

# **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: March 6, 2012**  
**Board of Commissioners Hearing Date: March 20, 2012**

**Due Date: February 3, 2012**

**Date Distributed/Mailed Out: January 13, 2012**



*Cobb County...Expect the Best!*

Z-9  
(2012)

CURRENT ZONING: R-20  
PROPOSED ZONING: CRC

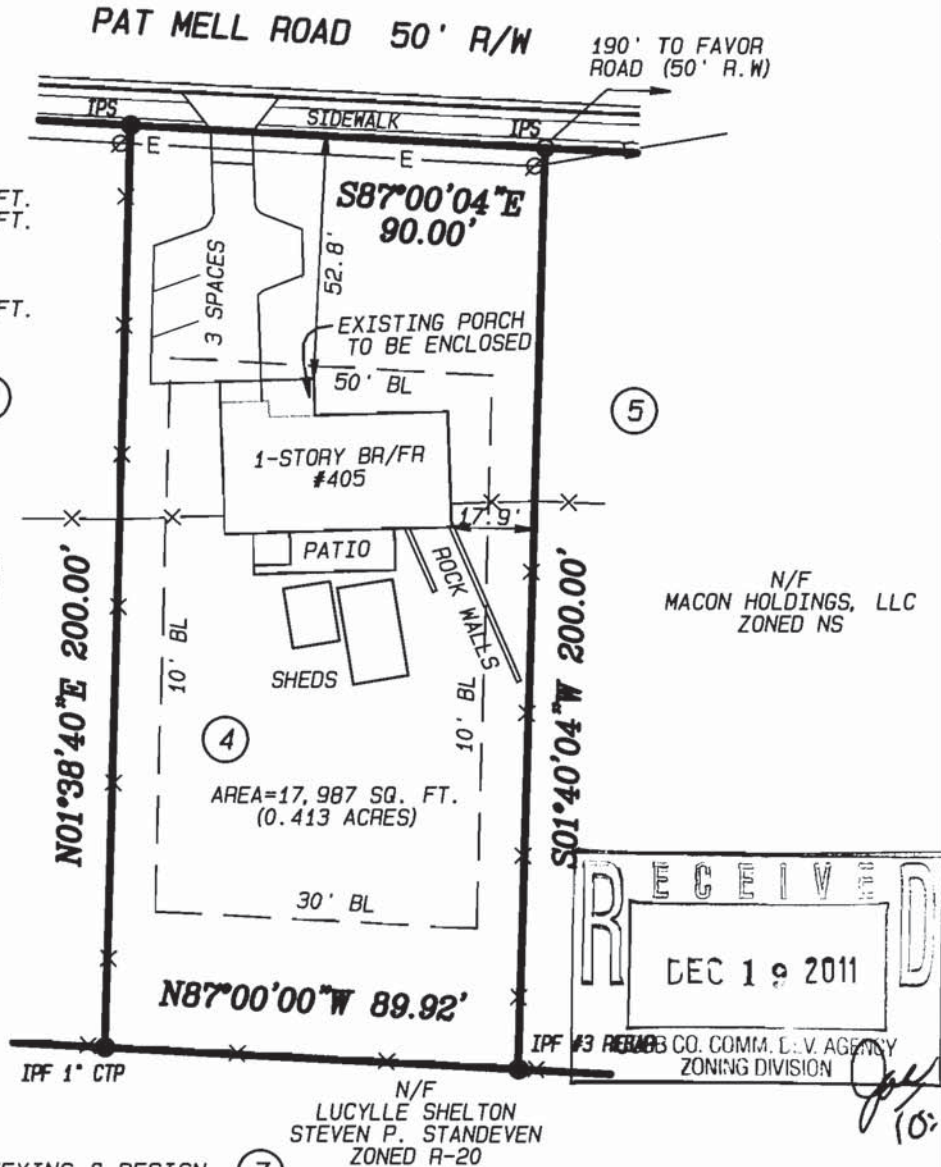
MINIMUM BUILDING SETBACKS:  
FRONT: 50 FT.  
SIDE: 10 FT.  
BACK: 30 FT.

MINIMUM LOT SIZE: 20,000 SQ. FT.  
ACTUAL LOT SIZE: 17,987 SQ. FT.

VARIANCE NEEDED TO REDUCE  
MINIMUM LOT SIZE FROM  
20,000 SQ. FT. TO 17,987 SQ. FT.

N/F  
MURIELLE HYACINTHE  
HARRY A. HYACINTHE  
ZONED R-20

OWNER: GEORGE NGWANG  
405 PAT MELL ROAD  
MARIETTA, GA. 30060  
770-222-9342



**SURVEY NOTES:**

1. SURVEY BY BETTERTON SURVEYING & DESIGN (7)  
DATED 11-03-11.
2. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD  
HAZARD MAP COMMUNITY NUMBER 130052, PANEL 114G,  
DATED 12-16-06, AND HAVE DETERMINED THAT THIS  
PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL  
FLOOD HAZARDS.
3. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

GRAPHIC SCALE

1"=40'



**BETTERTON**  
**SURVEYING & DESIGN, INC.**

LAND SURVEYING,  
LAND PLANNING,  
SUBDIVISION & COMMERCIAL  
SITE DESIGN

950 WEST SANDTOWN ROAD  
MARIETTA, GEORGIA 30064  
(678) 483-0242



11-03-11

**ZONING PLAT**

LOT #4 W.L. TUMLIN SUBD.

LOCATED IN: LAND LOT 132  
17TH DISTRICT, 2ND SECTION,  
COBB COUNTY, GEORGIA  
SCALE: 1" = 40 FT.  
DATE: 11-03-11  
PREPARED FOR:

**GEORGE NGWANG**

11132

**APPLICANT:** George Ngwang

(770) 222-9362

**REPRESENTATIVE:** George Ngwang

(770) 222-9362

**TITLEHOLDER:** George Ngwang

**PROPERTY LOCATION:** On the south side of Pat Mell Road, west  
of Favor Road

(405 Pat Mell Road).

**ACCESS TO PROPERTY:** Pat Mell Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-9

**HEARING DATE (PC):** 03-06-12

**HEARING DATE (BOC):** 03-20-12

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** CRC

**PROPOSED USE:** Print Shop

**SIZE OF TRACT:** 0.413 acre

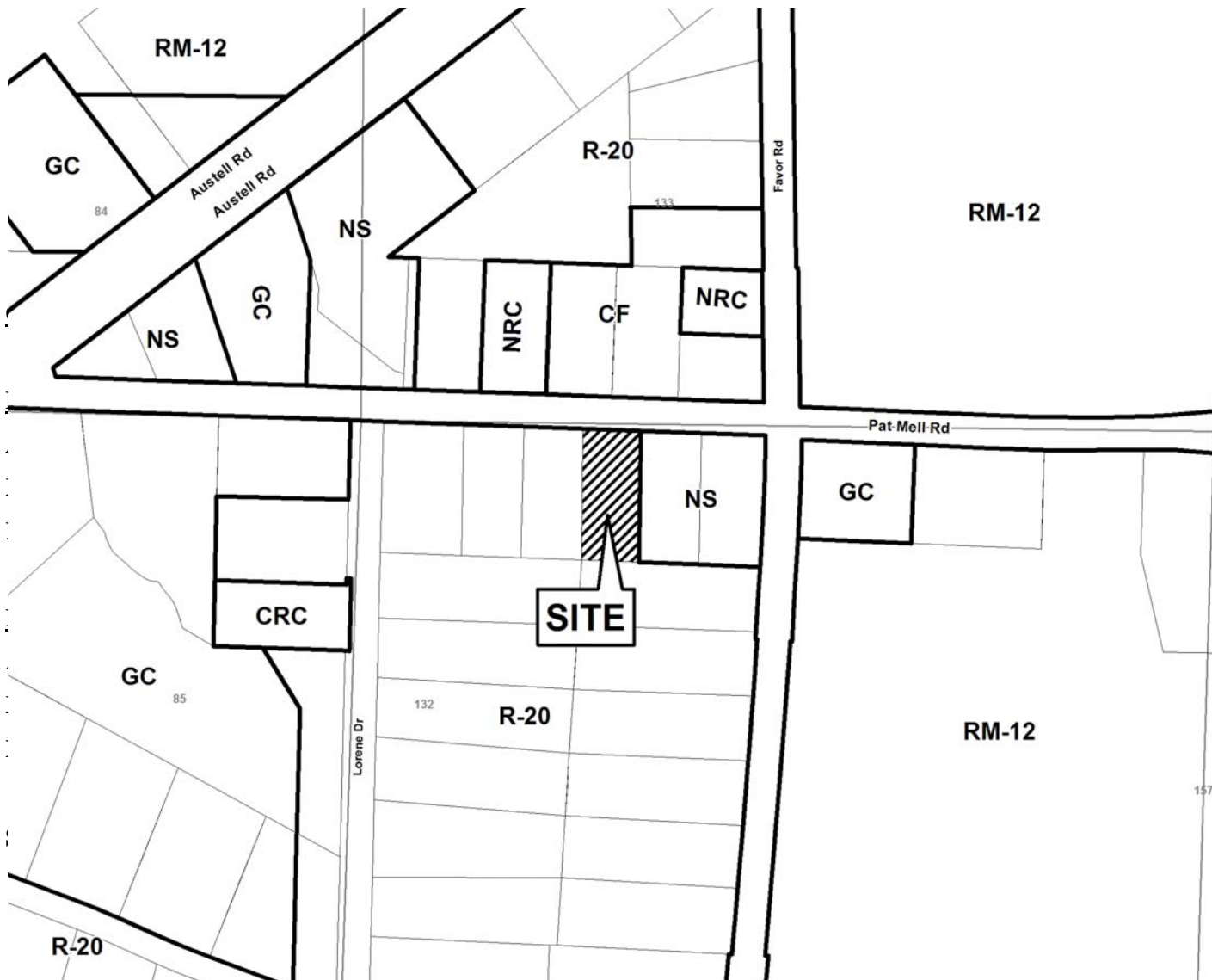
**DISTRICT:** 17

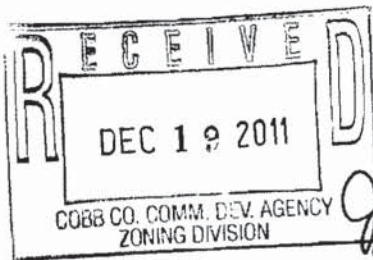
**LAND LOT(S):** 132

**PARCEL(S):** 4

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4





Application No. Z9

March  
2012

## 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): Print Shop  
b) Proposed building architecture: Brick  
c) Proposed hours/days of operation: 9:AM - 5:PM  
d) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Two people will be working at this location  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**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).  
\_\_\_\_\_  
\_\_\_\_\_



Z-10  
(2012)

ZONING PLAT:

CHIH YI LIU

PROPERTY LOCATED IN LAND LOT 165  
18TH. DISTRICT, 2ND. SECTION  
COBB COUNTY, GEORGIA

DATE: DECEMBER 28, 2011



EXISTING ZONING GC  
PROPOSED ZONING LI

OWNER:

CHIH YI LIU

880 VETERENS MEMORIAL HIGHWAY, SE  
MABLETON, GEORGIA 30126

REPRESENTATIVE:

ROY SPARKS  
CELL: 404-227-4960  
CELL: 404-227-4960

NOTES:

- 1.) IPS INDICATES IRON PIN SET
- 2.) IPT INDICATES IRON PIN FOUND
- 3.) TRAVERSE PRECISION: TOTAL
- 4.) ANGULAR ERROR/A PER SET-UP
- 5.) TRAVERSE ADJUSTMENT: LEAST SQUARES
- 6.) PLAT PRECISION: 1" @ 8115'
- 7.) EQUIPMENT USED: SPOON TOTAL STATION
- 8.) THIS PLAT SUBJECT TO (IF APPLICABLE) THE MUNICIPAL PLANNING COMMISSION, THE COUNTY PLANNING COMMISSION, THE MUNICIPAL-COUNTY PLANNING COMMISSION, OR IF NO SUCH PLANNING COMMISSION EXISTS, THE APPROPRIATE MUNICIPAL OR COUNTY GOVERNING AUTHORITY.

NOTE:

UNDERGROUND UTILITIES NOT SHOWN  
LOCATE WOULD BE REQUIRED FOR UTILITY LOCATIONS

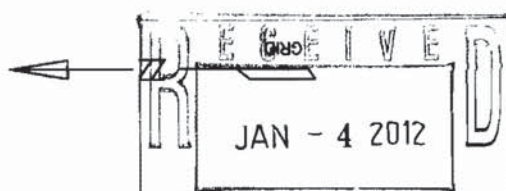


KERLIN SPUR LAND SURVEYING  
P.O. BOX 124, DALLAS, GEORGIA 30132  
PHONE: 770-445-2676 ROYCOBB

EXISTING RIGHT OF WAYS / NONE PROPOSED

VETERENS MEMORIAL HWY.  
A.K.A. U. HWY 78  
100' R/W

TOTAL ACRES  
AREA = 1.978 ACRES



SITE PLAN REQUIREMENTS

N/A DENOTES DOES NOT APPLY TO PROPERTY

☒ SITE PLAN STAMPED WITH SEAL OF LAND SURVEYOR

☒ NORTH ARROW

☒ LAND LOT LINES

☒ N/A DISTRICT LINES

☒ N/A LOT LINES

☒ ANGLES

☒ TOTAL ACRES

☒ BEARING AND DISTANCE

☒ ADJOINING STREET WIDTH RIGHT OF WAY (PRESENT AND PROPOSED)

☒ PAVING WIDTHS

☒ EXACT SIZE AND LOCATION OF ALL BUILDINGS ALONG WITH INTENDED USE

☒ BUILDING SETBACK AND/OR PARKING DECK LOCATION

☒ N/A BUFFER AREAS

☒ PARKING SPACES

☒ N/A LAKES AND STREAMS

☒ N/A UTILITY EASEMENTS

☒ N/A LIMITS OF THE 100 YEAR FLOOD PLAIN AND ACREAGE OF FLOOD PLAIN

☒ N/A CEMETARIES

☒ N/A WETLANDS

☒ ACCESS POINTS

☒ N/A ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS

☒ DETENTION/RETENTION AREAS

☒ N/A STREAM BUFFERS WITH REQUIRED WIDTHS

**APPLICANT:** Chih Yi Liu Wang

(678) 310-0040

**REPRESENTATIVE:** Roy L. Sparks

(404) 227-4960

**TITLEHOLDER:** Chih Yi Liu Wang

**PROPERTY LOCATION:** At the southeast intersection of Veterans

Memorial Highway and Azalea Drive

(880 Veterans Memorial Highway).

**ACCESS TO PROPERTY:** Azalea Drive

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**PETITION NO:** Z-10

**HEARING DATE (PC):** 03-06-12

**HEARING DATE (BOC):** 03-20-12

**PRESENT ZONING:** GC

**PROPOSED ZONING:** LI

**PROPOSED USE:** Wholesale

**SIZE OF TRACT:** 1.978 acres

**DISTRICT:** 18

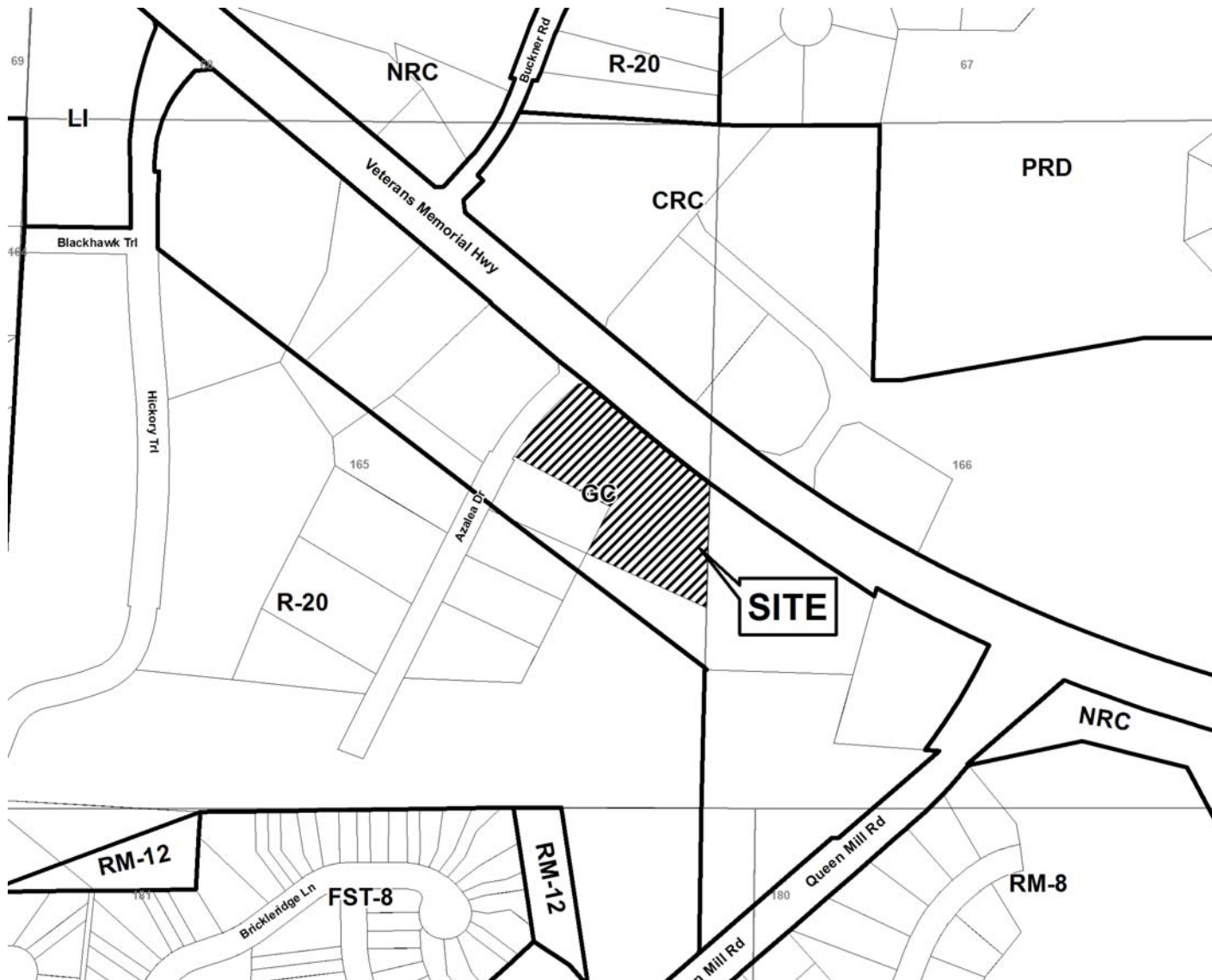
**LAND LOT(S):** 165

**PARCEL(S):** 23

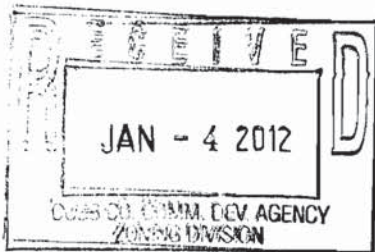
**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**







Application No. Z-10

March  
2012

## 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): WHOLESALE
- b) Proposed building architecture: EXISTING BRICK AND METAL
- c) Proposed hours/days of operation: MONDAY THRU FRIDAY 9:4M TO 5:45 PM
- d) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

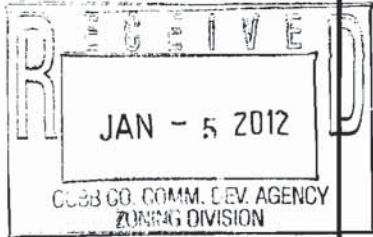
.....  
**Part 3. Other Pertinent Information (List or attach additional information if needed)**

EXISTING BUILDING WAS BUILT IN 1990, APPLICANT USED FACILITY FOR WHOLESALE UNTIL 1998, AND RENTED TO WHOLESALE BUSINESS UNTIL CURRENTLY. APPLICANT DESIRES TO LOCATE THEIR WHOLESALE BUSINESS IN THE EXISTING FACILITY

.....  
**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).

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



PROPERTY ADDRESS  
2960 MACLAND ROAD

PROPERTY ZONED R30

FRONT SETBACK: 45'  
OR 50'  
SIDE SETBACK: 12'  
REAR SETBACK: 40'

PROPOSED LAYOUT

- A - WILL REMAIN
- B - DEMOLISH
- C - DEMOLISH
- D - CONSTRUCT 30'X30' BUILDING
- E - WILL SERVE AS OFFICE
- F - DEMOLISH

BEARINGS ARE BASED ON  
DEED BOOK 6075 PAGE 528

REFERENCES

- DEED BOOK 6075 PAGE 528
- DEED BOOK 14869 PAGE 1808
- DEED BOOK 14287 PAGE 1104
- DEED BOOK 14798 PAGE 916
- DEED BOOK 7572 PAGE 261

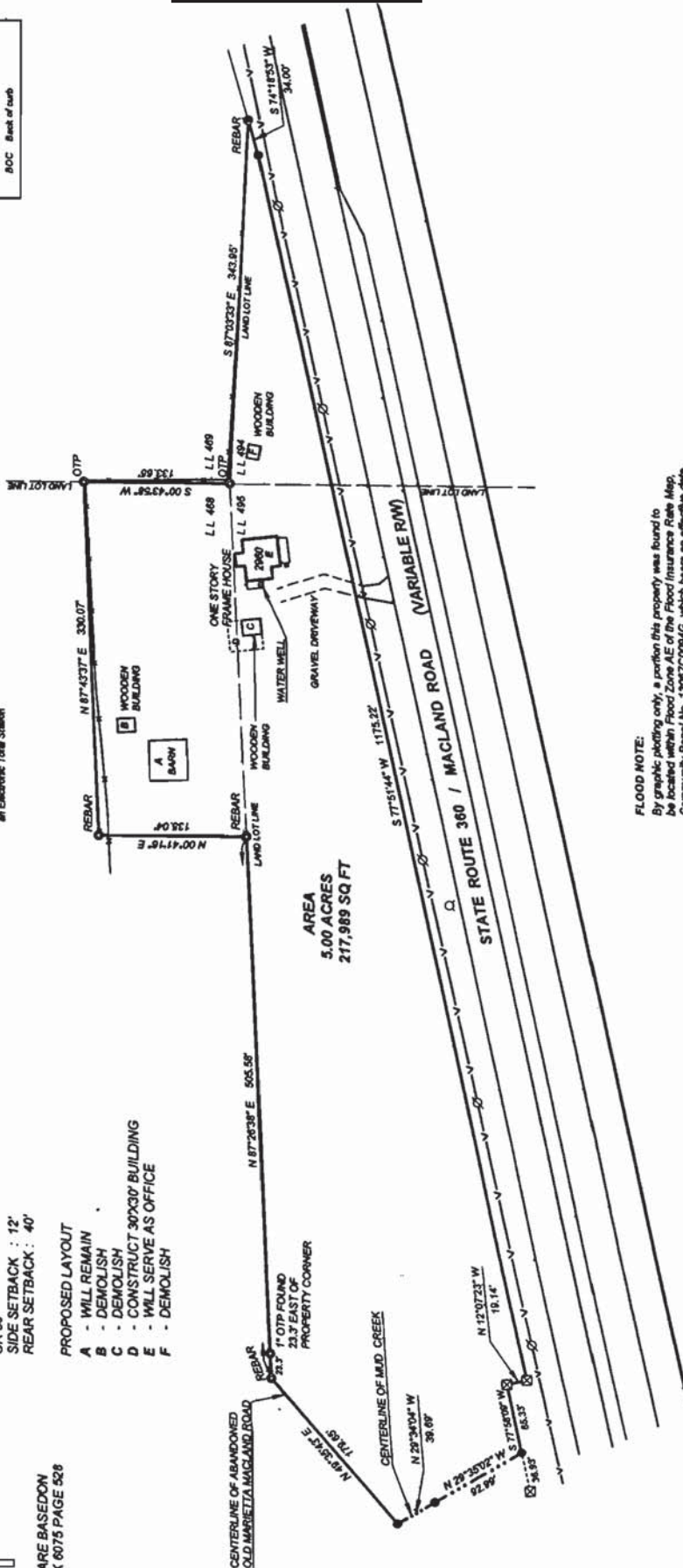
The field data upon which this map or plat is based has a closure  
precision of less than one foot in 10,000 feet and an angular error of 3  
seconds per angle point, and was adjusted using compass rules.

This map or plat has been calculated for closure and is found to be  
accurate within one foot in 17,678 feet.

The type of equipment used to obtain the linear and angular  
measurements used in the preparation of said map or plat is  
an Electronic Total Station

LEGEND

- POC Point of Commencement
- POB Point of Beginning
- Iron pin found
- Iron pin set
- Utility pole
- Overlaid power line
- BOC Back of curb



FLOOD NOTE:

By graphic plotting only, a portion this property was found to  
be located within Flood Zone AE of the Flood Insurance Rate Map,  
Community Panel No. 13007C0094G, which bears an effective date  
of 12/16/2008 and is in a Special Flood Hazard Area. No field  
surveying was performed to determine this zone and an elevation  
certificate may be needed to verify this determination or an application  
for a variance from the Federal Emergency Management Agency.

SURVEY FOR:

JACKIE PAYNE

PART LAND LOTS 468, 494 AND 495, 19TH LAND DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA

HARBUCK LAND SURVEYORS, INC.

WILLIAM G. HARBUCK

GEORGIA REGISTERED LAND SURVEYOR NO. 3006

TELEPHONE 770-253-5685  
GHARB@GMAIL.ORG



12.20.11

REVISED 1.03.11  
SCALE 1" = 100'

35 MANSOUR CIRCLE  
NEWNAN, GA. 30263

Z-11  
(2012)



**APPLICANT:** Jackie Payne

(770) 312-5455

**REPRESENTATIVE:** Jackie Payne

(770) 312-5455

**TITLEHOLDER:** Jackie L. Payne

**PROPERTY LOCATION:** On the north side of Macland Road, west of

West Sandtown Road

(2960 Macland Road).

**ACCESS TO PROPERTY:** Macland Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-11

**HEARING DATE (PC):** 03-06-12

**HEARING DATE (BOC):** 03-20-12

**PRESENT ZONING:** R-30

**PROPOSED ZONING:** GC

**PROPOSED USE:** Landscaping Material

and Auto Repair Shop

**SIZE OF TRACT:** 5.0 acres

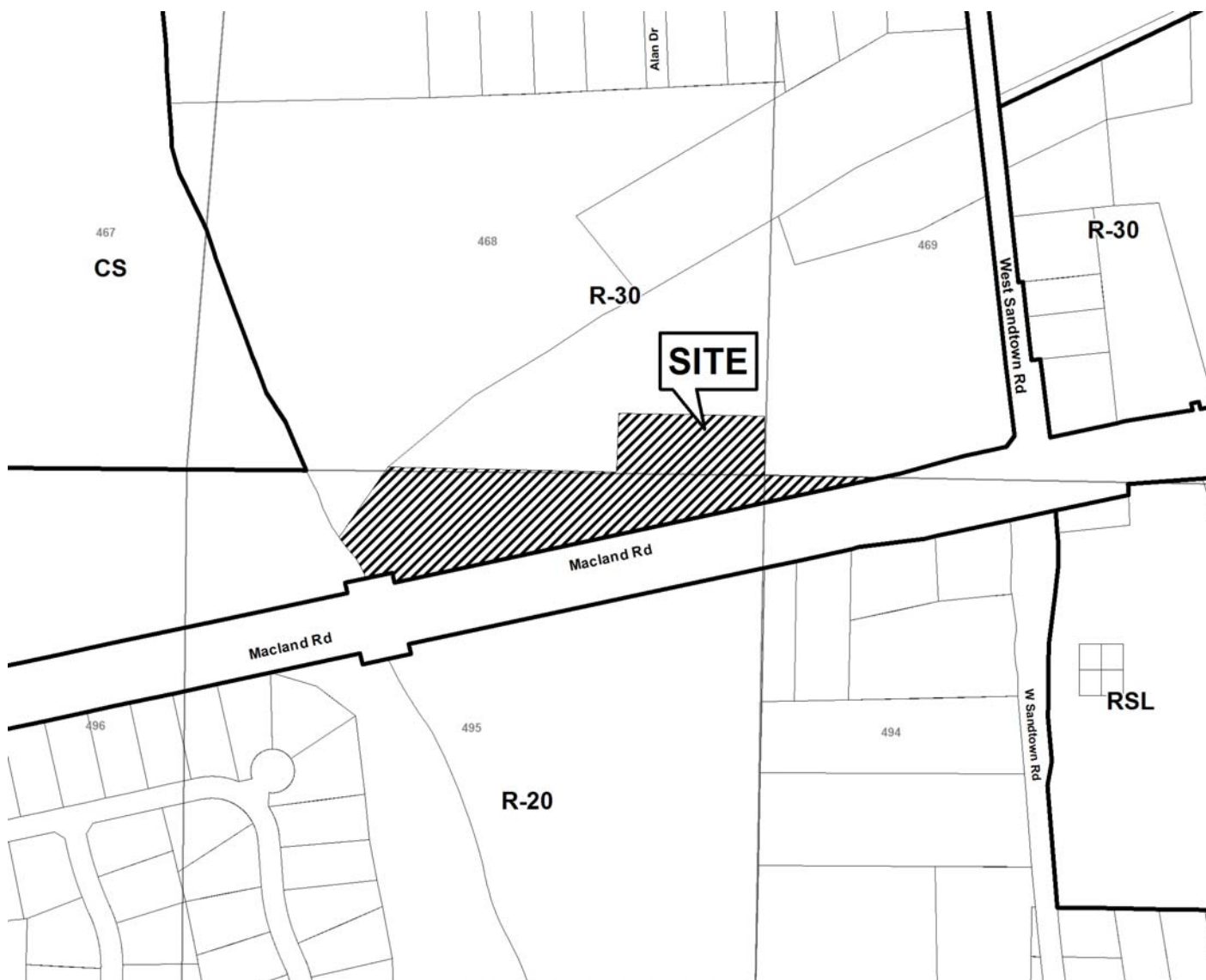
**DISTRICT:** 19

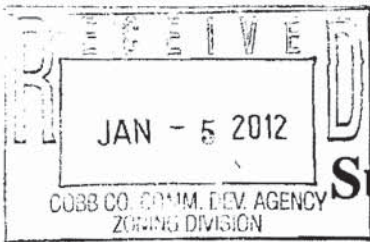
**LAND LOT(S):** 468,494,495

**PARCEL(S):** 3

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 1





Application No. Z-11

March  
2012

## 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): Auto Repairs + landscaping Materials  
b) Proposed building architecture: 2 Building Barn + office  
3 car Garage - 30x50  
c) Proposed hours/days of operation: 8am - 6pm Monday - Sat.  
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).

NO



17330 Preston Road, Suite 150  
Dallas, Texas 75252  
P:(469) 737-7000 F:(469) 737-  
COPYRIGHT ©2002, OLD REPUBLIC SITE MANAGEMENT SERVICES, ALL R.

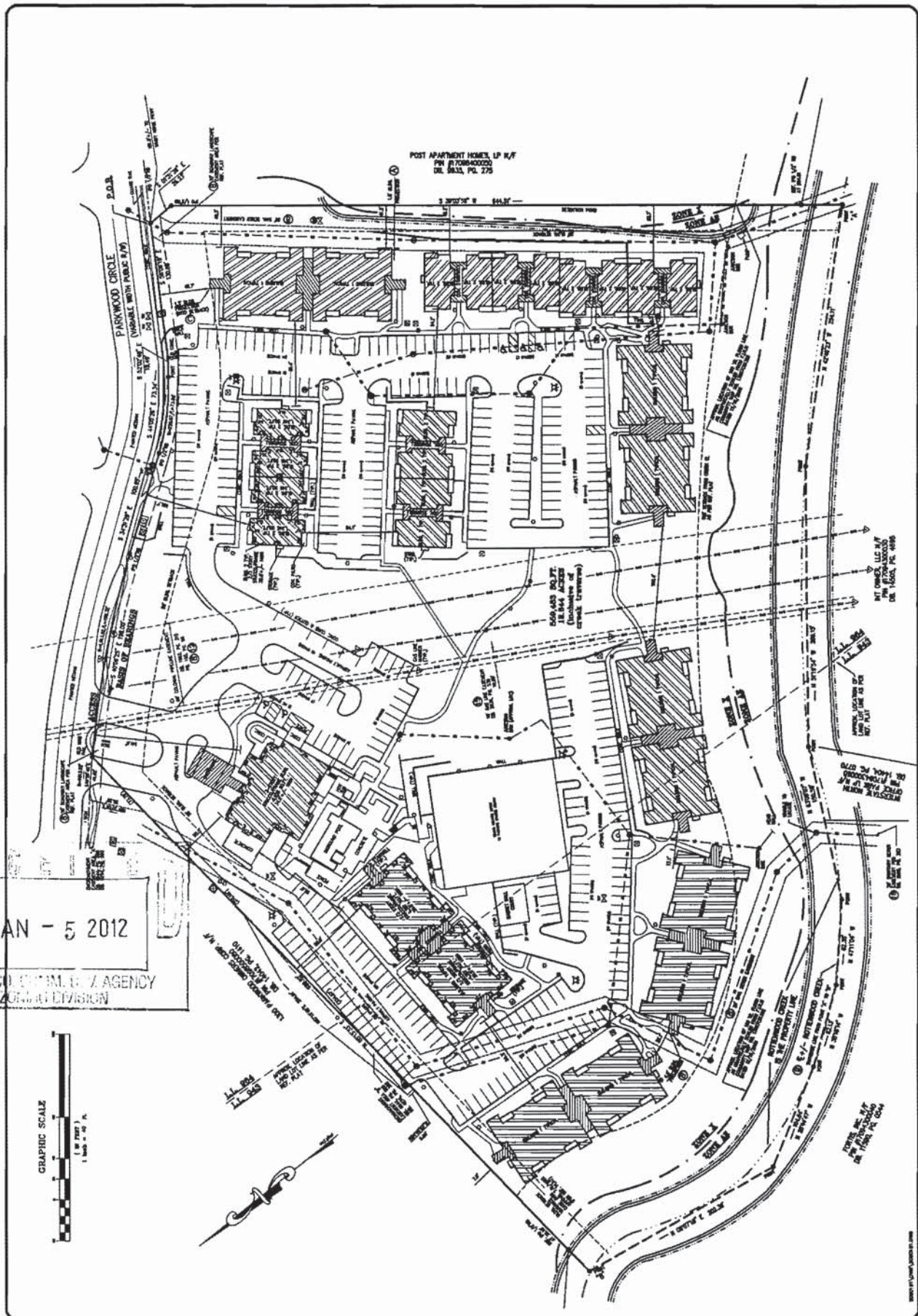
PROJECT NUMBER  
DR090431

NO.	DATE			
1	6/8/90	PAID FOR CASH DEPOSITS		
2	7/6/90	PAID FOR CASH DEPOSITS		
3				
4				
5				

DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

SHEET TITLE  
 HAYTHORNE SUITES  
 PROJECT  
 1500 PARKWOOD CIRCLE  
 H DISTRICT, 2ND SECTION  
 ATLANTA, GEORGIA

**OLD REPUBLIC**  
A MEMBER OF THE OLD REPUBLIC LIFE GROUP





**APPLICANT:** Highland Place Properties, LLC

(770) 933-0043

**REPRESENTATIVE:** John H. Moore (770) 429-1499

Moore Ingram Johnson & Steele, LLP

**TITLEHOLDER:** Northwest Atlanta Hotel Partners, L.P., by

HAWATL Associates, LLC, as Receiver

**PROPERTY LOCATION:** Southwest side of Parkwood Circle, west

of Windy Ridge Parkway

(1500 Parkwood Circle).

**ACCESS TO PROPERTY:** Parkwood Circle

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PETITION NO:** Z-12

**HEARING DATE (PC):** 03-06-12

**HEARING DATE (BOC):** 03-20-12

**PRESENT ZONING:** NS O&I

**PROPOSED ZONING:** UC

**PROPOSED USE:** Urban Condominiums

**SIZE OF TRACT:** 13.0 acres

**DISTRICT:** 17

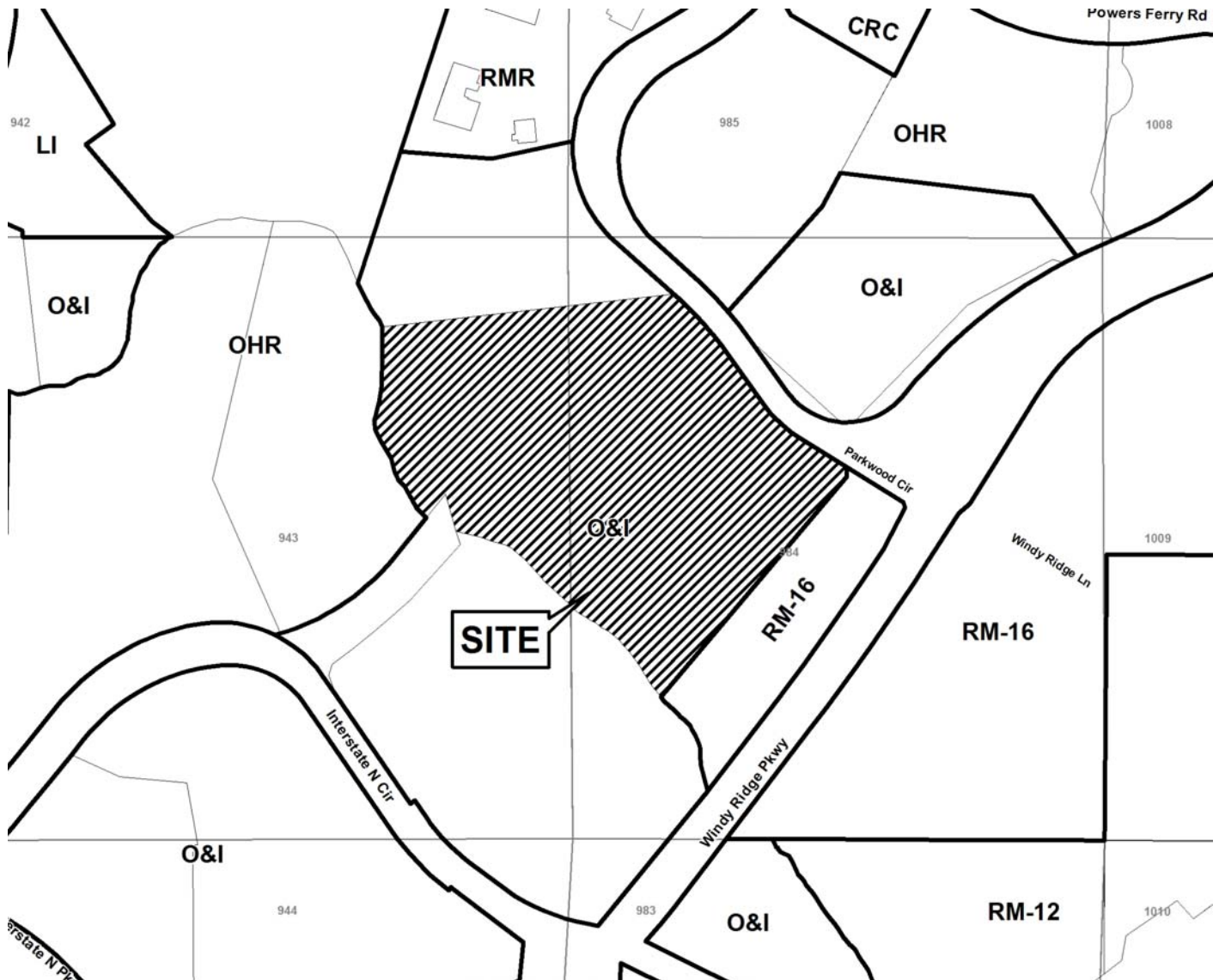
**LAND LOT(S):** 984, 943

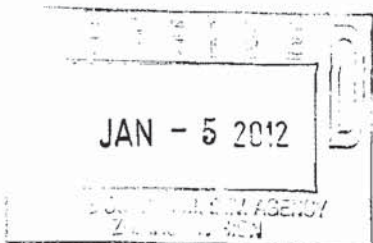
**PARCEL(S):** 4

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2

**CONTIGUOUS ZONING/DEVELOPMENT**





Application No. z-12  
March<sup>(2012)</sup>

## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): 700 - 1,000 square feet, and greater  
b) Proposed building architecture: Traditional  
c) Proposed selling prices(s): \$120,000 - \$190,000, and greater  
d) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**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)**

None known at this time  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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