



LAND CASES	LAND USE OR ZONING	
	FROM	TO
AV	LU	
AX	<b>RZ2017-3&amp;4</b>	<b>R-20</b> <b>PUD-R</b>
DX	AV – Administrative Variance AX – Annexation DX – De-annexation	ZONING
HBR	HBR – Historic Board Review	KENNESAW CITY LIMITS
SLUP	LU – Land Use RZ – Re-zoning SLUP – Special Land Use	COBB COUNTY
ZV	ZV – Variance	LAND LOT

**3374 & 3384 Jiles Rd**  
**Land Lot 102 Tax Parcels 10 & 11**  
 Subject Properties

**CITY OF KENNESAW**  
 PLANNING & ZONING DEPT.  
 770-590-8288

*Diane Eastering*  
 MAYOR  
*Dolores Taylor*  
 CITY CLERK

Scale: 1" = 200'  
 Print Date: 1/30/2017  
 RZ2017\_03\_Aerial\_ap



# REZONING APPLICATION

Required Fee \$375.00

Date Received 1-29-17

Staff's Initials DS

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.

REZONING PROPERTY ADDRESS 3374 Jiles Rd. Kennesaw GA 30144

Land Lot 0102 Tax Parcel 20-0102-0-011-01 Lot Size ± 4.5 acres

Resident Population \_\_\_\_\_ Housing Units 1 Other Buildings \_\_\_\_\_

Zoning Request from:

Present Zoning SF-R-20 To: PUD

For the purpose of: \_\_\_\_\_

APPLICANT CS Realty Group, LLC

APPLICANT EMAIL Keith@CSRland.com

Applicant address 3020 Howell Rd. Marietta GA 30062

(Home#) \_\_\_\_\_ (Fax#) \_\_\_\_\_ (Work#) \_\_\_\_\_

(Cell#) [REDACTED]

Applicant Signature [Signature]

Signed, sealed and delivered in presence of: [Signature] Notary [Signature] Date 1-3-17

REPRESENTATIVE Keith Canon

(Fax #) \_\_\_\_\_ (Work#) \_\_\_\_\_ (Cell#) [REDACTED]

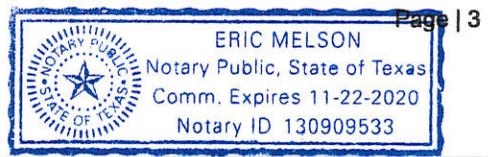
Representative Signature [Signature] Date 1-3-17

Signed, sealed and delivered in presence of: \_\_\_\_\_ Notary \_\_\_\_\_ Date \_\_\_\_\_

\* TITLEHOLDER McGuire, John T. & Telephone: [REDACTED]

Signature: [Signature] Shirley C. Address: 3374 Jiles Rd, Kennesaw, Ga

Signed, sealed and delivered in presence of: [Signature] Notary \_\_\_\_\_ Date 1/3/17





Community Development Department  
 2529 J. O. Stephenson Avenue  
 Kennesaw, GA 30144  
 770-590-8268

**CAMPAIGN CONTRIBUTIONS**

The undersigned Applicant herein certifies 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 its 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:

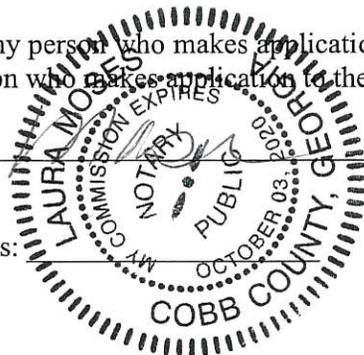
CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT,  
 THIS 20<sup>th</sup> DAY OF JANUARY, 20 17

*K. Kishner*  
 \_\_\_\_\_  
 APPLICANT'S SIGNATURE

Applicant 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.

*Laura M. Jones* \_\_\_\_\_ 1/20/17  
 Notary Date

Commission expires:



## Section 1908 Standards for Decisions- Rezoning

Section 1908 of the Kennesaw Zoning Code details thirteen zoning review factors which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning request. Please provide responses to the following using additional pages if necessary

	Comments
(1) Would the proposed amendment be consistent and compatible with the City's land use and development, plans, goals and objective?	Yes
(2) Would the proposed amendment tend to increase, decrease, or have no impact on traffic safety and congestion in the streets?	No
(3) Would the proposed amendment tend to increase, decrease, or have no relationship to safety from fire and other dangers?	None
(4) Would the proposed amendment tend to promote, diminish, or have no influence on the public health and general welfare of the city?	No
(5) Would the proposed amendment tend to increase, decrease, or have no influence on the adequate (provisions) of light or air?	No Influence
(6) Would the proposed amendment tend to cause, prevent, or have no influence on the overcrowding of land?	No Influence
(7) Would the proposed amendment tend to cause, prevent, or have no relationship on the population distribution within the city-creating any area so dense in population as to adversely affect the health, safety, and general welfare of the city?	No
(8) Would the proposed amendment tend to impede, facilitate, or have no impact on the adequate provision of transportation, water, sewerage, other public services, utilities or facilities?	No Impact
(9) Would the proposed amendment tend to be compatible with environmental conditions in light of surrounding developments? If compatible, what factors, if any, would diminish the value, use and enjoyment of surrounding properties?	Increase Value and Compatibility
(10) Would the proposed amendment tend to require only reasonable expenditures of public funds, or would the amendment tend to require an excessive or premature expenditure of public funds?	Reasonable Expenditures
(11) Would the proposed amendment tend to promote, diminish or have no influence upon the aesthetic effect of existing and future uses of property and the surrounding area?	Promote
(12) Would the proposed amendment have measurable adverse economic effect on the value of the surrounding or adjacent property?	No
(13) Would the proposed amendment create an isolated district unrelated to adjacent and nearby districts?	No





Oak Ridge P3

Oak Ridge P2

Dec 12, 1999, 2002

Oak Ridge P1

Wilson Cole Associates  
Wilson Cole Associates  
704.495.6799  
Nov

Survey by w/c Consultants, Inc  
12.11.97

RLS - Julie A Cole

Overall Tracts  
#3400 3.42ac  
#3404 2.58ac  
DB 14887 PG 2344 +  
DB 13687 PG 2622 +  
DB 3654 PG 330 +  
PB 48 PG 191

DB 3654 PG 320

legal desc on deed calls out 169.64'

PB: 48/191 7/4/69 SHOWS CREEK AS PL??

DB 10964 PG 521 2.23ac  
PB 178 + PG 10  
DB 10964 PG 514

SEWER ESMT  
DB 4411 PG 9

DB 14975 PG 444

Filed In Office 10-30-85 Plat Book 104 Page 64 Jay S. Stedman, clerk

DB 15028 PG 1611 + ROW DB 12749 PG 248

SITE 4.59ac

DB 10964 PG 523 7.41ac



SURVEY FOR JOHN T. MCGUIRE  
LAND LOT 101 & 102  
20<sup>th</sup> DISTRICT - 8<sup>th</sup> SECTION  
COBB COUNTY, GEORGIA  
SEPTEMBER 4, 1985 SCALE 1"=100'  
ALLATOONA SURVEYING CO.  
4684 SO MAIN ST. ACWORTH, GA. 30101  
974-7958  
REVISED 9-18-85

NOTES:  
1. EQUIPMENT USED: TOPCON GTS 100  
2. ANGULAR CLOSURE: 4" PER ANGLE  
3. LINEAR CLOSURE: 1" IN 37,624 FT  
4. COMPASS ADJUSTMENT APPLIED  
5. PLAT CLOSURE: 1 FT IN 3,840'  
6. SURVEY REPT: SURVEY FOR BARBARA ANN DEARDAN BY ALLATOONA SURVEYING CO. DATED 8-23-84, SURVEY FOR ALVIN MC GUIRE BY KENNETH BULL & SURVEYING CO. DATED 11-16-76











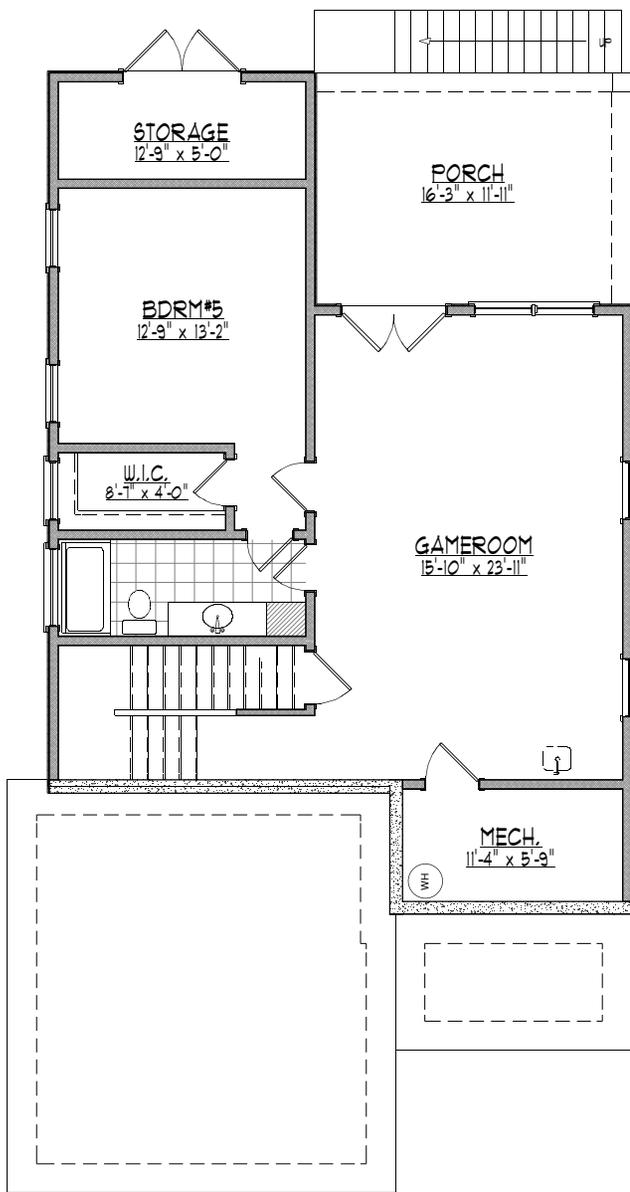
# *"The Presleigh"*

4 BEDROOMS    2327 SQFT  
2-1/2 BATHS

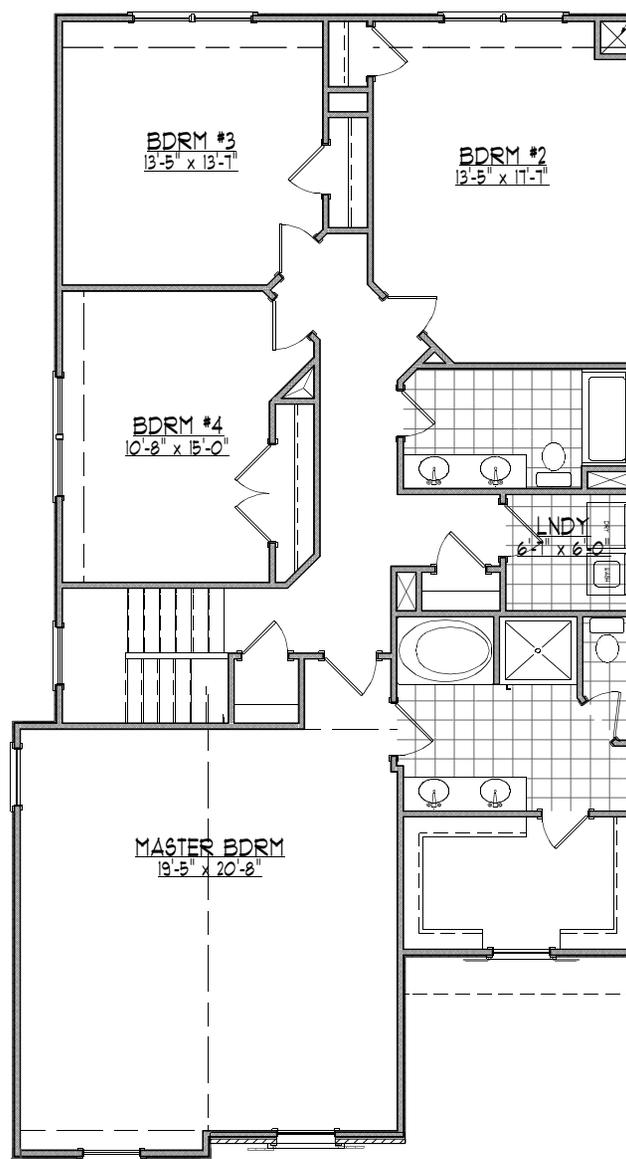
*Crawford Creek HomeBuilders*



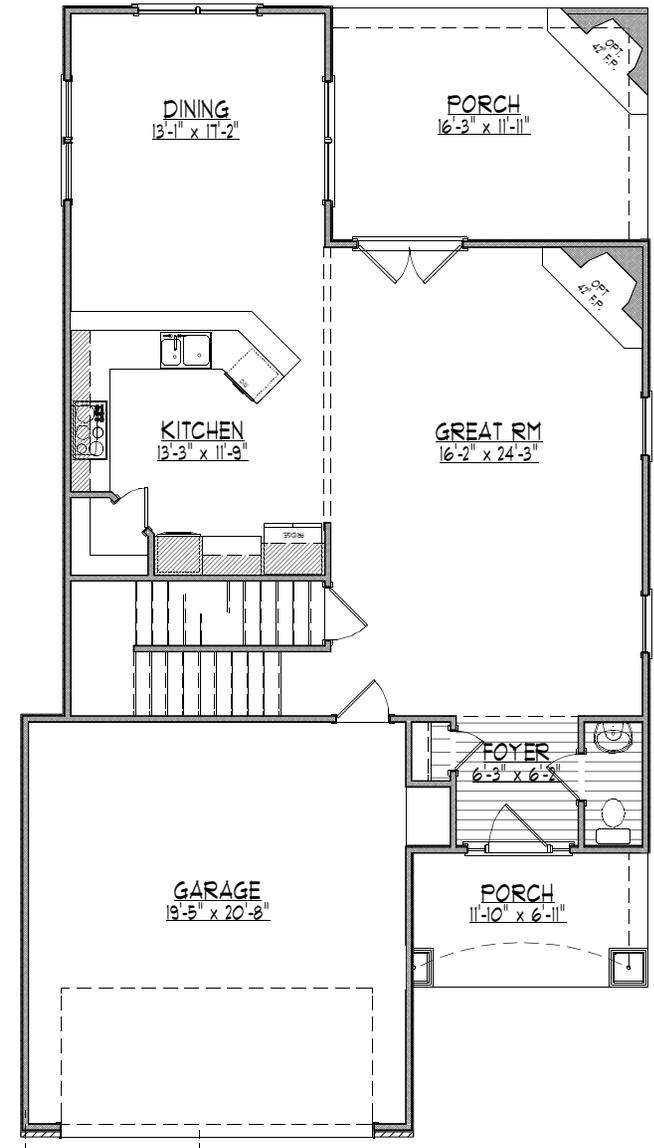
**CRAWFORD CREEK  
HOMEBUILDERS**



***"The Presleigh"***  
**OPTIONAL BASEMENT**



***"The Presleigh"***  
**SECOND FLOORPLAN**



***"The Presleigh"***  
**FIRST FLOORPLAN**

*All Renderings include some options  
 and all plans are subject to change*



*"The Paysleigh B"* 5 BEDROOMS  
4 BATHS

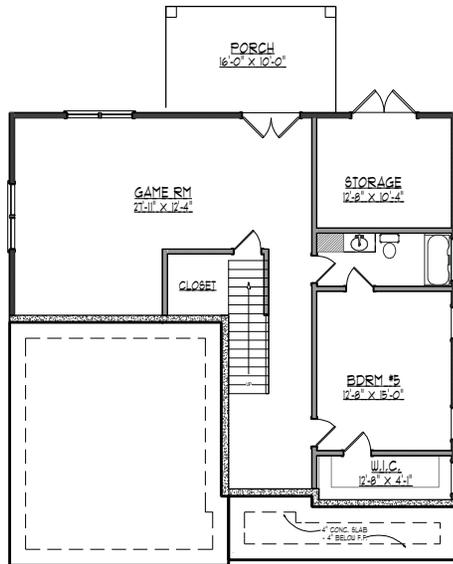
3210 SQFT

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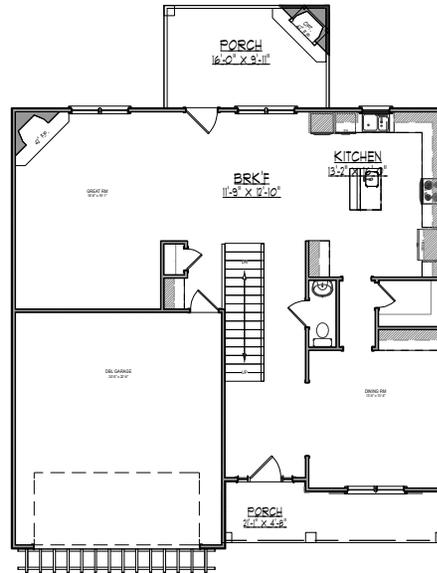
*Crawford Creek HomeBuilders*



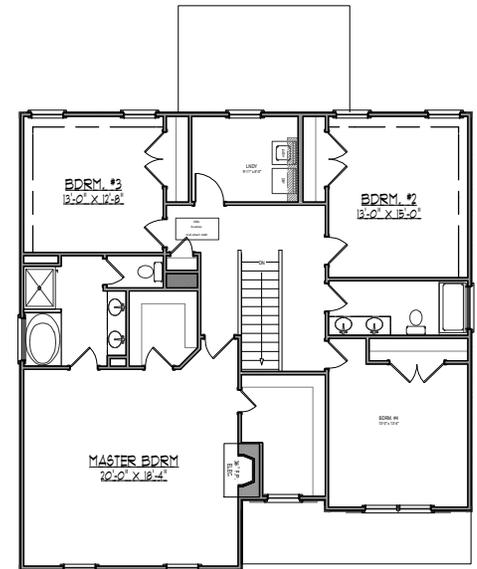
CRAWFORD CREEK  
HOMEBUILDERS



***"The Paysleigh B"***  
**BASEMENT FLOORPLAN**



***"The Paysleigh B"***  
**FIRST FLOORPLAN**



***"The Paysleigh B"***  
**SECOND FLOORPLAN**

*All Renderings include some options and all plans are subject to change*











Kennesaw City Hall to 3374 Jiles Road, Kennesaw, GA

Drive 1.2 miles, 4 min

### Kennesaw City Hall

2529 J O Stephenson Ave, Kennesaw, GA 30144

- ↑ 1. Head west on J O Stephenson Ave toward Dallas St 115 ft

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- ↘ 2. Turn right onto Dallas St 0.1 mi

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- ↙ 3. Turn left onto N Main St 0.6 mi

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- ↘ 4. Turn right onto Jiles Rd 0.4 mi  
📍 Destination will be on the right

### 3374 Jiles Rd

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.



# COBB COUNTY TAX BILL 2016

Pay online at [www.cobbtax.org](http://www.cobbtax.org) or 1-866-729-2622  
See the back of this bill for more payment information



Scan to pay online!

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

**MCGUIRE JOHN T & SHIRLEY C**

**3374 JILES RD**

**YOUR PAYMENT IS DUE October 17, 2016**

**Late fees apply October 18, 2016**

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption				
20010200110	157,350	62,940	4.50	3 - City of Kennesaw	NONE				
Taxing Authority	Assessed Value	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due	
STATE	62,940	-	0	=	62,940	x	0.000000	=	\$0.00
The Governor and General Assembly passed a tax relief act eliminating your state property tax.									
SCHOOL	62,940	-	0	=	62,940	x	0.018900	=	\$1,189.57
Levied by the Cobb County Board of Education representing approximately 65.74% of your taxes due.									
<b>COUNTY</b>									
Levied by the Board of Commissioners representing approximately 34.26% of your taxes due.									
County General	62,940	-	0	=	62,940	x	0.006660	=	\$419.18
County Bond	62,940	-	0	=	62,940	x	0.000230	=	\$14.48
County Fire	62,940	-	0	=	62,940	x	0.002960	=	\$186.30

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2016	20010200110	10/17/2016	Pay: N/A	or \$0.00

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Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due	Amount Enclosed
2016	20010200110	10/17/2016	Pay: N/A	or \$0.00	_____

**IS YOUR INFORMATION UP TO DATE?**

My mailing address has changed.

I want to remove homestead exemptions

Date Moved: \_\_\_\_\_

New Mailing Address: \_\_\_\_\_

\_\_\_\_\_

Signature : \_\_\_\_\_

## 2016 COBB COUNTY TAX BILL

MCGUIRE JOHN T & SHIRLEY C  
4633 RT CASSIDY DR  
EL PASO, TX 79924





**CITY OF KENNESAW**

2529 J O STEPHENSON AVE

KENNESAW, GA 30144

(Return to Search)

<b>Parcel Information</b>			
Parcel:	20010200110	Statement:	635809
Sequence ID:		Nacis:	
Allow Split Billing:	✓	Account Source:	RE
Cadastral:		Review Code:	
Subdivision:		Lien Amount Total:	\$0.00
Lot Size/Lot Type:	5 0	Jurisdiction:	
Nbhd:		Zoning Code:	
Foreclosure Date:		Foreclosure Number:	
Parent Parcel:			
Tract Description: 3374 JILES RD			
Primary Owner Information			
Primary Owner:	MCGUIRE JOHN T & SHIRLEY C	Mailing Info:	
Address 1:		Loan Number:	
Address 2:	4633 RT CASSIDY DR	Mailing Name:	
City, State Zipcode:	EL PASO, TX 79924	Mortgage Name:	

Parcel Statements												
Statement Number	Year	Status	Source	Assessed	Taxable	Billed Tax	Payment Date	Tax Due	Interest Due	Penalty Due	Fees Due	Total Balance
635809	2016	RE		62,940	62,940	597.93	11/11/2016	.00	.00	.00	.00	.00
505360	2015	RE		60,216	60,216	572.05	10/29/2015	.00	.00	.00	.00	.00
405242	2014	RE		60,216	60,216	572.05	10/28/2014	.00	.00	.00	.00	.00
303966	2013	RE		60,216	60,216	572.05	10/17/2013	.00	.00	.00	.00	.00
204296	2012	RE		67,256	67,256	638.93	10/22/2012	.00	.00	.00	.00	.00
105376	2011	RE		67,256		.00		.00	.00	.00	.00	.00
005239	2010	RE		82,640		.00		.00	.00	.00	.00	.00
904187	2009	RE		107,080		.00		.00	.00	.00	.00	.00
805396	2008	RE		107,080		.00		.00	.00	.00	.00	.00
705289	2007	RE		107,080		.00		.00	.00	.00	.00	.00
602795	2006	RE		107,080	74,332	662.36	11/30/2006	.00	.00	.00	.00	.00

Parcel Owners						
Owner	Name Code	Owner Type	Percent	Mailing Name	Mortgagee	Loan Number
MCGUIRE JOHN T & SHIRLEY C	86140664	PRIMARY	100.00			

Parcel Lien Holders						
Owner	Name Code	Owner Type	Percent	Mailing Name	Mortgagee	Loan Number
No records found						

Parcel Sales History						
Instrument Number	Date	Instrument Type	Gross Sale Price	Adjustments	Net Sale Price	Accounts
No records found						

RETURN TO:  
JOHN T. MCGUIRE  
4633 RT CASSIDY DR  
EL PASO, TX 79924  
43506LL

Mail: Luther  
1825 Barnett Lake Blvd #100  
Kennesaw GA 30144

RK: 15 3 PG: 1611  
Filed and recorded Feb-07-2013 09:30:49AM  
DOC#: D2013-011771  
Real Estate Transfer Tax Paid \$75.00  
0332013000944

*Rebecca Keaton*  
REBECCA KEATON  
CLERK OF SUPERIOR COURT Cobb Cty. GA.

**JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF COBB

\*Title not certified\*

This Indenture made this 14th day of January, 2013, between PHYLLIS L.MCGUIRE, AS ADMINISTRATOR OF ESTATE OF FRANKLIN MCGUIRE, of the County of COBB, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and JOHN T. MCGUIRE and SHIRLEY C. MCGUIRE, as joint tenants with rights of survivorship and not as tenants in common, 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 AND 00/100'S (\$10.00) Dollars and other good and valuable considerations 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 102 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING THAT CERTAIN 12.00 ACRE TRACT DESCRIBED AS TRACT 9 ON THAT SURVEY FOR JOHN T. MCGUIRE RECORDED IN PLAT BOOK 104, PAGE 64, COBB COUNTY, GEORGIA RECORDS, LESS AND EXCEPT THAT 7.41 ACRES TRACT CONVEYED FROM FRANKLIN MCGUIRE AND WALTER TO MCGUIRE TO MBW DEVELOPMENT CORPORATION VIA DEED DATED 1/14/1998 AND RECORDED IN DEED BOOK 10964, PAGE 523, AFORESAID RECORDS, LESS AND EXCEPT ANY PORTION OF LAND LYING WITHIN THE PUBLIC RIGHT OF WAY. THIS REMAINING TRACT OF LAND BEING MORE COMMONLY KNOWN AS 3374 JILES ROAD NW, KENNESAW, GA, TAX ASSESSORS #20010200110, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING.

Subject to all easements and restrictions of record.

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 in joint tenants, if so, 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 day and year first above written.

Signed, sealed and delivered in the presence of:

*[Signature]*  
Witness  
*[Signature]*  
Notary Public

*Phyllis L. McGuire, Admin.*  
PHYLLIS L.MCGUIRE, AS ADMINISTRATOR

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

