



WITHDRAWN  
WITHOUT  
PREJUDICE

Case # Z- 31  
Public Hearing Dates:  
PC: 06-05-18  
BOC: 06-19-18

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

SITE BACKGROUND

Applicant: Joyce Hollett and Scott Hollett

Phone: N/A

Email: Jh1570@aol.com

Representative Contact: Garvis L. Sams, Jr.

Phone: (770) 422-7016

Email: gsams@slhb-law.com

Titleholder: Carolina Child Care Properties, LLC

Property Location: North side of Mars Hill Church Road, west of Acworth Due West Road

Address: 2536 Mars Hill Church Road

Access to Property: Mars Hill Church Road

QUICK FACTS

Commission District: 1-Weatherford

Current Zoning: NS (Neighborhood Shopping)

Current use of property: Daycare

Proposed zoning: O&I (Office & Institutional)

Proposed use: Personal Care Facility

Future Land Use Designation: Low Density Residential (LDR)

Site Acreage: 1.21 ac

District: 20

Land Lot: 160

Parcel #: 20016000310

Taxes Paid: Yes

**FINAL ZONING STAFF RECOMMENDATION:**  
(Zoning staff member: Donald Wells)

Based on this analysis staff recommends **DENIAL**.

**Rezoning Plat**  
**2536 Mars Hill Church Road**  
Cobb County, Georgia

Land Lot 160, 20th District, 2nd Section

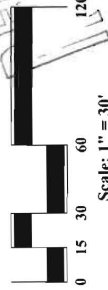
prepared for:  
Mr. and Mrs. Scott Hollett  
1837 Haven Park Circle SW  
Smyrna, Georgia 30080



1085 Old Hill  
Suite 112-314  
Kennesaw  
GA 30152  
770 514-9006  
FAX 514-9491



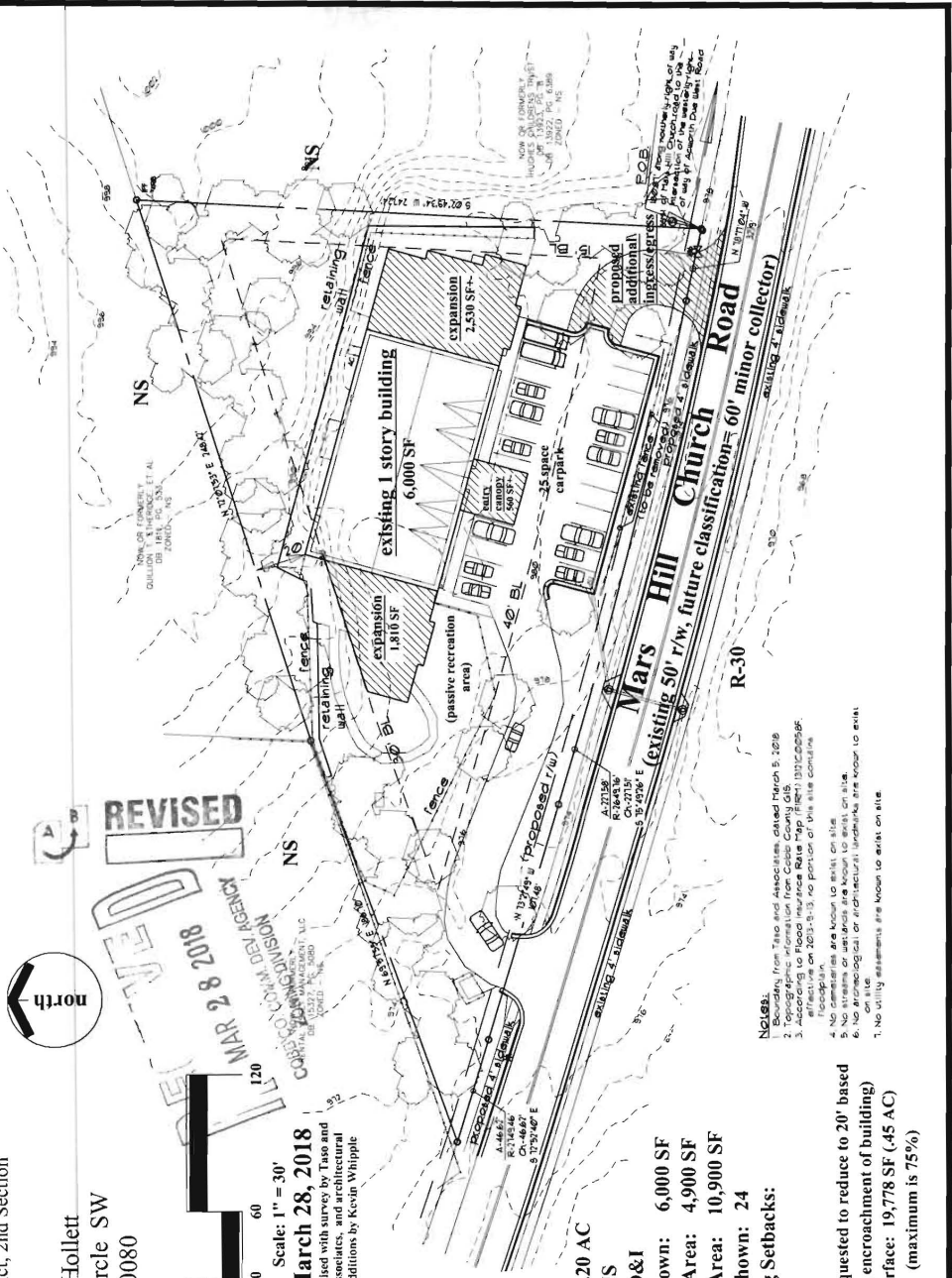
**REVISED**  
MARCH 8 2018  
Cobb County Planning Agency



Scale: 1" = 30'  
**March 28, 2018**  
\*revised with survey by Taso and Associates, and architectural additions by Kevin Whipple

**Site Data**

- Total Site Area: 1.20 AC
- Existing Zoning: NS
- Proposed Zoning: O&I
- Total Building Area Shown: 6,000 SF
- Proposed Expansion Area: 4,900 SF
- New Total Building Area: 10,900 SF
- Total Parking Spaces Shown: 24
- O&I Required Building Setbacks:
  - front: 40'
  - side: 15'
  - \* rear: 30' (variance requested to reduce to 20' based on existing encroachment of building)
- Total impervious surface: 19,778 SF (.45 AC)
- 37% of total site area (maximum is 75%)



**Notes:**  
1. Boundaries from Title and Associates, dated March 5, 2018  
2. Boundaries from Taso and Associates, dated March 5, 2018  
3. According to Flood Insurance Rate Map (FIRM) 130200202E, effective on 2011-9-13, no portion of this site contains flood hazard areas.  
4. No easements are shown to exist on site.  
5. No streams or wetlands are shown to exist on site.  
6. No archeological or architectural landmarks are known to exist.  
7. No utility easements are known to exist on site.