

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: September 4, 2018

Board of Commissioners Hearing Date: September 18, 2018

Date Distributed/Mailed Out: June 22, 2018

STAFF COMMENTS DUE DATE: July 6, 2018



Cobb County...Expect the Best!



**Cobb County Community Development Agency
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-52
Public Hearing Dates:
PC: 09-04-18
BOC: 09-18-18

SITE BACKGROUND

Applicant: Joseph W. Cartus, II and Carol M. Cartus

Phone: (770) 850-8944

Email: bcartus@yahoo.com

Representative Contact: Joseph W. Cartus, II and Carol M. Cartus

Phone: (770) 850-8944

Email: bcartus@yahoo.com

Titleholder: Carol M. Cartus and Joseph W. Cartus, II

Property Location: West side of Timberland Drive, south of Hallmark Drive

Address: 1373 Timberland Drive

Access to Property: Timberland Drive

QUICK FACTS

Commission District: 2-Ott

Current Zoning: R-80 (Single-family Residential)

Current use of property: Single-family House

Proposed zoning: R-40 (Single-family Residential)

Proposed use: Single-family House

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

Site Acreage: 0.986 ac

District: 17

Land Lot: 1002

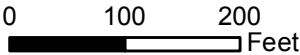
Parcel #: 17100200350



Taxes Paid: Yes

Z-52 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

RECORDING INFORMATION

RECEIVED
MAY 11 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

CLOSURE NOTE

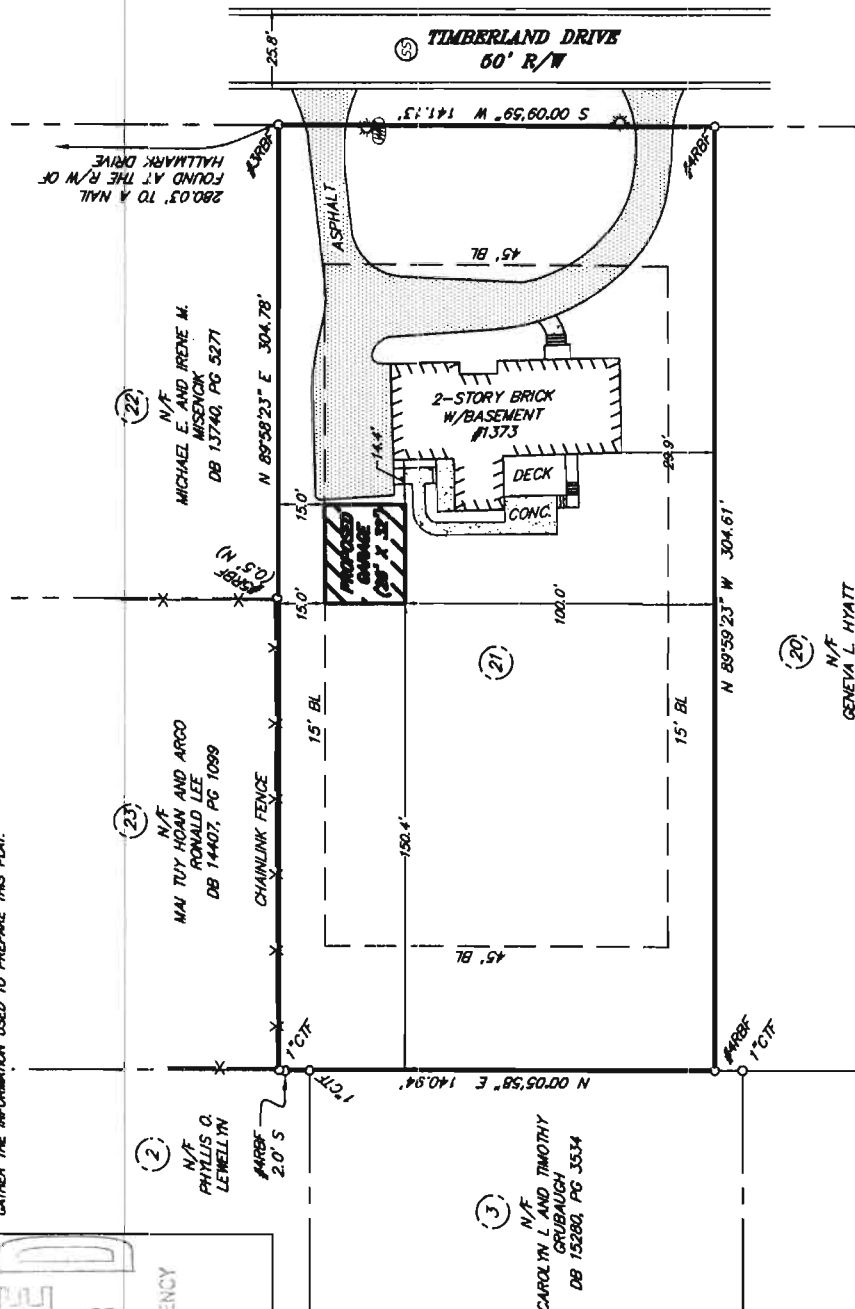
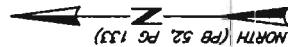
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 33,882 FEET, AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 256,114 FEET. A TRIMBLE TOTAL STATION AND RECORD DATA COLLECTOR WERE USED TO GATHER THE INFORMATION USED TO PREPARE THIS PLAT.

FLOOD NOTE

I HAVE EXAMINED THE TIRM OFFICIAL FLOOD HAZARD MAP AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATE, SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO SAID OPINION.
MAP NUMBER: 1306700137H REVISED DATE: 03/04/13

LEGEND

- PARBF 1/2" REBAR FOUND
- PARBS 1/2" REBAR SET
- 3/4" CTF 3/4" CRIMP TOP PIPE FOUND
- 3/4" OTF 3/4" OPEN TOP PIPE FOUND
- FIRE HYDRANT
- POWER POLE
- SANITARY SEWER MANHOLE
- LIGHT POLE
- GUY WIRE
- WATER METER
- POWER BOX
- CABLE TV PEDESTAL
- TELEPHONE PEDESTAL
- OVERHEAD POWER
- FENCE



Z-52
(2018)

NOTES

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT AND ACCURATE TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST BUT MAY NOT BE SHOWN HEREIN. THIS SURVEY IS BASED ON THE BEST AVAILABLE INFORMATION AND THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE TITLE REPORT OR THE ACCURACY OF THE TITLE RECORDS.
- ONLY VISIBLE UTILITIES SHOWN.

CURRENT ZONING

R-80 (PER COBB COUNTY GS)

FRONT SETBACK - 60 FEET
REAR SETBACK - 50 FEET
SIDE SETBACK - 25 FEET

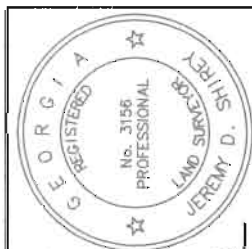
PROPOSED ZONING

R-40 (SHOWN ON PLAN)

FRONT SETBACK - 45 FEET
REAR SETBACK - 40 FEET
SIDE SETBACK - 15 FEET

AREA

4,297.90 Sq. Feet
0.986 Acres



THIS PLAT IS A RETRACTION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREIN. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND 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 GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-67.

5/5/12
DATE

WIDE OPEN



LAND SURVEYING LLC

SITE PLAN FOR:

1373 TIMBERLAND DRIVE

BILL CARTUS

LOT 21, BLOCK E, TERRELL MILL ESTATES, UNIT 5
DB 15086, PG 1603; PB 52, PG 133

52 CURETON LANE
MORELAND, GA 30259
678-633-5685

WWW.WIDEOPENLANDSURVEYING.COM

JOB #1854

SECTION: 2nd

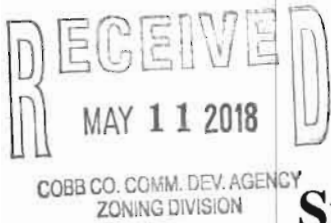
LAND LOT: 1002

DISTRICT: 17th

COUNTY: COBB

PLAT DATE: 5/3/18

FIELD DATE: 5/1/18



Application No. 2-52
Sept. 2018

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 832 square feet
- b) Proposed building architecture: Brick to match existing house
- c) List all requested variances: _____
Variance needed for new structure over 650 square feet which
requires a 100 foot setback from the property lines. we need
a waiver for the North side of the new structure from 100 to
15 feet. The other three sides are fine (see survey).

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

- a) Proposed use(s): N/A
- b) Proposed building architecture: _____
N/A
- c) Proposed hours/days of operation: _____
N/A
- d) List all requested variances: _____
N/A

.....
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-53
Public Hearing Dates:
PC: 09-04-18
BOC: 09-18-18

SITE BACKGROUND

Applicant: Elvia Benitez

Phone: (470) 798-7810

Email: benitez.anai@icloud.com;
Nayeli.benitez@outlook.com

Representative Contact: Elvia Benitez

Phone: (470) 798-7810

Email: benitez.anai@icloud.com;
Nayeli.benitez@outlook.com

Titleholder: Elvia Benitez

Property Location: North side of Michael Drive,
east of Brackett Street

Address: 646 Michael Drive

Access to Property: Michael Drive

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: LRO (Low Rise Office)

Current use of property: Vacant daycare facility

Proposed zoning: R-20 (Single-family Residential)

Proposed use: Single-family House

Future Land Use Designation: Neighborhood
Activity Center (NAC)

Site Acreage: 1.17 ac

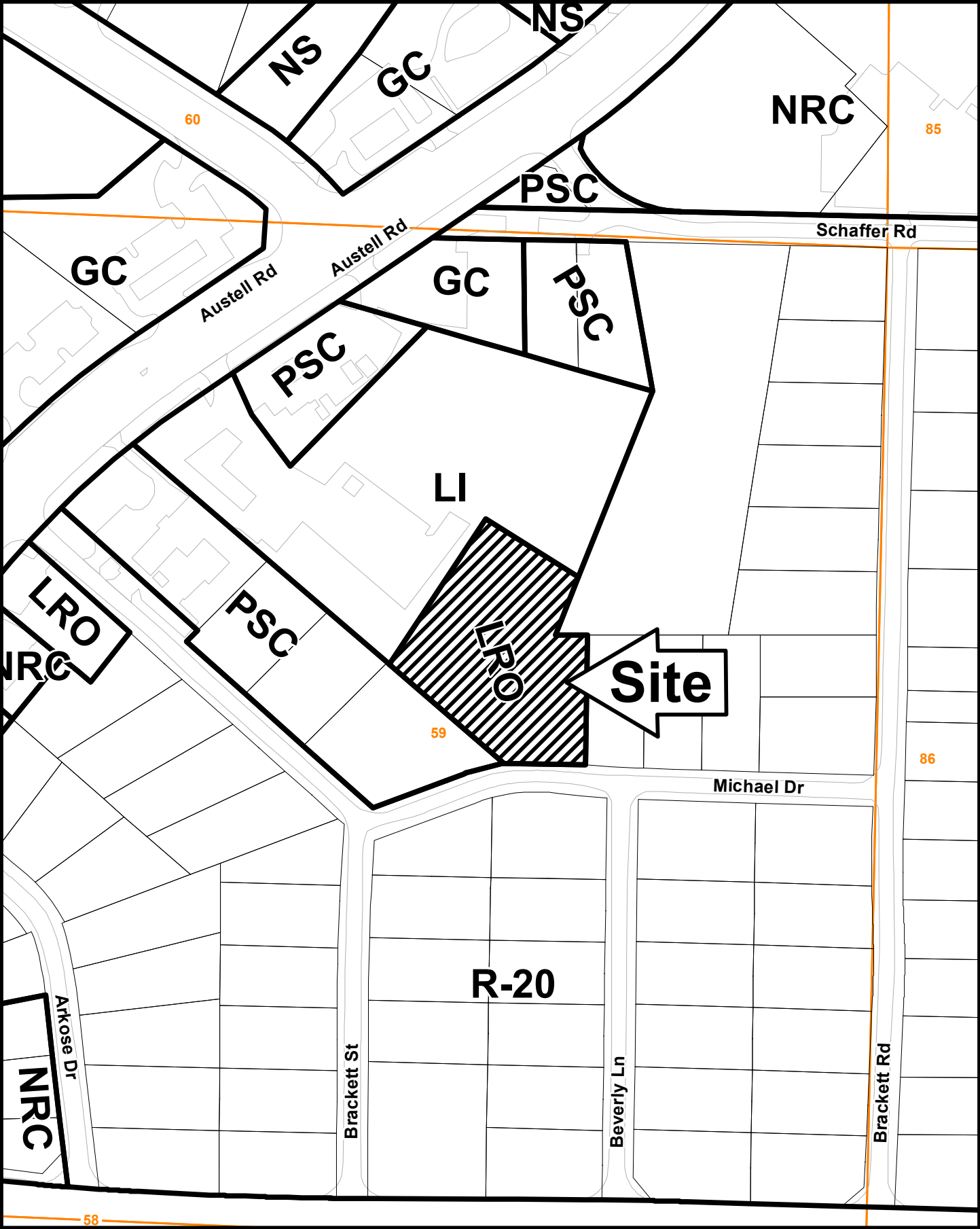
District: 17

Land Lot: 59

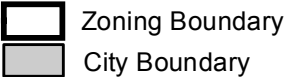
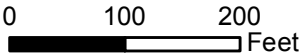
Parcel #: 17005900120

Taxes Paid: Yes

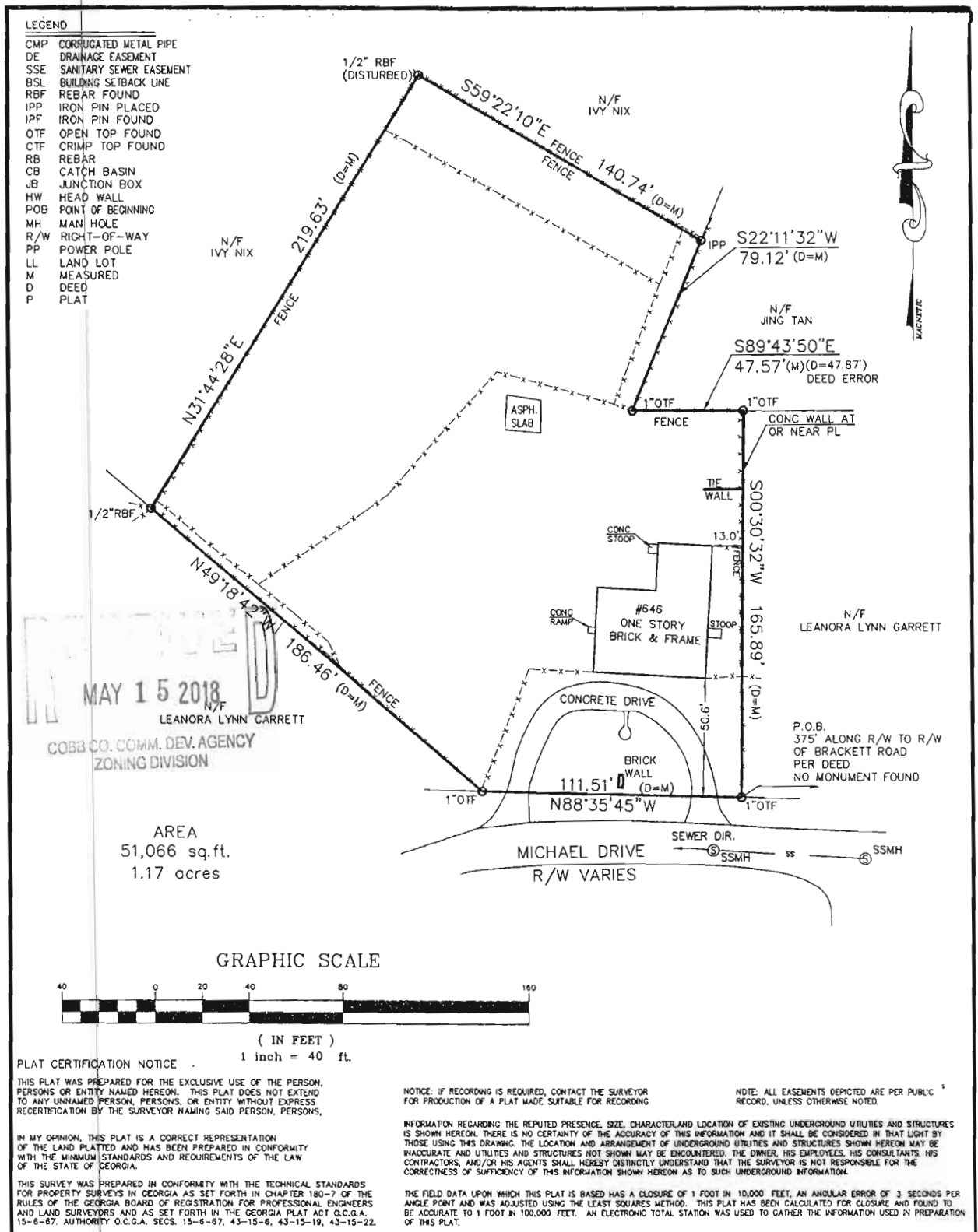
Z-53 2018-GIS



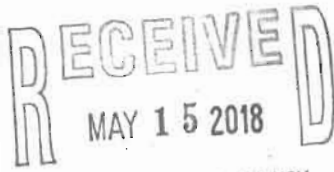
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Z-53
(2018)



JOB NUMBER: 17-878		ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		DATE	03-06-2017
		JORGE GONZALEZ		OWNER / PURCHASER	ELVIA BENITEZ
		LAND LOT 59	17th DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA
		LOT	BLOCK	UNIT	AREA OF LOT: 51,066 sq.ft.
		SUBDIVISION			
PLAT BOOK _____ PAGE _____ DEED BOOK 15191, PAGE 3370		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052	



COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. 2-53

Sept. 2018

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2157
- b) Proposed building architecture: N/A
- c) List all requested variances: NONE
- N/A

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

- a) Proposed use(s): N/A
- b) Proposed building architecture: N/A
- c) Proposed hours/days of operation: N/A
- d) List all requested variances: N/A

.....
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).

N/A



**Cobb County Community Development Agency
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-54
Public Hearing Dates:
PC: 09-04-18
BOC: 09-18-18

SITE BACKGROUND

Applicant: Gregory A. King

Phone: (404) 276-9674

Email: king172@aol.com

Representative Contact: Gregory A. King

Phone: (404) 276-9674

Email: king172@aol.com

Titleholder: Greg King

Property Location: South side of Veterans
Memorial Highway, across from Pebblebrook
Road

Address: 488 Veterans Memorial Highway

Access to Property: Veterans Memorial Highway

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: GC (General Commercial)

Current use of property: Vacant Retail Building

Proposed zoning: NRC (Neighborhood Retail
Commercial)

Proposed use: Retail

Future Land Use Designation: Neighborhood
Activity Center (NAC)

Site Acreage: 0.86 ac

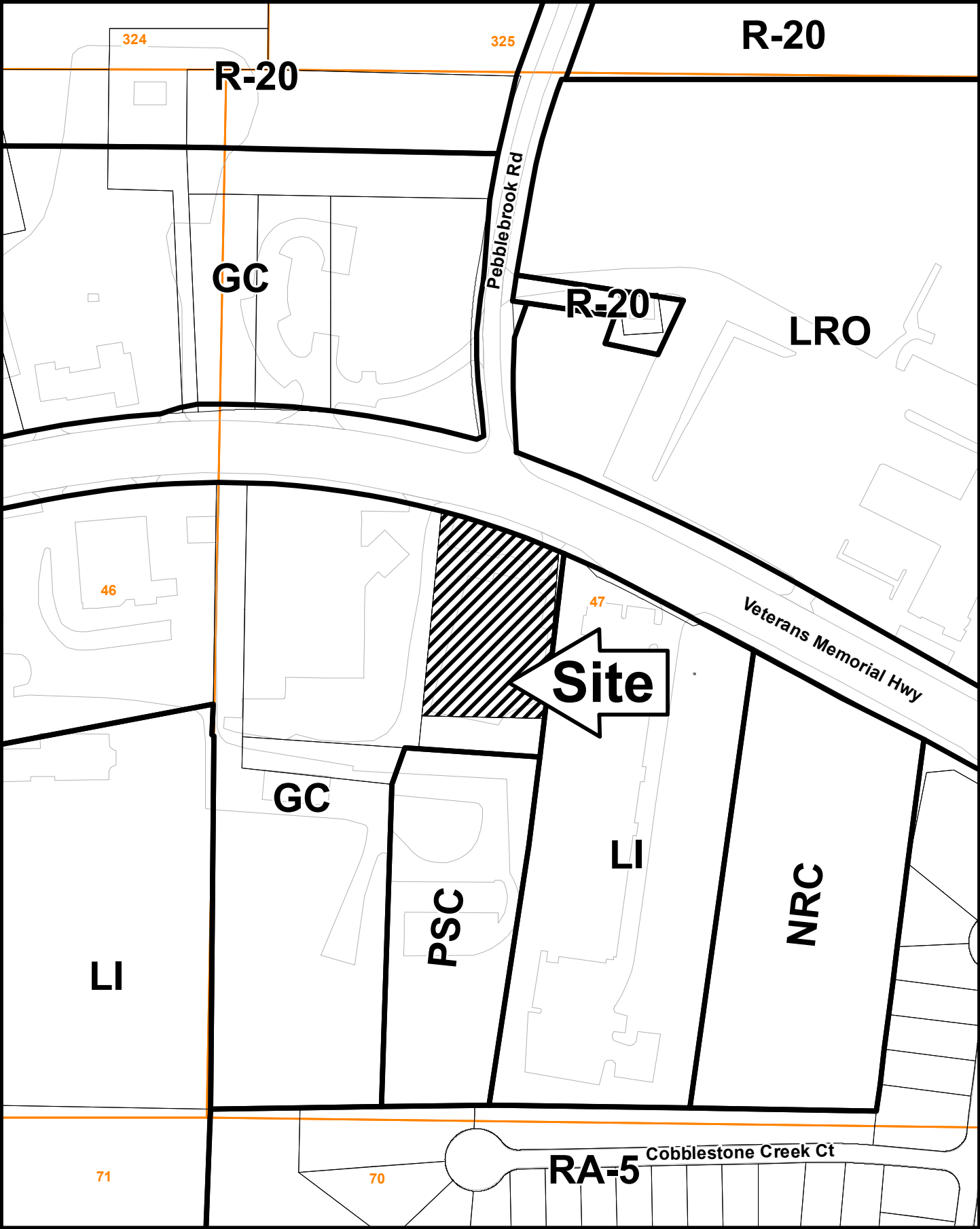
District: 18

Land Lot: 47

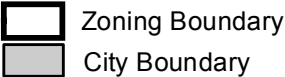
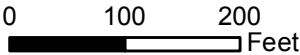
Parcel #: 18004700110

Taxes Paid: Yes

Z-54 2018-GIS



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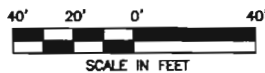




BEARINGS ARE BASED
ON DEED BOOK 15354
PAGE 3834.

LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- BOC BACK OF CURB
- B BUILDING LINE
- C/P CARPORT
- S/P SCREEN PORCH
- W/D WOOD DECK
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- ⊙ IRON PIN FOUND
- ⊙ IRON PIN SET
- ⊙ UTILITY POLE
- ⊙ POWER METER
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ WATER METER
- ⊙ AIR CONDITIONER UNIT
- OVERHEAD POWER LINE
- FENCE LINE



ZONING DISTRICT

CURRENT ZONING PER COBB COUNTY
GENERAL COMMERCIAL

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

CLOSURE STATEMENT

The field data upon which this map or plat is based has a closure precision of one foot in 10,558 feet and an angular error of 2 seconds per angle point, and was not adjusted.

This map or plat has been calculated for closure and is found to be accurate within one foot in 4,023,361 feet.

The type of equipment used to obtain the linear and angular measurements used in the preparation of said map or plat is an Electronic Total Station

SURVEY FOR: Greg King

*PROPERTY ADDRESS 488 Veterans Memorial Highway
PART LAND LOT 47, 18TH LAND DISTRICT, 2ND
SECTION OF COBB COUNTY, GEORGIA*

HARBUCK LAND SURVEYORS, Inc.

LAND SURVEYOR FIRM No. 959

GEORGIA REGISTERED LAND SURVEYOR No. 3006

53 C JEFFERSON STREET

NEWNAN, GA. 30263

TELEPHONE 770-253-5585

HARBUCKLANDSURVEYORS@GMAIL.COM

SCALE 1"=40'

04.30.2018

FIELD WORK 04.22.2018

Z-54
(2018)

324.7' ALONG R/W TO THE
WEST LINE OF LAND LOT 47

OUR CONCRETE
PARKING LOT
2.4' OVER R

N/E
SOUTHEASTERN
SKATE SUPPLY, Inc.
NO DEED FOUND

OUR CONCRETE
AND GRAVEL
3.2' OVER R

N87°32'12"W-158.00'

N/E
EDLIN FAMILY, LLC
DB 13705 PG 5596

NEIGHBORS FENCE

OPEN TOP PIPE
FOUND
N07°27'38"E-94.07'

REBAR
SET

HEADWALL

MANHOLE
PIPE

TRANSFORMER

DRAINAGE EASEMENT
MAY APPLY

S04°32'25"W-214.39'

N/E
MICHELANGELO HOLDING USA, Inc.
DB 15354 PG 3834

21.40'
DRAINAGE EASEMENT
MAY APPLY

REBAR
SET
R/W Mon.
FOUND

R/W Mon.
FOUND

R/W Mon.
FOUND

U.S. HIGHWAY #78 (R/W VARIES)
(A.K.A. VETERANS MEMORIAL HIGHWAY)
(A.K.A. BANKHEAD HIGHWAY)

PEBBLEBROOK
ROAD

R/W Mon.
FOUND

A=109.54'
R=1,100.92'
S71°35'23"E
C=109.49'

S85°28'00"E
47.67'

CANOPY
#488
ONE STORY
CONC. BLOCK
W/ BASEMENT

CONCRETE & GRAVEL

METAL FENCE

AREA
0.86 ACRES
37,292 SQ. FT.
DB 15504 PG 32

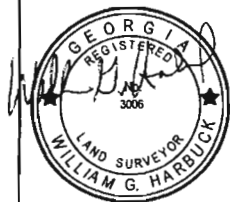
30'

JUN - 6 2018

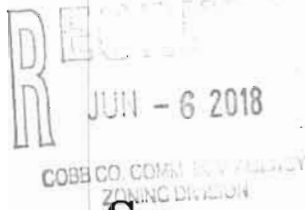
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

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 real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LAND REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned land surveyor certifies with the minimum technical standards property surveys in Georgia as set forth in the rules and regulations of the Georgia Board for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



5/1/18
DATE



Application No. Z-54

Sept. 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: _____
- _____
- _____
- _____

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

- a) Proposed use(s): RETAIL rental space
- b) Proposed building architecture: existing structure is
cinder block construction
- c) Proposed hours/days of operation: 8 am - 6 pm
- 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-55

Public Hearing Dates:

PC: 09-04-18

BOC: 09-18-18

SITE BACKGROUND

Applicant: Shiv Aggarwal

Phone: (770) 416-1111

Email: shiv@aggarwalre.com

Representative Contact: John E. Underwood

Phone: (770) 925-0111/Ext. 1303

Email: junderwood@tokn.com

Titleholder: Vishal Hawthorne Plaza, LLC

Property Location: South side of Veterans
Memorial Highway, north side of Old Powder
Springs Road, on the west side of Old Powder
Springs Road Connector and on the northwest
side of Old Bankhead Highway

Address: 1245 Veterans Memorial Highway

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: PSC (Planned Shopping Center)

Current use of property: Retail Center

Proposed zoning: GC (General Commercial)

Proposed use: Assembly Hall for Suites 29 & 30

Future Land Use Designation: Community Activity
Center (CAC)

Site Acreage: 9.1665 ac

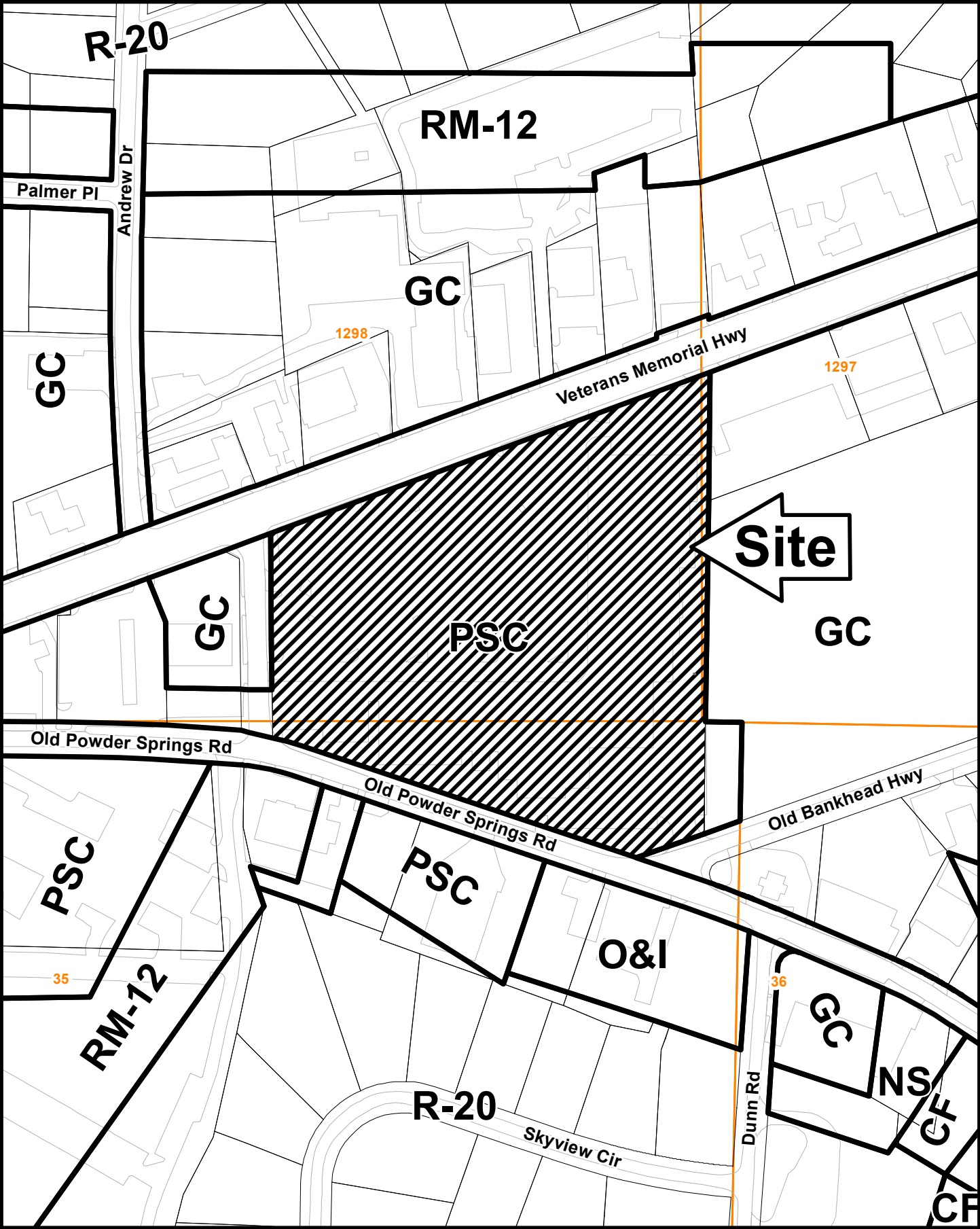
District: 18, 19

Land Lot: 35, 1298

Parcel #: 19129800200

Taxes Paid: Yes

Z-55 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

Z-55
(2018)

RECEIVED
JUN 06 2018
COBB COUNTY DEVELOPMENT AGENCY
ZONING DIVISION

LEGEND

- BOLLARD
- CATCH BASIN
- POINT OF BEGINNING
- 50'
- 100'
- 150'
- 200'
- 250'
- 300'
- 350'
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- 13900'
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- 14000'
- 14050'
- 14100'
- 14150'
- 14200'
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- 15900'
- 15950'
- 16000'
- 16050'
- 16100'
- 16150'

D:\Chad MD Projects\130520_608_Barry\Drug\130520_608BT.dwg, 26.26 ALTA, 06/08/2016, 12:00pm



Application No. Z-55

Sept. 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): Neighborhood / Community Retail (103, 786 sf)
Assembly Hall (9,699 sf)
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: Neighborhood / Community Retail 9:00 - 6:00
Monday to Saturday. Peak assembly hall usage will be after 6:00 p.m. Saturday
9:00 a.m. to 9:00 p.m. on Sunday
- d) List all requested variances: Waiver of setbacks to match existing
structures; Waiver of parking spaces to match existing parking

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

See "concurrent variances requested" attached hereto.

.....
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.



**Cobb County Community Development Agency
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-56
Public Hearing Dates:
PC: 09-04-18
BOC: 09-18-18

SITE BACKGROUND

Applicant: Wright-Oakdale, LLC

Phone: (404) 303-5959

Email: pchase@ihprop.com

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: jkm@mijs.com

Titleholder: Wright-Oakdale, LLC

Property Location: Southwest intersection of
Oakdale Road and Wright Road

Address: 2092 Wright Road and 4734 Oakdale
Road

Access to Property: Oakdale Road

QUICK FACTS

Commission District: 2-Ott

Current Zoning: GC (General Commercial) and R-20
(Single-family Residential)

Current use of property: Duplexes and single-family
house

Proposed zoning: RM-8 (Multi-family Residential)

Proposed use: Townhouses

Future Land Use Designation: Neighborhood
Activity Center (NAC)

Site Acreage: 1.055 ac

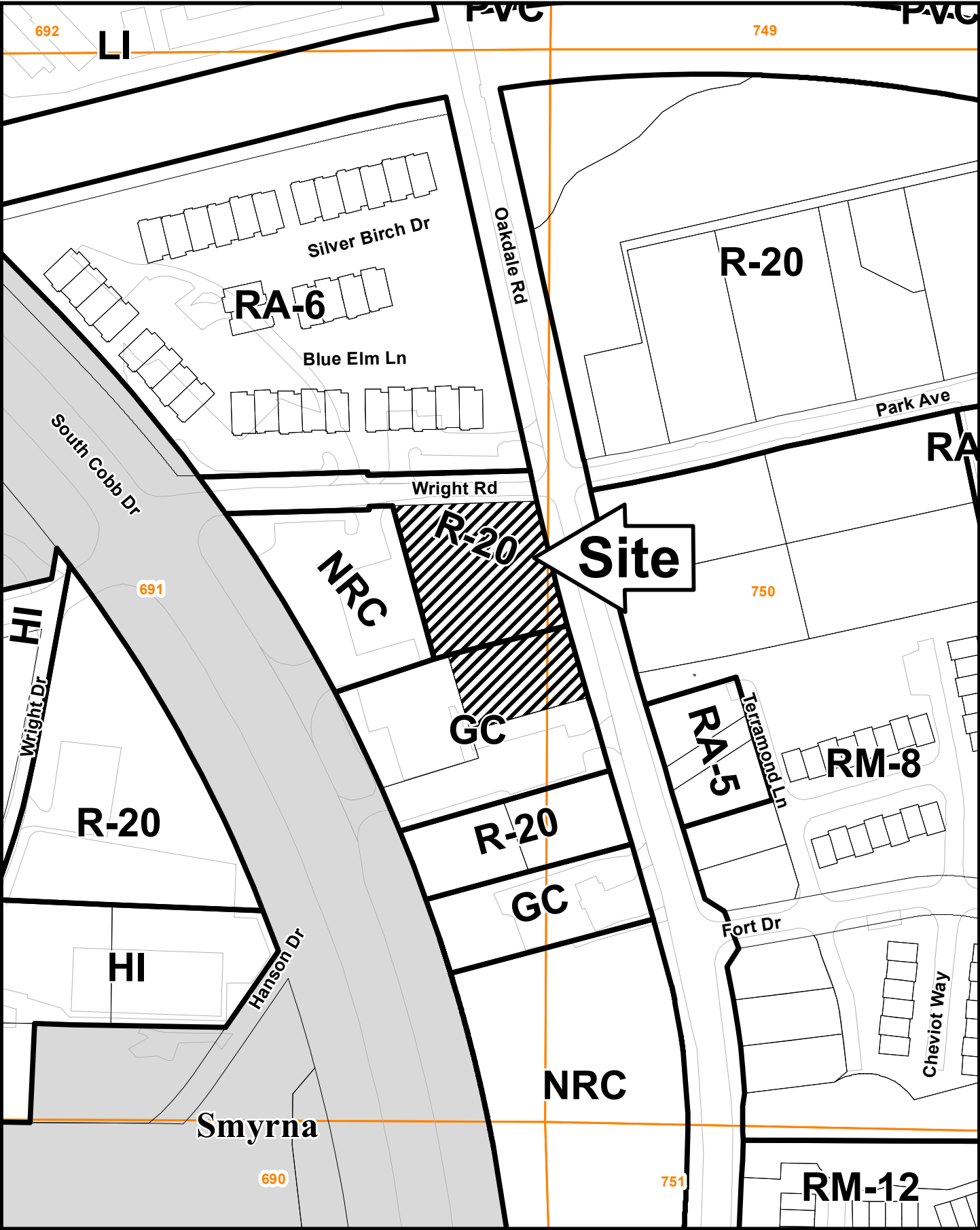
District: 17

Land Lot: 691, 750

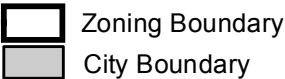
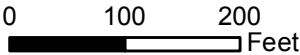
Parcel #: 17069100170 and 17069100190

Taxes Paid: Yes

Z-56 2018-GIS



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





Application No. Z- 56 (2018)

Hearing Dates: PC - 09/04/2018

BOC - 09/18/2018

COBB CO. COMM. DEV. AGENCY

ZONING DIVISION

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 2,000 square feet
- b) Proposed building architecture: Traditional
- c) List all requested variances: (1) Waiver of front setback along Wright Road from 50 feet to 25 feet; and (2) Waiver of minimum tract size for RM-8 zoning classification

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

- a) Proposed use(s): Not Applicable.
- b) Proposed building architecture: Not Applicable.
- c) Proposed hours/days of operation: Not Applicable.
- d) List all requested variances: Not Applicable.

.....
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-57
Public Hearing Dates:
PC: 09-04-18
BOC: 09-18-18

SITE BACKGROUND

Applicant: John Gaskin

Phone: (770) 319-5258

Email: john.gaskin@pmcommunities.com

Representative Contact: John D. Gaskin

Phone: (770) 319-5258

Email: john.gaskin@pmcommunities.com

Titleholder: Ballantry PMC Kyle, LLP

Property Location: East side of Lost Mountain Road, south of Dallas Highway, across from Corner Road

Address: Not available

Access to Property: Lost Mountain Road

QUICK FACTS

Commission District: 1-Weatherford

Current Zoning: CS (Conservation Subdivision)

Current use of property: Residential subdivision

Proposed zoning: CS (Conservation Subdivision)

Proposed use: Modifying the current zoning stipulations

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

Site Acreage: 141.4 ac

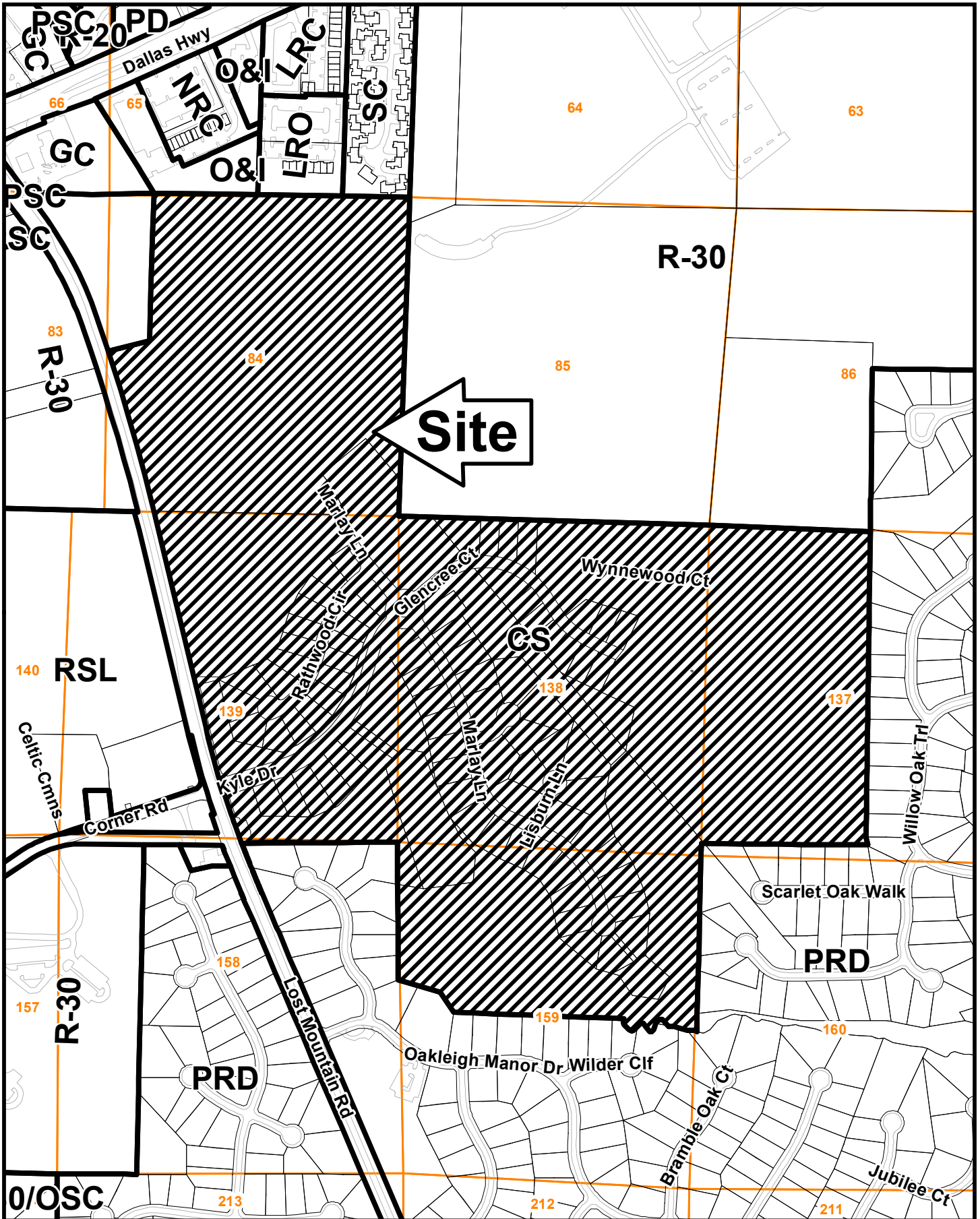
District: 19

Land Lot: 84, 137, 138, 139, and 159

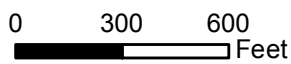
Parcel #: 19008400020, 19013800040, 19013800050, and 19013800520


Taxes Paid: Yes

Z-57 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

Application No. Z-57

Sept. 2018

Summary of Intent for Rezoning



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

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

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

- a) Proposed use(s): N/A
- 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)

(SEE ATTACHED)

.....
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

Summary of Intent for Rezoning

Applicant: John Gaskin

Titleholder: Ballantry PMC Kyle LLLP

The applicant requests that fifty six (56) of future phase currently zoned 75 foot lots be converted to seventy 60 foot wide lots. All other existing lots within the community shall remain as currently zoned. If the 75 foot wide lots are allowed to be converted to 60 foot lots, the overall community will gain 14 lots. The total number of lots will increase from 208 to 222 lots.

It is the intent of the applicant on behalf of the Titleholder to request a modification of existing conditions found in the October 18, 2006 Z167 (2005) Letter of Agreeable Stipulations – November 21, 2006 BOC meeting as drafted by John H. Moore – Moore Ingram Johnson & Steele, LLP and adopted by Cobb County BOC.

The applicant on behalf of the owner is requesting a modification of the following conditions outlined in the October 18, 2006

Letter of Agreeable Stipulations:

1. Existing Condition (4)
 - a. The existing condition shall be modified to read.
 - i. (4) The Subject Property consists of approximately 141.4 acres of total site area and shall contain a maximum of 222 single family residential lots for a gross density of 1.57 units per acre.
2. Existing Condition (5)
 - a. The existing condition shall be modified to read... The net density is therefore 1.6 units per acre.
3. Existing Condition (14)
 - a. This existing condition shall be modified to allow a minimum of 1,600sf (including garage) for 60 foot lots only. All other 75, 80, and 100 foot lots shall have a minimum of 2,200sf to 4,000sf as required in the existing zoning conditions.
4. Existing Condition (16)
 - a. The existing condition shall be modified to read as follows.
 - i. (16) The average lot size is approximately 15,000 square feet with a minimum lot size of 8,000sf for newly approved 60 foot lots and 10,000 square feet ranging upwards to 30,000sf for all lots 75 feet, 80 feet, and 100 foot wide. Certain perimeter lots, as shown and reflected on the referenced and approved final plats 16,000 square feet.

5. Existing Condition (17)

a. The existing condition shall be modified to read as follows:

- i. (17) All lots 75, 80, and 100 feet wide shall be required to maintain 15 feet between houses. All 60 foot wide lots shall be required to maintain 10 feet between houses with fire-rated walls required on all side elevations where homes are 10 feet apart.



**Cobb County Community Development Agency
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-58

Public Hearing Dates:

PC: 09-04-18

BOC: 09-18-18

SITE BACKGROUND

Applicant: Bobby L. Terrell

Phone: (404) 643-0505

Email: boblterrell@bellsouth.net

Representative Contact: Garvis L. Sams, Jr.

Phone: (770) 422-7016

Email: gsams@slhb-law.com

Titleholder: Kaimari, LLC

Property Location: Northeast corner of Chastain
Road and I-575 Ramp

Address: None assigned

Access to Property: Chastain Road

QUICK FACTS

Commission District: 3-Birrell

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

Current use of property: Wooded, undeveloped

Proposed zoning: NRC (Neighborhood Retail
Commercial)

Proposed use: Retail

Future Land Use Designation: Neighborhood
Activity Center (NAC)

Site Acreage: 1.37 ac

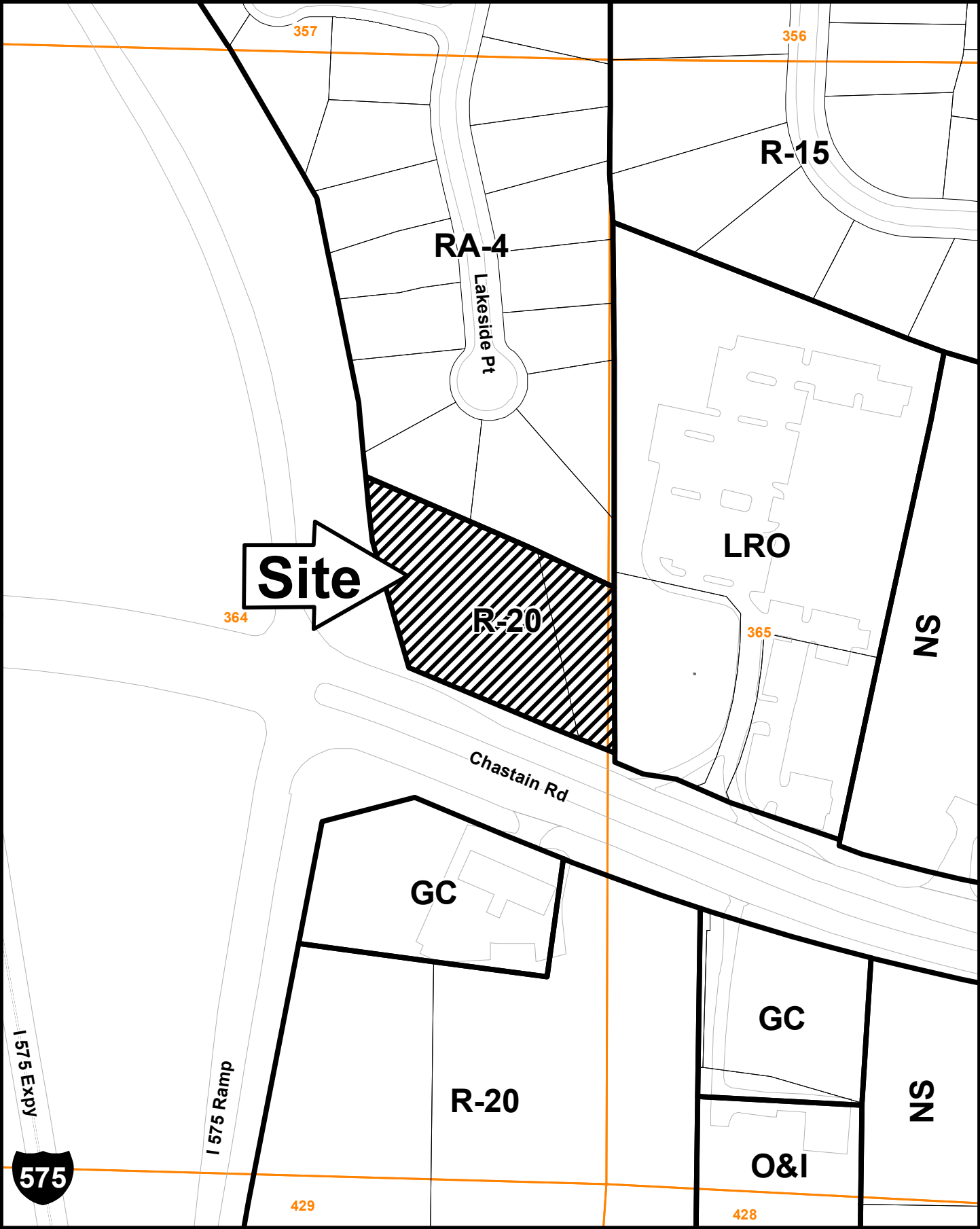
District: 16

Land Lot: 364

Parcel #: 16036400140 and 16036400160

Taxes Paid: Yes

Z-58 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

Z-58
(2018)

FRONTLINE
SPECIALTY & SERVICE, INC.
3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph (678) 355-9905
Fax (678) 355-9805
www.flyng.com

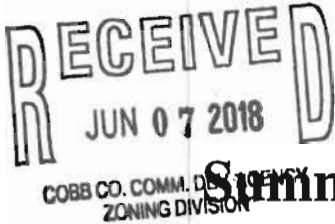
An aerial photograph showing the intersection of Highway 90 and Highway 101. A black car is visible at the intersection. The surrounding area includes parking lots, roads, and some vegetation. The image is oriented diagonally.

[illegible]

GRAPHIC SCALE

1 IN. = 200 FT.

1 INCH = 200 FT.



Application No. 2-58
Sept. 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: _____
ay - Sunday

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

- a) Proposed use(s): Retail Sales
- b) Proposed building architecture: See attached rendering
- c) Proposed hours/days of operation: Normal Business Hours 6am - 12am
Monday - Sunday
- 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).

No



**Cobb County Community Development Agency
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-59
Public Hearing Dates:
PC: 09-04-18
BOC: 09-18-18

SITE BACKGROUND

Applicant: O'Brien, Inc.

Phone: N/A

Email: imoukhuede94@gmail.com

Representative Contact: Garvis L. Sams, Jr.

Phone: (770) 422-7016

Email: gsams@slhb-law.com

Titleholder: HWA Yong McBride

Property Location: Southeast corner of Veterans
Memorial Highway and Cooks Road

Address: 130 Veterans Memorial Highway

Access to Property: Veterans Memorial Highway
and Cooks Road

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: LI (Light Industrial)

Current use of property: Undeveloped

Proposed zoning: LRO (Low Rise Office)

Proposed use: Daycare Facility

Future Land Use Designation: Neighborhood
Activity Center (NAC)

Site Acreage: 1.7 ac

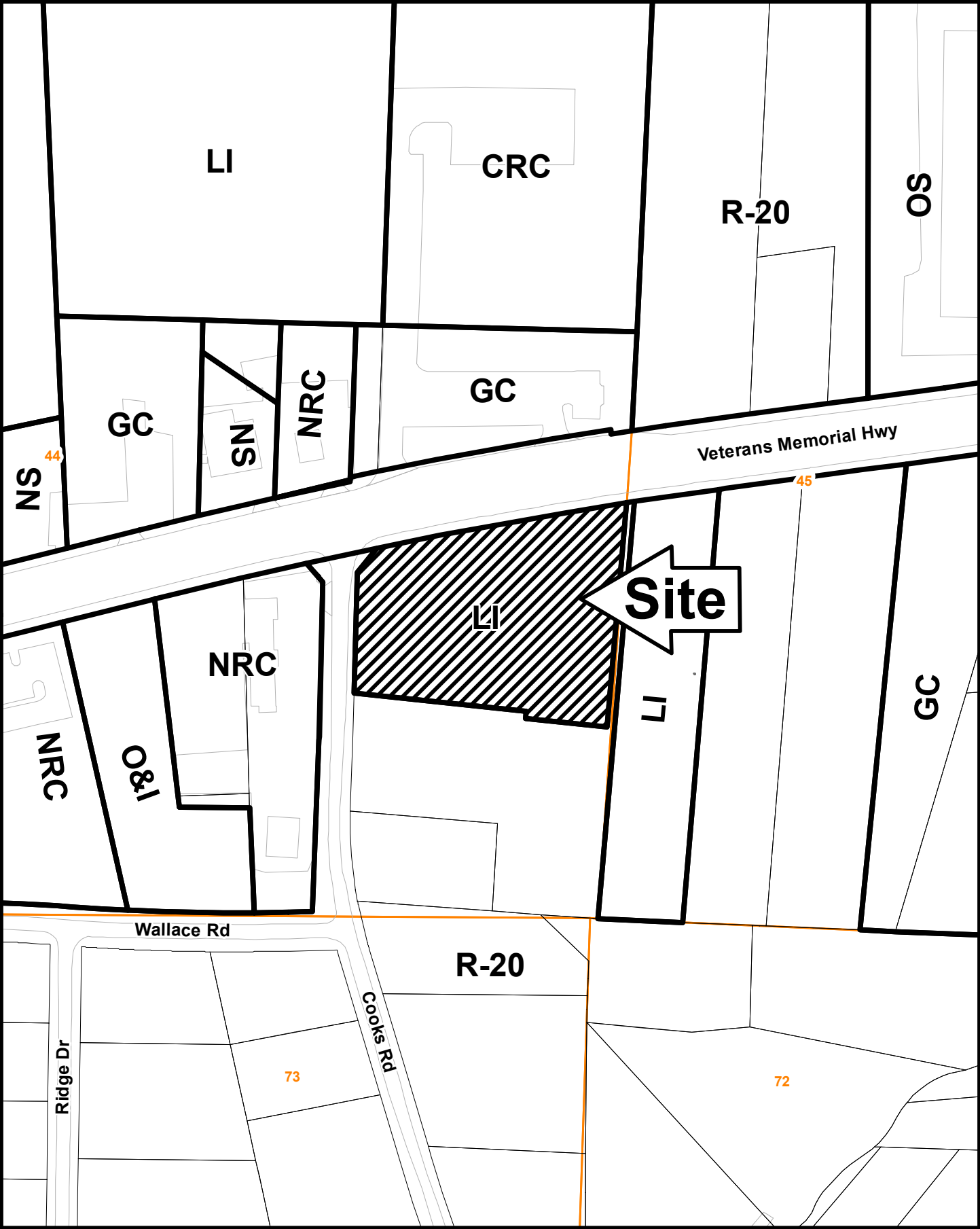
District: 18

Land Lot: 44

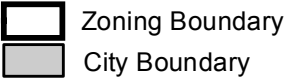
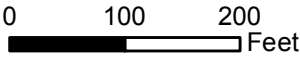
Parcel #: 18004400080

Taxes Paid: Yes

Z-59 2018-GIS



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

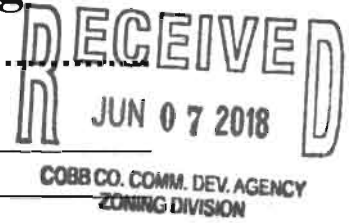


PROJ. NO. C04717 FILE C04717 - 2018 ZONING.DWG
FIELD SURVEY DATE: 11/20/2
JOB DATE 06/20/2018 SCALE: 1"=40'

Application No. z- 59

PC: Sept. 4, 2018
BOC: Sept. 18, 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): Day Care Facility
- b) Proposed building architecture: To be provided under separate cover.
- c) Proposed hours/days of operation: Monday - Friday; 6:00 a.m. -- 7:00 p.m.
- d) List all requested variances: None known at this time.

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

The subject property is zoned Light Industrial (LI); however, under the Future Land Use Map ("FLUM") the property is located 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.



WITHDRAWN
WITHOUT
PREJUDICE

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

Case# LUP-10
Public Hearing Dates:
PC: 09-04-18
BOC: 09-18-18

SITE BACKGROUND

Applicant: Erin O'Driscoll

Phone: (770) 428-5021

Email: eld123@aol.com

Representative Contact: Erin O'Driscoll

Phone: (770) 428-5021

Email: eld123@aol.com

Titleholder: Erin L. Driscoll Hunt

Property Location: Northeast side of Wyntuck
Circle, north of Wyntuck Drive

Address: 3753 Wyntuck Circle

Access to Property: Wyntuck Circle

QUICK FACTS

Commission District: 1-Weatherford

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

Current use of property: Single-family house

Proposed use: Childcare

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

Site Acreage: 0.74 ac

District: 20

Land Lot: 258

Parcel #: 20025800730



Taxes Paid: Yes

LUP-10 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



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

Case # SLUP-9
Public Hearing Dates:
PC: 09-04-18
BOC: 09-18-18

SITE BACKGROUND

Applicant: Jubilee Christian Church International, Inc.

Phone: N/A

Email: N/A

Representative Contact: Parks F. Huff

Phone: (770) 422-7016

Email: phuff@slhb-law.com

Titleholder: Jubilee Christian Church International (Glory Tabernacle), Inc.

Property Location: North side of Macedonia Road, west of Ernest Barrett Parkway

Address: 2936, 3000, and 3066 Macedonia Road

Access to Property: Macedonia Road

QUICK FACTS

Commission District: 4-Cupid

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

Current use of property: Single-family house, church, school and undeveloped

Proposed use: Expansion of church and school

Future Land Use Designation: Low Density Residential (LDR) and Medium Density Residential (MDR)

Site Acreage: 10.071 ac

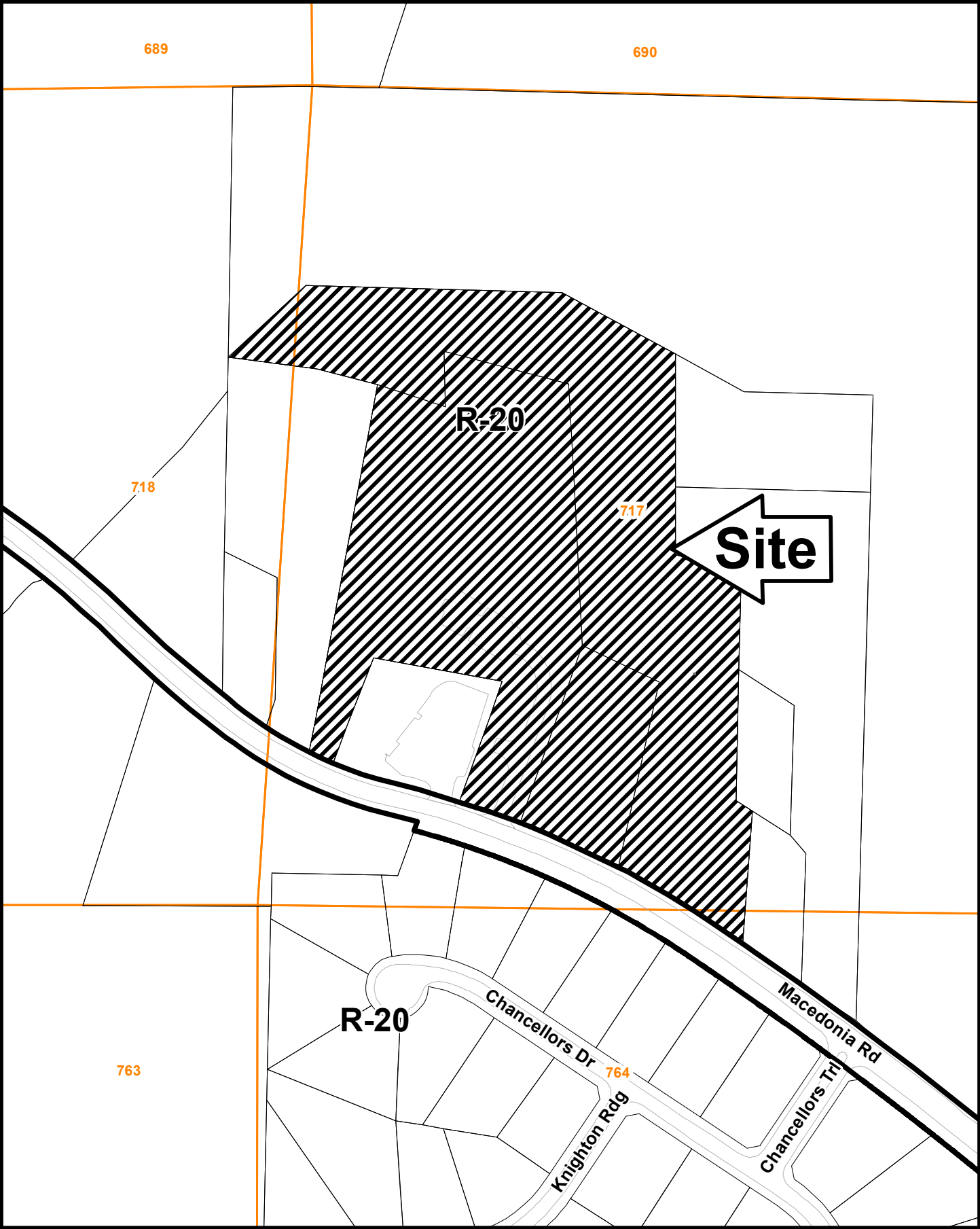
District: 19

Land Lot: 717 and 764

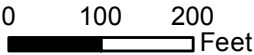
Parcel #: 19071700070, 19071700080, and 19071700090



Taxes Paid: Yes

SLUP-9 2018-GIS



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



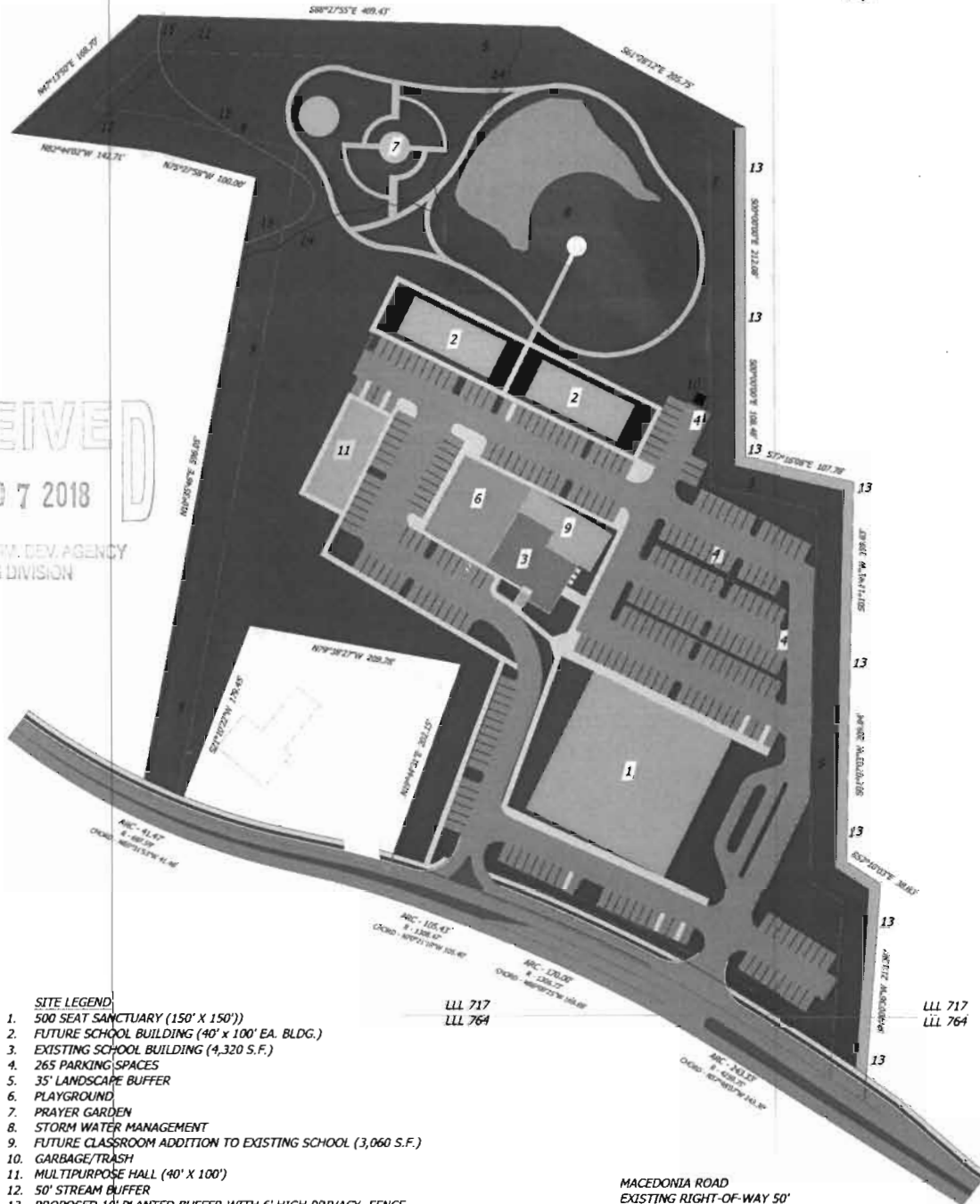
-  Zoning Boundary
-  City Boundary

SLUP-9
(2018)



RECEIVED
JUN 07 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



SITE LEGEND

1. 500 SEAT SANCTUARY (150' X 150')
2. FUTURE SCHOOL BUILDING (40' X 100' EA. BLDG.)
3. EXISTING SCHOOL BUILDING (4,320 S.F.)
4. 265 PARKING SPACES
5. 35' LANDSCAPE BUFFER
6. PLAYGROUND
7. PRAYER GARDEN
8. STORM WATER MANAGEMENT
9. FUTURE CLASSROOM ADDITION TO EXISTING SCHOOL (3,060 S.F.)
10. GARBAGE/TRASH
11. MULTIPURPOSE HALL (40' X 100')
12. 50' STREAM BUFFER
13. PROPOSED 10' PLANTED BUFFER WITH 6' HIGH PRIVACY FENCE TO REPLACE 35' LANDSCAPE BUFFER ALONG EAST SIDE OF PROPERTY
14. 100 YEAR FLOODPLAIN (2.04 ACRES)
15. WETLANDS

MACEDONIA ROAD
EXISTING RIGHT-OF-WAY 50'
PROPOSED RIGHT-OF-WAY 70'
PROPOSED PAVEMENT WIDTH 12' PER LAND



DATE	DESCRIPTION
06/07/2018	REVISION: 1.0
06/07/2018	REVISION: 2.0
06/07/2018	REVISION: 3.0
06/07/2018	REVISION: 4.0
06/07/2018	REVISION: 5.0
06/07/2018	REVISION: 6.0
06/07/2018	REVISION: 7.0
06/07/2018	REVISION: 8.0
06/07/2018	REVISION: 9.0
06/07/2018	REVISION: 10.0



MASTER PLAN

PREPARED FOR
JUBILEE CHRISTIAN
CHURCH INTL

LOCATED BY LAND LOTS 727 & 764, 19th DISTRICT,
2ND SECTION, COBB COUNTY, (GEORGIA)
3000 MACEDONIA ROAD

Application for Special Land Use Permit Cobb County, Georgia

(Cobb County Zoning Division – 770-528-2035)

Application No. SLUP-9

PC Hearing Date: 9-4-18

BOC Hearing Date: 9-18-18

Applicant Jubilee Christian Church International, Inc.

Phone # _____

(applicant's name printed)

Address 3000 Macedonia Road, Powder Springs, GA 30127

E-mail _____

SAMS, LARKIN, HUFF & BALLI, LLP

Parks F. Huff, Esq.

Address 376 Powder Springs St., Ste. 100, Marietta, GA 30064

(representative's name, printed)

Phone # 770-422-7016

E-mail phuff@shlb-law.com

(representative's signature)

Signed, sealed and delivered in presence of:

Notary Public



My commission expires: 4-21-2021

Titleholder Same as applicant

(titleholder's name, printed)

Phone # _____

E-mail _____

Signature See Attached

Address _____

(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning R-20

Size of Tract 10.071 Acre(s)

For the Purpose of expansion of a church and school

Location 2936, 3000 & 3066 Macedonia Road, Powder Springs, GA

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 717 and 764

District(s) 19

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there ~~are~~ are no such assets. If any exist, provide documentation with this application.

To the best of my belief, information & knowledge

(applicant's signature)

Parks F. Huff as Attorney for Applicant

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there ~~is~~ is not such a cemetery. If any exist, provide documentation with this application.

To the best of my belief, information & knowledge

(applicant's signature)

Parks F. Huff as Attorney for Applicant

ATTACHMENT TO SPECIAL LAND USE PERMIT APPLICATION

Application No.: SLUP-9

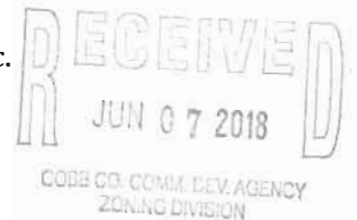
PC Hearing Date: 9-4-18

BOC Hearing Date: 9-18-18

Applicant: Jubilee Christian Church International Glory Tabernacle Inc.

Titleholders: Jubilee Christian Church International Glory Tabernacle Inc.

Tax ID #: 19071700070; 19071700080; 19071700090



PROPERTY OWNER'S CERTIFICATION

The undersigned(s) below, or as attached, is the owner of the property considered in this application.

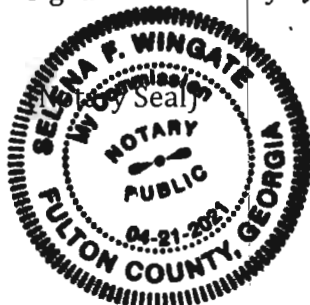
[Signature] 05/08/2018
Signature of Owner Date

OLAJIDE A. OPAKETE 05/08/2018
Name & Title Pastor Date

Address: 3000 Macedonia Road
Powder Springs, GA 30157

Telephone No.: 678-521-8115

[Signature] 5/8/18
Signature of Notary Public Date





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

Case # SLUP-10
Public Hearing Dates:
PC: 09-04-18
BOC: 09-18-18

SITE BACKGROUND

Applicant: Buckner Crossroads, LLC

Phone: (404) 567-0859

Email: mattd@dahlhausergroup.com

Representative Contact: Matt Dahlhauser

Phone: (404) 567-0859

Email: matt@dahlhausergroup.com

Titleholder: Buckner Crossroads, LLC

Property Location: Northwest corner of Veterans
Memorial Highway and Buckner Road

Address: 791, 835 Veterans Memorial Highway
and 821, 845 Buckner Road

Access to Property: Veterans Memorial Highway
and Buckner Road

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: NRC (Neighborhood Retail
Commercial)

Current use of property: Auto repair and
undeveloped

Proposed use: Climate-Controlled Self-Service
Storage Facility

Future Land Use Designation: Medium Density
Residential (MDR) and Neighborhood Activity
Center (NAC)

Site Acreage: 4.25 ac

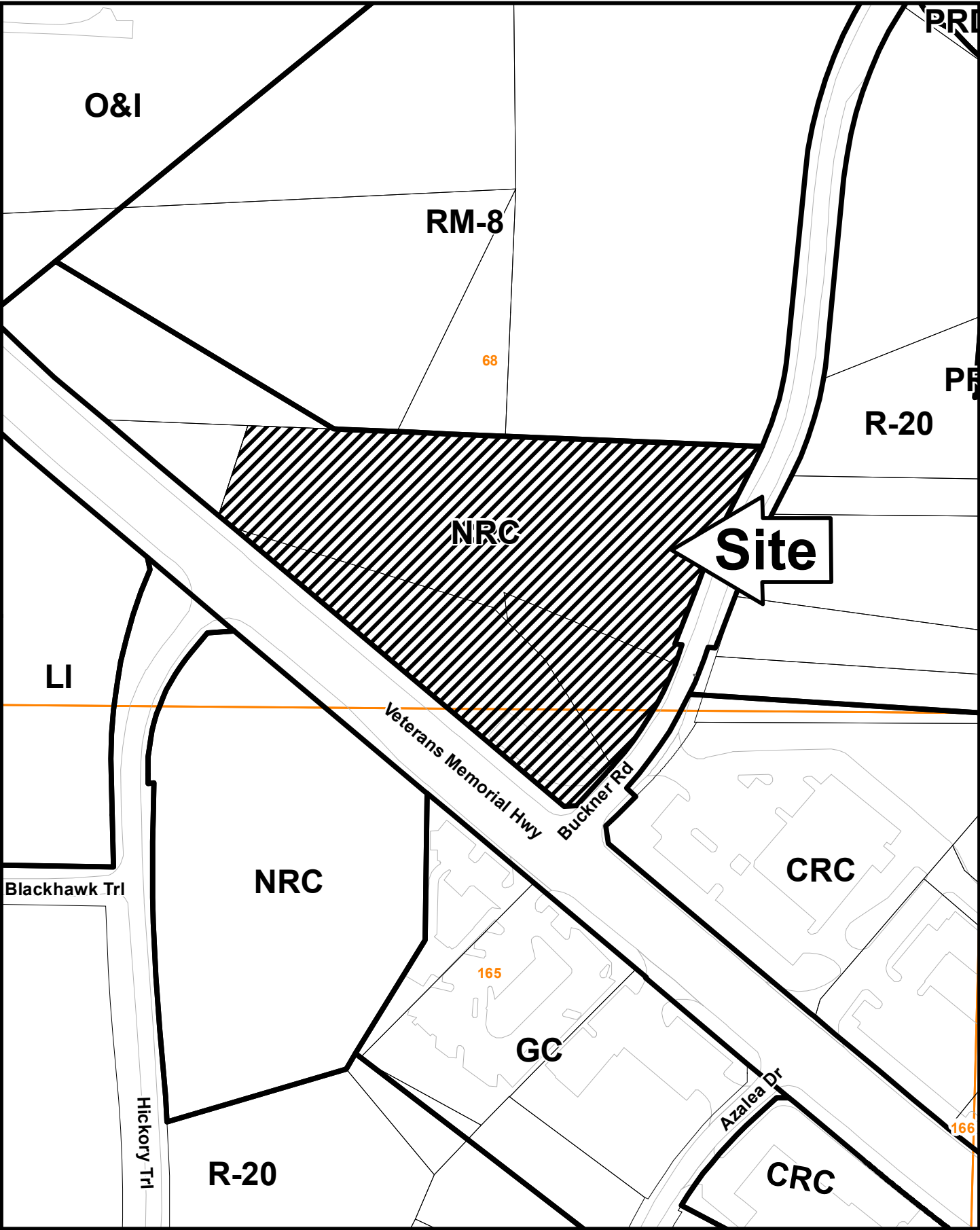
District: 18

Land Lot: 68, 165

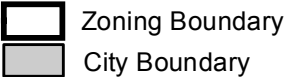
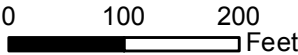
Parcel #: 18006800080, 18016500020,
18016500030, and 18016500030

Taxes Paid: Yes

SLUP-10 2018-GIS



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

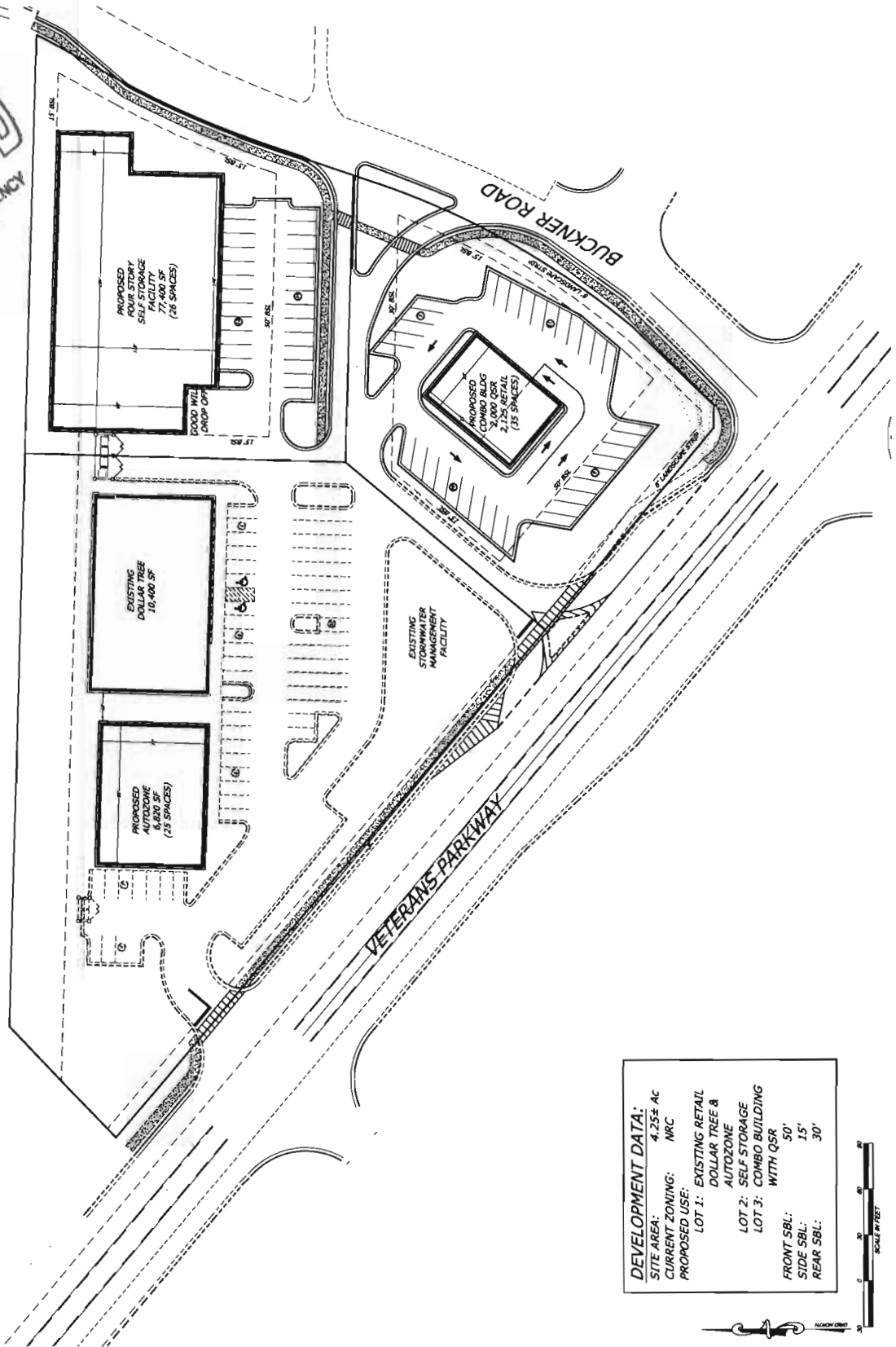




7000 Paul Street
Atlanta, Georgia 30309

[illegible]

RECEIVED
JUN 08 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



DEVELOPMENT DATA:

SITE AREA:	4.25± AC
CURRENT ZONING:	NRC
PROPOSED USE:	
LOT 1:	EXISTING RETAIL DOLLAR TREE & AUTOZONE
LOT 2:	SELF STORAGE
LOT 3:	COMBO BUILDING WITH QSR
FRONT SBL:	50'
SIDE SBL:	15'
REAR SBL:	30'



Application for Special Land Use Permit Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

Application No. BLUP 10

PC Hearing Date: 9-4-18

BOC Hearing Date: 9-18-18

Applicant BUCKNER CROSSROADS LLC (applicant's name printed) Phone # 404.567.0859

Address 2270 Northwest Parkway SE, Marietta, GA 30067 E-mail matt@dahlhausergroup.com

(representative's name, printed) Address 6540 BRIDGE WOOD VALLEY SANJOH SPRINGS, GA 30328

(representative's signature) Phone # same E-mail same as above

Signed, sealed and delivered in presence of:

Notary Public Teresa Hodge My commission expires: 9/2018

Titleholder BUCKNER CROSSROADS LLC (titleholder's name, printed) Phone # 404.476.2680 E-mail matt@dahlhausergroup.com

Signature [Signature] Address 2270 Northwest Parkway SE Suite 115 Marietta, GA 30067

Signed, sealed and delivered in presence of:

Notary Public Teresa Hodge My commission expires: 9/2018

Present Zoning MC Size of Tract 2.037 Acre(s)

For the Purpose of CLIMATE CONTROLLED SELF STORAGE

Location 791 Veterans Memorial Hwy (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 68 & 145 District(s) 18th DISTRICT

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are/are no such assets. If any exist, provide documentation with this application.

[Signature] (applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is/is not such a cemetery. If any exist, provide documentation with this application.

[Signature] (applicant's signature)