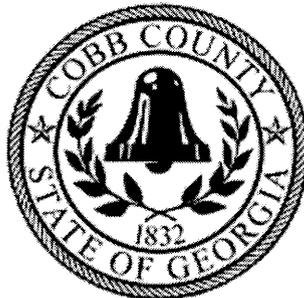


PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: April 1, 2008
Board of Commissioners Hearing Date: April 15, 2008

Due Date: February 29, 2008

Date Distributed/Mailed Out: February 14, 2008



Cobb County... Expect the Best!

APPLICANT: Albion Scaccia Enterprises, LLC
678-325-5900

REPRESENTATIVE: Brian Newsome
678-325-5900

TITLEHOLDER: Ruben W. Amedee

PROPERTY LOCATION: Located on the northwesterly side of Wade Green Road, north of Hickory Grove Road.

ACCESS TO PROPERTY: Wade Green Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:
SOUTH:
EAST:
WEST:

PETITION NO: Z-17

HEARING DATE (PC): 04-01-08

HEARING DATE (BOC): 04-15-08

PRESENT ZONING: R-20

PROPOSED ZONING: NRC

PROPOSED USE: Retail and Restaurant

SIZE OF TRACT: 0.721 acre

DISTRICT: 20

LAND LOT(S): 22

PARCEL(S): 8

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

Future Land Use Map: Community Activity Center

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

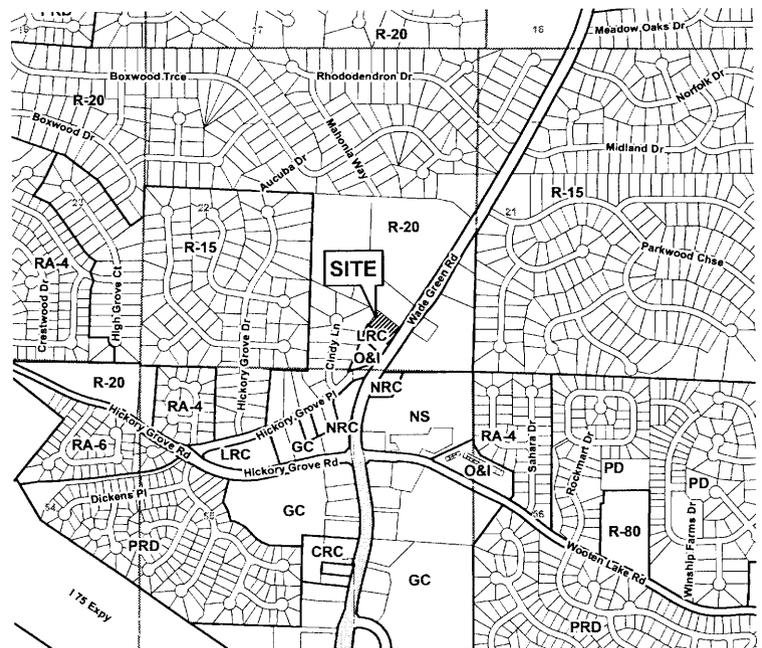
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

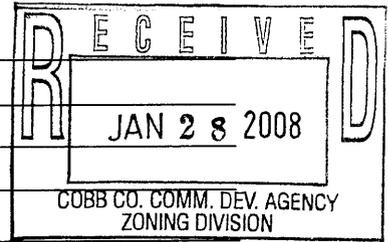
STIPULATIONS:



Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): N/A
- 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): 2 tenant retail center which includes
a computer store and coffee shop
- b) Proposed building architecture: _____
Metal building with stone and stucco elevations
- c) Proposed hours/days of operation: coffee shop: 6 a.m. - 10 p.m.
Computer store: 9 a.m. - 6 p.m.
- d) List all requested variances: None
Only rezoning from R20 to NRC

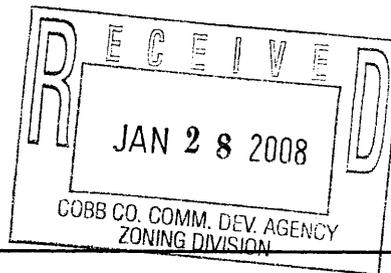
.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

LUP-9

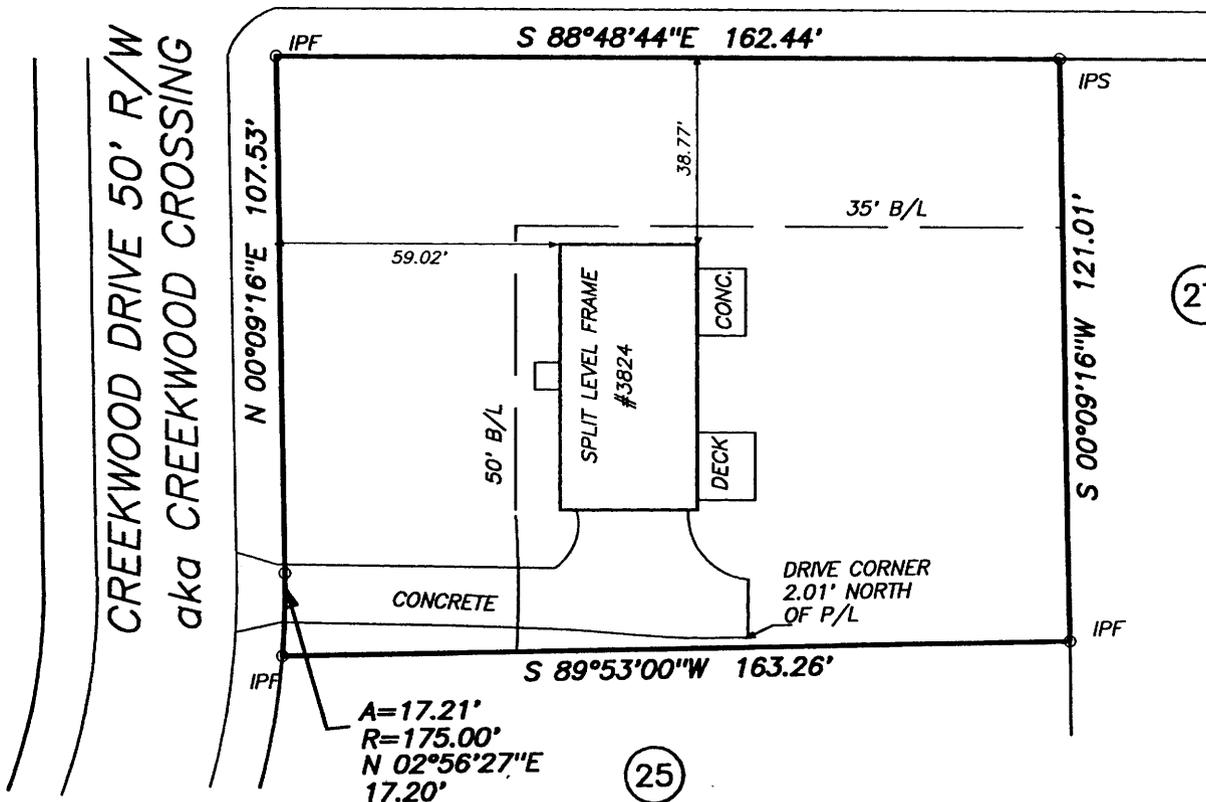
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A THEODOLITE AND E.D.M. AND HAS A LINEAR PRECISION RATIO OF ONE FT. IN 12,000 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FT. IN 101,224 FEET.

BEARINGS SHOWN ARE CALCULATED FROM ANGLES TURNED BASED ON A SINGLE MAGNETIC OBSERVATION



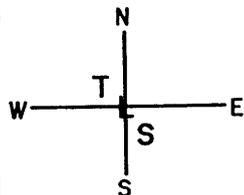
SHILOH TRAIL EAST 50' R/W



THIS PROPERTY IS NOT LOCATED IN AN F. I. A. FLOOD HAZARD ZONE

PLAT REFERENCE: PLAT BY LOUIS SHELDON MATTHEWS, JR. FOR JAMES & PHYLLIS WAUGAMAN, DATED 9-15-77

LOT 26, BLOCK "B"
THE FAIRWAYS OF PINETREE, UNIT 3
P.B.66, P.154



TRU-LINE SURVEYING, INC.
2070 ATTIC PARKWAY SUITE 505
KENNESAW, GEORGIA 30152
OFFICE (770)919-8732
FAX (770)919-8731



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.

[Handwritten signature]

SURVEY FOR:

RICHARD KUHNE

LAND LOT: 94	SCALE: 1"=40'
DISTRICT: 2ND	DATE: 12/11/07
SECTION: 20TH	DRAWN BY: DB
COUNTY: COBB	CHECKED BY: WEC
STATE: GEORGIA	JOB NO. 01-6508

APPLICANT: Richard R. Kuhne
678-571-0912

REPRESENTATIVE: Ray S. Smith, III
Marshall & Lueder, LLC 678-514-2703

TITLEHOLDER: Richard Robert Kuhne

PROPERTY LOCATION: Located at the southeast intersection of
Shiloh Trail East and Creekwood Drive.

ACCESS TO PROPERTY: Creekwood Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-9

HEARING DATE (PC): 04-01-08

HEARING DATE (BOC): 04-15-08

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Renting to Students at
KSU (Allow More Than Two Unrelated
People to Occupy a Dwelling Unit)

SIZE OF TRACT: 0.49 acre

DISTRICT: 20

LAND LOT(S): 94

PARCEL(S): 90

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

1. There will be 2-4 unrelated occupants.
2. The house has 2,600 square-feet.

Future Land Use Map: **Low Density Residential**

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

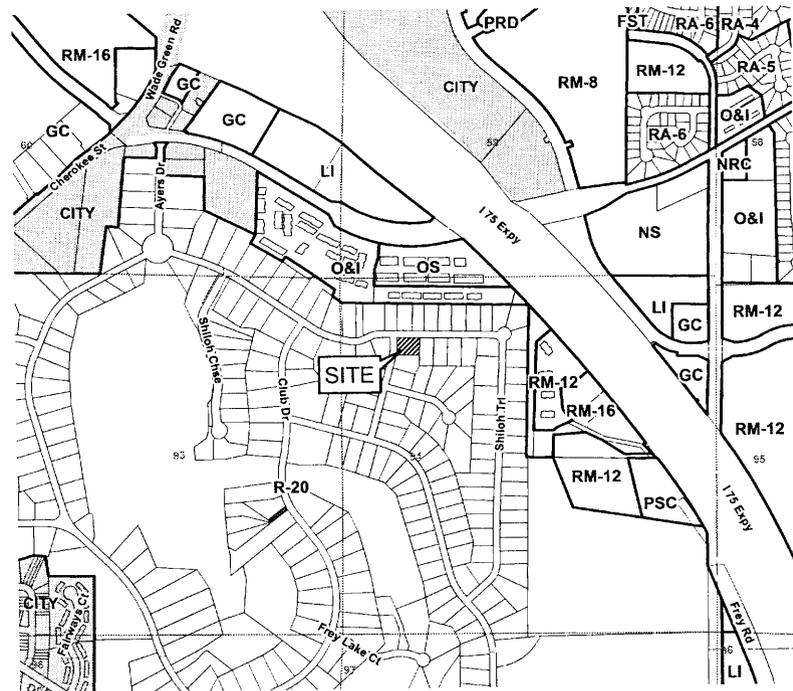
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

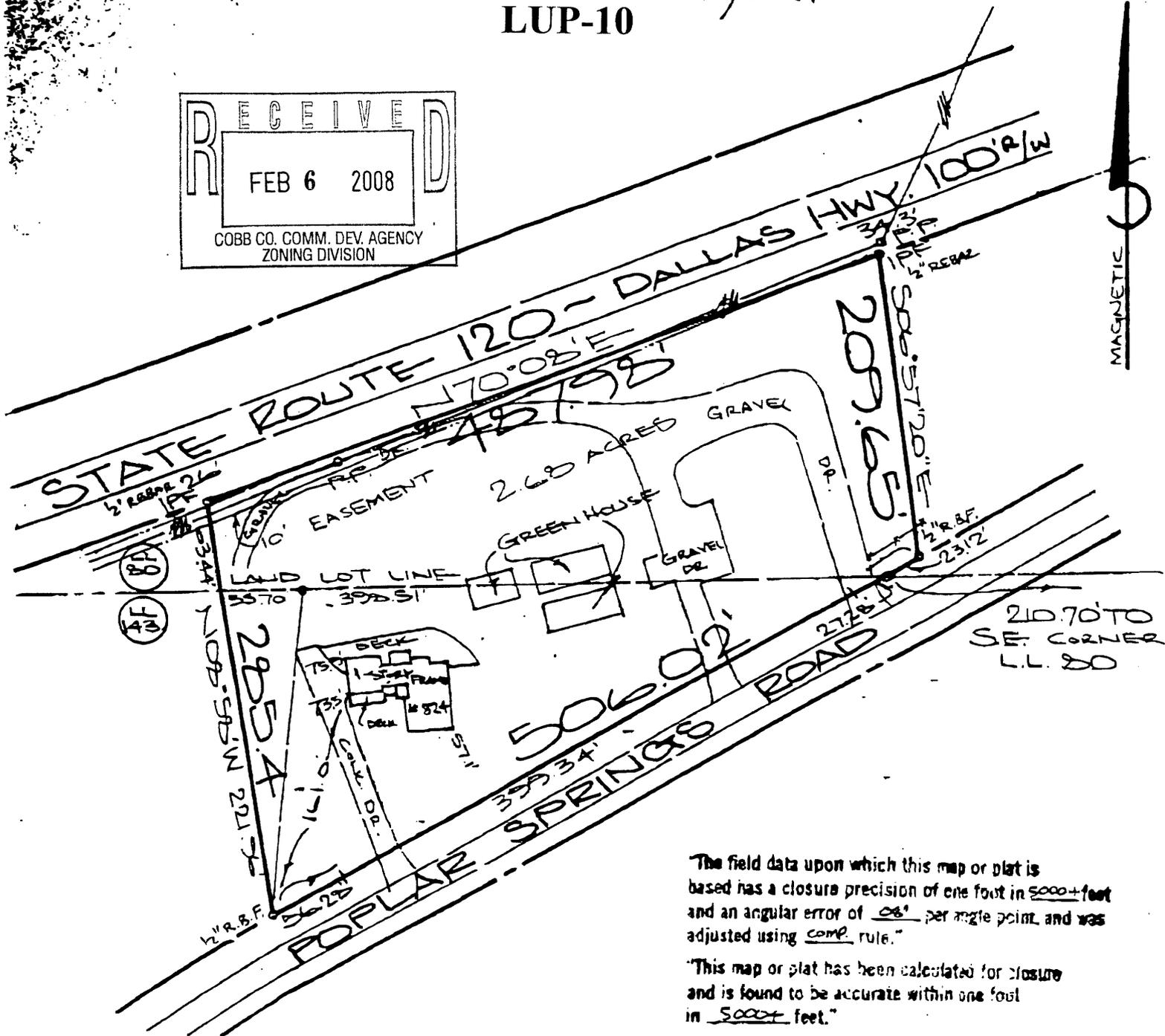
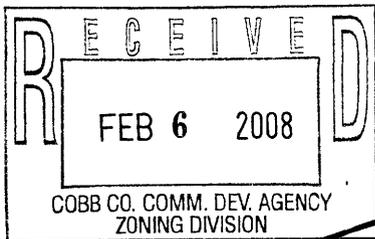
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



Lost Mtn. Nursery Inc.
LUP-10



The field data upon which this map or plat is based has a closure precision of one foot in 5000+ feet and an angular error of $08''$ per angle point, and was adjusted using comp. rule."

"This map or plat has been calculated for closure and is found to be accurate within one foot in 5000+ feet."

SURVEY FOR JAMES R. BARNES
D/B/A LOST MOUNTAIN NURSERY AND COBB AMERICAN BANK AND TRUST COMPANY

Of property at 824 Poplar Springs Road
Land Lots 80 & 143, 19th District, 2nd Section, Cobb County, Georgia

Date: 9/5/90 Scale: 1" = 100'



THIS PROPERTY (IS) (IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "FIA OFFICIAL FLOOD HAZARD MAPS"

BY: ESTON PENDLEY & ASSOC., INC.

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.

Eston Pendley
Member SAMSOC

APPLICANT: Lost Mountain Nursery, Inc.

770-427-5583

REPRESENTATIVE: Sams, Larkin & Huff, LLP

Melissa P. Haisten 770-422-7016

TITLEHOLDER: Lost Mountain Nursery, Inc.

PROPERTY LOCATION: Located on the south side of Dallas Highway, north of Poplar Springs Road, west of the intersection of Dallas Highway and Poplar Springs Road (824 Poplar Springs Road).

ACCESS TO PROPERTY: Poplar Springs Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family house and greenhouses for plant nursery.

PETITION NO: LUP-10

HEARING DATE (PC): 04-01-08

HEARING DATE (BOC): 04-15-08

PRESENT ZONING: R-30

PROPOSED ZONING: Land Use Permit (renewal)

PROPOSED USE: Plant Nursery

SIZE OF TRACT: 2.6 acres

DISTRICT: 19

LAND LOT(S): 80, 143

PARCEL(S): 5, 7

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

Future Land Use Map: Very Low Density Residential

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

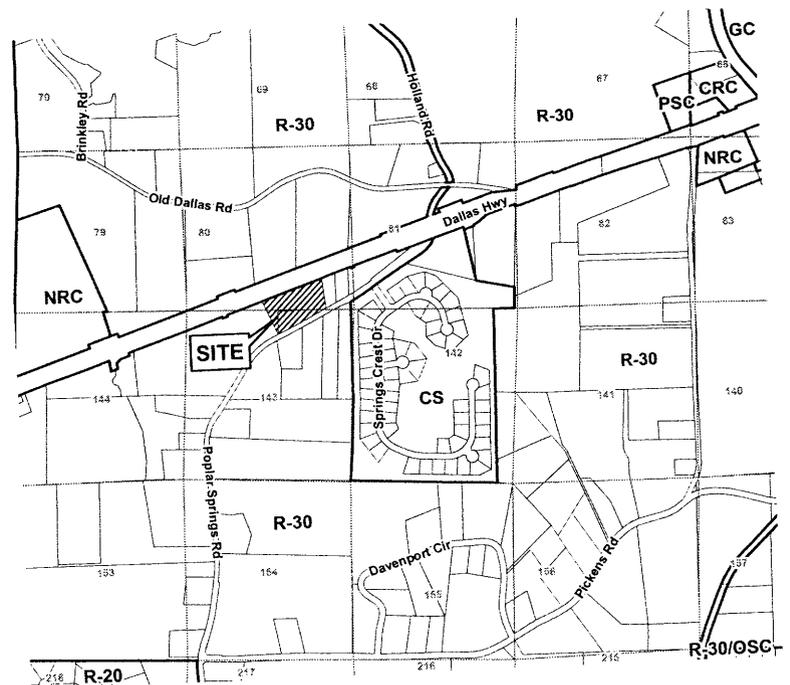
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



LUP-10

2008



Community Development Agency

Zoning Division
191 Lawrence Street

Marietta, Georgia 30060-1661

PHONE: (770) 528-2035 FAX: (770) 528-2003

Mark Danneman

Division Manager

Temporary Land Use Permit Worksheet

(For temporary commercial use of residentially zoned property)

1. Type of business: Nursery
Seasonal - During non-peak times, 1 full time
2. Total number of employees: and 3 part time; during peak times, up to 8 full time.
Late Dec. through January - Closed; February & March -
3. Days of operation: Monday through Saturday; Mid-March through July - Monday
~~through Sunday, late July - late December - Mon. through Sat.~~
4. Hours of operation: 9:00 - 5:00 - Monday through Saturday
~~12:00 - 5:00 - Sunday~~
5. Number of nonresidents coming to the house (state the number in the below categories):

5a. Customers	<u> </u> Per Day; <u>300/400</u> Per Week.	Peak
5b. Customers:	<u> </u> Per Day; <u>25/30</u> Per Week.	Non-peak
5c. Sales People:	<u> </u> Per Day; <u>1</u> Per Week.	
5d. Employees:	<u>8</u> Per Day; <u> </u> Per Week.	Peak
	<u>1</u>	Non-peak
6. Where do the clients, customers, sales people or employee's park?
 - 6a. Driveway ; 6b. Street ; 6c. Other (explain) Gravel parking lot
near greenhouses
7. Will there be any signs? Yes XX ; No . If yes, then quantity, size and location: 1 approved sign fronting Dallas Highway
8. Number and type of Vehicles used for business kept at this property:
1 truck and 1 landscape trailer
9. Deliveries? Yes XX ; No . If yes, then how many per day/week (semi-trucks Fedex, UPS, USPS?) Non-peak - 1 semi-truck per month
Peak - 3 semi-trucks per day (seasonal)
10. Does the applicant live in the house? Yes XX ; No . House is located beside the nursery and is screened from view by trees and fence.
11. Will there any outdoor storage? Yes XX ; No . If yes, then what will be kept outside? Pinestraw and bags of soil in corner under trees.
Some plant inventory is also displayed outside.
12. Will there be any storage of inventory? Yes XX ; No . If yes, then what will be kept? Pinestraw, bags of soil and plants.
13. Length of time needed or requested? 24 months
14. Any additional relevant information? (please attach additional information if needed) There has been a land use permit on the property for at least five years with the same use. The business has been at the location for over 30 years.

DEC-12-2007 WED 05:07 PM

LUP-11 FAX NO.

P. 06/06

REFERENCED PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOR TREATMENT

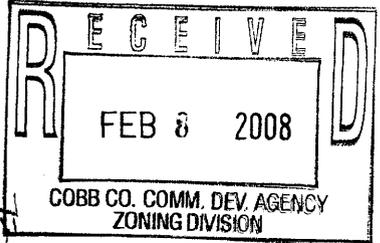
AB15



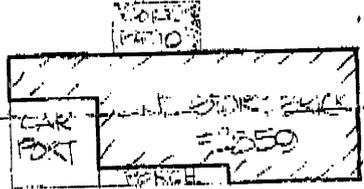
113.5'

131.0'

75.0'



33



211.2' TO R/W OF HOLLY SPRINGS ROAD

LONDON COURT

NOT FOR RECORDING



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 herein. This does not extend in any manner to any other person, persons, or entity without express recertification by the surveyor naming said person, persons, or entity.

ALL MATTERS OF TITLE ARE EXCEPTED.

SPECIALTY USE MAP FOR:

KASSANDRA H. GREENE	
LAND LOT 530	10 TH DISTRICT
2ND SECT COBB COUNTY, GEORGIA	
LOT 24	BLK UNIT ONE PHASE
SUB. ASHFORD PINES	
DATE FEB 3 2008	SCALE 1" = 40'
SOLAR LAND SURVEYING COMPANY	
P.O. BOX 723993 ATLANTA, GA. 30339-0993	
PH. NORTHWEST 425-8677	PH. SOUTHEAST 922-7427

M/S R

80M 585

APPLICANT: Addie Price

770-522-8221

REPRESENTATIVE: Addie Price

770-522-8221

TITLEHOLDER: William Blass, Jr.

PROPERTY LOCATION: Located on the north side of London

Court, east of Holly Springs Road.

ACCESS TO PROPERTY: London Court

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-11

HEARING DATE (PC): 04-01-08

HEARING DATE (BOC): 04-15-08

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Home Business with
One Employee

SIZE OF TRACT: 0.45 acre

DISTRICT: 16

LAND LOT(S): 530

PARCEL(S): 66

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

Future Land Use Map: Low Density Residential

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

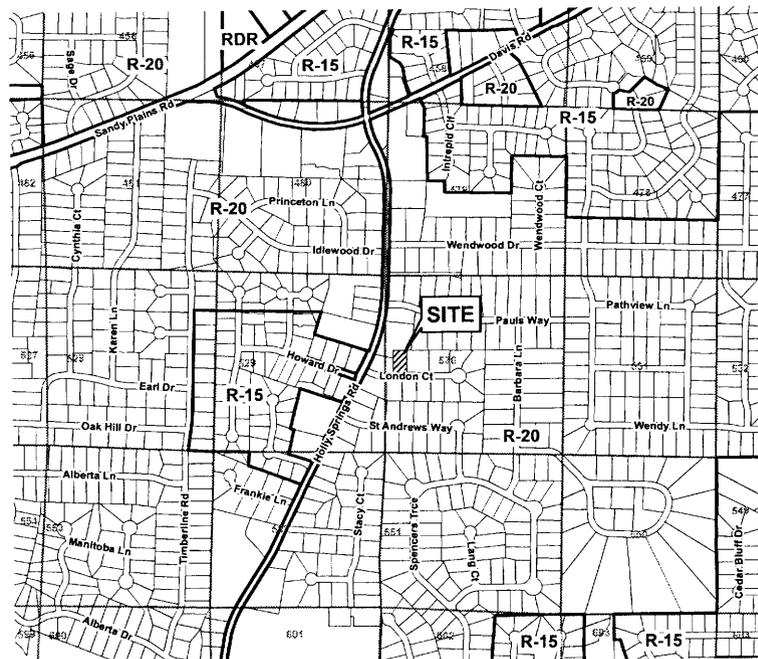
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

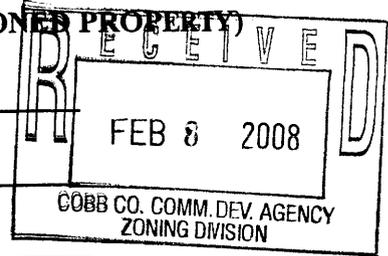
STIPULATIONS:



LUP-11
2008

LAND USE PERMIT WORKSHEET

(FOR TEMPORARY COMMERCIAL USE OF RESIDENTIALLY ZONED PROPERTY)



1. TYPE OF BUSINESS? roofing construction
2. NUMBER OF EMPLOYEES? 1
3. DAYS OF OPERATION? 5
4. HOURS OF OPERATION? 9-5
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) n/a
7. SIGNS? YES _____ NO (IF YES, THEN QUANTITY, SIZE, LOCATION) _____
8. NUMBER OF VEHICLES? 2-truck
9. TYPE OF VEHICLES? (CARS, TRUCKS, VANS, ETC.) 1 truck, 1 car
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? _____
12. ANY ADDITIONAL RELAVENT INFORMATION? office for scheduling and record keeping only.