

Application for "Other Business"

Cobb County, Georgia

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

OB-049-2016

BOC Hearing Date Requested: B-16-16

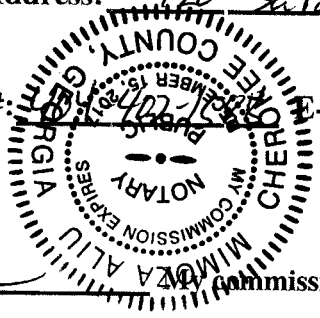
Applicant: Robert Hightower (applicant's name printed) Phone #: 404-402-1588

Address: 120 Satallee Ridge Lane, White, GA 30184 E-Mail: budelove@yahoo.com

Robert Hightower (representative's name printed) Address: 120 Satallee Ridge Lane White, GA 30184

(representative's signature) Phone #: 404-1588 E-Mail: budelove@yahoo.com

Signed, sealed and delivered in presence of: Minerva Aliu My commission expires: 12/15/17
Notary Public

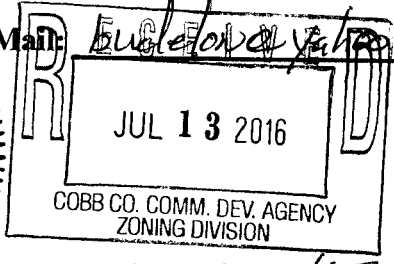
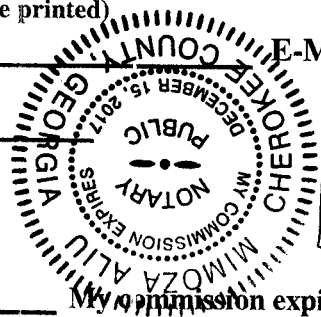


Titleholder(s): Robert Hightower (property owner's name printed) Phone #: 404-402-1588

Address: 120 Satallee Ridge Lane White, GA 30184 E-Mail: budelove@yahoo.com

(Property owner's signature)

Signed, sealed and delivered in presence of: Minerva Aliu My commission expires: 12-15-17
Notary Public



Commission District: 3 Zoning Case: 2-81 of 2015

Size of property in acres: 1 Original Date of Hearing: 9-15-15

Location: 3592 & 3586 Canton Road Marietta, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 372 District(s): 16

State specifically the need or reason(s) for Other Business: To rezone the 2 building on property to accommodate for service oriented business. They will be using as office's space. No change to footprint of property. Just cosmetics repair inside.

(List or attach additional information if needed)

OB-049-2016
Proposed
Site
Plan

georgia civil
ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
1175 WINDY HILL DRIVE, SUITE 200
DUNWOODY, GEORGIA 30328
770.382.1101 F.
WWW.GEORGIA-CIVIL.COM



ALTA/ACSM LAND TITLE SURVEY FOR:
ALD, INC. (GEORGIA), A GEORGIA CORPORATION &
FIRST AMERICAN TITLE INSURANCE COMPANY &
2,176 ACRES
IN LAND LOT 372, OF THE 16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

OWNER	ALD, INC.
DATE SURVEYED	05/11/16
DATE DRAWN	06/01/16
DATE CHECKED	06/01/16
REVISIONS	
SCALE	AS SHOWN
DATE	06/01/16
BY	J. B. BROWN
CHECKED BY	J. B. BROWN

ALTA/ACSM
LAND TITLE
SURVEY
AS-1.1

- 1. THIS SURVEY WAS MADE FOR THE PURPOSE OF THE CLIENT'S RECORD AND CONTRACTED UNDER THE TERMS OF THE PROFESSIONAL SERVICE AGREEMENT BETWEEN THE SURVEYOR AND THE CLIENT. THE SURVEYOR'S OBLIGATION IS LIMITED TO THE SCOPE OF THE CONTRACT AND THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE DATA OR THE RESULTS THEREOF.
- 2. THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF GEORGIA, AS SET FORTH IN THE GEORGIA SURVEYING ACT, CHAPTER 11, ARTICLE 1, SECTION 11-1-1.
- 3. THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF GEORGIA, AS SET FORTH IN THE GEORGIA SURVEYING ACT, CHAPTER 11, ARTICLE 1, SECTION 11-1-1.
- 4. THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF GEORGIA, AS SET FORTH IN THE GEORGIA SURVEYING ACT, CHAPTER 11, ARTICLE 1, SECTION 11-1-1.
- 5. THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF GEORGIA, AS SET FORTH IN THE GEORGIA SURVEYING ACT, CHAPTER 11, ARTICLE 1, SECTION 11-1-1.

- 6. THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF GEORGIA, AS SET FORTH IN THE GEORGIA SURVEYING ACT, CHAPTER 11, ARTICLE 1, SECTION 11-1-1.
- 7. THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF GEORGIA, AS SET FORTH IN THE GEORGIA SURVEYING ACT, CHAPTER 11, ARTICLE 1, SECTION 11-1-1.
- 8. THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF GEORGIA, AS SET FORTH IN THE GEORGIA SURVEYING ACT, CHAPTER 11, ARTICLE 1, SECTION 11-1-1.
- 9. THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF GEORGIA, AS SET FORTH IN THE GEORGIA SURVEYING ACT, CHAPTER 11, ARTICLE 1, SECTION 11-1-1.
- 10. THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF GEORGIA, AS SET FORTH IN THE GEORGIA SURVEYING ACT, CHAPTER 11, ARTICLE 1, SECTION 11-1-1.

LEGEND

BOUNDARY	SOLID LINE
ADJACENT PROPERTY	DASHED LINE
PROPOSED BOUNDARY	DOTTED LINE
PROPOSED EASEMENT	DASHED LINE WITH ARROW
PROPOSED RIGHT-OF-WAY	SOLID LINE WITH DASHES
PROPOSED CONVEYANCE	SOLID LINE WITH DOTTED ARROW
PROPOSED ENCUMBRANCE	SOLID LINE WITH DOTTED ARROW
PROPOSED ENCUMBRANCE	SOLID LINE WITH DOTTED ARROW
PROPOSED ENCUMBRANCE	SOLID LINE WITH DOTTED ARROW
PROPOSED ENCUMBRANCE	SOLID LINE WITH DOTTED ARROW
PROPOSED ENCUMBRANCE	SOLID LINE WITH DOTTED ARROW

STANDARD ABBREVIATIONS

BOUNDARY	SOLID LINE
ADJACENT PROPERTY	DASHED LINE
PROPOSED BOUNDARY	DOTTED LINE
PROPOSED EASEMENT	DASHED LINE WITH ARROW
PROPOSED RIGHT-OF-WAY	SOLID LINE WITH DASHES
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PROPOSED ENCUMBRANCE	SOLID LINE WITH DOTTED ARROW

STANDARD SYMBOLS

BOUNDARY	SOLID LINE
ADJACENT PROPERTY	DASHED LINE
PROPOSED BOUNDARY	DOTTED LINE
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PROPOSED ENCUMBRANCE	SOLID LINE WITH DOTTED ARROW
PROPOSED ENCUMBRANCE	SOLID LINE WITH DOTTED ARROW

GRAPHIC SCALE

1" = 100'

0 100 200 300 400 500 600 700 800 900 1000

COORDINATE TABLE

POINT	NORTHING	EASTING
1	1111111.11	111111.11
2	1111111.11	111111.11
3	1111111.11	111111.11
4	1111111.11	111111.11
5	1111111.11	111111.11
6	1111111.11	111111.11
7	1111111.11	111111.11
8	1111111.11	111111.11
9	1111111.11	111111.11
10	1111111.11	111111.11

LEGAL DESCRIPTION

TRACT NO. 1, 0.08 ACRES, BEING A PORTION OF THE 2,176 ACRES SURVEYED AND SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY FOR ALD, INC. (GEORGIA), A GEORGIA CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 05/11/16, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

TRACT NO. 2, 0.08 ACRES, BEING A PORTION OF THE 2,176 ACRES SURVEYED AND SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY FOR ALD, INC. (GEORGIA), A GEORGIA CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 05/11/16, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

TRACT NO. 3, 0.08 ACRES, BEING A PORTION OF THE 2,176 ACRES SURVEYED AND SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY FOR ALD, INC. (GEORGIA), A GEORGIA CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 05/11/16, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

TRACT NO. 4, 0.08 ACRES, BEING A PORTION OF THE 2,176 ACRES SURVEYED AND SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY FOR ALD, INC. (GEORGIA), A GEORGIA CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 05/11/16, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

TRACT NO. 5, 0.08 ACRES, BEING A PORTION OF THE 2,176 ACRES SURVEYED AND SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY FOR ALD, INC. (GEORGIA), A GEORGIA CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 05/11/16, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

TRACT NO. 6, 0.08 ACRES, BEING A PORTION OF THE 2,176 ACRES SURVEYED AND SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY FOR ALD, INC. (GEORGIA), A GEORGIA CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 05/11/16, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

TRACT NO. 7, 0.08 ACRES, BEING A PORTION OF THE 2,176 ACRES SURVEYED AND SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY FOR ALD, INC. (GEORGIA), A GEORGIA CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 05/11/16, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RECEIVED

ALTA/ACSM LAND TITLE SURVEY
JUL 13 2016

COMM. DEV. AGENCY
PLANNING DIVISION

Professional Engineer Seal for Georgia Civil Engineering, License No. 28217, State of Georgia.



LEGEND

BOUNDARY	SOLID LINE
ADJACENT PROPERTY	DASHED LINE
PROPOSED BOUNDARY	DOTTED LINE
PROPOSED EASEMENT	DASHED LINE WITH ARROW
PROPOSED RIGHT-OF-WAY	SOLID LINE WITH DASHES
PROPOSED CONVEYANCE	SOLID LINE WITH DOTTED ARROW
PROPOSED ENCUMBRANCE	SOLID LINE WITH DOTTED ARROW
PROPOSED ENCUMBRANCE	SOLID LINE WITH DOTTED ARROW
PROPOSED ENCUMBRANCE	SOLID LINE WITH DOTTED ARROW
PROPOSED ENCUMBRANCE	SOLID LINE WITH DOTTED ARROW
PROPOSED ENCUMBRANCE	SOLID LINE WITH DOTTED ARROW

GRAPHIC SCALE

1" = 100'

0 100 200 300 400 500 600 700 800 900 1000

COORDINATE TABLE

POINT	NORTHING	EASTING
1	1111111.11	111111.11
2	1111111.11	111111.11
3	1111111.11	111111.11
4	1111111.11	111111.11
5	1111111.11	111111.11
6	1111111.11	111111.11
7	1111111.11	111111.11
8	1111111.11	111111.11
9	1111111.11	111111.11
10	1111111.11	111111.11

LEGAL DESCRIPTION

TRACT NO. 8, 0.08 ACRES, BEING A PORTION OF THE 2,176 ACRES SURVEYED AND SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY FOR ALD, INC. (GEORGIA), A GEORGIA CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 05/11/16, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

TRACT NO. 9, 0.08 ACRES, BEING A PORTION OF THE 2,176 ACRES SURVEYED AND SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY FOR ALD, INC. (GEORGIA), A GEORGIA CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 05/11/16, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

TRACT NO. 10, 0.08 ACRES, BEING A PORTION OF THE 2,176 ACRES SURVEYED AND SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY FOR ALD, INC. (GEORGIA), A GEORGIA CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 05/11/16, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

TRACT NO. 11, 0.08 ACRES, BEING A PORTION OF THE 2,176 ACRES SURVEYED AND SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY FOR ALD, INC. (GEORGIA), A GEORGIA CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 05/11/16, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

TRACT NO. 12, 0.08 ACRES, BEING A PORTION OF THE 2,176 ACRES SURVEYED AND SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY FOR ALD, INC. (GEORGIA), A GEORGIA CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 05/11/16, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

TRACT NO. 13, 0.08 ACRES, BEING A PORTION OF THE 2,176 ACRES SURVEYED AND SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY FOR ALD, INC. (GEORGIA), A GEORGIA CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 05/11/16, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OCSS DETAIL

TRACT NO. 14, 0.08 ACRES, BEING A PORTION OF THE 2,176 ACRES SURVEYED AND SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY FOR ALD, INC. (GEORGIA), A GEORGIA CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 05/11/16, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
SEPTEMBER 15, 2015
PAGE 4

CONSENT AGENDA (CONT.)

~~Z-86¹⁴ ZERO ONE, LLC (CONT.)~~

To approve Z-86¹⁴ to the R-15/OSC zoning district, subject to:

- Letter of agreeable conditions from Mr. Parks Huff dated August 12, 2015 (attached and made a part of these minutes), with the following changes:
 - Item No. 3 – revise to read: “behind lots 1 – 21...”
 - Item No. 7, 5th sentence, add to end: “or a color pallet approved by the District Commissioner.”
- Attached renderings are for sample purposes only, final renderings to be approved by the District Commissioner
- Fire Department comments and recommendations, not otherwise in conflict
- Water and Sewer Division comments and recommendations, *not otherwise in conflict*
- Stormwater Management Division comments and recommendations, *not otherwise in conflict*
- Cobb DOT comments and recommendations, *not otherwise in conflict*

Z-77

SEVEN SPRINGS DEVELOPMENT CO, INC. (Charles C. Tinsley, Sr., owner) requesting Rezoning from R-20 to RSL for the purpose of Residential Senior Living (Nonsupportive) in Land Lots 694, 695 and 713 of the 19th District. Located on the southeast side of Powder Springs Road, south of Pair Road. *(Previously continued by Staff until the September 1, 2015 Planning Commission hearing)*

To approve Z-77 to the RSL zoning district, subject to:

- Site plan received by the Zoning Division June 4, 2015, with the District Commissioner approving minor modifications (attached and made a part of these minutes)
- Letter from Mr. John Moore dated August 26, 2015 (attached and made a part of these minutes)
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations

Z-81

ALDI, INC. (Lisa K. McDaniel, Don Westbrook, J.D. Westbrook, Robert Hightower, and Barbara M. Cochran as Trustee of the Cochran Family Trust, owners) requesting Rezoning from O&I, R-20 and GC to NRC for the purpose of a Grocery Store in Land Lot 372 of the 16th District. Located at the northeast corner of Canton Road and Chastain Corners, and on the west side of Centerview Drive.

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
SEPTEMBER 15, 2015
PAGE 5

CONSENT AGENDA (CONT.)

Z-81 ALDI, INC. (CONT.)

To approve Z-81 to the NRC zoning district, subject to:

- Site plan received by the Zoning Division on July 2, 2015, with the District Commissioner approving minor modifications (attached and made a part of these minutes)
- No idling of delivery trucks is encouraged in the event of stacking or waiting to get into store
- Subject to Canton Road Design Guidelines
- Subject to the Pedestrian Light District Program
- Buffer on the north and easterly boundaries be designed in coordination with the County Arborist in a way as to provide a visual screen within two years
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Fire Department comments and recommendations
- Cobb DOT comments and recommendations, *including the installation of a raised median restricting vehicular access for northbound traffic from Canton Road to right-in and right-out only and vehicular access from southbound traffic on Canton Road to left-in only; final design for Canton Road ingress and egress and location of Chastain Corners access to be determined at Site Plan Review*
- Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns

Z-84

~~THOMAS HOMES & COMMUNITIES, LLC (David J. Weir, Owner) requesting Rezoning from R-20 to RSL for the purpose of Residential Senior Living in Land Lot 669 of the 16th District. Located on the west side of East Piedmont Road, and on the east side of Pinkney Drive (2411 East Piedmont Road).~~

To approve Z-84 to the RSL zoning district, subject to:

- Site plan received July 2, 2015, with the District Commissioner approving minor modifications (attached and made a part of these minutes)
- Stipulations from Z-59 of 2013, including letter of agreeable conditions from Mr. Kevin Moore dated February 10, 2014 including attached elevations, would remain in effect (see Board of Commissioners Zoning Minutes dated February 19, 2014); noting that Z-84 is a continuation of Z-59 of 2013 and considered phase 2
- Detached units *only*
- Fire Department comments and recommendations

Min. Bk. 77 Petition No. Z-81
 Doc. Type Site plan

Meeting Date 9-15-15

Georgia Civil and Engineering Services, Inc.
 1110 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Phone: (404) 525-1111
 Fax: (404) 525-1112
 www.gcesinc.com

ATHENS-CLARKE COUNTY
 2285 AND 2295 BARNETT SHOALS ROAD
 PARCELS: TWP 241C14002B AND TWP 241C14002

ALDING
 RECORDING SITE PLAN

DATE	10/15/15
SCALE	AS SHOWN
PROJECT	ALDING
OWNER	ALDING
DESIGNER	ALDING
APPROVED	
REVISIONS	

Z-1.2

RECEIVED
 JUL - 2 2015
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

