

**APRIL 15, 2014 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 4**

**ITEM # 4**

**PURPOSE**

To consider a site plan amendment for A’Zoe Enterprises, Inc. regarding rezoning application Z-36 of 2011 (A’Zoe Enterprises, Inc.), for property located at the southeast intersection of South Gordon Road and Factory Shoals Road Land Lot 413 of the 18<sup>th</sup> District.

**BACKGROUND**

The subject property was rezoned to Neighborhood Retail Commercial (NRC) site plan specific in 2011 for a bakery, an office, and other uses. The applicant runs a religious program for the benefit of the children in the area. The applicant would like to construct a recreation area for the children behind the building consisting of a grassed area, a concrete area and a playground. The area will be fenced to keep the children on the property, including a privacy fence adjacent to the southern property. In order to construct the recreation area, the Board of Commissioners would need to amend the site plan. The person who lives adjacent to the recreation area has given their consent, which is attached. The Maximum allowable impervious surface for this property is 70%. The property was developed in 1972 and currently has 77% impervious surface; the applicant’s proposal would bring the impervious area up to 79.9%. Stormwater Management has submitted comments to mitigate the increase in impervious surface. If approved, all other zoning stipulations would remain in effect.

**FUNDING**

N/A

**RECOMMENDATION**

The Board of Commissioners conduct a Public Hearing and consider the proposed site plan amendment.

**STAFF COMMENTS**

Stormwater Management: Recommend an 18”x18” stone filter strip to be installed along southern edge of proposed concrete pad to mitigate increase in impervious coverage.

**ATTACHMENTS**

Other Business Application, zoning stipulations, and proposed site plan.

#4

# Application for "Other Business"

## Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: 4-15-14

Applicant: A'ZDE Enterprises INC. Phone #: 770 241-6555  
(applicant's name printed)

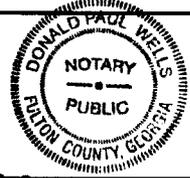
Address: 5702 Glandorf Dr E-Mail: Sjbatchelo@yahoo.com

Shirley J. Batchelor Address: 705 S. Gordon Rd Marietta  
(representative's name, printed)

Shirley Batchelor Phone #: 770 241-6555 E-Mail: \_\_\_\_\_  
(representative's signature)

Signed, sealed and delivered in presence of:

Donald Paul Wells My commission expires: \_\_\_\_\_  
Notary Public My Commission Expires  
March 24, 2017



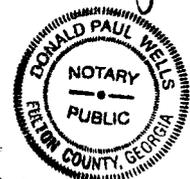
Titleholder(s): Shirley J. Batchelor Phone #: 770 241-6555  
(property owner's name printed)

Address: 705 S. Gordon Rd E-Mail: Sjbatchelo@yahoo.com

Shirley J. Batchelor  
(Property owner's signature)

Signed, sealed and delivered in presence of:

Donald Paul Wells My commission expires: \_\_\_\_\_  
Notary Public My Commission Expires  
March 24, 2017



Commission District: 4 Zoning Case: Z-36 of 2011

Date of Zoning Decision: 10-18-11 Original Date of Hearing: 10-18-11

Location: 705 S. Gordon Road  
(street address, if applicable; nearest intersection, etc.)

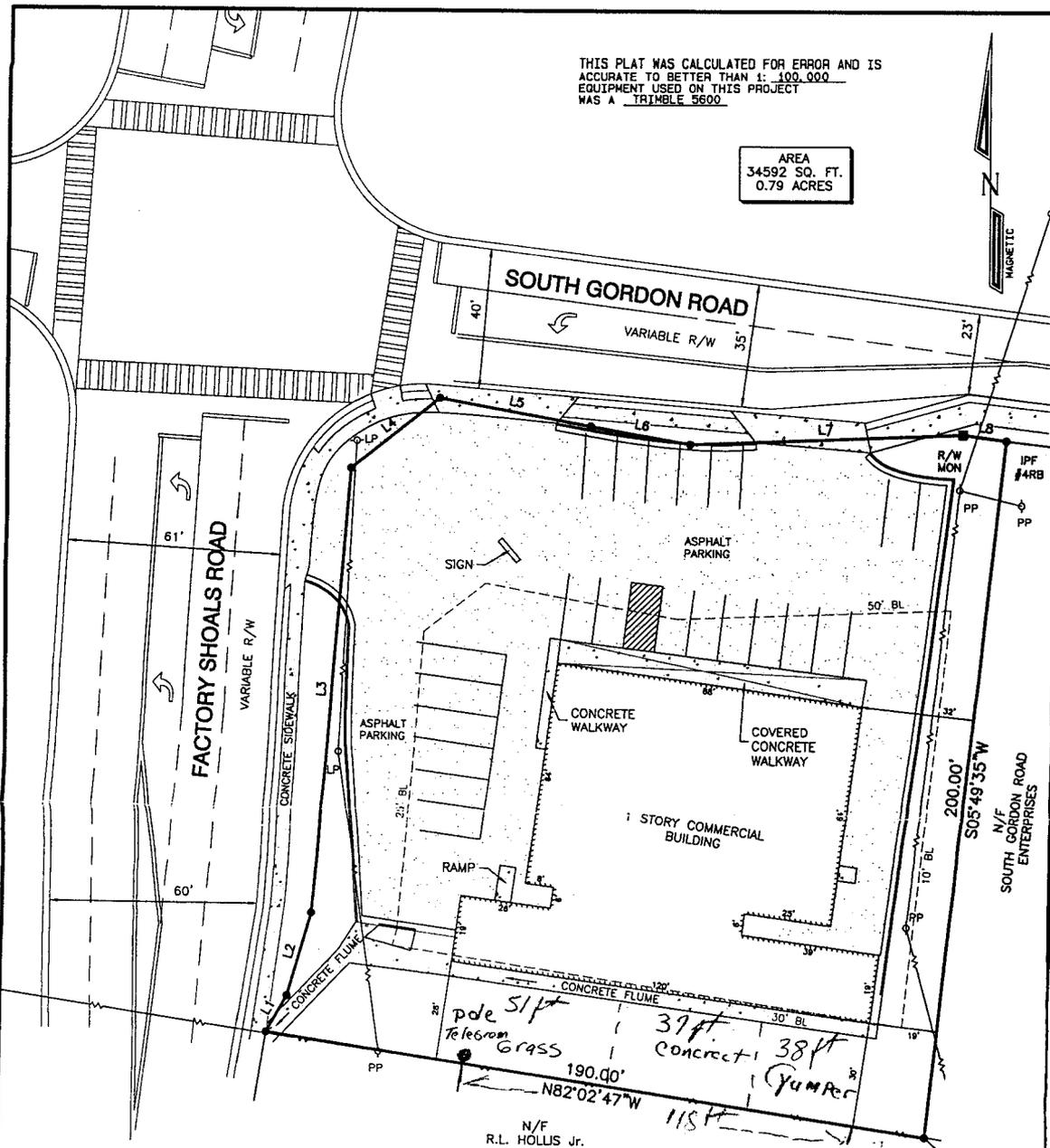
Land Lot(s): 413 District(s): 18

State specifically the need or reason(s) for Other Business: Cite plan change

THIS PLAT WAS CALCULATED FOR ERROR AND IS ACCURATE TO BETTER THAN 1: 100,000 EQUIPMENT USED ON THIS PROJECT WAS A TRIMBLE 5600

AREA  
34592 SQ. FT.  
0.79 ACRES

PROPOSED  
SITE  
PLAN



LINE	BEARING	DISTANCE
L1	N29°11'28"E	11.90'
L2	N15°38'46"E	24.60'
L3	N04°20'11"E	129.00'
L4	N51°01'09"E	32.49'
L5	S79°57'32"E	43.70'
L6	S80°17'41"E	28.77'
L7	N87°18'53"E	77.43'
L8	S82°27'22"E	12.40'

1"=30'  
GRAPHIC SCALE



705 SOUTH GORDON ROAD  
MABLETON, GA 30168

SURVEY FOR:

**A'ZOE ENTERPRISES, INC.**



SOUTHERN SURVEYING & MAPPING CO., INC.  
4076 EBENEZER ROAD, N.E.  
MARIETTA, GEORGIA 30066  
PHONE (770) 926-7750

"F.I.A. OFFICIAL FLOOD HAZARD MAP" COMMUNITY NUMBER 130052 PAGE 2126, DATED 12/16/2008 SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

REFERENCE PLAT:  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

ALL MATTERS OF TITLE ARE EXCEPTED.

LAND LOT- 413	
DISTRICT- 18	SECTION- 2
COUNTY- COBB	STATE- GEORGIA
DATE- 7/28/2011	SCALE 1"= 30'
REVISED-	B KR33-11



# Grandma's Quick & Easy Cornbread Batter™

March 7, 2014

Property Owner of  
6791 Factory Shoals  
Mableton, GA 30126

To Whom It May Concern:

I Shirley J. Batchelor, owner and founder of A'Zoe Enterprises, Inc., located at 705 S. Gordon Rd., Mableton, GA 30126. Request your permission to construct a recreation area for youth ages 3-15. Youth will not be in area without supervision during Events that are held monthly to teach the attendee the Word of God, for their Spirit and free food for their body. A'Zoe Enterprises, will be installing a privacy fence to lessen the distraction.

Sincerely,

*Shirley J. Batchelor*

Shirley J. Batchelor  
Owner, Founder

By signing below the property owner acknowledge A'Zoe official request and thereby giving their consent for the construction of a recreational area on the property adjacent to property owner. If additional information is needed I can be reached at 770-241-6555.

Property Owner

TINA JOHNSTON

Printed Name

Tina Johnston

Signature

3-7-14

Date



Proverbs 14:21 The blessing of the LORD is taken with, and he adds no sorrow with it.

ORIGINAL DATE OF APPLICATION: 10-18-11

APPLICANTS NAME: A'ZOE ENTERPRISES, INC. (SHIRLEY J. BATCHELOR)

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE  
COBB COUNTY BOARD OF COMMISSIONERS

**BOC DECISION OF 10-18-11 ZONING HEARING:**

A'ZOE ENTERPRISES, INC. (SHIRLEY J. BATCHELOR) (owner) requesting Rezoning from GC to NRC for the purpose of Bakery/Office Space in Land Lot 413 of the 18<sup>th</sup> District. Located at the southeast intersection of South Gordon Road and Factory Shoals Road.

MOTION: Motion by Thompson, second by Ott, as part of the Consent Agenda, to **approve** Rezoning to the NRC zoning district **subject to:**

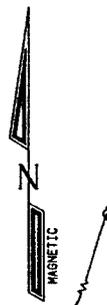
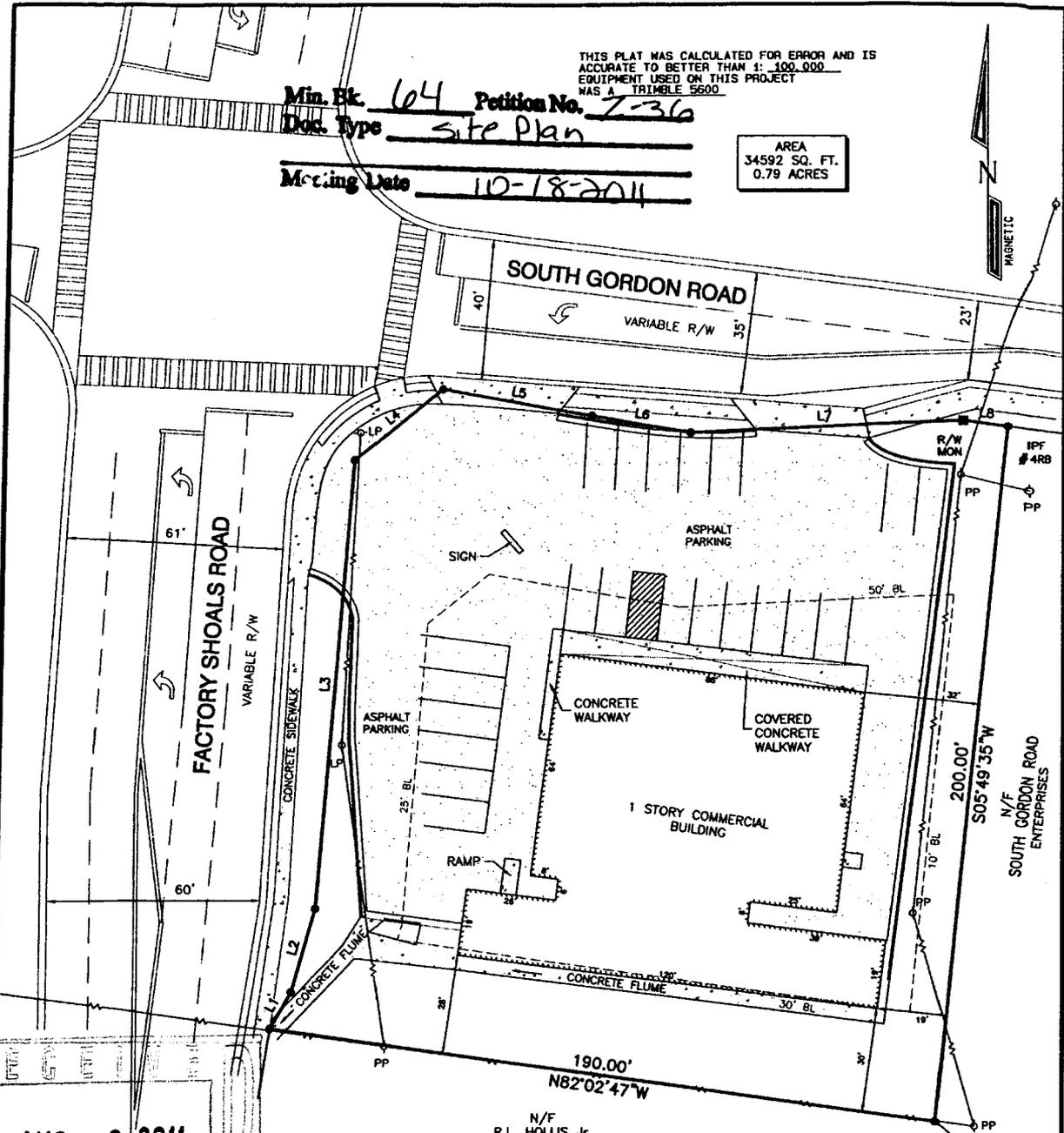
- **site plan submitted to the Zoning Division on August 2, 2011 with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
- **these uses *only*, with any change to uses to be approved by the District Commissioner**
- **where possible and practical, installation of landscaping along the property frontages (to be reviewed by the County Arborist and to be approved by the Director of Community Development Agency and the District Commissioner)**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**
- **owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns**

VOTE: **ADOPTED** unanimously

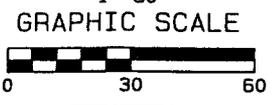
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Min. Blk. 64 Petition No. 7-36  
 Doc. Type Site Plan  
 Meeting Date 10-18-2011

AREA  
 34592 SQ. FT.  
 0.79 ACRES



**R**  
 AUG - 2 2011  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION  
 1" = 30'



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N/F  
 R.L. HOLLIS Jr.

705 SOUTH GORDON ROAD  
 MABLETON, GA 30168



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