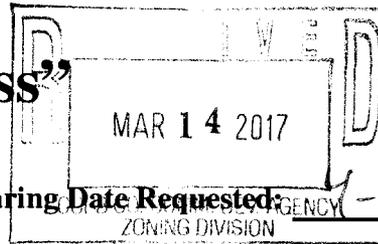


Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: 1-18-17



06-013-2017

Applicant: Premier Auto Kpress, Inc Phone #: (678) 556-0593
(applicant's name printed)

Address: 1280 Winchester Pkwy #245 E-Mail: meljohnson5@aol.com
Smyrna, GA 30080

Melodye Johnson Address: 1280 Winchester Pkwy, Ste 245
(representative's name, printed) Smyrna, GA 30080

Mel Johnson Phone #: (678) 556-0593 E-Mail: meljohnson5@aol.com
(representative's signature)

Signed, sealed and delivered in presence of:

Paul Radwell
Notary Public

My Commission Expires:

My commission expires: _____

Titleholder(s): Premier Auto Kpress Phone #: (678) 556-0593
(property owner's name printed)

Address: 1280 Winchester Pkwy #245 E-Mail: meljohnson5@aol.com
Smyrna, GA 30080

Mel Johnson
(Property owner's signature)

Signed, sealed and delivered in presence of:

Paul Radwell
Notary Public

My Commission Expires:

My commission expires: _____

Commission District: 2 Zoning Case: Z 41-16

Size of property in acres: .399 Original Date of Hearing: May 17, 2016

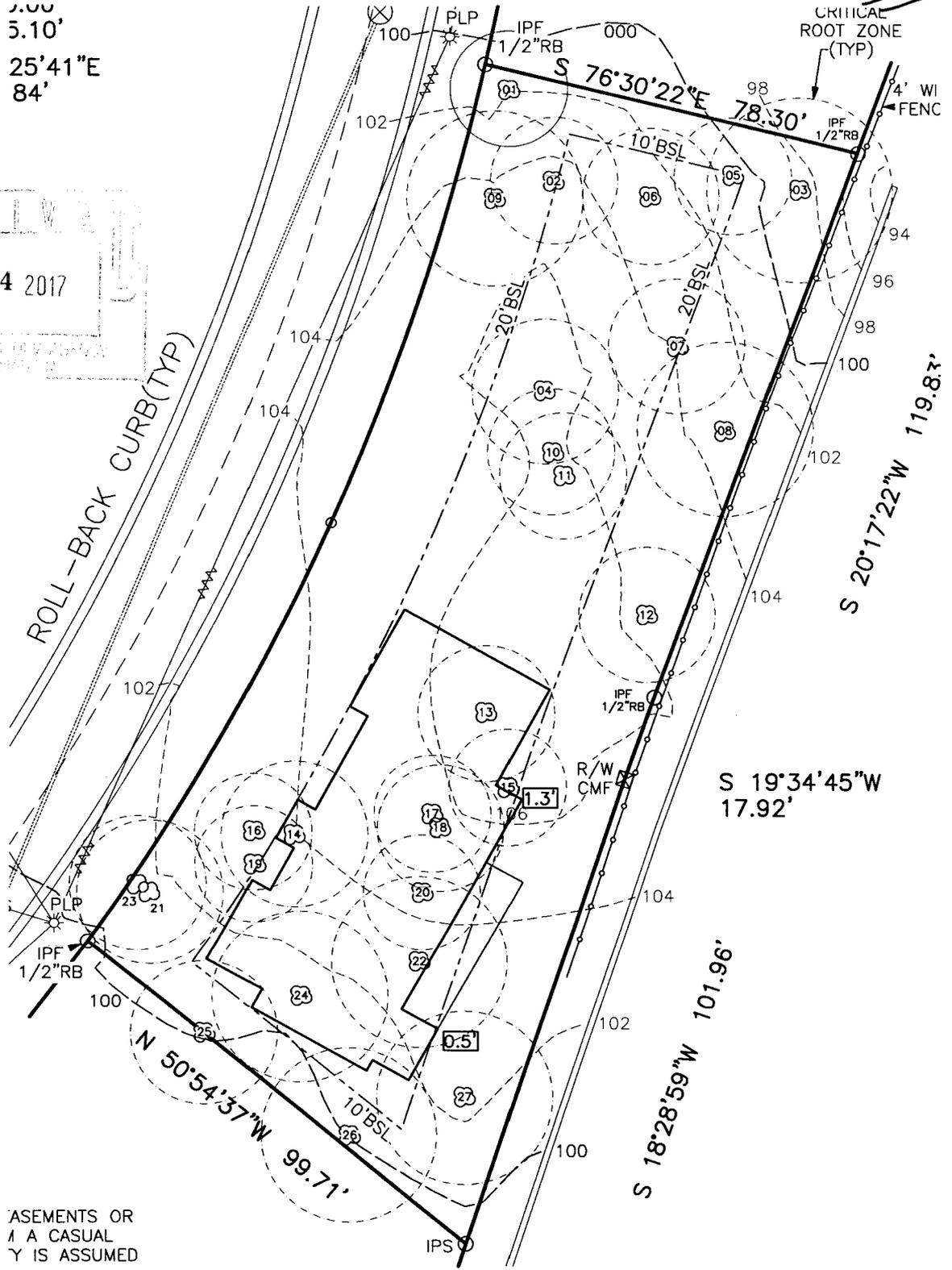
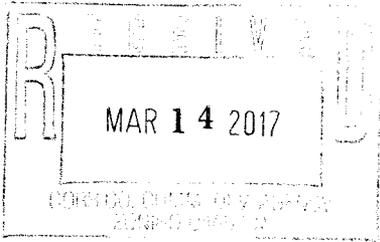
Location: 3885 Ridgewood Dr Smyrna, GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 816 District(s): 17

State specifically the need or reason(s) for Other Business: Requesting a small
variance of 1.5 ft on the rear of the property to allow
the current architectural plans to adjust to the building lines

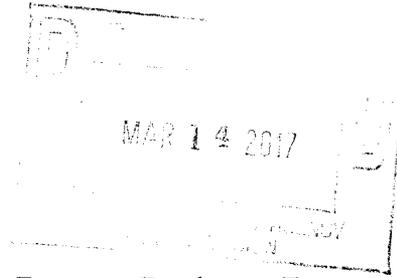
08-012-2017
Proposed
Site plan

5.00
5.10'
25'41"E
84'



ASEMENTS OR
A CASUAL
Y IS ASSUMED

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MAY 17, 2016
PAGE 7



CONSENT AGENDA (CONT.)

Z-41 **SHELBY WORKMAN ESTATE** (Lori Freeman Fowler as Executor of the Estate of Shelby Jean Workman, owners) requesting Rezoning from **O&I** and **R-20** to **R-15** for the purpose of a Single Family Residential in Land Lot 816 of the 17th District. Located on the east side of Ridgewood Drive, west side of I-285, south of Crestview Drive (no address given).

To approve Z-41 to the R-15 zoning category, subject to:

1. *Revised site plan received by the Zoning Division on March 28, 2016, with the District Commissioner approving minor modifications (attached and made a part of these minutes)*
2. **Water and Sewer Division comments and recommendations**
3. **Stormwater Management Division comments and recommendations**
4. **Department of Transportation comments and recommendations**

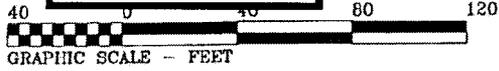
Z-44

SAYRE REALTY INVESTMENTS LLLP (Sayre Realty Investments, LLLP, owner) requesting Rezoning from **NS** to **CRC** for the purpose of an Urgent Care Facility in Land Lot 470 of the 16TH District. Located on the east side of Johnson Ferry Road, at Waterfront Drive (3120 Johnson Ferry Rd).

To delete Z-44 to the NCR zoning category, subject to:

1. *Site plan submitted to the Zoning Division on March 30, 2016, with the District Commissioner approving minor modifications (attached and made a part of these minutes)*
2. *Letter of agreeable conditions from Parks Huff Dated April 22, 2016 (attached and made a part of these minutes)*
3. *Allowance of clinic as an additional use as part of the planned urgent care facility*
4. *Restricted uses to include: billards or pool halls, recycling collection locations, auto repair, tattoo parlors, pawn shops, or "We Buy Gold" shops*
5. **Water and Sewer Division comments and recommendations**
6. **Stormwater Management Division comments and recommendations**
7. **Department of Transportation comments and recommendations**

Z-41
(2016)



- IPF - IRON PILING FOUND (1/2" BEARING)
- IPB - IRON PILING BEARING (1/2" BEARING)
- IPD - IRON PILING DEPTH
- IPW - IRON PILING WIDTH
- IPL - IRON PILING LENGTH
- IPH - IRON PILING HEAD
- IPF - IRON PILING FOUND (1/2" BEARING)
- IPB - IRON PILING BEARING (1/2" BEARING)
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- IPH - IRON PILING HEAD

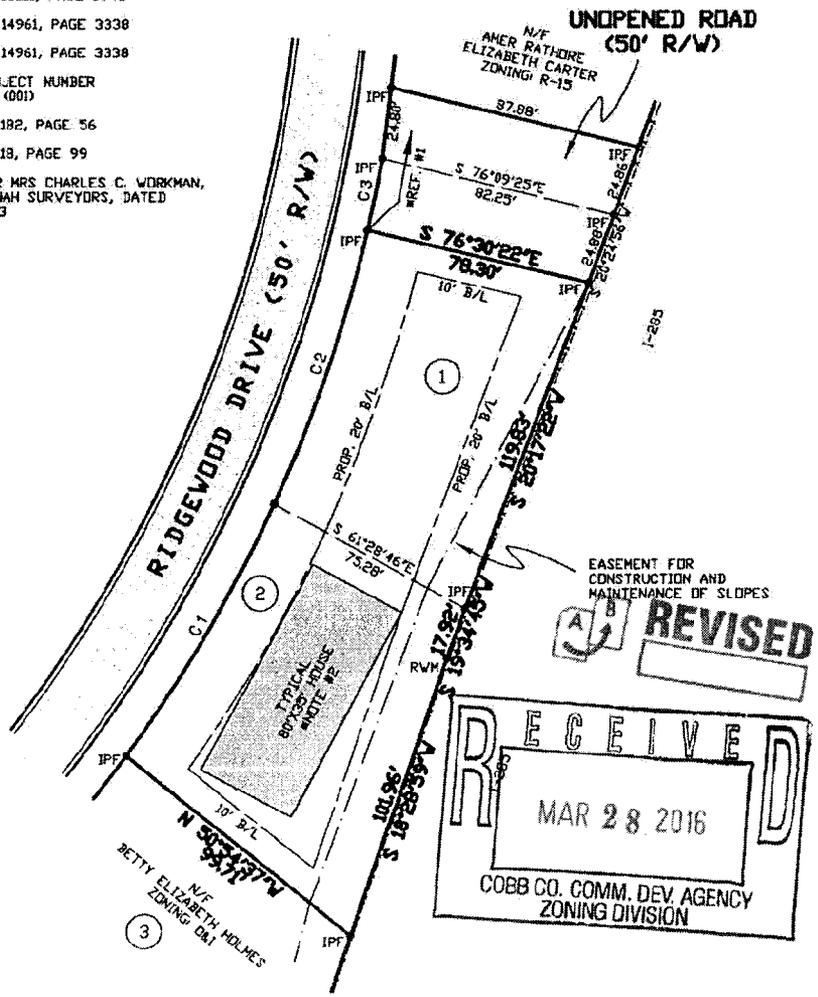
LOT AREAS:

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

NOTES:
CURRENT ZONING D-1
PROPOSED ZONING R-15

PROPOSED SETBACKS:
FRONT 20 FEET
SIDE 10 FEET
REAR 20 FEET

- REFERENCES:
- 1) P.D.B. - 370' TO THE R/W OF CRESTVIEW DRIVE (50' R/W)
 - 2) DEED BOOK 15121, PAGE 3743
 - 3) DEED BOOK 14961, PAGE 3338
 - 4) DEED BOOK 14961, PAGE 3338
 - 5) GA DOT PROJECT NUMBER STP00-0222-01 (001)
 - 6) PLAT BOOK 182, PAGE 56
 - 7) PLAT BOOK 18, PAGE 99
 - 8) SURVEY FOR MRS CHARLES C. WORKMAN, JR BY D.W. LYNNH SURVEYORS, DATED NOV., 19th 1993

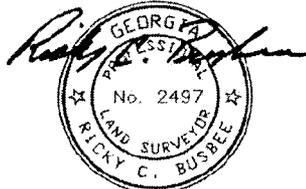


NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO APPLY FOR A ZONING VARIANCE & A BUILDING SETBACK VARIANCE.
- 2) THIS PROPERTY IS VACANT. BUILDING SHOWN IS FOR VISUAL VARIANCE PURPOSE ONLY.

CURVE CALL CHART

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



BUSBEE & PUSS
LAND SURVEYING COMPANY
3408 HOWELL STREET, SUITE A
DULUTH, GEORGIA 30096
770.497.9966
FAX: 770.497.9988
www.busbeecorp.com

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

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 1306700226 G, DATED DECEMBER 16th 2006, ZONE "X".

FIELD WORK - 08/20/14 - 3/7/16
DRAWN BY: M.J. J. BRISSE