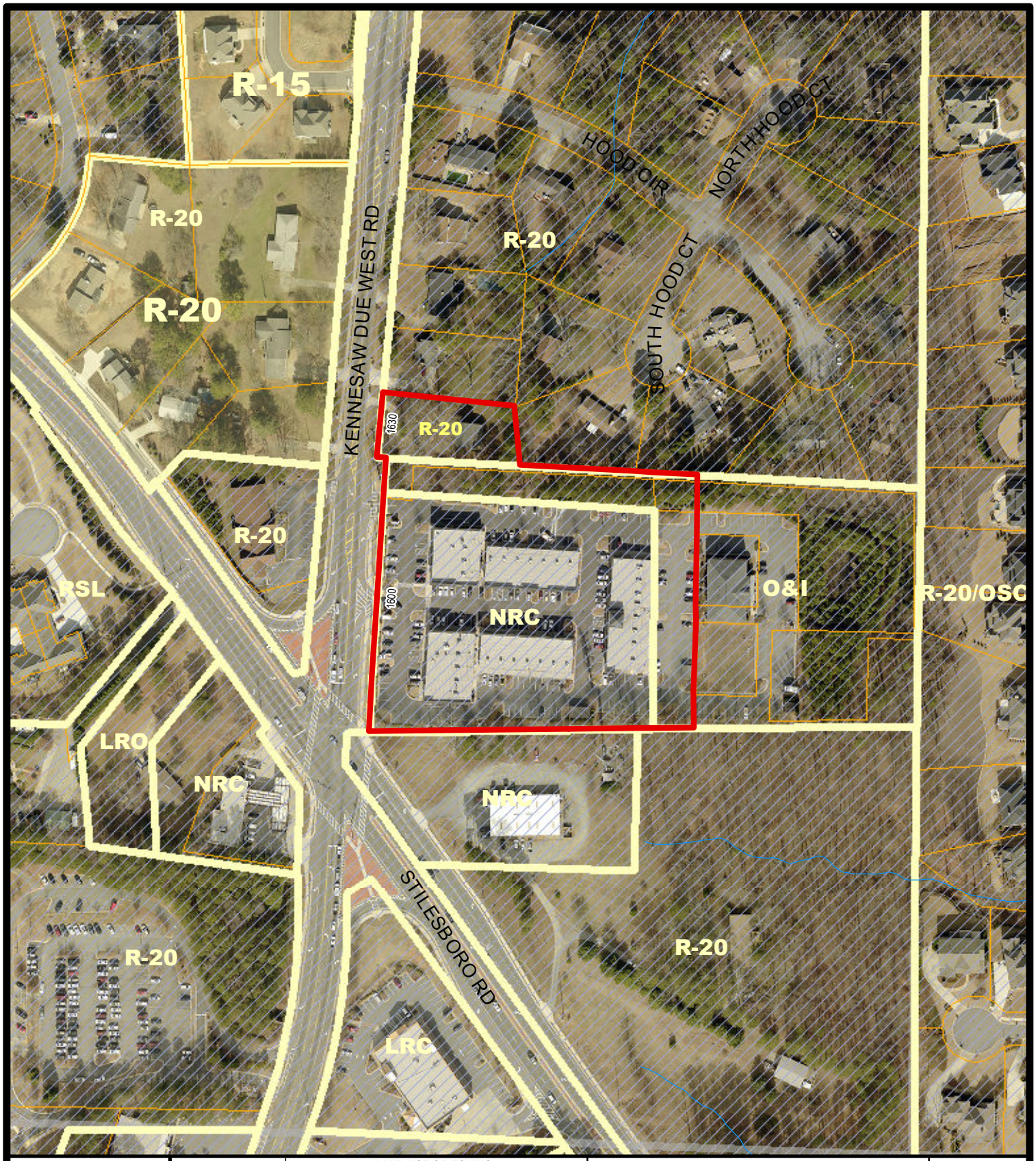


LAND CASES		LAND USE OR ZONING FROM	TO
AV	LU		
AX 2018-2 & 3	**RZ** 2018-6 & 7	County R-20, OI, NRC	City R-20, NRC, O&I
DX			
HBR			
SLUP			
ZV			

AV – Administrative Variance
AX – Annexation
DX – De-annexation
HBR – Historic Board Review
LU – Land Use
RZ – Re-zoning
SLUP – Special Land Use
ZV – Variance

R-10 ZONING
KENNESAW CITY LIMITS
COBB COUNTY
99 LAND LOT

1600 & 1630 Kennesaw Due West Rd
Land Lot 216, Tax Parcels 19, 65, 196, 197, & 243

Subject Properties

City of Kennesaw GIS Department

CITY OF KENNESAW
PLANNING & ZONING DEPT.
770-590-8268

Derek Easterling MAYOR
Debra Taylor CITY CLERK

Scale: 1 " = 200 '
Print Date: 6/15/2018
AX2018_002_003_Aerial_ap

Community Development
Planning & Zoning Department
2529 J.O. Stephenson Ave. Kennesaw, GA 30144

Date Received 5·18·18
Staff's Initials dlw

ANNEXATION/REZONING APPLICATION

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.

ANNEXATION PROPERTY ADDRESS 1630 Kennesaw Due West Road, Kennesaw, GA 30152

Parcel ID 20021600650 Lot Size .45+/-

Resident Population 2 Housing Units 1 Other Buildings 1

Zoning Request from:

Present Zoning County R-20 To City R-20

For the purpose of annexation into the City of Kennesaw

APPLICANT Leigh A. Lucas

APPLICANT EMAIL lelucas28@gmail.com

Applicant address 1630 Kennesaw Due West Rd, Kennesaw, GA 30152

(Phone #) 404-805-8250

Applicant Signature

Signed, sealed and delivered in presence of: Wanda A. Steele 5/18/2018
Notary **Date**

WANDA A. STEELE NOTARY EXPIRES GEORGIA April 11, 2021 PUBLIC COBB COUNTY

REPRESENTATIVE

(Phone #) Representative Email

Representative Signature

Signed, sealed and delivered in presence of:
Notary **Date**

TITLEHOLDER Same as above **(Phone#)**

Titleholder Address

Signature **Email**

Signed, sealed and delivered in presence of: Wanda A. Steele 5/18/2018
Notary **Date**

WANDA A. STEELE NOTARY EXPIRES GEORGIA April 11, 2021 PUBLIC COBB COUNTY

CAMPAIGN CONTRIBUTIONS

The Owner and Petitioner herein certify that they **have**☐ **have not**☑ made campaign contributions or gifts within two (2) years immediately preceding the filing of this application, campaign contributions aggregating two hundred fifty dollars ($250.00) or more or made gifts to a member or members of the Mayor and Council or Planning Commission who will consider the application.

FINANCIAL INTEREST

The undersigned Petitioner herein certifies that, to the best of their knowledge, information, and belief, the Mayor, any member of the Planning Commission **does**☐ **does not**☑**:**

1) Have a property interest (direct or indirect ownership, including any percentage of ownership less that total) in the subject property;

2) Have a financial interest (direct ownership interest of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property; and

3) Have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above.

The undersigned Petitioner_____

Applicant/Petitioner means any person who makes application and any attorney, other person representing or acting on behalf of a person who makes application to the Mayor and Council and Planning Commission.

Owner/Applicant Certification

- The Owner/Petitioner certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Petitioner's knowledge and belief. Should any portion not be true then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner/Petitioner hereby grants permission to enter on the property for inspection during the time application is pending.

_____
Applicants Signature

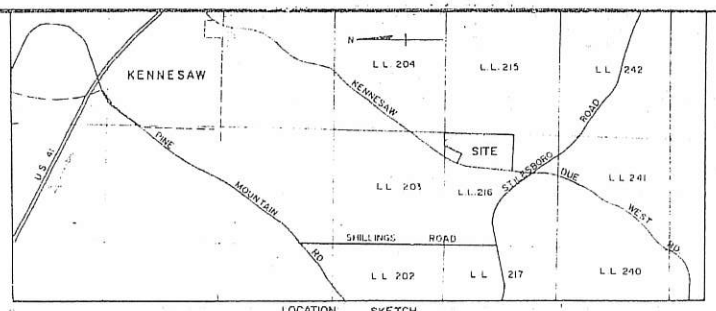
Signed, sealed and delivered in presence of:

Wanda A. Steele 5/18/2018

Notary **Date**

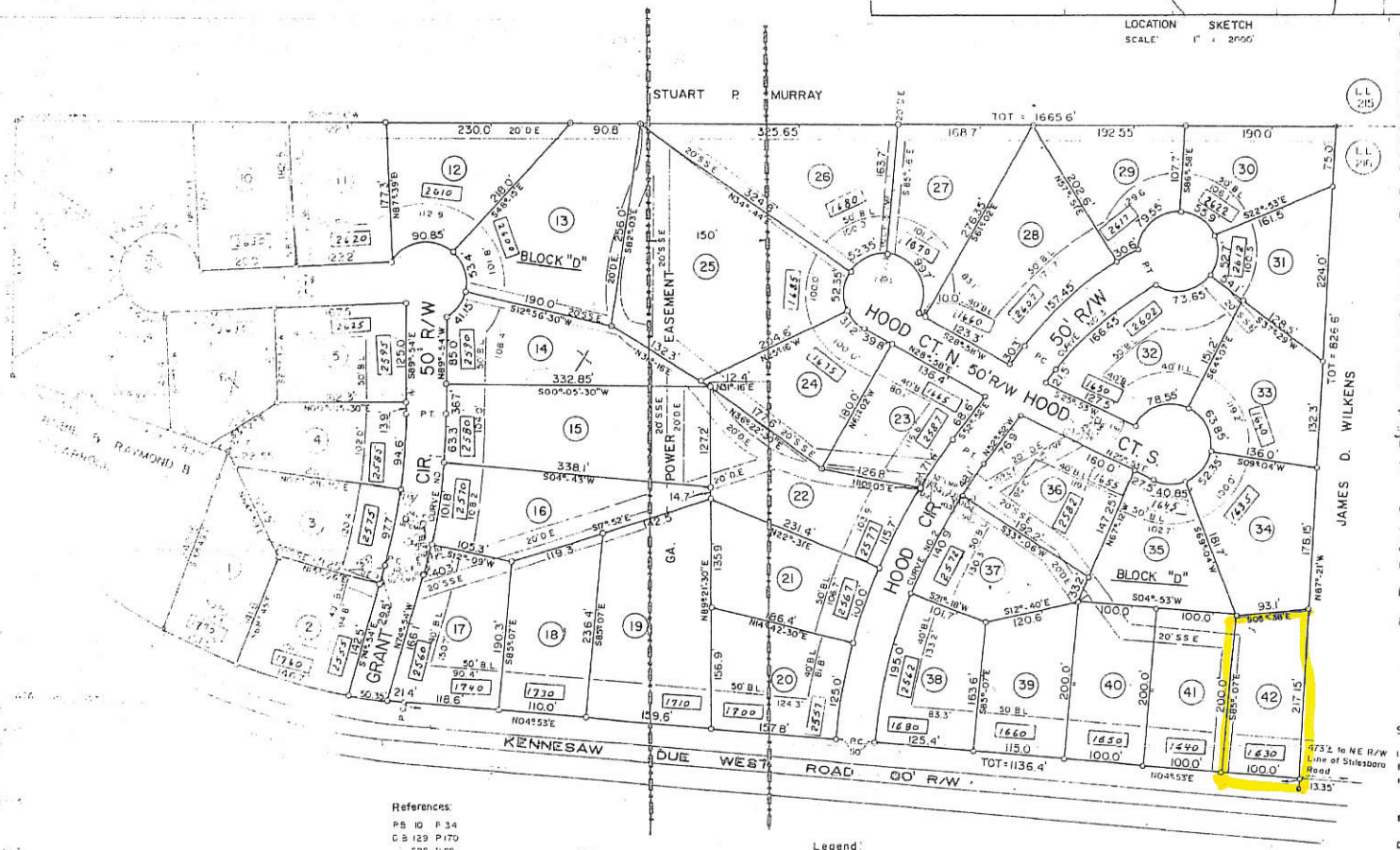
WANDA A. STEELE NOTARY PUBLIC EXPIRES GEORGIA April 11, 2021 COBB COUNTY

Filed in Office
Mar. 22, 1974
Joe Lee Jones
Clerk



LOCATION SKETCH
SCALE: 1" = 2000'

N — MAGNETIC



Owner's Acknowledgement

State of Georgia

The owner of the land shown on this plat and whose name is subscribed hereto and who in person or through a duly authorized agent acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purposes and considerations therein expressed.

By Robert D. Beckett

Date NOVEMBER 19 1973

Cobb County Certification

This plat having been submitted to Cobb County and having been found to comply with the Master Plan, the Cobb County Subdivision Regulations and the Cobb County Zoning Regulations is approved subject to the installation and dedication of all streets, utilities, easements and other improvements in accordance with the Standard Design Specifications

3/6/74 Date — Engineering Department

3-18-74 Date — Public Department / Planning Commission

3/20/74 Date — Board of Commissioners

Covenants

This plat is subject to the covenants set forth in the separate documents attached hereto dated _____ which hereby become a part of this plat

Recorded _____

Owner Signature _____

Surveyor's Acknowledgement

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

By H.T. Backe — Registered Ga. Land Surveyor No. 1229

Date 11-14-73

References:

P.B. 10 P. 34
D.B. 129 P. 170
" 628 P. 69
" 223 P. 90
" 699 P. 438
" 942 P. 420
" 661 P. 440
" 693 P. 335
" 1017 P. 174
" 1036 P. 148
Clerk's Office
Cobb Superior Court

Notes:

1. Corner lot dimensions given to intersection of street right-of-way lines.
2. Corner lot radii 25'
3. 10' drainage easement centered on each side-lot line unless otherwise noted.
4. Distances shown on curves are arc distances.

Legend:

B.L. Building Line
D.E. Drainage Easement
S.S.E. Sanitary Sewer Easement
CMP Corrugated Metal Pipe
L.F. Linear Feet
Denotes iron pin found
Denotes iron pin set
Wing Wall
Drainage area in acres

GRAPHIC SCALE IN FEET: 100 0 100 200

CURVE NO	DEGREE	Δ	R	T	C	LENGTH
1	07°-32'-30"	15°00'	759.5'	100.0'	198.3'	198.9'
2	08°-05'	32°-11'-30"	708.5'	204.4'	392.8'	398.1'
3	13°-57'-30"	24°-44'	410.5'	90.0'	175.9'	177.3'

℄ CURVE DATA — ARC DEFINITION

CLOSURE	1/12,365
DRAWN	B.C.F.
CHECKED	
APPROVED	
JOB NO	
DWG NO.	

REVISIONS

DATE	DESCRIPTION	BY
10-15-73	Drain Street & Area [illegible] Lots of Cobb Acres	JMP
	Rev. Drain Easm., Legends, Notes & Curve Tables, Add Poles	
	& St. and Lot Lyr. Sprites	JMP

STILESBORO CROSSING
Unit One

SURVEY TYPE PROPERTY SUBDIVISION

FOR BARNES REALTY, INC.

LOCATION LAND LOT 216
20 th DISTRICT
2nd SECTION

COBB COUNTY GEORGIA

Scale: As Shown — Date: Nov 14, 1973

S. J. GOSTIN COMPANY, INC.

MACON ATLANTA

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 216 of the 20th District, 2nd Section, Cobb County, Georgia, being Lot 42, Block D, Unit One, Stilesboro Crossing, as per plat recorded in Plat Book 60, Page 207, revised in Plat Book 68, Page 97, Cobb County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

Community Development
Planning & Zoning Department
2529 J.O. Stephenson Ave. Kennesaw, GA 30144

Date Received 5.25.18
Staff's Initials dlw

ANNEXATION/REZONING APPLICATION

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.

ANNEXATION PROPERTY ADDRESS 1600 Kennesaw Due West

Land Lot ~~6.40 Acres~~ 4.46+/- acres Tax Parcel 20-0216-0-019-0 196-0 197-0 Lot Size 6.40 Acres

Resident Population 0 Housing Units 0 Other Buildings 5

Zoning Request from:

Present Zoning County NRC To: City NRC

For the purpose of: Becoming part of the city

APPLICANT Southern Funding, LLC

APPLICANT EMAIL garry@mcnabbtn.com

Applicant address Suite 403, 345 South Jefferson Ave, Cookeville, TN 38501

(Home#) _____ (Fax#) 888-868-0674 (Work#) _____

(Cell#) 931-260-6767

Applicant Signature _____

Signed, sealed and delivered in presence of: Rhonda M. Cole 5-17-18
Notary 11/23/20 **Date**

RHONDA M. COLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM

REPRESENTIVE _____

(Fax #) _____ (Work#) _____ (Cell#) _____

Representative Signature _____

Signed, sealed and delivered in presence of: Rhonda M. Cole 5/17/18
Notary 11/23/20 **Date**

RHONDA M. COLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM

TITLEHOLDER: _____ **Telephone:** _____

Signature: _____ **Address:** _____

Signed, sealed and delivered in presence of: _____
Notary **Date**

Community Development
Planning & Zoning Department
2529 J.O. Stephenson Ave. Kennesaw, GA 30144

CAMPAIGN CONTRIBUTIONS

The Owner and Petitioner herein certify that they **have** **have not** made campaign contributions or gifts within two (2) years immediately preceding the filing of this application, campaign contributions aggregating two hundred fifty dollars ($250.00) or more or made gifts to a member or members of the Mayor and Council or Planning Commission who will consider the application.

FINANCIAL INTEREST

The undersigned Petitioner herein certifies that, to the best of their knowledge, information, and belief, the Mayor, any member of the Planning Commission **does** **does not** :

1) Have a property interest (direct or indirect ownership, including any percentage of ownership less that total) in the subject property;

2) Have a financial interest (direct ownership interest of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property; and

3) Have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above.

The undersigned Petitioner:_____

Applicant/Petitioner means any person who makes application and any attorney, other person representing or acting on behalf of a person who makes application to the Mayor and Council and Planning Commission.

Owner/Applicant Certification

- The Owner/Petitioner certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Petitioner's knowledge and belief. Should any portion not be true then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner/Petitioner hereby grants permission to enter on the property for inspection during the time application is pending.

_____
Applicants Signature

Signed, sealed and delivered in presence of:

Rhonda M. Cole

Notary 11/23/20

RHONDA M. COLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

ANNEXATION DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 216 of the 20th District, 2ND Section, Cobb County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the Northeasterly 80 foot right of way of Stilesboro Road with the Easterly variable right of way of Kennesaw Due West Road;

Thence along the Easterly variable right of way of Kennesaw Due West Road along a curve to the right an arc distance of 53.94 feet, said arc having a radius of 4265.89 feet and being subtended by a chord of North 02 degrees 28 minutes 38 seconds East with a chord distance of 53.93 feet to a point;

Thence continuing along said right of way North 89 degrees 22 minutes 24 seconds East a distance of 12.02 feet to a point, and the **TRUE POINT OF BEGINNING**:

Thence continuing along said right of way along a curve to the right an arc distance of 120.86 feet, said arc having a radius of 7314.79 feet and being subtended by a chord of North 03 degrees 14 minutes 35 seconds East with a chord distance of 120.86 feet to a point;

Thence continuing along said right of way North 03 degrees 42 minutes 59 seconds East a distance of 236.50 feet to a #4 rebar found,

Thence continuing along said right of way North 03 degrees 42 minutes 59 seconds East a distance of 60.00 feet to a #4 rebar found,

Thence leaving said right of way and proceeding along the common property line now or formerly of lots 42, 34 and 33 of Stilesboro Crossing unit one South 86 degrees 52 minutes 12 seconds East a distance of 474.91 feet to a point;

Thence along the common property line between Tract2-B and Tract 2-A of the Stilesboro Crossing Business Park South 01 degrees 04 minutes 12 seconds West a distance of 331.51 feet to a point;

Thence South 00 degrees 37 minutes 37 seconds East for a distance of 53.72 feet to a #4 rebar found;

Thence along the common property line now or formerly South 89 degrees 18 minutes 34 seconds West for a distance of 64.56 feet to a ½ inch open top pipe found;

Thence along the common property line now or formerly James Abney South 89 degrees 22 minutes 08 seconds West for a distance of 430.13 feet to a #4 rebar found on the easterly right of way of Kennesaw Due West Road and the **TRUE POINT OF BEGINNING**:

Said tract contains 4.46 acres more or less

Community Development
Planning & Zoning Department
2529 J.O. Stephenson Ave. Kennesaw, GA 30144

Date Received 5.25.18
Staff's Initials dlw

ANNEXATION/REZONING APPLICATION

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.

ANNEXATION PROPERTY ADDRESS 1600 KENNESAW DUE WEST RD BLDG 800 KENNESAW, GA 30152

Parcel ID 20021600430 Lot Size .16

Resident Population 0 Housing Units 0 Other Buildings 0

Zoning Request from:

Present Zoning County O+I To City O+I

For the purpose of ANNEXATION INTO CITY

APPLICANT RED DEER MOUNTAIN, LLC

APPLICANT EMAIL drcarrie@kennesawvet.com

Applicant address 1600 KENNESAW DUE WEST RD. KENNESAW, GA 30152

(Phone #) 770-419-0362

Applicant Signature

Signed, sealed and delivered in presence of:

Notary **Date**

REPRESENTATIVE CARRIE E. FRIEDEWALD

(Phone #) 770-419-0362 Representative Email drcarrie@KENNESAWVET.com

Representative Signature

Signed, sealed and delivered in presence of:

Notary **Date**

TITLEHOLDER RED DEER MOUNTAIN LLC **(Phone#)** 770-419-0362

Titleholder Address 1600 KENNESAW DUE WEST RD, KENNESAW, GA 30152

Signature: **Email** drcarrie@KENNESAWVET.com

Signed, sealed and delivered in presence of:

Notary **Date**

James W. Friedewald
NOTARY PUBLIC
Cobb County, GEORGIA
My Comm. Expires
11/17/2020

Community Development
Planning & Zoning Department
2529 J.O. Stephenson Ave. Kennesaw, GA 30144

CAMPAIGN CONTRIBUTIONS

The Owner and Petitioner herein certify that they **have** ☐ **have not** ☑ made campaign contributions or gifts within two (2) years immediately preceding the filing of this application, campaign contributions aggregating two hundred fifty dollars ($250.00) or more or made gifts to a member or members of the Mayor and Council or Planning Commission who will consider the application.

FINANCIAL INTEREST

The undersigned Petitioner herein certifies that, to the best of their knowledge, information, and belief, the Mayor, any member of the Planning Commission **does** ☐ **does not** ☑:

1) Have a property interest (direct or indirect ownership, including any percentage of ownership less that total) in the subject property;

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3) Have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above.

The undersigned Petitioner RED DERR MOUNTAIN, LLC

Applicant/Petitioner means any person who makes application and any attorney, other person representing or acting on behalf of a person who makes application to the Mayor and Council and Planning Commission.

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James W. Friedewald
NOTARY PUBLIC
Cobb County, GEORGIA
My Comm. Expires
11/17/2020

Applicants Signature

Signed, sealed and delivered in presence of:

James W. Friedewald

Notary **Date**

Exhibit A

Property Line Description for a of Tract 2-B

All that tract or parcel of land lying and being in Land Lot 216 of the 20th District, 2ND Section, Cobb County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the Northeasterly 80 foot right of way of Stilesboro Road with the Easterly variable right of way of Kennesaw Due West Road;

Thence along the Easterly variable right of way of Kennesaw Due West Road along a curve to the right an arc distance of 53.94 feet, said arc having a radius of 4265.89 feet and being subtended by a chord of North 02 degrees 28 minutes 38 seconds East with a chord distance of 53.93 feet to a point;

Thence continuing along said right of way North 89 degrees 22 minutes 24 seconds East a distance of 12. 02 feet to a point;

Thence continuing along said right of way along a curve to the right an arc distance of 120.86 feet, said arc having a radius of 7314.79 feet and being subtended by a chord of North 03 degrees 14 minutes 35 seconds East with a chord distance of 120.86 feet to a point;

Thence continuing along said right of way North 03 degrees 42 minutes 59 seconds East a distance of 236.50 feet to a #4 rebar set, and the **TRUE POINT OF BEGINNING:**

Thence continuing along said right of way North 03 degrees 42 minutes 59 seconds East a distance of 60.00 feet to a #4 rebar found;

Thence leaving said right of way and proceeding along the common property line now or formerly of lots 42, 34 and 33 of Stilesboro Crossing unit one South 86 degrees 52 minutes 12 seconds East a distance of 474.91 feet to a point;

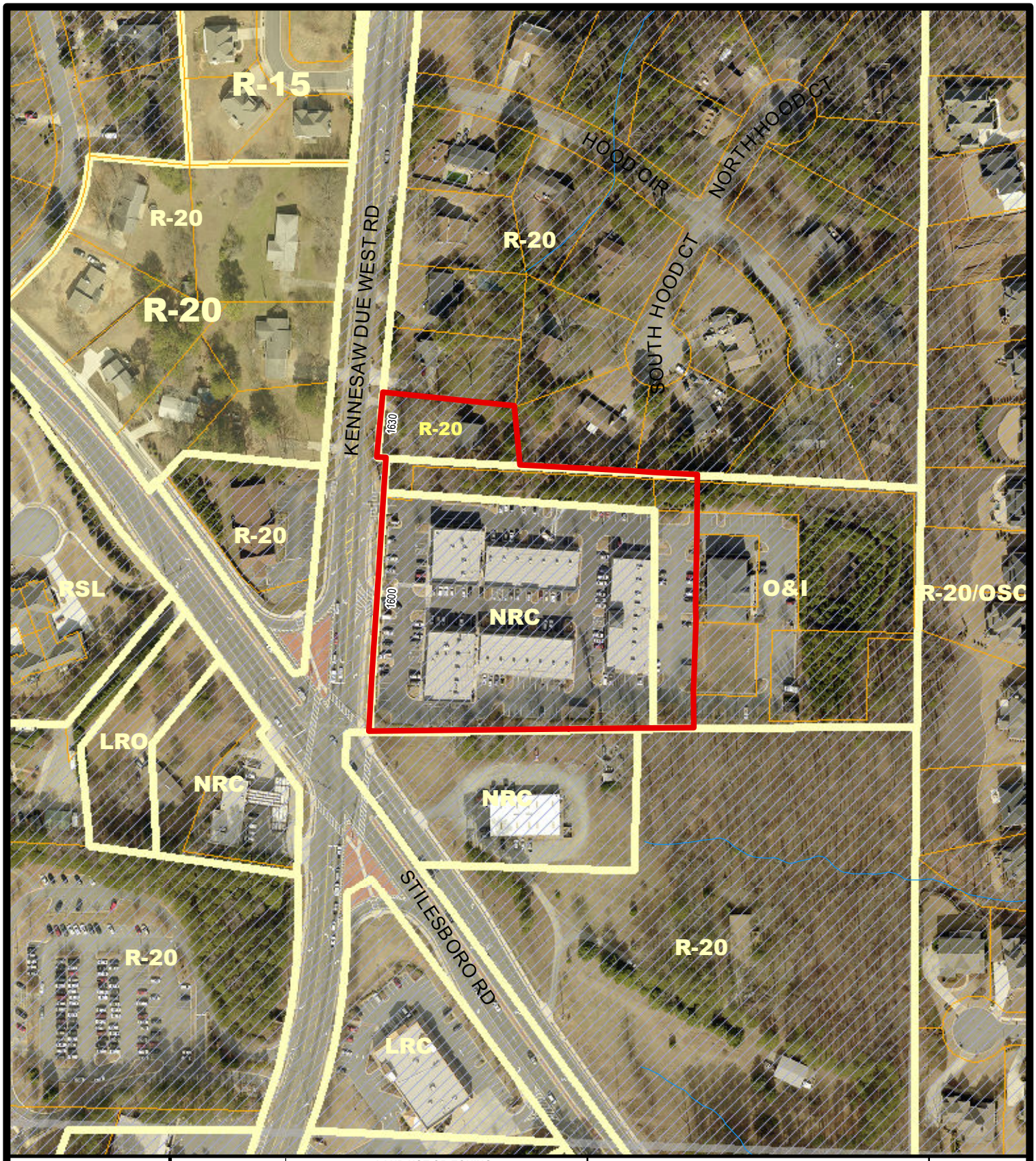
Thence along the common property line between Tract2-B and Tract 2-A of the Stilesboro Crossing Business Park South 01 degrees 04 minutes 12 seconds West a distance of 10.00 feet to a point;

Thence along the common line between Tract 1 of the Stilesboro Crossing Business Park North 86 degrees 52 minutes 12 seconds West a distance of 434.37 feet;

Thence along the common line between said Tract 1 of the Stilesboro Crossing Business Park South 03 degrees 42 minutes 56 seconds West a distance of 50.42 feet to a #4 rebar set;

Thence North 86 degrees 17 minutes 04 seconds West a distance of 41.00 feet to a #4 rebar set on the Easterly variable right of way of Kennesaw Due West Road, and the **TRUE POINT OF BEGINNING.**

Said tract or parcel being 0.16 Acres (6,810 Square Feet) more or less.



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AV – Administrative Variance
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R-10 ZONING
KENNESAW CITY LIMITS
COBB COUNTY
99 LAND LOT

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City of Kennesaw GIS Department

CITY OF KENNESAW
PLANNING & ZONING DEPT.
770-590-8268

Derek Easterling MAYOR
Debra Taylor CITY CLERK

Scale: 1 " = 200 '
Print Date: 6/15/2018
AX2018_002_003_Aerial_ap