

Z-27  
(2017)

CONTINUED

RECEIVED  
MAY - 2 2017  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**Rezoning Plat**

**766 and 770 Ledford Street**

Cobb County, Georgia

Land Lot 422, 17th District, 2nd Section

prepared for:  
Amriteck LLC

**DGM**  
LAND PLANNING  
CONSULTANTS



975 Cox Plaza  
Bva Sum 212  
KENNESAW  
GA 30144  
770 514-8006  
FAX 514-8481



**Site Data**

Total Site Area: .5077 AC

Total Units Shown: 6

Existing Zoning: GC

Proposed Zoning: RM-12

Density: 11.82 UN/AC

Building Setbacks:

front: 18 1/4'

side: 10'\*

rear: 40'

\*contemporaneous variance requested

Impervious surface shown:

8,957 SF

(41% of total site area)



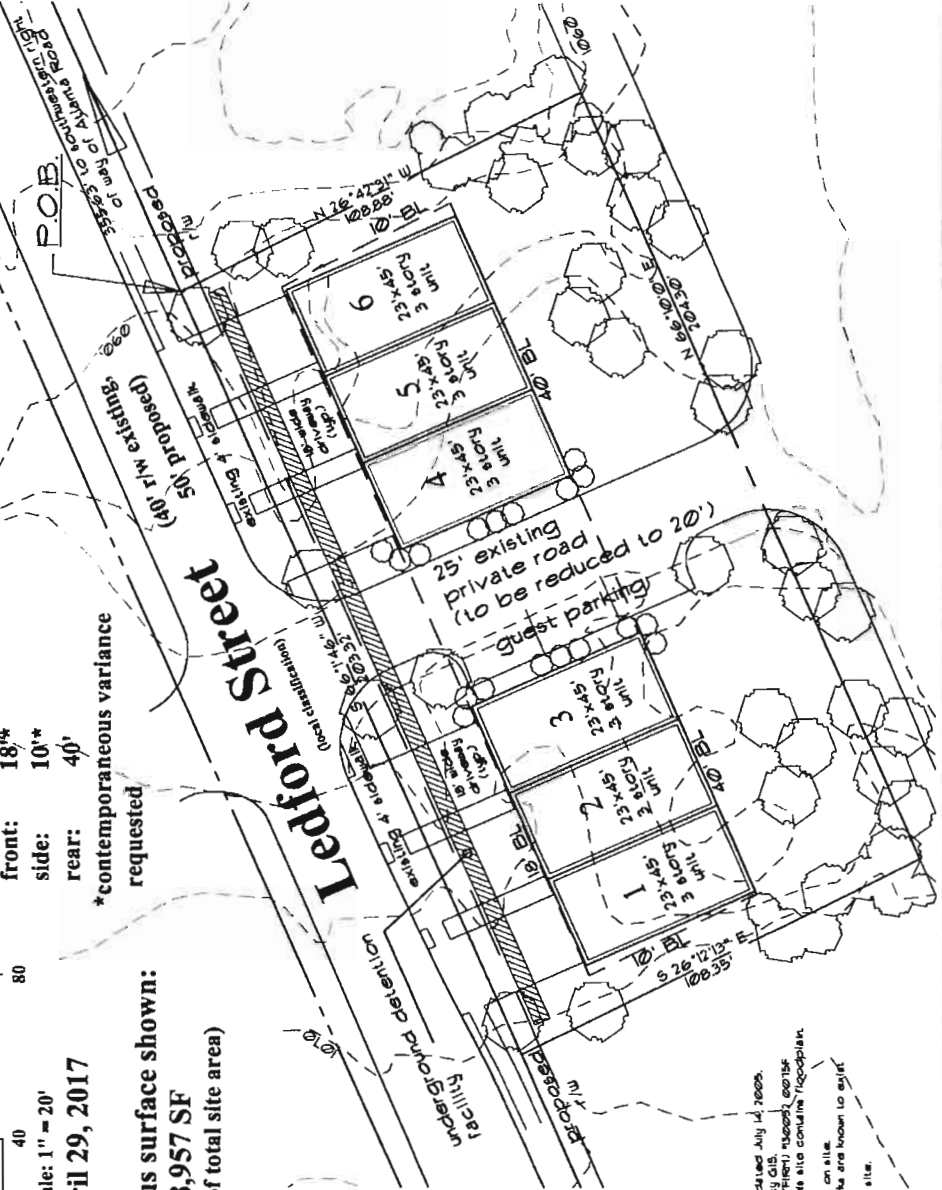
Scale: 1" = 20'

April 29, 2017



MAY - 2 2017

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



- NOTES:**
1. Boundary from Bousswell Engineering, Inc. dated July 14, 2006.
  2. Topographic information from Cobb County GIS.
  3. According to Flood Insurance Rate Map (FIRM) 130002, dated March 4, 2003, no portion of this site contains floodplain.
  4. No easements are known to exist on site.
  5. No structures or other improvements 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.

APPLICANT: AMRETECK, LLC

PHONE#: (678) 858-5952 EMAIL: Chow7402@aol.com

REPRESENTATIVE: Garvis L. Sams, Jr.

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

TITLEHOLDER: AMRETECK, LLC

PROPERTY LOCATION: South side of Ledford Street, west of

Atlanta Road

(766 and 770 Ledford Street)

ACCESS TO PROPERTY: Ledford Street

PHYSICAL CHARACTERISTICS TO SITE: Undeveloped wooded

lot with a paved driveway

PETITION NO: Z-27

HEARING DATE (PC): 06-06-17

HEARING DATE (BOC): 06-20-17

PRESENT ZONING: GC

PROPOSED ZONING: RM-12

PROPOSED USE: Townhomes

SIZE OF TRACT: 0.5077 acres

DISTRICT: 17

LAND LOT(S): 422

PARCEL(S): 10,18

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

COMMISSION DISTRICT: 3

**CONTIGUOUS ZONING/DEVELOPMENT**

**CONTINUED**

- NORTH:** GC/ Boss & Sons Welding
- SOUTH:** GC/ Madison Village Apartments
- EAST:** GC/ Undeveloped Wooded Lot, Commercial Building
- WEST:** GC/ Atlanta Road Automotive

*Adjacent Future Land Use:*

- Northeast: Industrial Compatible (IC) (The corner with the next side tips on an area of Community Activity Center (CAC))
- Southeast: Industrial Compatible (IC)
- Southwest: Industrial Compatible (IC)
- Northwest: Industrial Compatible (IC)

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

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

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

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

**STIPULATIONS:**

