

# **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: October 3, 2017**

**Board of Commissioners Hearing Date: October 17, 2017**

**Date Distributed/Mailed Out: August 17, 2017**



*Cobb County...Expect the Best!*



**APPLICANT:** Delicate, Inc.

**PHONE #:** (404) 786-1601 **EMAIL:** Robinthebuilder@yahoo.com

**REPRESENTATIVE:** Rabin Dayani

**PHONE #:** (404) 786-1601 **EMAIL:** Robinthebuilder@yahoo.com

**TITLEHOLDER:** Delicate, Inc.

**PROPERTY LOCATION:** Southeast corner of Lower Roswell Road  
and Bermuda Drive

**ACCESS TO PROPERTY:** Bermuda Drive

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-57

**HEARING DATE (PC):** 10-03-17

**HEARING DATE (BOC):** 10-17-17

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** R-15

**PROPOSED USE:** Single-family Residential  
Subdivision

**SIZE OF TRACT:** 2.172 acres

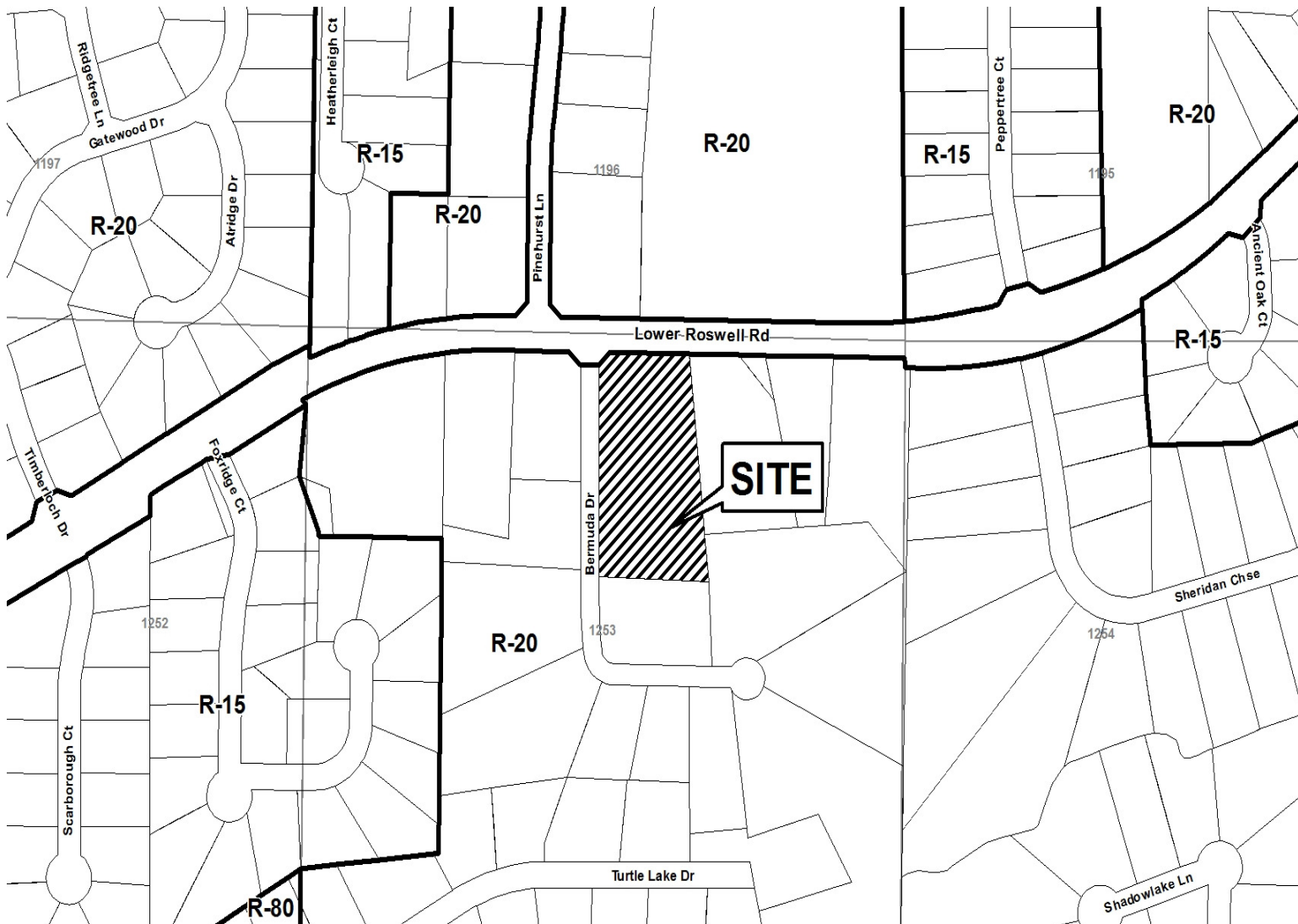
**DISTRICT:** 16

**LAND LOT(S):** 1253

**PARCEL(S):** 4

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

**COMMISSION DISTRICT:** 2





Application No. 2-57

Oct. 2017

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2500 square feet
- b) Proposed building architecture: Traditional residential
- 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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.....  
**Part 3. Other Pertinent Information (List or attach additional information if needed)**

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

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

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

NO

Z-58  
(2017)

AUG - 3 2017

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

SOUTH COBB DRIVE  
200' PUBLIC PAVED R/W  
S.R. 280

LL  
224

LL  
225

NOW OR FORMERLY  
1492 S. COBB DR  
LOVIA MC MILLEN  
PIN: 17022400510  
DB 2405 PG 27  
0.33 ACRES

#1492  
1-STORY BRICK

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**APPLICANT:** Lovia McMillen

**PHONE #:** (678) 485-9967 **EMAIL:** Atlantawire@bellsouth.net

**REPRESENTATIVE:** David S. Dollar, Sr.

**PHONE #:** (678) 576-2990 **EMAIL:** wireman587@att.net

**TITLEHOLDER:** Lovia McMillen

**PROPERTY LOCATION:** North side of Barber Road, west of

South Cobb Drive

(123 Barber Road)

**ACCESS TO PROPERTY:** Barber Road

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

\_\_\_\_\_

\_\_\_\_\_

**PETITION NO:** Z-58

**HEARING DATE (PC):** 10-03-17

**HEARING DATE (BOC):** 10-17-17

**PRESENT ZONING:** GC

**PROPOSED ZONING:** LI

**PROPOSED USE:** Warehouse

**SIZE OF TRACT:** 0.43 ac

**DISTRICT:** 17

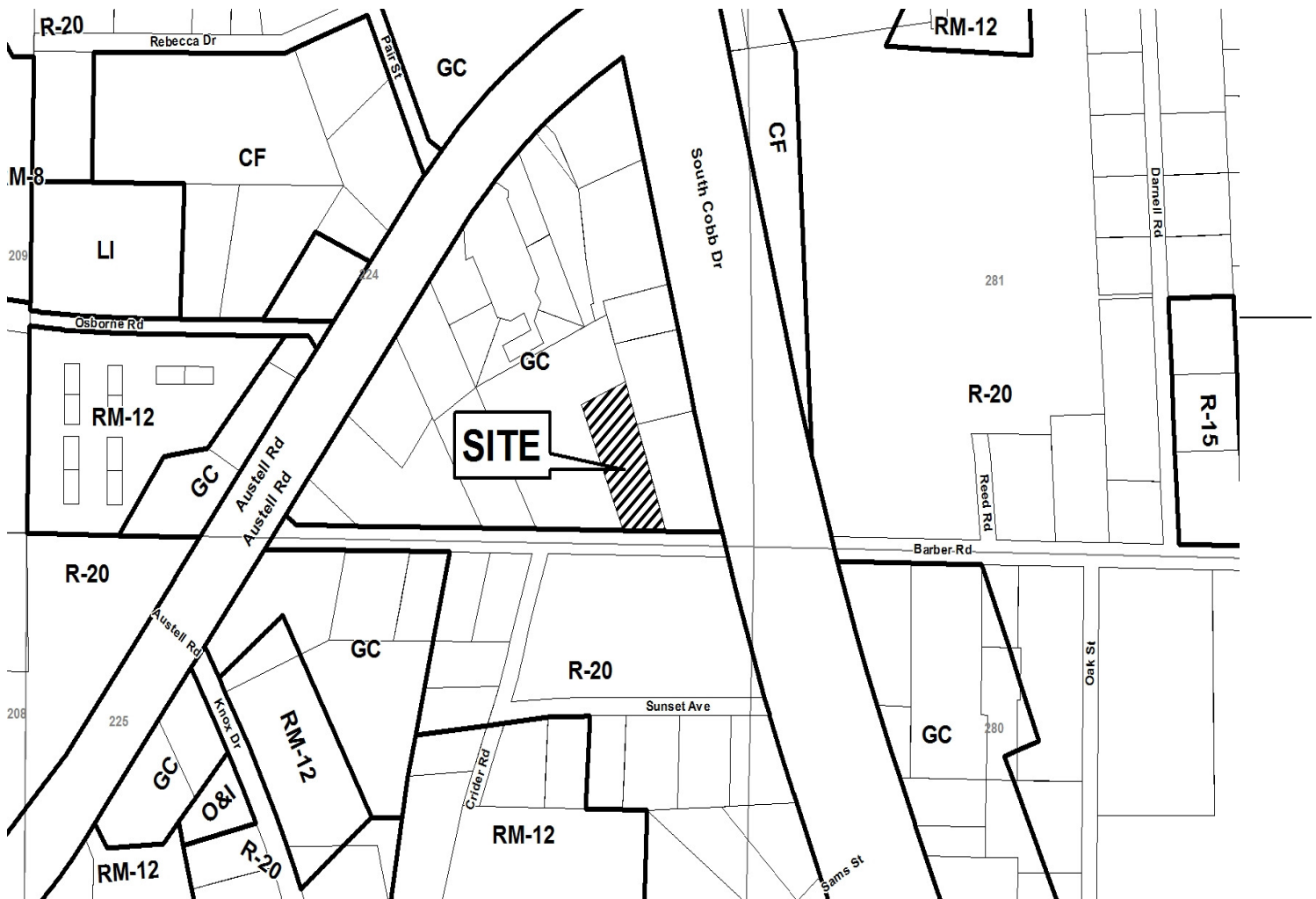
**LAND LOT(S):** 224

**PARCEL(S):** 52

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

**COMMISSION DISTRICT:** 1

#### CONTIGUOUS ZONING/DEVELOPMENT





Application No. 2-58

Oct. 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): WAREHOUSE
- b) Proposed building architecture: ATLANTA Building Co.
- c) Proposed hours/days of operation: M-F 9-5
- d) List all requested variances: SETBACK VARIANCE
- LOT SIZE VARIANCE
- \_\_\_\_\_
- \_\_\_\_\_

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

\_\_\_\_\_

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.....  
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:** Nancy Kool Martinez

**PHONE #:** (678) 699-2259 **EMAIL:** nkool10@gmail.com

**REPRESENTATIVE:** Nancy Kool Martinez

**PHONE #:** (678) 699-2259 **EMAIL:** nkool10@gmail.com

**TITLEHOLDER:** Nancy M. Kool

**PROPERTY LOCATION:** Northeast side of Friendship Church Road,  
south of Chatsworth Way

(1570 Friendship Church Road)

**ACCESS TO PROPERTY:** Friendship Church Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-59

**HEARING DATE (PC):** 10-03-17

**HEARING DATE (BOC):** 10-17-17

**PRESENT ZONING:** R-80

**PROPOSED ZONING:** R-15

**PROPOSED USE:** Single-family house

**SIZE OF TRACT:** 0.541 acres

**DISTRICT:** 19

**LAND LOT(S):** 317

**PARCEL(S):** 4 (East side)

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

**COMMISSION DISTRICT:** 1



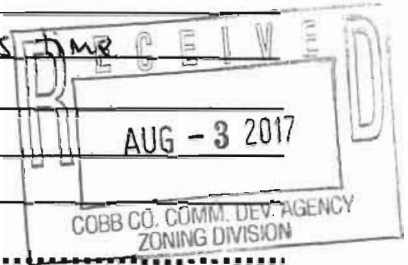
Application No. 7-59

Oct. 2017

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1250 square feet  
b) Proposed building architecture: unknown at this time,  
single family residence  
c) List all requested variances: none available at this time



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

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

N/A



**APPLICANT:** Cobb Erectors, Inc.

**PHONE #:**                      **EMAIL:**                     

**REPRESENTATIVE:** Adam J. Rozen

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

**TITLEHOLDER:** Cobb Erectors, Inc.

**PROPERTY LOCATION:** Northeast side of Dixie Drive, and the  
southwest side of Homer Corn Road  
(1731 Dixie Avenue, S.E.)

**ACCESS TO PROPERTY:** Dixie Avenue

**PHYSICAL CHARACTERISTICS TO SITE:**                     

#### CONTIGUOUS ZONING/DEVELOPMENT

**PETITION NO:** Z-60

**HEARING DATE (PC):** 10-03-17

**HEARING DATE (BOC):** 10-17-17

**PRESENT ZONING:** GC

**PROPOSED ZONING:** HI

**PROPOSED USE:** Specialized Contractor

**SIZE OF TRACT:** 0.88 acres

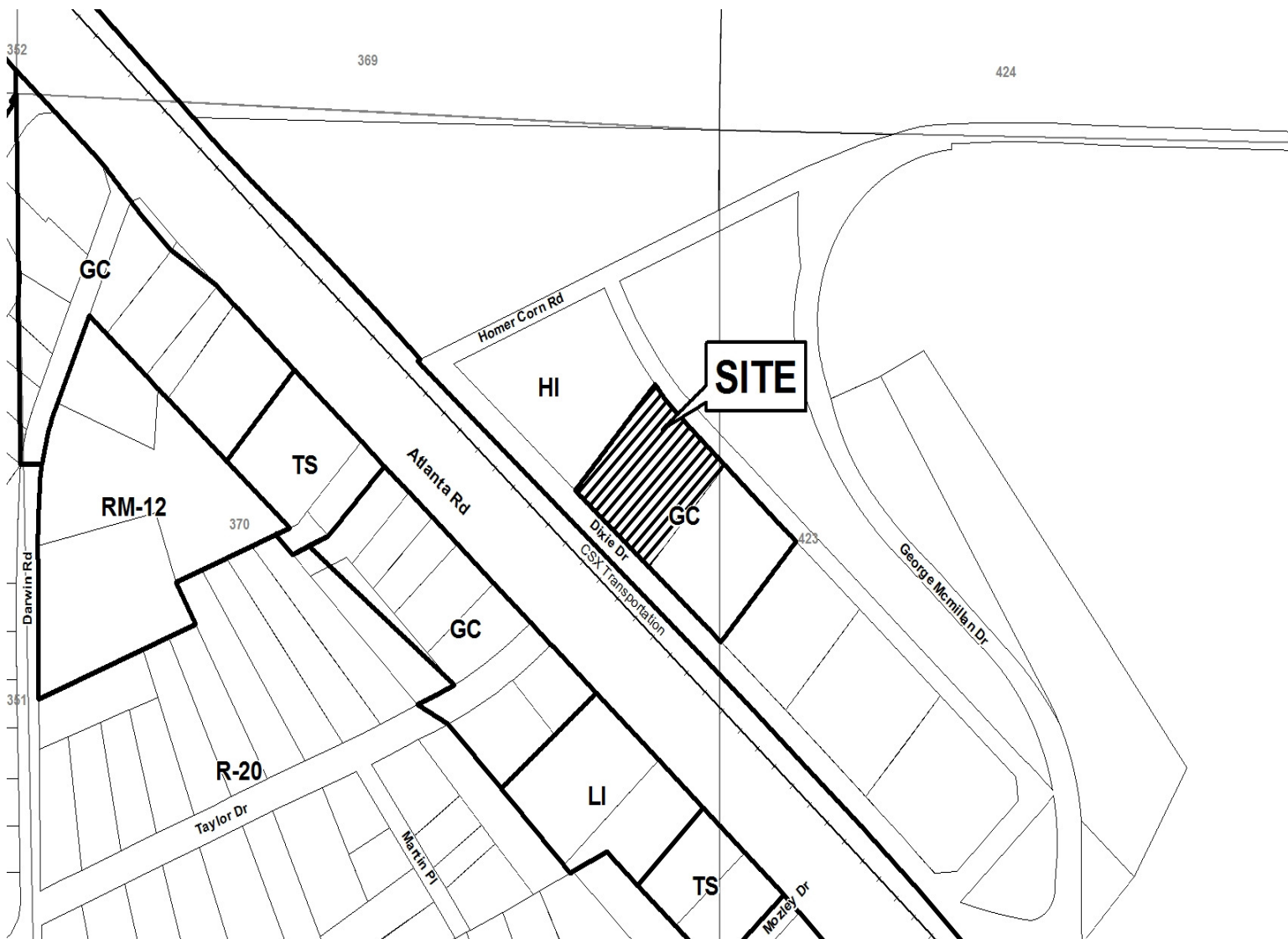
**DISTRICT:** 17

**LAND LOT(S):** 370

**PARCEL(S):** 54

**TAXES: PAID** X **DUE**                     

**COMMISSION DISTRICT:** 3



Application No. Z-60

Oct. 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): Office, warehouse, and equipment storage for special contractor
- b) Proposed building architecture: Use current building on site
- c) Proposed hours/days of operation: Week days 7 a.m.- 6 p.m.
- d) List all requested variances: None known at this time
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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.....  
**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

**STERLING ESTATES - PHASE II**  
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

HEALTH CARE CAPITAL  
CORP.

2 RAVENNA DRIVE, SUITE 1500  
ATLANTA, GEORGIA 30346  
PHONE: 404.663.4437

WE PROVIDE SOLUTIONS™

PLANNING & LANDSCAPE ARCHITECTURE  
SURVEYING & ENGINEERS COLLABORATIVE

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ATLANTA, GEORGIA 30349  
PHONE: 404.754.3111 FAX: 404.754.3115  
WWW.PECSOLUTIONS.COM

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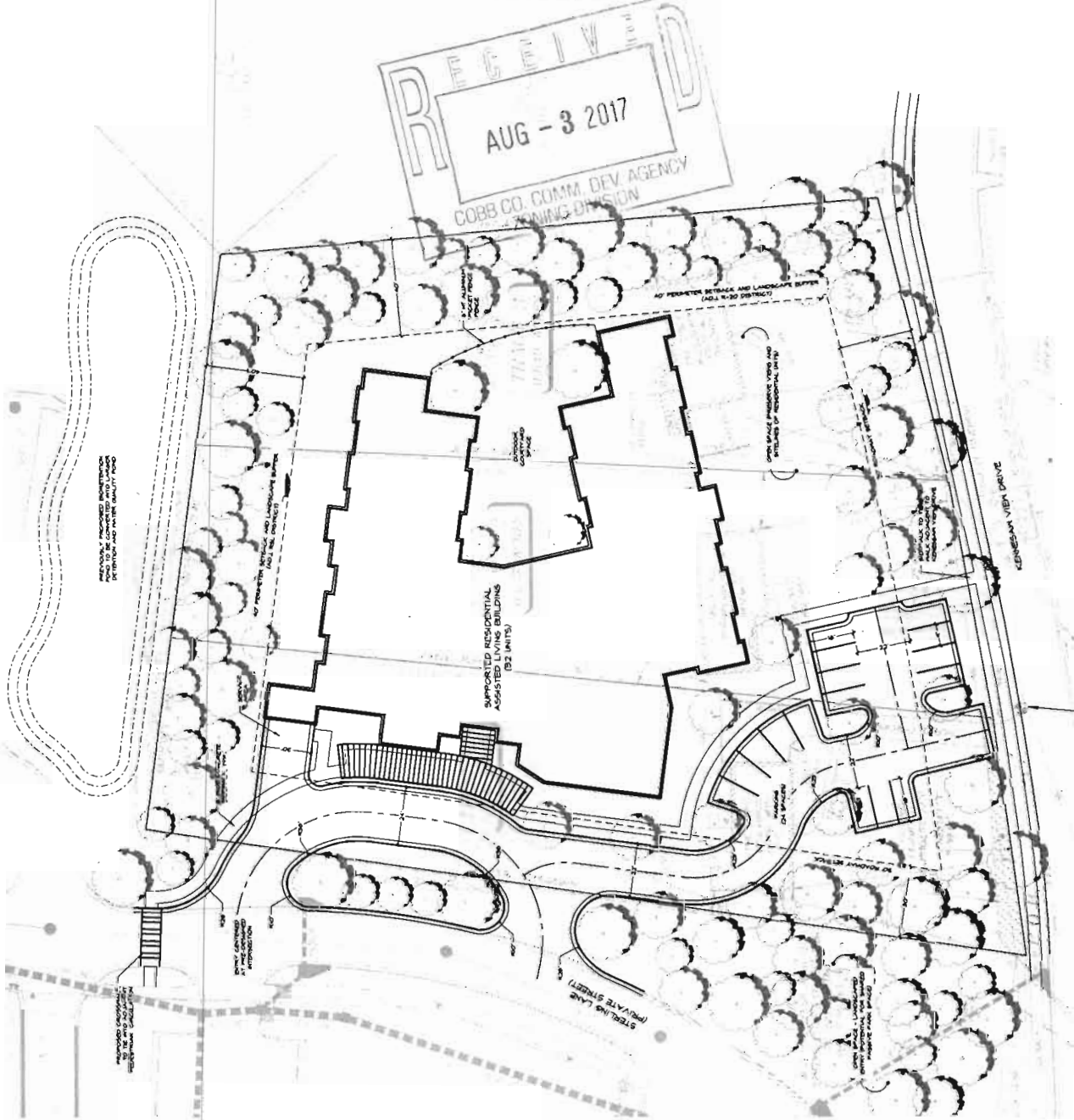
SCALE: 1" = 20'  
DATE: JULY 31, 2017  
PROJECT: 14063.01



<b>SITE DATA:</b>	
SITE AREA (SUBJECT)	2.037 ACRES
MASTER SITE AREA (PHASE 1)	24.228 ACRES
MASTER SITE ASSEMBLAGE	26.337 ACRES
ZONING	R-10
PROPOSED ZONING	R-10
ZONING JURISDICTION	COB County, Georgia
<b>DENSITY CALCULATIONS</b>	
PROPOSED UNITS (SUBJECT)	32 UNITS
PROPOSED UNITS (PHASE 1)	158 UNITS
TOTAL PROPOSED UNITS	190 UNITS
TOTAL PROPOSED DENSITY	8.14 UPA
<b>BUILDING SETBACK SUMMARY</b>	
PUBLIC ROADWAY SETBACK	30 FEET
PERMETER BUILDING SETBACK	40 FEET
LANDSCAPE BUFFER	40 FEET
<b>DEVELOPMENT STANDARDS</b>	
MAXIMUM IMPERVIOUS ALLOWED	80% TOTAL SITE AREA
PARKING SUMMARY (SUBJECT)	
PARKING SPACES PROVIDED	16 SPACES
TOTAL MASTER SITE PARKING REQUIRED	168 SPACES
TOTAL MASTER SITE PARKING PROVIDED	324 SPACES

LANDSCAPE PLAN IS REPRESENTATIONAL ONLY. FINAL LANDSCAPE PLAN WILL BE DEVELOPED AFTER ZONING APPROVAL

**24 HOUR CONTACT:**  
**BRYAN SODEL**  
**404-863-4432**



**APPLICANT:** West Cobb Senior Living, LLC

**PHONE #:** EMAIL:

**REPRESENTATIVE:** Parks F. Huff, LLP

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

**TITLEHOLDER:** Jeptha B. Foster, Jr. and Loretta Foster; Julia K.

Martin and Chester Martin; and Matthew L. Sawyer and Kristy K. Sawyer

**PROPERTY LOCATION:** North side of Kennesaw View Drive,

west of West Sandtown Road

(3140, 3150 and 3160 Kennesaw View Drive)

**ACCESS TO PROPERTY:** Kennesaw View Drive

**PHYSICAL CHARACTERISTICS TO SITE:**

#### CONTIGUOUS ZONING/DEVELOPMENT

**PETITION NO:** Z-61

**HEARING DATE (PC):** 10-03-17

**HEARING DATE (BOC):** 10-17-17

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** RSL

**PROPOSED USE:** Memory Care Facility

**SIZE OF TRACT:** 2.037 acres

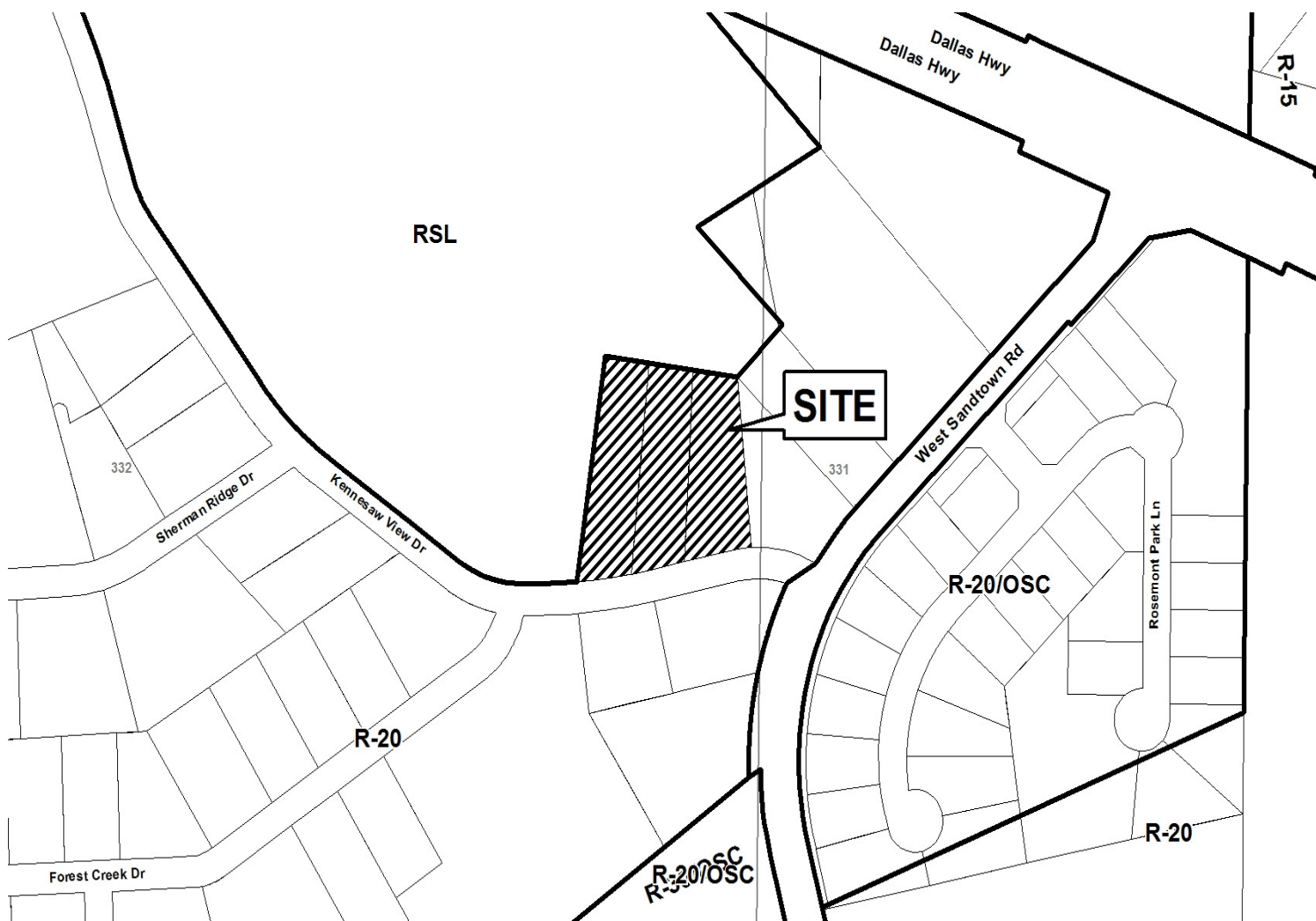
**DISTRICT:** 20

**LAND LOT(S):** 331,332

**PARCEL(S):** 15,47,48

**TAXES: PAID** X **DUE**

**COMMISSION DISTRICT:** 1







Application No. Z-61

Oct. 2017

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): One building of 30,000 square feet
- b) Proposed building architecture: Traditional style
- 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: \_\_\_\_\_  
\_\_\_\_\_  
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.....  
**Part 3. Other Pertinent Information (List or attach additional information if needed)**

This property will be added to the already approved senior community  
\_\_\_\_\_  
\_\_\_\_\_

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

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



Rezoning Plat

# Cooper Lake Road Community

Cobb County, Georgia Land Lot 257 and 320, 17th District, 2nd Section

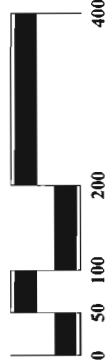
prepared for:

Cooper Lake Hills, LLC

DGM  
LAND PLANNING  
CONSULTANTS



9755 Cooper Lake  
Rd. Suite 212  
Kennesaw, GA 30144  
770-514-9006  
FAX 514-9191



Scale: 1" = 100'  
July 31, 2017



## Site Data

Total Site Area: 14.07 AC  
Total Units Shown: 26  
Density: 1.84 UN/AC  
Present Zoning: R-20  
Proposed Zoning: R-15  
Average Lot Size: 18,897 SF  
Minimum Lot Width: 95'  
Building Setbacks:

front: 35'  
rear: 30'  
side: 10'

- NOTES:**
1. Boundary survey by Jason L. Hulse, dated 10-4-16
  2. Topographic information by Cobb County, GA
  3. According to Flood Insurance Rate Map (FIRM) 13061C0284A dated March 4, 2013 no portion of this site contains floodplain
  4. No easements are shown to exist on site
  5. No streets or utilities are shown to exist on site
  6. All dimensions are in feet
  7. No utility easements are shown to exist on site
  8. Stormwater management and water quality structures are conceptual in size and all be revised based on hydrologic study

AUG - 3 2017  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Cooper Lake Road  
(variable r/w)

(Future r/w)

Cooper Lake Road  
(variable r/w)

Denetra Drive

Wagon Circle



stormwater management area

**APPLICANT:** Cooper Lake Hills, LLC

**PHONE #:** (678) 819-5557 **EMAIL:** whit@southernrealtypartners.com

**REPRESENTATIVE:** J. Kevin Moore

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

**TITLEHOLDER:** Ted L. Lindstedt

**PROPERTY LOCATION:** South and east sides of Cooper Lake Road,  
west of Civitania Road

(300 and 320 Cooper Lake Road)

**ACCESS TO PROPERTY:** Cooper Lake Road

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

#### CONTIGUOUS ZONING/DEVELOPMENT

**PETITION NO:** Z-62

**HEARING DATE (PC):** 10-03-17

**HEARING DATE (BOC):** 10-17-17

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** R-15

**PROPOSED USE:** Single-family Residential  
Subdivision

**SIZE OF TRACT:** 14.07 acres

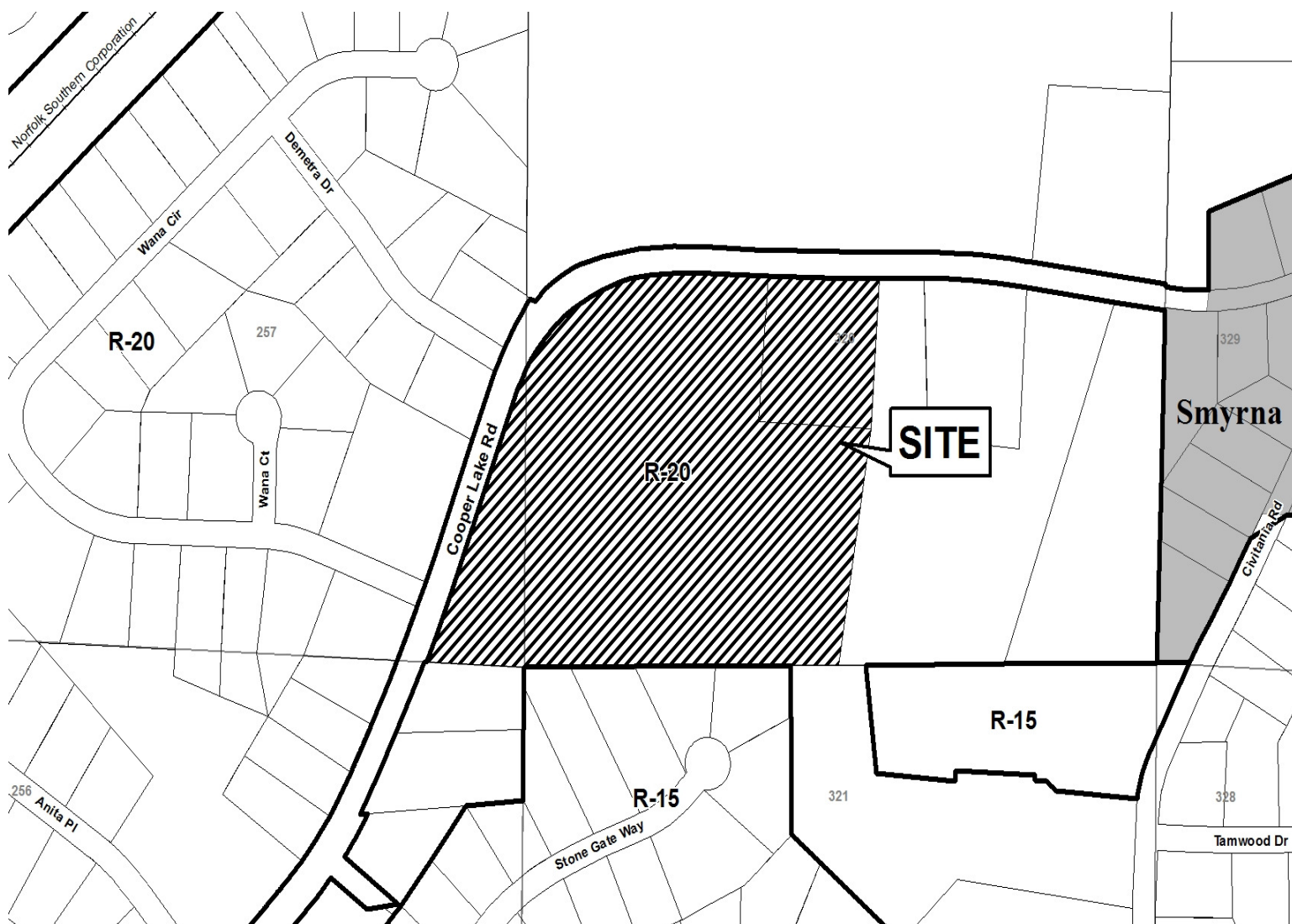
**DISTRICT:** 17

**LAND LOT(S):** 257,320

**PARCEL(S):** 1,2

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

**COMMISSION DISTRICT:** 4





Application No. Z- 42 (2017)

Hearing Dates:

PC: 10/03/2017

BOC: 10/17/2017

## Summary of Intent for Rezoning\*

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

a) Proposed unit square-footage(s): 2,200 square feet and greater

b) Proposed building architecture: Traditional and Craftsman

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

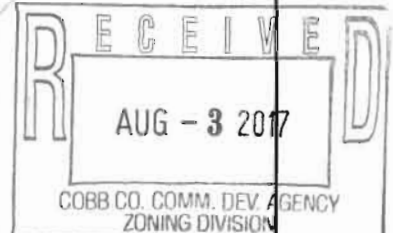
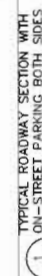
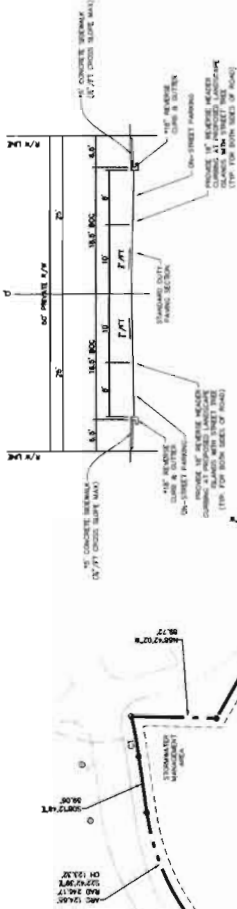
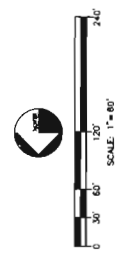
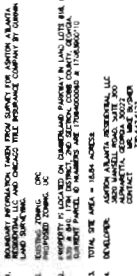
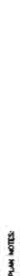
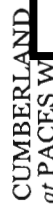
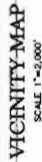
.....  
**Part 3. Other Pertinent Information (List or attach additional information if needed)**

.....  
**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.



**APPLICANT:** Ashton Atlanta Residential, LLC

**PHONE #:** (770) 642-6123 **EMAIL:** mike.busher@ashtonwoods.com

**REPRESENTATIVE:** John H. Moore

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

**TITLEHOLDER:** ADIC, Inc., successor by merger to XEBO Corporation

**PROPERTY LOCATION:** Southeasterly corner of Cumberland Parkway and Paces Walk

**ACCESS TO PROPERTY:** Cumberland Parkway

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

**PETITION NO:** Z-63

**HEARING DATE (PC):** 10-03-17

**HEARING DATE (BOC):** 10-17-17

**PRESENT ZONING:** CRC

**PROPOSED ZONING:** UC

**PROPOSED USE:** Townhouses and Condominiums

**SIZE OF TRACT:** 18.84 acres

**DISTRICT:** 17

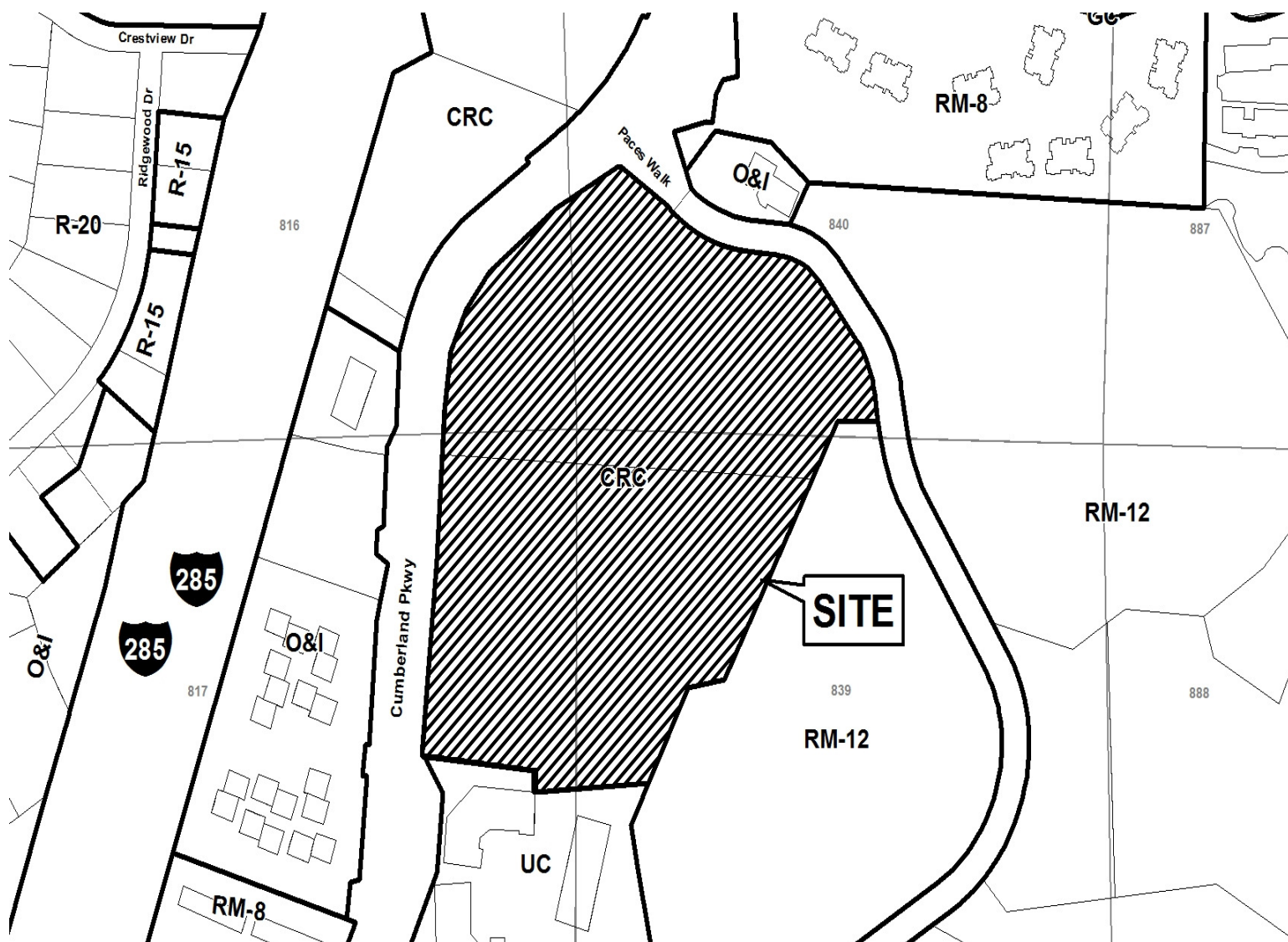
**LAND LOT(S):** 816,817,839,840

**PARCEL(S):** 11,6

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

**COMMISSION DISTRICT:** 2

#### CONTIGUOUS ZONING/DEVELOPMENT







Application No. Z-63 (2017)

Hearing Dates: PC: 10/03/2017  
BOC: 10/17/2017

## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): 800 square feet upwards to 3,500 square feet, and greater, based on product type
- b) Proposed building architecture: English Cottage, with exteriors composed of combinations of brick and siding mixed, and combinations thereof
- c) List all requested variances: See Attached

### 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.

**ATTACHMENT TO SUMMARY OF INTENT FOR REZONING**

**Application No.:** Z- 63 (2017)  
**Hearing Dates:** October 3, 2017  
October 17, 2017

**Applicant:** Ashton Atlanta Residential, LLC  
a Georgia limited liability company  
**Titleholder:** ADIC, Inc.  
a Georgia corporation, successor by merger to  
XEBO Corporation, a Georgia corporation

Part 1. Residential Rezoning Information

- (d) List all requested variances:
- i) Front Setback reduced to 10 feet;  
Major Side, Minor Side, and Side Setback reduced to 10 feet;  
Rear Setback reduced to 10 feet;
- Internal minimum building separation shall be 10 feet;  
Internal building setbacks (off private roadway or private alley easement area shall be 0 feet).
- ii) Landscape Buffers (if applicable) to be reduced to a 10 feet landscape strip (same 10 feet as proposed building setback).

Z-64  
(2017)

**WEST VILLAGE - PHASE III**  
A MASTER PLANNED RESIDENTIAL DEVELOPMENT  
IN THE  
BRANCH PROPERTIES  
AREA  
SUITE 200  
ALATYIA, GEORGIA 30326  
PHONE: 404-632-8931  
WWW.WESTVILLAGE.COM

## REVISIONS

OVERALL ZONING  
MASTER PLAN

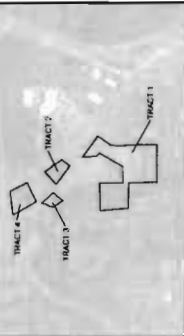
SCALE: 1" = 100'  
DATE: AUGUST 2, 2017  
PROJECT: 04190.01A



**Z1**



SITE LOCATION AND MAP KEY (NTS)



FEMA MAP (NTS)

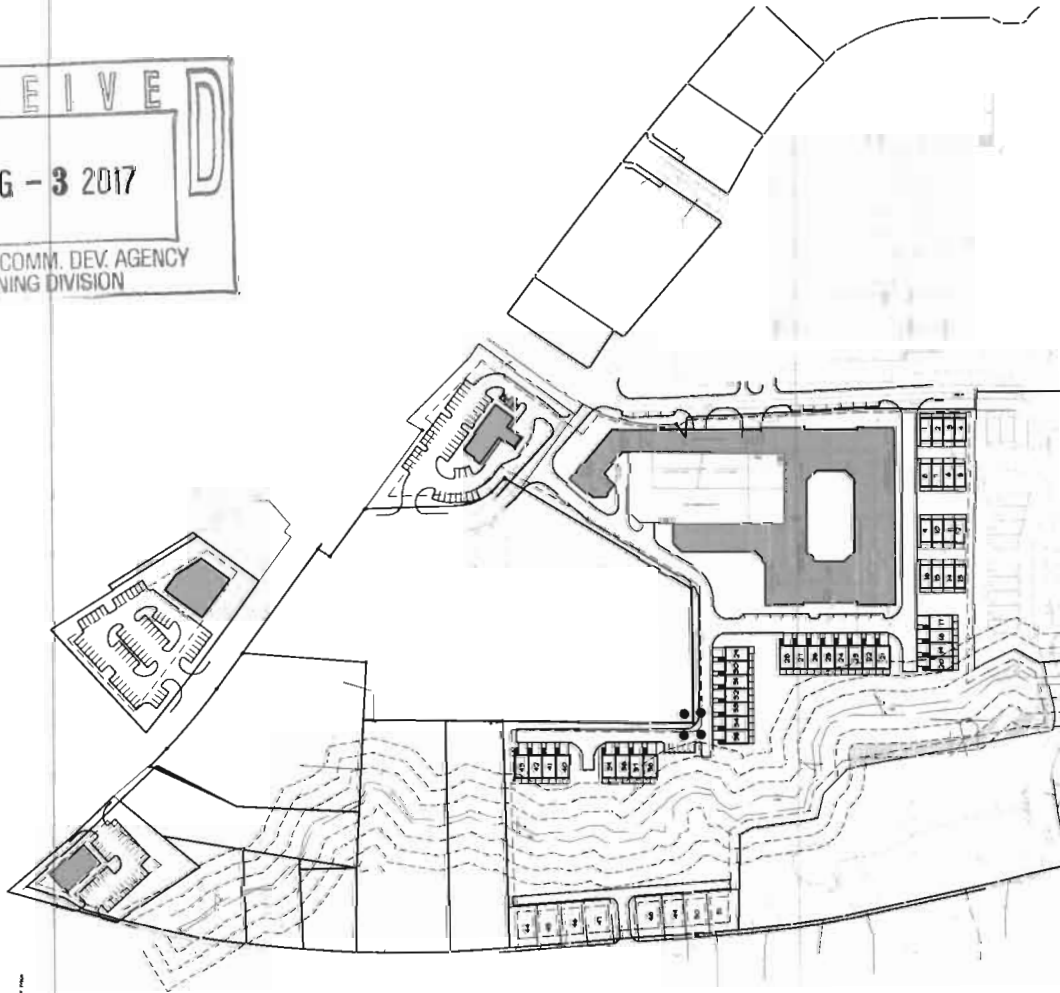
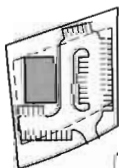


## OVERALL SITE DATA

COMBINED TRACT AREA	.....	18.765 ACRES
ZONING		
EXISTING ZONING	.....	VARIES (SEE IND. TRACT DATA)
PROPOSED ZONING	.....	PVC
ZONING JURISDICTION	.....	-DORR COUNTY, GEORGIA
DEVELOPMENT STATISTICS		
FOR SALE RESIDENTIAL	.....	91 UNITS
MAX. FIFAMILY RESIDENTIAL	.....	310 UNITS
TOTAL RESIDENTIAL	.....	21,500 SF TOTAL

**24 HOUR CONTACT:**  
**JACK HAYLETT**  
**404-832-8931**

RECEIVED  
AUG - 3 2017  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION





**APPLICANT:** Branch Acquisition Company, LLC

**PHONE #:** (404) 832-8900 **EMAIL:** jhaylett@branchprop.com

**REPRESENTATIVE:** John H. Moore

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

**TITLEHOLDER:** Branch/Highlands Vinings West, LLC and  
West Village Associates, LLC

**PROPERTY LOCATION:** North side of West Village Crossing, east

side of Oakdale Rd, south side of West Village Way, west side of Pine St,

southern corner of Oakdale Rd and West Atlanta Rd, southeast corner of

West Atlanta Rd and Young Street, east side of West Atlanta Rd and west side of  
Atlanta Rd, east side of West Atlanta Rd, and the northern corner of Pine St and  
West Village Way

**ACCESS TO PROPERTY:** West Atlanta Road, West Village Way,

Pine Street and Oakdale Road

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

**PETITION NO:** Z-64

**HEARING DATE (PC):** 10-03-17

**HEARING DATE (BOC):** 10-17-17

**PRESENT ZONING:** R-15, R-20, PVC,  
GC, NRC

**PROPOSED ZONING:** PVC

**PROPOSED USE:** Adding property to a  
mixed use development (West Village)

**SIZE OF TRACT:** 15.30 acres

**DISTRICT:** 17

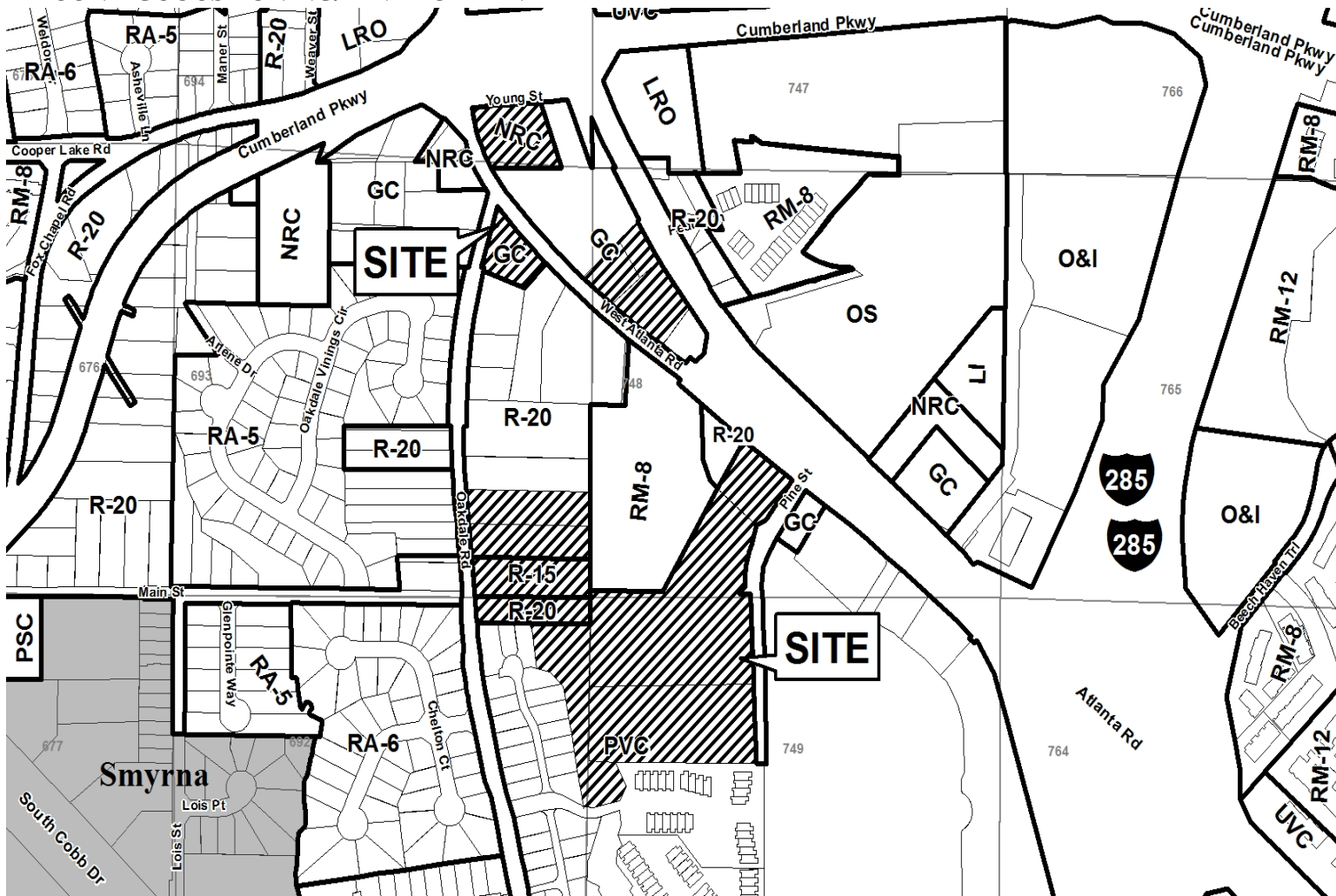
**LAND LOT(S):** 692,693,694, 748,749

**PARCEL(S):** Parcels on file in Zoning Div

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

**COMMISSION DISTRICT:** 2

**CONTIGUOUS ZONING/DEVELOPMENT**





Application No. Z-64 (2017)

Hearing Dates:

PC: 10/03/2017

BOC: 10/17/2017

## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): Minimum 850 square feet and greater
- b) Proposed building architecture: Traditional
- 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: Traditional
- c) Proposed hours/days of operation: 8:00 a.m. - 10:00 p.m.
- 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.



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 5" PER ANGLE AND WAS ADJUSTED BY COMPASS RULE.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION, I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

WORK PERFORMED JUNE 8 2017.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

INSTRUMENT USED: SOKKIA 2100S  
ROBOTIC TOTAL STATION

IN MY OPINION THIS PLAN IS A  
CORRECT REPRESENTATION OF THE  
LAND PLATTED AND HAS BEEN  
PREPARED IN CONFORMITY WITH THE  
MINIMUM STANDARDS AND  
REQUIREMENTS OF THE LAW.



MERIDIAN GEOMATICS, LLC

land surveying ~ residential & commercial

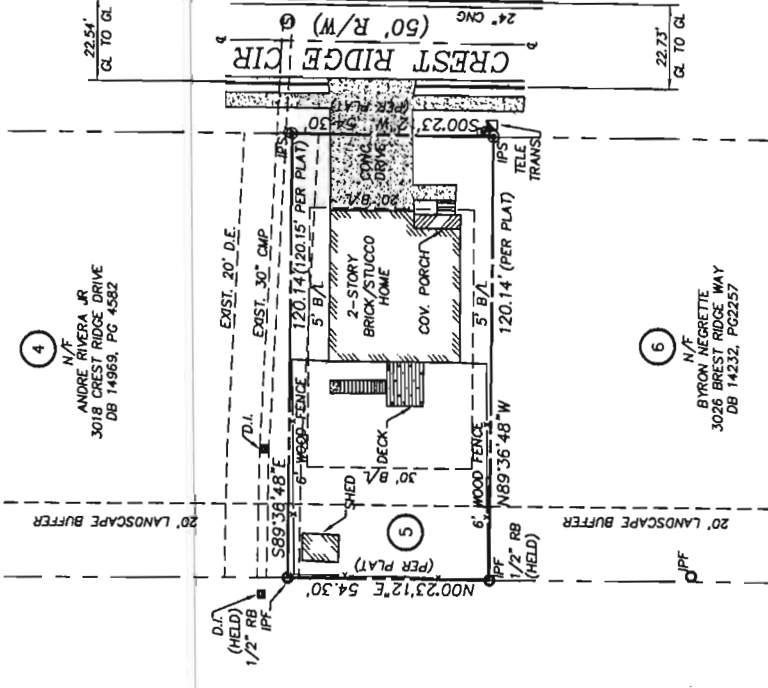
216 Powers Ferry Rd  
Marietta, Georgia 30067

Manitella, Georgia 30067  
phone: (770) 675-6197 ~ surveyingatlanta@gmail.com

**SITE AREA**  
**6,524 SQ. FT.**  
**0.15 ACRES**

4  
N/F  
ANDRE RIVERA JR  
3018 CREST RIDGE DRIVE  
DB 14969, PG 4582

N/F  
BYRON NEGRETTE  
3026 BREST RIDGE WAY  
DB 14232, PG2257



GRAPHIC SCALE



BOUNDARY SURVEY for  
PATRICIA HINES

3022 CREST RIDGE CIRCLE

1 SUBJECT DEED 14897, PAGE 195  
2 PLATBOOK 199, PAGE 50

**3 SEE ADJOINERS**

FLOOD NOTF

---

21 JAN 2003

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP  
COBB COUNTY COMMUNITY PANEL NO. 13067 C  
0114 H DATED MARCH 4, 2013. THIS PROPERTY IS NOT  
IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

## LEGEND

DATE: 11/11/2011

2 1/8" BUILDING SETBACK  
IRON PIN FOUND

**IRON FINISH**  
**RIGHT OF WAY**

R/W RIGHT OF WAY  
CENTRED LINE

Q CENTER LINE  
P PROPERTY LINE

CRIMPED TOP F  
CTP

ACR  
REINFORCED C  
CUMULATIVE FE

CU CHAIN LINK FENCE  
HDP HIGH DENSITY POLYETHYLENE

⑤ SANITARY SEWER

N/F NOW OR FORM

**WATER METER**














**FIRE FIGHTING**

**SANITARY CLEANUP**

00  
00  
00

REG  
KEDAK  
D  
DRAINING ET

U.I. DRAIN INLET  
POWER POLE

 LIGHT POLE

WATER VALVE

GW GUT WIRE

**APPLICANT:** Patricia Hines

**PHONE#:** (770) 431-6520 **EMAIL:** pathines4@att.net

**REPRESENTATIVE:** Patricia Hines

**PHONE#:** (770) 431-6520 **EMAIL:** pathines4@att.net

**TITLEHOLDER:** Patricia A. Hines

**PROPERTY LOCATION:** West side of Crest Ridge Circle,

south of Crest Ridge Road

(3022 Crest Ridge Circle)

**ACCESS TO PROPERTY:** Crest Ridge Circle

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

\_\_\_\_\_

\_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-19

**HEARING DATE (PC):** 10-03-17

**HEARING DATE (BOC):** 10-17-17

**PRESENT ZONING:** RA-5

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Daycare

**SIZE OF TRACT:** 0.15 ac

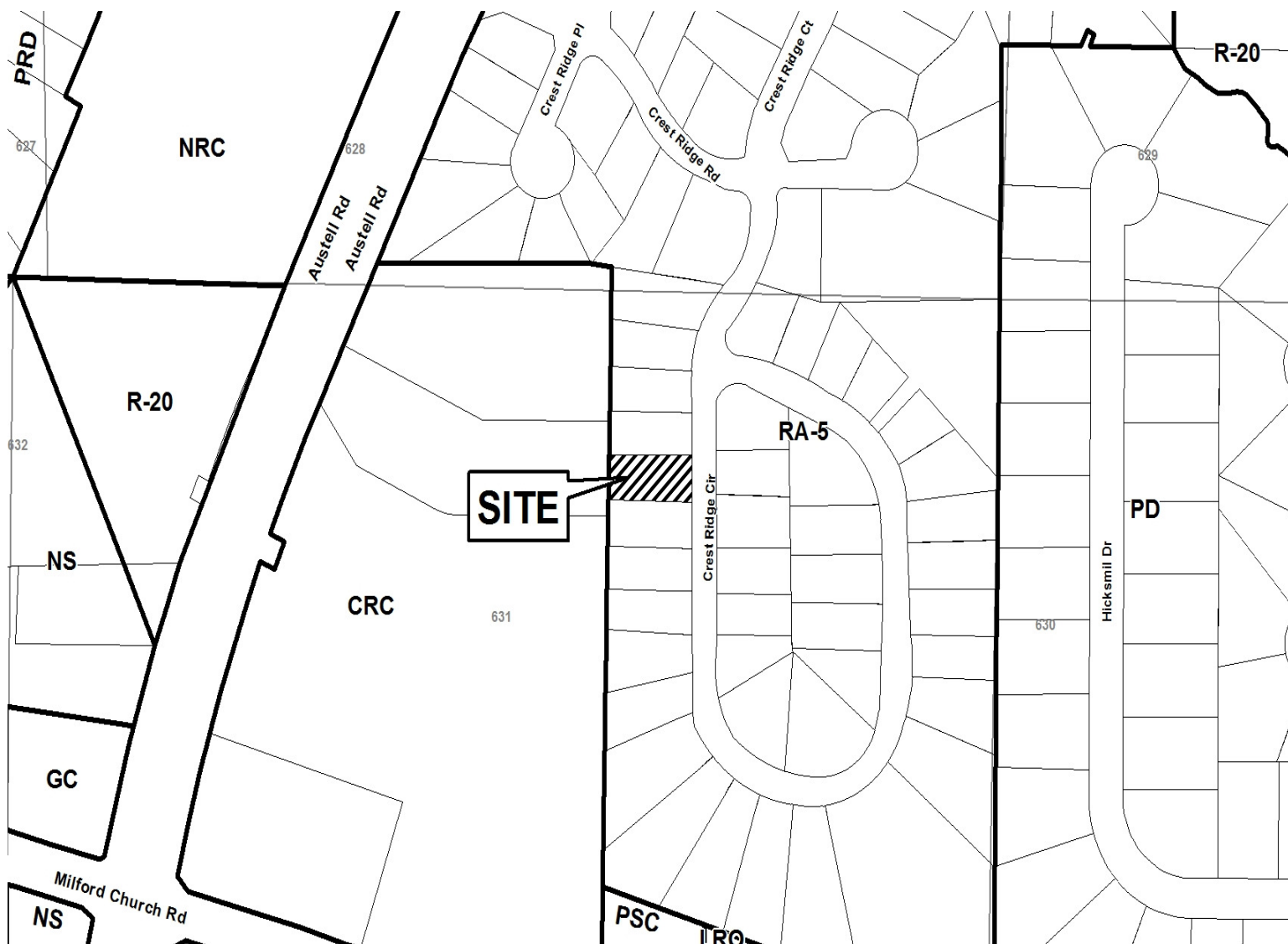
**DISTRICT:** 19

**LAND LOT(S):** 631

**PARCEL(S):** 39

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

**COMMISSION DISTRICT:** 4





Revised October 1, 2009

Application #: LUP-19  
PC Hearing Date: 10-3-17  
BOC Hearing Date: 10-17-17

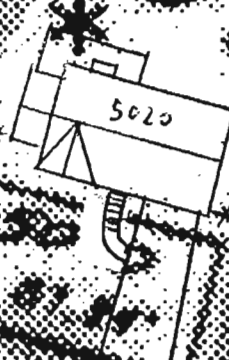
## TEMPORARY LAND USE PERMIT WORKSHEET (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Child Daycare
2. Number of employees? 1
3. Days of operation? 5
4. Hours of operation? 10
5. Number of clients, customers, or sales persons coming to the house per day? 10 ; Per week? 10 - same
6. Where do clients, customers and/or employees park?  
Driveway: ☒ ; Street: \_\_\_\_\_ ; Other (Explain): \_\_\_\_\_
7. Signs? No: ☒ ; Yes: \_\_\_\_\_. (If yes, then how many, size, and location): \_\_\_\_\_
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): Two - Car
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): out Door Toys for playground.
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: Patricia Hines Date: 5-30-17

Applicant name (printed): PATRICIA HINES

LUP-20  
(2017)





**APPLICANT:** Kathleen E. Taylor

**PHONE#:** (404) 695-8153 **EMAIL:** ket2791@yahoo.com

**REPRESENTATIVE:** Kathleen E. Taylor

**PHONE#:** (404) 695-8153 **EMAIL:** ket2791@yahoo.com

**TITLEHOLDER:** Kathleen E. Taylor

**PROPERTY LOCATION:** Northeast side of Sunbrook Way, east  
of Sunbrook Drive

(5020 Sunbrook Way)

**ACCESS TO PROPERTY:** Sunbrook Way

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-20

**HEARING DATE (PC):** 10-03-17

**HEARING DATE (BOC):** 10-17-17

**PRESENT ZONING:** R-15

**PROPOSED ZONING:** Land Use Permit  
(Renewal)

**PROPOSED USE:** Allow more unrelated  
adults than the County Code Permits

**SIZE OF TRACT:** 0.48 ac

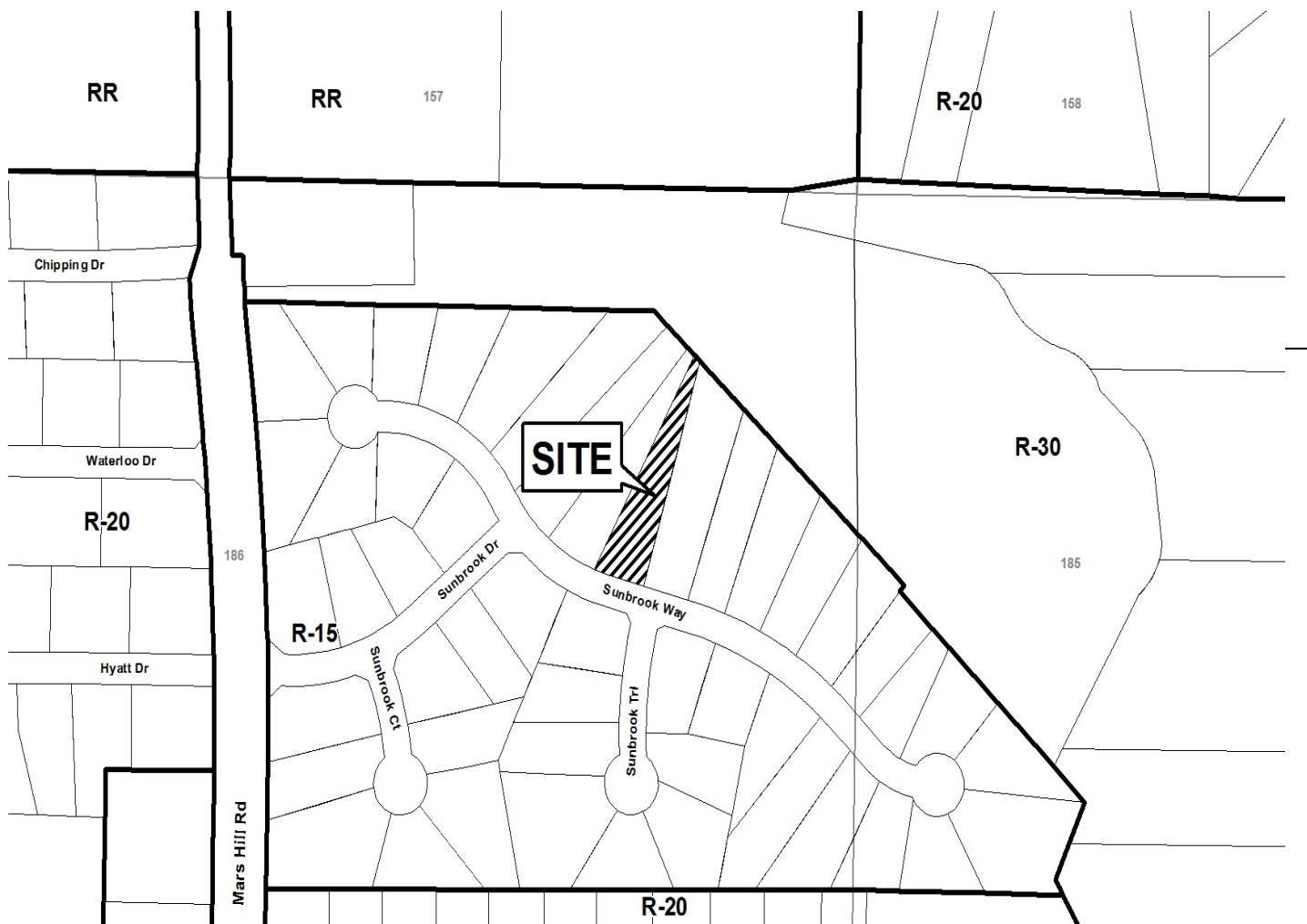
**DISTRICT:** 20

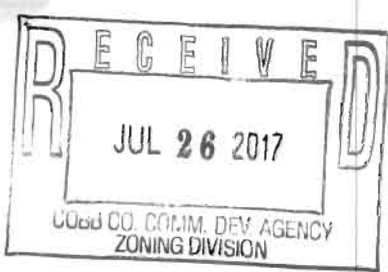
**LAND LOT(S):** 186

**PARCEL(S):** 108

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

**COMMISSION DISTRICT:** 1





Application #: LUP-20

PC Hearing Date: 10-3-17

BOC Hearing Date: 10-17-17

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

1. Number of unrelated adults in the house? 2
2. Number of related adults in the house? 5
3. Number of vehicles at the house? 3
4. Where do the residents park?  
Driveway: ☒ ; Street: ☐ ; Garage: ☒
5. Does the property owner live in the house? Yes ☒ ; No ☐
6. Any outdoor storage? No ☐ ; Yes ☐ (If yes, please state what is kept outside): No
7. Length of time requested (24 months maximum): 24 months
8. Is this application a result of a Code Enforcement action? No ☒ ; Yes ☐ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

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

- Renewal - We have 1 extra, ~~unrelated~~ unrelated adult living in our home. He had brain cancer at 4 and can not live independent of his mother (Michelle Marx) who is my roommate.

Applicant signature: \_\_\_\_\_

Date: \_\_\_\_\_

Applicant name (printed): \_\_\_\_\_

Kathleen E. Taylor

7/25/17

### ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-15

Size of house per Cobb County Tax Assessor records: 2,356 sq ft

Number of related adults proposed: 5 Number permitted by code: 6

Number of unrelated adults proposed: 2 Number permitted by code: 1

Number of vehicles proposed: 3 Number permitted by code: 6

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

Revised December 18, 2013



LUP-21  
(2017)

SC Development Services

ENGINEERS - SURVEYORS - LAND PLANNERS  
2020 WESTSIDE COURT-STE E-SHELLEVILLE GEORGIA 30078  
(770) 758-7868  
FAX (770) 758-4823  
MAIL@SURVEYCONCEPTS.NET

PROJECT: 53245  
DWG BY: DCP  
CHKD BY: JAS  
DATE: 7/24/17  
SCALE: 1"=40'

SURVEY FOR:  
EDWARD INFANZON &  
JULIE A. INFANZON  
LOT 20 BLOCK 9 UNIT TWO  
CANTON HILLS  
LAND LOT 766 16th DISTRICT  
COBB COUNTY, GEORGIA  
REFERENCED IN PB. 59, PG. 169

### GENERAL NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 155,082 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A WIKON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

### FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13367C0127H DATED 11/02/12



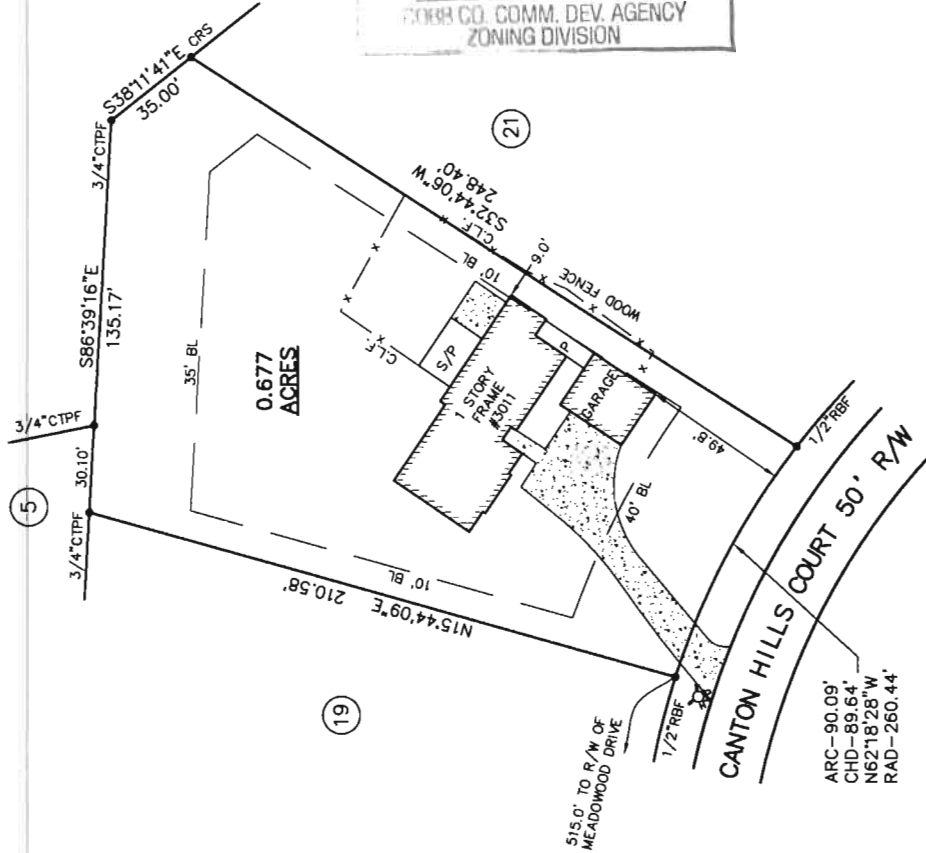
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

### LEGEND

- |           |                   |
|-----------|-------------------|
| REF       | REBAR FOUND       |
| CRS       | (1/2" REBAR)      |
|           | CAPPED REBAR SET  |
|           | (1/2" REBAR)      |
| OTF       | OPEN TOP FOUND    |
| CTF       | CRIMP TOP FOUND   |
| MNF       | MAG NAIL FOUND    |
| MNS       | MAG NAIL SET      |
| ☆         | LIGHT POLE        |
| BL        | BUILDING LINE     |
| CLF       | CHAIN LINK FENCE  |
| R/W       | RIGHT-OF-WAY      |
| TPED      | PHONE PEDASTAL    |
| CATV      | CABLE BOX         |
| WM        | WATER METER       |
| TPB       | TRANSFORMER       |
| (12.34'D) | DEED DISTANCE     |
| (12.34'P) | PLAT DISTANCE     |
| (12.34'M) | MEASURED DISTANCE |
| DE        | DRAINAGE EASEMENT |
| SSE       | SEWER EASEMENT    |
| P         | PORCH             |
| S/P       | SCREENED PORCH    |
| C/P       | CARPORT           |
| U/E       | UTILITY EASEMENT  |



NOTE: THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR OPINION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.



**APPLICANT:** Edward & Julie A. Infanzon

**PHONE#:** (770) 722-4353 **EMAIL:** bigedlep@att.net

**REPRESENTATIVE:** Edward Infanzon, Julie A. Infanzon

**PHONE#:** (770) 722-4353 **EMAIL:** julielep@att.net

**TITLEHOLDER:** Edward Infanzon and Julie A. Infanzon

**PROPERTY LOCATION:** Northeast side of Canton Hills Court,

east of Meadowood Drive

(3011 Canton Hills Court)

**ACCESS TO PROPERTY:** Canton Hills Court

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-21

**HEARING DATE (PC):** 10-03-17

**HEARING DATE (BOC):** 10-17-17

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Allowing more unrelated

adults than County Code permits

**SIZE OF TRACT:** 0.677 ac

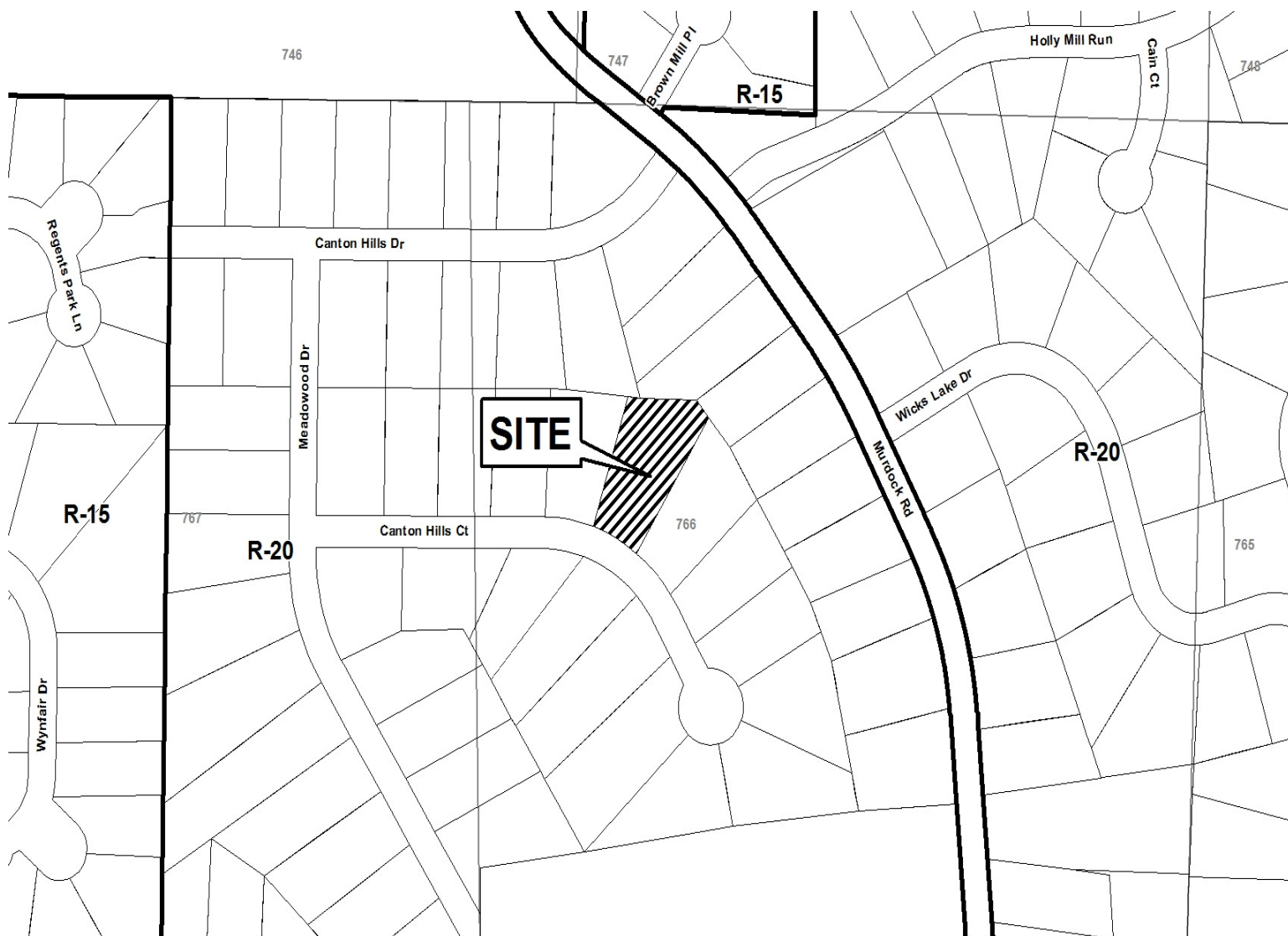
**DISTRICT:** 16

**LAND LOT(S):** 766

**PARCEL(S):** 27

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

**COMMISSION DISTRICT:** 2





Application #: LUP-21  
PC Hearing Date: 10-3-17  
BOC Hearing Date: 10-17-17

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

1. Number of unrelated adults in the house? 3
2. Number of related adults in the house? 1
3. Number of vehicles at the house? 4
4. Where do the residents park?  
Driveway: 2; Street: \_\_\_\_\_; Garage: 2
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 \_\_\_\_\_; Yes X (If yes, attach a copy of the Notice of Violation and/or tickets to this form).  
CODE-2017-03542
9. Any additional information? (Please attach additional information if needed):  
\_\_\_\_\_  
\_\_\_\_\_

Applicant signature: [Signature]

Date: 7-26-17

Applicant name (printed): Ed Infanzon

### ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 2,068 sq ft

Number of related adults proposed: 1 Number permitted by code: 5

Number of unrelated adults proposed: 3 Number permitted by code: 1

Number of vehicles proposed: 4 Number permitted by code: 5

Number of vehicles proposed to be parked outside: 4 Number of vehicles permitted 3 Outside

Revised December 18, 2013



**APPLICANT:** KCMA Corp.

**PHONE#:** (770) 499-7000 **EMAIL:** wpowell@kcmcorp.com

**REPRESENTATIVE:** Wayne Powell

**PHONE#:** (770) 421-6860 **EMAIL:** wpowell@kcmcorp.com

**TITLEHOLDER:** LIT/Hodges Industrial Trust

**PROPERTY LOCATION:** Southwest corner of Barrett Park Drive  
and Airport Road  
(2140 Barrett Park Drive)

**ACCESS TO PROPERTY:** Barrett Park Drive and Airport Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-22

**HEARING DATE (PC):** 10-03-17

**HEARING DATE (BOC):** 10-17-17

**PRESENT ZONING:** LI

**PROPOSED ZONING:** Land Use Permit  
(Renewal)

**PROPOSED USE:** Storage Tent

**SIZE OF TRACT:** 5.987 acres

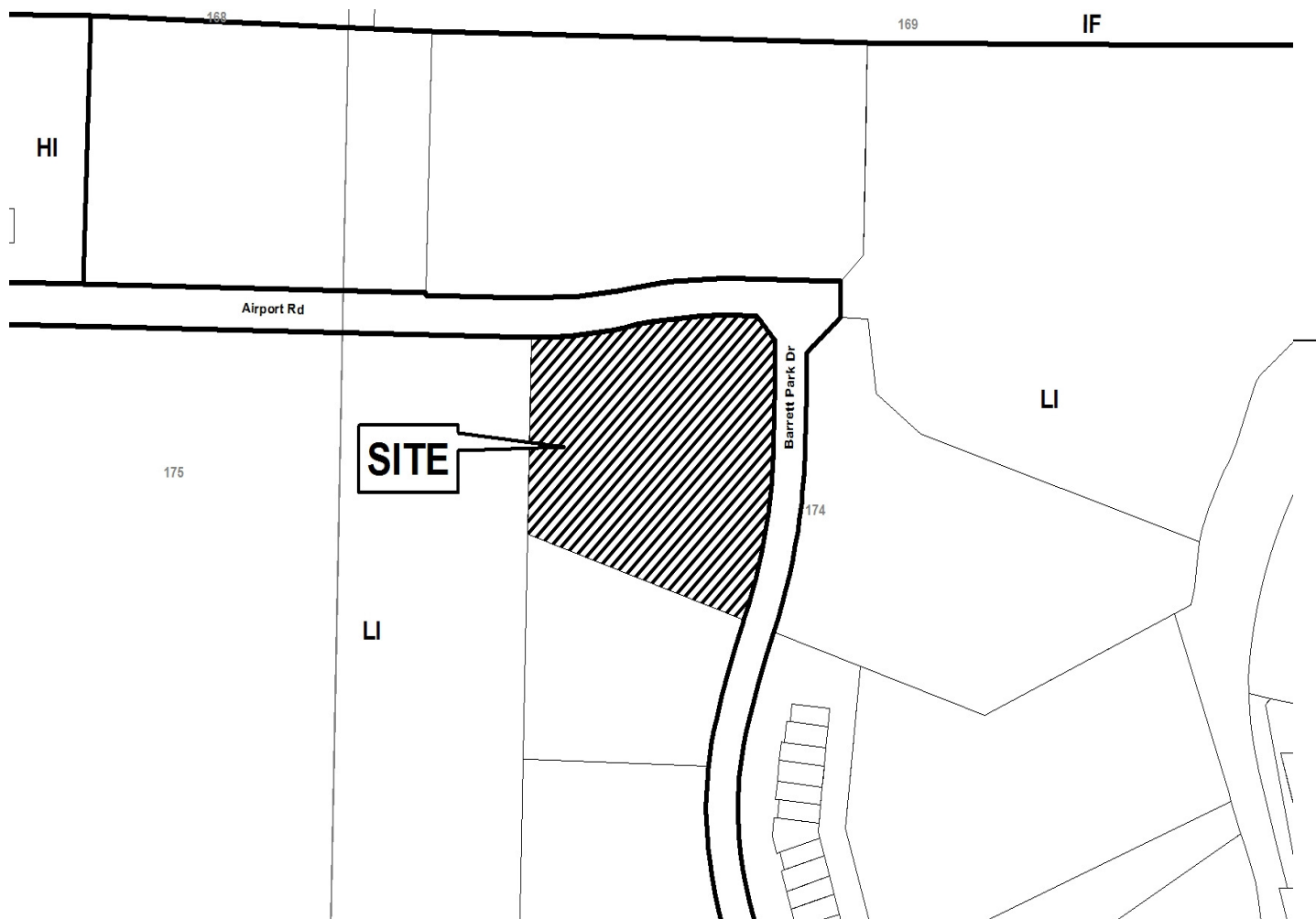
**DISTRICT:** 20

**LAND LOT(S):** 174

**PARCEL(S):** 23

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

**COMMISSION DISTRICT:** 3





Revised October 1, 2009

Application #: LVP-22  
PC Hearing Date: 10-3-17  
BOC Hearing Date: 10-17-17

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

1. Type of business, or request? Sales, Marketing, Training for Wheel Loaders
  2. Number of employees? 45
  3. Days of operation? 5/WK Mon. ~ Fri.
  4. Hours of operation? 8am ~ 5pm
  5. Number of clients, customers, or sales persons coming to the house per day? NA ; Per week? \_\_\_\_\_
  6. Where do clients, customers and/or employees park?  
Driveway: \_\_\_\_\_ ; Street: \_\_\_\_\_ ; Other (Explain): Parking lots Front & Rear
  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.): NA - Storage Only
  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): Training Materials
  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):  
Occasionally storage of wheel loaders on property for training use.
- Applicant signature: Wayne Powell Date: 7/31/17
- Applicant name (printed): WAYNE POWELL

# LUP-23 (2017)

JENNA MASON

4888 GILES ROAD, KENNESAW, GA 30144

LOT 4, SHERIDAN LANE, PARCELS S/D, LAND LOT 148, 20TH LAND DISTRICT, 2ND SECTION, COBB COUNTY, GA. FOR



Surveyor  
Aug. 04, 2017  
DATE 7/30/17

## SURVEYOR'S CERTIFICATION

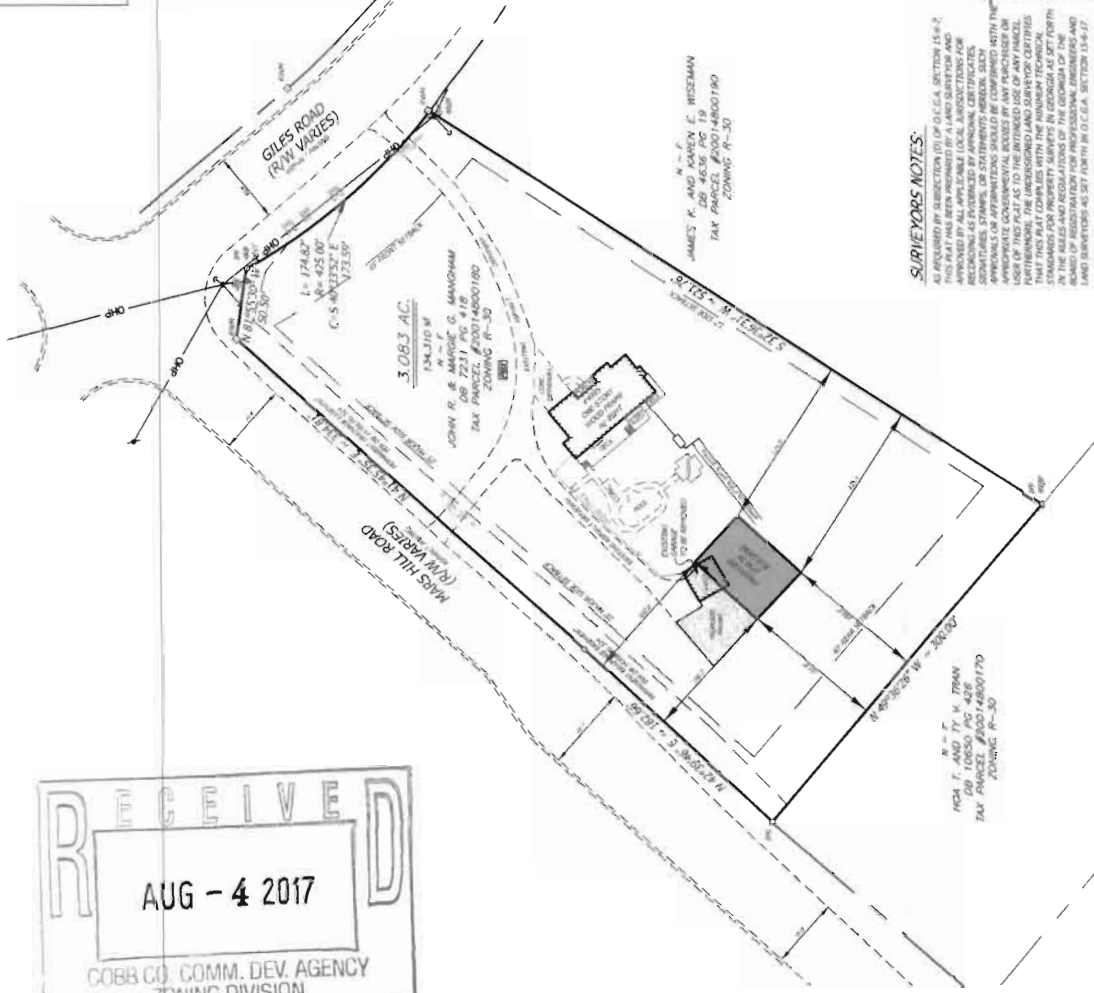
THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A LEGAL DESCRIPTION OF THE PROPERTY, BUT THE LEGAL DESCRIPTION OF THE PROPERTY IS SET FORTH IN THE ADJACENT PLAT. THE SURVEYOR HAS REVIEWED THE PLAT AND THE LEGAL DESCRIPTION AND HAS DETERMINED THAT THE PLAT AND THE LEGAL DESCRIPTION ARE IN SUBSTANTIAL AGREEMENT. THE SURVEYOR HAS ALSO REVIEWED THE PLAT AND THE LEGAL DESCRIPTION AND HAS DETERMINED THAT THE PLAT AND THE LEGAL DESCRIPTION ARE IN SUBSTANTIAL AGREEMENT.

## SURVEYOR'S NOTES:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-2, THE SURVEYOR HAS REVIEWED THE PLAT AND THE LEGAL DESCRIPTION AND HAS DETERMINED THAT THE PLAT AND THE LEGAL DESCRIPTION ARE IN SUBSTANTIAL AGREEMENT. THE SURVEYOR HAS ALSO REVIEWED THE PLAT AND THE LEGAL DESCRIPTION AND HAS DETERMINED THAT THE PLAT AND THE LEGAL DESCRIPTION ARE IN SUBSTANTIAL AGREEMENT.



SCALE IN FEET



## VICINITY MAP

GENERAL NOTES  
THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE INSURANCE POLICY.  
THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD ZONE. THE FLOOD ZONE MAP FOR THIS AREA IS AVAILABLE FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA. THE FIRM NUMBER FOR THIS AREA IS 1305-0014-G, AND THE DATE OF SAID MAP IS DECEMBER 16, 2009. THIS DETERMINATION WAS MADE BY GEOGRAPHICALLY LOCATING THE PROPERTY AND THE SITE ON SAID FIRM MAPS (UNLESS OTHERWISE NOTED).

THE HORIZONTAL CENTER FOR THIS SURVEY IS BASED ON A COBB COUNTY CENTRAL BENCHMARK USING NAD83. THE FOLLOWING BENCHMARK SETTINGS ARE 1 TO 100 FEET, 2 TO 100 FEET, 3 TO 100 FEET, 4 TO 100 FEET, 5 TO 100 FEET, 6 TO 100 FEET, 7 TO 100 FEET, 8 TO 100 FEET, 9 TO 100 FEET, 10 TO 100 FEET.

ADJACENT PROPERTY SETBACK: 40 FEET  
ADJACENT PROPERTY SETBACK: 10 FEET  
ADJACENT PROPERTY SETBACK: 10 FEET  
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ADJACENT PROPERTY SETBACK: 10 FEET

PROPERTY DATA  
LOT WILL BE SERVED BY COBB COUNTY PUBLIC WATER AND SEWER SYSTEM.  
SEPTIC SYSTEM LOCATION BASED ON COBB COUNTY PROFESSIONAL SERVICES AS BEST INFORMATION AVAILABLE.

JAMES K. AND KAREN C. WICKMAN  
DB 4636 PG 19  
TAX PARCEL #00014800180  
ZONING R-30

MICA T. AND TY V. TRAM  
DB 10053 PG 28  
TAX PARCEL #00014800170  
ZONING R-30

## BOUNDARY REFERENCES

1. SUBDIVISION PLAT SHERIDAN LANE, PARCELS S/D, LAND LOT 148, 20TH LAND DISTRICT, 2ND SECTION, COBB COUNTY, GA. FOR
2. DEED OF TRUST FOR JENNA MASON, INC. DATED 7-17-17 FILED IN PLAT BOOK 71 PAGE 15.
3. DEED OF TRUST FOR JENNA MASON, INC. DATED 7-17-17 FILED IN PLAT BOOK 71 PAGE 15.

## SURVEYOR'S NOTES:

A LEICA ROBOTIC TOTAL STATION WITH A VINA CS-15 DATA COLLECTOR WITH CARLSON SERVICE SOFTWARE WAS USED TO OBTAIN THE SURVEY DATA. THE SURVEYOR HAS REVIEWED THE PLAT AND THE LEGAL DESCRIPTION AND HAS DETERMINED THAT THE PLAT AND THE LEGAL DESCRIPTION ARE IN SUBSTANTIAL AGREEMENT. THE SURVEYOR HAS ALSO REVIEWED THE PLAT AND THE LEGAL DESCRIPTION AND HAS DETERMINED THAT THE PLAT AND THE LEGAL DESCRIPTION ARE IN SUBSTANTIAL AGREEMENT.

THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL ENGINEERS AND SURVEYORS IN GEORGIA AS SET FORTH IN THE GEORGIA PLAT ACT, O.C.G.A. 15-6-2, AUTHORITY O.C.G.A. SECS. 15-6-2, 15-6-4, 15-6-5, 15-6-6, 15-6-7, 15-6-8, 15-6-9, 15-6-10, AND 15-6-11.

THIS PLAT IS NOT REQUIRED TO BE APPROVED BY A GOVERNING AUTHORITY, AND IS NOT SUBJECT TO GEORGIA CODE SECTION 15-6-2.

LEGEND	Symbol	Description
1	Circle with cross	Iron Stake
2	Circle with dot	Wood Stake
3	Circle with X	Concrete Monument
4	Circle with dot and cross	O.C.G.A. Sec. 15-6-2
5	Circle with dot and cross	O.C.G.A. Sec. 15-6-2
6	Circle with dot and cross	O.C.G.A. Sec. 15-6-2
7	Circle with dot and cross	O.C.G.A. Sec. 15-6-2
8	Circle with dot and cross	O.C.G.A. Sec. 15-6-2
9	Circle with dot and cross	O.C.G.A. Sec. 15-6-2
10	Circle with dot and cross	O.C.G.A. Sec. 15-6-2



**APPLICANT:** Jenna Mason & Jacquar Devin Cowan  
**PHONE#:** 404-398-5433/470-246-9445  
**EMAIL:** 4jennamason@gmail.com/ultimatesports101@live.com  
**REPRESENTATIVE:** Jenna Mason Jacquar Devin Cowan  
**PHONE#:** Same as above **EMAIL:** Same as above  
**TITLEHOLDER:** John R. Mangham and Margie G. Mangham

**PROPERTY LOCATION:** On the east side of Mars Hill Road, and  
on the southerly side of Giles Road  
(4995 Giles Road)

**ACCESS TO PROPERTY:** Giles Road and Mars Hill Road

**PHYSICAL CHARACTERISTICS TO SITE:**

#### CONTIGUOUS ZONING/DEVELOPMENT

**PETITION NO:** LUP-23

**HEARING DATE (PC):** 10-03-17

**HEARING DATE (BOC):** 10-17-17

**PRESENT ZONING:** R-30

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Art Studio/Classes and  
Ultimate Sports Fitness Academy

**SIZE OF TRACT:** 3.083 acres

**DISTRICT:** 20

**LAND LOT(S):** 148

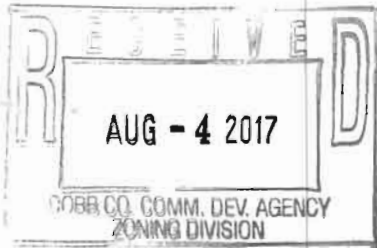
**PARCEL(S):** 18

**TAXES: PAID** ☒ **DUE**

**COMMISSION DISTRICT:** 1







Application #: LUP-23  
 PC Hearing Date: 10-3-17  
 BOC Hearing Date: 10-17-17

## TEMPORARY LAND USE PERMIT WORKSHEET

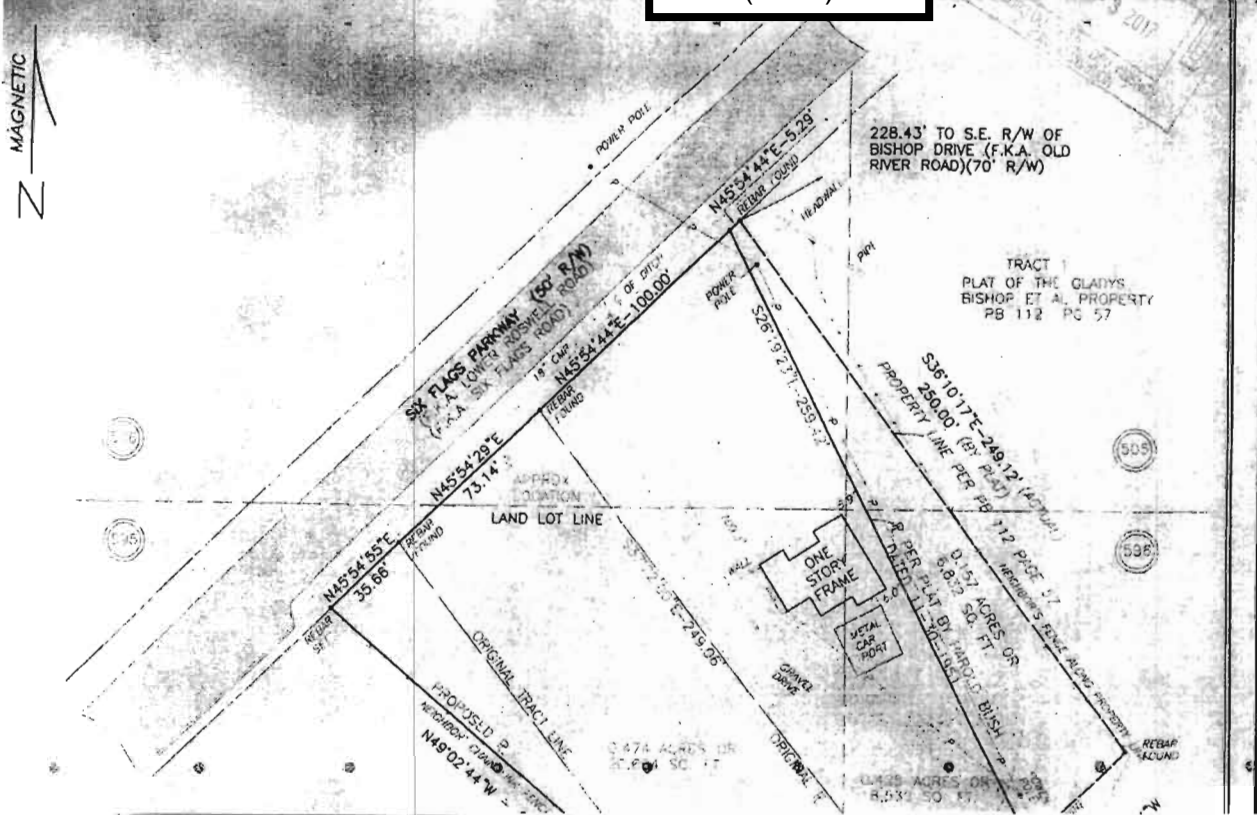
(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Art studio & <sup>youth</sup> sports/Fitness training
2. Number of employees? 2 / 2
3. Days of operation? 5-7 days
4. Hours of operation? 8am - 9pm (maximum) <sup>\* will not be open continuously all these hours</sup>
5. Number of clients, customers, or sales persons coming to the house per day? ? / 15 ; Per week? ? / 15
6. Where do clients, customers and/or employees park?  
 Driveway: \_\_\_\_\_ ; Street: \_\_\_\_\_ ; Other (Explain): paved parking (proposed improvements, see site plan)
7. Signs? No: \_\_\_\_\_ ; Yes: X . (If yes, then how many, size, and location): on building/in front of building and at driveway (existing) - ~~proposed~~
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 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 <sup>\*Will if approved - purchasing property.</sup> ; 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 mo
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: Jenna Mason Date: 8/3/17

Applicant name (printed): Jenna Mason

MAGNETIC  
Z



MRS. ELIZABETH H. REECE

SURVEY FOR STATEWIDE MORTGAGE COMPANY BY  
MR. HODDER PREPARED BY HAROLD BUSH  
DATED NOVEMBER 30, 1901

THIS SURVEYOR RECOMMENDS A BOUNDARY LINE AGREEMENTY ALONG LAST PROPERTY LINE OUT IN CONFLICTING DEEDS AND PLATS

[illegible]

SIX FLAGS PARKWAY  
MABLETON, GEORGIA.

PROPERTY OF  
RANDY OSBORNE

---

ND LOTS 505, 506, 395 AND 398  
DISTRICT 18TH  
COUNTY COBB  
GEORGIA

TE J-25-04 SCALE: 1"=30'

282

**APPLICANT:** K&J Towing, LLC  
**PHONE#:** (404) 675-9006 **EMAIL:** bluelineprotect@gmail.com  
**REPRESENTATIVE:** Richard W. Calhoun  
**PHONE#:** (770) 422-1776 **EMAIL:** Rcalhoun@gregorydoylefirm.com  
**TITLEHOLDER:** Randall R. Osborne

**PROPERTY LOCATION:** Southeast side of Six Flags Parkway,  
west of Bishop Road  
(284 Six Flags Parkway)

**ACCESS TO PROPERTY:** Six Flags Parkway

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** SLUP-11  
**HEARING DATE (PC):** 10-03-17  
**HEARING DATE (BOC):** 10-17-17  
**PRESENT ZONING:** HI

**PROPOSED ZONING:** Special Land  
Use Permit

**PROPOSED USE:** Towing and Impound Lot

**SIZE OF TRACT:** 1.06 acres

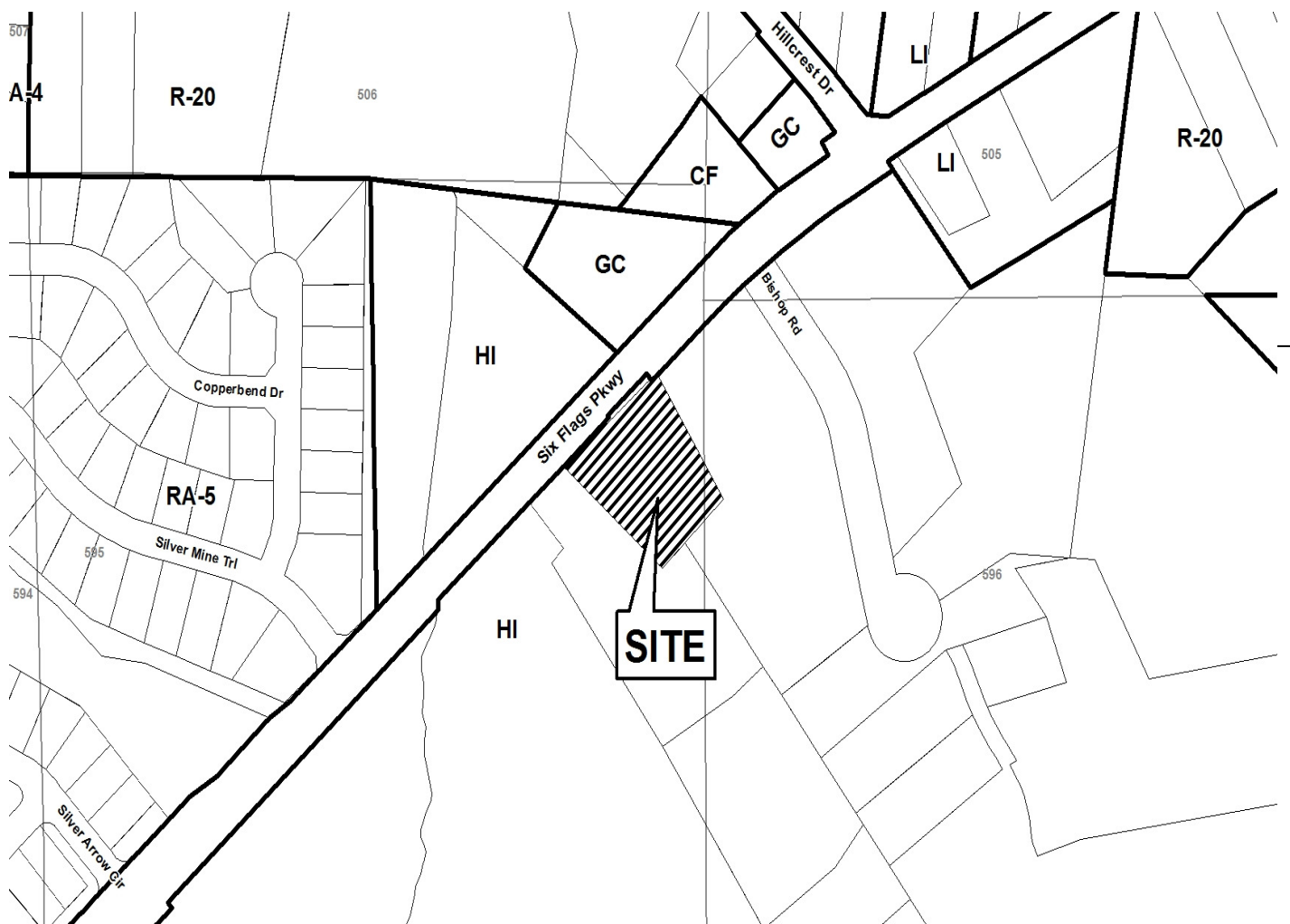
**DISTRICT:** 18

**LAND LOT(S):** 505,506,595,596

**PARCEL(S):** 9

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

**COMMISSION DISTRICT:** 4



# Application for Special Land Use Permit Cobb County, Georgia

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



Application No. SLUP-11  
PC Hearing Date: 10/3/17  
BOC Hearing Date: 10/17/17

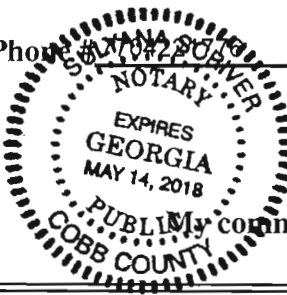
Applicant K & J TOWING, LLC Phone # 404-675-9006  
(applicant's name printed)

Address 284 SIX FLAGS PARKWAY, AUSTELL, GA 30168 E-mail BLUELINEPROTECT@GMAIL.COM

RICHARD W. CALHOUN, ESQ. Address 49 Atlanta Street, Marietta, GA 30060  
(representative's name, printed)

[Signature] Phone 770-222-0039 E-mail Rcalhoun@gregorydoylefirm.com  
(representative's signature)

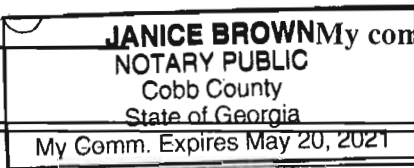
Signed, sealed and delivered in presence of:  
[Signature] My commission expires: 5/14/2018  
Notary Public



Titleholder Randy Osborne Phone # 7-732-6321 E-mail 20260@bellsouth.net  
(titleholder's name, printed)

Signature [Signature] Address P.O. Box 768 Mableton Ga 30126  
(attach additional signature, if needed) 61 Hillcrest Dr. Austell Ga 30168

Signed, sealed and delivered in presence of:  
[Signature] My commission expires: 5-20-2021  
Notary Public



Present Zoning H1 Size of Tract 1.06 Acre(s)

For the Purpose of TOWING AND IMPOUND LOT

Location 284 SIX FLAGS PARKWAY, AUSTELL, GA 30168  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 505, 506, 595, 596 District(s) 18TH

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)