

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: May 3, 2011
Board of Commissioners Hearing Date: May 17, 2011

Due Date: April 1, 2011

Date Distributed/Mailed Out: March 15, 2011



Cobb County... Expect the Best!

MAR - 3 2011



Site Data

Total Site Area: .68 AC
Present Zoning: GC
Proposed Zoning: NRC
Building Area Shown: 3,600 SF +/-

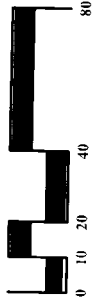
Rezoning Request Plan

4861 Canton Road

Cobb County, Georgia Land Lot 60, 16th District, 2nd Section

prepared for:

Robert L. Woody

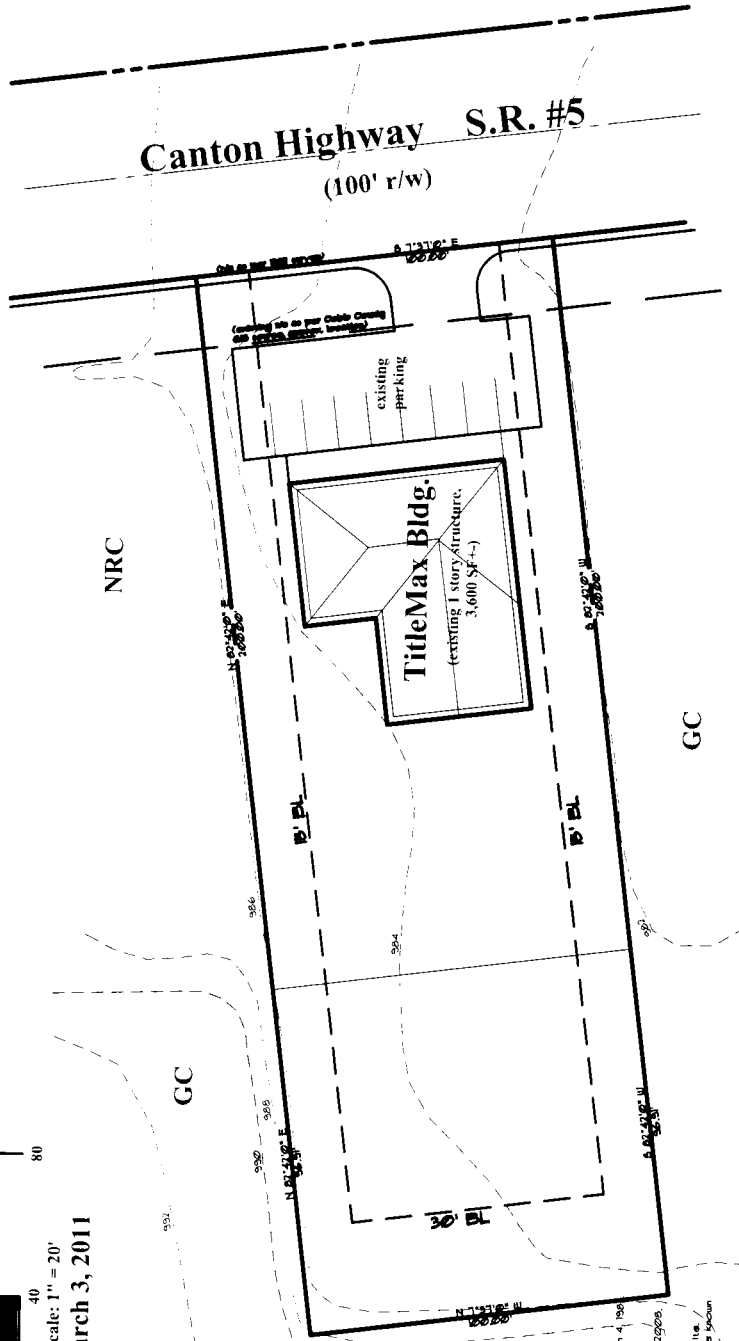


Scale: 1" = 20'
March 3, 2011

DGM
LAND PLANNING
CONSULTANTS



975 Oak Hill
Buna Street 212
ATLANTA, GEORGIA
GA 30314
770 314-9006
FAX 314-9491



- Notes:**
1. Boundary survey from A.O. Gentile, dated March 4, 1988
 2. Topographic information by Cobb County GIS
 3. According to Flood Insurance Rate Map (FIRM) 130601C0034G, dated December 16, 2009, no portions of the site are in a flood plain.
 4. No cemeteries are known to exist on site.
 5. No streams or wetlands are known to exist on site.
 6. No archaeological or architectural landmarks are known to exist on site.
 7. No utility statements are known to exist on site.

APPLICANT: TitleMax
(912) 629-1547

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

TITLEHOLDER: Robert L. Woody and Sarah Woody

PROPERTY LOCATION: West side of Canton Road, north
of Jamerson Road.

ACCESS TO PROPERTY: Canton Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-16

HEARING DATE (PC): 05-03-11

HEARING DATE (BOC): 05-17-11

PRESENT ZONING: GC

PROPOSED ZONING: NRC

PROPOSED USE: Addition of an
insurance component to TitleMax

SIZE OF TRACT: 0.68 acre

DISTRICT: 16

LAND LOT(S): 60

PARCEL(S): 13

TAXES: PAID DUE

COMMISSION DISTRICT: 3

FUTURE LAND USE MAP: NEIGHBORHOOD ACTIVITY CENTER



May 2011

Summary of Intent for Rezoning*

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

Proposed unit square-footage(s): _____

Proposed building architecture: _____

Proposed selling prices(s): _____

MAR - 3 2011

a) List all requested variances: _____

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

a) Proposed use(s): Adding an insurance component to the existing TitleMax business.

b) Proposed building architecture: The as-built is reflected on the Cobb County Tax Assessor's Office records.

c) Proposed hours/days of operation: Monday through Friday 9:00 a.m. to 7:00 p.m. and Saturday 10:00 a.m. to 4:00 p.m.

d) List all requested variances: N/A

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

The subject property is presently zoned in the GC classification and constitutes a non-conforming "grandfathered" use because of the fact it is located outside of the confines of a RAC or a CAC. In fact, the property is located within the confines of a Neighborhood Activity Center (NAC) which contemplates the existing and proposed uses sought by the Applicant.

.....
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.)

N/A

*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.

APPLICANT: Ray L. Diodati
(770) 426-0780

REPRESENTATIVE: Brad Diodati
(678) 618-3992

TITLEHOLDER: Diodati Acquisitions, LLC

PROPERTY LOCATION: Southeast side of Cobb Place
Boulevard, southeast of Vaughn Road.

ACCESS TO PROPERTY: Cobb Place Boulevard

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-17

HEARING DATE (PC): 05-03-11

HEARING DATE (BOC): 05-17-11

PRESENT ZONING: LI with
Stipulations

PROPOSED ZONING: GC

PROPOSED USE: Indoor Recreation

SIZE OF TRACT: 7.5 acres

DISTRICT: 20

LAND LOT(S): 173

PARCEL(S): 59

TAXES: PAID DUE

COMMISSION DISTRICT: 1

FUTURE LAND USE MAP: INDUSTRIAL COMPATIBLE

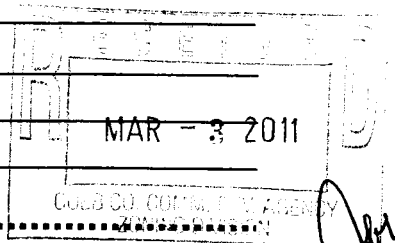


May 2011

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 100 000 sF
- b) Proposed building architecture: brick & stucco
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____



[Handwritten Signature]
 10/30

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

- a) Proposed use(s): indoor recreation
- b) Proposed building architecture: brick & stucco
- c) Proposed hours/days of operation: N/A
- d) List all requested variances: _____

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

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

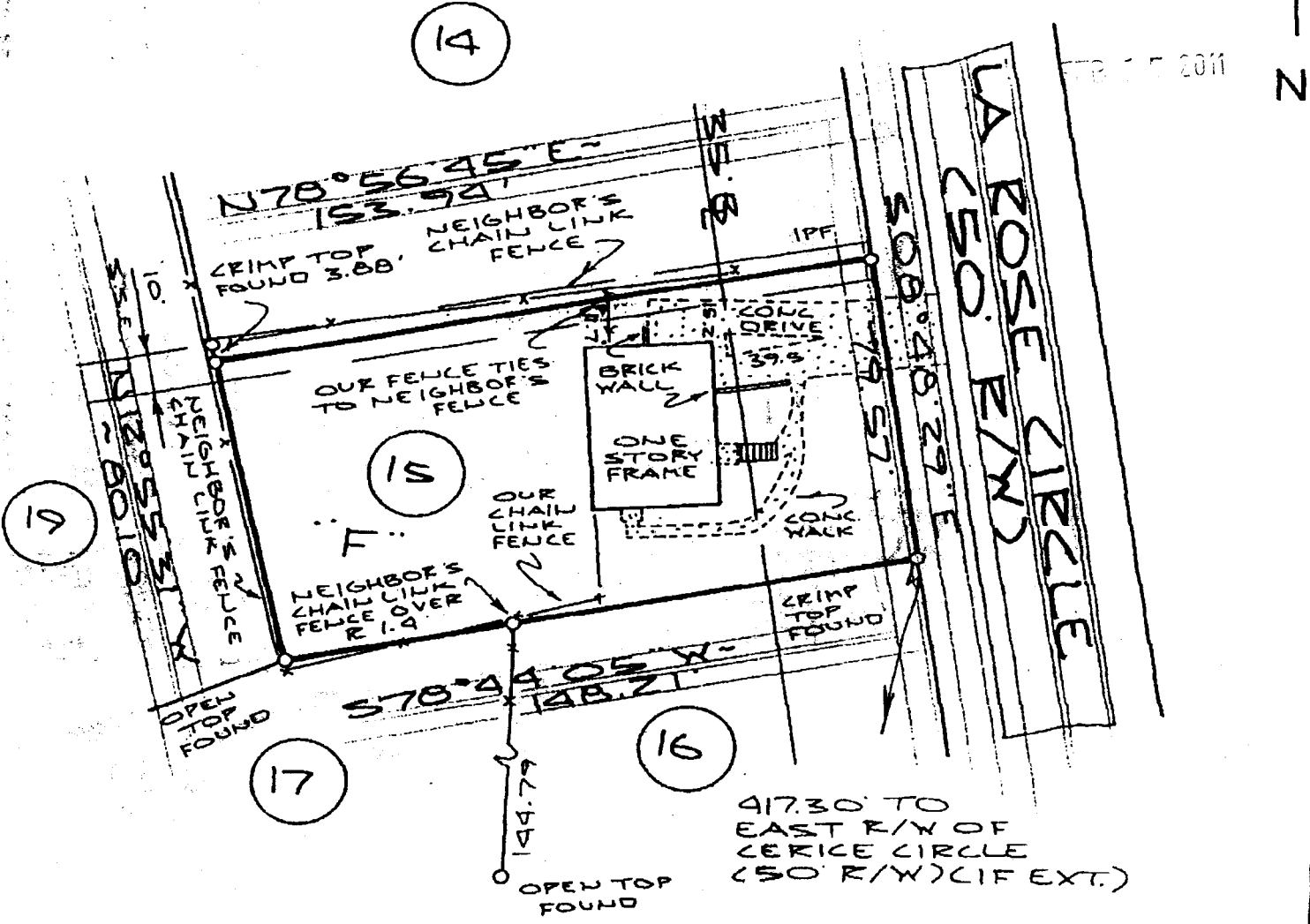
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

NO

LUP-9
(2011)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED BY USING GRANDALL'S RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET. LINEAR AND ANGULAR REASSURANCEMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.



105 LA ROSE CIRCLE

McLUNG SURVEYING INC.



ANASTACIO R VILLAGRANA
MARIA LOS ANGELES MIRANDA
MANUEL VILLAGRANA

LOT 15, BLOCK "F"
LA BELLE HEIGHTS
UNIT I
LAND LOT 230
DISTRICT 17TH SECTION 2ND
COUNTY COBB
GEORGIA

This property (is not) located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land shown.

Perry E. McClung
Perry E. McClung, Surveyor

Fences should not be placed using side dimensions from house.

DATE 5-1-97 SCALE 1" = 40'

PB 1/4 PG 30
S. 2.

APPLICANT: Maria Miranda
(770) 803-0490

REPRESENTATIVE: Jose Villagrana
(404) 784-6520

TITLEHOLDER: Anastacio Villagrana, Maria Los Angeles
Miranda and Manuel Villagrana

PROPERTY LOCATION: West side of LaRose Circle, east
of Cerice Circle
(105 LaRose Circle).

ACCESS TO PROPERTY: LaRose Circle

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-9

HEARING DATE (PC): 05-03-2011

HEARING DATE (BOC): 05-17-2011

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use
Permit

PROPOSED USE: Four adults and four
vehicles

SIZE OF TRACT: 0.283 acre

DISTRICT: 17

LAND LOT(S): 230

PARCEL(S): 53

TAXES: PAID DUE

COMMISSION DISTRICT: 4

FUTURE LAND USE MAP: LOW DENSITY RESIDENTIAL

