

# **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: February 05, 2008**  
**Board of Commissioners Hearing Date: February 19, 2008**

**Due Date: December 28, 2007**

**Date Distributed/Mailed Out: December 13, 2007**



*Cobb County... Expect the Best!*



APPLICANT: J & J Construction, Inc.  
770-231-0227

PETITION NO: Z-1

REPRESENTATIVE: Sams, Larkin & Huff, LLP  
Garvis L. Sams, Jr. 770-422-7016

HEARING DATE (PC): 02-05-08

HEARING DATE (BOC): 02-19-08

TITLEHOLDER: Adriane E. Freeman  
770-422-4931

PRESENT ZONING: R-20

PROPOSED ZONING: CRC

PROPERTY LOCATION: Located at the South easterly intersection  
of Canton Road and Chesterfield Drive

PROPOSED USE: Retail and office

ACCESS TO PROPERTY: Canton Road

SIZE OF TRACT: 1.68 acres

DISTRICT: 16

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

LAND LOT(S): 588

PARCEL(S): 46, 52, 53

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

COMMISSION DISTRICT: 3

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:
- SOUTH:
- EAST:
- WEST:

*Neighborhood Activity Center*

**OPPOSITION:** NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

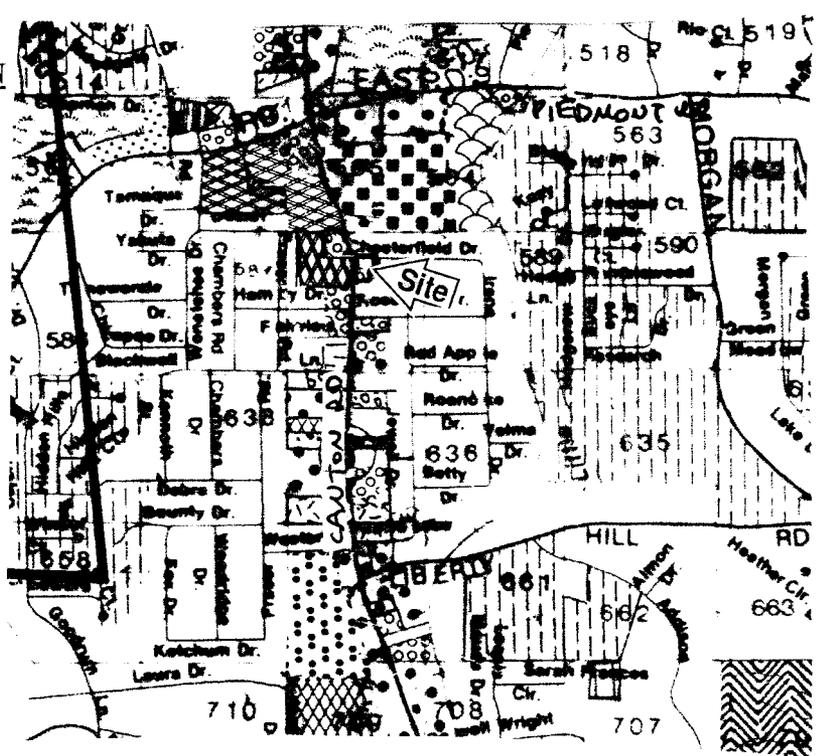
**BOARD OF COMMISSIONERS DECISION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

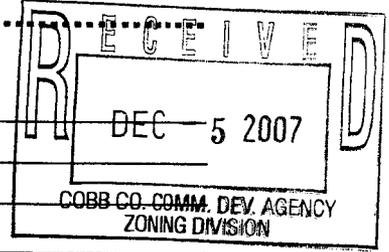
HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS:



2-1  
2008

# Summary of Intent for Rezoning\*



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

- a) Proposed unit square-footage(s): \_\_\_\_\_
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed selling prices(s): \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

- a) Proposed use(s): Specialty retail. \_\_\_\_\_
- b) Proposed building architecture: Traditional – a mixture of brick, stacked stone and EFIS. \_\_\_\_\_
- c) Proposed hours/days of operation: Dependent upon the ultimate occupants/users. \_\_\_\_\_
- d) List all requested variances: None. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

The subject property is located within the confines of a Neighborhood Activity Center (NAC) as shown on  
Cobb County's Future Land Use Map and as defined under Cobb County's Comprehensive Land Use Plan.  
Being located within the NAC contemplates Neighborhood Retail Commercial (NRC) utilization for the  
subject property.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.

MAGNETIC

557  
596

**PROPOSED ZONING**

- CURRENT ZONING PER COBB COUNTY, GEORGIA GC GENERAL COMMERCIAL DISTRICT
- PROPOSED ZONING FOR LOT 4 AND PART OF LOT 5 IHC RECREATION RETAIL COMMERCIAL DISTRICT
- USE AND SETBACK REQUIREMENTS MINIMUM LOT WIDTH AT FRONT SETBACK LINE= 60 FEET MINIMUM PUBLIC ROAD FRONTAGE= 50 FEET MINIMUM BUILDING SETBACKS FRONT SETBACK= 40 FEET OR 50 FEET REAR SETBACK= 10 FEET SIDE SETBACK= 10 FEET
- MAXIMUM BUILDING HEIGHT= 35 FEET AND TWO STORES
- PARKING REQUIREMENTS, SEE SECTION 134-272 FOR PAVED PARKING SPECIFICATIONS.

**SURVEY NOTES**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE SURVEYOR'S LOCATIONS OF UNDERGROUND UTILITIES PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO VERIFY THE LOCATION OF UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING UTILITIES SHOULD BE IDENTIFIED FOR THE VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

TELEPHONE: AT&T  
 ELECTRIC: GEORGIA POWER COMPANY  
 WATER AND SEWER: CITY OF MARIETTA  
 GAS: ATLANTA GAS LIGHT CO  
 CALL THREE WORKING DAVIS BEEDRE YOU JM  
 UTILITIES PROTECTION CENTER  
 IN METRO ATLANTA 404-823-4344  
 THROUGH OUT GEORGIA 1-800-282-7411

**Z-2**

- SURVEYOR HAS MADE NO INVESTIGATION OR NOISE SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECONFESSION OF THE SURVEYOR NAMED SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRESSION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02 PER ANGLE POINT, AND WAS CALCULATED TO CLOSE. THIS PLAT HAS BEEN CALCULATED TO CLOSE. MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- SQUARE FEET OF BUILDING IS FOR FIRST FLOOR ONLY.
- PARKING AREA IS OFF STREET AND 22 PARKING SPACES ARE DESIGNATED. THERE ARE 2 HANDICAPPED SPACES DESIGNATED.
- CONTOUR INTERVAL= 2 FEET.
- THIS PLAT NOT INTENDED FOR RECORDING.

TOTAL AREA= 0.995 ACRES  
 OR 43,349 SQ. FT.

2670 KINJAC DRIVE  
 MARIETTA, GEORGIA

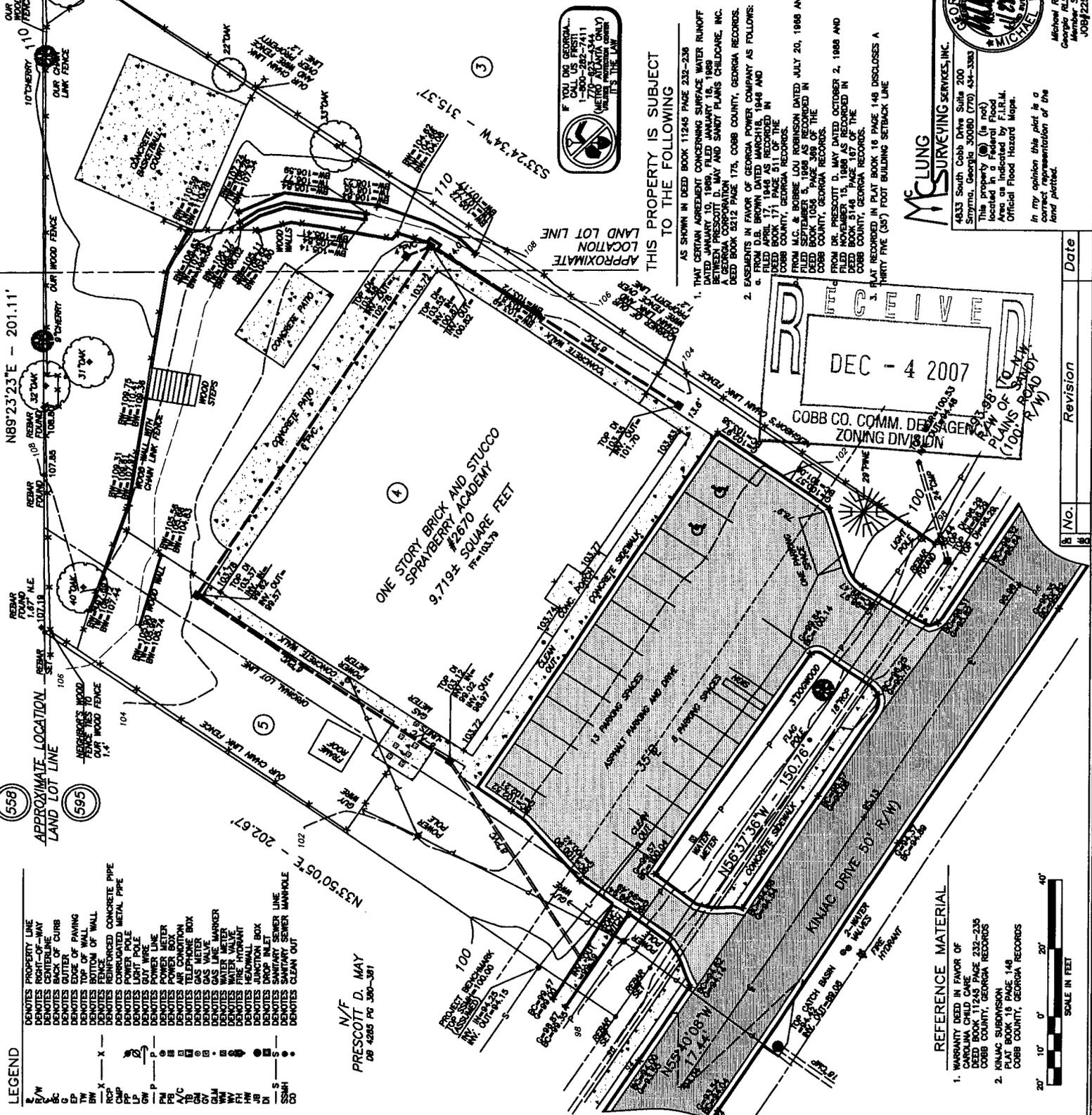
TOPOGRAPHIC MAP FOR  
 N & N HOLDING, LLC.

LOT 4, AND PART OF LOT 5  
 KINJAC SUBDIVISION

LAND LOTS 595 AND 596  
 DISTRICT 16TH, SECTION 2ND  
 COUNTY COBB  
 GEORGIA  
 PLAT PREPARED: 11-28-07  
 FIELD: 11-21-07 SCALE: 1"=20'



Michael R. Heine  
 Georgia PLS #2646  
 Member SACSOG  
 JOB#225183

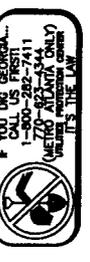


- LEGEND**
- DENOTES PROPERTY LINE
  - - - DENOTES CENTERLINE
  - DENOTES BACK OF CURB
  - DENOTES BUTTER
  - DENOTES EDGE OF PAVING
  - DENOTES BOTTOM OF WALL
  - DENOTES FENCE
  - DENOTES REINFORCED CONCRETE PIPE
  - DENOTES CORRUGATED METAL PIPE
  - DENOTES LIGHT POLE
  - DENOTES AIR CONDITION
  - DENOTES TELEPHONE BOX
  - DENOTES GAS METER
  - DENOTES WATER METER
  - DENOTES WATER VALVE
  - DENOTES HELIUM TANK
  - DENOTES JUNCTION BOX
  - DENOTES DRAIN INLET
  - DENOTES SANITARY SEWER MANHOLE
  - DENOTES CLEAN OUT

N33°50.05'E - 202.67'  
 N89°23'23"E - 201.11'  
 N33°24'34"W - 315.37'  
 9,719± SQUARE FEET  
 ONE STORY BRICK AND STUCCO  
 SPRAYBERRY ACADEMY  
 #2670  
 PRESCOTT D. MAY  
 DB 4283 PG. 300-301

THIS PROPERTY IS SUBJECT  
 TO THE FOLLOWING

- AS SHOWN IN DEED BOOK 11245 PAGE 232-238 DATED JANUARY 17, 1948 AS RECORDED IN DEED BOOK 11245 PAGE 232-238 A GEORGIA CORPORATION
- EASEMENTS IN FAVOR OF GEORGIA POWER COMPANY AS FOLLOWS:
  - FROM D.B. BROWN DATED MARCH 18, 1948 AND DEED BOOK 11245 PAGE 232-238
  - FROM M.C. & BORISSE LOU ROBINSON DATED JULY 20, 1968 AND DEED BOOK 10556 PAGE 369 OF THE COBB COUNTY, GEORGIA RECORDS.
  - FROM DR. PRESCOTT D. MAY DATED OCTOBER 2, 1968 AND DEED BOOK 11245 PAGE 232-238 OF THE COBB COUNTY, GEORGIA RECORDS.
  - PLAT RECORDED IN PLAT BOOK 16 PAGE 148 DISCLOSES A THIRTY FIVE (35) FOOT BUILDING SETBACK LINE



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 COBB CO. COMM. DEVELOPMENT  
 ZONING DIVISION

- REFERENCE MATERIAL**
- WARRANTY DEED IN FAVOR OF DEED BOOK 11245 PAGE 232-238 COBB COUNTY, GEORGIA RECORDS
  - KINJAC SUBDIVISION PLAT BOOK 15 PAGE 148 COBB COUNTY, GEORGIA RECORDS

B No.	Revision	Date

SCALE IN FEET  
 20' 10' 0' 20' 40'

APPLICANT: N & N Holdings, LLC

404-376-6169

REPRESENTATIVE: Sams, Larkin & Huff, LLP

Parks F. Huff 770-422-7016

TITLEHOLDER: N & N Holdings, LLC

PROPERTY LOCATION: Located on the north side of Kinjac

Drive, northwesterly of Sandy Plains Road

ACCESS TO PROPERTY: Kinjac Drive

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

PETITION NO: Z-2

HEARING DATE (PC): 02-05-08

HEARING DATE (BOC): 02-19-08

PRESENT ZONING: GC

PROPOSED ZONING: NRC

PROPOSED USE: Office and retail

SIZE OF TRACT: 0.995 acres

DISTRICT: 16

LAND LOT(S): 595, 596

PARCEL(S): 94

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

COMMISSION DISTRICT: 3

**CONTIGUOUS ZONING/DEVELOPMENT**

NORTH: \_\_\_\_\_

SOUTH: \_\_\_\_\_

EAST: \_\_\_\_\_

WEST: \_\_\_\_\_

*Neighborhood Activity Center*

OPPOSITION: NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

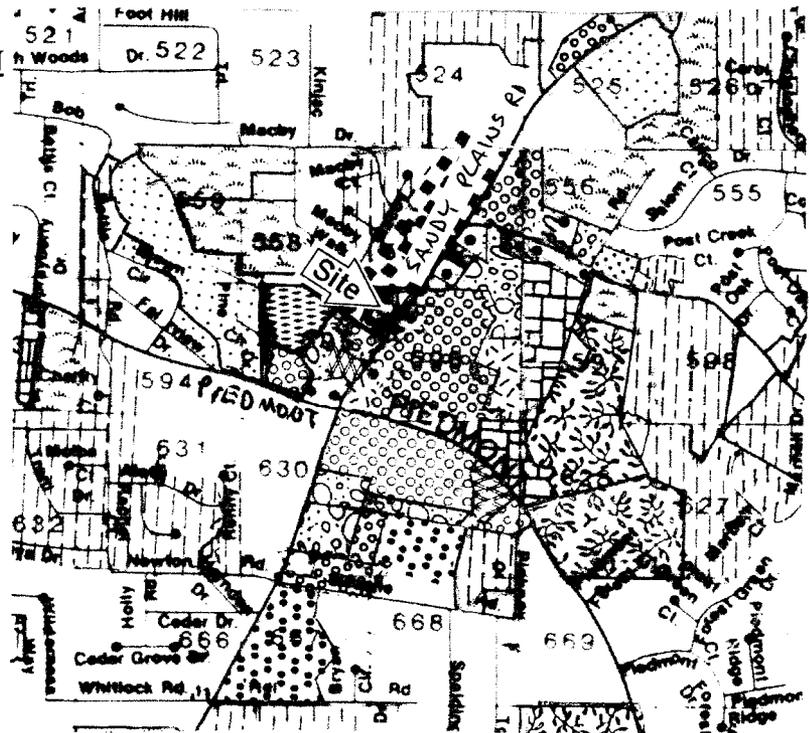
**BOARD OF COMMISSIONERS DECISION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS: \_\_\_\_\_

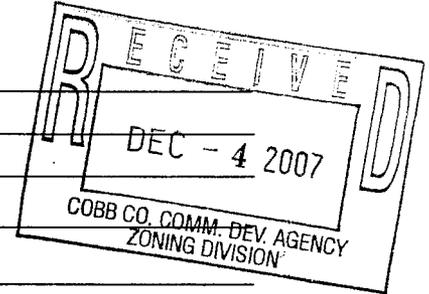


# Summary of Intent for Rezoning\*

Z-2  
2008

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

- a) Proposed unit square-footage(s): \_\_\_\_\_
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed selling prices(s): \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_



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

- a) Proposed use(s): Office and Retail
- b) Proposed building architecture: Existing building
- c) Proposed hours/days of operation: 7:00 a.m. to 7:00 p.m.
- d) List all requested variances: 1) A parking variance is required to accommodate the existing conditions  
2) A reduction in the east side setback from 15 to 10 feet to accommodate the existing building.

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

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

\*The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.

Rezoning Plan

# 3440 Quail Run

Cobb County, Georgia Land Lot 768, 19th District, 2nd Section

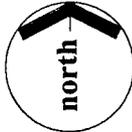
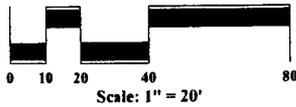
prepared for:

**Mrs. Sharon Diaz**

**DGM**  
LAND PLANNING  
CONSULTANTS



975 Cox Place  
Blair, South 212  
KENNESAW  
GA 30144  
770 514-9006  
FAX 514-9491



Revisions:


## Site Data

Total Site Area: 0.63 Acres

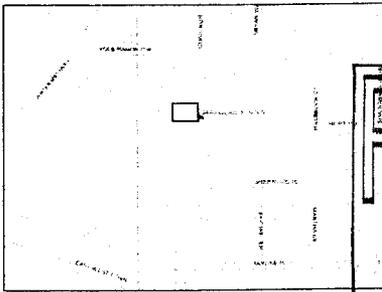
Present Zoning: PSC / R-20

Proposed Zoning: LRO

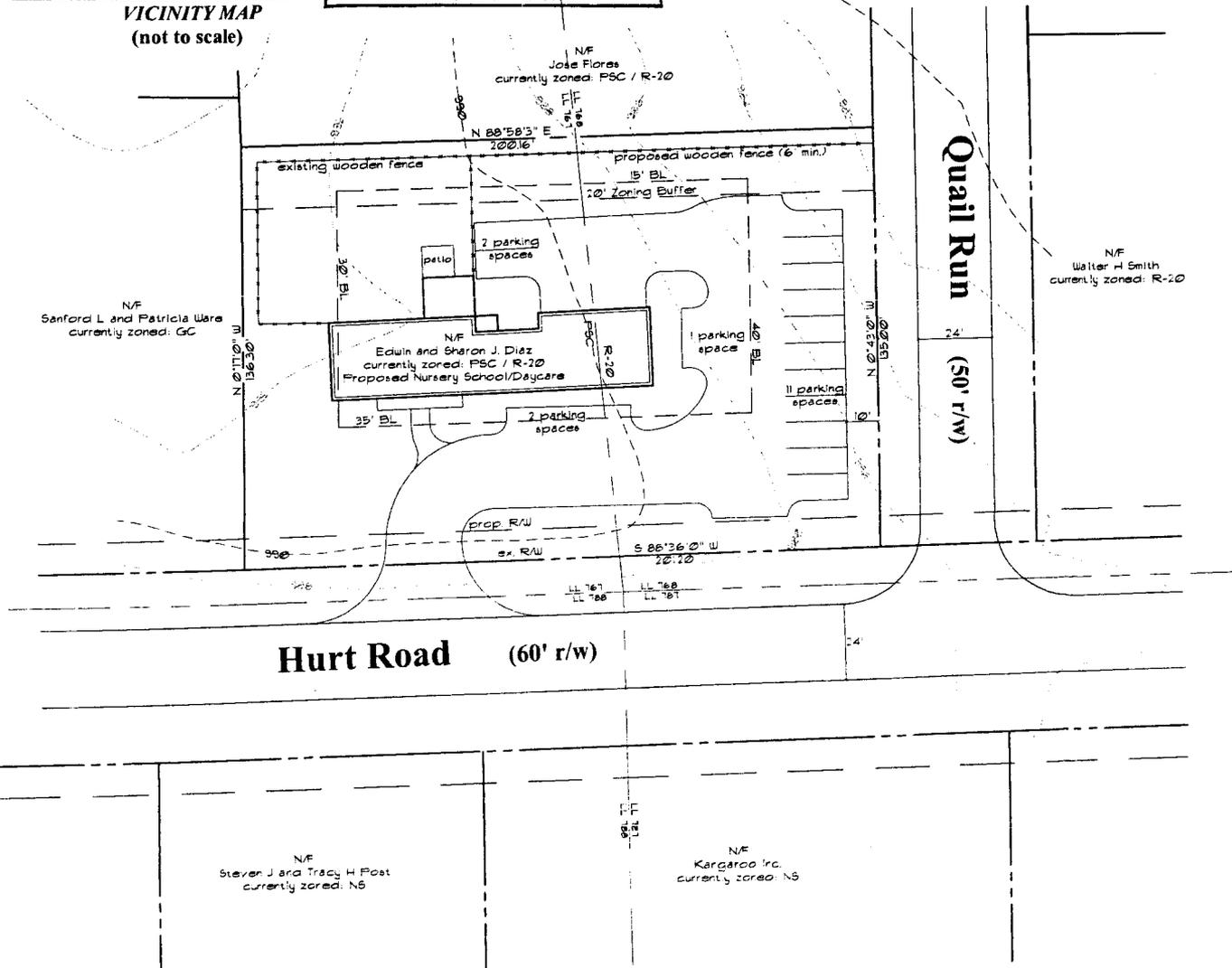
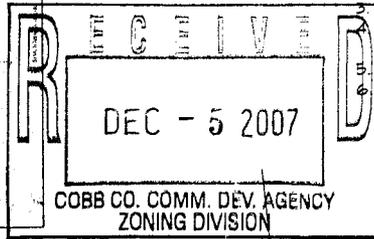
Parking Shown: 16 Spaces

**Notes:**

1. Boundary survey and topographic information by Cobb County GIS.
2. According to Flood Insurance Rate Map (FIRM) #3067C0070F, August 18, 1992, NO portion of this site contains floodplain.
3. No cemeteries are known to exist on site.
4. No archeological or architectural landmarks are known to exist on site.
5. No utility easements exist on site.
6. Stormwater management and water quality structures to be sized and located based on hydrologic study.



VICINITY MAP  
(not to scale)



APPLICANT: Sharon J. Diaz

770-885-2995

REPRESENTATIVE: Sams, Larkin & Huff, LLP

Melissa P. Haisten 770-422-7016

TITLEHOLDER: Edwin and Sharon J. Diaz

PROPERTY LOCATION: Located at the northwest intersection of  
Hurt Road and Quail Run

ACCESS TO PROPERTY: Hurt Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

NORTH:

SOUTH:

EAST:

WEST:

*Medium Density Residential*

PETITION NO: Z-3

HEARING DATE (PC): 02-05-08

HEARING DATE (BOC): 02-19-08

PRESENT ZONING: PSC, R-20

PROPOSED ZONING: LRO

PROPOSED USE: Nursery school and  
day care

SIZE OF TRACT: 0.63 acres

DISTRICT: 19

LAND LOT(S): 768

PARCEL(S): 67

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

COMMISSION DISTRICT: 4

OPPOSITION: NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

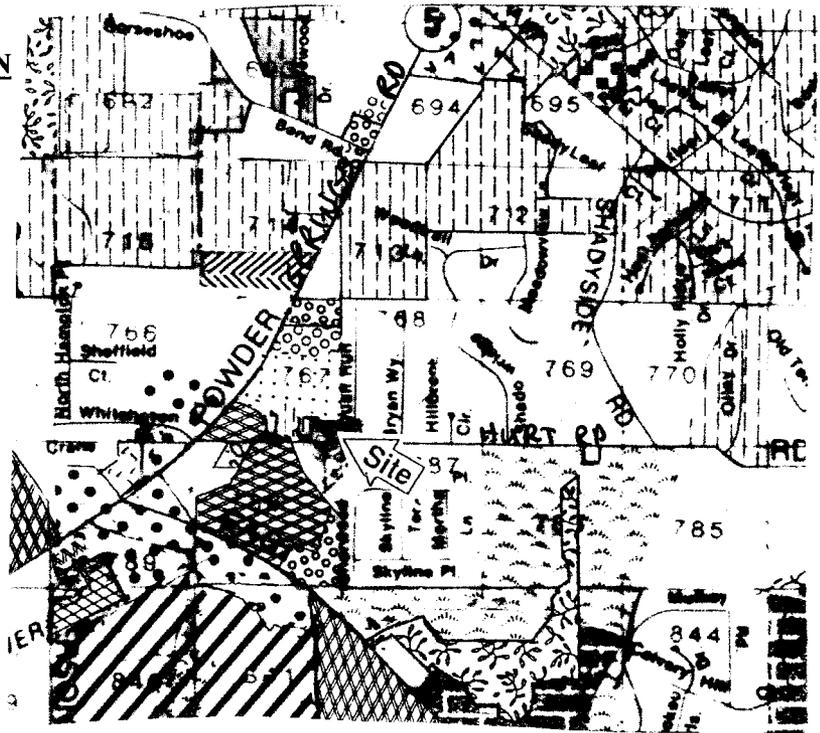
**BOARD OF COMMISSIONERS DECISION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS:



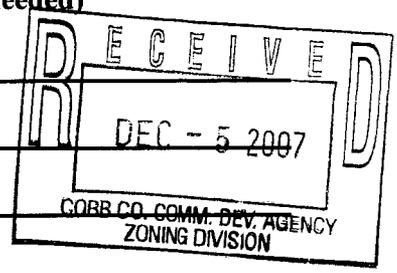
Z-3  
2008

# 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): \_\_\_\_\_
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed selling price(s): \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

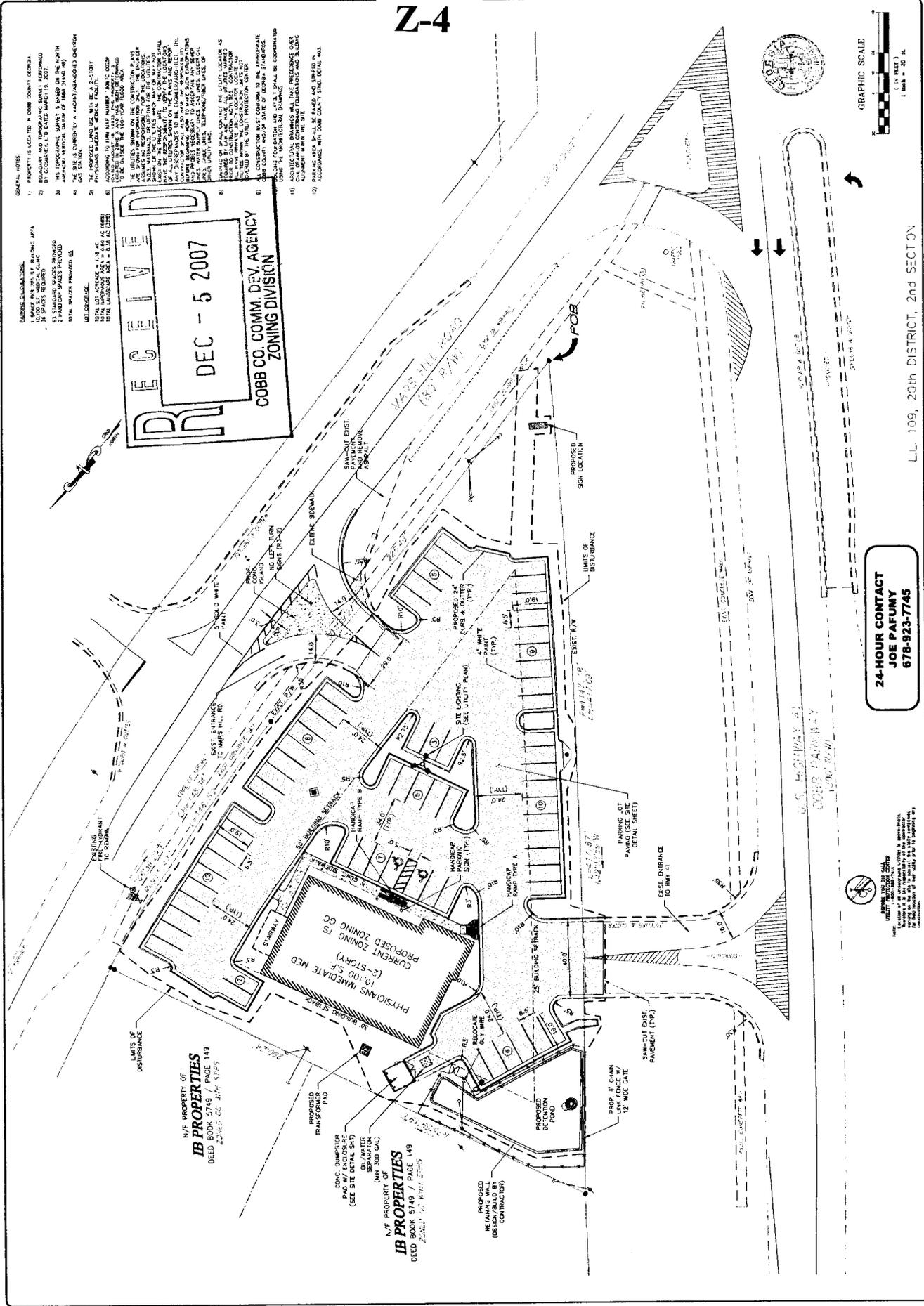
- a) Proposed use(s): Daycare Center
- b) Proposed building architecture: Existing house
- c) Proposed hours/days of operation: Monday through Friday,  
7:00 a.m. until 6:30 p.m.
- d) List all requested variances: Variance for required number of parking spaces from  
20 to 16.

.....

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

Applicant desires to develop the existing structure as a daycare center. It is appropriately located adjacent to a Community Activity Center. It is adjacent to General Commercial and PSC zoned property and across the street from NS zoned property making this location compatible with the low intensity use of a daycare center zoned LRO. This zoning designation would provide the appropriate transition from GC to R-20 properties. Further, access to the center will be on Hurt Road only as the sole point of ingress and egress to the property with no access to Quail Run, subject to review and approval by Cobb DOT. The variance requested is reasonable in light of the fact that parents will be dropping off children and not staying at the center for any length of time.

\* The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.



- GENERAL NOTES:**
- 1) PROPERTY IS LOCATED IN COBB COUNTY ZONING DISTRICT 100-100 S.F. (2-STORY).
  - 2) PROPOSED AND EXISTING UTILITIES SHOWN AS APPROXIMATE LOCATIONS.
  - 3) THIS PROPOSED LAYOUT IS BASED ON THE NORTH AMERICAN DATUM (NAD 83).
  - 4) THE SITE IS CURRENTLY A VACANT/UNDEVELOPED ZONING DISTRICT 100-100 S.F. (2-STORY).
  - 5) THE PROPOSED LAYOUT IS WITHIN THE 100-100 S.F. (2-STORY) ZONING DISTRICT.
  - 6) ACCORDING TO THE 100-100 S.F. (2-STORY) ZONING DISTRICT, THE PROPOSED LAYOUT IS PERMITTED.
  - 7) THE PROPOSED LAYOUT IS WITHIN THE 100-100 S.F. (2-STORY) ZONING DISTRICT.
  - 8) THE PROPOSED LAYOUT IS WITHIN THE 100-100 S.F. (2-STORY) ZONING DISTRICT.
  - 9) THE PROPOSED LAYOUT IS WITHIN THE 100-100 S.F. (2-STORY) ZONING DISTRICT.
  - 10) THE PROPOSED LAYOUT IS WITHIN THE 100-100 S.F. (2-STORY) ZONING DISTRICT.
  - 11) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 100-100 S.F. (2-STORY) ZONING DISTRICT.
  - 12) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 100-100 S.F. (2-STORY) ZONING DISTRICT.

**RECEIVE**  
 DEC - 5 2007  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

- PERMITS/REGULATIONS:**
- 1) STATE PERMIT FOR BUILDING AREA.
  - 2) STATE PERMIT FOR UTILITIES.
  - 3) STATE PERMIT FOR SIGNAGE.
  - 4) STATE PERMIT FOR PARKING SPACES PROVIDED.
  - 5) STATE PERMIT FOR SIGNAGE PROVIDED.
  - 6) STATE PERMIT FOR SIGNAGE PROVIDED.

**24-HOUR CONTACT**  
 JOE PAFUMY  
 678-923-7745

DATE: 10/31/07  
 DRAWN BY: J. PAFUMY  
 CHECKED BY: J. PAFUMY  
 APPROVED BY: J. PAFUMY

Z-4

L.L. 109, 20th DISTRICT, 2nd SECTION

APPLICANT: West Cobb Land Development, LLC  
678-923-745

REPRESENTATIVE: Sams, Larkin & Huff, LLP  
Garvis L. Sams, Jr. 770-422-7016

TITLEHOLDER: Indigo Commercial, LLC

PROPERTY LOCATION: Located at the northeasterly intersection  
of U.S. Highway 41 and Mars Hill Road

ACCESS TO PROPERTY: U.S. Highway 41 and Mars Hill Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-4

HEARING DATE (PC): 02-05-08

HEARING DATE (BOC): 02-19-08

PRESENT ZONING: TS

PROPOSED ZONING: CRC

PROPOSED USE: Medical office

SIZE OF TRACT: 1.18 acres

DISTRICT: 20

LAND LOT(S): 109

PARCEL(S): 21

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

COMMISSION DISTRICT: 1

*Community Activity Center*

OPPOSITION: NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

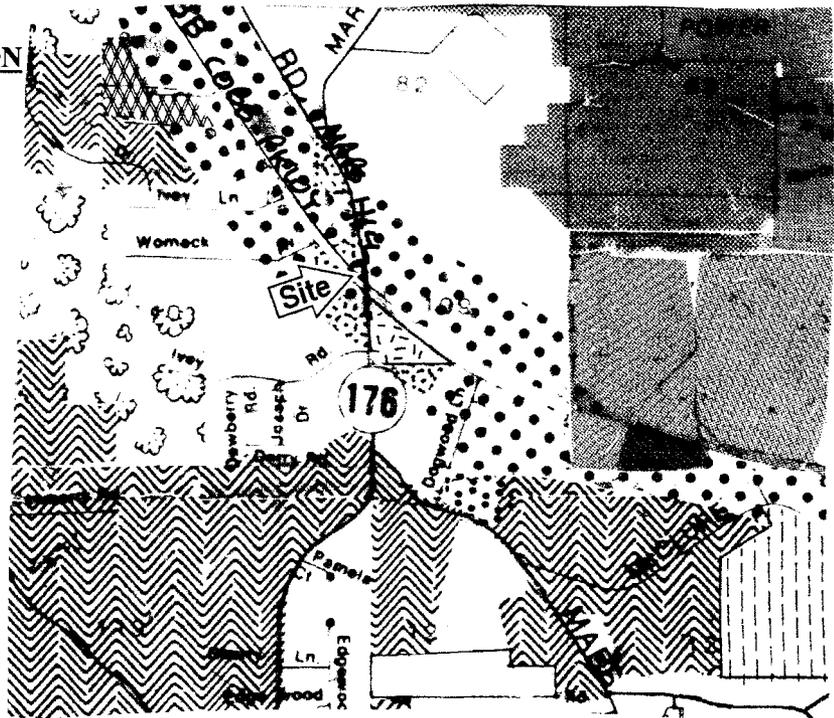
**BOARD OF COMMISSIONERS DECISION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS:

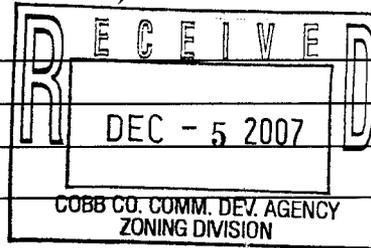


# Summary of Intent for Rezoning\*

Z-4  
2008

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

- a) Proposed unit square-footage(s): \_\_\_\_\_
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed selling prices(s): \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_



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

- a) Proposed use(s): Physicians Immediate Med clinic on the first floor and professional office space on the second floor.
- b) Proposed building architecture: The architectural style and composition of the building shall be consistent with the photograph which is attached hereto.
- c) Proposed hours/days of operation: 9:00 a.m. until 9:00 p.m., seven days a week.
- d) List all requested variances: None required.

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

The subject property is located within the confines of a Community Activity Center (CAC) under Cobb County's Future Land Use Map and Comprehensive Land Use Plan. The requested down zoning of the subject property from Tourist Services (TS) to Community Retail Commercial (CRC) is appropriate in terms of the context of development in which the subject property is situated.

\*The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.



APPLICANT: David Tash  
404-428-2037

PETITION NO: Z-5

REPRESENTATIVE: David Tash  
404-428-2037

HEARING DATE (PC): 02-05-08

HEARING DATE (BOC): 02-19-08

TITLEHOLDER: Mike Alvaro and Luz Cediell

PRESENT ZONING: RM-12

PROPOSED ZONING: OI

PROPERTY LOCATION: Located on the south side of Windy Hill Road, west of Olive Springs Road

PROPOSED USE: Office

ACCESS TO PROPERTY: Windy Hill Road

SIZE OF TRACT: 0.46 acres

DISTRICT: 18

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

LAND LOT(S): 202

PARCEL(S): 2

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

**CONTIGUOUS ZONING/DEVELOPMENT**

COMMISSION DISTRICT: 4

NORTH:  
SOUTH:  
EAST:  
WEST:

*Neighborhood Activity Center*

**OPPOSITION:** NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

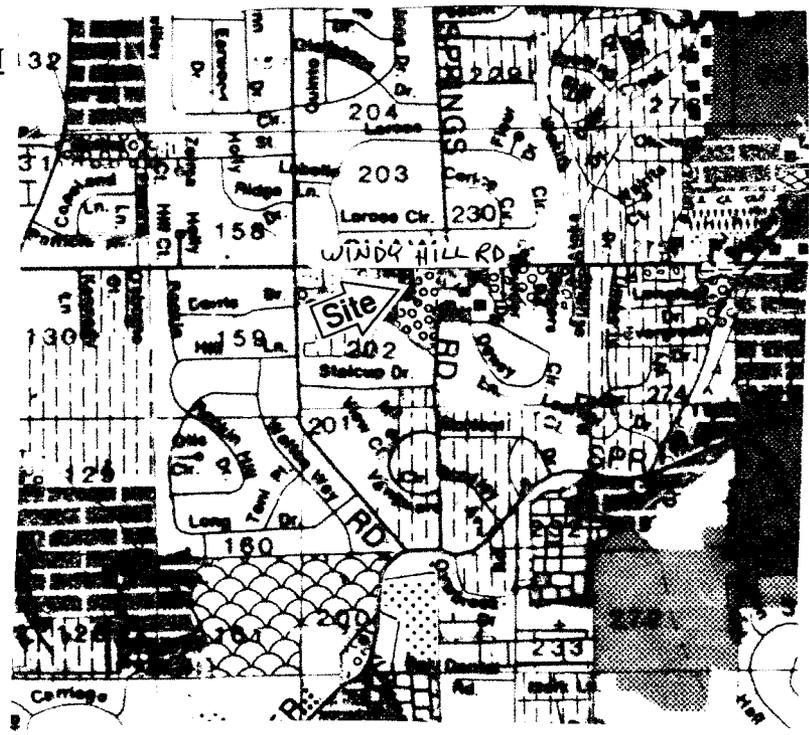
**PLANNING COMMISSION RECOMMENDATION**

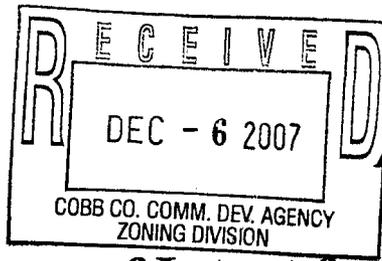
APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_  
REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_  
HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_  
REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_  
HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS:





Application No. Z-5  
2008

## Summary of Intent for Rezoning

.....

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

- a) Proposed use(s): PROFESSIONAL OFFICE

---

- b) Proposed building architecture: CLAPBOARD SIDING / WOOD CONSTRUCTION

---

- c) Proposed hours/days of operation: 8 TO 6 / 7 DAYS A WEEK

---

- d) List all requested variances: REDUCE SIDE BUILDING SETBACK TO 10'

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.....

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

To whom it may concern,

We are proposing to change the zoning from RM-12 to OI. This change is in line with the future land use plan of this area of the county. I believe this zoning is suitable at this location. Professional office space will not intrude on the neighbors to either side. The area of the church's property that is adjacent to ours is parking lot. The area of the residential property adjacent to us will not be adversely affected by the development of professional office space. The property as currently zoned does not have a reasonable use as currently zoned, Windy Hill Road is commercial along this stretch and the future land use plan agrees with this. Developing more town homes is not possible even under the current zoning because there is not enough land. The proposed building will have no burden on any existing streets, transportation facilities, utilities or schools. The proposed project is a small professional office building which will not have an affect on any of these items. As stated before the rezoning is in line with the future land use plan for this area. I believe the fact that Windy Hill Road in this area has changed to mostly commercial is supporting grounds for approval of this rezoning. Thank you for your consideration.

Sincerely,

David Tash



APPLICANT: Mehri Sanayei

770-912-5565

REPRESENTATIVE: Paul Amina

770-912-5565

TITLEHOLDER: Mehri D. Sanayei

PROPERTY LOCATION: Loacted on the northwesterly side of

Childers Road at Kettering Drive

ACCESS TO PROPERTY: Childers Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-6

HEARING DATE (PC): 02-05-08

HEARING DATE (BOC): 02-19-08

PRESENT ZONING: R-30

PROPOSED ZONING: R-15

PROPOSED USE: Subdivision

SIZE OF TRACT: 2.65 acres

DISTRICT: 1

LAND LOT(S): 28

PARCEL(S): 2

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

COMMISSION DISTRICT: 3

*Low Density Residential*

OPPOSITION: NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

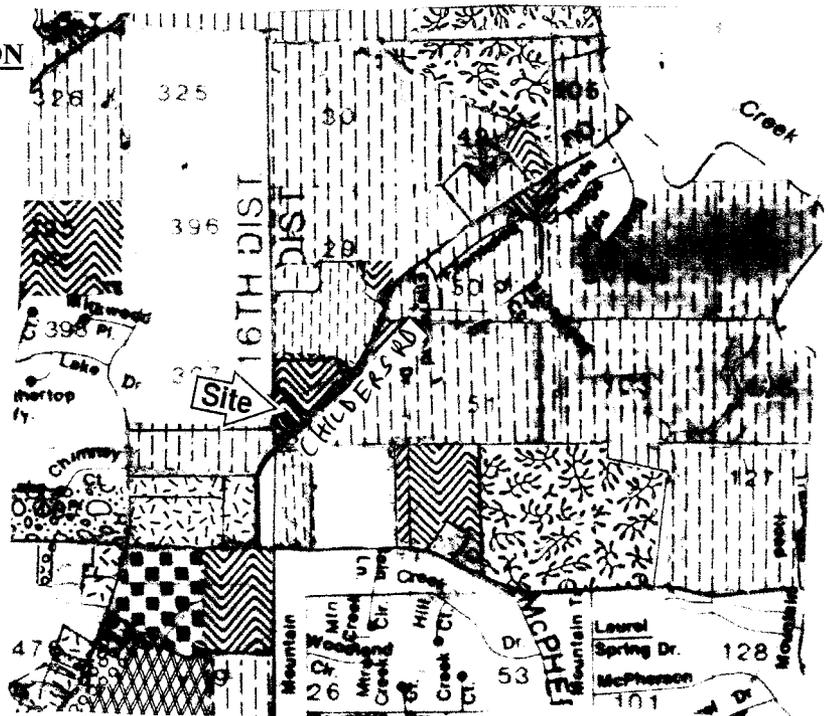
**BOARD OF COMMISSIONERS DECISION**

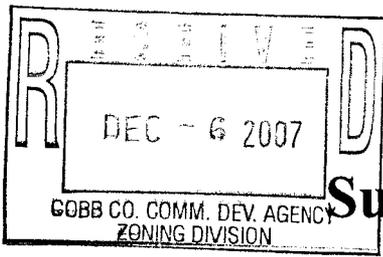
APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS:





Application No. Z-6  
2008

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 4000 - 7500
  - b) Proposed building architecture: Southern Traditional + European
  - c) Proposed selling prices(s): 950 - 1.2 K
  - d) List all requested variances: \_\_\_\_\_
- \_\_\_\_\_  
\_\_\_\_\_

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

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

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

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



APPLICANT: Daniel F. Wall  
678-429-5119

PETITION NO: Z-7

REPRESENTATIVE: Sams, Larkin & Huff, LLP  
James A. Balli 770-422-7016

HEARING DATE (PC): 02-05-08

HEARING DATE (BOC): 02-19-08

TITLEHOLDER: Daniel F. Wall, Benny C. Durden

PRESENT ZONING: NRC with stipulations

PROPERTY LOCATION: Located on the east side of Floyd Road,  
north of Nickajack Road

PROPOSED ZONING: NRC with stipulations

PROPOSED USE: Full service car wash

ACCESS TO PROPERTY: Floyd Road

SIZE OF TRACT: 1.12 acres

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

DISTRICT: 17

LAND LOT(S): 31, 42

PARCEL(S): 9

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

COMMISSION DISTRICT: 4

**CONTIGUOUS ZONING/DEVELOPMENT**

NORTH:  
SOUTH:  
EAST:  
WEST:

*Neighborhood Activity Center*

OPPOSITION: NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

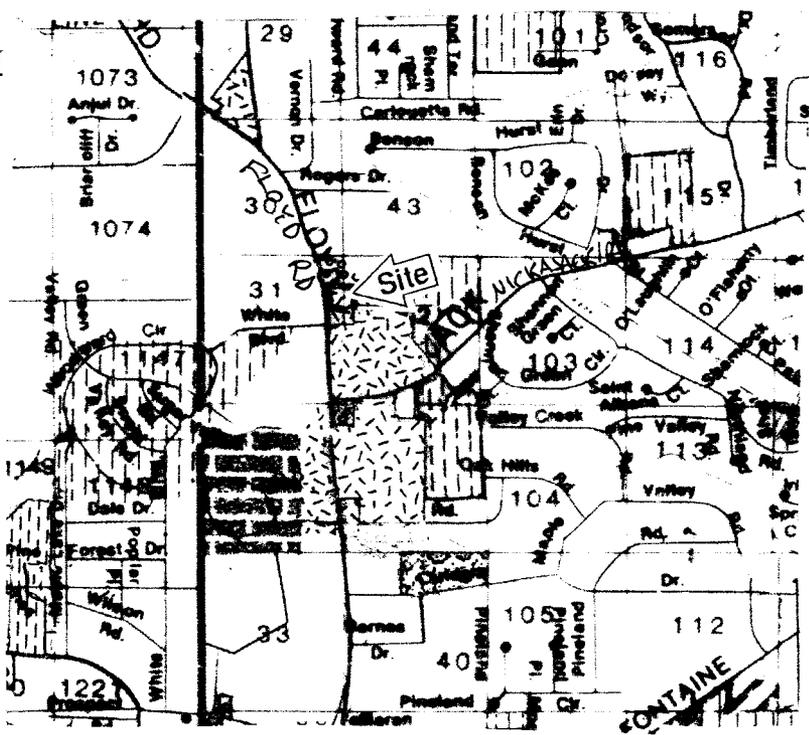
**PLANNING COMMISSION RECOMMENDATION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_  
REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_  
HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_  
REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_  
HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS:

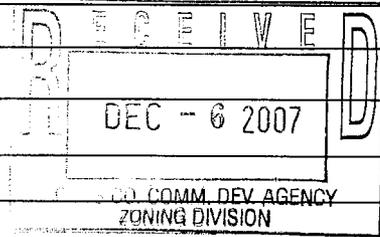


# Summary of Intent for Rezoning\*

Z-7  
2008  
1/2

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

- a) Proposed unit square-footage(s): \_\_\_\_\_
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed selling prices(s): \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

- a) Proposed use(s): Full service, up-scale car wash facility.
- b) Proposed building architecture: The architectural style and composition of the building shall be consistent with the elevations attached hereto and will consist of mainly brick architecture.
- c) Proposed hours/days of operation: 8:00 a.m. until 6:30 p.m., Monday through Saturday; 12:00 p.m. until 7:00 p.m. on Sunday.
- d) List all requested variances: Reduction in the northerly side setback from 15' to 10'.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

The subject property is located within the confines of a Neighborhood Activity Center (NAC) under Cobb County's Future Land Use Map and Comprehensive Land Use Plan. The requested zoning for use as an up-scale full service car wash facility was previously recommended for approval by staff in Z-163 of 2005.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.

Z-7

2008

2/2

RECEIVED





APPLICANT: Palladian, Inc.  
770-509-3390

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP  
John H. Moore 770-429-1499

TITLEHOLDER: Palladian, Inc.

PROPERTY LOCATION: Located at the southeast intersection of  
Robinson Road and Old Canton Road

ACCESS TO PROPERTY: Robinson Road

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

PETITION NO: Z-8

HEARING DATE (PC): 02-05-08

HEARING DATE (BOC): 02-19-08

PRESENT ZONING: R-20

PROPOSED ZONING: RSL

PROPOSED USE: Senior residential  
community

SIZE OF TRACT: 9.282

DISTRICT: 16

LAND LOT(S): 1054

PARCEL(S): 4, 34, 58

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

COMMISSION DISTRICT: 2

**CONTIGUOUS ZONING/DEVELOPMENT**

NORTH:

SOUTH:

EAST:

WEST:

*Low Density Residential*

OPPOSITION: NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

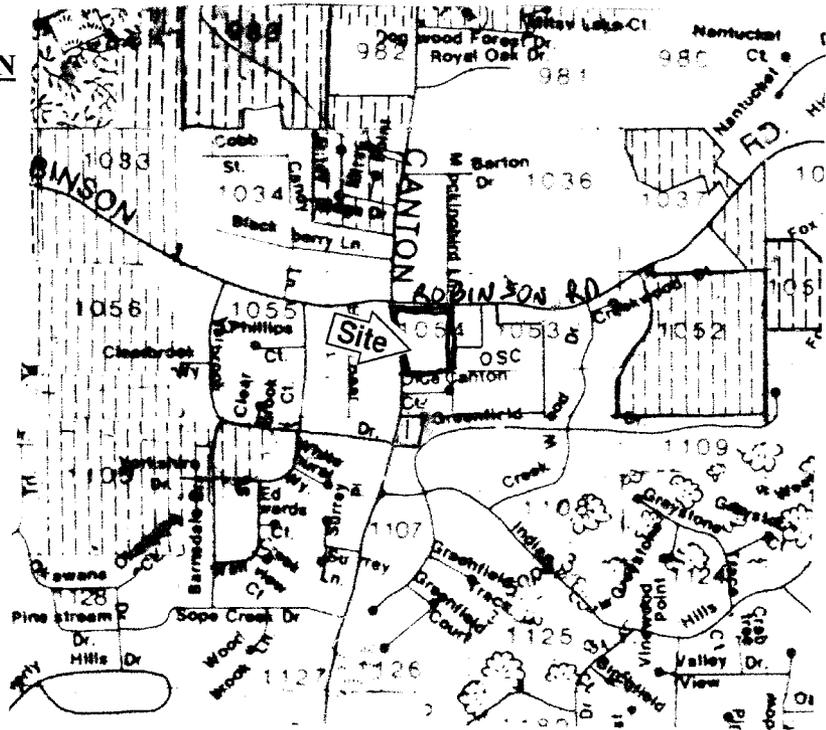
**BOARD OF COMMISSIONERS DECISION**

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

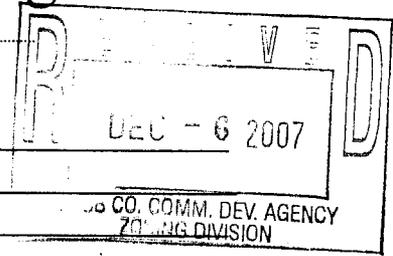
REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS:



# Summary of Intent for Rezoning\*



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

- a) Proposed unit square-footage(s): 2400
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): \$ 475,000
- d) List all requested variances: Reduced from yard setbacks for homes on interior

street if street is to be public. Other variances may be needed to save specimen trees. Setbacks to be from existing ROW before any requested dedication.

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

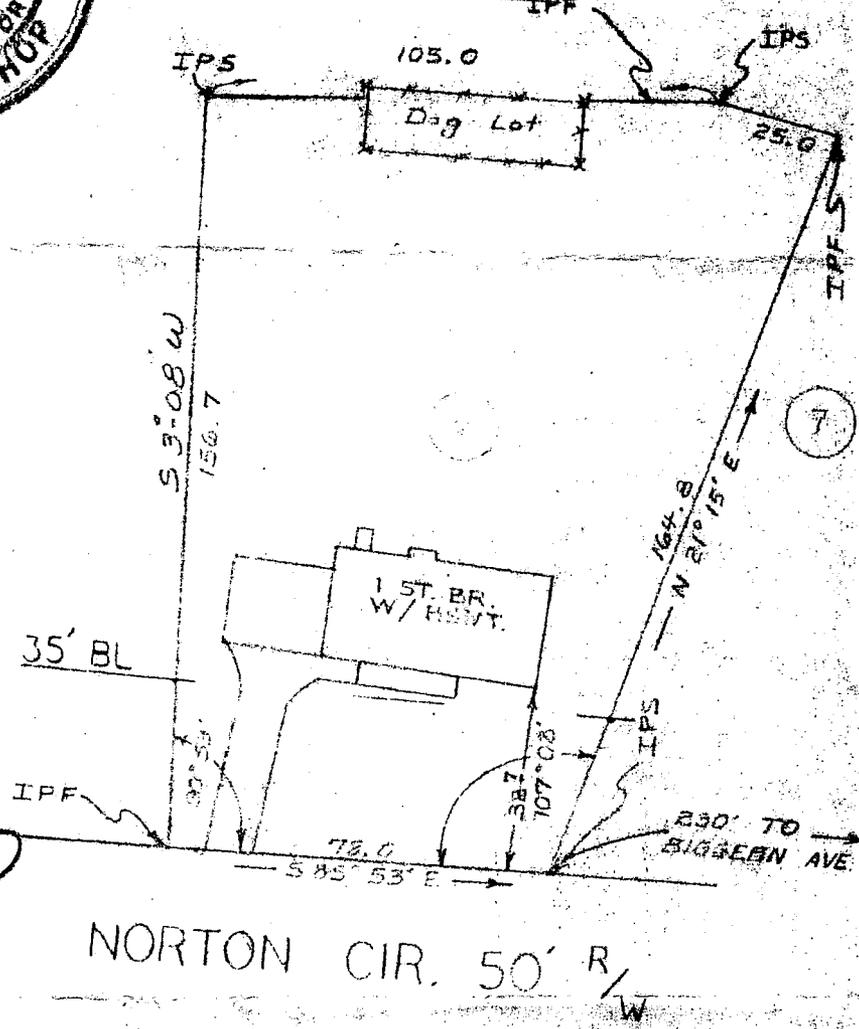
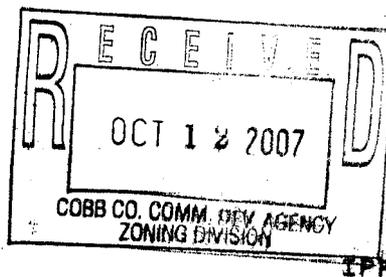
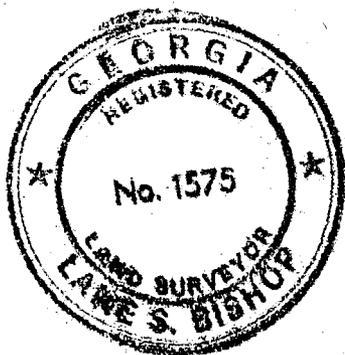
- a) Proposed use(s): \_\_\_\_\_
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed hours/days of operation \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_

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

Homes are to be single-story or story and a half, high-quality, energy efficient, low-maintenance, with easy living features intended for homeowners restricted to age 55 and older, a market that is underserved in Cobb County, with a design and a price that meets the needs of empty-nester senior citizens who desire to remain in the area in which they have become accustomed.

**\*Applicant specifically reserves the right to amend any information set forth herein at any time during the rezoning process.**

LUP-1



THIS PLAT REPRESENTS  
PRESENT EXISTING  
CONDITIONS FROM A  
FIELD SURVEY MADE  
UNDER MY SUPERVISION

*Lane S. Bishop*

NORTON CIR. 50' R/W

SURVEY FOR  
RONALD W. DAVIS

LOT 6, BLK. E, NORTON PARK S/D, UNIT 7  
LL 270 17<sup>th</sup> DIST., 2<sup>nd</sup> SECT.  
COBB COUNTY GA.

SCALE 1"=40'

2-2-72

APPLICANT: Billy Payne  
770-433-2421

PETITION NO: LUP-1

REPRESENTATIVE: Billy Payne  
770-433-2421

HEARING DATE (PC): 02-05-08

HEARING DATE (BOC): 02-19-08

TITLEHOLDER: Billy Payne

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: Located on the north side of Norton  
Circle, west of Biggern Ave

PROPOSED USE: Having more than one  
vehicle per 390 square-feet of dwelling unit

ACCESS TO PROPERTY: Norton Circle

SIZE OF TRACT: 0.34 acres

DISTRICT: 17

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

LAND LOT(S): 270

PARCEL(S): 51

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

COMMISSION DISTRICT: 4

**CONTIGUOUS ZONING/DEVELOPMENT**

NORTH:

SOUTH:

EAST:

WEST:

*Low Density Residential*

OPPOSITION: NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

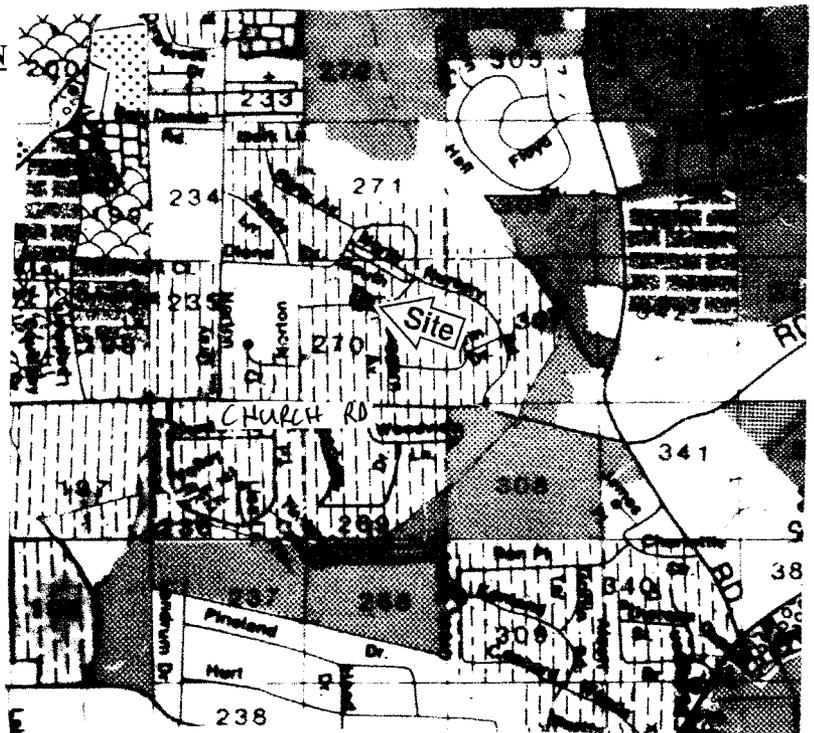
**BOARD OF COMMISSIONERS DECISION**

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

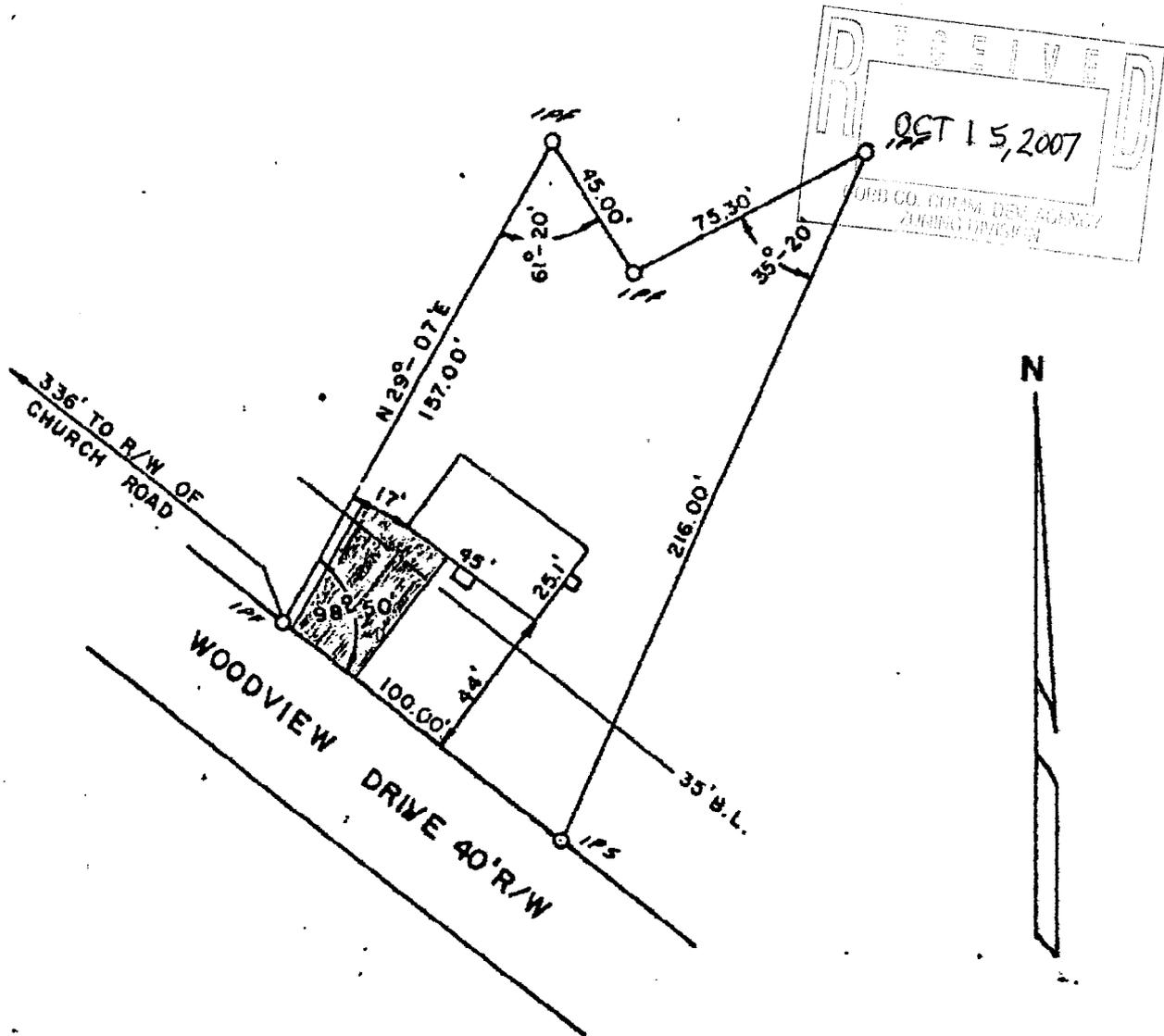
REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS:



# LUP-2



## SURVEY FOR PAUL LAMAR STREETMAN

LOT 20, BLOCK "C", WOODMOORE SUBDIVISION  
LOCATED IN LAND LOT 269  
17TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA  
SCALE: 1" = 50'  
DATE: MAY 16, 1966

MAYES, SUDDERTH AND ETHEREDGE, INC.  
CONSULTING ENGINEERS  
ATLANTA MARIETTA

APPLICANT: Shirley Streetman

770-435-4244

REPRESENTATIVE: Shirley Streetman

770-435-4244

TITLEHOLDER: Paul Lamar Streetman

PROPERTY LOCATION: Located on the northeasterly side of

Woodview Drive, southeasterly of Church Road

(3195 Woodview Drive).

ACCESS TO PROPERTY: Woodview Drive

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

**CONTIGUOUS ZONING/DEVELOPMENT**

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: LUP-2

HEARING DATE (PC): 2-05-08

HEARING DATE (BOC): 2-19-08

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

(renewal)

PROPOSED USE: Beauty Shop

SIZE OF TRACT: .5 acre

DISTRICT: 17

LAND LOT(S): 269

PARCEL(S): 52

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

COMMISSION DISTRICT: 4

*Low Density Residential*

OPPOSITION: NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

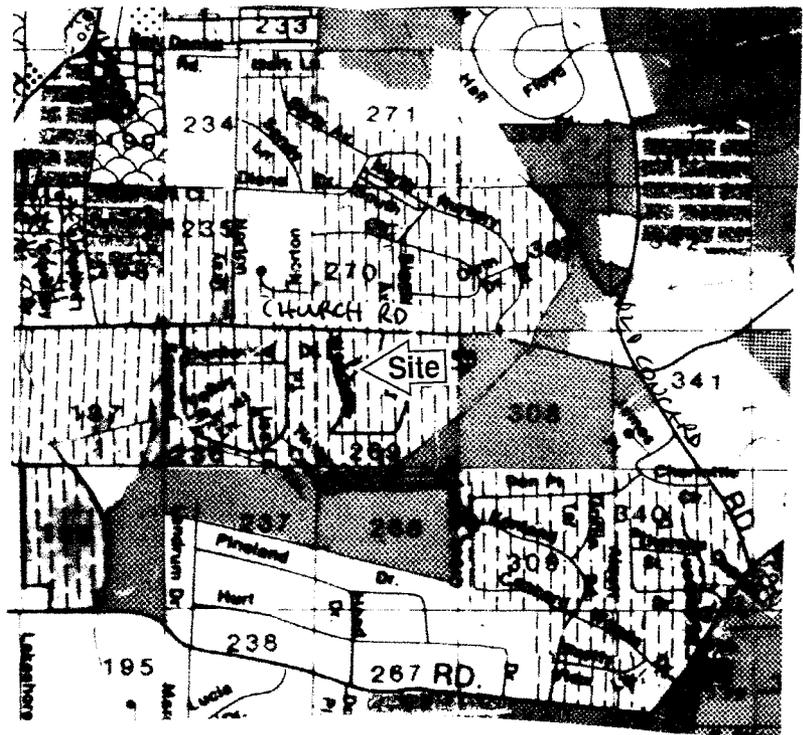
**BOARD OF COMMISSIONERS DECISION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS:

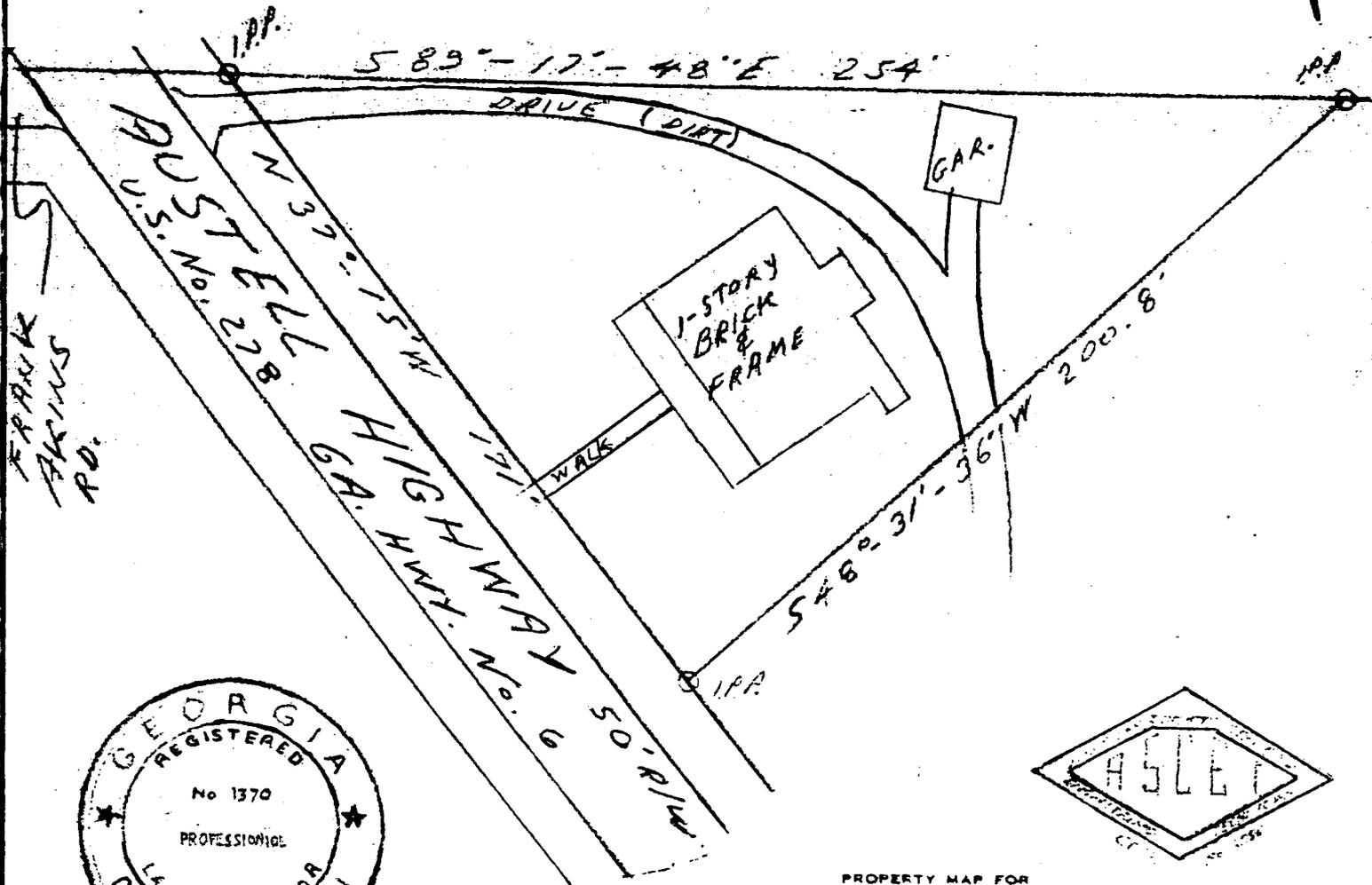
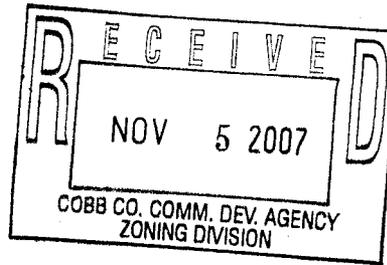


# LAND USE PERMIT WORKSHEET

(FOR TEMPORARY COMMERCIAL USE OF RESIDENTIALLY ZONED PROPERTY)

1. TYPE OF BUSINESS? Beauty Shop
2. NUMBER OF EMPLOYEES ? 0
3. DAYS OF OPERATION? Tuesday - Friday
4. HOURS OF OPERATION? 8 hrs.
5. NUMBER OF CLIENTS, CUSTOMERS OR SALES PEOPLE COMING TO HOUSE ? 10 (PER DAY; PER WEEK)
6. WHERE DO CLIENTS, CUSTOMERS OR SALE PEOPLE PARK? DRIVEWAY  STREET  OTHER (EXPLAIN)
7. SIGNS? YES  NO  .(IF YES, THEN QUANTITY, SIZE, LOCATION) \_\_\_\_\_
8. NUMBER OF VEHICLES? 2 at a time
9. TYPE OF VEHICLES? (CARS, TRUCKS, VANS, ETC.) Cars
10. DELIVERIES? YES  NO  .(IF YES, THEN HOW MANY PER DAY/WEEK; SEMI-TRUCK, FEDEX, UPS,USPS?) \_\_\_\_\_
11. DOES APPLICANT LIVE IN THE HOUSE? YES  NO
12. ANY OUTDOOR STORAGE? YES  NO  . IF YES, THEN WHAT? \_\_\_\_\_
13. STORAGE OF INVENORY? YES  NO  . IF YES, THEN WHAT? Supplies for beauty shop
12. ANY ADDITIONAL RELAVENT INFORMATION? No

LUP-3



PROPERTY MAP FOR

ARNOLD BRAUNER

SUBD.  
REC.: BK.  
LAND LOT 105A  
COBB, COUNTY  
DATE: 9-24-71

PG.  
1971 DIST.. 2ND SEC.:  
GA.  
SCALE: 1" = 40'

IT IS HEREBY CERTIFIED THAT THIS  
PLAT IS TRUE AND CORRECT AND WAS  
PREPARED FROM AN ACTUAL SURVEY  
ON THE PROPERTY MADE UNDER MY  
SUPERVISION ON THE GROUND.

CARL A. COCHRAN NO. 1370

B. H. COX NO. 1344

B. H. COX

CARL A. COCHRAN

MEMBER OF GEORGIA ASSOCIATION  
OF REGISTERED LAND SURVEYORS.

LAND SURVEYORS # 9-10-71  
AUSTELL, GEORGIA 2 OF 2

APPLICANT: Charles Smith  
770-943-9275

REPRESENTATIVE: Charles Smith  
770-943-9275

TITLEHOLDER: Charles Smith

PROPERTY LOCATION: Located on the northeasterly side of  
Austell Powder Springs Road, south of McKay Road (4509 Austell  
Powder Springs Road).

ACCESS TO PROPERTY: Austell Powder Springs Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: LUP-3

HEARING DATE (PC): 2-05-08

HEARING DATE (BOC): 2-19-08

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit  
(renewal)

PROPOSED USE: Fruit Stand

SIZE OF TRACT: .55 acre

DISTRICT: 19

LAND LOT(S): 1054

PARCEL(S): 39

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

COMMISSION DISTRICT: 4

*Community Activity Center*

OPPOSITION: NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

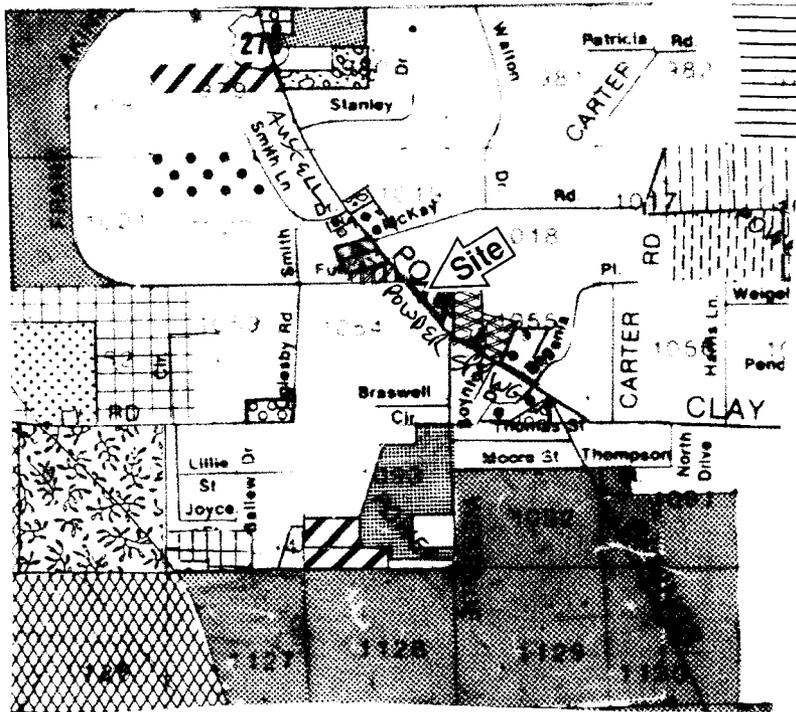
**BOARD OF COMMISSIONERS DECISION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS:

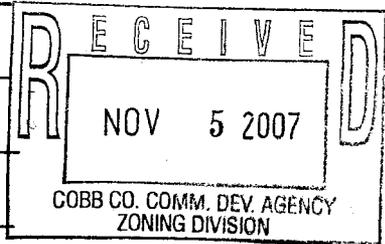


INFO THE SAME  
FROM LAST TIME

# LAND USE PERMIT WORKSHEET LUP-3 2008

(FOR TEMPORARY COMMERCIAL USE OF RESIDENTIALLY ZONED PROPERTY)

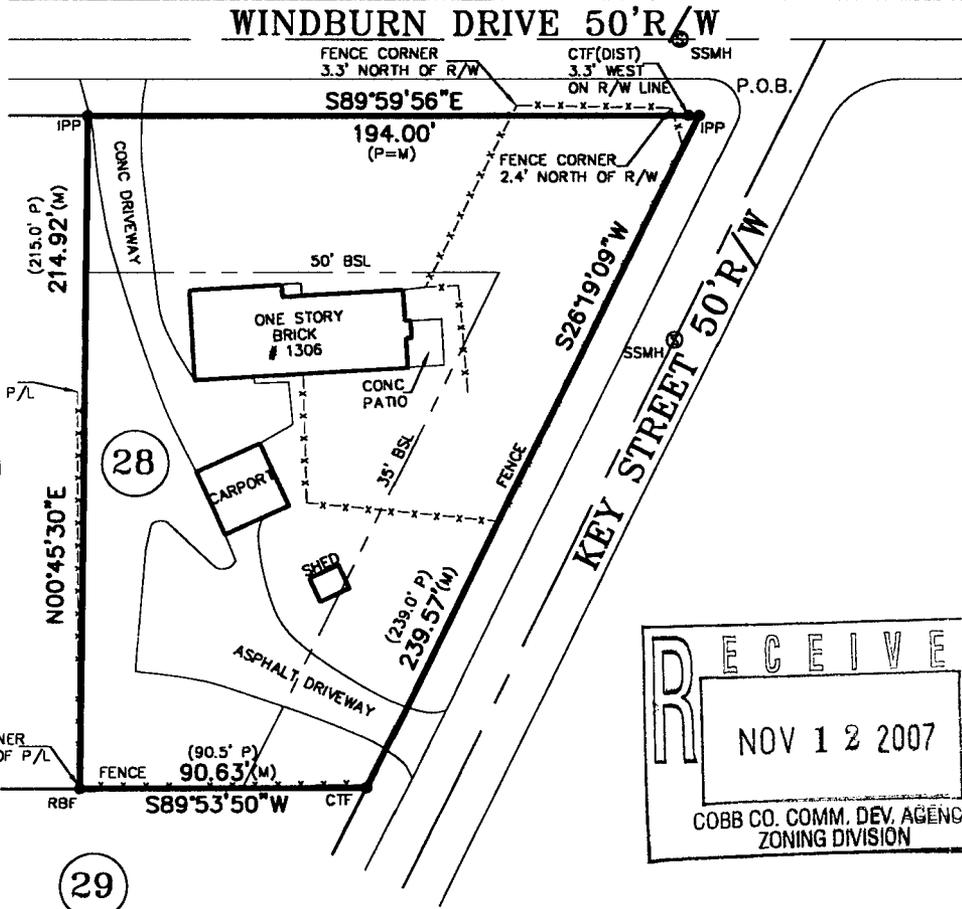
1. TYPE OF BUSINESS? FRUIT STAND
2. NUMBER OF EMPLOYEES? 0
3. DAYS OF OPERATION? 6 DAYS
4. HOURS OF OPERATION? 8 TO 5
5. NUMBER OF CLIENTS, CUSTOMERS OR SALES PEOPLE COMING TO HOUSE? 150 (PER DAY; PER WEEK)
6. WHERE DO CLIENTS, CUSTOMERS OR SALE PEOPLE PARK?  
DRIVEWAY \_\_\_\_\_ STREET \_\_\_\_\_ OTHER (EXPLAIN) X  
HAS A PARKING LOT
7. SIGNS? YES X NO \_\_\_\_\_ (IF YES, THEN QUANTITY, SIZE, LOCATION) 1 SIGN @ 35 FT. TO BE IN FRONT YARD
8. NUMBER OF VEHICLES? 1
9. TYPE OF VEHICLES? (CARS, TRUCKS, VANS, ETC.) PICKUP TRUCK
10. DELIVERIES? YES \_\_\_\_\_ NO X (IF YES, THEN HOW MANY PER DAY/WEEK; SEMI-TRUCK, FEDEX, UPS, USPS?) \_\_\_\_\_
11. DOES APPLICANT LIVE IN THE HOUSE? YES X NO \_\_\_\_\_
12. ANY OUTDOOR STORAGE? YES \_\_\_\_\_ NO X IF YES, THEN WHAT? \_\_\_\_\_
13. STORAGE OF INVENTORY? YES X NO X IF YES, THEN WHAT? SOME PRODUCE WILL BE STORED IN SHED.
12. ANY ADDITIONAL RELEVANT INFORMATION? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



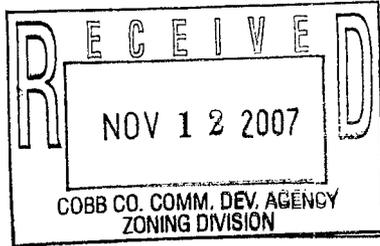
THE STAND RUNS THRU THE  
SUMMER, CLOSED IN WINTER

# LUP-4

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



MAGNETIC



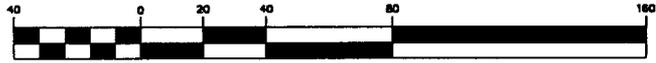
NOTE:  
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

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

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 THE LAW OF THE STATE OF GEORGIA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

FIELD DATE 10/29/07

JOB NUMBER: 07-06839



ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: <b>PRESTIGE TRAVEL</b>		DATE	10/31/07
OWNER / PURCHASER <b>BRADLEY MALLET</b>		SCALE	1" = 40'
LAND LOT 418	16th DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA
LOT 28	BLOCK	UNIT	AREA OF LOT: 30,567 S.F.
SUBDIVISION <b>SHAW WOODS</b>			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		<b>SOLAR LAND SURVEYING COMPANY</b> P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052	

PLOTTED BY: \_\_\_\_\_ PLAT PREPARED FOR: \_\_\_\_\_ PLAT BOOK 29 PAGE 75  
 DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

APPLICANT: Bradley Mallet  
404-783-9326

PETITION NO: LUP-4

HEARING DATE (PC): 02-05-08

REPRESENTATIVE: Bradley Mallet  
404-783-9326

HEARING DATE (BOC): 02-19-08

PRESENT ZONING: R-20

TITLEHOLDER: Bradley and Jennifer Mallet

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: Located at the southwest intersection of  
Windburn Drive and Key Street

PROPOSED USE: Tree service and parking  
tree service equipment (bobcat and chipper)

ACCESS TO PROPERTY: Windburn Drive and Key Street

SIZE OF TRACT: 0.7 acres

DISTRICT: 16

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

LAND LOT(S): 418

PARCEL(S): 19

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

COMMISSION DISTRICT: 3

**CONTIGUOUS ZONING/DEVELOPMENT**

NORTH: \_\_\_\_\_

SOUTH: \_\_\_\_\_

EAST: \_\_\_\_\_

WEST: \_\_\_\_\_

*Low Density Residential*

OPPOSITION: NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

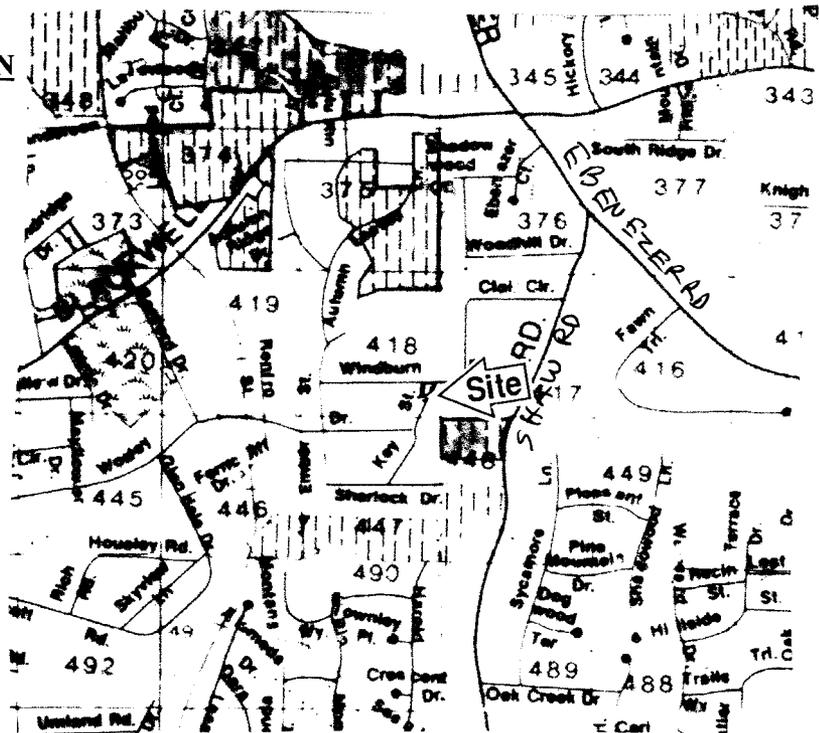
**BOARD OF COMMISSIONERS DECISION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS: \_\_\_\_\_



# LAND USE PERMIT WORKSHEET

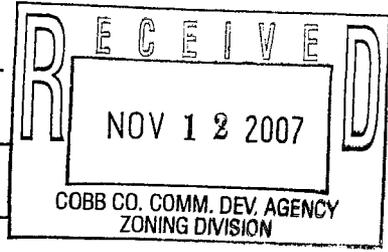
(FOR TEMPORARY COMMERCIAL USE OF RESIDENTIALLY ZONED PROPERTY)

1. TYPE OF BUSINESS? Tree Service

2. NUMBER OF EMPLOYEES? 2 part time

3. DAYS OF OPERATION? 3-4 days a week

4. HOURS OF OPERATION? 9-5 per day



5. NUMBER OF CLIENTS, CUSTOMERS OR SALES PEOPLE COMING TO HOUSE? 0 (PER DAY; PER WEEK)

6. WHERE DO CLIENTS, CUSTOMERS OR SALE PEOPLE PARK? DRIVEWAY \_\_\_\_\_ STREET \_\_\_\_\_ OTHER (EXPLAIN) No customers etc. come to house, we go to them.

7. SIGNS? YES \_\_\_\_\_ NO X .(IF YES, THEN QUANTITY, SIZE, LOCATION) \_\_\_\_\_

8. NUMBER OF VEHICLES? 1

9. TYPE OF VEHICLES? (CARS, TRUCKS, VANS, ETC.) Truck

10. DELIVERIES? YES \_\_\_\_\_ NO ✓ .(IF YES, THEN HOW MANY PER DAY/WEEK; SEMI-TRUCK, FEDEX, UPS,USPS?) \_\_\_\_\_

11. DOES APPLICANT LIVE IN THE HOUSE? YES ✓ NO \_\_\_\_\_

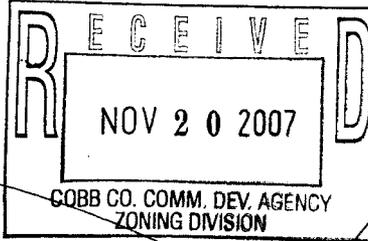
12. ANY OUTDOOR STORAGE? YES ✓ NO \_\_\_\_ . IF YES, THEN WHAT? Barn

13. STORAGE OF INVENORY? YES \_\_\_\_ NO ✓ . IF YES, THEN WHAT? \_\_\_\_\_

12. ANY ADDITIONAL RELAVENT INFORMATION? My truck is under Cobb County Code, but I need permit to park small chipper tractor.

I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED PARCEL (S NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

# LUP-5



NOT FOR RECORDING

NOT FOR RECORDING



15,413 sq. ft.

SPECIALTY USE MAP FOR:

HARRY WALKER  
 SUE E WALKER

LAND LOT 97 16TH DISTRICT

2ND SECT. COBB COUNTY, GEORGIA

LOT 29 BLK UNIT No. 1 PHASE

SUB. FOREST CHASE S/D

DATE OCT. 6, 1989 SCALE 1" =

SOLAR LAND SURVEYING COMPANY

P.O. BOX 723993  
 ATLANTA, GA. 30339-0993.

PHONE: 933-9711



GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR  
 MEMBER SURVEYING & MAPPING SOCIETY OF GEORGIA  
 MEMBER AMERICAN CONGRESS ON SURVEYING & MAPPING

**CERTIFICATION NOTICE**

This was prepared for the exclusive use of the person, persons, or entity named hereon. This does not extend to any unnamed person, persons, or entity without express recertification by the surveyor naming said person, persons, or entity.

ALL MATTERS OF TITLE ARE EXCEPTED.

APPLICANT: Harry Walker III  
770-720-1167

REPRESENTATIVE: Harry Walker III  
770-720-1167

TITLEHOLDER: Harry Walker III

PROPERTY LOCATION: Located at the southwesterly intersection  
of Forest Chase Terrace at Forest Valley Place

ACCESS TO PROPERTY: Forest Chase Terrace

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:**

**SOUTH:**

**EAST:**

**WEST:**

PETITION NO: LUP-5

HEARING DATE (PC): 02-05-08

HEARING DATE (BOC): 02-19-08

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow more than two  
unrelated people to occupy a dwelling unit

SIZE OF TRACT: 0.35 acres

DISTRICT: 16

LAND LOT(S): 97

PARCEL(S): 4

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

COMMISSION DISTRICT: 3

*Low Density Residential*

**OPPOSITION:** NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS:



# LUP-6

Frey Lake Road (50' RW)  
(pavement width: 30' BC-BC)

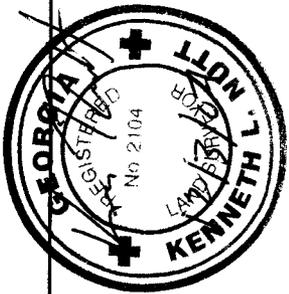
Job #: 025107

**LEGEND**

- ⊕ FH = Fire Hydrant
- ⊙ PP = Power Pole
- IPF = Iron Pin Found
- ⊙ POB = Point of Beginning
- ⊙ C/L = Centerline
- ⊙ SSMH = Sewer Manhole
- ⊙ WM = Water Valve
- ⊙ WM = Water Meter

**ZONING INFORMATION**

Property Zoned = R20  
Residential District  
Min. Setbacks:  
Front - 35 Feet  
\*50 Feet as per plat recorded at PB 87 PG 51  
Corner - 25 Feet  
Sides - 10 Feet  
Rear - 35 Feet  
Building Height = 35 Feet



Now or Formerly  
Richard & Krista Moran

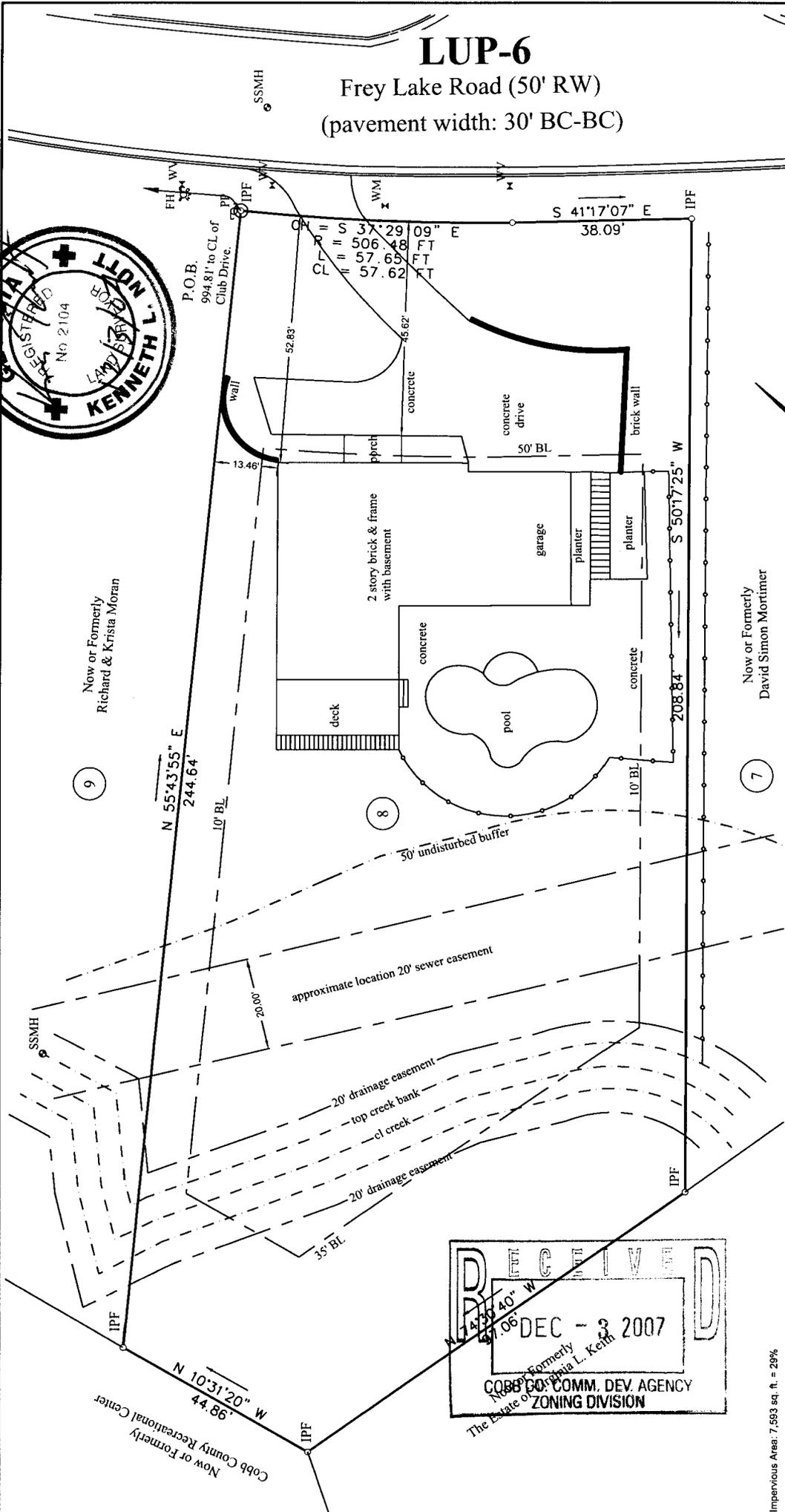
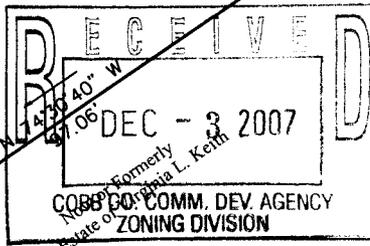
Now or Formerly  
David Simon Mortimer

<p><b>Boundary Survey for Gary Binette</b></p> <p>The Fairways of Pinetree Unit One, Lot 8 3621 Frey Lake Road Cobb County, Georgia</p>	<p>Area = 0.60 Acres (25,927 Sq. Ft.)</p> <p>This plat may be based on a recorded plat from iron pins referenced on said plat for closure in.</p> <p>According to F.I.R.M. Community Panel # 130632.0030F, dated 08/18/1992, this property is not located in an area having special flood hazards.</p>	<p>Computed by: MCK Drawn by: JMC Checked by: KLN</p>	<p>GRAPHIC SCALE</p>
	<p>Plat Book: 87 Deed Book:</p>	<p>Page: 51 Page:</p>	<p>Party Chief: MCK Date Surveyed: 11/27/07 Date Drawn: 11/27/07</p>

Impervious Area: 7,593 sq. ft. = 29%

- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 0.3 seconds per angle point, and was adjusted using Compass Rule.
- All iron pins have been calculated for closure and is found accurate within one foot in 50,000 feet.
- This plat is subject to all easements public and private.

**Perimeter Surveying & Development Co.**  
1065 Sandtown Road, Marietta, GA 30008  
Phone: (770) 425-6824 Fax: (770) 425-6768



9

8

7

Now or Formerly  
Cobb County Recreational Center

N 55°43'55" E  
244.64'

10' BL

concrete

2 story brick & frame  
with basement

concrete

garage

pool

concrete

planter

planter

brick wall

50' BL

concrete drive

wall

concrete

concrete

concrete

concrete

concrete

concrete

concrete

concrete

concrete

52.83'

13.46'

45.62'

38.09'

S 41°17'07" E

S 50°17'25" W

208.84'

10' BL

SSMH

IPF

N 10°31'20" W

44.86'

N 55°43'55" E

244.64'

10' BL

35' BL

20' drainage easement

top creek bank

approximate location 20' sewer easement

APPLICANT: Gary Binette  
770-935-4746

REPRESENTATIVE: Gary Binette  
770-935-4746

TITLEHOLDER: Freeport Title & Guaranty, Inc. as Trustee of the  
3621 Frey Lake Road Dinsmore Fiduciary Estoppel Trust

PROPERTY LOCATION: Located on the westerly side of Frey  
Lake Road, south of Club Drive

ACCESS TO PROPERTY: Frey Lake Road

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

PETITION NO: LUP-6

HEARING DATE (PC): 02-05-08

HEARING DATE (BOC): 02-19-08

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow more than two  
unrelated people to occupy a dwelling unit

SIZE OF TRACT: 0.60 acres

DISTRICT: 20

LAND LOT(S): 94

PARCEL(S): 38

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

COMMISSION DISTRICT: 1

**CONTIGUOUS ZONING/DEVELOPMENT**

NORTH:

SOUTH:

EAST:

WEST:

*Low Density Residential 1*

OPPOSITION: NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

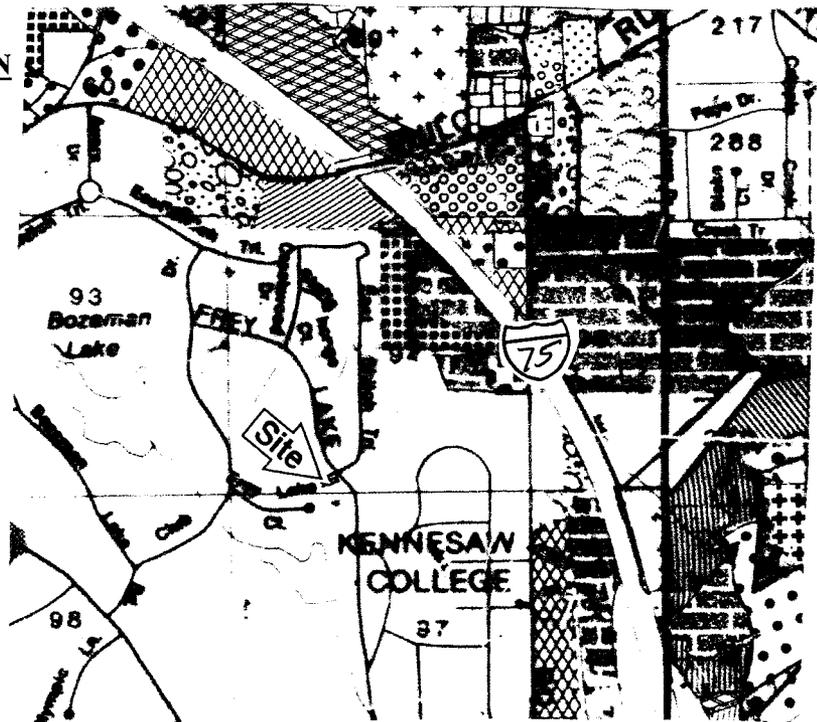
**BOARD OF COMMISSIONERS DECISION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS:



# LUP-7

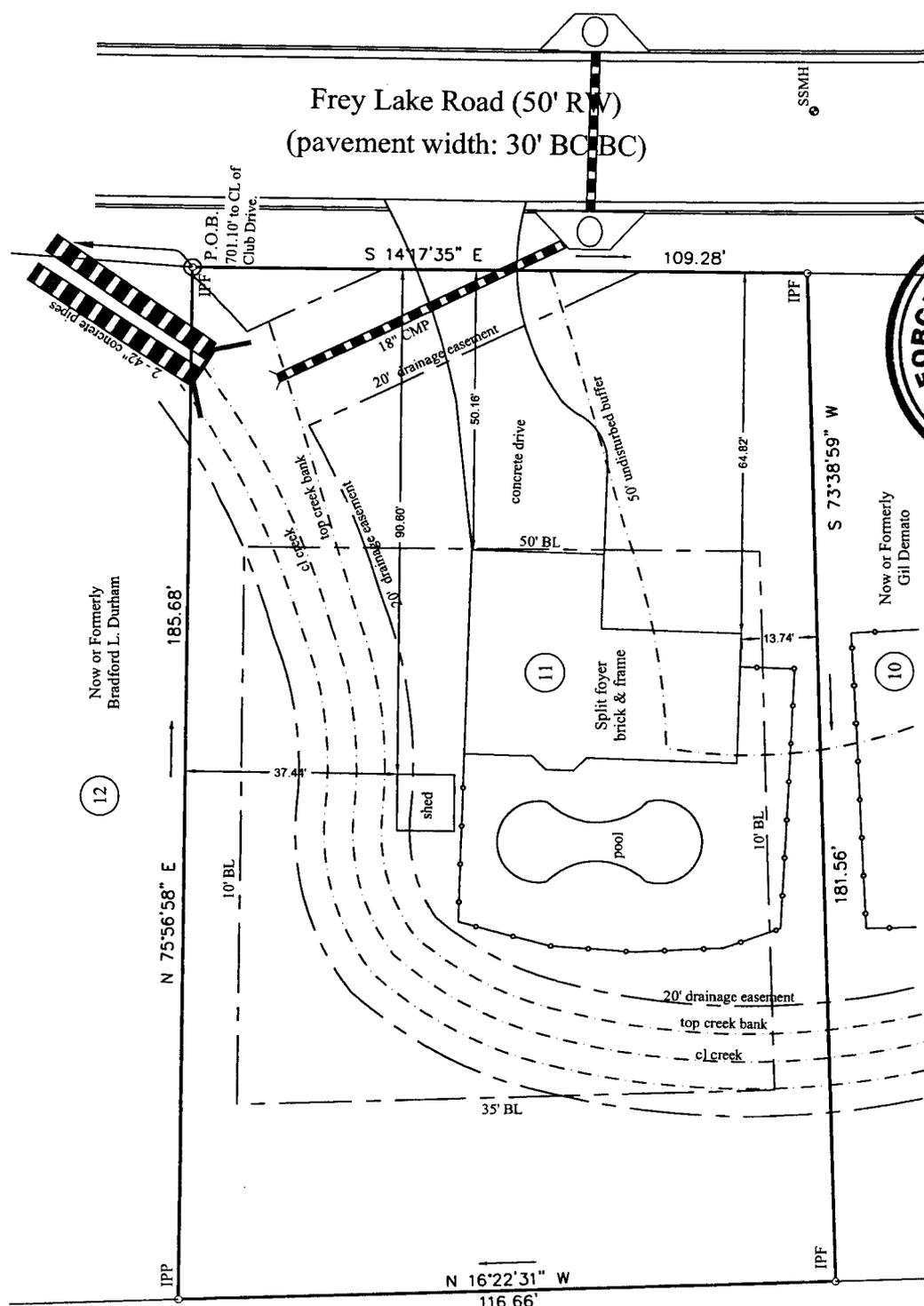
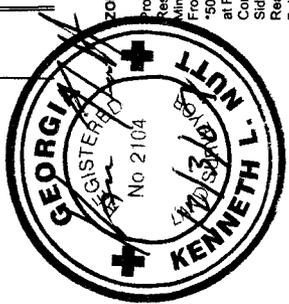
Job #: 025107

### LEGEND

- FH = Fire Hydrant
- PP = Power Pole
- IPF = Iron Pin Found
- POB = Point of Beginning
- CL = Centerline
- F = Fence
- SSMH = Sewer Manhole
- M W V = Water Valve
- W M = Water Meter

### ZONING INFORMATION

Property Zoned = R20  
 Residential District  
 Min. Setback  
 Front - 35 Feet  
 Side - 50 Feet as per plat recorded  
 at PB 87 PG 51  
 Corner - 25 Feet  
 Rear - 10 Feet  
 Building Height = 35 Feet



Now or Formerly  
Bradford L. Durham

Now or Formerly  
Gil Demato

**Area = 0.48 Acres (20,736 Sq. Ft.)**  
 This plat may be based on a recorded plat from non pins referenced on said plat for closure tie in.  
 According to F.I.S.M. Community Plat # 130652 0000E, dated 08/18/1992, this property is not located in an area having special flood hazards.  
 Computed by: MCK  
 Drawn by: JMC  
 Checked by: KLN  
 Party Chief: MCK  
 Date Surveyed: 11/27/07  
 Date Drawn: 11/27/07



**RECEIVED**  
 DEC - 4 2007  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

Now or Formerly  
Pinetree Country Club

Impervious Area: 4,646 sq. ft. = 22%

- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station.
- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 176,667 feet.
- This plat subject to all easements public and private.

**Perimeter Surveying & Development Co.**  
 1065 Sandtown Road, Marietta, GA 30008  
 Phone: (770) 425-6824 Fax: (770) 425-6768

Plat Book: 87  
 Deed Book:

Page: 51  
 Page:

### Boundary Survey for Derek Binette

The Fairways of Pinetree  
 Unit One, Lot 11  
 3651 Frey Lake Road  
 Land Lot 94, 20th District, 2nd Sect.  
 Cobb County, Georgia

APPLICANT: Derek Binette

404-578-2655

REPRESENTATIVE: Derek Binette

404-578-2655

TITLEHOLDER: Derek S. Binette

PROPERTY LOCATION: Located on the west side of Frey Lake Road,  
north of Shiloh Trail

ACCESS TO PROPERTY: Frey Lake Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: LUP-7

HEARING DATE (PC): 02-05-08

HEARING DATE (BOC): 02-19-08

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow more than two  
unrelated people to occupy a dwelling unit

SIZE OF TRACT: 0.48 acres

DISTRICT: 20

LAND LOT(S): 94

PARCEL(S): 41

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

COMMISSION DISTRICT: 1

*Low Density Residential*

OPPOSITION: NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

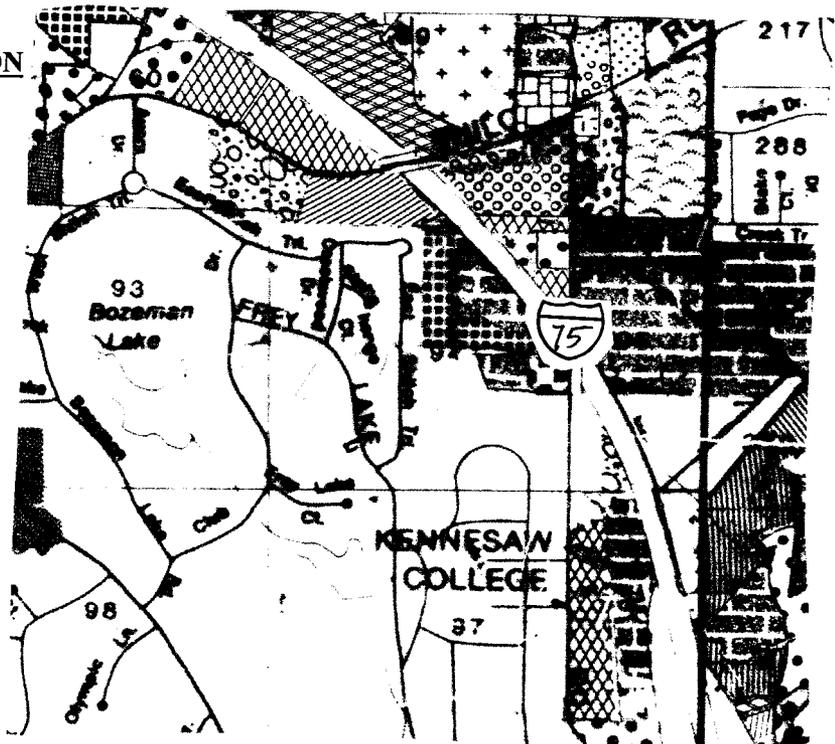
**BOARD OF COMMISSIONERS DECISION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS:





APPLICANT: Vision for Souls

770-739-2816

REPRESENTATIVE: Lutherine Young

770-739-2816

TITLEHOLDER: Vision for Souls Outreach Center Church, Inc.

770-739-2816

PROPERTY LOCATION: Located on the east side of Factory Shoals Road, south of Mableton Parkway (6519 Factory Shoals Road).

ACCESS TO PROPERTY: Factory Shoals Road

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

PETITION NO: LUP-8

HEARING DATE (PC): 02-05-08

HEARING DATE (BOC): 02-19-08

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit (renewal)

PROPOSED USE: Child Care to General Public

SIZE OF TRACT: 7.5925 acres

DISTRICT: 18

LAND LOT(S): 299, 300

PARCEL(S): 3

TAXES: PAID EXEMPT DUE \_\_\_\_\_

COMMISSION DISTRICT: 4

**CONTIGUOUS ZONING/DEVELOPMENT**

NORTH:

SOUTH:

EAST:

WEST:

*Public Institutional*

OPPOSITION: NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

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

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS:

