**

