



LAND CASES	LAND USE OR ZONING	
	FROM	TO
AV	LU	
AX	RZ2017-3&4	R-20 PUD-R
DX	AV – Administrative Variance AX – Annexation DX – De-annexation HBR – Historic Board Review	ZONING
HBR	LU – Land Use	KENNESAW CITY LIMITS
SLUP	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.
 770-590-8268

Doris Easterting
 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 1-24-17
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 3384 Siles Rd., Kennesaw GA 30144

Land Lot 101+102 Tax Parcel 20-0102 Lot Size ± 2.5 ACRES

Resident Population _____ Housing Units 0-010-9 Other Buildings _____

Zoning Request from:

Present Zoning SF-R-20 To: PUD

For the purpose of:

APPLICANT CS Realty Group LLC

APPLICANT EMAIL Keith @ CSR Land.com

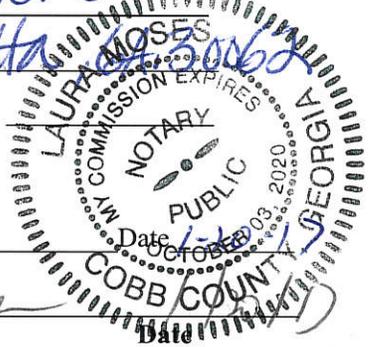
Applicant address 3020 Roswell Rd, Marietta GA 30060

(Home#) _____ (Fax#) _____ (Work#) _____

(Cell#) _____

Applicant Signature [Signature]

Signed, sealed and delivered in presence of: [Signature]
Notary _____ Date _____



REPRESENTATIVE Keith Canon

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

Representative Signature [Signature] Date 1-3-17

Signed, sealed and delivered in presence of:

MYRA E. BURGE Notary _____ Date _____

* TITLEHOLDER: MYLES BURGE JR. Telephone: _____

Signature: [Signature] Address: 3384 Siles Rd. Kennesaw GA 30144

Signed, sealed and delivered in presence of: [Signature]
Notary _____ Date 1/3/2017





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 20th DAY OF January, 20 17

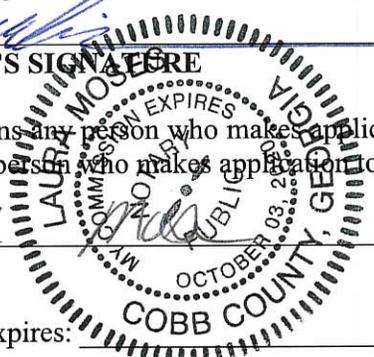
APPLICANT'S SIGNATURE

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.

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
#3401 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 IR??

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
3.77ac
4.59ac

SURVEY FOR
JOHN T. MCGUIRE
LAND LOT 101 & 102
20th DISTRICT - 8th 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

DB 10964 PG 523 7.41ac





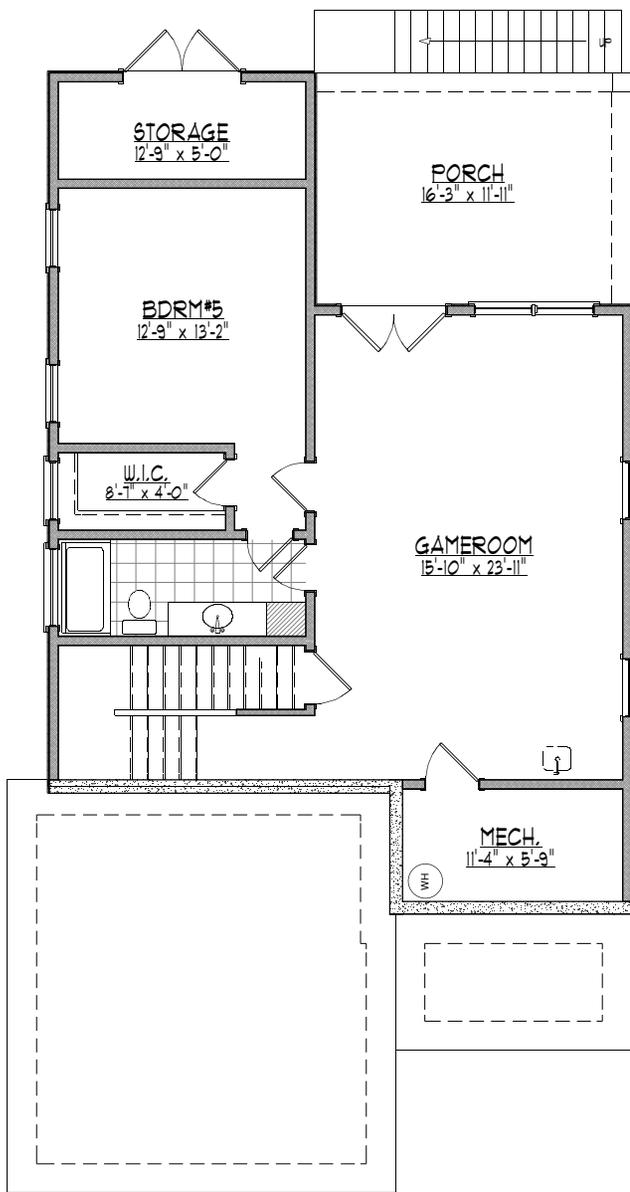
"The Presleigh"

4 BEDROOMS 2327 SQFT
2-1/2 BATHS

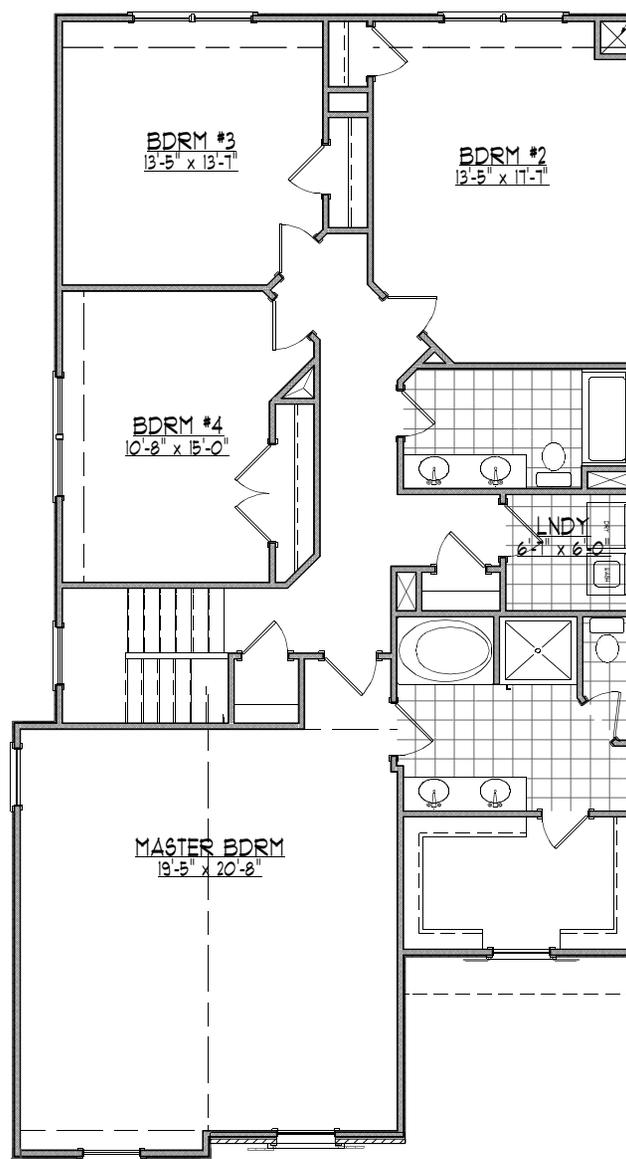
Crawford Creek HomeBuilders



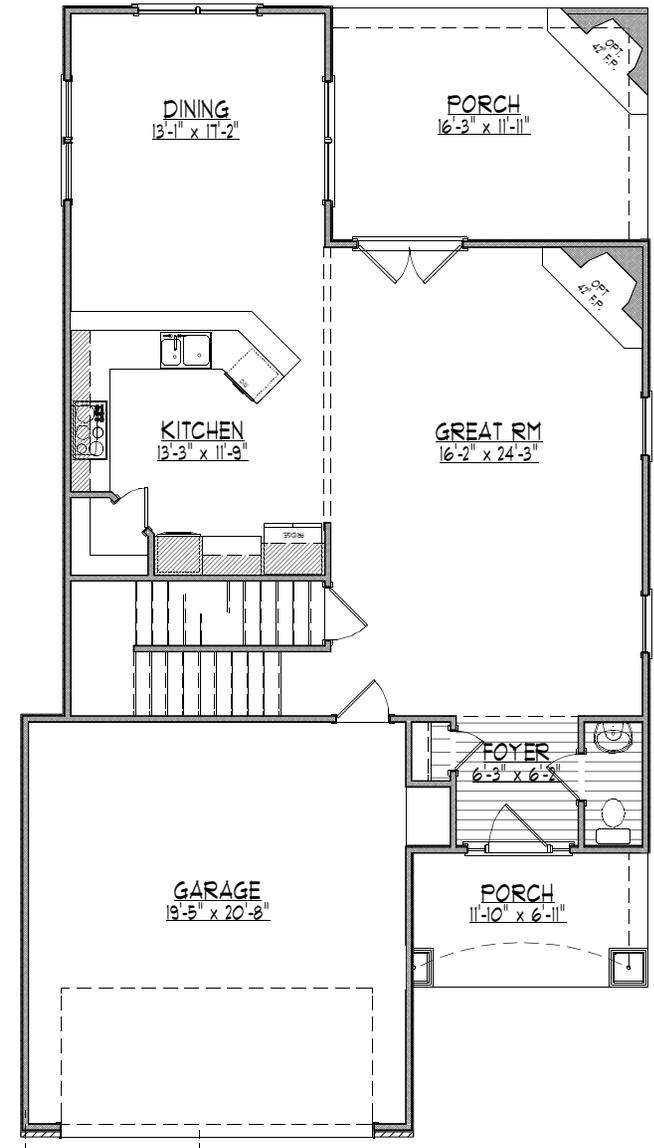
**CRAWFORD CREEK
HOMEBUILDERS**



"The Presleigh"
OPTIONAL BASEMENT



"The Presleigh"
SECOND FLOORPLAN



"The Presleigh"
FIRST FLOORPLAN

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



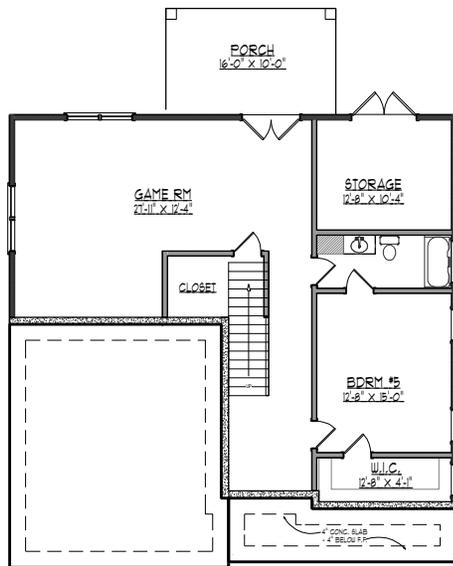
"The Paysleigh B" 5 BEDROOMS
4 BATHS

3210 SQFT

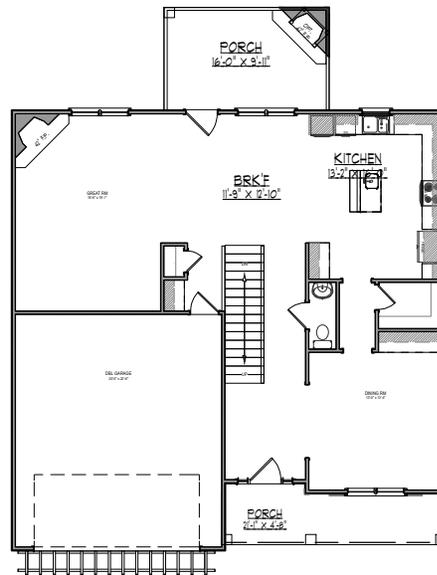
Crawford Creek HomeBuilders



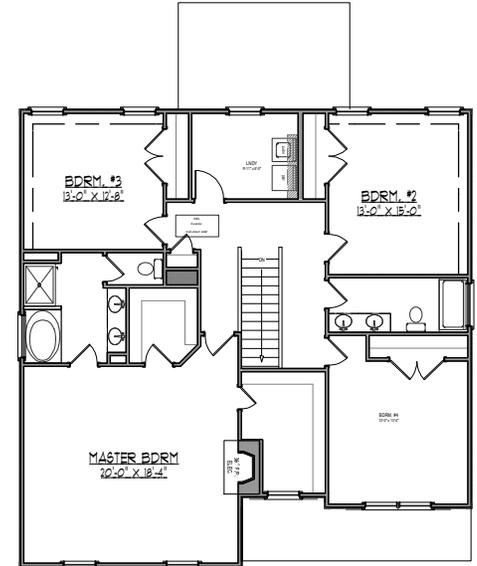
CRAWFORD CREEK
HOMEBUILDERS



"The Paysleigh B"
BASEMENT FLOORPLAN

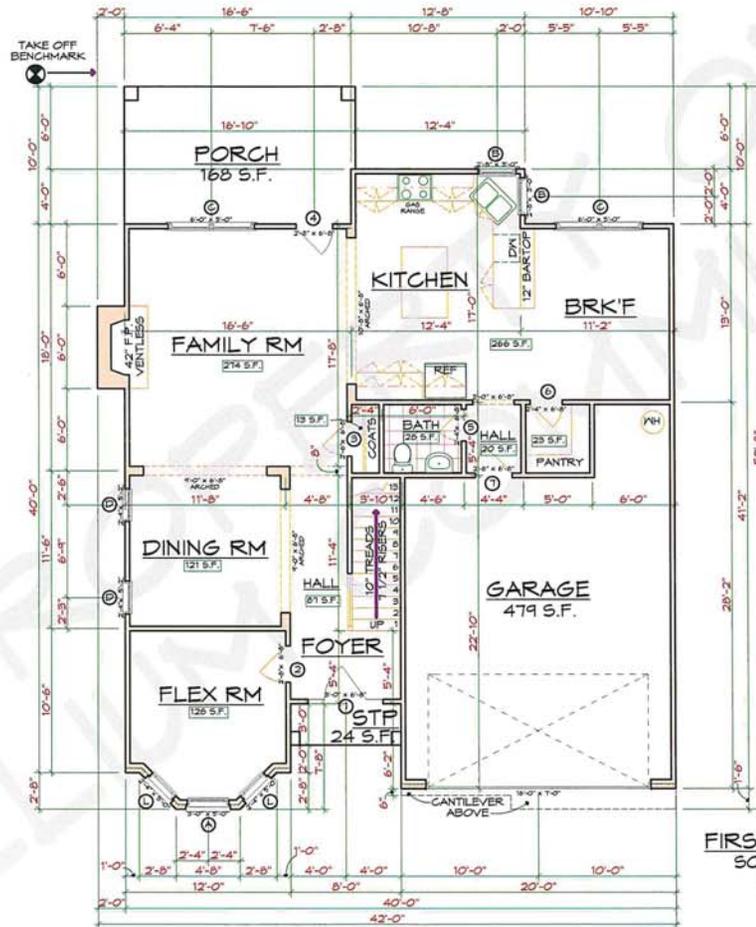


"The Paysleigh B"
FIRST FLOORPLAN



"The Paysleigh B"
SECOND FLOORPLAN

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



SQUARE FOOTAGE:	
1st FLOOR	1187
2nd FLOOR	1542
TOTAL HEATED	2729
PORCHES	142
GARAGE	479
TOTAL	3400

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
1218 SF HTD.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES REGULATIONS.
 2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AS SHOWN ON ALL SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT AND NOT BE PROCEEDED WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 4% STEEL REINFORCEMENT AND SHALL BE PLACED AND FINISHED WITHIN THE SPECIFIED TIME FRAME.
 5. FINISHES SHALL BE AS NOTED. ANY FINISHES NOT SPECIFIED SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL CODES.
 6. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND SHALL PROTECT ALL EXISTING UTILITIES.
 7. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND SHALL PROTECT ALL EXISTING UTILITIES.
 8. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND SHALL PROTECT ALL EXISTING UTILITIES.
 9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND SHALL PROTECT ALL EXISTING UTILITIES.
 10. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND SHALL PROTECT ALL EXISTING UTILITIES.

PRO-DRAFT HOUSE PLANS
 DAVID D. MCGARTHUR C.P.B.D.
 CERTIFIED PROFESSIONAL BUILDING DESIGNER

DATE: 10/13/2011

DRAWN BY: SB / DD MC

PLAN NO: KATHERINE # 2729

SHEET NO: TRILLIUM COMMUNITIES 3 OF 15

KATHERINE I-R v1-e1



Kennesaw City Hall to 3384 Jiles Rd, Kennesaw, GA 30144

Drive 1.3 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

- ↘ 2. Turn right onto Dallas St 0.1 mi

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

- ↘ 4. Turn right onto Jiles Rd 0.5 mi
 ⓘ Destination will be on the right

3384 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 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

BURGE MYRA E & MYLES JR

3384 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
20010200100	236,520	94,608	3.70	3 - City of Kennesaw	Yes; 413 Age 65, Basic, School

Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due
STATE	94,608	-	94,608	=	0	x	0.000000	=	\$0.00

The Governor and General Assembly passed a tax relief act eliminating your state property tax.

SCHOOL	94,608	-	94,608	=	0	x	0.018900	=	\$0.00
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Levied by the Cobb County Board of Education representing approximately 0.00% of your taxes due.

COUNTY

Levied by the Board of Commissioners representing approximately 100.00% of your taxes due.

Taxpayer Reassessment Relief Act: You received an increased exemption of \$25,518.00 because your property's value was reassessed.

County General	94,608	-	35,518	=	59,090	x	0.006660	=	\$393.54
County Bond	94,608	-	0	=	94,608	x	0.000230	=	\$21.76
County Fire	94,608	-	0	=	94,608	x	0.002960	=	\$280.04

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2016	20010200100	10/17/2016	Pay: N/A	or \$0.00

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due	Amount Enclosed
2016	20010200100	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: _____

2016 COBB COUNTY TAX BILL

BURGE MYRA E & MYLES JR

3384 JILES RD NW

KENNESAW, GA 30144



New Mailing Address: _____

Signature : _____



CITY OF KENNESAW
 2529 J O STEPHENSON AVE
 KENNESAW, GA 30144

(Return to Search)

Parcel Information			
Parcel:	20010200100	Statement:	635808
Sequence ID:		Nacs:	
Allow Split Billing:	✓	Account Source:	RE
Cadastral:		Review Code:	
Subdivision:		Lien Amount Total:	\$0.00
Lot Size/Lot Type:	4 0	Jurisdiction:	
Nbhd:		Zoning Code:	
Foreclosure Date:		Foreclosure Number:	
		Parent Parcel:	
Tract Description: 3384 JILES RD			
Primary Owner Information			
Primary Owner:	BURGE MYRA E & MYLES JR	Mailing Info:	
Address 1:		Loan Number:	
Address 2:	3384 JILES RD NW	Mailing Name:	
City, State Zipcode:	KENNESAW, GA 30144	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
+ 635808	2016	RE		94,608		.00		.00	.00	.00	.00	.00
+ 505359	2015	RE		93,040		.00		.00	.00	.00	.00	.00
+ 405241	2014	RE		93,040		.00		.00	.00	.00	.00	.00
+ 303965	2013	RE		93,040		.00		.00	.00	.00	.00	.00
+ 204295	2012	RE		93,040		.00		.00	.00	.00	.00	.00
+ 105375	2011	RE		93,040		.00		.00	.00	.00	.00	.00
+ 005238	2010	RE		107,356		.00		.00	.00	.00	.00	.00
+ 904186	2009	RE		112,056		.00		.00	.00	.00	.00	.00
+ 805395	2008	RE		112,056		.00		.00	.00	.00	.00	.00
+ 705288	2007	RE		112,056		.00		.00	.00	.00	.00	.00
+ 602794	2006	RE		112,056	61,090	580.44	11/27/2006	.00	.00	.00	.00	.00

Parcel Owners						
Owner	Name Code	Owner Type	Percent	Mailing Name	Mortgagee	Loan Number
BURGE MYRA E & MYLES JR	86140663	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						

Exempt 65 or Older

JAY C. STEPHENSON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

Return to:
Morris|Hardwick|Schneider, LLC
7000 Central Parkway, Suite 300
Atlanta, GA 30328
File No.: CGA-120601429R

QUIT CLAIM DEED

State of Georgia
County of Fulton

THIS INDENTURE, made the 14th day of August, in the year 2012, between
MYRA E. BURGE- WHATLEY AND MYLES BURGE, JR.
of the County of COBB, and the State of GEORGIA, as party or parties of the first part, hereinafter
called Grantor, and

MYRA E. BURGE AND MYLES BURGE, JR. , JTWS (Survivorship)
of the County of COBB, and the State of GEORGIA, 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 valuable consideration, cash in hand paid at and before the sealing and delivery of these presents,
the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever
QUIT CLAIM unto said Grantee,

All that tract or parcel of land lying and being in Land Lots 101 and 102 of the 20th District, 2nd
Section, Cobb County, Georgia, and being more particularly described as follows:

Beginning at an iron pin located at the intersection of the East right of way of Giles Road (50 FT
R/W), with the North line of Land Lot 102 proceeding southerly along the East R/W of Giles Road
1749.78 feet to an iron pin located at the True Point of Beginning. Thence North 81 degrees 05 minutes
30 seconds East 532.18 feet to an iron pin, thence North 01 degrees 55 minutes 20 seconds East, 213.23
feet to an iron pin, thence South 88 degrees 04 minutes 40 seconds East, into Land Lot 101, 432.92
feet to an iron pin, thence South 25 degrees 49 minutes 17 seconds West, 495.20 feet to an iron pin,
thence South 89 degrees 42 minutes 18 seconds West, into Land Lot 102, 755.16 feet to an iron pin on
the East R/W of Giles Road, Thence North 01 degrees 55 minutes 20 seconds East, along the East R/W
of Giles Road, 169.64 feet to The Point of Beginning.
The above described tract of land was previously part of a larger tract of land conveyed by Mark H.
Smith to Nicholas and Lizzie McGuire on December 29, 1951, and recorded in Deed Book 317, Page
346, aforesaid records.

Said Tract is subject to a 50 foot easement along it's entire southern property line which serves as the
access for Tract 7, said tract is known as Tract 8 and contains 6.00 acres as shown on a plat of survey
by Georgia Land Surveying Co., dated March 5, 1991, and made part of this description as the means
for a more detailed description.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor
any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or
demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first
above written.

Signed, sealed and delivered in
the presence of:

Unofficial Witness

Notary Public

MYRA E. BURGE-WHATLEY (Seal)

MYLES BURGE, JR. (Seal)

Deed_Ga_QuitClaimsDeed.rpt
LCK - CM 06/26/2012

CGA-120601429R
08/14/12 @ 04:36 PM

