

# **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

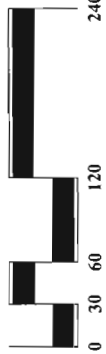
prepared for:

Capital City View Homes, LLC

**DGM**  
LAND PLANNING  
CONSULTANTS



975 Cass Place  
Buckeye, 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'

- Notes:**
1. Boundary survey by Kent George Surveys 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 utilities are shown to exist on site.
  6. No utility easements are shown to exist on site.
  7. No utility easements are shown to exist on site.
  8. Stormwater management and water quality structures are conceptual in size and will be verified during an hydrologic study.

OCT - 3 2016

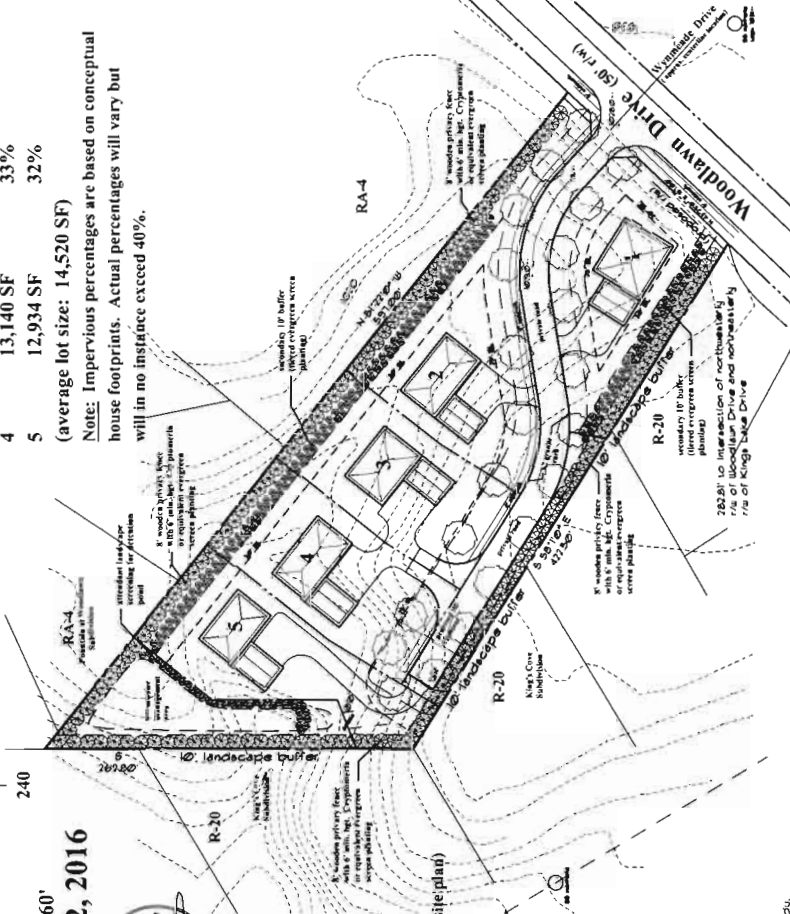
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

## 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%.



**APPLICANT:** Capital City View Homes, LLC

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

**REPRESENTATIVE:** Garvis L. Sams, Jr.

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

**TITLEHOLDER:** Zia Rahman

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

**ACCESS TO PROPERTY:** Woodlawn Drive

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-103

**HEARING DATE (PC):** 12-06-16

**HEARING DATE (BOC):** 12-20-16

**PRESENT ZONING** R-20

**PROPOSED ZONING:** R-12

**PROPOSED USE:** Residential subdivision

**SIZE OF TRACT:** 2.15 acres

**DISTRICT:** 1

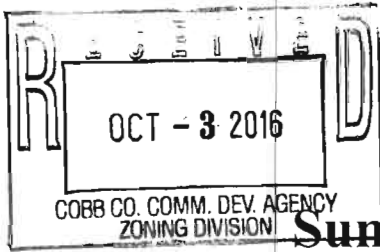
**LAND LOT(S):** 8

**PARCEL(S):** 7

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2





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.

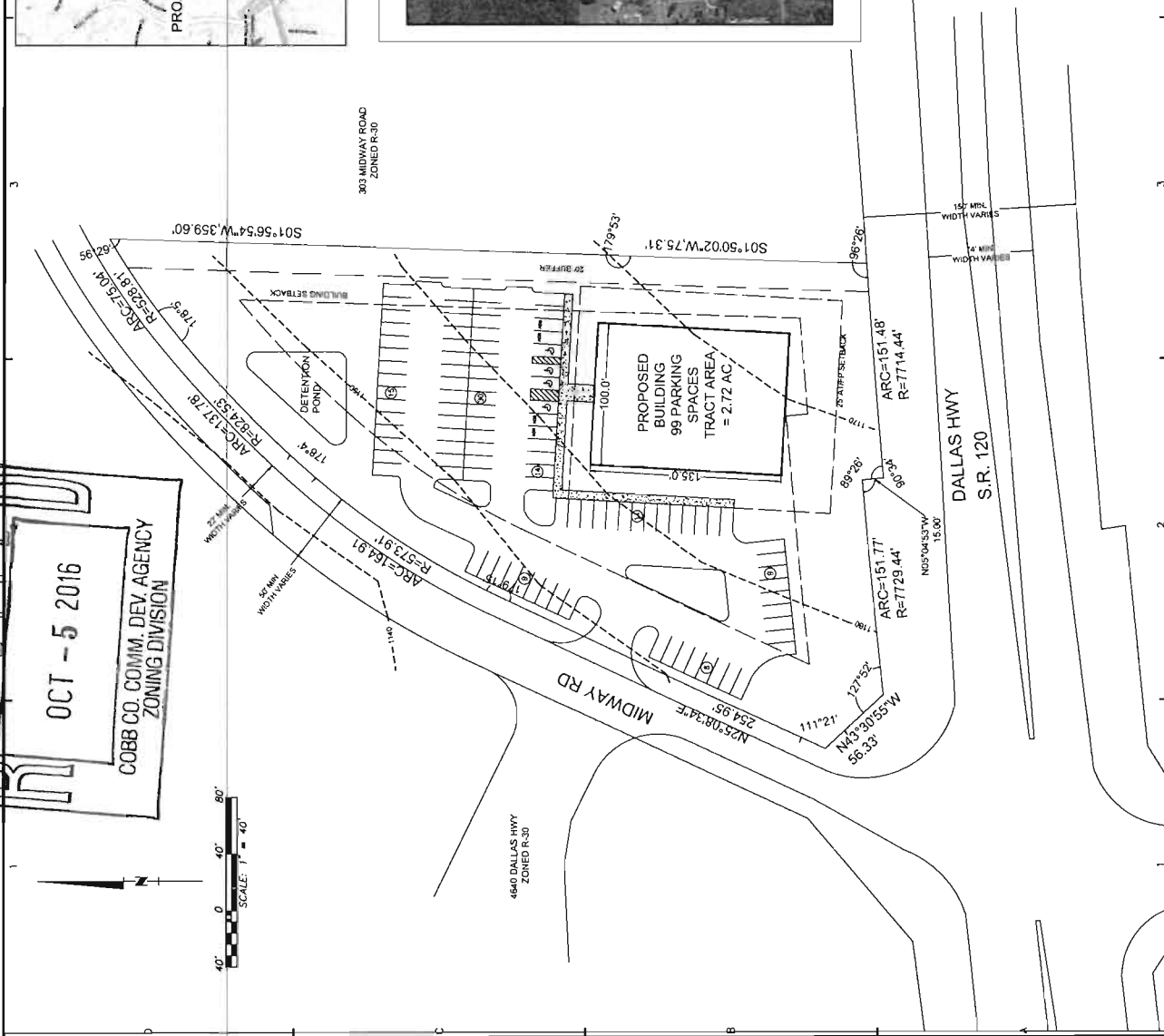
.....  
**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**

(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.

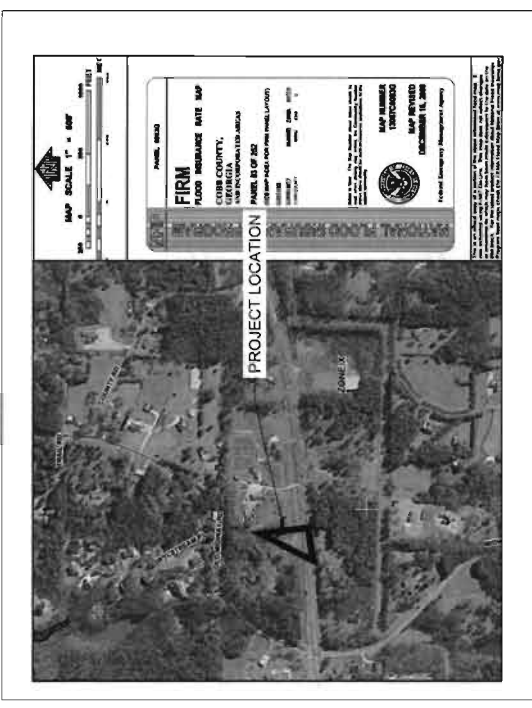
.....  
\*Applicant specifically reserves the right to amend and/or revise any information set forth in this Summary of Intent for Rezoning or any portion of the Application for Rezoning at any time during the Rezoning process.

RECEIVED  
OCT - 5 2016  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



PROJECT LOCATION

VICINITY MAP



FLOOD MAP

**EXISTING ZONING R-30, SINGLE FAMILY RESIDENTIAL**

**Needs re-zoning to O-1**

**Building Setbacks**  
Front 30'  
Side 10'  
Rear 20'

**30' maximum building height**

**Parking**  
1 space per 250 SF of floor area

**Zoning Provisions**  
SFO Planning 18 including 4 BONDADA 2000-02

**Provided 99 spaces, 4 600 GOV parking and 4 810**  
Ack parking

NOTES  
1. TRACT AREA: 3.72 ACRES  
2. CURRENT ZONING: R-30 SINGLE FAMILY RESIDENTIAL  
3. PROPOSED ZONING: CM OFFICE INSTITUTIONAL  
4. TRACT LOCATED IN LAND LOT 13, DISTRICT 18, SECTION 2, COBB CO. GA  
5. PROPOSED USE IS V.A. PRIMARY CARE FACILITY

38' minimum building height  
 1 space per 250 SF of floor area  
 Zoning: Parking - 48 spaces  
 SFO parking - 98 including 4 GOVADA parking  
 Provided: 90 spaces, 4 GOV parking and 4 ADA parking

**APPLICANT:** Engineering Design Technologies

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

**REPRESENTATIVE:** Alexis Hovind

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

**TITLEHOLDER:** Midway 120, LLC

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

**ACCESS TO PROPERTY:** Midway Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-104

**HEARING DATE (PC):** 12-06-16

**HEARING DATE (BOC):** 12-20-16

**PRESENT ZONING:** R-30

**PROPOSED ZONING:** O&I

**PROPOSED USE:** Outpatient VA clinic

**SIZE OF TRACT:** 2.72 acres

**DISTRICT:** 19

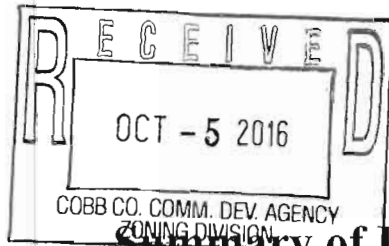
**LAND LOT(S):** 13

**PARCEL(S):** 8

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 1





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: Rezone 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  
\_\_\_\_\_

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# 13067C0042H DATED 03/04/2013

ADDRESS:  
4509 CANTON HIGHWAY, MARIETTA 30066

**SURVEY NOTES:**

THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY BOTH PUBLIC AND PRIVATE. ALL RIGHTS OF TITLE EXCEPTED. THE FIELD DATA FROM WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 40343 FEET AND AN ANGULAR ERROR OF 0.007 PER ANGULAR POINT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE IN 47901.5 FEET TO BE ACCURATE WITHIN ONE FOOT IN 47901.5 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:

ANGULAR - LEICA TS02 DISTANCE METER  
TAPES - 100' AND 300' FIBERGLASS  
DRAWN AND FLOWN BY D. SHURLEY  
ALL IRON PINS FOUND AND SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH. PRODUCED FOR THE PURPOSE OF RECORDING EASEMENTS AND 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 in the 16th District, 2nd Section particularly described as follows:

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 Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67

**LEGEND**

PROPERTY CORNER  
PROPERTY DOCUMENT  
MONUMENTED  
PROPERTY CORNER  
OPEN TOP PIPE  
CRAMPED TOP PIPE  
OPEN TOP GUY  
DEED BOOK  
PLAT BOOK  
PAGE  
PRESENT OR FORMER  
OWNER  
SCALE  
N.T.S.  
IRON PIN SET  
IRON PIN FOUND  
LL. SUBDIVISION  
S/D  
POINT OF BEGINNING  
POWER POLE  
DRAINAGE EASEMENT  
DE  
WATER LINE/MARKED ON GROUND  
FENCE  
BUILDING LINE

W — \* — BL

DB 1488 PG 2067

N

1/4

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

N/F  
DIETZ FAMILY LAND LLC

1. THE IN

2. THE M

1. THE INTENDED USE OF THE BUILDING IS COMMERCIAL.
2. THE MARKED PARKING SPACES ARE SHOWN ON THE MAP.
3. THERE ARE NO LAKE 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 PAV. 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 WATERLHS OR OTHER WATERS REQUIRING A BUFFER.

ZONING NOTE:

1 THE CURRENT ZONING IS GC (GENERAL COMMERCIAL)  
SETBACKS: FRONT 750 FEET  
SIDE 10 FEET  
REAR 50 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: 10 FT  
MAX COVERAGES: 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

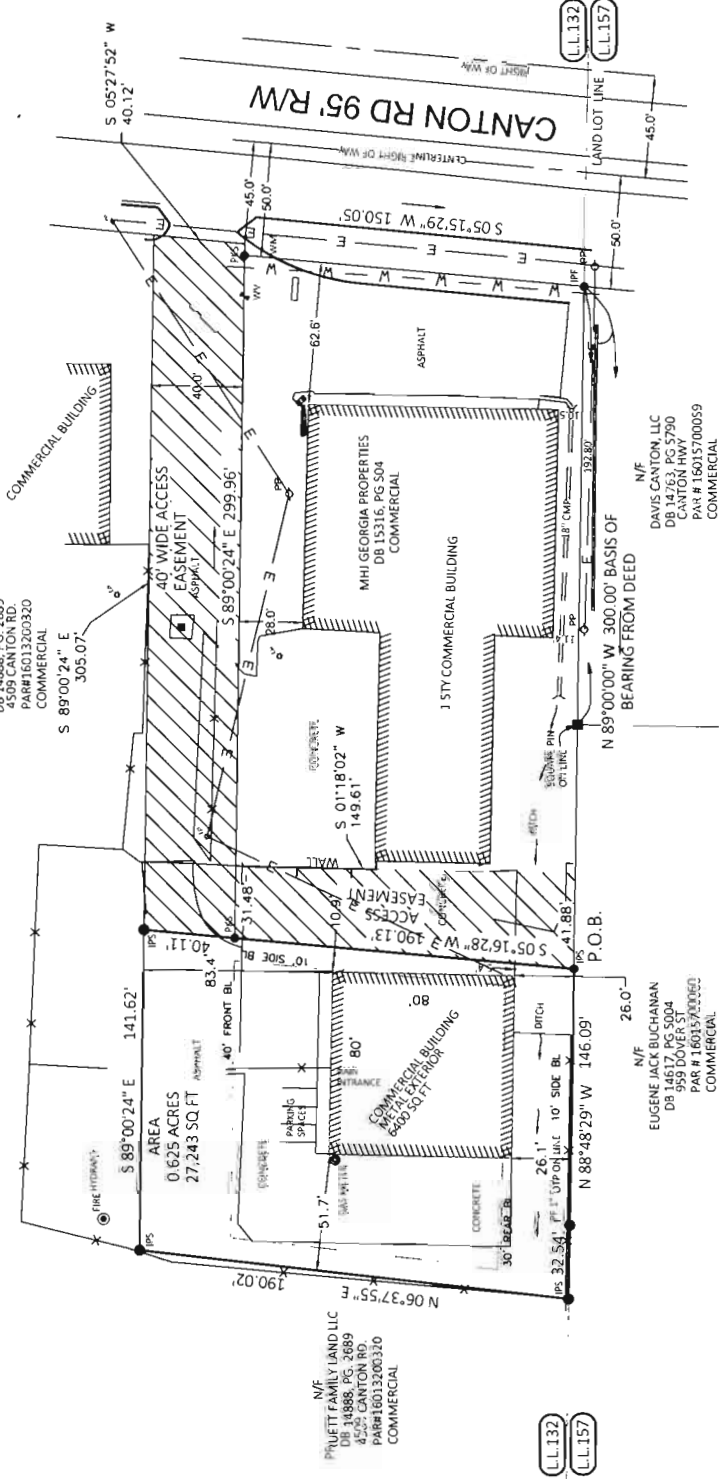
PREPARED BY:  
D & S LAND SURVEYING, INC.  
DAVID W. SHIRLEY, R.L.S.  
160 NORTH STREET, SUITE 104  
CANTON, GA 30114  
770-770-4443  
LSF#000756



JOB NUMBER: 16-376

BOUNDARY AREA  
0.625 ACRES

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





**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

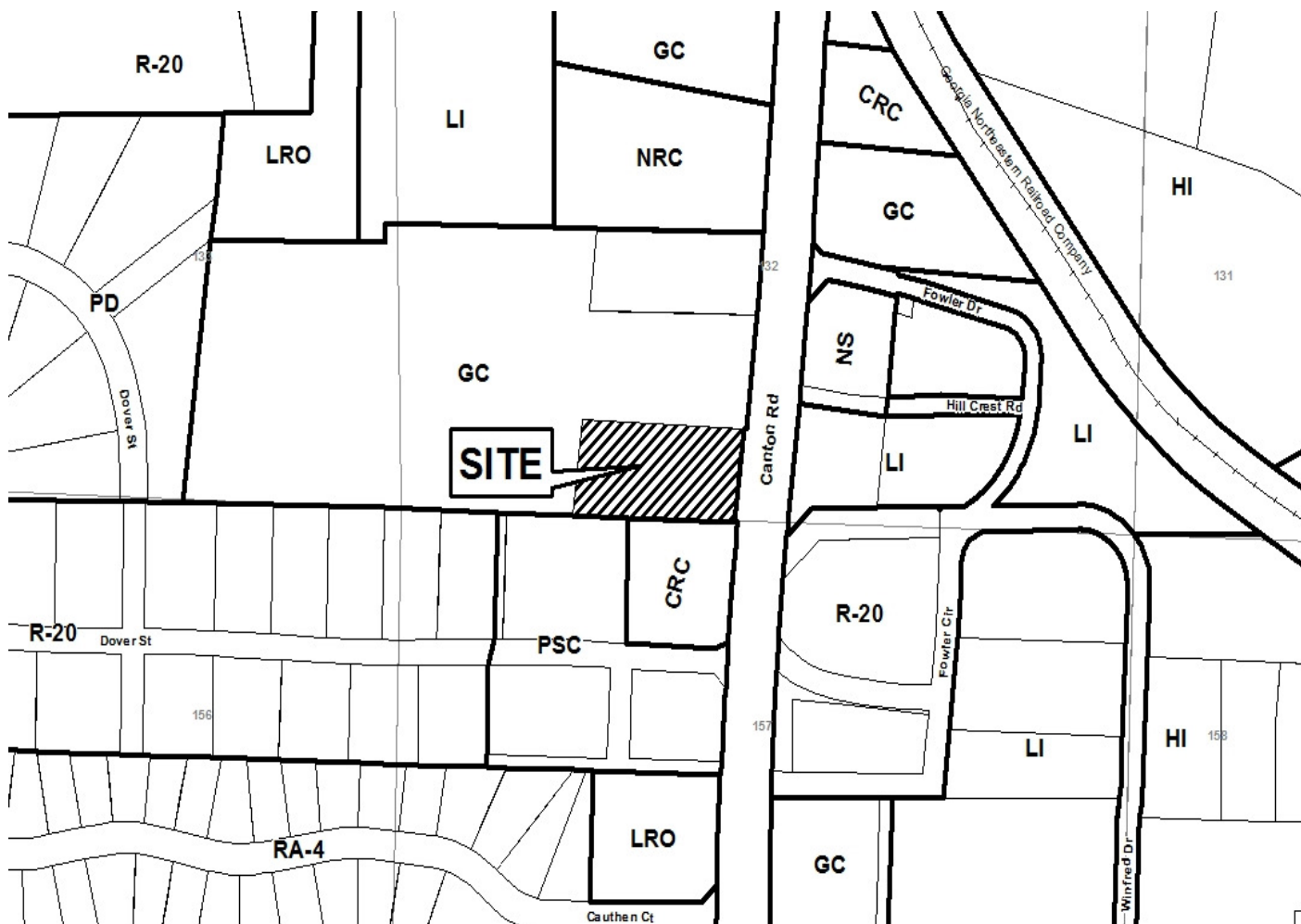
**DISTRICT:** 16

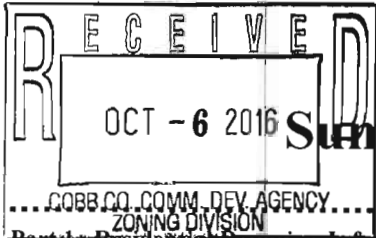
**LAND LOT(S):** 132

**PARCEL(S):** 6

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 3





Application No. Z-105

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): 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

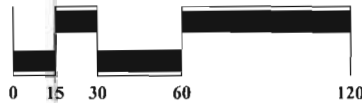
prepared for:

**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\*

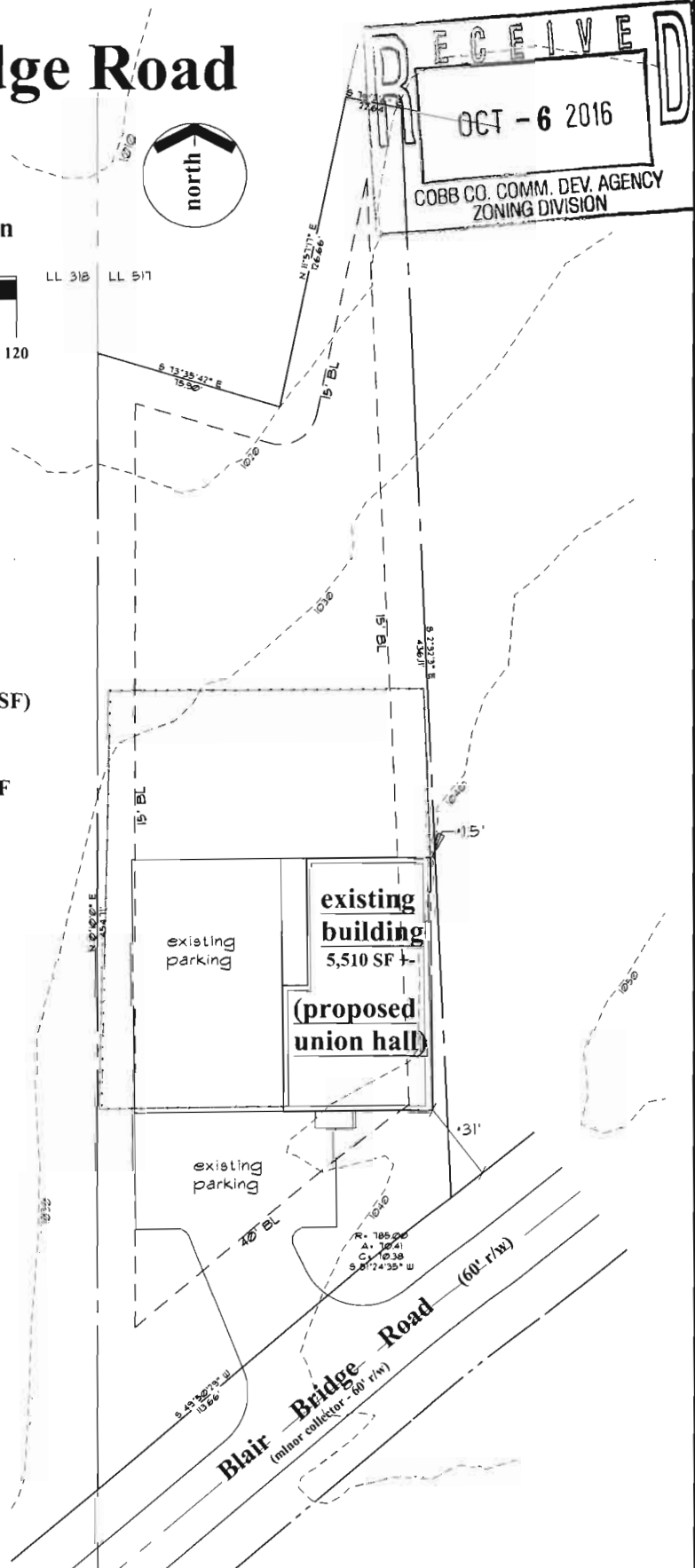
side: 15' 1.5' requested\*

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) 13067C0211H, dated March 4, 2013, no portion of this site consists of 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

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

**REPRESENTATIVE:** Garvis L. Sams, Jr.

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

**TITLEHOLDER:** Blair Bridge Holding LLC

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

**ACCESS TO PROPERTY:** Blair Bridge Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**PETITION NO:** Z-106

**HEARING DATE (PC):** 12-06-16

**HEARING DATE (BOC):** 12-20-16

**PRESENT ZONING:** GC

**PROPOSED ZONING:** O&I

**PROPOSED USE:** Union Hall and  
Associated offices

**SIZE OF TRACT:** 1.285 acres

**DISTRICT:** 18

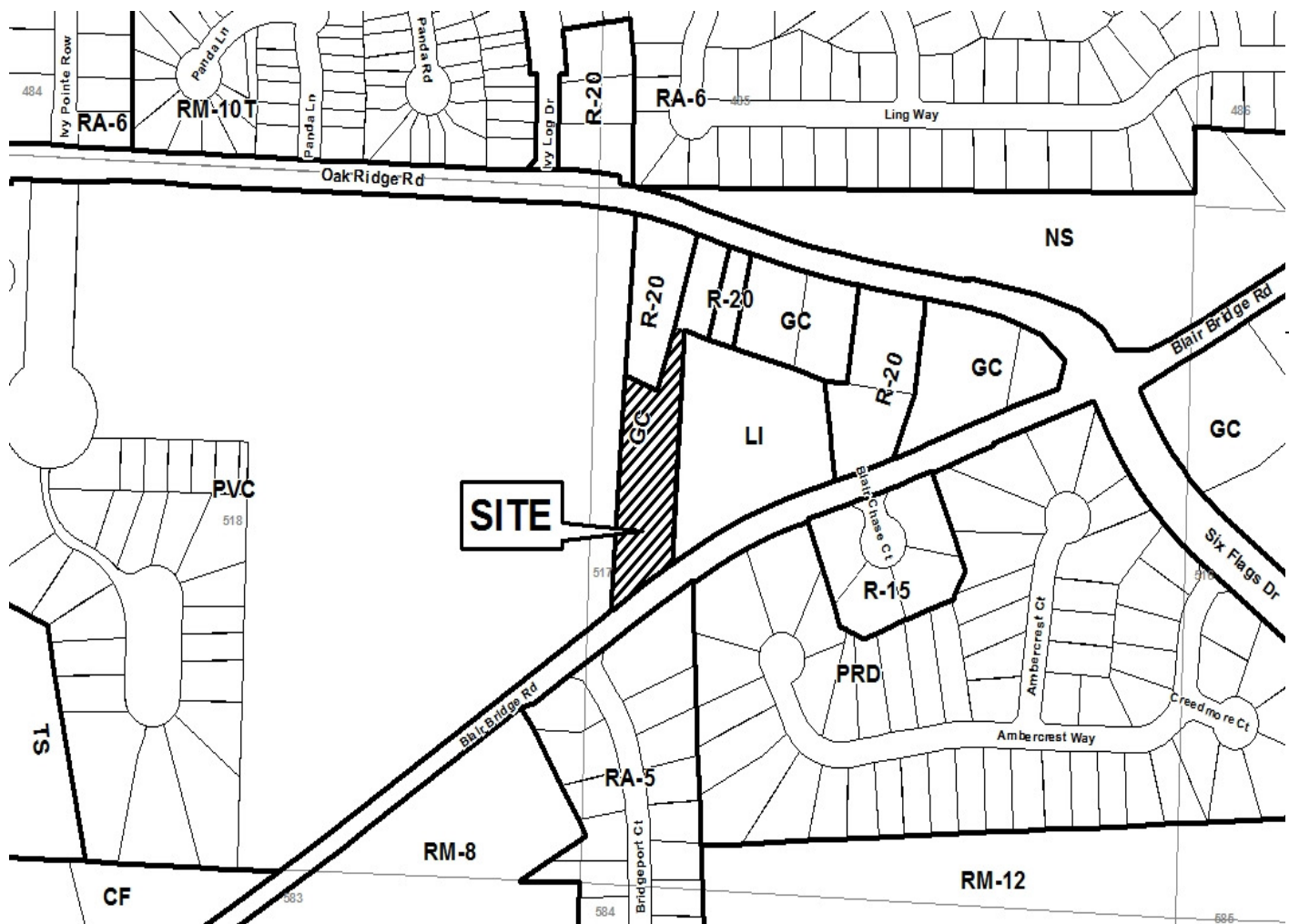
**LAND LOT(S):** 517

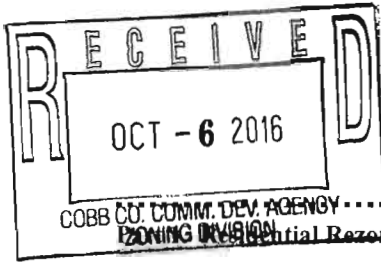
**PARCEL(S):** 11

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4

#### CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z-106

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): 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.

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

**REPRESENTATIVE:** Kelly Wagoner

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

**TITLEHOLDER:** East Cobb Investment Partners, LLC

**PROPERTY LOCATION:** Located on the south side of Roswell

Road, west of East Cobb Drive

**ACCESS TO PROPERTY:** Roswell Road, East Cobb Drive

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

#### CONTIGUOUS ZONING/DEVELOPMENT

**PETITION NO:** Z-107

**HEARING DATE (PC):** 12-06-16

**HEARING DATE (BOC):** 12-20-16

**PRESENT ZONING:** NS

**PROPOSED ZONING:** CRC

**PROPOSED USE:** Retail and light

Automotive repair

**SIZE OF TRACT:** 1.745 acres

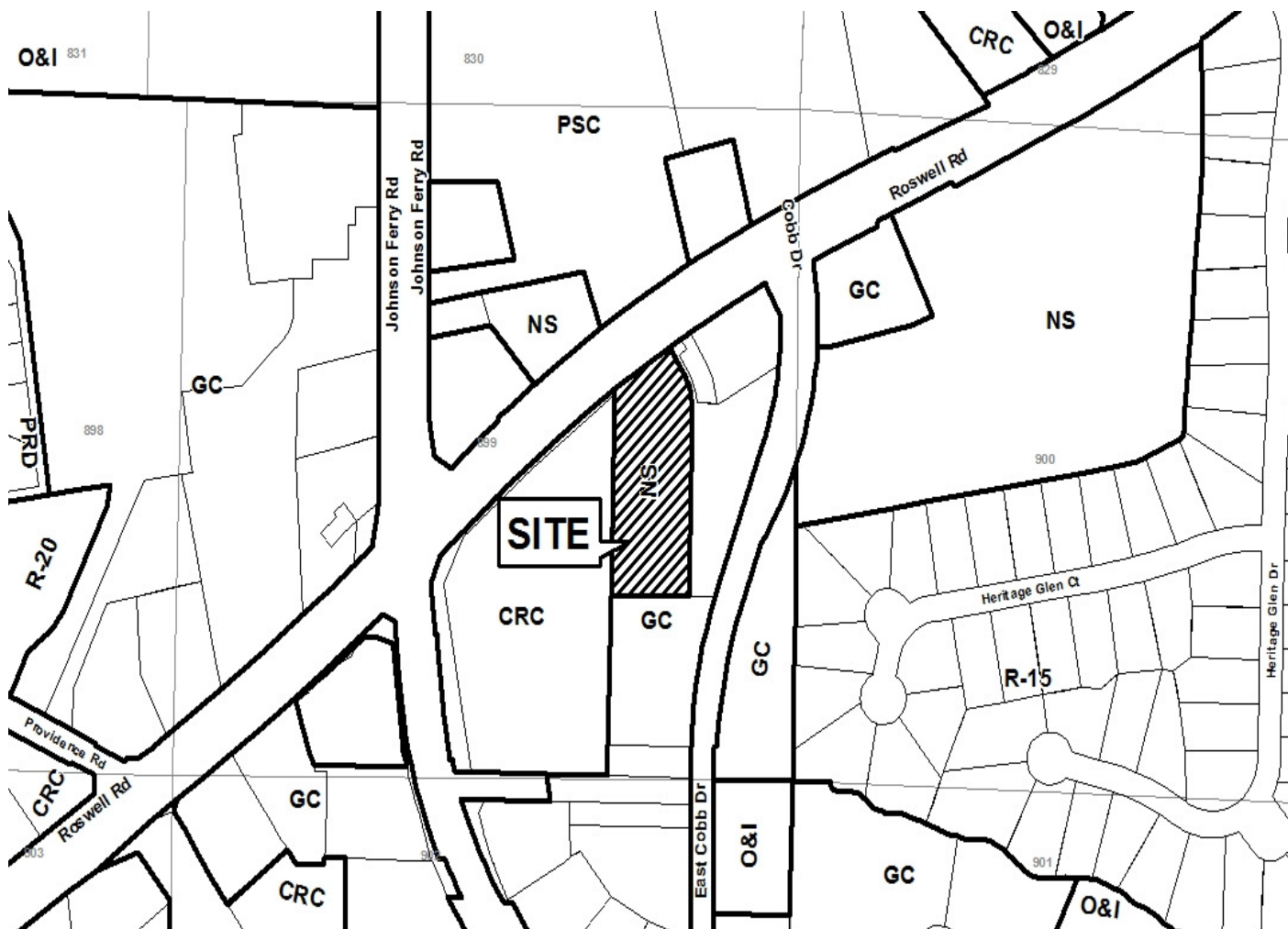
**DISTRICT:** 16

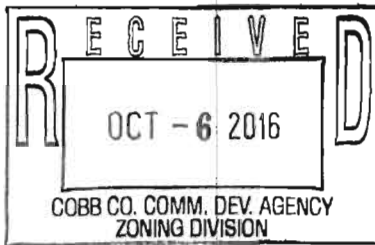
**LAND LOT(S):** 899

**PARCEL(S):** 29

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2





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  
COBB COUNTY, GEORGIA  
LAND LOT 44 ~ 18TH DISTRICT ~ 2ND SECTION**



**W&B ENGINEERING INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
1150 BELLS FERRY ROAD  
MARIETTA, GEORGIA 30067-4000  
PHONE: 770.426.2128  
FAX: 770.426.2129  
WWW.W&B.COM

DATE: 10/11/2016	BY: J. B.
DATE: 10/11/2016	BY: J. B.
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DATE: 10/11/2016	BY: J. B.



**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'

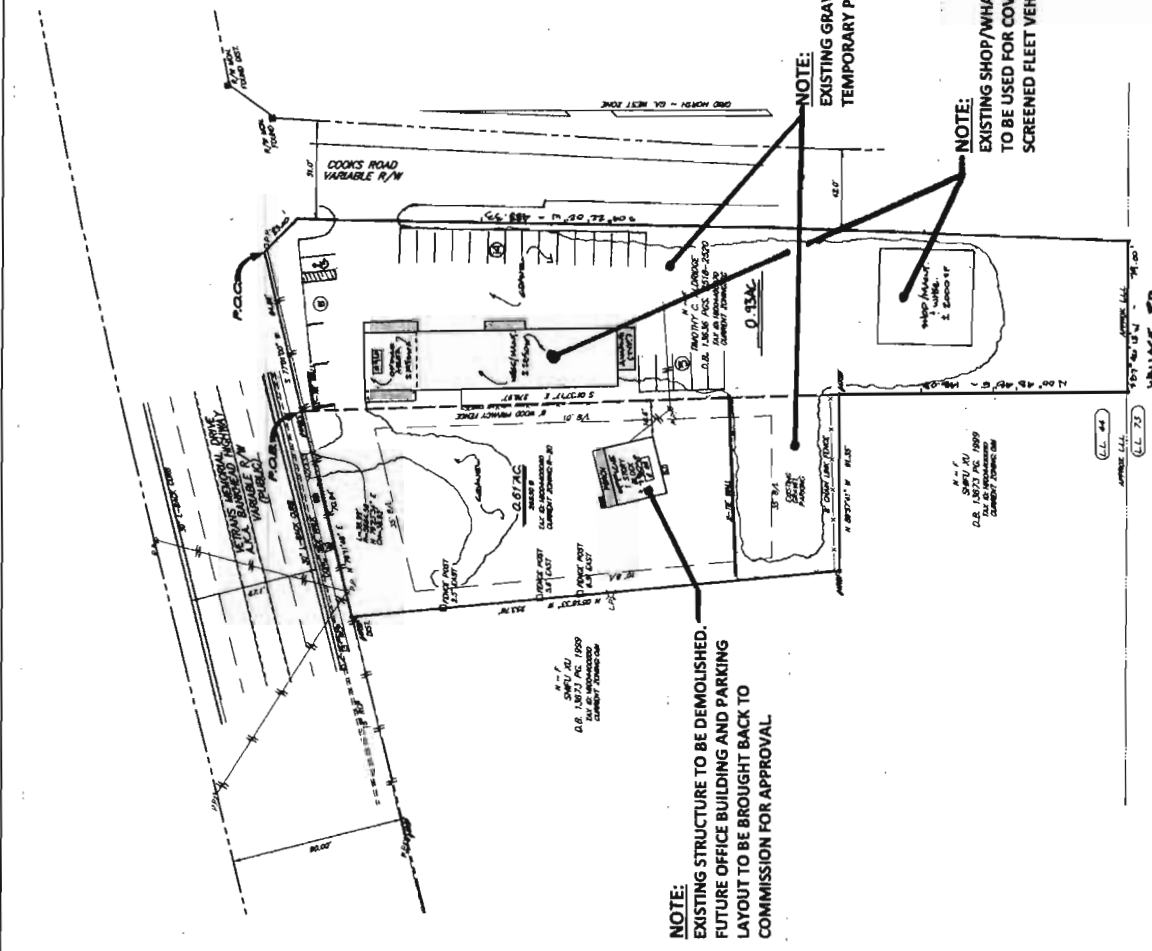
BASE INFORMATION FROM COBB COUNTY GIS, GOOGLE MAPS AND SURVEY BY  
GARDNER FOR TACTICITY C. ALLEN, DATED 11/20/15.

**PARKING:**

**REQUIRED:**  
OFFICE USE:  
1000 SF/250 SF (PER SPACE) x 1.7 = 4 SPACES  
EMPLOYEES:  
20 TOTAL AT 1.97/EMPLOYEE = 39 SPACES  
TOTAL REQUIRED: 43 SPACES  
(INCLUDES OVER 100 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	2. 1" = 100' SCALE
3. 1" = 100' SCALE	4. 1" = 100' SCALE
5. 1" = 100' SCALE	6. 1" = 100' SCALE
7. 1" = 100' SCALE	8. 1" = 100' SCALE
9. 1" = 100' SCALE	10. 1" = 100' SCALE
11. 1" = 100' SCALE	12. 1" = 100' SCALE
13. 1" = 100' SCALE	14. 1" = 100' SCALE
15. 1" = 100' SCALE	16. 1" = 100' SCALE
17. 1" = 100' SCALE	18. 1" = 100' SCALE
19. 1" = 100' SCALE	20. 1" = 100' SCALE
21. 1" = 100' SCALE	22. 1" = 100' SCALE
23. 1" = 100' SCALE	24. 1" = 100' SCALE
25. 1" = 100' SCALE	26. 1" = 100' SCALE
27. 1" = 100' SCALE	28. 1" = 100' SCALE
29. 1" = 100' SCALE	30. 1" = 100' SCALE
31. 1" = 100' SCALE	32. 1" = 100' SCALE
33. 1" = 100' SCALE	34. 1" = 100' SCALE
35. 1" = 100' SCALE	36. 1" = 100' SCALE
37. 1" = 100' SCALE	38. 1" = 100' SCALE
39. 1" = 100' SCALE	40. 1" = 100' SCALE
41. 1" = 100' SCALE	42. 1" = 100' SCALE
43. 1" = 100' SCALE	44. 1" = 100' SCALE
45. 1" = 100' SCALE	46. 1" = 100' SCALE
47. 1" = 100' SCALE	48. 1" = 100' SCALE
49. 1" = 100' SCALE	50. 1" = 100' SCALE
51. 1" = 100' SCALE	52. 1" = 100' SCALE
53. 1" = 100' SCALE	54. 1" = 100' SCALE
55. 1" = 100' SCALE	56. 1" = 100' SCALE
57. 1" = 100' SCALE	58. 1" = 100' SCALE
59. 1" = 100' SCALE	60. 1" = 100' SCALE
61. 1" = 100' SCALE	62. 1" = 100' SCALE
63. 1" = 100' SCALE	64. 1" = 100' SCALE
65. 1" = 100' SCALE	66. 1" = 100' SCALE
67. 1" = 100' SCALE	68. 1" = 100' SCALE
69. 1" = 100' SCALE	70. 1" = 100' SCALE
71. 1" = 100' SCALE	72. 1" = 100' SCALE
73. 1" = 100' SCALE	74. 1" = 100' SCALE
75. 1" = 100' SCALE	76. 1" = 100' SCALE
77. 1" = 100' SCALE	78. 1" = 100' SCALE
79. 1" = 100' SCALE	80. 1" = 100' SCALE
81. 1" = 100' SCALE	82. 1" = 100' SCALE
83. 1" = 100' SCALE	84. 1" = 100' SCALE
85. 1" = 100' SCALE	86. 1" = 100' SCALE
87. 1" = 100' SCALE	88. 1" = 100' SCALE
89. 1" = 100' SCALE	90. 1" = 100' SCALE
91. 1" = 100' SCALE	92. 1" = 100' SCALE
93. 1" = 100' SCALE	94. 1" = 100' SCALE
95. 1" = 100' SCALE	96. 1" = 100' SCALE
97. 1" = 100' SCALE	98. 1" = 100' SCALE
99. 1" = 100' SCALE	100. 1" = 100' SCALE



**APPLICANT:** Russell Landscape, LLC

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

**REPRESENTATIVE:** Rob Hosack

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

**TITLEHOLDER:** Timothy C. Aldridge

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

**ACCESS TO PROPERTY:** Veterans Memorial Highway and  
Cooks Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-108

**HEARING DATE (PC):** 12-06-16

**HEARING DATE (BOC):** 12-20-16

**PRESENT ZONING:** R-20, GC

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Professional Office

**SIZE OF TRACT:** 1.91 acres

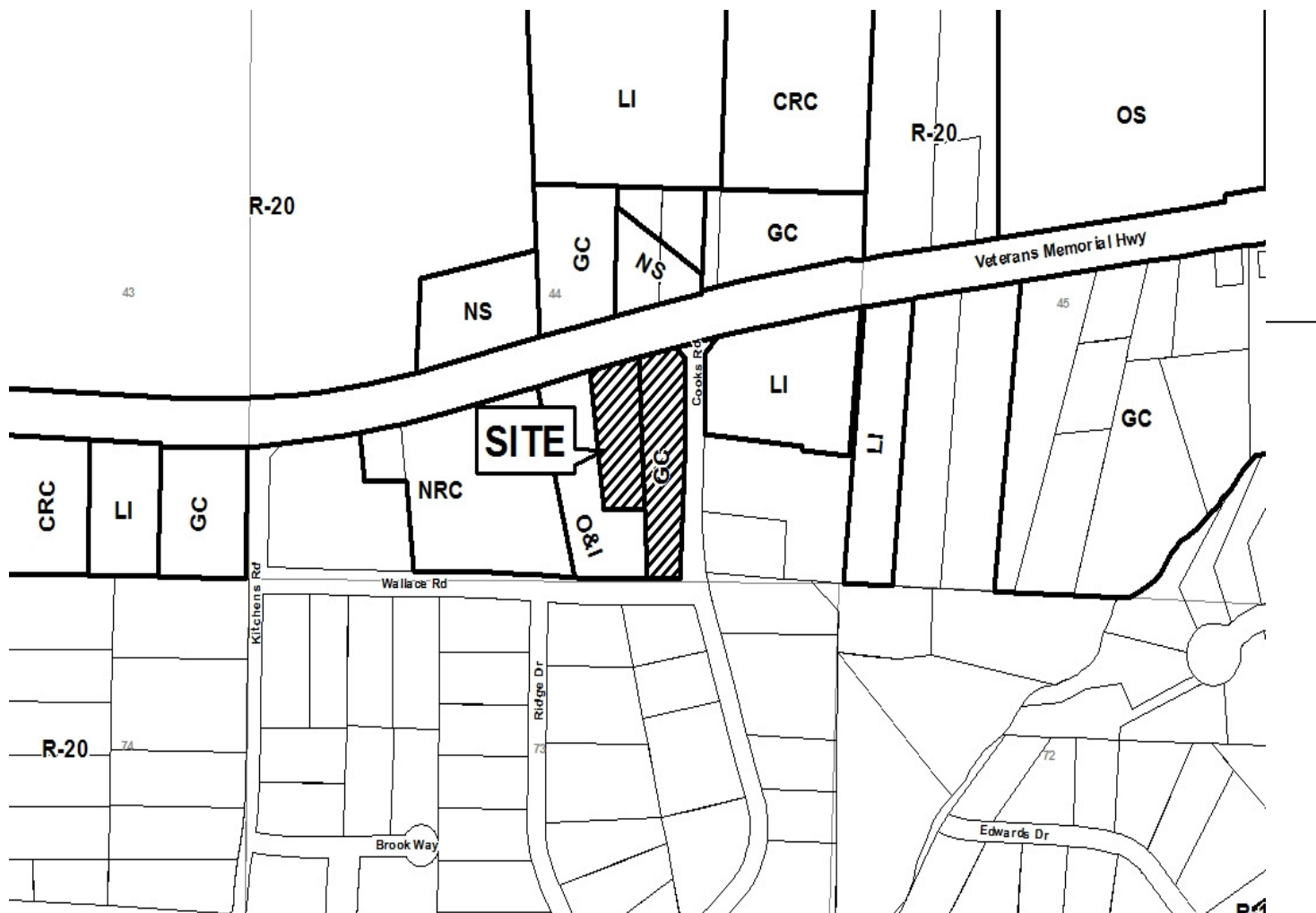
**DISTRICT:** 18

**LAND LOT(S):** 44

**PARCEL(S):** 7

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4

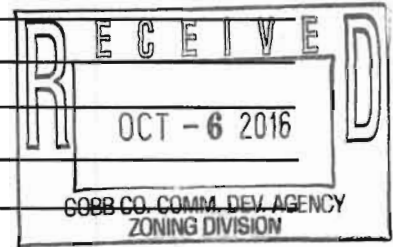


Application No Z-108  
Dec. 2016

## 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): 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

\_\_\_\_\_  
\_\_\_\_\_

<b>REVISION RECORD</b>	
<b>DATE</b>	<b>PURPOSE</b>

This means the 13th week of the film is not referenced and is not to be used for any future reference. The script is provided in the form of a story and cannot be referenced in any manner without the written consent of the film.

**BETTERTON**  
SURVEYING & DESIGN, INC.  
LAND SURVEYING & PLANNING  
SUBDIVISION & COMMERCIAL SITE DESIGN  
980 WEST SAGMONT ROAD  
MAHIA, TEXAS 75064  
(572) 483-0242



AUGUST 21, 2016

1769 AUSTELL ROAD  
SURVEY & PLAT  
LOCATED IN:  
LAND LOT 154  
17TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA  
PREPARED FOR:  
MELO CONSTRUCTION

REB  
CHECKED BY

DATE \_\_\_\_\_ } = 20.

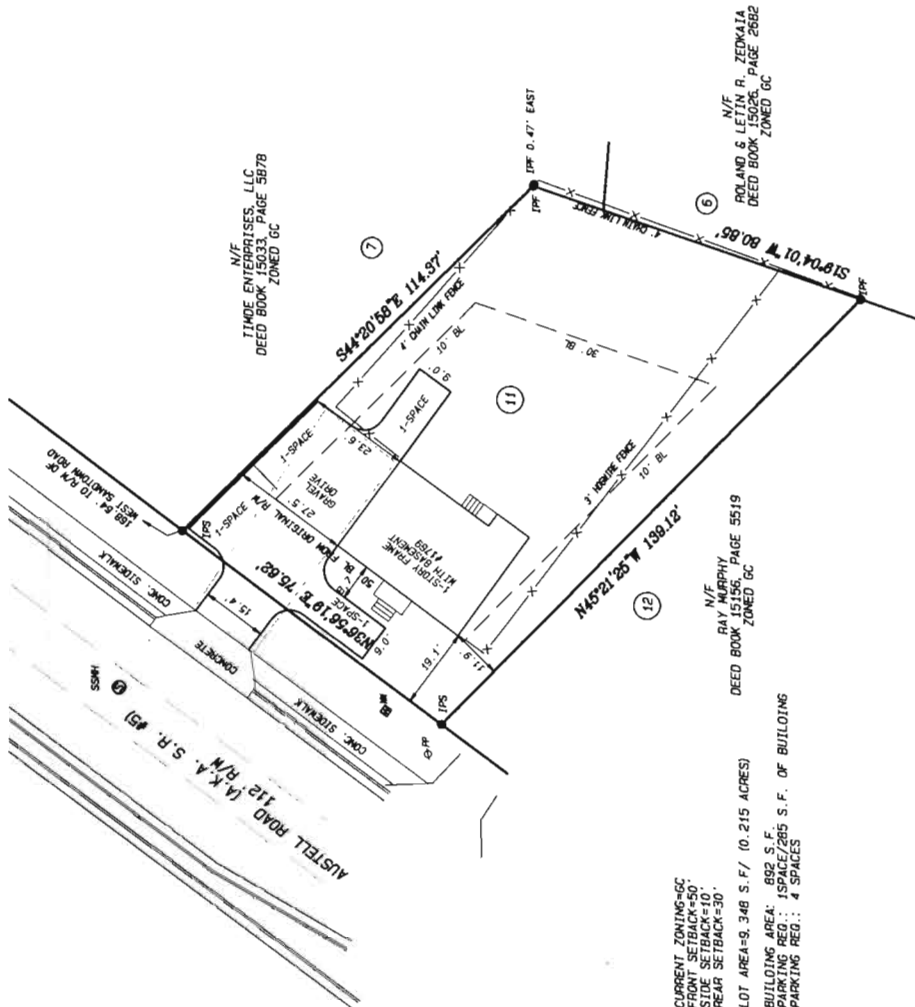
1 OF 1  
REMOVED10147  
JOB NUMBER

16142

100

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1. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 181,000 FEET.
2. THE CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 02° PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE ON GP 8205EA ROBOTIC STATION
3. DATE OF SURVEY: 08-12-16
4. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 1300052. PANELS DATED 1983 IN AN AREA HAVING SPECIAL FLOOD HAZARDS. LOCATED AT ALL CORNERS OTHER THAN NOTED.
- 5.
- 6.



CURRENT ZONING=GC  
FRONT SETBACK=50'  
SIDE SETBACK=10'  
REAR SETBACK=30'  
LOT AREA=9,348 S.F.  
BUILDING AREA: 890  
PARKING REQ.: 1SPA  
PARKING REQ.: 4 SP


**SURVEY REFERENCES:**

1. PLAT 108, SAILFELL SUBDIVISION RECORDED IN PLAT BOOK 108, PAGE 108.
2. EXECUTOR S DEED TO NELD INVESTMENTS, INC. RECORDED IN DEED BOOK 15327, PAGE 1920.
3. GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJECT 144M 8005 (B), COBB COUNTY.

SURVEY REFERENCES:

1. PLAT OF SATELL SUBDIVISION RECORDED IN PLAT BOOK 13, PAGE 69
2. EXECUTOR'S DEED TO WELD INVESTMENTS, INC. RECORDED IN DEED BOOK 15367 PAGE 1920
3. GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJECT IAN 9005 (9) COBB COUNTY.

GRAPHIC SCALE 1"=20'

A horizontal graphic scale bar with alternating black and white segments. It is marked with '0', '20', '40', and '60' at regular intervals. Above the bar, the text 'GRAPHIC SCALE' and '1"=20\'' are printed.

	20	40	60
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1000000

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**LOCATION MAP**  
SCALE: 1" = 2000'

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

ABBREVIATION LEGEND	
A	ARC DISTANCE
Δ	ANGLE
CMR	CORRUMATED METAL PIPE
D.B.	DEED BOOK
F.H.	FIRE HYDRANT
IPF	IRON PIN FOUND
IPFS	IRON PIN SET
INV	INVERT ELEVATION
L	LENGTH
L.D.	LAND DISTANCE
L.L.	LAND LOT LINE
OP	OPEN ORDERLY
OP	OPEN UP PIPE
P.B.	POINT OF BEGINNING
R	RADIUS
R.P.	RIGHT-UP POLE
R/M	RIGHT-UP-MAY
S.F.	SQUARE FEET
S.M.	SEWER MANHOLE
W.M.	WATER METER

**SYMBOL LEGEND**

—	Guy Wire
—	Fire Hydrant
—	Drop Inlet
—	Water Meter
—	Water Valve
—	Power Pole
—	Sanitary Sewer Manhole
—	Water Line
—	Sanitary Sewer Line
—	Overhead Power Line
—	Fence

**APPLICANT:** Melo Investments, LLC

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

**REPRESENTATIVE:** Fernando Melo

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

**TITLEHOLDER:** Melo Investments, LLC

**PROPERTY LOCATION:** Located on the southeast side of Austell

Road, south of Sandtown road

**ACCESS TO PROPERTY:** Austell Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-109

**HEARING DATE (PC):** 12-06-16

**HEARING DATE (BOC):** 12-20-16

**PRESENT ZONING:** GC

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Office

**SIZE OF TRACT:** 0.215 acres

**DISTRICT:** 17

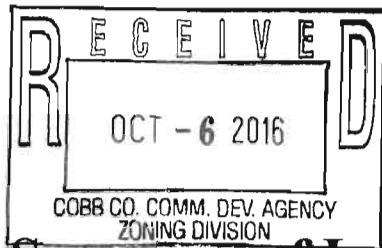
**LAND LOT(S):** 154

**PARCEL(S):** 87

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4





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 SURVEY IS NOT VALID WITHOUT CORRECTION, REVISIONS AND DATE ON SEAL. THIS SEAL IS THE PROPERTY OF THE SURVEYOR AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART, OR OTHERWISE USED WITHOUT WRITTEN PERMISSION OF THE SURVEYOR. NO WARRANTIES, EXPRESSED OR IMPLIED, IS EXTENDED TO ANY UNLAWFUL THIRD PARTY.



IN ANY COUNTY, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 186-7 OF THE RULES OF THE GEORGIA BOARD OF SURVEYING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

## CLOSURE NOTE

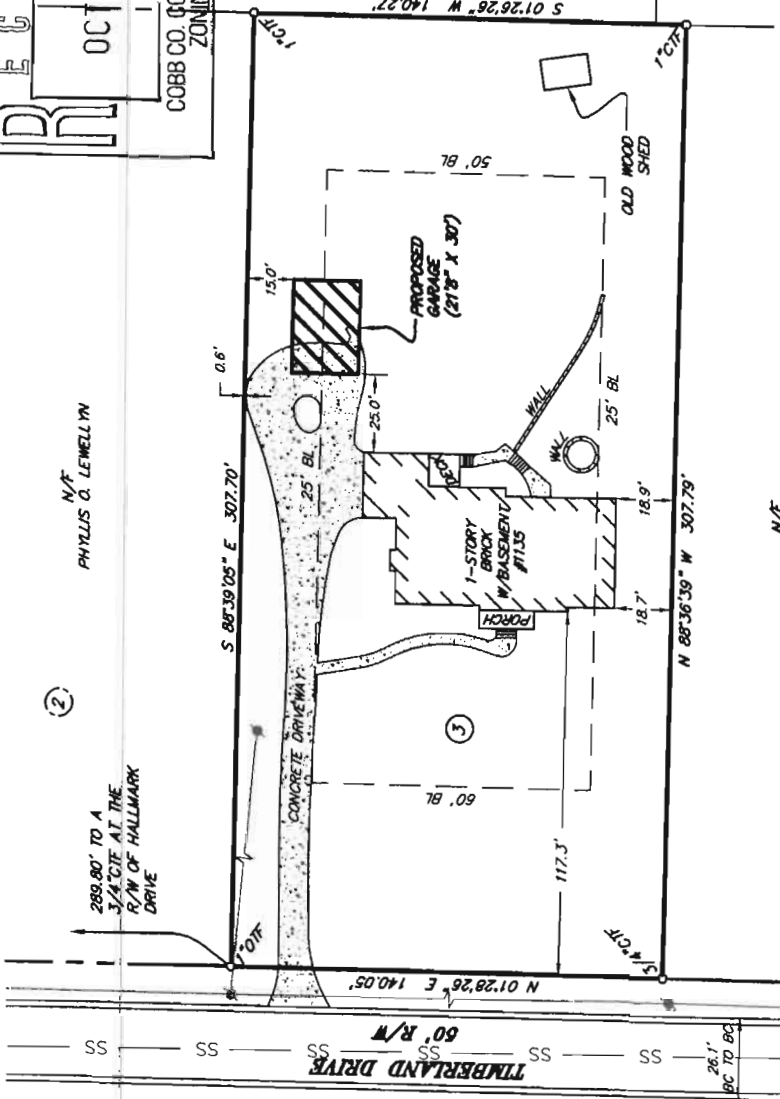
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED USING AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 50,000 FEET. A TRIMBLE TOTAL STATION AND RECORD DATA COLLECTION WERE USED TO GATHER THE INFORMATION USED TO PREPARE THIS PLAT.

## FLOOD NOTE

I HAVE EXAMINED THE FIRM OFFICIAL FLOOD HAZARD MAP AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD INSURANCE PREMIUM CERTIFICATE. SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO FLOODING. DATE: 08/04/16 MAP NUMBER: 1306703777

**RECEIVED**  
OCT - 6 2016

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



## 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:  
1135 TIMBERLAND DRIVE  
**TIMOTHY GRUBAUGH**  
LOT 3, BLOCK E, TERRELL MILL ESTATES, UNIT 3  
PB 37, PG 93



DATE	REVISION
10/4/16	ADDED PROPOSED GARAGE

1513 OMENBY DRIVE MARQUETTA GA 30066 770-402-7926	FIELD DATE: 8/19/15 PLAT DATE: 8/20/15 SCALE: 1"=40'
WWW.WIDEOPENLANDSURVEYING.COM	COUNTY: COBB DISTRICT: 17th
JOB #1135TIMBERLAND	LAND LOT: 1001 SECTION: 2nd

Z-110  
(2016)

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

N/F  
GENEVA L. HYATT

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

N/F  
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

**PROPERTY LOCATION:** Located on the east side of Timberland

Drive, south of Hallmark Drive

**ACCESS TO PROPERTY:** Timberland Drive

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-110

**HEARING DATE (PC):** 12-06-16

**HEARING DATE (BOC):** 12-20-16

**PRESENT ZONING:** R-80

**PROPOSED ZONING:** R-40

**PROPOSED USE:** Single family residential

**SIZE OF TRACT:** 0.99 acres

**DISTRICT:** 17

**LAND LOT(S):** 1002

**PARCEL(S):** 13

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2





Application No. 2-110

Dec. 2016

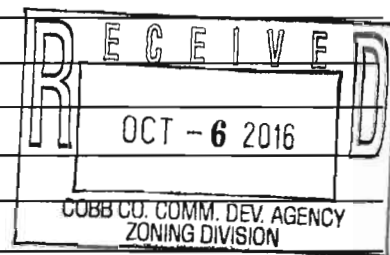
## Summary of Intent for Rezoning

.....  
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

Z-111  
(2016)

GREYDEN  
ENGINEERING  
11770 HAYNES BRIDGE ROAD  
ALPHARETTA, GA 30009

RSDD, LLC

11770 HAYNES BRIDGE ROAD  
ALPHARETTA, GA 30009

577-4801 FAX: 678-302-6362  
2110 MCKEY DRIVE  
ROSWELL, GEORGIA 30076



ZONING PLAN  
FOR  
SHALLOWFORD PLACE  
LOCATED IN LAND LOT 400  
16TH DISTRICT, COBB COUNTY, GEORGIA

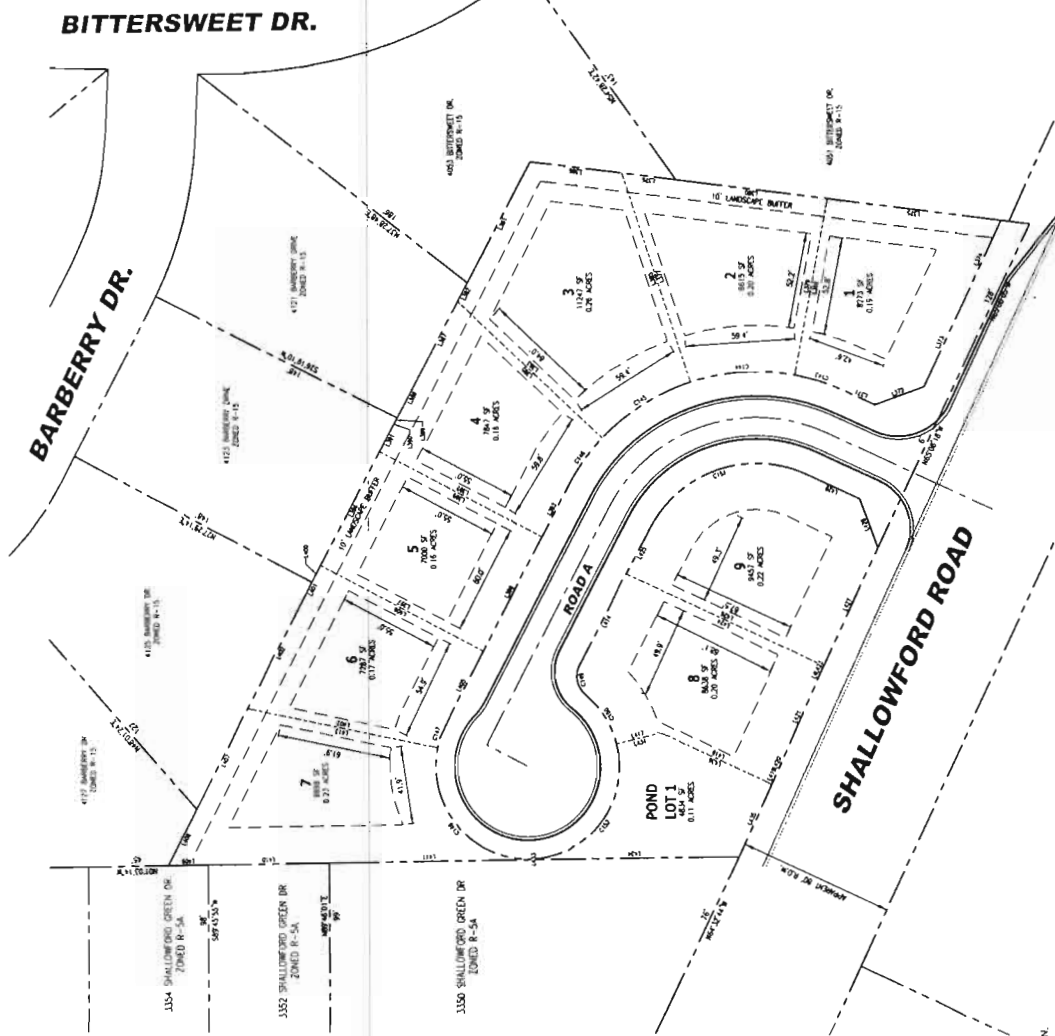
DATE	BY	FOR	SCALE	SHEET
10/2/2016	RSDD	RSDD	AS SHOWN	1
CHECKED	RSDD	RSDD		
DATE	BY	FOR	SCALE	SHEET

LINE #	LENGTH	DIRECTION
1306	79.40'	407°30'24"N
1307	79.40'	504°42'26"N
1308	35.51'	486°43'17"E
1309	11.86'	404°45'23"E
1310	21.80'	341°03'12"E
1311	21.80'	341°03'12"E
1312	13.87'	307°03'28"E
1313	42.80'	567°10'01"E
1314	65.89'	407°30'24"E

LINE #	LENGTH	DIRECTION
1306	79.40'	407°30'24"N
1307	79.40'	504°42'26"N
1308	35.51'	486°43'17"E
1309	11.86'	404°45'23"E
1310	21.80'	341°03'12"E
1311	21.80'	341°03'12"E
1312	13.87'	307°03'28"E
1313	42.80'	567°10'01"E
1314	65.89'	407°30'24"E

LINE #	LENGTH	DIRECTION
1306	79.40'	407°30'24"N
1307	79.40'	504°42'26"N
1308	35.51'	486°43'17"E
1309	11.86'	404°45'23"E
1310	21.80'	341°03'12"E
1311	21.80'	341°03'12"E
1312	13.87'	307°03'28"E
1313	42.80'	567°10'01"E
1314	65.89'	407°30'24"E

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



**SITE ADDRESSES:**  
TRACT 1 = 3103 SHALLOWFORD ROAD  
TRACT 2 = 1003 SHALLOWFORD ROAD  
TRACT 3 = 4005 SHALLOWFORD ROAD  
TRACT 4 = 4021 SHALLOWFORD ROAD

**SITE AREA:**  
TOTAL SITE AREA = 2.48 AC

**CURRENT ZONING:**  
ALL TRACTS = R-15

**PROPOSED ZONING:**  
ALL TRACTS = RA-5

**DEVELOPMENT CRITERIA:**  
PROPOSED LOTS: 9  
MAX. DENSITY: 5 UPA  
MIN. LOT AREA: 7000 SF  
MIN. LOT SIZE: 860 SF  
PROPOSED DENSITY: 3.63 UPA

**PROPOSED YARD REQUIREMENTS:**  
FRONT YARD: 25 FEET  
SIDE YARD (L&R): 20 FEET  
SIDE YARD (R&L): 20 FEET  
REAR YARD: 20 FEET



**VICINITY MAP**  
LOCATED IN LAND LOT 400  
16TH DISTRICT, COBB COUNTY, GEORGIA

**DEVELOPER:**  
RSDD, LLC  
11770 HAYNES BRIDGE ROAD  
ALPHARETTA, GA 30009

**ENGINEER:**  
GREYDEN ENGINEERING  
2110 MCKEY DRIVE  
ROSWELL, GEORGIA 30076

**NOTES:**  
THERE ARE NO WETLANDS LOCATED ON-SITE PER FIELD INVESTIGATION.  
THERE ARE NO STREAMS LOCATED ON-SITE PER FIELD INVESTIGATION.  
THE SITE IS NOT LOCATED WITHIN A FEMA DELINEATED FLOOD ZONE PER  
MAP PANELS 13067C0068H AND 13067C0068H DATED MARCH 4, 2013

**APPLICANT:** RSDC1, LLC

**PHONE#:** 770-573-4801 **EMAIL:** rsdcpop@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



Application No. Z-111

Dec. 2016

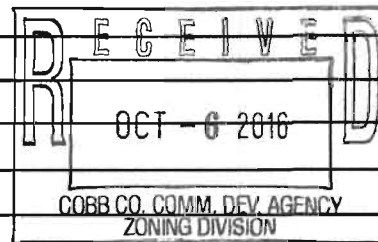
## Summary of Intent for Rezoning

.....  
**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).**

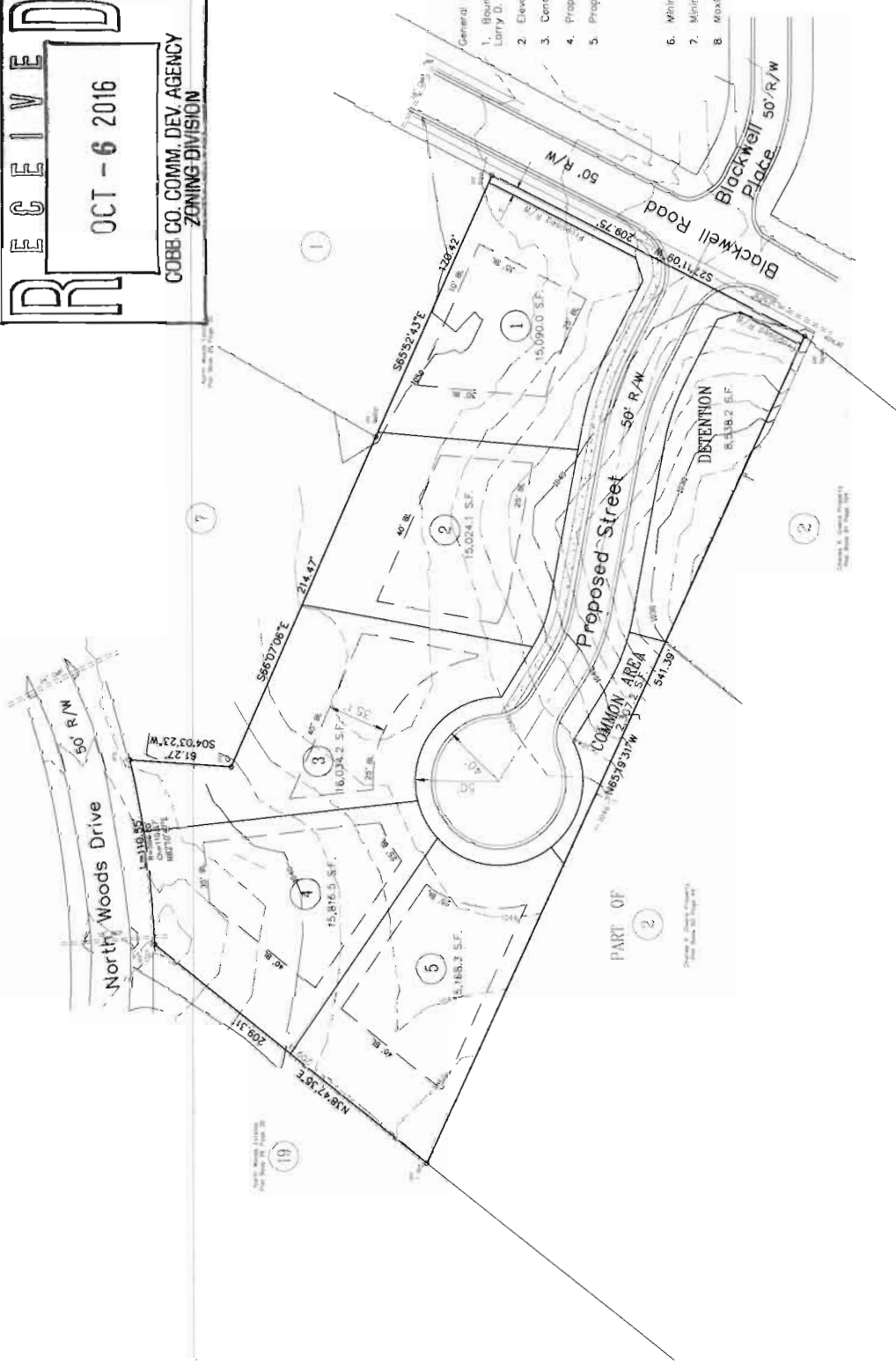
N/A

Z-112  
(2016)



Location Map  
Scale: 1"=200'

**RECEIVED**  
OCT -6 2016  
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 24, 2015).
  5. Proposed Zoning R-15.  
Setbacks: Front: 25'  
Side: 10'  
Rear: 40'  
Density: 1.97 Units/Acre
  6. Minimum Road Frontage 75' (50' Cul-de-Sac).
  7. Minimum Floor Area = 2,000 Sq. Ft.
  8. Maximum Lot Coverage 35%.



NO STREET PARKING HAS  
BEEN APPROVED FOR THIS  
DEVELOPMENT

2.536 Acres



Larry D. Neese, PLS  
ENGINEER  
194 Cadence Trail  
Cartersville, Georgia 30135  
1770-428-2122  
E-Mail: lneese23@aol.com

Blackwell Estates  
Land Lot 308  
16th District  
Cobb County Georgia  
Scale: 1"=200'  
Print Date: 8-24-15 Print Date: 07-05-16

3

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

**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

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

**PROPOSED ZONING:** R-15

**PROPOSED USE:** Residential Subdivision

**ACCESS TO PROPERTY:** Blackwell Road

**SIZE OF TRACT:** 2.536 acres

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**DISTRICT:** 16

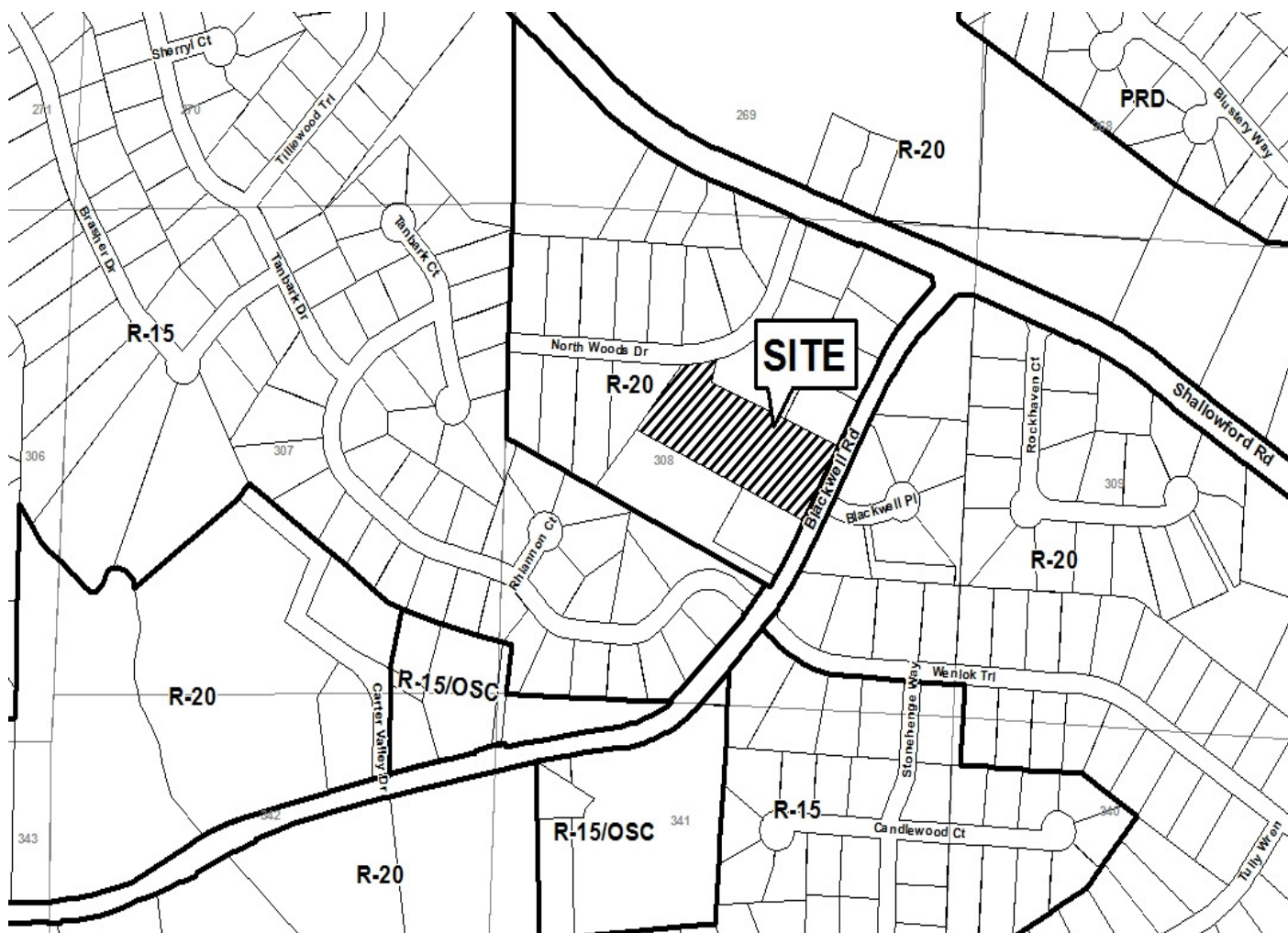
**LAND LOT(S):** 308

**PARCEL(S):** 21

**TAXES: PAID** X **DUE** \_\_\_\_\_

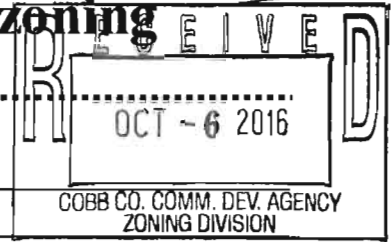
#### CONTIGUOUS ZONING/DEVELOPMENT

**COMMISSION DISTRICT:** 3



Application No. Z-112  
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: craftsman
- 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).

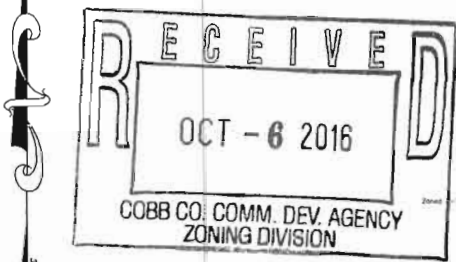
NO

\_\_\_\_\_

\_\_\_\_\_

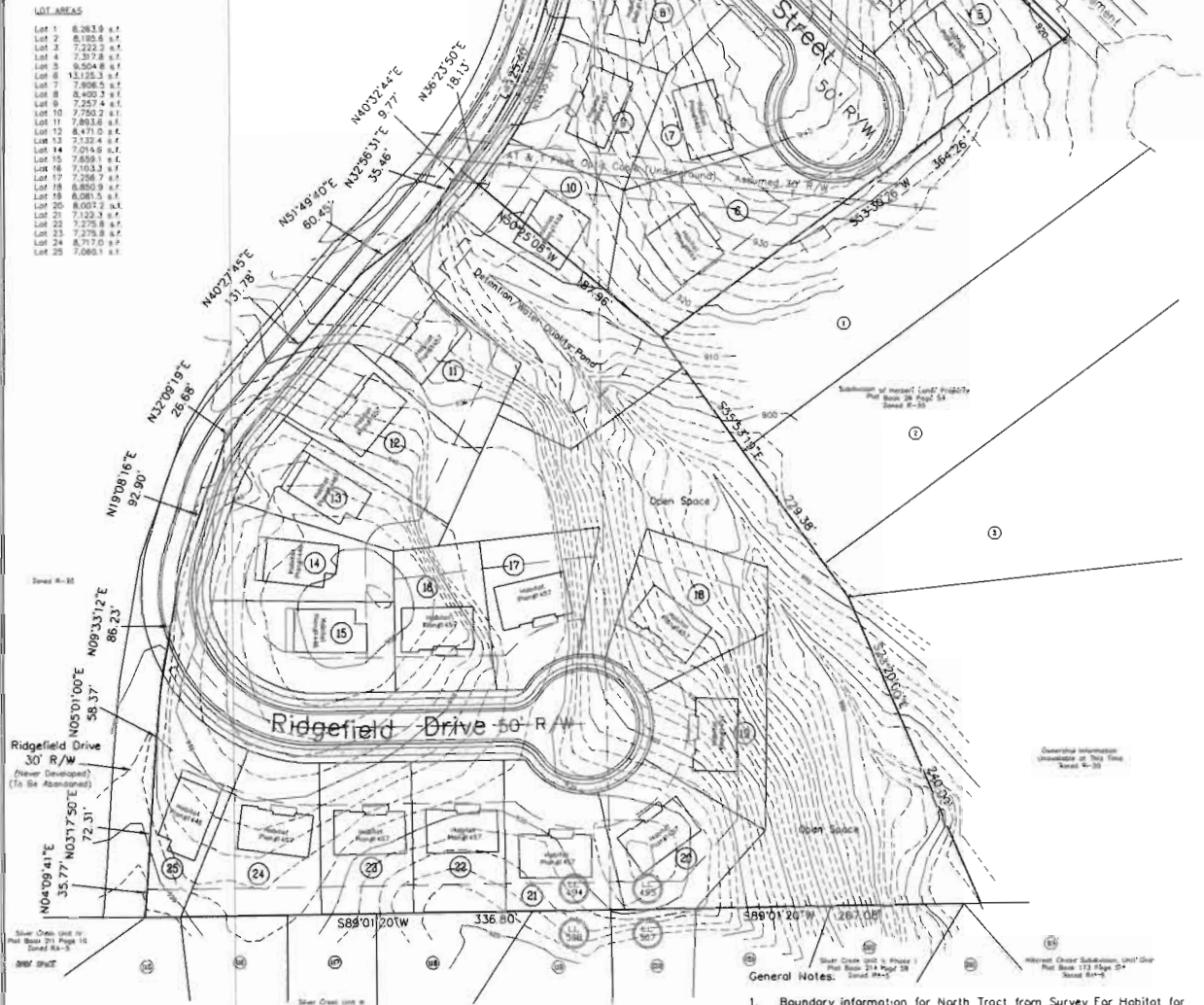


Z-113  
(2016)



LOT AREAS

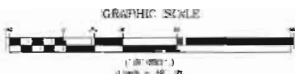
Lot 1	8,263.9 s.f.
Lot 2	8,182.6 s.f.
Lot 3	7,222.3 s.f.
Lot 4	7,377.8 s.f.
Lot 5	9,504.8 s.f.
Lot 6	13,115.3 s.f.
Lot 7	7,808.5 s.f.
Lot 8	8,400.3 s.f.
Lot 9	7,257.4 s.f.
Lot 10	7,750.2 s.f.
Lot 11	7,892.6 s.f.
Lot 12	8,471.0 s.f.
Lot 13	7,133.4 s.f.
Lot 14	7,014.6 s.f.
Lot 15	7,859.1 s.f.
Lot 16	7,013.3 s.f.
Lot 17	7,236.7 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	7,275.8 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 FLOOD HAZARD AREA AS INDICATED BY THE OFFICIAL FLOOD HAZARD MAPS AND IS LOCATED WITHIN THE FLOOD HAZARD AREA. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,100 FEET AND AN ANGULAR ERROR OF 1/100,000 PER FULL CIRCLE. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 17,100 FEET.

EQUIPMENT UTILIZED: ANGLAR: Topcon  
LINEAR: Trimble  
CALIBRATED: Yes  
ALL MATTERS PERTAINING TO TITLES ARE EXCEPTED.  
LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2007



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

Larry D. Neese, PLS  
194 Cadence Trail  
Canton, Georgia 30115  
(770) 428-2122  
E-Mail: [Lneese223@aol.com](mailto:Lneese223@aol.com)

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

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

AMSD LOT	498 & 495	SECTION	2nd	CC	17
SECTION	2nd	DATE	8/26/16	DATE	8/26/16
EQUITY	Cobb	SCALE	1"=40'	SURVEY	2000/3
STATE	Georgia	SCALE	1"=40'	FIELD DATE	8-26-16
FIELD DATE	8-26-16	PLAT DATE	10-04-16	JOB	150065

SHEET



**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

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

**PROPOSED ZONING:** RA-5

**ACCESS TO PROPERTY:** Ridgely Drive

**PROPOSED USE:** Residential subdivision

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**SIZE OF TRACT:** 7.370 acres

**DISTRICT:** 18

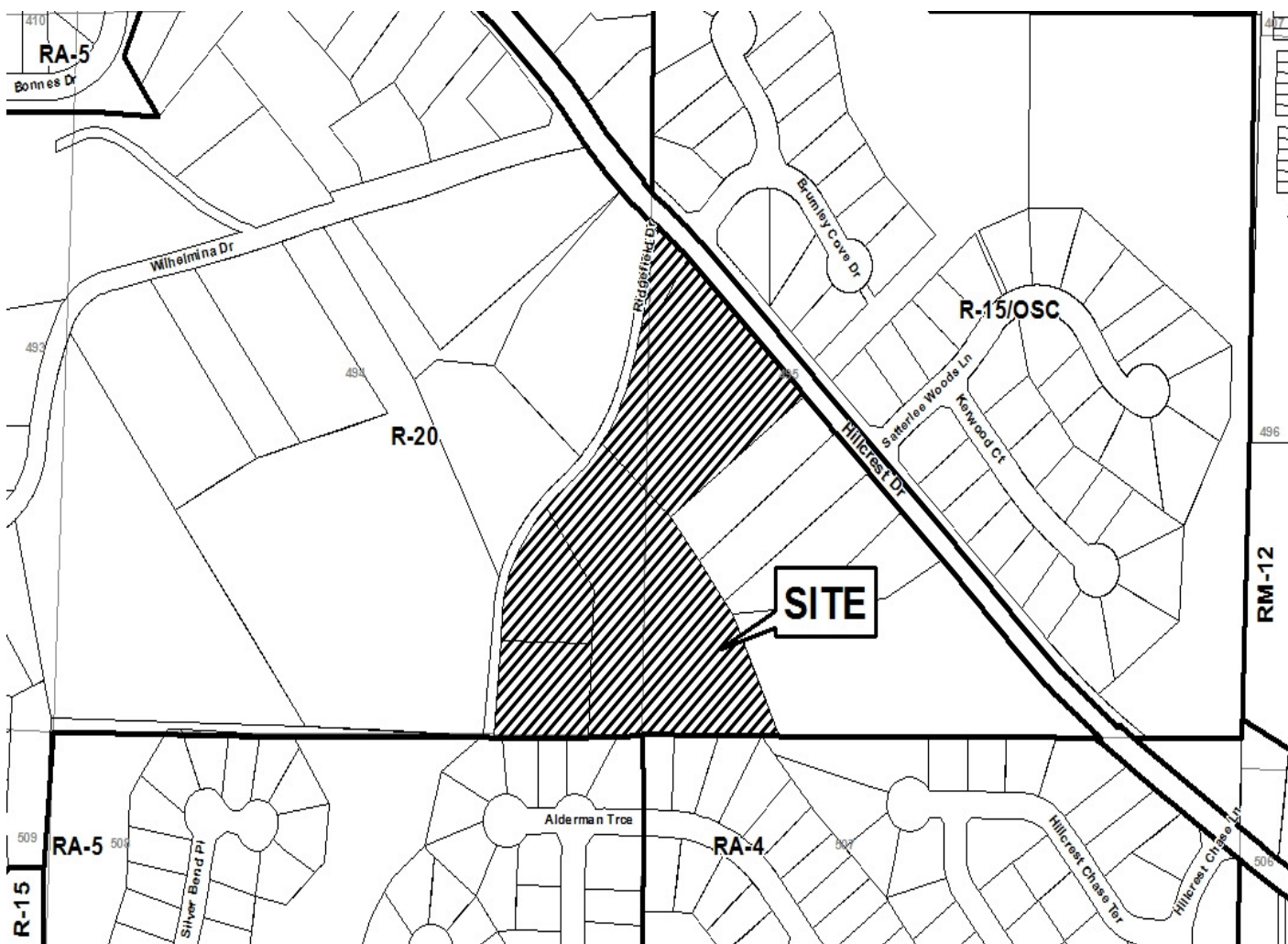
**LAND LOT(S):** 494, 495

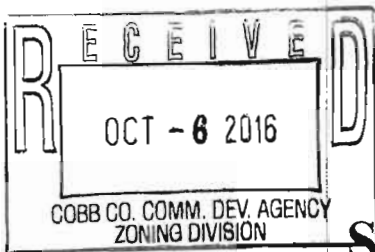
**PARCEL(S):** 2, 12, 14, 16, 25

**TAXES: PAID** X **DUE** \_\_\_\_\_

#### CONTIGUOUS ZONING/DEVELOPMENT

**COMMISSION DISTRICT:** 4





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

Z-114  
(2016)

**Dallas Hwy @ Bob Flemming Rd**  
A MASTER PLANNED RESIDENTIAL DEVELOPMENT  
FOR  
**Capkey Real Estate**  
1384 Fowlerton Road  
Atlanta, Georgia 30326  
**WE PROVIDE SOLUTIONS™**

 **PLANNERS AND ENGINEERS COLLABORATIVE**  
SITE PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING & LAND SURVEYING  
350 RESEARCH COURT • NORCROSS, GEORGIA 30092 • 770.351.3151 • WWW.PECAL.COM

REVISIONS

SHEET TITLE  
**MASTER REZONING  
 SITE PLAN**  
 0 0.2 0.4 0.6 0.8 1.0

SCALE: 1" = 150'

DATE: SEPT. 20, 2016

DATE: SEPT. 20, 2016  
PROJECT: 15141.00A

THIS SEAL IS ONLY VALID IF CORRECTLY SHOWN  
AND LISTED IN THE ORIGINAL SOURCE FILE



CEMENT LEVEL. IF DESIGNER PREPARED  
FOR THIS, A TRAIL & BOUNDARY LINE

[illegible][illegible][illegible][illegible][illegible]

ATTACHABLE SETBACKS		BUILDING DIMENSIONS	
30 FEET	MINIMUM LOT SIZE	MINIMUM LOT SIZE	75' x 100'
10 FEET	ADJACENT LOT'S SETBACK REQUIRED	ADJACENT LOT'S SETBACK REQUIRED	100' x 100'
10 FEET	OPEN SPACE PROHIBITED	OPEN SPACE PROHIBITED	100' x 100'
10 FEET	MINIMUM LOT'S WIDTH REQUIRED	MINIMUM LOT'S WIDTH REQUIRED	100' x 100'
20 FEET	MAX LOT'S	MAX LOT'S	100' x 100'
	PROHIBITED DENSITY	PROHIBITED DENSITY	100' x 100'
	MINIMUM LOT'S	MINIMUM LOT'S	100' x 100'

BUILDING DIMENSIONS	
NEIGHBOR LOT SIZE	N/A
MINIMUM OPEN SPACE REQUIRED	100 PSF
OPEN SPACE REQUIRED	100 PSF
MAX DEPTH WITH WALLS	138' EPA
MAX LOTS	12 LOTS
MINIMUM LOTS	12 LOTS
TOTAL MINIMUM LOTS	12 LOTS
MINIMUM LOTS	12 LOTS

[illegible]

BUILDING DIMENSIONS	
NOMINAL LOT SIZE	Sq. Ft.
MATERIALS OPEN SPACE BACK AREA	sq. ft.
CURB SPACE (Paved)	132 SQ. FT.
MAX DENSITY WITH BUFFER	108 UNITS
MAXIMUM DENSITY	131 UNITS
TOTAL PROPOSED LOTS	127 LOTS
MINIMUM LOT SIZE	N/A

MINIMUM LOT SIZE	2.5 A
MINIMUM OPEN SPACE REQUIRED	10' (measured to back corner of lot)
GREEN SPACE REQUIRED	1.52 UFA
MAX DENSITY WITH BUFFER	137 LOTS
MAX LOTS	137 LOTS
PROPOSED DENSITY	121 LOTS
TOTAL PROPOSED LOTS	121 LOTS
MINIMUM LOT W/ BUFFER	N/A

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
OPEN SPACE IMPROVEMENT			
MAX. DENSITY WITH IN-PAVEMENT	1.92 LOTS		
MAX. LOTS	131 LOTS		
PROPOSED DENSITY	1.91 LOTS		
TOTAL PROPOSED LOTS	132 LOTS		
MINIMUM 1.13 LOTS			

MAX DENSITY WITH BARRIER	132 LPA
MAX LOTS	131 LOTS
PROPOSED DENSITY	131 LPA
TOTAL PROPOSED LOTS	12 LOTS
MINIMUM LOT SIZE	N/A

MARK LOTS	10 LOTS	10 LOTS	N/A
PROPOSED DENSITY	1.01 UPA	1.01 UPA	
TOTAL PROPOSED LOTS	12 LOTS	12 LOTS	
MINIMUM LOT SIZE			

TOTAL PROPOSED LOTS	LOTS	N/A
MENINGEAL LIOMA		

1000

FIG. 1. SITE LOCATION MAP (NTS)

FIG. 1. SITE LOCATION MAP (NTS)

**HYDROLOGY AND FLOOD INFORMATION**  
THE SITE WILL BE OBTAINED FOR DETENTION, CHANNEL PROTECTION, AND WATER QUALITY WITH SEVERAL MICROPOOL DETENTION DESIGNS.  
THE FLOOD FLOOD IS A UNDESIGNED PORTION THAT RUNS THROUGH THE SITE, A FLOOD SHALL BE SUBTRACTED ON THE STUDY WILL BE SUBTRACTED FROM THE SITE AREA FOR DENSITY CALCULATIONS. THE SITE HAS SEVERAL RESERVOIRS ON SITE OR NEARBY THAT HELP CONTROL THE FLOOD IN THE AREA AND REDUCE THE FLOODPLAIN AREA OF THE SITE.

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

**24 HOUR CONTACT:**  
**LOREN WIMPFHEIMER @ 678-362-2248**

Downloaded from <http://ajphaphysocpharm.sagepub.com> at National Archive Publishing Co on June 11, 2015

**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

**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

**ACCESS TO PROPERTY:** Dallas Highway and County Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**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

**PROPOSED USE:** Residential subdivision

**SIZE OF TRACT:** 68.87 acres

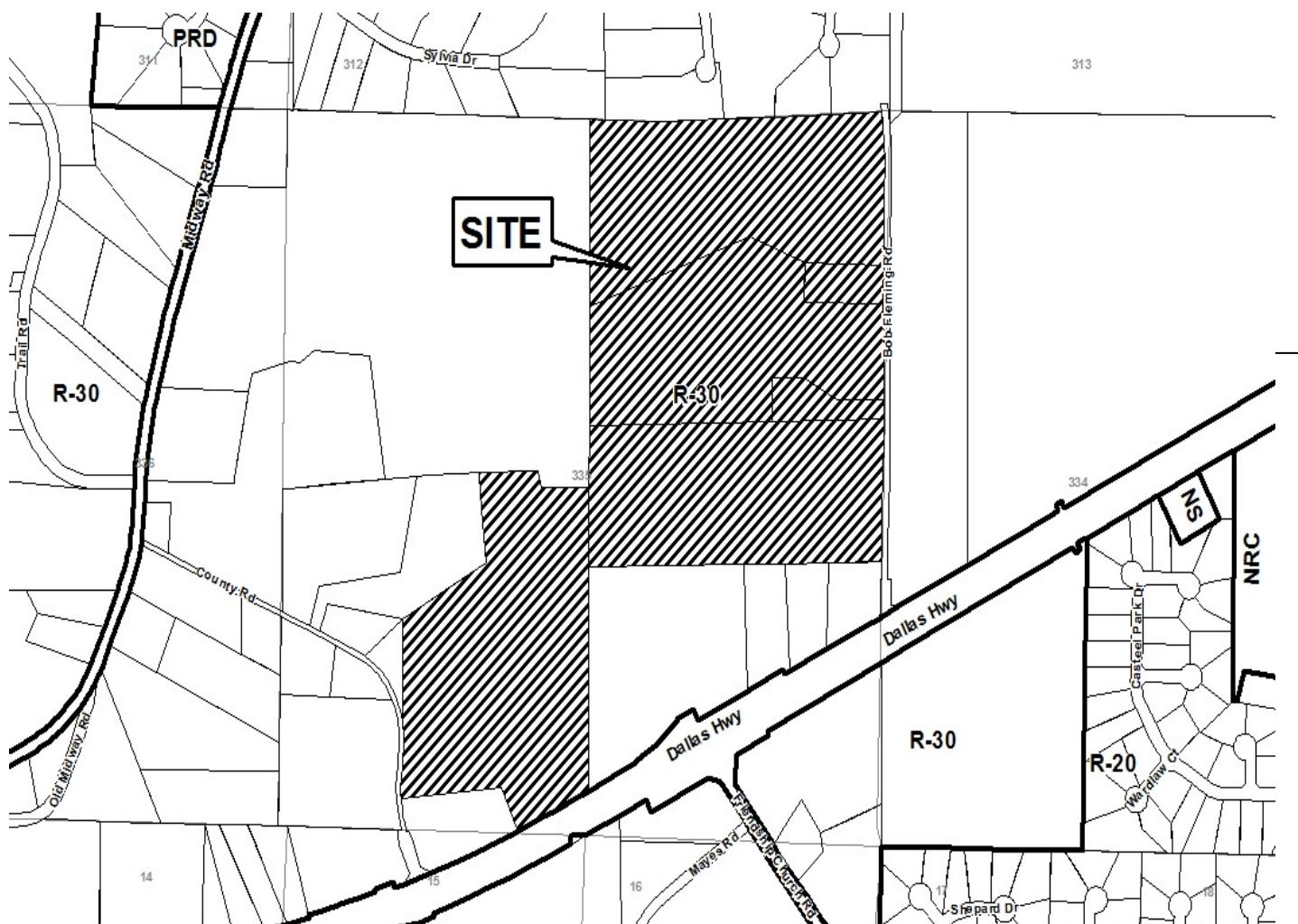
**DISTRICT:** 20

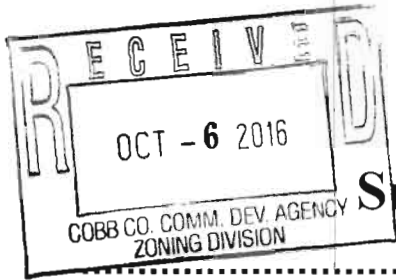
**LAND LOT(S):** 335

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

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 1





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@brookschadwick.com

**REPRESENTATIVE:** John H. Moore

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

**TITLEHOLDER:** Cooper Lake--Daniel, LLC

**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)

**ACCESS TO PROPERTY:** Cooper Lake Road and Daniel Street

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

#### CONTIGUOUS ZONING/DEVELOPMENT

**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

**PROPOSED USE:** Single-family Townhomes

**SIZE OF TRACT:** 4.218 acres

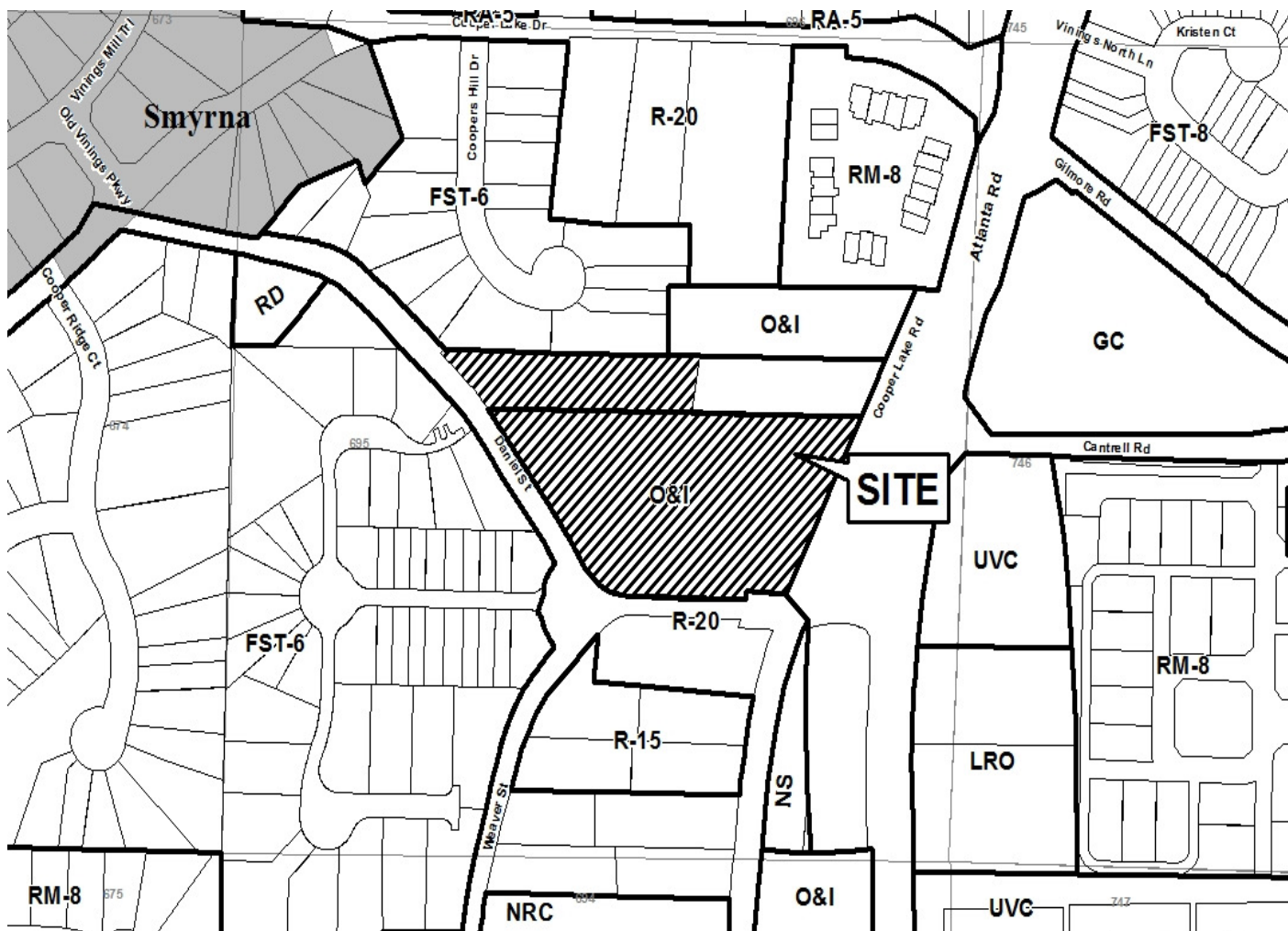
**DISTRICT:** 17

**LAND LOT(S):** 695

**PARCEL(S):** 1,12

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2



## 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.





**APPLICANT:** St. Clair Holdings, LLC

**PHONE#:** (404) 407-5161 **EMAIL:** pclark@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  
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

**PROPERTY LOCATION:** South side of Hurt Road, east of

Tramore Park

(1855 Hurt Road)

**ACCESS TO PROPERTY:** Hurt Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**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

**SIZE OF TRACT:** 41.21 acres

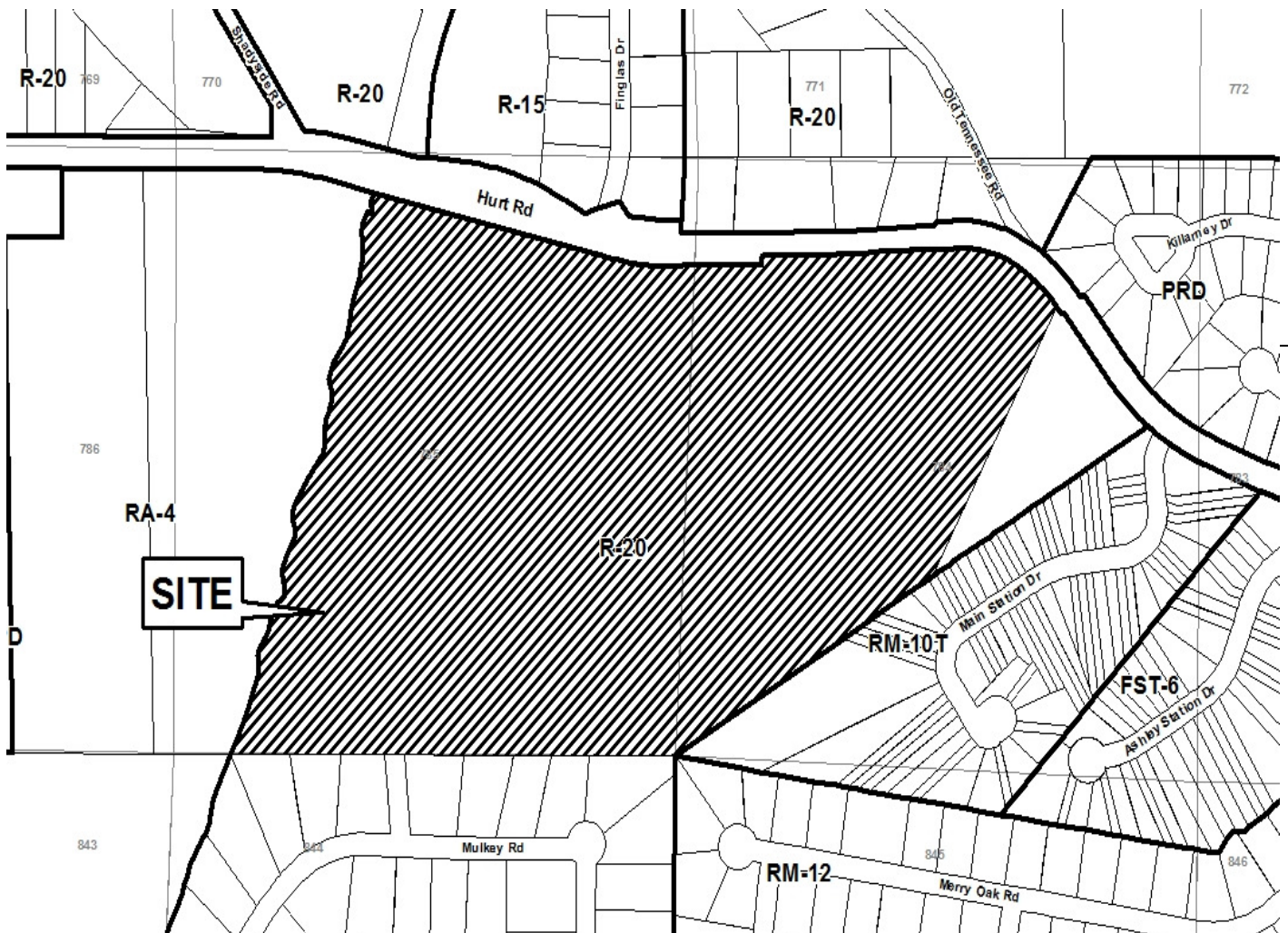
**DISTRICT:** 19

**LAND LOT(S):** 784,785

**PARCEL(S):** 2

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4



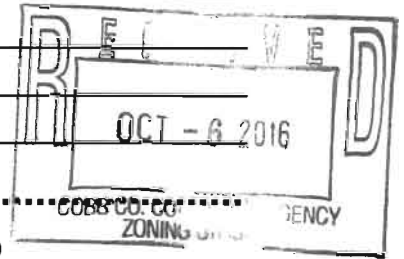


Application No. z-117  
Dec. (2016)

## 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

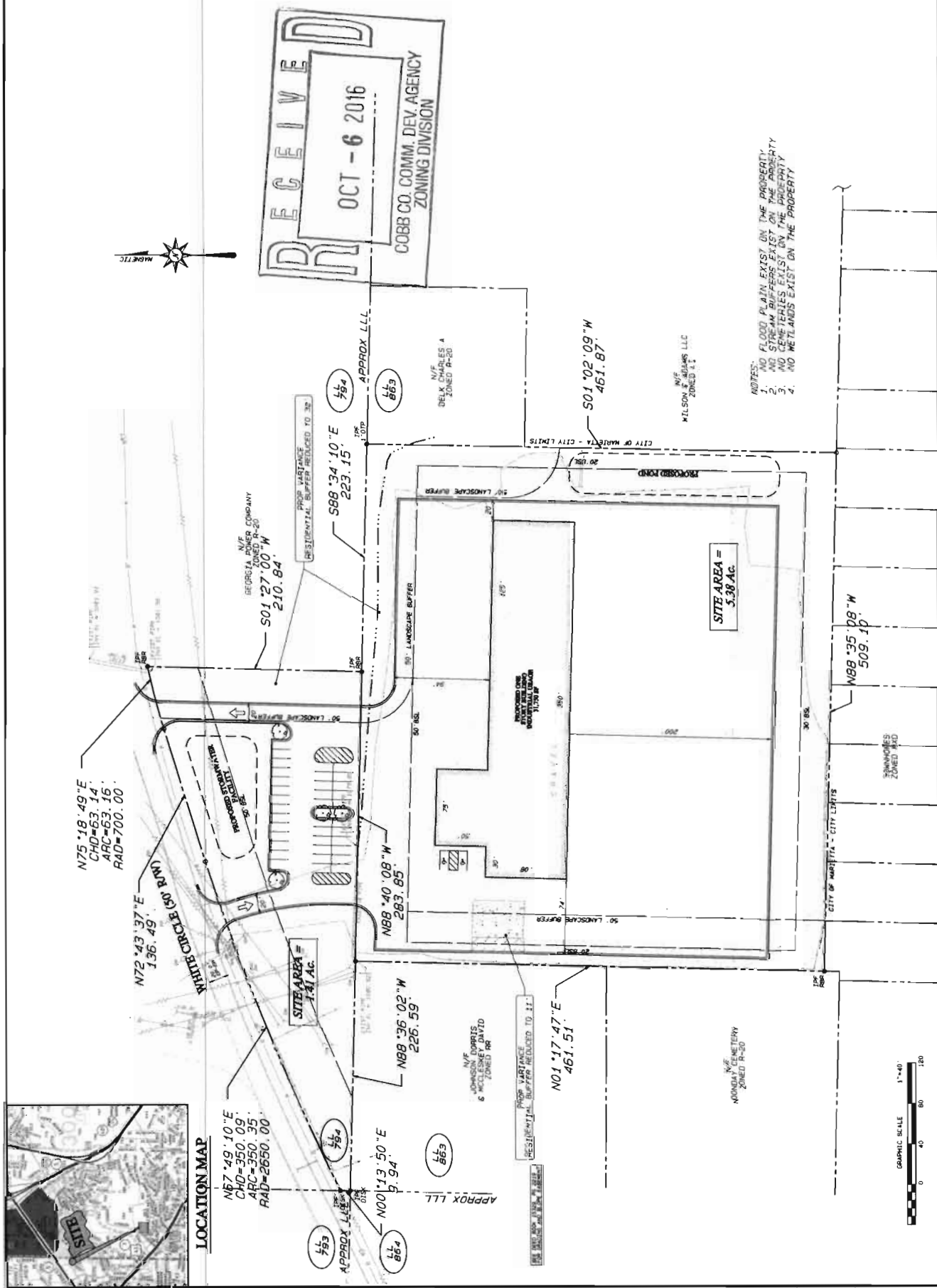
.....  
Part 3. Other Pertinent Information (List or attach additional information if needed)

.....  
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.



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: \_\_\_\_\_

#### CONTIGUOUS ZONING/DEVELOPMENT

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

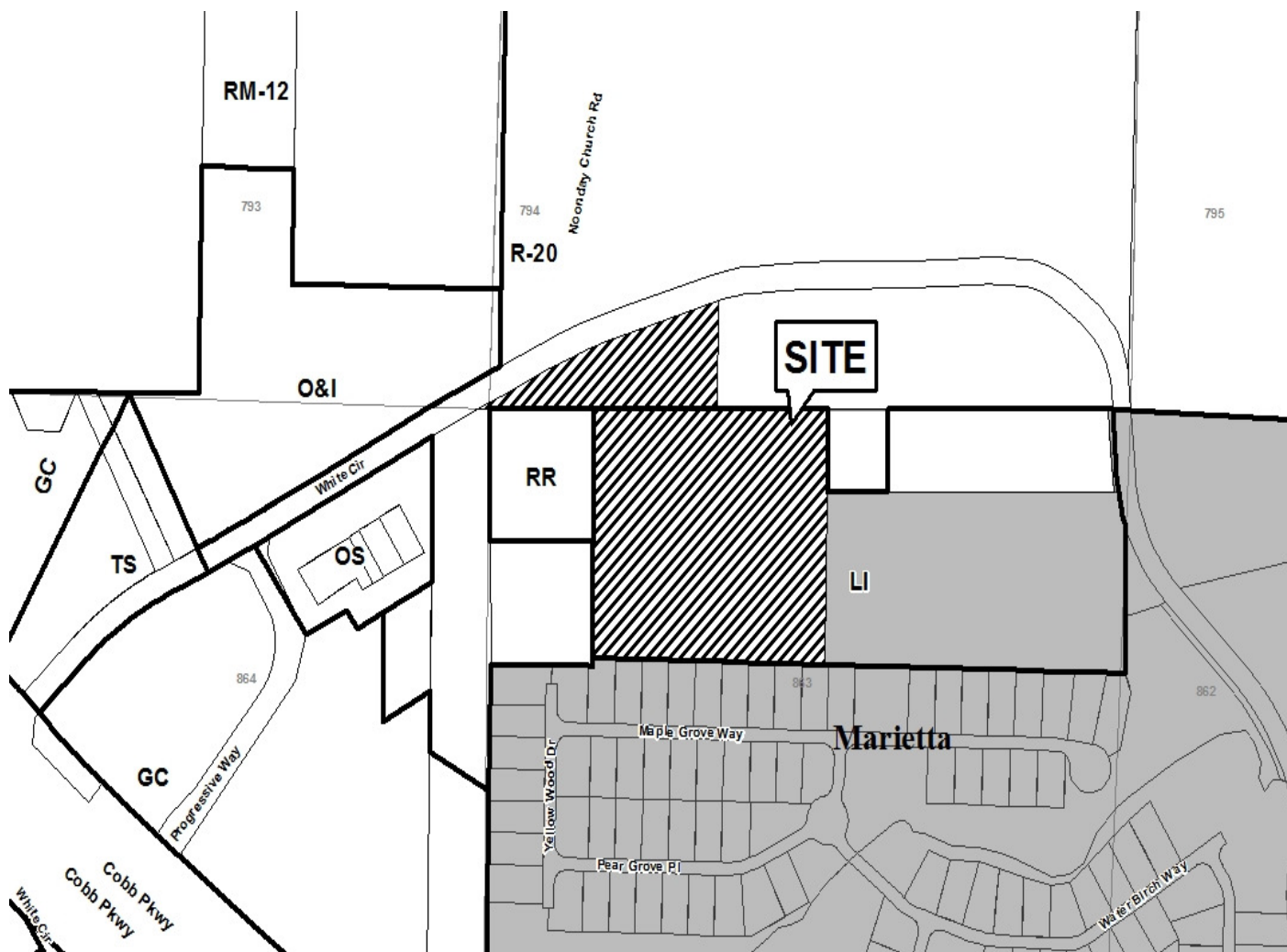
DISTRICT: 16

LAND LOT(S): 794,863

PARCEL(S): 1,2,2

TAXES: PAID X DUE \_\_\_\_\_

COMMISSION DISTRICT: 3

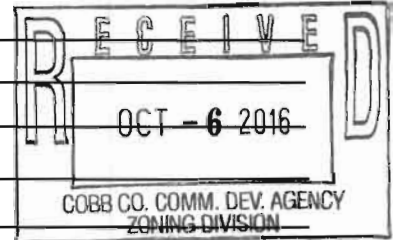




## Summary of Intent for Rezoning\*

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.

C-2.0

**APPLICANT:** Mayweather Enterprise

**PHONE#:** (404) 753-9222 **EMAIL:** [mayweatherenterp@bellsouth.net](mailto:mayweatherenterp@bellsouth.net)

**REPRESENTATIVE:** Samuel Battle

**PHONE#:** (404) 246-1972 **EMAIL:** [sbattle@live.com](mailto:sbattle@live.com)

**TITLEHOLDER:** Winston Property Ventures, LLC

**PROPERTY LOCATION:** Southwest intersection of Pat Mell Road

and Lorene Drive

(455 Pat Mell Road)

**ACCESS TO PROPERTY:** Pat Mell Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-119

**HEARING DATE (PC):** 12-06-16

**HEARING DATE (BOC):** 12-20-16

**PRESENT ZONING:** GC, R-20

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Convenience Store with

Fuel Station

**SIZE OF TRACT:** 1.176 acres

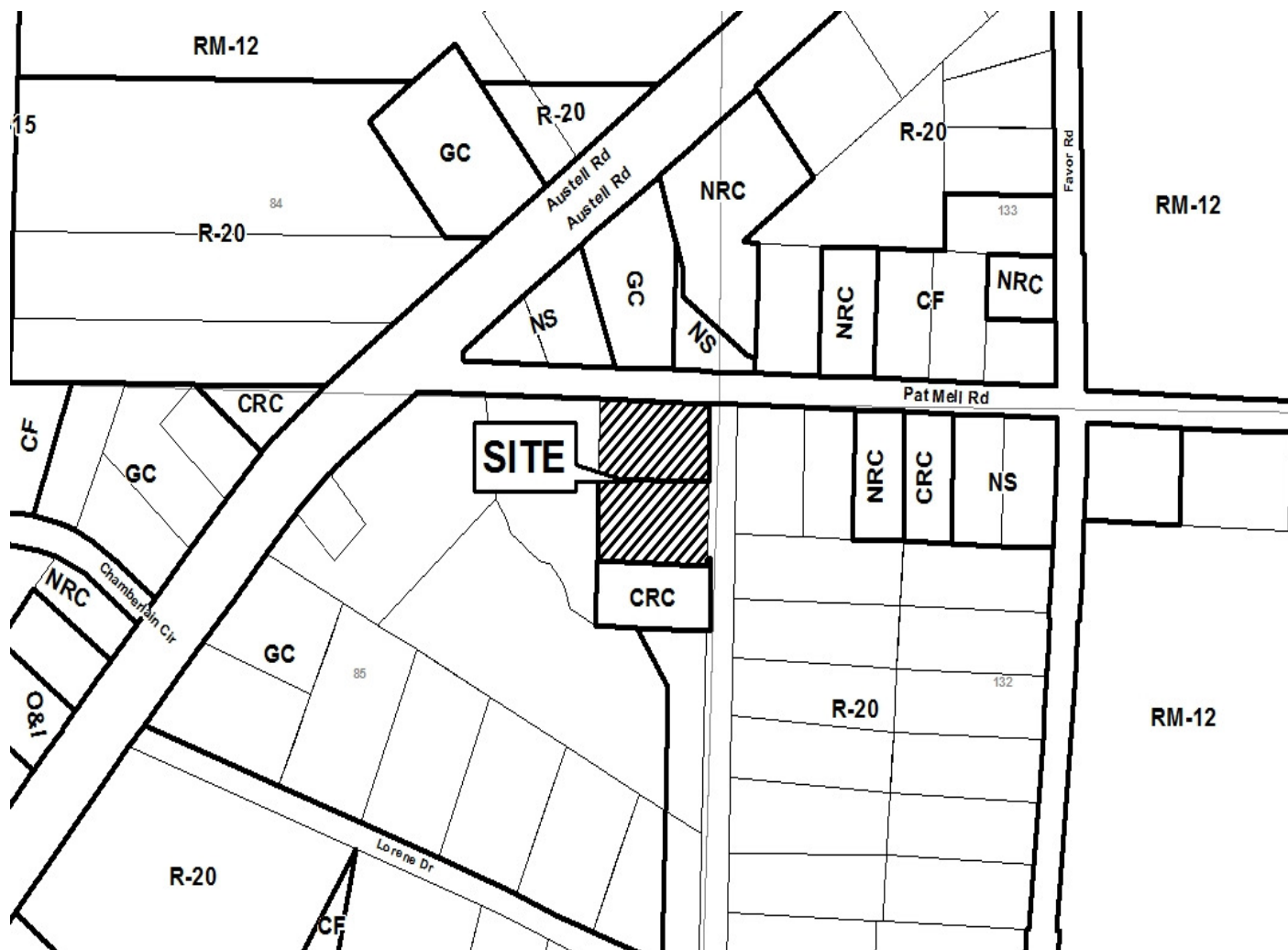
**DISTRICT:** 17

**LAND LOT(S):** 85

**PARCEL(S):** 12

**TAXES: PAID** X **DUE** \_\_\_\_\_

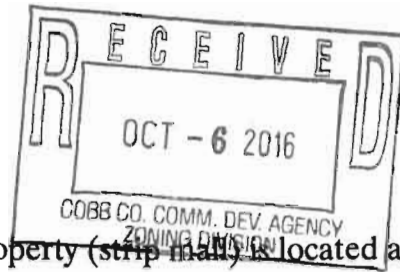
**COMMISSION DISTRICT:** 4



**Winston Property Ventures  
455 Pat Mell Road  
Marietta Georgia 30060  
Parcel ID: 17008500120  
Land Lot; 85 17<sup>th</sup> 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** \_\_\_\_\_

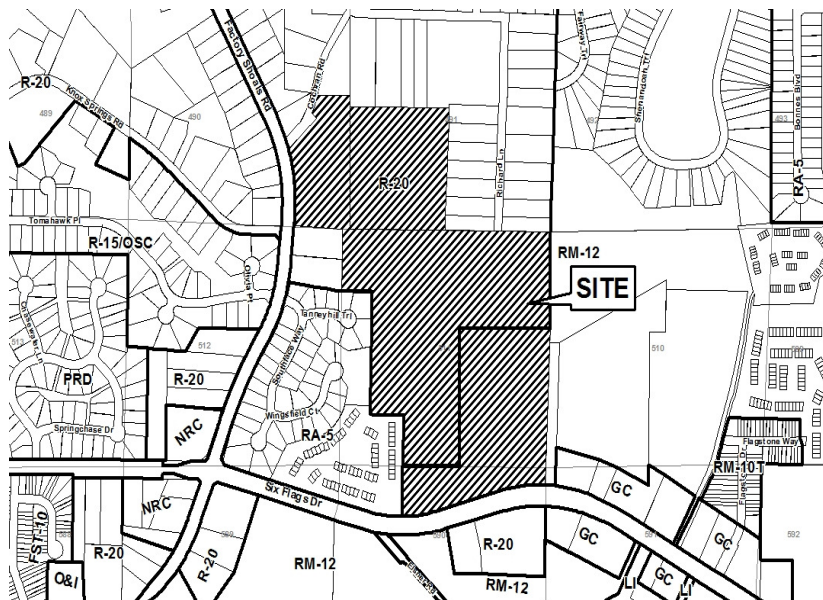
#### BOARD OF COMMISSIONERS DECISION

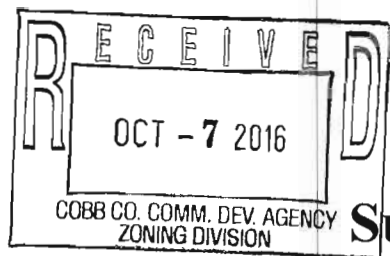
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**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	Arc Length	Chord	Ch Bear
C1	6886.30'	58.68'	58.68'	S 28°54'13" W

BEARINGS ARE BASED  
ON PLAT BOOK 193  
PAGE 51

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

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.

RECEIVED  
OCT - 4 2016  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

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.

VICTORIA GROVE  
PLAT BOOK ONE  
PAGE 16

CENTERLINE  
OF STREAM

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

GRAPHIC SCALE IN FEET



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.



SHENANDOAH TRAIL 50' RW

TWO STORY  
FRAME HOUSE

WOODEN  
DECK

AREA  
0.34 ACRES  
14,746 SQ FT

BACK OF CURB OF  
DRIVEWAY ENCR OACHING 1.0'

156.76'

S 66°11'12" E

20' BL

CRIMP TOP  
PIPE

25.0'

25.0'

S 18°48'58" E

33.86'

182.68'

15° DRAINAGE EASEMENT

50

N 65°42'17" W

82.23'

N 29°31'40" E

MH



**APPLICANT:** Jessica Moore

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

**REPRESENTATIVE:** Jessica Moore

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

**TITLEHOLDER:** Julia Frost

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

(7002 Shenandoah Trail)

**ACCESS TO PROPERTY:** Shenandoah Trail

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-35

**HEARING DATE (PC):** 12-06-16

**HEARING DATE (BOC):** 12-20-16

**PRESENT ZONING:** RM-12

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Daycare

**SIZE OF TRACT:** 0.34 acres

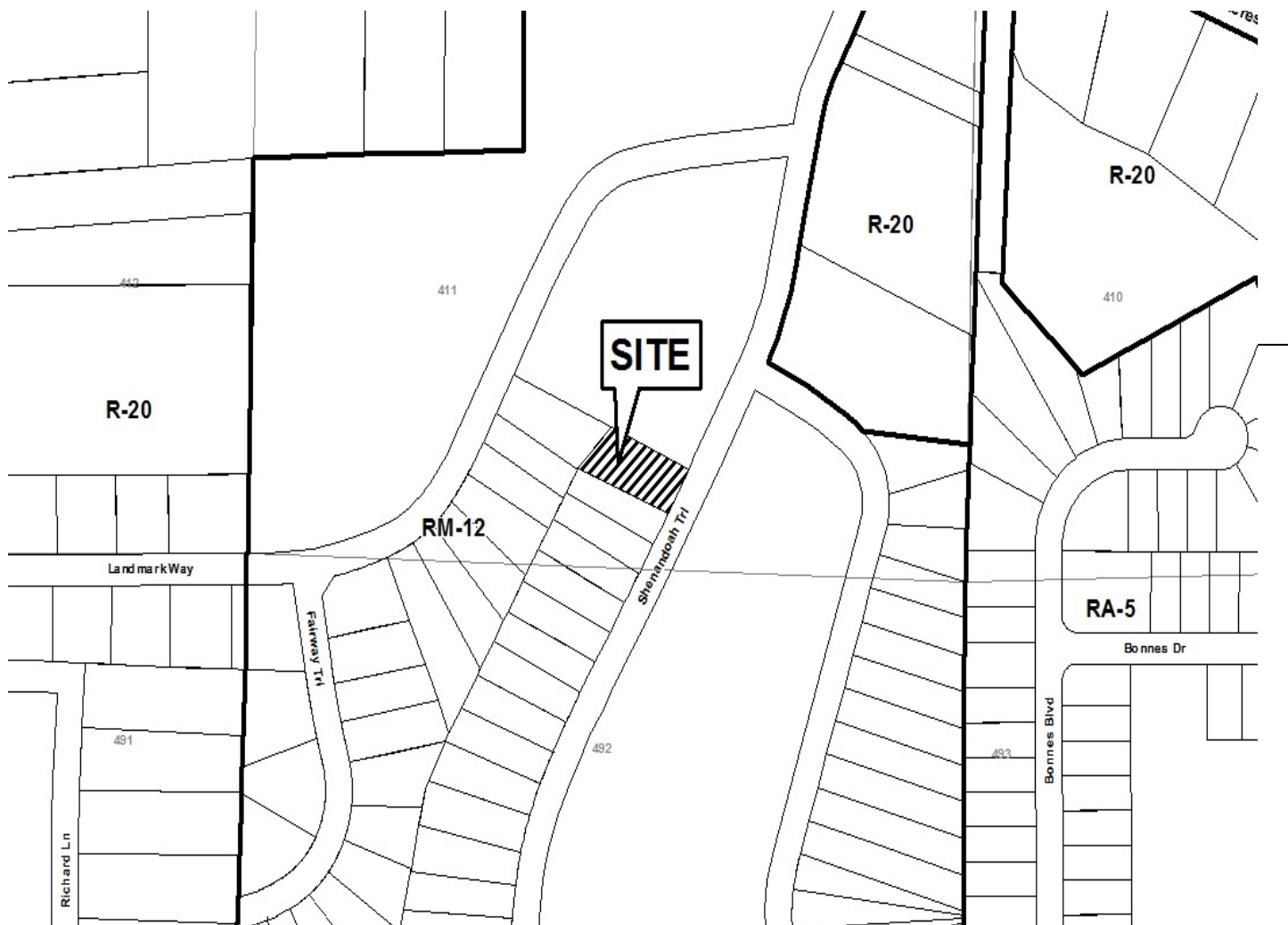
**DISTRICT:** 18

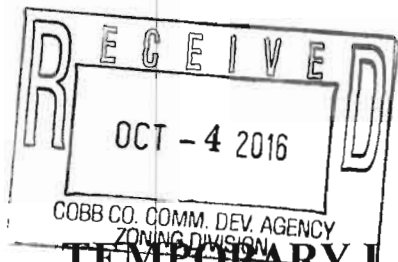
**LAND LOT(S):** 411

**PARCEL(S):** 33

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4





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): \_\_\_\_\_

## SURVEY NOTES

SEWERS, SWIMPS, 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 RECORD DRAWINGS PROVIDED TO THE SURVEYOR. 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

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

3 THIS PLAY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAY DOES NOT EXTEND TO ANY UNNAMED PERSON.

PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING 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 0.7" PER ANGLE POINT, AND 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  
OBTAINED FROM A SINGLE MAGNETIC OBSERVATION

## LEGEND

- |    |  |
|----|--|
| 4  | IRON PIN FOUND (1/2" REBAR)<br>(CROSS OTHERWISE NOTED) |
| 5  | IRON PIN SET (1/2" REBAR)<br>(UNLESS NOTED OTHERWISE)  |
| 6  | CRIMP TOP FOUND  |
| 7  | OPEN TOP FOUND   |
| 8  | SANITARY SEWER EASEMENT                                |
| 9  | SANITARY SEWER MANHOLE                                 |
| 10 | DRAINAGE EASEMENT                                      |
| 11 | CATCH BASIN  |
| 12 | PROPE INLET  |
| 13 | STORM MANHOLE  |
| 14 | MANHOLE  |
| 15 | JUNCTION BOX   |
| 16 | HEADWALL   |
| 17 | UTILITY EASEMENT                                       |
| 18 | BUILDING LOT LINE                                      |
| 19 | LANDING LINE   |
| 20 | PROPERTY LINE  |
| 21 | CRATER INT.  |

LUP-36  
(2016)

WESTFIELD  
ROW  
(50 RW)  
ARC=50.00  
RAD=50.00  
CHORD=47.93  
IN 37°33'02"W

574.60 TO EAST R/W  
OF PARKWOOD CHASE  
(50 R/W)

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN OBTAINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A RECORD OF REASON OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, (CITY OF CHICAGO), AND THE INSURANCE COMPANY OF AMERICA.

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

1000

placed and you know, sorry,

McLUNG SURVEY

SURVEYING SERVICES, INC.

0.644 ACRES  
881 WESTFIELD ROW  
ACWORTH, GA.

PROPERTY OF  
FRANK MARRONE  
DAJIELLE MARRONE

LOT 174, BLOCK "B"  
UNIT FOUR  
PARKWOOD COMMONS  
(FORMERLY BRIDGEWATER  
LAND LOT 20  
TRACE)

DISTRICT 20TH SECTION 2ND  
COUNTY COSS

GEORGIA	116	20
DATE	8-5	20

U. S. E. S.

1

**APPLICANT:** Frank Marrone

**PHONE#:** (678) 357-0513 **EMAIL:** f\_marrone@comcast.net

**REPRESENTATIVE:** Frank Marrone

**PHONE#:** (678) 357-0513 **EMAIL:** f\_marrone@comcast.net

**TITLEHOLDER:** Frank Marrone and Danielle Marrone

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

**ACCESS TO PROPERTY:** Westfield Row

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-36

**HEARING DATE (PC):** 12-06-16

**HEARING DATE (BOC):** 12-20-16

**PRESENT ZONING:** R-15

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Allow more vehicles than  
permitted by code

**SIZE OF TRACT:** 0.644 acres

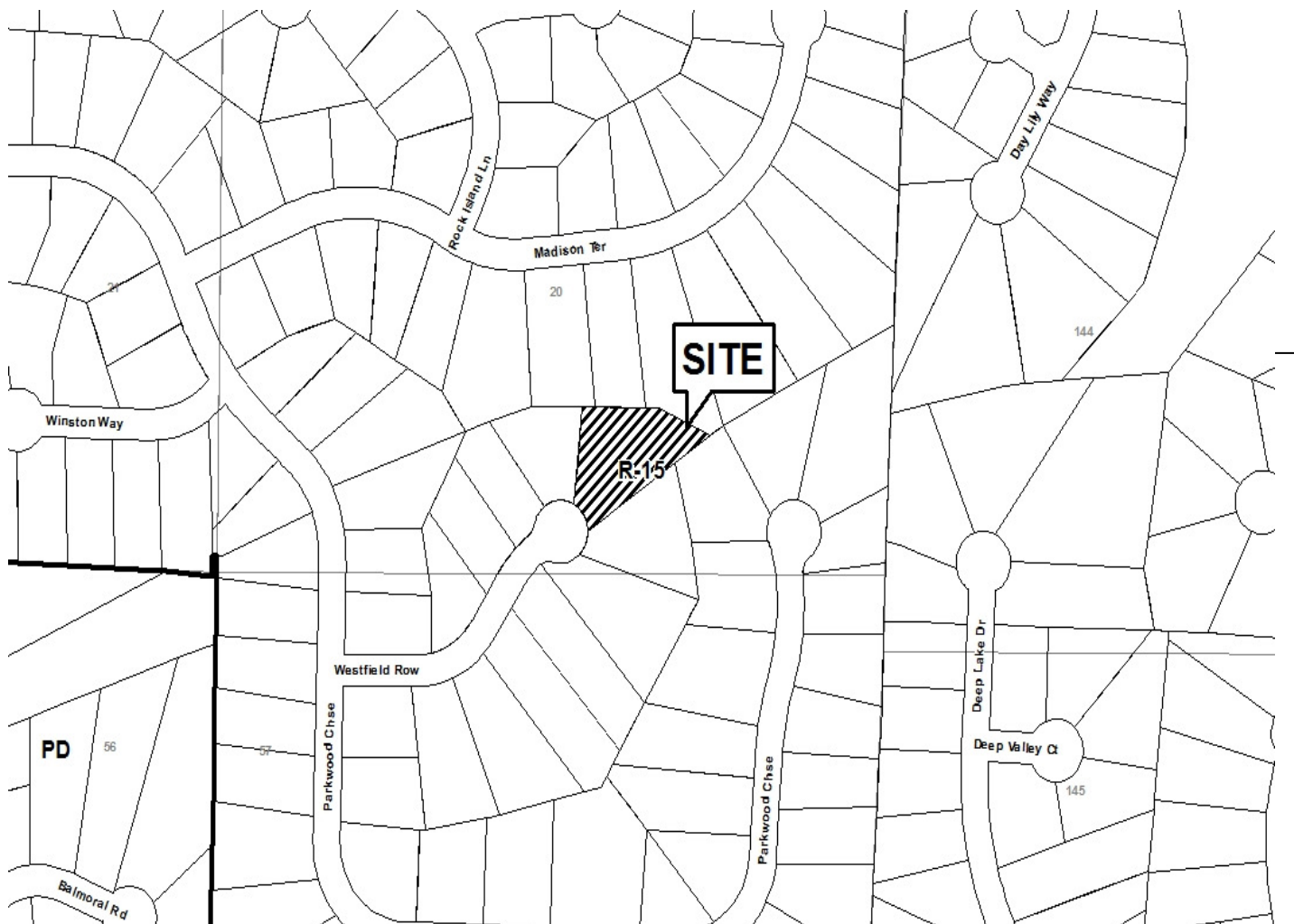
**DISTRICT:** 20

**LAND LOT(S):** 20

**PARCEL(S):** 151

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 3

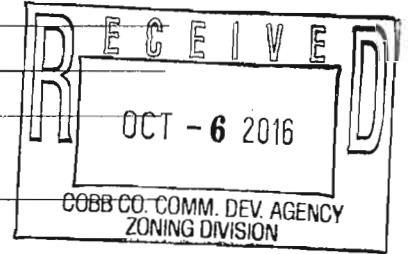




Application #: LUP-36  
PC Hearing Date: 12-6-16  
BOC Hearing Date: 12-20-16

## 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: X ; Street: X ; Garage: \_\_\_\_\_
5. Does the property owner live in the house? Yes X ; No \_\_\_\_\_
6. Any outdoor storage? No X ; Yes \_\_\_\_\_ (If yes, please state what is kept outside): \_\_\_\_\_
7. Length of time requested (24 months maximum): 24 MONTHS
8. Is this application a result of a Code Enforcement action? No \_\_\_\_\_ ; Yes X (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

Filed For Record 9-20-93  
plat Book 146 Page 37.  
Joy C. Stephenson, Clerk 3:45 PM JW



**APPLICANT:** Karla L. Owens

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

**REPRESENTATIVE:** Karla L. Owens

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

**TITLEHOLDER:** Clyde A. Owens and Karla L. Owens

**PROPERTY LOCATION:** Southeast corner of Soft Pine Lane and

Heards Forest Drive

(2137 Soft Pine Lane)

**ACCESS TO PROPERTY:** Heards Forest Drive

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-37

**HEARING DATE (PC):** 12-06-16

**HEARING DATE (BOC):** 12-20-16

**PRESENT ZONING:** PRD

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Operating an online

craft business from home

**SIZE OF TRACT:** 0.188 acres

**DISTRICT:** 20

**LAND LOT(S):** 15

**PARCEL(S):** 339

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 3





Revised October 1, 2009

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: \_\_\_\_\_

Date: 9-12-16

Applicant name (printed): Karla Lowery





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SITE NO.

DATE: \_\_\_\_\_

09/30/16

FILE NO. 1310-0468T

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

			D	09/30/16	ISSUED FOR CONSTRUCTION	MISB
			N.O.	DATE	REVISIONS	INT

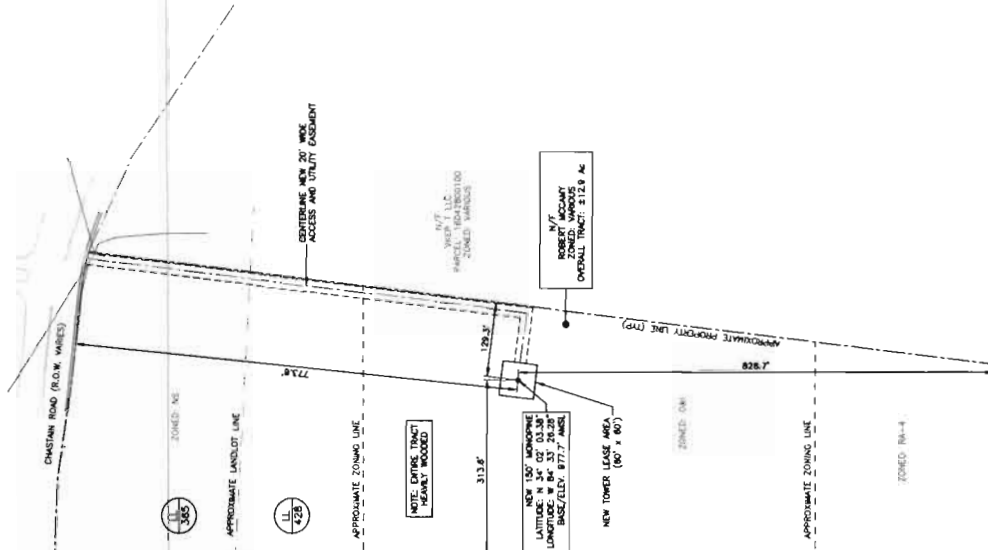
**ERING  
CORPORATED**  
8451 DUNWOODY PLACE  
SANDY SPRINGS, GA 30350  
PHONE: 770-641-7306  
FAX: 770-587-2186

PREPARED BY: **WALKER  
ENGINEERING**

R: **Municipal<sup>LLC</sup> Communications**

GENERAL NOTES:

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 CONTROLS (DRAINING PHASES) OF CONSTRUCTION FOR 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 STRIPPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL UNSUABLE 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 OBLIGATED TO THE LOCATION AND/OR ELEVATIONS OF THE EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR MUST BASED UPON THE PROVIDED UTILITY 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 AUTO DESIGN.
16. BMPs MUST BE IN PLACE PRIOR TO CLEARING. 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 GRASSSED AND/OR RIP-RAPPED AS REQUIRED TO CONTROL EROSION.
18. DOUGLASSERS 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, INTO 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 FOR HAULING EQUIPMENT AND/OR MATERIALS TO AND FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY WEIGHT LIMITS AND/OR UTILITIES DUE TO NON-COMPLIANCE OF WEIGHT LIMIT REGULATIONS.



Month	Number of People
January	100
February	120
March	150
April	180
May	200
June	180
July	150
August	120
September	100
October	80
November	60
December	40

IN CHARGE OF:

DESIGNED BY.

DRAWN BY:

CHECKED BY:



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IN CHARGE OF:	JLW	SITE NO. 09/30/16 1310-046BT C3.1
DESIGNED BY:	MSB	
DRAWN BY:	MSB	
CHECKED BY:	STH	

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

[illegible]

**WALKER  
ENGINEERING  
INCORPORATED**  
8451 DUNWOODY PLACE  
SANDY SPRINGS, GA 30350  
PHONE: 770-841-7308  
FAX: 770-587-1196

PREPARED FOR: **Municipal<sup>LLC</sup> Communications**

**APPLICANT:** Municipal Communications, LLC

**PHONE#:** (404) 995-1890 **EMAIL:** pcorry@municipalcom.com

**REPRESENTATIVE:** Garvis L. Sams, Jr.

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

**TITLEHOLDER:** Robert J. McCamy, Jr.; McCamy Properties, LLC

**PROPERTY LOCATION:** South side of Chastain Road, west of  
Chastain Meadow Parkway

**ACCESS TO PROPERTY:** Chastain Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

#### CONTIGUOUS ZONING/DEVELOPMENT

**PETITION NO:** SLUP-16

**HEARING DATE (PC):** 12-06-16

**HEARING DATE (BOC):** 12-20-16

**PRESENT ZONING:** NS, O&I, RA-4

**PROPOSED ZONING:** Special Land  
Use Permit

**PROPOSED USE:** Wireless Telecommunications  
Facility and related Antenna and Equipment

**SIZE OF TRACT:** 0.2296 acres

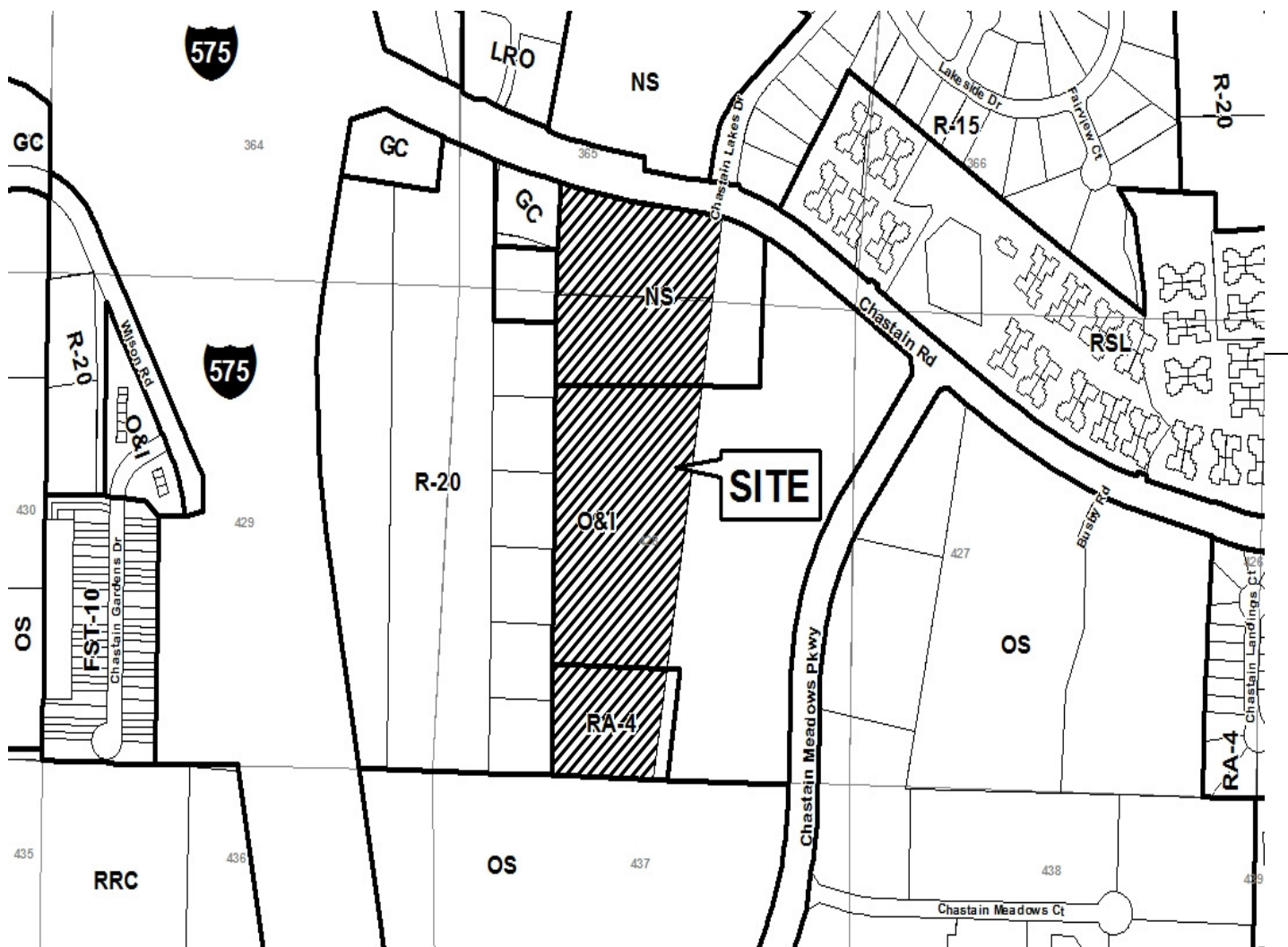
**DISTRICT:** 16

**LAND LOT(S):** 365,428

**PARCEL(S):** 22,1

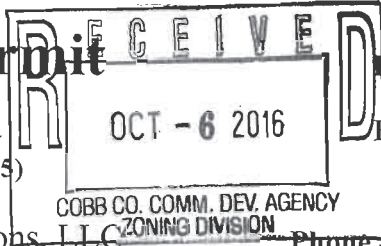
**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 3



# Application for Special Land Use Permit Cobb County, Georgia

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



Application No. SLUP- 14

PC Hearing Date: Dec. 6, 2016

BOC Hearing Date: Dec. 20, 2016

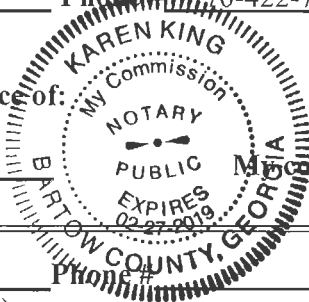
Applicant Municipal Communications, LLC Phone # (404) 995-1890  
(applicant's name printed)

Address 3495 Piedmont Rd., Eleven Piedmont Center, Ste. 41, Atlanta, GA 30305 E-mail pccorby@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:  
Karen L. King 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.

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

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

ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: SLUP- 16

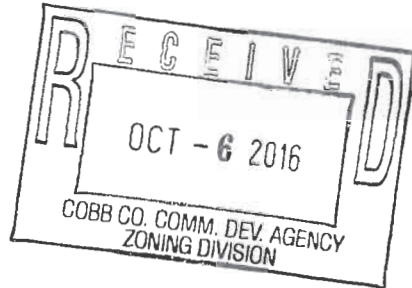
PC Hearing Date: 12-6-16

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.

A handwritten signature in cursive script, appearing to read "Robert J. McCamy, Jr.".

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

A handwritten signature in cursive script, appearing to read "Carol D. Solomon".

Signature of Notary Public

Date

9/23/16

(Notary Seal)

# SLUP-17 (2016)

TAYLOR/THUS  
HOLDINGS

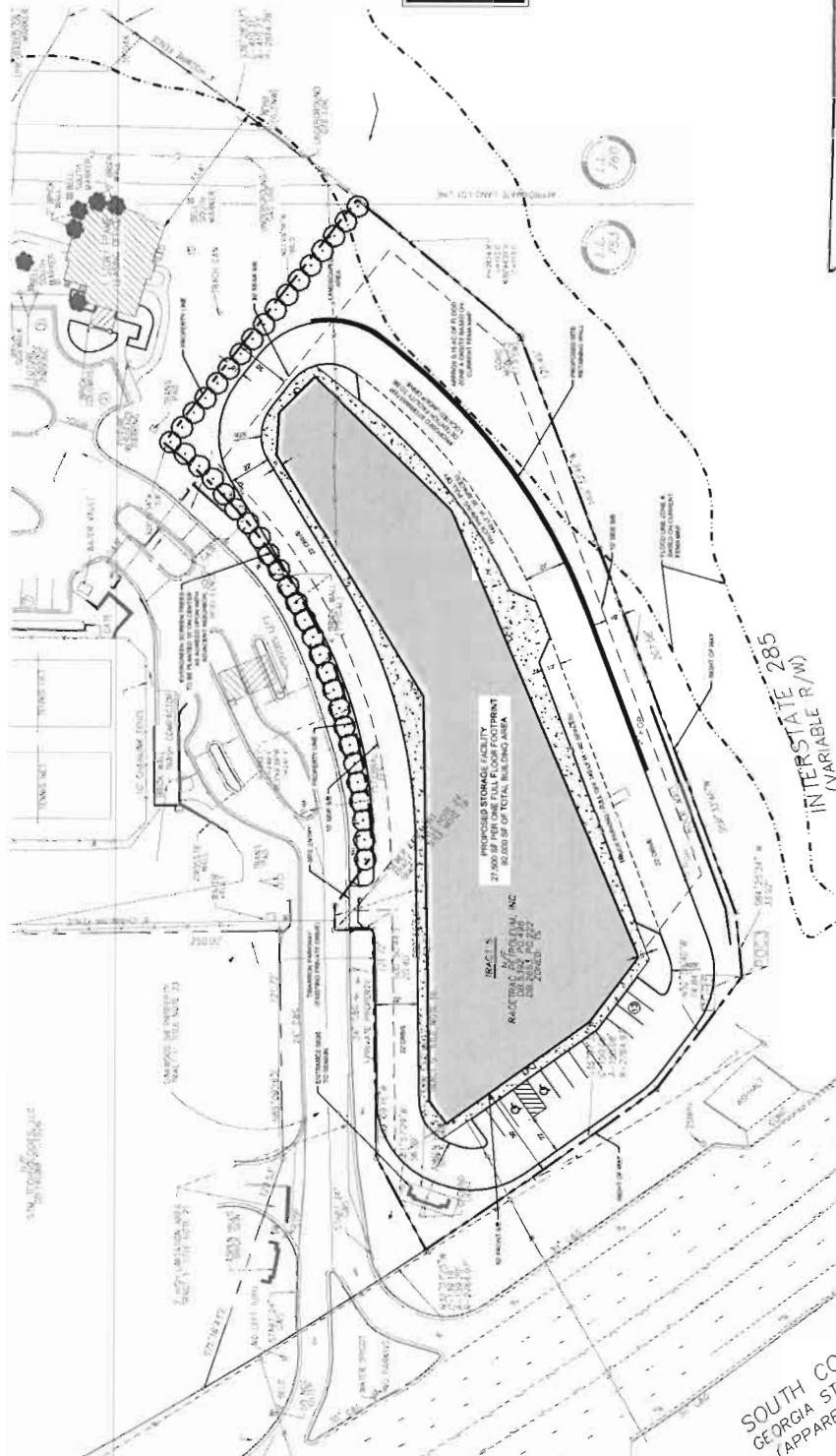
REZONING SITE PLAN  
SOUTH COBB DRIVE AT I-285

C0-20

DATE  
10/05/2015  
PROJECT NO.  
SHEET NUMBER



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



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

**SITE NOTES:**  
PROPOSED ZONING: O/C GENERAL COMMERCIAL  
SITE AREA: 1.0 AC  
TOTAL LOT AREA: 17.7 AC  
BUILDING HEIGHT: 20' (TO TOP OF ROOF)  
BUILDING SETBACK: 10' (FRONT), 10' (SIDE), 10' (REAR)  
REAR OF PROPERTY: 10' (TO REAR PROPERTY LINE)  
REAR YARD: 10' (TO REAR PROPERTY LINE)  
REAR YARD: 10' (TO REAR PROPERTY LINE)  
REAR YARD: 10' (TO REAR PROPERTY LINE)

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

**PARKING SUMMARY:**  
PROPOSED LOT: 718 STORAGE UNITS  
REQUIRED PARKING: 9 SPACES (1 SPACE / 718 UNITS)  
PARKING PROVIDED: 13 SPACES  
ADA SPACES REQUIRED: 1

**Kimley-Horn**  
617 W. Peachtree Street, Suite 400  
Atlanta, Georgia 30308  
Phone: 404.525.1100  
Fax: 404.525.1101  
www.kimley-horn.com

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		



**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:** \_\_\_\_\_

#### CONTIGUOUS ZONING/DEVELOPMENT

**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

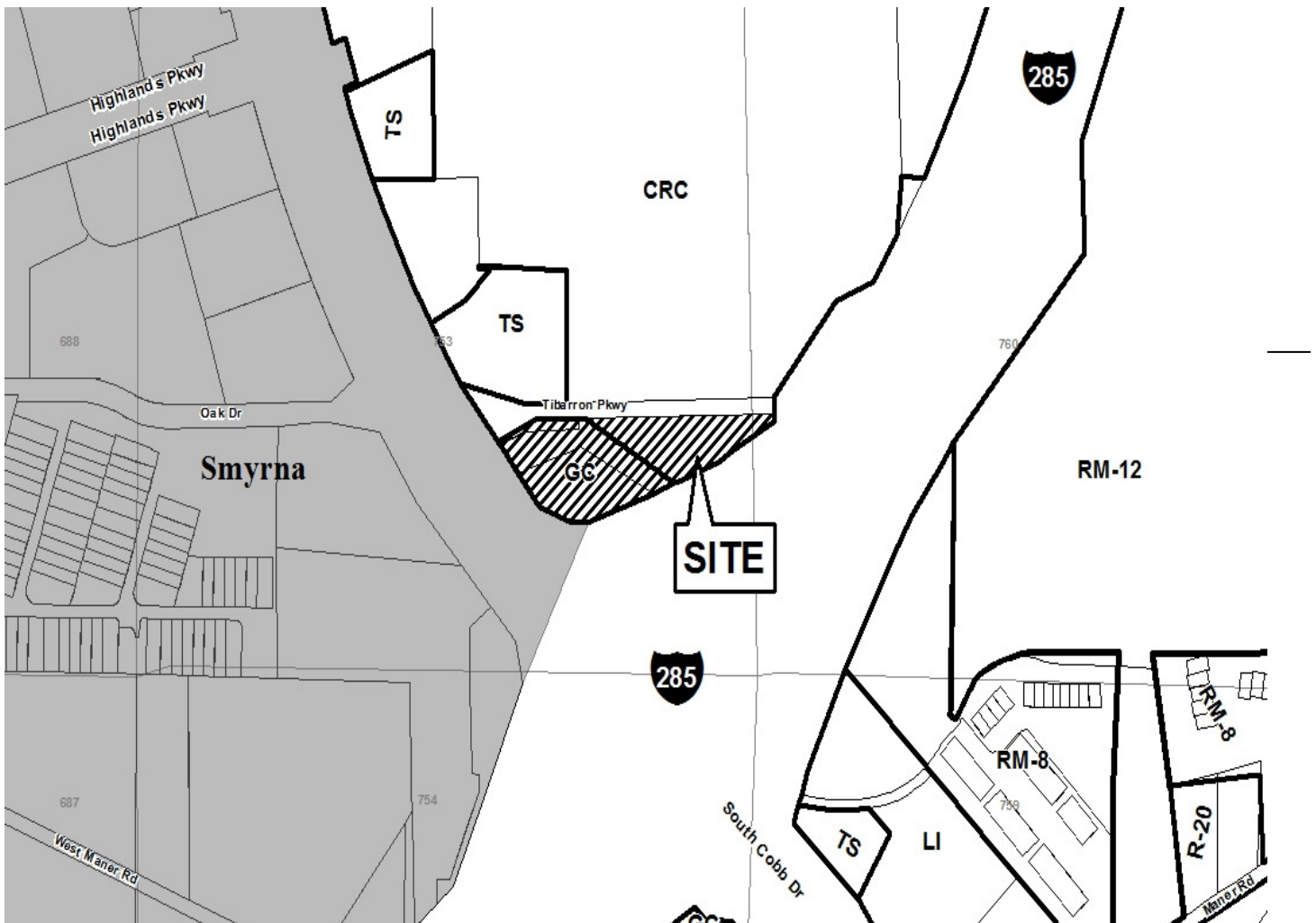
**DISTRICT:** 17

**LAND LOT(S):** 753,760

**PARCEL(S):** 1,18

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2





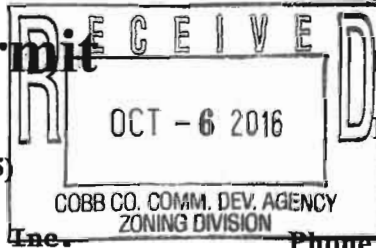
# Application for Special Land Use Permit Cobb County, Georgia

(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@mijs.com  
(representative's signature) Georgia Bar No. 519800

Signed, sealed and delivered in presence of:

Carolyn E. Cook  
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

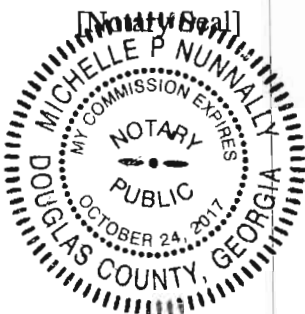
By:   
Title: Manager

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

Telephone No.: (404) 832-8900

Signed, sealed, and delivered in the presence of:

  
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: [Signature]  
Title: MANAGER

Address: 2964 PEACHTREE ROAD  
SUITE 360  
Atlanta Georgia 30305

Telephone No.: (404) 347 8434

Signed, sealed, and delivered in the presence of:

[Signature]  
Notary Public  
Commission Expires: 10/8/2019

[Notary Seal]

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