



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

ZV2017-03
Permit #32

Date Received 7-31-17
Staff Initials dlw

VARIANCE
Required Fee \$375.00

Is this property located within the Kennesaw Historic District (yes) X (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

Provide gravel parking lot in rear of building. ADA required parking space and access will be paved.

VARIANCE PROPERTY ADDRESS 2695 Summers St. Kennesaw, GA 30144

Land Lot 0167 Tax Parcel 20016700230 Lot Size 0.187 acres Present Zoning Commercial

APPLICANT Teena Regan

APPLICANT EMAIL teenareganteam@kw.com

Applicant address 16 Lake Point Drive, Cartersville, Ga. 30121

(Home#) _____ (Fax#) 678-840-7805 (Work#) 678-631-1862

(Cell#) 770-596-6737

Applicant Signature Teena Regan

Signed, sealed and delivered in presence of:

Nancy E. Hayes
Notary

7/25/17
Date

REPRESENTATIVE Brandy Morrison, Architect

Brandy @ MorrisonDesignLLC.com

(Fax#) _____ (Work#) (404) 323-7240 (Cell#) 404-723-7240

Representative Signature Brandy Morrison

Signed, sealed and delivered in presence of:

Nancy E. Hayes
Notary

7/25/17
Date

TITLEHOLDER: Regan Family Homes Telephone: _____

Signature: Teena Regan

Address: 16 Lake Point Drive, Cartersville, Ga. 30121

Signed, sealed and delivered in presence of:

Nancy E. Hayes
Notary

7/25/17
Date

PROJECT LOCATION

2695 SUMMERS ST.
KENNESAW, GA 30144



SCOPE OF WORK

RECONSTRUCTION OF HISTORIC HOME REUSING HISTORIC MATERIALS WHERE POSSIBLE. HOME TO BE USED FOR REAL ESTATE OFFICES. FIRST FLOOR TO BE MADE ADA ACCESSIBLE.

APPLICABLE CODES

- (IBC) INTERNATIONAL BUILDING CODE, 2012 EDITION, WITH 2014 GEORGIA AMENDMENTS
- (IFC) INTERNATIONAL FIRE CODE, 2012 EDITION WITH GEORGIA AMENDMENTS
- (IFGC) INTERNATIONAL FUEL GAS CODE, 2012 EDITION WITH GEORGIA AMENDMENTS
- (IMC) INTERNATIONAL MECHANICAL CODE, 2012 EDITION WITH GEORGIA AMENDMENTS
- (IPC) INTERNATIONAL PLUMBING CODE, 2012 EDITION WITH GEORGIA AMENDMENTS
- (IECC) INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION WITH GEORGIA SUPPLEMENTS AND AMENDMENTS
- (NEC) NATIONAL ELECTRICAL CODE, 2014 EDITION WITH NO AMENDMENTS
- (NFPA) NATIONAL FIRE PROTECTION ASSOCIATION 101 LIFE SAFETY CODE, 2012 EDITION WITH GEORGIA AMENDMENTS
- RULES AND REGULATIONS OF SAFETY FIRE COMMISSIONER FOR STATE MINIMUM FIRE SAFETY STANDARDS, CHAPTER 120-3-3 JANUARY 15, 2014 (GEORGIA SAFETY FIRE LAW)
- GEORGIA STATE HANDICAPPED ACCESSIBILITY LAW 120-3-20A/2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

CONSTRUCTION TYPE: TYPE IV

BUILDING FLOOR AREA: 2,560 S.F. GROSS FLOOR AREA

STORIES: 2

SPRINKLERS: YES

OCCUPANCY TYPE: OFFICE

OCCUPANCY LOAD PER NFPA 101 TABLE 7.3.1.2: BUSINESS = 1 OCCUPANT PER 100 S.F. = 26 OCCUPANTS

DRAWING INDEX

- A0.00 - TITLE SHEET
- A1.01 - SITE PLAN
- LS2.01 - LIFE SAFETY PLAN
- LS2.02 - LIFE SAFETY PLAN - ALTERNATE FOR NON-SPRINKLERED BUILDING
- A2.01 - FLOOR PLANS
- A2.02 - REFLECTED CEILING PLANS
- A3.01 - ELEVATIONS
- A3.02 - ELEVATIONS
- A5.01 - TYPICAL WALL SECTION
- A5.02 - ADA AND STAIR DETAILS

PROJECT DIRECTORY

PLANNING & BUILDING DEPARTMENT:
2525 J. O. STEPHENSON AVE
KENNESAW, GA 30144

PROPERTY OWNER:
TEENA REGAN
2651 DALLAS HWY
MARIETTA, GA 30064

ARCHITECT:
MORRISON DESIGN, LLC
485 OAKLAND AVE SE
ATLANTA, GA 30312
(404) 723-7240

CONTRACTOR:
UNDER SEPARATE CONTRACT WITH OWNER

ENGINEER:
STABILITY ENGINEERING
1376 CHURCH ST
SUITE 200
DECATUR, GA 30030
(404) 377-9316

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK.
"VERIFY" INDICATES AN ASSUMED EXISTING CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING, IN THE FIELD, THAT THE ACTUAL EXISTING CONDITION IS ACCURATELY DESCRIBED IN THESE DRAWINGS.
2. THE CONTRACTOR SHALL NOTIFY MORRISON DESIGN, LLC OF ANY DRAWING DISCREPANCIES AND AWAIT NOTICE OF HOW TO PROCEED. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS ARE TAGGED TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
4. THESE DRAWINGS ARE NOT TO BE SCALED FOR OBTAINING DIMENSIONAL INFORMATION.
5. THE SCOPE OF THESE DRAWINGS DOES NOT INCLUDE ANY CIVIL DRAWINGS. IT IS ANTICIPATED THAT THERE WILL BE NO GRADING REQUIRED.
6. MORRISON DESIGN, LLC IS NOT RESPONSIBLE FOR STRUCTURAL ISSUES, FRAMING PLANS, AND SIZING OF MEMBERS TO BE DETERMINED BY STRUCTURAL ENGINEER OR CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY BRACING OF ALL WORK DURING CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY THE CITY OF KENNESAW AND COBB COUNTY.
9. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING OSHA STANDARDS FOR ALL WORKERS, INCLUDING SUBCONTRACTORS.
10. ALL EXISTING SPECIMEN TREES SHALL BE PROTECTED DURING CONSTRUCTION, UNLESS OTHERWISE NOTED.
11. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL APPLICABLE CODES.
12. CONTRACTOR TO PROVIDE SAMPLES OR MOCK-UPS OF ALL MATERIALS FOR OWNER'S APPROVAL.
13. CONTRACTOR TO NOTIFY ARCHITECT PRIOR TO COVERING FRAMING FOR ARCHITECT SITE VISIT AND DOCUMENTATION.
14. CONTRACTOR TO NOTIFY ARCHITECT OF ALL EXISTING HISTORIC MATERIAL DETERMINED TO BE UNSUITABLE FOR CONSTRUCTION FOR DOCUMENTATION PURPOSES. NO MATERIALS ARE TO BE DISCARDED WITHOUT ARCHITECT NOTIFICATION.

ELECTRICAL

- 1. SEE ELECTRICAL DRAWINGS AND REFLECTED CEILING PLANS

MECHANICAL

- 1. SEE MECHANICAL DRAWINGS

STRUCTURAL

- 1. SEE STRUCTURAL DRAWINGS
- 2. RETAIN AS MUCH ORIGINAL MATERIAL AS POSSIBLE, INCLUDING BOTH LUMBER AND FOUNDATIONS.

PAINTING

EXTERIOR

ALL WOODWORK TO RECEIVE PAINT NEEDS ONE COAT PRIMER.
ALL WOOD TO BE BACK & END PRIMED.
ALL WOODWORK: TWO COATS FINISH PAINT, OVER ONE PRIMER COAT. COLOR O.S.

INTERIOR

FINISH PAINT TO BE OWNER SPECIFIED.
ALL MILLWORK INCLUDING BUT NOT LIMITED TO: BASEBOARDS TO RECEIVE ONE COAT PRIMER UNDERCOAT, W TWO COATS FINISH PAINT.
GYP BOARD TO RECEIVE ONE COAT VINYL LATEX PRIME/SEALANT W TWO COATS FINISH PAINT.



MORRISON DESIGN
architects - interior designers - preservation

485 Oakland Ave. SE
Atlanta, GA 30312
(404) 723-7240

Architecture
Historic Preservation



Reconstruction Drawings For
Historic C.S. Baldwin House
 2695 Summers St.
 Kennesaw, GA 30144

PERMIT DRAWINGS

FEBRUARY 21, 2017

A0.00

TITLE SHEET



MORRISON
DESIGN

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Architecture
Historic Preservation



Reconstruction Drawings For
Historic C.S. Baldwin House

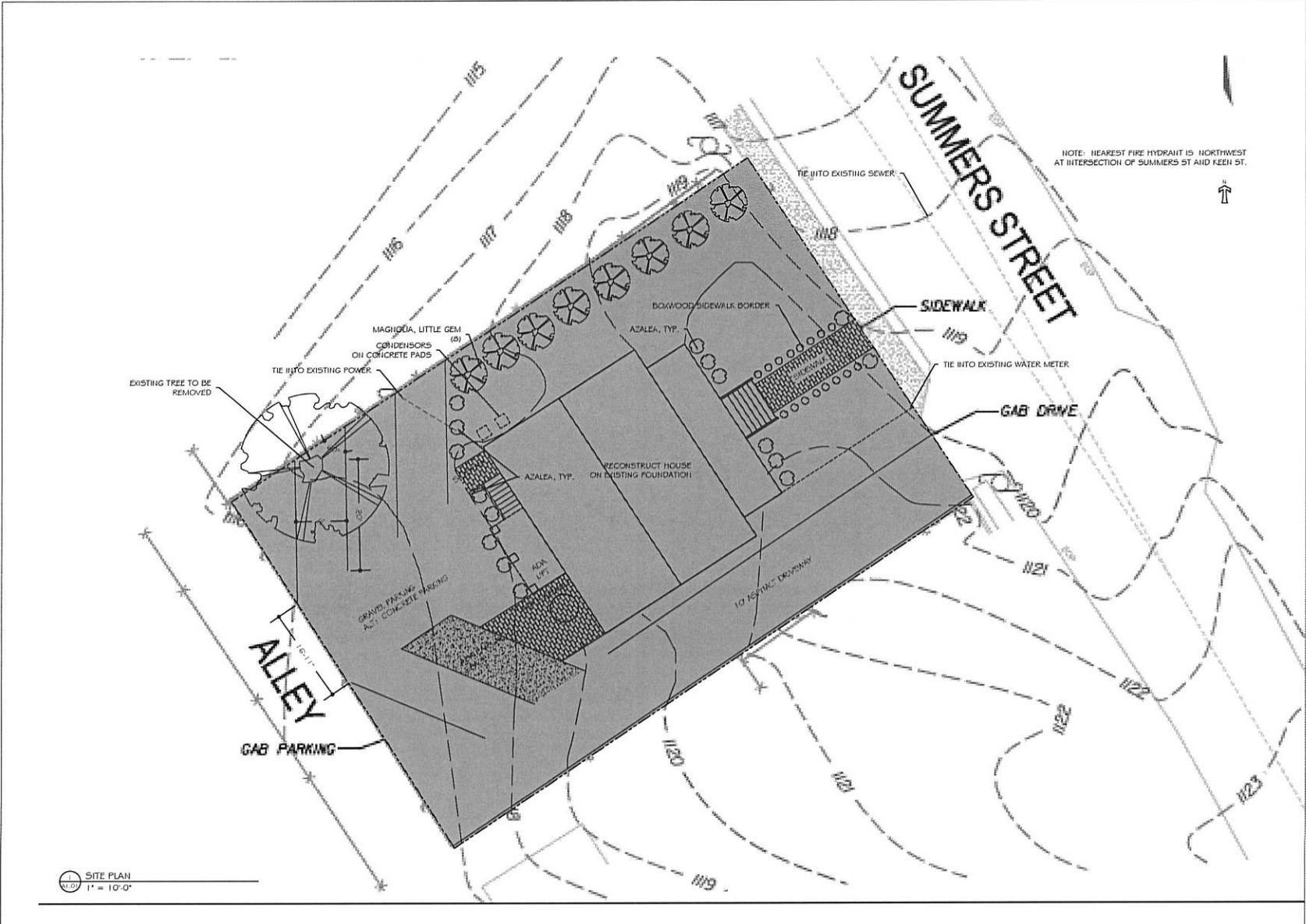
2685 Summers St.
Kennesaw, GA 30144

PERMIT DRAWINGS

FEBRUARY 21, 2017

A1.01

SITE PLAN

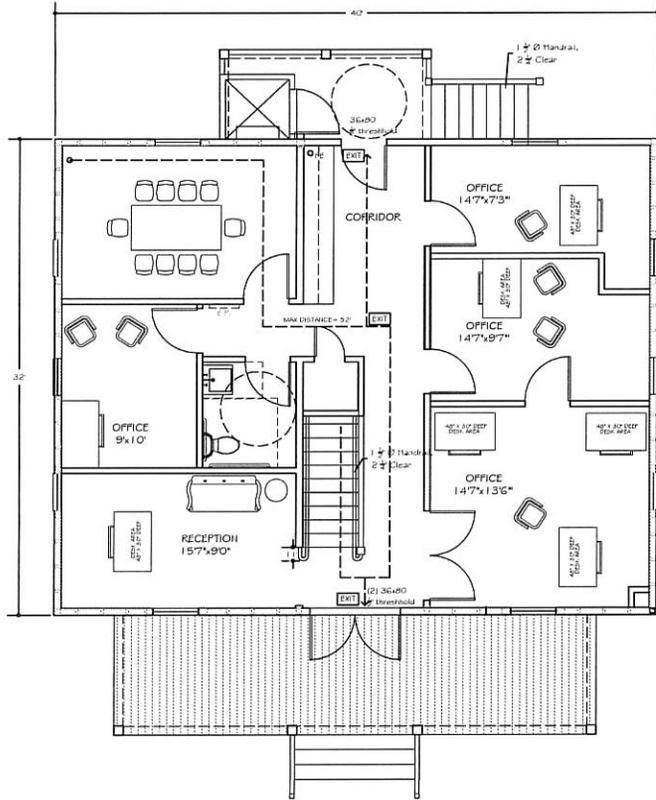


NOTE: NEAREST FIRE HYDRANT IS NORTHWEST AT INTERSECTION OF SUMMERS ST AND KEEN ST.

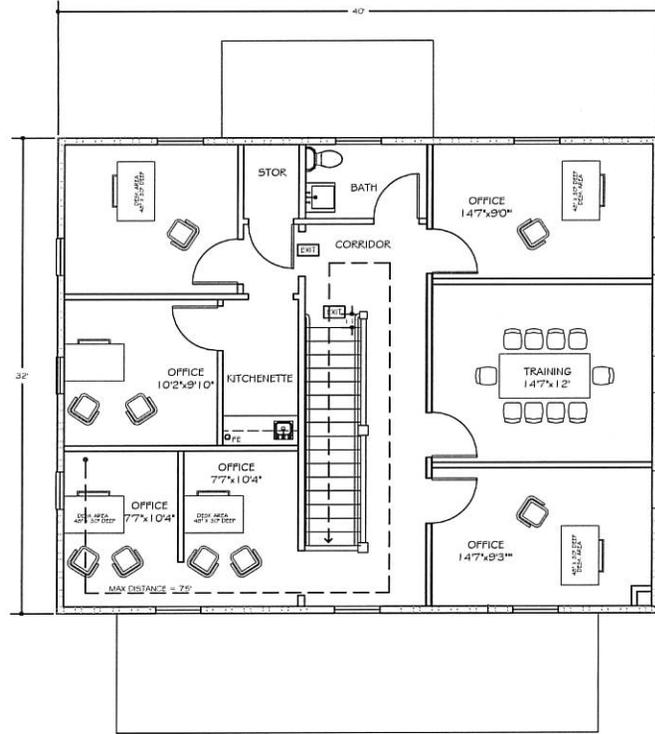
SITE PLAN
1" = 10'-0"

LIFE SAFETY NOTES
 SQUARE FOOTAGE: 2,560
 OCCUPANCY TYPE: OFFICE
 CONSTRUCTION TYPE: IV
 UNIFORMED
 OCCUPANT LOAD: 24
 MAX TRAVEL DISTANCE: 75'

LIFE SAFETY LEGEND
 ○ FIRE EXTINGUISHER
 [EXIT] EXIT SIGNAGE WITH EMERGENCY LIGHT
 - - - EGRESS ROUTE



Sprinkler Riser
 Coordinate size with
 Equipment



Sprinkler Riser
 Coordinate size with
 Equipment



**MORRISON
 DESIGN**
 ARCHITECTURE - INTERIOR DESIGN

485 Oakland Ave. SE
 Atlanta, GA 30312
 (404) 723-7240

Architecture
 Historic Preservation



Reconstruction Drawings For
Historic C.S. Baldwin House
 2685 Simmons St.
 Kennesaw, GA 30144
PERMIT DRAWINGS

FEBRUARY 21, 2017

LS2.01

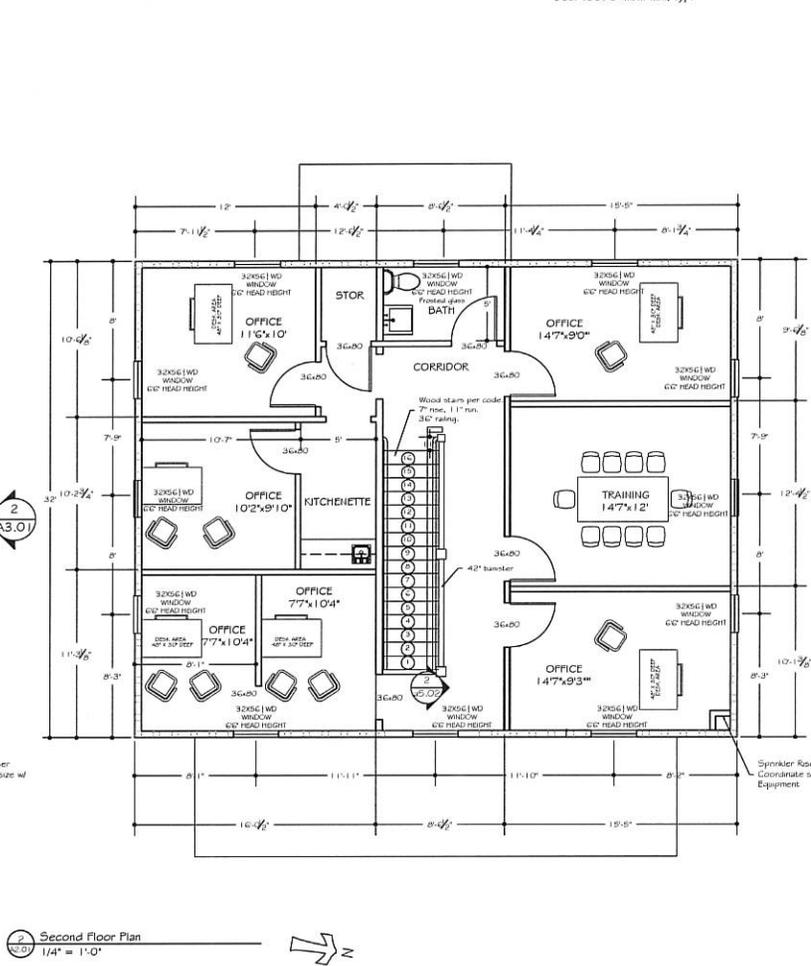
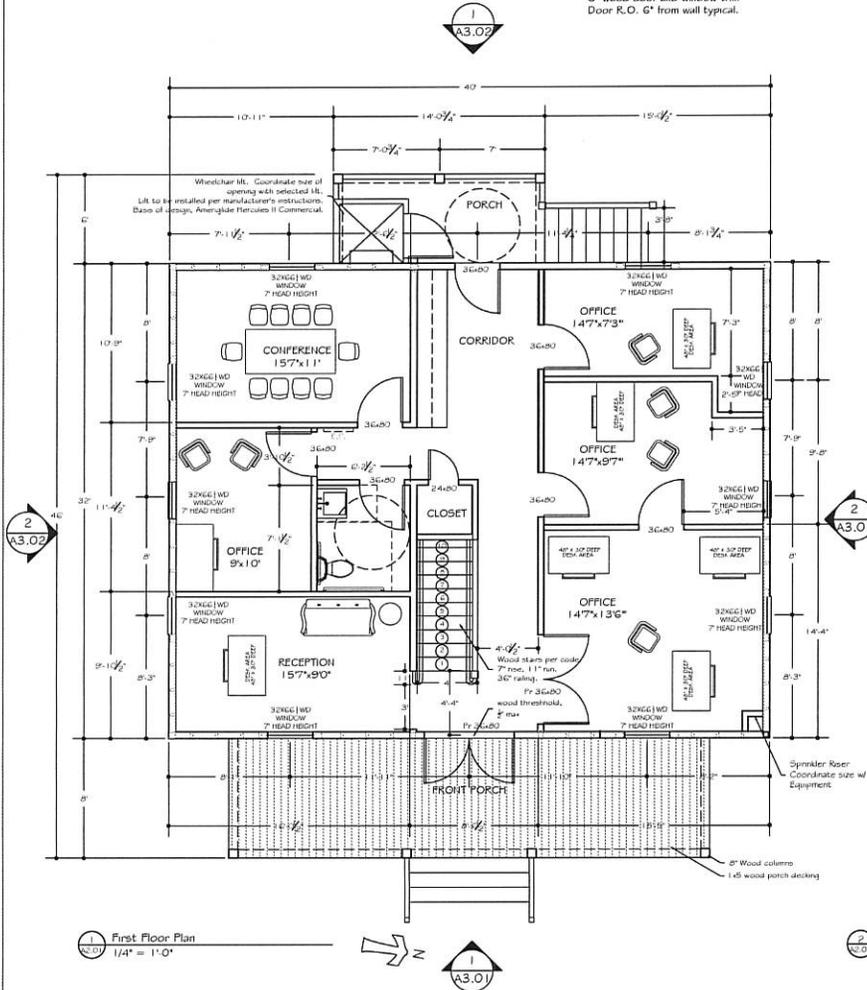
LIFE SAFETY PLANS

Note:
Contractor and engineer are responsible for proper sizing of framing and evaluation of existing lumber for structural stability.

All dimensions are to be verified in field with existing building remains.

First Floor finish notes:
Wood floors - reuse to the extent possible
6" wood base board
Gypsum board walls
Wood wainscot in corridor
Wood stair and railing
Gypsum board ceilings
6" wood door and window trim
Door R.O. 6" from wall typical.

Second Floor finish notes:
Wood floors
6" wood base board
6" wood door and window trim
Gypsum board walls
Gypsum board ceilings
Door R.O. 6" from wall, typ.



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Architecture
Historic Preservation



Reconstruction Drawings For
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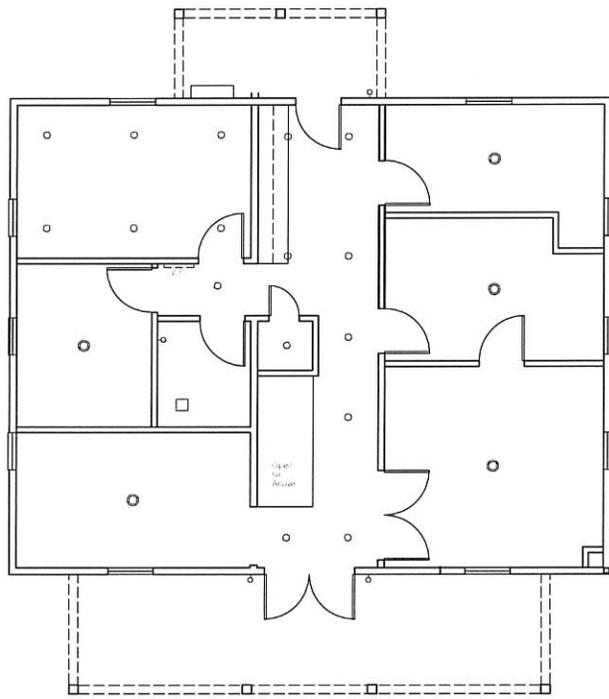
PERMIT DRAWINGS

FEBRUARY 21, 2017

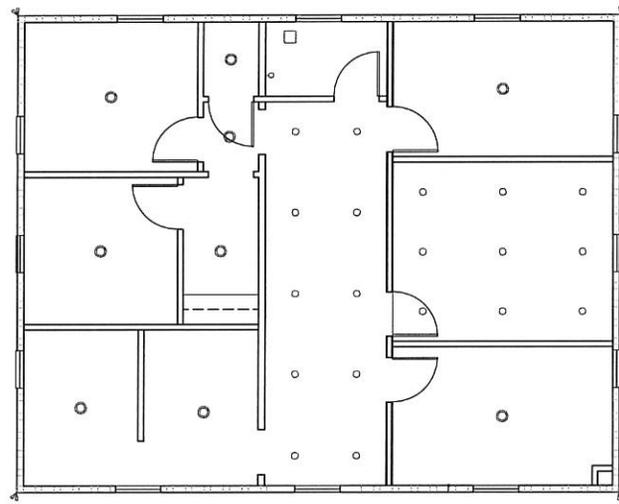
A2.01

FLOOR PLANS

- LEGEND
- Recessed Can Light
 - ⊙ Ceiling Mounted Fixture
 - ⊖ Pendant Ceiling Fixture
 - ⌞ Exterior Flood
 - ⋄ Wall Sconce
 - Bathroom Fan



1 First Floor Reflected Ceiling Plan
1/4" = 1'-0" → N



2 Second Floor Reflected Ceiling Plan
1/4" = 1'-0" → N



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PERMIT DRAWINGS

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A2.02

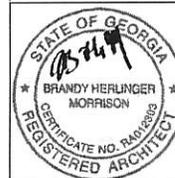
REFLECTED CEILING PLAN



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Architecture
Historic Preservation



Reconstruction Drawings For
Historic C.S. Baldwin House
2695 Simmons St.
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PERMIT DRAWINGS

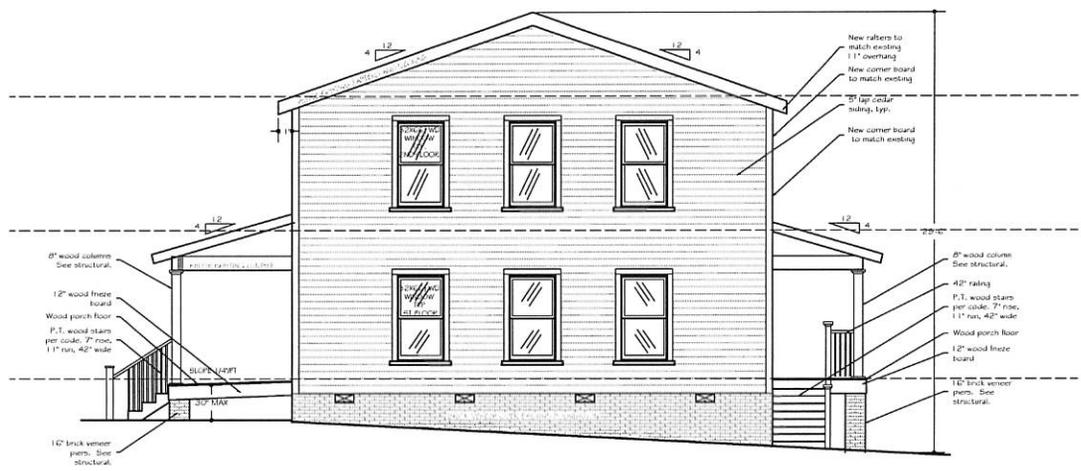
FEBRUARY 21, 2017

A3.01

ELEVATIONS



Front (East) Elevation
1/4" = 1'-0"



Side (North) Elevation
1/4" = 1'-0"



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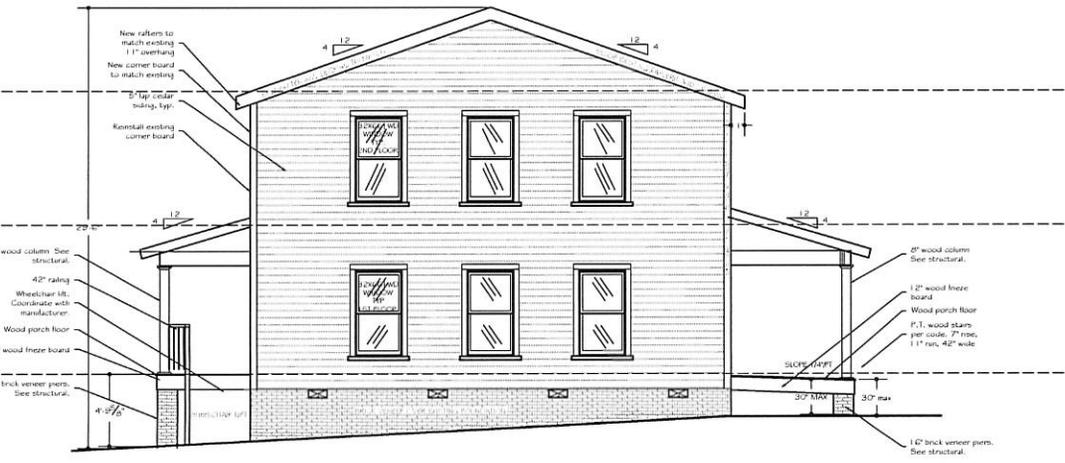
FEBRUARY 21, 2017

A3.01

ELEVATIONS



1
Rear (West) Elevation
1/4" = 1'-0"



2
Side (South) Elevation
1/4" = 1'-0"



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Architecture
 Historic Preservation

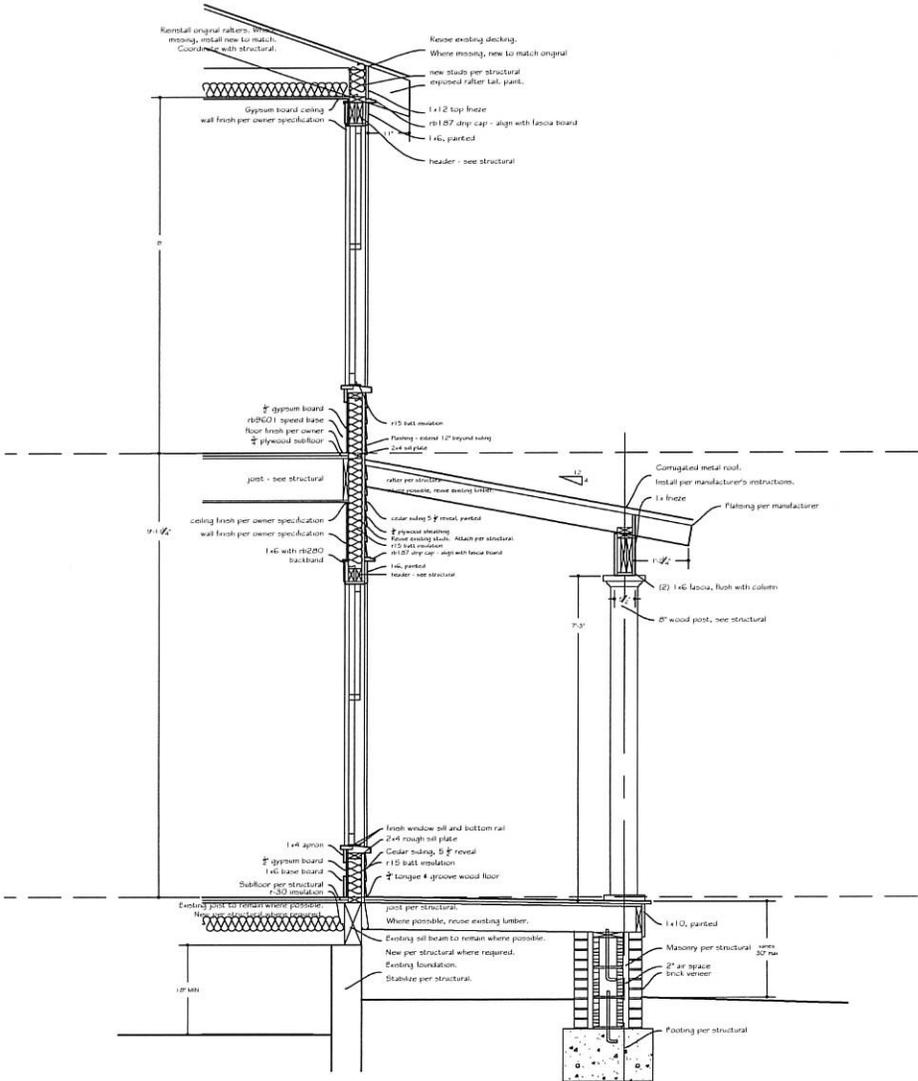


Reconstruction Drawings For
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 Kennesaw, GA 30144
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FEBRUARY 21, 2017

A5.01

TYPICAL WALL SECTION



Typical Wall Section
 3/4" = 1'-0"



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** :

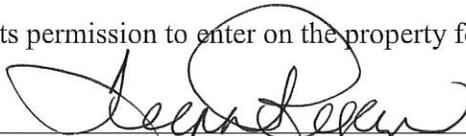
- 1) Have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property;
- 2) Have a financial interest (direct ownership interest of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a 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: Teena Regan

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:



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

Attach to this document a copy of the property/s that have been served notification along with the documentation supplied in the certified mailing.

Section 1909, Part 4 Standards for Decisions – Variances

Zoning Variances may be granted in such individual cases of practical difficulty or unnecessary hardships as follows:

COMMENTS	
There is extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.	
The application of this chapter to this particular piece of property would create practical difficulty or unnecessary hardship.	
Such conditions are peculiar to the particular piece of property involved.	Existing gravel parking lot in rear of building connects to existing gravel alley for access. New ADA required parking space and access will be paved.
Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this chapter.	The gravel parking lot is an existing condition.

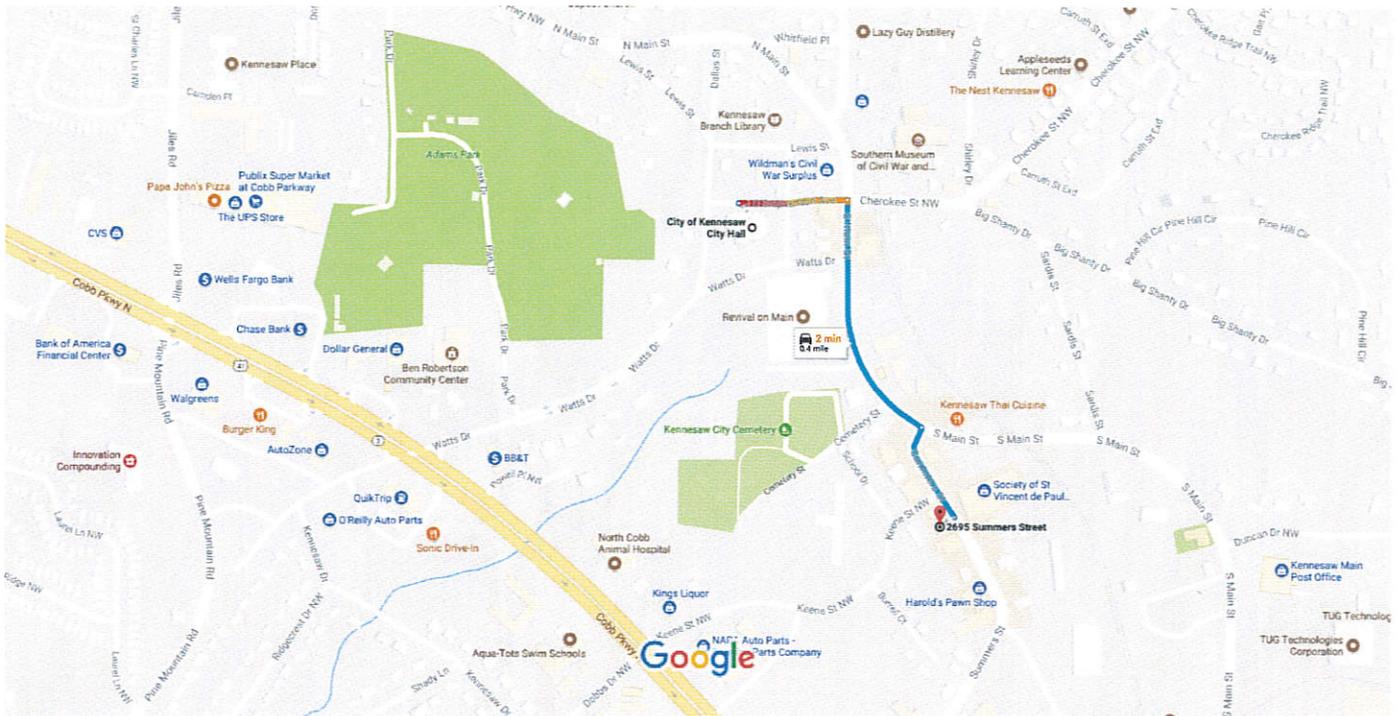
Excerpt from Warranty Deed for 2695 Summers Street

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District, 2nd section, Cobb County, Georgia, containing 0.187 acre tract as shown on a plat of survey for Paul Ewing prepared by Ruhling and Ruhling Land Surveyors, bearing the seal of Vance W. Ruhling, Georgia RLS #2134, dated June 25, 2002, a copy of said plat being labeled Exhibit "A" attached hereto and incorporated herein by reference thereto and being more particularly described as follows: TO ASCERTAIN THE TRUE POINT OF BEGINNING, begin at the point of intersection of the Southeast mitered right of way of Dobbs Street aka Keene Street with the Westerly right of way of Summer Street (Summers Street having a 50 foot right of way); thence run Southeasterly along the Westerly right of way of Summers Street a distance of 53.0 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING; thence continuing along the Westerly right of way of Summers Street, South 31 degrees 39' 04" East a distance of 72.98 feet to an iron pin found; thence North 57 degrees 47' 07" East a distance of 110.13 feet to an iron pin located on the Westerly right of way of Summers Street and being the True Point of Beginning.



City of Kennesaw City Hall to 2695 Summers Street, Kennesaw, GA

Drive 0.4 mile, 2 min



Map data ©2017 Google United States 200 ft

City of Kennesaw City Hall

2529 J O Stephenson Ave, Kennesaw, GA 30144

- ↑ 1. Head east on J O Stephenson Ave toward Lil General Cloggers Ln 486 ft

- ↘ 2. Turn right onto S Main St 0.2 mi

- ↘ 3. Turn right onto Summers St 459 ft
i Destination will be on the right

2695 Summers St

Kennesaw, GA 30144

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



Printed: 7/21/2017

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
REGAN FAMILY HOMES LLC

REGAN FAMILY HOMES LLC

Payment Date: 11/14/2016

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2016	20016700230	10/17/2016	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$1,398.52	\$0.00



Scan this code with your mobile phone to view this bill!

Nail
Neel + Robinson
5555 Glenridge Con
Ste 400
Atlanta, GA
30342

Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

Please return to:

NEEL ROBINSON & STAFFORD ATTORNEYS AT LAW, LLC

~~5555 GLENRIDGE CONNECTOR, STE 400~~ 2414 DALLAS HIGHWAY, BLD 100, STE 300
ATLANTA, GA 30342 MARIETTA GA 30064

File No.: 1612085Y

STATE OF Georgia
COUNTY OF Cobb

WARRANTY DEED

THIS INDENTURE, made this 28th day of January, 2016, between

TEENA REGAN

as party or parties of the first part, hereinafter called Grantor, and

REGAN FAMILY HOMES, LLC

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 (\$10.00) and other good and valuable consideration 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, the following described property:

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District, 2nd Section, Cobb County, Georgia, containing 0.187 acre tract as shown on a plat of survey for Paul Ewing prepared by Ruhling and Ruhling Land Surveyors, bearing the seal of Vance W. Ruhling, Georgia RLS #2134, dated June 25, 2002, a copy of said plat being labeled Exhibit "A" attached hereto and incorporated herein by reference thereto and being more particularly described as follows: TO ASCERTAIN THE TRUE POINT OF BEGINNING, begin at the point of intersection of the Southeast mitered right of way of Dobbs Street aka Keene Street with the Westerly right of way of Summers Street (Summers Street having a 50 foot right of way); thence run Southeasterly along the Westerly right of way of Summers Street a distance of 53.0 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING; thence continuing along the Westerly right of way of Summers Street, South 31° 39' 04" East a distance of 72.98 feet to a iron pin set; thence leaving said right of way South 57° 19' 39" West a distance of 111.32 feet to an iron pin set; thence North 30° 44' 36" West a distance of 73.89 feet to an iron pin found; thence North 57° 47' 07" East a distance of 110.13 feet to an iron pin located on the Westerly right of way of Summers Street and being the True Point of Beginning.

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 behalf 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, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

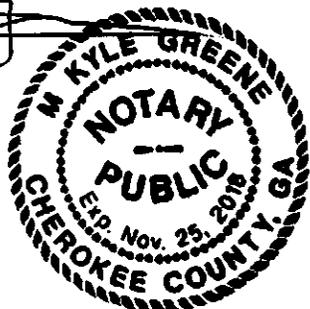
Unofficial Witness

TEENA REGAN

(Seal)

Notary Public

My Commission expires:



8055 Incorporation

cordance with the Georgia Business Corporation Code. Pursuant to Section 14-3-1407 of the Code, persons with claims against Rebecca Phalen, PC must send written notice to the corporation's registered office as set forth above. The claim shall set forth the date the claim was incurred, the amount of the claim, and sufficient factual basis for the corporation to determine the claim's validity. Except for claims that are contingent at the time of filing the Notice of Intent to Dissolve or that arise after the filing of the Notice of Intent to Dissolve, claims against the corporation not otherwise barred will be barred unless a proceeding to enforce the claim against the corporation is commenced within two years after publication of this notice.

9:8,15

I-4208
NOTICE OF INCORPORATION
Notice is given that Articles of Incorporation which will incorporate JCOLE ADVOCACY, INC. have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation is located at 4060 Water Oak Dr. Austell, GA 30106, and its initial registered agent at such address is Alicia Gosha-Page.

9:1,8

I-4221
NOTICE OF MERGER
Notice is given that Articles of Merger by and between, LKQ Savannah, Inc., a Georgia corporation) and LKQ Southeast, Inc., a Delaware corporation have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The name of the acquired corporation in the merger is LKQ Southeast, Inc., a corporation that existed in the State of Delaware. The registered office of LKQ Savannah, Inc., the Georgia corporation was, prior to the merger, located at 2985 Gordy Parkway, 1st Floor Marietta, GA 30066 and its registered agent at such address was Corporate Creations Network Inc.

9:8,15

I-4222
NOTICE OF INCORPORATION
Notice is given that Articles of Incorporation which will incorporate NG Tires Automotive Services, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 3943 Old Austell Powder Springs Rd. Powder Springs, GA 30127, and its initial registered agent at such address is Sadrac Julme.

9:8,15

I-4223
NOTICE OF INCORPORATION
Notice is given that Articles of Incorporation which will incorporate Q32 SECURITY CONSULTING, INC. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 5305 Vinings Springs Pt. Mableton, GA 30126, and its initial registered agent at such address is Ahmad Hamilton.

9:8,15

I-4224
NOTICE OF INCORPORATION
Notice is given that Articles of Incorporation which will incorporate TALL CEDAR ASSOCIATION, INC. have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation is located at 4115 Burnt Hickory Rd. NW Marietta, Cobb County, GA 30064-1007, and its initial registered agent at such address is Ted F. Rambo.

9:8,15

I-4225
NOTICE OF INCORPORATION
Notice is given that Articles of Incorporation which will incorporate BRIGHT LIGHT GLORY OF GOD MINISTRY, INC. have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code (O.C.G.A. 14-3-202). The initial registered office of the corporation is located at 1718 Graywood Dr. Mableton, GA 30126, and its initial registered agent at such address is Joseph Wheelous.

9:8,15

I-4226
NOTICE OF ORGANIZATION
Notice is given that Articles of Incorporation which will organize STENO-

8065 Planning Commission

Cherokee Street, from C-1 to LRO in the City of Acworth. The rezoning, if approved, will also require a change in the City of Acworth Zoning and Sign District Map. The Planning and Zoning Commission will hold a Public Hearing on this matter on Tuesday, September 26, 2017 at 7:30 pm in the Board Room at City Hall located at 4415 Senator Richard Russell Avenue. The Mayor and Board of Alderman will hold a Public Hearing on Monday, October 2, 2017 at 6:30 p.m. and give final consideration on October 5, 2017 at 7:00 p.m. in the Board Room at City Hall located at 4415 Senator Richard Russell Avenue. Anyone wishing to attend the public hearings may do so and be heard relative thereto. Pursuant to O.C.G.A. 36-67A-3, any applicant for rezoning and any opponent of a rezoning action who has made a campaign contribution or gift aggregating \$250.00 or more to a local government official within two (2) years immediately preceding the filing of the application for rezoning shall file a disclosure at least five (5) calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

9:8,15

Z-3680
COBB COUNTY ZONING HEARING AGENDA
Planning Commission October 3, 2017
NOTE: The applicant/property owner (s), prior to hearing date, may withdraw petitions contained in this agenda; therefore, the Planning Commission will not consider those cases.

CONTINUED CASES
Z-12 SSP BLUE RIDGE, LLC (Multiple Titleholders on file in the Zoning Division) requesting Rezoning from GC, NS, R-20 & R-80 to CRC and UC for the purpose of Commercial and Residential in Land Lots 923 and 924 of the 17th District. Located on the northwest side of Terrell Mill Road, and on the west side of Powers Ferry Road. (Previously continued by Staff from the April 4, 2017, May 2, 2017, June 6, 2017, July 6, 2017, August 1, 2017 and September 7, 2017 Planning Commission hearings until the November 7, 2017 Planning Commission hearing)

Z-27 AMRETECK, LLC (Amretek, LLC, owner) requesting Rezoning from GC to RM-12 for the purpose of Townhomes in Land Lot 422 of the 17th District. Located on the south side of Ledford Street, west of Atlanta Road. (Previously continued by Staff from the June 6, 2017, July 6, 2017 and August 1, 2017 Planning Commission hearings until the October 3, 2017 Planning Commission hearing)

Z-34 JOSH THOMPSON (Barnes Land and Investments, LLC, owner) requesting Rezoning from R-15 and R-20 to RA-5 for the purpose of a Single-family Subdivision in Land Lots 1226 and 1291 of the 19th District. Located at the northern terminus of Burrus Lane, at the northwestern terminus of Milton Place, the northern terminus of Lakeview Drive, the eastern end of Mark Lee Drive, and northeast of Veterans Memorial Highway. (Previously continued by Staff from the July 6, 2017 Planning Commission hearing; and held by the Planning Commission from their August 1, 2017 hearing until the September 7, 2017 Planning Commission hearing; continued by Staff until the October 3, 2017 Planning Commission hearing)

Z-44 MERITAGE HOMES OF GEORGIA, LLC (Multiple title holders in Zoning file) requesting Rezoning from R-20 to RA-5, RA-6 and RM-8 for the purpose of a Residential Community in Land Lots 29, 30, 1073, 1074 and 1147 of the 17th and 19th Districts. Located at the southwest intersection of Floyd Road and Gloré Road, at the northern terminus of Green Valley Road. (Previously continued by the Planning Commission from their August 1, 2017 hearing until the October 3, 2017 Planning Commission hearing)

Z-49 WASTE INDUSTRIES, ATLANTA, LLC (C.W. Matthews Contracting Co., Inc., owner) requesting Rezoning from CF and R-20 to H1 for the purpose of a Transfer Station in Land Lots 134 and 135 of the 20th District. Located on the north side and south side of Duncan Road, west of Barrett Lakes Boulevard. (Previously continued by Staff from the September 7, 2017 Planning Commission hearing, until the November 7, 2017 Planning Commission hearing)

Z-52 CENTURY COMMUNITIES OF GEORGIA, LLC (Webb-Wooten Enterprises, LLP; Cassandra B. Wooten; Thomas D. Wooten; Ronnie E. Webb;

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ed at the southeasterly corner of Cumberland Parkway and Paces Walk.

Z-64 BRANCH ACQUISITION COMPANY, LLC (Branch/Highlands Vinings West, LLC and West Village Associates, LLC, owners) requesting Rezoning from R-15, R-20, PVC, GC and NRC to PVC for the purpose of Adding property to a Mixed Use Development (West Village) in Land Lots 692, 693, 694, 748 and 749 of the 17th District. Located on the north side of West Village Crossing, on the east side of Oakdale Road, south side of West Village Way, west side of Pine Street, at the southern corner of Oakdale Road and West Atlanta Road, at the southeast corner of West Atlanta Road and Young Street, on the east side of West Atlanta Road, and the west side of Atlanta Road, on the east side of West Atlanta Road, and at the northern corner of Pine Street and West Village Way.

Z-65 VICTOR NWALA (Victor Nwala Ngon, owner) requesting Rezoning from LRO to NRC for the purpose of a Beauty Salon in Land Lot 702 of the 19th District. Located on the east side of Austell Road, north of Byers Drive.

Z-66 PHYLLIS R. JOHNSON (Phyllis R. Johnson, owner) requesting Rezoning from R-30 to R-15 for the purpose of a Single-Family House in Land Lot 973 of the 17th District. Located on the south side of Paces Ferry Road, east of Randall Road.

Z-68 2045 ANDERSON, LLC (2045 Anderson, LLC, owner) requesting Rezoning from R-20 to R-15 for the purpose of two Residential Lots in Land Lots 697 and 698 of the 17th District. Located on the north side of Anderson Drive, west of Atlanta Road.

LAND USE PERMITS
LUP-19 PATRICIA HINES (Patricia A. Hines, owner) requesting a Land Use Permit for the purpose of a Daycare in Land Lot 631 of the 19th District. Located on the west side of Crest Ridge Circle, south of Crest Ridge Road.

LUP-20 KATHLEEN E. TAYLOR (Kathleen E. Taylor, owner) requesting a Land Use Permit (Renewal) to Allow More Unrelated Adults than the County Code Permits in Land Lot 166 of the 20th District. Located on the northeast side of Sunbrook Way, east of Sunbrook Drive.

LUP-21 EDWARD & JULIE A. INFANZON (Edward Infanzon and Julie A. Infanzon, owners) requesting a Land Use Permit for the purpose of Allowing more Unrelated Adults than County Code Permits in Land Lot 766 of the 16th District. Located on the northeast side of Canton Hills Court, east of Meadowwood Drive.

LUP-22 KCMA CORP. (LIT/Hodges Industrial Trust, owner) requesting a Land Use Permit (Renewal) for the purpose of a Storage Tent in Land Lot 174 of the 20th District. Located at the southwest corner of Barrett Park Drive and Airport Road.

LUP-23 JENNA MASON & JACUAR DEVIN COWAN (John R. Mangham and Margie G. Mangham, owners) requesting a Land Use Permit for the purpose of an Art Studio/Classes and Ultimate Sports Fitness Academy in Land Lot 148 of the 20th District. Located on the east side of Mars Hill Road, and on the southerly side of Giles Road.

SPECIAL LAND USE PERMIT
SLUP-11 K&J TOWING, LLC (Randall R. Osborne, owner) requesting a Special Land Use Permit for the purpose of a Towing and Impound lot in Land Lots 595 and 596 of the 18th District. Located on the southeast side of Six Flags Parkway, west of Bishop Road.

NOTE: "Pursuant to the Official Code of Cobb County, Zoning Section 134-124 (b) the Cobb County Board of Commissioners is authorized to consider and may consider all constitutionally permissible zoning classification(s), including, but not limited to, intervening classification(s) and/or the classification(s) sought by the applicant."

The exact description of the property sought to be rezoned is on file in the office of the Cobb County Community Development, Zoning Division, 1150 Powder Springs Street, Suite 400, Marietta, Georgia 30064 and available for inspection by interested citizens between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday. Hearing on said petitions will be heard by the Cobb County Planning Commission at 9:00 a.m. on the prescribed hearing date. The public hearing will be held in the Second Floor Commissioners Meeting Room, Cobb County Building, 100 Cherokee Street, Marietta, Georgia, 30090.

Anyone wishing to attend this public hearing may do so and be heard relative thereto. Any person wishing to speak before the Planning Commission must file a contribution disclosure

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height requirement of 40-feet to 47-foot Property addresses: 1465 Shiloh Road, 4058 Ayers Drive and 4068 Ayers Drive. Properties are identified as Land Lot 60, Tax Parcels 27, 28 & 31, of the 20th District, 2nd Section, Cobb County Georgia.

Said meetings shall be held before the Planning Commission on October 04, 2017, at 7:00P.M. and the Mayor and Council will hold a public hearing on October 16, 2017 at 6:30P.M. both meetings to be held at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia. Any interested persons may attend and be heard relative thereto.

9:15,22

Z-3684
City of Kennesaw Rezoning Request

Notice is hereby given that the City of Kennesaw shall hold public hearings to give consideration to a rezoning request submitted by Fountain Residential Partners, LLC. Said request is to rezone from City R-30 and R-20 to City RM-12 zoning District. Request for purpose of Student Housing on the total 6.029 +/- acre property which includes the following addresses: 1465 Shiloh Road, 4058 Ayers Drive and 4068 Ayers Drive.

Properties are identified as Land Lot 60, Tax Parcels 27, 28 & 31 of the 20th District, 2nd Section, Cobb County Georgia.

Said meetings shall be held before the Planning Commission on October 04, 2017, at 7:00P.M. and the Mayor and Council will hold a public hearing on October 16, 2017, at 6:30P.M. both meetings to be held at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia. Any interested persons may attend and be heard relative thereto.

9:15,22

Z-3685
City of Kennesaw Parking Surface Variance Request

Notice is hereby given that the City of Kennesaw shall hold public hearings to give consideration to variance requested and submitted by applicant Tena Regan and represented by Brandy Morrison, Architect.

Said variance requested: to provide and allow a gravel parking lot (area) in rear of building, which is prohibited by ordinance that requires all parking surfaces to have a treated or hardened surface. The applicant will comply with all ADA required parking space and access, which will be paved.

Property identified as Land Lot 167, Tax Parcel 23 of the 20th District, 2nd Section, Cobb County Georgia.

Said meetings shall be held before the Planning Commission on October 04, 2017, at 7:00P.M. and the Mayor and Council will hold a public hearing on October 16, 2017, at 6:30P.M. both meetings to be held at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia. Any interested persons may attend and be heard relative thereto.

9:15,22

8070 Probate

P-2832
IN THE PROBATE COURT OF COBB COUNTY STATE OF GEORGIA
IN RE: ESTATE OF GLORIA PATRICIA SELDON DECEASED
ESTATE NO. 17-1288
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: Whom it may concern: Theresa Seldon-Gibson has petitioned to be appointed Administrator of the estate of Gloria Patricia Seldon, deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before September 18, 2017.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

Kelli L. Walk
PROBATE CLERK