

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: March 6, 2018

Board of Commissioners Hearing Date: March 20, 2018

Date Distributed/Mailed Out: January 5, 2018

STAFF COMMENTS DUE DATE: January 12, 2018



Cobb County... Expect the Best!



Cobb County Community Development Agency
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

Public Hearing Dates:
PC: 03-06-18
BOC: 03-20-18

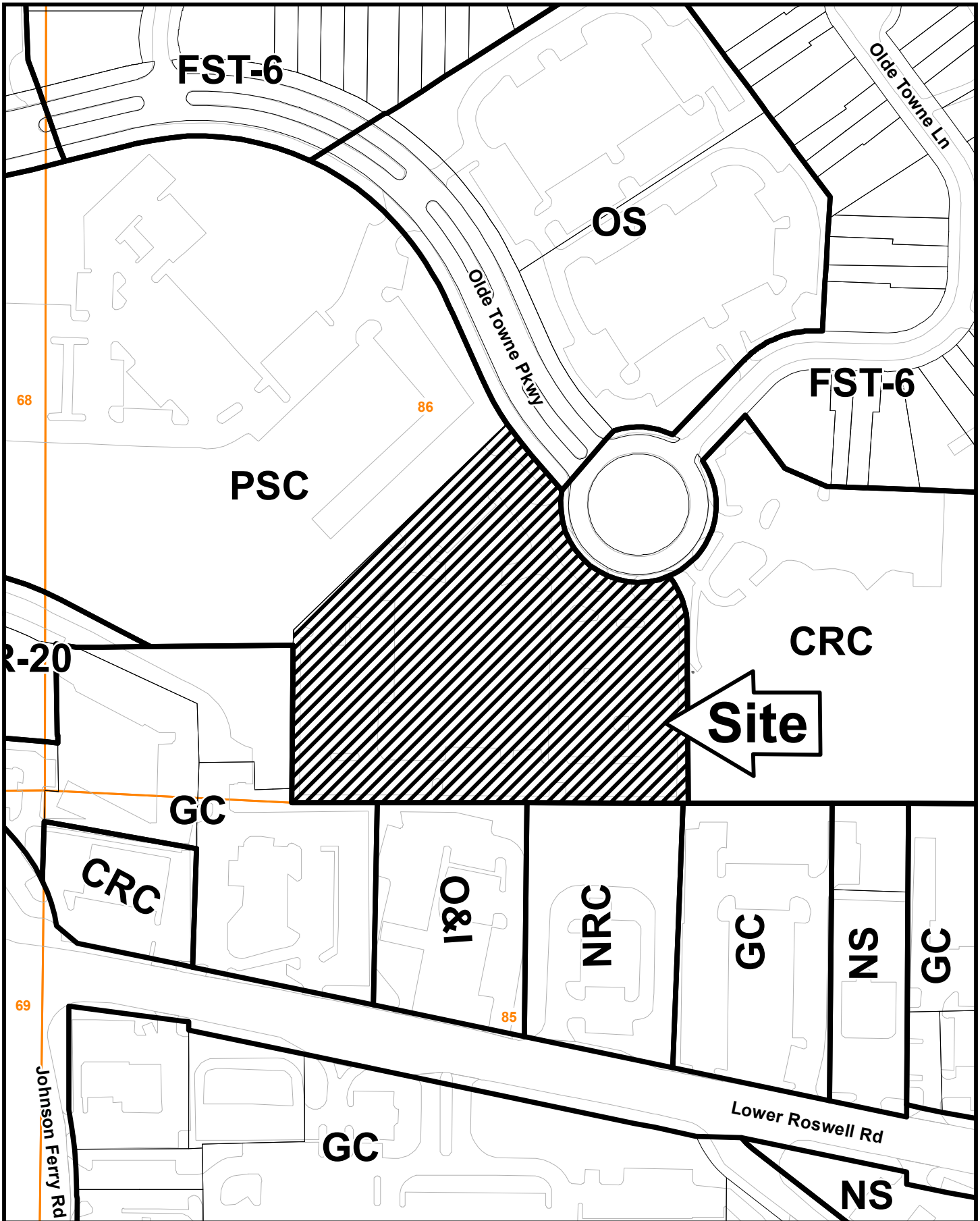
SITE BACKGROUND

Applicant: Pulte Home Company, LLC
Phone: (770) 422-7016
Email: jballi@slhb-law.com
Representative Contact: James A. Balli
Phone: (770) 422-7016
Email: jballi@slhb-law.com
Titleholder: CP Old Towne, LLC
Property Location: Southwest corner of Olde Towne Parkway and Olde Towne Lane
Address: 5000 Olde Towne Parkway
Access to Property: Olde Towne Parkway

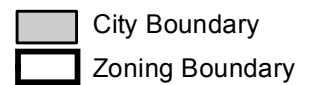
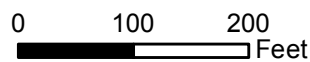
QUICK FACTS

Commission District: 2-Ott
Current Zoning: PSC (Planned Shopping Center)
Current use of property: Office/Warehouse
Proposed Zoning: RM-12 (Multi-family Residential)
Proposed use: Townhouses
Future Land Use Designation: CAC (Community Activity Center)
Site Acreage: 4.089 ac
District: 1
Land Lot: 86
Parcel #: 51
Taxes Paid: Yes

Z-5 2018-GIS



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



Site Analysis Table for
5000 OLDE TOWNE PARKWAY
Date: 12/05/17

Total Site Area	4.089	Acres
Total Site Disturbed Area	4.089	Acres
Total Lot Yield	43	Units
Total Density	10.52	Units/Ac
Number of Lots/Units at Specified Sites	N/A	
	1a	
	1b	

Zoning Jurisdiction: COBB COUNTY
Parcel ID Number: 010060001D
Permitted Zoning: PZC for 4 story office building
Proposed Zoning: RM-11 for 4 single family homes

Z-5
(2018)

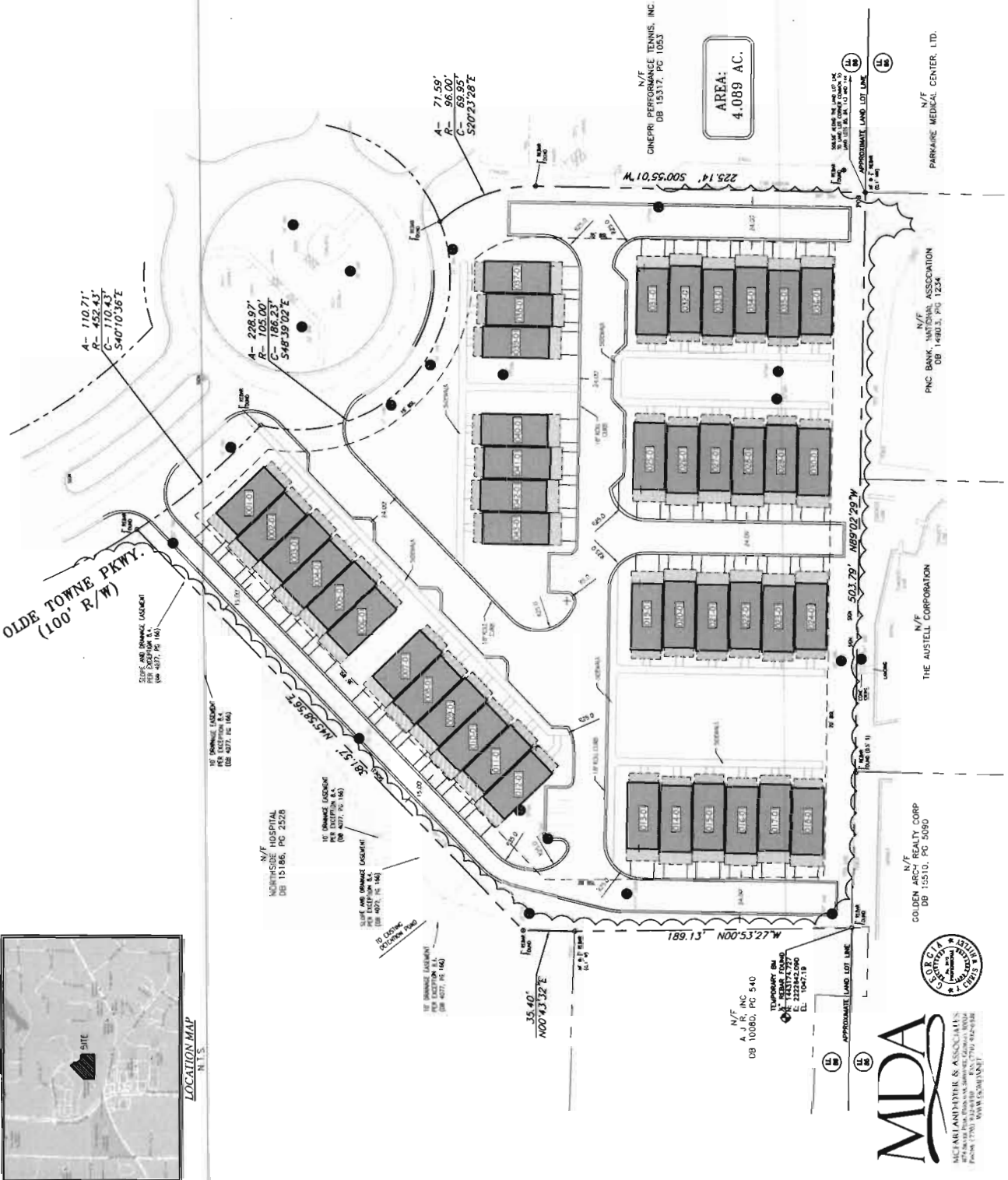
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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



OLDE TOWNE
CONCEPT LP6
COBB COUNTY, GA
DECEMBER 5, 2017

Pulte Group
Pulte Home Company LLC
GA Division Offices
2475 Northwind Parkway | Suite 600 | Alpharetta, GA 30009
Pulte.com/Atlanta



MDA
MCARDAMBYER & ASSOCIATES
Professional Engineers, Surveyors & Planners
P.O. Box 12700, Atlanta, GA 30322
Phone: (770) 312-9800 Fax: (770) 412-9800
www.mdamda.com



COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. Z-5

March
2018

Summary of Intent for Rezoning

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

- a) **Proposed unit square-footage(s):** 2,500 - 3,000 and up
- b) **Proposed building architecture:** Traditional Architecture with mixture of architectural materials such as brick, stacked stone, shake and hardi-plank style material but no vinyl siding of any type.
- c) **List all requested variances:** Variances needed from the variances provided to the office building and any for approval of the Site Plan as a specific approval.

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

- a) **Proposed use(s):** _____
- b) **Proposed building architecture:** _____
- c) **Proposed hours/days of operation:** _____
- d) **List all requested variances:** _____

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

.....
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 to the Applicant's knowledge.



Public Hearing Dates:
PC: 03-06-18
BOC: 03-20-18

Cobb County Community Development Agency
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

SITE BACKGROUND

Applicant: Chastain Self Storage

Phone: (770) 422-7016

Email: jballi@slhb-law.com

Representative Contact: James A. Balli

Phone: (770) 422-7016

Email: jballi@slhb-law.com

Titleholder: Chastain Gates, LLC

Property Location: South side of Chastain Road,
east of the I-575 ramp.

Address: 325 Chastain Road

Access to Property: Chastain Road

QUICK FACTS

Commission District: 3-Birrell

Current Zoning: GC (General Commercial)

Current use of property: Vacant convenience store
with fuel sales

Proposed Zoning: GC (General Commercial)

Proposed use: Climate-controlled self-storage

Future Land Use Designation: CAC (Community
Activity Center)

Site Acreage: 1.28 ac

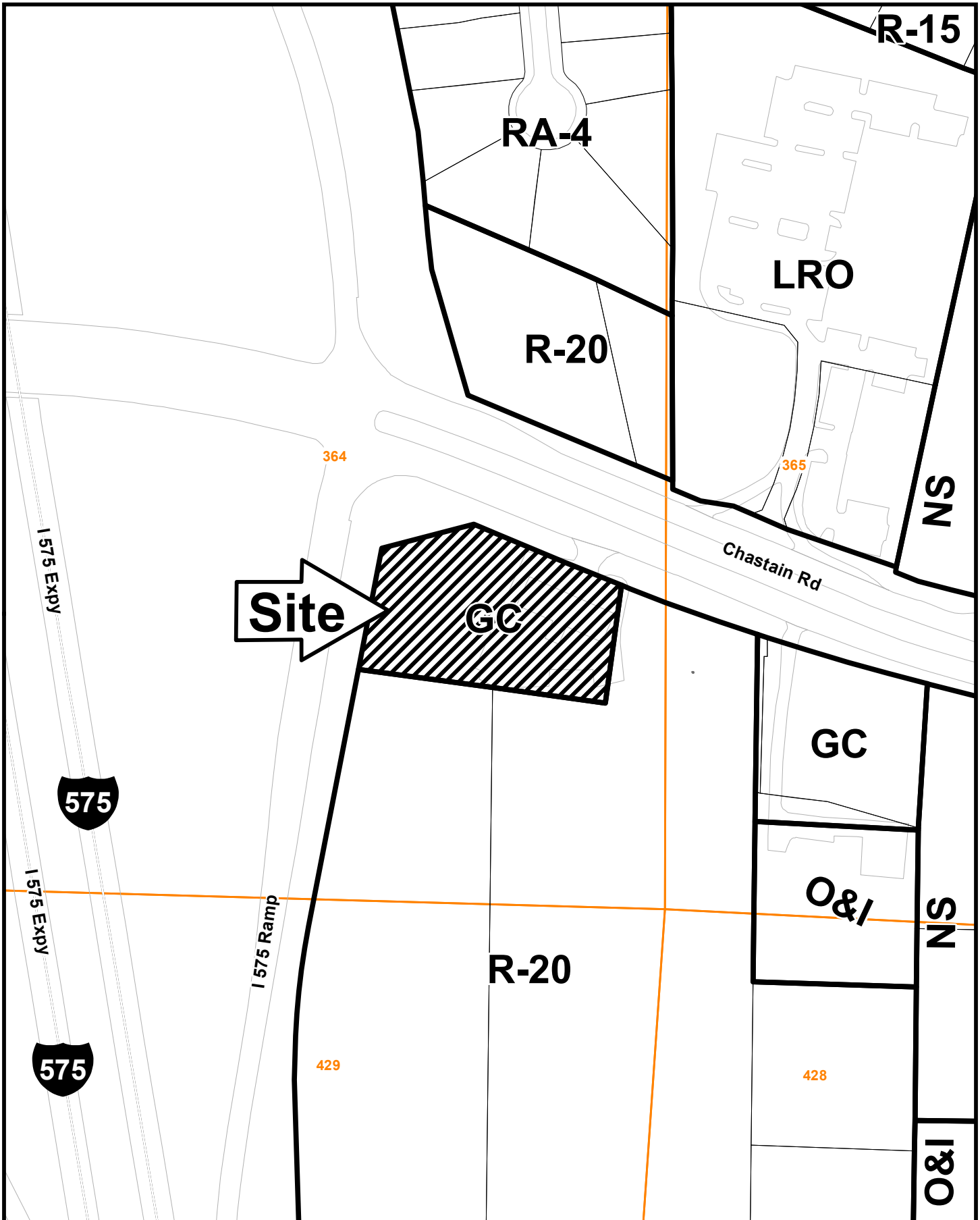
District: 16

Land Lot: 364

Parcel #: 15

Taxes Paid: Yes

Z-6 2018-GIS



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0 100 200
Feet

City Boundary
Zoning Boundary

Z-6
(2018)

**HEATHERWOOD
PROPERTIES**

5784 Latta Forest Drive, N.E.
Atlanta, Georgia 30128

**Chastain
Self Storage**
325 Chastain Road
LL 364, 16th District
Section Section
Cobb County, Georgia

REC PROJECT NO. E-102-00

**BLACKWELL ENGINEERING
& CONSULTING, LLC**
1000 Oak Mountain Drive, Suite 119
Atlanta, Georgia 30328
Tel: 404.365.5000
Fax: 404.365.5001
www.blackwelleng.com



DATE Nov. 28, 20
PRINT RECORD

ZONING
SITE PLAN

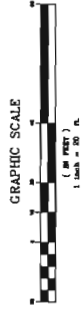
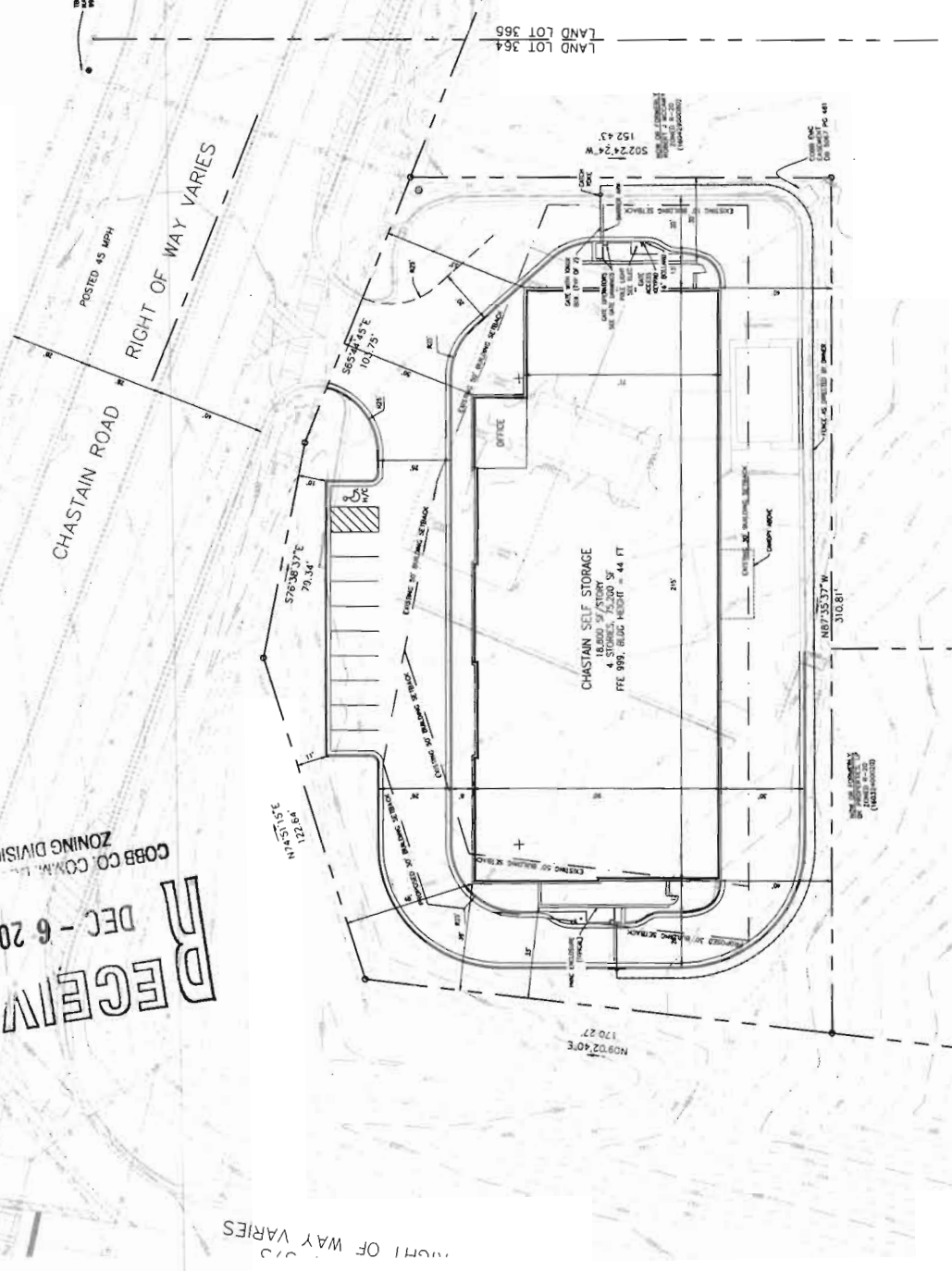
DRAWING NUMBER
Z.101

ZONING NOTES:

1. PROJECT IN UNIMPROVED
2. CURRENT ZONING: CC
3. PARKING REQUIREMENTS - MINIMUM 5 SPACES
4. PARKING PROVIDED - 10 SPACES
5. PARKING PROVIDED WITH LAKES OF STORAGE WITHIN 200' OF THIS PROPERTY.
6. THERE IS NO 100-YEAR FLOOD PLANE ON THIS PROPERTY. THERE ARE NO WETLANDS ON THIS PROPERTY.
7. THERE ARE NO STREAM BUFFERS ON THIS PROPERTY.

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



IF YOU DIG GEORGIA...
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(404) 365-5000
(m) (404) 365-5000
IT'S THE LAW



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ZONING DIVISION

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Application No. Z-6
March 2018

Summary of Intent for Rezoning
CITY OF JOBY ZONING DIVISION

.....
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): Climate Controlled Self-Service Storage Facility
- b) Proposed building architecture: See attached elevations
- c) Proposed hours/days of operation: Normal self-storage business hours
- d) List all requested variances: See Site Plan

.....
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 to the Applicant's knowledge.



Cobb County Community Development Agency
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

Public Hearing Dates:
PC: 03-06-18
BOC: 03-20-18

SITE BACKGROUND

Applicant: 3103 ND, LLC

Phone: Not Provided

Email: kmpark@inoknoll.com

Representative Contact: Michele Battle

Phone: (404) 601-7616

Email: mlb@battlelawpc.com

Titleholder: John Douglas Howser, Robert David Howser, III

Property Location: West side of Oakdale Road, east side of South Cobb Drive

Address: 4780 Oakdale Road

Access to Property: South Cobb Drive

QUICK FACTS

Commission District: 2-Ott

Current Zoning: R-20 (Single-family Residential)

Current use of property: Single-family house

Proposed Zoning: NRC (Neighborhood Retail Commercial)

Proposed use: Self-storage, Office/Retail

Future Land Use Designation: NAC (Neighborhood Activity Center)

Site Acreage: 2.497 ac

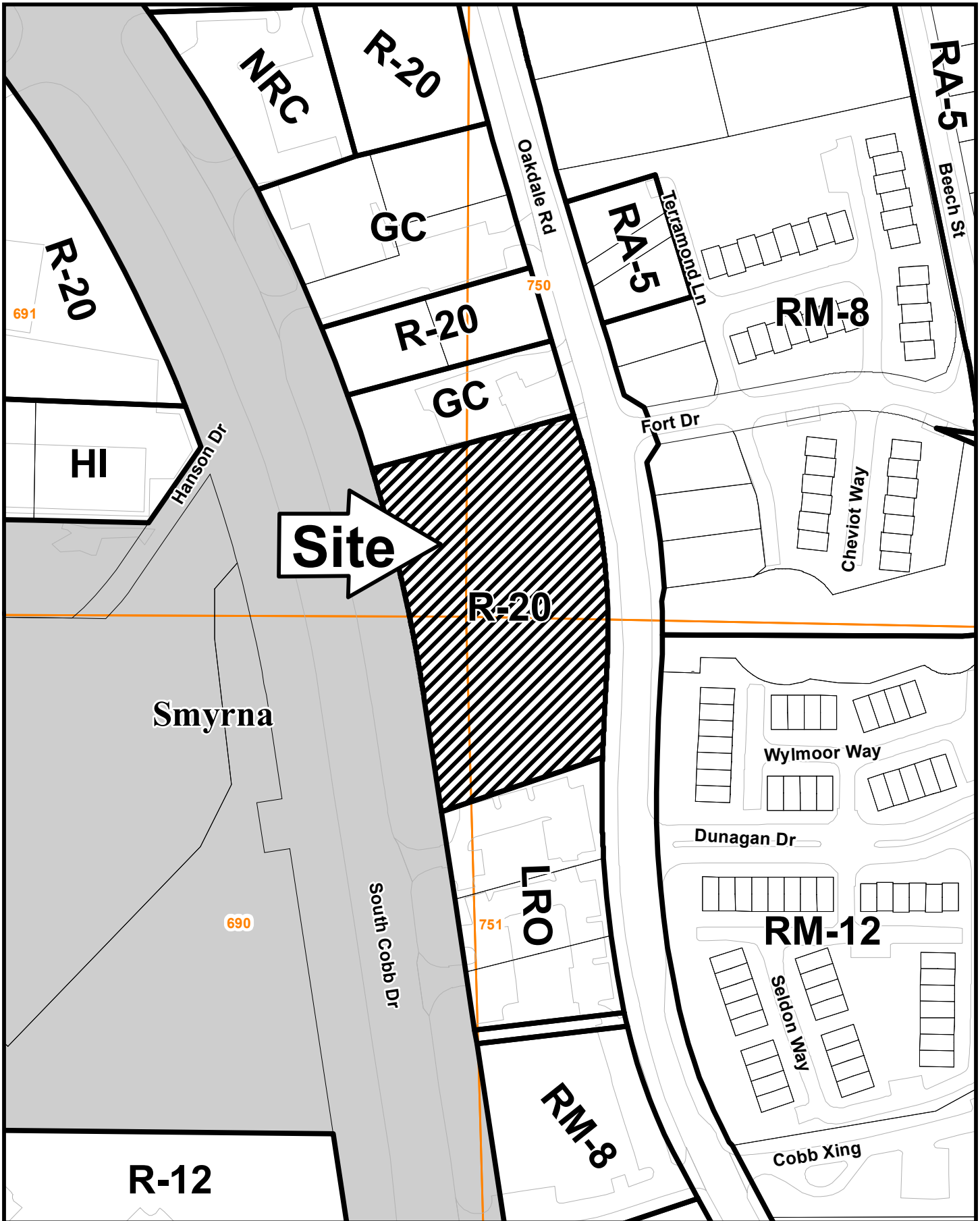
District: 17

Land Lot: 690, 691, 750, and 751

Parcel #: 17069100120

Taxes Paid: Yes

Z-7 2018-GIS



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0 100 200
Feet

City Boundary
Zoning Boundary

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. Z-7

March 2018

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): Self-Storage Facility and Office/Medical Building
- b) Proposed building architecture: EIFS Stucco, with brick and/or stone accents
- c) Proposed hours/days of operation: Self-Storage 6:00am to 10pm for customer access
and the Office/Medical facility will have regular business hours of 8:00am until 6:00pm
- d) List all requested variances: Height increase from 3 stories or 35 ft to 4 stories or 48 ft
- _____
- _____

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

Please see attached Statement of Intent

.....
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



Cobb County Community Development Agency
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

Public Hearing Dates:
PC: 03-06-18
BOC: 03-20-18

SITE BACKGROUND

Applicant: Loyd Development Services

Phone: (770) 868-7591

Email: john@loyddevelopment.com

Representative Contact: Garvis L. Sams, Jr.

Phone: (770) 422-7016

Email: gsams@slhb-law.com

Titleholder: Item Six Residuary Trust

Property Location: Off a private easement on the east side of John Ward Road, west of Powder Springs Road, north of Macland Road

Address: 1706 Powder Springs Road

Access to Property: Easement from John Ward Road

QUICK FACTS

Commission District: 1-Weatherford

Current Zoning: SC (Suburban Condominium)

Current use of property: Single-family House

Proposed Zoning: RA-5 Detached (Single-family Residential)

Proposed use: Residential Subdivision

Future Land Use Designation: NAC (Neighborhood Activity Center)

Site Acreage: 6.696 ac

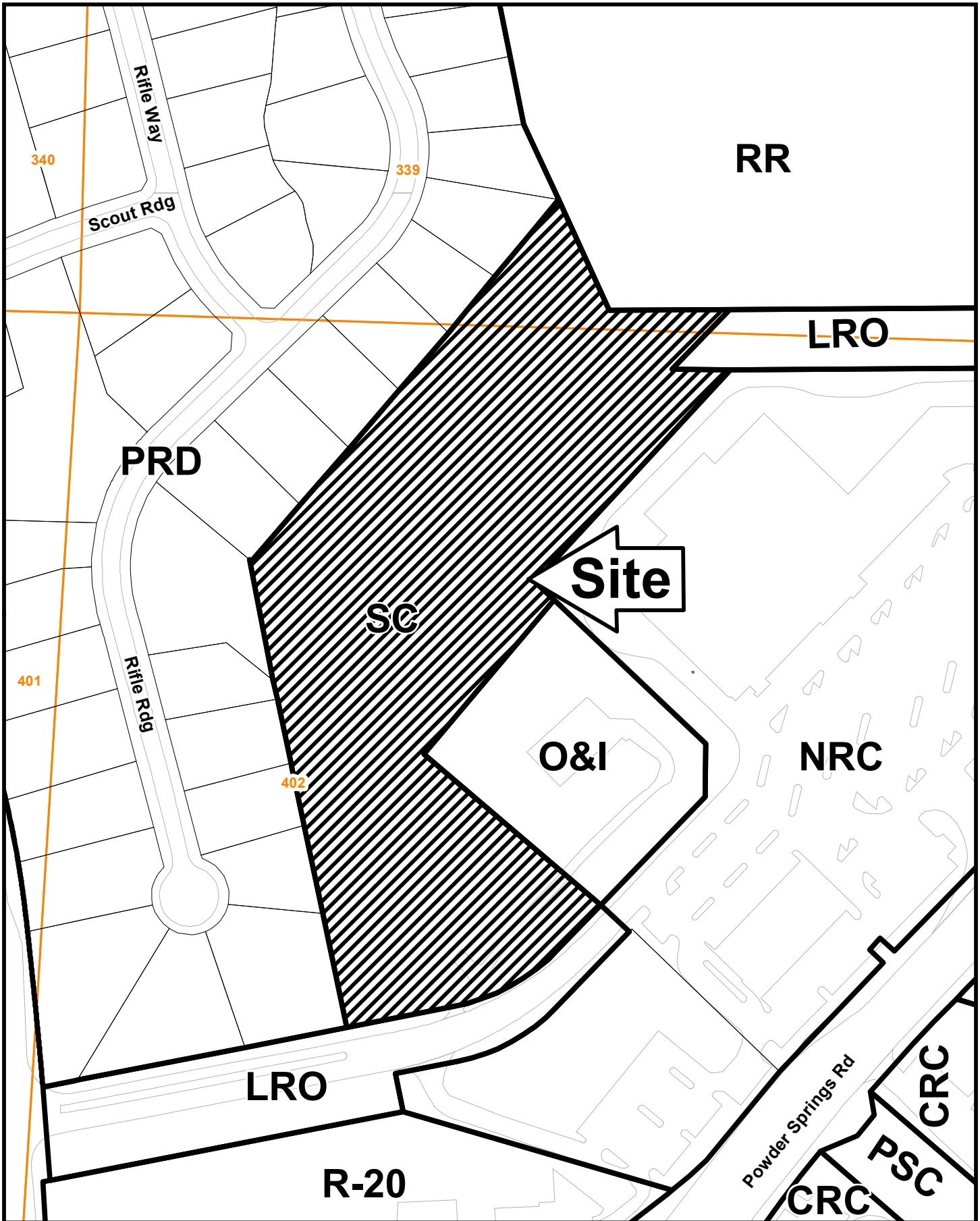
District: 19

Land Lot: 339 and 402

Parcel #: 19040200070

Taxes Paid: Yes

Z-8 2018-GIS



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0 100 200 Feet

City Boundary
Zoning Boundary

Z-8 (2018)



WALKER OVERLOOK

PROJECT NAME:

OWNER/DEVELOPER

LL 339 AND 402, 197TH DIST, 2ND SECTION COBB COUNTY, GEORGIA

OWNER'S REPRESENTATIVE (NAME AND ADDRESS) (OPTIONAL) (DATE) (SCALE)



REVISIONS

Z100

SHEET NO. 2 OF 2



CONTACT: JOHN LOYD 770.868.7591

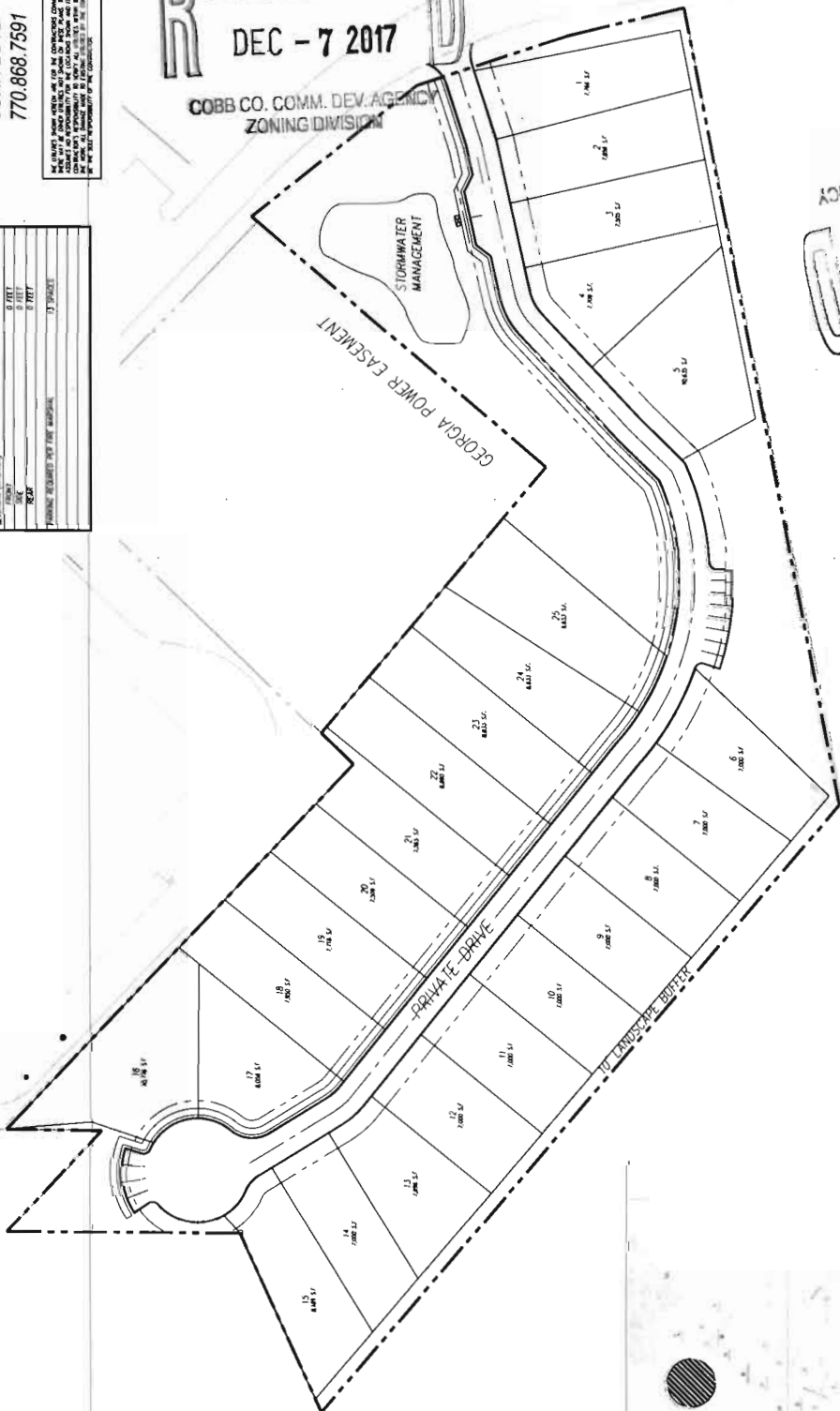
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COBB CO. COMM. DEV. AGENCY ZONING DIVISION

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DEVELOPMENT SUMMARY		
EXISTING ZONING:	NC	
PROPOSED ZONING:	R-100	
PROPOSED LOTS:	35	
PROPOSED UNITS:	35	
PROPOSED GARAGES:	35	
PROPOSED DRIVEWAYS:	35	
PROPOSED WALKWAYS:	35	
PROPOSED BIKEWAYS:	35	
PROPOSED FENCES:	35	
PROPOSED LIGHTS:	35	
PROPOSED SIGNAGE:	35	
PROPOSED UTILITY:	35	
PROPOSED PAVING:	35	
PROPOSED LANDSCAPE:	35	
PROPOSED SITEWORK:	35	
PROPOSED CONSTRUCTION:	35	
PROPOSED MAINTENANCE:	35	
PROPOSED DEMOLITION:	35	
PROPOSED UTILITIES:	35	
PROPOSED WATER:	35	
PROPOSED SEWER:	35	
PROPOSED GAS:	35	
PROPOSED TELEPHONE:	35	
PROPOSED CABLE:	35	
PROPOSED POWER:	35	
PROPOSED FIBER OPTIC:	35	
PROPOSED OTHER:	35	



EXISTING INFORMATION IS BASED ON THE PLAN AND CHANGE UPON RECEIPT OF SURVEY.

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. Z- 8

PC: 3-6-2018
BOC: 3-20-2018

Summary of Intent for Rezoning *

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

- a) Proposed unit square-footage(s): Ranging from 2,000 square feet to 3,200 square feet
 - b) Proposed building architecture: Traditional (renderings/elevations provided under separate cover)
 - c) List all requested variances: As shown on the site plan.
-

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

- a) Proposed use(s): N/A
 - b) Proposed building architecture: _____
 - c) Proposed hours/days of operation: _____
 - d) List all requested variances: _____
-

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

The subject property is zoned SC at 3.73 upa and denominated as Neighborhood Activity Center ("NAC") on the Comprehensive Land Use Map. The property has direct contiguity to PRD zoned property (Battle Creek Subdivision) and the proposed rezoning is for the same number of lots at the same density as presently zoned.

.....

.....
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
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

Public Hearing Dates:
PC: 03-06-18
BOC: 03-20-18

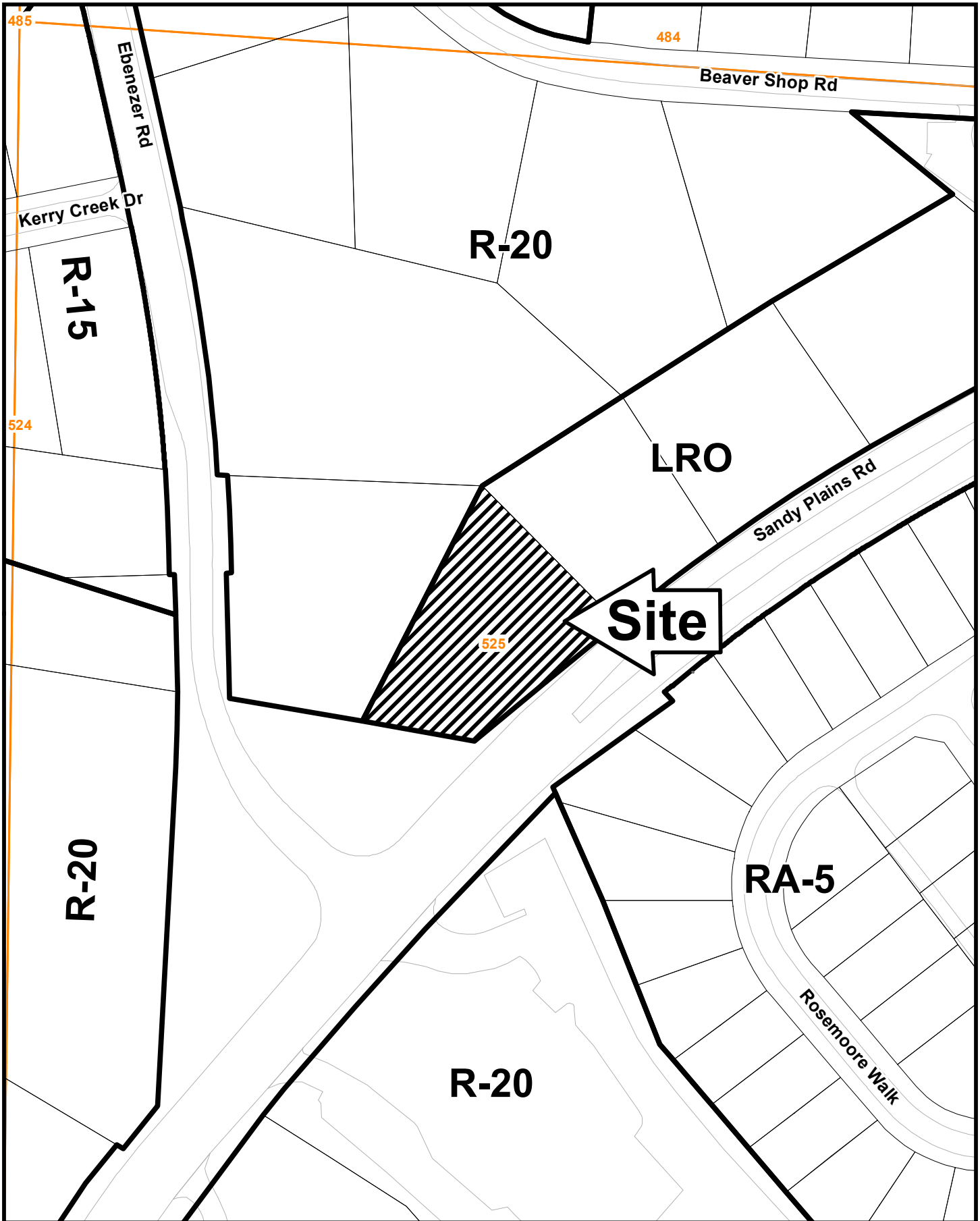
SITE BACKGROUND

Applicant: Green Park PCH, Incorporated
Phone: Not Provided
Email: us@greenparkpch.com
Representative Contact: Garvis L. Sams, Jr.
Phone: (770) 422-7016
Email: gsams@slhb-law.com
Titleholder: Edward Infanzon and Julie Infanzon
Property Location: Northwest side of Sandy Plains Road, north of Ebenezer Road
Address: 2941 Sandy Plains Road
Access to Property: Sandy Plains Road

QUICK FACTS

Commission District: 3-Birrell
Current Zoning: LRO (Low Rise Office)
Current use of property: Personal Care Home
Proposed Zoning: O&I (Office and Institutional)
Proposed use: Residential Senior Living (Supportive)
Future Land Use Designation: NAC (Neighborhood Activity Center)
Site Acreage: 0.70 ac
District: 16
Land Lot: 525
Parcel #: 12
Taxes Paid: Yes

Z-9 2018-GIS



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0 100 200
Feet

City Boundary
Zoning Boundary

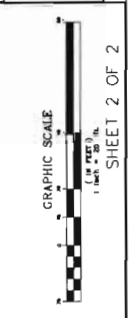
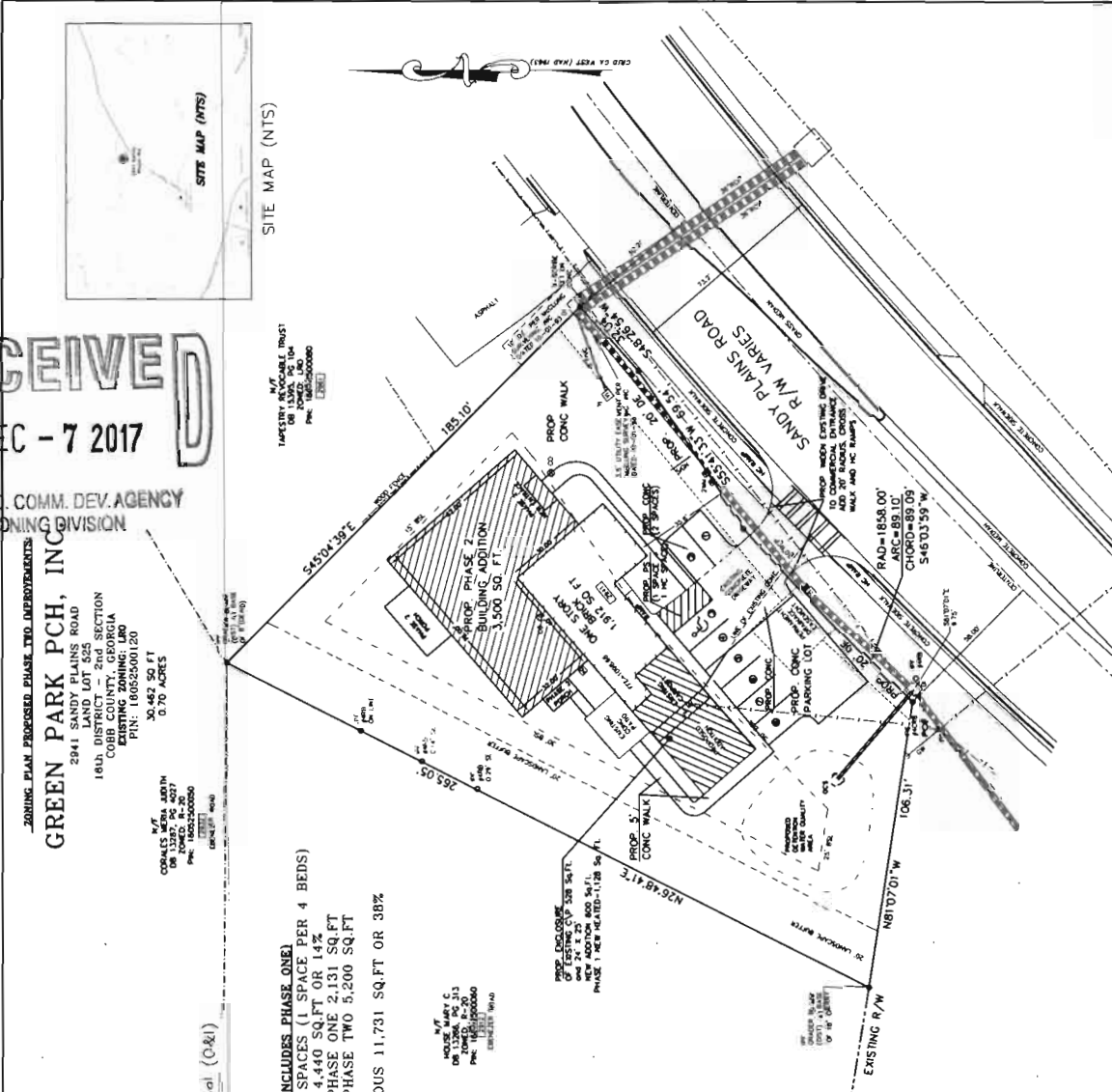
Z-9
(2018)



63029

FRONTLINE
3595 Canton Road
Kennesaw, GA 30144
Phone: (678) 355-9905
Fax: (678) 355-9805
www.frontline-surveying.com

DATE: 09/09/2017
SCALE: 1" = 20'
COBB COUNTY, GEORGIA
GREEN PARK PCH, INC.



SHEET 2 OF 2

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

ZONING PLAN PROPOSED PHASE TWO IMPROVEMENTS:
GREEN PARK PCH, INC.
2941 SANDY PLAINS ROAD
18th DISTRICT - 2nd SECTION
COBB COUNTY, GEORGIA
PIN: 18062300120
30,462 SQ. FT.
0.70 ACRES

M/T
CORALIE WELLS ADJIN
OR 112079 94 4027
PIN: 18062300060

PHASE TWO TOTALS (INCLUDES PHASE ONE)
BEDS-32
EXISTING IMPERVIOUS 4,440 SQ. FT. OR 14%
PROPOSED IMPERVIOUS PHASE ONE 2,131 SQ. FT.
PROPOSED IMPERVIOUS PHASE TWO 5,200 SQ. FT.
TOTAL PHASE TWO IMPERVIOUS 11,731 SQ. FT. OR 38%

EXISTING ZONING
LRO
FRONT SETBACK= 40' @ 50'
MIN. SETBACK= 25' @ 35'
REAR SETBACK= 30'
MIN. LOT SIZE= 20,000 FT²

PROPOSED ZONING
Conditional Office & Institutional (O&I)

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	Proposed Phase 2 Building Addition
(Symbol)	Proposed Phase 2 Parking Lot
(Symbol)	Proposed Phase 2 Conic Walk
(Symbol)	Proposed Phase 2 Easement
(Symbol)	Proposed Phase 2 Utility
(Symbol)	Proposed Phase 2 Other

PROPERTY NOTES:

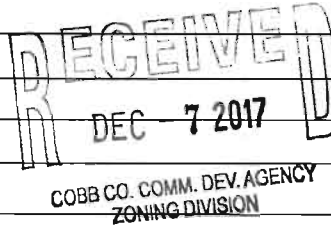
- 1) ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- 2) ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 3) ALL DIMENSIONS ARE TO THE EXTERIOR UNLESS OTHERWISE NOTED.
- 4) ALL DIMENSIONS ARE TO THE INTERIOR UNLESS OTHERWISE NOTED.
- 5) ALL DIMENSIONS ARE TO THE SURFACE UNLESS OTHERWISE NOTED.
- 6) ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 7) ALL DIMENSIONS ARE TO THE EXTERIOR UNLESS OTHERWISE NOTED.
- 8) ALL DIMENSIONS ARE TO THE INTERIOR UNLESS OTHERWISE NOTED.
- 9) ALL DIMENSIONS ARE TO THE SURFACE UNLESS OTHERWISE NOTED.
- 10) ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 11) ALL DIMENSIONS ARE TO THE EXTERIOR UNLESS OTHERWISE NOTED.
- 12) ALL DIMENSIONS ARE TO THE INTERIOR UNLESS OTHERWISE NOTED.
- 13) ALL DIMENSIONS ARE TO THE SURFACE UNLESS OTHERWISE NOTED.
- 14) ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 15) ALL DIMENSIONS ARE TO THE EXTERIOR UNLESS OTHERWISE NOTED.
- 16) ALL DIMENSIONS ARE TO THE INTERIOR UNLESS OTHERWISE NOTED.
- 17) ALL DIMENSIONS ARE TO THE SURFACE UNLESS OTHERWISE NOTED.
- 18) ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 19) ALL DIMENSIONS ARE TO THE EXTERIOR UNLESS OTHERWISE NOTED.
- 20) ALL DIMENSIONS ARE TO THE INTERIOR UNLESS OTHERWISE NOTED.

APPROVED FOR THE CITY OF KENNESAW
CITY ENGINEER
DATE: 11/15/17

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): RSL Supportive (a permitted use under the O&I classification)
- b) Proposed building architecture: 1 story, residential in appearance
- c) Proposed hours/days of operation: _____
- d) List all requested variances: As shown on submitted site plan.
- _____
- _____
- _____

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

The subject property is within a Neighborhood Activity Center as shown on Cobb County's Future Land Use Map. The rezoning proposal allows for an expansion of existing facilities.

.....
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
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

Public Hearing Dates:
PC: 03-06-18
BOC: 03-20-18

SITE BACKGROUND

Applicant: Atlanta Road Property, LLC

Phone: Not Provided

Email: Not Provided

Representative Contact: Adam J. Rozen

Phone: (770) 422-7016

Email: arozen@slhb-law.com

Titleholder: Atlanta Road Property, LLC

Property Location: Southwest side of Atlanta Road, south of Miller Avenue

Address: 1616 Atlanta Road

Access to Property: Atlanta Road

QUICK FACTS

Commission District: 3-Birrell

Current Zoning: GC (General Commercial)

Current use of property: Single-family house

Proposed Zoning: LI (Light Industrial)

Proposed use: Specialized Contractor's Office

Future Land Use Designation: IC (Industrial Compatible)

Site Acreage: 0.79 ac

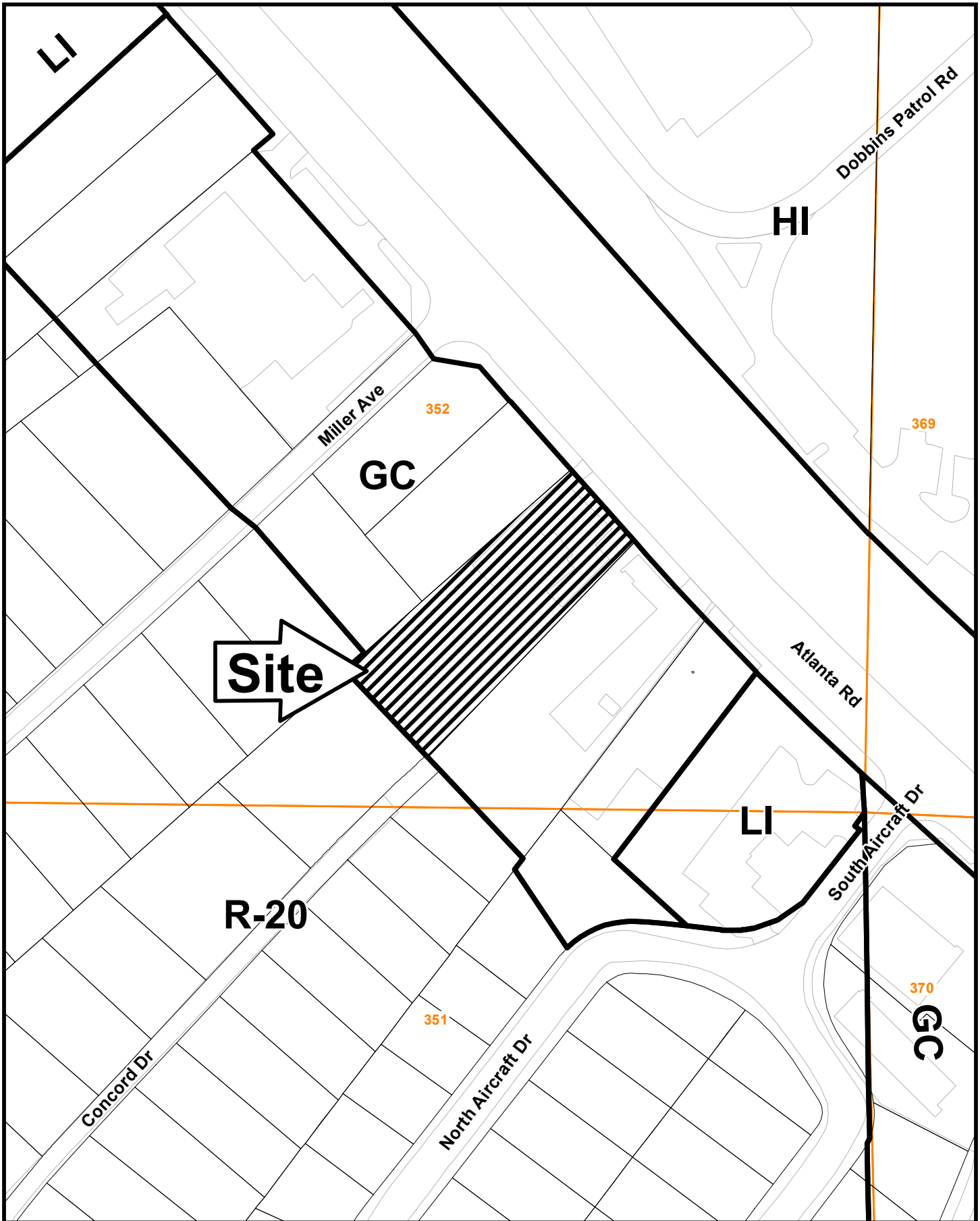
District: 17

Land Lot: 352

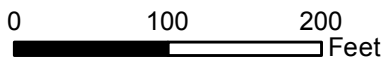
Parcel #: 32



Taxes Paid: Yes

Z-10 2018-GIS



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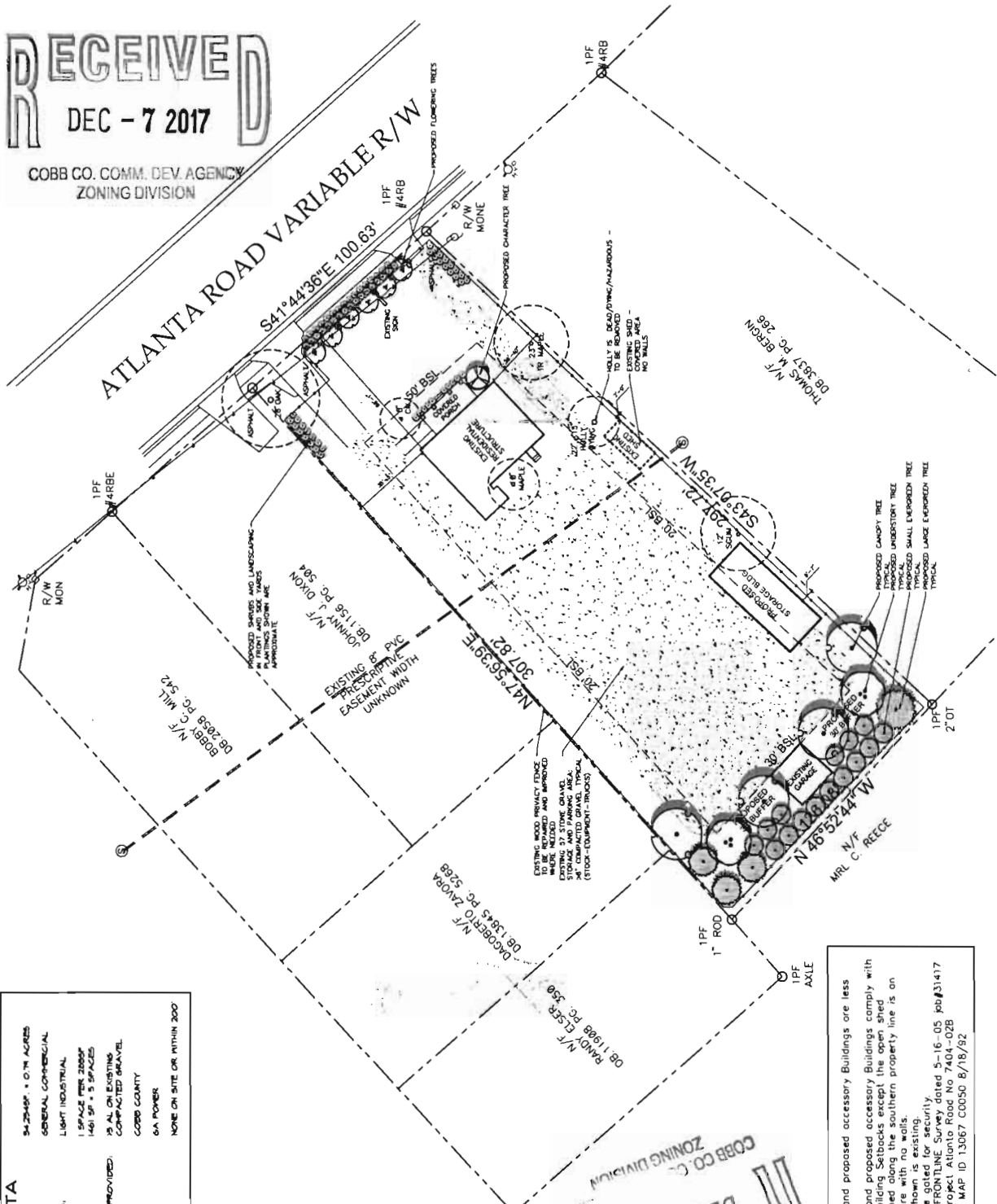
-  City Boundary
-  Zoning Boundary



NO.	DESCRIPTION
1	PROJECT NO. 2017M
2	DATE
3	SCALE
4	DATE
5	SCALE
6	DATE
7	SCALE
8	DATE
9	SCALE
10	DATE
11	SCALE
12	DATE
13	SCALE
14	DATE
15	SCALE
16	DATE
17	SCALE
18	DATE
19	SCALE
20	DATE

RECEIVED
DEC - 7 2017

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



SITE DATA

SITE AREA:	94,246 sq. ft. 0.71 ACRES
EXISTING ZONING:	GENERAL COMMERCIAL
PROPOSED ZONING:	LIGHT INDUSTRIAL
PARKING SPACES (CONTRACTORS):	1 SPACE PER 2000 SF
PARKING SPACES PROVIDED:	140 SP + 5 SPACES
WATER & SEWER:	IS AL ON EXISTING COMPACTED GRAVEL
POWER PROVIDER:	COBB COUNTY
STATE MATTERS:	ON POWER
	NONE ON SITE OR WITHIN 200'

- NOTES:**
- All existing and proposed accessory buildings are less than 1000 sq. ft.
 - All existing and proposed accessory buildings comply with the zoning code.
 - The small shed along the southern property line is an open structure with no walls.
 - All fencing shown is existing.
 - Driveways are gated for security.
 - References: FRONTLINE Survey dated 5-16-05 job #31417
 - COBB DOT Project Atlanta Road No 7404-02B
 - FEMA FLOOD MAP ID 13067 C0050 8/18/82

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ZONING DIVISION



Application No. Z-10

March 2018

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): Special contractor/office
- b) Proposed building architecture: As-built, minor modifications for improvements and upgrading
- c) Proposed hours/days of operation: Weekday, variable
- d) List all requested variances: Variance to allow a smaller minimum lot size in LI; variance to allow the 50' buffer to be reduced to 30' feet with heavy landscaping ; variance to allow 75' front setback on major artery to be reduced to 50' due to existing structure; variance to allow accessory building setback reduction from 5' to 2' for existing storage building; variance to allow parking on gravel surface LI

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

This existing and developed GC zoning and use is located outside a CAC or RAC and is therefore deemed to be a grandfathered, nonconforming use and zoning. Since a nonconforming use cannot be reinstated after it has been inactive for longer than 6 months, a rezoning of the property is necessitated by the dictates of the Zoning Ordinance.

.....
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



Cobb County Community Development Agency
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

Public Hearing Dates:
PC: 03-06-18
BOC: 03-20-18

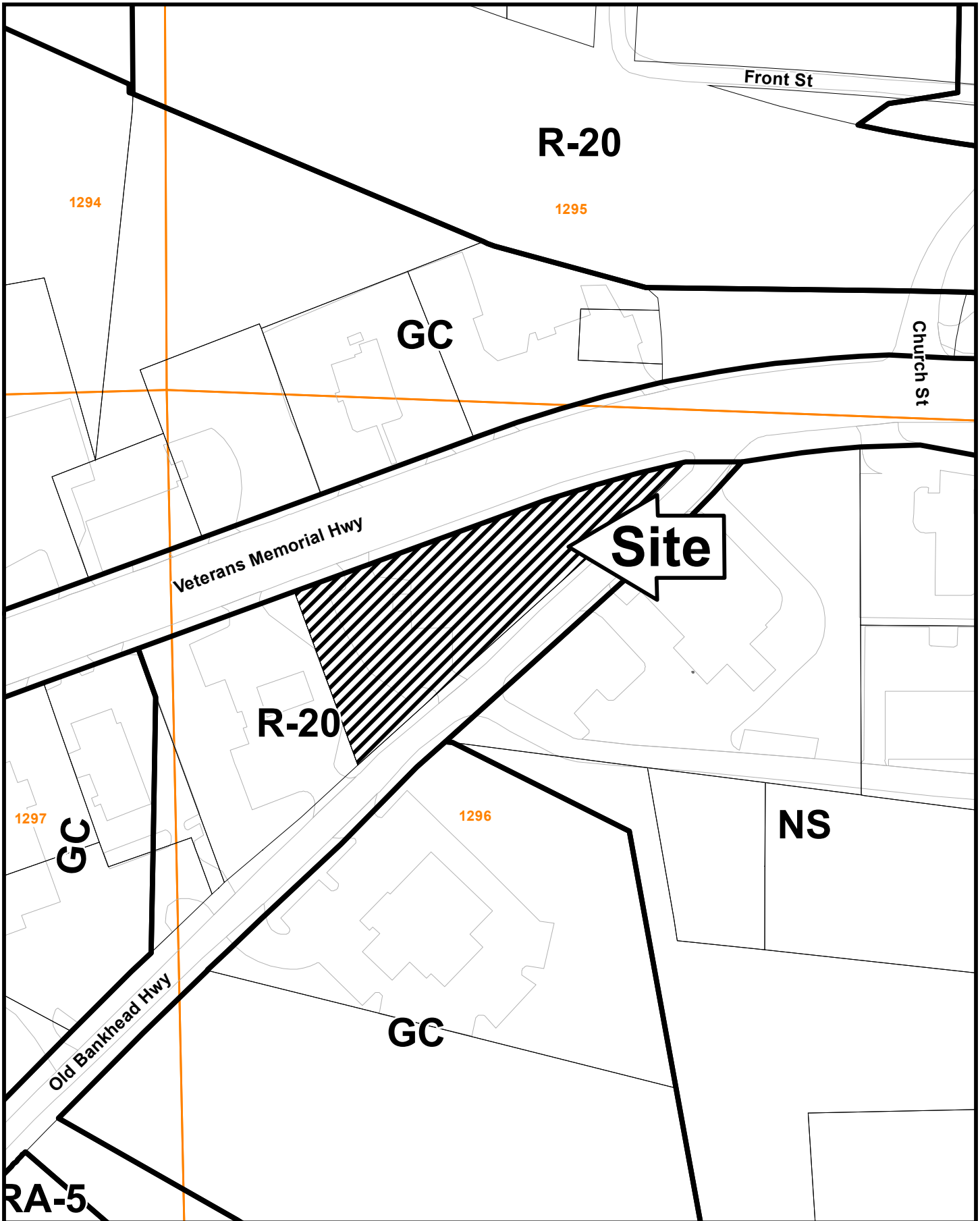
SITE BACKGROUND

Applicant: Aziz Farista
Phone: Not Provided
Email: Not Provided
Representative Contact: Parks F. Huff
Phone: (770) 422-7016
Email: phuff@slhb-law.com
Titleholder: Aziz Farista
Property Location: Southwest corner of Veterans Memorial Highway and Old Bankhead Highway
Address: 1021 Veterans Memorial Highway
Access to Property: Old Bankhead Highway and Veterans Memorial Highway

QUICK FACTS

Commission District: 4-Cupid
Current Zoning: R-20 (Single-family Residential) and NS (Neighborhood Shopping)
Current use of property: Former Bankhead Clinic
Proposed Zoning: CRC (Community Retail Commercial)
Proposed use: Retail or Office
Future Land Use Designation: MTC (Mableton Town Center/First Level-Mixed Use, Second Level-Mableton Town Center, Third Level-Community Activity Center)
Site Acreage: 0.780 ac
District: 19
Land Lot: 1296
Parcel #: 9
Taxes Paid: Yes

Z-11 2018-GIS



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0 100 200 Feet

City Boundary
Zoning Boundary



Z-11
(2018)

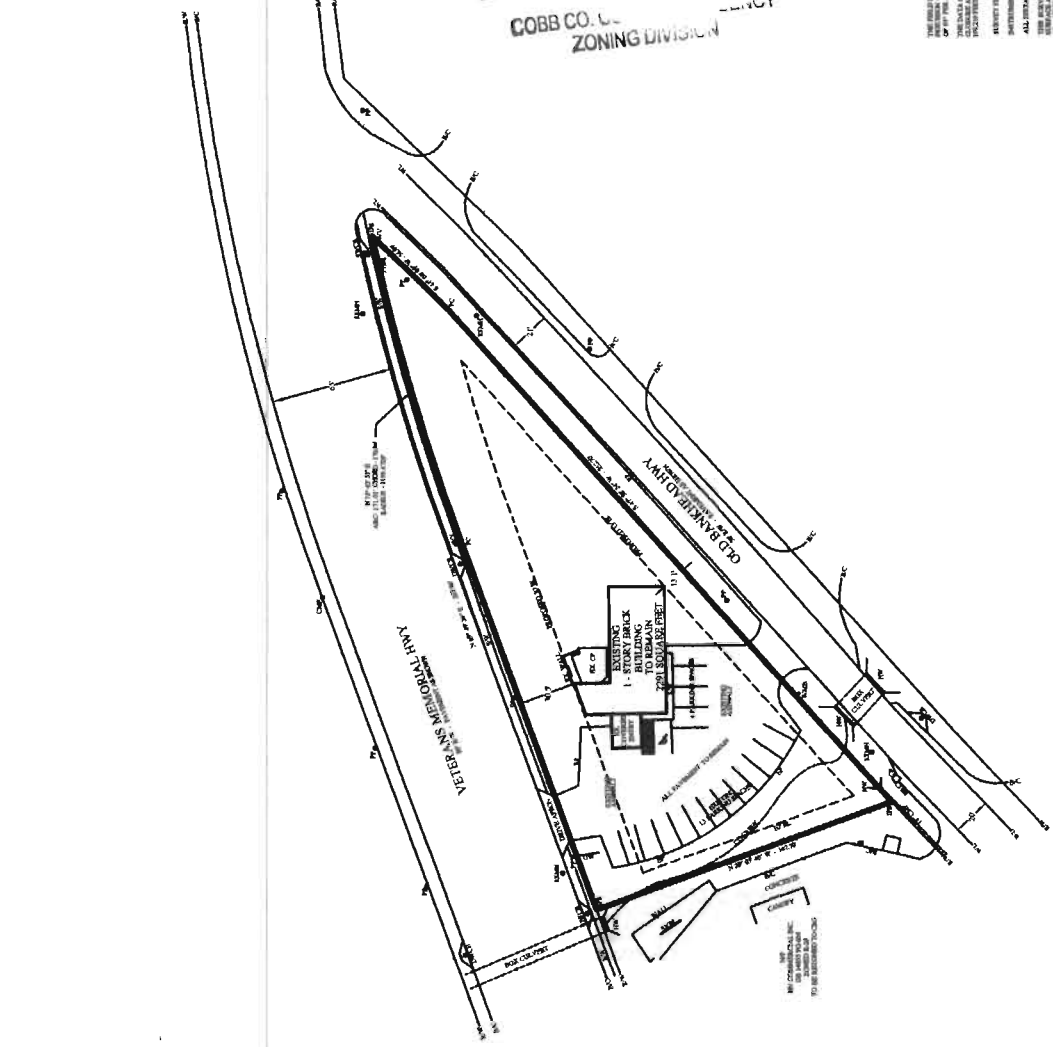
PROJECT NO.	19129600090
DATE	12/7/2017
SCALE	AS SHOWN
DRAWN BY	JLM
CHECKED BY	JLM
APPROVED BY	JLM

DATE	12/7/2017
SCALE	AS SHOWN
DRAWN BY	JLM
CHECKED BY	JLM
APPROVED BY	JLM



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 COBB COUNTY ZONING DIVISION

THIS PLAN AND THE INFORMATION CONTAINED HEREON ARE THE PROPERTY OF MACE ENGINEERING, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF MACE ENGINEERING, INC. IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE USER AGREES TO HOLD MACE ENGINEERING, INC. HARMLESS FROM AND AGAINST ALL SUCH LIABILITY. THE USER AGREES TO INDEMNIFY AND HOLD MACE ENGINEERING, INC. HARMLESS FROM AND AGAINST ALL SUCH LIABILITY. THE USER AGREES TO INDEMNIFY AND HOLD MACE ENGINEERING, INC. HARMLESS FROM AND AGAINST ALL SUCH LIABILITY.



TRACT AREA = 0.7801 ACRES (33,981.00 S.F.)

- GENERAL NOTES:**
- CURRENT ZONING: R-20
 PROPOSED ZONING: CRC
 - REQUIREMENTS PER CRC ZONING:
 FRONT SETBACK ARTERIAL: 75'
 FRONT SETBACK COLLECTOR: 50'
 FRONT SETBACK LOCAL: 40'
 MAJOR SIDE SETBACK: 25 OR 35'
 MINIMUM REAR SETBACK: 30'
 MINIMUM REAR SETBACK: N/A
 MAXIMUM COVERAGE: N/A
 MAXIMUM HEIGHT: N/A
 UNITS PER ACRE: N/A
 MAXIMUM F.A.R.: 0.5 OFFICE, 0.25 RETAIL.
 - VARIANCES REQUESTED:
 REDUCE REAR SETBACK ARTERIAL: 10' AS SHOWN
 REDUCE REAR SETBACK: 13' AS SHOWN
 - PARKING REQUIRED:
 1 SPACE / 200 S.F. 2291 S.F. / 200 = 11 SPACES REQUIRED
 PARKING PROVIDED = 18 SPACES; NO CHANGE PROPOSED.

SITE ADDRESS:
 1021 VETERANS MEMORIAL HWY
 MABLETON, GA 30126
 TAX ID# 19129600090
 DB 15330 PG 2738

LEGEND

SPRINKLER	SPRINKLER
SW-1	SW-1
SW-2	SW-2
SW-3	SW-3
SW-4	SW-4
SW-5	SW-5
SW-6	SW-6
SW-7	SW-7
SW-8	SW-8
SW-9	SW-9
SW-10	SW-10
SW-11	SW-11
SW-12	SW-12
SW-13	SW-13
SW-14	SW-14
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SW-17	SW-17
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SW-92	SW-92
SW-93	SW-93
SW-94	SW-94
SW-95	SW-95
SW-96	SW-96
SW-97	SW-97
SW-98	SW-98
SW-99	SW-99
SW-100	SW-100



Application No. Z-11

March 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

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 or office; tenant subject to approval of District Commissioner
- b) Proposed building architecture: As-built; no changes to building
- c) Proposed hours/days of operation: As determined by tenant
- d) List all requested variances: Variance to reduce front setback from 75' to 30'; variance to reduce rear setback from 30' to 13' as shown on site plan with existing building

.....
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



Cobb County Community Development Agency
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

Public Hearing Dates:
PC: 03-06-18
BOC: 03-20-18

SITE BACKGROUND

Applicant: Loyd Development Services

Phone: (770) 868-7591

Email: john@loyddevelopment.com

Representative Contact: Garvis L. Sams, Jr.

Phone: (770) 422-7016

Email: gsams@slhb-law.com

Titleholder: Linda J. Medlin, Troy Edward Glass, Jr., Kelly Renee Anderson Glass

Property Location: Northwest side of Shallowford Road, north of Shallow Ridge Road

Address: 8, 12, and 14 Shallowford Road

Access to Property: Shallowford Road

QUICK FACTS

Commission District: 3-Birrell

Current Zoning: R-30 (Single-family Residential)

Current use of property: Single-family houses

Proposed Zoning: RA-5 (Single-family Residential)

Proposed use: Residential Subdivision

Future Land Use Designation: LDR (Low Density Residential)

Site Acreage: 6.1 ac

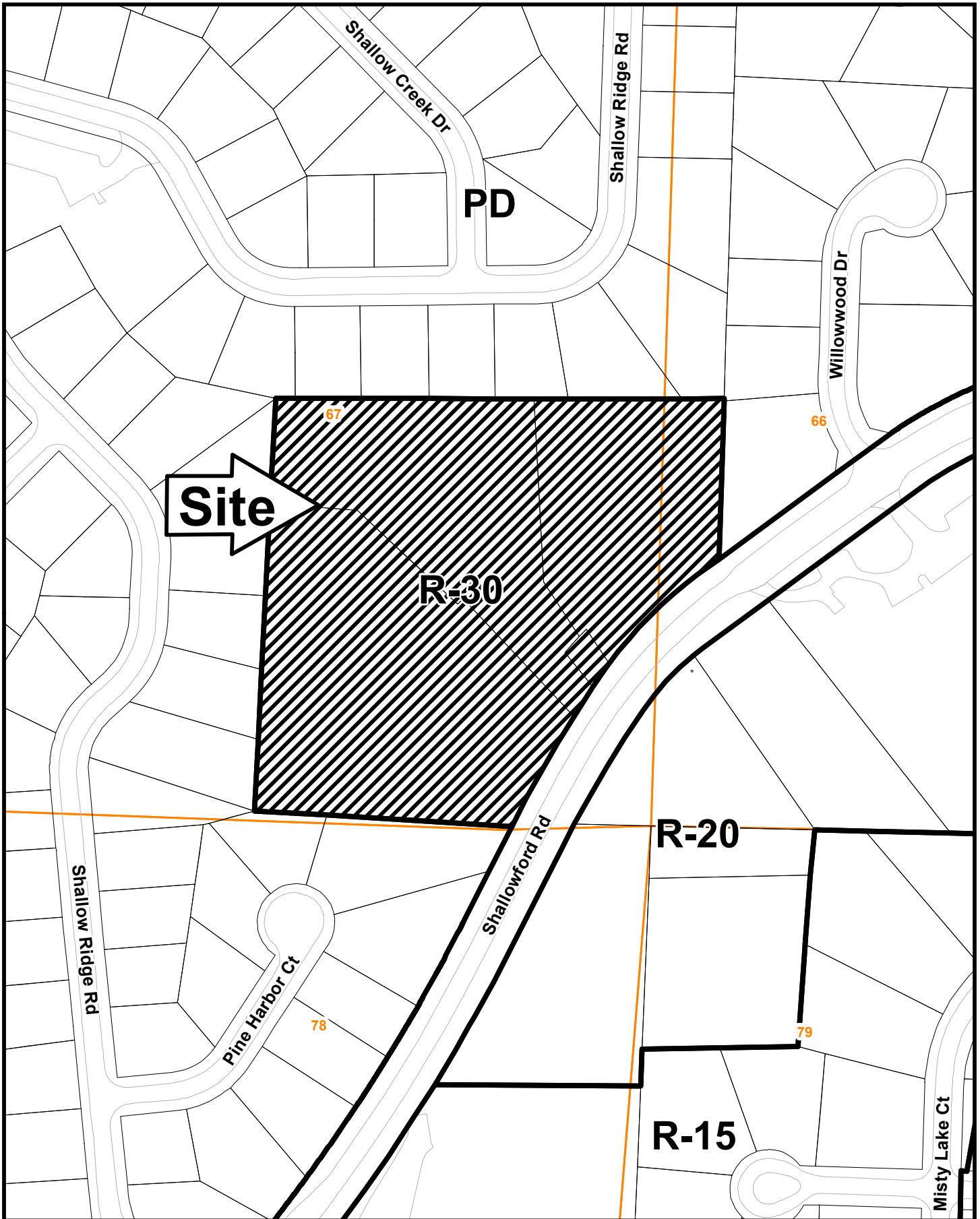
District: 16

Land Lot: 66, 67, and 68

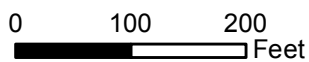
Parcel #: 16006700010, 16006701040, 16006701050



Taxes Paid: Yes

Z-12 2018-GIS



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-  City Boundary
-  Zoning Boundary

Z-12
(2018)



PROJECT NAME
WEST SHALLOWFORD ROAD TRACT
COBB COUNTY, GEORGIA



DATE OF PREPARATION
12/20/17

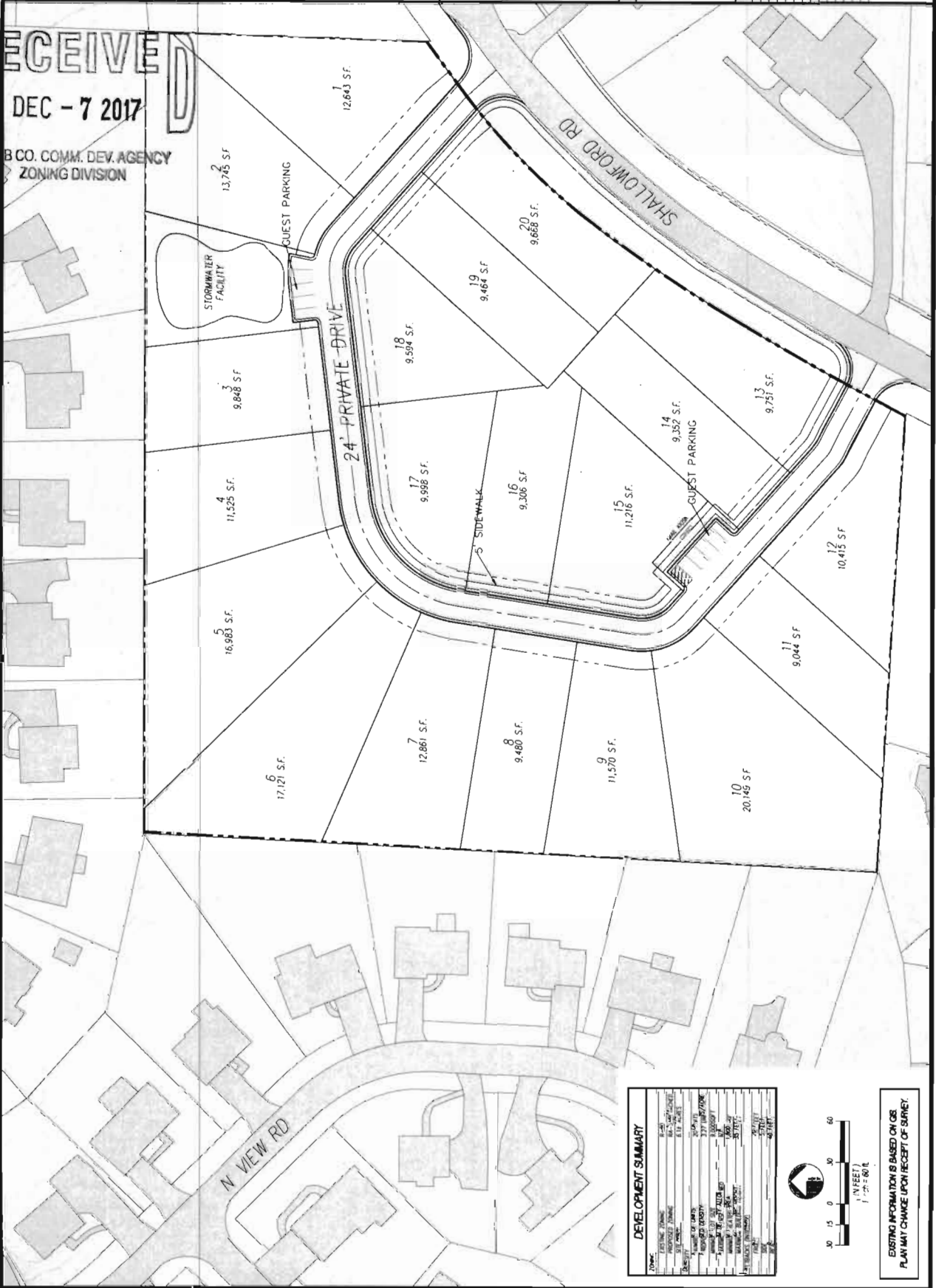


NO.	DATE	DESCRIPTION

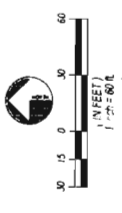
Z.100

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ZONING DIVISION



DEVELOPMENT SUMMARY	
OWNER	
PROJECT NAME	WEST SHALLOWFORD ROAD TRACT
PROJECT NUMBER	
DATE	12/20/17
SCALE	1" = 40' (AS SHOWN)
DATE OF PLAN	12/20/17
DATE OF SURVEY	12/20/17
DATE OF DESIGN	12/20/17
DATE OF REVIEW	12/20/17
DATE OF APPROVAL	
DATE OF REVISION	
DATE OF CLOSURE	
DATE OF COMPLETION	
DATE OF RECORDING	
DATE OF DEED	
DATE OF EASEMENT	
DATE OF EJECTMENT	
DATE OF EASEMENT	
DATE OF EJECTMENT	
DATE OF EASEMENT	
DATE OF EJECTMENT	



EXISTING INFORMATION IS BASED ON GIS
PLAN MAY CHANGE UPON RECEIPT OF SURVEY

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. Z-12

PC: 3-6-2018
BOC: 3-20-2018

Summary of Intent for Rezoning *

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

- a) Proposed unit square-footage(s): Ranging from 2,000 square feet to 3,200 square feet
b) Proposed building architecture: Traditional (renderings/elevations provided under separate cover)
c) List all requested variances: As shown on the site plan.

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

- a) Proposed use(s): N/A
b) Proposed building architecture: _____
c) Proposed hours/days of operation: _____
d) List all requested variances: _____

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

The subject property is denominated as LDR but has direct contiguity to the PD zoned Shallowford Village Subdivision with an overall density of 3.29 units per acre. The proposed density of the subject property units per acre is somewhat above the density projections of the Future Land Use Map at 2.5 units per acre.

.....
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
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

Public Hearing Dates:
PC: 03-06-18
BOC: 03-20-18

SITE BACKGROUND

Applicant: Duncan Land Investments, LLC

Phone: (678) 591-7624

Email: duncanlandinvest@yahoo.com

Representative Contact: Richard Duncan

Phone: (678) 591-7624

Email: riversouth59@yahoo.com

Titleholder: Duncan Land Investments, LLC

Property Location: Southeast side of Piedmont Road, west of Cajun Drive

Address: 462 Piedmont Road

Access to Property: Cajun Drive

QUICK FACTS

Commission District: 3-Birrell

Current Zoning: R-20 (Single-family Residential)

Current use of property: Single-family house

Proposed Zoning: RA-4 (Single-family Residential)

Proposed use: Residential Subdivision

Future Land Use Designation: MDR (Medium Density Residential)

Site Acreage: 3.1 ac

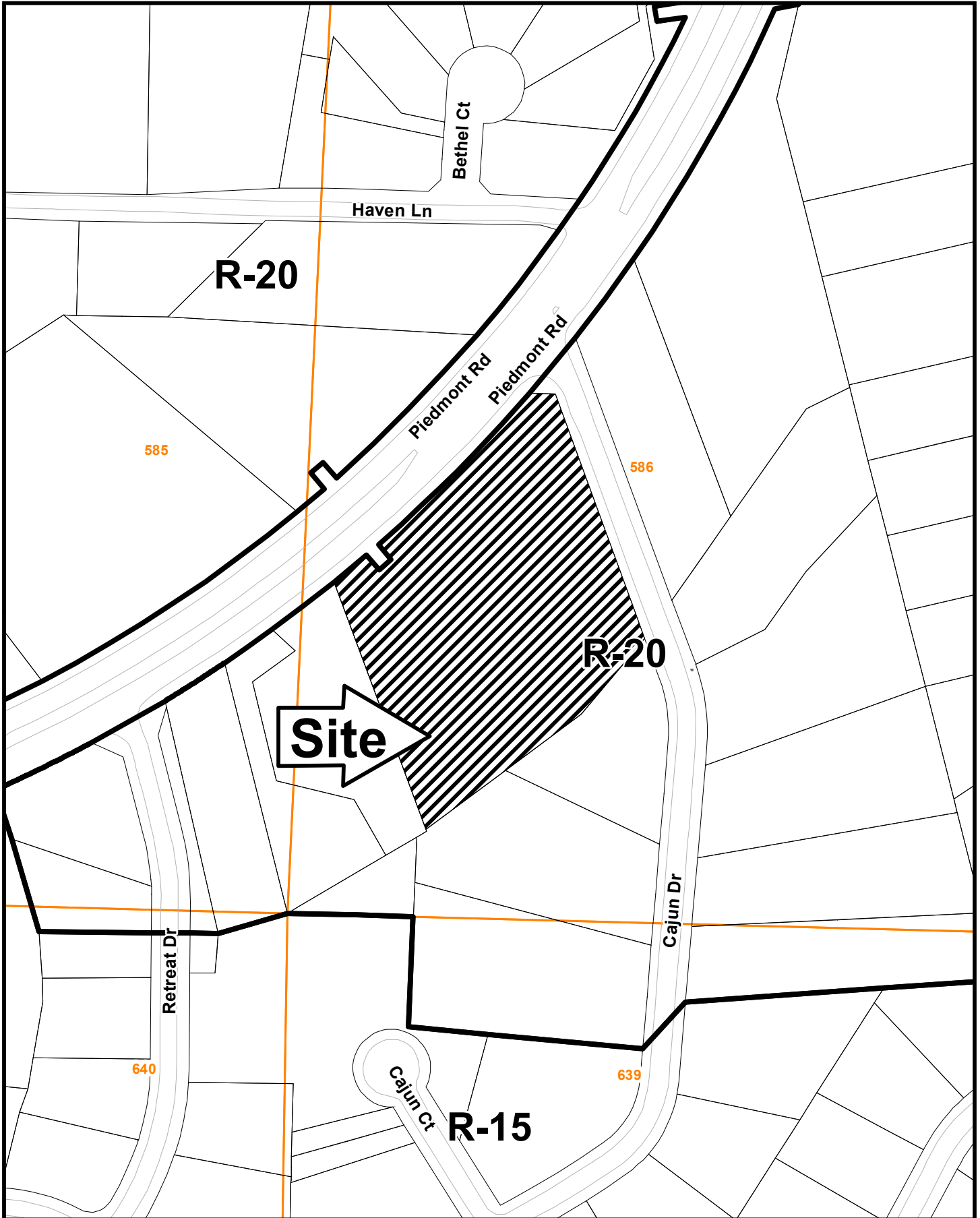
District: 16

Land Lot: 586

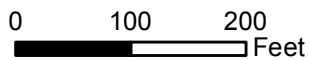
Parcel #: 30



Taxes Paid: Yes

Z-13 2018-GIS



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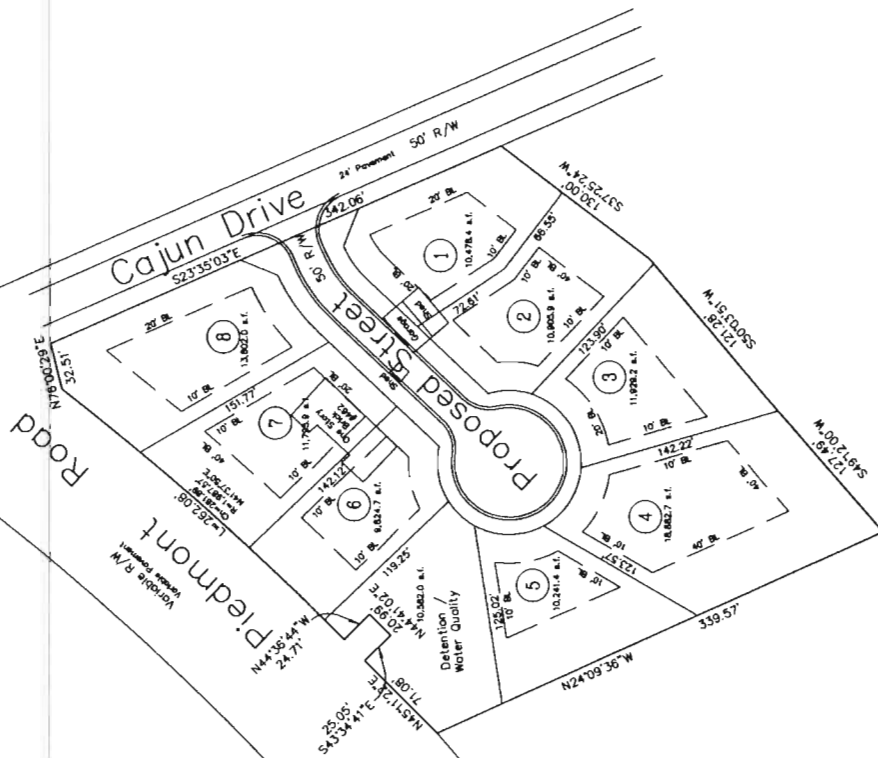


-  City Boundary
-  Zoning Boundary

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

- General Notes:
1. Boundary information taken from Survey For Richard Co., prepared by Meridian Geomatics, LLC, 216 Powers Ferry Road, Marietta, Georgia 30067.
 2. There are no streams, state waters or wetlands located on this property.
 3. There is not a cemetery on or adjacent to this property.
 4. There are no Archeological or Architectural Landmarks are known to exist on site.
 5. Existing Zoning R-20 Proposed Zoning RA 4 ~~4~~
Front Building Line 20'
Side Building Line 10'
Major Side Building Line 20'
Rear Building Line 20'
Setback 5'
Average Lot Size 9,824.7 Sq. Ft.
Average Lot Size 12,232.5 Sq. Ft.
 6. Total Number Lots = 8 Total Density = 2.8 Lots / Acre
 7. Existing Improvements, House, Garage and Sheds to be Removed.

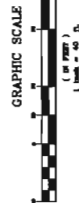


Scale: 1" = 40'

2,873 ACRES



NO.	DATE	REVISIONS



Lorry D. Neese
Professional Engineer
License No. 47770
State of Georgia

Lorry D. Neese, PLS
PLANNERS SURVEYORS
194 Cadence Trail
Canton, Georgia 30115
(770) 428-2122
E-Mail: LNeese223@aol.com

Proposed Subdivision Layout
RDC Development Group
462 Piedmont Road
Marietta, Georgia 30066
Land Lot 586
16th District
Cobb County Georgia
Date: Dec. 04, 2017
Scale: 1"=40'

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. Z-13

March
2018

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): minimum 2,000 ft.²
b) Proposed building architecture: craftsman style
c) List all requested variances: _____

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

- a) Proposed use(s): NA
b) Proposed building architecture: NA
c) Proposed hours/days of operation: NA
d) List all requested variances: NA

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

NA

-
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



Cobb County Community Development Agency
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

Public Hearing Dates:
PC: 03-06-18
BOC: 03-20-18

SITE BACKGROUND

Applicant: EAH Acquisitions, L.L.C.

Phone: (770) 541-5250

Email: k.rhino@eahomes.com

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: jkm@mijs.com

Titleholder: Fellowship Christian Center, Inc. and Noble Realty, Inc.

Property Location: East side Beech Haven Travel

Address: 4425 and 4391 Beech Haven Trail

Access to Property: Beech Haven Trail

QUICK FACTS

Commission District: 2-Ott

Current Zoning: R-20 (Single-family Residential) and LRO (Low Rise Office)

Current use of property: Church

Proposed Zoning: RM-12

Proposed use: Townhomes

Future Land Use Designation: RAC (Regional Activity Center)

Site Acreage: 2.41 ac

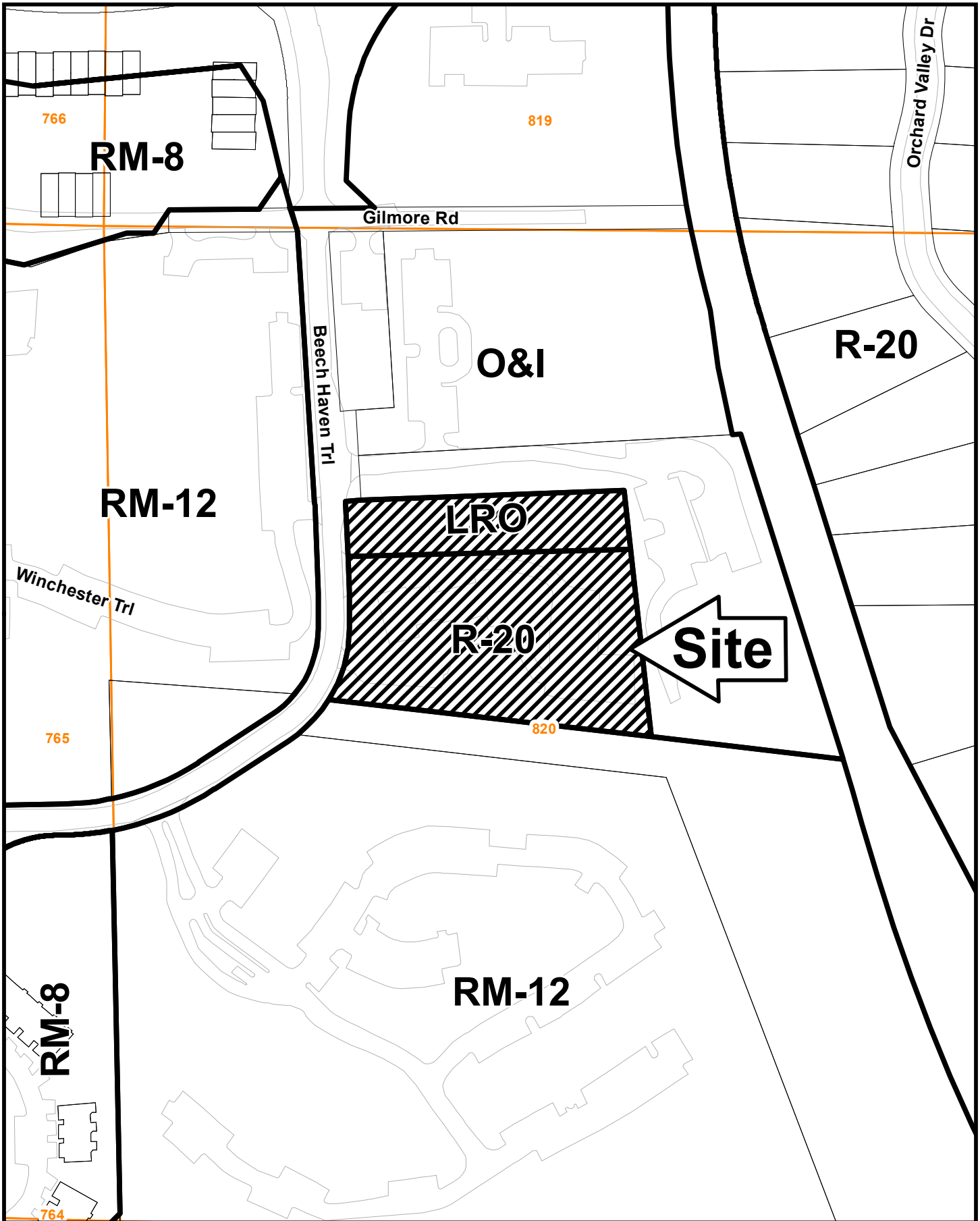
District: 17

Land Lot: 820

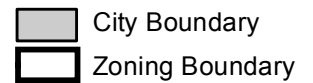
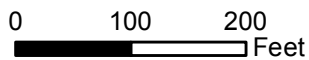
Parcel #: 7 and 8

Taxes Paid: Yes

Z-14 2018-GIS



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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. Z-14 (2018)

Hearing Dates: PC: 03/06/2018
BOC: 03/20/2018

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Minimum 1,800 square feet, and greater
- b) Proposed building architecture: Traditional Southern Cottage (Board & Batten siding)
- c) List all requested variances: (1) Covered, unenclosed porches and/or decks may be allowed within front and rear setbacks; (2) Setbacks per Site Plan
-

.....
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: Not Applicable
-

.....
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 other portion of the Application for Rezoning, at any time during the rezoning process.



Cobb County Community Development Agency
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

Public Hearing Dates:
PC: 03-06-18
BOC: 03-20-18

SITE BACKGROUND

Applicant: Vinings Storage, LLC

Phone: (404) 272-2518

Email: tommlinder@yahoo.com

Representative Contact: Garvis L. Sams, Jr.

Phone: (770) 422-7016

Email: gsams@slhb-law.com

Titleholder: Spring Land, LLC, Mid-America Apartments, L.P.

Property Location: North side of Mount Wilkinson Parkway, east side of Spring Hill Parkway, and on the west side of I-285

Address: None Assigned

Access to Property: Mount Wilkinson Parkway and Spring Hill Parkway

QUICK FACTS

Commission District: 2-Ott

Current Zoning: RMR (Residential Mid-Rise) and CRC (Community Retail Commercial)

Current use of property: Vacant

Proposed Zoning: RRC (Regional Retail Commercial)

Proposed use: Climate-Controlled Self-Service Storage Facility and Ancillary Retail

Future Land Use Designation: RAC (Regional Activity Center)

Site Acreage: 6.45 ac

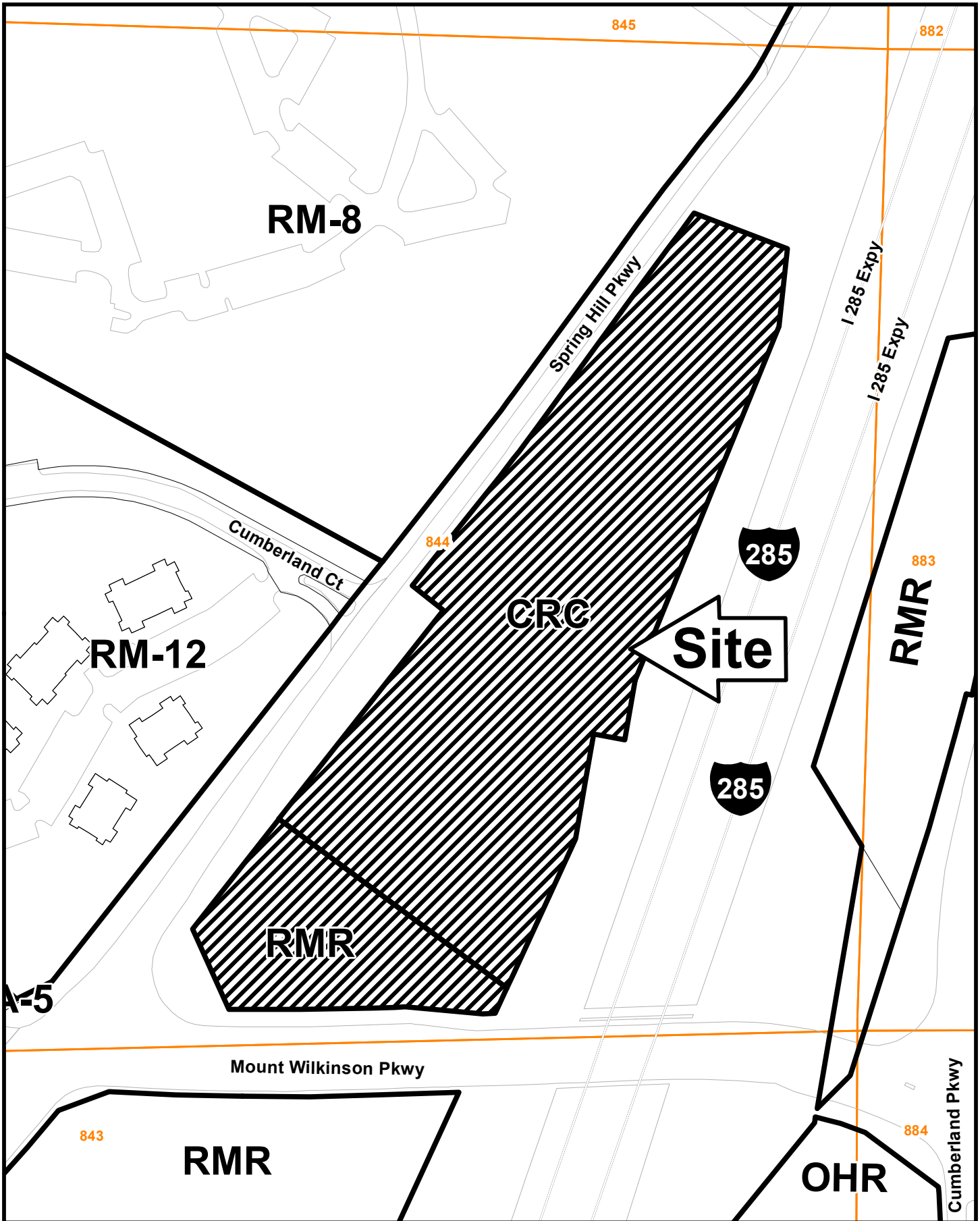
District: 17

Land Lot: 844

Parcel #: 69 and 70

Taxes Paid: Yes

Z-16 2018-GIS



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0 100 200 Feet

City Boundary
Zoning Boundary

Z-16
(2018)

Vinings Storage



PROJECT NO.	170840060
DATE	11/17/17
SCALE	AS SHOWN
DESIGNED BY	...
CHECKED BY	...
DATE	11/17/17
PROJECT NO.	170840060
DATE	11/17/17
SCALE	AS SHOWN
DESIGNED BY	...
CHECKED BY	...
DATE	11/17/17

TAX PARCEL ID	170840060 (PARCEL B-1) 170840070 (PARCEL B-2)
SITE AREA	...
TOTAL ACRES	...
CURRENT SITE ZONING	...
PROPOSED SITE ZONING	...
BUILDING SETBACK LINES	...
REQUIRED VARIANCES	...



NOTES:

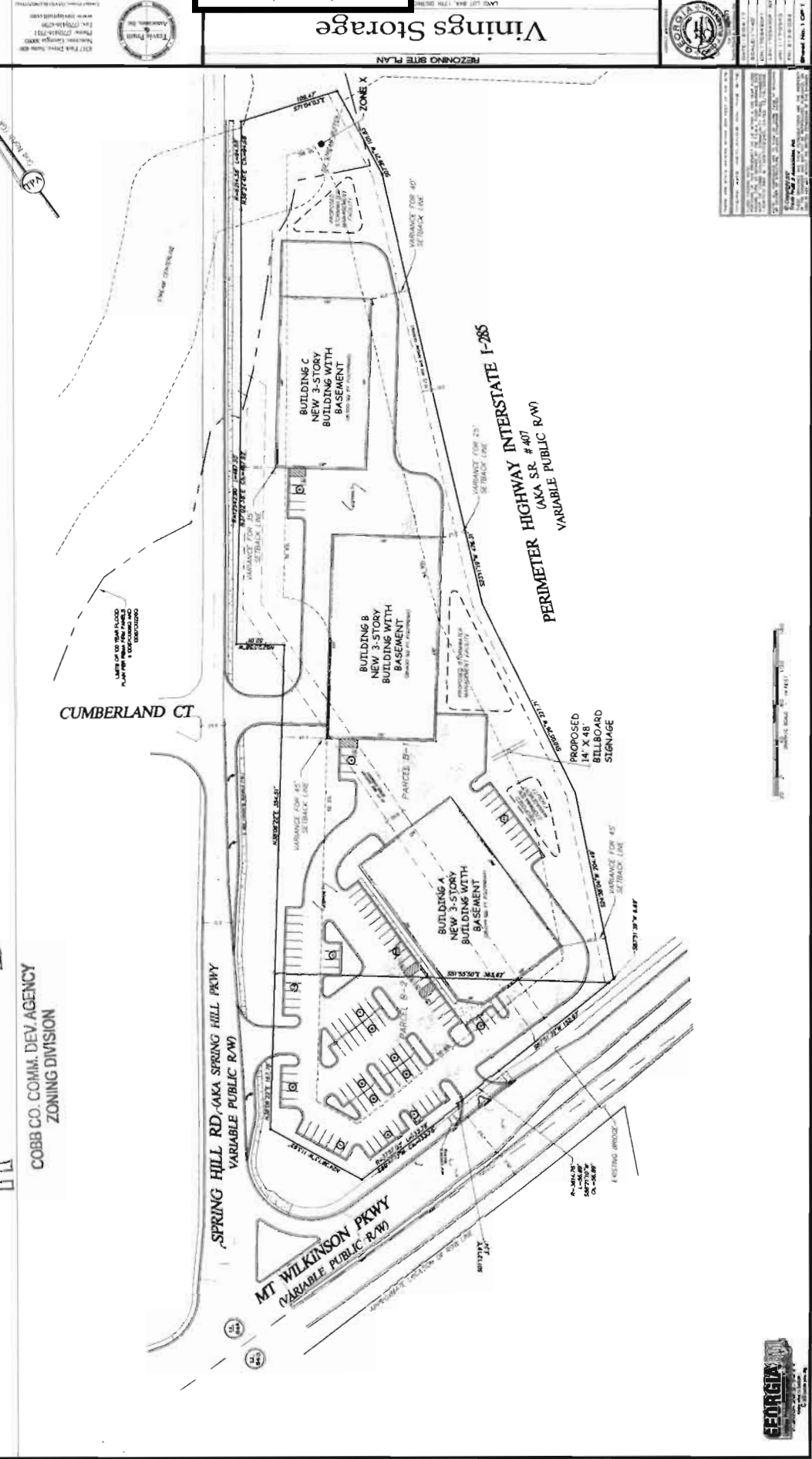
1. Notes on the subject parcel are shown on the site plan.
2. All proposed buildings shall be constructed in accordance with the applicable zoning ordinance.
3. All proposed buildings shall be constructed in accordance with the applicable zoning ordinance.

REQUIRED VARIANCES:

1. VARIANCE FOR 45' SETBACK LINE
2. VARIANCE FOR 45' SETBACK LINE
3. VARIANCE FOR 45' SETBACK LINE

BUILDING SUMMARY:

PROJECT: VININGS STORAGE, LLC
 DEVELOPER: VININGS STORAGE, LLC
 ADDRESS: SPRING HILL PKWY
 FLOOD PLAIN AVERAGE: 0.38 AC
 PROPOSED FAR: 2.0
 IMPROVEMENTS: ...



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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



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DEC 11 2017

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. Z-16

PC Hearing: 3-6-2018

BOC Hearing: 3-20-2018

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): Climate Controlled Self-Service Storage Facility & Ancillary Retail Utilization.
- b) Proposed building architecture: To be provided under separate cover.
- c) Proposed hours/days of operation: 8:00 a.m. until 6:00 p.m., Monday - Saturday and 1:00 p.m. to 6:00 p.m. on Sundays.
- 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 the confines of a Regional Activity Center ("RAC") under Cobb County's Future Land Use Map, which contemplates the type of uses sought. Moreover, the subject property is bordered by a Minor Collector (Mount Wilkinson), and Major Collector (Spring Hill Parkway), and Interstate I-285.

.....
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

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



Cobb County Community Development Agency
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

Public Hearing Dates:
PC: 03-06-18
BOC: 03-20-18

SITE BACKGROUND

Applicant: Richard and Robin de la Llama

Phone: (770) 324-3441

Email: rico@cruiserico

Representative Contact: Christina de la Llama

Phone: (770) 713-3858

Email: cdelallama@comcast.net

Titleholder: Ricardo de la Llama and Robin E. de la Llama

Property Location: Northwest side of Hickory Grove Court, west of Hickory Grove Trail

Address: 4523 Hickory Grove Court

Access to Property: Hickory Grove Court

QUICK FACTS

Commission District: 3- Birrell

Current Zoning: R-15 (Single-family Residential)

Current use of property: Single-family house

Proposed use: Allowing more unrelated adults than permitted by code.

Future Land Use Designation: LDR (Low Density Residential)

Site Acreage: 0.75 ac

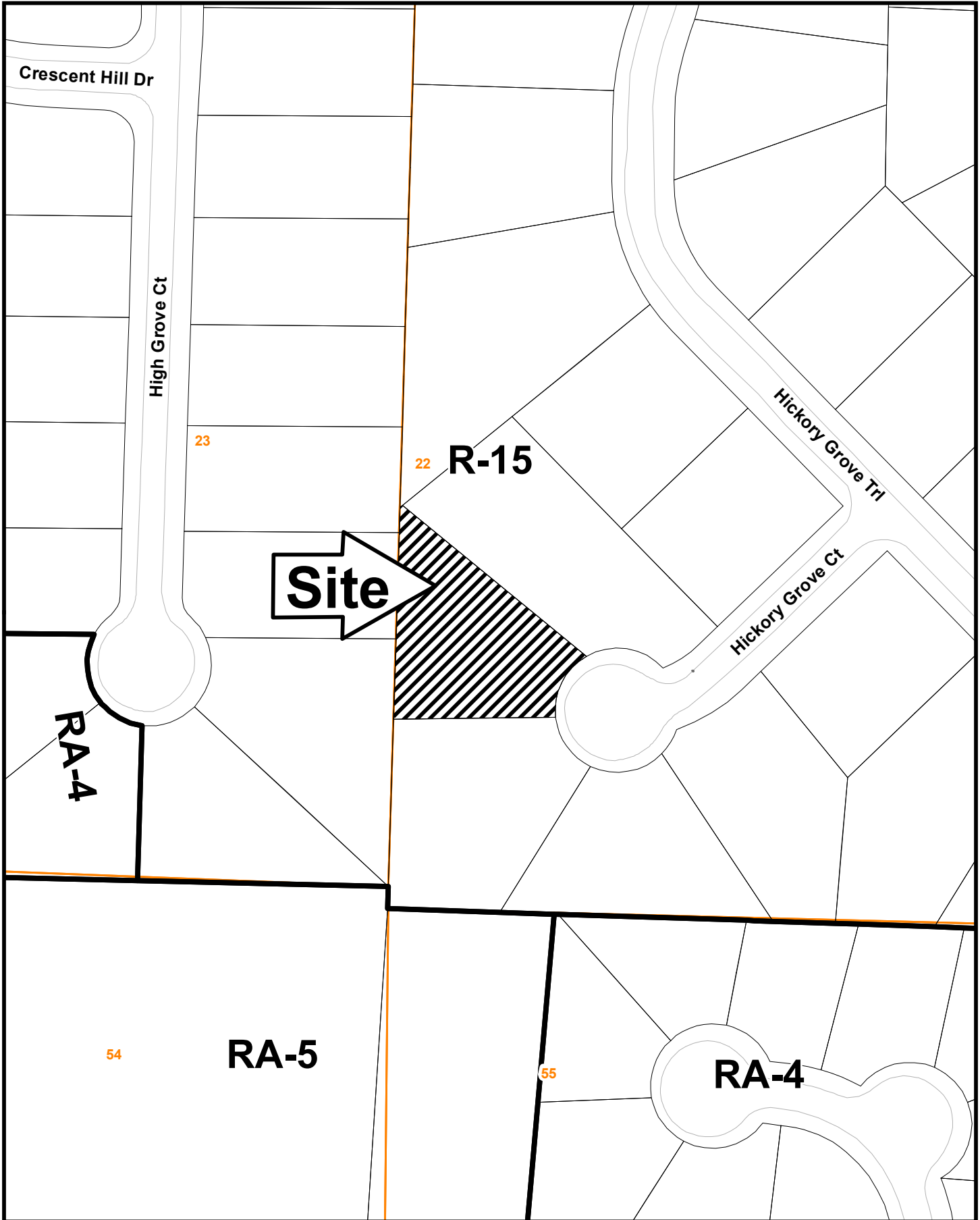
District: 20

Land Lot: 22

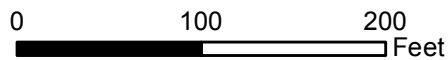
Parcel #: 210



Taxes Paid: Yes

LUP-2 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

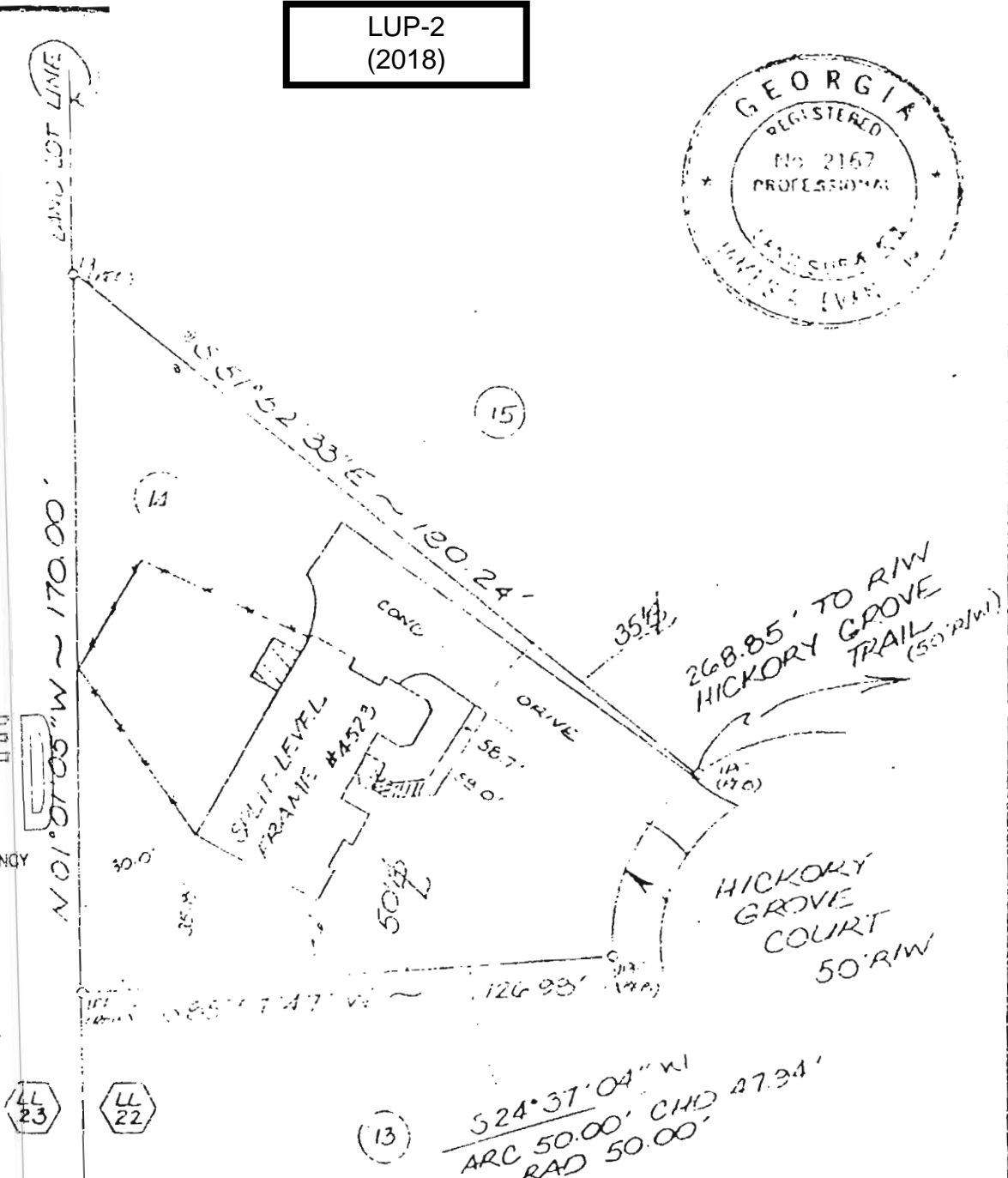
LUP-2
(2018)



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DEC - 4 2017

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

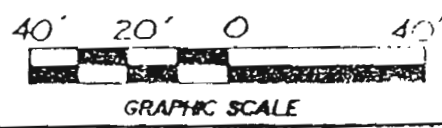
AREA
CONTAINS



LL 23
LL 22

(13)

524°37'04" W
ARC 50.00' CHD 47.94'
RAD 50.00'



I HAVE THIS DATE, EXAMINED THE TITLE OFFICIAL FLOOD HAZARD MAP AND FOUND REFERENCED HOUSE (NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

THIS PLAT MAY BE BASED ON A RECORDED PLAT FROM IRON PINS REFERENCED ON SAID PLAT FOR CLOSURE TIE IN.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PREDICTION OF ONE FOOT IN 29,632 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING CRANDALL RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000 FEET.

EQUIPMENT USED :
TOPCON GTS-2(B) & TRANSIT W/200' STEEL TAPE

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE APPLICABLE STANDARDS AND REQUIREMENTS OF LAW.

J.A. Evans

J. A. EVANS
SURVEYING CO., INC.
SMYRNA, GEORGIA
PH. 435-7155

SURVEY FOR :

BARRY D'ELANO BIRCKHEAD &
MAUREEN BIRCKHEAD

LOT 14	UNIT NO. 3	REVISIONS
HICKORY GROVE NORTH S/D		
PLAT BK 97, PG. 66		
LAND LOT 22		
20 TH DISTRICT 2 ND SECTION		CC
COB3 COUNTY, GEORGIA		DRAWN
		CHKD
		JOB #
DATE : 02-10-92 SCALE : 1" = 40'		50292

REPRO. PROCUR. 3 110917

RECEIVED
DEC - 4 2017



Application #: LVP-2
PC Hearing Date: 3-6-18
BOC Hearing Date: 3-20-19

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

1. Number of unrelated adults in the house? 5
2. Number of related adults in the house? 2
3. Number of vehicles at the house? 5
4. Where do the residents park?
Driveway: ; Street: _____ ; Garage:
5. Does the property owner live in the house? Yes _____ ; No
6. Any outdoor storage? No _____ ; Yes (If yes, please state what is kept outside): Garden Shed / Tools
7. Length of time requested (24 months maximum): 24
8. Is this application a result of a Code Enforcement action? No _____ ; Yes (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
9. Any additional information? (Please attach additional information if needed):

Applicant signature: Ricardo de la Llama Date: Nov 27, 2017
Robin de la Llama

Applicant name (printed): Robin de la Llama

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: A-15

Size of house per Cobb County Tax Assessor records: 1552

Number of related adults proposed: 2 Number permitted by code: 3

Number of unrelated adults proposed: 5 Number permitted by code: 2

Number of vehicles proposed: 5 Number permitted by code: 3

Number of vehicles proposed to be parked outside: 3 Number of vehicles permitted 5

Public Hearing Dates:
PC: 03-06-18
BOC: 03-20-18



Cobb County Community Development Agency
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

SITE BACKGROUND

Applicant: Chastain Self Storage

Phone: (770) 422-7016

Email: jballi@slhb-law.com

Representative Contact: James A. Balli

Phone: (770) 422-7016

Email: jballi@slhb-law.com

Titleholder: Chastain Gates, LLC

Property Location: Southeast corner of Chastain Road and the ramp from I-575

Address: 325 Chastain Road

Access to Property: Chastain Road

QUICK FACTS

Commission District: 3-Birrell

Current Zoning: GC (General Commercial)

Current use of property: Vacant convenience store with fuel sales

Proposed use: Climate-Controlled Self-Storage Facility

Future Land Use Designation: CAC (Community Activity Center)

Site Acreage: 1.28 ac

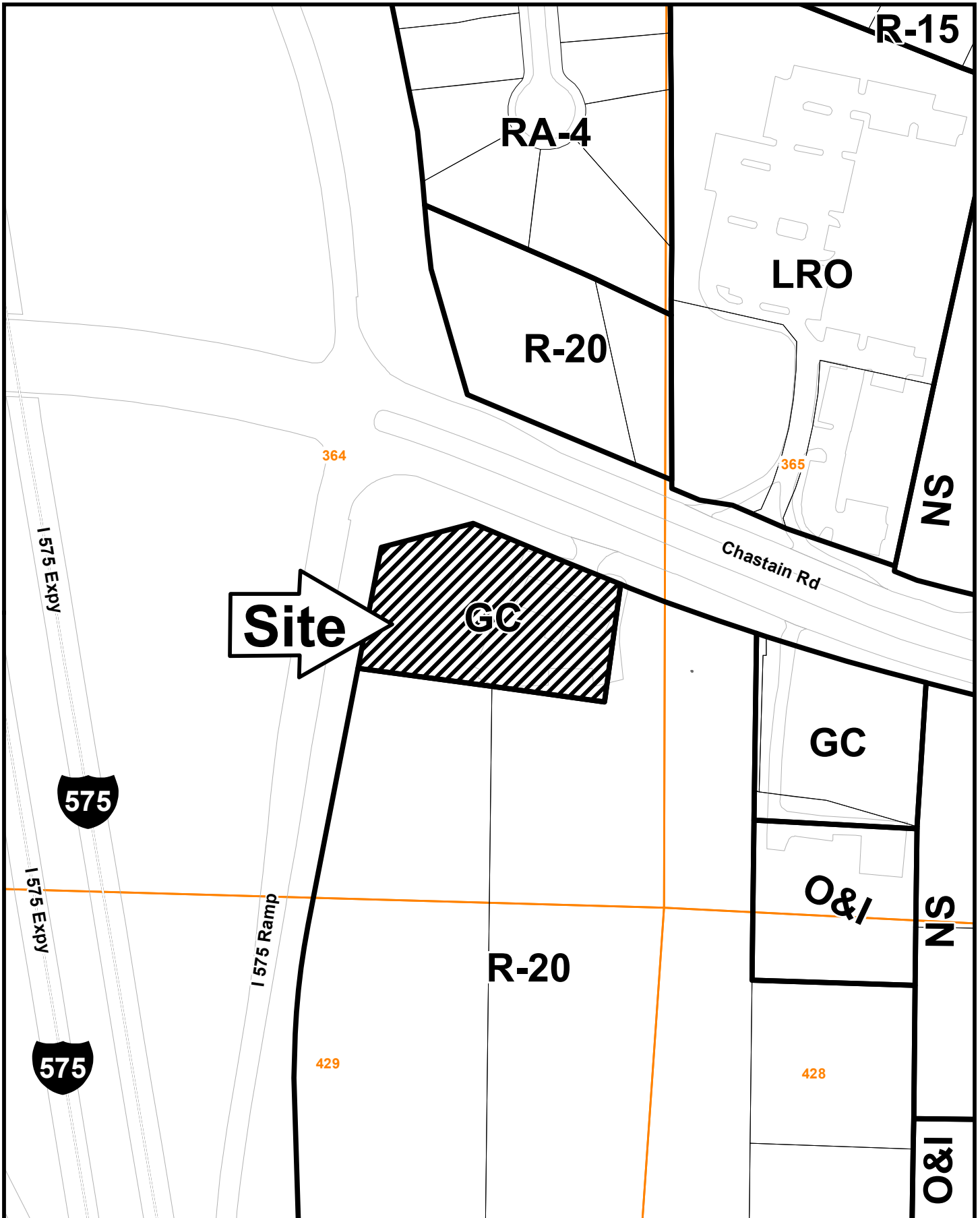
District: 16

Land Lot: 364

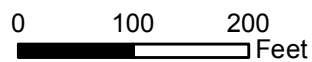
Parcel #: 15

Taxes Paid: Yes

SLUP-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

SLUP-1
(2018)

HEATHERWOOD PROPERTIES

1334 Lake Forrest Drive, N.E.
Atlanta, Georgia 30328

PROJECT

Chastain Self Storage
325 Chastain Road
LL 364, 16th District
Section Section
Cobb County, Georgia

REC. PROJECT NO. C-168-20

BLACKWELL ENGINEERING & CONSULTING, LLC
3010 Old Atlanta Rd. Suite 111
Marietta, GA 30067
Phone: 770-426-7000
Fax: 770-426-7001
www.blackwell-engineering.com
USA



DATE: Nov. 28, 2018
PRINT RECORD

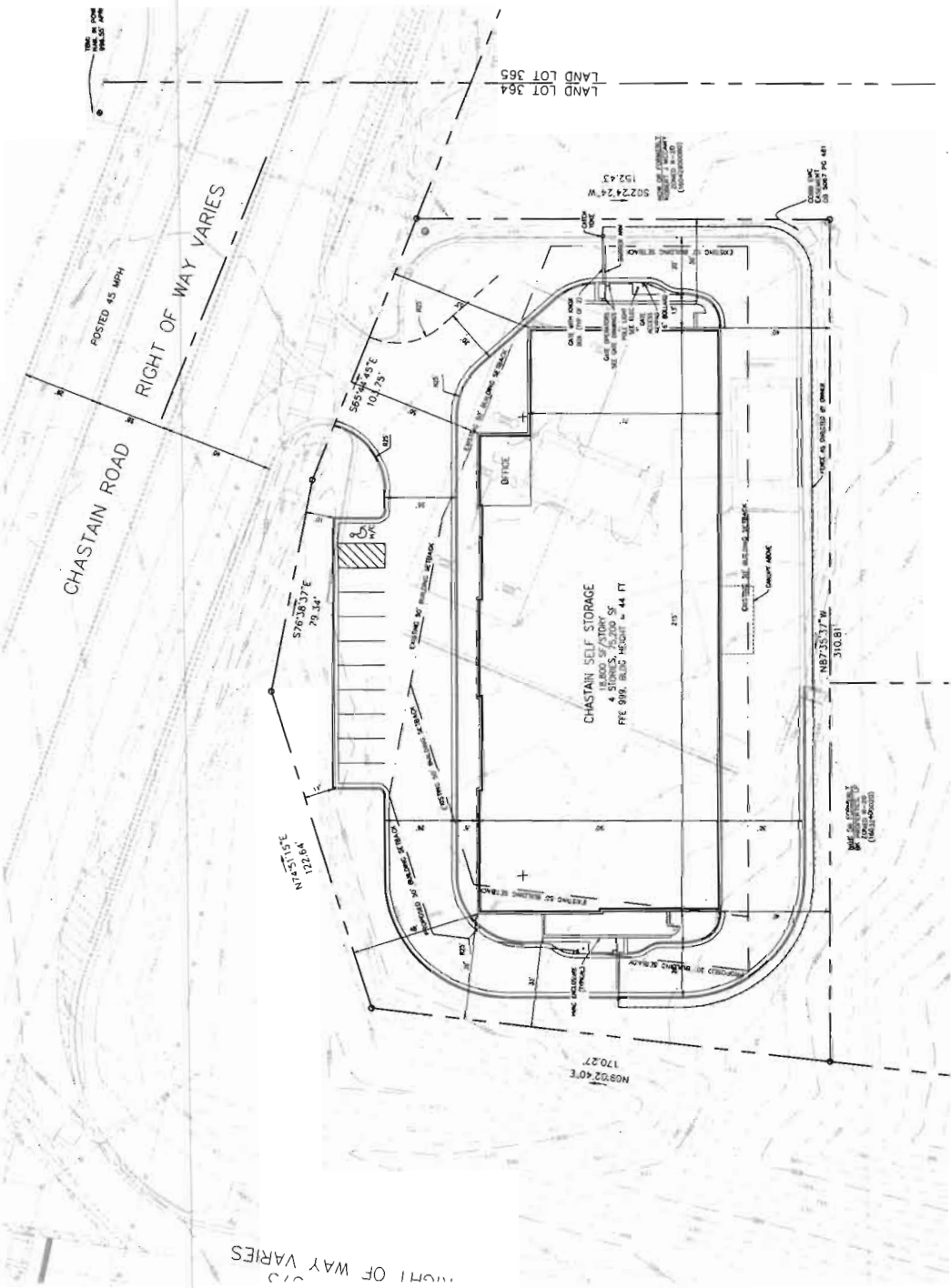
DRAWING TITLE

ZONING
SITE PLAN

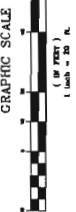
DRAWING NUMBER
Z.101

ZONING NOTES:

1. PARCELS IN NEIGHBORHOODS WITH CHASTAIN ZONING, OR CHASTAIN ZONING, OR CHASTAIN ZONING - MINIMUM 5 SPACES
2. CHASTAIN ZONING - MINIMUM 5 SPACES
3. CHASTAIN ZONING - MINIMUM 5 SPACES
4. CHASTAIN ZONING - MINIMUM 5 SPACES
5. CHASTAIN ZONING - MINIMUM 5 SPACES
6. CHASTAIN ZONING - MINIMUM 5 SPACES
7. CHASTAIN ZONING - MINIMUM 5 SPACES
8. CHASTAIN ZONING - MINIMUM 5 SPACES



IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
800-552-1111
(404) 325-5000
(metro Atlanta only)
IT'S THE LAW



Application for Special Land Use Permit Cobb County, Georgia

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

Application No. SLUP-1

PC Hearing Date: March 6, 2018

BOC Hearing Date: March 20, 2018

RECEIVED
DEC - 6 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Applicant Chastain Self Storage **Phone #** See Representative.
(applicant's name printed)

Address See Representative. **E-mail** See Representative.

James A. Balli, Esq. **Address** 376 Powder Springs Street, Suite 100, Marietta, GA 30064
(representative's name, printed)

[Signature] **Phone #** 770.422.7016 **E-mail** jballi@slhb-law.com
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: _____



Titleholder Chastain Gates, LLC **Phone #** See Representative. **E-mail** See Representative.
(titleholder's name, printed)

Signature See attached Exhibit "A" **Address** See Representative.
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Present Zoning GC **Size of Tract** 1.28 **Acre(s)**

For the Purpose of Climate Controlled Self-Storage Facility

Location 325 Chastain Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 364 **District(s)** 16th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there ~~are~~ are no such assets. If any exist, provide documentation with this application to the best of our knowledge, information and belief.

[Signature]
(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there ~~is~~ is not such a cemetery. If any exist, provide documentation with this application to the best of our knowledge, information and belief.

[Signature]
(applicant's signature)

**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR
SPECIAL LAND USE PERMIT**

Application No.: SLUP 1 (2017)
Hearing Dates: March 6, 2018
March 20, 2018

Applicant: Chastain Self Storage
Titleholder: Chastain Gates, LLC



Chastain Gates, LLC

By: Suzanne Itum

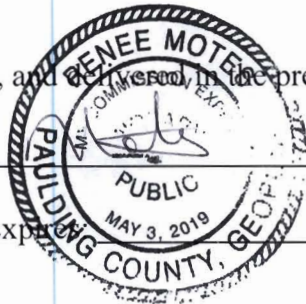
Title: Manager

Printed Name: Suzanne Itum

Date Executed: 12-6-2017

Signed, sealed, and delivered in the presence of:

[Signature]
Notary Public
Commission Expires _____





Cobb County Community Development Agency
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

Public Hearing Dates:
PC: 03-06-18
BOC: 03-20-18

SITE BACKGROUND

Applicant: 3103 ND, LLC

Phone: (770) 242-7878

Email: kmpark@inoknoll.com

Representative Contact: Michele Battle

Phone: (404) 601-7616

Email: mlb@battlelawpc.com

Titleholder: John Douglas Howser and Robert David Howser, III

Property Location: West side of Oakdale Road, east side of South Cobb Drive

Address: 4780 Oakdale Road

Access to Property: South Cobb Drive

QUICK FACTS

Commission District: 2-Ott

Current Zoning: R-20 (Single-family Residential)

Current use of property: Single-family house

Proposed use: Self-Storage and Office/Retail

Future Land Use Designation: NAC (Neighborhood Activity Center)

Site Acreage: 2.497 ac

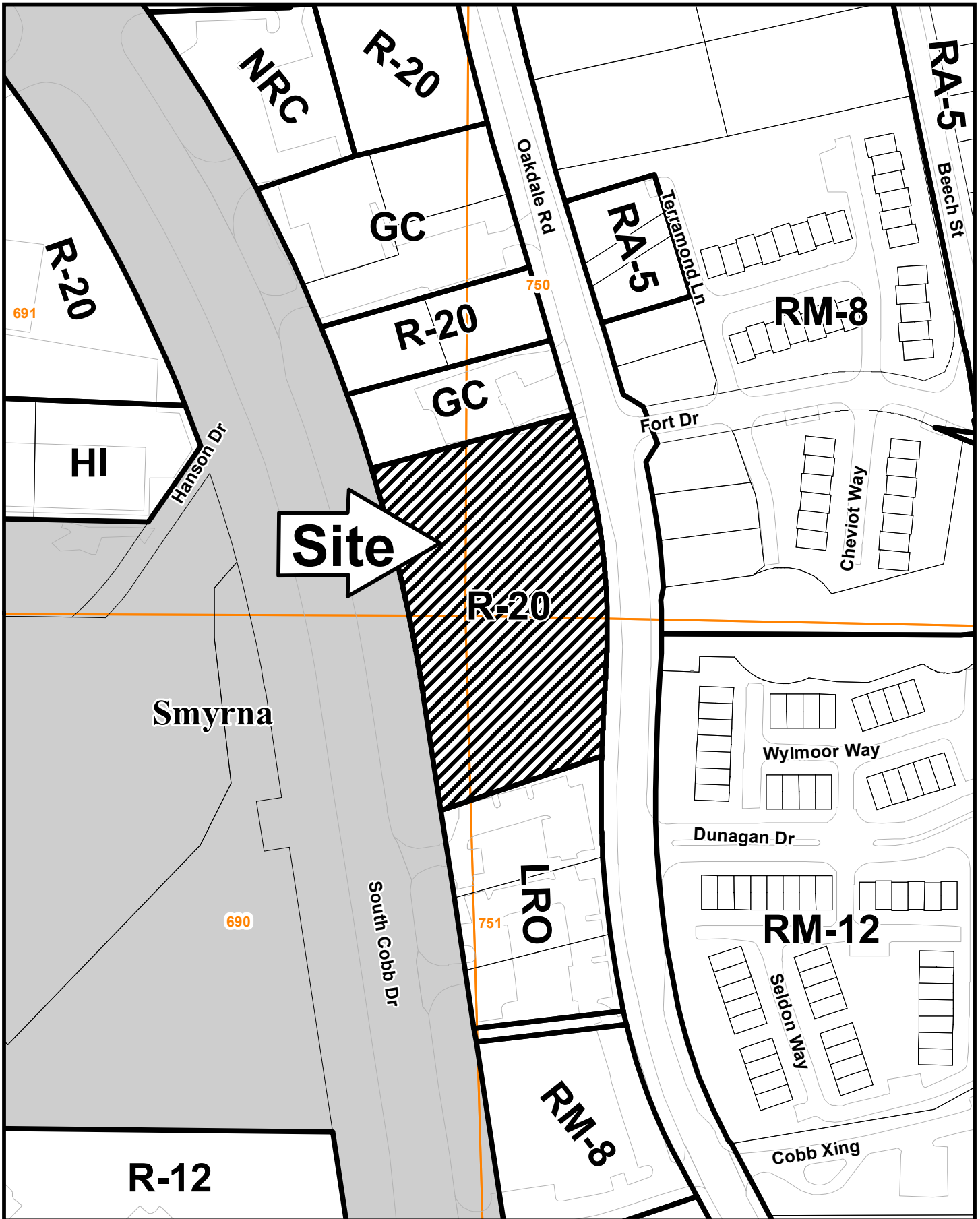
District: 17

Land Lot: 690, 691, 750, and 751

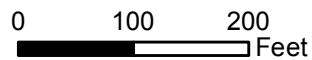
Parcel #: 12

Taxes Paid: Yes

SLUP-2 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

**SLUP-2
(2018)**



**WESTBROOK
ENGINEERING**
10700 Abbots Bridge Rd.
Suite 110, Duluth, GA 30097
Office: (770) 753-9059
Fax: (770) 753-0356
Contact Person: Patrick Stanton

**OAKDALE ROAD
DEVELOPMENT**

Oakdale Road
Land lot: 690,691,750,751, District 17
Cobb County, GA

CURRENT ISSUED DATE:
12/01/17

ISSUED FOR:
ZONING

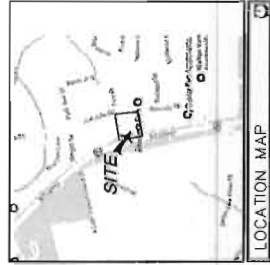
SITE PLAN

C-1

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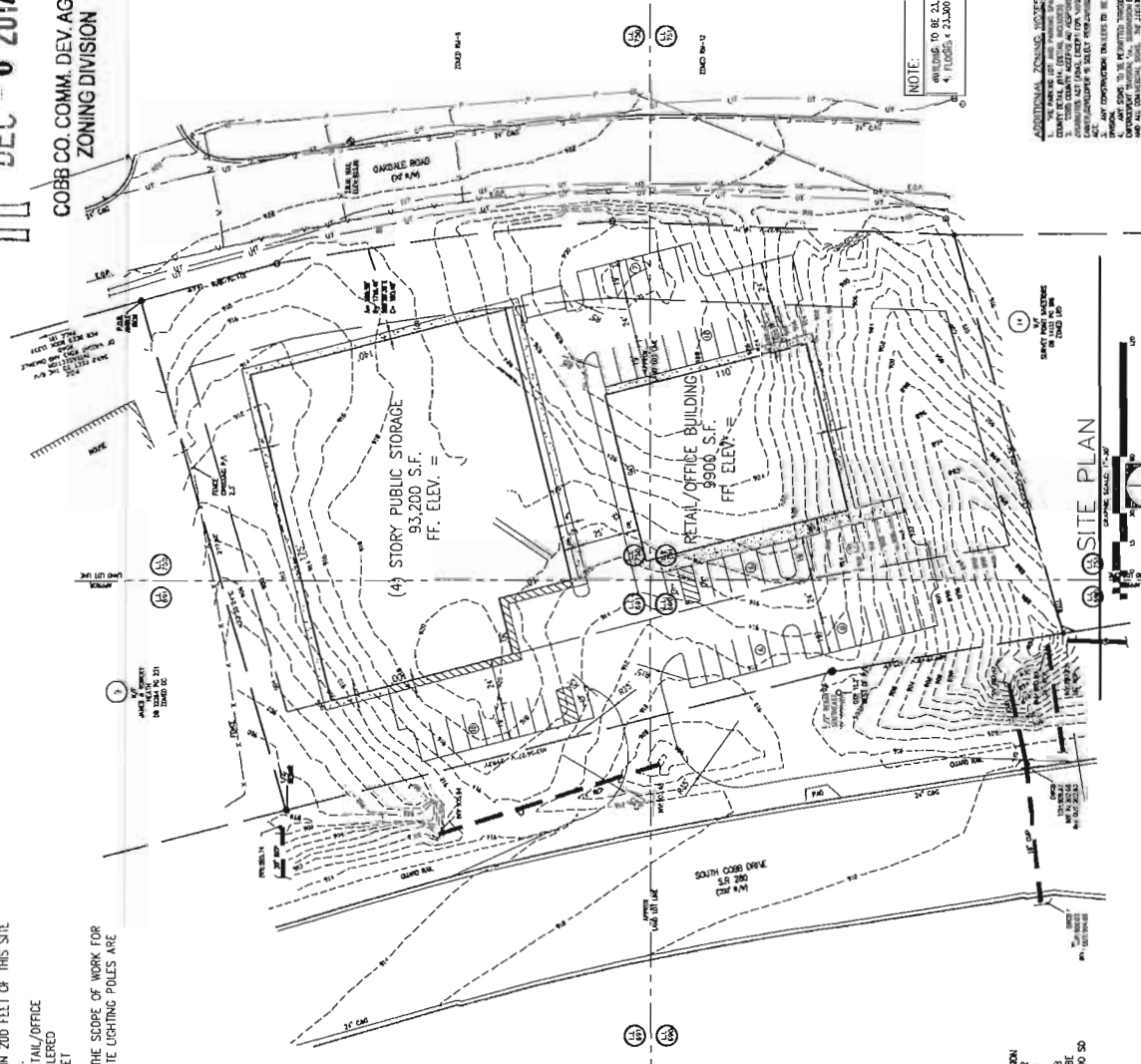
**COBB CO. COMM. DEV. AGENCY
ZONING DIVISION**

- NOTES:**
- THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY.
 - THERE ARE NO STATE WATERS OR BUFFERS LOCATED ON THIS SITE.
 - THERE ARE NO STATE WATERS WITHIN 200 FEET OF THIS SITE.
 - NO BUILDING OVERSIGHTS ARE REQUIRED.
 - PROPOSED USE IS STORAGE AND RETAIL/OFFICE.
 - STORAGE BUILDING HEIGHT IS 48 FEET.
 - RETAIL BUILDING HEIGHT IS 16 FEET.
 - SITE LIGHTING IS NOT INCLUDED IN THE SCOPE OF WORK FOR THIS PROJECT AS NO ADDITIONAL SITE LIGHTING POLES ARE TO BE CONSTRUCTED.



GENERAL NOTES:

- REVISIONS
- DEVELOPER
- DRAWER
- SITE ADDRESS
- SITE AREA
- ZONING
- PROPOSED USE
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL CODES AND STANDARDS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL CODES AND STANDARDS.
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- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL CODES AND STANDARDS.



NRC ZONING REQUIREMENTS:

- MINIMUM LOT AREA: 20,000 S.F.
- MINIMUM LOT DEPTH: 30 FEET
- MINIMUM LOT WIDTH: 35 FEET
- MINIMUM FRONT YARD SETBACK: 10 FEET
- MINIMUM SIDE YARD SETBACK: 5 FEET
- MINIMUM REAR YARD SETBACK: 5 FEET
- MINIMUM FRONT SETBACK FROM ADJACENT LOT: 10 FEET
- MINIMUM SIDE SETBACK FROM ADJACENT LOT: 5 FEET
- MINIMUM REAR SETBACK FROM ADJACENT LOT: 5 FEET
- MINIMUM FRONT SETBACK FROM STREET: 10 FEET
- MINIMUM SIDE SETBACK FROM STREET: 5 FEET
- MINIMUM REAR SETBACK FROM STREET: 5 FEET

LOT REQUIREMENTS (NRC):

- LOT AREA: 20,000 S.F.
- LOT DEPTH: 30 FEET
- LOT WIDTH: 35 FEET
- MINIMUM FRONT YARD SETBACK: 10 FEET
- MINIMUM SIDE YARD SETBACK: 5 FEET
- MINIMUM REAR YARD SETBACK: 5 FEET

PARKING REQUIREMENTS:

- MINIMUM PARKING SPACES: 1 SPACE PER 100 S.F. OF GROSS FLOOR AREA
- MINIMUM PARKING SPACES: 1 SPACE PER 100 S.F. OF GROSS FLOOR AREA
- MINIMUM PARKING SPACES: 1 SPACE PER 100 S.F. OF GROSS FLOOR AREA
- MINIMUM PARKING SPACES: 1 SPACE PER 100 S.F. OF GROSS FLOOR AREA
- MINIMUM PARKING SPACES: 1 SPACE PER 100 S.F. OF GROSS FLOOR AREA

NOTE:
AREAS TO BE 21,000 S.F. PER FLOOR
4 FLOORS = 21,000 S.F. = 84,000 S.F.

ADDITIONAL ZONING NOTES:

- THE PARKING OF ALL VEHICLES SHALL BE CONFINED TO THE DESIGNATED PARKING AREAS.
- ALL VEHICLES SHALL BE PARKED WITHIN THE DESIGNATED PARKING AREAS.
- ALL VEHICLES SHALL BE PARKED WITHIN THE DESIGNATED PARKING AREAS.
- ALL VEHICLES SHALL BE PARKED WITHIN THE DESIGNATED PARKING AREAS.
- ALL VEHICLES SHALL BE PARKED WITHIN THE DESIGNATED PARKING AREAS.

PARCEL # 17069100120
24 HR. CONTACT: KYU MAN PARK (770) 242-7878

THE COBB COUNTY PRESERVATION COMMISSION HAS REVIEWED THIS PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE COBB COUNTY ZONING ORDINANCES AND THE COBB COUNTY PRESERVATION COMMISSION HAS GRANTED A ZONING VARIANCE TO THE PROJECT.



Application for Special Land Use Permit Cobb County, Georgia

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

RECEIVED
DEC - 6 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. SLUP-2

PC Hearing Date: 3-6-18

BOC Hearing Date: 3-20-18

Applicant 3103 ND, LLC Phone# 770.242.7878
(applicant's name printed)

Address 3100 Medlock Bridge Road E-mail kmpark@inoknoll.com

Michele Battle Address One West Court Square, Suite 750
(representative's name, printed)

[Signature] Phone# 404.601.7616 E-mail mlb@battlelawpc.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: May 04, 2020

Notary Public



Titleholder Robert David Howser III Phone# 306.633.3571 E-mail howserhti@aol.com
(titleholder's name, printed)

Signature [Signature] Address 2402 Tree Arbor Way, Marietta, GA 30064
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public



Present Zoning R-20 Size of Tract 2.497 Acre(s)

For the Purpose of Self Storage & Office/Retail
(subdivision, restaurant, warehouse, apt., etc.)

Location 4780 Oakdale Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 690, 691, 750 & 751 District(s) 17th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are/are no such assets. If any exist, provide documentation with this application.

[Signature]
(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is/is not such a cemetery. If any exist, provide documentation with this application.

[Signature]
(applicant's signature)

Application for Special Land Use Permit Cobb County, Georgia

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

RECEIVED
DEC - 6 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. SLUP-2
PC Hearing Date: 3-6-18
BOC Hearing Date: 3-20-18

Applicant 3103 ND, LLC Phone# _____
(applicant's name printed)
Address 3100 Medlock Bridge Road E-mail kmpark@inoknoll.com

Michele Battle Address One West Court Square, Suite 750
(representative's name, printed)

Phone# 404.601.7616 E-mail mlb@battlelawpc.com
(representative's signature)



Signed, sealed and delivered in presence of:

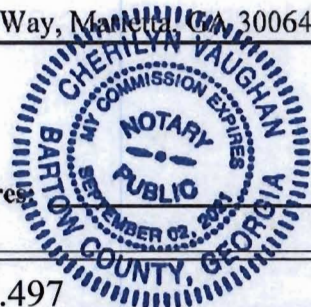
My commission expires: May 04, 2020

Titleholder John Douglas Howser Phone# 404.734.3500 E-mail howserhti@aol.com
(titleholder's name, printed)

Signature John Douglas Howser Address 2402 Tree Arbor Way, Marietta, GA 30064
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

My commission expires: _____



Notary Public

Present Zoning R-20 Size of Tract 2.497 Acre(s)

For the Purpose of Self Storage & Office/Retail
(subdivision, restaurant, warehouse, apt., etc.)

Location 4780 Oakdale Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 690, 691, 750 & 751 District(s) 17th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are/are no such assets. If any exist, provide documentation with this application.

[Signature]
(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is/is not such a cemetery. If any exist, provide documentation with this application.

[Signature]
(applicant's signature)



Cobb County Community Development Agency
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

Public Hearing Dates:
PC: 03-06-18
BOC: 03-20-18

SITE BACKGROUND

Applicant: Vinings Storage, LLC

Phone: (404) 272-2518

Email: tommlinder@yahoo.com

Representative Contact: Garvis L. Sams, Jr.

Phone: (770) 422-7016

Email: gsams@slhb-law.com

Titleholder: Spring Land, LLC, Mid-America Apartments, L.P.

Property Location: North side of Mount Wilkinson Parkway, east side of Spring Hill Parkway, and on the west side of I-285

Address: None Assigned

Access to Property: Mount Wilkinson Parkway and Spring Hill Parkway

QUICK FACTS

Commission District: 2-Ott

Current Zoning: RMR (Residential Mid-Rise) and CRC (Community Retail Commercial)

Current use of property: Vacant

Proposed use: Climate-Controlled Self-Service Storage Facility

Future Land Use Designation: RAC (Regional Activity Center)

Site Acreage: 6.45 ac

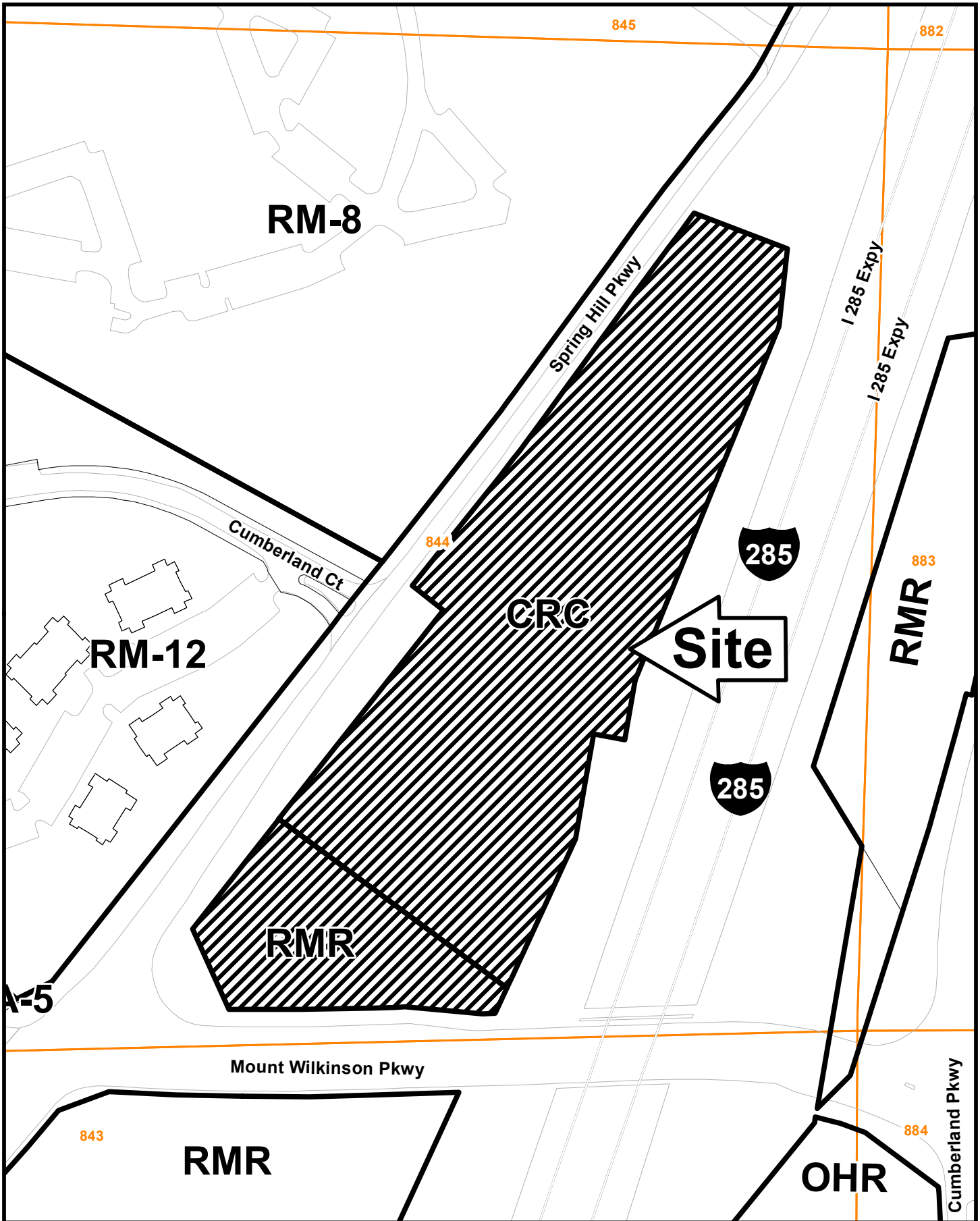
District: 17

Land Lot: 844

Parcel #: 69 and 70

Taxes Paid: Yes

SLUP-4 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

SLUP-4
(2018)

Vinings Storage



PROJECT NO.	1708400000
DATE	11/15/2017
SCALE	AS SHOWN
DRAWN BY	...
CHECKED BY	...
DATE	...
PROJECT	...
LOCATION	...
OWNER	...
DESIGNER	...

LOCATION MAP

LEVEL COVER

VININGS STORAGE, LLC

TAX PARCEL ID:
1708400000 (PARCEL B-1)
1708400100 (PARCEL B-2)

SITE ADDRESS: SPRING HILL PKWY
FLOOD PLAIN ACREAGE: 0.39 AC

NOTES:

1. This plan shows the proposed buildings and parking areas.
2. All proposed buildings shall be constructed in accordance with the applicable zoning ordinance.
3. All proposed parking areas shall be constructed in accordance with the applicable zoning ordinance.

REQUIRED VARIANCES:

1. VARIANCE TO ALLOW FOR THE PROPOSED BUILDING FOOTPRINTS TO BE LOCATED WITHIN THE SETBACK LINES.
2. VARIANCE TO ALLOW FOR THE PROPOSED BUILDING FOOTPRINTS TO BE LOCATED WITHIN THE SETBACK LINES.
3. VARIANCE TO ALLOW FOR THE PROPOSED BUILDING FOOTPRINTS TO BE LOCATED WITHIN THE SETBACK LINES.

BUILDING SUMMARY:

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

PROPOSED PARCEL 1.0

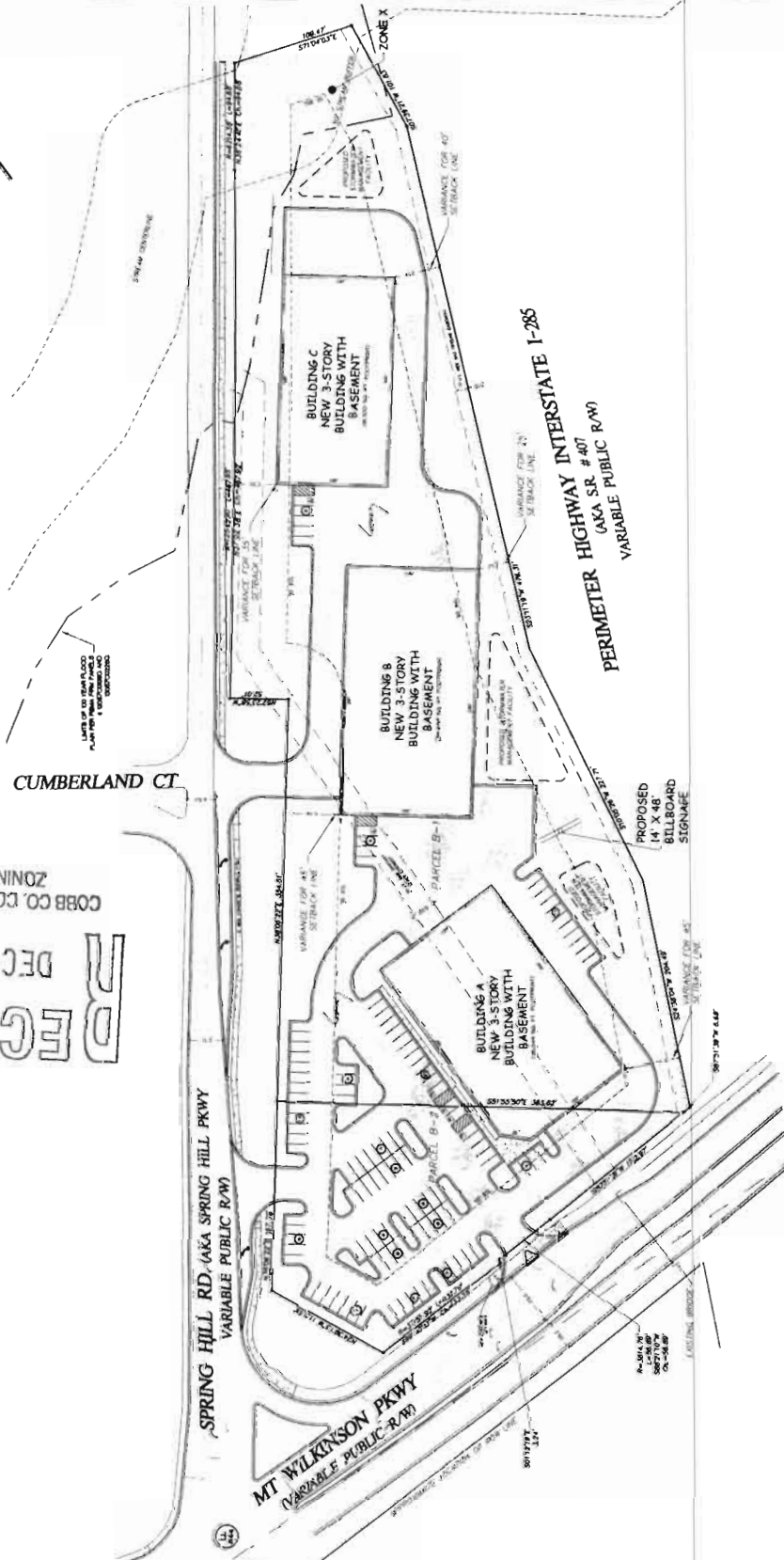
IMPERVIOUS COVERAGE

MAXIMUM PAR. 2.0

PROPOSED PAR. 1.0

IMPERVIOUS COVERAGE

MAXIMUM PAR. 2.0



Application for Special Land Use Permit Cobb County, Georgia

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

Application No. SLUP- 4

PC Hearing Date: March 6, 2018

BOC Hearing Date: March 20, 2018

RECEIVED
DEC 11 2017

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Applicant Vinings Storage, LLC **Phone #** (404) 272-2518
(applicant 's name printed)

Address 45 E. Howard Street, Kingston, GA 30145 **E-mail** tommlinder@yahoo.com
SAMS, LARKIN, HUFF & BALLI, LLP

by: Garvis L. Sams, Jr. **Address** 376 Powder Springs Street, Suite 100, Marietta, GA 30064
(representative's name, printed)

[Signature] **Phone #** 770-422-7016 **E-mail** gsams@slhb-law.com
(representative's signature)

Signed, sealed and delivered in presence of:

Karen L. King **My commission expires:** 2-27-19
Notary Public



Titleholder See Attached **Phone #** _____ **E-mail** _____
(titleholder's name, printed)

Signature _____ **Address** _____
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

Notary Public **My commission expires:** _____

Present Zoning RMR & CRC **Size of Tract** 6.45± **Acre(s)**

For the Purpose of Climate Controlled Self-Service Storage Facility and Ancillary Retail.

Location Located on the north side of Mount Wilkinson Parkway, east side of Spring Hill Parkway and the west side of I-285.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 844 **District(s)** 17th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are/are no such assets. If any exist, provide documentation with this application.

[Signature]
Garvis L. Sams, Jr., Attorney for Applicant

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is/is not such a cemetery. If any exist, provide documentation with this application.

[Signature]
Garvis L. Sams, Jr., Attorney for Applicant

* Applicant specifically reserves the right to amend any information set forth in this SLUP Application, the preliminary information provided herein or any other portion of the SLUP Application at any time during the Rezoning or SLUP process.

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: ~~216~~ SLUR4
PC Hearing Date: Feb. 6, 2018
BOC Hearing Date: Feb. 20, 2018

Applicant: Vinings Storage, LLC
Titleholder: Spring Land, LLC
Parcel #: 17084400690



The undersigned(s) below, or as attached, is the owner of the property considered in this application.

SPRING LAND, LLC
BY: Post Asset Management, Inc., its sole member

Leslie Way 12-7-2017
Signature of Owner Date

Title: EVP, Corporate Secretary

Address: 6584 Poplar Avenue
Memphis, TN 38138

Telephone No.: 901-248-4126

Melissa Clouse 12-7-17
Signature of Notary Public Date



My Commission Expires July 28, 2018

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: ~~2-16~~ SCVP-4

PC Hearing Date: Feb. 6, 2018

BOC Hearing Date: Feb. 20, 2018

Applicant: Vinings Storage, LLC

Titleholder: Mid-America Apartments, L.P.
(POST APARTMENT HOMES LP)

Parcel #: 17084400700

The undersigned(s) below, or as attached, is the owner of the property considered in this application.

Mid-America Apartments, L.P.
by: Mid-America Apartment Communities, Inc.

Cestiva Waf 12-7-2017
Signature of Owner Date

Title: SVP, CEO and Corporate Secretary

Address: 6584 Poplar Avenue
Memphis, TN 38138

Telephone No.: 901-248-4126



Kellye Clouse 12-7-17
Signature of Notary Public Date



My Commission Expires July 28, 2018