

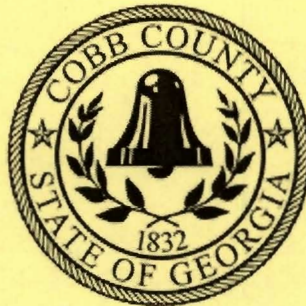
PRELIMINARY ZONING ANALYSIS

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!



Gaskins
ENGINEERING
PLANNING/CONSULTING
CONSTRUCTION MGMT
1200 Peachtree Dunwoody Road
Atlanta, Georgia 30328
Phone: (770) 424-1188
Fax: (770) 424-1183
WWW.GASKINS-ENGINEERING.COM

SEWELL MILL ROAD
FOR OWF INVESTMENT CORP.
LAND LOTS 987 & 988, 14th DISTRICT, 2nd SECTION,
VIA

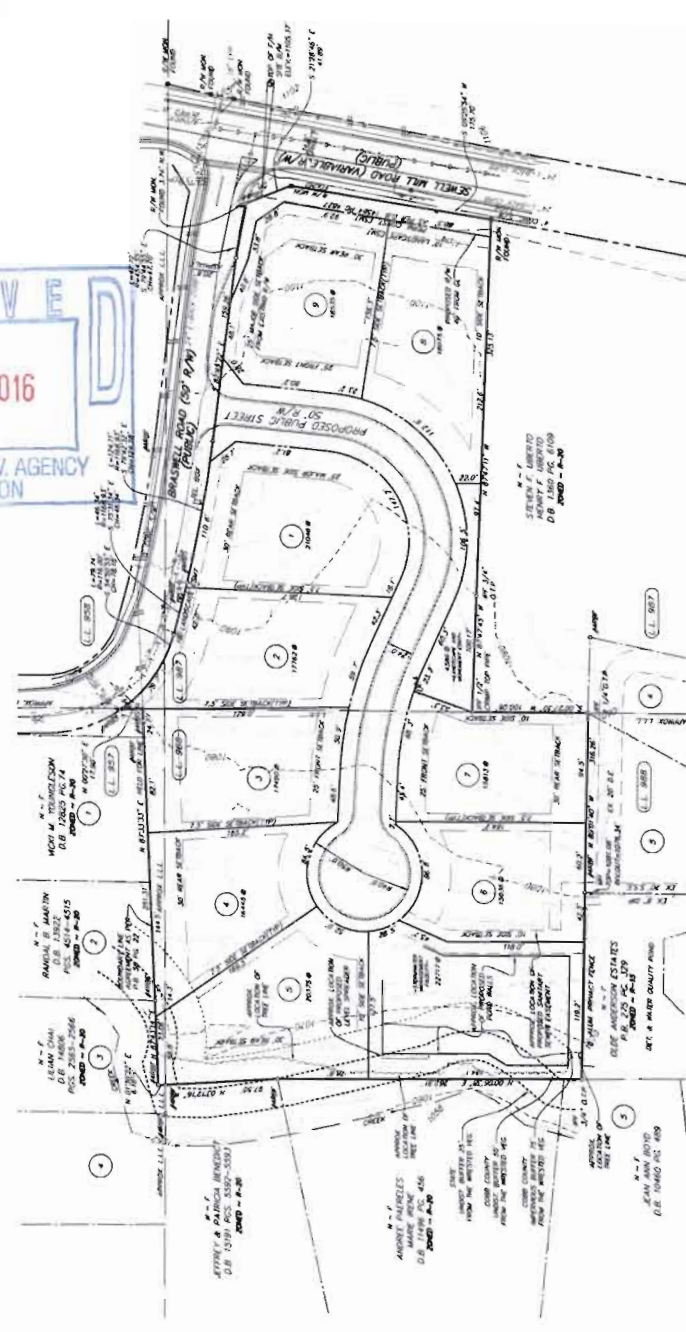
Z-33
(2016)

SITE SUMMARY
TOTAL SITE AREA: 5.17 AC.
EXISTING ZONING: R-20
PROPOSED ZONING: R-15
TOTAL LOTS SHOWN: 9
MIN. LOT SIZE: 15,000 SQ. FT.
DENSITY: 1.74 U/A.C.

REQUESTED VARIANCES:

1. BUILDING SETBACK ADJACENT TO STORM WATER MANAGEMENT FACILITY TO BE 10'.
2. SIDE BUILDING SETBACK, ON LOTS 7 & 8, ADJACENT TO EXTERNAL PROPERTIES, TO BE 10' AS SHOWN.
3. FRONT SETBACK TO BE 25'.
4. SIDE SETBACK TO BE 7.5', 20' SEPARATION BETWEEN HOUSES.
5. SIDE SETBACK FROM BRASWELL ROAD TO BE 25' FROM EXISTING R/W.
6. THERE SHALL BE NO UNDISTURBED PERIMETER BUFFER REQUIRED FOR THIS SITE.

RECEIVED
MAR - 1 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



NOTES:
1. BOUNDARY SURVEY BY GASKINS ENGINEERING & ENGINEERING, INC. DATED 10/14/15.
2. THERE ARE NO APPARENT ARCHITECTURAL, ARCHEOLOGICAL, OR ENVIRONMENTAL CONCERNS ON THIS SITE.
3. THERE ARE NO APPARENT WETLANDS ON THIS SITE.
4. THERE ARE NO APPARENT WETLANDS ON THIS SITE.
5. THERE ARE NO APPARENT WETLANDS ON THIS SITE.
6. THERE ARE NO APPARENT WETLANDS ON THIS SITE.
7. THERE ARE NO APPARENT WETLANDS ON THIS SITE.
8. THERE ARE NO APPARENT WETLANDS ON THIS SITE.
9. THERE ARE NO APPARENT WETLANDS ON THIS SITE.

THIS PLAN IS FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF GASKINS ENGINEERING & ENGINEERING, INC.

PROJECT TO FIELD NO.	D 300
DRAWN BY	MMB
CHECKED BY	DPH
SCALE	AS SHOWN
DATE	2/17/16
SHEET NUMBER	1

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

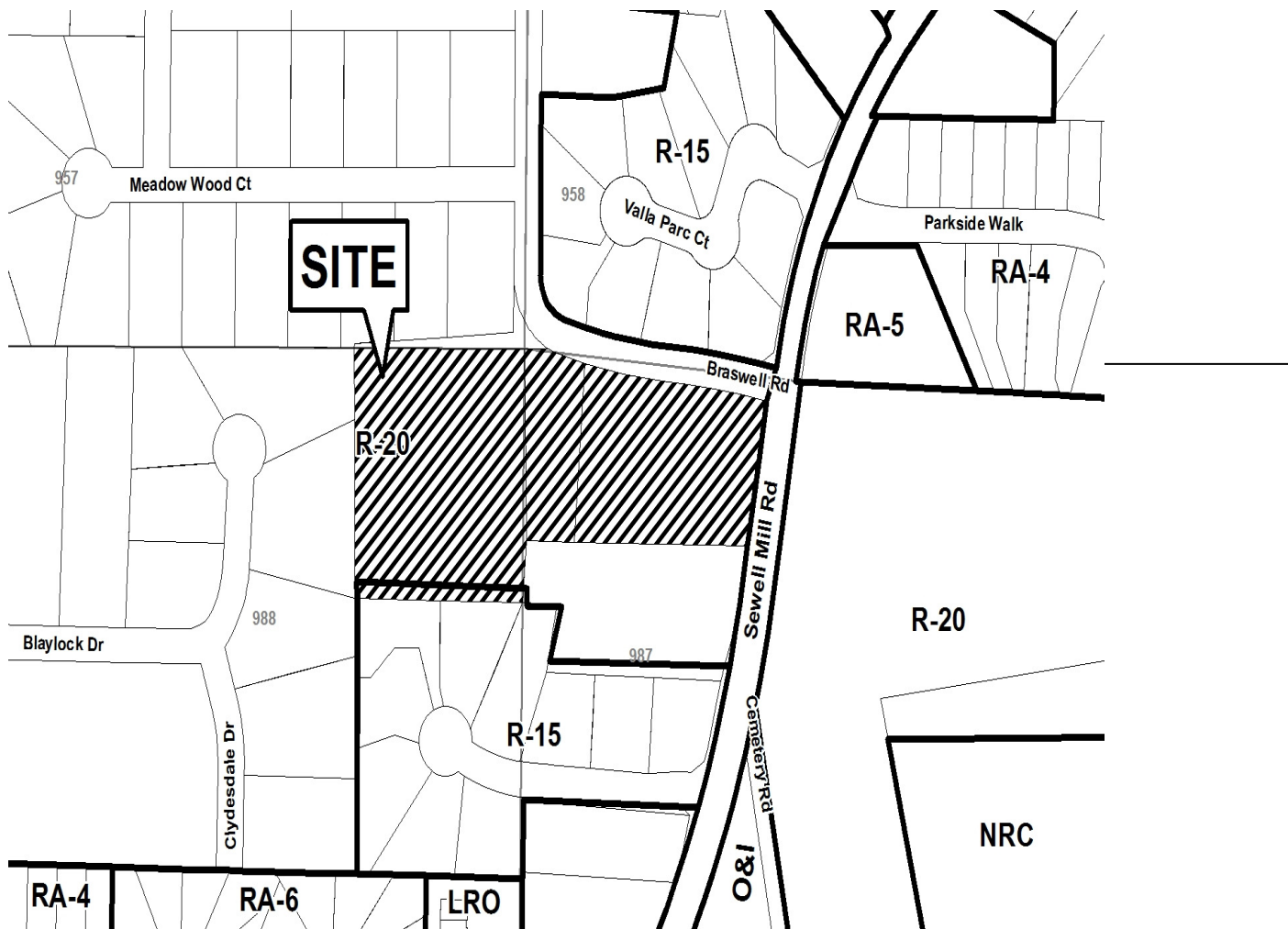
DISTRICT: 16

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: _____
- _____

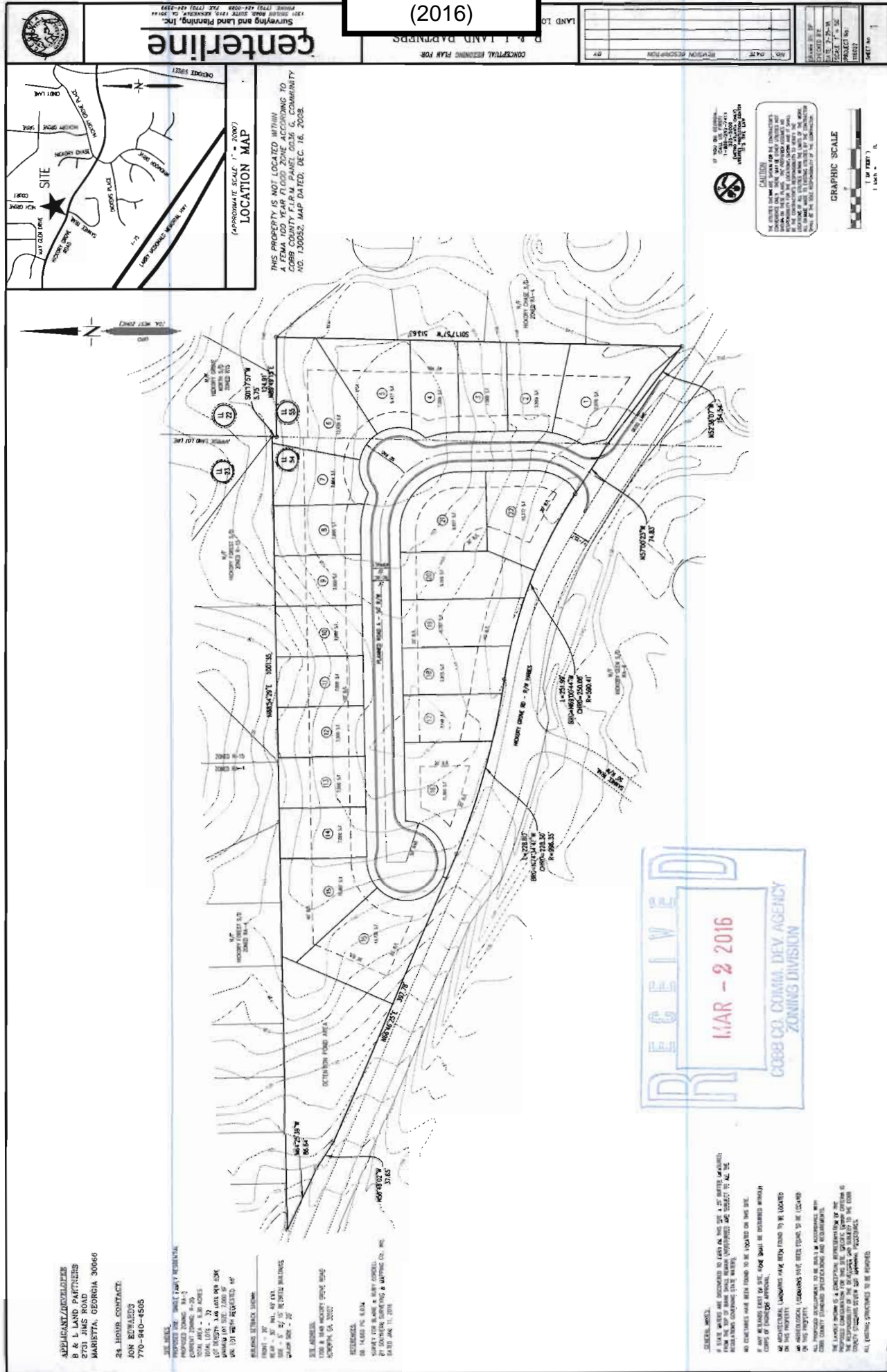
.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

.....
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

Z-34
(2016)



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: _____

CONTIGUOUS ZONING/DEVELOPMENT

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

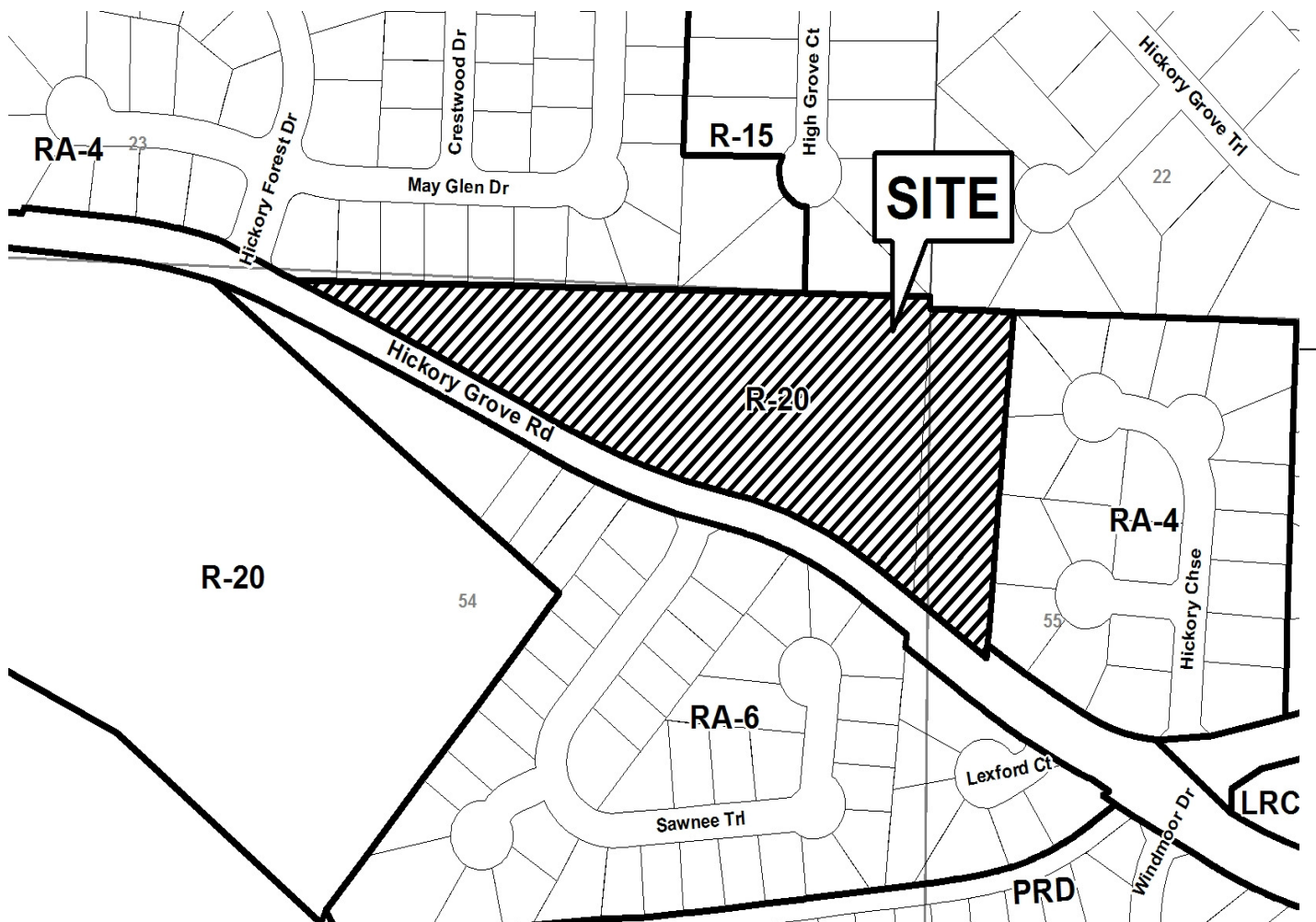
DISTRICT: 20

LAND LOT(S): 54,55

PARCEL(S): 1,25

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





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

Z-35
(2016)



LOCATION MAP

SITE NOTES:
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 CURRENT ZONING - R-30 AND R-40
 PROPOSED ZONING - RSL
 TOTAL AREA - 15.58 ACRES
 TOTAL RESIDENTIAL UNITS - 70
 RESIDENTIAL DENSITY - 4.87 UNITS PER ACRE

BUILDING SETBACK REQUIREMENTS:
 FRONT - 30' (EXTENSION)
 REAR - 30' (EXTENSION)
 SIDE - 15' BETWEEN BLOBS

PROPERTY ADDRESS:
 3750 SHELBY ROAD, EBENEZER CHASE, MARIETTA, GEORGIA 30066

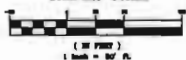
PROP. A/R
 DIST. R/W

150' DEED LINE
 50' DEED LINE

EBENEZER CHASE - PRIVATE RD
 EBENEZER CHASE - PRIVATE RD

IF STATE WATERS ARE DETERMINED TO EXIST ON THIS SITE, A 50' BUFFER MEASURED FROM THE TOP OF BANK SHALL REMAIN UNDEVELOPED AND SUBJECT TO ALL THE REGULATIONS GOVERNING STATE WATERS.
 NO CONTAMINANTS HAVE BEEN FOUND TO BE LOCATED ON THIS SITE.
 IF ANY WETLANDS EXIST ON SITE, NONE SHALL BE DISTURBED WITHOUT CORPS OF ENGINEERS APPROVAL.
 NO ARCHITECTURAL LANDMARKS HAVE BEEN FOUND TO BE LOCATED ON THIS PROPERTY.
 NO HISTORICAL LANDMARKS HAVE BEEN FOUND TO BE LOCATED ON THIS PROPERTY.
 ALL PROPOSED DEVELOPMENT TO BE BUILT IN ACCORDANCE WITH COBB COUNTY STANDARD SPECIFICATIONS AND REQUIREMENTS.
 THE LAYOUT SHOWN IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED CONFIGURATION FOR THIS SITE. SPECIFIC DESIGN CRITERIA IS THE RESPONSIBILITY OF THE DEVELOPER AND SUBJECT TO THE COBB COUNTY STANDARD SPECIFICATIONS AND APPROVAL PROCEDURES.
 ALL EXISTING STRUCTURES TO BE REMOVED.

GRAPHIC SCALE



DRAWN BY: CLP
 CHECKED BY: DP
 DATE: 1-22-16
 SCALE: 1" = 50'
 PROJECT NO.: 1700000

NO.	DATE	REVISION DESCRIPTION	BY

CONCEPT PLAN FOR
EBENEZER CHASE
 LAND LOT 304 & 304, 10TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA

centerline
 Surveying and Land Planning, Inc.
 1801 SHELBY ROAD, SUITE 1010, KENNESAW, GA 30144
 PHONE: (770) 424-0044 FAX: (770) 424-0044

APPLICANT/DEVELOPER/OWNER:
 BURT'S BUILDERS, INC.
 3750 EBENEZER ROAD
 MARIETTA, GEORGIA 30066
24-HOUR CONTACT:
 HAROLD BURTZ
 770-971-2617

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

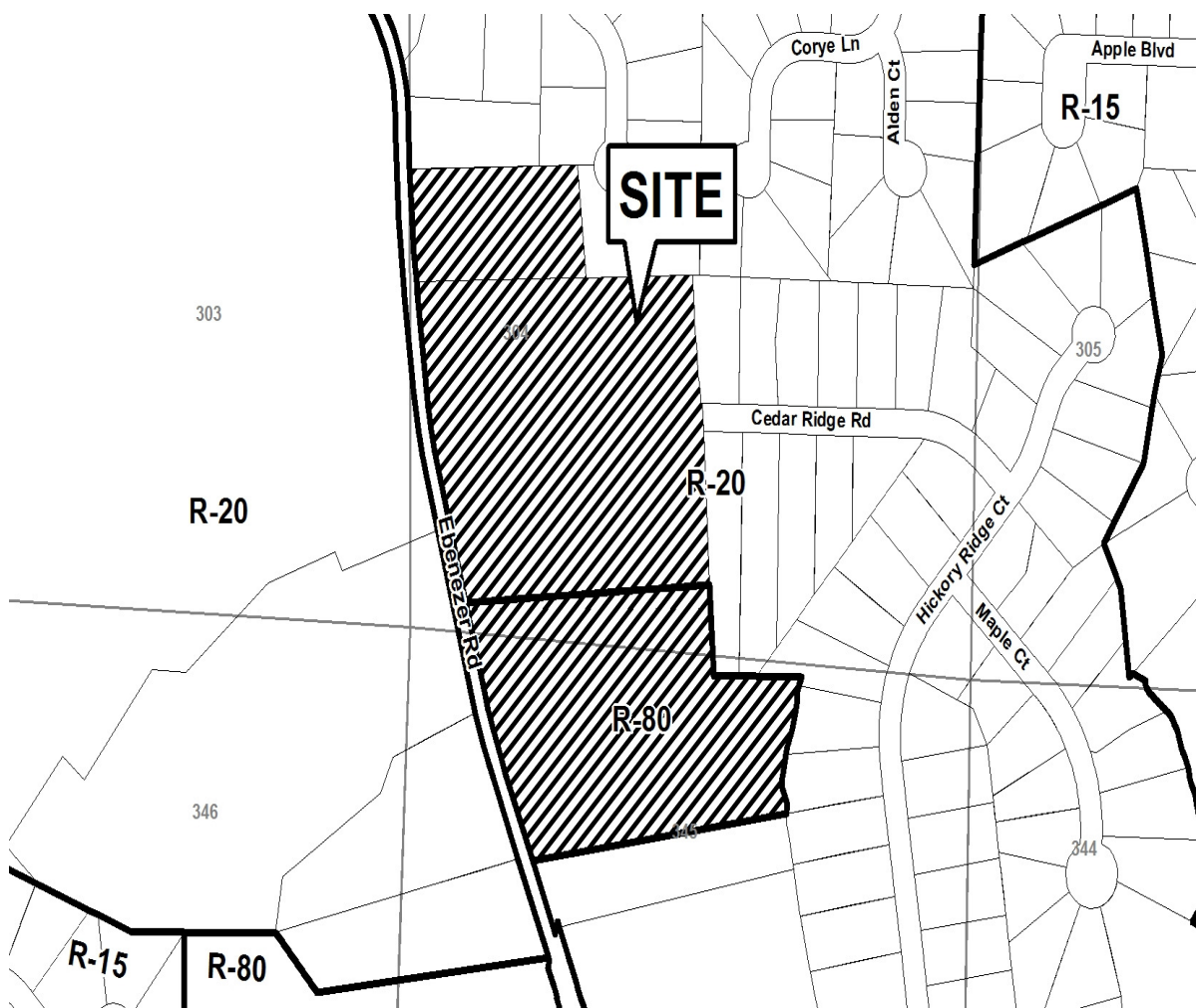
DISTRICT: 16

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: 8 AM to 6 PM M-F
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

prepared for:

Blake Properties, Inc.

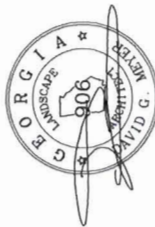
DGM
LAND PLANNING
CONSULTANTS



975 Cobb Place
Bldg 200
Kennesaw
GA 30144
770 514-9006
FAX 514-9491



Scale: 1" = 100'
March 2, 2016



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)

R-15 OSC Density Calculation and Required Open Space

Minimum open space required: 3.90 AC (30%)

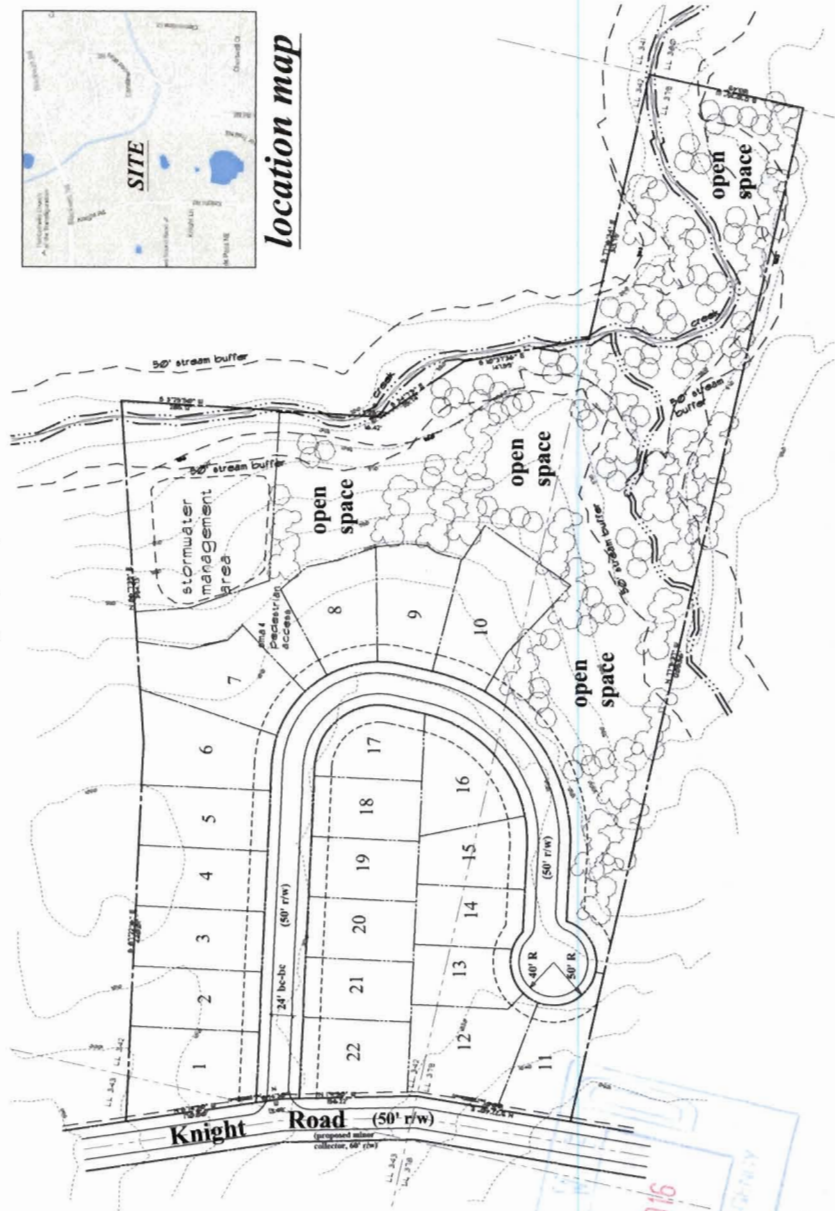
Open Space provided: 5.33 AC (41%)
(2.70 AC in floodplain and buffers, 51% of total open space)

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 GIS.
 3. According to Flood Insurance Rate Map (FIRM) #30050066G, a portion of this site contains floodplain.
 4. Easements are shown to exist on site.
 5. Easements are shown 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.
 8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.



location map



DECEMBER 3, 2015
MAR - 3 2016
COBB CO. COMM. DEV. DIVISION
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: _____

CONTIGUOUS ZONING/DEVELOPMENT

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

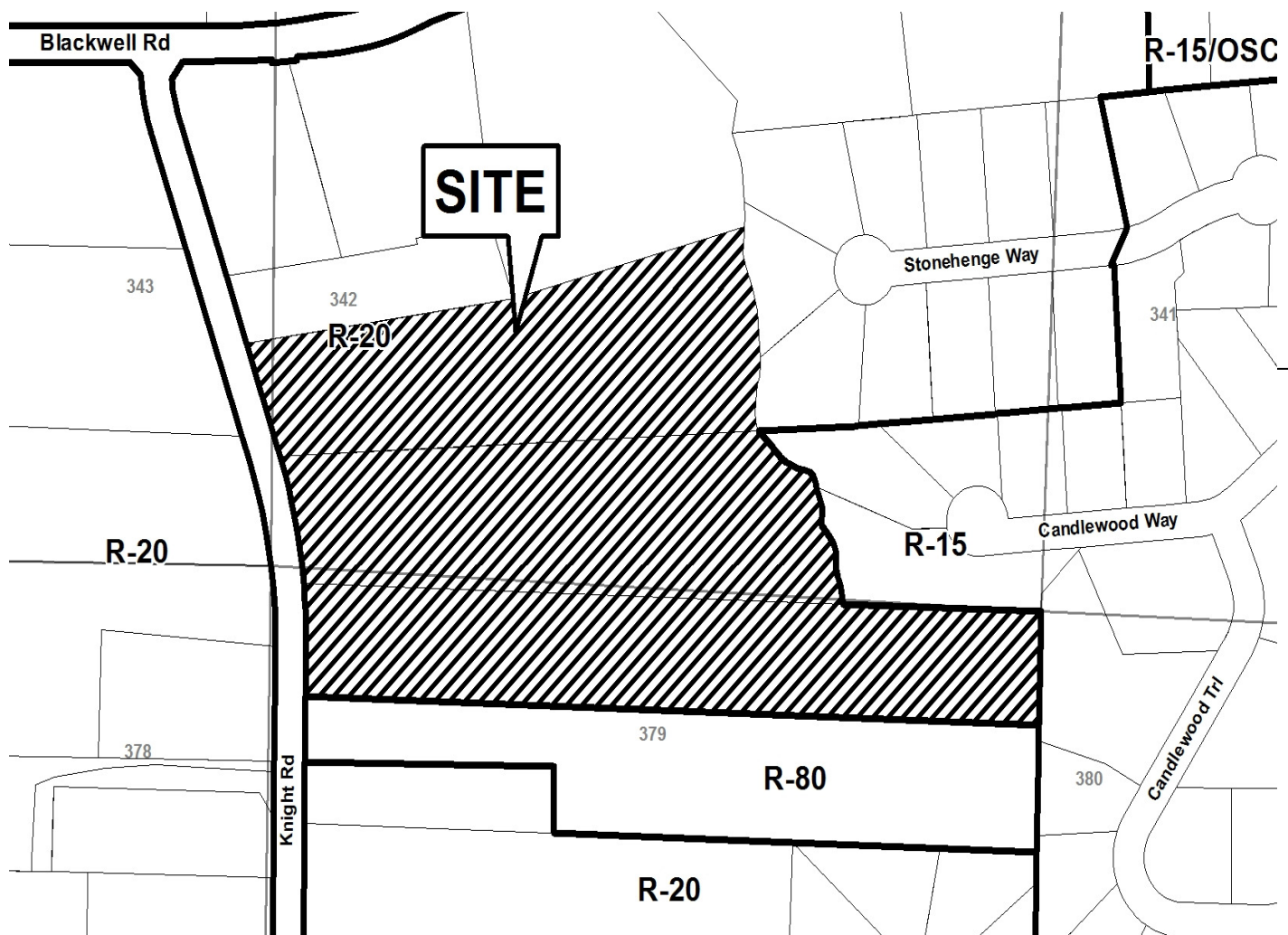
DISTRICT: 16

LAND LOT(S): 342,343,379

PARCEL(S): 6,7,5

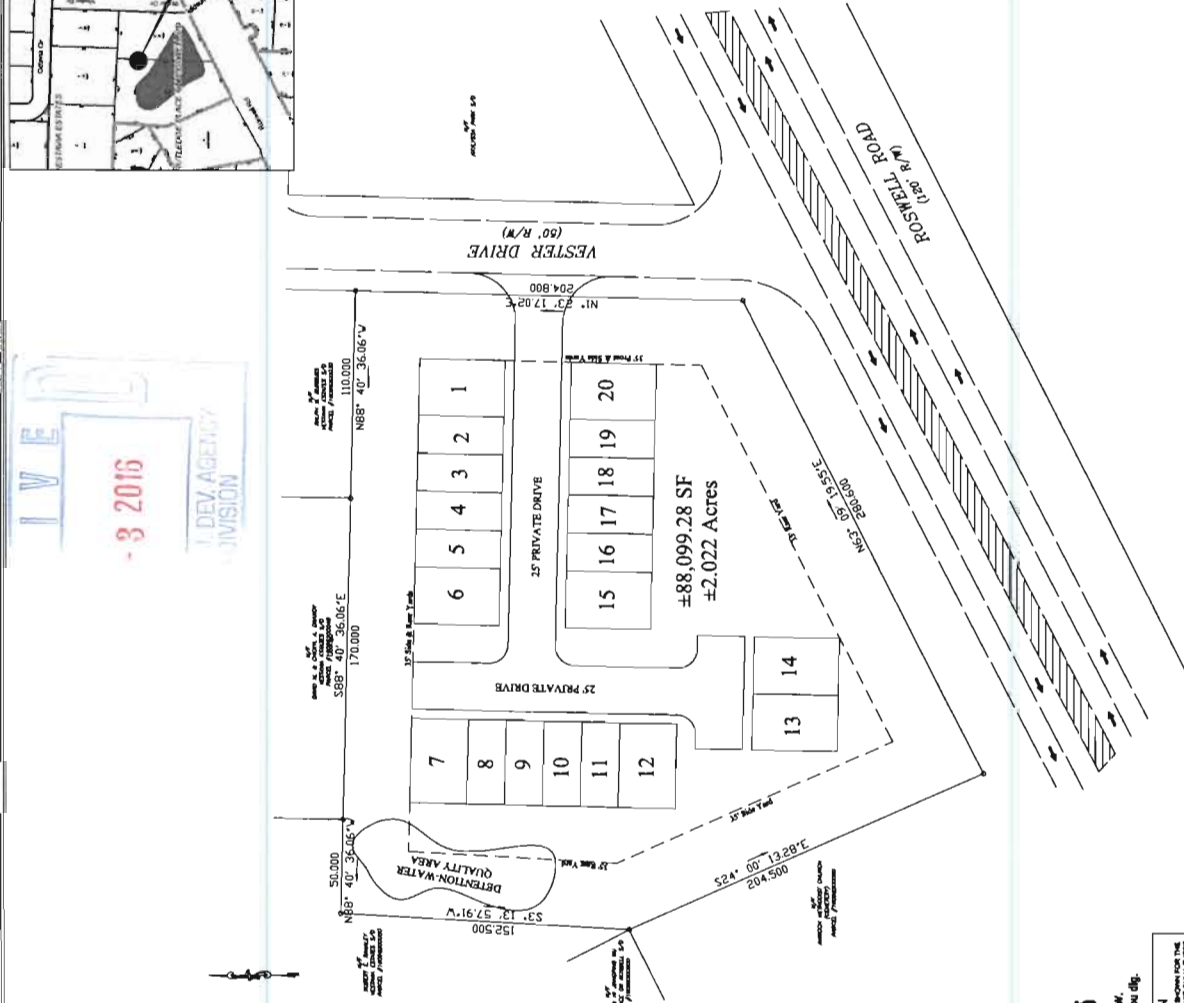
TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3



DO NOT SCALE

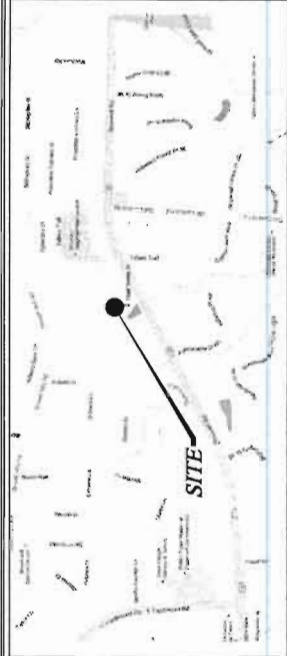
IVED
- 3 2016
I. DEV. AGENCY
DIVISION



GRAPHIC SCALE
1 inch = 50 ft.

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

CAUTION
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WITHIN THE LIMITS OF THE PROJECT. THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



- GENERAL NOTES**
1. Owner: Neil Layton
 2. Total Site Area: 88,099.28 sf or 2.022 Acres
 3. Location: 1189 Wester Drive, Marietta, Cobb County, Georgia 30062
 4. Tax Parcel ID: 1508200110 & 1508200100
 5. Zoning: Single-Family Residential Attached, Fee Simple Townhomes, FST
 6. Proposed Improvements: Develop & Construct Townhome Units (20 units max.)
 7. Property Surveys: Front - 257.95' Rear - 257.95' Side - 107.40'
 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 is provided by Georgia Power.
 12. The existing easement 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 setting 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, 404-882-2191.



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

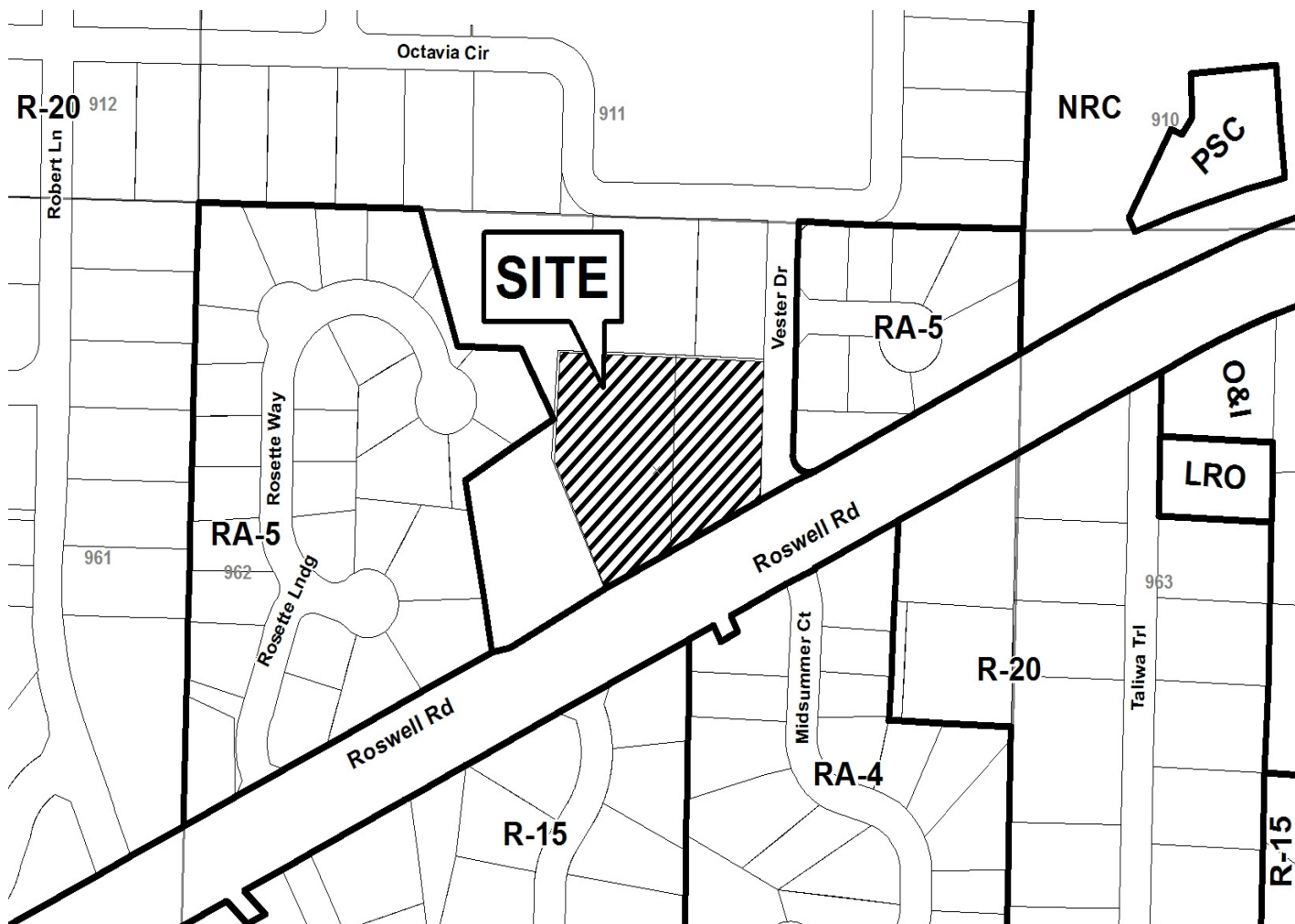
PROPERTY LOCATION: Northwest corner of Roswell Road and
Vester Drive
(1189 Vestr Drive and 2931 Roswell Road)

ACCESS TO PROPERTY: Vester Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

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



Application No. Z-37
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



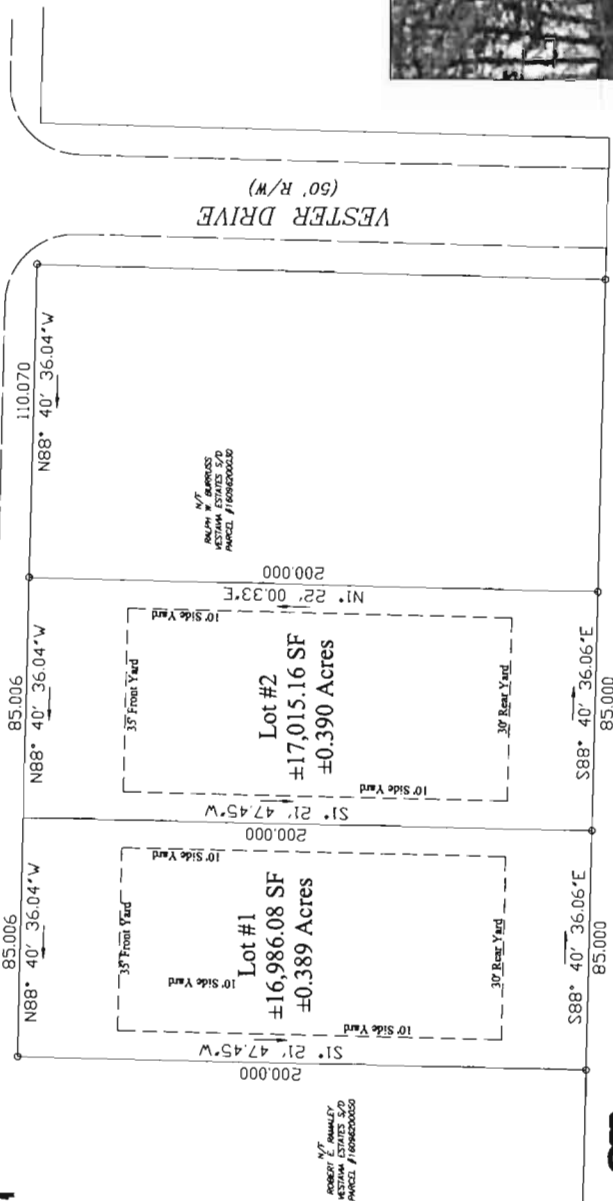
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- 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).



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


CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GRAPHIC SCALE

(IN FEET)

1 inch = 80 ft



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

PROPERTY LOCATION: South side of Octavia Circle, west of

Vester Drive

(2964 Octavia Circle)

ACCESS TO PROPERTY: Octavia Circle

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

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

SIZE OF TRACT: 0.78 acres

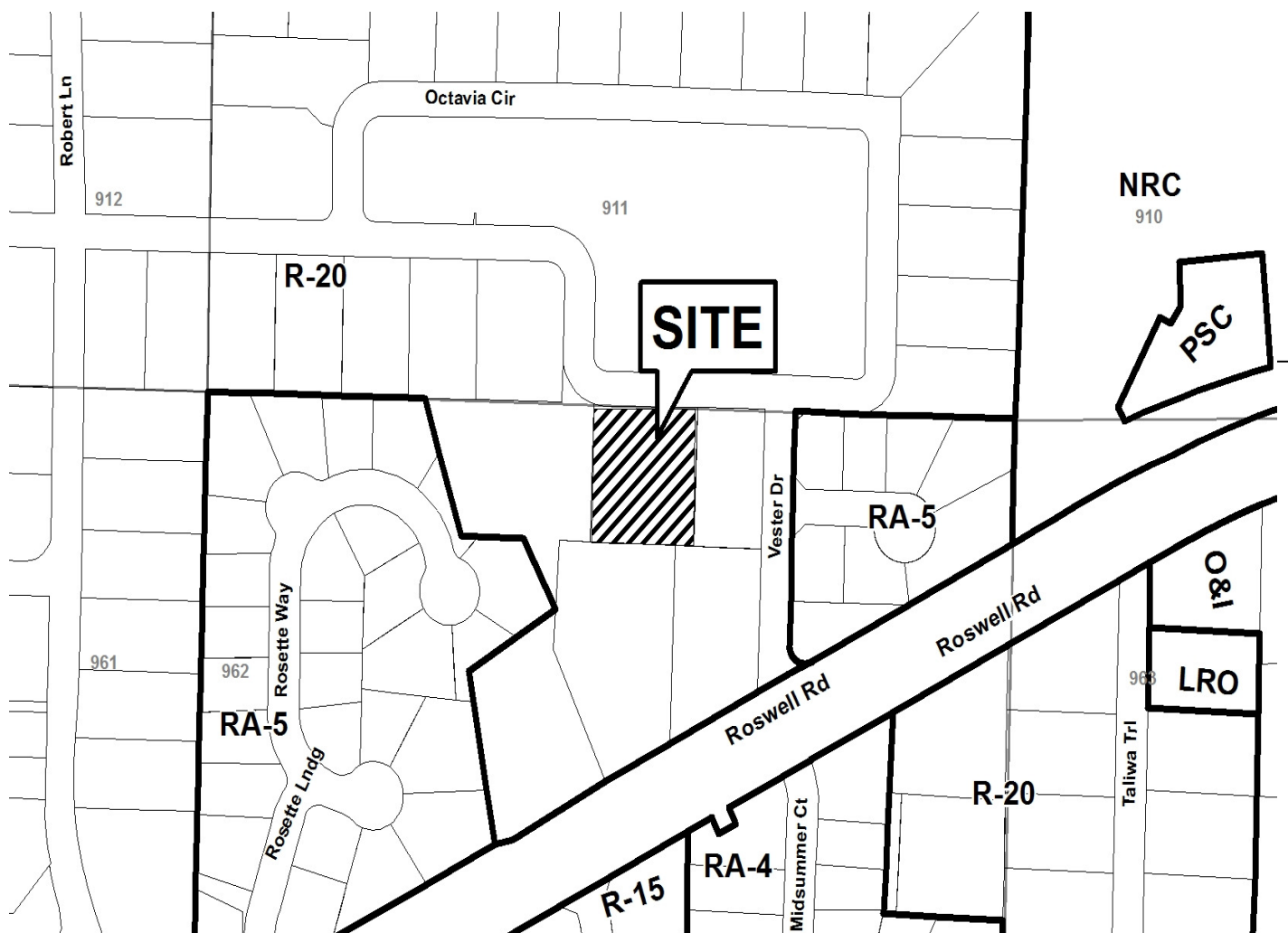
DISTRICT: 16

LAND LOT(S): 962

PARCEL(S): 4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3



Application No. Z-38

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:

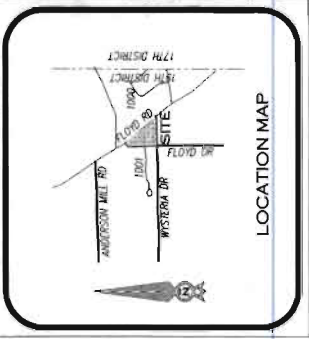
TOTAL AREA = 3.03 ACRES OR 131,987 SF
 EXISTING ZONING - NRC & PSC
 PROPOSED ZONING - RSL SUPPORTIVE INDEPENDENT IN NAC
 (NAC) NEIGHBORHOOD ACTIVITY CENTER
 PROPOSED USE - SENIOR LIVING
 MAX ALLOWED UNITS - 200
 PROPOSED UNITS - 104
 RES. BUFFERS - N/A
 FLOODPLAIN - N/A
 CEMETERIES - N/A
 WETLANDS - 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 REQD.)
 MAX. BLDG. HT. - 35'
 PROP. HT. - 34'-10"
 MAX. IMPERVIOUS AREA ALLOWED - 70%
 PROP. IMPERVIOUS AREA - 80,856 SF or 62%

MAR - 3 2016

COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



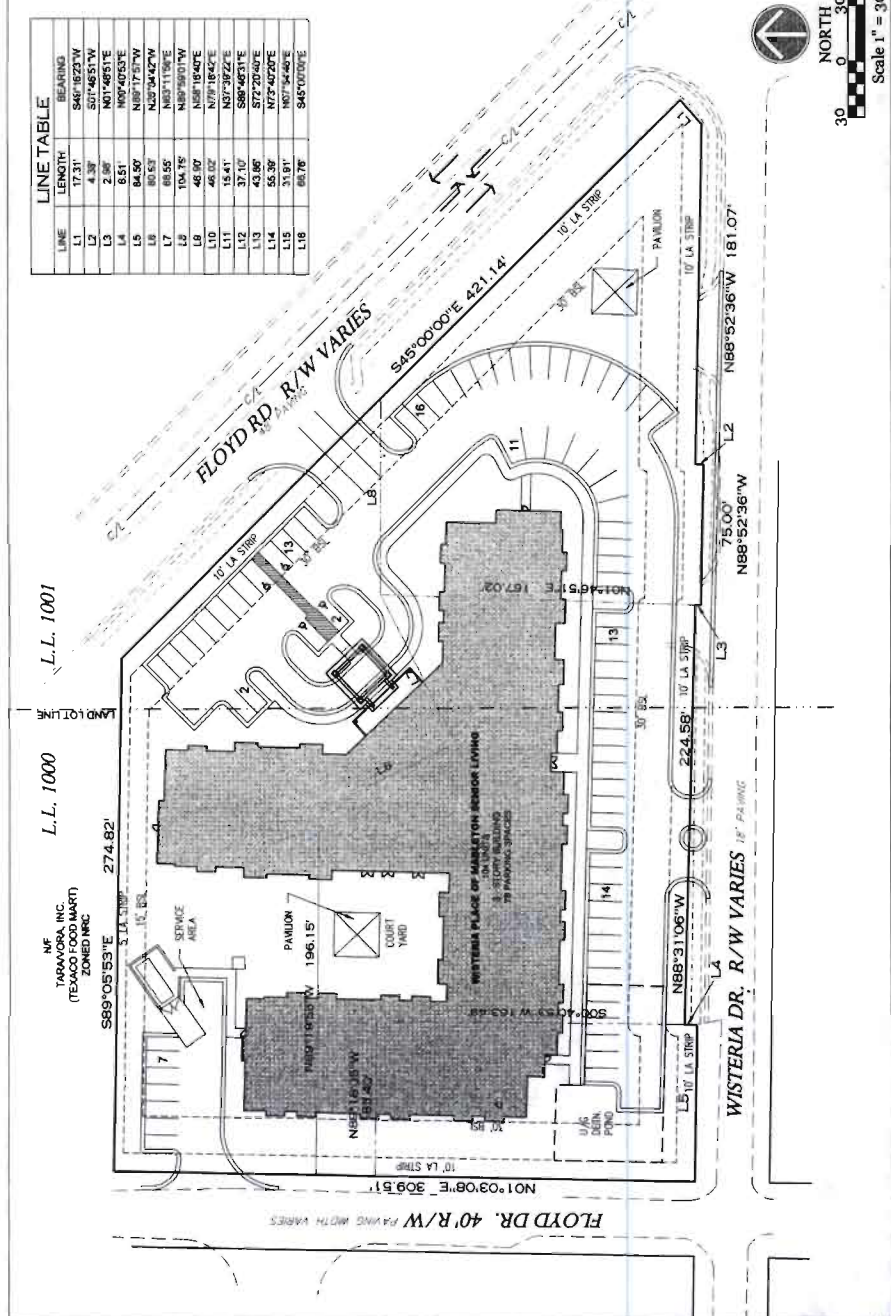
LINE	LENGTH	BEARING
L1	17.31'	S40°18'22"W
L2	4.38'	S07°46'51"W
L3	2.68'	N01°46'51"E
L4	8.51'	N09°40'53"E
L5	84.50'	N08°17'51"W
L6	80.53'	N20°04'27"W
L7	68.55'	N03°11'16"E
L8	104.75'	N09°50'01"W
L9	46.00'	N07°18'42"E
L10	46.02'	N70°18'42"E
L11	15.41'	N37°39'22"E
L12	37.10'	S09°46'31"E
L13	55.36'	N75°40'02"E
L14	31.91'	N07°54'49"E
L15	31.91'	N07°54'49"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 30064MC
 (770) 943-5903
 www.russellco.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. HODGKINS, S.L.S., NO. 104
 DATED APRIL 8, 1983 AND RECORDED IN PLAT BOOK 26, PAGE 73
 PLAT FOR KISH VONA PREPARED BY DIVERSIFIED TECHNICAL SERVICES
 DATED FEBRUARY 27, 1987
 ROADWAY PLAN OF FLOYD ROAD FOR COBB COUNTY D.O.T. PREPARED BY
 H.A.K., INC. L.A.T.E.D. DECEMBER 1, 1976, TOLL NO. 1716.
 DRAWING NO. 542

LEGEND
 CORNER MONUMENTATION
 ○ IPS = CORNER SET WITH A 1/2" STEEL
 REINFORCING ROD
 ○ CORNER FOUND
 △ UNMONUMENTED CORNER
 ○ CORNER TO BE SET WHEN
 CONVEYANCE IS MADE
 --- X --- FENCE LINE
 RR = STEEL REINFORCING ROD
 OTF = OPEN TOP WATER PIPE
 CTP = CRIMPED TOP WATER PIPE
 PP = POWER POLE
 CL = CENTERLINE
 L.L.L. = LAND LOT LINE
 R.W. = RIGHT OF WAY
 W.M. = WATER MAIN
 O.H.P. = OVERHEAD POWER LINES
 S.S. = SANITARY SEWER MAIN
 INF = NOW OR FORMERLY OWNED BY
 NSAB = NAIL SET AT BASE



Z-39
 (2016)

WISTERIA PLACE
 OF MABLETON
 COBB COUNTY, GEORGIA

REZONING PLAN

DATE _____
 REVISIONS _____
 NO. _____
 SHEET _____
 RZ-1

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

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: _____

CONTIGUOUS ZONING/DEVELOPMENT

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

SIZE OF TRACT: 3.030 acres

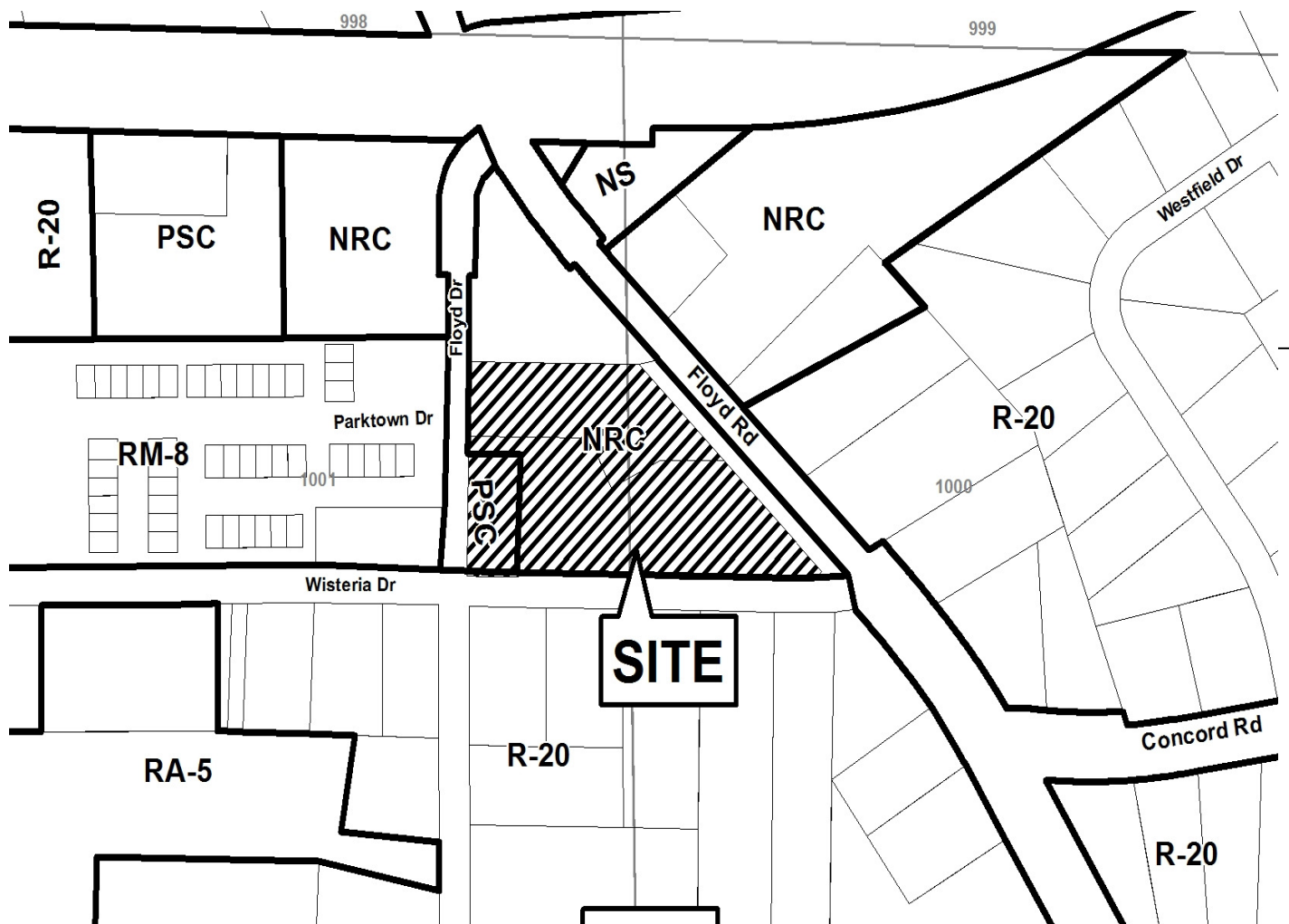
DISTRICT: 19

LAND LOT(S): 1000,1001

PARCEL(S): 11,43

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4





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.

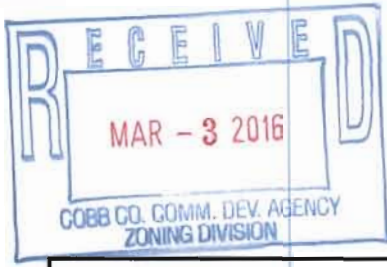
.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(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

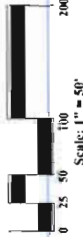
Cobb County, Georgia Land Lots 46 & 71, 18th District, 2nd Section

prepared for:

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

DGM
LAND PLANNING
CONSULTANTS

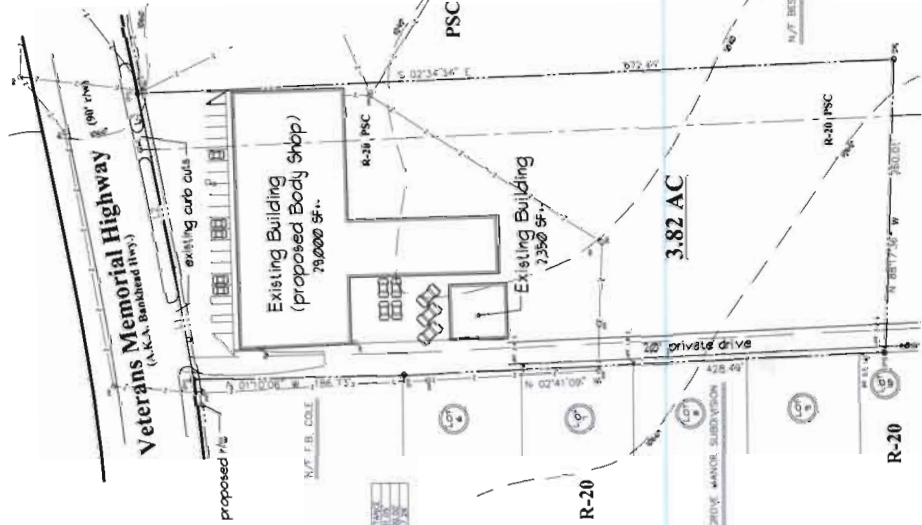
FOR BOX 41770
ATLANTA, GA 30384
770.514.0008
FAX 770.514.0001



February 29, 2016

Site Data

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



- Notes:**
1. Boundary survey: Solar Land Surveying Co. (dated 3.3.95)
 2. Topographic information from USGS quad map.
 3. According to Flood Insurance Rate Map (FIRM) #13067C0004E.
 4. Report 18, 1995, the portion of the tract is within the Floodplain.
 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. Deviation 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: _____

CONTIGUOUS ZONING/DEVELOPMENT

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

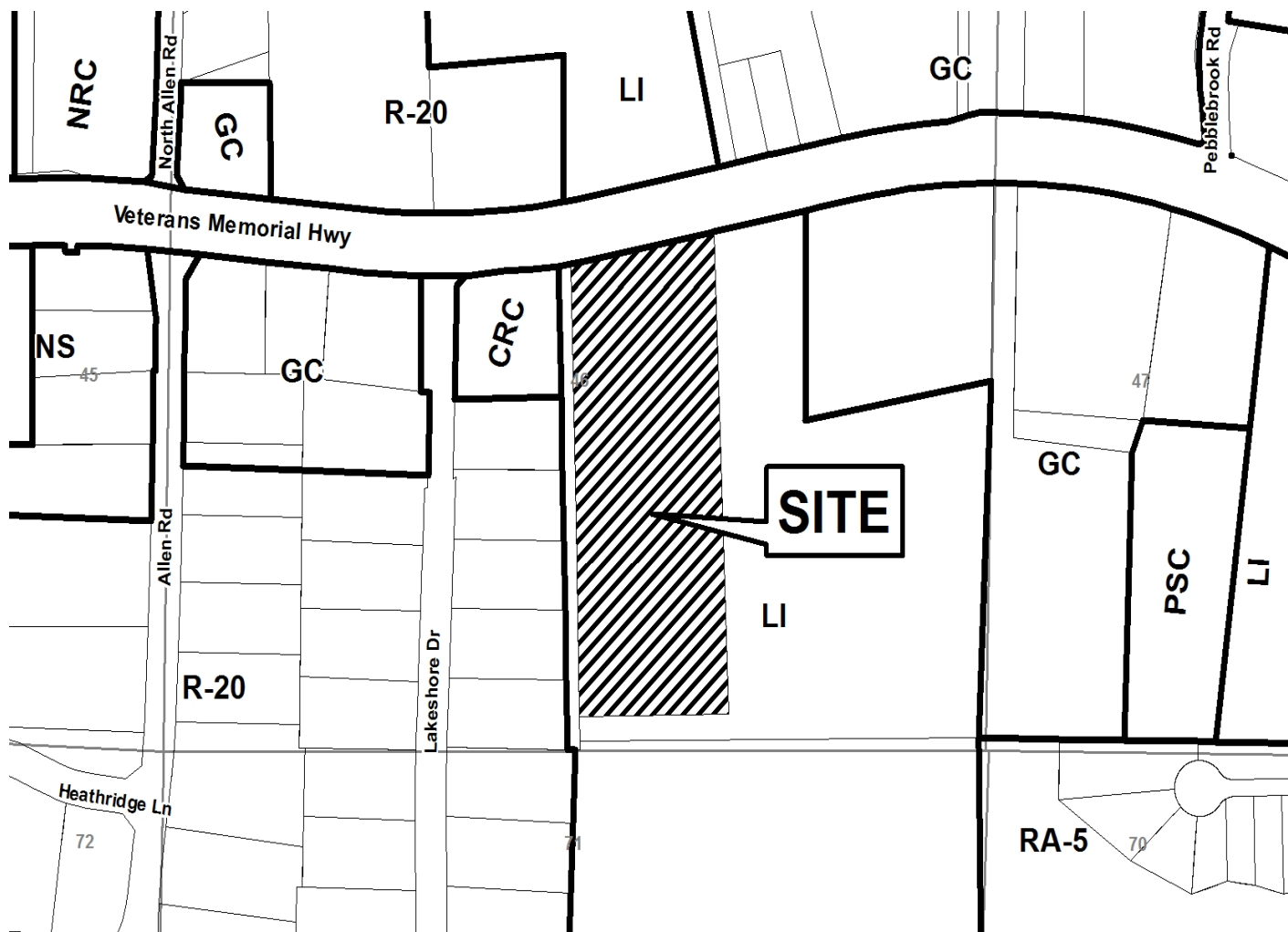
DISTRICT: 18

LAND LOT(S): 46

PARCEL(S): 36

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



Application No. Z-40

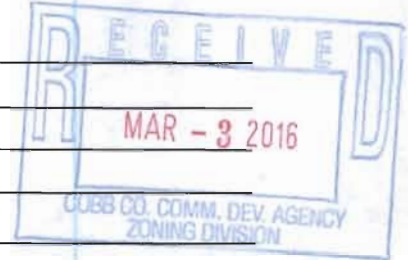
PC Hearing Date: May 3, 2016

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.

40 0 40 80 120
GRAPHIC SCALE - FEET

PART OF LOT 1	8,194 SQ. FT. (0.188 ACRES)
PART OF LOT 2	9,175 SQ. FT. (0.211 ACRES)
TOTAL	17,369 SQ. FT. (0.399 ACRES)

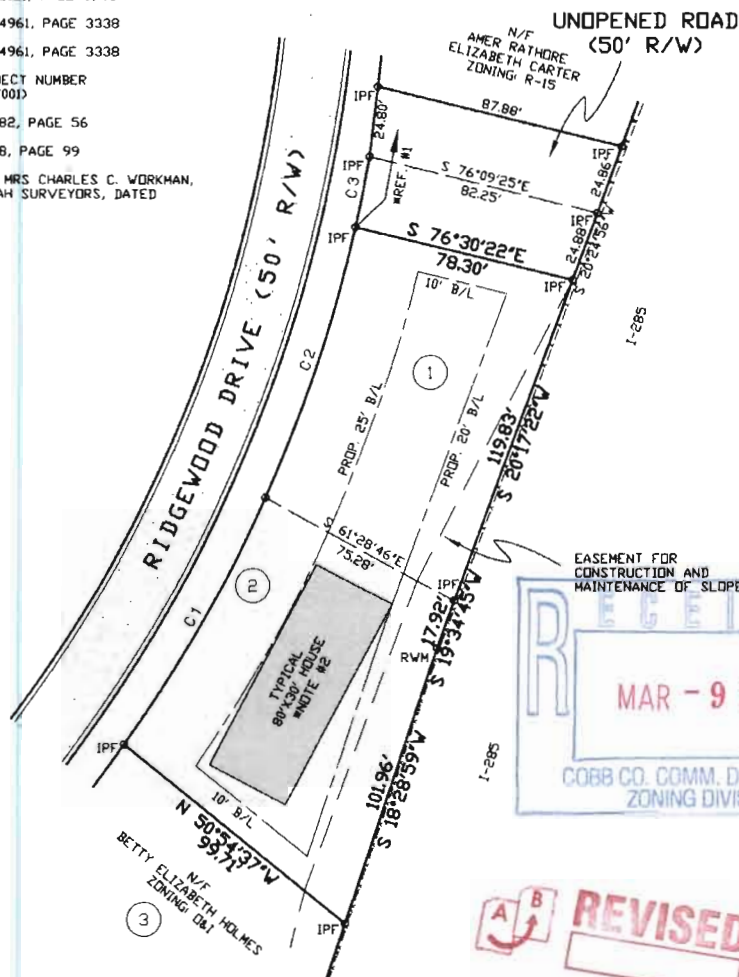
CURRENT ZONING Multiple-Use, O&I
PROPOSED ZONING Residential R-15

PROPOSED SETBACKS:

FRONT	25 FEET
SIDE	10 FEET
REAR	20 FEET

1) P.D.B. - 370' TO THE R/W OF
CRESTVIEW DRIVE (50' R/W)

- 2) DEED BOOK 15121, PAGE 3743
3) DEED BOOK 14961, PAGE 3338
4) DEED BOOK 14961, PAGE 3338
5) GA DOT PROJECT NUMBER
STP00-0222-01 (001)
6) PLAT BOOK 182, PAGE 56
7) PLAT BOOK 18, PAGE 99
8) SURVEY FOR MRS CHARLES C. WORKMAN,
JR BY D.W. LYNNAH SURVEYORS, DATED
NOV., 19TH 1993



1) THE PURPOSE OF THIS PLAT IS TO APPLY FOR A ZONING VARIANCE & A BUILDING SETBACK VARIANCE.


2) THIS PROPERTY IS VACANT. BUILDING SHOWN IS FOR VISUAL VARIANCE PURPOSE ONLY.

Curve	Radius	Length	Chord	Chord Bear.
C1	505.10'	100.00'	99.84'	N 29°46'19" E
C2	505.10'	100.00'	99.84'	N 18°25'41" E
C3	505.10'	25.22'	25.22'	N 11°19'32" E

SHIRLEY C. BOWEN, GEORGIA B.L.S. #4997
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS AS SET FORTH BY THE NATIONAL BOARD OF SURVEYING AND MAPPING, INC. ENGINEER AND LAND SURVEYOR, AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 5-6-6-2.
THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY ENCUMBRANCES OR EASEMENTS THAT MAY BE REQUIRED.
THESE MEASUREMENTS WERE CALCULATED PER CLOSEST AND IT IS FOUND TO BE ACCURATE WITHIN ONE INCH IN 10,000.
FIELD WORK - RB/BN/BN - 3/7/76
DRAWN BY: MFLJN, BPL2592

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO 13067C0226 G, DATED DECEMBER 16th 2008, ZONE 'X'.

SURVEY FOR:
LORI FOWLER
PARTS 1 & 2, BLOCK H, VINING HEIGHTS, SECT. 6
LAND LOT 816, 17th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
SCALE: 1"=40' DATE: MARCH 8th, 2016



BUSBEE & POSS
LAND SURVEYING COMPANY
 3408 HOWELL STREET, SUITE A
 DULUTH, GEORGIA 30096
 770.497.9866
 FAX: 770.497.9881
www.busbeeandposs.com

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

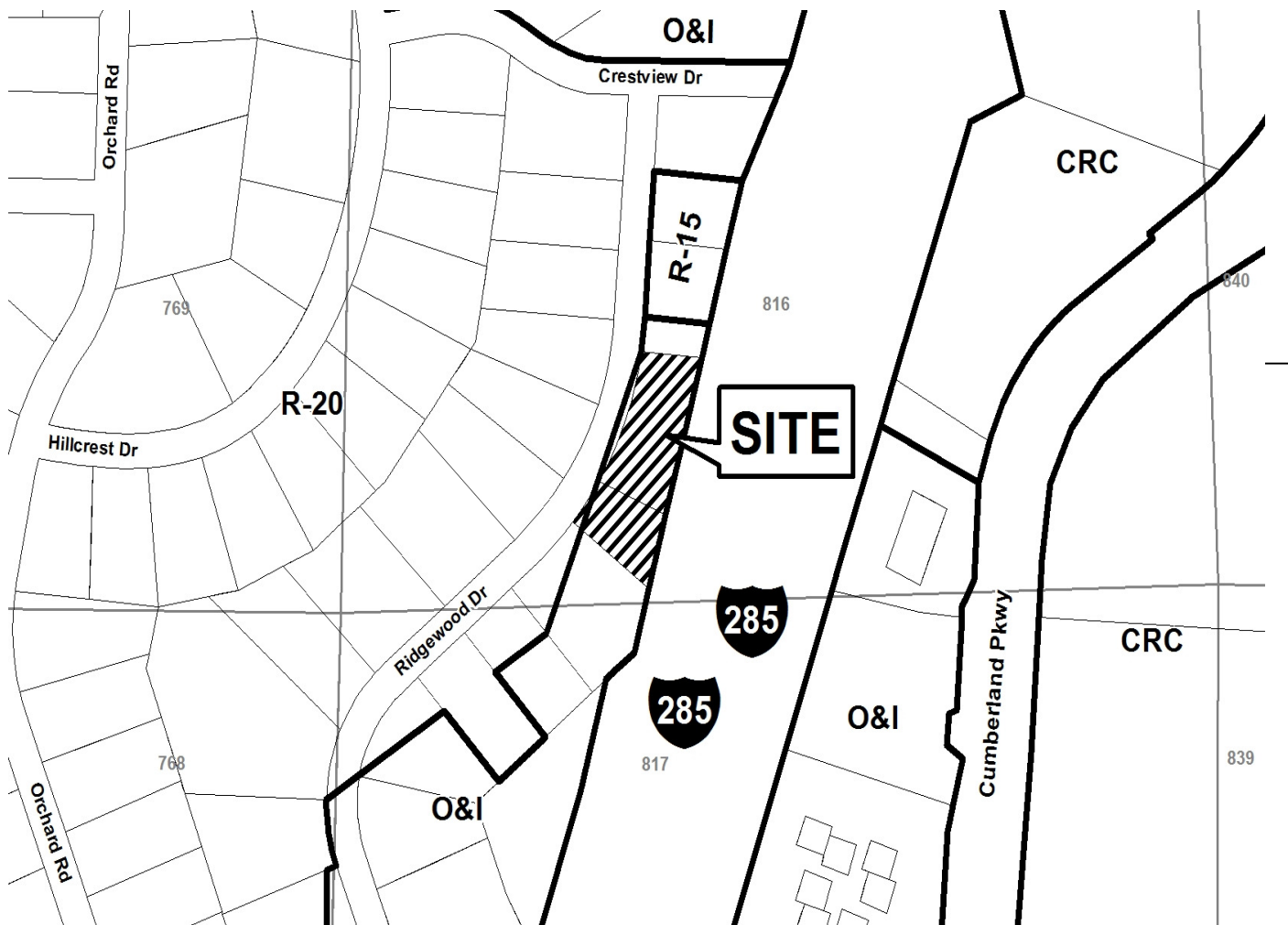
DISTRICT: 17

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): 3,200
- 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

3751 VENTURE DR., SUITE 205
GWINNETT PLACE BUSINESS PARK
DULUTH, GA 30136
OFFICE (770) 418-9823
FAX (770) 418-9823

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 Archdiocese 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

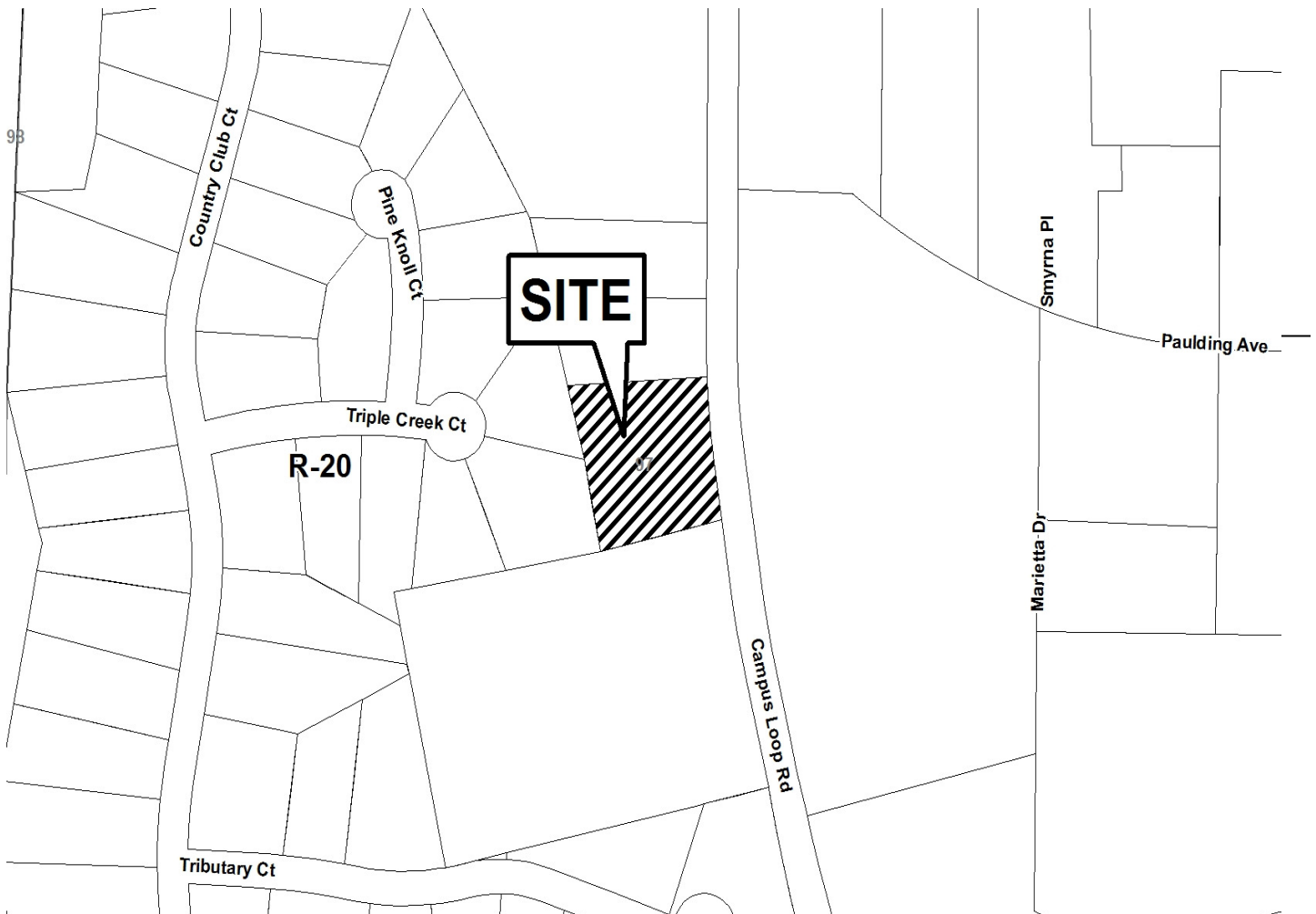
DISTRICT: 20

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
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): KCU 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

LUP-8
(2016)

26, 18, 192

NOTE - NO 100 YEAR FLOOD PLAIN, NO WETLANDS, NO HISTORIC BUILDINGS, NO ACCESS POINTS, NO CEMETERY ON THIS SITE.

RECEIVED
FEB 11 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

SURVEY FOR
RENATO CRISTINO DE RESSA

LAND LOT:	872	SCALE:	1"=30'
DISTRICT:	17	DATE:	6/30/05
SECTION:	2ND	DRAWN BY:	PL
COUNTY:	CORR	CHECKED BY:	WEX
STATE:	GEORGIA	JOB NO.:	01-3858

TRU-LINE SURVEYING INC.

TRU-LINE SURVEYING
2070 ATTIC PARKWAY
SUITE 505
KENNESAW, GA. 30084
PHONE (770) 919-8732
FAX (770) 919-8731

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

WEL-

LEGEND

QL=DROP INLET	CONC.=CONCRETE
PP=IRON PIN FOUND	L.P.=LUMEN
IPF=IRON PIN FOUND	LP=LIGHT POLE
CUP=CONC. MONU. FOUND	WM=WATER METER
H.W.=HEADWALL	W.V.=WATER VALVE
G.W.=GUT WIRE	W.G.=GAS VALVE
M.H.=MANHOLE	CUP=CORRUGATED METAL PIPE
C.B.=CATCH BASIN	RCP=REINFORCED CONC. PIPE

DL-DROP INLET	CONC.=CONCRETE
IPF=IRON PIN FOUND	MON=MONUMENT
PP=IRON PIN PLACED	L.P.=LIGHT POLE
W=CONC. MONU. FOUND	W.W.=WATER METER
H.W.=HEADWALL	W.V.=WATER VALVE
C.W.=CUT WIRE	G.V.=GAS VALVE
M.B.=MANHOLE	CIP=CORRUGATED METAL PIPE
C.B.=CATCH BASIN	RCP=REINFORCED CONC. PIPE

LOT 17, EVERGREEN FOREST
PLAT BOOK 23. PAGE 183

PLAT-BOOK 23. PAGE 183

GRAPHIC SCALE - 1" = 30'

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

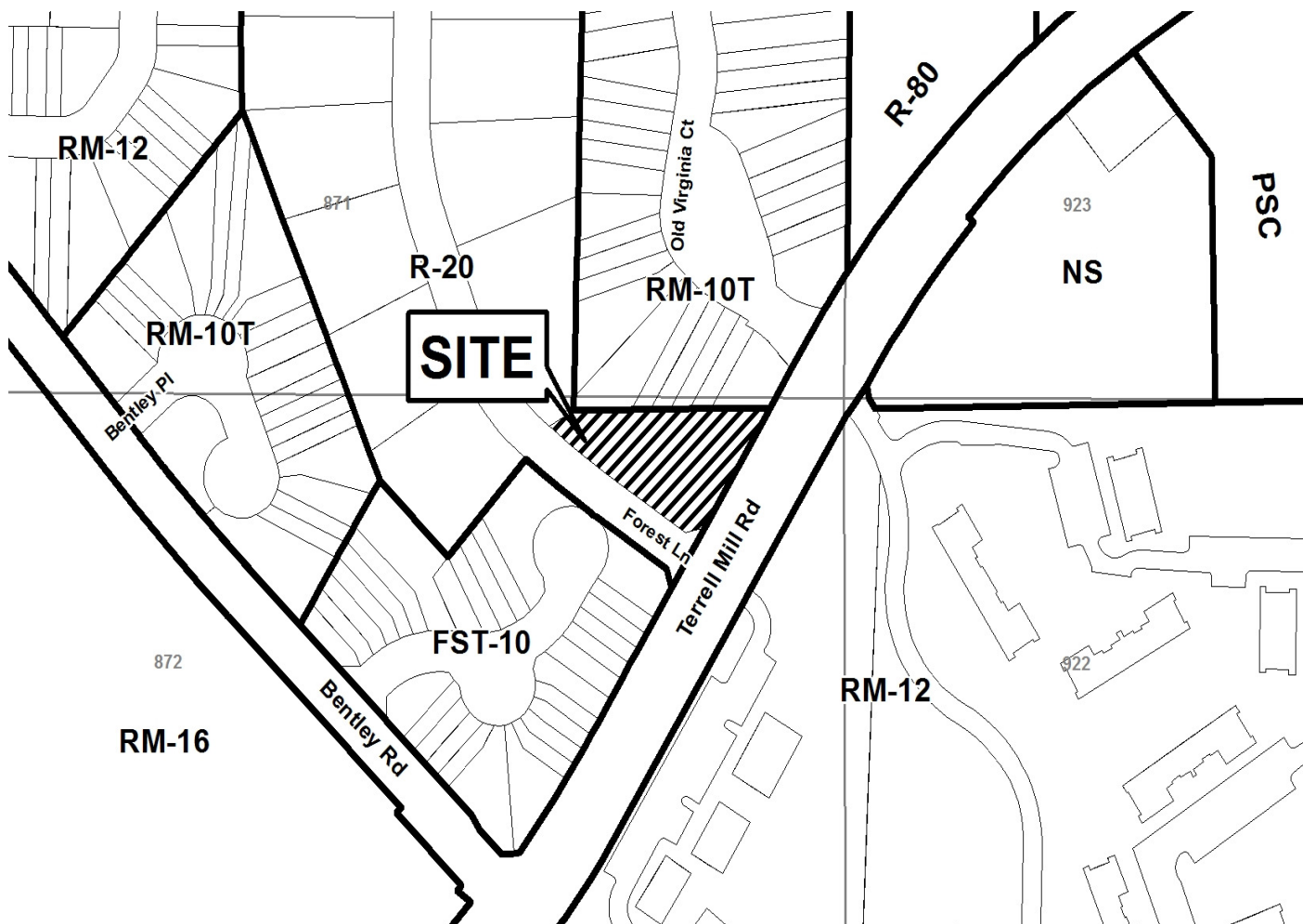
DISTRICT: 17

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): _____
- RB. 7. Signs? No: X ; Yes: ~~YES~~. (If yes, then how many, size, and location): ~~ONE FRONT OF HOME~~ RB.
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): _____

Applicant signature: Renata Bessa Date: 02/11/16

Applicant name (printed): RENATO BESSA

LUP-9
(2016)

RECEIVED
FEB 29 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 4,089.058 FEET.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 05" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
3. EQUIPMENT = TOPCON GPT B205A ROBOTIC STATION
4. DATE OF SURVEY = 01-30-2016
5. DATE OF FIELD TESTING = THE OFFICIAL FTA FLOOD HAZARD MAP COMMUNITY NUMBER 130052, PANEL 0076, DATED 12-15-2008, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
6. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

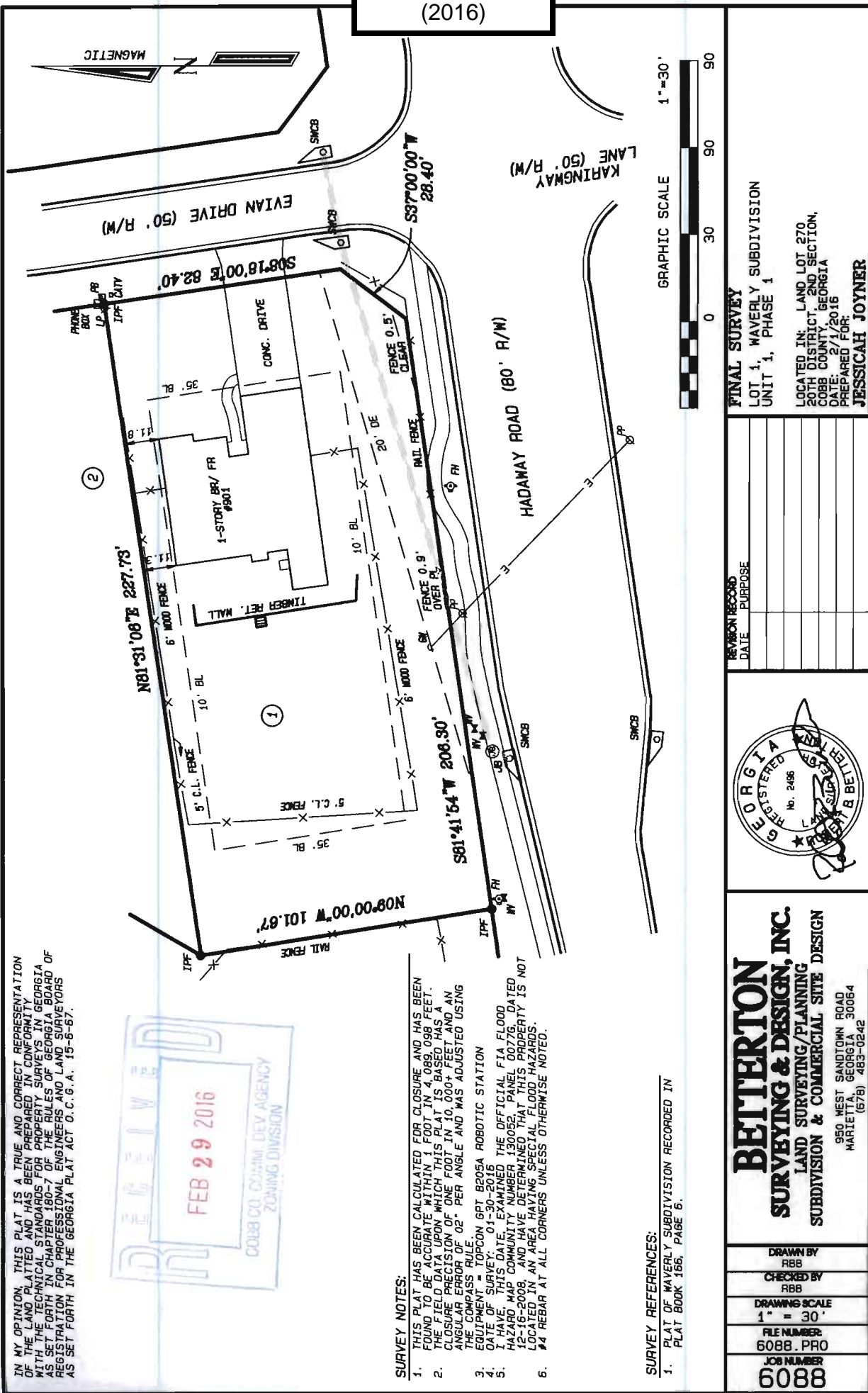
1. PLAT OF WAVERLY SUBDIVISION RECORDED IN
PLAT BOOK 155. PAGE 6.

DRAWN BY RBB
CHECKED BY RBB
DRAWING SCALE 1" = 30'
FILE NUMBER: 6088.PRO
JOB NUMBER 6088



LOCATED IN: LAND LOT 270
20TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
DATE: 2/1/2015
PREPARED FOR:
JESSICAH JOYNER

8809



APPLICANT: Jessicah Joyner

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

REPRESENTATIVE: Jessicah Joyner

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

TITLEHOLDER: Jessicah 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

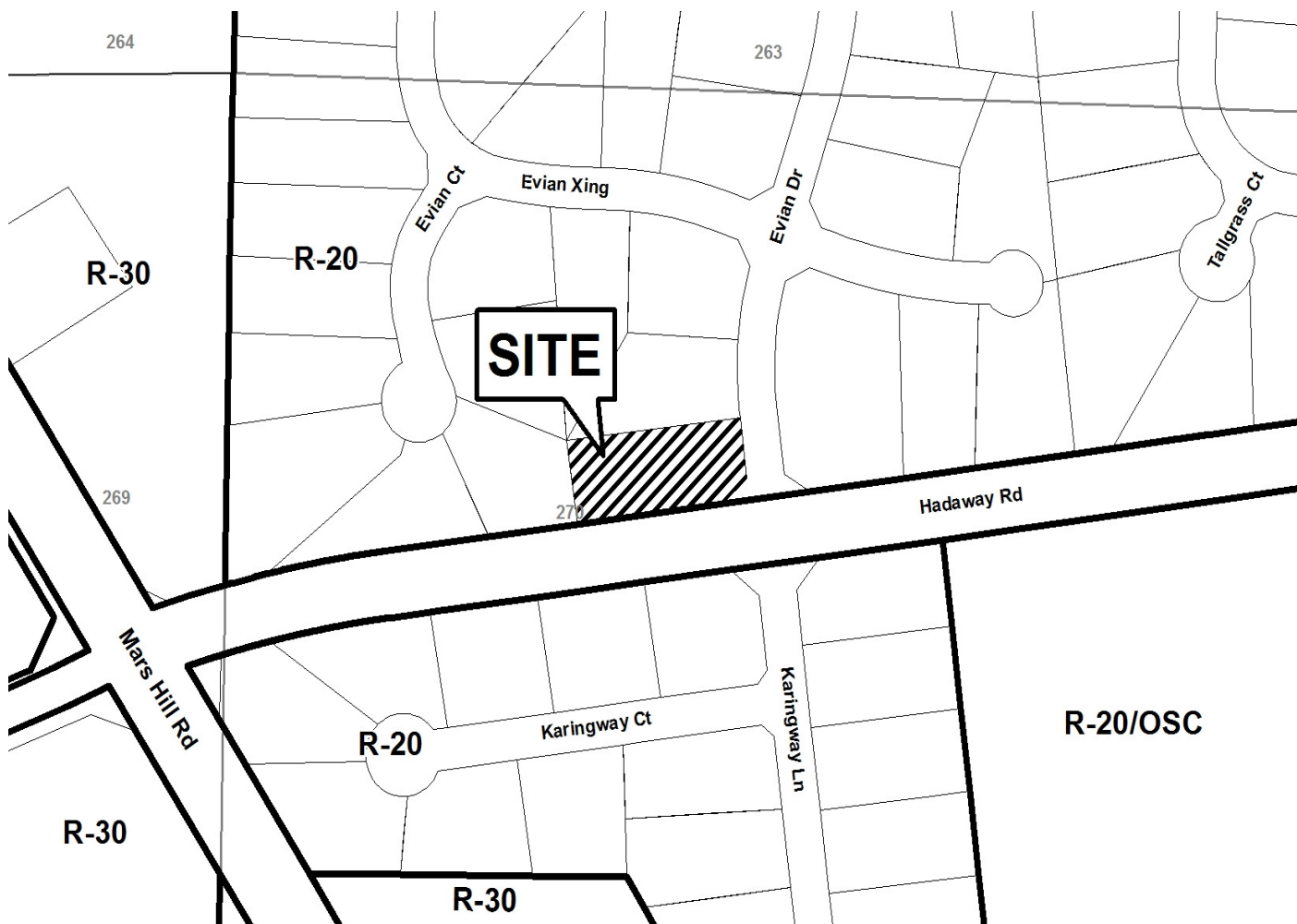
DISTRICT: 20

LAND LOT(S): 270

PARCEL(S): 122

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1





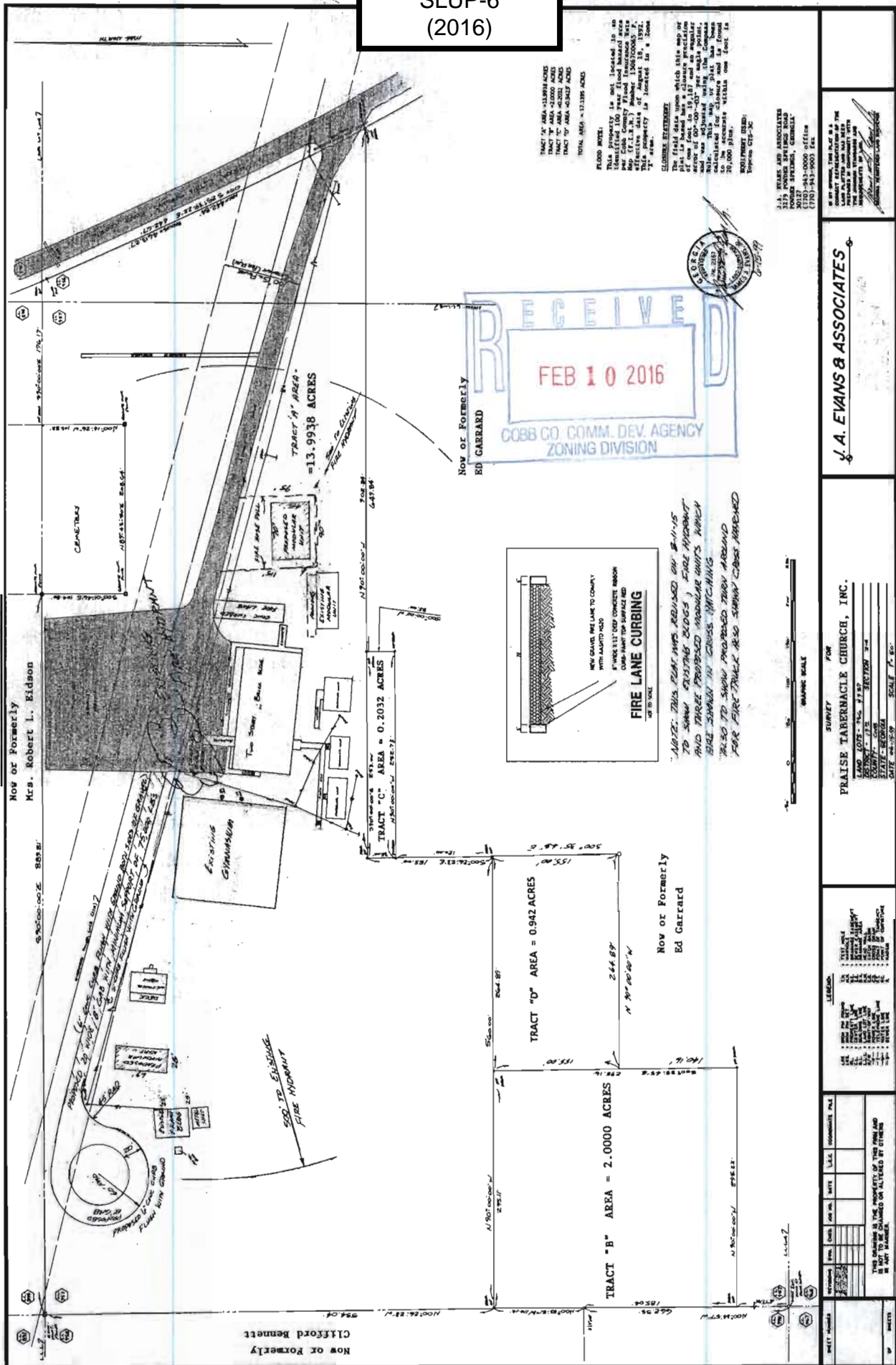
Application #: LUP-9
PC Hearing Date: 5-3-16
BOC Hearing Date: 5-17-16

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 Turner Date: 2/29/16
Applicant name (printed): JESSICA TURNER

SLUP-6
(2016)



APPLICANT: Praise Tabernacle Church

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

REPRESENTATIVE: Joe White

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

TITLEHOLDER: Praise Tabernacle Church Inc.

PROPERTY LOCATION: West side of Hiram Lithia Springs

Road, north of Defoors Farm Drive

(4052 Hiram Lithia Springs Road)

ACCESS TO PROPERTY: Hiram Lithia Springs Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-6

HEARING DATE (PC): 05-03-16

HEARING DATE (BOC): 05-17-16

PRESENT ZONING: R-30

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Private School

SIZE OF TRACT: 16 acres

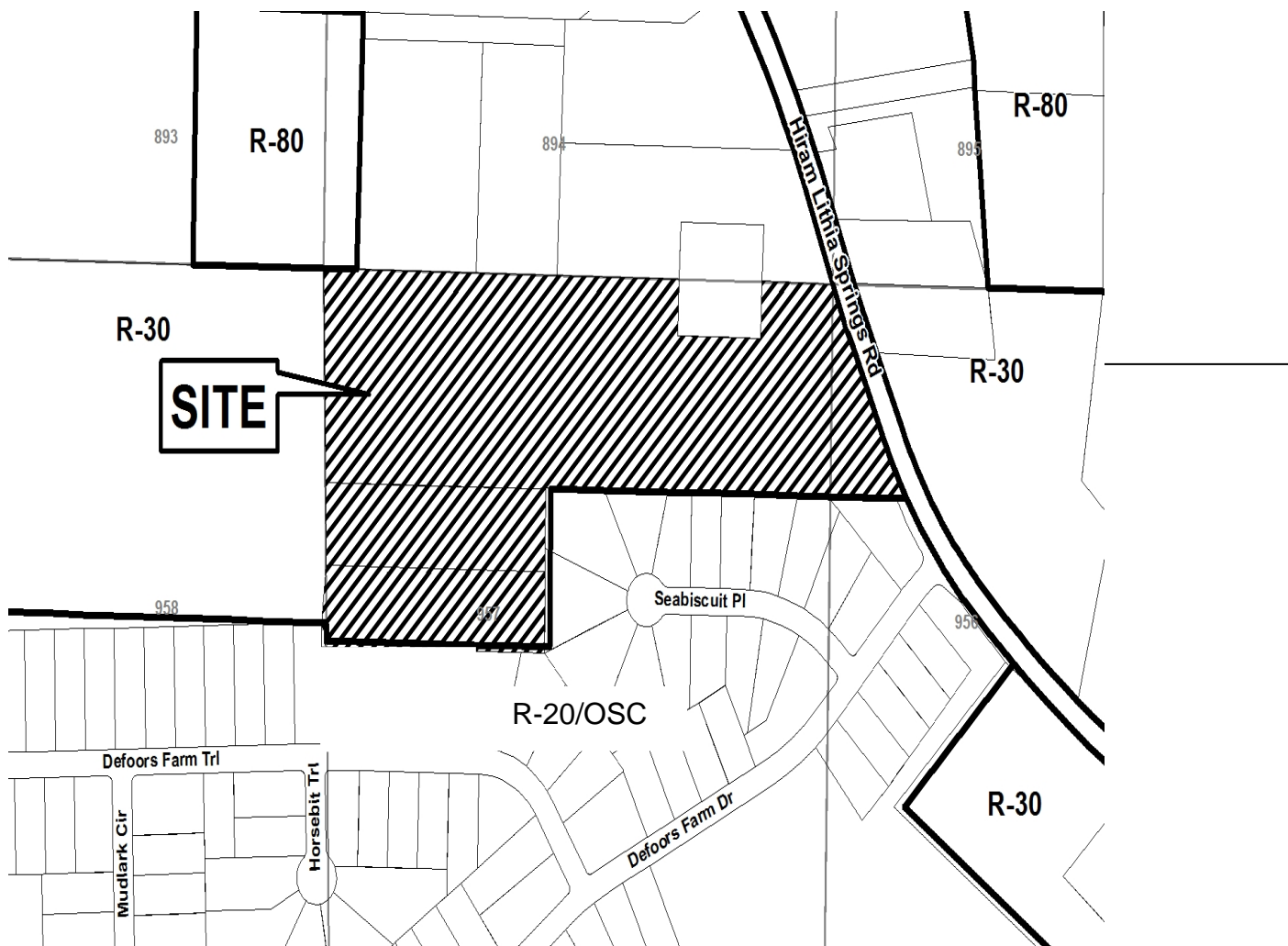
DISTRICT: 19

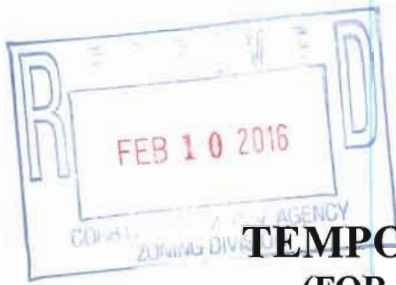
LAND LOT(S): 956,957

PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4





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

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

REPRESENTATIVE: John K. Crooks

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

TITLEHOLDER: Piedmont Baptist Church

PROPERTY LOCATION: South side of Piedmont Road, west of

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

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

(570 Piedmont Road)

ACCESS TO PROPERTY: Piedmont Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-7

HEARING DATE (PC): 05-03-16

HEARING DATE (BOC): 05-17-16

PRESENT ZONING: R-20

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Private School

SIZE OF TRACT: 18.836 acres

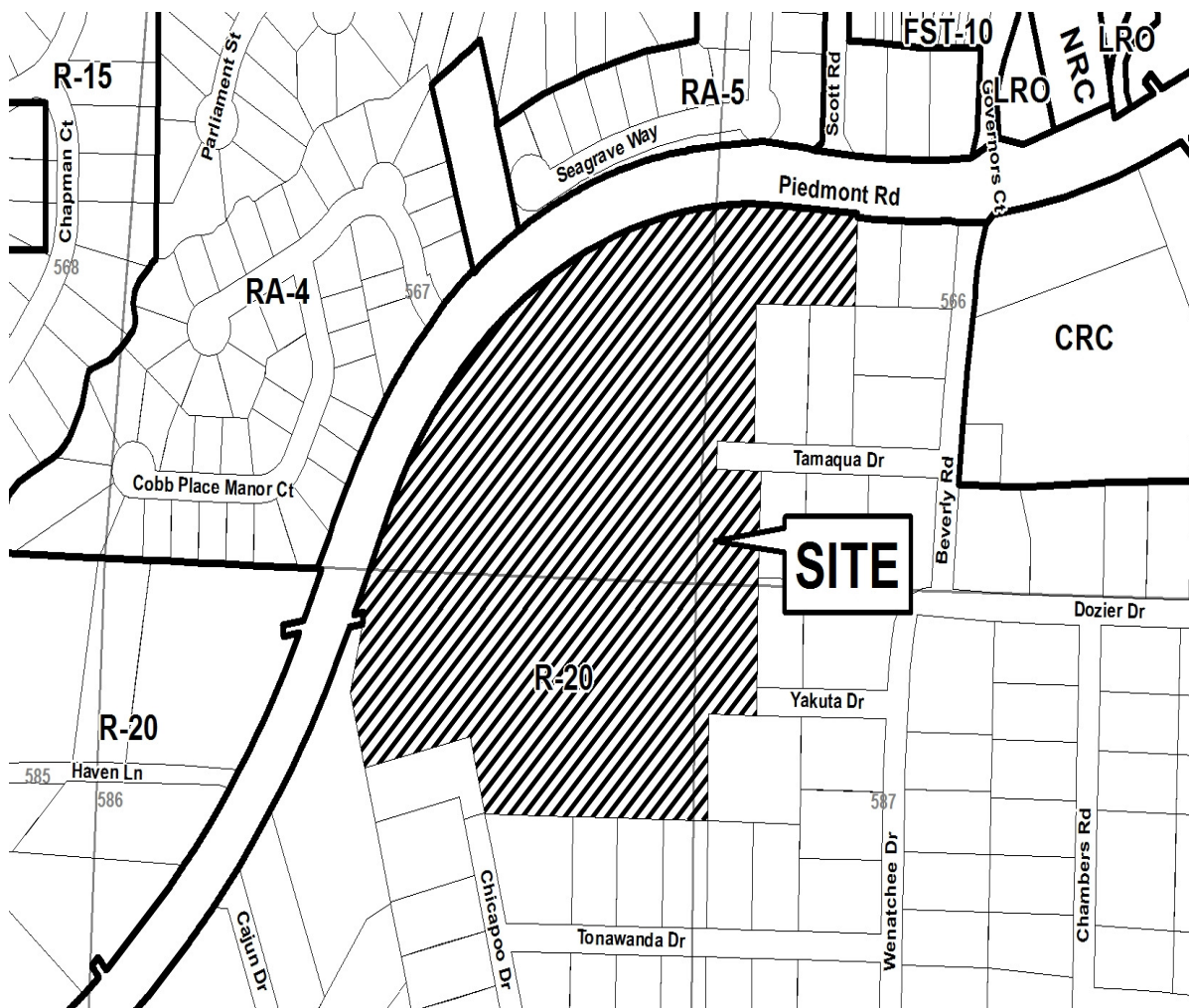
DISTRICT: 16

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

PARCEL(S): 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3



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".

Jeff Fincher, RA
GA#07280-89

