

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: June 6, 2017

Board of Commissioners Hearing Date: June 20, 2017

Date Distributed/Mailed Out: April 13, 2017

STAFF COMMENTS DUE DATE: May 5, 2017



Cobb County...Expect the Best!

drawing scale
1" = 50'

drawing information
Drawn by:
TSW

Checked by:
Adam Williamson
License No. LA 001359

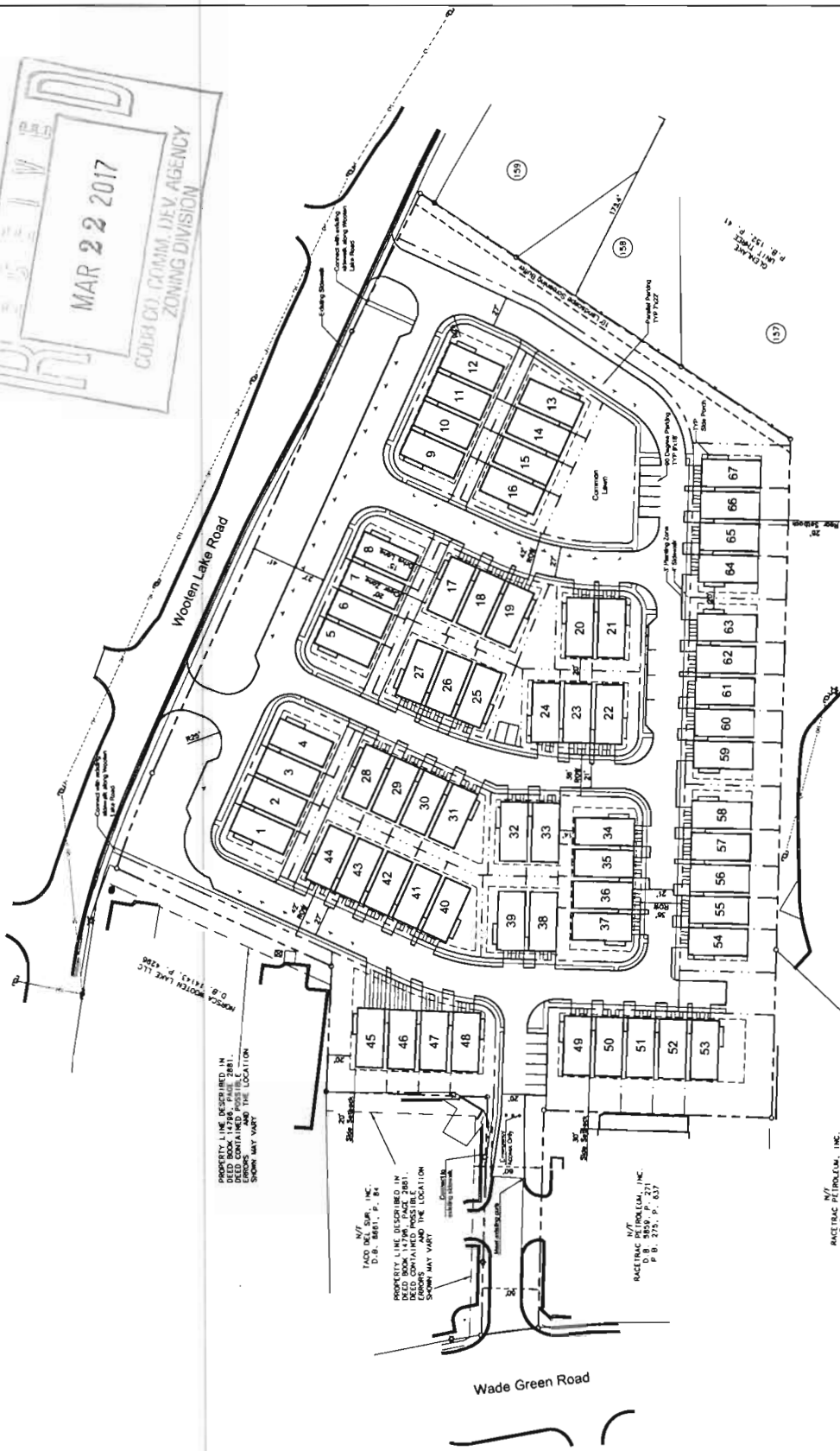


project title
Wooten Lake
Site Plan

Venture
Homes

drawing date
03.15.2017

MAR 22 2017
CORR. COMM. DEV. AGENCY
ZONING DIVISION

[illegible]

N/T
SFS WADE GREEN LLC
O.B. 15315, P. 5310

N/T
RACETRAC PETROLEUM, INC.
D.B. 148JB. P. 2765
P.B. 275 P. A17

N/T
RACETRAC PETROLEUM, INC.
D.B. 5859, P. 271
P.B. 275, P. 517

N/T
TACO DEL SUR, INC.
D.O. 8661, P. 84

PROPERTY LINE DESCRIBED IN
DEED BOOK 14796, PAGE 2881.
DEED CONTAINED POSSIBLE
ERRORS AND THE LOCATION
SHOWN MAY VARY



APPLICANT: Venture Homes, Inc.

PHONE#: (770) 616-7515 **EMAIL:** seanr@venturehomes.com

REPRESENTATIVE: Sean G. Randall

PHONE#: (770) 616-7515 **EMAIL:** seanr@venturehomes.com

TITLEHOLDER: Bill Jones Holdings, LLC

PROPERTY LOCATION: Southwest side of Wooten Lake Road,

and on the east side of Wade Green Road

(1401 Wooten Lake Road)

ACCESS TO PROPERTY: Wooten Lake Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-22

HEARING DATE (PC): 06-06-17

HEARING DATE (BOC): 06-20-17

PRESENT ZONING: GC

PROPOSED ZONING: FST

PROPOSED USE: Townhomes

SIZE OF TRACT: 7.85 acres

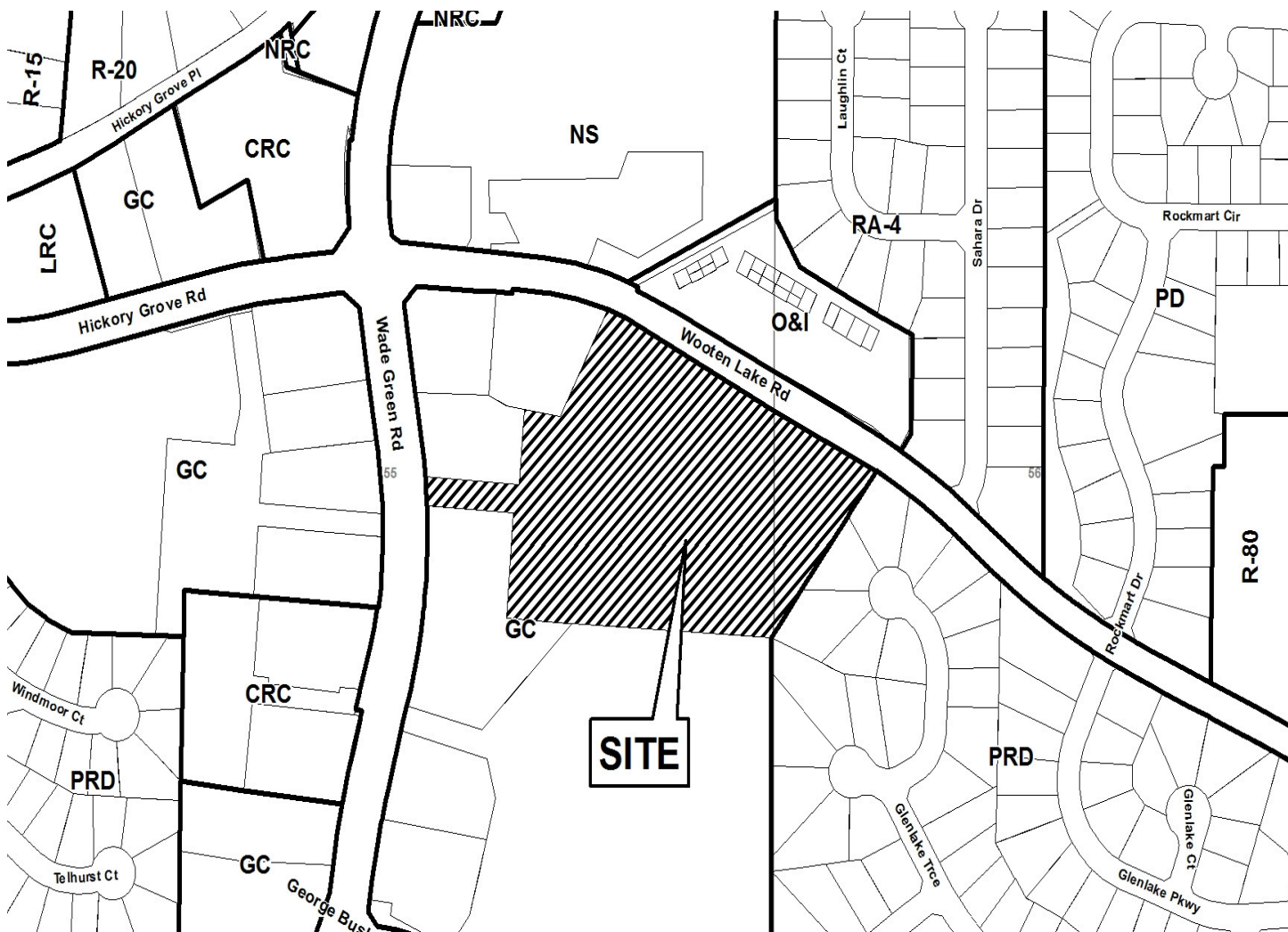
DISTRICT: 20

LAND LOT(S): 55,56

PARCEL(S): 16

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application No. 2-22

June 2017

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1,800 - 2,400+ heated square feet
- b) Proposed building architecture: Traditional / Craftsman
- c) List all requested variances: _____

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

- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

N/A

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

N/A

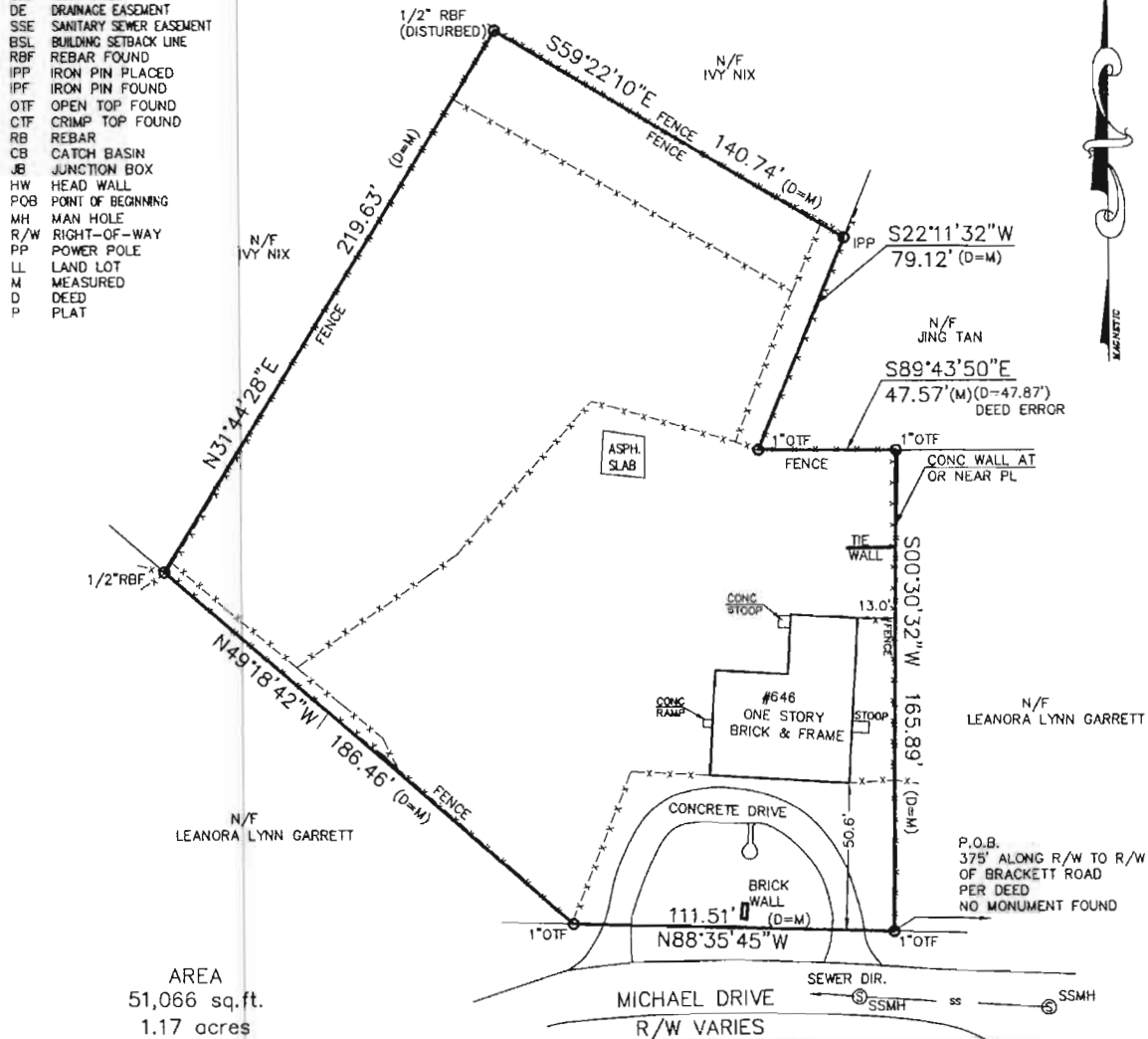
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(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).

Z-23
(2017)

LEGEND

CMP CORRUGATED METAL PIPE
DE DRAINAGE EASEMENT
SSE SANITARY SEWER EASEMENT
BSL BUILDING SETBACK LINE
RBF REBAR FOUND
IPP IRON PIN PLACED
IPF IRON PIN FOUND
OTF OPEN TOP FOUND
CTF CRIMP TOP FOUND
RB REBAR
CB CATCH BASIN
JB JUNCTION BOX
HW HEAD WALL
POB POINT OF BEGINNING
MH MAN HOLE
R/W RIGHT-OF-WAY
PP POWER POLE
LL LAND LOT
M MEASURED
D DEED
P PLAT



AREA
51,066 sq.ft.
1.17 acres

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS,

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE UNIFORM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

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 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-67, AUTHORITY O.C.G.A. SECS. 15-8-67, 43-15-8, 43-15-19, 43-15-22.

NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

NOTE: ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.



JOB NUMBER: 17-878 	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: JORGE GONZALEZ		DATE 03-06-2017	
	OWNER / PURCHASER ELVIA BENITEZ		SCALE 1" = 40'	
	LAND LOT 59	17th DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA
	LOT	BLOCK	UNIT	AREA OF LOT: 51,066 sq.ft.
	SUBDIVISION			
PLAT BOOK _____ PAGE _____ DEED BOOK 15191 , PAGE 3370		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052		

APPLICANT: Courtney Ellis

PHONE#: (678) 983-4330 **EMAIL:** courtneymellis@outlook.com

REPRESENTATIVE: Courtney Ellis

PHONE#: (678) 983-4330 **EMAIL:** courtneymellis@outlook.com

TITLEHOLDER: Elvia Benitez

PROPERTY LOCATION: North side of Michael Drive, east of

Brackett Street

(646 Michael Drive)

ACCESS TO PROPERTY: Michael Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-23

HEARING DATE (PC): 06-06-17

HEARING DATE (BOC): 06-20-17

PRESENT ZONING: PSC, R-20

PROPOSED ZONING: NRC

PROPOSED USE: Child Care Center

SIZE OF TRACT: 1.17 acres

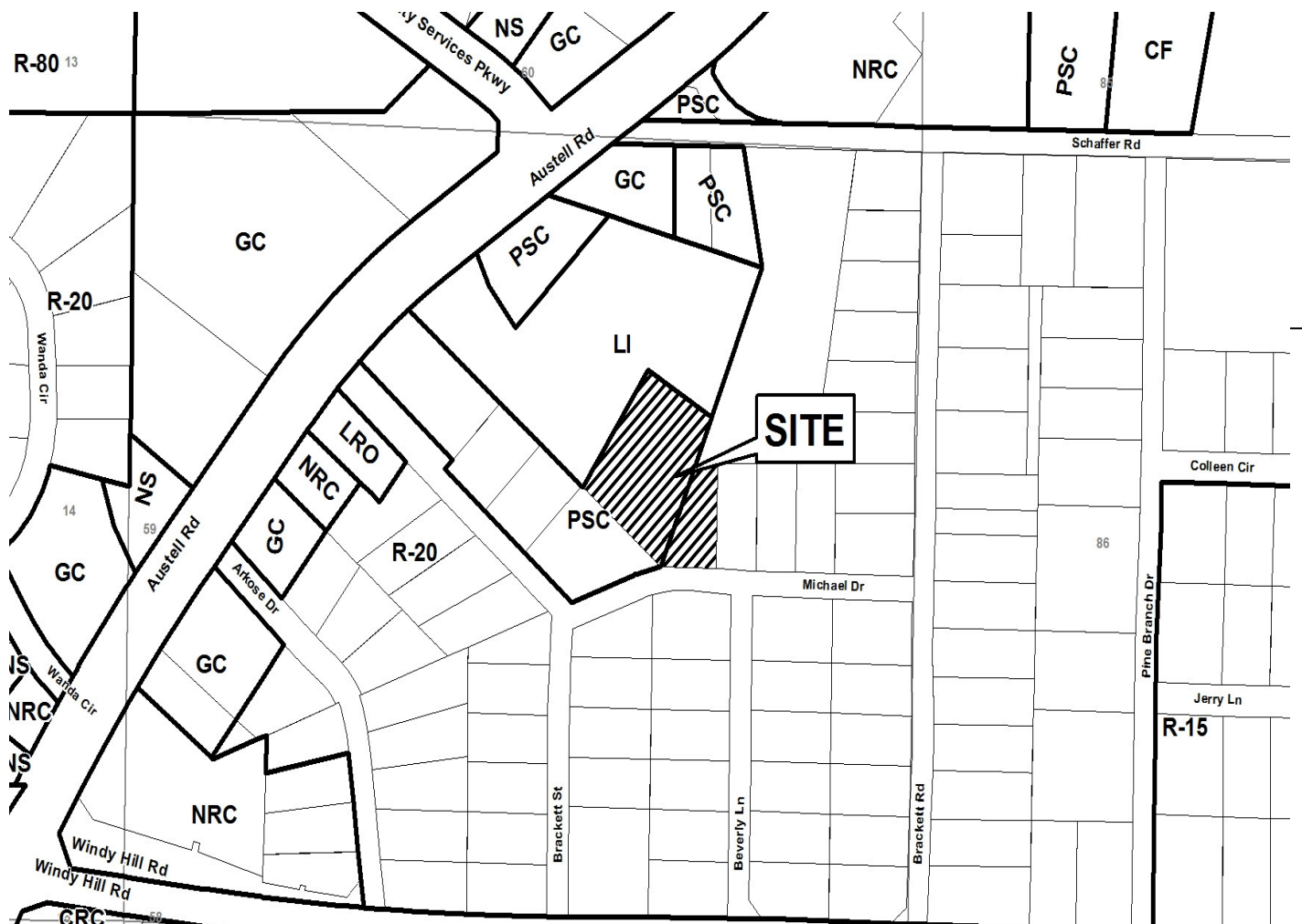
DISTRICT: 17

LAND LOT(S): 59

PARCEL(S): 12

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4





Application No. 2-23
June 2017

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) List all requested variances: _____
- _____
- _____
- _____

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

- a) Proposed use(s): Child care Center
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: Monday - Friday 6:30 AM - 8:30 PM
- 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
- _____
- _____

JUN 16 5:24

SURVEY DATA:

TYPE OF SURVEY: TOPOGRAPHIC
SOURCE OF TITLE DESCRIPTION FOR SUBJECT
PROPERTY: DB 13324 PG 616
PROPERTY OWNER AT TIME OF SURVEY:
RAY SHEPPARD
PARCEL NUMBER: 16096500070

EAST PROPERTY LINE IS BEARING BASIS
FROM PB 267 PG 98

TOTAL AREA: 36,002 SQ FT, 0.826 AC

CALCULATED PLAT CLOSURE: 1:198,921

FIELD DATA:

DATE OF FIELD SURVEY: 11-1-2016

THE CALCULATED POSITIONAL TOLERANCE BASED ON
REDUNDANT LINEAR MEASUREMENTS OF OBSERVED
POSITIONS WAS FOUND TO BE 0.016 FEET

EQUIPMENT:
ELECTRONIC TOTAL STATION

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A
FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF COBB COUNTY,
GEORGIA 13067C0726H EFFECTIVE DATE NOVEMBER 2, 2012

EXISTING ZONING R-20

PROPOSED ZONING R-12

**ROSWELL ROAD (STATE ROUTE 120)
(R/W VARIES)**



LEGEND

- EDP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- SW 1/2 REBAR SET
- SW SIDE WALK
- BOLLARD
- ONP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- DV GAS VALVE
- OM GAS METER
- LP LIGHT POLE
- CONCRETE PAD



FOR
DEKALB SURVEYS, INC.
407 W. PONCE DE LEON
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

COPY RIGHT 2016-THIS DRAWING
AND REPRODUCTIONS ARE THE
PROPERTY OF THE SURVEYOR AND
MAY NOT BE REPRODUCED,
PUBLISHED OR USED IN ANY WAY
WITHOUT THE WRITTEN PERMISSION
OF THIS SURVEYOR



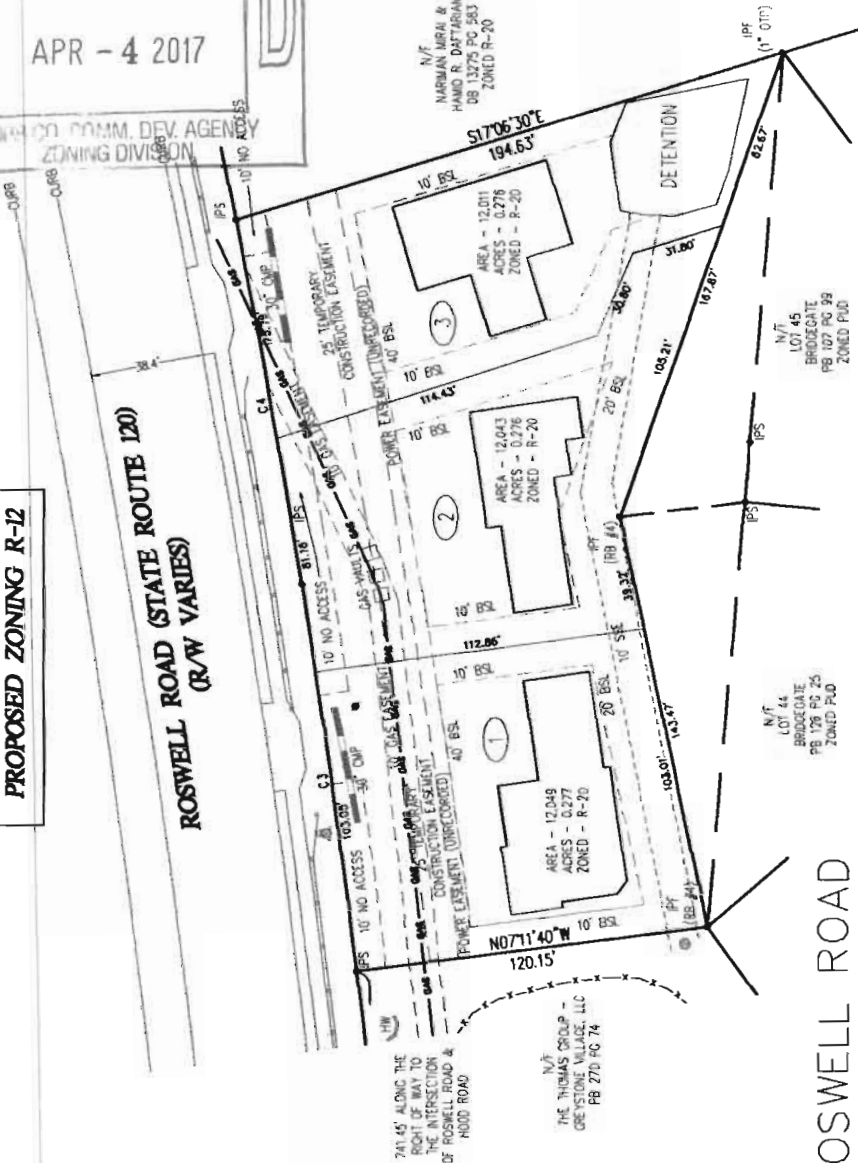
www.dekalbsurveys.com
COA 1086

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BRG
C3	133.60	3339.05	133.59
C4	126.41	3339.05	126.40

**REZONING PLAN FOR
2650 & 2660 ROSWELL ROAD**

COBB COUNTY, GEORGIA
LAND LOT 985, DIST 16, SECT 2

DATE: MARCH 9, 2017



APPLICANT: Narden Kaldani

PHONE#: (678) 665-1219 **EMAIL:** nardenkaldani@aol.com

REPRESENTATIVE: Narden Kaldani

PHONE#: (678) 665-1219 **EMAIL:** nardenkaldani@aol.com

TITLEHOLDER: Leona Badalian and Narden kaldani

PROPERTY LOCATION: South side of Roswell Road, east of

Hood Road

(2650 and 2660 Roswell Road)

ACCESS TO PROPERTY: Roswell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-24

HEARING DATE (PC): 06-06-17

HEARING DATE (BOC): 06-20-17

PRESENT ZONING: R-20

PROPOSED ZONING: R-12

PROPOSED USE: Single-family Houses

SIZE OF TRACT: 0.8265 acres

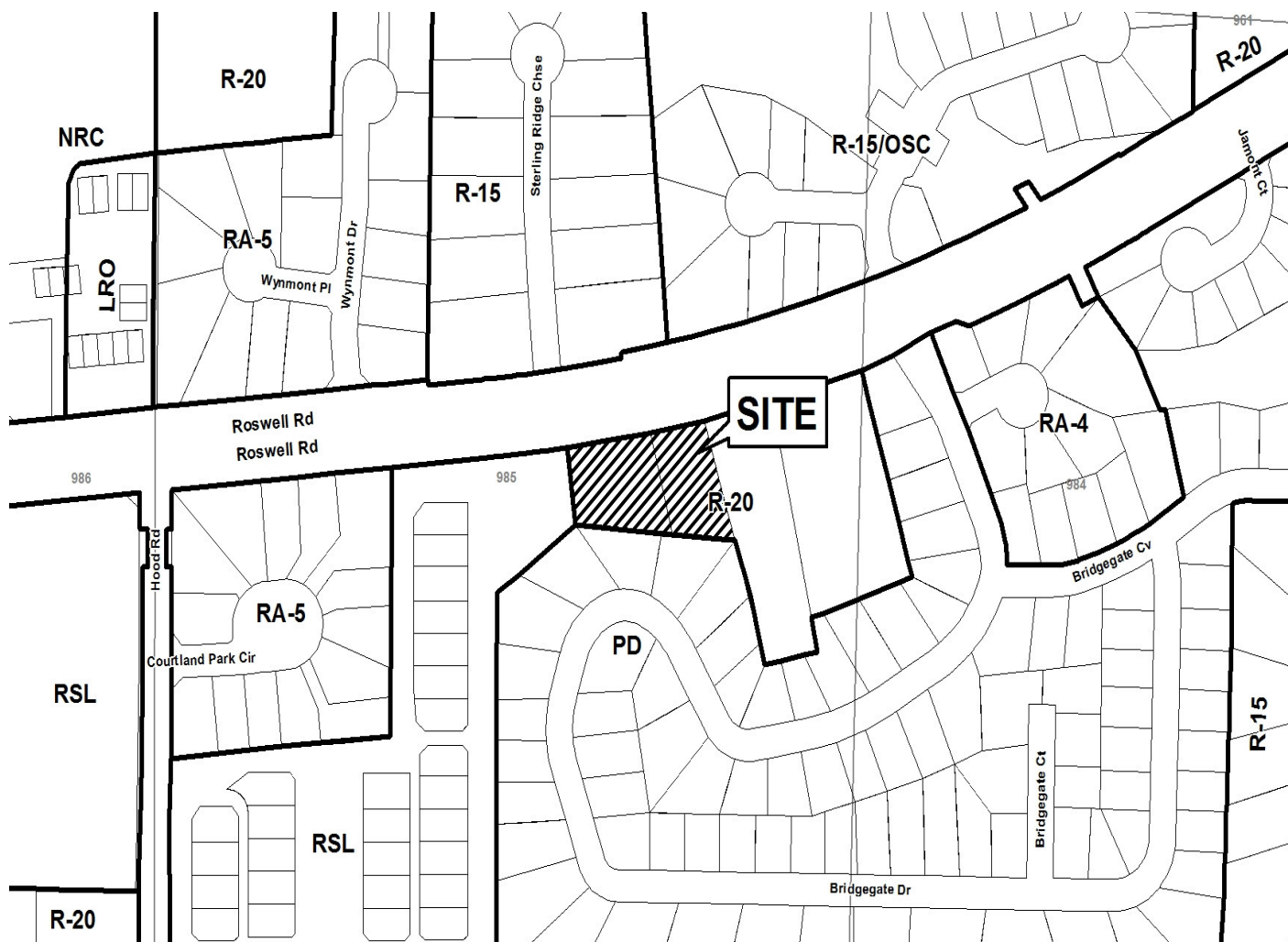
DISTRICT: 16

LAND LOT(S): 985

PARCEL(S): 7,138

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2





Application No. Z-24
June 2017

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): UNIT ONE = 3700^{S.F} TWO = 3600^{S.F} THREE = 3400^{S.F} HEATED AREA
- b) Proposed building architecture: _____
- c) List all requested variances: _____
- _____
- _____
- _____

.....
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-25
(2017)

University of Georgia, Athens, Georgia 30602-3030

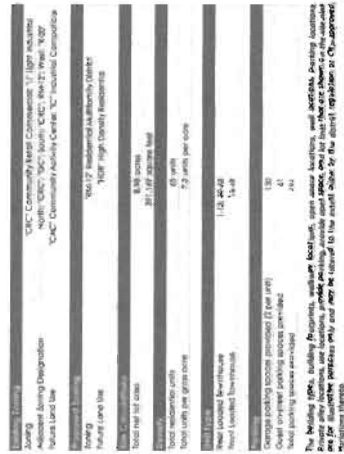
Checked by:
Adam Williamson
License No. LA 001359

Venture
Homes



PLANNING
ARCHITECTS
LANDSCAPE ARCHITECTS

1308 Peachtree Street, NE
Suite 300
Atlanta, Georgia 30309
phone: 404.875.6730
fax: 404.874.4471
web: www.usa-design.com



APPLICANT: Venture Homes, Inc.

PHONE#: (770) 616-7515 **EMAIL:** seanr@venturehomes.com

REPRESENTATIVE: Sean G. Randall

PHONE#: (770) 616-7515 **EMAIL:** seanr@venturehomes.com

TITLEHOLDER: Land Acquisitions Investments, LLC

PROPERTY LOCATION: West side of Atlanta Road, south of

Ledford Street

ACCESS TO PROPERTY: Atlanta Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-25

HEARING DATE (PC): 06-06-17

HEARING DATE (BOC): 06-20-17

PRESENT ZONING: CRC, LI

PROPOSED ZONING: FST

PROPOSED USE: Townhomes

SIZE OF TRACT: 8.64 acres

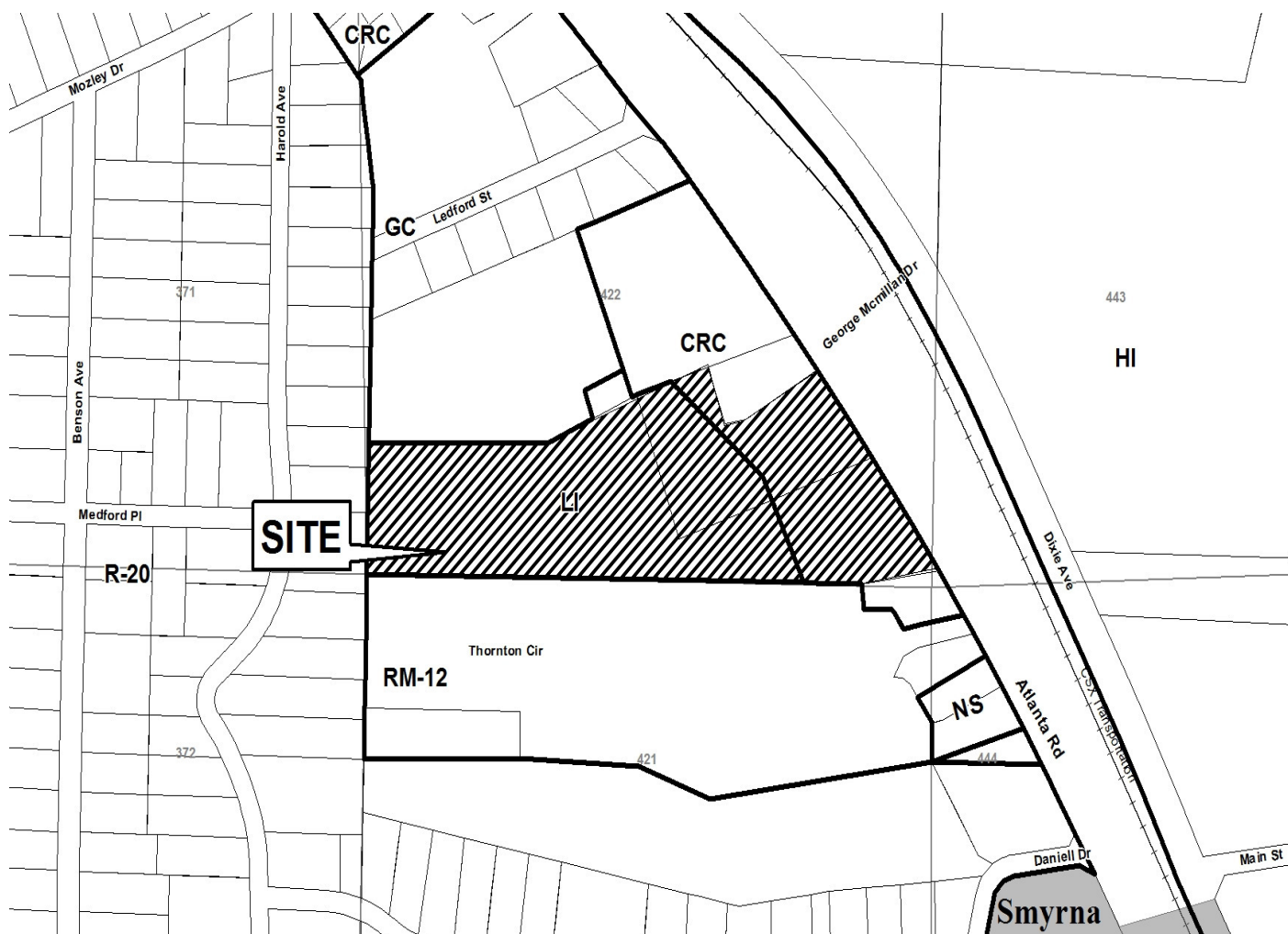
DISTRICT: 17

LAND LOT(S): 421,422

PARCEL(S): 50,16,17,29

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application No. Z-25

June
2017

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1,800 - 2,400 Heated Square Feet
- b) Proposed building architecture: Traditional / Craftsman
- c) List all requested variances: _____
- _____
- _____
- _____

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

- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____
- _____
- _____
- _____

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

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

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

APPLICANT: Green Worx, LLC

PHONE#: (404) 597-8268 **EMAIL:** darrelladams.gc@gmail.com

REPRESENTATIVE: Kelly Morton

PHONE#: (678) 878-8167 **EMAIL:** KellyMortonLaw@gmail.com

TITLEHOLDER: James Allen Pace

PROPERTY LOCATION: Southwest corner of Ernest Barrett

Parkway and Villa Rica Road

(985 Villa Rica Road)

ACCESS TO PROPERTY: Villa Rica Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-26

HEARING DATE (PC): 06-06-17

HEARING DATE (BOC): 06-20-17

PRESENT ZONING: R-20

PROPOSED ZONING: RSL

PROPOSED USE: Residential Senior Living

(Non-supportive)

SIZE OF TRACT: 6.82 acres

DISTRICT: 19

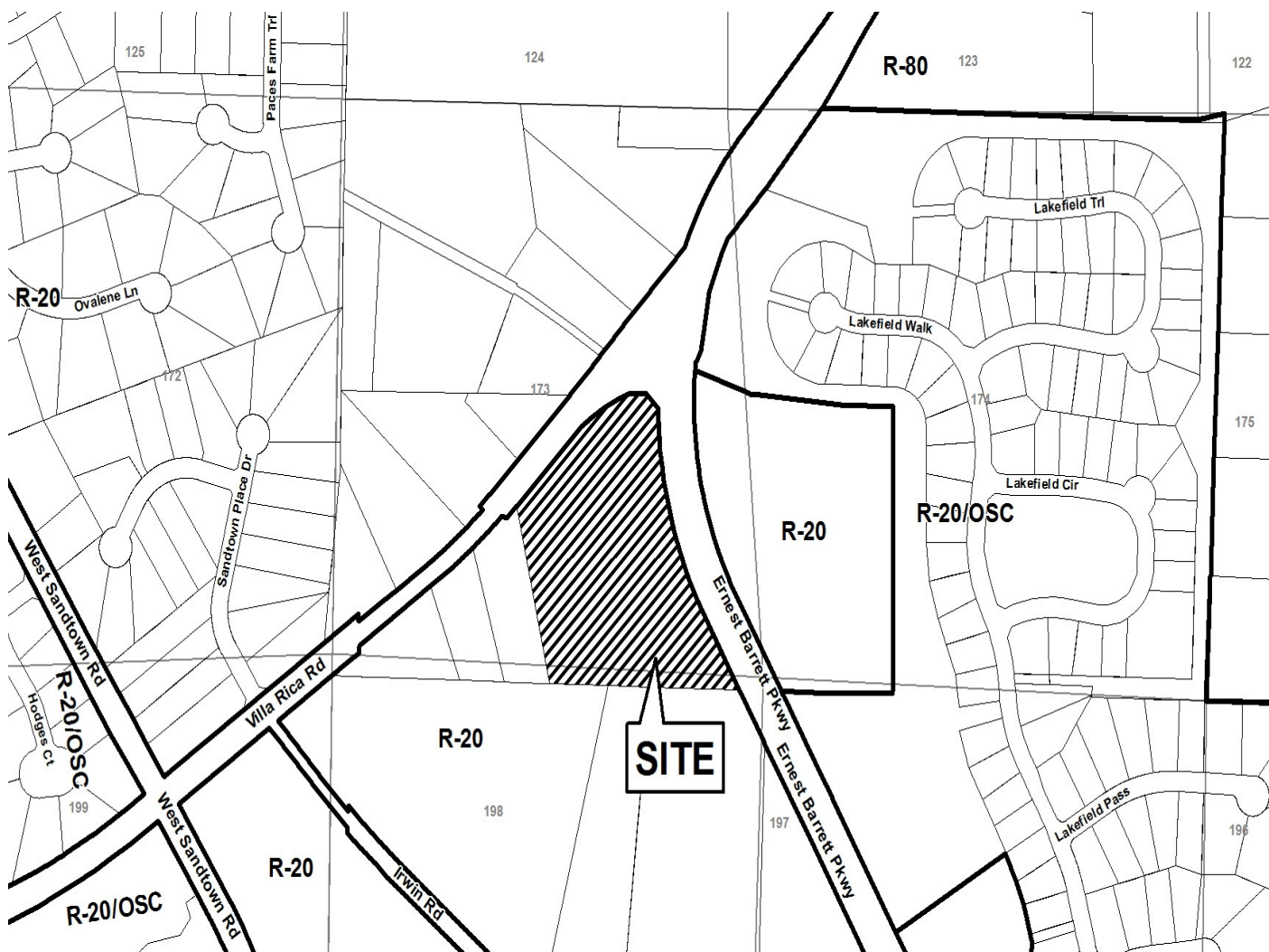
LAND LOT(S): 173

PARCEL(S): 13

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT



Application No. Z-26

Summary of Intent for Rezoning



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

- a) Proposed unit square-footage(s): 2,000 to 2,400
- b) Proposed building architecture: To be provided at a later time
Proposed Selling Price of \$ 350,000 to \$ 385,000
- c) List all requested variances: None identified at this time
- _____
- _____
- _____

.....
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)

Paces View neighborhood will provide elegant homes for active 55+ adults who want
to remain in West Cobb, but want to live in a house and neighborhood that is designed and
built specifically for their adult 55+ needs.

.....
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).

Cobb Co. was issued a Right of Way Deed in 1999 along Barrett Pkwy & Villa Rica Rd.

Rezoning Plat 766 and 770 Ledford Street

Cobb County, Georgia
Land Lot 422, 17th District, 2nd Section

prepared for:
Amretech LLC



Scale: 1" = 20'
April 3, 2017

DGM
LAND PLANNING
CONSULTANTS



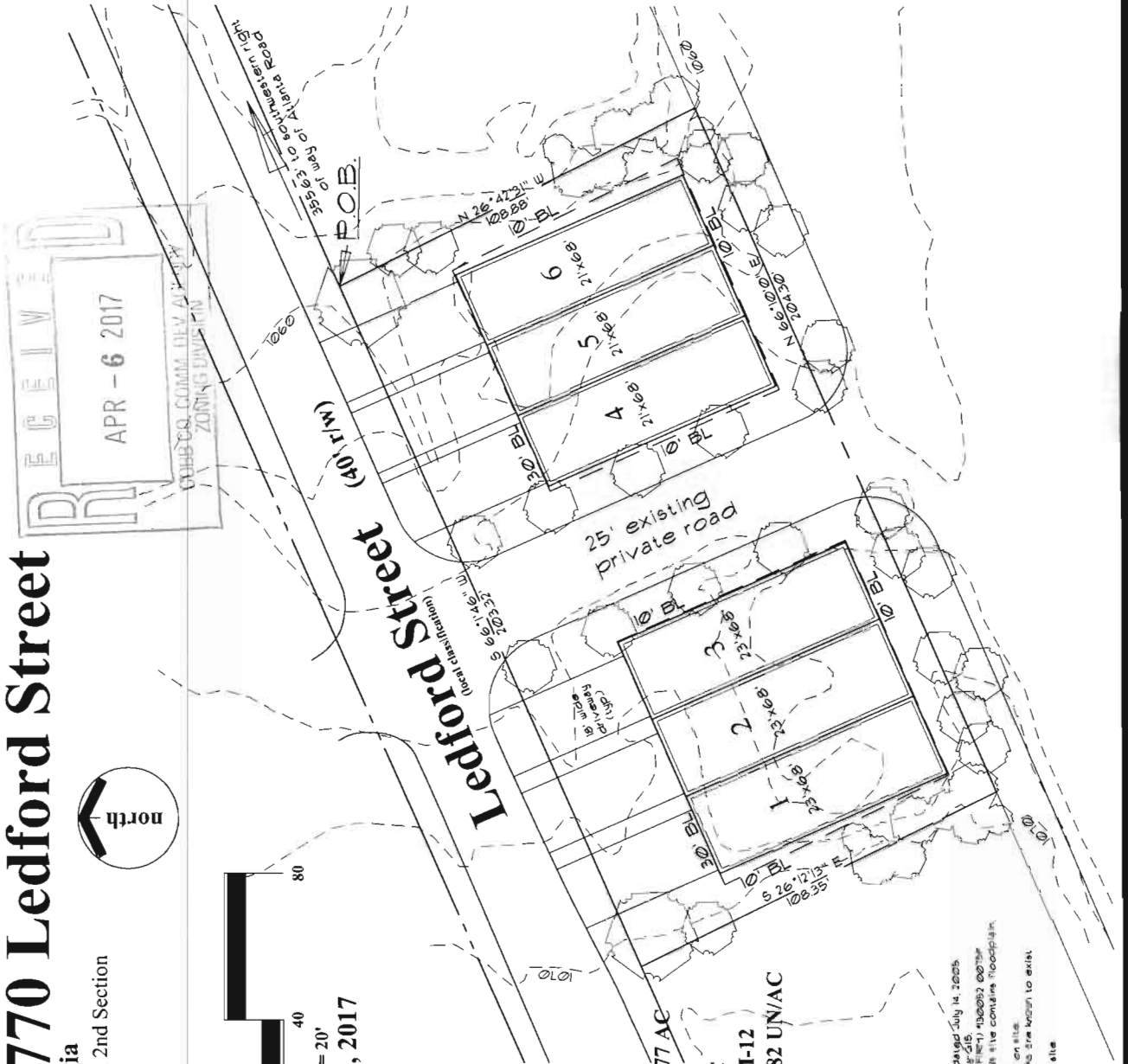
975 Oak Ridge
Bldg. Suite 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491



Site Data

Total Site Area: .5077 AC
Total Units Shown: 6
Existing Zoning: GC
Proposed Zoning: RM-12
Density: 11.82 UN/AC
Building Setbacks:
(as shown)

- NOTES:**
1. Boundary from Boush Engineering Inc., dated July 14, 2005.
 2. Topographic information from Cobb County GIS.
 3. According to Road and Utility Right of Way Act (Ga. Code Ann. § 39-2-203), no portion of the site contains floodplain.
 4. No easements are known to exist on site.
 5. No streams or wetlands are known to exist on site.
 6. No archaeological or architectural landmarks are known to exist on site.
 7. No utility easements are known to exist on site.



APPLICANT: AMRETECK, LLC

PHONE#: (678) 858-5952 **EMAIL:** Chow7402@aol.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: AMRETECK, LLC

PROPERTY LOCATION: South side of Ledford Street, west of

Atlanta Road

(766 and 770 Ledford Street)

ACCESS TO PROPERTY: Ledford Street

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-27

HEARING DATE (PC): 06-06-17

HEARING DATE (BOC): 06-20-17

PRESENT ZONING: GC

PROPOSED ZONING: RM-12

PROPOSED USE: Townhomes

SIZE OF TRACT: 0.5077 acres

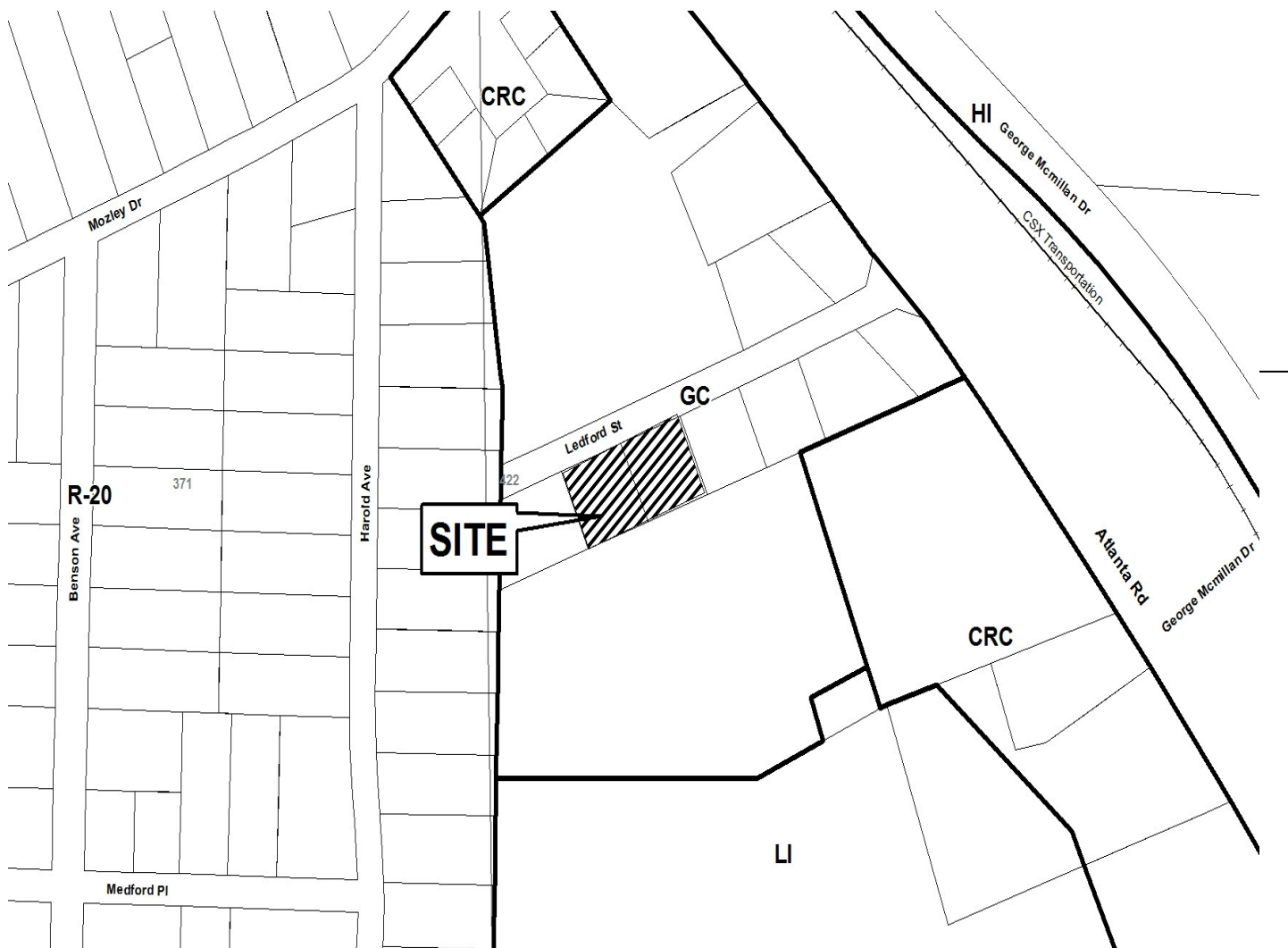
DISTRICT: 17

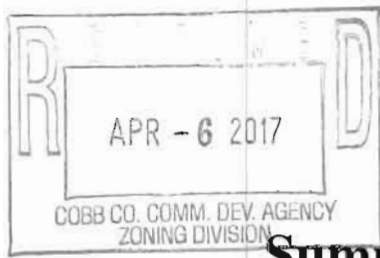
LAND LOT(S): 422

PARCEL(S): 10,18

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application No. Z- 27

PC Hearing: June 6, 2017

BOC Hearing: June 20, 2017

Summary of Intent for Rezoning *

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

- a) Proposed unit square-footage(s): 1,800 square feet and greater
- b) Proposed building architecture: Traditional
(renderings to be provided under separate cover)
- c) 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)

The Applicant proposes the construction of six (6) townhome units. Although located within an area
denominated for Industrial Compatible use on the Comprehensive Land Use Map, the Subject Property
provides access to the Madison Village Apartments via an existing 25' private roadway. The existing General
Commercial ("GC") zoning designation is a grandfathered non-conforming land use and this proposal represents
a down-zoning and residential revitalization for this area.

.....

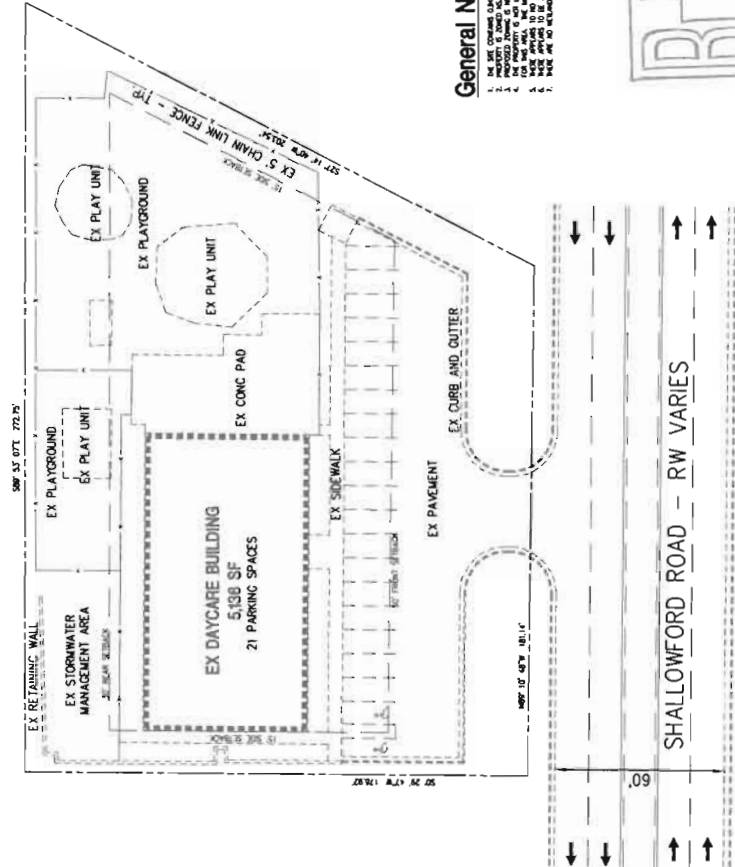
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

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

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

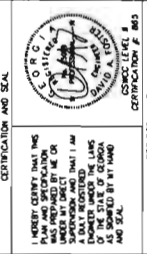
Z-28
(2017)

Owner/Developer MARIETTA PROPERTIES, LLC 5276 Woodbridge Road Cincinnati, Ohio 45248 513-574-1020	
Civil Engineer PRINCIPLED ENGINEERING, LLC 1157 Evans Creek Road Canton, GA 30115 770-815-2622	
PROJECT NAME SHALLOWFORD DAYCARE 2499 SHALLOWFORD ROAD COBB COUNTY, GEORGIA LAND LOT 311 OF THE 16TH DISTRICT	
DRAWING TITLE REZONING SITE PLAN	
SCALE 1"=50'	DRAWING NO. SEE
DRAWN BY: SEE	DATE: 3-30-17
REVIEWED BY: SEE	



General Notes:

1. THE SITE COVERS 0.09 ACRES.
2. THE PROPOSED DAYCARE BUILDING IS 5,138 SF.
3. THE PROPOSED DAYCARE BUILDING IS 21 PARKING SPACES.
4. THE PROPOSED DAYCARE BUILDING IS 10' 0" 0" WIDE.
5. THE PROPOSED DAYCARE BUILDING IS 10' 0" 0" DEEP.
6. THE PROPOSED DAYCARE BUILDING IS 10' 0" 0" HIGH.
7. THE PROPOSED DAYCARE BUILDING IS 10' 0" 0" LONG.



CERTIFICATION AND SEAL I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION COMPLY WITH THE CITY OF SHALLOWFORD, GEORGIA, ORDINANCES AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA. I HAVE PREPARED THIS PLAN AND SPECIFICATION IN ACCORDANCE WITH THE CITY OF SHALLOWFORD, GEORGIA, ORDINANCES AND THE CITY OF SHALLOWFORD, GEORGIA, ZONING DIVISION.	
PROJECT NAME SHALLOWFORD DAYCARE	CERTIFICATION # 10000

APPLICANT: Fatimah Willoughby

PHONE#: (404) 729-1529 **EMAIL:** lsfwilloughby@gmail.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Marietta Properties, LLC

PROPERTY LOCATION: North side of Shallowford Road, west of

Steinhauer Road

(2499 Shallowford Road)

ACCESS TO PROPERTY: Shallowford Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-28

HEARING DATE (PC): 06-06-17

HEARING DATE (BOC): 06-20-17

PRESENT ZONING: NS

PROPOSED ZONING: NRC

PROPOSED USE: Nursery School/Child Day

Care

SIZE OF TRACT: 0.94 acres

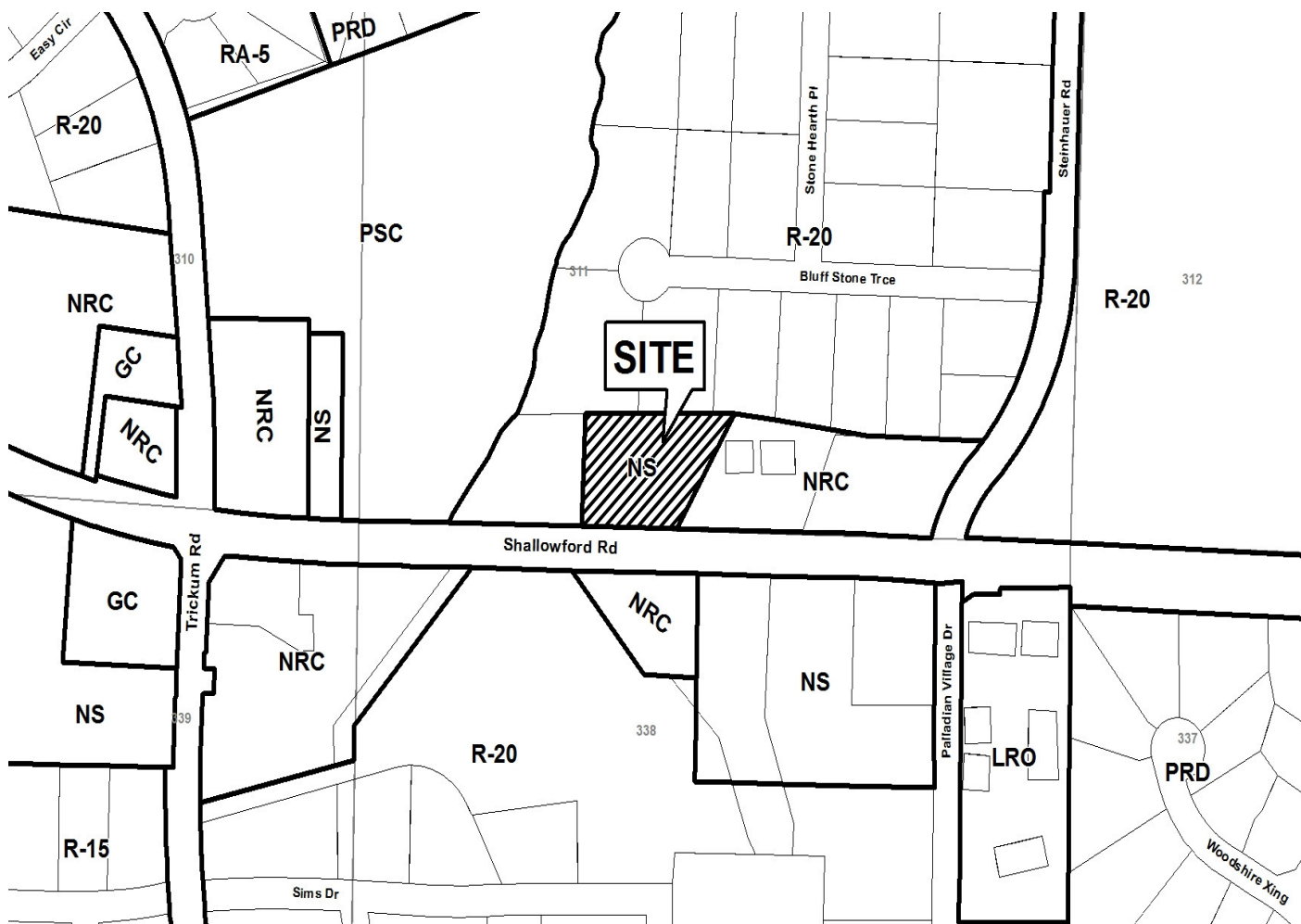
DISTRICT: 16

LAND LOT(S): 311

PARCEL(S): 40

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application No. Z-28

PC Hearing: June 6, 2017

BOC Hearing: June 20, 2017

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) List all requested variances: _____
- _____
- _____
- _____

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

- a) Proposed use(s): Nursery School/Child Day Care
- b) Proposed building architecture: As built, with minor modifications and improvements
- c) Proposed hours/days of operation: 6:30 a.m. - 7:00 p.m. - Monday - Friday
- d) List all requested variances: None known at this time.
- _____
- _____
- _____

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

The requested rezoning to the NRC zoning district will bring the subject property into substantial compliance with its positioning on the Future Land Use Map as being part of a Neighborhood Activity Center ("NAC"). In fact, in the past the subject property operated as a Day Care facility.

.....

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.

FOR
REVIEW
ONLY

CHRIS VINCENT

02-28-17	02-28-17
02-28-17	02-28-17

FRONTLINE
Landmark & Land, Inc.
A-9, PMB 272
Marietta, GA 30066
Ph. (678) 355-5905
Fax (678) 355-5905
www.frontlinesurveying.com

[illegible]

RECEIVED
APR - 6 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

PROPOSED ZONING:

ZONING FOR SUBJECT PARCEL:

CHRIS VINCENT

LAND LOT 371, 16th DISTRICT, 2ND SECTION
OF COBB COUNTY, GEORGIA

NOTE: CONTRACTOR TO FIELD

NOTE: SIDEWALK TO BE

CHASTAIN CORNER

R/W VARIES

LEGEND:

- 100% Tissue (solid black)
- 75% Tissue (dark grey)
- 50% Tissue (medium grey)
- 25% Tissue (light grey)
- 0% Tissue (white)

SURVEY NOTES:

- [illegible]

[illegible]

APPLICANT: Gina H. Vincent

PHONE#: N/A **EMAIL:** N/A

REPRESENTATIVE: Parks F. Huff

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

TITLEHOLDER: Gina Vincent

PROPERTY LOCATION: East side of Blackwell Circle, south of

Chastain Corner

(717 Blackwell Circle)

ACCESS TO PROPERTY: Blackwell Circle

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-29

HEARING DATE (PC): 06-06-17

HEARING DATE (BOC): 06-20-17

PRESENT ZONING: LRO

PROPOSED ZONING: R-15

PROPOSED USE: Single-family Houses

SIZE OF TRACT: .81 acres

DISTRICT: 16

LAND LOT(S): 371,372

PARCEL(S): 10

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application No. Z-29
June 2017

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): Unknown at this time
- b) Proposed building architecture: Unknown at this time
- c) List all requested variances: _____

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

- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

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

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

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

PARKING SUMMARY	
REQUIREMENTS	PROVIDED
1-2 HOUR	20
ENTER/LEAVE	15
TOTAL	35

REQUIREMENTS BASED ON:

- ACCOMMODATION: 2000 S.F.
- SEATING: 100
- STAFF: 10
- SEMI-REFRIG. CASE, SMALL: 10
- SHOALS: 1 SPACE PER EMPLOYEE
- STAIRS: 1 SPACE PER 100 S.F.
- STAIRS: 1 SPACE PER 100 S.F.

1/2" PROPERTY LINE
 PLANNED INHERITANCE
 BUILDING SETBACK LINE
 EASEMENT LINE
 1/4" CONCRETE CURB AND GUTTER
 PROPOSED CONCRETE
 PROPOSED SHEDDING AREA
 HARBOR ACCESSIBLE TRAIL
 PROPOSED TRAIL 20' WIDE



APPLICANT: Montecito Developments, LLC

PHONE#: (478) 731-7160 **EMAIL:** tom@ridgeburydevelopment.com

REPRESENTATIVE: Ron Crump

PHONE#: (678) 601-6046 **EMAIL:** RonC@TheContineoGroup.com

TITLEHOLDER: CML-GA TWO, LLC

PROPERTY LOCATION: Western intersection of Austell Road and

Callaway Road

(2700 Austell Road)

ACCESS TO PROPERTY: Austell Road and Callaway Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-30

HEARING DATE (PC): 06-06-17

HEARING DATE (BOC): 06-20-17

PRESENT ZONING: GC

PROPOSED ZONING: NRC

PROPOSED USE: Convenience Store with
Fuel Sales and Restaurant

SIZE OF TRACT: 2.185 acres

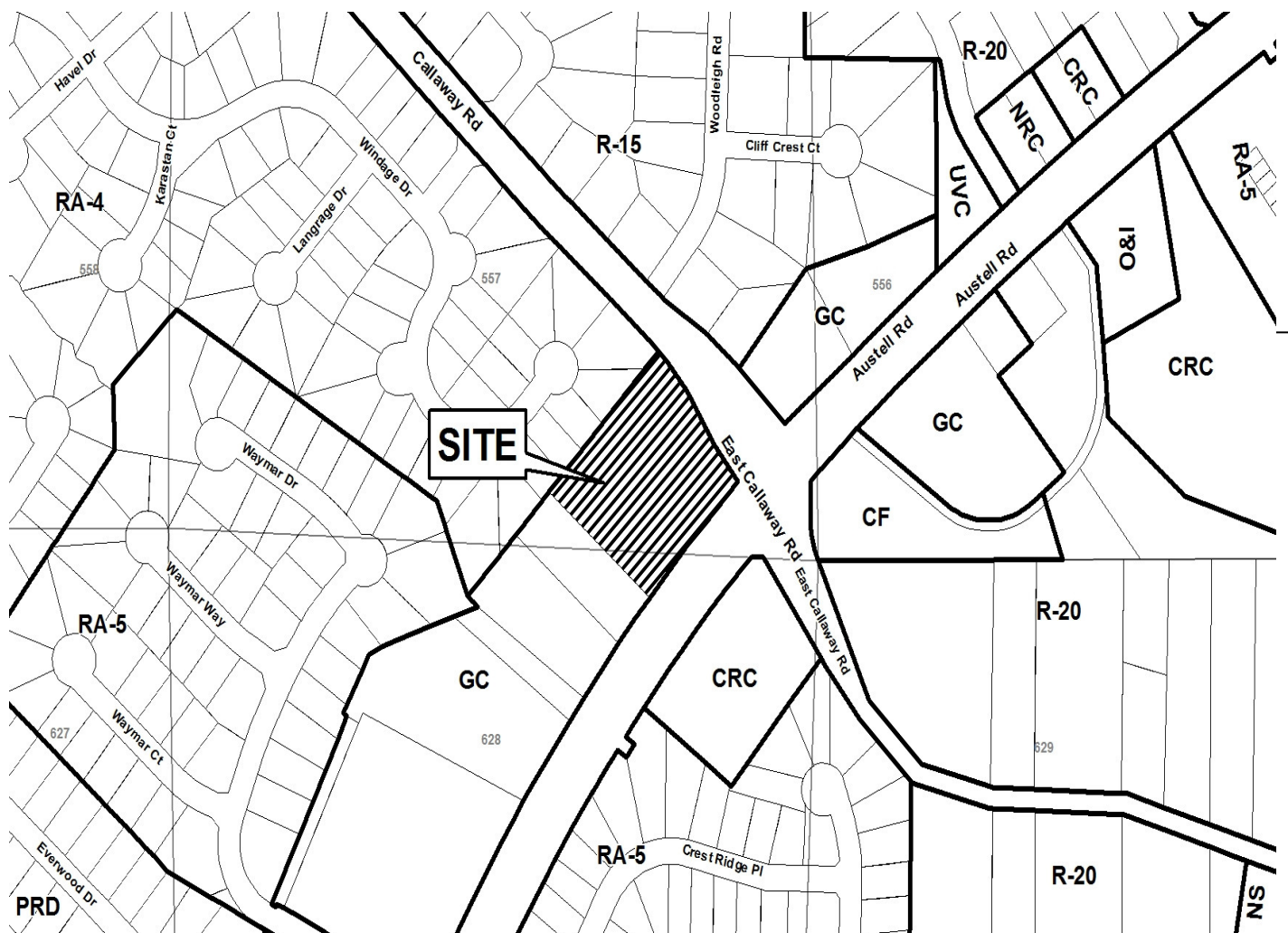
DISTRICT: 19

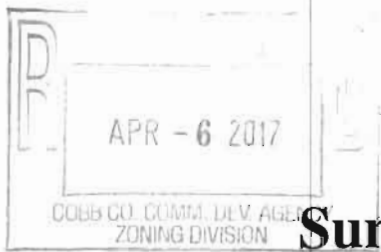
LAND LOT(S): 557,628

PARCEL(S): 70

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4





Application No. Z-30

June 2017

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) List all requested variances: _____
- _____
- _____
- _____

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

- a) Proposed use(s): Convenience food store with self-service fuel sales,
and Restaurant including drive-in fast food service.
- b) Proposed building architecture: brick, stone, glass mix - see rendering
- c) Proposed hours/days of operation: 24 hrs/day
- d) List all requested variances: - none -
- _____
- _____
- _____

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

Site is currently zoned GC which allows for the proposed uses, however it is within the Neighborhood Activity
Land Use, which does not allow for GC zoning. Therefore, by law, the property must be rezoned to NRC to comply
with Cobb County Code, Section 134-227(b). NRC will allow for the uses proposed and allowed in GC.

.....
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 -

LUP-9
(2017)

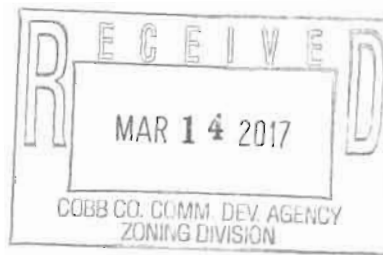
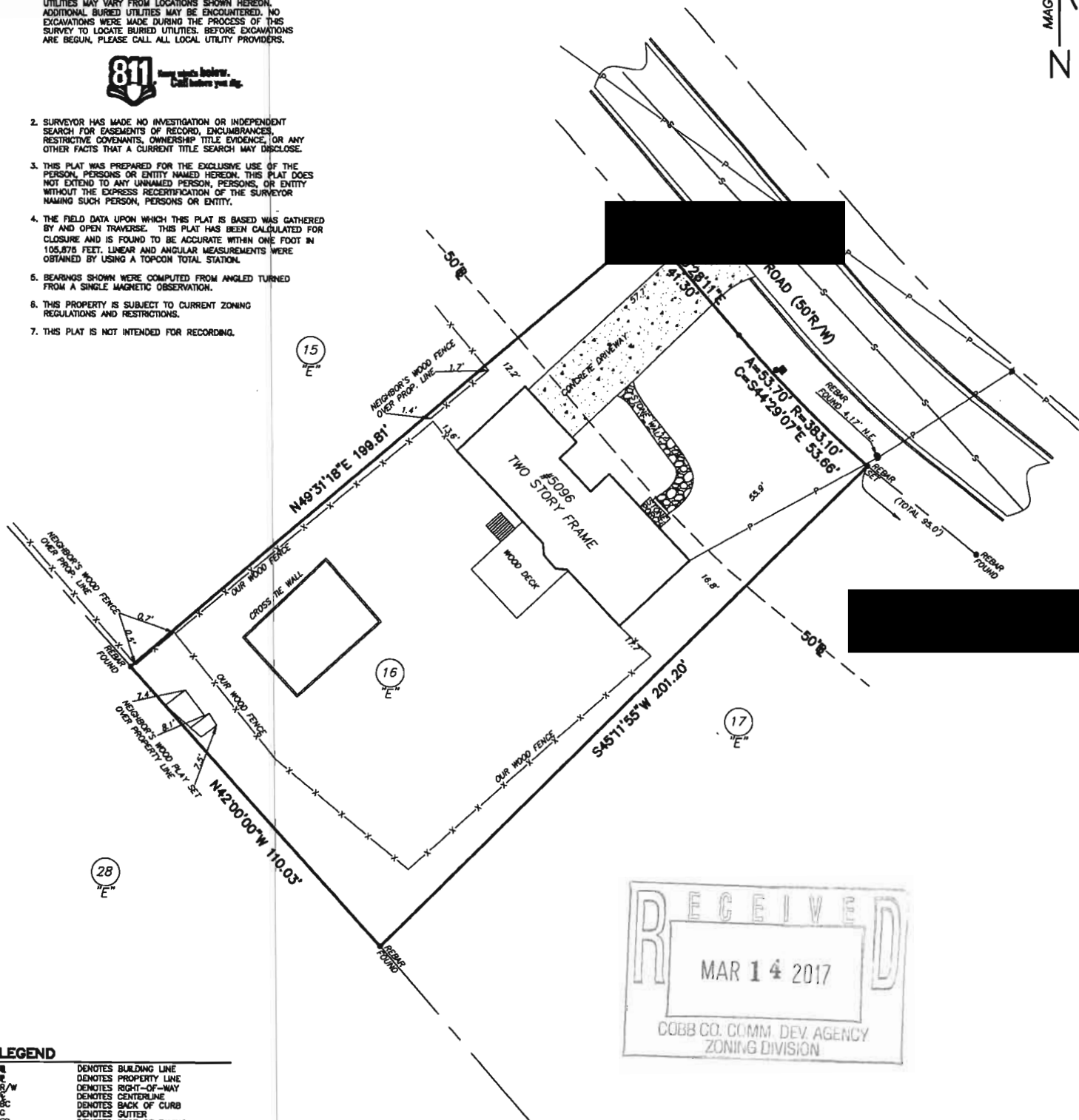
SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND 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 PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.



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 PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECONSTRUCTION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AND OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 105,875 FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THIS PLAT IS NOT INTENDED FOR RECORDING.

MAGNETIC
N



LEGEND

B	DENOTES BUILDING LINE
P	DENOTES PROPERTY LINE
W	DENOTES RIGHT-OF-WAY
C	DENOTES CENTERLINE
C	DENOTES BACK OF CURB
E	DENOTES GUTTER
P	DENOTES EDGE OF PAVING
X	DENOTES TOP OF WALL
X	DENOTES BOTTOM OF WALL
X	DENOTES FENCE
X	DENOTES REINFORCED CONCRETE PIPE
X	DENOTES CORRUGATED METAL PIPE
X	DENOTES POWER POLE
X	DENOTES LIGHT POLE
X	DENOTES GUY WIRE
X	DENOTES POWER LINE
X	DENOTES POWER METER
X	DENOTES POWER BOX
X	DENOTES AIR CONDITION
X	DENOTES TELEPHONE BOX
X	DENOTES GAS METER
X	DENOTES GAS VALVE
X	DENOTES GAS LINE MARKER
X	DENOTES WATER METER
X	DENOTES WATER VALVE
X	DENOTES FIRE HYDRANT
X	DENOTES MONITORING WELL
X	DENOTES HEADWALL
X	DENOTES JUNCTION BOX
X	DENOTES DROP INLET
X	DENOTES SANITARY SEWER LINE
X	DENOTES SANITARY SEWER MANHOLE
X	DENOTES CLEAN OUT



No.	Revision	Date

McLUNG
SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
Certificate of Authorization #LSF000762

This property IS NOT located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

This original of this document was noted and signed by Michael R. Niles L.S. #2648 on 1-11-18. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Niles
Georgia RLS #2648
Member SAMSOG
JOB#241158

TOTAL AREA= 0.469± ACRES
OR 20,418± SQ.FT.

PLAT PREPARED: 1-11-16
FIELD: 1-8-18 SCALE: 1"=20'

PB 55
JPL 55

APPLICANT: [REDACTED]

PHONE#: [REDACTED] EMAIL: [REDACTED]

REPRESENTATIVE: [REDACTED]

PHONE#: [REDACTED] EMAIL: [REDACTED]

TITLEHOLDER: [REDACTED]

PROPERTY LOCATION: [REDACTED]

ACCESS TO PROPERTY: [REDACTED]

PHYSICAL CHARACTERISTICS TO SITE: [REDACTED]

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-9

HEARING DATE (PC): 06-06-17

HEARING DATE (BOC): 06-20-17

PRESENT ZONING: R-20

PROPOSED ZONING: LUP

PROPOSED USE: Cologne Business

SIZE OF TRACT: 0.469 acres

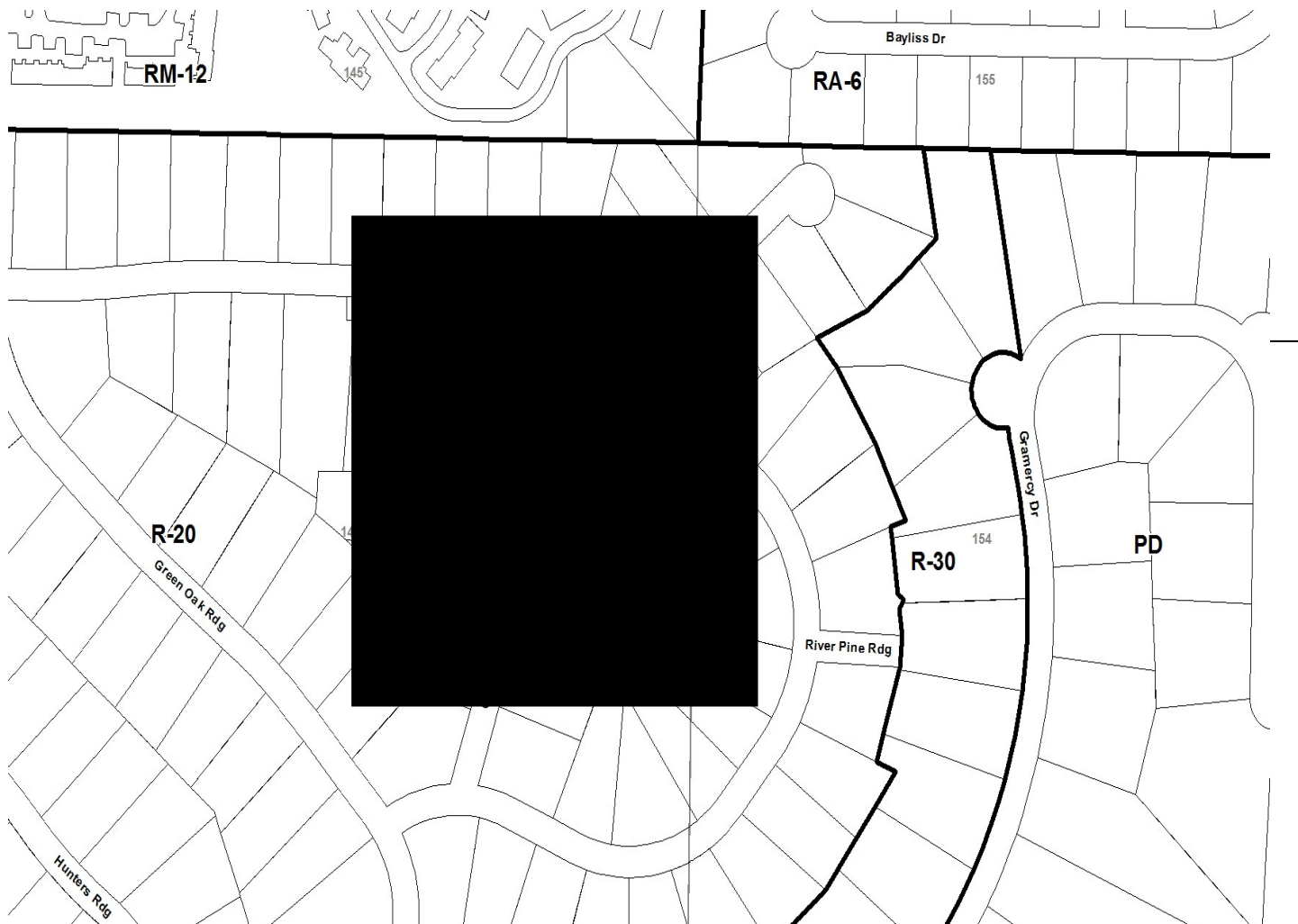
DISTRICT: [REDACTED]

LAND LOT(S): [REDACTED]

PARCEL(S): [REDACTED]

TAXES: PAID ☒ DUE [REDACTED]

COMMISSION DISTRICT: 2





Revised October 1, 2009

Application #: LUP-9
PC Hearing Date: 6-6-17
BOC Hearing Date: 6-20-17

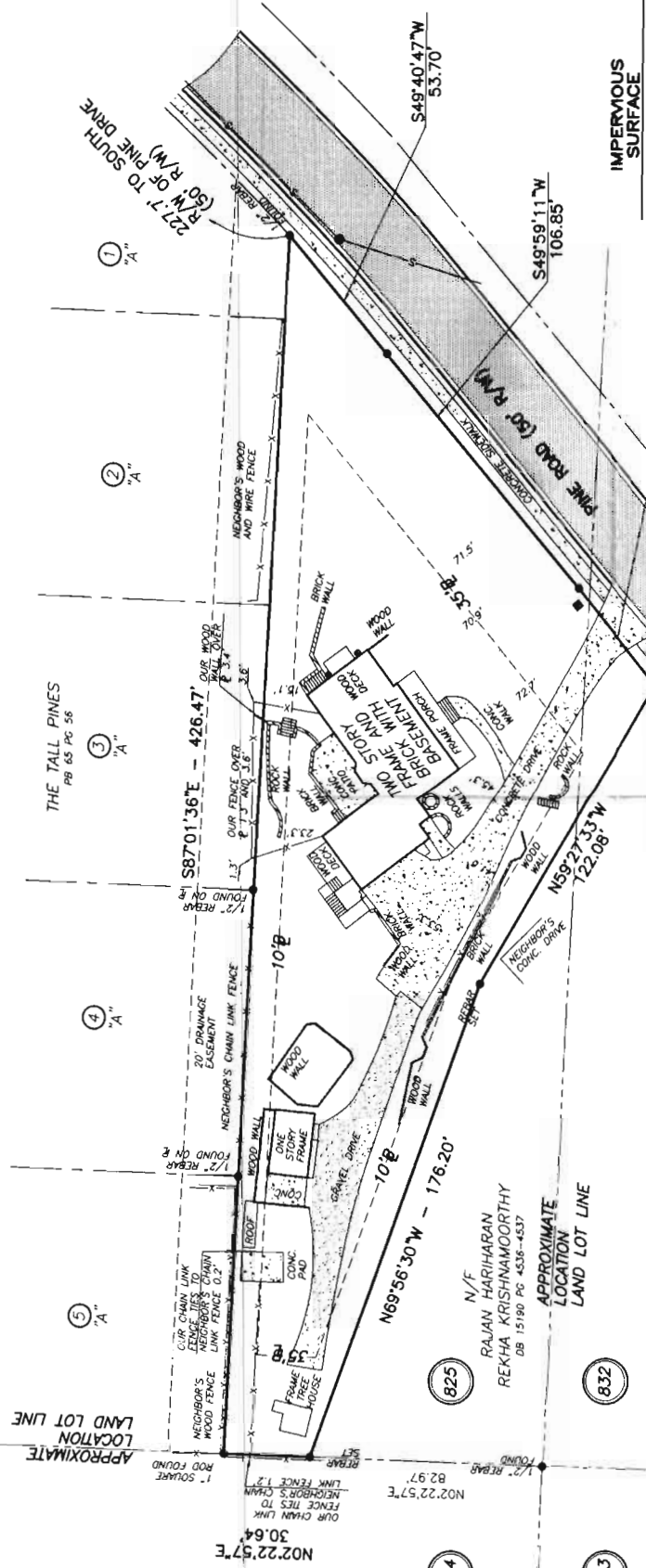
TEMPORARY LAND USE PERMIT WORKSHEET (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? MIXING BEESWAX AND FRAGRANCE TO MAKE A SOLID CANDLE WHICH IS SOLD ONLINE, CANDLE IS MADE AND SHIPPED ON SAME DAY.
2. Number of employees? MY WIFE AND I
3. Days of operation? MON TUE WED THU FRI
4. Hours of operation? 9:00 AM - 5:00 PM
5. Number of clients, customers, or sales persons coming to the house per day? ZERO ; Per week? ZERO
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): N/A
7. Signs? No: ☒ ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): ZERO
9. Deliveries? No ☒ ; Yes _____. (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
DELIVERIES ARE MADE TO OUR UPS MAILBOX IN ALPHARETTA
10. Does the applicant live in the house? Yes ☒ ; No _____
11. Any outdoor storage? No ☒ ; Yes _____. (If yes, please state what is kept outside): _____
12. Length of time requested (24 months maximum): 24 MONTHS
13. Is this application a result of a Code Enforcement action? No ☒ ; Yes _____. (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed): _____

Applicant signature: _____

Date: 3-15-2017

Applicant name (printed): _____



SURVEY NOTES

1. STORM SEWER, SANITARY SEWER, AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS TO THE SURVEY OF THE LAND LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.
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 PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1000 FEET. THE SURVEYOR HAS USED A SENSITIVE TOTAL STATION WITH CARLSON SURVEY 2 SOFTWARE. THE TOTAL USED IN THE COLLECTION OF FIELD DATA, GPS EQUIPMENT, GEODETIC GNSS RECEIVER MODEL: X100-OPUS.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THIS PLAT IS NOT INTENDED FOR RECORDING.
8. ALL REBAR SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF DAVID LAWRENCE MEANEY DEED BOOK 11648 PAGE 385-386 COBB COUNTY, GEORGIA RECORDS

LEGEND

- DEMOTES BUILDING LINE
- DEMOTES PROPERTY LINE
- DEMOTES RIGHT-OF-WAY
- DEMOTES CENTERLINE
- DEMOTES CURB
- DEMOTES GUTTER
- DEMOTES EDGE OF PAVING
- DEMOTES TOP OF WALL
- DEMOTES FENCE LINE
- DEMOTES REINFORCED CONCRETE PIPE
- DEMOTES CORRUGATED METAL PIPE
- DEMOTES LIGHT POLE
- DEMOTES GUY WIRE
- DEMOTES POWER LINE
- DEMOTES FIBER OPTIC
- DEMOTES POWER BOX
- DEMOTES JUNCTION BOX
- DEMOTES GAS METER
- DEMOTES GAS VALVE
- DEMOTES WATER METER
- DEMOTES WATER VALVE
- DEMOTES MONITORING WELL
- DEMOTES HEADWALL
- DEMOTES JUNCTION BOX
- DEMOTES SANITARY SEWER LINE
- DEMOTES SANITARY SEWER MANHOLE
- DEMOTES CLEAN OUT BEGINNING
- DEMOTES POINT OF COMMENCEMENT

THIS PROPERTY SUBJECT TO THE FOLLOWING

1. CURRENT ZONING PER COBB COUNTY, GEORGIA R-20
 - MINIMUM LOT AREA= 20,000 SQ. FT.
 - MINIMUM FLOOR AREA= 1,200 SQ. FT.
 - MINIMUM LOT WIDTH= 75 FEET
 - MINIMUM FRONT YARD SETBACK= 35 FEET (LOCAL)
 - MINIMUM SIDE YARD SETBACK= 10 FEET
 - MINIMUM REAR YARD SETBACK= 10 FEET
 - MAXIMUM COVERAGE= 35%
 - MAXIMUM HEIGHT= 35 FEET
- MUST BE VERIFIED BY COBB COUNTY BEFORE CONSTRUCTION

TOTAL AREA= 0.734± ACRES
OR 31,955± SQ.FT.

SURVEY FOR
DAVID MEANEY

1859 PINE ROAD
MARIETTA, GEORGIA

4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-1003
Certificate of Authorization #LSF000752

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE RULES OF THE PROFESSIONAL ENGINEERS IN GEORGIA, AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS, AUTHORITY O.C.G.A. SECS. 15-6-87, 15-6-47, 43-15-8, 43-15-19, 43-15-22.

Michael R. Meade
Member, SACSOG
JOB#244173

LAND LOT 825
DAVID MEANEY
COBB COUNTY
GEORGIA

SECTION 2ND

PLAT PREPARED: 2-14-17

FIELD: 2-10-17 SCALE: 1"=30'

DATE

REVISION

NO.

DATE

APPLICANT: David Meaney

PHONE#: (770) 231-3612 **EMAIL:** dave_meaney@me.com

REPRESENTATIVE: David Meaney

PHONE#: (770) 231-3612 **EMAIL:** dave_meaney@me.com

TITLEHOLDER: David L. Meaney and Elizabeth H.C. Bell

PROPERTY LOCATION: Northwest side of Pine Road,
northwest of Penhurst Drive
(1659 Pine Road)

ACCESS TO PROPERTY: Pine Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-10

HEARING DATE (PC): 06-06-17

HEARING DATE (BOC): 06-20-17

PRESENT ZONING: R-20

PROPOSED ZONING: LUP

PROPOSED USE: Poultry

SIZE OF TRACT: 0.734 acres

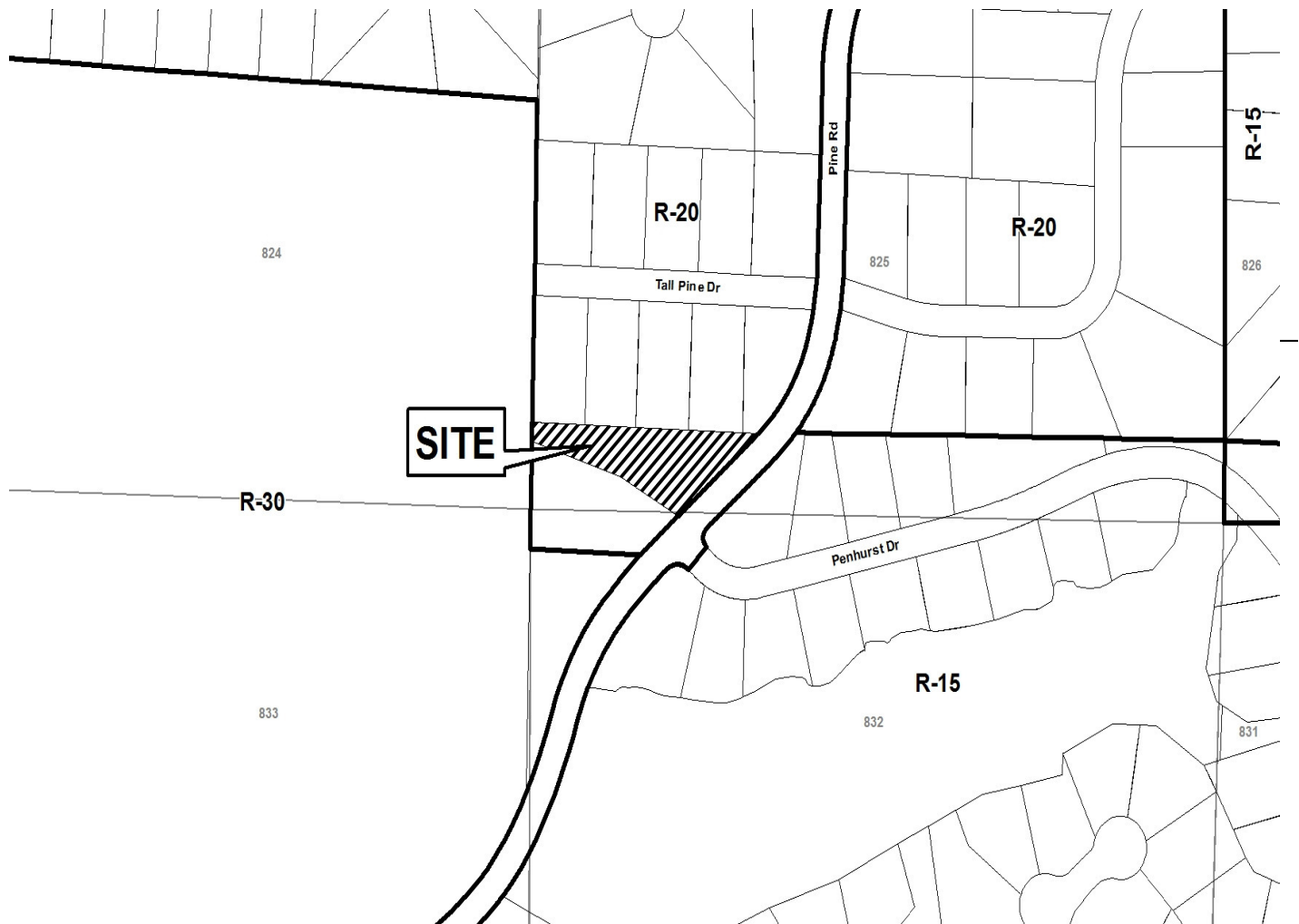
DISTRICT: 16

LAND LOT(S): 825

PARCEL(S): 3

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

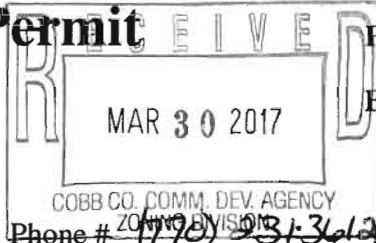


**Application for
Temporary Land Use Permit
Cobb County, Georgia**
(Cobb County Zoning Division - 770-528-2035)

Application No. LVP-10

PC Hearing Date: 6-6-17

BOC Hearing Date: 6-20-17



Applicant DAVID MEANEY

Phone # (770) 231-3612

E-mail DAVE_MEANEY@ME.COM

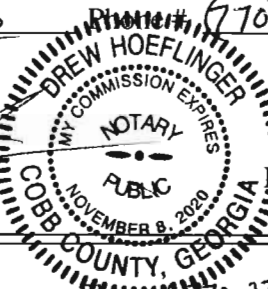
Address 1659 PINE RD. MARIETTA, GA 30062

(representative's name, printed)

[Signature]
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]
(Notary Public)



Phone # (770) 231-3612

E-mail DAVE_MEANEY@ME.COM

My commission expires: 11-08-2020

Titleholder DAVID MEANEY

Phone # 770 231-3612

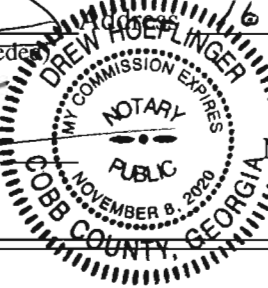
E-mail DAVE_MEANEY@ME.COM

Signature

[Signature]
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public



1659 PINE RD MARIETTA, GA 30062

My commission expires: 11-08-2020

Present Zoning R-20

Type of Permit

Temporary Land Use _____; Poultry on less than two acres ☒; Other _____

Renewal - Yes _____ No _____

For the Purpose of HOBBY

Location 1659 PINE RD. MARIETTA GA

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 825

District 16th

Size of Tract .734 Acre(s)

Will any site improvements (i.e., grading, tree removal, paved parking, detention facilities, additions to house or other permitted structure, etc.) be undertaken on the subject property? Yes ☒ No ☐

LUP-11
(2017)

THIS IS TO CERTIFY THAT SUBJECT
PROPERTY DOES NOT LIE WITHIN THE
100-YR FLOOD PLAIN AS MAPPED BY
FIA FOR HUD

DATE - NOVEMBER 28, 1989

GRAPHIC SCALE - 1" = 50'

0 50' 100'

COBB CO. COMM. DEV. AUTHORITY
ZONING DIVISION

MAR 31 2017

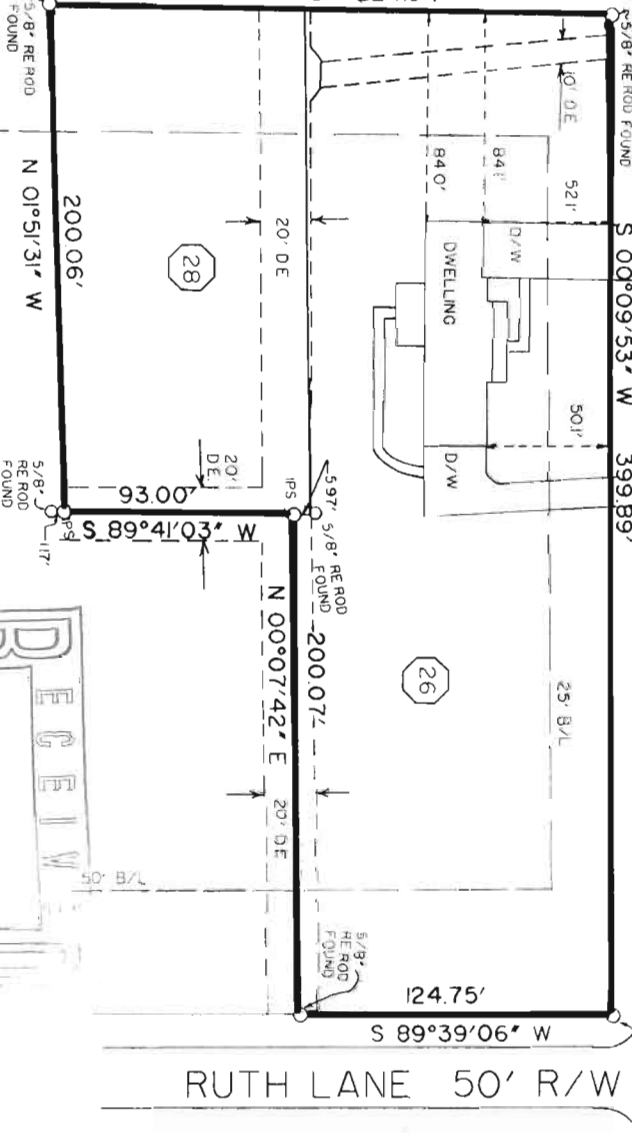
PLAT OF SURVEY FOR

RANDALL A. GOODE
LAURI A. GOODE



NORMA LANE 50' R/W

N 89°42'43" E 224.94'



RUTH LANE 50' R/W

TRAV. PREC. - 1/46,808'
ANGLE AC. - 067.7 ANGLE
TRAV. ADJ. - COMPASS
PLAT PREC. - 1/7285,959'

BEING LOTS 26, & 28
EVANS FOREST ESTATES, UNIT 1,
LOCATED IN LAND LOT 246
19TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA

CRUSSELLE, RAKESTRAW
AND ASSOCIATES
LAND SURVEYORS PLANNERS

2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
404 - 943 - 5903

PROJECT NO. - CQ 4440

APPLICANT: Lauri Shennan

PHONE#: (678) 251-5234 **EMAIL:** laurig49@gmail.com

REPRESENTATIVE: Lauri Shennan

PHONE#: (678) 251-5234 **EMAIL:** laurig49@gmail.com

TITLEHOLDER: Lauri A. Shennan

PROPERTY LOCATION: West side of Sammy Drive, north side
of Ruth Lane, south side of Norma Lane
(4601 Sammy Drive and 4803 Norma Lane)

ACCESS TO PROPERTY: Sammy Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-11

HEARING DATE (PC): 06-06-17

HEARING DATE (BOC): 06-20-17

PRESENT ZONING: R-20

PROPOSED ZONING: LUP
(Renewal)

PROPOSED USE: Hair Salon

SIZE OF TRACT: 1.75 acres

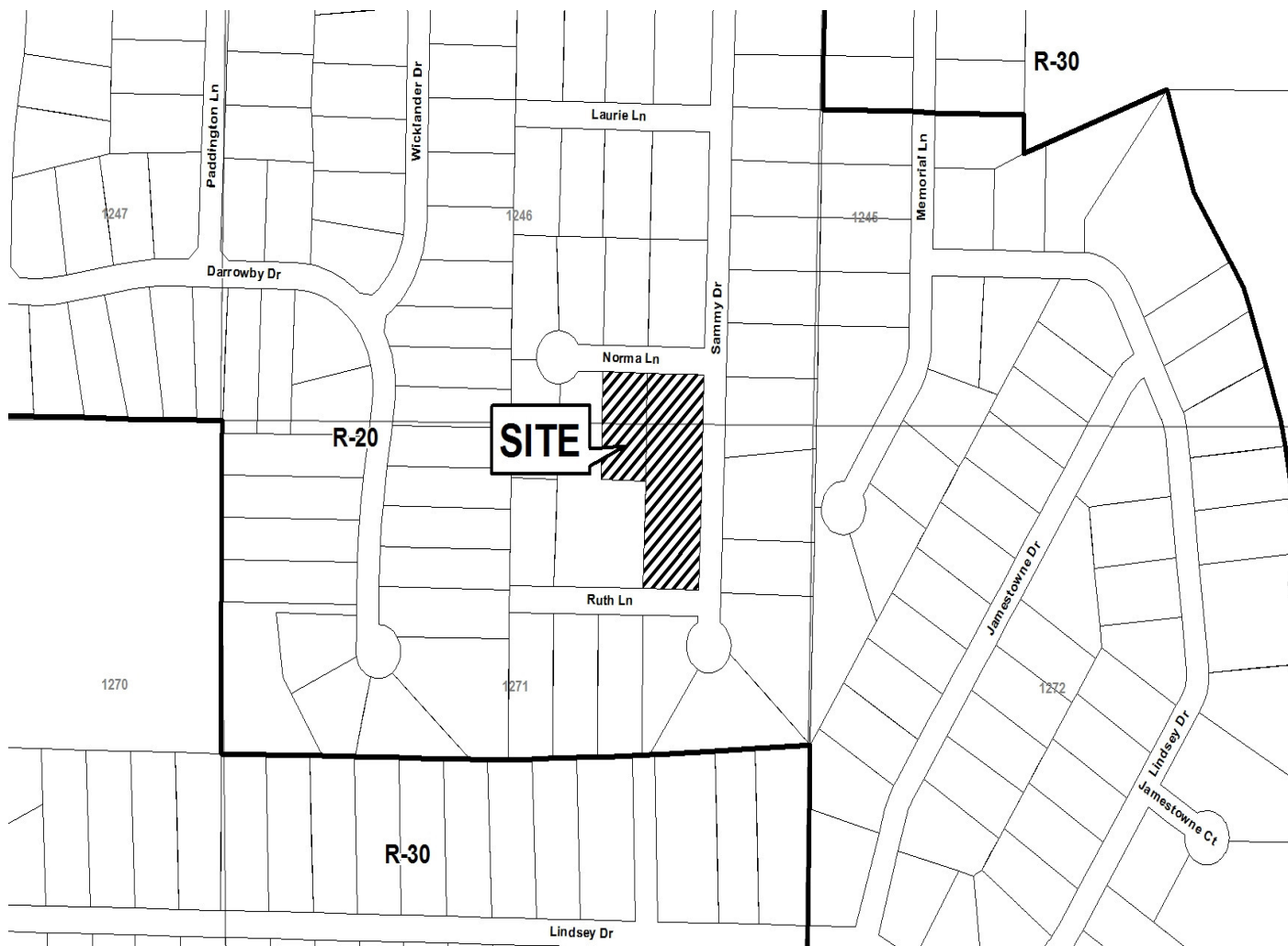
DISTRICT: 19

LAND LOT(S): 1246,1271

PARCEL(S): 42,43

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4



Application #: LVP-11PC Hearing Date: 10-6-17BOC Hearing Date: 10-20-17

TEMPORARY LAND USE PERMIT WORKSHEET

(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Beauty Salon
2. Number of employees? 1
3. Days of operation? 5
4. Hours of operation? 10 AM - 7 PM
5. Number of clients, customers, or sales persons coming to the house per day? 5 ; Per week? 30
6. Where do clients, customers and/or employees park?
Driveway: 2nd day; Street: _____ ; Other (Explain): _____
7. Signs? No: ☒ ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 0
9. Deliveries? No _____ ; Yes ☒ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
2x month
10. Does the applicant live in the house? Yes ☒ ; No _____
11. Any outdoor storage? No ☒ ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested (24 months maximum): 24 months
13. Is this application a result of a Code Enforcement action? No ☒ ; Yes _____ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed): _____

Applicant signature: Lauri Sheppard Date: _____Applicant name (printed): Lauri Sheppard