



Cobb County Community Development Agency  
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z- 17  
Public Hearing Dates:  
PC: 04-03-18  
BOC: 04-17-18

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**SITE BACKGROUND**

Applicant: Petinos LLC

Phone: (305)-803-1588

Email: irajacoby@konaproperties.com

Representative Contact: Ira Jacoby

Phone: (305)-803-1588

Email: irajacoby@konaproperties.com

Titleholder: Petinos LLC

Property Location: North side of East-West Connector, east of Powder Springs Road

Address: 2670 and 2840 East-West Connector

Access to Property: East-West Connector

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**QUICK FACTS**

Commission District: 4-Cupid

Current Zoning: LRO (Low Rise Office)

Current use of property: Parking

Proposed zoning: CRC (Community Retail Commercial)

Proposed use: Retail

Future Land Use Designation: CAC (Community Retail Commercial)

Site Acreage: 1.398 ac

District: 19

Land Lot: 787 & 788

Parcel #: 19078800020

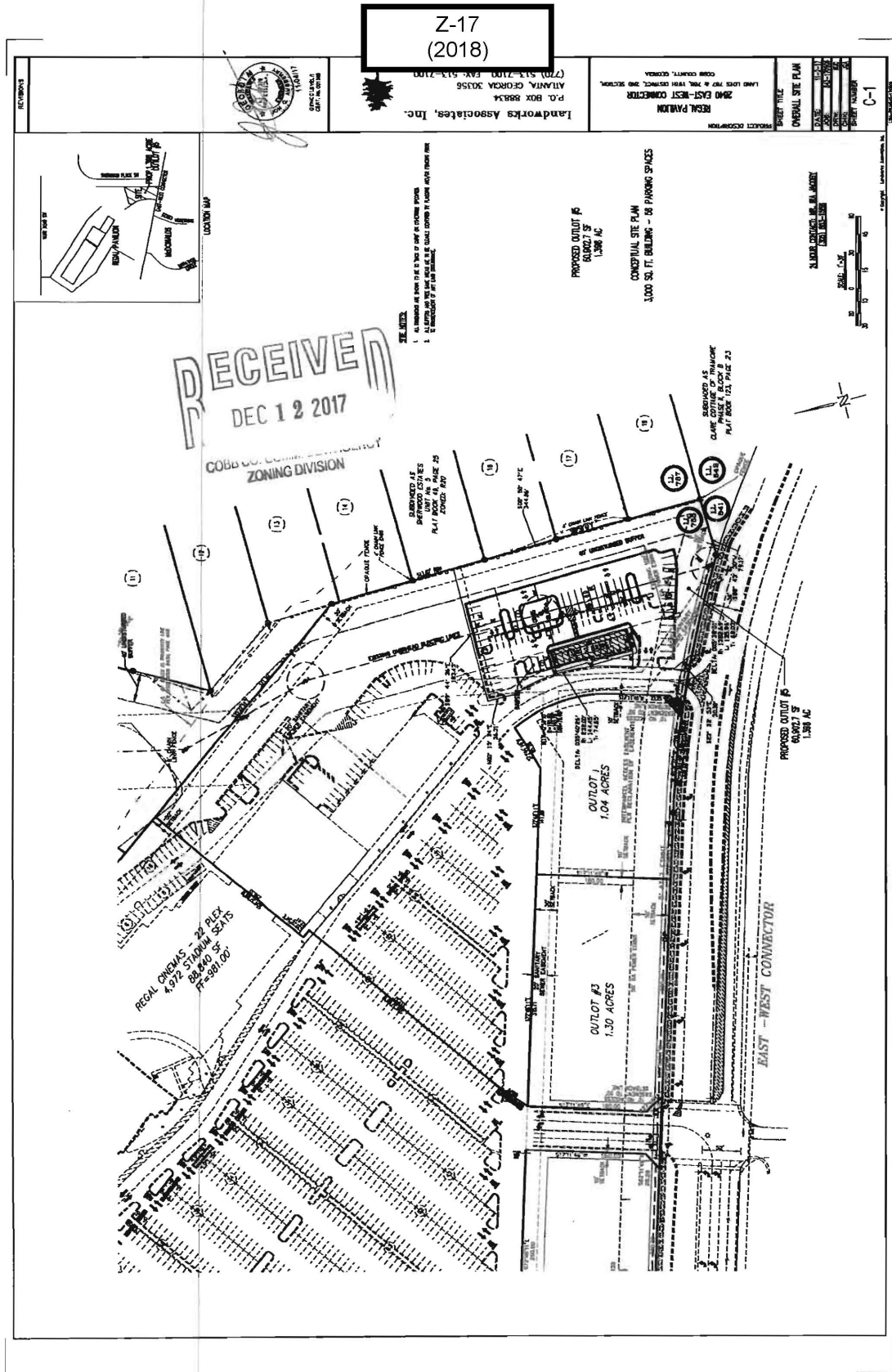
Taxes Paid: Yes

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**FINAL ZONING STAFF RECOMMENDATION:**  
(Zoning staff member: Jason Campbell)

Based on the analysis of this case, Staff recommends **APPROVAL** subject to the following:

1. Site plan received by the Zoning Division on December 12, 2017, with the District Commissioner approving minor modifications;
2. Variance mentioned in the Zoning comments;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division comments and recommendations; and
5. Department of Transportation comments and recommendations.



Z-17  
(2018)

Landworks Associates, Inc.  
P.O. BOX 28834  
ATLANTA, GEORGIA 30356  
(770) 513-2100 FAX: 513-2100

PROJECT DESCRIPTION	2840 EAST-WEST CONNECTOR
LAND LOTS	100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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ZONING DIVISION

**NOTES:**  
1. ALL DIMENSIONS ARE SHOWN TO THE FACE OF UNLESS OTHERWISE SPECIFIED.  
2. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.  
3. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.

PROPOSED OUTLOT #5  
6,002.7 SF  
1.36 AC

CONCEPTUAL SITE PLAN  
1,000 SQ. FT. BUILDING - OR PARKING SPACES

SUBDIVISION #5  
CLARE, PHASE 1, BLOCK B  
PLAT BOOK 152, PAGE 23

PROPOSED OUTLOT #6  
6,002.7 SF  
1.36 AC

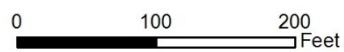
MAYST - WEST CONNECTOR

REGAL OWENS - 20 PLEX  
4,972 SQUARE FEET  
28,840 SEATS  
P#-281,000

# Z-17 2018-Aerial Map



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



- Land Lot
- City Boundary

North  
**Zoning:** Low Rise Office (LRO)  
**Future Land Use:** Community Activity Center (CAC)

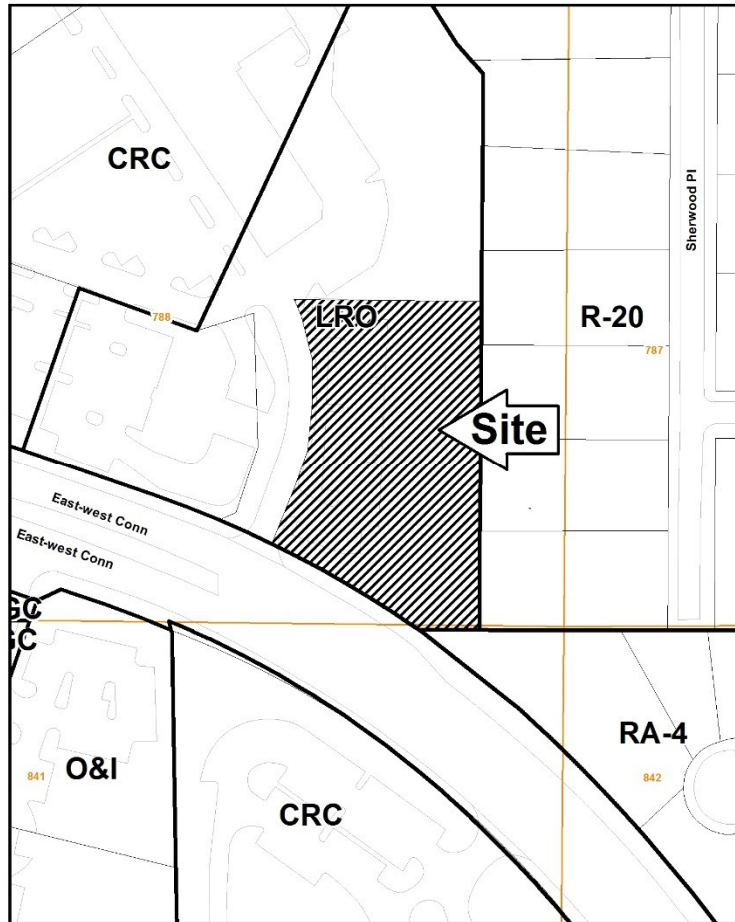
**Z-17 2018-GIS**

**men**

WEST

**Zoning:**  
 Community  
 Retail  
 Commercial  
 (CRC)

**Future Land  
 Use:**  
 Community  
 Activity Center  
 (CAC)



This map is provided for display and planning purposes only. It is not meant to be a legal description. 0 100 200 Feet

EAST

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

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

SOUTH  
**Zoning:** CRC (Community Retail Commercial)  
**Future Land Use:** Community Activity Center (CAC)



## **DEPARTMENT COMMENTS- Zoning Division**

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### **Current zoning district for the property**

The LRO district is established to provide locations for low scale professional offices and other nonretail commercial uses such as offices and nursery schools, which are on properties delineated within or on the edge of a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When located on the edge of a neighborhood activity center node as defined by the comprehensive plan, the LRO district should provide for office uses that are low in intensity to ensure compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

### **Requested zoning district for the property**

The CRC district is established to provide locations for retail commercial and service uses which are designed and oriented to serve several neighborhoods making up a community. Projects developed within the CRC district should be done so as compact unified centers. CRC districts should be located on properties which are delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Additionally, the desired location will provide for planned developments and one-destination shopping and service locations to serve the community, and will minimize traffic congestion.

### **Summary of the applicant's proposal**

The applicant is requesting the Community Retail Commercial (CRC) zoning district for the purpose of developing a 3,000 square-foot retail building on what was developed as part of the parking lot for the existing shopping center.

### **Non-residential criteria**

Proposed # of buildings: 1  
Proposed # of stories: 1  
Total sq. footage of development: 3,000  
Floor area ratio: 0.049  
Square footage per acre: 2,145  
Required parking spaces: 15  
Proposed parking spaces: 58  
Acres in floodplain or wetlands: 0  
Impervious surface shown: 26%

### **DEPARTMENT COMMENTS- Zoning Division (continued)**

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#### **Are there any zoning variances?**

Yes. The proposed site plan will require a contemporaneous variance to waive the front setback from the required 50 feet to 40 feet.

### **DEPARTMENT COMMENTS- Fire Department**

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

### **DEPARTMENT COMMENTS- Site Plan Review (County Arborist)**

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No comment.

### **DEPARTMENT COMMENTS- Cemetery Preservation**

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No comment.

### **DEPARTMENT COMMENTS- School System**

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Approval of this petition will not have an impact on enrollment.

### **DEPARTMENT COMMENTS- Stormwater Management**

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1. Flood hazard: Yes
2. Flood hazard zone: Zone X
3. Drainage Basin: Olley Creek
4. Wetlands: No
5. Streambank buffer zone: No
6. Stormwater discharges must be controlled not to exceed the capacity of the existing downstream storm drainage system.
7. This site drains to an existing master detention facility. The project engineer must verify that adequate water quality and stormwater management is provided in the master facility.

**DEPARTMENT COMMENTS- Planning Division**

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**Cobb 2040 Comprehensive Plan:** The parcel is within a Community Activity Center (CAC) future land use category, within the LRO zoning district. The purpose of the CAC category is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores.

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Comprehensive Plan Designation:  Consistent  Inconsistent

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**House Bill 489 Intergovernmental Agreement Zoning Amendment Notification**

Is the proposal within one-half mile of a city boundary?  Yes  No

Was the city notified?  Yes  No

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Specific Area Policy Guidelines:  Yes  No

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Masterplan/ Corridor Study  Yes  No

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Design Guidelines area?  Yes  No

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Is the property within an Opportunity Zone?  Yes  No

*(The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)*

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Is the property within an Enterprise Zone?  Yes  No

*(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)*

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

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

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**Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at [www.cobbcounty.org/econdev](http://www.cobbcounty.org/econdev).**

(Planning comments continued on the next page)

**DEPARTMENT COMMENTS- Planning Division** (continued)

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**Special District**

Is this property within the Cumberland Special District #1 (hotel/motel fee)?  Yes  No

Is this property within the Cumberland Special District #2 (ad valorem tax)?  Yes  No

Is this property within the Six Flags Special Service District?  Yes  No

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**Dobbins Air Reserve Base Zones**

Is the property within the Dobbins Airfield Safety Zone?  Yes  No

Is the property within the Clear Zone (CZ)?  Yes  No

Is the property within the Accident Potential Zone (APZ I)?  Yes  No

Is the property within the Accident Potential Zone II (APZ II)?  Yes  No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?  Yes  No

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**Historic Preservation**

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.



**DEPARTMENT COMMENTS- Water and Sewer**

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**Water comments:**

Available at development:  YES  NO

Fire flow test required:  YES  NO

Size and location of existing water main(s): 12" on south side of East West Connector

Additional water comments:

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process.

**Sewer comments:**

In the drainage basin:  YES  NO

At development:  YES  NO

Approximate distance to nearest sewer: On site

Estimated waste generation (in G.P.D.): Average daily flow = 120; Peak flow = 300

Treatment plant: South Cobb

Plant capacity:  Yes  NO

Line capacity:  YES  NO

Projected plant availability:  0-5 years  5-10 years  over 10 years

Dry sewers required:  YES  NO

Off-site easement required:  YES\*  NO

Flow test required:  YES  NO

Letter of allocation issued:  YES  NO

Septic tank recommended by this department:  YES  NO

Subject to Health Department approval:  YES  NO

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

Additional sewer comments

Proposed building footprint must comply with County Code 122-123 for side setback (2') from edge of existing sanitary sewer easement

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

**DEPARTMENT COMMENTS- Transportation**

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
East-West Connector	Arterial	45	Cobb County	100'

Roadway	Location	Average daily trips	Level of service
East-West Connector	North of Mesa Valley Way	39,500	F

*Based on 2016 AADT counting data taken by GDOT, as published on their website, for East-West Connector.*

*Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for local roads from this data source.*

*LOS C or D is acceptable based on GDOT Design Policy Manual criteria.*

**Comments and observations**

East-West Connector is classified as an arterial roadway and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

**Recommendations**

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

Recommend southernmost entrance be reconstructed for entrance only.

STAFF ANALYSIS

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Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

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

The applicant's proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The subject property is part of the overall parking lot of the existing shopping center.

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

The usability of the existing properties will not be adversely affected by the proposed use. The applicant's proposal will be consistent with retail uses in the existing shopping center.

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

The applicant's proposal will not cause an excessive burdensome use on existing streets, transportation facilities, utilities or schools. This opinion can be supported by the departmental comments contained herein.

**D. Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**

It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being within the Community Activity Center (CAC) future land use category. The requested CRC zoning district allows for community retail uses, similar to those found in the existing shopping center.

(CONTINUED ON THE FOLLOWING PAGE)

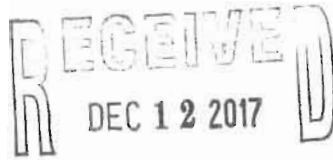
STAFF ANALYSIS (Continued)

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**E. 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;**

It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give grounds for approving the applicant's request. The property was part of the rezoning for the main shopping center and was designated as Low Rise Office (LRO). The applicant is proposing a retail building on what is currently a rarely used parking area. The subject property was developed as additional parking for the shopping center. The proposed zoning and requested retail use is compatible with the *Cobb County Comprehensive Plan*.

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



COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**REZONING ANALYSIS Subject Property: 2840 East West Connector, 8.16 Acre Property**

- (a.) Whether the zoning proposed will permit a use that is suitable in view of the use and development of adjacent or nearby property;  
THE SUBJECT LAND AREA CONSISTING OF 8.16 ACRES TOTAL IS SURROUNDED BY CRC ZONING TO THE WEST AND NORTH AND IS PART OF THE REGAL PAVILION, AN EXISTING COMMERCIAL RETAIL CENTER. THERE IS AN EXISTING ASPHALT PARKING LOT LOCATED ON THE SUBJECT PROPERTY THAT HAS NOT HAD ANY CARS PARK IN THIS AREA OF THE PAVILION FOR OVER 4 YEARS.
- (b.) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;  
THERE IS THE R20 SHERWOOD ESTATES PROPERTY LOCATED ADJACENT TO THE SUBJECT SITE TO THE EAST. THE PROPERTIES ARE SEPERATED BY A SIGNIFICANT TREE BUFFER THAT WAS BUILT INTO THE REGAL PAVILION DEVELOPMENT MANY YEARS AGO. THE TREE BUFFER CONSISTING OF 40 HORIZONTAL FEET IN WIDTH IS DENSE AND DOES NOT ALLOW VIEWING BETWEEN THE TWO PROPERTIES WITH TREES TOWERING TO HEIGHTS OF 40 FEET. ADDITIONALLY, THERE IS A 100 FOOT GEORGIA POWER EASTMENT THAT ADJOINS THE 40 NATURAL BUFFER THAT RESTICTS ANY BUILDING DEVELOPMENT IN THAT AREA OF THE SITE.
- (c.) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;  
THIS CORRIDOR OF THE EAST-WEST CONNECTOR IS MADE UP OF A NUMBER OF FAST FOOD RESTAURANTS, CAR WASH, HOTEL, AND RETAIL DEVELOPMENTS INCLDING TARGET, HOBBY LOBBY AND A WALMART SUPER CENTER ALONG WITH DEVELOPED RESIDENTIAL SUBDIVISION PROPERTIES.  
DUE TO THE WAY THE CURRENT AREA IS BUILT OUT, LOW RISE OFFICE DEVELOPMENT WOULD NOT BE DESIRED, PRODUCTIVE OR ECONOMICALLY FEASIBLE AT THIS LOCATION.
- (d.) 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;  
NO, THE LAND AREA WITHIN THE 8.15 ACRE PROPERTY THAT CAN BE DEVELOPED FOR COMMUNITY COMMERCIAL RETAIL (CRC) IS LIMITED TO ONLY 1.398 ACRES WITH A POTENTIAL BUILDING SIZE OF ONLY 3,000 SQ. FT. THE REMAINDER OF THE PROPERTY IS MADE UP OF AN EXISTING REGIONAL STORMWATER DETENTION POND LOCATED AT THE REAR OF THE EXISTING REGAL PAVILION DEVELOPMENT. IT IS THE OWNERS INTENT TO ONLY CHANGE THE EXISTING 1.398 ACRE PORTION OF THE PROPERTY FROM AN EXISTING "UN-USED PARKING AREA" TO INCLUDE A SMALL RETAIL DEVELOPMENT DEPENDING ON THE CURRENT MARKET DEMAND IN THE AREA. THE EXISTING EAST-WEST CONNECTOR ROADWAY SYSTEM, UTILITIES AND SCHOOLS WOULD NOT BE AFFECTED BY THIS DEVELOPMENT INTENT.
- (e.) Whether the zoning proposal is in conformity with the policy and intent of the land use plan;  
THE ZONING PROPOSAL DOES MATCH THE INTENDED LAND USE PLAN FOR THE AREA.
- (f.) 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.  
THE EXISTING PROPERTY IS CURRENTLY USED FOR A REGIONAL DETENTION POND THAT WILL NOT BE DISTURBED IN ANY WAY AND THE REMAINING LAND HAS BEEN BUILT OUT AS AN EXISTNG "UN-USED PARKING AREA" THE INTENT OF THE OWNER IS TO PLACE A SMALL RETAIL COMMERCIAL BUILDING IN THE EXISTING PARKING AREA. BASED ON THE LIMITED USE OF THIS PROPERTY, NO ADDITIONAL PARKING WOULD BE REQUIRED AT THIS LOCATION.

RECEIVED  
DEC 12 2017

Application No. Z-17

April 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): 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): RETAIL COMMERCIAL
- b) Proposed building architecture: (UNDETERMINED AT THIS TIME)
- c) Proposed hours/days of operation: (UNDETERMINED AT THIS TIME)
- d) List all requested variances: SIDE YARD REDUCTIONS ON WEST SIDE OF PROPERTY TO 7.0' AND 8.3'
- \_\_\_\_\_
- \_\_\_\_\_

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

N/A

\_\_\_\_\_

\_\_\_\_\_

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

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). N/A

\_\_\_\_\_

\_\_\_\_\_



**Planning Commission Decision**

NO. OPPOSED: \_\_\_\_\_ APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DELETED TO \_\_\_\_\_

Names of those Opposed:	Comments:
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NO. IN SUPPORT \_\_\_\_\_ MOTION BY: \_\_\_\_\_ SECONDED: \_\_\_\_\_ VOTE: \_\_\_\_\_

Stipulation letter from \_\_\_\_\_ dated \_\_\_\_\_

Stipulation letter from \_\_\_\_\_ dated \_\_\_\_\_

Stipulation letter from \_\_\_\_\_ dated \_\_\_\_\_

**Board of Commissioners Decision**

NO. OPPOSED: \_\_\_\_\_ APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DELETED TO \_\_\_\_\_

Names of those Opposed:	Comments:
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
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_____	_____

NO. IN SUPPORT \_\_\_\_\_ MOTION BY: \_\_\_\_\_ SECONDED: \_\_\_\_\_ VOTE: \_\_\_\_\_

Stipulation letter from \_\_\_\_\_ dated \_\_\_\_\_

Stipulation letter from \_\_\_\_\_ dated \_\_\_\_\_

Stipulation letter from \_\_\_\_\_ dated \_\_\_\_\_