

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: AUGUST 3, 2010
Board of Commissioners Hearing Date: AUGUST 17, 2010

Due Date: JUNE 25, 2010

Date Distributed/Mailed Out: June 8, 2010



Cobb County...Expect the Best!

Flood Note

According to F.I.R.M. Community Panel # 13067C0226G dated 12/16/2008 this property is not located in an area having special flood hazards.

Z-21
(2010)

GRAPHIC SCALE

25' 12.5' 0' 25' 50'
SCALE: 1" = 50'

JUN - 1 2010

PACES FERRY ROAD
VARIABLE R/W

N9°25'44"E 20.18' S32°05'55"E 25.66' N38°17'15"W 38.19' S44°41'54"E 120.95' N28°16'53"W 39.98' S14°04'35"E 50.44' N82°38'35"E 97.31' N9°16'47"W 11.73' N6°14'22"W 37.13' N89°59'30"E 165.00' N6°59'42"W 99.99' N6°56'41"W 73.54' S89°59'30"W 165.00' S87°19'39"E 20.56' S89°58'57"W 20'D.E. N13°01'11"W 99.85'

LOT 1

Proposed Zoning - NRC
(neighborhood retail commercial). The NRC district is established to provide locations for convenience shopping facilities which are on properties delineated within a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. These convenience shopping facilities should have retail commercial uses that have a neighborhood-oriented market and which supply necessities that usually require frequent purchasing with a minimum of consumer travel. Areas zoned for the NRC district should be located at or near an intersection within the center of a neighborhood activity center as opposed to the edge of a neighborhood activity center. The NRC district may also be used to provide step down nodal zoning away from more intensive commercial uses within a community activity center or a regional activity center. The scope at which properties are developed within the NRC district should reflect their relatively small neighborhood service area. Additionally, properties developed within the NRC district should be architecturally compatible with other nonresidential uses permitted within a neighborhood activity center as defined by the comprehensive plan and the neighborhood residences they serve.

Zoning - RA-5

LOT 10

Zoning - RA-5

LOT 11

Zoning - RA-5

LOT 12

LOT 13

- LEGEND**
- X-X- = Barbed Wire
 - SS = Sanitary Sewer
 - FH = Fire Hydrant
 - PP = Power Pole
 - IPP = Iron Pin Placed
 - IPF = Iron Pin Found
 - MON = Monument Found
 - LP = Light Pole
 - EP = Edge Pavement
 - POB = Point of Beginning
 - CTP = Crimp Top Pin Found
 - B/C = Back of Curb
 - CL = Centerline
 - = Chain Link Fence
 - SSMH = Sewer Manhole
 - SSE = Sanitary Sewer Ease.
 - JB = Junction Box
 - DI = Drop Inlet
 - PL = Property Line
 - CMP = Corrugated Metal Pipe
 - RCP = Reinforced Conc. Pipe
 - DE = Drainage Easement
 - WV = Water Valve
 - WM = Water Meter
 - R/W = Right of Way
 - = Power Line

Z-021-2010

SURVEYOR'S NOTES

All lot corners will be marked with 1/2" rebar pins unless otherwise noted.

A Topcon Total Station was used to obtain the angular and linear measurements used in the preparation of this plat.

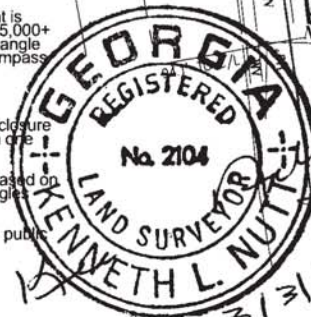
The field data upon which this plat is based has a closure one foot in 25,000+ feet and an angular error of 3" per angle point, and was adjusted using Compass Rule.

Date of field survey: 03/24/2010

This plat has been calculated for closure and is found to be accurate within one foot in 100,000± feet.

Bearings shown on this plat are based on one magnetic observation and angles turned.

This plat subject to all easements public and private.



Kenneth L. Nutt, R.L.S. #2104



Perimeter Surveying Co., Inc

1065 Sandtown Road, Marietta, GA 30008
Phone: (770) 425-6824 Fax: (770) 425-6768

REFERENCES:

Reference No.	PB/DB	Page
1		
2		

Re-Zoning Survey For:
Timothy F. Pilgrim

Land Lot 743 17th District 2nd SECTION

COBB County, Georgia

Date: 3/30/2010

Sheet 1 of 1

Computed by: BB

Drawn by: BB

Checked by: KLN

Party Chief: KLN

Date Surveyed: 3/25/2010

Job #: 004510

APPLICANT: Timothy F. Pilgrim

404-456-3393

REPRESENTATIVE: Timothy F. Pilgrim

678-309-1343

TITLEHOLDER: Timothy F. Pilgrim

PROPERTY LOCATION: Located on the east side of Atlanta Road,
south of Paces Ferry Road

ACCESS TO PROPERTY: Atlanta Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-21

HEARING DATE (PC): 8-03-10

HEARING DATE (BOC): 8-17-10

PRESENT ZONING: GC

PROPOSED ZONING: NRC

PROPOSED USE: Salon and Day Spa

SIZE OF TRACT: 0.3788 acres

DISTRICT: 17

LAND LOT(S): 743

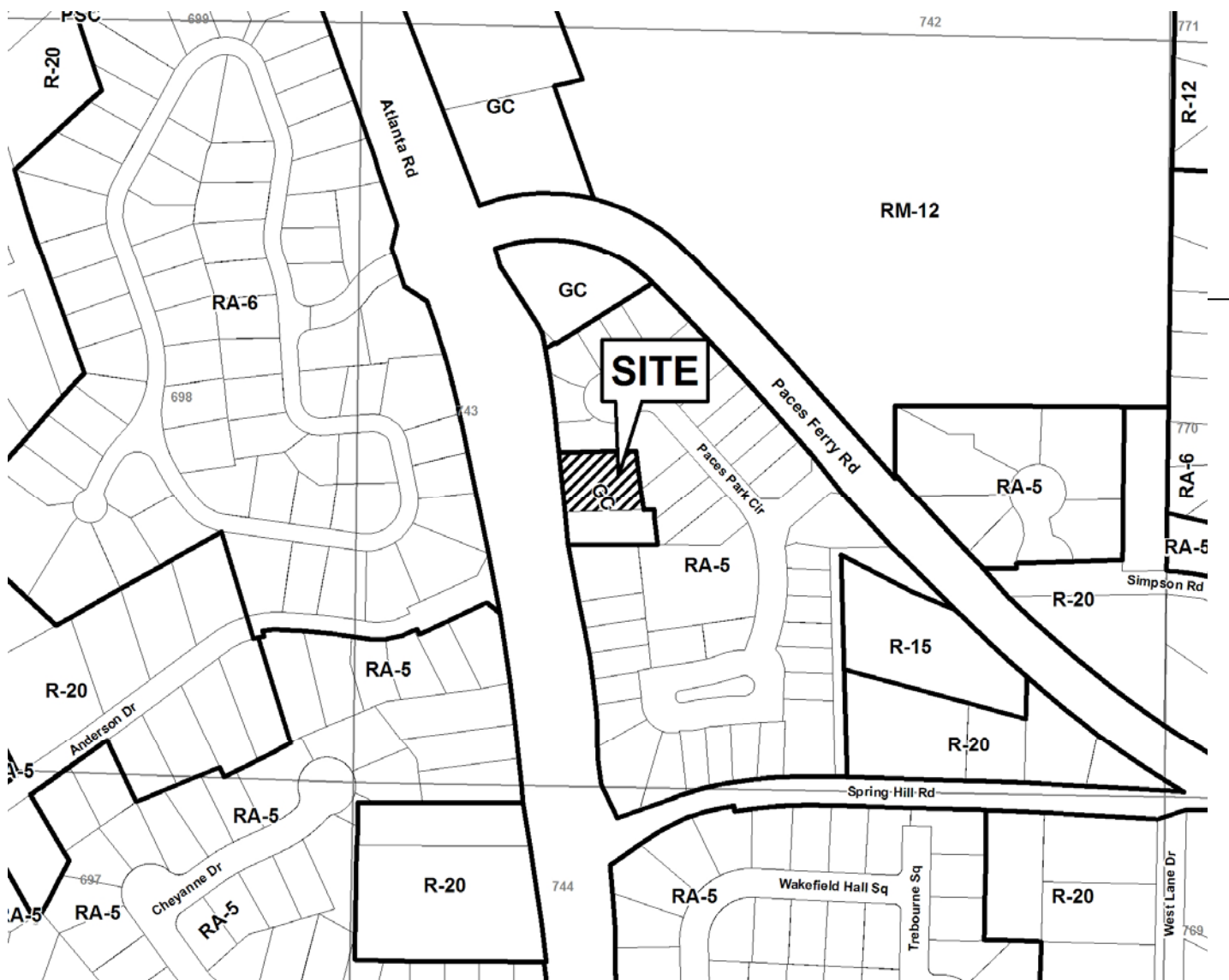
PARCEL(S): 20

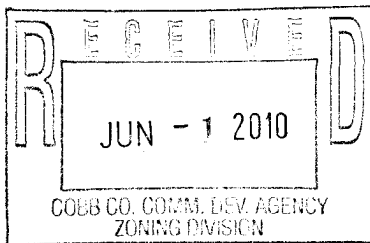
TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

Future Land Use: Medium Density Residential





Application No. Z-21
2010

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) Proposed selling prices(s): _____
d) List all requested variances: _____

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

- a) Proposed use(s): Salon and Day Spa
b) Proposed building architecture: Remain as Existing with some EIFS, Painting, some stone and decorative columns.
c) Proposed hours/days of operation: Monday to Saturday 9am to 8pm
Sunday - closed
d) List all requested variances: _____

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

Existing Building and Parking Lot

.....
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 Right-of-Way

MADISON HILLS, LLC AND
THE INSURANCE COMPANY

LOCATED IN
LAND LOTS 799, 800, 856 & 857
17TH DISTRICT ~ 2ND SECTION
COBB COUNTY, GEORGIA



WATTS & HODGKINS ENGINEERS, INC.
CIVIL ENGINEERING & LAND SURVEYORS
2002 BRACHTSDE BOAD

[illegible]

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

DELX ROAD ~ VARIABLE R/W

UNSHADED
KÖNIG
KÖNIG

(D.E. 2456/4.56)

5001210

200' (0.0001)

UNITED STATES DEPARTMENT OF AGRICULTURE

16.9.98

②

1. *Chlorophyll a* (Chl a) and *Chlorophyll b* (Chl b) are the primary photosynthetic pigments in green plants. They are responsible for capturing light energy and converting it into chemical energy through the process of photosynthesis. Chl a is the most abundant pigment, while Chl b is present in smaller amounts. Both pigments are found in the chloroplasts of green plants.

GRAPHIC SCALE

10

1 INCH = 90 FT.

How Old Will You Be When You Retire?

TRACT 0-1-CL
1097929 AC #
020,750 SFL#
TO CL CREEK

APPLICANT: Madison Hills, LLC

770-952-7047

REPRESENTATIVE: Margaret Stagmeier

404-949-0180

TITLEHOLDER: Madison Hills, LLC

PROPERTY LOCATION: Located on the south side of Delk Road,

West of Bentley Road

ACCESS TO PROPERTY: Delk Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-22

HEARING DATE (PC): 8-03-10

HEARING DATE (BOC): 8-17-10

PRESENT ZONING: CF, OI

PROPOSED ZONING: RM-12

PROPOSED USE: Apartments

SIZE OF TRACT: 18.979 acres

DISTRICT: 17

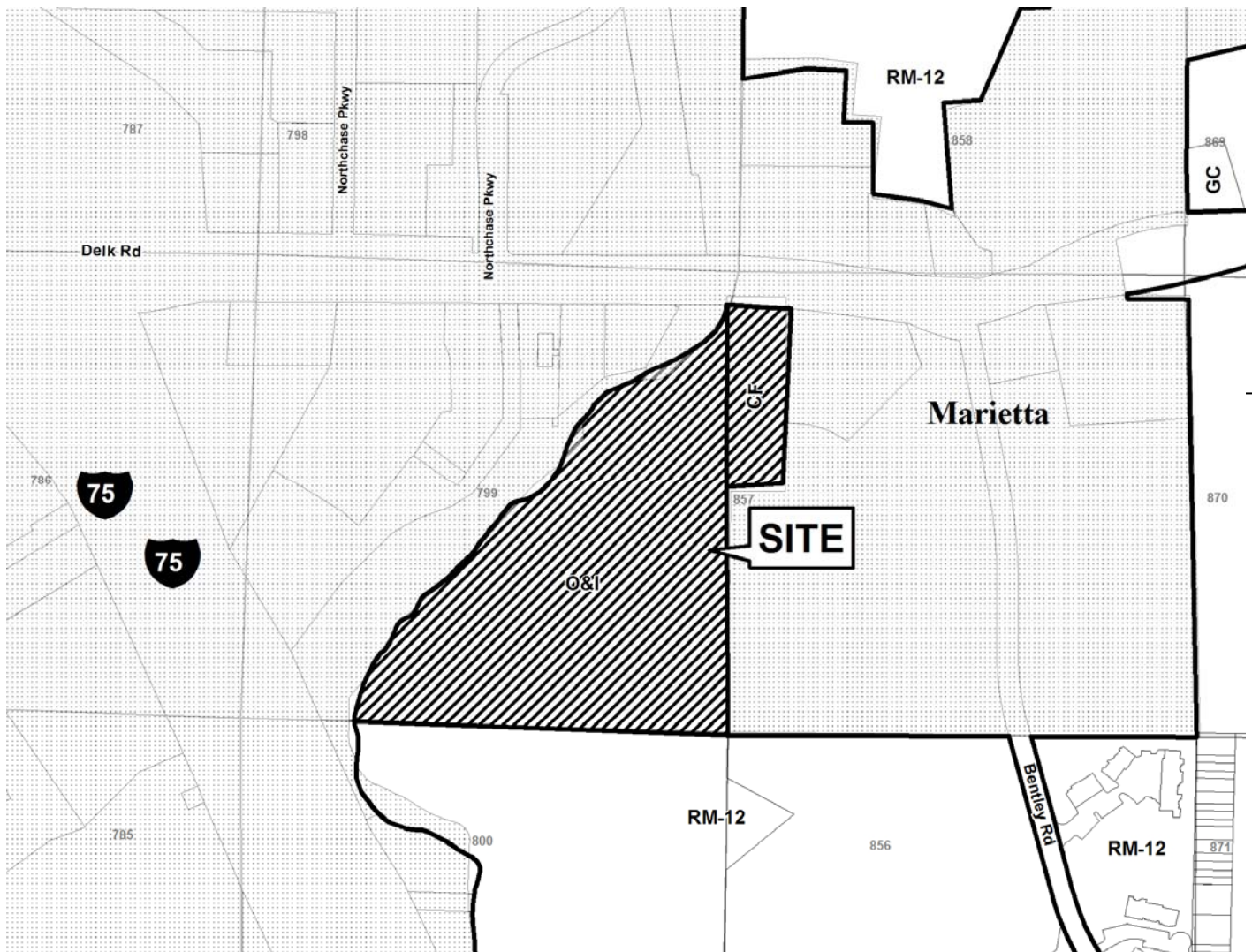
LAND LOT(S): 799, 857

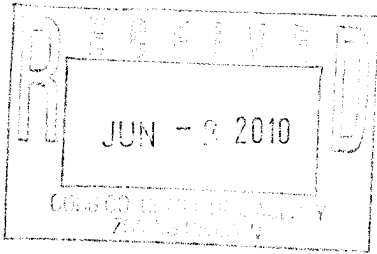
PARCEL(S): 3

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

FUTURE LAND USE MAP: High Density Residential





Application No. Z-22
2010

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) Proposed selling prices(s): _____
d) List all requested variances: _____

The property has been improved with 222 apartments
in 1973 before there was an RM12 zoning
classification. An additional 224 units was added

.....
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)

as phase II in approx 1976 this second phase
is zoned RM12.

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

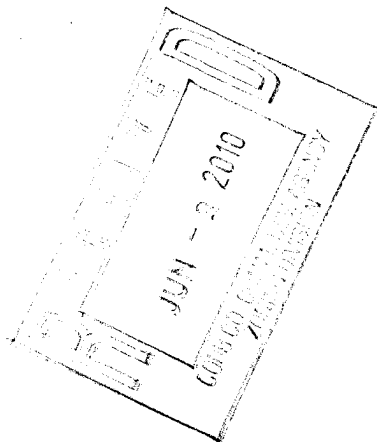
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a
plat clearly showing where these properties are located).

LUP-26
(2010)

AREA = 0.618 ACRES



MAGNETIC



PANEL NO. 130672001DE
LOCATION G-223
ZONE 1X"

I HAVE THIS DATE, EXAMINED THE
TIA OFFICIAL FLOOD HAZARD MAP
AND FOUND REFERENCED HOUSE (151)
IN AN AREA HAVING SPECIAL FLOOD HAZARDS

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN 250,000 FEET AND AN
ANGULAR ERROR OF TWO SECONDS PER ANGLE POINT, AND HAS
BEEN CHECKED FOR CLOSURE AND FOUND TO BE WITHIN THE
LIMITS OF ONE FOOT IN 250,000 FEET.

EQUIPMENT USED:
TOPCON GTS-2100 3" TRANSIT W/1000' STEEL TAPE.

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

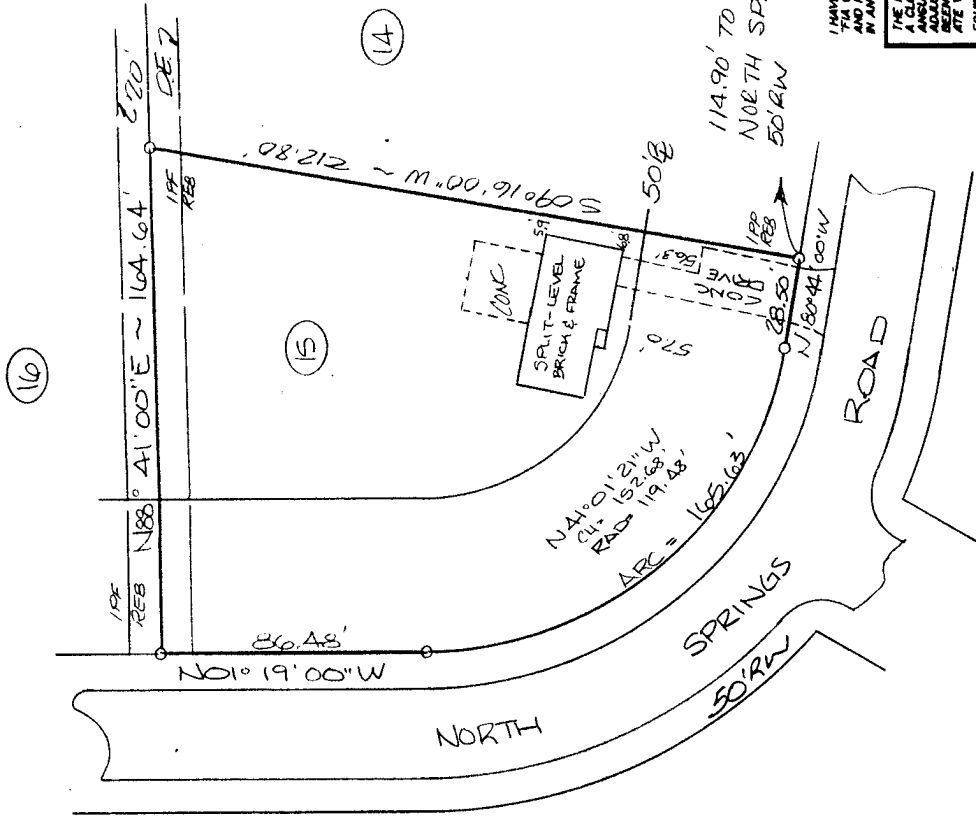
J.A. EVANS
SURVEYING CO., INC.
SMYRNA, GEORGIA
PH 770 435-7155

SURVEY FOR:

GUADALUPE LOPEZ &
ALTAGRACIA LOPEZ

REVISIONS
LOT 15 BLK. B UNIT
COR-B NORTH
LAND LOT 77
DISTRICT 16 TH. SECTION 2ND
COR-B COUNTY, GEORGIA
PLAT BOOK 70 PAGE 90
DATE: 10-23-96 SCALE: 1" = 40'

S.J.



APPLICANT: Jose S. Lopez

404-202-5669

REPRESENTATIVE: Maria Carmen Lopez

404-563-1106

TITLEHOLDER: Jose S. Lopez, Guadalupe Lopez, Altagracia Lopez

PROPERTY LOCATION: Located on the northeasterly side of North Springs Road, west of North Springs Court

ACCESS TO PROPERTY: North Springs Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-26

HEARING DATE (PC): 8-03-10

HEARING DATE (BOC): 8-17-10

PRESENT ZONING: R-20, R-30

PROPOSED ZONING: LUP

PROPOSED USE: Allow More Than Three Adults At This Property

SIZE OF TRACT: 0.618 acres

DISTRICT: 16

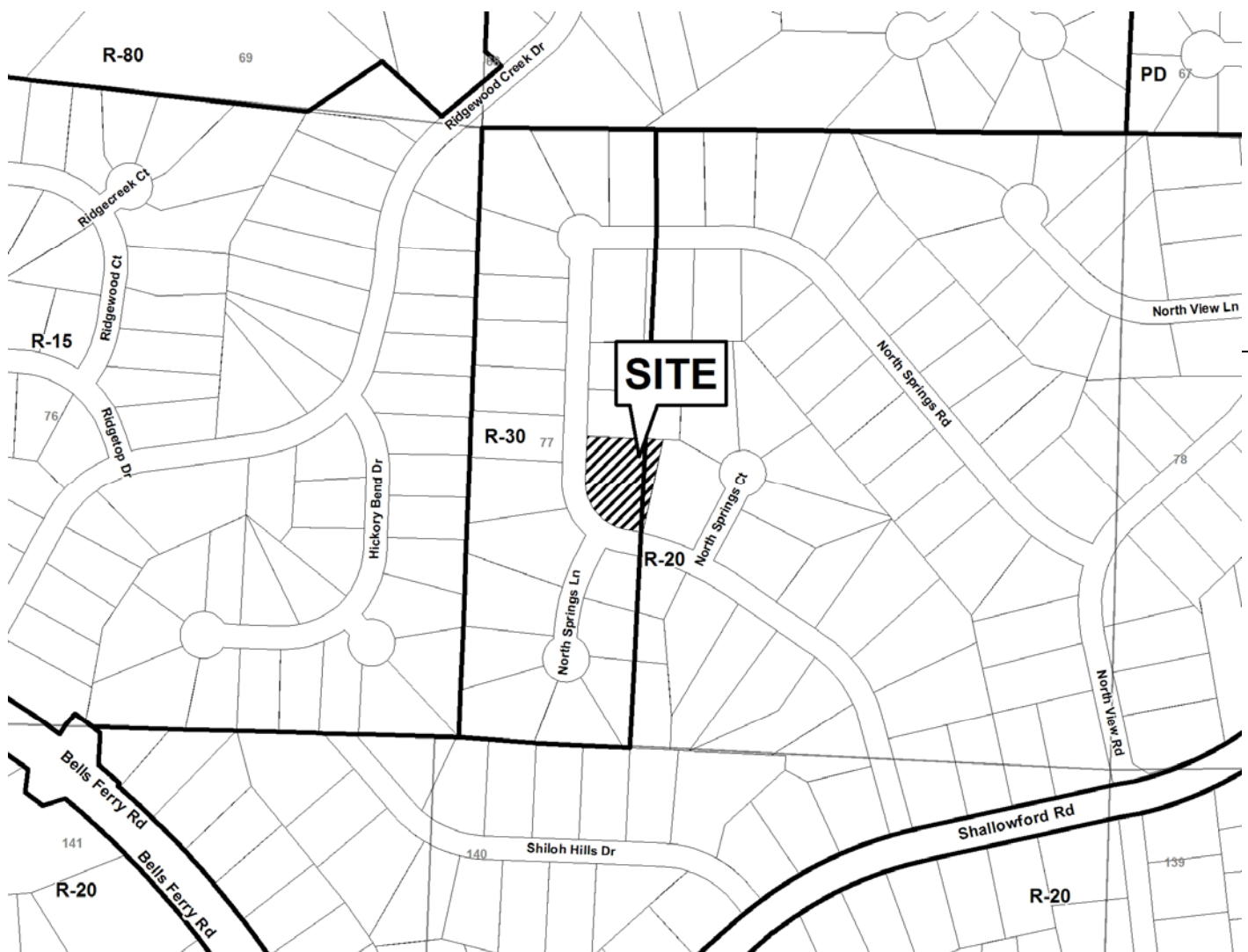
LAND LOT(S): 77

PARCEL(S): 54

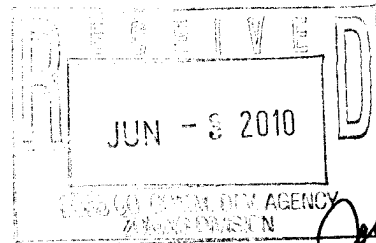
TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

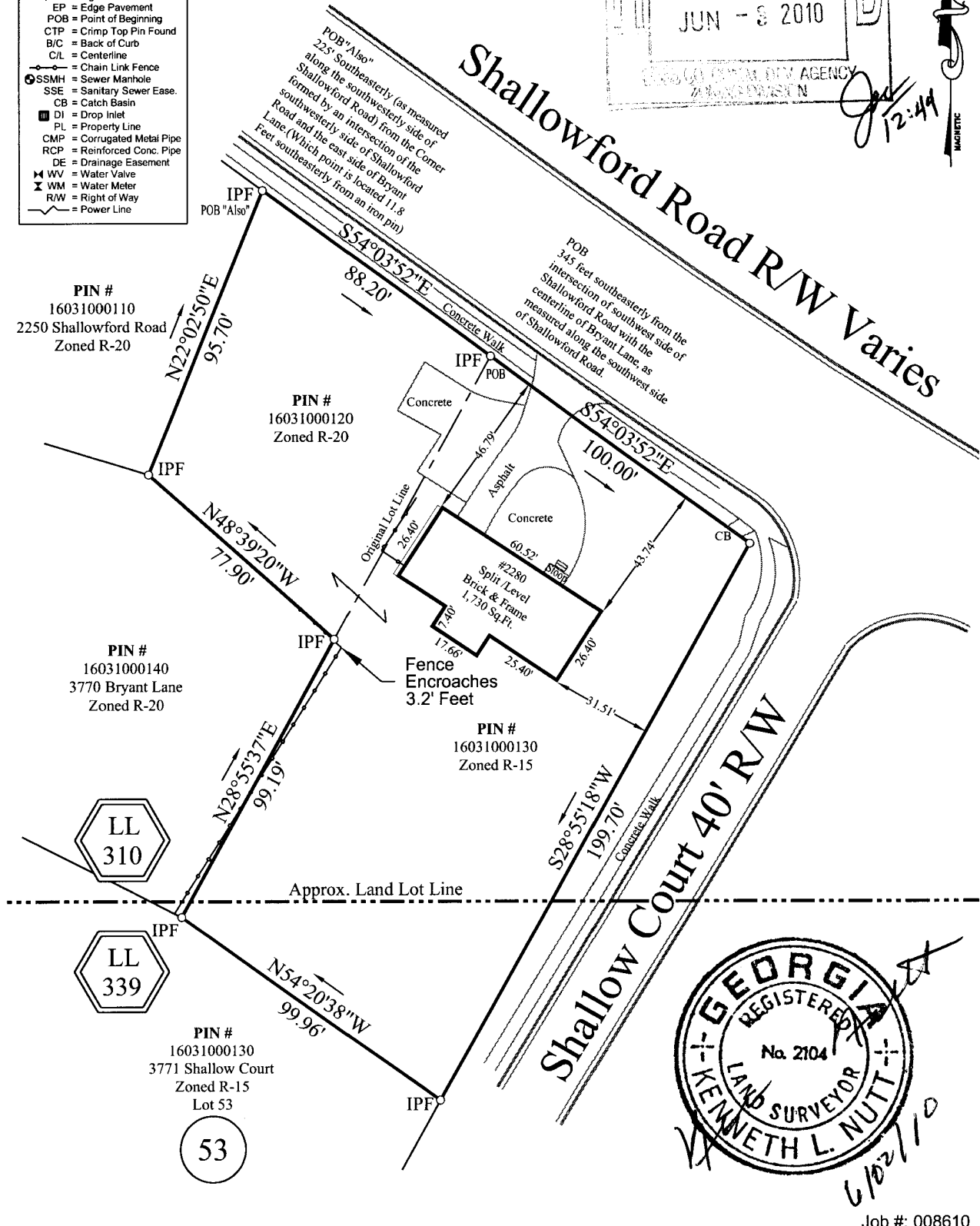
FUTURE LAND USE MAP: Low Density Residential



**LUP-27
(2010)**



LEGEND	
-X-X-	=Barbed Wire
SS	=Sanitary Sewer
FH	=Fire Hydrant
PP	=Power Pole
IPP	=Iron Pin Placed
IPF	=Iron Pin Found
MON	= Monument Found
LP	= Light Pole
EP	= Edge Pavement
POB	= Point of Beginning
CTP	= Crimp Top Pin Found
B/C	= Back of Curb
C/L	= Centerline
- - -	= Chain Link Fence
SSMH	= Sewer Manhole
SSE	= Sanitary Sewer Ease.
CB	= Catch Basin
DI	= Drop Inlet
PL	= Property Line
CMP	= Corrugated Metal Pipe
RCP	= Reinforced Conc. Pipe
DE	= Drainage Easement
WV	= Water Valve
WM	= Water Meter
R/W	= Right of Way
- - -	= Power Line



Job #: 008610

- All iron pins are 1/2" Rebar unless otherwise noted.
 - Equipment used: Topcon GTS Total Station
 - The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
 - This plat has been calculated for closure and is found accurate within one foot in 150,000 feet.
 - This plat subject to all easements public and private.

Perimeter Surveying Co., Inc
 1065 Sandtown Road, Marietta, GA 30008
 Phone: (770) 425-6824 Fax: (770) 425-6768

Land Use Permit Survey for:
Mark & Edie Sayeg

2280 Shallowford Road
PIN# 16031000130 & 16031000120
Land Lot(s) 310 & 339, 16th District, 2nd Sect:
Cobb County, Georgia

Plat Book: Deed Book:14725
 Page: 1545

Area = 0.63 Acres, 27,785 Sq.Ft.

This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.

According to F.I.R.M. Community Panel # 13067C0061G, dated 12-16-2008 this property is not located in an area having special flood hazards.

Computed by: RSNutt
 Drawn by: KLNutt
 Checked by: KLNutt

Party Chief: DBN/MS
 Date Surveyed: 05/28/2010
 Date Drawn: 06/01/2010

GRAPHIC SCALE
 0 7.5' 15' 30'
 SCALE: 1"=30'

APPLICANT: Edie Sayeg

770-826-2732

REPRESENTATIVE: Edie Sayeg

770-992-0235

TITLEHOLDER: Mark and Edie Sayeg

PETITION NO: LUP-27

HEARING DATE (PC): 8-03-10

HEARING DATE (BOC): 8-17-10

PRESENT ZONING: R-15, R-20

PROPOSED ZONING: LUP

PROPERTY LOCATION: Located at the southwesterly intersection
of Shallowford Road and Shallow Court

PROPOSED USE: Rabbit Rescue Shelter

ACCESS TO PROPERTY: Shallowford Road

SIZE OF TRACT: 0.8 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 310, 339

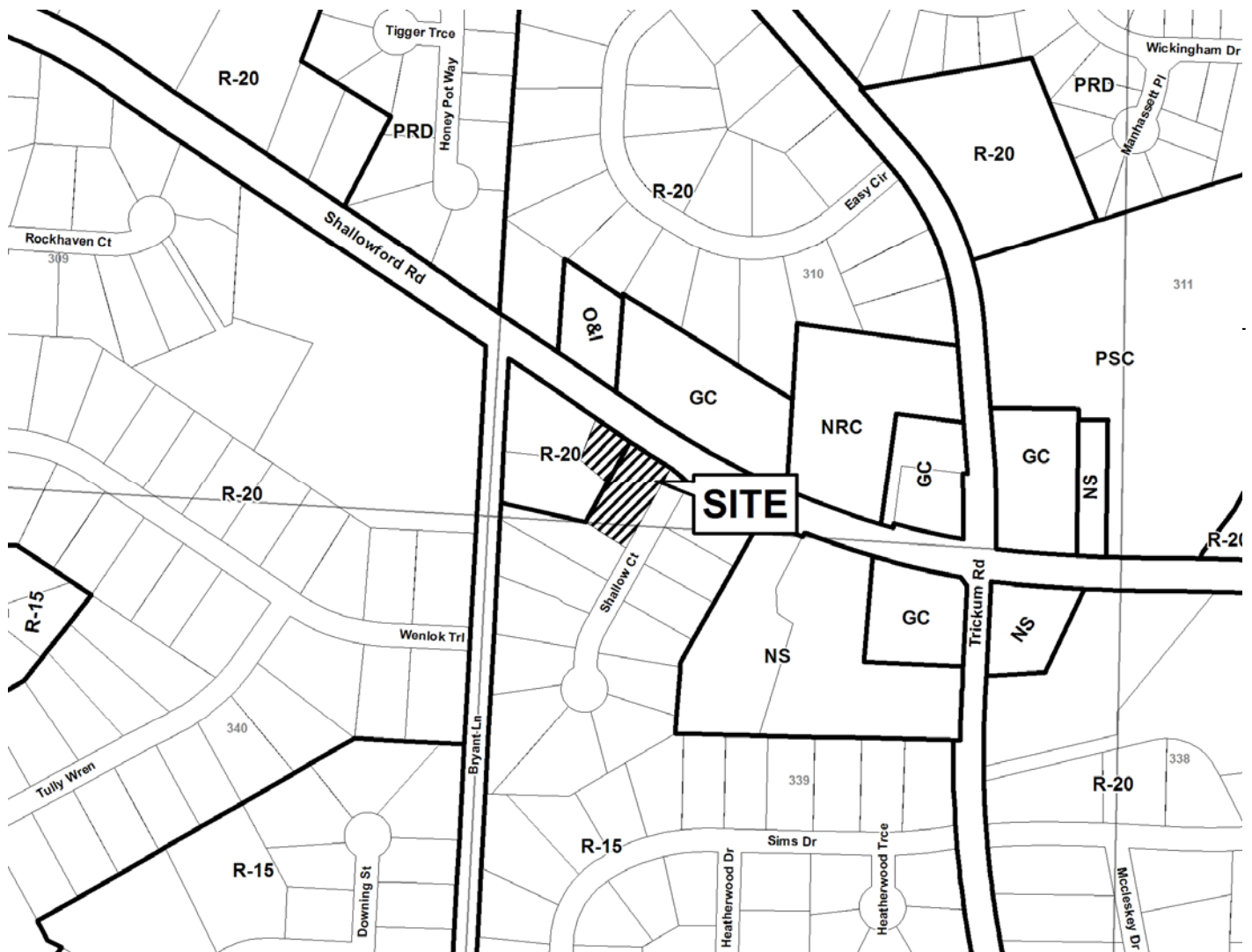
PARCEL(S): 12, 13

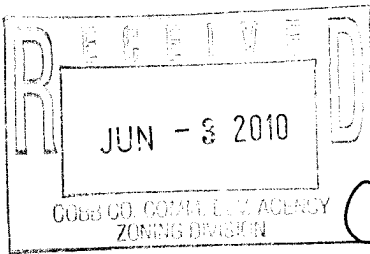
TAXES: PAID X **DUE** _____

CONTIGUOUS ZONING/DEVELOPMENT

COMMISSION DISTRICT: 3

FUTURE LAND USE MAP: Low Density Residential





Application #: Lup-27
PC Hearing Date: 8-3-10
BOC Hearing Date: 8-17-10

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Animal Rescue Shelter
2. Number of employees? 0 - Volunteers only - approx. 2-4 day
3. Days of operation? 5 days for adoptions - 7 days Feeding, cleaning
4. Hours of operation? Tuesday-Saturday 11-5 - 1 hour mornings+evenings for Adoptions
5. Number of clients, customers, or sales persons coming to the house per day? 0-4 ; Per week? 2-15
6. Where do clients, customers and/or employees park?
Driveway: ☒ ; Street: ☐ ; Other (Explain): EXTRA concrete parking + turn around
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.): Volunteers use private vehicles - resident has private vehicle
9. Deliveries? No ☐ ; Yes ☒ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
very limited - possibility of 1 or 2 USPS supply deliveries a month
10. Does the applicant live in the house? Yes ☐ ; No ☒
11. Any outdoor storage? No ☐ ; Yes ☒ (If yes, please state what is kept outside): Storage container with yard equipment + supplies
12. Length of time requested: ongoing
13. Any additional information? (Please attach additional information if needed):
501C3 EIN # 31-1560163
Licensed by The Department of Agriculture

Applicant signature: Edie Sayeg Date: 6-1-10
Applicant name (printed): Edie Sayeg