

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: December 6, 2016

Board of Commissioners Hearing Date: December 20, 2016

Date Distributed/Mailed Out: October 13, 2016

STAFF COMMENTS DUE DATE: November 4, 2016



Cobb County...Expect the Best!

Preliminary Plan Woodlawn Drive Community

Cobb County, Georgia Land Lot 8, 17th District, 2nd Section

OCT - 3 2016

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

prepared for:
Capital City View Homes, LLC

DGM
LAND PLANNING
CONSULTANTS



975 Cobb Place
Buna, Suite 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491



Scale: 1" = 60'

September 22, 2016



Site Data

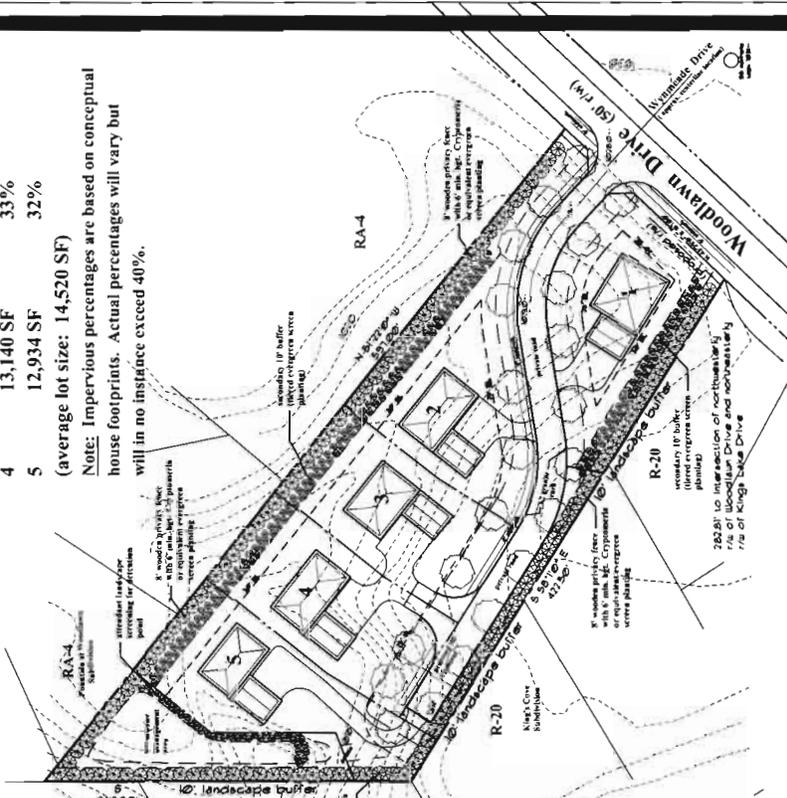
- Total Site Area: 2.15 AC
- Total Units Shown: 5
- Proposed Density: 2.32 UN/AC
- Present Zoning: R-20
- Proposed Zoning: R-12 (specific to site plan)
- Minimum Lot Size: 12,000 SF
- Ave. Lot Size Shown: 14,520 SF
- Minimum Lot Width: 70'
- Proposed Building Setbacks:
front: 25', rear: 30', side: 5'

Lot Calculations

Lot #	Total Area	% Impervious shown
1	15,247 SF	22%
2	18,830 SF	24%
3	12,451 SF	34%
4	13,140 SF	33%
5	12,934 SF	32%

(average lot size: 14,520 SF)

Note: Impervious percentages are based on conceptual house footprints. Actual percentages will vary but will in no instance exceed 40%.



- Notes:**
1. Boundary survey by Clark Georgia Surveyors dated 7/23/2011.
 2. Topographic information by Cobb County GIS.
 3. According to Flood Insurance Rate Map (FIRM) 1306100106G, no portion of this site contains floodplain.
 4. No easements are shown to exist on site.
 5. No hydrological data or hydrological information is shown on site.
 6. No utility easements are shown to exist on site.
 7. Stormwater management and water quality structures are conceptual in size and will be verified during an hydrologic study.

APPLICANT: Capital City View Homes, LLC

PETITION NO: Z-103

PHONE#: 678-591-7755 **EMAIL:** zia.rahman75@gmail.com

HEARING DATE (PC): 12-06-16

REPRESENTATIVE: Garvis L. Sams, Jr.

HEARING DATE (BOC): 12-20-16

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

PRESENT ZONING R-20

TITLEHOLDER: Zia Rahman

PROPOSED ZONING: R-12

PROPERTY LOCATION: Located on the northwestern side of Woodlawn Drive, north of Powers Road

PROPOSED USE: Residential subdivision

ACCESS TO PROPERTY: Woodlawn Drive

SIZE OF TRACT: 2.15 acres

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 1

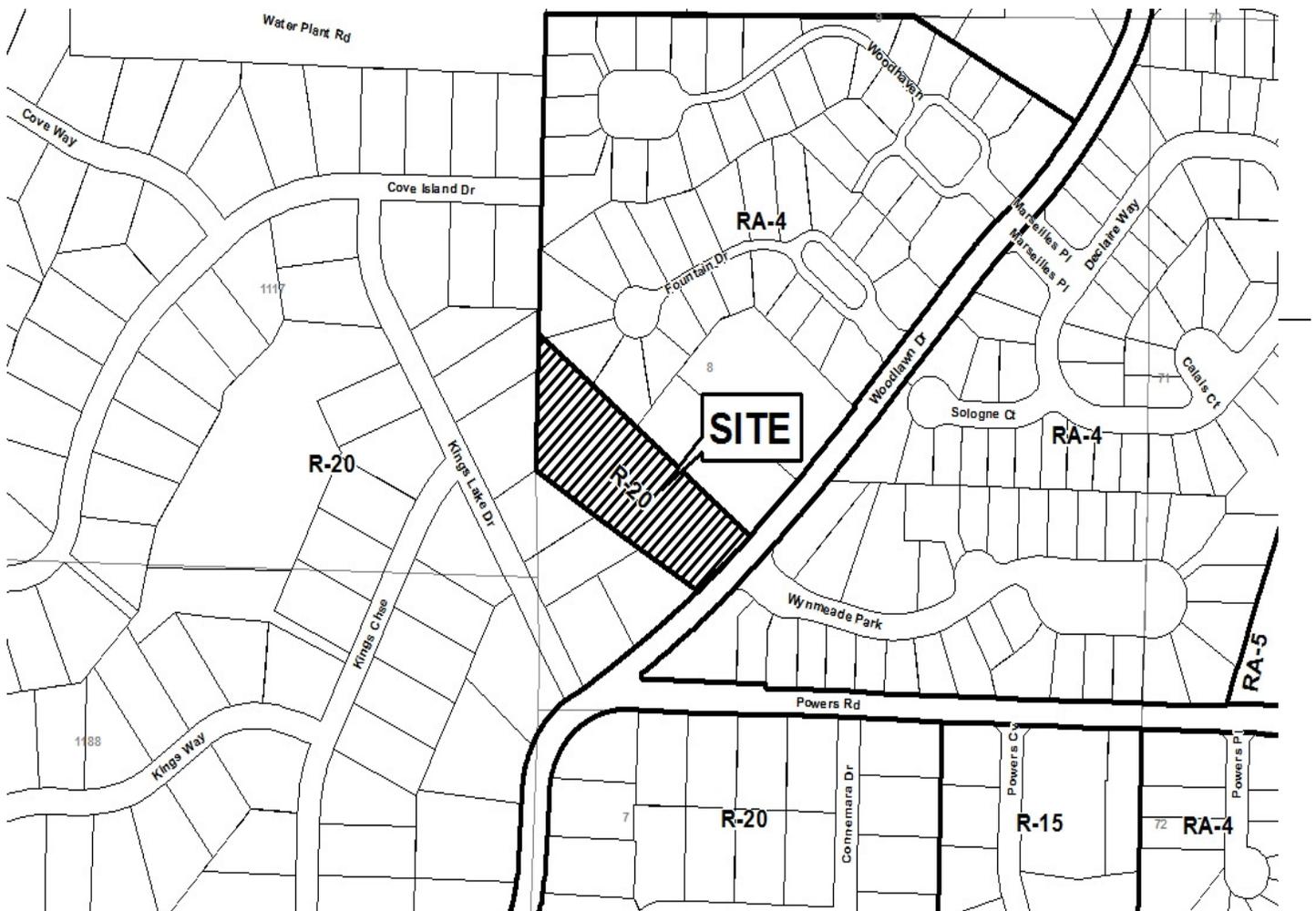
LAND LOT(S): 8

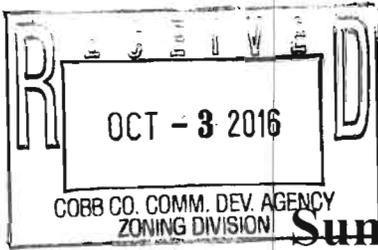
PARCEL(S): 7

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-103

PC Hearing: Dec. 6, 2016
BOC Hearing: Dec. 20, 2016

Summary of Intent for Rezoning *

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

- a) **Proposed unit square-footage(s):** 3,500 square feet and greater
- b) **Proposed building architecture:** Mixture of brick, stacked stone, cedar, Hardiplank shake or Hardiplank siding or a combination thereof
- c) **Proposed selling prices(s):** Price points for the homes are anticipated ranging from \$850,000.00 to 1.2 Million Dollars
- d) **List all requested variances:** Proposed building setbacks: front: 25', rear: 30', side: 5'

.....
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)

The subject property was rezoned by the BOC to the R-12 zoning classification on February 17, 2015. However, due to the proposed developer's failure to close on the subject property, the reversion clause was triggered with the result being that the subject property inadvertently returned to its original R-20 zoning classification.

.....
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 and/or revise any information set forth in this Summary of Intent for Rezoning or any portion of the Application for Rezoning at any time during the Rezoning process.

APPLICANT: Engineering Design Technologies

PETITION NO: Z-104

PHONE#: 770-988-0400 **EMAIL:** alexish@adtinc.net

HEARING DATE (PC): 12-06-16

REPRESENTATIVE: Alexis Hovind

HEARING DATE (BOC): 12-20-16

PHONE#: 770-988-0400 **EMAIL:** alexish@adtinc.net

PRESENT ZONING: R-30

TITLEHOLDER: Midway 120, LLC

PROPOSED ZONING: O&I

PROPERTY LOCATION: Located at the northeast intersection of Dallas Highway and Midway Road

PROPOSED USE: Outpatient VA clinic

ACCESS TO PROPERTY: Midway Road

SIZE OF TRACT: 2.72 acres

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 19

LAND LOT(S): 13

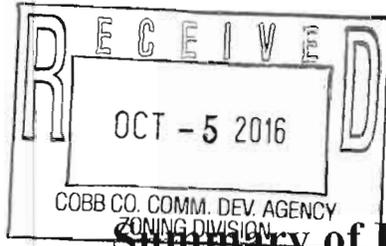
PARCEL(S): 8

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-109
Dec. 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): VA Primary Care Outpatient
Clinic
- b) Proposed building architecture: Concrete construction
- c) Proposed hours/days of operation: 8:00 AM - 4:30 PM
Monday - Friday
- d) List all requested variances: Rezoned to O&I

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

The current owner is unable to sell the property
as currently zoned. Rezoning for the purpose of a
clinic will allow the owner to use the property and will
benefit the community.

.....
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).

Privately owned

Z-105
(2016)

FLOOD NOTE:
THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A./ F.I.R.M. MAP # 1306700042H DATED 03/04/2013

ADDRESS:
4509 CANTON HIGHWAY, MARIETTA 30066

RECEIVED
OCT - 6 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

SURVEY NOTES:
THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY BOTH PUBLIC AND PRIVATE. ALL WATERS OF WAY EXCEPTED, THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS BEEN RECHECKED AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 4900'S FEET. FOR FIELD MEASUREMENTS: EQUIPMENT USED 1502;
LINEAR - ELECTRONIC DISTANCE METER;
DRAWN - ELECTRONIC DISTANCE METER;
ALL IRON PINS FOUND AND SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ANY DISCLOSURES PRODUCED BY SAME INCLUDING EASEMENTS WHETHER OR NOT SHOWN ON THIS PLAT. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. EDITING OR REPRODUCTION WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED.

WRITTEN DESCRIPTION:
All that Tract or Parcel of Land lying and being located in Land Lot 132 of the 16th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:
To ascertain the Point of Beginning commence at a 1/2 inch diameter rebar located at the intersection of the west right of way of Canton Road, having a 95 foot right of way, and the South line of Land Lot 132; thence along the south line of Land Lot 132 North 89 Degrees 00 Minutes 00 Seconds West a distance of 300.00 feet to a 1/2 inch diameter rebar and the POINT OF BEGINNING; thence continuing along the south line of Land Lot 132 North 88 Degrees 48 Minutes 29 Seconds West a distance of 146.09 feet to a 1/2 inch diameter rebar; thence leaving said Land Lot 132 North 06 Degrees 37 Minutes 55 Seconds East a distance of 190.02 feet to a 1/2 inch diameter rebar; thence South 89 Degrees 00 Minutes 24 Seconds East a distance of 141.62 feet to a 1/2 inch diameter rebar; thence South 05 Degrees 16 Minutes 28 Seconds West a distance of 190.13 feet to a 1/2 inch diameter rebar at the south line of Land Lot 132 and the POINT OF BEGINNING; described Tract or Parcel having an area of 27243 square feet or 0.625 acres, more or less

LEGEND
○ PROPERTY CORNER WITHOUT MONUMENT
● MONUMENTED PROPERTY CORNER
○ TYPICAL CURB OR SIDEWALK
○ TYPICAL DRIVE OR PIPE
○ RIGHT OF WAY
○ DEED BOOK
○ PLAT BOOK
○ PAGE
○ PRESENT OR FORMER
○ N.T.S. NOT TO SCALE
○ IRON PIN SET FUTURE
○ IRON PIN FOUND
○ LAND LOT
○ SUBDIVISION
○ POINT OF BEGINNING
○ OVERHEAD POWER LINE
○ DRAINAGE EASEMENT
○ FENCE
○ WATER LINE (MARKED ON GROUND)
○ FENCE
○ BUILDING LINE

SURVEY NOTES:
1. THE INTENDED USE OF THE BUILDING IS COMMERCIAL.
2. THE MARKED PARKING SPACES ARE SHOWN ON THE MAP.
3. THERE ARE NO LAKES OR STREAMS ON THE PROPERTY.
4. THE UTILITY EASEMENTS ARE BLANKET IN DESCRIPTION AND UNABLE TO BE GRAPHICALLY SHOWN. THE PROPERTY HAS ACCESS TO ALL UTILITIES.
5. THE PROPERTY DOES NOT LIE WITHIN AN AREA HAVING A 100 YEAR FLOOD HAZARD.
6. THERE ARE NO APPARENT CEMETERIES ON THE PROPERTY.
7. THERE ARE NO WETLANDS ON THE PROPERTY.
8. ACCESS TO PROPERTY IS OVER A PRIVATE DRIVE TO PRIVATE STREET TO THE RIGHT OF WAY OF CANTON ROAD. THE ACCESS IS BASED ON A 40' WIDE EASEMENT SHOWN ON MAP.
9. THE PROPERTY DOES NOT LIE ADJACENT TO ANY STATE WATERS ON OTHER WATERS REQUIRING A BUFFER.

ZONING NOTE:
1. THE CURRENT ZONING IS GC (GENERAL COMMERCIAL). SETBACKS: FRONT 40 FEET, SIDE 10 FEET, REAR 30 FEET.
2. THE PROPOSED ZONING IS CRC (COMMUNITY RETAIL COMMERCIAL). ZONING REQUIREMENTS: MIN LOT AREA: 20,000 SQ. FT. MIN FLOOR AREA: N/A MIN LOT WIDTH: 75 FT. MINIMUM FRONT YARD: 40 FT. MIN. SIDE YARD: 10 FT. MIN. REAR YARD: 30 FT. MAX. COVERAGE(S): N/A MAX. HEIGHT: 50 FT.

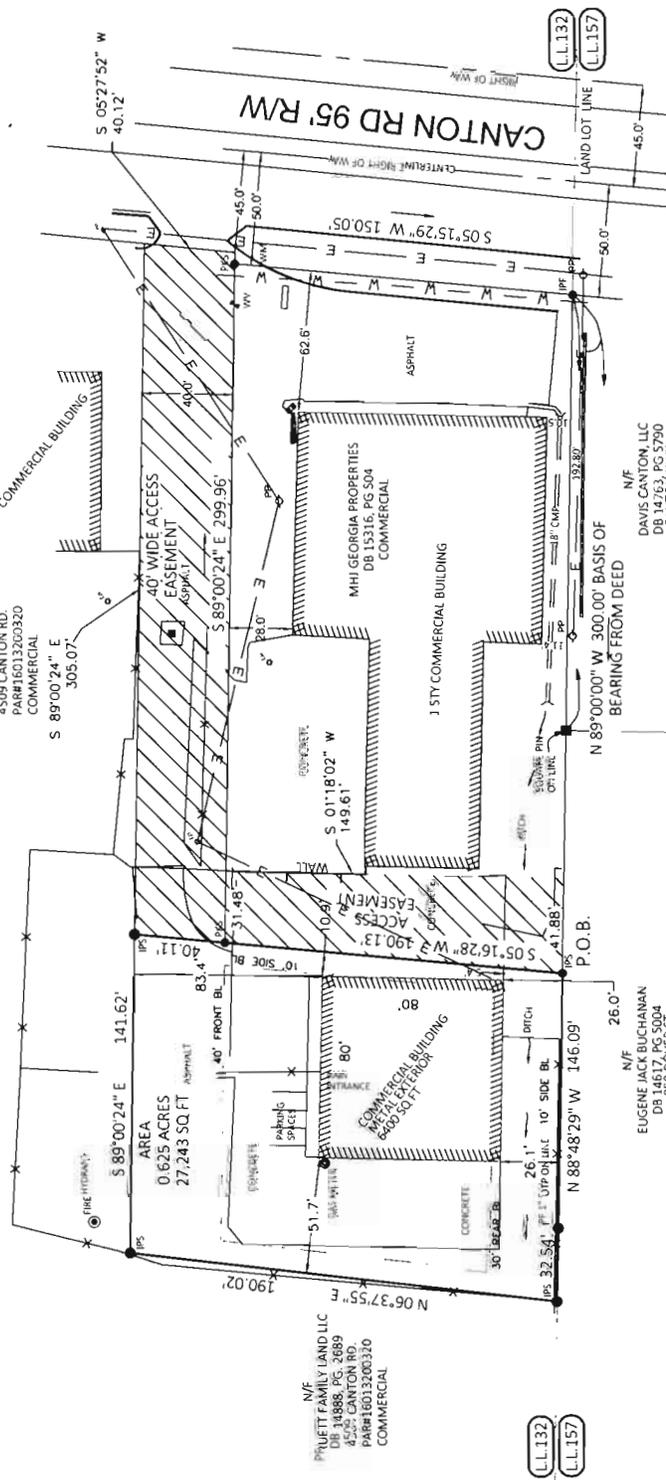
The survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Professional Board of Registration for Professional Engineers and Land Surveyors as amended, O.C.G.A. 15-6-67 Georgia Plat Act O.C.G.A. 15-6-67



MAY OPINION THIS PLAT REPRESENTS THE BEST AVAILABLE INFORMATION AUTHORITY AND IS NOT SUBJECT TO GEORGIA CODE SECTION 15-6-67 (F 70)

SURVEY NOTES:
1. THE INTENDED USE OF THE BUILDING IS COMMERCIAL.
2. THE MARKED PARKING SPACES ARE SHOWN ON THE MAP.
3. THERE ARE NO LAKES OR STREAMS ON THE PROPERTY.
4. THE UTILITY EASEMENTS ARE BLANKET IN DESCRIPTION AND UNABLE TO BE GRAPHICALLY SHOWN. THE PROPERTY HAS ACCESS TO ALL UTILITIES.
5. THE PROPERTY DOES NOT LIE WITHIN AN AREA HAVING A 100 YEAR FLOOD HAZARD.
6. THERE ARE NO APPARENT CEMETERIES ON THE PROPERTY.
7. THERE ARE NO WETLANDS ON THE PROPERTY.
8. ACCESS TO PROPERTY IS OVER A PRIVATE DRIVE TO PRIVATE STREET TO THE RIGHT OF WAY OF CANTON ROAD. THE ACCESS IS BASED ON A 40' WIDE EASEMENT SHOWN ON MAP.
9. THE PROPERTY DOES NOT LIE ADJACENT TO ANY STATE WATERS ON OTHER WATERS REQUIRING A BUFFER.

ZONING NOTE:
1. THE CURRENT ZONING IS GC (GENERAL COMMERCIAL). SETBACKS: FRONT 40 FEET, SIDE 10 FEET, REAR 30 FEET.
2. THE PROPOSED ZONING IS CRC (COMMUNITY RETAIL COMMERCIAL). ZONING REQUIREMENTS: MIN LOT AREA: 20,000 SQ. FT. MIN FLOOR AREA: N/A MIN LOT WIDTH: 75 FT. MINIMUM FRONT YARD: 40 FT. MIN. SIDE YARD: 10 FT. MIN. REAR YARD: 30 FT. MAX. COVERAGE(S): N/A MAX. HEIGHT: 50 FT.



BOUNDARY SURVEY FOR:
MHJ GEORGIA PROPERTIES, LLC
LAND LOT 132, 16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
DATE OF FIELDWORK: 09/23/2016 MAP DATE: 09/27/2016

REFERENCE: DB, 14888, PG 2687

PREPARED BY:
D & S LAND SURVEYING, INC.
DAVID W. SHIRLEY, R.L.S.
160 NORTH STREET, SUITE 104
CANTON, GA 30114
770-720-4443
LSF#000756

AREA OF ACCESS EASEMENTS:
40' WIDE EASEMENT = 12,200 SQ.FT.
OTHER ACCESS EASEMENT = 5488 SQ.FT.

BOUNDARY AREA
0.625 ACRES

AREA OF ACCESS EASEMENTS:
40' WIDE EASEMENT = 12,200 SQ.FT.
OTHER ACCESS EASEMENT = 5488 SQ.FT.

DRAWING SCALE: 1" = 40'
GRAPHIC SCALE: 0' 40' 80'

JOB NUMBER: 16-376

APPLICANT: Prime Collision Repair

PHONE#: 678-429-1449 **EMAIL:** mjackspad@hotmail.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Pruett Family LP

PROPERTY LOCATION: Located off a private easement on the west side of Canton Road, north of Dover Street (western portion of 4515 Canton Road)

ACCESS TO PROPERTY: Canton Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-105

HEARING DATE (PC): 12-06-16

HEARING DATE (BOC): 12-20-16

PRESENT ZONING GC

PROPOSED ZONING: CRC

PROPOSED USE: Automotive paint and body repair shop

SIZE OF TRACT: 0.625 acres

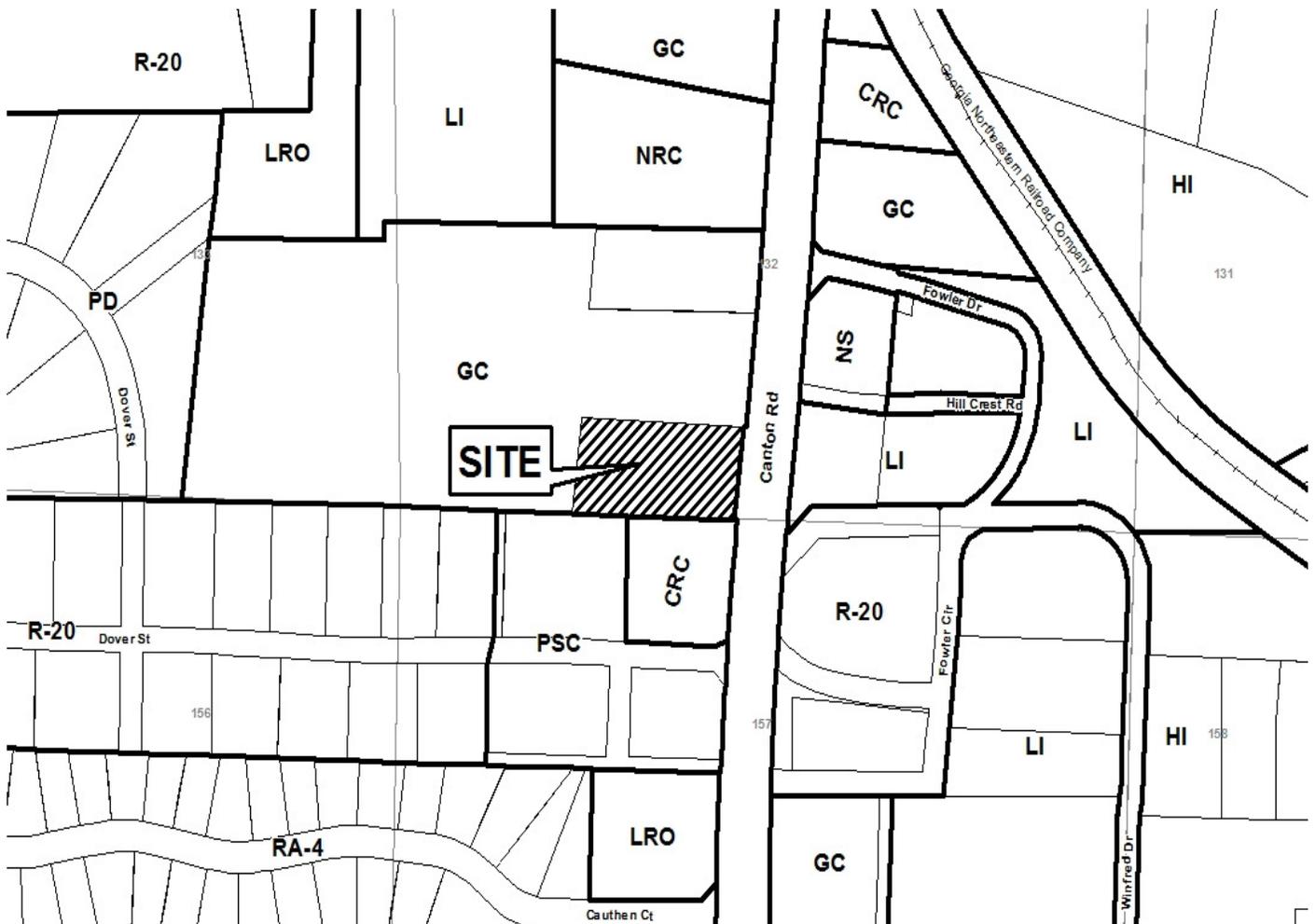
DISTRICT: 16

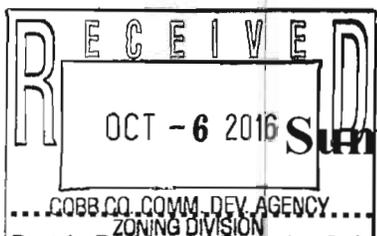
LAND LOT(S): 132

PARCEL(S): 6

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





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): Automotive paint and body repair shop
 - b) Proposed building architecture: As-built, with interior renovations
 - c) Proposed hours/days of operation: Monday - Friday, 8:00 a.m. - 5:00 p.m.
 - d) List all requested variances: As shown on the site plan.
- _____
- _____
- _____

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

The subject property is located within the confines of a designated Activity Center under the Future Land Use Map.

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

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

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

Rezoning Plat

1492 Blair Bridge Road

Cobb County, Georgia

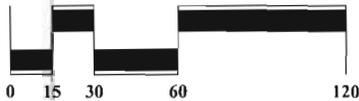
Land Lot 517, 18th District, 2nd Section

prepared for:
IUEC Local 32 Building Corporation

DGM
LAND PLANNING
CONSULTANTS



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



Scale: 1" = 30'

October 3, 2016



Site Data

Total Site Area: 1.28 AC (55,958 SF)

Existing Zoning: GC

Proposed Zoning: O&I

Total Building Area Shown: 5,510 SF
(proposed union hall)

Building Setbacks:

front: 40' (collector) 31' requested*

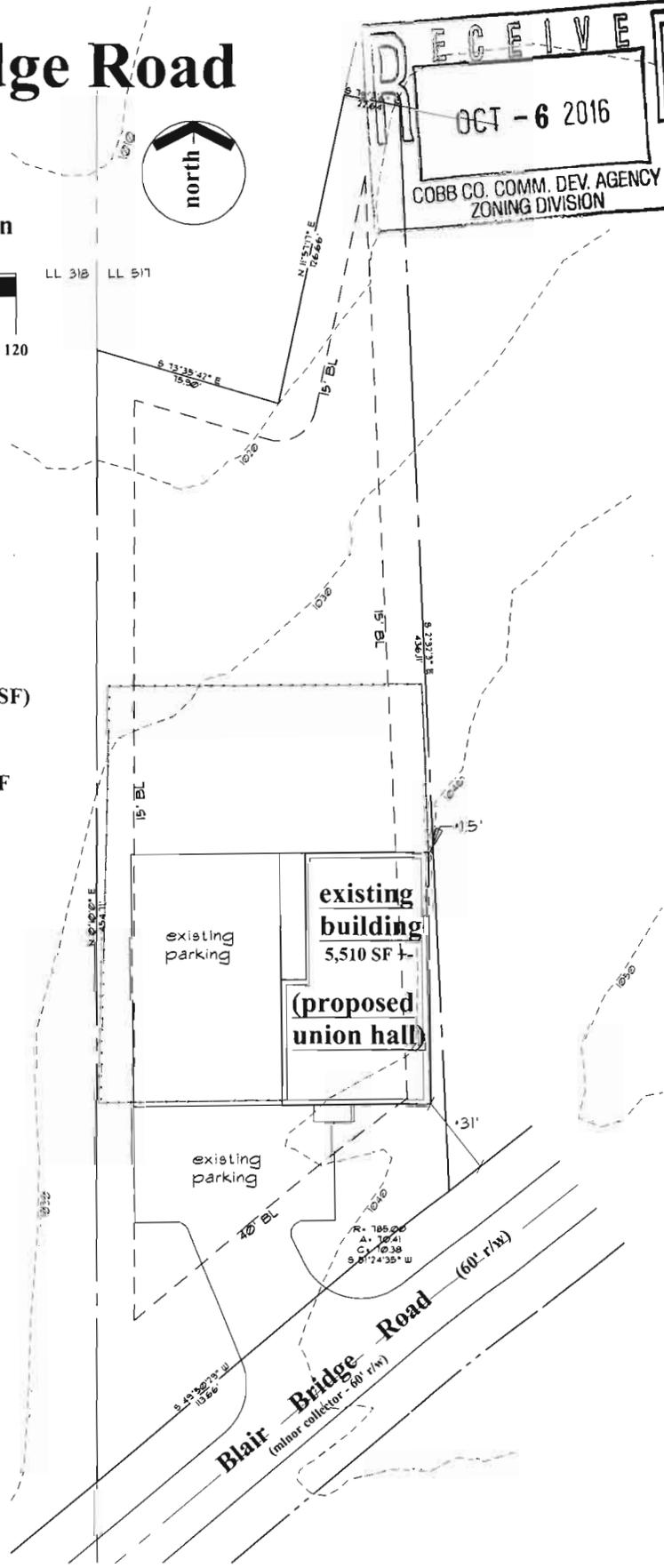
side: 15' 1.5' requested*

rear: 30'

*contemporaneous variance requested

Notes:

1. Boundary from DW Lynch Surveys, April 18, 2000
2. Topographic Information from Cobb County GIS
3. According to Flood Insurance Rate Map (FIRM) 13067C021H, dated March 4, 2013, no part or all this site consists floodplain.
4. No cemeteries are known to exist on site.
5. No streams or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.



APPLICANT: IUEC Local 32 Building Corporation

PETITION NO: Z-106

PHONE#: 404-378-6208 **EMAIL:** iuec32scott@aol.com

HEARING DATE (PC): 12-06-16

REPRESENTATIVE: Garvis L. Sams, Jr.

HEARING DATE (BOC): 12-20-16

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

PRESENT ZONING: GC

TITLEHOLDER: Blair Bridge Holding LLC

PROPOSED ZONING: O&I

PROPERTY LOCATION: Located on the north side of Blair Bridge Road, east of Bridgeport Court.

PROPOSED USE: Union Hall and Associated offices

ACCESS TO PROPERTY: Blair Bridge Road

SIZE OF TRACT: 1.285 acres

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 18

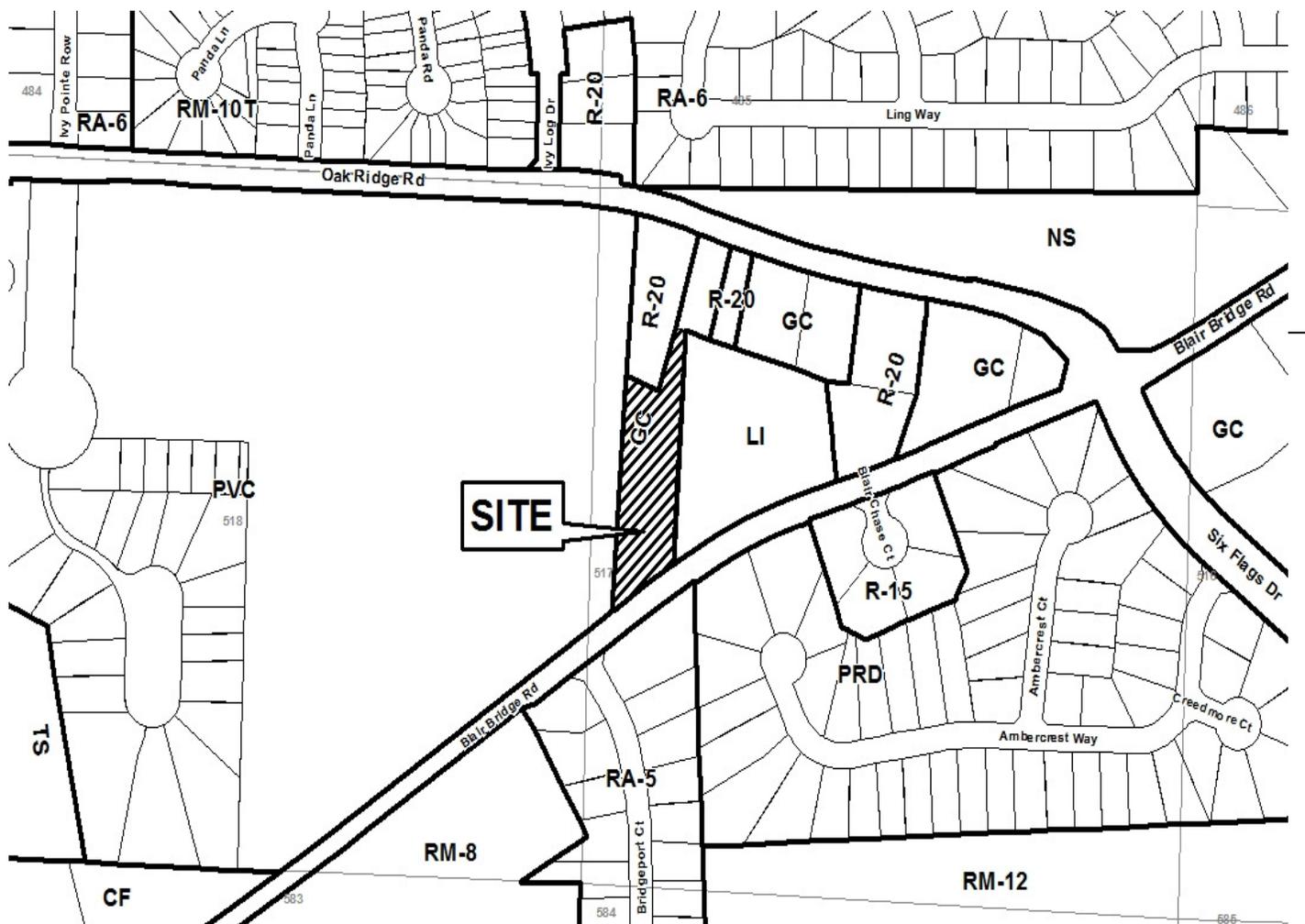
LAND LOT(S): 517

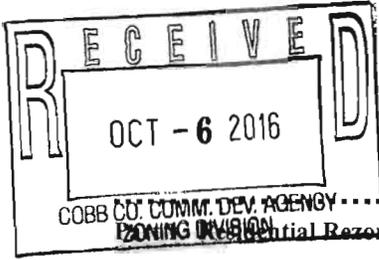
PARCEL(S): 11

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Summary of Intent for Rezoning

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

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

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

- a) Proposed use(s): Union Hall and Offices for Local 32 of the International Union of Elevator Constructors (IUEC)
 - b) Proposed building architecture: As-built, with minor interior and external modifications, rehabbing and retrofitting to the existing building
 - c) Proposed hours/days of operation: Daily 8:00 a.m. - 6:00 p.m. (with some night-time meetings)
 - d) List all requested variances: As-built circumstances as shown on the site plan.
- _____
- _____
- _____

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

The subject property is located in direct contiguity to an existing activity center as shown on the County's Future Land Use Map.

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

PETITION NO: Z-107

PHONE#: 480-606-5781 **EMAIL:** don.thrailkill@discounttire.com

HEARING DATE (PC): 12-06-16

REPRESENTATIVE: Kelly Wagoner

HEARING DATE (BOC): 12-20-16

PHONE#: 404-567-5701 **EMAIL:** kelly.wagoner@bdgse.com

PRESENT ZONING: NS

TITLEHOLDER: East Cobb Investment Partners, LLC

PROPOSED ZONING: CRC

PROPERTY LOCATION: Located on the south side of Roswell Road, west of East Cobb Drive

PROPOSED USE: Retail and light Automotive repair

ACCESS TO PROPERTY: Roswell Road, East Cobb Drive

SIZE OF TRACT: 1.745 acres

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 16

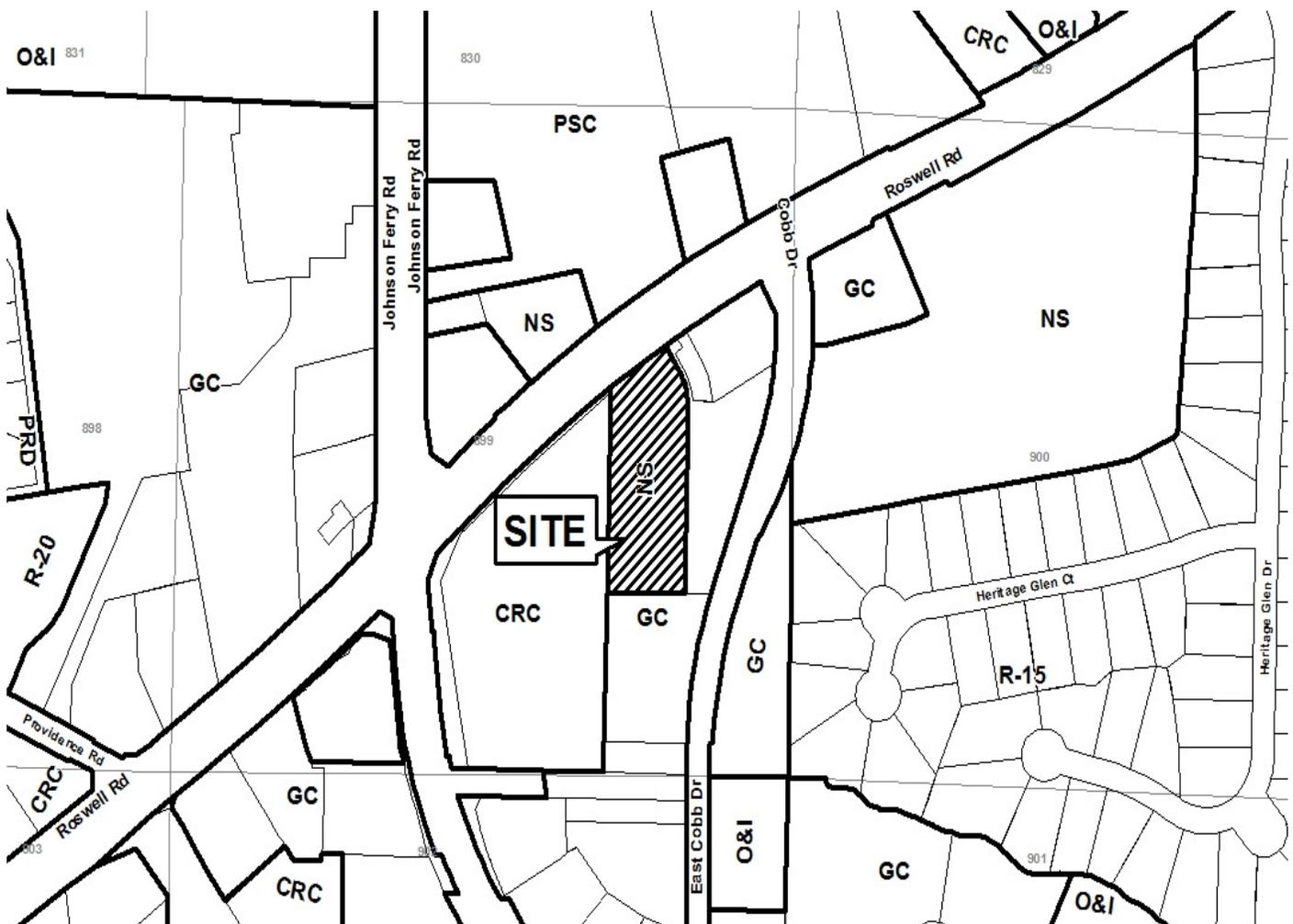
LAND LOT(S): 899

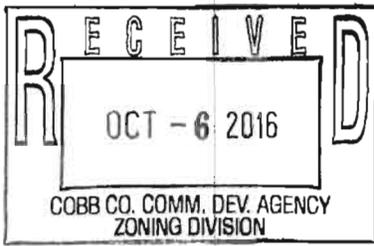
PARCEL(S): 29

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-107
Dec. 2016

Summary of Intent for Rezoning

.....
Part 1. Residential Rezoning Information (attach additional information if needed) N/A - Commercial

- 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): Redevelopment for an approximate 7,400 SF Discount Tire store with
associated parking and access to support it's operation.
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: Monday through Friday 7AM - 6PM. Saturday 7AM - 5PM
- d) List all requested variances: None identified at this time.

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

This property was originally developed around 1981 for a restaurant use. The existing site improvements
are intended to be removed to accommodate redevelopment. There is an existing cell tower on-site that is to
remain. Tower is under an existing lease agreement with the property owner and not part of this redevelopment.

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

No.

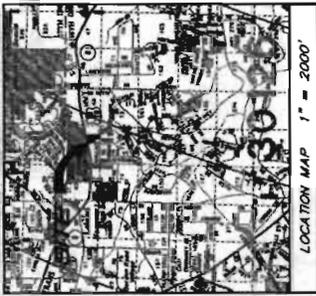
Z-108
(2016)

ZONING EXHIBIT FOR #86 & #96
VETERANS MEMORIAL DRIVE
LAND LOT 44 ~ 18TH DISTRICT ~ 2ND SECTION
COBB COUNTY, GEORGIA



W&B ENGINEERING INC.
CIVIL ENGINEERS & LAND SURVEYORS
1150 BELLS FERRY ROAD
MARIETTA, GA 30067
PHONE: 770-428-2128
FAX: 770-428-2129
WWW.W&B.COM

DATE PREPARED	10/06/2016
DATE CHECKED	
DATE APPROVED	
PROJECT NO.	Z-108
PROJECT NAME	ZONING EXHIBIT FOR #86 & #96
CLIENT NAME	
CLIENT ADDRESS	
CLIENT PHONE	
CLIENT FAX	
CLIENT EMAIL	
DATE PLOTTED	10/06/2016
PLANT FILE	

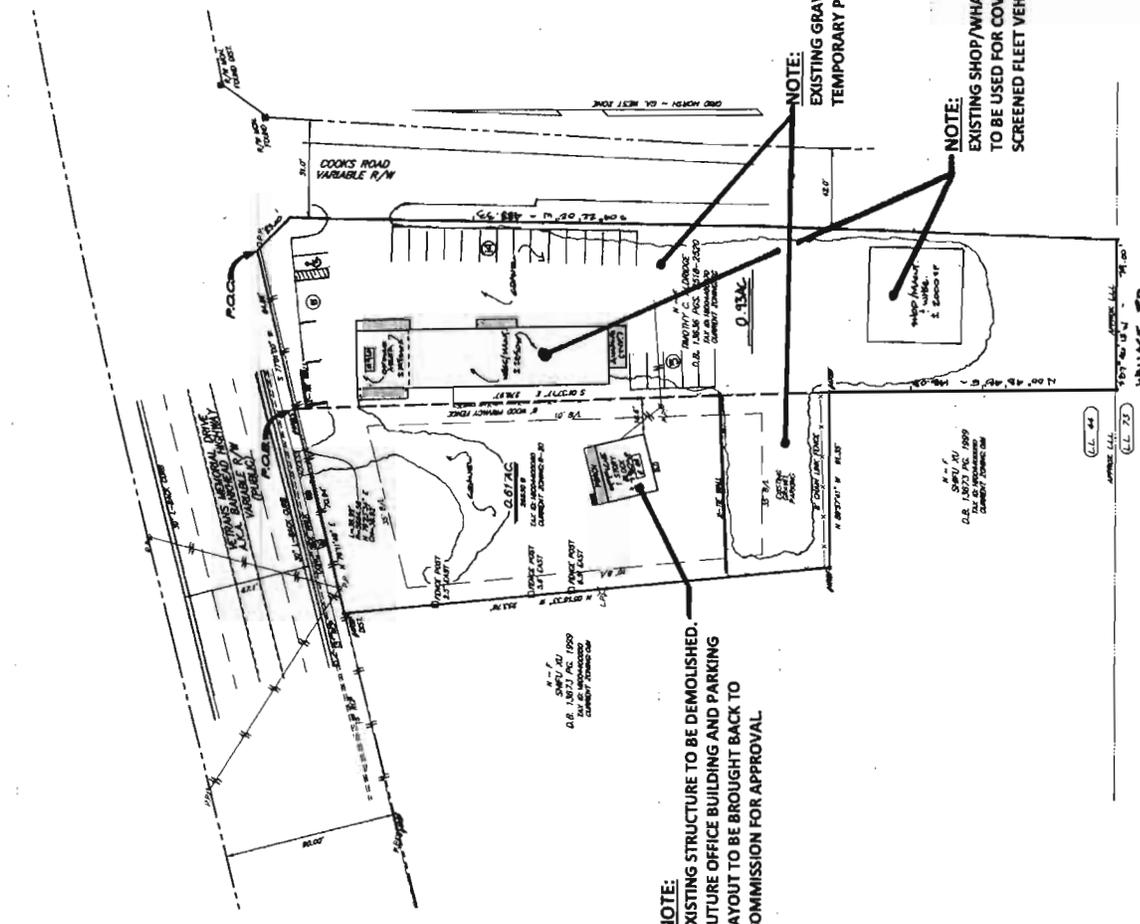


DEVELOPMENT DATA:
TOTAL AREA: 154 ACRES
EXISTING ZONING: R-20 AND GC
PROPOSED ZONING: O&I
SETBACKS:
FRONT: 50' (VETERANS)
SIDE: 15'
SIDE CORNER: 25' (COOK & WALLACE)
REAR: 30'

BASE INFORMATION FROM COBB COUNTY GIS, GOOGLE MAPS AND SURVEY BY
GARDNER FOR TANTOITY C. ALDRIDGE, DATED 11/20/15.
PARKING REQUIRED:
OFFICE USE:
1000 SF/25 SF (PER SPACE) * 1.7 = 4 SPACES
EMPLOYEES:
30 TOTAL AT 1.50 TEMP * 20 SPACES
TOTAL (INCLUDES ON-SITE SPACES)
14 SPACES

NOTE:
EXISTING GRAVEL AREA TO BE USED FOR
TEMPORARY PLANT STORAGE.

NOTE:
EXISTING SHOP/WAREHOUSE STRUCTURES
TO BE USED FOR COVERED, ENCLOSED AND
SCREENED FLEET VEHICLE PARKING.



NOTE:
EXISTING STRUCTURE TO BE DEMOLISHED.
FUTURE OFFICE BUILDING AND PARKING
LAYOUT TO BE BROUGHT BACK TO
COMMISSION FOR APPROVAL

LEGEND

1. 1" = 100' SCALE	1. 1" = 100' SCALE
2. 1" = 100' SCALE	2. 1" = 100' SCALE
3. 1" = 100' SCALE	3. 1" = 100' SCALE
4. 1" = 100' SCALE	4. 1" = 100' SCALE
5. 1" = 100' SCALE	5. 1" = 100' SCALE
6. 1" = 100' SCALE	6. 1" = 100' SCALE
7. 1" = 100' SCALE	7. 1" = 100' SCALE
8. 1" = 100' SCALE	8. 1" = 100' SCALE
9. 1" = 100' SCALE	9. 1" = 100' SCALE
10. 1" = 100' SCALE	10. 1" = 100' SCALE
11. 1" = 100' SCALE	11. 1" = 100' SCALE
12. 1" = 100' SCALE	12. 1" = 100' SCALE
13. 1" = 100' SCALE	13. 1" = 100' SCALE
14. 1" = 100' SCALE	14. 1" = 100' SCALE
15. 1" = 100' SCALE	15. 1" = 100' SCALE
16. 1" = 100' SCALE	16. 1" = 100' SCALE
17. 1" = 100' SCALE	17. 1" = 100' SCALE
18. 1" = 100' SCALE	18. 1" = 100' SCALE
19. 1" = 100' SCALE	19. 1" = 100' SCALE
20. 1" = 100' SCALE	20. 1" = 100' SCALE
21. 1" = 100' SCALE	21. 1" = 100' SCALE
22. 1" = 100' SCALE	22. 1" = 100' SCALE
23. 1" = 100' SCALE	23. 1" = 100' SCALE
24. 1" = 100' SCALE	24. 1" = 100' SCALE
25. 1" = 100' SCALE	25. 1" = 100' SCALE
26. 1" = 100' SCALE	26. 1" = 100' SCALE
27. 1" = 100' SCALE	27. 1" = 100' SCALE
28. 1" = 100' SCALE	28. 1" = 100' SCALE
29. 1" = 100' SCALE	29. 1" = 100' SCALE
30. 1" = 100' SCALE	30. 1" = 100' SCALE
31. 1" = 100' SCALE	31. 1" = 100' SCALE
32. 1" = 100' SCALE	32. 1" = 100' SCALE
33. 1" = 100' SCALE	33. 1" = 100' SCALE
34. 1" = 100' SCALE	34. 1" = 100' SCALE
35. 1" = 100' SCALE	35. 1" = 100' SCALE
36. 1" = 100' SCALE	36. 1" = 100' SCALE
37. 1" = 100' SCALE	37. 1" = 100' SCALE
38. 1" = 100' SCALE	38. 1" = 100' SCALE
39. 1" = 100' SCALE	39. 1" = 100' SCALE
40. 1" = 100' SCALE	40. 1" = 100' SCALE



APPLICANT: Russell Landscape, LLC

PETITION NO: Z-108

PHONE#: none given **EMAIL:** teddyr@rlg.com

HEARING DATE (PC): 12-06-16

REPRESENTATIVE: Rob Hosack

HEARING DATE (BOC): 12-20-16

PHONE#: 770-235-5662 **EMAIL:** rob@strat-city.com

PRESENT ZONING: R-20, GC

TITLEHOLDER: Timothy C. Aldridge

PROPOSED ZONING: NRC

PROPERTY LOCATION: Located at the southwest intersection of Veterans Memorial Highway and Cooks Road

PROPOSED USE: Professional Office

ACCESS TO PROPERTY: Veterans Memorial Highway and Cooks Road

SIZE OF TRACT: 1.91 acres

DISTRICT: 18

PHYSICAL CHARACTERISTICS TO SITE: _____

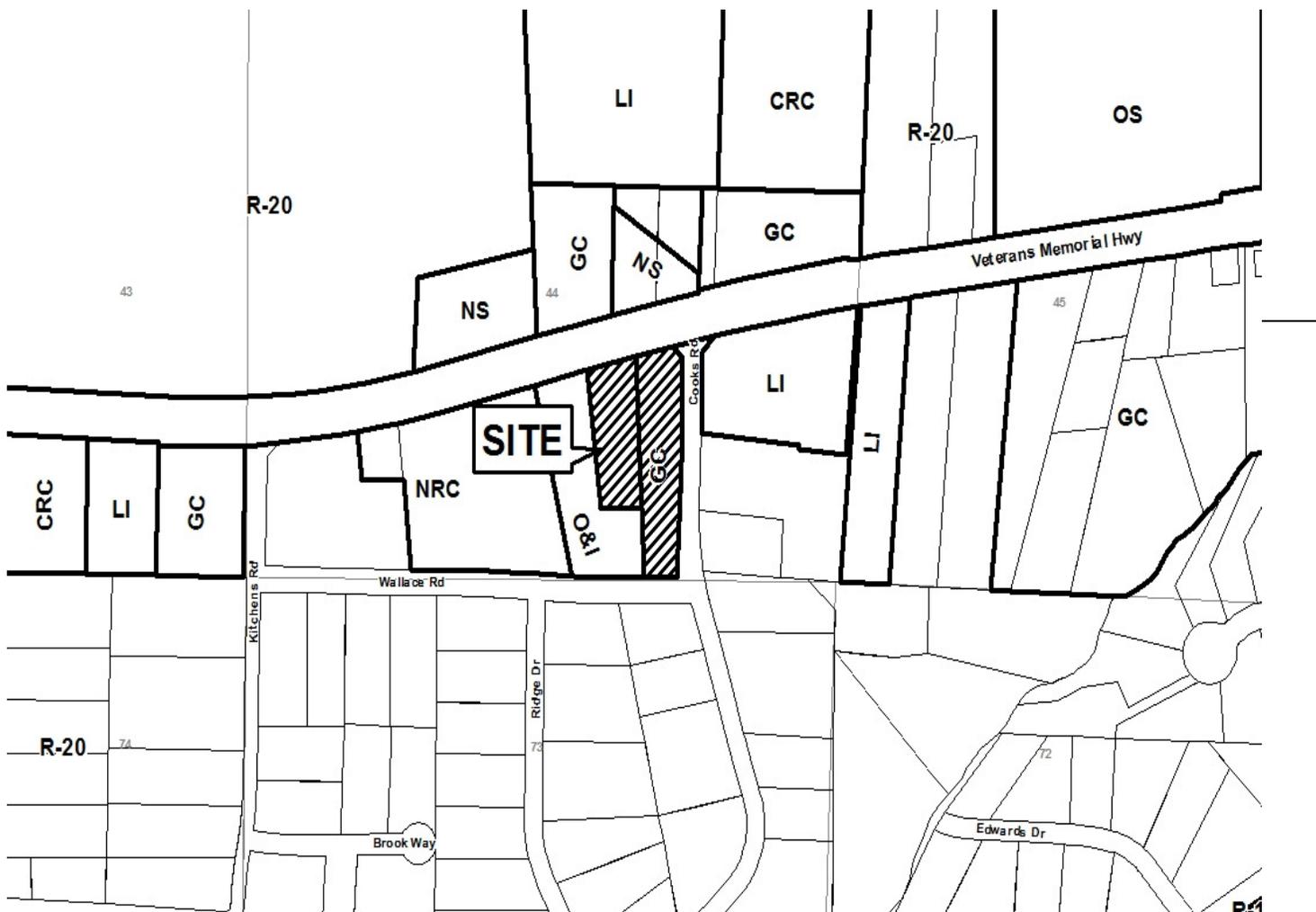
LAND LOT(S): 44

PARCEL(S): 7

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

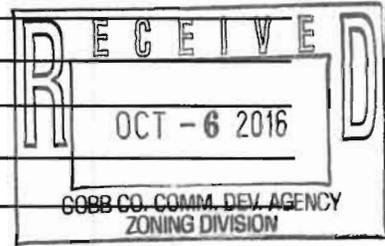
CONTIGUOUS ZONING/DEVELOPMENT



Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): _____
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): Professional Office

b) Proposed building architecture: Utilize Existing Structure on site - demolish existing sf building on other portion of site

c) Proposed hours/days of operation: 6: 30am to 7pm, Monday thru Saturday

d) List all requested variances: None at this time

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

-
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). No

APPLICANT: Melo Investments, LLC

PETITION NO: Z-109

PHONE#: 404-482-9611 **EMAIL:** meloconstruction@gmail.com

HEARING DATE (PC): 12-06-16

REPRESENTATIVE: Fernando Melo

HEARING DATE (BOC): 12-20-16

PHONE#: 404-482-9611 **EMAIL:** meloconstruction@gmail.com

PRESENT ZONING: GC

TITLEHOLDER: Melo Investments, LLC

PROPOSED ZONING: NRC

PROPERTY LOCATION: Located on the southeast side of Austell Road, south of Sandtown road

PROPOSED USE: Office

ACCESS TO PROPERTY: Austell Road

SIZE OF TRACT: 0.215 acres

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 17

LAND LOT(S): 154

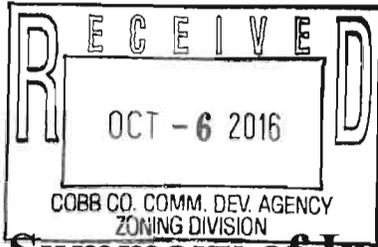
PARCEL(S): 87

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application No. 2-109

Dec. 2016

Summary of Intent for Rezoning

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

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

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

- a) Proposed use(s): OFFICE
- b) Proposed building architecture: UNCHANGED
- c) Proposed hours/days of operation: 8AM-6PM. MON-FRI
- d) List all requested variances: NONE

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

NONE

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). NO

LEGEND

- #4RB# 1/2" REBAR FOUND
- 1" CTF 1" CRIMP TOP PIPE FOUND
- 3/4" CTF 3/4" CRIMP TOP PIPE FOUND
- 1" OIT 1" OPEN TOP PIPE FOUND
- FIRE HYDRANT
- POWER POLE
- SANITARY SEWER MANHOLE
- LIGHT POLE
- GUY WIRE
- WATER METER
- WATER VALVE
- CABLE TV PEDESTAL
- TELEPHONE PEDESTAL
- OVERHEAD POWER
- FENCE

AREA

43132.98 Sq. Feet
0.990 Acres

THIS PLAN IS NOT VALID WITHOUT CORRECT, MEASURE AND DATE ON SOIL. THIS PLAN IS NOT VALID WITHOUT CORRECT, MEASURE AND DATE ON SOIL. THIS PLAN IS NOT VALID WITHOUT CORRECT, MEASURE AND DATE ON SOIL. THIS PLAN IS NOT VALID WITHOUT CORRECT, MEASURE AND DATE ON SOIL.



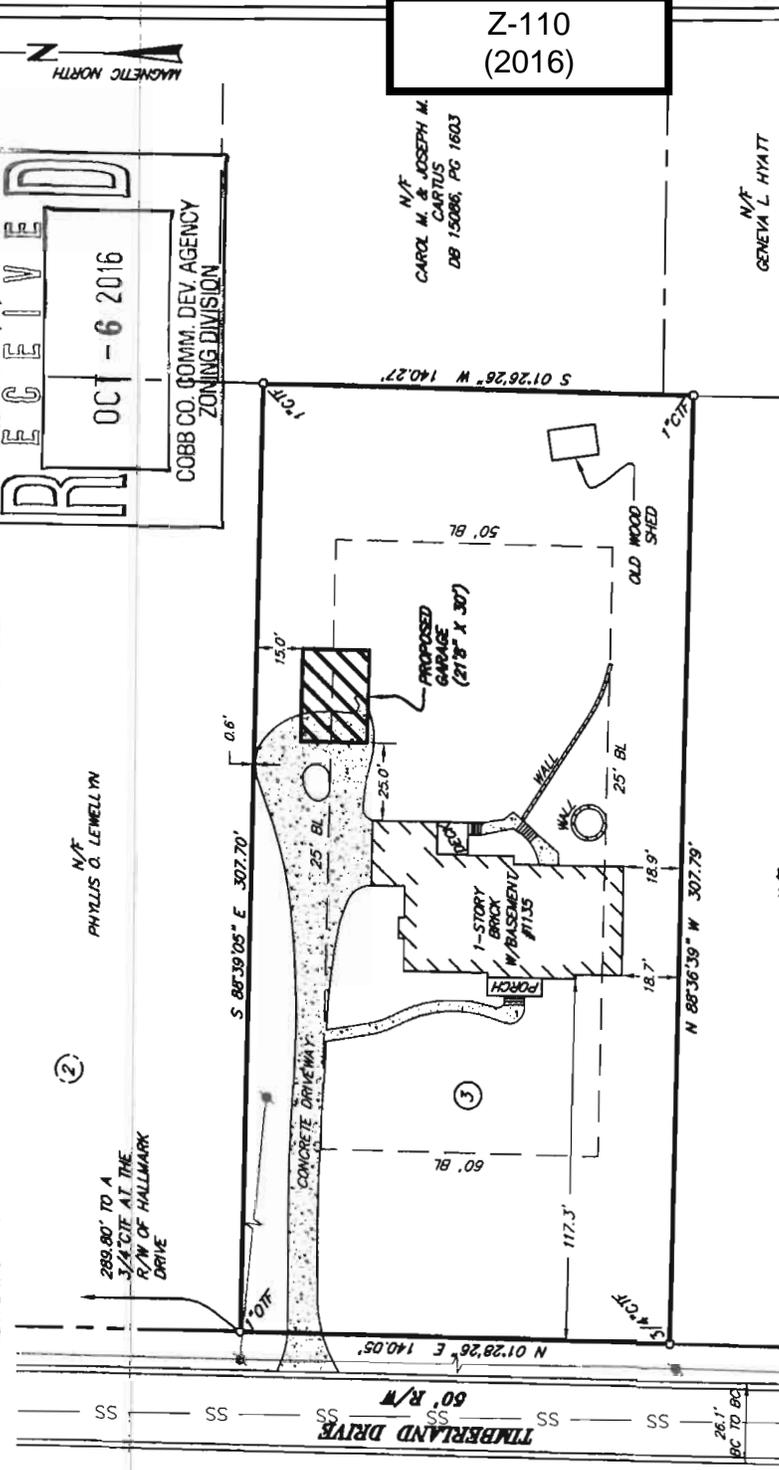
IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE SURFACE AS PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PRACTICE ACT O.C.G.A. 13-6-67.

CLOSURE NOTE

THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS GATHERED USING AN OPEN TRAVERSE. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 50,000 FEET. A TRIMBLE TOTAL STATION AND SECOND DATA COLLECTOR WERE USED TO GATHER THE INFORMATION USED TO PREPARE THIS PLAN.

FLOOD NOTE

I HAVE EXAMINED THE TRIM OPTICAL FLOOD HAZARD MAP AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD ZONING. HOWEVER, I AM NOT A LICENSED CERTIFICATE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE PARCEL DUE TO FLOODING. MAP NUMBER: 1306702072777



CURRENT ZONING

R-30 (PER COBB COUNTY GIS)

- FRONT SETBACK - 60 FEET
- REAR SETBACK - 50 FEET
- SIDE SETBACK - 25 FEET

PROPOSED ZONING

- R-40
- FRONT SETBACK - 45 FEET
- REAR SETBACK - 40 FEET
- SIDE SETBACK - 15 FEET



SITE PLAN FOR:
TIMOTHY GRUBAUGH
LOT 3, BLOCK E, TERRELL MILL ESTATES, UNIT 3
PB 37, PG 33

1513 OMBENBY DRIVE
MARIETTA GA 30066
770-402-7926
WWW.WIDOPENLANDSURVEYING.COM
JOB #1155TIMBERLAND



DATE	REVISION
10/4/16	ADDED PROPOSED GARAGE

FIELD DATE:	8/19/15
PLAT DATE:	8/20/15
SCALE:	1"=40'
COUNTY:	COBB
DISTRICT:	17th
LAND LOT:	1001
SECTION:	2nd

Z-110
(2016)



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ZONING DIVISION

N/E
CAROL M. & JOSEPH M.
CARLUS
DB 15086, PG 1603

N/E
GENEVA L. HYATT

N/E
ROBERT C. & MARGARET
M. HAGG
DB 15241, PG 3916

N/E
PHYLLIS O. LEWELLYN

APPLICANT: Timothy W. Grubaugh

PHONE#: 770-490-2653 **EMAIL:** ffgrubaugh@yahoo.com

REPRESENTATIVE: Timothy W. Grubaugh

PHONE#: 770-490-2653 **EMAIL:** ffgrubaugh@yahoo.com

TITLEHOLDER: Timothy W. and Carolyn L. Grubaugh

PETITION NO: Z-110

HEARING DATE (PC): 12-06-16

HEARING DATE (BOC): 12-20-16

PRESENT ZONING: R-80

PROPOSED ZONING: R-40

PROPERTY LOCATION: Located on the east side of Timberland Drive, south of Hallmark Drive

PROPOSED USE: Single family residential

ACCESS TO PROPERTY: Timberland Drive

SIZE OF TRACT: 0.99 acres

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 1002

PARCEL(S): 13

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT



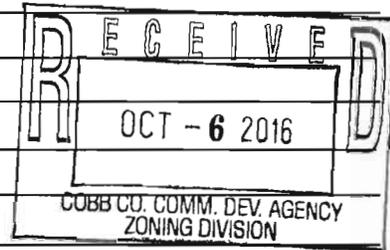
Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 650 sq. ft.
 - b) Proposed building architecture: Brick, the same as existing house.
 - c) Proposed selling prices(s): NIA
 - d) List all requested variances: NIA
- _____

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

- a) Proposed use(s): NIA
 - b) Proposed building architecture: NIA
 - c) Proposed hours/days of operation: NIA
 - 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).

NO

APPLICANT: RSDC1, LLC

PHONE#: 770-573-4801 EMAIL: rsdcprop@gmail.com

REPRESENTATIVE: Ralph Davia

PHONE#: 770-355-8070 EMAIL: rdavia@greydenllc.com

TITLEHOLDER: Brian Carter, Mildred Lampley, Mary L. Rolader,
William Rolader

PROPERTY LOCATION: Located on the north side of Shallowford
Road, east of Lassiter Road

ACCESS TO PROPERTY: Shallowford Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-111

HEARING DATE (PC): 12-06-16

HEARING DATE (BOC): 12-20-16

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Residential subdivision

SIZE OF TRACT: 2.48 acres

DISTRICT: 16

LAND LOT(S): 400

PARCEL(S): 2, 6, 10, 44

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



Dec. 2016

Summary of Intent for Rezoning

.....

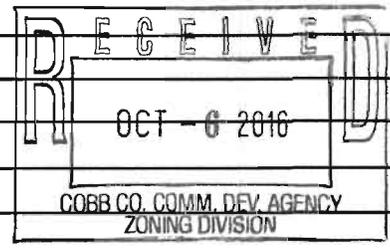
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): MIN. 2500SF
 - b) Proposed building architecture: BRICK, STONE, STACKED STONE, CEDAR SHAKE, BOARD AND BATTEN
 - c) Proposed selling prices(s): STARTING IN THE HIGH \$500,000's
 - d) List all requested variances: N/A
-
-
-

.....

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)

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).

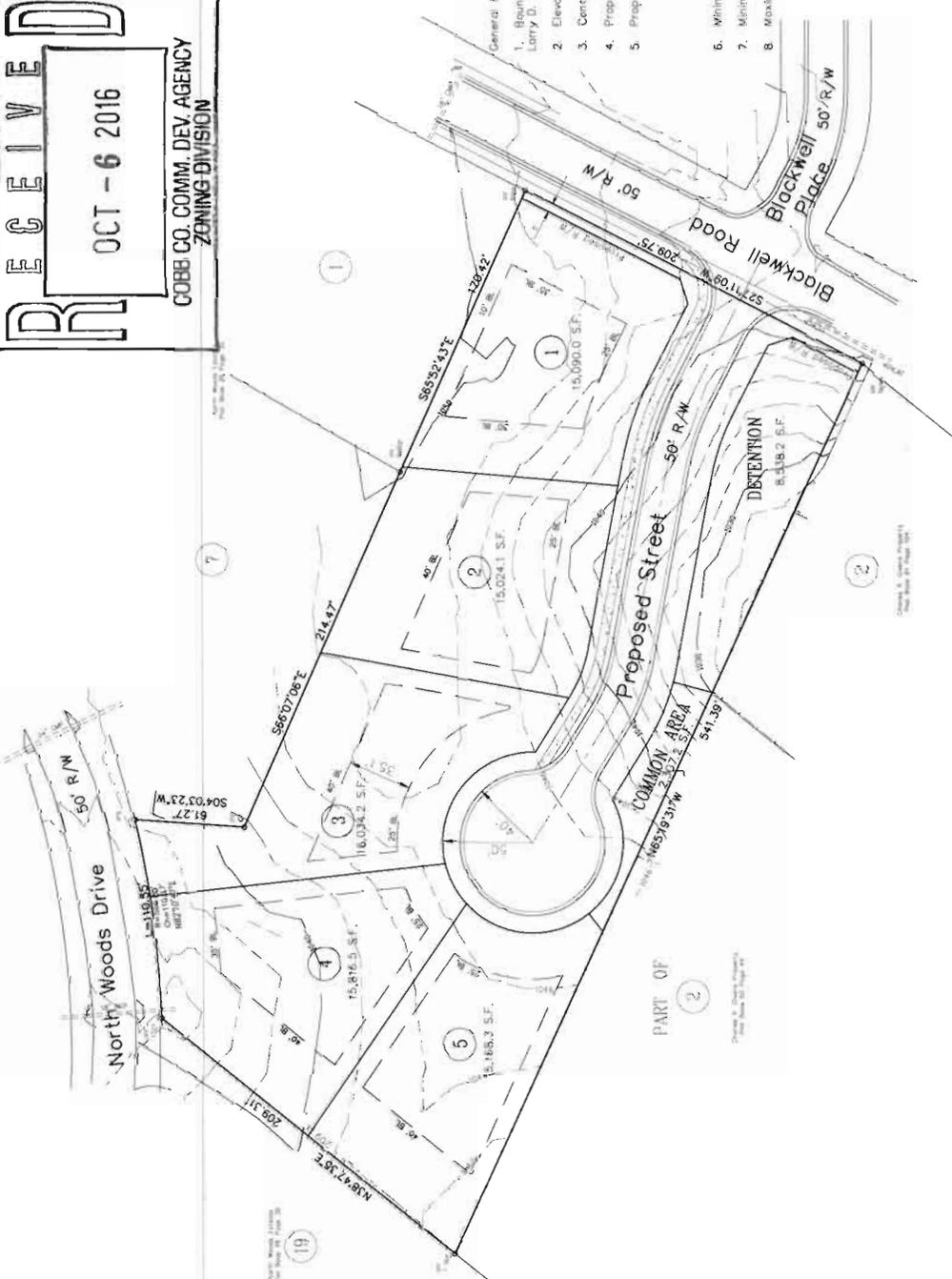
N/A

Z-112
(2016)



Location Map
Scale: 1"=200'

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



General Notes:

1. Boundary and Topographic Information prepared by Larry D. Neese, dated May 27, 2015.
2. Elevations are based on Mean Sea Level Datum.
3. Contour Interval is Two Feet.
4. Property Zoned R-20 (Adopted December 26, 2011).
5. Proposed Zoning R-15
Setbacks: Front: 25'
Side: 10'
Rear: 40'
Density: 1.97 Units/Acre
6. Minimum Road Frontage 75' (50' Cal-de-Soc)
7. Minimum Floor Area = 2,000 Sq. Ft.
8. Maximum Lot Coverage 25%

PROJECT
3

Proprietary Layout
Blackwell Estates
Land Lot 308
16th District 2nd Section
Cobb County Georgia
Scale: 1"=50'
Plan Date: 8-24-15 Plan Date: 07-07-16

Larry D. Neese, PLS
ENGINEER PLANNING SURVEYING
194 Coakley Trail
Cartersville, Georgia 30135
1770-458-2122
E-Mail: lneese@cs3@aol.com



24 HR. EMERGENCY CONTACT: Richard Duncon 678-591-7624

REVISIONS

Area
172,476.4 Sq. Ft.
2.536 Acres



**NO STREET PARKING HAS
BEEN APPROVED FOR THIS
DEVELOPMENT**

APPLICANT: Duncan Land Investments, LLC

PHONE#: 678-591-7624 **EMAIL:** duncanlandinvest@yahoo.com

REPRESENTATIVE: Cynthia Duncan

PHONE#: 770-480-8110 **EMAIL:** duncanlandinvest@yahoo.com

TITLEHOLDER: Duncan Land Investments, LLC

PETITION NO: Z-112

HEARING DATE (PC): 12-06-16

HEARING DATE (BOC): 12-20-16

PRESENT ZONING: R-20

PROPOSED ZONING: R-15

PROPERTY LOCATION: Located on the western side of Blackwell Road at Blackwell Place, and on the southern side of North Woods Drive

PROPOSED USE: Residential Subdivision

ACCESS TO PROPERTY: Blackwell Road

SIZE OF TRACT: 2.536 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

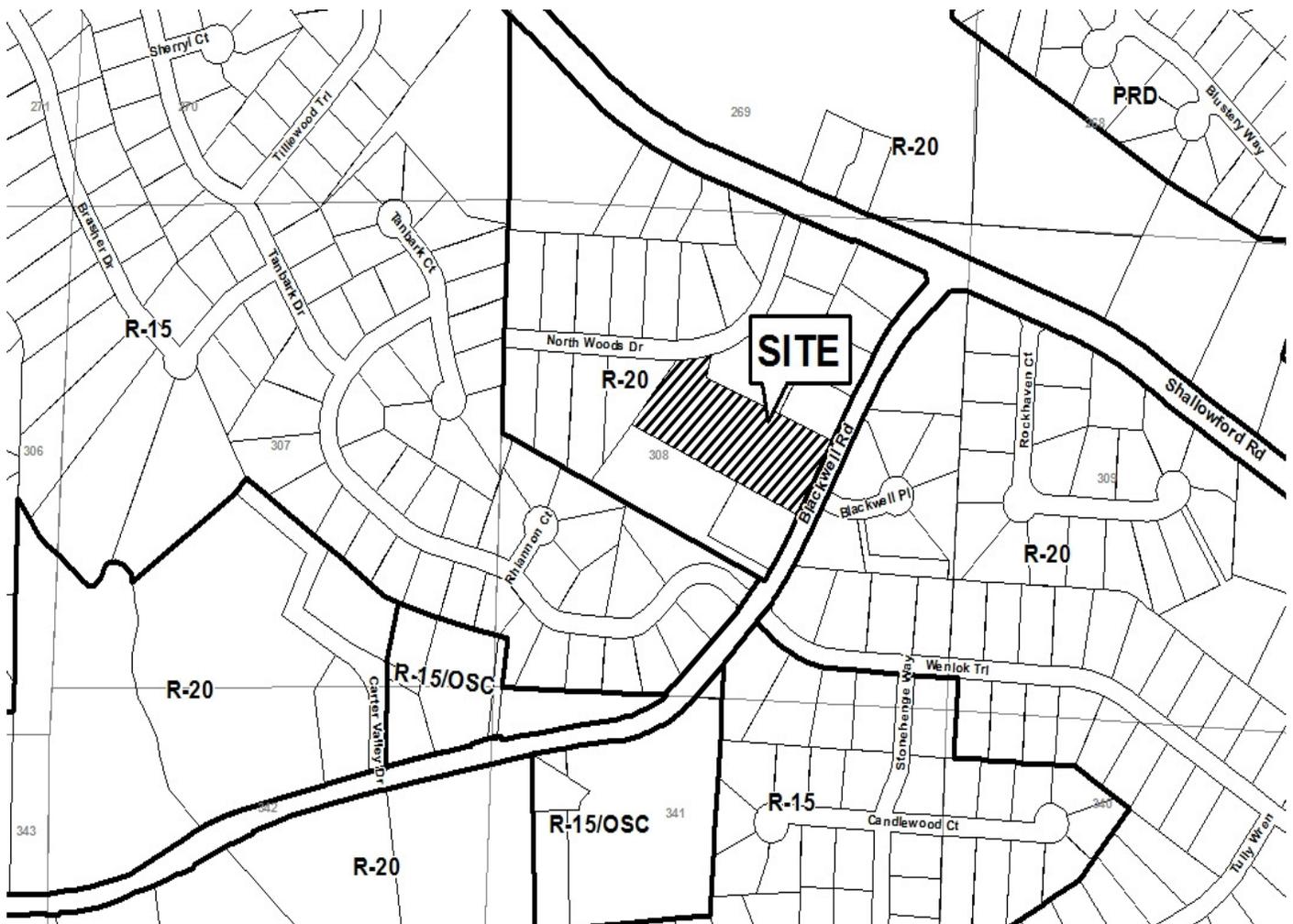
LAND LOT(S): 308

PARCEL(S): 21

TAXES: PAID X **DUE** _____

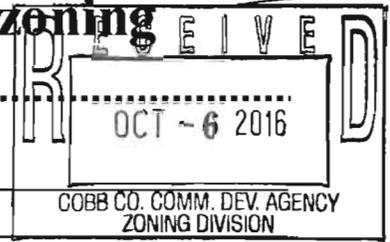
COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



Dec. 2016

Summary of Intent for Rezoning



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

- a) Proposed unit square-footage(s): Min 2800
- b) Proposed building architecture: craftman
- c) Proposed selling prices(s): 500 - 600
- d) List all requested variances: _____

front setbacks 25 ft instead of 35, with 40 in rear instead of 30

.....
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).

NO

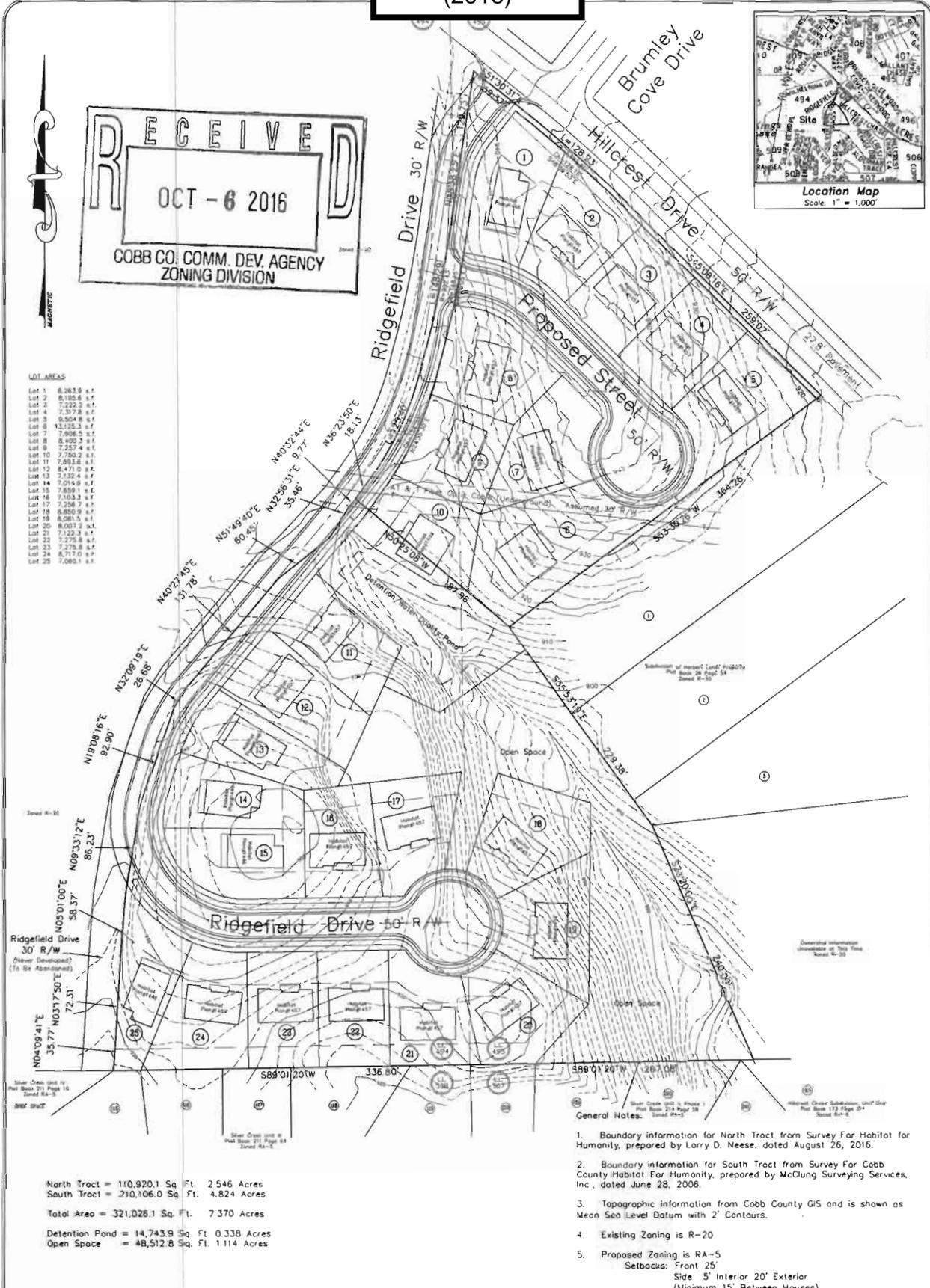
Z-113
(2016)

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ZONING DIVISION



LOT AREAS

- Lot 1 8,263.9 s.f.
- Lot 2 8,182.6 s.f.
- Lot 3 7,222.3 s.f.
- Lot 4 7,372.8 s.f.
- Lot 5 9,504.8 s.f.
- Lot 6 13,155.3 s.f.
- Lot 7 7,008.5 s.f.
- Lot 8 8,400.3 s.f.
- Lot 9 7,257.4 s.f.
- Lot 10 7,750.2 s.f.
- Lot 11 7,892.8 s.f.
- Lot 12 8,471.0 s.f.
- Lot 13 7,139.4 s.f.
- Lot 14 7,014.6 s.f.
- Lot 15 7,859.1 s.f.
- Lot 16 7,103.3 s.f.
- Lot 17 7,294.7 s.f.
- Lot 18 8,850.9 s.f.
- Lot 19 8,081.5 s.f.
- Lot 20 8,007.2 s.f.
- Lot 21 7,123.3 s.f.
- Lot 22 7,275.8 s.f.
- Lot 23 7,278.8 s.f.
- Lot 24 8,717.0 s.f.
- Lot 25 7,080.1 s.f.



North Tract = 110,920.1 Sq. Ft. 2.546 Acres
 South Tract = 210,106.0 Sq. Ft. 4.824 Acres
 Total Area = 321,026.1 Sq. Ft. 7.370 Acres
 Detention Pond = 14,743.9 Sq. Ft. 0.338 Acres
 Open Space = 48,512.8 Sq. Ft. 1.114 Acres

THIS PROPERTY (OR PART) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS...
 THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,700 FEET...
 THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE (1) FOOT IN 85,200 FEET...
 EQUIPMENT UTILIZED: ANGLAR...
 LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR, No. 2007



- General Notes:**
- Boundary information for North Tract from Survey For Habitat for Humanity, prepared by Larry D. Neese, dated August 26, 2016.
 - Boundary information for South Tract from Survey For Cobb County Habitat For Humanity, prepared by McClung Surveying Services, Inc., dated June 28, 2006.
 - Topographic information from Cobb County GIS and is shown as Mean Sea Level Datum with 2' Contours.
 - Existing Zoning is R-20
 - Proposed Zoning is RA-5
 Setbacks: Front 25'
 Side 5' Interior 20' Exterior
 (Minimum 15' Between Houses)
 Rear 20'
 Rear Along Hillcrest Drive 40'
 - Minimum Lot Size: 7,000.0 Sq. Ft.
 - Density: 3.39 Units/Acre

Larry D. Neese, PLS
 194 Cadence Trail
 Canton, Georgia 30115
 (770) 428-2122
 E-Mail: Lneese@2235@aol.com

PROPOSED SUBDIVISION FOR:
**Habitat for Humanity
 NW Metro Atlanta**

AMOUNT	194 & 215	SECTION	2nd	CC	LT
DATE	8-26-16	SCALE	1"=40'	DATE	10-04-16
STATE	Georgia	SCALE	1"=40'	DATE	10-04-16
FIELD DATE	8-26-16	PLA DATE	10-04-16	JOB	150065

SHEET

CORRECTED BY ME WHO MEANS HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, AMEN! 27:17

APPLICANT: Habitat for Humanity of Northwest Metro Atlanta, Inc.
PHONE#: 770-432-7954 **EMAIL:** dmcginnis@nwmetroatlantahabitat.org
REPRESENTATIVE: David McGinnis
PHONE#: 770-436-2701 **EMAIL:** dhm3245@yahoo.com
TITLEHOLDER: Habitat for Humanity of Northwest Metro Atlanta, Inc.

PETITION NO: Z-113
HEARING DATE (PC): 12-06-16
HEARING DATE (BOC): 12-20-16
PRESENT ZONING: R-20
PROPOSED ZONING: RA-5

PROPERTY LOCATION: Located on the southwest side of Hillcrest Drive at Brumley Cove Drive, and on the east and south sides of Ridgefield Drive

PROPOSED USE: Residential subdivision

ACCESS TO PROPERTY: Ridgefield Drive

SIZE OF TRACT: 7.370 acres

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 18

LAND LOT(S): 494, 495

PARCEL(S): 2, 12, 14, 16, 25

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application No. 002-113
Dec. 2016

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): Minimum 7,000 square foot lots
- b) Proposed building architecture: One story traditional homes
- c) Proposed selling prices(s): _____
- d) List all requested variances: Rear building line - south side - 20 feet

.....
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).

N/A

APPLICANT: Capkey Real Estate Advisors

PHONE#: 404-220-7608 **EMAIL:** Loren.wimptheimer@capkeyrealestate.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: See file for list of titleholders

PETITION NO: Z-114

HEARING DATE (PC): 12-06-16

HEARING DATE (BOC): 12-20-16

PRESENT ZONING: R-30

PROPOSED ZONING: R-20 OSC

PROPERTY LOCATION: Located on the north side of Dallas Highway, on the east side of County Road, and on the west side of Bob Fleming Road

PROPOSED USE: Residential subdivision

ACCESS TO PROPERTY: Dallas Highway and County Road

SIZE OF TRACT: 68.87 acres

DISTRICT: 20

PHYSICAL CHARACTERISTICS TO SITE: _____

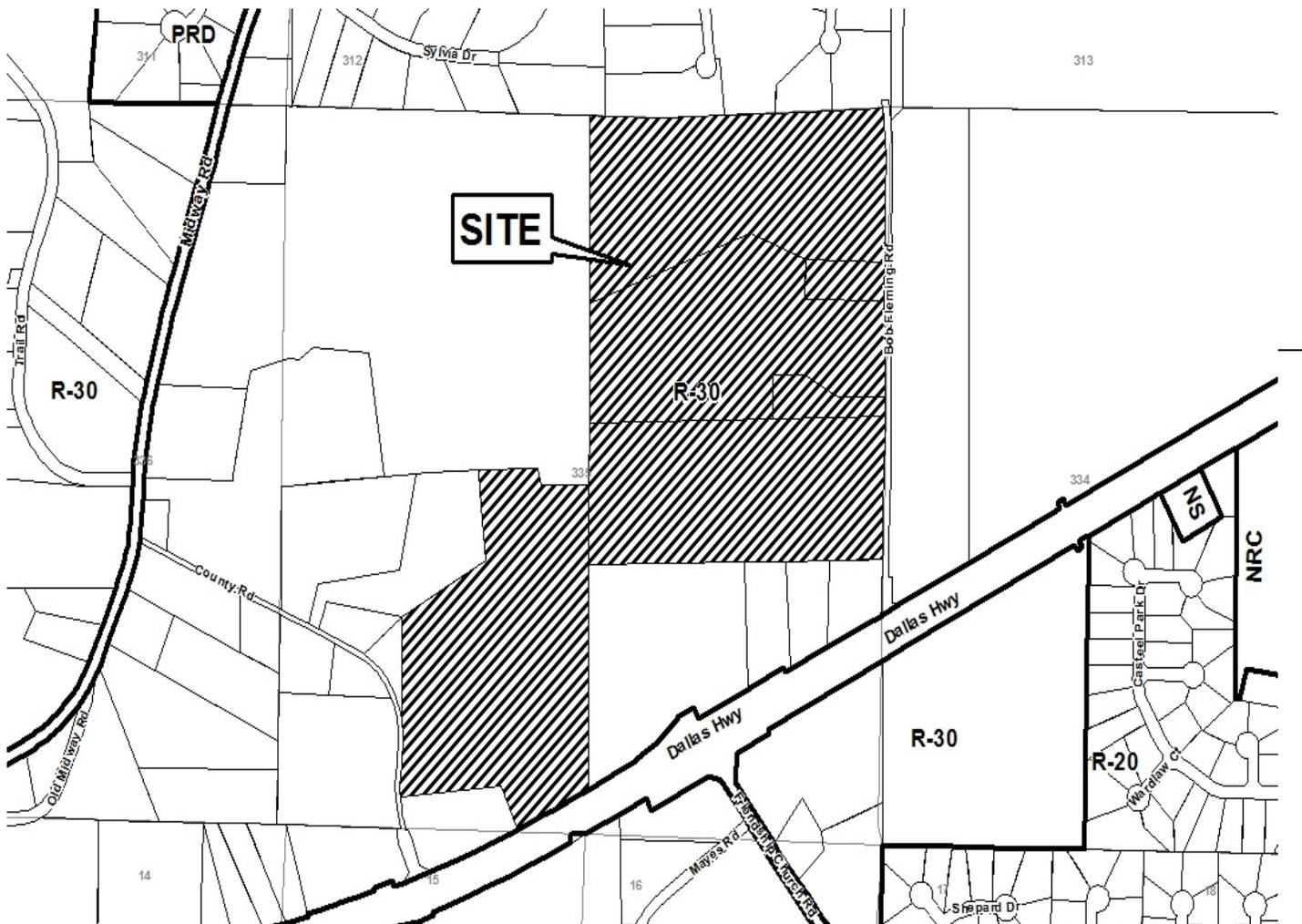
LAND LOT(S): 335

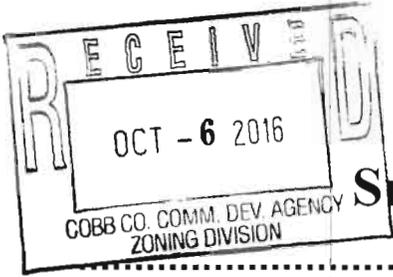
PARCEL(S): 1, 3, 20, 22, 24, 25

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-114

PC Hearing: 12-6-2016
BOC Hearing: 12-20-2016

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 3,000 - 4,500 and greater
 - b) Proposed building architecture: Traditional - Four Sided Architecture
 - c) Proposed selling prices(s): \$350,000 - \$450,000
 - d) List all requested variances: As shown on the site plan.
- _____
- _____
- _____

.....
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)

This tract is situated within a Very Low Density Residential (VLDR) future land use category with an R-30 zoning designation. The development and the site plan, as proposed, meet the technical requirements of the OSC ordinance and the minimum required percentage of Open Space for an R-20 OSC development, and is consistent with the County's Future Land Use Map at a density of 1.92 units per acre.

.....

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: Brooks Chadwick Capital, LLC

PHONE#: (404) 281-4554 **EMAIL:** todd@brooks Chadwick.com

REPRESENTATIVE: John H. Moore

PHONE#: (770) 422-1499 **EMAIL:** jmoore @mij.s.com

TITLEHOLDER: Cooper Lake--Daniel, LLC

PETITION NO: Z-115

HEARING DATE (PC): 12-06-16

HEARING DATE (BOC): 12-20-16

PRESENT ZONING: O&I, R-20

PROPOSED ZONING: RM-8

PROPERTY LOCATION: Northwest side of Cooper Lake Road and the north and east sides of Daniel Street

(2235 Cooper Lake Road and 2001 Daniel Street)

PROPOSED USE: Single-family Townhomes

ACCESS TO PROPERTY: Cooper Lake Road and Daniel Street

SIZE OF TRACT: 4.218 acres

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: _____

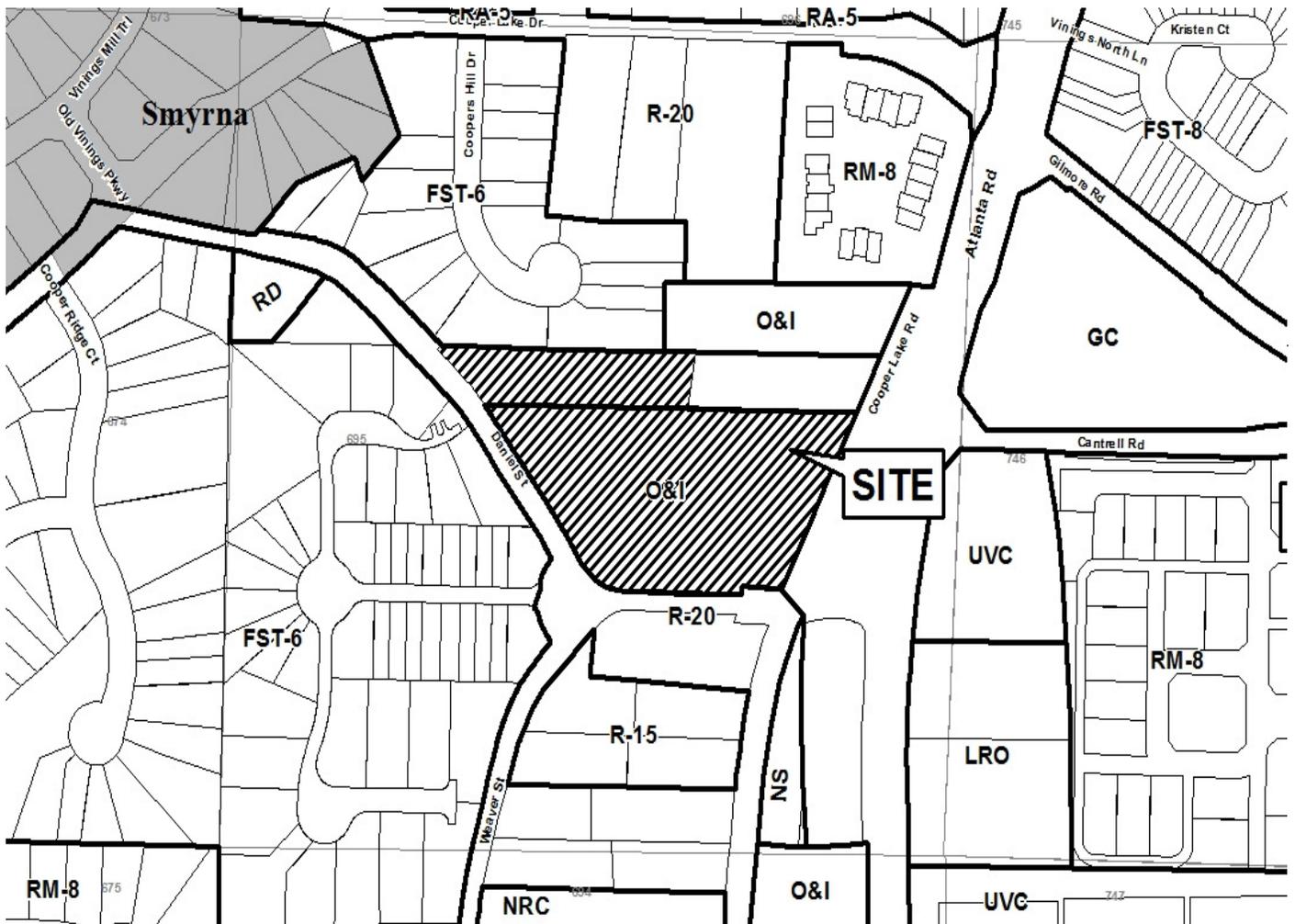
LAND LOT(S): 695

PARCEL(S): 1,12

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT



Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 2,000 - 3,300 square feet, and greater
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): \$500s - \$600s
- 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: Not Applicable
- c) Proposed hours/days of operation: Not Applicable
- d) List all requested variances: Not Applicable

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

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

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

None known at this time.

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

Z-116
(2016)



Reece Hoopes Fincher
2705 Miles Drive
Roswell, Georgia 30076
1-770-584-8113
www.rhf.net



PRELIMINARY SITE PLAN
BISHOP LAKE RD. SITE
Cobb County, Georgia
St. Clair Holdings

Revisions	No.	Date	Revised

Project No. 18-001-2016
Date 10/06/2016
File Name 17-50
Scale 1/8" = 1'-0"
Drawn By JLF
Checked By JLF
Title L-001
This drawing is the property of St. Clair Holdings, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission. It is only to be used for the specific project and site identified herein. Any reuse without the written permission of St. Clair Holdings, Inc. is prohibited.

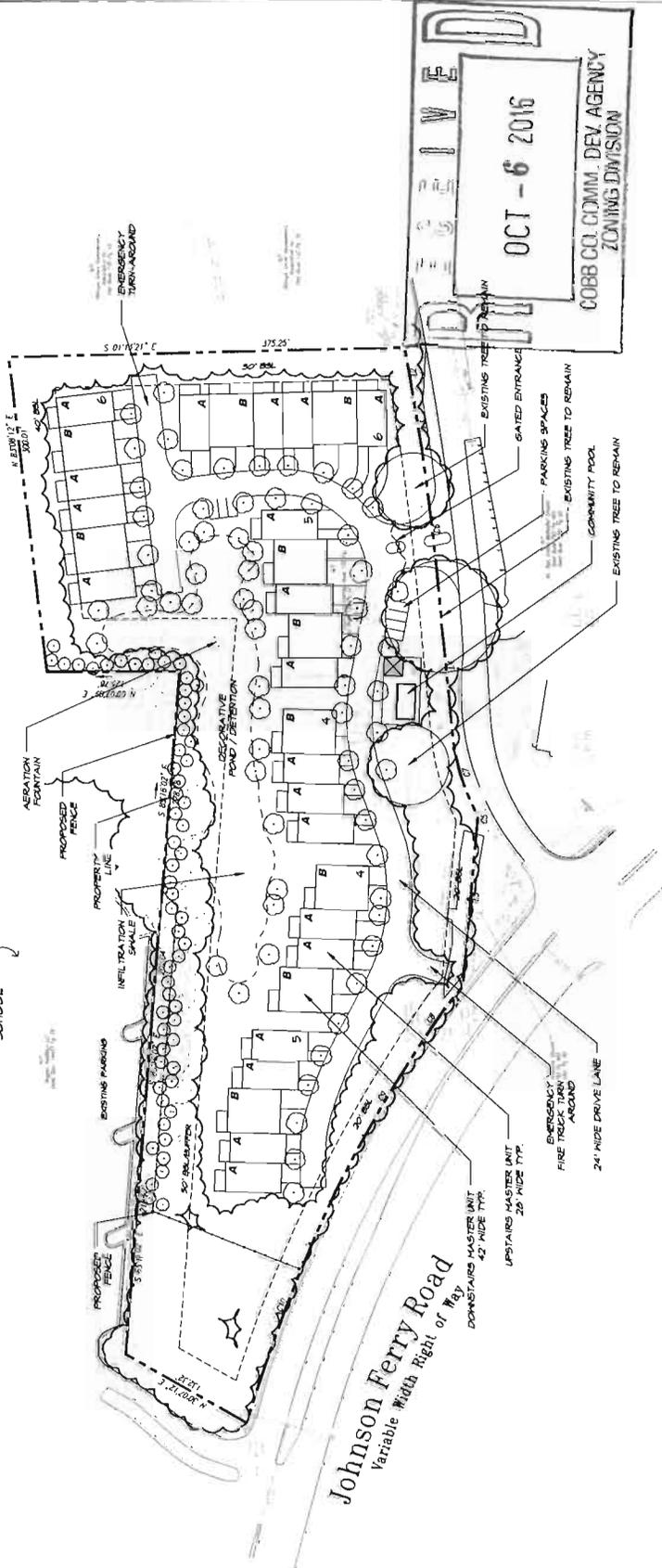
L-001
Sheet Number

- GENERAL NOTES:**
- THE FOLLOWING REQUIREMENTS DO NOT APPLY TO THIS PROJECT:
 - LAND OF THE 100-YEAR FLOOD PLAIN AND
 - CONVERTED FLOOD PLAIN
 - LOT LINES
 - ADJUTANT GENERAL OR AGRICULTURAL LANDS
 - LANDS WITH EXISTING RIGHTS
 - SURVEY WAS PREPARED BY METROM LAND SURVEYING CO.
 - CONTRACT NUMBER: 664236-0071

SITE DATA

NEW SITE AREA (NET LAND SWAP)	~ 6.2719 AC.
TOTAL UNITS	30
MASTER UNITS	20 (20' x 88')
MASTER EXPANSIONS	10 (42' x 302')

WOOD ACRES COUNTRY DAY SCHOOL



OCT - 6 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



SCH
S. CLAIR HOLDINGS

APPLICANT: St. Clair Holdings, LLC

PHONE#: (404) 407-5161 **EMAIL:** pelark@stclairholdings.com

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER: Multiple titleholders indicated on Rezoning

Application

PROPERTY LOCATION: Northern intersection of Johnson Ferry

Road and Bishop Lake Road

ACCESS TO PROPERTY: Bishop Lake Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-116

HEARING DATE (PC): 12-06-16

HEARING DATE (BOC): 12-20-16

PRESENT ZONING: R-30

PROPOSED ZONING: RSL

PROPOSED USE: Non-supportive Senior

Living

SIZE OF TRACT: 6.278 acres

DISTRICT: 16

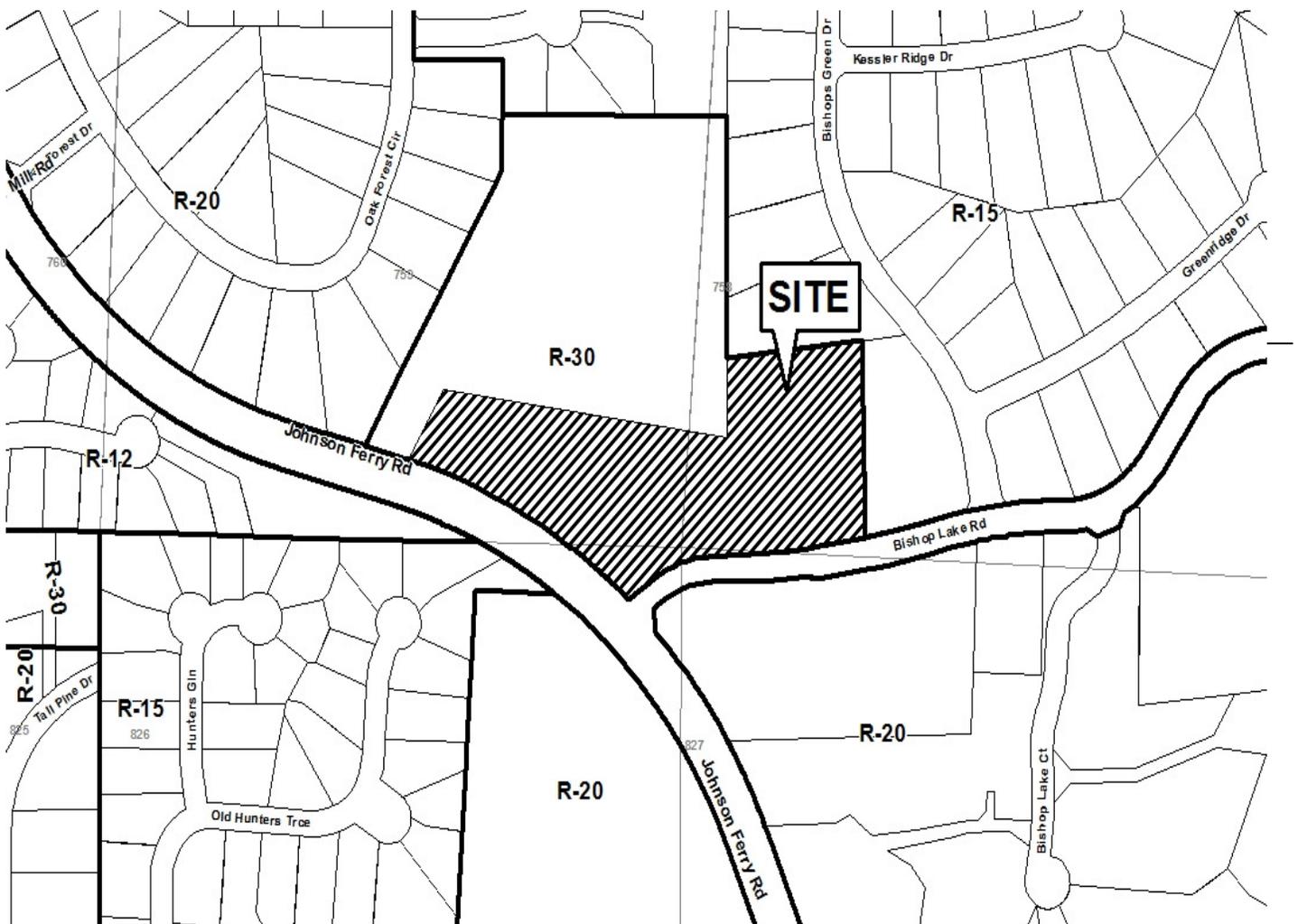
LAND LOT(S): 758,759,826,827

PARCEL(S): 4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application No. z- 118
Dec. (2016)

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Minimum 2,500 sf; ranging upwards to 3,500 sf, and
 - b) Proposed building architecture: Traditional (with brick, stone, cedar shake, greater board and batten exteriors)
 - c) Proposed selling prices(s): \$600s - \$700s
 - d) List all requested variances: None known at this time
- _____

.....
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)

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

APPLICANT: Hicks Business Enterprises, LLC

PHONE#: (678) 462-4021 **EMAIL:** bhicks@bhdeng.com

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER: The Estate of Freeman Alexander Moon

PETITION NO: Z-117

HEARING DATE (PC): 12-06-16

HEARING DATE (BOC): 12-20-16

PRESENT ZONING: R-20

PROPOSED ZONING: RM-8

PROPOSED USE: Single-family Residential

PROPERTY LOCATION: South side of Hurt Road, east of

Tramore Park

(1855 Hurt Road)

ACCESS TO PROPERTY: Hurt Road

SIZE OF TRACT: 41.21 acres

DISTRICT: 19

PHYSICAL CHARACTERISTICS TO SITE: _____

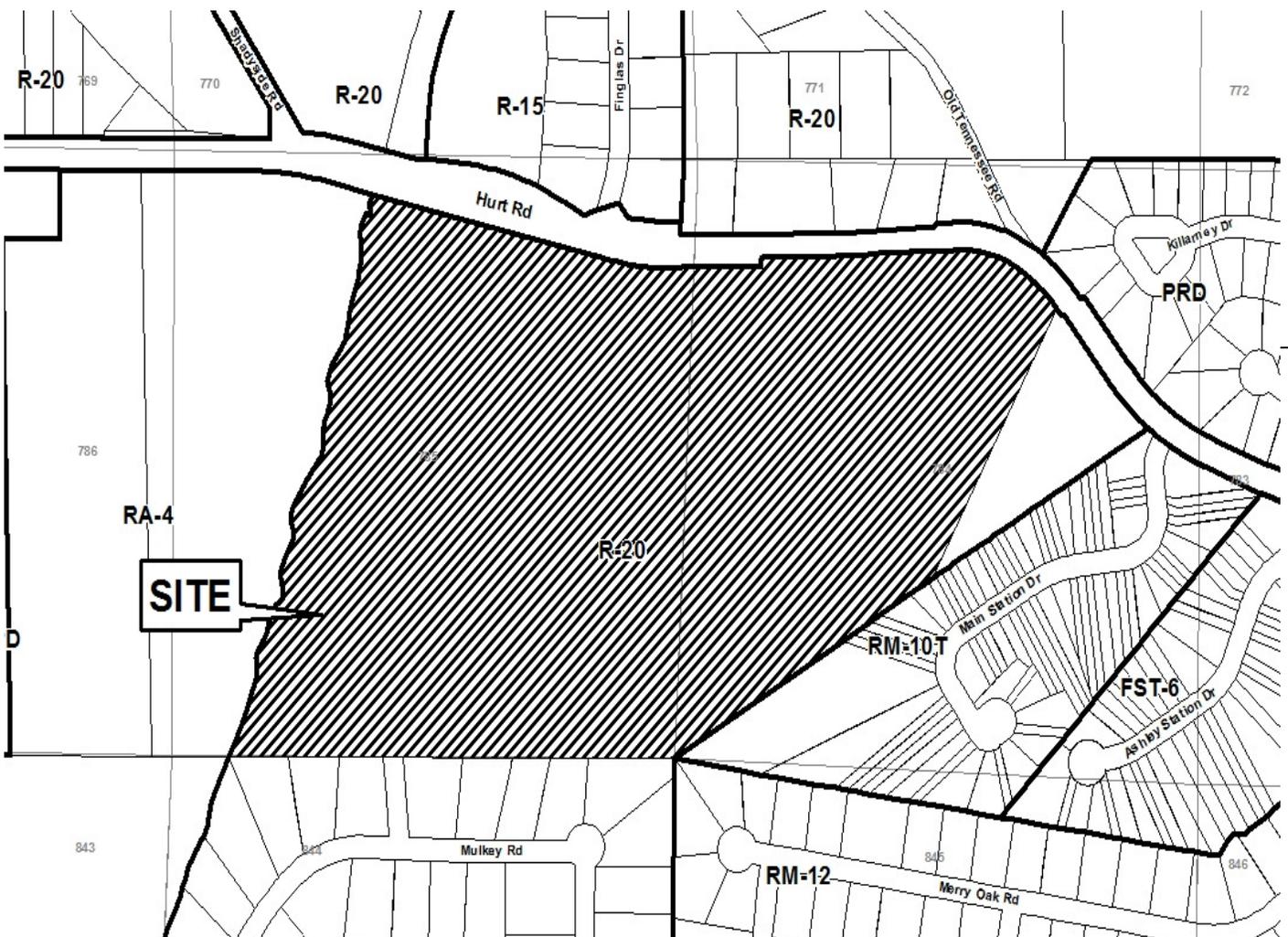
LAND LOT(S): 784,785

PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

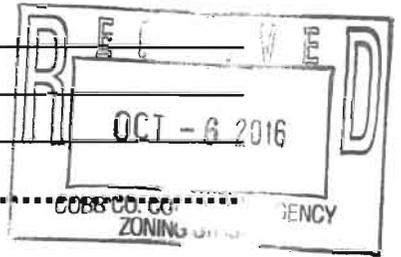
CONTIGUOUS ZONING/DEVELOPMENT



Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 1,800 - 2,800 square feet, and greater
b) Proposed building architecture: Samples to be provided
c) Proposed selling prices(s): Beginning low \$200s
d) List all requested variances: None known at this time



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

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

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

.....

-
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

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

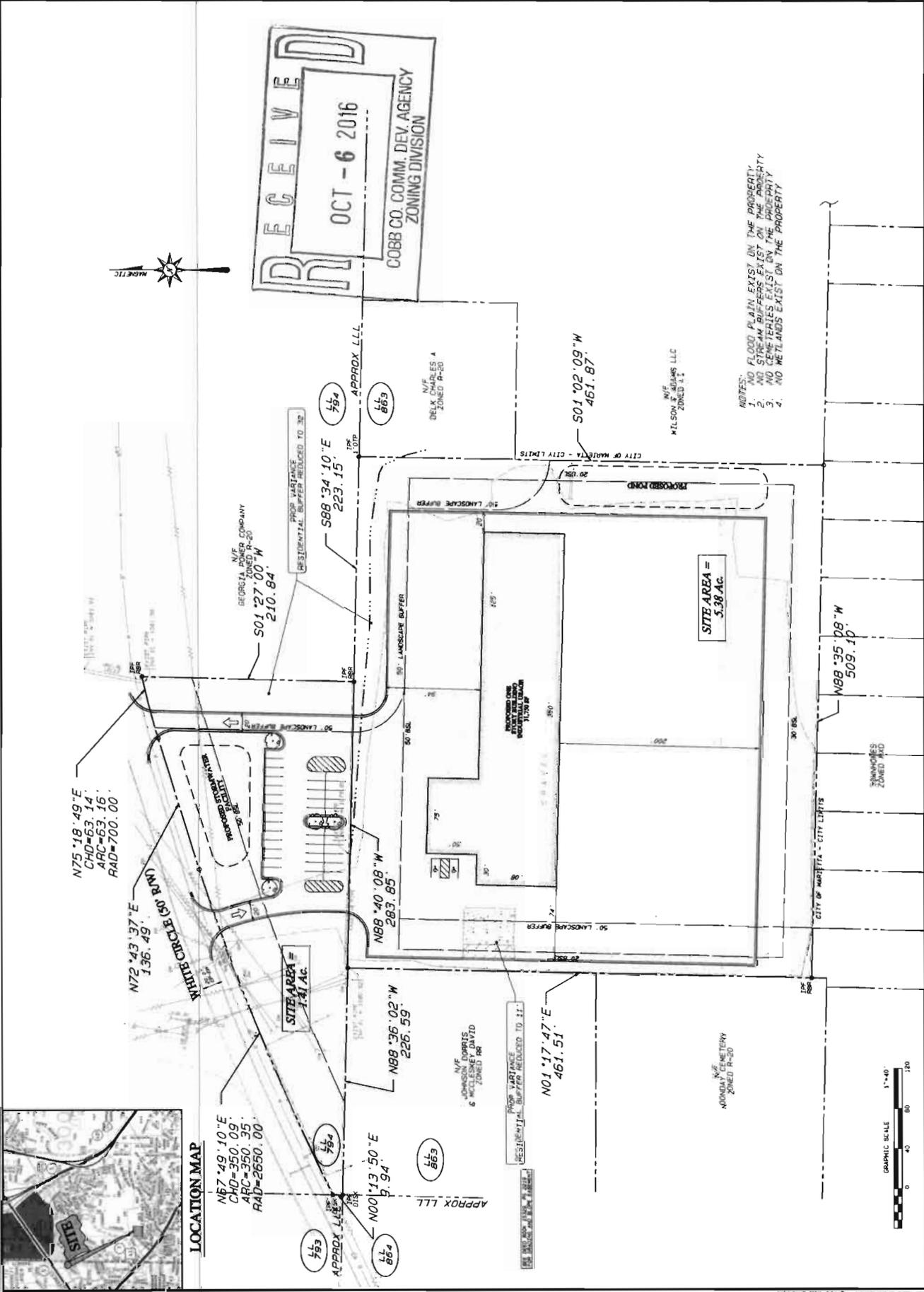
PROJECT NO.	21802-1
DRAWING NO.	
DATE	08-22-16
SCALE	1"=50'
COUNTY	COBB
DISTRICT	165N
LAND LOT (S)	794 & 843

COBB INDUSTRIAL, INC.
ZONING SITE PLAN

(9102)
Z-118



Urban Engineers, Inc.
1904 MONROE DRIVE, N.E., SUITE 100
ATLANTA, GEORGIA 30324
PHONE(404) 873-8274 / FAX(404) 873-8477



LOCATION MAP

APPLICANT: CII Holdings, LLC

PHONE#: (678) 581-2622 EMAIL: ghrib@cobbindustrialinc.com

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER: CII Holdings, LLC

PROPERTY LOCATION: Southeast side of White Circle, east of Cobb Parkway

ACCESS TO PROPERTY: White Circle

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-118

HEARING DATE (PC): 12-06-16

HEARING DATE (BOC): 12-20-16

PRESENT ZONING: LI, R-20

PROPOSED ZONING: HI

PROPOSED USE: Industrial Steel Fabrication and Offices

SIZE OF TRACT: 6.79 acres

DISTRICT: 16

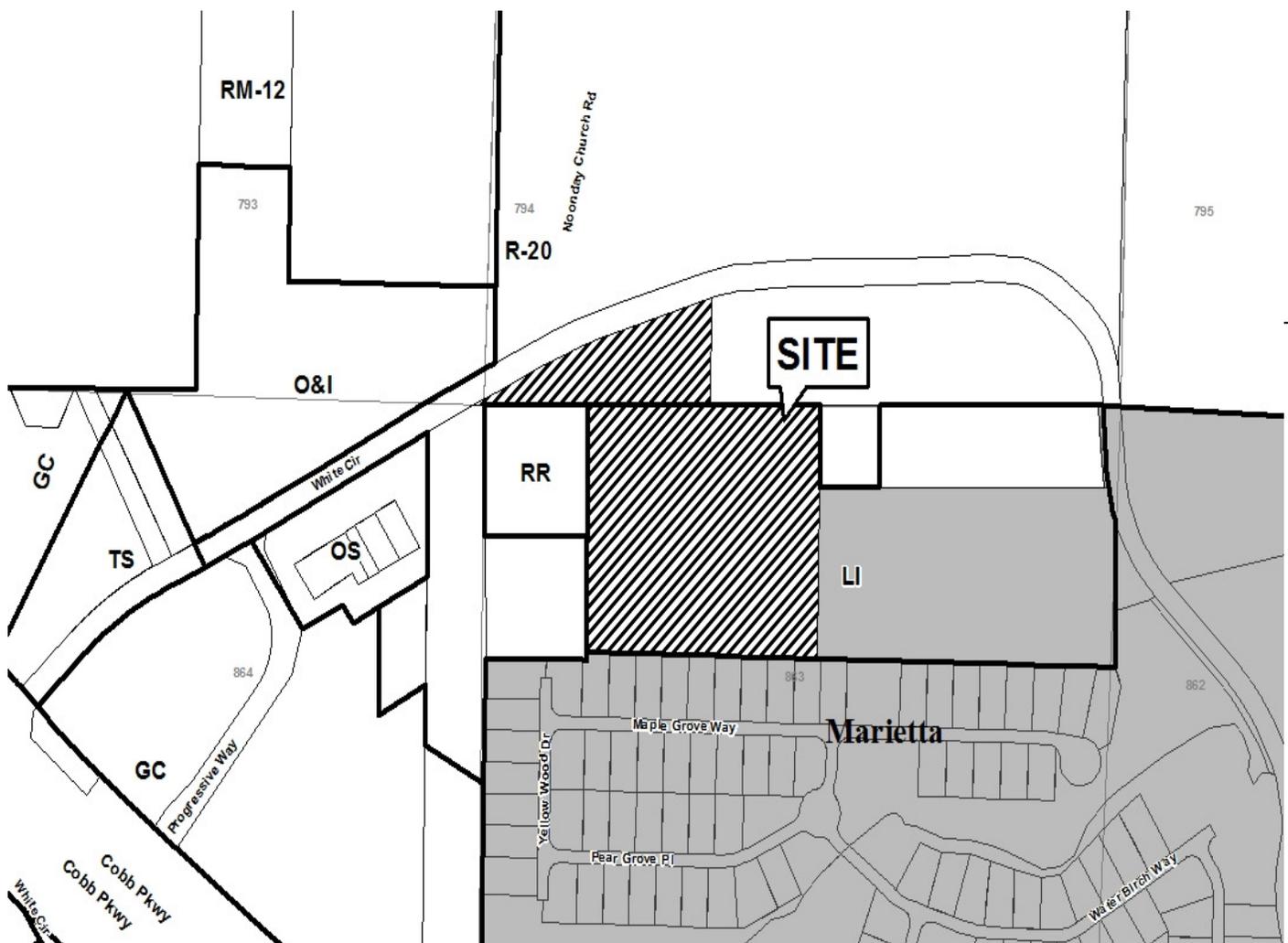
LAND LOT(S): 794,863

PARCEL(S): 1,2,2

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

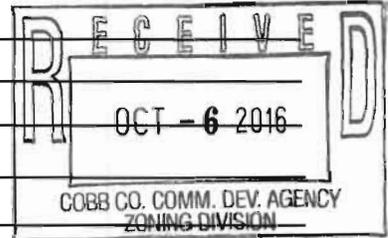
CONTIGUOUS ZONING/DEVELOPMENT



Summary of Intent for Rezoning*

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

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



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

- a) Proposed use(s): Miscellaneous Steel and Metal Fabrication
b) Proposed building architecture: Office exterior - brick and/or stone;
metal building for remainder
c) Proposed hours/days of operation: Monday - Saturday; 7:00 a.m. - 6:00 p.m.
d) List all requested variances: Variance to reduce buffer as more
particularly set forth on Site Plan

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

-
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

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

APPLICANT: Mayweather Enterprise

PETITION NO: Z-119

PHONE#: (404) 753-9222 EMAIL: mayweatherenterp@bellsouth.net

HEARING DATE (PC): 12-06-16

REPRESENTATIVE: Samuel Battle

HEARING DATE (BOC): 12-20-16

PHONE#: (404) 246-1972 EMAIL: sbattle@live.com

PRESENT ZONING: GC, R-20

TITLEHOLDER: Winston Property Ventures, LLC

PROPOSED ZONING: NRC

PROPERTY LOCATION: Southwest intersection of Pat Mell Road and Lorene Drive (455 Pat Mell Road)

PROPOSED USE: Convenience Store with Fuel Station

ACCESS TO PROPERTY: Pat Mell Road

SIZE OF TRACT: 1.176 acres

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 17

LAND LOT(S): 85

PARCEL(S): 12

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

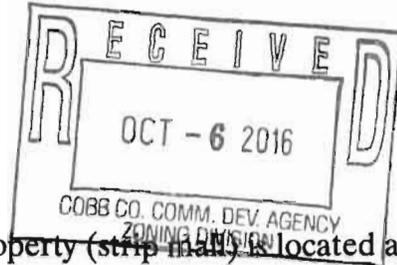
CONTIGUOUS ZONING/DEVELOPMENT



**Winston Property Ventures
455 Pat Mell Road
Marietta Georgia 30060
Parcel ID: 17008500120
Land Lot; 85 17th District
Cobb county, Georgia**

Dated: October 6, 2016

Letter of Intent:

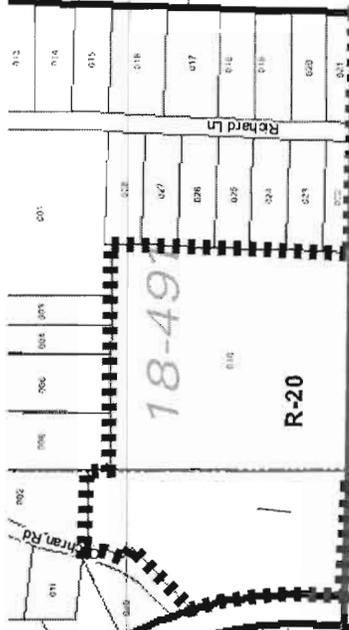
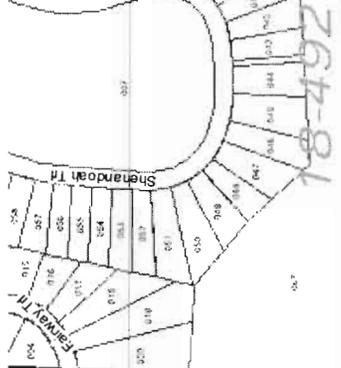


The existing commercial property (strip mall) is located at 455 Pat Mell Road, Marietta Georgia 30060. The existing property is currently leased to a variety of tenants currently providing goods and services to the general public within the surrounding area.

The intent of rezoning application of this property is to provide gasoline services to the general public to the convenience store tenant space. The gasoline facility shall provide 2 (two) gasoline pumping stations underneath a lighted overhead Canopy Structure for protection from increment weather conditions.

FOR: 455 Pat Mell Road, Marietta Georgia 30060

Z-120
(2016)



APPLICANT: South Cobb Redevelopment Authority; Stephen Yancey; Phillip Yancey

PHONE#: (770) 528-1009 **EMAIL:** sabrina.young@cobbcounty.org

REPRESENTATIVE: Doug Stoner

PHONE#: (678) 283-4201 **EMAIL:** doug.stoner@gmail.com

TITLEHOLDER: South Cobb Redevelopment Authority;
Stephen Charles Yancey

PROPERTY LOCATION: East side of Factory Shoals Road, the north
side of Six Flags Drive, the southeastern side of Cochran Road, and the
south end of Richard Lane (490 Six Flags Drive and 7001 Factory Shoals Road)

ACCESS TO PROPERTY: Six Flags Drive, Factory Shoals Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-120

HEARING DATE (PC): 12-06-16

HEARING DATE (BOC): 12-20-16

PRESENT ZONING: RM-12, R-20

PROPOSED ZONING: PVC

PROPOSED USE: Mixed-Use Development

SIZE OF TRACT: 51.42 acres

DISTRICT: 18

LAND LOT(S): 511,512,490,590

PARCEL(S): 4,2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

BOARD OF COMMISSIONERS DECISION

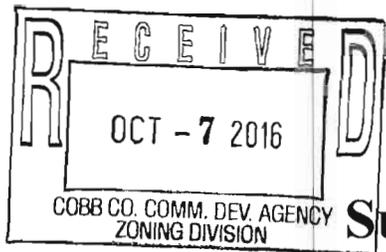
APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

STIPULATIONS:





Application No. Z-120
Dec. 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: N/A
 - c) Proposed selling prices(s): N/A
 - d) List all requested variances: N/A
- _____
- _____
- _____

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

- a) Proposed use(s): Mixed-Use (specifics TBD)
 - b) Proposed building architecture: TBD
 - c) Proposed hours/days of operation: TBD
 - d) List all requested variances: None
- _____
- _____
- _____

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

Letter of Intent

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

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). No

RIGHT OF WAY		
Id	Radius	Chord
C1	6886.30'	58.68'
		S. 28° 54' 13" W

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,724 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS NOT ADJUSTED.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 165,202 FEET. THE TYPE OF EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF SAID MAP OR PLAT IS AN ELECTRONIC TOTAL STATION.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATIONS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- IRON PIN FOUND
- IRON PIN SET
- UTILITY POLE
- OVERHEAD POWER LINE

BEARINGS ARE BASED ON PLAT BOOK 193 PAGE 51

VICTORIA GROVE PLAT BOOK 180 PAGE 16

25' STATE STREAM BUFFER FROM TOP OF BANK
50' COUNTY STREAM BUFFER FROM TOP OF BANK
25' IMPERVIOUS SETBACK FROM COUNTY BUFFER

MH

N 29° 31' 40" E 82.23'

S 66° 11' 12" E 156.76'

BACK OF CURB OF DRIVEWAY ENCR OACHING 1.0'

AREA 0.34 ACRES 14,746 SQ FT

WOODEN DECK

PROPERTY ADDRESS 7002 SHENANDOAH TRAIL

BOUNDARY SURVEY FOR:
JULIA FROST

LOT 51, VICTORIA GROVE SUBDIVISION, UNIT 2, PART LAND LOT 411 OF THE 18TH LAND DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA

HARBUCK LAND SURVEYORS, INC.

LAND SURVEYOR FIRM NO. 959
WILLIAM G. HARBUCK
GEORGIA REGISTERED LAND SURVEYOR NO. 3006
35 MANSOUR CIRCLE
NEWNAN, GA. 30263
TELEPHONE 770-253-5585
HARBUCKLANDSURVEYORS@GMAIL.COM
SCALE 1" = 40'
09.30.2015
FIELD WORK 09.30.2015



FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS FOUND TO BE LOCATED WITHIN FLOOD ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 13067C0212H, WHICH BEARS AN EFFECTIVE DATE OF 03/04/2013. NO SURVEY HAS BEEN PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR AN APPLICATION FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GRAPHIC SCALE IN FEET



SHENANDOAH TRAIL 50' RM

TWO STORY FRAME HOUSE

N 65° 42' 17" W 182.68'

15' DRAINAGE EASEMENT

S 18° 48' 58" E 33.86'

CRIMP TOP PIPE

25.0'

25.0'

E W A Y

20' BL

156.76'

33.86'

S 18° 48' 58" E

CRIMP TOP PIPE

25.0'

25.0'

E W A Y

156.76'

BACK OF CURB OF DRIVEWAY ENCR OACHING 1.0'

20' BL

AREA 0.34 ACRES 14,746 SQ FT

WOODEN DECK

TWO STORY FRAME HOUSE

N 65° 42' 17" W 182.68'

15' DRAINAGE EASEMENT

S 18° 48' 58" E 33.86'

CRIMP TOP PIPE

25.0'

25.0'

E W A Y

156.76'

BACK OF CURB OF DRIVEWAY ENCR OACHING 1.0'

20' BL

AREA 0.34 ACRES 14,746 SQ FT

WOODEN DECK

TWO STORY FRAME HOUSE

N 65° 42' 17" W 182.68'

15' DRAINAGE EASEMENT

S 18° 48' 58" E 33.86'

CRIMP TOP PIPE

25.0'

25.0'

E W A Y

156.76'

BACK OF CURB OF DRIVEWAY ENCR OACHING 1.0'

20' BL

AREA 0.34 ACRES 14,746 SQ FT

WOODEN DECK

TWO STORY FRAME HOUSE

N 65° 42' 17" W 182.68'

15' DRAINAGE EASEMENT

S 18° 48' 58" E 33.86'

CRIMP TOP PIPE

25.0'

25.0'

E W A Y

156.76'

BACK OF CURB OF DRIVEWAY ENCR OACHING 1.0'

20' BL

AREA 0.34 ACRES 14,746 SQ FT

WOODEN DECK

TWO STORY FRAME HOUSE

N 65° 42' 17" W 182.68'

15' DRAINAGE EASEMENT

S 18° 48' 58" E 33.86'

CRIMP TOP PIPE

25.0'

25.0'

E W A Y

156.76'

BACK OF CURB OF DRIVEWAY ENCR OACHING 1.0'

20' BL

AREA 0.34 ACRES 14,746 SQ FT

WOODEN DECK

TWO STORY FRAME HOUSE

N 65° 42' 17" W 182.68'

15' DRAINAGE EASEMENT

S 18° 48' 58" E 33.86'

CRIMP TOP PIPE

25.0'

25.0'

E W A Y

156.76'

BACK OF CURB OF DRIVEWAY ENCR OACHING 1.0'

20' BL

AREA 0.34 ACRES 14,746 SQ FT

WOODEN DECK

TWO STORY FRAME HOUSE

N 65° 42' 17" W 182.68'

15' DRAINAGE EASEMENT

S 18° 48' 58" E 33.86'

CRIMP TOP PIPE

25.0'

25.0'

E W A Y

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20' BL

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WOODEN DECK

TWO STORY FRAME HOUSE

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15' DRAINAGE EASEMENT

S 18° 48' 58" E 33.86'

CRIMP TOP PIPE

25.0'

25.0'

E W A Y

156.76'

BACK OF CURB OF DRIVEWAY ENCR OACHING 1.0'

20' BL

APPLICANT: Jessica Moore

PETITION NO: LUP-35

PHONE#: (770) 745-8996 **EMAIL:** jessica.m.c.moore@gmail.com

HEARING DATE (PC): 12-06-16

REPRESENTATIVE: Jessica Moore

HEARING DATE (BOC): 12-20-16

PHONE#: (770) 745-8996 **EMAIL:** jessica.m.c.moore@gmail.com

PRESENT ZONING: RM-12

TITLEHOLDER: Julia Frost

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: West side of Shenandoah Trail, south of Landmark Trail

PROPOSED USE: Daycare

(7002 Shenandoah Trail)

ACCESS TO PROPERTY: Shenandoah Trail

SIZE OF TRACT: 0.34 acres

DISTRICT: 18

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 411

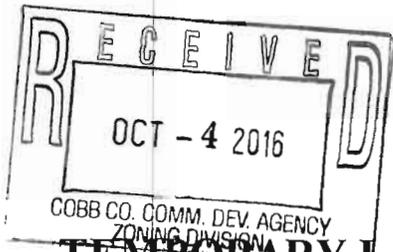
PARCEL(S): 33

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LVP-35
PC Hearing Date: 12-6-16
BOC Hearing Date: 12-20-16

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

1. Type of business, or request? Group Home Daycare
2. Number of employees? 2
3. Days of operation? Mon - Fri
4. Hours of operation? 5am - 6pm
5. Number of clients, customers, or sales persons coming to the house per day? 15 ; Per week? _____
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): 1 18x24 Front yard
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): _____

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): _____
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: _____ Date: _____

Applicant name (printed): _____

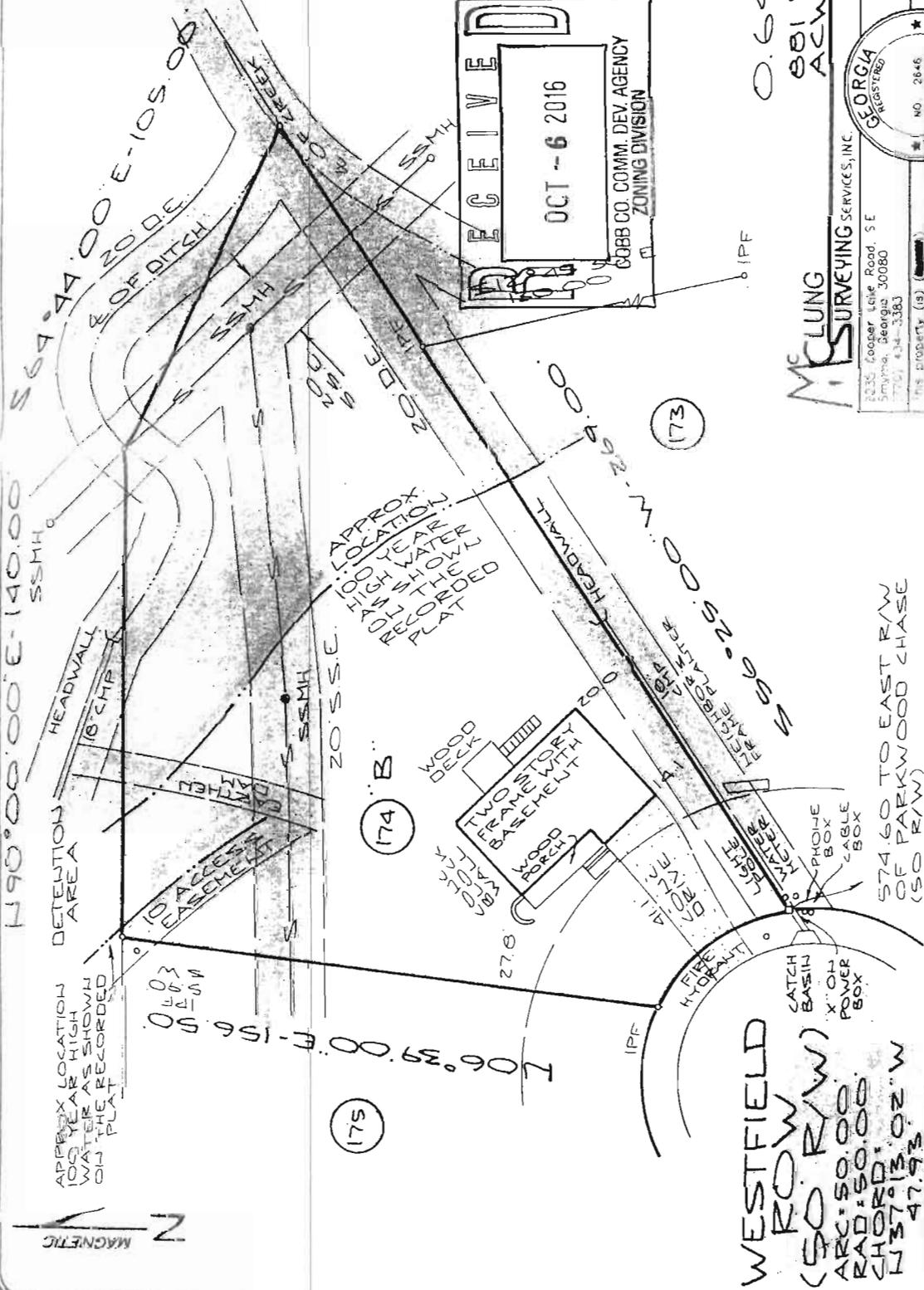
LUP-36
(2016)

SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORDS TO THE EXTENT OF THE RECORDS. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES BEFORE EXCAVATIONS ARE BEGUN. CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.
- THROUGH OUT GEORGIA 1-800-282-7411
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS REAFFIRMATION OF THE SURVEYOR. WAIVING SUCH PERSON, PERSONS OR ENTITY.
- 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 0.07 PER ANGLE POINT. THIS WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

LEGEND

- 41 IRON PIN FOUND (1/2" REBAR) (UNLESS OTHERWISE NOTED)
- 45 IRON PIN SET (1/2" REBAR) (UNLESS NOTED OTHERWISE)
- 47 CRMP: (OF FOUND)
- 48 OPEN TOP FOUND
- 51 SANITARY SEWER EASEMENT
- 52 SANITARY SEWER MANHOLE
- 53 DRAINAGE EASEMENT
- 54 CATCH BASIN
- 55 DROP INLET
- 56 STORM MANHOLE
- 57 JUNCTION BOX
- 58 HEADWALL
- 59 UTILITY EASEMENT
- 60 LAND LOT LINE
- 61 BUILDING LINE
- 62 PROPERTY LINE
- 63 CENTERLINE



RECEIVED
OCT -6 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

0.644 ACRES
881 WESTFIELD ROW
ACWORTH, GA.

PROPERTY OF
FRANK MARRONE
DANIELLE MARRONE

LOT 174, BLOCK "B"
LUIT FLOOR
PARKWOOD COMMONS
(FORMERLY BRIDGEWATER
LAND LOT 20 TRACE)

DISTRICT 20TH SECTION 2ND
COUNTY COBB
GEORGIA

DATE 8-5-04 SCALE: 1"=30'

McLUNG SURVEYING SERVICES, INC.
2035 Cooper Lake Road, SE
 Smyrna, Georgia 30080
 770.434.3383

THE PROPERTY (S) (E) (W) (N) BOUNDARIES SHOWN ON THIS PLAT ARE BASED ON THE RECORDS OF THE PUBLIC RECORDS AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PLAT AND HAS FOUND IT TO BE A CORRECT REPRESENTATION OF THE LAND OFFERED.

Michael R. Linds
Michael R. Linds, Surveyor
Member 34855

GEORGIA REGISTERED SURVEYOR
NO. 2846
MICHAEL R. LINDS

PLEASE ADVISE THE AGENT USING REMITTANCE FROM HOUSE

NOTE:
THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE FLOOD HAZARD. A FLOOD EVALUATION STUDY IS RECOMMENDED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION OR ASSISTANCE, AN ENGINEER COMPANY OR APTD UNIT.



NOTE:
THE DWELLING SHOWN HEREON IS OUTSIDE THE FLOOD HAZARD AREA SHOWN ON THE RECORDED PLAT.

APPLICANT: Frank Marrone

PETITION NO: LUP-36

PHONE#: (678) 357-0513 **EMAIL:** f_marrone@comcast.net

HEARING DATE (PC): 12-06-16

REPRESENTATIVE: Frank Marrone

HEARING DATE (BOC): 12-20-16

PHONE#: (678) 357-0513 **EMAIL:** f_marrone@comcast.net

PRESENT ZONING: R-15

TITLEHOLDER: Frank Marrone and Danielle Marrone

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: Northeast side of Westfield Row, east of Wade Green Road (881 Westfield Row)

PROPOSED USE: Allow more vehicles than permitted by code

ACCESS TO PROPERTY: Westfield Row

SIZE OF TRACT: 0.644 acres

PHYSICAL CHARACTERISTICS TO SITE: _____

DISTRICT: 20

LAND LOT(S): 20

PARCEL(S): 151

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

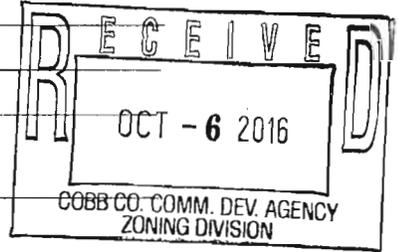




Application #: LUP-36
PC Hearing Date: 12-6-16
BOC Hearing Date: 12-20-16

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

- 1. Number of unrelated adults in the house? 1
- 2. Number of related adults in the house? 4
- 3. Number of vehicles at the house? 5
- 4. Where do the residents park?
Driveway: ; Street: ; Garage: _____



- 5. Does the property owner live in the house? Yes ; No _____
- 6. Any outdoor storage? No ; Yes _____ (If yes, please state what is kept outside): _____

7. Length of time requested (24 months maximum): 24 MONTHS

8. 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).

9. Any additional information? (Please attach additional information if needed):

Applicant signature: [Signature] Date: 10/6/16

Applicant name (printed): _____

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-15

Size of house per Cobb County Tax Assessor records: 2,970 #

Number of related adults proposed: 4 Number permitted by code: 7

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

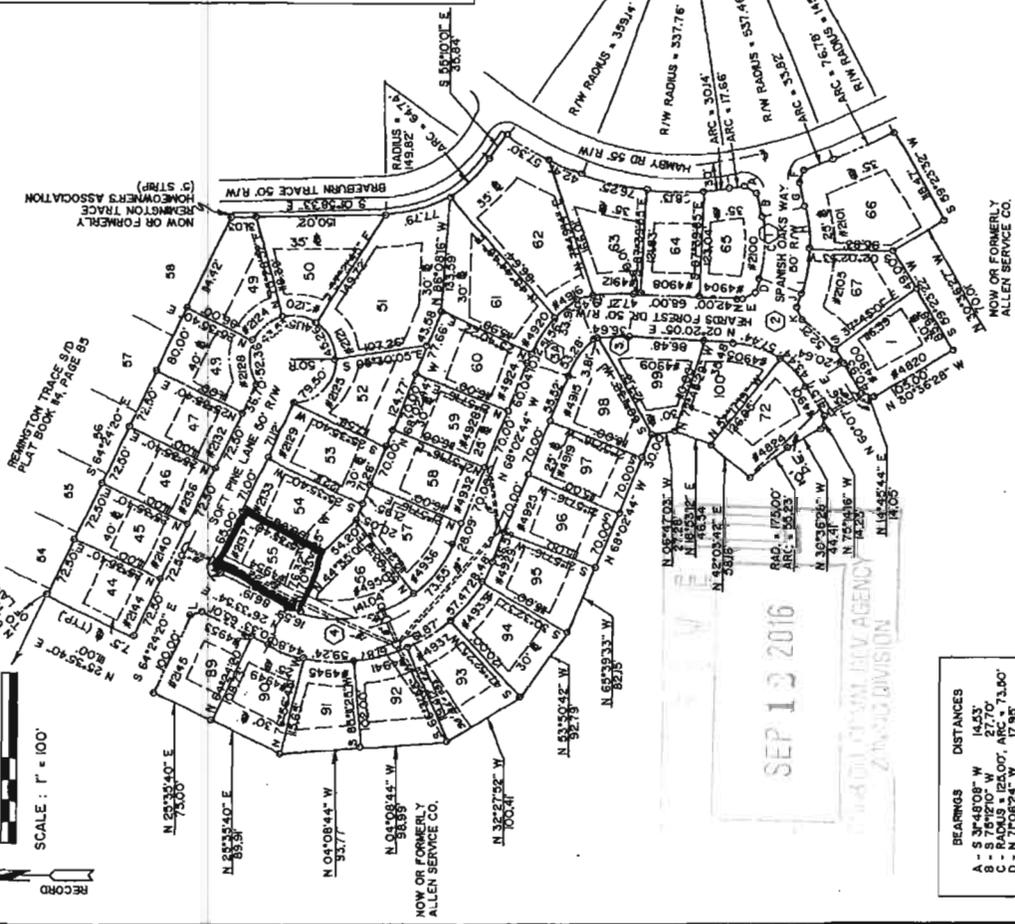
Number of vehicles proposed: 5 Number permitted by code: 7

Number of vehicles proposed to be parked outside: 5 Number of vehicles permitted 3
Outside

146

THIS PLAT PLACED ON RECORD IN PLAT BOOK 146
PAGE 9 D ON 2-18-94 1994 TIME 11:35 AM
CLERK OF SUPERIOR COURT OF COBB COUNTY, GEORGIA

LOT #	AREA
1	8986 SF
44	8047 SF
45	8047 SF
46	8047 SF
47	8172 SF
48	8172 SF
49	8242 SF
50	11300 SF
51	18042 SF
52	9664 SF
53	8523 SF
54	8279 SF
55	9118 SF
56	8219 SF
57	8219 SF
58	8120 SF
59	8569 SF
60	8569 SF
61	11698 SF
62	17219 SF
63	10930 SF
64	8248 SF
65	8236 SF
66	10701 SF
67	10701 SF
68	8156 SF
69	8505 SF
90	8061 SF
91	8574 SF
92	9465 SF
93	8623 SF
94	8279 SF
95	8050 SF
96	8380 SF
97	8244 SF
98	8244 SF
99	8244 SF
100	8237 SF



BEARINGS	DISTANCES
A - S 76°40'00" W	14.57'
B - S 74°20'00" W	21.70'
C - RADIUS = 125.00'	ARC = 73.90'
D - N 7°08'24" W	17.95'
E - N 3°53'31" W	15.49'
F - S 6°25'49" E	14.53'
G - RADIUS = 150.00'	ARC = 27.70'
H - RADIUS = 173.00'	ARC = 26.45'
I - S 7°05'23" E	17.95'
J - N 69°35'44" E	15.43'
K - S 19°03'31" E	14.02'
L - RADIUS = 150.00'	ARC = 14.26'
M - RADIUS = 150.00'	ARC = 8.23'

① = 150.00'
 ② = 125.00'
 ③ = 154.16'
 ④ = 110.7'
 ⑤ = 150.00'

Filed For Record 9-20-93
 Plat Book 146 Page 37
 Jay C. Stegmann, Clerk 3:45 PM JW

SIDEWALKS ARE REQUIRED ON LOTS 1, 66, 67.
 SIDEWALKS ARE TO BE 4' WIDE AND 3' FROM BACK OF CURB.

OWNER'S ACKNOWLEDGEMENT:
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE PUBLIC PUBLIC FOREVER ALL STREETS, ALLEYS, PASSEYS, WATER RIGHTS, EASEMENTS AND OTHER PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

James B. Tomasko
 OWNER

SURVEYORS ACKNOWLEDGEMENT:
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION THAT THE MONUMENTS WILL BE PLACED AS SHOWN HEREON AND IS TO THE ACCURACY AND SPECIFICATION REQUIRED BY THE COBB COUNTY SUBDIVISION REGULATIONS.

William A. Galt
 REG. OR. LAND SURVEYOR NO. 2393

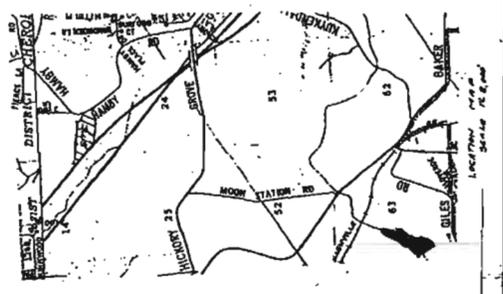
COBB COUNTY CERTIFICATION:
 THIS PLAT HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE MASTER PLAN OF THE COBB COUNTY SUBDIVISION REGULATIONS AND THE COBB COUNTY ZONING REGULATIONS IS APPROVED FOR RECORD AND REGISTRATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS.

John R. Bennett ENGINEERING DEPARTMENT
John R. Bennett ENGINEERING DEPARTMENT
John R. Bennett ENGINEERING DEPARTMENT

GENERAL NOTES:
 1. IRON PINS AT ALL CORNERS (FUTURE)
 2. TOPCON GTS-30
 3. FIELD ERROR OF CLOSURE: 1 IN 39,056
 4. ADJUSTED USING LEAST SQUARES
 5. BEARING AND DISTANCES MEASURED FROM POINT
 6. BASIS OF BEARINGS: S 64°22'20" E ON NORTH R.
 7. GROSS AREA = 1012 ACRES
 8. MINIMUM HOUSE SIZE = 1400 SF
 9. INTERIOR REAR BUILDING LINE = 30'
 10. EXCEPT ALONG THE 5' STRIP ALONG SIDE BUILDING LINE = 7.5' (LONG HANG) + 35'
 11. PROPERTY ZONED PRD. (RMP#40 4-24-90)

COBB COUNTY WATER SYSTEM
 NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE 5' STRIP ALONG THE EDGE OF A PERMANENT WATER OR SEWER EASEMENT ON FRONT OR REAR OF A LOT WITHIN TWO FEET (2') ON SIDE SETBACKS.
 (SEE COBB CODE SECTION 3-26-53)

James C. Stegmann 9-17-93
 DEPARTMENT MANAGER



REVISION: 2-15-94;
 ADDRESS OF LOT 54;
 CALL ON LOT 99

W/C CONSULTANTS, INC.
 120 WEST FORT STREET
 CHATSWORTH, GEORGIA 30705
 (706) 695-6799

LUP-37
 (2016)

REMINGTON OAKS - PHASE I
 LAND LOT 15, 20th DISTRICT, 2nd SECTION, COBB COUNTY, GA

DRAWN BY: J.A.C.
 CHECKED BY: J.S.W.
 DATE: 9-1-93
 JOB NUMBER: 93001
 SHEET ONE OF ONE

THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 146 PAGE 37 OF LOT # 54.
 APPROVED
James C. Stegmann 9/18/94
 DATED

APPLICANT: Karla L. Owens

PETITION NO: LUP-37

PHONE#: (770) 529-1405 **EMAIL:** karlalowens@comcast.net

HEARING DATE (PC): 12-06-16

REPRESENTATIVE: Karla L. Owens

HEARING DATE (BOC): 12-20-16

PHONE#: (770) 529-1405 **EMAIL:** karlalowens@comcast.net

PRESENT ZONING: PRD

TITLEHOLDER: Clyde A. Owens and Karla L. Owens

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: Southeast corner of Soft Pine Lane and
Hearde Forest Drive

PROPOSED USE: Operating an online
craft business from home

(2137 Soft Pine Lane)

ACCESS TO PROPERTY: Hearde Forest Drive

SIZE OF TRACT: 0.188 acres

DISTRICT: 20

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 15

PARCEL(S): 339

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





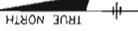
Application #: LVP-37
PC Hearing Date: 12-6-16
BOC Hearing Date: 12-20-16

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

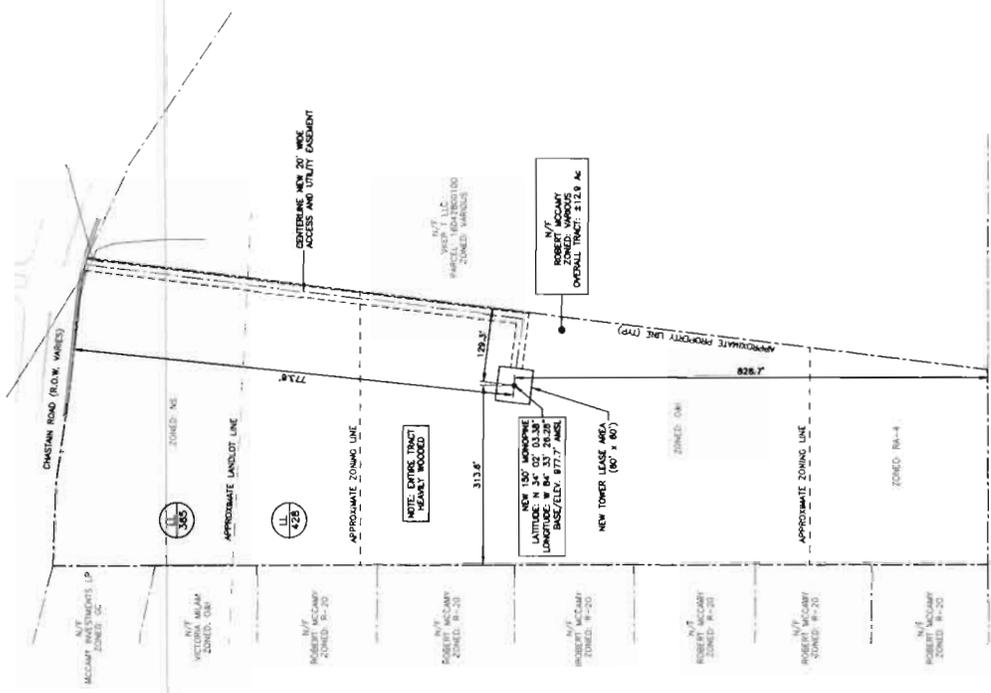
1. Type of business, or request? Online Craft Business from my home - ONLINE SALES ONLY
2. Number of employees? 0
3. Days of operation? Monday - Saturday
4. Hours of operation? 7am - 8am and 5pm - 9pm
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 0
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): At no time will customers ever come to my home for business purposes. Everything is done online.
7. Signs? No: X ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 0
9. Deliveries? No _____ ; Yes N (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
All supplies is picked up from local craft stores and other local merchants.
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
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):
Please see attachment

Applicant signature: [Signature] Date: 9-12-16
Applicant name (printed): Karla Lowens

SLUP-16
(2016)



1. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH COBB COUNTY, GEORGIA SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT CONSTRUCTION FROM PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.
3. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A BUILDING SITE FREE OF DRAINAGE PROBLEMS.
4. CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION TO VERIFY LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.
5. ALL UTILITIES WITHIN ROADWAY SHALL BE BACKFILLED WITH STONE.
6. CONTRACTOR SHALL REPAIR AT HIS EXPENSE DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL UNUSABLE MATERIALS FROM SITE.
8. SEED, MULCH, FERTILIZER AND WATER SHALL BE APPLIED TO ALL DISTURBED AREAS UNTIL A HEALTHY STAND OF GRASS IS ACHIEVED.
9. CONTRACTOR SHALL COORDINATE WITH POWER COMPANY PROVIDING TEMPORARY SERVICE FOR CONSTRUCTION FACILITIES DURING CONSTRUCTIONS.
10. THE CONTRACTOR IS SPECIFICALLY CAUTIONED ABOUT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES, DEEDS AND PLATS OF RECORD, AND WHERE POSSIBLE ACTUAL FIELD MEASUREMENTS. THIS INFORMATION IS NOT TO BE TAKEN AS EXACT OR COMPLETE.
11. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATIONS OF EXISTING UTILITIES WHICH MAY CONFLICT WITH PROPOSED IMPROVEMENTS.
12. THIS PROJECT WILL NOT REQUIRE WATER OR SEWER SERVICE. PROPERTY IS ON THE PUBLIC SEWER SYSTEM.
13. CONTRACTOR SHALL REMOVE ANY DIRT OR MUD FROM TIRES OF ANY CONSTRUCTION VEHICLES PRIOR TO LEAVING SITE.
14. REFER TO BUILDING/TOWER PLANS FOR PROPOSED DIMENSIONS AND OTHER SPECIFICS WHICH ARE NOT SHOWN.
15. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A PROPER TRAFFIC CONTROL PLAN FOR PUBLIC SAFETY ADJACENT TO CONSTRUCTION SITE. THE TRAFFIC CONTROL PLAN MUST BE IN ACCORDANCE WITH LATEST MUTCD EDITION.
16. BMPs MUST BE IN PLACE PRIOR TO CLEANING, REGARDLESS OF PLAN REQUIREMENT OR LOT SIZE. NO GRADING MAY BE DONE UNTIL BMP INSTALLATION IS COMPLETE. CONTRACTOR MUST CONTACT ENGINEERING SERVICES FOR INSPECTION OF BMPs PRIOR TO BEGINNING GRADING ACTIVITY.
17. ALL EASEMENTS TO BE GRASSED AND/OR RIP-RAPPED AS REQUIRED TO CONTROL EROSION.
18. DEVELOPERS AND/OR CONTRACTORS ARE RESPONSIBLE TO REMOVE OR CLEAN OUT ANY SILT, DIRT, MUD OR ANY OTHER TYPE OF DEBRIS THAT COMES OFF THEIR SITE AND FINDS ITS WAY INTO A PRIVATE POND, OAKD PRIVATE PROPERTY, INTO A COUNTY OWNED POND OR COUNTY OWNED PROPERTY TO INCLUDE RIGHTS-OF-WAY.
19. THE CONTRACTOR WILL ADHERE TO THE WEIGHT LIMITS PRESCRIBED ON COUNTY MAINTAINED ROADS OR HAULING EQUIPMENT AND/OR MATERIALS TO AND FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR THE STREETS AND/OR UTILITIES DUE TO NON-COMPLIANCE OF WEIGHT LIMIT REGULATIONS.



SLUP-16 (2016)
 IN CHARGE OF: J-LW
 DESIGNED BY: MSB
 DRAWN BY: MSB
 C-CHECKED BY: STH
 DATE: 09/30/16
 FILE NO: 1310-04681
 SITE NO: --
 COPYRIGHT © 2016 BY WALKER ENGINEERING, INC. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF WALKER ENGINEERING, INC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF WALKER ENGINEERING, INC.

CHASTAIN RD/BIG SHANTY
 CHASTAIN ROAD
 KENNESAW, GA 30144
 OVERALL SITE PLAN

NO.	DATE	REVISIONS
0	09/30/16	ISSUED FOR CONSTRUCTION
		MSB
		NT

PREPARED BY: WALKER ENGINEERING INCORPORATED
 8451 DUNWOODY PLACE
 SANDY SPRINGS, GA 30350
 PHONE: 770-841-7308
 FAX: 770-587-5188

PREPARED FOR: **Municipal Communications, LLC**

Application for Special Land Use Permit Cobb County, Georgia

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



Application No. SLUP- 14

Public Hearing Date: Dec. 6, 2016

BOC Hearing Date: Dec. 20, 2016

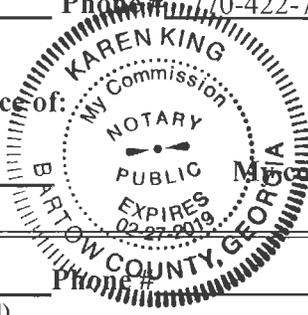
Applicant Municipal Communications, LLC Phone # (404) 995-1890
(applicant's name printed)

Address 3495 Piedmont Rd., Eleven Piedmont Center, Ste. 41, Atlanta, GA 30305 E-mail pccorry@municipalcom.com
Sams, Larkin, Huff & Balli, LLP

by: Garvis L. Sams, Jr. Address 376 Powder Springs Street, Suite 100, Marietta, GA 30064
(representative's name printed)

[Signature] Phone # 770-422-7016 E-mail gsams@slhb-law.com
(representative's signature)

Signed, sealed and delivered in presence of: [Signature] My commission expires: 2-27-19
Notary Public



Titleholder See Attached Phone # _____ E-mail _____
(titleholder's name, printed)

Signature _____ Address _____
(attach additional signature, if needed)

Signed, sealed and delivered in presence of: _____ My commission expires: _____
Notary Public

Present Zoning NS, O&I Size of Tract 0.2296 Acre Leased Area Acre(s)

For the Purpose of Wireless Telecommunications Tower and related Antenna and Equipment

Location On the south side of Chastain Road, west of Chastain Meadows Parkway
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 365 & 428 District(s) 16th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there ~~are~~ are no such assets. If any exist, provide documentation with this application.

[Signature]
(applicant's signature)
Garvis L. Sams, Jr., Attorney for Applicant

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there ~~is~~ is not such a cemetery. If any exist, provide documentation with this application.

[Signature]
(applicant's signature)
Garvis L. Sams, Jr., Attorney for Applicant

* Applicant specifically reserves the right to amend any information set forth in this Special Land Use Permit Application.

ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: SLUP- 16

PC Hearing Date: 12-6-16

BOC Hearing Date: 12-20-16

Applicant: MUNICIPAL COMMUNICATIONS, LLC

Titleholder: ROBERT J. MCCAMY, JR.
MCCAMY PROPERTIES, LLC

PIN#: 16036500220
16042800010



PROPERTY OWNER'S CERTIFICATION

The undersigned(s) below, or as attached, is the owner of the property considered in this application.



Signature of Owner

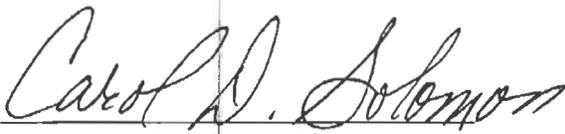
Date 9/23/16

Robert J. McCamy, Jr., Manager

Printed Name/Title

Address: 3076 Maple Drive NE
Atlanta GA 30305

Telephone No.: (404) 262-9210



Signature of Notary Public

Date

9/23/16

(Notary Seal)

SLUP-17
(2016)

TAYLOR/THEUS HOLDINGS

CLIENT: TAYLOR/THEUS HOLDINGS
PROJECT: SOUTH COBB DRIVE AT I-285
REZONING SITE PLAN

DATE: 10/05/2016
PROJECT NO.:
SHEET NUMBER: C0-20

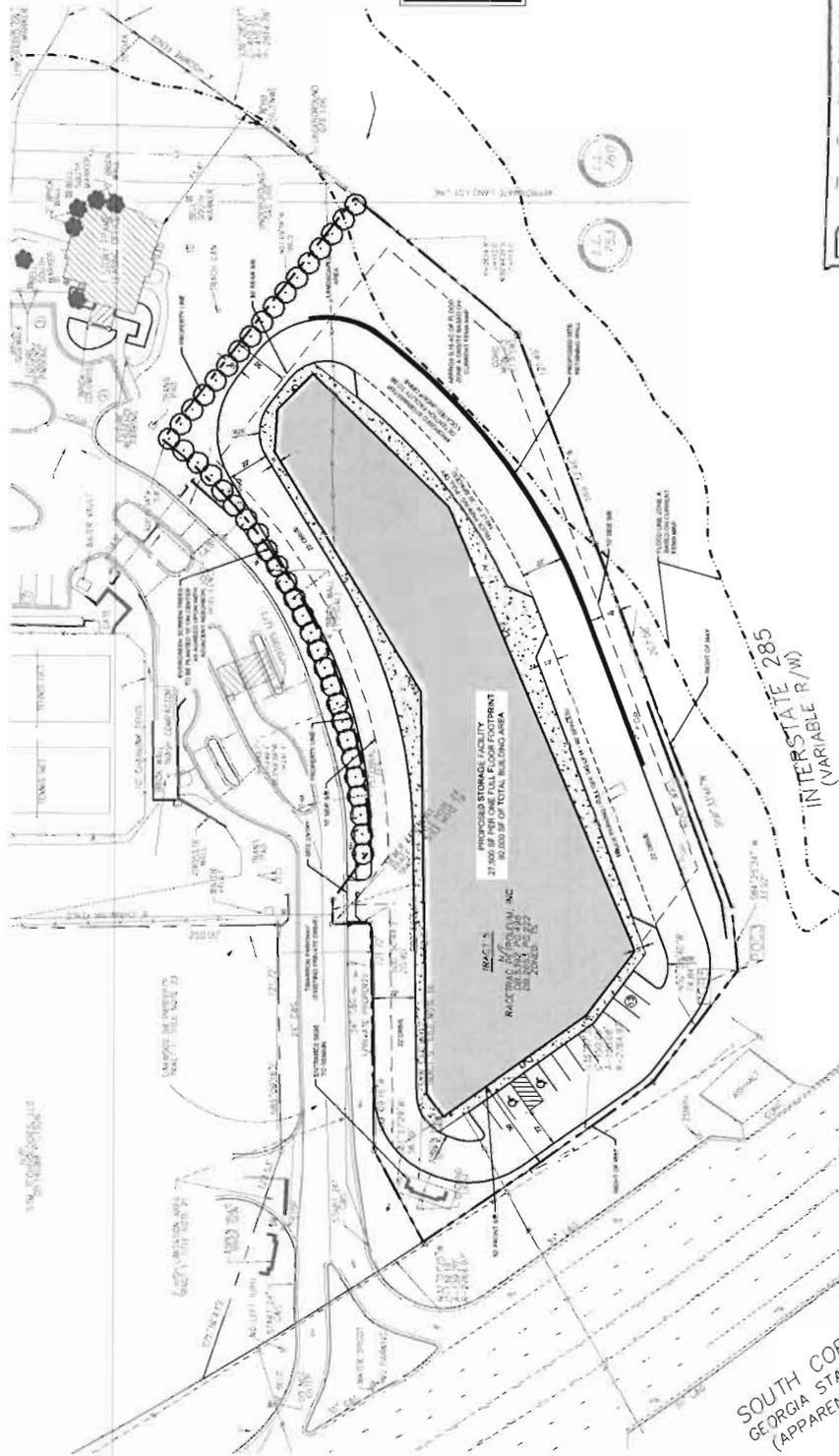
NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		

Kimley-Horn
8177 W. PEACOCKS STREET, NW
ATLANTA, GEORGIA 30308
PHONE: 404-124-0700
WWW.KIMLEY-HORN.COM

SITE NOTES:
 GC GENERAL COMMERCIAL
 SITE AREA: 177,171 SQ. FT.
 DISTRICT: SOUTH COBB AND 4
 BUILDING HEIGHT: TWO STORIES TO FRONT
 SOUTH COBB AND 4
 REAR OF PROPERTY: REAR OF PROPERTY
 MAX. AREA: 100,000 SQ. FT.
 PROPOSED FAR: 10.000 SF (REAR FAR)
 BUILDING SETBACK: FRONT YARD: 30 FT
 SIDE YARD: 30 FT
 REAR YARD: 30 FT

SITE PLAN LEGEND:
 - - - - - PROPERTY LINE
 - - - - - BUILDING SETBACK LINE
 - - - - - FLOOD ZONE LINE

PARKING SUMMARY:
 PROPOSED LANE: 718 STORAGE UNITS
 REQUIRED PARKING: 8 SPACES (1 SPACE / 90 UNITS + 74 UNITS)
 PARKING PROVIDED: 13 SPACES
 ADD SPACES REQUIRED: 1



RECEIVED
 OCT - 6 2016
 COBB CO. COMM. DEV AGENCY
 ZONING DIVISION

SOUTH COBB DRIVE
 GEORGIA STATE ROUTE 280
 (APPARENT 200' R/W)

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APPLICANT: Taylor/Theus Holdings, Inc.

PHONE#: (803) 256-1050 **EMAIL:** dellison@taylortheus.com

REPRESENTATIVE: John H. Moore

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

TITLEHOLDER: Aspen Hills Associates, LLC, a Georgia limited liability company

PROPERTY LOCATION: Northeast intersection of South Cobb Drive and I-285, south of Tibarron Parkway

ACCESS TO PROPERTY: Tibarron Parkway

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: SLUP-17

HEARING DATE (PC): 12-06-16

HEARING DATE (BOC): 12-20-16

PRESENT ZONING: GC, CRC

PROPOSED ZONING: Special Land Use Permit

PROPOSED USE: Climate-Controlled Self-Storage Facility

SIZE OF TRACT: 1.93 acres

DISTRICT: 17

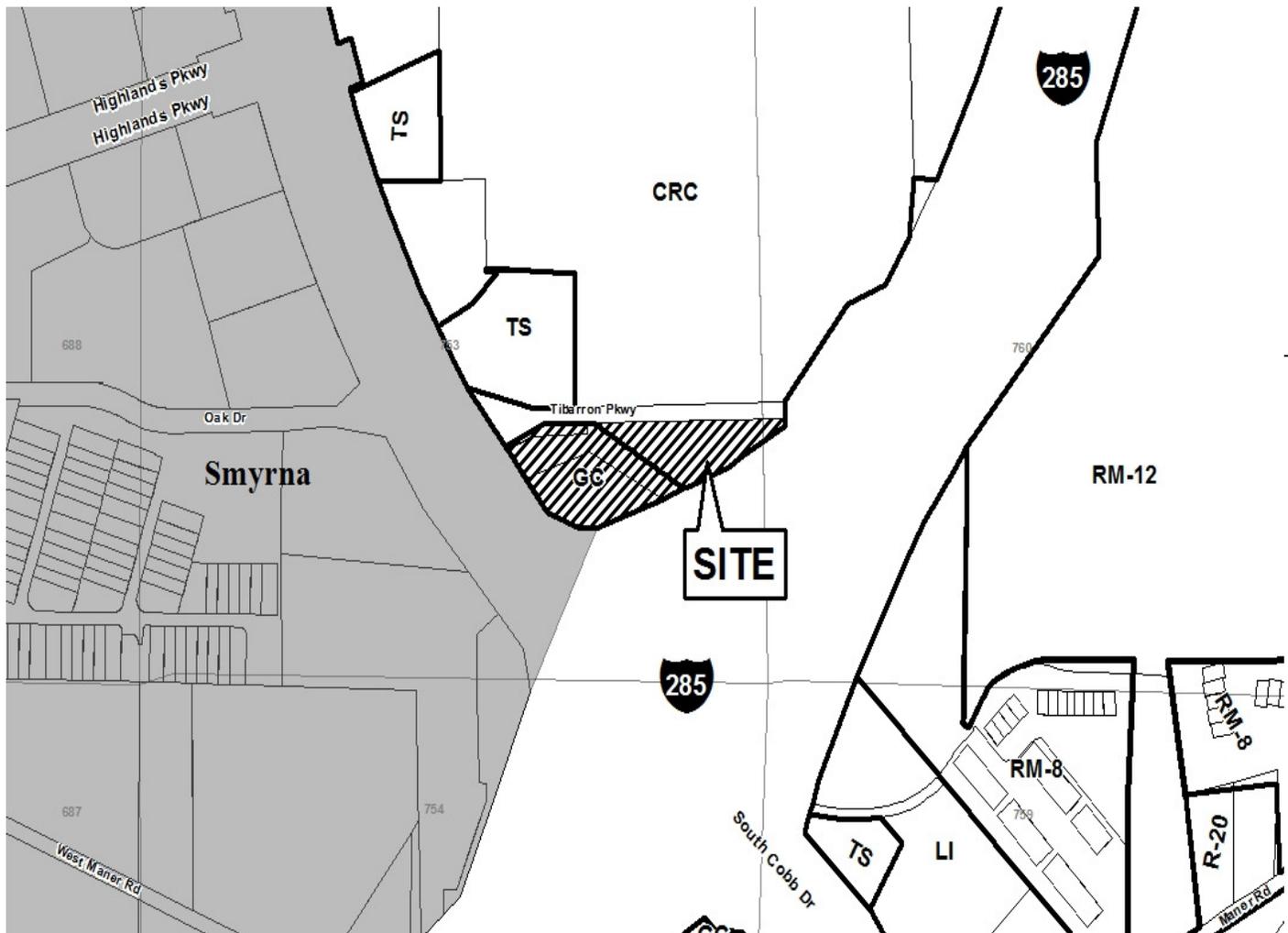
LAND LOT(S): 753,760

PARCEL(S): 1,18

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT



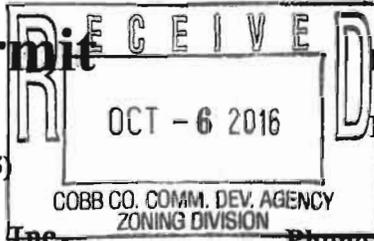
Application for Special Land Use Permit Cobb County, Georgia

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

Application No. SLUP-17 (2016)

PC Hearing Date: 12/06/2016

BOC Hearing Date: 12/20/2016



Applicant Taylor/Theus Holdings, Inc. Phone # (803) 256-1050
(applicant's name printed)

Address Suite 300, 1213 Lady Street, Columbia, SC E-mail dellison@taylortheus.com

Moore Ingram Johnson & Steele, LLP 29201
John H. Moore Address Emerson Overlook, 326 Roswell Street
(representative's name, printed) Marietta, GA 30060

BY: [Signature] Phone # (770) 429-1499 E-mail jmoore@mij.com
(representative's signature) Georgia Bar No. 519800

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: January 10, 2019



Titleholder _____ Phone # _____ E-mail _____
(titleholder's name, printed)

Signature See Exhibit "A" Attached Address _____
Collectively Hereto
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Present Zoning GC, CRC **Size of Tract** 1.93± **Acre(s)**

For the Purpose of Climate-Controlled Self-Storage Facility

Location Northwesterly intersection of South Cobb Drive and Interstate 285
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 753, 760 **District(s)** 17th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there ~~are~~ **are no** such assets. If any exist, provide documentation with this application to the best of our knowledge, information, and belief.

TAYLOR/THEUS HOLDINGS, INC.
BY: [Signature]
(applicant's signature)

David Ellison, Project Manager

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there ~~is~~ **is not** such a cemetery. If any exist, provide documentation with this application to the best of our knowledge, information, and belief.

TAYLOR/THEUS HOLDINGS, INC.
BY: [Signature]
(applicant's signature)

David Ellison, Project Manager

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: SLUP-17 (2016)
Hearing Dates: December 6, 2016
December 20, 2016

Applicant: Taylor/Theus Holdings, Inc.
Titleholder: Aspen Hills Associates, LLC
a Georgia limited liability company



ASPEN HILLS ASSOCIATES, LLC
a Georgia Limited liability company

By: Branch Development Services, LLC
a Georgia limited liability company,
a Managing Member

By: [Signature]
Title: Manager

Address: Suite 600
3340 Peachtree Road, N.E.
Atlanta, Georgia 30326

Telephone No.: (404) 832-8900

Signed, sealed, and delivered in the presence of:

[Signature]
Notary Public
Commission Expires: October 24, 2017

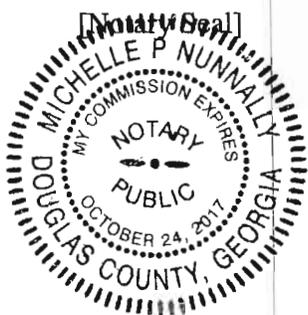


EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: Z-~~SLUP-17~~ (2016)
Hearing Dates: December 6, 2016
December 20, 2016

Applicant: Taylor/Theus Holdings, Inc.
Titleholder: OCP Ashbrook Crossing, LLC
a Florida limited liability company



OCP ASHBROOK CROSSING, LLC
a Florida limited liability company

By: 1600 Tibarron Holdings, LLC,
a Georgia limited liability company,
its Manager

By: 
Title: MANAGER

Address: 2964 PEACHTREE ROAD
SUITE 360
Atlanta Georgia 30305

Telephone No.: (404) 347 8434

Signed, sealed, and delivered in the presence of:


Notary Public
Commission Expires: 10/8 2019

[Notary Seal]

Lindsey Manion
NOTARY PUBLIC
Cobb County, GEORGIA
My Comm. Expires
10/08/2019