Cobb County...Expect the Best!

AGENDA

COBB COUNTY PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 3, 2026 – 9:00 AM

Agendas

Continued or Held Cases

Regular Cases – New Business

1. Z-46-2026 District 2 - 41 Osborne Road
2. Z-47-2026 District 1 - 1100 Cobb Place Drive
3. Z-48-2026 District 1 - 3261 Ernest Barrett Parkway
4. Z-49-2026 District 2 - 277 Pat Mell Road
5. Z-50-2026 District 1 - 683 Tarpley Road
6. Z-51-2026 District 2 - 4600 Atlanta Road
7. Z-52-2026 District 2 - 465 Big Shanty Road
8. LUP-36-2026 District 4 - 1294 Woodleigh Road
9. LUP-37-2026 District 3 - 230 Rocky Top Court
10. LUP-38-2026 District 3 - 568 Tate Creek Court
11. SLUP-10-2026 District 1 - 3261 Ernest Barrett Parkway
12. SLUP-11-2026 District 2 - 465 Big Shanty Road

Other Business Cases

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-46-2026

SITE BACKGROUND

Applicant	Jocabed Robles Arellanes
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Sanuel O. Hernandez Peas
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Jocabed Robles Arellanes
Property Location	Located on the north side of Osborne Road, west of Austell Road
Address	41 Osborne Road
Access to Property	Osborne Road

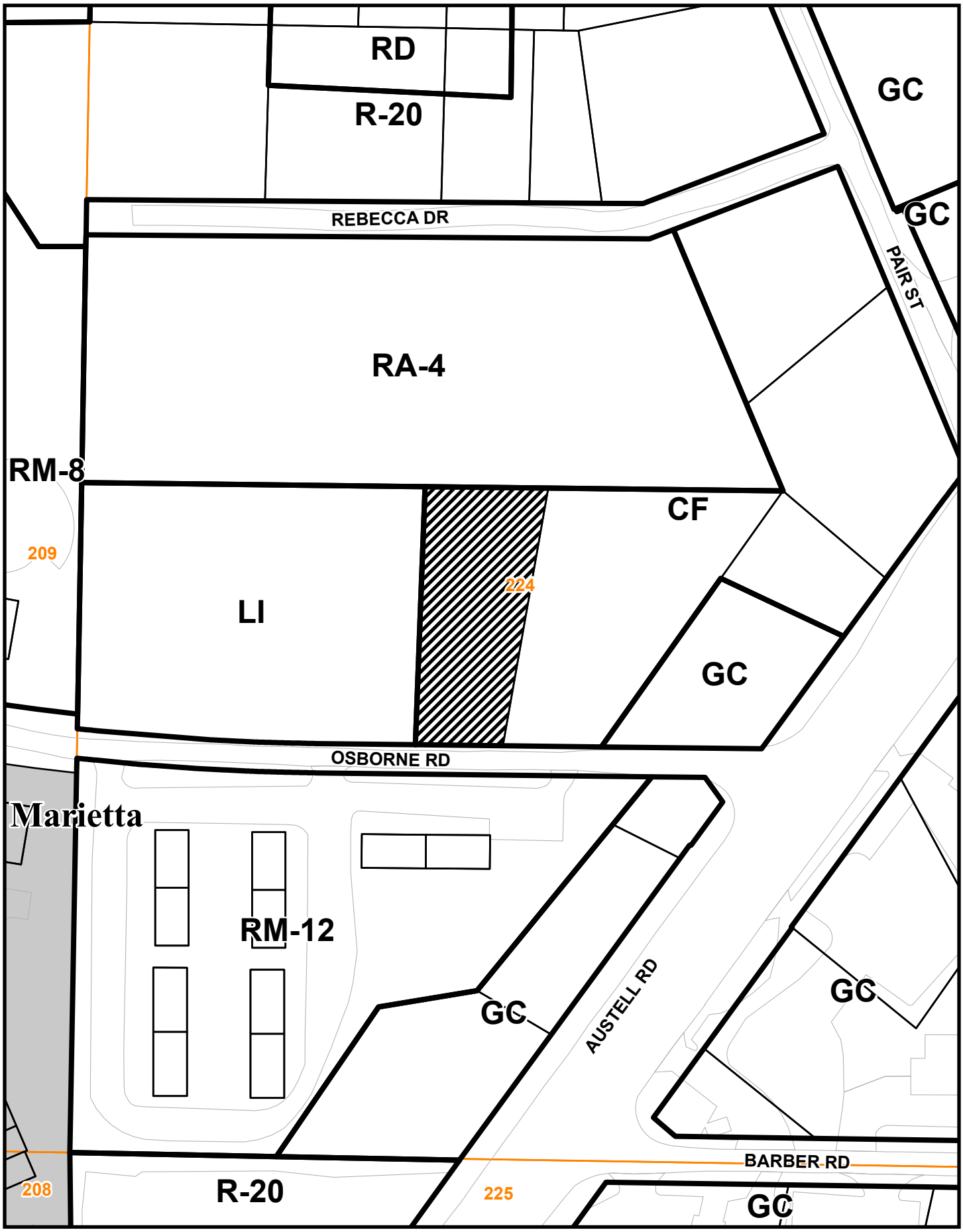
QUICK FACTS

Commission District	2 - Allen
Current Zoning	CF
Current Use of Property	Single-family residence
Proposed Zoning	R-15
Proposed Use	Single-family residence
Future Land Use	CAC
Site Acreage	0.44
District	17
Land Lot	224
Parcel #	17022400340
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-46 2026 Map

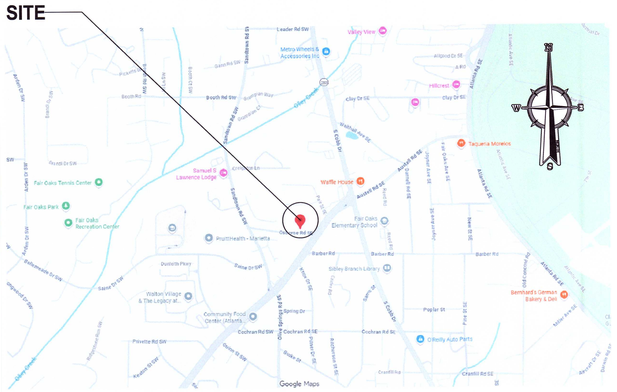


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 90 180 Feet

Zoning Boundary

City Boundary



VICINITY MAP

SITE SUMMARY:

PARCEL ID:	17022400340
LOCATION ADDRESS:	41 OSBORNE RD SE MARIETTA GA 30008
OWNER NAME:	ARELLANES JOCABED ROBLES
TAX DISTRICT:	(9) UNINCORPORATED
ZONING:	CF
TAX ASSESSOR CLASS:	R3 – RESIDENTIAL 1 FAMILY

CALCULATING BUILDING AND LOT COVERAGE PERCENTAGES
LOT AREA: **19263 SF 0.4422 AC 100%**

IMPERVIOUS AREA (ON-SITE)	AREA (SF)	AREA (AC)	AREA (%)
BUILDING (FOOTPRINT)	1505	0.03455	7.81
CONC. PORCH	20	0.00046	0.10
CONC.	10	0.00023	0.05
GRAVEL DRIVEWAY	418	0.00960	2.17
TOTAL IMPERVIOUS AREA	1953	0.04483	10.14

TOTAL IMPERVIOUS COVERAGE: 10.14% (MAX R-15 ALLOWED: 35%)

PERVIOUS AREA (ON-SITE)			
DECK	328	0.00753	1.70
TOTAL PERVIOUS AREA	17310	0.39738	89.86

CONSTRUCTION EXIT COORDINATES: 33.917398, - 84.551997
VICINITY MAP SHOWING ROADS & HWY

TREE PROTECTION NOTE:
ALL EXISTING TREES WITHIN PROPERTY BOUNDARY **WILL NOT BE REMOVED**.

SIGNIFICANT CONDITIONS NOTE:
EXISTING STREAM / STATE WATERS: PRESENT.100-YEAR FLOODPLAIN: NONE – 0.00 AC (FEMA ZONE X).WETLANDS: NONE SHOWN ON CURRENT BOUNDARY SURVEY.UTILITY EASEMENTS: NONE SHOWN ON CURRENT BOUNDARY SURVEY.LAKES: NONE.CEMETERIES: NONE KNOWN / NONE SHOWN ON CURRENT SURVEY.ARCHITECTURAL / ARCHEOLOGICAL LANDMARKS: NONE KNOWN.DETENTION / RETENTION AREAS: NONE.EXISTING GRAVEL DRIVEWAY PROVIDES TWO (2) OFF-STREET PARKING SPACES

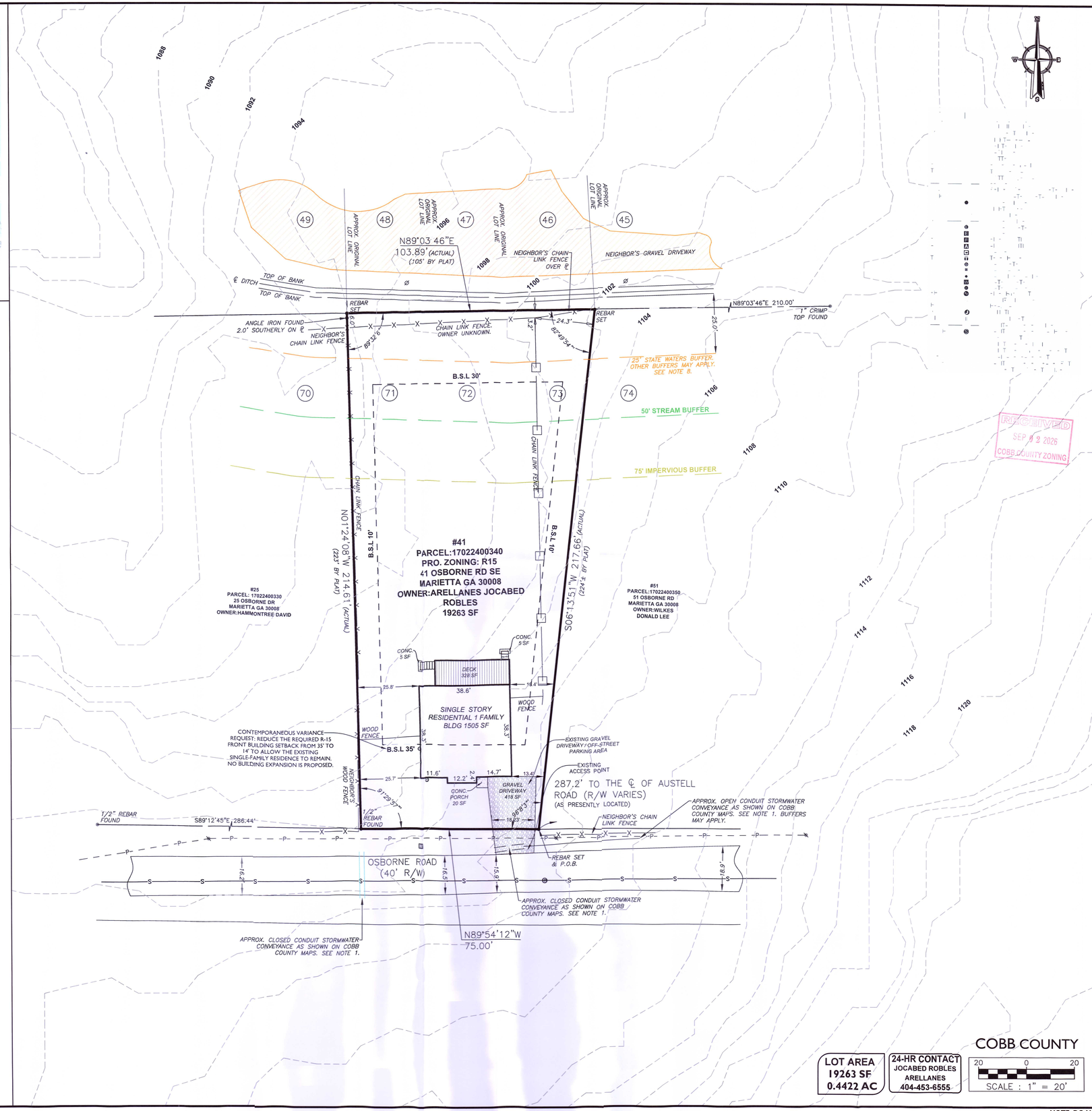
FLOOD HAZARD NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD PER (ZONE X) FIRM MAP 13067C0116J, WHICH BEARS AN EFFECTIVE DATE OF 10/5/2018 COBB COUNTY GEORGIA.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

CURRENT ZONING: CF – FUTURE COMMERCIAL
PROPOSED ZONING: R-15 – SINGLE-FAMILY RESIDENTIAL
EXISTING USE: SINGLE-FAMILY RESIDENTIAL
PROPOSED USE: EXISTING SINGLE-FAMILY RESIDENCE TO REMAIN
LOT AREA: 19,263 SF / 0.4422 AC
MIN. LOT WIDTH: 75 FT
FRONT B.S.L.: 40 FT
SIDE B.S.L.: 10 FT
REAR B.S.L.: 30 FT
MAX. IMPERVIOUS: 35%
MAX. HEIGHT: 35 FT

CONTEMPORANEOUS VARIANCE REQUEST: REDUCE THE REQUIRED R-15 FRONT BUILDING SETBACK FROM 35' TO 14' TO ALLOW THE EXISTING SINGLE-FAMILY RESIDENCE TO REMAIN. NO BUILDING EXPANSION IS PROPOSED.

NO BUILDING EXPANSION OR SITE DISTURBANCE IS PROPOSED.



LOT AREA 19263 SF 0.4422 AC

24-HR CONTACT JOCABED ROBLES ARELLANES 404-453-6555

COBB COUNTY

SCALE : 1" = 20'

Builders Tech

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REV	DATE	DRAWN BY	DESCRIPTION
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GEORGIA REGISTERED No. 013575 PROFESSIONAL ENGINEER 9/1/2026 SHAILESH M. GHODADRA

SITE PLAN
FOR
ARELLANES JOCABED ROBLES

41 OSBORNE RD SE
MARIETTA GA 30008

COBB COUNTY
GEORGIA

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	08/29/2026	BTC	

PROJECT NUMBER: PRJ-2026-75 C
DRAWING NAME: 41 OSBORNE RD, MARIETTA, GA 30008

SHEET TITLE: SITEPLAN

SHEET NUMBER: C1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Z-46 2026 Aerial Map

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

0 90 180 Feet

Zoning Boundary

City Boundary

Application No. _____

Summary of Intent for Rezoning

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

a) **Proposed unit square-footage(s):** 1650 ☐ (Existing)

b) **Proposed building architecture:** Traditional ranch (existing)

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:**

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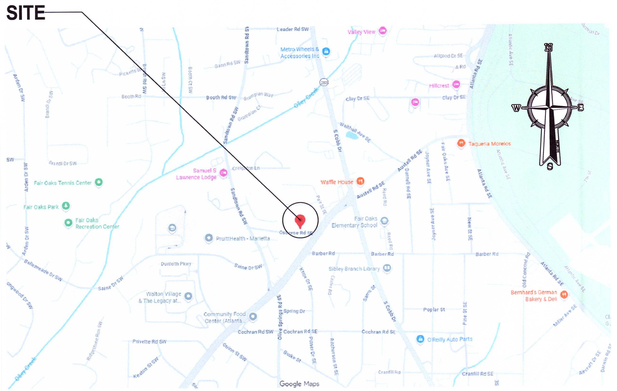
COBB COUNTY ZONING

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

This is for an existing single-family home recently damaged by a storm. Damage requires a permit, and the current zoning (CF) requires rezoning prior to releasing any permits.

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).



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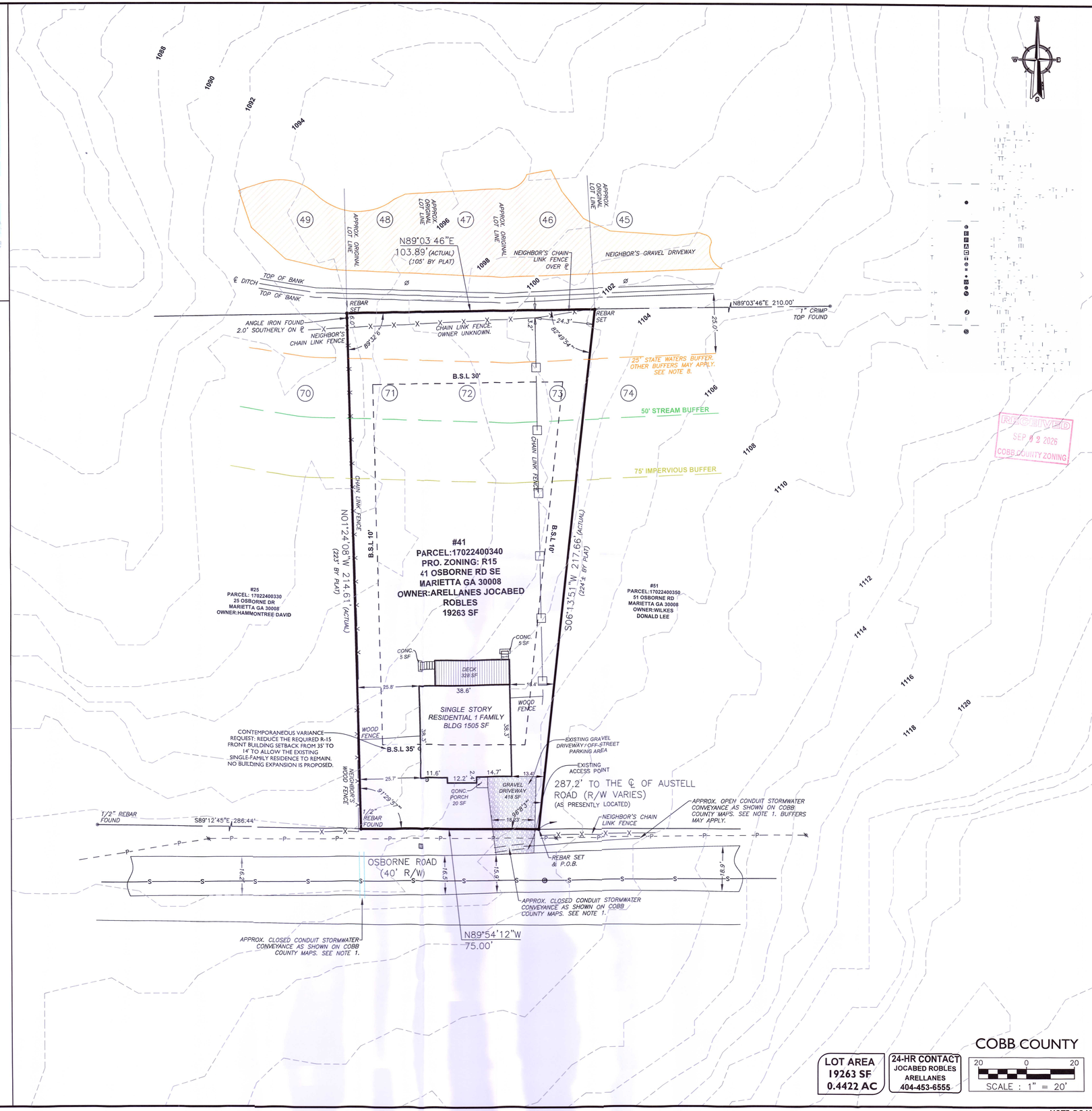

LOT AREA
19263 SF
0.4422 AC

24-HR CONTACT
JOCABED ROBLES ARELLANES
404-453-6555

COBB COUNTY
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SCALE : 1" = 20'

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GEORGIA REGISTERED No. 013575 PROFESSIONAL 9/1/2026 ENGINEER SHAILESH M. GHODADRA
Shailesh M Ghodadra

SITE PLAN
FOR
ARELLANES JOCABED ROBLES

41 OSBORNE RD SE
MARIETTA GA 30008

COBB COUNTY
GEORGIA

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DRAWING NAME: 41 OSBORNE RD, MARIETTA, GA 30008

SHEET TITLE: SITEPLAN

SHEET NUMBER: C1 of 1

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-47-2026

SITE BACKGROUND

Applicant	Warespace Acquisitions, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Ellen W. Smith
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Linkpoint 1100 Cobb, LLC
Property Location	Located on the northwest side of Cobb Place Drive and on the east side of Cobb Place Boulevard, west of Roberts Boulevard
Address	1100 Cobb Place Drive
Access to Property	Cobb Place Drive

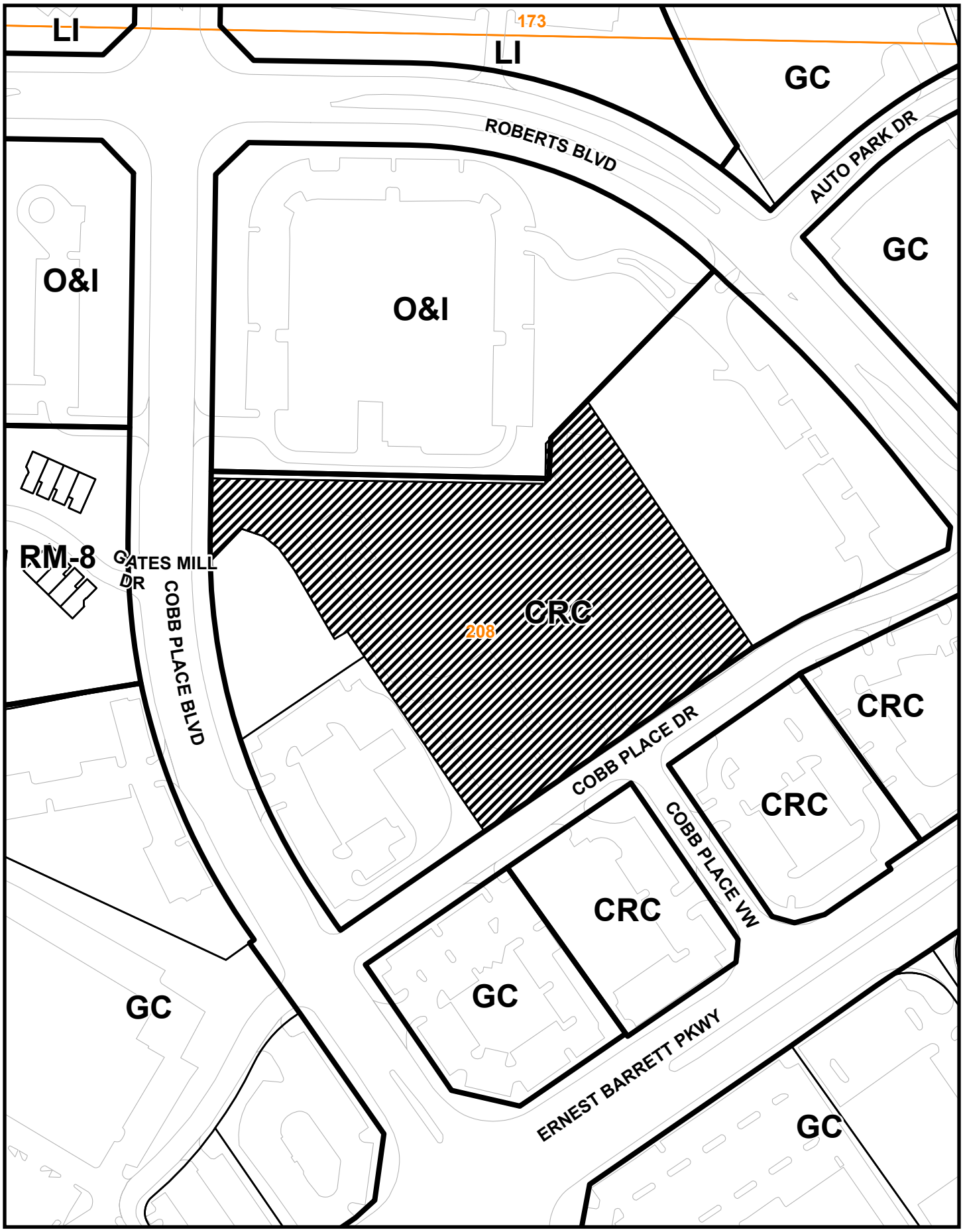
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	CRC
Current Use of Property	Retail Commercial
Proposed Zoning	LI
Proposed Use	Small Business Warehouse Spaces
Future Land Use	CAC
Site Acreage	5.46
District	20
Land Lot	208
Parcel #	20020800490
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-47 2026 Map



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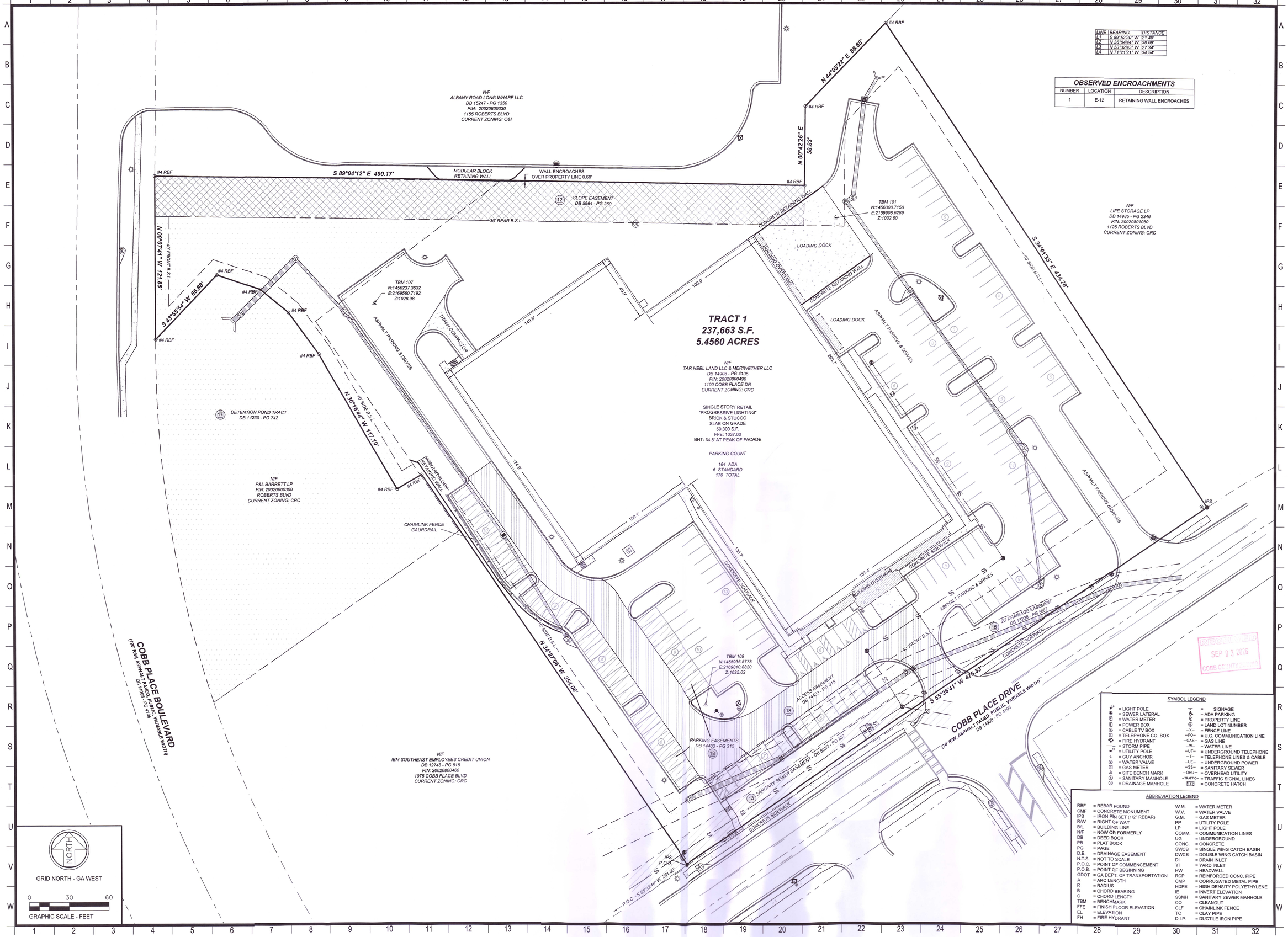
0 160 320 Feet

Zoning Boundary

City Boundary



LINE	BEARING	DISTANCE
L1	S 59°52'20" W	21.48'
L2	N 36°04'44" W	38.69'
L3	N 50°32'43" W	27.34'
L4	N 71°21'21" W	34.54'

OBSERVED ENCROACHMENTS

NUMBER	LOCATION	DESCRIPTION
1	E-12	RETAINING WALL ENCROACHES

PRELIMINARY
SEP 03 2026
COBB COUNTY

SYMBOL LEGEND

= LIGHT POLE
= SEWER LATERAL
= WATER METER
= POWER BOX
= CABLE TV BOX
= TELEPHONE CO. BOX
= FIRE HYDRANT
= STORM PIPE
= UTILITY POLE
= GUY ANCHOR
= WATER VALVE
= GAS METER
= SITE BENCH MARK
= SANITARY MANHOLE
= DRAINAGE MANHOLE
= SIGNAGE
= ADA PARKING
= PROPERTY LINE
= LAND LOT NUMBER
—X— = FENCE LINE
—FO— = U.G. COMMUNICATION LINE
—GAS— = GAS LINE
—W— = WATER LINE
—UT— = UNDERGROUND TELEPHONE
—T— = TELEPHONE LINES & CABLE
—UE— = UNDERGROUND POWER
—SS— = SANITARY SEWER
—OHU— = OVERHEAD UTILITY
—TRAFFIC— = TRAFFIC SIGNAL LINES
= CONCRETE HATCH

ABBREVIATION LEGEND

RBF	= REBAR FOUND	W.M.	= WATER METER
CMF	= CONCRETE MONUMENT	W.V.	= WATER VALVE
IPS	= IRON PIN SET (1/2" REBAR)	G.M.	= GAS METER
R/W	= RIGHT OF WAY	PP	= UTILITY POLE
B/L	= BUILDING LINE	LP	= LIGHT POLE
N/F	= NOW OR FORMERLY	COMM.	= COMMUNICATION LINES
DB	= DEED BOOK	UG	= UNDERGROUND
PB	= PLAT BOOK	CONC.	= CONCRETE
PG	= PAGE	SWCB	= SINGLE WING CATCH BASIN
D.E.	= DRAINAGE EASEMENT	DWCB	= DOUBLE WING CATCH BASIN
N.T.S.	= NOT TO SCALE	DI	= DRAIN INLET
P.O.C.	= POINT OF COMMENCEMENT	YI	= YARD INLET
P.O.B.	= POINT OF BEGINNING	HW	= HEADWALL
GDOT	= GA DEPT. OF TRANSPORTATION	RCP	= REINFORCED CONC. PIPE
A	= ARC LENGTH	CMP	= CORRUGATED METAL PIPE
R	= RADIUS	HDPE	= HIGH DENSITY POLYETHYLENE
B	= CHORD BEARING	IE	= INVERT ELEVATION
C	= CHORD LENGTH	SSMH	= SANITARY SEWER MANHOLE
TBM	= BENCHMARK	CO	= CLEANOUT
FFE	= FINISH FLOOR ELEVATION	CLF	= CHAINLINK FENCE
EL	= ELEVATION	TC	= CLAY PIPE
FH	= FIRE HYDRANT	D.I.P.	= DUCTILE IRON PIPE

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GA CA: LSF001055
www.georgiacivil.com

Professional Seal

GEORGIA PROFESSIONAL LAND SURVEYOR No. 2629 G. BRIAN SLATE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS.15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

ALTA/NSPS LAND TITLE SURVEY FOR:

LINKPOINT PROPERTIES, LLC
&
FIRST AMERICAN TITLE INSURANCE COMPANY

Located in Land Lot 208, 20th Land District, 2nd Section of Cobb County, Georgia

PROJECT NO.:	18LPP001
ISSUE DATE:	03/30/2018
SCALE:	1" = 30'
FIELD:	SPK
DATE:	03/28/2018
DRAWN BY:	CAK - KRS
CHECKED BY:	GBS

REVISIONS

DATE	DESCRIPTION

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SHEET TITLE

ALTA SURVEY

SHEET NUMBER

TS-1.2

Z-47 2026 Aerial Map

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0 160 320 Feet

Zoning Boundary

City Boundary

Parker Poe

Brittany E. Zwald
t: 678.690.5714
f: 404.869.6972
brittanyzwald@parkerpoe.com

Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

September 2, 2026

RECEIVED
SEP 03 2026
COBB COUNTY ZONING

Via Hand Delivery
John Pederson
Zoning Division Manager
Cobb County
100 Cherokee Street, Suite 130
Marietta, GA 30090

Re: Application for Rezoning, Cobb County, Georgia ("***Application***") by WareSpace Acquisitions LLC ("***Applicant***") with respect to the approximately 5.456 acre-parcel commonly known as 1100 Cobb Place Drive, Kennesaw, Cobb County, Georgia (Tax Parcel No. 20020800490) (the "***Property***")

SUMMARY OF INTENT

Ladies and Gentlemen:

This law firm has the pleasure of representing Applicant with respect to the Application. Applicant respectfully requests rezoning of the Property from the Community Retail Commercial ("***CRC***") district to the Light Industrial ("***LI***") district to permit the adaptive reuse of the existing building as a professionally managed micro-warehousing facility for small businesses (the "***Proposed Use***").

Existing Zoning and Use

The Property is approximately 5.456-acres located near the northeast intersection of Ernest W. Barrett Parkway and Cobb Place Boulevard, a well-established commercial area and corridor. It is the now vacant Progressive Lighting premises, improved with an approximately 60,000 square-foot, single-story building and associated parking and loading areas, with access from Cobb Place Drive. The Property was zoned CRC in 1998 as part of a larger 14-acre tract, and it is designated as Community Activity Center ("***CAC***") on the Cobb County Future Land Use Map.

Proposed Use and Rezoning

Applicant is under contract to acquire the Property from Linkpoint 1100 Cobb LLC ("***Owner***"). Applicant provides flexible, private warehouse and workspace units for small and medium-sized businesses that have outgrown homes, garages, or other informal work areas but do not need a conventional large warehouse. Applicant proposes to convert the existing building interior to multiple units generally ranging between 250 to 3,000 square feet. Applicant does not intend to expand the existing building footprint or otherwise redevelop the parking or loading docks to meet its needs. Applicant centrally manages its projects and provides shared loading, equipment, office amenities, security, internet access, and on-site support. Potential occupants include e-commerce companies, wholesalers, distributors, professional service providers, light assembly operations, and creative enterprises. Applicant's proposed adaptive reuse of the

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Property avoids new construction and allows the redevelopment of a now-defunct retail and warehouse building to support locally serving businesses, entrepreneurs, and employment.

Applicant seeks rezoning to LI because the Proposed Use is most closely classified as a light industrial warehouse and business distribution use pursuant to Chapter 134 of the Official Code of Cobb County, Georgia, as amended from time to time (the "***Zoning Ordinance***"). Specifically, Section 134-230 of the Zoning Ordinance establishes the LI district for light industrial uses, including business distribution centers, warehousing and storage, office service and supply establishments, light manufacturing establishments, and wholesale trade and distribution facilities, which are consistent with the low-intensity business activities and reflect the operational character of the Proposed Use.

In recognition that the Property is surrounded by other Property zoned OI and/or GC (with one RM-8 zoned parcel across Cobb Place Boulevard), and that LI otherwise includes a number of uses that are more intense than the Proposed Use, Applicant is amenable to stipulations limiting its use of the Property accordingly. A snapshot of Applicant's typical internal limitations on use of its premises is attached as Exhibit A. Similarly, a list of those otherwise permitted uses in LI as set forth in the Zoning Ordinance that Applicant agrees shall not be permitted uses of the Property if it is successful in its Application are set forth in Exhibit B.

Application Requirements[1]

Section 134-121 of the Zoning Ordinance sets forth the requirements applicable to requests for rezonings, some of which are addressed above and the remainder of which are addressed in supporting documents. Specifically, in support of the Application, Applicant submits the following documents:

(1) Original, notarized signatures of titleholder, Applicant, and representative;
(2) Copy of the limited warranty deed that reflects the Property ownership;
(3) Metes and bounds legal description of the Property;

---

[1] Applicant notifies Cobb County of its constitutional concerns with respect to its Application. If the Cobb County Board of Commissioners (the "***Board***") denies the Application in whole or in part, then the Property does not have a reasonable economic use under the Zoning Ordinance. Moreover, the Application meets the test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. *See Guhl vs. Holcomb Bridge Road*, 238 Ga. 322 (1977). If the Board denies the Application in whole or in part, such an action will deprive Applicant and Owner of the ability to use the Property in accordance with its highest and best use. Similarly, if the Board rezones the Property to some classification other than LI or with conditions not requested by Applicant, and either without Applicant's consent, then such approval would deprive Applicant and Owner of any reasonable use and development of the Property. Any such action is unconstitutional and will result in a taking of property rights in violation of the just compensation clause of the Constitution of the State of Georgia (*see Ga. Const. 1983, Art. I, § 3, para. 1(a)*), and the just compensation clause of the Fifth Amendment to the United States Constitution (*see U.S. Const. Amend. 5*). To the extent that the Zoning Ordinance allows such an action by the Board, the Zoning Ordinance is unconstitutional. Any such denial or conditional approval would discriminate between Applicant and Owner and owners of similarly situated property in an arbitrary, capricious, unreasonable and unconstitutional manner in violation of Article I, Section I, Paragraph 2 of the Georgia Constitution and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution. Also, a failure to grant the Application or a conditional approval of the Application (with conditions not expressly approved by Applicant) would constitute a gross abuse of discretion and would constitute an unconstitutional violation of Applicant's and Owner's rights to substantive and procedural due process as guaranteed by the Georgia Constitution (*see Ga. Const. 1983, Art. I, § 1, para. I*) and the Fifth and Fourteenth Amendments of the United States Constitution (*see U.S. Const. Amend. 5 and 14*). Nevertheless, Applicant remains optimistic that Cobb County's consideration of the Application will be conducted in a constitutional manner.

(4) Copy of the paid tax receipt for the Property;
(5) As-built survey reflecting the Property boundary and existing improvements (the footprint of which will not change) (five (5) 11 x 17 copies and two (2) 8.5 x 11 copies);
(6) Property/Financial and Campaign Disclosure forms signed by Owner, Applicant and Applicant's representative;
(7) Documented Impact Analysis;
(8) Application and Sign Fees; and
(9) This Summary of Intent.

Applicant also encloses a high-level Environmental Site Assessment ("***ESA***") in accordance with County staff's request for an ESA to be completed with each new rezoning application, although Applicant notes that (i) it anticipates no land disturbance activities in accordance with its Proposed Use, and (ii) there is no written requirement of Applicants to prepare or submit this ESA.

The Application and supporting materials establish that the requested LI zoning is appropriate for the Property and the Proposed Use. Applicant respectfully requests that the Zoning Division recommend approval of the Application to the Planning Commission and the Board of Commissioners. Applicant is available to answer questions and provide any additional information requested during the County's consideration of the Application.

Sincerely,

Brittany E. Zwald

BEZ/ews
cc: Ellen W. Smith, Esq.

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Exhibit A

WareSpace Use Table

- **Acceptable Use Types (no corporate approval required):**
  - Ecommerce and Wholesale
  - Online sales, Amazon/ eBay resellers, Etsy shops, subscription box companies
  - Light manufacturing of prefabricated components
  - Professional, residential and technical services
  - Medical/ scientific researchers, consulting services, computer systems, accounting, engineering, advertising/ marketing, interior design
  - Logistics and transportation, trucking companies, courier services, delivery companies, furniture delivery
  - Food wholesale (dry or prepackaged goods), clothing wholesale
  - Technology/ Robotics
  - Computer repair, technology manufacturing, surveillance/ security company,
  - Construction, roofing, renovation, general contractor, electrician, HVAC, tools
  - Storage of contractor materials and finished products
  - Art studio, entertainment companies, textile companies, fashion designers
  - Small mechanical repair - small machines, appliances, lawn mowers, leaf blowers (cannot operate as an auto mechanic shop)
- **Use Types that require supervisor approval (always require corporate approval before proceeding):**
  - Storage of Food (pre-packaged, no commissary onsite)
  - Alcohol Storage (below 8', under 16% by volume, in pre-packaged containers/bottles, no barrel or bulk storage)
  - Print Shop/ 3D Printing
  - Motors (without oil or gas for storage purposes only, not for mechanical purposes)
  - Hand Sanitizer (below 8', permitted if stored in retail packaging)
  - Refrigerators/Freezers
  - Batteries and dense electronics storage (below 8', prepped for retail sale or within consumer electronics)
    - Lithium Ion batteries require approval in any capacity.
  - Car Parts/Oil/Automotive Fluids (below 8', permitted if stored in retail packaging)
  - Group A plastics – storage heights must be below 5 feet
  - Aerosols (below 8', permitted if stored in retail packaging, in small quantities)
  - Painting as primary use (aerosols, lacquer, paint, etc)
  - Businesses requiring temporary structures (recording studios, pods, etc)
  - Last mile delivery services
  - Alcohol, tobacco, or cannabis distribution/ wholesale – high-percentage alcohol must be stored below 8'
  - Food manufacturing of dry goods (flour milling, coffee grinding, spice packaging)
- **Prohibited Use Types:**
  - Anything with excessive or frequent heat, odor, or noise
  - Residential
  - Auto mechanic, detailing, car washing
  - Welders and Heavy Intensity Manufacturing, "Hot Work"
  - Bands, Dance crews, Fitness classes
  - Ministries/ churches
  - Event rental space
  - Commercial kitchen space/commissary use
  - Car/ vehicle storage indoors
  - Dog training, Live Animals, Livestock, Taxidermy
  - Medical or Veterinary Practice
  - Fireworks/ Explosives
  - Fertilizer in excessive amounts
  - Crypto mining, data centers
  - Tire Storage
  - Education uses, such as day-care or after school programs
  - Firearms/Ammunition production
  - Bulk cultivation / growing / manufacturing of live plants (including cannabis and other plants, including hydroponic and aeroponic) – small scale is acceptable
  - Car dealerships (no car sales are permitted in lot)
  - Woodworking as primary use (very light woodworking may be permitted)
  - Client-based, in-person suite services (therapy, tattoo, hair, nails, etc.)
  - Assembly uses (group gatherings, classes, etc.)
  - Retail/mercantile uses
  - Storage of hazardous materials

Exhibit B

LI Light Industrial District

Permitted Uses Applicant agrees to Prohibit

- Accessory retail sales and services
- Animal hospitals
- Assembly halls
- Automobile, truck, and trailer lease or rental facilities
- Automotive and truck sales and service
- Automotive paint shops and body repair shops
- Automotive repaid and maintenance facilities
- Aviation airports (private)
- Boat sales and service facilities
- Breeding and boarding kennels
- Building materials stores
- Bus stations
- Bus stations for freight
- Carwashes
- Churches, chapels, temples, synagogues, and other such places of worship
- Clinics
- Clubs or lodges
- Colleges and universities (private), including research and training facilities
- Commercial produce and agricultural product stands
- Community fairs
- Dairies
- Dry cleaning plants
- Electrical supply stores
- Emissions and inspection stations
- Executive golf courses
- Farm and garden supply stores
- Farm equipment stores and repair facilities
- Farmers' markets (fully enclosed)
- Freight terminals
- Fuel and ice dealers
- Full service gasoline stations
- Funeral homes
- Golf courses, 18 hole regulation, public and private
- Golf courses, par 3
- Group homes
- Heavy automotive repaid services and trade shops
- Helicopter landing areas

- In home day care
- Light automotive repaid facilities
- Livestock, nondomestic and wild animals, and poultry
- Livestock sales pavilions
- Motorcycle, all terrain vehicle (ATV) and three wheel vehicle sales and service facilities
- Outdoor golf driving ranges
- Poultry hatcheries
- Pro ships, if accessory to driving ranges or golf courses
- Rail stations
- Railroad car classification yards
- Railroad stations for freight
- Recreation grounds other than tennis courts and golf courses
- Sawmills (temporary)
- Sexually oriented businesses
- Shelters (homeless)
- Sports training facilities
- Trailer salesrooms and sales lots
- Transportation equipment storage and maintenance facilities
- Vocational schools (commercial)

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COBB COUNTY ZONING

Parker Poe

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COBB COUNTY ZONING

Application: Rezoning
Applicant: WareSpace Acquisitions LLC
Owner: Linkpoint 1100 Cobb, LLC
Property: Approximately 5.456 acres at 1100 Cobb Place Drive, Kennesaw, Cobb County, Georgia; Tax Parcel No. 20020800490
Requested Zoning: Community Retail Commercial (CRC) to Light Industrial (LI)

DOCUMENTED ANALYSIS OF IMPACT OF PROPOSED REZONING

Section 134-121(b)(7) of the Zoning Ordinance[1] and O.G.C.A. § 36-67-3 require the Board to consider six general lines of inquiry when attempting to balance the general public's interests in health, safety, morality, and general welfare against the private interest of a property owner in the process of deciding whether to grant or deny a rezoning application. Applying these six guideposts to the Application shows that the Property should be rezoned to allow for the Proposed Use, and the Board should GRANT the Application.

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

   Yes. The zoning proposal will permit a use that is suitable in view of adjacent and nearby development. The Property is within an established commercial area and is designated as a Community Activity Center on the Cobb County Future Land Use Map. The surrounding area includes commercial, office, financial service, and storage uses. Section 134-230 identifies business distribution centers, warehousing and storage, office service and supply establishments, light manufacturing establishments, and wholesale trade and distribution facilities among the uses contemplated in LI. Those classifications reflect the low-intensity business activities expected within the Proposed Use. Operations will occur principally within the existing building under centralized management. The limited scale of individual units, indoor operations, and use of the Property's existing access, parking, and loading improvements are compatible with the commercial character of the surrounding area.

2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**

   No. The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. The Applicant proposes to reuse the existing building and does not propose a new building or an expansion of the existing building footprint. The Proposed Use is not a conventional industrial complex. It will consist of private units for operating businesses within a single professionally managed facility. Existing parking, access, and loading areas will remain available to serve the Property, and the Applicant is willing to work with County staff regarding reasonable conditions addressing the Proposed Use, including appropriate limitations on tenant activities, loading, signage, hours, and exterior operations.

3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

   The current zoning does not provide a reasonable path for the specific reinvestment now available for the Property. The former retail use has closed, and the existing large-format retail building is

[1]Capitalized terms not otherwise defined in this Analysis shall have the meanings ascribed to them in the Summary of Intent submitted by Applicant with its Application.

underutilized. The building's size, internal configuration, and existing loading areas are well suited to adaptive reuse for small-business warehousing and workspace, but that use is not permitted under the current CRC zoning. Rezoning to LI will allow the existing improvements to return to productive service without demolition, construction of a new building, or expansion of the developed footprint.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

No. The zoning proposal is not expected to cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The Proposed Use is a nonresidential adaptive reuse and will not create demand on the public school system. The Applicant proposes no additional building area and will use the Property's existing access, parking, loading areas, and utility connections. The Applicant will comply with applicable agency requirements and any reasonable site-specific conditions imposed through the rezoning process.

5. **Whether the zoning proposal is in conformity with the policy and intent of the land use plan.**

Yes. The zoning proposal is consistent with the policy and intent of the Cobb County 2040 Comprehensive Plan. The Property is designated as a Community Activity Center, an area intended to serve multiple neighborhoods and communities. The Comprehensive Plan supports compatible infill, reinvestment in underused commercial properties, revitalization of underperforming commercial areas, efficient use of existing infrastructure, and complementary uses that help redevelop established sites. The Proposed Use advances those policies by returning a closed commercial building to productive use, avoiding expansion of the developed footprint, and providing appropriately scaled warehouse and workspace opportunities for small businesses. Conditions tailored to the Proposed Use can maintain its limited, indoor, and managed operational character.

6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

Existing and changing conditions support approval of the zoning proposal. The former retail use has closed, leaving a substantial existing building available for reinvestment. The Proposed Use model serves small and medium-sized businesses that have outgrown homes, garages, or other informal work areas but do not need a conventional large warehouse. The Proposed Use responds to that need through smaller private units, shared loading and operational resources, and centralized facility management. The Property's existing building, parking, access, loading areas, utilities, and established commercial setting make it an appropriate location for this adaptive reuse.

Based on these factors, the Application provides sufficient information for the Board to determine that the requested LI zoning is appropriate for the Property and the Proposed Use. Applicant respectfully requests approval of the Application, subject to reasonable conditions tailored to the Proposed Use and the Property.

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COBB COUNTY ZONING

Parker Poe

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COBB COUNTY ZONING

Application: Rezoning
Applicant: WareSpace Acquisitions LLC
Owner: Linkpoint 1100 Cobb, LLC
Property: Approximately 5.456 acres at 1100 Cobb Place Drive, Kennesaw, Cobb County, Georgia; Tax Parcel No. 20020800490
Requested Zoning: Community Retail Commercial (CRC) to Light Industrial (LI)

COBB COUNTY ENVIRONMENTAL SITE ANALYSIS (ESA)[1]

Applicant proposes to adaptively reuse the existing approximately 60,000-square-foot commercial building on the approximately 5.456-acre property for a professionally managed micro-warehousing and small-business workspace facility. The site is already developed with the building, parking, loading, access, utilities, and landscaping. The Proposed Use is principally an interior conversion and does not include a new building footprint or material expansion of the developed area. Adjacent properties are likewise developed with commercial, office, and residential uses. This response reflects available mapping and is not a wetlands delineation, protected-species survey, archaeological survey, or other field investigation.

1. Conformity with the Comprehensive Plan

The Property is designated Community Activity Center on Cobb County's Future Land Use Map. This site-specific proposal maintains the established developed character of the Property and surrounding commercial activity center. It reinvests in a now defunct commercial building, uses existing infrastructure, and avoids outward expansion or a more intensive new development footprint.

2. Environmental Impacts of the Proposed Project

Wetlands, floodplain, and streams. The U.S. Fish and Wildlife Service National Wetlands Inventory map shows no mapped wetlands on the Property or immediately adjacent properties. The FEMA National Flood Hazard Layer map shows no mapped floodplain on the Property, and the USGS topographic information shows no mapped stream or stream buffer on or adjacent to the Property.

Slopes, vegetation, and wildlife. The topographic maps do not identify slopes exceeding 25 percent. EPA NEPA Assist classifies the site's land cover as developed and identify no known protected or listed wildlife species or habitat on the Property.

Historic and archaeological resources. The county GIS materials identify no nearby Cobb County historic resource and no nearby state-listed or nationally listed historic site. No archaeological or historic resource impact is anticipated from reuse of the existing building.

3. Project Implementation Measures

Because the Proposed Use reuses an existing building and developed site, it will avoid disturbance to environmentally sensitive areas, wildlife habitat, parks, recreational green space, and historic resources. Existing access, parking, loading, utilities, drainage, landscaping, and other infrastructure will remain in use. Any exterior work will comply with applicable erosion-control, stormwater, water-quality, and permitting requirements. Operations will occur primarily indoors, and any replacement exterior lighting will be directed and shielded to minimize spillover. The Proposed Use does not create an environmentally

[1]Capitalized terms not otherwise defined in this Analysis shall have the meanings ascribed to them in the Summary of Intent submitted by Applicant with its Application.

stressed community condition and is not expected to materially increase noise, lighting, or infrastructure impacts.

Sources reviewed: Cobb County GIS Map; EPA NEPA Assist map; U.S. Fish and Wildlife Service National Wetlands Inventory map; FEMA National Flood Hazard Layer map; and USGS topoBuilder map (all reviewed August 28, 2026).

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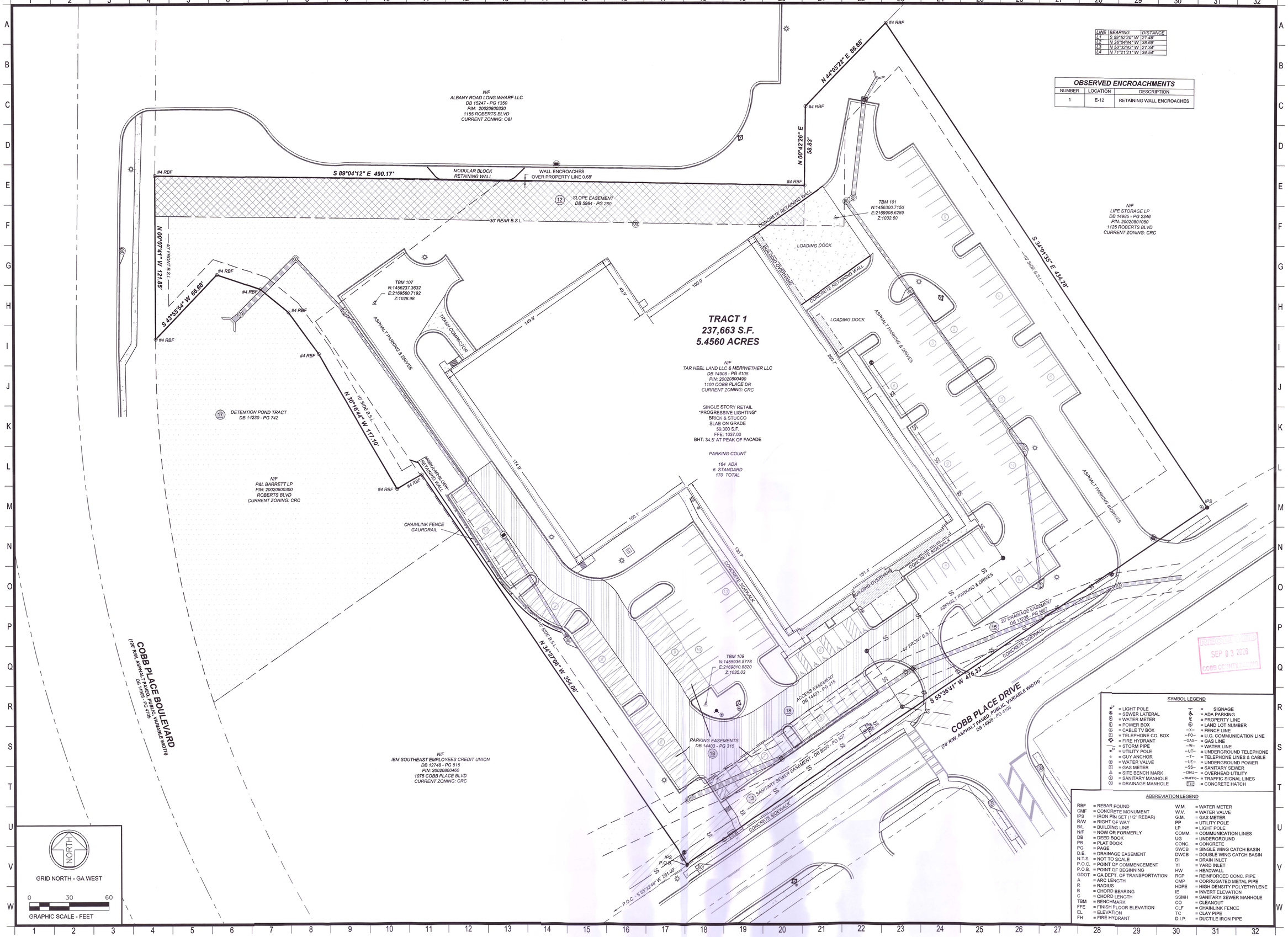
SEP 03 2026
COBB COUNTY ZONING



LINE	BEARING	DISTANCE
L1	S 59°52'20" W	21.48'
L2	N 36°04'44" W	38.69'
L3	N 50°32'43" W	27.34'
L4	N 71°21'21" W	34.54'

OBSERVED ENCROACHMENTS

NUMBER	LOCATION	DESCRIPTION
1	E-12	RETAINING WALL ENCROACHES

georgia civil
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
113 West Jefferson Street, Suite A
P.O. Box 896 | Madison, GA 30650
P: 706.342.1104 | F: 706.342.1105
GA CA: LSF001055
www.georgiacivil.com

Professional Seal

GEORGIA PROFESSIONAL No. 2629 LAND SURVEYOR G. BRIAN SLATE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS.15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

ALTA/NSPS LAND TITLE SURVEY FOR:

LINKPOINT PROPERTIES, LLC
&
FIRST AMERICAN TITLE INSURANCE COMPANY

Located in Land Lot 208, 20th Land District, 2nd Section of Cobb County, Georgia

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COBB COUNTY

PROJECT NO.:	18LPP001
ISSUE DATE:	03/30/2018
SCALE:	1" = 30'
FIELD:	SPK
DATE:	03/28/2018
DRAWN BY:	CAK - KRS
CHECKED BY:	GBS

REVISIONS

DATE	DESCRIPTION

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SHEET TITLE

ALTA SURVEY

SHEET NUMBER

TS-1.2

SYMBOL LEGEND

= LIGHT POLE
= SEWER LATERAL
= WATER METER
= POWER BOX
= CABLE TV BOX
= TELEPHONE CO. BOX
= FIRE HYDRANT
= STORM PIPE
= UTILITY POLE
= GUY ANCHOR
= WATER VALVE
= GAS METER
= SITE BENCH MARK
= SANITARY MANHOLE
= DRAINAGE MANHOLE
= SIGNAGE
= ADA PARKING
= PROPERTY LINE
= LAND LOT NUMBER
= FENCE LINE
= U.G. COMMUNICATION LINE
= GAS LINE
= WATER LINE
= UNDERGROUND TELEPHONE
= TELEPHONE LINES & CABLE
= UNDERGROUND POWER
= SANITARY SEWER
= OVERHEAD UTILITY
= TRAFFIC SIGNAL LINES
= CONCRETE HATCH

ABBREVIATION LEGEND

RBF	= REBAR FOUND	W.M.	= WATER METER
CMF	= CONCRETE MONUMENT	W.V.	= WATER VALVE
IPS	= IRON PIN SET (1/2" REBAR)	G.M.	= GAS METER
R/W	= RIGHT OF WAY	PP	= UTILITY POLE
B/L	= BUILDING LINE	LP	= LIGHT POLE
N/F	= NOW OR FORMERLY	COMM.	= COMMUNICATION LINES
DB	= DEED BOOK	UG	= UNDERGROUND
PB	= PLAT BOOK	CONC.	= CONCRETE
PG	= PAGE	SWCB	= SINGLE WING CATCH BASIN
D.E.	= DRAINAGE EASEMENT	DWCB	= DOUBLE WING CATCH BASIN
N.T.S.	= NOT TO SCALE	DI	= DRAIN INLET
P.O.C.	= POINT OF COMMENCEMENT	YI	= YARD INLET
P.O.B.	= POINT OF BEGINNING	HW	= HEADWALL
GDOT	= GA DEPT. OF TRANSPORTATION	RCP	= REINFORCED CONC. PIPE
A	= ARC LENGTH	CMP	= CORRUGATED METAL PIPE
R	= RADIUS	HDPE	= HIGH DENSITY POLYETHYLENE
B	= CHORD BEARING	IE	= INVERT ELEVATION
C	= CHORD LENGTH	SSMH	= SANITARY SEWER MANHOLE
TBM	= BENCHMARK	CO	= CLEANOUT
FFE	= FINISH FLOOR ELEVATION	CLF	= CHAINLINK FENCE
EL	= ELEVATION	TC	= CLAY PIPE
FH	= FIRE HYDRANT	D.I.P.	= DUCTILE IRON PIPE

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-48-2026

SITE BACKGROUND

Applicant	Benjamin Middlebrooks
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Benjamin Middlebrooks
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Corey A. Ford and Peggy L. Ford
Property Location	Located on the east side of Ernest Barrett Parkway, south of McDaniel Road
Address	3261 Ernest Barrett Parkway
Access to Property	Ernest Barrett Parkway

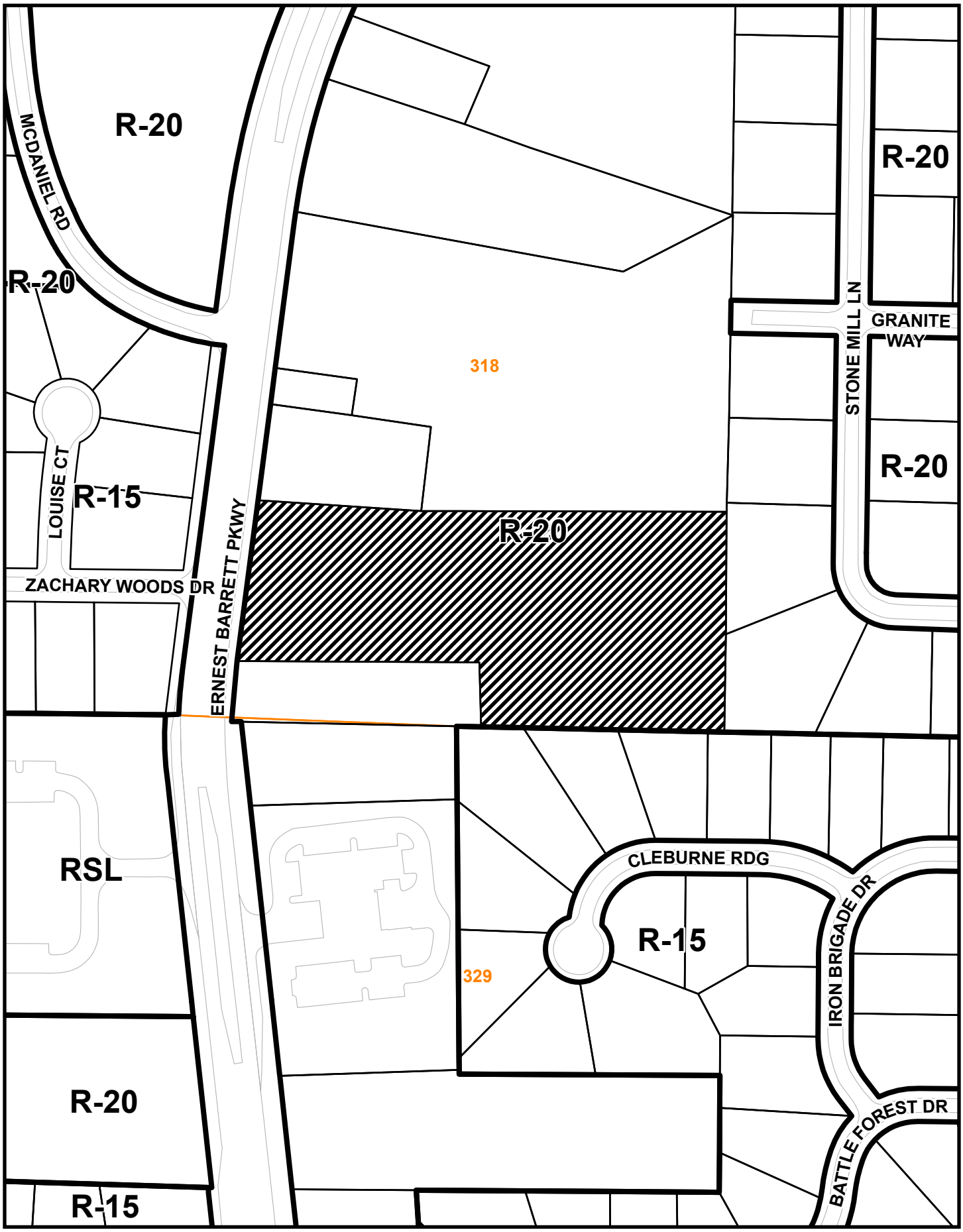
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Zoning	NRC
Proposed Use	Flooring Install Business
Future Land Use	LDR
Site Acreage	4.05
District	20
Land Lot	318
Parcel #	20031801010
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-48 2026 Map



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

0 165 330 Feet

Zoning Boundary

City Boundary

2-48, 524810

TRAVERSE CLOSURE – 1:35,767
TOTAL ANGULAR ERROR = 3 SEC's
ADJUSTMENT – COMPASS RULE
EQUIPMENT – TRIMBLE S5 ROBOTIC TOTAL STATION
PLAT CLOSURE – 1:393,495
ALL MATTERS OF TITLE EXCEPTED.
DATE OF FIELD WORK: 7-23-2024

PRESENT ZONING:
R-20

TOTAL AREA:
176,420 SQ.FT.
4.050 ACRES

DISTURBED AREA
±84,188 SF/ 1.93 ACRES

BUILDING SETBACKS:
FRONT – 40'
REAR – 35'
SIDE – 10'

PROPERTY ADDRESS:
3261 ERNEST BARRETT PARKWAY
MARIETTA, GEORGIA 30064

CURRENT OWNER OF RECORD:
COREY A. FORD &
PEGGY L. FORD

PID #:
20031801010

REFERENCE DEED:
DB. 16223, PG. 3299

NOTES:

NO ADDITIONAL IMPERVIOUS AREA TO BE ADDED.

NO NEW PROPOSED GRADING.

ALL DEBRIS WAS HAULED OFF SITE.

ALL AREAS SHOWN AS EXISTING MILLINGS ARE TO HAVE AN APPROPRIATE ASPHALT TACKING APPLIED WHICH WILL SERVE AS A DUST CONTROL.

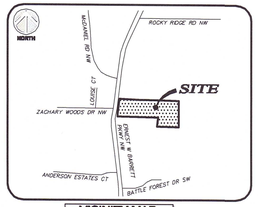
TREE CALCULATIONS:
60.75 UNITS REQUIRED
65 UNITS EXISTING WITHIN TREE LINE PROVIDED

PRE-LAND DISTURBANCE IMPERVIOUS AREA
HOUSE/ PORCH/ CARPORT – 3,246 SF
DRIVEWAY – 6,252 SF
TOTAL – 9,498 SF

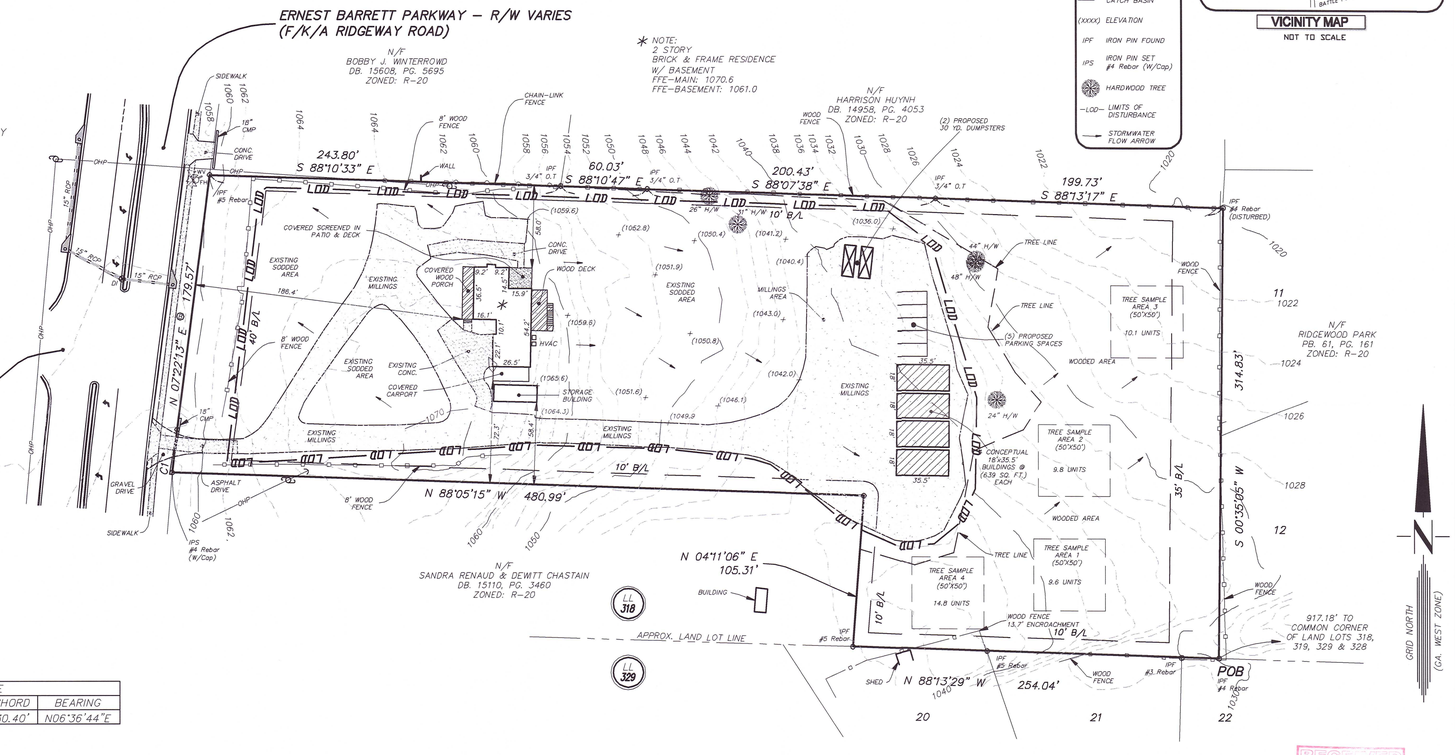
POST-LAND DISTURBANCE IMPERVIOUS AREA
STORAGE BUILDING – 346 SF
MILLINGS DRIVE – 33,331 SF
TOTAL – 33,671 SF

PRE/POST TOTAL IMPERVIOUS AREA
TOTAL IMPERVIOUS – 43,175 SF (24.5%)

SYMBOL LEGEND
PROPERTY CORNER
BELLSOUTH MAN HOLE
FIRE HYDRANT
WATER VALVE
POWER POLE / GUY WIRE
OVERHEAD POWER LINE
DRAIN INLET
STORM PIPE
SINGLE WING CATCH BASIN
(XXXX) ELEVATION
IPF IRON PIN FOUND
IPS IRON PIN SET #4 Rebar (W/Cap)
HARDWOOD TREE
LOD LIMITS OF DISTURBANCE
STORMWATER FLOW ARROW



VICINITY MAP
NOT TO SCALE



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1148.73'	30.40'	30.40'	N06°36'44"E

NOTES:

THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE ALL MATTERS OF TITLE ARE EXCEPTED. THERE MAYBE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, ZONING REQUIREMENTS, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OWNERSHIP ISSUES, OR SIMILAR MATTERS OF PUBLIC RECORD NOT DEPICTED HEREON.

INFORMATION REGARDING THE PRESENCE, LOCATION, AND SIZE OF UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY IS BASED ON THE ABOVE GROUND APPURTENANCES. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES HEREON. THERE MAY BE OTHER UTILITIES LOCATED ON THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE NOTIFIED PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE ACTIVITY OF ANY NATURE.

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY, GEORGIA, FEMA FIRM PANEL 0103H, COMMUNITY #13067C, DATED: MARCH 04, 2013.

GRAPHIC SCALE
-50 0 25 50 100
(IN FEET)
1 inch = 50' ft.

FOR REVIEW

POST LAND DISTURBANCE PLAN FOR:
COREY & PEGGY FORD
PROPERTY IS LOCATED IN LAND LOT 318
20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1"=50' DATE: AUGUST 7, 2026

GEORGIA REGISTERED LAND SURVEYOR No. 2761 CHARLES C. FRANKLIN

centerline
Surveying and Land Planning, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-3399

PROJECT No. 724005B LSF#001298 Sheet No. 1 of 1

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COBB COUNTY ZONING

Z-48 2026 Aerial Map

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

0 165 330 Feet

Zoning Boundary

City Boundary

Application No. _____

Summary of Intent for Rezoning

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

a) **Proposed unit square-footage(s):** 640 Sq FT x 4 Storage Units

b) **Proposed building architecture:** Modular

c) **List all requested variances:** Company Vehicle / Truck Parking
Allow Temporary Dumpsters On Site
Allow Fence to remain at 8 FT
Allow Accessory Buildings

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

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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).

No

2-48, 524810

TRAVERSE CLOSURE – 1:35,767
TOTAL ANGULAR ERROR = 3 SEC's
ADJUSTMENT – COMPASS RULE
EQUIPMENT – TRIMBLE S5 ROBOTIC TOTAL STATION
PLAT CLOSURE – 1:393,495
ALL MATTERS OF TITLE EXCEPTED.
DATE OF FIELD WORK: 7-23-2024

PRESENT ZONING:
R-20

TOTAL AREA:
176,420 SQ.FT.
4.050 ACRES

DISTURBED AREA
±84,188 SF/ 1.93 ACRES

BUILDING SETBACKS:
FRONT – 40'
REAR – 35'
SIDE – 10'

PROPERTY ADDRESS:
3261 ERNEST BARRETT PARKWAY
MARIETTA, GEORGIA 30064

CURRENT OWNER OF RECORD:
COREY A. FORD &
PEGGY L. FORD

PID #:
20031801010

REFERENCE DEED:
DB. 16223, PG. 3299

NOTES:

NO ADDITIONAL IMPERVIOUS AREA TO BE ADDED.

NO NEW PROPOSED GRADING.

ALL DEBRIS WAS HAULED OFF SITE.

ALL AREAS SHOWN AS EXISTING MILLINGS ARE TO HAVE AN APPROPRIATE ASPHALT TACKING APPLIED WHICH WILL SERVE AS A DUST CONTROL.

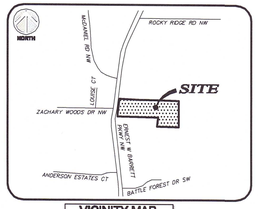
TREE CALCULATIONS:
60.75 UNITS REQUIRED
65 UNITS EXISTING WITHIN TREE LINE PROVIDED

PRE-LAND DISTURBANCE IMPERVIOUS AREA
HOUSE/ PORCH/ CARPORT – 3,246 SF
DRIVEWAY – 6,252 SF
TOTAL – 9,498 SF

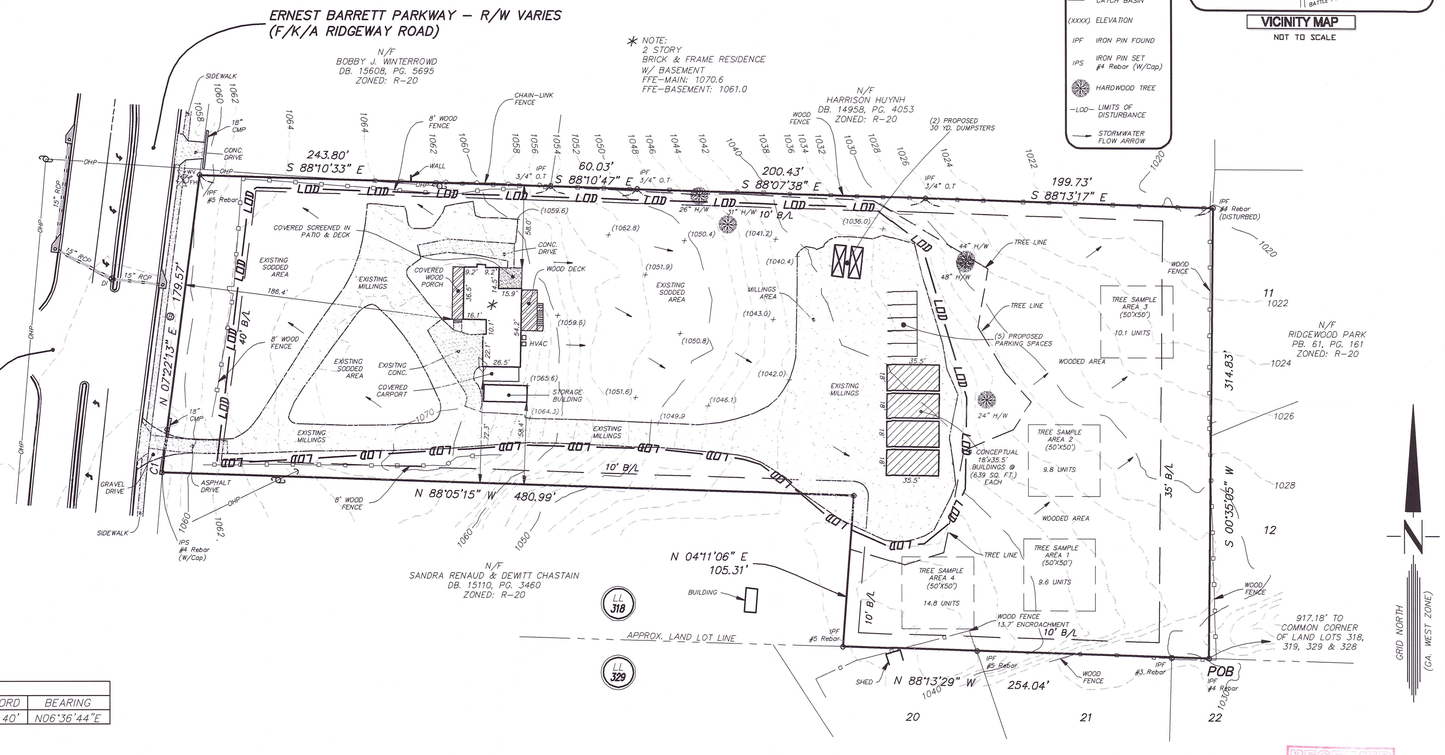
POST-LAND DISTURBANCE IMPERVIOUS AREA
STORAGE BUILDING – 346 SF
MILLINGS DRIVE – 33,331 SF
TOTAL – 33,671 SF

PRE/POST TOTAL IMPERVIOUS AREA
TOTAL IMPERVIOUS – 43,175 SF (24.5%)

SYMBOL LEGEND
PROPERTY CORNER
BELLSOUTH MAN HOLE
FIRE HYDRANT
WATER VALVE
POWER POLE / GUY WIRE
OVERHEAD POWER LINE
DRAIN INLET
STORM PIPE
SINGLE WING CATCH BASIN
(XXXX) ELEVATION
IPF IRON PIN FOUND
IPS IRON PIN SET #4 Rebar (W/Cap)
HARDWOOD TREE
LOD LIMITS OF DISTURBANCE
STORMWATER FLOW ARROW



VICINITY MAP
NOT TO SCALE



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1148.73'	30.40'	30.40'	N06°36'44"E

NOTES:

THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE ALL MATTERS OF TITLE ARE EXCEPTED. THERE MAYBE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, ZONING REQUIREMENTS, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OWNERSHIP ISSUES, OR SIMILAR MATTERS OF PUBLIC RECORD NOT DEPICTED HEREON.

INFORMATION REGARDING THE PRESENCE, LOCATION, AND SIZE OF UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY IS BASED ON THE ABOVE GROUND APPURTENANCES. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES HEREON. THERE MAY BE OTHER UTILITIES LOCATED ON THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE NOTIFIED PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE ACTIVITY OF ANY NATURE.

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY, GEORGIA, FEMA FIRM PANEL 0103H, COMMUNITY #13067C, DATED: MARCH 04, 2013.

GRAPHIC SCALE
-50 0 25 50 100
(IN FEET)
1 inch = 50' ft.

FOR REVIEW

POST LAND DISTURBANCE PLAN FOR:
COREY & PEGGY FORD
PROPERTY IS LOCATED IN LAND LOT 318
20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1"=50' DATE: AUGUST 7, 2026

GEORGIA REGISTERED LAND SURVEYOR No. 2761 CHARLES C. FRANKLIN

centerline
Surveying and Land Planning, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-3399

PROJECT No. 724005B LSF#001298 Sheet No. 1 of 1

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Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-49-2026

SITE BACKGROUND

Applicant	Juan Carlos Aguirre Flores and Erick Sebastian
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Juan Carlos Aguirre Flores and Erick Sebastian
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	RE & GE Property Management, LLC
Property Location	Located on the north side of Pat Mell Road, east of Dink Lane
Address	277 Pat Mell Road
Access to Property	Pat Mell Road

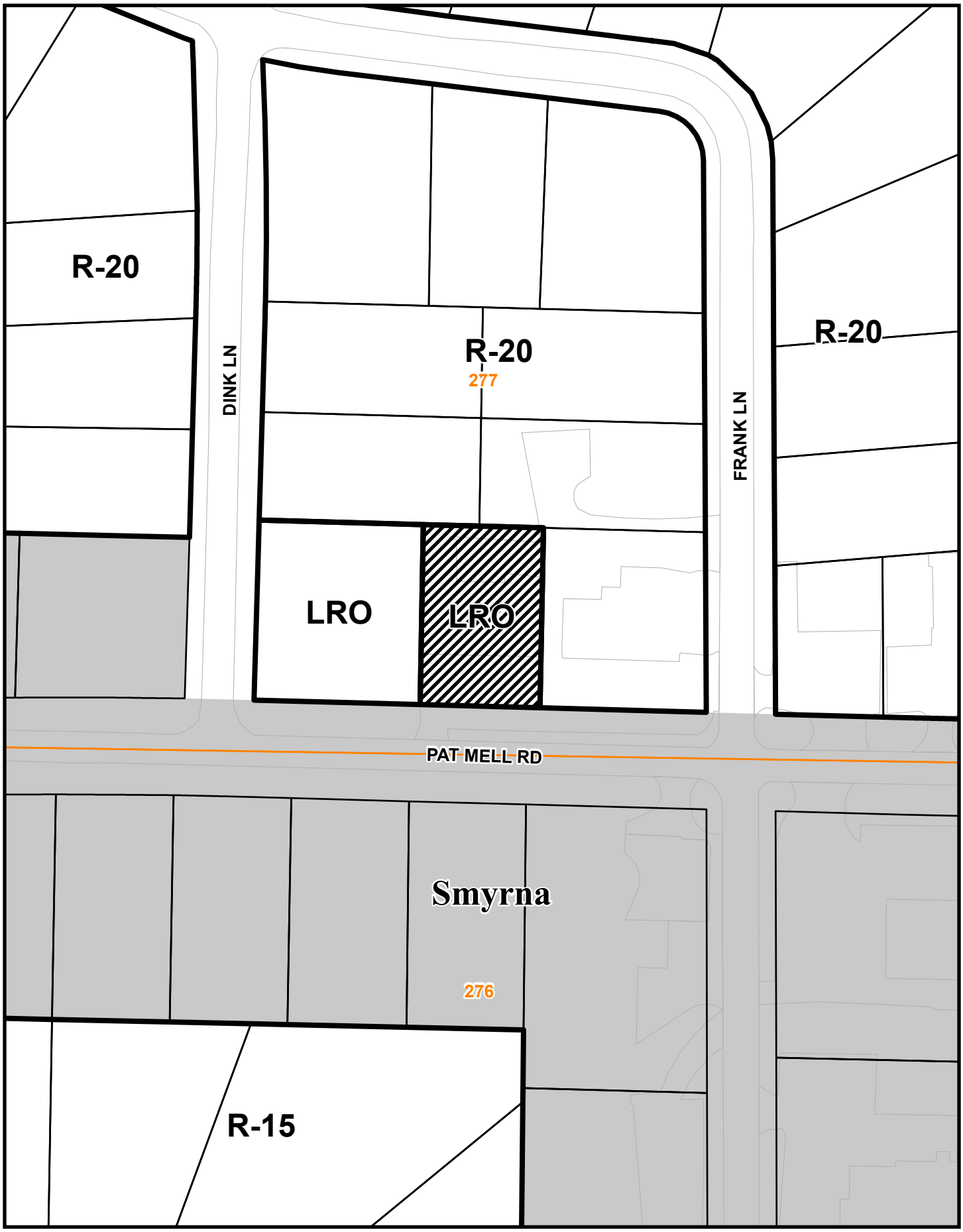
QUICK FACTS

Commission District	2 - Allen
Current Zoning	LRO
Current Use of Property	Contractor's Office
Proposed Zoning	NRC
Proposed Use	Grocery Store
Future Land Use	NAC
Site Acreage	0.25
District	17
Land Lot	277
Parcel #	17027700060
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-49 2026 Map



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

0 80 160 Feet

Zoning Boundary

City Boundary

2-49

LEGEND

A ~ ARC
AC ~ ACRE(S)
AE ~ ACCESS EASEMENT
AGLC ~ ATLANTA GAS LIGHT COMPANY
ASP ~ ASPHALT
BB ~ BOTTOM OF BANK
BC ~ BACK OF CURB
B/C ~ BUILDING CORNER
B.F.E ~ BASE FLOOD ELEVATION
BL ~ BUILDING SETBACK LINE
BM ~ BENCHMARK
BPF ~ BLUE PIN FLAG
BPM ~ BLUE PAINT MARK
BS ~ BOTTOM OF SLOPE
BSO ~ BELLSOUTH TELEPHONE CO.
BSOCM ~ BELLSOUTH CABLE MARKER
BSOMH ~ BELLSOUTH MANHOLE
BW ~ BOTTOM OF WALL
B/W ~ BARBED WIRE
CB ~ CATCH BASIN
CCA ~ CORNER CONCRETE APRON
CCW ~ CORNER CONCRETE WALK
CI ~ CURB INLET
CL ~ CENTERLINE
C/L ~ CHAINLINK
CMF ~ CONCRETE MONUMENT FOUND
CMP ~ CORRUGATED METAL PIPE
CO ~ CLEANOUT
COMM ~ COMMUNICATION
CONC ~ CONCRETE
CT ~ CRIMPED TOP PIPE
CTV ~ CABLE TELEVISION
C/W ~ CONCRETE WALK
DB ~ DEED BOOK
DE ~ DRAINAGE EASEMENT
DI ~ DROP INLET
DIP ~ DUCTILE IRON PIPE
DNR ~ DEPT.OF NATURAL RESOURCES
DNRMS ~ DNR MONUMENT SET
DR ~ DRIVE
EB ~ ELECTRIC BOX
EMC ~ ELECTRIC MEMBERSHIP CORP.
EP ~ EDGE OF PAVEMENT
FC ~ FACE OF CURB
F/C ~ FENCE CORNER
FDC ~ FIRE DEPARTMENT CONNECTION
FFE ~ FINISHED FLOOR ELEVATION
FH ~ FIRE HYDRANT
F/L ~ FENCE LINE
FOCM ~ FIBRE OPTIC CABLE MARKER
FP ~ FENCE POST
F/P ~ FLAG POLE
GLMP ~ GAS LINE MARKER POST
GM ~ GAS METER
G/P ~ GATE POST
GP ~ GUY POLE
GPC ~ GEORGIA POWER COMPANY
G/R ~ GUARD RAIL
GV ~ GAS VALVE
GW ~ GUY WIRE
HDPE ~ HIGH DENSITY POLYETHYLENE
H/C ~ HANDICAP PARKING SPACE
HVP/P ~ HIGH VOLTAGE POWER POLE
H/W ~ HEADWALL
ICV ~ IRRIGATION CONTROL VALVE
INV ~ INVERT
IPF ~ IRON PIN FOUND
IPP ~ IRON PIN PLACED 1/2" RB W/ CAP
IRF ~ INTERMEDIATE REGIONAL FLOOD
JB ~ JUNCTION BOX
(L) ~ CURVE TO THE LEFT
L/A ~ LIMIT OF ACCESS
Lc ~ LENGTH OF CHORD
LLL ~ LAND LOT LINE
L/P ~ LAMP POST/LIGHT POLE
L/S ~ LANDSCAPED AREA
M/B ~ MAILBOX
MFE ~ MINIMUM FLOOR ELEVATION
MFN ~ METROMEDIA FIBRE NETWORK
MH ~ MANHOLE
MNP ~ MAG NAIL PLACED
MW ~ MONITORING WELL
NF ~ NAIL FOUND
N/F ~ NOW OR FORMERLY
OCS ~ OUTLET CONTROL STRUCTURE
O/H ~ OVERHANG
OPF ~ ORANGE PIN FLAG
OPM ~ ORANGE PAINT MARK
OT ~ OPEN TOP PIPE
P ~ POWER LINE
PB ~ PLAT BOOK
P/B ~ POWER BOX
PG ~ PAGE(S)
P/V ~ POST INDICATOR VALVE
PL ~ PROPERTY LINE
POB ~ POINT OF BEGINNING
POC ~ POINT OF COMMENCING
PM ~ POWER METER
P/P ~ POWER POLE
PS ~ PARKING SPACE(S)
PVC ~ POLYVINYLCHLORIDE PIPE
R ~ RADIUS
(R) ~ CURVE TO THE RIGHT
RB ~ RE-BAR
RCP ~ REINFORCED CONCRETE PIPE
RPF ~ RED PIN FLAG
RPM ~ RED PAINT MARK
RR ~ RAILROAD
R/T ~ RETAINING
R/W ~ RIGHT OF WAY
SF ~ SQUARE FEET
S/P ~ SERVICE POLE
SR ~ SOLID ROD
SS ~ SANITARY SEWER
SSE ~ SANITARY SEWER EASEMENT
S/W ~ SIDEWALK
T ~ TELEPHONE LINE
T/B ~ TRAFFIC SIGNAL BOX
T/D ~ TRENCH DRAIN
TBM ~ TEMPORARY BENCHMARK
T/C ~ TOP OF CURB
T/P ~ TELEPHONE POLE
TP ~ TRAFFIC POLE
TRANS ~ TRANSMISSION
T/S ~ TRAFFIC SIGNAL
TSI ~ TRAFFIC SIGN
TW ~ TOP OF WALL
T/W ~ TEST WELL
U/G ~ UNDERGROUND
V8 ~ VALVE BOX
VMP ~ VALVE MARKER POST
W ~ WATER LINE
WF ~ WETLAND FLAG
W/F ~ WROUGHT IRON FENCE
WM ~ WATER METER
WV ~ WATER VALVE
X ~ CORNER
YI ~ YARD INLET
YPF ~ YELLOW PIN FLAG
YPM ~ YELLOW PAINT MARK

SYMBOL LEGEND

A/C AIR CONDITIONING UNIT
BFP BACKFLOW PREVENTOR
BOLL BOLLARD
BSO BSO/AT&T/COMM BOX
BSOMH BSO/AT&T/COMM MANHOLE
CMF CONCRETE MONUMENT FOUND
CB CATCH BASIN
CB CATCH BASIN
CI CURB INLET
CO CLEANOUT
CON CONDUIT
CTV CABLE TV BOX
DI DROP INLET
WF FAUCET
FOCM FIBER OPTIC CABLE MARKER
FDC FIRE DEPT CONNECTION
FH FIRE HYDRANT
GLMP GAS LINE MARKER POST
GMH GAS MANHOLE
GM GAS METER
GV GAS VALVE
GT GREASE TRAP
G/L GROUND LIGHT
GW GUYWIRE
GP GUYPOLE
ICV IRRIGATION CONTROL VALVE
IPF IRON PIN FOUND
H/W HEADWALL
JB JUNCTION BOX
L/P LAMP POST/LIGHT POLE
M/B MAIL BOX/KIOSK
MW MONITORING WELL
PMTRMK UTILITY PAINT MARK
PKMTR PARKING METER
PWRCON POWER CONDUIT
P/B POWER/ELEC BOX
P/O POWER OUTLET
P/P POWER POLE
PMH POWER MANHOLE
PM POWER METER
SSMH SANITARY SEWER MANHOLE
SIGN SIGN
T/B TRAFFIC SIGNAL BOX
TP TRAFFIC POLE
T/S TRAFFIC SIGNAL
TRANS TRANSFORMER
TREE TREE
UB UTILITY BOX
UM UTILITY MANHOLE
UP UTILITY POLE
VMP VALVE MARKER POST
WMB WATER BOX
WLMP WATER LINE MARKER POST
WMH WATER MANHOLE
WM WATER METER
WV WATER VALVE
XWP CROSS WALK SIGNAL POLE
CTV CABLE TV
FENCE LINE
P POWER LINE
TRANS TRANSMISSION LINE
P-T POWER & TELEPHONE
GAS GAS LINE
SS SANITARY SEWER LINE
STORM STORM LINE
T TELEPHONE LINE
U/G P UG POWER
U/G T UG TEL
W WATER LINE

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO COBB COUNTY FIRM MAP NUMBER 13067C0118J DATED 10/5/2018 THE REFERENCED PROPERTY IS LOCATED IN THE ZONE LISTED BELOW:

ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.

SURVEYORS NOTES:

1) THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

2) THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

3) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.

4) ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

5) ANY DEPICTION OF GROUNDWATER FEATURES (RIVERS, STREAMS, CREEKS, SPRINGS, DITCHES, PONDS, LAKES), NATURAL OR OTHERWISE, SHOWN ON THIS SURVEY ARE MERELY OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENVIRONMENTAL CONDITION. WATTS & BROWNING ENGINEERS, INC. SURVEY PERSONNEL ARE NOT ENVIRONMENTAL PROFESSIONALS. WATTS & BROWNING ENGINEERS, INC. OFFERS NO CERTIFICATION AS TO EXISTENCE OR NON-EXISTENCE OF ANY GROUNDWATER FEATURE OR ENVIRONMENTALLY SENSITIVE AREAS ON OR NEAR THE SUBJECT PROPERTY AS MAY BE DEFINED BY FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATIONS. PRIOR TO PLANNING OR CONSTRUCTION, AN ENVIRONMENTAL PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE HOW THE SUBJECT PROPERTY MAY, OR MAY NOT, BE AFFECTED BY ENVIRONMENTAL ISSUES.

6) BEARING BASE: GRID NORTH (GEORGIA WEST ZONE) WAS DETERMINED BY MAKING MULTIPLE RTK OBSERVATIONS ON SURVEY CONTROL POINTS USING A LEICA GPS GS16 ROVER ON THE LEICA SMARTNET REFERENCE NETWORK.

7) THIS SURVEY IS A RETRACEMENT OF PROPERTY DESCRIBED IN REFERENCE ITEM NUMBER 3.

SITE PLAN NOTES:

1) THE PURPOSE OF THIS PLAN IS TO APPLY FOR RE-ZONING OF THE PROPERTY FROM LRO (LOW RISE OFFICE) TO NRC (NEIGHBORHOOD RETAIL COMMERCIAL)

2) NO NEW IMPROVEMENTS ARE PLANNED FOR THE SUBJECT PROPERTY.

3) NO LAKES OR STREAMS ON OR ADJACENT TO THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

4) NO CEMETERIES WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

5) NO WETLANDS MARKERS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

REFERENCE MATERIAL

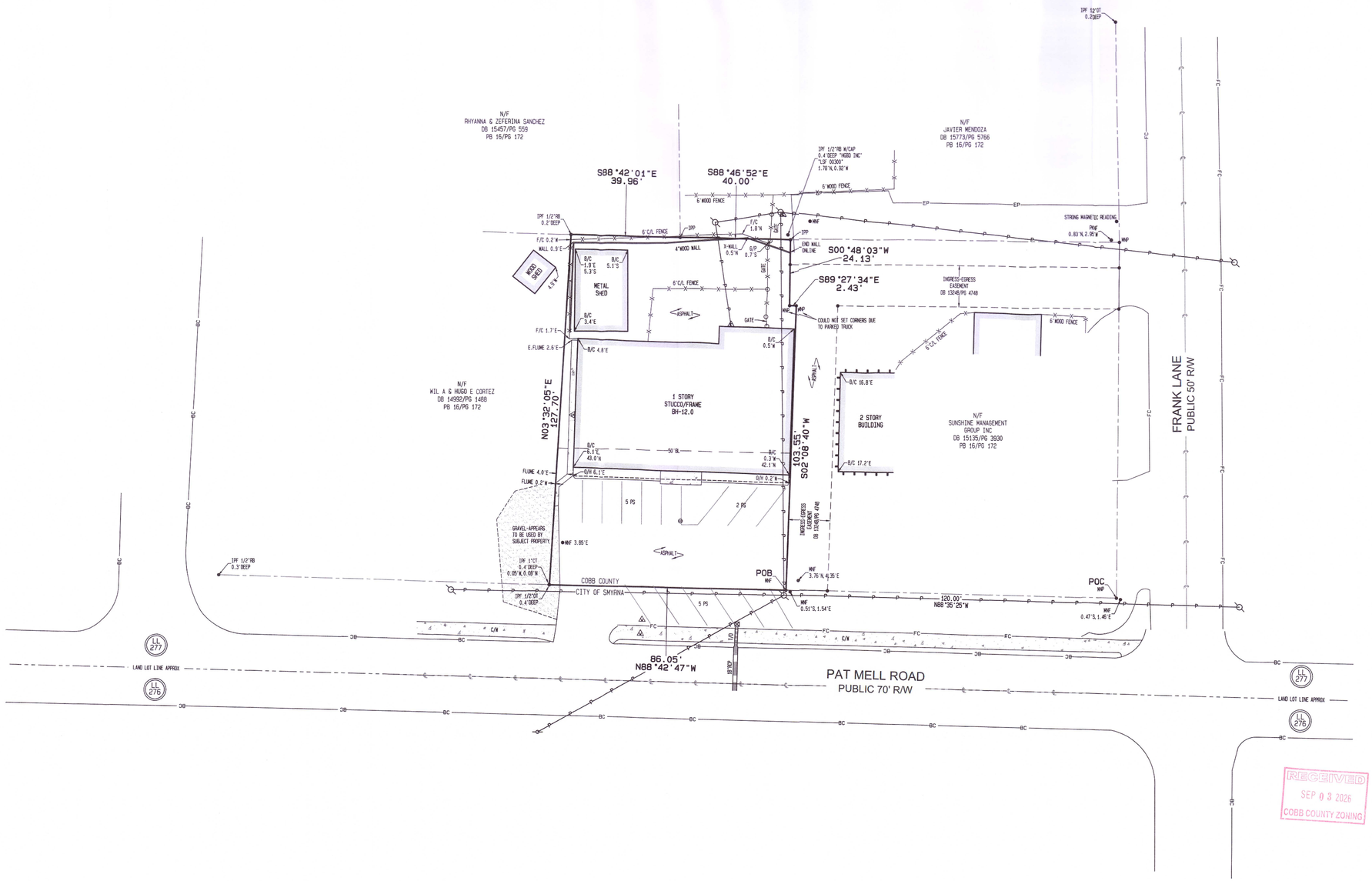
1) TITLE COMMITMENT: A TITLE COMMITMENT HAS NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW.

2) ZONING REPORT: A ZONING REPORT HAS NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW.

3) DEED: LIMITED WARRANTY DEED - DECATUR PROPERTIES II, INC. TO RE & GE PROPERTY MANAGEMENT, LLC, DATED FEBRUARY 27, 2015 AND RECORDED ON MAY 16, 2015 IN DEED BOOK 15224, PAGE 4133, COBB COUNTY, GEORGIA RECORDS.

4) PLAT: PROPERTY OF DAVID W. BENNETT - LOT 2, BLOCK B, SPRING VALLEY, UNIT 2, LAND LOT 277, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, DATED FEBRUARY 25, 2000 AND PREPARED BY MCCLUNG SURVEYING, INC.

5) PLAT: REVISED PLAT - UNIT 2, BLOCK "E", LOTS 14-19 & BLOCK "B", LOTS 2-5 & 7, SPRING VALLEY SUBDIVISION, LAND LOTS 277 & 300, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA. RESURVEYED BY JOHN L. HARPER CO. ENGINEERS. RECORDED IN PLAT BOOK 16, PAGE 172, COBB COUNTY, GEORGIA RECORDS.



SITE ADDRESS
277 PAT MELL ROAD
MARIETTA, GA 30060

SITE AREA
0.24604 AC
10,717 SF

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 109,681 FEET AND AN ANGULAR ERROR OF 4.0" PER ANGLE POINT, AND WAS LEAST SQUARES ADJUSTED.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 76,167 FEET.

A LEICA TS13 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

SURVEYOR'S 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 PARCEL OR PARCELS ARE STATED HEREON. **RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR 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 15-6-67.

08/26/2026
VIRGIL T. HAMMOND — DATE
GEORGIA REGISTERED LAND SURVEYOR NUMBER 2554

BOUNDARY SURVEY / SITE PLAN
OF
277 PAT MELL ROAD
LOT 2, BLOCK B AND A PORTION OF LOT 1, BLOCK B
UNIT 2, SPRING VALLEY SUBDIVISION
LOCATED IN
LAND LOT 277
17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

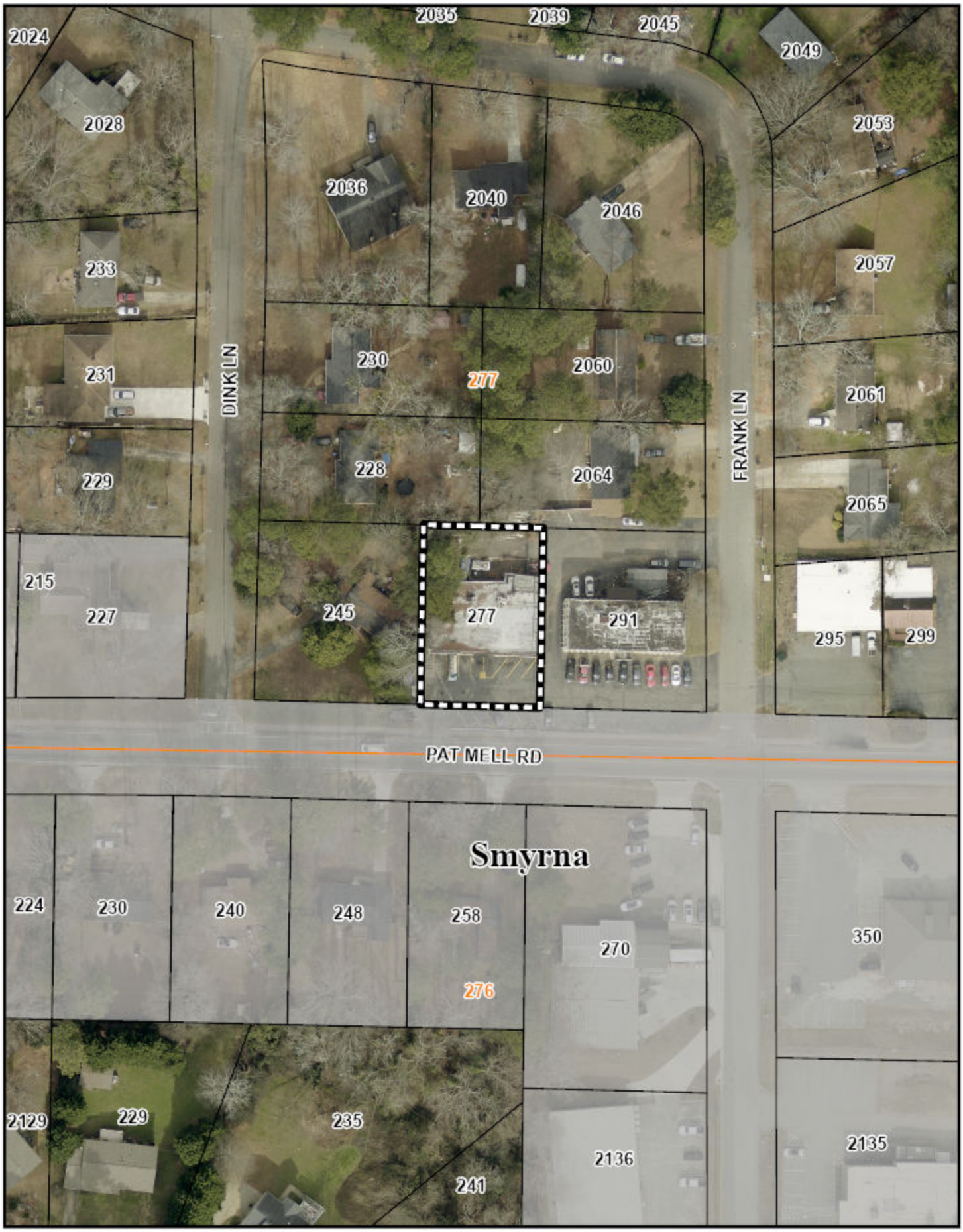
GEORGIA LAND SURVEYOR V. T. HAMMOND

REVISIONS			
NO.	DATE	BY	DESCRIPTION

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1590 N ROBERTS RD NW STE 107
KENNESAW, GEORGIA 30144-3679
PHONE: (678) 324-6192
FAX: (770) 694-6670
WWW.WBENGR.COM
LSF000429 - PEF000714

SCALE:	1" = 20'
DATE SURVEYED:	08/26/2026
DATE UPDATED:	N/A
SURVEYED BY:	GNL
DATE DRAFTED:	08/28/2026
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCM
CHECKED BY:	MAH
FIELD BOOK #:	2965
JOB NUMBER:	260810
FOLDER NUMBER:	260810
COGO FILE:	N/A
DISC FILE:	260810
COUNTY/ALL/D/S:	COBB/277/17/2
PLAT FILE:	B
SHEET:	1 OF 1

Z-49 2026 Aerial Map



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

0 80 160 Feet

Zoning Boundary

City Boundary

Application No. Z-49

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 SPECIALTY GROCERY STORE SELLING PACKAGED INTERNATIONAL FOODS, PRODUCE, AND GENERAL GROCERY ITEMS.

b) **Proposed building architecture:** EXISTING 1-STORY COMMERCIAL BUILDING. (1,057 sq. ft) NO MAJOR EXTERIOR STRUCTURAL CHANGES. MODIFICATIONS LIMITED TO WINDOW UPDATES FOR ENHANCED VISABILITY & ENT DOOR UPG

c) **Proposed hours/days of operation:** MONDAY – SUNDAY. 8:00AM – 8:00PM

d) **List all requested variances:** NONE. SEEKING STANDARD NEIGHBORHOOD RETAIL COMMERCIAL (NRC) ZONING CLASSIFICATION AS-IS.

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

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SEP 03 2026
COBB COUNTY ZONING

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).

Attachment: Impact Analysis for 277 Pat Mell Rd

(a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:

Yes. The subject property is situated along a mixed-use commercial and residential corridor on Pat Mell Road, directly opposite light industrial and commercial retail uses (e.g., commercial suppliers and restaurants). Transitioning from LRO to NRC permits a neighborhood-scale retail service that is consistent with the surrounding commercial density.

(b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

No. The proposed retail specialty store operates during standard business hours (8:00 AM – 8:00 PM) with low noise levels and low vehicular impact, ensuring no adverse disruption to adjacent properties or nearby residential homes.

(c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

The current Low Rise Office (LRO) classification restricts neighborhood-serving retail businesses. Rezoning to NRC unlocks the property's highest economic potential by allowing a localized commercial grocery store that serves the immediate community.

(d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

No. The property features 12 designated paved parking spaces to support customers and the 2 scheduled shift employees. The existing roadway infrastructure on Pat Mell Road and local utilities are fully equipped to accommodate neighborhood retail traffic without creating burden or congestion.

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SEP 03 2026
COBB COUNTY ZONING

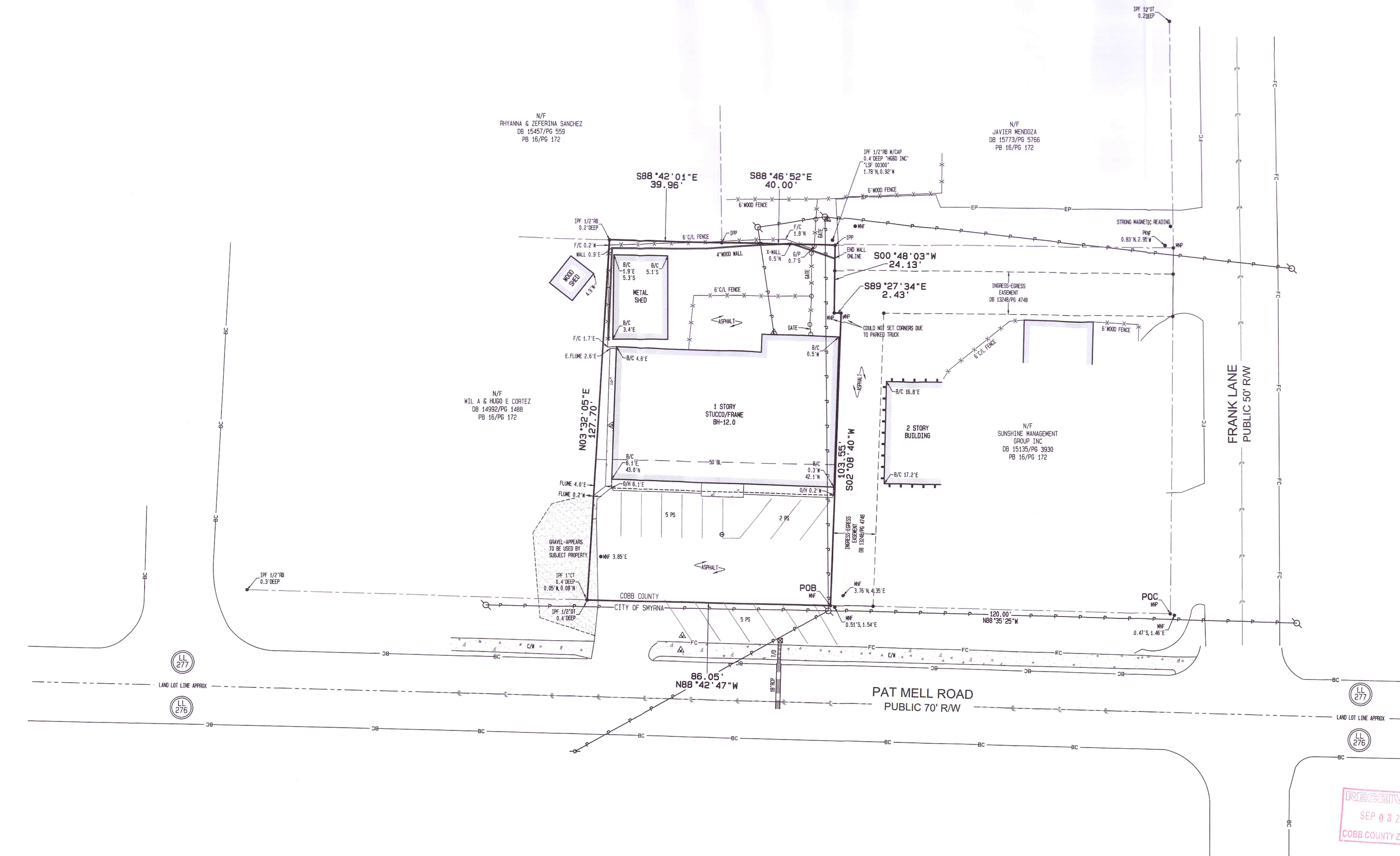
(e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:

Yes. The proposed neighborhood retail use fulfills the County's Future Land Use goals by providing convenient local commerce and services within an established commercial corridor.

(f) Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:

The ongoing commercial and residential activity along Pat Mell Road supports localized retail access. Approval of NRC zoning allows productive reuse of the existing commercial building footprint without requiring new structural development or site expansion.

2-49



LEGEND

- A ~ ARC
- AC ~ ACRE(S)
- AE ~ ACCESS EASEMENT
- AGLC ~ ATLANTA GAS LIGHT COMPANY
- ASP ~ ASPHALT
- BB ~ BOTTOM OF BANK
- BC ~ BACK OF CURB
- B/C ~ BUILDING CORNER
- B.F.E ~ BASE FLOOD ELEVATION
- BL ~ BUILDING SETBACK LINE
- BM ~ BENCHMARK
- BPF ~ BLUE PIN FLAG
- BPM ~ BLUE PAINT MARK
- BS ~ BOTTOM OF SLOPE
- BSO ~ BELLSOUTH TELEPHONE CO.
- BSOCM ~ BELLSOUTH CABLE MARKER
- BSOMH ~ BELLSOUTH MANHOLE
- BW ~ BOTTOM OF WALL
- B/W ~ BARBED WIRE
- CB ~ CATCH BASIN
- CCA ~ CORNER CONCRETE APRON
- CCW ~ CORNER CONCRETE WALK
- CI ~ CURB INLET
- CL ~ CENTERLINE
- C/L ~ CHAINLINK
- CMF ~ CONCRETE MONUMENT FOUND
- CMP ~ CORRUGATED METAL PIPE
- CO ~ CLEANOUT
- COMM ~ COMMUNICATION
- CONC ~ CONCRETE
- CT ~ CRIMPED TOP PIPE
- CTV ~ CABLE TELEVISION
- C/W ~ CONCRETE WALK
- DB ~ DEED BOOK
- DE ~ DRAINAGE EASEMENT
- DI ~ DROP INLET
- DIP ~ DUCTILE IRON PIPE
- DNR ~ DEPT.OF NATURAL RESOURCES
- DNRMS ~ DNR MONUMENT SET
- DR ~ DRIVE
- EB ~ ELECTRIC BOX
- EMC ~ ELECTRIC MEMBERSHIP CORP.
- EP ~ EDGE OF PAVEMENT
- FC ~ FACE OF CURB
- F/C ~ FENCE CORNER
- FDC ~ FIRE DEPARTMENT CONNECTION
- FFE ~ FINISHED FLOOR ELEVATION
- FH ~ FIRE HYDRANT
- F/L ~ FENCE LINE
- FOCM ~ FIBRE OPTIC CABLE MARKER
- FP ~ FENCE POST
- F/P ~ FLAG POLE
- GLMP ~ GAS LINE MARKER POST
- GM ~ GAS METER
- G/P ~ GATE POST
- GP ~ GUY POLE
- GPC ~ GEORGIA POWER COMPANY
- G/R ~ GUARD RAIL
- GV ~ GAS VALVE
- GW ~ GUY WIRE
- HDPE ~ HIGH DENSITY POLYETHYLENE
- H/C ~ HANDICAP PARKING SPACE
- HVP/P ~ HIGH VOLTAGE POWER POLE
- H/W ~ HEADWALL
- ICV ~ IRRIGATION CONTROL VALVE
- INV ~ INVERT
- IPF ~ IRON PIN FOUND
- IPP ~ IRON PIN PLACED 1/2" RB W/ CAP
- IRF ~ INTERMEDIATE REGIONAL FLOOD
- JB ~ JUNCTION BOX
- (L) ~ CURVE TO THE LEFT
- L/A ~ LIMIT OF ACCESS
- Lc ~ LENGTH OF CHORD
- LLL ~ LAND LOT LINE
- L/P ~ LAMP POST/LIGHT POLE
- L/S ~ LANDSCAPED AREA
- M/B ~ MAILBOX
- MFE ~ MINIMUM FLOOR ELEVATION
- MFN ~ METROMEDIA FIBRE NETWORK
- MH ~ MANHOLE
- MNP ~ MAG NAIL PLACED
- MW ~ MONITORING WELL
- NF ~ NAIL FOUND
- N/F ~ NOW OR FORMERLY
- OCS ~ OUTLET CONTROL STRUCTURE
- O/H ~ OVERHANG
- OPF ~ ORANGE PIN FLAG
- OPM ~ ORANGE PAINT MARK
- OT ~ OPEN TOP PIPE
- P ~ POWER LINE
- PB ~ PLAT BOOK
- P/B ~ POWER BOX
- PG ~ PAGE(S)
- PIV ~ POST INDICATOR VALVE
- PL ~ PROPERTY LINE
- POB ~ POINT OF BEGINNING
- POC ~ POINT OF COMMENCING
- PM ~ POWER METER
- P/P ~ POWER POLE
- PS ~ PARKING SPACE(S)
- PVC ~ POLYVINYLCHLORIDE PIPE
- R ~ RADIUS
- (R) ~ CURVE TO THE RIGHT
- RB ~ RE-BAR
- RCP ~ REINFORCED CONCRETE PIPE
- RPF ~ RED PIN FLAG
- RPM ~ RED PAINT MARK
- RR ~ RAILROAD
- R/T ~ RETAINING
- R/W ~ RIGHT OF WAY
- SF ~ SQUARE FEET
- S/P ~ SERVICE POLE
- SR ~ SOLID ROD
- SS ~ SANITARY SEWER
- SSE ~ SANITARY SEWER EASEMENT
- S/W ~ SIDEWALK
- T ~ TELEPHONE LINE
- T/B ~ TRAFFIC SIGNAL BOX
- T/D ~ TRENCH DRAIN
- TBM ~ TEMPORARY BENCHMARK
- T/C ~ TOP OF CURB
- T/P ~ TELEPHONE POLE
- TP ~ TRAFFIC POLE
- TRANS ~ TRANSMISSION
- T/S ~ TRAFFIC SIGNAL
- TSI ~ TRAFFIC SIGN
- TW ~ TOP OF WALL
- T/W ~ TEST WELL
- U/G ~ UNDERGROUND
- VB ~ VALVE BOX
- VMP ~ VALVE MARKER POST
- W ~ WATER LINE
- WF ~ WETLAND FLAG
- WIF ~ WROUGHT IRON FENCE
- WM ~ WATER METER
- WV ~ WATER VALVE
- X ~ CORNER
- YI ~ YARD INLET
- YPF ~ YELLOW PIN FLAG
- YPM ~ YELLOW PAINT MARK

SYMBOL LEGEND

A/C	AIR CONDITIONING UNIT	GW	GUYWIRE	TREE	TREE
BFP	BACKFLOW PREVENTOR	GP	GUYPOLE	UB	UTILITY BOX
BOLL	BOLLARD	ICV	IRRIGATION CONTROL VALVE	UM	UTILITY MANHOLE
BSO	BSO/AT&T/COMM BOX	IPF	IRON PIN FOUND	UP	UTILITY POLE
BSOMH	BSO/AT&T/COMM MANHOLE	H/W	HEADWALL	VMP	VALVE MARKER POST
CMF	CONCRETE MONUMENT FOUND	JB	JUNCTION BOX	WAB	WATER BOX
CB	CATCH BASIN	L/P	LAMP POST/LIGHT POLE	WLMP	WATER LINE MARKER POST
CB	CATCH BASIN	M/B	MAIL BOX/KIOSK	WMH	WATER MANHOLE
CI	CURB INLET	MW	MONITORING WELL	WM	WATER METER
CO	CLEANOUT	PNTMRK	UTILITY PAINT MARK	WV	WATER VALVE
CON	CONDUIT	PKMTR	PARKING METER	XWP	CROSS WALK SIGNAL POLE
CTV	CABLE TV BOX	PWRCON	POWER CONDUIT	— CTV —	CABLE TV
DI	DROP INLET	P/B	POWER/ELEC BOX	—X—	FENCE LINE
WF	FAUCET	P/O	POWER OUTLET	—P—	POWER LINE
FOCM	FIBER OPTIC CABLE MARKER	P/P	POWER POLE	—TRANS—	TRANSMISSION LINE
FDC	FIRE DEPT CONNECTION	PMH	POWER MANHOLE	—P-T—	POWER & TELEPHONE
FH	FIRE HYDRANT	PM	POWER METER	—GAS—	GAS LINE
GLMP	GAS LINE MARKER POST	SSMH	SANITARY SEWER MANHOLE	—SS—	SANITARY SEWER LINE
GMH	GAS MANHOLE	SIGN	SIGN		STORM LINE
GM	GAS METER	T/B	TRAFFIC SIGNAL BOX	—T—	TELEPHONE LINE
GV	GAS VALVE	TP	TRAFFIC POLE	—U/G P—	U/G POWER
GT	GREASE TRAP	T/S	TRAFFIC SIGNAL	—U/G T—	U/G TEL
G/L	GROUND LIGHT	TRANS	TRANSFORMER	—W—	WATER LINE

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO COBB COUNTY FIRM MAP NUMBER 13067C0118J DATED 10/5/2018 THE REFERENCED PROPERTY IS LOCATED IN THE ZONE LISTED BELOW:

ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.

SURVEYORS NOTES:

1) THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

2) THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

3) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.

4) ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

5) ANY DEPICTION OF GROUNDWATER FEATURES (RIVERS, STREAMS, CREEKS, SPRINGS, DITCHES, PONDS, LAKES), NATURAL OR OTHERWISE, SHOWN ON THIS SURVEY ARE MERELY OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENVIRONMENTAL CONDITION. WATTS & BROWNING ENGINEERS, INC. SURVEY PERSONNEL ARE NOT ENVIRONMENTAL PROFESSIONALS. WATTS & BROWNING ENGINEERS, INC. OFFERS NO CERTIFICATION AS TO EXISTENCE OR NON-EXISTENCE OF ANY GROUNDWATER FEATURE OR ENVIRONMENTALLY SENSITIVE AREAS ON OR NEAR THE SUBJECT PROPERTY AS MAY BE DEFINED BY FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATIONS. PRIOR TO PLANNING OR CONSTRUCTION, AN ENVIRONMENTAL PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE HOW THE SUBJECT PROPERTY MAY, OR MAY NOT, BE AFFECTED BY ENVIRONMENTAL ISSUES.

6) BEARING BASE: GRID NORTH (GEORGIA WEST ZONE) WAS DETERMINED BY MAKING MULTIPLE RTK OBSERVATIONS ON SURVEY CONTROL POINTS USING A LEICA GPS GS16 ROVER ON THE LEICA SMARTNET REFERENCE NETWORK.

7) THIS SURVEY IS A RETRACEMENT OF PROPERTY DESCRIBED IN REFERENCE ITEM NUMBER 3.

SITE PLAN NOTES:

1) THE PURPOSE OF THIS PLAN IS TO APPLY FOR RE-ZONING OF THE PROPERTY FROM LRO (LOW RISE OFFICE) TO NRC (NEIGHBORHOOD RETAIL COMMERCIAL)

2) NO NEW IMPROVEMENTS ARE PLANNED FOR THE SUBJECT PROPERTY.

3) NO LAKES OR STREAMS ON OR ADJACENT TO THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

4) NO CEMETERIES WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

5) NO WETLANDS MARKERS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

REFERENCE MATERIAL

1) TITLE COMMITMENT: A TITLE COMMITMENT HAS NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW.

2) ZONING REPORT: A ZONING REPORT HAS NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW.

3) DEED: LIMITED WARRANTY DEED - DECATUR PROPERTIES II, INC. TO RE & GE PROPERTY MANAGEMENT, LLC, DATED FEBRUARY 27, 2015 AND RECORDED ON MAY 16, 2015 IN DEED BOOK 15224, PAGE 4133, COBB COUNTY, GEORGIA RECORDS.

4) PLAT: PROPERTY OF DAVID W. BENNETT - LOT 2, BLOCK B, SPRING VALLEY, UNIT 2, LAND LOT 277, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, DATED FEBRUARY 25, 2000 AND PREPARED BY MCCLUNG SURVEYING, INC.

5) PLAT: REVISED PLAT - UNIT 2, BLOCK "E", LOTS 14-19 & BLOCK "B", LOTS 2-5 & 7, SPRING VALLEY SUBDIVISION, LAND LOTS 277 & 300, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA. RESURVEYED BY JOHN L. HARPER CO. ENGINEERS. RECORDED IN PLAT BOOK 16, PAGE 172, COBB COUNTY, GEORGIA RECORDS.

SITE ADDRESS
277 PAT MELL ROAD
MARIETTA, GA 30060

SITE AREA
0.24604 AC
10,717 SF

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

LEICA SMARTNET REF STATION 0840
GRID NORTH GEORGIA WEST ZONE
N

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 109,681 FEET AND AN ANGULAR ERROR OF 4.0" PER ANGLE POINT, AND WAS LEAST SQUARES ADJUSTED.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 76,167 FEET.

A LEICA TS13 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

SURVEYOR'S 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 PARCEL OR PARCELS ARE STATED HEREON. **RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR 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 15-6-67.

VIRGIL T. HAMMOND — 08/26/2026 DATE
GEORGIA REGISTERED LAND SURVEYOR NUMBER 2554

BOUNDARY SURVEY / SITE PLAN
OF
277 PAT MELL ROAD
LOT 2, BLOCK B AND A PORTION OF LOT 1, BLOCK B
UNIT 2, SPRING VALLEY SUBDIVISION
LOCATED IN
LAND LOT 277
17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

GEORGIA REGISTERED NO. 2554 PROFESSIONAL LAND SURVEYOR V. T. HAMMOND

RECEIVED
SEP 03 2026
COBB COUNTY ZONING

REVISIONS			
NO.	DATE	BY	DESCRIPTION

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1590 N ROBERTS RD NW STE 107
KENNESAW, GEORGIA 30144-3679
PHONE: (678) 324-6192
FAX: (770) 694-6870
WWW.WBENGR.COM
LSF000429 - PEF000714

SCALE:	1" = 20'
DATE SURVEYED:	08/26/2026
DATE UPDATED:	N/A
SURVEYED BY:	GNL
DATE DRAFTED:	08/28/2026
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCM
CHECKED BY:	MAH
FIELD BOOK #:	2965
JOB NUMBER:	260810
FOLDER NUMBER:	260810
COGO FILE:	N/A
DISC FILE:	260810
COUNTY/LL/D/S:	COBB/277/17/2
PLAT FILE:	B
SHEET:	1 OF 1

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-50-2026

SITE BACKGROUND

Applicant	William Aaron Hudson, Jr.
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	William Aaron Hudson, Jr.
Property Location	Located on the west side of Tarpley Road, north of Kirk lane
Address	683 Tarpley Road
Access to Property	Tarpley Road

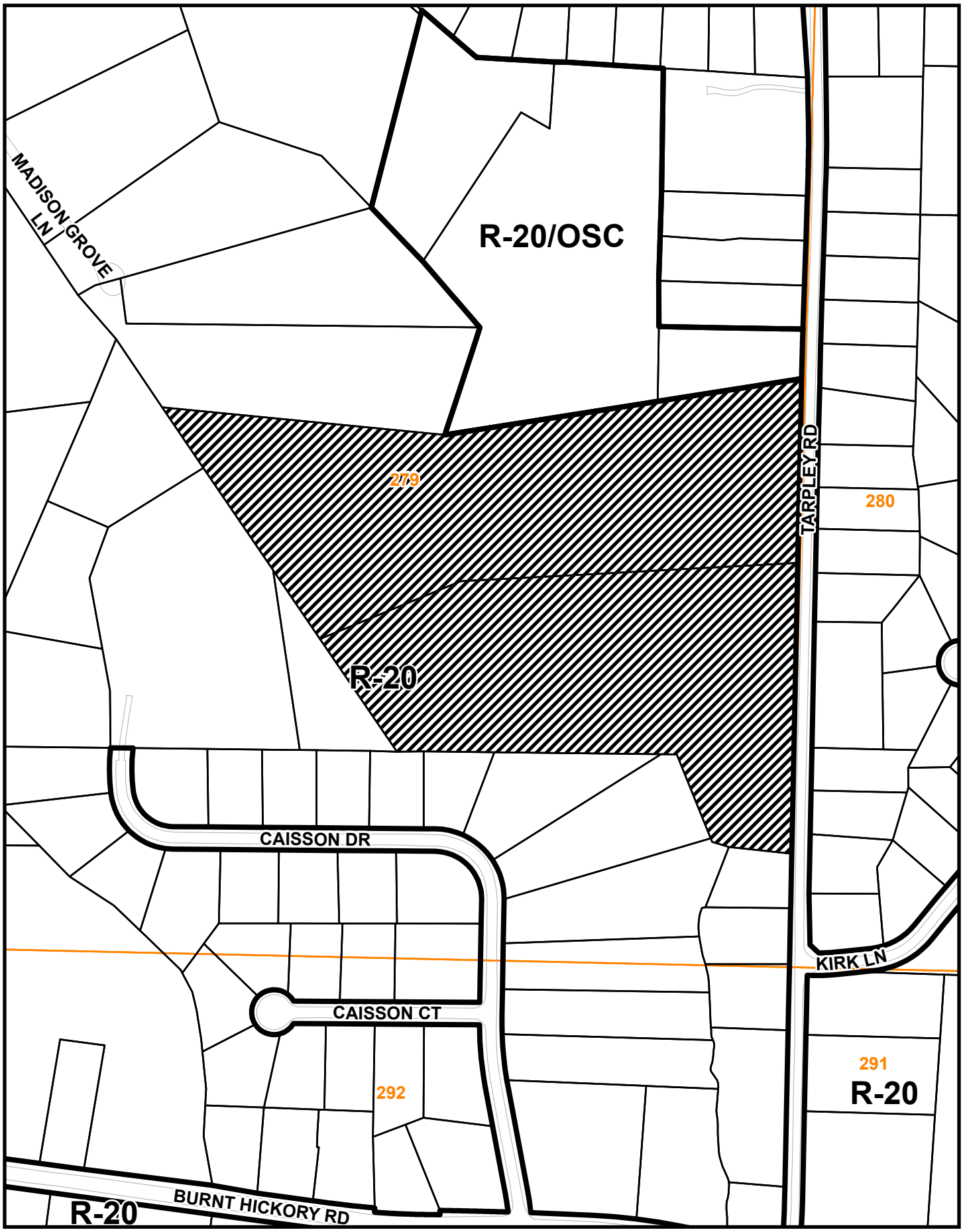
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Zoning	R-80
Proposed Use	Single-family Residential Subdivision
Future Land Use	LDR
Site Acreage	20.80
District	20
Land Lot	279
Parcel #	20027900450, 20027900980
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-50 2026 Map



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

0 245 490 Feet

Zoning Boundary

City Boundary

2-50

north

Site Plan

683 Tarpley Road

Cobb County, Georgia Land Lot 279, 20th District, 2nd Section

prepared for:

Aaron Hudson
Marietta, Georgia
404-401-5278

0 30 60 120 240

Scale: 1" = 60'

September 2, 2026

COBB COUNTY ZONING
SEP 03 2026
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Site Data

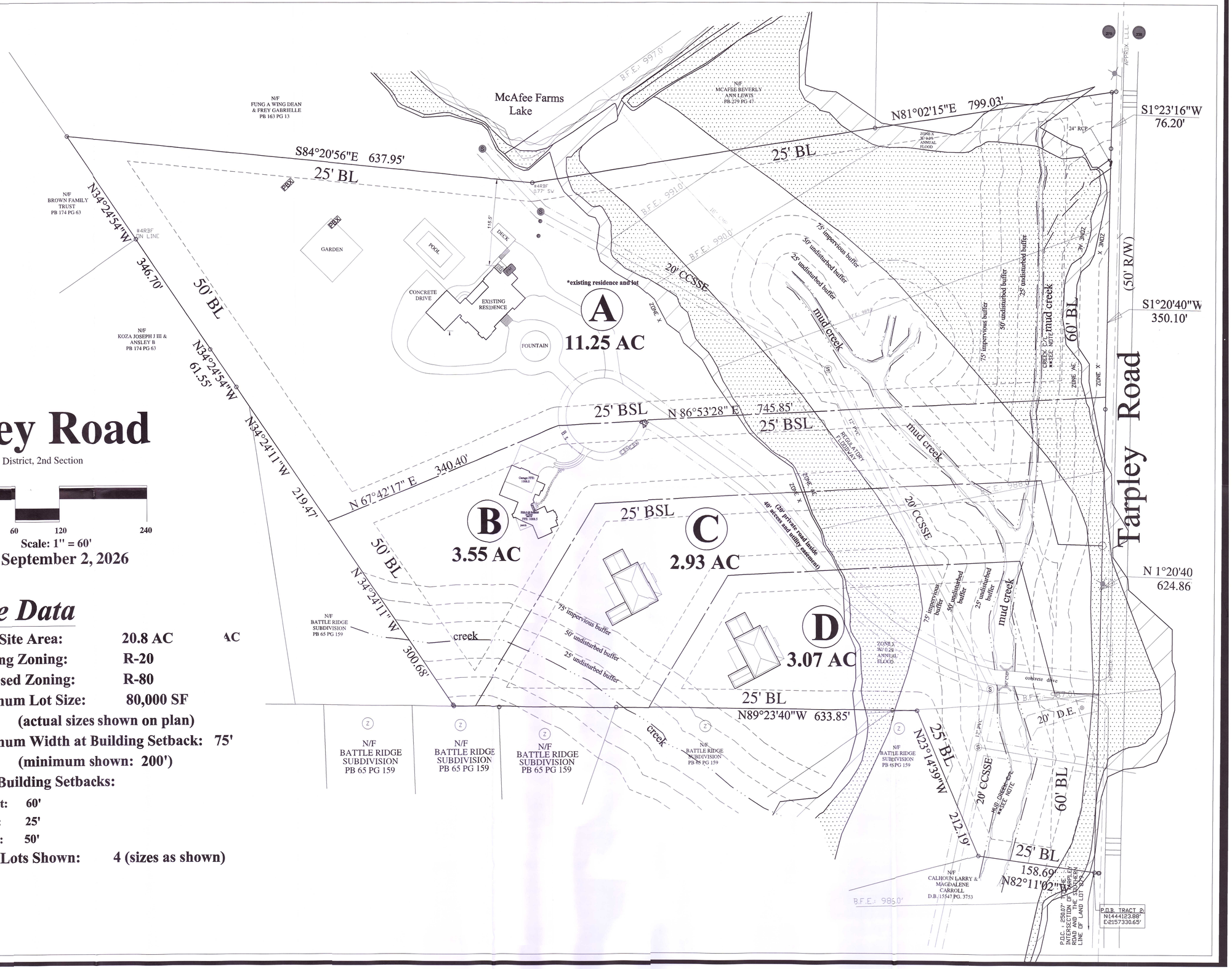
Total Site Area:	**20.8 AC**
Existing Zoning:	**R-20**
Proposed Zoning:	**R-80**
Minimum Lot Size:	**80,000 SF**
(actual sizes shown on plan)	
Minimum Width at Building Setback:	**75'**
(minimum shown: 200')	

R-80 Building Setbacks:

front:	**60'**
side:	**25'**
rear:	**50'**

Total Lots Shown: **4 (sizes as shown)**

DGM
LAND PLANNING CONSULTANTS, INC.
1635 OLD HWY 41
SUITE 112–314
KENNESAW, GA 30152
770–514–9006
DGMLPC.COM



Z-50 2026 Aerial Map

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

0 245 490 Feet

Zoning Boundary

City Boundary

Application No. Z- (2026)

Hearing Dates: PC - 11/03/2026
BOC - 11/17/2026

Summary of Intent for Rezoning*

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

a) **Proposed unit square-footage(s):** None at this time

b) **Proposed building architecture:** None at this time

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):** Not Applicable

b) **Proposed building architecture:** Not Applicable

c) **Proposed hours/days of operation:** Not Applicable

d) **List all requested variances:** Not Applicable

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COBB COUNTY ZONING

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

This Application seeks to create four single-family residential lots, pursuant to the R-80 zoning category, three of which will be for future single-family homes.

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, or documentation attached thereto, at any time during the rezoning process.

2-50

north

Site Plan

683 Tarpley Road

Cobb County, Georgia Land Lot 279, 20th District, 2nd Section

prepared for:

Aaron Hudson
Marietta, Georgia
404-401-5278

0 30 60 120 240

Scale: 1" = 60'

September 2, 2026

COBB COUNTY ZONING
SEP 03 2026
RECEIVED

Site Data

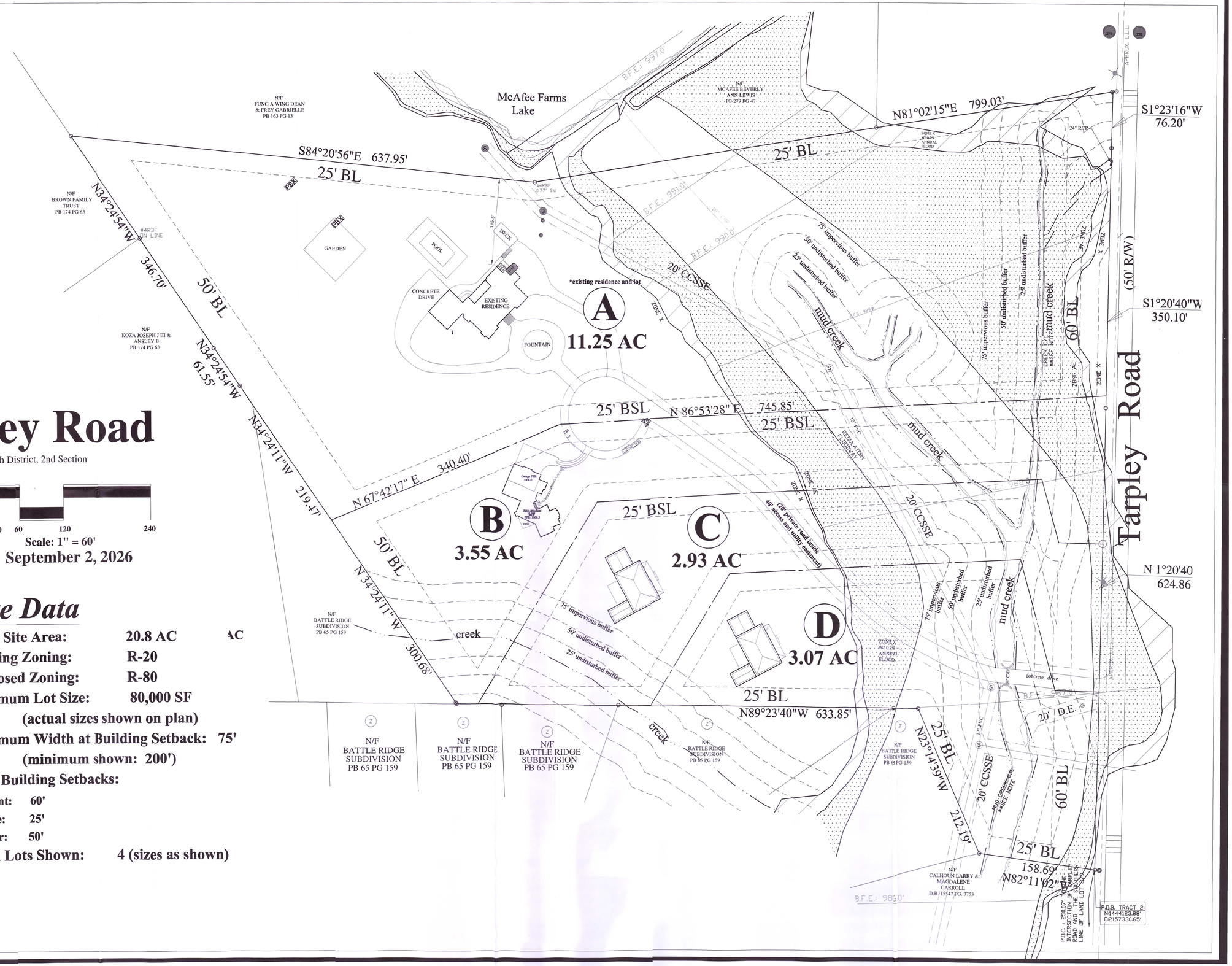
Total Site Area:	**20.8 AC**
Existing Zoning:	**R-20**
Proposed Zoning:	**R-80**
Minimum Lot Size:	**80,000 SF**
(actual sizes shown on plan)	
Minimum Width at Building Setback:	**75'**
(minimum shown: 200')	

R-80 Building Setbacks:

front:	**60'**
side:	**25'**
rear:	**50'**

Total Lots Shown: **4 (sizes as shown)**

DGM
LAND PLANNING CONSULTANTS, INC.
1635 OLD HWY 41
SUITE 112–314
KENNESAW, GA 30152
770–514–9006
DGMLPC.COM



Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-51-2026

SITE BACKGROUND

Applicant	Flournoy Development Group, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Cobb County
Property Location	Located at the southeast intersection of Atlanta Road and I-285, north of Brownwood Lane
Address	4600 Atlanta Road
Access to Property	Atlanta Road

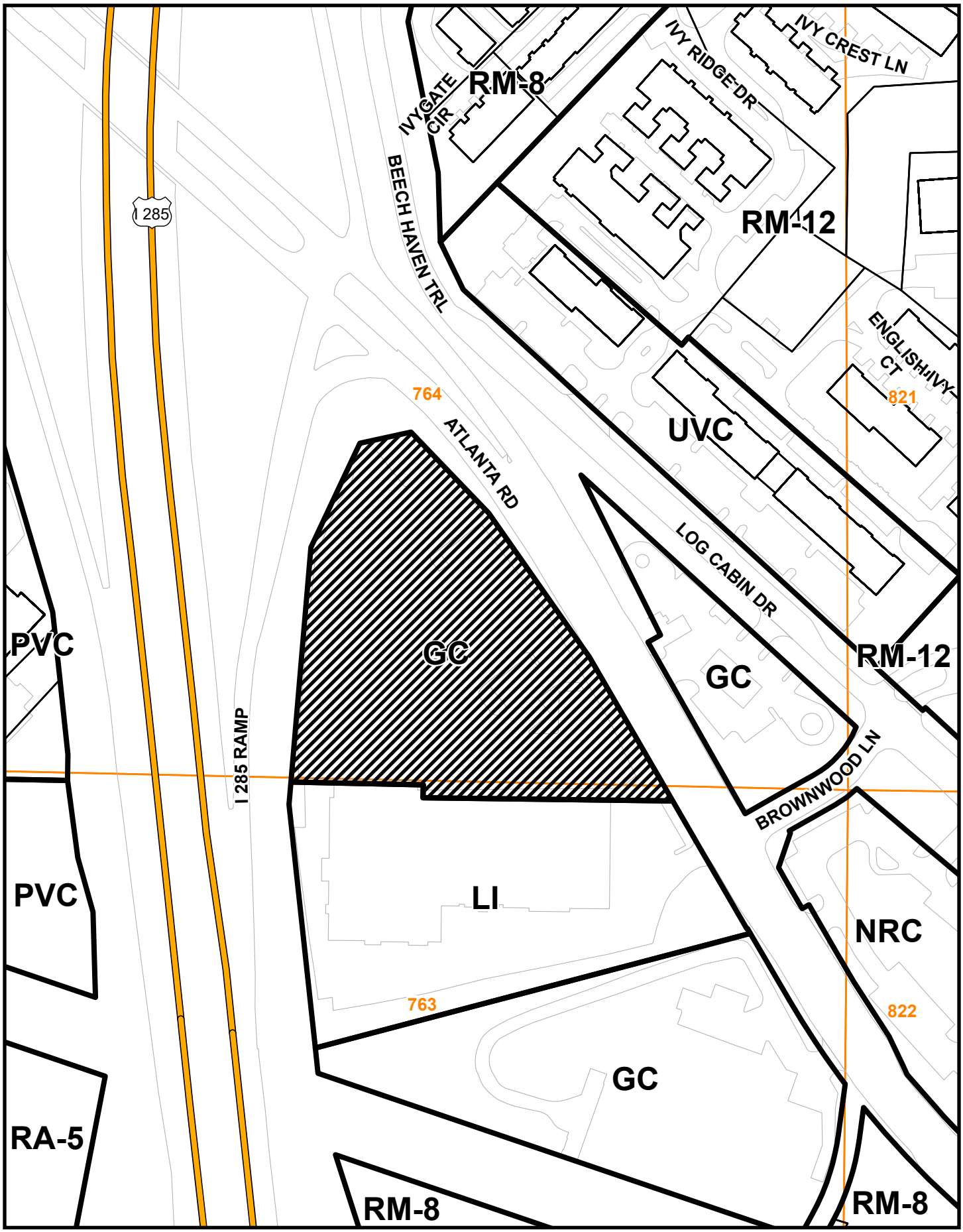
QUICK FACTS

Commission District	2 - Allen
Current Zoning	GC
Current Use of Property	Vacant, undeveloped
Proposed Zoning	RRC
Proposed Use	Multi-family Residential
Future Land Use	CAC
Site Acreage	3.79
District	17
Land Lot	763, 764
Parcel #	17076400030
Taxes Paid	Exempt

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-51 2026 Map



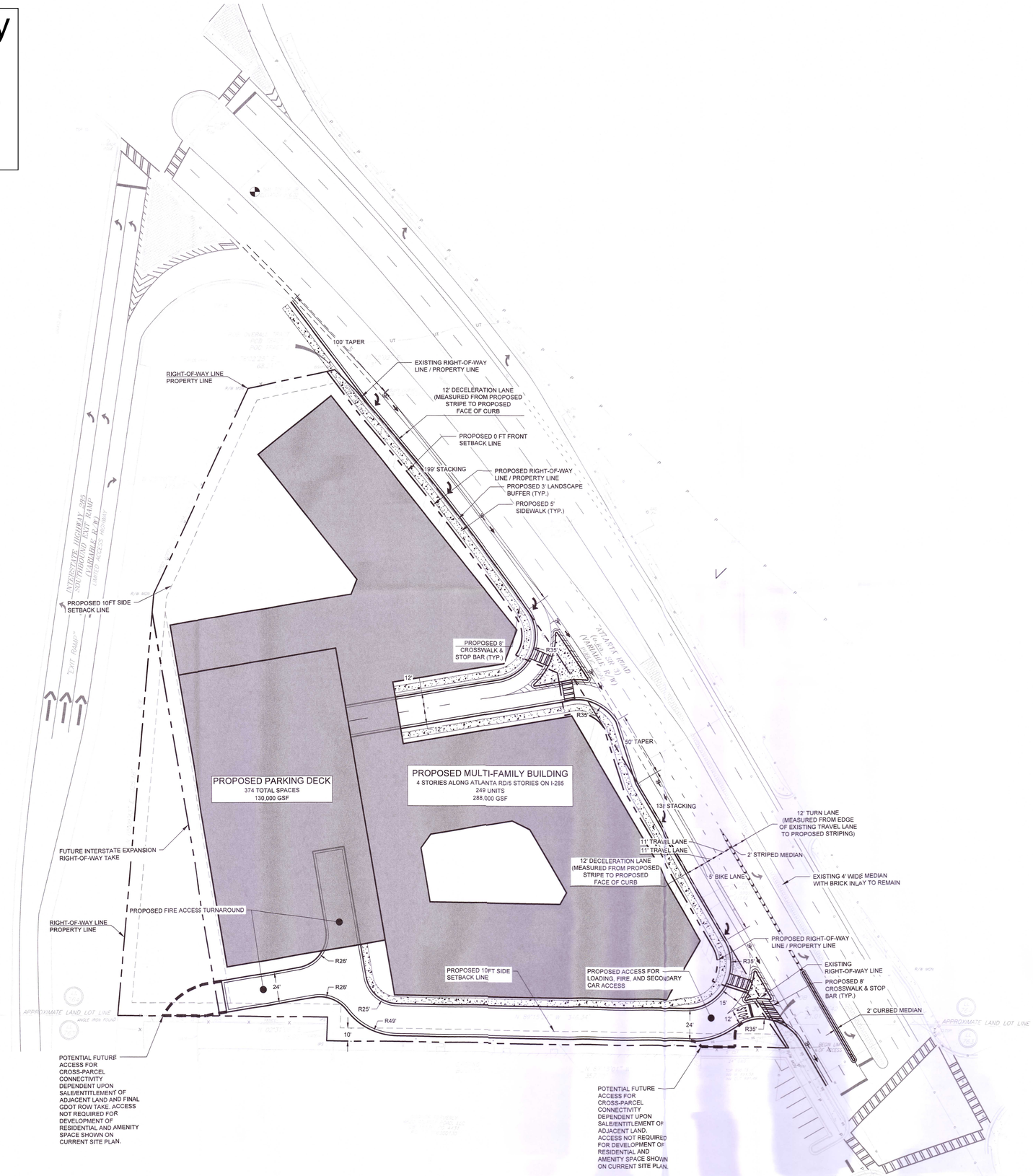
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 155 310 Feet

Zoning Boundary

City Boundary

Received by Zoning September 3, 2026



REZONING NOTES

SITE SUMMARY:

LAND LOT 763 & 764
17TH DISTRICT - 2ND SECTION

CURRENT ZONING: GENERAL COMMERCIAL (GC)
PROPOSED ZONING: REGIONAL RETAIL COMMERCIAL (RRC)

SITE AREA: 3.79 AC
ROW DEDICATION: 0.15 AC
ADJUSTED SITE AREA: 3.36 AC

FUTURE INTERSTATE
EXPANSION RIGHT-OF-WAY: 0.28 AC

PROPOSED BUILDING SETBACK:
FRONT: 0 FT
SIDE: 10 FT
REAR: 10 FT

MAXIMUM BUILDING HEIGHT: 70 FT
MAXIMUM IMPERVIOUS %: 85% (SEE VARIANCE BELOW)

PROPOSED LAND USES & DENSITIES:
MULTIFAMILY RESIDENTIAL 249 UNITS

PARKING SUMMARY:
REQUIRED PARKING: **374 SPACES** (TOTAL)
MULTIFAMILY (249 UNITS) 374 SPACES (1.50/UNIT)

PROPOSED PARKING: **374 SPACES** (TOTAL)
MULTIFAMILY PARKING 374 SPACES (1.50/UNIT)
STANDARD 366 SPACES
HANDICAP 8 SPACES

1. THIS SITE IS NOT IN A FLOODPLAIN.
2. THE SITE DOES NOT CONTAIN LAKES, STREAMS, OR STREAM BUFFERS.
3. THIS SITE DOES NOT CONTAIN A CEMETERY.
4. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS.
5. ALL PARKING COUNTS ARE APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS. PARKING COUNTS WILL EXCEED TOTALS SHOWN ABOVE.
6. IT IS UNDERSTOOD THAT THE SITE MUST COMPLY WITH ALL APPLICABLE ADA STANDARDS, INCLUDING PARKING AND CONNECTIVITY, AND WILL BE DESIGNED AND DETAILED AS SUCH.
7. IF ACCESS GATES ARE REQUIRED THEY WILL BE PLACED 100FT FROM EDGE OF EXISTING RIGHT OF WAY.
8. UNDERGROUND STORMWATER DETENTION WILL BE PROVIDED ON SITE PER COBB COUNTY STORMWATER STANDARDS AND REQUIREMENTS.

VARIANCE REQUEST SUMMARY

SETBACK VARIANCES:
- REDUCTION OF THE PARCEL'S FRONT BUILDING SETBACK FROM 50 FT TO 0 FT.
- REDUCTION OF THE PARCEL'S SIDE BUILDING SETBACK FROM 50 FT. TO 10 FT.

DESIGN VARIANCES:
- VARIATION FROM MAXIMUM FAR OF 1.00 TO FAR OF 2.30. PROPOSED FAR IS BASED OFF PROPERTY AREA AFTER DEDICATION ALONG ATLANTA ROAD. (FUTURE INTERSTATE ROW TAKE NOT INCLUDED IN CALCULATION)
- VARIATION FROM MAXIMUM IMPERVIOUS SURFACE OF 70% TO 85% ALONG ATLANTA ROAD. (FUTURE INTERSTATE ROW TAKE NOT INCLUDED IN CALCULATION)
- VARIATION FROM MINIMUM 20 FT DRIVEWAY OFFSET FROM THE PROPERTY LINE (DEVELOPMENT STD SEC. 403.1.2) TO 5 FT.
- VARIATION FROM MULTIFAMILY PARKING REQUIREMENT OF 1.75 SPACES PER UNIT TO 1.5 SPACES PER UNIT.

PROPERTY LINE NOTE

- PROPERTY LINE SHOWS COMBINATION OF TRACTS 1 AND 2. THE COMBINED TRACTS ARE SHOW IN COBB COUNTY GIS AS PIN: 17076400030

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

811 Know what's below. Call before you dig.

PREPARED BY
Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1200 PEACHTREE STREET, NE SUITE 600
ATLANTA, GEORGIA 30309
PHONE (404) 419-9700
WWW.KIMLEY-HORN.COM

PREPARED FOR
PERLIS INVESTMENT, LLC.
1220 18TH AVENUE
COPPELL, TX 75019
PHONE: 226.273.1851

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
	REZONING SITE PLAN	07.22.2026	
	REVISED ZONING PLAN	11.25.2025	
	REVISED ZONING PLAN	08.14.2025	

PROJECT
12TH AND PIEDMONT
1084 PIEDMONT AVE NE, ATLANTA, GA 30309
LAND LOT 108 - 17TH DISTRICT
PARCEL ID: 17 0108000087

GEORGIA REGISTERED No. PE043951 PROFESSIONAL ENGINEER ZACHARY RANDOLPH
07.22.2026

GSWCC NO. (LEVEL II)	0000076496
DRAWN BY	BAC
DESIGNED BY	ZLR
REVIEWED BY	ZLR
DATE	11.25.2025
PROJECT NO.	014066009

TITLE
REZONING SITE PLAN

SHEET NUMBER
C0.10

Drawing name: K:\AMT_CIVIL\019598015_4600 Atlanta Road\CAD\Plansheets\C0.10 - REZONING SITE PLAN.dwg C0.10 REZONING SITE PLAN Jul 22, 2026 1:18pm by: Makaela.Edmonds

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Z-51 2026 Aerial Map

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

0 155 310 Feet

Zoning Boundary

City Boundary

Application No. Z- (2026)

Hearing Dates: PC - 11/03/2026
BOC - 11/17/2026

Summary of Intent for Rezoning*

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

a) **Proposed unit square-footage(s):** Average unit size is 830 square feet

b) **Proposed building architecture:** Proposed five-story multi-family residential building which will include glass, masonry, fiber cement siding, and metal balconies

c) **List all requested variances:** See attached for listing of requested variances

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).

The Property is owned by Cobb County, Georgia.

*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, or documentation attached thereto, at any time during the rezoning process.

ATTACHMENT TO SUMMARY OF INTENT FOR REZONING

Application No.: **Z-_____ (2026)**
Hearing Dates: **November 3, 2026**
November 17, 2026

Applicant: **Flournoy Development Group, LLC**
Titleholder: **Cobb County, Georgia, a political subdivision of the State of Georgia**

Tax Parcel No.: **17076400030**

Part 1. Residential Rezoning Information

(d) List all requested variances:

Setback Variances:

i) Reduction of the required front setback from 50 feet to 0 feet; and
ii) Reduction of required side setback from 50 feet to 10 feet.

Design Variances:

i) Waiver of maximum FAR of 1.00 to FAR of 2.30 (proposed FAR is based off property area after dedication);
ii) Waiver of maximum impervious surface of 70 percent to 85 percent;
iii) Waiver of minimum 20 foot driveway offset from the property line (Development Standard 403.1.2) to 5 feet; and
iv) Waiver of multi-family parking requirement of 1.75 spaces per unit to 1.5 spaces per unit.

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: **Z-_____ (2026)**
Hearing Dates: **November 3, 2026**
November 17, 2026

Applicant: **Flournoy Development Group, LLC**
Titleholder: **Cobb County, Georgia, a political subdivision of the State of Georgia**

Tax Parcel No.: **17076400030**

IMPACT ANALYSIS STATEMENT

Analysis of impact of the proposed rezoning with respect to the following:

(a) This Application for Rezoning seeks rezoning of approximately 3.79 acres located along the easterly side of the Interstate 285 southbound exit ramp, along the southwesterly side of Atlanta Road, and south of the intersection of Interstate 285 and Atlanta Road, being more particularly known as 4600 Atlanta Road, Land Lots 763 and 764, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Property is currently zoned General Commercial ("GC"), and Applicant, Flournoy Development Group, LLC ("Applicant"), is seeking rezoning to the Regional Retail Commercial ("RRC") zoning category for the purpose of a multi-family residential development. The requested category of RRC will permit a use for the Property that is more suitable in view of its location and development of properties in close proximity, and will allow the Property to be utilized to its highest and most reasonable potential. Zoning of properties in the area vary from high-density residential to office, retail, commercial, and industrial purposes. The location of the Subject Property makes it uniquely suited for the proposed development; as well as, its location to the East-West Connector, Atlanta Road, Cumberland Parkway, and interstate connectivity. The proposed RRC zoning classification and development for a multi-family residential use would be compatible to surrounding properties and the area as a whole.

(b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby properties. The proposed development should have a minimal, if any, impact on surrounding properties, as surrounding properties would be similarly situated with the proposed development. If approved and developed according to the request, the adjacent and nearby property owners would benefit in higher land values. Cobb County will benefit in increased tax revenue.

(c) The property, as zoned, does not have a reasonable economic use. The proposed RRC classification would allow the Property to be developed and utilized to its highest and best potential, and consistent with properties adjacent to and in the immediate proximity.

(d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Development, as proposed, would have minimal effect on utilities and transportation facilities. The Property has convenient access to the interstate highway and major thoroughfares within the County. Roadway improvements in and around the Subject Property in recent years have eased access and traffic concerns related to the proposed development.

(e) The zoning proposal is not in conformity with the Future Land Use Plan of Cobb County, Georgia; however, changing conditions warrant a revision to the Future Land Use Plan and approval of the Application.

(f) This zoning proposal is consistent with the current conditions affecting the development of this Property. Improvements to the area roadways and major thoroughfares and interstates have been made in recent years to ease traffic flow in order to accommodate development in and around the Subject Property.

Cobb County...Expect the Best!

ENVIRONMENTAL SITE ANALYSIS (ESA) FORM

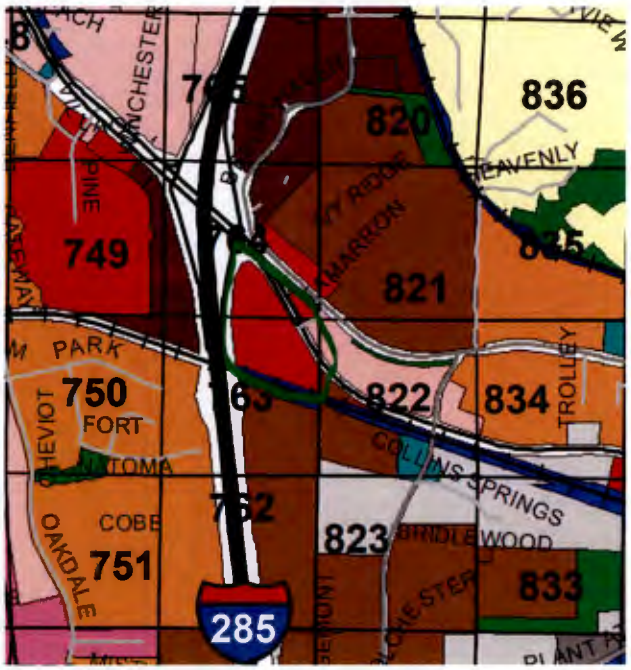
Provide an Environmental Site Analysis fully addressing all items below. Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Reference information presented on the site plan that depicts the proposed project

1. **CONFORMANCE WITH THE COMPREHENSIVE PLAN**

   Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies. Information regarding Cobb County's Comprehensive Plan may be found online at https://www.cobbcounty.org/community-development/planning/comprehensive-planning.

While the land use map reflects a target use of "Community Activity Center," and our proposed land use is "High Density Residential, we propose a project that does conform with the Plan based on two primary reasons:

1) *The subject site is currently blighted, undeveloped, and adjacent to parcels that are coded for high-density residential.*
2) *The proposed use complies with and fulfills the objectives outlined in all three Land Use Goals (LU-Goal 1; LU-Goal 2; and LU-Goal 3) referenced in the Comprehensive Plan.*



FUTURE LAND USE LEGEND

- RR Rural Residential
- VLDR Very Low Density Residential
- LDR Low Density Residential
- MDR Medium Density Residential
- HDR High Density Residential
- NAC Neighborhood Activity Center
- CAC Community Activity Center

2. **ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT**

For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s) or other sources. Cite the source of information regarding the presence or absence of environmental site features (e.g. according to the U. S. Fish and Wildlife Service, National Wetlands Inventory website (http://www.fws.gov/wetlands/), wetland areas are located on the northwest portion of the site).

a. Wetlands

- U. S. Fish and Wildlife Service, National Wetlands Inventory (http://www.fws.gov/wetlands/)
- Georgia Geologic Survey (404-656-3214)
- Field observation and subsequent wetlands delineation/survey if applicable

Based on a review of the NWI map, no wetlands are mapped on the Subject Property. A copy of the NWI map is attached.

b. Floodplain

- Federal Emergency Management Agency (http://www.fema.org)
- Field observation and verification

Based on a review of the FEMA FIRM Map, the Subject Property is mapped in Zone X. Areas within Zone X are areas of minimal flood hazard, depicted on the FIRM as above the 500-year flood level. A copy of the FEMA FIRM Map is attached.

c. Streams/stream buffers

- Cobb County Erosion Control
- Field observation and verification

  Based on a review of the NWI map, no streams are mapped on the Subject Property. A copy of the NWI map is attached.

d. Slopes greater than 25 percent (as determined by an analysis performed consistent with industry accepted engineering and design practices)

- United States Geologic Survey Topographic Quadrangle Map
- Field observation and verification

Based on a review of the USGS National Map, slopes greater than 25 percent are not located on the Subject Property. A copy of the USGS National Map is attached.

e. Vegetation (including endangered species)

- United States Department of Agriculture, Nature Resource Conservation Service
- Field observation

Based on a review of the USFWS Information for Planning and Consultation (IPaC) report for Cobb County, Georgia, four endangered species (one bird, one insect, and two flowering) were identified. The Subject Property is currently improved with the remnants of a former gasoline station (building foundations and surface parking). It is unlikely that critical habitats associated with the four endangered species exist on the Subject Property. A copy of the IPaC report is attached.

f. Wildlife Species (including fish and endangered species)

- United States Fish and Wildlife Service
- Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program

- Field observation

Based on a review of the GA DNR list of Rare Animals, Plants, and Natural Plan Communities within Cobb County, 17 plants and 25 animals were identified. As noted in Section 2e, the Subject Property is improved with remnants of a gasoline station and asphalt parking areas. It is unlikely that habitats associated with these plants and animals are present on the Subject Property. A copy of the GA DRN list is attached.

g. Archeological/Historical Sites
   - Cobb County Historic Resources
   - Georgia Department of Natural Resources, Historic Preservation Division
   - Field observation and verification

   Based on a review of Georgia's Natural, Archaeological, and Historic Resources GIS (GNAHRGIS), the Subject Property was not listed on the National Register of Historic Places.

3. **PROJECT IMPLEMENTATION MEASURES**

Describe how the project implements each of the measures listed below as relevant. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

a. Protection of environmentally sensitive areas (wetlands, floodplain, slopes exceeding 25 percent, stream buffers)
   Based on a review of the NWI map, no wetlands, streams or slopes exceeding 25 percent are mapped on the Subject Property. Reference item 2.b. above for floodplain details.

b. Protection of water quality – *Water quality improvements will be installed as part of the stormwater management system proposed for the project. These improvements will meet the requirements of the Cobb County Ordinance or the Georgia Stormwater Management Manual.*

c. Minimization of negative impacts on existing infrastructure. *Stormwater and drainage infrastructure will be installed to ensure that the post-developed flow rates do not exceed the pre-developed flowrates leaving the site. Sewer infrastructure will be installed to route sewer flows leaving the site to the existing CCWS system present in Atlanta Road and limit contamination to nearby sensitive areas.*

d. Minimization of negative impacts on archeological/historically significant areas
   Based on a review of Georgia's Natural, Archaeological, and Historic Resources GIS (GNAHRGIS), the Subject Property was not listed on the National Register of Historic Places.

e. Minimization of negative impacts on environmentally stressed community areas where environmentally stressed community areas are defined as community areas will be exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal and industrial uses.
   - Public and private municipal (solid waste and wastewater treatment facilities, utilities, airports, and railroads) *These areas are not present on the Subject Property.*
   - Industrial (landfills, quarries and manufacturing facilities) *These areas are not present on the Subject Property.*

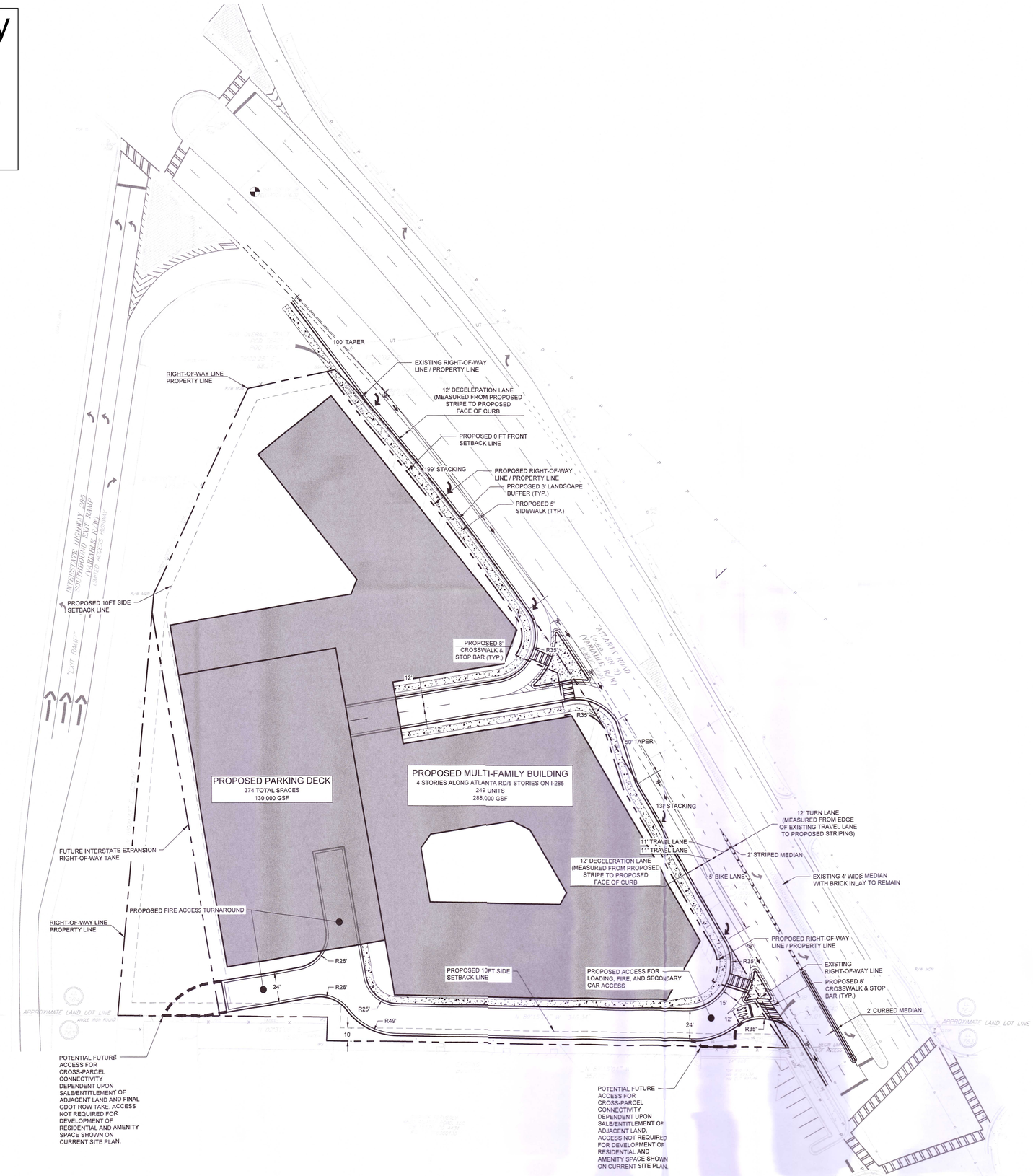
f. Creation and preservation of green space and open space. *Two courtyard areas will be created as part of the project to allow for open space areas to be present on the site.*

g. Protection of citizens from the negative impacts of noise and lighting. *Proposed development is not immediately surrounded by residential neighborhoods, but does not include design features that would contribute to excessive noise or light pollution.*

h. Protection of parks and recreational green space – *Amenity courtyard areas are being proposed as part of the project to facilitate on-site recreational areas and limit overuse of adjacent public recreation areas.*

i. Minimization of impacts to wildlife habitats – *The site is currently an abandoned paved parking lot that has minimal wildlife habitat. Construction practices and erosion control measures such as silt fence and sediment storage/routing will be implemented to minimize impacts to off-site wildlife area by protecting the perimeter of the site and minimizing runoff.*

Received by Zoning September 3, 2026



REZONING NOTES

SITE SUMMARY:

LAND LOT 763 & 764
17TH DISTRICT - 2ND SECTION

CURRENT ZONING: GENERAL COMMERCIAL (GC)
PROPOSED ZONING: REGIONAL RETAIL COMMERCIAL (RRC)

SITE AREA: 3.79 AC
ROW DEDICATION: 0.15 AC
ADJUSTED SITE AREA: 3.36 AC

FUTURE INTERSTATE
EXPANSION RIGHT-OF-WAY: 0.28 AC

PROPOSED BUILDING SETBACK:
FRONT: 0 FT
SIDE: 10 FT
REAR: 10 FT

MAXIMUM BUILDING HEIGHT: 70 FT
MAXIMUM IMPERVIOUS %: 85% (SEE VARIANCE BELOW)

PROPOSED LAND USES & DENSITIES:
MULTIFAMILY RESIDENTIAL 249 UNITS

PARKING SUMMARY:
REQUIRED PARKING: **374 SPACES** (TOTAL)
MULTIFAMILY (249 UNITS) 374 SPACES (1.50/UNIT)

PROPOSED PARKING: **374 SPACES** (TOTAL)
MULTIFAMILY PARKING 374 SPACES (1.50/UNIT)
STANDARD 366 SPACES
HANDICAP 8 SPACES

1. THIS SITE IS NOT IN A FLOODPLAIN.
2. THE SITE DOES NOT CONTAIN LAKES, STREAMS, OR STREAM BUFFERS.
3. THIS SITE DOES NOT CONTAIN A CEMETERY.
4. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS.
5. ALL PARKING COUNTS ARE APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS. PARKING COUNTS WILL EXCEED TOTALS SHOWN ABOVE.
6. IT IS UNDERSTOOD THAT THE SITE MUST COMPLY WITH ALL APPLICABLE ADA STANDARDS, INCLUDING PARKING AND CONNECTIVITY, AND WILL BE DESIGNED AND DETAILED AS SUCH.
7. IF ACCESS GATES ARE REQUIRED THEY WILL BE PLACED 100FT FROM EDGE OF EXISTING RIGHT OF WAY.
8. UNDERGROUND STORMWATER DETENTION WILL BE PROVIDED ON SITE PER COBB COUNTY STORMWATER STANDARDS AND REQUIREMENTS.

VARIANCE REQUEST SUMMARY

SETBACK VARIANCES:
- REDUCTION OF THE PARCEL'S FRONT BUILDING SETBACK FROM 50 FT TO 0 FT.
- REDUCTION OF THE PARCEL'S SIDE BUILDING SETBACK FROM 50 FT. TO 10 FT.

DESIGN VARIANCES:
- VARIATION FROM MAXIMUM FAR OF 1.00 TO FAR OF 2.30. PROPOSED FAR IS BASED OFF PROPERTY AREA AFTER DEDICATION ALONG ATLANTA ROAD. (FUTURE INTERSTATE ROW TAKE NOT INCLUDED IN CALCULATION)
- VARIATION FROM MAXIMUM IMPERVIOUS SURFACE OF 70% TO 85% ALONG ATLANTA ROAD. (FUTURE INTERSTATE ROW TAKE NOT INCLUDED IN CALCULATION)
- VARIATION FROM MINIMUM 20 FT DRIVEWAY OFFSET FROM THE PROPERTY LINE (DEVELOPMENT STD SEC. 403.1.2) TO 5 FT.
- VARIATION FROM MULTIFAMILY PARKING REQUIREMENT OF 1.75 SPACES PER UNIT TO 1.5 SPACES PER UNIT.

PROPERTY LINE NOTE

- PROPERTY LINE SHOWS COMBINATION OF TRACTS 1 AND 2. THE COMBINED TRACTS ARE SHOW IN COBB COUNTY GIS AS PIN: 17076400030

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

811 Know what's below. Call before you dig.

PREPARED BY
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PROJECT
12TH AND PIEDMONT
1084 PIEDMONT AVE NE, ATLANTA, GA 30309
LAND LOT 108 - 17TH DISTRICT
PARCEL ID: 17 0108000087

GEORGIA REGISTERED No. PE043951 PROFESSIONAL ENGINEER ZACHARY RANDOLPH
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Drawing name: K:\AMT_CIVIL\019598015_4600 Atlanta Road\CAD\Plansheets\C0.10 - REZONING SITE PLAN.dwg C0.10 REZONING SITE PLAN Jul 22, 2026 1:18pm by: Makaela.Edmonds

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Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-52-2026

SITE BACKGROUND

Applicant	GIP Big Shanty, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	GIP Big Shanty, LLC
Property Location	Located on the south side of Big Shanty Road, east of George Busbeee Parkway
Address	465 Big Shanty Road
Access to Property	Big Shanty Road

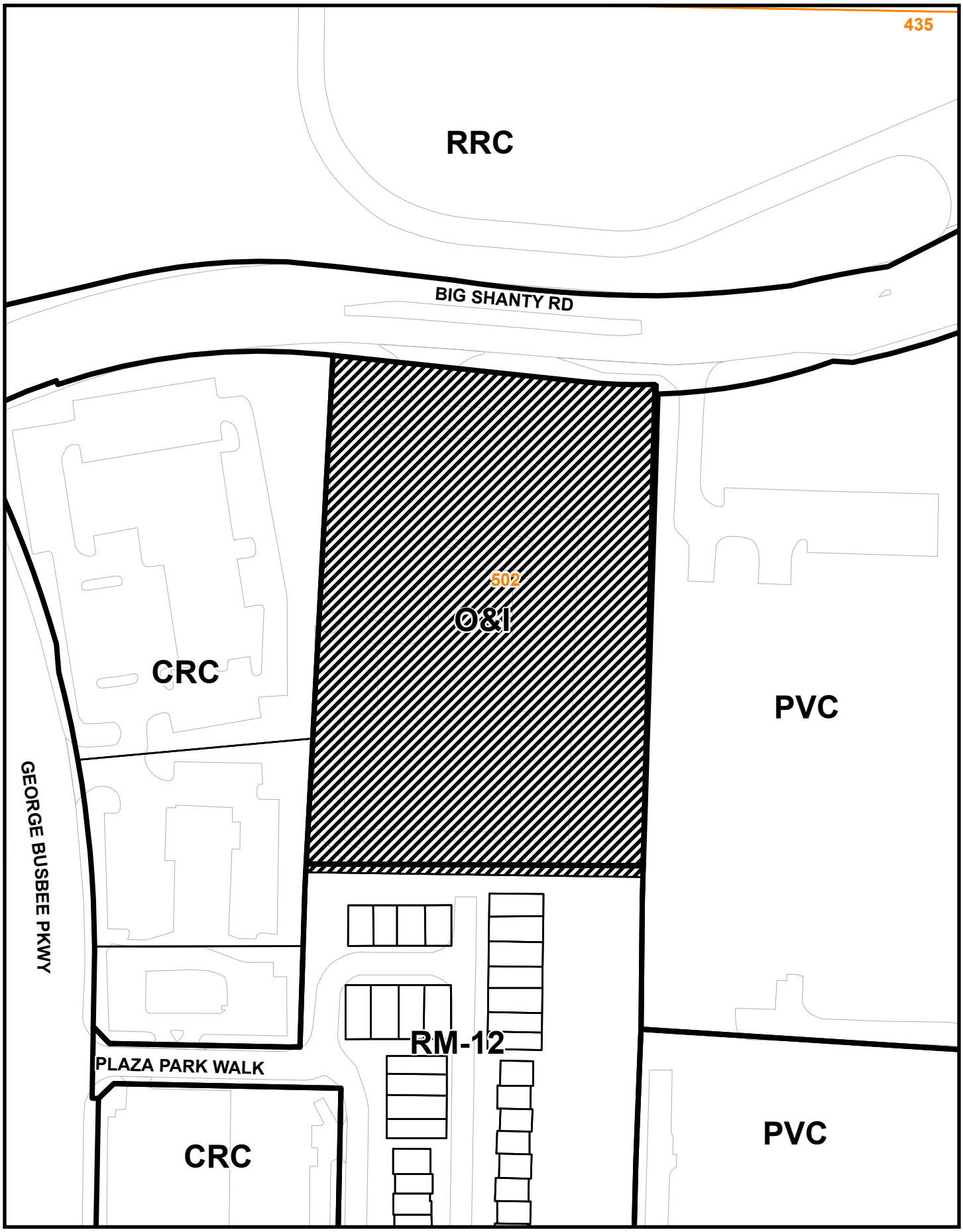
QUICK FACTS

Commission District	2 - Allen
Current Zoning	O&I
Current Use of Property	Professional Office
Proposed Zoning	RRC
Proposed Use	Purpose-Built Student Housing
Future Land Use	RAC
Site Acreage	3.80
District	16
Land Lot	502
Parcel #	16050200110
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-52 2026 Map



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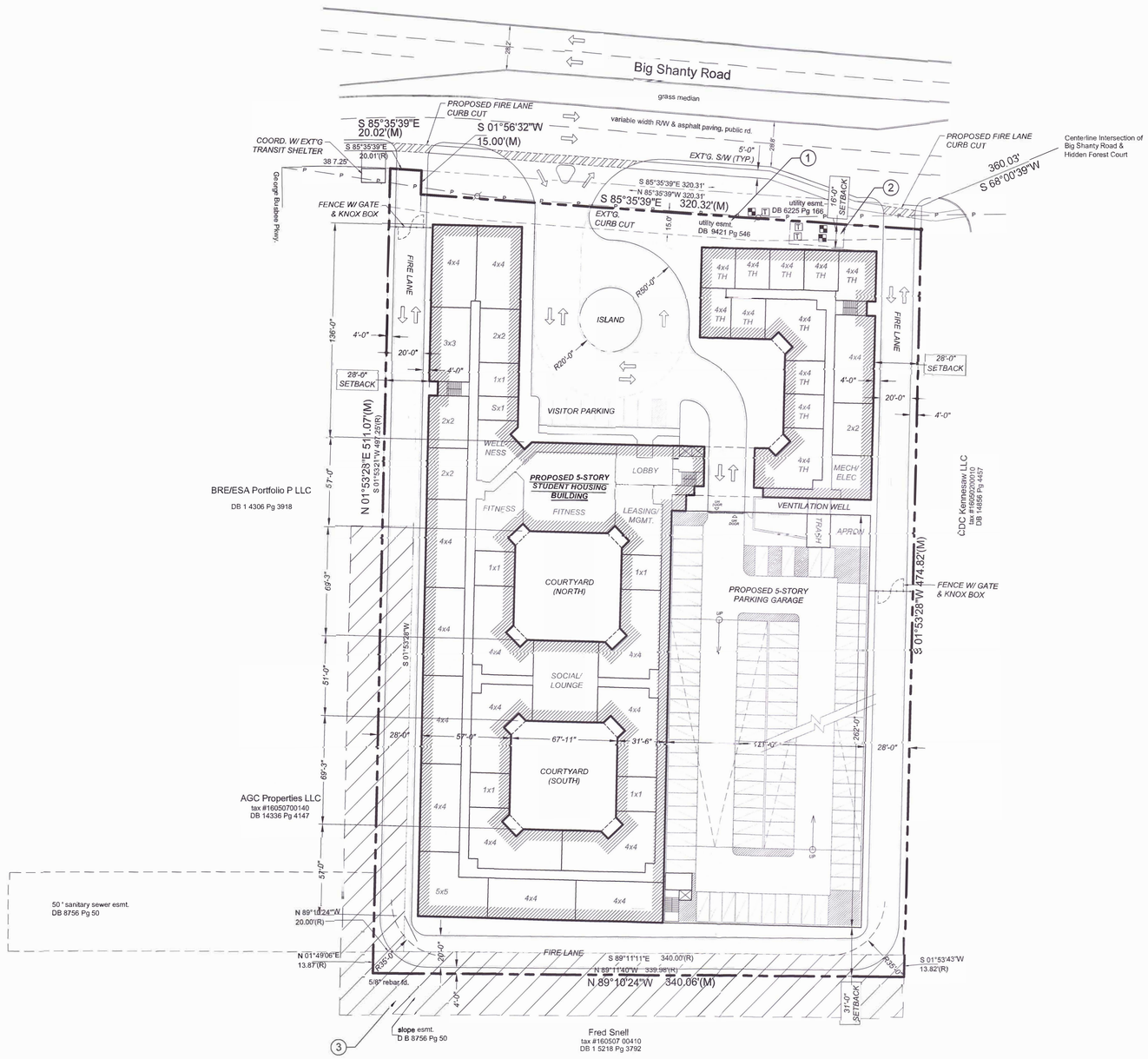
0 110 220 Feet

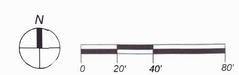
Zoning Boundary

City Boundary

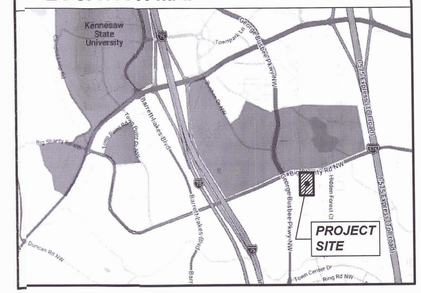
Received by Zoning September 3, 2026



1 A0.1 SITE PLAN
SCALE: 1" = 40'



LOCATION MAP



SITE / PROJECT DATA

PROPERTY ADDRESS

465 BIG SHANTY RD. NW
MARIETTA, GA 30066

16TH LAND DISTRICT
PARCEL ID #16-0502-0-013-0

ZONING INFORMATION

CURRENT: O&I (OFFICE & INSTITUTIONAL)
PROPOSED: RRC (RETAIL-RESIDENTIAL-COMMERCIAL)
REGIONAL ACTIVITY CENTER (RAC): YES

SITE AREA
165,323 SF (3.80 AC)

IMPERVIOUS AREA (70% MAX.)
PROPOSED: 115,726 SF (70%)

BUILDING SETBACKS:
(NO ABUTMENT TO ADJACENT RESIDENTIAL USE)

FRONT = 15'
SIDE = 25'
REAR = 30'

BUILDING HEIGHT
REQUIRED = 55' (MAX.)
PROPOSED = 55'

APARTMENT UNIT TYPE DATA

STUDIO	=	5	X	1	=	5
1-BR	=	29	X	1	=	29
2-BR	=	24	X	2	=	48
3-BR	=	6	X	3	=	18
4-BR	=	75	X	4	=	300
4x4-TH	=	11	X	4	=	44
5-BR	=	9	X	5	=	45
6-BR	=	20	X	6	=	120
TOTAL UNITS	=	179				609 Beds

UNIT EQUIVALENCY CALCULATION

0.5 EQUIV. UNITS X 609 BEDS
= 305 EQUIV. UNITS

PARKING DATA

EQUIV. UNITS X (0.75 PARKING SPACES)
= 305 X (0.75) = 229 PARKING SPACES (REQ'D.)

PROPOSED PARKING = 399 SPACES

PARKING DETAILS
GARAGE = 382 SPACES
ADA (GARAGE) = 8
ADA VAN (GARAGE) = 1
SURFACE (GUEST) = 7
ADA SURFACE = 1

UTILITY PROVIDERS

WATER = COBB COUNTY WATER SYSTEM
SEWER = COBB COUNTY WATER SYSTEM

EASEMENTS (SEE DRAWING TAGS):

1. UTILITY EASEMENT: DB 9421 Pg 546
2. UTILITY EASEMENT: DB 6225 Pg 166
3. SLOPE EASEMENT: DB 8756 Pg 50

GENERAL NOTES:

A.) PROPERTY IS IN FLOOD ZONE X (NO SPECIAL FLOOD HAZARD AREA).

B.) PROPERTY DOES NOT CONTAIN ARCHITECTURAL / ARCHEOLOGICAL LANDMARKS, LAKES/STREAMS, CEMETERIES, WETLANDS, OR ASSOCIATED BUFFERS.

chroma
THE BRADLEY PROJECTS
architecture + design

STATE OF GEORGIA
JARED J. BRADLEY
CERTIFICATE NO. 4824-30
REGISTERED ARCHITECT

STAMP

CONSULTANT

PROJECT
PROPOSED STUDENT HOUSING DEVELOPMENT
465 BIG SHANTY RD. NW
MARIETTA, GA 30066

ISSUANCES + REVISIONS
09/03/26 SLUP + REZONING

DATE 09/01/26
PHASE
SCALE 1" = 40'

A0.1

Z-52 2026 Aerial Map

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0 110 220 Feet

Zoning Boundary

City Boundary

Application No. Z-_____(2026

PC Hearing - 11/03/2026
BOC Hearing - 11/17/2026

Summary of Intent for Rezoning*

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

a) **Proposed unit square-footage(s):** Studio to 6BR units ranging from 400 - 2300 SF

b) **Proposed building architecture:** Modern contextual design with durable materials, contrasting textures and color, focus on quality of natural light and ventilation.

c) **List all requested variances:** Request of reduction in minimum tract size from 4.0 acres to 3.80 acres (actual).

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).

No (Georgia State Dept. of Labor is a tenant of the private owner).

*Applicant/Property Owner specifically reserves the right to amend any information set forth in this Application for Rezoning, or the documentation attached thereto, at any time during the rezoning process.

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: **Z-_____ (2026)**
Hearing Dates: **November 3, 2026**
November 17, 2026

Applicant/Titleholder: **GIP Big Shanty, LLC**

Tax Parcel No.: **16050200110**

IMPACT ANALYSIS STATEMENT

Analysis of impact of the proposed rezoning with respect to the following:

(a) This Application for Rezoning seeks rezoning of approximately 3.80 acres located on the southerly side of Big Shanty Road, easterly of George Busbee Parkway, being more particularly known as 465 Big Shanty Road, Land Lot 502, 16th District, 2nd Section, Cobb County, Georgia (hereinafter "Property" or the "Subject Property"). The Property is currently zoned Office Institutional ("OI"). Applicant is seeking rezoning of the Property to the Regional Retail Commercial ("RRC") zoning category for development as purpose built student housing. The requested category of RRC will permit a use for the Property that is more suitable in view of its location and use and development of properties in close proximity and will allow the Property to be utilized to its highest and most reasonable potential. Zoning and uses of properties in the area vary from residential, including multi-family and student housing, retail, office, commercial, and public/institutional purposes. The location of the Subject Property makes it uniquely suited for the proposed development; as well as, its location to George Busbee Parkway, Chastain Road, Chastain Meadows Parkway, Barrett Parkway, and interstate connectivity to both I-75 and I-575. Additionally, the close proximity to the main campus of Kennesaw State University and related functions makes it uniquely situated to the proposed purpose built student housing development. Given the very nature of the area and the diversity of zonings and uses in the area, the proposed rezoning and development would be compatible with surrounding properties and the area as a whole.

(b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby property. The proposed development should have a minimal, if any, impact on surrounding properties, as surrounding properties would be similarly situated with the proposed development. If approved and developed according to the request, the adjacent and nearby property owners would benefit in higher land values. Cobb County will benefit from increased tax revenue.

(c) The property, as zoned, does not have a reasonable economic use. Rezoning the Property to the proposed RRC classification would allow the Property to be developed and utilized to its highest and best potential, and consistent with properties adjacent to and in the immediate proximity.

(d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Development, as proposed, would have minimal effect on utilities and transportation facilities. The Property has convenient access to the interstate highway and major thoroughfares within the County. Roadway improvements in and around the Subject Property in recent years have eased access and traffic concerns related to the proposed development.

(e) The zoning proposal is in conformity with the Future Land Use Map of Cobb County, Georgia, as the Subject Property is located within a Regional Activity Center ("RAC").

(f) This zoning proposal is consistent with the current conditions affecting the development of this Property. Improvements to the area roadways and major thoroughfares and interstates have been made in recent years to ease traffic flow in order to accommodate development in and around the Subject Property.

435 BIG SHANTY RD. NW – MARIETTA, GA 30066
ENVIRONMENTAL SITE ANALYSIS (ESA) FORM

1. CONFORMANCE WITH THE COMPREHENSIVE PLAN

465 Big Shanty NW is located at the center of the Regional Activity Center (RAC) future land use designation. See map excerpts below illustrating the Project Location in the RAC designation, with sub-category RS (Retail/Service). Note adjacency to PI (Public Institutional) and HDR (High Density Residential). This supports the site as an ideal location for purpose-built student housing, not only due to its location among similar completed projects, but given its position at the edge of existing and prospective KSU property.

LU-GOAL 1: Manage growth by promoting compatible land uses, while preserving established suburban and rural communities and respecting individual property rights.

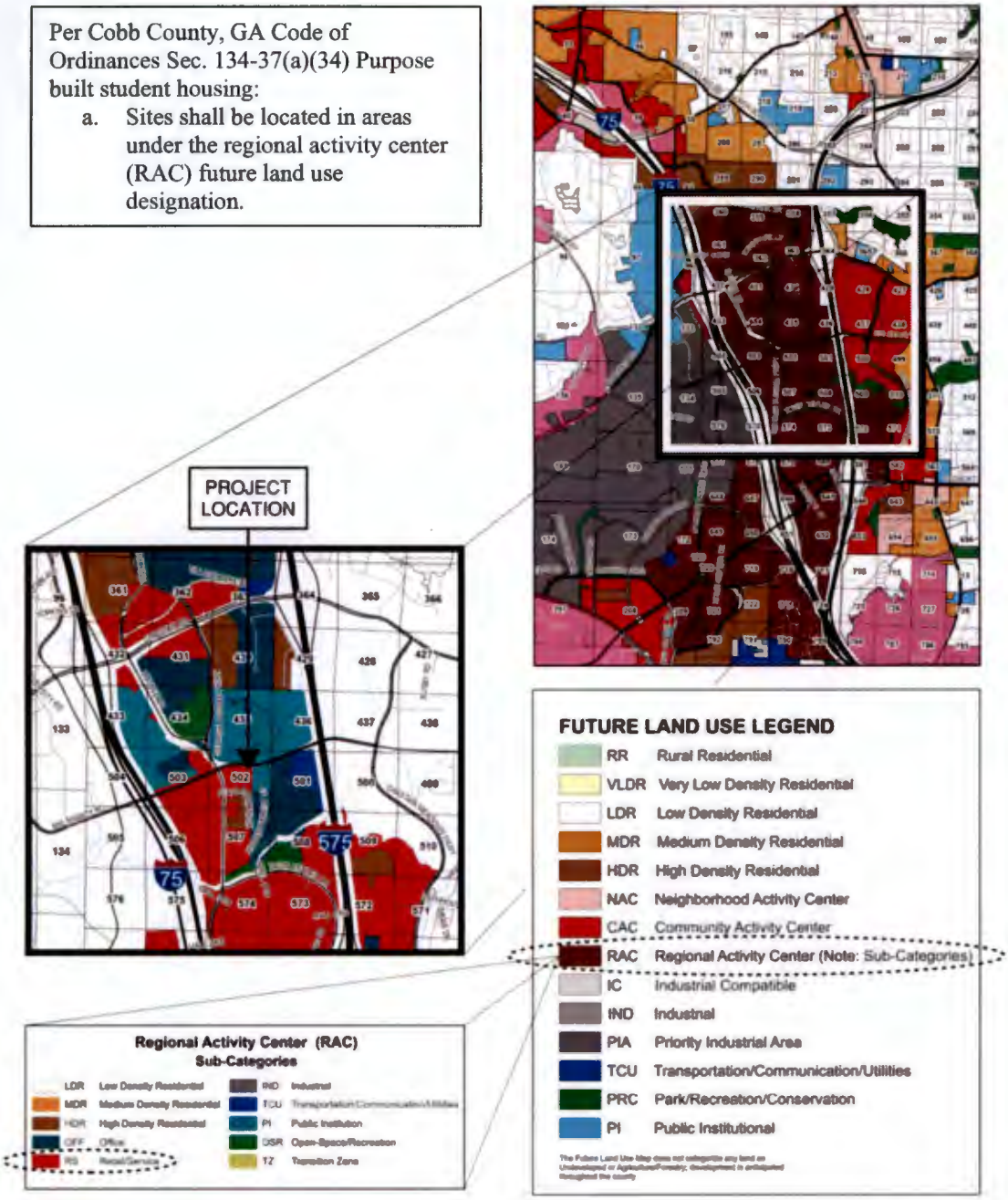
This goal promotes development within the Regional Activity Center as means to protecting existing stable suburban and rural areas from development pressure, promoting a variety of residential land uses that support various typologies including high-density and PBSH to accommodate a growing and diverse population.

LU-GOAL 2: Encourage safe, attractive, and well-maintained neighborhoods and activity centers that promote a healthy active lifestyle by fostering quality, safe, pedestrian-oriented and environmentally friendly elements.

This goal promotes development within Regional Activity Centers and other areas as designated by Master Plans and Small Area Policy Guidelines, encouraging walkable, nodal developments in strategic areas, particularly for those with relevant adjacencies such as the Project Location. The proposed project promotes an active lifestyle through its wellness-oriented indoor/outdoor programming. Spaces such as Fitness, Wellness/Spa, landscape courtyards with an adjacent Social Lounge and a dog exercise area are proposed at Level 1. Study/collaboration spaces are planned within a quieter zone at Level 2 with abundant natural light, exterior views and a range of privacy options. Level 5 includes private landscape courts, a shared sun deck, swimming pool and supporting indoor spaces, all strategically designed to minimize environmental impacts to adjacent properties and follow other conditions mandated by the PBSH SLUP guidelines. A reasonable parking ratio, adjacency to campus and access to regional transit highlight conveniences offered by the project location.

Per Cobb County, GA Code of Ordinances Sec. 134-37(a)(34) Purpose built student housing:

a. Sites shall be located in areas under the regional activity center (RAC) future land use designation.



2.

a. Wetlands – N/A

b. Floodplain

- The project site is designated Flood Zone X, no special flood hazard area.

c. Streams/stream buffers – N/A

d. Slopes greater than 25 percent (as determined by an analysis performed consistent with industry accepted engineering and design practices)

- There is an existing slope at the south/southwest edges of the site boundary that is part of an official recorded Slope Easement (DB 8756 Pg 50) as noted on the Survey and Site Plan. The proposed site development will follow all code requirements and best practices in accordance with maintaining or modifying the slope condition and will address any necessary changes to the easement, accordingly.

e. Vegetation (including endangered species)

- There are no known endangered species of vegetation at the Project Site. Typical trees exist at the majority of the property perimeter, some of which will remain and others which will be removed to accommodate the proposed development and associated Fire Lane.

f. Wildlife Species (including fish and endangered species) – N/A

g. Archeological/Historical Sites – N/A

3. **PROJECT IMPLEMENTATION MEASURES**

Describe how the project implements each of the measures listed below as relevant. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

a. Protection of environmentally sensitive areas (wetlands, floodplain, slopes exceeding 25 percent, stream buffers):

- Wetlands, floodplain and stream buffers are N/A.
- The existing slope easement will be addressed as described in Section 2 above.

b. Protection of water quality

- All applicable code standards will be met via the development's storm/sanitary design.

c. Minimization of negative impacts on existing infrastructure

- Impervious area will be limited to 70% (or the equivalent) of the Site Area and the design team will coordinate with Cobb Co. Water System to ensure adequate sewer capacity.

d. Minimization of negative impacts on archeological/historically significant areas – N/A, given lack of proximity to relevant areas

e. Minimization of negative impacts on environmentally stressed community areas where environmentally stressed community areas are defined as community areas will be exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal and industrial uses. – N/A

f. Creation and preservation of green space and open space

- Impervious limits will be complied with and planning/programming of the proposed development will offer various outdoor/green spaces at both grade and Level 5.

g. Protection of citizens from the negative impacts of noise and lighting

- Grade level amenity spaces are inherently protected from creating noise/light pollution by their courtyard design surrounded on all sides by the proposed building.
- Level 5 amenity spaces will be strategically oriented to minimize noise pollution to neighboring properties and design elements such as buffer zones and protective walls will be implemented as necessary. Lighting design and fixture selection will comply with applicable code guidelines related to light pollution.

h. Protection of parks and recreational green space – N/A

i. Minimization of impacts to wildlife habitats – N/A

A&R Engineering, Inc.

GEORGIA REGISTERED NO. 22518 PROFESSIONAL ENGINEER ABDUL KAREEM AMER

Memorandum

To: Cobb County Department of Transportation
From: Abdul Amer, PE. A&R Engineering
Date: August 31, 2026
Subject: Submittal 1 for Proposed Rezoning at 465 Big Shanty Road, in Cobb County, GA | 26-150

The purpose of this memorandum is to document the scope of the traffic impact study for the proposed rezoning of an off-campus student apartment development located at 465 Big Shanty Road in Cobb County, Georgia.

1.0 DESCRIPTION OF PROPOSED DEVELOPMENT AND STUDY METHODOLOGY

The property is currently zoned Office and Institutional District and is occupied by the Cobb-Cherokee Career Center, which operates as an employment agency. The applicant is proposing to rezone the property to a residential zoning district to allow for the development of a five-story, off-campus student apartment building. The proposed student housing development will consist of 179 units with a total of 609 beds and will utilize the existing right-in/right-out driveway on Big Shanty Road. The development will also include two emergency access points, which will remain gated and locked. The location of the site is shown below in Figure 1.

Figure 1 – Site Overlay Map

The development is anticipated to be completed in 2028 and is proposed to be constructed in a single phase. All bedrooms are anticipated to be single occupancy (i.e., one bed per bedroom). A site plan is shown in Appendix.

1.1 CATEGORY AND HORIZON YEAR ANALYSIS

The proposed development does not meet the Category 2 threshold established by Cobb County, as both the peak-hour and total daily trips are below the applicable thresholds, as discussed in Section 4.0 Development-Generated Traffic. Therefore, a ten-year Horizon Year analysis is not required.

1.2 DEVELOPMENT OF REGIONAL IMPACT (DRI)

The proposed development does not qualify as a Development of Regional Impact (DRI) based on the applicable DRI thresholds and requirements.

2.0 EXISTING CONDITIONS

The study area for the traffic impact analysis will include the following intersections. Traffic counts will be collected during the AM peak period (7:00–9:00 AM) and PM peak period (4:00–6:00 PM) at the following intersections:

1.0 George Busbee Parkway at Busbee Drive/ Radow Way
2.0 George Busbee Parkway at Big Shanty Road
3.0 Big Shanty Road at Existing Site Driveway
4.0 Big Shanty Road at Hidden Forest Court/ Radow Way

The above information will be used in determining the "Existing" conditions for all traffic studies.

3.0 FUTURE CONDITIONS

To evaluate future traffic operations within the study area, a normal background traffic growth factor will be applied to the existing traffic volumes. The background traffic growth rate is based on historical traffic volume trends at applicable GDOT traffic count stations and is estimated using a linear regression analysis to establish a representative future growth rate for the study area. GDOT traffic count data collected over the past three years (2023–2025) indicate an average annual traffic growth rate of approximately 2% in the study area. This growth factor will be applied to the existing traffic volumes to project the background traffic volumes for the build-out year 2028. A detailed linear regression analysis is included in the Appendix.

The above information will be used in determining the "No-Build" and "No-Build with System Improvements" conditions.

3.1 Adjacent Development

No adjacent developments were identified in the study area.

3.2 Roadway Improvements

No roadway improvements were identified in the study area.

4.0 DEVELOPMENT GENERATED TRAFFIC

Trip generation estimates were based on the rates and equations published in the 12th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation estimates for the site were based on the following ITE Land Use Category: *226 – Off-Campus Student Apartment (Mid-Rise).*

According to ITE Land Use Code *226 – Off-Campus Student Apartment (Mid-Rise)*, the trip generation data has been stratified into two subcategories: (1) sites located adjacent to a campus and (2) sites located more than one-half mile from a campus. The proposed site is located more than one-half mile from the campus. Therefore, fewer students are expected to walk to campus compared to students residing at sites located within one-half mile of a campus. As a result, the vehicle trip generation rates provided in the ITE Trip Generation Manual may be relatively low for a student housing development at this location. Due to the lack of site-specific trip generation data, the trip generation analysis utilizes Cobb DOT's recommended adjusted trip generation rates developed for a similar student housing development located at 112 Townpark Drive.

- Daily – 2.86 per bed
- AM between 7 and 9 Am: 0.09 per bed
- PM between 4 and 6 PM: 0.27 per bed

The total trip generation for the development is shown in the table below.

TABLE 1 – TRIP GENERATION FOR PROPOSED DEVELOPMENT

Land Use	Size	AM Peak Hour			PM Peak Hour			24-Hr
		Enter	Exit	Total	Enter	Exit	Total	2-Way
ITE 226 – Off-Campus Student Apartment (Mid-Rise) – Adjustment Factor Applied	609 Bedrooms	25	30	55	77	87	164	1,742

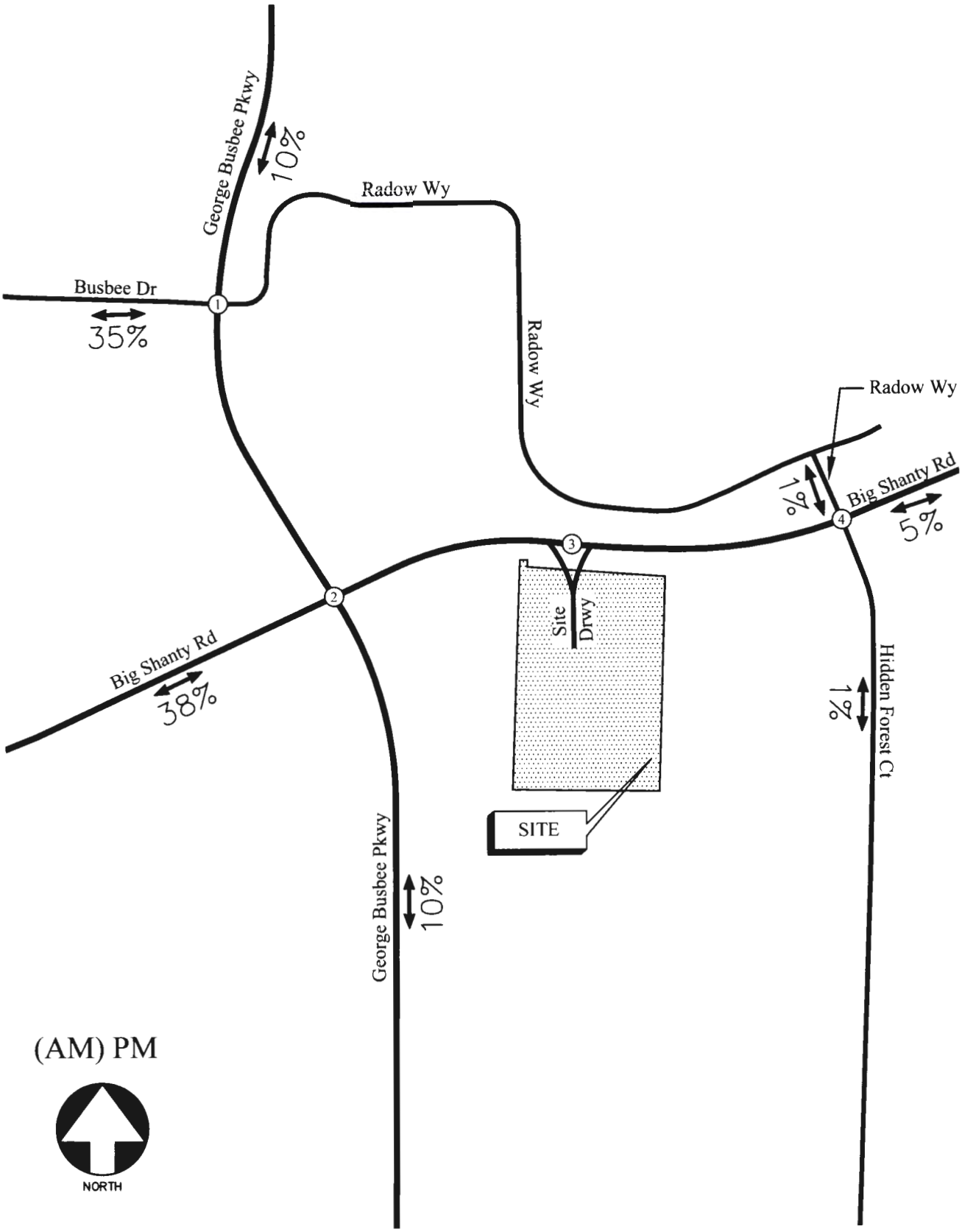
4.1 TRIP DISTRIBUTION:

The following outer-leg trip distribution was developed for the site-generated traffic based on the nature of the development, intended destination and adjacent roadway network.

Big Shanty Road (East) – 5%
Big Shanty Road (West) – 38%
Busbee Drive (West) – 35%
George Busbee Parkway (North) – 10%
George Busbee Parkway (South) – 10%
Hidden Forest Court (South) – 1%
Radow Way (North) – 1%

The above information will be used in determining the "Build" and "Build with Site & System Improvements" conditions if required.

A graphic showing the study intersection locations and outer leg distribution is included in the next page.

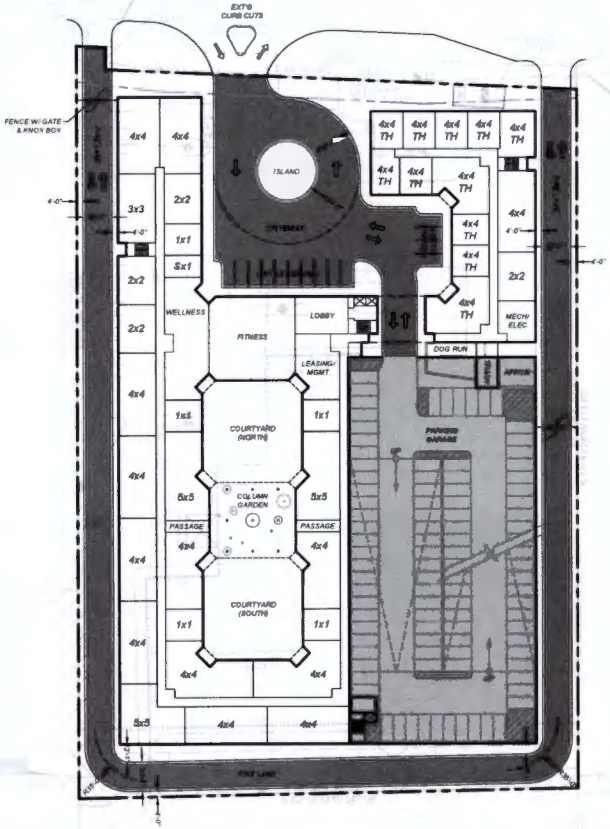


OUTER LEG DISTRIBUTION

A&R Engineering Inc.

5.0 TRANSPORTATION ANALYSIS

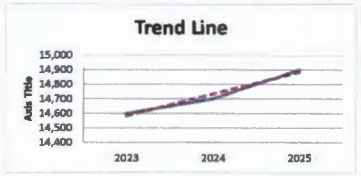
Intersection capacity analyses will be performed for the signalized and unsignalized study intersections in accordance with the methodologies outlined in the Highway Capacity Manual (HCM), 6th Edition. Synchro 11 will be used to input traffic data and conduct intersection capacity and operational analyses.



SITE PLAN
1" = 40'

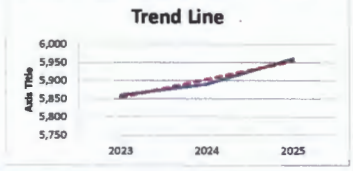
Location	Growth Rate	R Squared	Station ID	Route	2023	2024	2025
Chastain Meadows Pkwy (SE of Big Shanty Rd)	1.0%	0.96	067-8840	-	14,600	14,700	14,900
Campus Loop Rd (NW of Paulding Ave NW)	0.9%	0.95	067-8023	00015700	5,860	5,890	5,960
Chastain Rd (E of Busbee Dr)	-1.0%	0.75	067-0883	00439500	30,100	29,500	29,500
Chastain Rd (W of Chastain Meadows Pkwy)	4.7%	0.84	067-0885	-	16,700	16,900	18,300
Bells Ferry Rd (N of Rockbridge Rd)	5.2%	0.82	067-2901	00284500	10,400	10,500	11,500
Weighted Average	**1.6%**	0.70	Sum of Count Stations =		77,660	77,490	80,160

Location	Traffic Counter	RCLINK	2023	2024	2025
Chastain Meadows Pkwy (SE of Big Shanty Rd)	067-8840	-	14,600	14,700	14,900



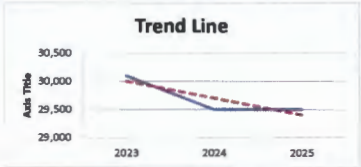
Growth Rate	Intercept	Slope
1.0%	-288,867	150.00
Trend Line	14,583	14,733	14,883

Location	Traffic Counter	RCLINK	2023	2024	2025
Campus Loop Rd (NW of Paulding Ave NW)	067-8023	00015700	5,860	5,890	5,960



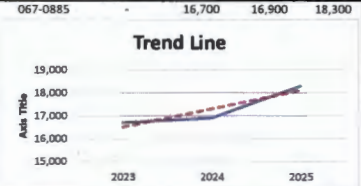
Growth Rate	Intercept	Slope
0.9%	-95,297	50.00
Trend Line	5,853	5,903	5,953

Location	Traffic Counter	RCLINK	2023	2024	2025
Chastain Rd (E of Busbee Dr)	067-0883	00439500	30,100	29,500	29,500



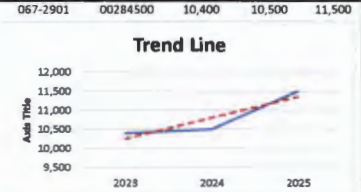
Growth Rate	Intercept	Slope
-1.0%	636,900	-300.00
Trend Line	30,000	29,700	29,400

Location	Traffic Counter	RCLINK	2023	2024	2025
Chastain Rd (W of Chastain Meadows Pkwy)	067-0885	-	16,700	16,900	18,300



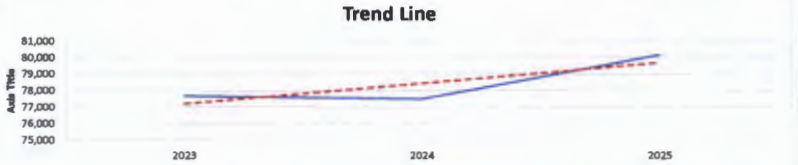
Growth Rate	Intercept	Slope
4.7%	-1,601,900	800.00
Trend Line	16,500	17,300	18,100

Location	Traffic Counter	RCLINK	2023	2024	2025
Bells Ferry Rd (N of Rockbridge Rd)	067-2901	00284500	10,400	10,500	11,500



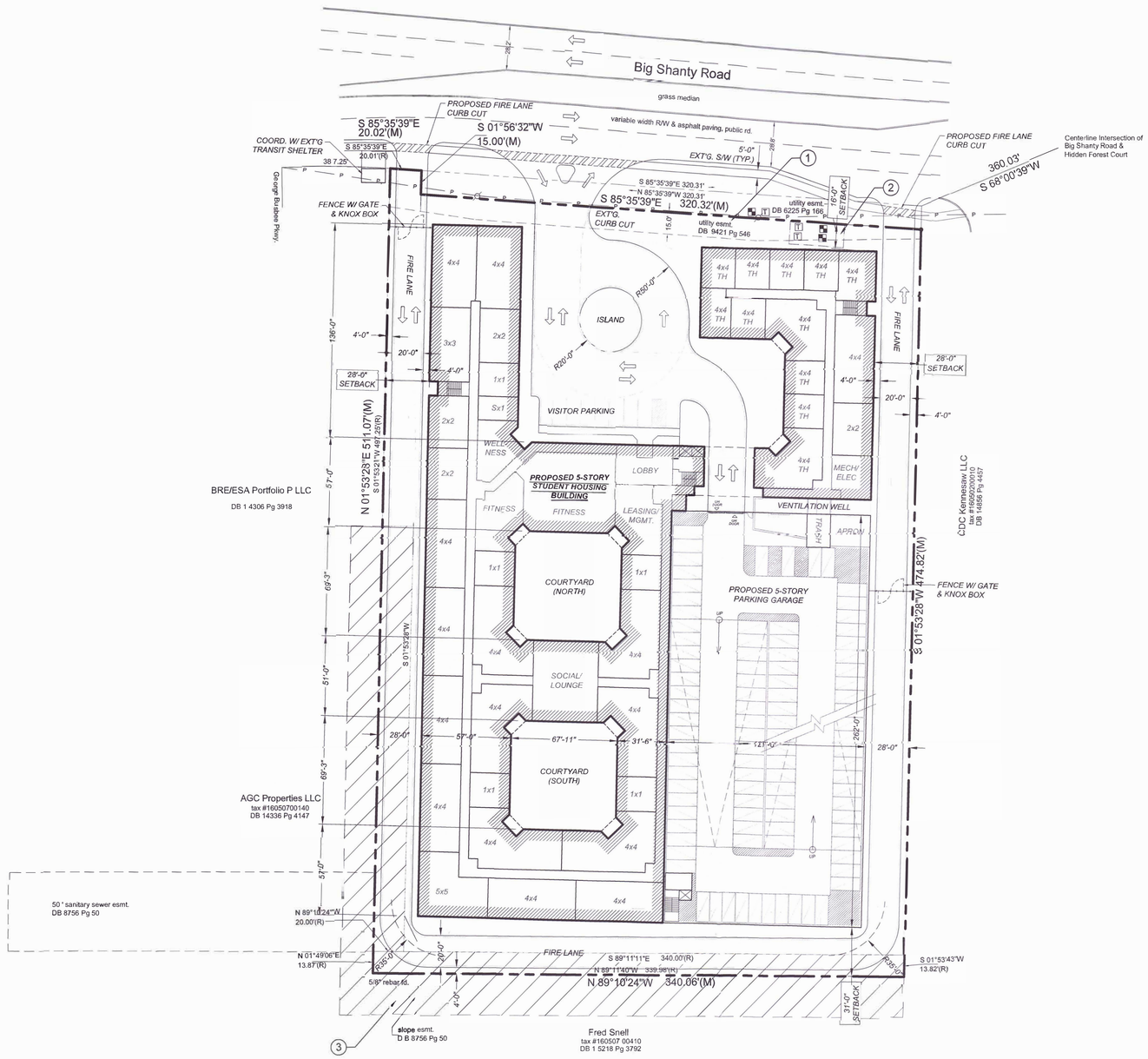
Growth Rate	Intercept	Slope
5.2%	-1,102,400	550.00
Trend Line	10,250	10,800	11,350

Weighted Average	2023	2024	2025
Sum of Count Stations	77,660	77,490	80,160

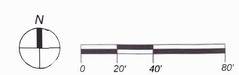


Growth Rate	Intercept	Slope
1.6%	-2,451,563	1,250.00
Trend Line	77,187	78,437	79,687

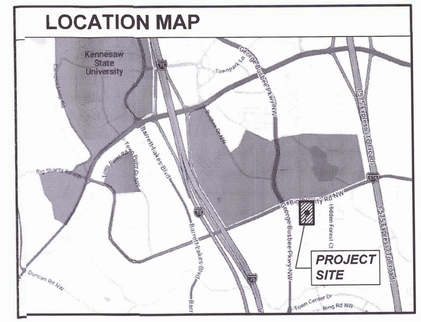
Received by Zoning September 3, 2026



1 A0.1 SITE PLAN
SCALE: 1" = 40'



LOCATION MAP



SITE / PROJECT DATA

PROPERTY ADDRESS

465 BIG SHANTY RD. NW
MARIETTA, GA 30066

16TH LAND DISTRICT
PARCEL ID #16-0502-0-013-0

ZONING INFORMATION

CURRENT: O&I (OFFICE & INSTITUTIONAL)
PROPOSED: RRC (RETAIL-RESIDENTIAL-COMMERCIAL)
REGIONAL ACTIVITY CENTER (RAC): YES

SITE AREA
165,323 SF (3.80 AC)

IMPERVIOUS AREA (70% MAX.)
PROPOSED: 115,726 SF (70%)

BUILDING SETBACKS:
(NO ABUTMENT TO ADJACENT RESIDENTIAL USE)

FRONT = 15'
SIDE = 25'
REAR = 30'

BUILDING HEIGHT
REQUIRED = 55' (MAX.)
PROPOSED = 55'

APARTMENT UNIT TYPE DATA

STUDIO	=	5	X	1	=	5	
1-BR	=	29	X	1	=	29	
2-BR	=	24	X	2	=	48	
3-BR	=	6	X	3	=	18	
4-BR	=	75	X	4	=	300	
4x4-TH	=	11	X	4	=	44	
5-BR	=	9	X	5	=	45	
6-BR	=	20	X	6	=	120	
TOTAL UNITS	=	179					609 Beds

UNIT EQUIVALENCY CALCULATION

0.5 EQUIV. UNITS X 609 BEDS
= 305 EQUIV. UNITS

PARKING DATA

EQUIV. UNITS X (0.75 PARKING SPACES)
= 305 X (0.75) = 229 PARKING SPACES (REQ'D.)

PROPOSED PARKING = 399 SPACES

PARKING DETAILS
GARAGE = 382 SPACES
ADA (GARAGE) = 8
ADA VAN (GARAGE) = 1
SURFACE (GUEST) = 7
ADA SURFACE = 1

UTILITY PROVIDERS

WATER = COBB COUNTY WATER SYSTEM
SEWER = COBB COUNTY WATER SYSTEM

EASEMENTS (SEE DRAWING TAGS):

1. UTILITY EASEMENT: DB 9421 Pg 546
2. UTILITY EASEMENT: DB 6225 Pg 166
3. SLOPE EASEMENT: DB 8756 Pg 50

GENERAL NOTES:

A.) PROPERTY IS IN FLOOD ZONE X (NO SPECIAL FLOOD HAZARD AREA).

B.) PROPERTY DOES NOT CONTAIN ARCHITECTURAL / ARCHEOLOGICAL LANDMARKS, LAKES/STREAMS, CEMETERIES, WETLANDS, OR ASSOCIATED BUFFERS.

chroma

THE BRADLEY PROJECTS
architecture + design

STATE OF GEORGIA
JARED J. BRADLEY
CERTIFICATE NO. 0824-35
DATE: 09/01/26
REGISTERED ARCHITECT

STAMP

CONSULTANT

PROJECT
PROPOSED STUDENT HOUSING DEVELOPMENT
465 BIG SHANTY RD. NW
MARIETTA, GA 30066

ISSUANCES + REVISIONS

DATE	
09/03/26	SLUP + REZONING

DATE 09/01/26
PHASE
SCALE 1" = 40'

A0.1

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-36-2026

SITE BACKGROUND

Applicant	Jennifer Vazquez
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Jennifer Vazquez
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Leslie Vazquez, Jennifer Vazquez, and Martha Hernandez
Property Location	Located at the northwest corner of Woodleigh Road and Callaway Road
Address	1294 Woodleigh Road
Access to Property	Woodleigh Road

QUICK FACTS

Commission District	4 - Sheffield
Current Zoning	R-15
Current Use of Property	Single-family residence
Proposed Use	To allow more adults and vehicles than the Code allows
Future Land Use	LDR
Site Acreage	0.38
District	19
Land Lot	557
Parcel #	19055700210
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

LUP-36 2026 Map

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

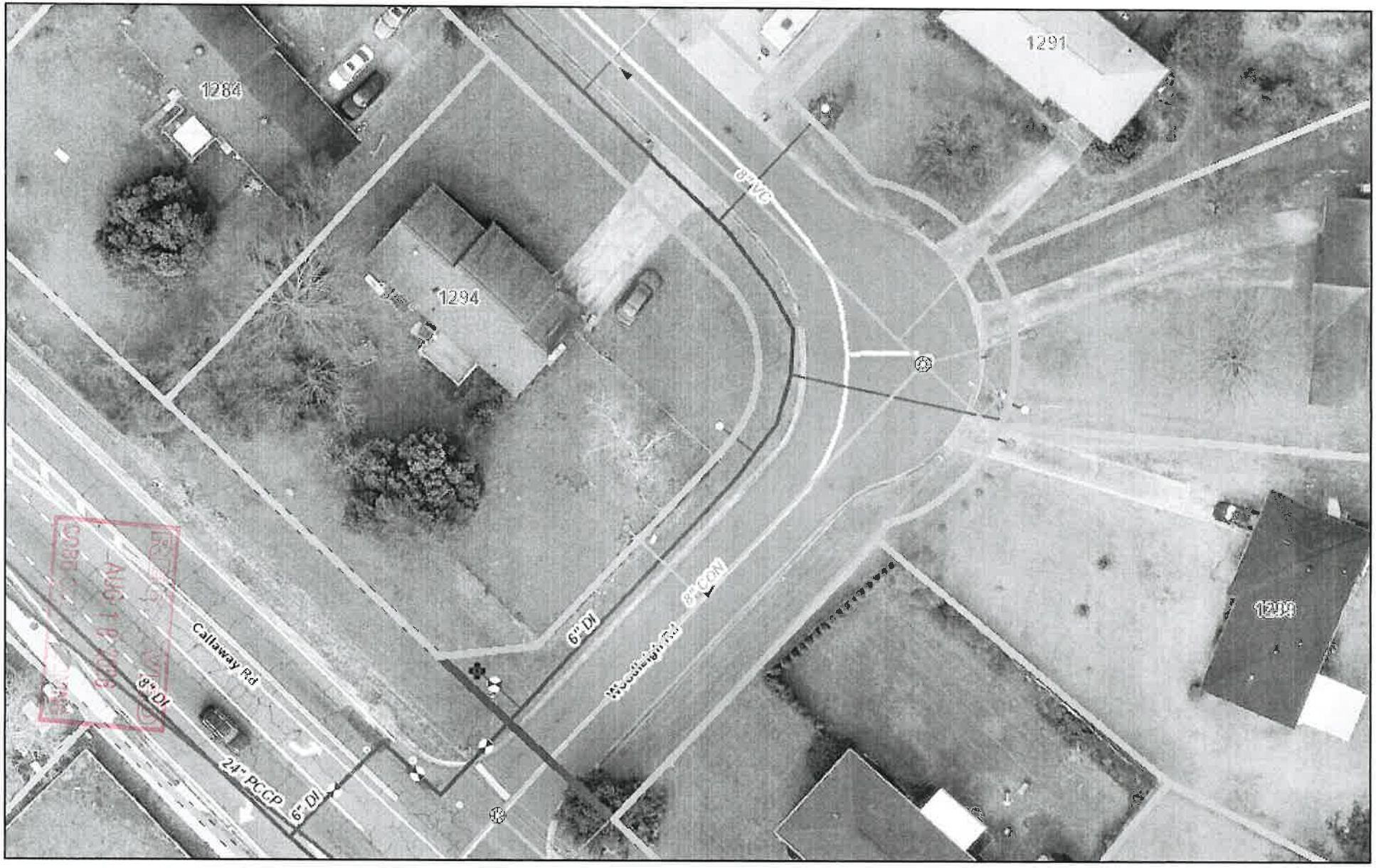
0 87.5 175 Feet

Zoning Boundary

City Boundary

ArcGIS Web Map

Lup-36



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0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

CAM_ActiveAddress
Land Lots
Subdivisions
CobbParcels
Service Line
Meter
Water Main
CCWS
CMWA
Water Valve
Hydrant
COBB COUNTY
Tap
Sewer Customer
Gravity Main
COBB COUNTY
ssManhole
COBB COUNTY
Local
Major Collectors
ORTHO
Red: Band_1
Green: Band_2
Blue: Band_3

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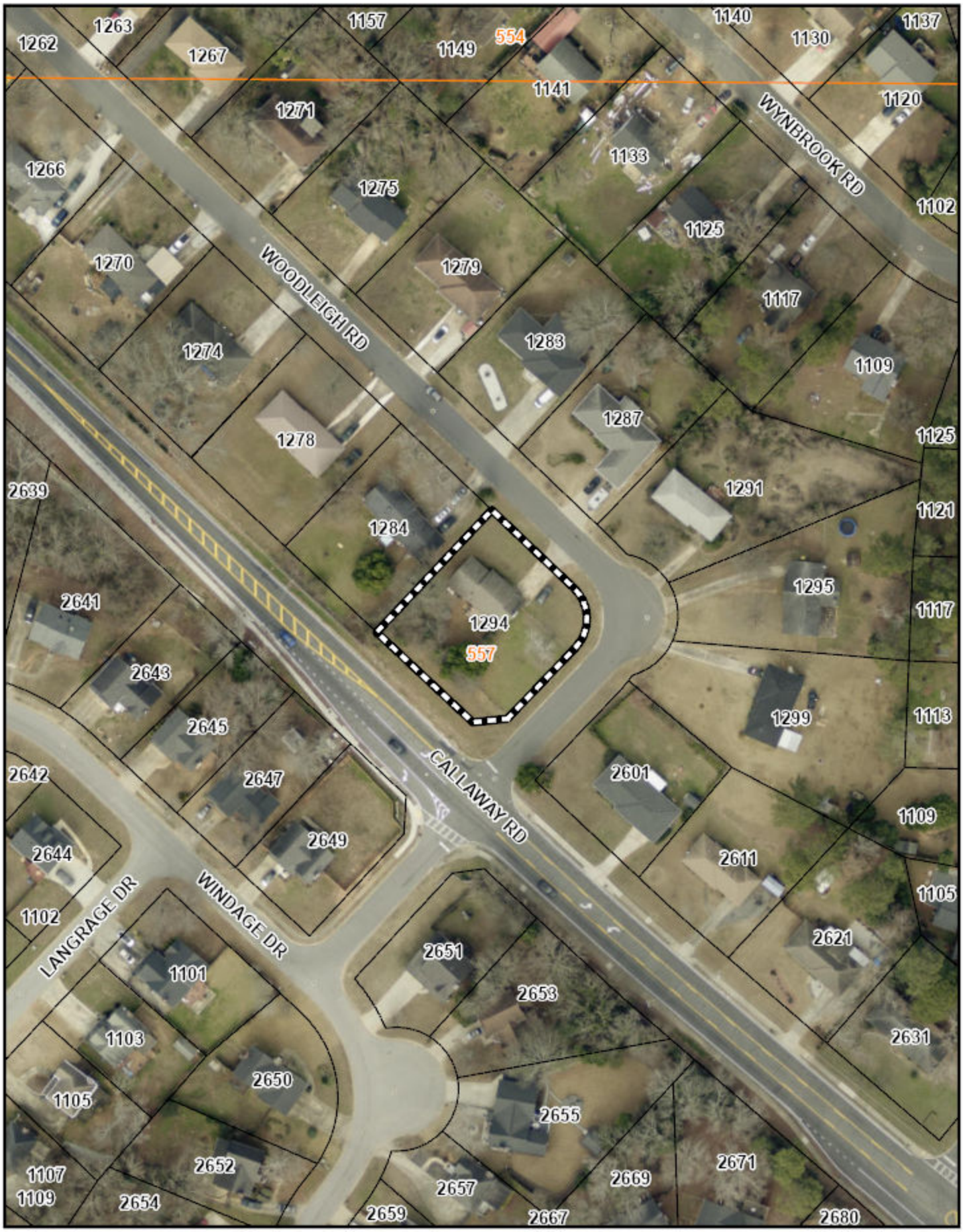
ArcGIS Web AppBuilder

Esri Community Maps Contributors, Cobb County (GA) DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | cobbecodevmap_mercator_mod | Copyright

LUP-36 2026 Aerial Map



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

0 87.5 175 Feet

Zoning Boundary

City Boundary

Revised December18, 2013

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

1. **Number of unrelated adults in the house?** 1
2. **Number of related adults in the house?** 4
3. **Number of vehicles at the house?** 4
4. **Where do the residents park?**
   Driveway: ✓ **; Street:**_____ **; Garage:** _____

5. **Does the property owner live in the house? Yes** ✓ **;No**_____
6. **Any outdoor storage? No** _____ **; Yes**_____**(If yes, please state what is kept outside):**_____

7. **Length of time requested (24 months maximum):** 24 months

8. **Is this application a result of a Code Enforcement action? No**___ **;Yes** ✓ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**

9. **Any additional information? (Please attach additional information if needed):**

_____

_____

Applicant signature: _____ **Date:** 8/17/26

Applicant name (printed): Jennifer Vazquez

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COBB COUNTY ZONING

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-15

Size of house per Cobb County Tax Assessor records: 1418

Number of related adults proposed: 4 **Number permitted by code:** 3

Number of unrelated adults proposed: 1 **Number permitted by code:** 1

Number of vehicles proposed: 4 **Number permitted by code:** 3

Number of vehicles proposed to be parked outside: 4 **Number of vehicles permitted** 3

Revised December 18, 2013

COBB COUNTY - COMM[illegible] [illegible]EVELOPMENT AGENCY
Code Enforcement Division

Mailing Address
P.O. Box 649
Marietta, Ga. 30061

Physical Address
1150 Powder Springs Rd.
Suite 400
Marietta, Ga. 30064

Fax: (770) 528-2092

Notice of Violation

Violation Number: CODE-2026-04937 Date: 08/06/2026

The Cobb County Code Enforcement Division has grounds to believe the property located at:

1294 WOODLEIGH RD SW	MARIETTA, GA 30008	19	0557	021	R-15
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or VAZQUEZ LESLIE & V[illegible]UEZ JENNIFER & HERN (1294 WOODLEIGH RD SW MARIETTA, GA 30008)

may be in violation of the Official Code of Cobb County, Georgia. You have 10 days to bring the violation(s) into compliance. An inspection will be made on or about 10 days from August 6, 2026. Failure to comply could result in a citation being issued for you to appear in the Cobb County Magistrate Court, and you may be subject to a fine, imprisonment or both.

Violation	Code Section	Requirement for Compliance
NON COMPLIANCE VEHICLES	134-277 (a) - (f)	All vehicles must display current tags and be operable.
PARKING STANDARDS	134-272 (6) b & c	All vehicles must be parked on a hardened/treated surface. All tires must be on hardened/treated surface. Surface must be installed flush with the ground and capable of supporting all vehicle/equipment tires without driving onto or over an unapproved parking surface.
PERMITTED USE/SINGLE FAMILY DWELLING	134-198 (3)	Must comply with all requirements in the attached definition of dwelling unit. **see attached**

Alvin Amezquita (Alvin.Amezquita@cobbcounty.gov) — Officer

770-528-2113 — Telephone

Contact the Officer listed above by telephone or email for further information. Officer availability 8:00-9:00 a.m. and 3:30-4:30 p.m. Monday through Friday. You may leave voice mail or send email at any time.

A COMPLETE COPY OF THE COBB COUNTY ORDINANCE MAY BE VIEWED AT **WWW.COBBCOUNTY.GOV**

Hablo Espanol

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AUG 18 2026
COBB COUNTY ZONING

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS
TO ACCOMPANY APPLICATION FOR LAND USE PERMIT

By signature, it is hereby acknowledged that I give my consent/or have no objection that Jennifer Vazquez _____ intends to make an application for a Land Use Permit for the purpose of Staging & Parking Family Vehicles _____ on the premises described in the application.

	Signature	Printed name	Address
1.		J. Estrada	1284 Woodleigh Rd Marietta GA 30008
2.			
3.			
4.			
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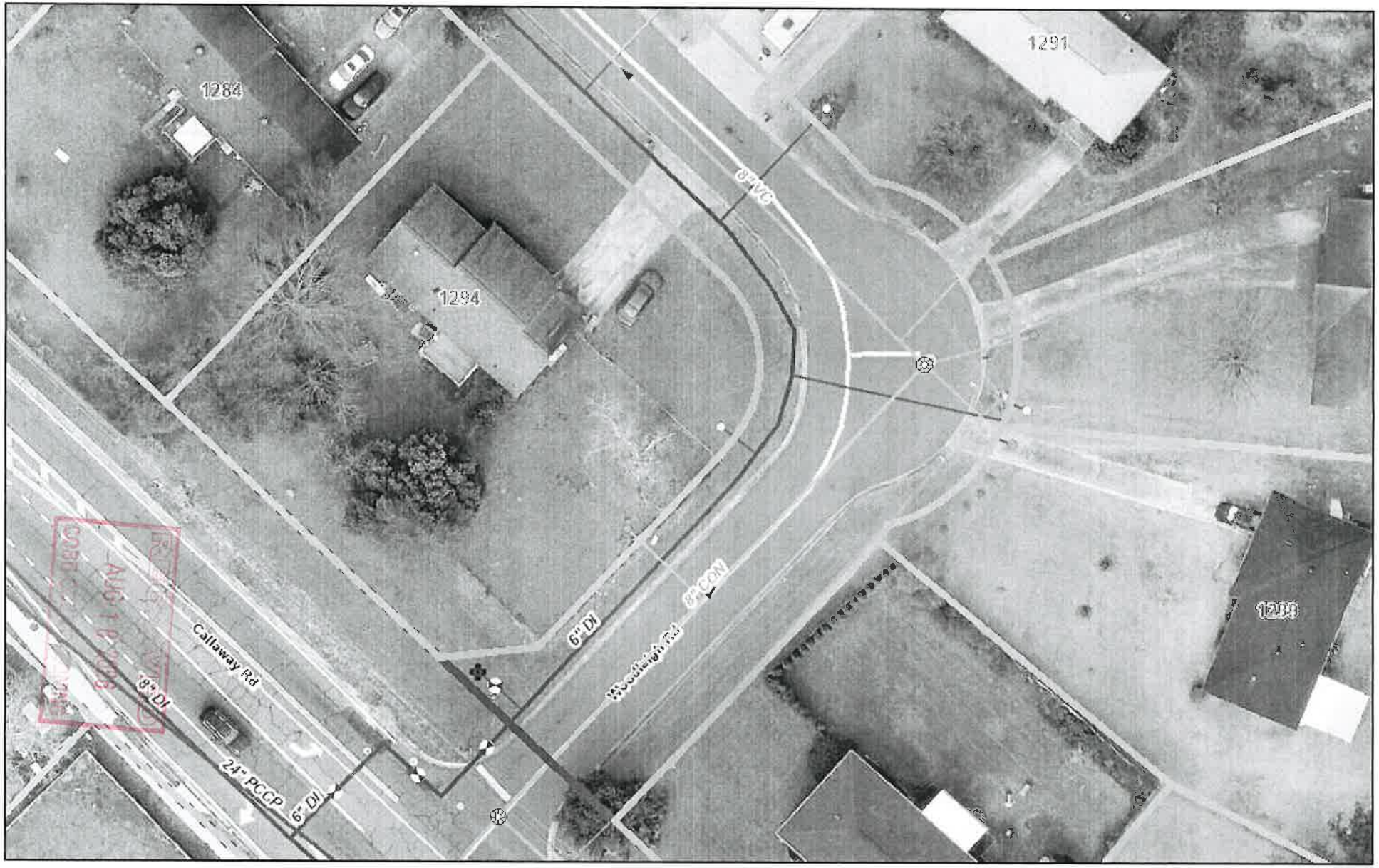
COBB COUNTY ZONING

(Attach additional pages if necessary) *Revised October 1, 2009*

ArcGIS Web Map

Lup-36



8/18/2026, 4:46:54 PM

1:564

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

CAM_ActiveAddress
Land Lots
Subdivisions
CobbParcels
Service Line
Meter
Water Main
CCWS
CMWA
Water Valve
Hydrant
COBB COUNTY
Tap
Sewer Customer
Gravity Main
COBB COUNTY
ssManhole
COBB COUNTY
Local
Major Collectors
ORTHO
Red: Band_1
Green: Band_2
Blue: Band_3

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ArcGIS Web AppBuilder

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Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-37-2026

SITE BACKGROUND

Applicant	Carol J. Hicks-Vargas and Michael E. Vargas
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Carol J. Hicks-Vargas
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Carol Hicks-Vargas and Michael Vargas
Property Location	On the south side of Rocky Top Court, north of Watkins Glen Drive
Address	230 Rocky Top Court
Access to Property	Rocky Top Court

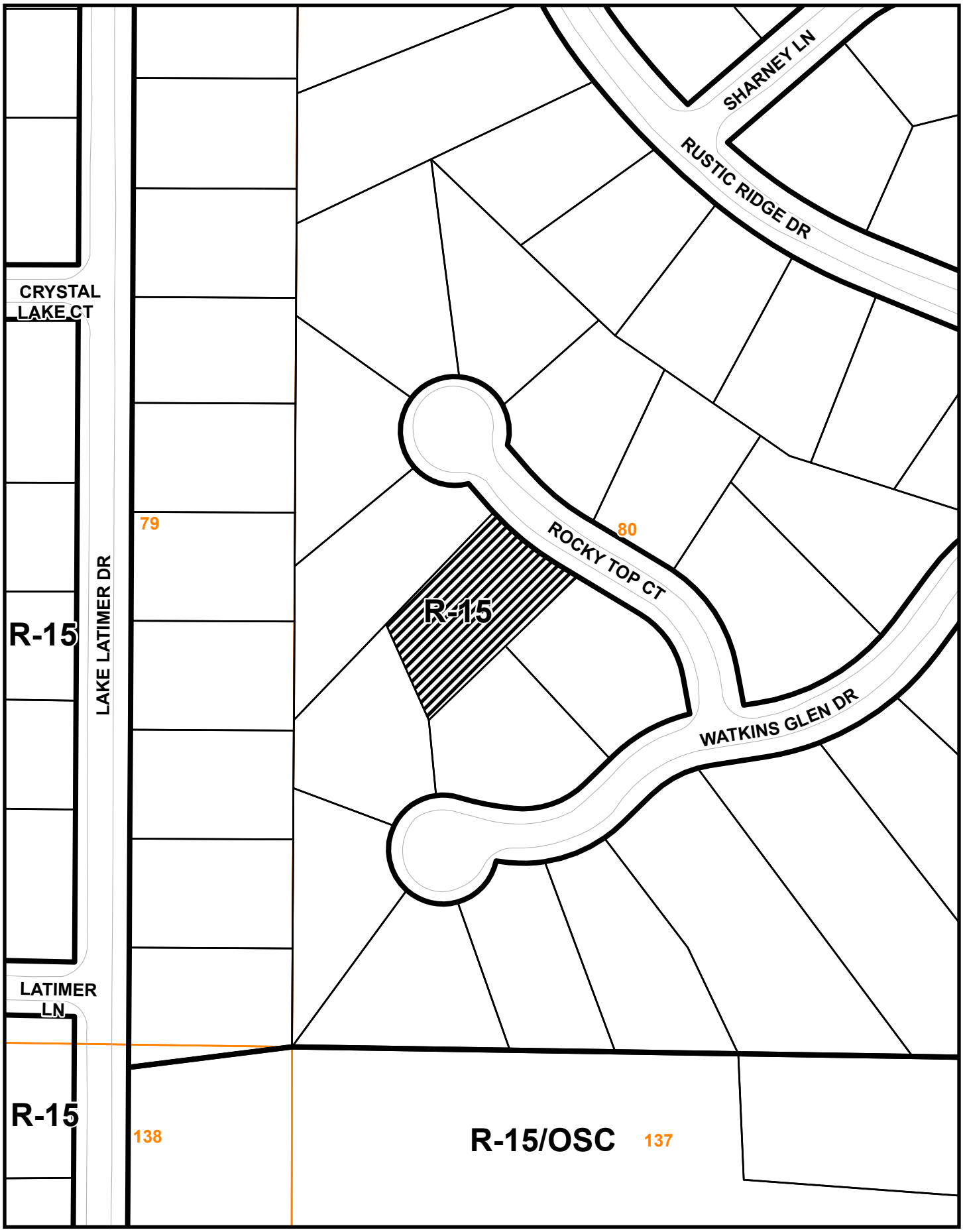
QUICK FACTS

Commission District	3 - Birrell
Current Zoning	R-15
Current Use of Property	Single-family residence
Proposed Use	To allow more adults and vehicles than the Code allows (renewal)
Future Land Use	LDR
Site Acreage	0.35
District	16
Land Lot	80
Parcel #	16008000510
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

LUP-37 2026 Map



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

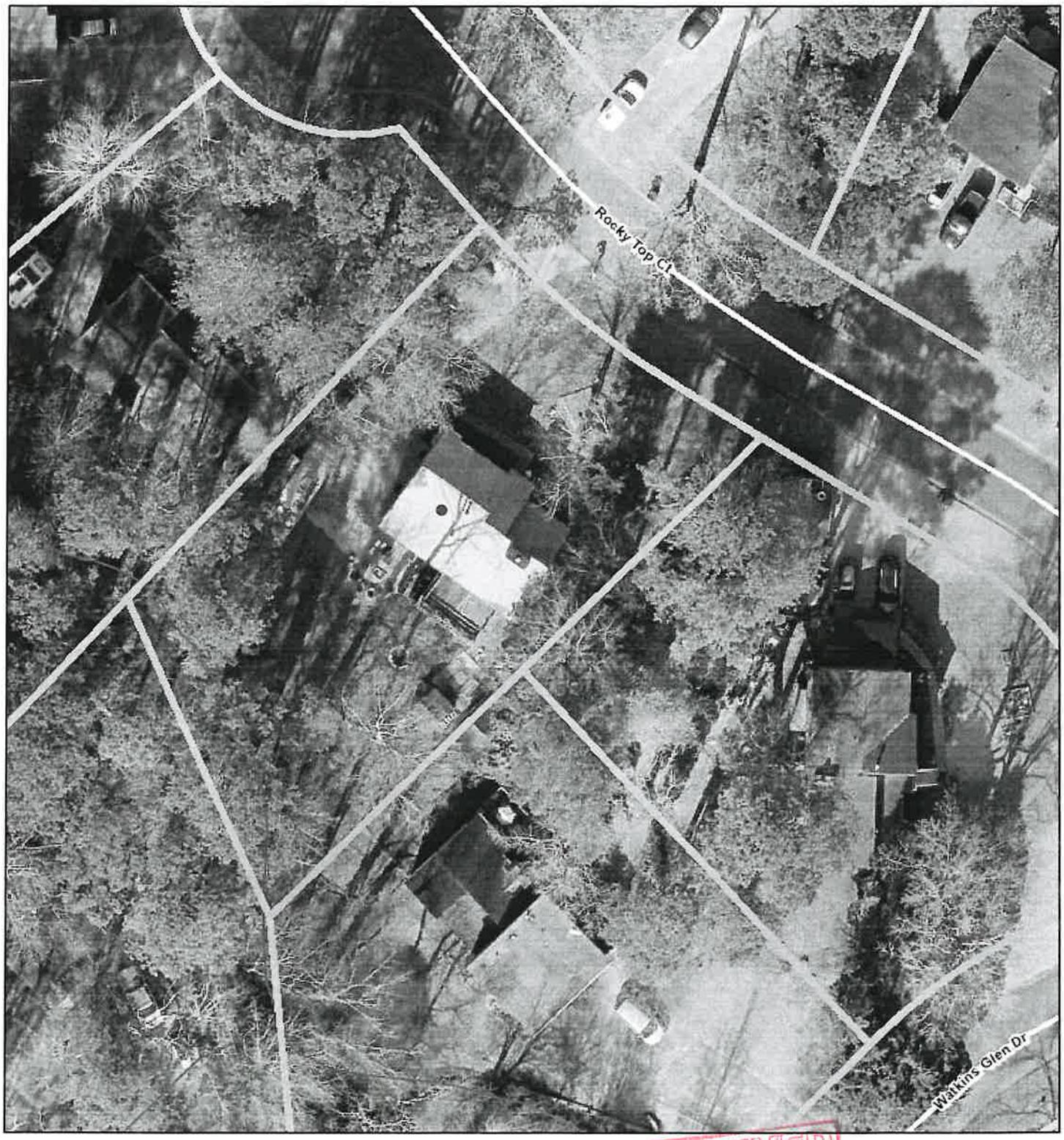
0 100 200 Feet

Zoning Boundary

City Boundary

ArcGIS Web Map

LUP-37



8/28/2026, 10:28:43 AM

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COBB COUNTY ZONING

1:564

0 0.01 0.02 mi

0 0.01 0.02 km

Land Lots

Subdivisions

CobbParcels

Local

Rivers

ORTHO

Red: Band_1

Green: Band_2

Blue: Band_3

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LUP-37 2026 Aerial Map

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

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

1. Number of unrelated adults in the house? Ø
2. Number of related adults in the house? 7
3. Number of vehicles at the house? 6
4. Where do the residents park?
   Driveway: ✓ ; Street: ____ ; Garage: ____
5. Does the property owner live in the house? Yes ✓ ;No____
6. Any outdoor storage? No ✓ ; Yes____(If yes, please state what is kept outside):____
7. Length of time requested (24 months maximum): 24 months
8. Is this application a result of a Code Enforcement action? No___ ;Yes__ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
   Renewal
9. Any additional information? (Please attach additional information if needed):
   All family in 5 bd house - Mom & Dad in primary; Son & DIL as secondary caregivers in 2nd primary; adult children with special needs each have own room. More than 4 cars.

Applicant signature: [signature] Date: 8/27/26

Applicant name (printed): CAROL J Hicks-Vargas

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COBB COUNTY ZONING

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-15

Size of house per Cobb County Tax Assessor records: 1276+995= 2271

Number of related adults proposed: 7 Number permitted by code: 5

Number of unrelated adults proposed: Ø Number permitted by code: 1

Number of vehicles proposed: 6 Number permitted by code: 5

Number of vehicles proposed to be parked outside:____ Number of vehicles permitted 4

LUP-37

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS
TO ACCOMPANY APPLICATION FOR LAND USE PERMIT

By signature, it is hereby acknowledged that I give my consent/or have no objection that Michael Vargas & Carol Hicks-Vargas intends to make an application for a Land Use Permit for the purpose of Contin to have my adult special needs children live on the premises described in the application. in our 5 bd, 3 bath home @ 230 Rocky Top Court

	Signature	Printed name	Address
1.	Monica Robinson	Monica Robinson	240 Rocky Top Court Kennesaw, GA 30144 ✓
2.	James Howell	James J Howell	220 Rocky Top Court Kennesaw, GA 30144 ✓
3.	S Montenegro	Sandra Montenegro	209 Rocky Top Court Kennesaw, GA 30144
4.	Derick Haigh	Derick Haigh	239 Rocky Top Court Kennesaw, GA 30144
5.	Laurie Russell	Laurie Russell	239 Rocky Top Court Kennesaw, GA 30144
6.	Faith Bryan	Faith Bryan	210 Rocky Top Court Kennesaw, GA 30144
7.	— Rental —		229 Rocky Top Ct Kennesaw, GA 30144
8.	Deborah Diver	Deborah Diver	219 Rocky Top Court Kennesaw, GA 30144
9.	Kim R Alarcon	KIM R ALARCON	225 Watkins Glen Dr
10.			215 Watkins Glen Dr
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SEP 01 2026
COBB COUNTY ZONING

(Attach additional pages if necessary)

Revised October 1, 2009

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
CAROL Hicks-Vargas 230 Rocky Top Ct Kennesaw, GA 30144	1	1	
	Postmaster, per *(name of receiving employee)*		

RECEIVED
SEP 01 2026
COBB COUNTY ZONING

USPS SPRAYBERRY BRANCH
SEP 01 2026
MARIETTA, GA 30066

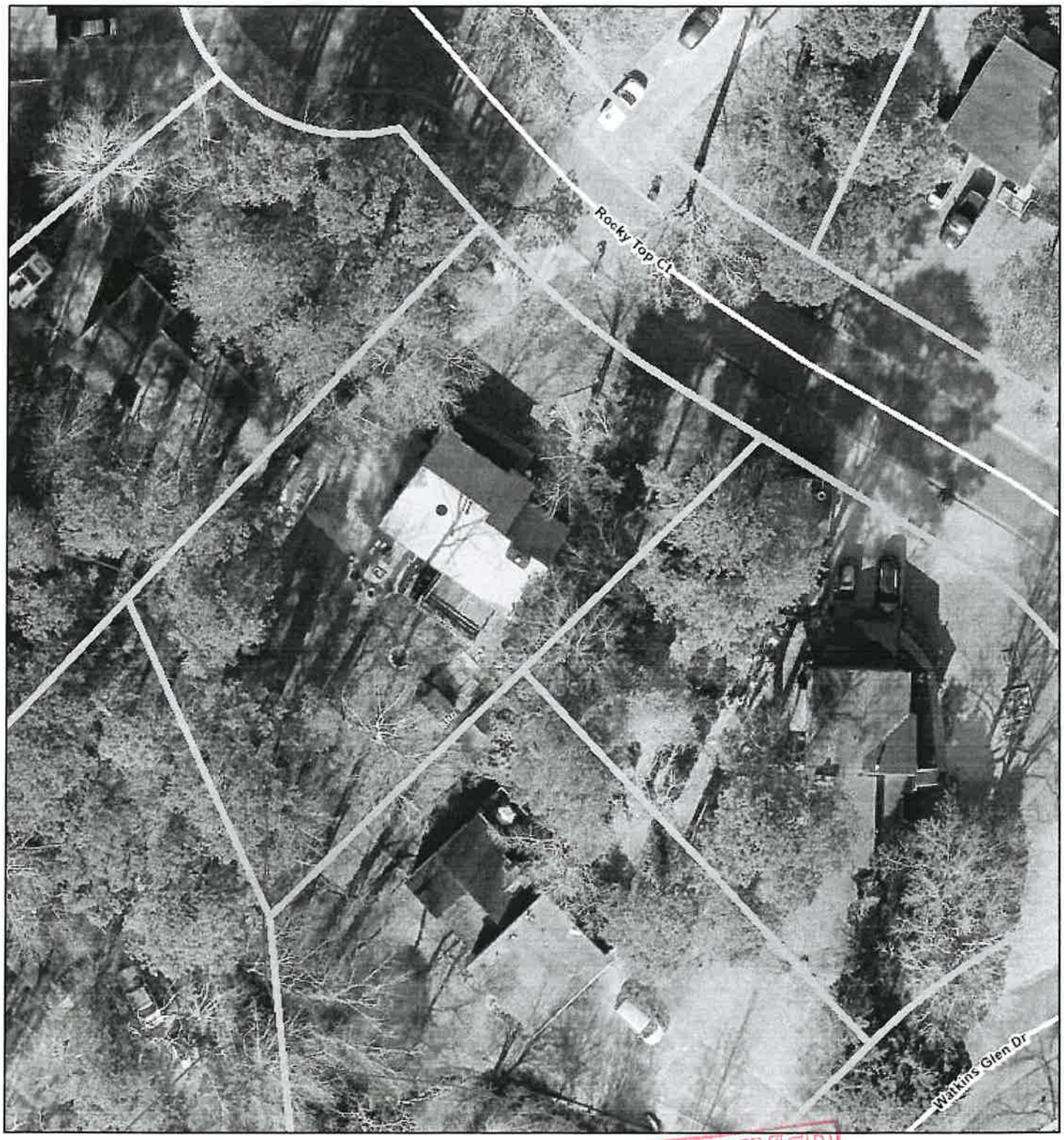
USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.					
2.					
3.					
4.					
5.					
6.					

UNITED STATES POSTAL SERVICE
0000

U.S. POSTAGE PAID
MARIETTA, GA
30066
SEP 01, 26
AMOUNT
$2.45
S2325A500213-25

ArcGIS Web Map

LUP-37



8/28/2026, 10:28:43 AM

Land Lots
Subdivisions
CobbParcels
Local
Rivers

ORTHO
Red: Band_1
Green: Band_2
Blue: Band_3

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COBB COUNTY ZONING

1:564
0 0.01 0.02 mi
0 0.01 0.01 0.02 km

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Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-38-2026

SITE BACKGROUND

Applicant	Norma F. Ortega, Victoria O. Maciel, Miguel Maciel Nieto
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Norma F. Ortega
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Victoria O. Maciel, Miguel Maciel Nieto, and Norma F. Ortega
Property Location	Located at the terminus of Tate Creek Court, west of Bells Ferry Road
Address	568 Tate Creek Court
Access to Property	Tate Creek Court

QUICK FACTS

Commission District	3 - Birrell
Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Use	To allow more vehicles than the Code Allows (renewal)
Future Land Use	LDR
Site Acreage	0.58
District	16
Land Lot	75
Parcel #	16007500490
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

LUP-38 2026 Map

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0 87.5 175 Feet

Zoning Boundary

City Boundary

ArcGIS Web Map

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COBB COUNTY ZONING

LUP-38

8/27/2026, 10:40:32 AM

1:564

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

CAM_ActiveAddress
Zoning Districts
R-20
Zoning Petitions
Past Case
Land Lots
Subdivisions
CobbParcels
Service Line
Meter
Water Main
CCWS
Water Valve
Tap
Sewer Customer
Gravity Main
COBB COUNTY
ssManhole
COBB COUNTY
Local
Arterials
ORTHO
Red: Band_1
Green: Band_2
Blue: Band_3

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LUP-38 2026 Aerial Map

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0 87.5 175 Feet

Zoning Boundary

City Boundary

Revised December18, 2013

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

1. **Number of unrelated adults in the house?** ~~2~~
2. **Number of related adults in the house?** 4
3. **Number of vehicles at the house?** 5
4. **Where do the residents park?**
   Driveway: ✓ ; **Street:**_____ ; **Garage:** _____

5. **Does the property owner live in the house? Yes** ✓ ;**No**_____
6. **Any outdoor storage? No** ✓ ; **Yes**_____**(If yes, please state what is kept outside):**_____

7. **Length of time requested (24 months maximum):** 24 months

8. **Is this application a result of a Code Enforcement action? No**___ ;**Yes** ✓ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**

9. **Any additional information? (Please attach additional information if needed):**
   Renewal

Applicant signature: _____ **Date:**_____

Applicant name (printed): _____

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 1884

Number of related adults proposed: 4 **Number permitted by code:** 4

Number of unrelated adults proposed: 0 **Number permitted by code:** 1

Number of vehicles proposed: 5 **Number permitted by code:** 4

Number of vehicles proposed to be parked outside: 5 **Number of vehicles permitted** 4

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AUG 31 2026
COBB COUNTY ZONING

Revised December 18, 2013

COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY
Code Enforcement Division

Mailing Address
P.O. Box 649
Marietta, Ga. 30061

Physical Address
1150 Powder Spr ngs Rd.
Suite 400
Marietta, Ga. 30064

Fax: (770) 528-2092

Notice of Violation

Violation Number: CODE-2026-04815 Date: 08/21/2026

The Cobb County Code Enforcement Division has grounds to believe the property located at:

(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)
568 TATE CREEK CT NW	ACWORTH, GA 30102	16	0075	049	R-20

and/or MACIEL VICTORIA O & NIETO MIGUEL MACIEL & ORTEGA NORMA F (568 TATE CRK ACWORTH, GA 30102)

may be in violation of the Official Code of Cobb County, Georgia. You have 10 days to bring the violation(s) into compliance. An inspection will be made on or about 10 days from August 21, 2026. Failure to comply could result in a citation being issued for you to appear in the Cobb County Magistrate Court, and you may be subject to a fine, imprisonment or both.

Violation	Code Section	Requirement for Compliance
PERMITTED USE/SINGLE FAMILY DWELLING	134-197 (3)	Must comply with all requirements in the attached definition of dwelling unit. **see attached**

Taquez Whitted (Taquez.Whitted@cobbcounty.gov)
Officer

770-420-6666
Telephone

Contact the Officer listed above by telephone or email for further information. Officer availability 8:00-9:00 a.m. and 3:30-4:30 p.m. Monday through Friday. You may leave voice mail or send email at any time.

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AUG 31 2026
COBB COUNTY ZONING

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS
TO ACCOMPANY APPLICATION FOR LAND USE PERMIT

By signature, it is hereby acknowledged that I give my consent/or have no objection that _____ _____ intends to make an application for a Land Use Permit for the purpose of _____on the premises described in the application.

	Signature	Printed name	Address
1.		Bassel Abdelwahab	581 Pinefield Ct
2.		Naher Abdelwab	580 Pinefield Ct
3.		Brian Fuchs	564 Tate Creek Ct.
4.		Chelsea Sain	572 Tate Creek Ct.
5.			
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(Attach additional pages if necessary)

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AUG 24 2020
COBB COUNTY ZONING

Revised October 1, 2009

ArcGIS Web Map

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AUG 3 1 2026
COBB COUNTY ZONING

Lup-38

8/27/2026, 10:40:32 AM

1:564

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

CAM_ActiveAddress
Zoning Districts
R-20
Zoning Petitions
Past Case
Land Lots
Subdivisions
CobbParcels
Service Line
Meter
Water Main
CCWS
Water Valve
Tap
Sewer Customer
Gravity Main
COBB COUNTY
ssManhole
COBB COUNTY
Local
Arterials
ORTHO
Red: Band_1
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Blue: Band_3

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Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

SLUP-10-2026

SITE BACKGROUND

Applicant	Benjamin Middlebrooks
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Benjamin Middlebrooks
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Corey A. Ford and Peggy L. Ford
Property Location	Located on the east side of Ernest Barrett Parkway, south of McDaniel Road
Address	3261 Ernest Barrett Parkway
Access to Property	Ernest Barrett Parkway

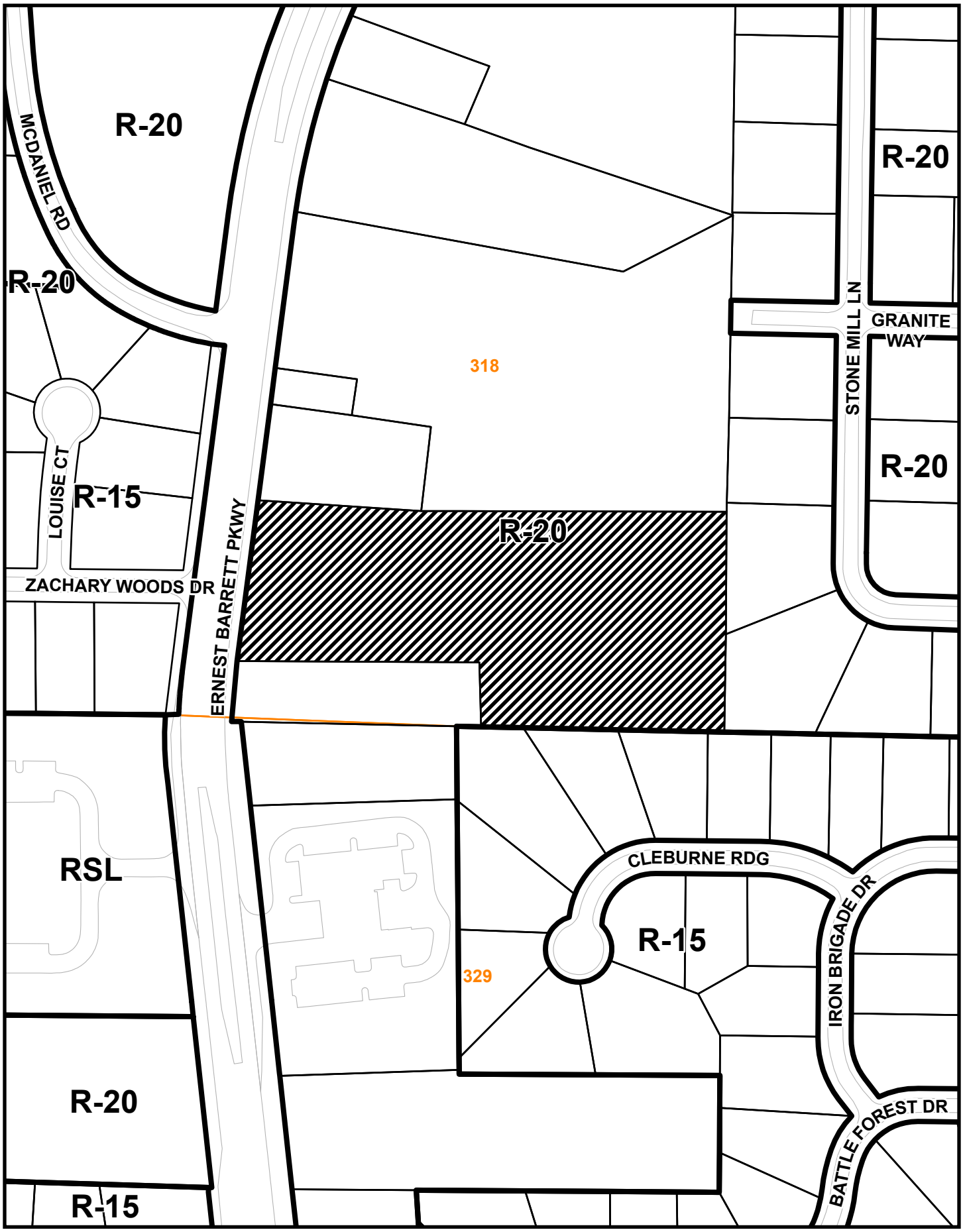
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Zoning	NRC
Proposed Use	Flooring Install Business
Future Land Use	LDR
Site Acreage	4.05
District	20
Land Lot	318
Parcel #	20031801010
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

SLUP-10 2026 Map



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0 165 330 Feet

Zoning Boundary

City Boundary

2-48 / 5648-10

TRAVERSE CLOSURE – 1:35,767
TOTAL ANGULAR ERROR = 3 SEC's
ADJUSTMENT – COMPASS RULE
EQUIPMENT – TRIMBLE S5 ROBOTIC TOTAL STATION
PLAT CLOSURE – 1:393,495
ALL MATTERS OF TITLE EXCEPTED.
DATE OF FIELD WORK: 7-23-2024

PRESENT ZONING:
R-20

TOTAL AREA:
176,420 SQ.FT.
4.050 ACRES

DISTURBED AREA
±84,188 SF/ 1.93 ACRES

BUILDING SETBACKS:
FRONT – 40'
REAR – 35'
SIDE – 10'

PROPERTY ADDRESS:
3261 ERNEST BARRETT PARKWAY
MARIETTA, GEORGIA 30064

CURRENT OWNER OF RECORD:
COREY A. FORD &
PEGGY L. FORD

PID #:
20031801010

REFERENCE DEED:
DB. 16223, PG. 3299

NOTES:

NO ADDITIONAL IMPERVIOUS AREA TO BE ADDED.

NO NEW PROPOSED GRADING.

ALL DEBRIS WAS HAULED OFF SITE.

ALL AREAS SHOWN AS EXISTING MILLINGS ARE TO HAVE AN APPROPRIATE ASPHALT TACKING APPLIED WHICH WILL SERVE AS A DUST CONTROL.

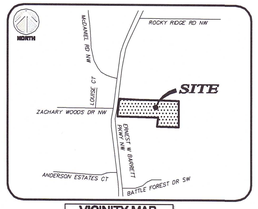
TREE CALCULATIONS:
60.75 UNITS REQUIRED
65 UNITS EXISTING WITHIN TREE LINE PROVIDED

PRE-LAND DISTURBANCE IMPERVIOUS AREA
HOUSE/ PORCH/ CARPORT – 3,246 SF
DRIVEWAY – 6,252 SF
TOTAL – 9,498 SF

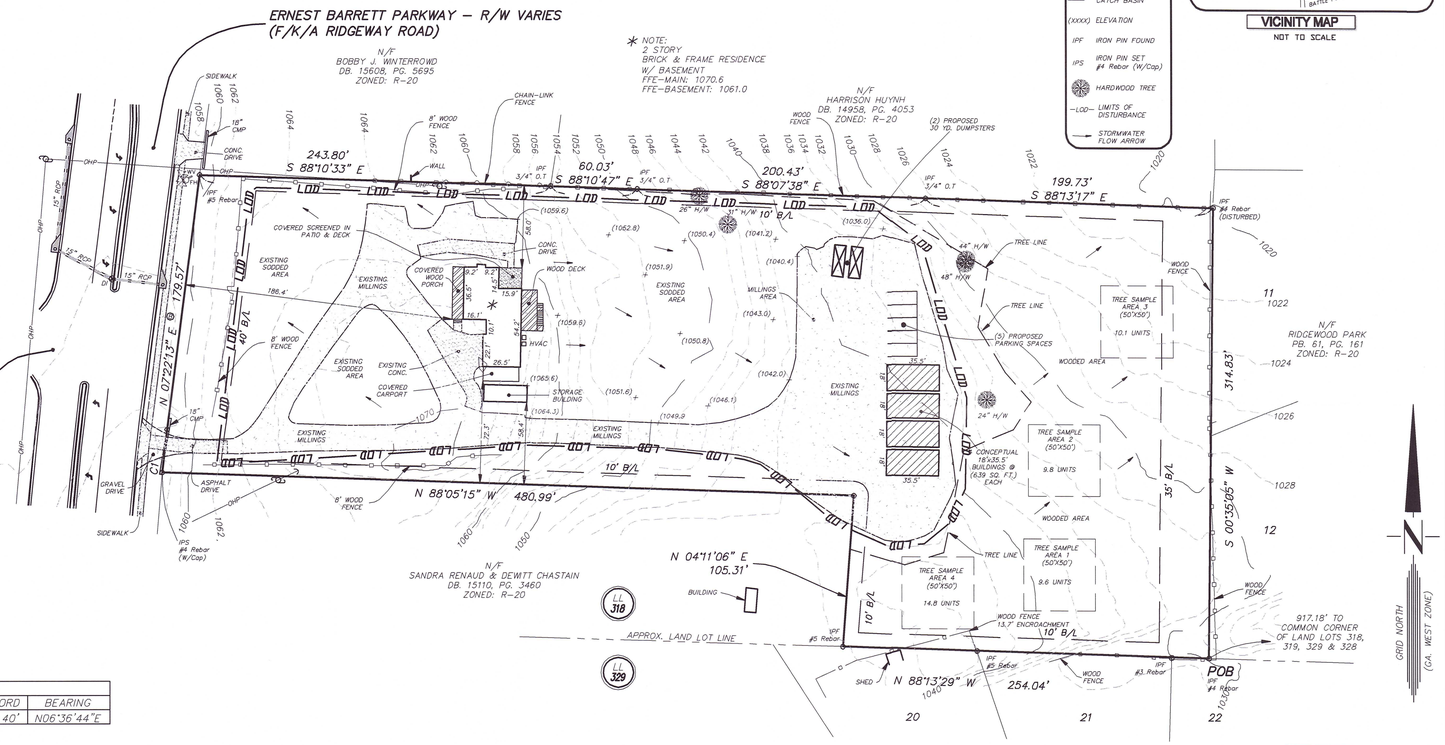
POST-LAND DISTURBANCE IMPERVIOUS AREA
STORAGE BUILDING – 346 SF
MILLINGS DRIVE – 33,331 SF
TOTAL – 33,671 SF

PRE/POST TOTAL IMPERVIOUS AREA
TOTAL IMPERVIOUS – 43,175 SF (24.5%)

SYMBOL LEGEND
PROPERTY CORNER
BELLSOUTH MAN HOLE
FIRE HYDRANT
WATER VALVE
POWER POLE / GUY WIRE
OVERHEAD POWER LINE
DRAIN INLET
STORM PIPE
SINGLE WING CATCH BASIN
(XXXX) ELEVATION
IPF IRON PIN FOUND
IPS IRON PIN SET #4 Rebar (W/Cap)
HARDWOOD TREE
LOD LIMITS OF DISTURBANCE
STORMWATER FLOW ARROW



VICINITY MAP
NOT TO SCALE



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1148.73'	30.40'	30.40'	N06°36'44"E

NOTES:

THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE ALL MATTERS OF TITLE ARE EXCEPTED. THERE MAYBE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, ZONING REQUIREMENTS, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OWNERSHIP ISSUES, OR SIMILAR MATTERS OF PUBLIC RECORD NOT DEPICTED HEREON.

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THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY, GEORGIA, FEMA FIRM PANEL 0103H, COMMUNITY #13067C, DATED: MARCH 04, 2013.

GRAPHIC SCALE
-50 0 25 50 100
(IN FEET)
1 inch = 50' ft.

FOR REVIEW

POST LAND DISTURBANCE PLAN FOR:
COREY & PEGGY FORD
PROPERTY IS LOCATED IN LAND LOT 318
20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1"=50' DATE: AUGUST 7, 2026

GEORGIA REGISTERED LAND SURVEYOR No. 2761 CHARLES C. FRANKLIN

centerline
Surveying and Land Planning, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-3399

PROJECT No. 724005B LSF#001298 Sheet No. 1 of 1

RECEIVED
SEP 03 2026
COBB COUNTY ZONING

SLUP-10 2026 Aerial Map

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

0 165 330 Feet

Zoning Boundary

City Boundary

2-48, 524P-10

TRAVERSE CLOSURE – 1:35,767
TOTAL ANGULAR ERROR = 3 SEC's
ADJUSTMENT – COMPASS RULE
EQUIPMENT – TRIMBLE S5 ROBOTIC TOTAL STATION
PLAT CLOSURE – 1:393,495
ALL MATTERS OF TITLE EXCEPTED.
DATE OF FIELD WORK: 7-23-2024

PRESENT ZONING:
R-20

TOTAL AREA:
176,420 SQ.FT.
4.050 ACRES

DISTURBED AREA
±84,188 SF/ 1.93 ACRES

BUILDING SETBACKS:
FRONT – 40'
REAR – 35'
SIDE – 10'

PROPERTY ADDRESS:
3261 ERNEST BARRETT PARKWAY
MARIETTA, GEORGIA 30064

CURRENT OWNER OF RECORD:
COREY A. FORD &
PEGGY L. FORD

PID #:
20031801010

REFERENCE DEED:
DB. 16223, PG. 3299

NOTES:

NO ADDITIONAL IMPERVIOUS AREA TO BE ADDED.

NO NEW PROPOSED GRADING.

ALL DEBRIS WAS HAULED OFF SITE.

ALL AREAS SHOWN AS EXISTING MILLINGS ARE TO HAVE AN APPROPRIATE ASPHALT TACKING APPLIED WHICH WILL SERVE AS A DUST CONTROL.

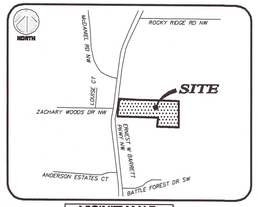
TREE CALCULATIONS:
60.75 UNITS REQUIRED
65 UNITS EXISTING WITHIN TREE LINE PROVIDED

PRE-LAND DISTURBANCE IMPERVIOUS AREA
HOUSE/ PORCH/ CARPORT – 3,246 SF
DRIVEWAY – 6,252 SF
TOTAL – 9,498 SF

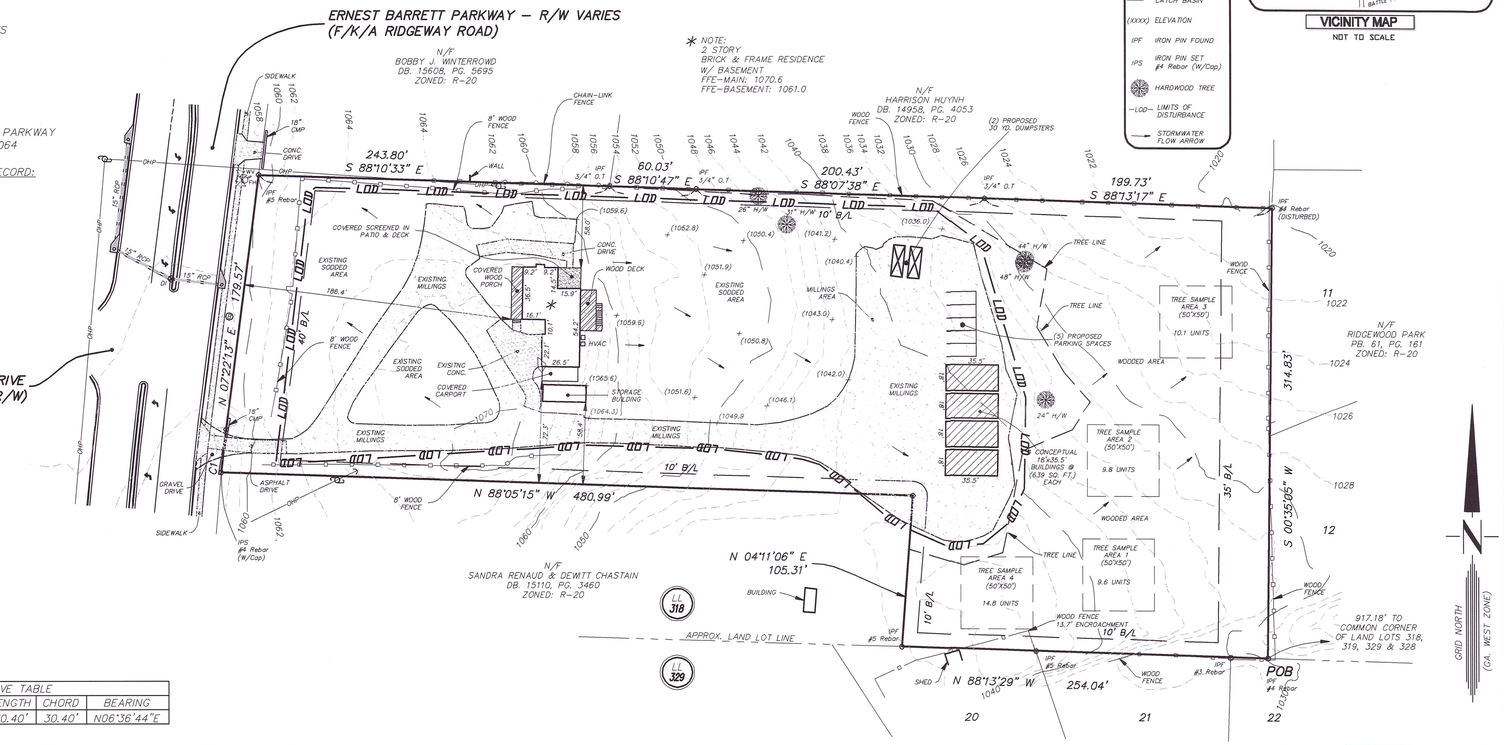
POST-LAND DISTURBANCE IMPERVIOUS AREA
STORAGE BUILDING – 346 SF
MILLINGS DRIVE – 33,331 SF
TOTAL – 33,671 SF

PRE/POST TOTAL IMPERVIOUS AREA
TOTAL IMPERVIOUS – 43,175 SF (24.5%)

SYMBOL LEGEND
- PROPERTY CORNER
- BELLSOUTH MAN HOLE
- FIRE HYDRANT
- WATER VALVE
- POWER POLE / GUY WIRE
- OVERHEAD POWER LINE
- DRAIN INLET
- STORM PIPE
- SINGLE WING CATCH BASIN
- (XXXX) ELEVATION
- IPF IRON PIN FOUND
- IPS IRON PIN SET #4 Rebar (W/Cap)
- HARDWOOD TREE
- LOD LIMITS OF DISTURBANCE
- STORMWATER FLOW ARROW



VICINITY MAP
NOT TO SCALE



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1148.73'	30.40'	30.40'	N06°36'44"E

NOTES:

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SCALE: 1"=50' DATE: AUGUST 7, 2026

GEORGIA REGISTERED No. 2621 LAND SURVEYOR C. FRANKLIN

centerline
Surveying and Land Planning, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2339

PROJECT No. 724005B LSF#001298 Sheet No. 1 of 1

RECEIVED
SEP 03 2026
COBB COUNTY ZONING

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

SLUP-11-2026

SITE BACKGROUND

Applicant	GIP Big Shanty, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	GIP Big Shanty, LLC
Property Location	Located on the south side of Big Shanty Road, east of George Busbeee Parkway
Address	465 Big Shanty Road
Access to Property	Big Shanty Road

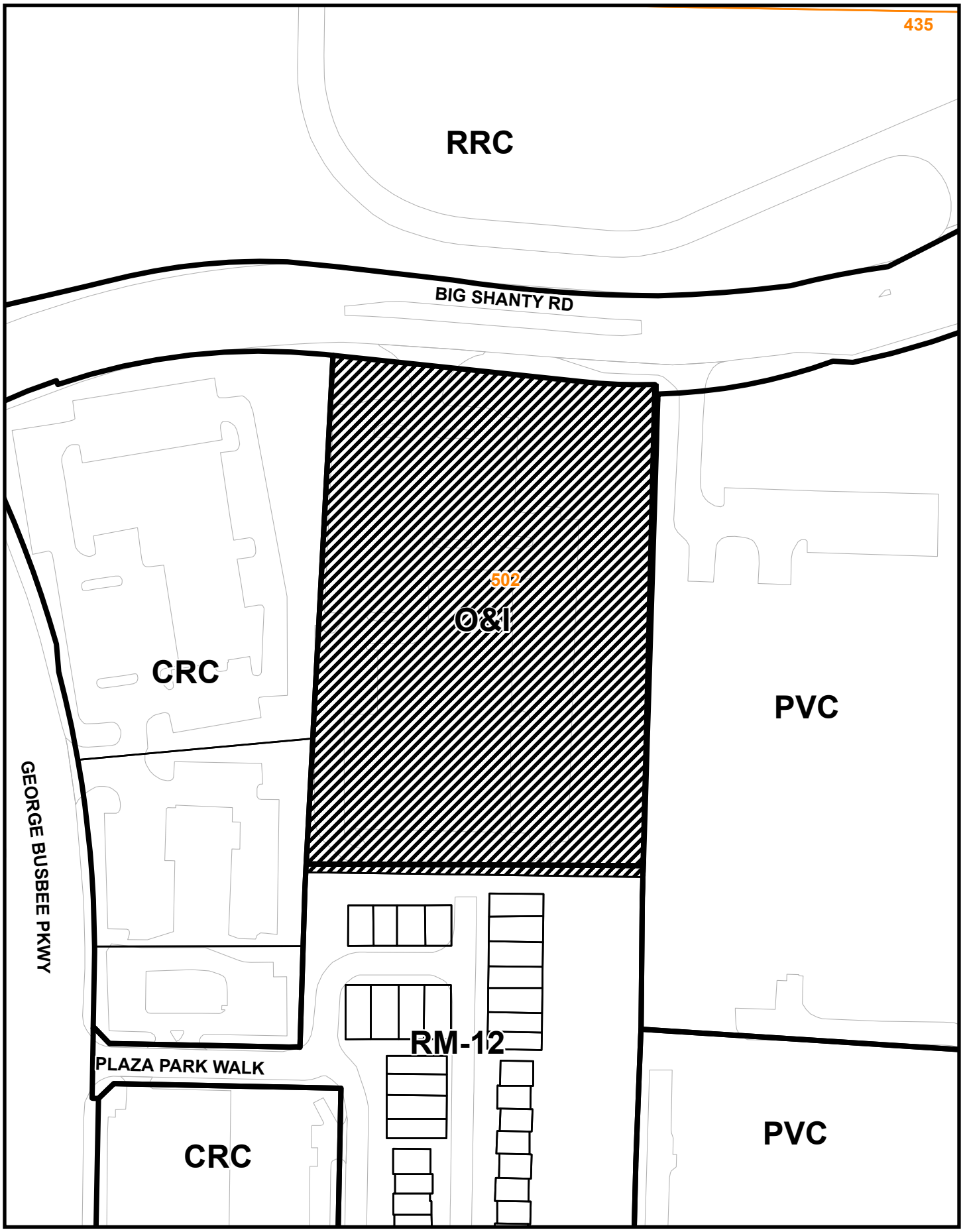
QUICK FACTS

Commission District	2 - Allen
Current Zoning	O&I
Current Use of Property	Professional Office
Proposed Zoning	RRC
Proposed Use	Purpose-Built Student Housing
Future Land Use	RAC
Site Acreage	3.80
District	16
Land Lot	502
Parcel #	16050200110
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

SLUP-11 2026 Map



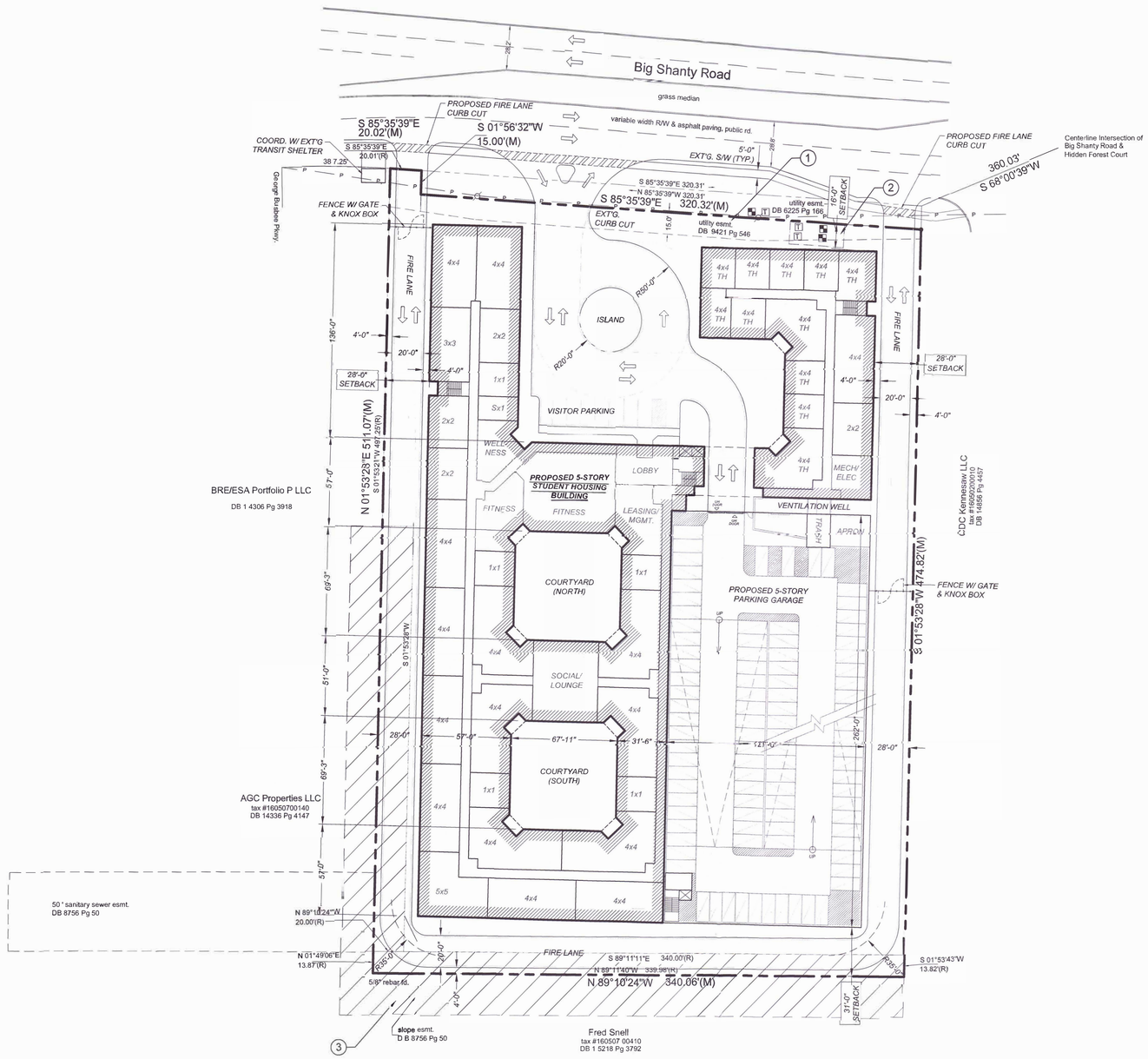
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 110 220 Feet

Zoning Boundary

City Boundary

Received by Zoning September 3, 2026

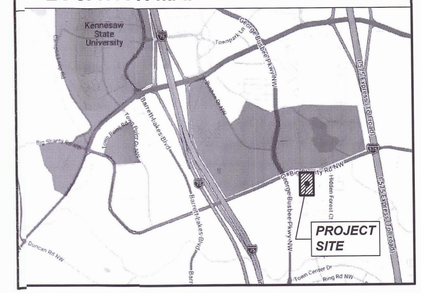


1 A0.1 SITE PLAN
SCALE: 1" = 40'

N

0 20' 40' 80'

LOCATION MAP



SITE / PROJECT DATA

PROPERTY ADDRESS

465 BIG SHANTY RD. NW
MARIETTA, GA 30066

16TH LAND DISTRICT
PARCEL ID #16-0502-0-013-0

ZONING INFORMATION

CURRENT: O&I (OFFICE & INSTITUTIONAL)
PROPOSED: RRC (RETAIL-RESIDENTIAL-COMMERCIAL)
REGIONAL ACTIVITY CENTER (RAC): YES

SITE AREA
165,323 SF (3.80 AC)

IMPERVIOUS AREA (70% MAX.)
PROPOSED: 115,726 SF (70%)

BUILDING SETBACKS:
(NO ABUTMENT TO ADJACENT RESIDENTIAL USE)

FRONT = 15'
SIDE = 25'
REAR = 30'

BUILDING HEIGHT
REQUIRED = 55' (MAX.)
PROPOSED = 55'

APARTMENT UNIT TYPE DATA

STUDIO	=	5	X	1	=	5	
1-BR	=	29	X	1	=	29	
2-BR	=	24	X	2	=	48	
3-BR	=	6	X	3	=	18	
4-BR	=	75	X	4	=	300	
4x4-TH	=	11	X	4	=	44	
5-BR	=	9	X	5	=	45	
6-BR	=	20	X	6	=	120	
TOTAL UNITS	=	179					609 Beds

UNIT EQUIVALENCY CALCULATION

0.5 EQUIV. UNITS X 609 BEDS
= 305 EQUIV. UNITS

PARKING DATA

EQUIV. UNITS X (0.75 PARKING SPACES)
= 305 X (0.75) = 229 PARKING SPACES (REQ'D.)

PROPOSED PARKING = 399 SPACES

PARKING DETAILS
GARAGE = 382 SPACES
ADA (GARAGE) = 8
ADA VAN (GARAGE) = 1
SURFACE (GUEST) = 7
ADA SURFACE = 1

UTILITY PROVIDERS

WATER = COBB COUNTY WATER SYSTEM
SEWER = COBB COUNTY WATER SYSTEM

EASEMENTS (SEE DRAWING TAGS):

1. UTILITY EASEMENT: DB 9421 Pg 546
2. UTILITY EASEMENT: DB 6225 Pg 166
3. SLOPE EASEMENT: DB 8756 Pg 50

GENERAL NOTES:

A.) PROPERTY IS IN FLOOD ZONE X (NO SPECIAL FLOOD HAZARD AREA).

B.) PROPERTY DOES NOT CONTAIN ARCHITECTURAL / ARCHEOLOGICAL LANDMARKS, LAKES/STREAMS, CEMETERIES, WETLANDS, OR ASSOCIATED BUFFERS.

chroma

THE BRADLEY PROJECTS
architecture + design

STATE OF GEORGIA
JARED J. BRADLEY
CERTIFICATE NO. 0024.30
DATE: 09/01/26
REGISTERED ARCHITECT

STAMP

CONSULTANT

PROJECT
PROPOSED STUDENT HOUSING DEVELOPMENT
465 BIG SHANTY RD. NW
MARIETTA, GA 30066

ISSUANCES + REVISIONS

DATE	
09/03/26	SLUP + REZONING

DATE 09/01/26
PHASE
SCALE 1" = 40'

A0.1

SLUP-11 2026 Aerial Map

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0 110 220 Feet

Zoning Boundary

City Boundary

ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: **Z-_____ (2026)**
Hearing Dates: **November 3, 2026**
November 17, 2026

Applicant/Titleholder: **GIP Big Shanty, LLC**

Tax Parcel No.: **16050200110**

STATEMENT OF PROPOSED SITE IMPROVEMENTS

Applicant is seeking a Special Land Use Permit for the purpose of construction and operation of purpose built student housing upon approximately 3.80 acres located on the southerly side of Big Shanty Road, easterly of George Busbee Parkway, being more particularly known as 465 Big Shanty Road, Land Lot 502, 16th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Subject Property is currently zoned to the Office Institutional ("OI") zoning classification and Applicant is seeking contemporaneous rezoning to the Regional Retail Commercial ("RRC") zoning category to allow for the proposed use and development. Further, the Property is located within a Regional Activity Center ("RAC") future land use designation, which allows the proposed use with the approval of a Special Land Use Permit, as required by recent amendments to the Cobb County Zoning Ordinance.

As more particularly shown and reflected on the Site Plan submitted with the Applications for Rezoning and Special Land Use Permit, the following improvements shall be made on the Subject Property:

(1) Construction of purpose built student housing, consisting of a five-story structure with a maximum of one hundred seventy-nine (179) student residences, totaling a maximum of six hundred nine (609) beds;

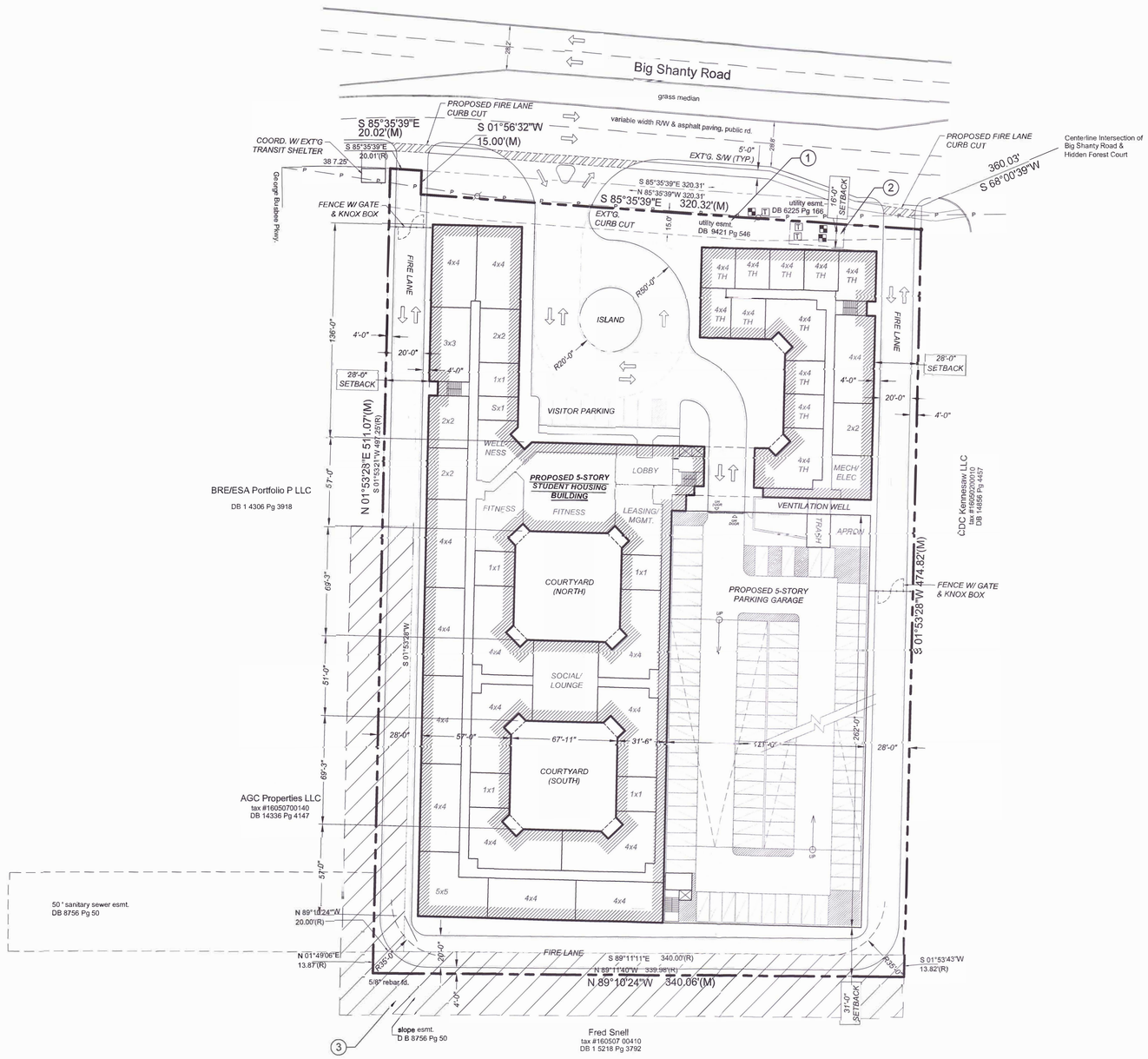
(2) Fully amenitized for student residents;

(3) Appropriate landscaping along frontage on Big Shanty Road; as well as, appropriate landscaping for the overall development; and

(4) Parking spaces, totaling three hundred ninety-nine (399) spaces, which includes surface parking and a five-story parking deck.

Applicant will submit elevations of the proposed building, landscaping, and the like; as well as, details related to specific infrastructure, during the course of the Rezoning and Special Land Use Permit process. Additionally, a detailed letter of agreeable stipulations and conditions will be submitted on behalf of Applicant prior to the hearings before the Cobb County Planning Commission and Cobb County Board of Commissioners.

Received by Zoning September 3, 2026



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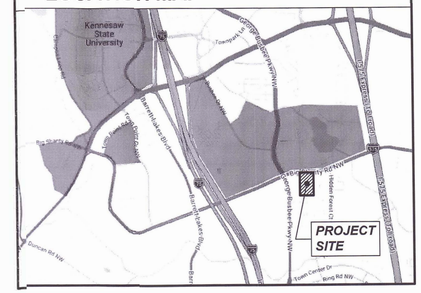

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