



LAND CASES	LAND USE OR ZONING	
	FROM	TO
AV	LU	
AX	RZ	
DX	AV – Administrative Variance AX – Annexation DX – De-annexation HBR – Historic Board Review	
HBR	LU – Land Use RZ – Re-zoning SLUP – Special Land Use ZV – Variance	
SLUP		
ZV 2019-002		

	ZONING
	KENNESAW CITY LIMITS
	COBB COUNTY
	LAND LOT

2555 Cobb Pkwy & 2657 Burrell Ct
Land Lot 167, Tax Parcels 75 & 36

Subject Properties

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

Debra Easterting
 MAYOR

Debra Taylor
 CITY CLERK

Scale: 1" = 200'

Print Date: 2/5/2019

ZV2019_02_Aerial_ap



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

Date Received 1.30.19
 Staff Initials DLW

VARIANCE
 Required Fee \$375.00

Is this property located within the Kennesaw Historic District (yes) _____ (no)

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

(Applicant or agent must be present at all public hearings)

PURPOSE OF VARIANCE REQUEST Stream buffer variance to 25'

VARIANCE PROPERTY ADDRESS 2657 Burrell ct.

Land Lot _____ Tax Parcel 20016700362 Lot Size .57 Present Zoning CBD

APPLICANT Core Property Capital / Parker Lammerts

APPLICANT EMAIL plammerts@corepropertycapital.com

Applicant address 3340 Peachtree Road, Ste 1660, Atlanta, GA 30326

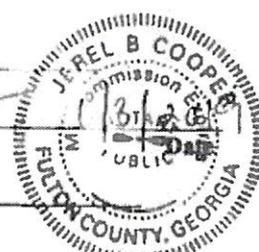
(Home#) _____ (Fax#) 404-504-8773 (Work#) 404-504-8773

(Cell#) 404-452-9989

Applicant Signature _____

Signed, sealed and delivered in presence of: _____

Jerel B Cooper
 Notary



REPRESENTATIVE _____

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

Representative Signature _____

Signed, sealed and delivered in presence of: _____

Notary

TITLEHOLDER: David H. Cook Telephone: 770-428-1436

Signature: David H. Cook Address: 2650 Burrell Ct.

Signed, sealed and delivered in presence of: _____

Jerel B Cooper
 Notary





**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 than 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: Parker Investments / Core Property Capital

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.

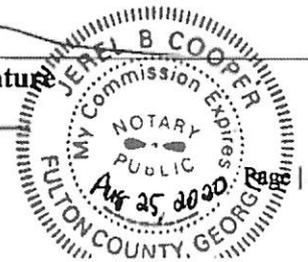
Owner/Applicant Certification

- 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:

Jerel B Cooper





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

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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: David Cook

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.

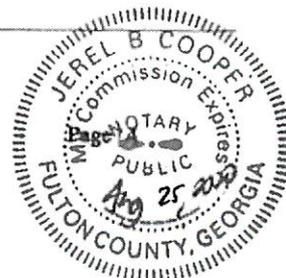
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David H Cook
Applicant's Signature

Signed, sealed and delivered in presence of:

Jean S Cook
Jerel B Cooper





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

Date Received 1.30.19
Staff Initials dlw

VARIANCE
Required Fee \$375.00

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(Applicant or agent must be present at all public hearings)

PURPOSE OF VARIANCE REQUEST stream buffer variance to 25'

VARIANCE PROPERTY ADDRESS 2555 N. Cobb Pkwy

Land Lot _____ Tax Parcel 20016100758 Lot Size 6.8 acres Present Zoning CSD

APPLICANT

APPLICANT EMAIL plannmets@conepropertycapital.com

Applicant address 3340 Peachtree Rd., Ste 1600, Atlanta, GA 30326

(Home#) _____ (Fax#) 404-504-8773 (Work#) 404-504-8773

(Cell#) 404-452-9889

Applicant Signature _____

Signed, sealed and delivered in presence of:

Jerel B Cooper
Notary



REPRESENTATIVE

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

Representative Signature _____

Signed, sealed and delivered in presence of:

Faith Christian Family Church, Inc.
TITLEHOLDER: [Signature] Notary

Telephone: 706-844-6905

Signature: _____

Address: 2555 N. Cobb Pkwy

Signed, sealed and delivered in presence of:

[Signature]
Notary Date 12-26-18





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

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FINANCIAL INTEREST

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- 1) Have a property interest (direct or indirect ownership, including any percentage of ownership less than 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: Fark Christian Church

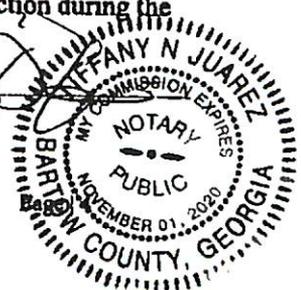
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[Handwritten Signature]
 Applicants Signature
[Handwritten Signature] 12-20-18

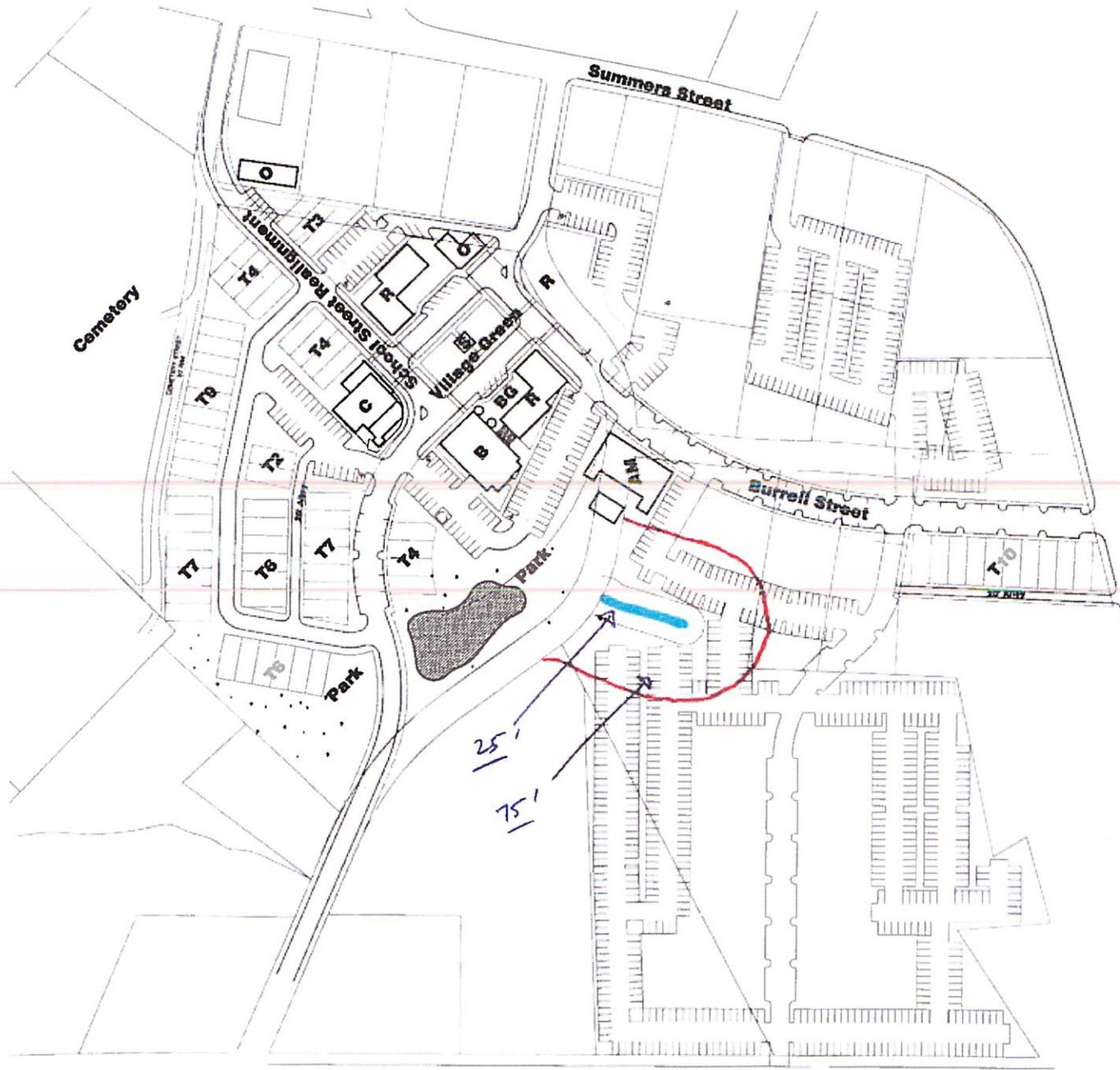
Signed, sealed and delivered in presence of:

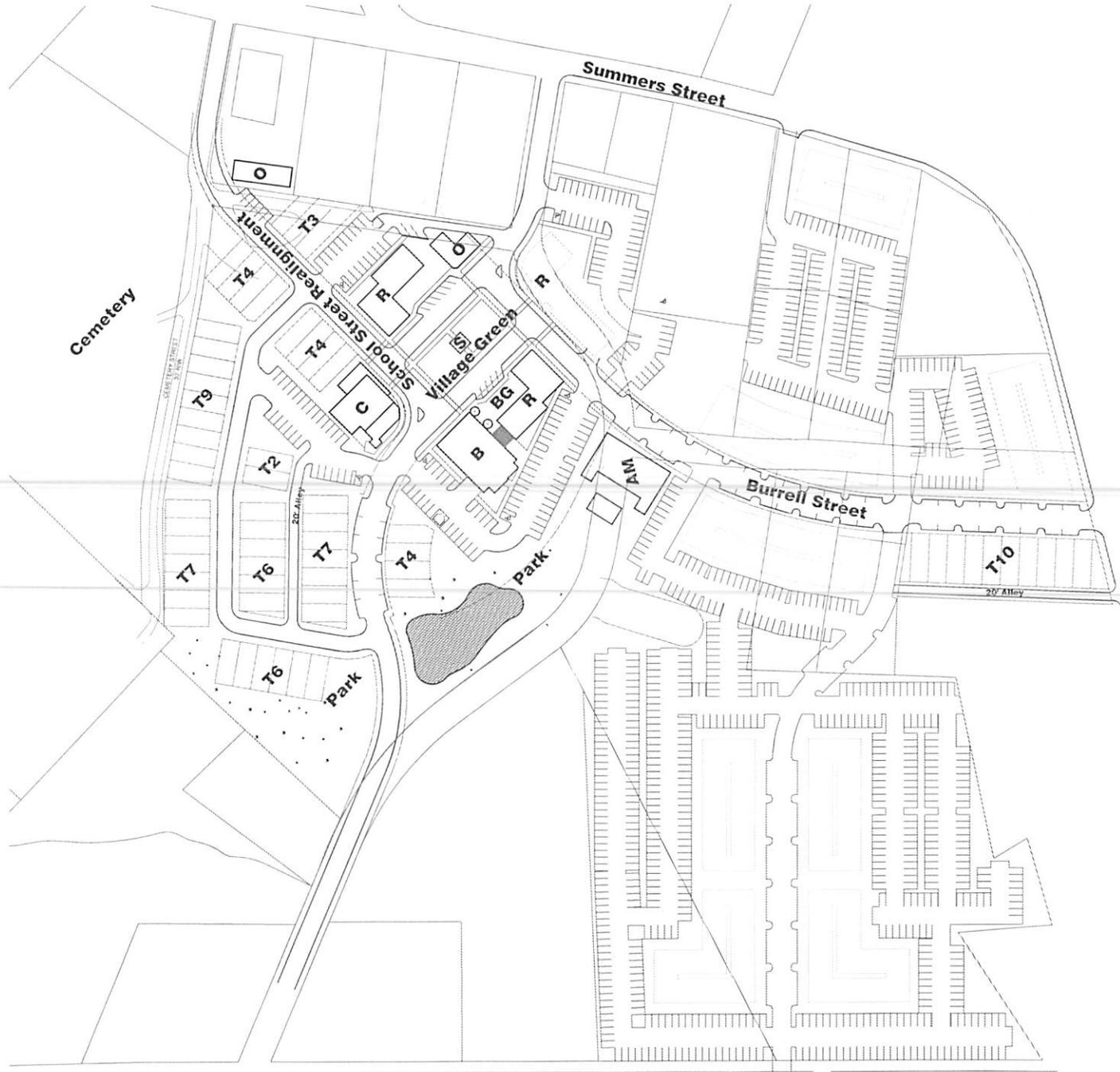


CPC Kennesaw Stream Variance

Directions to property from City Hall:

- Exit City Hall going east on Watts Dr.
- Take right turn onto S Main St. southbound
- Take right turn onto Summers St.
- Take right turn onto Keene Street NW, property will be on the left.





7.00

WARRANTY DEED

WARRANTY DEED

STATE OF GEORGIA COUNTY OF COBB

THIS INDENTURE, Made the 6th day of May in the year one thousand nine hundred ninety-two between

JERRY L. WEAVER of the County of Cobb and State of Georgia, as party or parties of the first part hereinafter called Grantor, and

FAITH CHRISTIAN FELLOWSHIP OF WEST ATLANTA, INC.

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits)

WITNESSETH that Grantor for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS----- \$10.00 DOLLARS in hand paid at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land lying and being in Original Land Lot No. 167, 20th District, 2nd Section, Cobb County, Georgia, as more particularly described on Exhibit "A" attached hereto and made a part hereof.

This deed is given subject to all easements and restrictions of record and that certain deed in favor of Georgia Security Bank, dated December 3, 1991, recorded in Deed Book 6400, page 135, Cobb County, Georgia, Records.

550.00

Cobb County, Georgia Real Estate Transfer Tax
Paid 550.00
Date 5/14/92
J. C. Stephenson
Clerk of Superior Court

COBB SUPERIOR COURT CLERK

J. C. Stephenson

92 MAY - 7 PM 4: 25

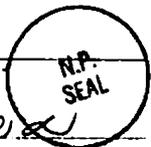
FILED AND RECORDED

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever
IN WITNESS WHEREOF the Grantor has signed and sealed this deed the day and year above written

Signed, sealed and delivered in presence of

[Signature]
(Unofficial witness)



[Signature]
JERRY L. WEAVER

(Seal)

(Seal)

[Signature]
(Notary Public)

(Seal)

Notary Public, Cobb County, Georgia
My Commission Expires Sept. 12, 1992

8K 6628 PG 0536

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District, 2nd Section of Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin located at the intersection formed by the southeasterly right of way line of Dobbs Drive (a 40-foot right of way width) with the southwesterly right of way line of Burrell Court; running thence southwesterly along the arc of the southeasterly right of way line of Dobbs Drive a distance to an iron pin, said distance having a dimension of 271.13 feet along a chord on a bearing South 65 degrees 07 minutes 12 seconds West; running thence South 18 degrees 13 minutes 38 seconds West a distance of 619.59 feet to an iron pin located on the northeasterly right of way line of U.S. 41 Highway, also known as Four Lane Highway; running thence South 44 degrees 38 minutes 52 seconds East along the northeasterly right of way line of said U.S. 41 Highway a distance of 363.99 feet to a corner stone; running thence North 09 degrees 37 minutes 38 seconds East a distance of 234.44 feet to an iron pin; running thence South 45 degrees 10 minutes 28 seconds East a distance of 138.49 feet to a point; running thence North 30 degrees 07 minutes 59 seconds East a distance of 120 feet to an iron pin; running thence North 57 degrees 14 minutes 02 seconds West a distance of 50 feet to an iron pin; running thence North 30 degrees 20 minutes East a distance of 232.58 feet to an iron pin; running thence North 41 degrees 34 minutes 15 seconds West a distance of 257.96 feet to an iron pin; running thence North 54 degrees 07 minutes 25 seconds East a distance of 256.84 feet to an iron pin located on the southwesterly side of Burrell Court; running thence North 39 degrees 29 minutes 49 seconds West along the southwesterly side of Burrell Court, a distance of 198.20 feet to the POINT OF BEGINNING; as per survey prepared by West Georgia Engineers and Surveyors, Inc., dated November 2, 1983, being improved property and having a building located thereon, together with a non-exclusive easement 25 feet in width for means of ingress and egress in and to the above described property from the northwesterly right of way line of Due West Road, being the same easement as that granted by James L. Bentley, Jr. to Jack Palmerlee on July 23, 1973, recorded in Deed Book 1449, page 557, Cobb County Records, which easement is hereby referred to and made a part hereof for a more accurate description of the easement hereby granted.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 167, 20th District, 2nd Section, Cobb County, Georgia, being 0.052 acre as shown by that certain plat made by Ronnie L. Ray, Registered Land Surveyor No. 1781, dated February 8, 1992, and being more particularly described as follows:

BEGINNING at an iron pin located on the northeasterly right of way of U.S. 41 as shown on said plat 285.95 feet northwesterly, as measured along the northeasterly right of way of U.S. 41 North 44 degrees 38 minutes 52 seconds West, from the intersection of the northeasterly right of way of U.S. 41 with the centerline of Kennesaw Due West Road; running thence North 44 degrees 38 minutes 52 seconds West along the northeasterly right of way of U.S. 41, 79.32 feet to an iron pin; running thence North 43 degrees 31 minutes 23 seconds East 86.14 feet to an iron pin; running thence South 45 degrees 19 minutes 11 seconds East 20.31 feet to an iron pin; running thence South 09 degrees 46 minutes 22 seconds West 106.15 feet to the iron pin found at the point of beginning.

Said plat is hereby adopted and made a part hereof by reference thereto for a more complete description of said property.

JKU

BK 6628 PG 0537