

# **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: February 6, 2018**

**Board of Commissioners Hearing Date: February 20, 2018**

**IMPORTANT NOTE: DUE TO A PROCESS CHANGE, SOME CASES FOR FEBRUARY AND MARCH WERE TAKEN OUT OF ORDER. ALL THE CASES IN THIS ANALYSIS ARE FOR THE FEBRUARY ZONING CYCLE. CASES FOR MARCH WILL BE AS FOLLOWS: Z-5 THRU Z-14, Z-16, LUP-2, SLUP-1, SLUP-2 & SLUP-4.**



*Cobb County... Expect the Best!*



# Cobb County Community Development Agency

Z-001-2018

P.O. Box 649  
Marietta, GA 30061-0649  
770-528-2035 • Fax: 770-528-2003

Public Hearing Dates:  
Planning Commission: 2/6/2018  
Board of Commissioners: 2/20/2018

Staff Member Responsible: Donald Wells

## SITE BACKGROUND

**Title Holder:** MAG Trading, LLC  
**Applicant Contact:** MAG Trading, LLC  
**Phone:** (678) 923-9839  
**Email:** tradingmagco@gmail.com  
**Representative Contact:** Garvis L. Sams, Jr.  
**Phone:** (770) 422-7016  
**Email:** gsams@slhb-law.com  
**Property Location:** South side of Veterans Memorial Highway,  
west of Powell Drive  
**Access to Property:** Veterans Memorial Highway  
**Proposed Use:** Retail

## QUICK FACTS

**Applicant:** MAG Trading, LLC  
**Representative:** Garvis L. Sams, Jr.  
**Site Acreage:** Vacant commercial building  
**Current Use of Property:**  
Vacant commercial building  
**Future Land Use Designation:**  
Neighborhood Activity Center (NAC)

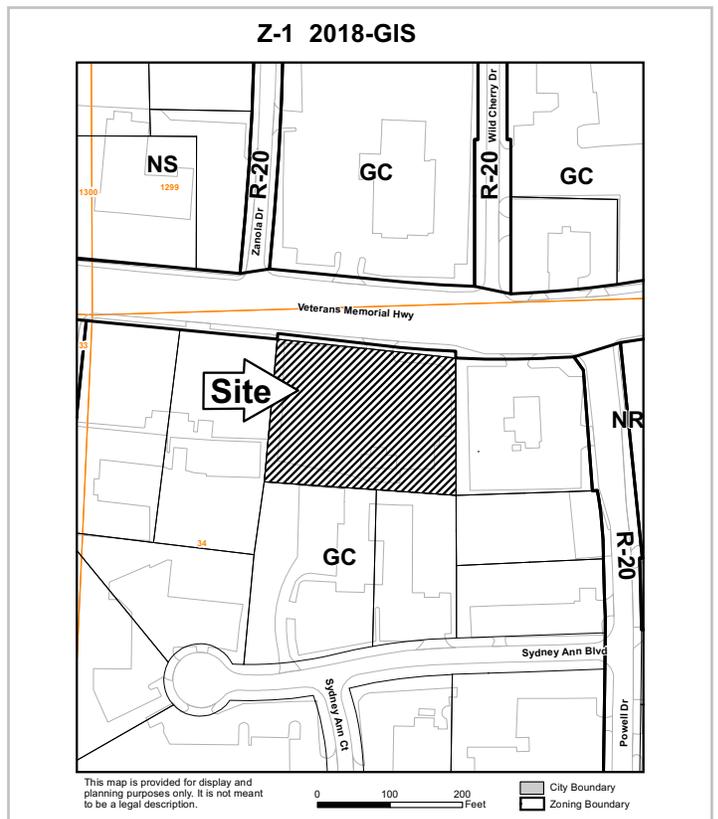
**Commission District:** 4

**District:** 18th  
**Land Lot:** 34

**Zoning From:** GC General Commercial

**Zoning To:** NRC Neighborhood Retail Commercial

## FINAL ZONING STAFF RECOMMENDATION



Z-1  
(2018)

**Rezoning Plat**

**1415 Veteran's Memorial Highway**

Cobb County, Georgia  
Land Lot 34, 18th District, 2nd Section



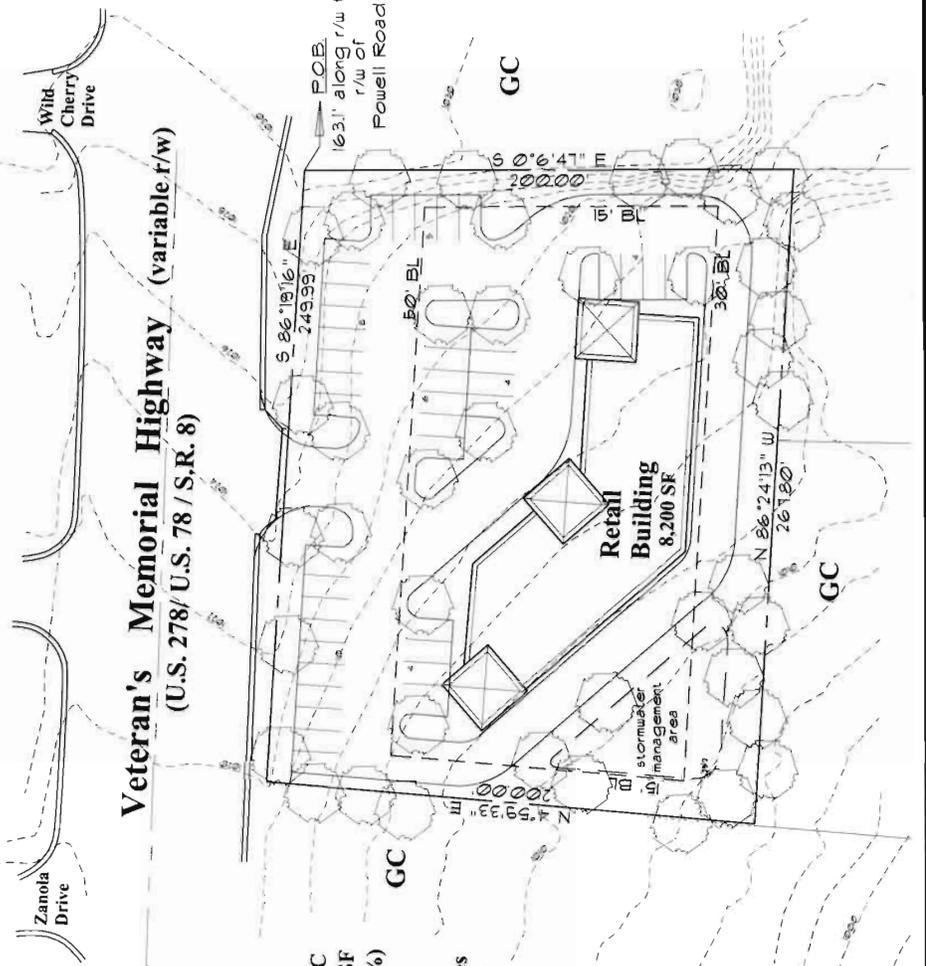
NOV - 2 2017  
COBB COUNTY PLANNING DEPARTMENT  
ZONING DIVISION

prepared for:  
**Mr. Abe Jafaar and Mr. Mohammad Ghallab**

**DGM**  
LAND PLANNING  
CONSULTANTS



1635 Old Hwy 41  
Suite 112-314  
Kennesaw  
GA 30152  
770 514-9006  
FAX 514-9491



**Site Data**

Total Site Area: 1.19 AC  
Building Area Shown: 8,200 SF  
FAR: 16% (max. = 25%)  
Existing Zoning: GC  
Proposed Zoning: NRC  
Parking Shown: 41 spaces  
(1 space/200 SF floorspace for commercial retail)  
NRC Building Setbacks:  
front: 50' (arterial)  
side: 15'  
rear: 30'

- NOTES:**
1. This plat has been prepared by a Professional Engineer and Land Surveyor and is subject to the provisions of the Georgia Professional Engineers Act and the Georgia Professional Land Surveyors Act.
  2. Information is derived from Cobb County GIS.
  3. According to Flood Insurance Rate Map (FIRM) 15017-01-001, the subject property is in Flood Hazard Zone V-1 (100 Year Flood Plain).
  4. No guarantees are made as to the accuracy of the information shown on this plat.
  5. No structures are shown on this plat.
  6. No structures are shown on this plat.
  7. No utility easements are shown on this plat.

RECEIVED  
NOV - 2 2017

Application No. Z-1

PC: Feb. 6, 2018  
BOC: Feb. 20, 2018

COBB CO. COMM. ZONING DEPARTMENT  
**Summary of Intent for Rezoning \***

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

- a) Proposed unit square-footage(s): N/A
- b) Proposed building architecture: \_\_\_\_\_
- c) List all requested variances: \_\_\_\_\_

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

- a) Proposed use(s): Neighborhood Retail Uses
- b) Proposed building architecture: To be submitted under separate cover.
- c) Proposed hours/days of operation: Hours of operation will vary according to each individual user.
- d) List all requested variances: None known at this time.

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

The subject property is located within an area denominated as Neighborhood Activity Center ("NAC") but surrounded by GC zonings and uses. The Comprehensive Land Use Map was re-designated from a Community Center ("CAC") to NAC in 2014. The current GC zoning is a grandfathered, nonconforming use and must be rezoned to allow the property to be entitled for utilization.

.....  
**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).** None known at this time.

\* Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.



# Cobb County Community Development Agency

Z-002-2018

P.O. Box 649  
Marietta, GA 30061-0649  
770-528-2035 • Fax: 770-528-2003

Public Hearing Dates:  
Planning Commission: 2/6/2018  
Board of Commissioners: 2/20/2018

Staff Member Responsible: Terry Martin

## SITE BACKGROUND

**Title Holder:** K & L Associates, LLC

**Applicant Contact:** K & L Associates, LLC

**Phone:** (770) 480-7837

**Email:** steve@thewowagency.com

**Representative Contact:** J. Kevin Moore

**Phone:** (770) 429-1499

**Email:** jkm@mijs.com

**Property Location:** On the northeast corner of Oak Ridge Road and Oak Ridge Parkway

**Access to Property:** Oak Ridge Parkway

**Proposed Use:** Warehouse

## QUICK FACTS

**Applicant:** K & L Associates, LLC

**Representative:** J. Kevin Moore

**Site Acreage:** 1.37 ac.

**Current Use of Property:**  
Office and Warehouse

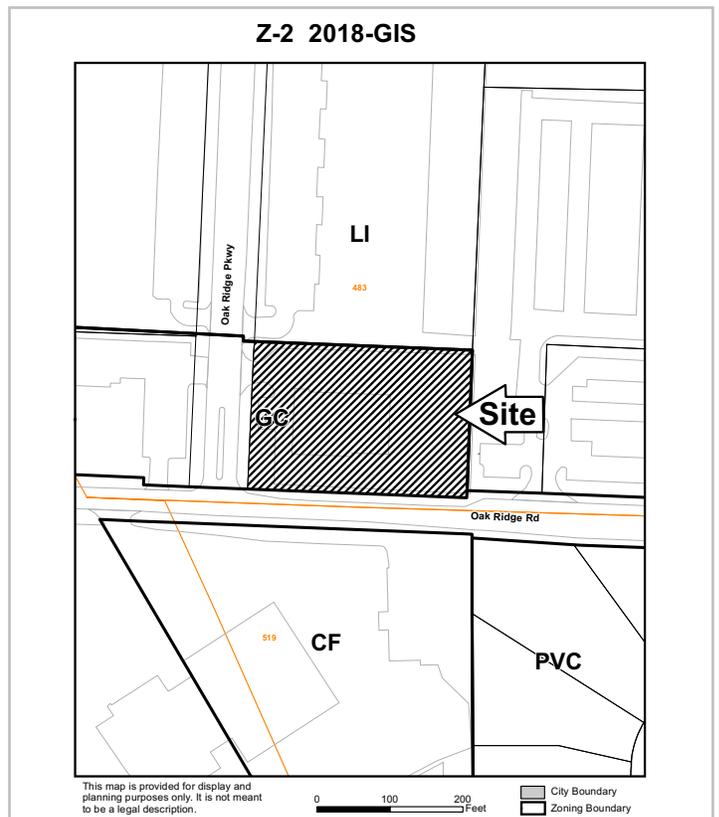
**Future Land Use Designation:**  
Neighborhood Activity Center (NAC)

**Commission District:** 4  
**District:** 18  
**Land Lot:** 483

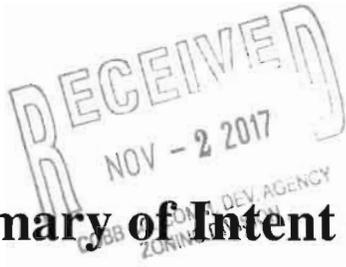
**Zoning From:** GC

**Zoning To:** LI

## FINAL ZONING STAFF RECOMMENDATION







Application No. Z-2 (2018)  
Hearing Dates: PC: 02/06/2018  
BOC: 02/20/2018

# Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): Not Applicable
- b) Proposed building architecture: Not Applicable
- c) List all requested variances: Not Applicable

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

- a) Proposed use(s): Commercial Warehouse and Office
- b) Proposed building architecture: Metal Building with brick on sides facing streets (corner lot).
- c) Proposed hours/days of operation: Monday - Saturday; 6:00 a.m. - 6:00 p.m.
- d) List all requested variances: None known at this time.

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

The building on the Subject Property was constructed in 1984. The Subject Property is currently zoned GC. As GC is no longer allowed, Applicant proposes rezoning the Subject Property to LI since surrounding industrial sites are 100 percent LI.

.....  
**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). None known at this time.

\*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.



# Cobb County Community Development Agency

Z-003-2018

P.O. Box 649  
Marietta, GA 30061-0649  
770-528-2035 • Fax: 770-528-2003

Public Hearing Dates:  
Planning Commission: 2/6/2018  
Board of Commissioners: 2/20/2018

Staff Member Responsible: Jason Campbell

## SITE BACKGROUND

**Title Holder:** The Estate of Lewis E. Lee

**Applicant Contact:** Charles Robertson

**Phone:** (404) 791-9345

**Email:** ziyad@yahoo.com

**Representative Contact:** Charles Robertson

**Phone:** (678) 313-0122

**Email:** crobertson@superlaw.com

**Property Location:** West side of Mableton Parkway, south of  
Glore Circle; East side of Glore Cir

**Access to Property:** Mableton Parkway and Glore Circle

**Proposed Use:** Fee-simple Townhouses

## QUICK FACTS

**Applicant:** Punky Pooh, LLC

**Representative:** Charles Robertson

**Site Acreage:** 2.904 ac

**Current Use of Property:**  
Single-family houses

**Future Land Use Designation:**  
Medium Density Residential (MDR)

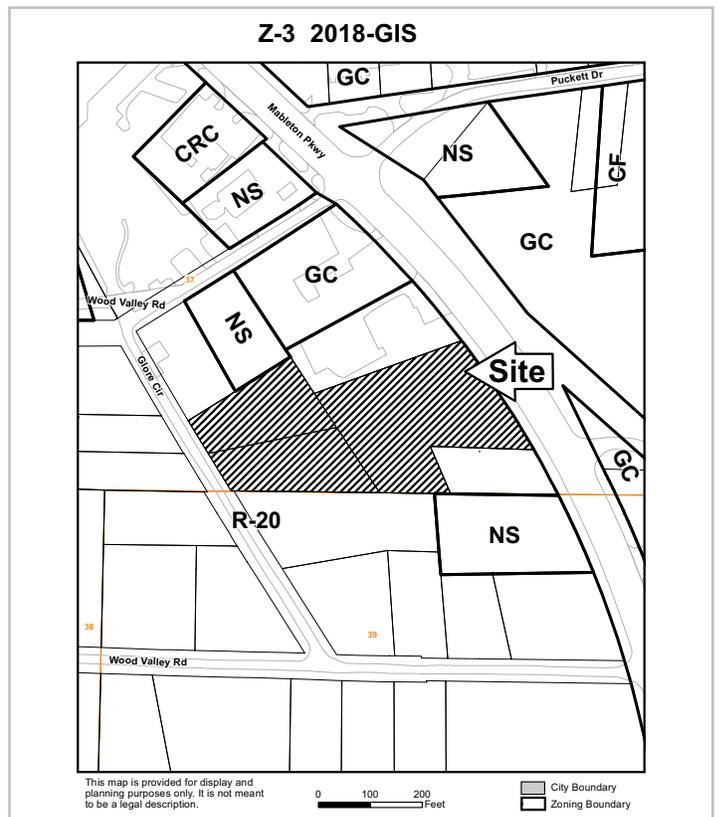
**Commission District:** 4

**District:**  
**Land Lot:**

**Zoning From:** R-20

**Zoning To:** FST

## FINAL ZONING STAFF RECOMMENDATION







11 October 2017

Mr. Charles Robertson  
Attorney At Law  
PO Box 94  
Woodstock, GA 30189  
Charles@CR2.com

RECEIVED  
DEC - 1 2017  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Re: Proposed Application for Rezoning  
Punky Pooh LLC  
Cobb County Tax Parcels 17003700400, 17003700340 and 17003700330  
5678 Mableton Parkway, 725 Glore Circle and 727 Glore Circle

Dear Mr. Robertson:

At your request, I have analyzed the above captioned property for a proposed rezoning to a district that will allow for construction of fifteen fee simple townhouses. Based on my analysis of the Cobb County Zoning Ordinance, it appears that the FST, Fee Simple Townhouse Residential District is most suitable for the intended use.

**Property Characteristics**

The property is located along the southwestern side of Mableton Parkway (State Route 138) and the northeastern side of Glore Circle in unincorporated Cobb County. The property is accessed from both Mableton Parkway and Glore Circle. The physical characteristics of the site includes a ranch style single-family house on Mableton Parkway, and two ranch-style duplexes on Glore Circle. The property contains a total of 127,530 square feet or 2.928 acres of land area.

**Zoning and Planning Characteristics**

The present zoning of the property is R-20, Single-family Residential District. The 2016 Future Land Use Plan Map identifies the property as being suitable for Medium Density Residential. The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre. This category presents a range of densities. Allowable zoning districts include RR, R -80, R-40, R-30, R-20, R- 15, RA-5, RM-8, RD, FST, MHP, SC, PVC, RSL. Guidelines for the planning district include: Proposals at low end of the range of densities shall be encouraged in areas that are at similar densities; high end of the range of densities are encouraged in areas with adequate services and facilities and where such proposed densities are similar; Single-family developments with densities greater than 4 units per acre may be limited in overall acreage due to intense deforestation, drainage, erosion, and sedimentation concerns; proposals should be developed that help protect the character of the area; can serve as a transitional category; can serve as a transitional category between more intensive uses and less intensive uses; affordable housing with open space and high quality design is encouraged.

Contiguous Zoning	Development	Future Land Use
North: R-20	Cobb County First Station #1	Public Institutional (PI)
NS	Single-family residential	Medium Density Residential (MDR)
R-20	Single-family residential	Medium Density Residential (MDR)
South: R-20	Vacant land	Medium Density Residential (MDR)
NS	Vacant land	Medium Density Residential (MDR)
East: GC	Mableton Parkway – Vacant land	Neighborhood Activity Center (NAC)
West: R-20	Glore Circle - Single-family residential	Low Density Residential (LDR)

The Cobb County Rezoning Application requires a complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters.

**Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:**

The property to the north is Cobb County Fire Station #1 and two single-family residences zoned R-20 and NS; the property to the south includes two vacant lots, one zoned NS and one zoned R-20 (but identified as a commercial site by the Tax Assessor); the property opposite Mableton Parkway to the east is vacant and zoned GC; and, the property to the west opposite Glore Circle is zoned R-20. The proposed use, though more intense than the uses to the west, is generally within the Future Land Use Plan's density requirements.

**Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:**

The proposed zoning will not have any negative adverse effect on the existing usability of adjacent or nearby properties. The townhouse residential use is compatible with the property's location, less than one-quarter mile from the intersection of Mableton Parkway and Veterans Memorial Parkway, this falls within the one-half mile radius of the Activity Center located at this intersection.

**Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:**

The property no longer has a reasonable economic use as developed, given the demand for affordable housing in this submarket.

**Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:**

The proposed zoning of fifteen fee simple townhouse units will not excessively burden the existing streets, transportation, utilities or schools in the area. The use will generate less traffic per acre than many other potential GC or NS uses that are currently allowed on contiguous sites.

**Whether the zoning proposal is in conformity with the policy and intent of the land use plan:**

The proposed zoning is consistent with the County's designation of the property as Medium Density Residential allowing for 2.5 to 5 units per acre.

**Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:**

There is a strong demand for affordable residential development in the area of the proposed townhouse development and will compliment other properties in the submarket.

I appreciate the opportunity to serve you in regards to this matter. Please do not hesitate to call me if you have questions or comments.

Respectfully,



Larry G. Singleton, Jr.  
State of Georgia Licensed Real Estate Broker #164063  
State of Georgia Certified General Appraiser #001043



# Cobb County Community Development Agency

Z-004-2018

P.O. Box 649  
Marietta, GA 30061-0649  
770-528-2035 • Fax: 770-528-2003

Public Hearing Dates:  
Planning Commission: 2/6/2018  
Board of Commissioners: 2/20/2018

Staff Member Responsible: Jason Campbell

## SITE BACKGROUND

**Title Holder:** Pediatric Medical Center of East Cobb, LLC

**Applicant Contact:** Robert M. Licata

**Phone:** 770-633-2602

**Email:** blic57@aol.com

**Representative Contact:** Stacy M. Cragg

**Phone:** 770-476-4020

**Email:** stacymcragg@gmail.com

**Property Location:** Southwest intersection of Johnson Ferry and Lassiter Road

**Access to Property:** Johnson Ferry Road and Lassiter Road

**Proposed Use:** Restaurant, retail, gym, & learning center

## QUICK FACTS

**Applicant:** Robert M. Licata

**Representative:** Stacy M. Cragg

**Site Acreage:** 1.09 acres

**Current Use of Property:**  
Professional offices

**Future Land Use Designation:**  
Neighborhood Activity Center

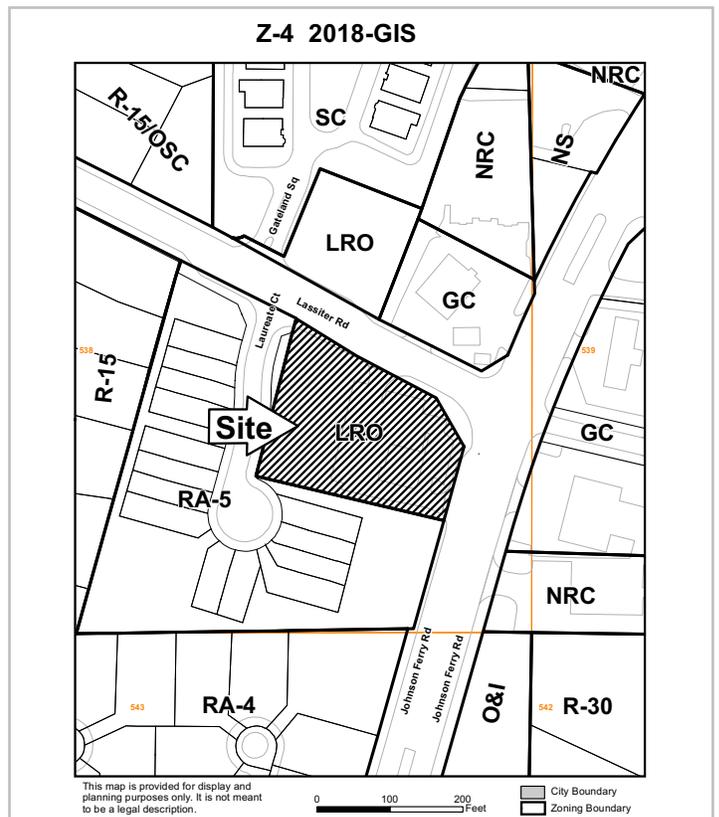
**Commission District:** 2

**District:** 16  
**Land Lot:** 538

**Zoning From:** Low Rise Office (LRO)

**Zoning To:** Neighborhood Retail Commercial (NAC)

## FINAL ZONING STAFF RECOMMENDATION



Z-4  
2018

ALTA ACSM LAND TITLE SURVEY OF  
2863 JOHNSON FERRY ROAD  
MARIETTA, GEORGIA, 30062  
LAND LOT 538 - 16TH DISTRICT  
COBB COUNTY, GEORGIA

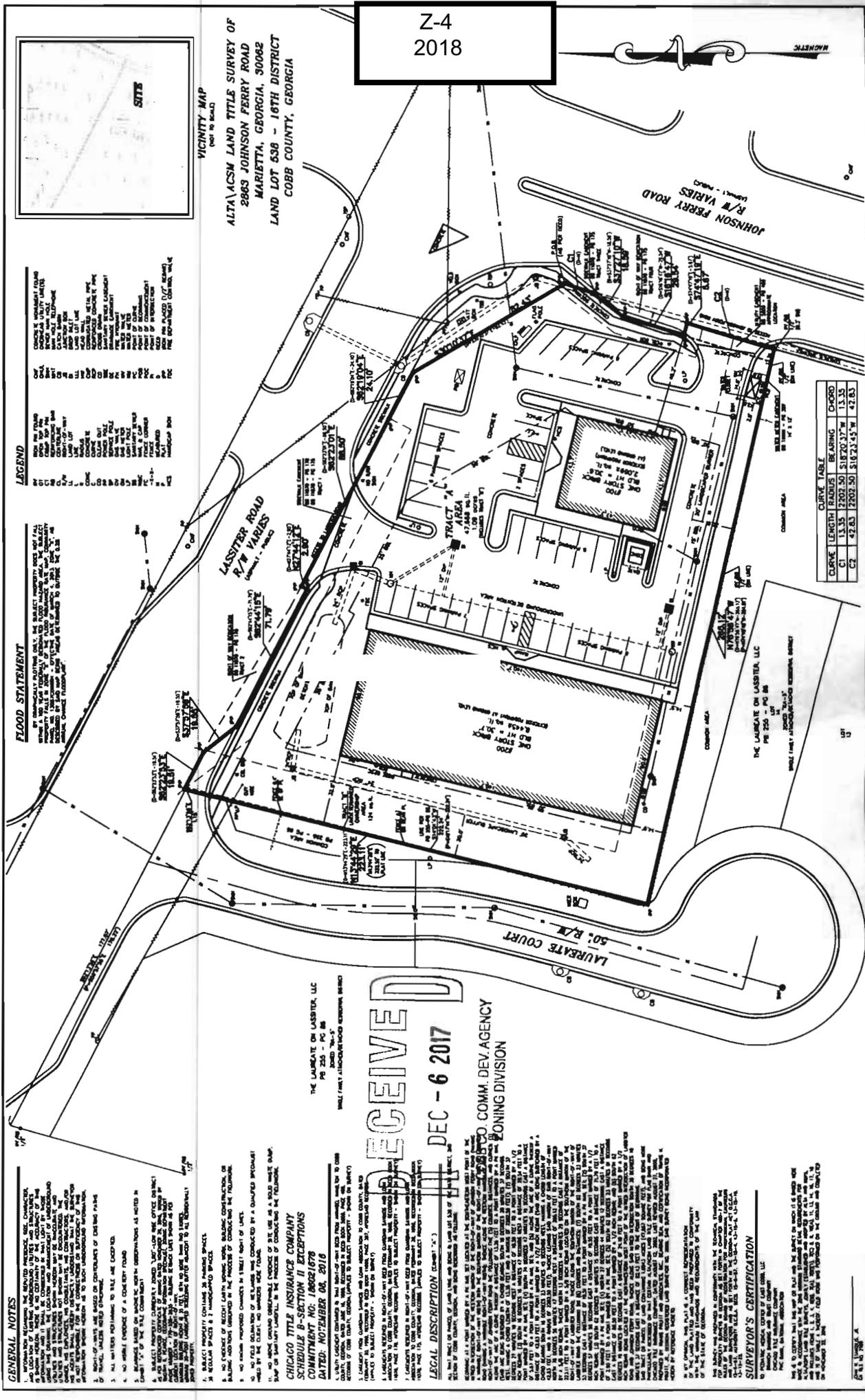
VICINITY MAP  
(not to scale)



LEGEND

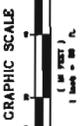
1	CONCRETE
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99	GRAVEL DRIVE
100	PAVEMENT DRIVE

FLOOD STATEMENT  
BY COMPARING EXISTING AND PROPOSED ELEVATIONS WITH THE FLOOD ELEVATIONS SHOWN ON THE FLOOD HAZARD MAP OF THE AREA, THE SURVEYOR HAS DETERMINED THAT THE PROPOSED CONSTRUCTION WILL BE LOCATED IN AN AREA THAT IS NOT SUBJECT TO FLOODING.



CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	13.35	2202.50	S187°02'37"W	13.35
C2	42.63	2202.50	S14°23'45"W	42.63



**SOLAR LAND SURVEYING COMPANY**  
P.O. BOX 723993 ATLANTA, GEORGIA 30339-6993  
TELEPHONE (770) 433-8277 FAX (770) 434-8410

DATE: 11/22/2018  
SCALE: 1" = 20'  
COURT: COBB COUNTY, GEORGIA  
JOB NO.: 161818001  
JOB DATE: 03-28-18  
JOB TIME: 16:18:00  
JOB LOCATION: 161818001  
JOB STATUS: PENDING  
JOB TYPE: SURVEY  
JOB NO.: 161818001  
JOB DATE: 03-28-18  
JOB TIME: 16:18:00  
JOB LOCATION: 161818001  
JOB STATUS: PENDING  
JOB TYPE: SURVEY



NOT RECORDED  
BOOK 2  
PAGE 2

16-05156

RECEIVED  
DEC - 6 2017

COMM. DEV. AGENCY  
PLANNING DIVISION

THE LAUREATE ON LAUREATE, LLC  
PE 255 - PG 88

CHICAGO TITLE INSURANCE COMPANY  
SCHEDULE B-SECTION II EXCEPTIONS  
COMMITMENT NO. 160021678  
DATED: NOVEMBER 08, 2018

LEGAL DESCRIPTION (PARTIAL)  
SECTION 16, TOWNSHIP 16N, RANGE 10E, COBB COUNTY, GEORGIA  
LAND LOT 538, 16TH DISTRICT, COBB COUNTY, GEORGIA

SURVEYOR'S CERTIFICATION  
I, the undersigned, being a duly licensed and sworn Surveyor of the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that the same was prepared by me or under my direct supervision and control.

GENERAL NOTES  
1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ALTA ACSM SURVEYING STANDARDS AND PRACTICES.  
2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE AND HAS FOUND NO RECORDS THAT AFFECT THIS SURVEY.  
3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE AND HAS FOUND NO RECORDS THAT AFFECT THIS SURVEY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): N/A
- b) Proposed building architecture: \_\_\_\_\_
- c) List all requested variances: \_\_\_\_\_

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

- a) Proposed use(s): restaurant, learning center, gym/fitness facility
- b) Proposed building architecture: existing buildings will remain
- c) Proposed hours/days of operation: Monday - Sunday  
8am - 9pm
- d) List all requested variances: no drive through businesses on property

.....  
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).

N/A



# Cobb County Community Development Agency

Z-015-2018

P.O. Box 649  
Marietta, GA 30061-0649  
770-528-2035 • Fax: 770-528-2003

Public Hearing Dates:  
Planning Commission: 2/6/2018  
Board of Commissioners: 2/20/2018

Staff Member Responsible: Jason Campbell

## SITE BACKGROUND

**Title Holder:** Black Builders, LLC

**Applicant Contact:**

**Phone:** (770) 427-9064

**Email:** [clif@tratonhomes.com](mailto:clif@tratonhomes.com)

**Representative Contact:** J. Kevin Moore

**Phone:** (770) 429-1499

**Email:** [jkm@mijs.com](mailto:jkm@mijs.com)

**Property Location:** East side of Lawanna Drive,  
south of Allgood Road

**Access to Property:** Lawanna Drive

**Proposed Use:** Townhouses

## QUICK FACTS

**Applicant:** Traton Homes, LLC

**Representative:** J. Kevin Moore

**Site Acreage:** 1.20 ac

**Current Use of Property:**  
Single-family houses

**Future Land Use Designation:**  
Medium Density Residential (MDR)

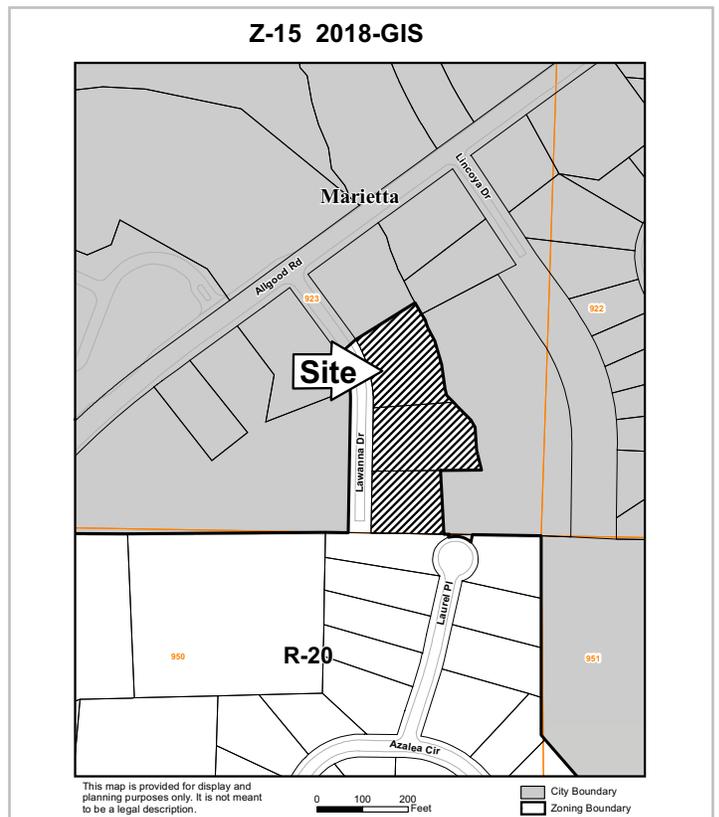
**Commission District:** 3

**District:** 16  
**Land Lot:** 923

**Zoning From:** R-20/Single-family Residential

**Zoning To:** RM-8/Multi-family Residential

## FINAL ZONING STAFF RECOMMENDATION



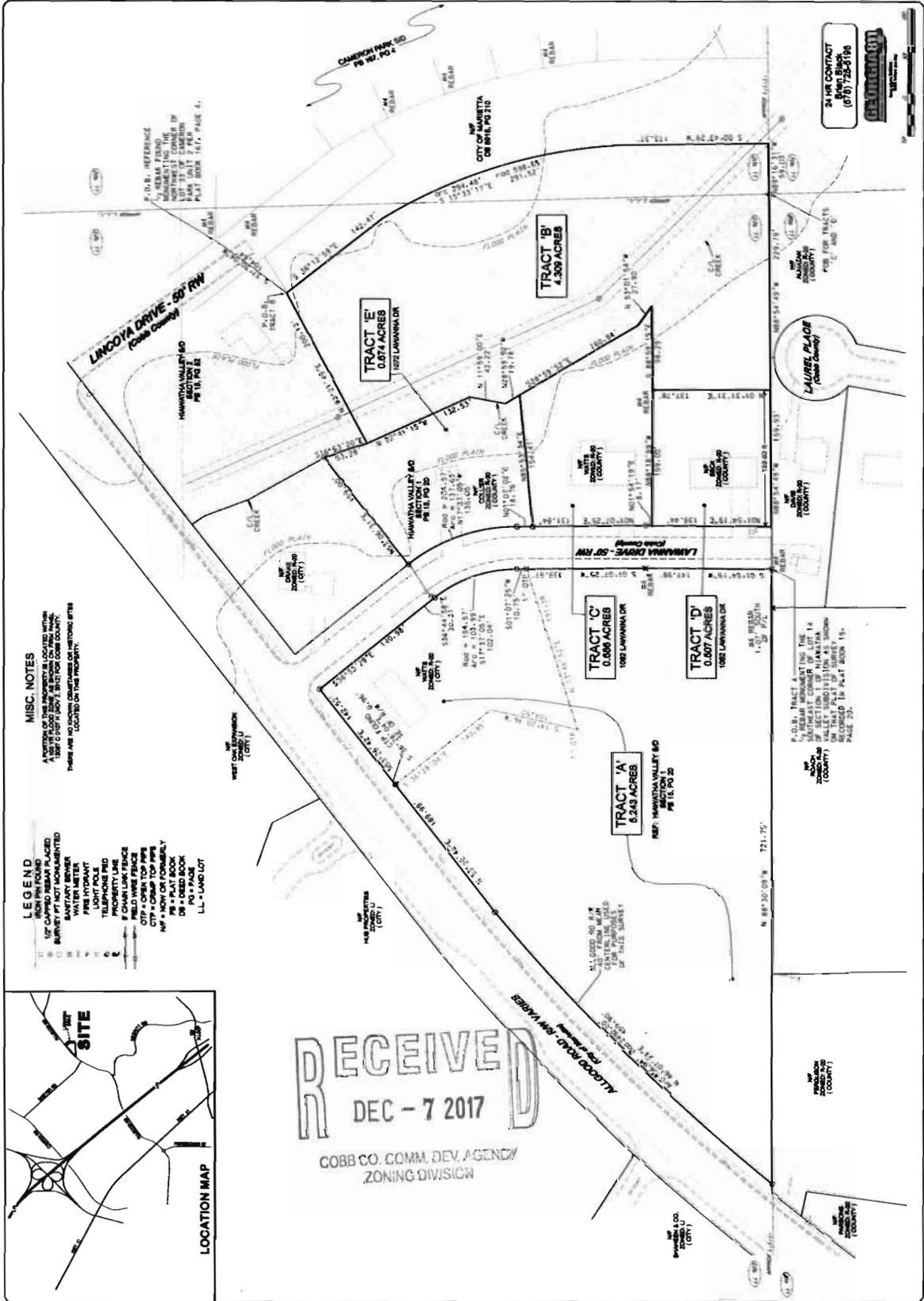
**K&M**  
**Vassalton & McIlroy**  
 Surveying & Mapping  
 1000 Peachtree Dunwoody Ave., Suite 100  
 Atlanta, Georgia 30328  
 Phone: (404) 412-1111  
 Fax: (404) 412-1112  
 Email: info@kvm.com

**B**  
**BLACK BUILDERS**  
 1000 Peachtree Dunwoody Ave., Suite 100  
 Atlanta, Georgia 30328  
 Phone: (404) 412-1111  
 Fax: (404) 412-1112  
 Email: info@blackbuilders.com

**LAWANNA RESERVE**  
 REZONING PLAN  
 CITY OF MARBETTA, COBB COUNTY, GEORGIA  
 MAP 7-2018  
 1000 Peachtree Dunwoody Ave., Suite 100  
 Atlanta, Georgia 30328  
 Phone: (404) 412-1111  
 Fax: (404) 412-1112  
 Email: info@blackbuilders.com

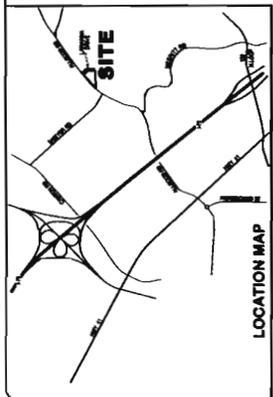


DATE	12/7/17
BY	[Signature]
CHECKED	[Signature]
SCALE	AS SHOWN
TITLE	Z-01



**MISC. NOTES**  
 A PORTION OF THE PROPERTY IS LOCATED WITHIN A 100' BUFFER ZONE AROUND AN AIRPORT. THERE ARE NO AIRPORT OBSTACLES LOCATED ON THIS PROPERTY.

- LEGEND**
- IRON PIN FOUND
  - 1/2" CAPLED REBAR PLACED
  - CONCRETE FOUND
  - BARRETT BROTHERS LIMITED
  - WATER METER
  - FIRE HYDRANT
  - TELEPHONE PFD
  - PROPERTY LINE
  - CHAIN LINK FENCE
  - WOODEN FENCE
  - CITY - CORNER TOP MARK
  - NP - NOW OR FORMERLY
  - DE - DEED BOOK
  - PG - PAGE
  - LL - LAND LOT



**RECEIVED**  
 DEC - 7 2017  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION



Application No. Z-15 (2018)

Hearing Dates: PC - 02/06/2018  
BOC - 02/20/2018

# Summary of Intent for Rezoning\*

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

a) Proposed unit square-footage(s): 1,800 square feet, and greater

b) Proposed building architecture: Traditional/Craftsman

c) List all requested variances: See Site Plan for specific variances

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

a) Proposed use(s): Not Applicable.

b) Proposed building architecture: Not Applicable.

c) Proposed hours/days of operation: Not Applicable.

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).**

None known at this time.

\*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any portion of the Application for Rezoning, at any time during the rezoning process.



# Cobb County Community Development Agency

Z-018-2018

P.O. Box 649  
Marietta, GA 30061-0649  
770-528-2035 · Fax: 770-528-2003

Public Hearing Dates:  
Planning Commission: 2/6/2018  
Board of Commissioners: 2/20/2018

Staff Member Responsible: Jason Campbell

## SITE BACKGROUND

**Title Holder:** Cobb County Board of Commissioners

**Applicant Contact:** Dana Johnson

**Phone:** (770) 528-3300

**Email:** dana.johnson@cobbcounty.org

**Representative Contact:** Dana Johnson

**Phone:** (770) 528-2125

**Email:** dana.johnson@cobbcounty.org

**Property Location:** Southwest side of Atlanta Road,  
south of Darwin Road

**Access to Property:** Atlanta Road

**Proposed Use:** Retail, restaurant or other TS uses

## QUICK FACTS

**Applicant:** Cobb County Bd of Commissioners

**Representative:** Dana Johnson

**Site Acreage:** 0.641 ac

**Current Use of Property:**  
Undeveloped

**Future Land Use Designation:**  
Industrial Compatible (IC)

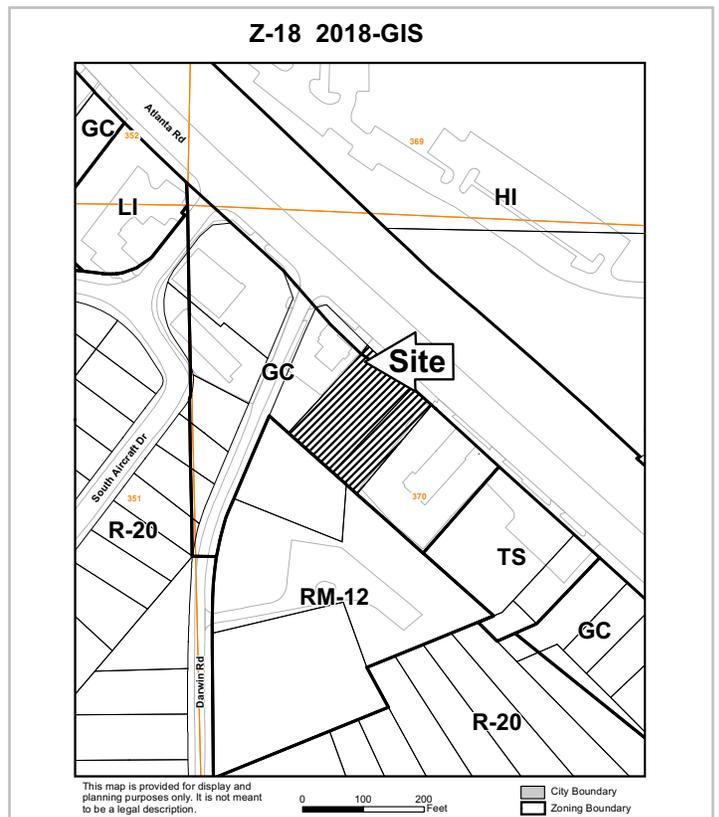
**Commission District:** 3

**District:** 17  
**Land Lot:** 370

**Zoning From:** General Commercial (GC)

**Zoning To:** Tourist Services (TS)

## FINAL ZONING STAFF RECOMMENDATION





## 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) List all requested variances: \_\_\_\_\_

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

- a) Proposed use(s): Retail, restaurant, or other TS uses.
- b) Proposed building architecture: To be determined.
- c) Proposed hours/days of operation: To be determined.
- d) List all requested variances: None known at this time.

~~.....~~  
**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). This parcel is owned by the Cobb County Board of Commissioners.**  
\_\_\_\_\_



# Cobb County Community Development Agency

Z-019-2018

P.O. Box 649  
Marietta, GA 30061-0649  
770-528-2035 • Fax: 770-528-2003

Public Hearing Dates:  
Planning Commission: 2/6/2018  
Board of Commissioners: 2/20/2018

Staff Member Responsible: Donald Wells

## SITE BACKGROUND

**Title Holder:** Cobb County Board of Commissioners

**Applicant Contact:** Dana Johnson

**Phone:** (770) 528-3300

**Email:** dana.johnson@cobbcounty.org

**Representative Contact:** Dana Johnson

**Phone:** (770) 528-2125

**Email:** dana.johnson@cobbcounty.org

**Property Location:** Southwest side of Atlanta Road  
north of Ledford Street

**Access to Property:** Atlanta Road

**Proposed Use:** Retail, restaurant or other TS uses

## QUICK FACTS

**Applicant:** Cobb County Bd of Commmissioners

**Representative:** Dana Johnson

**Site Acreage:** 0.693 ac

**Current Use of Property:**  
Undeveloped

**Future Land Use Designation:**  
Industrial Compatible (IC)

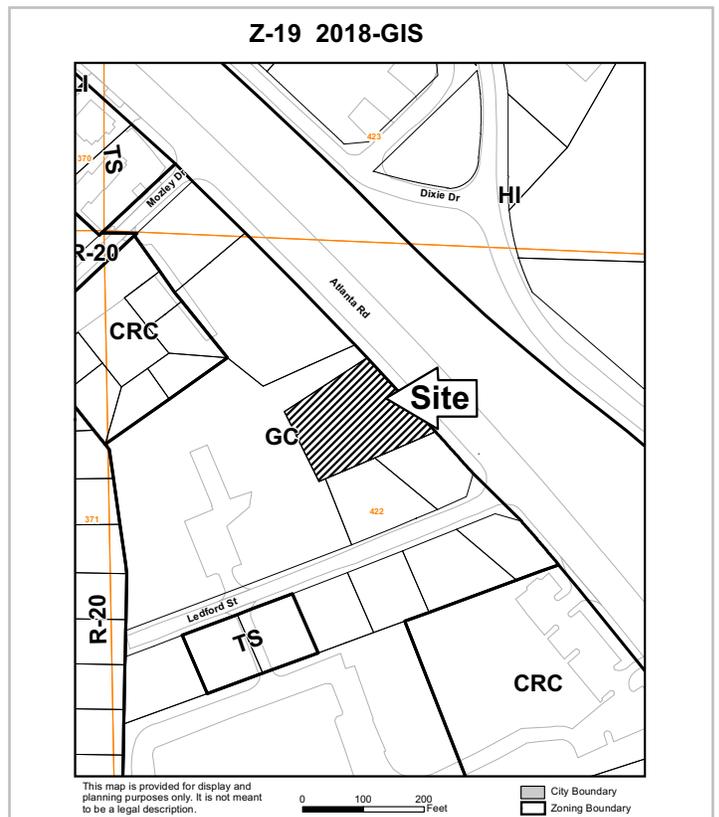
**Commission District:** 3

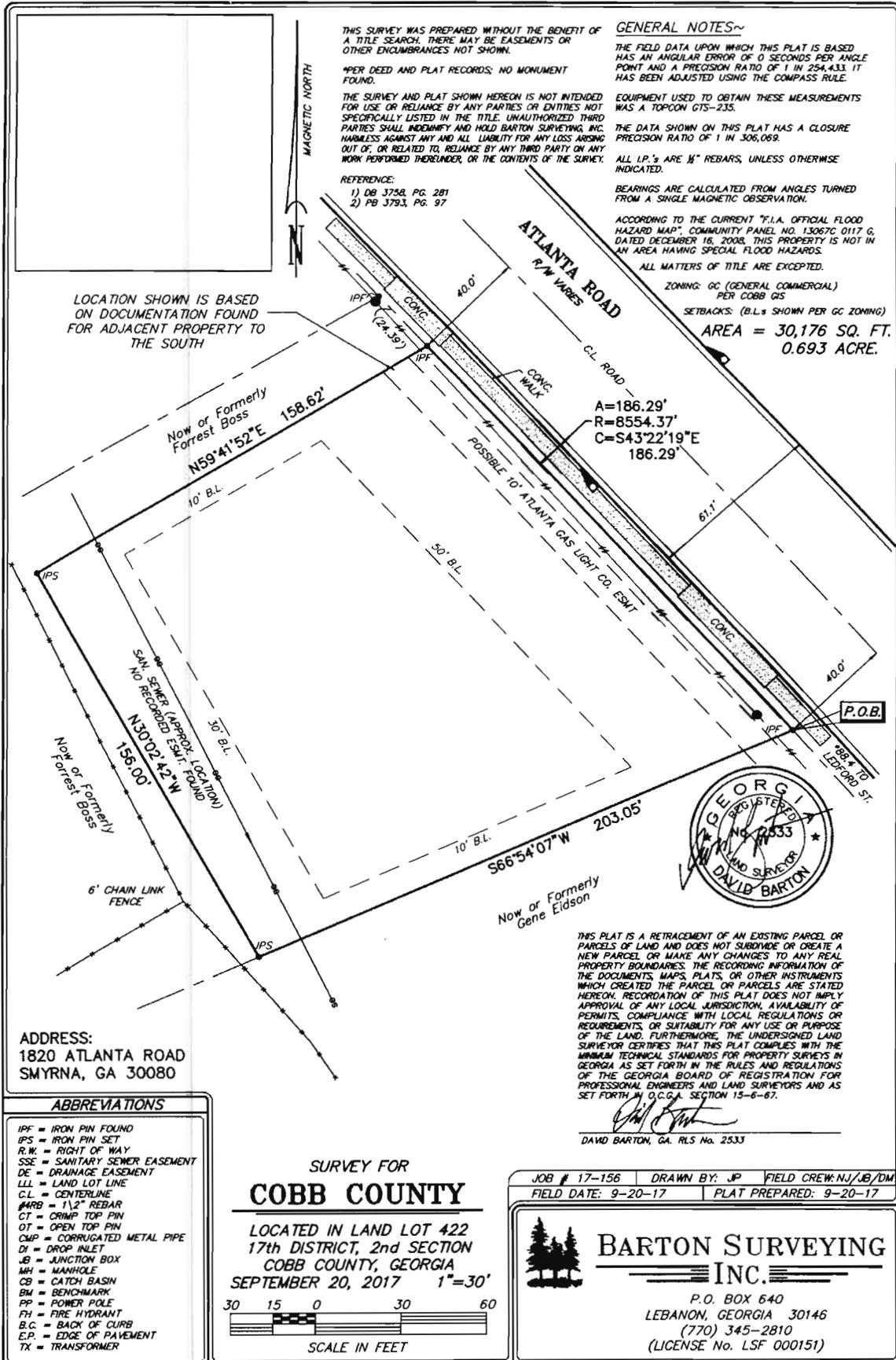
**District:** 17  
**Land Lot:** 422

**Zoning From:** General Commercial (GC)

**Zoning To:** Tourist Services (TS)

## FINAL ZONING STAFF RECOMMENDATION





THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

\*PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, INC. HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

REFERENCE:  
1) DB 3758, PG. 281  
2) PB 3793, PG. 97

**GENERAL NOTES~**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 0 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 254,433. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 306,069.

ALL I.P.'s ARE 1" REBARS, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13067C 0117 G, DATED DECEMBER 16, 2008, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

ZONING: GC (GENERAL COMMERCIAL)  
PER COBB GIS

SETBACKS: (B.L.'s SHOWN PER GC ZONING)

AREA = 30,176 SQ. FT.  
0.693 ACRE.

LOCATION SHOWN IS BASED ON DOCUMENTATION FOUND FOR ADJACENT PROPERTY TO THE SOUTH

Now or Formerly Forrest Boss  
N59°41'52"E 158.62'

A=186.29'  
R=8554.37'  
C=S43°22'19"E  
186.29'

ADDRESS:  
1820 ATLANTA ROAD  
SMYRNA, GA 30080

**ABBREVIATIONS**

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- R.W. = RIGHT OF WAY
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- LLL = LAND LOT LINE
- C.L. = CENTERLINE
- #ARB = 1/2" REBAR
- CT = CRIMP TOP PIN
- OT = OPEN TOP PIN
- CMP = CORRUGATED METAL PIPE
- DI = DROP INLET
- JB = JUNCTION BOX
- MH = MANHOLE
- CB = CATCH BASIN
- BM = BENCHMARK
- PP = POWER POLE
- FH = FIRE HYDRANT
- B.C. = BACK OF CURB
- E.P. = EDGE OF PAVEMENT
- TX = TRANSFORMER

**SURVEY FOR  
COBB COUNTY**

LOCATED IN LAND LOT 422  
17th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA  
SEPTEMBER 20, 2017 1"=30'



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*David Barton*

DAVID BARTON, GA. RLS No. 2533

JOB # 17-156 DRAWN BY: JP FIELD CREW: NJ/JB/DM  
FIELD DATE: 9-20-17 PLAT PREPARED: 9-20-17



**BARTON SURVEYING  
INC.**

P.O. BOX 640  
LEBANON, GEORGIA 30146  
(770) 345-2810  
(LICENSE No. LSF 000151)

## 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) List all requested variances: \_\_\_\_\_~~

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

- a) Proposed use(s): Retail, restaurant, or other TS uses.
- b) Proposed building architecture: To be determined.
- c) Proposed hours/days of operation: To be determined.
- d) List all requested variances: None known at this time.

~~Part 3. Other Pertinent Information (List or attach additional i~~

- ~~\_\_\_\_\_~~
- ~~\_\_\_\_\_~~
- ~~\_\_\_\_\_~~

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). This parcel is owned by the Cobb County Board of Commissioners.



# Cobb County Community Development Agency

LUP-001-2018 (Renewal)

P.O. Box 649  
Marietta, GA 30061-0649  
770-528-2035 • Fax: 770-528-2003

Public Hearing Dates:  
Planning Commission: 02-06-2018  
Board of Commissioners: 02-20-2018

Staff Member Responsible: Tannessa Bates

## SITE BACKGROUND

**Title Holder:** Paul Lamar Streetman

**Applicant Contact:** Shirley Streetman

**Phone:** (770) 435-4244

**Email:** N/A

**Representative Contact:** Shirley Streetman

**Phone:** (770) 435-4244

**Email:** N/A

**Property Location:** East side of Woodview Drive, south of Church Road

**Access to Property:** Woodview Drive

**Proposed Use:** Beauty Shop (Renewal)

## QUICK FACTS

**Applicant:** Shirley Streetman

**Representative:** Shirley Streetman

**Site Acreage:** 0.34 acre

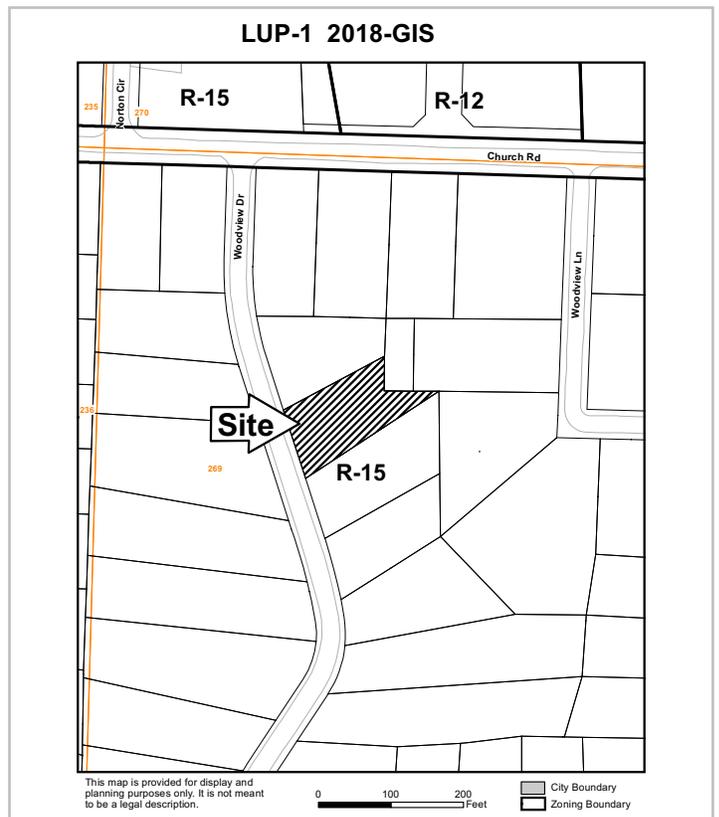
**Current Use of Property:**  
Land Use Permit (Renewal)

**Future Land Use Designation:**  
Low Density Residential (LDR)

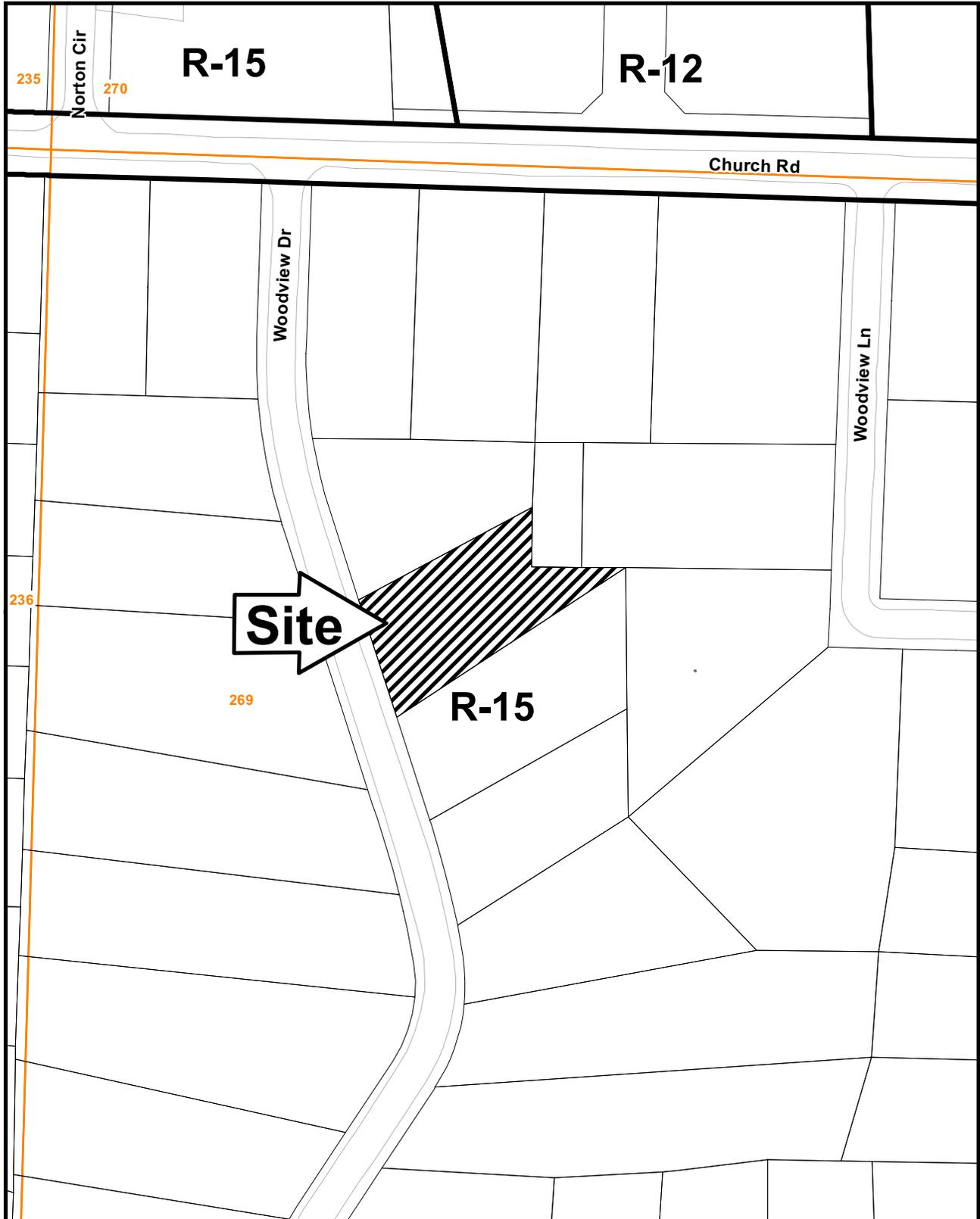
**Commission District:** 4

**District:** 17  
**Land Lot:** 236

## FINAL ZONING STAFF RECOMMENDATION



# LUP-1 2018-GIS



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



- City Boundary
- Zoning Boundary



# Cobb County Community Development Agency

SLUP-3-2018

P.O. Box 649  
Marietta, GA 30061-0649  
770-528-2035 • Fax: 770-528-2003

Public Hearing Dates:  
Planning Commission: 02/06/2018  
Board of Commissioners: 02/20/2018

Staff Member Responsible: Terry Martin

## SITE BACKGROUND

**Title Holder:** Cobb County Board of Education  
**Applicant Contact:** Brooks Chadwick Capital, LLC  
**Phone:** (404) 281-4554  
**Email:** todd@brooks Chadwick.com  
**Representative Contact:** J. Kevin Moore  
**Phone:** (770) 429-1499  
**Email:** jkm@mijjs.com  
**Property Location:** On the east side of Sandy Plains Road, south of Shallowford Road  
**Access to Property:** Sandy Plains Road  
**Proposed Use:** Climate Controlled Self-Storage Facility

## QUICK FACTS

**Applicant:** Brooks Chadwick Capital, LLC  
**Representative:** J. Kevin Moore  
**Site Acreage:** 13.84 ac.  
**Current Use of Property:** Cobb County School (Mountain View Elementary)  
**Future Land Use Designation:** Public Institutional (PI)  
**Commission District:** 3  
**District:** 16  
**Land Lot:** 406

## FINAL ZONING STAFF RECOMMENDATION

