

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: August 7, 2018

Board of Commissioners Hearing Date: August 21, 2018

Date Distributed/Mailed Out: May 11, 2018

STAFF COMMENTS DUE DATE: June 1, 2018



Cobb County... Expect the Best!



**Cobb County Community Development Agency
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-47
Public Hearing Dates:
PC: 08-07-18
BOC: 08-21-18

SITE BACKGROUND

Applicant: Powers Ferry Road Project, LLC

Phone: See representative

Email: See representative

Representative Contact: James A. Balli

Phone: (770) 422-7016

Email: jballi@slhb-law.com

Titleholder: 1927-1931-1935 Powers Ferry Road
Investors, LLC; 1945 Powers Ferry Road
Investors, LLC

Property Location: North side of Powers Ferry
Road, south side of Windy Ridge Extension,
south of Windy Hill Road

Address: 1927, 1931, 1935, and 1945 Powers
Ferry Road

Access to Property: Powers Ferry Road, Windy
Ridge Parkway

QUICK FACTS

Commission District: 2-Ott

Current Zoning: GC (General Commercial)

Current use of property: Restaurants

Proposed zoning: RRC (Regional Retail Commercial)

Proposed use: Restaurant and Retail

Future Land Use Designation: RAC (Regional Activity
Center)

Site Acreage: 8.844 ac

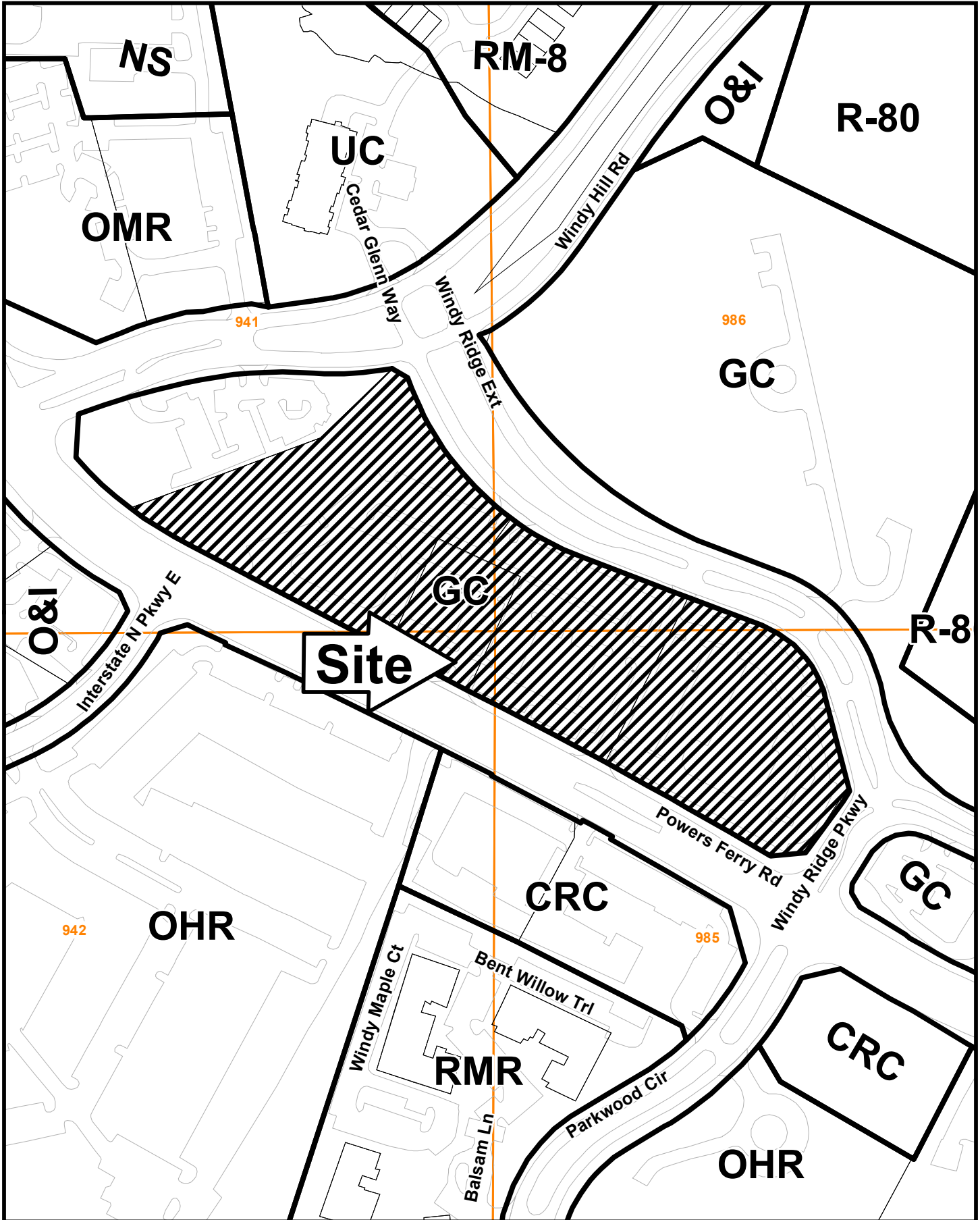
District: 17

Land Lot: 941, 942, 986, and 985

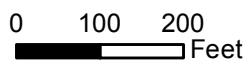
Parcel #: 17094100010, 17094100130,
17098500040, and 17098600040



Taxes Paid: Yes

Z-47 2018-GIS



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



 Zoning Boundary
 City Boundary

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. 2-47

Aug. 2018

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 181 senior active adult and 290 multi-family.
b) Proposed building architecture: TBD by Commissioner
c) List all requested variances: RRC to the Plan

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

- a) Proposed use(s): Restaurant and limited retail
b) Proposed building architecture: TBD by Commissioner
c) Proposed hours/days of operation: Regular business hours.
d) List all requested variances: RRC to the Plan

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

This is a property located within a Regional Activity Center (RAC) and is in limited scale Regional Retail Commercial District.

.....
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 the Applicant is aware of.



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-48
Public Hearing Dates:
PC: 08-07-18
BOC: 08-21-18

SITE BACKGROUND

Applicant: Todd Chapman

Phone: N/A

Email: N/A

Representative Contact: Adam J. Rozen

Phone: (770) 422-7016

Email: arozen@slhb-law.com

Titleholder: Dolores Cain, Jane A. Shelley, and
James Glenn Andrews

Property Location: Northeast side of Shallowford
Road, northwest of Gettysburg Trail, end of
right-of-way of Old Noonday School House Road

Address: 821 Shallowford Road

Access to Property: Shallowford Road

QUICK FACTS

Commission District: 3-Birrell

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

Current use of property: Undeveloped

Proposed zoning: LI (Light Industrial)

Proposed use: Specialty Contractor and Office

Future Land Use Designation: NAC (Neighborhood
Activity Center)

Site Acreage: 1.55 ac

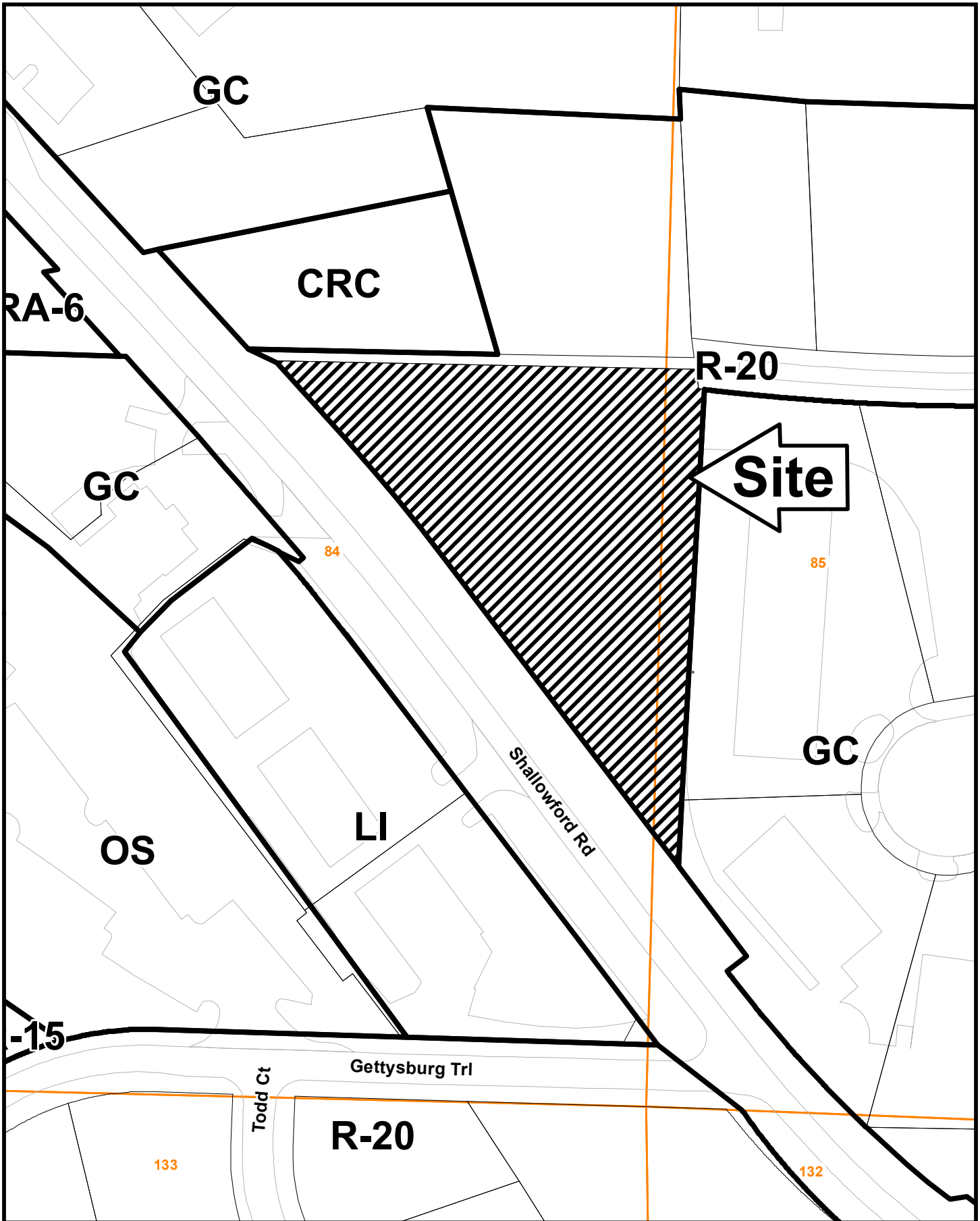
District: 16

Land Lot: 84 and 85

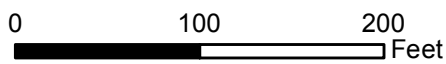
Parcel #: 16008400050



Taxes Paid: Yes

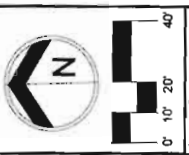
Z-48 2018-GIS



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-  Zoning Boundary
-  City Boundary



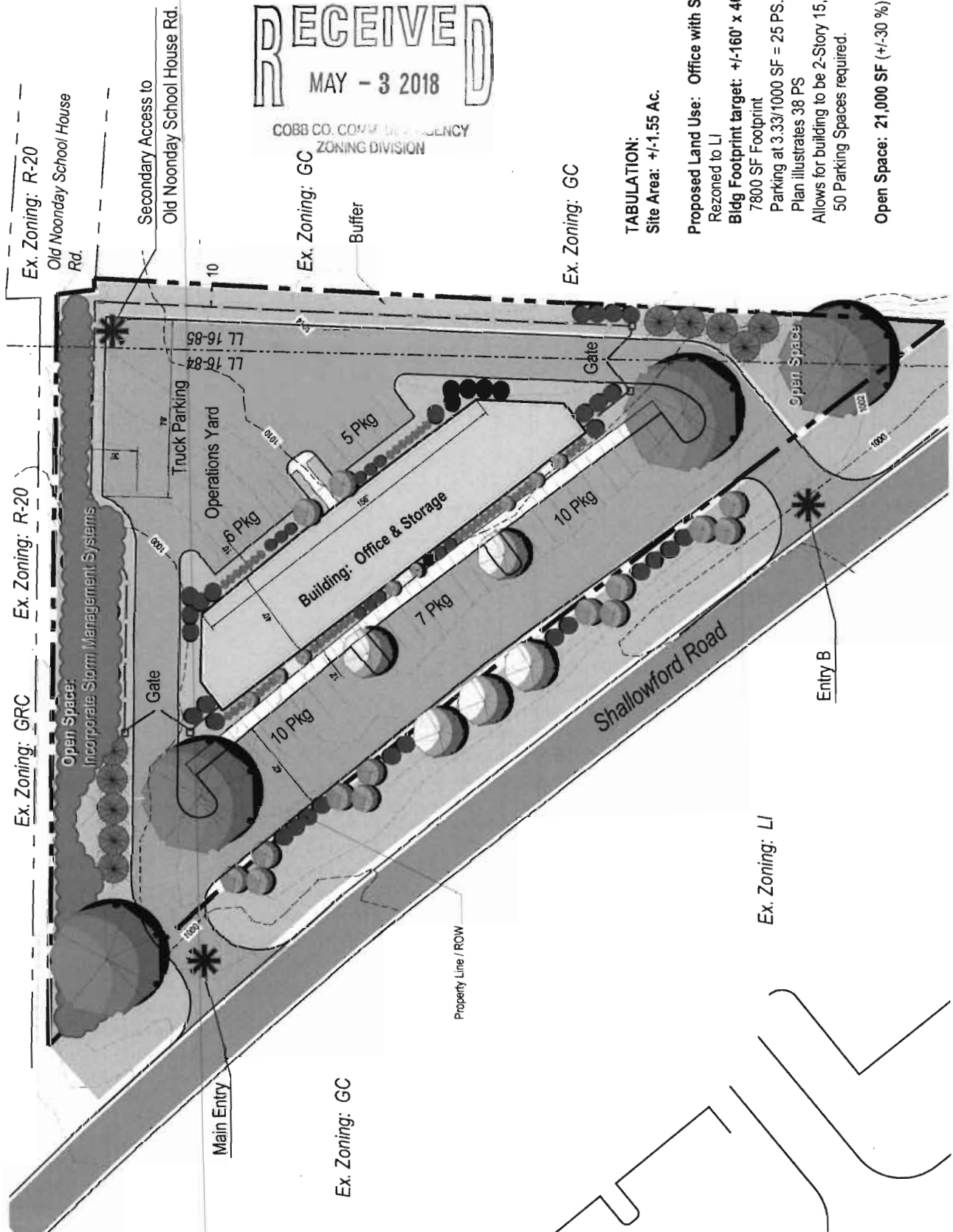
**Z-48
(2018)**

Project Name: **Chapman Tree Se**

3225 Shallowford Rd
Marietta, GA

Project Address: 821 Shallowford Rd
Marietta, GA

Parcel No.	1000500050	
Lot Area	55 Acres	
Legal Description	197.075 Acres, Lot 1000500050, 3 N.E. Cobb County, Georgia	
Director	3 N.E. Cobb County, Georgia	
Ex. Zoning	R-20	
Proposed FC	LI	
Prepared For	Todd Chapman 3225 Shallowford Rd. Suite 200 Marietta, GA 30062	
Rev.	Date	Description
Project No.	MAY 2, 2018	17-062
Sheet Title	SITE PLAN	
Sheet No.	L-1	



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COBB CO. COMMUNITY AGENCY
ZONING DIVISION

TABULATION:
Site Area: +/-1.55 Ac.

Proposed Land Use: Office with Storage
Rezoned to LI
Bigd Footprint target: +/-160' x 40'
7800 SF Footprint
Parking at 3.33/1000 SF = 25 PS. Required
Plan illustrates 38 PS
Allows for building to be 2-Story 15,000 SF Total
50 Parking Spaces required.

Open Space: 21,000 SF (+/-30%)

Ex. Zoning: R-20

Ex. Zoning: R-20

Ex. Zoning: GRC

Ex. Zoning: GC

Ex. Zoning: GC

Ex. Zoning: LI

Ex. Zoning: GC

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MAY - 3 2018

Application No. 2-48

Aug-2018

Summary of Intent for Rezoning

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

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

- a) Proposed unit square-footage(s): _____
b) Proposed building architecture: _____
c) List all requested variances: _____

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

- a) Proposed use(s): Specialty contractor and office
b) Proposed building architecture: Two story building of 15,000 square feet total building will be steel frame clad with cementitious siding to blend with surrounding building styles
c) Proposed hours/days of operation: Monday-Friday 8 a.m.-5 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



**Cobb County Community Development Agency
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-49

Public Hearing Dates:

PC: 08-07-18

BOC: 08-21-18

SITE BACKGROUND

Applicant: KO Management, Inc.

Phone: N/A

Email: N/A

Representative Contact: Parks F. Huff

Phone: (770) 422-7016

Email: phuff@slhb-law.com

Titleholder: KO Management, Inc.

Property Location: Northwest intersection of
Mableton Parkway and Wood Valley Road

Address: 5696, 5710, and 5726 Mableton
Parkway

Access to Property: Wood Valley Road

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: NRC (Neighborhood Retail
Commercial)

Current use of property: Undeveloped

Proposed zoning: (RA-5) Single-family Residential

Proposed use: Residential Community

Future Land Use Designation: MDR (Medium
Density Residential)

Site Acreage: 2.11 ac

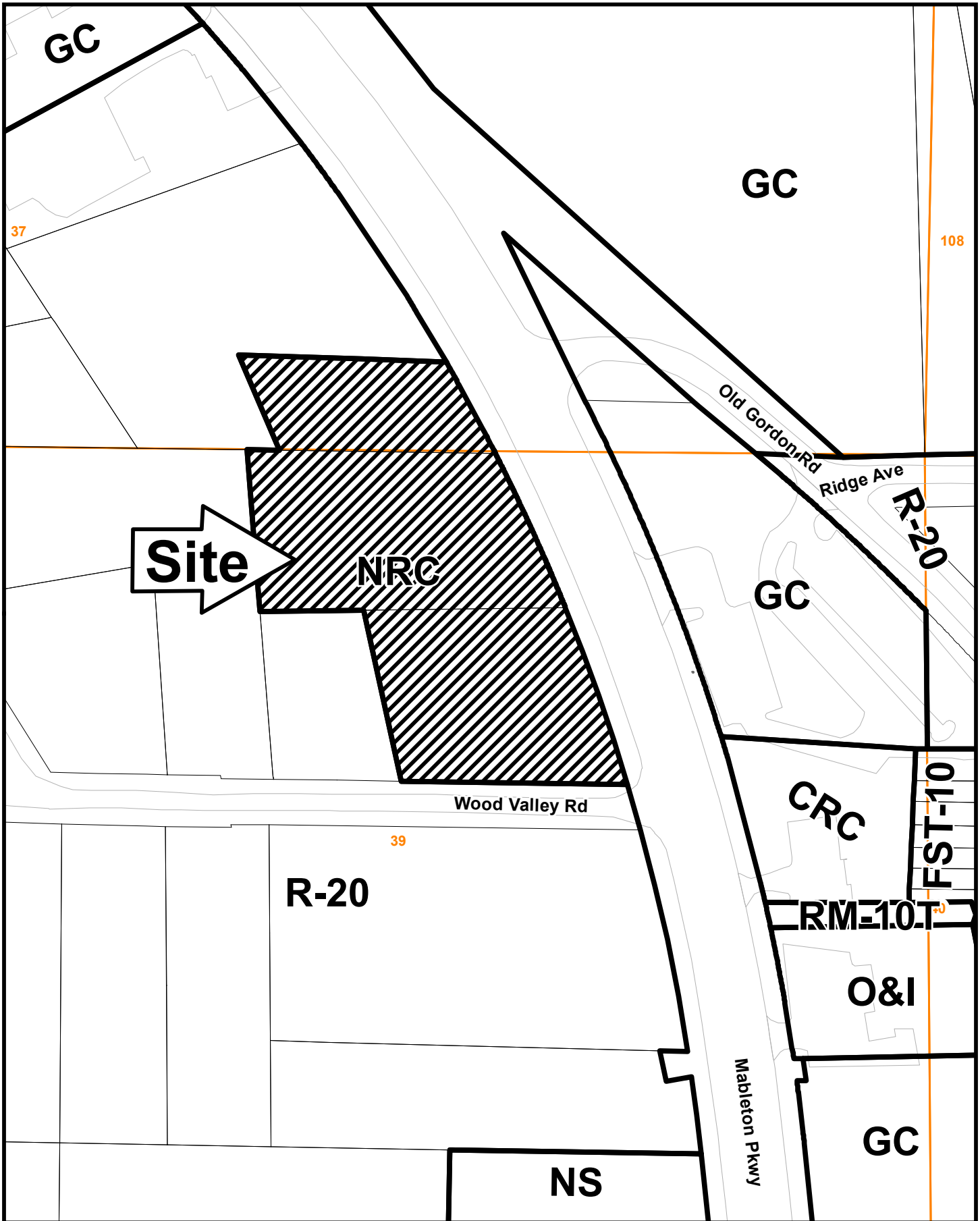
District: 17 and 18

Land Lot: 37 and 39

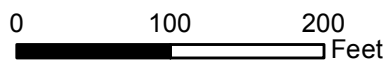
Parcel #: 17003700410, 18003900010, and
19003900020



Taxes Paid: Yes

Z-49 2018-GIS

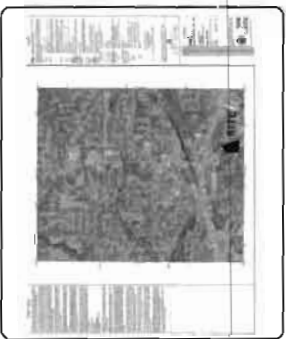


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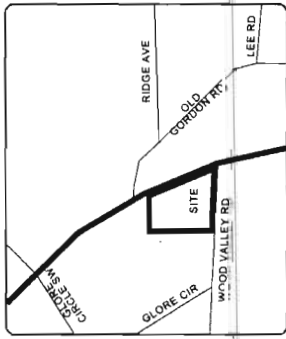


 Zoning Boundary
 City Boundary

PROJECT CONTACT: KAREEM OKEREKE (404) 643-2637



FEMA Map
NTA



Location Map
NTA

Site Notes:

1. THE SITE CONTAINS 1,000 SQUARE FEET OF EXISTING PAVED SURFACE AT THE CORNER OF MABLETON PARKWAY AND WOOD VALLEY ROAD.
2. THE NORTH ARROW AND SCALE ARE SHOWN ON THIS PLAN.
3. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY SURVEYS PLUS, INC. DATED OCTOBER 21, 2000.
4. THIS PROPERTY IS NOT LOCATED WITHIN DESIGNATED FLOOD SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #1305000100, DATED DECEMBER 14, 2006.
5. THERE ARE NO WATERS OF THE STATE OF GEORGIA (LAKES OR STREAMS) WITHIN 100 FEET OF THE SITE TO THE BEST OF OUR KNOWLEDGE. THERE NO COASTAL, WETLANDS, OR AEROSOL/LANDMARKS EXIST ON THE PROPERTY.
6. THERE ARE NO UNSATURATED AREAS ASSOCIATED WITH THE PROPERTY.
7. THERE ARE NO UNSATURATED AREAS ASSOCIATED WITH THE PROPERTY.
8. ALL EXISTING UTILITIES (ELECTRIC AND GAS) ARE SHOWN ON THIS PLAN.
9. THERE IS ONE PROPOSED ACCESS POINT TO THE SUBDIVISION.
10. SANITARY SEWER WILL BE PROVIDED TO THE NEW DEVELOPMENT THROUGH AN EXISTING CONDUIT TO COBB COUNTY SEWER SYSTEM. NO ON-SITE SEWER TREATMENT IS PROPOSED.

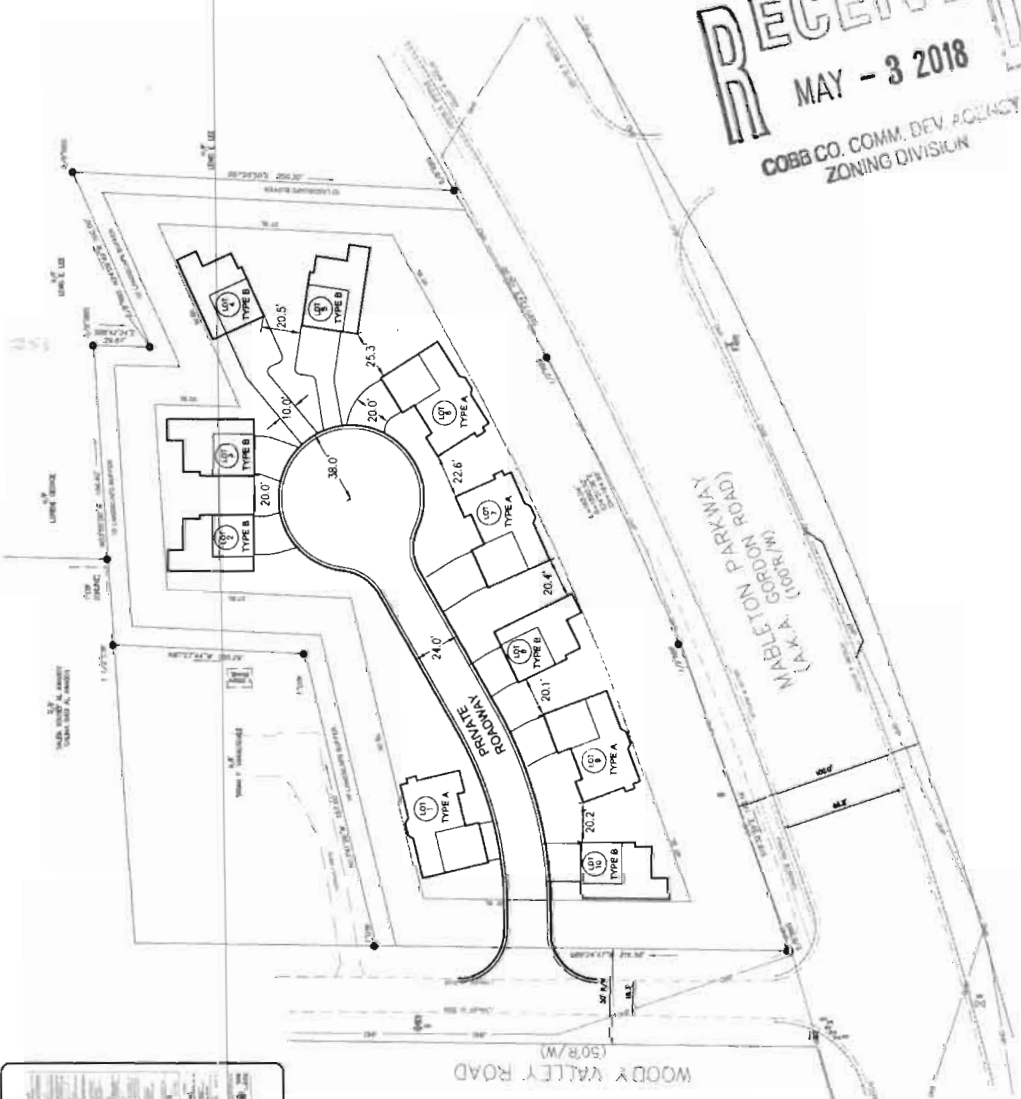
Parking Requirements:

- 1. NUMBER OF TWO PARKING SPACES PER DWELLING UNIT - SINGLE FAMILY DETACHED.

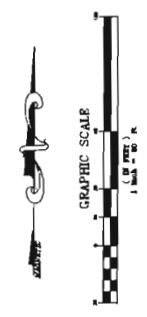
Zoning Requirements:

- PROPOSED ZONING: RA-5 SINGLE FAMILY ATTACHED/DETACHED RESIDENTIAL
- SITE DENSITY - 5 UNITS PER ACRE MAXIMUM ALLOWED - 4.75 UNITS PER ACRE PROPOSED
- MINIMUM LOT SIZE: 7,000 SQUARE FEET - MINIMUM SIZE OF PRIVATE DEVELOPMENT IS 2,107 SQUARE FEET
- MINIMUM SETBACKS: 20 FEET PER FIRE CODE (SHOWN)
- MINIMUM PUBLIC ROAD FRONTAGE: 70 FEET - 65 FEET SHOWN
- MINIMUM BUILDING SETBACK: - FRONT: 15 OR 40 FEET - 40 FEET SHOWN OFF MABLETON PARKWAY - SIDE: 15 OR 35 FEET - 25 FEET SHOWN - REAR: 40 OR 40 FEET - 30 FEET SHOWN
- PROPOSED ZONING: RA-5 SINGLE FAMILY ATTACHED/DETACHED RESIDENTIAL

UNLESS OTHERWISE NOTED WITHIN THIS PROJECT'S REQUIREMENTS, ALL PROPERTY WITHIN AN RA-5 DISTRICT WHICH FALLS IN AN UNDESIGNATED, RECREATIONALLY ZONED PROPERTY SHALL HAVE A MINIMUM 100-FOOT LANDSCAPED SEPARATION BUFFER ADJACENT TO ALL RESIDENTIAL PROPERTY. SUCH BUFFER SHALL BE SUBJECT TO APPROVAL BY COBB COUNTY PLANNING AND ZONING DEPARTMENT. THE BUFFER SHALL BE LOCATED WITHIN THE REQUIRED SETBACK. THE REQUIRED BUFFER SHALL BE NUMBERED TO MATCH THE REQUIRED SETBACK.



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ZONING DIVISION



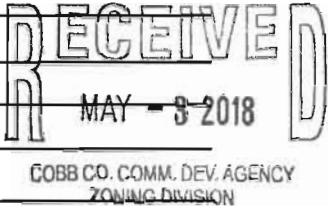
Z-49
(2018)

Aug. 2018

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1,800 square feet
- b) Proposed building architecture: To be determined
- c) List all requested variances: None known at this time



.....
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).

None known at this time



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-50
Public Hearing Dates:
PC: 08-07-18
BOC: 08-21-18

SITE BACKGROUND

Applicant: Titanz Fitness, LLC

Phone: N/A

Email: N/A

Representative Contact: Parks F. Huff

Phone: (770) 422-7016

Email: phuff@slhb-law.com

Titleholder: AMC Cobb Holdings, LLC

Property Location: South side of South Cobb
Industrial Boulevard, west of Martin Court

Address: 1834 South Cobb Industrial Boulevard

Access to Property: South Cobb Industrial
Boulevard

QUICK FACTS

Commission District: 2-Ott

Current Zoning: HI (Heavy Industrial)

Current use of property: Warehouse

Proposed zoning: HI (Heavy Industrial) with
Stipulations

Proposed use: Indoor Recreation

Future Land Use Designation: IC (Industrial
Compatible)

Site Acreage: 1.28 ac

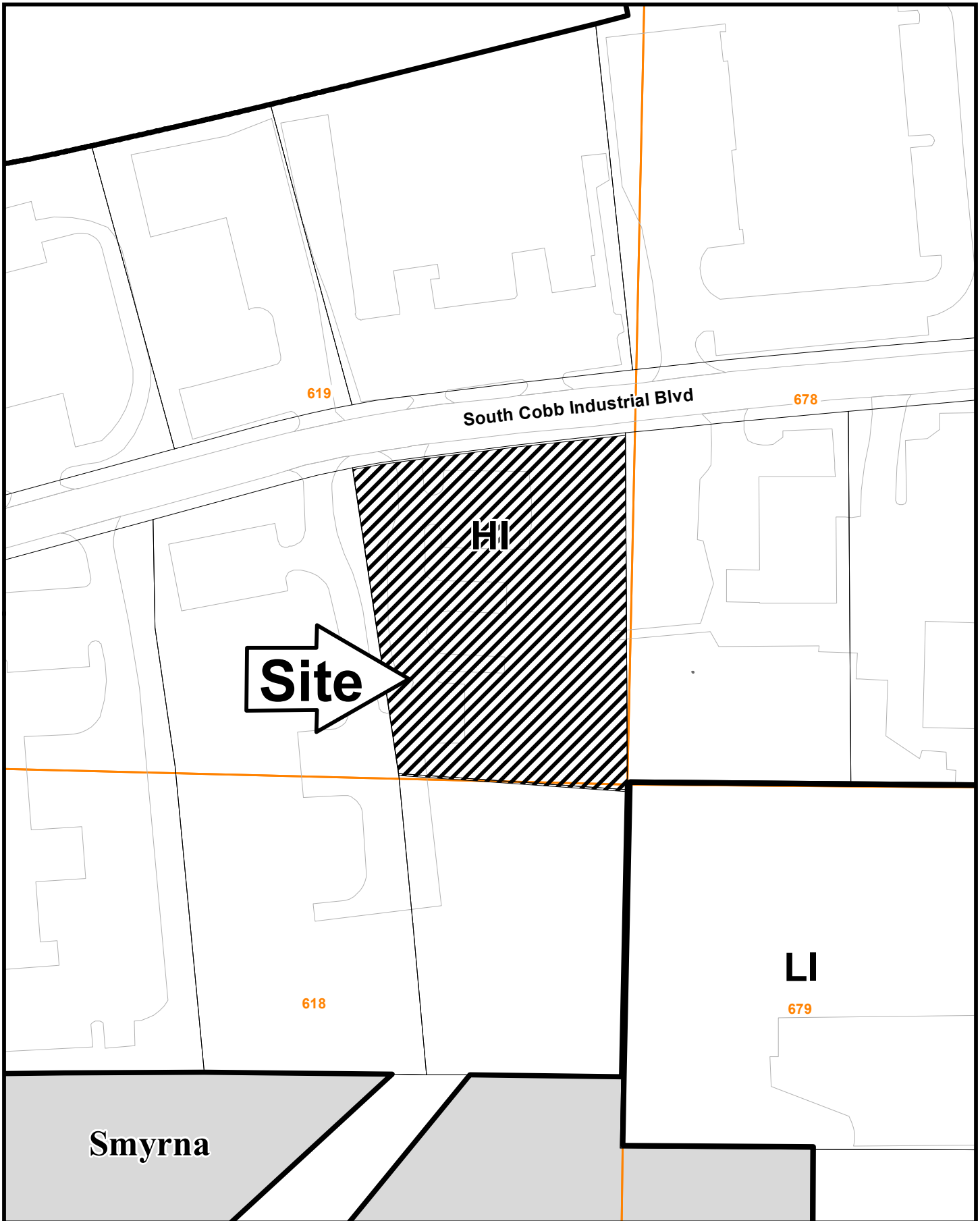
District: 17

Land Lot: 619

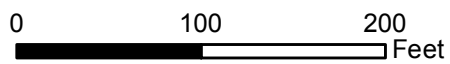
Parcel #: 17061900200



Taxes Paid: Yes

Z-50 2018-GIS



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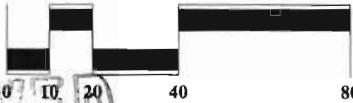
-  Zoning Boundary
-  City Boundary

Rezoning Plat

1834 South Cobb Industrial

Cobb County, Georgia

Land Lot 678, 17th District, 2nd Section



Scale: 1" = 20'
May 3, 2018

prepared for:

Mr. Daniel Stuckart
Titanz Fitness
1834 South Cobb Industrial
Boulevard
Smyrna, Georgia 30082



South Cobb Industrial Boulevard

(50' r/w)

DGM

LAND PLANNING
CONSULTANTS

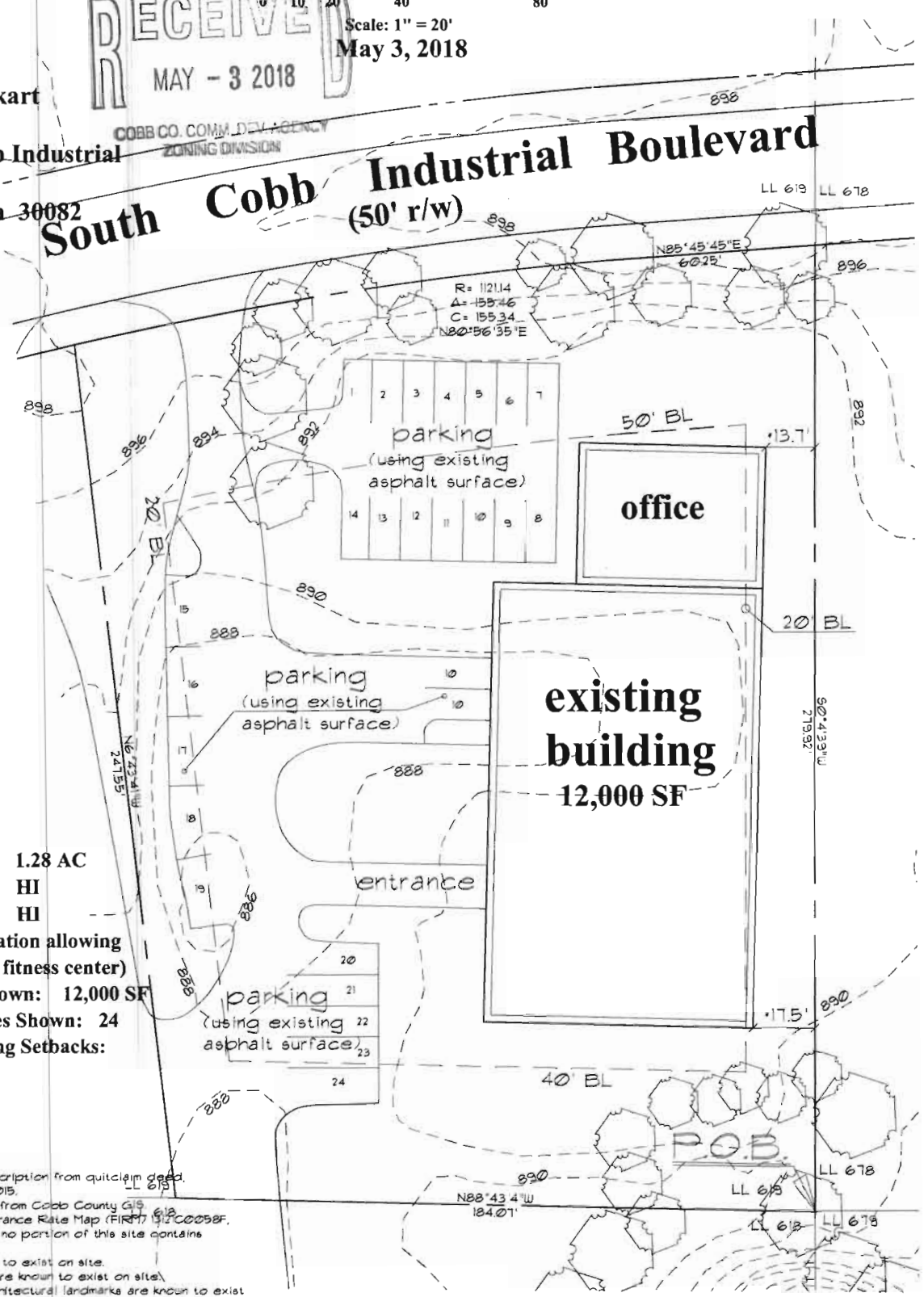


1635 Old Hwy 41
Suite 112-314
KENNESAW
GA 30152
770 514-9006
FAX 514-9491



Site Data

Total Site Area: 1.28 AC
Existing Zoning: HI
Proposed Zoning: HI
(with stipulation allowing
the use of an indoor fitness center)
Total Bldg. Area Shown: 12,000 SF
Total Parking Spaces Shown: 24
HI Required Building Setbacks:
front: 50'
side: 20'
rear: 40'



Notes:

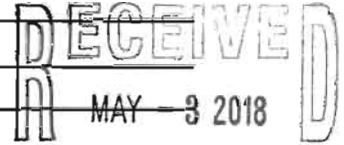
- Boundary from legal description from quitclaim deed, dated December 8, 2015.
- Topographic information from Cobb County GIS.
- According to Flood Insurance Rate Map (FIRM) 130200502F, effective on 2013-3-4, no portion of this site contains floodplain.
- No cemeteries are known to exist on site.
- No streams or wetlands are known to exist on site.
- No archeological or architectural landmarks are known to exist on site.
- No utility easements are known to exist on site.

Application No. Z-50
Aug. 2018

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) List all requested variances: _____



COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

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

- a) Proposed use(s): Indoor fitness facility
b) Proposed building architecture: As built with no changes to exterior
c) Proposed hours/days of operation: 24 hours/7 days a week
d) List all requested variances: Variance requested to the 20' side setback to reflect as-built conditions; variance requested for required number of parking spaces

.....
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



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-51
Public Hearing Dates:
PC: 08-07-18
BOC: 08-21-18

SITE BACKGROUND

Applicant: The Silver Manor, LLC

Phone: (678) 426-8118

Email: thesilvermanor@gmail.com

Representative Contact: Garvis L. Sams, Jr.

Phone: (770) 422-7016

Email: gsams@slhb-law.com

Titleholder: Silver Comet Enterprises, LLC

Property Location: Northeast side of Floyd Road,
southeast of Floyd Drive

Address: 4391 Floyd Road

Access to Property: Floyd Road

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: NRC (Neighborhood Retail
Commercial)

Current use of property: Vacant retail building

Proposed zoning: CRC (Community Retail
Commercial)

Proposed use: Assembly Hall for Special Events with
Ancillary Offices

Future Land Use Designation: NAC (Neighborhood
Activity Center)

Site Acreage: 0.465 ac

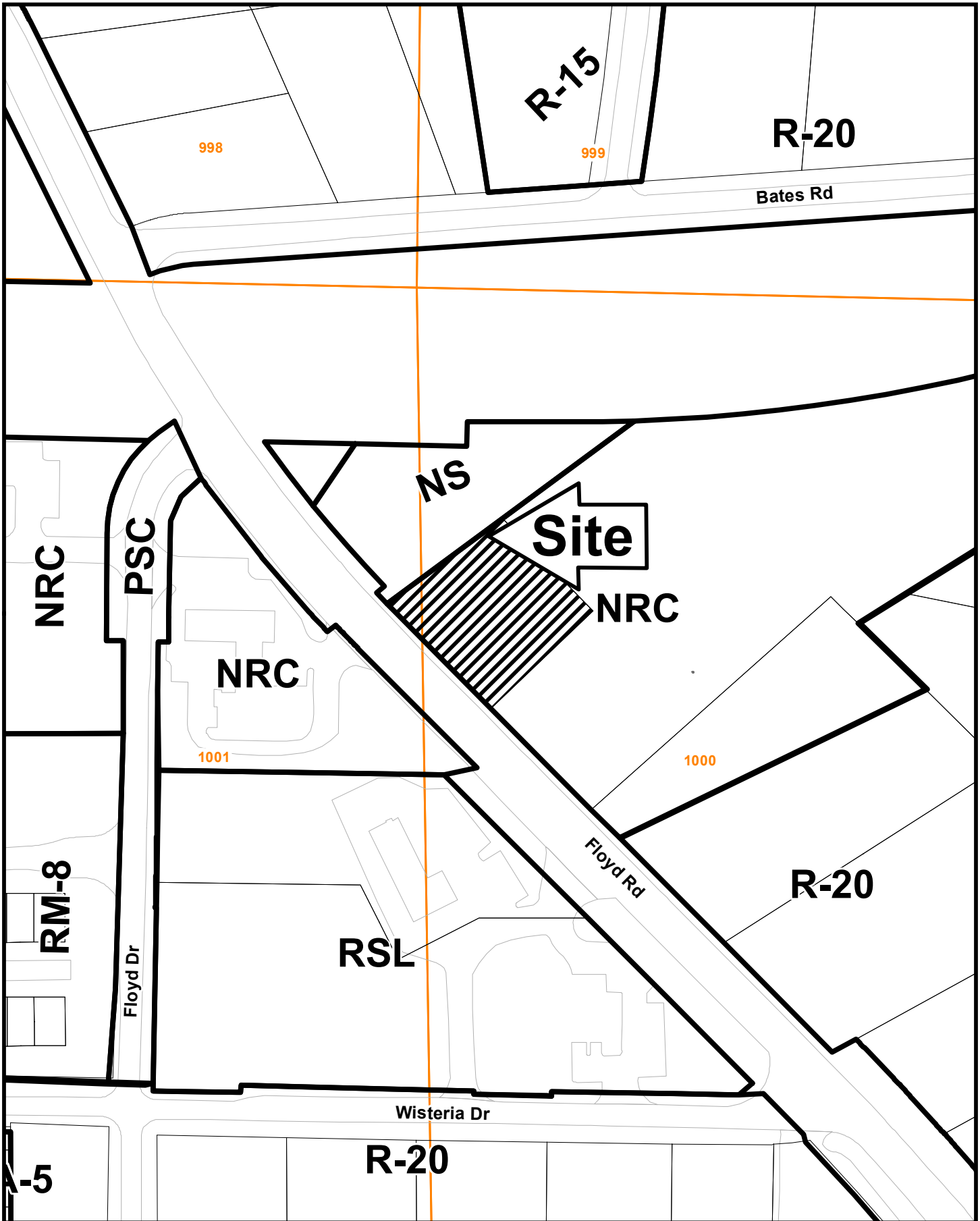
District: 19

Land Lot: 1000 and 1001

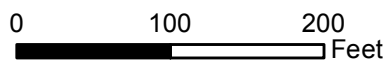
Parcel #: 19100000020



Taxes Paid: Yes

Z-51 2018-GIS



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 Zoning Boundary
 City Boundary

Z-51
(2018)

ZONING SITE PLAN FOR MARISSA SIMMS ARNOLD WOODS

LOCATED IN LAND LOTS 1000 AND 1001, 19TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA

4391 FLOYD ROAD

AREA = 0.465 ACRES
(20,236 SQ. FT.)

ZONING NOTES
CURRENT ZONING: NRC
PROPOSED ZONING: CFC
BUILDING SETBACKS (CFC):
FRONT - 50'
SIDE - 10'
REAR - 30'
PARKING SPACES PROVIDED: 41 EACH
CURRENT IMPERVIOUS AREA: 17,590 SQ. FT. (87%)
PROPOSED TOTAL IMPERVIOUS AREA: 19,975 SQ. FT. (99%)
SURVEYOR DETECTED NO CEMETERY OR WETLANDS ON THIS PROPERTY.

N/F
SILVER COMET
ENTERPRISES, LLC
D.B. 15289, PG. 3003
(ZONED NRC)

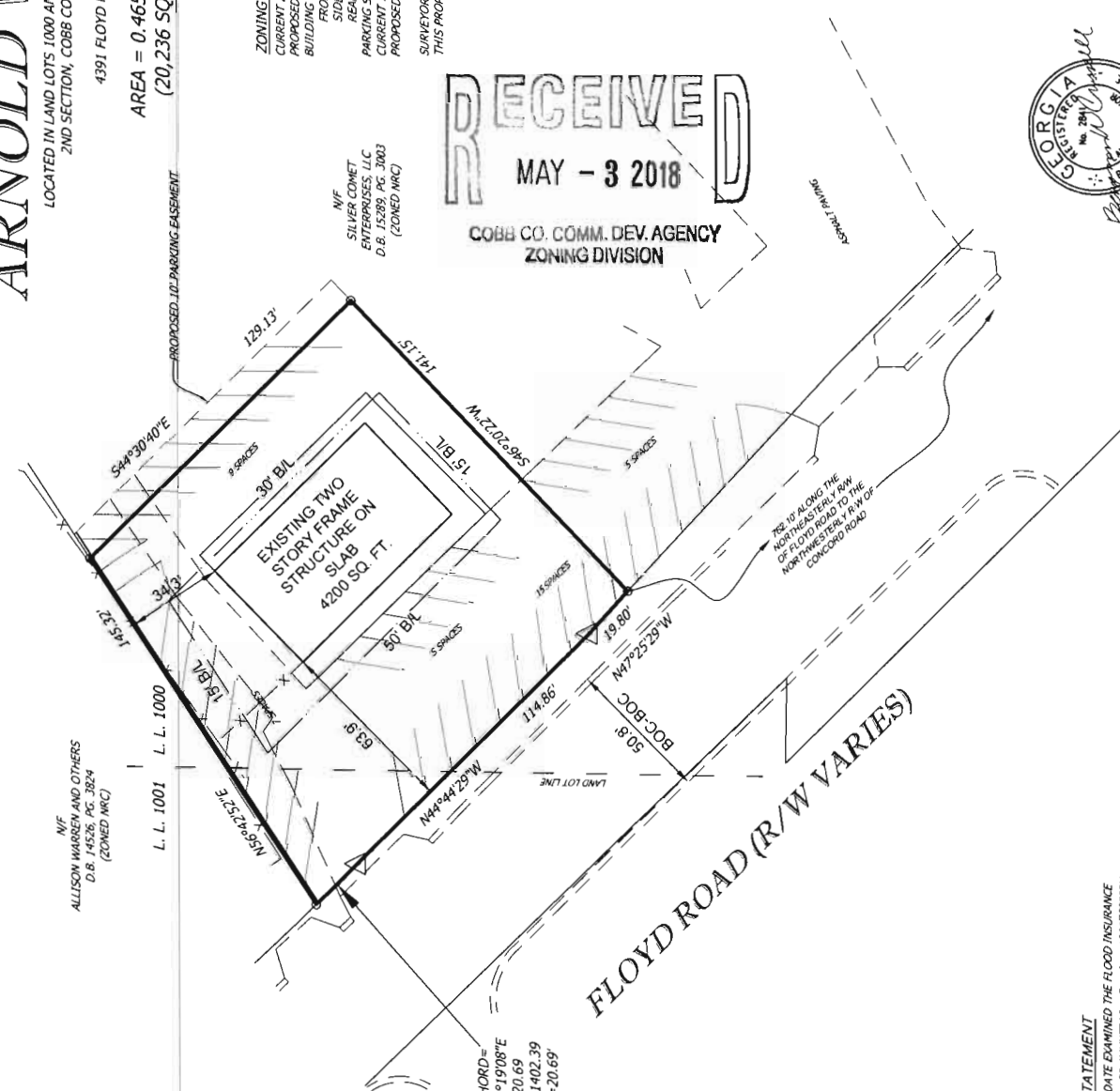
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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



PROJ. NO.: C0587 FILE: C0587-4-26-18.DWG
FIELD SURVEY DATE: 08/21/2011
PLOT DATE: 04/26/18 SCALE: 1" = 30'

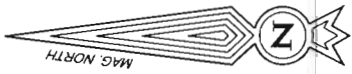
DATE	DESCRIPTION
4/30/18	ADD ADDITIONAL INFORMATION



N/F
ALLISON WARREN AND OTHERS
D.B. 14526, PG. 3824
(ZONED NRC)

FLOYD ROAD (R/W VARIES)

CHORD =
S44°19'08"E
20.69
R = 1402.39
L = 20.69'



- LEGEND**
- CORNER MONUMENT WITH 1/2" STEEL
 - CORNER MONUMENT WITH 1/2" REINFORCING ROD
 - CORNER FOUND
 - UNMONUMENTED CORNER
 - CONCRETE TO BE SET WHEN CONSTRUCTION PERMITS
 - X - X - FENCE LINE
 - RR - STEEL REINFORCING ROD
 - OT - OPEN TOP WATER PIPE
 - DP - COVERED TOP WATER PIPE
 - CT - CENTERLINE
 - PL - 6" DRAINAGE
 - RV - LAND OF VALUE
 - WM - WATER MAINS
 - OW - OVERHEAD WATER LINES
 - GM - GAS MAINS
 - NS - N/F - NOW OR FORMERLY OWNED BY
 - NSAB - NAIL SET AT BASE
 - NS - NAIL FOUND AT BASE
 - SB - SPLIT BLOCK
 - SW - WATER MAIN
 - RT - RIGHT OF WAY MONUMENT

FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 1306702024H EFFECTIVE DATE: MARCH 4, 2013. THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONE: X
X = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN



COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. z-51

PC: August 1, 2018
BOC: August 21, 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): Assembly Hall for Special Events with Ancillary Offices
- b) Proposed building architecture: Single Story with Pitched Roof (As-built with modifications and retrofitting)
- c) Proposed hours/days of operation: _____
- d) List all requested variances: None known at this time but this paragraph may be amended if Variances are required later.

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

Under the Future Land Use Map ("FLUM"), the subject property is within a Neighborhood Activity Center ("NAC"); is adjacent and/or contiguous to other commercially zoned and utilized properties; and, is otherwise in an area on the FLUM which contemplates this proposed use.

.....
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 other portion of the Application for Rezoning, at any time during the rezoning process.



Case# LUP-9
Public Hearing Dates:
PC: 08-07-18
BOC: 08-21-18

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

SITE BACKGROUND

Applicant: Cecile Ferguson

Phone: (678) 698-7553

Email: cef1632@gmail.com

Representative Contact: Cecile Ferguson

Phone: (678) 698-7553

Email: cef1632@gmail.com

Titleholder: Cecile E. Ferguson

Property Location: South side of Blackwell Road,
west of Knight Road

Address: 1632 Blackwell Road

Access to Property: Blackwell Road

QUICK FACTS

Commission District: 3-Birrell

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

Current use of property: Single-family House

Proposed use: Backyard Chickens/Poultry

Future Land Use Designation: LDR (Low Density Residential)

Site Acreage: 0.762 ac

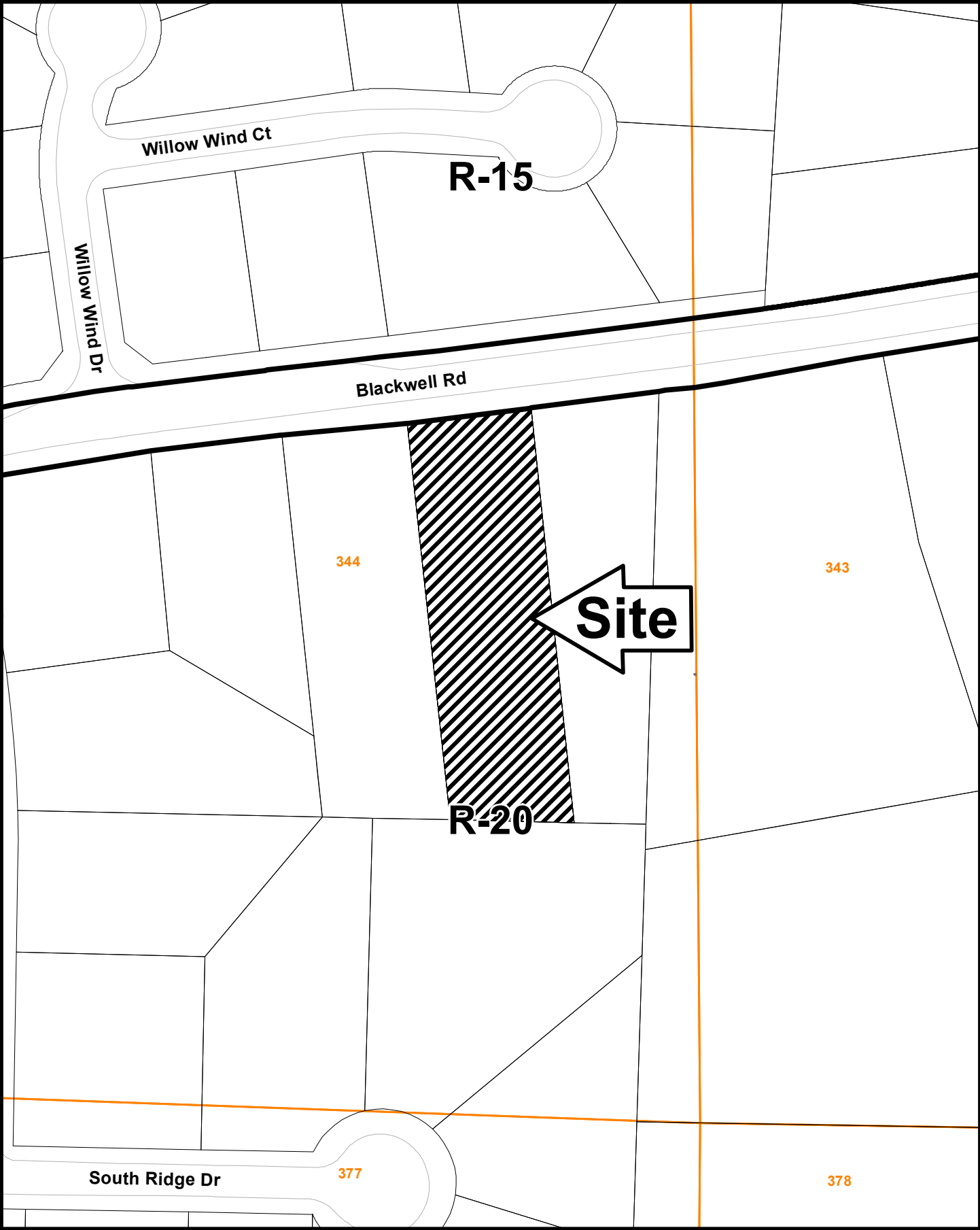
District: 16

Land Lot: 344

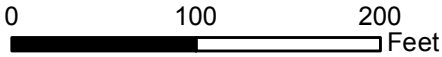
Parcel #: 16034400210



Taxes Paid: Yes

LUP-9 2018-GIS



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



-  Zoning Boundary
-  City Boundary

LUP-9
(2018)

VICINITY MAP

SITE LOCATION - LATITUDE: 34° 02' 24" LONGITUDE: 84° 30' 12"



SITE PHOTOGRAPHS



GENERAL NOTES

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

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSURANCE POLICY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PUBLIC RECORD BUT NOT BE SHOWN HEREON. ENCUMBRANCES MAY EXIST ON THIS PROPERTY NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA, THE MAP AREA ON THIS AREA IS UNDEVELOPED, AND THE DATE OF SAID MAP IS MARCH 2018. THIS DETERMINATION WAS MADE BY ORIGINALLY DETERMINING THE DATE OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

THE DATUM FOR THIS SURVEY IS PER SURVEY REFERENCE NO. 1 AND ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR BY THE COBB COUNTY PLANNING AND ZONING DEPARTMENT. THE MINIMUM YARD SETBACKS ARE FRONT - 40 FEET, SIDE - 10 FEET, AND REAR - 35 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACCORDING TO THE ZONING MAP OF COBB COUNTY. PREPARED BY: STEED & BOTO, INC., DATED DECEMBER 1972, LAST REVISED 1973. AS RECORDED IN PLAT BOOK 37, PAGE 32, COBB COUNTY RECORDS.

SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any existing parcel. The surveyor has conducted a visual inspection of the area, and has determined that the plat does not imply approval of any local jurisdiction, availability of services, compliance with any applicable codes, or any other requirements. The surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Board of Surveyors and as set forth in O.C.G.A. Section 35-6-67.



Craig A. Jennings
Licensed Professional
Land Surveyor # 3043

N/1 PROPERTY OF
CECILE E. FERGUSON
DEED BOOK 14403 / PAGE 3616

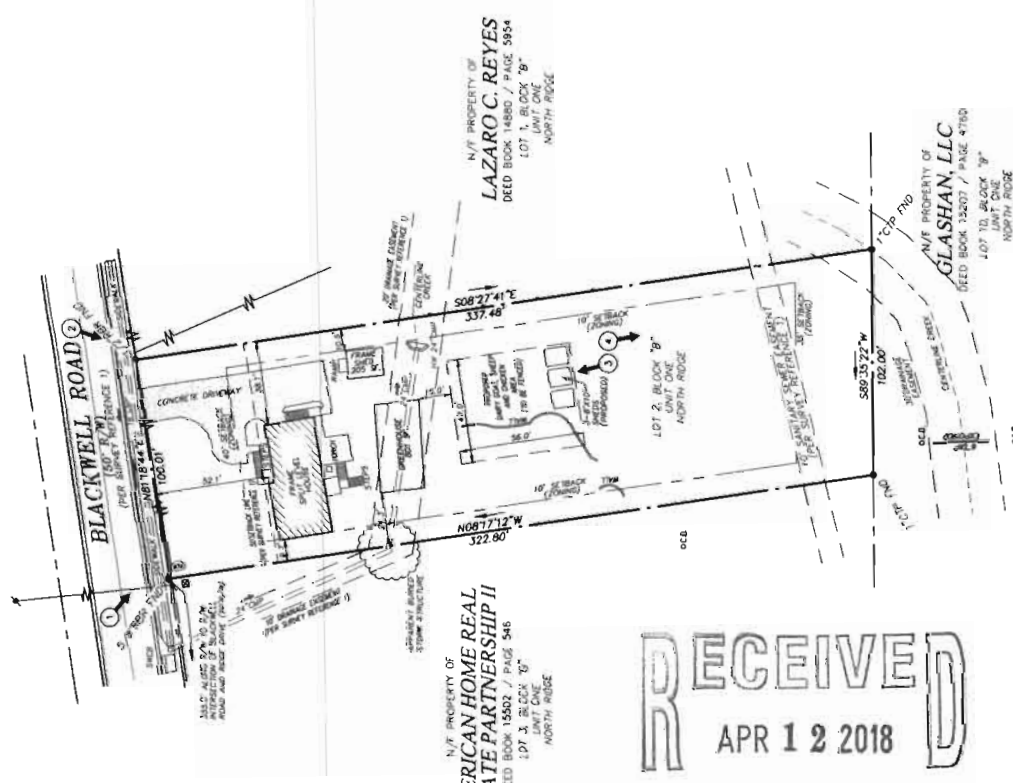
TOTAL SITE AREA
0.762 Acres
53,182 sq ft
ZONED R-20



Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
Email: info@geosurvey.com
Certificate of Authorization #LS-000621

AS-BUILT BOUNDARY SURVEY OF
1632 Blackwell Road
FOR
CECILE E. FERGUSON

OS JOB NO:	20042088-02	DRAWING SCALE:	1" = 40'	SURVEY DATE:	02/28/2018
FIELD WORK:	DT	STATE:	GEORGIA	NO. SHEET:	1 OF 1
PROD. WDR:	CAJ	COUNTY:	COBB	DESCRIPTION:	
REVISED:	JRC	LAND LOT:	344		
DWG FILE:	20042088-02.dwg	DISTRICT:	16TH	SECTION:	2ND



LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	○ OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	□ POWER POLE
BL BENCH MARK	□ GUY WIRE
CB CURB	□ POWER LINE
CM CORRUGATED METAL PIPE	□ LIGHT POLE
CP CONCRETE PAVEMENT	□ ELECTRIC TRANSFORMER
CPD COMPACT TOP PIPE	□ WATER WALL
DIP DUCTILE IRON PIPE	□ GAS VALVE
DMDB DOUBLE WING DITCH BASIN	□ WATER METER
FND FOUND	□ WATER METER
GM GAS METER	□ FIRE HYDRANT
JN JUNCTION BOX	□ UNDERGROUND ELECTRIC LINE
MH MANHOLE	□ UNDERGROUND GAS LINE
OP OPEN TOP PIPE	□ UNDERGROUND COMMUNICATION LINE
PE POWER METER	□ UNDERGROUND WATER LINE
POC POINT OF COMMENCEMENT	□ PHOTO POSITION INDICATOR
PP POINT OF BEGINNING	□ REGULAR PARKING SPACE
PPC POINT OF COMMENCEMENT	□ HANDICAP PARKING SPACE
RIB IRON ROD	□ TREE POSITION INDICATOR
RIS 5/8" IRON SET CAPPED LSF SET	
SWB SWALE	
SWC SWALE WITH CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

GRAPHIC SCALE
0 20 40 100 200
1" = 40'

CLOSURE STATEMENT
THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE ERROR OF ONE FOOT IN 53,182 FEET. THIS WAS ADJUSTED USING THE LEAST SQUARES METHOD. A FINAL FIELD DATA CHECK NUMBER 08-3 DATA COLLECTION WERE USED TO COLLECT THIS FIELD DATA.

IF YOU DIG
Know what's below.
before you dig.
Call Dial 811
Or Call 800-282-7411

RECEIVED
APR 12 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



NORTH (SEE GENERAL NO. 1)

RECEIVED
APR 12 2018

COBE

AGENCY

Application No.
PC Hearing Date:
BOC Hearing Date:

LUP.9
8-7-18
8-21-18

Requirements for Temporary Land Use Permit Application.

Applicant's information for requesting poultry on less than 2 acres

1. How many hens do you propose (no male birds allowed)? 6.
2. Can you comply with the County Code Sec-134-36 (d)(5)(a-j) below? YES NO.

Cecile Ferguson
Signature

Cecile Ferguson
Print Name

County Code adopted by the Board of Commissioners February 23, 2016:

Sec. 134-36 (d)(5)(a-j). Temporary Land Use Permits.

Poultry on less than two acres subject to the following minimum requirements:

- a) There shall be a maximum ratio of one poultry per 5,000 square feet of lot area on any lot less than two acres;
- b) Only hens are kept on the property;
- c) The poultry shall be kept/maintained within a fenced area to the rear of the house;
- d) Coops, or other buildings used for the poultry shall be located at least 30 feet off any property line. Coops are considered an accessory structure and all conditions for accessory structures in that zoning district shall also apply. Where a conflict exists, this section shall control;
- e) The owner(s) of the poultry shall keep the property maintained in a fashion that eliminates the potential negative effects resulting from the poultry, including but not limited to, odors, pollution, noise, insects, rodents and other wild animals;
- f) The poultry shall not cause a nuisance, as defined by state law;
- g) The slaughter of any hen on site is prohibited;
- h) The fee for the land use permit for backyard poultry shall be \$75.00 with renewal fees being \$50.00; and
- i) The duration of any land use permit approved for poultry as pets or food source shall not exceed two years, renewable for up to two-year terms thereafter.
- j) At least two weeks prior to the hearing before the planning commission, applicant shall notify all contiguous property owners in writing.



Case # SLUP-7

Public Hearing Dates:

PC: 08-07-18

BOC: 08-21-18

**Cobb County Community Development Agency
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

SITE BACKGROUND

Applicant: Apsilon Hotels, LLC

Phone: (404) 564-1701

Email: raj@apsilonhotels.com

Representative Contact: Raj Patel

Phone: (404) 564-1701

Email: raj@apsilonhotels.com

Titleholder: Anshasi Properties, Inc.

Property Location: East side of George Busbee
Parkway, west side of Ring Road, south side of
Mall 2 Road

Address: 2646 George Busbee Parkway

Access to Property: George Busbee Parkway

QUICK FACTS

Commission District: 3-Birrell

Current Zoning: GC (General Commercial)

Current use of property: Retail

Proposed use: Suite Hotel

Future Land Use Designation: RAC (Regional Activity
Center)

Site Acreage: 1.98 ac

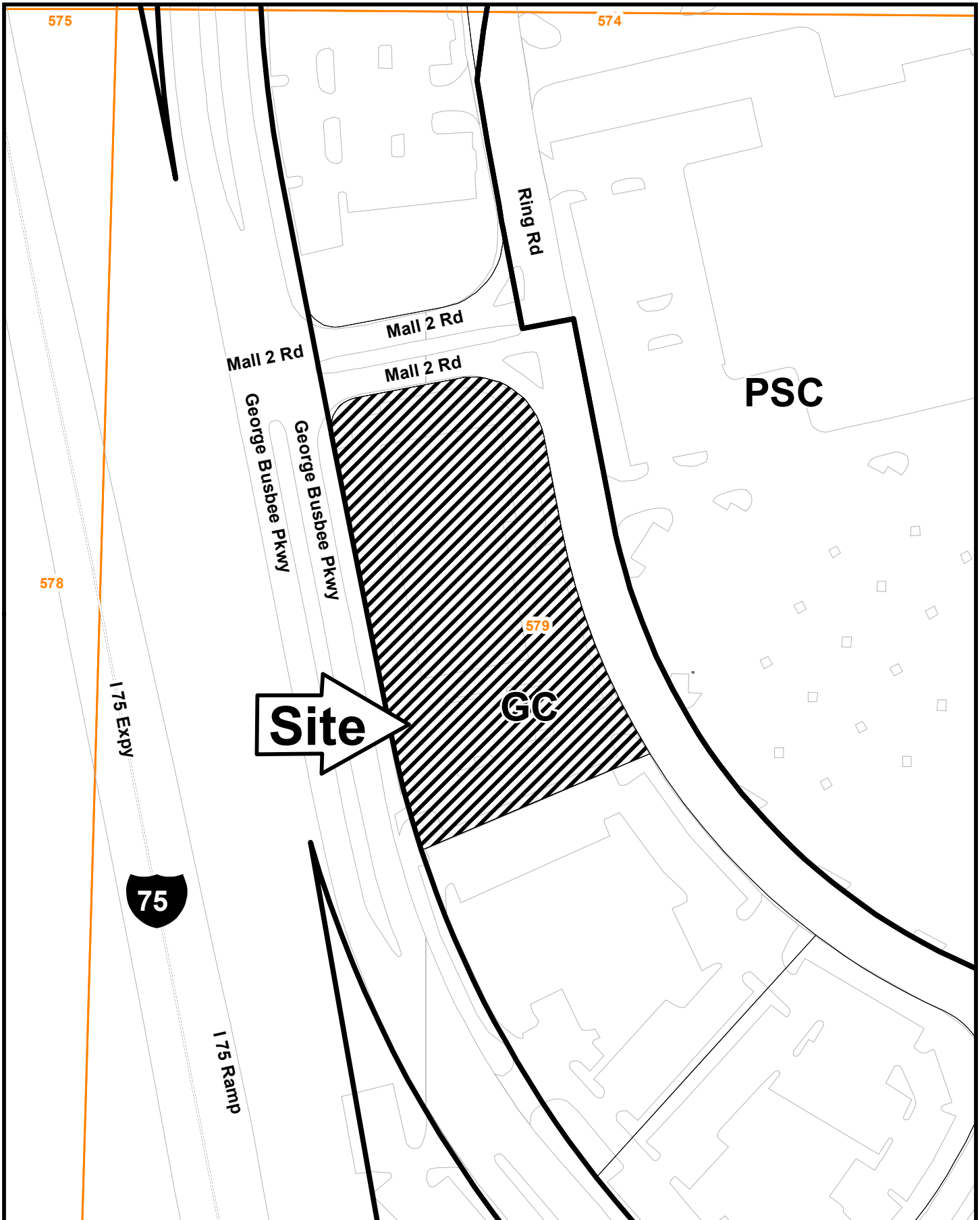
District: 16

Land Lot: 579

Parcel #: 16057900020



Taxes Paid: Yes

SLUP-7 2018-GIS



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

0 100 200 Feet

 Zoning Boundary
 City Boundary

REVISIONS	DATE

KENNESAW, GEORGIA



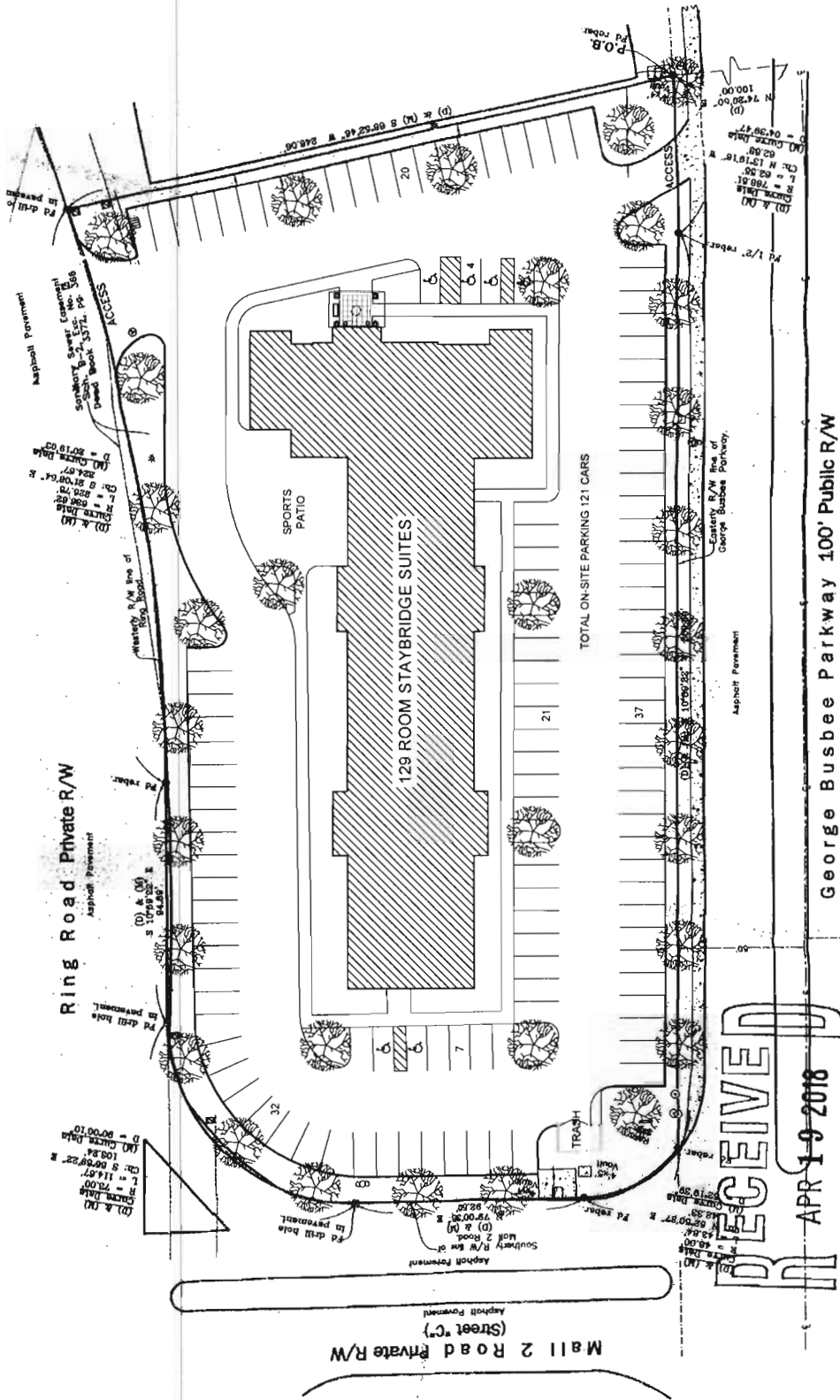
SLUP-7
(2018)

DANIEL LEMBERG - ARCHITECT
3445 CONCORD
CONYERS, GA 30145
(770) 922-8322

DRAWN	DATE

SITE

CONCEPT



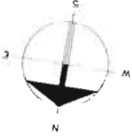
CONCEPT SITE PLAN

5 STORY 129 UNIT STAYBRIDGE SUITES
SCALE: 1"=20'

TOTAL BUILDING AREA = 82,180sf

RECEIVED
APR 19 2018

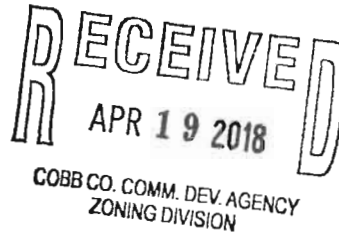
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION





April 17th, 2018

Cobb County Zoning Division
1150 Powder Springs Street
Suite 400
Marietta, GA 30064



RE: Special Land Use Permit Application
2646 George Busbee Parkway NW

To Whom It May Concern:

I am applicant for the above referenced application, please allow this letter to serve as our Letter of Intent. Apsilon Hotels, LLC is proposing to demo the building that previously housed the Recreation Factory Warehouse at the above address and to construct a brand new 5-story, 129 room Staybridge Suites Hotel.

We look forward to working with the county on the project, please feel free to contact me with any questions.

Sincerely,

Raj Patel
Apsilon Hotels, LLC



Case # SLUP-8

Public Hearing Dates:

PC: 08-07-18

BOC: 08-21-18

**Cobb County Community Development Agency
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

SITE BACKGROUND

Applicant: Home Star Storage, LLC

Phone: (802) 289-3917

Email: homestarperties11@gmail.com

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: jkm@mijis.com

Titleholder: MSC Veterans Memorial, LLC

Property Location: South side of Veterans Memorial Highway, west side of Garner Road, north side of Lee Road, and the east side of Glore Drive

Address: 381 Veterans Memorial Highway

Access to Property: Veterans Memorial Highway

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: GC (General Commercial) and CRC (Community Retail Commercial)

Current use of property: Vacant commercial buildings

Proposed use: Climate-Controlled Self-Service Storage Facility

Future Land Use Designation: CAC (Community Activity Center)

Site Acreage: 16.382 ac

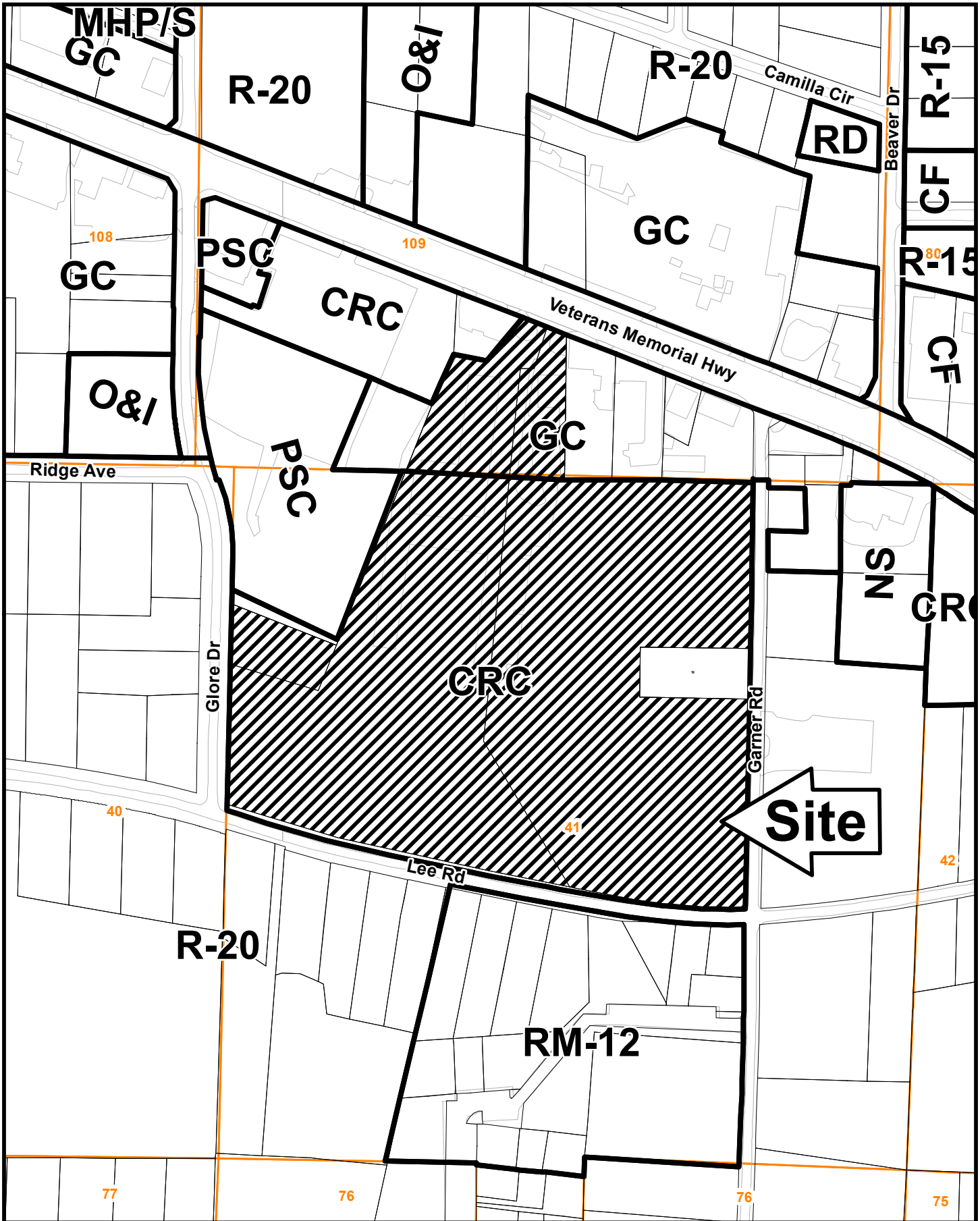
District: 17 and 18

Land Lot: 109 and 41

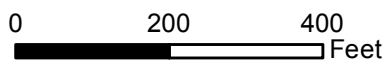
Parcel #: 18004100180 and 18004100490



Taxes Paid: Yes

SLUP-8 2018-GIS



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



 Zoning Boundary
 City Boundary

SLUP-8
(2018)

ACME AMERICAN, LLC
371/381
CIT

PROJECT: HOME STAR PROPERTIES, LLC
TITLE: PLAT FOR



DATE: 12/11/13
DRAWN BY: JMT
CHECKED BY: JMT
SHEET NUMBER: P-1

LEGEND table with columns for symbols and descriptions of various features like easements, boundaries, and structures.

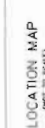
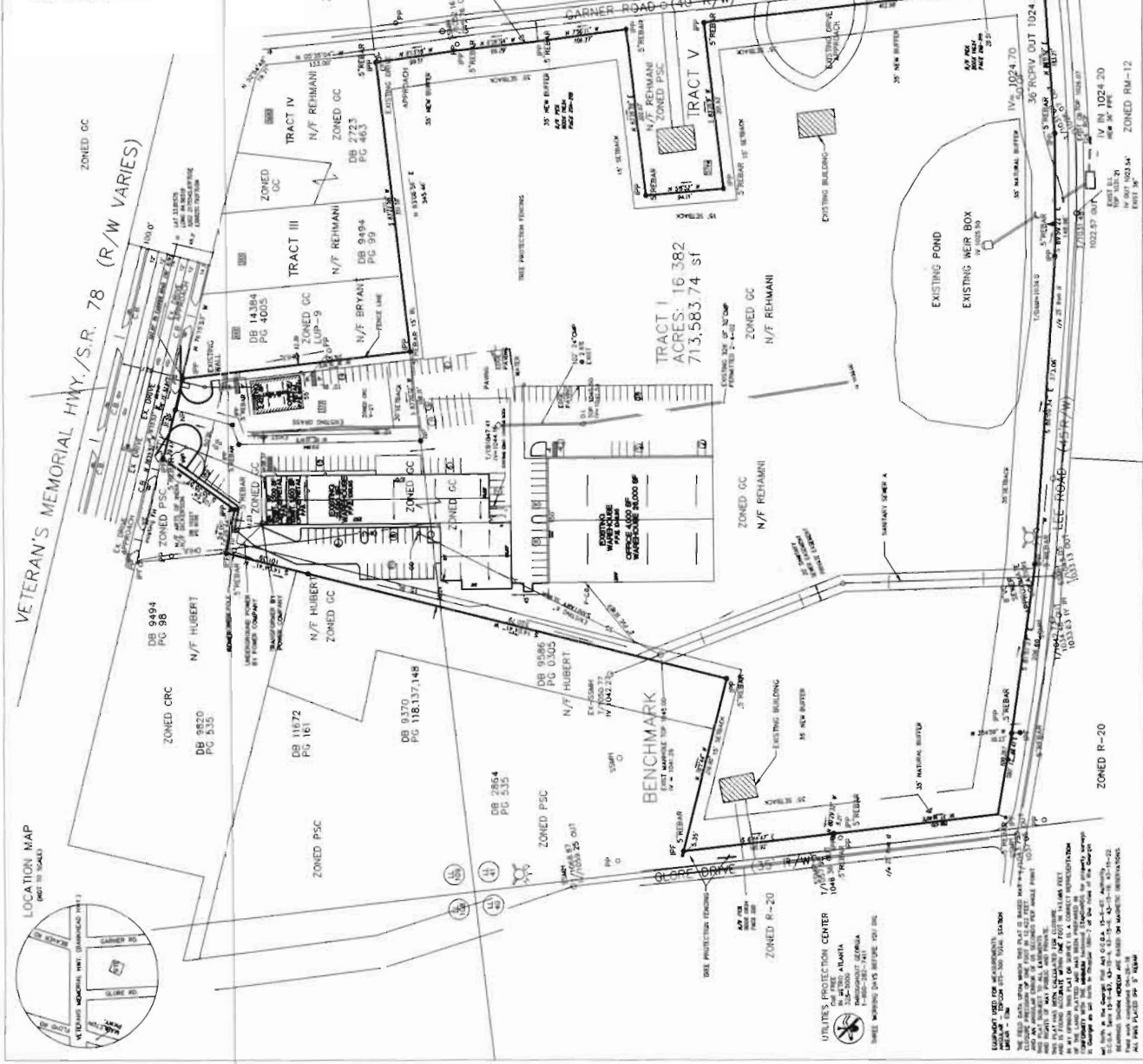


ENGINEER/DEVELOPER: USC VETERANS MEMORIAL, LLC
CONTACT PERSON: MR. LARRY MURPHY
24-HR EMERGENCY: 802-288-3877

Parking Notes
Existing Warehouse= 26000 sf/2000sf= 13.0 spaces
Existing Office= 3000 sf/200 sf= 15.0 spaces
Proposed Recreation= 21580 sf/200 sf= 108 spaces
Spaces Read= 136 Spaces
Spaces Furn'd= 136= 136 Ok
6 Handicapped Spaces
Existing CHURCH= 72PERSONS/4= 18 SPACES
Spaces Furn'd= 18= 18 Ok

RECEIVED
MAY - 3 2018
CITY OF ATLANTA
PLANNING DEPARTMENT
ZONING DIVISION

SURVEY NOTES
1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF GEORGIA.
2. THE SURVEY WAS MADE BY THE SURVEYOR'S OFFICE, ACME AMERICAN, LLC, 371/381...
3. THE SURVEY WAS MADE ON THE 11TH DAY OF DECEMBER, 2013.
4. THE SURVEY WAS MADE AT THE REQUEST OF USC VETERANS MEMORIAL, LLC.
5. THE SURVEY WAS MADE AT THE REQUEST OF USC VETERANS MEMORIAL, LLC.
6. THE SURVEY WAS MADE AT THE REQUEST OF USC VETERANS MEMORIAL, LLC.



USC VETERANS MEMORIAL, LLC
371/381
CIT

USC VETERANS MEMORIAL, LLC
371/381
CIT

USC VETERANS MEMORIAL, LLC
371/381
CIT

USC VETERANS MEMORIAL, LLC
371/381
CIT

ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: SLUP- 8 (2018)
Hearing Dates: August 7, 2018
August 21, 2018

**BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS
OF ROADS AND REVENUES AND THE
COBB COUNTY PLANNING COMMISSION**

Applicant: Home Star Storage, LLC
Titleholder: MSC Veterans Memorial, LLC



STATEMENT OF PROPOSED SITE IMPROVEMENTS

Applicant is seeking a Special Land Use Permit for an approximately 16.382 acre tract of property located on the south side of Veterans Memorial Highway, the west side of Garner Road, the north side of Lee Road, and the east side of Glore Road, Land Lot 109, 17th District, and Land Lot 41, 18th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"), to allow for the renovation and conversion of existing structures for the operation of climate-controlled self-storage facilities. The structures were previously used as warehouse and related office facilities. The Property is currently zoned to the General Commercial ("GC") and the Community Retail Commercial ("CRC") zoning classifications, and is located within a Community Activity Center ("CAC") future land use designation, which allow the proposed use with the approval of a special land use permit, as required by the Cobb County Zoning Ordinance.

Applicant proposes improvements to the existing structures, existing parking facilities, signage, access, detention, landscaping, and the like which will be detailed during the application process.