

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: May 1, 2012
Board of Commissioners Hearing Date: May 15, 2012

Due Date: March 30, 2012

Date Distributed/Mailed Out: March 8, 2012



Cobb County... Expect the Best!

Z-18
(2012)

PP MARIETTA PARKWAY
(GA 120 LOOP)
(R/W VARIES)

WALLACE ROAD (100' R/W)

N/F
BENTLEY COMMERCIAL PROPERTIES, LLC
&
JAMES W. BENTLEY, JR.
&
SUMMEROUR PROPERTIES, LLLP

SURVEY OF
308 WALLACE ROAD
LOCATED IN
LAND LOT 1138
16th DISTRICT, 2nd SECTION
CITY OF MARIETTA
COBB COUNTY, GEORGIA
DATE: 05/09/11 - SCALE: 1"=50'

N/F
CHRISTINA W. THOMPSON

CONCRETE MONUMENT FOUND
AT NORTHERN 50' R/W OF
CAROLYN STREET



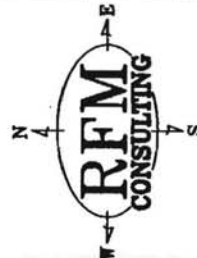
Original B. Maps B. Price, Jr.
C# 678-313-9270
FILE: WALLACE ROAD.dwg

R.F.M. Consulting, LLC

707 WHITLOCK AVENUE
BLDG. A-37
MARIETTA, GA 30064
PHONE (770) 757-4397
FAX (770) 499-8496

EMAIL: RFM@CONOBELLSOUTH.NET

IN WITNESS WHEREOF, THE SURVEYOR HAS HEREUNTO SET HIS HAND AND SEAL OF OFFICE AT MARIETTA, GEORGIA, ON THE 9th DAY OF MAY, 2011.



NOTES:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED
WAS OBTAINED USING A GPT-3005W TOTAL STATION.
AND HAS A LINEAR PRECISION RATIO OF ONE FOOT IN
> 10,000 FEET AND AN ANGULAR ERROR OF 05
SECONDS PER ANGLE AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL
ACCURACY AND CLOSES WITHIN ONE FOOT IN >100,000
FEET.

BEARINGS SHOWN ARE CALCULATED FROM ANGLES
TURNED BASED ON A SINGLE MAGNETIC OBSERVATION
NO PORTION OF THIS PROPERTY IS LOCATED IN THE
100 YEAR FLOOD PLAIN.

THE LOCATION OF UNDERGROUND UTILITIES WERE NOT
LOCATED FOR THIS SURVEY. UTILITIES SHOWN ARE
BASED UPON VISIBLE AND PHYSICAL EVIDENCE. THERE
MAY BE UTILITIES ON OR CROSSING THIS PROPERTY
THAT ARE NOT SHOWN. CALL THE UTILITIES
PROTECTION CENTER (1-800-282-7411) BEFORE ANY
EXCAVATIONS ARE BEGUN TO ENSURE AND VERIFY THE
CORRECT LOCATION AND DEPTH OF ALL UTILITIES.

REFERENCES:

PLAT BOOK 28, PAGE 5
DEED BOOK 14632, PAGE 136
DEED BOOK 14649, PAGE 2384

APPLICANT: Bentley Commercial Properties, LLC

(770) 265-0905

REPRESENTATIVE: Ed Bentley

(770) 265-0905

TITLEHOLDER: June W. Bentley

PROPERTY LOCATION: East side of Wallace Road, south of

North Marietta Parkway

(308 Wallace Road)

ACCESS TO PROPERTY: Wallace Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-18

HEARING DATE (PC): 05-01-12

HEARING DATE (BOC): 05-15-12

PRESENT ZONING: R-15

PROPOSED ZONING: GC

PROPOSED USE: Landscape Installation

and Maintenance

SIZE OF TRACT: 0.70 ac

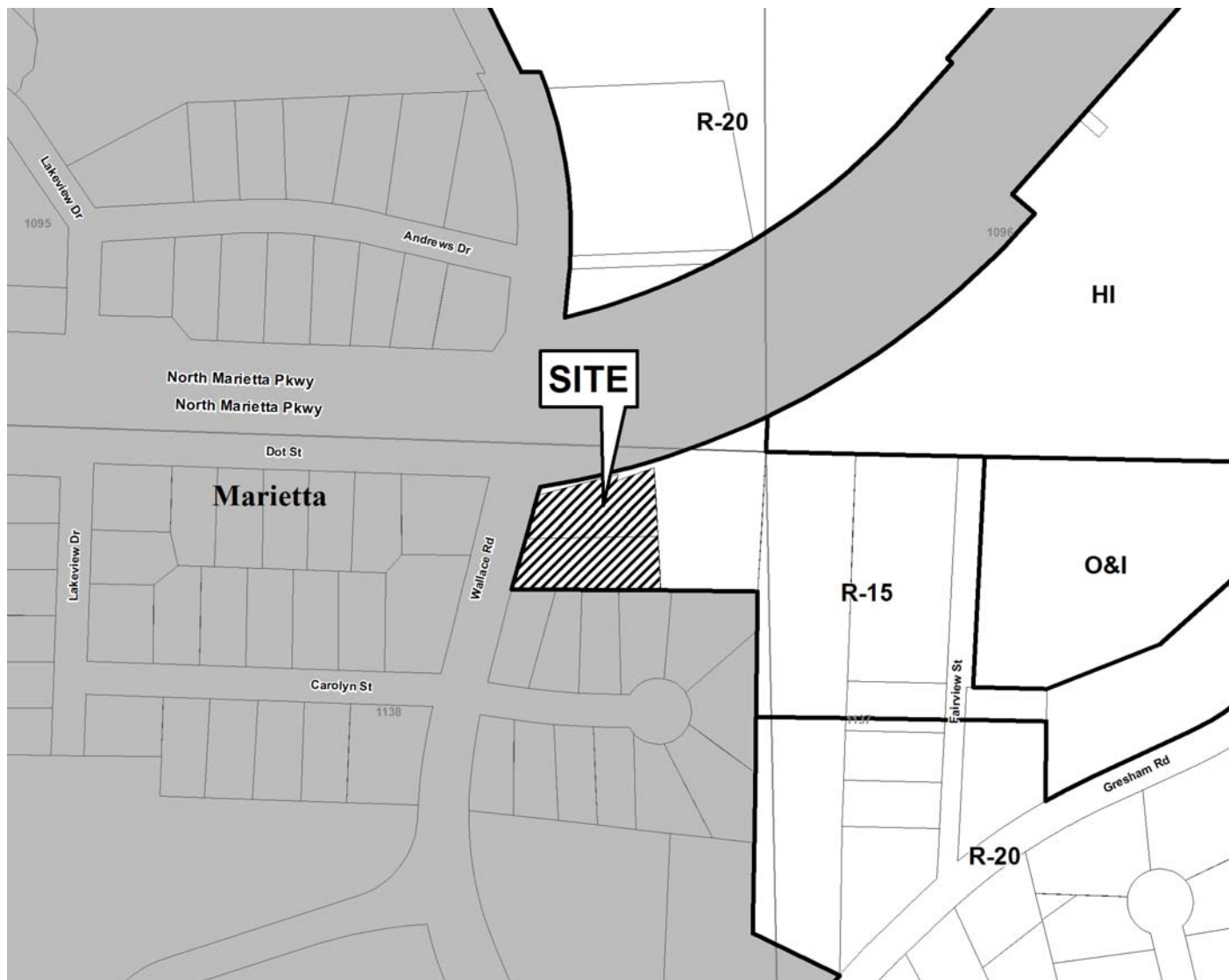
DISTRICT: 16

LAND LOT(S): 1138

PARCEL(S): 1, 71

TAXES: PAID X **DUE** _____

COMMISSION DISTRICTS: 2 & 3



Application No. Z-18

May
2012.

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): Operation of Landscape Installation and
Maintenance Facility - Office space and storage of equipment; ie, trucks,
b) Proposed building architecture: tractors, mowers,
One level brick and wood structure existing loaders, etc.
c) Proposed hours/days of operation: 6:00 AM to 6:00 PM
? days per week
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).

Z-19
(2012)

HICKORY AT

REVISED SITE PLAN

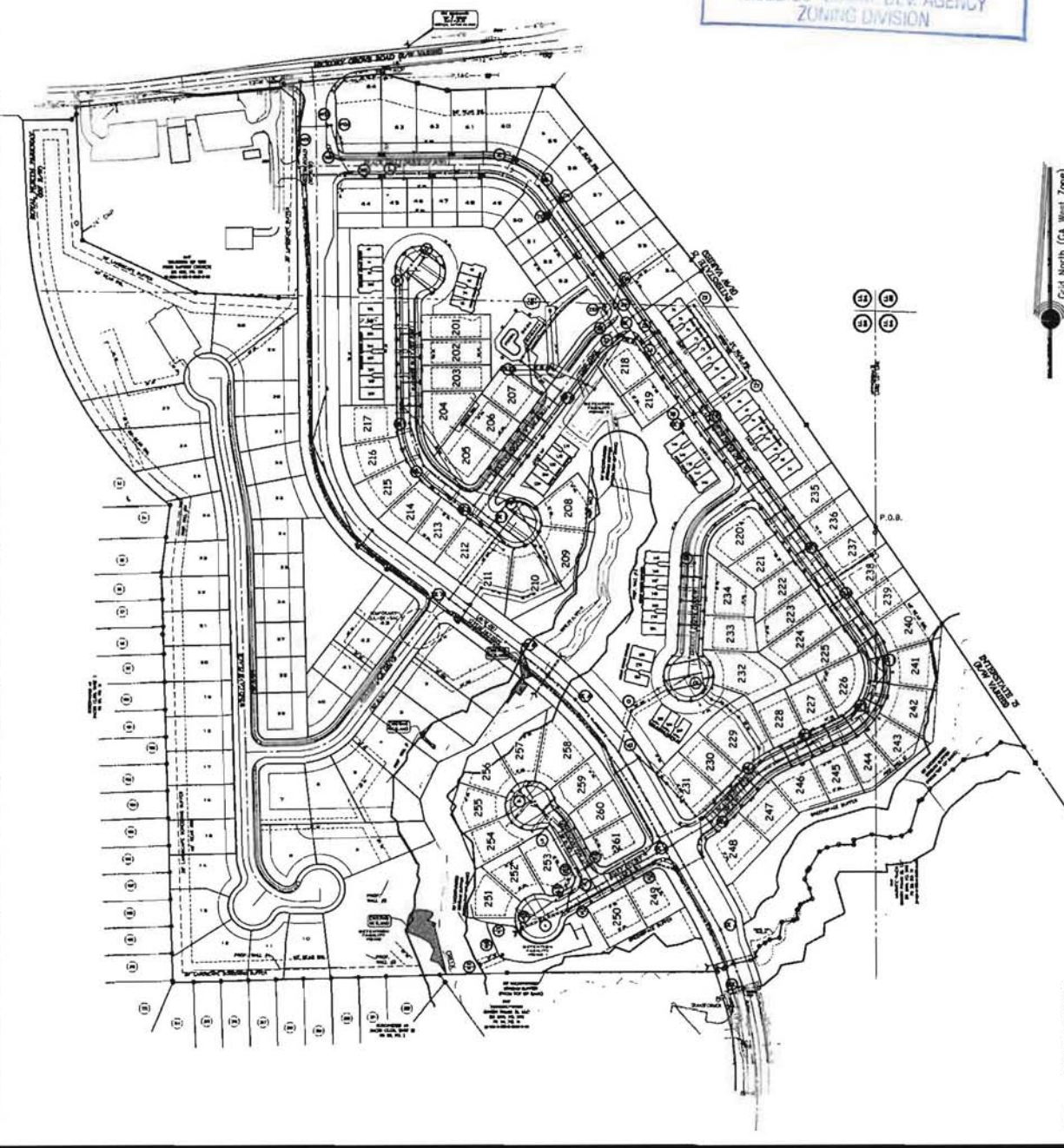
DATE: 8/27/11
SCALE: AS SHOWN
SHEET NO. 1 OF 1
PROJECT NO. 11-0001-001

4317 Park Drive - Suite 400
Memphis, TN 38116-7511
Phone: (901) 679-1111
Fax: (901) 679-1111
www.mhmc.com



Parcel Table		Parcel Table	
Parcel #	Area (sq. ft.)	Parcel #	Area (sq. ft.)
201	10000	201	10000
202	10000	202	10000
203	10000	203	10000
204	10000	204	10000
205	10000	205	10000
206	10000	206	10000
207	10000	207	10000
208	10000	208	10000
209	10000	209	10000
210	10000	210	10000
211	10000	211	10000
212	10000	212	10000
213	10000	213	10000
214	10000	214	10000
215	10000	215	10000
216	10000	216	10000
217	10000	217	10000
218	10000	218	10000
219	10000	219	10000
220	10000	220	10000
221	10000	221	10000
222	10000	222	10000
223	10000	223	10000
224	10000	224	10000
225	10000	225	10000
226	10000	226	10000
227	10000	227	10000
228	10000	228	10000
229	10000	229	10000
230	10000	230	10000
231	10000	231	10000
232	10000	232	10000

DATA SUMMARY
LOT COUNT: 36 LOTS TO BE REDEVELOPED (201-236)
TOTAL AREA: 360,000 SQ. FT.
APPROXIMATE DENSITY: 100 UNITS/AC
PROPOSED DENSITY: 100 UNITS/AC
TOTAL UNITS: 3600
TOTAL GARAGES: 3600
TOTAL PARKING SPACES: 3600
TOTAL RETAIL SPACE: 3600 SQ. FT.
TOTAL OFFICE SPACE: 3600 SQ. FT.
TOTAL RESIDENTIAL SPACE: 3600 SQ. FT.
TOTAL COMMERCIAL SPACE: 3600 SQ. FT.
TOTAL INDUSTRIAL SPACE: 3600 SQ. FT.
TOTAL MIXED-USE SPACE: 3600 SQ. FT.
TOTAL PUBLIC SPACE: 3600 SQ. FT.
TOTAL OPEN SPACE: 3600 SQ. FT.
TOTAL LANDSCAPED SPACE: 3600 SQ. FT.
TOTAL PAVED SPACE: 3600 SQ. FT.
TOTAL UNPAVED SPACE: 3600 SQ. FT.
TOTAL UTILITIES SPACE: 3600 SQ. FT.
TOTAL OTHER SPACE: 3600 SQ. FT.



IF YOU OWN RECORDS
CALL US FIRST
UTILITIES PROTECTION CENTER
(404) 332-5000
WWW.COBBCOUNTYGA.GOV



APPLICANT: The Pacific Group, Inc.

(678) 385-2887

REPRESENTATIVE: Garvis L. Sams, Jr. (770) 422-7016

SAMS, LARKIN & HUFF, LLP

TITLEHOLDER: GDCI GA 1, LP, a Georgia Limited

Partnership, By: PACIFIC LAND, LLC, a Georgia Limited Liability
Company, as its General Partner

PROPERTY LOCATION: Northeast side of Shiloh Road, south of

Hickory Grove Road, and on the west side of I-75

ACCESS TO PROPERTY: Shiloh Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-19

HEARING DATE (PC): 05-01-12

HEARING DATE (BOC): 05-15-12

PRESENT ZONING: FST

PROPOSED ZONING: RA-5

PROPOSED USE: Subdivision

SIZE OF TRACT: 11.49 ac

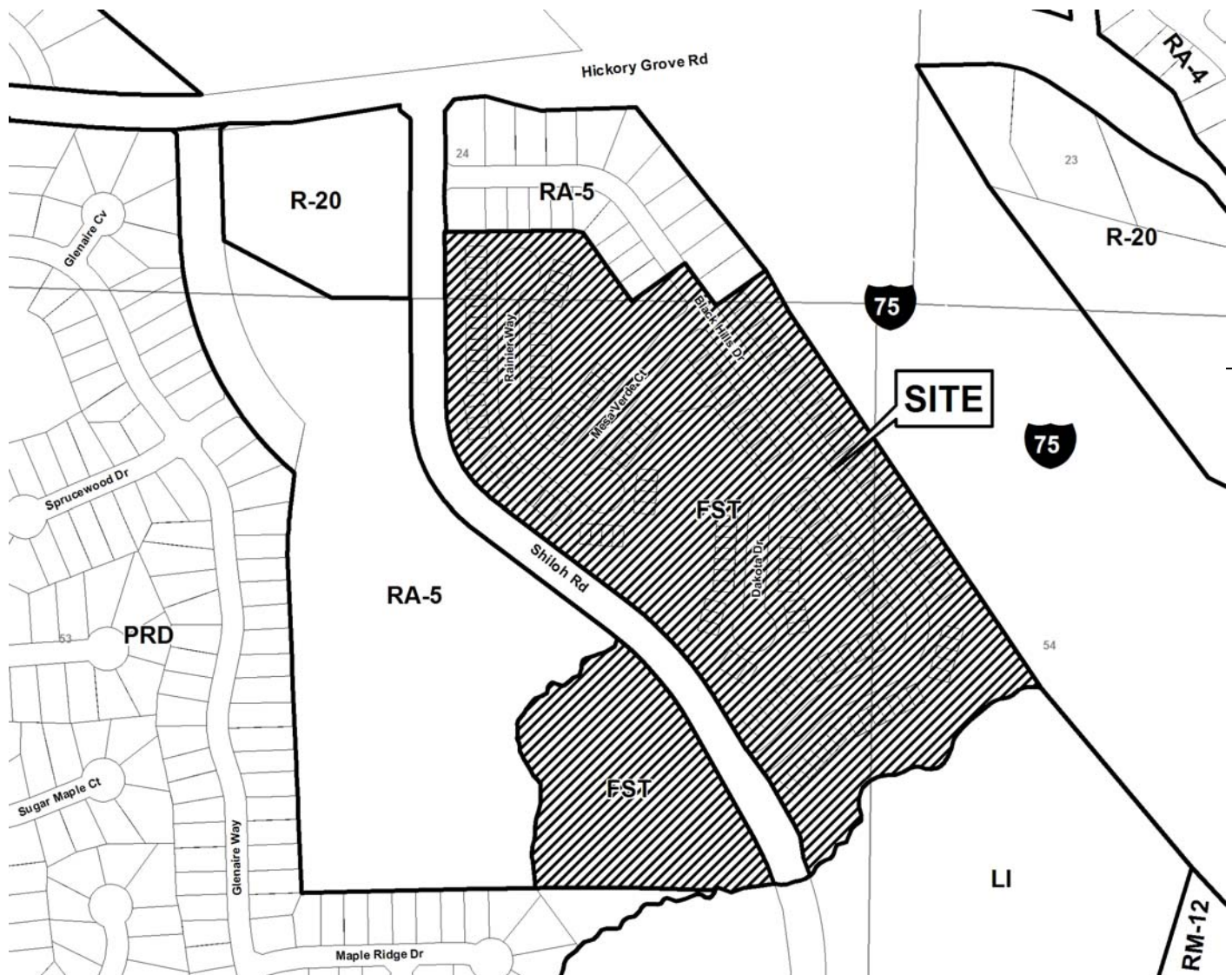
DISTRICT: 20

LAND LOT(S): 24,53,54

PARCEL(S): On file in Zoning Division

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1





Application No. Z-19

May
2012.

Summary of Intent for Rezoning*

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

Proposed unit square-footage(s): 1,800 square feet – 2,200 square feet

Proposed building architecture: 2 story traditional consisting of brick, stone, stucco, hardiplank, cedar shake or combinations thereof.

Proposed selling prices(s): \$220,000 and up

a) List all requested variances: None

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 was a part of the rezoning of a 53.72 acre tract to RA-5 & FST in 2004 (No. Z-84). The present proposal consists of a request that the undeveloped portion of the property which is zoned FST be converted to single family detached residential (RA-5) which is essentially a down-zoning of the property. The property is located in an area under Cobb County's Future Land Use Map which is shown as Medium Density Residential (MDR).

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: Alterman Woodlawn, LLC

(404) 255-8881

REPRESENTATIVE: John H. Moore (770) 429-1499

Moore Ingram Johnson & Steele, LLP

TITLEHOLDER: Alterman Woodlawn, LLC

PROPERTY LOCATION: Southeast intersection of Johnson Ferry

Road and Woodlawn Parkway

(1197 Johnson Ferry Road)

ACCESS TO PROPERTY: Woodlawn Parkway

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-20

HEARING DATE (PC): 05-01-12

HEARING DATE (BOC): 05-15-12

PRESENT ZONING: NS with Stipulations

PROPOSED ZONING: CRC

PROPOSED USE: Office and Retail

SIZE OF TRACT: 1.31 ac

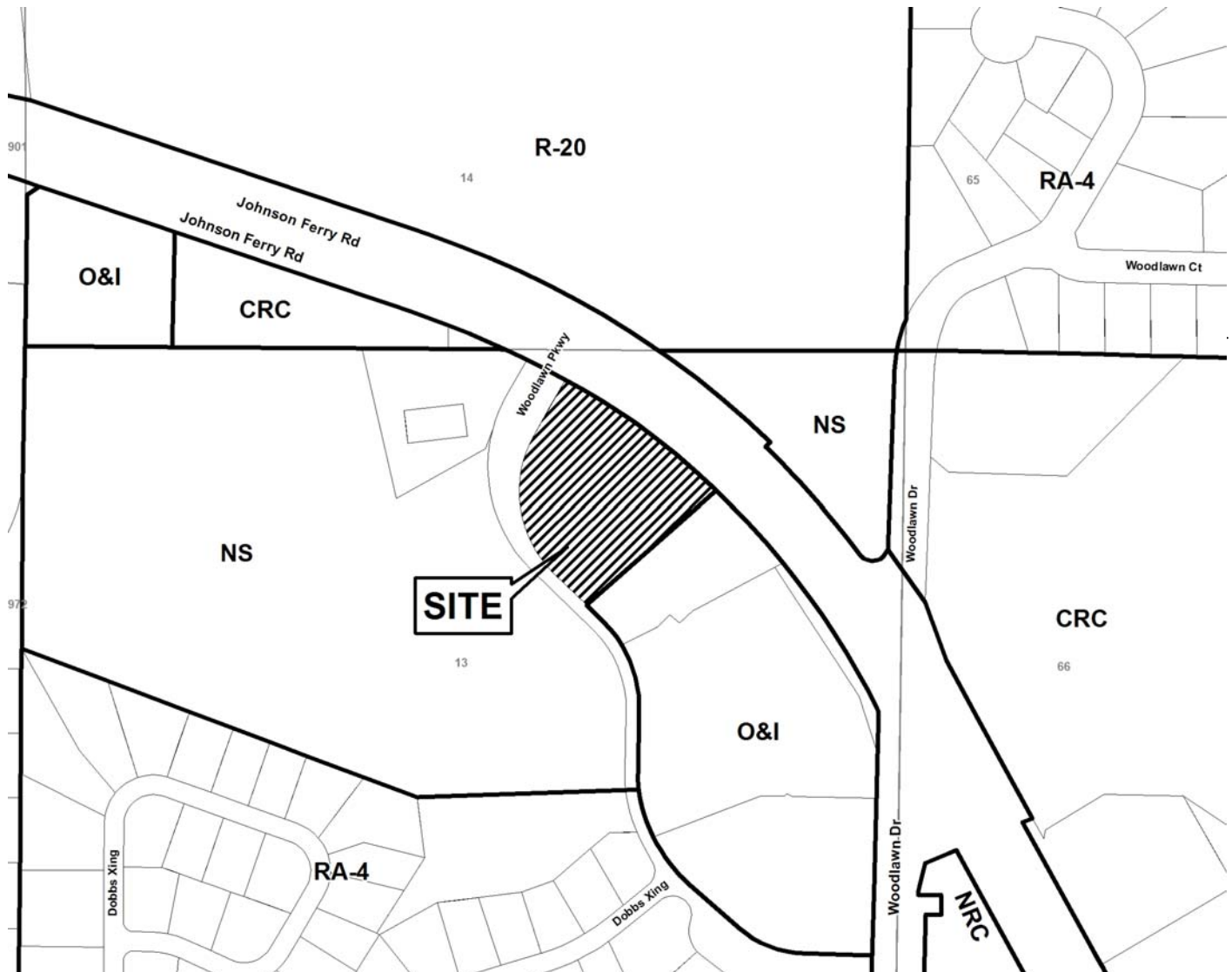
DISTRICT: 1

LAND LOT(S): 13

PARCEL(S): 7

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2





Application No. z- 20
May (2012)

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): Office/Retail/Light Automotive Repair

b) Proposed building architecture: Traditional

c) Proposed hours/days of operation: Monday-Saturday - 8:00 a.m. - 9:00 p.m.;
Sunday - 1:00 p.m. - 7:00 p.m.
d) List all requested variances: None known at this time

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

None known at this time

-
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, to the best of our knowledge,
information, and belief.

*Applicant specifically reserves the right to amend any information contained herein at any time during the rezoning process.



APPLICANT: Congregation Etz Chaim, Inc.
(770) 973-0137

REPRESENTATIVE: Parks F. Huff (770) 422-7016
SAMS LARKIN & HUFF, LLP

TITLEHOLDER: Congregation Etz Chaim, Inc.

PROPERTY LOCATION: South side of Roswell Road, north side
of Fairfield Drive
(1190 Indian Hills Parkway)

ACCESS TO PROPERTY: Fairfield Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-11

HEARING DATE (PC): 05-01-12

HEARING DATE (BOC): 05-15-12

PRESENT ZONING: R-20

PROPOSED ZONING: Temporary Land
Use Permit

PROPOSED USE: Daycare

SIZE OF TRACT: 5.9315 ac

DISTRICT: 16

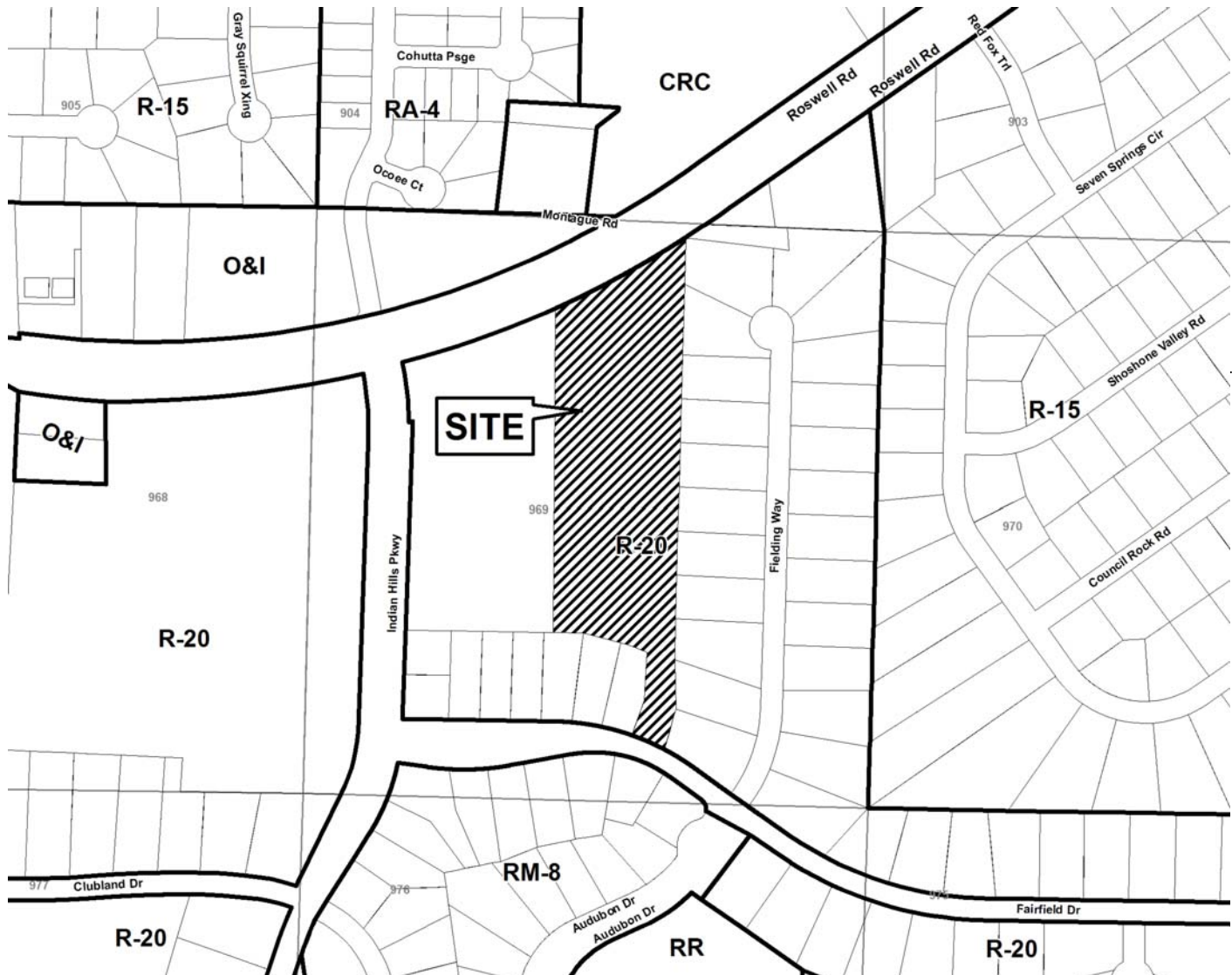
LAND LOT(S): 969

PARCEL(S): 3

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP- 11

PC Hearing Date: 05/01/12

BOC Hearing Date: 05/15/12

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Day Care Program
2. Number of employees? 10
3. Days of operation? Monday through Friday
4. Hours of operation? 8:00 a.m. to 4:00 p.m.
5. Number of clients, customers, or sales persons coming to the house per day? 41; Per Week? 205
6. Where do clients, customers and/or employees park:
Driveway: _____; Street: _____; Other (Explain): Parking Lot
7. Signs? No: _____; Yes: X. (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.): up to 41 (cars/vans)
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 _____; No X
11. Any outdoor storage? No X; Yes _____ (If yes, please state what is kept outside): _____

12. Length of time requested: 24 months
13. Any additional information? Please attach additional information if needed):

Applicant Signature: Park F. Huff

Date: 2.28.2012

Applicant name (printed): Parks F. Huff / Attorney for Applicant