

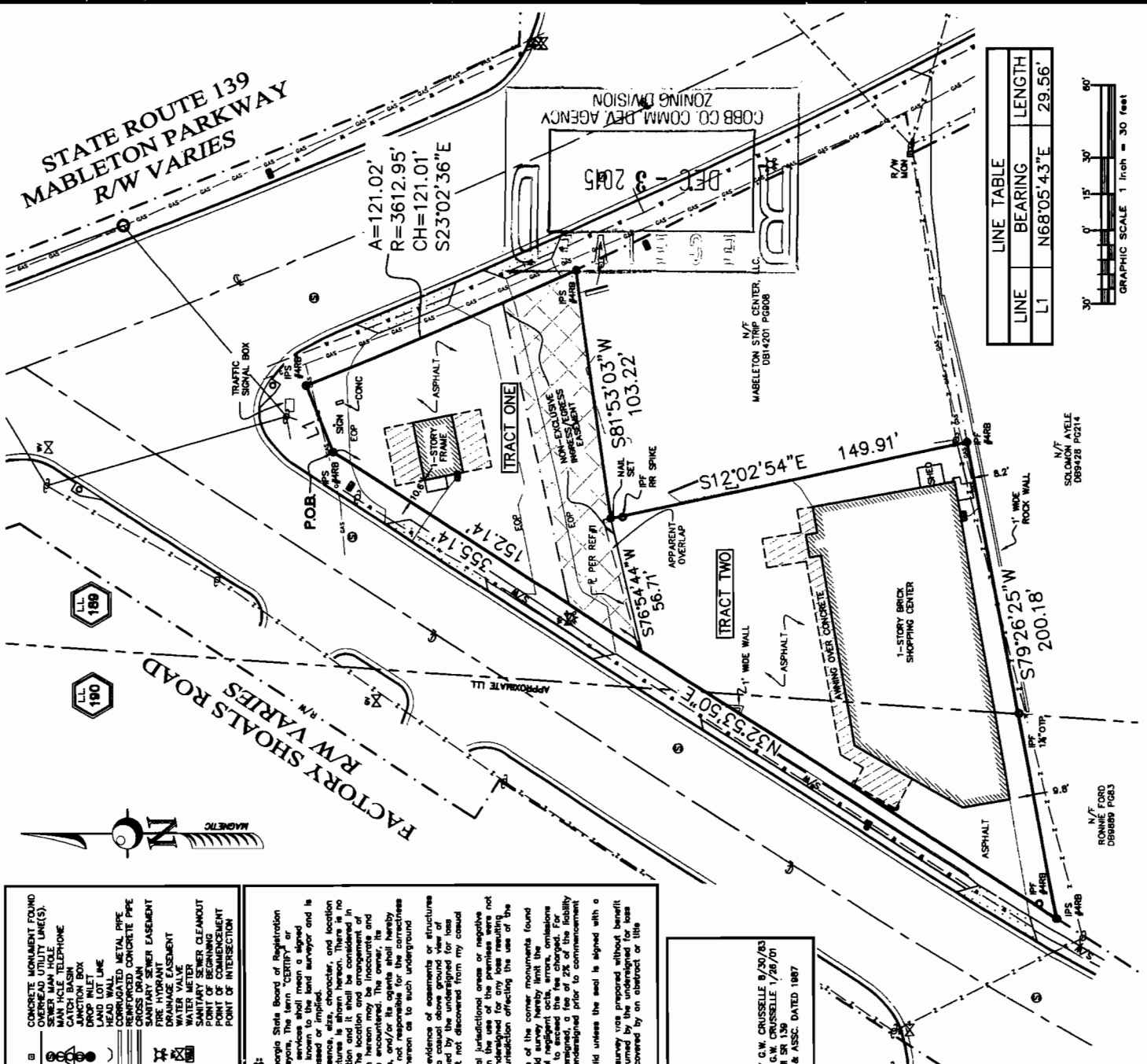
Z-17  
(2016)

BOUNDARY SURVEY FOR:  
**FOSTER BANK**  
LAND LOT 189 & 190 OF  
THE 18TH DISTRICT,  
COBB COUNTY, GEORGIA

COBB COUNTY, GEORGIA  
JAN 11 2017  
JOB NO. 377-07-532  
SHEET NO. 1 OF 1

**SOUTHEASTERN ENGINEERING INC.**  
2470 Sandy Plains Rd., Suite A  
Marietta, Georgia 30066  
Tel: 770-321-0800 Fax: 770-321-3553  
All matters of title and boundary of  
GENERAL (SANDY)  
SOUTHERN ENGINEERING INC.  
CHECKED: CAA  
DRAWN: CAA

| NO. | REVISION | DATE      |
|-----|----------|-----------|
| 1   |          | 9/12/2007 |
| 2   |          | 9/12/2007 |
| 3   |          | 9/12/2007 |
| 4   |          | 9/12/2007 |
| 5   |          | 9/12/2007 |
| 6   |          | 9/12/2007 |
| 7   |          | 9/12/2007 |
| 8   |          | 9/12/2007 |
| 9   |          | 9/12/2007 |
| 10  |          | 9/12/2007 |



LINE TABLE

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L1   | N68°05'43"E | 29.56' |



**LEGEND:**

|                          |                         |                          |
|--------------------------|-------------------------|--------------------------|
| CONCRETE MONUMENT FOUND  | CONCRETE                | REINFORCED CONCRETE PIPE |
| OVERHEAD UTILITY LINE(S) | CURVE                   | CROSS DRAIN              |
| SEWER MAN HOLE           | POWER POLE              | SANITARY SEWER EASEMENT  |
| MAN HOLE TELEPHONE       | SERVICE WALK            | WIRE HYDRANT             |
| TRUCK MOUNTED SURVEYING  | GAS METER               | WATER VALVE              |
| CONCRETE MONUMENT FOUND  | LAMP P.O.L.             | WATER METER              |
| RIGHT-OF-WAY             | SANITARY SEWER          | SANITARY SEWER CLEANOUT  |
| LAND LOT                 | POINT OF COMMENCEMENT   | POINT OF INTERSECTION    |
| LINE                     | CONCRETE                | REINFORCED CONCRETE PIPE |
| CONCRETE                 | CURVE                   | CROSS DRAIN              |
| POWER POLE               | SANITARY SEWER EASEMENT | WIRE HYDRANT             |
| SERVICE WALK             | WATER VALVE             | WATER METER              |
| GAS METER                | SANITARY SEWER          | SANITARY SEWER CLEANOUT  |
| LAMP P.O.L.              | POINT OF COMMENCEMENT   | POINT OF INTERSECTION    |
| SANITARY SEWER           | CONCRETE                | REINFORCED CONCRETE PIPE |
| POINT OF COMMENCEMENT    | CURVE                   | CROSS DRAIN              |
| POINT OF INTERSECTION    | POWER POLE              | SANITARY SEWER EASEMENT  |
| FENCE CORNER             | SERVICE WALK            | WIRE HYDRANT             |
| FENCE                    | GAS METER               | WATER VALVE              |
|                          | LAMP P.O.L.             | WATER METER              |
|                          | SANITARY SEWER          | SANITARY SEWER CLEANOUT  |
|                          | POINT OF COMMENCEMENT   | POINT OF INTERSECTION    |
|                          | CONCRETE                | REINFORCED CONCRETE PIPE |
|                          | CURVE                   | CROSS DRAIN              |
|                          | POWER POLE              | SANITARY SEWER EASEMENT  |
|                          | SERVICE WALK            | WIRE HYDRANT             |
|                          | GAS METER               | WATER VALVE              |
|                          | LAMP P.O.L.             | WATER METER              |
|                          | SANITARY SEWER          | SANITARY SEWER CLEANOUT  |
|                          | POINT OF COMMENCEMENT   | POINT OF INTERSECTION    |
|                          | CONCRETE                | REINFORCED CONCRETE PIPE |
|                          | CURVE                   | CROSS DRAIN              |
|                          | POWER POLE              | SANITARY SEWER EASEMENT  |
|                          | SERVICE WALK            | WIRE HYDRANT             |
|                          | GAS METER               | WATER VALVE              |
|                          | LAMP P.O.L.             | WATER METER              |
|                          | SANITARY SEWER          | SANITARY SEWER CLEANOUT  |
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|                          | CONCRETE                | REINFORCED CONCRETE PIPE |
|                          | CURVE                   | CROSS DRAIN              |
|                          | POWER POLE              | SANITARY SEWER EASEMENT  |
|                          | SERVICE WALK            | WIRE HYDRANT             |
|                          | GAS METER               | WATER VALVE              |
|                          | LAMP P.O.L.             | WATER METER              |
|                          | SANITARY SEWER          | SANITARY SEWER CLEANOUT  |
|                          | POINT OF COMMENCEMENT   | POINT OF INTERSECTION    |
|                          | CONCRETE                | REINFORCED CONCRETE PIPE |
|                          | CURVE                   | CROSS DRAIN              |
|                          | POWER POLE              | SANITARY SEWER EASEMENT  |
|                          | SERVICE WALK            | WIRE HYDRANT             |
|                          | GAS METER               | WATER VALVE              |
|                          | LAMP P.O.L.             | WATER METER              |
|                          | SANITARY SEWER          | SANITARY SEWER CLEANOUT  |
|                          | POINT OF COMMENCEMENT   | POINT OF INTERSECTION    |
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|                          | CURVE                   | CROSS DRAIN              |
|                          | POWER POLE              | SANITARY SEWER EASEMENT  |
|                          | SERVICE WALK            | WIRE HYDRANT             |
|                          | GAS METER               | WATER VALVE              |
|                          | LAMP P.O.L.             | WATER METER              |
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|                          | CONCRETE                | REINFORCED CONCRETE PIPE |
|                          | CURVE                   | CROSS DRAIN              |
|                          | POWER POLE              | SANITARY SEWER EASEMENT  |
|                          | SERVICE WALK            | WIRE HYDRANT             |
|                          | GAS METER               | WATER VALVE              |
|                          | LAMP P.O.L.             | WATER METER              |
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|                          | CONCRETE                | REINFORCED CONCRETE PIPE |
|                          | CURVE                   | CROSS DRAIN              |
|                          | POWER POLE              | SANITARY SEWER EASEMENT  |
|                          | SERVICE WALK            | WIRE HYDRANT             |
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|                          | SERVICE WALK            | WIRE HYDRANT             |
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|                          | SERVICE WALK            | WIRE HYDRANT             |
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|                          | CURVE                   | CROSS DRAIN              |

**APPLICANT:** Eun Kyung Park  
**PHONE#:** (404) 909-0991 **EMAIL:** sung@n-gineers.com  
**REPRESENTATIVE:** Sung H. Chung  
**PHONE#:** (770) 891-0023 **EMAIL:** sung@n-gineers.com  
**TITLEHOLDER:** Eun Kyung Park, Young Hwan Han

**PROPERTY LOCATION:** Corner of Mableton Parkway and  
Factory Shoals Road  
(6260 Mableton Parkway and 6281 Factory Shoals Road).

**ACCESS TO PROPERTY:** Mableton Parkway and Factory Shoals  
Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing restaurant  
and dry cleaner

#### CONTIGUOUS ZONING/DEVELOPMENT

**NORTH:** GC/Restaurant and retail centers; R-20 & R-15/Single-family houses

**SOUTH:** GC/Carwash

**EAST:** PSC/Retail center; RA-5/Church

**WEST:** R-15 & R-20/Single-family houses

#### ***Adjacent Future Land Use:***

Northeast: Neighborhood Activity Center (NAC)

South: Neighborhood Activity Center (NAC)

Northwest: Neighborhood Activity Center (NAC)

**PETITION NO:** Z-17

**HEARING DATE (PC):** 02-02-16

**HEARING DATE (BOC):** 02-16-16

**PRESENT ZONING** PSC, R-20

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Restaurant  
and Retail

**SIZE OF TRACT:** 0.68 acre

**DISTRICT:** 18

**LAND LOT(S):** 189, 190

**PARCEL(S):** 32, 42

**TAXES: PAID** X **DUE**

**COMMISSION DISTRICT:** 4

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

#### **PLANNING COMMISSION RECOMMENDATION**

**APPROVED**  **MOTION BY**

**REJECTED**  **SECONDED**

**HELD**  **CARRIED**

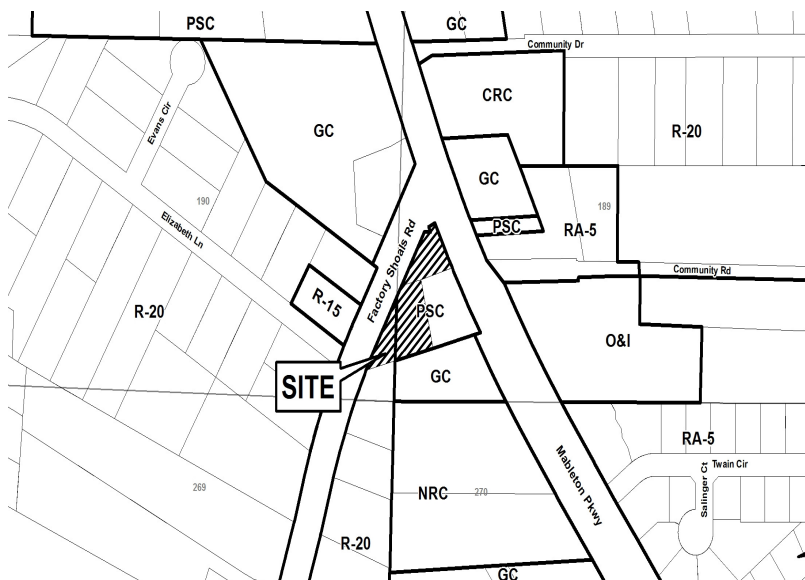
#### **BOARD OF COMMISSIONERS DECISION**

**APPROVED**  **MOTION BY**

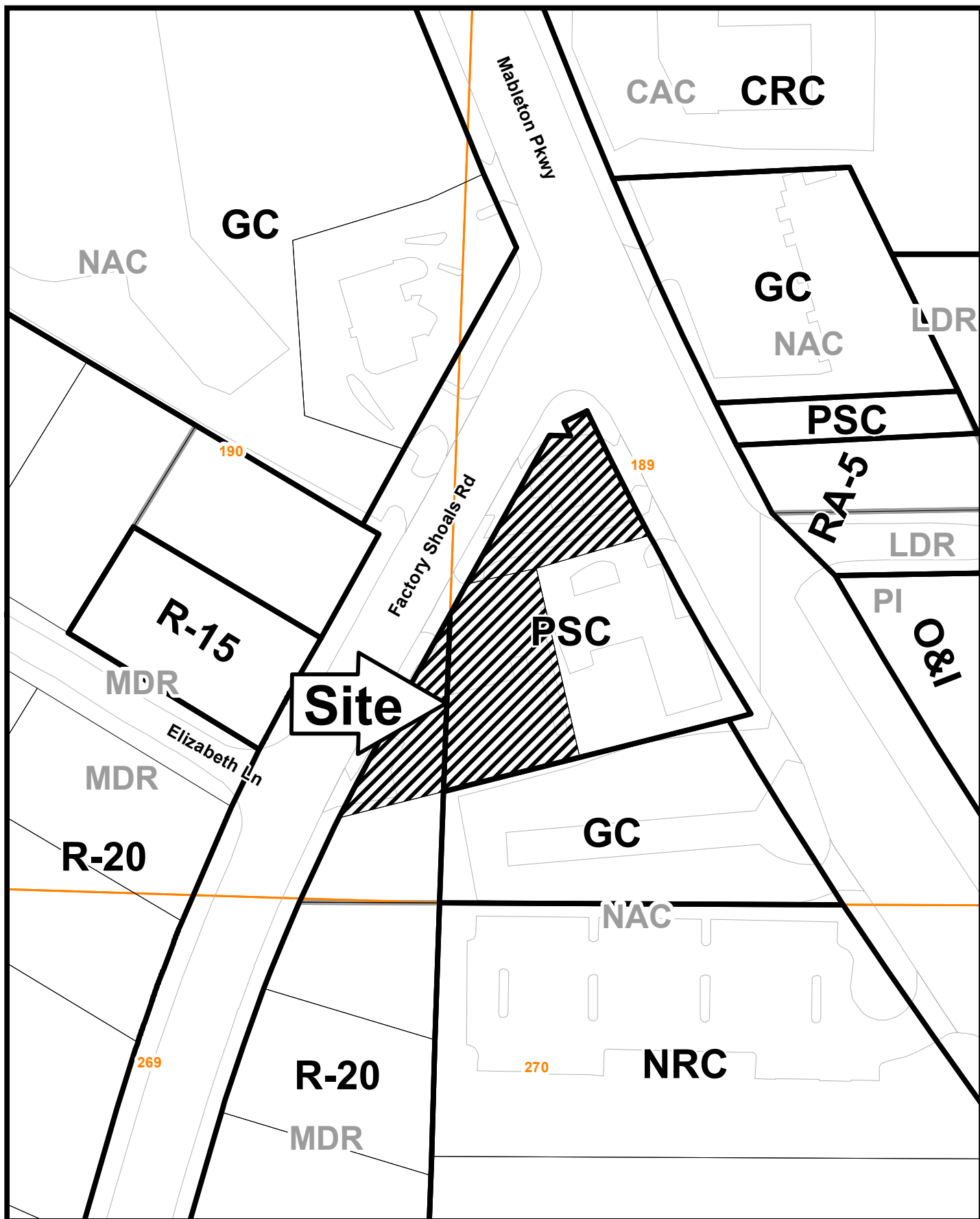
**REJECTED**  **SECONDED**

**HELD**  **CARRIED**

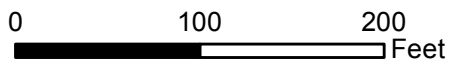
**STIPULATIONS:**





# Z-17



This map is provided for display and planning purposes only. It is not meant to be a legal description.



 City Boundary  
 Zoning Boundary

**APPLICANT:** Eun Kyung Park

**PETITION NO.:** Z-17

**PRESENT ZONING:** PSC, R-20

**PETITION FOR:** NRC

\*\*\*\*\*

**ZONING COMMENTS:**

**Staff Member Responsible:** Jason A. Campbell

**Land Use Plan Recommendation:** Neighborhood Activity Center (NAC)

**Proposed Number of Buildings:** 2 (Existing)      **Total Square Footage of Development:** 7,704

**F.A.R.:** 0.26      **Square Footage/Acre:** 11,329

**Parking Spaces Required:** 39      **Parking Spaces Provided:** No striped parking shown

Applicant is requesting the Neighborhood Retail Commercial (NRC) zoning district for the purpose of a restaurant, and retail center. The site cannot be improved under the current zoning and land use plan. The proposed hours of operation for the restaurant will be Monday through Sunday from 9 a.m. until 10 p.m.

The application will require setback variances and impervious coverage waivers on both parcels as indicated on the site plan received by the Zoning Division on December 3, 2015.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**FIRE COMMENTS:**

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

**APPLICANT:** Eun Kyung Park

**PETITION NO.:** Z-17

**PRESENT ZONING:** PSC, R-20

**PETITION FOR:** NRC

\*\*\*\*\*

**PLANNING COMMENTS:**

The applicant is requesting a rezoning from PSC and R-20 to NRC for the purpose of restaurant and retail. The 0.68 acre site is located at the corner of Mableton Parkway and Factory Shoals Road.

**HB-489 Intergovernmental Agreement Zoning Amendment Notification:**

Is the application site within one half (1/2) mile of a city boundary? ☐ Yes ☒ No  
If yes, has the city of \_\_\_\_\_ been notified? ☐ Yes ☒ No / N/A

**Comprehensive Plan**

The parcel is within a Neighborhood Activity Center (NAC) future land use category, with PSC zoning designation. The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

**Specific Area Policy Guidelines:**

There are no specific policy guidelines for this area in the Comprehensive Plan.

**Adjacent Future Land Use:**

Northeast: Neighborhood Activity Center (NAC)  
South: Neighborhood Activity Center (NAC)  
Northwest: Neighborhood Activity Center (NAC)

**Master Plan/Corridor Study**

The property is not located within the boundary of a Plan or Corridor Study.

**Historic Preservation**

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

**Design Guidelines**

Is the parcel in an area with Design Guidelines? ☐ Yes ☒ No  
If yes, design guidelines area \_\_\_\_\_  
Does the current site plan comply with the design requirements?

**Incentive Zones**

Is the property within an Opportunity Zone? ☐ Yes ☒ No  
The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone? ☒ Yes ☐ No  
The South Cobb Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

**APPLICANT:** Eun Kyung Park

**PETITION NO.:** Z-17

**PRESENT ZONING:** PSC, R-20

**PETITION FOR:** NRC

\*\*\*\*\*

**PLANNING COMMENTS:** (Continued)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

**Special Districts**

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

☐ Yes ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

☐ Yes ☒ No

Is this property within the Six Flags Special Service District?

☐ Yes ☒ No

Is the property within the Dobbins Airfield Safety Zone?

☐ Yes ☒ No

If so, which particular safety zone is this property within?

☐ CZ (Clear Zone) ☐ APZ I (Accident Potential Zone I)

☐ APZ II (Accident Potential Zone II)

APPLICANT Eun Kyung Park  
PRESENT ZONING PSC, R-20

PETITION NO. Z-017  
PETITION FOR NRC

\*\*\*\*\*

**WATER COMMENTS:**

NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: ☒ Yes ☐ No

Fire Flow Test Required: ☐ Yes ☒ No

Size / Location of Existing Water Main(s): 8" DI / E side of Factory Shoals Rd

Additional Comments: Existing water customer

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

\*\*\*\*\*

**SEWER COMMENTS:**

NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: ☒ Yes ☐ No

At Development: ☒ Yes ☐ No

Approximate Distance to Nearest Sewer: On site

Estimated Waste Generation (in G.P.D.): A D F= +0 Peak= +0

Treatment Plant: South Cobb

Plant Capacity: ☒ Available ☐ Not Available

Line Capacity: ☒ Available ☐ Not Available

Projected Plant Availability: ☒ 0 - 5 years ☐ 5 - 10 years ☐ over 10 years

Drw Sewers Required: ☐ Yes ☒ No

Off-site Easements Required: ☐ Yes\* ☒ No  
Flow Test Required: ☐ Yes ☒ No  
Letter of Allocation issued: ☐ Yes ☒ No

\*If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Septic Tank Recommended by this Department: ☐ Yes ☒ No

Subject to Health Department Approval: ☐ Yes ☒ No

Additional Existing sewer customer. No anticipated change in wastewater discharge volume  
Comments:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Eun Kyung Park

PETITION NO.: Z-17

PRESENT ZONING: PSC, R-20

PETITION FOR: NRC

\*\*\*\*\*

|                                       |
|---------------------------------------|
| <b>STORMWATER MANAGEMENT COMMENTS</b> |
|---------------------------------------|

FLOOD HAZARD: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Queen Creek FLOOD HAZARD INFO: Zone X

- ☐ FEMA Designated 100 year Floodplain Flood.
- ☐ Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- ☐ Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- ☐ Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

Location: \_\_\_\_\_

- ☐ The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

- ☐ Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- ☐ Chattahoochee River Corridor Tributary Area - County review (\_\_\_\_\_ undisturbed buffer each side).
- ☐ Georgia Erosion-Sediment Control Law and County Ordinance - County Review/State Review.
- ☐ Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- ☐ County Buffer Ordinance: 50', 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITIONS

- ☐ Potential or Known drainage problems exist for developments downstream from this site.
- ☐ Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- ☐ Minimize runoff into public roads.
- ☐ Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- ☐ Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- ☐ Existing Lake Downstream \_\_\_\_\_.  
Additional BMP's for erosion sediment controls will be required.
- ☐ Lake Study needed to document sediment levels.
- ☐ Stormwater discharges through an established residential neighborhood downstream.
- ☐ Project engineer must evaluate the impact of increased volume of runoff generated by any proposed site improvements on downstream receiving system.



APPLICANT: Eun Kyung Park

PETITION NO.: Z-17

PRESENT ZONING: PSC, R-20

PETITION FOR: NRC

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|   |
|---|
| <b>STORMWATER MANAGEMENT COMMENTS – Continued</b> |
|---|

SPECIAL SITE CONDITIONS

- ☐ Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- ☒ Submit all proposed site improvements to Plan Review.
- ☐ Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- ☐ Structural fill \_\_\_\_\_ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- ☒ Existing facility.
- ☐ Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- ☐ Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- ☐ Calculate and provide % impervious of project site.
- ☐ Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- ☐ No Stormwater controls shown \_\_\_\_\_
- ☐ Copy of survey is not current – Additional comments may be forthcoming when current site conditions are exposed.
- ☐ No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. No significant site improvements are currently proposed. Any site improvement, expansion or redevelopment must meet current stormwater management requirements.

**APPLICANT: Eun Kyung Park**

**PETITION NO.: Z-17**

**PRESENT ZONING: PSC, R-20**

**PETITION FOR: NRC**

\*\*\*\*\*

**TRANSPORTATION COMMENTS**

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

| ROADWAY                | AVERAGE<br>DAILY TRIPS | ROADWAY<br>CLASSIFICATION | SPEED<br>LIMIT | JURISDICTIONAL<br>CONTROL | MIN. R.O.W.<br>REQUIREMENTS |
|------------------------|------------------------|---------------------------|----------------|---------------------------|-----------------------------|
| Mableton Parkway       | 38,700                 | Arterial                  | 45 mph         | Georgia DOT               | 100'                        |
| Factory Shoals<br>Road | 11,600                 | Arterial                  | 40 mph         | Cobb County               | 100'                        |

*Based on [2007] traffic counting data taken by Cobb County DOT for Dallas Hwy.*

**COMMENTS AND OBSERVATIONS**

Mableton Parkway is classified as a state route, an arterial and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Factory Shoals Road is classified as an arterial and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

**RECOMMENDATIONS**

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the west side of Mableton Parkway, a minimum of 50' from the roadway centerline.

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the east side of Factory Shoals Road, a minimum of 50' from the roadway centerline.

GDOT permits will be required for all work that encroaches upon State right-of-way.

Recommend sidewalk along the Mableton Parkway frontage.

Recommend converting both driveways for Tract One to right-in/ right-out access.

Recommend upon redevelopment, all driveways on both Factory Shoals Road and Mableton Parkway shall meet current Cobb County Development Standards.

## **STAFF RECOMMENDATIONS**

### **Z-17 EUN KYUNG PARK**

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. Other properties are similarly zoned with a mixture of retail, restaurant, and single-family uses.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The property has had the requested uses for a number of years.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being in the Neighborhood Activity Center (NAC) land use category. The requested Neighborhood Retail Commercial (NRC) zoning category is compatible with the NRC zoning category and the proposed uses are permitted under NRC.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The restaurant on the northern parcel has had patio dining additions. The rezoning will bring the multiple zonings of PSC and R-20 into the NRC zoning district, compliant with the NAC land use category.

Based on the above analysis, Staff recommends APPROVAL subject to the following conditions:

1. Site plan received by the Zoning Division on December 3, 2015; with the District Commissioner approving minor modifications;
2. Water and Sewer Division comments and recommendations;
3. Stormwater Management Division comments and recommendations;
4. Department of Transportation comments and recommendations; and
5. 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.

**The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.**

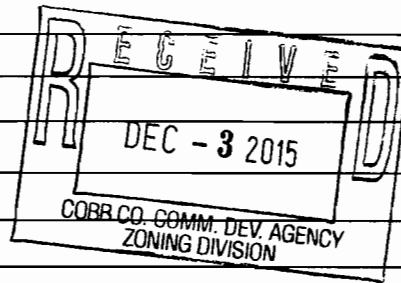
Application No. Z-17  
Feb. 2016

## Summary of Intent for Rezoning

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

N/A

- 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): RESTAURANT, SHOPPING CENTER  
RETAIL BUSINESS
- b) Proposed building architecture: EXISTING STRUCTURES
- c) Proposed hours/days of operation: RESTAURANT : 9 AM - 10 PM  
MON - SUN
- d) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

N/A

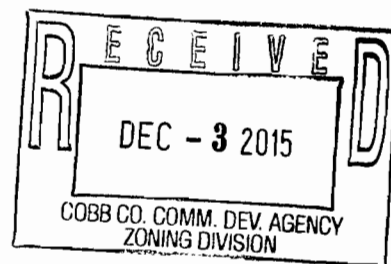
.....  
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(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

December 03, 2015

**Cobb County Zoning Department**  
191 Lawrence Street NE  
Marietta, GA 30060



**Re: Rezoning - Impact of Proposed Rezoning**

To Whom It May Concern:

The intent of this letter is to explain impact of proposed zoning change for the following address and lots:

**Address: 6260 Mableton Pkwy Mableton, GA**


**Land Lot 189 & 190 of the 18th District, 2nd Section Cobb County Georgia**

Currently, lots 189 & 190 are zoned for PSC. I propose the zoning change for those two lots from PSC to *GC*, commercial zoning type that is suitable for restaurant type business. I believe the proposed zoning change will not adversely impact any existing businesses or residential areas in terms of the following areas:

- Existing adjacent and nearby commercial or residential establishments
- Existing usability of adjacent or nearby property
- Current economic uses as adjacent or nearby development
- Current usage of existing streets, transportation facilities, utilities or schools
- Conformity with the policy and intent of the land use plan
- Condition or usage of existing development

Numerous existing restaurant & commercial business entities are in place in close proximity to the above mentioned lots. I believe the proposed zoning change will not adversely affect the any of the existing conditions or county development policies.

Regards,

  
Eun Kyung Park