

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: June 5, 2018

Board of Commissioners Hearing Date: June 19, 2018

Date Distributed/Mailed Out: March 12, 2018

STAFF COMMENTS DUE DATE: March 29, 2018



Cobb County... Expect the Best!



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-29
Public Hearing Dates:
PC: 06-05-18
BOC: 06-19-18

SITE BACKGROUND

Applicant: ANE Investments, LLC

Phone: (404) 514-6632

Email: veranatalie123@gmail.com

Representative Contact: Arkady Yakubova

Phone: (404) 514-6632

Email: veranatalie123@gmail.com

Titleholder: ANE Investments, LLC

Property Location: South side of Jamerson Road,
west of Canton Road

Address: 892 Jamerson Road

Access to Property: Jamerson Road

QUICK FACTS

Commission District: 3

Current Zoning: GC (General Commercial)

Current use of property: Former auto care center

Proposed zoning: GC (General Commercial)

Proposed use: Auto repair, auto restoration,
motorcycle repair shop

Future Land Use Designation: Neighborhood
Activity Center (NAC)

Site Acreage: 0.94 ac

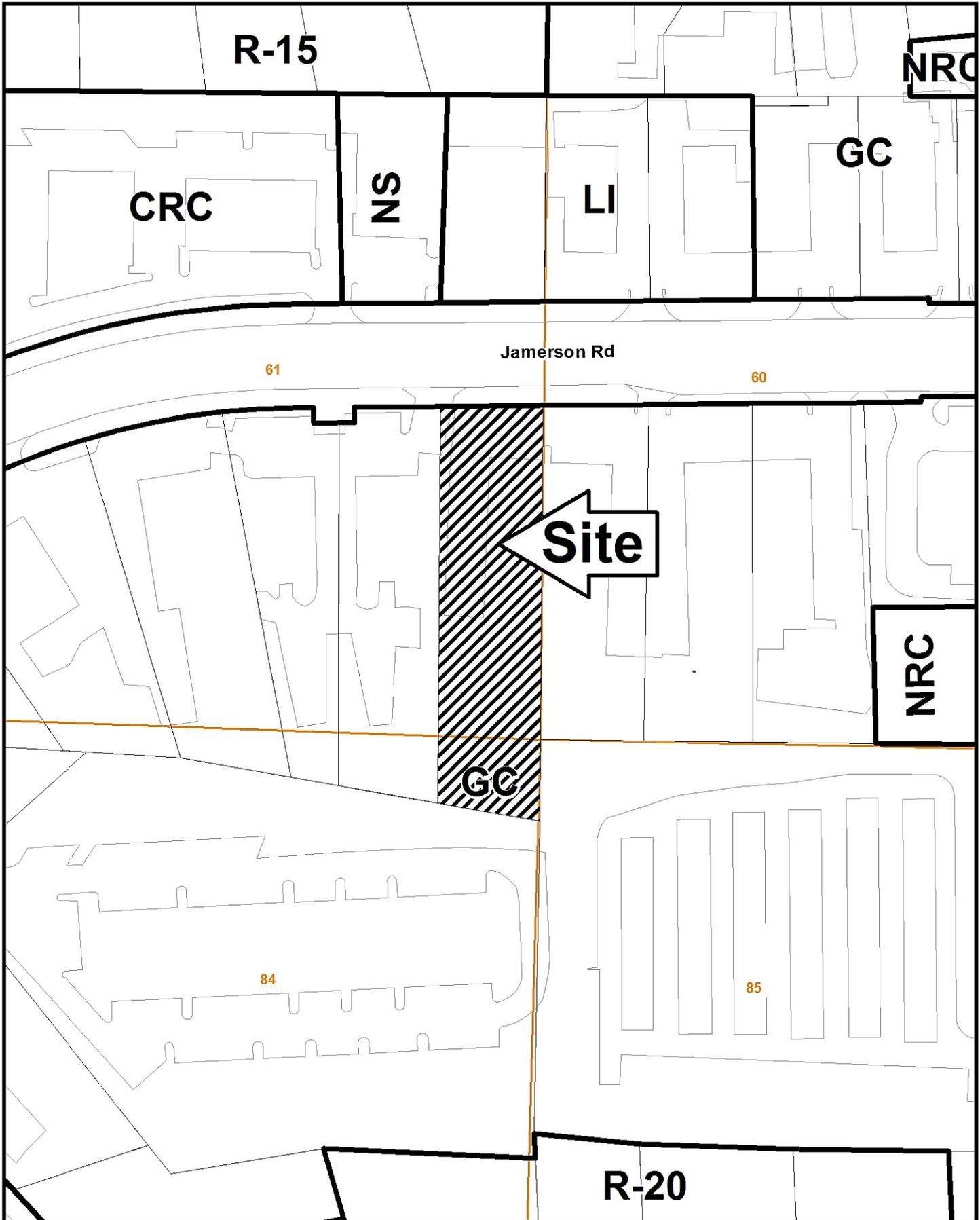
District: 16

Land Lot: 60, 61, and 84

Parcel #: 16006100560

Taxes Paid: Yes

Z-29 2018-GIS



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

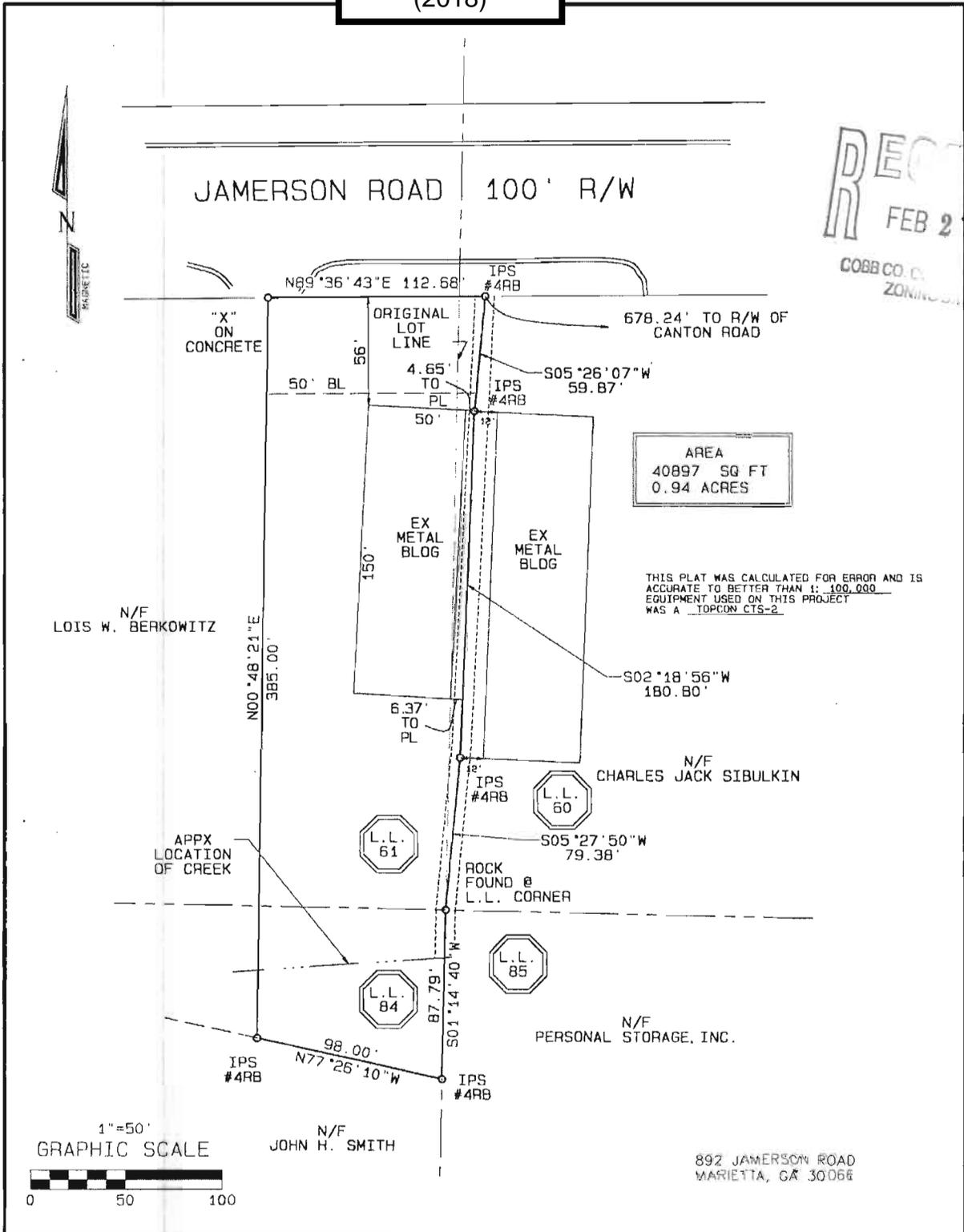
0 100 200 Feet

 Zoning Boundary
 City Boundary

Z-29
(2018)

REC
FEB 27 2018

COBB CO. CL. ZONING



SOUTHERN SURVEYING & MAPPING CO., INC.
4076 EBENEZER ROAD, N.E.
MARIETTA, GEORGIA 30066
PHONE (770) 928-7759

"F.I.A. OFFICIAL FLOOD HAZARD MAP" COMMUNITY NUMBER 130952
PAGE 15F, DATED 8-18-92
SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

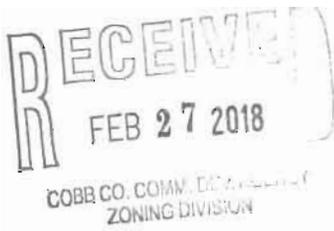
REFERENCE PLAT:
BOOK _____ PAGE _____

ALL MATTERS OF TITLE ARE EXCEPTED.

SURVEY FOR:

ANE INVESTMENTS, LLC

SUBD.		
LOT-	BLOCK-	UNIT-
LAND LOT- 60, 61 & 84		
DISTRICT- 16		SECTION- 2
COUNTY- COBB		STATE- GEORGIA
DATE- 9-12-01		SCALE 1"=50'
REVISED- 2-24-18		B 119-01-3



Application No. I-29
June 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): auto repair, auto mechanic, auto body shop, auto restoration, motorcycle repair shop
- b) Proposed building architecture: steel frame
- c) Proposed hours/days of operation: 8 AM - 6 PM
Monday - Saturday
- d) List all requested variances: _____
N/A

.....
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).

NO



**Cobb County Community Development Agency
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-30
Public Hearing Dates:
PC: 06-05-18
BOC: 06-19-18

SITE BACKGROUND

Applicant: The Key Auto Collision

Phone: (678) 983-1175

Email: N/A

Representative Contact: Dinier O. Castillo

Phone: (813) 598-3679

Email: cdinier21@gmail.com

Titleholder: Jimmy Harrison

Property Location: West side of Powell Drive,
south of Sydney Ann Boulevard

Address: 5830 Powell Drive

Access to Property: Powell Drive

QUICK FACTS

Commission District: 4

Current Zoning: GC (General Commercial) and R-20
(Single-family Residential)

Current use of property: Auto Repair

Proposed zoning: HI (Heavy Industrial)

Proposed use: Auto Body Collision

Future Land Use Designation: Neighborhood
Activity Center (NAC)

Site Acreage: 0.925 ac

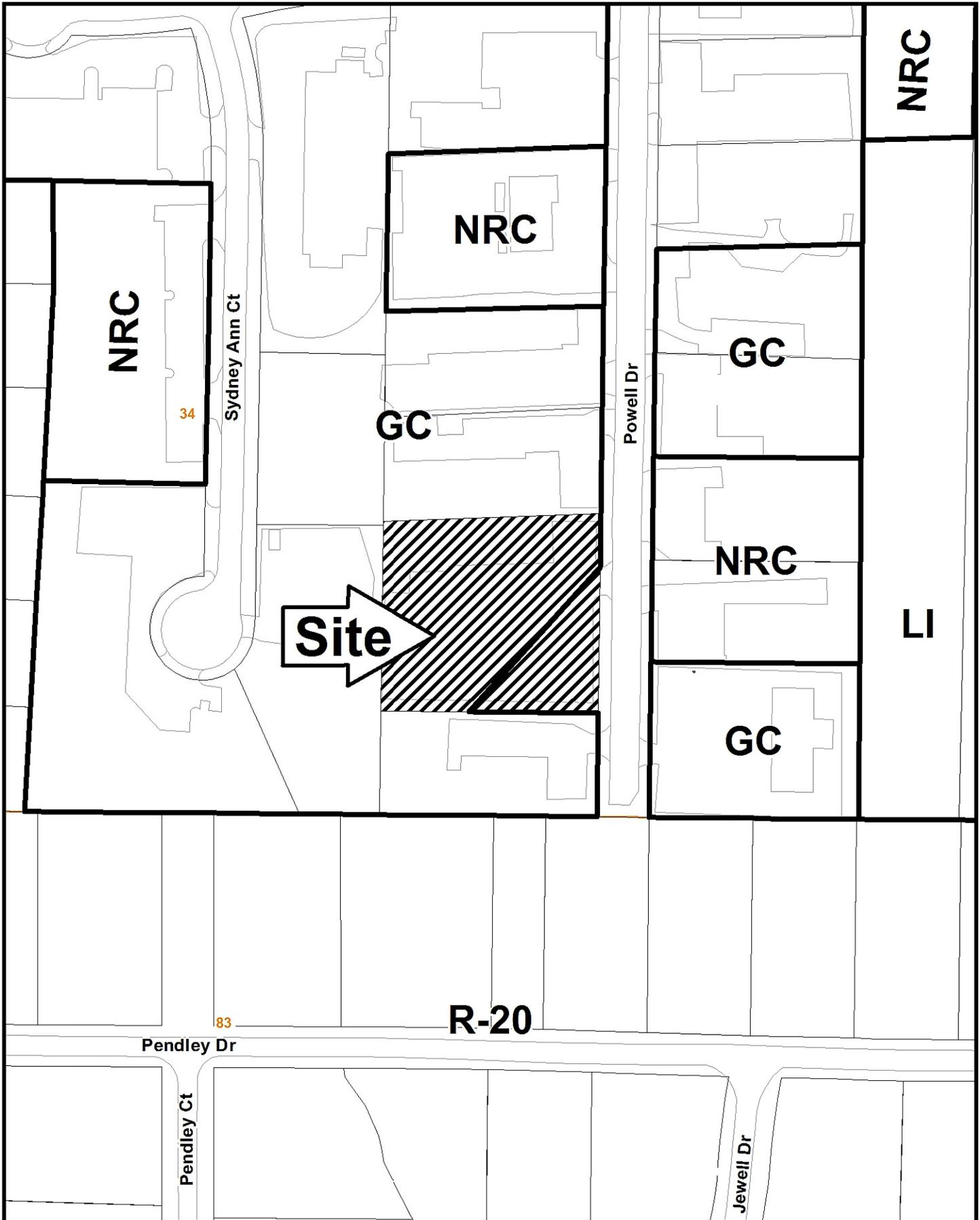
District: 18

Land Lot: 34

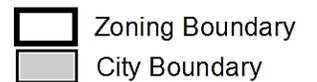
Parcel #: 18003400190

Taxes Paid: Yes

Z-30 2018-GIS



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



Z-30
(2018)

Prepared by:
Patrick S. Wilson
7359 Capps Ferry Road
Douglasville, Georgia 30135
404-731-3505



Property located at
5830 Powell Drive
Cobb County, Georgia

BOUNDARY SURVEY of
Jimmy R. Harrison
Parcel No. 18003400190
0.925 Acres - 40,303 s.f. Total
Located in
Land Lot 34, 1st and 2nd Section
Cobb County, Georgia

SHEET
1 of 1

No portion of the subject property is located in a special flood hazard area as per F.U.R.M. Community No. 130032, Panel 2114, Map No. 1338700211n, dated 03/04/2013.
Information showing underground structures and utilities was obtained from a limited field survey. Exact location of any underground items should be verified by other sources before digging.

Legend

- Utility Pole
- Light Pole
- Fire Hydrant
- Fire Plug
- Water Valve
- Water Meter
- Irrigation Control Valve
- Gas Valve
- Gas Meter
- Electric Vault
- Sanitary Sewer Manhole
- Curb Inlet
- Yard Inlet
- Headwall
- Chain Link Fence
- Concrete
- Corrugated Metal Pipe
- Reinforced Concrete Pipe
- Crimp Top Pipe
- Open Top Pipe
- Corrugated Plastic Pipe
- Single Wing Catch Basin
- Temporary Bench Mark

REFERENCE

BASIS OF BEARINGS - ASSUMED

THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR THE USE OF THIS PLAT FOR PURPOSES OTHER THAN THOSE SPECIFIED BY THE PROPERTY OWNER. FOR IS THE UNDERSIGNED SURVEYOR RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURES, WELLS, OR IMPROVEMENTS OR EASEMENTS NOT READILY APPARENT OR VISIBLE DURING A ROUTINE GROUND INSPECTION OF SUBJECT PROPERTY.

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

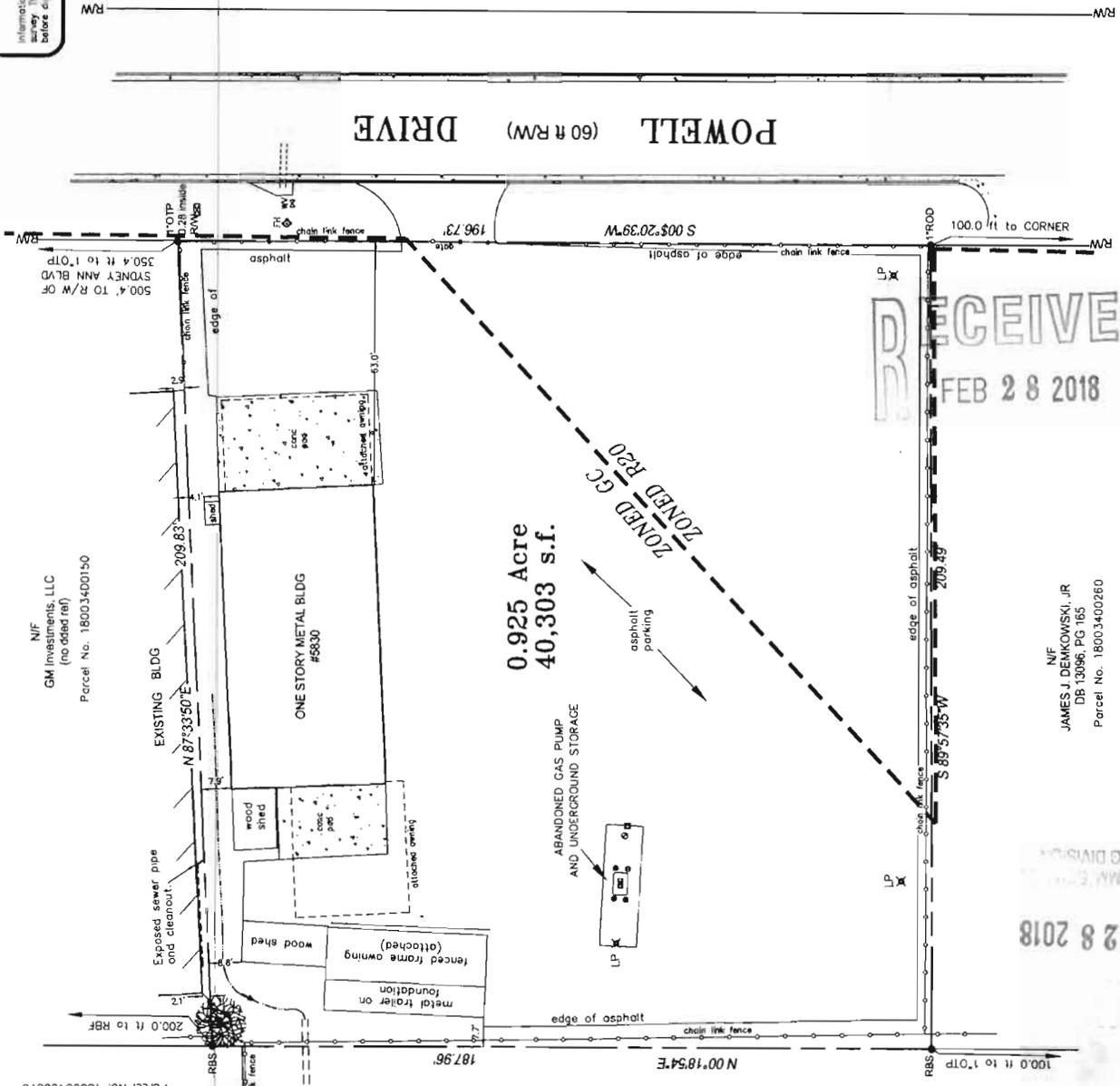
Equipment used:
Angular & Linear: TOPCON GTS-3005, ALLEGRO DC
The field data upon which this plat is based has a raw closure of one foot in 32,000 feet, and was not adjusted.
This plat has been calculated for closure and is found to be accurate to within one foot in 258,194 feet.
The field work for this survey was done on Feb. 21-25.



REVISIONS

NO.	DATE	DESCRIPTION

DRAWING INFORMATION
SCALE: 1"=30'
DRAWN BY: RW
DATE: FEB 27, 2018



N/F
CLARK and JOANNE WEATHERFORD
DB 10874, PG 475 - PB 131, PG 47
Parcel No. 18003400370

N/F
CLARK and JOANNE WEATHERFORD
DB 10874, PG 475 - PB 131, PG 47
Parcel No. 18003400380

N/F
JAMES J. DEMKOWSKI, JR
DB 13096, PG 165
Parcel No. 18003400260

COBB CO. COMM. ENGR. ZONING DIVISION
FEB 28 2018

June 2018

Summary of Intent for Rezoning



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

- a) Proposed unit square-footage(s): NIA
- b) Proposed building architecture: NIA
- c) List all requested variances: NIA

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

- a) Proposed use(s): Autobody Collision Shop
- b) Proposed building architecture: Existing building to be used
- c) Proposed hours/days of operation: 9 am to 5 pm Monday through Saturday
- d) List all requested variances: None Requested

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

NIA

.....
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).

NIA



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

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

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

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

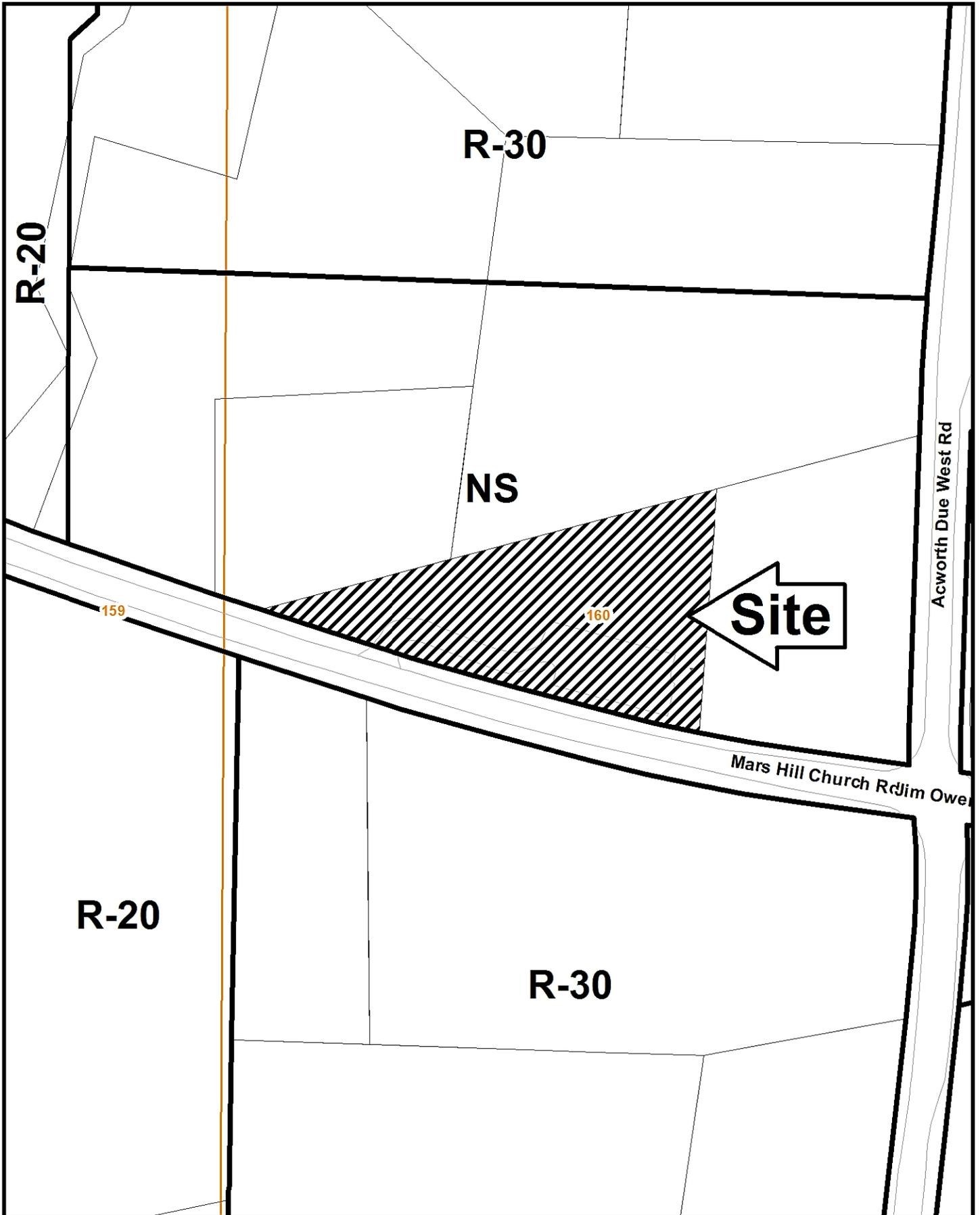
District: 20

Land Lot: 160

Parcel #: 20016000310

Taxes Paid: Yes

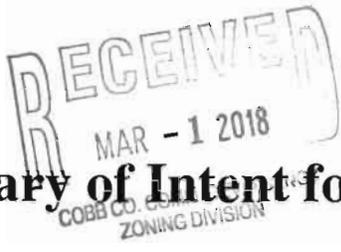
Z-31 2018-GIS



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

0 100 200 Feet

 Zoning Boundary
 City Boundary



Application No. Z-31

PC Hearing Date: June 5, 2018
BOC Hearing Date: June 19, 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): Personal Care Facility (RSL Supportive as a permitted use under the O&I classification)
- b) Proposed building architecture: As-built with rehabbing and retrofitting.
- c) Proposed hours/days of operation: 24/7
- d) List all requested variances: None known at this time.

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

The existing building was built in 1989 and used as a day care center until May 2017.
The Applicants propose renovating the existing building and re-purposing as a Personal Care Facility which is an allowable use under the O&I zoning district (supportive RSL).

Additionally, the subject property has been zoned in the NS commercial category since 1972.

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

Case # Z-32
Public Hearing Dates:
PC: 06-05-18
BOC: 06-19-18

SITE BACKGROUND

Applicant: InLine Communities, LLC

Phone: See representative.

Email: See representative.

Representative Contact: James A. Balli

Phone: (770) 422-7016

Email: jballi@slhb-law.com

Titleholder: Barbara Brickley Taylor

Property Location: East side of Old Lost
Mountain Road, north side of Meek Road, south
of Gaydon Meadows Drive

Address: 2727 and 2785 Old Lost Mountain Road

QUICK FACTS

Commission District: 4

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

Current use of property: Single-family houses and
undeveloped acreage

Proposed zoning: RSL (Non-supportive)/Residential
Senior Living (Non-supportive)

Proposed use: Residential Senior Living

Future Land Use Designation: Low Density
Residential (LDR)

Site Acreage: 51.882 ac

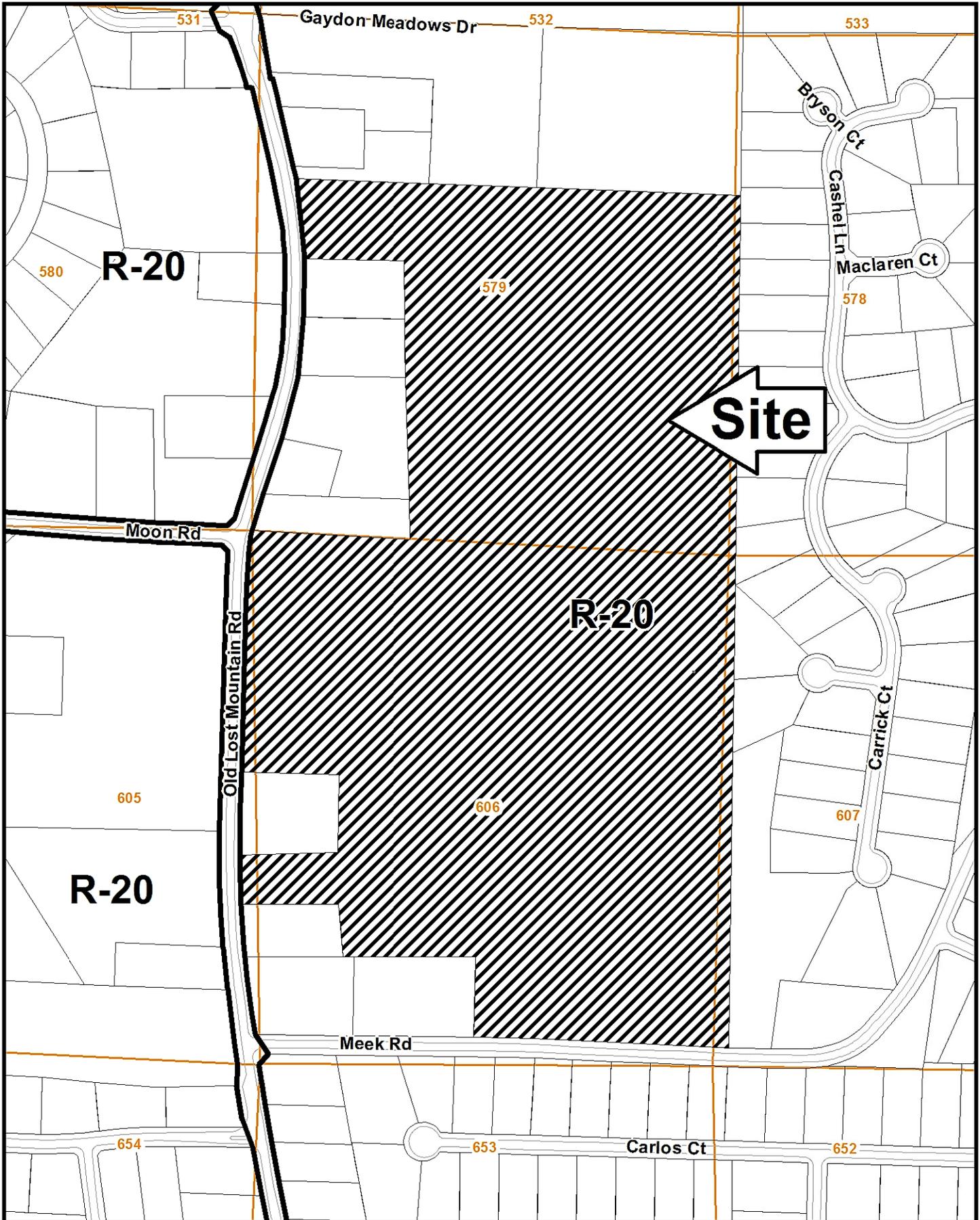
District: 19

Land Lot: 579, 605, and 606

Parcel #: 19060600010 and 19060600050

Taxes Paid: Yes

Z-32 2018-GIS



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

0 300 600 Feet

 Zoning Boundary
 City Boundary



Application No. 732
June 2018

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1,600 square feet and up.
 - b) Proposed building architecture: Traditional architecture
 - c) List all requested variances: Site Plan Specific
- _____
- _____
- _____

.....
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.



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-33
Public Hearing Dates:
PC: 06-05-18
BOC: 06-19-18

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: West side of Wesley Chapel
Road, across from Loch Highland Parkway

Address: 4025 Wesley Chapel Road

Access to Property: Wesley Chapel Road

QUICK FACTS

Commission District: 3

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

Current use of property: Undeveloped

Proposed zoning: R-15 (Single-family Residential)

Proposed use: Single-family Subdivision

Future Land Use Designation: Low Density
Residential (LDR)

Site Acreage: 1.93 ac

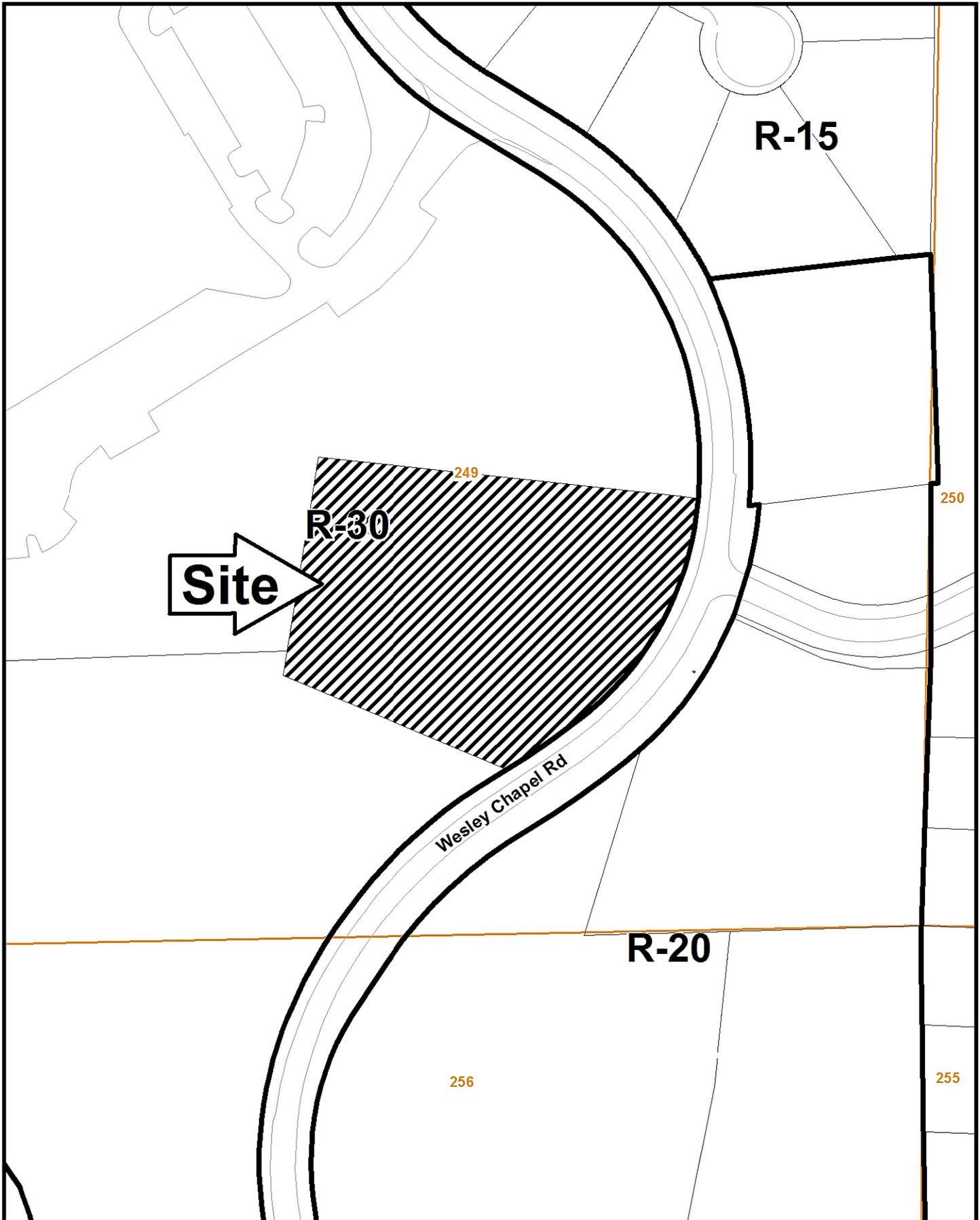
District: 16

Land Lot: 249

Parcel #: 16024900060

Taxes Paid: Yes

Z-33 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

 Zoning Boundary
 City Boundary



Application No. Z-33

June 2018

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): minimum 2,600 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): \
- 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).

no



**Cobb County Community Development Agency
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-34
Public Hearing Dates:
PC: 06-05-18
BOC: 06-19-18

SITE BACKGROUND

Applicant: Maverick Southeast, LLC

Phone: (727) 498-3330

Email: shammond@blakeip.com

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: jkm@mijs.com

Titleholder: Argyle Realty Co.

Property Location: South side of Spring Road,
southeast side of Campbell Road, north side of
CSX Railroad

Address: 2320 Campbell Road

QUICK FACTS

Commission District: 2

Current Zoning: NRC (Neighborhood Retail
Commercial) and O&I (Office & Institutional)

Current use of property: Undeveloped

Proposed zoning: RM-12 (Multi-family Residential)

Proposed use: Residential Townhomes

Future Land Use Designation: Community Activity
Center (CAC)

Site Acreage: 23.80 ac

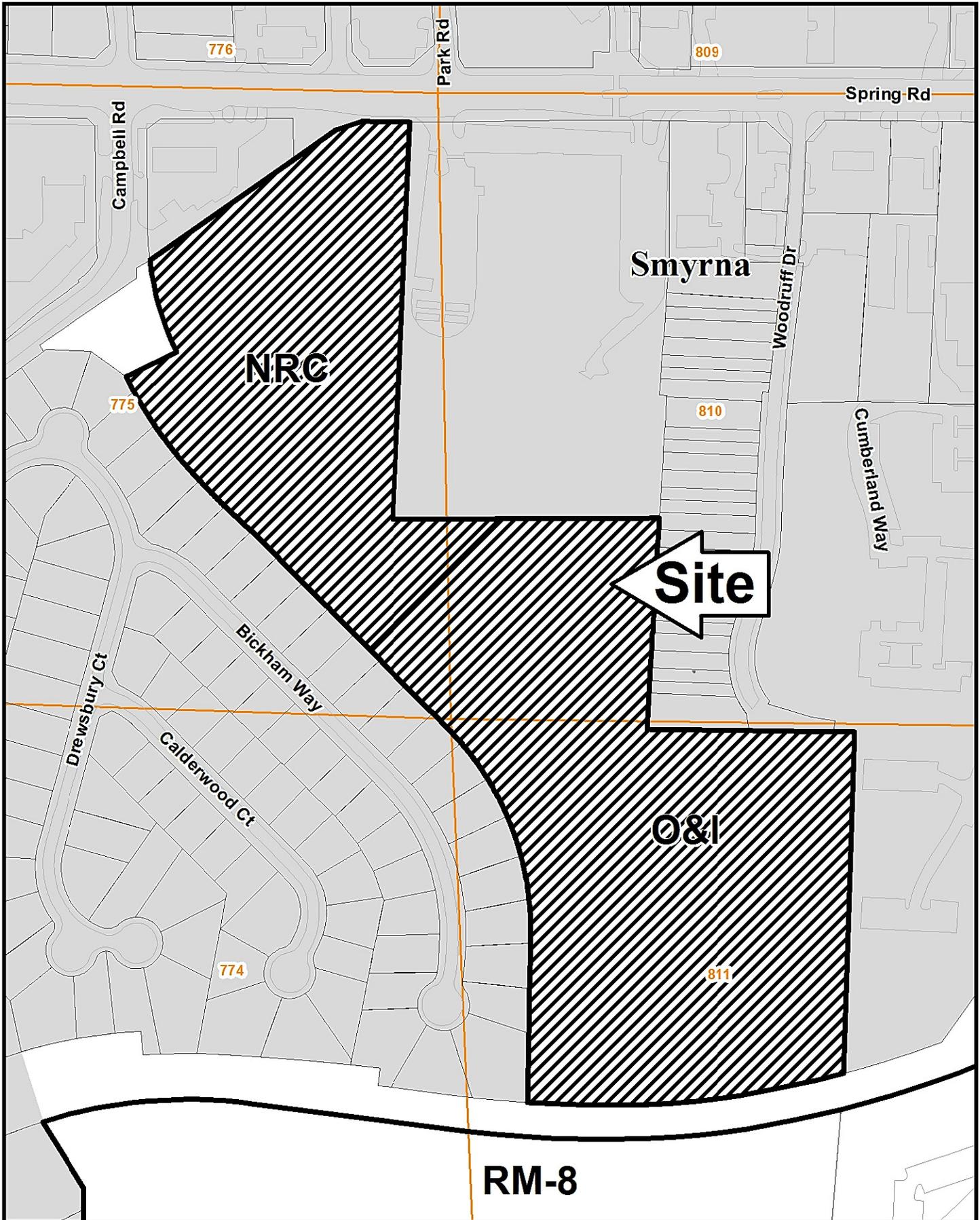
District: 17

Land Lot: 775, 810, and 811

Parcel #: 17077500030

Taxes Paid: Yes

Z-34 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

 Zoning Boundary
 City Boundary



COBB COUNTY PLANNING AND DEVELOPMENT AGENCY
ZONING DIVISION

Application No. Z-34 (2018)

Hearing Dates: PC: 06/05/2018
BOC: 06/19/2018

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Minimum 1,500 square feet to 2,600 square feet, and greater
- b) Proposed building architecture: Three-story fee simple townhomes and four-story stacked townhomes featuring brick and siding exterior detailing with amodern aesthetic
- c) List all requested variances: To Be Determined

.....
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

Case # Z-35
Public Hearing Dates:
PC: 06-05-18
BOC: 06-19-18

SITE BACKGROUND

Applicant: The Kroger Co.

Phone: (770) 496-7555

Email: Arahn.hawkins@kroger.com

Representative Contact: Garvis L. Sams, Jr.

Phone: (770) 422-7016

Email: gsams@slhb-law.com

Titleholder: Brixmor East Lake Pavilions, LLC

Property Location: East side of Roswell Road,
south side of Robinson Road

Address: 2100 Roswell Road

Access to Property: Roswell Road

QUICK FACTS

Commission District: 2

Current Zoning: NS (Neighborhood Shopping)

Current use of property: Retail Center

Proposed zoning: CRC (Community Retail
Commercial)

Proposed use: Fueling Center

Future Land Use Designation: Community Activity
Center (CAC)

Site Acreage: 14.55 ac

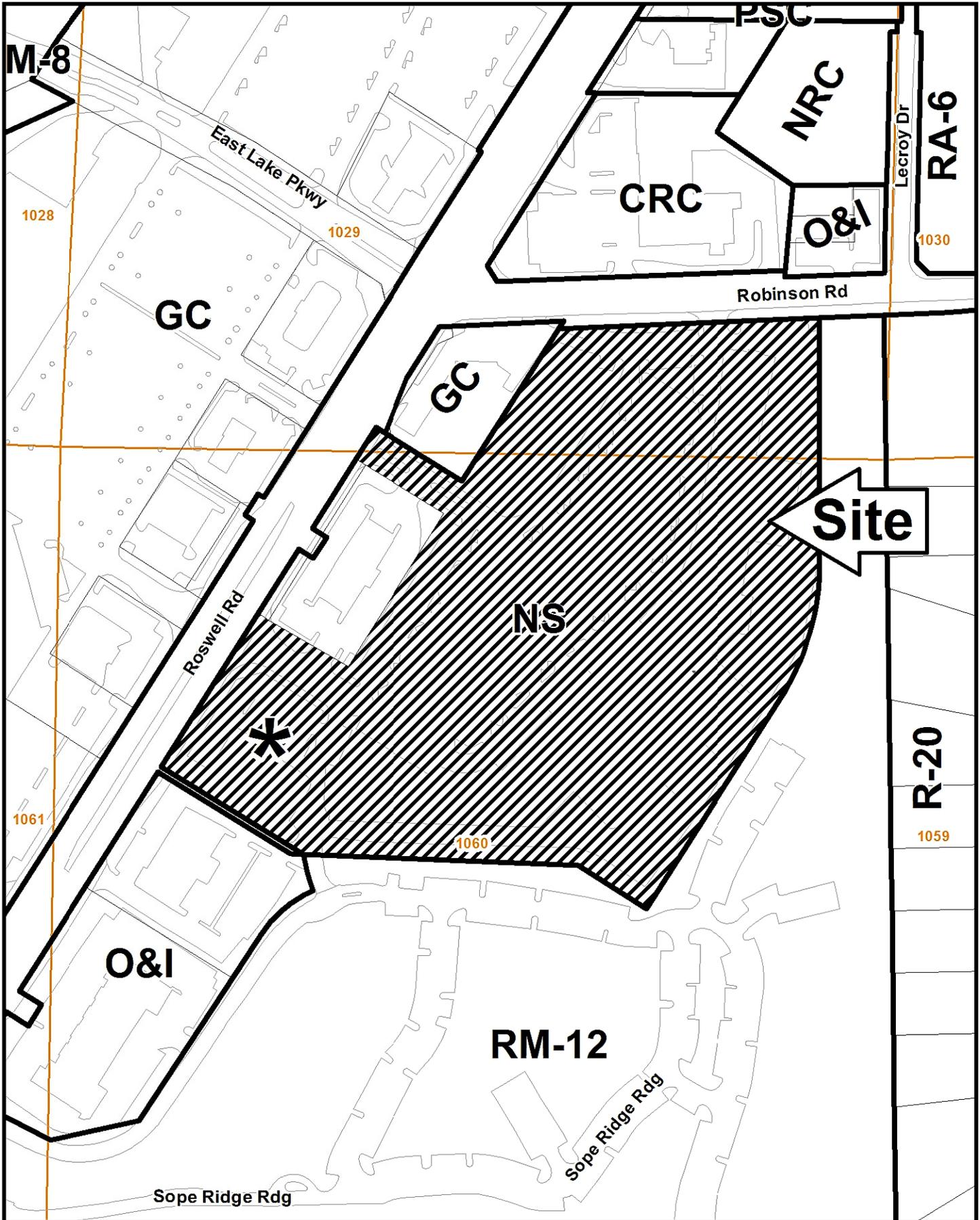
District: 16

Land Lot: 1029 and 1060

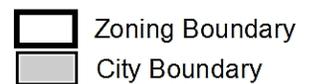
Parcel #: 16106000050

Taxes Paid: Yes

Z-35 2018-GIS



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





REZONING
 SITE PLAN

DATE: 02.28.18
 PROJECT NUMBER: 12.228
 SHEET NUMBER: RZ-1



VICINITY MAP
 SCALE: NONE

RECORDED LINE TABLE

1	AS SHOWN
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MEASURED LINE TABLE

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49	AS SHOWN
50	AS SHOWN

RECEIVED
 MAR - 1 2018
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

RECEIVED
 MAR 5 2018
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

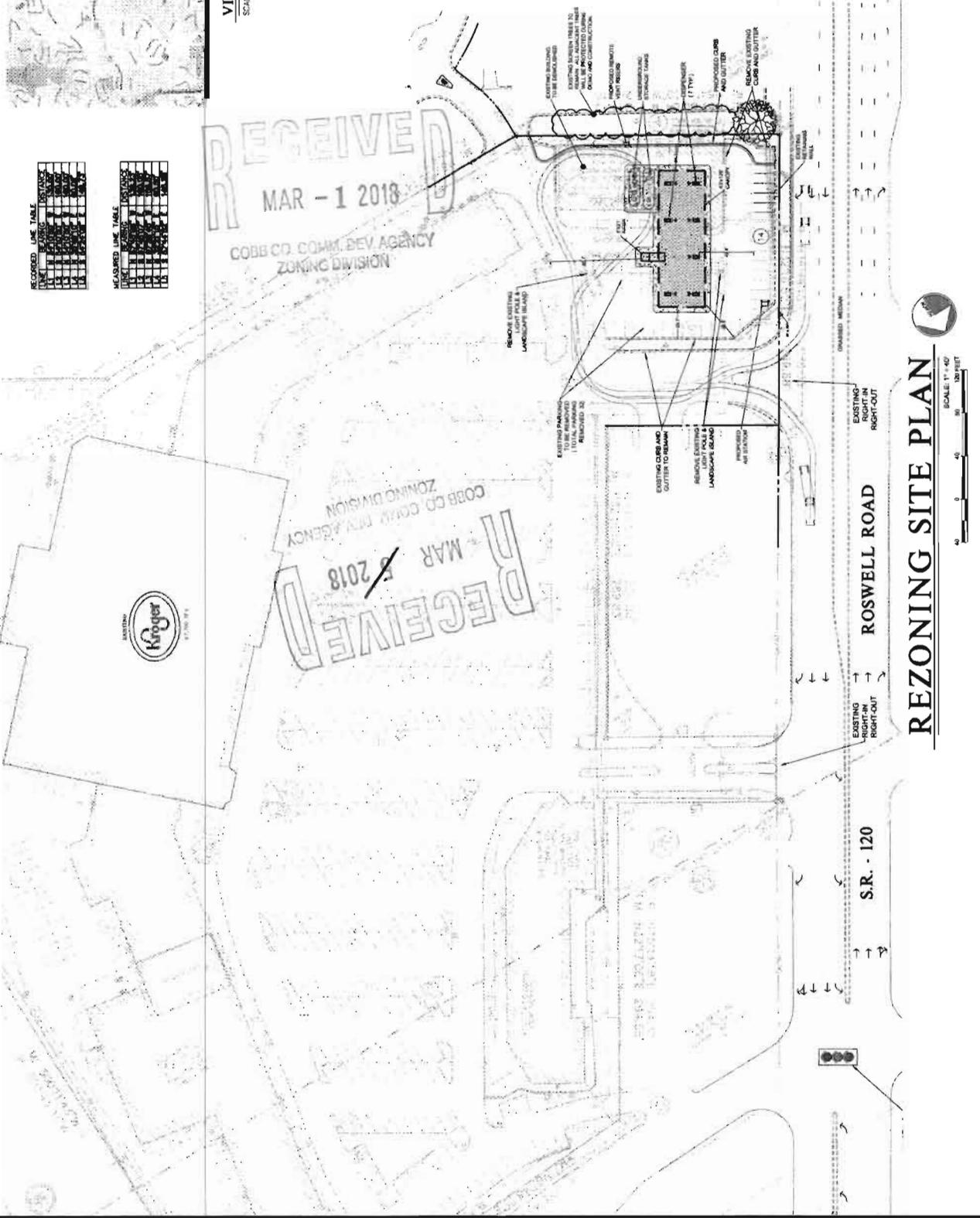


SITE NOTES

- EXISTING BUILDING, PARKING, DRIVEWAY & ROAD INFORMATION IS TAKEN FROM A SURVEY BY INFORMATION FROM GOOGLE EARTH AND MAY NOT REFLECT CURRENT CONDITIONS. SUBJECT WILL BE REQUIRED TO VERIFY WHETHER OR NOT THE INFORMATION IS ACCURATE AND TO CORRECT ANY DISCREPANCIES WITH THE EXISTING CONDITIONS AND SURVEYING GRADE.
- TRUCK PARK SPACE IS 4 98'-00"
- PREVIOUS SURFACE ADDED TO EQUAL PREVIOUS SERVICE REMOVED.
- PROPERTY IS LOCATED IN LANDSCOT - 1000 DISTRICT - 1ST

SITE ANALYSIS

EX. KROGER BLDG. AREA	81,700 S.F.
EX. SHOPS REMOVED BLDG. AREA	10,000 S.F.
PROPOSED FUEL CENTER	178 S.F.
TOTAL EXIST. BUILDING AREA	177,200 S.F.
TOTAL PROP. BUILDING AREA	197,278 S.F.
TOTAL EXIST. SVC. PARKING	853 SPACES
PARKING REMOVED @ FUEL CTR.	34 SPACES
PROPOSED PARKING @ FUEL CTR.	818 SPACES
PROPOSED PARKING RATIO	3.11:ASHP
SHOPPING CENTER BLDG. AREA	14,556 AC



REZONING SITE PLAN
 SCALE: 1" = 40' HORIZ. 1" = 10' VERT.



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): Fuel Center Addition to an Existing Kroger Store
- b) Proposed building architecture: Kiosk and Canopy (renderings to be provided under separate cover)
- c) Proposed hours/days of operation: 6:00 a.m. until 11:00 p.m.; 7 days per week
- d) List all requested variances: As shown on the submitted site plan.

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

The location of the proposed fueling center is an outparcel of the overall 14.55 acre tract which was rezoned to the NS zoning district in 1983. The applicant proposes the demolition of an existing 10,000 square foot retail building and replacing with a fueling center. The proposal is appropriate from a land use planning perspective, as the property is located along a major thoroughfare and within an area designated as Community Activity Center ("CAC") on the County's Future Land Use Map. The proposed use will meet the needs of nearby neighborhoods and communities.

.....
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.



Case# LUP-6
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: Early Education, LLC

Phone: (404) 416-3455

Email: quifang@cbmscenter.com

Representative Contact: Qiu Fang/Tesha Cobb

Phone: (404) 416-3455/(770) 801-8292

Email: tcobb@cbmscenter.com
quifang@cbmscenter.com

Titleholder: Early Education, LLC

Property Location: West side of Hurt Road, north
of Plantation Road

Address: 488 Hurt Road

Access to Property: Hurt Road

QUICK FACTS

Commission District: 4

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

Current use of property: Daycare

Proposed use: Land Use Permit (Renewal) for
daycare

Future Land Use Designation: Low Density
Residential (LDR)

Site Acreage: 7.09 ac

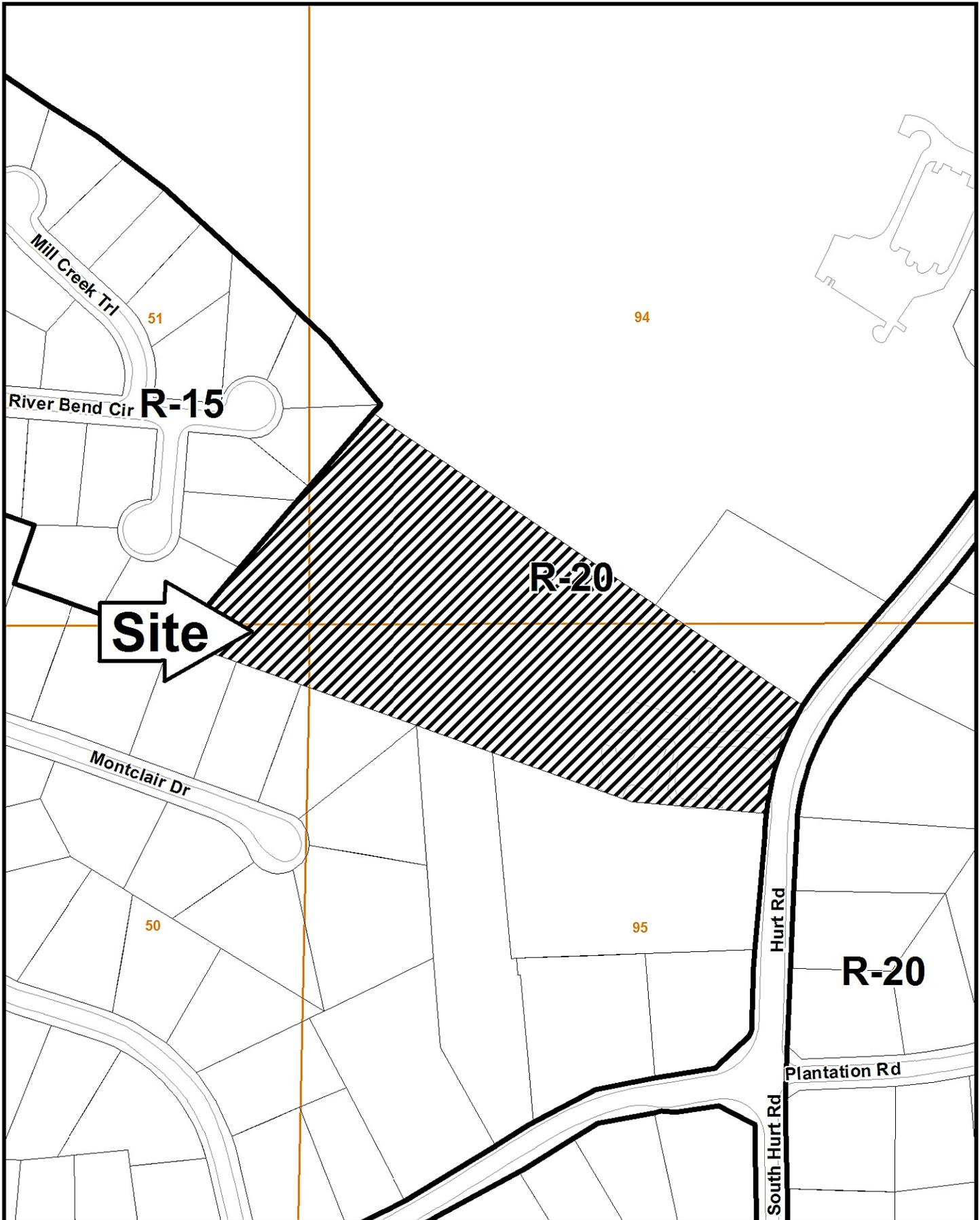
District: 17

Land Lot: 50, 51, 94, and 95

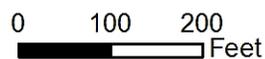
Parcel #: 17009500030

Taxes Paid: Yes

LUP-6 2018-GIS



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



- Zoning Boundary
- City Boundary

LUP-6
(2018)

LEGAL DESCRIPTION: [Detailed legal description of the land parcels, including references to previous surveys and public records.]

LEGAL DESCRIPTION: [Detailed legal description of the land parcels, including references to previous surveys and public records.]

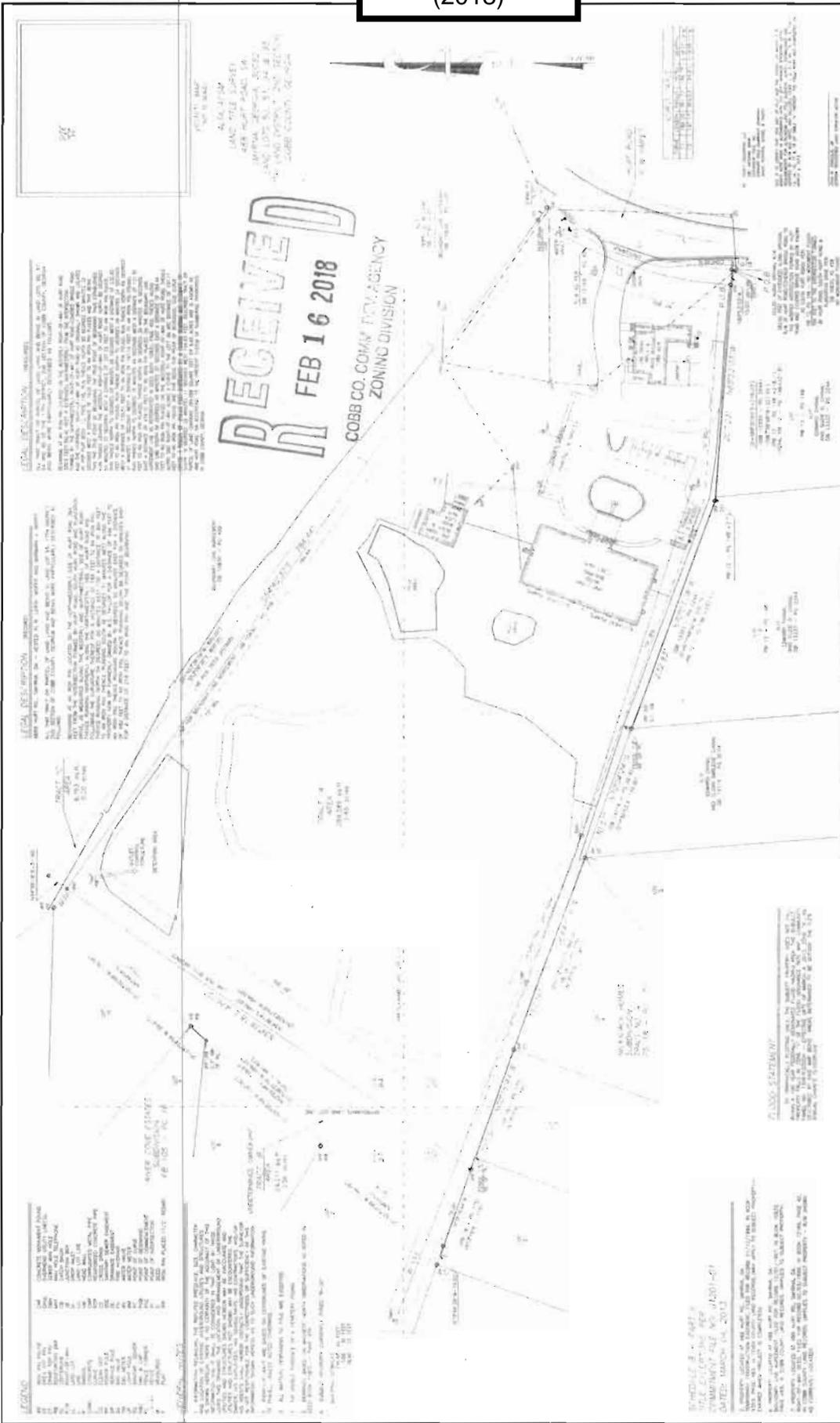
LEGAL DESCRIPTION: [Detailed legal description of the land parcels, including references to previous surveys and public records.]

LEGAL DESCRIPTION: [Detailed legal description of the land parcels, including references to previous surveys and public records.]

LEGAL DESCRIPTION: [Detailed legal description of the land parcels, including references to previous surveys and public records.]

RECEIVED
FEB 16 2018
COBB CO. COMM. DIVISION
ZONING DIVISION

PLANNING MAP
ALACRUM
LAND TITLE SOCIETY
4488 NORTH ASAC BL
MARIETTA, GEORGIA 30067
LAND 1075 S.W. 31ST J.M. JR.
LAND 1075 S.W. 31ST J.M. JR.
COURT COUNTY, GEORGIA



DATE OF SURVEY: 03/09/13
BY: [Name]
FOR: [Name]
PROJECT: [Name]

SOLAR LAND SURVEYING COMPANY
P.O. BOX 220993 ATLANTA, GEORGIA 31129-0993
TELEPHONE (770) 794-8008 FAX (770) 794-8042
ALL INSTRUMENTS RETURNED TO FIELD USE (EXCEPTED)



SCHEDULE 6 - PART 2
FILE # [Number]
COMPONENT # [Number]
DATED: MARCH 14, 2013

CLASS - [Type]
[Additional notes]

UNRECORDED DEED AND
[Additional notes]

ALL RIGHTS RESERVED TO FIELD USE (EXCEPTED)

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FEB 16 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



Revised October 1, 2009

Application #: LVP-6
PC Hearing Date: 6-5-18
BOC Hearing Date: 6-19-18

TEMPORARY LAND USE PERMIT WORKSHEET
(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Educational Services
2. Number of employees? 15
3. Days of operation? M-F
4. Hours of operation? 6:30 am - 6:30 pm
5. Number of clients, customers, or sales persons coming to the house per day? 100 ; Per week? _____
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): *
They don't park, they drive through droppis off and picking up
7. Signs? No: _____ ; Yes: _____. (If yes, then how many, size, and location): we serve around 90 families.
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): NA
9. Deliveries? No _____ ; Yes * (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
USPS, UPS once a day, Costco delivery once a week
10. Does the applicant live in the house? Yes _____ ; No *
11. Any outdoor storage? No * ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested (24 months maximum): 24 months
13. 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).
14. Any additional information? (Please attach additional information if needed):
NA

Applicant signature: [Signature] Date: 02/05/2018

Applicant name (printed): Qiu Fang



Case# LUP-7

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: Most Reverend Wilson D. Gregory,
S.L.D., as Archbishop of the Roman Catholic
Archdiocese of Atlanta and/or His Successors in
Office

Phone: (404) 920-7864

Email: cmoultrie@archatl.com

Representative Contact: Carrington Moultrie

Phone: (404) 920-7864

Email: cmoultrie@archatl.com

Titleholder: Most Reverend Wilton D. Gregory,
S.L.D., as Archbishop of the Roman Catholic
Archdiocese of Atlanta and/or His Successors in
Office

Property Location: West side of Campus Loop
Road, across from Paulding Avenue

Address: 3487 Campus Loop Road

Access to Property: Campus Loop Road

QUICK FACTS

Commission District: 3

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

Current use of property: Catholic Campus Ministry

Proposed use: Land Use Permit (Renewal) for
Catholic Campus Ministry

Future Land Use Designation: Low Density
Residential (LDR)

Site Acreage: 0.53 ac

District: 20

Land Lot: 97

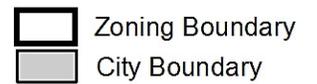
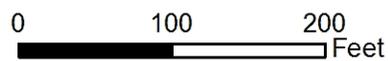
Parcel #: 20009700380

Taxes Paid: Yes

LUP-7 2018-GIS



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



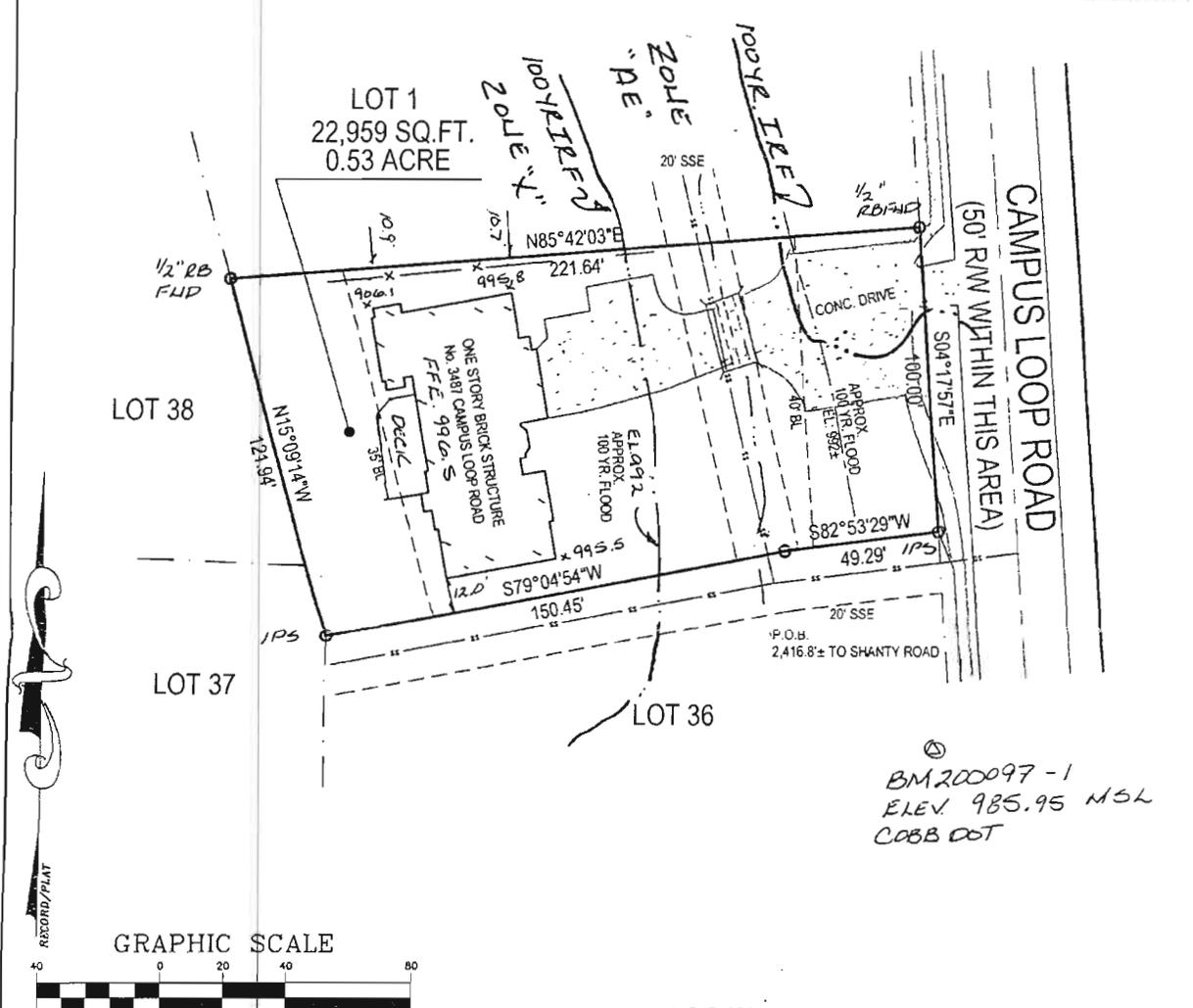
LUP-7
(2018)

LEGEND

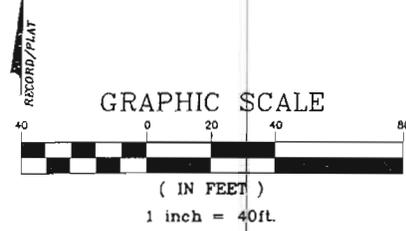
- | | | |
|--|--|---|
| <ul style="list-style-type: none"> —x—x— FENCE —2"— GAS LINE —1"— WATER LINE —1/2"— UNDER GROUND POWER LINE —1/2"— AERIAL POWER LINE —1/2"— UNDER GROUND SOUTHERN BELL —1/2"— AERIAL SOUTHERN BELL —o—o— POWER POLE —o—o— LIGHT POLE —x—x— GUY WIRE —x—x— WATER VALVE —x—x— WATER METER —x—x— GAS VALVE | <ul style="list-style-type: none"> —o—o— CURB INLET —o—o— HEADWALL —o—o— SINGLE WING CATCH BASIN —o—o— DOUBLE WING CATCH BASIN —o—o— STORM SEWER MANHOLE —o—o— SANITARY SEWER MANHOLE —o—o— GEORGIA POWER MANHOLE —o—o— CORRUGATED METAL PIPE —o—o— REINFORCED CONCRETE PIPE —o—o— DUCTILE IRON PIPE —o—o— POLYVINYL CHLORIDE | <ul style="list-style-type: none"> —o— IRON PIN FOUND/SET —o— COMPUTED POINT —o— CTP —o— DTP —o— RB —o— IPS —o— IPF —o— x(921.3) —o— x(921.3) —o— EXISTING SPOT ELEVATION —o— PROPOSED SPOT ELEVATION —o— TEMPORARY BENCHMARK |
|--|--|---|

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FEB 27 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



BM 200097 - 1
ELEV. 985.95 MSL
COBB DOT



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

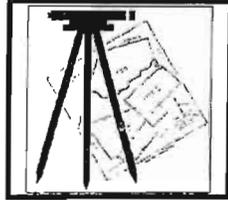
Grant Shepherd, Jr.
GA. R.L.S. NO. 2136



- SURVEYORS NOTES:
1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A LEICA 1200 ROBOTIC SMART STATION.
 2. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 73,654 FEET AND AN ANGULAR ERROR OF 1 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
 3. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAVE A CLOSURE PRECISION RATIO OF 1' IN 1,549.693
 4. A PORTION OF THE PROPERTY DEPICTED HEREON DOES LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL 13067C0037G DATED 12/16/2005
 5. UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AS-BUILT SURVEY FOR:	The Most Reverend Wilton D. Gregory 3487 CAMPUS LOOP ROAD
LAND LOT: 97	SECTION: 2 DISTRICT: 20 COBB COUNTY, GEORGIA
LOT: 1	BLOCK: A
SUBDIVISION:	UNIT: PHASE:
REFERENCE: PB: 148	PG: 18
DATE: JUNE 8, 2010	SCALE: 1"=40'
JOB NO.: 10-06-230	

\\Gsasbs\Dwg2010\Cobb\1006230\dwg\1006230.dwg 6/8/2010 4:02:24 PM EDT



GRANT SHEPHERD & ASSOCIATES SURVEYING • PLANNING

3751 VENTURE DR., SUITE 205
GWINNETT PLACE BUSINESS PARK
DULUTH, GA 30136
OFFICE (770) 418-9823
FAX (770) 418-9823
EMAIL: gsasurveying@gsasurveying.com

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



Revised October 1, 2009

Application #: LUP-7
PC Hearing Date: 6-5-18
BOC Hearing Date: 6-19-18

TEMPORARY LAND USE PERMIT WORKSHEET (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? CATHOLIC CARES MINISTRY
2. Number of employees? 2
3. Days of operation? 4
4. Hours of operation? 9:30 AM to 9:00 PM
5. Number of clients, customers, or sales persons coming to the house per day? 10 ; Per week? 40/50
6. Where do clients, customers and/or employees park?
Driveway: ; Street: _____ ; Other (Explain):
KEY PARKING DECK
7. Signs? No: ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 10 SERVICE VEHICLES
9. Deliveries? No ; Yes _____. (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) _____
10. Does the applicant live in the house? Yes _____ ; No
11. Any outdoor storage? No ; Yes _____. (If yes, please state what is kept outside): _____
12. Length of time requested (24 months maximum): 24 MONTHS
13. 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).
14. Any additional information? (Please attach additional information if needed): _____

Applicant signature: Wilton D. Gregory Date: 2/17/2018

Applicant name (printed): Most Reverend Wilton D. Gregory, S.L.D., as Archbishop of the Roman Catholic Archdiocese of Atlanta and/or His Successors in Office