

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: September 7, 2017

Board of Commissioners Hearing Date: September 19, 2017

Date Distributed/Mailed Out: July 17, 2017

STAFF COMMENTS DUE DATE: August 4, 2017



Cobb County... Expect the Best!

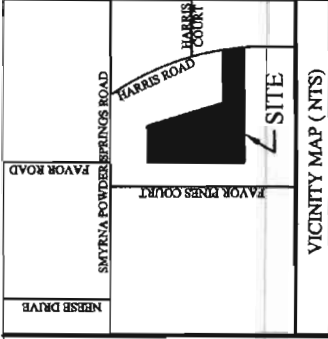
PHILLIPS CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
508 ALSTADT-POWDER SPRINGS ROAD, POWDER SPRINGS, GA 30127
PH. (770) 453-0376
KIMBLE, MARY L. J. (b. 1948)



RECEIVED BY THE SECRETARY OF THE ARMY
1964 JAN 14 10 10 AM

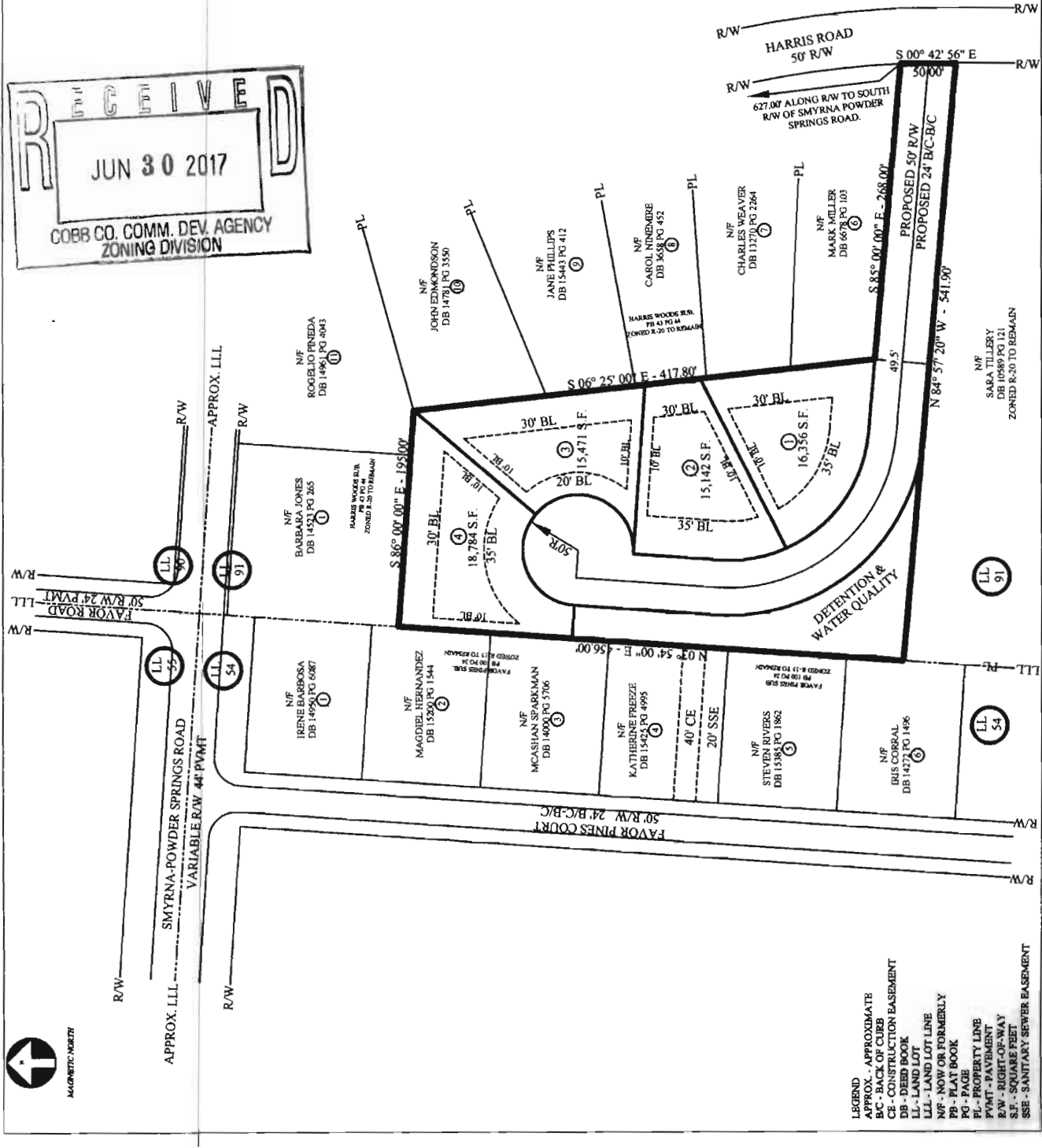
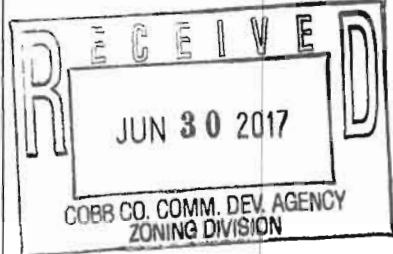
LOCATIONED BY	
LAND LOT N	
SECTION CTR	
RANGE 40D	
COUNTY 2000	
STATE	
SITE	
REMARKS	

SPECIALTIES: CHILDREN
 ADDRESS: 1011 N. 1ST ST.
 CHICAGO, ILL. 60610
 PHONE: (312) 462-1234
 FAX: (312) 462-1235
 E-MAIL: JIM@JIMMARTIN.COM
 WWW: WWW.JIMMARTIN.COM



GENERAL NOTES:

1. TRACT AREA: 2.70 ACRES
2. CURRENT ZONING: R-20
3. PROPOSED ZONING: R-15
4. PROPOSED DENSITY: 1.48 LOTS/ACRE
5. ALL BOUNDARY INFORMATION TAKEN FROM A PLAT OF SURVEY PREPARED BY A.O. CARLILE DATED 11-27-81.
6. PROPERTY PART OF TAX PARCEL #17005400090
7. VARIANCES REQUESTED:
 - A. FOR LOT 3, REDUCE THE FRONT SETBACK FROM 35' TO 20'.
 - B. AT NARROW POINT OF PROPOSED ROAD, REDUCE RIGHT-OF-WAY REQUIREMENT FROM 50' TO 49' 50" AS SHOWN.
8. STATE WATERS DO NOT EXIST WITHIN 200 FEET OF SITE.
9. NO WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY.
10. PROPERTY TO BE SERVED BY COBB COUNTY WATER & SEWER.
11. NO CEMETERIES OR OTHER HISTORIC FEATURES EXIST ON THE SITE.
12. ALL DISTANCES SHOWN ON THE PLAN ARE HORIZONTAL GROUND DISTANCES.
13. AS PER THE FIRM PANEL 13067C0114 H DATED 3-4-13, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.



LEGEND
APPROX. - APPROXIMATE
BC - BACK OF CURB
CE - CONSTRUCTION EASEMENT
DB - DEED BOOK
LL - LAND LOT
LL - LAND LOT
NF - NOW OR FORMERLY
PB - PLAT BOOK
PG - PAGE
PL - PROPERTY LINE
P/V - PAVEMENT
R/W - RIGHT-OF-WAY
SF - SQUARE FEET
SS - SANITARY SEWER EASEMENT

APPLICANT: Hernán G. Guerrero

PHONE #: (404) 549-1130 **EMAIL:** hguerrero@picassologistics.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Allison H. Price and Jeanette S. Price

PROPERTY LOCATION: West side of Harris Road, south of

Smyrna Powder Springs Road

ACCESS TO PROPERTY: Harris Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-47

HEARING DATE (PC): 09-07-17

HEARING DATE (BOC): 09-19-17

PRESENT ZONING: R-20

PROPOSED ZONING: R-15

PROPOSED USE: Single-family Subdivision

SIZE OF TRACT: 2.70 acres

DISTRICT: 17

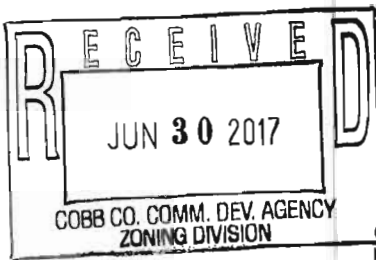
LAND LOT(S): 91

PARCEL(S): 70

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4





Application No. Z-47

PC Hearing: 9-7-17
BOC Hearing: 9-19-17

Summary of Intent for Rezoning *

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

- a) **Proposed unit square-footage(s):** 2,000 - 3,000 square feet
- b) **Proposed building architecture:** Traditional two-story homes
- c) **List all requested variances:** As shown on the Site Plan submitted concurrently herewith.

.....
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 is shown on Cobb County's Future Land Use Map in an area
denominated as Low Density Residential ("LDR"). The proposed density of 1.48 units per
acre falls within the parameters of the LDR designation of 1 - 2.5 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.

Rezoning Plat 2140 Dallas Highway

Cobb County, Georgia

Land Lots 29 and 328, 20th District, 2nd Section

prepared for:

Shine and Drive, LLC

DGM
LAND PLANNING
CONSULTANTS



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

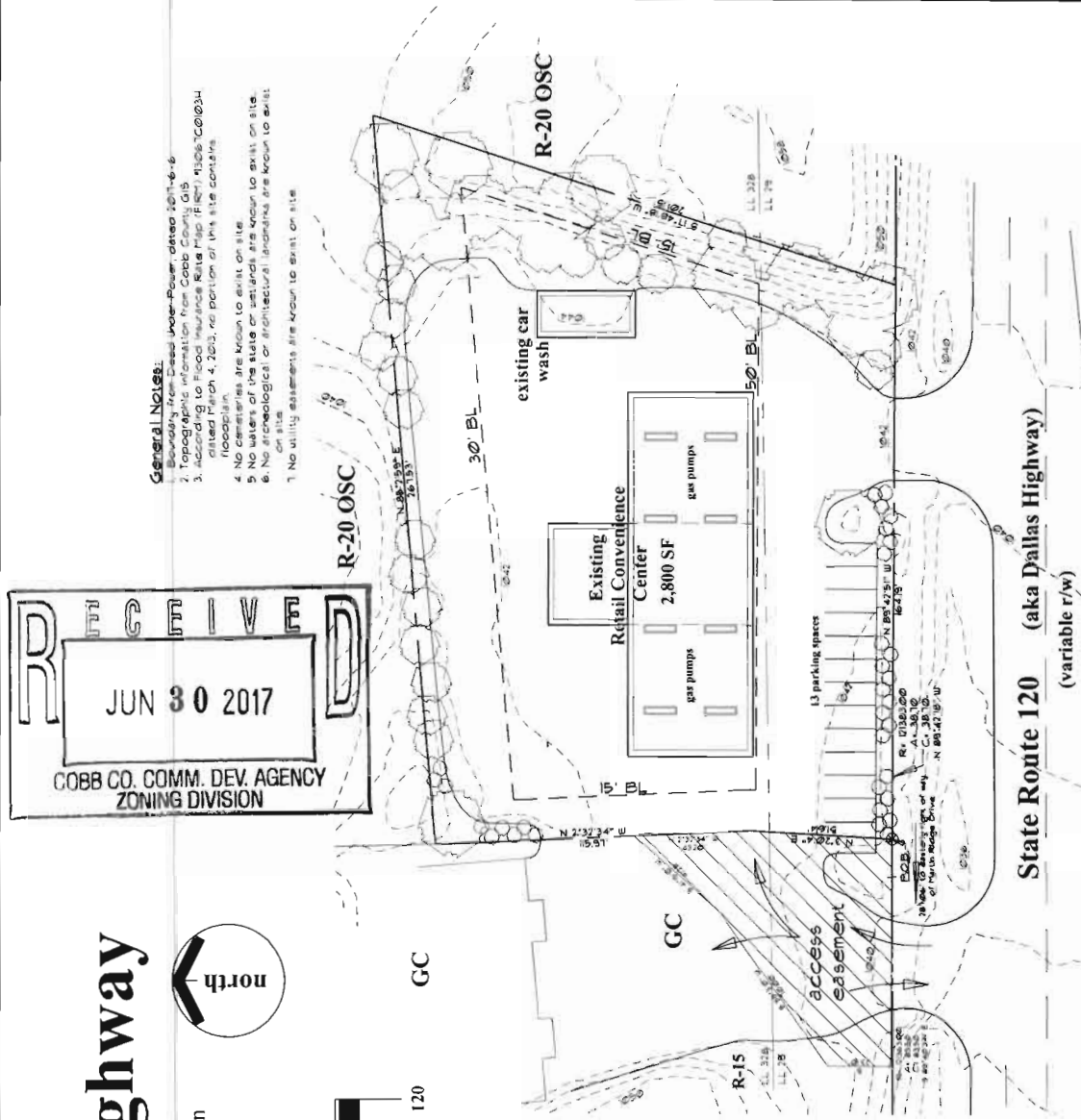
Scale: 1" = 30'
June 29, 2017



Site Data

Total Site Area: .952 AC
Existing Zoning: GC
Proposed Zoning: NRC
Total Building Area Shown: 2,800 SF+-
Total Parking Spaces Shown: 13
NRC Building Setbacks:

front: 50'
side: 15'
rear: 30'



APPLICANT: Shine and Drive, LLC

PHONE #: (678) 770-3419 **EMAIL:** Babar_456@hotmail.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Shine and Drive, LLC

PROPERTY LOCATION: North side of Dallas Highway, east of
Martin Ridge Drive

ACCESS TO PROPERTY: Dallas Highway

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-48

HEARING DATE (PC): 09-07-17

HEARING DATE (BOC): 09-19-17

PRESENT ZONING: GC

PROPOSED ZONING: NRC

PROPOSED USE: Convenience Store
with Fuel Sales

SIZE OF TRACT: 0.952 ac

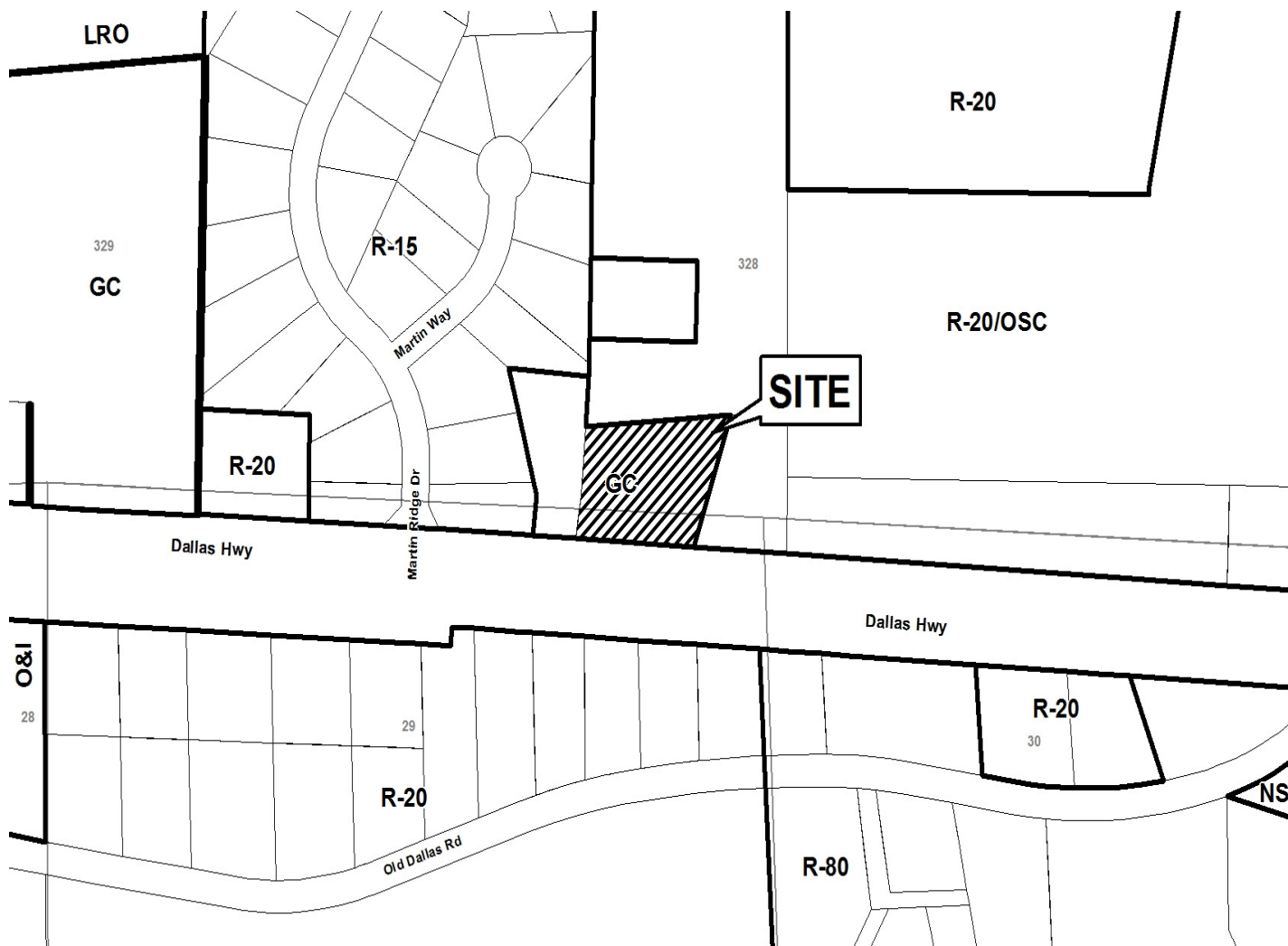
DISTRICT: 19,20

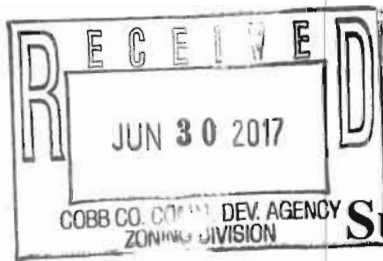
LAND LOT(S): 29,328

PARCEL(S): 114

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1





Application No. Z-48

PC Hearing: 9-7-2017

BOC Hearing: 9-19-2017

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): Convenience Store with Fuel Sales.
- b) Proposed building architecture: As-built existing Convenience Store with Fuel Sales.
- c) Proposed hours/days of operation: 24 hours day/7 days per week.
- d) List all requested variances: None identified at this time.
- _____
- _____
- _____

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

This existing and developed GC zoning and use is located outside a CAC or RAC and is therefore deemed to be a grandfathered, nonconforming use and zoning. Since a nonconforming use cannot be reinstated after it has been vacant/abandoned for longer than 6 months, a Rezoning of the property is necessitated by the dictates of the Zoning Ordinance.

.....

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: Waste Industries, Atlanta, LLC
PHONE #: (919) 877-7525 EMAIL: Mike.ingle@wasteindustries.com
REPRESENTATIVE: Garvis L. Sams, Jr.
PHONE #: (770) 422-7016 EMAIL: gsams@slhb-law.com
TITLEHOLDER: C.W. Matthews Contracting Co., Inc.

PROPERTY LOCATION: North side of Duncan Road, west of
Barrett Lakes Boulevard

ACCESS TO PROPERTY: Duncan Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-49
HEARING DATE (PC): 09-07-17
HEARING DATE (BOC): 09-19-17
PRESENT ZONING: CF

PROPOSED ZONING: HI

PROPOSED USE: Transfer Station

SIZE OF TRACT: 0.901 ac

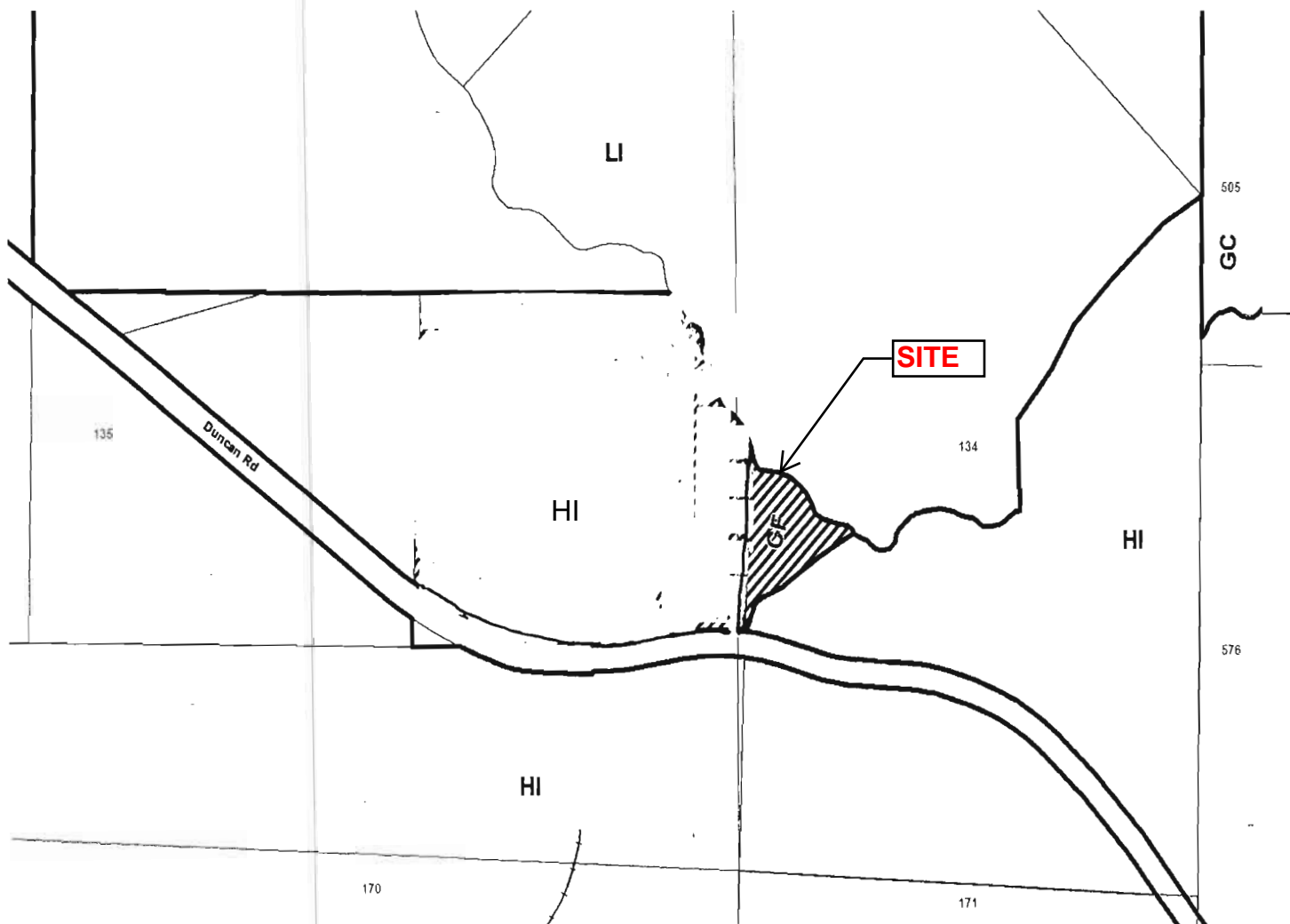
DISTRICT: 20

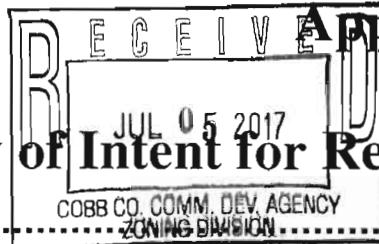
LAND LOT(S): 134, 135

PARCEL(S): 14

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3





Application No. Z-49

PC Hearing: 9-7-2017

BOC Hearing: 9-19-2017

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):** Transfer Station
- b) **Proposed building architecture:** Submitted concurrently herewith.
- c) **Proposed hours/days of operation:** Monday through Friday: 5:00 a.m. until 6:00 p.m.;
Saturday: 8:00 a.m. until 1:00 p.m.; Sunday: Closed
- d) **List all requested variances:** None known at this time.
- _____
- _____
- _____

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

The Subject Property is part of an approximate 11.356 irregularly shaped and configured tract of land located
on the north side of Duncan Road, east of Duncan Road's intersection with Vulcan Materials Road and in
an area located within the confines of a Priority Industrial area ("PIA") 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).

N/A

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

APPLICANT: Storage Development Group

PHONE #: (478) 956-7810 **EMAIL:** _____

REPRESENTATIVE: David Buckel

PHONE #: (404) 567-5701 **EMAIL:** David.Buckel@bdgse.com

TITLEHOLDER: AGWC Holdings, Inc.

PROPERTY LOCATION: West side of Canton Road, north of
Sylvan Drive

ACCESS TO PROPERTY: Canton Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-50

HEARING DATE (PC): 09-07-17

HEARING DATE (BOC): 09-19-17

PRESENT ZONING: OS

PROPOSED ZONING: NRC

PROPOSED USE: Climate-Controlled
Self-Storage Facility

SIZE OF TRACT: 3.39 acres

DISTRICT: 16

LAND LOT(S): 709

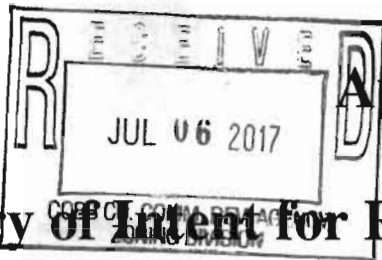
PARCEL(S): 45

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application No. 250
Sept. 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): Climate Control Self-Storage
- b) Proposed building architecture: Combination Brick, EIFS, Stone,
and paint. Arch elevation to be provided separately.
- c) Proposed hours/days of operation: Typ. Office hours are daily 9am to
6pm. Owners have access via code/key card to units.
- d) List all requested variances: None
- _____
- _____
- _____

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

attached

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-51
(2017)

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

500.25'46"W 98.99'

WEAVER STREET

MIKE WADSWORTH

PROPERTY ADDRESS:

4234 WEAVER STREET
SMYRNA, GA 30080

SURVEY LAND EXPRESS, INC.

LAND SURVEYING SERVICES

LK

OWG 20171461

LINE INDICATOR

— H — M — U — H —
— P — P — P — P —
— G — G — G — G —
— W — W — W — W —
— G — G — G — G —
— F — F — F — F —
— C — C — C — C —

LOCATES SANITARY SEWER
LOCATES POWER LINE
LOCATES WATER LINE
LOCATES GAS LINE
LOCATES FENCE LINE
LOCATES ORANGE LINE

■ SYMBOLS ■
 ■ ELECTRIC PANEL/METER
 □ WATER METER
 □ AIR CONDITIONER
 □ GAS METER
 □ JUNCTION BOX
 □ SANITARY SEWER MANHOLE
 □ STORM SEWER MANHOLE
 □ TRAFFIC/INTO SIGN
 □ GAS MARKER
 □ LAMP POST
 □ FIRE HYDRANT
 □ WATER VALVE
 □ HEADWALL
 □ STAIRS
 □ DRAINAGE INLET

NOTE:
TREES ARE NOT SHOWN ON THE SURVEY

55MH4
TOP=1047.33
SEE NOTE A

55MHZ
TOP=1047.74
INV OUT=1044.04

NOTE A
UNABLE TO FIELD VERIFY AT THE
TIME OF SURVEY EXACT PIPE

NOTE: NO IMPROVEMENTS ARE SHOWN ON THE SURVEY

FLOOD NOTE:

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-20

BUILDING SETBACK:
FRONT: 35.0'
SIDE: 10.0'
REAR: 35.0'
MAX LOT COVERAGE 35%
MAX BUILDING HEIGHT 35'

SURVEY NOTES:

[illegible]

TOTAL LAND AREA
21505.86 SF / 0.

ALLOWABLE LOT COVERAGE
7527.05 SF / 0.173 AC

SITE LOCATION MAP
NOT SCALE

NOT SCALE

APPLICANT: Pradera Group, LLC

PHONE #: (678) 756-0802 **EMAIL:** mwadsworth@praderagroup.com

REPRESENTATIVE: Mike Wadsworth

PHONE #: (678) 756-0802 **EMAIL:** mwadsworth@praderagroup.com

TITLEHOLDER: Margaret Kimmons Wix

PROPERTY LOCATION: West side of Weaver Street, east side of

Maner Street

(4234 Weaver Street)

ACCESS TO PROPERTY: Weaver Street and Maner Street

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-51

HEARING DATE (PC): 09-07-17

HEARING DATE (BOC): 09-19-17

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Single-family Subdivision

SIZE OF TRACT: 0.494 ac

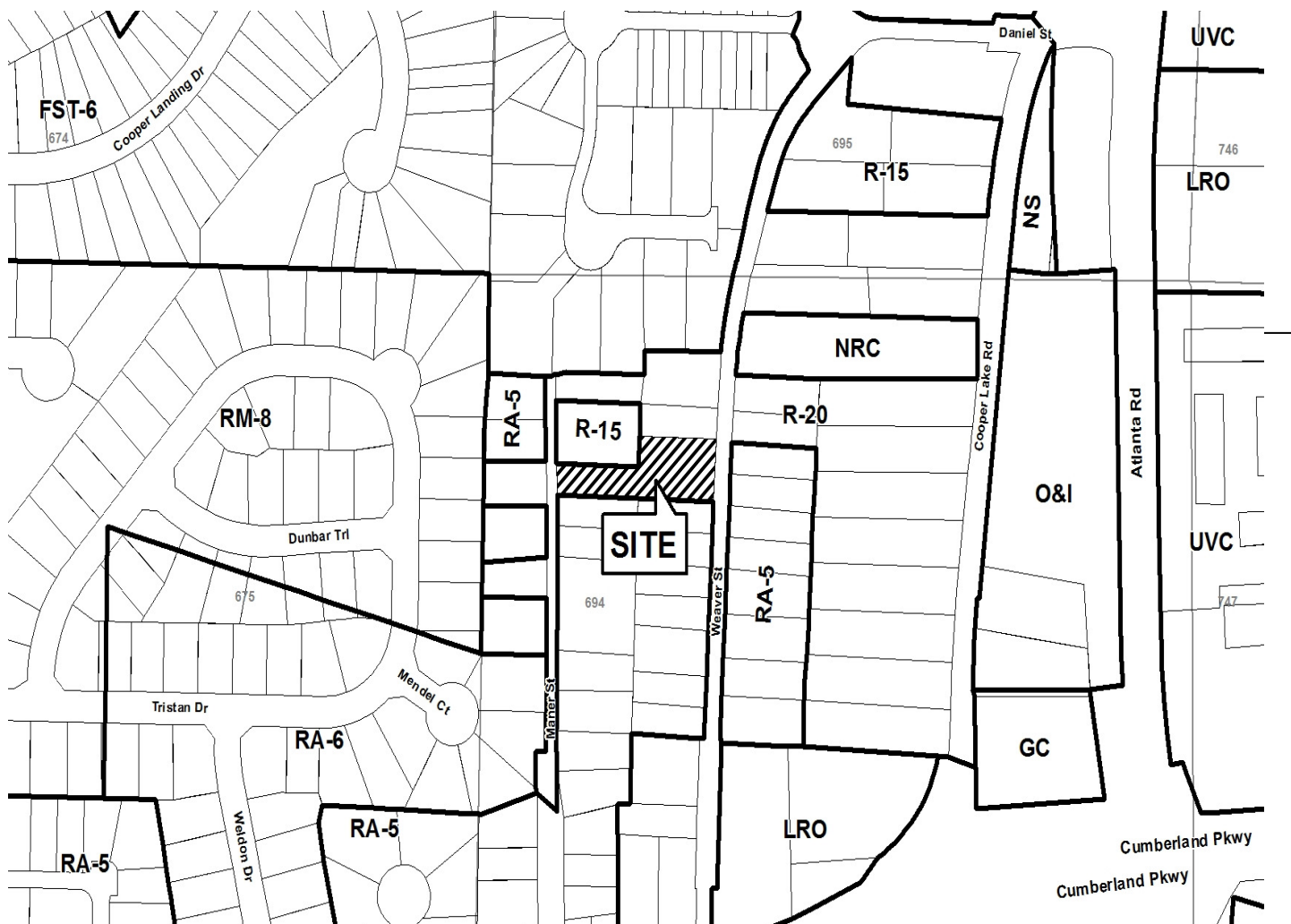
DISTRICT: 17

LAND LOT(S): 694

PARCEL(S): 49

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2





Application No. Z-51

Sept. 2017

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): ~~7,200 SF~~ 7,200 SF Lots, 3,400 SF Houses
- b) Proposed building architecture: Craftsman, brick, hardiplank
- c) List all requested variances: N/A

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)

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).

No

Z-52
(2017)

LAND LOT 229, 20TH DISTRICT,
COBB COUNTY, GEORGIA
ZONED R-20

POLYESTERED MEM	
0001-0001-0001	0001
0001-0001-0001	0001



GA5WCC #10465	DATE FILED	FILE NUMBER
X999	FIELD	
HDK	DAH	
SCALE	TOTAL TON	06/29/2017
* = 100'		

1

1. TOTAL SIF AREA = 28.97 AC
2. TOTAL NUMBER OF ANCHORED LOTS = 46 LOTS

[illegible]

JUL - 6 2017

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

[illegible]

	1996-2001	1997-2002
1	0.000000000	0.000000000
2	0.000000000	0.000000000
3	0.000000000	0.000000000
4	0.000000000	0.000000000
5	0.000000000	0.000000000
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77	0.000000000	0.000000000
78	0.000000000	0.000000000
79	0.000000000	0.000000000
80	0.000000000	0.000000000
81	0.000000000	0.000000000
82	0.000000000	0.000000000
83	0.000000000	0.000000000

[illegible]

APPLICANT: Century Communities of Georgia, LLC

PHONE #: (678) 533-1160 **EMAIL:** jburke@centurycommunities.com

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER: Webb-Wootten Enterprises, LLP; Cassandra B.

Wootten; Thomas D. Wootten; Bonnie E. Webb; and Paul Yarbrough

PROPERTY LOCATION: West side of County Line Road, south of

Burnt Hickory Road

ACCESS TO PROPERTY: County Line Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-52

HEARING DATE (PC): 09-07-17

HEARING DATE (BOC): 09-19-17

PRESENT ZONING: R-30

PROPOSED ZONING: R-20

PROPOSED USE: Single-family Residential

Subdivision

SIZE OF TRACT: 28.97 acres

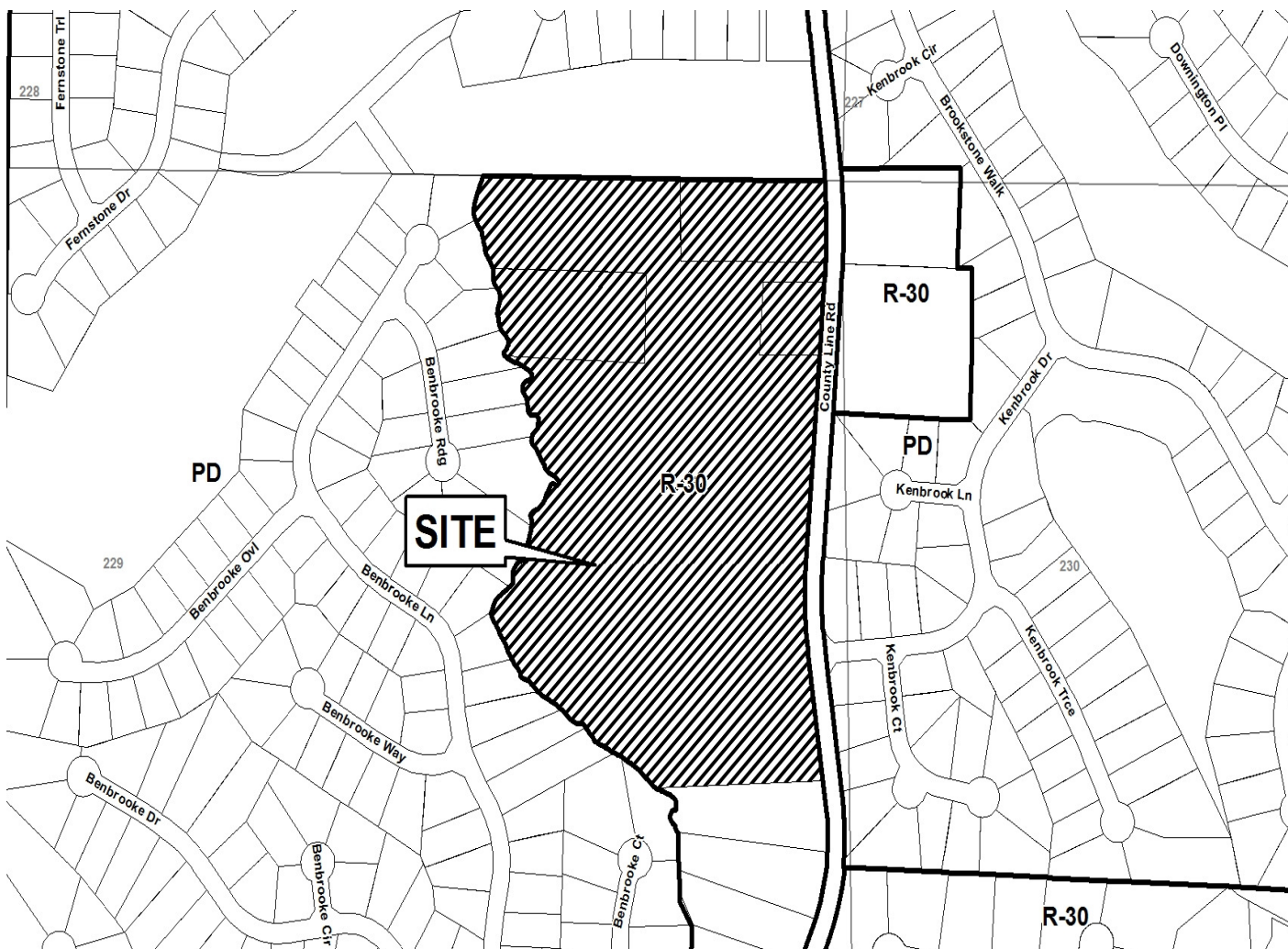
DISTRICT: 20

LAND LOT(S): 229

PARCEL(S): 1,8,13,202

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1



Application No. Z-52 (2017)

Hearing Dates: PC: 09/07/2017

BOC: 09/19/2017

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 2,000 - 4,000 square feet
- b) Proposed building architecture: Traditional Single-Family, Detached Homes with exteriors comprised of brick, stone, stacked stone, hardi-plank, and combinations thereof
- c) 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 portion of the Application for Rezoning, at any time during the rezoning process.

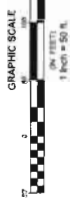


NO.	BY	DATE	DESCRIPTION



LOCATION MAP

SITE PLAN

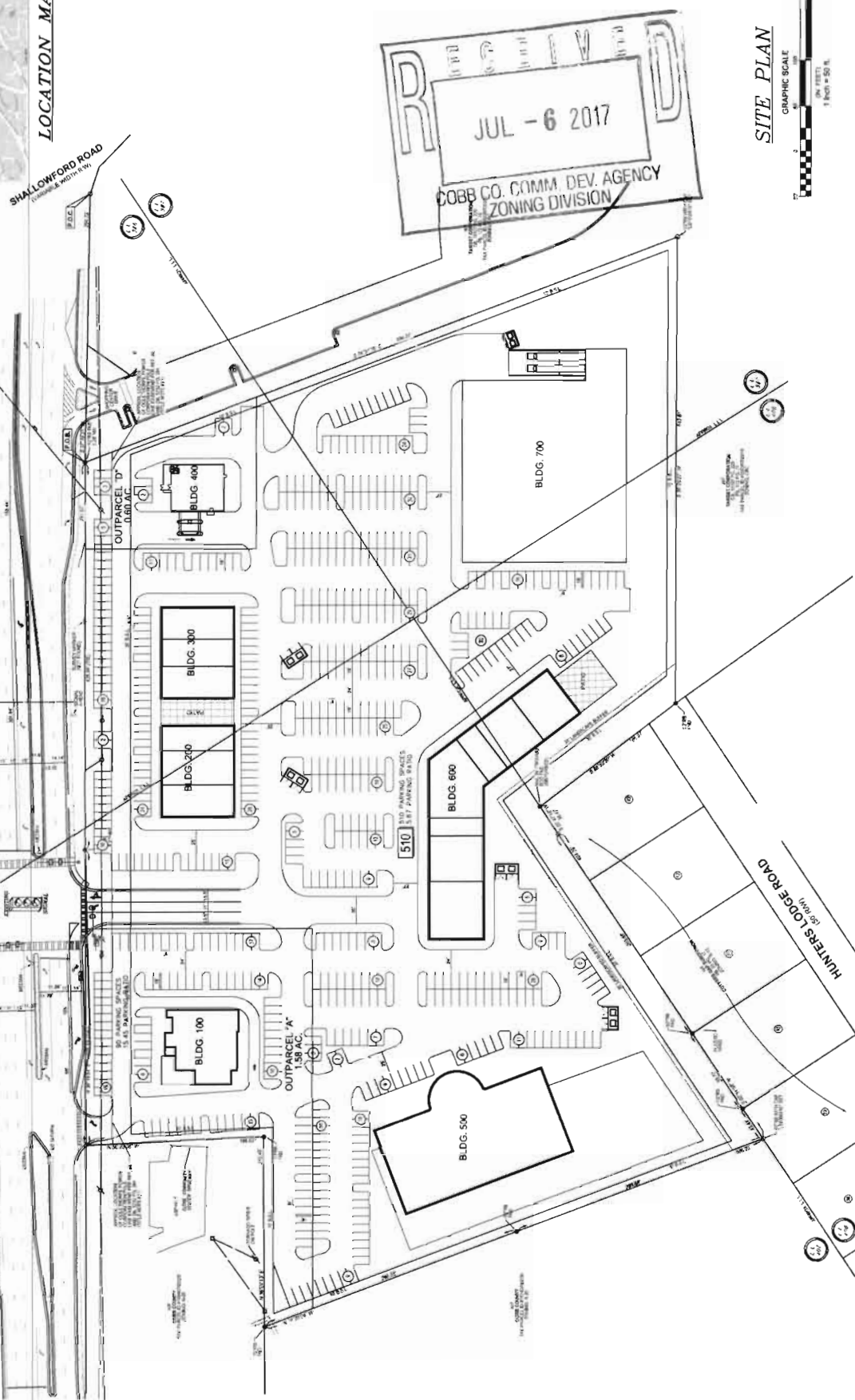


BROOKS CHADWICK CAPITAL
TOTAL SITE AREA = 13.8411 ACRES

SANDY PLAINS ROAD
 (VARIABLE WIDTH R/W)

SHALLOWFORD ROAD
 (VARIABLE WIDTH R/W)

HUNTERS LODGE ROAD
 (VARIABLE WIDTH R/W)



APPLICANT: Brooks Chadwick Capital, LLC

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

REPRESENTATIVE: John H. Moore

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

TITLEHOLDER: Cobb County Board of Education

PROPERTY LOCATION: East side of Sandy Plains Road, south of
Shallowford Road, and at the northern terminus of Hunters Lodge Road

ACCESS TO PROPERTY: Sandy Plains Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-53

HEARING DATE (PC): 09-07-17

HEARING DATE (BOC): 09-19-17

PRESENT ZONING: R-20

PROPOSED ZONING: CRC

PROPOSED USE: Retail, Restaurants, Bank,
Grocery, Bank

SIZE OF TRACT: 13.8411 acres

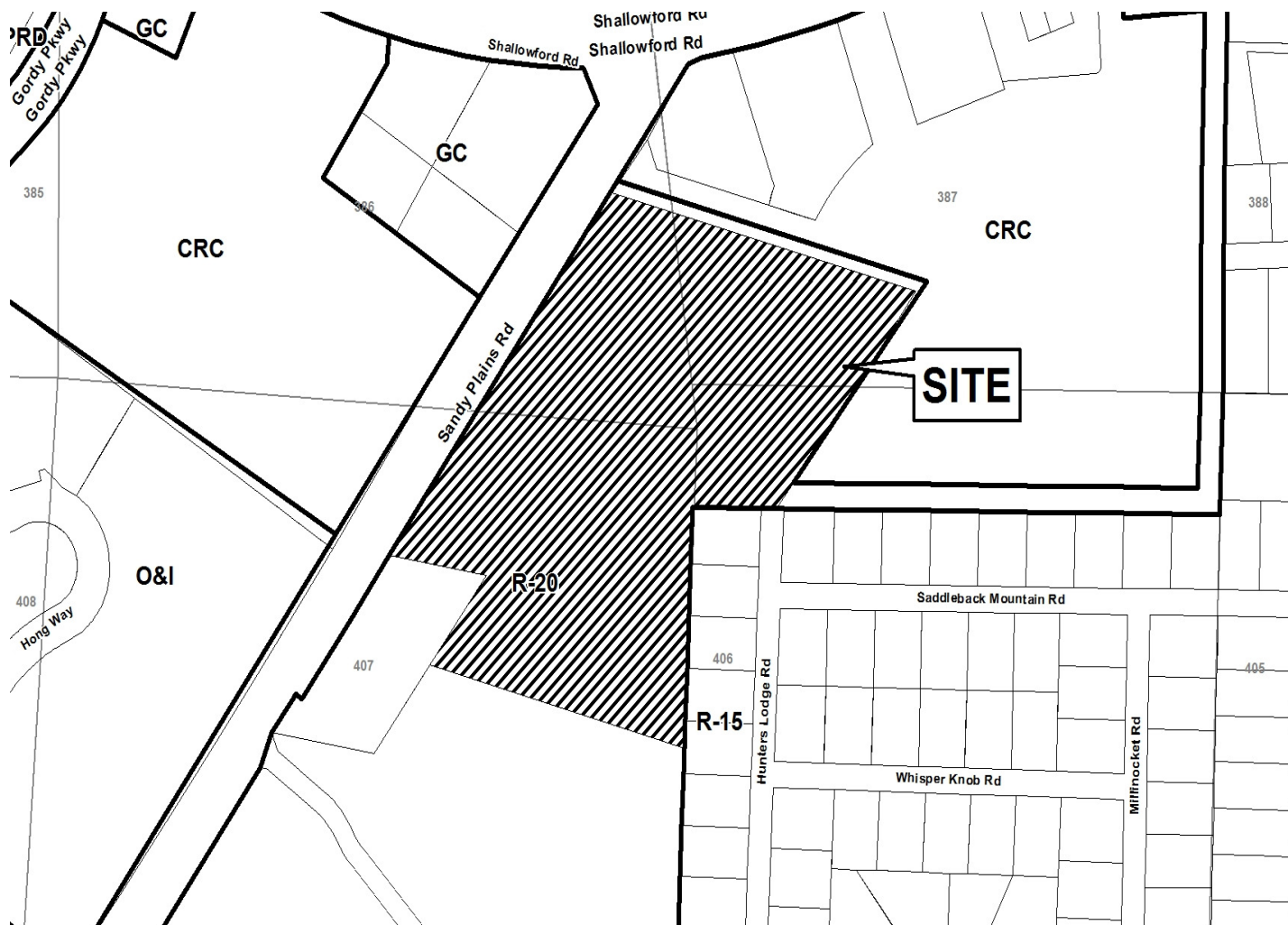
DISTRICT: 16

LAND LOT(S): 386,387,406,407

PARCEL(S): 3

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3



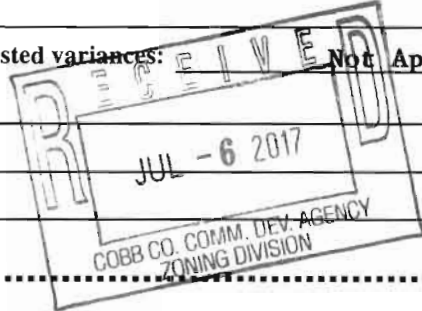
Application No. 53
(2017)

Hearing Dates: PC - 09/07/2017
BOC - 09/19/2017

*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: Not Applicable
c) List all requested variances: Not Applicable



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

- a) Proposed use(s): Retail, Restaurant, Grocery, Bank, and other possible permitted retail uses
b) Proposed building architecture: Modern, Traditional, Stone, Glass, Brick, Stucco, and combinations thereof
c) Proposed hours/days of operation: Restaurants-6 a.m.-2 a.m.; 7 days/week; Grocery-7 a.m.-12 a.m./7 days/week; Retail-7 a.m.-10 p.m.; 7 days/week
d) List all requested variances: Variance to vary buffer adjacent to Cobb County property

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

APPLICANT: Kennesaw Corner MF, LP

PHONE #: (972) 861-5080 **EMAIL:** blittle@fountainresidential.com

REPRESENTATIVE: John H. Moore

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

TITLEHOLDER: Recreation Resources at Town Center, Inc.

PROPERTY LOCATION: Northwest corner of Big Shanty Road and

George Busbee Parkway

ACCESS TO PROPERTY: George Busbee Parkway and

Big Shanty Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-54

HEARING DATE (PC): 09-07-17

HEARING DATE (BOC): 09-19-17

PRESENT ZONING: GC

PROPOSED ZONING: RRC

PROPOSED USE: Student Housing

SIZE OF TRACT: 3.973 acres

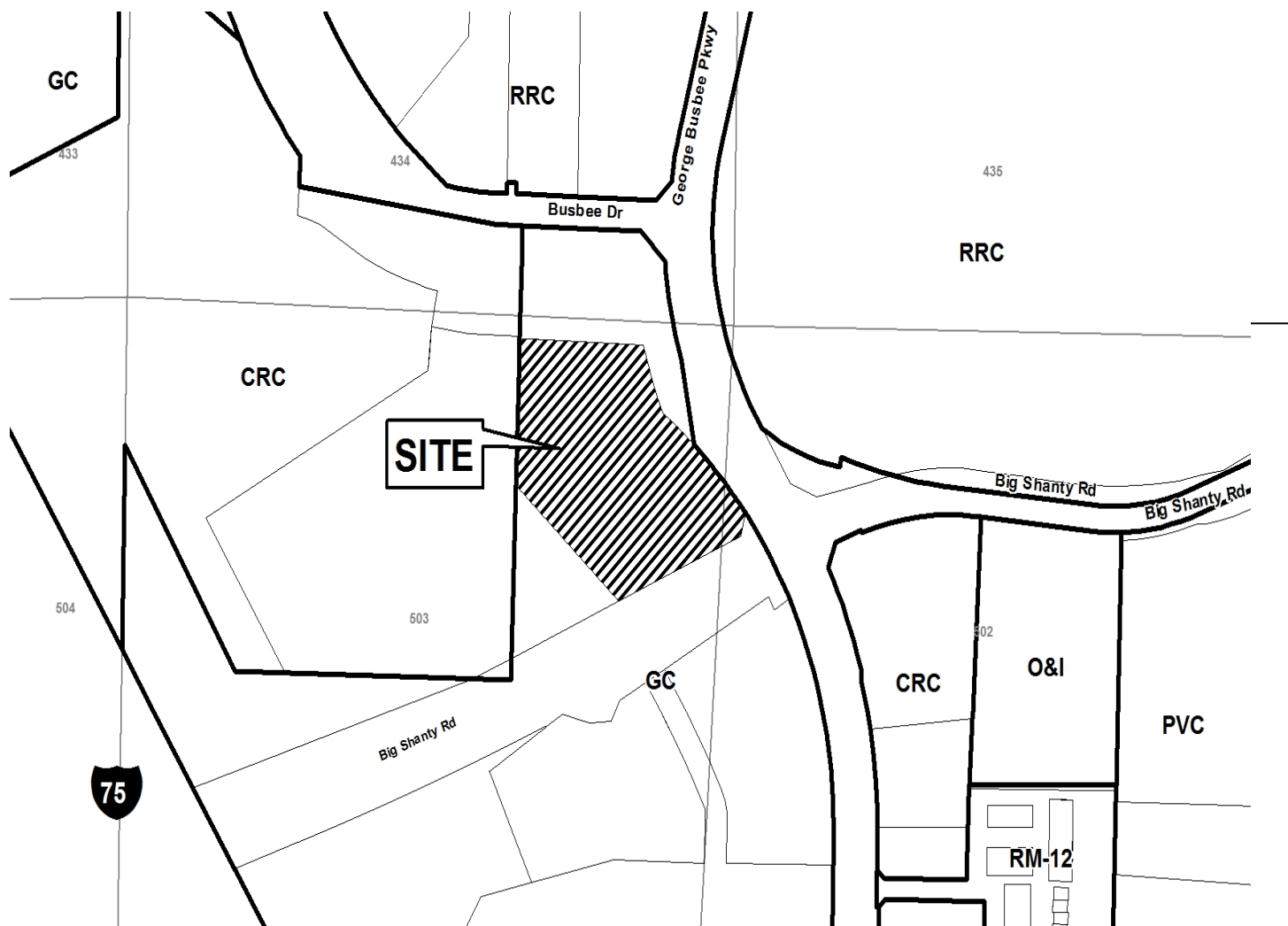
DISTRICT: 16

LAND LOT(S): 503

PARCEL(S): 3

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3





Application No. Z-54 (2017)

Hearing Dates: PC: 09/05/2017

BOC: 09/19/2017

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 275,000 total square footage
- b) Proposed building architecture: Transit-oriented, pedestrian friendly, student housing development with mixed-use component. Contemporary-style architecture reflecting the influence of the University and surrounding area.
- c) List all requested variances: None known at this time.
- _____
- _____
- _____

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

- a) Proposed use(s): Retail
- _____
- b) Proposed building architecture: Pedestrian friendly, contemporary-style architecture reflecting the influence of the University and surrounding area.
- c) Proposed hours/days of operation: 7:00 a.m. - 2:00 a.m. - Monday-Sunday
- d) List all requested variances: None known 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).

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.

GENERAL NOTES

1. THE INFORMATION SHOWN HEREIN WAS PREPARED FROM A TOPOGRAPHIC SURVEY.
2. THE INFORMATION SHOWN HEREIN WAS PREPARED FROM A TOPOGRAPHIC SURVEY.
3. THE INFORMATION SHOWN HEREIN WAS PREPARED FROM A TOPOGRAPHIC SURVEY.
4. THE INFORMATION SHOWN HEREIN WAS PREPARED FROM A TOPOGRAPHIC SURVEY.
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6. THE INFORMATION SHOWN HEREIN WAS PREPARED FROM A TOPOGRAPHIC SURVEY.
7. THE INFORMATION SHOWN HEREIN WAS PREPARED FROM A TOPOGRAPHIC SURVEY.

GENERAL NOTES

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6. THE INFORMATION SHOWN HEREIN WAS PREPARED FROM A TOPOGRAPHIC SURVEY.
7. THE INFORMATION SHOWN HEREIN WAS PREPARED FROM A TOPOGRAPHIC SURVEY.

GENERAL NOTES

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5. THE INFORMATION SHOWN HEREIN WAS PREPARED FROM A TOPOGRAPHIC SURVEY.
6. THE INFORMATION SHOWN HEREIN WAS PREPARED FROM A TOPOGRAPHIC SURVEY.
7. THE INFORMATION SHOWN HEREIN WAS PREPARED FROM A TOPOGRAPHIC SURVEY.

APPLICANT: Cook Out Restaurants
PHONE #: _____ **EMAIL:** jreaves@cookout.com
REPRESENTATIVE: John H. Moore
PHONE #: (770) 429-1499 **EMAIL:** jmoore@mijs.com
TITLEHOLDER: Aspen Hills Associates, LLC

PROPERTY LOCATION: South side of Church Road, east of
South Cobb Drive; and on the east side of South Cobb Drive, across from
Highlands Parkway (5121 South Cobb Drive and 2198 Church Road)

ACCESS TO PROPERTY: Church Road and South Cobb Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-55
HEARING DATE (PC): 09-07-17
HEARING DATE (BOC): 09-19-17
PRESENT ZONING: CRC with Stipulations

PROPOSED ZONING: CRC with Stipulations

PROPOSED USE: Restaurant with drive-thru
on South Cobb Drive; Retail on Church Road

SIZE OF TRACT: 1.34 ac (Total)

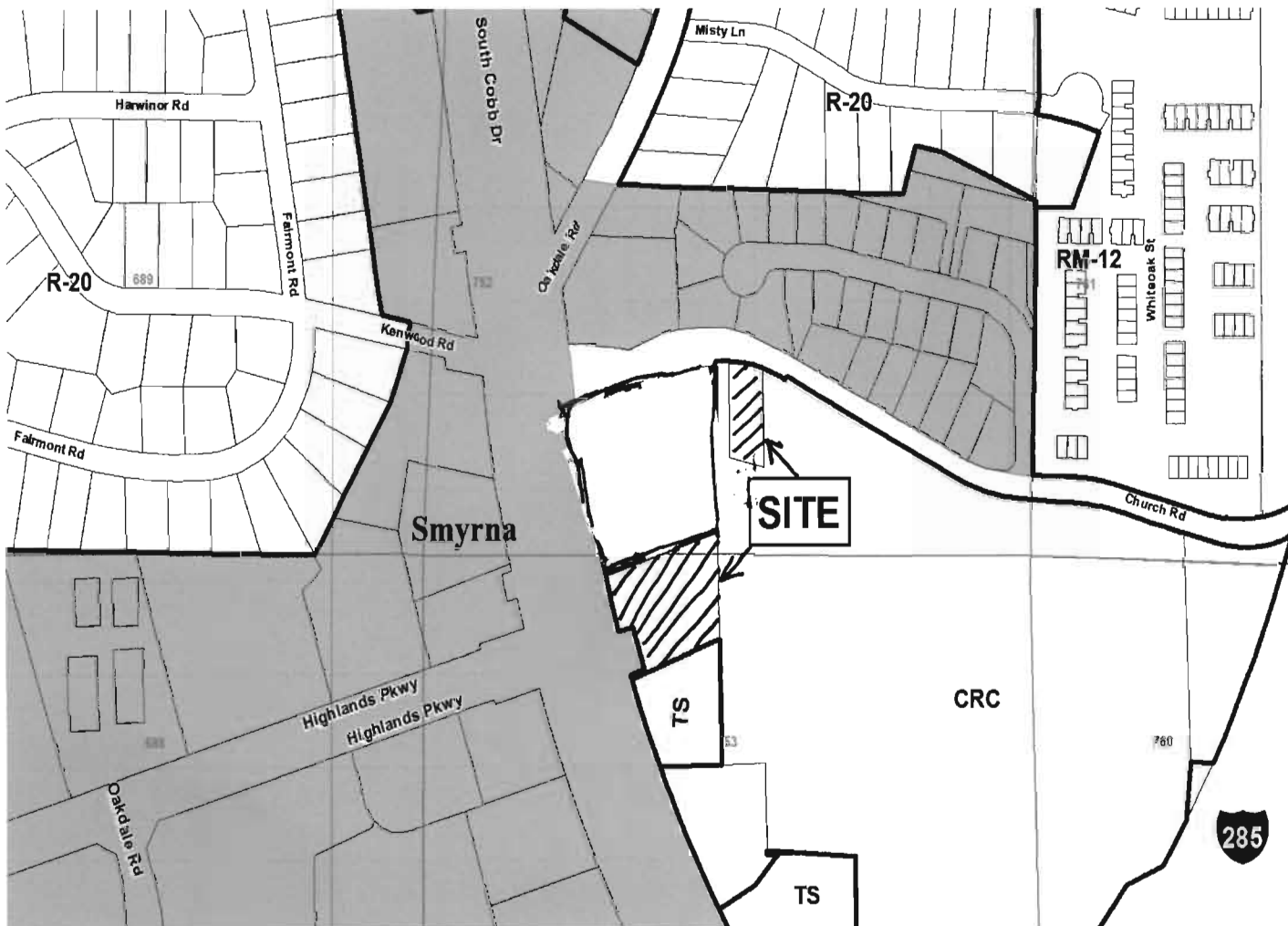
DISTRICT: 17

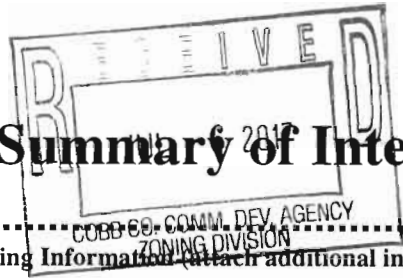
LAND LOT(S): 752,753

PARCEL(S): 42,5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2





Application No. Z-55 (2017)
Hearing Dates: PC: 09/05/2017
BOC: 09/19/2017

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: Not Applicable
- c) List all requested variances: Not Applicable

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

- a) Proposed use(s): Restaurant, with drive-thru (5121 South Cobb Drive);
Retail (2198 Church Road)
- b) Proposed building architecture: Masonry, Stone, Nichiha Cementitious Siding, Metal Trim, and
Awnings (5121 South Cobb Drive); Brick, Stone, and combinations thereof (2198 Church Road)
- c) Proposed hours/days of operation: 12:00 a.m. - 12:00 p.m. - Monday-Sunday (5121 South Cobb Drive);
9:00 a.m. - 7:00 p.m. - Monday-Sunday (2198 Church Road)
- d) List all requested variances: None known at this time.

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

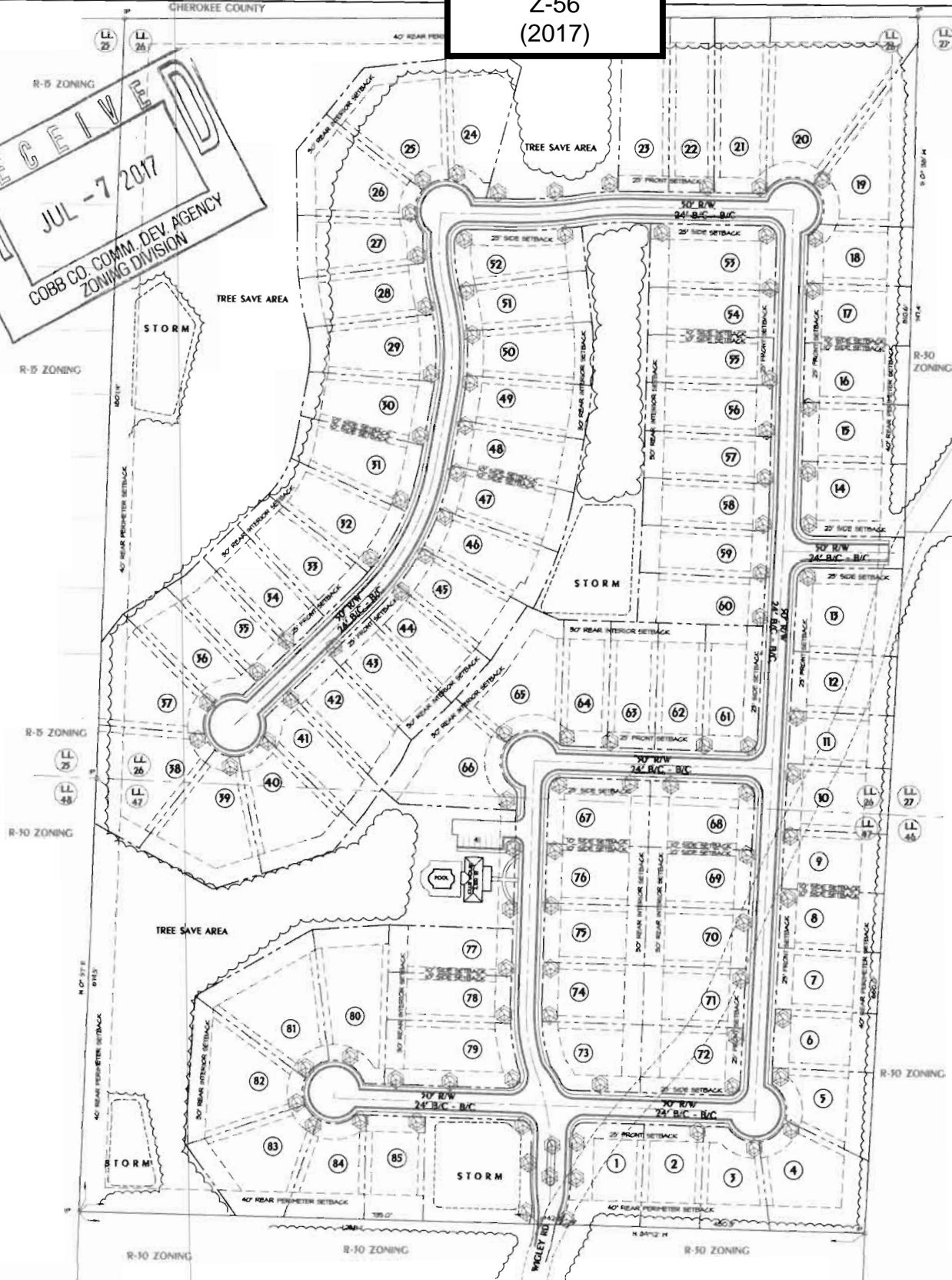
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(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).

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-56
(2017)



WIGLEY RD. TRACT RESIDENTIAL COMMUNITY ZONING PLAN

PROPERTY LOCATED IN LAND LOTS 24 & 47 OF THE 11TH DISTRICT, 2ND SECTION

Prepared for
Oak Hall Companies, LLC
5256 Peachtree Road, Suite 195

770-682-5995
Atlanta, GA 30341
DATE: 7/5/2017

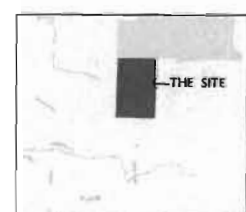


- NOTES:**
- THIS PLAN IS TO BE USED FOR PLANNING PURPOSES ONLY, AND IS NOT INTENDED TO BE A CONSTRUCTION DOCUMENT. PLAN IS PROVIDED FOR USE ONLY BY OAK HALL COMPANIES, LLC.
 - NEEDS DETERMINATION - AN ENVIRONMENTAL EVALUATION OF THE SITE IS TO BE PERFORMED BY THE DEVELOPER TO DETERMINE IF STREAMS AND/OR WETLANDS EXIST ON SITE.
 - NO ARCHAEOLOGICAL, SITE, GEOTECHNICAL AND SOIL ANALYSES HAVE BEEN IDENTIFIED ON THE PROPERTY.

SITE SUMMARY

SITE INFORMATION	
CURRENT ZONING	R-10
PROPOSED ZONING	R-10
SITE AREA	11.75 ACRES
RESIDENTIAL	39 UNITS
SINGLE FAMILY DETACHED	12 UNITS
TO BE BUILT ON 1/2 ACRE LOTS	2700 SF PER LOT AREA
DENSITY OVERALL PROJECT	134 UNITS/ACRE
DENSITY PER ACRE	134 UNITS/ACRE
OPEN SPACE PROVIDED	0.14 ACRES
VARIANCES	
1. VARIANCE REQUIRED TO REDUCE THE FRONT YARD SETBACK FROM 35' TO 25'	

BOUNDARY AND TOPOGRAPHIC INFORMATION ARE DERIVED FROM COMPILED DATA AND AVAILABLE INFORMATION AND DOES NOT REPRESENT A FIELD SURVEY. DEVELOPER TO PROVIDE A FIELD SURVEY BOUNDARY AND TOPOGRAPHIC SURVEY PRIOR TO SUBMITTING FOR APPROVAL.



LOCATION MAP - NOT TO SCALE

Site Development Consultants, Inc.
Land Planning • Site Development • Landscape Architecture
1411 Grand View Parkway, Suite 100, Atlanta, GA 30341



APPLICANT: Oak Hall Companies, LLC

PHONE #: _____ **EMAIL:** _____

REPRESENTATIVE: Parks F. Huff

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

TITLEHOLDER: Audrey Mae Wigley, By Gloria Wigley as

Administrator for the Estate of Audrey Wigley

PROPERTY LOCATION: East and west sides of Wigley Road,

north of Summitop Road

ACCESS TO PROPERTY: Wigley Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-56

HEARING DATE (PC): 09-07-17

HEARING DATE (BOC): 09-19-17

PRESENT ZONING: R-30

PROPOSED ZONING: R-15

PROPOSED USE: Single-family Subdivision

SIZE OF TRACT: 55.26 acres

DISTRICT: 16

LAND LOT(S): 26,47

PARCEL(S): 1,1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3



Application No. Z-56

Sept. 2017

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 3,200-4,000 square foot
- b) Proposed building architecture: Traditional with brick, stone and cementitious siding
- c) List all requested variances: None known at this time
- _____
- _____



.....
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).

Wigley Road

SURVEYORS CERTIFICATION:

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. 15-5-67.



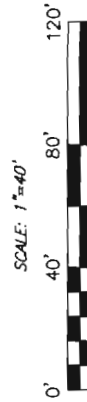
J.D. GRACE
LAND SURVEYING, LLC
2300 KIMBROUGH COURT
ATLANTA, GA 30350
CELL: (770) 733-4649
OFFICE: (678) 587-0100
jdgrace13@yahoo.com

SITE ADDRESS:
500 SIX FLAGS PARKWAY
MABLETON, GEORGIA 30126
PARCEL ID: 18050400100

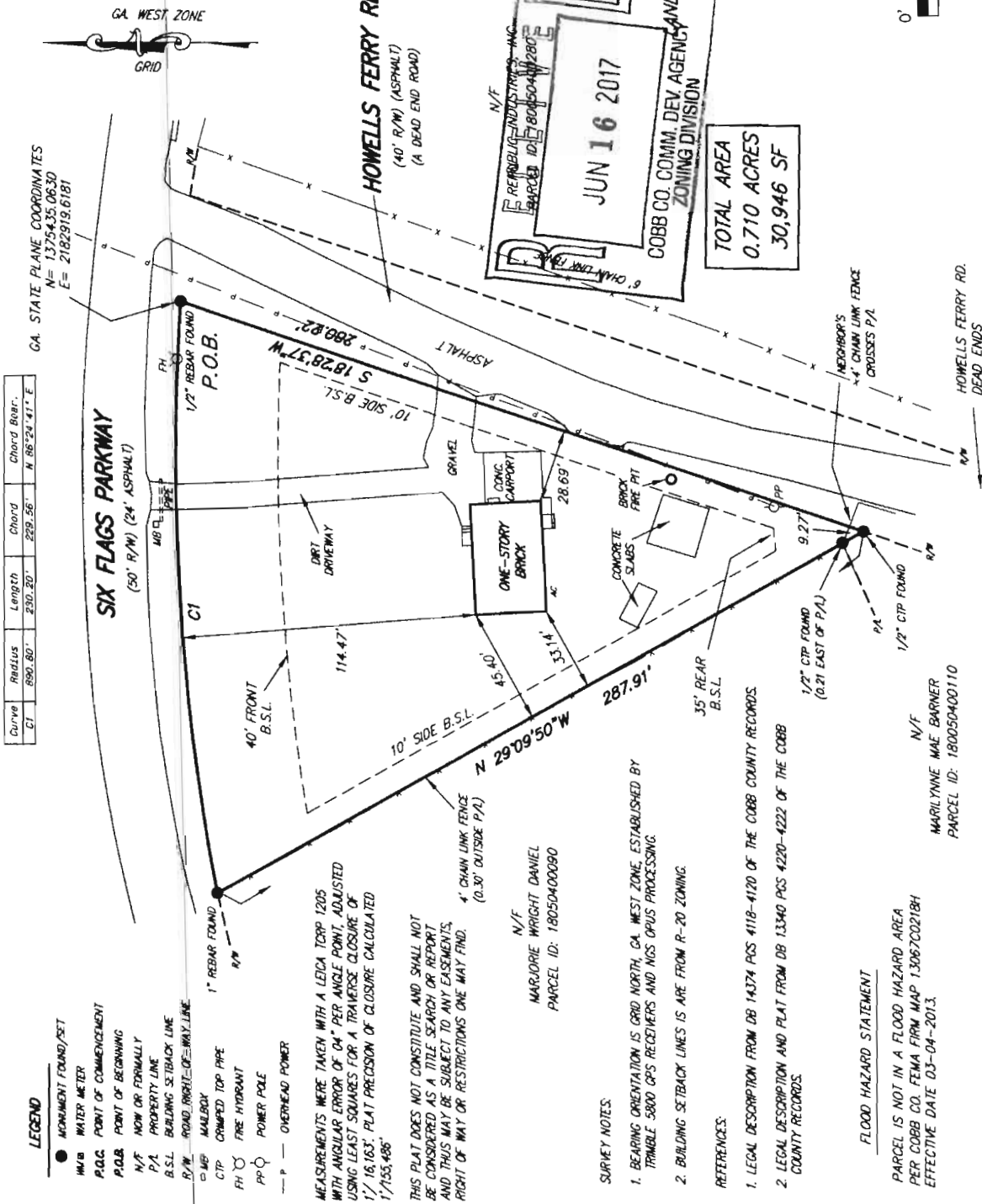
BOUNDARY SURVEY
FOR
JCBL, LLC
COBB CO. COMM. DEV. AGENCY AND LOT 504, 18TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

ZONED: R-20

FIELD WORK DATE: 05-29-2017
PLAT DATE: 05-31-2017



GRAPHIC SCALE



APPLICANT: Marshall E. Drinkard

PHONE#: (770) 374-0022 **EMAIL:** deepinda@yahoo.com

REPRESENTATIVE: Marshall E. Drinkard

PHONE#: (770) 374-0022 **EMAIL:** deepinda@yahoo.com

TITLEHOLDER: JCBL, LLC

PROPERTY LOCATION: South side of Six Flags Parkway, west of Queens Ferry Drive, and on the west side of Howells Ferry Road (500 Six Flags Parkway)

ACCESS TO PROPERTY: Six Flags Parkway

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-16

HEARING DATE (PC): 09-07-17

HEARING DATE (BOC): 09-19-17

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Auto body repair

SIZE OF TRACT: 0.710 ac

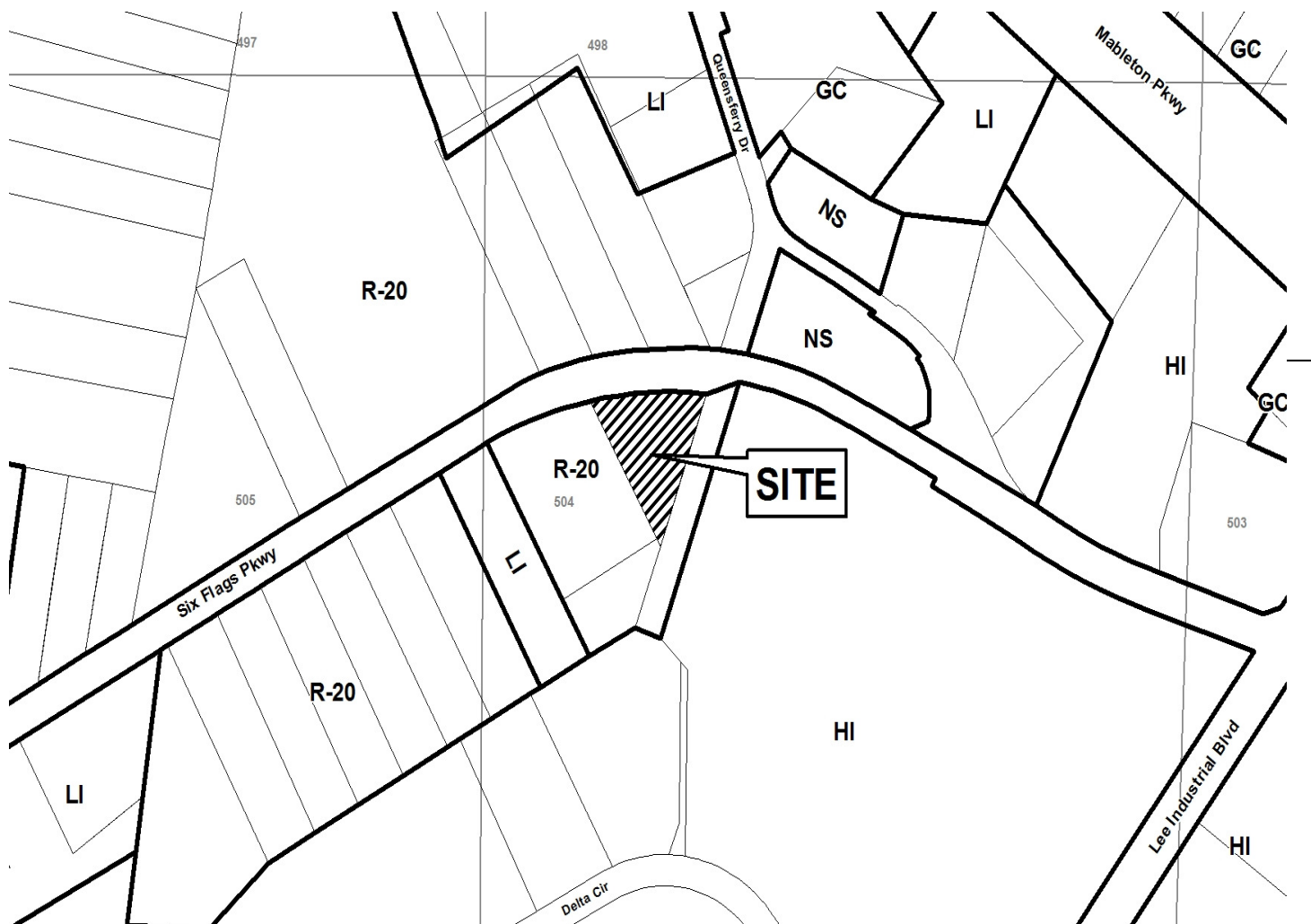
DISTRICT: 18

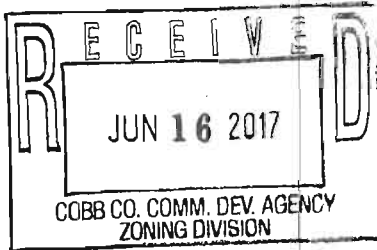
LAND LOT(S): 504

PARCEL(S): 10

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4





Application #: LVP-16
 PC Hearing Date: 9-7-17
 BOC Hearing Date: 9-19-17

TEMPORARY LAND USE PERMIT WORKSHEET

(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Auto body Repair
2. Number of employees? 1
3. Days of operation? 5 days
4. Hours of operation? 8am - 6pm
5. Number of clients, customers, or sales persons coming to the house per day? 2 ; Per week? 10
6. Where do clients, customers and/or employees park?
 Driveway: ✓ ; Street: _____ ; Other (Explain): Drooping off
7. Signs? No: _____ ; Yes: ✓. (If yes, then how many, size, and location): End of Road by Driveway & on building
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 1- Truck
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): 24
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: [Signature] Date: 5-9-2017

Applicant name (printed): Marshall E Drinkwater



MAQUETTE NORTH

LUP-17
(2017)

HOUSE IN ZONE "X"
LOT IN ZONE "A"
AREA = 0.3493

PANEL NO. 1306700085F
LOCATION COBB



SURVEY FOR:

MYISHA L. MARSHALL

LOT 13	BLK.	UNIT	REVISIONS
PACES CREEK	9/2		
LAND LOT 381			
DISTRICT 18.5		SECTION 2nd	
COBB		COUNTY, GEORGIA	
PLAT BOOK 121		PAGE 31	
DATE: 06-15-2014		SCALE: 1" = 30'	

The Dwelling Located On
The Property Is Not Subject To
Floods. However The Property
Is Partially Located In An
Identified Flood Area.

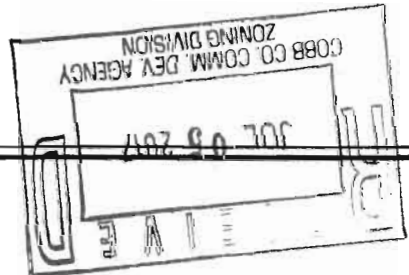
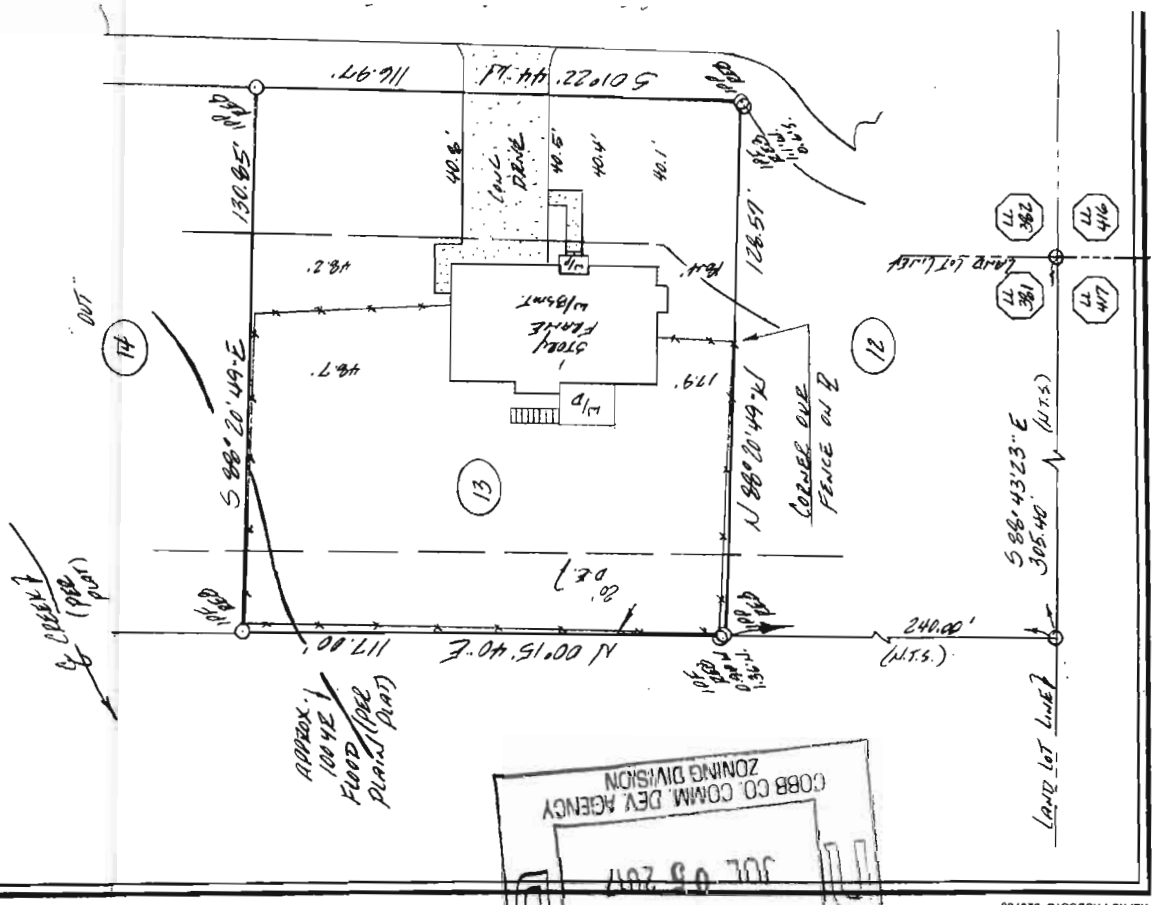
I HAVE THIS DATE, EXAMINED THE
"FIA OFFICIAL FLOOD HAZARD MAP"
AND FOUND REFERENCED HOUSE NOT
IN AN AREA HAVING SPECIAL FLOOD HAZARDS

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS
A CLOSE PROXIMITY OF ONE FOOT IN 100 FEET AND AN
ANGULAR ERROR OF ONE MINUTE. THIS MAP OR PLAT HAS
BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCU-
RATE WITHIN ONE FOOT IN 25,000 FEET.

EQUIPMENT USED:
TOPCON 675-516) 5' TRANSIT W/100' STEEL TAPE

IN MY OPINION, THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED AND
HAS BEEN PREPARED IN CONFORMITY WITH
THE AMERICAN STANDARDS AND PRACTICES OF LAND

J.A. EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000



APPLICANT: Family Choices, Inc., Tasha Kennedy

PHONE#: (770) 656-5302 **EMAIL:** familychoicesinc@aol.com

REPRESENTATIVE: Tasha Kennedy

PHONE#: (770) 656-5302 **EMAIL:** tk232@aol.com

TITLEHOLDER: Pamela Hopkins

PROPERTY LOCATION: West side of Crossing Creek Point,
south of South Gordon Road
(6616 Crossing Creek Point)

ACCESS TO PROPERTY: Crossing Creek Point

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-17

HEARING DATE (PC): 09-07-17

HEARING DATE (BOC): 09-19-17

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Group home for 6 residents

SIZE OF TRACT: 0.3483 ac

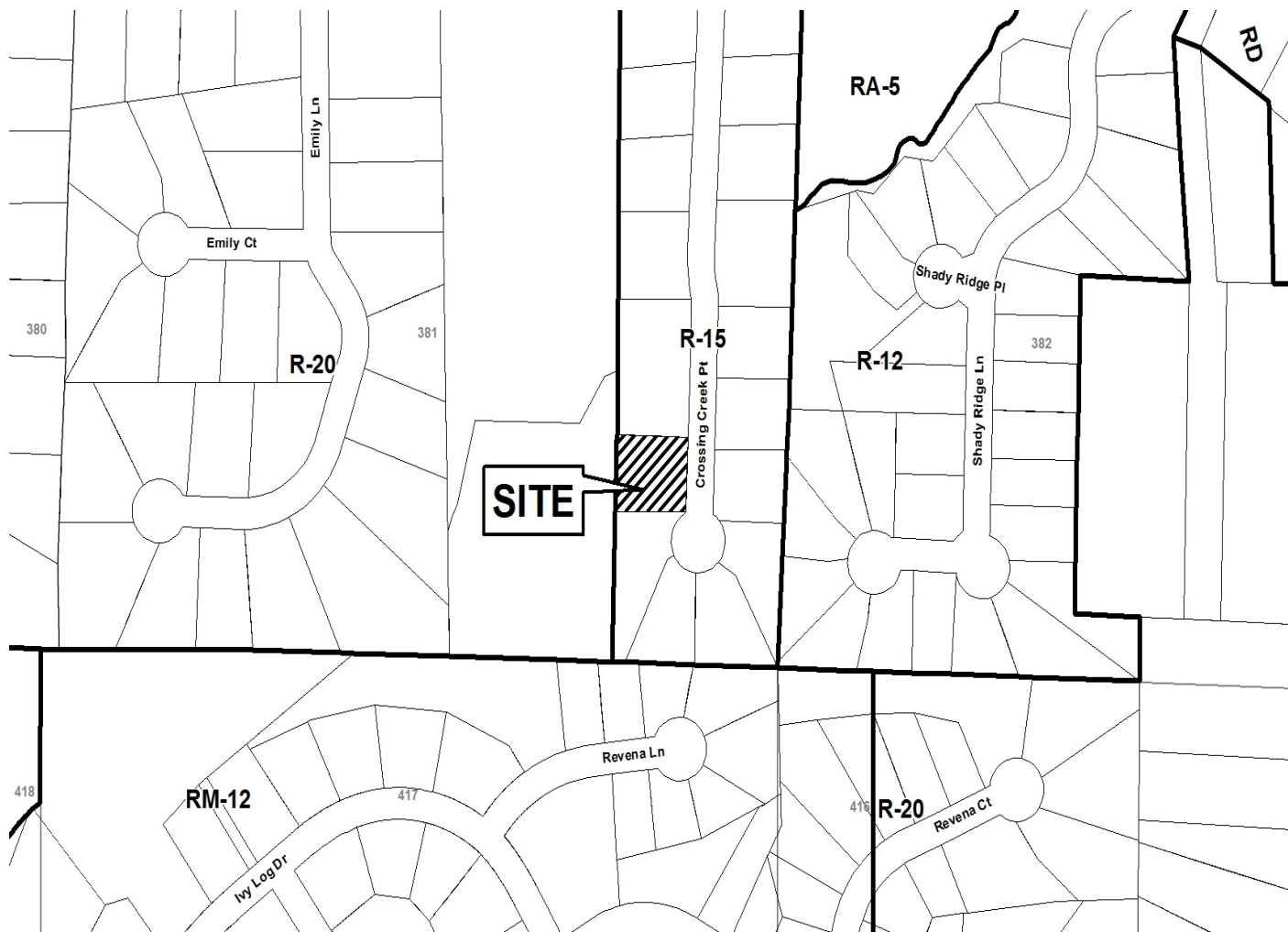
DISTRICT: 18

LAND LOT(S): 381

PARCEL(S): 74

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4





Revised October 1, 2009

Application #: LUP-17
PC Hearing Date: 9-7-17
BOC Hearing Date: 9-19-17

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

1. Type of business, or request? Adolescent Girls Group Home
2. Number of employees? 6
3. Days of operation? 7/days a week
4. Hours of operation? 24hrs /day
5. Number of clients, customers, or sales persons coming to the house per day? 4 residents reside in the home. There will be no customers or sales persons coming to the home.; Per week?
6. Where do clients, customers and/or employees park?
Driveway: X; Street: ; Other (Explain):
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.): None
9. Deliveries? No X; 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 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 mths
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):

Applicant signature: Tasha Kennedy Date: 7-2-17

Applicant name (printed): Tasha Kennedy

Revised December 18, 2013



Application #: LUP-17

PC Hearing Date: 9-7-17

BOC Hearing Date: 9-19-17

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? 0
3. Number of vehicles at the house? 1
4. Where do the residents park? N/A - residents are minors
Driveway: _____; Street: _____; Garage: _____
5. Does the property owner live in the house? Yes _____; No X
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 X; Yes _____ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
9. Any additional information? (Please attach additional information if needed):

Applicant signature: Jasha Kennedy Date: 7-2-17

Applicant name (printed): Jasha Kennedy

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-15

Size of house per Cobb County Tax Assessor records: 2,718 sq ft

Number of related adults proposed: 0 Number permitted by code: 6

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

Number of vehicles proposed: 1 Number permitted by code: 6

Number of vehicles proposed to be parked outside: 1 Number of vehicles permitted Outside 4

24 HOUR CONTACT: DAVID SULLIVAN (404) 294-0599

Construction Narrative

THE PROPOSED CONSTRUCTION PLANS CALL FOR THE CONSTRUCTION OF A NEW ZOOLOGICAL ZOO OF APPROXIMATELY 7,600 SQ.

Site Notes:

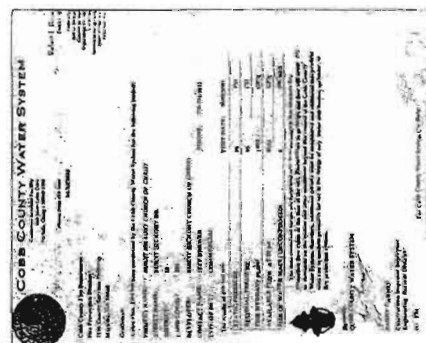
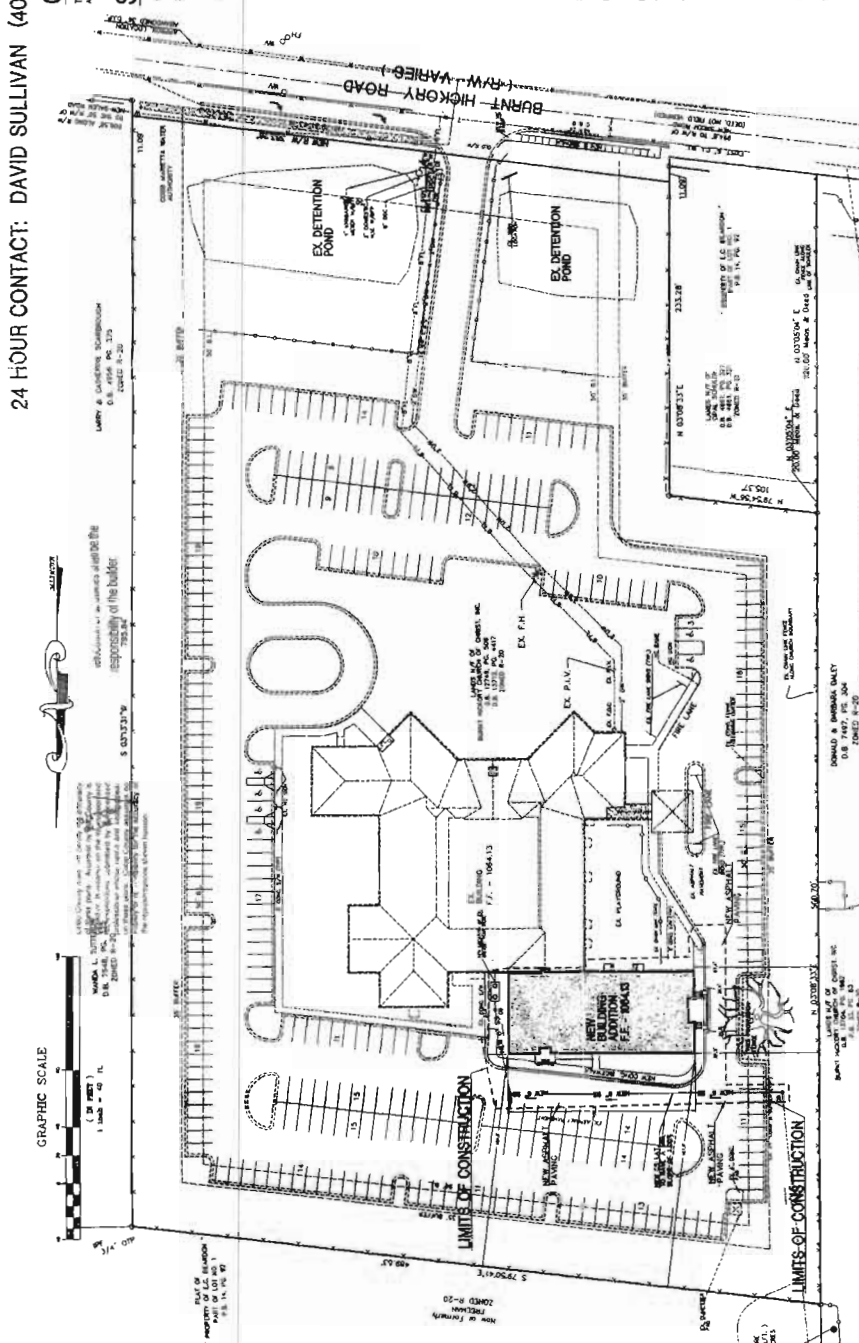
- [illegible]

Fire Notes

- [illegible]

wires

- PRIVATE INFORMANTS - ANY INFORMANT ON OWNER'S SIZE OF MASTER NETS MUST BE REQUESTED BY FIVE WORKING DAYS.

[illegible]

DATE 6-26-63 BY CS
APPROVED _____
ANY VARIATION FROM THIS PLAN
SHALL REQUIRE REVISED CHARGES
AND RE-ENTRY FOR APPROVAL

CRIME COMM'Y
OF CHICAGO
APPROVED FOR
COMMISSIONER
BY _____
DEVELOPMENT & FINANCIAL
INVESTMENT DIVISION
CITY OF CHICAGO
NO 202 MAY 26 1963
100-164171

[illegible]

APPLICANT: Burnt Hickory Church of Christ, Inc.

PHONE#: (678) 354-2814 **EMAIL:** becky.t@burnthickory.org

REPRESENTATIVE: J. Kevin Moore

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

TITLEHOLDER: Burnt Hickory Church of Christ, Inc.

PROPERTY LOCATION: North side of Burnt Hickory Road,

west of New Salem Road

(2330 Burnt Hickory Road)

ACCESS TO PROPERTY: Burnt Hickory Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-18

HEARING DATE (PC): 09-07-17

HEARING DATE (BOC): 09-19-17

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Daycare Facility

SIZE OF TRACT: 8.31 acres

DISTRICT: 20

LAND LOT(S): 291

PARCEL(S): 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1





Application #: LUP-18 (2017)

PC Hearing Date: 09/07/2017

BOC Hearing Date: 09/19/2017

TEMPORARY LAND USE PERMIT WORKSHEET

(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Daycare
2. Number of employees? 10 (Maximum)
3. Days of operation? Monday - Thursday
4. Hours of operation? 9:00 a.m. - 1:00 p.m.
5. Number of clients, customers, or sales persons coming to the house Church per day? 40-50 (approximately); Per week?
6. Where do clients, customers and/or employees park?
 Driveway: _____; Street: _____; Other (Explain): Paved parking area provided with Church Facilities.
7. Signs? No: _____; Yes: X. (If yes, then how many, size, and location): One (1) banner-type sign located on Burnt Hickory Road.
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): Not Applicable.
9. Deliveries? No X; Yes _____ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
Not Applicable.
10. Does the applicant live in the house? Yes _____; No Not Applicable - Church Facility
11. Any outdoor storage? No X; Yes _____ (If yes, please state what is kept outside): Not Applicable.
12. Length of time requested (24 months maximum): 24 months
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):
None known at this time.

BURNT HICKORY CHURCH OF CHRIST, INC.

Applicant signature: BY: Rebecca Touchstone Date: June 23, 2017

Applicant name (printed): Rebecca Touchstone, Office Manager

SLUP-8
(2017)

ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS
2400 Peachtree Ridge Road, Suite 275, Atlanta, Georgia 30305
770-434-2000 Fax 678-310-0145

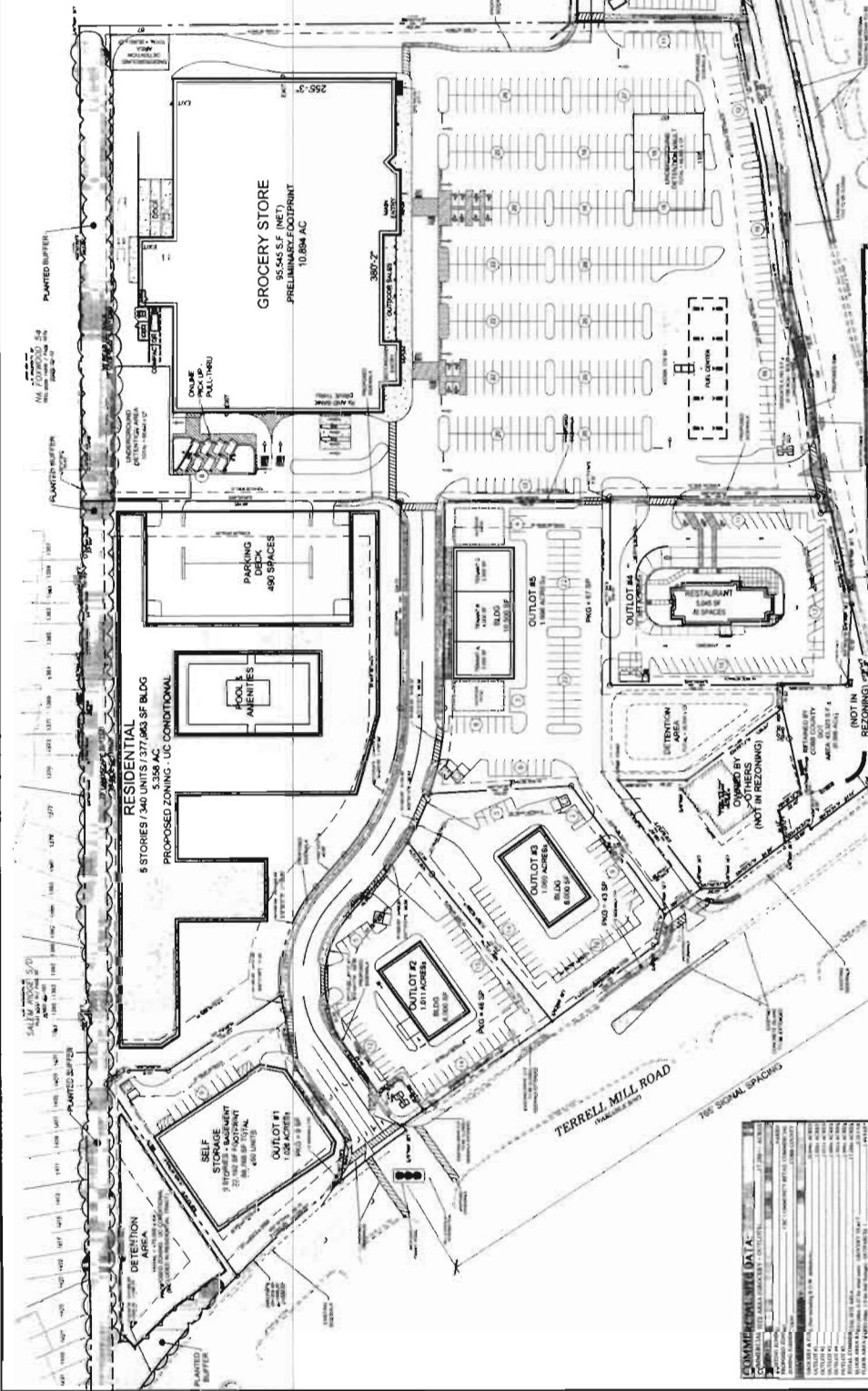


TERRELL MILL DEVELOPMENT
COBB COUNTY, GA
SSP RUILE RIDGE, LLC

REZONING
SITE PLAN

06-07-17
14-235

RZ-4



LIST OF VARIANCES - Commercial Tract

NO.	DESCRIPTION	REASON FOR REQUEST
1
2
3
4
5
6
7
8
9
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11
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13
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16
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19
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33
34
35
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41
42
43
44
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46
47
48
49
50

LIST OF VARIANCES - Residential Tract

NO.	DESCRIPTION	REASON FOR REQUEST
1
2
3
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RECEIVED
JUN 15 2017
POWERS FERRY ROAD
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

REZONING SITE PLAN
SCALE 1"=50'

COMMUNITY DEVELOPMENT
1. PROJECT NAME: ...
2. PROJECT ADDRESS: ...
3. PROJECT OWNER: ...
4. PROJECT CONTACT: ...
5. PROJECT DESCRIPTION: ...
6. PROJECT PURPOSE: ...
7. PROJECT LOCATION: ...
8. PROJECT STATUS: ...
9. PROJECT DATE: ...
10. PROJECT REVIEWER: ...
11. PROJECT APPROVAL: ...
12. PROJECT COMMENTS: ...

REZONING SITE PLAN
1. PROJECT NAME: ...
2. PROJECT ADDRESS: ...
3. PROJECT OWNER: ...
4. PROJECT CONTACT: ...
5. PROJECT DESCRIPTION: ...
6. PROJECT PURPOSE: ...
7. PROJECT LOCATION: ...
8. PROJECT STATUS: ...
9. PROJECT DATE: ...
10. PROJECT REVIEWER: ...
11. PROJECT APPROVAL: ...
12. PROJECT COMMENTS: ...

APPLICANT: SSP Blue Ridge, LLC

PHONE#: (770) 277-6088 EMAIL: jr@connolly.co.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: Betty Jean King Living Trust

PROPERTY LOCATION: Northwest side of Terrell Mill Road,
west of Powers Ferry Road

ACCESS TO PROPERTY: Terrell Mill Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-8

HEARING DATE (PC): 09-07-17

HEARING DATE (BOC): 09-19-17

PRESENT ZONING: R-80, R-20

PROPOSED ZONING: Special Land
Use Permit

PROPOSED USE: Climate-controlled
Self-storage Facility

SIZE OF TRACT: 1.026 acres

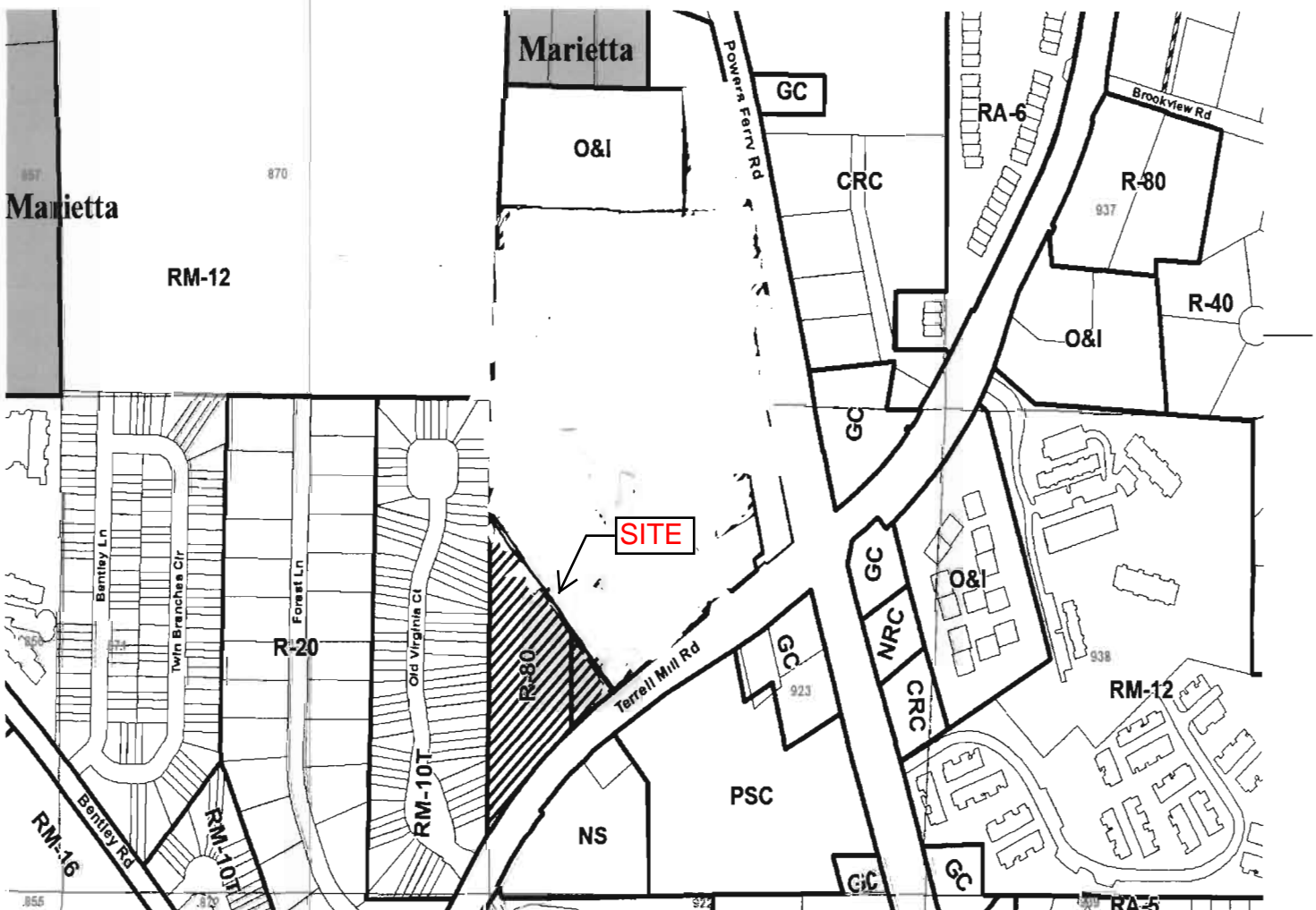
DISTRICT: 17

LAND LOT(S): 923

PARCEL(S): 7

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 - 8

PC Hearing Date: 9-7-2017

BOC Hearing Date: 9-19-2017

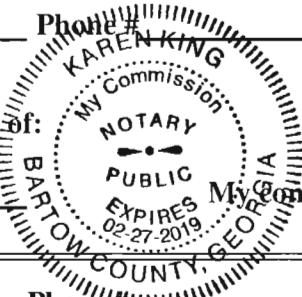
Applicant SSP Blue Ridge, LLC Phone # (770) 277-6088
(applicant's name printed)

Address 1954 Airport Road, Suite 270, Atlanta, GA 30341 E-mail jr@connolly.co.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)

(representative's signature) _____ Phone # _____ E-mail _____

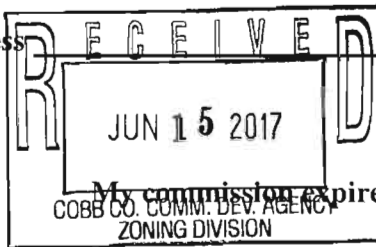
Signed, sealed and delivered in presence of: Karen L. King My commission expires: 2-27-19
Notary Public



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

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

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



Present Zoning R-80 & R-20 Size of Tract 1.026 Acre(s)

For the Purpose of Climate Controlled Self Service Storage Facility ("CCSSSF")

Location On the northeastern side of Terrell Mill Road, east of Old Virginia Court
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 923 District(s) 17th

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

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 not such a cemetery. If any exist, provide documentation with this application.

Garvis L. Sams, Jr., Attorney for Applicant

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

ATTACHMENT TO SPECIAL LAND USE PERMIT APPLICATION

Application No.: SLUP-8

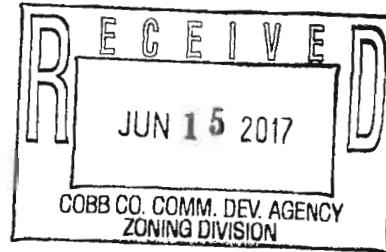
PC Hearing Date: 9-7-17

BOC Hearing Date: 9-19-17

Applicant: SSP Blue Ridge, LLC

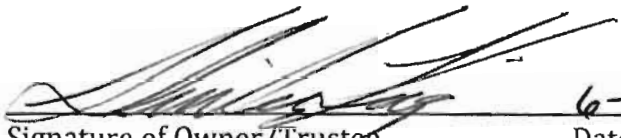
Titleholder: BETTY JEAN KING LIVING TRUST

Tax ID #: 17092300070



PROPERTY OWNER'S CERTIFICATION

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

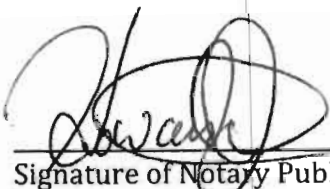

Signature of Owner/Trustee 6-8-2017
Date

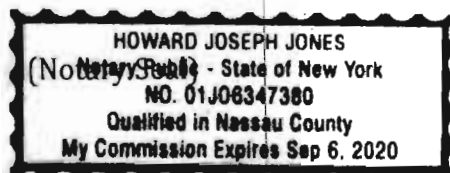
Print Name: STANLEY KING

Address: 11009 EXETER CT.

MARIETTA, GA 30068

Telephone No.: 770-330-9170


Signature of Notary Public 6/8/17
Date



DUNCAN ROAD PROJECT

[illegible]

OWNER/DEVELOPER

Waste Industries USA, Inc.

3010 Benson Dr., Suite 601
Raleigh, NC 27607
TEL. (919) 877-7525

IS YOUR BUSINESS GROWING?
WE CAN HELP. PEOPLE
DON'T MOVE. THEY GROW.

[illegible][illegible]

An aerial photograph showing a road intersection. A dashed line indicates a proposed road extension. Labels 'M1' and 'M2' are visible on the image.

AN AERIAL PHOTOGRAPH OF THE PROPERTY WITH A YELLOW ARROW POINTING TO THE SMALL STRUCTURE ON THE LEFT SIDE OF THE PROPERTY.

100-443887-100

DUNCAN ROAD
OF PUBLIC R/W PER DEED
BOOK 2645, PAGE 179

DUNCAN ROAD
PUBLIC R/W PER DEED
BOOK 2645, PAGE 172)

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

100-443886-100

GEORGIA
1-800-333-3333
www.georgia.gov

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APPLICANT: Waste Industries, Atlanta, LLC

PHONE#: (919) 877-7525 **EMAIL:** mike.ingle@wasteindustries.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: C.W. Matthews Co., Inc.

PROPERTY LOCATION: North side of Duncan Road, west of
Barrett Lakes Boulevard

ACCESS TO PROPERTY: Duncan Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-9

HEARING DATE (PC): 09-07-17

HEARING DATE (BOC): 09-19-17

PRESENT ZONING: CF, HI

PROPOSED ZONING: Special Land
Use Permit

PROPOSED USE: Transfer Station

SIZE OF TRACT: 11.356 acres

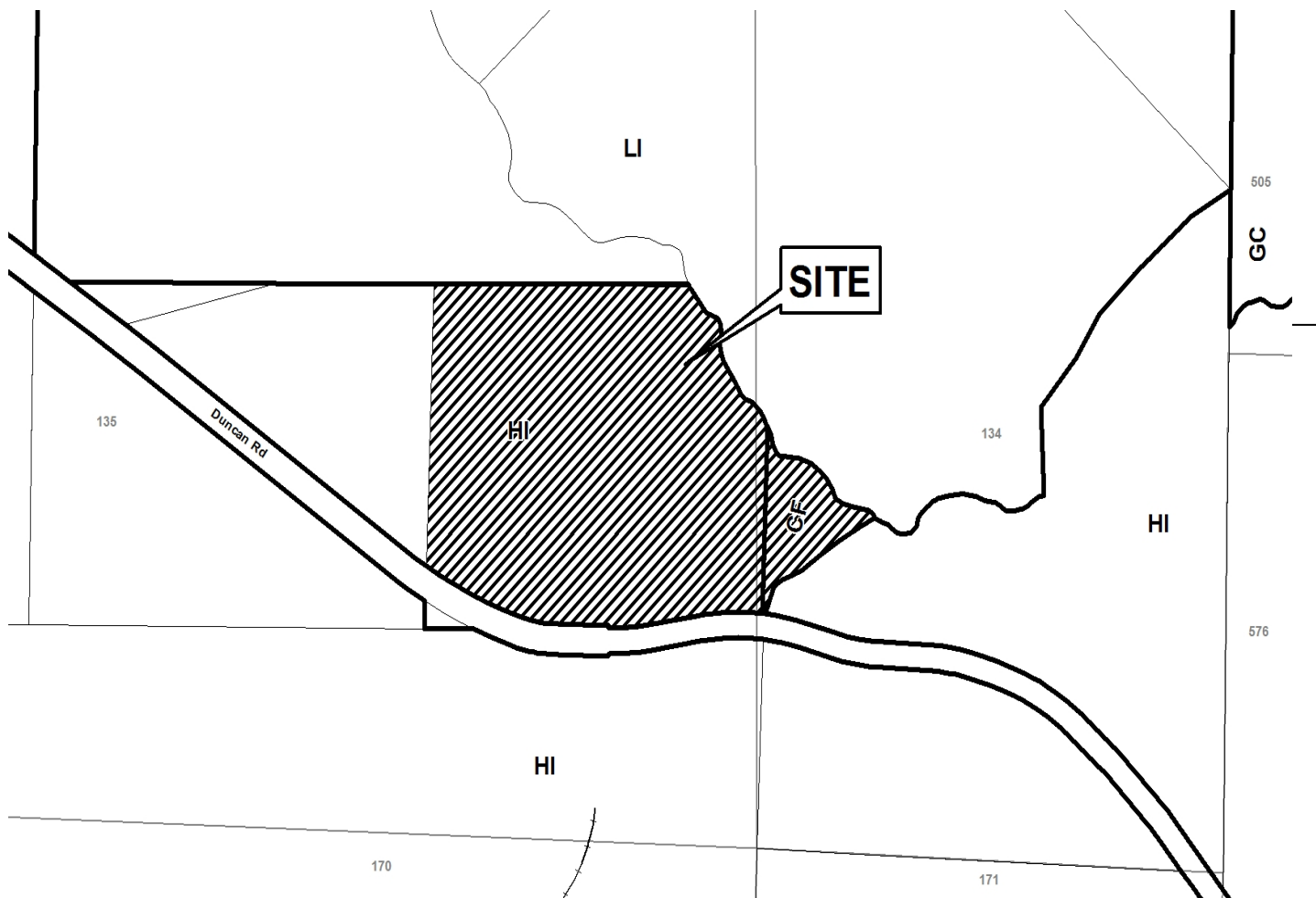
DISTRICT: 20

LAND LOT(S): 134,135

PARCEL(S): 14

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- 9

RC Hearing Date: Sept. 7, 2017

BOC Hearing Date: Sept. 19, 2017

Applicant Waste Industries, Atlanta, LLC Phone # 919 877-7525 direct
(applicant's name printed) COBB CO. COMM. DEV. AGENCY ZONING DIVISION

Address 3301 Benson Drive, Suite 601, Raleigh, NC 27609 E-mail mike.ingle@wasteindustries.com

SAMS, LARKIN, HUFF & BALLI, LLP

by: Garvis L. Sams, Jr.

(representative's name, printed)

Address 376 Powder Springs Street, Suite 100, Marietta, GA 30064

Phone # 770-422-7016 E-mail gsams@slhb-law.com

(representative's signature)

Signed, sealed and delivered in presence of:

Karen L. King

Notary Public

C. W. Matthews
Contracting Co., Inc.

Titleholder
(titleholder's name, printed)

Signature See Attached
(attach additional signature, if needed)

Address 1600 Kenview Drive, NW, Marietta, GA 30060

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

CF & HI
(rezoning application for the
CF tract filed concurrently with this SLUP)

Present Zoning _____ Size of Tract 11.356 Acre(s)

For the Purpose of Transfer Station

Location On the north side of Duncan Road, west of Barrett Lakes Blvd.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 134 & 135 District(s) 20th

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.

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.

Garvis L. Sams, Jr., Attorney for Applicant

* Applicant specifically reserves the right to amend any information set forth in this SLUP Application, the preliminary information provided herein or any other portion of the SLUP Application at any time during the rezoning or SLUP process.

ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT



Application No.: SLUP-

9

Hearing Dates:

Planning Commission: 09/07/2017

Board of Commissioners: 09/19/2017

Applicant: Waste Industries, Atlanta, LLC

Titleholder: C. W. Matthews Contracting Co., Inc.

Parcel #(s): 20013500140

PROPERTY OWNER'S CERTIFICATION

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

Michael D. Bell

6/27/2017

Signature of Titleholder

Date

Printed Name: Michael D. Bell

Title: Executive Vice President

Address: P.O. Drawer 970
Marietta, GA 30061

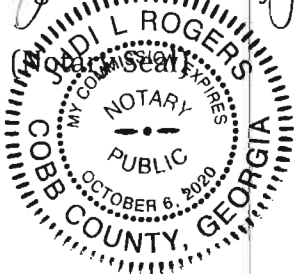
Telephone No.: 770-422-7520

Judi L Rogers

Signature of Notary Public

6-27-17

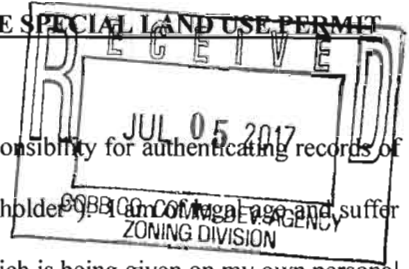
Date



CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE SPECIAL LAND USE PERMIT

1.

My name is Michael D. Bell. I am the officer who is delegated the responsibility for authenticating records of *C. W. Matthews Contracting Co., Inc.*, a Domestic Profit Corporation, (the Titleholder Company) and, suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application for a Special Land Use Permit regarding certain real property owned by the Titleholder Company located in Cobb County, Georgia.



2.

In accordance with the Requirements for Completing a Cobb County Special Land Use Permit Application, I hereby attest on behalf of the Titleholder Company that I have reviewed the Special Land Use Permit application and related documents which are being filed simultaneously therewith on behalf of the Applicant and Titleholder (collectively, the "Special Land Use Permit Application") to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Special Land Use Permit Application is in fact the seal of the Titleholder Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Titleholder Company who executed the Special Land Use Permit Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Special Land Use Permit Application on behalf of the Titleholder Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Special Land Use Permit Application and the filing of the Special Land Use Permit Application on behalf of the Titleholder Company by the officer or other representative of the Applicant Company has been duly authorized by the Titleholder Company.

C. W. MATTHEWS CONTRACTING CO., INC.

By: Michael D. Bell

Print Name: Michael D. Bell

Its: Executive Vice President



APPLICANT: Storage Development Group

PHONE#: (478) 956-7810 **EMAIL:** _____

REPRESENTATIVE: David Buckel

PHONE#: (404) 567-5701 **EMAIL:** David.Buckel@bdgse.com

TITLEHOLDER: AGWC Holdings, Inc.

PROPERTY LOCATION: West side of Canton Road, north of
Sylvan Drive

ACCESS TO PROPERTY: Canton Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-10

HEARING DATE (PC): 09-07-17

HEARING DATE (BOC): 09-19-17

PRESENT ZONING: OS

PROPOSED ZONING: Special Land
Use Permit

PROPOSED USE: Climate-controlled
Self-storage Facility

SIZE OF TRACT: 3.39 acres

DISTRICT: 16

LAND LOT(S): 709

PARCEL(S): 45

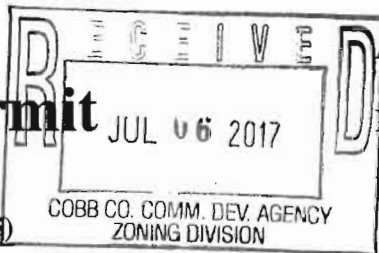
TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3



Application for Special Land Use Permit Cobb County, Georgia

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



Application No. SUP.10
PC Hearing Date: 9-7-17
BOC Hearing Date: 9-19-17

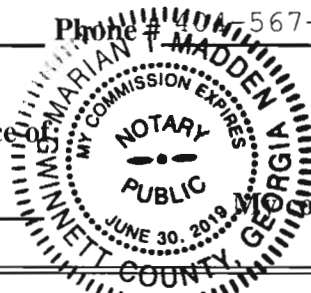
Applicant Storage Development Group **Phone #** 478-956-7810
(applicant's name printed)

Address 124 Gralan Dr., Suite 5, Byron, GA 31008 **E-mail** _____

David Buckel **Address** 3471 Donaville Street, Duluth, GA 30096
(representative's name, printed)

[Signature] **Phone #** 404-567-5701 **E-mail** David.Buckel@bdgse.com
(representative's signature)

Signed, sealed and delivered in presence of [Signature] **Commission expires:** June 30, 2019
Notary Public



Titleholder AGWC Holdings, Inc. **Phone #** 878-574-4997 **E-mail** Craig@arborcompanies.com
(titleholder's name, printed)

Signature _____ **Address** 4857 N. Maine, Suite 220,
(attach additional signature, if needed) Acworth, GA 30101

Signed, sealed and delivered in presence of:

Notary Public **My commission expires:** _____

Present Zoning OS "Office/Service" **Size of Tract** 3.39 **Acre(s)**

For the Purpose of Climate Control Self-Storage

Location 600' North of intersection Canton Road(SR 5) & Sylvan Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 709 **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.

(applicant's signature)

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's signature)

Application for
Special Land Use Permit
Cobb County, Georgia

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

Application No. SLUP-10

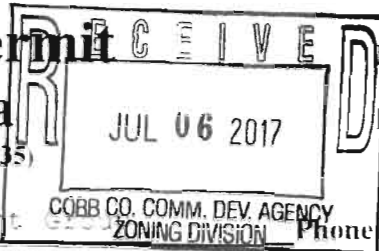
Public Hearing Date: 9-7-17

BOC Hearing Date: 9.19.17

Applicant

Storage Development Group

(applicant's name printed)



Phone #

478-956-7810

Address

124 Galian Ln., Suite 5, Bystrom, GA 30108

E-mail

David Buckel

(representative's name, printed)

Address

3431 Donaville Street, Duluth, GA 30096

Phone #

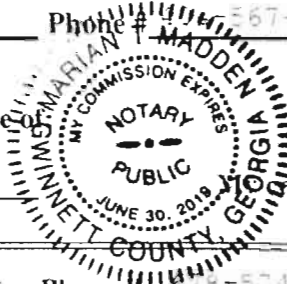
567-5701

E-mail

David.Buckel@bdgse.com

Signed, sealed and delivered in presence of

Notary Public



My commission expires:

June 30, 2019

Titleholder

AGWC Holdings, Inc.

Phone #

770-574-4997

E-mail

Craig@arborcompanies.com

Signature

Guy W. Condra

(attach additional signature, if needed)

Address

4857 N. Maine, Suite 220
Acworth, GA 30101

Signed, sealed and delivered in presence of:

Notary Public

My commission expires:

6/24/2020



Present Zoning

OS "Office/Service"

Size of Tract

3.33

Acre(s)

For the Purpose of

Climate Control Self-Storage

Location

600' North of intersection Canton Road (SR 5) & Sylvan Drive

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

Land Lot(s)

T02

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.

Guy W. Condra
(applicant's signature)

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.

Guy W. Condra
(applicant's signature)

**Application for
Special Land Use Permit
Cobb County, Georgia**

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



Application No. SLUP-10
PC Hearing Date: 9-7-17
BOC Hearing Date: 9-19-17

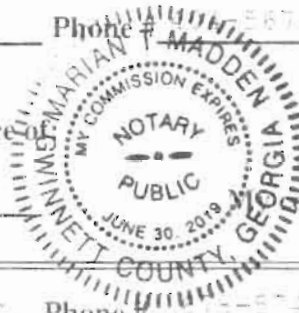
Applicant Storage Development Group Phone # 478-226-7816
(applicant's name printed)

Address 34 Gaelan Dr., Suite 5, Smyrna, GA 30080 E-mail _____

David Buckel Address 3475 Donaville Street, Duluth, GA 30096
(representative's name, printed)

[Signature] Phone # 404-567-6701 E-mail David.Buckel@bdgse.com
(representative's signature)

Signed, sealed and delivered in presence of [Signature] Commission expires: June 30, 2019
Notary Public



Titleholder AGWC Holdings, Inc. Phone # 404-564-4343 E-mail Craig@arborcompanies.co
(titleholder's name, printed)

Signature _____ Address 4437 N. Main, Suite 220, Acworth, GA 30101
(attach additional signature, if needed)

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

Present Zoning CS "Office Service" Size of Tract 3.23 Acre(s)

For the Purpose of Single-Family Detached

Location 600' North of intersection Tanton Road (SR 9) & Sylvan Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 713 District(s) 16th

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

[Signature]
(applicant's signature)

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

[Signature]
(applicant's signature)

AGWC Holdings, Inc.
PO Box 797
Acworth, GA 30101
678-574-4994



Corporate Resolution of Authorization

I, Craig M. Condra, Vice President and Cindy J. Condra, Secretary of AGWC Holdings, Inc. A Georgia Corporation,

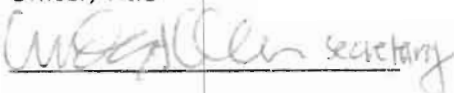
do hereby grant Guy W. Condra, President, authorization to sign on behalf of the corporation.

 VP

Officer, Title

Date

7/5/17

 Secretary

Officer, Title

Date

7/5/17

Corporate seal

