

# **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: June 2, 2009**  
**Board of Commissioners Hearing Date: June 16, 2009**

**Due Date: April 24, 2009**

**Date Distributed/Mailed Out: April 9, 2009**



*Cobb County... Expect the Best!*



APPLICANT: Cross Street Service, Inc.  
501-663-5524

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP  
J. Kevin Moore 770-429-1499

TITLEHOLDER: General Investor, Inc.

PROPERTY LOCATION: Located on the southwesterly side of  
Mableton Parkway, north of Queenferry Drive.

ACCESS TO PROPERTY: Mableton Parkway, Queenferry Drive

PHYSICAL CHARACTERISTICS TO SITE:

**CONTIGUOUS ZONING/DEVELOPMENT**

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-16

HEARING DATE (PC): 06-02-09

HEARING DATE (BOC): 06-16-09

PRESENT ZONING: R-20

PROPOSED ZONING: LI

PROPOSED USE: Addition Of Property to  
A Previously Approved Project

SIZE OF TRACT: 0.91 acre

DISTRICT: 18

LAND LOT(S): 497, 498

PARCEL(S): 5

TAXES: PAID X DUE \_\_\_\_\_

COMMISSION DISTRICT: 4

**FUTURE LAND USE MAP: Industrial Compatible**

OPPOSITION: NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

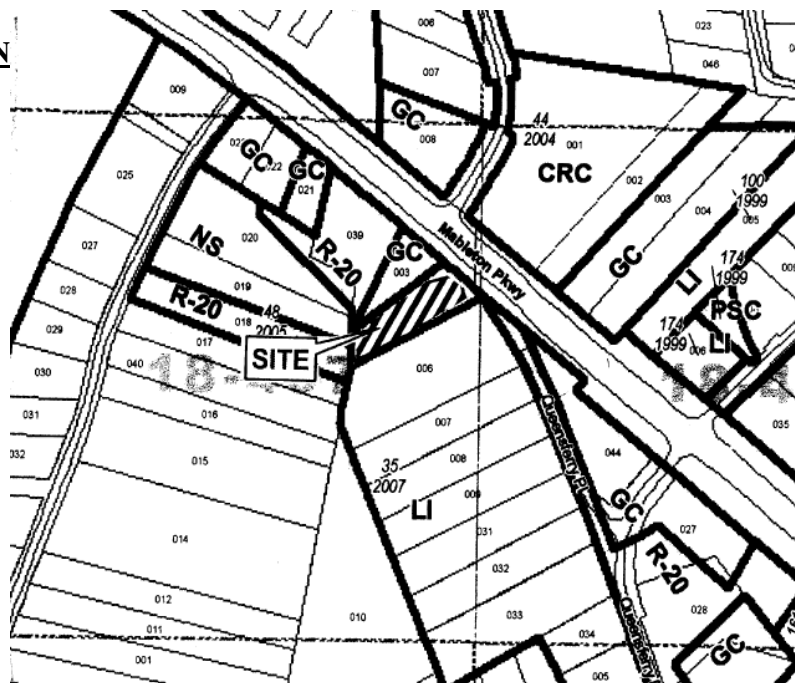
**BOARD OF COMMISSIONERS DECISION**

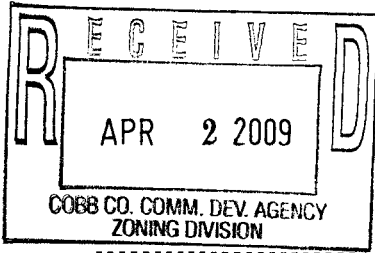
APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS:





Application No. z- 16  
(2009)

# Summary of Intent for Rezoning \*

.....  
**Part 1. Residential Rezoning Information (attach additional information if needed)**

- a) Proposed unit square-footage(s): Not Applicable
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed selling prices(s): \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

- a) Proposed use(s): Access drive to existing use from Mableton Parkway
- b) Proposed building architecture: Not Applicable
- c) Proposed hours/days of operation: Not Applicable
- d) List all requested variances: None known at this time  
\_\_\_\_\_  
\_\_\_\_\_

**\* Applicant reserves the right to amend the information set forth herein at any time during the rezoning process.**

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**Part 3. Other Pertinent Information (List or attach additional information if needed)**

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APPLICANT: Terry Sams  
770-664-1668

PETITION NO: Z-17  
HEARING DATE (PC): 06-02-09

REPRESENTATIVE: Sams, Larkin & Huff, LLP  
Garvis L. Sams, Jr. 770-422-7016

HEARING DATE (BOC): 06-16-09  
PRESENT ZONING: GC

TITLEHOLDER: Terry Sams  
770-664-1668

PROPOSED ZONING: GC

PROPERTY LOCATION: Located at the southwest intersection of  
Canton Road and Farm Ridge Drive.

PROPOSED USE: Vehicular Service  
and Repair

ACCESS TO PROPERTY: Canton Road and Farm Ridge Drive

SIZE OF TRACT: 1.013 acres

PHYSICAL CHARACTERISTICS TO SITE: \_\_\_\_\_

DISTRICT: 16

LAND LOT(S): 13

PARCEL(S): 4

TAXES: PAID X DUE \_\_\_\_\_

COMMISSION DISTRICT: 3

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:
- SOUTH:
- EAST:
- WEST:

**FUTURE LAND USE MAP: Neighborhood Activity Center**

**OPPOSITION:** NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

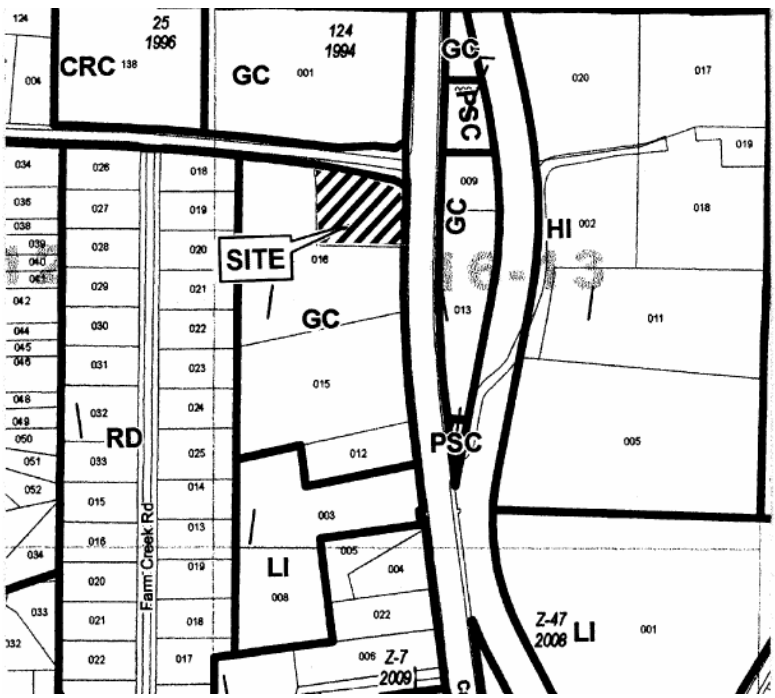
**BOARD OF COMMISSIONERS DECISION**

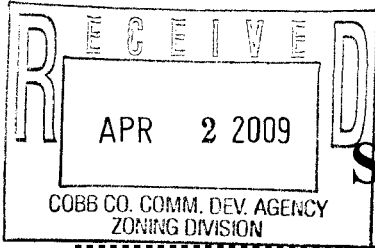
APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS:





Application No. Z-17  
2009

# Summary of Intent for Rezoning\*

.....  
**Part 1. Residential Rezoning Information (attach additional information if needed)**

- a) Proposed unit square-footage(s): \_\_\_\_\_
  - b) Proposed building architecture: \_\_\_\_\_
  - c) Proposed selling prices(s): \_\_\_\_\_
  - d) List all requested variances: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

- a) Proposed use(s): Vehicular service and repair.
  - b) Proposed building architecture: Utilization of existing 6,000 square foot building on site.
  - c) Proposed hours/days of operation: Monday through Saturday from 8:00 a.m. until 6:00 p.m.
  - d) List all requested variances: None
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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**Part 3. Other Pertinent Information (List or attach additional information if needed)**

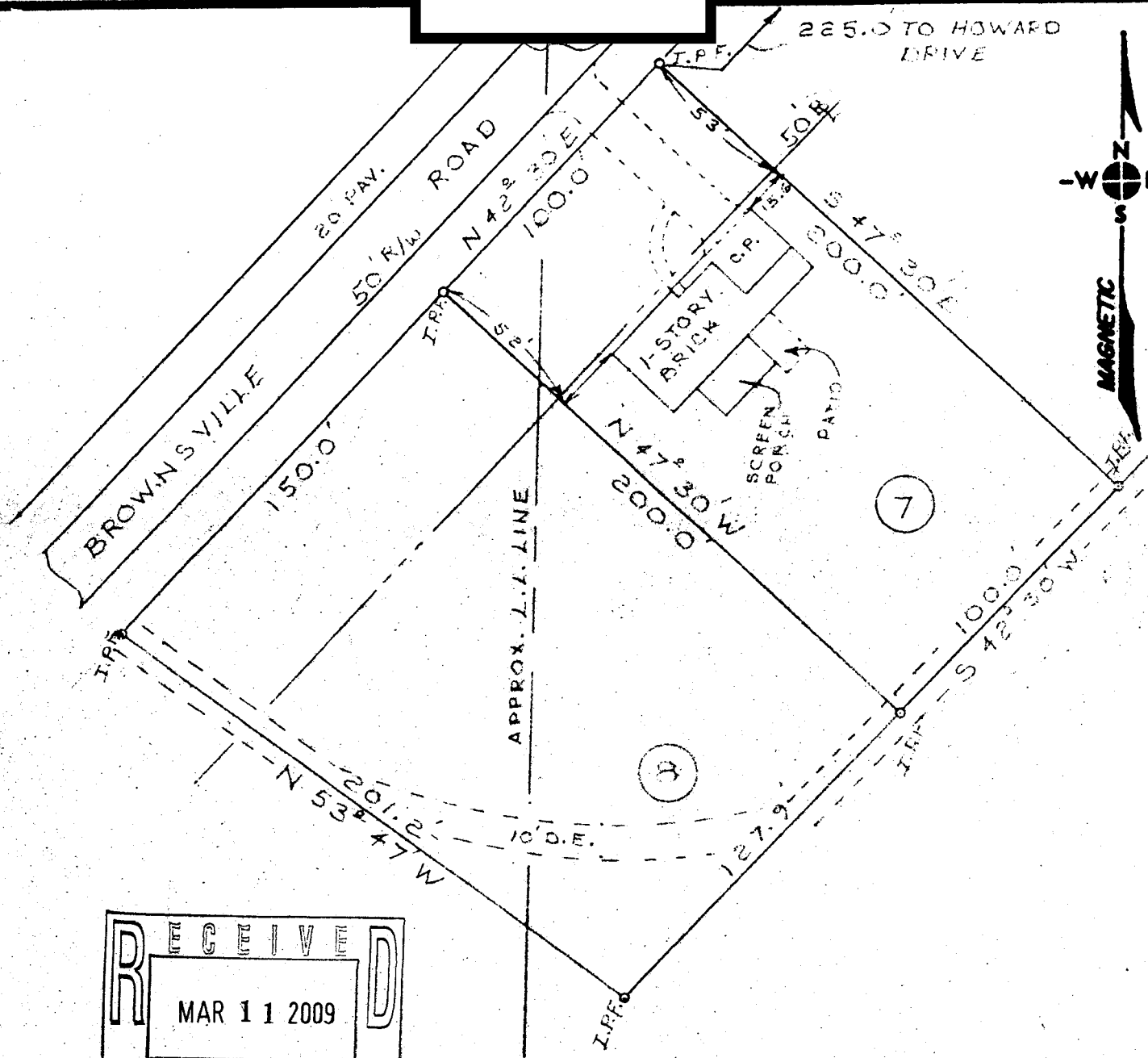
The subject property is presently zoned General Commercial (GC) and lost its "grandfathered" exemption when the property ceased being utilized for a period of six (6) months necessitating a rezoning from non-conforming GC to conditional GC. The subject property is located within the confines of a Neighborhood Activity Center ("NAC") and is surrounded by properties zoned in the GC classification.

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\_\_\_\_\_

\*The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.

LUP-14  
(2009)



**RECEIVED**  
 MAR 11 2009  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

PROPERTY MAP FOR

*JAMES A. & JOAN CORN*

SUBD. LOTS 7-8 MANN MANOR S/O.  
 REC.: BK. PG.  
 LAND LOT 1101 & 1102 19<sup>TH</sup> DIST., 2<sup>ND</sup> SEC.:  
 COBB COUNTY GA.  
 DATE: 3-6-73 SCALE: 1" = 50'

CARL A. COCHRAN NO. 1370

*B. H. Cox*  
 B. H. COX NO. 1344

**B. H. COX**

**CARL A. COCHRAN**

LAND SURVEYORS  
AUSTELL, GEORGIA

MEMBER OF GEORGIA ASSOCIATION  
OF REGISTERED LAND SURVEYORS.

APPLICANT: James A. Corn  
770-943-4495

REPRESENTATIVE: James A. Corn  
770-943-4495

TITLEHOLDER: James A. Corn

PROPERTY LOCATION: Located on the easterly side of Brownsville Road, south of Howard Drive.

ACCESS TO PROPERTY: Brownsville Road

PHYSICAL CHARACTERISTICS TO SITE: \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

NORTH:

SOUTH:

EAST:

WEST:

**FUTURE LAND USE MAP: Very Low Density Residential**

PETITION NO: LUP-14

HEARING DATE (PC): 06-02-09

HEARING DATE (BOC): 06-16-09

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Parking a Vehicle in excess of 12,500 pounds

SIZE OF TRACT: 0.67 acre

DISTRICT: 19

LAND LOT(S): 1101, 1102

PARCEL(S): 10

TAXES: PAID X DUE \_\_\_\_\_

COMMISSION DISTRICT: 4

**OPPOSITION: NO. OPPOSED** \_\_\_\_\_ **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

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HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS:

