

# **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: December 4, 2018**

**Board of Commissioners Hearing Date: December 18, 2018**

**Date Distributed/Mailed Out: September 21, 2018**



*Cobb County... Expect the Best!*



Cobb County Community Development Agency  
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-72  
Public Hearing Dates:  
PC: 12-04-18  
BOC: 12-18-18

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**SITE BACKGROUND**

Applicant: Jose R. Medina

Phone: (770) 527-3947

Email: N/A

Representative Contact: Jose R. Medina

Phone: (770) 527-3947

Email: N/A

Titleholder: Jose R. Medina

Property Location: Southwest side of Atlanta  
Road, northwest of Mozley Drive

Address: 1782 Atlanta Road

Access to Property: Atlanta Road

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**QUICK FACTS**

Commission District: 3-Birrell

Current Zoning: TS (Tourist Services)

Current use of property: Former tree service  
business)

Proposed zoning: LI (Light Industrial)

Proposed use: Pool Maintenance Company

Future Land Use Designation: IC (Industrial  
Compatible)

Site Acreage: 0.404 ac

District: 17

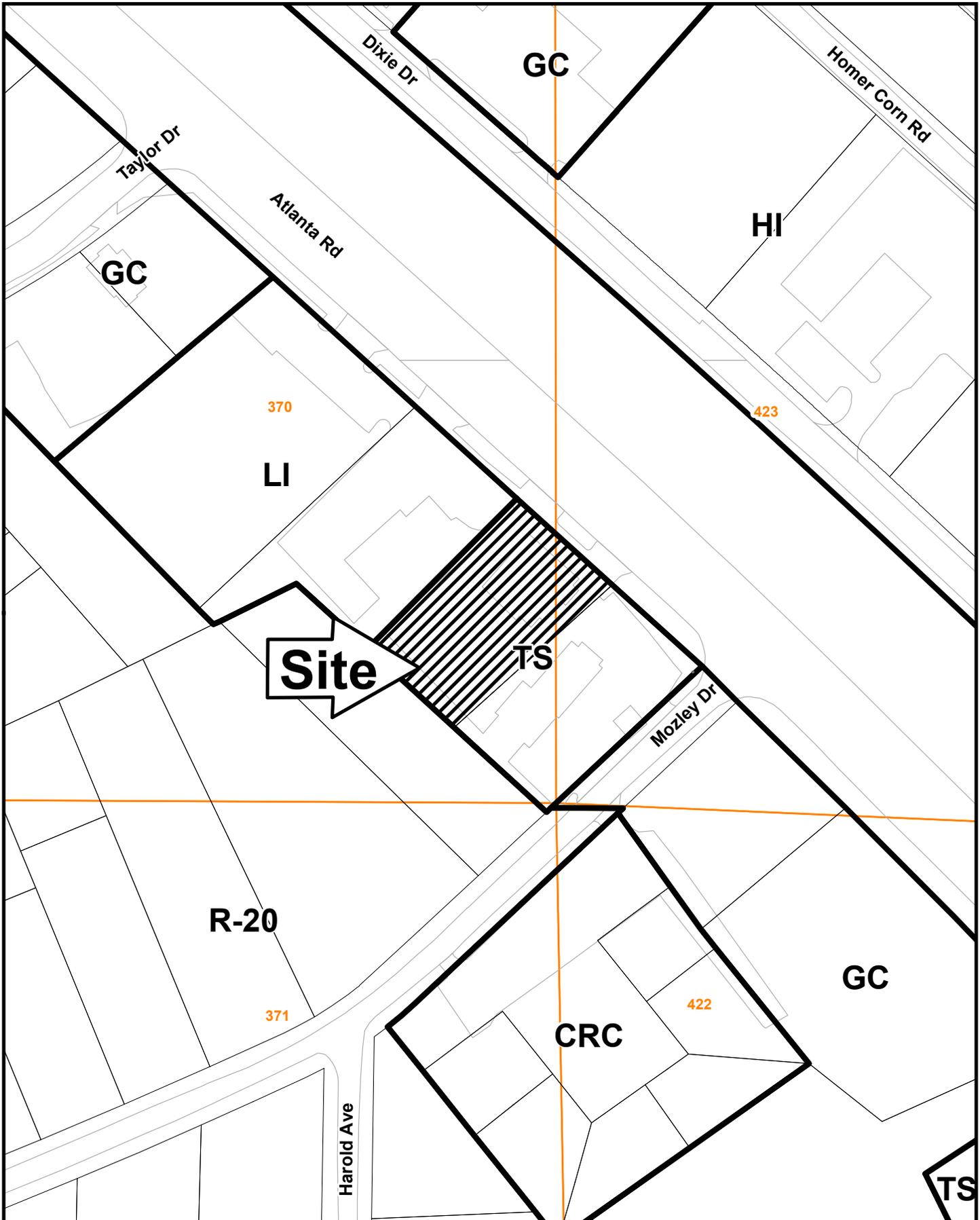
Land Lots: 370 and 423

Parcel #: 17037000510

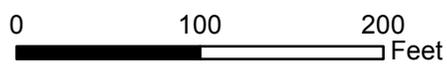
Taxes Paid: Yes

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# Z-72 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

Z-72  
(2018)

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COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Atlanta Road  
Variable R/W  
61.1' Pavement  
S50°15'00"E  
99.95'

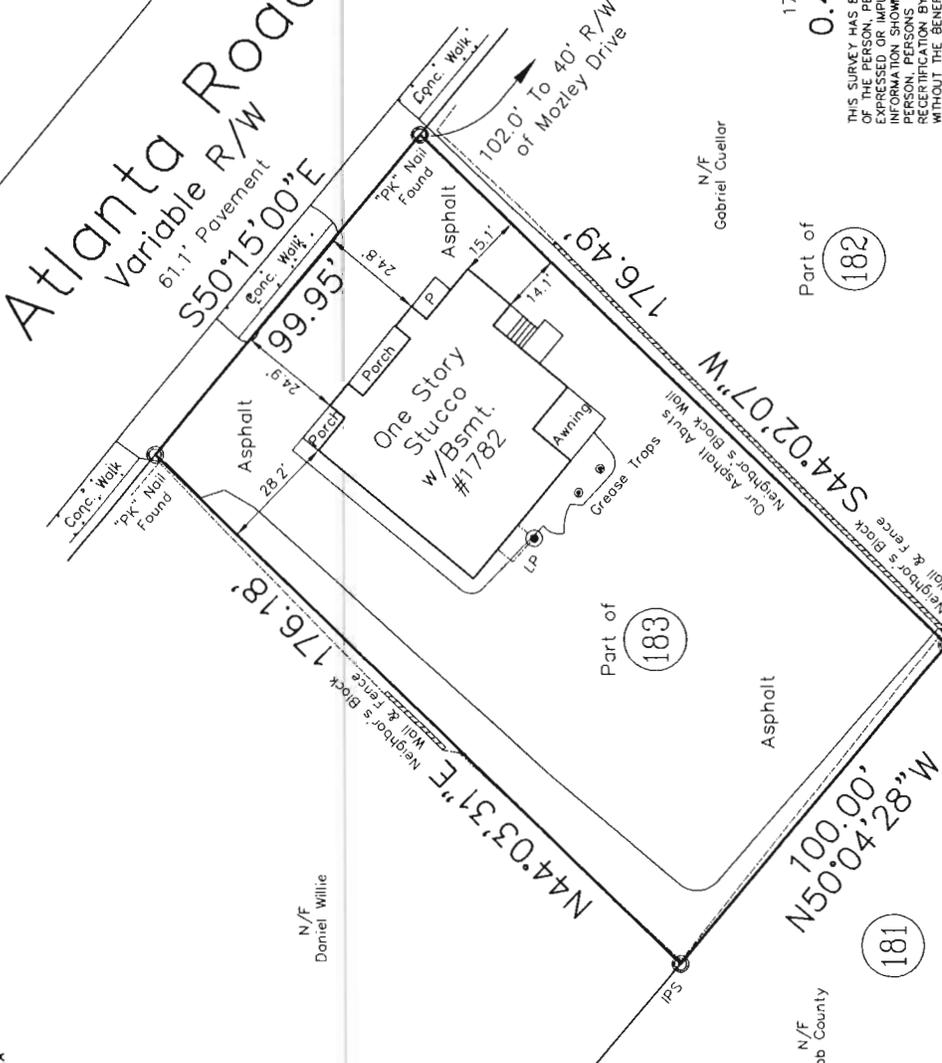
Area  
17,581.6 Sq. Ft.  
0.404 Acres

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

SURVEY FOR

Jose R. Medina and  
Eleuteria Diaza. PC

Lot - Part of 183	Block - A	REVISIONS
Green Acres S/D	Page - 3	May 17, 2013
LAND LOT - 370	SECTION - 2nd	CC LT
DISTRICT - 17th	COUNTY - Cobb	Dwn GF
STATE - Georgia	FILE:	Chkd LDN
DATE - July 2, 2012	SCALE - 1"=30'	120066



N/F  
Daniel Willie

- LEGEND**
- I.P.P. = IRON PIN PLACED AT CORNER
  - I.P.F. = IRON PIN FOUND AT CORNER
  - I.P.F. = IRON PIN FOUND
  - MARBLE MONUMENT FOUND
  - △ BREAK IN PROPERTY (TRANSVERSE) LINE
  - E --- = EASEMENT
  - T --- = TELEPHONE LINE
  - LLL = LAND LOT LINE
  - P.P. / = POWER POLE
  - X --- = BARBED WIRE FENCE
  - = WOOD FENCE
  - R.C.P. = REINFORCED CONCRETE PIPE
  - C.M.P. = CORRUGATED METAL PIPE

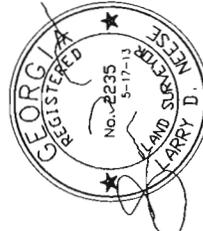
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 100,000. THIS PLAT IS BASED UPON AN ANGULAR ERROR OF 13" PER ANGLE POINT AND WAS ADJUSTED USING THE METHOD OF LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 114,300 FEET.  
EQUIPMENT UTILIZED: ANGULAR - Sokkisotheodor LINEAR - Sokkisotheodor  
UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.  
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.



GRAPHIC SCALE

Larry D. Neese, PLS  
50 Barrett Parkway, Suite 3005 #330  
Marietta, Georgia 30066  
(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



THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FLOOD HAZARD MAPS. MAP NO. 13067C0116G. DATED Dec. 16, 2008



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COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Application No. 2-72

Dec. 2018

## Summary of Intent for Rezoning

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

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

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

- a) Proposed use(s): Business of pool Maintenance
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed hours/days of operation: \_\_\_\_\_
- d) List all requested variances: Light Industrial  
\_\_\_\_\_  
\_\_\_\_\_

.....  
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-73  
Public Hearing Dates:  
PC: 12-04-18  
BOC: 12-18-18

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**SITE BACKGROUND**

Applicant: Duncan Land Investments, LLC

Phone: (678) 591-7624

Email: duncanlandinvest@yahoo.com

Representative Contact: Richard Duncan

Phone: (678) 591-7624

Email: duncanlandinvest@yahoo.com

Titleholder: Duncan Land Investments, LLC

Property Location: Southwest intersection of  
Piedmont Road and Cajun Drive

Address: 462 Piedmont Road

Access to Property: Cajun Drive

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**QUICK FACTS**

Commission District: 3-Birrell

Current Zoning: R-20

Current use of property: Single-family house

Proposed zoning: R-12 (Single-family Residential)

Proposed use: Residential subdivision

Future Land Use Designation: MDR (Medium  
Density Residential)

Site Acreage: 3.1 ac

District: 16

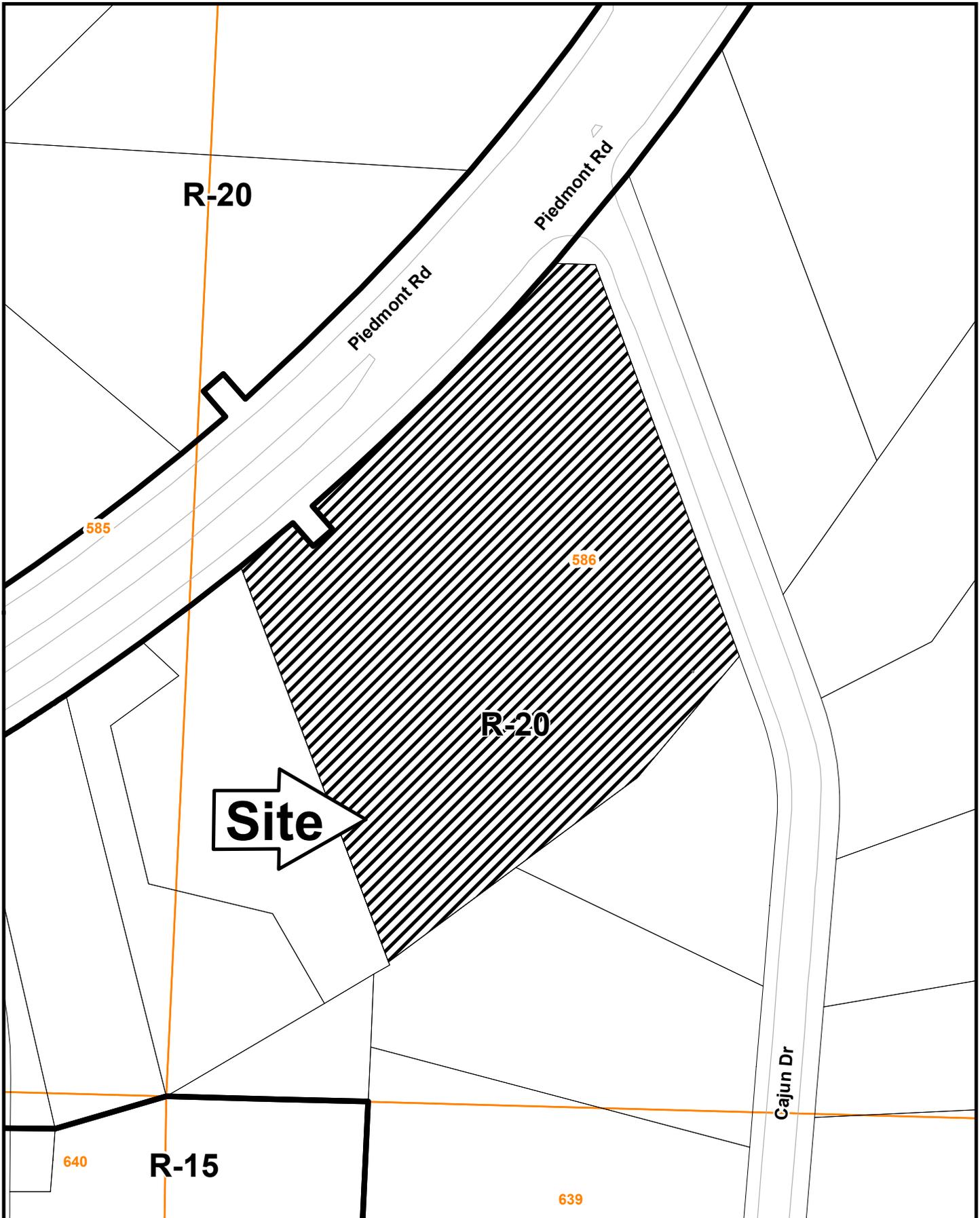
Land Lot: 586

Parcel #: 30

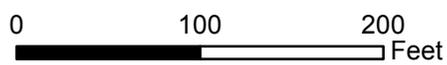
Taxes Paid: Yes

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# Z-73 2018-GIS

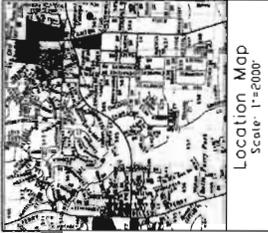


This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  Zoning Boundary
-  City Boundary

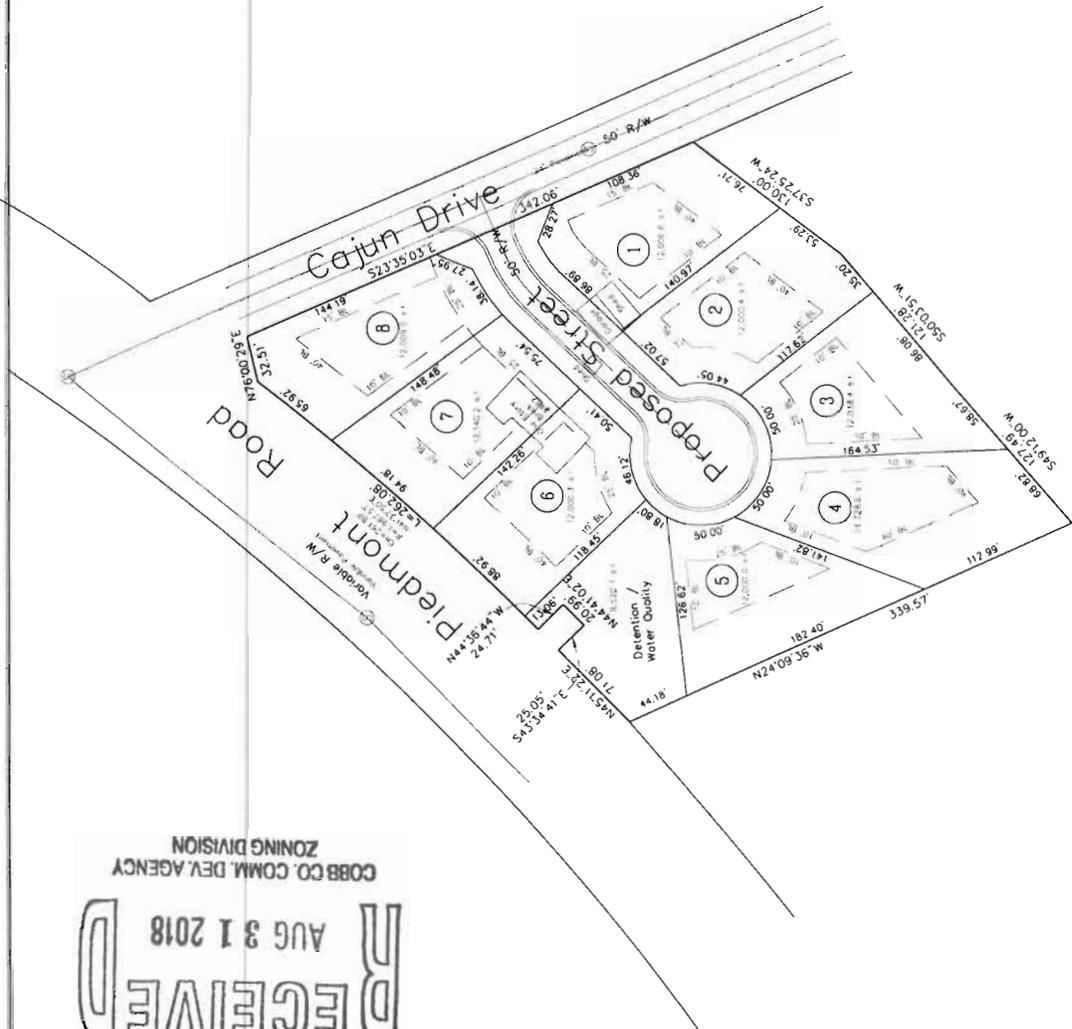
Z-73  
(2018)



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ZONING DIVISION

**General Notes**

1. Boundary information taken from Survey for Richard Cox, prepared by Meridian Geomatics, LLC, 216 Powers Ferry Road, Marietta, Georgia 30067.
2. There are no streams, state waters or wetlands located on this property.
3. There is not a cemetery or or adjacent to this property.
4. There are no Archaeological or Architectural Landmarks are known to exist on site.
5. Existing Zoning R-20 Proposed Zoning R-12  
Front Building Line 25'  
Side Building Line 5' Proposed 10'  
Major Back Building Line 0'  
Minimum Lot Size 40'  
Minimum Lot Size 12,000.0 Sq. Ft.
6. Total Number Lots = 8 Total Density = 2.8 Lots / Acre
7. Existing Improvements, House, Garage and Sheds to be Removed.



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ZONING DIVISION



Total Area:  
2.873 Acres



REVISIONS

NO.	DATE	DESCRIPTION
1	February 28, 2018	R-12 to R-12 Layout



**CSWCC**  
Larry D. Neese  
Licensed Professional Engineer  
Professional No. 117033B  
Expires 12/31/2021

Proposed Subdivision Layout  
**RDC Development Group**  
 4825 Peachtree Industrial Road  
 Marietta, Georgia 30066  
 Phone: 770-428-2122  
 Fax: 770-428-2122  
 E-Mail: LNeese@rdcgroup.com  
 Date: Aug. 27, 2018 Scale: 1"=40'

SHEET

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AUG 31 2018

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Application No. 2-73

Dec 2018

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): minimum 2600  
b) Proposed building architecture: Craftsman style single family homes  
c) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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).

none known  
\_\_\_\_\_  
\_\_\_\_\_



Cobb County Community Development Agency  
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-74  
Public Hearing Dates:  
PC: 12-04-18  
BOC: 12-18-18

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**SITE BACKGROUND**

Applicant: Arena Consulting, LLC

Phone: (404) 368-9402

Email: mike @arenaconsultingservices.com

Representative Contact: Mike Madden

Phone: (404) 368-9402

Email: mike @arenaconsultingservices.com

Titleholder: Corann Mellichamp Kitchen

Property Location: South side of Gordon Road,  
east of Florence Road

Address: 5225 Gaydon Road

Access to Property: Gaydon Road

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**QUICK FACTS**

Commission District: 4-Cupid

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

Current use of property: Single-family house

Proposed zoning: R-20 (Single-family Residential)

Proposed use: Residential Subdivision

Future Land Use Designation: LDR (Low Density Residential)

Site Acreage: 17.70

District: 19

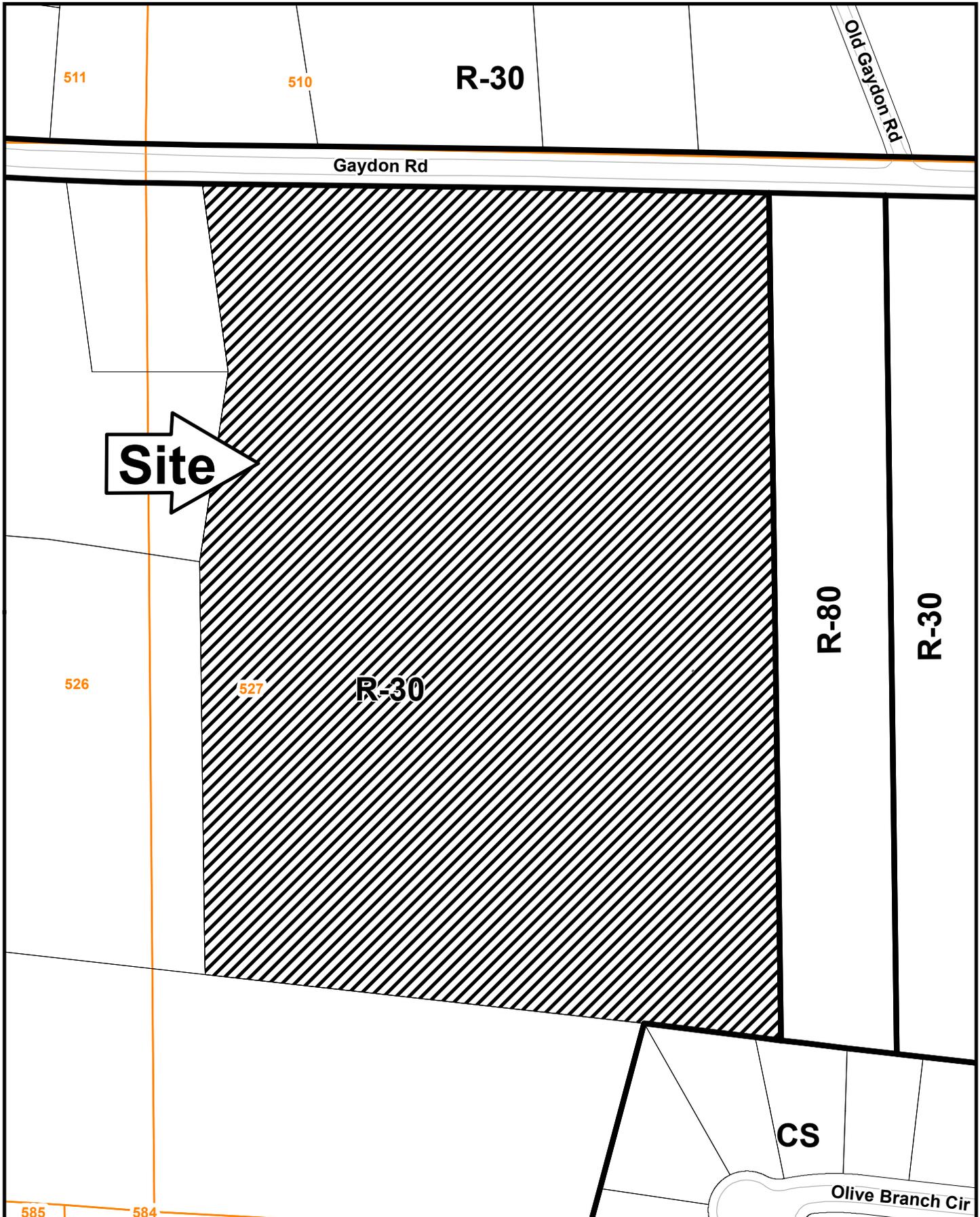
Land Lot: 527

Parcel #: 19052600080

Taxes Paid: Yes

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# Z-74 2018-GIS



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-  Zoning Boundary
-  City Boundary

Z-74  
(2018)



GAYDON ROAD TRACT  
SUBDIVISION  
5225 GAYDON ROAD  
TEL: 000080

REV.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		

SHEET TITLE  
ZONING PLAN

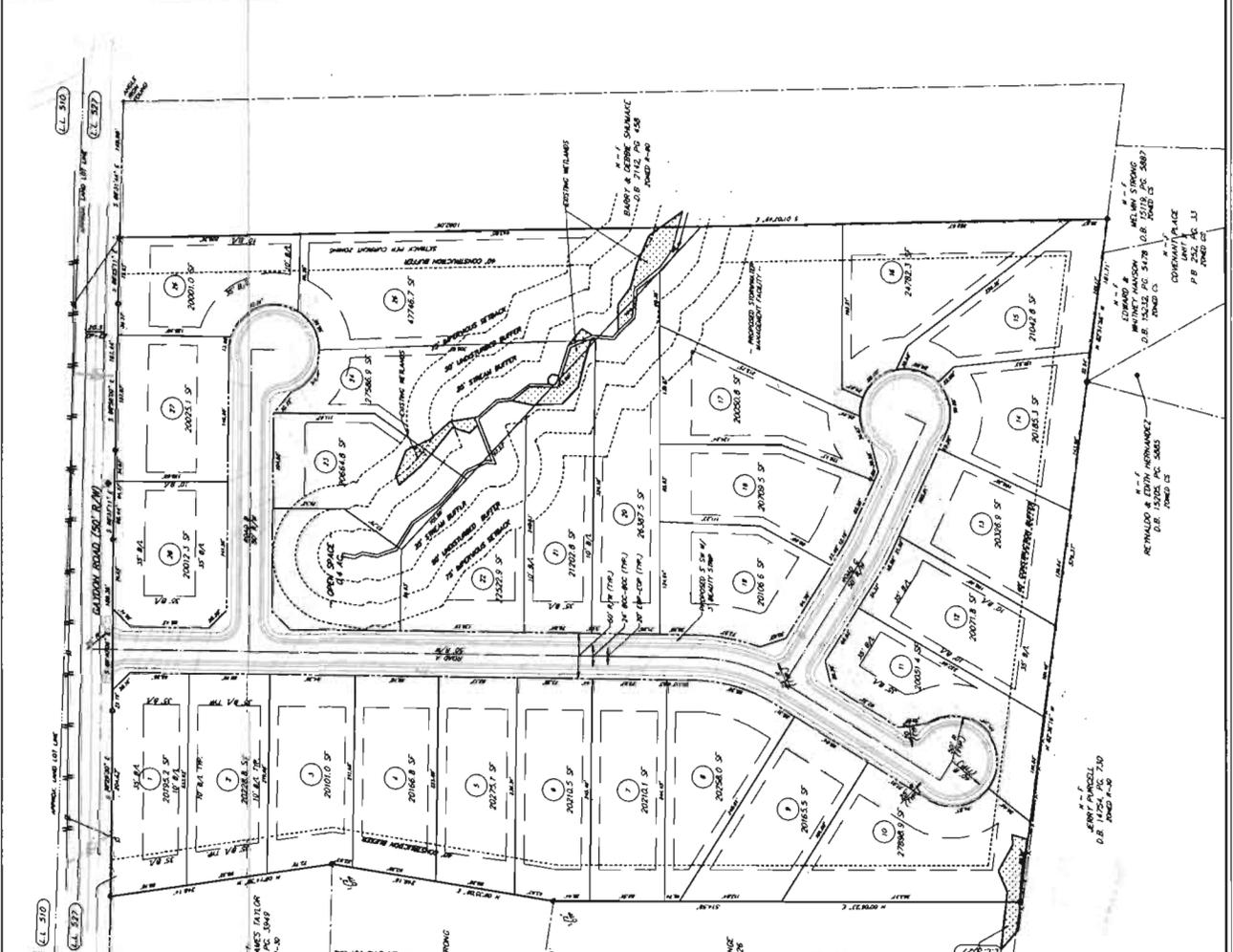
SEAL



PROJECT ID: FIELD BOOK  
100823  
DRAWN BY: CHUCK GIBBY  
CHECKED BY: MMB  
SCALE: 1" = 60'  
ISSUE DATE: 09/05/2018  
CONTRACT NO.:  
SHEET NUMBER:  
1 OF 1

NOT ISSUED FOR CONSTRUCTION

Proposed



**LEGEND**

1	POWER POLE
2	6" - 8" - 12" - 18" - 24" - 30" - 36" - 42" - 48" - 54" - 60" - 66" - 72" - 78" - 84" - 90" - 96" - 102" - 108" - 114" - 120" - 126" - 132" - 138" - 144" - 150" - 156" - 162" - 168" - 174" - 180" - 186" - 192" - 198" - 204" - 210" - 216" - 222" - 228" - 234" - 240" - 246" - 252" - 258" - 264" - 270" - 276" - 282" - 288" - 294" - 300" - 306" - 312" - 318" - 324" - 330" - 336" - 342" - 348" - 354" - 360" - 366" - 372" - 378" - 384" - 390" - 396" - 402" - 408" - 414" - 420" - 426" - 432" - 438" - 444" - 450" - 456" - 462" - 468" - 474" - 480" - 486" - 492" - 498" - 504" - 510" - 516" - 522" - 528" - 534" - 540" - 546" - 552" - 558" - 564" - 570" - 576" - 582" - 588" - 594" - 600" - 606" - 612" - 618" - 624" - 630" - 636" - 642" - 648" - 654" - 660" - 666" - 672" - 678" - 684" - 690" - 696" - 702" - 708" - 714" - 720" - 726" - 732" - 738" - 744" - 750" - 756" - 762" - 768" - 774" - 780" - 786" - 792" - 798" - 804" - 810" - 816" - 822" - 828" - 834" - 840" - 846" - 852" - 858" - 864" - 870" - 876" - 882" - 888" - 894" - 900" - 906" - 912" - 918" - 924" - 930" - 936" - 942" - 948" - 954" - 960" - 966" - 972" - 978" - 984" - 990" - 996" - 1000"
3	CONCRETE DRIVE
4	ASPH/CONC DRIVE
5	FINISHED FLOOR ELEVATION
6	PROPOSED FLOOR ELEVATION
7	PROPOSED FLOOR FINISH
8	PROPOSED FLOOR FINISH
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100	PROPOSED FLOOR FINISH

**GENERAL SITE NOTES:**

1. TOTAL SITE AREA = 127.79 AC
2. TOTAL LOT AREA = 10,000.00 SQ FT
3. TOTAL UNDEVELOPED LOT AREA = 10,000.00 SQ FT
4. TOTAL DEVELOPED LOT AREA = 17,790.00 SQ FT
5. TOTAL IMPROVED LOT AREA = 17,790.00 SQ FT
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13. TOTAL IMPROVED LOT AREA = 17,790.00 SQ FT
14. TOTAL IMPROVED LOT AREA = 17,790.00 SQ FT



# Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2,200 - 2,600 sq. Ft.
  - b) Proposed building architecture: Traditional Residential Homes, with brick, stone and hardi exteriors.
  - c) List all requested variances: None at this time
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
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)

See attached

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

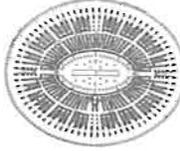
.....  
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(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

\_\_\_\_\_  
\_\_\_\_\_

ARENA CONSULTING



REAL ESTATE INVESTMENT,  
DEVELOPMENT,  
& ASSET MANAGEMENT  
SERVICES

Z-74 (2018)  
Attachment to  
Summary of Intent

August 31, 2018

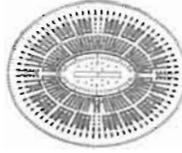
To: Cobb County Zoning Department  
From: Arena Consulting, LLC  
RE: Rezoning of 17 acres of land at 5225 Gaydon Road

Dear Staff,

Arena Consulting has contracted on the above referenced property and is requesting a rezoning from R30 to R20. The proposed use is consistent with the future land use plan. The summary of the plans is as follows:

- Size: 17.66 acres
- Proposed lots: 28
- Variances: none at this time
- Buffers: Arena has done a stream delineation, which has been incorporated into the site plan with required buffers, and a copy of the study is included in the application.
- Architectural style and home composition shall consist of brick, stone, cedar shake, and hardi-plank. Several home plans have been provided, which are shown as full brick, however the actual homes will have a mix of the referenced materials. The architectural styles shall be subject to final review and approval by the District Commissioner.
- Home sizes will range from 2,200 sq. ft. to 2,600 sq. ft., include an attached 2 car garage. Where we are able, we will include driveways long enough by code (50 ft) and have parking in the garage and driveway. Where driveways cannot meet the code for parking, additional parking spots will be included in accordance with the code.
- A mandatory HOA will be created, and include architectural controls. The HOA will also control all fencing, landscaping of open space areas and common areas (entrance areas included).
- The entrance will be on Gaydon Road and will be consistent with other monuments in the area. It will meet the Cobb County Sign Ordinance code.
- Arena intends to install side walks on both sides of the road inside of the subdivision, and also install a side walk on the outside along Gaydon Road.
- While Arena has not yet discussed the plans for rezoning with the adjacent property owners, it is our plan to do so after the application is submitted. Specifically, there are two parcels to the east of the subject property which we will be requesting easements from to allow for a sanitary sewer easement.
  - o Note that there are several options for sewer connections. Gaskins Engineering is working on behalf of Arena to find the best option.
- Arena will be sending out notice to all property owners within 1,000 ft, as required, of the rezoning application.

ARENA CONSULTING



REAL ESTATE INVESTMENT,  
DEVELOPMENT,  
& ASSET MANAGEMENT  
SERVICES

- While Arena is not submitting for a R20 OSC, it is something that we have worked on with our engineers. If a site plan for an OSC is created which works for Arena, Arena would like the option to present the plan to the District Commissioner for consideration, prior to the Planning Commission hearing date.
- Arena did meet with the Planning Commission representative for this district, Mr. Galt Porter, prior to submitting the application. The discussion included alternative options to R20, including R15 and R20 OSC. It was decided that the R15 may be too dense for this area based on previous zonings, and if submitted it would need to likely carry a maximum density of 1.75 units/acre, in line with R20 density maximums (which equates to 30-31 lots). If county staff thinks the R15 classification with a density restriction of 1.75 lots would be acceptable, we would also consider that. Currently, the density with 28 lots for a standard R20 is 1.58 units/ac. A preliminary draft for the OSC showed about 26-27 lots, which is why the decision was made to keep it at a standard R20. An R15 plan would like yield about 30 lots, have more open space than an R20, but less open space than an R20 OSC.

Arena Consulting looks forward to working with the staff, planning commission, and District Commissioner Cupid on this property.

Best Regards,

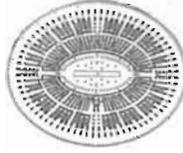
Mike Madden

Arena Consulting, LLC

[mike@arenaconsultingservices.com](mailto:mike@arenaconsultingservices.com)

404.368.9402

ARENA CONSULTING



REAL ESTATE INVESTMENT,  
DEVELOPMENT,  
& ASSET MANAGEMENT  
SERVICES

Summary of Intent, Part 3. Other Pertinent Information

The proposed development will be a traditional residential neighborhood, consistent with the other neighborhoods in the area. Homes will be made of a mixture of hardi/fiber cement siding, brick and stone. While the home plans included in this application show brick, the final homes will have a mixture to include a mixture of materials that help present a pleasant street scape.

Home sizes will range from 2,200 to 2,600 sq.. ft. At the time of application, there were no variances being requested.



**Cobb County Community Development Agency  
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-75  
Public Hearing Dates:  
PC: 12-04-18  
BOC: 12-18-18

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**SITE BACKGROUND**

Applicant: 825 Mars Hill LLC

Phone: (404) 909-2717

Email: [britt@capstoneresolutions.com](mailto:britt@capstoneresolutions.com)

Representative Contact: Garvis L. Sams, Jr.

Phone: (770) 422-7016

Email: [gsams@slhb-law.com](mailto:gsams@slhb-law.com)

Titleholder: 825 Mars Hill LLC

Property Location: Southwest intersection of Hadaway Road and Mars Hill Road, and on the northeast side of Due West Road

Address: 825 Mars Hill Road

Access to Property: Hadaway Road

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**QUICK FACTS**

Commission District: 1-Weatherford

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

Current use of property: Single-family house

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

Proposed use: Senior Living Subdivision

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

Site Acreage: 11.98 ac

District: 20

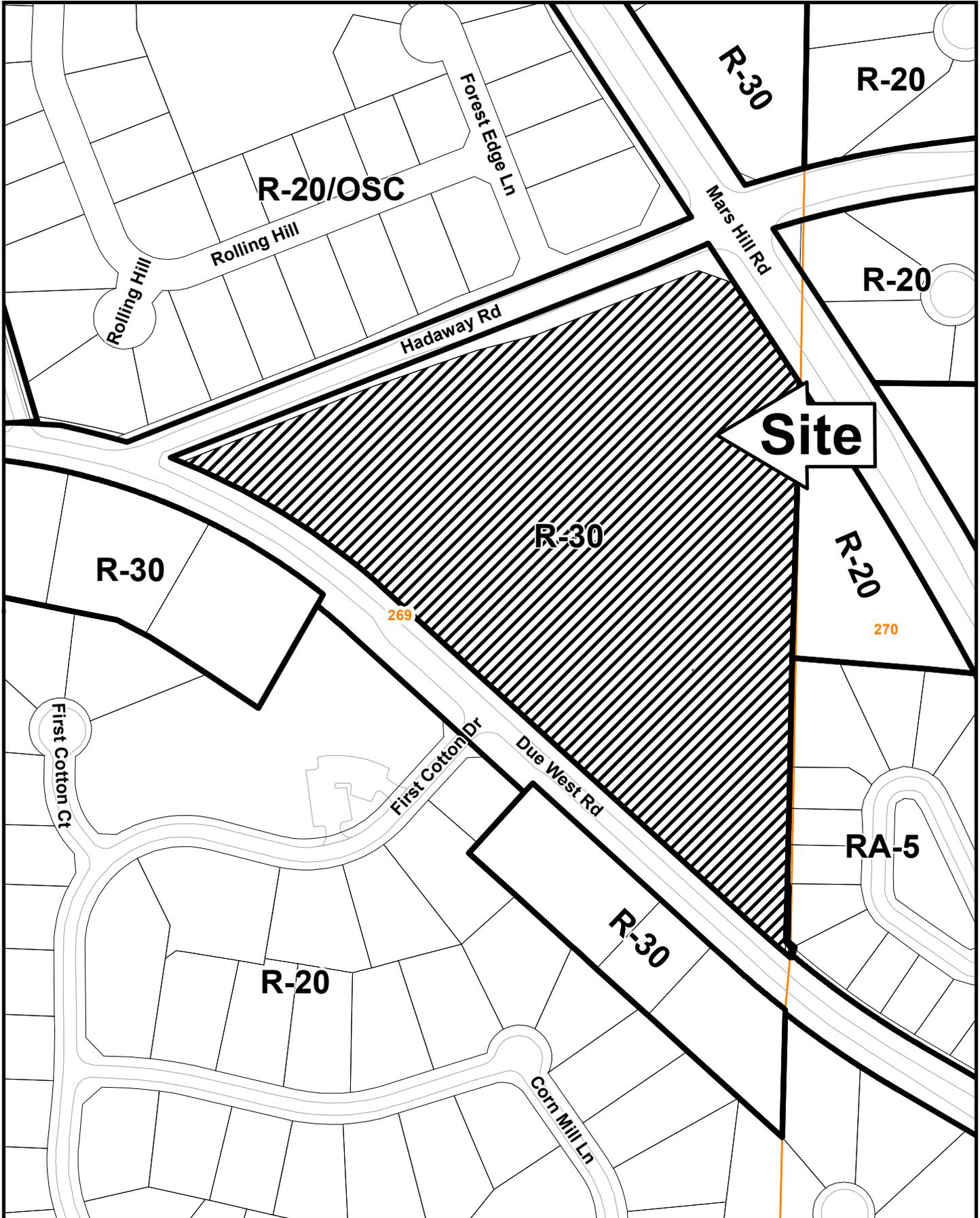
Land Lot: 269

Parcel #: 20026900020

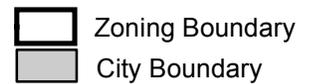
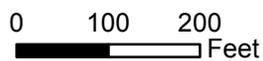
Taxes Paid: Yes

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# Z-75 2018-GIS



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



Z-75  
(2018)

Rezoning Plat for

# Hadaway Road Community

Cobb County, Georgia Land Lot 269, 20th District, 2nd Section

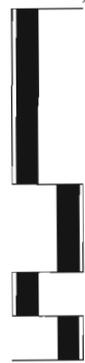
prepared for:

**825 Mars Hill, LLC**

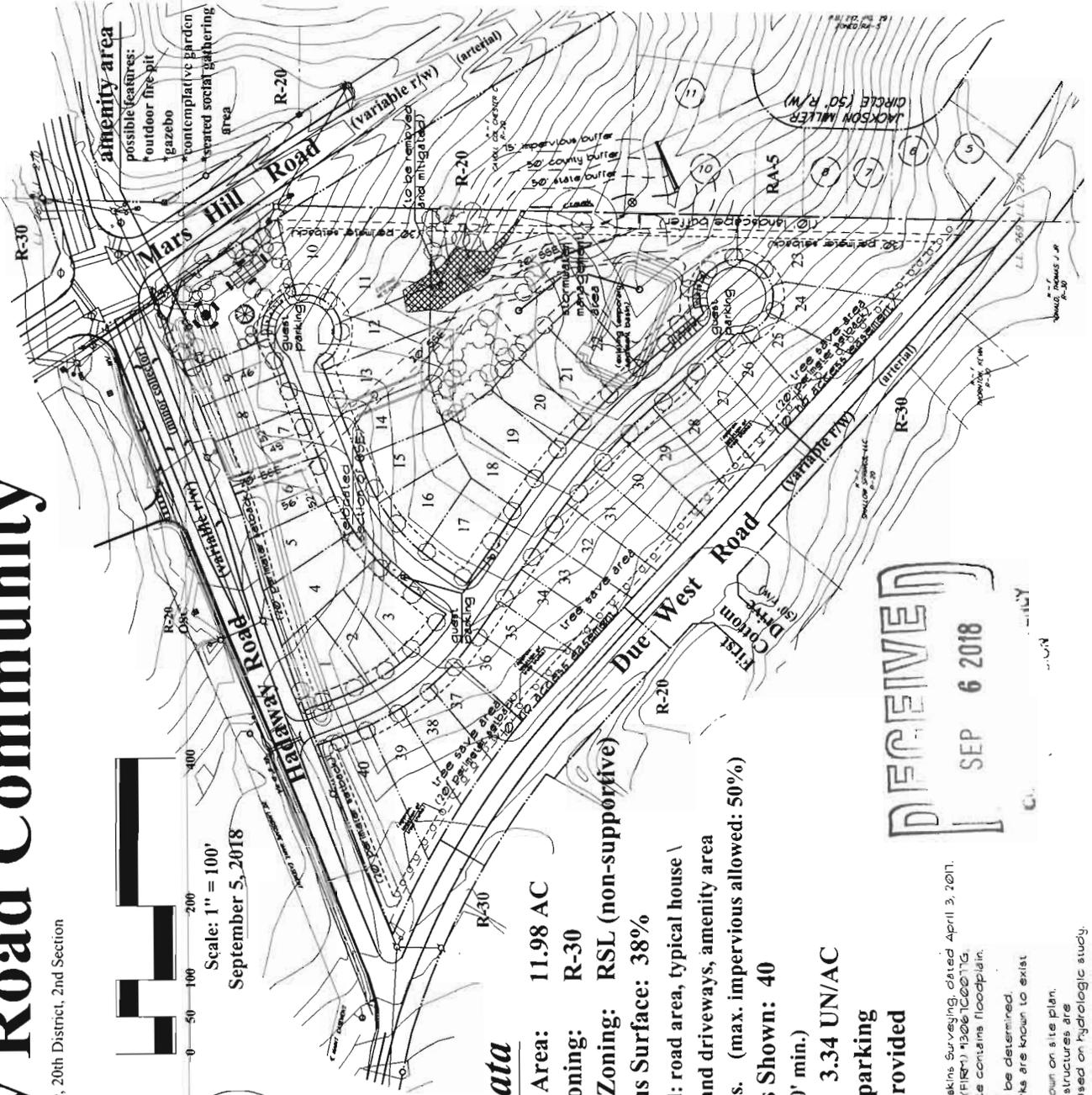
**DGM**  
LAND PLANNING  
CONSULTANTS



975 COBB PLACE  
BLVD SUITE 212  
KENNESAW  
GA 30144  
770 514-9006  
FAX 514-9491

Scale: 1" = 100'  
September 5, 2018



### Site Data

Total Site Area: 11.98 AC

Present Zoning: R-30

Proposed Zoning: RSL (non-supportive)

Impervious Surface: 38%

calculated: road area, typical house footprint and driveways, amenity area hardscapes. (max. impervious allowed: 50%)

Total Lots Shown: 40  
(52' x 120' min.)

Density: 3.34 UN/AC

\*20 guest parking spaces provided

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Notes:

- Boundary and topographic survey by Gaskins Surveying, dated April 3, 2017.
- According to Flood Insurance Rate Map (FIRM) 13061C007G, December 16, 2009, no portion of this site contains floodplain.
- No cemeteries are known to exist on site.
- Stream and wetland classifications are to be determined.
- No archaeological or architectural landmarks are known to exist on site.
- Utility easements exist on site and are shown on site plan.
- Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.



Application No. 2-75

PC Hearing: December 4, 2018

BOC Hearing: December 18, 2018

COBB CO. COMMUNITY DEVELOPMENT AGENCY  
ZONING DIVISION

# Summary of Intent for Rezoning\*

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

- a) **Proposed unit square-footage(s):** Minimum of 2,000 square feet, ranging up to 3,000 square feet and greater
- b) **Proposed building architecture:** Renderings/elevations are submitted herein representing the architectural style and composition.
- c) **List all requested variances:** A request for the granting of a concurrent Variance reducing the distance between homes from 15 feet to 10 feet.

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

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

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

The subject property (11.98 acres) is located at the confluence of 3 roadways: Mars Hill Road/State Route 176 (Arterial); Due West Road/State Route 120 (Arterial); and, Hadaway Road (Minor Collector). 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. Moreover, the property which is contiguous and to the southeast of the subject property is zoned RA-5 with an as-built density of 2.84 upa.

.....  
**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-76

Public Hearing Dates:

PC: 12-04-18

BOC: 12-18-18

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**SITE BACKGROUND**

Applicant: Mohammed Vasigh

Phone: (404) 234-7414

Email: maxvasigh@yahoo.com

Representative Contact: Garvis L. Sams, Jr.

Phone: (770) 422-7016

Email: gsams@slhb-law.com

Titleholder: Mohammed Vasigh

Property Location: Southeast side of Paper Mill Road, east of Gateside Place

Address: 4650 Paper Mill Road

Access to Property: Paper Mill Road

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**QUICK FACTS**

Commission District: 2-Ott

Current Zoning: R-20 (Single-family Residential), and R-30 (Single-family Residential)

Current use of property: Single-family house

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

Proposed use: Residential Subdivision

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

Site Acreage: 3.464 ac

District: 1

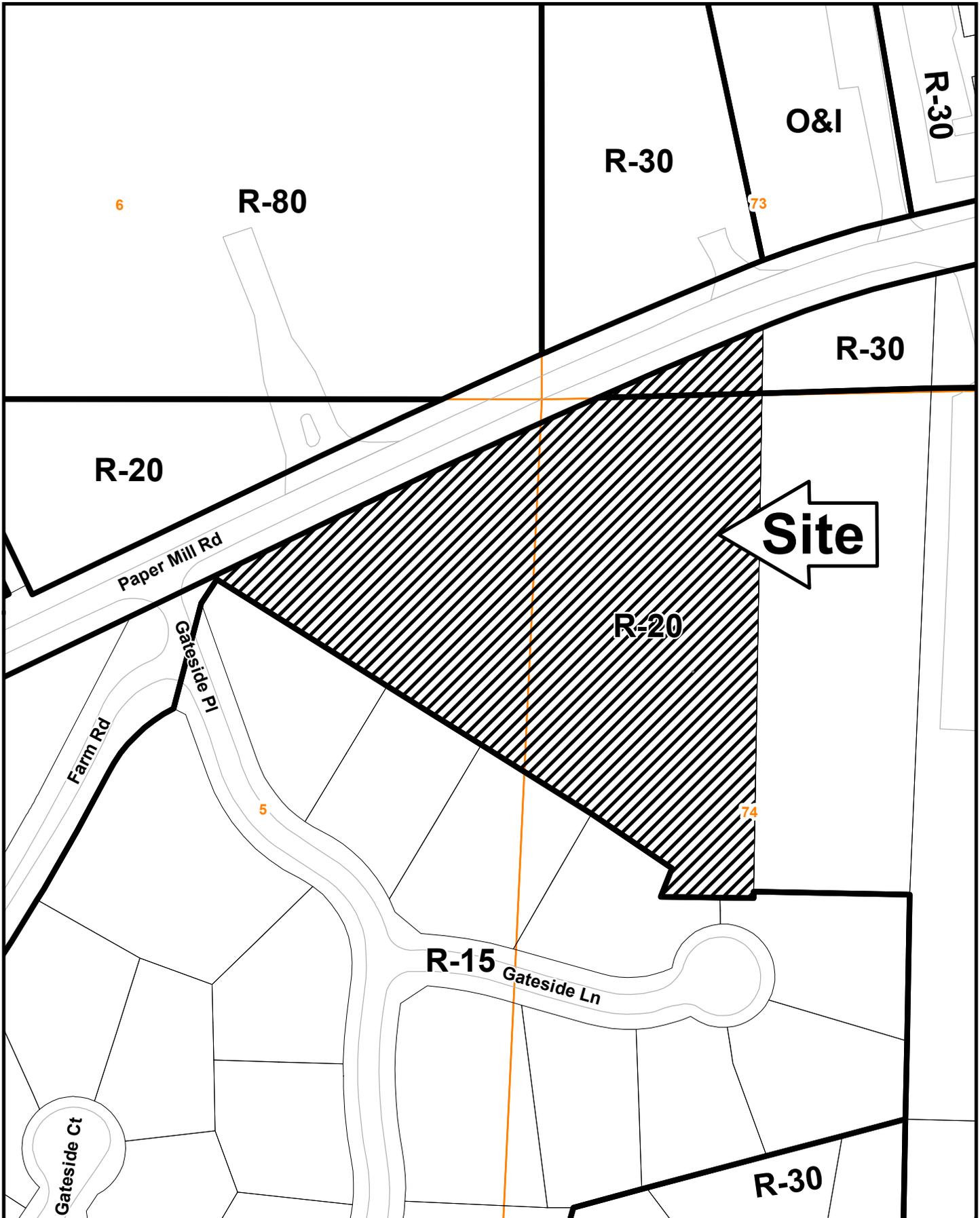
Land Lots: 5, 6, 73, and 74

Parcel #: 01007400110

Taxes Paid: Yes

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# Z-76 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





COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Application No. Z-76

PC Hearing: Dec. 4, 2018  
BOC Hearing: Dec. 18, 2018

## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): 3,000 square feet - 5,000 square feet and greater
- b) Proposed building architecture: Traditional - Renderings/elevations will be submitted under separate cover.
- 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): N/A
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed hours/days of operation: \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_

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

The subject property is contiguous to the Column Gate Subdivision which is zoned R-15 and which includes custom, quality-built homes.

.....  
**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-77  
Public Hearing Dates:  
PC: 12-04-18  
BOC: 12-18-18

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**SITE BACKGROUND**

Applicant: Acworth Baker Grove, LLC

Phone: See representative's information

Email: See representative's information

Representative Contact: Garvis L. Sams, Jr.

Phone: (770) 422-7016

Email: gsams@slhb-law.com

Titleholder: Scoggins Limited Partnership

Property Location: Northeastern intersection of  
Baker Road and Hickory Grove Road

Address: 2552 and 2558 Baker Road, and 2536  
Hickory Grove Road

Access to Property: Baker Road and Hickory  
Grove Road

---

**QUICK FACTS**

Commission District: 1-Weatherford

Current Zoning: NRC (Neighborhood Retail  
Commercial), GC (General Commercial), and R-20  
(Single-family Residential)

Current use of property: Vacant house formerly  
used as commercial, former plumbing business, and  
undeveloped acreage

Proposed zoning: NRC (Neighborhood Retail  
Commercial)

Proposed use: Convenience Store with Fuel Sales,  
and Climate-Controlled Self-Service Storage Facility

Future Land Use Designation: NAC (Neighborhood  
Activity Center)

Site Acreage: 3.44 ac

District: 20

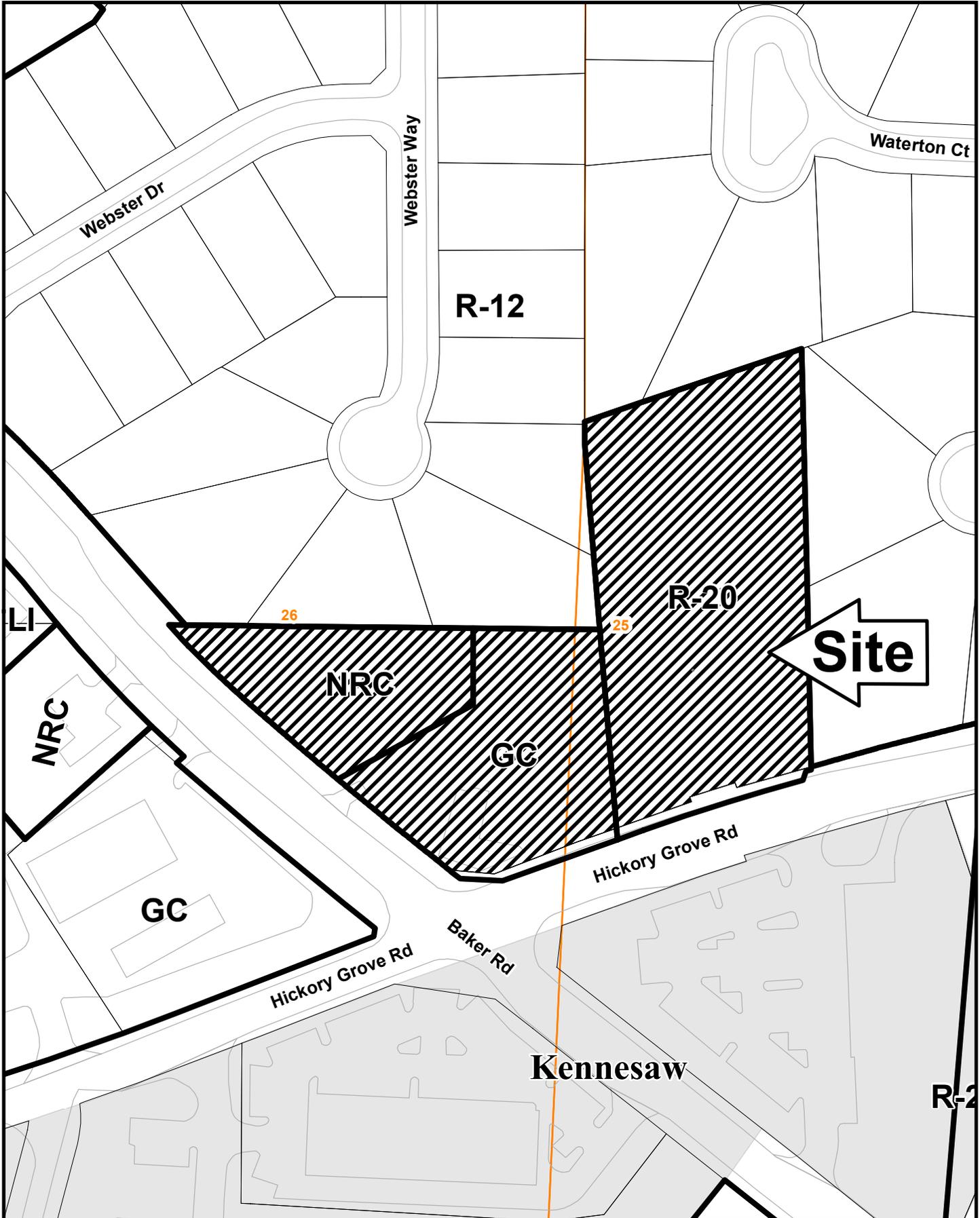
Land Lot: 25 and 26

Parcel #: 20002500050, 20002600130, and  
20002600250

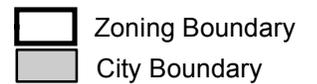
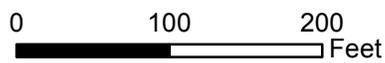
Taxes Paid: Yes

---

# Z-77 2018-GIS



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COVIL CO. COMM. DEV. AGENCY  
ZONING DIVISION

Application No. Z-77

PC Hearing: Dec. 4, 2018  
BOC Hearing: Dec. 18, 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): Convenience Market with Fuel Sales; Climate Controlled Self-Service Storage Facility ("CCSSSF") and associated ancillary retail. A separate concurrent SLUP application is submitted.
- b) Proposed building architecture: Convenience Market - Brick commercial building; CCSSSF - Exterior materials on all four (4) sides consisting primarily of brick and other cementitious components. Renderings for the C-Market and CCSSSF to be submitted under separate cover
- c) Proposed hours/days of operation: Convenience Market - 6:00 a.m. - 11:00 p.m./7days per week. CCSSSF - 8:00 a.m. until 6:00 p.m., Monday - Saturdays and Sunday from 1:30 p.m. to 6:00 p.m.
- d) List all requested variances: None known at this time.
- \_\_\_\_\_
- \_\_\_\_\_

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

The Subject Property is located within the confines of a Neighborhood Activity Center ("NAC") on the County's Future Land Use Map and Comprehensive Land Use Plan both of which contemplate and provide for the uses sought.

\_\_\_\_\_

.....  
**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-78  
Public Hearing Dates:  
PC: 12-04-18  
BOC: 12-18-18

---

**SITE BACKGROUND**

Applicant: David Hammontree

Phone: (404) 604-7445

Email: DavidHammontree@outlook.com

Representative Contact: David Hammontree

Phone: (404) 604-7445

Email: DavidHammontree@outlook.com

Titleholder: David Hammontree

Property Location: East side of Sandtown Road,  
south of Windy Hill Road

Address: 2441 Sandtown Road

Access to Property: Sandtown Road

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**QUICK FACTS**

Commission District: 4-Cupid

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

Current use of property: Undeveloped

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

Proposed use: Quadraplex

Future Land Use Designation: NAC (Neighborhood  
Activity Center)

Site Acreage: 2.078 ac

District: 17

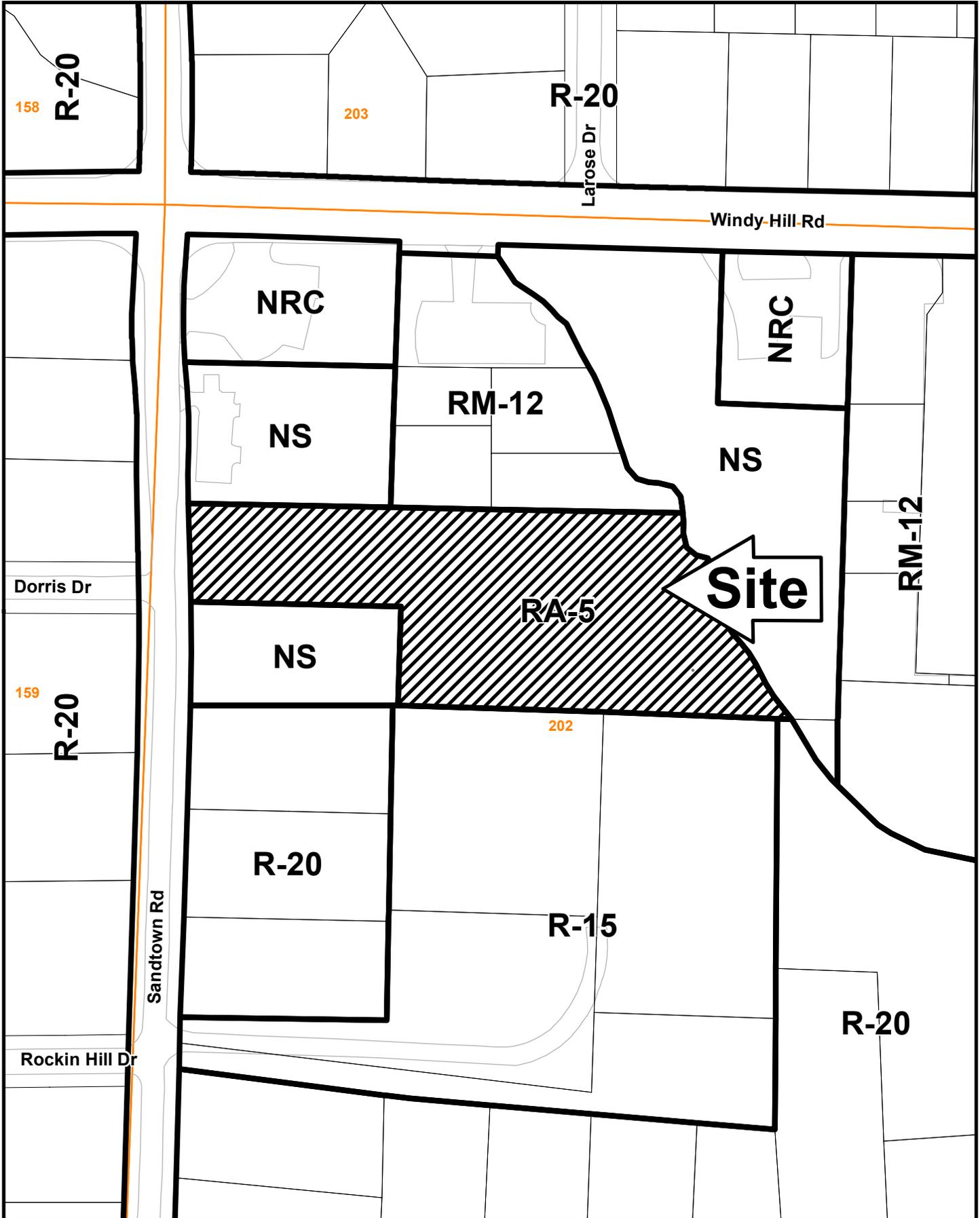
Land Lot: 202

Parcel #: 17020200650

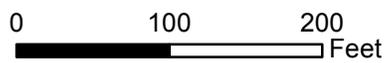
Taxes Paid: Yes

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# Z-78 2018-GIS



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Zoning Boundary  
 City Boundary



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Application No. 278

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Dec. 2018

## Summary of Intent for Rezoning

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

- A total of four units,*
- a) Proposed unit square-footage(s): 950 # to 1200 # per unit.
- b) Proposed building architecture: Stucco brick & siding  
Congruent with neighborhood architecture.
- c) List all requested variances: None
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

.....  
**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: Handouts to be put in file
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

.....  
**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-79  
Public Hearing Dates:  
PC: 12-04-18  
BOC: 12-18-18

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**SITE BACKGROUND**

Applicant: Portico Properties, Inc.

Phone: (770) 617-1009

Email: [tlewis@porticocustomhomes.com](mailto:tlewis@porticocustomhomes.com)

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: [jkm@mijs.com](mailto:jkm@mijs.com)

Titleholder: Sheri C. Veal and Randy A. Veal

Property Location: Southeast side of Carson Lane  
and on the east side of Wheeler Road

Address: 3617 Carson Lane

Access to Property: Carson Lane and Wheeler  
Road

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**QUICK FACTS**

Commission District: 2-Ott

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

Current use of property: Single-family house

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

Proposed use: Two single-family houses

Future Land Use Designation: LDR (Low Density  
Residential)

Site Acreage: 0.82 ac

District: 17

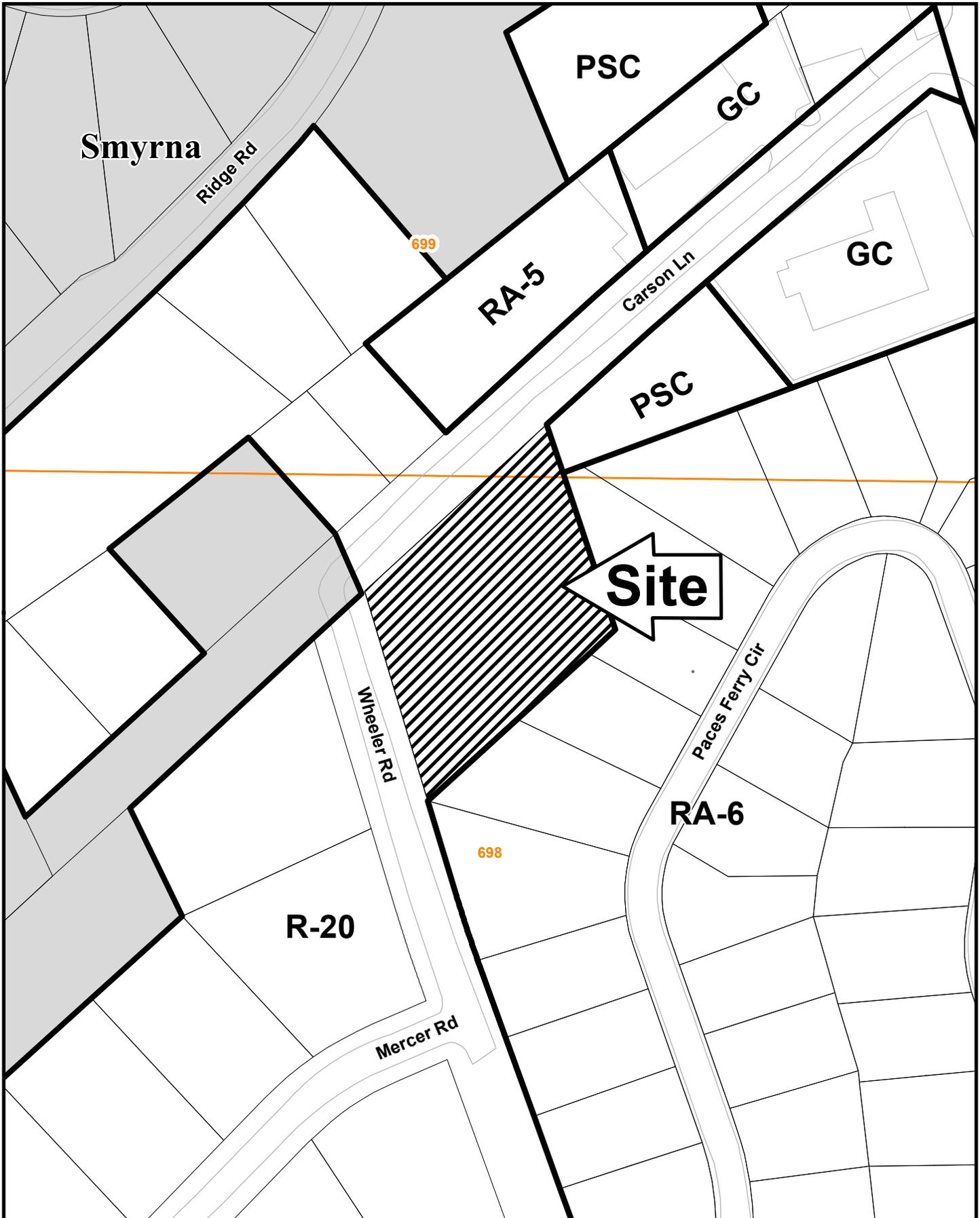
Land Lot: 698 and 699

Parcel #: 17069800440

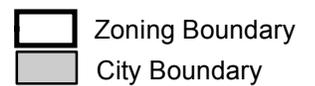
Taxes Paid: Yes

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# Z-79 2018-GIS



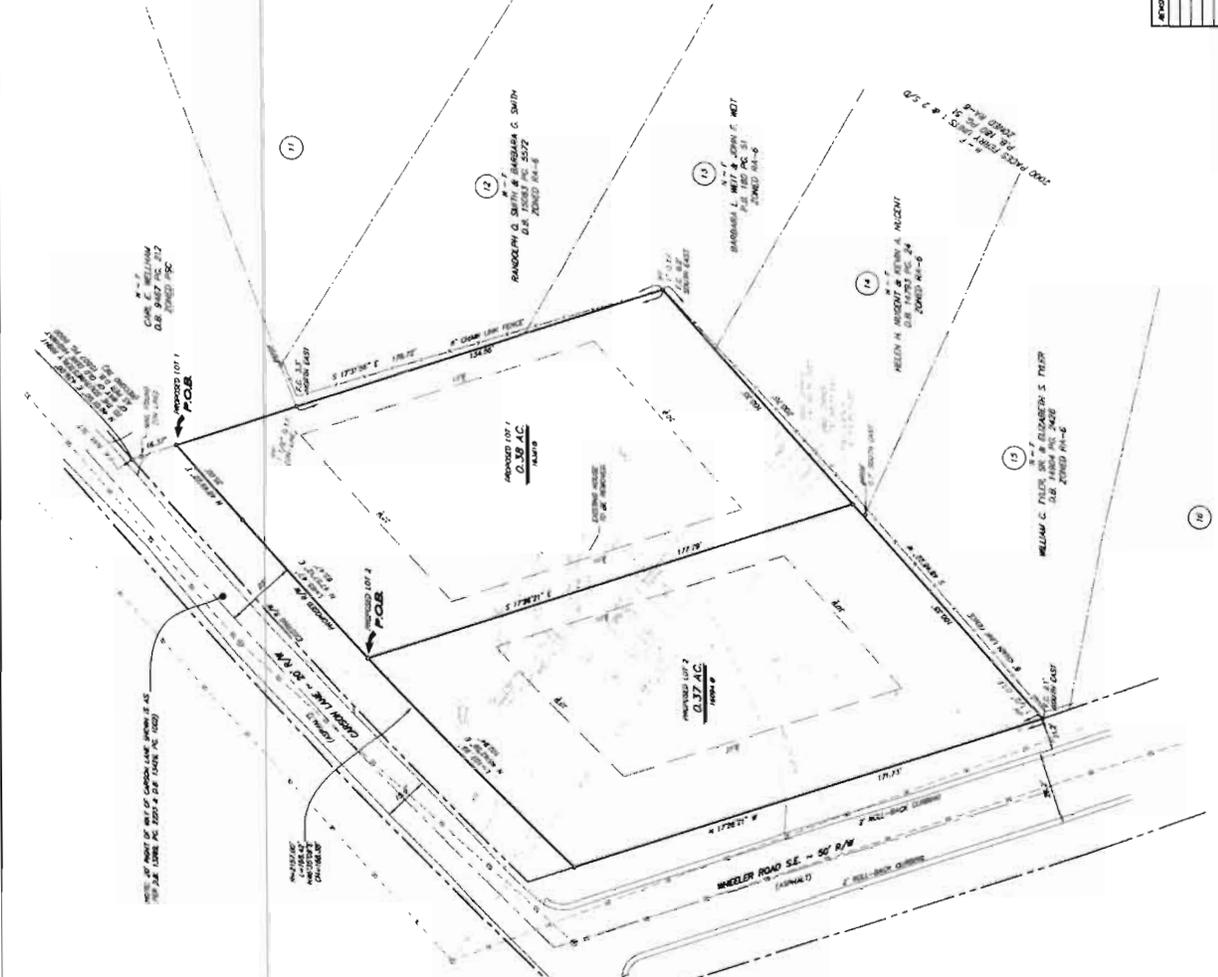
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**LEGEND**

1	1" = 100' SCALE
2	1" = 200' SCALE
3	1" = 400' SCALE
4	1" = 800' SCALE
5	1" = 1600' SCALE
6	1" = 3200' SCALE
7	1" = 6400' SCALE
8	1" = 12800' SCALE
9	1" = 25600' SCALE
10	1" = 51200' SCALE
11	1" = 102400' SCALE
12	1" = 204800' SCALE
13	1" = 409600' SCALE
14	1" = 819200' SCALE
15	1" = 1638400' SCALE
16	1" = 3276800' SCALE
17	1" = 6553600' SCALE
18	1" = 13107200' SCALE
19	1" = 26214400' SCALE
20	1" = 52428800' SCALE
21	1" = 104857600' SCALE
22	1" = 209715200' SCALE
23	1" = 419430400' SCALE
24	1" = 838860800' SCALE
25	1" = 1677721600' SCALE
26	1" = 3355443200' SCALE
27	1" = 6710886400' SCALE
28	1" = 13421772800' SCALE
29	1" = 26843545600' SCALE
30	1" = 53687091200' SCALE
31	1" = 107374182400' SCALE
32	1" = 214748364800' SCALE
33	1" = 429496729600' SCALE
34	1" = 858993459200' SCALE
35	1" = 1717986918400' SCALE
36	1" = 3435973836800' SCALE
37	1" = 6871947673600' SCALE
38	1" = 13743895347200' SCALE
39	1" = 27487790694400' SCALE
40	1" = 54975581388800' SCALE
41	1" = 109951162777600' SCALE
42	1" = 219902325555200' SCALE
43	1" = 439804651110400' SCALE
44	1" = 879609302220800' SCALE
45	1" = 1759218604441600' SCALE
46	1" = 3518437208883200' SCALE
47	1" = 7036874417766400' SCALE
48	1" = 14073748835532800' SCALE
49	1" = 28147497671065600' SCALE
50	1" = 56294995342131200' SCALE
51	1" = 112589990684262400' SCALE
52	1" = 225179981368524800' SCALE
53	1" = 450359962737049600' SCALE
54	1" = 900719925474099200' SCALE
55	1" = 1801439850948198400' SCALE
56	1" = 3602879701896396800' SCALE
57	1" = 7205759403792793600' SCALE
58	1" = 14411518807585587200' SCALE
59	1" = 28823037615171174400' SCALE
60	1" = 57646075230342348800' SCALE
61	1" = 115292150460684697600' SCALE
62	1" = 230584300921369395200' SCALE
63	1" = 461168601842738790400' SCALE
64	1" = 922337203685477580800' SCALE
65	1" = 1844674407370955161600' SCALE
66	1" = 3689348814741910323200' SCALE
67	1" = 7378697629483820646400' SCALE
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72	1" = 236118324143482260684800' SCALE
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77	1" = 7555786372591432341913600' SCALE
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79	1" = 30223145490365729367654400' SCALE
80	1" = 60446290980731458735308800' SCALE
81	1" = 120892581961462917470617600' SCALE
82	1" = 241785163922925834941235200' SCALE
83	1" = 483570327845851669882470400' SCALE
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94	1" = 990352031428304219919299379200' SCALE
95	1" = 1980704062856608439838598758400' SCALE
96	1" = 3961408125713216879677197516800' SCALE
97	1" = 7922816251426433759354395033600' SCALE
98	1" = 15845632502852867518708790067200' SCALE
99	1" = 31691265005705735037417580134400' SCALE
100	1" = 63382530011411470074835160268800' SCALE

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SEP 6 2018  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



- ZONING DATA**
1. PROPERTY IS CURRENTLY ZONED M-10
  2. REQUESTING M-15 ZONING
  3. MINIMUM LOT SIZE: 15,000 SQ. FT.
  4. SETBACK REQUIREMENTS:  
FRONT - 35 FEET  
SIDE - 10 FEET  
REAR - 30 FEET
  5. MAXIMUM ROAD FRONTAGE - 75 FEET
  6. MAXIMUM BUILDING HEIGHT - 35 FEET
  7. MAXIMUM MULTIFAMILY UNITS - 35X

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE POLICY OF THE NATIONAL ARCHIVES TO MAKE ALL INFORMATION CONTAINED HEREIN AVAILABLE TO THE PUBLIC. FOR MORE INFORMATION CONTACT THE NATIONAL ARCHIVES AT COLLEGE PARK, MARYLAND 20740-6001. (301) 837-1101. WWW.NATIONALARCHIVES.GOV

*David A. Skins*  
DAVID A. SKINS  
REGISTERED PROFESSIONAL ENGINEER  
NO. 12345  
STATE OF GEORGIA



ZONING EXHIBIT PREPARED FOR:  
**PORTICO PROPERTIES**  
3617 CARSON LANE  
LOCATED IN LAND LOT 698  
17th DISTRICT, 2nd SECTION  
COBB COUNTY, GA

**Glaskins**  
1000 Peachtree Street, N.E.  
Atlanta, Georgia 30309  
Phone: 404.525.1234  
Fax: 404.525.1234  
www.glaskins.com

DATE	10/15/2018
DRAWN BY	AC/AD
CHECKED BY	AC/AD
SCALE	AS SHOWN

ZONING  
EXHIBIT  
NOT FOR  
RECORDING

CLERK OF THE SUPERIOR COURT  
METROPCS

**NOTES**

1. THE PROPERTY IS CURRENTLY ZONED M-10.
2. THE REQUESTING PARTY IS REQUESTING M-15 ZONING.
3. THE PROPERTY IS CURRENTLY ZONED M-10.
4. THE PROPERTY IS CURRENTLY ZONED M-10.
5. THE PROPERTY IS CURRENTLY ZONED M-10.
6. THE PROPERTY IS CURRENTLY ZONED M-10.
7. THE PROPERTY IS CURRENTLY ZONED M-10.
8. THE PROPERTY IS CURRENTLY ZONED M-10.
9. THE PROPERTY IS CURRENTLY ZONED M-10.
10. THE PROPERTY IS CURRENTLY ZONED M-10.



Application No. Z-79 (2018)

Hearing Dates: PC: 12/04/2018  
BOC: 12/18/2018

# Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): 3,000 square feet, and greater
- b) Proposed building architecture: Traditional and 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: 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-80  
Public Hearing Dates:  
PC: 12-04-18  
BOC: 12-18-18

---

## SITE BACKGROUND

Applicant: Embry Development Company LLC

Phone: (404) 569-9756

Email: [mike@embrycompanies.com](mailto:mike@embrycompanies.com)

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: [jkm@mijs.com](mailto:jkm@mijs.com)

Titleholder: E.E. Beavers Family Partnership, L.P.  
and Estate of Edgar C. Long

Property Location: Northwest side of Old  
Bankhead Highway, south side of Veterans  
Memorial Highway, east of Old Powder Springs  
Road

Address: 1140 Old Bankhead Highway

Access to Property: Old Bankhead Highway

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## QUICK FACTS

Commission District: 4-Cupid

Current Zoning: GC (General Commercial), and PSC  
(Planned Shopping Center)

Current use of property: Undeveloped

Proposed zoning: RM-8 (Multi-family Residential)

Proposed use: Townhouses

Future Land Use Designation: CAC (Community  
Activity Center)

Site Acreage: 12.035 ac

Districts: 18 and 19

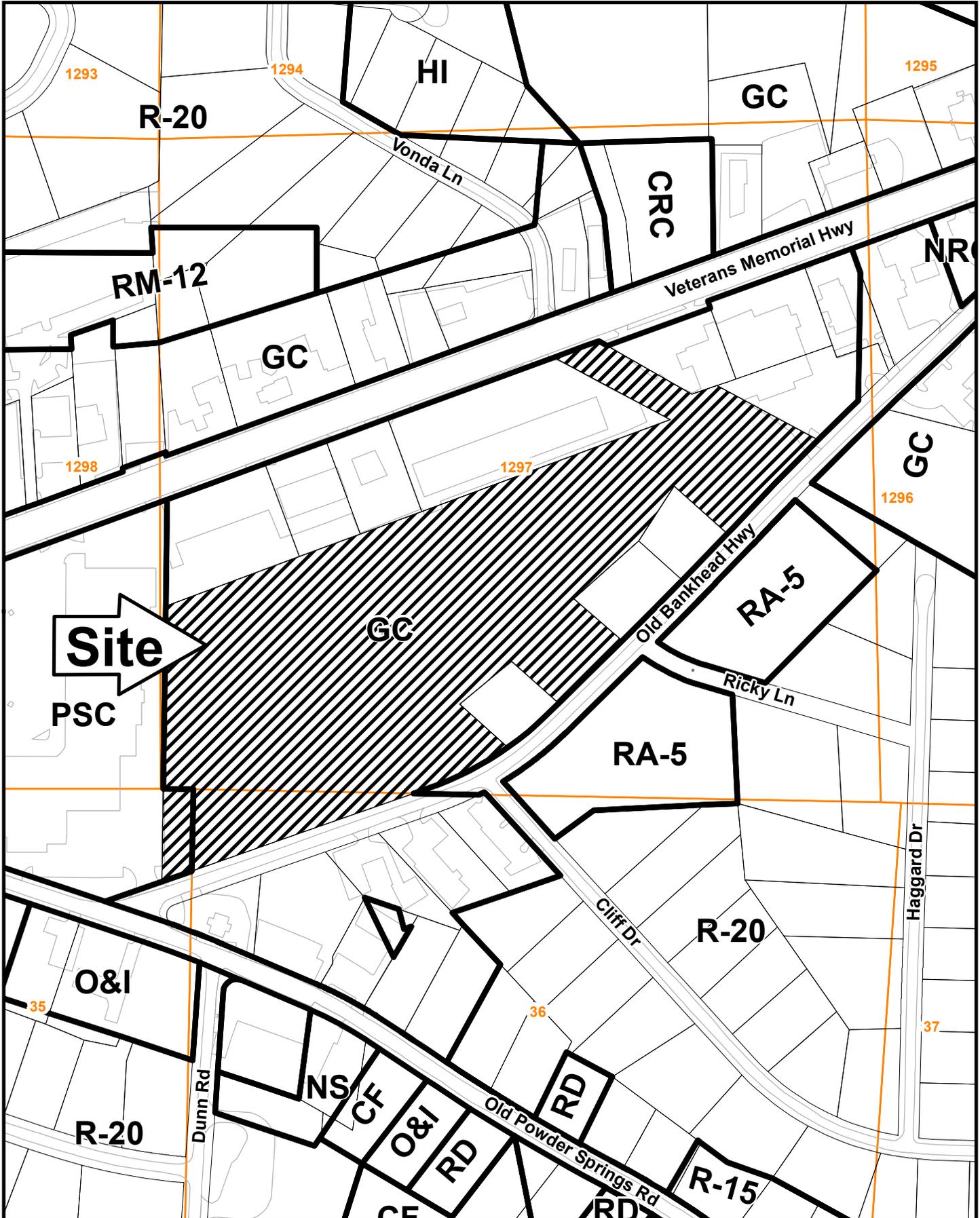
Land Lot: 35, 36, and 1297

Parcel #: 19129700350

Taxes Paid: Yes

---

# Z-80 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-80  
(2018)



REVISIONS

NO.	DATE	REVISION



EMERY GROUP, INC.  
 COBB COUNTY, GEORGIA  
 LAND LOT 36, 18th DIST., 2nd SEC., LAND LOT 1, 19th DIST., 2nd SEC.  
 CLIENT LOCATION

ZONING PLAN

DATE	8/21/18
PROJECT	18031
DRAWN BY	TS
CHECKED BY	TS
SCALE	1"=40'
SHEET	Z-1
1 of 1	

**RECEIVED**  
 SEP - 6 2018  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

US HWY 78 - VARIED RM

SEP 6 2018  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION



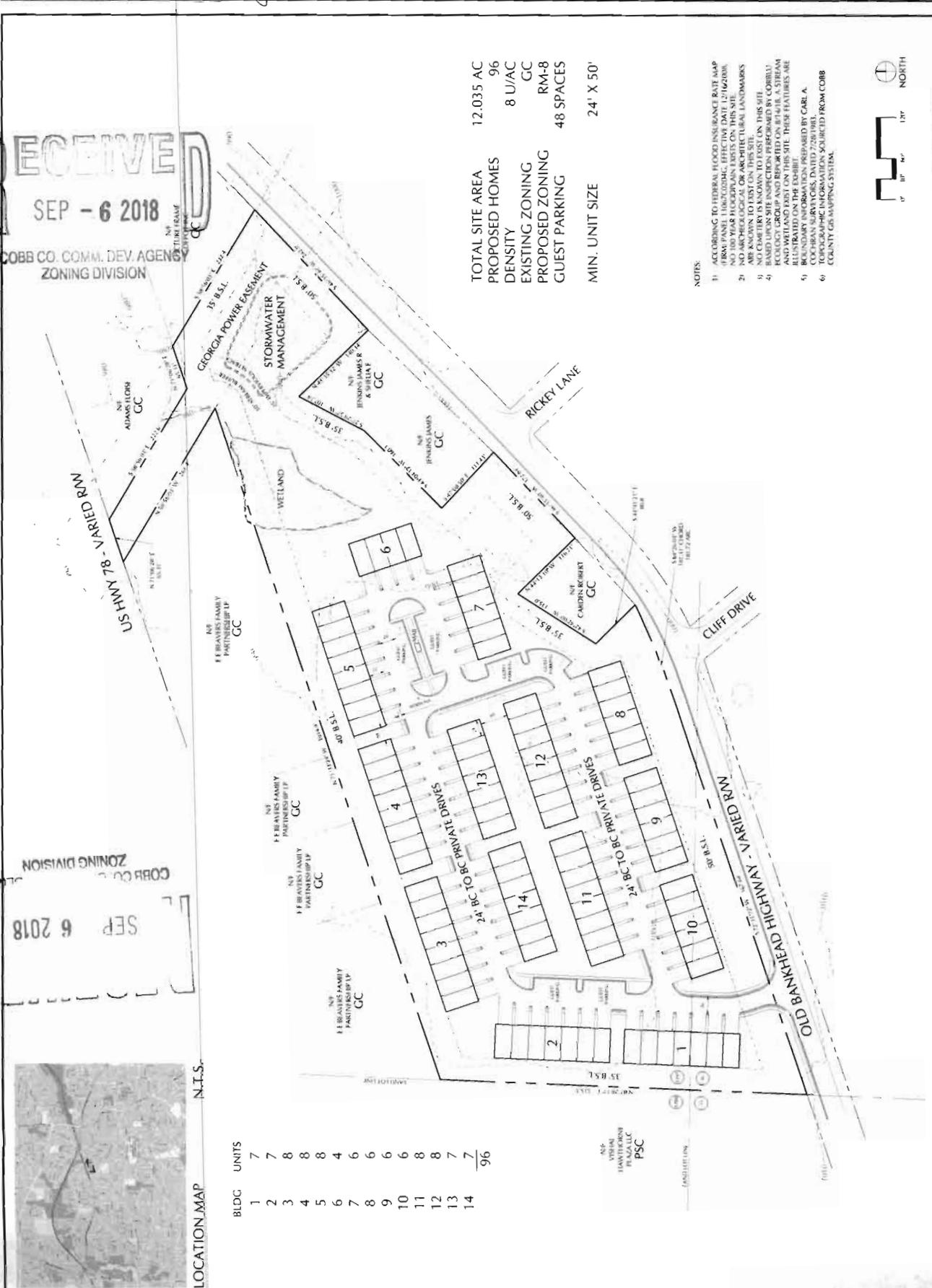
LOCATION MAP N.T.S.

BLDG	UNITS
1	7
2	7
3	8
4	8
5	8
6	4
7	6
8	6
9	6
10	6
11	8
12	8
13	7
14	7
96	

TOTAL SITE AREA 12.035 AC  
 PROPOSED HOMES 96  
 DENSITY 8 U/AC  
 EXISTING ZONING CC  
 PROPOSED ZONING RM-8  
 GUEST PARKING 48 SPACES  
 MIN. UNIT SIZE 24' X 50'

NOTES

- 1) ACCORDING TO FEDERAL FLOOD INSURANCE RATE MAP (FIRM) NUMBER 13080C0249I, EFFECTIVE DATE 12/16/2006, THERE IS NO FLOOD HAZARD ON THIS SITE.
- 2) NO ARCHITECTURAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE.
- 3) NO CHURCH IS KNOWN TO EXIST ON THIS SITE.
- 4) THE PROPOSED DEVELOPMENT IS NOT A STREAM ECOCLOGY GROUP AND IS NOT TO BE A STREAM ECOCLOGY GROUP.
- 5) WETLAND EXIST ON THIS SITE. THESE FEATURES ARE ILLUSTRATED ON THE EXHIBIT.
- 6) THE PROPOSED DEVELOPMENT IS NOT A STREAM ECOCLOGY GROUP AND IS NOT TO BE A STREAM ECOCLOGY GROUP.
- 7) TOPOGRAPHIC INFORMATION SOURCED FROM COBB COUNTY GIS MAPPING SYSTEM.



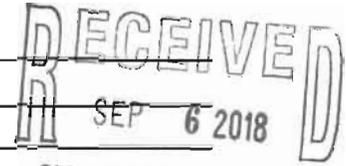
Application No. Z-800 (2018)

Hearing Dates: PC: 12/04/2018  
BOC: 12/18/2018

## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): 1,700 square feet, and greater
- b) Proposed building architecture: Traditional
- 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)**

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- .....  
**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- 81  
Public Hearing Dates:  
PC: 12-04-18  
BOC: 12-18-18

---

**SITE BACKGROUND**

Applicant: Wesley C. Staggs

Phone: (404) 822-6284

Email: webstagg@bellsouth.net

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: jkm@mijis.com

Titleholder: Multiple titleholders on file in the  
Zoning Division

Property Location: Northeast corner of Macland  
Road and Old Lost Mountain

Address: 4450, 4460, 4510, and 4530 Macland  
Road, and 2005 and 2091 Old Lost Mountain  
Road

Access to Property: Macland Road and Old Lost  
Mountain Road

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**QUICK FACTS**

Commission District: 1-Weatherford

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

Current use of property: Single-family houses

Proposed zoning: UVC (Urban Village Commercial)

Proposed use: Mixed-Use Development

Future Land Use Designation: LDR (Low Density  
Residential)

Site Acreage: 20.99 ac

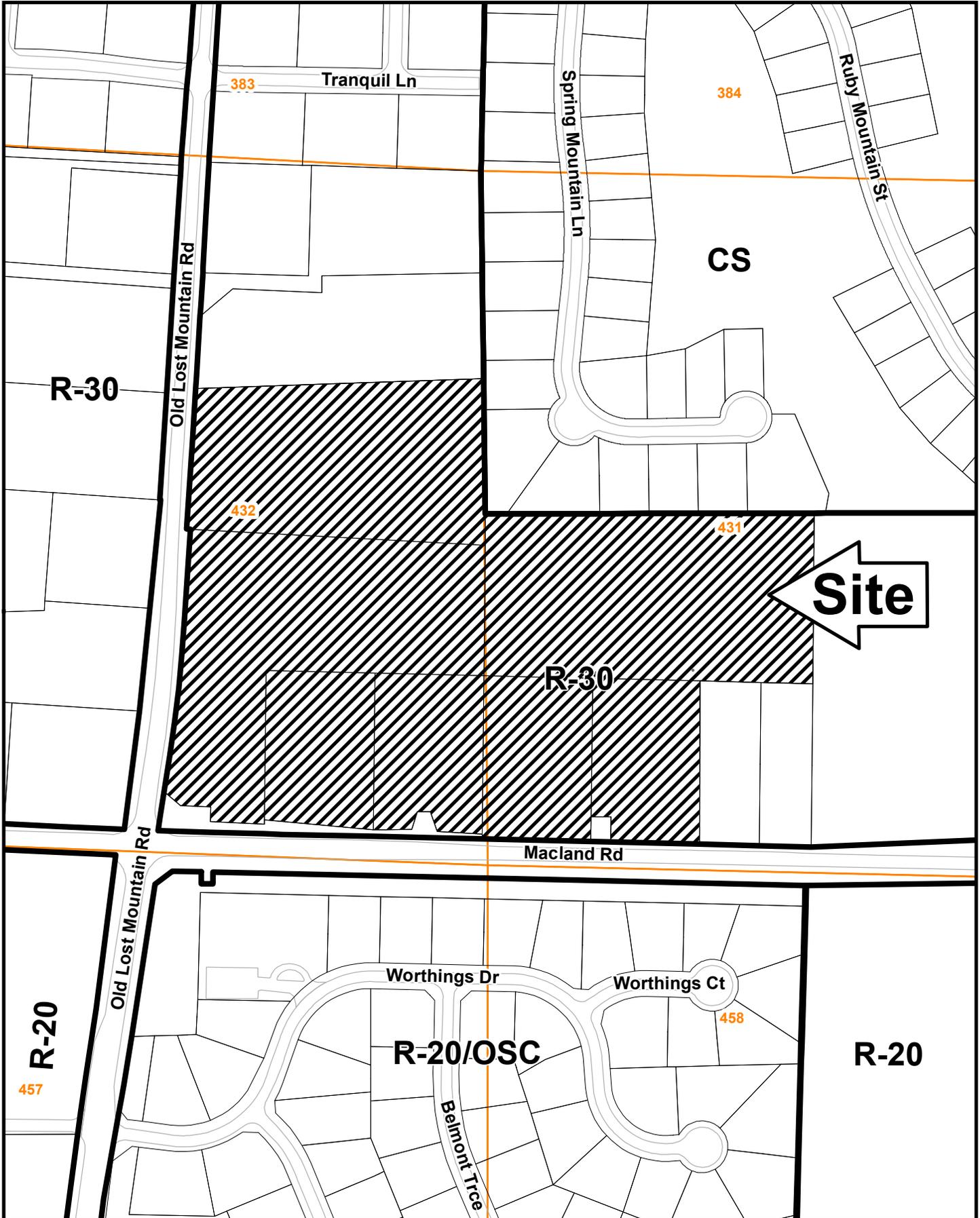
District: 19

Land Lots: 431, 432

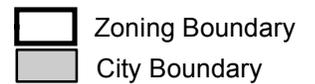
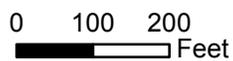
Parcel #: 19043100060, 19043100070,  
1904310110, 19043200010, 19043200110,  
19043200120, and 19043200260

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# Z-81 2018-GIS



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





# Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): See Attached Exhibit "1"
- b) Proposed building architecture: See Attached Exhibit "1"
- c) List all requested variances: See Attached Exhibit "1"



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

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

- a) Proposed use(s): See Attached Exhibit "1"
- b) Proposed building architecture: See Attached Exhibit "1"
- c) Proposed hours/days of operation: See Attached Exhibit "1"
- d) List all requested variances: See Attached Exhibit "1"

.....  
**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.

**EXHIBIT "1" - ATTACHMENT TO SUMMARY OF INTENT FOR REZONING**

Application No.: Z- 81 (2018)  
Hearing Dates: December 4, 2018  
December 18, 2018

**Applicant:** Wesley C. Staggs  
**Titleholders:** Ida Jeanette Hill, as Trustee of the Residuary Trust Under the Last Will and Testament of William Paul Hill, Dated January 29, 2010, Estate # 11-P-0019, Probate Court of Cobb County, Georgia; Ida Jeanette Hill; William Thomas Camp; Janet Lee Davis; and Wesley C. Staggs

**Part 1. Residential Rezoning Information**

**A. Single-Family Detached Residential (age restricted, 55 and older)**

- (a) Proposed Unit Square Footage – 2,300 square feet, and greater;
- (b) Proposed Building Architecture – Craftsman.

**B. Townhomes**

- (a) Proposed Unit Square Footage – 2,000 square feet, and greater;
- (b) Proposed Building Architecture – Local vernacular consisting primarily of Georgian and Federal styles.

**C. Multi-family**

- (a) Proposed Unit Square Footage – 800 – 1,100 square feet, and greater;
- (b) Proposed Building Architecture – Local vernacular consisting primarily of Georgian and Federal styles.



**Part 2. Non-Residential Rezoning Information**

- (a) Proposed Uses – Retail, Office, Medical;
- (b) Proposed Building Architecture - Local vernacular consisting primarily of Georgian and Federal styles;
- (c) Proposed hours/days of operation – Sunday – Saturday; 7:00 a.m. – 10:00 p.m.

**Part 3. Variances Requested**

- (a) Waiver to increase the maximum gross floor area of neighborhood retail uses from the permitted 1,000 square feet of gross floor area to 10,000 square feet of gross floor area; as well as waiver to allow for drive-thru establishments (Sec. 134-216(3));
- (b) Waiver to reduce the minimum front setback from the required fifty (50) feet to ten (10) feet (Sec. 134-216(4));
- (c) Waiver to reduce the minimum side setback from the required thirty-five (35) feet to ten (10) feet (Sec. 134-216(4)); and
- (d) Waiver to allow increase the maximum gross floor area of eating and drinking establishments from 3,000 square feet to 4,000 square feet (Sec. 134-216(12)(j)).





Cobb County Community Development Agency  
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-82  
Public Hearing Dates:  
PC: 12-04-18  
BOC: 12-18-18

---

**SITE BACKGROUND**

Applicant: IGBO Union Atlanta

Phone: (770) 823-5013

Email: reuben@arough.com

Representative Contact: Reuben Aniekwu

Phone: (770) 823-5013

Email: reuben@arough.com

Titleholder: IGBO Union Atlanta, USA, Inc.

Property Location: North side of Old Powder Springs Road, and on the west side of Mableton Parkway

Address: 5912 Mableton Parkway, 612, 622, and 648 Old Powder Springs Road

Access to Property: Mableton Parkway and Old Powder Springs Road

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**QUICK FACTS**

Commission District: 4-Cupid

Current Zoning: O&I (Office & Institutional), and PSC (Planned Shopping Center)

Current use of property: Vacant commercial building, and single-family houses

Proposed zoning: CRC (Community Retail Commercial)

Proposed use: Assembly Hall

Future Land Use Designation: CAC (Community Activity Center)

Site Acreage: 2.22 ac

District: 18

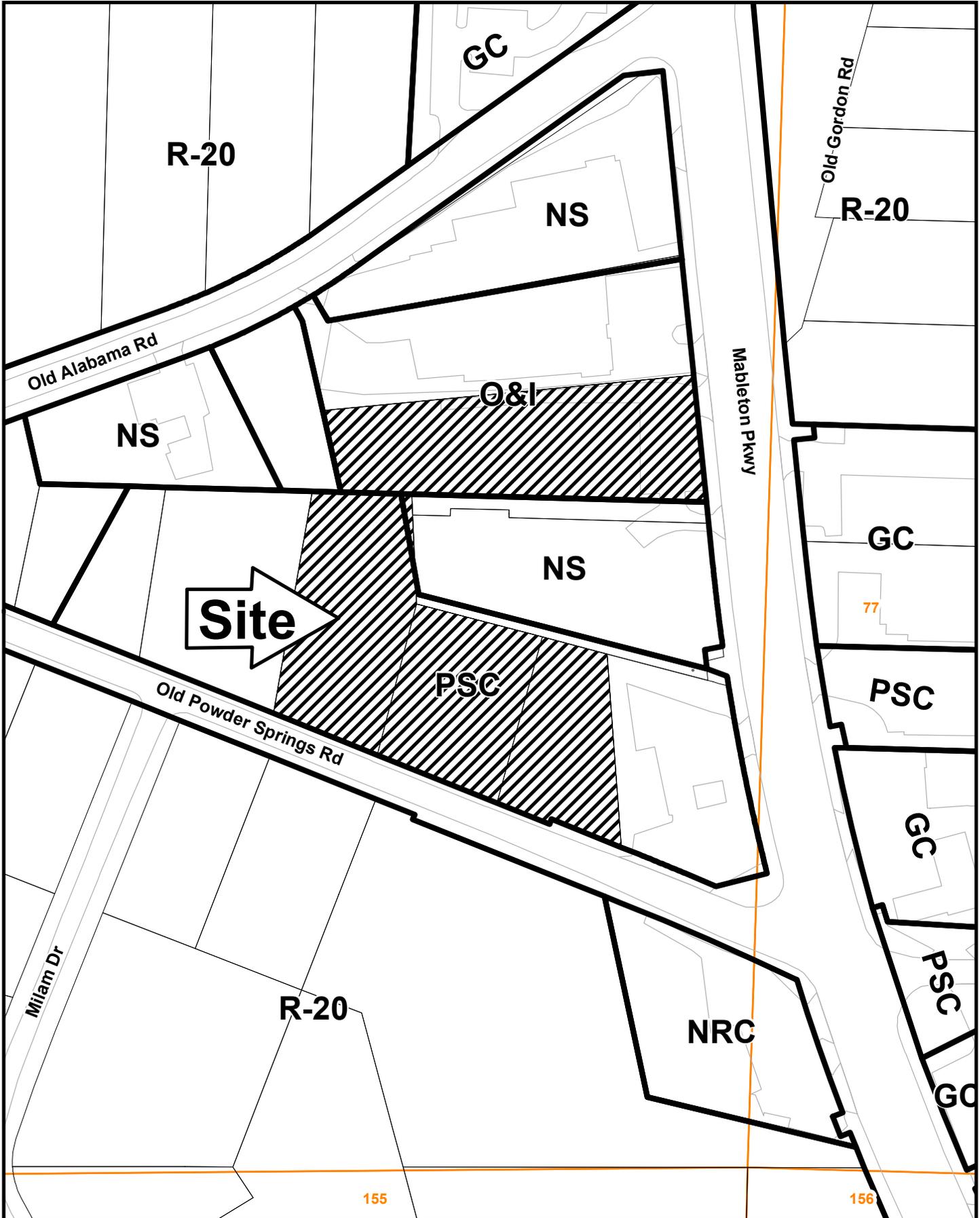
Land Lot: 78

Parcel #: 18007800420, 18007800430, 18007800470, and 18007800480

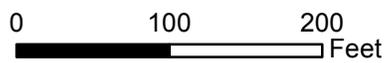
Taxes Paid: Yes

---

# Z-82 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

Pyramid EDC Consultants, Inc  
 4151 Memorial Drive  
 Building A Suite 2048  
 Decatur, Ga. 30032  
 PH: 404.297.0750

28-7  
 (2018)

Site Plan  
 5912 Mableton Parkway  
 Land Lot 78 - 18th District  
 Cobb County, Georgia



C-1



**Vicinity Map**  
 SCALE: 1/4" = 1'-0"

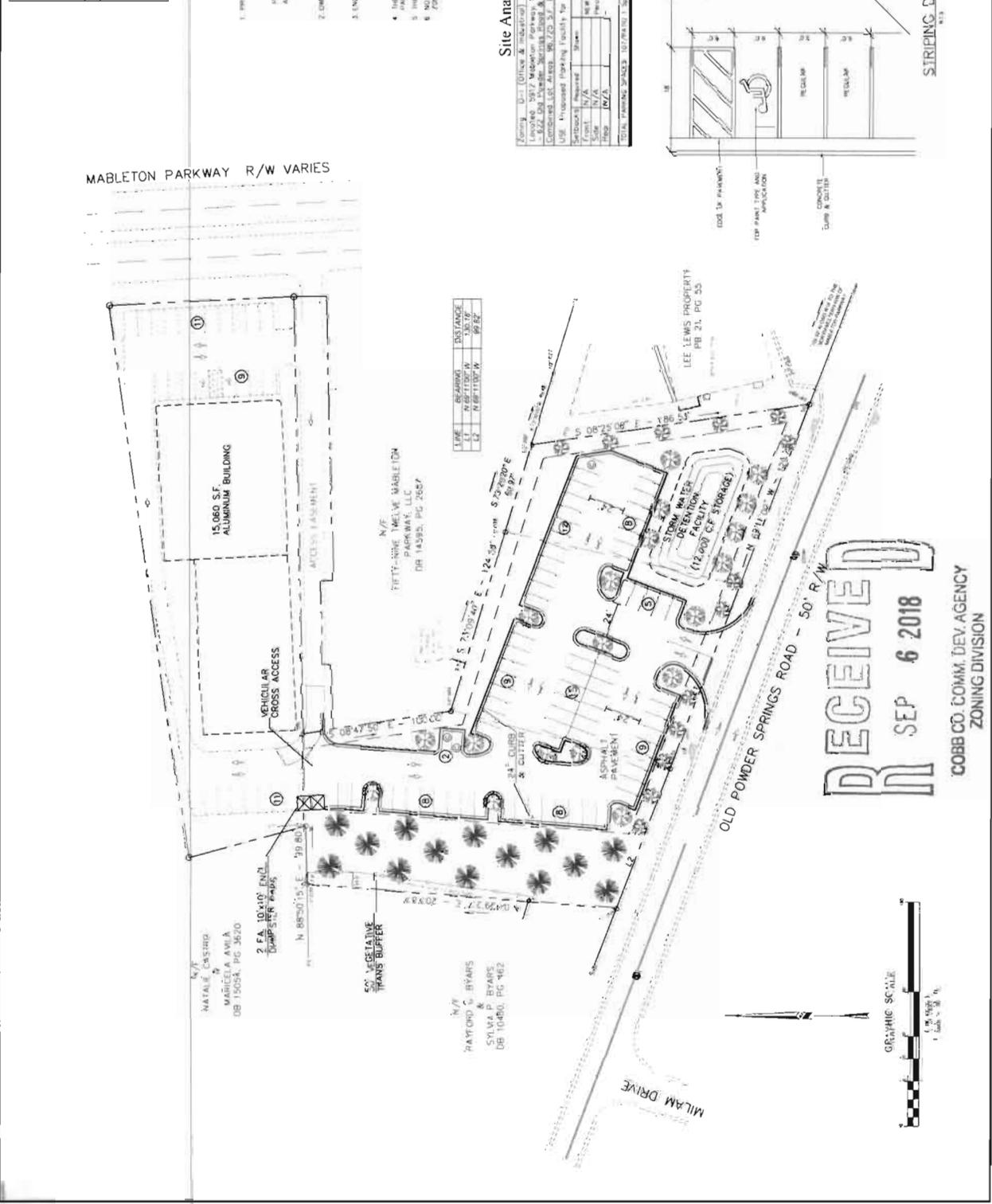
- OWNER & DEVELOPMENT NOTES:**
- PROPERTY LOCATION: 7812 MABLETON PARKWAY, MABLETON, GEORGIA, COBB COUNTY, GA.
  - PROJECT NUMBER: (RECORDING) 612 Old Powder Springs Road, 622 Old Powder Springs Road, 612 Old Powder Springs Road
  - OWNER/DEVELOPER: 1000 FOUNDATION OF GEORGIA USA INC, 1000 FOUNDATION, MABLETON, GA.
  - ENGINEER/DESIGNER: PYRAMID EDC CONSULTANTS, INC, 4151 MEMORIAL DRIVE, SUITE 2104, DECATUR, GA, 30022, PHONE: (404) 297-0750
  - EXISTING AND STATE WATERWAYS WITHIN 100 FEET OF THE SUBJECT PARCELS
  - EXISTING AND STATE WATERWAYS LOCATED ON THE SUBJECT PARCELS
  - NO PORTION OF THE SUBJECT LOTS WITHIN THE 100 YEAR FLOOD ZONE - PER FIRM PANEL 13087 COTTON, DATED MAP 4, 2013

**Site Analysis**

Category	Code	Description
USE	13087	Community Center
SETBACK	10	10' (Minimum)
HEIGHT	10	10' (Maximum)
AREA	10	10' (Minimum)
PERCENT IMPERVIOUS	10	10% (Maximum)



STRIPING MATERIAL SHALL MEET ALL APPLICABLE REQUIREMENTS OF D.O.T. STANDARDS FOR APPLICATION AND DURABILITY.



**RECEIVED**  
 SEP 6 2018  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION



RECEIVED  
SEP 6 2018

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Application No. 2-82

Dec. 2018

# Summary of Intent for Rezoning

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

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

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

- a) Proposed use(s): COMMUNITY ACTIVITY CENTER /  
PLACE OF GATHERING
  - b) Proposed building architecture: ONE - STORY PRE-ENGINEERED  
METAL BLDG TO BE RENOVATED INTO BLOCK / BRICK STRUCTURE
  - c) Proposed hours/days of operation: WEEKENDS - FRIDAYS,  
SATURDAYS AND SUNDAYS OCCASIONALLY; 8.00 PM - 3 AM  
(FRIDAY, SAT.)  
5 PM - 12 AM  
(SUNDAYS)
  - d) List all requested variances: —
- BUILDING INTERIOR LAYOUT, BLD RENDERING ATTACHED

.....  
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-83  
Public Hearing Dates:  
PC: 12-04-18  
BOC: 12-18-18

---

**SITE BACKGROUND**

Applicant: Blake-Wilder Strategies, LLC

Phone: (727) 498-3330

Email: shammond@blakeip.com

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: jkm@mijs.com

Titleholder: Multiple titleholders on file in the Zoning Division

Property Location: Northeast corner of Macland Road and Villa Rica Road, and on the west side of Wilkins Circle

Address: 3731 Macland Road and 1975 Villa Rica Road

Access to Property: Macland Road and Villa Rica Road

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**QUICK FACTS**

Commission District: 1-Weatherford

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

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

Proposed zoning: R-15/OSC (Open Space Community)

Proposed use: Single-family Residential Subdivision

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

Site Acreage: 44.72 ac

District: 19

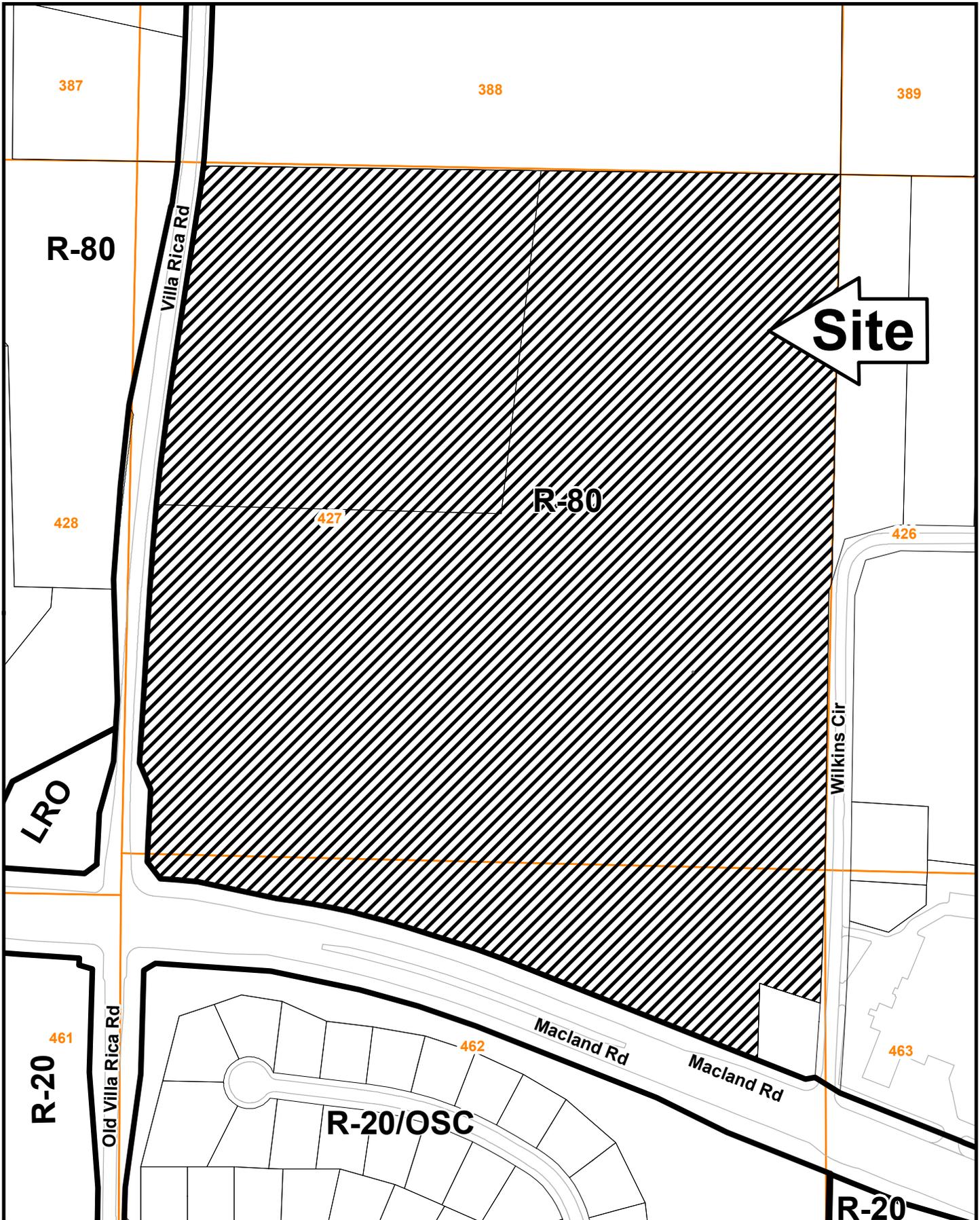
Land Lot: 427 and 462

Parcel #: 19042700010 and 19042700020

Taxes Paid: Yes

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# Z-83 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

Z-83  
(2018)

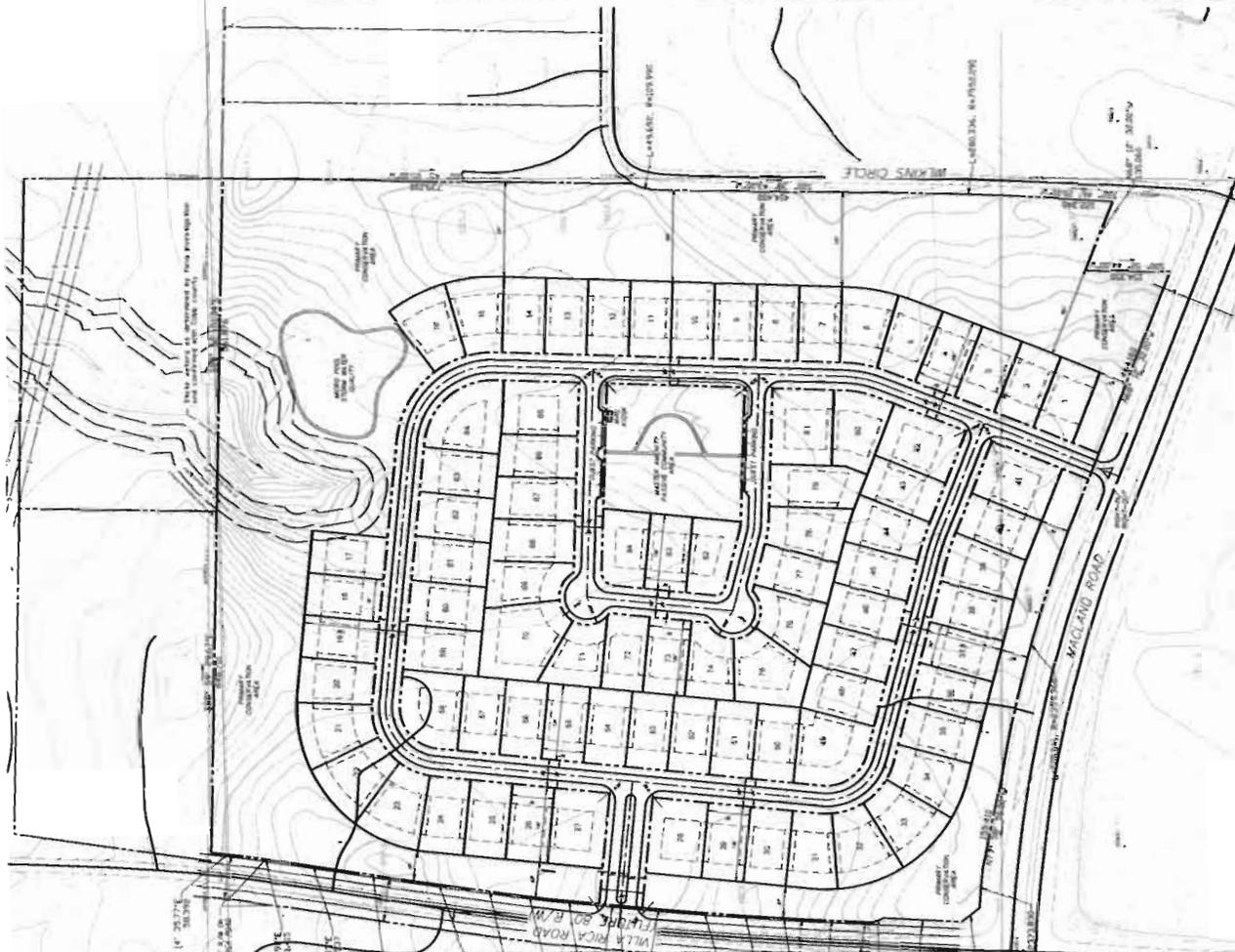
PLANNERS AND ENGINEERS COLLABORATIVE  
 WE PROVIDE SOLUTIONS  
 LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND SURVEYING  
 1000 W. WINDY HILL ROAD, SUITE 100, ATLANTA, GA 30328  
 PHONE: (404) 525-1100 FAX: (404) 525-1101

BLAKE WILDER STRATEGIES  
 CONSULTANTS  
 A MASTER PLANNED OPEN SPACE COMMUNITY  
 OLD VILLA RICA at MACLAND ROAD

REVISIONS

MASTER REZONING  
 SITE PLAN

SCALE: 1" = 100'  
 DATE: SEPT. 6, 2018  
 PROJECT: 05165 (R18)



RECEIVED  
 SEP 10 2018  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

RECEIVED  
 SEP 10 2018  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

**SITE DATA:**

TOTAL SITE AREA	44.72 ACRES
ZONING	R-15 USE
PROJECT ADDRESS	1100 MACLAND ROAD
ZONING JURISDICTION	COBB COUNTY
LOT ID:	34 LOTS
TOTAL GARAGES	150 GARAGES
OPEN SPACE REQUIRED	1500 AC (10%)
OPEN SPACE PROVIDED	15.96 AC (35.2%)
PROPERTY SETBACKS:	
FRONT YARD SETBACK	25 FEET
REAR YARD SETBACK	25 FEET
SIDE YARD SETBACK	10 FEET
MIN. LOT WIDTH	25 FEET
MIN. LOT AREA (S.F.)	10,000 S.F.
TYPICAL LOT AREA (S.F.)	10,125 S.F.
MAX. BLDG. HEIGHT	35 FEET
PARKING CALCULATIONS:	
MINIMUM PARKING REQUIRED	2 GARAGE, 2 CARAGE SPACES PER LOT
PARKING PROVIDED	3 SPACES PER LOT





COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Application No. Z-83 (2018)

Hearing Dates: PC: 12/04/2018  
BOC: 12/18/2018

## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): 2,000 - 4,500 square feet
- b) Proposed building architecture: Architecture to meet market demand; including, but not limited to, traditional, craftsman, colonial, ranch, victorian, and farmhouse.
- 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-84  
Public Hearing Dates:  
PC: 12-04-18  
BOC: 12-18-18

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**SITE BACKGROUND**

Applicant: Tippins Family Properties, LLC

Phone: (404) 372-6587

Email: ltippins@bellsouth.net

Representative Contact: David Meyer

Phone: (770) 891-6588

Email: dmeyer@dgmlpc.com

Titleholder: Tippins Family Properties, LLC

Property Location: Northeast corner of Dallas  
Highway and County Road

Address: 4220 Dallas Highway

Access to Property: County Road

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**QUICK FACTS**

Commission District: 1-Weatherford

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

Current use of property: Single-family house

Proposed zoning: LRO (Low Rise Office)

Proposed use: Professional Offices

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

Site Acreage: 2.3 ac

District: 19 and 20

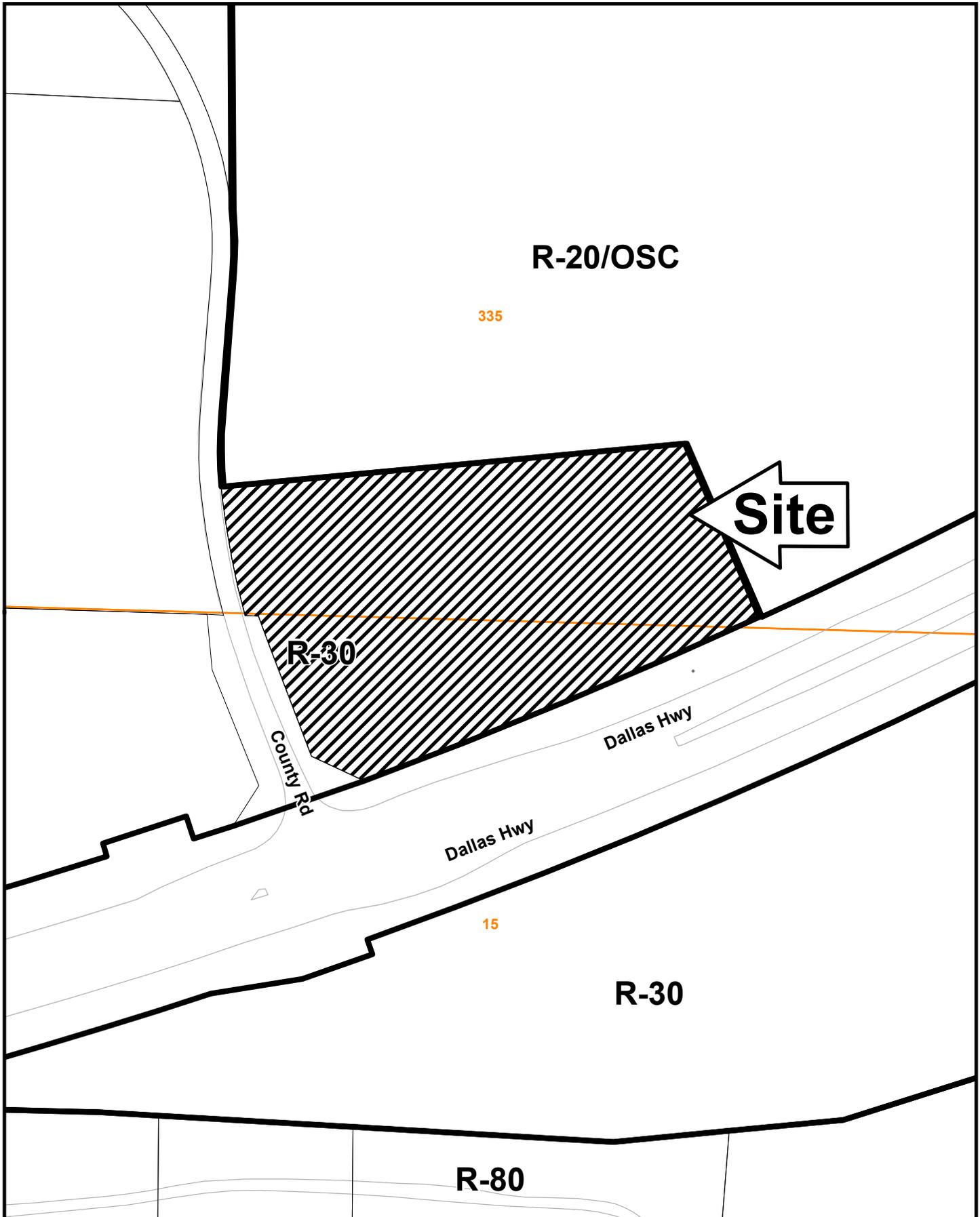
Land Lot: 15 and 335

Parcel #: 20033500090

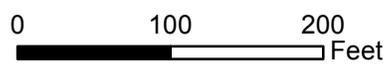
Taxes Paid: Yes

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# Z-84 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

Rezoning Plat for

# Dallas Highway Professional Offices

Cobb County, Georgia Land Lot 15, 19th District and Land Lot 335, 20th District

prepared for:

**Tippins Family Properties, LLC**

**DGM**  
LAND PLANNING  
CONSULTANTS



975 Cobb Place  
Bldg Suite 212  
KENNESAW  
GA 30144  
770 514-9006  
FAX 511-9191



RECEIVED  
SEP 14 2018  
COBB CO. CIVIL SERV. AGENCY  
ZONING DIVISION

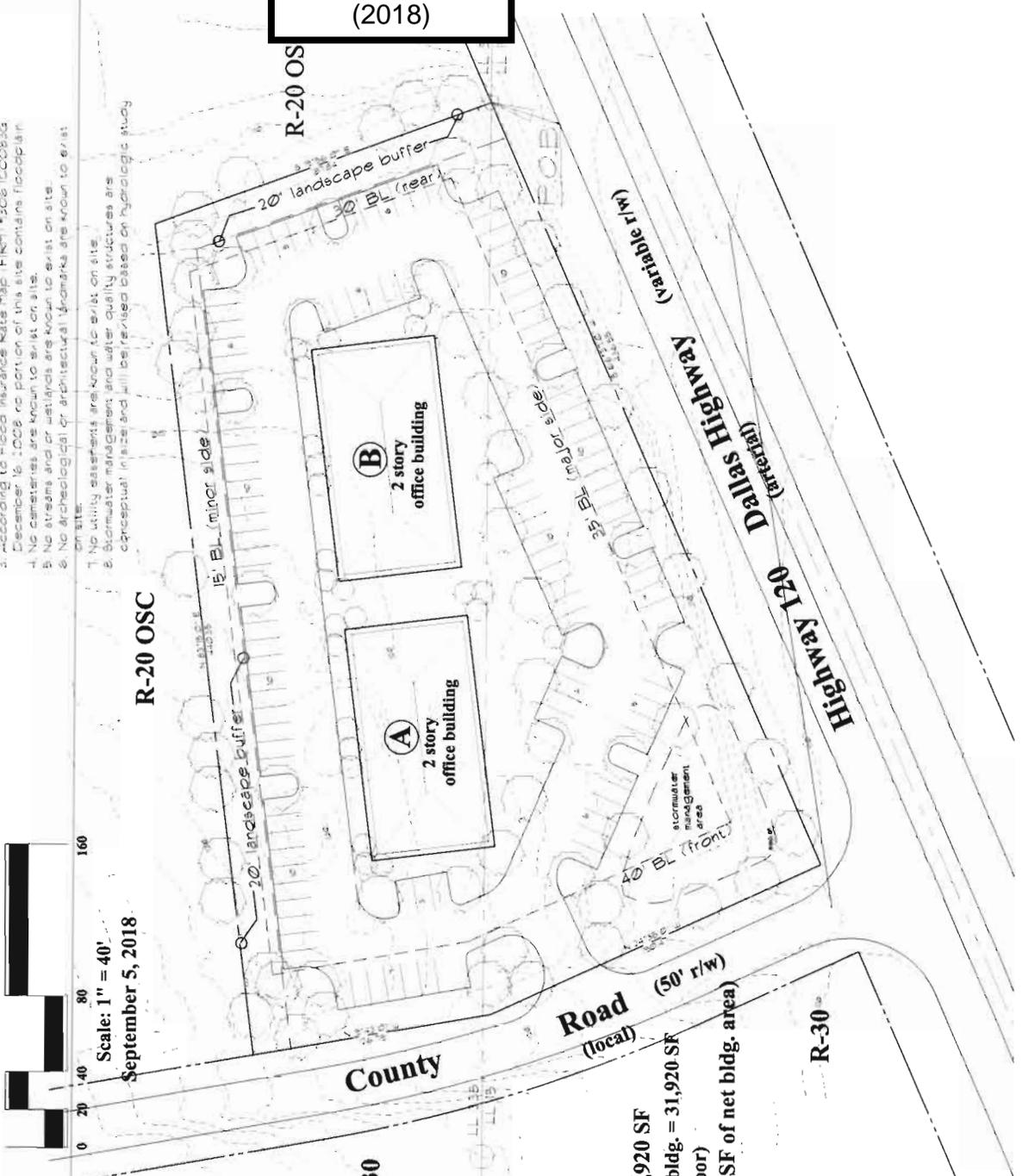
**Notes:**

1. Boundary taken from Warranty Deed dated May 15, 1988
2. Topographic information taken from Cobb County GIS
3. According to Flood Insurance Rate Map, FIRM #30610C0083a, December 16, 2006, no portion of this site contains floodplain
4. No cemeteries are known to exist on site
5. No streams and/or wetlands are known to exist on site
6. No archeological or architectural landmarks are known to exist on site

1. No utility easements are known to exist on site
2. Stormwater management and water quality structures are conceptual in nature and will be revised based on hydrologic study

Scale: 1" = 40'  
September 5, 2018

Z-84  
(2018)



### Site Data

Total Site Area: 2.59 AC

Existing Zoning: R-30

Proposed Zoning: LRO

Total Building Area Shown: 31,920 SF

2 - 2 story buildings @ 15,960 SF/bldg. = 31,920 SF  
(7,980 SF/floor)

Parking Required: 112 (1/285 SF of net bldg. area)

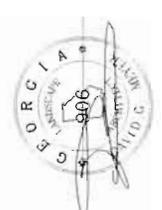
Parking Shown: 112

LRO Building Setbacks:

front: 50'

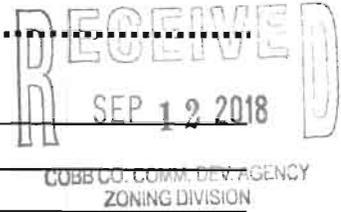
side: 15'

rear: 30'



Dec. 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: [scribble]
- c) List all requested variances: [scribble]

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

- a) Proposed use(s): OFFICES
- b) Proposed building architecture: RESIDENTIAL COMPATIBLE
- c) Proposed hours/days of operation: MON - FRIDAY GENERALLY  
NORWAY PROFESSIONAL BUSINESS HOURS
- d) List all requested variances: 0

.....  
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



Case# LUP-13  
Public Hearing Dates:  
PC: 12-04-18  
BOC: 12-18-18

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

---

## SITE BACKGROUND

Applicant: Garfield McCook

Phone: (678) 778-6335

Email: stilesboroal@comcast.net

Representative Contact: Garfield McCook

Phone: (678) 778-6335

Email: stilesboroal@comcast.net

Titleholder: Garfield McCook

Property Location: South side of Stilesboro Road,  
west of Allatoona Lane

Address: 4549 Stilesboro Road

Access to Property: Stilesboro Road

---

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## QUICK FACTS

Commission District: 1-Weatherford

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

Current use of property: Single-family house

Proposed use: Personal Care Home (LUP Renewal)

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

Site Acreage: 1.3 ac

District: 20

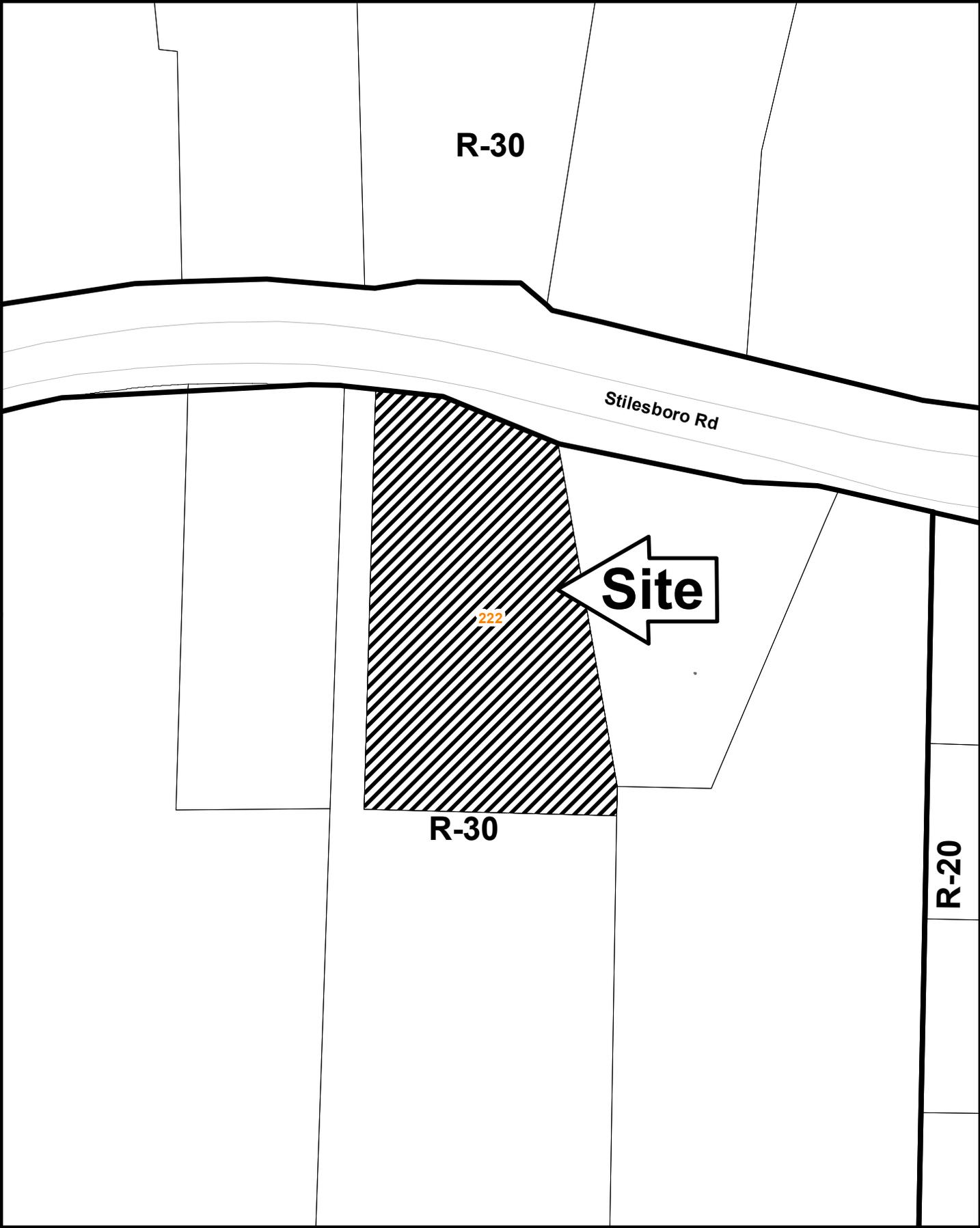
Land Lot: 222

Parcel #: 20022201580

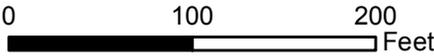
Taxes Paid: Yes

---

# LUP-13 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



RECEIVED  
AUG 24 2018

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



Revised October 1, 2009

Application #: LUP-13  
PC Hearing Date: 12-4-18  
BOC Hearing Date: 12-18-18

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

1. Type of business, or request? PERSONAL CARE HOME
2. Number of employees? 2
3. Days of operation? 7 DAYS PER WEEK
4. Hours of operation? 24 HOURS
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? \_\_\_\_\_
6. Where do clients, customers and/or employees park?  
Driveway: \_\_\_\_\_ ; Street: \_\_\_\_\_ ; Other (Explain): PARKING AREA
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.): NONE
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: \_\_\_\_\_ Date: 8/24/18

Applicant name (printed): GARRETT M<sup>C</sup> COOK



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

Case# LUP-14  
Public Hearing Dates:  
PC: 12-04-18  
BOC: 12-18-18

### SITE BACKGROUND

Applicant: Reneika Rogan

Phone: (678) 215-1099

Email: bavvanprop@gmail.com

Representative Contact: Reneika Rogan

Phone: (678) 215-1099

Email: bavanprop@gmail.com

Titleholder: Bavan Properties, Inc.

Property Location: Northeast corner of Clay Road  
and Golden Circle

Address: 4945 Golden Circle

Access to Property: Golden Circle

### QUICK FACTS

Commission District: 4-Cupid

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

Current use of property: Single-family house

Proposed use: Personal Care Home (LUP Renewal)

Future Land Use Designation: LDR (Low Density  
Residential)

Site Acreage: 0.72 ac

District: 19

Land Lot: 1142

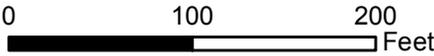
Parcel #: 19114200620

Taxes Paid: Yes

# LUP-14 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-14  
(2018)

RECEIVED  
SEP 20 2018

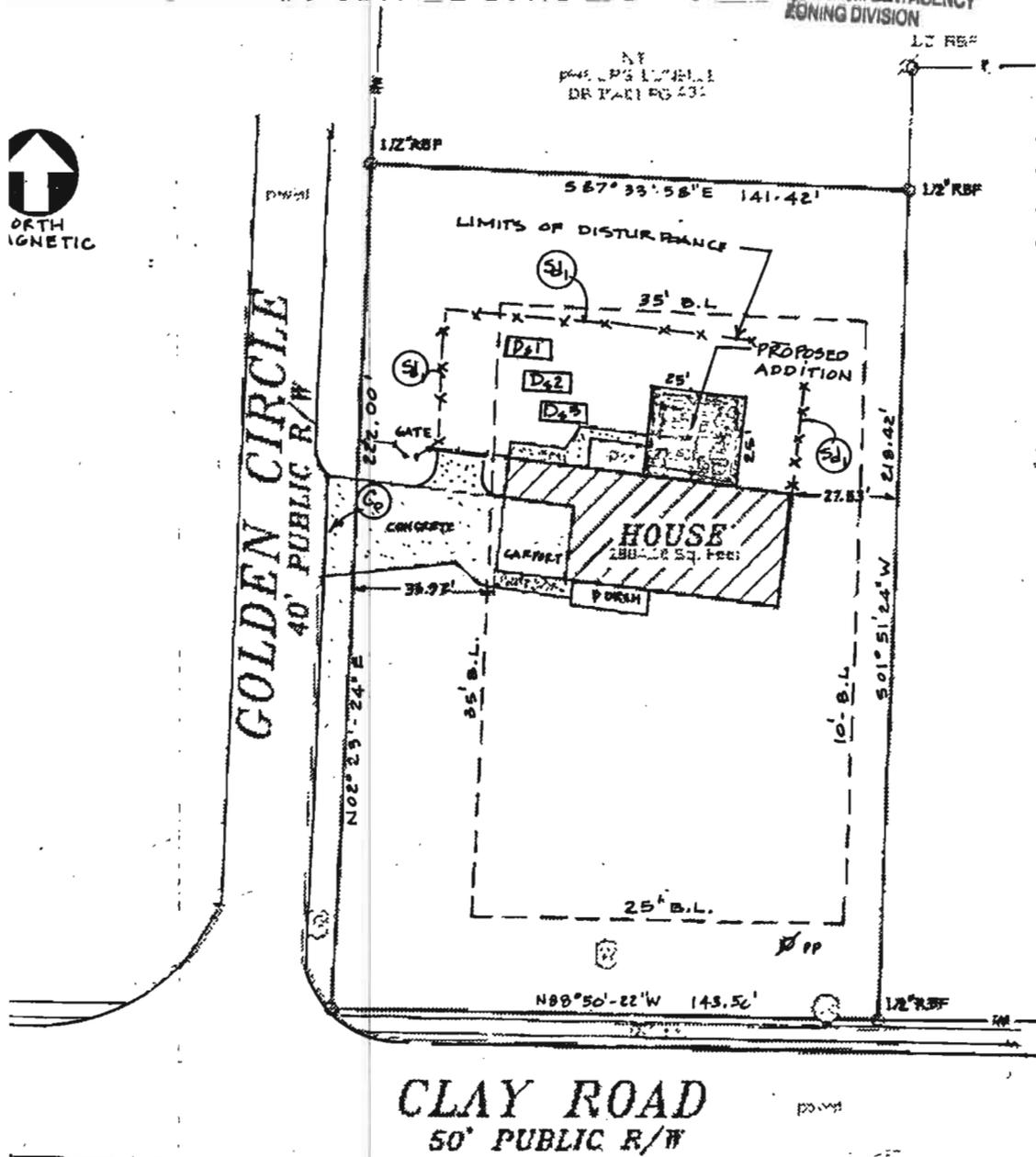
6888 60. COMM. DEV. AGENCY  
ZONING DIVISION

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**SITE PLAN**  
SCALE: 1" = 30' - 0"

GRAPHIC SCALE



( IN FEET )

RECEIVED  
SEP 20 2018  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



Revised October 1, 2009

Application #: LVP-14

PC Hearing Date: 12-4-18

BOC Hearing Date: 12-18-18

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

1. Type of business, or request? Personal Car Home Extension
2. Number of employees? 2
3. Days of operation? Sunday To Monday
4. Hours of operation? 24 Hours
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 1
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: \_\_\_\_\_

Date: 9-19-18

Applicant name (printed): Patricia Ross



Case # SLUP-11  
Public Hearing Dates:  
PC: 12-04-18  
BOC: 12-14-18

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

---

## SITE BACKGROUND

Applicant: Venue Holdings, LLC

Phone: (404) 556-6669

Email: [ecars4less@gmail.com](mailto:ecars4less@gmail.com)

Representative Contact: Yolanda Lopez Dachiardi

Phone: (404) 790-3366

Email: [ylopezpr@gmail.com](mailto:ylopezpr@gmail.com)

Titleholder: JCB, Inc.

Property Location: West side of Barrett Lakes  
Boulevard, north of Cobb Place Boulevard

Address: 2679 Barrett Lakes Boulevard

Access to Property: Barrett Lakes Boulevard

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## QUICK FACTS

Commission District: 3-Birrell

Current Zoning: LI (Light Industrial)

Current use of property: Former Equipment  
Business

Proposed use: Used Automobile Dealership

Future Land Use Designation: PIA (Priority Industrial  
Area)

Site Acreage: 2.5 ac

District: 20

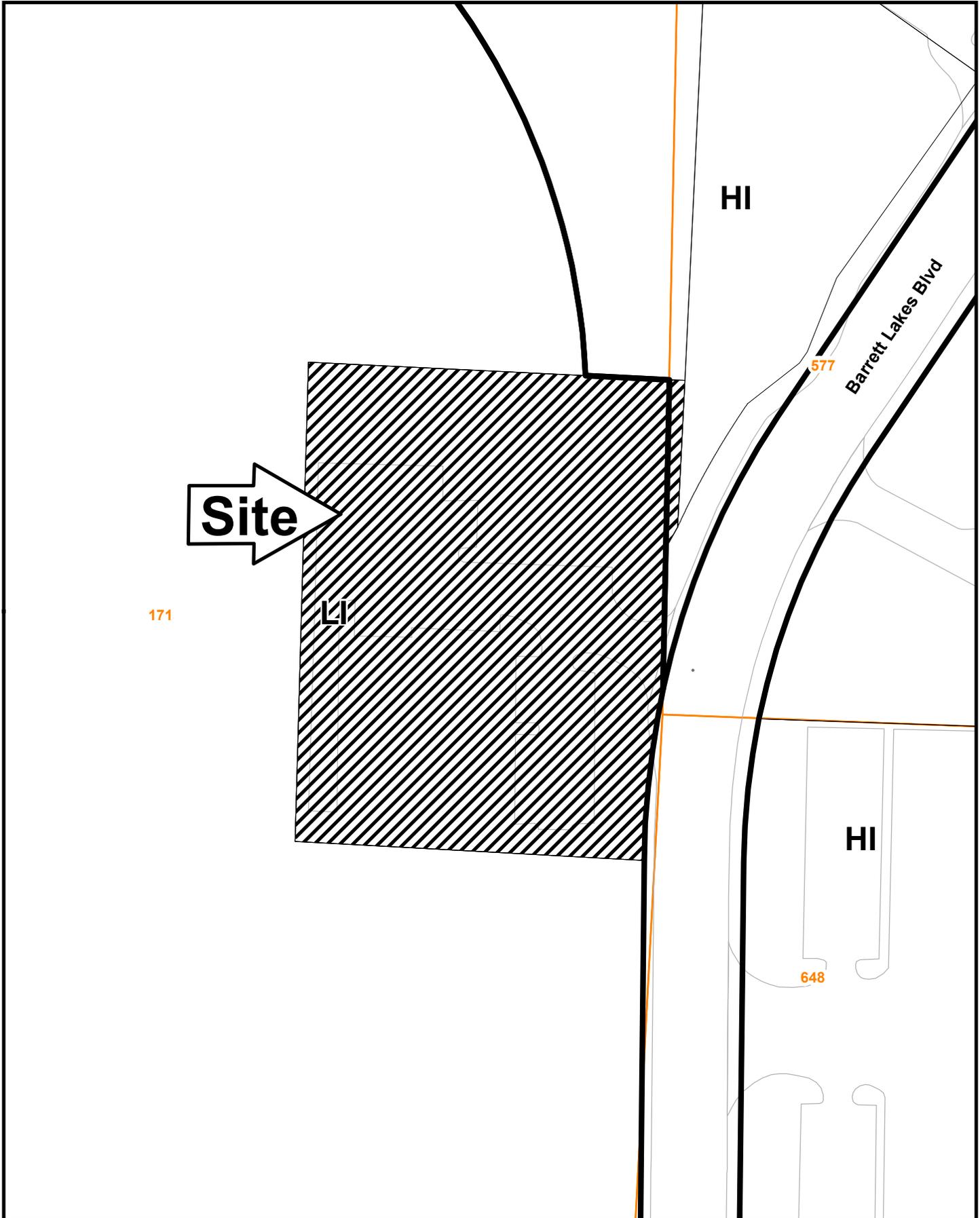
Land Lot: 171

Parcel #: 20017100010

Taxes Paid: Yes

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# SLUP-11 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

SLUP-11  
(2018)



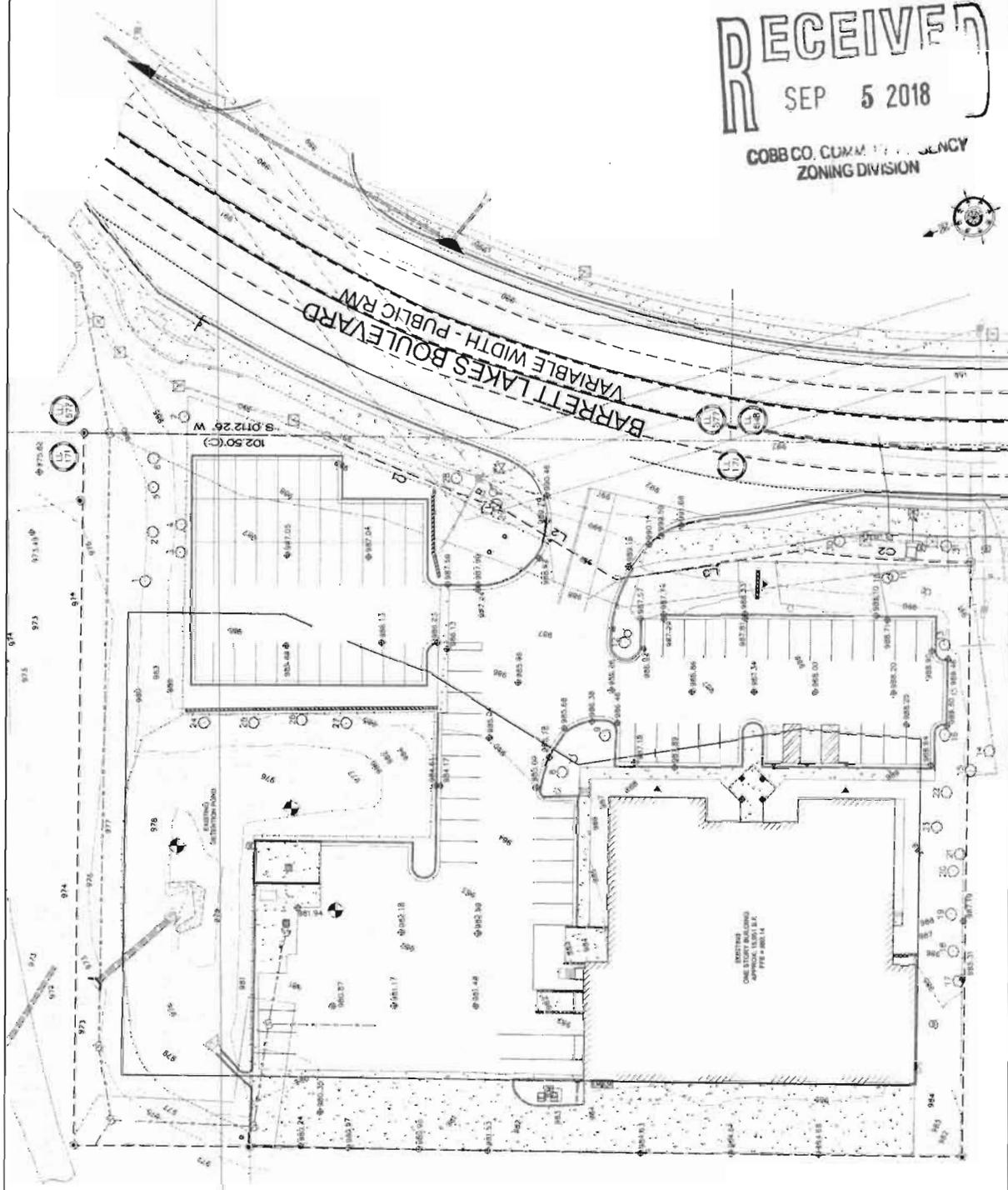
PRO  
BUILDING  
SYSTEMS

RECEIVED  
SEP 5 2018

COBB CO. COMMUNITY AGENCY  
ZONING DIVISION



BARRETT LAKES BOULEVARD  
VARIABLE WIDTH - PUBLIC RM



ARCHITECTURAL SITE PLAN  
SCALE: 1"=20'

MARIETTA AUTO SALES  
2079 BARRETT LAKES BOULEVARD  
COBB COUNTY, GA  
60312018

Proposed

# Application for Special Land Use Permit Cobb County, Georgia

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

**RECEIVED**  
SEP 5 2018  
COBB COUNTY ZONING DIVISION

Application No. SLUP-11

PC Hearing Date: 12-4-18

BOC Hearing Date: 12-18-18

Applicant Venue Holdings, LLC  
(applicant's name printed)

Phone # (404) 556-6669

Address 1005 Westcroft Ln Roswell GA 30075 E-mail ecars4less@gmail.com

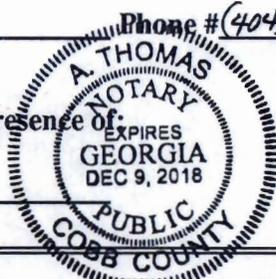
Yolanda Lopez Dachiaridi Address 3660 Centennial Sq. Norcross GA 30092  
(representative's name, printed)

[Signature] Phone # (404) 790-3366 E-mail ylopezpr@gmail.com  
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]

Notary Public



My commission expires: Dec 9, 2018

Titleholder JCB, INC  
(titleholder's name, printed)

Phone # 912-447-2000 E-mail karen.harrison@jcb.com

Signature [Signature]  
(attach additional signature, if needed)

Vice President, Finance

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Stephanie L. Jackson  
Notary Public, Bulloch County, Georgia  
My Commission Expires April 22, 2021

My commission expires: \_\_\_\_\_

Present Zoning L1 Size of Tract 2.5 Acre(s)

For the Purpose of used car dealership

Location 2679 Barrett Lakes Blvd Kennesaw GA 30144  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 20-0171-0-001-0 District(s) TCID

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

[Signature]  
(applicant's signature)

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

[Signature]  
(applicant's signature)



Cobb County Community Development Agency  
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # SLUP-12

Public Hearing Dates:

PC: 12-04-18

BOC: 12-18-18

---

**SITE BACKGROUND**

Applicant: Acworth Baker Grove, LLC

Phone: See representative's information

Email: See representative's information

Representative Contact: Garvis L. Sams, Jr.

Phone: (770) 422-7016

Email: gsams@slhb-law.com

Titleholder: Scoggins Limited Partnership

Property Location: On the north side of Hickory Grove Road, east of Baker Road

Address: 2536 Hickory Grove Road

Access to Property: Hickory Grove Road

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**QUICK FACTS**

Commission District: 1-Weatherford

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

Current use of property: Undeveloped

Proposed use: Climate-controlled Self-Service Storage Facility

Future Land Use Designation: NAC (Neighborhood Activity Center)

Site Acreage: 1.81 ac

District: 20

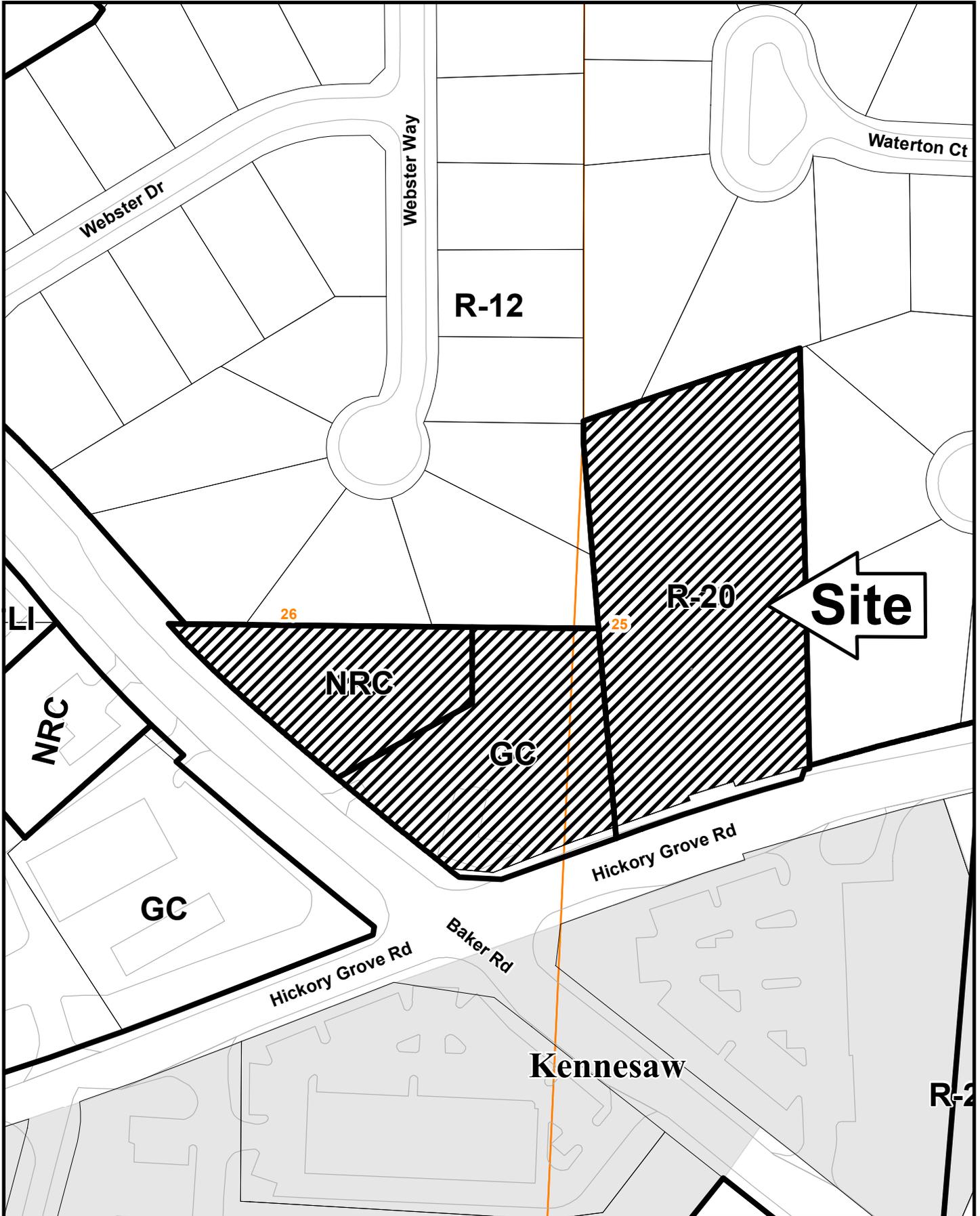
Land Lot: 25

Parcel #: 20002500050

Taxes Paid: Yes

---

# SLUP-12 2018-GIS



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

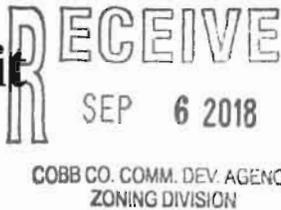
0 100 200 Feet

 Zoning Boundary  
 City Boundary



# Application for Special Land Use Permit Cobb County, Georgia

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



Application No. SLUP-12

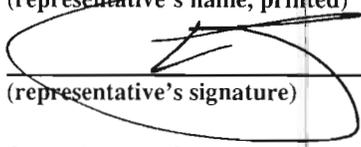
PC Hearing Date: Dec. 4, 2018

BOC Hearing Date: Dec. 18, 2018

**Applicant** Acworth Baker Grove LLC **Phone #** See representative's information  
(applicant 's name printed)

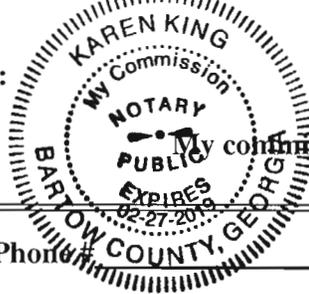
**Address** See representative's information **E-mail** See representative's information  
SAMS, LARKIN, HUFF & BALLI, LLP

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

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

Signed, sealed and delivered in presence of:

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



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

**Signature** \_\_\_\_\_ **Address** \_\_\_\_\_  
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

\_\_\_\_\_  
**My commission expires:** \_\_\_\_\_  
Notary Public

**Present Zoning** R-20, GC & NRC **Requested Zoning:** NRC **Size of Tract** 3.44 **Acre(s)**

**For the Purpose of** Climate Controlled Self-Service Storage Facility ("CCSSSF")

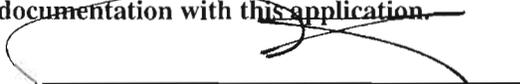
**Location** On the east side of Baker Road and the north side of Hickory Grove Road  
(street address, if applicable; nearest intersection, etc.)

**Land Lot(s)** 25 & 26 **District(s)** 20th

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

ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: SLUP-12  
Hearing Dates:  
Planning Commission: 12/04/2018  
Board of Commissioners: 12/18/2018



Applicant: Acworth Baker Grove, LLC

Titleholder: Scoggins Limited Partnership

Parcel #(s): 20002500050  
20002600130  
20002600250

PROPERTY OWNER'S CERTIFICATION

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

Marliese Scoggins 8/20/18  
Signature of Titleholder Date

Printed Name: Marliese Scoggins

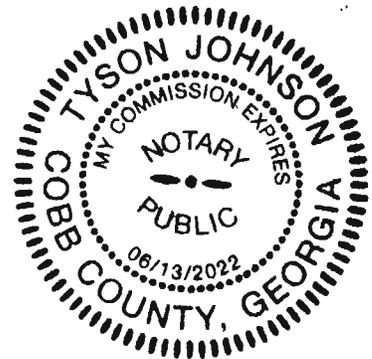
Title: Owner

Address: 2451 E. Piedmont Rd,  
Marietta, GA 30062

Telephone No.: 770-971-7719

[Signature] 8/20/18  
Signature of Notary Public Date

(Notary Seal)





Case # SLUP-13  
Public Hearing Dates:  
PC: 12-04-18  
BOC: 12-18-18

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

---

## SITE BACKGROUND

Applicant: Kennesaw Jewish Center Inc.

Phone: (770) 400-9255

Email: office@chabadkennesaw.org

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: jkm@mijis.com

Titleholder: Kennesaw Jewish Center Inc.

Property Location: East side of Frey Lake Road,  
northwest of Campus Loop Road

Address: 3590 Frey Lake Road

Access to Property: Frey Lake Road

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## QUICK FACTS

Commission District: 3-Birrell

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

Current use of property: Single-family house

Proposed use: Student Center for Students of the  
Jewish Faith Attending Kennesaw State University

Future Land Use Designation: LDR (Low Density  
Residential)

Site Acreage: 1.104 ac

District: 20

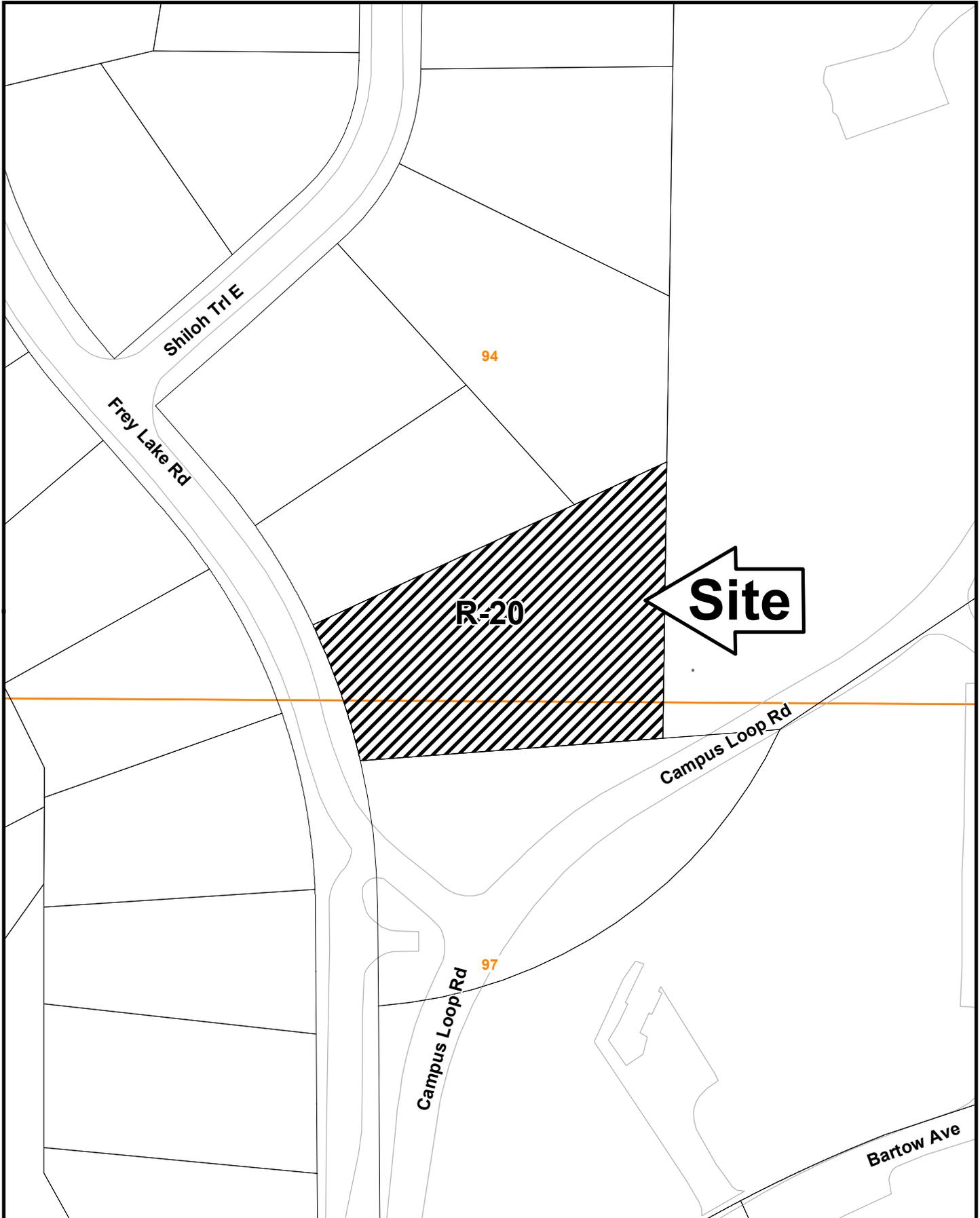
Land Lot: 94 and 97

Parcel #: 20009400530

Taxes Paid: Yes

---

# SLUP-13 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 for Special Land Use Permit Cobb County, Georgia

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

Application No. SLUP- 13 (2018)

PC Hearing Date: 12/04/2018

BOC Hearing Date: 12/18/2018



**Applicant** Kennesaw Jewish Center Inc. **Phone #** (770) 400-9255  
(applicant's name printed)

**Address** Suite 500, 1480 Shiloh Road, N.W., Kennesaw, GA 30144 **E-mail** office@chabadkennesaw.org  
Moore Ingram Johnson & Steele, LLP Emerson Overlook, Suite 100, 326 Roswell Street  
J. Kevin Moore **Address** Marietta, GA 30060  
(representative's name, printed)

**BY:** [Signature] **Phone #** (770) 429-1499 **E-mail** jkm@mijs.com  
(representative's signature) Georgia Bar No. 519728



Signed, sealed and delivered in presence of:  
Carolyn E. Cook  
Notary Public

My commission expires: January 10, 2019

**Titleholder** Kennesaw Jewish Center Inc. **Phone #** (770) 400-9255 **E-mail** office@chabadkennesaw.org  
(titleholder's name, printed)

**Signature BY:** [Signature] **Address** Suite 500, 1480 Shiloh Road, N.W., Kennesaw, GA 30144  
(attach additional signature, if needed) Schneur Z. Charytan  
President



Signed, sealed and delivered in presence of:  
Carolyn E. Cook  
Notary Public

My commission expires: January 10, 2019

**Present Zoning** R-20 **Size of Tract** 1.104 +/- **Acre(s)**

**For the Purpose of** Student Center for Students of the Jewish Faith Attending Kennesaw State University

**Location** East side of Frey Lake Road; northwest of Campus Loop Road  
(street address, if applicable; nearest intersection, etc.) (3590 Frey Lake Road)

**Land Lot(s)** 94, 97 **District(s)** 20th

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

KENNESAW JEWISH CENTER INC.  
**BY:** [Signature]  
(applicant's signature)

Schneur Z. Charytan, President

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

KENNESAW JEWISH CENTER INC.  
**BY:** [Signature]  
(applicant's signature)

Schneur Z. Charytan, President

RECEIVED  
SEP - 6 2018

COBB COUNTY COMM. DEV. AGENCY  
ZONING DIVISION

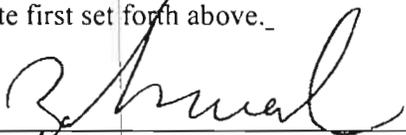
CONSENT OF DIRECTORS OF  
KENNESAW JEWISH CENTER, INC.  
TO ADOPTION OF CERTAIN ACTIONS AND RESOLUTIONS  
IN LIEU OF MEETING

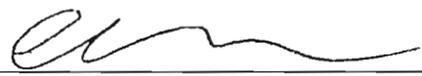
The undersigned, being the all of the members of the Board of Directors of Kennesaw Jewish Center, Inc., a Georgia nonprofit corporation (the "Corporation") by written consent pursuant to Section 14-3-821 of the Georgia Nonprofit Corporation Code, do hereby (i) consent to and adopt the following resolutions as of August 30, 2018, which resolutions shall have the same force and effect as if adopted by unanimous affirmative vote at a meeting of the Directors of the Corporation duly called and held, (ii) waive all requirements of notice, and (iii) direct that this written Consent be filed with the minutes of the proceedings of the Corporation:

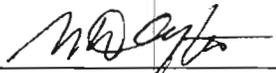
WHEREAS, in order to facilitate the development and construction of the Chabad of Kennesaw Jewish Center upon the Corporation's real property, it may be necessary to seek governmental approval of plans and specifications, to file applications, and to grant certain easements.

IT IS HEREBY RESOLVED, that the officers, directors and agents of the Corporation, including but not limited to its President, Schneur Charytan, be, and they hereby are, authorized to take and do such further acts, and to execute and deliver, for and in the name of the Corporation, such documents, papers, application, easements, and all other instruments as are necessary, appropriate, advisable or required in order to undertake and complete the development and construction of the Chabad of Kennesaw Jewish Center upon the Corporation's real property located at 3590 Frey Lake Road NW, Kennesaw, Cobb County, Georgia, including any Special Land Use Permit application and such other materials as may be required by any State, County or City governmental agency or authority in connection therewith, and the taking of any such acts, and the execution and delivery of any such documents, papers and instruments is hereby ratified and approved.

IN WITNESS WHEREOF, the undersigned have executed this Consent of Directors as of the date first set forth above.

  
\_\_\_\_\_  
Schneur Charytan  
Director

  
\_\_\_\_\_  
Ephraim Silverman  
Director

  
\_\_\_\_\_  
Nechama Charytan  
Director

\_\_\_\_\_  
Eliyahu. Gurevitz  
Director

\_\_\_\_\_  
Dov Schmerling  
Director



**CONSENT OF DIRECTORS OF  
KENNESAW JEWISH CENTER, INC.  
TO ADOPTION OF CERTAIN ACTIONS AND RESOLUTIONS  
IN LIEU OF MEETING**

The undersigned, being the all of the members of the Board of Directors of Kennesaw Jewish Center, Inc., a Georgia nonprofit corporation (the "Corporation") by written consent pursuant to Section 14-3-821 of the Georgia Nonprofit Corporation Code, do hereby (i) consent to and adopt the following resolutions as of August 30, 2018, which resolutions shall have the same force and effect as if adopted by unanimous affirmative vote at a meeting of the Directors of the Corporation duly called and held, (ii) waive all requirements of notice, and (iii) direct that this written Consent be filed with the minutes of the proceedings of the Corporation:

WHEREAS, in order to facilitate the development and construction of the Chabad of Kennesaw Jewish Center upon the Corporation's real property, it may be necessary to seek governmental approval of plans and specifications, to file applications, and to grant certain easements.

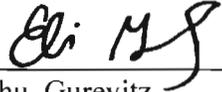
IT IS HEREBY RESOLVED, that the officers, directors and agents of the Corporation, including but not limited to its President, Schneur Charytan, be, and they hereby are, authorized to take and do such further acts, and to execute and deliver, for and in the name of the Corporation, such documents, papers, application, easements, and all other instruments as are necessary, appropriate, advisable or required in order to undertake and complete the development and construction of the Chabad of Kennesaw Jewish Center upon the Corporation's real property located at 3590 Frey Lake Road NW, Kennesaw, Cobb County, Georgia, including any Special Land Use Permit application and such other materials as may be required by any State, County or City governmental agency or authority in connection therewith, and the taking of any such acts, and the execution and delivery of any such documents, papers and instruments is hereby ratified and approved.

IN WITNESS WHEREOF, the undersigned have executed this Consent of Directors as of the date first set forth above.

\_\_\_\_\_  
Schneur Charytan  
Director

\_\_\_\_\_  
Ephraim Silverman  
Director

\_\_\_\_\_  
Nechama Charytan  
Director

  
\_\_\_\_\_  
Eliyahu. Gurevitz  
Director

\_\_\_\_\_  
Dov Schmerling  
Director

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SEP - 6 2018

AGENCY

**CONSENT OF DIRECTORS OF  
KENNESAW JEWISH CENTER, INC.  
TO ADOPTION OF CERTAIN ACTIONS AND RESOLUTIONS  
IN LIEU OF MEETING**

The undersigned, being the all of the members of the Board of Directors of Kennesaw Jewish Center, Inc., a Georgia nonprofit corporation (the "Corporation") by written consent pursuant to Section 14-3-821 of the Georgia Nonprofit Corporation Code, do hereby (i) consent to and adopt the following resolutions as of August 30, 2018, which resolutions shall have the same force and effect as if adopted by unanimous affirmative vote at a meeting of the Directors of the Corporation duly called and held, (ii) waive all requirements of notice, and (iii) direct that this written Consent be filed with the minutes of the proceedings of the Corporation:

WHEREAS, in order to facilitate the development and construction of the Chabad of Kennesaw Jewish Center upon the Corporation's real property, it may be necessary to seek governmental approval of plans and specifications, to file applications, and to grant certain easements.

IT IS HEREBY RESOLVED, that the officers, directors and agents of the Corporation, including but not limited to its President, Schneur Charytan, be, and they hereby are, authorized to take and do such further acts, and to execute and deliver, for and in the name of the Corporation, such documents, papers, application, easements, and all other instruments as are necessary, appropriate, advisable or required in order to undertake and complete the development and construction of the Chabad of Kennesaw Jewish Center upon the Corporation's real property located at 3590 Frey Lake Road NW, Kennesaw, Cobb County, Georgia, including any Special Land Use Permit application and such other materials as may be required by any State, County or City governmental agency or authority in connection therewith, and the taking of any such acts, and the execution and delivery of any such documents, papers and instruments is hereby ratified and approved.

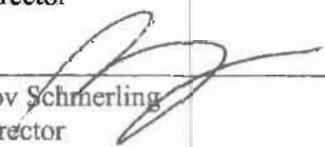
IN WITNESS WHEREOF, the undersigned have executed this Consent of Directors as of the date first set forth above.

Schnour Charytan  
Director

Ephraim Silverman  
Director

Nechama Charytan  
Director

Eliyahu Gurevitz  
Director

  
Dov Schmerling  
Director