

PRELIMINARY ZONING ANALYSIS

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

Due Date: October 16, 2012

Date Distributed/Mailed Out: September 18, 2012



Cobb County...Expect the Best!

APPLICANT: The Calvin Curtis Lee Revocable Trust & The Loraine

Higginbotham Lee Revocable Trust 770-436-5982

REPRESENTATIVE: Sams, Larkin & Huff, LLP

Garvis L. Sams, Jr. 770-422-7016

TITLEHOLDER: The Calvin Curtis Lee Revocable Trust &

The Loraine Higginbotham Lee Revocable Trust

PROPERTY LOCATION: On the southwesterly side of Atlanta

Road, northwesterly of Mozley Drive

(1782 Atlanta Road).

ACCESS TO PROPERTY: Atlanta Road

PHYSICAL CHARACTERISTICS TO SITE:

PETITION NO: Z-43

HEARING DATE (PC): 11-06-12

HEARING DATE (BOC): 11-20-12

PRESENT ZONING: GC

PROPOSED ZONING: GC with

Stipulations

PROPOSED USE: Retail, Automobile

Service and Repair, And Ancillary Uses

SIZE OF TRACT: 0.404 acre

DISTRICT: 17

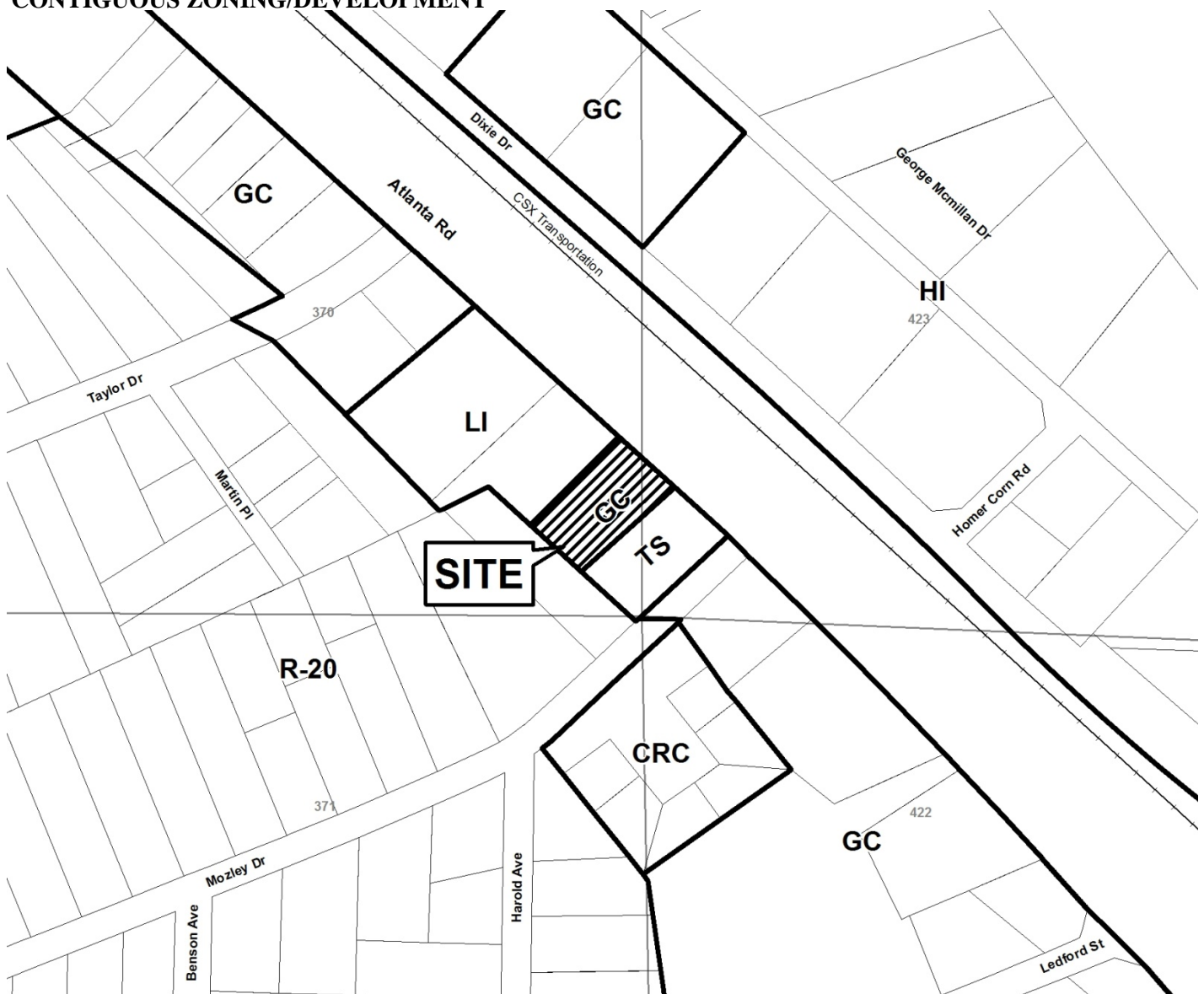
LAND LOT(S): 370

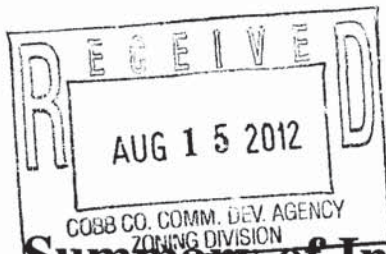
PARCEL(S): 51

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application No. Z 43

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, automotive related and ancillary uses

b) Proposed building architecture: As-built

c) Proposed hours/days of operation: Monday through Saturday; 7 AM - 7 PM

d) List all requested variances: None

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

The Subject Property is within an area under Cobb County's Future Land Use
Map which is denominated as Industrial Compatible ("IC").

.....
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).

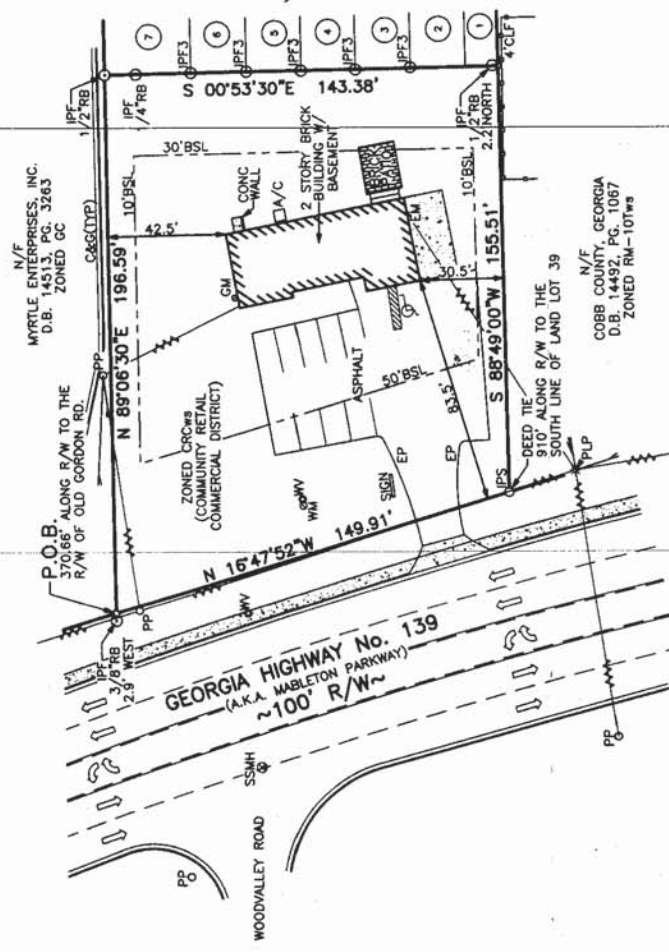
*The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.

SCALE: 1" = 30'
0' 10' 20' 30' 40' 50' 60'



LEGEND

- R/W RIGHT OF WAY
- N/F NAD 83
- CONC CONCRETE
- C&G CURB AND GUTTER
- EP ELECTRIC METER
- GM GAS METER
- IPF 1/2" REBAR SET
- IPF3 3/8" REBAR FOUND
- LP LIGHT POLE
- MON. MONUMENT
- POWER POLE
- DEED BOOK
- P.B. PLAT BOOK
- P.C. POINT OF BEGINNING
- P.O.B. POLY-VINYL CHLORIDE PIPE
- PVC POWER TRANSFORMER
- RBH & SEWER MANHOLE
- TYP. TYPICAL
- WV WATER VALVE
- OVERHEAD POWER LINE



AUG 1 2012
COMM. DEV. AGENCY
PLANNING DIVISION
25-328-59- FEET
0.581 ACRES

NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER. THE FIELD DATA UPON WHICH THIS MAP WAS BASED WAS OBTAINED WITH A THEODOLITE AND AN ELECTRONIC DISTANCE METER. THE PRECISION OF ONE FOOT IN 112,096 FEET PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 220,396 FEET.

ALL ISSUES OF TITLE ARE EXCEPTED FROM THIS SURVEY UNLESS NOTED AS NO TITLE REPORT HAS BEEN PROVIDED

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON, THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

FLOOD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13067C0204G
DATED: 12/16/2008

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

REVISIONS	PROJECT DESCRIPTION		SURVEY FOR	
	COUNTY: COBB LAND LOT: 39		MAHMOUD ABDIRAHMAN	
	DISTRICT: 18TH SECTION: 2ND		5743 MABLETON PARKWAY	
	D.B. 14535, PG. 1972			
ADAM & LEE LAND SURVEYING				
5840 GA. HWY. 20 S. LOGANVILLE, GA. 30052 FAX: (770)554-8995 www.adamandlee.com				
OFFICE: 07/11/13		BY: DJW		
FIELD: 07/10/12		BY: AMB		
SCALE: 1"=30'		SHEET 1 OF 1		
		12097		

APPLICANT: Mahmoud A. Abdirahman

678-491-0301

REPRESENTATIVE: Sams, Larkin & Huff, LLP

Garvis L. Sams, Jr. 770-422-7016

TITLEHOLDER: Mahmoud A. Abdirahman

PROPERTY LOCATION: On the west side of Mableton Parkway,
at Woodvalley Road
(5743 Mableton Parkway).

ACCESS TO PROPERTY: Mableton Parkway

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-44

HEARING DATE (PC): 11-06-12

HEARING DATE (BOC): 11-20-12

PRESENT ZONING: CRC with
Stipulations

PROPOSED ZONING: CRC

PROPOSED USE: Retail And Office Use

SIZE OF TRACT: 0.581 acre

DISTRICT: 18

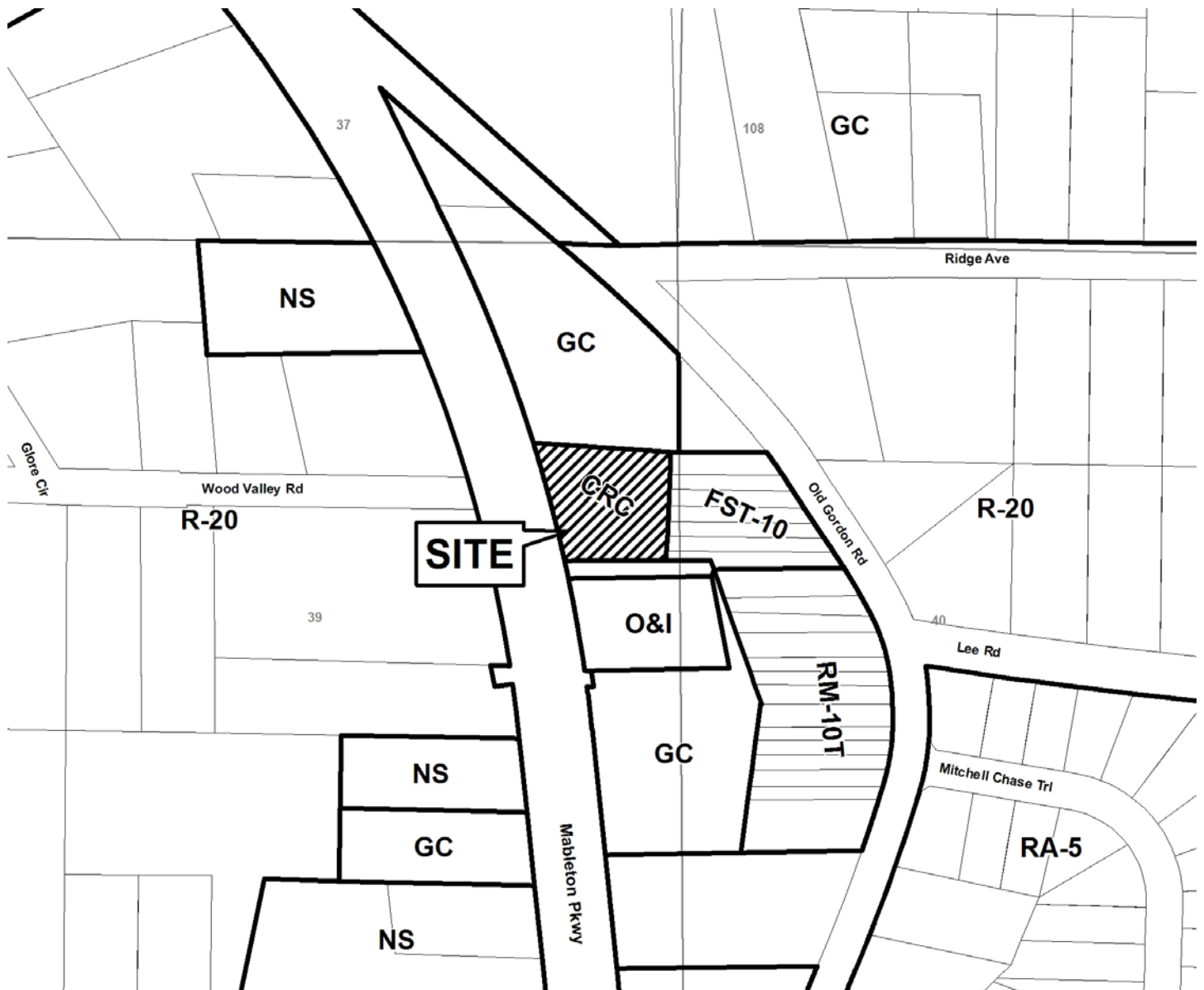
LAND LOT(S): 39

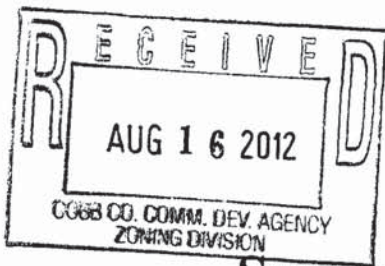
PARCEL(S): 77

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application No. z- 44

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 and/or Office
b) Proposed building architecture: As presently built
c) Proposed hours/days of operation: 8:00 a.m. - 6:00 p.m. Monday - Saturday
d) List all requested variances: None

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

The subject property is located within a Community Activity Center (CAC)
under the County's Future Land Use Map. The property was rezoned in 2003
(Z-114) to the CRC classification; however it was rezoned specifically for*

.....
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).

*PART 3 Continued: purposes of a beauty parlor which significantly limits the viability and flexibility of the Subject Property.

** 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: Last Stand Fitness, LLC

678-824-2850

REPRESENTATIVE: Sams, Larkin & Huff, LLP

Parks F. Huff 770-422-7016

TITLEHOLDER: Lewyn-Atlanta Road Partnership

PROPERTY LOCATION: On the west side of Atlanta Road at
Brownwood Lane, and on the east side of Interstate 285, south of Atlanta
Road (4620 Atlanta Road).

ACCESS TO PROPERTY: Atlanta Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-45

HEARING DATE (PC): 11-06-12

HEARING DATE (BOC): 11-20-12

PRESENT ZONING: LI

PROPOSED ZONING: LI with
Stipulations

PROPOSED USE: Additional Use As
A Fitness Facility

SIZE OF TRACT: 3.795 acres

DISTRICT: 763

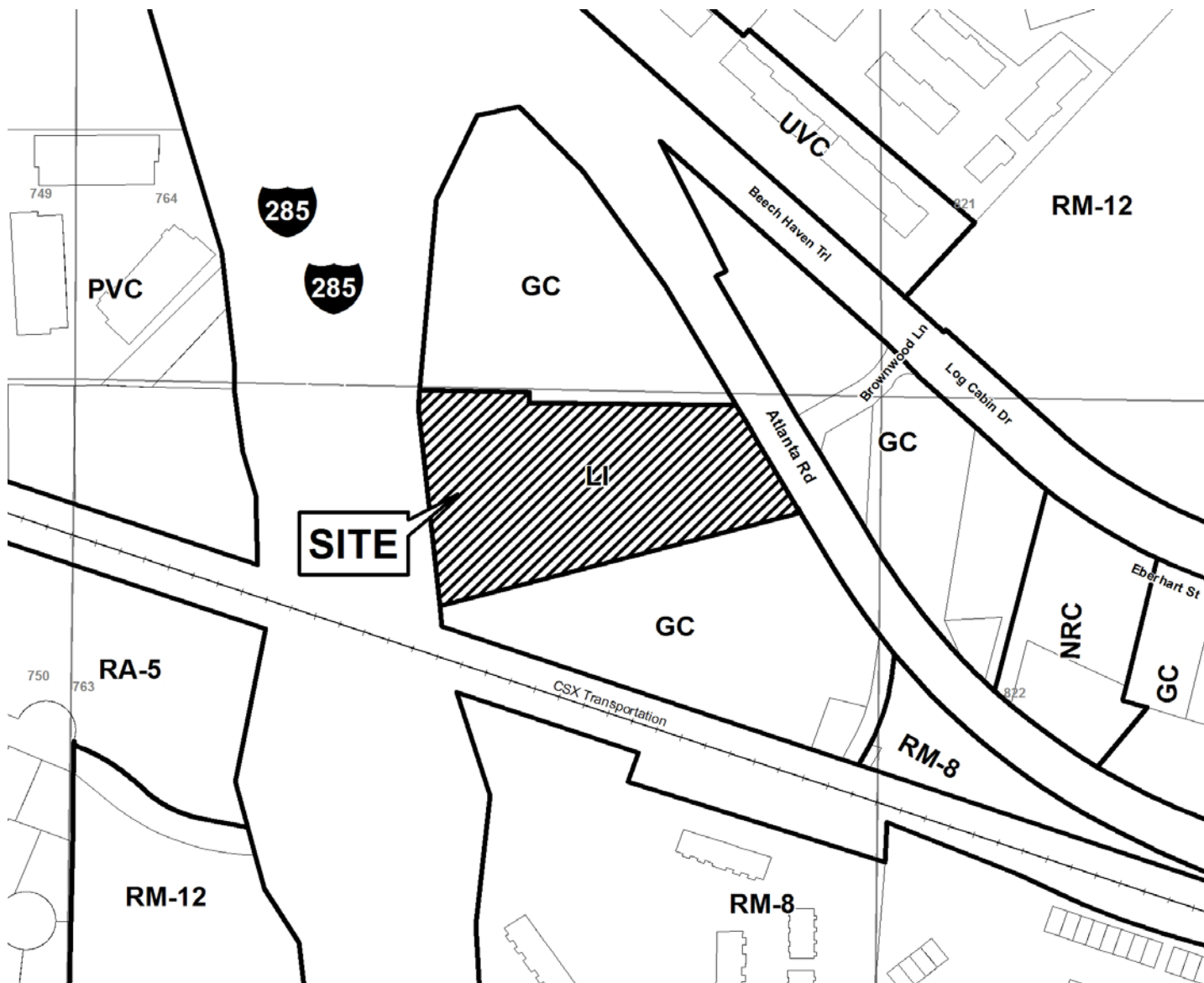
LAND LOT(S): 17

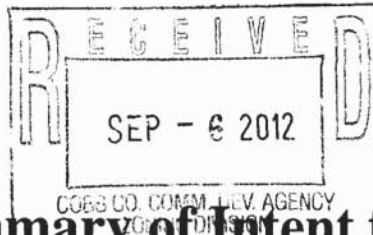
PARCEL(S): 13

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT





Application No. 2-45

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): Warehouse and Fitness Studio
- b) Proposed building architecture: Existing warehouse building
- c) Proposed hours/days of operation: Fitness Studio 5:30-7:30am and 5:30-8:30pm
Monday-Friday, Sat. 9:00am-12:00pm
- d) List all requested variances: Setback variance for existing building

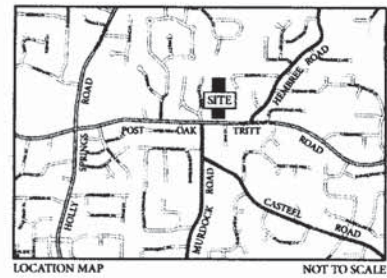
.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

.....
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).

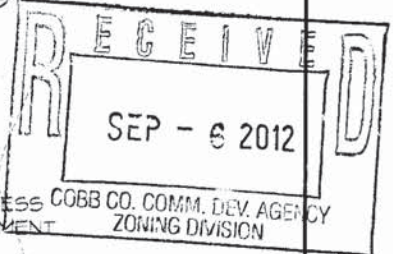
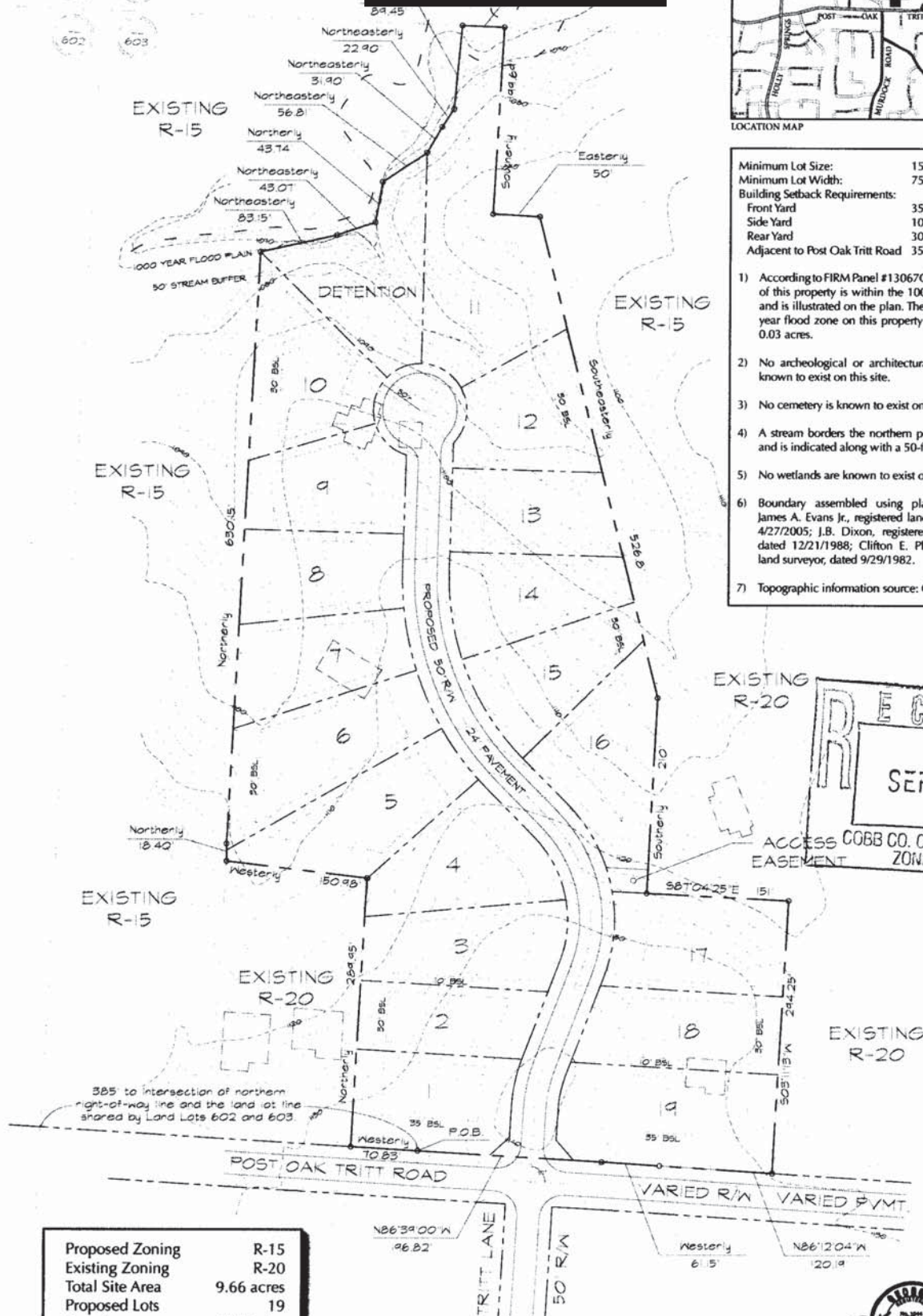
POST OAK TRITT ROAD TRACT

**Z-46
(2012)**



Minimum Lot Size:	15,000 SF
Minimum Lot Width:	75' (50' on cul-de-sac)
Building Setback Requirements:	
Front Yard	35'
Side Yard	10'
Rear Yard	30'
Adjacent to Post Oak Tritt Road	35'

- 1) According to FIRM Panel #13067C0064G, a portion of this property is within the 100 year flood zone and is illustrated on the plan. The total area of 100 year flood zone on this property is approximately 0.03 acres.
- 2) No archeological or architectural landmarks are known to exist on this site.
- 3) No cemetery is known to exist on this site.
- 4) A stream borders the northern portion of this site and is indicated along with a 50-foot stream buffer.
- 5) No wetlands are known to exist on this site.
- 6) Boundary assembled using plats prepared by James A. Evans Jr., registered land surveyor, dated 4/27/2005; J.B. Dixon, registered land surveyor, dated 12/21/1988; Clifton E. Phillips, registered land surveyor, dated 9/29/1982.
- 7) Topographic information source: Cobb County GIS



Proposed Zoning	R-15
Existing Zoning	R-20
Total Site Area	9.66 acres
Proposed Lots	19
Density	1.97 w/ac

ZONING PLAN

Vanquish
Property
Partners



Cobb County, GA
16th District, 2nd Section, Land Lot 603
August 31, 2012

PROJECT #12005

File: 12005-2012-08-31-zoningplan



3
STUDIO
PLAN, DESIGN, ARCHITECT

APPLICANT: Vanquish Property Partners, LLC

404-861-7847

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLC

J. Kevin Moore 770-429-1499

TITLEHOLDER: Joseph N. and Karen A. Fadyn and

Samuel Larry Sullivan

PROPERTY LOCATION: On the north side of Post Oak Tritt

Road at Tritt Lane

(3055, 3085, 3121, 3125, 3129 Post Oak Tritt Road).

ACCESS TO PROPERTY: Post Oak Tritt Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-46

HEARING DATE (PC): 11-06-12

HEARING DATE (BOC): 11-20-12

PRESENT ZONING: R-20

PROPOSED ZONING: R-15

PROPOSED USE: Subdivision

SIZE OF TRACT: 9.66 acres

DISTRICT: 16

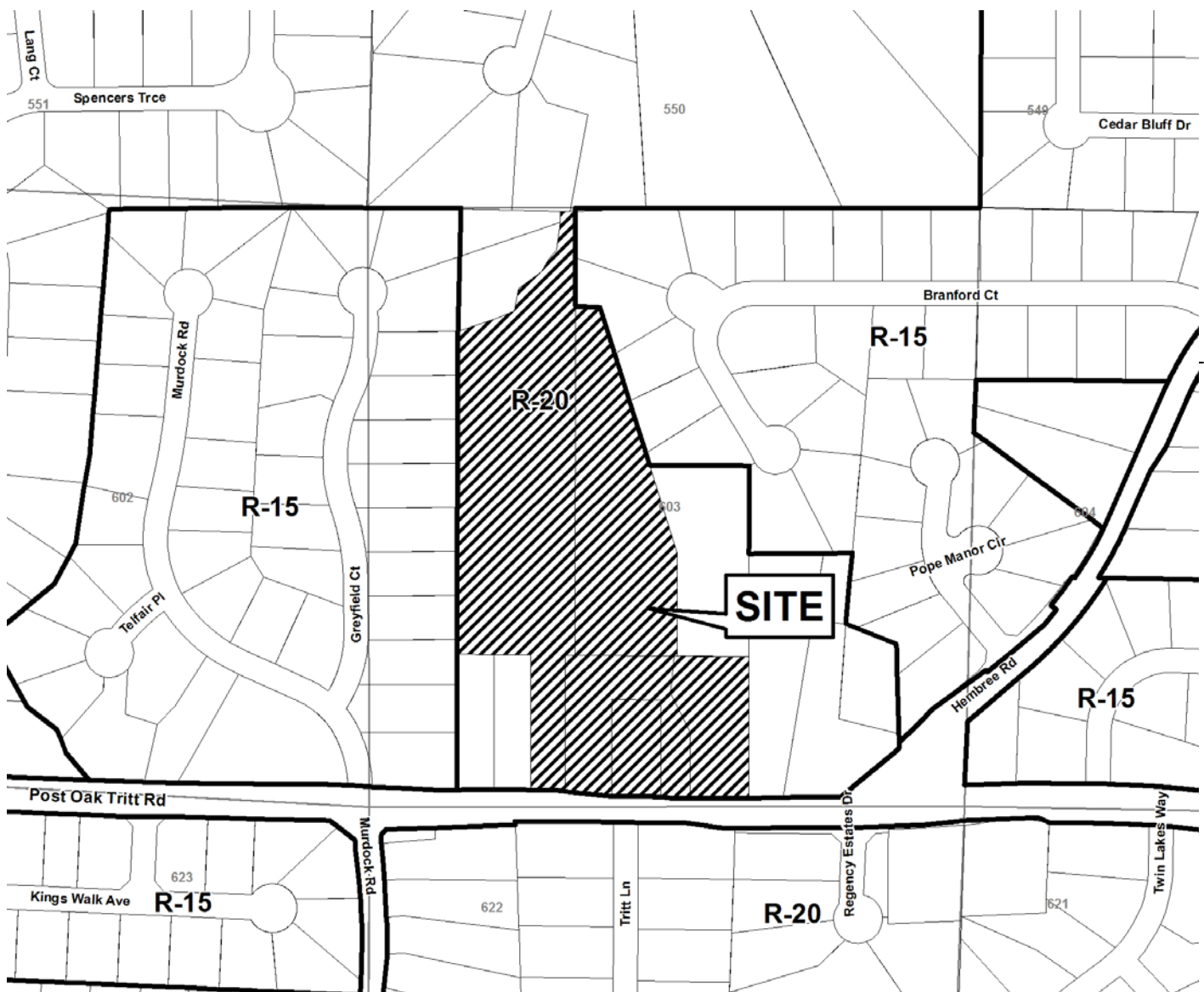
LAND LOT(S): 603

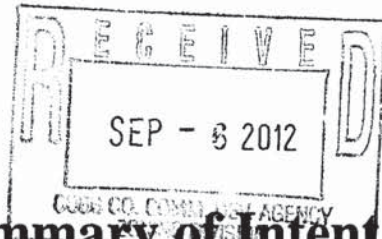
PARCEL(S): 1, 3, 7, 8, 10

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT





Application No. z-46
(2012)

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Minimum 2,000 square feet
b) Proposed building architecture: Traditional; all exteriors will have**
c) Proposed selling prices(s): Minimum \$300,000s
d) List all requested variances: None known at this time

**hard surface materials of either brick, stone, stacked stone, cedar shake, hardi-plank, or stucco; or combinations of such materials

.....
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, or in the overall Application for Rezoning, at any time during the rezoning process.

APPLICANT: Betty Jo Whelan

678-938-5608

REPRESENTATIVE: Betty Jo Whelan

678-938-5608

TITLEHOLDER: Brian and Betty Jo Whelan

PROPERTY LOCATION: At the southwest intersection

of Northbrook Ridge and Northbrook Bend

(4135 Northbrook Bend).

ACCESS TO PROPERTY: Northbrook Bend

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-24

HEARING DATE (PC): 11-06-12

HEARING DATE (BOC): 11-20-12

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Baking Dog Treats

SIZE OF TRACT: 0.4594 acre

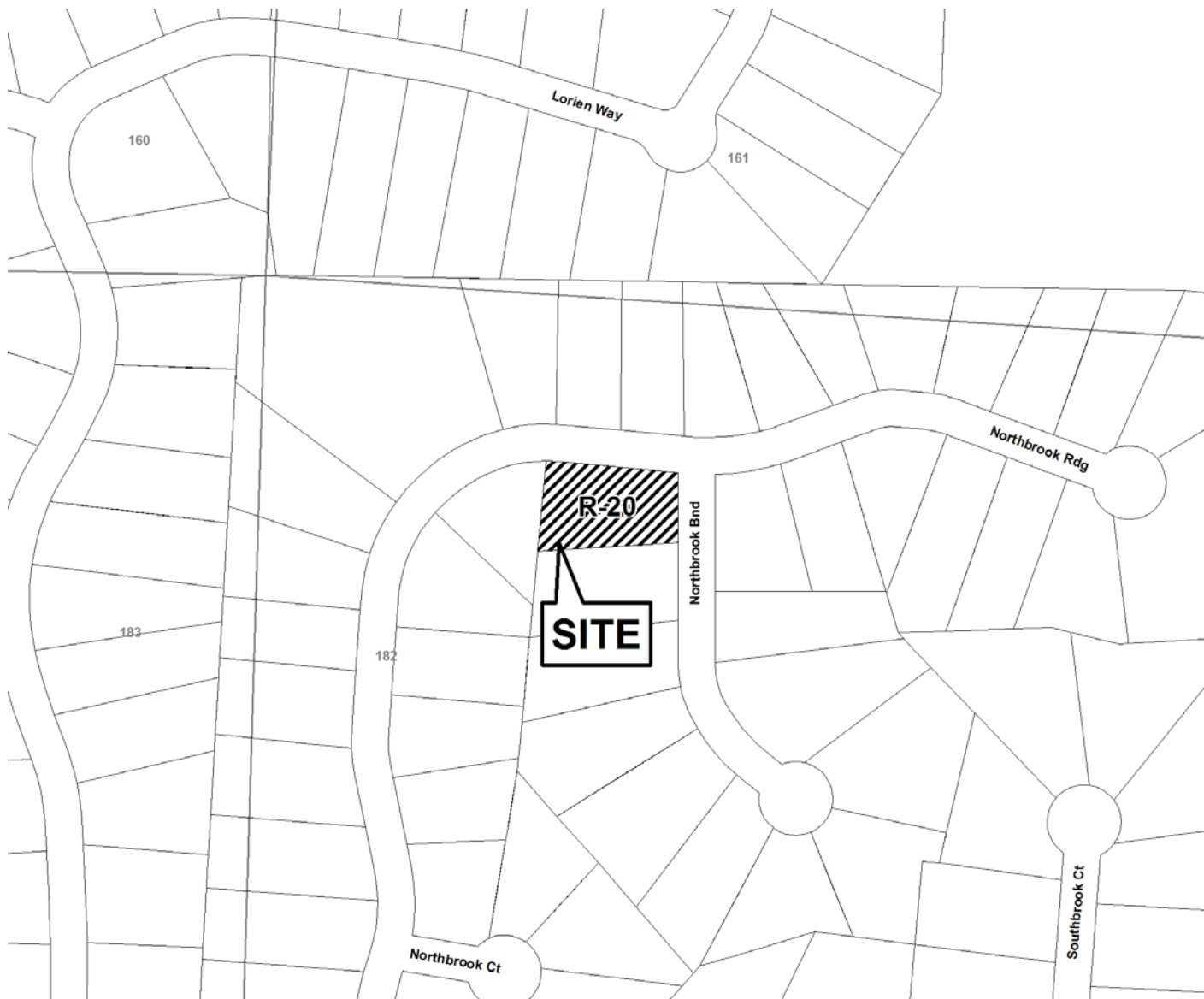
DISTRICT: 20

LAND LOT(S): 182

PARCEL(S): 262

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1



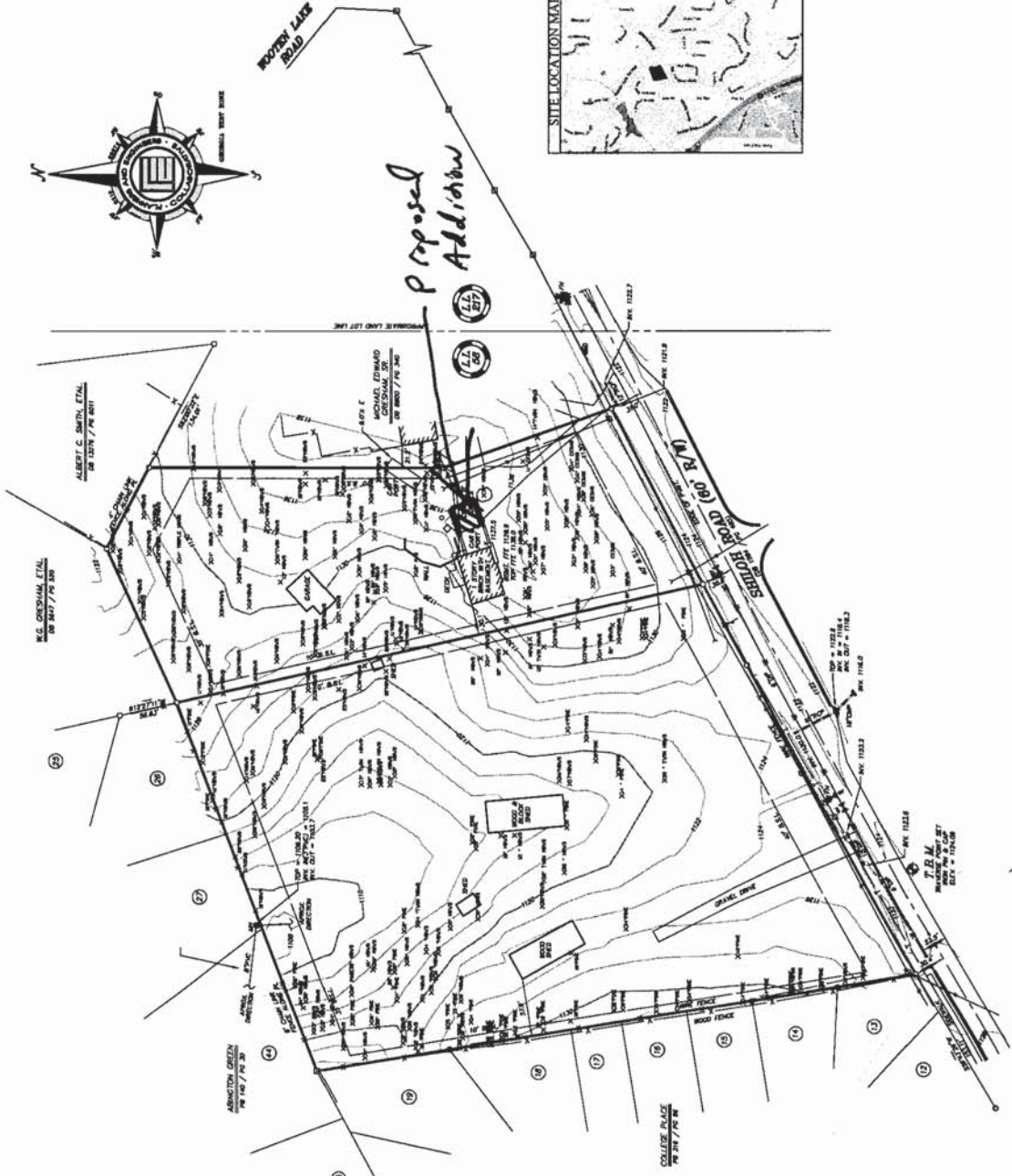
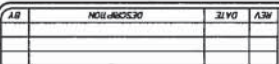


Application #: LVP-24
PC Hearing Date: 11-6-12
BOC Hearing Date: 11-20-12

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Dog treat bakery.
2. Number of employees? 1 - self
3. Days of operation? Monday - Sunday
4. Hours of operation? 8 Am - 8 PM
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 0
6. Where do clients, customers and/or employees park? N/A
Driveway: _____ ; Street: _____ ; Other (Explain): _____
7. Signs? No: X ; 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.): 1 car -
9. Deliveries? No _____ ; Yes X (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
1 via USPS or UPS or Fed Ex per week or bi-weekly.
10. Does the applicant live in the house? Yes X ; No _____
11. Any outdoor storage? No X ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested: 5 years
13. Any additional information? (Please attach additional information if needed):

Applicant signature: Betty Jo Whelan Date: 8/25/12
Applicant name (printed): Betty Jo Whelan

[illegible]

RECEIVED
SEP - 5 2012
CCRB CO. COMM. DEV. AGENCY
ZONING DIVISION

[illegible]

APPLICANT: Towne View Baptist Church

770-423-9300

REPRESENTATIVE: Michael N. Smith

770-231-6976

TITLEHOLDER: Towne View Baptist Church, Inc.

PROPERTY LOCATION: On the north side of Shiloh Road, west
of Wooten Lake Road

(950 Shiloh Road).

ACCESS TO PROPERTY: Shiloh Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-25

HEARING DATE (PC): 11-06-12

HEARING DATE (BOC): 11-20-12

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Temporary Church

Office

SIZE OF TRACT: 7.11 acres

DISTRICT: 20

LAND LOT(S): 58

PARCEL(S): 1, 176

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

WITHDRAWN

