

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)

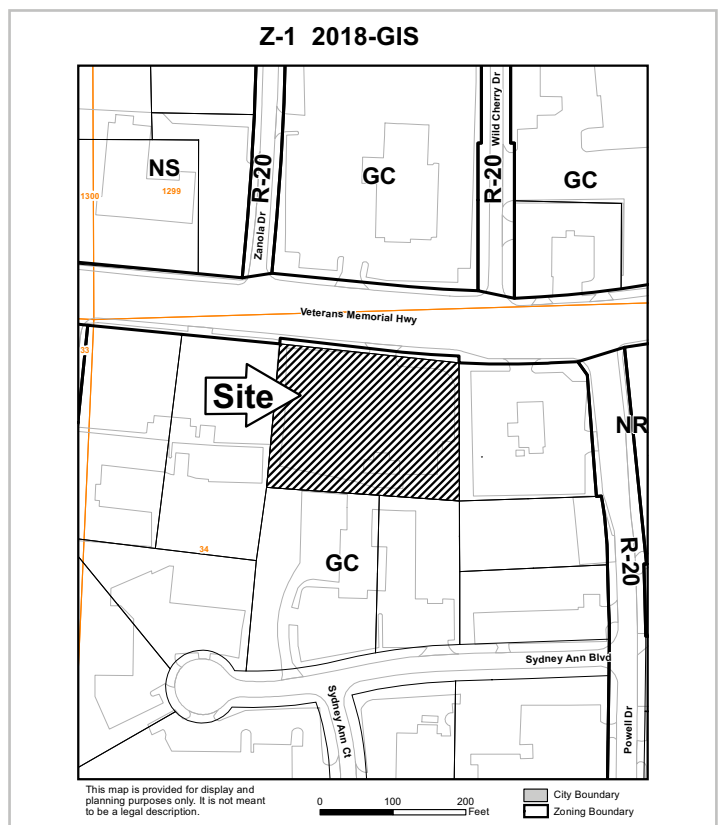
Commission District: 4

District: 18th
Land Lot: 34

Zoning From: GC General Commercial

Zoning To: NRC Neighborhood Retail Commercial

FINAL ZONING STAFF RECOMMENDATION



Rezoning Plat

1415 Veteran's Memorial Highway

Cobb County, Georgia

Land Lot 34, 18th District, 2nd Section

NOV - 2 2017

COBB COUNTY 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



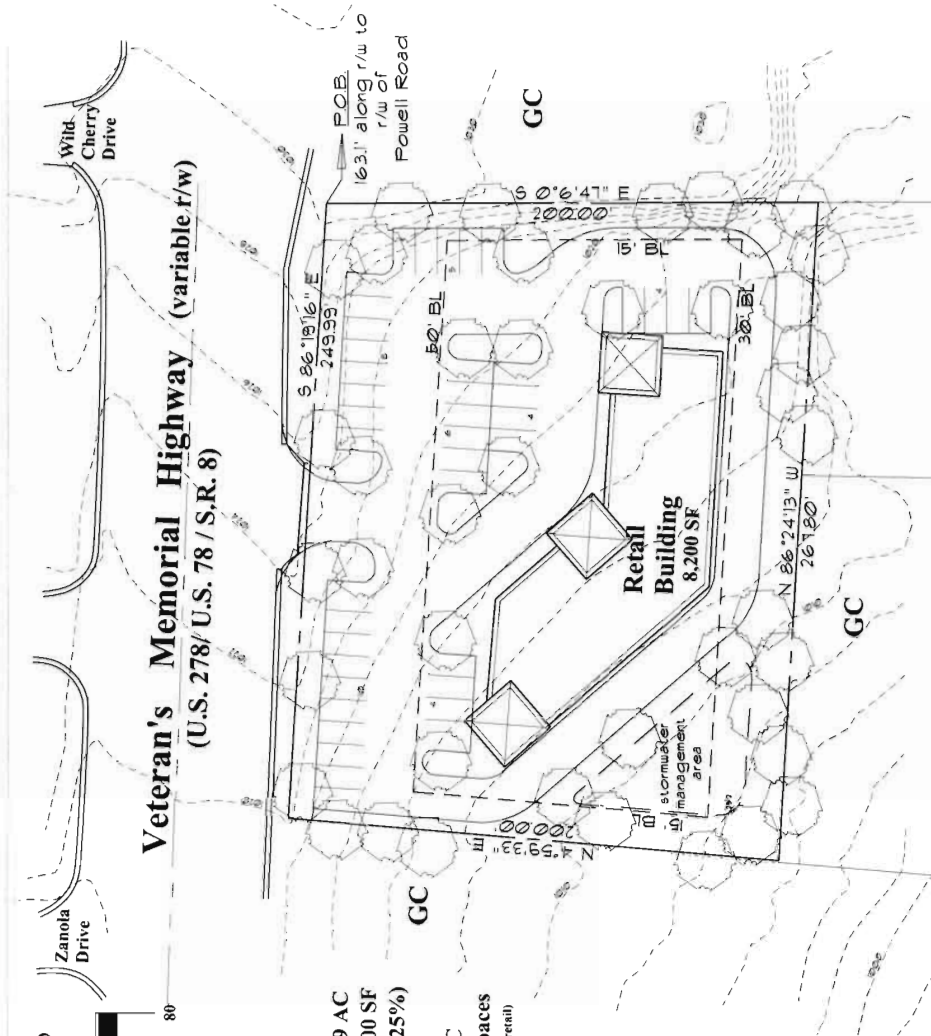
Veteran's Memorial Highway
(U.S. 278 / U.S. 78 / S.R. 8)



November 1, 2017

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 was prepared by DGM Land Planning Consultants, Inc. and is subject to the approval of the Cobb County Board of Commissioners.
2. Information is provided for informational purposes only and does not constitute a guarantee of accuracy or completeness.
3. According to the Georgia Professional Engineers Act, the engineer is responsible for the accuracy of the information provided on this plat.
4. No construction shall be undertaken until the plat is approved by the Cobb County Board of Commissioners.
5. No construction shall be undertaken until the plat is approved by the Cobb County Board of Commissioners.
6. No construction shall be undertaken until the plat is approved by the Cobb County Board of Commissioners.

Z-1
(2018)

RECEIVED
NOV - 2 2017

Application No. Z-1

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

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

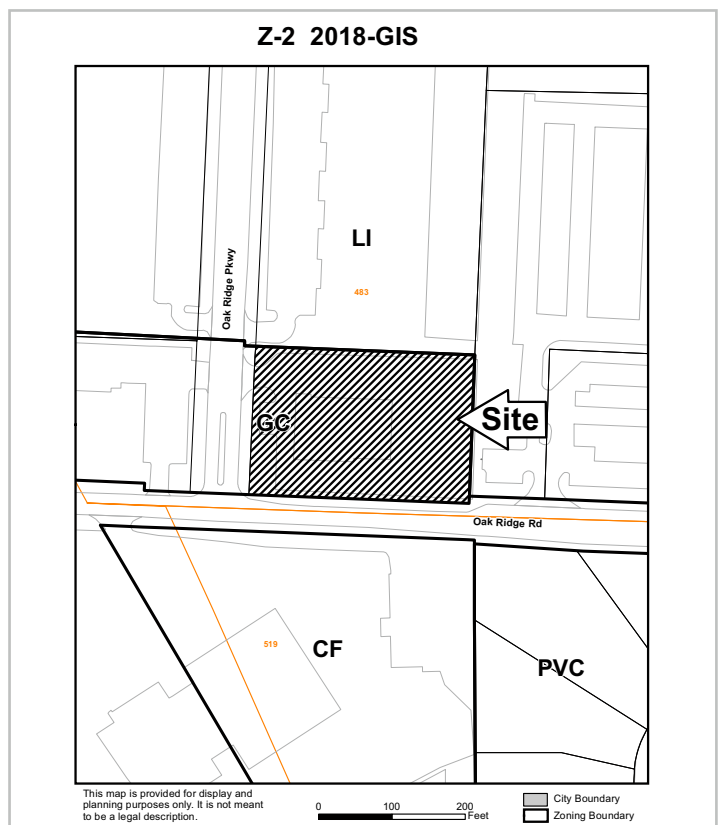
Future Land Use Designation:
Neighborhood Activity Center (NAC)

Commission District: 4
District: 18
Land Lot: 483

Zoning From: GC

Zoning To: LI

FINAL ZONING STAFF RECOMMENDATION



Z-2
(2018)



LRS Surveying LLC
29 Maple Ridge Dr. Suite 104
Cartersville, GA, 30121
Tel: (770) 235-3610
email: LSHorn@LPSurveying.com
GA Land Survey Firm #LSF001008

**K & L
ASSOCIATES,
LLC**

REVIEWS		Date
No.	Revision	
1		
2		
3		
4		
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© Copyright 2017 LRS Surveying LLC



Boundary Survey
7100 Oak Ridge
Parkway
Austell, GA
30168

Tax Parcel
18048300020

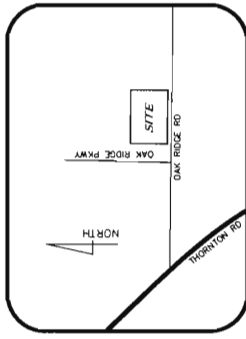
Land Lot 483
18th District, 2nd Section
Cobb County, Georgia

Date:	4/12/2017
Scale:	1" = 30'
Surveyed By:	L.S. / A.S.
Drawn By:	L.R.S.
Checked By:	L.R.S.
Project No.	17-000
WG. No.	17-030
EX. No.	N.A.
Sheet Number:	

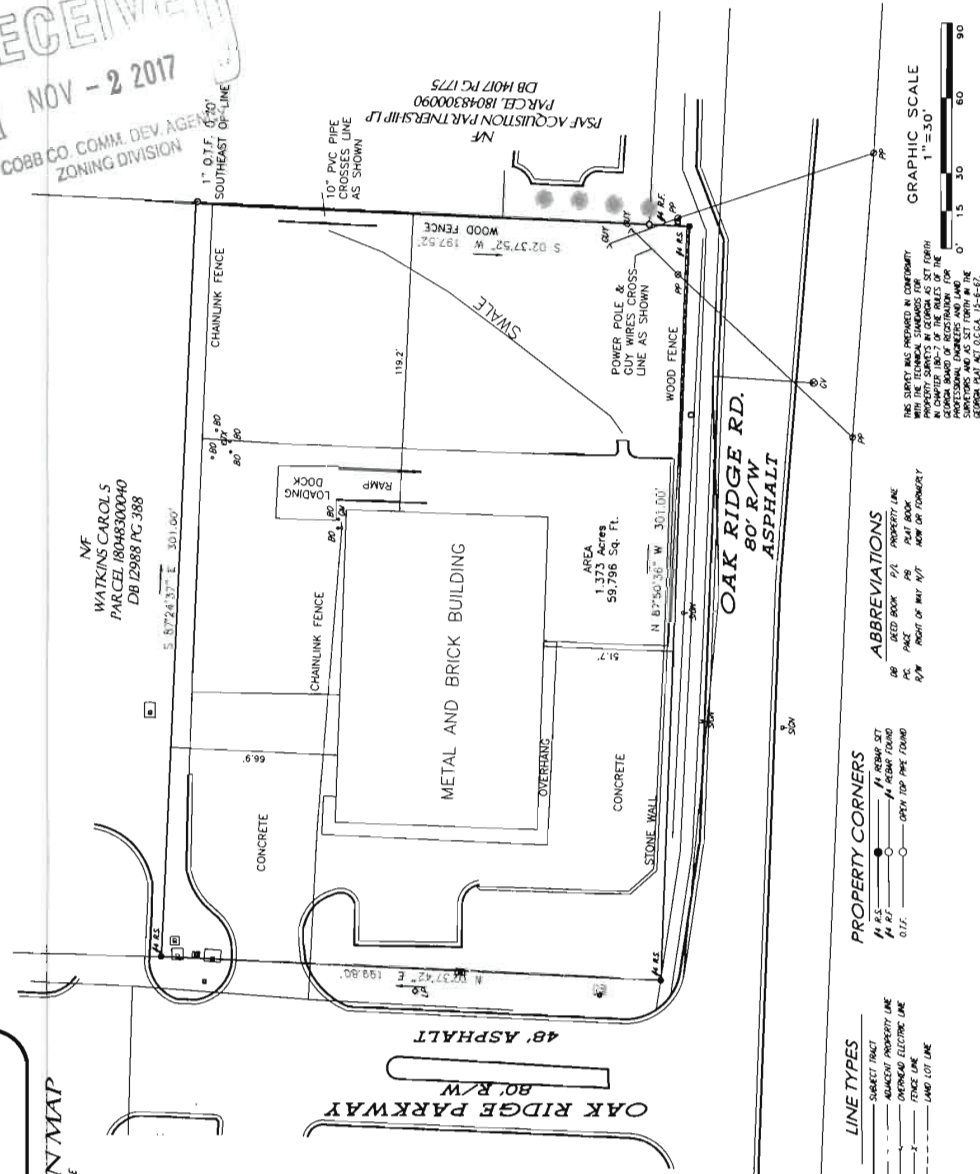
1 OF 1

NOTES

- [illegible]



LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE
1"=30'

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

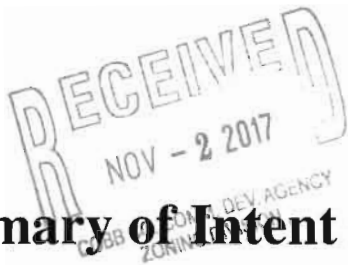
ABBREVIATIONS

PROPERTY CORNERS

LINE TYPES

SYMBOLS

TELEPHONE BOX (TELE)
POWER POLE (PP)
LIGHT POLE (LP)
GUY WIRE (GW)
COMMUNICATION BOX
POWER BOX (PB)
GAS METER (GM)
BILLBOARD



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)

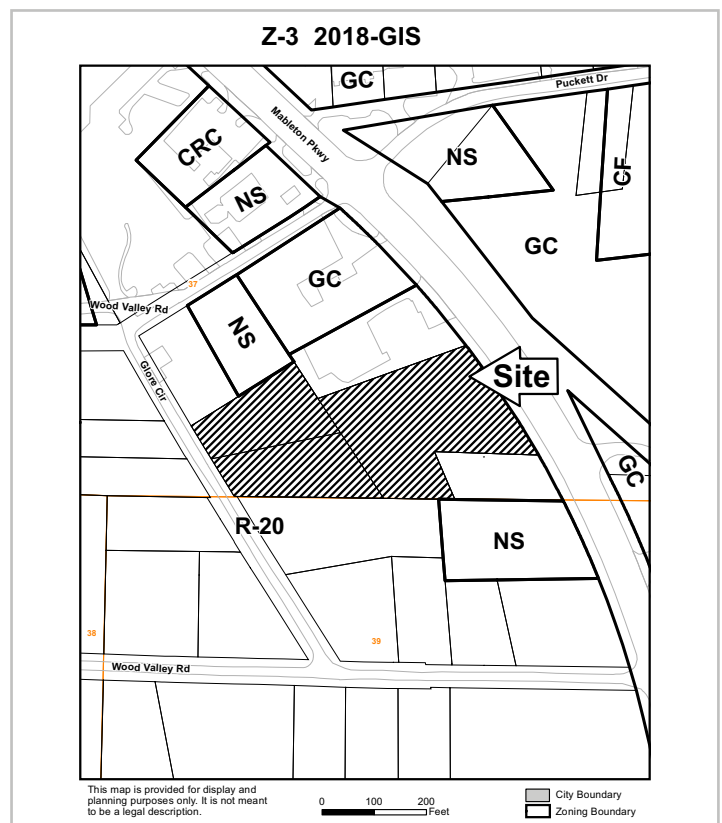
Commission District: 4

District:
Land Lot:

Zoning From: R-20

Zoning To: FST

FINAL ZONING STAFF RECOMMENDATION



Z-3
2018



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TREE LOCATION AND TOPOGRAPHIC
SURVEY FOR
PUNKY POOL LLC

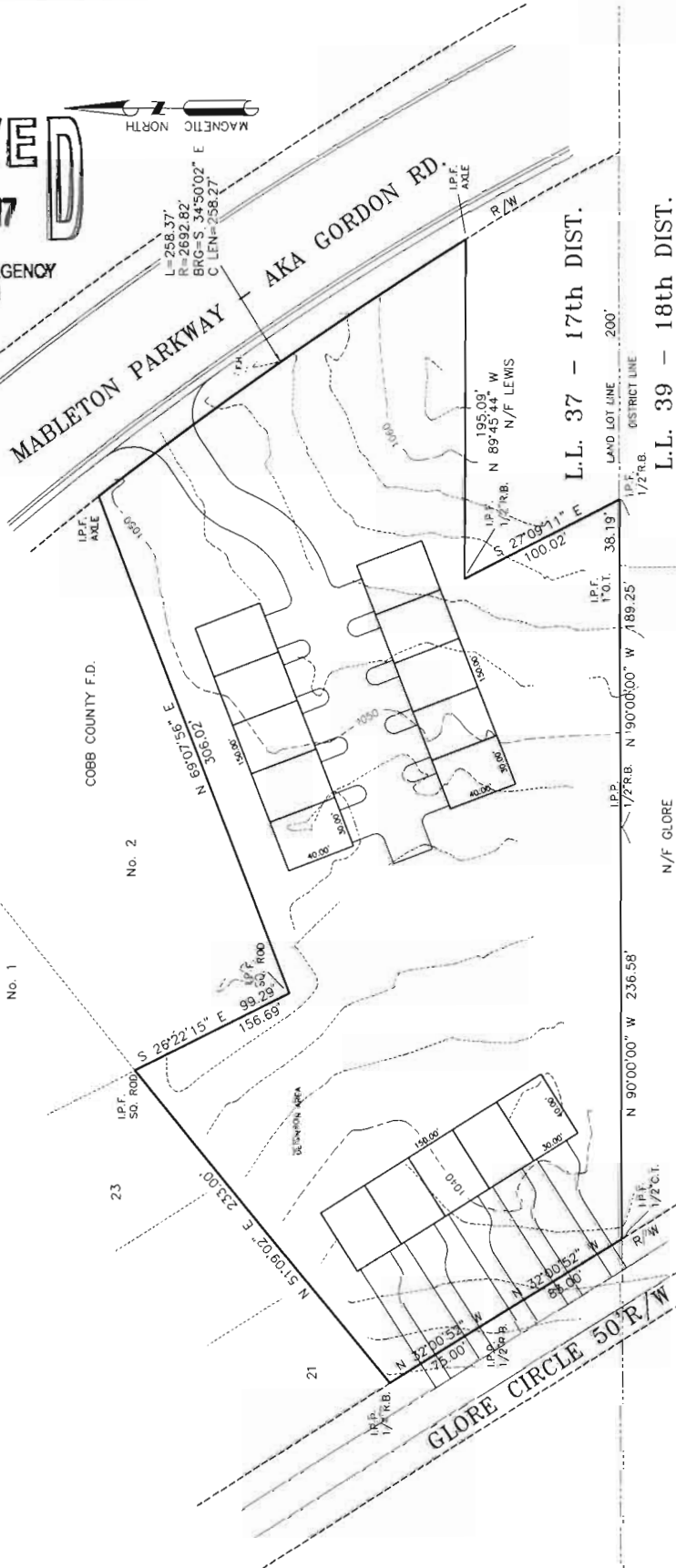
PREPARED BY
WILLIAM B. SIMS
Land Surveying - Land Planning
978 CENTER POINT RD., CARROLLTON GA 30117 (578) 872-3118

SBW

SHEET 1

RECEIVED
DEC - 1 2017

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



CONVEYANCE NOTES:
1. ELEVATION DATUM IS MEAN SEA LEVEL.
2. CONTOUR INTERVAL IS 2'.
3. CONTOURS WERE INTERPOLATED FROM SPOT SHOTS
TAKEN IN THE FIELD AND ARE APPROXIMATE.
4. BOUNDARY INFORMATION TAKEN FROM A SURVEY FOR
ESTATE OF LEWIS ET. AL. DATED 29 JULY, 2008 BY SIMS AND
ASSOCIATES.



LEGEND:
Bearing and Distance
Property Line
Easement
Right of Way
Section Line
Contour
Spot Elevation
Water
Road
Fence
Survey Station
Iron Pin
Iron Nail
Iron Pipe
Iron Rod
Iron Stake
Iron Nail
Iron Pipe
Iron Rod
Iron Stake



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)

Singleton, LLC dba Singleton Real Estate

2295 Towne Lake Parkway, Suite 116-124 | Woodstock, GA 30189
770.924.8421 | SingletonRealEstate.com

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 Road 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

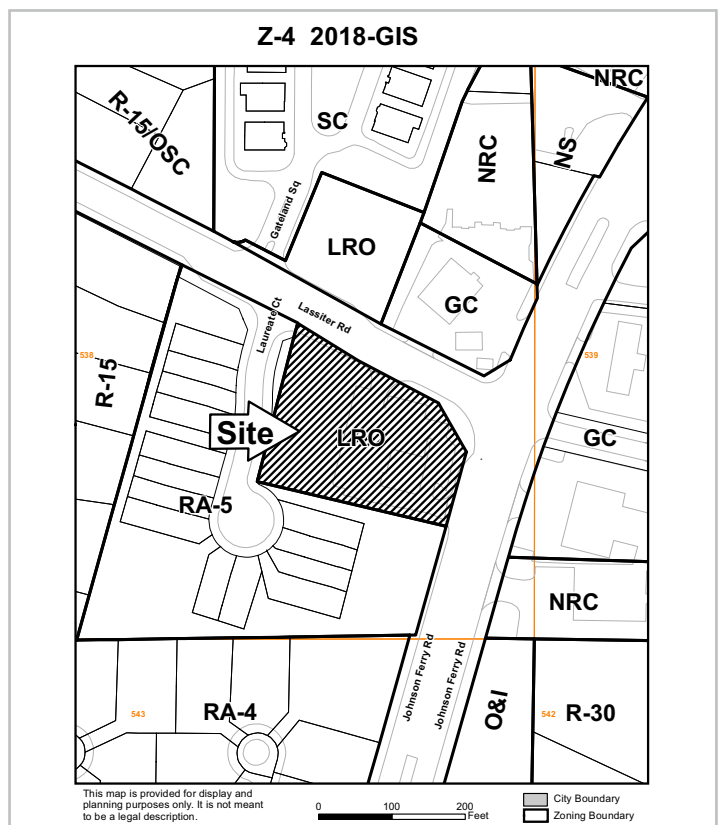
Commission District: 2

District: 16
Land Lot: 538

Zoning From: Low Rise Office (LRO)

Zoning To: Neighborhood Retail Commercial (NAC)

FINAL ZONING STAFF RECOMMENDATION



Application No. Z-4
Feb. 2018

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

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: 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)

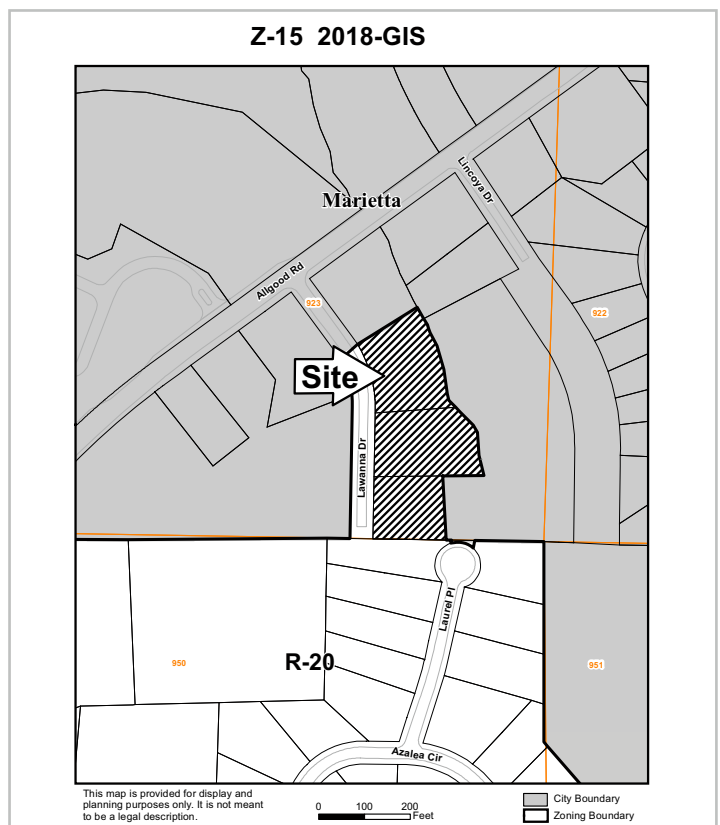
Commission District: 3

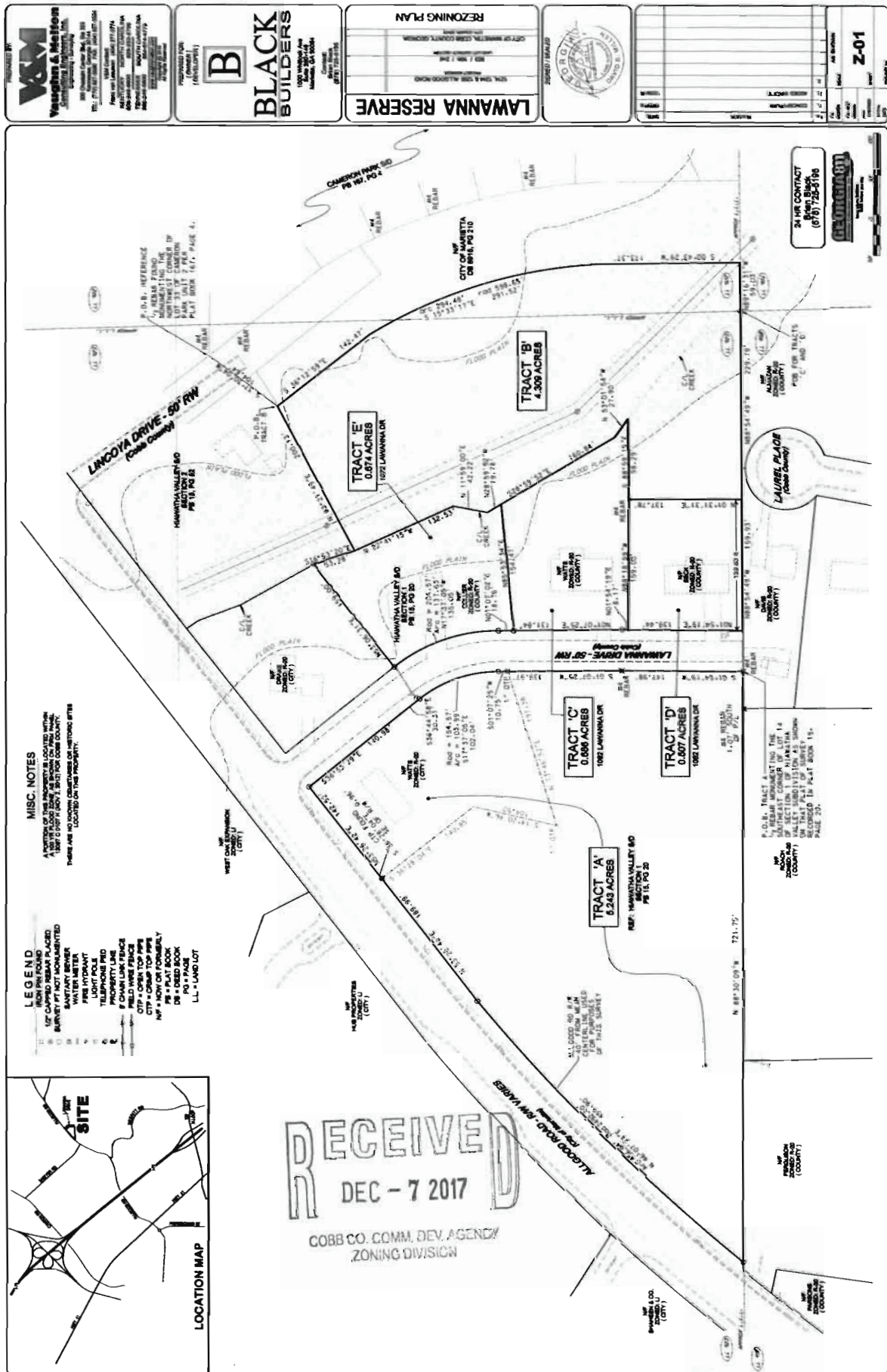
District: 16
Land Lot: 923

Zoning From: R-20/Single-family Residential

Zoning To: RM-8/Multi-family Residential

FINAL ZONING STAFF RECOMMENDATION







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.

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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)

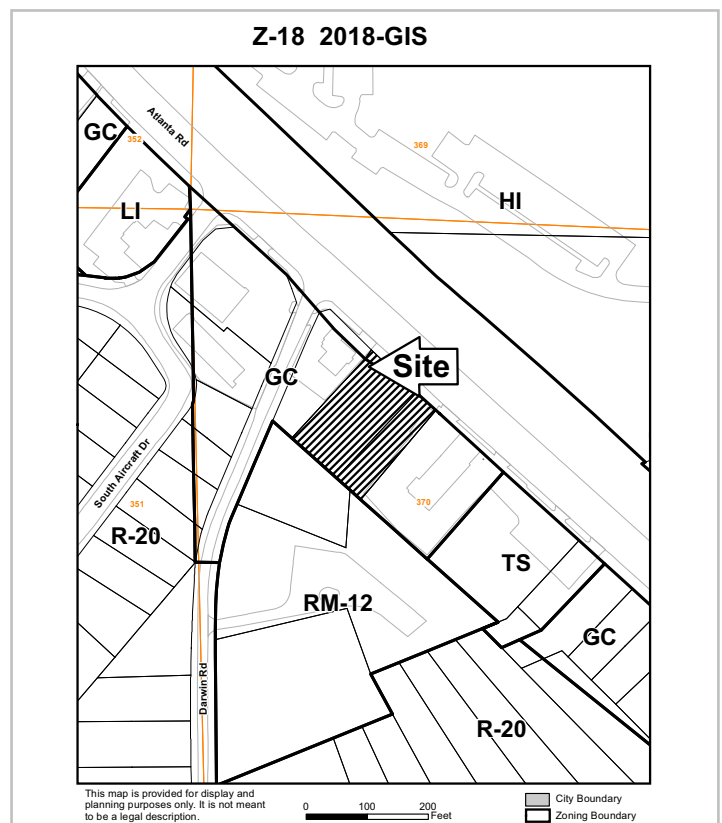
Commission District: 3

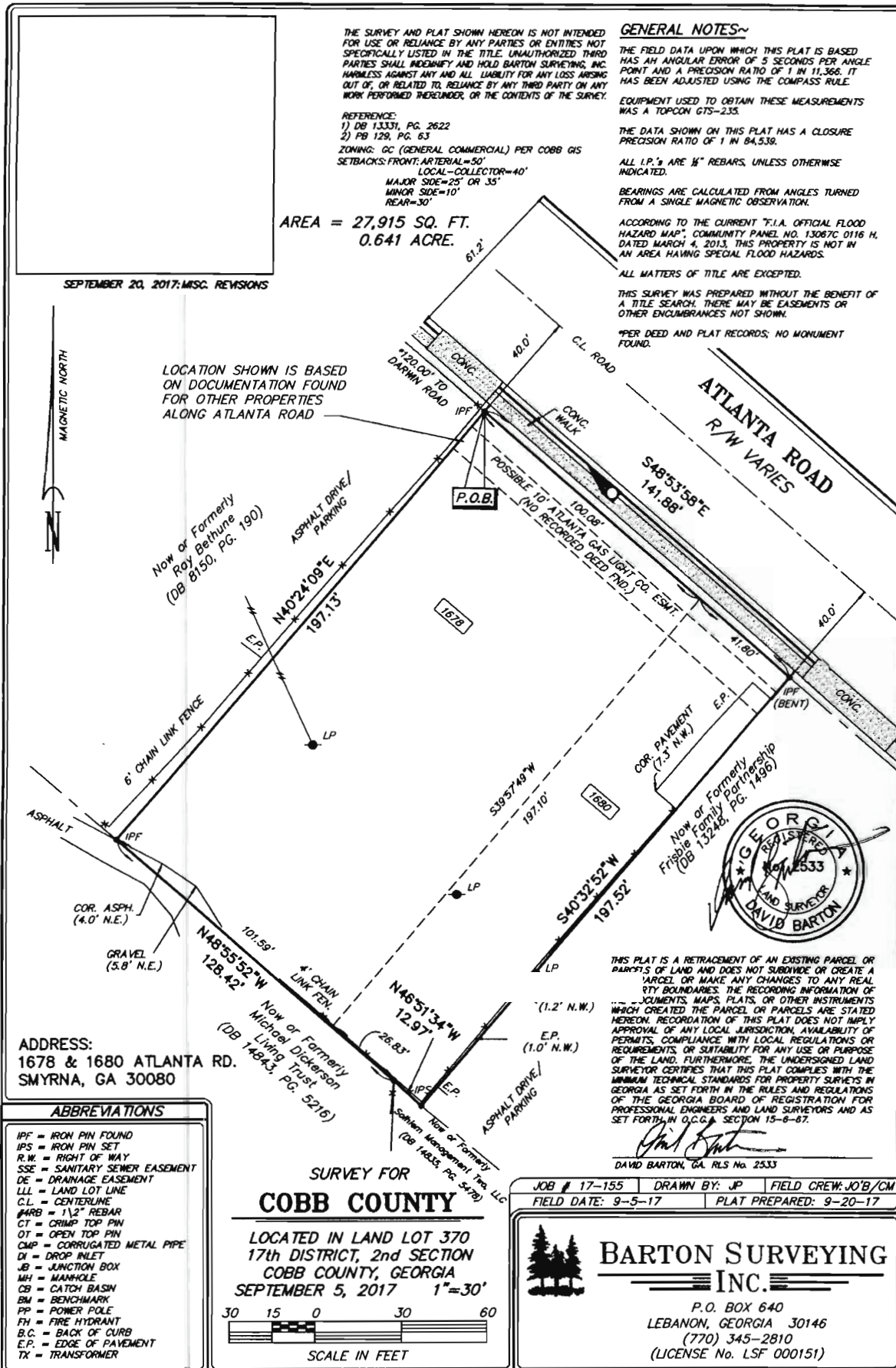
District: 17
Land Lot: 370

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)

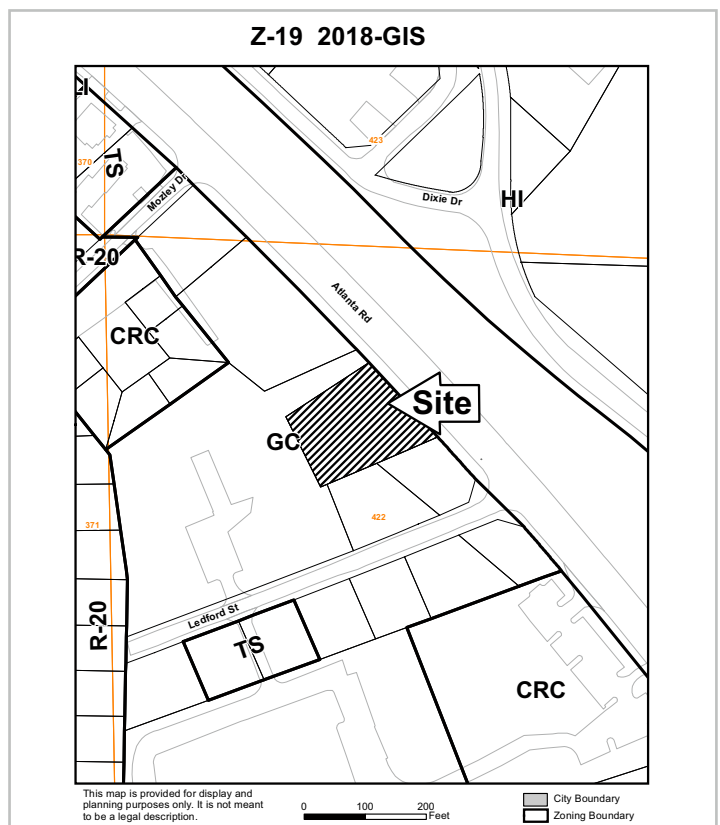
Commission District: 3

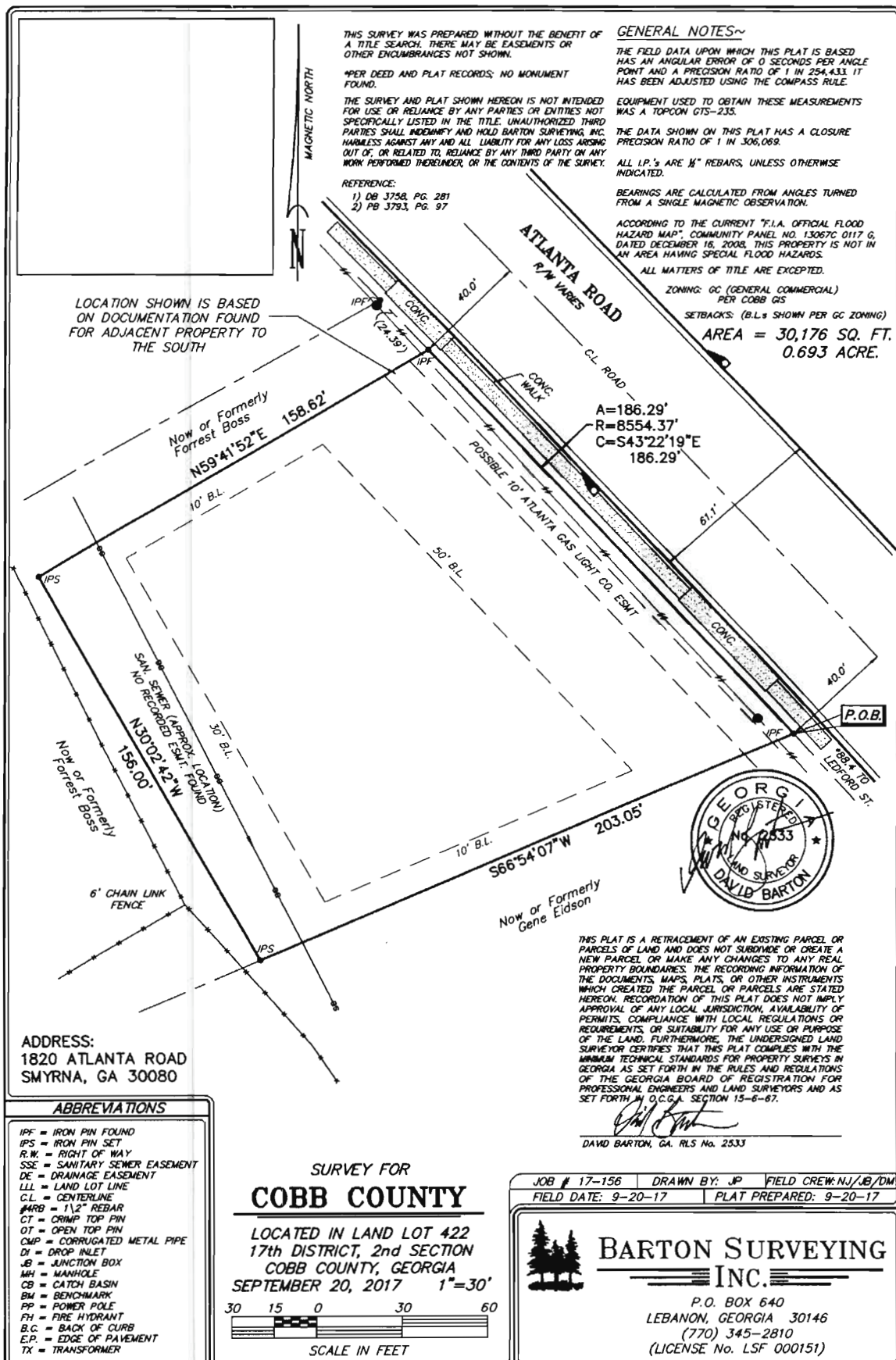
District: 17
Land Lot: 422

Zoning From: General Commercial (GC)

Zoning To: Tourist Services (TS)

FINAL ZONING STAFF RECOMMENDATION





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

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

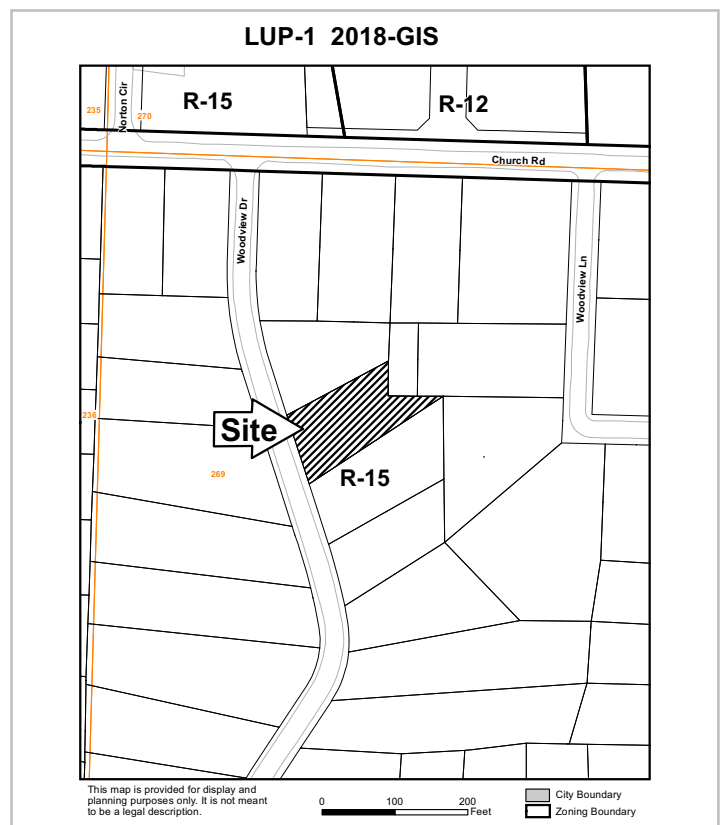
Current Use of Property:
Land Use Permit (Renewal)

Future Land Use Designation:
Low Density Residential (LDR)

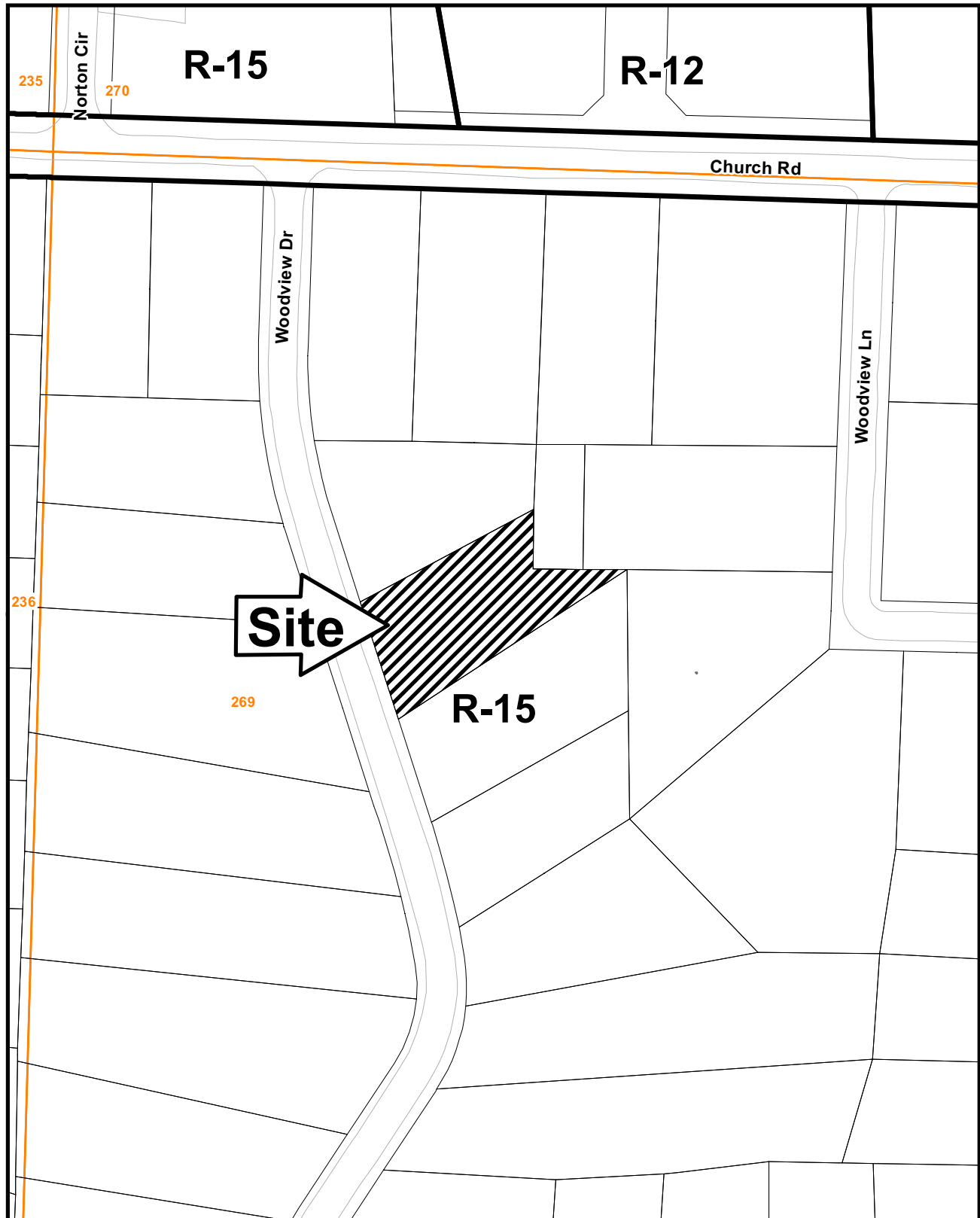
Commission District: 4

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.

0 100 200 Feet

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@brookschadwick.com

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: jkm@mijs.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

