

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: August 2, 2011
Board of Commissioners Hearing Date: August 16, 2011

Due Date: July 1, 2011

Date Distributed/Mailed Out: June 10, 2011



Cobb County...Expect the Best!

20 0 20 40 60
GRAPHIC SCALE - FEET

APPLICANT: Sonia Torretto

678-571-3207

REPRESENTATIVE: Sonia Torretto

TITLEHOLDER: Sonia Torretto

PROPERTY LOCATION: On the south side of Cloverdale

Drive, west of Lott Avenue

ACCESS TO PROPERTY: Cloverdale Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Community Activity Center

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-26

HEARING DATE (PC): 08-02-2011

HEARING DATE (BOC): 08-16-2011

PRESENT ZONING: CF

PROPOSED ZONING: LRO

PROPOSED USE: Professional Office

SIZE OF TRACT: 0.25 ac

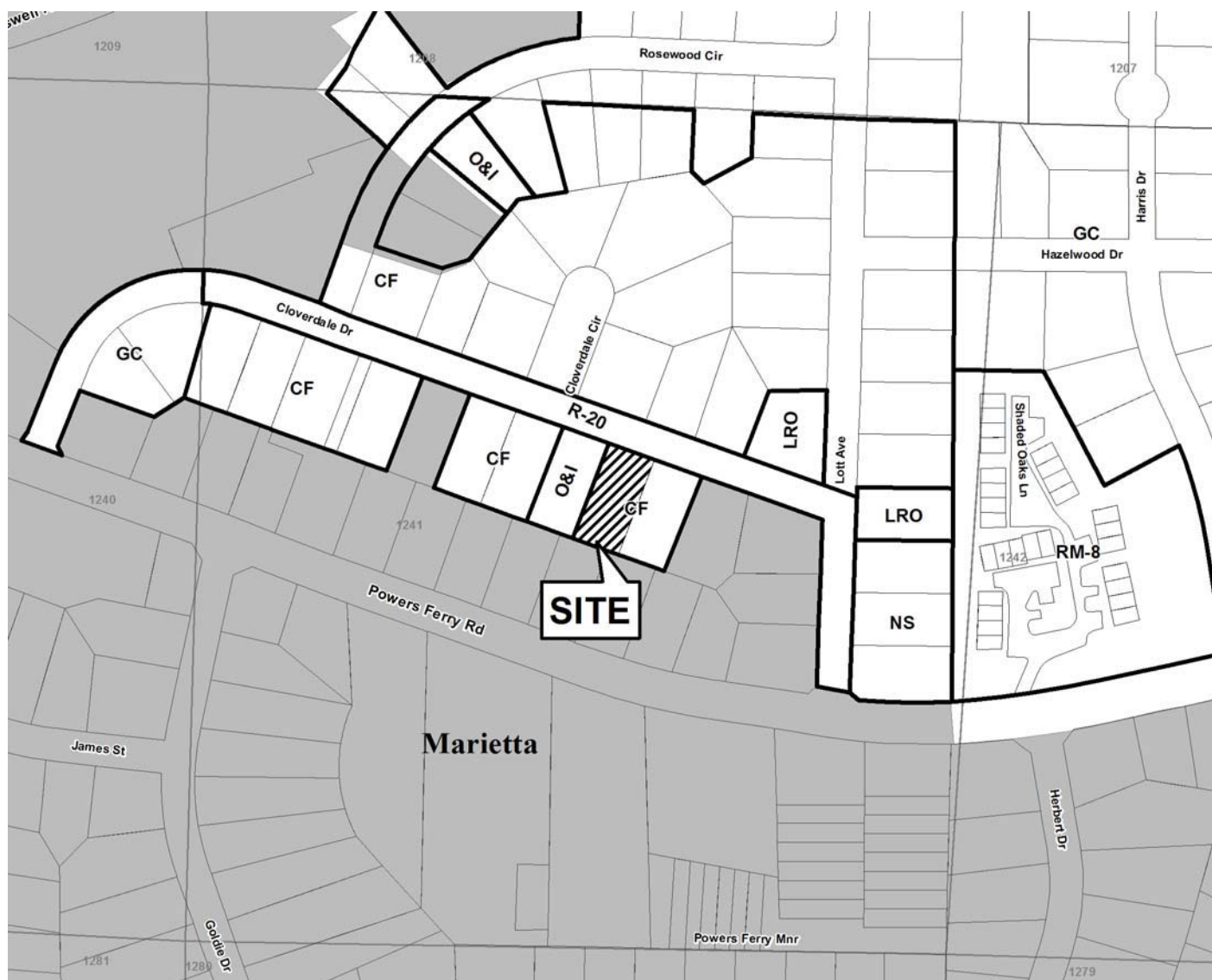
DISTRICT: 16

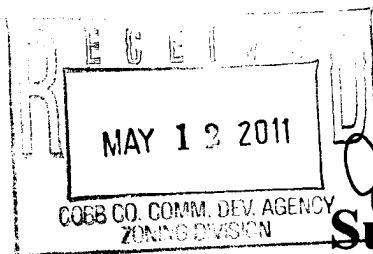
LAND LOT(S): 1241

PARCEL(S): 40

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 2





Application No. Z-28
Aug.
2011

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 996
b) Proposed building architecture: ranch
c) Proposed selling prices(s): 60,000
d) List all requested variances: residential to commercial
zoning

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

- a) Proposed use(s): use as office space for small
business
b) Proposed building architecture: remain as is
c) Proposed hours/days of operation: 8am - 8pm
d) List all requested variances: none

.....
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

MAY 31 2011

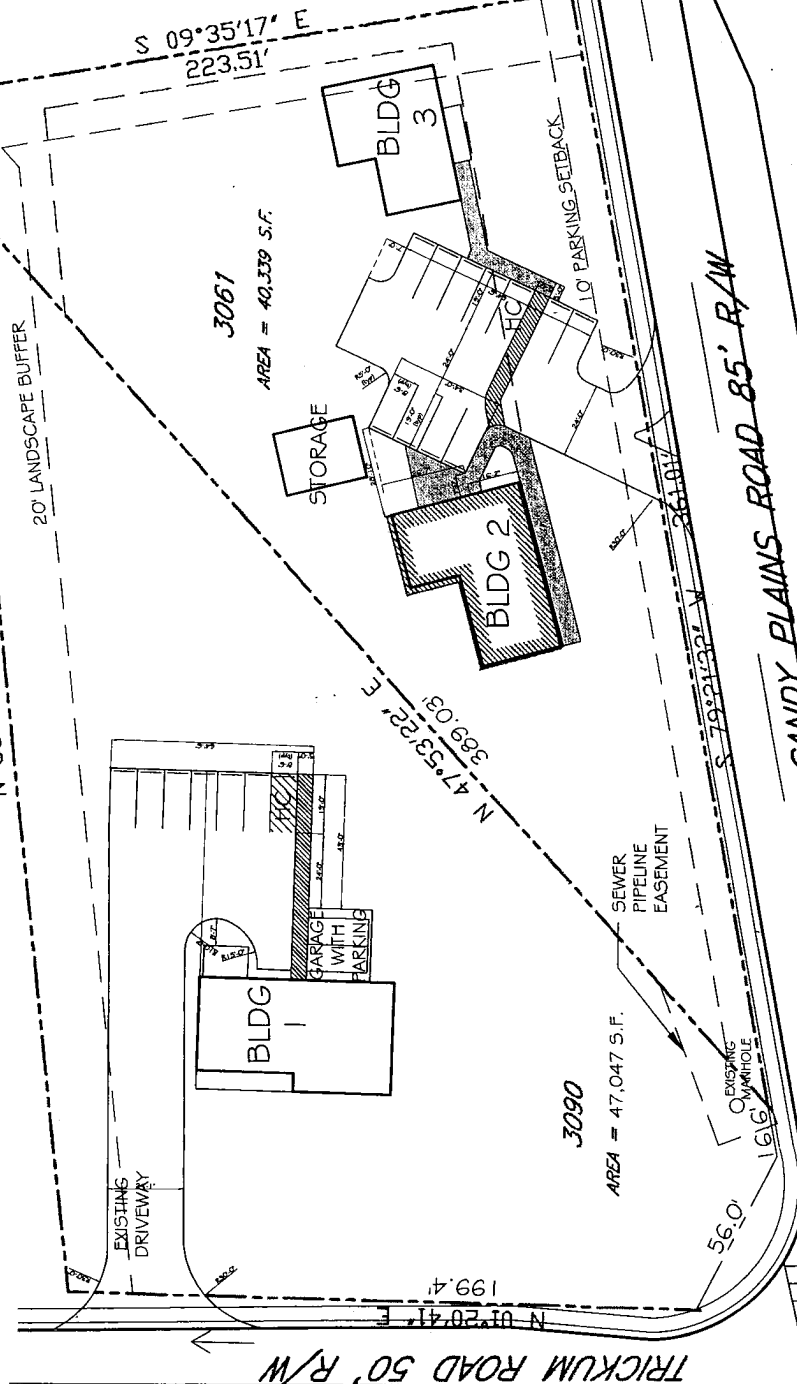
PARKING REQUIREMENTS
 3090 TRICKUM RD.
 BLDG 1 - 2465 S.F. = 9 SPACES
 3061 SANDY PLAINS
 BLDG 2 - 1788 S.F.
 BLDG 3 - 1332 S.F.
 TOTAL - 3120 S.F. = 11 SPACES

PARKING NOTES:
 - BUILDING S.F. BASED ON COBB CO. TAX RECORDS.
 - PARKING BASED ON 1 SPACE PER 285 S.F.
 - PARKING BAYS = 19' X 8.5'
 - PASSAGEWAYS = 24' WIDE

HILLCREST OAKS SUBDIVISION

NOTES:
 THIS PLAT IS BASED ON A SURVEY BY GA. LAND SURVEYING COMPANY FOR RONALD BROWN, DATED 5-3-2004, AND A SURVEY BY ROBERT WEAVER FOR JAMES DAVENPORT, DATED JUNE 2, 1967.

CHERRY TREE LANE SUBDIVISION



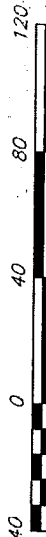
- Notes (05/25/11):
- Buildings are existing residential buildings. Building size and shape based on Cobb Co. Tax Assessor records. Building locations base on Cobb Co. GIS plat and aerial photo.
 - New Road Widening Easement boundary based on Trickum Rd. and Sandy Plains Rd. based on Walden, Ashworth, & Associates, Inc. dated 02/20/89. Property boundaries and new boundary dimensions and area based on this drawing.
 - Sidewalks, roads, and manhole location based on Co. GIS aerial photo.

Z-27 (2011)

SITE PLAN FOR LRO ZONING

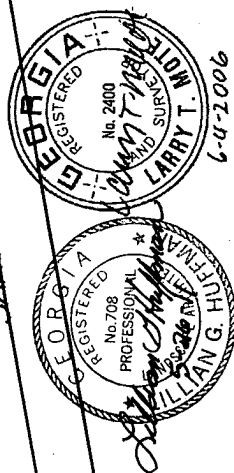
BOUNDARY SURVEY PLAT FOR ASAD NEZAMABADI

LL 482, 16TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA
 DATE: JUNE 04, 2006



LARRY T. MOTE
 CIVIL ENGINEER &
 LAND SURVEYOR

MOTE ENGINEERING, LLC
 377 SYCAMORE LANE
 MARIETTA, GA 30066
 770-977-0598, 977-6765 FAX



PARKING LAYOUT BY
 LILLIAN HUFFMAN,
 LANDSCAPE ARCHITECT
 770-402-5353

APPLICANT: Asad Nezamabadi

770-944-1009

REPRESENTATIVE: Asad Nezamabadi

TITLEHOLDER: Asad Nezamabadi

PROPERTY LOCATION: Northeast intersection of Sandy

Plains Road and Trickum Road

ACCESS TO PROPERTY: Sandy Plains Road and

Trickum Road

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Neighborhood Activity Center

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-27

HEARING DATE (PC): 08-02-2011

HEARING DATE (BOC): 08-16-2011

PRESENT ZONING: R-15

PROPOSED ZONING: LRO

PROPOSED USE: CPA/Professional

Office

SIZE OF TRACT: 2.0 ac

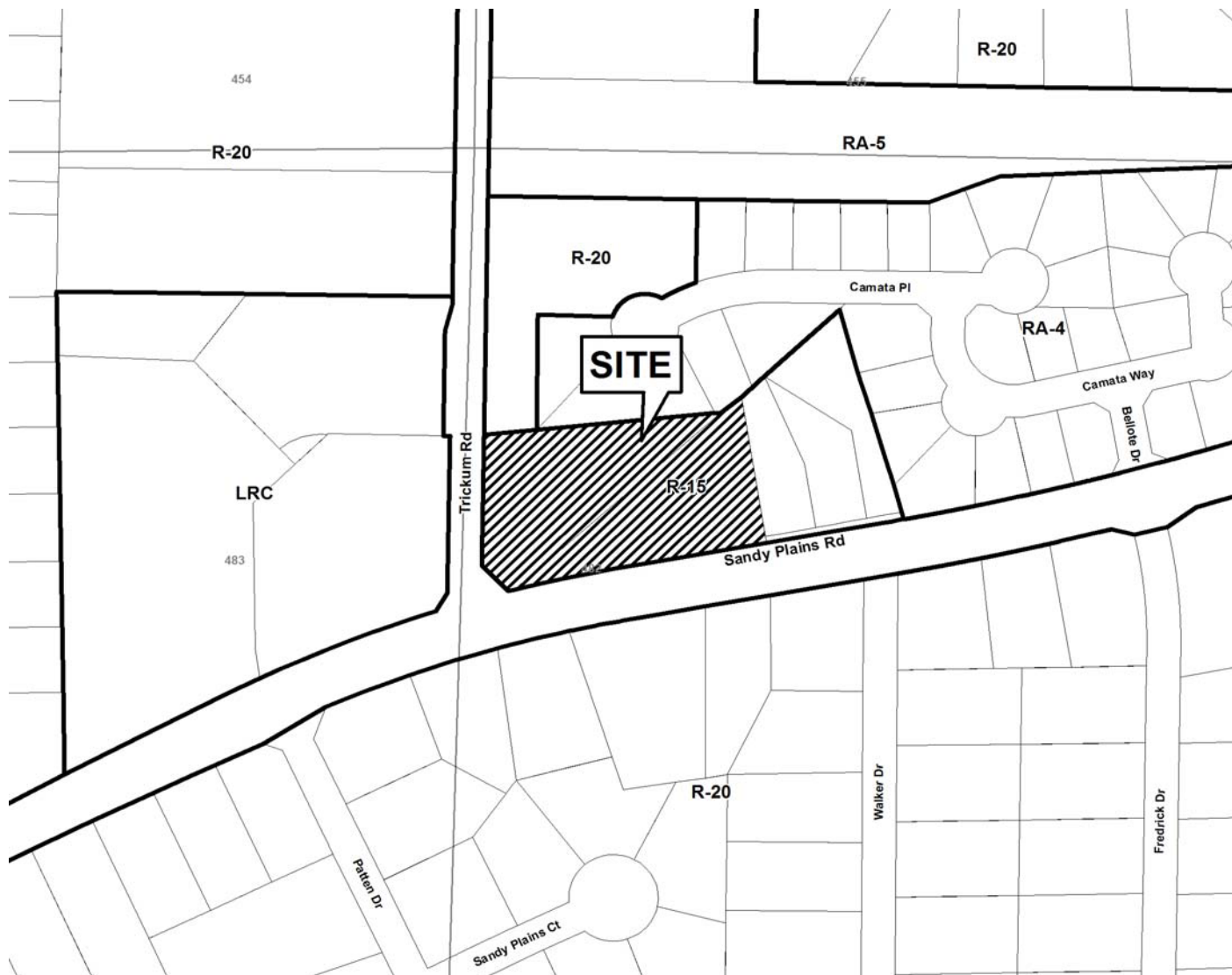
DISTRICT: 16

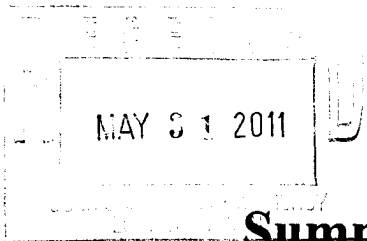
LAND LOT(S): 482

PARCEL(S): 3, 32

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 3





Application No. Z-27
Aug. 2011

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): CPA office, other Professional offices.
b) Proposed building architecture: Already existing Concret and Brick buildings only adding 18 parking spaces.
c) Proposed hours/days of operation: 9-5 Monday through Fridays
d) List all requested variances: _____

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

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

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

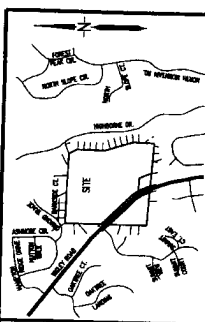
Centerline Surveying Systems, Inc.
 1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA 30144
 PHONE: (770) 424-0028 FAX: (770) 424-3389

APPLICANT/AGENT
 WIGLEY ROAD DEVELOPMENT PARTNERS, LLC
 205 VILLAGE PARKWAY, SUITE 230
 MARIETTA, GEORGIA 30067

GENERAL NOTES
 PROPOSED ZONING - R-30
 PROPOSED ZONING - R-15
 OPEN SPACE AREA - 45.0 ACRES
 TOTAL LOTS - 48
 MINIMUM LOT AREA - 1.50 LOTS PER ACRE
 MINIMUM LOT AREA - 1.50 LOTS PER ACRE
 MINIMUM HOUSE SIZE - 1,150 SQ. FT.
 LOT WIDTH AT R/A. SHOW - 80 FT.

BUILDING SETBACK REQUIREMENTS
 FRONT - 25'
 REAR - 40'
 SIDE - 5' (15' BETWEEN STRUCTURES)
 MAXIMUM SIDE - 25'

IF STATE MATERIALS ARE DISCOVERED TO EXIST ON THIS SITE, A 25' BUFFER MEASURED FROM THE TOP OF BANK SHALL BE MAINTAINED AND SUBJECT TO ALL THE REQUIREMENTS OF THE STATE MATERIALS ACT.
 NO STRUCTURES HAVE BEEN FOUND TO BE LOCATED ON THIS SITE.
 IF ANY STRUCTURES EXIST ON SITE, NONE SHALL BE CONSIDERED WITHOUT THE NECESSARY PERMITS.
 NO ARCHITECTURAL LANDMARKS HAVE BEEN FOUND TO BE LOCATED ON THIS PROPERTY.
 NO ARCHITECTURAL LANDMARKS HAVE BEEN FOUND TO BE LOCATED ON THIS PROPERTY.
 ALL PROPOSED DEVELOPMENT TO BE BUILT IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODES.
 THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODES SHALL BE USED FOR THE PROPOSED DEVELOPMENT OF THIS SITE. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE GEORGIA CONSTITUTION AND THE GEORGIA CONSTITUTIONAL AMENDMENTS.
 ALL EXISTING STRUCTURES TO BE REMOVED.



LOCATION MAP
NOT TO SCALE

THIS PROPERTY IS NOT LOCATED WITHIN A HISTORIC DISTRICT OR LANDMARK ZONING TO COBB COUNTY PLANNING AND COMMUNITY #130052 DATED: DEC. 18, 2008

**Z-28
(2011)**

REZONING PLAT FOR:
WIGLEY RD. DEVELOPMENT PARTNERS

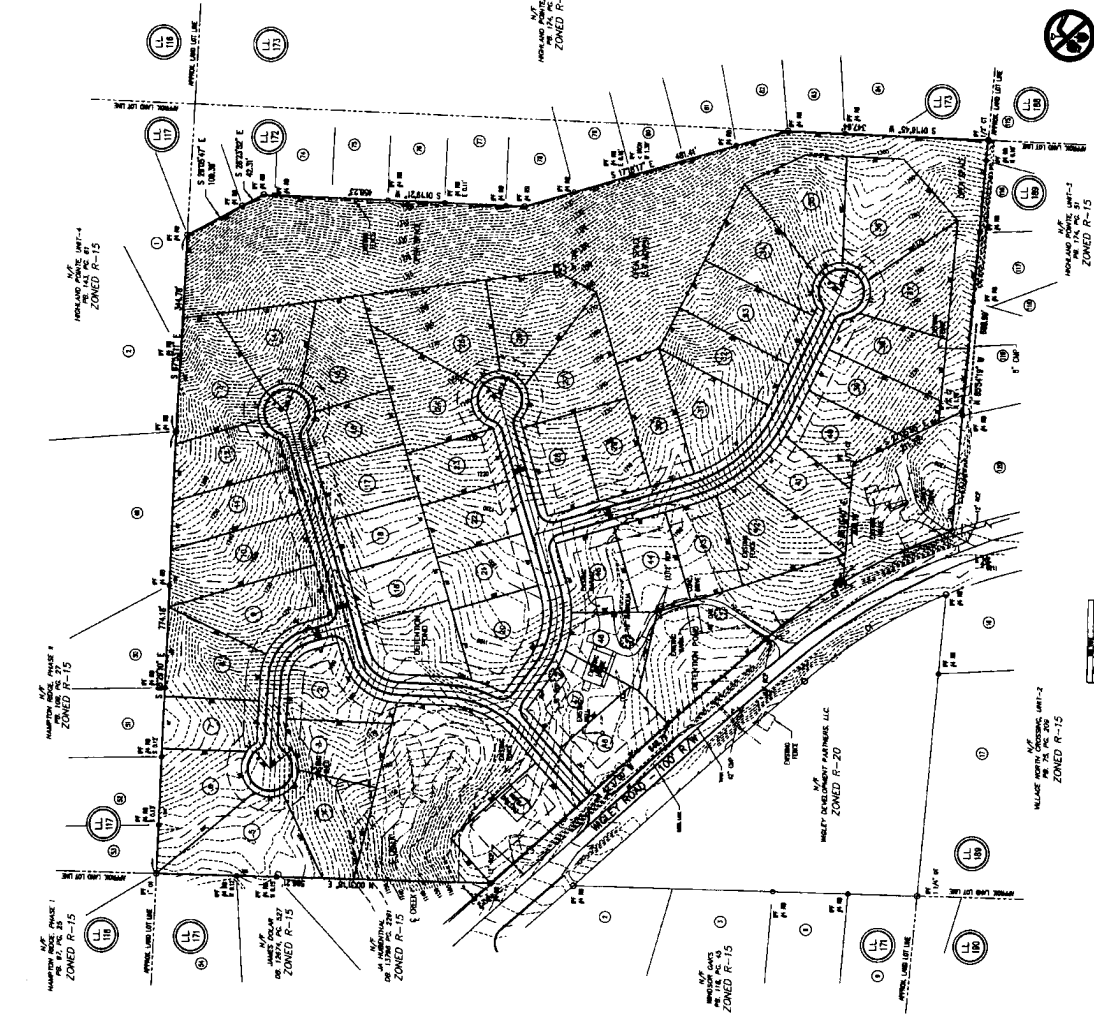
PROPERTY IS LOCATED IN LAND LOT 172 OF THE 16TH DISTRICT, 2ND SECTION COBB COUNTY, GEORGIA



PLANNING DISTRICT	DATE	5-16-11
COB		
APPROVED BY	DATE	2/10/15
COB		
REVISION DESCRIPTION	DATE	
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CAUTION

THE REVISIONS SHOWN HEREIN ARE FOR THE CONTRACTOR'S CONSIDERATION ONLY. THESE MAY BE USED WITHOUT THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. ALL DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



REVISION	DATE	BY	CHKD
1	02/10/15	COB	COB
2	02/10/15	COB	COB
3	02/10/15	COB	COB
4	02/10/15	COB	COB
5	02/10/15	COB	COB
6	02/10/15	COB	COB
7	02/10/15	COB	COB
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96	02/10/15	COB	COB
97	02/10/15	COB	COB
98	02/10/15	COB	COB
99	02/10/15	COB	COB
100	02/10/15	COB	COB

APPLICANT: Brooks Chadwick Capital, LLC
404-281-4554

REPRESENTATIVE: John H. Moore 770-429-1499
Moore Ingram Johnson & Steele, LLP

TITLEHOLDER: Wigley Development Partners, LLC

PROPERTY LOCATION: Northeasterly side of Wigley
Road, northwest of the intersection of Sandy Plains Road and
Wigley Road

ACCESS TO PROPERTY: Wigley Road

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Low Density Residential

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-28

HEARING DATE (PC): 08-02-2011

HEARING DATE (BOC): 08-16-2011

PRESENT ZONING: R-30

PROPOSED ZONING: R-15

PROPOSED USE: Single-family
Subdivision

SIZE OF TRACT: 31.96 ac

DISTRICT: 16

LAND LOT(S): 172

PARCEL(S): 1

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 3



Application No. z- 28
(2011)
Aug.

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Minimum 2,500 square feet
b) Proposed building architecture: Traditional
c) Proposed selling prices(s): Range of \$400,000-\$600,000
d) List all requested variances: Reduction of front setbacks by 10 feet and
add 10 feet to the rear setbacks; 5 foot side setbacks with 15 feet
between structures
.....

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

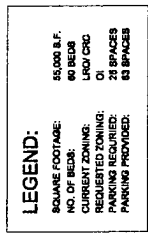
- a) Proposed use(s): Not Applicable
b) Proposed building architecture: _____
c) Proposed hours/days of operation: _____
d) List all requested variances: _____

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

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

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time

*Applicant specifically reserves the right to amend any information set forth herein at any time during the rezoning process.



APPLICANT: Helton Real Estate Advisors, LLC
770-579-3436

REPRESENTATIVE: John H. Moore 770-429-1499
Moore Ingram Johnson & Steele, LLP

TITLEHOLDER: Sanctuary Park West Real Estate , LLC

PROPERTY LOCATION: East side of Ernest Barrett
Parkway, north of Dallas Highway

ACCESS TO PROPERTY: Ernest Barrett Parkway

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Community Activity Center

PETITION NO: Z-29

HEARING DATE (PC): 08-02-2011

HEARING DATE (BOC): 08-16-2011

PRESENT ZONING: CRC and LRO

PROPOSED ZONING: O&I

PROPOSED USE: Assisted Living
Facility

SIZE OF TRACT: 5.82

DISTRICT: 20

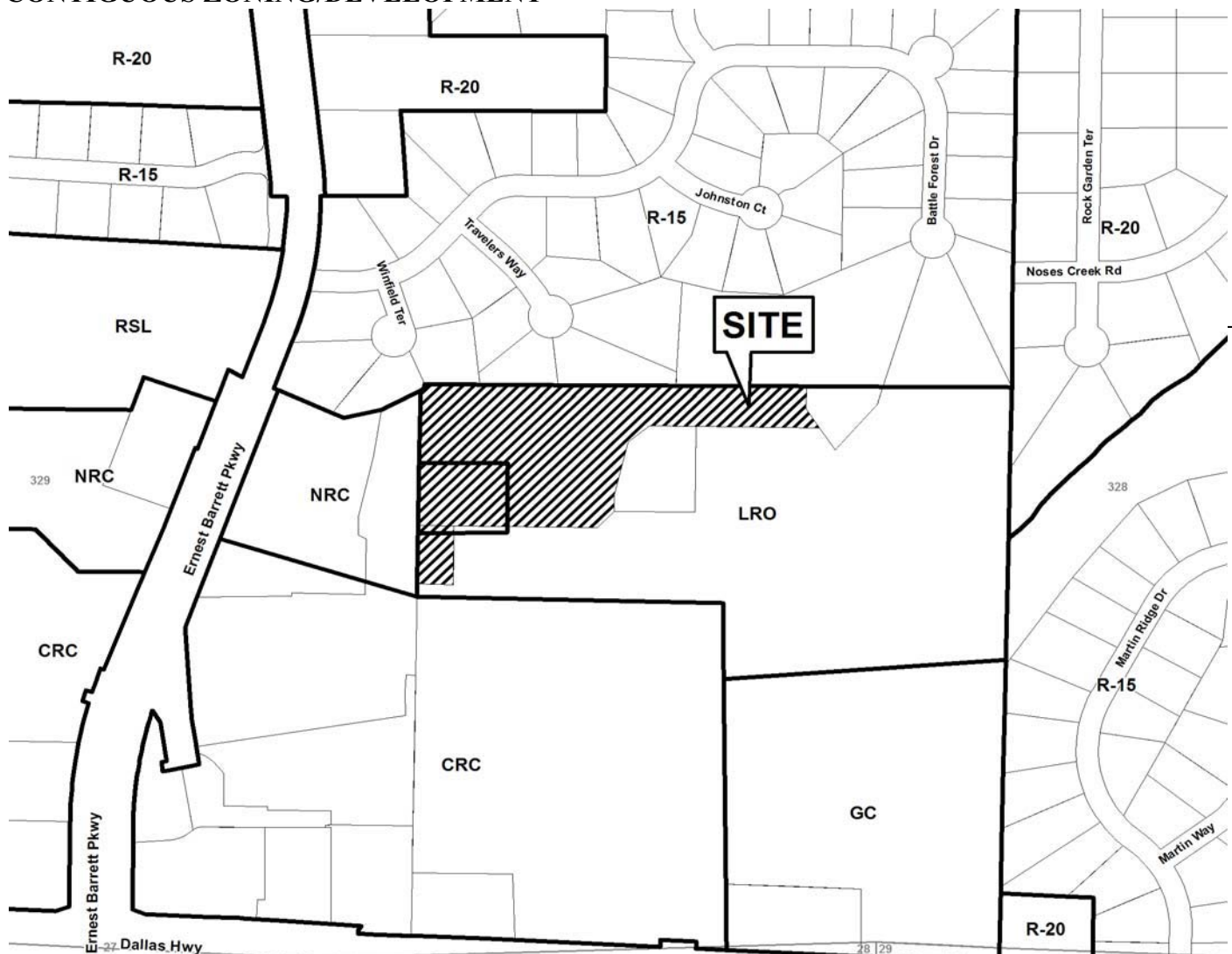
LAND LOT(S): 329

PARCEL(S): 8, 115 & 137

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT



Application No. z- 29
(2011)

Aug.

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): Assisted Living Facility
- b) Proposed building architecture: Traditional
- c) Proposed hours/days of operation: Sunday-Saturday; 24 hours per day
- d) List all requested variances: None known at this time
- _____
- _____
- _____

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

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

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

***Applicant specifically reserves the right to amend any information set forth herein at any time during the rezoning process.**



Z-30
(2011)

DATE	REMARKS
5-8-07	1st COUNTY COMMENTS
7-22-07	2nd COUNTY COMMENTS
8-20-07	3rd COUNTY COMMENTS

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PROJECT NO. - 06-257.00
 DRAWN - SCH
 DESIGNED - SBC
 CHECKED - J
 DATE - 2/14/07

C4. COLE COUNTY
GEORGIA
August
construction

PARKING DATA:

BUILDING 300 NOTE:
THE FOOTPRINT SHOWN REPRESENTS
SQUARE FOOTAGE ALLOWED UNDER
ACTUAL BUILDING FOOTPRINT IS SUB-
STANTIAL TENANT BUILDOUT.

DESIGN SHALL COMPLY WITH THE 1997 GEORGIA STATE ACCESSIBILITY CODE (404-558-0879 / 2055).

BUILDING 300 NOTE:
THE FOOTPRINT SHOWN REPRESENTS
SQUARE FOOTAGE ALLOWED UNDER
ACTUAL BUILDING FOOTPRINT IS SUB-
STANTIAL TENANT BUILDOUT.

N/F
POWDER/MACK AND LLC

RESIDENTIAL DEVELOPMENT
(UNDER CONSTRUCTION)
LDP:05-0222)

POWDER SPRINGS ROAD
(45 MPH - 100' R/W)MACLAND STATION
SUBDIVISION

BRANDON
LEE DR.

LL
475



CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARED ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE DONE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
(770) 623-4344
(METRO ATLANTA ONLY)
UNLIM. PROJECTION CLUTTER

APPLICANT: GPP-Cobb, LLC

863-647-1581

REPRESENTATIVE: GPP-Cobb, LLC

TITLEHOLDER: GPP-Cobb, LLC

PROPERTY LOCATION: Northwest intersection of
Powder Springs Road and Grove Valley Drive

ACCESS TO PROPERTY: Powder Springs Road

PHYSICAL CHARACTERISTICS TO SITE:

FUTURE LAND USE MAP: Neighborhood Activity Center

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-30

HEARING DATE (PC): 08-02-2011

HEARING DATE (BOC): 08-16-2011

PRESENT ZONING: NRC w/Stips

PROPOSED ZONING: NRC w/Stips

PROPOSED USE: Amending previous
zoning conditions

SIZE OF TRACT: 5.3 ac

DISTRICT: 19

LAND LOT(S): 475

PARCEL(S): 1

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 4

