

Z-40  
(2016)

Continued by  
Staff

# Preliminary Plan Veterans Memorial Highway Tract

Cobb County, Georgia Land Lots 46 & 71, 18nd District, 2nd Section

prepared for:

**Elite Auto Collision**  
971 Veterans Memorial Hwy.  
Mableton, Georgia 30126

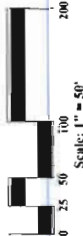
**DGM**  
LAND PLANNING  
CONSULTANTS

  
P.O. BOX 84776  
ATLANTA, GA 30384-0476  
770.514-2008  
Fax 770.514-2001

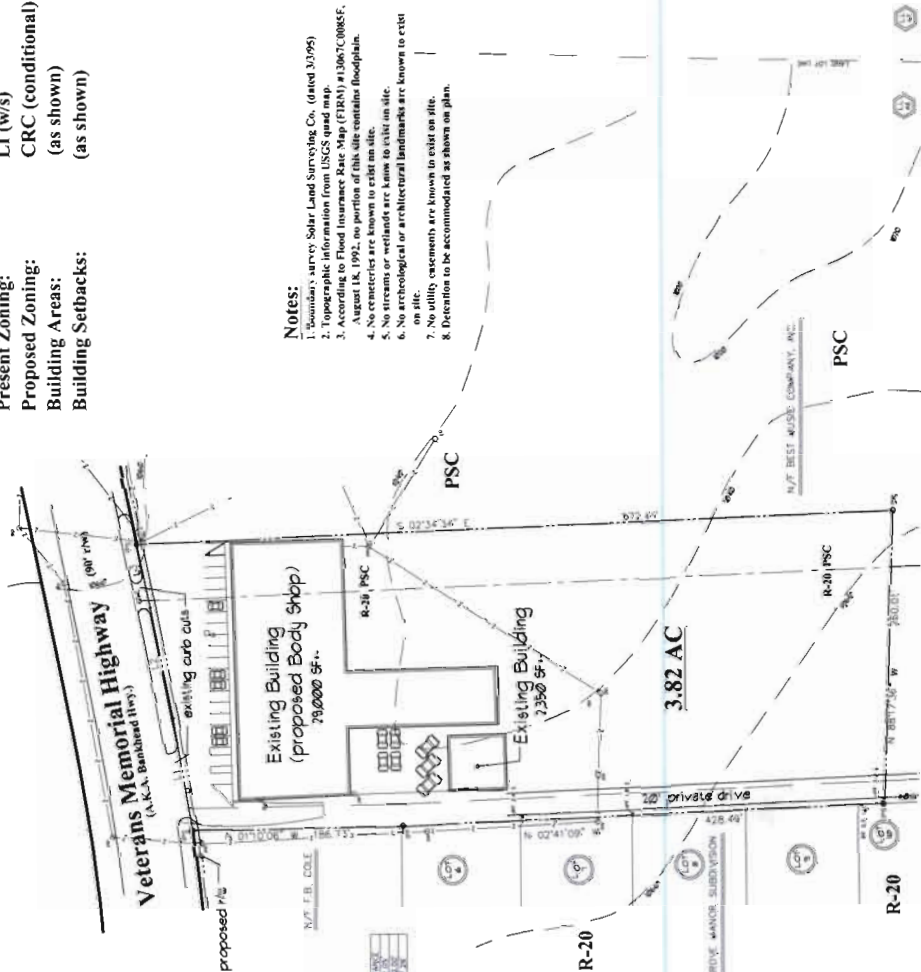


### Site Data

Total Site Area: **3.82 AC**  
Present Zoning: **LI (w/s)**  
Proposed Zoning: **CRC (conditional)**  
Building Areas: **(as shown)**  
Building Setbacks: **(as shown)**



February 29, 2016



- Notes:**
1. Boundaries, survey: Solar Land Surveying Co. (dated 3.9.95)
  2. Topographic information from USGS quad map
  3. According to Flood Insurance Rate Map (FIRM) #13067C0085E, the site is in Flood Zone AE. The portion of the site that is in Flood Zone AE is shown on the site plan.
  4. No streams or wetlands are shown on site.
  5. No streams or wetlands are known to exist on site.
  6. No archeological or architectural landmarks are known to exist on site.
  7. No utility easements are known to exist on site.
  8. Detention to be accommodated as shown on plan.



**APPLICANT:** Elite Auto Collision & Sales

**PHONE#:** 404-969-9382 **EMAIL:** kevinelite1@gmail.com

**REPRESENTATIVE:** Garvis L. Sams Jr.

**PHONE#:** 770-422-7016 **EMAIL:** gsams@slhb-law.com

**TITLEHOLDER:** 2K Consulting Group LLC

**PROPERTY LOCATION:** South side of Veterans Memorial

Highway, east of Lakeshore Drive

(380 Veterans Memorial Highway)

**ACCESS TO PROPERTY:** Veterans Memorial Highway

**PHYSICAL CHARACTERISTICS TO SITE:** Existing 29,000 sq.

ft. building with accessory 2,350 sq. ft. building

**PETITION NO:** Z-40

**HEARING DATE (PC):** 05-03-16

**HEARING DATE (BOC):** 05-17-16

**PRESENT ZONING** LI

**PROPOSED ZONING:** CRC

**PROPOSED USE:** Collision and Service  
Center

**SIZE OF TRACT:** 3.82 acres

**DISTRICT:** 18

**LAND LOT(S):** 46

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** LI/ US Art
- SOUTH:** LI/ Undeveloped, Wooded
- EAST:** LI/ Industrial Office/Warehouse
- WEST:** CRC, R-20/ Commercial, Pine Grove Manor

*Adjacent Future Land Use:*

- North: Neighborhood Activity Center (NAC)
- East: Neighborhood Activity Center (NAC)
- South: Neighborhood Activity Center ((NAC) with Medium Density Residential within 35 feet.)
- West: Neighborhood Activity Center ((NAC) with Low Density Residential (LDR) within 20 feet)

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**Continued by Staff**

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **VOTE** \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **VOTE** \_\_\_\_\_

**STIPULATIONS:**

