

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: July 3, 2018

Board of Commissioners Hearing Date: July 17, 2018

Date Distributed/Mailed Out: April 19, 2018

STAFF COMMENTS DUE DATE: May 4, 2018



Cobb County... Expect the Best!



**Cobb County Community Development Agency
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-36
Public Hearing Dates:
PC: 07-03-18
BOC: 07-17-18

SITE BACKGROUND

Applicant: Edgardo Rivera Aguilera

Phone: (678) 913-7874

Email: rivera.edwin46@yahoo.com

Representative Contact: Edgardo Rivera Aguilera

Phone: (678) 913-7874

Email: rivera.edwin46@yahoo.com

Titleholder: Edgardo Rivera-Aguilera

Property Location: East side of Fair Oaks Avenue,
south of Austell Road

Address: 1279 Fair Oaks Avenue

Access to Property: Fair Oaks Avenue

QUICK FACTS

Commission District: 3-Birrell

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

Current use of property: Single-family house

Proposed zoning: R-20

Proposed use: Single-family house

Future Land Use Designation: IC (Industrial
Compatible)

Site Acreage: 0.44 ac

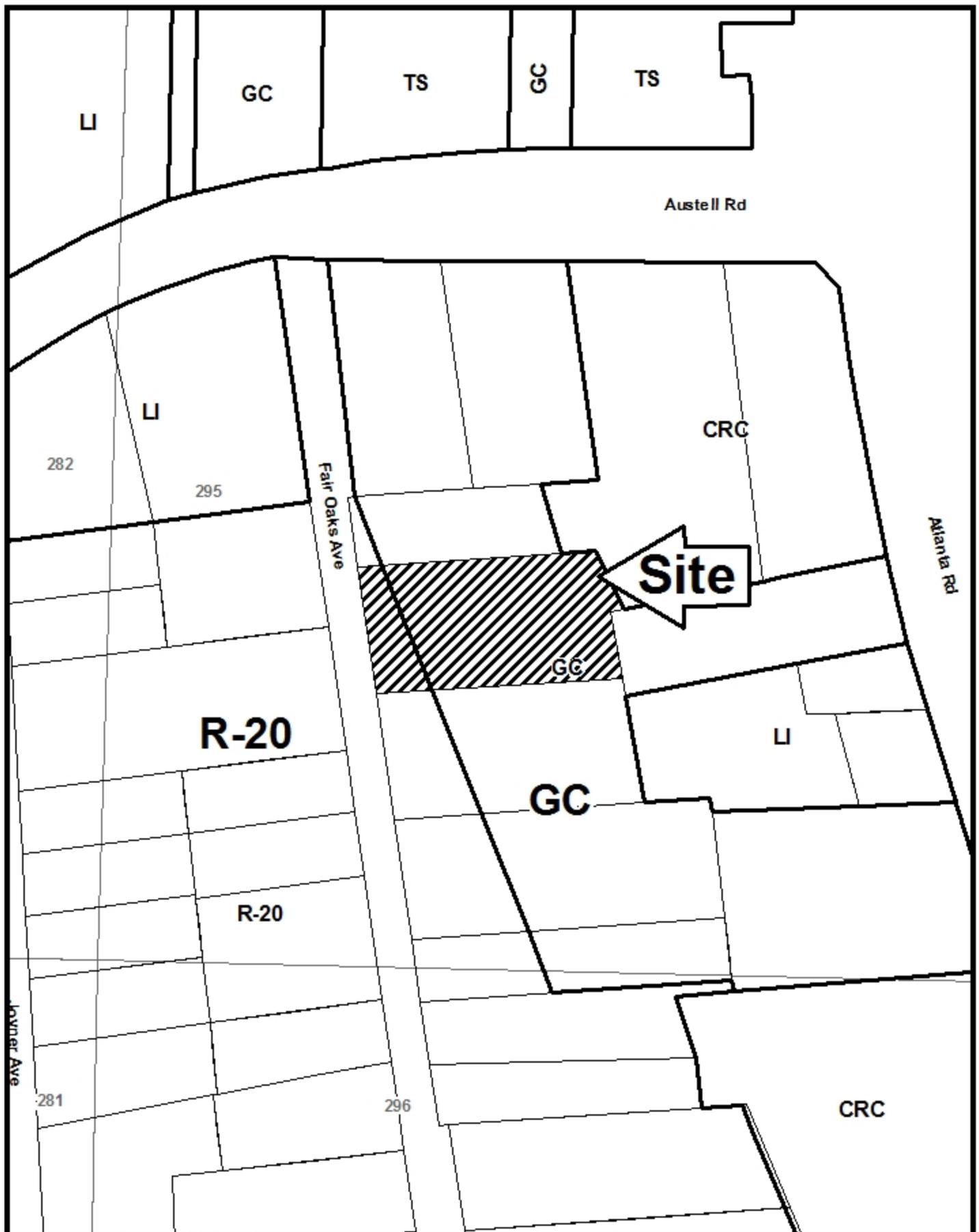
District: 17

Land Lot: 295

Parcel #: 17029500270

Taxes Paid: Yes

Z-36 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

RECEIVED
MAR 15 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. Z-36

July 2018

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1750 House
- b) Proposed building architecture: _____
- 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).



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-37

Public Hearing Dates:

PC: 07-03-18

BOC: 07-17-18

SITE BACKGROUND

Applicant: Winchester Parkway, LLC

Phone: Not Provided

Email: Not Provided

Representative Contact: Parks F. Huff

Phone: (770) 422-7016

Email: phugg@slhb-law.com

Titleholder: Winchester Partners, L.P.

Property Location: East side of Winchester
Parkway, north of Atlanta Road, east of I-285

Address: 1250 Winchester Parkway

Access to Property: Winchester Parkway

QUICK FACTS

Commission District: 2-Ott

Current Zoning: O&I (Office & Institutional)

Current use of property: Office Park

Proposed zoning: UVC (Urban Village Commercial)

Proposed use: Mixed-use/Retail & Residential

Future Land Use Designation: NAC (Neighborhood
Activity Center)

Site Acreage: 4.92 ac

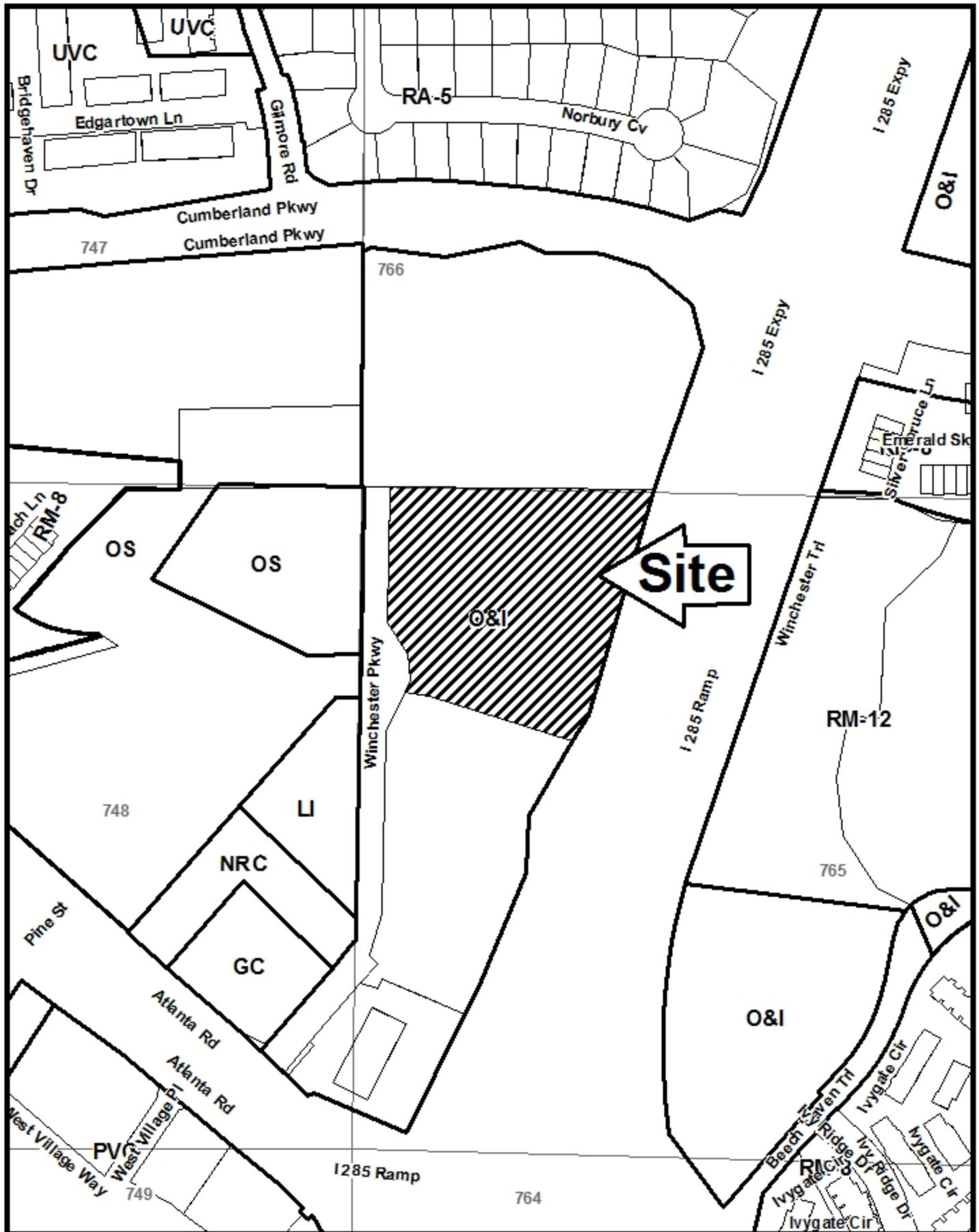
District: 17

Land Lot: 765

Parcel #: 17076500040

Taxes Paid: Yes

Z-37 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



Application No. Z-37

PC Hearing: 2-3-18
BOC Hearing: 2-17-18

Summary of Intent for Rezoning *

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

- a) **Proposed unit square-footage(s):** Average unit size is 900 square feet
- b) **Proposed building architecture:** Multi-story building wrapping a parking deck. Brick will be prominent at the lower levels with cementitious board siding on upper floors.
- c) **List all requested variances:** _____
 - 1) Increase impervious from 70% to 90%
 - 2) Allow residential units less than 1,000 sq. ft.

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

- a) **Proposed use(s):** First floor office and retail
- b) **Proposed building architecture:** _____
- c) **Proposed hours/days of operation:** _____
- d) **List all requested variances:** see above

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

The subject property is located in a Neighborhood Activity Center ("NAC") on the County's Future Land Use Map. However, the property is adjacent to I-285 and is close to the Cumberland Galleria Regional Activity Center ("RAC").

.....
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.

* The 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-38
Public Hearing Dates:
PC: 07-03-18
BOC: 07-17-18

SITE BACKGROUND

Applicant: Mequity Acquisitions, LLC

Phone: (404) 303-8700

Email: Bill.marsh@mequity.com

Representative Contact: Garvis L. Sams, Jr.

Phone: (770) 422-7016

Email: gsams@slhb-law.com

Titleholder: 2141 PF, LLC

Property Location: Off a private easement on the northeast side of Powers Ferry Road, north side of Interstate North Parkway

Address: 2141 Powers Ferry Road

Access to Property: Private easement from Powers Ferry Road

QUICK FACTS

Commission District: 2-Ott

Current Zoning: O&I (Office & Institutional)

Current use of property: Offices

Proposed zoning: RRC (Regional Retail Commercial)

Proposed use: Climate-Controlled Self-Service Storage Facility

Future Land Use Designation: RAC (Regional Activity Center)

Site Acreage: 2.556 ac

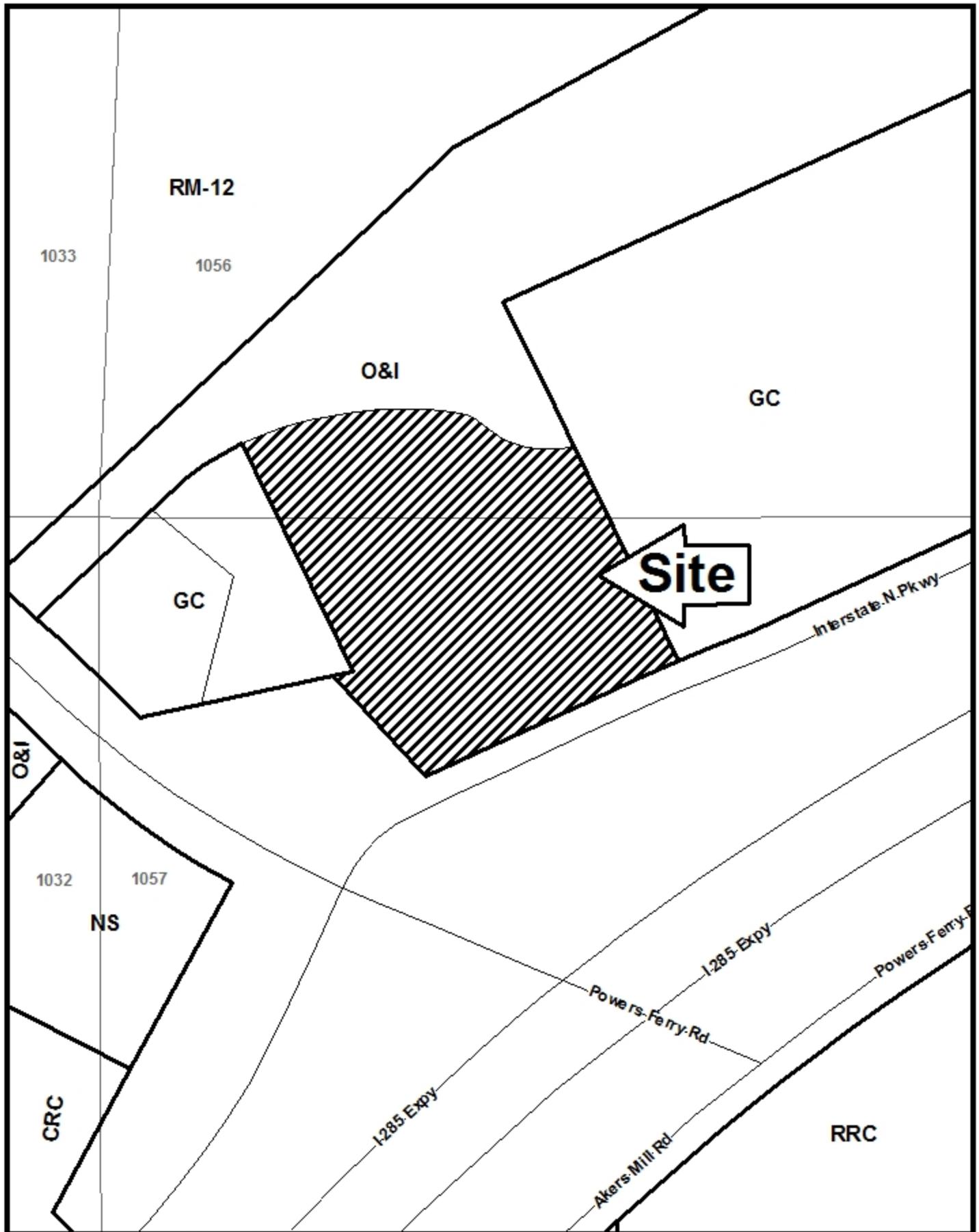
District: 17

Land Lot: 1056 and 1057

Parcel #: 17105600050

Taxes Paid: Yes

Z-38 2018-GIS



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0 100 200 Feet

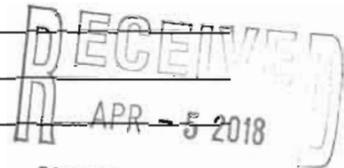


City Boundary
Zoning Boundary

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): Self-Service Storage Facility and ancillary office utilization
- b) Proposed building architecture: The Applicant proposes the rehabbing and reconfiguration of the existing office building and converting an existing parking structure to accommodate the proposed use.
- c) Proposed hours/days of operation: 8:00 a.m. until 7:00 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 use sought. The subject property is bordered to the south by Interstate North Parkway and then I-285, and to the east by Powers Ferry Road, all of which are highly traveled roadways. Additionally, this sub-area is highly commercialized and includes several high density apartment complexes.

- 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

* The 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

Case # Z-39
Public Hearing Dates:
PC: 07-03-18
BOC: 07-17-18

SITE BACKGROUND

Applicant: Mableton Center, Inc.

Phone: (404) 720-2200

Email: aneqllc@gmail.com

Representative Contact: Charles Woodard

Phone: (404) 542-1599

Email: aneqllc@gmail.com

Titleholder: Jimmy D. Hester

Property Location: East side of Mableton
Parkway, north of Community Drive

Address: 6145 Mableton Parkway

Access to Property: Mableton Parkway

QUICK FACTS

Commission District: 4-Cupid

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

Current use of property: Appliance Liquidation
Business

Proposed zoning: NRC (Neighborhood Retail
Commercial)

Proposed use: Place of worship, retail or office

Future Land Use Designation: NAC (Neighborhood
Retail Commercial)

Site Acreage: 2.295 ac

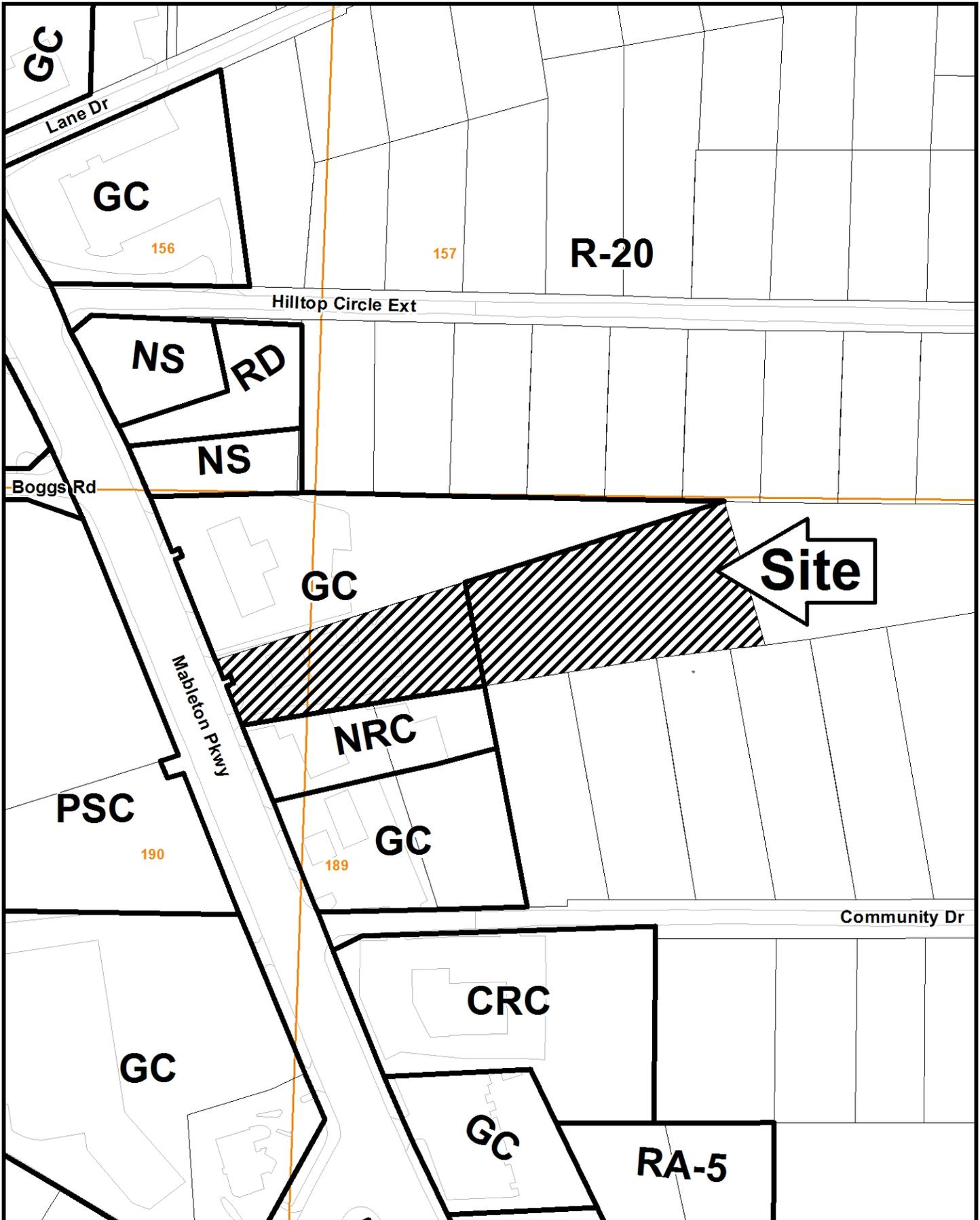
District: 18

Land Lot: 189 and 190

Parcel #: 18018900350

Taxes Paid: Yes

Z-39 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

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: N/A

c) List all requested variances: N/A



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

a) Proposed use(s): The front building, which is on land zoned GC, will be used for office and/or retail space; The back building which is on land zoned GC, will be used as a place of worship

b) Proposed building architecture: We intend to renovate the front facade of the front building to make it more attractive using brick, and the fence will be replaced. The back building is a steel

rimed metal building Proposed hours/days of operation: The front building will have office &/or retail tenants with hours not determined yet. The back building will be used from 6:00 am to 9:00 pm daily.

d) List all requested variances: See Site Plan

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

The lot is split into two zoning classifications. The front part of the lot is zoned GC (grandfathered) and the back part of the lot is zoned R-20. Applicant wishes to rezone the portion zoned R-20 and the portion zoned GC to the NRC zoning classification in order to provide consistency and conformity for uses for both portions of the lot. The R-20 portion is currently land-locked and very difficult to develop under its present zoning classification.

.....
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). See Site Plan.

.....
*Applicant expressly reserves the right to modify or amend its Application for Rezoning, including the Summary of Intent for Rezoning and any other portions of said Application, at any time during the rezoning process. Applicant also reserves the right to submit a list of Constitutional legal allegations to supplement its application and to be included in the record of this rezoning case.



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-40
Public Hearing Dates:
PC: 07-03-18
BOC: 07-17-18

SITE BACKGROUND

Applicant: Jim Chapman Communities

Phone: (770) 434-3602

Email: jim@jimchapmancommunities.com

Representative Contact: Garvis L. Sams, Jr.

Phone: (770) 422-7016

Email: gsams@slhb-law.com

Titleholder: Multiple Titleholders in Zoning File

Property Location: North side of North Booth Road, the west side of Bells Ferry Road, and the southeasterly side of I-575

Address: 3920 and 3941 Bells Ferry Road

Access to Property: Bells Ferry Road

QUICK FACTS

Commission District: 3-Birrell

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

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

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

Proposed use: Independent Senior Living/Age Restricted

Future Land Use Designation: LDR (Low Density Residential)

Site Acreage: 35.8 ac

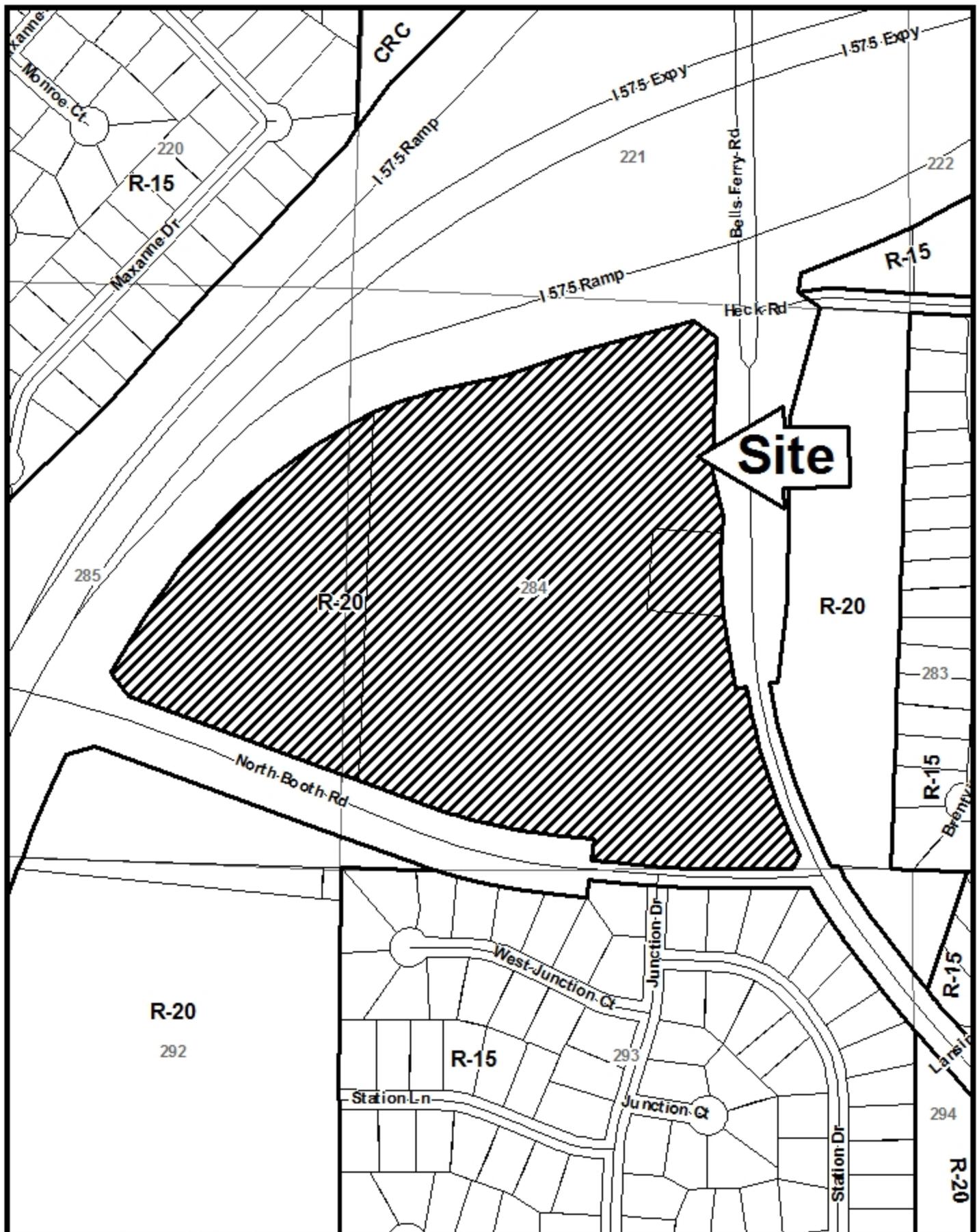
District: 16

Land Lot: 284 and 285

Parcel #: 16028400010, 16028400020, and 16028500010

Taxes Paid: Yes

Z-40 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

Application No. Z-40
July 2018

Summary of Intent for Rezoning *

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

- a) Proposed unit square-footage(s): 1,600 - 2,400 & possibly greater
b) Proposed building architecture: Traditional architectural style and composition
(on all sides) as shown in the renderings/elevations which are being submitted concurrently herewith.
c) List all requested variances: None, at this time.

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

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



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

The subject property is located at the confluence of I-575, Bells Ferry Road and North Booth Road. Age restricted single-family detached homes will have no adverse effects upon existing county infrastructure; area schools; and/or a.m./p.m. peak hour traffic/transportation issues.

.....
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.

* The 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-41
Public Hearing Dates:
PC: 07-03-18
BOC: 07-17-18

SITE BACKGROUND

Applicant: Shree Mandir, Inc.

Phone: (678) 207-9994

Email: tovarinder@gmail.com

Representative Contact: Adam J. Rozen

Phone: (770) 422-7016

Email: arozen@slhb-law.com

Titleholder: Shree Mandir Inc.

Property Location: North side of Lions Club Drive,
west of Glore Drive

Address: 560 Lions Club Drive

Access to Property: Lions Club Drive

QUICK FACTS

Commission District: 4-Cupid

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

Current use of property: Merchandise and Service
Broker

Proposed zoning: GC (General Commercial)

Proposed use: Assembly Hall and
Warehouse/Storage

Future Land Use Designation: MTC (Mableton Town
Center)

Site Acreage: 2.72 ac

District: 17

Land Lot: 107

Parcel #: 17010700080

Taxes Paid: Yes

Z-41 2018-GIS



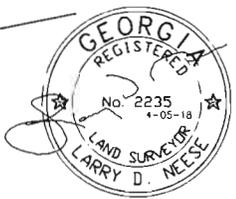
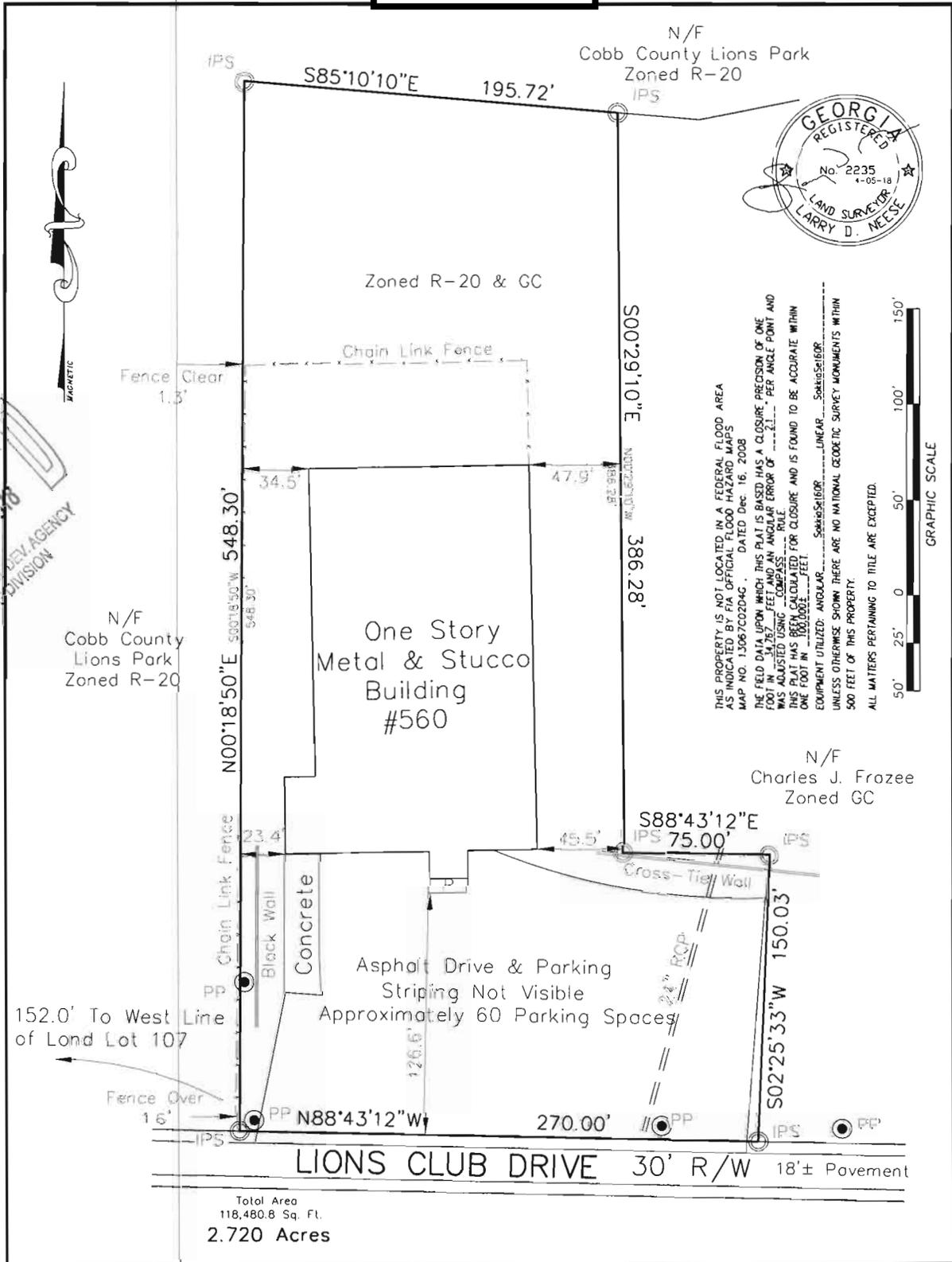
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary
Zoning Boundary

**Z-41
(2018)**



THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS MAP NO. 13067C02D4C, DATED Dec. 16, 2008. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,787 FEET AND AN ANGULAR ERROR OF 2.1 PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET. EQUIPMENT UTILIZED: ANGULAR: Sokkia S610R; LINEAR: Sokkia S610R. UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.



RECEIVED
APR - 5 2018
COBB CO. COMMUNITY AGENCY
ZONING DIVISION

ZONING PLAN FOR:
Shree Mandir, Inc.

560 Lions Club Drive Mableton, Georgia 30126	REVISIONS --
LAND LOT: 107	CC: LT
DISTRICT: 17th	SECTION: 2nd
COUNTY: Cobb	DWN: LN
STATE: Georgia	CHKD: LDN
SCALE: 1"=50'	SURVEY/
FIELD DATE: Aug. 31, 2009	PLAT DATE: April 5, 2018
JOB: 180015	

Larry D. Neese, PLS
194 Cadence Trail
Canton, Georgia 30115
(770) 428-2122
E-Mail: Lneese2235@aol.com

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY
MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

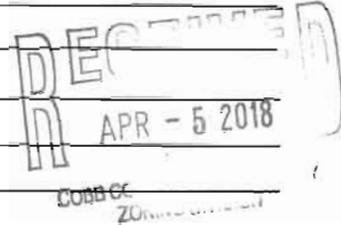
Summary of Intent for Rezoning *

.....
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): Assembly hall for religious services & related warehouse and storage.

b) Proposed building architecture: Reutilization of the existing building with minor exterior aesthetic upgrades and necessary interior rehabbing and retrofitting.

c) Proposed hours/days of operation: Monday through Saturday 7:00 a.m. to 8:00 p.m. and Sundays from 9:00 a.m. until 8:00 p.m.

d) List all requested variances: To be determined.

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

The subject property is located within an area denominated as Community Activity Center.

The property has been utilized along with other contiguous GC tracts for industrial type business uses for an extended length of time.

.....
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.

* The 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-42
Public Hearing Dates:
PC: 07-03-18
BOC: 07-17-18

SITE BACKGROUND

Applicant: Chance Powers Ferry, LLC

Phone: (404) 518-3400

Email: bnewell@chance-partners.com

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: jkm@mijs.com

Titleholder: Powers Ferry Woods Office Limited Partnership; J. Houston Lennard and Celeste Coggin Lennard

Property Location: West side of Shadowood Parkway, south of Powers Ferry Road

Address: 2024, 2026, and 2028 Powers Ferry Road

Access to Property: Shadowood Parkway

QUICK FACTS

Commission District: 2-Ott

Current Zoning: O&I (Office & Institutional)

Current use of property: Office Park

Proposed zoning: RRC (Regional Retail Commercial)

Proposed use: Mixed-Use Development

Future Land Use Designation: RAC (Regional Activity Center)

Site Acreage: 3.698 ac

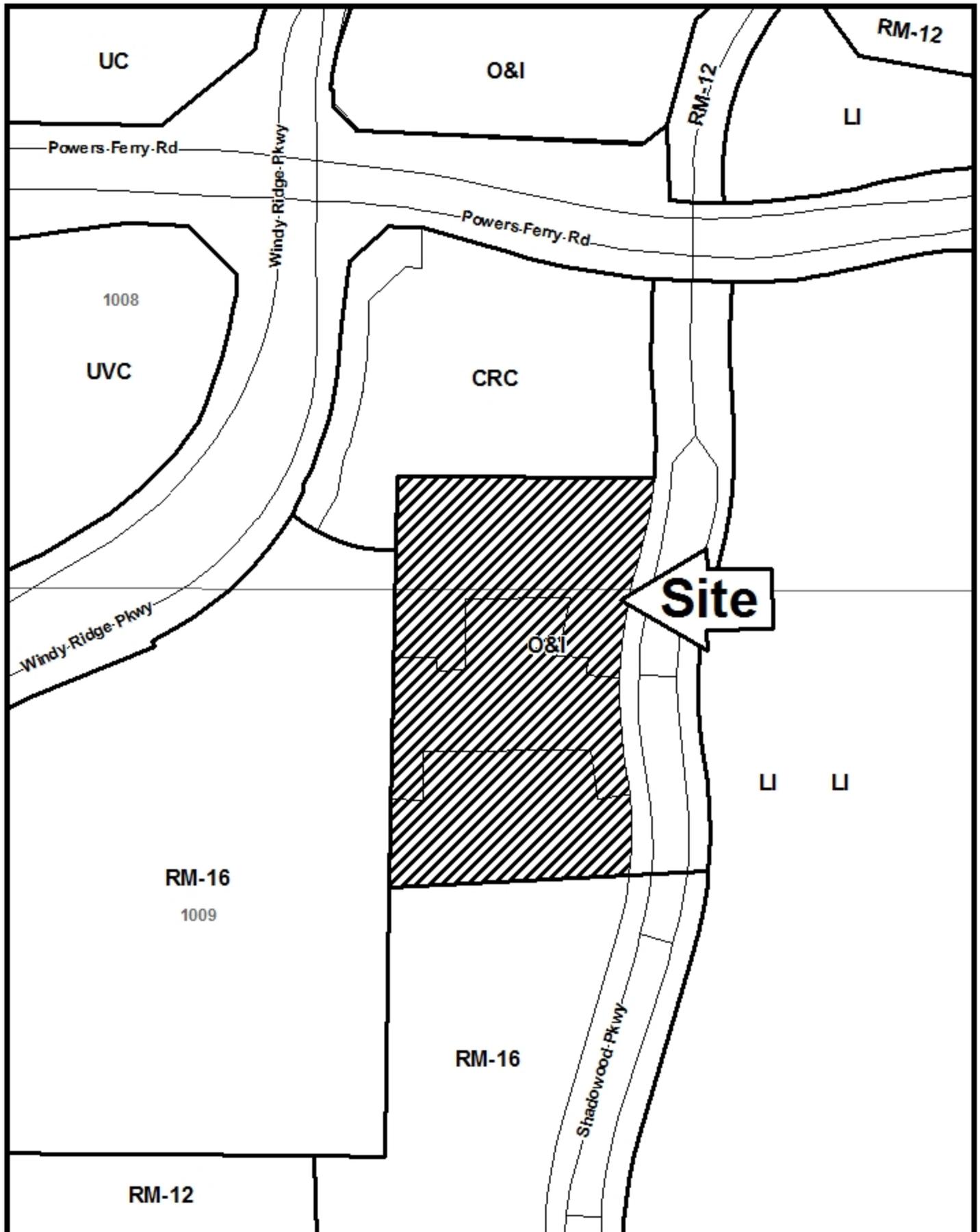
District: 17

Land Lot: 1008 and 1009

Parcel #: 17100800110, 17100900130, and 17100900140

Taxes Paid: Yes

Z-42 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



COUNTY COMM. DEV. AGENCY
ZONING DIVISION

Application No. Z- 42 (2018)

Hearing Dates: PC: 07/03/2018
BOC: 07/17/2018

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): One Bedroom - average 720 sf; Two Bedroom - average 1,040 sf
- b) Proposed building architecture: Traditional Architecture
- c) List all requested variances: (1) Waiver of front setback from 50 feet to 15 feet;
(2) Waiver of side setback from 50 feet to 10 feet; (3) Waiver of rear setback from 50 feet to
18 feet; (4) Waiver of required parking spaces from 631 spaces to 515 spaces; and
(5) Waiver of required buffer adjacent to residential zoning from 50 feet to 10 feet

Applicant specifically reserves the right to amend listed variances as rezoning progresses.

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

- a) Proposed use(s): General Office and Retail
- b) Proposed building architecture: Traditional Architecture
- c) Proposed hours/days of operation: General Business Hours
- d) List all requested variances: See Part 1(c) above.

.....
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-43
Public Hearing Dates:
PC: 07-03-18
BOC: 07-17-18

SITE BACKGROUND

Applicant: Century Communities of Georgia, LLC

Phone: (678) 533-1160

Email: sbutler@centurycommunities.com

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: jkm@mijs.com

Titleholder: Estate of Bernard E. Inhulsen; Karen
Savage Landers

Property Location: Northeast side of Lost
Mountain Road, north of Macland Road

Address: 1945 and 1949 Lost Mountain Road

Access to Property: Lost Mountain Road

QUICK FACTS

Commission District: 1-Weatherford

Current Zoning: R-80 (Single-family Residential)

Current use of property: Single-family houses

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

Proposed use: Residential Senior Living Subdivision

Future Land Use Designation: VLDR (Very Low
Density Residential)

Site Acreage: 42.10 ac

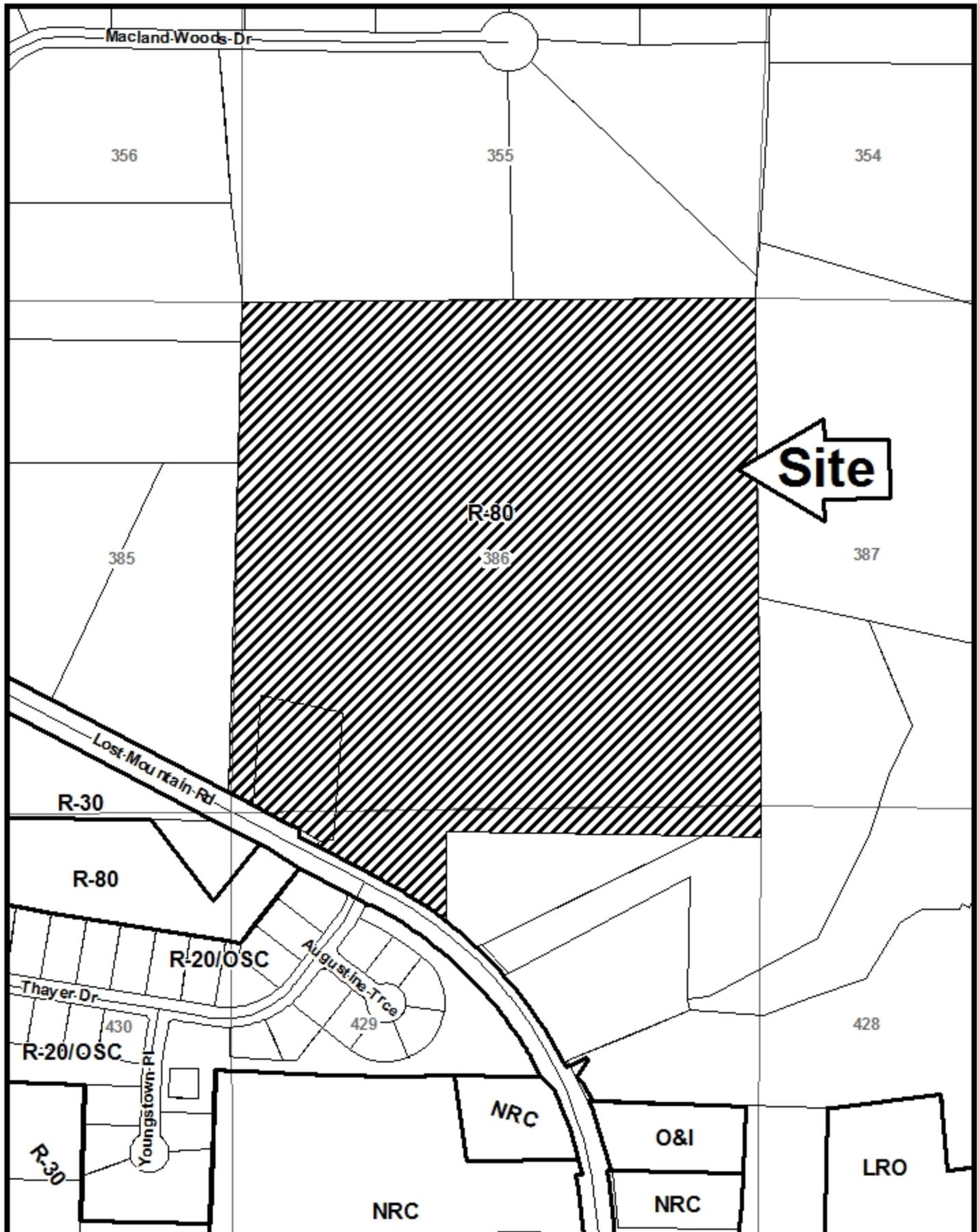
District: 19

Land Lot: 386 and 429

Parcel #: 19038600010 and 19038600020

Taxes Paid: Yes

Z-43 2018-GIS



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0 100 200
Feet



City Boundary
Zoning Boundary

Z-43
(2018)



LOST MOUNTAIN ROAD TRACT

NO. DATE	BY	REVISION

ZONING PLAN
SHEET TITLE



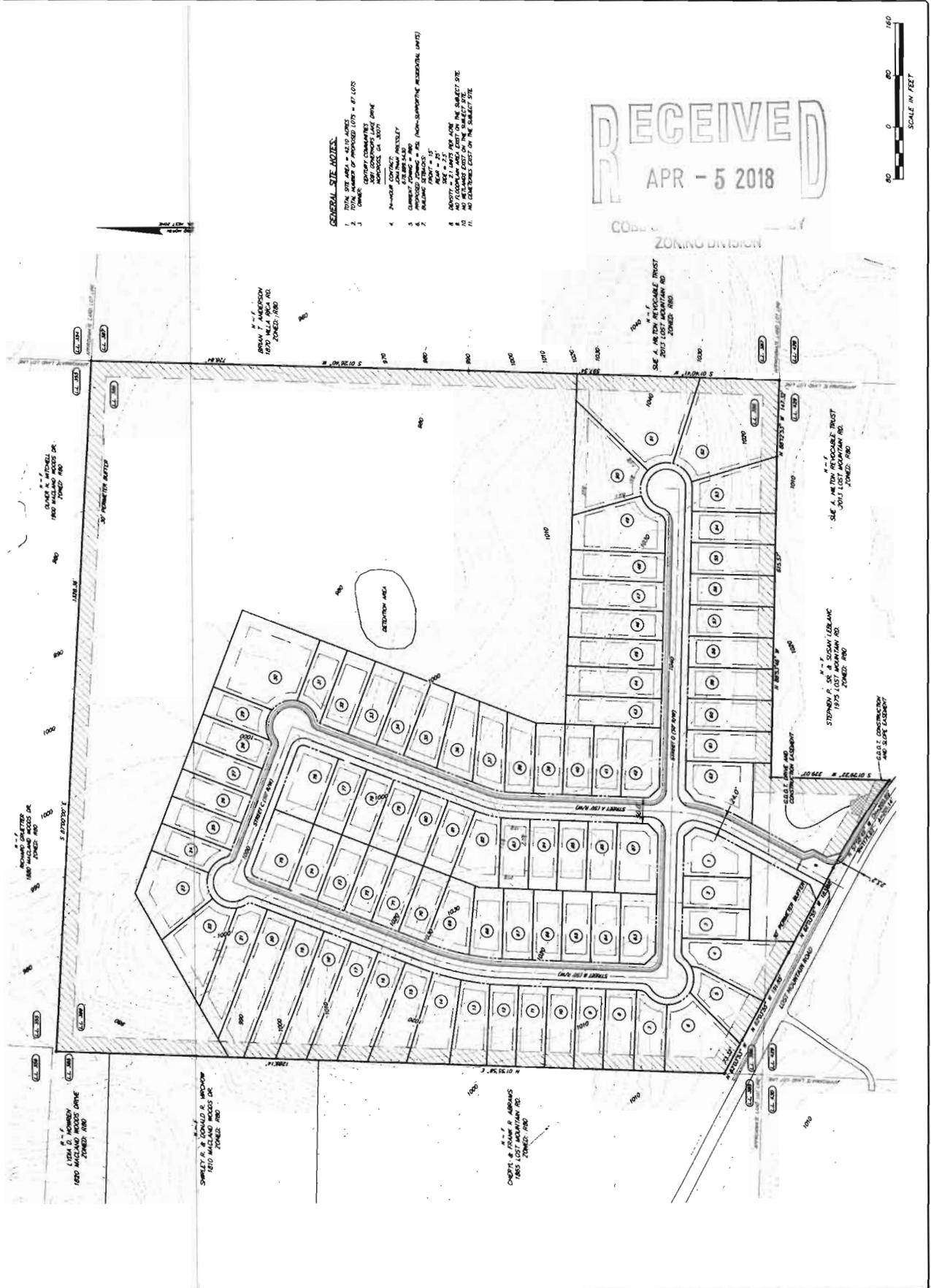
PROJECT NO.	FEEDBACK
DESIGNED BY	CHECKED BY
SCALE	DATE PLOT
1"=80'	4/5/18
SHEET NUMBER	1

NOT ISSUED FOR CONSTRUCTION

RECEIVED
APR - 5 2018
ZONING DIVISION



- GENERAL SITE NOTES:**
- TOTAL SITE AREA = 41.0 ACRES
 - TOTAL AMOUNT OF PROPOSED LOTS = 47 LOTS
 - OWNER: COUNTY COMMUNITIES HOME DEVELOPMENT, INC. 10000 S. 27TH ST. SUITE 100, DENVER, CO 80231
 - 24-HOUR CONTRACT: JOHN HALL ARCHITECT, 10000 S. 27TH ST. SUITE 100, DENVER, CO 80231
 - CURRENT ZONING: R-80 (RESIDENTIAL SINGLE-FAMILY UNITS)
 - PROPOSED ZONING: R-80 (RESIDENTIAL SINGLE-FAMILY UNITS)
 - PLANNING SERVICES: GASKINS ENGINEERING, 10000 S. 27TH ST. SUITE 100, DENVER, CO 80231
 - DATE: 4/5/18
 - ALL FLOODPLAIN AREAS EXIST ON THE SUBJECT SITE
 - NO CHANGES EXIST ON THE SUBJECT SITE





Application No. Z-43 (2018)

Hearing Dates: PC: 07/03/2018
BOC: 07/17/2018

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 1,800 square feet, and greater
 - b) Proposed building architecture: Traditional/Craftsman Single-Family, Detached Homes
 - c) List all requested variances: None known at this time
-

.....
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-44
Public Hearing Dates:
PC: 07-03-18
BOC: 07-17-18

SITE BACKGROUND

Applicant: Traton Homes, LLC

Phone: (770) 427-9064

Email: clif@tratonhomes.com

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: jkm@mijs.com

Titleholder: Estate of Leone Hall Price, a/k/a
Leone Hall Johnson

Property Location: East side of Mars Hill Road,
north of Stilesboro Road

Address: 2040 Mars Hill Road

Access to Property: Mars Hill Road

QUICK FACTS

Commission District: 1-Weatherford

Current Zoning: R-20/OSC (Single-family Open
Space Community) and R-30/OSC (Single-family
Open Space Community)

Current use of property: Undeveloped

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

Proposed use: Residential Senior Living Subdivision

Future Land Use Designation: VLDR (Very Low
Density Residential)

Site Acreage: 39.87 ac

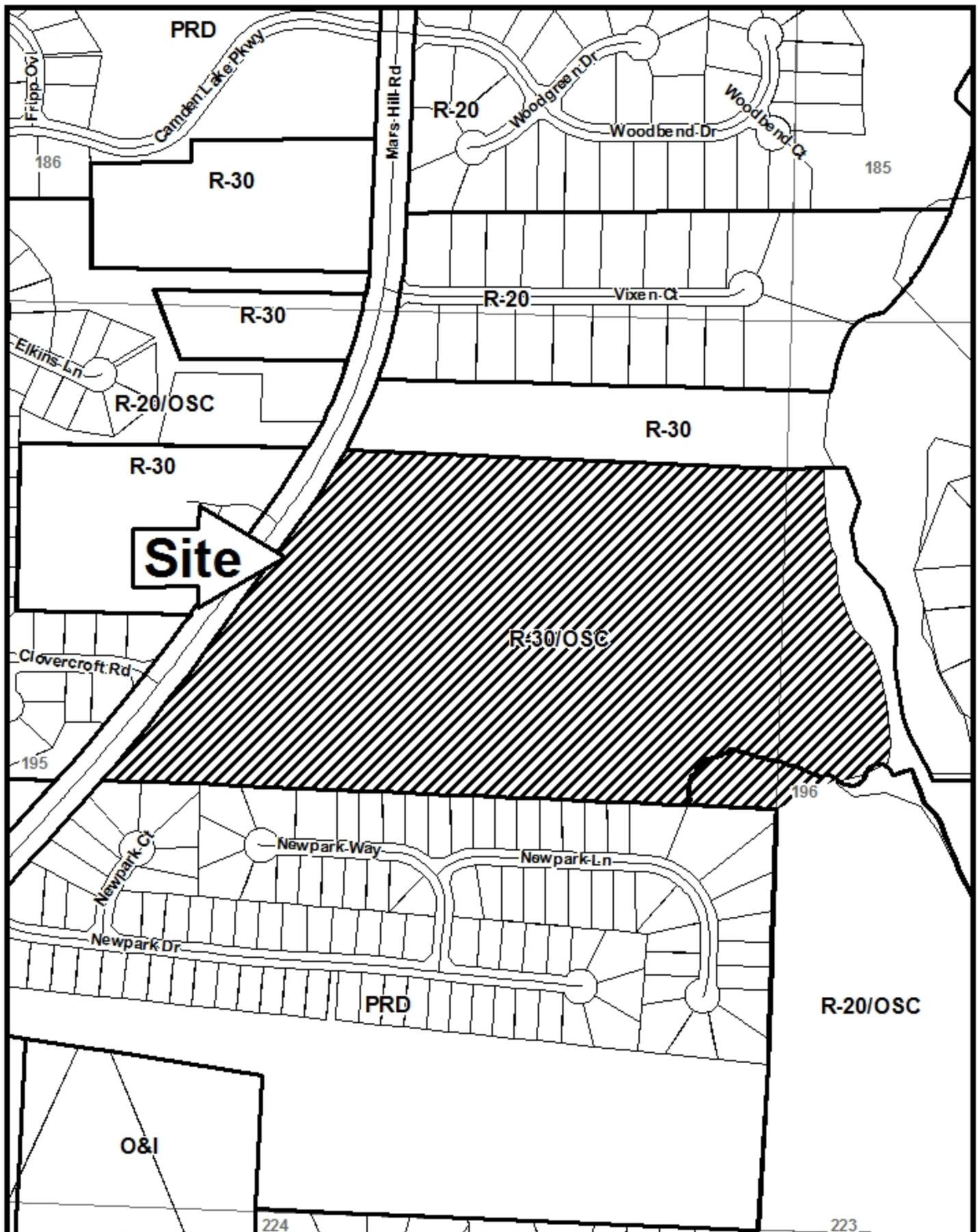
District: 20

Land Lot: 195 and 196

Parcel #: 20019500040

Taxes Paid: Yes

Z-44 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



Application No. Z-44 (2018)

Hearing Dates: PC - 07/03/2018
BOC - 07/17/2018

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 1,800 square feet and greater
- b) Proposed building architecture: Traditional/Craftsman
- c) List all requested variances: None known at this time.

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

- a) Proposed use(s): Not Applicable.
- b) Proposed building architecture: Not Applicable.
- c) Proposed hours/days of operation: Not Applicable.
- d) List all requested variances: _____

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

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

None known at this time.

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any 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-45
Public Hearing Dates:
PC: 07-03-18
BOC: 07-17-18

SITE BACKGROUND

Applicant: Lost Mountain Nursery, Inc.

Phone: (770) 427-5583

Email: teena_barnes@bellsouth.net

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: jkm@mijs.com

Titleholder: Lost Mountain Nursery, Inc.

Property Location: South side of Dallas Highway,
north side of Poplar Springs Road

Address: 824 Poplar Springs Road

Access to Property: Poplar Springs Road and
Dallas Highway

QUICK FACTS

Commission District: 1-Weatherford

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

Current use of property: Retail Plant Nursery

Proposed zoning: NRC (Neighborhood Retail
Commercial)

Proposed use: Retail Plant Nursery

Future Land Use Designation: VLDR (Very Low
Density Residential)

Site Acreage: 2.68 ac

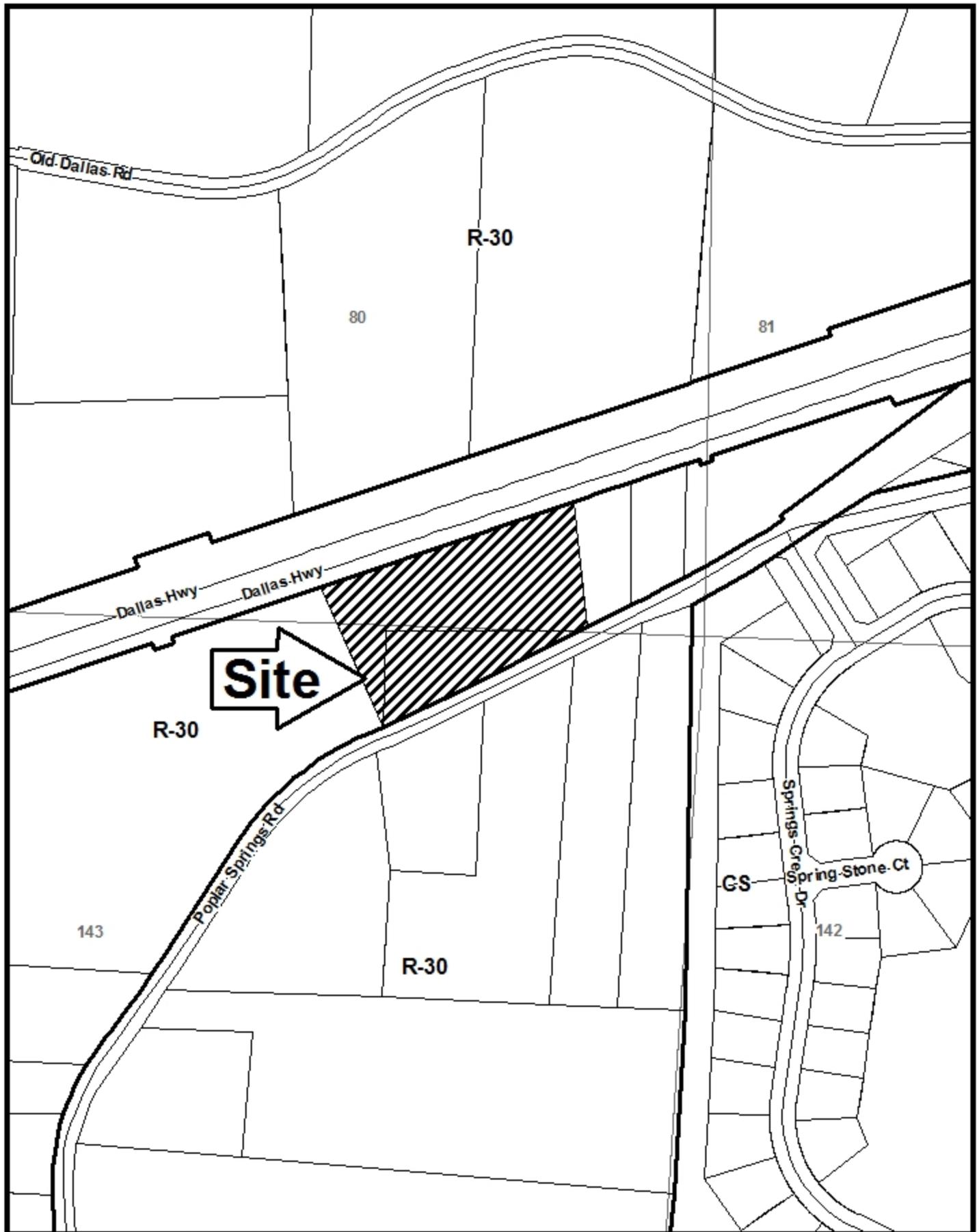
District: 19

Land Lot: 80 and 143

Parcel #: 19008000050 and 19014300070

Taxes Paid: Yes

Z-45 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

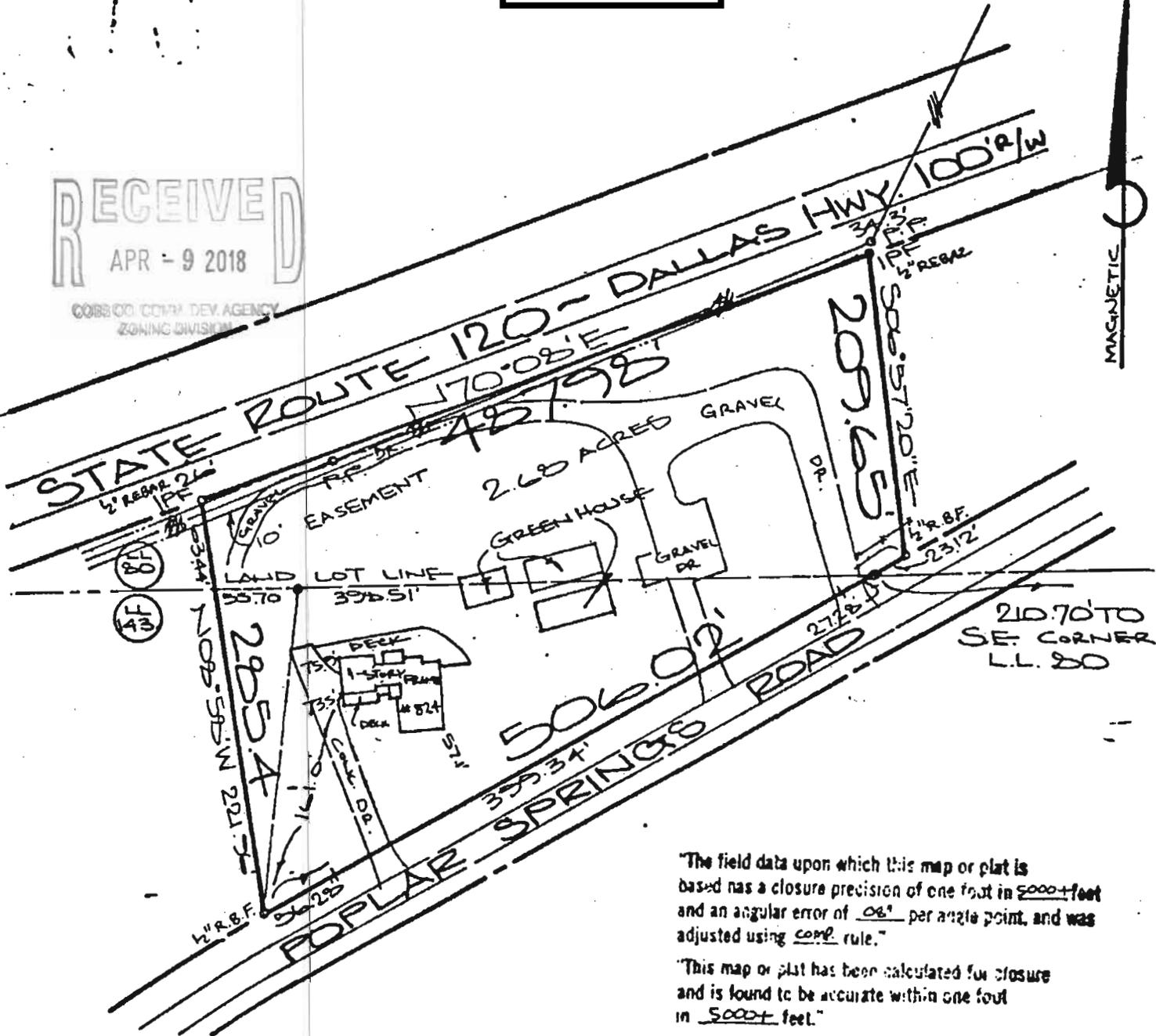


City Boundary
Zoning Boundary

Z-45
(2018)

RECEIVED
APR - 9 2018

COBB COUNTY DEV. AGENCY
ZONING DIVISION



"The field data upon which this map or plat is based has a closure precision of one foot in 5000+ feet and an angular error of .06" per angle point, and was adjusted using comp. rule."

"This map or plat has been calculated for closure and is found to be accurate within one foot in 5000+ feet."

SURVEY FOR JAMES R. BARNES
D/B/A LOST MOUNTAIN NURSERY AND COBB AMERICAN BANK AND TRUST COMPANY

Of property at 824 Poplar Springs Road
Land Lots 80 & 143, 19th District, 2nd Section, Cobb County, Georgia

Date: 9/5/90 Scale: 1" = 100'



THIS PROPERTY (IS) IS NOT LOCATED IN A
FEDERAL FLOOD AREA AS INDICATED BY
"FIA OFFICIAL FLOOD HAZARD MAPS"

BY: ESTON PENDLEY & ASSOC., INC.
REGISTERED LAND SURVEYORS

In my opinion, this plat is a correct representation of the land
platted and has been prepared in conformity with the mini-
mum standards and requirements of law.

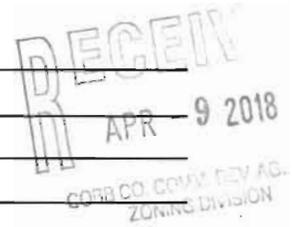
Eston Pendley
Member SAMSOG

BOUNDARY USED TO LOCATE... (partially obscured)

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Not Applicable
 - b) Proposed building architecture: Not Applicable
 - c) List all requested variances: Not Applicable
-



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

- a) Proposed use(s): Retail Plant Nursery; Landscape Design and Consultation; Related Services
 - b) Proposed building architecture: Existing Greenhouses and Accessory Structures on Property will be used.
 - c) Proposed hours/days of operation: Monday - Saturday - 9:00 a.m. - 5:00 p.m.
 - d) List all requested variances: None known at this time.
-

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

.....

.....

.....

.....
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 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-46
Public Hearing Dates:
PC: 07-03-18
BOC: 07-17-18

SITE BACKGROUND

Applicant: Rob Anagnostis

Phone: (770) 560-9676

Email: robanagnostis@bellsouth.net

Representative Contact: Rob Anagnostis

Phone: (770) 560-9676

Email: robanagnostis@bellsouth.net

Titleholder: Irving C. Hoffman and Barbie Spear
Hoffman; Tabacon, LLC

Property Location: Northwest corner of Cooper
Lake Road and Weaver Street

Address: 1975 Cooper Lake Road; 4290, 4302,
and 4314 Weaver Street

Access to Property: Cooper Lake Road and
Weaver Street

QUICK FACTS

Commission District: 2-Ott

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

Current use of property: Single-family houses

Proposed zoning: RA-5

Proposed use: Single-family Residential

Future Land Use Designation: MDR (Medium
Density Residential)

Site Acreage: 1.208 ac

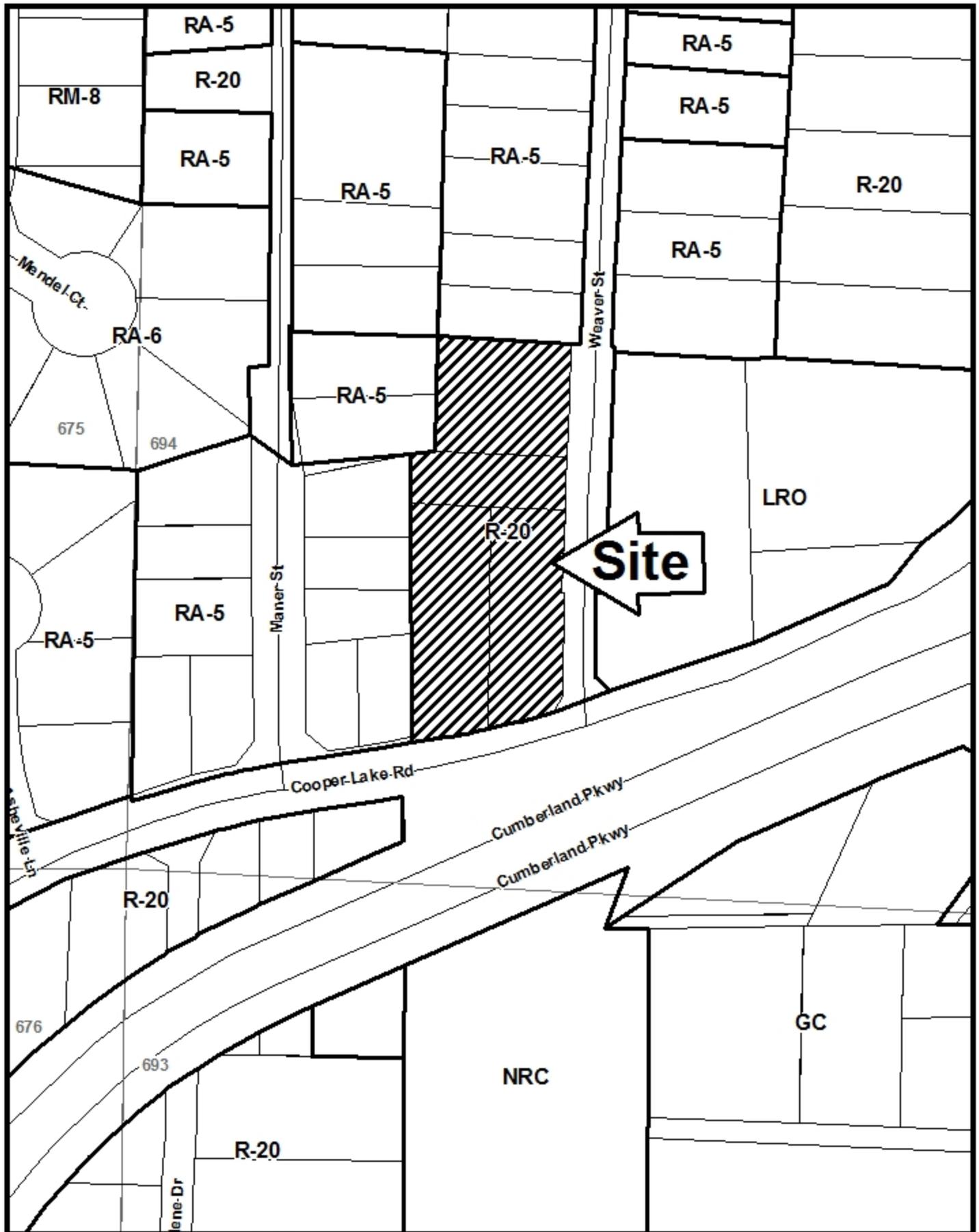
District: 17

Land Lot: 694

Parcel #: 170694010410, 17069400420,
17069400430, and 17069400440

Taxes Paid: Yes

Z-46 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

**Z-46
(2018)**

GENERAL NOTES-
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 11,141. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.
 EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235.
 THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 111,636.
 ALL I.P.'s ARE 1/2" REBARS, UNLESS OTHERWISE INDICATED.
 BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.
 ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13087C 0226 B, DATED DECEMBER 16, 2008, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
 ALL MATTERS OF TITLE ARE EXCEPTED.
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.
 * PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.
 THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, INC. HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

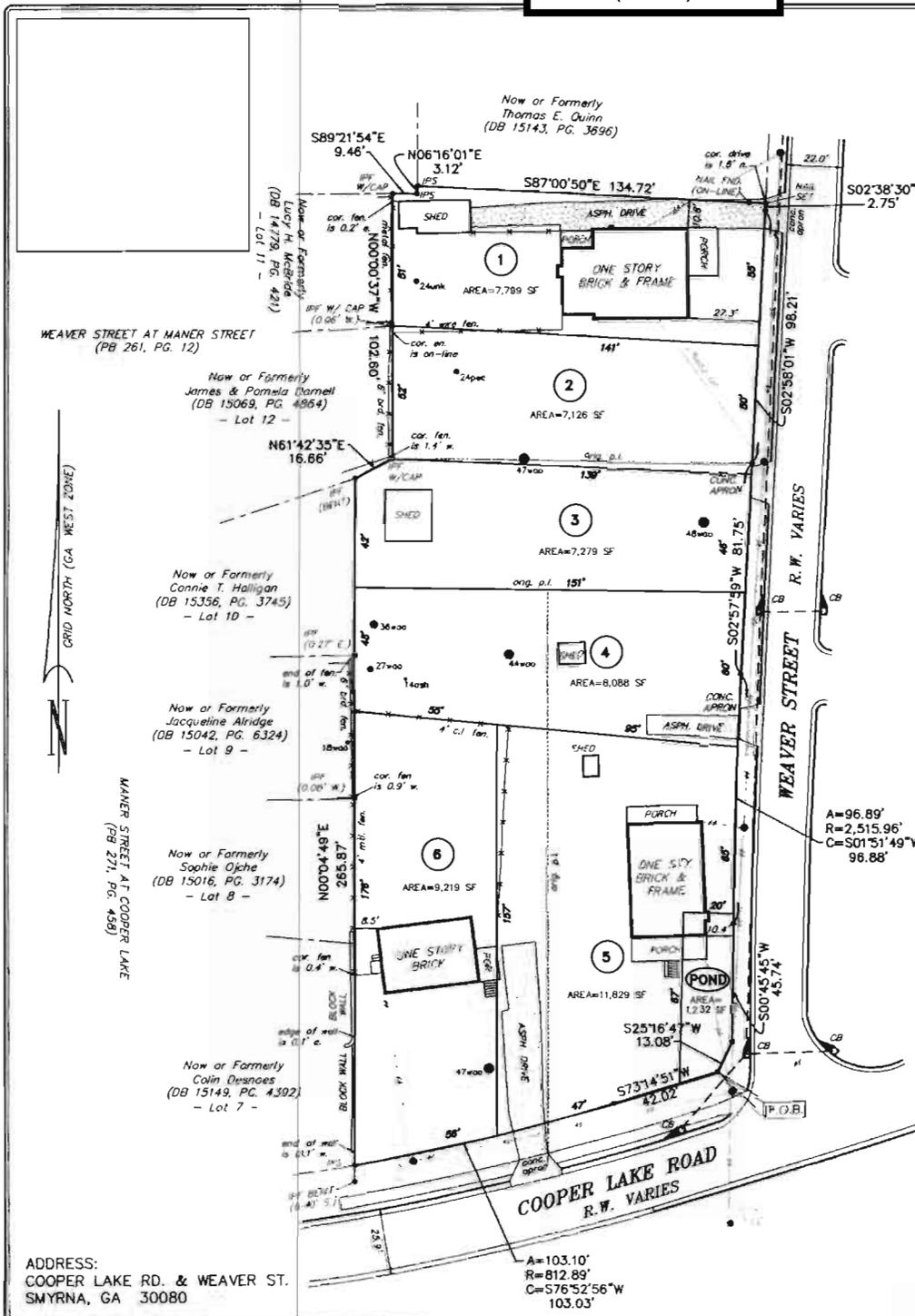
REFERENCES:
 1) DB 13520, PGS. 2898-2899
 2) DB 10153, PG. 393
 3) DB 8411, PG. 321
 4) DB 14507, PG. 3809
 THIS PROPERTY IS CURRENTLY ZONED R-20 PER THE COBB COUNTY G.I.S. DEPT.
 SETBACKS: FRONT = 40 FEET (COLLECTOR)
 SIDE = 10 FEET (LOCAL)
 MAJOR SIDE = 25 OR 35 FEET
 REAR = 35 FEET
 MAX. LOT COVERAGE = 35%
 TOTAL AREA = 52,608 SQ. FT.
 1.208 ACRES

**PROPOSED 6 LOTS
 WITH A DETENTION POND
 (60' x 20' x 5')**

RECEIVED
 APR - 6 2018
 COBB CO. COUNTY CLERK
 ZONING DIVISION



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH DESCRIBE THE PARCEL OR PARCELS ARE STATED HEREON. REGISTRATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SATISFACTORY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 46-6-87.
David Barton
 DAVID BARTON, GA RLS No. 10533



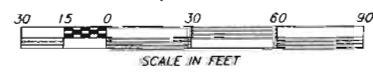
ADDRESS:
 COOPER LAKE RD. & WEAVER ST.
 SMYRNA, GA 30080

LEGEND

●	1/2" REBAR FND.
○	1/2" REBAR SET
—	R.W. RIGHT OF WAY
—	SSE SANITARY SEWER EASEMENT
—	DE DRAINAGE EASEMENT
—	L.L.L. LAND LOT LINE
—	C.L. CENTERLINE
—	OT OPEN TOP PIPE
—	CMP CORRUGATED METAL PIPE
—	RCP REINFORCED CONCRETE PIPE
—	DI DROP INLET
—	JB JUNCTION BOX
—	MH MANHOLE
—	CB CATCH BASIN
—	BM BENCHMARK
—	PP POWER POLE
—	FH FIRE HYDRANT
—	CMF CONCRETE MONUMENT FND.
—	B.C. BACK OF CURB
—	E.P. EDGE OF PAVEMENT
—	FEN FENCE
—	O.H. OVERHEAD ELEC. SERVICE LINE
—	B.L. BUILDING LINE
—	U.G. UNDERGROUND POWER LINE
—	TX TRANSFORMER

**SURVEY FOR
 BARBIE S. HOFFMAN & IRVING C. HOFFMAN**

LOCATED IN LAND LOT 694
 17th DISTRICT, 2nd SECTION
 COBB COUNTY, GEORGIA
 JANUARY 10, 2018 1"=30'



JOB # TB-002 | DRAWN BY: JOE TD | FIELD CREW: JO, PW
 FIELD DATE: 1-10-18 | PLAT PREPARED: 1-16-18

**BARTON SURVEYING
 INC.**

P.O. BOX 640
 LEBANON, GEORGIA 30146
 (770) 345-2810
 (LICENSE No. LSF 000151)

RECEIVED
APR - 6 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. Z-46

July 2018

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 3500 sq ft
- b) Proposed building architecture: transitional
- c) List all requested variances: n/a
- _____
- _____
- _____

.....
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).

utilizes Right of Ways



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

Case# LUP-8
Public Hearing Dates:
PC: 07-03-18
BOC: 07-17-18

SITE BACKGROUND

Applicant: Jeffery C. Smith

Phone: (770) 443-4077

Email: jefferycsmith@bellsouth.net

Representative Contact: Jeffery C. Smith

Phone: (770) 443-4077

Email: jefferycsmith@bellsouth.net

Titleholder: Jeffery C. Smith and Julian W. Smith

Property Location: Northeast side of Austell
Powder Springs Road, south of McKay Road

Address: 4509 Austell Powder Springs Road

Access to Property: Austell Powder Springs Road

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: R-20

Current use of property: Single-family house

Proposed use: LUP (Land Use Permit)-Renewal-
Selling of Produce

Future Land Use Designation: CAC (Community
Activity Center) and MDR (Medium Density
Residential)

Site Acreage: 1.331 ac

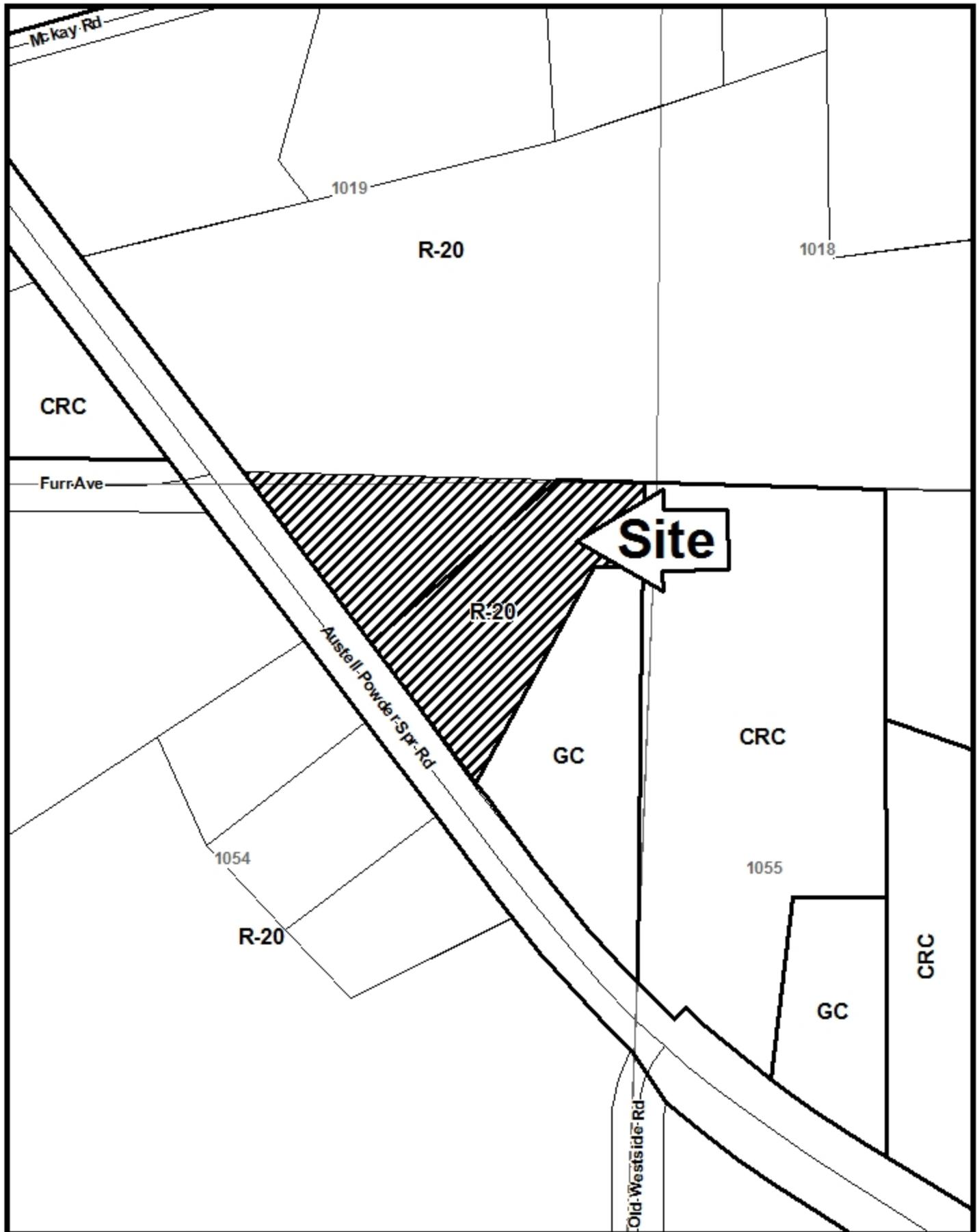
District: 19

Land Lot: 1054

Parcel #: 19105400390

Taxes Paid: Yes

LUP-8 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

RECEIVED
APR 2 - 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



Revised October 1, 2009

Application #: LVP 8

PC Hearing Date: 7-3-18

BOC Hearing Date: 7-17-18

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

1. Type of business, or request? PRODUCE
2. Number of employees? 1
3. Days of operation? MONDAY - SATURDAY
4. Hours of operation? 8:00 AM - 6:00 PM
5. Number of clients, customers, or sales persons coming to the house per day? 15-20 ; Per week? 90-120
6. Where do clients, customers and/or employees park?
Driveway: ; Street: _____ ; Other (Explain): _____
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.): 0
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: Jeffery C. Smith Date: 3/13/2018

Applicant name (printed): JEFFERY C. SMITH



Case # SLUP-6
Public Hearing Dates:
PC: 07-03-18
BOC: 07-17-18

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

SITE BACKGROUND

Applicant: Mequity Acquisitions, LLC

Phone: (404) 303-8700

Email: Bill.marsh@mequity.com

Representative Contact: Garvis L. Sams, Jr.

Phone: (770) 422-7016

Email: gsams@slhb-law.com

Titleholder: 2141 PF, LLC

Property Location: Off a private easement on the northeast side of Powers Ferry Road, north side of Interstate North Parkway

Address: 2141 Powers Ferry Road

Access to Property: Private easement from Powers Ferry Road

QUICK FACTS

Commission District: 2-Ott

Current Zoning: O&I (Office & Institutional)

Current use of property: Offices

Proposed use: Climate-Controlled Self-Service Storage Facility

Future Land Use Designation: RAC (Regional Activity Center)

Site Acreage: 2.556 ac

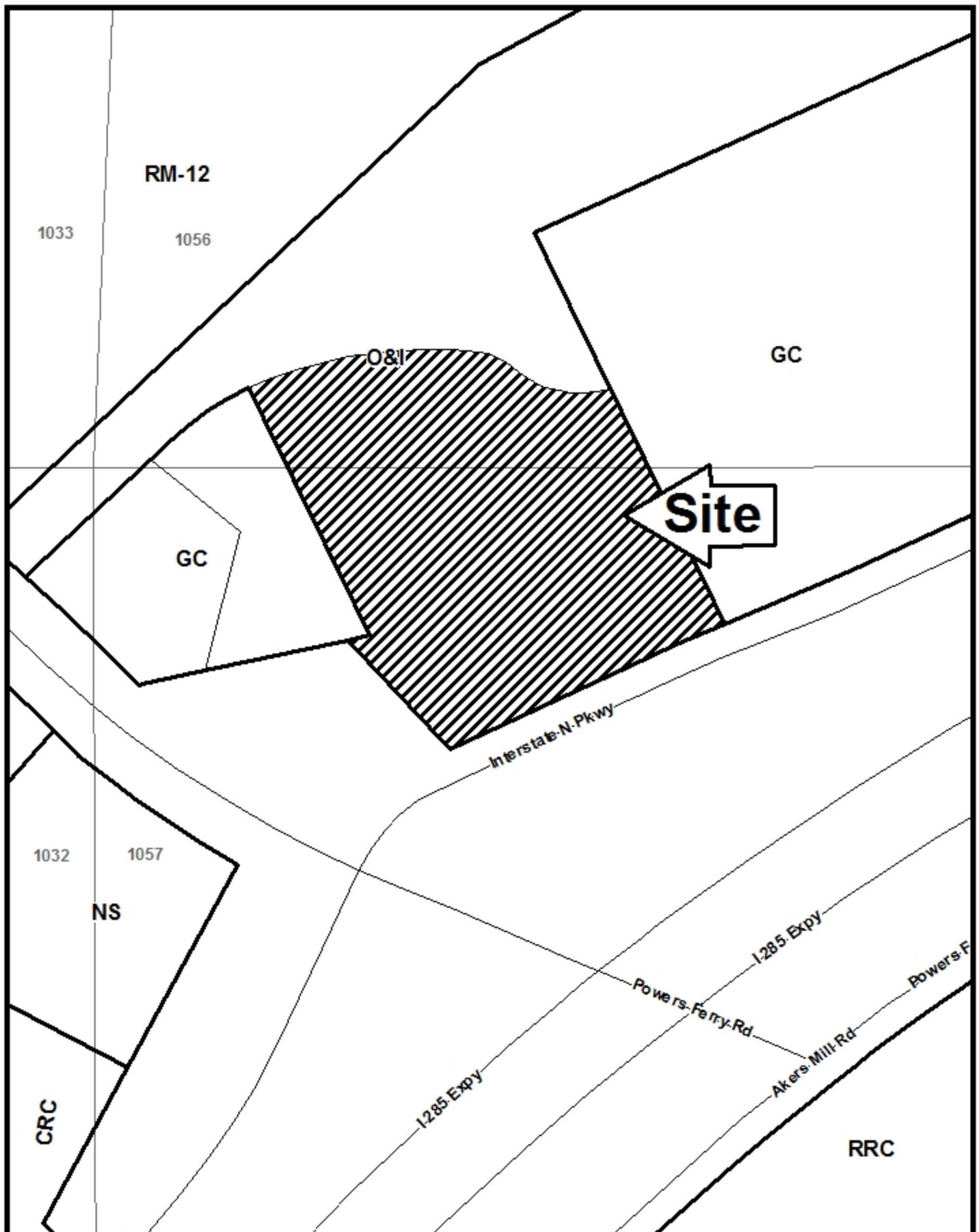
District: 17

Land Lot: 1056 and 1057

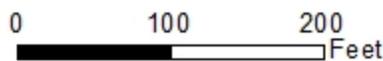
Parcel #: 17105600050

Taxes Paid: Yes

SLUP-6 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

Application for Special Land Use Permit Cobb County, Georgia

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

Application No. SLUP-6

PC Hearing Date: July 3, 2018

BOC Hearing Date: July 17, 2018

Applicant Mequity Acquisitions, LLC **Phone #** 404-303-8700
(applicant 's name printed)

Address 1729 Mount Vernon Road, Suite 100, Dunwoody, GA 30338 **E-mail** Bill.marsh@mequity.com

SAMS, LARKIN, HUFF & BALLI, LLP

by: Garvis L. Sams, Jr.

(representative's name, printed) **Address** 376 Powder Springs Street, Suite 100, Marietta, GA 30064

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

Signed, sealed and delivered in presence of _____ My commission expires: 2-27-19

Karen S. King
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: _____ My commission expires: _____

Notary Public _____

Present Zoning O&I **Size of Tract** 2.556 **Acre(s)**

For the Purpose of Climate Controlled Self-Service Storage Facility

Location Off a private easement on the east side of Powers Ferry Road and contiguous to the north side of Interstate North Parkway
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1056 & 1057 **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.

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.

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.