

# **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: March 2, 2010**  
**Board of Commissioners Hearing Date: March 16, 2010**

**Due Date: January 29, 2010**

**Date Distributed/Mailed Out: January 13, 2010**



*Cobb County...Expect the Best!*

# Area of R/W Dedication

5,212 SqFt.  
0.12 Acres

## SURVEYOR'S NOTES

All lot corners will be marked with 1/2" rebar pins unless otherwise noted.  
A Topcon Total Station was used to obtain the angular and linear measurements used in the preparation of this plat.

The field data upon which this plat is based has a closure one foot in 25,000 feet and an angular error of 3" per angle point, and was adjusted using Compass Rule.

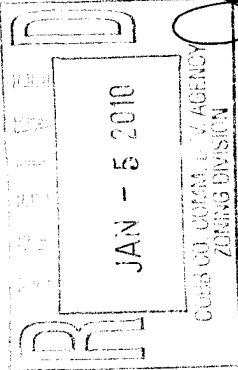
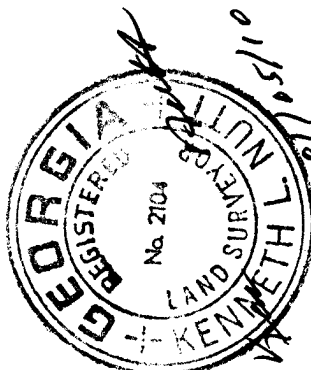
Date of field survey: 12/11/2009

This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Bearings shown on this plat are based on one magnetic observation and angles turned.

This plat subject to all easements public and private.

Kenneth L. Nutt, RLS #2104



**Proposed Zoning GC**  
Minimum Lot Size: 20,000 SqFt  
Minimum Lot Width at front setback: 60'

**TOTAL SITE AREA:**  
91,774 SqFt.  
2.11 Acres

**Note:** All Existing Structures to be removed.

**LEGEND**

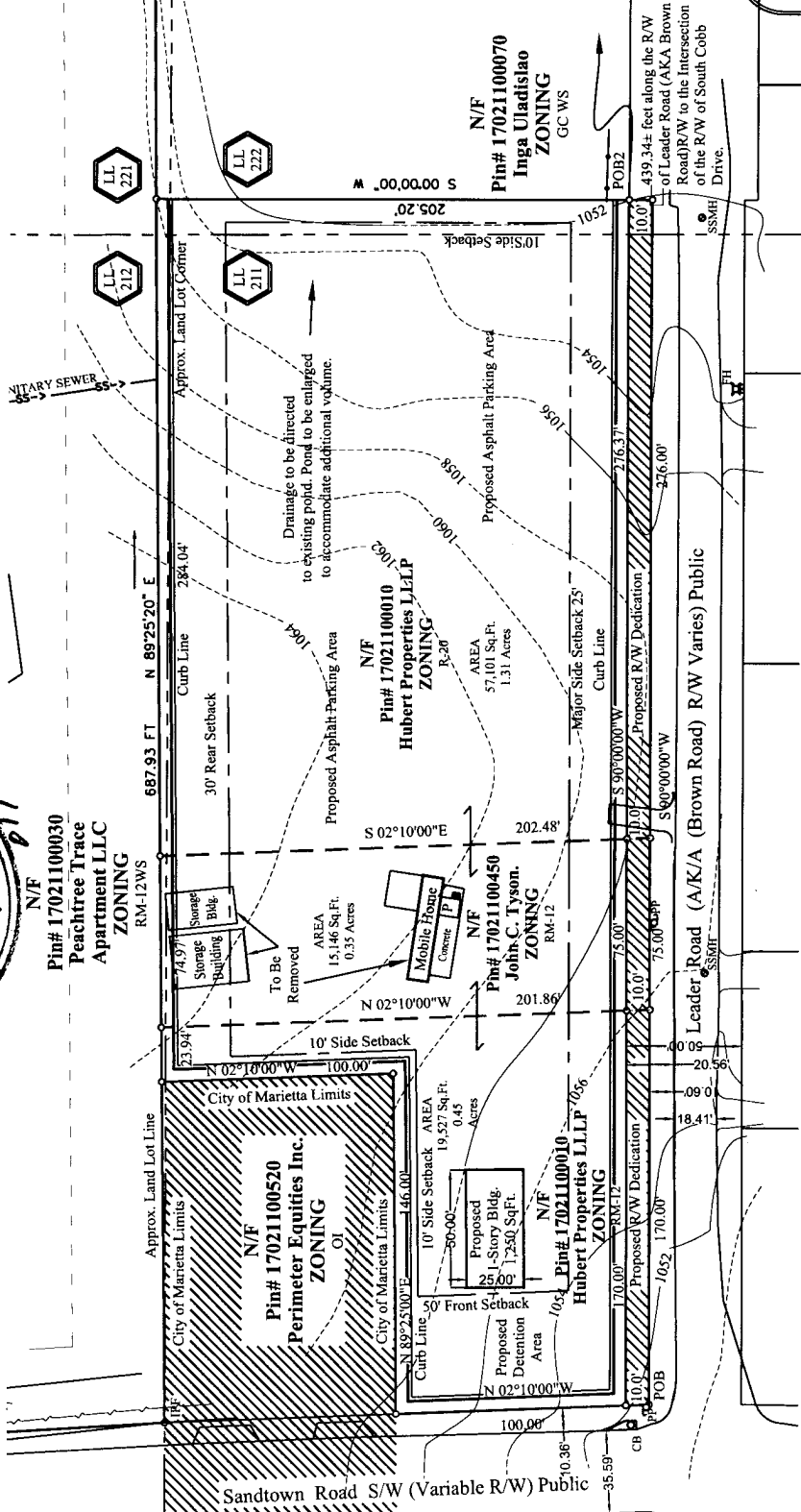
-X-	Barbed Wire
SS	Sanitary Sewer
FW	Fire Hydrant
PP	Power Pole
OIPF	Iron Pin Found
MON	Monument Found
LP	Light Pole
EP	Edge Pavement
POB	Point of Beginning
CTP	Crimp Top Pin Found
B/C	Back of Curb
CIL	Centerline
SSMH	Sewer Manhole
SE	Sanitary Sewer Easement
UB	Utility Box
PL	Property Line
PL	Prop Line
PL	Prop Line
CMF	Concreted Metal Pipe
RCP	Reinforced Conc. Pipe
DE	Drainage Easement
WM	Water Meter
WM	Water Meter
R/W	Right of Way
PL	Power Line
△	Calculated Corner

**Abbreviation Legend**

CC	Calculated Corner
CH	Chord Bearing
CL	Chord Length
CE	Centerline Easement
DE	Drainage Easement
DP	Dumpster Pad
PL	Property Line
PL	Prop Line
R/W	Right of Way
SE	Sanitary Sewer Easement
MON	Monument
IPF	Iron Pin Found
CTP	Crimp Top Pin Found
B/C	Back of Curb
EP	Edge of Pavement
WM	Water Meter
POB	Point of Beginning
POC	Point of Commencement

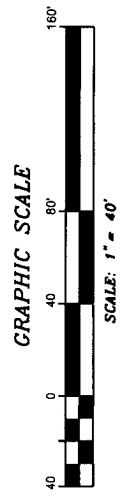
**REFERENCES:**

Reference No.	PB/DB	Page
1		
2		



**Zoning Plat For:**  
**Inga Body Shop & Auto Sales**  
Land Lot 211, 212, 221 & 222, 17th Dist. 2nd Sect.  
Cobb County, Georgia  
Date: 12-24-2009  
Computed by: RSNut  
Drawn by: RSNut  
Checked by: KLNut  
Sheet 1 of 1  
Party Chief: KLNut  
Date Surveyed: 12/11/2009  
Job #: 011309

**Flood Note**  
According to F.I.R.M. Community Panel # 13067C0116G this property is located in an area having special flood hazards, dated December 16, 2008.



**Perimeter Surveying Co., Inc**  
1065 Sandtown Road, Marietta, GA 30008  
Phone: (770) 425-6824 Fax: (770) 425-6768

**APPLICANT:** Inga Auto Sales

770-794-1717

**REPRESENTATIVE:** Sams, Larkin & Huff, LLP

Parks F. Huff 770-422-7016

**TITLEHOLDER:** Hubert Properties, LLLP, John C. Tyson

**PROPERTY LOCATION:** Located at the northeast intersection of  
Sandtown Road and Leader Road

**ACCESS TO PROPERTY:** Leader Road

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-7

**HEARING DATE (PC):** 3-02-10

**HEARING DATE (BOC):** 3-16-10

**PRESENT ZONING:** R-20, RM-12

**PROPOSED ZONING:** GC

**PROPOSED USE:** Auto Sales

**SIZE OF TRACT:** 2.11 acres

**DISTRICT:** 17

**LAND LOT(S):** 211, 212, 221, 222

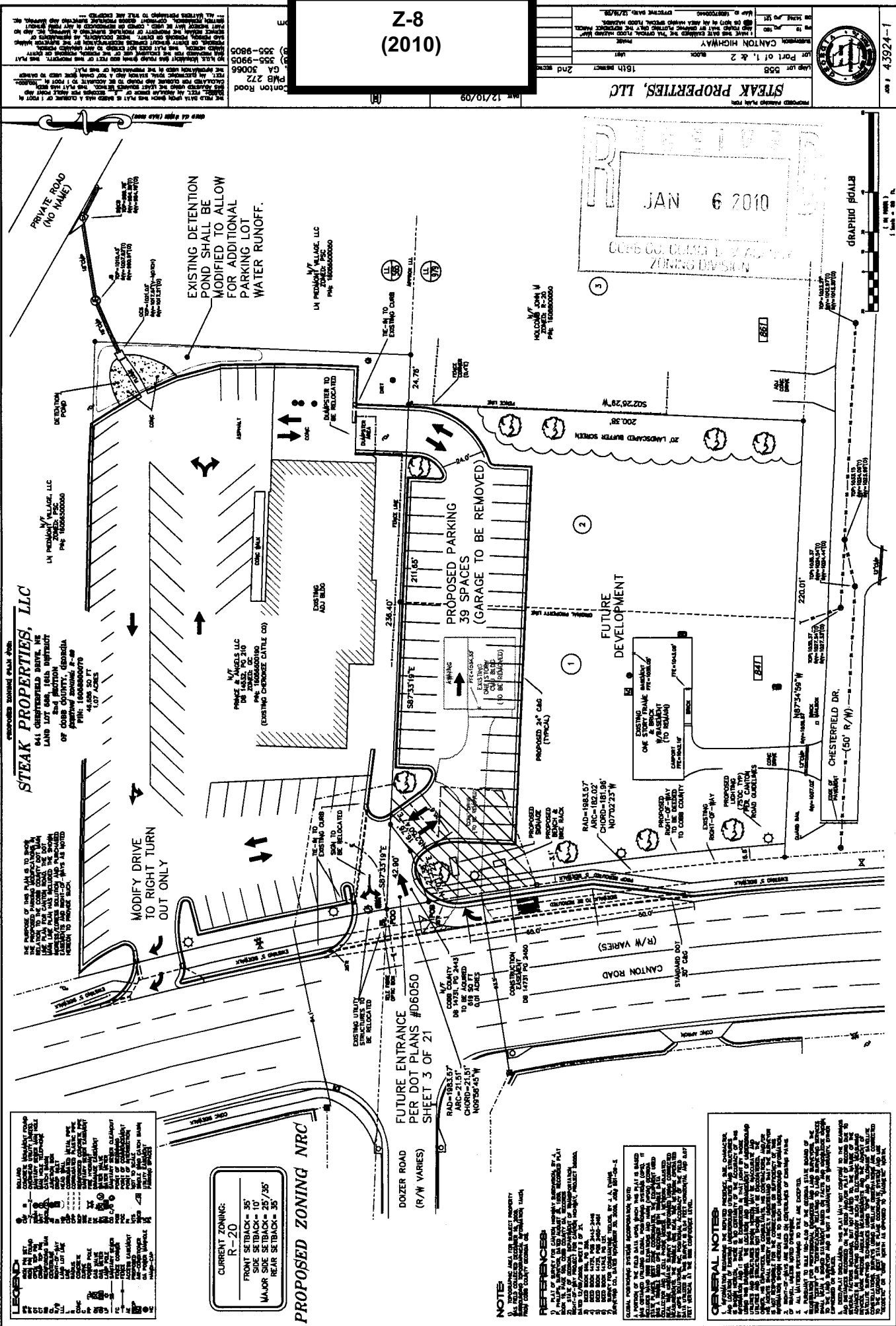
**PARCEL(S):** 1, 45

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

**COMMISSION DISTRICT:** 1

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





**APPLICANT:** Steak Properties, LLC

404-310-0400

**REPRESENTATIVE:** Sams, Larkin & Huff, LLP

Garvis L. Sams, Jr. 770-422-7016

**TITLEHOLDER:** Steak Properties, LLC

**PROPERTY LOCATION:** Located at the northeast intersection of

Canton Road and Chesterfield Drive

**ACCESS TO PROPERTY:** Canton Road, Chesterfield Drive

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-8

**HEARING DATE (PC):** 3-02-10

**HEARING DATE (BOC):** 3-16-10

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Expansion to

restaurant parking lot

**SIZE OF TRACT:** 1.07 acres

**DISTRICT:** 16

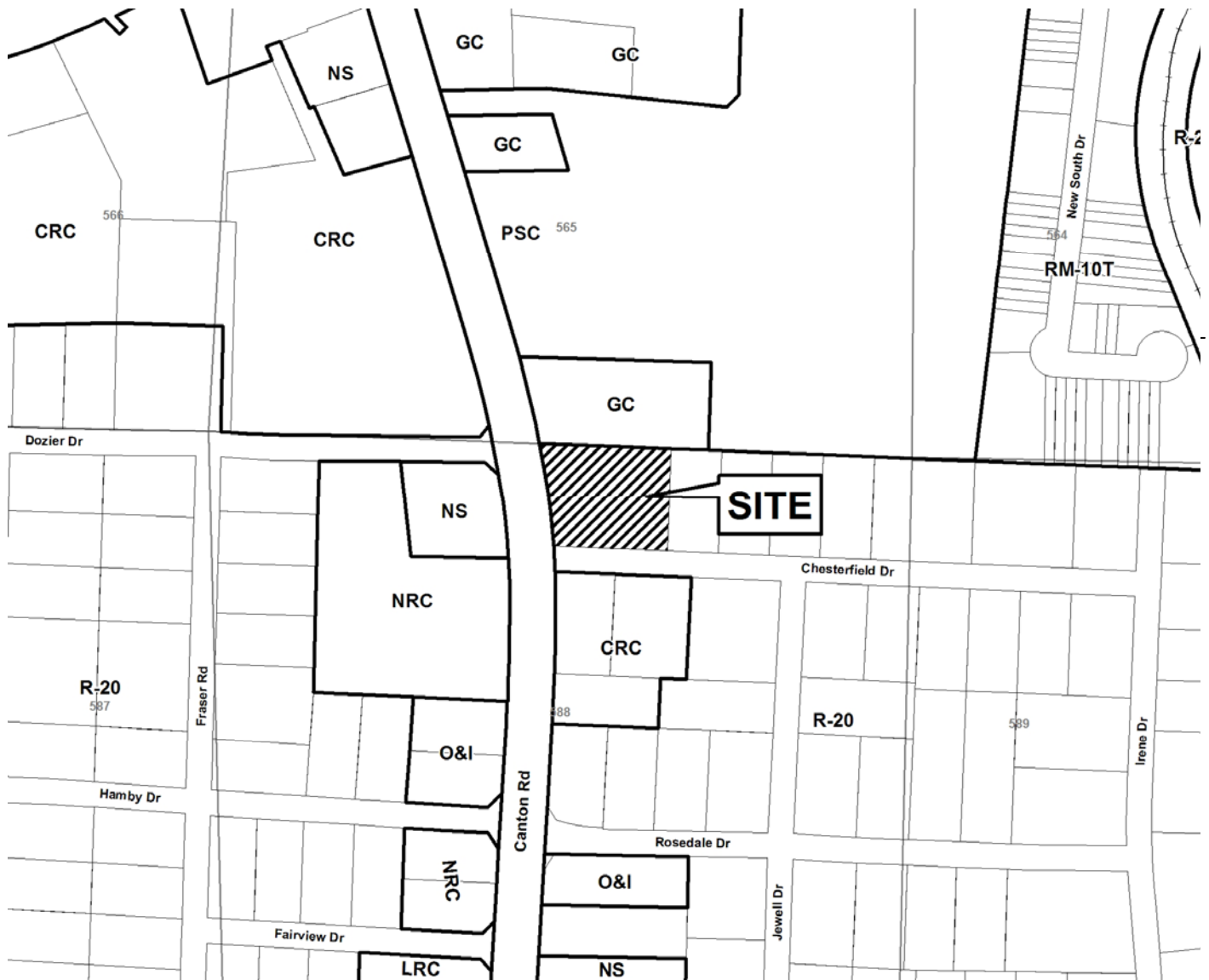
**LAND LOT(S):** 588

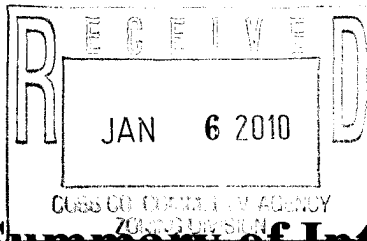
**PARCEL(S):** 7

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

**COMMISSION DISTRICT:** 3

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





Application No. 2-8  
2010

## 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): Expansion of parking lot for Cherokee Cattle Company restaurant.
- b) Proposed building architecture: No buildings will be constructed at this time.
- c) Proposed hours/days of operation: Same as those of the Cherokee Cattle Company restaurant.
- d) List all requested variances: None
- \_\_\_\_\_
- \_\_\_\_\_

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

The subject property is situated within the confines of a Neighborhood Activity Center ("NAC") under Cobb County's Future Land Use Map which contemplates the type use proposed; that is, the expansion of the parking lot of an existing and very successful restaurant (Cherokee Cattle Company).

.....  
**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where those properties are located.) Cobb County has proposed the acquisition of a portion of the subject property in connection with the Canton Road Project (No. D6050).

\_\_\_\_\_

\*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.

# Preliminary Plan - R-15

## Reece Road Community

Cobb County, Georgia Land Lots 575, 19th District, 2nd Section

prepared for:

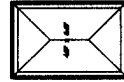
K2 Ventures

**DGM**  
LAND PLANNING  
CONSULTANTS

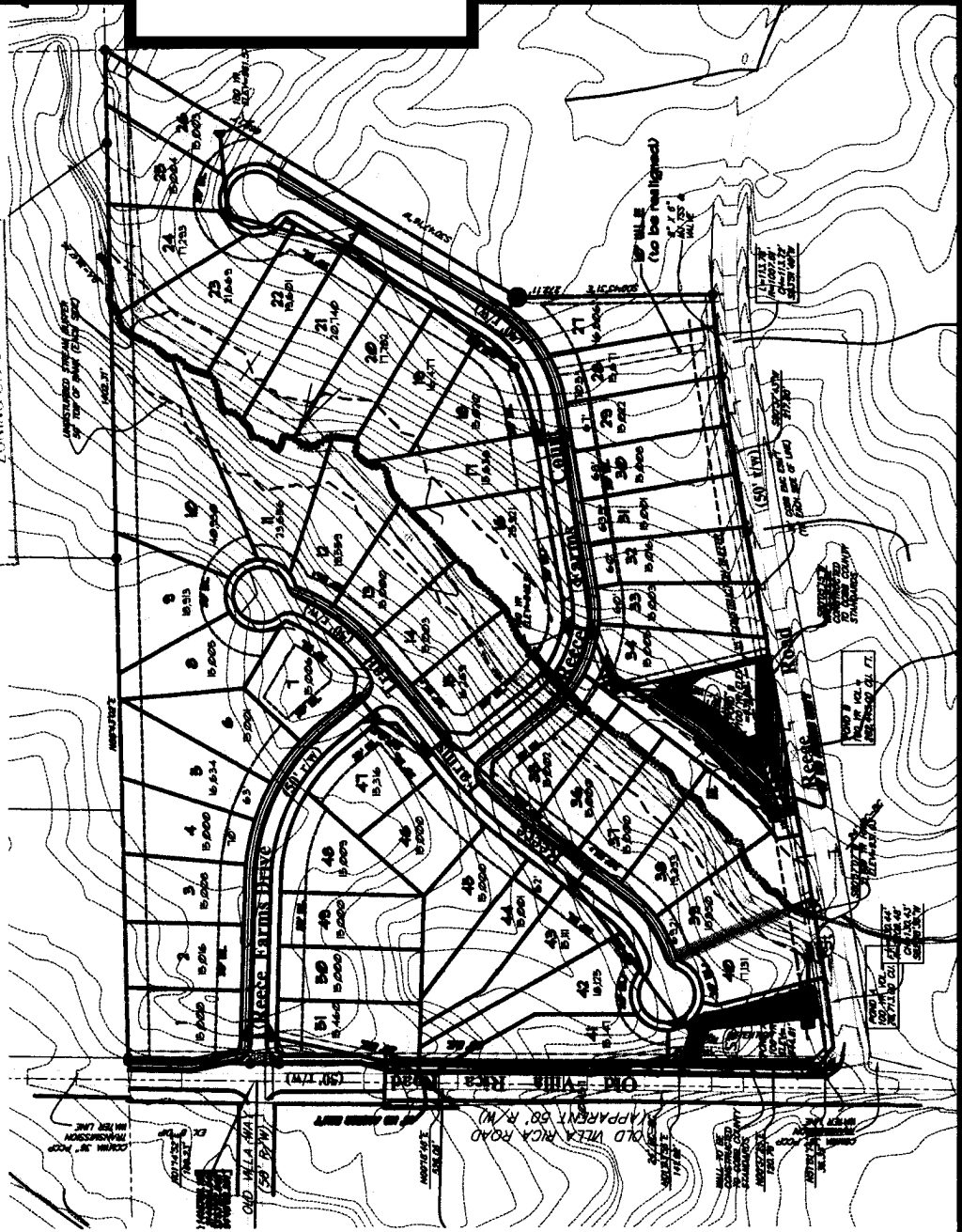
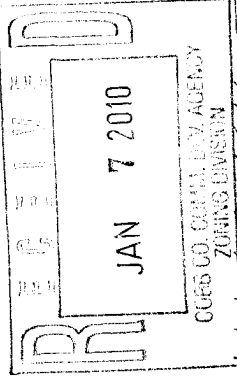
975 Oak Park  
P.O. Box 212  
Kennesaw  
GA 30144  
770 514-0066  
FAX 514-9491



Scale: 1" = 100'  
November 12, 2009



Z-9  
(2010)



### Site Data

Total Site Area: 24.36 AC  
Total Lots Shown: 51  
Net Density: 2.09 UN/AC  
Present Zoning: R-20  
Proposed Zoning: R-15  
Minimum Lot Size: 15,000 SF  
Min. Lot Width at B.L.: 75' (variances shown)  
Building Setbacks:

front: 35' (variances shown)  
rear: 30'  
side: 10'

### Variances Requested

Lot #	Lot Width ft.	Lot Width ft. per regulations	requested
4	75'	70'	
5	75'	65'	
28	75'	70.5'	
29	75'	67'	
30	75'	68'	
31	75'	63.5'	
32	75'	60'	
33	75'	62.1'	
34	75'	61'	

\*20' building line previously approved per plat dated 9/14/2006



**APPLICANT:** K2 Ventures, LLC

770-319-7424

**REPRESENTATIVE:** Sams, Larkin & Huff, LLP

Garvis L. Sams, Jr. 770-422-7016

**TITLEHOLDER:** Reece Farms, LLC and Mountainside, LLC

**PROPERTY LOCATION:** Located at the northeast intersection of  
old Villa Rica Road and Reece Road

**ACCESS TO PROPERTY:** Old Villa Rica Road

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

**PETITION NO:** Z-9

**HEARING DATE (PC):** 3-02-10

**HEARING DATE (BOC):** 3-16-10

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** R-15

**PROPOSED USE:** Subdivision

**SIZE OF TRACT:** 24.36 acres

**DISTRICT:** 19

**LAND LOT(S):** 575

**PARCEL(S):** 14-53

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

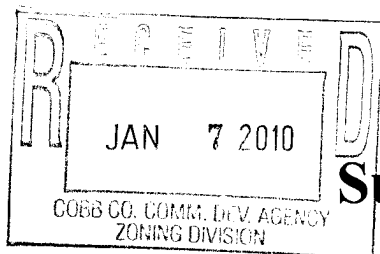
**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

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







Application No. Z-9  
2010

## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): Range from 1,800 sq. ft. to 3,200 sq. ft.
- b) Proposed building architecture: Traditional and French design elevations.
- c) Proposed selling prices(s): Anticipated ranging from the low \$200's and upwards.
- d) List all requested variances: As shown on site plan filed contemporaneously herewith.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

- a) Proposed use(s): \_\_\_\_\_
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed hours/days of operation: \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

The subject property is in an area which is denominated for Low Density Residential utilization ranging from 1 – 2.5 units per acre. The zoning proposal, at a density of 2.09 units per acre, is well within that range and consistent with not only the Future Land Use Map but the text embodied within the Comprehensive Land Use Plan.

.....  
**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where those properties are located.) No.

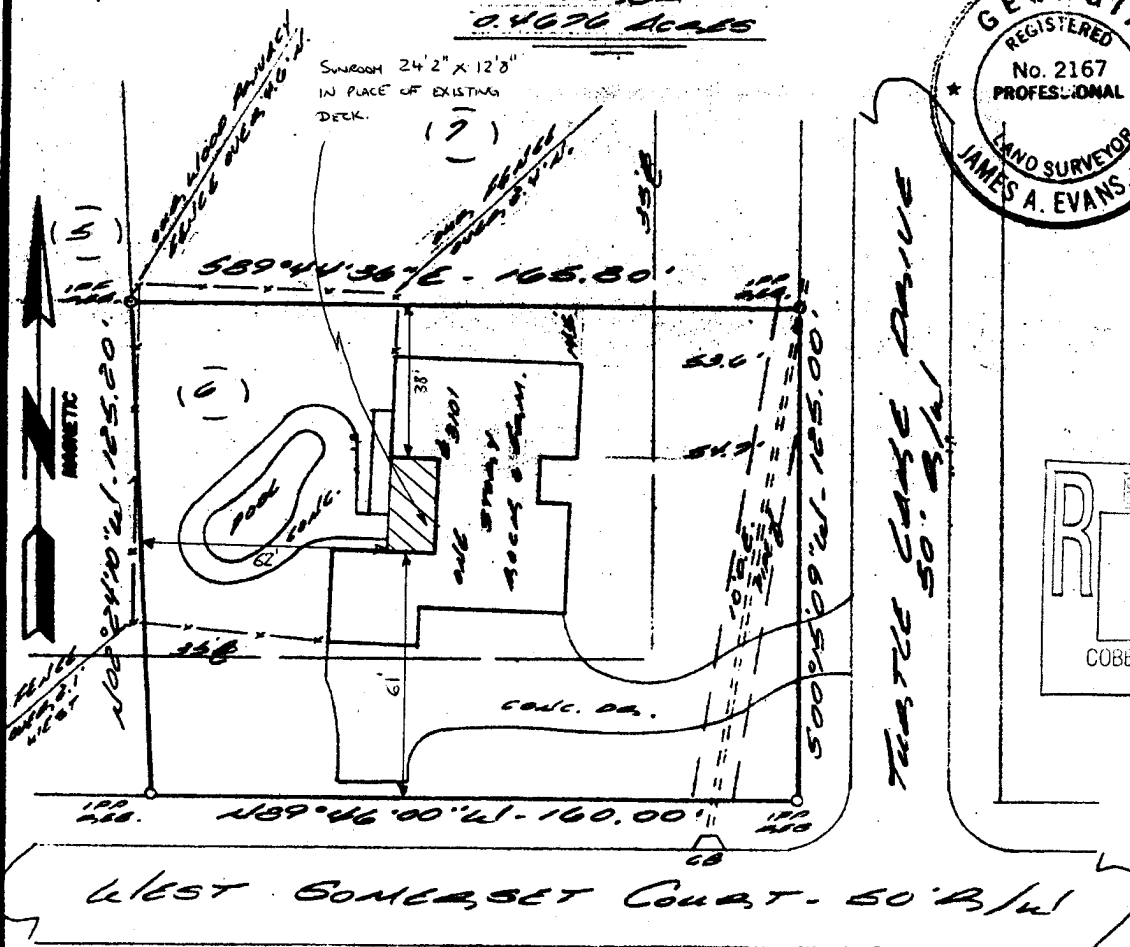
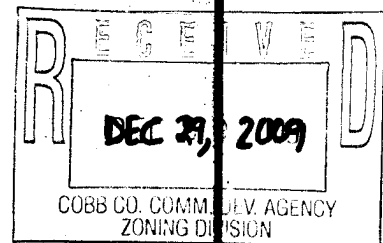
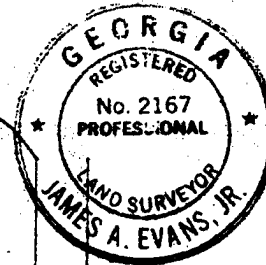
\_\_\_\_\_

\*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-6  
(2010)

Area  
0.4676 Acres

SURVEY 24'2" X 12'8"  
IN PLACE OF EXISTING  
DECK.



I HAVE THIS DATE, EXAMINED THE  
FIA OFFICIAL FLOOD HAZARD MAP  
AND FOUND REFERENCED HOUSE (A)  
IN AN AREA MARKED SPECIAL FLOOD HAZARD.

THIS PLAT MAY BE BASED ON A  
RECORDED PLAT FROM IRON PINS  
REFERENCED ON SAID PLAT FOR  
CLOSURE THE IN.



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS  
A CLOSELY PRECISION OF ONE HUNDRED THOUSANDTHS OF AN  
INCH AND BEING IN ACCORDANCE WITH THE RULES AND REGS.  
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*[Signature]*  
J. A. EVANS  
SURVEYING CO., INC.  
SMYRNA, GEORGIA  
PH. 435-7105

**SURVEY FOR:**

JOHN & JILL WILSON  
AND  
MARSHALL ROBERTA WILSON

LOT 6 - Bldg. A - 1st & 2nd	REVISIONS
Foundation	
PLAT NO. 10, PG. 2	
LAND LOT 101	
22 DISTRICT	
COBB COUNTY, GEORGIA	
DATE: 11.26.10 SCALE: 1" = 40'	90690

511

**APPLICANT:** Martin Ellis Wild

770-920-6022

**REPRESENTATIVE:** Martin Ellis Wild

404-355-0999

**TITLEHOLDER:** Martin Ellis and Martha Patricia Wild

**PROPERTY LOCATION:** Located at the north west intersection of

West Somerset Court and Turtle Lake Drive

**ACCESS TO PROPERTY:** Turtle Lake Drive

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-6

**HEARING DATE (PC):** 3-02-10

**HEARING DATE (BOC):** 3-16-10

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Allow more than two

unrelated people to occupy a dwelling unit

**SIZE OF TRACT:** 0.4676 acres

**DISTRICT:** 17

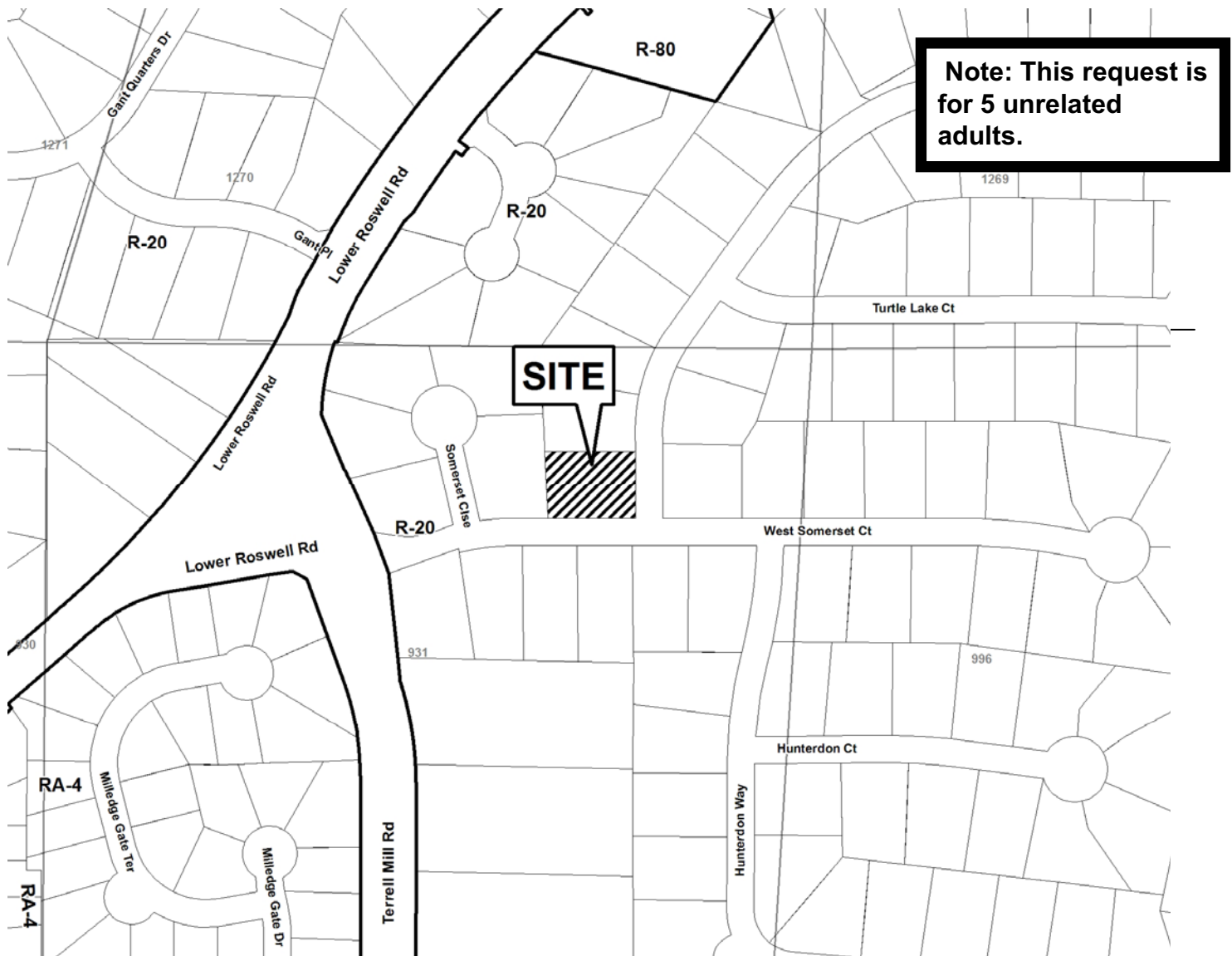
**LAND LOT(S):** 931

**PARCEL(S):** 40

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

**COMMISSION DISTRICT:** 2

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



## PLAT BOOK 62 PAGE 97

**APPLICANT:** Alexander Vela

404-355-0999

**REPRESENTATIVE:** Alexander Vela

404-355-0999

**TITLEHOLDER:** Alexander and Lori B. Vela

**PROPERTY LOCATION:** Located on the north side of Colony Circle  
east of Colony Drive

**ACCESS TO PROPERTY:** Colony Circle

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

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** LUP-7

**HEARING DATE (PC):** 3-02-10

**HEARING DATE (BOC):** 3-16-10

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Home based bakery

**SIZE OF TRACT:** 0.51 acres

**DISTRICT:** 1

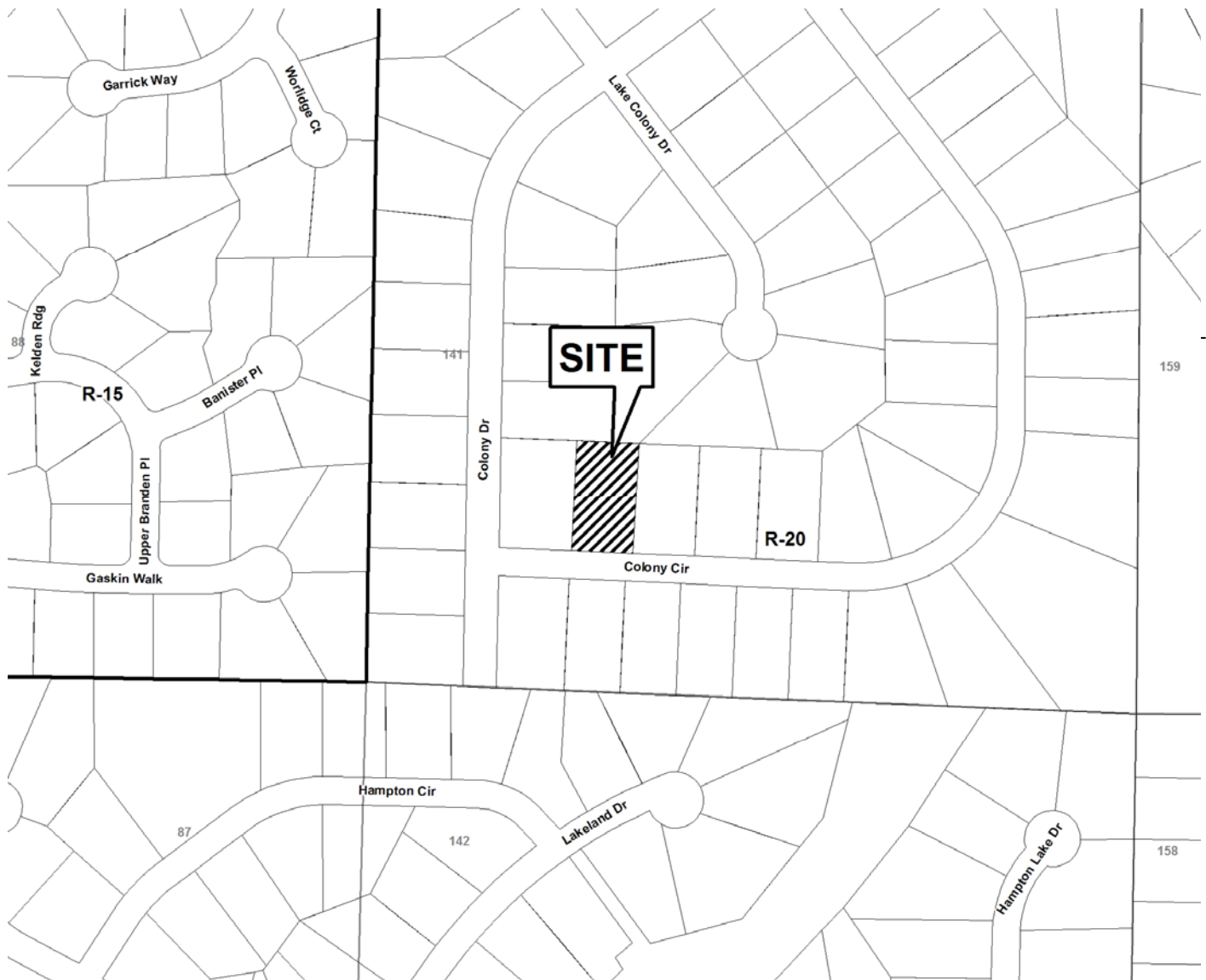
**LAND LOT(S):** 141

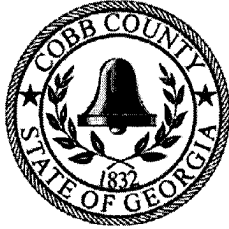
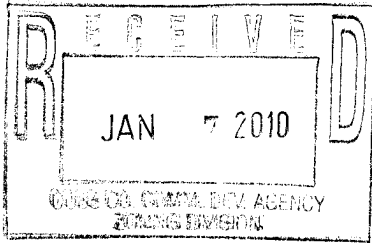
**PARCEL(S):** 49

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

**COMMISSION DISTRICT:** 2

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





Application #: LUP-7  
PC Hearing Date: 3-2-10  
BOC Hearing Date: 3-16-10

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? BAKERY
2. Number of employees? 0
3. Days of operation? VARIES
4. Hours of operation? VARIES
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 0
6. Where do clients, customers and/or employees park?  
Driveway: \_\_\_\_\_ ; Street: \_\_\_\_\_ ; Other (Explain): N/A
7. Signs? No: X ; Yes: \_\_\_\_\_. (If yes, then how many, size, and location): \_\_\_\_\_
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 0
9. Deliveries? No X ; Yes \_\_\_\_\_ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) \_\_\_\_\_
10. Does the applicant live in the house? Yes X ; No \_\_\_\_\_
11. Any outdoor storage? No X ; Yes \_\_\_\_\_ (If yes, please state what is kept outside): \_\_\_\_\_
12. Length of time requested: 3 YEARS
13. Any additional information? (Please attach additional information if needed):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant signature: Alexander Vela Date: 1/6/10

Applicant name (printed): ALEXANDER VELA