

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: March 5, 2013
Board of Commissioners Hearing Date: March 19, 2013

Due Date: February 1, 2013

Date Distributed/Mailed Out: January 11, 2013



Cobb County...Expect the Best!

APPLICANT: Wang N. Vu

770-433-3330

REPRESENTATIVE: Wang N. Vu

770-433-3330

TITLEHOLDER: Wang Vu

PROPERTY LOCATION: Southeast intersection of Austell Road and

Byers Drive

(3101 Austell Road).

ACCESS TO PROPERTY: Byers Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-7

HEARING DATE (PC): 03-05-13

HEARING DATE (BOC): 03-19-13

PRESENT ZONING: R-20

PROPOSED ZONING: NRC

PROPOSED USE: Retail and Services

SIZE OF TRACT: 0.4389 acre

DISTRICT: 19

LAND LOT(S): 701, 702

PARCEL(S): 27

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



COBB COUNTY GEORGIA
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COBB COUNTY ZONING DIVISION

Application No. Z-7

March
2013

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1400
- b) Proposed building architecture: Brick
- c) Proposed selling price(s): \$159,000
- d) List all requested variances: _____

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

- a) Proposed use(s): retail and services neighborhood retail
Commercial (NRC)
- b) Proposed building architecture: Brick
- c) Proposed hours/days of operation: 10AM - 6PM Monday - Saturday
- 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).

Sidewalk, Austell road
Right-of-way + Byers dr

Z-8
(2013)

Louis F.
 1942 - 1944
 N.Y.C.
 1946 - 1948
 N.Y.C.

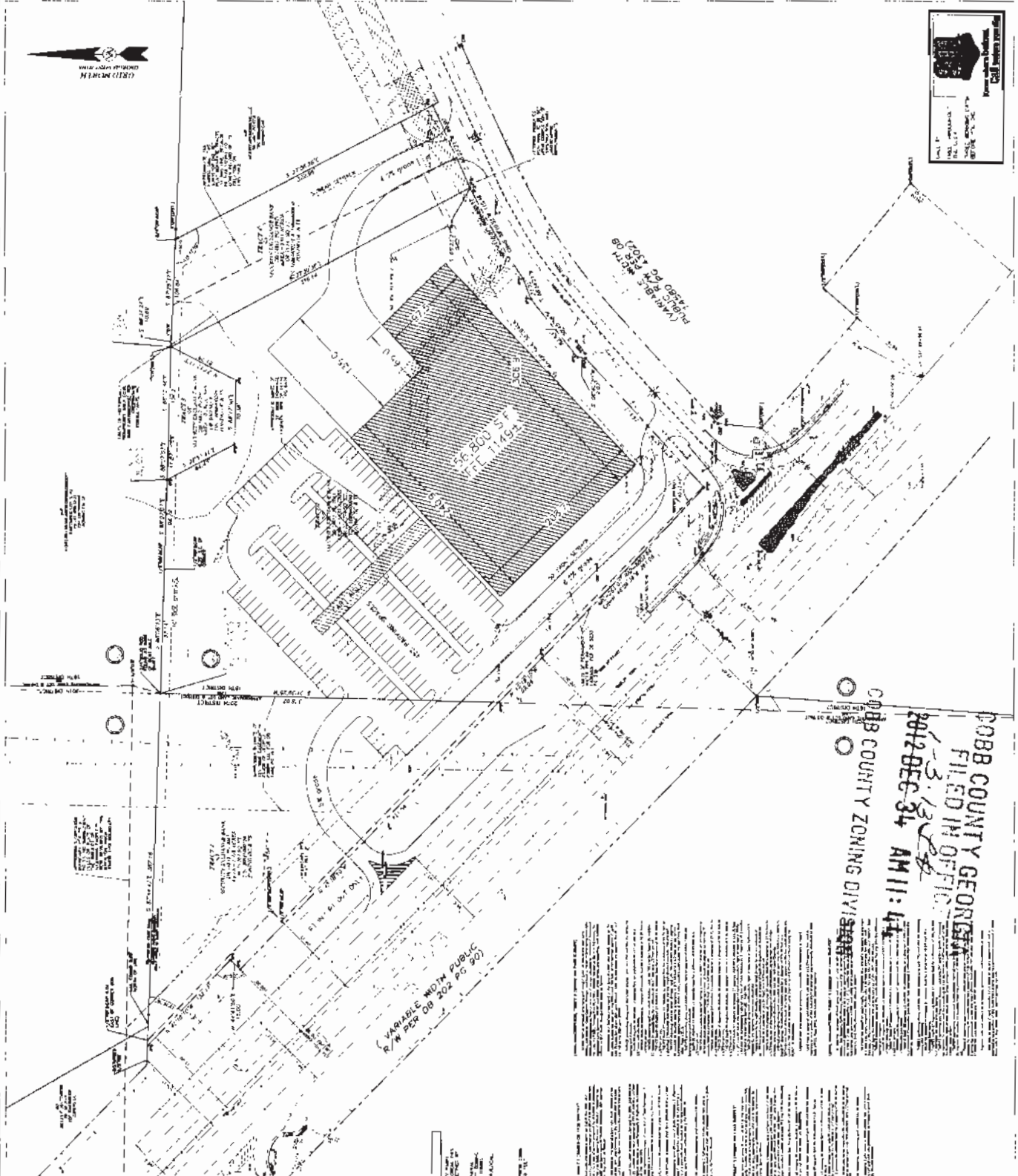
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01/20/10 10:10 AM

PROJECT
WHITE CIRCLE PROPERTY
REZONING DOCUMENT
210 & 864
DISTRICTS
GEORGIA
(20)

REYNOLDS & ASSOCIATES
 1743 N. 39th St. • 1st Fl. • Seattle, WA 98105
 (206) 325-1100 • FAX (206) 325-1101
 E-MAIL: REYNOLDS@REYNOLDS-ASSOCIATES.COM
 WWW.REYNOLDS-ASSOCIATES.COM

COBB COUNTY ZONING DIVISION

[illegible][illegible][illegible][illegible]

APPLICANT: JRD Real Estate V, LLC

404-975-5200 ext. 23

REPRESENTATIVE: Gerald L. Daws

404-975-5200 ext. 23

TITLEHOLDER: Decatur Properties II, Inc.

PROPERTY LOCATION: Northeasterly intersection of White Circle

and Cobb Parkway

(1600 N. Cobb Parkway, 1601 White Circle).

ACCESS TO PROPERTY: White Circle

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-8

HEARING DATE (PC): 03-05-13

HEARING DATE (BOC): 03-19-13

PRESENT ZONING: GC. TS

PROPOSED ZONING: LI

PROPOSED USE: New Wholesale

Restaurant Equipment and Food Supplier

SIZE OF TRACT: 7.906 acres

DISTRICT: 16, 20

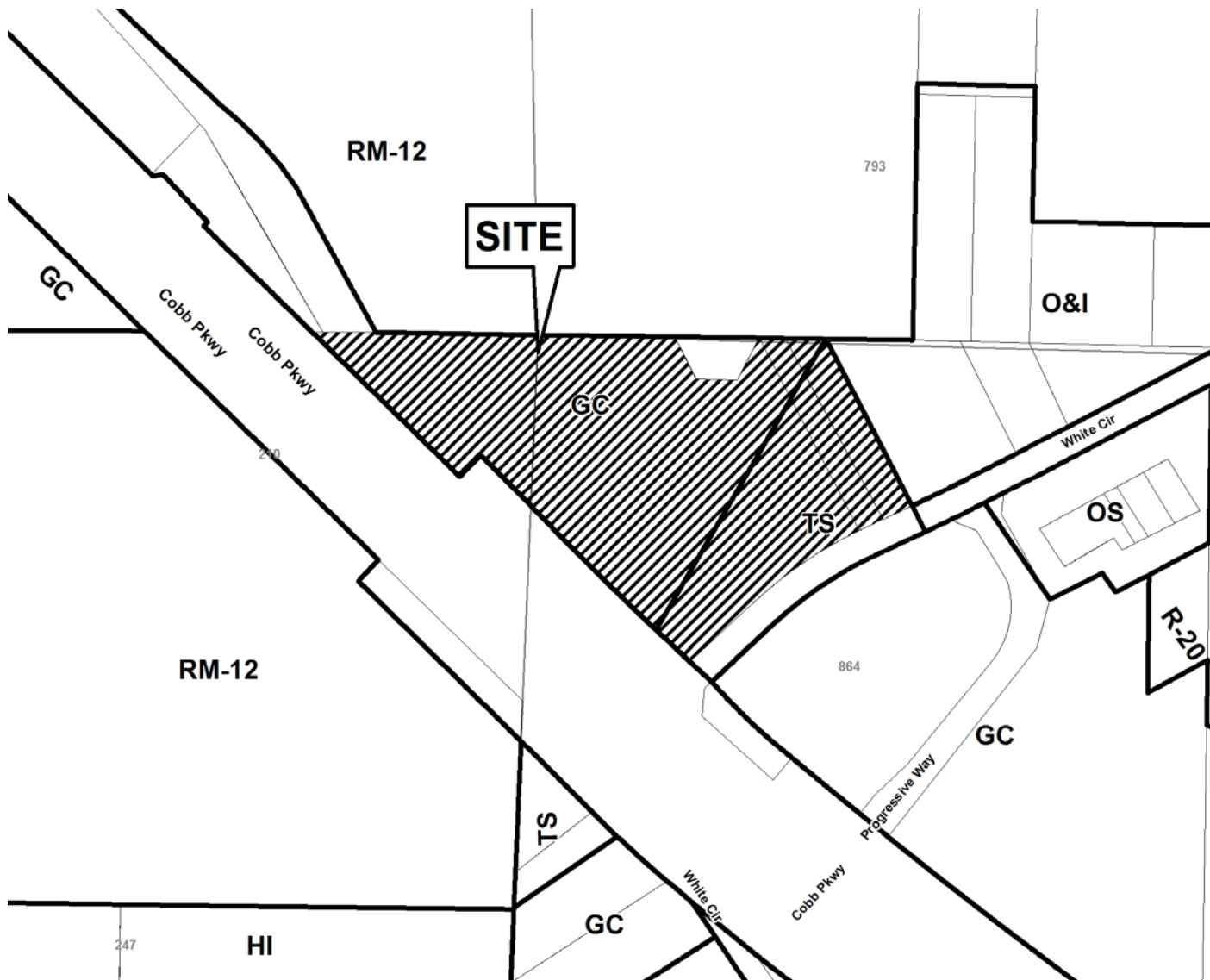
LAND LOT(S): 864, 210

PARCEL(S): 4, 29, 12

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



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COBB COUNTY GEORGIA
FILED IN OFFICE
1-3-13
2012 DEC 34 AM 11:42
COBB COUNTY ZONING DIVISION

Application No. 2-8
March
2013

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): Restaurant and equipment food supply wholesaler
that is open only to the trade
- b) Proposed building architecture: Architectural tilt wall
- c) Proposed hours/days of operation: M-F, 7 A.M.-6 P.M.; Sat 7 A.M. -
4 P.M.; Sun 9 A.M. - 3 P.M.
- 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

APPLICANT: The Pacific Group, Inc.

678-385-2887

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

Sams Larkin & Huff, LLP

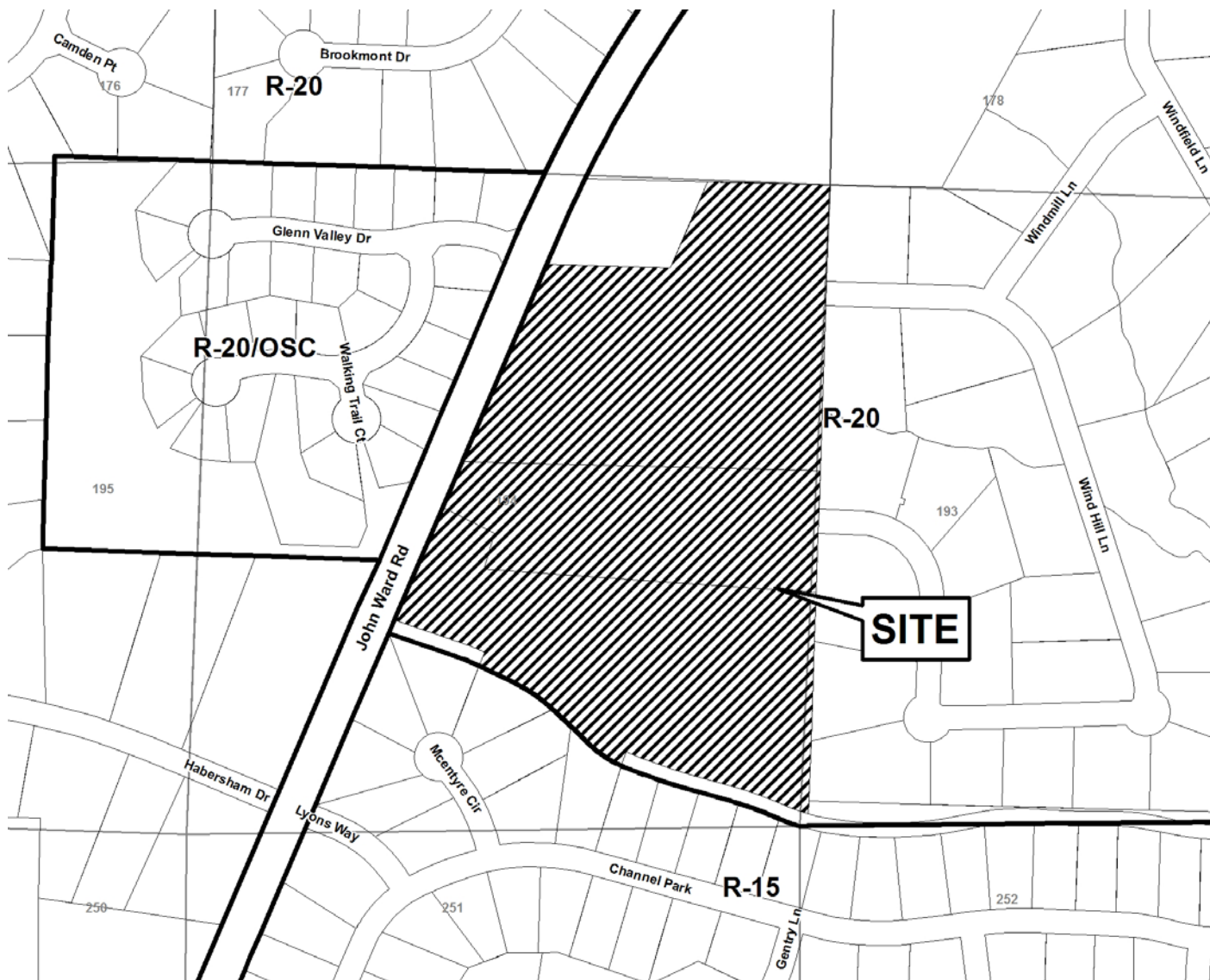
TITLEHOLDER: GDCI GA 1, L.P.

PROPERTY LOCATION: Northeast intersection of John Ward Road
and Battlefield Drive (private).

ACCESS TO PROPERTY: John Ward Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT



PETITION NO: Z-9

HEARING DATE (PC): 03-05-13

HEARING DATE (BOC): 03-19-13

PRESENT ZONING: R-20

PROPOSED ZONING: R-15

PROPOSED USE: Single-Family

Detached Residential Subdivision

SIZE OF TRACT: 17.73 acres

DISTRICT: 19

LAND LOT(S): 194

PARCEL(S): 2, 10, 49

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

COBB COUNTY GEORGIA
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Application No. 2-9

2013 JAN -3 PM 2:45

Summary of Intent for Rezoning*

COBB COUNTY ZONING DIVISION

March
2013

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

- a) Proposed unit square-footage(s): 2,400 sq. ft. - 4,000 sq. ft.
b) Proposed building architecture: 2-story traditional consisting of a mixture of brick, stone, stucco, Hardy Plank, cedar shake.
c) Proposed selling prices(s): \$320,000.00 - \$420,000.00
d) List all requested variances: None
- _____

.....
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)

The subject property is in an area denominated for Low Density Residential (LDR) developments ranging from 1-2.5 units per acre. At a density of 2.29 units per acre, the subject property is within the range of densities contemplated by the Future Land Use Map. Additionally, the R-15 zoning district, the same zoning district as the subdivision (Lorings Square) which is contiguous and to the south of the subject property.

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

AB	NOVA DESCRIÇÃO	QUANT	VALOR

TRAINING No. 101	PROJECT No. 1
DESIGNED BY: COO	
DATE: 12-28-12	
SCALE: 1" = 60'	
PROJECT No. 101-2012	



TRACT CONTAINS:
7.25 ACRES
(516,018 sq. ft.)

$$\begin{aligned} \text{PROB} &= .25^2 \\ \text{SUC} &= .50 \\ \text{WATER} &= .25 \\ \text{MAY} &= .25 \end{aligned}$$
[illegible]

COBB COUNTY GEORGIA
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2013 JAN -3 PM 4:45

COBB COUNTY ZONING DIVISION

APPLICANT: KM Homes, LLC
(678) 321-2000

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

TITLEHOLDER: KM Homes, LLC, Cuong T. Tran Le

PROPERTY LOCATION: West side of Steinhauer Road, north of
Dover Crossing Drive

ACCESS TO PROPERTY: Steinhauer Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-10

HEARING DATE (PC): 03-05-13

HEARING DATE (BOC): 03-19-13

PRESENT ZONING: R-20, HI

PROPOSED ZONING: R-15

PROPOSED USE: Single-family Subdivision

SIZE OF TRACT: 7.25 acres

DISTRICT: 16

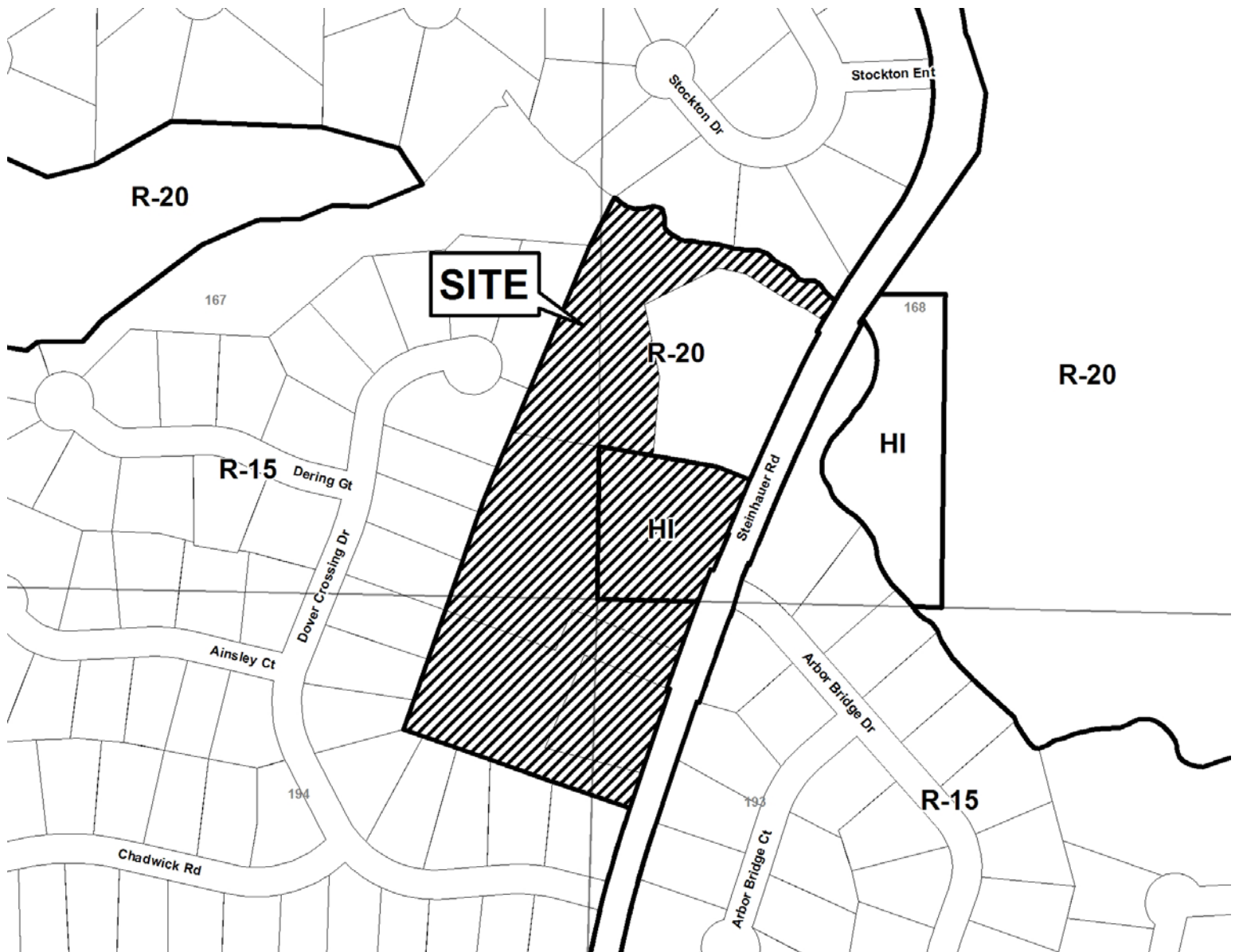
LAND LOT(S): 167,168,193,194

PARCEL(S): 2,26,5&6

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



Application No. z-16
March (2013)

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 2,800 square feet, minimum
- b) Proposed building architecture: Three-side brick homes
- c) Proposed selling prices(s): High \$400s to mid \$500s
- d) List all requested variances: _____
- (1) 25 foot front setbacks; increase rear setbacks to 35 feet;
- (2) 5 foot side setbacks; 15 foot minimum between residences
- _____

.....
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: _____
- _____
- _____

COBB COUNTY GEORGIA
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COBB COUNTY ZONING DIVISION

.....
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 within the Application for Rezoning, at any time during the rezoning process.



TS.1

[illegible]

APPLICANT: St. Benedict's Episcopal Church, LLC

(678) 279-4300

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

Moore Ingram Johnson & Steele, LLC

TITLEHOLDER: Irving C. Hoffman and Haynes Grading, Inc.

(770) 435-4117 and (770) 634-9976

PROPERTY LOCATION: Northwest side of Cooper Lake Road, east
side of Weaver Street

ACCESS TO PROPERTY: Weaver Street

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-11

HEARING DATE (PC): 03-05-13

HEARING DATE (BOC): 03-19-13

PRESENT ZONING: GC, LRO

PROPOSED ZONING: O&I

PROPOSED USE: Day School

SIZE OF TRACT: 2.091 acres

DISTRICT: 17

LAND LOT(S): 694

PARCEL(S): 19,37,111

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT



Application No. z-11
March (2013)

Summary of Intent for Rezoning*

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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: _____

COBB COUNTY GEORGIA
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2013 JAN -3 PM 4:51
COBB COUNTY ZONING DIVISION

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

- a) Proposed use(s): Day School

b) Proposed building architecture: Utilization of existing building with
renovations and upgrades to interior and exterior
c) Proposed hours/days of operation: Monday - Friday; 8:00 a.m. - 6:00 p.m.
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, or within any part of the Application for Rezoning, at any time during the rezoning process.

APPLICANT: One World Spiritual Center
(808) 282-4899

REPRESENTATIVE: Danielle Pearl
(808) 282-4899

TITLEHOLDER: Northwest Christian Church, Inc.
(770) 425-2525

PROPERTY LOCATION: Located at the north intersection of
Shallowford Road and Wesley Chapel Road, south side of Fricks Road

ACCESS TO PROPERTY: Shallowford Road and Fricks Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-6

HEARING DATE (PC): 03-05-13

HEARING DATE (BOC): 03-19-13

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Childcare

SIZE OF TRACT: 5.2 acres

DISTRICT: 16

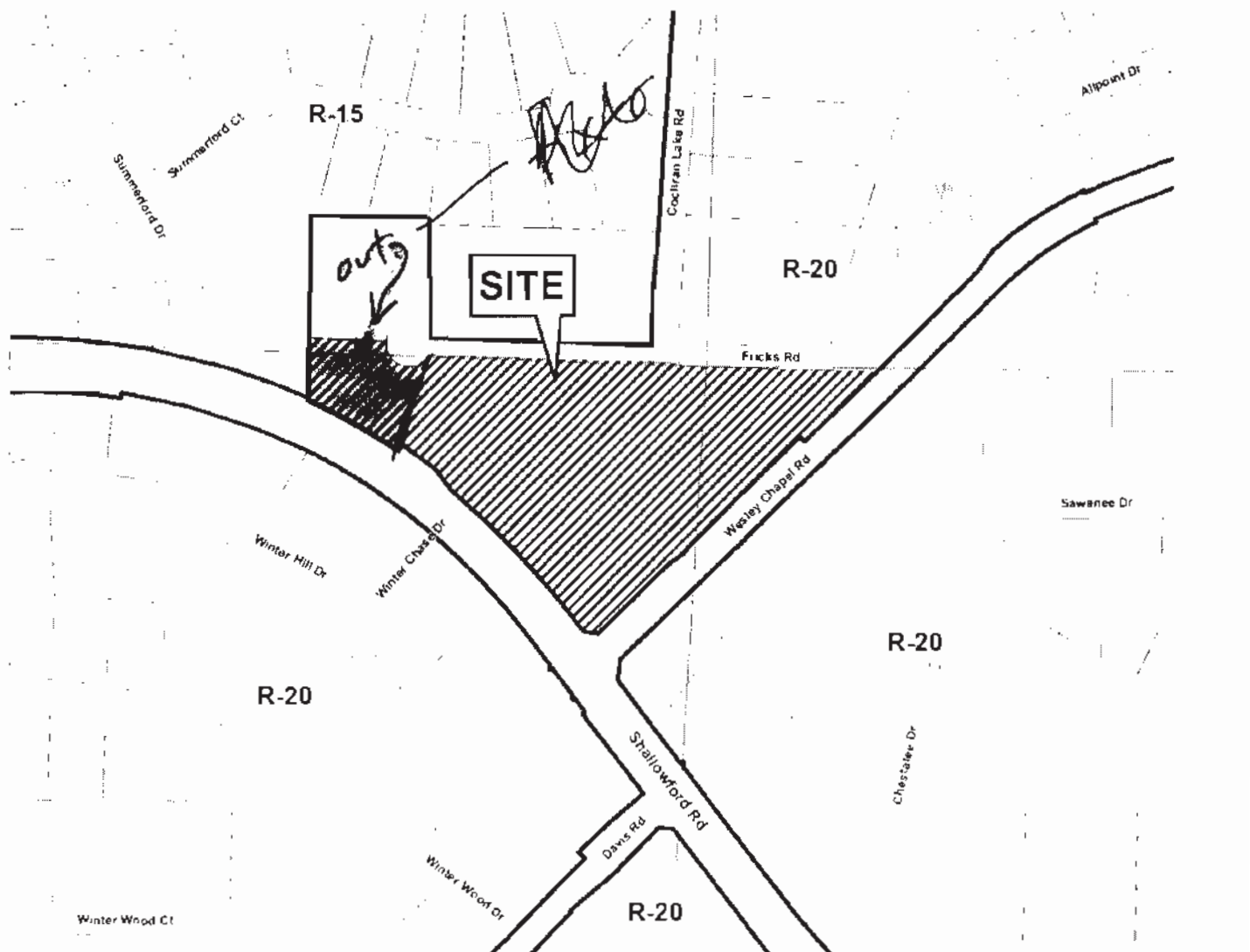
LAND LOT(S): 390

PARCEL(S): 1

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



COBB COUNTY GEORGIA
FILED IN OFFICE



Application #: LUP-6

PC Hearing Date: 3-5-13

BOC Hearing Date: 3-19-13

2012 DEC 18 PM 1:58
TEMPORARY LAND USE PERMIT WORKSHEET
COBB COUNTY ZONING DIVISION

1. Type of business? Early Childcare Learning Center
2. Number of employees? 1-5 Employees / Volunteers
3. Days of operation? Monday - Friday
4. Hours of operation? 6:30 am - 6:15 pm
5. Number of clients, customers, or sales persons coming to the house per day? 24 ; Per week? 120
6. Where do clients, customers and/or employees park?
Driveway: _____; Street: _____; Other (Explain): On site parking lot
7. Signs? No: _____; Yes: ✓. (If yes, then how many, size, and location): Street sign at intersection
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): none
9. Deliveries? No X; Yes _____ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
10. Does the applicant live in the house? Yes _____; No X
11. Any outdoor storage? No _____; Yes X (If yes, please state what is kept outside): shed for gardening and landscaping
12. Length of time requested: _____
13. Any additional information? (Please attach additional information if needed):

Applicant signature: [Signature] Date: 12/18/12

Applicant name (printed): [Name]