

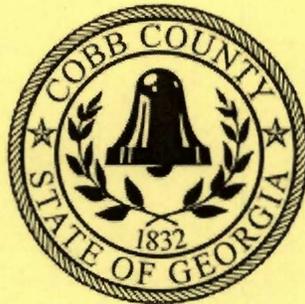
PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: May 3, 2016

Board of Commissioners Hearing Date: May 17, 2016

Date Distributed/Mailed Out: March 17, 2016

STAFF COMMENTS DUE DATE: April 1, 2016



Cobb County... Expect the Best!

APPLICANT: OWF Investment Corp.

PHONE#: 770-354-1080 **EMAIL:** owf@att.net

REPRESENTATIVE: Omer W. Franklin, III

PHONE#: 770-354-1080 **EMAIL:** owf@att.net

TITLEHOLDER: Thomas Neal Smith as Guardian for Henry Thomas Smith and as Executor for the Estate of Virginia H. Smith, Rickey W.

Gasaway, Debbie L. Scragg

PROPERTY LOCATION: Southwest corner of Sewell Mill Road and Braswell Road, south of Meadow Wood Court

(2289 Sewell Mill Road, 1065 and 1093 Braswell Road)

ACCESS TO PROPERTY: Braswell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-33

HEARING DATE (PC): 05-03-16

HEARING DATE (BOC): 05-17-16

PRESENT ZONING: R-20

PROPOSED ZONING: R-15

PROPOSED USE: Residential Subdivision

SIZE OF TRACT: 2.75 acres

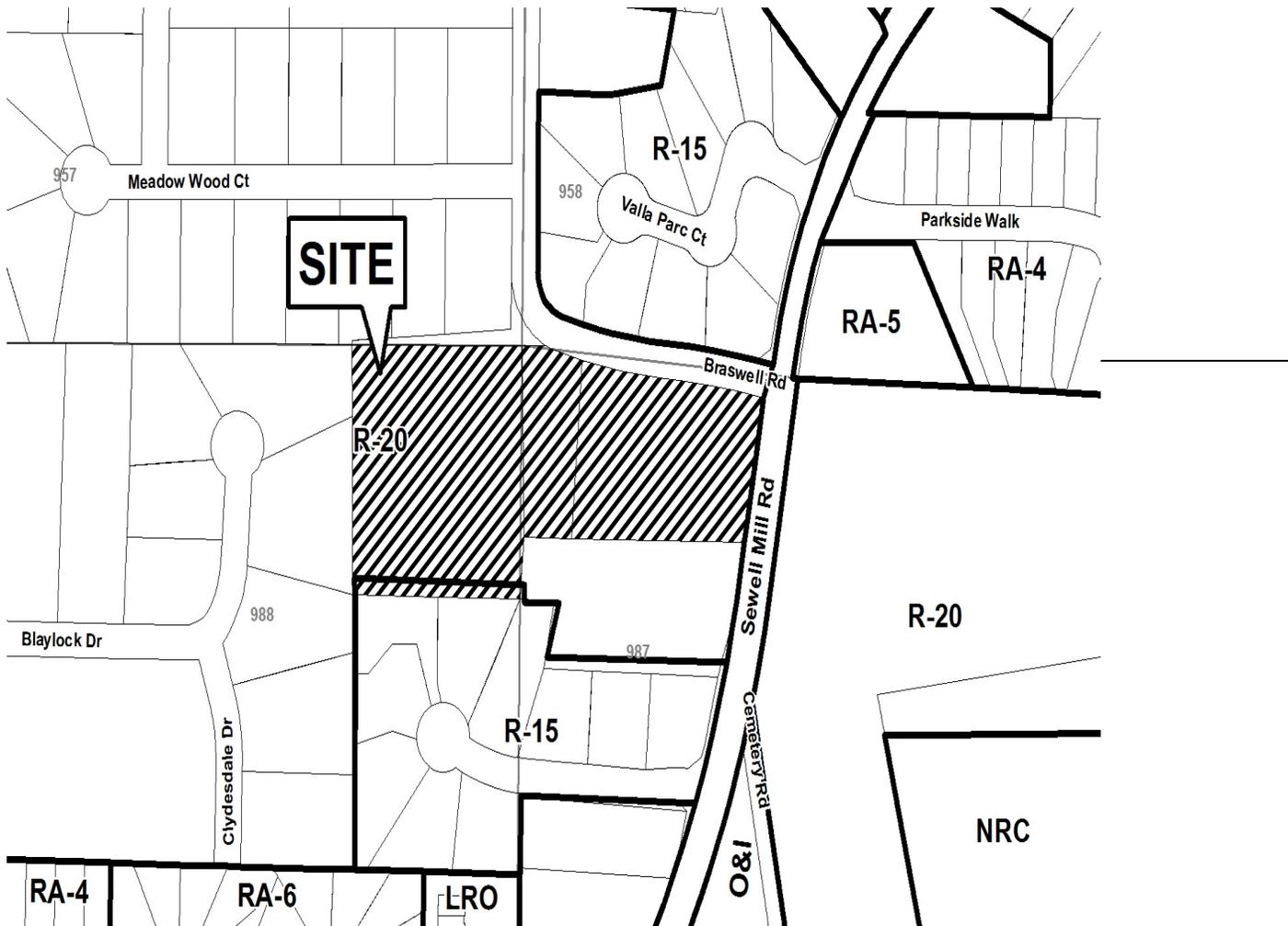
DISTRICT: 16

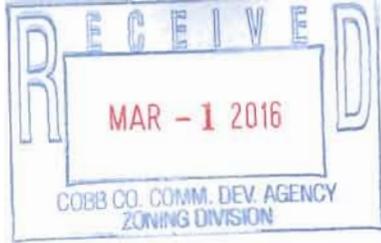
LAND LOT(S): 987, 988

PARCEL(S): 2,9,1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application No. Z-33

May 2016

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): see attached summary as of 2/23/16
- b) Proposed building architecture: see attached summary as of 2/23/16
- c) Proposed selling prices(s): see attached summary as of 2/23/16
- d) List all requested variances: see attached summary as of 2/23/16

.....
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).

Permanent construction easement to maintain slope as recorded in Deed Book 14564 on page 4827

APPLICANT: E-Rock Development

PHONE#: 770-940-4505 **EMAIL:** jonathan_edwards50@yahoo.com

REPRESENTATIVE: Jonathan Edwards

PHONE#: 770-940-4505 **EMAIL:** jonathan_edwards50@yahoo.com

TITLEHOLDER: Brenda A. Edwards; Donna Goss, Guardian and

Conservator for Blaine L. Cordell and Ruby Stanley Cordell

PROPERTY LOCATION: Northeast side of Hickory Grove Road,

west of Hickory Grove Place, across from Sawnee Trail

(1700 & 1648 Hickory Grove Road).

ACCESS TO PROPERTY: Hickory Grove Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-34

HEARING DATE (PC): 05-03-16

HEARING DATE (BOC): 05-17-16

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Single Family Residential

SIZE OF TRACT: 6.30 acres

DISTRICT: 20

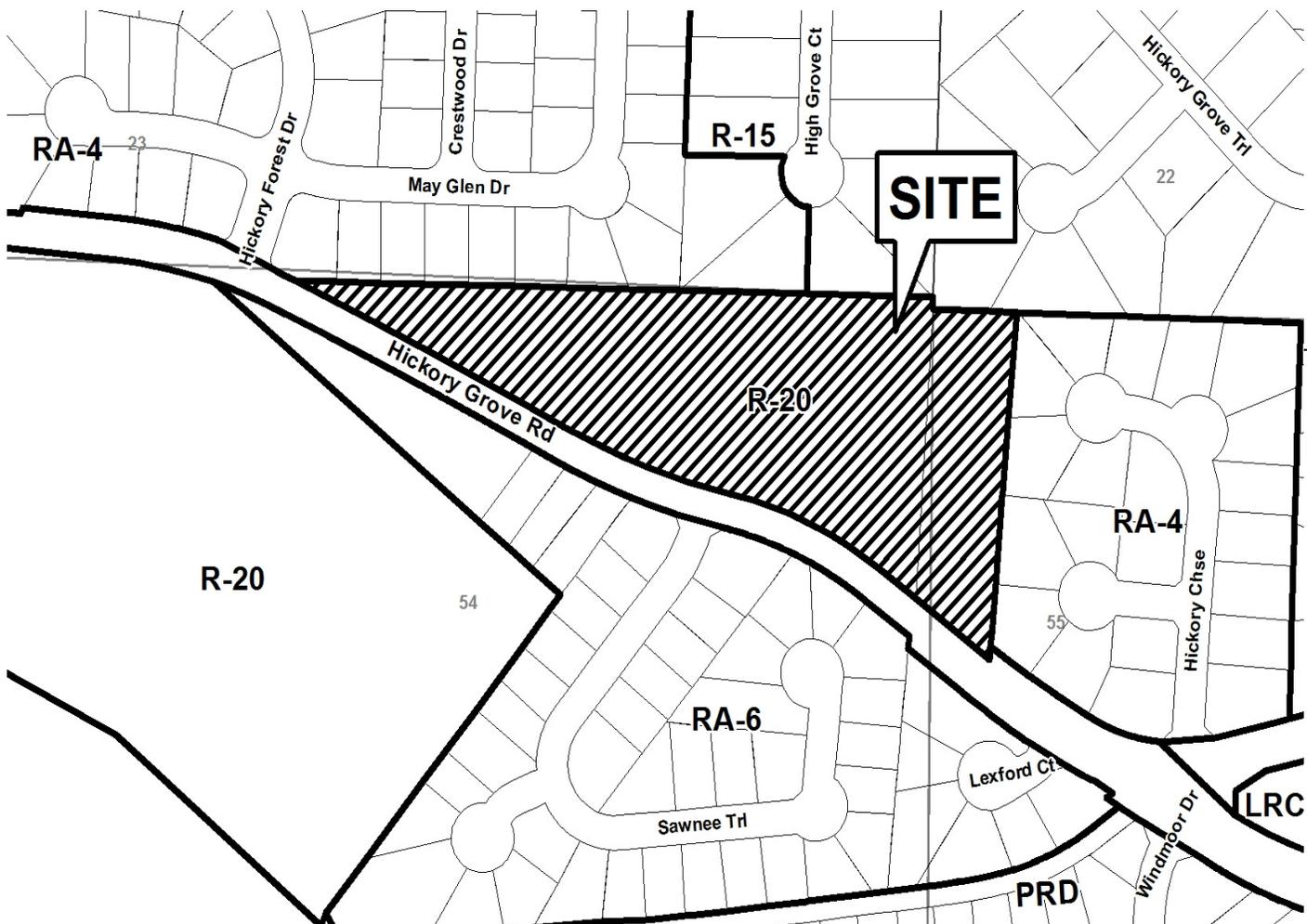
LAND LOT(S): 54,55

PARCEL(S): 1,25

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-34

May 2016

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1800 - 2400
- b) Proposed building architecture: Traditional / Craftman
- c) Proposed selling prices(s): Mid 200,000 to 300,000
- d) List all requested variances: 5' to 15' between Structures

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

- a) Proposed use(s): N/A
- 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)

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 at this time

APPLICANT: Adventur Living LLC

PHONE#: 770-652-0044 **EMAIL:** Berniesmith@kw.com

REPRESENTATIVE: Bernie Smith

PHONE#: 770-652-0044 **EMAIL:** Berniesmith@kw.com

TITLEHOLDER: T.M. Denome, William Harry Nelson and Glenna S. Nelson; and Harold R. Burtz

PROPERTY LOCATION: East side of Ebenezer Road, north of Blackwell Road, and the western terminus of Cedar Ridge Road (3750, 3860 and 3862 Ebenezer Road)

ACCESS TO PROPERTY: Ebenezer Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-35

HEARING DATE (PC): 05-03-16

HEARING DATE (BOC): 05-17-16

PRESENT ZONING: R-20, R-80

PROPOSED ZONING: RSL

PROPOSED USE: Senior Living

SIZE OF TRACT: 15.58 acres

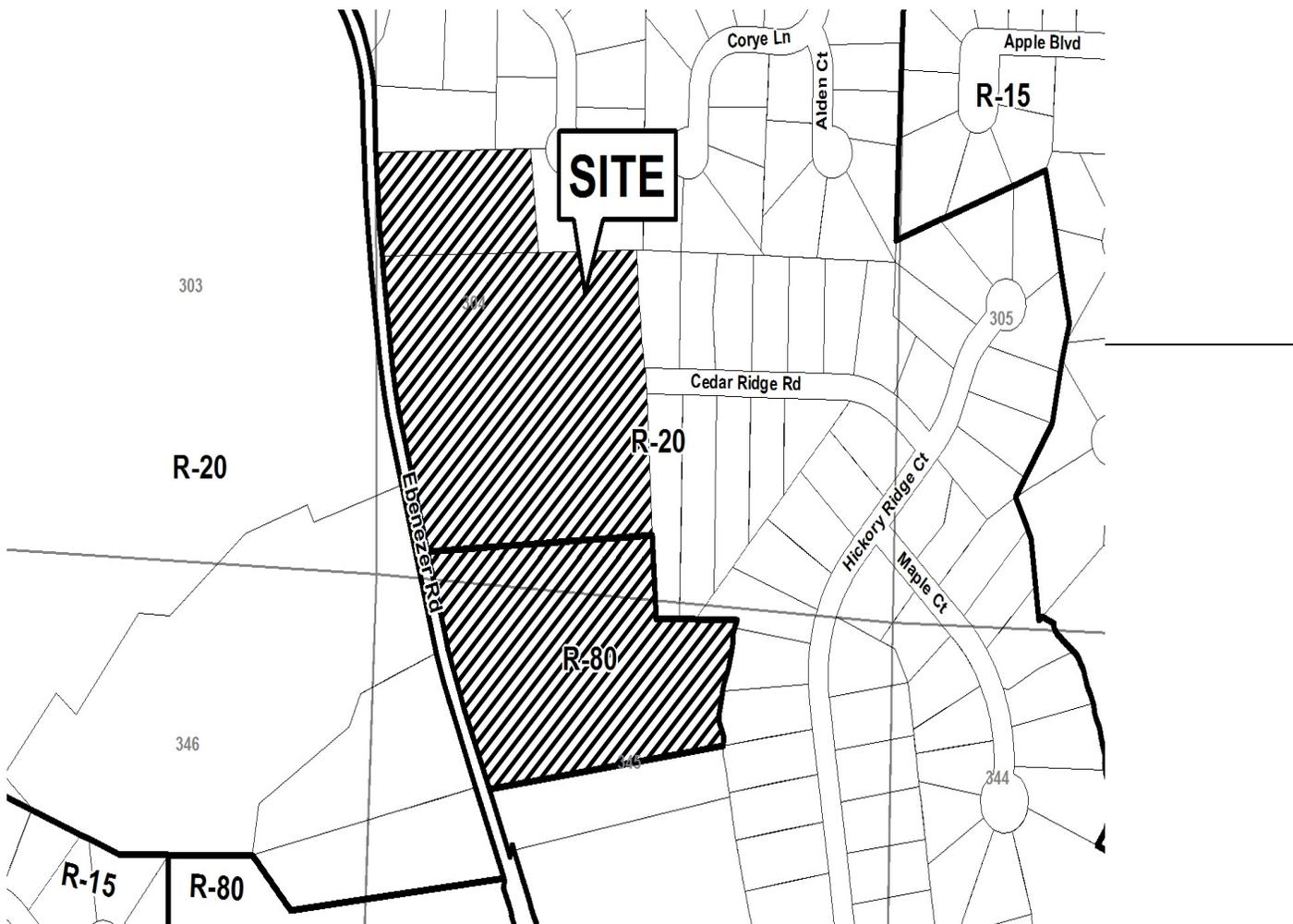
DISTRICT: 16

LAND LOT(S): 304,345

PARCEL(S): 9,45,2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application No. Z-35

May 2016

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): MIN 1780 SF + GREATER
- b) Proposed building architecture: TRADITIONAL
- c) Proposed selling prices(s): 295K + GREATER
- d) List all requested variances: _____

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

- a) Proposed use(s): NOT APPLICABLE
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

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

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 THE SUMMARY OF INTENT, OR ANY PORTION OF THE APPLICATION FOR REZONING AT ANY TIME DURING THE RE ZONING PROCESS.



Application No. Z-35
May 2016

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1780 sq/optional 1000 SF up
- b) Proposed building architecture: 1 1/2 story
- c) Proposed selling prices(s): \$300,000 to \$450,000
- d) List all requested variances: _____

.....
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: ~~9 AM to 6 PM~~
- d) List all requested variances: _____

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

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

None

R-15 OSC Plan

Knight Road Community

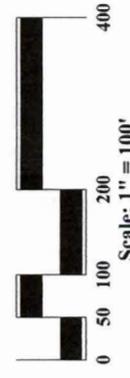
Cobb County, Georgia Land Lot 342, 343, & 379, 16th District, 2nd Section

R-15 OSC Density Calculation and Required Open Space

Minimum open space required: 3.90 AC (30%)
 Open Space provided: 5.33 AC (41%)
 (2.70 AC in floodplain and buffers, 51% of total open space)

Density bonus earned by providing greater than 33% open space. Bonus allows up to 2.25 UN/AC, 2.13 shown on plan.

- Notes:**
1. Boundary survey from legal descriptions.
 2. Topographic information by Cobb County dis.
 3. According to Flood Insurance Rate Map (FIRM) #300510066 a portion of this site contains floodplain.
 4. Stormwater management structures are shown on site.
 5. Stormwater management structures to be determined.
 6. No archeological or architectural landmarks are known to exist on site.
 7. No utility assessments are known to exist on site.
 8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.



March 2, 2016

DGM
 LAND PLANNING
 CONSULTANTS

975 Cobb Place
 Bvva Sims 212
 KENNESAW
 GA 30144
 770 514-9006
 FAX 514-9491



Site Data

Total Site Area: 13.015 AC
 (Less 2.70 AC in floodplain and buffer)

Net Site Area: 10.315 AC

Total Units Shown: 22

Net Density: 2.13 UN/AC
 (22 units/10.315 AC)

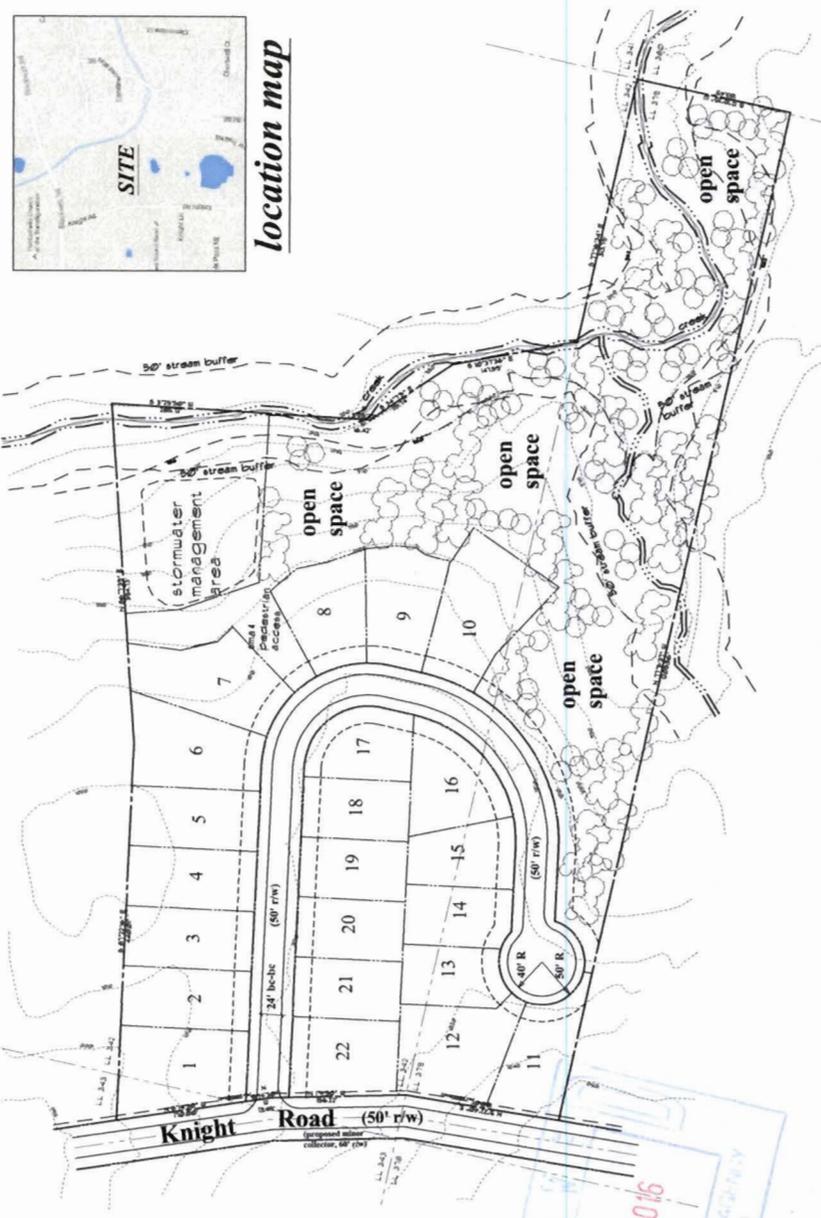
Present Zoning: R-20

Proposed Zoning: R-15 OSC

Average Lot Size: 10,769 SF

Minimum Lot Width: 70'

Building Setbacks:
 front: 15'
 rear: 30'
 side: 5' (15' min. between structures)



location map

DR EGG
 MAR - 3 2016
 COBB CO. COMM. DEV. AUTHORITY
 ZONING DIVISION

APPLICANT: Blake Properties, Inc

PHONE#: 770-841-9457 **EMAIL:** bgoodman.bpi@comcast.net

REPRESENTATIVE: Bruce L. Goodman

PHONE#: 770-841-9457 **EMAIL:** bgoodman.bpi@comcast.net

TITLEHOLDER: Anthony E. Bentley and Susan P. Bentley; Robert J.

Van Dyke and R. Lynne Van Dyke; and Peggy Nixon

PROPERTY LOCATION: East side of Knight Road, south of

Blackwell Road

(3592, 3610 and 3640 Knight Road)

ACCESS TO PROPERTY: Knight Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-36

HEARING DATE (PC): 05-03-16

HEARING DATE (BOC): 05-17-16

PRESENT ZONING: R-20

PROPOSED ZONING: R-15/OSC

PROPOSED USE: Subdivision

SIZE OF TRACT: 13.015 acres

DISTRICT: 16

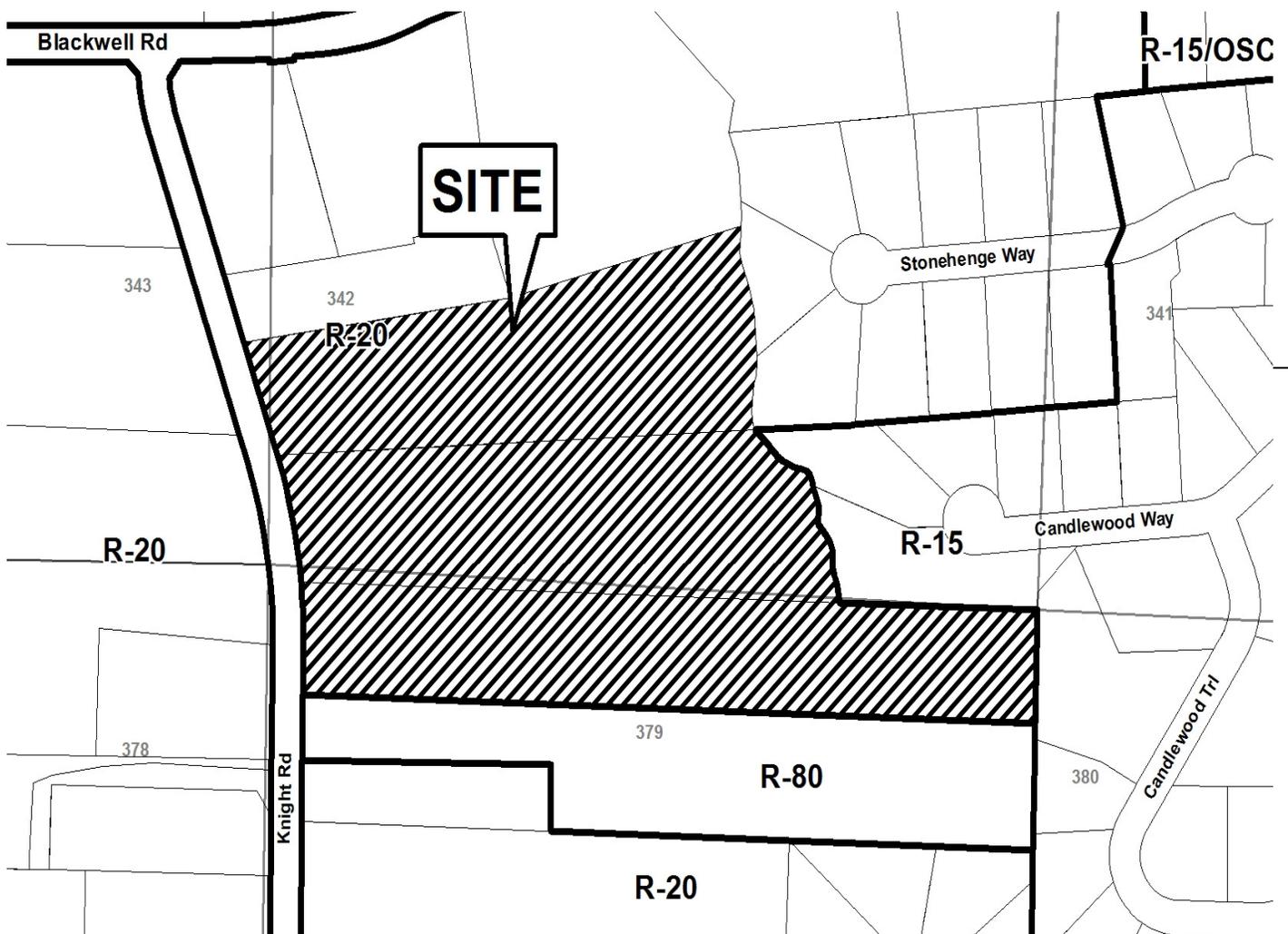
LAND LOT(S): 342,343,379

PARCEL(S): 6,7,5

TAXES: PAID X **DUE** _____

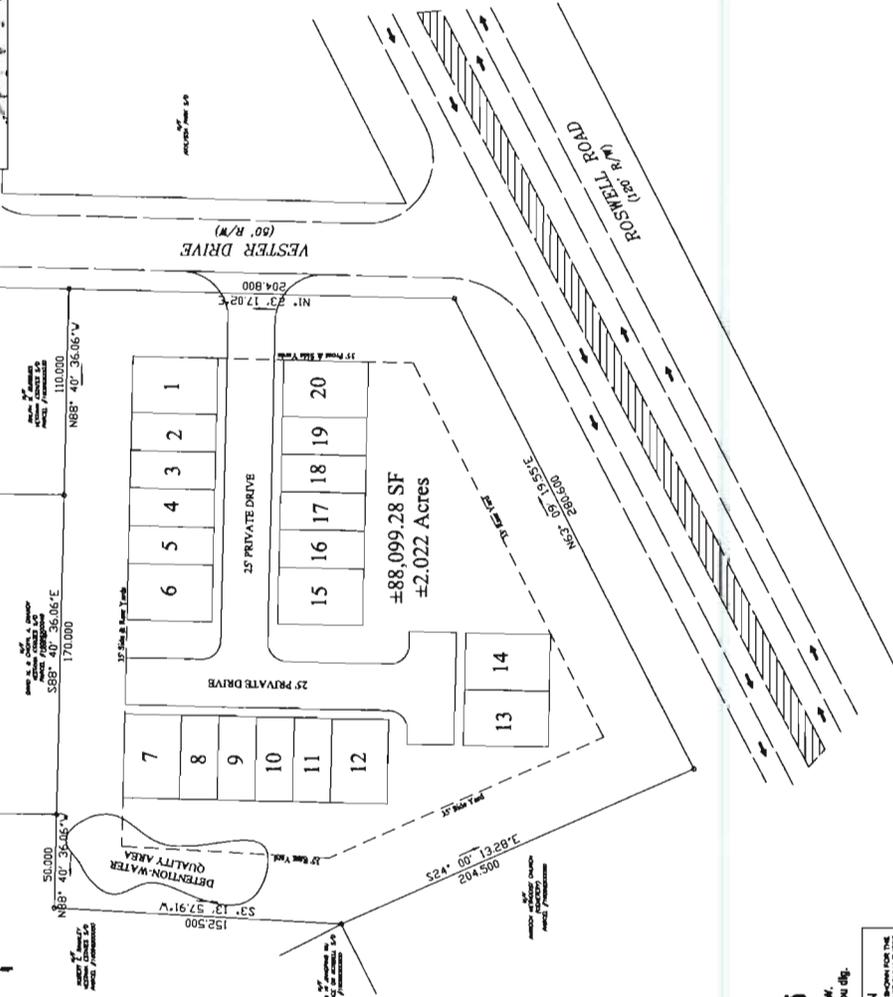
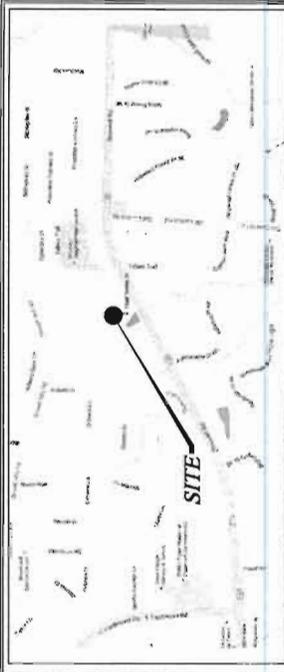
COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

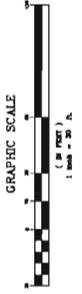


DOF

3-3 2016
I. DEV. AGENCY
DIVISION



- GENERAL NOTES**
1. Owner: Neil Layton
 2. Total Site Area: 88,099.28 sf or 2.022 Acres
 3. Parcel Location: 1189 West Drive, Marietta, Cobb County, Georgia 30062
 4. Tax Parcel ID(s): 1806200110 & 1806200100
 5. Zoning: Single-Family Residential Attached; Fee Simple Townhomes, FST
 6. Proposed Improvements: Develop & Construct Townhome Units (20 units max.)
 7. Property setbacks: Front - 25'00"; Rear - 25'00"; Sides - 10'00"
 8. There are no wetlands located on the site.
 9. Potable Water service is provided by Cobb County Water Authority.
 10. Sanitary Sewer service is provided by Cobb County Water Authority.
 11. Electricity service provided by Georgia Power.
 12. The building footprints for the construction project is private.
 13. All work shall comply with Cobb County Development Regulations and codes and O.S.H.A. Standards.
 14. Contractor shall obtain all permits prior to starting construction.
 15. Contractor is responsible for getting utility protection center and determining the location and existence of all utilities.
 16. The person ultimately responsible for the installation and maintenance of erosion and sediment control practices on this site and who is to be contacted in the event of a Stop Work Order is Robert Young, 404-883-2191.



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

CAUTION
THE UTILITIES SHOWN ARE SHOWN FOR THE INFORMATION OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE LIMITS OF THE UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

APPLICANT: Royal Residential LLC

PHONE#: 404-993-2191 EMAIL: robertayoung7@gmail.com

REPRESENTATIVE: Robert Young

PHONE#: 404-993-2191 EMAIL: robertayoung7@gmail.com

TITLEHOLDER: Wilma J. Layton

PETITION NO: Z-37

HEARING DATE (PC): 05-03-16

HEARING DATE (BOC): 05-17-16

PRESENT ZONING: R-20

PROPOSED ZONING: RM-8

PROPOSED USE: Townhouses

SIZE OF TRACT: 2.022 acres

DISTRICT: 16

LAND LOT(S): 962

PARCEL(S): 10,11

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

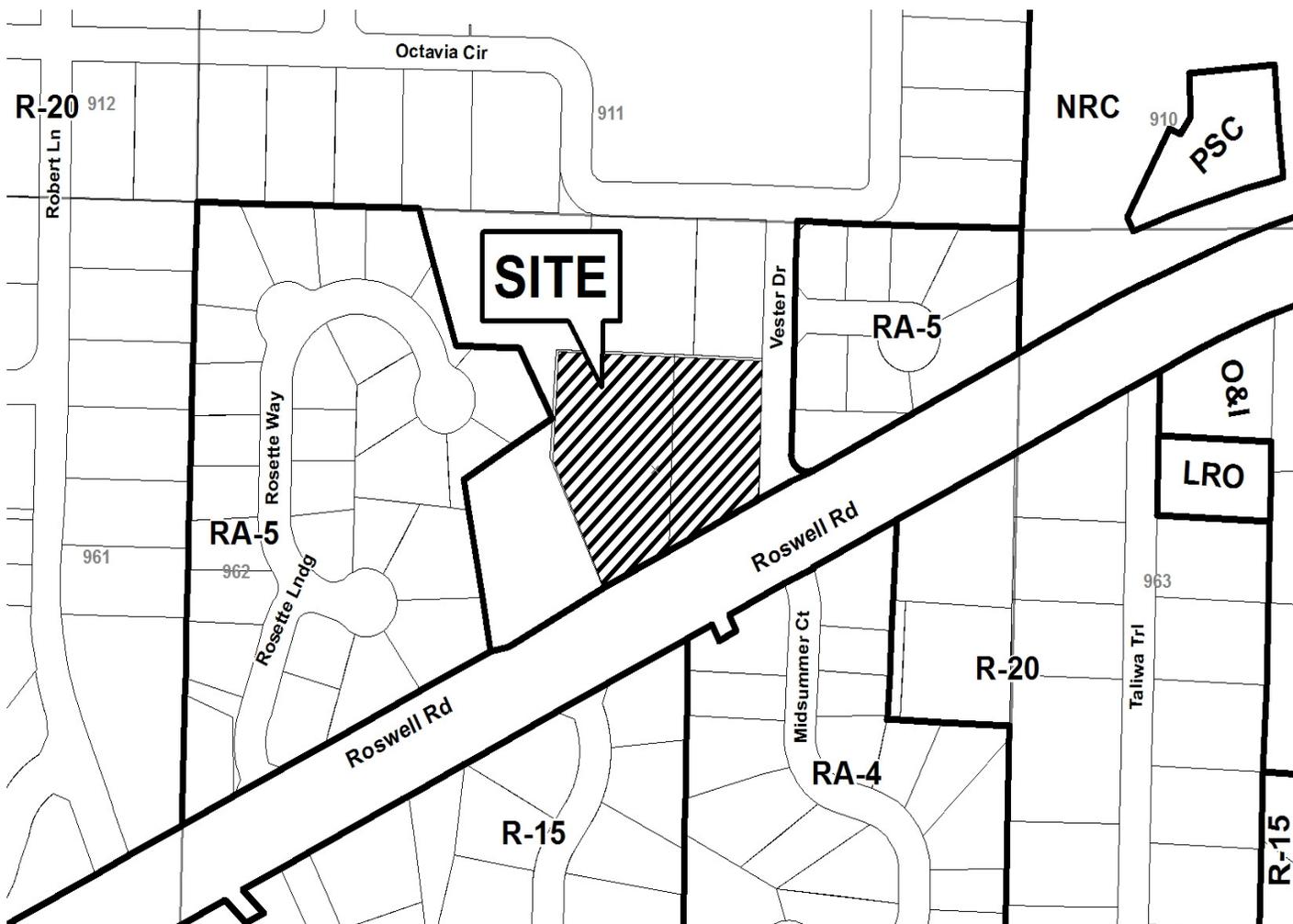
PROPERTY LOCATION: Northwest corner of Roswell Road and Vester Drive

(1189 Vestr Drive and 2931 Roswell Road)

ACCESS TO PROPERTY: Vester Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

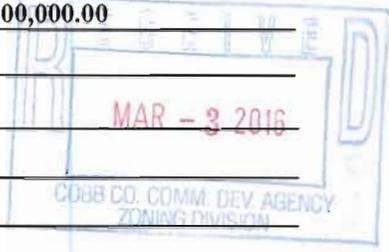


May 2016

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1,800 to 2,200 heated sq. ft.
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): Approximately \$350,000.00 to low \$400,000.00
- d) List all requested variances: none



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).

APPLICANT: Athena Associates, Inc.

PHONE#: 404-455-0774 **EMAIL:** glendabyoung@gmail.org

REPRESENTATIVE: Glenda B Young

PHONE#: 404-455-0774 **EMAIL:** glendabyoung@gmail.com

TITLEHOLDER: David M. Drawdy and Cheryl A. Drawdy

PETITION NO: Z- 38

HEARING DATE (PC): 05-03-16

HEARING DATE (BOC): 05-17-16

PRESENT ZONING: R-20

PROPOSED ZONING: R-15

PROPOSED USE: Subdivision

PROPERTY LOCATION: South side of Octavia Circle, west of

Vester Drive

(2964 Octavia Circle)

ACCESS TO PROPERTY: Octavia Circle

SIZE OF TRACT: 0.78 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

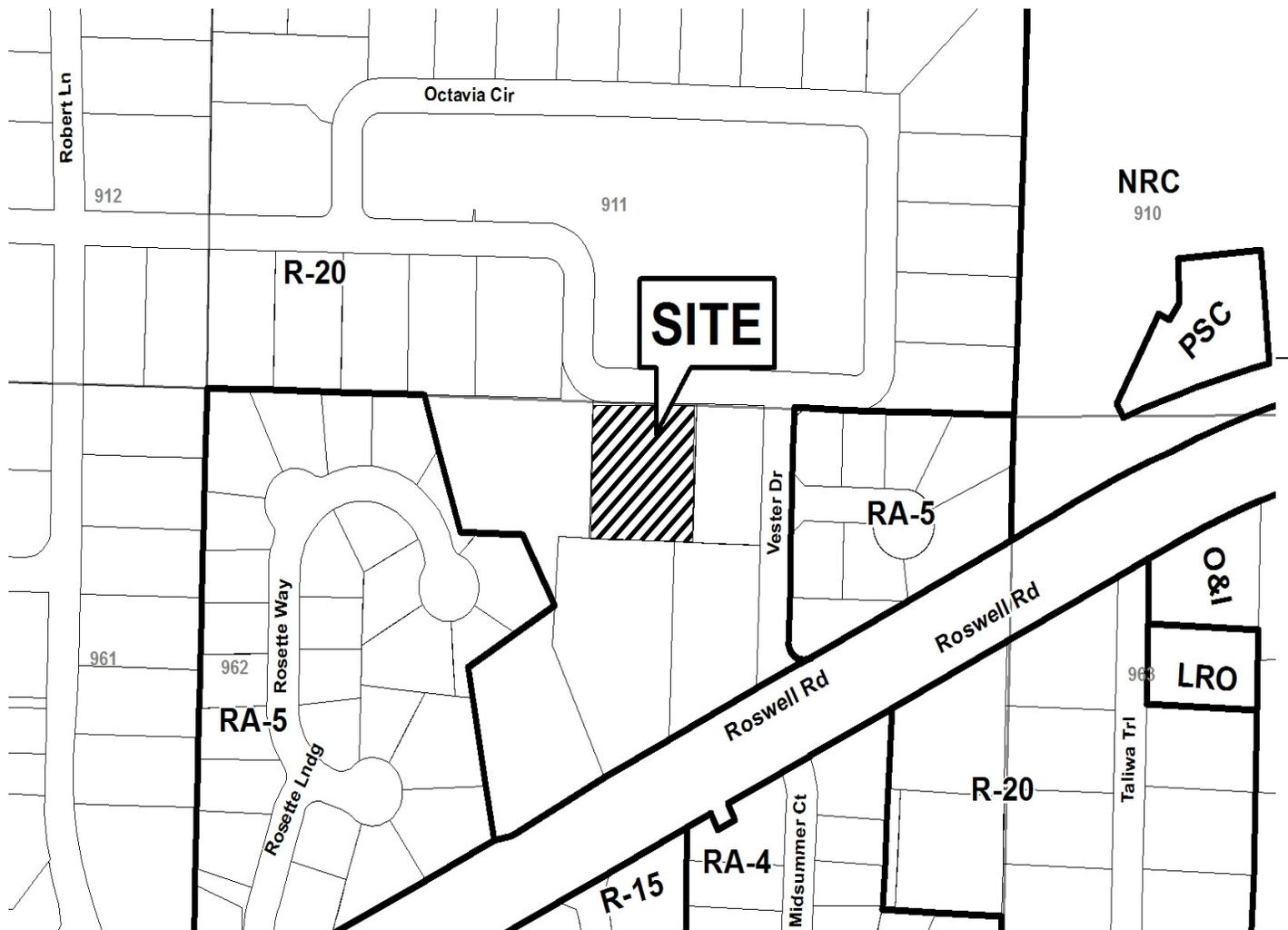
LAND LOT(S): 962

PARCEL(S): 4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

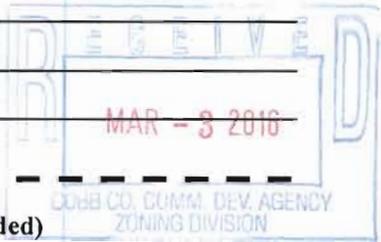


May 2016

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 3,200 to 3,600 heated sq. ft.
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): Approximately \$600,000.00 +
- d) List all requested variances: none



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).

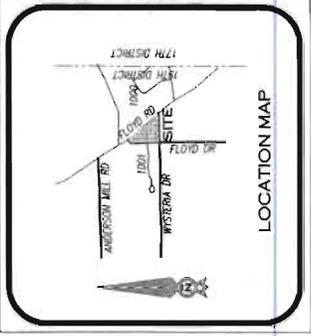
SITE DATA - ZONING NOTES:

- TOTAL AREA = 3.03 ACRES OR 131,987 SF
- EXISTING ZONING - NRC & PSC
- PROPOSED ZONING - RSL SUPPORTIVE INDEPENDENT IN NAC (NAC) NEIGHBORHOOD ACTIVITY CENTER
- PROPOSED USE - SENIOR LIVING
- MAX ALLOWED UNITS - 200
- PROPOSED UNITS - 104
- RES. BUFFERS - N/A
- FLOODPLAIN - N/A
- CEMETERIES - N/A
- WETLANDS - N/A
- LAKES & STREAMS - N/A



DISTRICT REGULATIONS - RSL SUPPORTIVE

- MIN. LOT SIZE - 3.0 AC.
- FRONT SETBACK FROM LOCAL STREET - 30'
- SIDE YARD - 15'
- REAR YARD - 15'
- MAX. BUILDING COVERAGE - 50%
- BLDG. FOOTPRINT - 37,498 SF (0.861 AC.)
- PROP. BLDG. COVERAGE - 28%
- MAX. FLOOR TO AREA RATIO (FAR) - 0.50
- PROP. FAR - 0.853 (VARIANCE REQ'D.)
- MAX. BLDG. HT. - 35'
- PROP. HT. - 34'-10"
- MAX. IMPERVIOUS AREA ALLOWED - 70%
- PROP. IMPERVIOUS AREA - 80,856 SF or 62%



LINE	LENGTH	BEARING
L1	17.31'	S40°18'23"W
L2	4.38'	S07°46'51"W
L3	2.66'	N01°46'51"E
L4	8.51'	N09°40'53"E
L5	84.50'	N89°17'57"W
L6	80.53'	N29°04'27"W
L7	68.55'	N83°11'06"E
L8	104.75'	N83°30'10"W
L9	46.00'	N57°18'42"E
L10	46.02'	N77°18'42"E
L11	15.41'	N57°39'22"E
L12	37.10'	S59°46'31"E
L13	65.36'	N74°42'02"E
L14	31.91'	N87°54'48"E
L15	31.91'	N87°54'48"E
L16	68.76'	S45°00'00"E

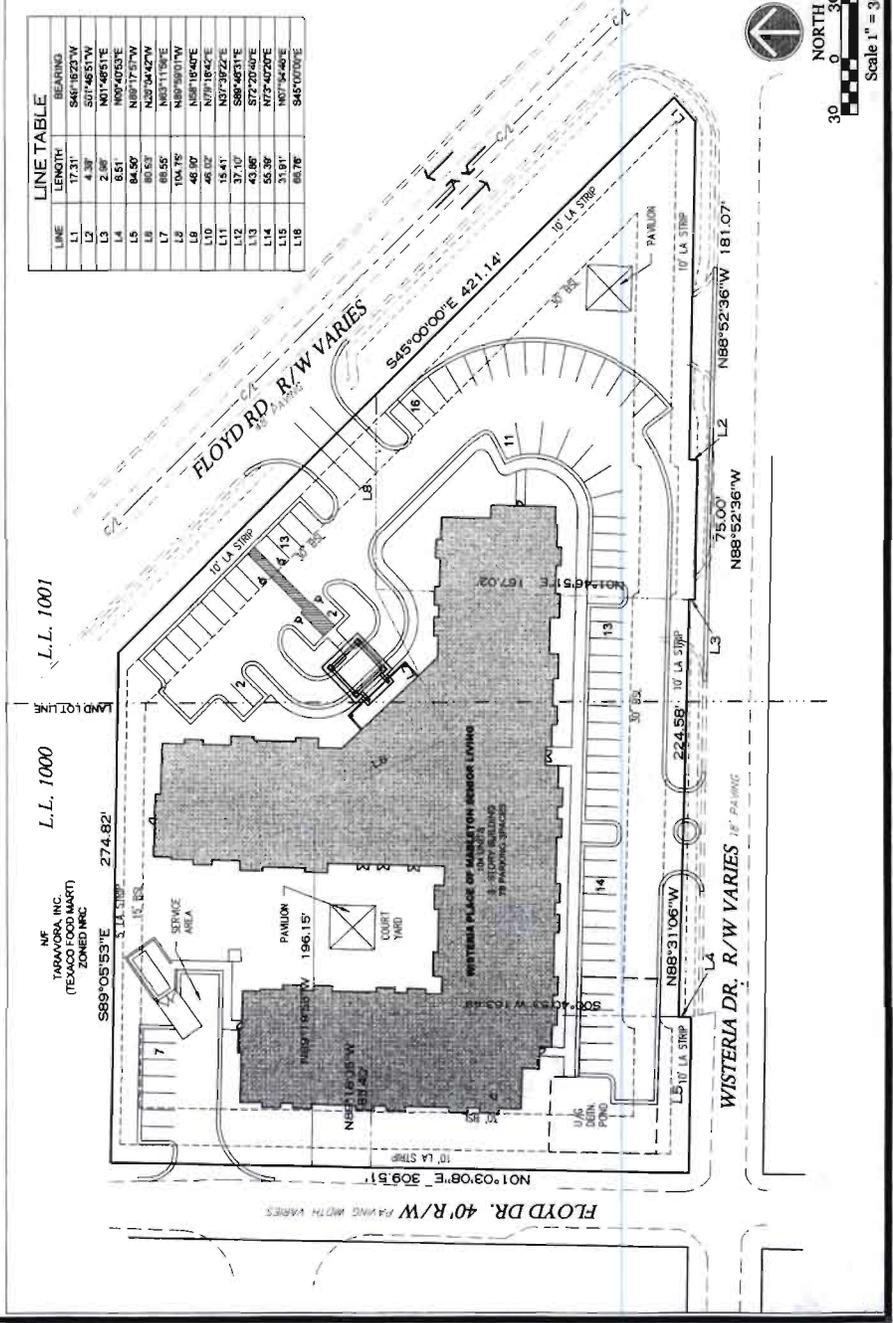
PROPERTY LOCATED IN LAND LOT 1000 & 1001, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA
 BEING A PORTIONS OF LOT 3, AND ALL OF LOTS 4-12 OF THE H.A.K., INC. SUBDIVISION
 P.B. 26, PG. 73
 AREA = 3.030 ACRES
 (131,985 SQ. FT.)

RUSSELLE COMPANY
 PROFESSIONAL LAND SURVEYORS
 2981 POWDER SPRINGS ROAD
 MARIETTA, GEORGIA 30067-4100
 (770) 943-5903
 www.russelle.com

PROJ. NO. _____
 FIELD SURVEY DATE: _____
 PLAT DATE: 10-3-08, 1-16-09

REFERENCES:
 PLAT OF H.A.K., INC. PREPARED BY ROY E. HOODWORTH P.L.S. NO. 104 DATED APRIL 8, 1983 AND RECORDED IN PLAT BOOK 26 PAGE 73
 PLAT FOR KISHI VOKA PREPARED BY DIVERSIFIED TECHNICAL SERVICES DATED FEBRUARY 21, 1987
 ROADWAY PLAN OF FLOYD ROAD FOR COBB COUNTY D.O.T. PREPARED BY DIVERSIFIED TECHNICAL SERVICES, INC. LATED DECEMBER 1, 1987, FILE NO. 1716, DRAWING NO. 450

- LEGEND**
- CORNER MONUMENTATION
 - PS = CORNER SET WITH A 1/2" STEEL PIPE
 - FOG = CORNER FOUND
 - UNMONUMENTED CORNER
 - CORNER TO BE SET WHEN PERMITTED
 - CONCRETE MONUMENT
 - X = FENCE LINE
 - RR = STEEL REINFORCING ROD
 - OTF = OPEN TOP WATER PIPE
 - CTP = CRIMPED TOP WATER PIPE
 - PP = POWER POLE
 - CL = CENTERLINE
 - RL = RIGHT OF WAY
 - LLL = LAND LOT LINE
 - WATER MAINS =
 - OVERHEAD POWER LINES =
 - SANITARY SEWER MAIN =
 - INF = NOW OR FORMERLY OWNED BY
 - NSAB = NAIL SET AT BASE



Z-39
(2016)

REZONING PLAN

WISTERIA PLACE
 OF MABLETON
 COBB COUNTY, GEORGIA

NO.	_____
PERSONS	_____
DATE	_____

PROJECT NO. 18
 CALDWELL & ASSOCIATES
 JACKSONVILLE, FLORIDA
 DATE: 8-8-14

RZ-1
 SHEET

APPLICANT: Beverly J. Searles Foundation, Inc.

PHONE#: 404-808-3828 **EMAIL:** dwrussel@gmail.com

REPRESENTATIVE: Parks F. Huff

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

TITLEHOLDER: Bel Air Car Wash, LLC

PETITION NO: Z-39

HEARING DATE (PC): 05-03-16

HEARING DATE (BOC): 05-17-16

PRESENT ZONING: PSC & NRC

PROPOSED ZONING: RSL- Supportive

PROPOSED USE: Senior Living-Supportive

PROPERTY LOCATION: Northwest corner of Floyd Road and Wisteria Drive, east side of Floyd Drive (4426 & 4436 Floyd Road).

ACCESS TO PROPERTY: Floyd Road, Wisteria Drive and Floyd Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

SIZE OF TRACT: 3.030 acres

DISTRICT: 19

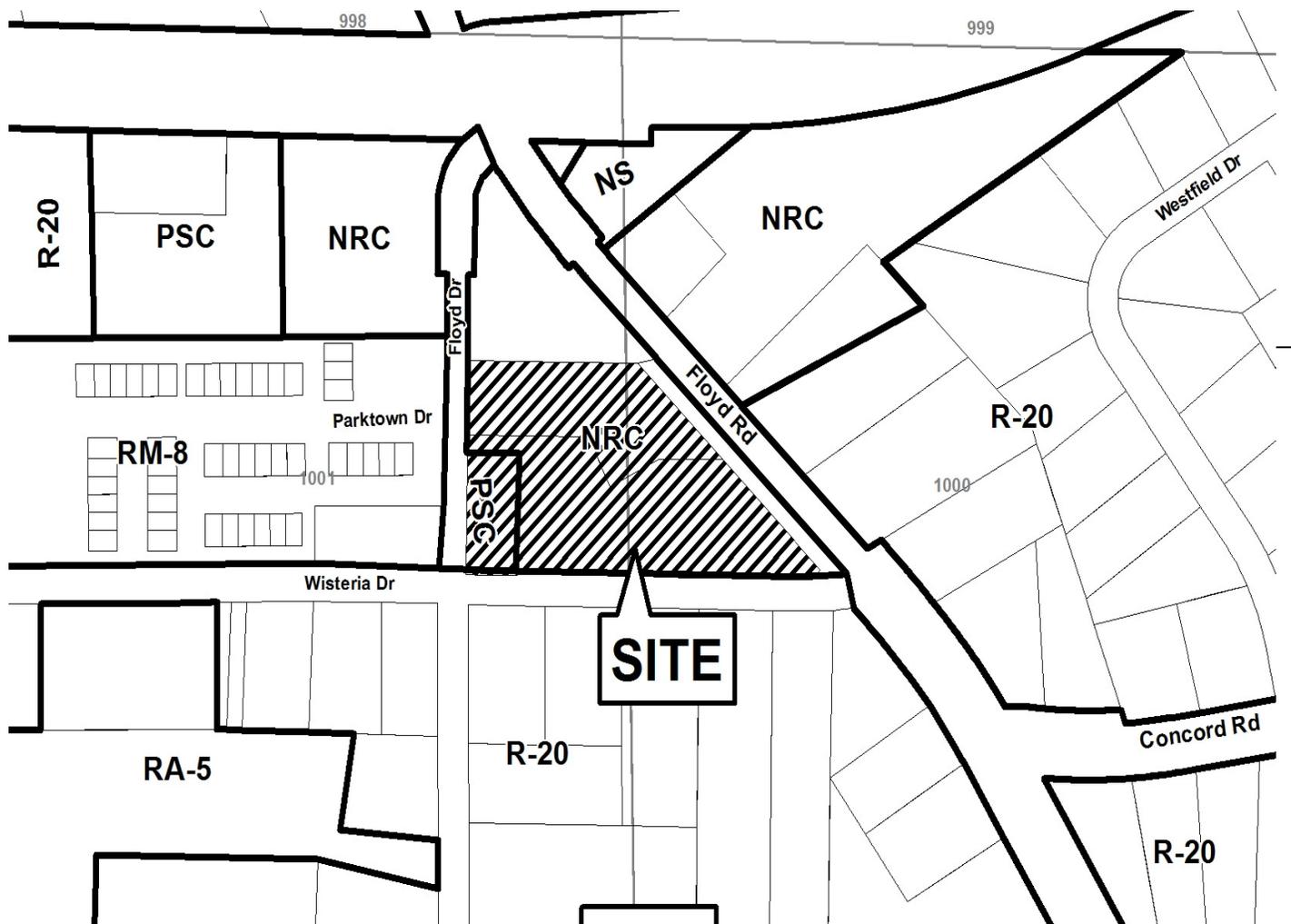
LAND LOT(S): 1000,1001

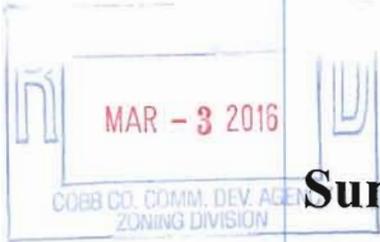
PARCEL(S): 11,43

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-39
PC Hearing: May 1, 2016
BOC Hearing: May 17, 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): Supportive/Independent Age-Restricted Senior Community
 - b) Proposed building architecture: Architectural Renderings will be provided during the zoning process.
 - c) Proposed hours/days of operation: 24-7 Senior Living Community
 - d) List all requested variances: 1) Allow a FAR of .853 instead of .5
- _____
- _____
- _____

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

This proposed use will function as a transitional use between existing commercial and residential uses.

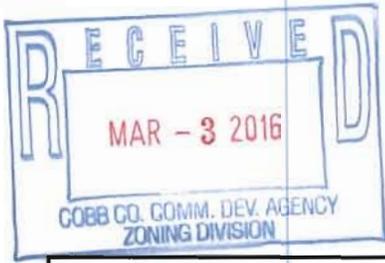
.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(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-40
(2016)



Preliminary Plan Veterans Memorial Highway Tract

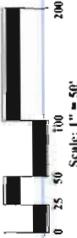
Cobb County, Georgia Land Lots 46 & 71, 18nd District, 2nd Section

prepared for:

Elite Auto Collision
971 Veterans Memorial Hwy.
Mableton, Georgia 30126

DGM
LAND PLANNING
CONSULTANTS

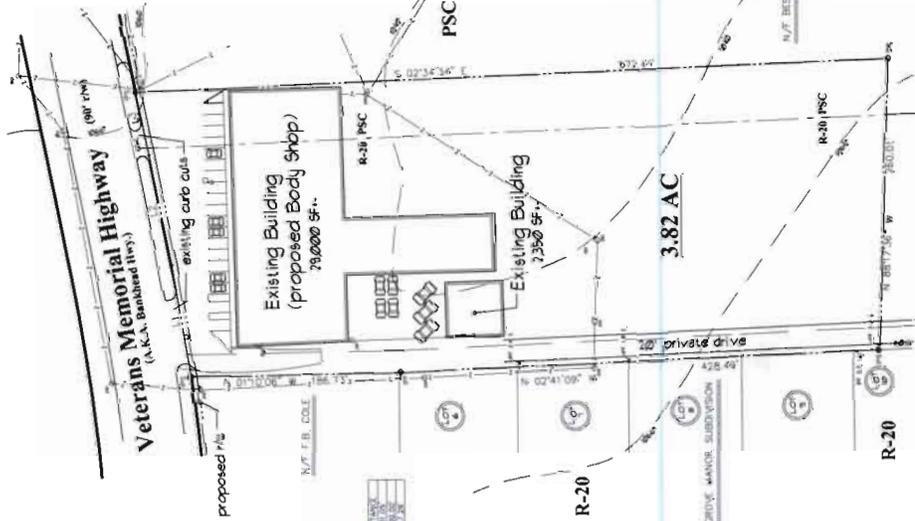
PO BOX 84776
ATLANTA, GA 30384
770.514.0078
Fax: 770.514.0081



February 29, 2016

Site Data

Total Site Area: 3.82 AC
LI (w/s) LI (w/s)
Proposed Zoning: CRC (conditional)
Building Areas: (as shown)
Building Setbacks: (as shown)



Notes:

1. Boundary survey: Solar Land Surveying Co. (dated 3.9.95)
2. Topographic information from USGS quad map.
3. According to Flood Insurance Rate Map (FIRM) #13067C0085F, the site is in a flood plain area.
4. No streams or wetlands are shown on site.
5. No streams or wetlands are shown on site.
6. No archaeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.
8. Detention to be accommodated as shown on plan.



APPLICANT: Elite Auto Collision & Sales

PHONE#: 404-969-9382 **EMAIL:** kevinelite1@gmail.com

REPRESENTATIVE: Garvis L. Sams Jr.

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

TITLEHOLDER: 2K Consulting Group LLC

PROPERTY LOCATION: South side of Veterans Memorial

Highway, east of Lakeshore Drive

(380 Veterans Memorial Highway)

ACCESS TO PROPERTY: Veterans Memorial Highway

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-40

HEARING DATE (PC): 05-03-16

HEARING DATE (BOC): 05-17-16

PRESENT ZONING LI

PROPOSED ZONING: CRC

PROPOSED USE: Collision and Service
Center

SIZE OF TRACT: 3.82 acres

DISTRICT: 18

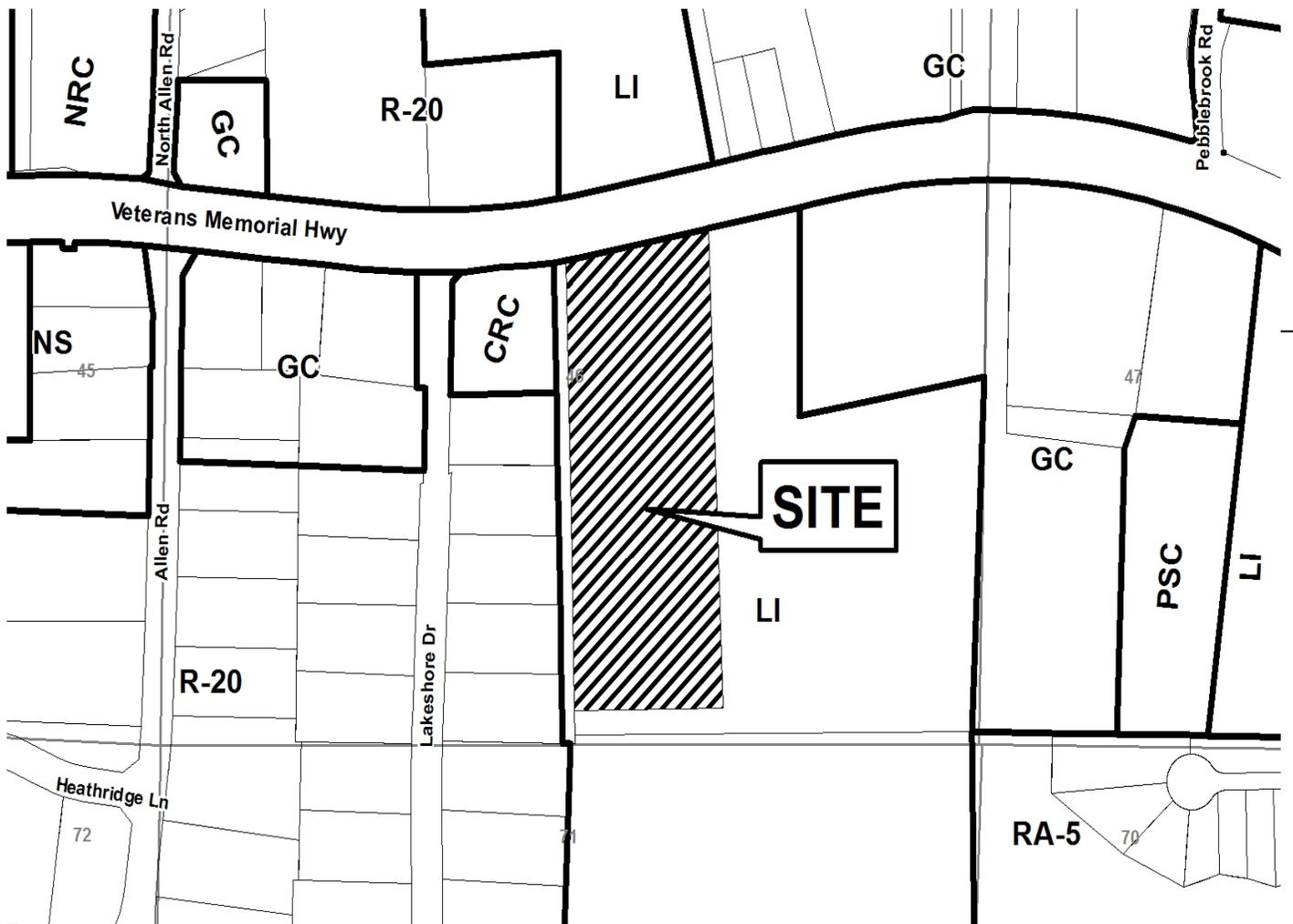
LAND LOT(S): 46

PARCEL(S): 36

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



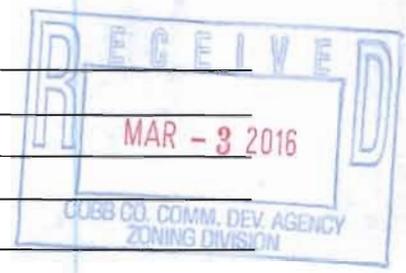
Application No. Z-40

PC Hearing Date: May 3, 2016
BOC Hearing Date: May 17, 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): Elite Auto Collision, Repair and Service Center
(all interior to the existing building)
- b) Proposed building architecture: As-built, but with exterior aesthetic
upgrades and interior rehabbing and retrofitting.
- c) Proposed hours/days of operation: 7:00 a.m. until 7:00 p.m., Monday - Saturday
- d) List all requested variances: As shown on the site plan representing
as-built variances.

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

The subject property is zoned in a Light Industrial classification as is the property to the east and the south. Previously, the subject property was in an Industrial Compatible district; however, recently, Cobb County made a "wholesale" change along the Veterans Memorial Highway Corridor and changed this and hundreds of other properties (otherwise suited for this type of commercial use) to 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.

APPLICANT: Shelby Workman Estate

PHONE#: 770-367-1832 **EMAIL:** Lori1230@gmail.com

REPRESENTATIVE: Lori Fowler, PR

PHONE#: 770-367-1832 **EMAIL:** Lori1230@gmail.com

TITLEHOLDER: Lori Freeman Fowler as Executor of the Estate of
Shelby Jean Workman

PROPERTY LOCATION: East side of Ridgewood Drive, west side of
I-285, south of Crestview Drive

ACCESS TO PROPERTY: Ridgewood Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z- 41

HEARING DATE (PC): 05-03-16

HEARING DATE (BOC): 05-17-16

PRESENT ZONING: O&I, R-20

PROPOSED ZONING: R-15

PROPOSED USE: Single Family House

SIZE OF TRACT: 0.399 acres

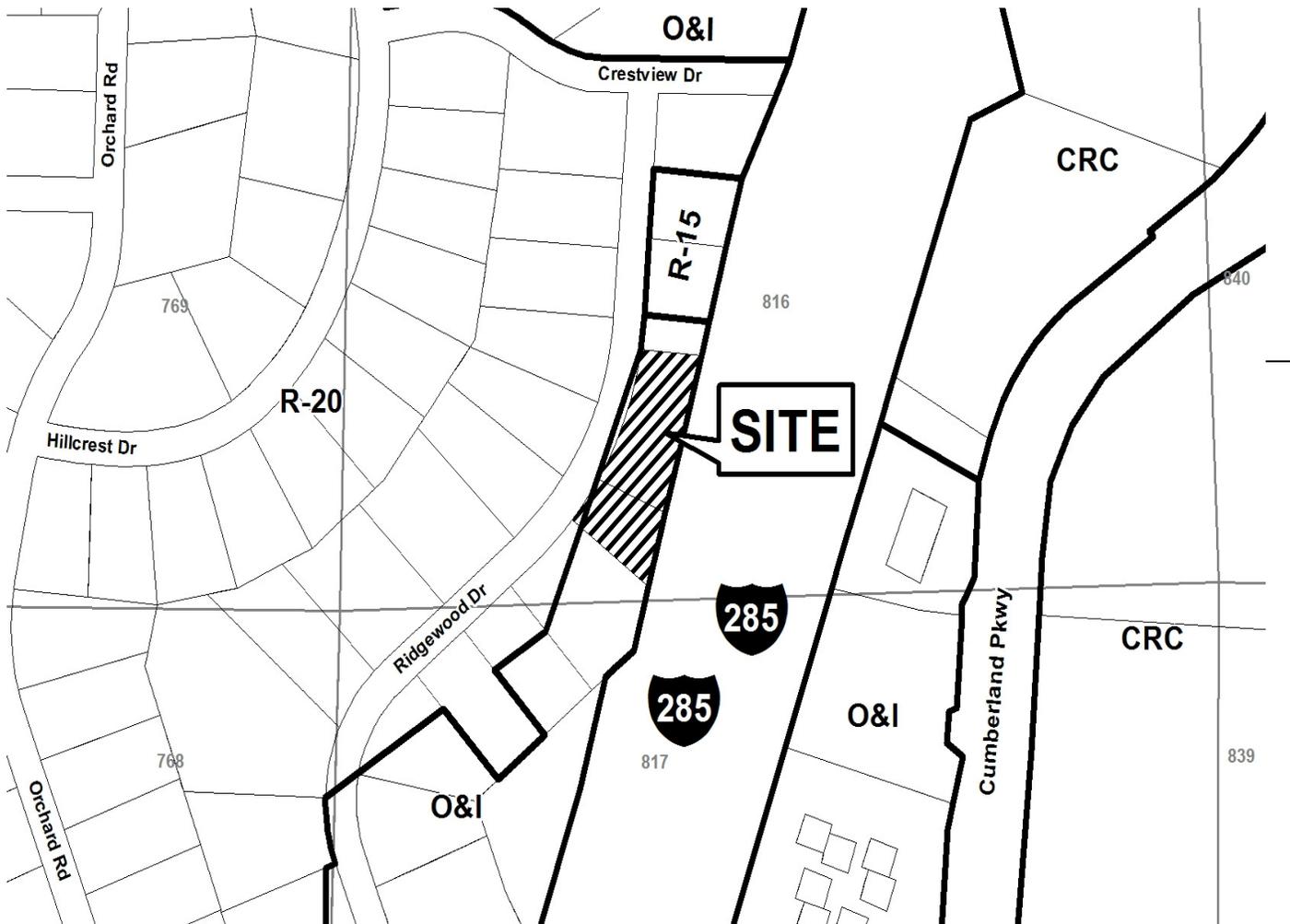
DISTRICT: 17

LAND LOT(S): 816

PARCEL(S): 14

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2





Application No. Z-41
May 2016

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 3200
- b) Proposed building architecture: 2 story colonial
- c) Proposed selling prices(s): \$300,000
- d) List all requested variances: _____

.....
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).

GA DOT Right-of-way
I-285/SR 407 @ CR 4519/Atlanta Rd, Cobb County

APPLICANT: Most Reverend Wilton D. Gregory, S.L.D., as Archbishop of the Roman Catholic Archdiocese of Atlanta and/or his Successors in Office

PHONE#: 404-920-7860 **EMAIL:** cmoultriecarchatl.com

REPRESENTATIVE: Carrington Moultrie

PHONE#: 404-920-7860 **EMAIL:** emoultriecarchatl.com

TITLEHOLDER: Most Reverend John F. Donoghue, D.D., as Archbishop of the Roman Catholic Archdioceses of Atlanta, and/or his Successors in Office

PROPERTY LOCATION: West side of Campus Loop Road, across from Paulding Avenue
(3487 Campus Loop Road)

ACCESS TO PROPERTY: Campus Loop Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-7

HEARING DATE (PC): 05-03-16

HEARING DATE (BOC): 05-17-16

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPOSED USE: Catholic Campus Ministry

SIZE OF TRACT: .53 acres

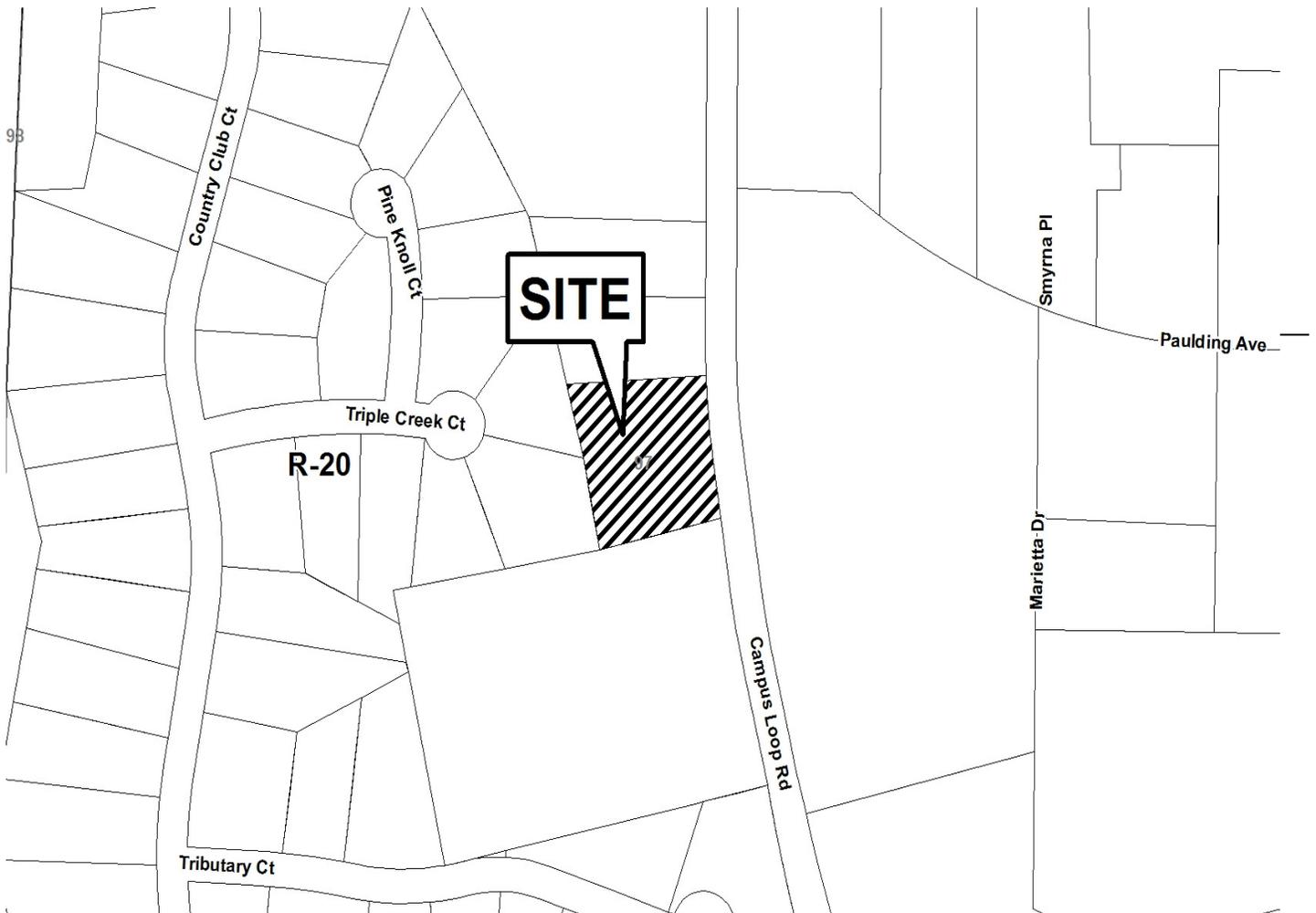
DISTRICT: 20

LAND LOT(S): 97

PARCEL(S): 38

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1





Application #: LUP-7
PC Hearing Date: 5-3-16
BOC Hearing Date: 5-17-16

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

1. Type of business, or request? CATHOLIC CAMPUS MINISTRY
2. Number of employees? 2
3. Days of operation? *
4. Hours of operation? 8:30 AM to 4:00 PM
5. Number of clients, customers, or sales persons coming to the house per day? 10 ; Per week? 40/50
6. Where do clients, customers and/or employees park?
Driveway: ; Street: _____ ; Other (Explain): KEEN PARKING
DECK
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.): 10 AUTOMOBILES
9. Deliveries? No ; 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): 24 MONTHS
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: +Wilton D. Gregory Date: _____

Applicant name (printed): Most Reverend Wilton D. Gregory, S.L.D., as Archbishop of the Roman Catholic Archdiocese of Atlanta and/or His Successors in Office

APPLICANT: Renato Bessa

PHONE#: 678-886-9599 EMAIL: bessabrazil@hotmail.com

REPRESENTATIVE: Renato Bessa

PHONE#: 678-886-9599 EMAIL: bessabrazil@hotmail.com

TITLEHOLDER: Renato Bessa

PROPERTY LOCATION: West side of Terrell Mill Road, and on the north side of Forest Lane (1520 Terrell Mill Road)

ACCESS TO PROPERTY: Terrell Mill Road

PHYSICAL CHARACTERISTICS TO SITE:

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-8

HEARING DATE (PC): 05-03-16

HEARING DATE (BOC): 05-17-16

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Hair Salon

SIZE OF TRACT: 0.611 acres

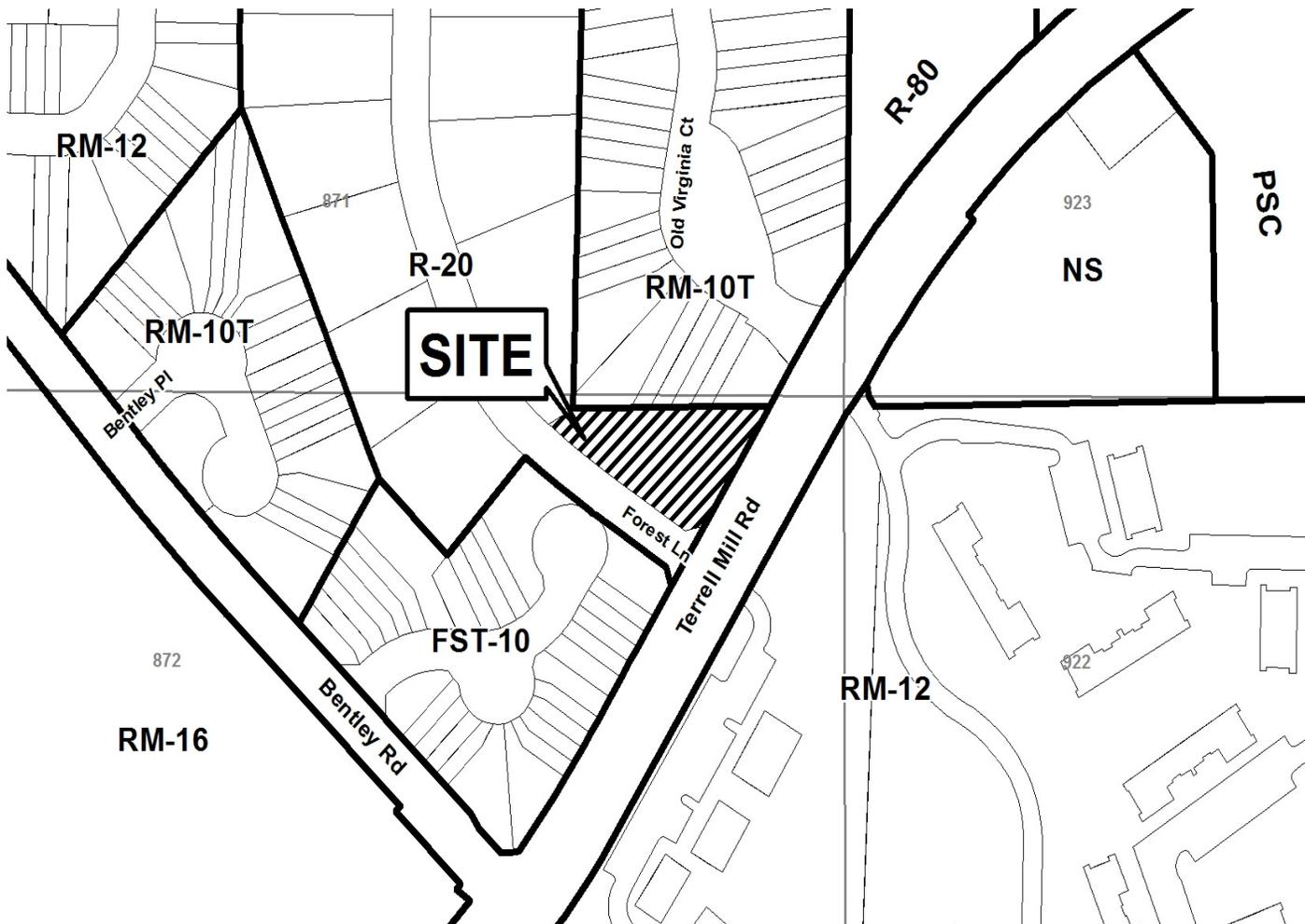
DISTRICT: 17

LAND LOT(S): 872

PARCEL(S): 1

TAXES: PAID DUE

COMMISSION DISTRICT: 2





Application #: LUP-8
PC Hearing Date: 5-3-16
BOC Hearing Date: 5-17-16

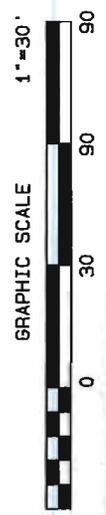
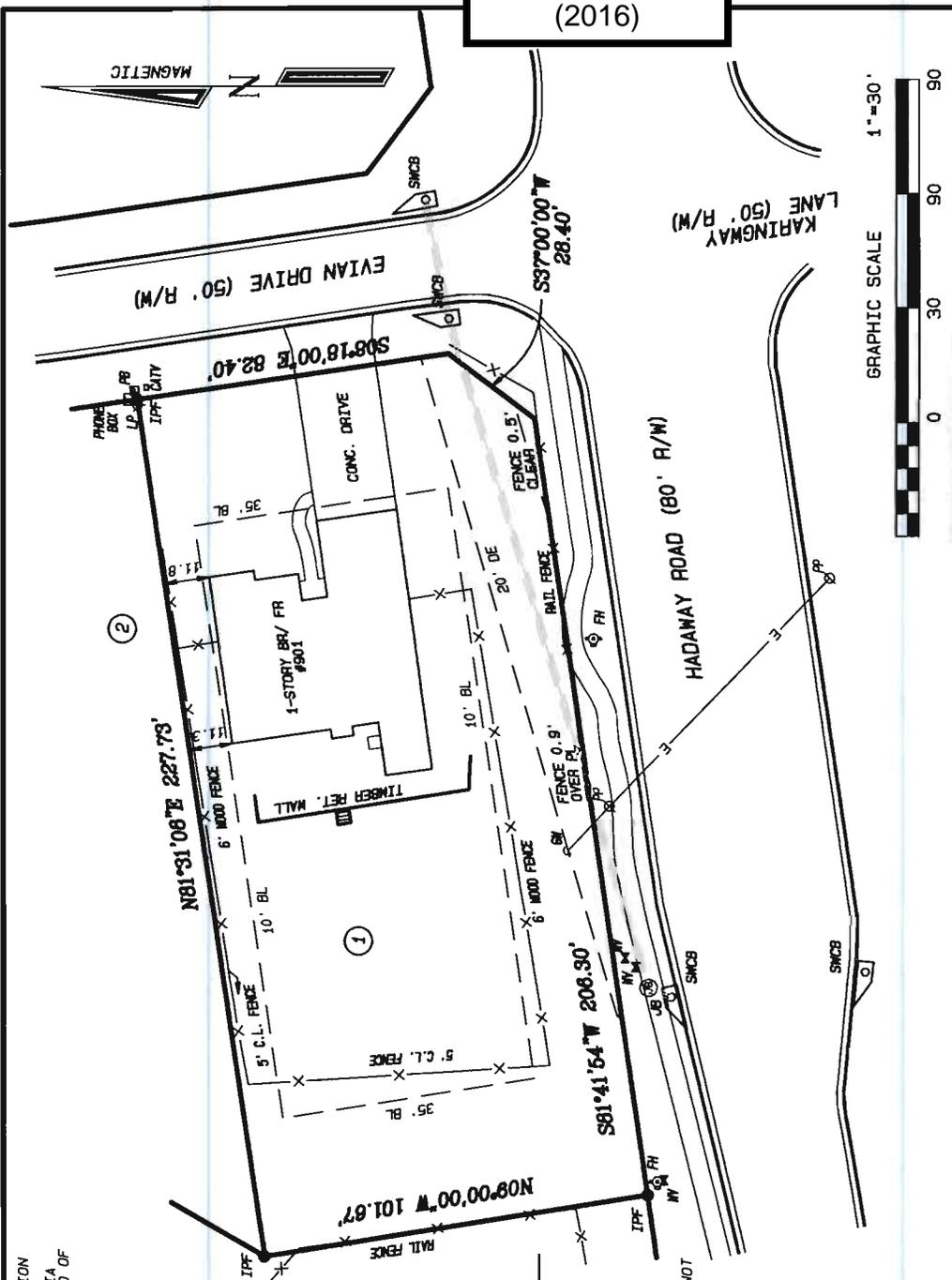
TEMPORARY LAND USE PERMIT WORKSHEET (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? "HAIR SALON"
2. Number of employees? MYSELF
3. Days of operation? 6 DAYS (MON - SAT)
4. Hours of operation? 8 HOURS (10 AM - 6 PM)
5. Number of clients, customers, or sales persons coming to the house per day? 5 ; Per week? 30
6. Where do clients, customers and/or employees park?
Driveway: X ; Street: _____ ; Other (Explain): _____
7. Signs? No: X ; Yes: ~~_____~~. (If yes, then how many, size, and location): ~~FRONT OF HOME~~
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): NONE
9. Deliveries? No X ; Yes _____ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
10. Does the applicant live in the house? Yes X ; No _____
11. Any outdoor storage? No X ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested (24 months maximum): 24 MONTHS
13. Is this application a result of a Code Enforcement action? No X ; Yes _____ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed): _____

RB.

RB.

Applicant signature: Renata Bessa Date: 02/11/16
Applicant name (printed): RENATO BESSA



IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN THE PROFESSIONAL ENGINEERING AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. 15-9-67).



SURVEY NOTES:

- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 4,089,098 FEET.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
- DATE OF SURVEY: 01-30-2016
- DATE OF SURVEY: 01-30-2016
- I HAVE THIS DATE EXAMINED THE OFFICIAL FTA FLOOD HAZARD MAP COMMUNITY NUMBER 130052 PANEL 00776 DATED 12-19-2008, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
- #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

SURVEY REFERENCES:

- PLAT OF WAVERLY SUBDIVISION RECORDED IN PLAT BOOK 166, PAGE 6.

<p>BETTERTON SURVEYING & DESIGN, INC. LAND SURVEYING/PLANNING SUBDIVISION & COMMERCIAL SITE DESIGN</p> <p>950 WEST SANDTOWN ROAD MARIETTA, GEORGIA 30064 (678) 483-0242</p>		<p>REGISTERED PROFESSIONAL SURVEYOR No. 2496 JESSICA B. JOYNER</p>	<p>FINAL SURVEY LOT 1, WAVERLY SUBDIVISION UNIT 1, PHASE 1</p> <p>LOCATED IN: LAND LOT 270 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA DATE: 2/1/2016 PREPARED FOR: JESSICAH JOYNER</p>	<p>6088</p>							
<p>DRAWN BY RBB</p> <p>CHECKED BY RBB</p> <p>DRAWING SCALE 1" = 30'</p> <p>FILE NUMBER 6088 PRO</p> <p>JOB NUMBER 6088</p>	<p>REVISION RECORD</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>PURPOSE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>				DATE	PURPOSE					
DATE	PURPOSE										

APPLICANT: Jessica Joyner

PHONE#: 404-514-7904 EMAIL: jessicahh@hotmail.com

REPRESENTATIVE: Jessica Joyner

PHONE#: 404-514-7904 EMAIL: jessicahh@hotmail.com

TITLEHOLDER: Jessica D. Hollis

PROPERTY LOCATION: Northwest corner of Evian Drive and Hadaway Road (901 Evian Drive).

ACCESS TO PROPERTY: Evian Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP- 9

HEARING DATE (PC): 05-03-16

HEARING DATE (BOC): 05-17-16

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: In Home Hair Salon

SIZE OF TRACT: 0.52 acres

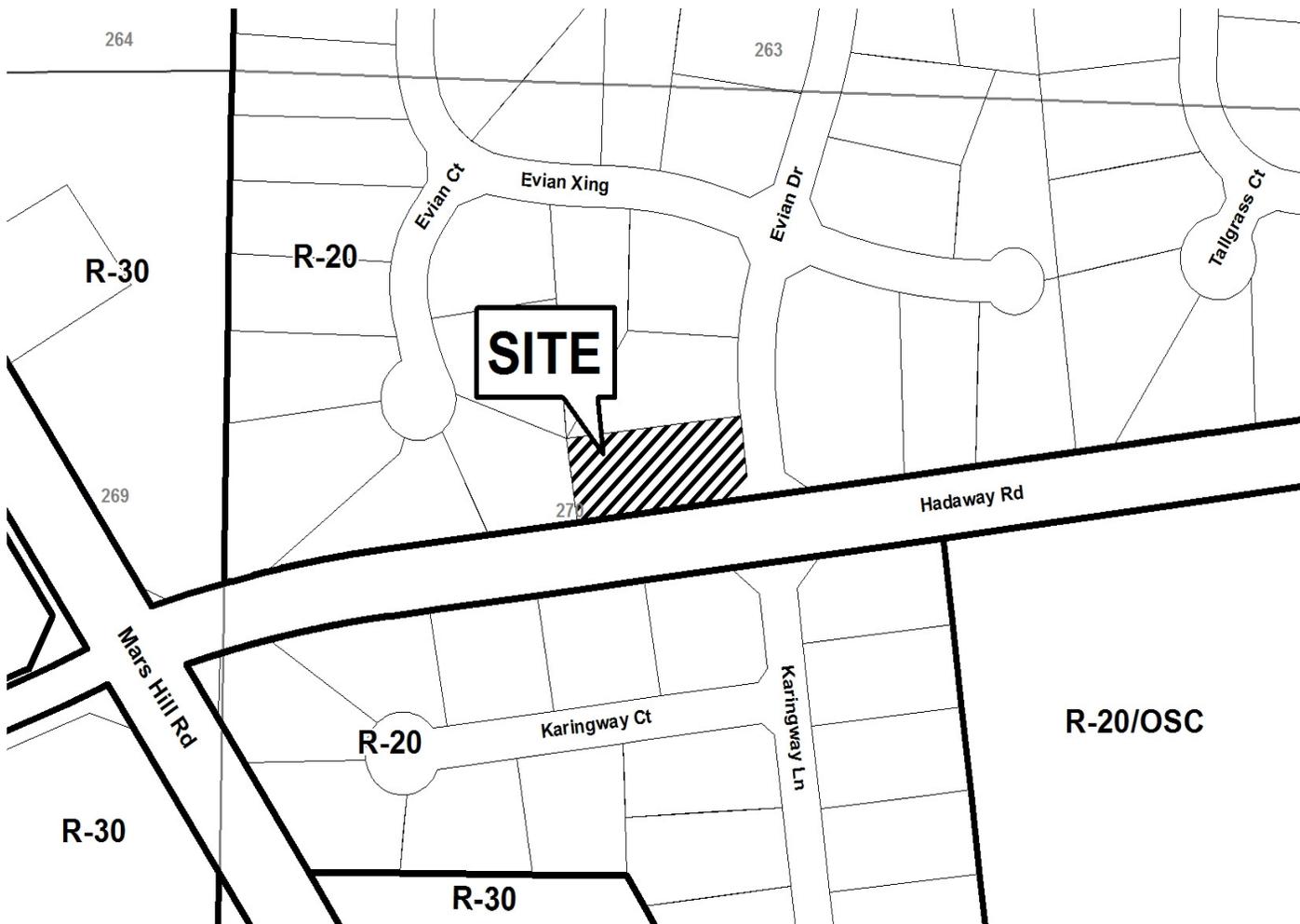
DISTRICT: 20

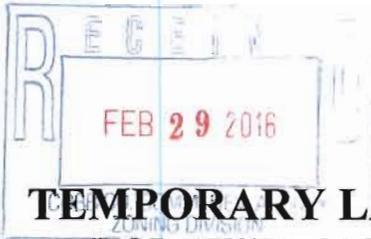
LAND LOT(S): 270

PARCEL(S): 122

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1





Application #: LUP-9
 PC Hearing Date: 5-3-16
 BOC Hearing Date: 5-17-16

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

1. Type of business, or request? IN HOME SALON
2. Number of employees? 1
3. Days of operation? 2-3
4. Hours of operation? THURS 330-730, SAT 8-3
5. Number of clients, customers, or sales persons coming to the house per day? 2-5 ; Per week? 5-10
6. Where do clients, customers and/or employees park?
 Driveway: ✓ ; Street: _____ ; Other (Explain): _____

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.): 1 PER CLIENT, MAX OF 2 AT A TIME
9. Deliveries? No ✓ ; 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): 24 MONTHS
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: Jessica Joyner Date: 2/29/16
 Applicant name (printed): JESSICA JOYNER

APPLICANT: Praise Tabernacle Church

PETITION NO: SLUP-6

PHONE#: (770) 943-2484 **EMAIL:** office@praiseacademy.com

HEARING DATE (PC): 05-03-16

REPRESENTATIVE: Joe White

HEARING DATE (BOC): 05-17-16

PHONE#: (770) 943-2484 **EMAIL:** joe.white@praiseacademy.com

PRESENT ZONING: R-30

TITLEHOLDER: Praise Tabernacle Church Inc.

PROPOSED ZONING: Special Land

PROPERTY LOCATION: West side of Hiram Lithia Springs

Use Permit

Road, north of Defoors Farm Drive

PROPOSED USE: Private School

(4052 Hiram Lithia Springs Road)

ACCESS TO PROPERTY: Hiram Lithia Springs Road

SIZE OF TRACT: 16 acres

DISTRICT: 19

PHYSICAL CHARACTERISTICS TO SITE: _____

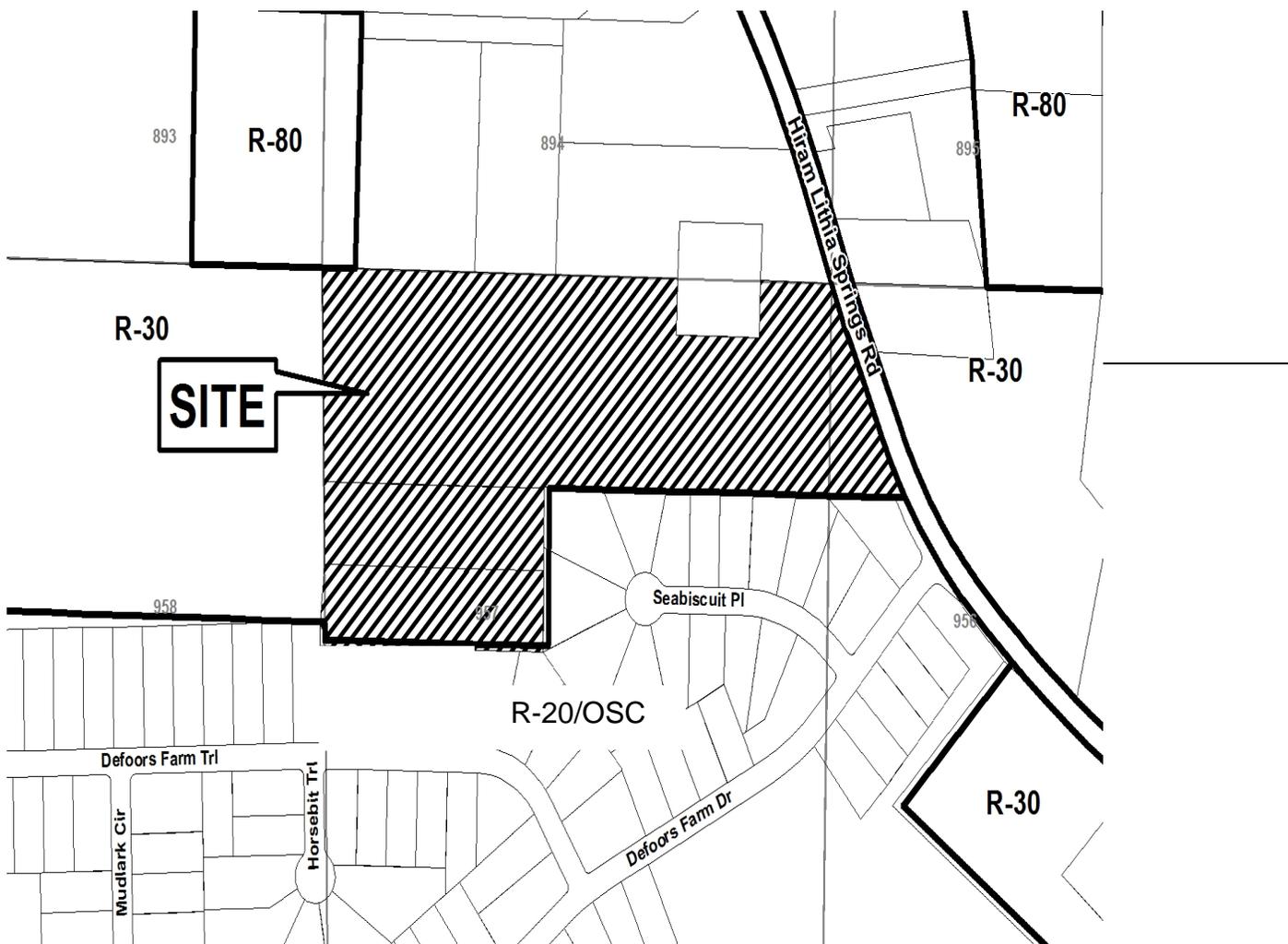
LAND LOT(S): 956,957

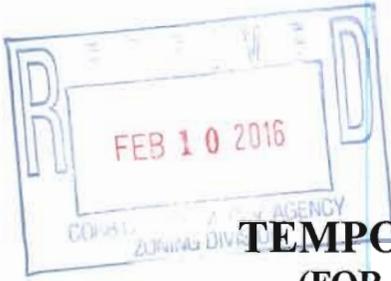
PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application #: SLUP-6
PC Hearing Date: 5-3-16
BOC Hearing Date: 5-17-16

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

1. Type of business, or request? Church
2. Number of employees? 45
3. Days of operation? Monday - Friday and Sunday
4. Hours of operation? 7:30am - 4:00pm M-F and Sunday 8:00am - 12:00pm
5. Number of clients, customers, or sales persons coming to the house per day? 375 ; Per week? 1875
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): Church Parking Lot

7. Signs? No: _____ ; Yes: X . (If yes, then how many, size, and location): 2 signs, one for church and one for school at front of property
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): only cars

9. Deliveries? No _____ ; Yes X (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
UPS and Fedex delivers 2-3 times or less each week and USPS delivers mail daily

10. Does the applicant live in the house? Yes _____ ; No X
11. Any outdoor storage? No _____ ; Yes X (If yes, please state what is kept outside): Lawn mower and lawn equipment

12. Length of time requested (24 months maximum): 24 months

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

14. Any additional information? (Please attach additional information if needed):
We are submitting to add 3 mobile units. No water or sewage will be needed to units only electrical

Applicant signature: _____

Date: 8/24/15

Applicant name (printed): _____

Thomas J. Chapman, Jr.

APPLICANT: Grace Point School

PETITION NO: SLUP-7

PHONE#: (678) 709-6634 EMAIL: www.gracepointschool.org

HEARING DATE (PC): 05-03-16

REPRESENTATIVE: John K. Crooks

HEARING DATE (BOC): 05-17-16

PHONE#: (678) 485-3148 EMAIL: jcrooks@gloryhaus.com

PRESENT ZONING: R-20

TITLEHOLDER: Piedmont Baptist Church

PROPOSED ZONING: Special Land

PROPERTY LOCATION: South side of Piedmont Road, west of

Use Permit

Beverly Road, at the western terminus of Tamaqua Drive, at the western

PROPOSED USE: Private School

terminus of Yakuta Drive, and at the north end of Chicapoo Drive

(570 Piedmont Road)

SIZE OF TRACT: 18.836 acres

ACCESS TO PROPERTY: Piedmont Road

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

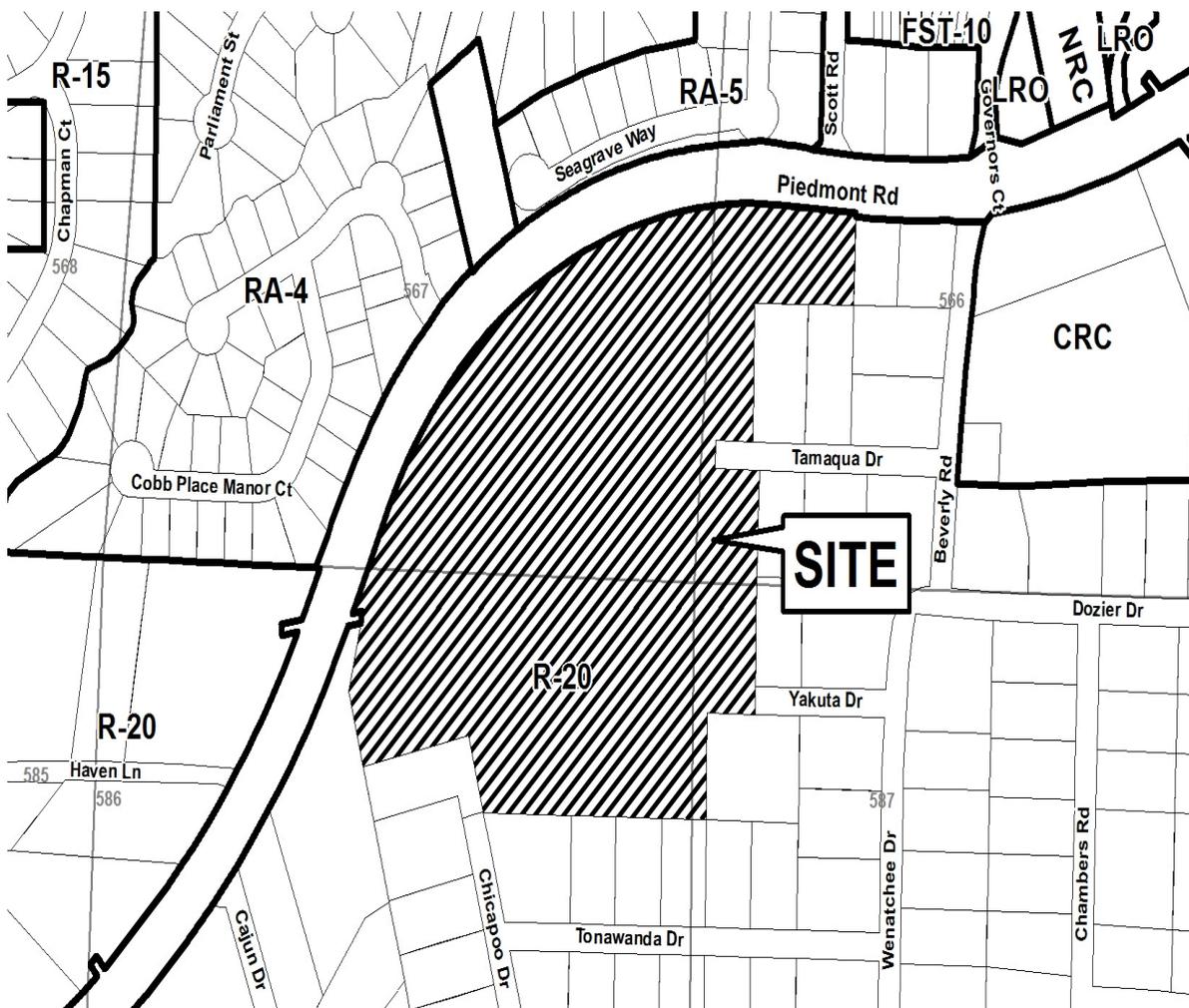
LAND LOT(S): 566,567,586,587

PARCEL(S): 5

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



March 9, 2016

Mr. Tim Lee, Chairman
Cobb County Board of Commissioners
100 Cherokee Street NE #300
Marietta, GA 30090

**RE: Piedmont Church-Statement of Improvements
For Gracepoint School Building Renovation**



Dear Chairman Lee:

Croft and Associates has been engaged by Gracepoint School to design their relocated school facility. Gracepoint School expects to enter into an agreement with Piedmont Church located at 570 Piedmont Road, Marietta, Georgia to occupy an existing building on their campus.

The proposed building is a two story structure positioned on the southeast quadrant of the Piedmont Church campus. This facility will accommodate the proposed four-year growth projections of 155 students in grades one through eight. The building was previously used by Piedmont Church as a youth center. The ground floor is primarily an open floor plan that will be subdivided into administrative, classroom space and an assembly/dining area. The upper floor is currently subdivided into classroom space and will stay primarily intact as is. A restroom will be added on this floor. This project focus is interior renovation with emphasis on paint and new floor finishes. The exterior will remain as is with exception of new doors, windows or entrance way canopy(s) that augment the interior modifications. Exterior site modifications are not deemed necessary for the proposed interior modifications. A future phase of work may entail painting the exterior and supplementing some stone veneer that would match the existing campus buildings aesthetic look.

Please do not hesitate to contact our office should you or the Commission have questions or require additional information regarding this proposed project.

Sincerely,

Croft & Associates, PC

A handwritten signature in blue ink, appearing to read "Jeff Fincher", with a long horizontal flourish extending to the right.

Jeff Fincher, RA
GA#07280-89

