

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: February 2, 2016

Board of Commissioners Hearing Date: February 16, 2016

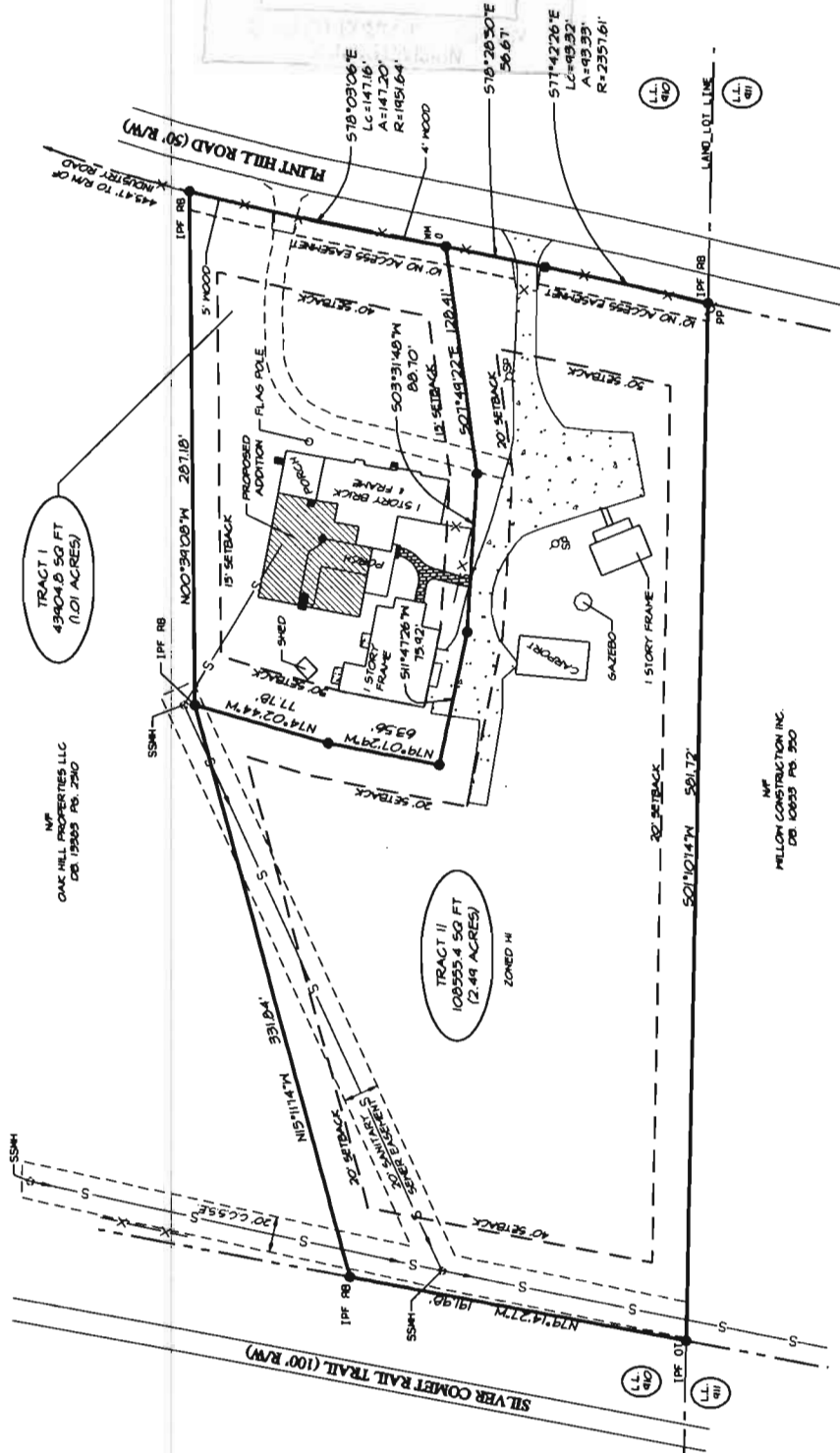
Date Distributed/Mailed Out: December 16, 2015

Staff comments due by January 1, 2016



Cobb County...Expect the Best!

Z-1
(2016)



REZONING PLAT
FOR
CLAREHOUSE LIVING INC.
LOCATED IN LAND LOT 910
19th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
DATE OF SURVEY: MAY 18, 2011
DATE OF DRAWING: OCTOBER 2, 2015
SCALE: 1" = 50'

REVISION 1: REVISED ZONING NOTE.
DATED: OCTOBER 14, 2015

THE PURPOSE OF THIS PLAT IS TO HAVE TRACT I REZONED
AS NEIGHBORHOOD RETAIL COMMERCIAL (NRC).

CERTIFICATE OF AUTHORIZATION NUMBER LSF 000196



ACCORDING TO AN EXAMINATION OF THE OFFICIAL
F.T.R.M. FLOOD MAP # 13067 CO182H, A PORTION OF
THIS PROPERTY LIES WITHIN ZONE X.
EQUIPMENT USED: SOKKIA SET 48 II
THE FIELD DATA UPON WHICH THIS PLAT IS BASED
HAS A CLOSURE PRECISION OF ONE FOOT IN 36,084 FEET.
AND AN ANGULAR ERROR OF 3" PER ANGLE POINT.
AND WAS ADJUSTED USING: NO ADJUSTMENT
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN
138,433 FEET.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS
PLAT, THIS SURVEY DOES NOT REFLECT ANY
OF THE SURVEYOR'S PREVIOUS WORK OR ANY
SUBJECT REAL ESTATE. EASEMENTS, OTHER THAN POS-
SIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF
MAKING OF THIS SURVEY, BUILDING SETBACK LINES,
RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS,
ZONING OR OTHER LAND USE REGULATIONS, AND ANY
OTHER FACTS THAT MAY AFFECT THE ACCURACY AND
SEARCH MAY DISCLOSE.



LEGEND
IPF - IRON PIN FOUND
IPB - IRON PIN SET
RB - REBAR
OT - OPEN TOP
NF - NAIL FOUND
SR - SOLID ROD
CB - CATCH BASIN
WM - WATER METER
MH - MANHOLE
PP - POWER POLE
SP - SERVICE POLE

**H. B. & P.
SURVEYING, INC.**
850 KENNESAW AVE. C-8
MARIETTA, GA. 30060
PHONE (770) 425-0141
FAX (770) 425-8579
JOB # 15-087

APPLICANT: Clarehouse Living, Inc.

PHONE#: (404) 401-0919 **EMAIL:** rhemapch@yahoo.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Clarehouse Living, Inc.

PROPERTY LOCATION: South side of Flint Hill Road, east of

Industry Road

(3948 Flint Hill Road).

ACCESS TO PROPERTY: Flint Hill Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-1

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING HI

PROPOSED ZONING: NRC

PROPOSED USE: Personal Care Facility

with Assisted Living Component

SIZE OF TRACT: 1.01 acres

DISTRICT: 19

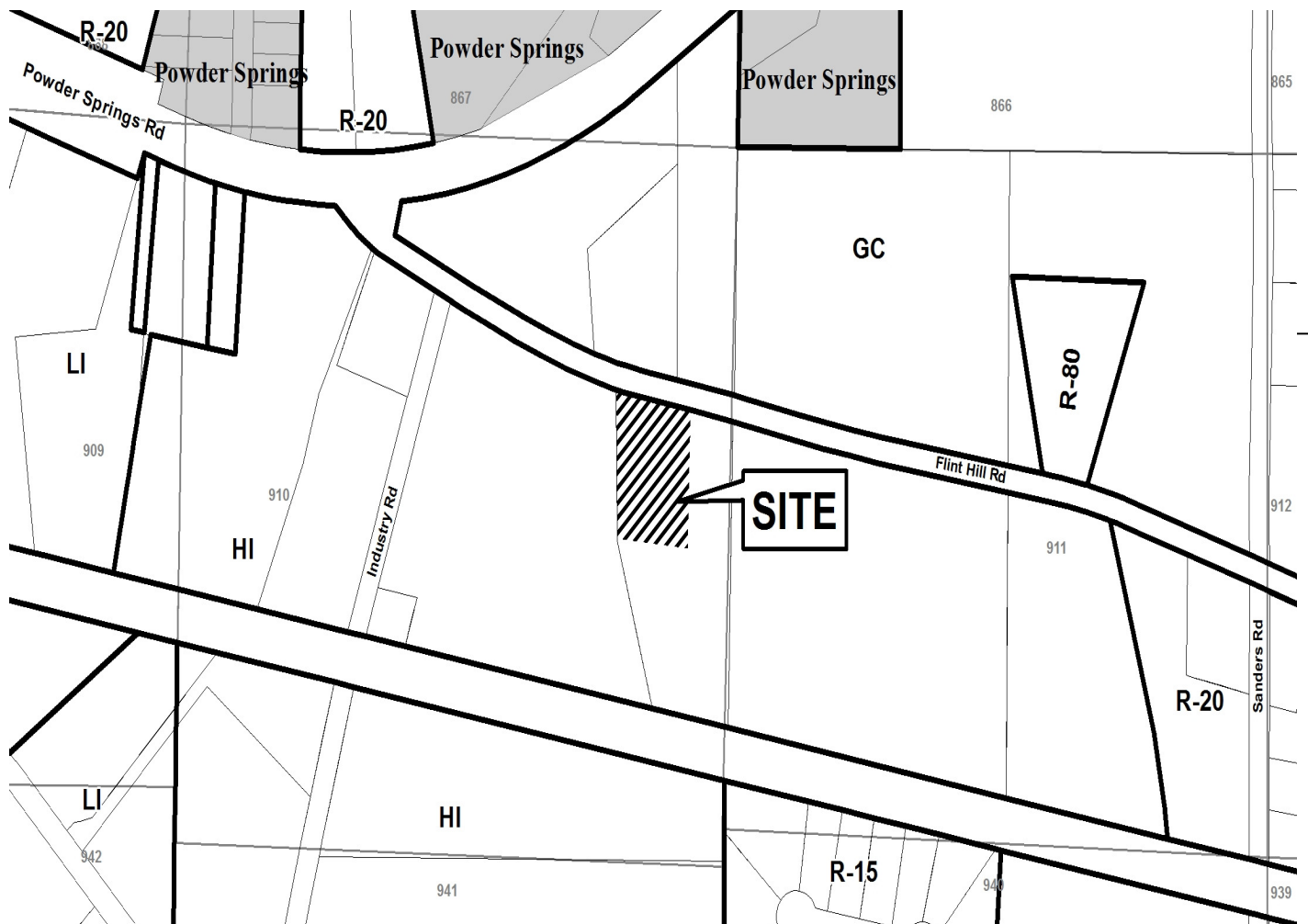
LAND LOT(S): 910

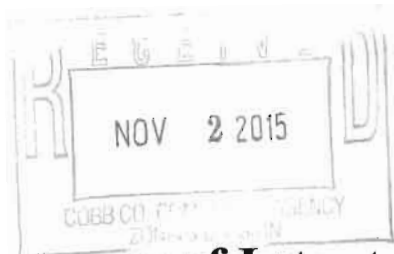
PARCEL(S): 9

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-1
PC: Feb. 2, 2016
BOC: Feb. 16, 2016

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):** Personal Care Facility with Assisted Living Component
b) **Proposed building architecture:** As-built, with minor modifications and retrofitting
c) **Proposed hours/days of operation:** 24 hours per day, 7 days per week
d) **List all requested variances:** None

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

The subject property is located within the confines of an area denominated as Industrial under the Future Land Use Map.
However, the down-zoning of the subject property from HI to NRC for a Personal Care Facility with Assisted Living Component,
constitutes only 1.01 acres out of a total tract which is 3.50 acres in size. Additionally, the subject property was most recently approved
for and utilized as a Christian academy (SLUP-8 [2011]) and will operate with the consent of contiguous and adjacent property owners.

.....
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.

5107 61 AC11



1. Boundary information from Survey by Larry D. Neese, P.L.S., dated September 3, 2013.
2. Current Zoning NS (Neighborhood Shopping Subarea):

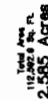
Front	30'
Side	15'
Rear	30'
3. Proposed Zoning (1561 & 3671 Read Drive) R-15 Subarea:

Front	35'
Side	30'
Rear	30'

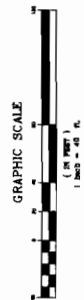
Survey For
G.B.A. Restaurant, Inc. &
Pasta Bella, Inc.
Land Lot 848
19th District
Cobb County Georgia
Field Date: 8-31-15
Plat Date: 9-03-15
Scale: 1"=40'

Larry D. Neese, PLS
ENGINEERS PLANNERS SURVEYORS
194 Cadence Trail
Canton, Georgia 30115
(770) 428 - 2122
E-Mail: Lneese2235@aol.com

150064



REVISIONS
Sept. 30, 2015



GRAPHIC SCALE

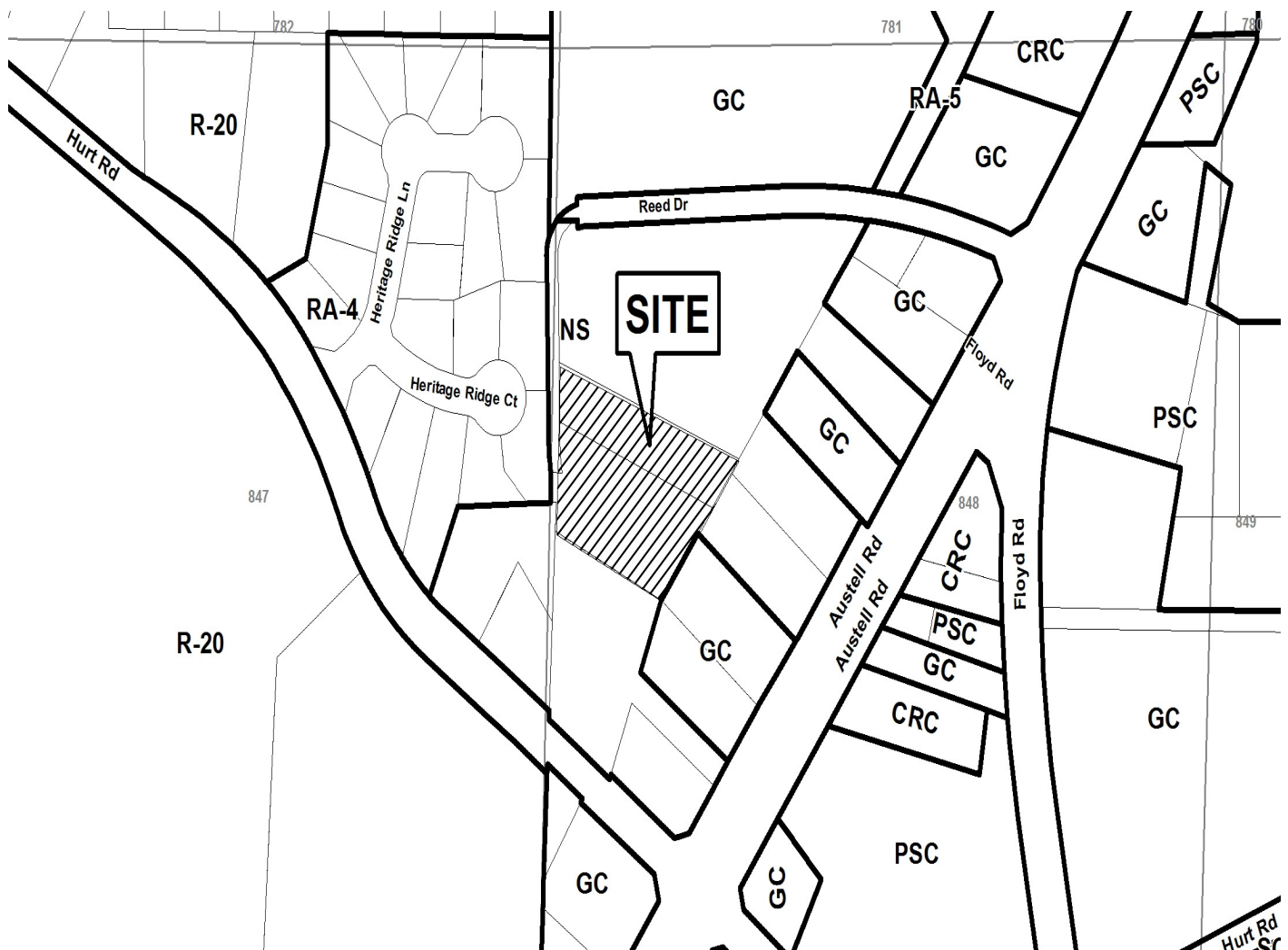
This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Board Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act (Ga. Code Ann. § 44-5-57).

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESS CERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE RECORD.

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA
AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS
MAP NO. 13067C 0201G DATED December 16, 2008

[illegible]

ALL MATTERS PERTAINING TO THIS ARE DECEASED.



NOV 19 2015

Application No. ZZ

Feb. 2016

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): Lot 1 15,071.3[#] Lot 2 17,280.9
b) Proposed building architecture: Existing One Story Frame
c) Proposed selling prices(s): NA
d) List all requested variances: None Req'd.
- _____

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

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

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

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

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

Z-3
(2016)

[illegible]

APPLICANT: John A. Glore

PHONE#: (678) 898-3891 **EMAIL:** gloreboy@bellsouth.net

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Atlanta Safety Brake Service, Inc.

PROPERTY LOCATION: West side of Sydney Ann Court, west of

Powell Drive

(5756 Sydney Ann Court).

ACCESS TO PROPERTY: Sydney Ann Court

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-3

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING GC

PROPOSED ZONING: NRC

PROPOSED USE: Specialized Contractor

SIZE OF TRACT: 0.99 acre

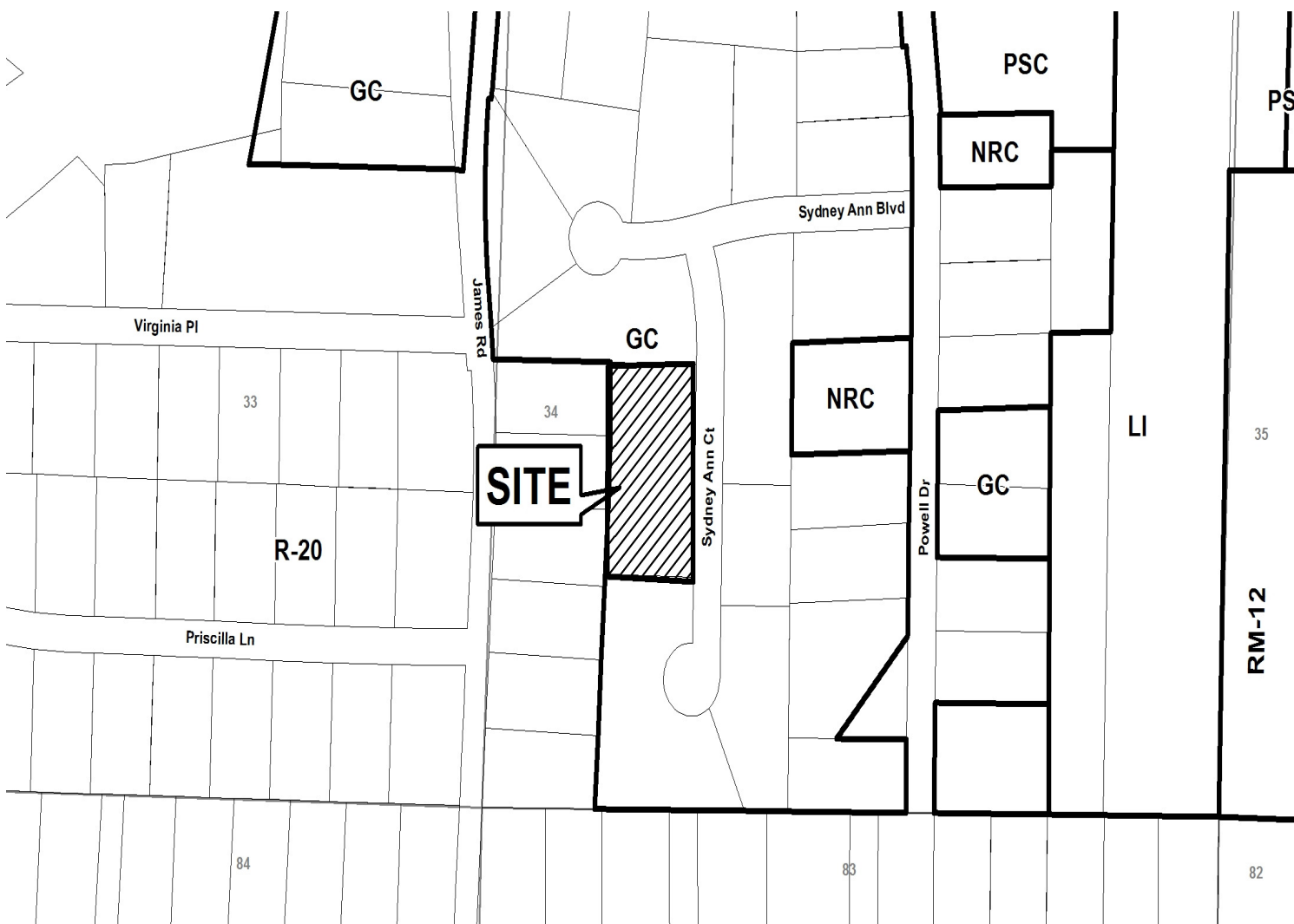
DISTRICT: 18

LAND LOT(S): 34

PARCEL(S): 41

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



NOV 24 2015

Application No. z-3

Feb 2016

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Not applicable
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____

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

- a) Proposed use(s): Specialized Contractor
- b) Proposed building architecture: As-built (newly constructed)
- c) Proposed hours/days of operation: 7:00 a.m. - 6:00 p.m. Monday through Saturday
- d) List all requested variances: None identified as of the date of filing.

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

The subject property is zoned GC but lost its "grandfathered" non-conforming exemption and is located within the confines of a Neighborhood Activity Center ("NAC") under and pursuant to Cobb County's Future Land Use Map.

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).

Not applicable.

*The Applicant reserves the right to revise or amend this Summary of Intent for Rezoning at any time during the pendency of the Application for Rezoning.

Z-4
(2016)

GENERAL NOTES

7. ACCORDING TO THE 2010 U.S. CENSUS, RACE DATA MAP COMMUNITY PAN
1.62133 FOR (COMMUNITY WITH: CUBAN IS A PROPERTY DOES NOT BE WITHIN A
THE NEED FOR THE U.S.

NOTES

THE INVENTORS AS LISTED IN THE TITLE BLOCK
AND DECLARATIONS ON THIS PLATE ARE NOT
SUBSEQUENT OWNERS

WE HAVE NOT YET BEEN EXAMINED OR CONSIDERED AS
 CONCERNING THE EXISTENCE OF
 EVIDENCE THAT MAY AFFECT THE
 SEARCH FOR INVESTIGATIONS OR PENDING SEARCH FOR
 THE CONSENTS OWNERSHIP WILL EVIDENCE
 CURRENT TO THE SEARCH MAY BE ONE

A STATE BOARD OF REGISTRATION FOR
 THE REGISTRATION OF THE
 REGISTRATION OF THE REGISTRATION AND IS NOT A
 THE APPLIED

THE STATE OF CALIFORNIA, THE STATE OF CALIFORNIA

VICINITY MAP

LEGEND

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| 100 | W | W |

LEGAL DESCRIPTION (BASED ON THIS SURVEY)

All that tract or parcel of land lying and being in Land Lot 34 of the 18th Land District, 2nd Section, Cobb County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #15-099, Drawing No. #15-099), bearing the seal of Glenn A. Valentino, G.S. Registered Land Surveyor #2528, and being more particularly described with bearings relative to Land North, Georgia West Zone, as follows:

To find the POINT OF BEGINNING, Commence at the intersection of the easterly right-of-way line of Winston's Memorial Highway (U.S. Hwy #278 / GA S.R. #8) (apparent 80' public R/W), and the easterly right-of-way of Powell Drive (apparent 50' public R/W) if said right-of-way lines were extended to intersect at a single point and not mixed.

THENCE proceeding along said easterly right-of-way of Powell Drive in a southerly direction 798.48 feet to a 5/8" bar found

THENCE continuing along said easterly right-of-way of Powell Drive the following courses and distances: South 00 degrees 59 minutes 35 seconds West a distance of 100.87 feet to a 1" open top pipe found;

THENCE South 00 degrees 48 minutes 08 seconds West a distance of 89.97 feet to a 3/4" bar found; said 3/4" bar found being the POINT OF BEGINNING

THENCE departing said easterly right-of-way of Powell Drive, South 88 degrees 59 minutes 59 seconds East a distance of 199.11 feet to a 1/2" iron pin set
THENCE South 01 degree 12 minutes 02 seconds West a distance of 100.06 feet 5/8" rebar found.
THENCE North 88 degrees 58 minutes 02 seconds West a distance of 199.43 feet to 1/2" iron pin set on said easterly right-of-way of Powell Drive,
THENCE unconserved, second well as generally opt'd. of Power Drive, North 01 degree

73 minutes 10 seconds. East a distance of 100.00 feet to a 3/4" bar found, said 3/4" bar found being the POINT OF BEGINNING.

Together with and subject to covenants, assessments and restrictions of record.

Said tract or parcel of land contains 0.455 acres or 19,932 square feet, and is intended to be the same tract of land that was previously conveyed in Deed Book 14952, Page 2485, Cobb County Georgia Records.

UTILITY WARNING

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO GUARANTEE 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 SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE FOUND OR ENTERED THE OWNERS' PREMISES. THEIR EMPLOYEES, THEIR CONSULTANTS, THEIR CONTRACTORS, AND/OR THEIR AGENTS SHALL, HEREBY, OBTAIN, TEST, UNDERSTAND AND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ANY COLLISIONS OR DAMAGES TO THE UTILITIES OR STRUCTURES. FOR INFORMATION SHOWN HEREON.



Know what's below.
Call before you dig.
Or Call 800-282-7411
These working days pass in a heartbeat.

FIELD DATES: 11/11/15 - 11/16/15

STATE OF GEORGIA PLAT ACT CERTIFICATION

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 SURVEY BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OF 1967. I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPGRAPHIC TOTAL STATION WITH AN ANGULAR ERROR OF A SECOND OR BETTER. THE TRAVERSE CLOSURE WHEN THIS PLAT IS BALDED, HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARES RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 144,000 FEET. THE ABOVE STATED ACCURACY OF THIS PLAT IS ONE FOOT IN 144,000 FEET.

SCALE	1" = 20'
DATE	11.20.2015
JOB NUMBER	15-099
FILE NUMBER	15-099
PLOTTED	11.20.2015

BOUNDARY SURVEY

SHEET
1 OF 1

APPLICANT: Unique International Auto, LLC

PHONE#: **EMAIL:**

REPRESENTATIVE: Parks F. Huff

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

TITLEHOLDER: Unique International Auto, LLC

PROPERTY LOCATION: East side of Powell Drive, south of

Veterans Memorial Highway

(5835 Powell Drive)

ACCESS TO PROPERTY: Powell Drive

PHYSICAL CHARACTERISTICS TO SITE:

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-4

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING R-20

PROPOSED ZONING: HI

PROPOSED USE: Used Auto Sales, Auto

Storage Yaard and Professional Office

SIZE OF TRACT: 0.458 acres

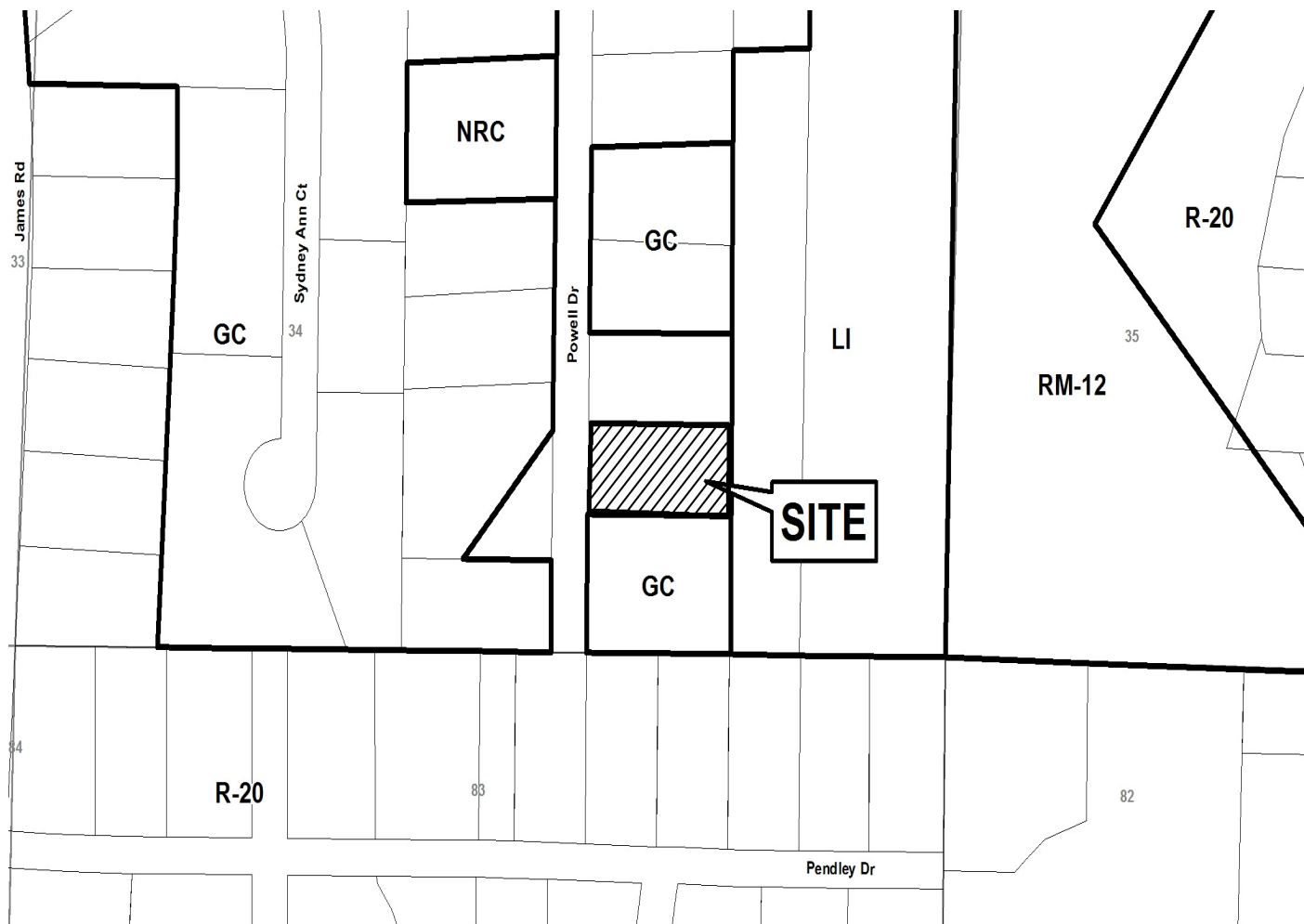
DISTRICT: 18

LAND LOT(S): 34

PARCEL(S): 17

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 4



NOV 25 2015

Application No. Z-4
PC: Feb. 2, 2016
BOC: Feb. 16, 2016

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 Storage Yard and Professional Office for internet and international auto sales.
b) Proposed building architecture: Existing industrial building.
c) Proposed hours/days of operation: Monday - Saturday; 7 a.m. until 8:00 p.m.
d) List all requested variances: Lot size reduction for 19,000 square feet existing lot.

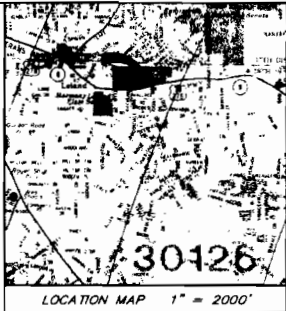
.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

None at this time.

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

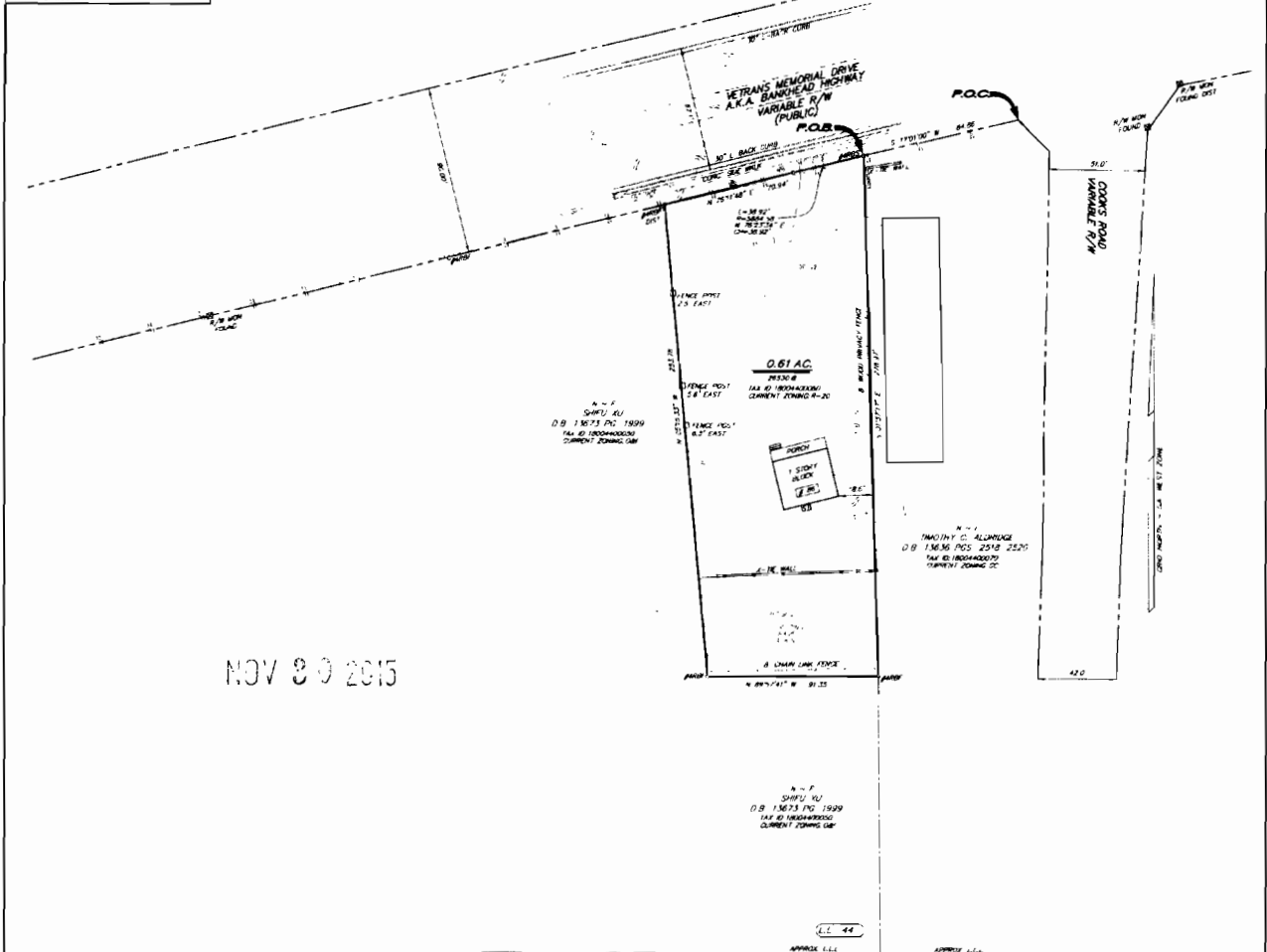
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

* 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.



ZONING

TOTAL AREA = 0.67 ACRES
TOTAL ACES OF LOT = .67
PRESENT ZONING = R-20
MIN. LOT SIZE = 20,000 SQ.
FRONT ST. FRAC. = .35'
ST. W. OF TRAC. = 10'
REAR ST. FRAC. = .35'
BACK IMPROVEMENT SURFACE 35'



NOV 20 2015

1. NO BUFFER AREAS AFFECT THIS SITE
2. NO LAKES OR STREAMS ARE ON THIS SITE
3. NO 100-YR FLOODPLAIN AREA IS LOCATED ON THIS SITE
4. NO ARCHITECTURAL, ARCHEOLOGICAL OR GEOMETRY SITES WERE
OBSERVED ON THIS SITE
5. WETLANDS DO NOT EXIST ON THIS SITE
6. NO STREAM BUFFERS AFFECT THIS SITE

SPS AG/TS

- 1) THE DATING DATUM IS NAAD 83
VERTICAL DATUM IS NAAD 88
- 2) THE NORTHING, EASTING, AND ELEVATION
OF THE STATION POINTS FOR THIS SURVEY
WAS OBTAINED FROM THE DATA OF THE
GPS RECEIVED WITH A TRIMBLE FOCUS DATA
COLLECTOR READING IN 4 CORRECTIONS. NA
IS A LINE FROM THE GPS SOLUTIONS
IN THE TIME NETWORK. THE TECHNIQUE USED
WAS IN CORRECTED MEASUREMENTS FROM
THE GPS SOLUTIONS. THE DATA WAS
OBTAINED BY GPS SOLUTIONS, INC. THE
RELATIVE POSITIONAL ACCURACY OBTAINED
IN THE GPS SOLUTIONS UTILIZED IN THIS SURVEY
IS 1 CM. THE DATA WAS OBTAINED IN THE
VERTICAL AT THE BEST CONFIDENCE LEVEL.
- THIS PARCEL OF LAND IS NOT IN THE 100 YEAR
PLAIN AND IS IN ZONE 1. ACCORDING TO
THE 1988 FLOOD MAP, THE PARCEL IS IN
FLOOD ZONE 1.
1. JOURNAL/NOTES DATE: 11/1/2002
2. MAPS/PHOTOS DATE: 11/1/2002

ACQUISITION OF UTILITIES EXISTING ON OR ADJACENT TO THE SUBJECT PROPERTY IS LIMITED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SURVEYANCE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED. THIS DRAWING SHOWS UNIDENTIFIED AND NOT SHOWN. THIS PLOT IS INTENDED FOR THE PARTIES CLAIMED ON THE FACTS OF SURVEY ONLY OF THE SURVEY. THIRD PARTIES ARE TO THEIR OWN RISK.

THIS PLOT IS PREPARED FROM A FIELD SURVEY USING A FIRST SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE MEASUREMENT. RECURRENT LAND MEASUREMENTS WERE USED TO VERIFY ACCURACY. AND THE POSITIONAL TOLERANCE IS 3 CM.

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 REAL ACADEMY A-15-6-87.

[illegible]

SURVEYOR METRENG'S
D.B. 13690 PG. 6465-6466
REF. 1 P.B. 27 PG. 23
REF. 2 D.B. 6137 PGS. 291-293

CURRENT OWNER:
NAME TIMOTHY C. ALDRIDGE
D.B. 13690 PG. 6465-6466
REF. 1 P.B. 27 PG. 23
REF. 2 D.B. 6137 PGS. 291-293

30 0 30 60
SCALE IN FEET

BOUNDARY SURVEY & ZONING PLAT FOR
TIMOTHY C. ALDRIDGE
36 VETERANS MEMORIAL UNIV
LOCATED IN L.L. #4
18TH DISTRICT, 2ND SECTION
COBB COUNTY, GA

APPLICANT: Aldridge Grading & Trucking Company, Inc.

PHONE#: (678) 945-4400 **EMAIL:** Aldridge7575@gmail.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Timothy C. Aldridge

PROPERTY LOCATION: South side of Veterans Memorial Highway,

west of Cooks Road

(86 Veterans Memorial Highway)

ACCESS TO PROPERTY: Veterans Memorial Highway

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-5

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING R-20

PROPOSED ZONING: LI

PROPOSED USE: Contractor

SIZE OF TRACT: 0.60 acres

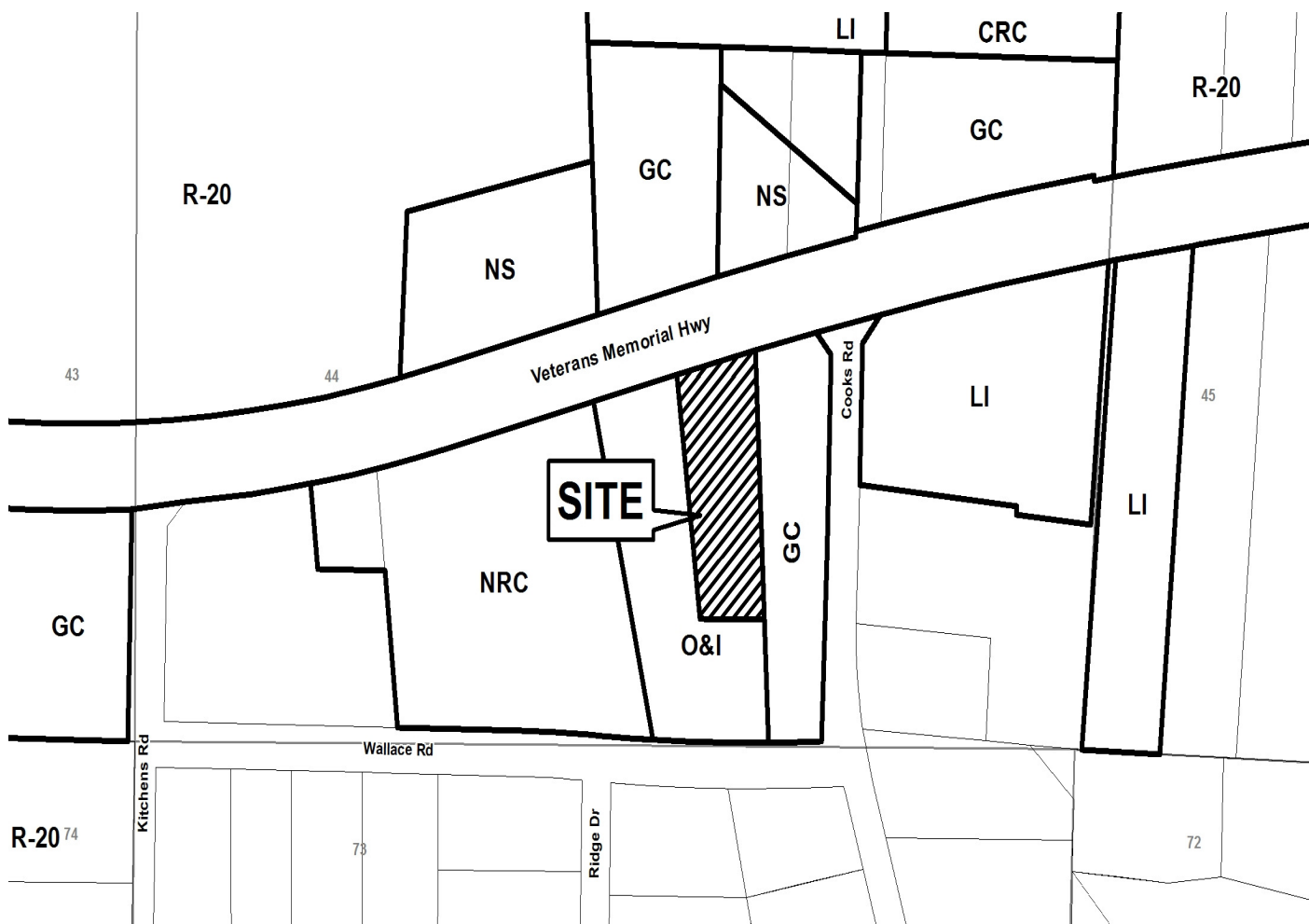
DISTRICT: 18

LAND LOT(S): 44

PARCEL(S): 6

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



NOV 30 2015

Application No. Z-5

PC: Feb. 2, 2016

BOC: Feb. 16, 2016

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): Contractor
- b) Proposed building architecture: As-built
- c) Proposed hours/days of operation: 7:00 a.m. - 6:00 p.m. (Monday - Saturday)
- d) List all requested variances: To waive the required square footage under the LI Zoning District from 40,000 square feet to 26,530 square feet (0.60 acres).
- _____
- _____

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

The property has been utilized along with the contiguous GC tract (which is a grandfathered non-conforming use) for this business for an extended length of time and is located within the confines of a Neighborhood Activity Center ("NAC").

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

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

Rezoning Plat

Lee Road Tract

Cobb County, Georgia Land Lot 696, 17th District, 2nd Section

prepared for:
Greenhouse Properties of Atlanta
3943 Pineridge Road
Smyrna, Georgia 30080



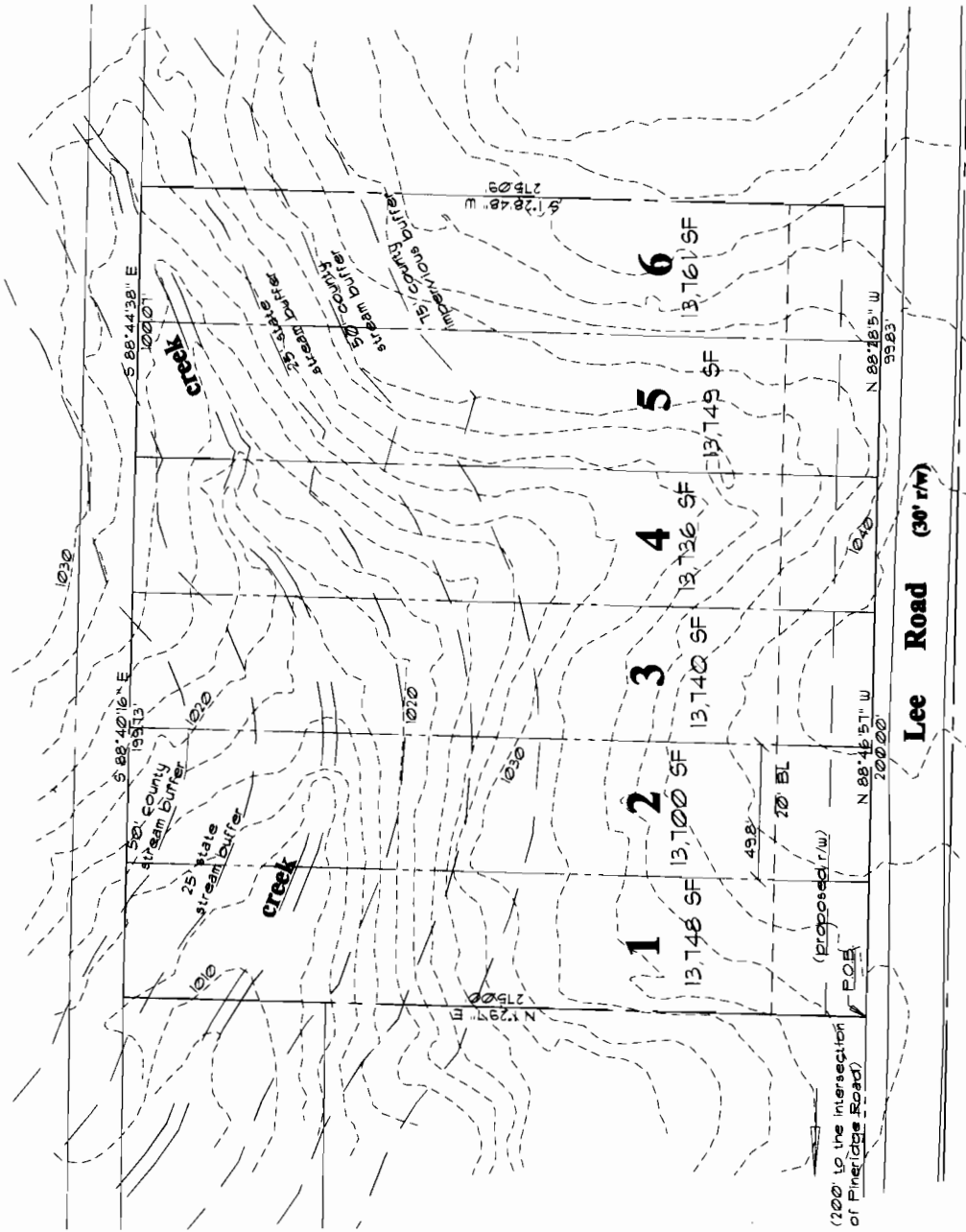
November 24, 2015

975 Oak Run
Bun Summit 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491

Site Data

Total Site Area: 1.89 AC
Existing Zoning: R-20
Proposed Zoning: RA-5
Total Units Shown: 6
Density: 3.17 UN/AC
Proposed Building Setbacks:
front: 20'
side: 5'
rear: 30'
Minimum Lot Width: 50'±
*lot number 2: 49.8' wide
Average Lot Size: 13,739 SF

- NOTES:
1. Boundary survey by Gaskin Surveying and Engineering, dated 10/09-11/13.
 2. Topographic information from Cobb County GIS.
 3. According to Flood Insurance Rate Map (FIRM) 43061C0226G, dated December 16, 2008, no portion of this site contains floodplain.
 4. No easements are known to exist on site.
 5. Streams and/or wetlands are known to exist on site and have been delineated with required buffers. All state waters are to be classified.
 6. No archaeological or architectural landmarks are known to exist on site.
 7. No utility easements are known to exist on site.



APPLICANT: Greenhouse Properties of Atlanta, LLC

PHONE#: (678) 522-9392 **EMAIL:** samantha@greenhousepropertiesllc.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Greenhouse Properties of Atlanta, LLC

PROPERTY LOCATION: North side of Lee Road, west of

Atlanta Road

(2019 and 2039 Lee Road)

ACCESS TO PROPERTY: Lee Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-6

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Single-family Residential

SIZE OF TRACT: 1.89 acres

DISTRICT: 17

LAND LOT(S): 696

PARCEL(S): 38,44

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2



Application No. z-4
Feb. 2016

Summary of Intent for Rezoning *

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

- a) Proposed unit square-footage(s): 3,600 sq. ft. and greater
- b) Proposed building architecture: Consistent with the architectural elevations/renderings being submitted under separate cover.
- c) Proposed selling prices(s): \$700,000.00 and higher
- d) List all requested variances: Shown on site plan filed concurrently with the Application for Rezoning.

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

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

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

The subject property is located in an area under the County's Future Land Use Map which is denominated as both MDR & LDR under Cobb County's Future Land Use Map. Additionally, the subject property is in an area where there have been a preponderance of rezonings to the RA-5 Zoning District over the past several years.

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).

Not Applicable.

*The Applicant reserves the right to amend this Summary of Intent and its Application for Rezoning at any time during the pendency of the Application.

APPLICANT: Diamond Roofing Company, Inc.

PHONE#: _____ **EMAIL:** _____

REPRESENTATIVE: Parks F. Huff

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

TITLEHOLDER: SunTrust Bank

PROPERTY LOCATION: East side of Powell Drive, south of

Veterans Memorial Highway

(5827 Powell Drive)

ACCESS TO PROPERTY: Powell Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-7

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING R-20

PROPOSED ZONING: LI

PROPOSED USE: Contractor's Office

SIZE OF TRACT: 0.458 acres

DISTRICT: 18

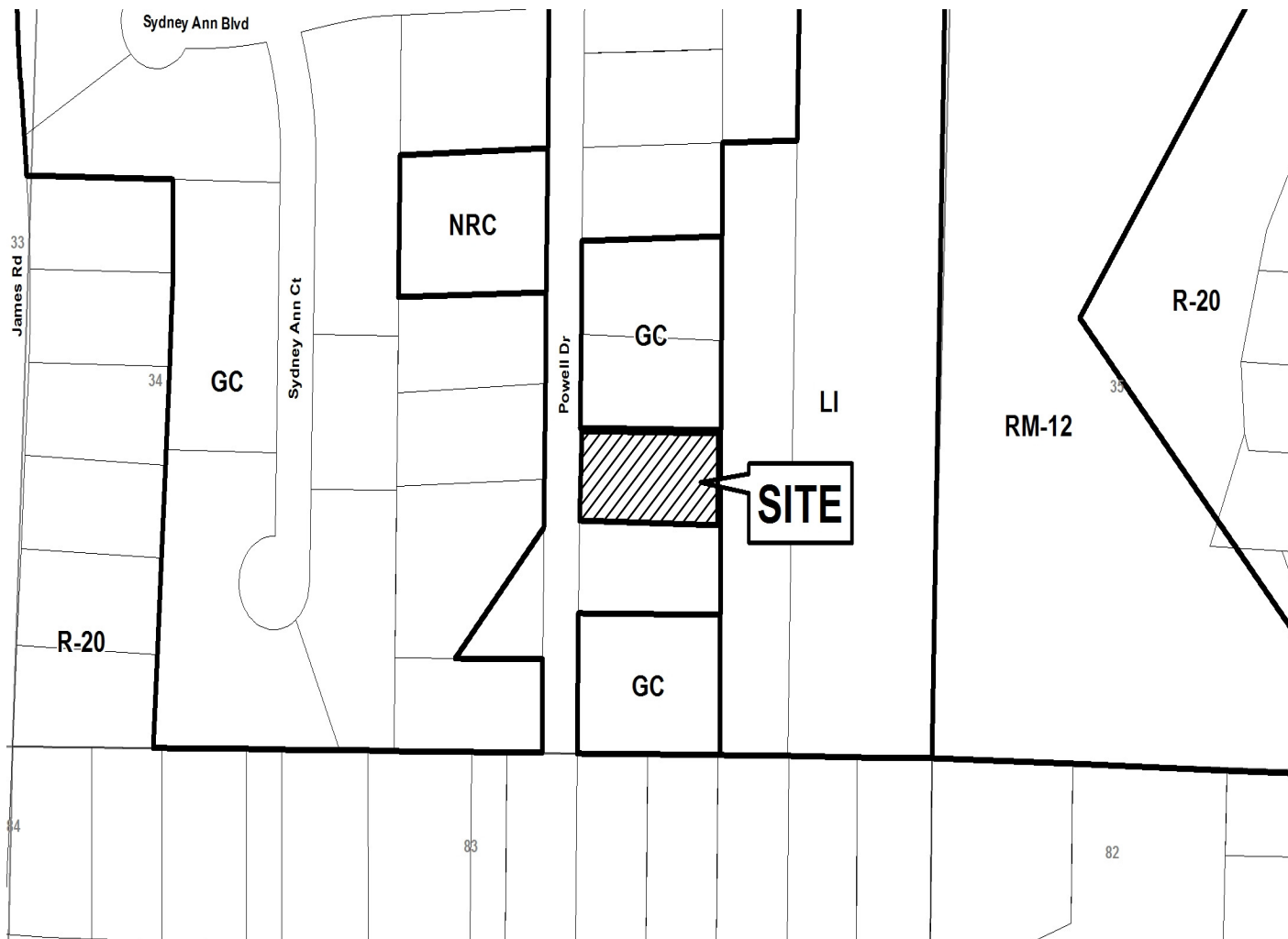
LAND LOT(S): 34

PARCEL(S): 16

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



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): _____ DEC 1 2015
- d) List all requested variances: _____
- _____
- _____
- _____

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

- a) Proposed use(s): Contractor's Office
- b) Proposed building architecture: Existing commercial building
- c) Proposed hours/days of operation: 7:00 a.m. - 7:00 p.m. (Monday - Friday)
- d) List all requested variances: To reduce lot size from 40,000 to 19,000 for an existing lot.
- _____
- _____
- _____

.....
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.

Z-8
(2016)




REZONING PLAN	RZP
---------------	-----

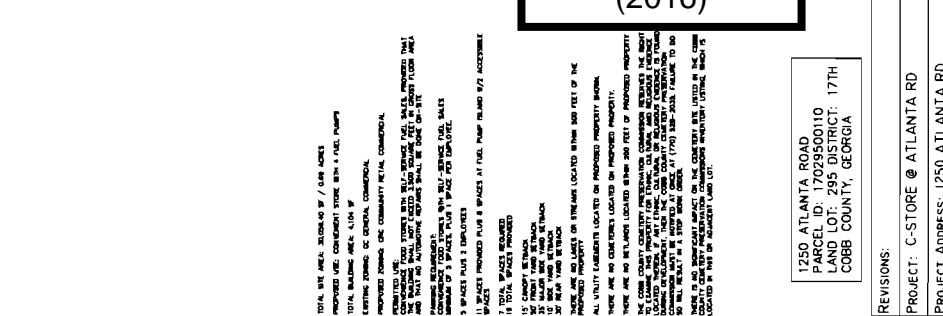
REZONING PLAN

REZONING PLAN

DATE: 10/01/2015	DWG: CSPI
------------------	-----------



Civil Consulting Engineers, Inc.
122 CEDAR WOODS TRAIL



PLANNING REQUIREMENTS:
CONVENIENCE FOOD STORES WITH SELF-SERVICE FUEL SALES
MINIMUM OF 3 SPACES PLUS 1 SPACE PER EMPLOYEE.

11 SPACES PROVIDED PLUS 8 SPACES AT FUEL PUMP PLAND 9/2 ACCESSIBLE SPACES

THERE ARE NO LAKES OR STREAMS LOCATED WITHIN 800 FEET OF THE PROPOSED PROPERTY.

NATURAL UTILITY LAINEMENTS LOCATED ON ADJACENT PROPERTY WORKING.

THERE ARE NO CEMETERIES LOCATED ON ADJACENT PROPERTY.

THERE ARE NO SETBACKS LOCATED WITHIN 800 FEET OF ADJACENT PROPERTY

THE COME COUNTY CENTER PRESERVATION COMMISSION RESOLVES THE RIGHT TO CONSIDER ANY OTHER REQUEST FOR A VARIANCE FROM THE ZONING ORDINANCES OF JOINT TOWNSHIP OF ALFRED, CALDWELL AND MOUNTAIN VIEW, IN ORDER TO GRANT SUCH A VARIANCE TO BE USED AS AN OFFICE BUILDING.

There is no significant impact on the country's rate limited in the case.

APPLICANT: Feroz Ali

PHONE#: **EMAIL:**

REPRESENTATIVE: Parks F. Huff

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

TITLEHOLDER: South Cobb Drive Properties, LLC

PROPERTY LOCATION: Northwest corner of Austell Road and

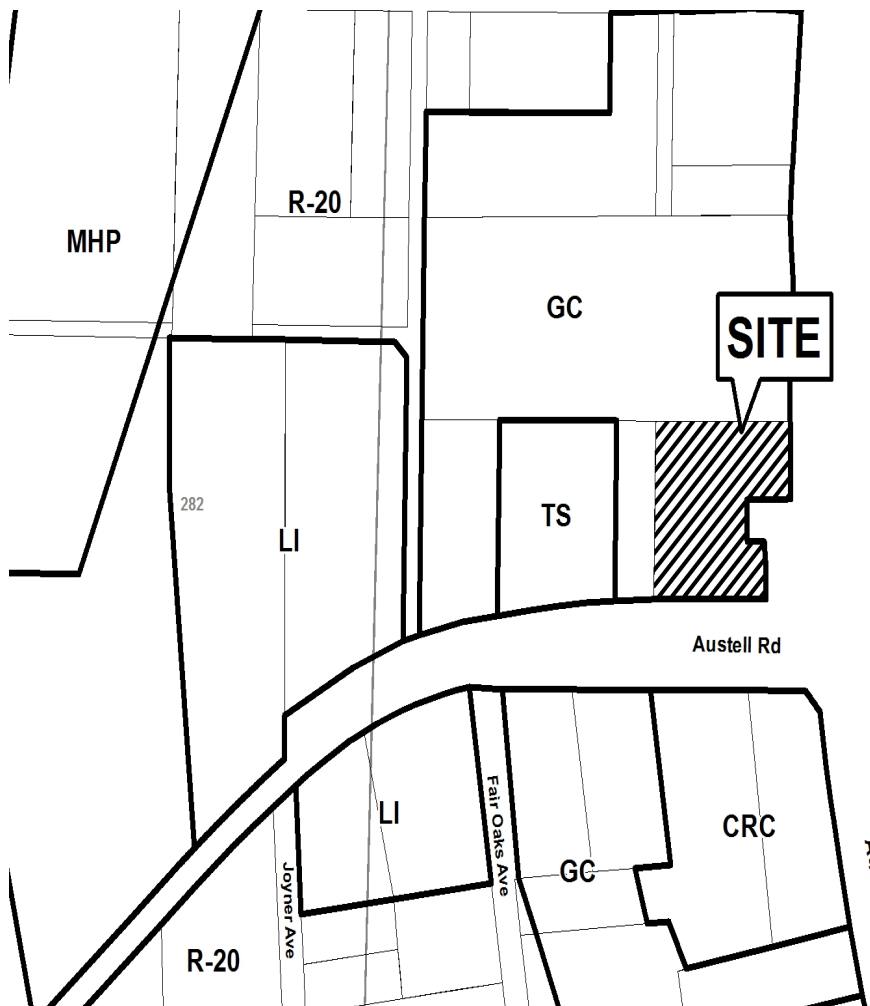
Atlanta Road

(1250 Austell Road)

ACCESS TO PROPERTY: Austell Road and Atlanta Road

PHYSICAL CHARACTERISTICS TO SITE:

CONTIGUOUS ZONING/DEVELOPMENT



PETITION NO: Z-8

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING GC

PROPOSED ZONING: CRC

PROPOSED USE: Convenience Market

with Fuel Sales

SIZE OF TRACT: 0.615 acres

DISTRICT: 17

LAND LOT(S): 295

PARCEL(S): 11

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 4

Application No. Z- 8

PC: Feb. 2, 2016

BOC: Feb. 16, 2016

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: Traditional Retail
- c) Proposed hours/days of operation: 24 hours a day/7 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 known at this time.

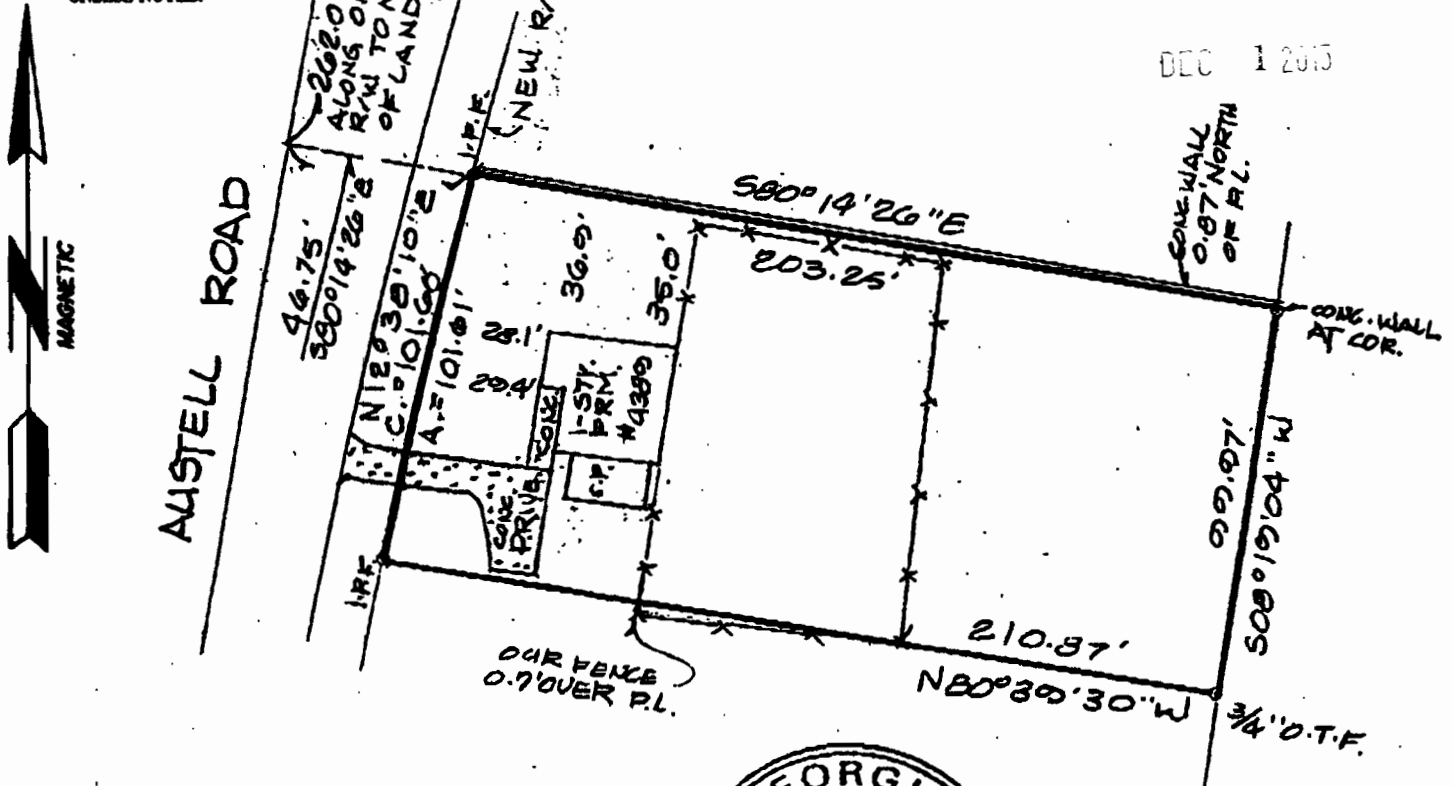
* Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.

573436

LEGEND

IFF - IRON PIN FOUND
 IPS - IRON PIN SET
 R/W - RIGHT OF WAY
 B.L. - BUILDING LINE
 C - CENTERLINE
 LL - LAND LOT
 LLL - LAND LOT LINE
 D.E. - DRAINAGE EASEMENT
 S.E. - SANITARY SEWER EASEMENT

ALL CORNERS ARE 1/2" REBAR
UNLESS NOTED.



DEC 1 2015



I HAVE THIS DATE, EXAMINED THE
FIA OFFICIAL FLOOD HAZARD MAP
AND FOUND REFERENCED HOUSE (NOT)
IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

0.480 ACRE



GRAPHIC SCALE

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN 100,000 FEET AND AN
ANGULAR ERROR OF SECONDS PER ANGLE POINT, AND WAS
ADJUSTED USING CRANDALL RULE. THIS MAP OR PLAT HAS
BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCU-
RATE WITHIN ONE FOOT IN 50,000 FEET.

EQUIPMENT USED:
TOPCON GTS-2(B) & TRANSIT W/200' STEEL TAPE.

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

BUSBEE SURVEYING CO., INC.
 LAND SURVEYING
 DULUTH, GEORGIA
 PH. 497-9866
 FAX 497-9881

SURVEY FOR:

AMANDA LISTUR,
 WALTER LISTUR,
 FERNANDO DELGADO &
 ROSALBA DELGADO

LOT	REVISIONS
DEED BK 3810, PG. 235	
LAND LOT 1006	
10th DISTRICT, 2nd SECTION	
COBB COUNTY, GEORGIA	
DATE: 1-11-96 SCALE: 1" = 50'	
	CC WR. DRAWN BY CHKD BY JOB #5409

CHALKER

APPLICANT: Jessica Lozano Montiel

PHONE#: (678) 760-2024 **EMAIL:** jessicalozano@yahoo.com

REPRESENTATIVE: Carlos Nausda or Jessica Lozano

PHONE#: (678) 760-2024 **EMAIL:** jessicalozano@yahoo.com

TITLEHOLDER: Walter Listur and Amanda Listur

PROPERTY LOCATION: East side of Austell Road, north of

Elmwood Drive

(4389 Austell Road)

ACCESS TO PROPERTY: Austell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-9

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING NS

PROPOSED ZONING: CRC

PROPOSED USE: Auto Broker's Office

SIZE OF TRACT: 0.48 acres

DISTRICT: 19

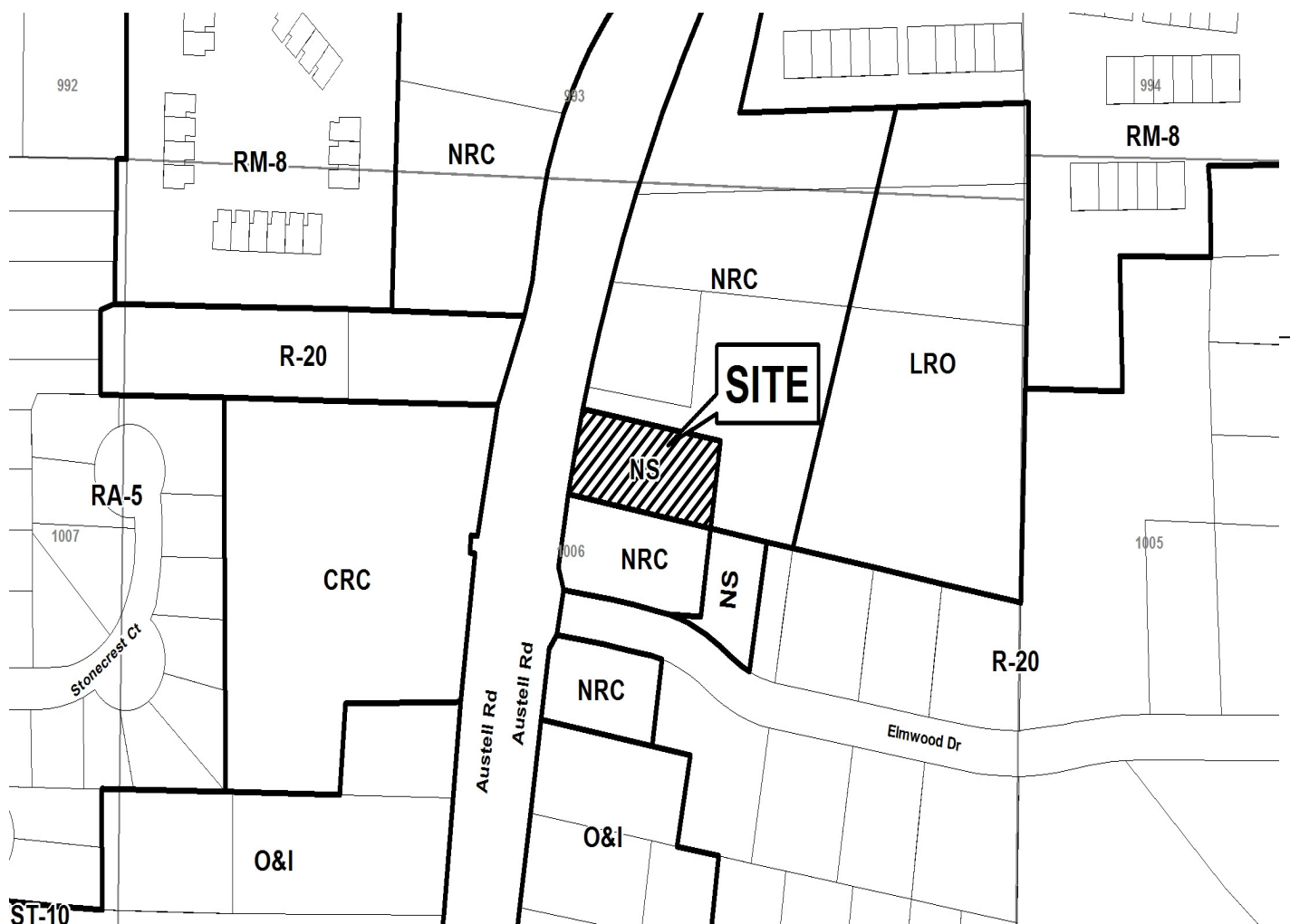
LAND LOT(S): 1006

PARCEL(S): 3

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



Application No. z-9
Feb 2016

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 926 SF DEC 1 2015
b) Proposed building architecture: 1 story / AVEV
c) Proposed selling prices(s): _____
d) List all requested variances: (is) Single family home to a commercial
zoning CRC corporate or administrative
office for any permitted used

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

- a) Proposed use(s): commercial Auto Broker office
corporate or administrative office for any permitted used
b) Proposed building architecture: 1 story
c) Proposed hours/days of operation: Mon - Sun 9:00 AM to 8:00 PM
d) List all requested variances: (is) Single family to a commercial
office, corporate or administrative office for
any permitted used

.....
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).

APPLICANT: AP Homes, Inc.

PHONE#: (770) 639-1009 **EMAIL:** aparvinian@gmail.com

REPRESENTATIVE: Ali Parvinian

PHONE#: (770) 639-1009 **EMAIL:** aparvinian@gmail.com

TITLEHOLDER: AP Homes, Inc.

PETITION NO: Z-10

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING: R-80

PROPOSED ZONING: R-20

PROPOSED USE: Single-family Residential

SIZE OF TRACT: 1.82 acres

DISTRICT: 16

LAND LOT(S): 1252

PARCEL(S): 8

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

PROPERTY LOCATION: South side of Lower Roswell Road, east of

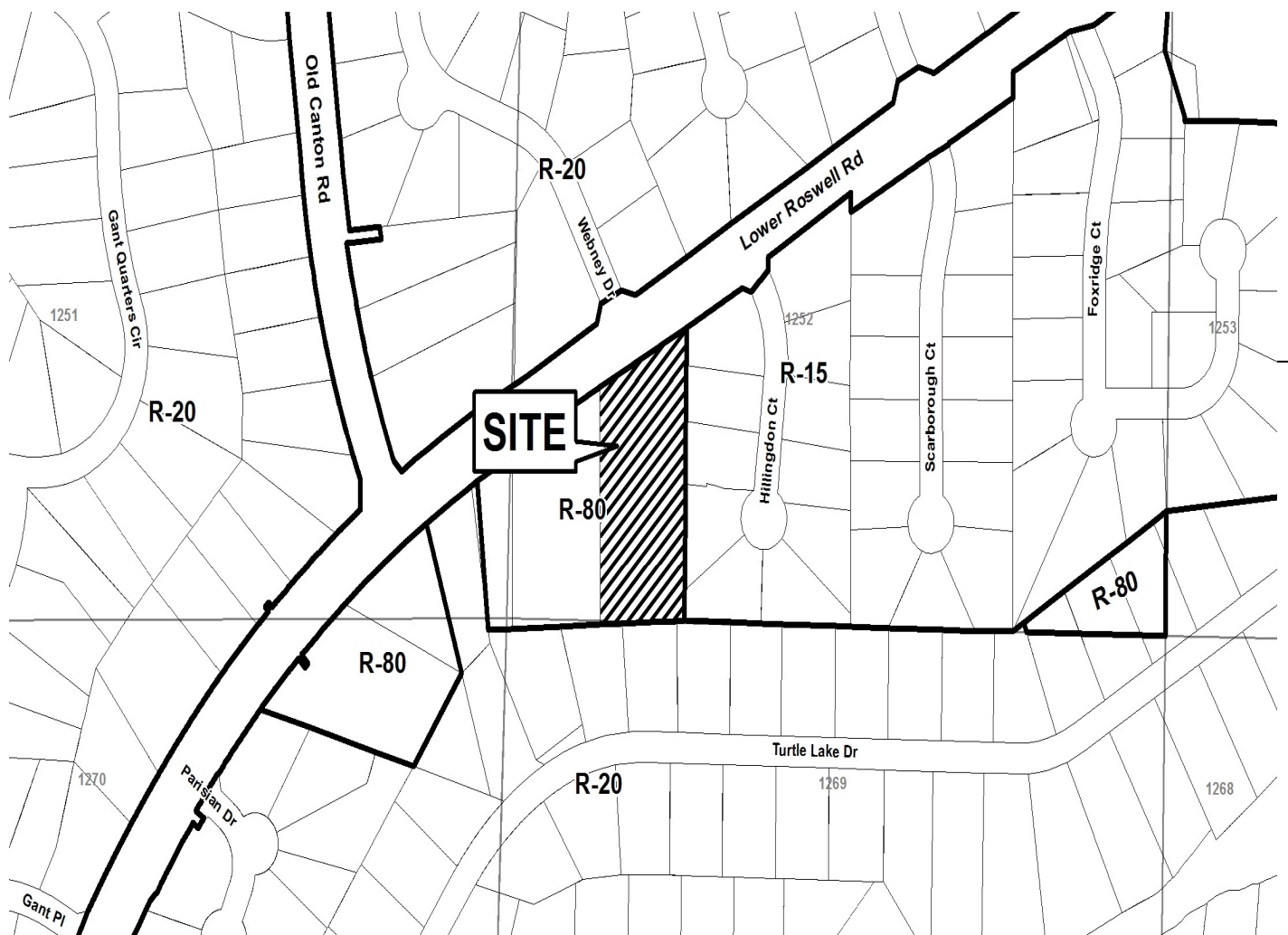
Old Canton Road

(3140 Lower Roswell Road)

ACCESS TO PROPERTY: Lower Roswell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT



Feb. 2016

No

12/2/2015

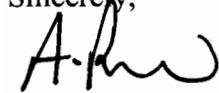
Z-10 (2016)
Attachment to
Summary of Intent

To whom it may concern:

My name is Alan Parvinian and my company name is AP Homes Inc. ~~LLC~~. I am a small residential builder in Cobb County and have recently purchased a building lot located at 3140 Lower Roswell Rd. The size of the property is about 1.82 acres and it is presently zoned R-80. Currently, this lot is on a septic but I have already obtained a sewer permit from Cobb County Water System to run sewage for this property. With your approval, my intent is to re-zone this lot from R-80 to R-20 so that I can build two houses on the property, with each subdivided lot having a total of 39,350 square feet along with a sewer line connected for both houses.

Thank you very much for your time and consideration of this matter.

Sincerely,



Alan Parvinian
AP Homes Inc. ~~LLC~~

DEC - 3 2015

Z-11
(2016)

60 0 60 100
Scale: 1" = 60'



VETERANS MEMORIAL HIGHWAY
80' R/W

R-1542.38' A-148.92'
N80° 48' 03"E C-148.86'

OLD POWDER
SPRINGS ROAD
50' R/W

S89° 16' 37"E -192.70'

L.P.F.

DEC - 3 2015

POWELL DRIVE
50' R/W

R-2808.01' A-297.16'
N80° 48' 03"E C-297.02'

N/F
HILSWEPW, LLC
TAX I.D. #18003400010
ZONED: PSC

BLDG. FOOTPRINT-30,220 SQ. FT.

ELEVATED WALKWAY
ASPHALT
TRANS. BLD.

S88° 48' 56"W 199.85'

N/F
380 ALLEN STREET, LLC
TAX I.D. #18003400090
ZONED: LI

PROPERTY ZONED: PSC (PLANNED SHOPPING CENTER)
R-20

BUILDING SETBACK LINES FOR PSC

FRONT - 100 FEET
SIDE (MAJOR) - 50 FEET
SIDE (MINOR) - 50 FEET
REAR - 50 FEET

MINIMUM LOT SIZE - 200,000 SQ. FT.
MINIMUM LOT WIDTH AT BUILDING LINE - 200 FEET
MINIMUM PUBLIC ROAD FRONTAGE - 100 FEET

BUILDING SETBACK LINES FOR R-20

FRONT - 35 FEET
SIDE - 10 FEET
REAR - 35 FEET

TOTAL AREA - 131,566 SQ. FT. or 3.0203 ACRES

MAXIMUM BUILDING HEIGHT - 75 FEET
(NO MORE THAN SIX STORIES)

N/F
WILLIE A. POSTON, JR.
TAX I.D. #18003400100
ZONED: NRC

N/F
VERNON M. BROOKS
TAX I.D. #18003400120
ZONED: R-20

N/F
JUAN OLIVERA
TAX I.D. #18003400130
ZONED: R-20

N/F
BOBBY GENE & PATSY FAYE HALL
TAX I.D. #18003400210
ZONED: R-20

APPROX. ZONING LINE
PER E.A.S.

CELL
TOWER

N/F
HILSWEPW, LLC
TAX I.D. #18003400010
ZONED: R-20

S89° 09' 56"W 100.00'

N/F
380 ALLEN STREET, LLC
TAX I.D. #18003400230
ZONED: LI



FLOOD STATEMENT
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD
HAZARD AREA ACCORDING TO F.I.R.M. PANEL #13067C0203 H
LAST REVISED ON MARCH 4, 2013.

SURVEY OF

SURVEYED REG. CS
CALCULATED REG. RAM
DRAWN VETERANS MEMORIAL
DWG. NAME 1391
DATE NOV. 30, 2015

SITE WORKS
SURVEYS & PLANNING
4780 ASHFORD DUNWOODY ROAD
SUITE 540-208
ATLANTA, GEORGIA 30328
PHONE: 770-396-8011
e-mail: gudgersurveying@bellsouth.net

RONALD E. GUDGER, LS
404-731-8898

HILLTOP SHOPPING CENTER
1391 VETERANS MEMORIAL HIGHWAY
L.L. 34, DISTRICT 18, SECT. 2
CITY OF ATLANTA
COBB COUNTY, GEORGIA

APPLICANT: Manouchehr Jahangard

PHONE#: (770) 652-5552 **EMAIL:** mmesbahi1@gmail.com

REPRESENTATIVE: Manouchehr Jahangard

PHONE#: (770) 652-5552 **EMAIL:** mmesbahi1@gmail.com

TITLEHOLDER: Hilswepow, LLC

PROPERTY LOCATION: Southeast corner of Veterans Memorial

Highway and Powell Drive, and on the south side of Old Powder Springs
Road (1391 Veterans Memorial Highway).

ACCESS TO PROPERTY: Veterans Memorial Highway and
Powell Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-11

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING PSC, R-20

PROPOSED ZONING: LI

PROPOSED USE: Climate-Controlled
Self-Storage Facility

SIZE OF TRACT: 3.02 acres

DISTRICT: 18

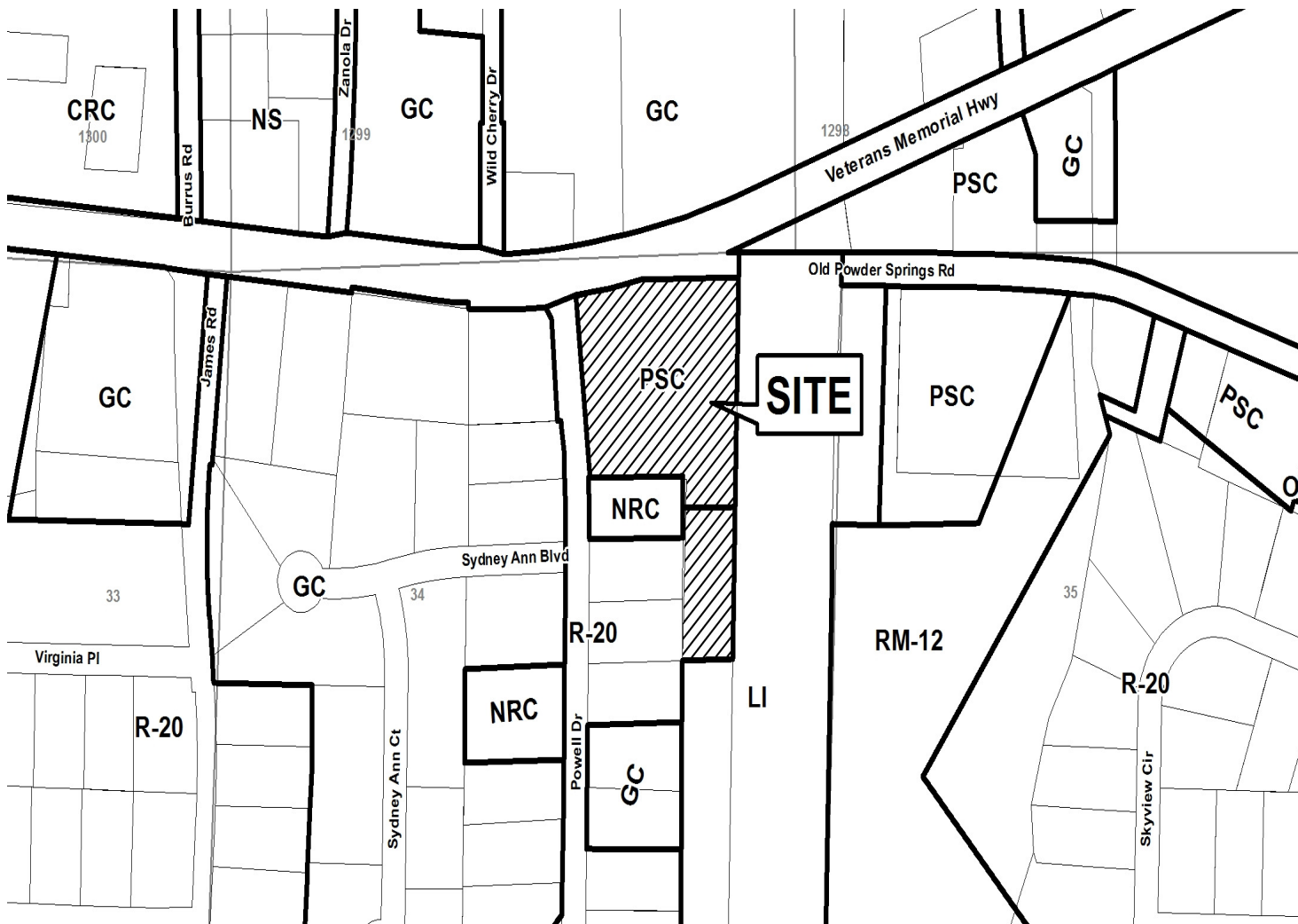
LAND LOT(S): 34

PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



DEC - 3 2015

Application No. Z-11

Feb. 2016

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): CLIMATE CONTROLLED SELF STORAGE FACILITY
b) Proposed building architecture: EXISTING RETAIL TO SELF STORAGE FACILITY CONVERSION SIMILAR IN
c) Proposed hours/days of operation: 7 DAYS PER WEEK 7:00AM-10:00 PM ACCESS
d) List all requested variances: ZONING

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

SUBJECT PROPERTY IS DIRECTLY ADJACENT TO LIGHT INDUSTRIAL PROPERTY. OWNER DOES NOT WISH TO RE-ZONE CURRENTLY ZONED RESIDENTIAL PROPERTY.

.....
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



Seal of the City of Portland, Oregon

COVENANT PRESBYTERIAN CHURCH

PARKING LOT GRADING & PAVING PLAN

PROJECT NO. C-9747

REVISION

MAHES ENGINEERING, INC.

3150 NE ALDEN STREET, SUITE 200

PORTLAND, OREGON 97218

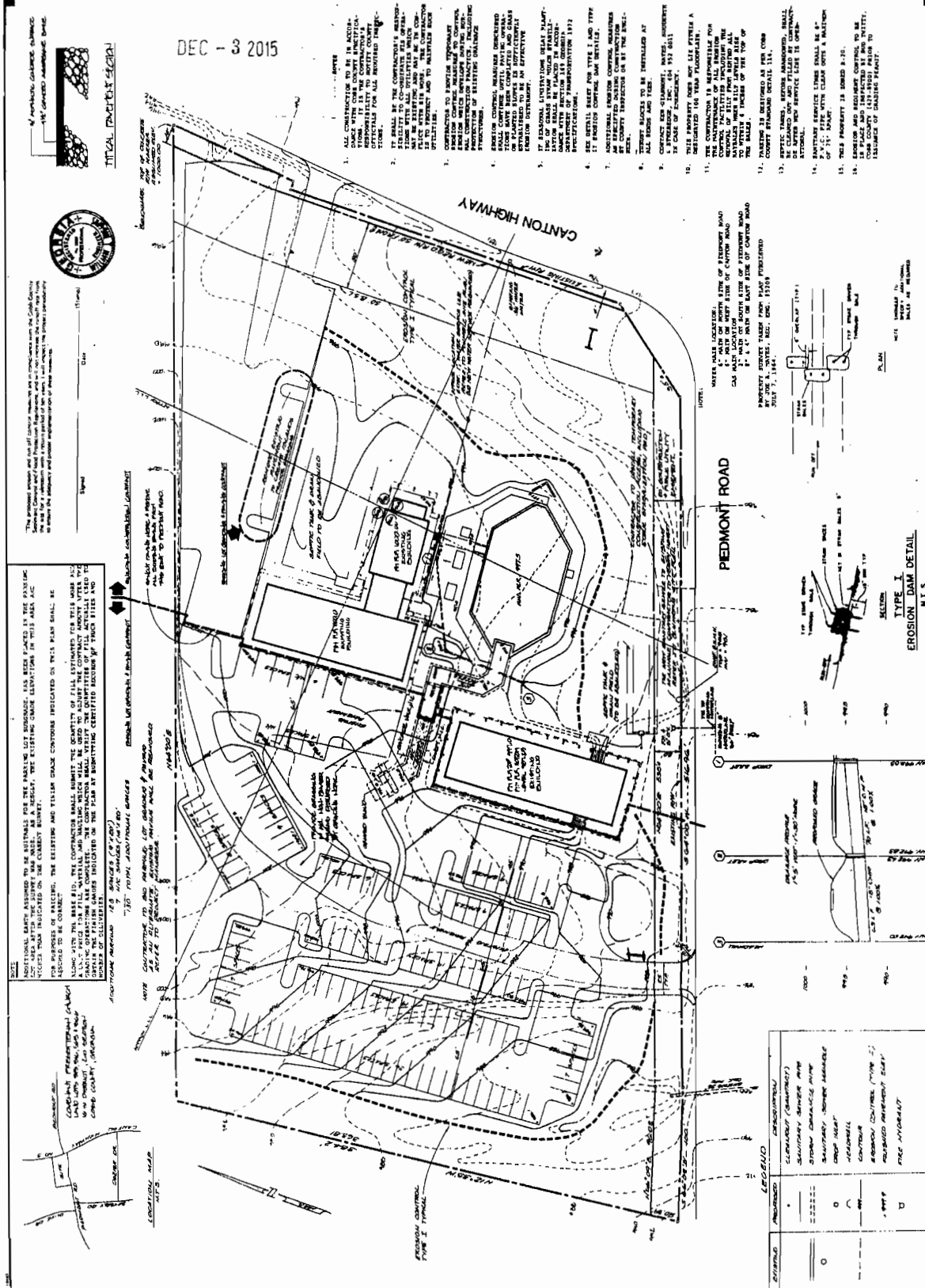
PHONE: (503) 281-1111

FAX: (503) 281-1112

WWW.MAHESENGINEERING.COM

C-1

DATE: 10/1/2010



APPLICANT: Covenant Presbyterian Church

PHONE#: (770) 422-5130 **EMAIL:** pastor@covepres.com

REPRESENTATIVE: Zachary Taylor

PHONE#: (678) 697-4605 **EMAIL:** ztaylor@marchsmillichap.com

TITLEHOLDER: Covenant Presbyterian Church

PROPERTY LOCATION: Northwest corner of Canton Road and

Piedmont Road

(2881 Canton Road).

ACCESS TO PROPERTY: Canton Road and Piedmont Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-12

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING R-20

PROPOSED ZONING: NRC

PROPOSED USE: Church with Electronic

Sign

SIZE OF TRACT: 5.0 acres

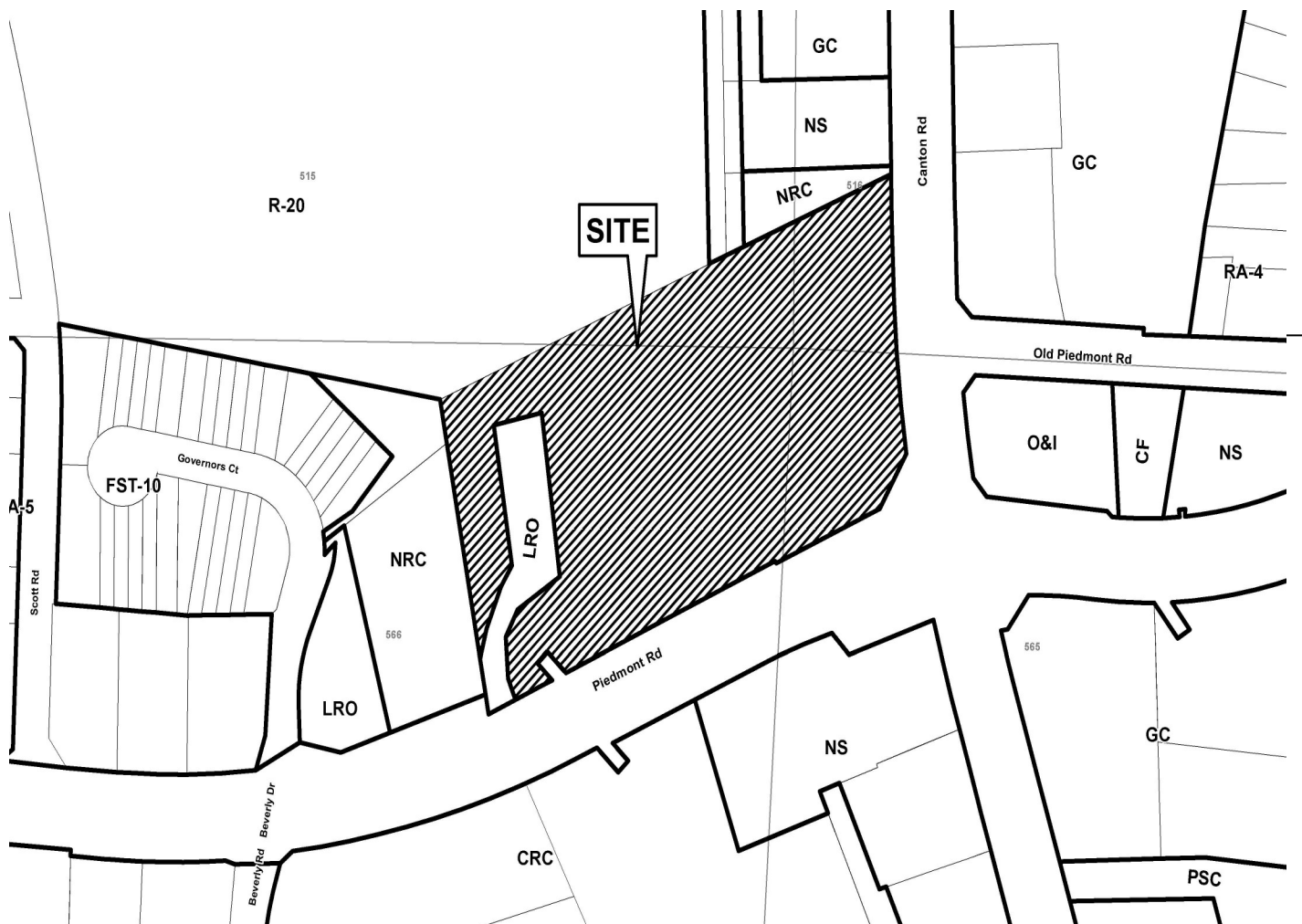
DISTRICT: 16

LAND LOT(S): 515, 516, 565, 566

PARCEL(S): 3

TAXES: PAID N/A **DUE** _____

COMMISSION DISTRICT: 3



DEC - 3 2015

PLANNING AGENCY
COMMISSION

Application No. Z-12

Feb. 2016

Summary of Intent for Rezoning

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

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

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

- a) Proposed use(s): _____
- b) Proposed building architecture: See attached
- c) Proposed hours/days of operation: _____
- d) List all requested variances: We are rezoning to allow for us to move our existing sign to the back entrance + install an electronic sign in its place. The LED is 32 square feet, as required. Total sign square footage for the two signs ~~will~~ will exceed the allowable square footage.

.....
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).

Impact Description

- a. The use will not change we are only rezoning to allow for the relocation of our existing sign to the back entrance and the installation of an LED sign in its place.
- b. It has no effect on in the existing use or neighboring uses.
- c. The existing use will not change and is a reasonable economic use.
- d. It will not affect traffic or the use of the streets, schools, utilities, etc.
- e. It is in conformity with the land use plan
- f. There are not other conditions affecting the zoning that give support for disapproval.

The only component that is outside of the letter of the rules and regulations is our total sign square footage.

Under the new zoning we are allowed:

32 SF LED signage

64 SF of total signage

20 ft high signs

Two signs total

Our request varies as follows:

32 SF LED signage -YES

64 SF of total signage- We are proposing a 62 SF main sign and the relocation of our existing ⁵⁰32 SF sign to the back entrance for a total of an additional ¹¹²50 SF of signage

20 ft high signs- YES (We will have an approximately 13 foot sign and an approximately 7 foot sign)

Two signs total- YES

Z-13
(2016)

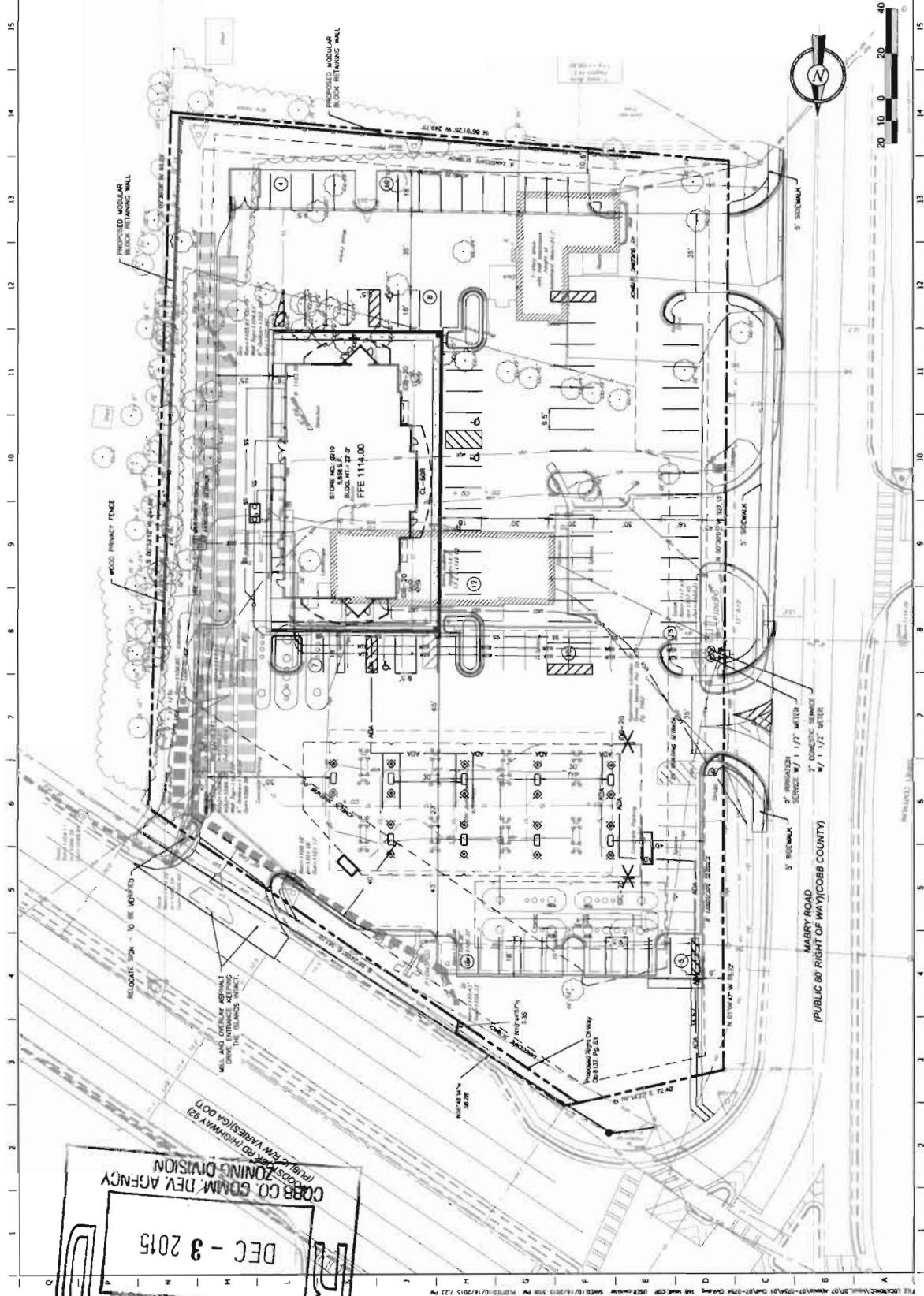
QuikTrip No. 0754
MABRY RD. NE & HWY 92
ROSWELL, GA



ORIGINAL ISSUE DATE:

SITE/SCENARIO PLAN

QUESTIONS



COBB CO. COMM. DEV. AGENCY
ZONING DIVISION
(PLS) 7 RM 200

DEC - 3 2015

APPLICANT: QuikTrip Corporation

PHONE#: (918) 615-7804 **EMAIL:** JGlavas@quiktrip.com

REPRESENTATIVE: Richard W. Calhoun

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

TITLEHOLDER: Multiple Titleholders on file in the Zoning Division

PROPERTY LOCATION: Southeast corner of Woodstock Road and

Mabry Road

(4635 Woodstock Road and 4550 Mabry Road)

ACCESS TO PROPERTY: Woodstock Road and Mabry Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-13

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING NRC, LRO

PROPOSED ZONING: NRC

PROPOSED USE: Convenience Store with

Fuel Sales

SIZE OF TRACT: 2.2 acres

DISTRICT: 16

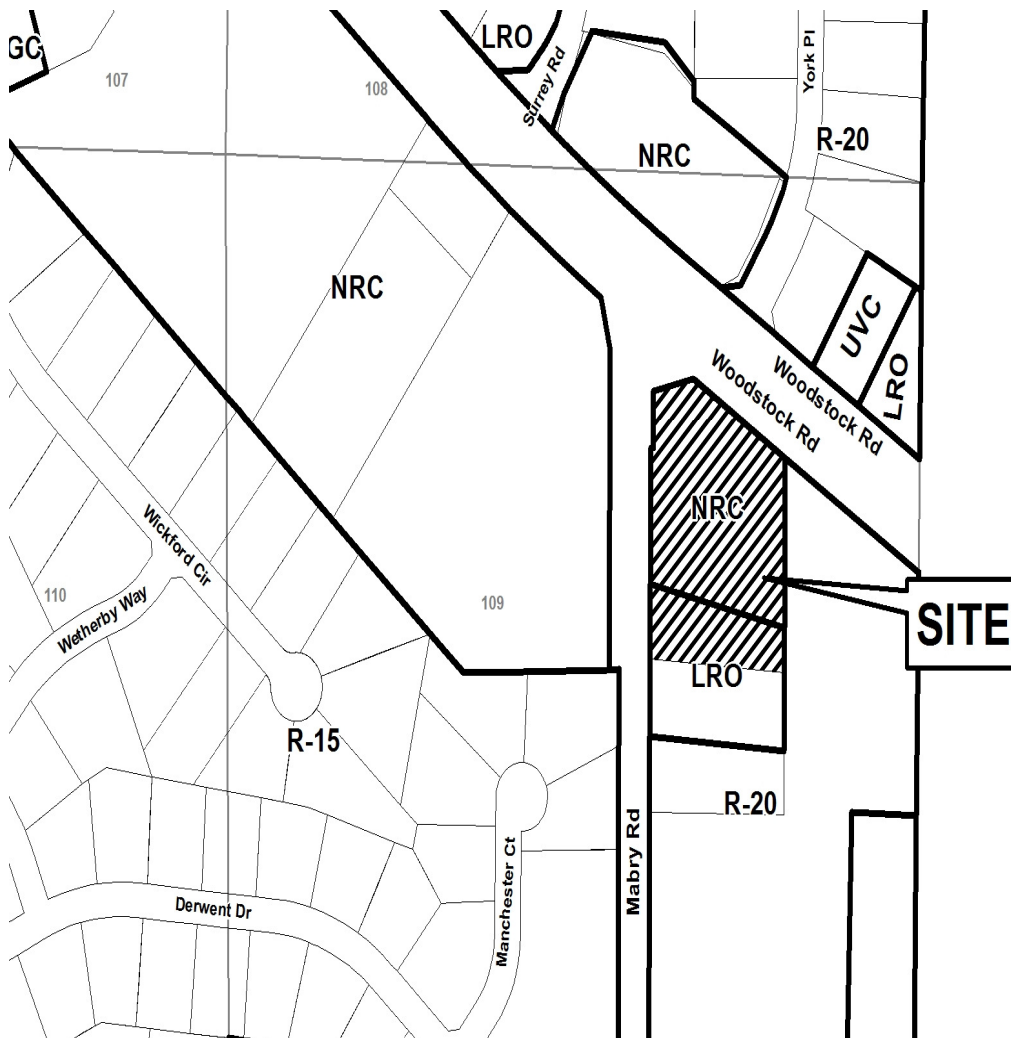
LAND LOT(S): 109

PARCEL(S): 7,10

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



Application No. Z-13

Feb. 2016

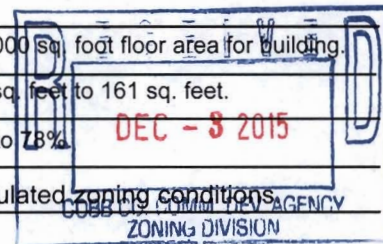
Summary of Intent for Rezoning

.....
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): Renovation / Expansion of existing convenience store with self service fuel sales.
- b) Proposed building architecture: See Attached sample elevations
- c) Proposed hours/days of operation: 24 hours 7 days a week
- d) List all requested variances: 1. Variance from maximum 3000 sq. foot floor area for building.
2. Increase allowable signage outside building setback line from 120 sq. feet to 161 sq. feet.
3. Increase maximum allowable impervious surface amount from 70% to 73%.
4. Replace existing and prior zoning conditions w/ proposed stipulated zoning conditions.

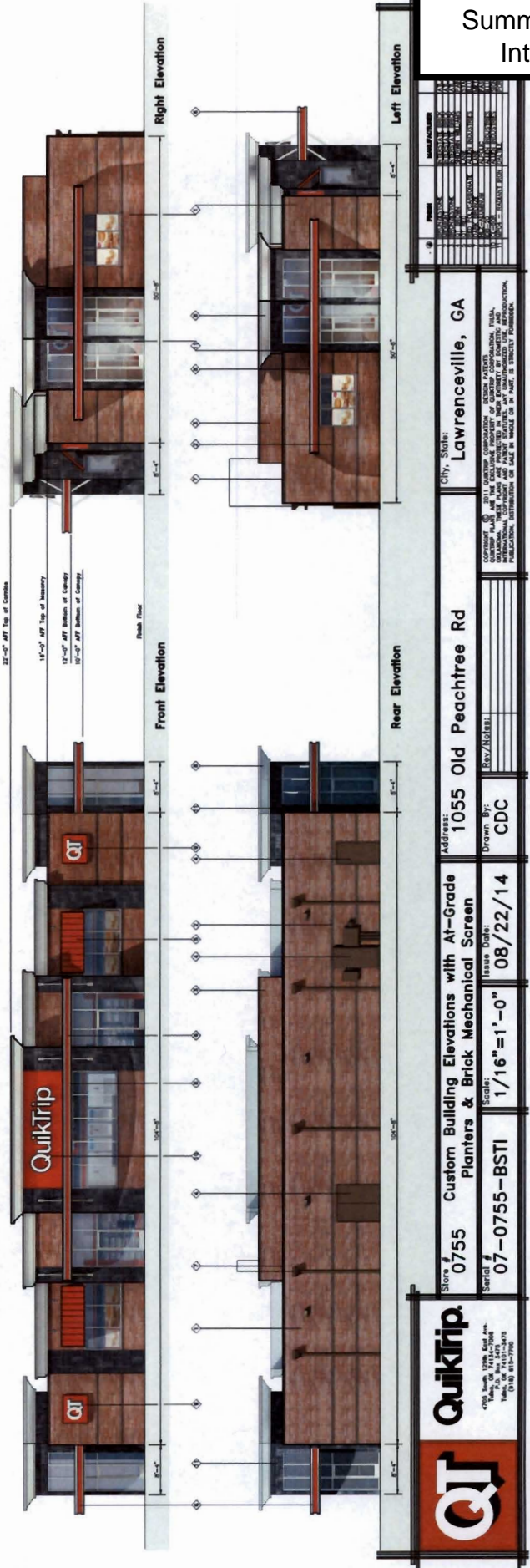
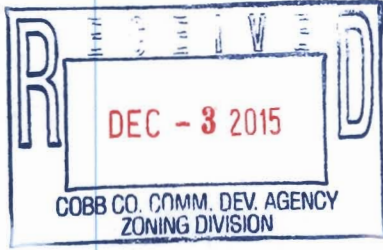


.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

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

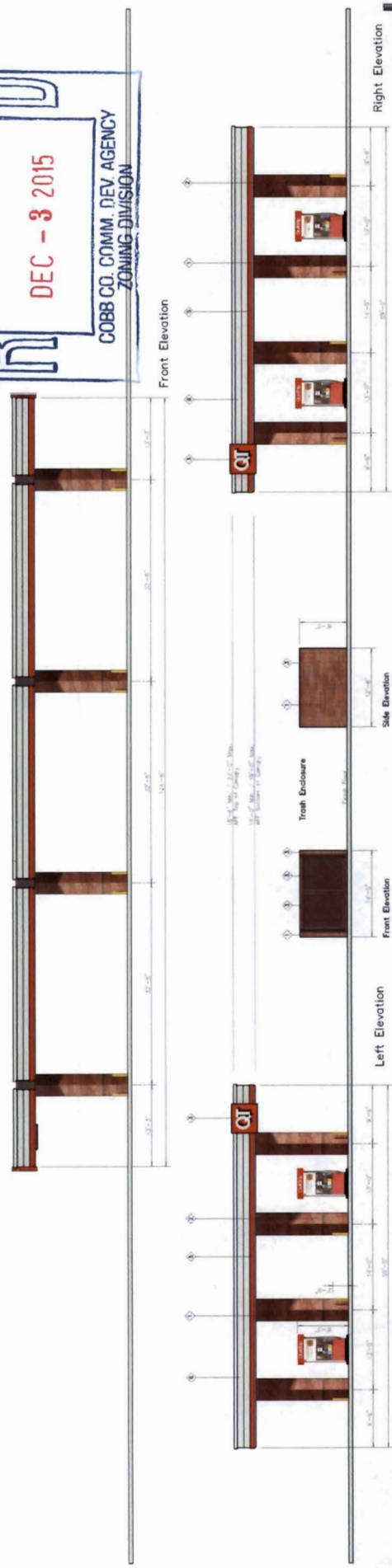
.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

NO





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



Z-13 (2016)
Attachment to
Summary of
Intent

[illegible]

PLAT TO ACCOMPANY APPLICATION FOR REZONING

KUOKEN TAI

LOCATED IN LAND LOT 45, 18TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA

AREA = 8.048 ACRES
(350,587 SQ. FT.)

ZONING NOTES:

CURRENT ZONING: OS
PROPOSED ZONING: LI
MINIMUM SETBACKS FOR LI:
FRONT: 15' (ARTERIAL)
SIDE: 10'
SIDE: 20'

55 PARKING SPACES PROVIDED
(INCLUDING 3 HC SPACES)

NO CEMETERIES, STREAMS OR WETLANDS
WERE DETECTED ON SITE

SURVEY NOTES:

THERE IS A 2' NON-DISTURBANCE
BUFFER (WARM WATER STREAMS) AND A 50'
NON-DISTURBANCE BUFFER (TROUT STREAM)
WATERSHED OF THE PROPERTY. THE
WATERSHED IS LOCATED BY THE STATE AND THERE
MAY BE ENHANCED BUFFERS PLACED ON
THESE WATERSHEDS BY THE STATE OR
MUNICIPALITIES. THE PROPER AUTHORITY
FOR THE ENHANCED BUFFERS IS THE
ANY DISTURBANCE NEAR THESE AREAS.

THIS PLAT WAS PREPARED FOR EXCLUSIVE
USE BY THE PERSONS AND/OR ORGANIZATIONS
WHOSE INTERESTS ARE SHOWN HEREON AND
EXTEND TO OTHERS WITHOUT THE
REMISSION OF THE SURVEYOR.

ORIGINAL PLAT, NOTES AND OTHER
CHANGES PREPARED BY THE SURVEYOR
HIS ASSOCIATES INCLUDING ELECTRONIC
FILES, ARE INSTRUMENTS OF SERVICE AND
ARE THE PROPERTY OF THE SURVEYOR.

THE BUILDING SETBACKS SHOWN HEREON ARE
BASED ON THE SURVEYORS BEST
INTERPRETATION AND SHOULD BE RELIED
UPON ONLY AFTER APPROVAL BY THE COBB
COUNTY ZONING DEPARTMENT.

THERE MAY BE OTHER UTILITIES EXISTING ON
THIS PROPERTY THAT ARE NOT SHOWN
ALL DISTANCES SHOWN ARE
HORIZONTAL AND DISTANCES

NIF
VIRGINIA HUCKEBA CARR
D.B. 3581, PG. 311
(ZONED N6)

REFERENCE PLAT

THIS PROPERTY IS A PORTION OF
TRACT 1 AS SHOWN ON PARCEL
COMBINATION PLAT FOR KOK
TRADING CO. INC. RECORDED
IN BOOK 271, PG. 120.
THE PROPERTY SHOWN EXCLUDES
A PORTION OF TRACT 1, OF THE
ABOVE REFERENCED PLAT AT THE
SOUTHEASTERN CORNER DEEDED
TO GEORGIA DEPARTMENT OF
TRANSPORTATION PER DEED BOOK
14672, PG. 2071.

NIF
T & J TRADING CO. INC.
D.B. 15208, PG. 4867
(ZONED N5)

LEGEND

- CORNER MONUMENTATION:
- = IRON CORNER SET WITH A 1/2" STEEL
PIPE AND A 1/2" IRON ROD
 - = CORNER FOUND
 - △ = UNMONUMENTED CORNER
 - = CORNER TO BE SET WHEN
CONSTRUCTION OF THE
FENCE LINE
 - RR = STEEL REINFORCING ROD
 - OTP = OPEN TOP WATER PIPE
 - CTP = CRIMPED TOP WATER PIPE
 - PP = POWER POLE
 - BL = BUILDING
 - RW = RIGHT OF WAY
 - LL = LAND LOT LINE
 - W = WATER MAINS
 - W = GAS MAINS
 - W = SANITARY SEWER MAIN
 - NF = NOW OR FORMERLY OWNED BY
 - NSAB = NAIL SET AT BASE



FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE
RATE MAPS, COMMUNITY PANEL NO. 13070200H
EFFECTIVE DATE, MARCH 4, 2013
THE MAP GRAPHICALLY DEPICTS THE SUBJECT
PROPERTY TO LIE IN ZONE "X"
"X" = AREAS DETERMINED TO BE OUTSIDE THE
2% ANNUAL CHANCE FLOODPLAIN

TECHNICAL DATA
TRAVELER PRECISION: 1/121.34
HORIZONTAL PRECISION: 1/121.34
SURVEY ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON GPT-3003
PLAT PRECISION: 1/1,804,780

VETERANS MEMORIAL HIGHWAY
(A.K.A. U.S. 78 & U.S. 278)
R/W VARIES

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ZONING DIVISION



NIF
135 VA, LLC
D.B. 15062, PG. 6083
(ZONED N-20)

PROPOSED BUFFER TO
ENCOMPASS AREA
BETWEEN PROPERTY
LINE AND EXISTING BACK
OF CURB

THE RETREAT AT OLD VININGS LAKE, UNIT THREE, PHASE TWO
P.B. 216, PG. 88
(ZONED PHD)

PROPOSED BUFFER TO
ENCOMPASS AREA
BETWEEN PROPERTY
LINE AND EXISTING PAVING

EXISTING METAL WAREHOUSE
(108,323 SQ. FT.)

EXISTING ASPHALT
STREET
MANAGEMENT AREA

ASPHALT PAVING (TYP.)

EXISTING ASPHALT
PAVING (TYP.)

EXISTING ASPHALT
PAVING (TYP.)

EXISTING ASPHALT
PAVING (TYP.)

APPLICANT: Kuo Ken Tai

PHONE#: (404) 940-7677 **EMAIL:** _____

REPRESENTATIVE: Parks F. Huff

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

TITLEHOLDER: Kuo Ken Tai

PROPERTY LOCATION: North side of Veterans Memorial

Highway, west f North Allen Road.

ACCESS TO PROPERTY: Veterans Memorial Highway

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-14

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING OS

PROPOSED ZONING: LI

PROPOSED USE: Warehouse/Distribution

SIZE OF TRACT: 8.048 acres

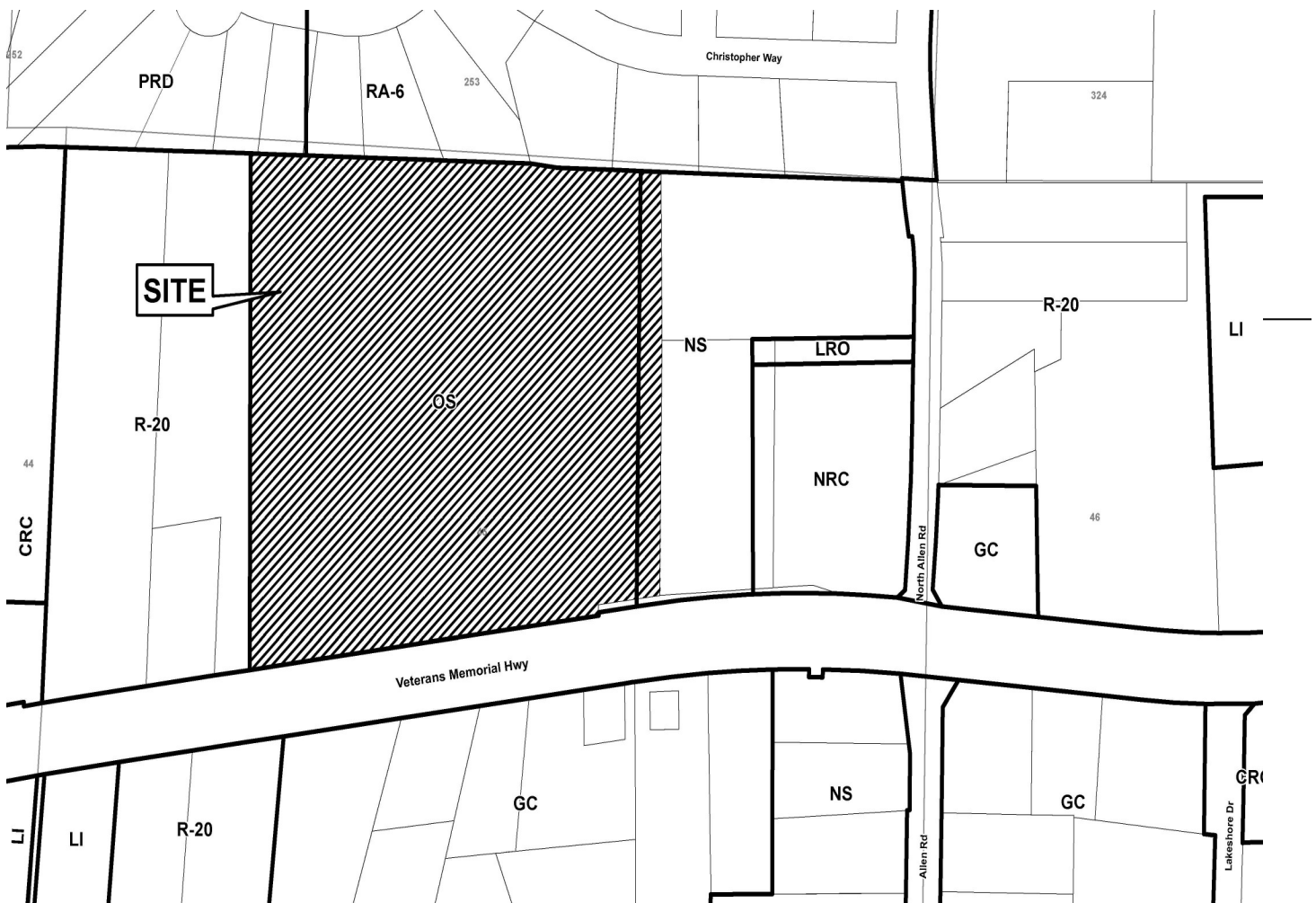
DISTRICT: 18

LAND LOT(S): 45

PARCEL(S): 8

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



Application No. Z-14

PC: Feb. 2, 2016

BOC: Feb. 16, 2016

DEC - 3 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): Warehouse and distribution with potential showroom.
- b) Proposed building architecture: Metal warehouse - existing.
- c) Proposed hours/days of operation: Undetermined at this time.
- d) List all requested variances: Shown on site plan.
- _____
- _____
- _____

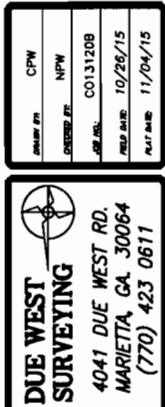
.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

.....
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.



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 **DUE WEST
SURVEYING**
4041 DUE WEST RD.
MARIETTA, GA. 30064
(770) 423 0611

REZONING FLAT PARCEL # 17082300180
CHURCH LANE ONE, LLC
LAND LOT 823, 17th DISTRICT, 2nd SECTION,
COBB COUNTY, GEORGIA

<u>REVISIONS</u>			
NO.	DATE	DESCRIPTION	BY

APPLICANT: Church Lane One, LLC

PHONE#: (678) 564-0600 **EMAIL:** v@heritage-equities.com

REPRESENTATIVE: Vincent B. Merkle, Jr.

PHONE#: (678) 564-0600 **EMAIL:** v@heritege-equities.com

TITLEHOLDER: Church Lane One, LLC

PROPERTY LOCATION: Southwest corner of North Church Lane
and Collins Springs Drive.

ACCESS TO PROPERTY: North Church Lane

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT



PETITION NO: Z-15

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING R-20

PROPOSED ZONING: LI

PROPOSED USE: Office/Storage/Warehouse
(Existing)

SIZE OF TRACT: 0.87 acre

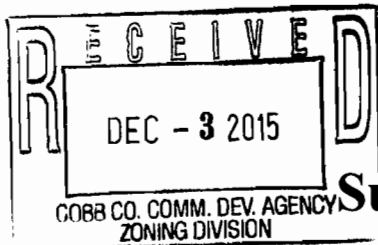
DISTRICT: 17

LAND LOT(S): 823

PARCEL(S): 18

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2



Application No. Z-15

Feb. 2016

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): No change in existing use - Office/Storage
- b) Proposed building architecture: Existing building. No change in building architecture.
- c) Proposed hours/days of operation: 8 am to 6 pm
- d) List all requested variances: None
- _____
- _____
- _____

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

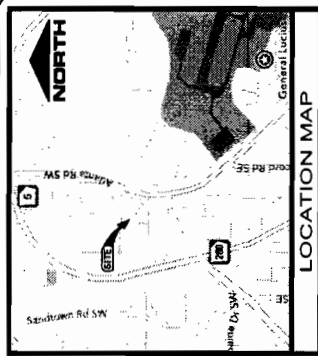
The subject property & the existing building have been continuously operated as a Light Industrial property since prior to the County implementing a zoning code or districts. In 1972 the County zoned said property R-20, even though the property & building were occupied & operated as an office/storage/warehouse facility. This rezoning request is not changing the use in any way but rather requesting the County confirm the existing Light Industrial use via formal rezoning from the incorrect R-20 to the proper Light Industrial zoning.

.....

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

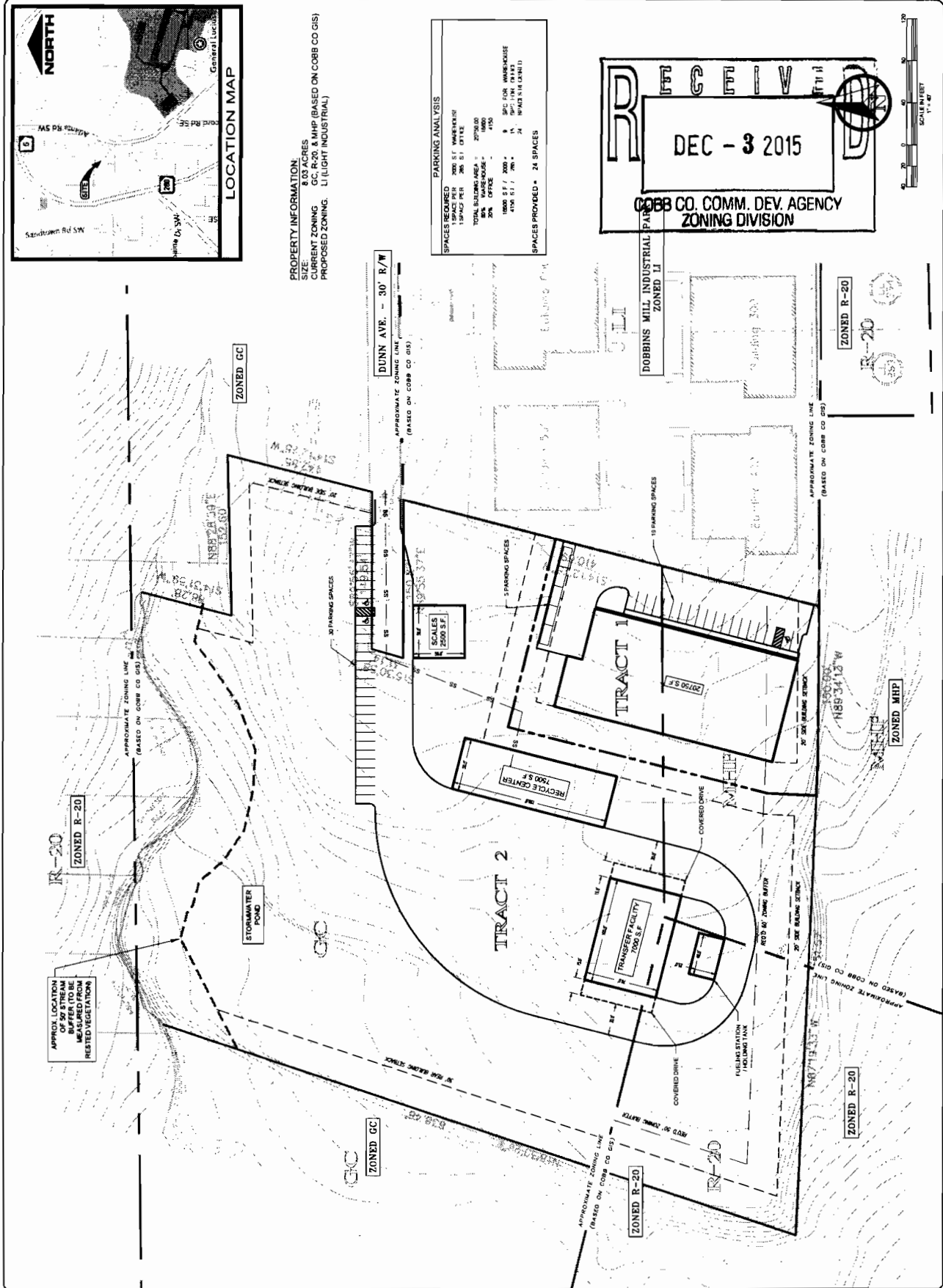
[illegible]

LOCATION MAP

PROPERTY INFORMATION:
SIZE: 8.03 ACRES
CURRENT ZONING: GC, R-20, & MHP (BASED ON COBB CO GIS)
PROPOSED ZONING: LI (LIGHT INDUSTRIAL)

PARKING ANALYSIS	
SPACES REQUIRED	
1500 SFF WAREHOUSE	
1500 SFF OFFICE	
200 SFF OFFICE	
TOTAL BUILDING AREA =	2750.00
1500 SFF WAREHOUSE	1500
1500 SFF OFFICE	1500
200 SFF OFFICE	400
SPACES FOR WAREHOUSE	9
SPACES FOR OFFICE	24
WALSH N.H. (AMT)	
SPACES PROVIDED =	24 SPACES

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



APPLICANT: Dobbins Mill, LLC

PHONE#: (770) 354-5836 **EMAIL:** jim@johnsonandco.net

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER: East Brook Development, LLC

PROPERTY LOCATION: Terminus of Dunn Avenue, west side of
West Atlanta Street

ACCESS TO PROPERTY: Dunn Avenue

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-16

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING R-20, MHP, GC

PROPOSED ZONING: LI

PROPOSED USE: Office, Warehouse, and
Waste Transfer Station

SIZE OF TRACT: 8.03 acres

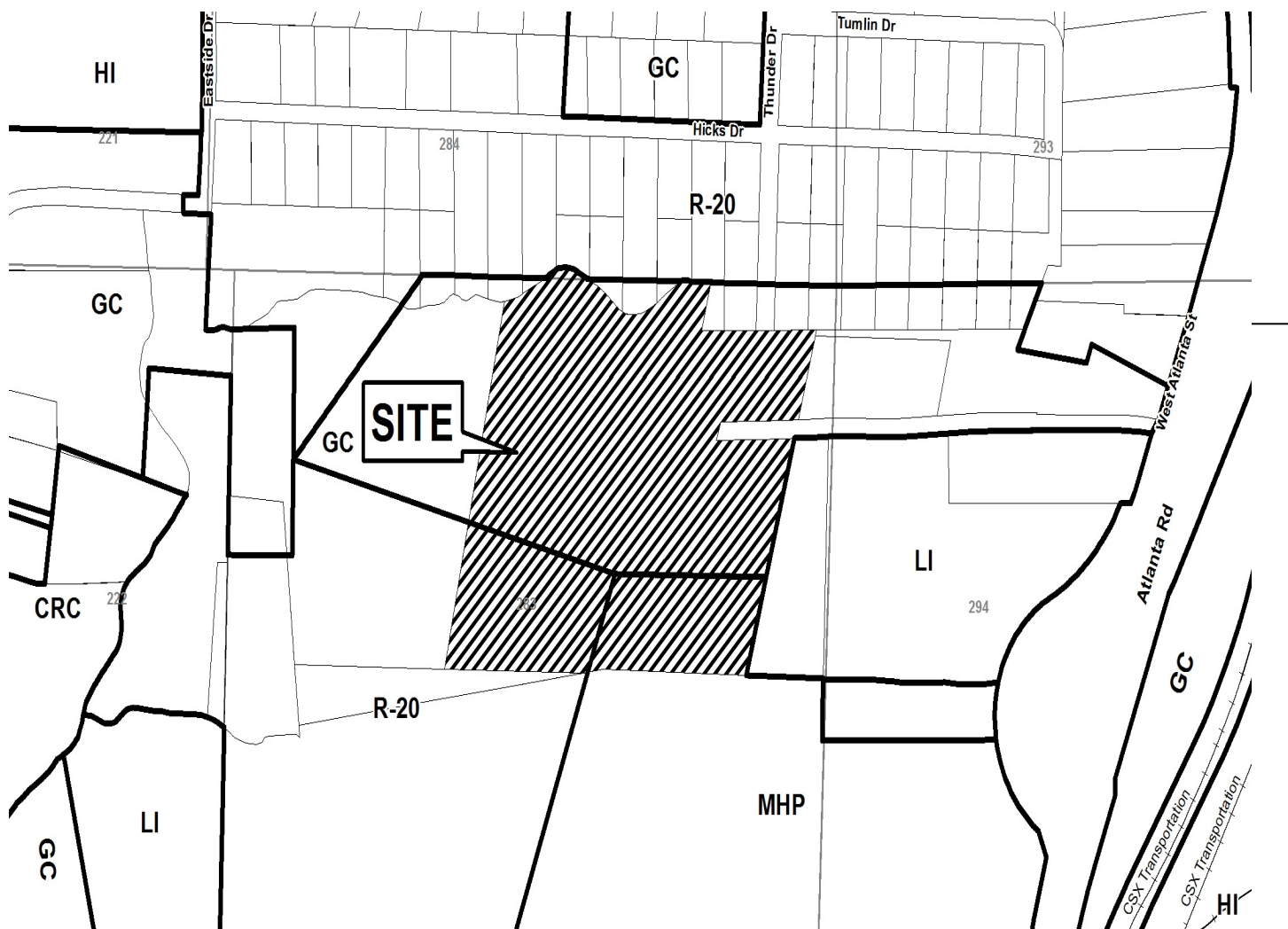
DISTRICT: 17

LAND LOT(S): 283

PARCEL(S): 4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



Application No. z-16 (2016)

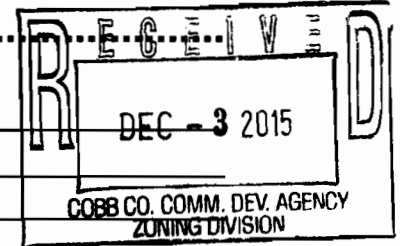
PC Hearing Date: 02/02/2016

BOC Hearing Date: 02/16/2016

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, Warehouse; Waste Transfer Station
- b) Proposed building architecture: Industrial-style metal buildings
- c) Proposed hours/days of operation: Typical business hours
- d) List all requested variances: None known at this time
- _____
- _____
- _____

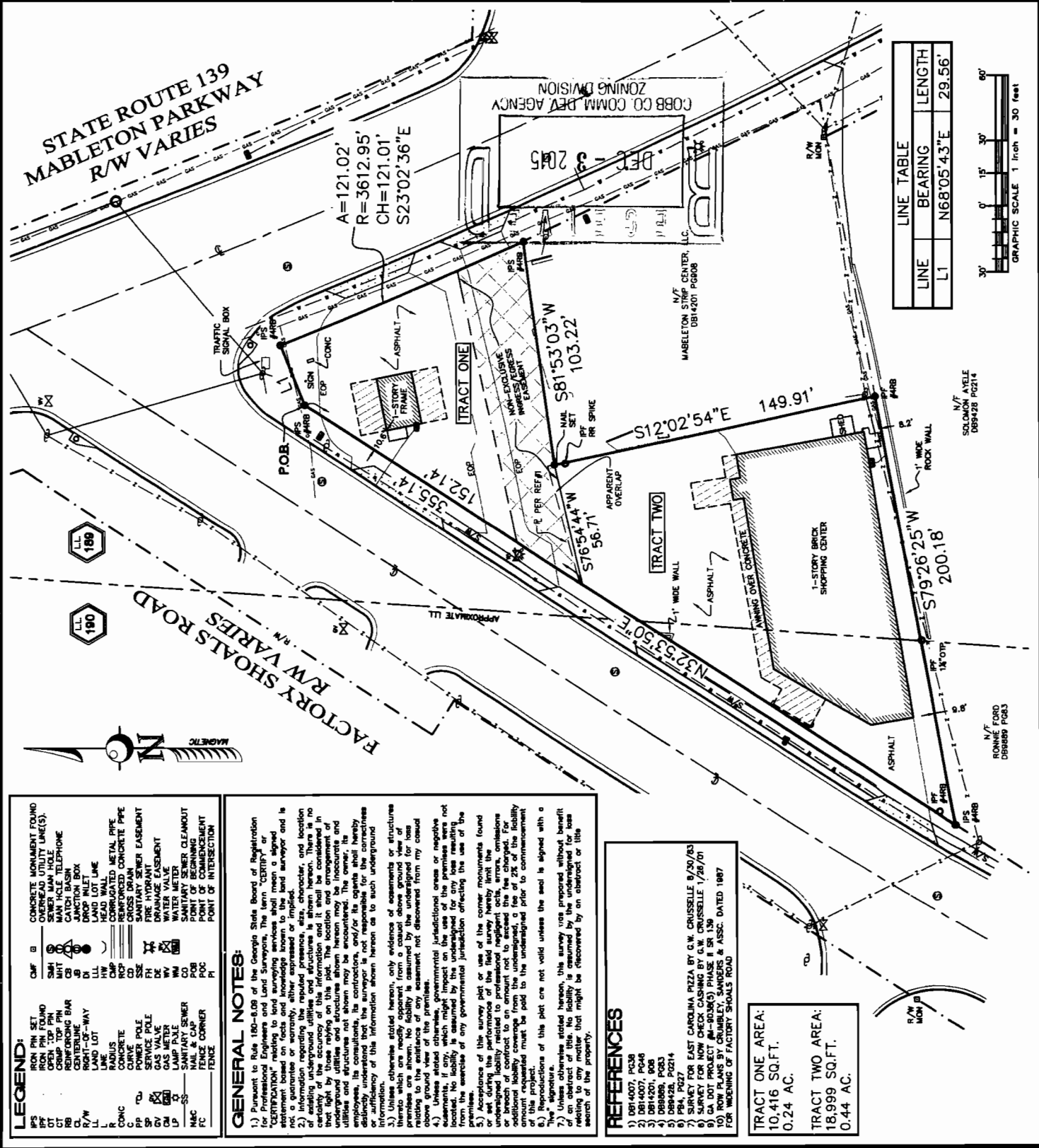
.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

.....
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 the Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°05'43"E	29.56'



APPLICANT: Eun Kyung Park

PHONE#: (404) 909-0991 **EMAIL:** sung@n-gineers.com

REPRESENTATIVE: Sung H. Chung

PHONE#: (770) 891-0023 **EMAIL:** sung@n-gineers.com

TITLEHOLDER: Eun Kyung Park, Young Hwan Han

PROPERTY LOCATION: Corner of Mableton Parkway and

Factory Shoals Road

(6260 Mableton Parkway and 6281 Factory Shoals Road).

ACCESS TO PROPERTY: Mableton Parkway and Factory Shoals

Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-17

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING PSC, R-20

PROPOSED ZONING: NRC

PROPOSED USE: Restaurant and

Retail

SIZE OF TRACT: 0.68 acre

DISTRICT: 18

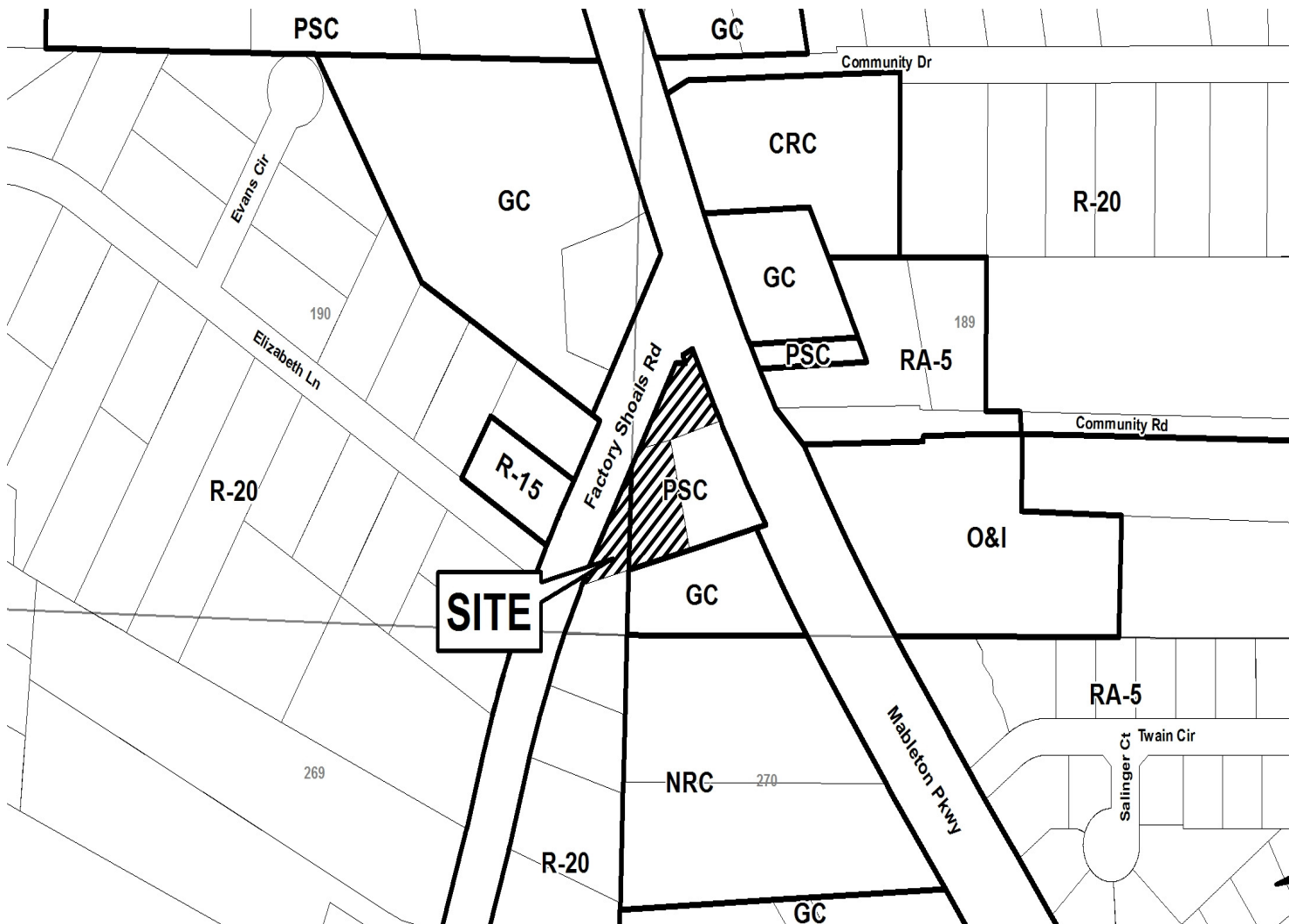
LAND LOT(S): 189, 190

PARCEL(S): 32, 42

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



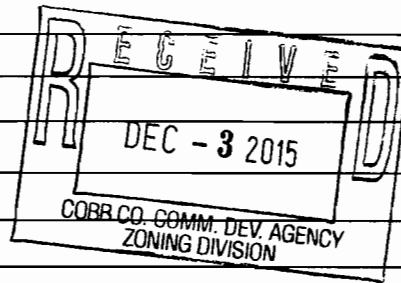
Application No. Z-17
Feb. 2016

Summary of Intent for Rezoning

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

N/A

- 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): RESTAURANT, SHOPPING CENTER
RETAIL BUSINESS
- b) Proposed building architecture: EXISTING STRUCTURES
- c) Proposed hours/days of operation: RESTAURANT : 9 AM - 10 PM
MON - SUN
- d) List all requested variances: _____

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

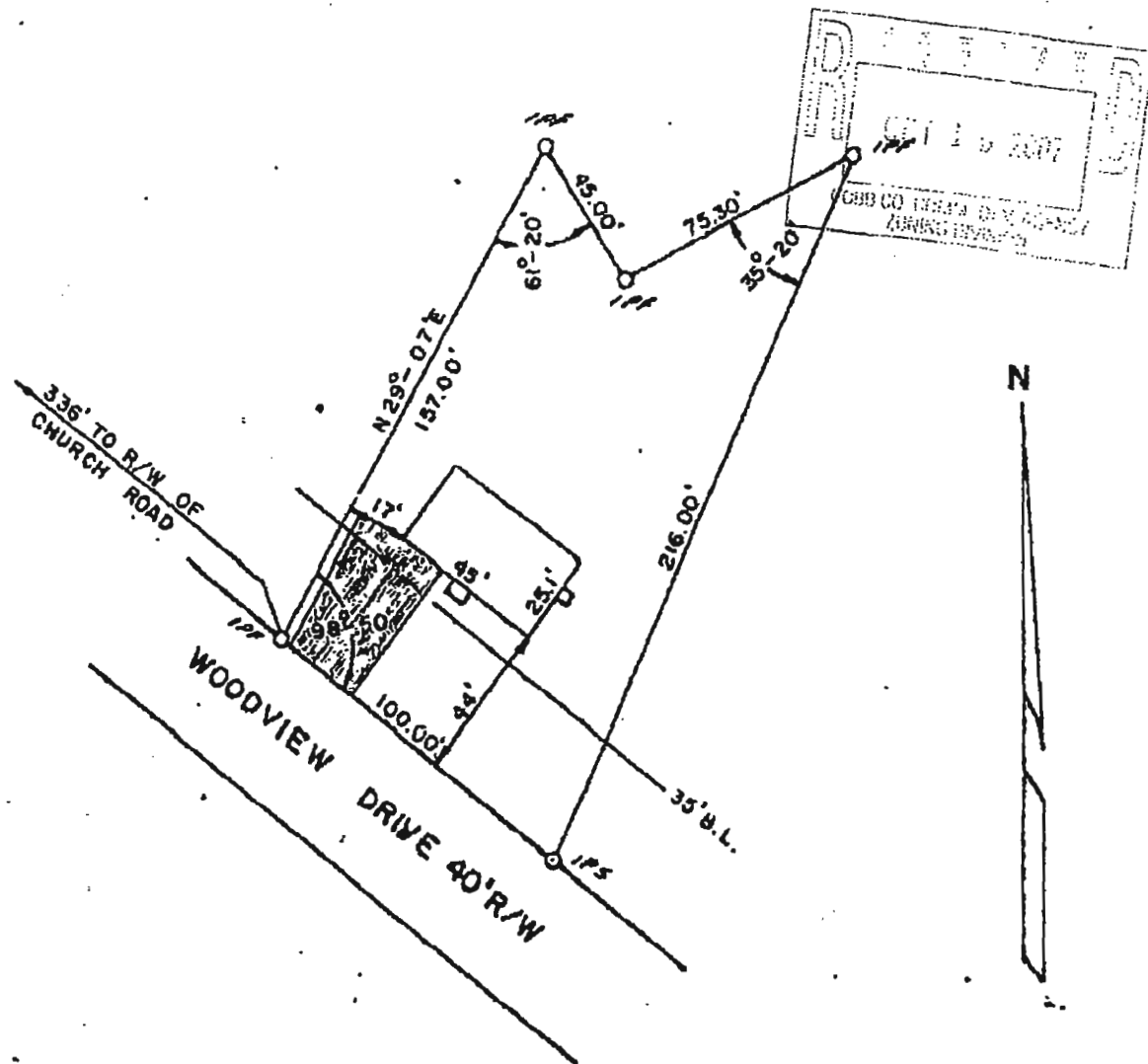
N/A

.....
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-1
(2016)



SURVEY FOR
PAUL LAMAR STREETMAN

LOT 20, BLOCK "C", WOODMOORE SUBDIVISION
LOCATED IN LAND LOT 269
17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1" = 50'
DATE: MAY 16, 1966

MAYES, SUDDERTH AND ETHEREDGE, INC.
CONSULTING ENGINEERS
ATLANTA MARIETTA

APPLICANT: Shirley Streetman

PHONE#: (770) 435-4244 **EMAIL:** _____

REPRESENTATIVE: Shirley Streetman

PHONE#: (770) 435-4244 **EMAIL:** _____

TITLEHOLDER: Paul L. Streetman

PROPERTY LOCATION: East side of Woodview Drive, south of
Church Road

(3195 Woodview Drive)

ACCESS TO PROPERTY: Woodview Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-1

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPOSED USE: Beauty Shop

SIZE OF TRACT: 0.34 acres

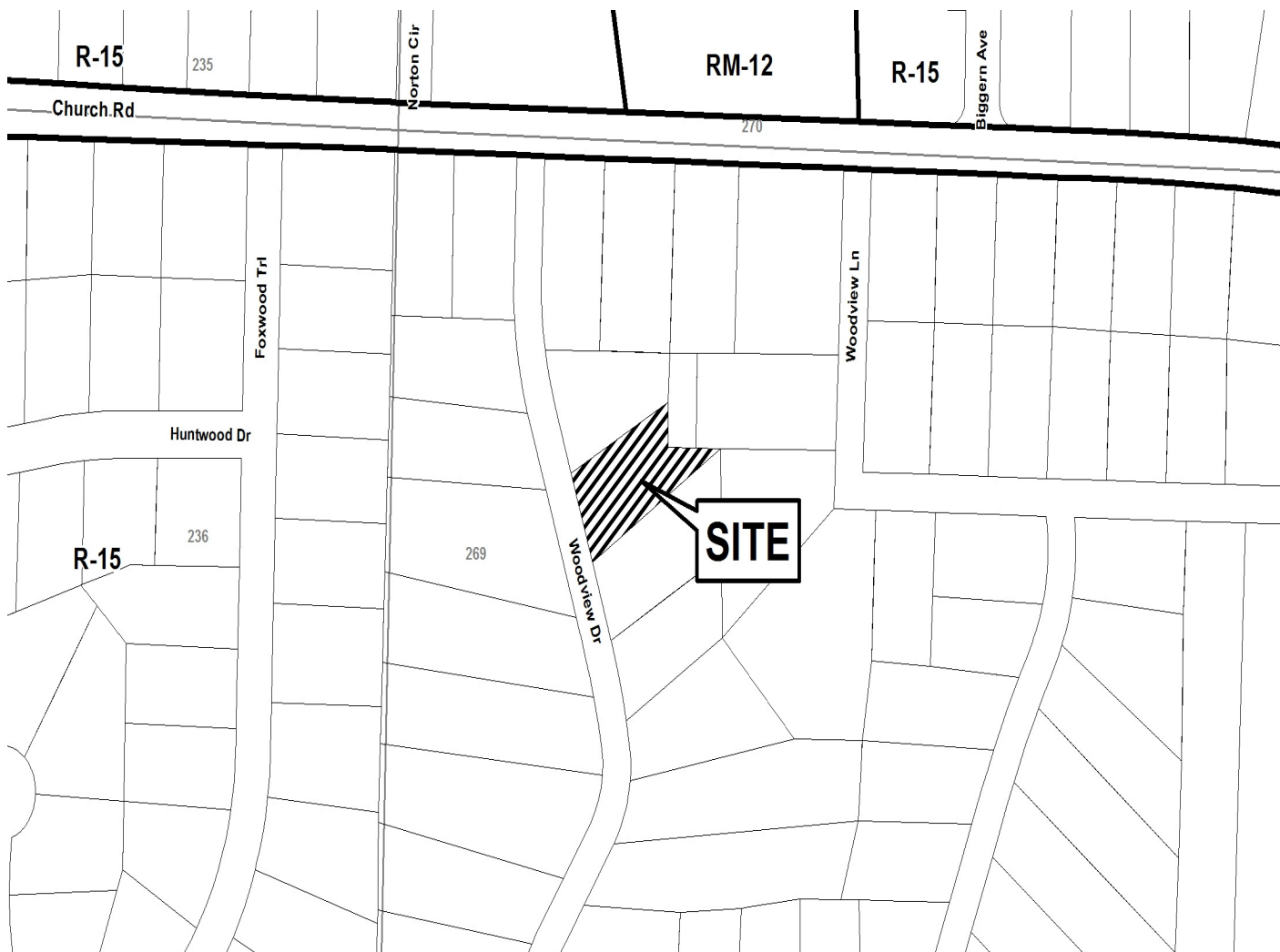
DISTRICT: 17

LAND LOT(S): 269

PARCEL(S): 52

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4





Application #: LUP-1
PC Hearing Date: 2-2-16
BOC Hearing Date: 2-16-16

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

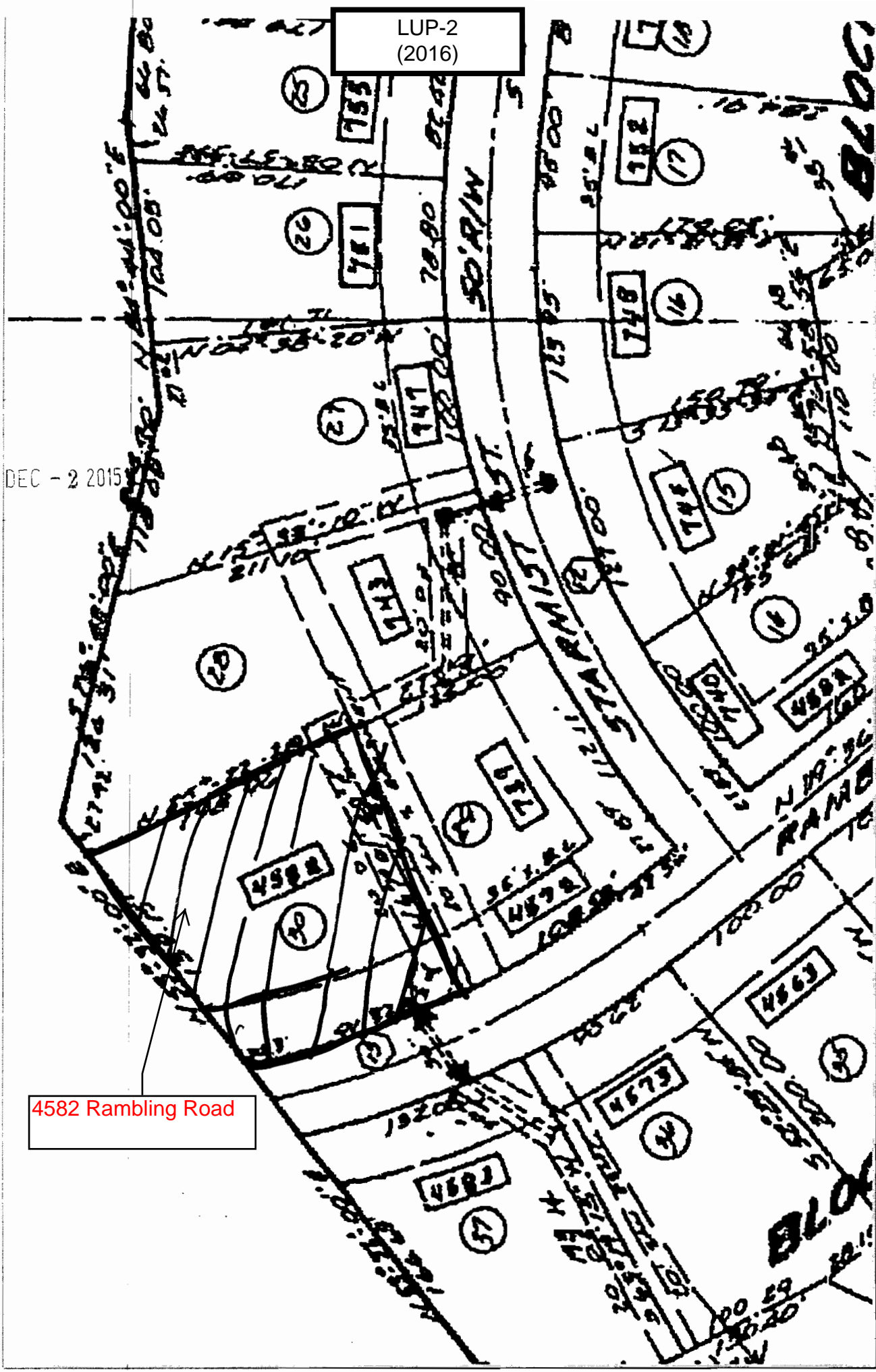
1. Type of business, or request? Beauty Shop
2. Number of employees? 0
3. Days of operation? 3
4. Hours of operation? 11:00 AM - 6:30 p.m.
5. Number of clients, customers, or sales persons coming to the house per day? 9 ; Per week? Varies - all by appts.
6. Where do clients, customers and/or employees park?
Driveway: ☒ ; Street: ☐ ; Other (Explain): no on the street parking.
7. Signs? No: ☒ ; Yes: ☐ . (If yes, then how many, size, and location):
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 0
9. Deliveries? No 0 ; Yes (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
10. Does the applicant live in the house? Yes ☒ ; No ☐
11. Any outdoor storage? No ☒ ; Yes ☐ (If yes, please state what is kept outside):
12. Length of time requested (24 months maximum): yes
13. Is this application a result of a Code Enforcement action? No ☒ ; Yes ☐ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed):

Applicant signature: Shirley Streetman Date:
Applicant name (printed): Shirley Streetman

DEC - 2 2015

4582 Rambling Road

LUP-2
(2016)



APPLICANT: Kevin Jordan

PHONE#: (678) 270-7696 **EMAIL:** kjorda34@gmail.com

REPRESENTATIVE: Kevin Jordan

PHONE#: (678) 270-7696 **EMAIL:** kjorda@gmail.com

TITLEHOLDER: Kevin Jordan

PROPERTY LOCATION: East side of Rambling Road, north of
Starmist Court

(4582 Rambling Road)

ACCESS TO PROPERTY: Rambling Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-2

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING: PD

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow more Unrelated
Adults than Code Permits

SIZE OF TRACT: .50 acres

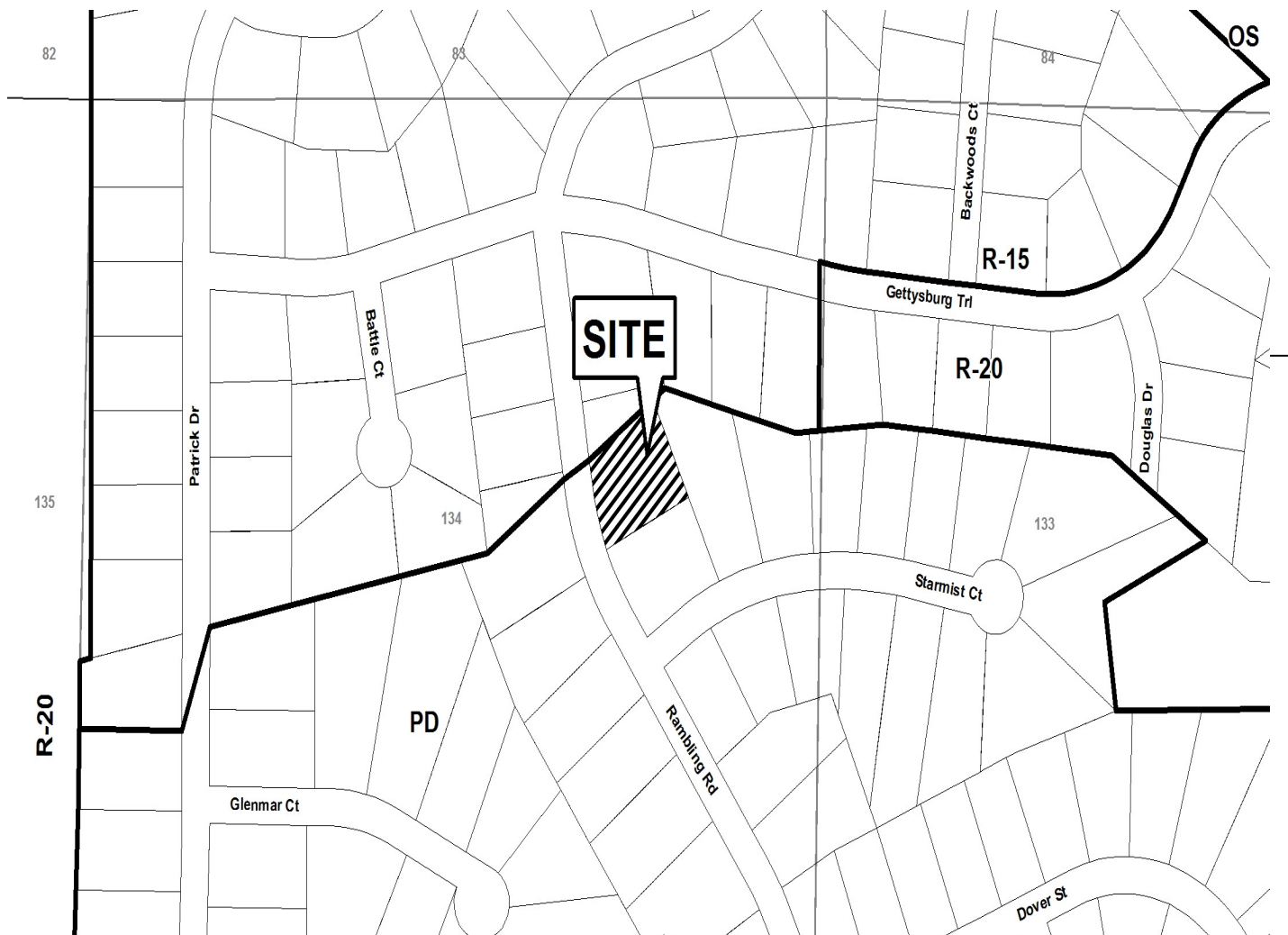
DISTRICT: 16

LAND LOT(S): 134

PARCEL(S): 119

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application #: LUP-2
PC Hearing Date: 2-2-16
BOC Hearing Date: 2-16-16

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

1. Number of unrelated adults in the house? 4
2. Number of related adults in the house? 0
3. Number of vehicles at the house? 4
4. Where do the residents park?
Driveway: 2 ; Street: _____ ; Garage: 2 DEC - 2 2015
5. Does the property owner live in the house? Yes X ; No _____
6. Any outdoor storage? No X ; Yes _____ (If yes, please state what is kept outside): _____
7. Length of time requested (24 months maximum): 18 months
8. 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).
9. Any additional information? (Please attach additional information if needed):

Applicant signature: [Signature] Date: 12/2/15

Applicant name (printed): Kevin Jordan

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: PD

Size of house per Cobb County Tax Assessor records: 2,308 sq ft

Number of related adults proposed: 0 Number permitted by code: 5

Number of unrelated adults proposed: 4 Number permitted by code: 1

Number of vehicles proposed: 4 Number permitted by code: 5

Number of vehicles proposed to be parked outside: 2 Number of vehicles permitted 2 outside

SPECIAL NOTES

[illegible]

LEGEND

- 1**

As that tract or parcel of land lying and being in Lot 34 of the 38th Land District, 2nd Section, Cobb County, Georgia, said tract or parcel of land being hereby shown and designated on a plat of survey prepared by Valerone & Associates, Inc. (JOS #15 099 Drawing/Plat #15 099), bearing the seal of Glenn A. Valerone, Georgia Registered Land Surveyor #2578, and being more particularly described with bearings relative to Grid North, Georgia West Zone, as follows:

[illegible]

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREIN. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED THAT EIGHT BY THREE USING THIS DRAWING, THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREIN MAY BE INACCURATE AND UTILITY AND STRUCTURE NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, THEIR EMPLOYEES, THEIR CONSULTANTS, THEIR CONTRACTORS, AND/OR THEIR AGENTS MAY HEREBY CONFIDENTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE, MEASUREMENTS, AND UTILITY INFORMATION SHOWN HEREON.

[illegible]

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING IN GEORGIA AS SET FORTH IN CHAPTER 1807 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OF C.G.A. 13-6-04. I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON GTS 100 TOTAL STATION WITH AN ANGULAR ERROR OF 6 SECONDS PER SIDE. THE HORIZONTAL DISTANCE OF THIS PLAT SURVEY HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARES METHOD AND IS FOUND TO BE ACTUALLY WITHIN ONE FOOT IN 40,000 FEET. THE ANGULAR ACCURACY OF THIS PLAT IS ONE FOOT IN 100,000 FEET.

SCALE	1" = 20'
DATE	11/20/2015
JOB NUMBER	15-099
FILE NUMBER	15-099
PLOTTED	11/20/2015

**BOUNDARY
SURVEY**

1 OF 1

APPLICANT: Unique International Auto, LLC

PHONE#: _____ **EMAIL:** _____

REPRESENTATIVE: Parks F. Huff

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

TITLEHOLDER: Unique International Auto, LLC

PROPERTY LOCATION: East side of Powell Drive, south of

Veterans Memorial Highway

(5835 Powell Drive)

ACCESS TO PROPERTY: Powell Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-1

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING: R-20

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Used Auto Sales, Auto

Storage Yard and Professional Office

SIZE OF TRACT: 0.458 acres

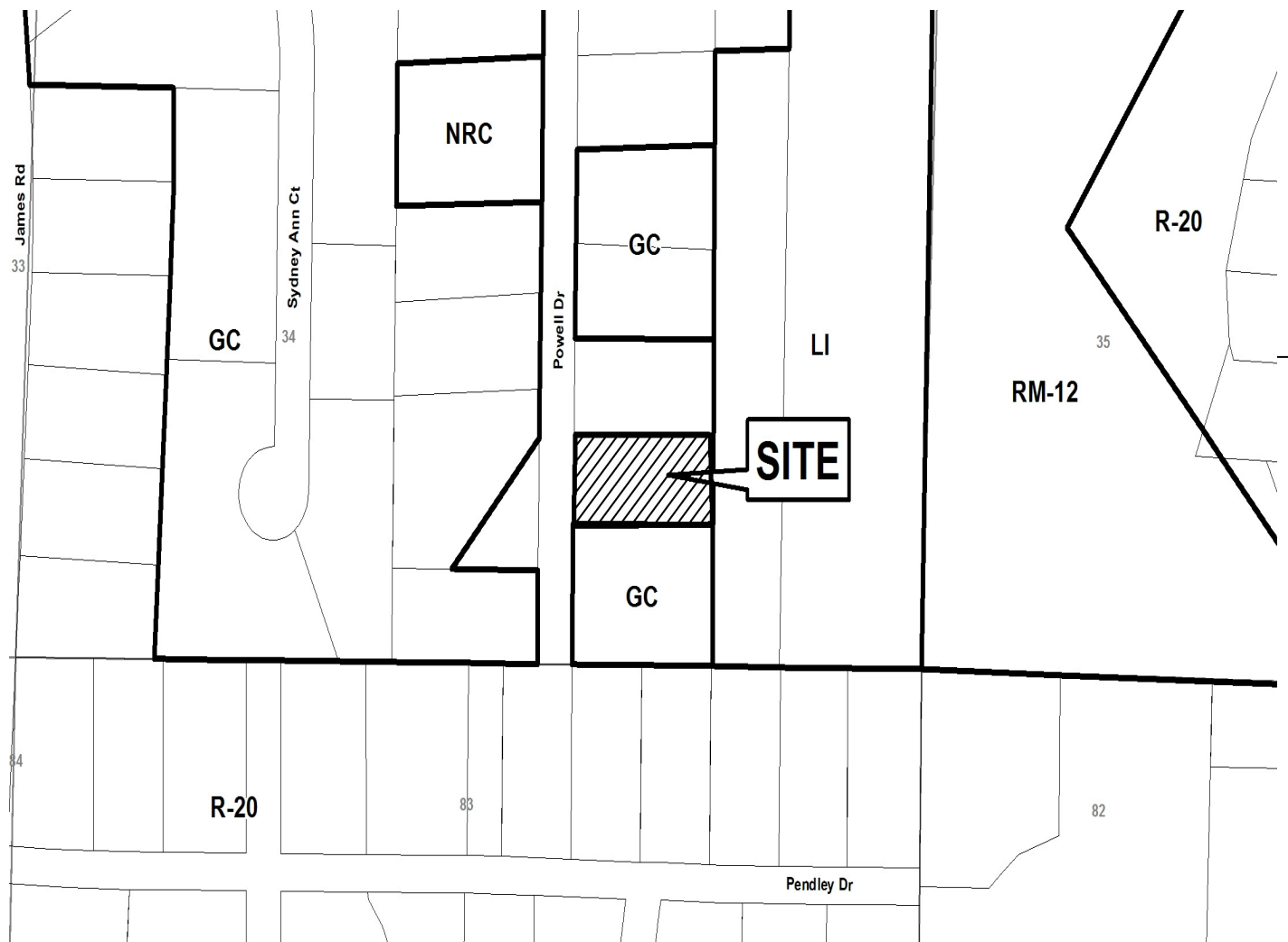
DISTRICT: 18

LAND LOT(S): 34

PARCEL(S): 17

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



NOV 25 2015

SPECIAL LAND USE PERMIT STATEMENT OF INTENT
FOR THE APPLICATION OF UNIQUE INTERNATIONAL AUTO, LLC

COMES NOW, UNIQUE INTERNATIONAL AUTO, LLC, and, pursuant to §134-37 (e) of the Cobb County Zoning Ordinance, files this Statement and shows the following:

1. The proposed short term automobile storage yard and internet used auto sales will not have a negative effect on the neighborhood or area. The property and surrounding properties are zoned under multiple commercial and industrial classifications and most have car related repair businesses. The proposed use is consistent with other uses in the area and will not negatively impact the neighborhood.
2. The proposed automobile storage and automobile sales is compatible within the neighborhood which includes many similar uses. Powell Drive has many other automobile uses and this use will not conflict with the other uses.
3. The proposed use will not create a nuisance. The use is consistent with the long term uses on Powell Drive. The automobile storage and internet auto sales will not create noise or traffic that is incompatible with the existing uses.
4. The use will not impact the quiet enjoyment of surrounding properties which uses are all compatible with the proposed automobile storage and sales.
5. The proposed use will complement the surrounding properties and will not adversely affect their values.
6. Unique will provide adequate parking for the car storage and the traffic created by the businesses is minimal.
7. Although the zoning category is HI which is inconsistent with the Neighborhood Activity Center (NAC) designation, the actual use will have less noise, traffic and other impact than most other NAC uses.
8. The proposed use is not in close proximity to residential uses.
9. The business hours are limited to typical business hours from 7:00 a.m. to 8:00 p.m. Monday through Saturday.

SAMS, LARKIN, HUFF
& BALLI, LLP

A LIMITED LIABILITY PARTNERSHIP

ATTORNEYS AT LAW

SUITE 100

376 POWDER SPRINGS ST.

MARIETTA, GA 30064

770.422.7016

10. Delivery hours will be limited to daylight hours and six days a week. Deliveries would not have an impact on the residential properties.
11. The proposed business will occupy an existing commercial building and it is surrounded by other commercial or industrial buildings.
12. The existing industrial metal building is consistent with other buildings in the area.
13. The applicant is requesting to reduce the minimum lot size from 40,000 square feet to approximately 19,000 square feet for the existing lot and to allow for internet automobile sales on less than one acre of paved surface

The foregoing provides the factors to be considered in recommending approval of a Special Land Use Permit Application. Additional Details will be submitted during the pendency of the application.

Respectfully submitted, this the 28 day of November, 2015.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 

PARKS F. HUFF

Attorney for Applicant

Ga. Bar No. 375010

DEC 1 2015

Special Land Use Permit Plan

3662 Shallowford Road

Cobb County, Georgia
Land Lot 402, 16th District, 2nd Section

prepared for:
Legacy Christian School, Inc.

Site Data

Total Site Area: 6.7 AC

Existing Zoning: R-20

Proposed Zoning: R-20

(with Special Land Use Permit)

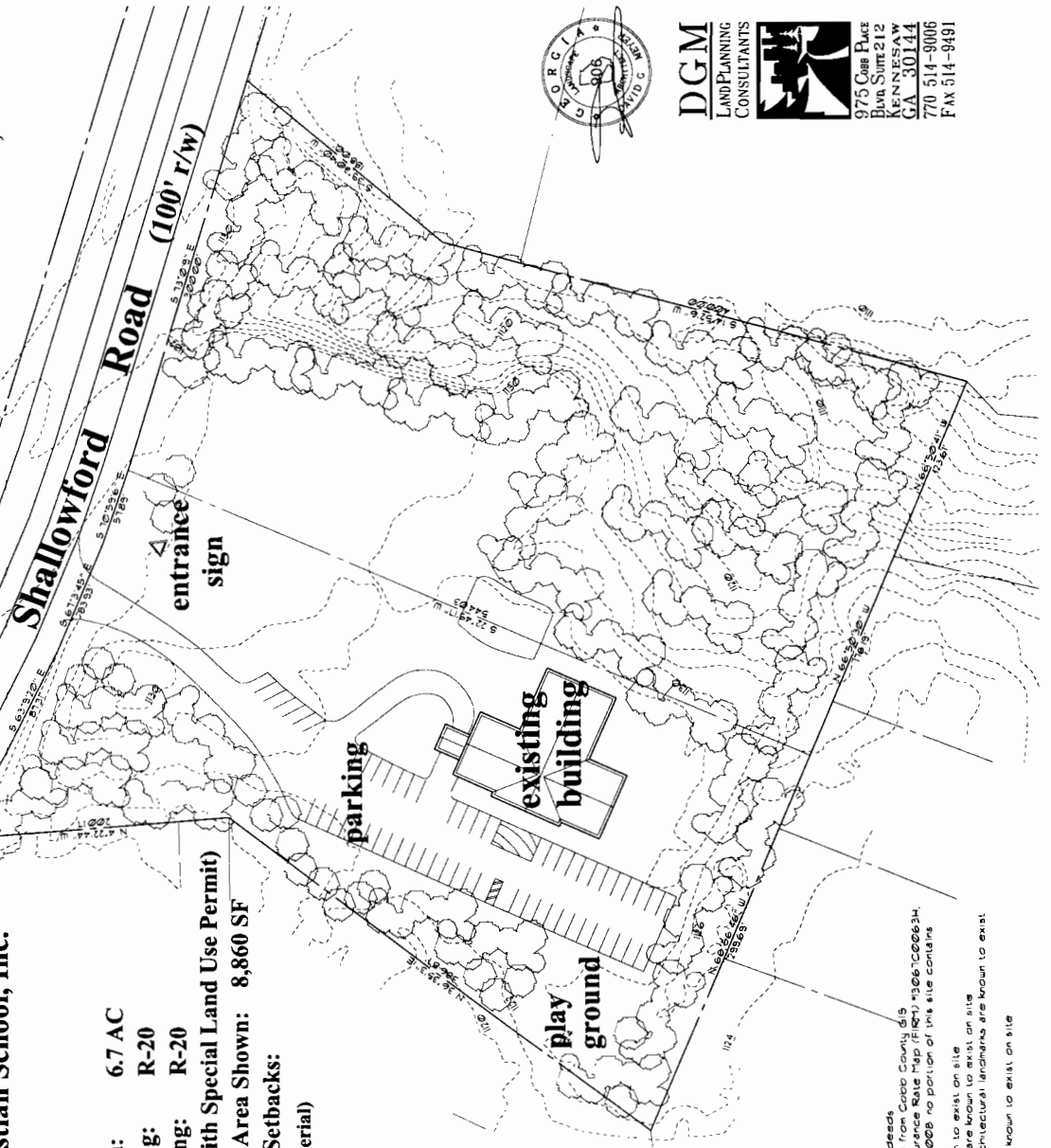
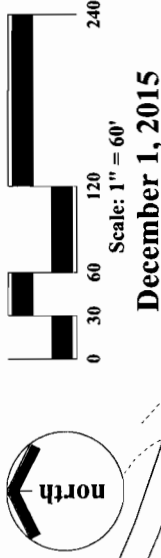
Total Building Area Shown: 8,860 SF

R-20 Building Setbacks:

front: 40' (arterial)

side: 10'

rear: 35'



DGM
LAND PLANNING
CONSULTANTS



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

- NOTES:**
1. Property from warranty deeds.
 2. Topographic information from Cobb County GIS.
 3. According to Flood Insurance Rate Map (FIRM) 1306100063H, dated December 16, 2008 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.

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: Noonday Baptist Association, Inc.

PROPERTY LOCATION: South side of Shallowford Road,
west of North Hembree Road
(3662 Shallowford Road).

ACCESS TO PROPERTY: Shallowford Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-2

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING: R-20

PROPOSED ZONING: Special Land
Use Permit

PROPOSED USE: Private School

SIZE OF TRACT: 6.7 acres

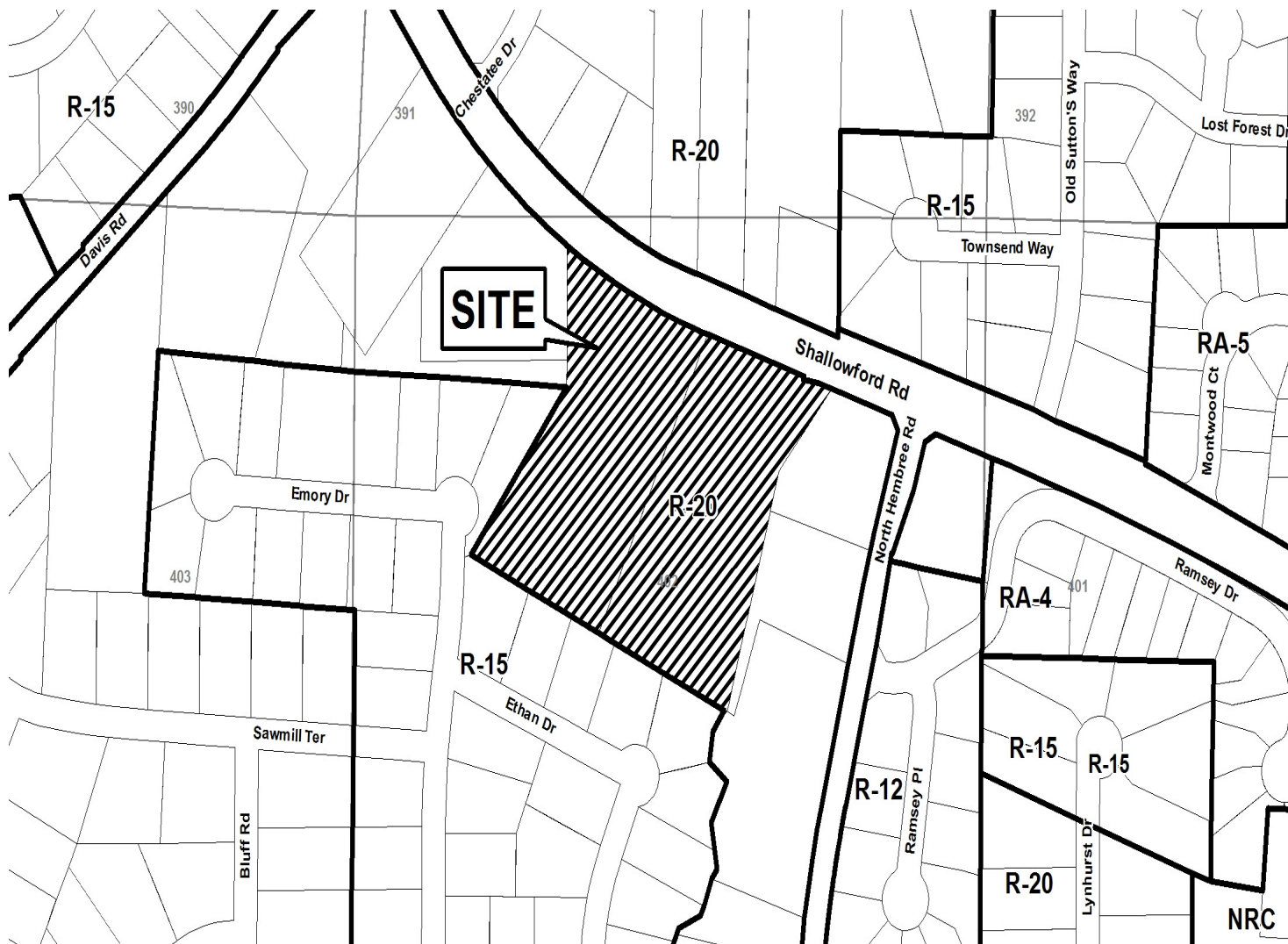
DISTRICT: 16

LAND LOT(S): 402

PARCEL(S): 3, 6

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3



REC - 2 2015

STATEMENT OF INTENT
OF
LEGACY CHRISTIAN SCHOOL, INC.

**Special Land Use Permit Application (No. SLUP- 2)
Concerning an approximate 6.7 Acre Tract of Land located in
Land Lot 402, 16th District, 2nd Section,
Cobb County, Georgia
(3662 Shallowford Road)**

Submitted for the Applicant by:

**Adam J. Rozen
Sams, Larkin, Huff & Balli, LLP
Suite 100
376 Powder Springs Street
Marietta, GA 30064
(770) 422-7016
arozen@slhb-law.com**

DEC - 9 2015

I. INTRODUCTION

This Application seeks a Special Land Use Permit ("SLUP") to allow the operation of a preschool in the existing Shallowford location of the First Baptist Church Woodstock ("FBCW"). The preschool will be owned and operated by the Applicant Legacy Christian School, Inc. ("LCS"). The Cobb County Planning Commission is scheduled to hear this Application on February 2, 2016 and, thereafter, heard and considered for final action by the Cobb County Board of Commissioners on February 16, 2016.

The proposal to allow the preschool concerns a 6.7 acre tract of land on Shallowford Road east of its intersection with Davis Road and slightly less than 1.5 miles from its intersection with Sandy Plains Road ("Subject Location") with an address commonly known as 3662 Shallowford Road ("Subject Property"). The subject property is located in an area on Cobb County's Future Land Use Map ("FLUM") which is denominated as Low Density Residential ("LDR") but itself is denominated as Public Institutional ("PI") within an R-20 zoning district.

The subject property is located within .3 miles of a Neighborhood Activity Center ("NAC"), Medium Density Residential ("MDR") and multiple other areas denominated as PI and currently being utilized as a church, elementary school and preschool.

The Subject Location was formerly utilized as a preschool and is currently outfitted for the proposed classroom use. The Applicant plans to lease the existing classroom space to accommodate its students but will also be allowed access to other areas within the Church building. LCS will work to establish a firm foundation for spiritual growth and academic success for children ages two through six years. LCS will utilize the Biblically based ABEKA

curriculum as part of an age-appropriate balanced program that includes music, art, science, and creative play while celebrating individual success in preparation for primary school readiness.¹

The Applicant's expected hours of operation for the preschool, will be Monday – Thursday from 9:00 a.m. until 12:00 p.m. and will substantially comport with the Cobb County School Calendar. The teachers and staff at LCS collectively hold decades of teaching and ministry experience. LCS looks forward to providing ministry that will shape children and families in East Cobb in a location that will be greatly enriched by this added resource for education.

II. CRITERIA TO BE APPLIED TO SPECIAL LAND USE PERMITS

A. Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.

The subject property is surrounded and served by preschool and child care facilities, elementary education and worship centers. The proposed use will enhance the Woodstock Church location and the neighborhood as it will serve as an additional outlet for East Cobb's growing preschool demand. The "neighborhood" or area in which LCS will operate is appropriate to accommodate such use as seen by the surrounding zonings and as positioned on the County's FLUM within LDR, PI and NAC. Therefore, the proposed preschool use is consistent with the uses on adjacent or nearby properties and will have no adverse effect upon them.

B. Whether or not the use is otherwise compatible with the neighborhood.

The "neighborhood" within which the subject property is located is primarily zoned for residential and uses that serve the nearby residential. Given these facts and the reality of

¹ Excerpt language from LCS's mission statement by Founder/Director, Heidi Milton.

DEC - 8 2015

what uses are in the area and served by the nearby NAC, the proposed use is compatible with the neighborhood.

C. Whether or not the use proposed will result in a nuisance as defined under state law.

The proposed use will not result in a nuisance, either public or private, as that term is defined by Georgia law. Moreover, the residential area enhanced by religious and educational facilities in which the subject property is located is compatible with the proposed use, currently includes such uses and previously included such use on the subject property and within the current church facility.

D. Whether or not quiet enjoyment of surrounding property will be adversely affected.

The surrounding properties consist almost exclusively of churches, schools and residential uses, being used in a manner similar to that which the Applicant proposes.

E. Whether or not property values of surrounding property will be adversely affected.

The surrounding properties consist almost exclusively of churches, educational facilities and residential developments and are used in a manner similar to the manner in which the Applicant will operate its preschool and utilize the existing facility. Therefore, the values of the surrounding properties will not be adversely affected but instead will be enhanced.

F. Whether or not adequate provisions are made for parking and traffic considerations.

The Applicant is submitting an as-built site plan contemporaneously with the SLUP Application. The plan shows the expanse of parking space and fluid route for traffic ingress and egress. With respect to provisions made for parking, the site will meet Cobb County Parking Ratio Requirements and there will be no adverse impact upon turning movements, ingress/egress to and from the preschool or the overall volume of student or staff traffic to and from the school. Additionally, there will be little, if any, effect upon a.m./p.m. peak hour traffic generation as the classroom hours will begin after morning

rush-hour and end hours before afternoon rush-hour. Parking and traffic flow for FBCW and LCS will not conflict as LCS will operate on completely different days and hours than those of FBCW.

LLC - 8/2015

G. Whether or not the site or intensity of the use is appropriate.

The subject property consists of approximately 6.7 acres with an existing church worship building, corresponding church staff office space and classroom space located thereon.

The Applicant proposes to utilize the office building in its as-built circumstances as well as the existing parking spaces with there being more than adequate property and space to accommodate the necessary classroom space, minimal amount of staff parking needed and traffic flow and parking from parents.

H. Whether or not special or unique conditions overcome the Board of Commissioners' general presumption that residential neighborhoods should not allow non-compatible business uses.

The sub-area currently benefits from similar religious and educational uses and the proposed use is entirely compatible with existing Educational, Religious and Residential uses within the area.

I. Whether or not adequate provisions are made regarding the hours of operation.

The hours of operation are expected to be Monday-Thursday from 9:00 a.m. until 12:00 p.m. which will not conflict with traffic or other uses of the Church.

J. Whether or not adequate controls and limits are placed on commercial and business deliveries.

Deliveries to the subject property will be minimal and will remain commensurate in number and type to existing deliveries on nearby Educational, Religious and Residential properties.

K. Whether or not adequate landscape plans are incorporated to ensure appropriate transition.

The subject property is presently heavily landscaped with mature trees, shrubs and other vegetation within the property which also create a natural buffer surrounding and screening the property. The landscaping is fashioned similar to adjacent and contiguous properties.

L. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.

The surrounding "neighborhood" consists of a preponderance of Educational, Religious and Residential uses, all of which are comparable to the use proposed.

M. Whether the Application complies with any applicable specific requirements set forth in this Chapter for a Special Land Use Permit for particular types of uses.

The application and proposed use is appropriate for a SLUP and meets all of the requirements for a Special Land Use Permit pursuant to Sec. 134-37 and Sec. 134-197. All required information has been supplied.

N. Whether the Applicant has provided sufficient information to allow a full consideration of all relevant factors.

The Applicant has addressed all issues raised by law. The Applicant also remains available to respond to any questions or issues raised by the County's Professional Staff or by Members of the Planning Commission or Board of Commissioners.

O. In all Applications for a Special Land Use Permit the burden shall be on the Applicant both to produce sufficient information to allow the County to fully consider all relevant factors and to demonstrate that the proposal complies with all applicable requirements and is otherwise consistent with the policies reflected and the factors enumerated in this Chapter for consideration by the County.

The Applicant has carried its burden and produced ample information to allow the County to fully consider all relevant facts and factors which demonstrate that the proposal complies with all applicable requirements.

III. PRESERVATION OF CONSTITUTIONAL RIGHTS

The Zoning Ordinance of Cobb County, Georgia lacks adequate standards for the Board of County Commissioners to exercise its power to issue Special Land Use Permits. In essence, the standards are not sufficient to contain the discretion of the Board of Commissioners and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Board of Commissioners, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Resolution also violates Article I, Section III, Paragraph 1; and Article 1, Paragraphs 1 and 2 of the Constitution of the State of Georgia, 1983.

The Board of Commissioners is granted the power to zone pursuant to Article IX, Section II, Paragraph 4 of the Constitution of the State of Georgia, 1983. It is a power which must be fairly exercised. Based on this element of fairness, the Zoning Ordinance of Cobb County, Georgia violates Article IX, Section II, Paragraph 4 of the Constitution of the State of Georgia, 1983.

The Zoning Ordinance presently in effect is contrary to the best interests of the health and welfare of the citizens of Cobb County, Georgia, and constitutes an arbitrary and capricious act. As a result, the Zoning Ordinance is in violation of Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, the Zoning Ordinance violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the Zoning Ordinance is unconstitutional in that it renders the subject property unusable and destroys its marketability. Therefore, the Zoning Ordinance constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The failure to approve the requested Special Land Use Permit for the subject property would constitute the taking of property without due process and without the payment of adequate compensation in violation of Article I, Section I, Paragraph 1 of the Constitution of the State of Georgia, 1983; and the Fifth and Fourteenth Amendments of the Constitution of the United States.

Failure to grant the Application for the Special Land Use Permit would be contrary to the best interests of the health and welfare of the citizens of Cobb County, Georgia, and would further constitute an arbitrary and capricious act. As such, failure to grant the application would constitute a violation of Article I, Section I, Paragraph 1 of the Constitution of the State of Georgia, 1983; and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983, together with the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America..

Any limitation on the time for presentation of the issues before the Board of Commissioners who have the power to zone and rezone is a violation of the guarantees of free speech under Article I, Section I, Paragraph 5 of the Constitution of the State of Georgia, 1983 and the First Amendment of the Constitution of the United States of America. Further, said limitations are in violation of the right to petition and assemble, in violation of Article I, Section

I, Paragraph IX of the Constitution of the State of Georgia, 1983 and the First Amendment of the Constitution of the United States of America as well as the due process clauses of the Constitution of Georgia, 1983 and the Constitution of the United States of America.

The Zoning Ordinance of Cobb County, Georgia is unlawful, null and void in that its adoption and map adoption/maintenance did not comply with the requirements of its predecessor ordinance and/or the Zoning Procedures Law, O.C.G.A. § 36-66-1, et seq.

IV. CONCLUSION

Based upon the foregoing, the Applicant respectfully requests that the Special Land Use Permit at issue be approved and the Applicant solicits any comments from staff or other officials of Cobb County so that such recommendations or input may be incorporated as conditions of approval of the Application.

Respectfully submitted, this the 3rd day of December, 2015.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 

ADAM J. ROZEN
Attorney for Applicant

Suite 100
376 Powder Springs Street
Marietta, GA 30064
(770) 422-7016
arozen@slhb-law.com

DEC - 8 2015

[illegible]

APPLICANT: Dobbins Mill, LLC

PHONE#: (770) 354-5836 **EMAIL:** jim@johnsonandco.net

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER: East Brook Development, LLC

PROPERTY LOCATION: Terminus of Dunn Avenue, west side of
West Atlanta Street

ACCESS TO PROPERTY: Dunn Avenue

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-3

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING: R-20,MHP,GC

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Waste Transfer Station

SIZE OF TRACT: 8.03 acres

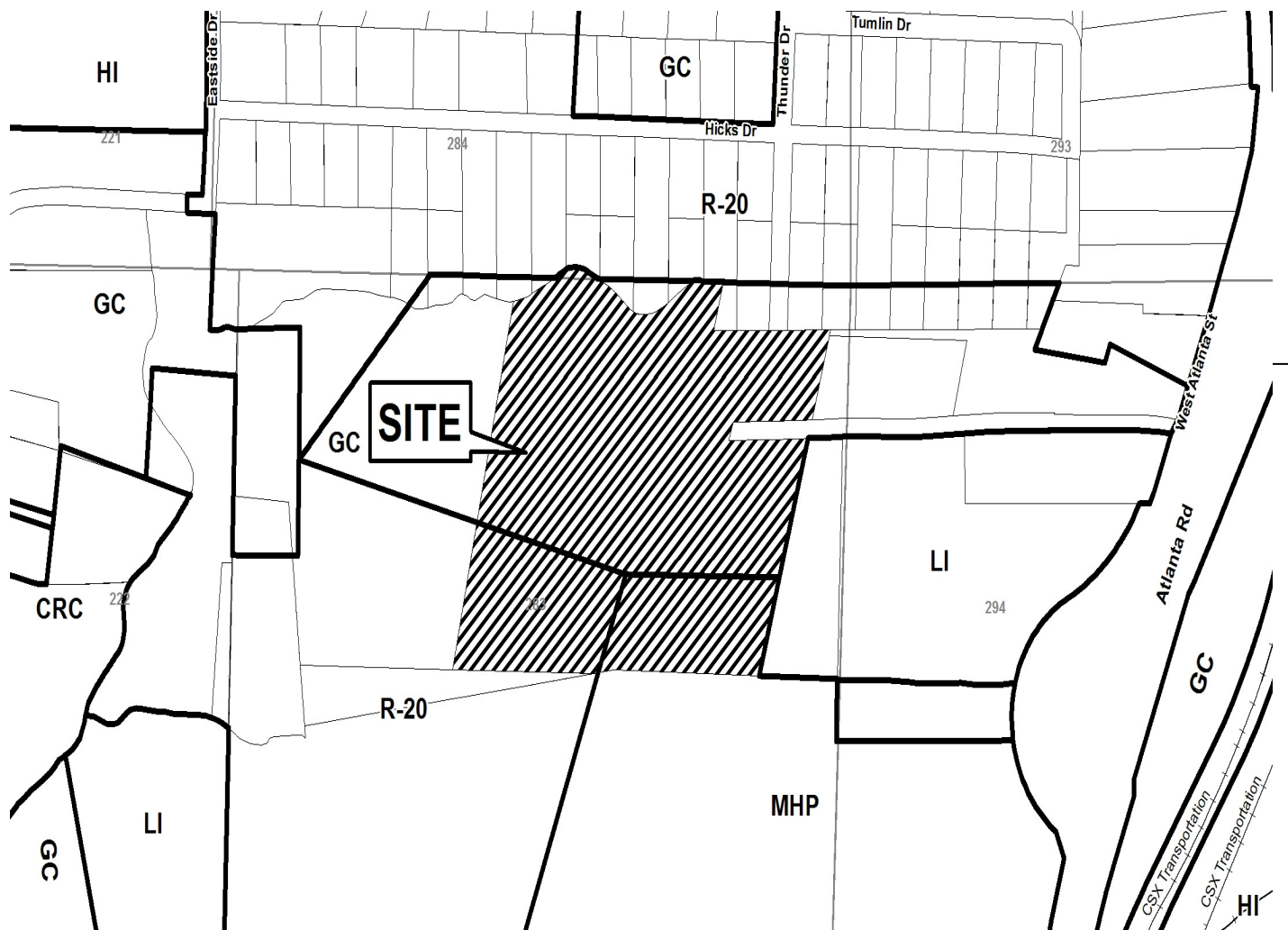
DISTRICT: 17

LAND LOT(S): 283

PARCEL(S): 4

TAXES: PAID X **DUE** _____

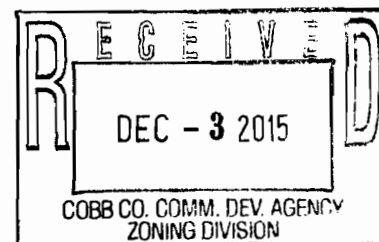
COMMISSION DISTRICT: 4



ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.:
Hearing Dates:

SLUP-3
X (2016)
February 2, 2016
February 16, 2016



Applicant: Dobbins Mill, LLC
Titleholder: East Brook Development, LLC

STATEMENT OF PROPOSED SITE IMPROVEMENTS

Applicant is seeking a Special Land Use Permit for the purpose of construction and operation of a waste transfer facility upon a portion of a total tract of 8.03 acres located at the terminus of Dunn Avenue, west of Atlanta Road (hereinafter the "Property" or the "Subject Property"). The Subject Property is currently zoned to the R-20, Mobile Home Park ("MHP"), and General Commercial zoning categories, and due to the uses sought, Applicant is also seeking rezoning to the proposed Light Industrial ("LI") classification, as required by the Cobb County Zoning Ordinance.

As more particularly shown and reflected on the Concept Plan submitted with the Application for Special Land Use Permit, the following improvements will be made on the Subject Property:

- (1) Demolition and removal of all existing structures and related site work.
- (2) Construction of industrial-style buildings for office and warehouse and the waste transfer facilities.
- (3) Paving and curbing along the drives between buildings.
- (4) Parking for customers as per Cobb County Code.
- (5) Detention facilities as shown and reflected on the Concept Plan.
- (6) Appropriate setbacks and buffers along the Subject Property.

Additional improvements, such as signage, landscaping, and the like may also be made to the Subject Property.

SLUP-4
(2016)

60 0 60 100
Scale: 1" = 60'



VETERANS MEMORIAL HIGHWAY
80' R/W

R-1542.38' A-148.92'
N80° 48' 03"E C-148.86'

OLD POWDER
SPRINGS ROAD
50' R/W
S89° 16' 37"E -192.70'

L.P.F.

DEC - 3 2015

POWELL DRIVE
50' R/W

R-2809.01' A-297.16'
N5° 49' 45"W C-297.02'

N/F
HILSWEP, LLC
TAX I.D. #18003400010
ZONED: PSC

BLDG. FOOTPRINT-30,220 SQ. FT.

ELEVATED WALKWAY
ASPHALT
TRANS. BLD.

S88° 48' 56"W 199.85'

N/F
380 ALLEN STREET, LLC
TAX I.D. #18003400090
ZONED: LI

PROPERTY ZONED: PSC (PLANNED SHOPPING CENTER)
R-20

BUILDING SETBACK LINES FOR PSC

FRONT - 100 FEET
SIDE (MAJOR) - 50 FEET
SIDE (MINOR) - 50 FEET
REAR - 50 FEET

MINIMUM LOT SIZE - 200,000 SQ. FT.
MINIMUM LOT WIDTH AT BUILDING LINE - 200 FEET
MINIMUM PUBLIC ROAD FRONTAGE - 100 FEET

BUILDING SETBACK LINES FOR R-20

FRONT - 35 FEET
SIDE - 10 FEET
REAR - 35 FEET

TOTAL AREA - 131,566 SQ. FT. or 3.0203 ACRES

MAXIMUM BUILDING HEIGHT - 75 FEET
(NO MORE THAN SIX STORIES)

N/F
WILLIE A. POSTON, JR.
TAX I.D. #18003400100
ZONED: NRC

N/F
VERNON M. BROOKS
TAX I.D. #18003400120
ZONED: R-20

N/F
JUAN OLVERA
TAX I.D. #18003400130
ZONED: R-20

N/F
BOBBY GENE & PATSY FAYE HALL
TAX I.D. #18003400210
ZONED: R-20

APPROX. ZONING LINE
PER CASE



N/F
HILSWEP, LLC
TAX I.D. #18003400010
ZONED: R-20

S89° 09' 56"W 100.00'

N/F
380 ALLEN STREET, LLC
TAX I.D. #18003400230
ZONED: LI



FLOOD STATEMENT

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD
HAZARD AREA ACCORDING TO F.I.R.M. PANEL #13067C0203 H
LAST REVISED ON MARCH 4, 2013.

SURVEY OF

SURVEYED REG. CS
CALCULATED REG. RAM
DRAWN VETERANS MEMORIAL
DWG. NAME 1.391
DATE NOV. 30, 2015



RONALD E. GUDGER, LS
404-731-8898
SURVEYS & PLANNING
4780 ASHFORD DUNWOODY ROAD
SUITE 540-208
ATLANTA, GEORGIA 30328
PHONE: 770-396-6011
e-mail: gudgersurveying@bellsouth.net

HILLTOP SHOPPING CENTER

1391 VETERANS MEMORIAL HIGHWAY
L.L. 34, DISTRICT 18, SECT. 2
CITY OF ATLANTA
COBB COUNTY, GEORGIA

APPLICANT: Manouchehr Jahangard

PHONE#: (770) 652-5552 **EMAIL:** mmesbahi1@gmail.com

REPRESENTATIVE: Manouchehr Jahangard

PHONE#: (770) 652-5552 **EMAIL:** mmesbahi1@gmail.com

TITLEHOLDER: Hilswepow, LLC

PROPERTY LOCATION: Southeast corner of Veterans Memorial Highway and Powell Drive, and on the south side of Old Powder Springs Road (1391 Veterans Memorial Highway)

ACCESS TO PROPERTY: Veterans Memorial Highway and Powell Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-4

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING: PSC, R-20

PROPOSED ZONING: Special Land Use Permit

PROPOSED USE: Climate-Controlled Self-Storage Facility

SIZE OF TRACT: 3.02 acres

DISTRICT: 18

LAND LOT(S): 34

PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

