

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: November 2, 2010
Board of Commissioners Hearing Date: November 16, 2010

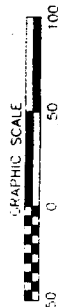
Due Date: September 24, 2010

Date Distributed/Mailed Out: September 8, 2010



Cobb County...Expect the Best!

**Z-33
(2010)**



FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY FLOOD HAZARD MAPS, AND FLOOD CERTIFICATES FOR THE FLOODING OF THE MAP GRAPHICALLY DEPICTS THE SURFACE PROPERTY TO BE IN ZONE "X" THE CHARACTERISTIC OF THIS ZONE IS AN AREA ABOVE THE 100 YEAR FLOOD PLAIN.

TECHNICAL DATA
TRAVERSE PRELIMINARY 1/28/90
WALLS & CORNERS SET
SURVEYED ALONG WITH 1/28/90
EQUIPMENT TOPCON 755-303
PLAT PRELIMINARY 1/28/90



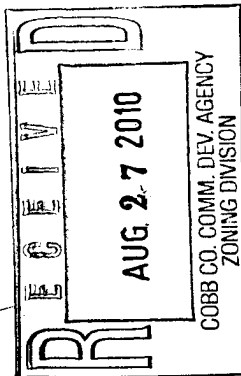
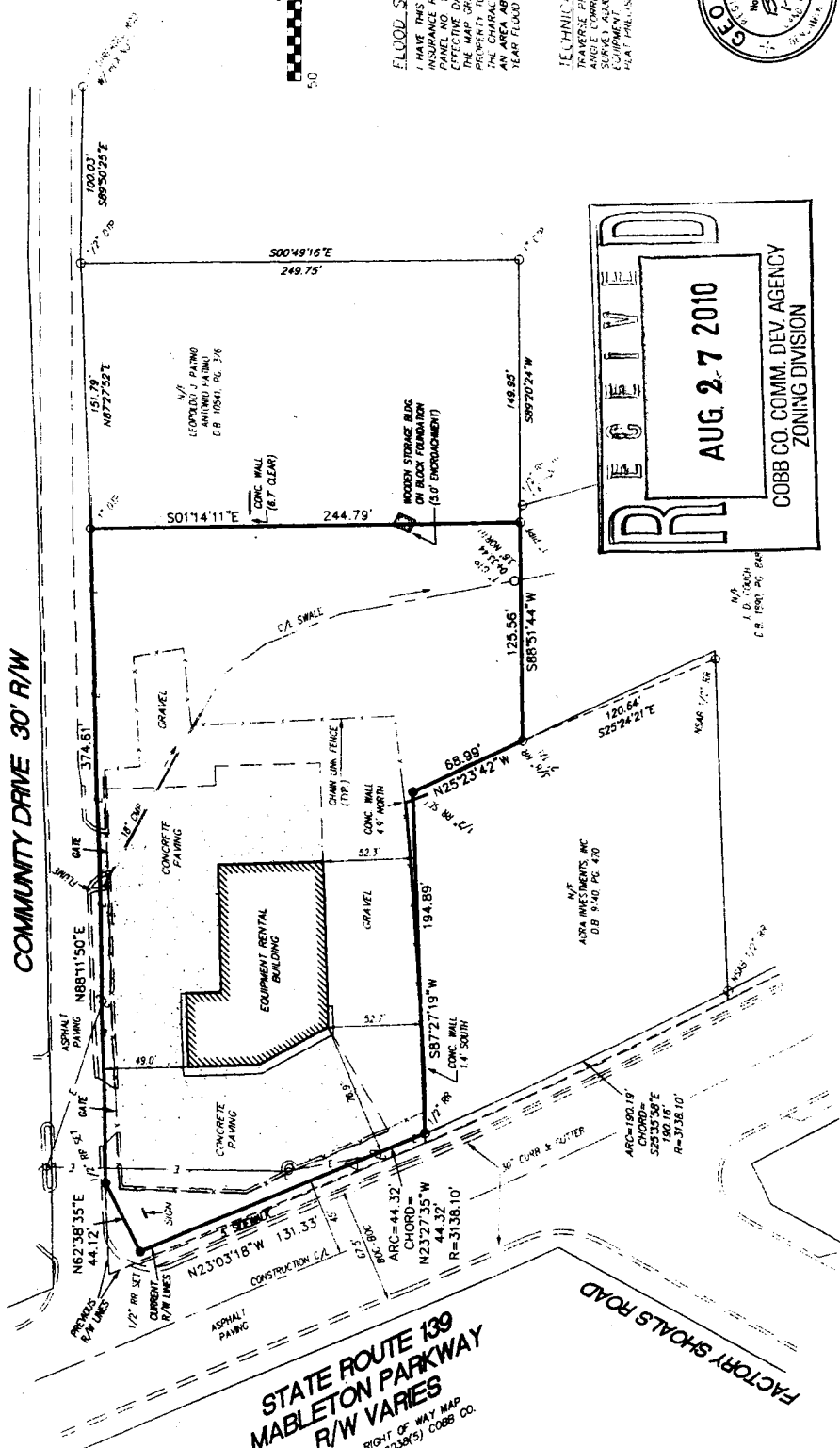
REVISIONS	DESCRIPTION

THE RUSSELL COMPANY, INC.

PROFESSIONAL LAND SURVEYORS
2281 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
E-MAIL: CORUSSELL@GMAIL.COM
PHONE: (770) 943-3903
FAX: (770) 943-3903
FIELD SURVEY DATE: 12-30-2002
PLAT DATE: 1-6-2003
SCALE: 1"=50'



COMMUNITY DRIVE 30' R/W



PLAT OF SURVEY FOR

JEFFREY H. WEARING

LOCATED IN LAND LOT 189, 18TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA

**AREA = 1.796 ACRES
78,220 SQ. FT.**

LEGEND

- CORNER MONUMENTATION:
 - CORNER WITH A 1/2" STEEL
 - CORNER WITH A 1/2" STEEL
 - CORNER FOUND
 - UNMONUMENTED CORNER
 - CORNER TO BE SET WHEN CONSTRUCTION PERMITS
- X — FENCE LINE
- X — STEEL REINFORCING ROD
- O — OPEN TOP WATER PIPE
- C — CRIMPED TOP WATER PIPE
- C — CRIMPED TOP WATER PIPE
- C — CENTERLINE
- B — BUILDING
- R/W — RIGHT OF WAY
- L — LAND LOT LINE
- W — WATER MAIN
- G — GAS MAIN
- S — OVERHEAD POWER LINES
- S — SANITARY SEWER MAIN
- S — NON CRIMPED TOP WATER PIPE
- S — CORRUGATED METAL PIPE

ADDITIONAL REFERENCES:
EASEMENT IN FAVOR OF GA POWER CO. D.B. 4424, PG. 519
PLAT OF SURVEY FOR F. D. COUCH PREPARED BY GASTON
SURVEYING CO. DATED 2-5-90

**STATE ROUTE 139
MABLETON PARKWAY
R/W VARIES**
GA D.O.T. RIGHT OF WAY MAP
PROJECT: PEM-9030(S) COBB CO.

FACTORY SHOALS ROAD

APPLICANT: Jeffery H. Wearing

770-987-5500

REPRESENTATIVE: Jeffery H. Wearing

770-987-5500

TITLEHOLDER: Jeffery H. Wearing

PROPERTY LOCATION: Located at the southeasterly intersection
of Mableton Parkway and Community Drive

ACCESS TO PROPERTY: Community Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-33

HEARING DATE (PC): 11-02-10

HEARING DATE (BOC): 11-16-10

PRESENT ZONING: GC

PROPOSED ZONING: CRC

PROPOSED USE: Furniture Store/Retail
Store

SIZE OF TRACT: 1.796 acres

DISTRICT: 18

LAND LOT(S): 189

PARCEL(S): 23

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

Future Land Use Map: Neighborhood Activity Center

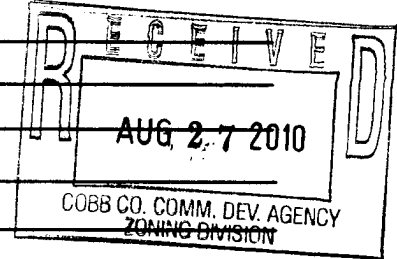


Application No. Z-33
Nov. 2010

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): RETAIL - FURNITURE SALES

b) Proposed building architecture: METAL BLDG

c) Proposed hours/days of operation: 9 AM - 9 PM

d) List all requested variances: NONE

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

NONE

.....
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).

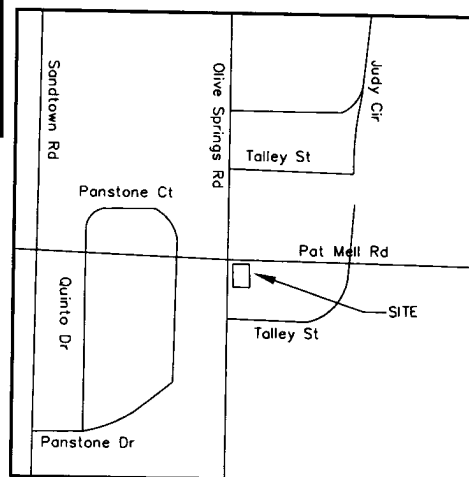
NO

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

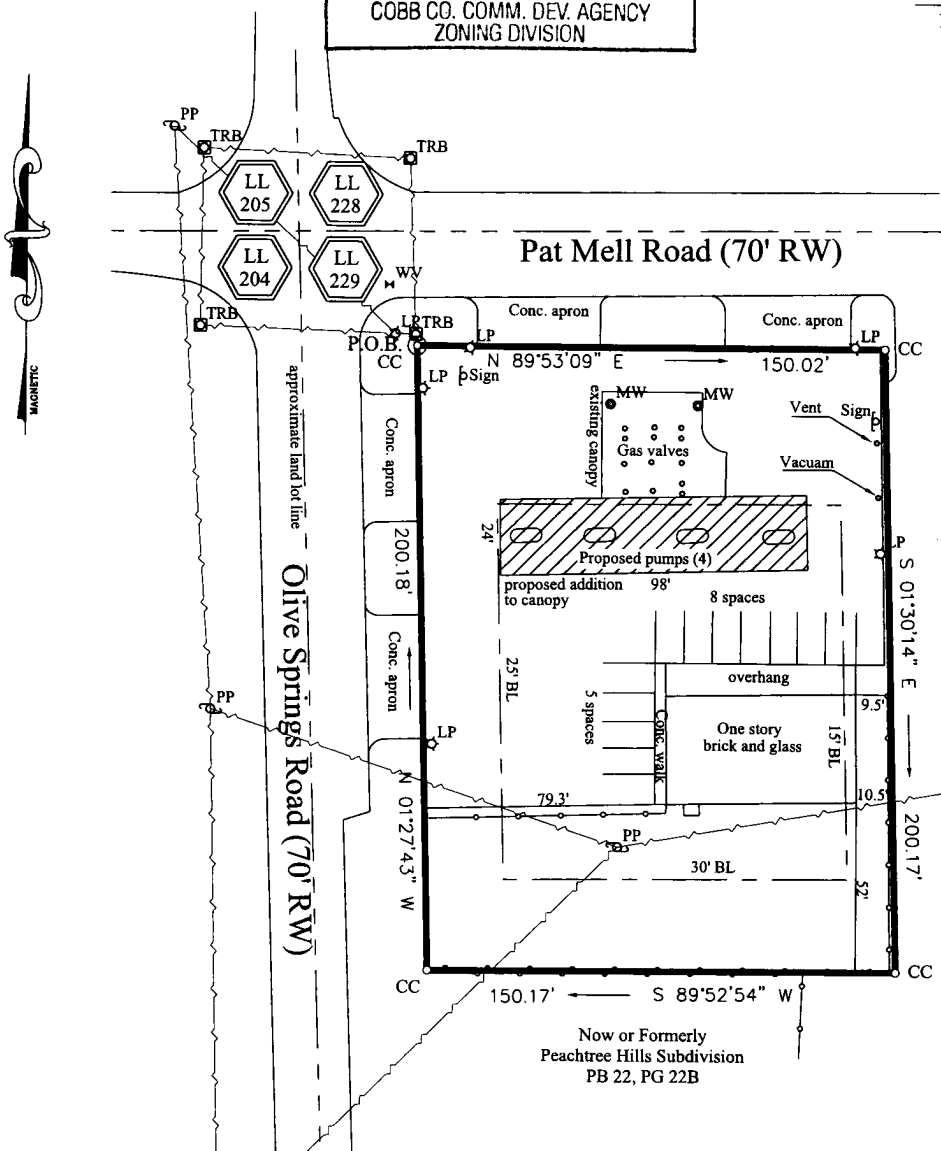
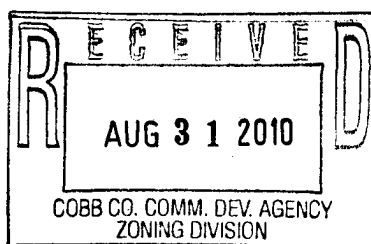
Current zoning:
Setbacks:
Front: 50
Side: 15
Rear: 30
Side corner: 25

**Z-34
(2010)**

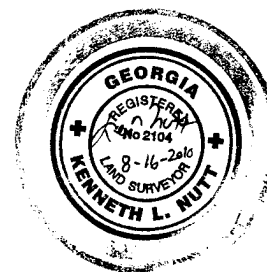
Boundary information taken from survey for Cyshal, Inc., The Summit National Bank, and Commonwealth Land Title Insurance Company; by Solar Land Surveying Company, dated 06/10/02.



Location Map
Not to Scale



Now or Formerly
Touraine Investments, LLC
DB 11681, PG 418



Job #: 002907

- 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 961,129 feet.
- This plat subject to all easements public and private.



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

**Rezoning Plat for
Shibu Kozhikattu**

Revised 2010-08-16
20 Pat Mell Road
Land Lot 229, 17th District, 2nd Sect.
Cobb County, Georgia

Plat Book: 12
Deed Book: 7004

Page: 174
Page: 82

Area = 30,037 Sq. Ft. (0.69 Acres)

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 # 130052 0070F, dated this property is not located in an area having special flood hazards.

Computed by:
Drawn by: JMC
Checked by: KLN

Party Chief:
Date Surveyed:
Date Drawn: 02/20/07

GRAPHIC SCALE

0 20 40 80

SCALE: 1" = 40'

APPLICANT: Shibu P. Kozhikattu

PETITION NO: Z-34

REPRESENTATIVE: Parks F. Huff (770) 422-7016

HEARING DATE (PC): 11-02-10

Sams, Larkin & Huff, LLP

HEARING DATE (BOC): 11-16-10

PRESENT ZONING: NS

TITLEHOLDER: Cyshal Corporation

PROPOSED ZONING: NRC

PROPERTY LOCATION: Southeast intersection of

Pat Mell Road and Olive Springs Road

PROPOSED USE: Expand canopy for additional pumps at existing fueling station.

ACCESS TO PROPERTY: Pat Mell Road and Olive Springs Road

SIZE OF TRACT: 0.69 ac

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 229

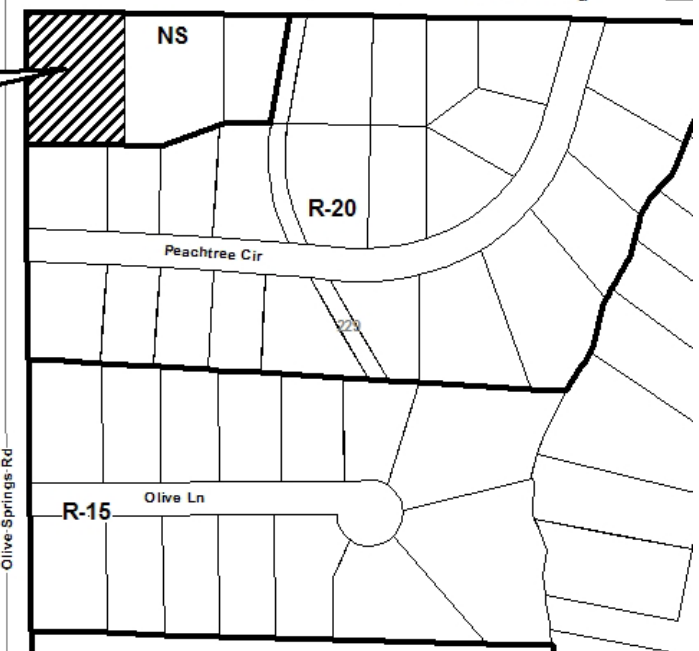
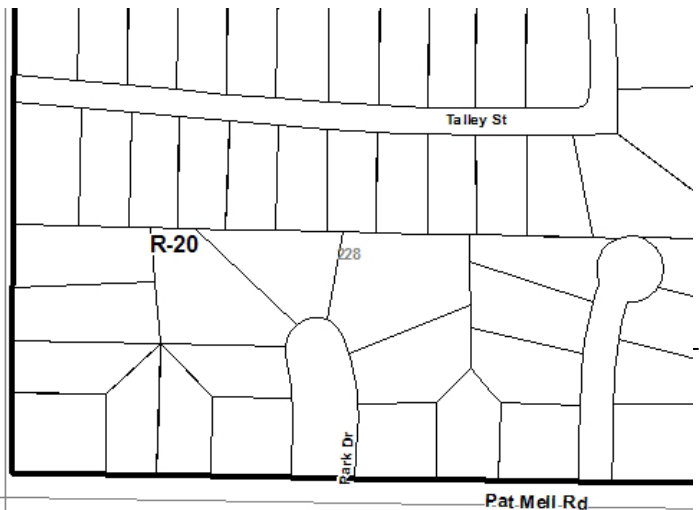
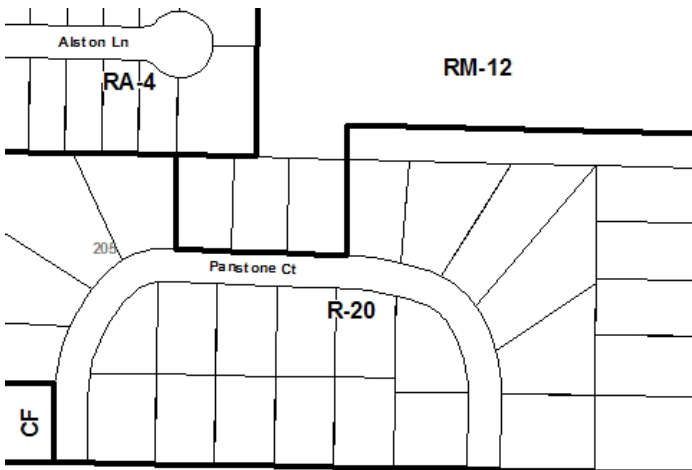
PARCEL(S): 1

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

Future Land Use Map: Low Density Residential

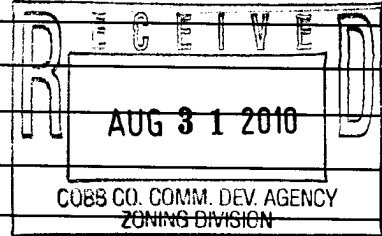


SITE

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): Convenience store with fuel sales

b) Proposed building architecture: Traditional commercial building

c) Proposed hours/days of operation: Seven (7) days a week. Normal convenience store hours.

d) List all requested variances: 1) Reduce front setback from 50 feet to 45 feet for canopy.
2) Reduce impervious standards for existing conditions.

.....
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?

*The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.

APPLICANT: Foxtell, a Georgia General Partnership

PETITION NO: Z-35

REPRESENTATIVE: Parks F. Huff (770) 422-7016

HEARING DATE (PC): 11-02-10

Sams, Larkin & Huff, LLP

HEARING DATE (BOC): 11-16-10

TITLEHOLDER: Foxtell, a Georgia General Partnership

PRESENT ZONING: PSC

PROPERTY LOCATION: Northeast intersection of

Austell Road and Mulkey Road

PROPOSED ZONING: CRC

PROPOSED USE: Medical offices,
pharmacy and retail.

ACCESS TO PROPERTY: Austell Road and Mulkey Road

SIZE OF TRACT: 2.036 acres

DISTRICT: 19

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 856 & 921

PARCEL(S): 61

TAXES: PAID X **DUE** _____

CONTIGUOUS ZONING/DEVELOPMENT

COMMISSION DISTRICT: 4

Future Land Use Map: Community Activity Center



Nov. 2010

Summary of Intent for Rezoning*

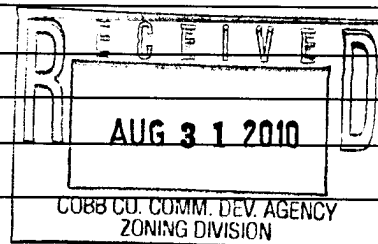
.....
Part 1. Residential Rezoning Information (attach additional information if needed)

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): medical office and retail

b) Proposed building architecture: existing traditional shopping center

c) Proposed hours/days of operation: regular business hours

d) List all requested variances: 1) reduce front setback from 50 feet to 20 feet for the existing building; 2) Reduce rear setback from 30 feet to 15 feet for the existing building; and 3) Reduce parking lot standards and impervious standard to as built conditions

.....
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?

.....
*The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.

Rezoning Request Plan

832 Clay Road

Cobb County, Georgia

Land Lots 34, 17th District, 2nd Section, COBB COUNTY AGENCY
ZONING DIVISION

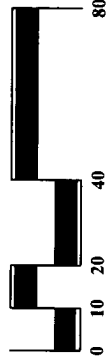
prepared for:

Serah Enterprises, Inc.

DGM
LAND PLANNING
CONSULTANTS



975 Cox Plaza
Bldg. 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491



August 31, 2010

Site Data

Total Site Area: .45 AC
Present Zoning: GC & R-20
Proposed Zoning: GC

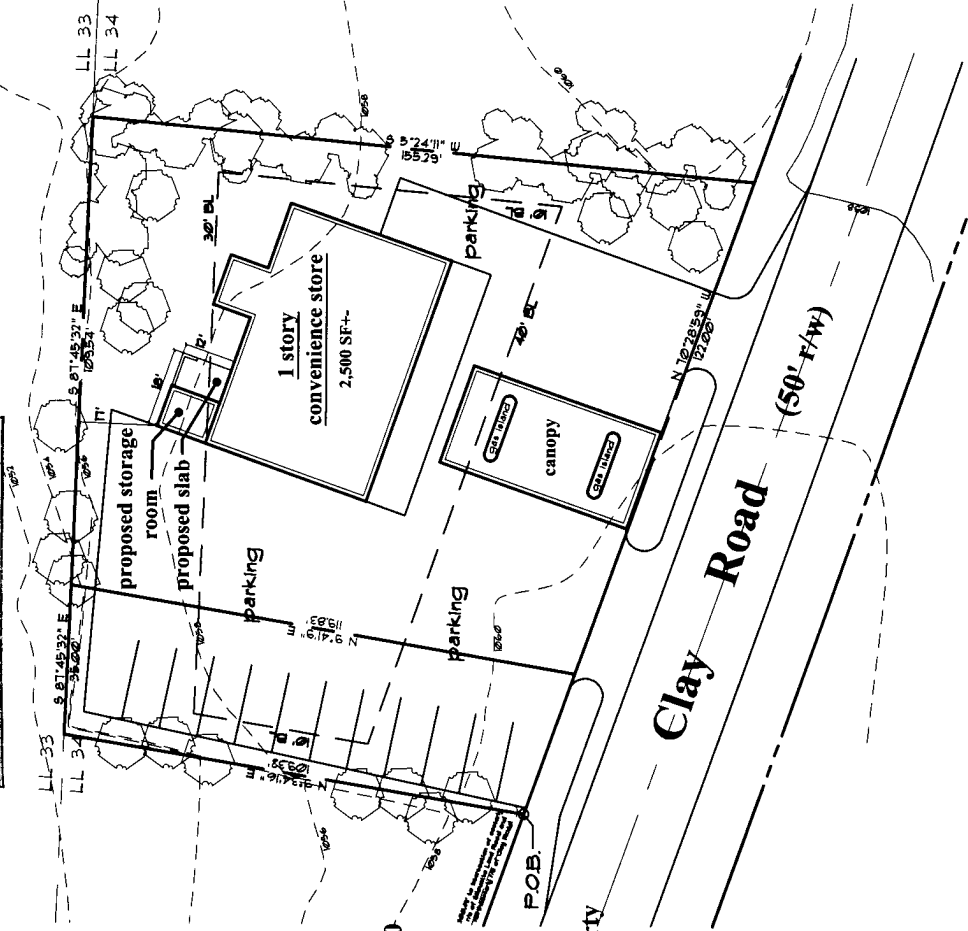
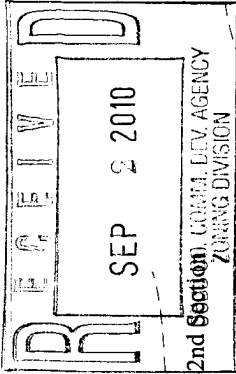
Variances Requested:

1. waive rear setback from 30 to 17' to accommodate storage room
2. waive area requirement of property from 20,000 SF to 19,659 SF



Notes:

1. Boundary survey from G.W. Crussell, Sr., P.L.S., dated June 4, 1993.
2. Topographic information by Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) #30061C02043, dated December 16, 2008, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams or wetlands are known to exist on site.
6. No archaeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.
8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.



APPLICANT: Serah Enterprises, Inc.

PETITION NO: Z-36

REPRESENTATIVE: Parks F. Huff 770- 422-7016

HEARING DATE (PC): 11-02-10

Sams, Larkin & Huff, LLP

HEARING DATE (BOC): 11-16-10

TITLEHOLDER: Serah Enterprises, Inc.

PRESENT ZONING: GC, R-20

PROPOSED ZONING: GC

PROPERTY LOCATION: North side of Clay Road, east of
Silhouette Lane, west of Old Floyd Road.

PROPOSED USE: Existing Convenience
Store

ACCESS TO PROPERTY: Clay Road

SIZE OF TRACT: .45 acre

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 34, 33

PARCEL(S): 3

TAXES: PAID X DUE _____

CONTIGUOUS ZONING/DEVELOPMENT

COMMISSION DISTRICT: 4

Future Land Use Map: Community Activity Center



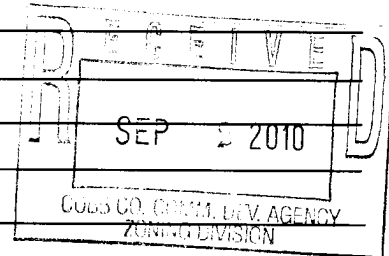
Application No. Z-36

Nov. 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): Existing commercial building

b) Proposed building architecture: Seven (7) days a week, normal convenience store
business hours
c) Proposed hours/days of operation: regular business hours

d) List all requested variances: 1) Waive rear setback from 30 feet to 17 feet for proposed
cooler and storage building; 2) Waive the lot size from 20,000 square feet to 19,659 square feet; and
3) Reduce front setback from 40 feet to 0 feet for the existing canopy

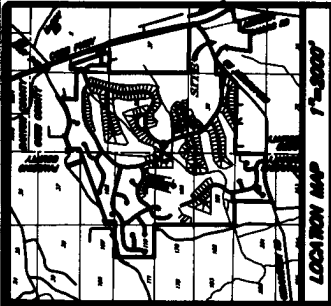
.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

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

*The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.

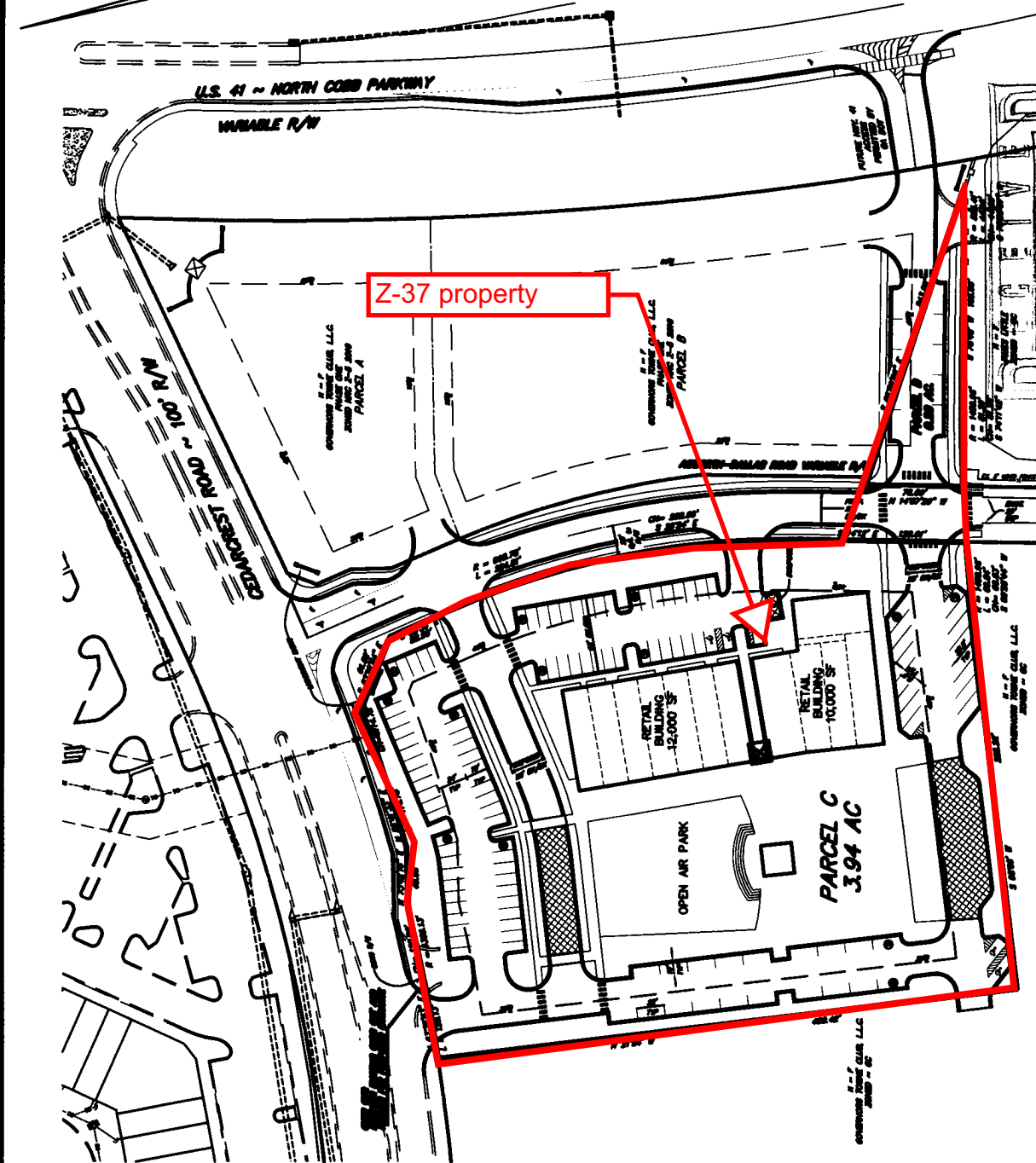


PROJECTED	FIELD BOOK
DRAWN BY	GLM
CHECKED BY	AB
DATE	10/1/10
SCALE	1"=40'
SHEET NUMBER	1 of 2



SITE SUMMARY	
TOTAL SITE AREA:	4.14 AC
TRACT C:	3.94 AC
TRACT B:	0.20 AC
EXISTING ZONING:	GC
PROPOSED ZONING:	NRC
BUILDING SETBACKS:	40' FRONT 30' REAR 15' SIDE (MINOR) 25' SIDE (MAJOR)
PARKING DATA - PARCEL C:	22,000
BUILDING SQUARE FOOTAGE:	88
REQUIRED (1/250 BUILDING S.F.):	119
PARKING SHOWN:	(INCLUDING 5 HANDICAP)

1. THERE ARE NO LINES, SHADOWS OR RELATIONS ON THIS SITE.
2. THERE ARE NO LINES, SHADOWS OR RELATIONS ON THIS SITE.
3. THERE ARE NO LINES, SHADOWS OR RELATIONS ON THIS SITE.
4. THERE ARE NO LINES, SHADOWS OR RELATIONS ON THIS SITE.
5. THERE ARE NO LINES, SHADOWS OR RELATIONS ON THIS SITE.
6. THERE ARE NO LINES, SHADOWS OR RELATIONS ON THIS SITE.
7. THERE ARE NO LINES, SHADOWS OR RELATIONS ON THIS SITE.
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9. THERE ARE NO LINES, SHADOWS OR RELATIONS ON THIS SITE.
10. THERE ARE NO LINES, SHADOWS OR RELATIONS ON THIS SITE.



SEP - 2 2010

**COBB CO. COMMUNITY AGENCY
ZONING DIVISION**

APPLICANT: Governors Towne Square, LLC

PETITION NO: Z-37

REPRESENTATIVE: Kenneth Horton
678-439-3029

HEARING DATE (PC): 11-02-10

HEARING DATE (BOC): 11-16-10

PRESENT ZONING: GC

TITLEHOLDER: Governors Towne Square, LLC,
James H. Little and Betty P. Little

PROPOSED ZONING: NRC

PROPERTY LOCATION: South side of Cedarcrest Road, west of
Acworth Dallas Road, and west side of Cobb Parkway, east side of
Acworth Dallas Road.

PROPOSED USE: Retail And Restaurants

ACCESS TO PROPERTY: Cedarcrest Road, Acworth Dallas
Road and Cobb Parkway

SIZE OF TRACT: 4.14 acres

DISTRICT: 20

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 40

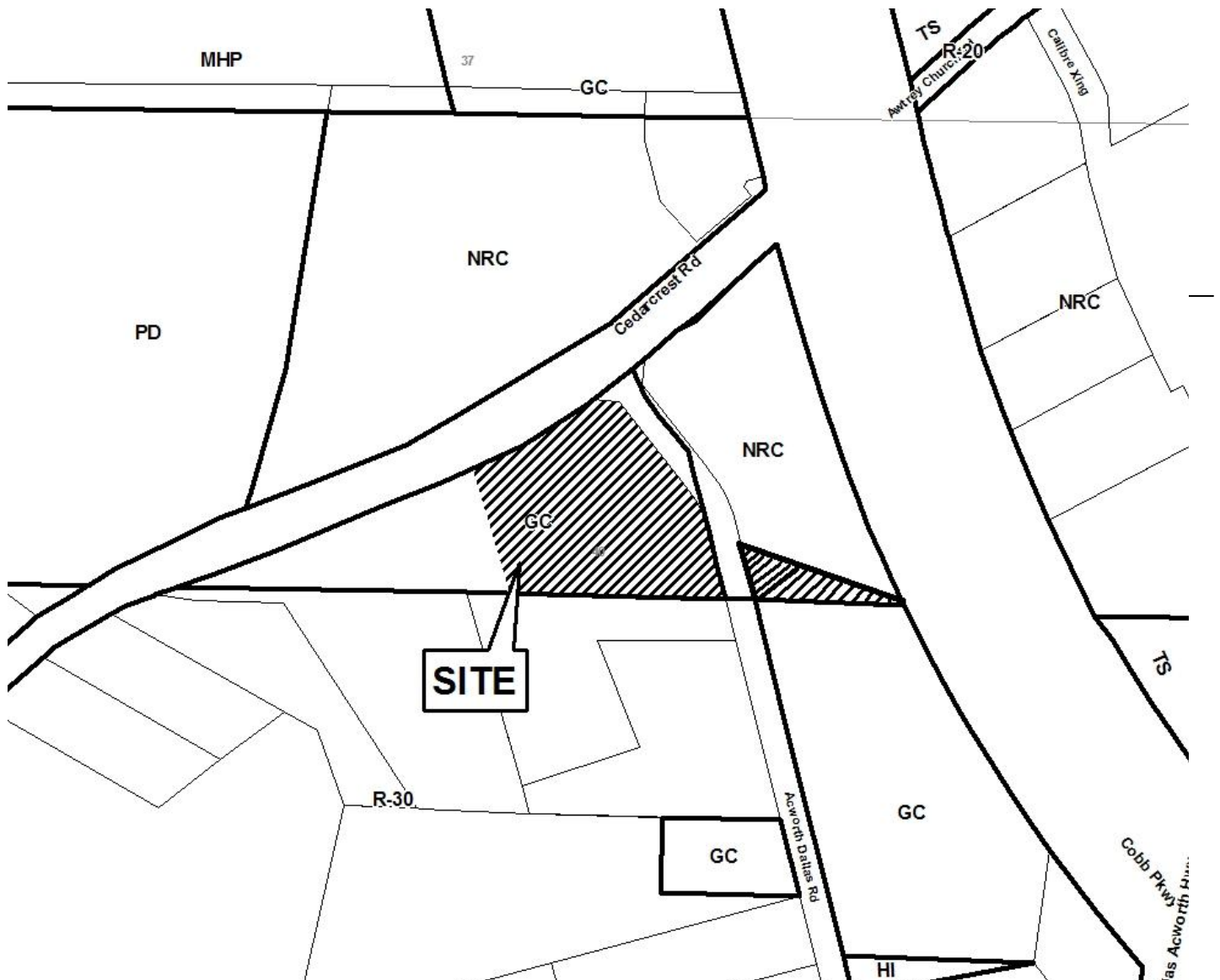
PARCEL(S): 1, 2

TAXES: PAID X **DUE** _____

CONTIGUOUS ZONING/DEVELOPMENT

COMMISSION DISTRICT: 1

Future Land Use Map: Neighborhood Activity Center



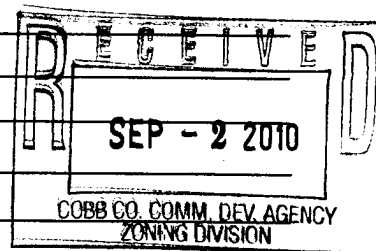
Application No. Z-37

Nov. 2010

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): N/A
b) Proposed building architecture: N/A
c) Proposed selling prices(s): N/A
d) List all requested variances: N/A



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

- a) Proposed use(s): Retail and Restaurants
b) Proposed building architecture: complementary to existing
Governors Towne Square Center
c) Proposed hours/days of operation: Consistent with similar retail and restaurants in area
d) List all requested variances: None at Present

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

See Attached Concept Plan

.....
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