

## **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: April 3, 2018**

**Board of Commissioners Hearing Date: April 17, 2018**

**IMPORTANT NOTE: DUE TO A PROCESS CHANGE, SOME CASES FOR FEBRUARY AND MARCH WERE TAKEN OUT OF ORDER. ALL OF THE CASES IN THIS ANALYSIS ARE FOR THE APRIL ZONING CYCLE. CASES FOR APRIL WILL BE AS FOLLOWS: Z-17, Z-20, Z-21, AND Z-22.**

**Date Distributed/Mailed Out: January 16, 2018**

**STAFF COMMENTS DUE DATE: February 2, 2018**



*Cobb County... Expect the Best!*



Cobb County Community Development Agency  
Zoning Division  
1150 Powder Springs St. Marietta, Georgia 30064

Case # Z- 17

Public Hearing Dates:

PC: 04-03-18

BOC: 04-17-18

## SITE BACKGROUND

Applicant: Petinos LLC

Phone: (305)-803-1588

Email: irajacoby@konaproperties.com

Representative Contact: Ira Jacoby

Phone: (305)-803-1588

Email: irajacoby@konaproperties.com

Titleholder: Petinos LLC

Property Location: North side of East-West  
Connector, east of Powder Springs Road

Address: 2670 and 2840 East-West Connector

Access to Property: East-West Connector

## QUICK FACTS

Commission District: 4-Cupid

Current Zoning: LRO (Low Rise Office)

Current use of property: Parking

Proposed zoning: CRC (Community Retail  
Commercial)

Proposed use: Retail

Future Land Use Designation: CAC (Community  
Retail Commercial)

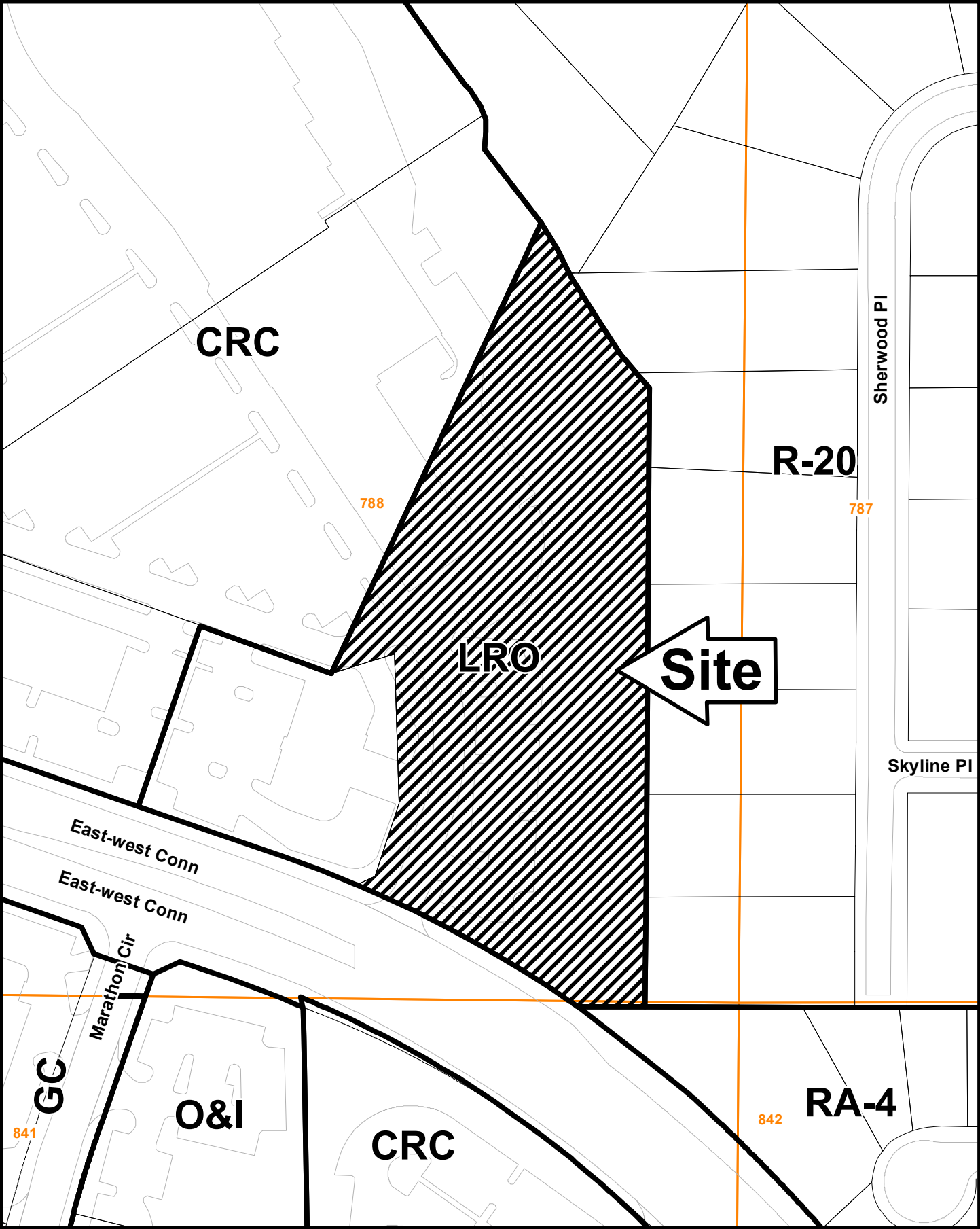
Site Acreage: 1.398 ac

District: 19

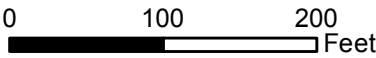
Land Lot: 787 & 788

Parcel #: 19078800020 Taxes Paid: Yes

# Z-17 2018-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.



- City Boundary
- Zoning Boundary



Z-17 (2018)  
ENLARGED  
SITE PLAN OF  
SUBJECT  
PROPERTY

SILVERWOOD ESTATES  
UNIT No. 5  
PLAT BOOK 49, PAGE 25  
ZONED: R20

RECEIVED  
DEC 12 2017  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



COBB COUNTY, GEORGIA

Land  
P.O.  
ATTN  
(770)

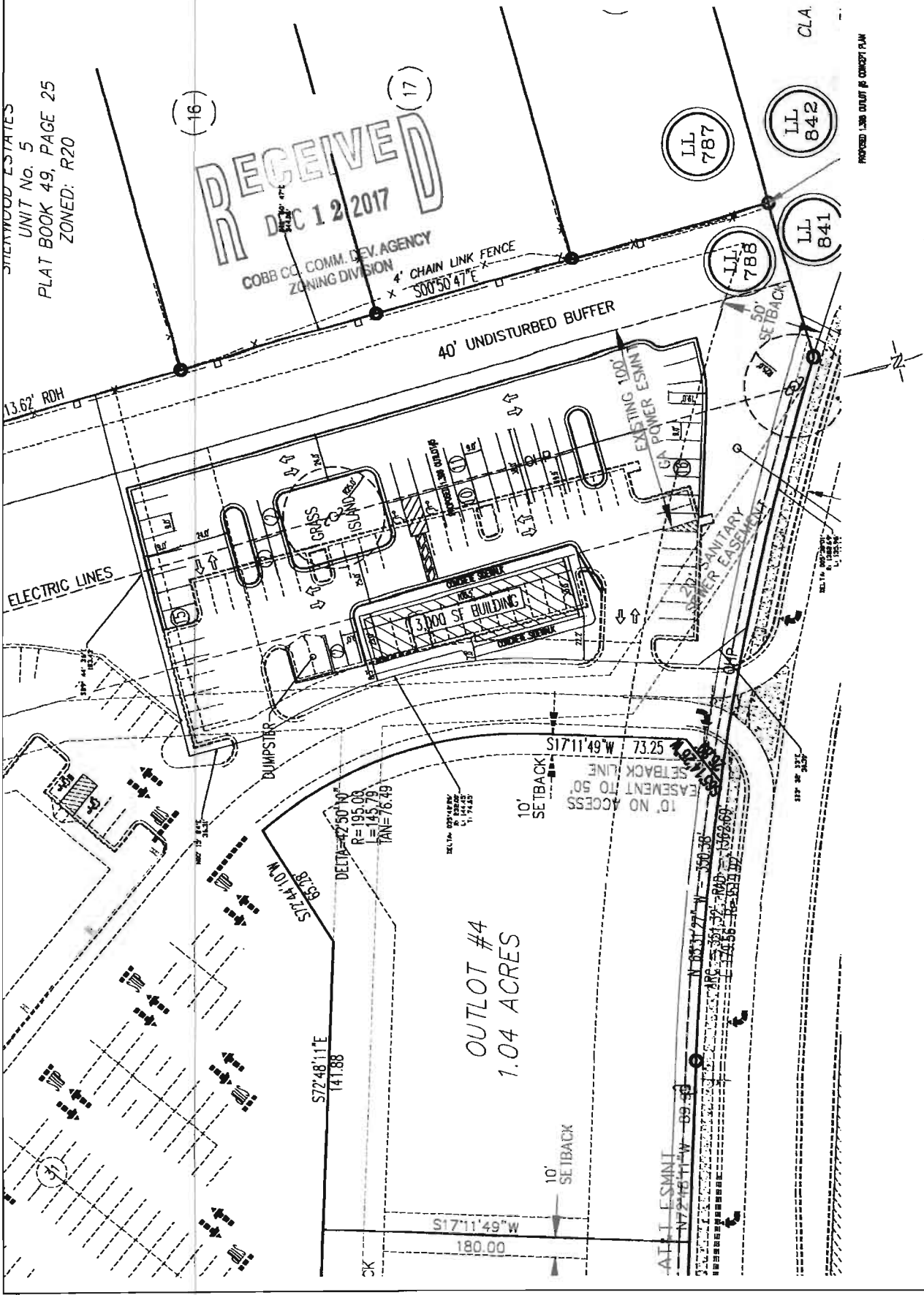
PROJECT DESCRIPTION  
2840 EAST-WEST CONNECTOR  
NEAL PAXTON  
LAND LOTS 707 & 708, 710A DISTRICT, 3RD SECTION  
COBB COUNTY, GEORGIA

1.388 OUTLOT #5  
CONCEPT PLAN

DATE: 11-21-17  
BY: [Signature]  
CHECKED: [Signature]  
SCALE: AS SHOWN

C-1A

Copyright: Universal Landmarks, Inc.  
11/21/2017 10:50:10 AM



PROPOSED 1.388 OUTLOT #5 CONCEPT PLAN

24 HOUR CONTACT MR. IRA JACOBY  
(404) 883-1589

RECEIVED  
DEC 12 2017

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Application No. Z-17

April 2018

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): N/A
- b) Proposed building architecture: \_\_\_\_\_
- c) List all requested variances: \_\_\_\_\_

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

- a) Proposed use(s): RETAIL COMMERCIAL
- b) Proposed building architecture: (UNDETERMINED AT THIS TIME)
- c) Proposed hours/days of operation: (UNDETERMINED AT THIS TIME)
- d) List all requested variances: SIDE YARD REDUCTIONS ON WEST SIDE OF PROPERTY TO 7.0' AND 8.3'

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

N/A

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).

N/A



Cobb County Community Development Agency  
Zoning Division  
1150 Powder Springs St. Marietta, Georgia 30064

Case # Z- 20

Public Hearing Dates:

PC: 04-03-18

BOC: 04-17-18

## SITE BACKGROUND

Applicant: Elevation Development Group, LLC

Phone: (678)-553-1090

Email: david@elevationdevgroup.com

Representative Contact: J. Kevin Moore

Phone: (770)-429-1499

Email: jkm@mijs.com

Titleholder: Overlook Partners, LLC

Property Location: Southeast side of Terrell Mill Road, across from Waterfall Village Drive, and the west side and west terminus of Water Place

Address: 1800 Water Place

Access to Property: Terrell Mill Road and Water Place

## QUICK FACTS

Commission District: 2-Ott

Current Zoning: O&I (Office and Institutional)

Current use of property: Offices

Proposed zoning: RRC (Regional Retail Commercial)

Proposed use: Mixed-Use Development

Future Land Use Designation: RAC (Regional Activity Center)

Site Acreage: 12.73 ac

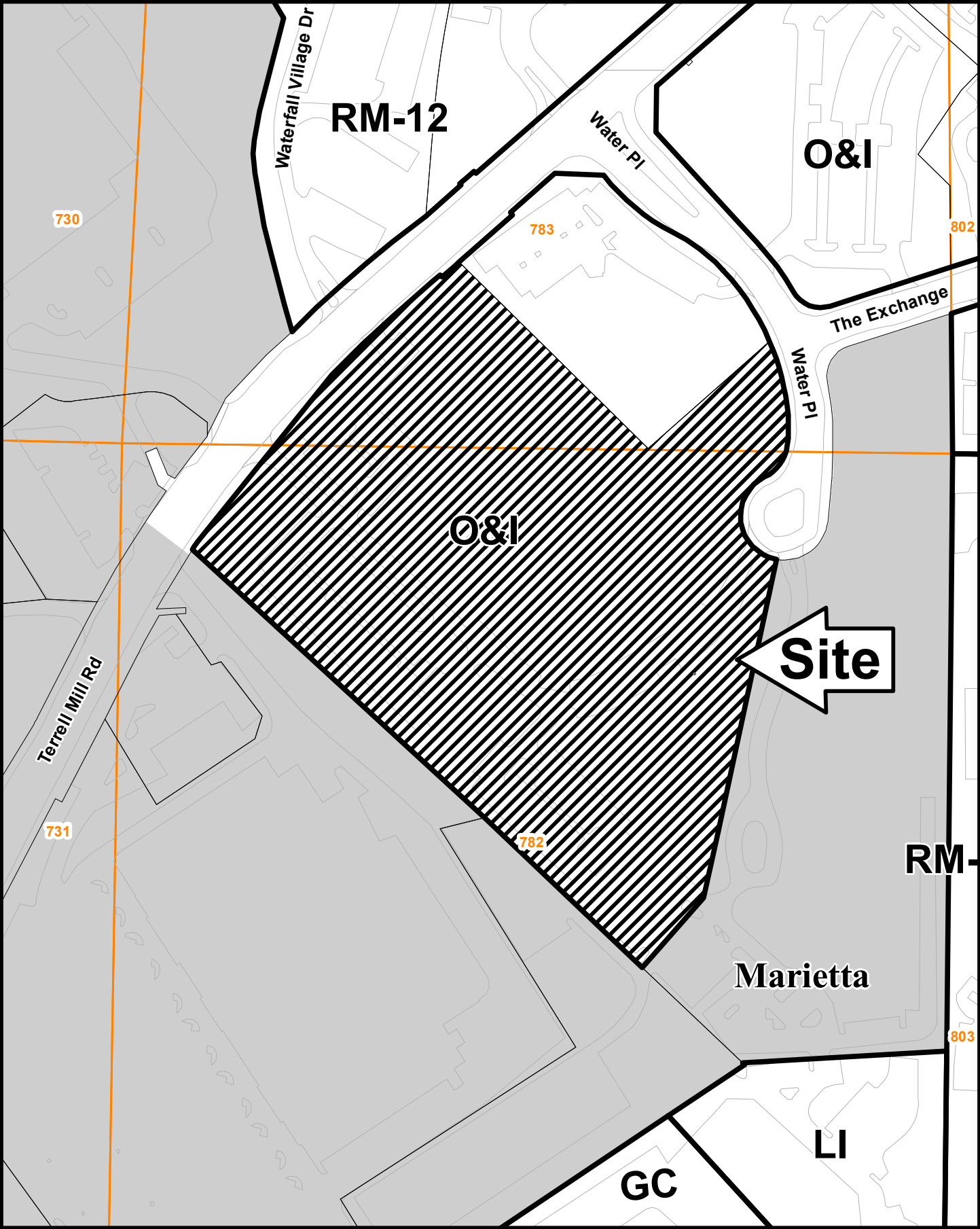
District: 17

Land Lot: 782 and 783

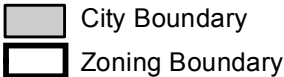
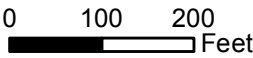
Parcel #: 17078200010

Taxes Paid: Yes

# Z-20 2018-GIS



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LAND LOT(S) 782 & 783  
OF THE 17 DISTRICT, 2 SECTION  
MARLBETTA COBB COUNTY, GEORGIA

TERRELL MILLS PARK - APARTMENTS

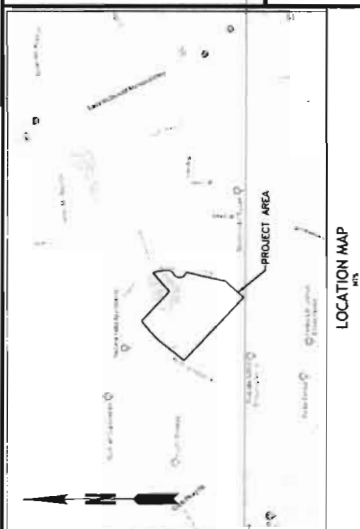
**CROY**  
ENGINEERING

**SHEET TITLE**  
**ZONING SITE PLAN**

ORDERED BY YES	ORDERED BY LCC
SCALE	ISSUE DATE

PROJECT NUMBER	1783.00
ISSUING MONTH	

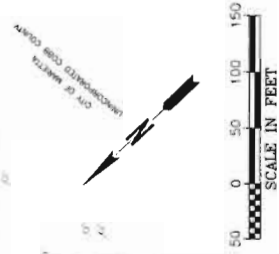
SHEET 1 of 1



## LOCATION MAP

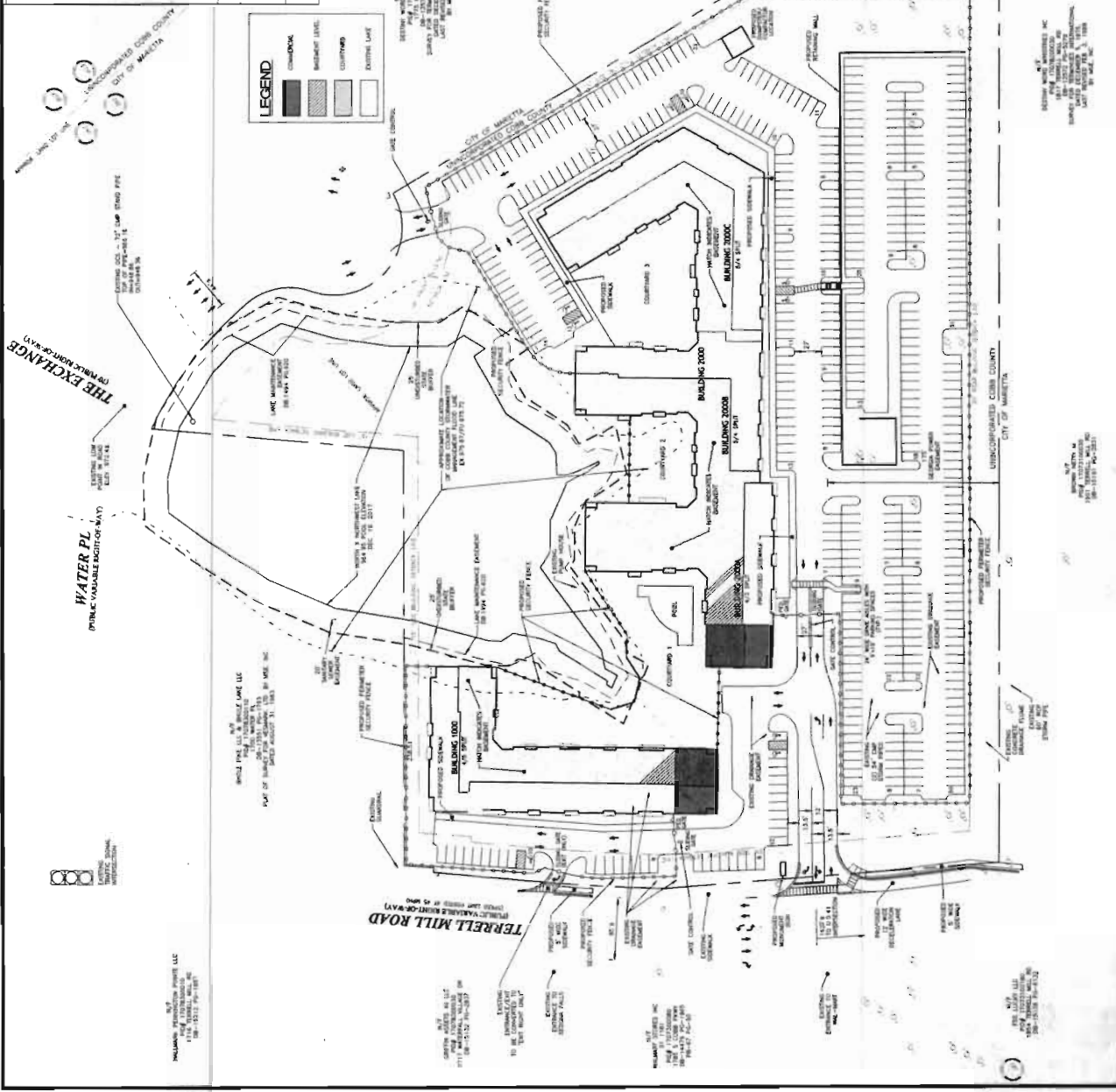
### PROPOSED PROPERTY DATA

- [illegible]



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JAN - 4 2018

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION





COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Application No. Z-20 (2018)

Hearing Dates: PC - 04/03/2018  
BOC - 04/17/2018

## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): 585 - 1,450 square feet
- b) Proposed building architecture: Modern Farmhouse
- c) List all requested variances: \_\_\_\_\_
- (1) Parking Variance;
- (2) Major side building setback from 35 feet to 15 feet.
- \_\_\_\_\_

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

- a) Proposed use(s): Several service oriented and non-residential uses
- b) Proposed building architecture: Modern Farmhouse and brick Main Street  
type structures
- c) Proposed hours/days of operation: 9:00 a.m. - 6:00 p.m.
- 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 in this Summary of Intent for Rezoning, or any portion of the Application for Rezoning, at any time during the rezoning process.



Cobb County Community Development Agency  
Zoning Division  
1150 Powder Springs St. Marietta, Georgia 30064

Case # Z- 21

Public Hearing Dates:

PC: 04-03-18

BOC: 04-17-18

## SITE BACKGROUND

Applicant: W. Reed Konigsmark

Phone: (770)-856-1534

Email: wrk2@att.net

Representative Contact: Garvis L. Sams, Jr.

Phone: (770) 422-7016

Email: gsams@slhb-law.com

Titleholder: Jaynie B. Pickens

Property Location: Southeast side of Dallas  
Highway, northwest side of Poplar Springs Road

Address: 800 Poplar Springs Road

Access to Property: Poplar Springs Road

## QUICK FACTS

Commission District: 1-Weatherford

Current Zoning: R-30 (Single-family Residential)

Current use of property: Single-family House

Proposed zoning: R-20/OSC (Single-family Open  
Space Community)

Proposed use: Single-family Subdivision

Future Land Use Designation: VLDR (Very Low  
Density Residential)

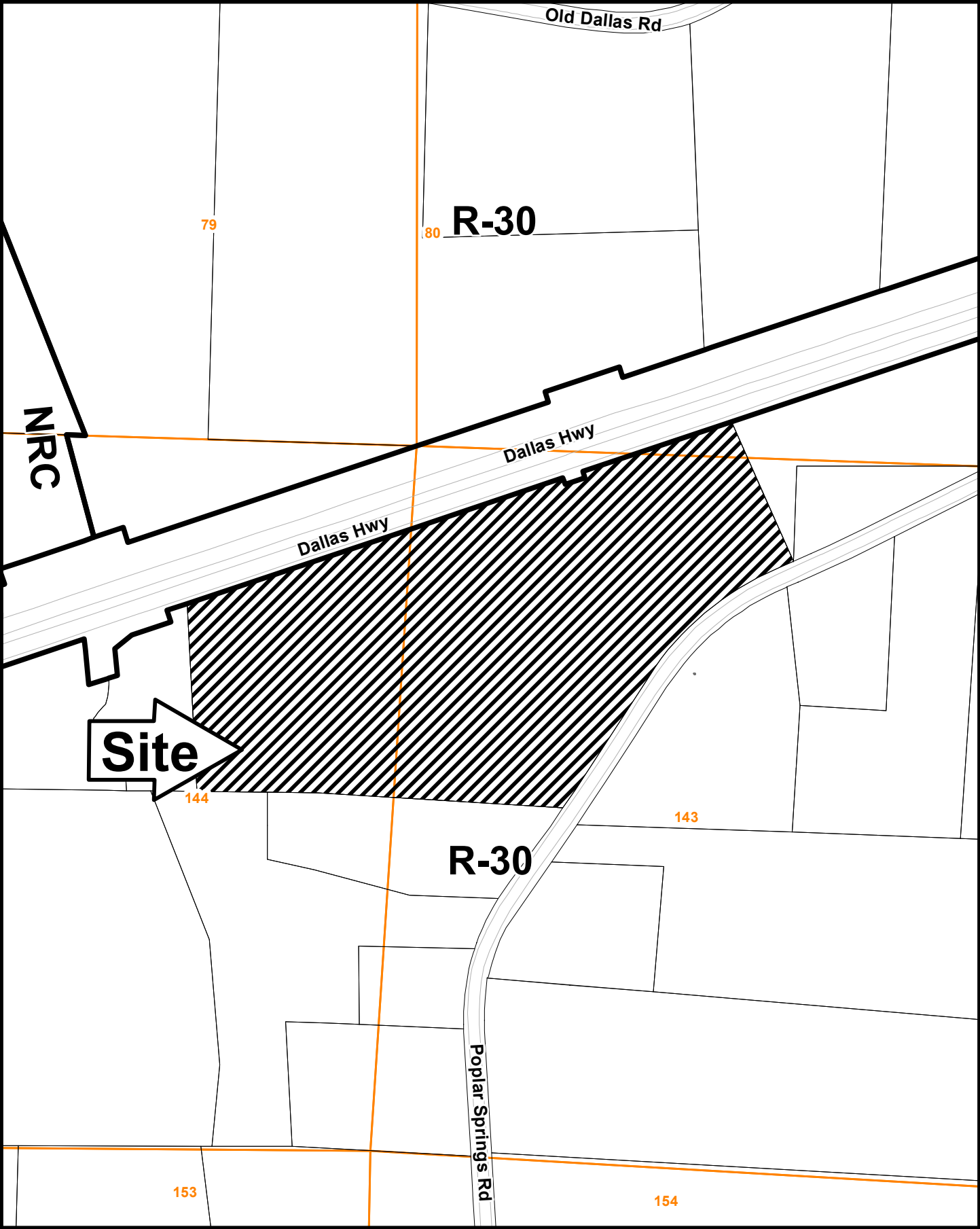
Site Acreage: 11.23 ac

District: 19

Land Lot: 80, 143 and 144

Parcel #: 19014300050 Taxes Paid: Yes

# Z-21 2018-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 200 400 Feet

City Boundary  
Zoning Boundary

TRACT AREA = 11.23 ACRES (489,087 S.F.)

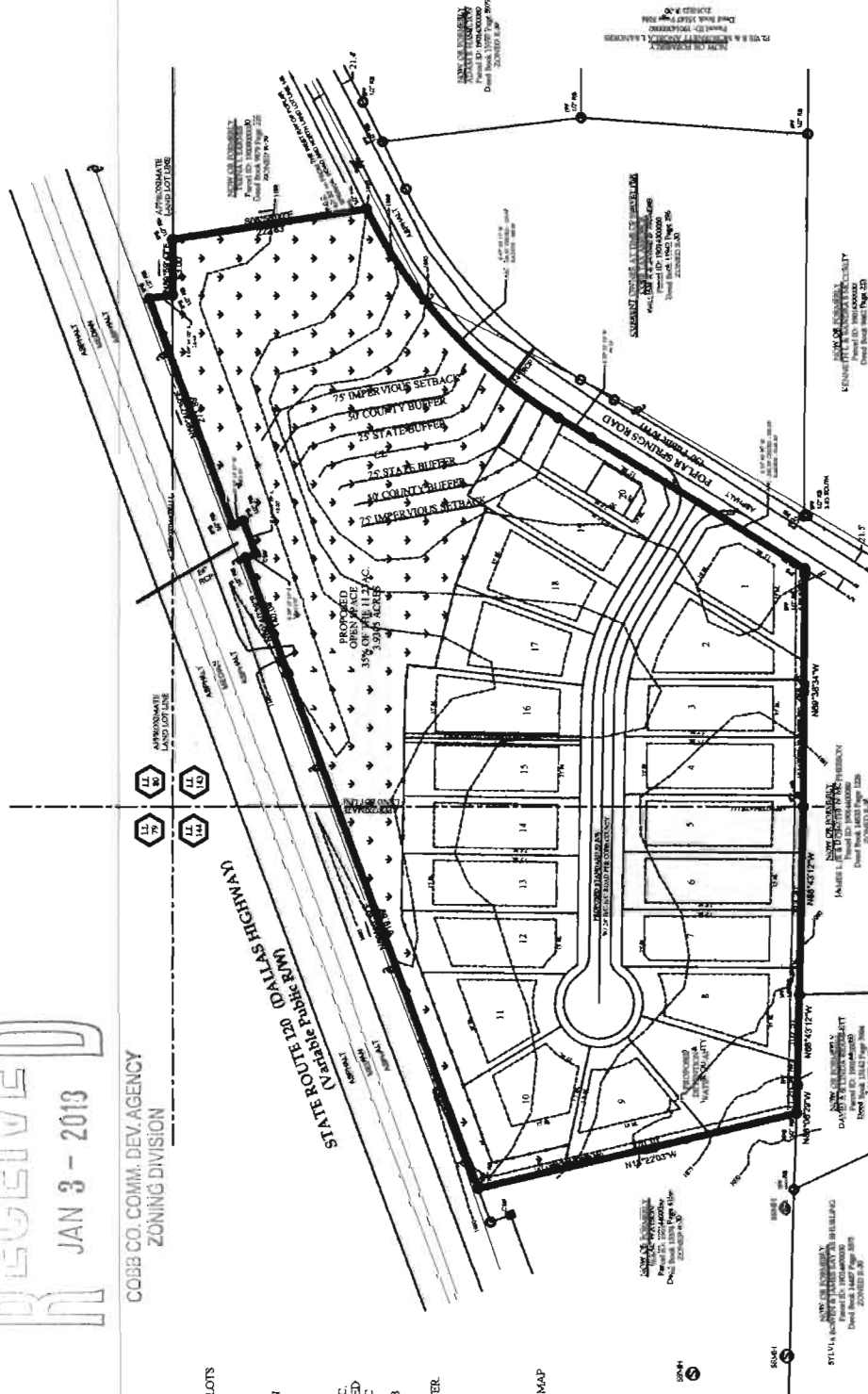
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COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

- GENERAL NOTES:
1. CURRENT ZONING: R-30  
PROPOSED ZONING: R-20 (OSC)
  2. REQUIREMENTS PER R-20 ZONING:  
FRONT SETBACK: 25'  
MAJOR SIDE SETBACK: 10'  
MINIMUM SIDE SETBACK: 35'  
MINIMUM REAR SETBACK: 35'  
MAXIMUM COVERAGE: 39%  
MAXIMUM HEIGHT: 35'  
MINIMUM LOT AREA: 17,775 S.F.  
MINIMUM LOT WIDTH: 11.31 AC X 1.75 = 20 LOTS  
MINIMUM LOT SIZE: 13,000 S.F.
  3. VARIANCES REQUESTED:  
REDUCE FRONT SETBACK: 25' AS SHOWN  
REDUCE SIDE SETBACK: 7.5' AS SHOWN  
REDUCE MAJOR SIDE SETBACK: 15' AS SHOWN
  4. ALL BOUNDARY INFORMATION TAKEN FROM RETRACEMENT SURVEY FOR 800 POPULAR SPRINGS ROAD, PREPARED BY PERIMETER SURVEYING CO., INC. DATED 11-21-17. NO SURVEYING HAS BEEN PERFORMED BY PAUL LEE CONSULTING ENGINEERING ASSOC., INC.
  5. TOPOGRAPHIC DATA SHOWN TAKEN FROM THE COBB COUNTY WEBSITE.
  6. SITE TO BE SERVED BY COBB COUNTY WATER & SEWER.
  7. ALL STRUCTURES ON SITE TO BE REMOVED.
  8. NO HISTORIC, ARCHITECTURAL, CEMETERIES, ARCHEOLOGICAL, LAKES OR WETLANDS FEATURES ARE KNOWN TO BE ON THIS SITE.
  9. STREAM BUFFER AS PER THE COBB COUNTY BUFFER MAP.

SITE ADDRESS:  
800 POPULAR SPRINGS ROAD  
POWDER SPRINGS, GA 30127  
TAX ID# 19014300050  
DB 11942 PG 296

LEGEND

- 1. EXISTING LOT LINES
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- 100. EXISTING LOT LINES



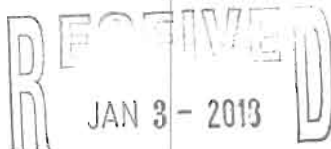
Z-21  
(2018)

REED KONIGSMARK

REZONING PLAN FOR

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.  
PLANNING - ENGINEERING - LANDSCAPE ARCHITECTURE  
3906 ALPINE STREET, POWDER SPRINGS, GA 30127  
PH: (770) 455-9500  
FAX: (770) 455-9500  
WWW.PLEA-ENGINEERING.COM





COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Application No. 2-21  
April 2018

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2500+ sq ft
- b) Proposed building architecture: 2 story; front masonry
- c) List all requested variances: none that we know of at this time other than a buffer variance, but our understanding, from Mr. Pederson, is that will not be part of zoning but up to Mr. Frank Gipson.

### 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)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### 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).

\_\_\_\_\_

\_\_\_\_\_



Cobb County Community Development Agency  
Zoning Division  
1150 Powder Springs St. Marietta, Georgia 30064

Case # Z- 22

Public Hearing Dates:

PC: 04-03-18

BOC: 04-17-18

## SITE BACKGROUND

Applicant: Fortress Builders, LLC

Phone: (770)-424-1819

Email: skip@hseproperties.com

Representative Contact: Skip Harper/ Colby Henson

Phone: (404) 372-5739

Email: skip@hseproperties.com

Titleholder: The Estate of Martha Frances Moore and David and Marcia McGinnis

Property Location: Northeast and south west sides of Harris Road, south of Church Road

Address: 3245 and 3250 Harris Road

## QUICK FACTS

Commission District: 4-Cupid

Current Zoning: R-20 (Single-family Residential)

Current use of property: Single-family houses and wooded acreage

Proposed zoning: RSL (Residential Senior Living)

Proposed use: Non-supportive Senior Living

Future Land Use Designation: LDR (Low Density Residential)

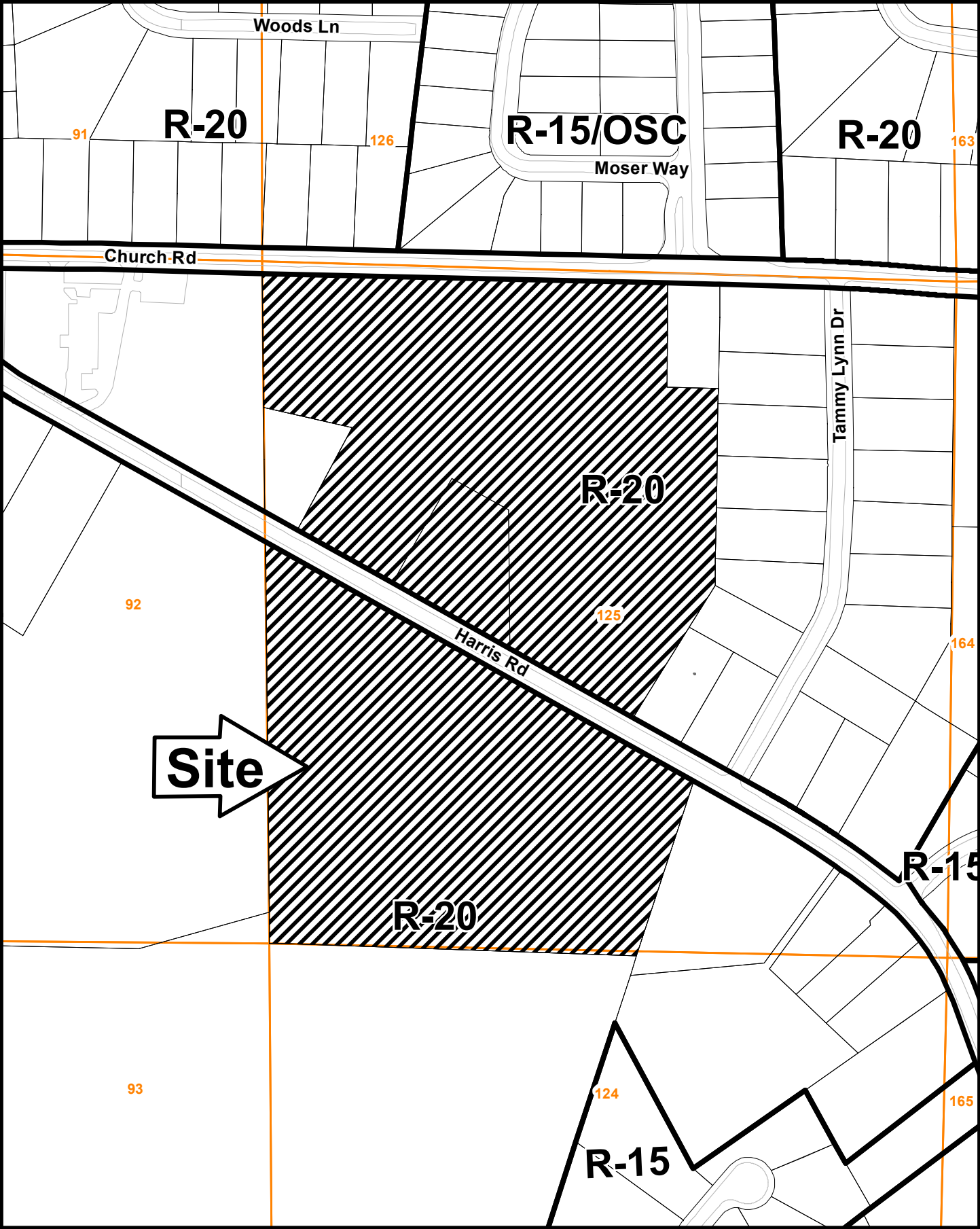
Site Acreage: 22.83 ac

District: 17

Land Lot: 124 & 125

Parcel #: 17-125-2, 3 and 30 Taxes Paid: Yes

# Z-22 2018-GIS

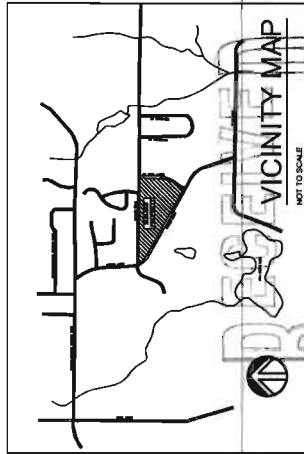


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 200 400 Feet

City Boundary  
Zoning Boundary





LOT NO.	SIZE	160' X 125' 0" SUBST. EASEMENT	17,640 SF
1	9,690 SF	17	17,640 SF
2	8,550 SF	17	13,180 SF
3	7,443 SF	18	13,600 SF
4	12,770 SF	19	15,900 SF
5	11,815 SF	20	28,360 SF
6	12,150 SF	21	31,290 SF
7	12,060 SF	22	11,300 SF
8	9,720 SF	23	14,070 SF
9	9,700 SF	24	14,265 SF
10	10,210 SF	25	13,720 SF
11	29,245 SF	26	17,475 SF
12	28,110 SF	27	14,470 SF
13	14,060 SF	28	14,740 SF
14	21,893 SF	29	23,550 SF
15	22,880 SF	30	17,440 SF
16	24,200 SF	45	17,440 SF

## SITE SUMMARY

TOTAL SITE AREA: 22.83 AC.  
TOTAL NUMBER OF LOTS: 45  
OVERALL DENSITY: 2.0 LOTS/AC.  
MINIMUM LOT SIZE: 7,800 SF  
AVERAGE LOT SIZE: 15,762 SF  
MINIMUM LOT WIDTH: 65'  
EXISTING ZONING: R-20  
PROPOSED ZONING: RSL

**SETBACKS:**

FRONT: 15'

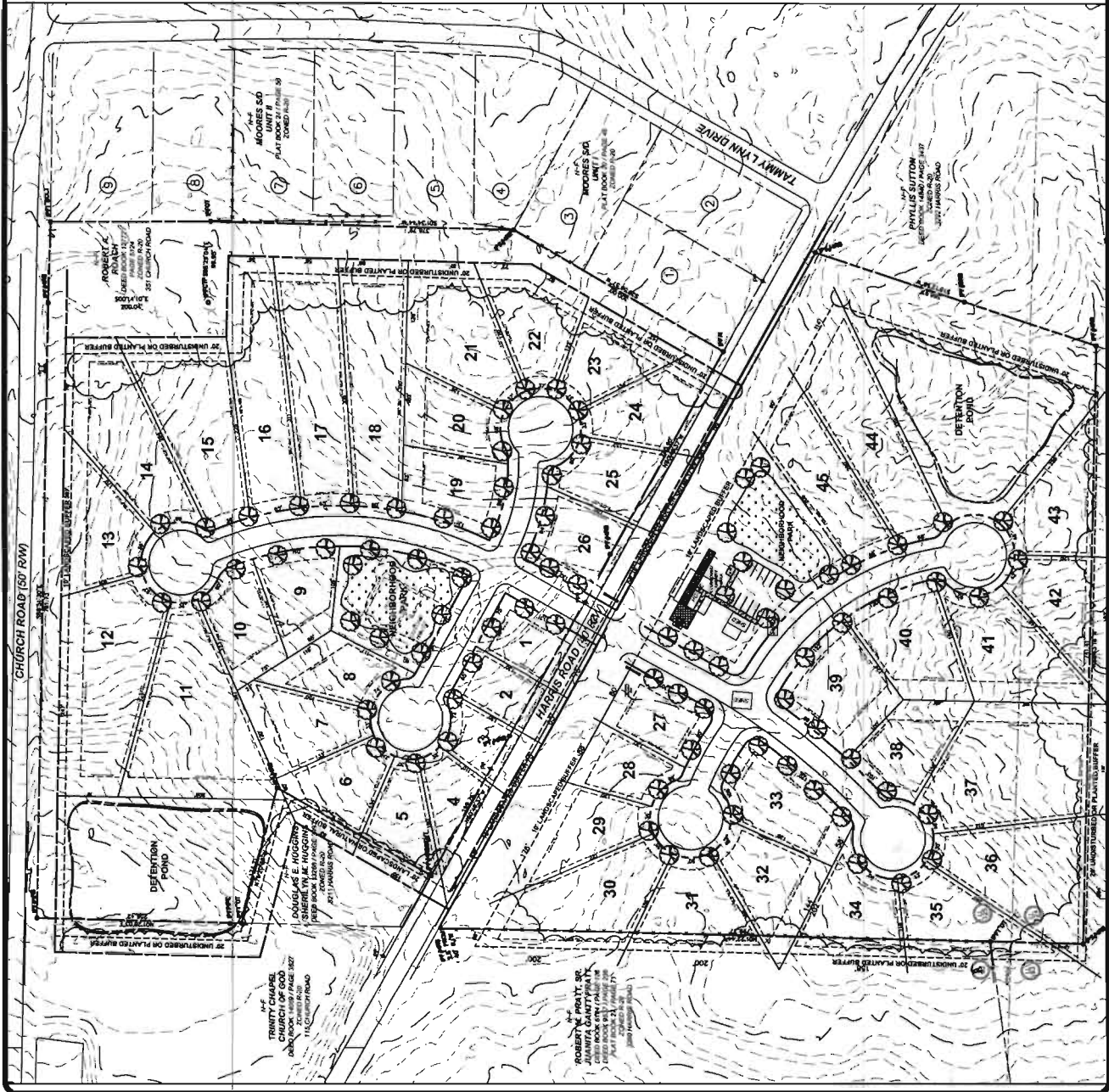
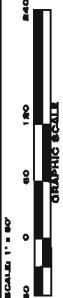
SIDE: 5' (20' BETWEEN BLDGS.)

REAR: 25'

PERIMETER SETBACK: 30'



# **PRELIMINARY SITE PLAN**





Application No. 2-22

April 2018

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1800+
- b) Proposed building architecture: Brick, stone or cement siding
- c) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**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)**

- .....  
**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).**

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