COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA
MAY 5, 2026

District	Case	Withdraw case - NOT to be heard
1	Z-4-2026	**FIELD TIME ATHLETICS, LLC** (*Held by the Planning Commission from the February 3, 2026 hearing until the April 7, 2026 hearing; Continued by Staff until the May 5, 2026 hearing).* **WITHDRAWN WITHOUT PREJUDICE**

District	Case	Held and continued cases - NOT to be heard
3	LUP-6-2026	**TASHA TOLBERT AND ALICIA STEEL** (*Held by the Planning Commission until the July 7, 2026 hearing*)
2	Z-12-2026	**DENNIS TIDWELL** (*Held by the Planning Commission until the May 5, 2026 hearing; Continued by Staff until the June 2, 2026 hearing*)
1	Z-13-2026	**PRESTWICK COMPANIES** (*Held by the Planning Commission until the May 5, 2026 hearing; Continued by Staff until the June 2, 2026 hearing*)

District	Case	Consent Agenda
3	Z-18-2026	**WADDI INVESTMENTS, LLC**
1	LUP-11-2026	**FOUST PROPERTIES, LLC**

District	Case	Held and continued cases - to be heard
3	Z-1-2026	**FRANCISCO J. GARCIA SANCHEZ** (*Held by the Planning Commission from the February 3, 2026 and March 3, 2026 hearings until the April 7, 2026 hearing; Continued by Staff until the May 5, 2026 hearing).*
2	Z-10-2026	**RACETRAC, INC.** *(Held by the Planning Commission until the May 5, 2026 hearing*)
3	Z-16-2026	**SUGAR BEAR PROPERTIES, LLC** (*Continued by Staff until the May 5, 2026 Planning Commission hearing*).
4	LUP-10-2026	**MCEACHERN MEMORIAL METHODIST CHURCH, INC.** (*Held by the Planning Commission until the May 5, 2026 hearing*)
2	SLUP-3-2026	**JOE DIRT DEVELOPMENT** (*Continued by the Planning Commission until the May 5, 2026 hearing*)

District	Case	Regular cases
3	Z-17-2026	**JAIRO MURILLO**
3	SLUP-5-2026	**SUGAR BEAR PROPERTIES, LLC**
1	SLUP-6-2026	**WOLLISTON ENTERPRISES, LLC**

Zoning Cases

Z-18(2026) **WADDI INVESTMENTS, LLC (**Waddi Investments, LLC, Owner) requesting rezoning from GC to NRC for a Flooring Showroon with Storage in Land Lot 733 of the 16th District. The property is located on the east side of Canton Road, south of Kurtz Road (2070 Canton Road). The Planning Commissioner recommends approval subject to:

1. Site plan received March 5th, 2026, with District Commissioner approving minor modifications;
2. Property to be used for NRC uses and applicant's flooring showroom business only, with all storage being incidental to permitted uses and within the building;
3. No warehouse or wholesale trade as a primary use;
4. Water and Sewer Division comments and recommendations;
5. Fire Department comments and recommendations;
6. Stormwater Management Division comments and recommendations;
7. Department of Transportation comments and recommendations;
8. Planning Division comments and recommendations; and
9. No outdoor displays or outdoor storage.

LUP-11 **FOUST PROPERTIES, LLC** (Foust Properties, LLC, owner) requests a Temporary Land Use Permit (Renewal) for an auto broker in Land Lots 59 and 94 of the 20th District. Located on the south side of Shiloh Road and on the west side of I-75, east of Cherokee Street (1275 Shiloh Road, Suites 2410, 2411). The Planning Commissioner recommends approval for 24 months subject to:

1. Auto Broker office use only;
2. No vehicles shown or exchanged onsite; and
3. No title signed onsite.

COBB COUNTY-
ZONING HEARING AGENDA
Planning Commission–May 5, 2026

NOTE: ***The applicant/property owner(s), prior to hearing date, may withdraw petitions contained in this agenda; therefore, the Planning Commission will not consider those cases.***

CONTINUED OR HELD CASES

Z-1(2026) **FRANCISCO J. GARCIA SANCHEZ** (Francisco J. Garcia, owner) requesting rezoning from **R-20** to **LI** for a tree service in Land Lot 133 of the 16th District. The property is located at the western terminus of Elnora Drive, west of Shallowford Road (895 Elnora Drive). (***Held by the Planning Commission from the February 3, 2026 and March 3, 2026 hearings until the April 7, 2026 hearing; Continued by Staff from the April 7, 2026 hearing)***

Z-4(2026) **FIELD TIME ATHLETICS, LLC** (Sanctuary Park West Real Estate, LLC, owner) requesting rezoning from **LRO and O&I** to **CRC** for a commercial indoor recreation in Land Lot 329 of the 20th District. The property is located approximately 330 feet east of Ernest Barrett Parkway (landlocked), behind Pike Nursery and to the north of Home Depot (3381 and 3391 Ernest Barrett Parkway). (***Held by the Planning Commission from the February 3, 2026 hearing until the April 7, 2026 hearing; Continued by Staff from the April 7, 2026 hearing)***

Z-10(2026) **RACETRAC, INC.** (The Medford Family Limited Partnership, Owner) requesting rezoning from **PSC** to **NRC** for a convenience food store with fuel sales in Land Lot 583 of the 16th District. The property is located at the northwest intersection of Bells Ferry Road and Ernest Barrett Parkway (2595 Bells Ferry Road). (***Held by the Planning Commission from the April 7, 2026 hearing)***

Z-12(2026) **DENNIS TIDWELL** (Bumblebee Capital, LLC, Owner) requesting rezoning from **R-20** to **RM-12** for townhomes in Land Lot 870 of the 16th District. The property is located on the west side of Bells Ferry Road, north of Adair Drive (1471 Bells Ferry Road). (***Held by the Planning Commission from the April 7, 2026 hearing)***

Z-13(2026) **PRESTWICK COMPANIES** (WG-75 Partnership, Owner) requesting rezoning from **RSL (supportive)** to **RSL (non-supportive)** for senior living apartments in Land Lot 55 of the 20th District. The property is located on the north side of Hickory Grove Road, and on the south side of Hickory Grove Place (Hickory Grove Road). (***Held by the Planning Commission from the April 7, 2026 hearing)***

Z-16(2026) **SUGAR BEAR PROPERTIES, LLC** (Sugar Bear Properties, LLC, Owner) requesting rezoning from **NRC (with stipulations)** to **NRC** for a self-service storage facility with ground floor commercial uses in Land Lot 776 of the 16th District. The property is located at the southeast intersection of Scufflegrit Road and Sandy Plains Road (1880 Scufflegrit Road). ***(Continued by Staff from the April 7, 2026 Planning Commission hearing)***

LUP-6(2026) **TASHA TOLBERT AND ALICIA STEEL** (2591 Morgan Road, LLC, owner) requests a Temporary Land Use Permit to increase the capacity of a group home from four residents to eight residents in Land Lot 590 of the 16th District. The property is located on the west side of Morgan Road, south of Ramblewood Drive (2591 Morgan Road). (***Held by the Planning Commission from the April 7, 2026 hearing to the July 7, 2026 hearing)***

LUP-10(2026) **MCEACHERN MEMORIAL METHODIST CHURCH, INC** (McEachern Memorial Methodist Church, Inc. owner) requests a Temporary Land Use Permit for light automotive repair in Land Lots 463, 464, 499, and 500 of the 19th District. The property is located on the south side of Macland Road, west of Hopkins Road (3615 Hopkins Road). (***Held by the Planning Commission from the April 7, 2026 hearing)***

SLUP-3(2026) **JOE DIRT DEVELOPMENT** (Joe Dirt Development, LLC, Owner) requesting a Special Land Use Permit for chipping, grinding, or reduction of materials (organic green waste) in Land Lots 930 and 943 of the 16th District. The property is located on the west side of Kennestone Circle, north of Cobb Parkway (1284 Kennestone Circle). ***(Continued by the Planning Commission from the April 7, 2026 hearing).***

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-17(2026) **JAIRO MURILLO** (Jairo Murillo, J.D. Clackum, Jr., Helen M. Clackum, and Tonya Clackum, Owners) requesting rezoning from **R-20 and R-30** to **R-15 OSC** for a residential subdivision in Land Lots 768 and 817 of the 16th District. The property is located on the west side of Old Canton Road, and on the north and south sides of Clackum Road (1795 and 1785 Old Canton Road, 1797 Clackum Road, 1788 Shelley Court).

Z-18(2026) **WADDI INVESTMENTS, LLC** (Waddi Investments, LLC, Owner) requesting rezoning from **GC** to **NRC** for a Flooring Showroon with Storage in Land Lot 733 of the 16th District. The property is located on the east side of Canton Road, south of Kurtz Road (2070 Canton Road).

LUP-11 **FOUST PROPERTIES, LLC** (Foust Properties, LLC, owner) requests a Temporary Land Use Permit (Renewal) for an auto broker in Land Lots 59 and 94 of the 20th District. Located on the south side of Shiloh Road and on the west side of I-75, east of Cherokee Street (1275 Shiloh Road, Suites 2410, 2411).

SLUP-5(2026) **SUGAR BEAR PROPERTIES, LLC** (Sugar Bear Properties, LLC, Owner) requesting Special Land Use Permit a self-service storage facility in Land Lot 776 of the 16th District. The property is located at the southeast intersection of Scufflegrit Road and Sandy Plains Road (1880 Scufflegrit Road).

SLUP-6(2026) **WOLLISTON ENTERPRISES, LLC** (SRML Investments, LLC, Owner) requesting Special Land Use Permit an Automobile Storage Yard and Towing Facility in Land Lot 66 of the 20th District. The property is located at the northwest intersection of New McEver Road and Huddlestone Bridge Parkway (New McEver Road).

NOTE: "Pursuant to the Official Code of Cobb County, Zoning – Section 134-124(b) the Cobb County Board of Commissioners is authorized to consider and may consider all constitutionally permissible zoning classification(s), including, but not limited to, intervening classification(s) and/or the classification(s) sought by the applicant."

The exact description of the property sought to be rezoned is on file in the office of the Cobb County Community Development, Zoning Division, 1150 Powder Springs Street, Suite 400, Marietta, Georgia 30064 and available for inspection by interested citizens between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday. Hearing on said petitions will be heard by the Cobb County Planning Commission at 9:00 a.m. on the prescribed hearing date. The public hearing will be held in the Second Floor Commissioners' Meeting Room, Cobb County Building, 100 Cherokee Street, Marietta, Georgia, 30090. Anyone wishing to attend this public hearing may do so and be heard relative thereto. Any person wishing to speak before the Planning Commission must file a contribution disclosure statement if, and only if, the monetary contribution was made within two (2) years immediately preceding the filing of the rezoning request and the contribution aggregates to a sum total of $250.00 or more. This disclosure statement must be submitted to the Zoning Division Office by mail to P. O. Box 649, Marietta, Georgia 30061 or in person at 1150 Powder Springs Street, Suite 400, Marietta, Georgia 30064 within five (5) days before the public hearing. Additionally, if you believe you need any special accommodations in order to attend these public hearings, please contact the County Clerk's Office at 770-528-3307 no later than 48 hours before the date of the above meeting.

District	Case	Withdraw case - NOT to be heard
1	Z-4-2026	**FIELD TIME ATHLETICS, LLC** (*Held by the Planning Commission from the February 3, 2026 hearing until the April 7, 2026 hearing; Continued by Staff until the May 5, 2026 hearing).* **WITHDRAWN WITHOUT PREJUDICE**

District	Case	Held and continued cases - NOT to be heard
3	LUP-6-2026	**TASHA TOLBERT AND ALICIA STEEL** (*Held by the Planning Commission until the July 7, 2026 hearing*)
2	Z-12-2026	**DENNIS TIDWELL** (*Held by the Planning Commission until the May 5, 2026 hearing; Continued by Staff until the June 2, 2026 hearing*)
1	Z-13-2026	**PRESTWICK COMPANIES** (*Held by the Planning Commission until the May 5, 2026 hearing; Continued by Staff until the June 2, 2026 hearing*)

District	Case	Consent Agenda
3	Z-18-2026	**WADDI INVESTMENTS, LLC**
1	LUP-11-2026	**FOUST PROPERTIES, LLC**

District	Case	Held and continued cases - to be heard
3	Z-1-2026	**FRANCISCO J. GARCIA SANCHEZ** (*Held by the Planning Commission from the February 3, 2026 and March 3, 2026 hearings until the April 7, 2026 hearing; Continued by Staff until the May 5, 2026 hearing).*
2	Z-10-2026	**RACETRAC, INC.** *(Held by the Planning Commission until the May 5, 2026 hearing*)
3	Z-16-2026	**SUGAR BEAR PROPERTIES, LLC** (*Continued by Staff until the May 5, 2026 Planning Commission hearing*).
4	LUP-10-2026	**MCEACHERN MEMORIAL METHODIST CHURCH, INC.** (*Held by the Planning Commission until the May 5, 2026 hearing*)
2	SLUP-3-2026	**JOE DIRT DEVELOPMENT** (*Continued by the Planning Commission until the May 5, 2026 hearing*)

District	Case	Regular cases
3	Z-17-2026	**JAIRO MURILLO**
3	SLUP-5-2026	**SUGAR BEAR PROPERTIES, LLC**
1	SLUP-6-2026	**WOLLISTON ENTERPRISES, LLC**

Zoning Cases

Z-18(2026) **WADDI INVESTMENTS, LLC (**Waddi Investments, LLC, Owner) requesting rezoning from GC to NRC for a Flooring Showroon with Storage in Land Lot 733 of the 16th District. The property is located on the east side of Canton Road, south of Kurtz Road (2070 Canton Road). The Planning Commissioner recommends approval subject to:

1. Site plan received March 5th, 2026, with District Commissioner approving minor modifications;
2. Property to be used for NRC uses and applicant's flooring showroom business only, with all storage being incidental to permitted uses and within the building;
3. No warehouse or wholesale trade as a primary use;
4. Water and Sewer Division comments and recommendations;
5. Fire Department comments and recommendations;
6. Stormwater Management Division comments and recommendations;
7. Department of Transportation comments and recommendations;
8. Planning Division comments and recommendations; and
9. No outdoor displays or outdoor storage.

LUP-11 **FOUST PROPERTIES, LLC** (Foust Properties, LLC, owner) requests a Temporary Land Use Permit (Renewal) for an auto broker in Land Lots 59 and 94 of the 20th District. Located on the south side of Shiloh Road and on the west side of I-75, east of Cherokee Street (1275 Shiloh Road, Suites 2410, 2411). The Planning Commissioner recommends approval for 24 months subject to:

1. Auto Broker office use only;
2. No vehicles shown or exchanged onsite; and
3. No title signed onsite.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-1-2026

SITE BACKGROUND

Applicant	Francisco J. Garcia Sanchez
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Francisco J. Garcia Sanchez
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Francisco J. Garcia
Property Location	Located at the western terminus of Elnora Drive, west of Shallowford Road
Address	895 Elnora Drive
Access to Property	Elnora Drive

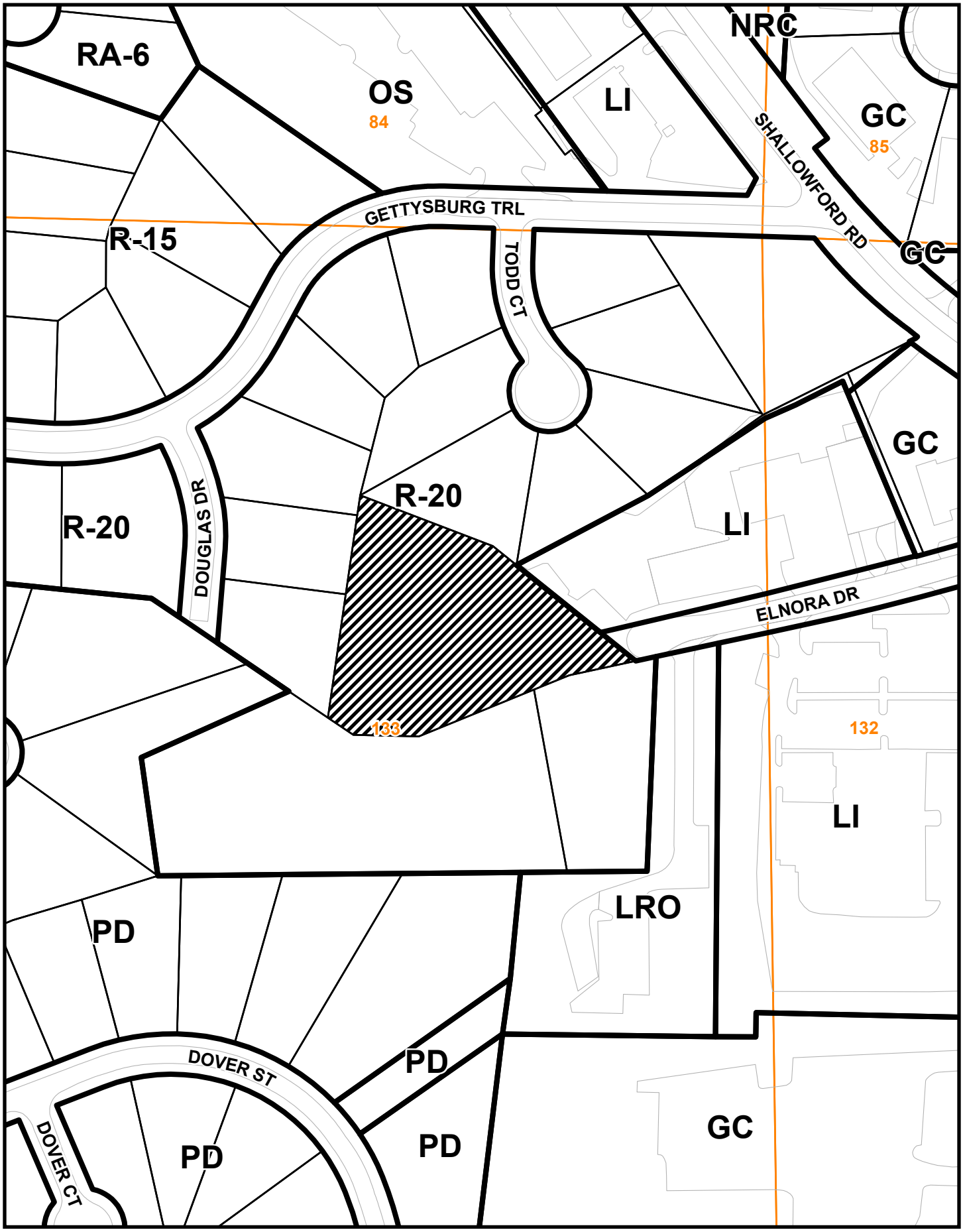
QUICK FACTS

Commission District	3 - Birrell
Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Zoning	LI
Proposed Use	Tree service
Future Land Use	LDR
Site Acreage	1.44
District	16
Land Lot	133
Parcel #	16013300010
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-1 2026 Map



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

0 135 270 Feet

Zoning Boundary

City Boundary

Z-1

2025087113 Plat Book 283 pg 683
Filed and Recorded: 10/7/2025 10:07:00 AM
Pamela Taylor
Clerk of Superior Court
Cobb County, Georgia

THE SPACE ABOVE IS RESERVED FOR THE CLERK OF SUPERIOR COURT FOR RECORDING DATA

GEORGIA SURVEY DATA

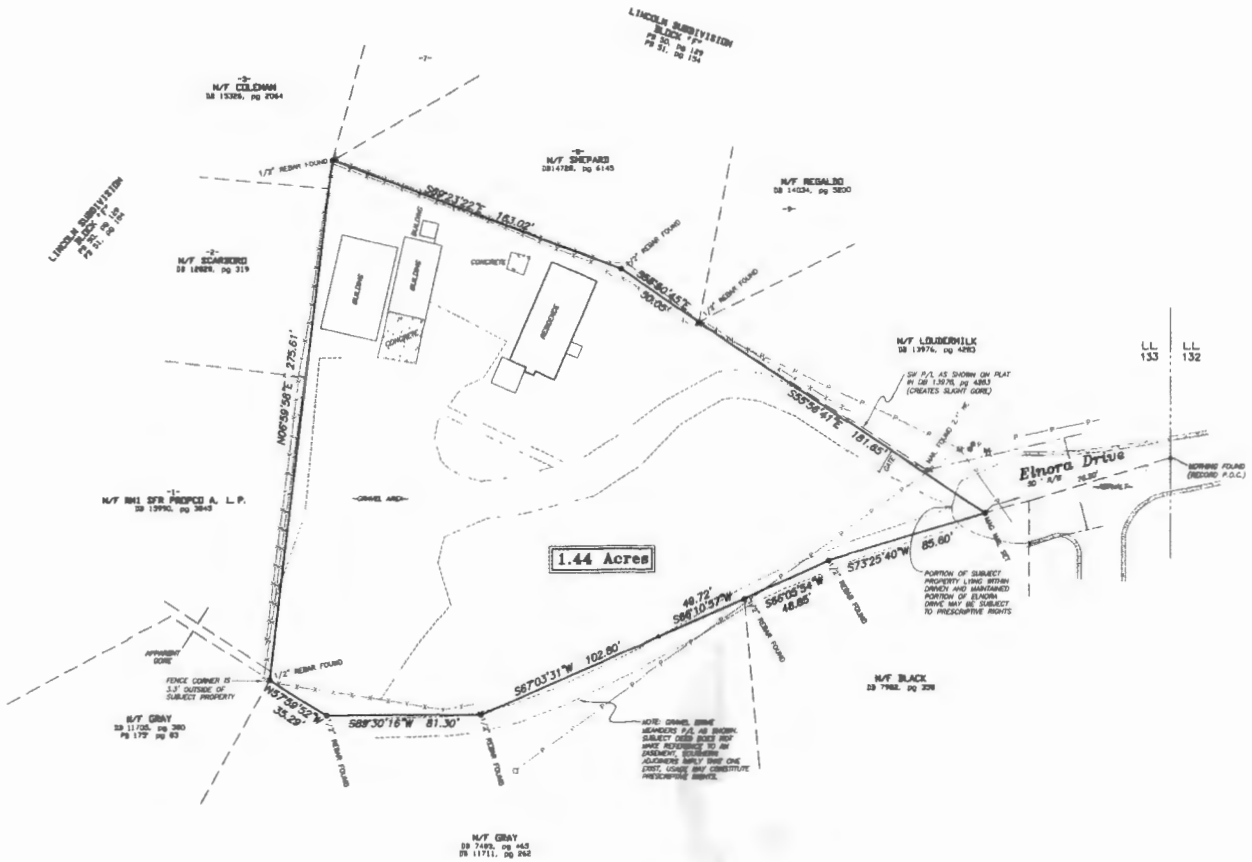
A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED IS FROM A REAL TIME KINEMATIC GPS SURVEY USING CARLSON BR+7 MULTI FREQUENCY RECEIVERS. THE RELATIVE POSITIONAL ACCURACY OF WHICH DOES NOT EXCEED 0.05 FOOT.
B. THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 121,635 FEET.
C. DATE(S) OF FIELD SURVEY: 09/25-30/2025
D. OWNER INFORMATION AT TIME OF SURVEY:
OWNER: FRANCISCO J. GARCIA
SOURCE OF TITLE: DB 15162, pg 6124
TAX PARCEL: 16013300010

GEORGIA SURVEYOR CERTIFICATION

O.C.G.A. 15-6-67(c)(3)(A)(ii) (NO APPROVAL NEEDED)
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.

MARK E. CHASTAIN, RLS No. 2718 — OCTOBER 2, 2025

GEORGIA No. 2718 MARK E. CHASTAIN



RETRACEMENT SURVEY

PREPARED FOR

Francisco J. Garcia

895 ELNORA DRIVE, MARIETTA GA

LAND LOT 133
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

DATE: OCTOBER 2, 2025

REVISIONS:
DATE — COMMENT

GRID NORTH
NAD83 GEORGIA WEST ZONE

LEGEND

IRON PIN FOUND
IRON PIN SET (PS)
COMPUTED POINTS (NO MONUMENT)
ROCK
LAND LOT CORNER MONUMENT
RB — REBAR
OTF — OPEN TOP PIPE
CTP — CRIMP TOP PIPE
P.O.B. — POINT OF BEGINNING
R/W — RIGHT OF WAY
P/L — PROPERTY LINE
C/L — CENTERLINE
M/F — MON OR MARKER
SSD — SIGHT DISTANCE
PE/PM — PLAT DIMENSIONS
PP — UTILITY POLE
LL — LAND LOT
SCO — SANITARY SEWER CLEAN OUT
CMP — CORRUGATED METAL PIPE
CPP — CORRUGATED PLASTIC PIPE
FIRE HYDRANT
UTILITY POLE
WATER METER
WATER VALVE
GAS METER
GAS VALVE
LIGHT POLE
PROPERTY LINE
LAND LOT LINE
RIGHT OF WAY
GUY POWER
POWER TELEPHONE
FENCE
OVERLAND FLOW
UG GAS LINE
UG POWER
SEWER LINE
WATER LINE
STORM LINE
R/R TRACKS
ASPHALT
CONCRETE
GRAVEL
EXIST CONTOUR
EXIST INDEX CONTOUR
PROP CONTOUR
PROP INDEX CONTOUR

HOMEPAGE DIMENSIONS ARE OUT-SIDE/OVERALL DIMENSIONS. ALL IPS ARE CAPPED 5/8" REBAR UNLESS OTHERWISE NOTED

"Thou shalt not remove thy neighbor's landmark, which they of old time have set." Deuteronomy 19:14 KJV

DISCLOSURE & NOTICE

This drawing and any findings does not constitute a title or legal opinion by Chastain & Associates, P.C. Any provided certification is a statement based on facts and knowledge known to the registrant and is not a guarantee or warranty either expressed or implied. Other documents or conditions may exist that would affect this property. As a unique pictorial and graphic professional work, this survey is subject to the Copyright laws of the United States. The latest date of field survey work is the date applicable to provisions of Statutes of Limitation. No certification or liability is extended to any party not named hereon. Subsurface matters not certified unless encountered.

IN GOD WE TRUST

PREPARED BY
Chastain & Associates, P.C.
SURVEYING~PLANNING~CONSULTING

TN NC SC AL GA — Since 1995

"Covering Dixie Like The Dew"
CHASTAINASSOCIATES.COM
(706)276-7528 (770)889-1770
email: INFO@CHASTAINASSOCIATES.COM
288 N. Main St. Ellijay, GA 30540
GEORGIA CERTIFICATE OF AUTH. LSF000781
TENNESSEE PROFESSIONAL REG. No. 1937
NORTH CAROLINA LAND SURVEYING FIRM C-3188
ALABAMA LAND SURVEYING FIRM CA-892-LS
SOUTH CAROLINA SURVEYING FIRM COA No. 5208

15 0 30 60
GRAPHIC SCALE - 1" = 30'

SHEET 1 OF 1
FILE 229736

Z-1 2026 Aerial Map



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

0 135 270 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):** _____

b) **Proposed building architecture:** _____

_____

c) **List all requested variances:** _____

_____

_____

_____

RECEIVED
OCT 08 2025
COBB COUNTY ZONING

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

a) **Proposed use(s):** On back page

_____

b) **Proposed building architecture:** Existing home used as commercial space

_____

c) **Proposed hours/days of operation:** On back page

_____

d) **List all requested variances:** - Road frontage reduction
- Gravel drive

_____

_____

_____

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

Cars and trucks will be parking, they are leaving every morning around 6:30 am and getting back to park in the evening Mon-Sat

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-that we know at this time.

Workers will arrive in the morning and park their own cars in the site during the day, and leaving on the dump trucks and the commercial vehicles.

No noise during the day, heavy equipment working there as chainsaws, wood chippers, stump grinding or any equipment.

Our Business Latino Tree Service LLC
DBA: Beaver Tree Service
provides tree maintenance and removal services,
The facility at 895 Dhora Dr. Marietta GA 30066, includes secure storage for our fleet of vehicles and specialized equipment such as

Dump Trucks
Wood chipper
chainsaws
Cars / Trucks
stump grinding

~~There's also a potential space for administration office.~~

We are commitment to not to make noise for operating with chainsaws, wood chippers, stump grinding or any equipment at the site. We are not producing mulch from wood waste.
Trucks will be turn on around 6:30 am and they will leave for work and coming back in the evening to park again
Our company operates from Mon- Sat

NEIGHBORS OF 895 Elnora Dr.

Marietta GA. 30066

SIGNATURES FOR REZONING

PROPERTY.

RECEIVED
OCT 08 2025
COBB COUNTY ZONING

Dana L. Gray Sr.
885 ELNORA DR.
MARIETTA, GA 30066

Dana A Black
905 ELNORA DR.
MARIETTA GA 30066

FRANCISCO BARBOZA
426 TODD CT KENESAW
GA 30144.

Doug and Sheila Barnett
460 Douglas Dr NE
Kennesaw, GA 30144

Dorothy Taylor
4597 Douglas Dr
Kennesaw GA 30144

M. J. Loudermilk
923 Elnora Dr, Marietta, GA. 30066
M.J. Loudermilk

Rodney W. Coleman (770) 316-6239
4613 Douglas Dr.
Kennesaw GA. 30144

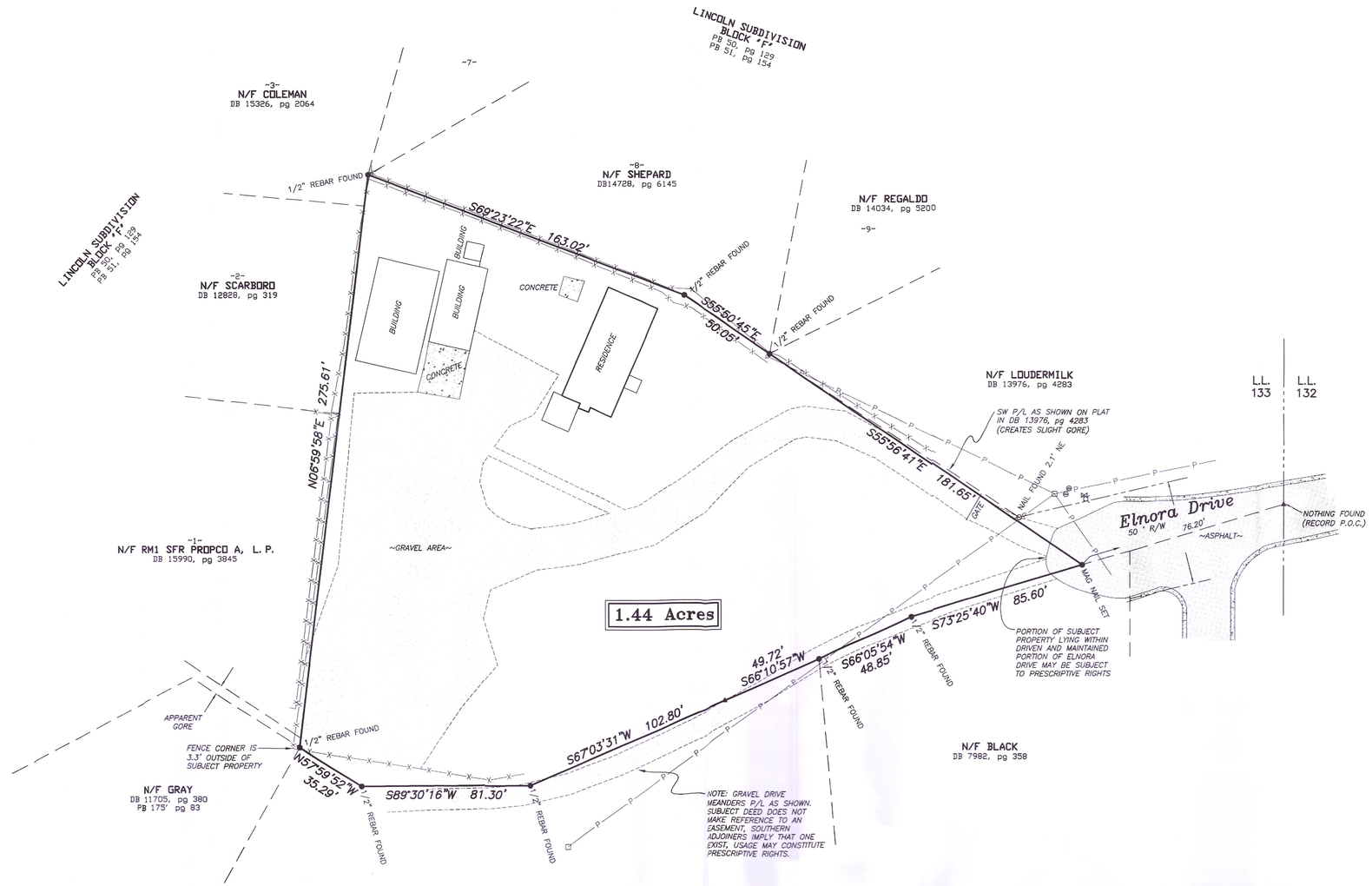
2-1

2025087113 Plat Book 283 pg 683
Filed and Recorded: 10/7/2025 10:07:00 AM
Connie Taylor
Clerk of Superior Court
Cobb County, Georgia

THE SPACE ABOVE IS RESERVED FOR THE CLERK OF SUPERIOR COURT FOR RECORDING DATA

GEORGIA SURVEY DATA

A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED IS FROM A REAL TIME KINEMATIC GPS SURVEY USING CARLSON BRx7 MULTI-FREQUENCY RECEIVERS, THE RELATIVE POSITIONAL ACCURACY OF WHICH DOES NOT EXCEED 0.05 FOOT.
B. THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 121,635 FEET.
C. DATE(S) OF FIELD SURVEY: 09/25-30/2025
D. OWNER INFORMATION AT TIME OF SURVEY:
OWNER: FRANCISCO J. GARCIA
SOURCE OF TITLE: DB 15102, pg 6124
TAX PARCEL: 16013300010



GEORGIA SURVEYOR CERTIFICATION

O.C.G.A. 15-6-67(c)(3)(A)(iii) (NO APPROVAL NEEDED)
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.

MARK E. CHASTAIN, RLS No. 2718 — OCTOBER 2, 2025

GEORGIA REGISTERED No. 2718 LAND SURVEYOR MARK E. CHASTAIN

OCT 08 2025
COBB COUNTY ZONING

RETRACEMENT SURVEY
PREPARED FOR

Francisco J. Garcia

895 ELNORA DRIVE, MARIETTA GA

LAND LOT 133
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

DATE: OCTOBER 2, 2025

REVISIONS:
DATE COMMENT

GRID NORTH
NAD83 GEORGIA WEST ZONE

LEGEND

IRON PIN FOUND	FIRE HYDRANT
IRON PIN SET (IPS)	UTILITY POLE
COMPUTED POSITION (NO MONUMENT)	WATER METER
ROCK	WATER VALVE
OR CONCRETE MONUMENT	GAS METER
RB — REBAR	GAS VALVE
OTP — OPEN TOP PIPE	
CTP — CRIMP TOP PIPE	
P.O.B. — POINT OF BEGINNING	
R/W — RIGHT OF WAY	
P/L — PROPERTY LINE	
C/L — CENTERLINE	
N/F — NOW OR FORMERLY	
DB/pg — DEED BOOK/PAGE	
PB/pg — PLAT BOOK/PAGE	
PP — UTILITY POLE	
LL — LAND LOT	
RCP — REINFORCED CONC. PIPE	
CMP — CORRUGATED METAL PIPE	
CPP — CORRUGATED PLASTIC PIPE	
ASPHALT	
CONCRETE	
GRAVEL	

POWER BOX	
UTILITY PEDESTAL	
DRAIN INLET	
STORM MH	
SEWER MH	
LIGHT POLE	
LLL — PROPERTY LINE	
LAND LOT LINE	
RIGHT OF WAY	
P — O/H POWER	
T — O/H TELEPHONE	
X — FENCE	
STREAM OR POND	
G — UG GAS LINE	
E — UG POWER	
SS — SEWER LINE	
W — WATER LINE	
C — UG COMMUNICATIONS	
STORM LINE	
R/R TRACKS	
EXIST. CONTOUR	
EXIST. INDEX CONTOUR	
PROP. CONTOUR	
PROP. INDEX CONTOUR	

MONUMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS. ALL IPS ARE CAPPED 5/8" REBAR UNLESS OTHERWISE NOTED.

"Thou shalt not remove thy neighbor's landmark, which they of old time have set."
Deuteronomy 19:14 KJV

DISCLOSURE & NOTICE

This drawing and any findings does not constitute a title or legal opinion by Chastain & Associates, P.C. Any provided certification is a statement based on facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied. Other documents or conditions may exist that would affect this property. As a unique pictorial and graphic professional work, this survey is subject to the Copyright laws of the United States. The latest date of field survey work is the date applicable to provisions of Statutes of Limitation. No certification or liability is extended to any party not named hereon. Subsurface matters not certified unless excavated.

IN GOD WE TRUST

PREPARED BY
Chastain & Associates, P.C.
SURVEYING~PLANNING~CONSULTING
TN NC SC AL GA
Since 1995
"Covering Dixie Like The Dew"
CHASTAINASSOCIATES.COM
(706)276-7528 (770)889-1770
email: INFO@CHASTAINASSOCIATES.COM
288 N. Main St. Ellijay, GA 30540
GEORGIA CERTIFICATE OF AUTH. LSF000781
TENNESSEE PROFESSIONAL REG. No. 1937
NORTH CAROLINA LAND SURVEYING FIRM C-3198
ALABAMA LAND SURVEYING FIRM CA-852-LS
SOUTH CAROLINA SURVEYING FIRM COA No. 5205

15 0 30 60
GRAPHIC SCALE - 1" = 30'

SHEET 1 OF 1
FILE: 225F35

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-1-2026

SITE BACKGROUND

Applicant	Francisco J. Garcia Sanchez
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Francisco J. Garcia Sanchez
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Francisco J. Garcia
Property Location	Located at the western terminus of Elnora Drive, west of Shallowford Road
Address	895 Elnora Drive
Access to Property	Elnora Drive

QUICK FACTS

Commission District	3 - Birrell
Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Zoning	LI
Proposed Use	Tree service
Future Land Use	LDR
Site Acreage	1.44
District	16
Land Lot	133
Parcel #	16013300010
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Peyton McClure, CNU-A)

Based on the analysis of this case, Staff recommends **DENIAL**.

Z-1 2026 Aerial Map



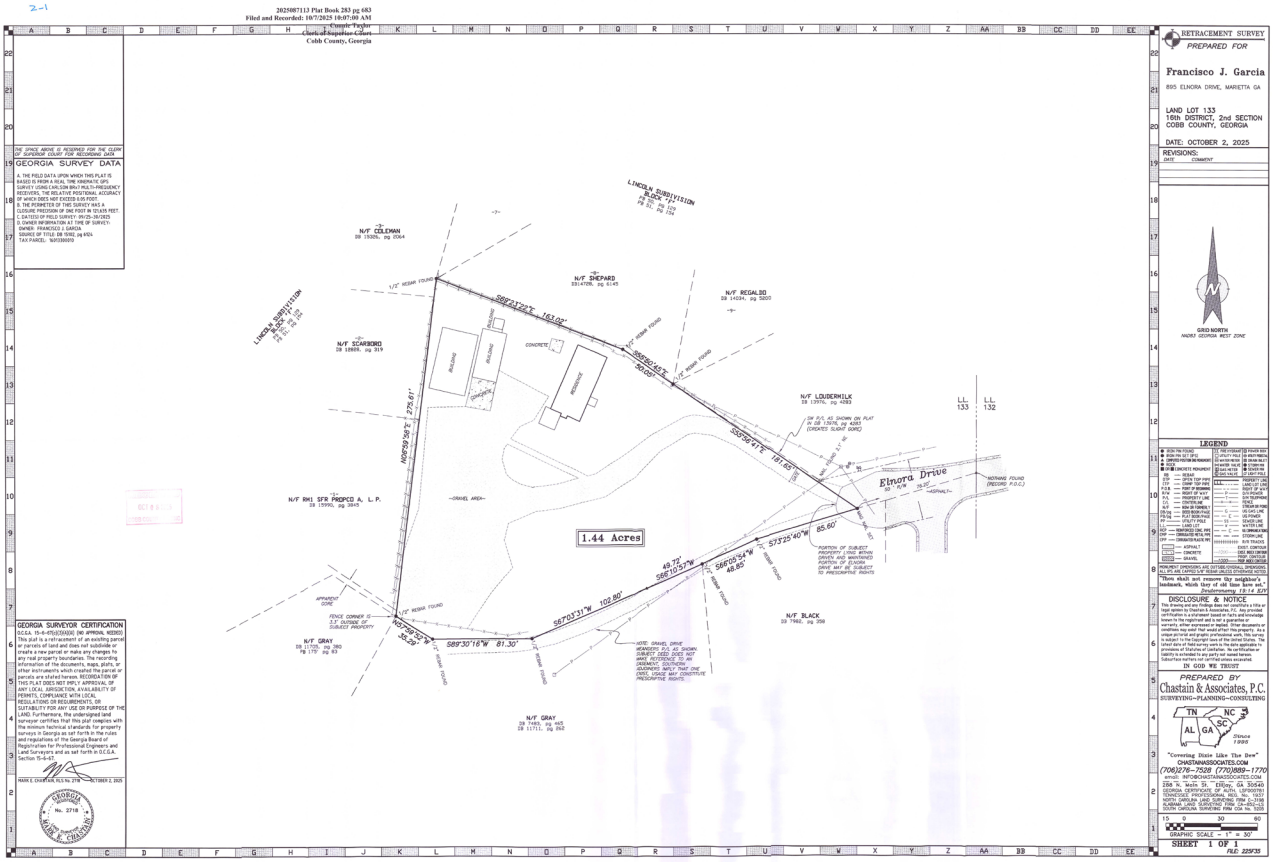
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 135 270 Feet

Zoning Boundary

City Boundary

Z-1-2026 DEPARTMENT COMMENTS – Zoning Division


Z-1
2025087113 Plat Book 283 pg 683
Filed and Recorded: 10/7/2025 10:07:00 AM
Clerk of Superior Court
Cobb County, Georgia
RETRACEMENT SURVEY
PREPARED FOR
Francisco J. Garcia
895 ELNORA DRIVE, MARIETTA GA
LAND LOT 133
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
DATE: OCTOBER 2, 2025
REVISIONS:
GEORGIA SURVEY DATA
GEORGIA SURVEYOR CERTIFICATION
LEGEND
DISCLOSURE & NOTICE
PREPARED BY
Chastain & Associates, P.C.
SURVEYING—PLANNING—CONSULTING
"Covering Dixie Like The Dew"
CHASTAINASSOCIATES.COM
(706)376-7528 (770)889-1770
email: INFO@CHASTAINASSOCIATES.COM
256 N. Wells St. Ellijay, GA 30540
GRAPHIC SCALE - 1" = 30'
SHEET 1 OF 1
FILE: 225F35
N/F COLEMAN
DB 15004, pg 0044
N/F SHEPARD
DB14788, pg 6145
N/F REGALDO
DB 14034, pg 5200
N/F SCARBORO
DB 13859, pg 319
N/F RHI SFR PROPCO A, L.P.
DB 19990, pg 3845
N/F LOUDERMILK
DB 13976, pg 4283
N/F GRAY
DB 11705, pg 380
pg 179, pg 83
N/F BLACK
DB 7982, pg 358
N/F GRAY
DB 7490, pg 465
DB 11711, pg 262
LINCOLN SUBDIVISION
BLOCK "A"
PB 25, pg 125
PB 31, pg 124
1.44 Acres
Elnora Drive
50' R/W
N89°47'25"E 163.02'
S89°56'41"E 181.65'
N00°29'26"E 275.61'
S00°29'26"W 38.29'
S89°30'16"W 81.30'
S87°03'31"W 102.80'
S86°10'57"W 49.72'
S86°05'54"W 46.85'
S73°25'40"W 85.60'
1/2" REBAR FOUND
1" RBF FOUND
1/2" REBAR FOUND
1/2" REBAR FOUND
1/2" REBAR

North

Zoning: R-20/ Single-family Residential

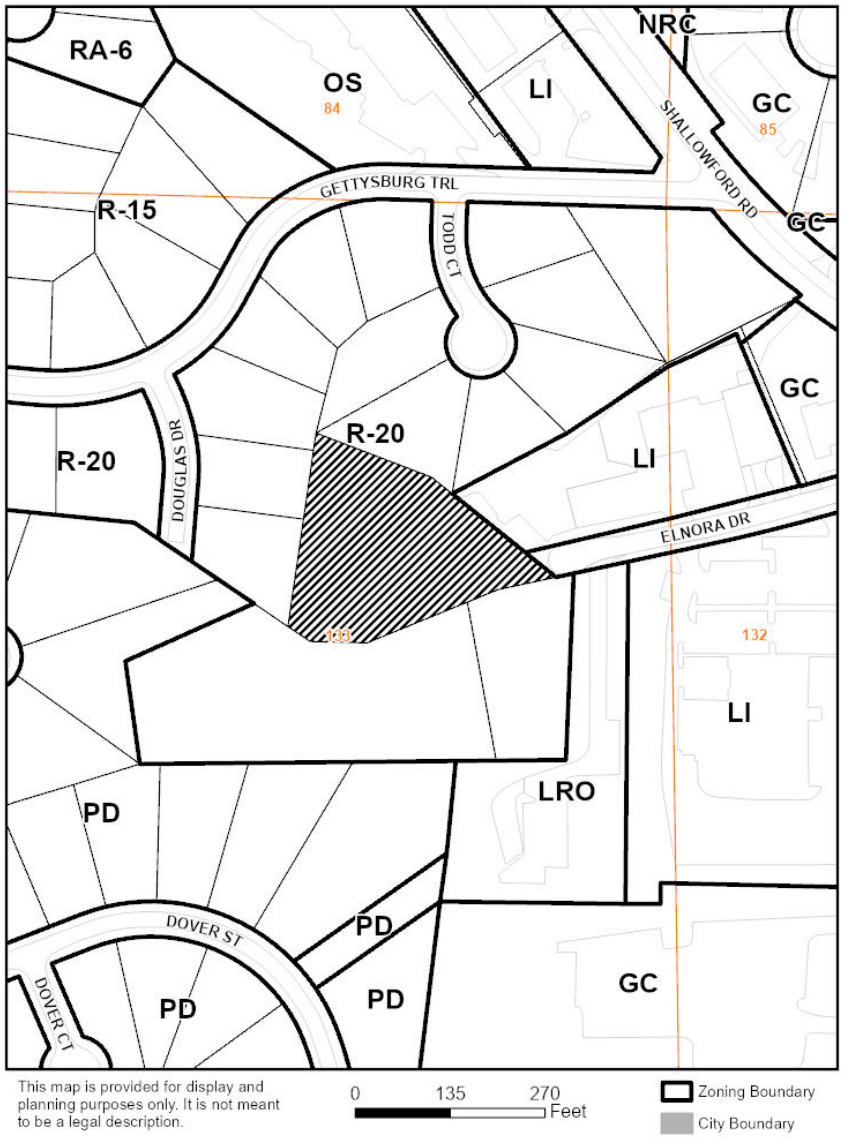
Future Land Use: LDR

WEST

Zoning: R-20/ Single-family Residential

Future Land Use: LDR

Z-1 2026 Map



EAST

Zoning: LI/ Light Industrial

Future Land Use: CAC

SOUTH

Zoning: R-20/ Single-family Residential

Future Land Use: LDR

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Requested zoning district for the property

The LI district is established to provide locations for light industrial uses such as low intensity automobile repair and service, animal care facilities, commercial greenhouses, livestock, poultry, business distribution centers, warehousing and storage, and transportation terminals, which are on properties delineated within or on the perimeter of an industrial compatible and industrial category as defined and shown on the Cobb County Comprehensive Land Use Plan: A Policy Guide, adopted November 27, 1990. When located on the perimeter of an industrial node, the LI district should provide for uses that are low in intensity and scale such as to ensure compatibility with surrounding properties.

Summary of the applicant's proposal

The applicant is requesting to rezone the site to the LI light industrial zoning district to operate a tree service and removal company. The applicant has stated that they will not be harvesting or breaking down tree materials at this location, and that the property's primary use will be for parking of vehicles. The applicant has proposed that employees will park on the property at 6:30am to pick-up work vehicles and won't return until the evening to store the vehicles, with the latest vehicles arriving at 7:00pm.

The subject property's road access is Elnora Drive, which primarily serves commercial, and industrial businesses. This has left 895 Elnora as one of three homes on an otherwise non-residential street. It should be noted that 895 Elnora Drive is surrounded by residential single-family homes to the north, west, and south. There are new structures on site that are lacking proper permits, which will have to be brought into compliance. The applicant proposes vehicles to be parked on the existing gravel drive, which is not permitted under existing code requirements. The code requires that all vehicles be parked on a hardened, treated surface, within designated parking spaces. The applicant proposes a maximum of 10 work vehicles to be parked overnight plus 8 employee vehicles to be parked on-site during the day.

Non-residential criteria

Proposed # of buildings**:** 4
Proposed # of stories: 1
Total sq. footage of development: 4,116
Floor area ratio: 0.07
Square footage per acre: 2,858
Required parking spaces: 18 spaces minimum for 10 work vehicles and 8 employee vehicles.
Proposed parking spaces: 0, none paved or striped
Acres in floodplain or wetlands: 0
Impervious surface shown: 41.78%

Are there any zoning variances?

1. Reduction of side setback from 20ft to 10ft for existing single-family dwelling;
2. Reduction of rear setback from 30ft to 4ft for westernmost accessory structure;
3. Reduction of required road frontage from 100ft to 39ft;
4. Waive the 50-foot landscape buffer from 50-feet to 0-feet on the north, south, and west property lines; and
5. Allow parking and maneuvering on a non-hardened surface.

Are there any environmental conditions existing or proposed on the site?

No.

12/17/25

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

IFC 510 - EMERGENCY RESPONDER RADIO COVERAGE:
New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This serves as an early notification to owners and developers for budgeting purposes.

FIRE DEPARTMENT ACCESS:
Fire apparatus access roads must be clearly defined/shown and shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2018 Edition and Cobb County Development Standards 402.11). A ten-foot separation, open to sky, is required in order to measure between structures. (CCDS 402.11)

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

(continued)

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

ACCESS GATES:
Gates securing fire apparatus access shall meet the following requirements:

- minimum 14 feet in clear width for a single lane and 20 feet for a double lane. The gates shall not reduce the operating width of the roadway.
- Double lane gates shall be a minimum of 20 feet in clear width.
- Gates shall be of the swinging or sliding type.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access during normal operations and in power failure.
- Emergency opening devices require a permit and shall be approved by the Cobb County Fire Marshal's Office. (Cobb County Development Standards 401.8.2)

FIRE HYDRANT:
The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

FIRE PROTECTION:
Automatic sprinkler protection must be provided where mandated by the applicable codes.

Auto parts buildings may be required to be protected with a fire sprinkler system. Final determination to be made at building plan review. Be prepared to provide water supply.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Z-1-2026 DEPARTMENT COMMENTS – Site Plan Review

12/26/2025

As determined by the Site Plan Review Section, the property owner may be required to obtain a Land Disturbance Permit to perform any site modifications, as required per stipulation approval (fencing, landscaping, curb/gutter & sidewalk installation, etc.) or otherwise. Contact Site Plan Review, 770-528-2147.

Z-1-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

2/3/2026

Approval of this petition will not have an impact on the enrollment of schools.

12/26/2025

Comprehensive Plan Future Land Use Designation: Low Density Residential
The subject tract is within the Low Density Residential (LDR) future land use category. The purpose of LDR is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. This category presents a range of densities.

Future Land Use Sub-Category? N/A

☐ Consistent ☒ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☐ Yes ☒ No
If yes, which City: N/A
Was the city notified? N/A

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No

(continued)
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No

(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)? ☐ Yes ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)? ☐ Yes ☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone? ☐ Yes ☒ No

Is the property within the Clear Zone (CZ)? ☐ Yes ☒ No

Is the property within 3000' of Dobbins ARB? ☐ Yes ☒ No

Is the property within the Accident Potential Zone (APZ I)? ☐ Yes ☒ No

Is the property within the Accident Potential Zone II (APZ II)? ☐ Yes ☒ No

Is the property within the Noise Zone? ☐ Yes ☒ No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)? ☐ Yes ☒ No

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Z-1-2026 DEPARTMENT COMMENTS – Water and Sewer

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☐ YES ☒ NO

Size/location of existing water main(s): 6" on Elnora Dr

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☐ YES ☒ NO*

Approx. distance to nearest sewer: 180' west on Douglas Dr

Estimated waste generation (in G.P.D.): Average daily = 400

Peak flow = 1000

Treatment plant: Noonday WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☒ YES* ☐ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments: Property will be required to connect to sewer if the continued use of the existing septic system is not permitted by the Health Department.

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Elnora Drive	Local	25	Cobb County	50’

Roadway	Location	Average daily trips	Level of service
Elnora Drive	NA	NA	NA

Comments and observations

Elnora Drive is classified as a local roadway and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

The Institute of Traffic Engineers (ITE) Trip Generation manual, 11th edition, does not have available data for this specific land use type. This development is currently in limited operation and additional trip generation associated with the rezoning is assumed to be minimal.

In accordance with Cobb County Code 134-121 and based on site plan received October 8, 2025, this development does not require a traffic impact study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Should any driveway modifications or redevelopment of the property occur in the future, where redevelopment is defined as any action requiring a Land Disturbance Permit that also changes the existing business operations of the development in terms of use, intensity and/or anticipated traffic, Cobb DOT recommends the following:

    a. Recommend driveway on Elnora Drive be reconstructed to commercial standards and treated hardened surface for a minimum of 25’ from the edge of pavement or to the County right-of-way, whichever is greater in length. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements.

2. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Cobb County...Expect the Best!

COBB COUNTY CODE ENFORCEMENT
CASE SYNOPSIS

Report Date:
12/22/2025

CASE #: CODE-2025-02404 **OPEN DATE:** 5/2/2025

COMPLAINANT: **PHONE #:**

DESCRIPTION: running a business out of home "Beaver Tree Service" 6 TO 7 commercial vehicles.

PRIMARY ADDRESS:

895 ELNORA DR NE
MARIETTA, GA 30066

OWNER ADDRESS:

GARCIA FRANCISCO J
895 ELNORA DR
MARIETTA, GA 30066

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
05/08/2025		Case Details		I issued a Notice of Violation for Customary Home Occupation and taped it to the front door with a written explanation of the violation. I was able to observe several heavy vehicles with Beaver Tree Service labeling on them. There were several vehicles which are most likely employee's vehicles. The vehicles were not parked on a hardened surface; however, the home was built in 1952 and does not appear to have ever had a driveway installed. D Roberts
05/08/2025		Initial Investigation	In Violation	/* PERMITTED USE/CUSTOMARY HOME OCCUPATION|*134-197 (3)*|Observe all Customary Home Occupation (CHO) regulations. **No employees, clients, materials, equipment, etc. allowed at residence. Only 1 business vehicle weighing less than 12,500 lb. gross vehicle weight rating is allowed at residence.*/
05/21/2025		Case Details		I received an email from the property owner Francisco advising that he has completed the paperwork for rezoning. D Roberts
05/21/2025		ReInspection	In Violation 30 Day	
06/03/2025		Case Details		I observed a Large Truck loaded with Tree logs and equipment retuning to the case address.. D. Harrell
06/03/2025		Case Details		No Change on Property.. Large Trucks and Equipment parked and Large tree waste piles parked on property. (Photos Uploaded). D. Harrell
06/03/2025		ReInspection	In Violation 0 Day	

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
09/10/2025		ReInspection	In Violation	/* USE LIMITATIONS/ OUTSIDE STORAGE|*134-197 (12) e*|Only firewood and lawn furnishings are allowed to be stored outside. Remove all other items.*/ /* LITTER|*102-92(a)(1)(2)*|Remove all trash and debris, including tree debris and yard waste, from property.*/ /* PERMITTED USE/COMMERCIAL USE|*134-197(3)*|Property is not zoned for commercial use, for Tree Service Company operating on property .*/ /* SPECIAL LAND USE PERMIT REQUIRED/WASTE TRANSFER STATION|*134-37(a)(12)*| A special land use permit shall be required for the following types of uses of property regardless of the zoning classification of district for the realty: Waste Transfer Station.*/
09/10/2025		Violation Details		I issued a Notice of Violation for LITTER, OUTSIDE STORAGE, PERMITTED USE/ COMMERCIAL USE, AND SPECIAL LAND USE/ WASTE TRANSFER to the property. I Observed Trucks, Marked Commercial vehicles, Tree waste, Equipment, trash and debris outside of the property. I also observed large number of vehicles on the property. (Photos Uploaded). Notice will be mailed to the case address. D. Harrell
09/22/2025		Phone Call		On Sept 15, 2025, I received a Phone call from the Property owner (Francisco Garcia) who informed me that he has not filed for the Land Use Permit for the property, due waiting for a appointment for a survey for the property, since receiving the Notice form Code Enforcement on May 8, 2025. I informed Mr. Francisco If No Land Use Permit for the property is not filed for the property by Sept 30, 2025. Citations will be issued. D. Harrell
09/22/2025		ReInspection	In Violation	
10/09/2025		Case Details		Mr. Garcia filed for the Land Use Permit with County Zoning on Oct 8, 2025.. Pending Zoning Hearings for property on (Z-1) Feb 3, 2026 and Feb 17, 2026.. Next Inspection (Jan 29, 2026). D. Harrell
10/09/2025		ReInspection	In Violation	

COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY
Code Enforcement Division

Cobb County...Expect the Best!

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-2025-02404 Date: 5/8/2025

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

895 ELNORA DR NE	MARIETTA, GA 30066	16	0133	001	R-20
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or GARCIA FRANCISCO J (895 ELNORA DR MARIETTA, GA 30066)

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 May 8, 2025. 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/CUSTOMARY HOME OCCUPATION	134-197 (3)	Observe all Customary Home Occupation (CHO) regulations. No employees, clients, materials, equipment, etc. allowed at residence. Only 1 business vehicle weighing less than 12,500 lb. gross vehicle weight rating is allowed at residence.

David Roberts (david.roberts@cobbcounty.org) — Officer

770-528-2181 — 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.ORG**

COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY
Code Enforcement Division

Cobb County...Expect the Best!

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-2025-02404 Date: 9/10/2025

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

895 ELNORA DR NE	MARIETTA, GA 30066	16	0133	001	R-20
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or GARCIA FRANCISCO J (895 ELNORA DR MARIETTA, GA 30066)

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 September 10, 2025. 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
USE LIMITATIONS/ OUTSIDE STORAGE	134-197 (12) e	Only firewood and lawn furnishings are allowed to be stored outside. Remove all other items.
LITTER	102-92(a)(1)(2)	Remove all trash and debris, including tree debris and yard waste, from property.
PERMITTED USE/COMMERCIAL USE	134-197(3)	Property is not zoned for commercial use, for Tree Service Company operating on property .
SPECIAL LAND USE PERMIT REQUIRED/WASTE TRANSFER STATION	134-37(a)(12)	A special land use permit shall be required for the following types of uses of property regardless of the zoning classification of district for the realty: Waste Transfer Station.

Danny Harrell (Danny.Harrell@cobbcounty.gov) — Officer

770-528-2112 — 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.ORG**


Sep 10, 2025 at 9:43:06 AM


Sep 10, 2025 at 9:43:17 AM
678.616.4209


Sep 10, 2025 at 9:48:26 AM
678.616.4209


Sep 10, 2025 at 9:43:38 AM


Sep 10, 2025 at 9:43:59 AM


Sep 10, 2025 at 9:44:02 AM


Sep 10, 2025 at 9:44:06 AM


Sep 10, 2025 at 9:44:19 AM
BEAVER
Tree Service
678-616-4209
BEAVER
678-616-420


Sep 10, 2025 at 9:44:28 AM


Sep 10, 2025 at 9:44:45 AM
678.616.4209


Sep 10, 2025 at 9:44:56 AM


Sep 10, 2025 at 9:44:59 AM


Sep 10, 2025 at 9:45:09 AM


Sep 10, 2025 at 9:45:13 AM

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the zoning proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby property. Although Elnora Drive caters predominately to industrial and commercial interests, the shape of the subject property would place an industrial use directly in the backyards of multiple residential properties.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the zoning proposal could adversely affect the existing use or usability of adjacent or nearby property. There is little to no existing buffering along residential property lines. Allowing for potential overlap of commercial activity into residential districts.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the zoning proposal will not result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. Elnora Drive already caters to commercial and industrial uses, with access to Shallowford Road and Canton Road.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the zoning proposal is not in conformity with the policies and intent of the comprehensive plan. The property's Future Land Use designation is Low Density Residential, which would not conform with the proposed light industrial zoning district. While most of Elnora Drive is a Community Activity Center (CAC), that designation encompasses existing commercially & industrially zoned properties along this roadway.

E. 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;

It is Staff's opinion that there are existing conditions that give support for disapproval of the proposed light industrial zoning district. The subject property is surrounded on three sides by single-family homes, which make this location a poor candidate for rezoning to an industrial usage. Approval would allow an industrial use to operate and maintain a vehicle fleet with few protections for surrounding residential properties.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. _____

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:** _____

RECEIVED
OCT 08 2025
COBB COUNTY ZONING

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

a) **Proposed use(s):** On back page

b) **Proposed building architecture:** Existing home used as commercial space

c) **Proposed hours/days of operation:** On back page

d) **List all requested variances:** - Road frontage reduction
- Gravel drive

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

Cars and trucks will be parking, they are leaving every morning around 6:30 am and getting back to park in the evening Mon-Sat

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-that we know at this time.

Workers will arrive in the morning and park their own cars in the site during the day, and leaving on the dump trucks and the commercial vehicles.

No noise during the day, heavy equipment working there as chainsaws, wood chippers, stump grinding or any equipment.

Our Business Latino Tree Service LLC
DBA: Beaver Tree Service

provides tree maintenance and removal services, The facility at 895 Dhora Dr. Marietta GA 30066, includes secure storage for our fleet of vehicles and specialized equipment such as

Dump Trucks
Wood chipper
chainsaws
Cars / Trucks
stump grinding

~~There's also a potential space for administration office.~~

We are commitment to not to make noise for operating with chainsaws, wood chippers, stump grinding or any equipment at the site. We are not producing mulch from wood waste.

Trucks will be turn on around 6:30 am and they will leave for work and coming back in the evening to park again.

Our company operates from Mon- Sat

NEIGHBORS OF 895 Elnora Dr.

Marietta GA. 30066

SIGNATURES FOR REZONING

PROPERTY.

RECEIVED
OCT 08 2025
COBB COUNTY ZONING

James L. Gray Sr.
885 ELNORA DR.
MARIETTA, GA 30066

Dana G Black
905 ELNORA DR.
MARIETTA GA 30066

FRANCISCO BARBOZA
426 TODD CT KENESAW
GA 30144.

Doug and Sheila Barnett
460 Douglas Dr NE
Kennesaw, GA 30144

Dorothy Taylor
4597 Douglas Dr
Kennesaw GA 30144

M. J. Loudermilk
923 Elnora Dr, Marietta, GA. 30066
M.J. Loudermilk

Rodney W. Coleman (770) 316-6239
4613 Douglas Dr.
Kennesaw GA. 30144


"PURSUANT TO COBB COUNTY CODE, ZONING ORDINANCE, SECTION 134-124(b) THE COBB COUNTY BOARD OF COMMISSIONERS IS AUTHORIZED TO CONSIDER AND MAY CONSIDER ALL CONSTITUTIONALLY PERMISSIBLE ZONING CLASSIFICATION(S), INCLUDING, BUT NOT LIMITED TO, INTERVENING CLASSIFICATIONS AND/OR THE CLASSIFICATION(S) SOUGHT BY THE APPLICANT."
Z-1
ZONING NOTICE
Francisco Sanchez
R-20
2/3/26
2/17/26




Jan 29 2020 at 09:19 PM
BEAVER
Tree Service
BEAVER
Tree Service


Jan 29, 2016 at 1:09:51 PM
BEAVER
Tree Service


678.616.4209




678.616.4209


Jan 29, 2026 at 1:10:0 PM


Jan 29, 2026 at 10:09 PM


Jan 29, 2026 at 10:17 PM


Jan 29, 2026 at 1:10:16 PM


Jan 29 2026 at 10:27 PM


Jan 29, 2026 at 10:37 PM
5


Jan 29, 2026 at 10:52 PM



Z-1-2026 DEPARTMENT COMMENTS – Stormwater Management

12/26/2025

Site Data

1. Address: 895 Elnora Drive
2. District: 3
3. Existing Zoning: R-20 — Existing Allowable Impervious Coverage: 35%
4. Proposed Zoning: LI — Allowable Future Impervious Coverage: 70%
5. Future Land Use: LDR

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Stormwater Information

1. Drainage Basin: Noonday Creek Basin

Topography Information

1. General site Description: The site is an existing residential home on a small hilltop which slopes away from the home in all directions. Total lot area is 1.44ac. Existing Impervious coverage is approximately 26.9% per GIS measurements.

2. Downstream Description: Stormwater discharges through an established residential neighborhood downstream.

Project Design Comments and Recommendations

The following comments and recommendations are typically required at the time of plan review and permitting.

Proposed Project Onsite Design Requirements

1. At this time there are no present or future site improvement/modifications proposed.

2. Any Future improvements to the site will be considered a redevelopment project. Redevelopment projects that create, adds, or replaces 5,000 square feet or greater of new impervious surface area or that involves other land disturbing activity of one acre or more. Therefore, requiring an updated stormwater management facility that may require runoff reduction, water quality, and detention per the Georgia Stormwater Management Manual (GSMM).

Cobb County...Expect the Best!

COBB COUNTY CODE ENFORCEMENT
CASE SYNOPSIS

Report Date:
2/25/2026

CASE #: CODE-2025-02404 **OPEN DATE:** 5/2/2025

COMPLAINANT: **PHONE #:**

DESCRIPTION: running a business out of home "Beaver Tree Service" 6 TO 7 commercial vehicles.

PRIMARY ADDRESS:

895 ELNORA DR NE
MARIETTA, GA 30066

OWNER ADDRESS:

GARCIA FRANCISCO J
895 ELNORA DR
MARIETTA, GA 30066

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
05/08/2025		Case Details		I issued a Notice of Violation for Customary Home Occupation and taped it to the front door with a written explanation of the violation. I was able to observe several heavy vehicles with Beaver Tree Service labeling on them. There were several vehicles which are most likely employee's vehicles. The vehicles were not parked on a hardened surface; however, the home was built in 1952 and does not appear to have ever had a driveway installed. D Roberts
05/08/2025		Initial Investigation	In Violation	/* PERMITTED USE/CUSTOMARY HOME OCCUPATION|*134-197 (3)*|Observe all Customary Home Occupation (CHO) regulations. **No employees, clients, materials, equipment, etc. allowed at residence. Only 1 business vehicle weighing less than 12,500 lb. gross vehicle weight rating is allowed at residence.*/
05/21/2025		Case Details		I received an email from the property owner Francisco advising that he has completed the paperwork for rezoning. D Roberts
05/21/2025		ReInspection	In Violation 30 Day	
06/03/2025		Case Details		I observed a Large Truck loaded with Tree logs and equipment retuning to the case address.. D. Harrell
06/03/2025		Case Details		No Change on Property.. Large Trucks and Equipment parked and Large tree waste piles parked on property. (Photos Uploaded). D. Harrell
06/03/2025		ReInspection	In Violation 0 Day	

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
09/10/2025		ReInspection	In Violation	/* USE LIMITATIONS/ OUTSIDE STORAGE|*134-197 (12) e*|Only firewood and lawn furnishings are allowed to be stored outside. Remove all other items.*/ /* LITTER|*102-92(a)(1)(2)*|Remove all trash and debris, including tree debris and yard waste, from property.*/ /* PERMITTED USE/COMMERCIAL USE|*134-197(3)*|Property is not zoned for commercial use, for Tree Service Company operating on property .*/ /* SPECIAL LAND USE PERMIT REQUIRED/WASTE TRANSFER STATION|*134-37(a)(12)*| A special land use permit shall be required for the following types of uses of property regardless of the zoning classification of district for the realty: Waste Transfer Station.*/
09/10/2025		Violation Details		I issued a Notice of Violation for LITTER, OUTSIDE STORAGE, PERMITTED USE/ COMMERCIAL USE, AND SPECIAL LAND USE/ WASTE TRANSFER to the property. I Observed Trucks, Marked Commercial vehicles, Tree waste, Equipment, trash and debris outside of the property. I also observed large number of vehicles on the property. (Photos Uploaded). Notice will be mailed to the case address. D. Harrell
09/22/2025		Phone Call		On Sept 15, 2025, I received a Phone call from the Property owner (Francisco Garcia) who informed me that he has not filed for the Land Use Permit for the property, due waiting for a appointment for a survey for the property, since receiving the Notice form Code Enforcement on May 8, 2025. I informed Mr. Francisco If No Land Use Permit for the property is not filed for the property by Sept 30, 2025. Citations will be issued. D. Harrell
09/22/2025		ReInspection	In Violation	
10/09/2025		Case Details		Mr. Garcia filed for the Land Use Permit with County Zoning on Oct 8, 2025.. Pending Zoning Hearings for property on (Z-1) Feb 3, 2026 and Feb 17, 2026.. Next Inspection (Jan 29, 2026). D. Harrell
10/09/2025		ReInspection	In Violation	
01/29/2026		Case Details		Inspected property All Violations are Still active on the property. I observed tree waste Plie and Large Trucks and Equipment and vehicles parked on the property and Tools and other items being storied outside of the property. (Photos Uploaded). D. Harrell
01/29/2026		ReInspection	In Violation	

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
02/03/2026		Case Details		PROPERTY OWNER WAS PRESENT AT THE PC HEARING. HE STATED THAT HE HAS 8 COMMERCIAL TRUCKS, 12 VEHICLES ON THE PROPERTY AND HIS EMPLOYEES LIVE AT THE HOUSE LOCATED ON THE PROPERTY. THE BOARD REQUESTED FOR THE OWNER TO CLEANUP THE PROPERTY AND MEET WITH THE OFFICER FOR AN INSPECTION. THE CASE WILL BE HELD FOR 30 DAYS. YFOSTON
02/04/2026		Case Details		I issued a Notice of Violation and related paperwork for SINGLE FAMILY DWELLING, based on the property owner testimony during Zoning hearing that unrelated adults live at the property. The property has 1,482 Livable sq ft zoned R-20 and allows 3/3/3, which means the following is allowed, 3 related adults to include 1 unrelated, 3 vehicles, 3 of which can be outside a garage or carport. Notice left at the property and a copy of the notice and related paperwork, will be mailed to the property owner's address. D. Harrell
02/04/2026		ReInspection	In Violation	
02/04/2026		ReInspection	In Violation	/* PERMITTED USE/SINGLE FAMILY DWELLING|*134-197 (3)*|Must comply with all requirements in the attached definition of dwelling unit. **see attached***/
02/05/2026		ReInspection	In Violation	
02/05/2026		ReInspection	In Violation	/* PERMITTED USE/SINGLE FAMILY DWELLING|*134-197 (3)*|Must comply with all requirements in the attached definition of dwelling unit. **see attached***/
02/06/2026		Case Details		Dropped off Notice of Violation and realted paperwork to case address..D. Harrell
02/06/2026		Case Details		Dropped off Notice of Violation and realted paperwork to case address..D. Harrell
02/06/2026		ReInspection	In Violation	
02/25/2026		Case Details		I inspected the property with Miss Laura Alarado, and was told that two of the trucks on the property do not have current state tag on them. (Photos Uploaded). Notice of Violation issued for NON COMPLIANCE VEHICLES to Miss Alarado. Tree waste pile has been removed from the property. Some equipment was found outside of the property. Miss Alarado was informed that any one unrelated living in the home on the property, is an county violation and her husband will have to file for an land use permit for the property. Miss Alarado provide an Household occupancy statement which shows that the property owner's brother and two cousins and one nephew live at the property. Statement will be uploaded to case file. D. Harrell
02/25/2026		ReInspection	In Violation 0 Day	/* NON COMPLIANCE VEHICLES|*134-277 (a) - (f)*|All vehicles must display current tags and be operable.*/


Feb 25, 2026 at 9:54:00 AM


Feb 25, 2026 at 9:54:18 AM


Feb 25, 2026 at 9:54:41 AM


Feb 25, 2026 at 9:54:53 AM


Feb 25, 20


Feb 25, 2026 at 9:55:08 AM


Feb 25, 2026 at 9:55:30 AM


Feb 25, 2026 at 9:58:37 AM


Feb 25, 2026 at 9:59:03 AM
BEAVER TREE SERVICE
GMC
BEAVER
678.616.4209


678.616.4209
Vermeer


Feb 25, 2026 at 9:59:29 AM
BEAVER
Tree Service
678.616.42

Feb 25, 2026 at 9:59:35 AM




Feb 25, 2026 at 9:59:49 AM


Feb 25, 2026 at 10:00:28 AM


678.818.4209
678.818.4209


Feb 25, 2026 at 10:00:47 AM


Feb 25, 2026 at 10:05:34 AM
678.616.4209


Feb 25, 2026 at 10:06:07 AM
Peach State GEORGIA
RS 2485
COBB
22


Feb 25, 2026 at 10:06:28 AM
BEAVER TREE SERVICE
BEAVER
Tree Service
419.61.6.4209


BEAVER
Tree Service
BEAVER
Tree Service


Service
FREE ESTIMATES


Feb 25, 2026 at 10:07:03 AM
BEAVER
Tree Service


Feb 25, 2026 at 10:07:11 AM

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-4-2026

SITE BACKGROUND

Applicant	Field Time Athletics, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Adam J. Rozen
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Sanctuary Park West Real Estate, LLC
Property Location	Located approximately 330 feet east of Ernest Barrett Parkway (landlocked), behind Pike Nursery and to the north of Home Depot
Address	3381 and 3391 Ernest Barrett Parkway
Access to Property	Easement off of Ernest Barrett Parkway or Home Depot property

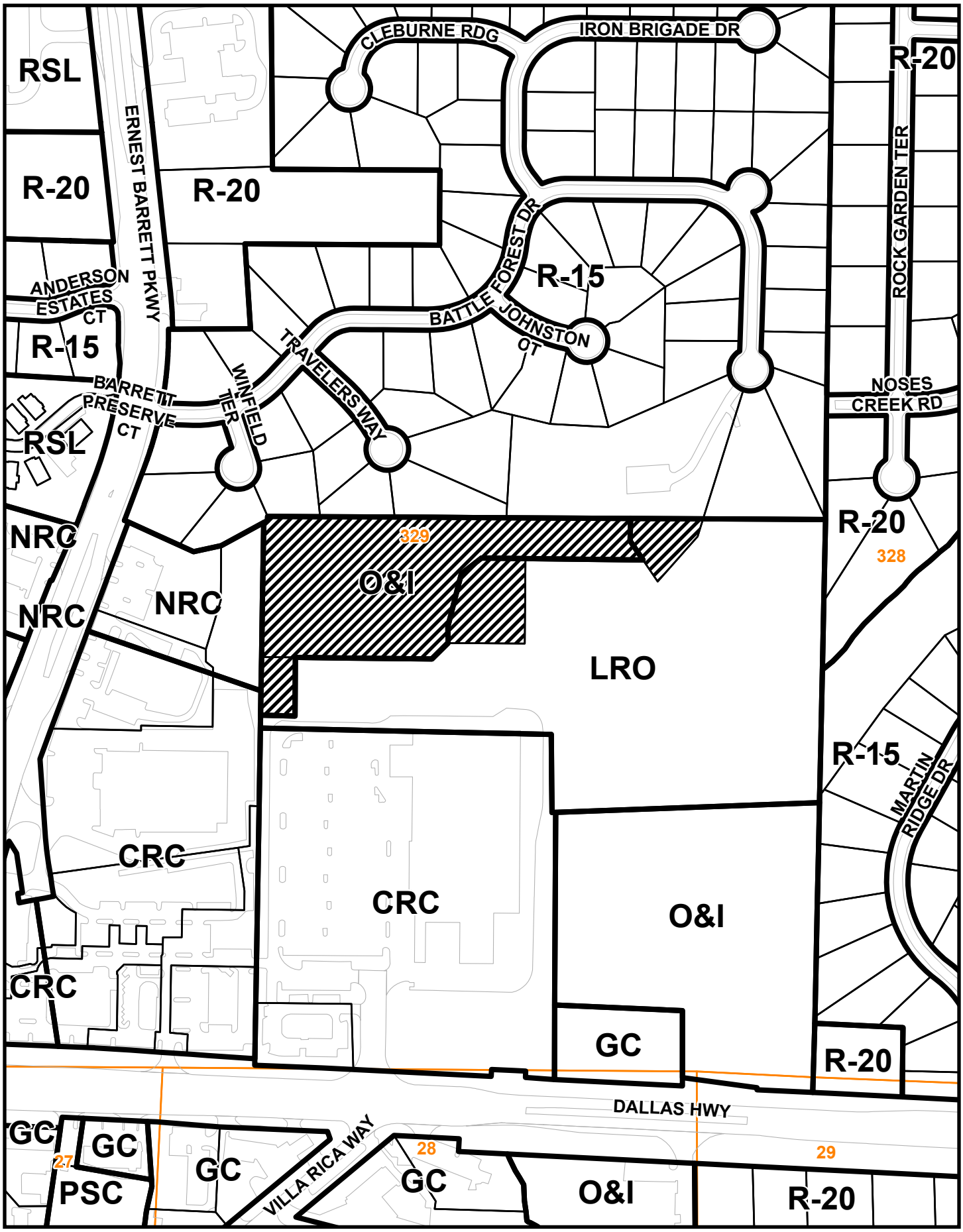
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	LRO, O&I
Current Use of Property	Vacant
Proposed Zoning	CRC
Proposed Use	Commercial Indoor Recreation
Future Land Use	NAC
Site Acreage	5.82
District	20
Land Lot	329
Parcel #	20032901380, 20032901370, 20032900080, 20033901150
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-4 2026 Map

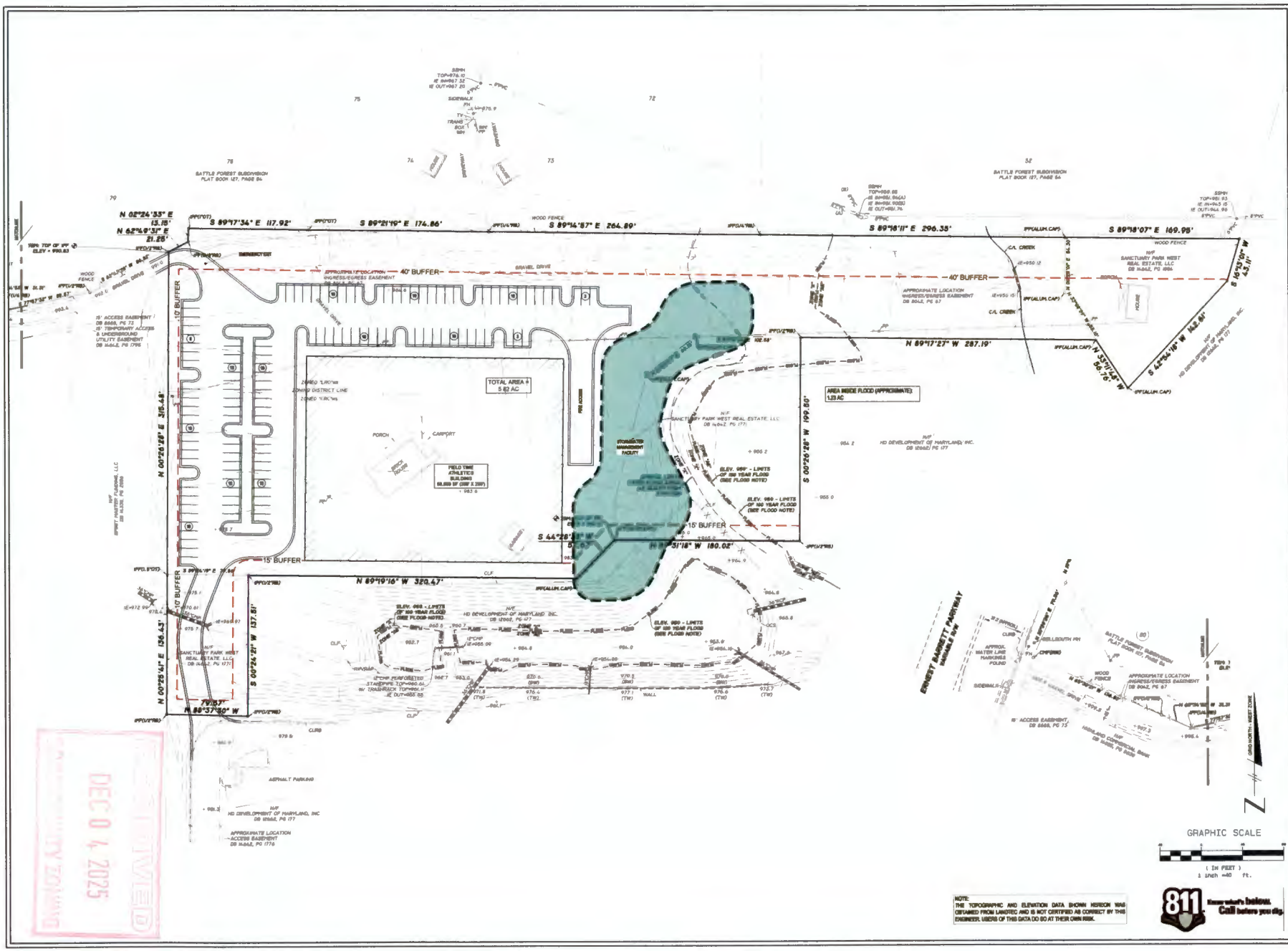


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 260 520 Feet

Zoning Boundary

City Boundary


SITE PLAN EXHIBIT
FOR
FIELD TIME ATHLETICS
LAND LOT 329 ~ 20TH DISTRICT ~ 2ND SECTION
COBB COUNTY, GEORGIA
W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GEORGIA 30060
SCALE: 1" = 40'
DESIGNED BY: JJT
DRAWN BY: JJT
CHECKED BY: DRC
INITIAL ISSUE DATE: 11/25/2025
JOB NUMBER: 251112
SHEET NUMBER: 1
GRAPHIC SCALE
(In FEET)
1 inch = 40 ft.
40' BUFFER
15' BUFFER
10' BUFFER
TOTAL AREA = 5.82 AC
AREA INSIDE FLOOD (APPROXIMATE): 1.23 AC
FIELD TIME ATHLETICS BUILDING 68,869 SF (280' X 299')
STORMWATER MANAGEMENT FACILITY
ASPHALT PARKING
GRAVEL DRIVE
WOOD FENCE
CREEK
NOTE: THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM LIDAR/DEM AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK.
Know what's below. Call before you dig.
RECEIVED
DEC 01 2025
Planning & Zoning

Z-4 2026 Aerial Map



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

0 260 520 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):** N/A

b) **Proposed building architecture:** _____

c) **List all requested variances:** _____

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

a) **Proposed use(s):** Commercial indoor recreational facility

b) **Proposed building architecture:** Provided under separate cover; combination of stone/brick accent with metal siding over steel frame construction.

c) **Proposed hours/days of operation:** Monday - Friday 2 pm - 10 pm
Saturday and Sunday 9 am - 6 pm

d) **List all requested variances:** To reduce the required number of parking spaces for commercial indoor recreation facilities from 250 to proposed 124. Based on the number of occupants in the facility at any one time, the proposed parking space count is sufficient and allows for additional space to be devoted to buffering and orientation of the building closest to the southern portion of the tract.

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

The property is currently approved for a 60,000 square foot, 76 unit assisted living facility with 24 hour operations. The approved site plan for the assisted living facility reflects no buffer adjoining residential while the proposed facility and site plan includes a 40 foot buffer.

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.

RECEIVED
DEC 04 2025
COBB COUNTY ZONING

ZONING IMPACT STATEMENT
FOR THE REZONING APPLICATION
OF FIELD TIME ATHLETICS, LLC

COMES NOW, APPLICATION OF FIELD TIME ATHLETICS, LLC, and pursuant to §134-121(a)(7) of the Cobb County Zoning Ordinance, files this its Zoning Impact Statement, as follows:

A. The zoning proposal will permit a utilization of the property which is suitable in the context of development and existing zonings along Barrett Parkway and Dallas Highway and its neighboring and nearby properties.

B. The zoning proposal will have no adverse effect or impact upon the existing uses or usability of adjacent or nearby properties. The property is located within an area classified as Neighborhood Activity Center ("NAC") and adjoining an area classified as Community Activity Center ("CAC") under Cobb County's Future Land Use Map and contains properties along and off of Dallas Highway and Barrett Parkway also zoned as CRC.

C. The Subject Property to be affected by the zoning proposal has no reasonable economic use as currently zoned as Office and Institutional ("O&I") and Low Rise Office ("LRO") with the 2011 stipulation (Z29 2011) that the only permitted use is 'assisted living facility *only* (no general apartment rentals on this property)' and has remained so stipulated with no feasible ability to so develop since that time. in that the fair market value of same falls below the range of values of similarly zoned and situated properties with equivalent utility.

DEC 0 4 2025
COBB COUNTY ZONING

D. The zoning proposal will have no adverse impact upon the existing County infrastructure including, but not limited to, existing streets, transportation facilities, utilities or schools.

E. The zoning proposal is located within a NAC future land use category adjoining a CAC future land use category and the requested zoning for commercial indoor recreation is consistent with the desired development within CAC considering the existing commercial development and the proposed protections for adjoining residential.

F. There is no substantial relationship between the existing zoning classification of which limits the property in terms of its present utilization and the public health, safety and general welfare. Additionally, considered in the context of development at this location, there are no established land use planning principles or political considerations which would adversely affect the proposed zoning.

Respectfully submitted, this the 4th day of December, 2025.

ROZEN, ROZEN & REILLY, LLP

By:_____
ADAM J. ROZEN
Attorney for Applicant
Ga. Bar No. 161610

RECEIVED
DEC 04 2025
COBB COUNTY ZONING

SITE PLAN EXHIBIT

FOR

FIELD TIME ATHLETICS

LAND LOT 329 ~ 20TH DISTRICT ~ 2ND SECTION
COBB COUNTY, GEORGIA

GEORGIA PROFESSIONAL ENGINEER No. 19315 REGISTERED ENGINEER MARYL R. COOK 12/03/2025

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	12/03/2025	JJT	ADDRESS COMMENTS

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GEORGIA 30060
PHONE: (678) 384-6192
FAX: (770) 694-6870
WWW.WBENGR.COM
LSF000429 ~ PEF000714

SCALE:	1" = 40'
DESIGNED BY:	JJT
DRAWN BY:	JJT
CHECKED BY:	DRC
INITIAL ISSUE DATE:	11/25/2025
JOB NUMBER:	251112

SHEET NUMBER: 1

GRAPHIC SCALE
40 0 40 80
(IN FEET)
1 inch =40 ft.

NOTE:
THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM LANDTEC AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK.

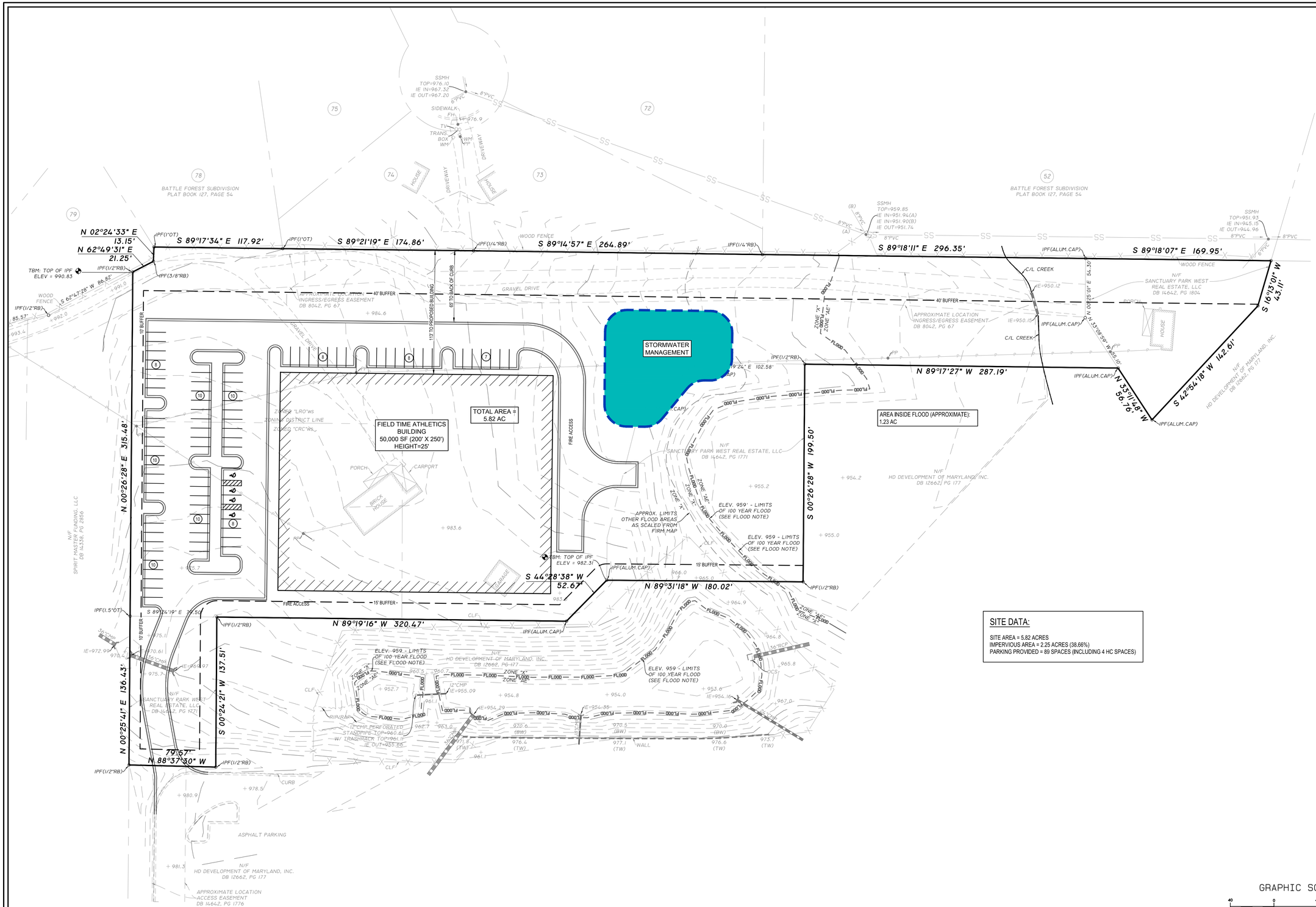
811 Know what's below. Call before you dig.

SITE PLAN EXHIBIT

FOR

FIELD TIME ATHLETICS

LAND LOT 329 ~ 20TH DISTRICT ~ 2ND SECTION
COBB COUNTY, GEORGIA



SITE DATA:

SITE AREA = 5.82 ACRES
IMPERVIOUS AREA = 2.25 ACRES (38.66%)
PARKING PROVIDED = 89 SPACES (INCLUDING 4 HC SPACES)

NOTE:
THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM LANDTEC AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK.

GRID NORTH - WEST ZONE

GRAPHIC SCALE

40 0 40 80

(IN FEET)
1 inch =40 ft.

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

GEORGIA PROFESSIONAL No. 19935 REGISTERED ENGINEER DARYL R. COOK 12/29/2025

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	12/29/2025	JJT	Re-zoning submittal

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
WWW.WBENGR.COM
LSF000429 - PEF000714

SCALE:	1" = 40'
DESIGNED BY:	JJT
DRAWN BY:	JJT
CHECKED BY:	DRC
INITIAL ISSUE DATE:	12/29/2025
JOB NUMBER:	251112

SHEET NUMBER:
1

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-4-2026

SITE BACKGROUND

Applicant	Field Time Athletics, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Adam J. Rozen
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Sanctuary Park West Real Estate, LLC
Property Location	Located approximately 330 feet east of Ernest Barrett Parkway (landlocked), behind Pike Nursery and to the north of Home Depot
Address	3381 and 3391 Ernest Barrett Parkway
Access to Property	Easement off of Ernest Barrett Parkway or Home Depot property

QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	LRO, O&I
Current Use of Property	Vacant
Proposed Zoning	CRC
Proposed Use	Commercial Indoor Recreation
Future Land Use	NAC
Site Acreage	5.82
District	20
Land Lot	329
Parcel #	20032901380, 20032901370, 20032900080, 20033901150
Taxes Paid	Yes

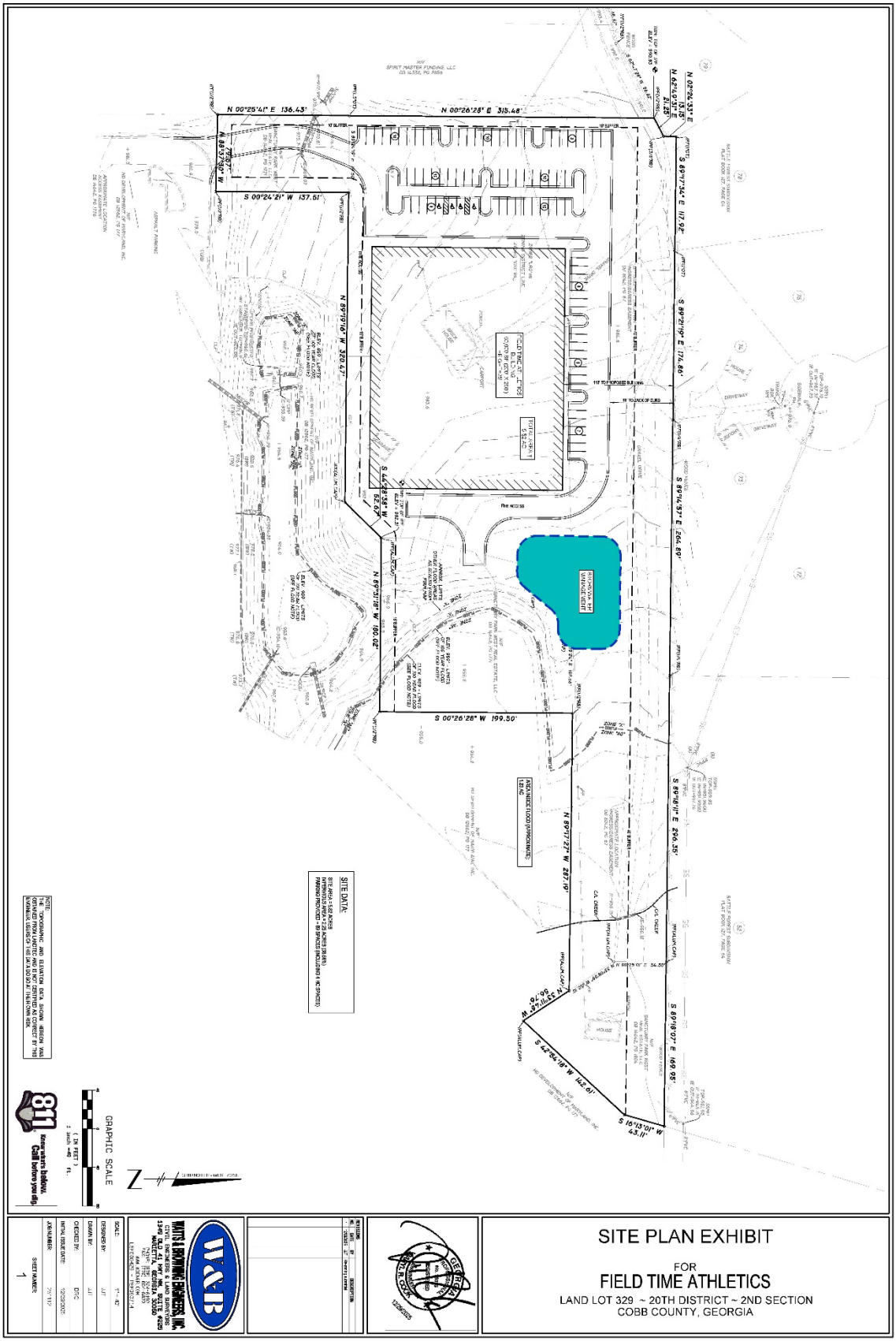
FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Cameron Jones, CNU-A)

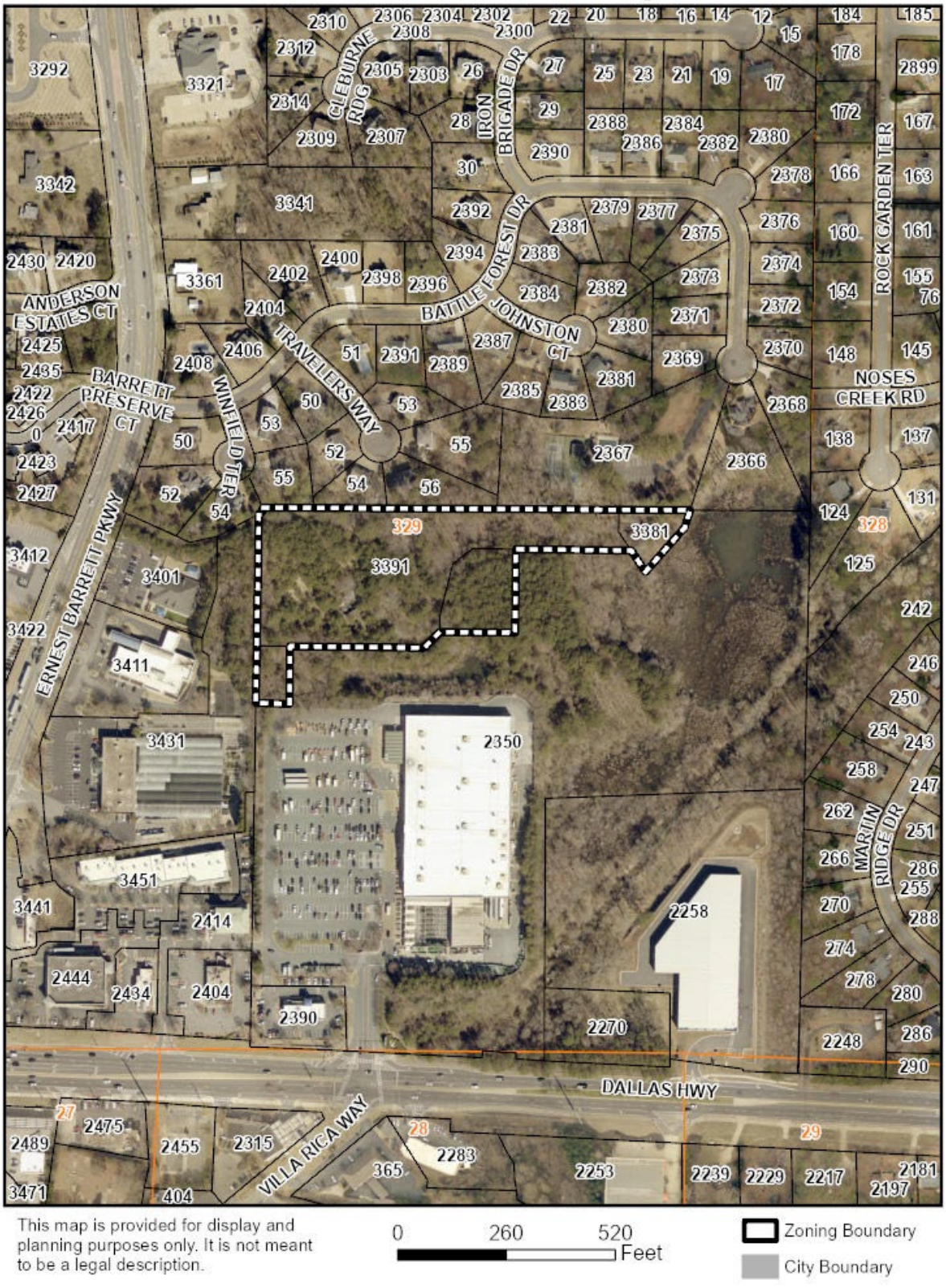
Based on the analysis of this case, Staff recommends **DELETION to NRC** subject to the following:

Z-4-2026 DEPARTMENT COMMENTS – Zoning Division

1. Maximum building size is 30,000 square feet;
2. Building to include sound insulation to reduce exterior noise levels;
3. Site plan received by the Zoning Division on December 29, 2025, with the District Commissioner approving final site plan;
4. Fire Department comments and recommendations;
5. Stormwater Management comments and recommendations;
6. Water and Sewer comments and recommendations;
7. Department of Transportation comments and recommendations;
8. Commercial Indoor Recreation facility permitted;
9. District Commissioner to approve the final Landscape plan and building elevations; and
10. No direct access to Barrett Parkway.


SITE PLAN EXHIBIT
FOR
FIELD TIME ATHLETICS
LAND LOT 329 ~ 20TH DISTRICT ~ 2ND SECTION
COBB COUNTY, GEORGIA
SITE DATA:
GRAPHIC SCALE
N 00°25'41" E 136.43'
N 00°26'28" E 315.48'
S 00°24'21" W 137.51'
S 89°17'54" E 117.52'
S 89°21'09" E 174.80'
S 89°16'37" E 296.69'
S 00°26'28" W 199.50'
S 89°16'37" E 296.35'
S 89°18'07" E 169.95'
S 42°24'18" W 143.61'
S 16°13'01" W 43.11'

Z-4 2026 Aerial Map



North

Zoning: R-15 / Single-Family Homes

Future Land Use: LDR

WEST

Zoning: NRC, CRC / Daycare, Bank

Future Land Use: NAC, CAC

Z-4 2026 Aerial Map



EAST

Zoning: R-15, R-20 / Single-Family Homes

Future Land Use: LDR

SOUTH

Zoning: LRO / Vacant Lot

Future Land Use: NAC, CAC

Current zoning district for the property

The LRO district is established to provide locations for low scale professional offices and other nonretail commercial uses such as offices and nursery schools, which are on properties delineated within or on the edge of a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When located on the edge of a neighborhood activity center node as defined by the comprehensive plan, the LRO district should provide for office uses that are low in intensity to ensure compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

The O&I district is established to provide locations for nonretail commercial uses such as offices and financial institutions, which are on properties delineated within or on the edge of a community activity center and a regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. The office and institutional district is designed primarily to provide for four-story and smaller office developments, office uses, motels, hotels, banking and professional offices that complement and provide step-down nodal zoning away from more intensive commercial uses and otherwise to implement the stated purpose of this chapter.

Requested zoning district for the property

The CRC district is established to provide locations for retail commercial and service uses which are designed and oriented to serve several neighborhoods making up a community. Projects developed within the CRC district should be done so as compact unified centers. CRC districts should be located on properties which are delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Additionally, the desired quadrant location will provide for planned developments and one-destination shopping and service locations to serve the community, and will minimize traffic congestion.

Summary of the applicant's proposal

The applicant is requesting the CRC community retail commercial zoning district for the purpose of a new indoor athletics facility on the property. The facility will have half-fields and batting cages for the purpose of training. The hours of operation will be Monday through Friday from 2:00 pm until 10:00 pm, Saturday and Sunday from 9:00 am until 6:00 pm. The architectural style and composition of the facility will be a combination of stone and brick with metal siding over a steel frame. The current rezoning case on the property (Z-29 of 2011) was approved for a 60,000 square foot assisted living facility with 76 units.

Z-4-2026 DEPARTMENT COMMENTS – Zoning Division

Non-residential criteria

Proposed # of buildings**:** 1
Proposed # of stories: 1
Total sq. footage of development: 50,000
Floor area ratio: 0.20
Square footage per acre: 8,591
Required parking spaces: 250
Proposed parking spaces: 89
Acres in floodplain or wetlands: 1.23
Impervious surface shown: 38.66%

Are there any zoning variances?

Yes;

1. Reduce parking spaces from required 250 spaces to 89 spaces.

Are there any environmental conditions existing or proposed on the site?

None Identified

1/13/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE:
New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This serves as an early notification to owners and developers for budgeting purposes.

FIRE DEPARTMENT ACCESS:
A cross-access road agreement will be needed if access across separate parcel is required.

Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2018 Edition and Cobb County Development Standards 402.11).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

FIRE HYDRANT:
The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

(continued)

Private fire hydrants on a separate parcel is an unacceptable use.

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

FIRE PROTECTION:
Automatic sprinkler protection must be provided where mandated by the applicable codes.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Z-4-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

2/3/2026

Approval of this petition will not have an impact on the enrollment of schools.

12/26/2025

Comprehensive Plan Future Land Use Designation: Neighborhood Activity Center
The subject tract is within the Neighborhood Activity Center (NAC) future land use category. The purpose of the NAC is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Future Land Use Sub-Category? N/A

☐ Consistent ☒ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☐ Yes ☒ No
If yes, which City: N/A
Was the city notified? N/A

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

(continued)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No

(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)? ☐ Yes ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)? ☐ Yes ☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone? ☐ Yes ☒ No

Is the property within the Clear Zone (CZ)? ☐ Yes ☒ No

Is the property within 3000' of Dobbins ARB? ☐ Yes ☒ No

Is the property within the Accident Potential Zone (APZ I)? ☐ Yes ☒ No

Is the property within the Accident Potential Zone II (APZ II)? ☐ Yes ☒ No

Is the property within the Noise Zone? ☐ Yes ☒ No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)? ☐ Yes ☒ No

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Z-4-2026 DEPARTMENT COMMENTS – Water and Sewer

Water comments:

At development: ☐ YES ☒ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 12" on Ernest Barrett Pkwy and 8" on Dallas Hwy

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☐ YES ☒ NO*

Approx. distance to nearest sewer: 16' from northern property line

Estimated waste generation (in G.P.D.): Average daily = 5,000

Peak flow = 12,500

Treatment plant: South Cobb WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☒ YES* ☐ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

Additional sewer comments:

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Location	Average daily trips (vpd)	Level of service
Dallas Highway / SR-120	East of Martin Ridge Drive	31,300	D

vpd = vehicles per day

Based on 2024 AADT counting data taken by GDOT, as published on their website, for SR 120.

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

Description	Expected Size (Indoor Fields)	PM Peak Hour			Saturday peak hour			Saturday Daily (vpd)
		In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
Indoor Sports Training Facility	4	33	6	**39**	9	47	**56**	**602**

vph = vehicles per hour

Development gross trip generation estimated based on development operational data provided by applicant team.

Comments and observations

The proposed development does not have public frontage but appears to have an access easement to Dallas Highway / SR-120 for primary access.

Based on the December 18th applicant meeting, the intended site use is 4 indoor infield only fields and netted practice/training areas. This training facility is currently anticipated to operate from 2 PM to 9 PM (weekday) and 9 AM to 6 PM (weekend).

A traffic management proposal memorandum was received for this development on December 26, 2025. Additional information needed to calculate trip generation volumes was provided in email from the applicant team on January 8, 2026. Based on the December 26th memorandum and January 8th email, and in accordance with Cobb County Code 134-121, the development will not require a traffic study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in the view of use and development of adjacent and nearby properties, with a smaller building. The property is in an area with commercial and residential uses.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the applicant's rezoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. There are similar uses adjacent to the proposed location. The site would represent an intensity that is compatible with the neighboring uses if the landscape buffer is installed.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion is supported by the departmental comments contained in this analysis.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the applicant's CRC rezoning proposal is not in conformity with the policies and intent of the Cobb County Comprehensive Plan. The property is delineated in a Neighborhood Activity Center, NAC future land use category which can be used as a transitional area between the residential to the north and the CRC zoning districts to the south. Staff would suggest deleting the request to NRC for the applicant's use.

E. **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;**
It is Staff's opinion that there are no existing or changing conditions affecting the use and development of the property which give grounds for deleting the applicant's rezoning proposal for the use of commercial indoor recreation. The proposal is not consistent with the NAC future land use category so staff would recommend deleting this proposal to NRC. Staff researched six other sports training facilities/batting cages in

the County and found the parking ratio averaged one parking space per 350 square feet of building. This would equate to a 30,000 square foot building with 86 parking spaces.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. _____

Summary of Intent for Rezoning

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

a) **Proposed unit square-footage(s):** N/A

b) **Proposed building architecture:** _____

c) **List all requested variances:** _____

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

a) **Proposed use(s):** Commercial indoor recreational facility

b) **Proposed building architecture:** Provided under separate cover; combination of stone/brick accent with metal siding over steel frame construction.

c) **Proposed hours/days of operation:** Monday - Friday 2 pm - 10 pm
Saturday and Sunday 9 am - 6 pm

d) **List all requested variances:** To reduce the required number of parking spaces for commercial indoor recreation facilities from 250 to proposed 124. Based on the number of occupants in the facility at any one time, the proposed parking space count is sufficient and allows for additional space to be devoted to buffering and orientation of the building closest to the southern portion of the tract.

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

The property is currently approved for a 60,000 square foot, 76 unit assisted living facility with 24 hour operations. The approved site plan for the assisted living facility reflects no buffer adjoining residential while the proposed facility and site plan includes a 40 foot buffer.

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.

RECEIVED
DEC 04 2025
COBB COUNTY ZONING

ZONING IMPACT STATEMENT
FOR THE REZONING APPLICATION
OF FIELD TIME ATHLETICS, LLC

COMES NOW, APPLICATION OF FIELD TIME ATHLETICS, LLC, and pursuant to §134-121(a)(7) of the Cobb County Zoning Ordinance, files this its Zoning Impact Statement, as follows:

A. The zoning proposal will permit a utilization of the property which is suitable in the context of development and existing zonings along Barrett Parkway and Dallas Highway and its neighboring and nearby properties.

B. The zoning proposal will have no adverse effect or impact upon the existing uses or usability of adjacent or nearby properties. The property is located within an area classified as Neighborhood Activity Center ("NAC") and adjoining an area classified as Community Activity Center ("CAC") under Cobb County's Future Land Use Map and contains properties along and off of Dallas Highway and Barrett Parkway also zoned as CRC.

C. The Subject Property to be affected by the zoning proposal has no reasonable economic use as currently zoned as Office and Institutional ("O&I") and Low Rise Office ("LRO") with the 2011 stipulation (Z29 2011) that the only permitted use is 'assisted living facility *only* (no general apartment rentals on this property)' and has remained so stipulated with no feasible ability to so develop since that time. in that the fair market value of same falls below the range of values of similarly zoned and situated properties with equivalent utility.

DEC 0 4 2025
COBB COUNTY ZONING

D. The zoning proposal will have no adverse impact upon the existing County infrastructure including, but not limited to, existing streets, transportation facilities, utilities or schools.

E. The zoning proposal is located within a NAC future land use category adjoining a CAC future land use category and the requested zoning for commercial indoor recreation is consistent with the desired development within CAC considering the existing commercial development and the proposed protections for adjoining residential.

F. There is no substantial relationship between the existing zoning classification of which limits the property in terms of its present utilization and the public health, safety and general welfare. Additionally, considered in the context of development at this location, there are no established land use planning principles or political considerations which would adversely affect the proposed zoning.

Respectfully submitted, this the 4th day of December, 2025.

ROZEN, ROZEN & REILLY, LLP

By:_____
ADAM J. ROZEN
Attorney for Applicant
Ga. Bar No. 161610

RECEIVED
DEC 04 2025
COBB COUNTY ZONING

ORIGINAL DATE OF APPLICATION: 08-16-11

APPLICANTS NAME: HELTON REAL ESTATE ADVISORS, LLC

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 08-16-11 ZONING HEARING:

HELTON REAL ESTATE ADVISORS, LLC (Sanctuary Park West Real Estate, LLC, owner) requesting Rezoning from **CRC** and **LRO** to **O&I** for the purpose of an Assisted Living Facility in Land Lot 329 of the 20th District. Located on the east side of Ernest Barrett Parkway, north of Dallas Highway.

MOTION: Motion by Ott, second by Birrell, to **approve** Rezoning to the **OI** zoning district **subject to:**

- **use limited to assisted living facility *only* (no general apartment rentals on this property)**
- **site plan received by the Zoning Division on June 2, 2011 for reference and subject to Plan Review, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
- **the site plan to be revised adding the required 20-foot landscape screening buffer abutting the residentially zoned properties to the north (site plan approval by District Commissioner, landscaping to be approved by the County Arborist)**
- **letter of agreeable conditions from Mr. John Moore dated August 1, 2011 (attached and made a part of these minutes) *not otherwise in conflict, with the following changes:***
  - **Item No. 16 – Add subsection "E" – *"Applicant agrees to maintain these fences in perpetuity."***
  - **Item No. 23 – Change to read: *"There shall be no vehicle access from Barrett Parkway."***
- **elevations to be in general conformity with drawings attached as Exhibit B to the stipulated letter (attached and made a part of these minutes)**
- **all public access to be from Dallas Highway through the interior roadways along the Home Depot parking lot**
- **emergency vehicle access and turn-around requirements to be resolved in Plan Review**
- **any significant redesign, as determined by the Zoning Division Manager, will require plans and elevations to be approved by the Board of Commissioners as an Other Business Item**
- **District Commissioner may approve minor changes**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**

VOTE: **ADOPTED** unanimously

PAGE 4 OF ___

Min. Bk. 63 Petition No. Z-29
Doc. Type site plan
Meeting Date 8/16/11

HREA
Hellen Real Estate Advisors

LEGEND:

SQUARE FOOTAGE:	55,000 S.F.
NO. OF BEDS:	80 BEDS
CURRENT ZONING:	LRO/ CRC
REQUESTED ZONING:	OI
PARKING REQUIRED:	25 SPACES
PARKING PROVIDED:	63 SPACES

1 SITE PLAN
SP-1 SCALE: 1" = 60'-0"

N

JEArchitects

ARCHITECTURE PROGRAMMING MASTER PLANNING PROJECT MANAGEMENT
1 770-458-8919 F 770-429-4120 1701 SHILOH ROAD, SUITE 138-BOX, KENNESAW, GA 30144
www.JEARCHITECTS.COM

ARCHITECT SEAL

SHEET ISSUE RECORD
DATE DESCRIPTION

PROPOSED SITE PLAN FOR
SANCTUARY PARK WEST
COMMERCIAL DEVELOPMENT
LAND LOT 329, 20TH DISTRICT
COBB COUNTY, GA

SHEET TITLE
SITE PLAN

JOB NO. 10008
SHEET NO. SP-1

NOT FOR CONSTRUCTION

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

JOHN H. MOORE
STEPHEN C. STEELE
WILLIAM R. JOHNSON[1]
ROBERT D. INGRAM[1]
J. BRIAN O'NEIL
G. PHILLIP BEGGS
LEOON L. BASHAM
MATTHEW J. HOWARD
JEHL C. SMITH
CLAYTON O. CARMACK
KEVIN B. CARLOCK[1]
ALEXANDER T. GALLOWAY III[1]
J. KEVIN MOORE
RODNEY R. McCOLLOCH
SUSAN S. STUART
BRIAN D. SMITH
HARRY R. TEAR III
W. TROY HART[1]
JEFFREY A. DAXE
KIM A. HOPER
VICTOR A. VALMUS

T. SHANE MAYES
WILLIAM R. WINDLER, JR.[1]
JOYCE W. HARPER
ANGELA H. SMITH[1]
RYAN G. PRESCOTT[1]
CHRISTOPHER C. MINGLEDORFF
ANGELA D. TARTELINE
CARLY E. OLSON[1]
CHARLES E. PIERCE[1]
CLAY S. O'DANIEL
GRAHAM L. McDONALD
PRESTON D. HOLLOWAY
JENNIFER B. SIMPSON
ASPEN S. HAINS[1]
MARC E. SIROTKIN
BETH GEARHART[1]
WILMA R. BUSH
GREGORY H. FULLER[1]
VERONICA L. RICHARDSON
CALANIT HAYES
TODD I. REIRD[1]

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499
TELECOPIER (770) 429-8631

KNOXVILLE, TENNESSEE
406 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039
TELECOPIER (865) 692-9071

JACKSONVILLE, FLORIDA
AETNA BUILDING
841 PRUDENTIAL DRIVE
12TH FLOOR
JACKSONVILLE, FLORIDA 32207
TELEPHONE (904) 371-1953
TELECOPIER (904) 672-4336

NASHVILLE, TENNESSEE
3200 WEST END AVENUE
SUITE 500
NASHVILLE, TENNESSEE 37203
TELEPHONE (615) 426-7347
TELECOPIER (615) 780-1665

LOUISVILLE, KENTUCKY
9000 CORPORATE CAMPUS DRIVE
SUITE 3000
LOUISVILLE, KENTUCKY 40223
TELEPHONE (502) 410-6021
TELECOPIER (502) 410-6022

DANIEL W. STARNES[1]
ALEXANDER B. MORRISON[1]
DOUGLAS W. BUTLER, JR.
APRIL R. HOLLOWAY
CARLA C. WESTER[1]
PATRICK J. MCCORMICK[1]
JAIME L. KNOEBEL[1]
ADON J. SOLOMON[1]
AMY L. JETT[1]
JEFF C. MORMAN[1]
RYAN M. INGRAM
SHAWN G. SHELTON
JENNIFER L. MILLER[1]
KRISTEN DIVE STEVENSON[1]
JASON M. BURK[1]
MELISSA D. WHITMAN
CARLY M. RECORD
SARAH H. BEST[1]
ERICA C. MITCHELL
BRAM L. SCHARF[1]
ROY H. SPARKS[1]

RYAN C. EDENS[1]
JULIE C. FULLER[1]
BETHANY C. MORRIS
KATIE B. BRANHAM[1]
JODIE B. LODEN[1]

OF COUNSEL
JOHN L. SKELTON JR.[1]

1 ALSO ADMITTED IN TN
2 ALSO ADMITTED IN FL
3 ALSO ADMITTED IN DC
**** ALSO ADMITTED IN GA
5 ALSO ADMITTED IN PA
6 ALSO ADMITTED IN TX
7 ALSO ADMITTED IN AL
8 ALSO ADMITTED IN KY
9 ALSO ADMITTED IN NY
* ADMITTED ONLY IN GA
2 ADMITTED ONLY IN FL

August 1, 2011

Hand Delivered

Min. Bk. 63 Petition No. Z-29
Doc. Type letter of agreeable conditions
Meeting Date 8/16/11

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, Georgia 30064

RE: Application for Rezoning - Application No. Z-29 (2011)
Applicant: Helton Real Estate Advisors, LLC
Property Owner: Sanctuary Park West Real Estate, LLC
Property: 5.82 acres, more or less, located on the northerly side of Dallas Highway (State Route 120), and the easterly side of Barrett Parkway, Land Lot 329, 20th District, 2nd Section, Cobb County, Georgia

Dear Jason:

The undersigned and this firm represent the Applicant, Helton Real Estate Advisors, LLC (hereinafter referred to as "Applicant"), and the Property Owner, Sanctuary Park West Real Estate, LLC (hereinafter referred to as "Owner"), in their Application for Rezoning regarding a total tract of 5.82 acres located on the northerly side of Dallas Highway (State Route 120), and the easterly side of Barrett Parkway, Land Lot 329, 20th District, 2nd Section, Cobb County, Georgia (hereinafter referred to as the "Property" or the "Subject Property"). After meetings with planning and zoning staff, on-going discussions with area residents, reviewing the staff

Petition No. Z-29
Meeting Date 8/16/11
Continued

PAGE 2 OF

comments and recommendations; and reviewing the uses of surrounding properties, we have been authorized by the Applicant to submit this revised letter of agreeable stipulations and conditions, which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. This letter shall supersede and replace in full that certain letter of agreeable stipulations and conditions dated and filed July 27, 2011. The revised stipulations are as follows:

(1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property; together with any and all prior Departmental Comments and Staff Recommendations submitted by Planning, Fire, Water, Sewer, and Drainage, relating to the Subject Property from any previous zoning actions.

(2) Applicant seeks rezoning of the Subject Property from the existing zoning categories of Community Retail Commercial ("CRC") and Low-Rise Office ("LRO") to the proposed zoning category of Office and Institutional ("OI"), with reference to the Site Plan prepared by JAE Architects and filed with the Application for Rezoning on June 2, 2011. A reduced, color copy of the Site Plan is attached hereto as Exhibit "A" for ease of reference.

(3) The Subject Property consists of 5.82 acres and shall be developed for an assisted living facility.

(4) The proposed assisted living facility shall consist of a one-story building as shown and reflected on the elevation attached hereto as Exhibit "B" and incorporated herein by reference. The building shall contain approximately 60,000 square feet and shall have a maximum total of seventy-six (76) residential living units.

(5) The living units within the proposed assisted living facility will provide residents with separate bedroom and bathroom areas. Additionally, the assisted living facility will have common areas for all residents consisting of a living room, dining room, kitchen, laundry room, and office.

(6) The exterior of the building shall be traditional in style and architecture. The exterior façade shall be comprised of brick, stone, stacked stone, hardi-plank, and stucco-type finishes, with complementary accents, or combinations thereof. No vinyl materials shall be used on the exterior of the proposed facility.

(7) Lighting fixtures for parking areas shall be environmentally sensitive, shoe-box style and shall be fitted with non-glare lenses and cut off shields to prevent light from extending beyond the property line.

(8) Security lighting on the proposed assisted living facility shall be wall packs, hooded, environmentally sensitive and shall be fitted with non-glare lenses and cut off shields to prevent light from extending beyond the property line.

(9) Signage for the proposed assisted living facility shall be ground based, monument style signage. The design, finish, materials, and colors for the signage shall be complementary with the proposed facility.

(10) Additionally, directional signage to the proposed facility shall be located within the parking area of Home Depot, as agreed to by and among Applicant and Owner and the owner of the Home Depot property.

(11) All signage shall comply with Cobb County Zoning Codes and Ordinances; excepting that signage for this project may be off-premises signage.

(12) Any roof-mounted HVAC equipment shall be screened by means of a continuous roof parapet.

(13) The dumpsters servicing the proposed facility will be enclosed within a minimum six (6) foot high brick enclosure on three sides with a solid wooden screen gate or doors on the access side. The materials and colors for the enclosure shall match and be complementary to the façade of the buildings. All dumpsters shall contain rubber lids to minimize noise.

(14) Dumpsters shall be emptied Monday through Saturday from 7:00 a.m. to 6:00 p.m. and Sunday from 11:00 a.m. to 6:00 p.m.

(15) All utilities for the proposed development shall be located underground.

(16) Applicant agrees to install fences in connection with its proposed development, as follows:

A) Black, vinyl-clad chain link fence, eight (8) feet in height, along the property line dividing the Subject Property from Battle Forest Subdivision;

Petition No. Z-29
Meeting Date 8/16/11
Continued

PAGE 8 OF

i) There are three (3) homeowners along the property line with existing fences. If these homeowners wish to have the existing fences demolished and the above fence erected, each homeowner must provide to Applicant written permission to demolish the existing fence and written permission to enter upon the homeowner property to demolish and install the new fence; and

ii) The written authority must be presented to Applicant not later than sixty (60) days after zoning approval by the Cobb County Board of Commissioners. If no such authority is received, Applicant shall erect the boundary fence outside the existing fence on Applicant's Property.

B) Fifteen (15) foot black, vinyl-clad chain link fence around the Alzheimer outdoor area;

C) Both fences referenced above shall have installed thereon a black screen, being a mesh screen as shown and depicted on Exhibit "C" attached hereto and incorporated herein by reference; and

D) Applicant agrees to install the referenced fencing, as follows:

i) The eight (8) foot fence shall be installed prior to issuance of a building permit; and

ii) The fifteen (15) foot fence shall be installed prior to issuance of a Certificate of Occupancy for the building to be constructed.

(17) All landscaping for the proposed development shall be professionally designed, installed, and maintained. An irrigation system shall service the landscaping.

(18) All landscaping referenced herein shall be approved by the Cobb County Arborist as part of the plan review process and incorporated into the overall landscape plan for the proposed development.

(19) Minor modifications to the within stipulations, the referenced Site Plan, landscaping, architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary.

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency

August 1, 2011

Petition No. Z-29
Meeting Date 8/16/11
Continued

PAGE 9 OF ___

(20) Stormwater management facilities for the proposed development shall meet all Cobb County Stormwater Management requirements applicable to the Subject Property.

(21) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.

(22) Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements, except as approved by the Board of Commissioners or by the Department of Transportation or Community Development Agency, as their authority may allow.

(23) Access to the proposed facility via Barrett Parkway shall be for emergency police, fire, and ambulance only.

We believe the requested rezoning, pursuant to the referenced Site Plan and the stipulations contained herein, is an appropriate use of the Subject Property and shall be an enhancement to the Subject Property as well as provide a valuable service to the West Cobb community. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

John H. Moore

JHM:cc
Attachments

Petition No. 2-29
Meeting Date 8/16/11
Continued

PAGE 10 OF ___

c: Cobb County Board of Commissioners:
Timothy D. Lee, Chairman
George W. "Woody" Thompson
Helen C. Goreham
Robert Ott
Joann Birrell
(With Copies of Attachments)

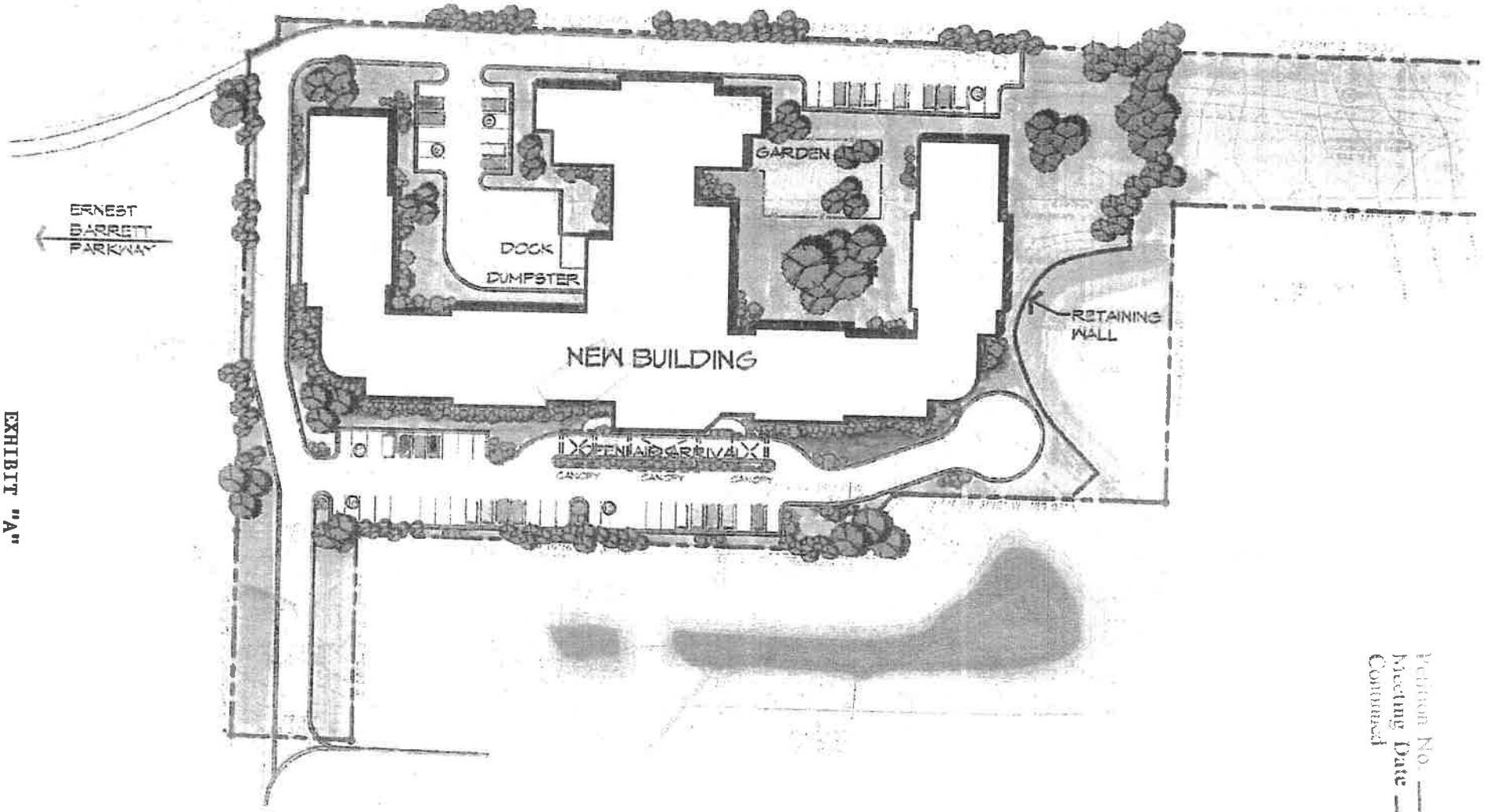
Cobb County Planning Commission:
Murray Homan, Chairman
Judy Williams
Christi S. Trombetti
Bob Hovey
Michael Terry
(With Copies of Attachments)

Mike Brown, President
Battle Forest Homeowners Association
(With Copies of Attachments)

Joyce Cole
Martin's Ridge Resident
(With Copies of Attachments)

Helton Real Estate Advisors, LLC
(With Copies of Attachments)

EXHIBIT "A"



HREA

HELTON REAL ESTATE ADVISORS
COBB COUNTY, GEORGIA

JOEL P. ATOOOR, P.E. ARCHITECTS

0 60 120 180
SCALE: 1" = 60'-0"

JEA PROJECT NUMBER 10030
22 OCTOBER 2010

JEA

Petition No. 2-29
Meeting Date 8/16/11
Continued

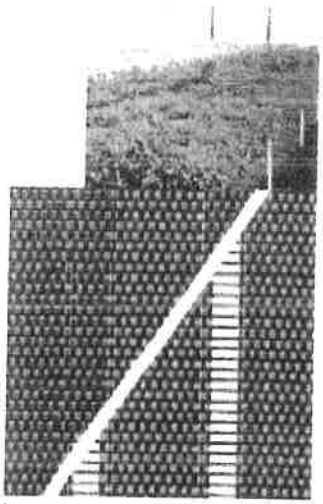
41.0

PAGE 11 OF

PAGE 12 OF

2-29
8/16/11

EXHIBIT "B"



Available closed mesh / or open mesh
Colors Available:

iShade

More Information ONLINE STORE Click here

- Open Mesh=60%, 70%, 85% Block
- Closed Mesh=94% Block

i Shade fabrics are used for overhead shade on patios, small work or faculty areas, storage facilities, kennels, and more. *Diversity Shade* is offered in open and closed mesh styles available in a variety of colors and shade densities. developed to simulate the sunlight patterns of rain forests, This Lath Shade fabrics have found a wide variety applications. The fabrics are made of high UV stabilized black or green polypropylene and are strong, long-lasting and resistant to abrasion. When this Lath is installed in a north to south orientation, the openings allow intermittent direct sunlight to reach plants in a "strobe" effect. The fabric is also well suited for windy applications such as privacy fencing or tennis windscreen. • Simulates rainforest light • UV stabilized polypropylene • Creates "strobe" effect • Good for windy conditions

EXHIBIT "C"

Z-4-2026 DEPARTMENT COMMENTS – Stormwater Management

12/26/2025

Site Data

1. Address: 3381 & 3391 Ernest Barrett Pkwy
2. District: 1
3. Existing Zoning: LRO & O&I Existing Allowable Impervious Coverage: 70%
4. Proposed Zoning: CRC Allowable Future Impervious Coverage: 70%
5. Future Land Use: NAC

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: Yes; Zone: AE

Stormwater Information

1. Drainage Basin: Noses Creek Basin
2. Impaired Stream: Yes
3. Wetlands: Possibly, Not Verified Location: Near or in adjacent floodplain.

Topography Information

1. General site Description: This site is predominantly wooded with a few residential structures and slopes into the floodplain at the eastern edge of the site.

Project Design Comments and Recommendations

The following comments and recommendations are typically required at the time of plan review and permitting.

Proposed Project Onsite Design Requirements

1. At the time of plan review provide a comprehensive Hydrology Study and Design for the Stormwater Management Design will be required. The design and study shall be in accordance with the Georgia Stormwater Management Manual and the current Cobb County Codes. The design and study shall include but not limited to stormwater detention, runoff reduction and/or water quality, channel protection, and downstream flood prevention.

2. At the time of plan review calculate and provide the percentage of impervious coverage for the project site on the plans.

3. Recommend a pre-design concept meeting with Cobb County Stormwater Management Division. At the time of the Concept Meeting a proposed concept stormwater management plan shall be presented.

(continued)

4. The proposed onsite storm drain system and stormwater management facility is considered private. All annual inspections, maintenance and repairs are the responsibility of the property owner. A stormwater facility "Maintenance Agreement and Access Easement" will be required at the time of the land disturbance permit with the Cobb County Stormwater Management Division.

5. The Owner/Developer is responsible for obtaining any required stream piping and wetland disturbance permits from the U.S. Army Corps of Engineers including any required mitigation. Copies of the Corps of Engineers approvals, permits, and proof of mitigation are to be furnished at the time of the Land Disturbance Permit and scanned onto the plan sheets of the project drawings.

6. The Owner/Developer is responsible for obtaining any required stream piping and buffer variances from the Georgia EPD including any mitigation. Copies of the State's approvals, permits, and proof of mitigation are to be furnished at the time of the Land Disturbance Permit and scanned onto the plan sheets of the project drawings.

7. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist downstream.

8. Any spring activity discovered must be addressed by a qualified registered geotechnical professional engineer (PE) at the expense of the owner/developer.

9. Structural fill must be placed under the direction of a qualified registered geotechnical engineer (PE) at the expense of the owner/developer.

Special Conditions

1. The dumpster pad on this site, must be connected to sanitary sewer or an infiltration system must be provided to capture the dumpster pad runoff.
2. The bottom of the detention pond must be above the Base Flood Elevation.
3. An easement agreement with the Home Depot may be necessary for the Stormwater Management Facility as its footprint appears to overlap onto their site.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-10-2026

SITE BACKGROUND

Applicant	RaceTrac, Inc.
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	The Medford Family Limited Partnership
Property Location	Northwest intersection of Bells Ferry Road and Barrett Parkway
Address	2595 Bells Ferry Road
Access to Property	Bells Ferry Road and Barrett Parkway

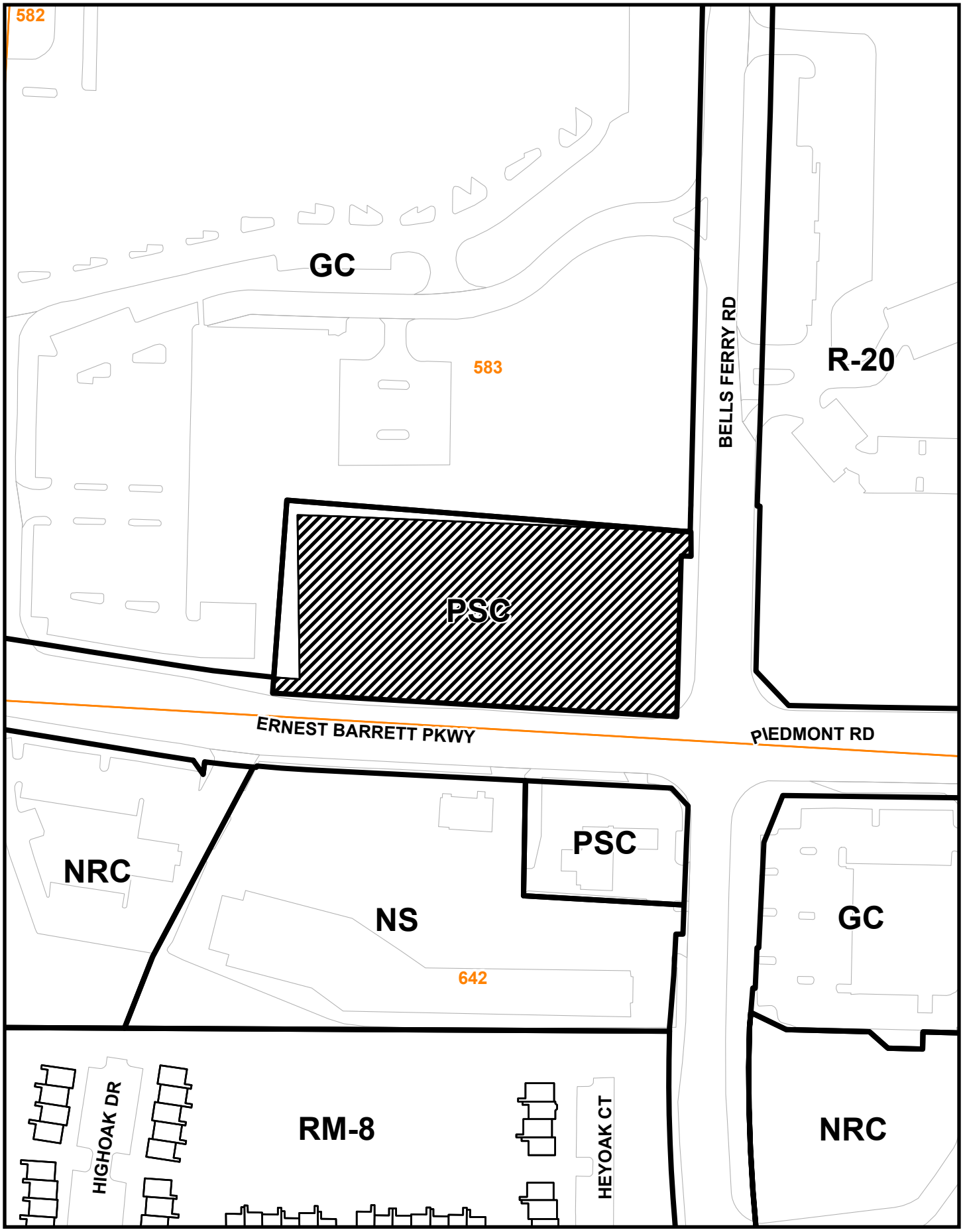
QUICK FACTS

Commission District	2 - Allen
Current Zoning	PSC
Current Use of Property	Vacant (house removed)
Proposed Zoning	NRC
Proposed Use	Convenience store with fuel sales
Future Land Use	NAC
Site Acreage	2.01
District	16
Land Lot	583
Parcel #	16058300140
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-10 2026 Map

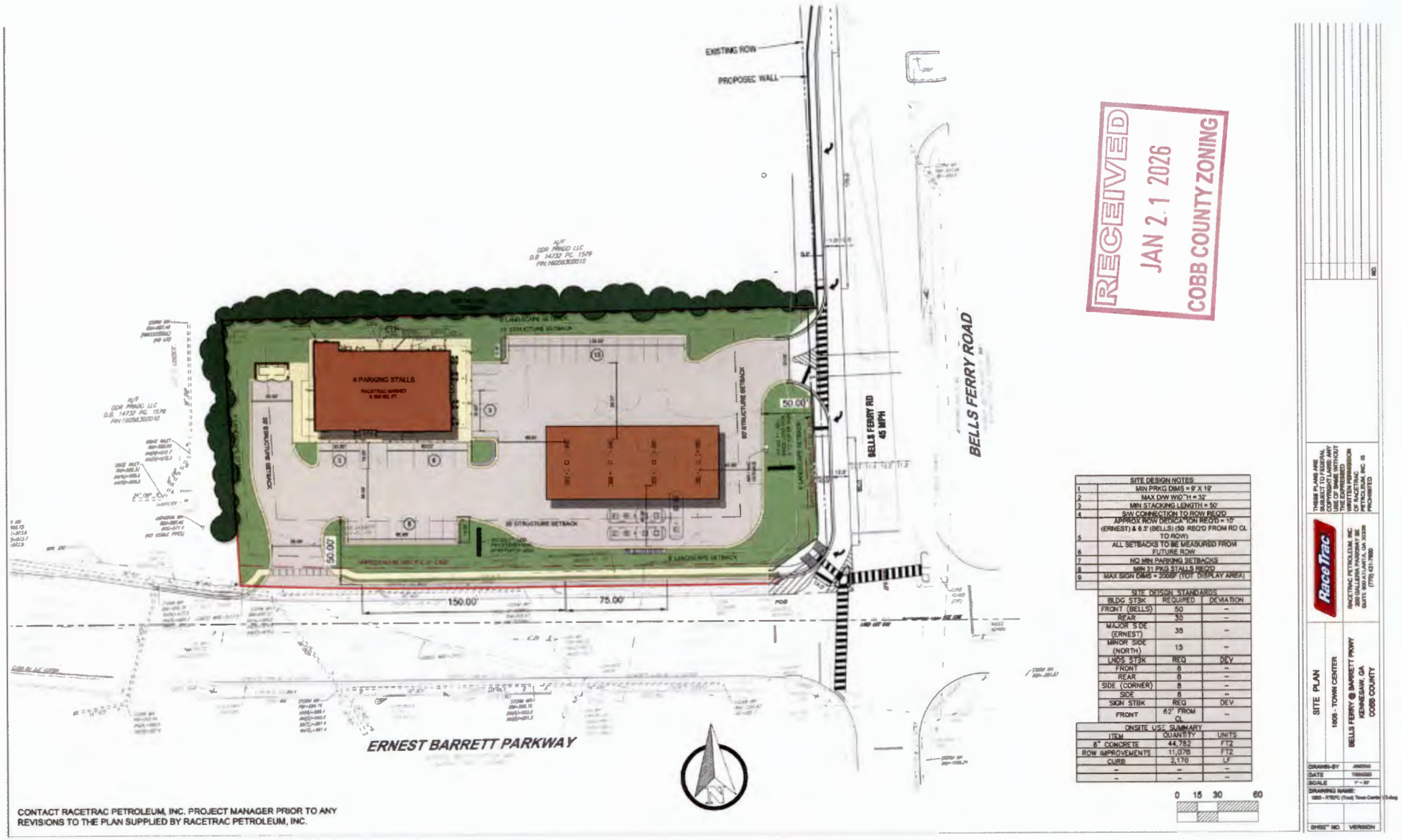


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 120 240 Feet

Zoning Boundary

City Boundary



CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

THESE PLANS ARE THE PROPERTY OF RACETRAC PETROLEUM, INC. COPYRIGHT LAWS ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED

1808 - TOWN CENTER COLORIZED SITE PLAN

RaceTrac

BELLS FERRY AT BARRETT PKWY, KENNESAW, GA. COBB COUNTY

BOHLER
211 PERIMETER CENTER PKWY NE,
SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

Z-10 2026 Aerial Map



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

0 120 240 Feet

Zoning Boundary

City Boundary

Application No. Z- (2026)

Hearing Dates: PC - 04/07/2026
BOC - 04/21/2026

Summary of Intent for Rezoning*

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

a) **Proposed unit square-footage(s):** Not Applicable

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

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

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

a) **Proposed use(s):** Convenience Food Store with Self-Serve Fuel Sales

b) **Proposed building architecture:** Commercial building with exterior being a combination of brick veneer, fiber cement siding, decorative exterior metals and storefront window systems

c) **Proposed hours/days of operation:** 24/hours per day; 7 days per week

d) **List all requested variances:** None known at this time

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

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

*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.

RECEIVED
JAN 21 2026
COBB COUNTY ZONING

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: Z-_____ (2026)
Hearing Dates: April 7, 2026
April 21, 2026

Applicant: RaceTrac, Inc.
Titleholder: The Medford Family Limited Partnership

Tax Parcel Identification No.: 16058300140

IMPACT ANALYSIS STATEMENT

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

(a) Applicant, RaceTrac, Inc. (hereinafter "Applicant"), is seeking rezoning of approximately 2.009 acres located at the intersection of the northerly side of Barrett Parkway and the westerly side of Bells Ferry Road, being more particularly known as 2595 Bells Ferry Road, located in Land Lot 583, 16th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Subject Property is currently zoned to the Planned Shopping Center ("PSC") zoning category, and Applicant is seeking rezoning to the Neighborhood Retail Commercial ("NRC") zoning classification to allow for development of the Property as a convenience food store with self-service fuel sales. A historical structure was located on the Property, which has now been moved for restoration; therefore, leaving the Property undeveloped. The proposed rezoning will permit a use that is more suitable to the Subject Property as it lies within a Neighborhood Activity Center ("NAC"), is located adjacent to property located within a Community Activity Center ("CAC"), and adjacent and nearby properties are primarily utilized for commercial purposes.

(b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby property. The proposed use of the Subject Property should have no impact on surrounding properties.

(c) The Subject Property, as presently zoned, does not have a reasonable economic use. The proposed zoning will allow for a higher and better use of the Subject Property.

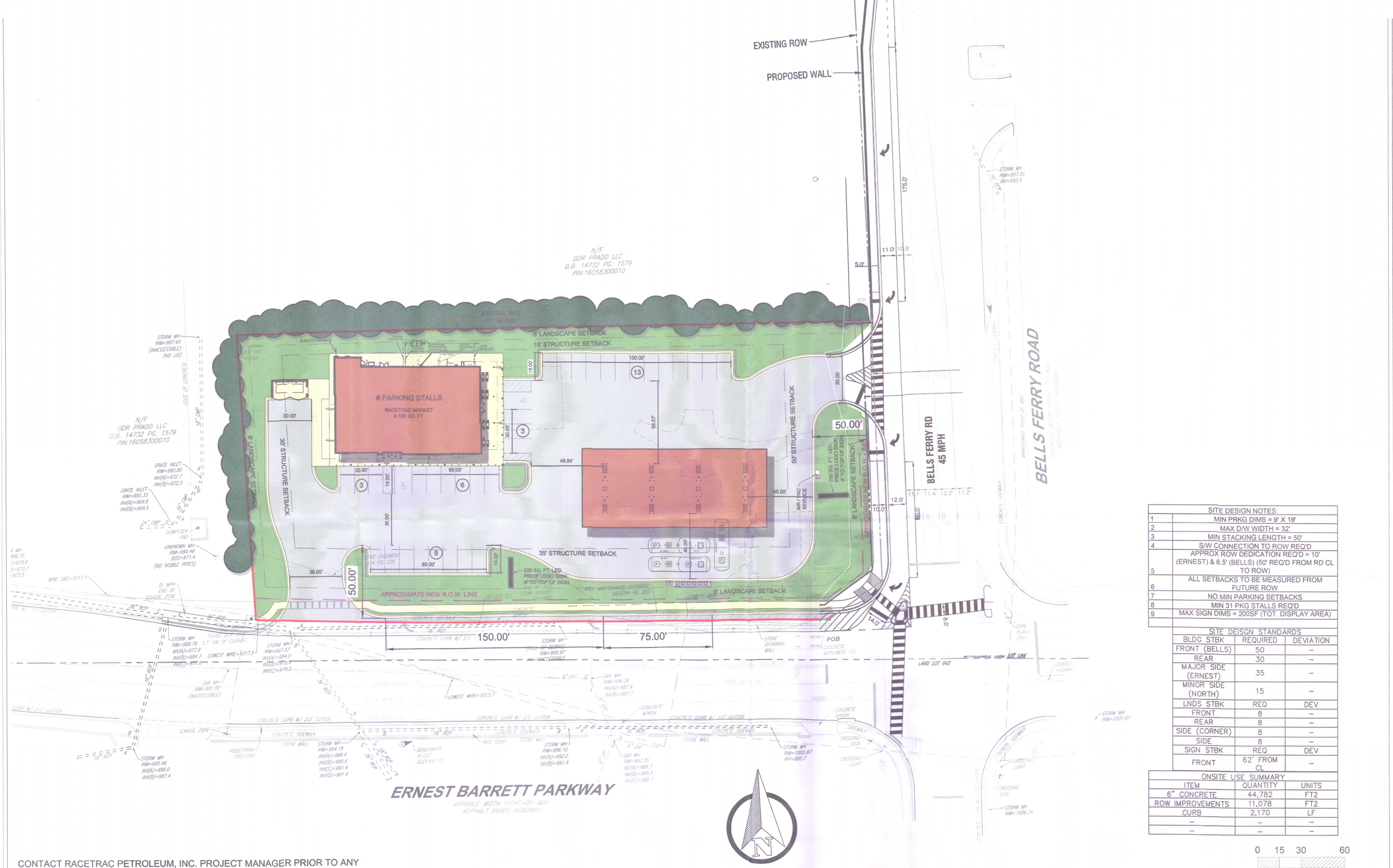
(d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Commercial development has almost no effect on schools, minimal effect on utilities and transportation facilities. Any effect on traffic should be minimal due to the nature of the business for which this rezoning is sought.

RECEIVED
JAN 21 2026
COBB COUNTY ZONING

(e) The zoning proposal is in conformity with the Land Use Map of Cobb County, Georgia.

(f) This zoning proposal is consistent with the current conditions affecting the use of this Property; as well as surrounding properties. The proposed rezoning would allow for a more suitable and economic use without high impact into any adjacent or surrounding properties.

RECEIVED
JAN 2 1 2026
COBB COUNTY ZONING



	SITE DESIGN NOTES:
1	MIN PRKG DIMS = 9' X 19'
2	MAX D/W WIDTH = 32'
3	MIN STACKING LENGTH = 50'
4	S/W CONNECTION TO ROW REQ'D
5	APPROX ROW DEDICATION REQ'D = 10' (ERNEST) & 6.5' (BELLS) (50' REQ'D FROM RD CL TO ROW)
6	ALL SETBACKS TO BE MEASURED FROM FUTURE ROW
7	NO MIN PARKING SETBACKS
8	MIN 31 PKG STALLS REQ'D
9	MAX SIGN DIMS = 200SF (TOT. DISPLAY AREA)

SITE DEISGN STANDARDS		
BLDG STBK	REQUIRED	DEVIATION
FRONT (BELLS)	50	–
REAR	30	–
MAJOR SIDE (ERNEST)	35	–
MINOR SIDE (NORTH)	15	–
LNDS STBK	REQ	DEV
FRONT	8	–
REAR	8	–
SIDE (CORNER)	8	–
SIDE	8	–
SIGN STBK	REQ	DEV
FRONT	62' FROM CL	–

ONSITE USE SUMMARY		
ITEM	QUANTITY	UNITS
6" CONCRETE	44,782	FT2
ROW IMPROVEMENTS	11,078	FT2
CURB	2,170	LF
–	–	–
–	–	–

CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

NO.

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

SITE PLAN
1808 - TOWN CENTER
BELLS FERRY @ BARRETT PKWY
KENNESAW, GA
COBB COUNTY

DRAWN-BY	AWONG
DATE	7/29/2025
SCALE	1" = 30'
DRAWING NAME:	1808 - RTEFC (Trad) Town Center V3.dwg
SHEET NO.	VERSION

BOHLER
211 PERIMETER CENTER PKWY NE,
SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

1808 - TOWN CENTER COLORIZED SITE PLAN

RaceTrac

BELLS FERRY AT BARRETT PKWY, KENNESAW, GA. COBB COUNTY

2-10

RECEIVED
JAN 21 2026
COBB COUNTY ZONING

H:\2025\GA25005\2.00\LANDSCAPE\CAD\2025-08-29_1808 TOWN CENTER COLORIZED SITE PLAN_REV 1---LAYOUT LAYOUT1

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-10-2026

SITE BACKGROUND

Applicant	RaceTrac, Inc.
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	The Medford Family Limited Partnership
Property Location	Northwest intersection of Bells Ferry Road and Ernest Barrett Parkway
Address	2595 Bells Ferry Road
Access to Property	Bells Ferry Road and Ernest Barrett Parkway

QUICK FACTS

Commission District	2 - Allen
Current Zoning	PSC
Current Use of Property	Vacant (house removed)
Proposed Zoning	NRC
Proposed Use	Convenience food store with fuel sales
Future Land Use	NAC
Site Acreage	2.01
District	16
Land Lot	583
Parcel #	16058300140
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Cameron Jones, CNU-A)

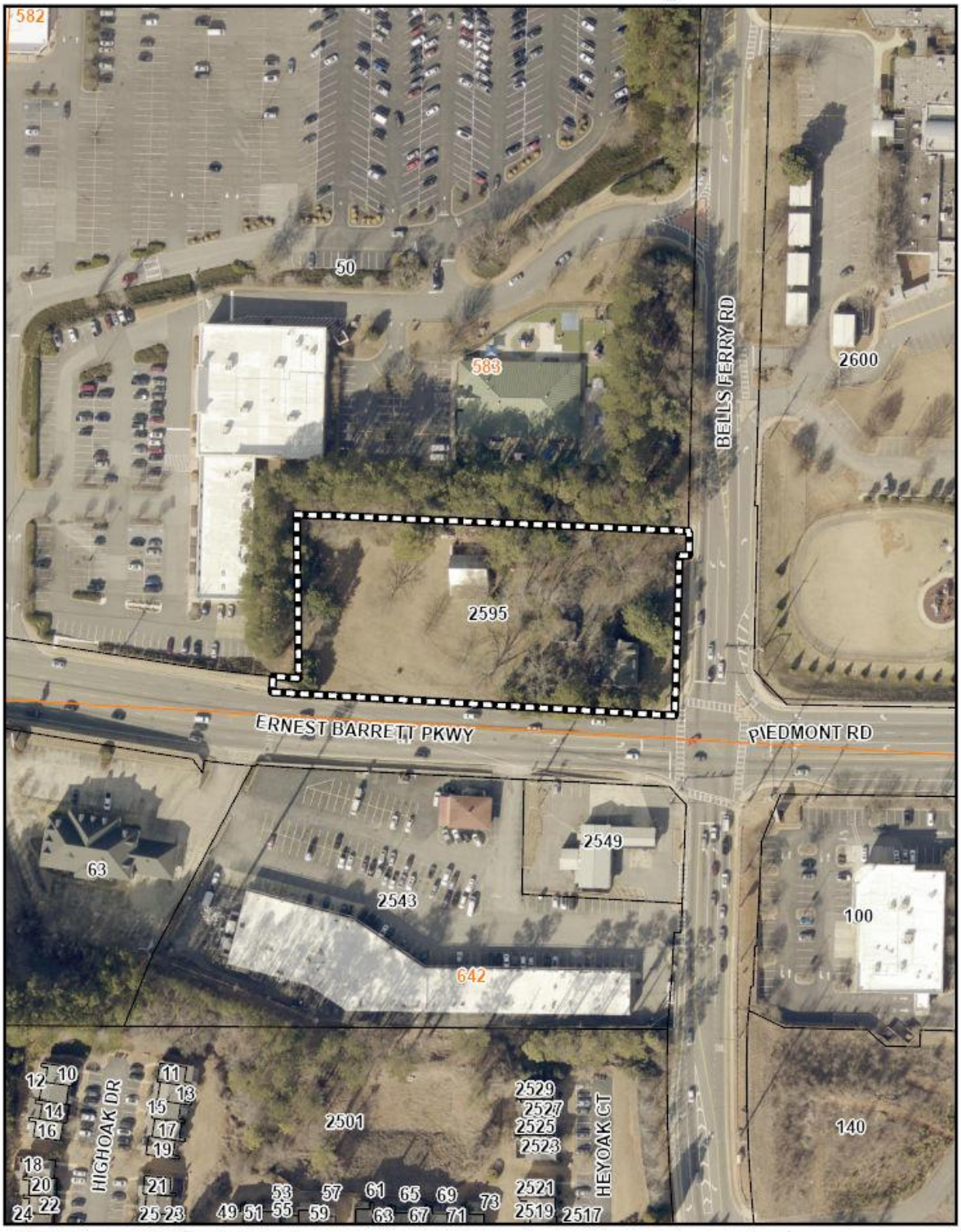
Based on the analysis of this case, Staff recommends **APPROVAL** subject to the following:

Z-10-2026 DEPARTMENT COMMENTS – Zoning Division

1. Site plan received by the Zoning Division on January 21, 2026 with the District Commissioner approving minor modifications;
2. No variances;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Department of Transportation comments and recommendations; and
7. District Commissioner approval of the final landscape plan and final building elevations.


BOHLER
211 PERIMETER CENTER PKWY NE.
SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com
1808 - TOWN CENTER COLORIZED SITE PLAN
RaceTrac
BELLS FERRY AT BARRETT PKWY, KENNESAW, GA. COBB COUNTY
CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.
ERNEST BARRETT PARKWAY
BELLS FERRY ROAD
BELLS FERRY RD
45 MPH
EXISTING ROW
PROPOSED WALL
50.00'
150.00'
75.00'
50' STRUCTURE SETBACK
35' STRUCTURE SETBACK
15' LANDSCAPE SETBACK
8' PARKING STALLS
SITE DESIGN NOTES
SITE DESIGN STANDARDS
ALL SETBACKS TO BE MEASURED FROM
NO MIN PARKING SETBACKS
MIN 3 PKG STALLS REQD
MAX SIGN DIMS = 200SF TOT DISPLAY AREA
SITE PLAN
1808 - TOWN CENTER
BELLS FERRY @ BARRETT PKWY
KENNESAW, GA
COBB COUNTY
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600
THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.
Z-10

Z-10 2026 Aerial Map



North

Zoning: GC/Daycare, Shopping Center

Future Land Use: CAC

WEST

Zoning: GC/Shopping Center

Future Land Use: CAC

Z-10 2026 Map



EAST

Zoning: R-20/Elementary School

Future Land Use: PI

SOUTH

Zoning: NS, PSC/Auto Shop, Shopping Center

Future Land Use: NAC

Current zoning district for the property

The PSC district is established to provide locations for retail commercial and service uses which are designed and oriented to serve several neighborhoods making up a community. Projects developed within the PSC zoning district should be done as compact, unified centers. Projects developed within the PSC zoning district should occupy a quadrant of an intersection, with ingress and egress only from a major collector street or state highway, within an area delineated within a community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Any existing, developed PSC zoning/use located outside of a community activity center or regional activity center shall be deemed to be a grandfathered, nonconforming use and subject to those provisions contained in this chapter. Should any undeveloped property zoned PSC outside a community activity center or regional activity center fail to commence development by January 17, 1996, the owner of such property shall be required to bring the property back in for rezoning consistent with the comprehensive plan prior to any development. Obtaining a building or grading permit for such development shall be deemed to be commencing development.

Requested zoning district for the property

The NRC district is established to provide locations for convenience shopping facilities which are on properties delineated within a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. These convenience shopping facilities should have retail commercial uses that have a neighborhood-oriented market and which supply necessities that usually require frequent purchasing with a minimum of consumer travel. Areas zoned for the NRC district should be located at or near an intersection within the center of a neighborhood activity center as opposed to the edge of a neighborhood activity center. The NRC district may also be used to provide step-down nodal zoning away from more intensive commercial uses within a community activity center or a regional activity center. The scope at which properties are developed within the NRC district should reflect their relatively small neighborhood service area. Additionally, properties developed within the NRC district should be architecturally compatible with other nonresidential uses permitted within a neighborhood activity center as defined by the comprehensive plan and the neighborhood residences they serve.

Summary of the applicant's proposal

The applicant is requesting to rezone from the existing PSC planned shopping center district to the NRC neighborhood retail commercial district to develop a gas station on a 2.01-acre site. The proposed building architecture will be a combination of brick veneer, fiber cement siding, decorative exterior metals, and storefront window systems. The hours of operation will be 24 hours per day and open 7 days a week.

Non-residential criteria

Proposed # of buildings**:** 1
Proposed # of stories: 1
Total sq. footage of development: 6,100
Floor area ratio: 0.07
Square footage per acre: 3,034
Required parking spaces: 5 spaces, 1 space per employee
Proposed parking spaces: 35
Acres in floodplain or wetlands: 0
Impervious surface shown: Maximum 70%

Are there any zoning variances?

No

Are there any environmental conditions existing or proposed on the site?

No;

1. The property was home to the 1840 McAfee House until recently. The historic home has been moved off the property.

02/25/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

FIRE DEPARTMENT ACCESS:
All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Provide a clear flat (10-foot minimum) access to all perimeter parts of the structure including the NW corner of the building. (CCDS 107.7)
CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

FIRE HYDRANT:
The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Z-10-2026 DEPARTMENT COMMENTS – Site Plan Review

02/26/2026

The submitted site plan does not appear to satisfy the minimum parking lot tree standards of the Cobb County Tree Ordinance. Additional parking lot peninsulas may be required, as determined by the Cobb County Arborist during the Site Plan Review process.

Z-10-2024 DEPARTMENT COMMENTS – Cemetery Preservation

No comment.

4/7/2026

Approval of this petition will not have an impact on the enrollment of schools.

2/27/2026

Comprehensive Plan Future Land Use Designation: Neighborhood Activity Center
The subject tract is within the Neighborhood Activity Center (NAC) future land use category. The purpose of the NAC is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Future Land Use Sub-Category? N/A

☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☒ Yes ☐ No
If yes, which City: Marietta
Was the city notified? Yes

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

(continued)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? *(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)*	☐ Yes	☒ No

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)?	☐ Yes	☒ No
Is this property within the Cumberland Special District #2 (ad valorem tax)?	☐ Yes	☒ No
Is this property within the Six Flags Special Service District?	☐ Yes	☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☐ Yes	☒ No

Historic Preservation:

The property was the site of the c. 1840 McAfee House until last year. The historic home has been moved off the property. Due to significant historical activity on the property, staff recommends an archaeological survey and report before any development occurs. Any artifacts discovered during the survey should be donated to an appropriate museum. The report shall be submitted to the Historic Preservation Planner.

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 12" on Ernest Barrett Pkwy

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO*

Approx. distance to nearest sewer: Ernest Barrett Pkwy right-of-way

Estimated waste generation (in G.P.D.): Average daily = 1,120

Peak flow = 2,800

Treatment plant: Noonday WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

Additional sewer comments:

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Ernest Barrett Parkway	Arterial	35	Cobb County	100’
Bells Ferry Road	Arterial	45	Cobb County	100’
Piedmont Road	Arterial	45	Cobb County	100’

Roadway	Location	Average daily trips (vpd)	Level of service
Ernest Barrett Parkway	West of Bells Ferry Road	23,900	D
Bells Ferry Road	North of Rockbridge Road	10,500	D
Piedmont Road	West of Cajun Drive	17,100	C

vpd = vehicles per day

Based on 2024 AADT count data taken by GDOT, as published on their website, for Ernest Barrett Parkway, Bells Ferry Road and Piedmont Road Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (Fuel Positions*)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
945	Convenience Store/Gas Station	16	253	253	**506**	215	215	**430**	**5,532**

vph = vehicles per hour

**Fuel positions is the maximum number of vehicles that can be fueled simultaneously.*

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Ernest Barrett Parkway is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Bells Ferry Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Piedmont Road is classified as an arterial roadway and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan received January 21, 2026, this development does require a traffic impact study submittal. A traffic Submittal 1 (dated May 12, 2025) was received for this proposed development. Cobb DOT provided comments, and the applicant team was approved to continue to the full Submittal 2 traffic study on June 6, 2025.

The full Submittal 2 was provided to Cobb DOT on August 26, 2025. Cobb DOT provided comments (dated October 3, 2025) and the final revised Submittal 2 traffic study was provided to Cobb DOT on October 6, 2025.

Cobb DOT **approved** the traffic study as of October 3, 2025. The traffic study requirement **will be considered satisfied** for this zoning application.

Cobb DOT has previously identified the need for an exclusive right turn lane from southbound Bells Ferry Road to westbound Ernest Barrett Parkway. The need for this right turn lane was also identified for the applicant team in the June 6th Cobb DOT Submittal 1 comments.

Cobb County DOT has future plans to construct a 10 ft multi-use trail on the west side of Bells Ferry that will pass along the frontage of this development.

An existing retention wall parallels Ernest Barrett Parkway on the southern side of the property. This retention wall will need to be removed as part of the recommended deceleration lane installation. Any new retention structures required by the proposed development or its associated improvements should be placed on the development property. No retention structures should be located on county property as finalized after the recommended right-of-way donations.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant address all Plan Review comments for the concurrent application SPR-2025-00140.

2. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the west side of Bells Ferry Road, a minimum of 50’ from the roadway centerline or 3’ behind the sidewalk relocation anticipated as part of the southbound right turn lane installation project, whichever is further. This recommendation is pursuant to Cobb County Development Standard 401.2, Right-of-Way. The site plan (received January 21, 2026) appears to address this recommendation.

3. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the north side of Ernest Barrett Parkway, a minimum of 50’ from the roadway centerline or 3’ behind the sidewalk relocation anticipated as part of the driveway deceleration lane installation, whichever is further. This recommendation is pursuant to.

Cobb County Development Standard 401.2, Right-of-Way. The site plan (received January 21, 2026) appears to address this recommendation.

4. Recommend Bells Ferry Road access be limited to right-in right-out only. This recommendation is addressed conceptually in the revised site plan received January 21, 2026. Driveways with turn restrictions should include design elements such as, but not limited to, raised concrete guidance islands, geometric design and/or a centerline raised median. Based on the preliminary engineering review, a narrow centerline raised median should be installed at this location. Recommend the developer provide 100% of the cost for this recommended improvement within the existing county right-of-way and that the final location and design be determined during plan review, subject to Cobb County DOT approval.

5. With right-in access allowed at the Bells Ferry Road driveway, recommend the access point must include a deceleration lane. This recommendation is pursuant to. Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to Cobb County DOT approval. Based on the conceptual turn lane shown on the site plan (received January 21, 2026) does not fully conform to Standard Detail 401A. Recommend final design and approval by Cobb DOT during plan review.

6. Recommend installation of a right turn lane from the Bells Ferry Road driveway to the signalized intersection at Ernest Barrett Parkway. Recommend developer be responsible for 100% of the cost for this roadway improvement along their property frontage. Recommend location and design be determined during plan review, subject to Cobb County DOT approval. The site plan (received January 21, 2026) appears to address this recommendation. Recommend final design and approval by Cobb DOT during plan review.

7. As necessitated by this development, recommend Ernest Barrett Parkway access point include a deceleration lane and two exiting lanes. This recommendation is pursuant to. Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to Cobb County DOT approval. The conceptual turn lane shown on the revised site plan (received January 21, 2026) does not fully conform to Standard Detail 401A. Recommend final design and approval by Cobb DOT during plan review.

8. Recommend applicant verify that minimum intersection sight distance is available for Ernest Barrett Parkway and Bells Ferry Road access points and, if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirements. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.

9. Recommend curb, gutter, and 10' trail installation along the Bells Ferry Road frontage. Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the proposed trail project. Recommend final design and approval by Cobb DOT during plan review.

10. Recommend replacing any disturbed curb, gutter, and sidewalk along the Ernest Barrett Parkway frontage. Recommended all reconstructed sidewalks be installed at standard 5' width. This recommendation is to address pedestrian accessibility and safety pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

11. Cobb County DOT Airport Manager may require additional information from the developer as part of Plan Review. This requirement is triggered by having a building 40' or taller or is located within 4,000' of a runway for Cobb County International Airport-McCollum Field, Dobbin ARB, or Fulton County Airport – Brown Field.

12. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
It is Staff's opinion that the zoning proposal will permit a use that is suitable in the view of use and development of adjacent and nearby properties. The adjacent properties located to the north, south, and west of the proposed development are commercial developments with a residential zoning district to the east with the use established as an elementary school.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
It is Staff's opinion that the new development will not adversely affect the existing use or usability of adjacent and nearby properties. It will complement the surrounding area by serving the nearby residential developments.

C. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;
It is Staff's opinion that this zoning proposal does not create an excessive burdensome on the use of existing streets, transportation facilities, utilities, or schools. This opinion is supported by the departmental comments contained in this analysis.

D. Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;
It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policies and intent of the Cobb County Comprehensive Plan. The property is delineated in a Neighborhood Activity Center, NAC future land use category. The requested zoning district and proposed use is consistent with the NAC future land use designation, which allows for a gas station.

E. 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;
It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give grounds for approving the applicant's rezoning proposal. The proposed gas station would be consistent with and compatible to adjoining properties.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. Z- (2026)

Hearing Dates: PC - 04/07/2026
BOC - 04/21/2026

Summary of Intent for Rezoning*

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

a) **Proposed unit square-footage(s):** Not Applicable

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

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

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

a) **Proposed use(s):** Convenience Food Store with Self-Serve Fuel Sales

b) **Proposed building architecture:** Commercial building with exterior being a combination of brick veneer, fiber cement siding, decorative exterior metals and storefront window systems

c) **Proposed hours/days of operation:** 24/hours per day; 7 days per week

d) **List all requested variances:** None known at this time

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

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

*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.

RECEIVED
JAN 21 2026
COBB COUNTY ZONING

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: Z-_____ (2026)
Hearing Dates: April 7, 2026
April 21, 2026

Applicant: RaceTrac, Inc.
Titleholder: The Medford Family Limited Partnership

Tax Parcel Identification No.: 16058300140

IMPACT ANALYSIS STATEMENT

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

(a) Applicant, RaceTrac, Inc. (hereinafter "Applicant"), is seeking rezoning of approximately 2.009 acres located at the intersection of the northerly side of Barrett Parkway and the westerly side of Bells Ferry Road, being more particularly known as 2595 Bells Ferry Road, located in Land Lot 583, 16th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Subject Property is currently zoned to the Planned Shopping Center ("PSC") zoning category, and Applicant is seeking rezoning to the Neighborhood Retail Commercial ("NRC") zoning classification to allow for development of the Property as a convenience food store with self-service fuel sales. A historical structure was located on the Property, which has now been moved for restoration; therefore, leaving the Property undeveloped. The proposed rezoning will permit a use that is more suitable to the Subject Property as it lies within a Neighborhood Activity Center ("NAC"), is located adjacent to property located within a Community Activity Center ("CAC"), and adjacent and nearby properties are primarily utilized for commercial purposes.

(b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby property. The proposed use of the Subject Property should have no impact on surrounding properties.

(c) The Subject Property, as presently zoned, does not have a reasonable economic use. The proposed zoning will allow for a higher and better use of the Subject Property.

(d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Commercial development has almost no effect on schools, minimal effect on utilities and transportation facilities. Any effect on traffic should be minimal due to the nature of the business for which this rezoning is sought.

RECEIVED
JAN 21 2026
COBB COUNTY ZONING

(e) The zoning proposal is in conformity with the Land Use Map of Cobb County, Georgia.

(f) This zoning proposal is consistent with the current conditions affecting the use of this Property; as well as surrounding properties. The proposed rezoning would allow for a more suitable and economic use without high impact into any adjacent or surrounding properties.

RECEIVED
JAN 2 1 2026
COBB COUNTY ZONING

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KENTUCKY 40509
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
1000 LEGION PLACE
SUITE 701
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

FAIRFIELD, NEW JERSEY
165 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-602-4082

March 30, 2026

Via E-mail Only

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, Georgia 30064

RE:	Application for Rezoning -	Application No.: Z-10 (2026)
	Applicant:	RaceTrac, Inc.
	Property Owner:	The Medford Family Limited Partnership
	Property:	2.009 acres, more or less, located at the intersection of the northerly side of Barrett Parkway and the westerly side of Bells Ferry Road, being more particularly known as 2595 Bells Ferry Road, Land Lot 583, 16th District, 2nd Section, Cobb County, Georgia

Dear John:

The undersigned and this firm represent the Applicant, RaceTrac, Inc. (hereinafter referred to as "Applicant"), and the Property Owner, The Medford Family Limited Partnership (hereinafter referred to as "Owner" or "Property Owner"), in the Application for Rezoning with regard to a total tract of approximately 2.009 acres located at the intersection of the northerly side of Barrett Parkway and the westerly side of Bells Ferry Road, being more particularly known as 2595 Bells Ferry Road, Land Lot 583, 16th District, 2nd Section, Cobb County, Georgia (hereinafter referred to as the "Property" or the "Subject Property"). After meetings with Planning and Zoning Staff, reviewing the Departmental Comments and Staff Recommendations, reviewing the uses of surrounding properties, and ongoing meetings and communications with area residents and homeowner representatives, we have been authorized by the Applicant to submit this letter of agreeable stipulations and conditions, which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested rezoning and shall be binding upon the Subject Property. The proposed stipulations are as follows:

(1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property; together with any and all Departmental Comments and Staff Recommendations relating to the Subject Property from any prior zoning actions.

(2) Applicant seeks rezoning of the Subject Property from the existing zoning category of Planned Shopping Center ("GC") to the proposed zoning category of Neighborhood Retail Commercial ("NRC"), with reference to the Site Plan dated July 29, 2025, last revised August 25, 2025, and submitted contemporaneously with this stipulation letter. A reduced copy of the Site Plan is attached as Exhibit "A" and incorporated herein by reference.

(3) Applicant agrees that lighting for the proposed development shall be designed to prevent glare from extending beyond the boundaries of the Subject Property.

(4) The dumpsters servicing the proposed convenience store shall be enclosed, with materials and colors for the enclosure being matching and complementary to the façade of the proposed store.

(5) Applicant agrees to a minimum eight (8) foot landscaped or undisturbed buffer around the perimeter of the Property, excepting only in areas allowed for access and signage. Areas not disturbed during development and construction may remain as undisturbed.

(6) All landscaping referenced herein shall be approved by the Cobb County Arborist as part of the Plan Review and Permitting Process and incorporated into the overall landscape plan for the proposed development.

(7) Applicant is agreeable with Cobb County Historical Preservation Comments and Recommendations to include a historical and archeological study to document artifacts or other historical items of note.

(8) Minor modifications to the within stipulations, the referenced Site Plan, lighting, signage, landscaping, building architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary, except for those that:

(a) Increase the density of a residential project or the overall square footage of a non-residential project;

(b) Reduce the size of an approved buffer adjacent to a property that is zoned the same or in a more restrictive zoning district;

(c) Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district;

(d) Increase the height of a building that is adjacent to a property that is zoned the same or in a more restrictive zoning district;

(e) Change an access location to a different roadway;

(f) Would be in direct contradiction or conflict with any of the stipulations of this rezoning;

(g) Would be in direct contradiction or conflict with Cobb County Code and Ordinances; or

(h) Would be in direct contradiction or conflict with any Staff Recommendations that were adopted into the final zoning decision.

(9) All setback, landscape, and buffer areas may be penetrated for purposes of access, utilities, and stormwater management, including, but not limited to, detention/ retention facilities, drainage facilities and any and all slopes or other required engineering features of the foregoing.

(10) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.

(11) Applicant agrees to comply with all Cobb County Department of Transportation requirements applicable to the Subject Property.

We believe the requested zoning, together with the Site Plan and the stipulations set forth herein, is appropriate for the Subject Property while taking into consideration the overall area and uses of properties surrounding the proposed development. We very much appreciate your consideration; as well as that of the Cobb County Planning Commission and Cobb County Board of Commissioners, in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

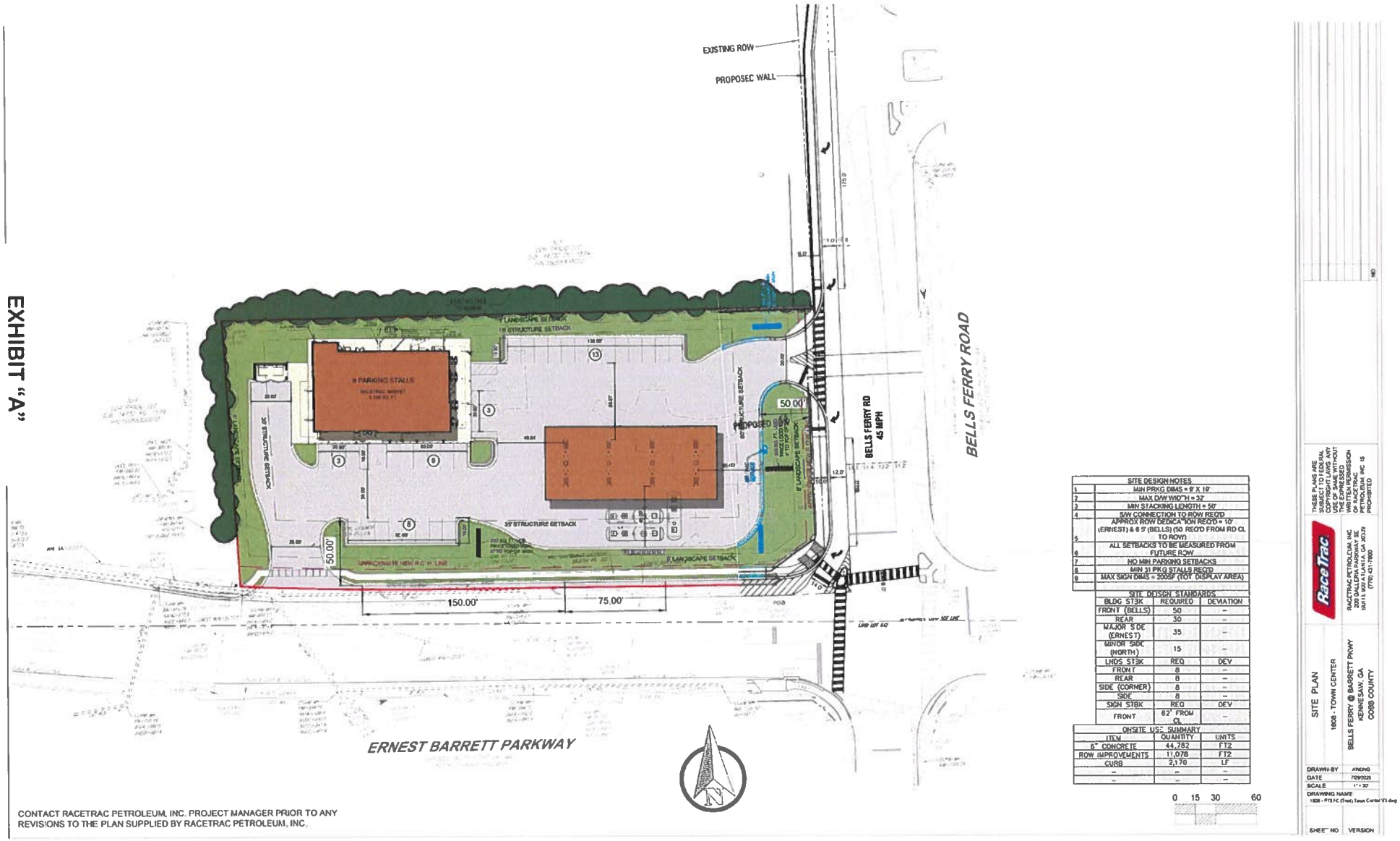
JKM:cc
Attachment
c: Cobb County Board of Commissioners:
Lisa N. Cupid, Chairwoman
Erick Allen
JoAnn Birrell
Keli A. Gambrill
Monique Sheffield
(With Copy of Attachment)

Cobb County Planning Commission:
Nadia Faucette, Chairwoman
David Anderson
Fred Beloin
Deborah Dance
Deidra Massey
(With Copy of Attachment)

Terry L. Martin, AICP, CNU-A
Senior Planner
Zoning Division
Cobb County Community Development Agency
(With Copy of Attachment)

RaceTrac, Inc.
(With Copy of Attachment)

EXHIBIT "A"



SITE DESIGN NOTES	
1	MIN PRKG DIMS = 9' X 19'
2	MAX DW WIDTH = 32'
3	MIN STACKING LENGTH = 50'
4	SAW CONNECTION TO ROW REQ'D
5	APPROX ROW DEDICATION REQ'D = 10' (ERNEST) & 5' (BELLS) (50 REQ'D FROM RD CL TO ROW)
6	ALL SETBACKS TO BE MEASURED FROM FUTURE ROW
7	NO MIN PARKING SETBACKS
8	MIN 31 PKG STALLS REQ'D
9	MAX SIGN DIMS = 200SF (TOT DISPLAY AREA)

SITE DESIGN STANDARDS		
BLDG STSK	REQUIRED	DEVIATION
FRONT (BELLS)	50	-
REAR	30	-
MAJOR SIDE (ERNEST)	35	-
MINOR SIDE (NORTH)	15	-
LNDS STSK	REQ	DEV
FRONT	8	-
REAR	8	-
SIDE (CORNER)	8	-
SIDE	8	-
SIGN STSK	REQ	DEV
FRONT	62' FROM CL	-

ONSITE USE SUMMARY		
ITEM	QUANTITY	UNITS
6" CONCRETE	44,782	FT2
ROW IMPROVEMENTS	11,078	FT2
CURB	2,170	LF
-	-	-
-	-	-

CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF THESE PLANS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED

RaceTrac

RACETRAC PETROLEUM, INC
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339
(770) 431-7600

SITE PLAN
1808 - TOWN CENTER
BELLS FERRY @ BARRETT PKWY
KENNESAW, GA
COBB COUNTY

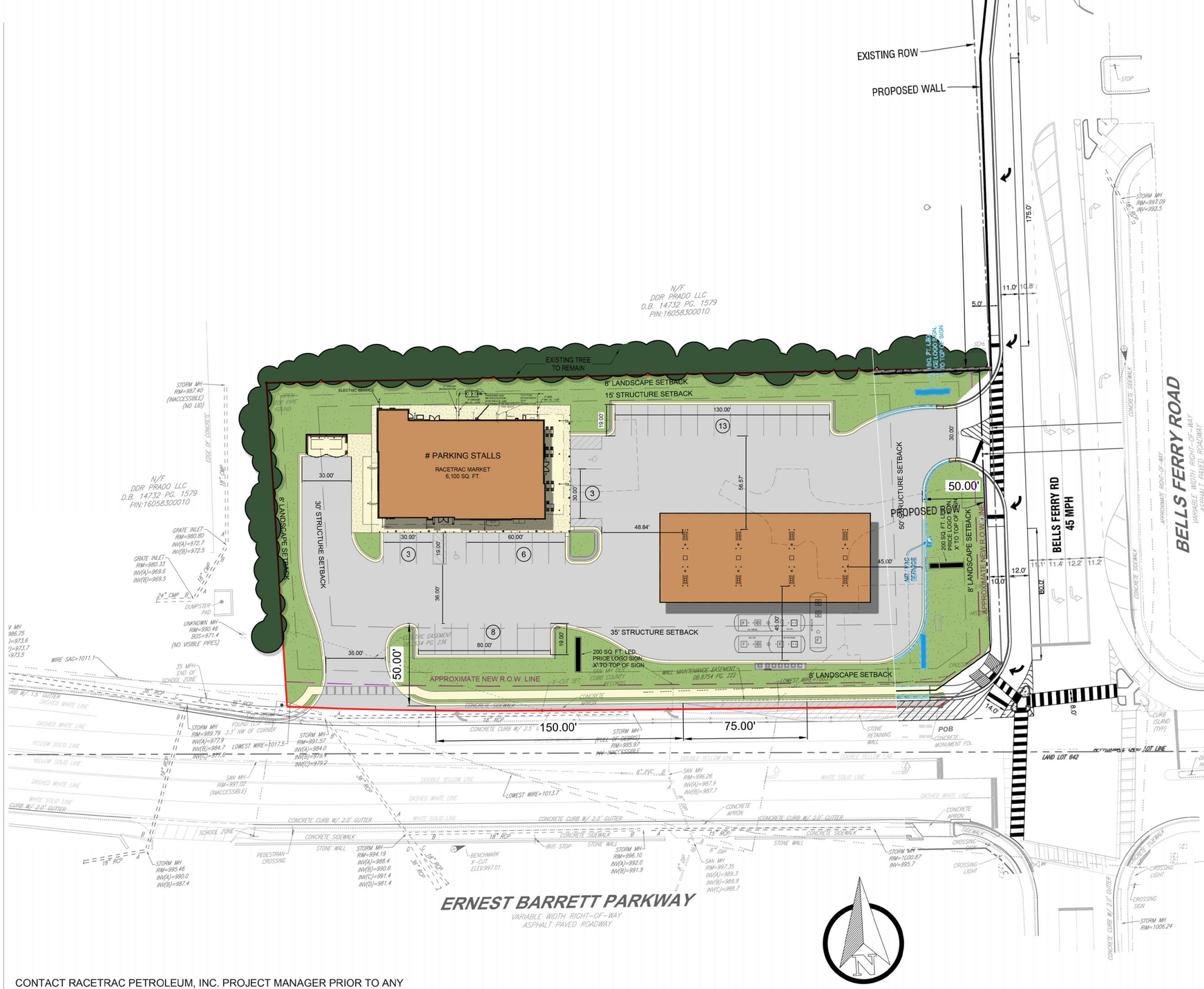
DRAWN BY	ARONG
DATE	7/29/2025
SCALE	1" = 30'
DRAWING NAME	1808 - PT3.1 C (Tract) Town Center V3.dwg
SHEET NO	VERSION

BOHLER
211 PERIMETER CENTER PKWY NE,
SUITE 425
ATLANTA, GEORGIA 30346
Phone (678) 695-6800
GA@BohlerEng.com

1808 - TOWN CENTER COLORIZED SITE PLAN

RaceTrac

BELLS FERRY AT BARRETT PKWY, KENNESAW, GA. COBB COUNTY



SITE DESIGN NOTES:	
1	MIN PRKG DIMS = 9' X 19'
2	MAX D/W WIDTH = 32'
3	MIN STACKING LENGTH = 50'
4	S/W CONNECTION TO ROW REQ'D
5	APPROX ROW DEDICATION REQ'D = 10' (ERNEST) & 6.5' (BELLS) (50' REQ'D FROM RD CL TO ROW)
6	ALL SETBACKS TO BE MEASURED FROM FUTURE ROW
7	NO MIN PARKING SETBACKS
8	MIN 31 PKG STALLS REQ'D
9	MAX SIGN DIMS = 200SF (TOT. DISPLAY AREA)

SITE DEISGN STANDARDS		
BLDG STBK	REQUIRED	DEVIATION
FRONT (BELLS)	50	–
REAR	30	–
MAJOR SIDE (ERNEST)	35	–
MINOR SIDE (NORTH)	15	–
LNDS STBK	REQ	DEV
FRONT	8	–
REAR	8	–
SIDE (CORNER)	8	–
SIDE	8	–
SIGN STBK	REQ	DEV
FRONT	62' FROM CL	–

ONSITE USE SUMMARY		
ITEM	QUANTITY	UNITS
6" CONCRETE	44,782	FT2
ROW IMPROVEMENTS	11,078	FT2
CURB	2,170	LF
–	–	–
–	–	–

0 15 30 60

CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.

NO.

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

SITE PLAN
1808 - TOWN CENTER
BELLS FERRY @ BARRETT PKWY
KENNESAW, GA
COBB COUNTY

DRAWN-BY	AWONG
DATE	7/29/2025
SCALE	1" = 30'
DRAWING NAME:	1808 - RTEFC (Trad) Town Center V3.dwg
SHEET NO.	VERSION

BOHLER
211 PERIMETER CENTER PKWY NE,
SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

1808 - TOWN CENTER COLORIZED SITE PLAN

BELLS FERRY AT BARRETT PKWY, KENNESAW, GA. COBB COUNTY

H:\2025\GA\25005Z.00\LANDSCAPE\CAD\2025-08-29_1808 TOWN CENTER COLORIZED SITE PLAN_REV 1——LAYOUT: LAYOUT1

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-12-2026

SITE BACKGROUND

Applicant	Dennis Tidwell
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Dennis Tidwell
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Bumblebee Capital, LLC
Property Location	Located on the west side of Bells Ferry Road, north of Adair Drive
Address	1471 Bells Ferry Road
Access to Property	Bells Ferry Road

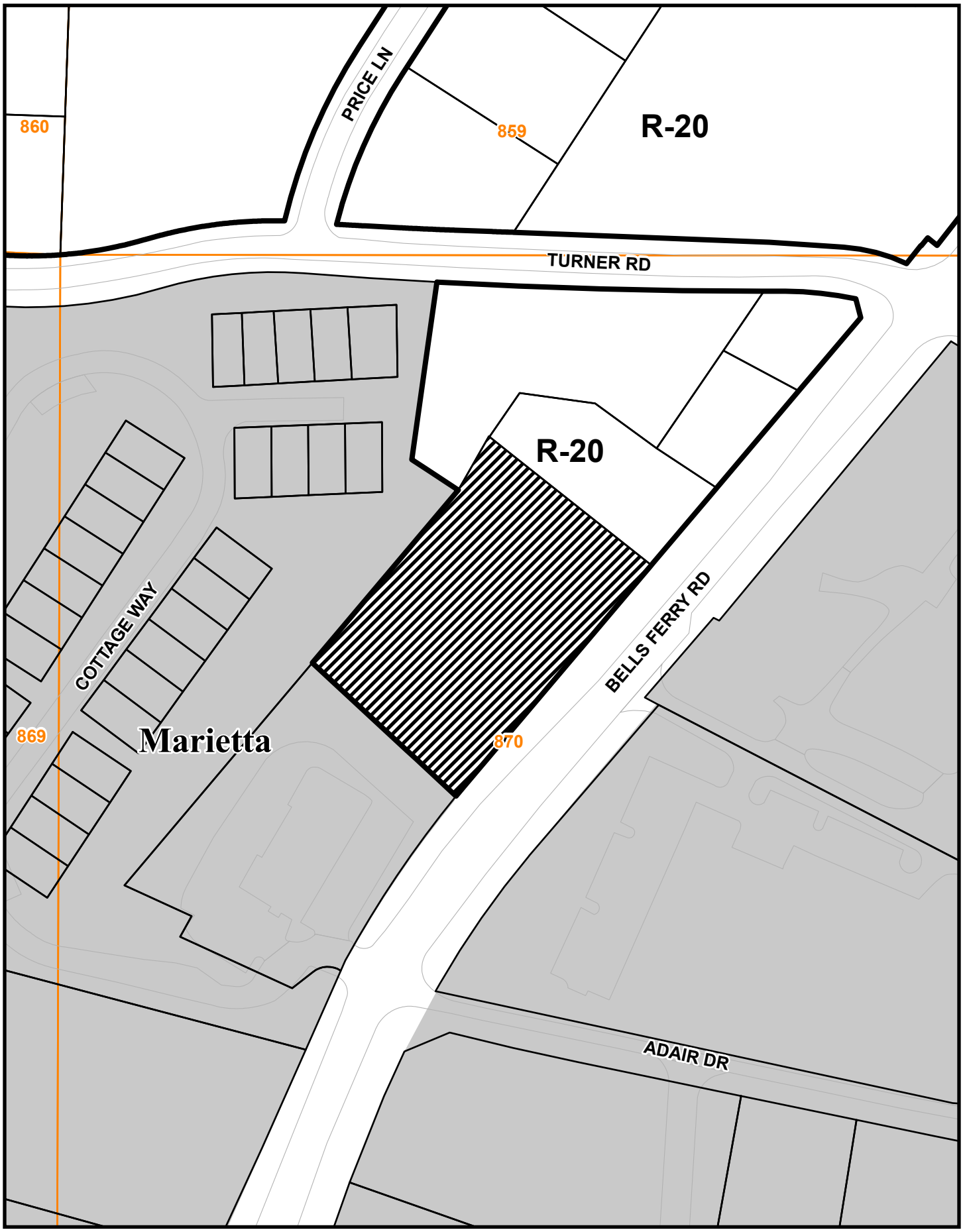
QUICK FACTS

Commission District	2 - Allen
Current Zoning	R-20
Current Use of Property	Vacant
Proposed Zoning	RM-12
Proposed Use	Townhome development
Future Land Use	CAC
Site Acreage	1.40
District	16
Land Lot	870
Parcel #	16087000040
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-12 2026 Map

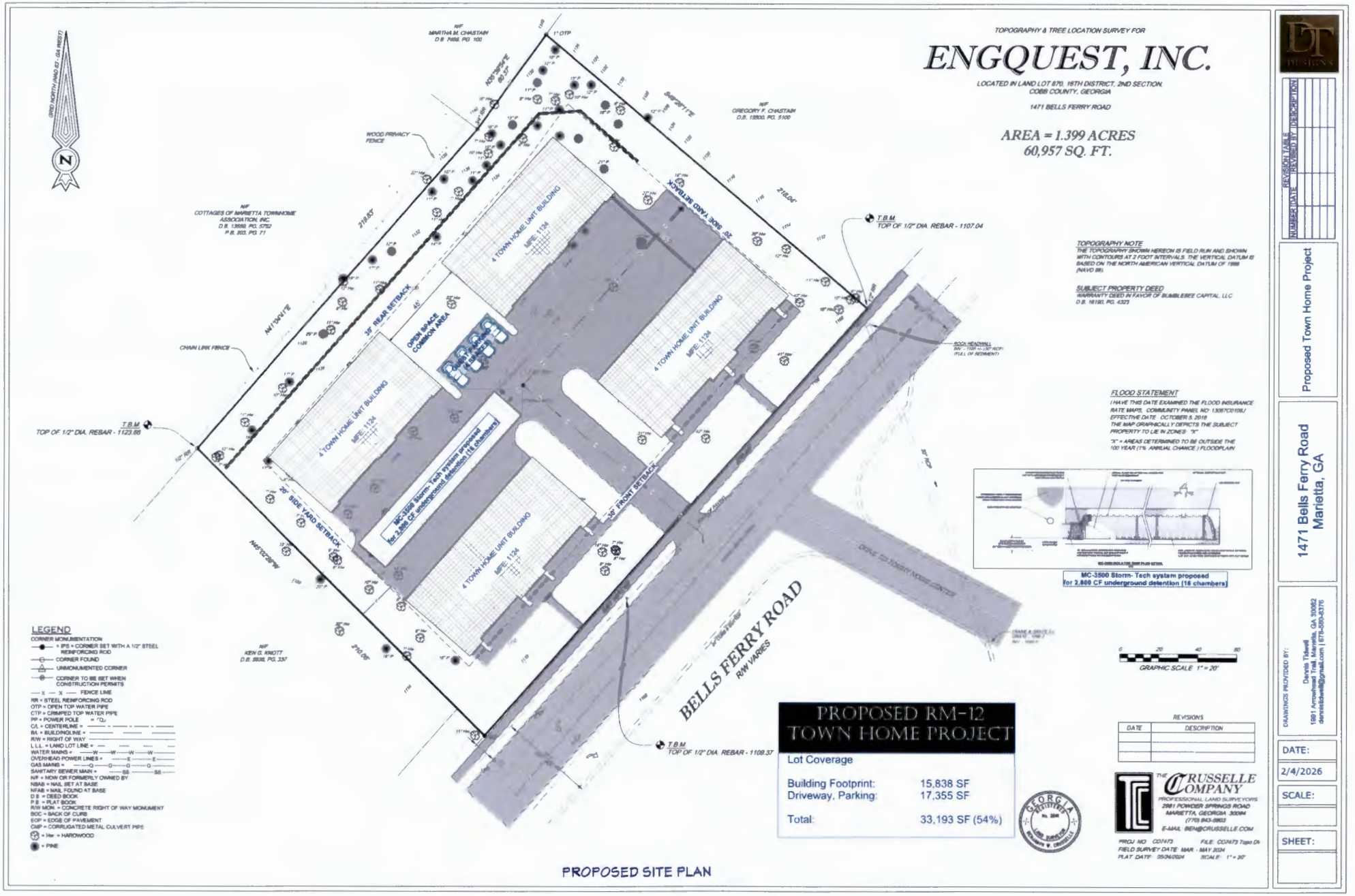


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 105 210 Feet

Zoning Boundary

City Boundary


TOPOGRAPHY & TREE LOCATION SURVEY FOR
ENGQUEST, INC.
LOCATED IN LAND LOT 870, 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA
1471 BELLS FERRY ROAD
AREA = 1.399 ACRES
60,957 SQ. FT.
TOPOGRAPHY NOTE
THE TOPOGRAPHY SHOWN HEREON IS FIELD RUN AND SHOWN WITH CONTOURS AT 2 FOOT INTERVALS. THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
SUBJECT PROPERTY DEED
WARRANTY DEED IN FAVOR OF BUMBLEBEE CAPITAL, LLC D.B. 16180, PG. 4323
FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO: 13067C0106J EFFECTIVE DATE: OCTOBER 5, 2016 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONES: "X" "X" = AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR (1% ANNUAL CHANCE) FLOODPLAIN
T.B.M TOP OF 1/2" DIA. REBAR - 1123.66
T.B.M TOP OF 1/2" DIA. REBAR - 1107.04
T.B.M TOP OF 1/2" DIA. REBAR - 1108.37
BELLS FERRY ROAD R/W VARIES
4 TOWN HOME UNIT BUILDING MFE: 1134
OPEN SPACE COMMON AREA
MC-3500 Storm- Tech system proposed for 2,809 CF underground detention (16 chambers)
39' REAR SETBACK
30' FRONT SETBACK
25' SIDE YARD SETBACK
30' SIDE YARD SETBACK
WOOD PRIVACY FENCE
CHAIN LINK FENCE
ROCK HEADWALL
GRAPHIC SCALE 1" = 20'
LEGEND
CORNER MONUMENTATION
= IPS = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
CORNER FOUND
UNMONUMENTED CORNER
CORNER TO BE SET WHEN CONSTRUCTION PERMITS
FENCE LINE
RR = STEEL REINFORCING ROD
OTP = OPEN TOP WATER PIPE
CTP = CRIMPED TOP WATER PIPE
PP = POWER POLE
C/L = CENTERLINE
BA = BUILDINGLINE
R/W = RIGHT OF WAY
L.L.L. = LAND LOT LINE
WATER MAINS
OVERHEAD POWER LINES
GAS MAINS
SANITARY SEWER MAIN
N/F = NOW OR FORMERLY OWNED BY
NSAB = NAIL SET AT BASE
NFAB = NAIL FOUND AT BASE
D.B. = DEED BOOK
P.B. = PLAT BOOK
R/W MON. = CONCRETE RIGHT OF WAY MONUMENT
BOC = BACK OF CURB
EOP = EDGE OF PAVEMENT
CMP = CORRUGATED METAL CULVERT PIPE
= Her = HARDWOOD
= PINE
PROPOSED RM-12 TOWN HOME PROJECT
Lot Coverage
Building Footprint: 15,838 SF
Driveway, Parking: 17,355 SF
Total: 33,193 SF (54%)
REVISIONS
DATE
DESCRIPTION
THE CRUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5903
E-MAIL: BEN@CRUSSELLE.COM
PROJ. NO: CC0473
FILE: CC0473 Topo.Dv
FIELD SURVEY DATE: MAR - MAY 2024
PLAT DATE: 05/24/2024
SCALE: 1" = 20'
PROPOSED SITE PLAN
REVISION TABLE
NUMBER
DATE
REVISED BY
DESCRIPTION
Proposed Town Home Project
1471 Bells Ferry Road
Marietta, GA
DRAWINGS PROVIDED BY:
Dennis Tidwell
1991 Arrowhead Trail, Marietta, GA 30062
dennistidwell@gmail.com | 678-580-4376
DATE:
2/4/2026
SCALE:
SHEET:

Z-12 2026 Aerial Map



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

0 105 210 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):** 16 townhome units (2,400sf- 2,700sf each)

b) **Proposed building architecture:** 3-story units, front units on basement foundation

Contemporary style with mix materials (Brick, and cement panels and cement lap siding (on side, rear)

c) **List all requested variances:** none requested

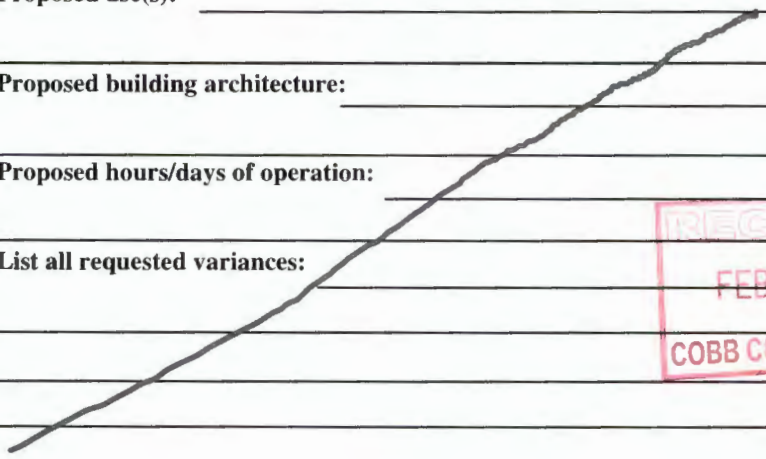
Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):**

b) **Proposed building architecture:**

c) **Proposed hours/days of operation:**

d) **List all requested variances:**



RECEIVED
FEB 05 2026
COBB COUNTY ZONING

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

see attached letter

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

Dennis Tidwell

1991 Arrowhead Trail, Marietta, GA 30062

678-580-8376 | dennistidwell@gmail.com

February 3, 2026

Cobb County Planning Commission 100 Cherokee Street Marietta, GA 30090

RE: Support for Rezoning Application – 1471 Bells Ferry Road (R-20 to RM-12)

To the Members of the Cobb County Planning Commission,

Please accept this letter as a formal narrative in support of the proposed rezoning for the property located at **1471 Bells Ferry Road** from R-20 to **RM-12**. While we recognize that the current Future Land Use (FLU) map designates this corridor for Commercial or Mixed-Use development, a pragmatic analysis of the site's constraints and the community's immediate needs reveals that a residential "Missing Middle" project is the highest and best use for this land.

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

The Fallacy of Commercial Viability on this Parcel

The current FLU designation of Commercial or Mixed-Use, while well-intentioned for the corridor at large, creates a "taking" in practical terms for a parcel of this specific geometry and scale.

- **Restrictive Setbacks:** Transitioning to a commercial or mixed-use zoning would trigger intensive landscape buffers and hardware setbacks required to shield adjacent residential neighbors. These requirements would shrink the buildable area to a point of functional obsolescence, effectively rendering the land useless for modern commercial footprints.
- **Infrastructure Overload:** A mixed-use development on this site would require disproportionate investments in parking structures and high-volume stormwater management, which are neither economically feasible nor aesthetically compatible with the surrounding neighborhood.

Addressing the "Missing Middle" and Workforce Housing

Cobb County is currently facing a critical shortage of **workforce housing**. The transition from R-20 (which promotes low-density, high-cost luxury lots) to RM-12 allows for the

"Missing Middle"—housing that is attainable for the very professionals who sustain our community.

- **Empowering Local Professionals:** This project is specifically designed to provide high-quality housing for teachers, first responders, and healthcare workers.
- **Contextual Density:** RM-12 provides a gentle density that serves as a perfect transition between the commercial corridor and established single-family neighborhoods, without the "looming" effect of high-rise apartment complexes.

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Traffic: Predictability vs. Commercial Chaos

A primary concern for Bells Ferry Road residents is traffic congestion. It is a common planning misconception that residential use is more burdensome than commercial.

- **Dependable Traffic Patterns:** Residential developments generate "peak-hour" traffic. This allows existing residents to plan their commutes with a high degree of certainty.
- **Eliminating High-Turnover Friction:** Commercial or Mixed-Use zoning generates "high-turnover" traffic—constant ingress and egress throughout the day and evening. This creates perpetual friction on Bells Ferry Road, leading to unpredictable travel times and increased accident risks.
- **Focus on Local Trips:** By housing the local workforce closer to their places of employment, we reduce the volume of pass-through traffic that currently clogs our arterial roads.

Conclusion

The rezoning to **RM-12** represents a common-sense approach to land use that prioritizes community stability over theoretical map designations. By approving this change, the Commission is choosing to support attainable housing, protect the property rights of the owner from unusable zoning restrictions, and provide the neighborhood with a predictable, low-impact traffic neighbor.

We respectfully request that the Planning Commission recommend **approval** of the RM-12 designation for 1471 Bells Ferry Road.

Sincerely,

Dennis Tidwell

DRAWINGS PROVIDED BY:	Derrik Tidwell 1981 Arrowhead Trail, Marietta, GA 30062 derrikdtidwell@gmail.com | 678-880-8376
1471 Bells Ferry Road Marietta, GA	
Proposed Town Home Project	
REVISION TABLE NUMBER | DATE | REVISED BY | DESCRIPTION	
DATE:	2/4/2026
SCALE:	
SHEET:	



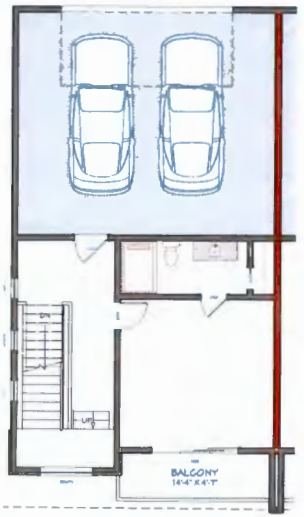
Typical Town Home Proposed (end unit)

4-5 BR | 4-5 BA | 2-Car Garage | 2 Balconies | 2,700 SF

16 Proposed Units For Sale
$470K- 499K



Basement Level



Garage Level



Main Level



Upper Level

Typical Town Home Proposed (end unit)

REVISION TABLE	
NUMBER	DATE
DESCRIPTION	
Proposed Town Home Project	
1471 Bells Ferry Road Marietta, GA	
DRAWINGS PROVIDED BY:	Dennis Tidwell 1951 Arrowhead Trail, Marietta, GA 30062 dennistidwell@gmail.com | 678-560-6376
DATE:	2/4/2026
SCALE:	
SHEET:	

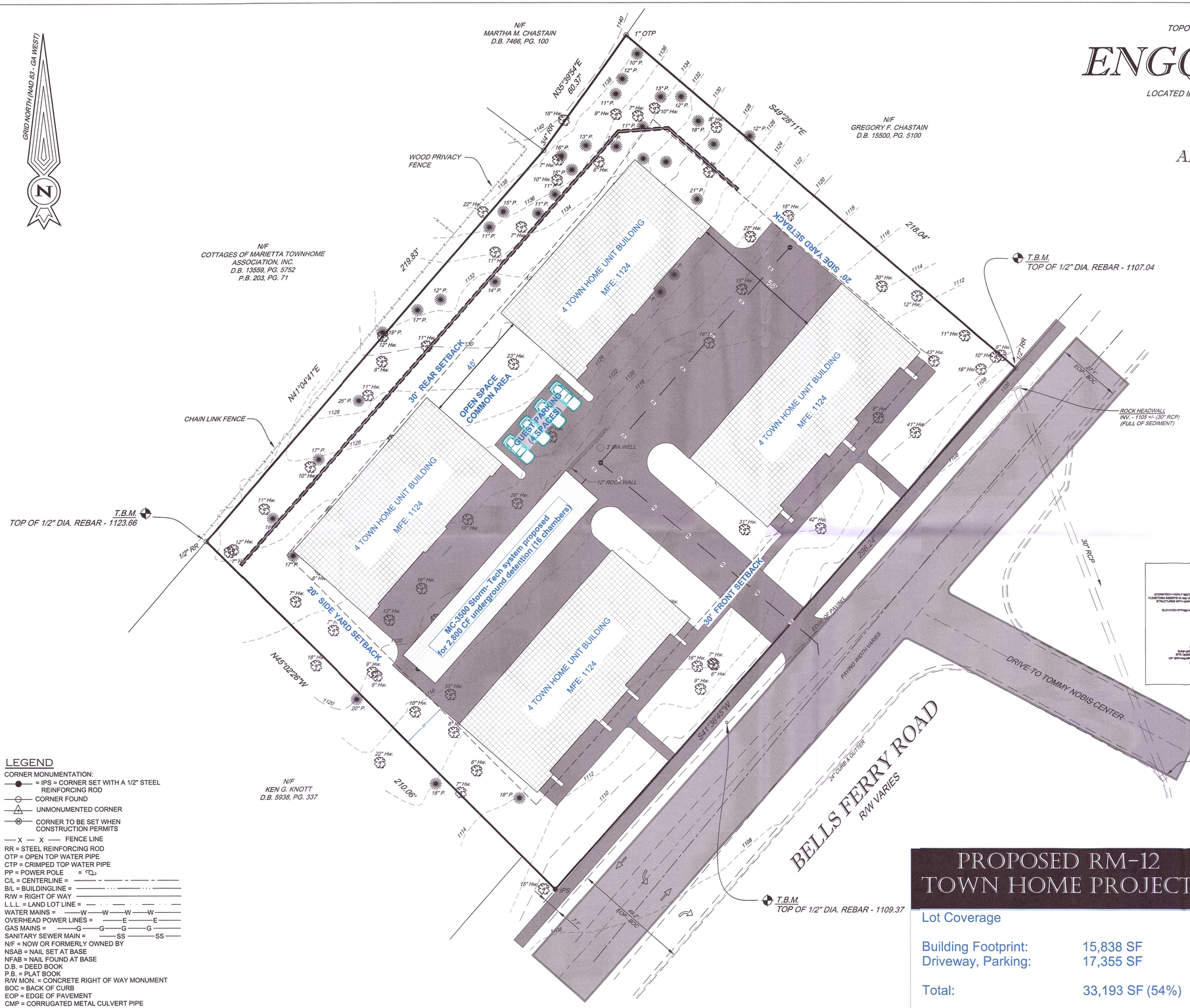
TOPOGRAPHY & TREE LOCATION SURVEY FOR

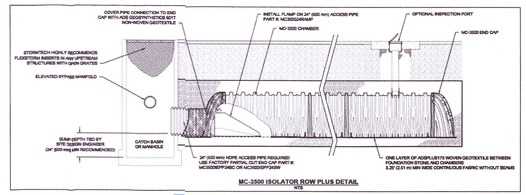
ENGQUEST, INC.

LOCATED IN LAND LOT 870, 16TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA

1471 BELLS FERRY ROAD

AREA = 1.399 ACRES
60,957 SQ. FT.





MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

MC-3500 Storm- Tech system proposed for 2,800 CF underground detention (16 chambers)

LEGEND

CORNER MONUMENTATION:
- ●—— = IPS = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
- ○—— CORNER FOUND
- △—— UNMONUMENTED CORNER
- ⊗—— CORNER TO BE SET WHEN CONSTRUCTION PERMITS
- —X—X— FENCE LINE

RR = STEEL REINFORCING ROD
OTP = OPEN TOP WATER PIPE
CTP = CRIMPED TOP WATER PIPE
PP = POWER POLE = ⌀
C/L = CENTERLINE = ——— – ——— – ———
B/L = BUILDINGLINE = ——— · · · ——— · · · ———
R/W = RIGHT OF WAY ———————————
L.L.L. = LAND LOT LINE = ——— · · · ——— · · · ———
WATER MAINS = ——W——W——W——W——
OVERHEAD POWER LINES = ——E——E——
GAS MAINS = ——G——G——G——G——
SANITARY SEWER MAIN = ——SS——SS——
N/F = NOW OR FORMERLY OWNED BY
NSAB = NAIL SET AT BASE
NFAB = NAIL FOUND AT BASE
D.B. = DEED BOOK
P.B. = PLAT BOOK
R/W MON. = CONCRETE RIGHT OF WAY MONUMENT
BOC = BACK OF CURB
EOP = EDGE OF PAVEMENT
CMP = CORRUGATED METAL CULVERT PIPE
- ⌀ = Hw. = HARDWOOD
- ✺ = PINE

TOPOGRAPHY NOTE
THE TOPOGRAPHY SHOWN HEREON IS FIELD RUN AND SHOWN WITH CONTOURS AT 2 FOOT INTERVALS. THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

SUBJECT PROPERTY DEED
WARRANTY DEED IN FAVOR OF BUMBLEBEE CAPITAL, LLC
D.B. 16190, PG. 4323

FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO: 13067C0106J
EFFECTIVE DATE: OCTOBER 5, 2018
THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONES: "X"

"X" = AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR (1% ANNUAL CHANCE) FLOODPLAIN

0 20 40 60
GRAPHIC SCALE 1" = 20'

PROPOSED RM-12 TOWN HOME PROJECT

Lot Coverage

Building Footprint:	15,838 SF
Driveway, Parking:	17,355 SF
Total:	33,193 SF (54%)

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

REVISIONS

DATE	DESCRIPTION

GEORGIA REGISTERED No. 2841 LAND SURVEYOR BENJAMIN W. CRUSSELLE

THE CRUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5903
E-MAIL: BEN@CRUSSELLE.COM

PROJ. NO. C07473 FILE: C07473 Topo.Dv
FIELD SURVEY DATE: MAR. - MAY 2024
PLAT DATE: 05/24/2024 SCALE: 1" = 20'

PROPOSED SITE PLAN

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Proposed Town Home Project

1471 Bells Ferry Road
Marietta, GA

DRAWINGS PROVIDED BY:
Dennis Tidwell
1991 Arrowhead Trail, Marietta, GA 30062
dennistidwell@gmail.com | 678-580-8376

DATE:
2/4/2026

SCALE:

SHEET:

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-12-2026

SITE BACKGROUND

Applicant	Dennis Tidwell
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Dennis Tidwell
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Bumblebee Capital, LLC
Property Location	Located on the west side of Bells Ferry Road, north of Adair Drive
Address	1471 Bells Ferry Road
Access to Property	Bells Ferry Road

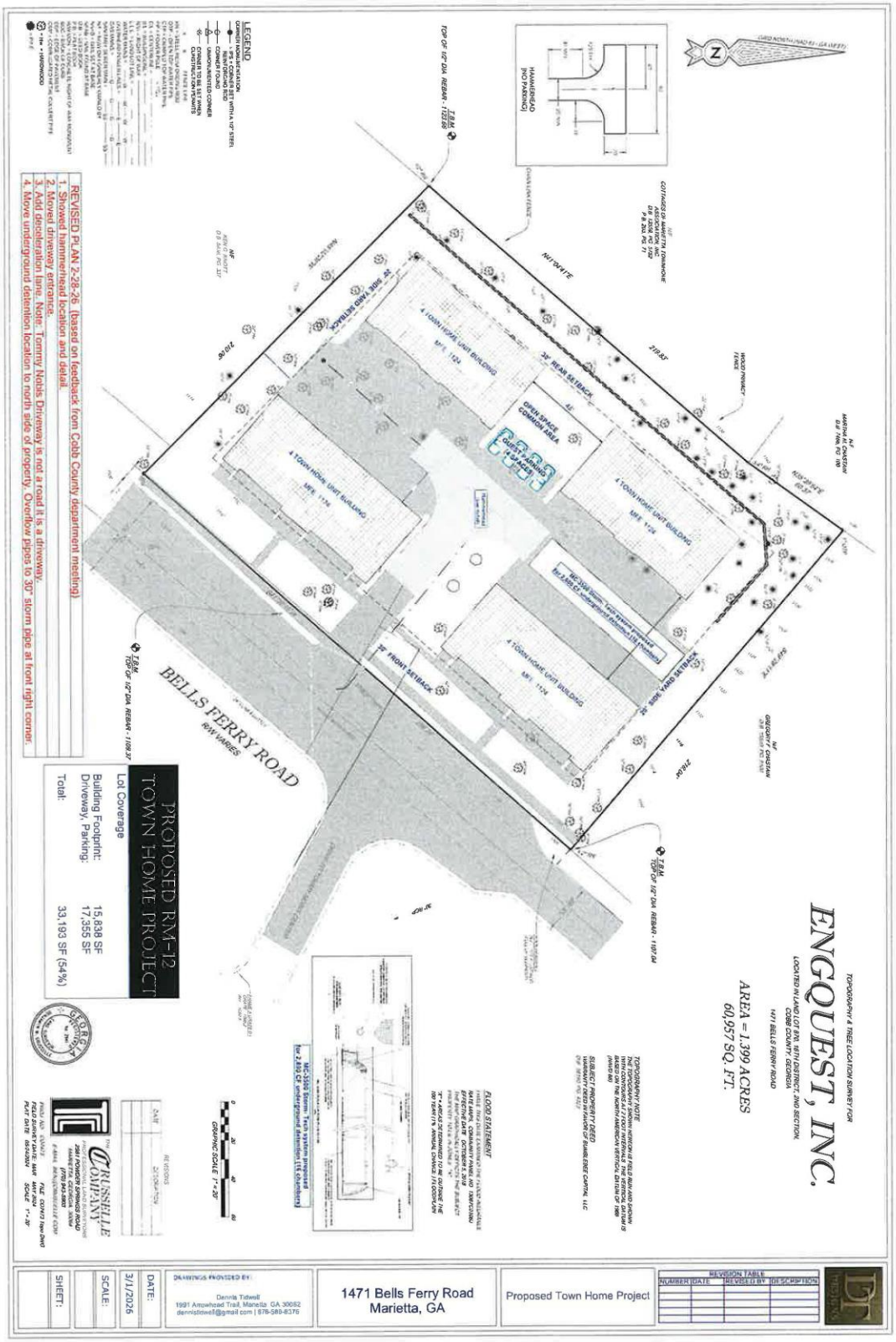
QUICK FACTS

Commission District	2 - Allen
Current Zoning	R-20
Current Use of Property	Vacant
Proposed Zoning	RM-12
Proposed Use	Townhome development
Future Land Use	CAC
Site Acreage	1.40
District	16
Land Lot	870
Parcel #	16087000040
Taxes Paid	Yes

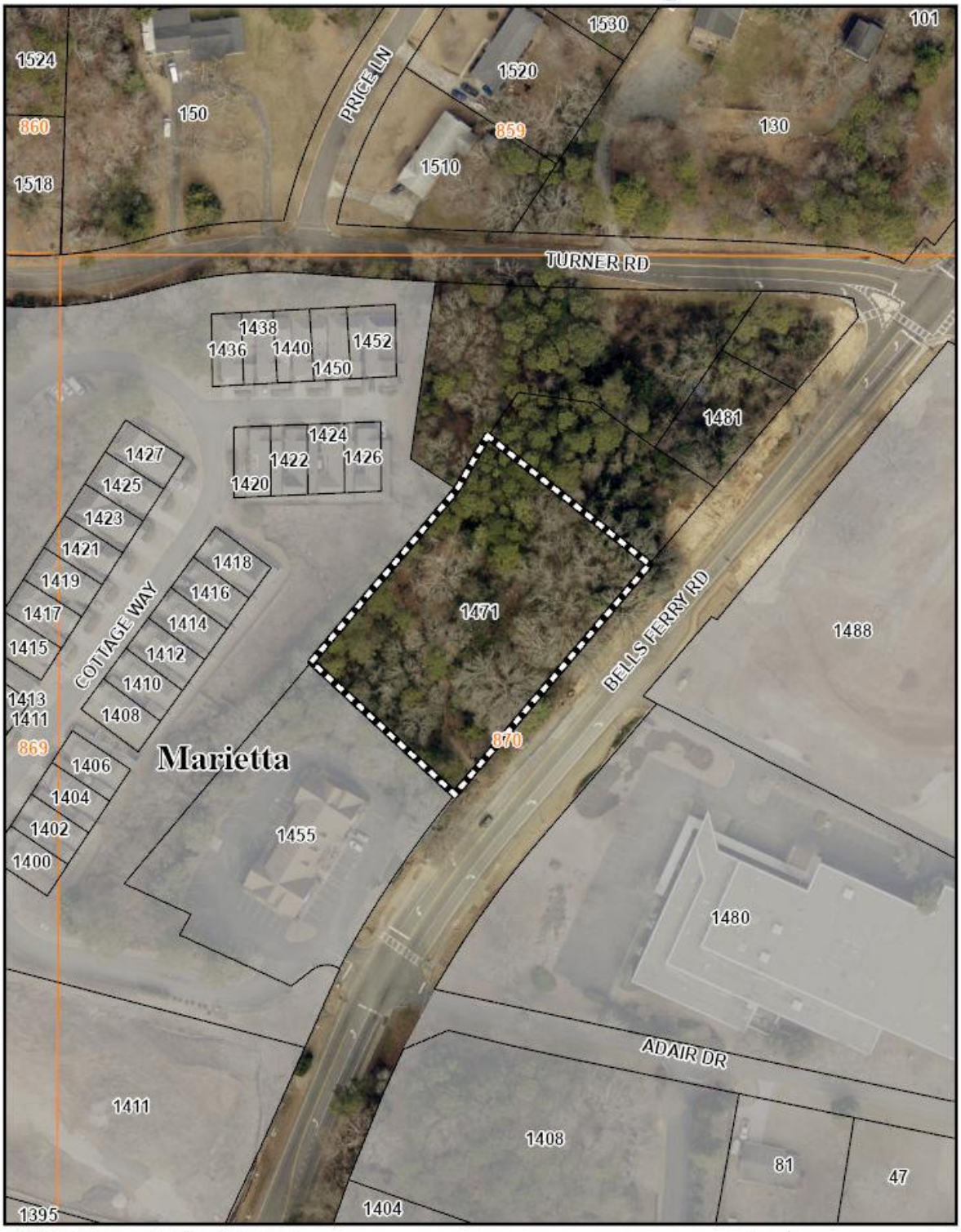
FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Cameron Jones, CNU-A)

Based on the analysis of this case, Staff recommends **DENIAL.**


ENGQUEST, INC.
TOPOGRAPHY & TREE LOCATION SURVEY FOR
LOCATED IN LAND LOT 826, 16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
1471 BELLS FERRY ROAD
AREA = 1.399 ACRES
60,957 SQ. FT.
REVISED PLAN 2-28-26 (based on feedback from Cobb County department meeting)
1. Showed hammerhead location and detail.
2. Moved driveway entrance.
3. Add deceleration lane. Note: Tommy Nobis Driveway is not a road it is a driveway.
4. Move underground detention location to north side of property. Overflow pipes to 30" storm pipe at front right corner.
PROPOSED RM-12
TOWN HOME PROJECT
Lot Coverage
Building Footprint: 15,838 SF
Driveway, Parking: 17,355 SF
Total: 33,193 SF (54%)
BELLS FERRY ROAD
ROW VARIES
4 TOWN HOME UNIT BUILDING
MFE 1124
OPEN SPACE COMMON AREA
GUEST PARKING 14 SPACES
35' FRONT SETBACK
35' REAR SETBACK
35' SIDE YARD SETBACK
HAMMERHEAD (NO PARKING)
MC-3500 Storm Tech system proposed for 2,693 CF underground detention (16 chambers)
1471 Bells Ferry Road
Marietta, GA
Proposed Town Home Project
REVISION TABLE
NUMBER | DATE | REVISED BY | DESCRIPTION
DRAWINGS PROVIDED BY:
Dennis Tidwell
1991 Arrowhead Trail, Marietta GA 30062
dennistidwell@gmail.com | 678-580-8376
DATE: 3/1/2026
SCALE:
SHEET:

Z-12 2026 Aerial Map



North

Zoning: R-20 / Vacant Lots

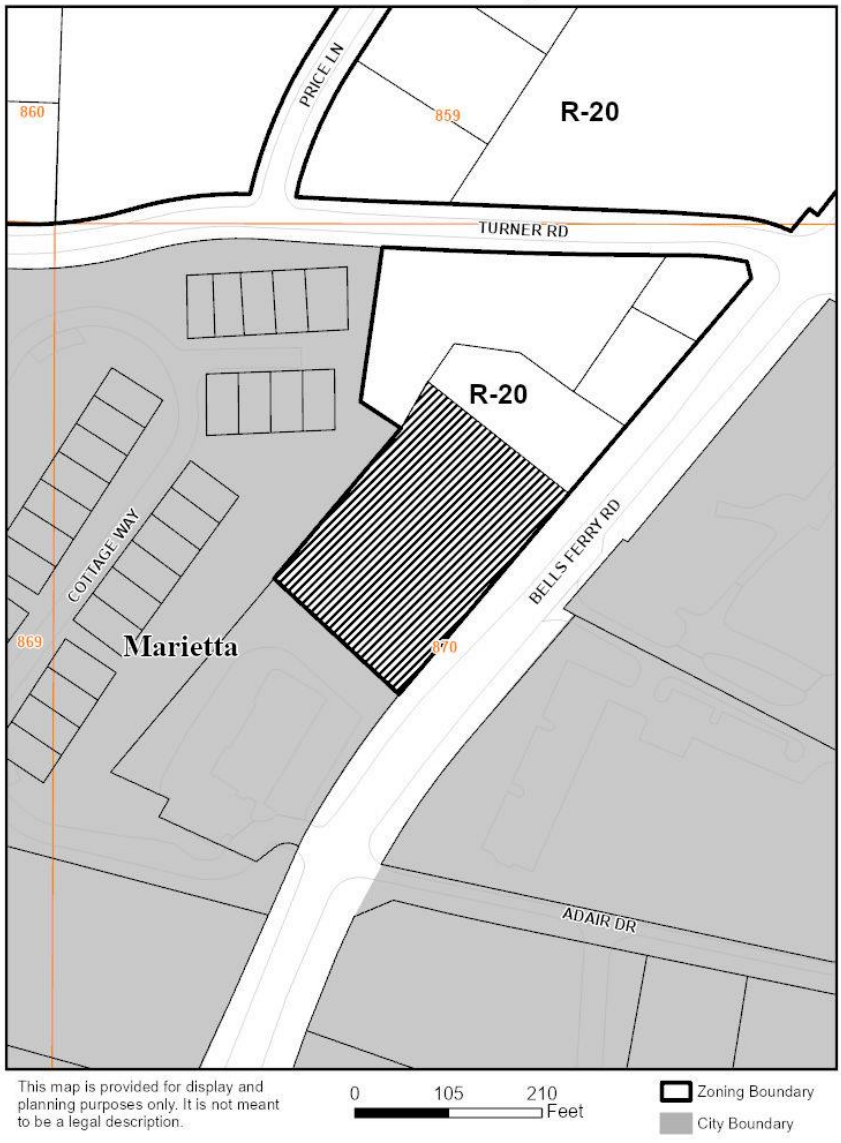
Future Land Use: CAC

WEST

Zoning: City of Marietta

Future Land Use: N/A

Z-12 2026 Map



EAST

Zoning: City of Marietta

Future Land Use: N/A

SOUTH

Zoning: City of Marietta

Future Land Use: N/A

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Requested zoning district for the property

The RM-12 district is established to provide locations for multifamily residential uses or residentially compatible institutional and recreational uses which are within properties delineated for high density residential and regional activity center categories as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the RM-12 district, they should be designed and built to ensure intensity and density compatibility with adjacent multifamily detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Summary of the applicant's proposal

The applicant is requesting to rezone to the RM-12 residential multifamily zoning district to develop a residential multi-family community on a 1.4-acre site. The development will consist of 16 units constructed in four (4) buildings. The units will range in size from 2,400 to 2,700 square feet. The buildings are proposed to be three (3) stories with the front units on a basement foundation and will have a contemporary architectural style with brick and cement panels and cement lap siding.

Residential criteria

Allowable units as zoned: 2
Proposed # of units: 16
Net density: 11.43
Increase of units: 14
Acres of floodplain/wetlands: 0
Impervious surface shown: 54%

Are there any zoning variances?

Yes;

1. Reduce the minimum lot size from required 80,000 square feet to 60,957 square feet;
2. Reduce the front setback from required 75 feet to 30 feet;
3. Reduce the side setbacks from required 35 feet to 20 feet adjacent to the northeastern and southwestern property lines;
4. Reduce the rear setback from required 40 feet to 30 feet;
5. Reduce the landscape screening buffer abutting a more restrictive residentially zoned property from required 25 feet to 20 feet adjacent to the northeastern property line;
6. Increase the maximum allowable impervious coverage from required 45% to 54%.

02/25/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

FIRE DEPARTMENT ACCESS:
Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2018 Edition and Cobb County Development Standards 402.11).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Provide a clear flat (10-foot minimum) access to all perimeter parts of each structure (CCDS 107.7)

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level.

- Aerial fire apparatus access roads shall have a minimum width of 26 feet
- Aerial fire apparatus access roads shall be at least 15 feet but no more than 30 ft from the structure
- Aerial fire apparatus access roads shall be positioned parallel to one entire side of the building.
- No overhead utility and power lines shall be located within the aerial fire apparatus access. (IFC Appendix D105)

(continued)

GUEST PARKING:
Occupant parking shall be installed as required by zoning and additional guest parking shall be required as follows:

- Where driveways to two car garages exceed 50 feet in length, no additional guest parking is required.
- Where driveways to two car garages are at least 22 feet long and 20 feet wide, additional parking shall be required at .5 spaces per dwelling unit.
- Where driveways to two car garages are less than 22 feet long and 20 feet wide, additional parking shall be required at 1 space per dwelling unit.
- Where only single car garages are provided, additional parking shall be required at 2 spaces per dwelling unit.
- Guest parking spaces must be evenly distributed throughout the project. (Cobb County Development Standards 401.8.2)

FIRE HYDRANT:
The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

FIRE PROTECTION:
Automatic sprinkler protection must be provided where mandated by the applicable codes.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Z-12-2024 DEPARTMENT COMMENTS – Cemetery Preservation

No comment.

4/7/2026

Approval of this petition will not have an impact on the enrollment of schools.

School	Student Capacity	School Enrollment	Capacity Status
Bells Ferry ES	712	690	22 under capacity
Daniell MS	1175	772	403 under capacity
Sprayberry HS	2062	1632	430 under capacity

2/27/2026

Comprehensive Plan Future Land Use Designation: Community Activity Center
The subject tract is within the Community Activity Center (CAC). Community Activity Centers provides for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low- to mid-rise office buildings and department stores.

Future Land Use Sub-Category? N/A

☐ Consistent ☒ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☒ Yes ☐ No
If yes, which City: Marietta
Was the city notified? Yes

Specific Area Policy Guidelines: ☒ Yes ☐ No
Policy: CAC P-23
In recognition of the exisitng land uses, zoning and future land uses along Bells Ferry Road, south of Interstate 75, the Board of Commissioners has established a Community Activity Center on the west side of Bells Ferry Road. Due to the CAC's proximity to the Tommy Nobis Center and other office and medical uses, it is not desired to have this be a commercial activity center, but one that supports office and medical uses; thus, the Board of Commissioners will only consider uses permitted within the O&I zoning district or zoning districts with explicit uses for office and medial facilities.

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

(continued)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No

(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No

(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)? ☐ Yes ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)? ☐ Yes ☒ No

Is this property within the Six Flags Special Service District? ☐ Yes ☒ No

---

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone? ☐ Yes ☒ No

Is the property within the Clear Zone (CZ)? ☐ Yes ☒ No

Is the property within 3000’ of Dobbins ARB? ☐ Yes ☒ No

Is the property within the Accident Potential Zone (APZ I)? ☐ Yes ☒ No

Is the property within the Accident Potential Zone II (APZ II)? ☐ Yes ☒ No

Is the property within the Noise Zone? ☐ Yes ☒ No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)? ☐ Yes ☒ No

---

(continued)

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 6" on Bells Ferry Rd

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☐ YES ☒ NO*

Approx. distance to nearest sewer: 300' south on Bells Ferry Rd

Estimated waste generation (in G.P.D.): Average daily = 3,360

Peak flow = 8,400

Treatment plant: Noonday WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☐ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

Additional sewer comments:

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Bells Ferry Road	Arterial	45	Cobb County	100’

Roadway	Location	Average daily trips (vpd)	Level of service
Bells Ferry Road	South off Mark Avenue	11,900	D

vpd = vehicles per day

Based on 2024 AADT count data taken by GDOT, as published on their website, for Bells Ferry Road

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
215	Single Family Attached Housing	16 Dwelling Units	2	6	**8**	6	4	**10**	**115**

vph = vehicles per hour,

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Cobb DOT received site plan dated March 1, 2026. These comments are being revised based on the information received.

Bells Ferry Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan received February 5, 2026, this development does not require a traffic impact study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant, within 12 months of zoning approval, donate right-of-way on the West side of Bells Ferry Road, a minimum of 50’ from the roadway centerline or 3’ behind the relocated sidewalk, whichever is further, in accordance with Cobb County Development Standard 401.2, Right-of-Way. The site plan revised March, 1, 2026 does not appear to address this recommendation.

(continued)

2. Recommend Bells Ferry Road access include a deceleration (right turn) lane and/or taper to address safety because Bells Ferry Road is an arterial road. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to Cobb DOT approval. The conceptual turn lane shown on the site plan revised March, 1, 2026 does not fully conform to Standard Detail 401A. Recommend final review and approval during plan review.

3. Recommend driveway on Bells Ferry Road be installed to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements.

4. Recommend proposed driveways uninterrupted access (distance to the first internal parking space or drive aisle or gate) to a minimum of 50 feet from the edge of right-of-way line. This recommendation is to allow for vehicle stacking and is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Standard Detail 116. Site plan received February 5, 2026, appears to comply with this recommendation.

5. Recommend development access either directly align or have an offset of a minimum of 125 feet centerline to centerline from Bells Ferry Road access of 1480 Bells Ferry Road to address safety. This recommendation is pursuant to Cobb County Development Standard 401.10, Minimum Centerline Offsets and Intersection Separations and Cobb County Development Standard 402 Access. If development is unable to directly align or have minimum of 125 feet offset, recommend restricting access to right-in/right-out. The site plan revised March, 1, 2026 does not appear to address this recommendation.

6. Recommend installing curb, gutter, and sidewalk along the Bells Ferry Road frontage to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

7. Recommend all crosswalks be installed parallel to the adjacent roadway.

8. Recommend applicant verify that minimum intersection sight distance is available for the proposed development access and if it is not, implement remedial measures, subject to

(continued)

the Department's approval, to achieve the minimum requirement. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.

9. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

10. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
It is Staff's opinion that the applicant's rezoning proposal will not permit a use that is suitable in the view of use and development of adjacent and nearby properties. The property is in an area surrounded by single-family properties zoned R-20 single-family residential and a few commercial properties in the City of Marietta. The only high-density development is The Cottages of Marietta located to the west in the City of Marietta.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
It is Staff's opinion that the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property by placing a use on the property that is not consistent with the character and established development of the area. The proposal lacks required tract size, setbacks, and buffering such a multi-family development would typically provide. The density of the proposed multifamily residential would be out of character with adjoining residential uses and the proposed commercial use envisioned for the area.

C. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;
It is Staff's opinion that the applicant's zoning proposal may result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, and utilities because of the proposal's intensity which is out of character with the area and inconsistent with the future land use the County has forecasted for the area. This opinion is supported by the departmental comments contained in this analysis.

D. Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;
It is Staff's opinion that the applicant's rezoning proposal is not in conformity with the policies and intent of the Cobb County Comprehensive Plan. The property is delineated in a CAC Community Activity Center, future land use category. The development is not a commercial use and does not conform to the CAC category. Also the site is subject to Specific Area Policy Guideline CAC P-23 which states that only offices and medical facilities should be considered for this and the other identified properties.

E. 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;

It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for denying the applicant's zoning request. The applicant's proposal is not consistent with the Cobb County Comprehensive Plan which designates this property to be within a Community Activity Center future land use area. The applicant's townhome proposal would not be consistent with the commercial and existing residential character of the immediate area evidenced by the many variances required to fit the project on the subject site.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. _____

Summary of Intent for Rezoning

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

a) **Proposed unit square-footage(s):** 16 townhome units (2,400sf- 2,700sf each)

b) **Proposed building architecture:** 3-story units, front units on basement foundation

Contemporary style with mix materials (Brick, and cement panels and cement lap siding (on side, rear)

c) **List all requested variances:** none requested

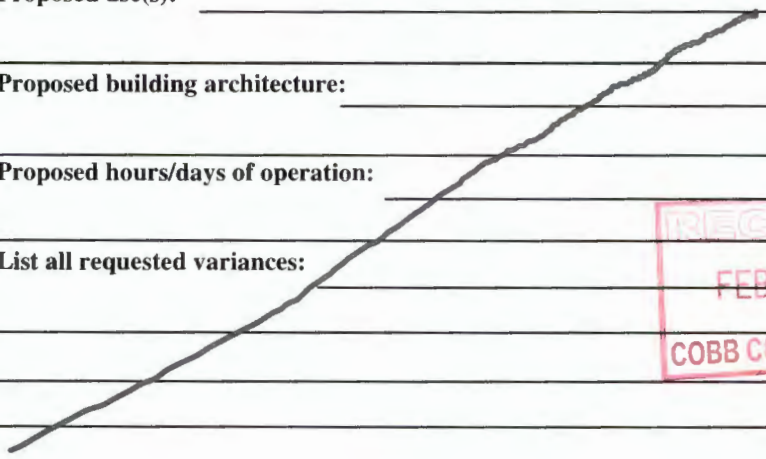
Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):**

b) **Proposed building architecture:**

c) **Proposed hours/days of operation:**

d) **List all requested variances:**



RECEIVED
FEB 05 2026
COBB COUNTY ZONING

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

see attached letter

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

Dennis Tidwell

1991 Arrowhead Trail, Marietta, GA 30062

678-580-8376 | dennistidwell@gmail.com

February 3, 2026

Cobb County Planning Commission 100 Cherokee Street Marietta, GA 30090

RE: Support for Rezoning Application – 1471 Bells Ferry Road (R-20 to RM-12)

To the Members of the Cobb County Planning Commission,

Please accept this letter as a formal narrative in support of the proposed rezoning for the property located at **1471 Bells Ferry Road** from R-20 to **RM-12**. While we recognize that the current Future Land Use (FLU) map designates this corridor for Commercial or Mixed-Use development, a pragmatic analysis of the site's constraints and the community's immediate needs reveals that a residential "Missing Middle" project is the highest and best use for this land.

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

The Fallacy of Commercial Viability on this Parcel

The current FLU designation of Commercial or Mixed-Use, while well-intentioned for the corridor at large, creates a "taking" in practical terms for a parcel of this specific geometry and scale.

- **Restrictive Setbacks:** Transitioning to a commercial or mixed-use zoning would trigger intensive landscape buffers and hardware setbacks required to shield adjacent residential neighbors. These requirements would shrink the buildable area to a point of functional obsolescence, effectively rendering the land useless for modern commercial footprints.
- **Infrastructure Overload:** A mixed-use development on this site would require disproportionate investments in parking structures and high-volume stormwater management, which are neither economically feasible nor aesthetically compatible with the surrounding neighborhood.

Addressing the "Missing Middle" and Workforce Housing

Cobb County is currently facing a critical shortage of **workforce housing**. The transition from R-20 (which promotes low-density, high-cost luxury lots) to RM-12 allows for the

"Missing Middle"—housing that is attainable for the very professionals who sustain our community.

- **Empowering Local Professionals:** This project is specifically designed to provide high-quality housing for teachers, first responders, and healthcare workers.
- **Contextual Density:** RM-12 provides a gentle density that serves as a perfect transition between the commercial corridor and established single-family neighborhoods, without the "looming" effect of high-rise apartment complexes.

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Traffic: Predictability vs. Commercial Chaos

A primary concern for Bells Ferry Road residents is traffic congestion. It is a common planning misconception that residential use is more burdensome than commercial.

- **Dependable Traffic Patterns:** Residential developments generate "peak-hour" traffic. This allows existing residents to plan their commutes with a high degree of certainty.
- **Eliminating High-Turnover Friction:** Commercial or Mixed-Use zoning generates "high-turnover" traffic—constant ingress and egress throughout the day and evening. This creates perpetual friction on Bells Ferry Road, leading to unpredictable travel times and increased accident risks.
- **Focus on Local Trips:** By housing the local workforce closer to their places of employment, we reduce the volume of pass-through traffic that currently clogs our arterial roads.

Conclusion

The rezoning to **RM-12** represents a common-sense approach to land use that prioritizes community stability over theoretical map designations. By approving this change, the Commission is choosing to support attainable housing, protect the property rights of the owner from unusable zoning restrictions, and provide the neighborhood with a predictable, low-impact traffic neighbor.

We respectfully request that the Planning Commission recommend **approval** of the RM-12 designation for 1471 Bells Ferry Road.

Sincerely,

Dennis Tidwell

1471 Bells Ferry Road Town Home Project

16 Residences for Workforce Housing

All For Sale Units $470K- 499K

RECEIVED
FEB 05 20
COBB C

DRAWINGS PROVIDED BY:	Derrik Tidwell 1981 Arrowhead Trail, Marietta, GA 30062 derrikdtidwell@gmail.com | 678-880-8376
1471 Bells Ferry Road Marietta, GA	
Proposed Town Home Project	
REVISION TABLE NUMBER | DATE | REVISED BY | DESCRIPTION	
DATE:	2/4/2026
SCALE:	
SHEET:	



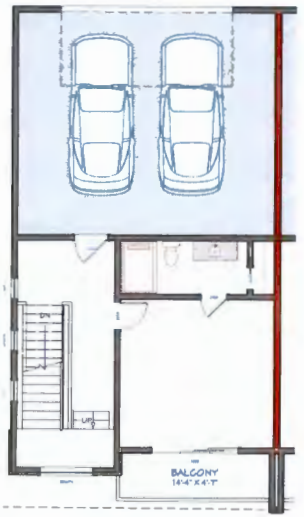
Typical Town Home Proposed (end unit)

4-5 BR | 4-5 BA | 2-Car Garage | 2 Balconies | 2,700 SF

16 Proposed Units For Sale
$470K- 499K



Basement Level



Garage Level



Main Level



Upper Level

Typical Town Home Proposed (end unit)

REVISION TABLE

NUMBER	DATE	REVISED BY (DESCRIPTION)

Proposed Town Home Project

1471 Bells Ferry Road
Marietta, GA

DRAWINGS PROVIDED BY:
Dennis Tidwell
1951 Arrowhead Trail, Marietta, GA 30062
dennistidwell@gmail.com | 678-560-6376

DATE: 2/4/2026

SCALE:

SHEET:

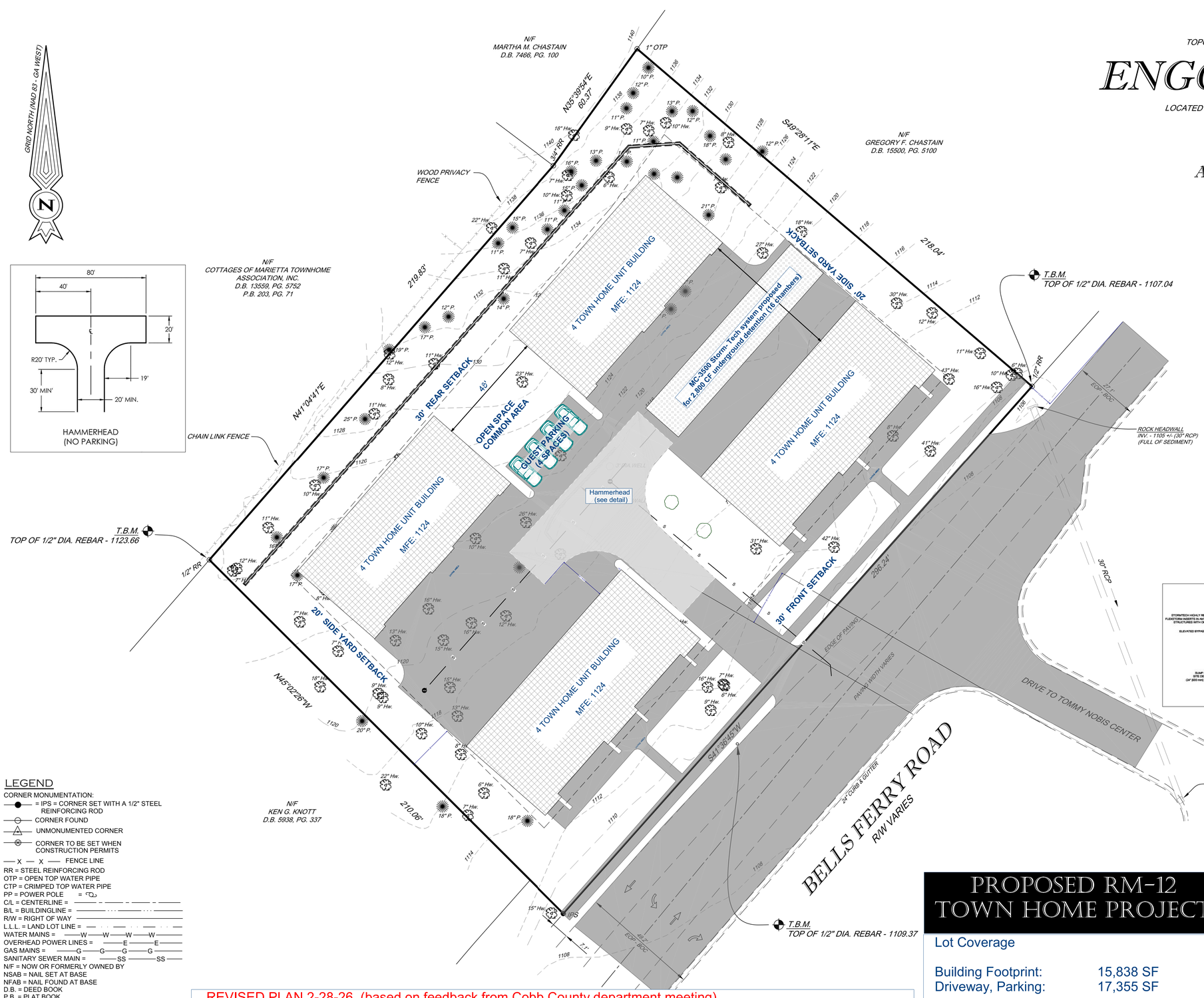
TOPOGRAPHY & TREE LOCATION SURVEY FOR

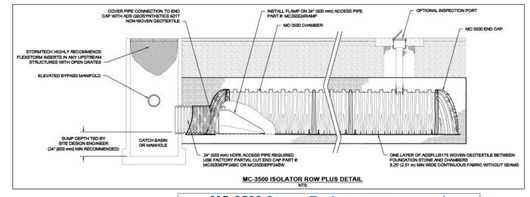
ENGQUEST, INC.

LOCATED IN LAND LOT 870, 16TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA

1471 BELLS FERRY ROAD

AREA = 1.399 ACRES
60,957 SQ. FT.





MC-3500 Storm- Tech system proposed
for 2,800 CF underground detention (16 chambers)

0 20 40 60

GRAPHIC SCALE 1" = 20'

TOPOGRAPHY NOTE

THE TOPOGRAPHY SHOWN HEREON IS FIELD RUN AND SHOWN WITH CONTOURS AT 2 FOOT INTERVALS. THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

SUBJECT PROPERTY DEED

WARRANTY DEED IN FAVOR OF BUMBLEBEE CAPITAL, LLC
D.B. 16190, PG. 4323

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO: 13067C0106J
EFFECTIVE DATE: OCTOBER 5, 2018
THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONES: "X"

"X" = AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR (1% ANNUAL CHANCE) FLOODPLAIN

LEGEND

CORNER MONUMENTATION:
- = IPS = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
- CORNER FOUND
- UNMONUMENTED CORNER
- CORNER TO BE SET WHEN CONSTRUCTION PERMITS
- X — X — FENCE LINE

RR = STEEL REINFORCING ROD
OTP = OPEN TOP WATER PIPE
CTP = CRIMPED TOP WATER PIPE
PP = POWER POLE = "D"
C/L = CENTERLINE =
B/L = BUILDINGLINE =
R/W = RIGHT OF WAY
L.L.L. = LAND LOT LINE =
WATER MAINS = W W W W
OVERHEAD POWER LINES = E E
GAS MAINS = G G G G
SANITARY SEWER MAIN = SS SS
N/F = NOW OR FORMERLY OWNED BY
NSAB = NAIL SET AT BASE
NFAB = NAIL FOUND AT BASE
D.B. = DEED BOOK
P.B. = PLAT BOOK
R/W MON. = CONCRETE RIGHT OF WAY MONUMENT
BOC = BACK OF CURB
EOP = EDGE OF PAVEMENT
CMP = CORRUGATED METAL CULVERT PIPE
= Hw. = HARDWOOD
= PINE

REVISED PLAN 2-28-26 (based on feedback from Cobb County department meeting)
1. Showed hammerhead location and detail.
2. Moved driveway entrance.
3. Add deceleration lane. Note: Tommy Nobis Driveway is not a road it is a driveway.
4. Move underground detention location to north side of property. Overflow pipes to 30" storm pipe at front right corner.

PROPOSED RM-12 TOWN HOME PROJECT

Lot Coverage

Building Footprint:	15,838 SF
Driveway, Parking:	17,355 SF
Total:	33,193 SF (54%)

GEORGIA REGISTERED No. 2841 LAND SURVEYOR BENJAMIN W. CRUSSELLE

REVISIONS

DATE	DESCRIPTION

THE CRUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5903
E-MAIL: BEN@CRUSSELLE.COM

PROJ. NO. CO7473 FILE: CO7473 Topo.DWG
FIELD SURVEY DATE: MAR. - MAY 2024
PLAT DATE: 05/24/2024 SCALE: 1" = 20'

DT DESIGNS

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Proposed Town Home Project

1471 Bells Ferry Road
Marietta, GA

DRAWINGS PROVIDED BY:
Dennis Tidwell
1991 Arrowhead Trail, Marietta, GA 30062
dennistidwell@gmail.com | 678-580-8376

DATE:
3/1/2026

SCALE:

SHEET:

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Bells Ferry Road	Arterial	45	Cobb County	100’

Roadway	Location	Average daily trips (vpd)	Level of service
Bells Ferry Road	South off Mark Avenue	11,900	D

vpd = vehicles per day

Based on 2024 AADT count data taken by GDOT, as published on their website, for Bells Ferry Road

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
215	Single Family Attached Housing	16 Dwelling Units	2	6	**8**	6	4	**10**	**115**

vph = vehicles per hour,

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Cobb DOT received site plan dated March 1, 2026. These comments are being revised based on the information received.

Bells Ferry Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan received February 5, 2026, this development does not require a traffic impact study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant, within 12 months of zoning approval, donate right-of-way on the West side of Bells Ferry Road, a minimum of 50’ from the roadway centerline or 3’ behind the relocated sidewalk, whichever is further, in accordance with Cobb County Development Standard 401.2, Right-of-Way. The site plan revised March, 1, 2026 does not appear to address this recommendation.

(continued)

2. Recommend Bells Ferry Road access include a deceleration (right turn) lane and/or taper to address safety because Bells Ferry Road is an arterial road. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to Cobb DOT approval. The conceptual turn lane shown on the site plan revised March, 1, 2026 does not fully conform to Standard Detail 401A. Recommend final review and approval during plan review.

3. Recommend driveway on Bells Ferry Road be installed to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements.

4. Recommend proposed driveways uninterrupted access (distance to the first internal parking space or drive aisle or gate) to a minimum of 50 feet from the edge of right-of-way line. This recommendation is to allow for vehicle stacking and is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Standard Detail 116. Site plan received February 5, 2026, appears to comply with this recommendation.

5. Recommend development access either directly align or have an offset of a minimum of 125 feet centerline to centerline from Bells Ferry Road access of 1480 Bells Ferry Road to address safety. This recommendation is pursuant to Cobb County Development Standard 401.10, Minimum Centerline Offsets and Intersection Separations and Cobb County Development Standard 402 Access. If development is unable to directly align or have minimum of 125 feet offset, recommend restricting access to right-in/right-out. The site plan revised March, 1, 2026 does not appear to address this recommendation.

6. Recommend installing curb, gutter, and sidewalk along the Bells Ferry Road frontage to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

7. Recommend all crosswalks be installed parallel to the adjacent roadway.

8. Recommend applicant verify that minimum intersection sight distance is available for the proposed development access and if it is not, implement remedial measures, subject to

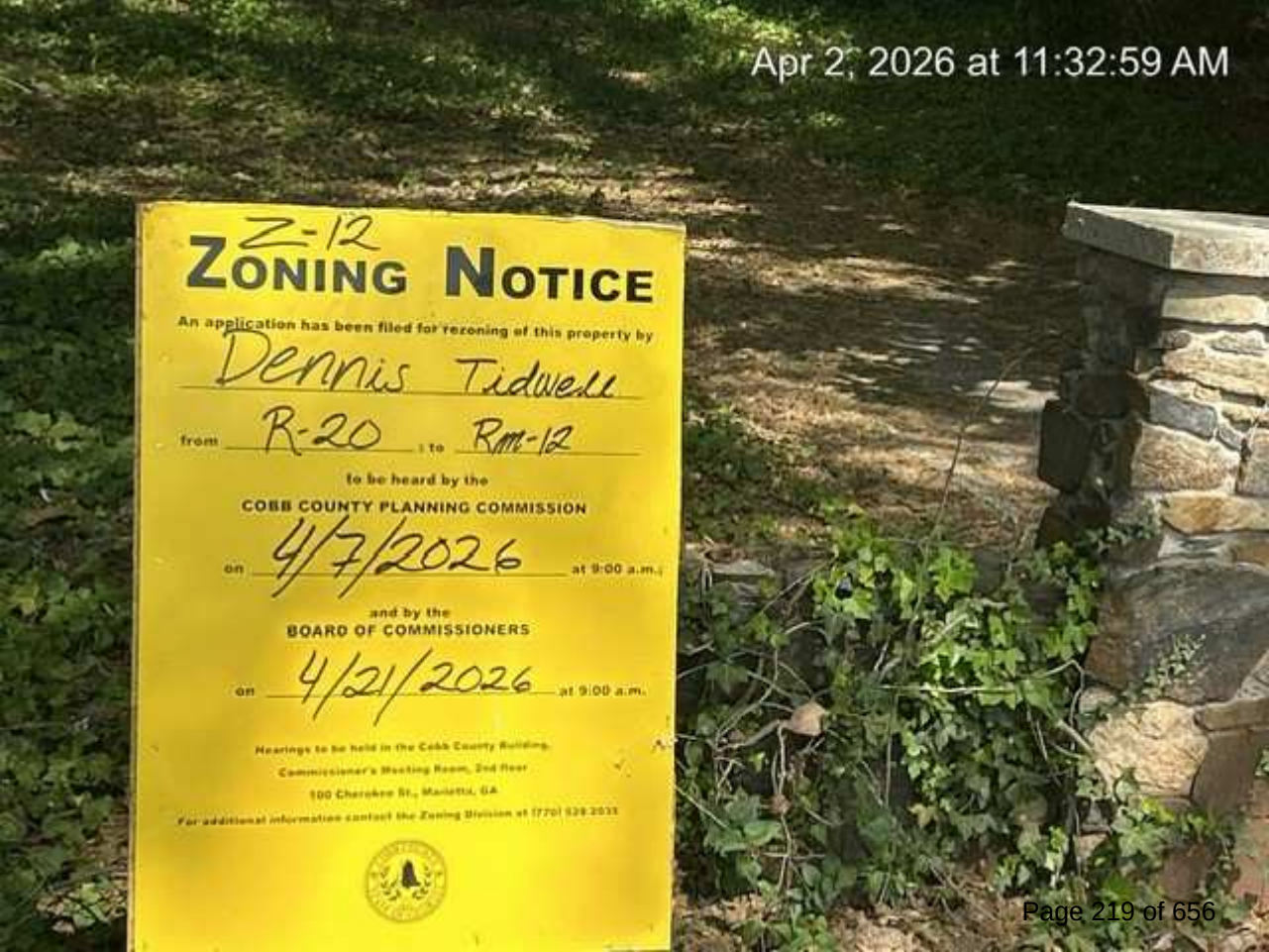
the Department's approval, to achieve the minimum requirement. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.

9. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

10. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.


Apr 2, 2026 at 11:30:34 AM


Apr 2, 2026 at 11:30:36 AM


Z-12
ZONING NOTICE
An application has been filed for rezoning of this property by
Dennis Tidwell
from R-20 to RM-12
to be heard by the
COBB COUNTY PLANNING COMMISSION
on 4/7/2026 at 9:00 a.m.
and by the
BOARD OF COMMISSIONERS
on 4/21/2026 at 9:00 a.m.
Hearings to be held in the Cobb County Building,
Commissioner's Meeting Room, 2nd floor
100 Cherokee St., Marietta, GA
For additional information contact the Zoning Division at (770) 528-2035


Apr 2, 2026 at 11:28:57 AM


Apr 2, 2026 at 11:29:40 AM

Rezoning Justification Memorandum

Applicant: Dennis Tidwell
Property: 1471 Bells Ferry Road, Marietta, GA
Existing Zoning: R-20
Proposed Zoning: RM-12
Future Land Use: Community Activity Center (CAC)
SAPG: Bells Ferry Corridor Small Area Policy Guidelines
Proposal: 15-unit fee-simple townhome community

Project Overview

The applicant seeks to rezone 1471 Bells Ferry Road from **R-20** to **RM-12** to develop a **15-unit townhome community** consistent with the **Community Activity Center (CAC)** Future Land Use designation and the **Bells Ferry Corridor SAPG**. The site is currently an **underutilized and blighted commercial parcel**, with evidence of illegal dumping and transient activity. Redevelopment will eliminate these conditions and deliver a high-quality residential infill project that aligns with county policy and corridor revitalization goals.

Consistency with the Community Activity Center (CAC) Future Land Use Category

1. CAC Intent & Purpose

The Cobb County 2040 Comprehensive Plan defines CAC as:

"Areas where residential, commercial, office, and mixed-use developments can be located to serve a community-wide market area… designed to encourage pedestrian activity, reduce traffic congestion, and provide a mix of uses that support the surrounding neighborhoods."

The proposed townhome community directly supports this intent by introducing **moderate-intensity residential** within a walkable corridor node.

---

2. CAC Development Intensity

CAC supports:

"Moderate intensity development, generally no more than four stories, arranged to promote walkability, internal connectivity, and transitions to adjacent residential areas."

The proposed **two-story townhomes** fall well within the recommended intensity and provide a compatible transition to nearby single-family neighborhoods.

---

3. CAC Compatible Zoning Districts

The Comprehensive Plan lists the following zoning districts as appropriate within CAC:

NS, LRO, O&I, GC, RRC, RM-8, RM-12, RM-16, and MU.

RM-12 is explicitly listed as a compatible district, making this rezoning fully consistent with the adopted FLU map.

---

4. CAC Design & Connectivity Policies

CAC encourages:

"Pedestrian amenities, internal circulation, shared access, and connectivity to adjacent parcels."

The proposed site plan includes:

- Internal sidewalks
- A single, consolidated access point
- Pedestrian connectivity to Bells Ferry Road
- A compact, walkable layout

These elements advance CAC's design goals.

---

5. CAC Transition Policies

CAC requires:

"Buffering, height transitions, and compatible building massing where development abuts lower-density residential areas."

The project provides:

- Two-story height (compatible with surrounding homes)
- Perimeter landscaping

- Internal orientation of buildings away from adjacent lots

Consistency with the Bells Ferry Corridor SAPG

1. Redevelopment of Underutilized Commercial Parcels

The SAPG states:

"Redevelopment of aging or underutilized commercial parcels into residential or mixed-use formats is appropriate where consistent with CAC and where transitions to adjacent neighborhoods can be achieved."

The subject property is a **blighted former commercial site**, making it an ideal candidate for SAPG-supported redevelopment.

---

2. Support for Missing-Middle Housing

The SAPG encourages:

"Townhomes, stacked flats, and other missing-middle housing types along the Bells Ferry corridor where access, infrastructure, and compatibility can be demonstrated."

The proposed **15-unit townhome community** fits this policy exactly.

---

3. Corridor Revitalization & Aesthetic Improvement

The SAPG prioritizes:

"Eliminating blighted conditions, improving corridor appearance, and enhancing property values for surrounding neighborhoods."

Redevelopment will remove existing blight and replace it with a high-quality residential community.

---

4. Walkability & Connectivity

The SAPG calls for:

"Sidewalks, internal circulation, and pedestrian connections to Bells Ferry Road."

The project includes all required pedestrian improvements.

---

5. Density Alignment

The SAPG supports:

"Residential densities between 8 and 16 units per acre within CAC areas along the corridor."

The proposed density (≈10.72 units/acre) is **squarely within the recommended range**.

Compatibility with Surrounding Uses

- The site is bordered by a mix of **commercial**, **office**, and **residential** uses.
- RM-12 townhomes provide a **logical transition** between commercial frontage and nearby single-family neighborhoods.
- The project introduces **owner-occupied housing**, which supports long-term neighborhood stability.

Public Benefit

The rezoning provides multiple community benefits:

- Removes blight and illegal dumping
- Increase safety and visibility along Bells Ferry Road
- Adds high-quality housing in a corridor identified for reinvestment
- Supports county goals for walkability and connectivity
- Aligns with both CAC and SAPG policy direction

Conclusion

The proposed rezoning from R-20 to RM-12 is **fully consistent** with the Community Activity Center Future Land Use designation and the Bells Ferry Corridor SAPG. The project delivers compatible, moderate-intensity residential infill development that improves corridor aesthetics, enhances neighborhood stability, and advances Cobb County's long-term planning objectives.

WORKFORCE HOUSING INITIATIVE

All homes targeted to households earning up to 120% of AMI
-100% privately financed
-No grants, subsidies, or government discounts involved

Cobb County MEETS Housing Affordability Goals in 5-Year Consolidated Plan

GRID NORTH (NAD 83 - GA WEST)

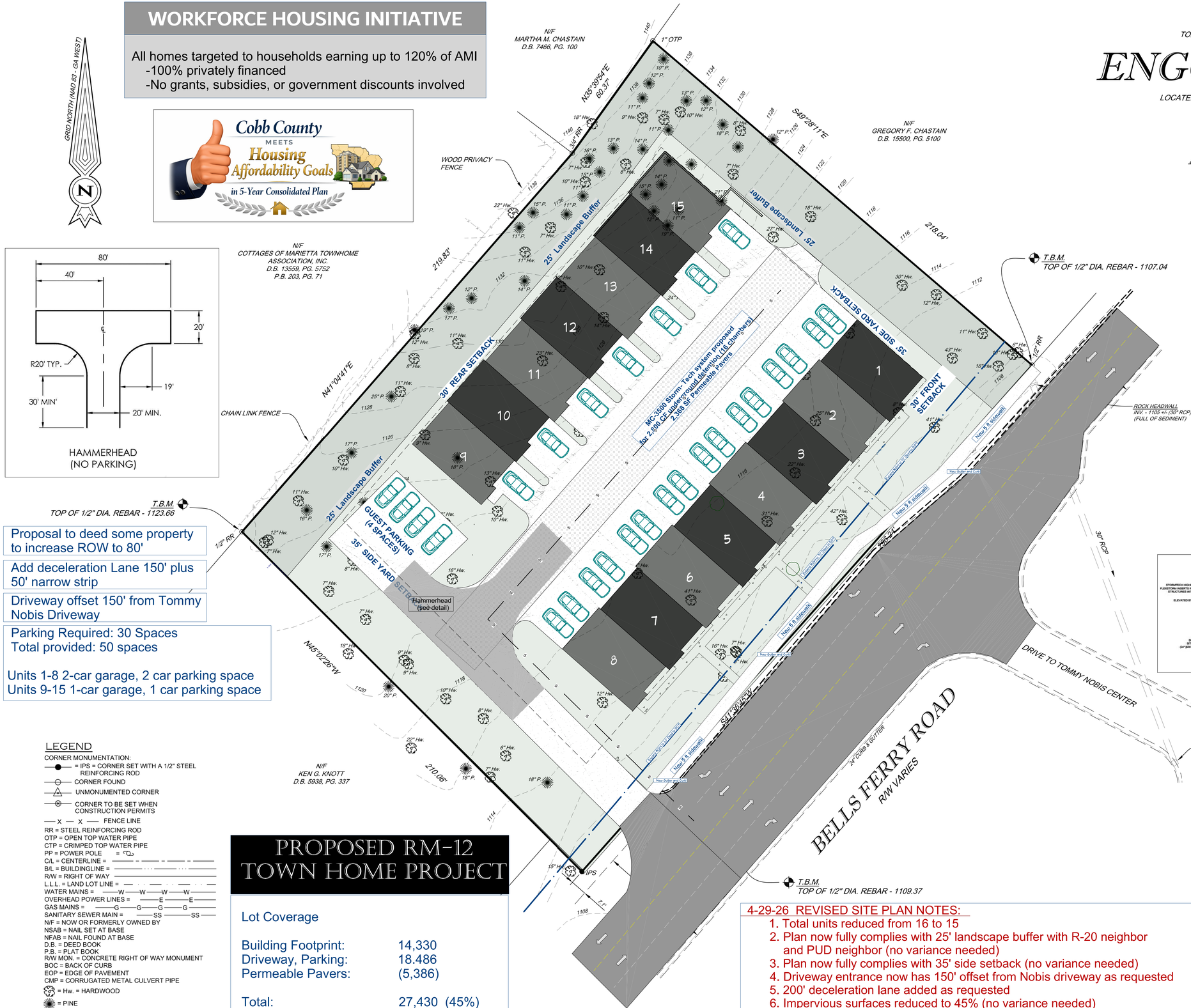
TOPOGRAPHY & TREE LOCATION SURVEY FOR

ENGQUEST, INC.

LOCATED IN LAND LOT 870, 16TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA

1471 BELLS FERRY ROAD

AREA = 1.399 ACRES
60,957 SQ. FT.



Proposal to deed some property to increase ROW to 80'

Add deceleration Lane 150' plus 50' narrow strip

Driveway offset 150' from Tommy Nobis Driveway

Parking Required: 30 Spaces
Total provided: 50 spaces

Units 1-8 2-car garage, 2 car parking space
Units 9-15 1-car garage, 1 car parking space

TOPOGRAPHY NOTE

THE TOPOGRAPHY SHOWN HEREON IS FIELD RUN AND SHOWN WITH CONTOURS AT 2 FOOT INTERVALS. THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

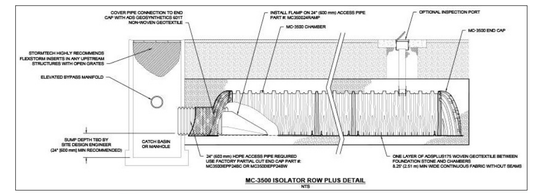
SUBJECT PROPERTY DEED

WARRANTY DEED IN FAVOR OF BUMBLEBEE CAPITAL, LLC
D.B. 16190, PG. 4323

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO: 13067C0106J EFFECTIVE DATE: OCTOBER 5, 2018
THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONES: "X"

"X" = AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR (1% ANNUAL CHANCE) FLOODPLAIN



MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

MC-3500 Storm- Tech system proposed for 2,800 CF underground detention (16 chambers)

0 20 40 60
GRAPHIC SCALE 1" = 20'

LEGEND

CORNER MONUMENTATION:
- = IPS = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
- CORNER FOUND
- UNMONUMENTED CORNER
- CORNER TO BE SET WHEN CONSTRUCTION PERMITS
- X — X — FENCE LINE

RR = STEEL REINFORCING ROD
OTP = OPEN TOP WATER PIPE
CTP = CRIMPED TOP WATER PIPE
PP = POWER POLE
C/L = CENTERLINE
B/L = BUILDINGLINE
R/W = RIGHT OF WAY
L.L.L. = LAND LOT LINE
WATER MAINS = W
OVERHEAD POWER LINES = E
GAS MAINS = G
SANITARY SEWER MAIN = SS
N/F = NOW OR FORMERLY OWNED BY
NSAB = NAIL SET AT BASE
NFAB = NAIL FOUND AT BASE
D.B. = DEED BOOK
P.B. = PLAT BOOK
R/W MON. = CONCRETE RIGHT OF WAY MONUMENT
BOC = BACK OF CURB
EOP = EDGE OF PAVEMENT
CMP = CORRUGATED METAL CULVERT PIPE
= Hw. = HARDWOOD
= PINE

PROPOSED RM-12 TOWN HOME PROJECT

Lot Coverage

Building Footprint:	14,330
Driveway, Parking:	18.486
Permeable Pavers:	(5,386)
Total:	27,430 (45%)

4-29-26 REVISED SITE PLAN NOTES:

1. Total units reduced from 16 to 15
2. Plan now fully complies with 25' landscape buffer with R-20 neighbor and PUD neighbor (no variance needed)
3. Plan now fully complies with 35' side setback (no variance needed)
4. Driveway entrance now has 150' offset from Nobis driveway as requested
5. 200' deceleration lane added as requested
6. Impervious surfaces reduced to 45% (no variance needed)
7. Developer committed to deed property to DOT for the purpose to widen ROW

GEORGIA REGISTERED No. 2841 LAND SURVEYOR BENJAMIN W. CRUSSELLE

REVISIONS

DATE	DESCRIPTION
2-4-26	Original plan submission
3-1-26	Revised plan submission
4-29-26	Revised plan submission

THE CRUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5903
E-MAIL: BEN@CRUSSELLE.COM

PROJ. NO. CO7473 FILE: CO7473 Topo.DWG
FIELD SURVEY DATE: MAR. - MAY 2024
PLAT DATE: 05/24/2024 SCALE: 1" = 20'

4/29/26

The rear of units 9-15 is close to the 30' landscape buffer. Encroachments into the buffer by patios, decks, walkways, etc. is not permissible.

Landscape buffers must be fully vegetated with upright evergreen plant material across their entire widths, and be maintained as such in perpetuity. Structures which are built directly contiguous to a buffer are subject to maintenance, security, and life safety issues. A 10' minimum setback is recommended between buffers and structures.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Bells Ferry Road	Arterial	45	Cobb County	100’

Roadway	Location	Average daily trips (vpd)	Level of service
Bells Ferry Road	South off Mark Avenue	11,900	D

vpd = vehicles per day

Based on 2024 AADT count data taken by GDOT, as published on their website, for Bells Ferry Road

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	Total (vph)	In (vph)	Out (vph)	Total (vph)	
215	Single Family Attached Housing	15 Dwelling Units	2	5	**7**	5	4	**9**	**108**

vph = vehicles per hour,

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Cobb DOT received site plan dated April 29, 2026. These comments are being revised based on the information received.

Bells Ferry Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan received February 5, 2026, this development does not require a traffic impact study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant, within 12 months of zoning approval, donate right-of-way on the West side of Bells Ferry Road, a minimum of 50’ from the roadway centerline or 3’ behind the relocated sidewalk, whichever is further, in accordance with Cobb County Development Standard 401.2, Right-of-Way. The site plan revised April 29, 2026, does not appear to address this recommendation.

(continued)

2. Recommend Bells Ferry Road access include a deceleration (right turn) lane and/or taper to address safety because Bells Ferry Road is an arterial road. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to Cobb DOT approval. The conceptual turn lane is shown on the site plan revised April 29, 2026. Recommend final location and design be determined during plan review, subject to Cobb DOT approval.

3. Recommend driveway on Bells Ferry Road be installed to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements.

4. Recommend proposed driveways uninterrupted access (distance to the first internal parking space or drive aisle or gate) to a minimum of 50 feet from the edge of right-of-way line. This recommendation is to allow for vehicle stacking and is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Standard Detail 116. Site plan received April 29, 2026, appears to comply with this recommendation.

5. Recommend development access either directly align or have an offset of a minimum of 125 feet centerline to centerline from Bells Ferry Road access of 1480 Bells Ferry Road to address safety. This recommendation is pursuant to Cobb County Development Standard 401.10, Minimum Centerline Offsets and Intersection Separations and Cobb County Development Standard 402 Access. If development is unable to directly align or have minimum of 125 feet offset, recommend restricting access to right-in/right-out. The site plan revised April 29, 2026, does not appear to fully address this recommendation. Recommend final location and design be determined during plan review, subject to Cobb DOT approval.

6. Recommend installing curb, gutter, and sidewalk along the Bells Ferry Road frontage to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians. The site plan revised April 29, 2026, does not appear to fully address this recommendation. Recommend final location and design be determined during plan review, subject to Cobb DOT approval.

(continued)

7. Recommend all crosswalks be installed parallel to the adjacent roadway.

8. Recommend applicant verify that minimum intersection sight distance is available for the proposed development access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.

9. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

10. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-13-2026

SITE BACKGROUND

Applicant	Prestwick Companies
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Parks F. Huff
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	WG-75 Partnership
Property Location	Located on the north side of Hickory Grove Road, southeast of the intersection of Hickory Grove Place
Address	No assigned address
Access to Property	Hickory Grove Road, Hickory Grove Place

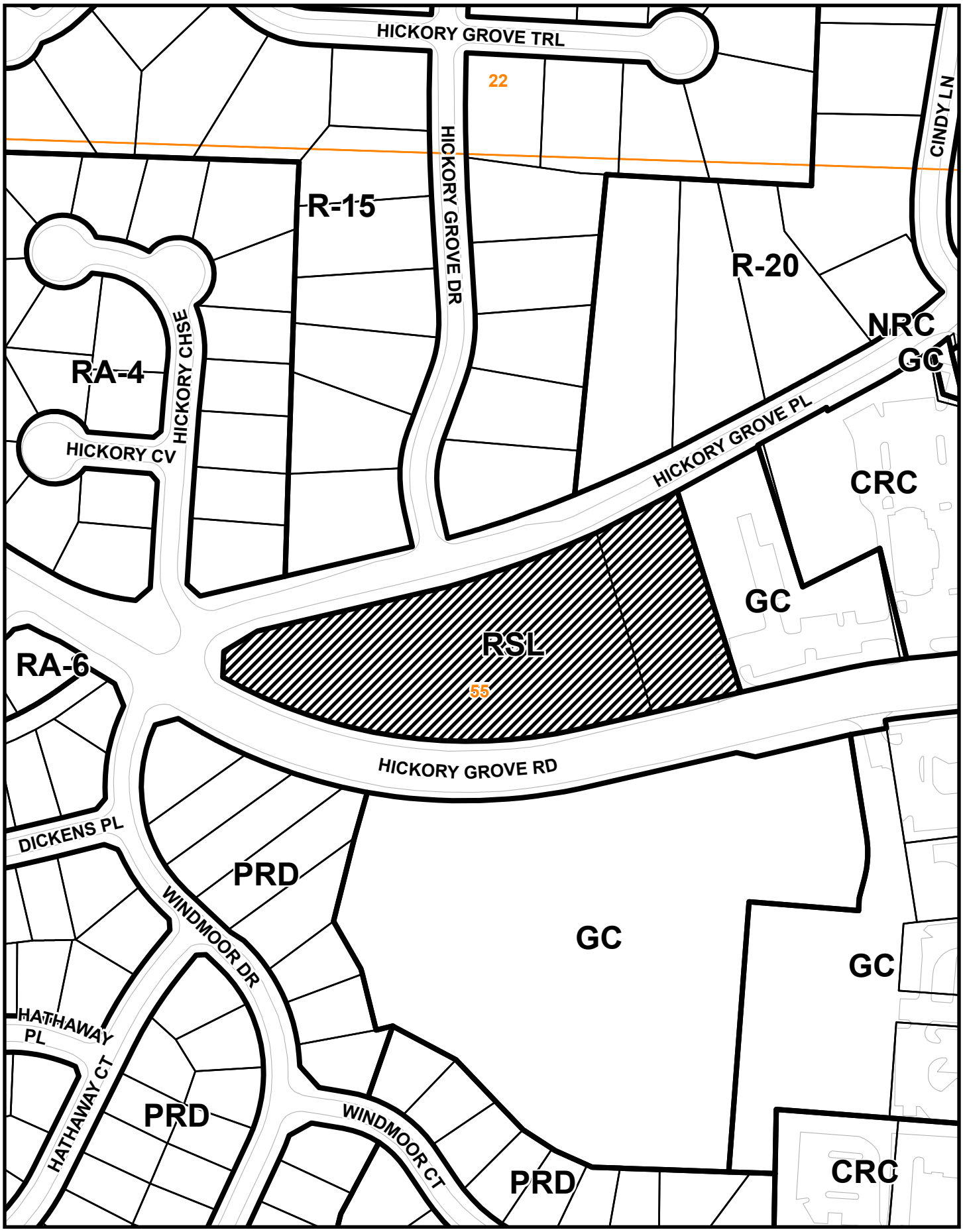
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	RSL supportive
Current Use of Property	Vacant, undeveloped
Proposed Zoning	RSL nonsupportive
Proposed Use	Nonsupportive residential senior living
Future Land Use	CAC
Site Acreage	3.47
District	20
Land Lot	55
Parcel #	20005500330, 20005500480
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-13 2026 Map



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

0 150 300 Feet

Zoning Boundary

City Boundary

FEB 05 2026

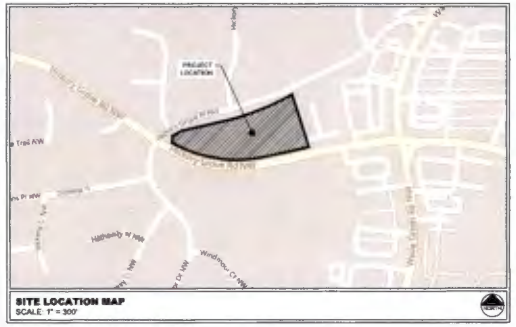
COBB COUNTY ZONING

SITE NOTES

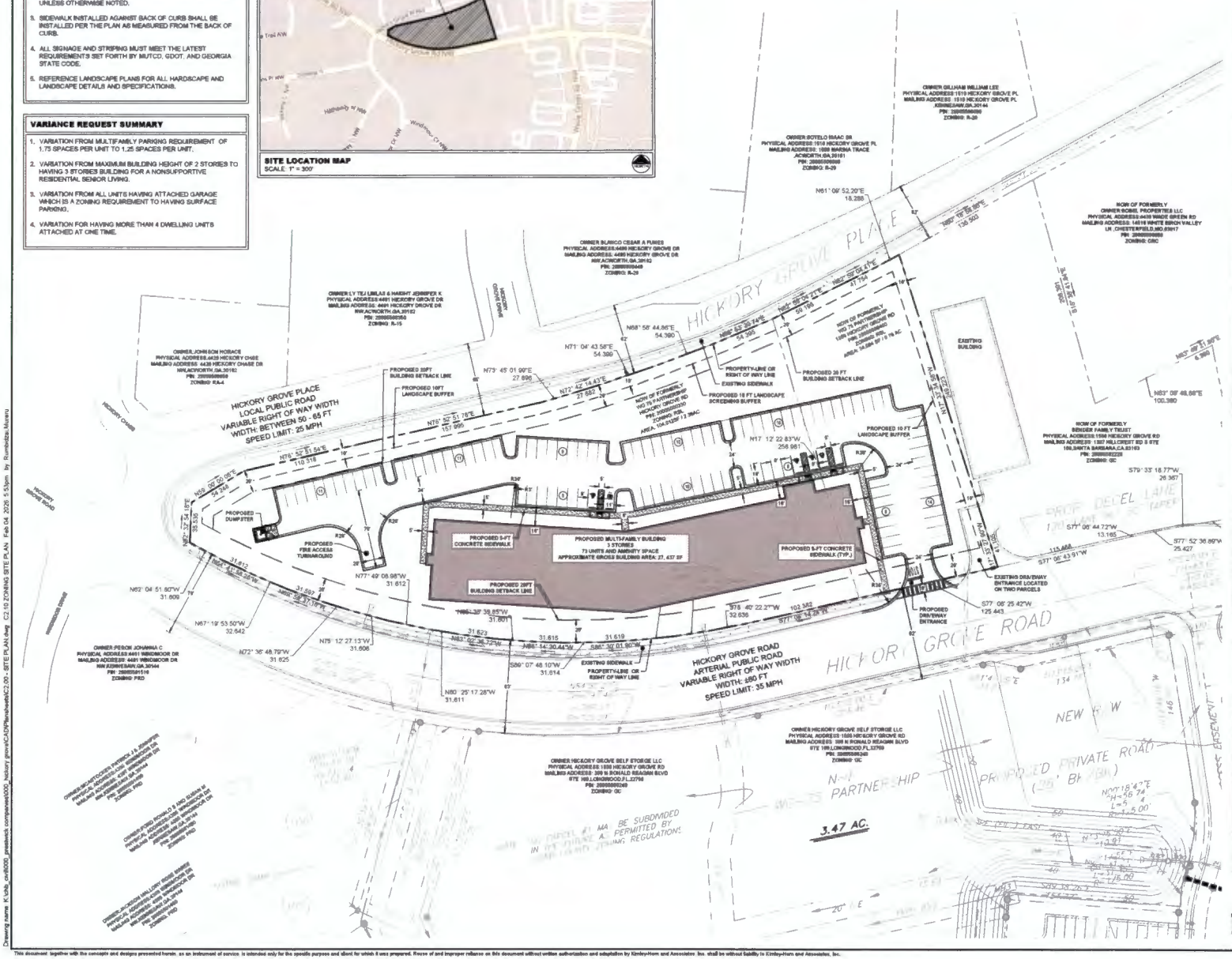
1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY GENEBER LEWIS ARCHITECTS, DATED 02.02.2026 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

VARIANCE REQUEST SUMMARY

1. VARIATION FROM MULTIFAMILY PARKING REQUIREMENT OF 1.75 SPACES PER UNIT TO 1.25 SPACES PER UNIT.
2. VARIATION FROM MAXIMUM BUILDING HEIGHT OF 2 STORIES TO HAVING 3 STORIES BUILDING FOR A NONSUPPORTIVE RESIDENTIAL SENIOR LIVING.
3. VARIATION FROM ALL UNITS HAVING ATTACHED GARAGE WHICH IS A ZONING REQUIREMENT TO HAVING SURFACE PARKING.
4. VARIATION FOR HAVING MORE THAN 4 DWELLING UNITS ATTACHED AT ONE TIME.



SITE LOCATION MAP
SCALE: 1" = 300'



REZONING NOTES

SITE SUMMARY:

LAND LOT 85
20TH DISTRICT - 2ND SECTION

CURRENT ZONING:	RESIDENTIAL SENIOR LIVING (RSL)
PROPOSED ZONING	RESIDENTIAL SENIOR LIVING (RSL) (NONSUPPORTIVE RESIDENTIAL UNITS)
SITE AREA	3.17 AC

PROPOSED BUILDING SETBACK, NOT APPLICABLE
MINIMUM 15 FEET SETBACK BETWEEN BUILDINGS
MINIMUM 20 FEET ADJACENT TO ANY PUBLIC ROADWAY

MAXIMUM BUILDING HEIGHT	70 FT 2 STORIES—NAC, CAC 4 STORIES—RAC 35 FT.-NAC, CAC 60 FT.-RAC
MAXIMUM IMPERVIOUS AREA	95%

REQUIRED UNITS PER ACRE
0.50 NAC, 0.75 CAC, AND 2.0 RAC

REQUIRED LANDSCAPE BUFFERS
20 FT BUFFER ADJACENT TO RESIDENTIAL PROPERTY
10 FT BUFFER WHEN ADJACENT TO NON-RESIDENTIAL PROPERTY

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL	73 UNITS (TOTAL)
1 BEDROOM UNITS (63%)	46 UNITS
2 BEDROOM UNITS (37%)	27 UNITS

PARKING SUMMARY:

REQUIRED PARKING:	128 SPACES (TOTAL)
MULTIFAMILY (73 UNITS)	128 SPACES (1.75/UNIT)
PROPOSED PARKING:	197 SPACES (TOTAL)
MULTIFAMILY PARKING:	104 SPACES (1.45/UNIT)
STANDARD	99 SPACES
HANDICAP	5 SPACES

1. THIS SITE IS NOT IN A FLOODPLAIN.
2. THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 13067C0036H, EFFECTIVE ON 10/5/2016.
3. THE SITE DOES NOT CONTAIN LAKES, STREAMS, OR STREAM BUFFERS.
4. THERE ARE NO LANDLOT LINE AND DISTRICT LINES THROUGH THIS PROPERTY. THE PROPERTY LINE WAS BASED ON COBB COUNTY GEOGRAPHIC INFORMATION SYSTEMS DATA AND WILL NEED TO BE SURVEYED FOR PIN LOCATIONS.
5. ALL PARKING SPACES ARE 9 FEET WIDE AND 19 FEET DEEP, UNLESS MENTIONED OTHERWISE.
6. THIS SITE DOES NOT CONTAIN A CEMETERY.
7. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS.
8. ALL PARKING COUNTS ARE APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS. PARKING COUNTS WILL EXCEED TOTALS SHOWN ABOVE.
8. 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. ALL PARKING SPACES ARE 9 FEET WIDE AND 19 FEET DEEP, UNLESS MENTIONED OTHERWISE.
10. IF ACCESS GATES ARE REQUIRED THEY WILL BE PLACED 100FT FROM EDGE OF EXISTING RIGHT OF WAY.
11. UNDERGROUND STORMWATER DETENTION WILL BE PROVIDED ON SITE PER COBB COUNTY STORMWATER STANDARDS AND REQUIREMENTS.
12. THERE ARE NO KNOWN WETLANDS ON THIS SITE.
13. THERE ARE NO KNOWN DETENTION AND RETENTION AREAS ON THIS SITE.

PROPERTY LINE NOTE

- PROPERTY LINE SHOWS THE COMBINATION OF TRACT 1 (1550 HICKORY GROVE ROAD) AND TRACT 2 (HICKORPY GROVE ROAD). THE PROPERTY LINE IS YET TO BE COMBINED INTO ONE PARCEL.

LEGEND

- PROPERTY LINE
- 20 FT BUILDING SETBACK LINE
- 10 FT LANDSCAPE BUFFER LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- (15) PARKING COUNT

GRAPHIC SCALE IN FEET
0 20 40 80

Kimley»Horn
5170 PEACHTREE ROAD
SUITE 100, BUILDING A
CHAMBLEE, GEORGIA 30341
PHONE 770.768.8310
WWW.KIMLEY-HORN.COM

PRESTWICK COMPANIES
2715 NORTHSIDE PARKWAY NW
SUITE 175
ATLANTA, GA. 30327
PHONE 404.849.3885

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

HICKORY GROVE ROAD
PROJECT NUMBER # 20050001R
LAND LOT 85, 20TH DISTRICT, 2ND SECTION
1550 HICKORY GROVE RD NW
KENNESAW, GA 30144

GEORGIA REGISTERED PROFESSIONAL ENGINEER
02/04/2026

GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	RTM
DESIGNED BY	RTM
REVIEWED BY	ZLR
DATE	02/04/2026
PROJECT NO	TBD

TITLE
ZONING SITE PLAN

SHEET NUMBER
C2.10

PRELIMINARY; NOT FOR CONSTRUCTION

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.

Drawing name: K:\chb_civil\000_prestwick companies\000_hickory grove\CAD\Plansheets\C2.00 - SITE PLAN.dwg C2.10 ZONING SITE PLAN Feb 04, 2026 5:53pm by Rumbidzai Munenu

Z-13 2026 Aerial Map



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

0 150 300 Feet

Zoning Boundary

City Boundary

Application No. Z-

PC Hearing: 04-07-2026
BOC Hearing: 04-21-2026

Summary of Intent for Rezoning

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

a) **Proposed unit square-footage(s):** 1 BR-650 sq ft; 2 BR-850 sq ft

b) **Proposed building architecture:** See attached renderings/elevations.

c) **List all requested variances:** 1. Waive the number of parking spaces from the required 128 spaces to 107 spaces; 2. Waive the maximum building height from 35' to three stories; 3. Waiving the attached garage requirement to allow surface parking for building; 4. Allow all units attached in a single building, rather than the four allowed in RSL; 5. Increase the density from a maximum of five units per acre to 23.02 units per acre.

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:**

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

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

The Applicant is proposing to develop the property for a non-supportive senior residential community. The property is currently zoned for supportive senior living.

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.

STATEMENT OF INTENT

OF

PRESTWICK COMPANIES

Rezoning Application
for a 3.17+/- Acre Tract of Land located in
Land Lot 55 – 20th District, 2nd Section,
Cobb County, Georgia

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Submitted for the Applicant by:

Parks F. Huff
Sams, Larkin, & Huff, LLP
Suite 100
376 Powder Springs Street
Marietta, GA 30064
(770) 422-7016
phuff@samslarkinhuff.com

This Application for Rezoning seeks certain entitlements in order to rezone the property from RSL Supportive to RSL Non-supportive, for the development of a 73-unit, non-supportive senior residential community. The Subject Property consists of approximately 3.17 acres and is on the north side of Hickory Grove Road, southeast of the intersection of Hickory Grove Place. The property abuts GC to the east and is in an area having a mixture of residential and commercial zoning that includes GC, PRD, RA-4 and R-20 and R-15.

Cobb County's Future Land Use Map ("FLUM") reflects that the Subject Property is located within the confines of the Community Activity Center ("CAC") land use category. The RSL Non-supportive zoning district is designed to be located within any land use category other than Industrial, Industrial Compatible, Rural Residential and Very Low Density Residential as defined by the Cobb County Comprehensive Plan.

The proposed RSL Non-supportive development includes a 10-foot landscape buffer on the north, east, and west property lines. The proposed building will include an amenity space. The proposed new RSL Non-supportive residential use will revive the property, providing this area with new residents.

Based upon the foregoing reasons, the Applicant respectfully requests that the Application for Rezoning be approved with the Applicant soliciting any comments from staff or other officials of Cobb County so that such recommendations or input may be incorporated as conditions of approval of this Rezoning Application.

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Respectfully submitted, this the 5 day of Feb, 2026.

SAMS, LARKIN, & HUFF, LLP

By: _____
PARKS F. HUFF
Attorney for Applicant
Georgia Bar No. 375010

376 Powder Springs Street, Suite 100
Marietta, GA 30064
(770) 422-7016

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

TRAFFIC SOLUTIONS, LLC
Solutions Exceeding Expectations

Amy Diaz, PE, PTOE
Development Services Manager
Cobb County Department of Transportation
1890 County Services Parkway
Marietta, GA 30008

SUBMITTAL 1 - TECHNICAL MEMORANDUM
PROPOSED DEVELOPMENT ADJACENT TO 1550 HICKORY GROVE ROAD

February 2, 2026

Dear Ms. Diaz:

Traffic Solutions has been selected by Prestwick Properties to provide services to conduct a traffic impact study for a proposed development located at on Hickory Grove Road in Kennesaw, Cobb County, Georgia. Prior to conducting the study, Cobb County DOT requires a technical memorandum for review. This technical memorandum will include at a minimum:

- Site map
- Site plan
- Trip generation
- Growth rate
- Trip distribution
- Proposed study intersections

In addition to the items listed above, the memorandum should include any other relevant assumptions, such as adjacent developments or roadway projects anticipated to be used in future analysis.

The proposed development will be in the City of Kennesaw, Georgia on Hickory Grove Road adjacent to the Tires Plus at 1550 Hickory Grove Road, as shown in **Figure 1- Site Map**.

The proposed development will consist of a 66-unit senior residential facility. The site will be on approximately 3.20 acres, as shown in **Figure 2 - Site Plan**.

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

4807 Pepper Tree Lane Douglasville, Georgia 30135 404.545.1925 p 770.949.0635 f trafsollc@gmail.com

Figure 1. Site Map




4430
4424
4431
4440
1550
8
10
10
10
10
8
10
10
B-1
B-2
A-1
A-1
A-1
A-1
B-2
B-2
A-1
A-1
A-1
A-1
B-1
B-1
B-2
A-1
A-1
A-1
A-1
B-2
B-2
A-1
A-1
A-1
A-1
B-1

TRAFFIC SOLUTIONS, LLC
Solutions Exceeding Expectations

Trip Generation

Traffic Solutions utilized ITE Web-based Trip Generation 11 software to analyze the proposed land use and the number of estimated trips that will be generated on a daily basis as well as during the weekday AM and PM peak hours. A summary of the trips is shown in Table 1 - Trip Generation.

Table 1 - Trip Generation

Land Use	Code	Intensity	Daily		AM Peak Hour			PM Peak Hour		
			Enter	Exit	Enter	Exit	Total	Enter	Exit	Total
Senior Adult Housing Multifamily	252	66 units	107	107	4	9	13	10	7	17

Growth Rate

Traffic Solutions utilized the Georgia Department of Transportation's TADA traffic count database to retrieve historic traffic counts in the area of the proposed project. The closest count station to the project site is Count Station 067-7128 located on Hickory Grove Road approximately 1.2 miles west of the project site on Hickory Grove Road.

The data shows estimated annual average daily traffic volumes from 2010 to 2024. The data shows a steady growth in the traffic volumes starting from 2010 to 2022 with an annual average daily traffic increase of 1.59%. Then after 2022, the average daily traffic experienced a significant decrease with an annual average daily rate of -6.57% from 2022 to 2024. Overall, the average annual growth rate for this segment of Hickory Grove Road is less than 1% (0.42%) Therefore, we are recommending a growth rate of 1.0% to project traffic for the opening year for this project.

Table 2. GDOT Estimated Average Daily Traffic

Year	ADT
2024	16,844
2022	19,058
2018	18,008
2014	16,181
2010	15,631

RECEIVED
FEB 05 2026
CBB COUNTY ZONING

4807 Pepper Tree Lane Douglasville, Georgia 30135 404.545.1925 p 770.949.0635 f trafsollc@gmail.com

Trip Distribution

According to Trip Generation, the distribution of trips entering and exiting the proposed land use is shown in Table 3 below.

Table 3 - Trip Distribution

Land Use	Code	Intensity	Daily		AM Peak Hour			PM Peak Hour		
			Enter	Exit	Enter	Exit	Total	Enter	Exit	Total
Senior Adult Housing Multifamily	252	66 units	50%	50%	34%	66%	100%	56%	44%	100%

Proposed Study Intersections

Traffic Solutions proposes the following scope to study the impact the proposed development will have on the existing transportation system.

The study area will consist of two intersections including the site developments access points as follows:

1. Hickory Grove Road at Wade Green Road
2. Hickory Grove Road at Hickory Grove Place
3. Site developments' two driveways

FEB 05 2026
COBB COUNTY ZONING

Senior Adult Housing - Multifamily
(252)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

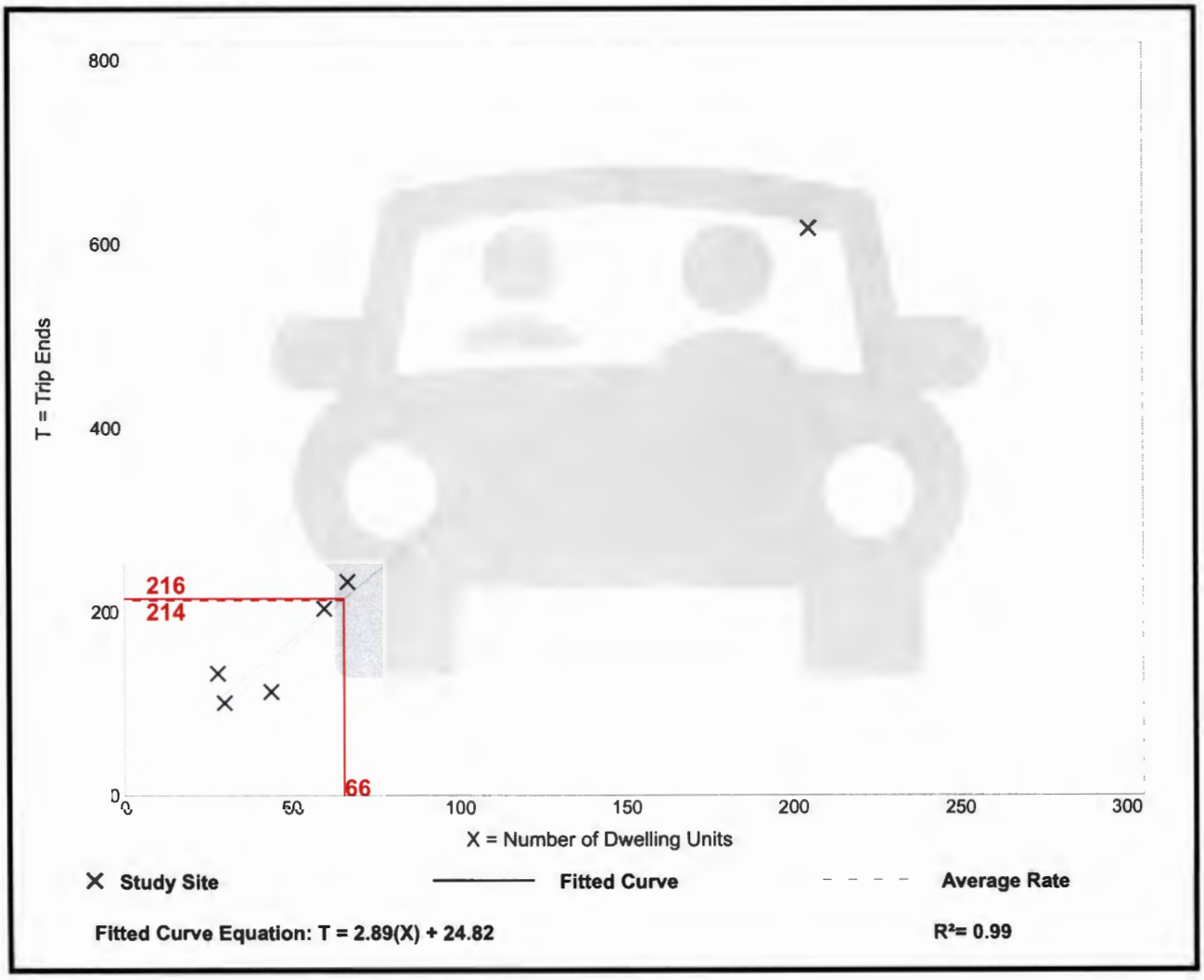
RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Setting/Location: **General Urban/Suburban**
Number of Studies: 6
Avg. Num. of Dwelling Units: 72
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.24	2.59 - 4.79	0.53

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Senior Adult Housing - Multifamily
(252)

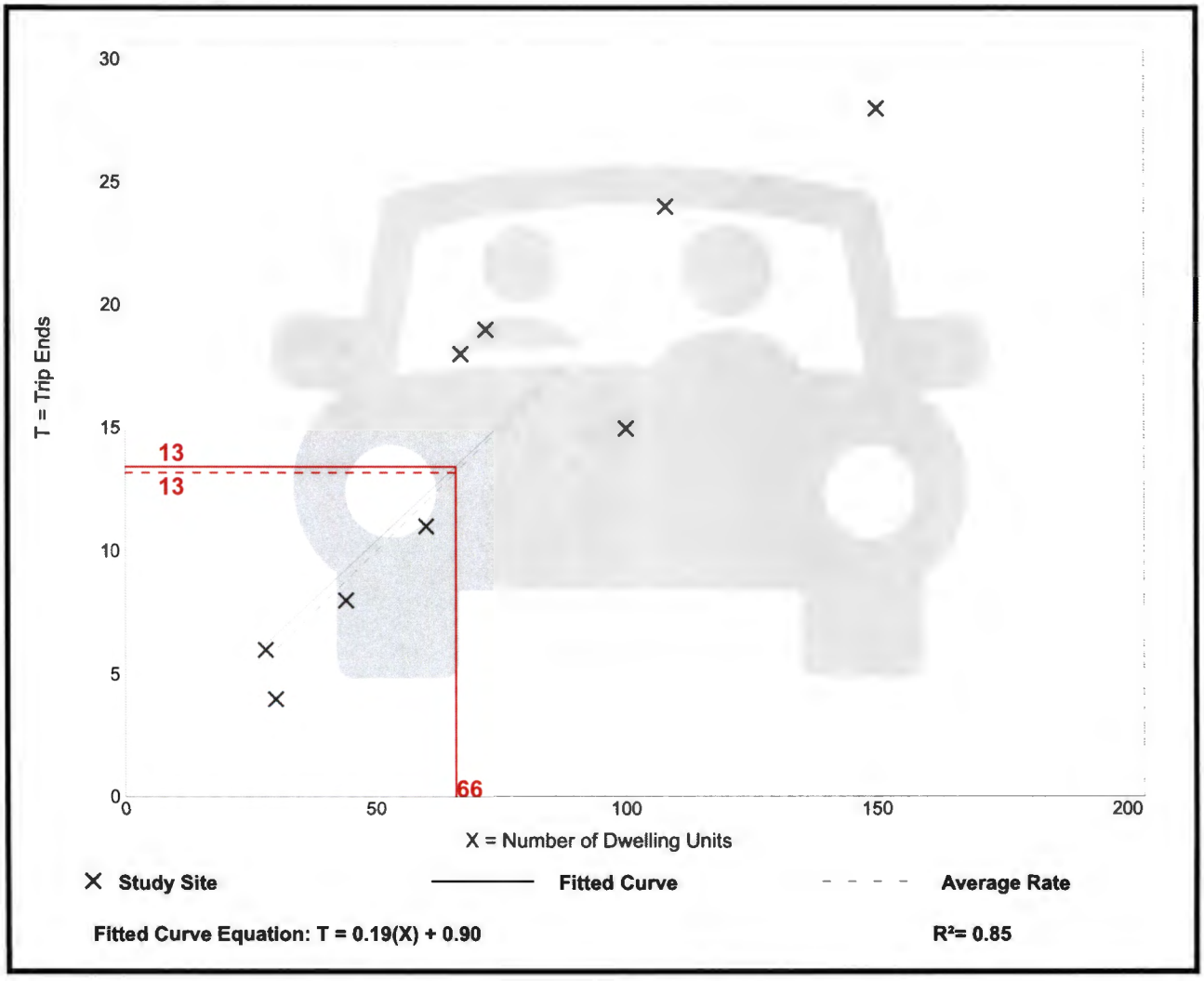
FEB 05 2026
COBB COUNTY ZONING

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 9
Avg. Num. of Dwelling Units: 73
Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.20	0.13 - 0.27	0.04

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Senior Adult Housing - Multifamily
(252)

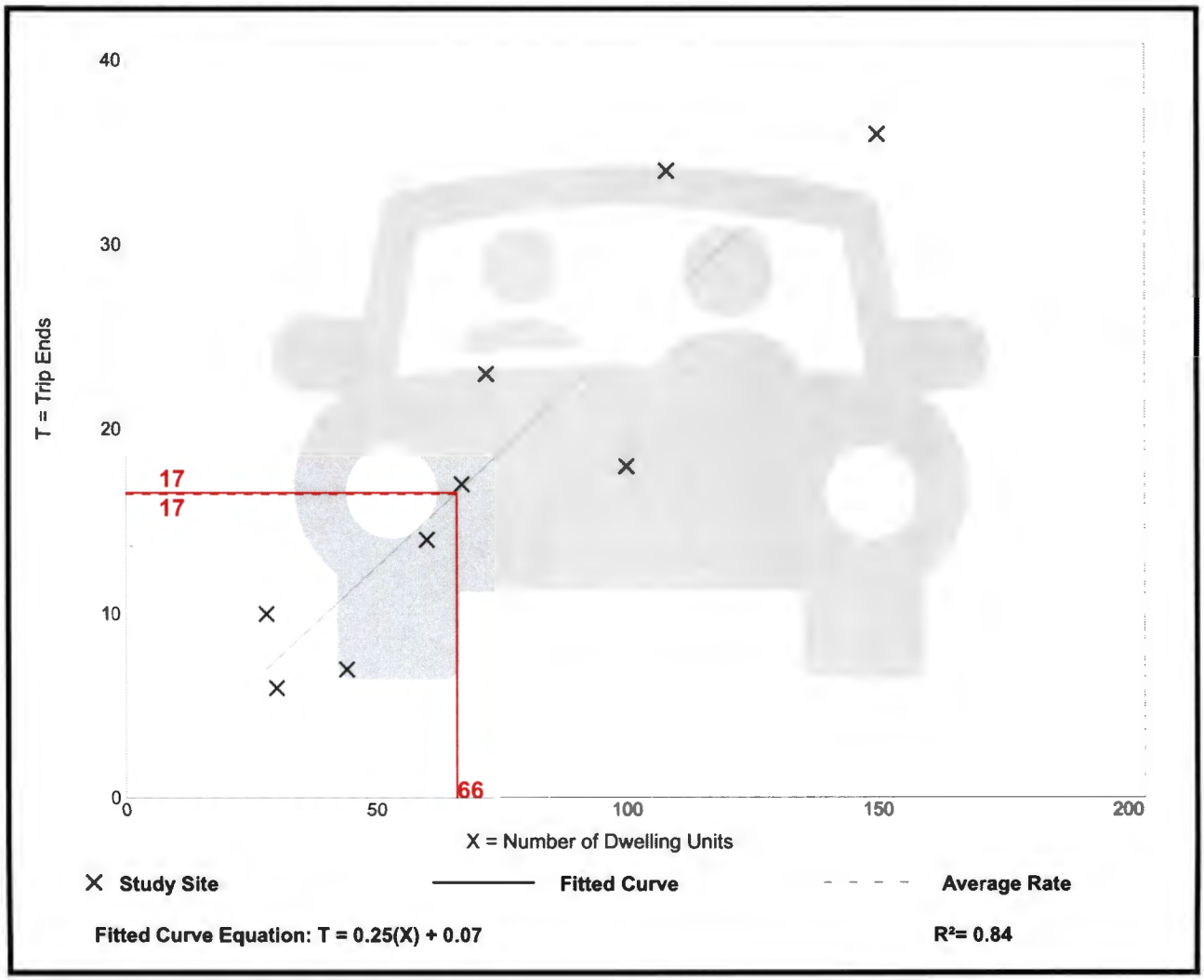
Feb 06 2026
COBB COUNTY ZONING

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 9
Avg. Num. of Dwelling Units: 73
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.25	0.16 - 0.36	0.06

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

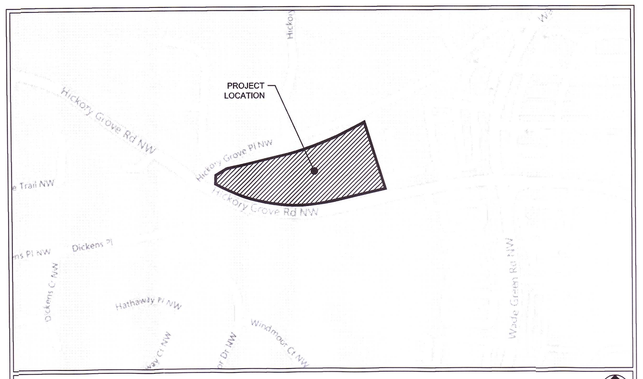

Prestwick
development
FEB 05 2026
LEASING

SITE NOTES

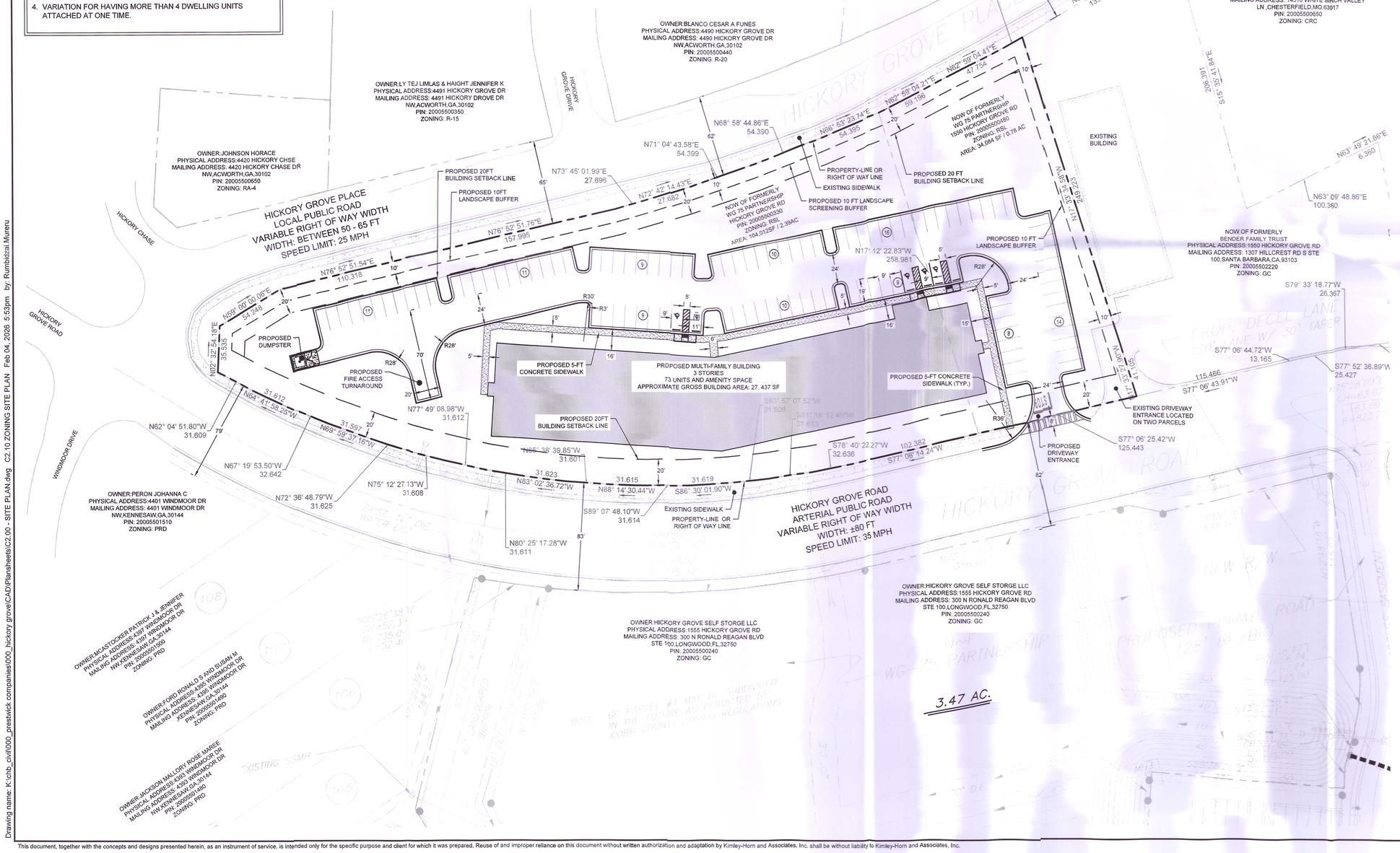
1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY GEHEBER LEWIS ARCHITECTS, DATED 02.02.2026 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

VARIANCE REQUEST SUMMARY

1. VARIATION FROM MULTIFAMILY PARKING REQUIREMENT OF 1.75 SPACES PER UNIT TO 1.25 SPACES PER UNIT.
2. VARIATION FROM MAXIMUM BUILDING HEIGHT OF 2 STORIES TO HAVING 3 STORIES BUILDING FOR A NONSUPPORTIVE RESIDENTIAL SENIOR LIVING.
3. VARIATION FROM ALL UNITS HAVING ATTACHED GARAGE WHICH IS A ZONING REQUIREMENT TO HAVING SURFACE PARKING.
4. VARIATION FOR HAVING MORE THAN 4 DWELLING UNITS ATTACHED AT ONE TIME.



SITE LOCATION MAP
SCALE: 1" = 300'



REZONING NOTES

SITE SUMMARY:

LAND LOT 55
20TH DISTRICT - 2ND SECTION

CURRENT ZONING: RESIDENTIAL SENIOR LIVING (RSL)
PROPOSED ZONING: RESIDENTIAL SENIOR LIVING (RSL) (NONSUPPORTIVE RESIDENTIAL UNITS)

SITE AREA: 3.17 AC

PROPOSED BUILDING SETBACK: NOT APPLICABLE
MINIMUM 15 FEET SETBACK BETWEEN BUILDINGS
MINIMUM 20 FEET ADJACENT TO ANY PUBLIC ROADWAY

MAXIMUM BUILDING HEIGHT: 70 FT
2 STORIES—NAC, CAC
4 STORIES—RAC
35 FT.-NAC, CAC
50 FT.-RAC

MAXIMUM IMPERVIOUS AREA: 55%

REQUIRED UNITS PER ACRE:
0.50 NAC, 0.75 CAC, AND 2.0 RAC

REQUIRED LANDSCAPE BUFFERS:
20 FT BUFFER ADJACENT TO RESIDENTIAL PROPERTY
10 FT BUFFER WHEN ADJACENT TO NON-RESIDENTIAL PROPERTY

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL **73 UNITS** (TOTAL)
1 BEDROOM UNITS (63%): 46 UNITS
2 BEDROOM UNITS (37%): 27 UNITS

PARKING SUMMARY:

REQUIRED PARKING: **128 SPACES** (TOTAL)
MULTIFAMILY (73 UNITS) 128 SPACES (1.75/UNIT)

PROPOSED PARKING: **107 SPACES** (TOTAL)
MULTIFAMILY PARKING: 104 SPACES (1.46/UNIT)
STANDARD 99 SPACES
HANDICAP 5 SPACES

1. THIS SITE IS NOT IN A FLOODPLAIN.
2. THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 13067C0036H, EFFECTIVE ON 10/5/2018.
3. THE SITE DOES NOT CONTAIN LAKES, STREAMS, OR STREAM BUFFERS.
4. THERE ARE NO LANDLOT LINE AND DISTRICT LINES THROUGH THIS PROPERTY. THE PROPERTY LINE WAS BASED ON COBB COUNTY GEOGRAPHIC INFORMATION SYSTEMS DATA AND WILL NEED TO BE SURVEYED FOR PIN LOCATIONS.
5. ALL PARKING SPACES ARE 9 FEET WIDE AND 19 FEET DEEP, UNLESS MENTIONED OTHERWISE.
6. THIS SITE DOES NOT CONTAIN A CEMETERY.
7. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS.
8. ALL PARKING COUNTS ARE APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS. PARKING COUNTS WILL EXCEED TOTALS SHOWN ABOVE.
9. 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.ALL PARKING SPACES ARE 9 FEET WIDE AND 19 FEET DEEP, UNLESS MENTIONED OTHERWISE.
10. IF ACCESS GATES ARE REQUIRED THEY WILL BE PLACED 100FT FROM EDGE OF EXISTING RIGHT OF WAY.
11. UNDERGROUND STORMWATER DETENTION WILL BE PROVIDED ON SITE PER COBB COUNTY STORMWATER STANDARDS AND REQUIREMENTS.
12. THERE ARE NO KNOWN WETLANDS ON THIS SITE.
13. THERE ARE NO KNOWN DETENTION AND RETENTION AREAS ON THIS SITE.

PROPERY LINE NOTE

- PROPERTY LINE SHOWS THE COMBINATION OF TRACT 1 (1550 HICKORY GROVE ROAD) AND TRACT 2 (HICKOPRRY GROVE ROAD). THE PROPERTY LINE IS YET TO BE COMBINED INTO ONE PARCEL.

LEGEND

- PROPERTY LINE
- 20 FT BUILDING SETBACK LINE
- 10 FT LANDSCAPE BUFFER LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- (10) PARKING COUNT

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

PREPARED BY
Kimley»Horn
PHONE 770.706.9210
5170 PEACHTREE ROAD
BUILDING 100, SUITE 200
CHAMBLEE, GEORGIA 30341
WWW.KIMLEY-HORN.COM
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED FOR
PRESTWICK COMPANIES
3715 NORTHSIDE PARKWAY, NW
BLDG 200, SUITE 175
ATLANTA, GA. 30327
PHONE 404.949.3895

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
HICKORY GROVE ROAD
PIN20005500480 & 20005500330, LAND LOT 55 , 20TH DISTRICT
1550 HICKORY GROVE RD NW
KENNESAW GA 30144

GEORGIA REGISTERED No.PE042335 PROFESSIONAL ENGINEER I. DANIEL KERR
02/04/2026

GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	RTM
DESIGNED BY	RTM
REVIEWED BY	ZLR
DATE	02/04/2026
PROJECT NO.	TBD

TITLE
ZONING SITE PLAN

SHEET NUMBER
C2.10

PRELIMINARY: NOT FOR CONSTRUCTION

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.

Drawing name: K:\chb_civil\000_prestwick companies\000_hickory grove\CAD\Plansheets\C2.00 - SITE PLAN.dwg C2.10 ZONING SITE PLAN Feb 04, 2026 5:53pm by: Rumbidzai.Mureru

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-13-2026

SITE BACKGROUND

Applicant	Prestwick Companies
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Parks F. Huff
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	WG-75 Partnership
Property Location	Located on the north side of Hickory Grove Road, and on the south side of Hickory Grove Place
Address	No assigned address
Access to Property	Hickory Grove Road

QUICK FACTS

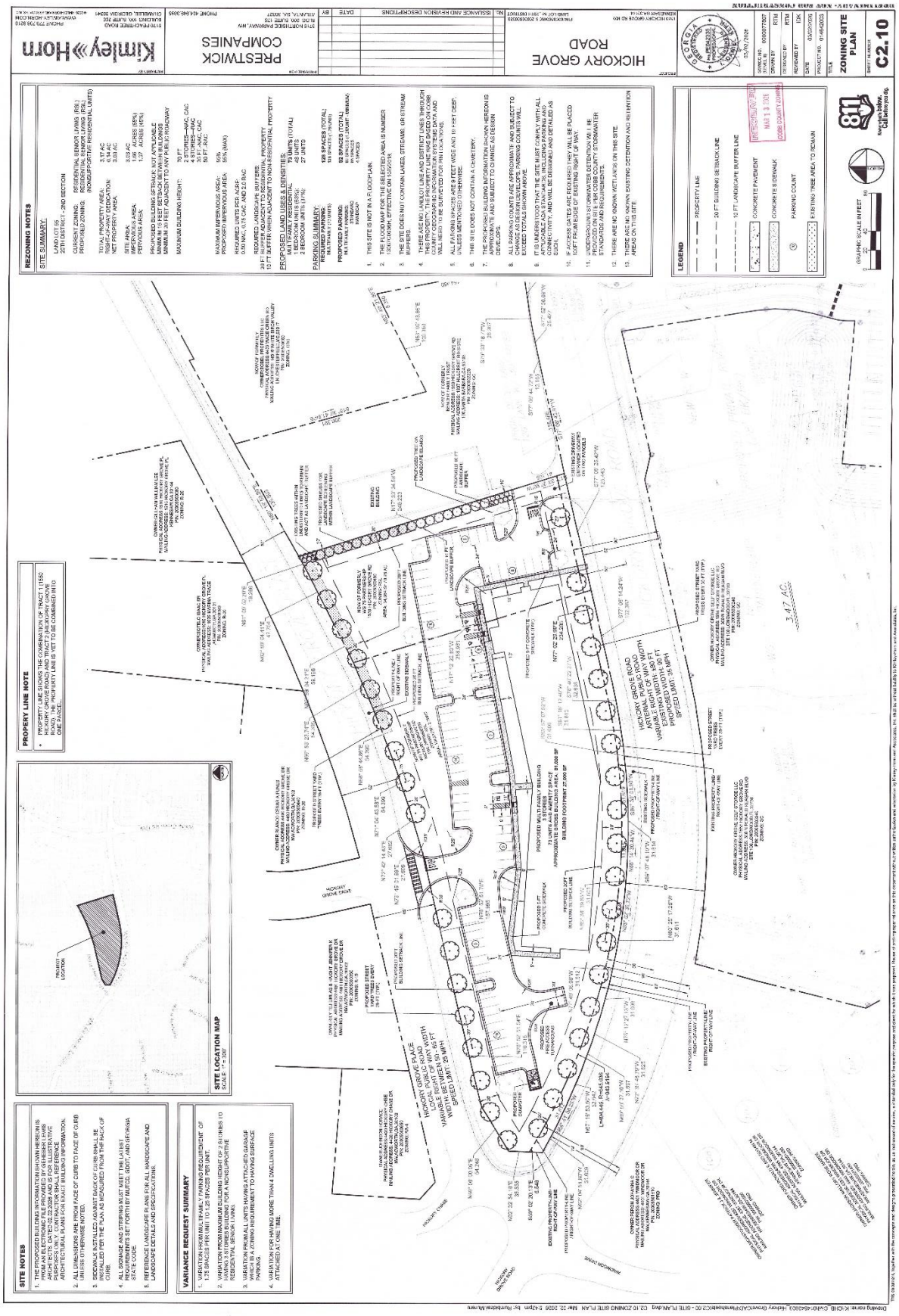
Commission District	1 - Gambrill
Current Zoning	RSL supportive
Current Use of Property	Vacant, undeveloped
Proposed Zoning	RSL nonsupportive
Proposed Use	Nonsupportive residential senior living
Future Land Use	CAC
Site Acreage	3.47
District	20
Land Lot	55
Parcel #	20005500330, 20005500480
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning Staff member: Jessica Berman, MPA, CNU-A

Based on the analysis of the case, Staff recommends **APPROVAL** subject to the following:

1. Site Plan received by the Zoning Division on February 5, 2026, with the District Commissioner approving minor modifications;
2. 10-foot landscape screening buffer along north, west, and east property lines;
3. District Commissioner to approve final landscape plan;
4. District Commissioner to approve the final elevations;
5. Project must incorporate applicable accessibility standards;
6. Project must incorporate an area designated as common space or recreational space for the enjoyment of residences;
7. Mandatory owners association must be formed and incorporated;
8. Variances as stated in the Zoning comments and recommendations;
9. Fire Department comments and recommendations;
10. Stormwater Management Division comments and recommendations;
11. Water and Sewer Division comments and recommendations; and
12. Department of Transportation comments and recommendations,


HICKORY GROVE ROAD
PRESTWICK COMPANIES
Kimley»Horn
REZONING NOTES
SITE SUMMARY:
PROPOSED LAND USES & DENSITIES:
PARKING SUMMARY:
SITE NOTES
VARIANCE REQUEST SUMMARY
SITE LOCATION MAP
PROPERTY LINE NOTE
LEGEND
ZONING SITE PLAN
C2.10

Z-13 2026 Aerial Map



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

0 150 300 Feet

Zoning Boundary

City Boundary

North

Zoning: RA-4, R-15, & R-20 / Single-family residences

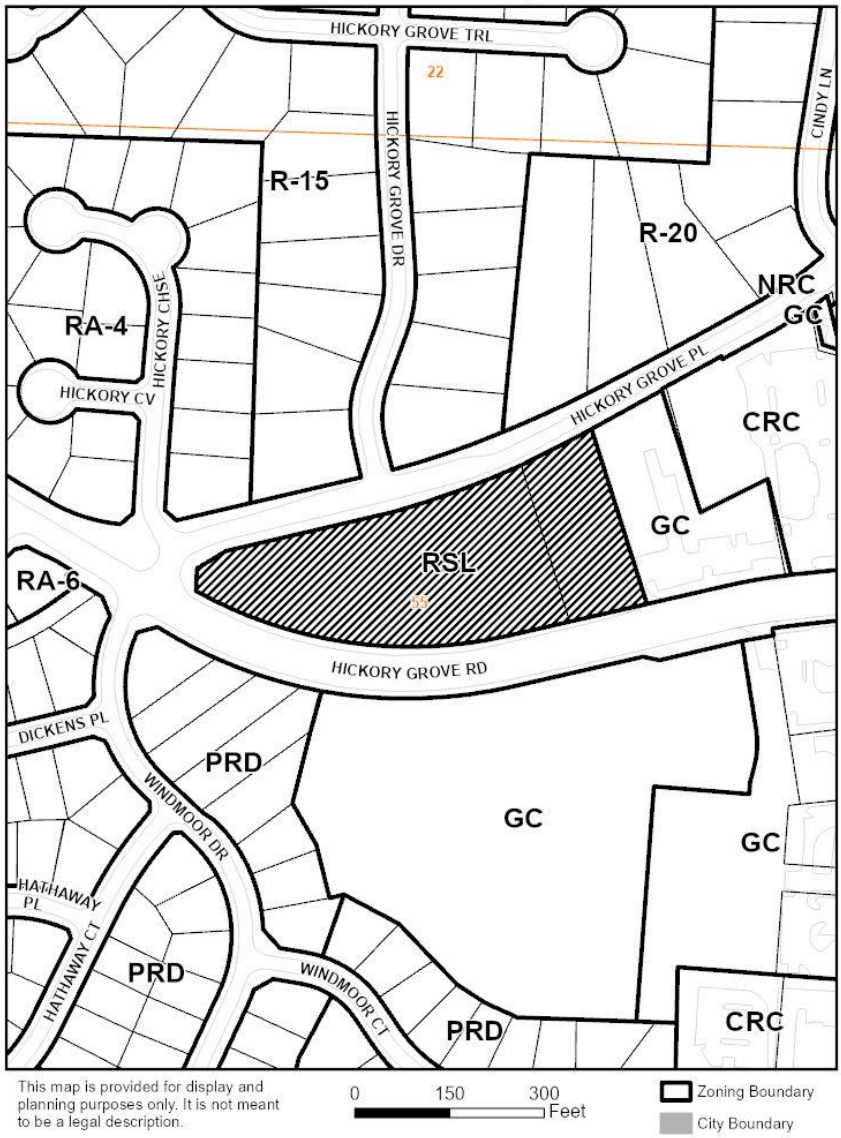
Future Land Use: MDR

WEST

Zoning: RA-6 / Single-family residences

Future Land Use: MDR

Z-13 2026 Map



EAST

Zoning: GC / Light automotive repair

Future Land Use: CAC

SOUTH

Zoning: GC / Climate-controlled self storage

Future Land Use: CAC

Current zoning district for the property

The RSL supportive residential facilities district is established to provide locations for the development of supportive residential living facilities, for tenants age 55 and older which shall not be established as a precedent for any other residential or nonresidential district. This residential use is designed to be located within properties delineated as a regional activity center, community activity center, neighborhood activity center, or high density residential as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. This residential use is also designed to function as a cut-off for nonresidential uses within an activity center and a transitional use to residential uses adjoining activity centers.

Requested zoning district for the property

The RSL nonsupportive residential units is established to provide locations for the development of attached and detached dwelling units limited to those persons age 55 and older as defined by the Fair Housing Act as may be amended from time to time and shall not be established as a precedent for any other residential or nonresidential district. This residential use is designed to be located within any land use category other than industrial, industrial compatible, rural residential and very low density residential as defined by the Cobb County Comprehensive Plan, as may be amended from time to time, provided that it must be located along an arterial or collector roadway (as defined by the Cobb County Major Thoroughfare Plan, as may be amended from time to time). A non-supportive RSL may only be located on a collector road if the following criteria is met: a minimum of ten acres and a density maximum of four units per acre. The board of commissioner may reduce the density based on the surrounding density, topography, deforestation, drainage concerns, or other similar factor.

Summary of the applicant's proposal

The applicant is requesting a rezoning of the subject 3.17-acre site to the RSL nonsupportive residential units district to develop a 81,000-square-foot, three (3)-story multifamily-style building with 73 units for a nonsupportive senior living community. The proposed density is 23.03 units per acre. Proposed unit sizes are 650 square feet for one (1)-bedroom units and 850 square feet for two (2)-bedroom units. The proposal includes indoor amenity space and a 10-foot landscape buffer along the north, east, and west property lines. The previously approved proposal was for 100 RSL supportive units in a two (2)-story building.

Residential criteria

Allowable units as zoned: 100
Proposed # of units: 73
Net density: 23.03
Increase of units: -27
Acres of floodplain/wetlands: 0
Impervious surface shown: Maximum 55%

Are there any zoning variances?

Yes;

1. Increase the maximum density allowed from five (5) units per acre to 23.03 units per acre;
2. Waive requirement that no more than four (4) units may be attached side by side;
3. Waive requirement that all units must have an attached garage;
4. Reduce the required parking from 1.75 spaces per unit to a proposed 1.46 spaces per unit (required 128 vs. proposed 107); and
5. Increase maximum building height from allowed 35 feet to three (3) stories.

02/26/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE:
New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This serves as an early notification to owners and developers for budgeting purposes.

FIRE DEPARTMENT ACCESS:
All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level.

- Aerial fire apparatus access roads shall have a minimum width of 26 feet
- Aerial fire apparatus access roads shall be at least 15 feet but no more than 30 ft from the structure
- Aerial fire apparatus access roads shall be positioned parallel to one entire side of the building.
- No overhead utility and power lines shall be located within the aerial fire apparatus access. (IFC Appendix D105)

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

(continued)

FIRE HYDRANT:
The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

FIRE PROTECTION:
Automatic sprinkler protection must be provided where mandated by the applicable codes.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Z-13-2024 DEPARTMENT COMMENTS – Cemetery Preservation

No comment.

4/7/2026

Approval of this petition will not have an impact on the enrollment of schools.

2/27/2026

Comprehensive Plan Future Land Use Designation: Community Activity Center
The subject tract is within the Community Activity Center (CAC). Community Activity Centers provides for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low- to mid-rise office buildings and department stores.

Future Land Use Sub-Category? N/A

☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☒ Yes ☐ No
If yes, which City: Kennesaw
Was the city notified? Yes

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

(continued)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? *(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)*	☐ Yes	☒ No

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)?	☐ Yes	☒ No
Is this property within the Cumberland Special District #2 (ad valorem tax)?	☐ Yes	☒ No
Is this property within the Six Flags Special Service District?	☐ Yes	☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☐ Yes	☒ No

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 8" on Hickory Grove Rd and 12" on Hickory Grove Pl

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO*

Approx. distance to nearest sewer: On-site

Estimated waste generation (in G.P.D.): Average daily = 9,490

Peak flow = 23,720

Treatment plant: Noonday WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments:

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Hickory Grove Road	Arterial	35	Cobb County	100’
Hickory Grove Place	Local	25	Cobb County	50’

Roadway	Location	Average daily trips (vpd)	Level of service
Hickory Grove Road	West of Glenaire Drive	15,200	C*
Hickory Grove Place	NA	NA	NA

vpd = vehicles per day, NA = not available

Based on 2024 AADT counting data taken by GDOT, as published on their website, for Hickory Grove Road.

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

**Computed for four-lane arterial roadway section.*

ITE Land Use	Description	Expected Size (Dwelling units)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
252	Senior Adult Housing - Multifamily	73	5	9	**14**	10	8	**18**	**237**

vph = vehicles per hour

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 12th edition.

Comments and observations

Received revised Site Plan (received March 13, 2026). These comments are being revised based on the information received.

Hickory Grove Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Hickory Grove Place is classified as a local roadway and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan received February 5, 2026, and March 13, 2026, this development does not require a traffic impact study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

(continued)

1. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the north side of Hickory Grove Road, a minimum of 50' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way. The revised site plan (received March 13, 2026) appears to address this recommendation.

2. Recommend constructing proposed driveway accesses to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements. The revised site plan (received March 13, 2026) appears to address this recommendation.

3. Recommend replacing disturbed curb, gutter, and sidewalk along the development frontage. This recommendation is to address pedestrian accessibility and safety pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

4. Recommend applicant verify that minimum intersection sight distance is available for Hickory Grove Place access. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance. If minimum intersection sight distance is not available, recommend implement remedial measures to address safety, subject to the Department's approval.

5. Recommend establishing a shared access easement between adjoining 1550 Hickory Grove Road property access.

6. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The property is in an area with residential and commercial uses.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the applicant's rezoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The property was approved for rezoning to the RSL supportive residential facilities district in 2020 with a higher proposed intensity than the current proposal. Additionally, the proposed use would be less intense than the existing uses at neighboring commercially zoned properties.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion is supported by the departmental comments contained in this analysis.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policies and intent of the Cobb County Comprehensive Plan. The property is delineated in a Community Activity Center (CAC) future land use category. The request zoning district and proposed use are consistent with the CAC land use designation.

E. **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;**
It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give grounds for approving the applicant's rezoning proposal for the use as a nonsupportive residential senior living facility. The property was approved for rezoning to the RSL supportive residential facilities district in 2020. The current rezoning proposal would remain consistent with the CAC future land use category and compatible to other properties in the area while providing buffers along Hickory Grove Place across from existing single-family neighborhoods.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. Z-

PC Hearing: 04-07-2026
BOC Hearing: 04-21-2026

Summary of Intent for Rezoning

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

a) **Proposed unit square-footage(s):** 1 BR-650 sq ft; 2 BR-850 sq ft

b) **Proposed building architecture:** See attached renderings/elevations.

c) **List all requested variances:** 1. Waive the number of parking spaces from the required 128 spaces to 107 spaces; 2. Waive the maximum building height from 35' to three stories; 3. Waiving the attached garage requirement to allow surface parking for building; 4. Allow all units attached in a single building, rather than the four allowed in RSL; 5. Increase the density from a maximum of five units per acre to 23.02 units per acre.

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:**

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

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

The Applicant is proposing to develop the property for a non-supportive senior residential community. The property is currently zoned for supportive senior living.

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.

STATEMENT OF INTENT

OF

PRESTWICK COMPANIES

Rezoning Application
for a 3.17+/- Acre Tract of Land located in
Land Lot 55 – 20th District, 2nd Section,
Cobb County, Georgia

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Submitted for the Applicant by:

Parks F. Huff
Sams, Larkin, & Huff, LLP
Suite 100
376 Powder Springs Street
Marietta, GA 30064
(770) 422-7016
phuff@samslarkinhuff.com

This Application for Rezoning seeks certain entitlements in order to rezone the property from RSL Supportive to RSL Non-supportive, for the development of a 73-unit, non-supportive senior residential community. The Subject Property consists of approximately 3.17 acres and is on the north side of Hickory Grove Road, southeast of the intersection of Hickory Grove Place. The property abuts GC to the east and is in an area having a mixture of residential and commercial zoning that includes GC, PRD, RA-4 and R-20 and R-15.

Cobb County's Future Land Use Map ("FLUM") reflects that the Subject Property is located within the confines of the Community Activity Center ("CAC") land use category. The RSL Non-supportive zoning district is designed to be located within any land use category other than Industrial, Industrial Compatible, Rural Residential and Very Low Density Residential as defined by the Cobb County Comprehensive Plan.

The proposed RSL Non-supportive development includes a 10-foot landscape buffer on the north, east, and west property lines. The proposed building will include an amenity space. The proposed new RSL Non-supportive residential use will revive the property, providing this area with new residents.

Based upon the foregoing reasons, the Applicant respectfully requests that the Application for Rezoning be approved with the Applicant soliciting any comments from staff or other officials of Cobb County so that such recommendations or input may be incorporated as conditions of approval of this Rezoning Application.

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Respectfully submitted, this the 5 day of Feb, 2026.

SAMS, LARKIN, & HUFF, LLP

By: _____
PARKS F. HUFF
Attorney for Applicant
Georgia Bar No. 375010

376 Powder Springs Street, Suite 100
Marietta, GA 30064
(770) 422-7016

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

TRAFFIC SOLUTIONS, LLC
Solutions Exceeding Expectations

Amy Diaz, PE, PTOE
Development Services Manager
Cobb County Department of Transportation
1890 County Services Parkway
Marietta, GA 30008

SUBMITTAL 1 - TECHNICAL MEMORANDUM
PROPOSED DEVELOPMENT ADJACENT TO 1550 HICKORY GROVE ROAD

February 2, 2026

Dear Ms. Diaz:

Traffic Solutions has been selected by Prestwick Properties to provide services to conduct a traffic impact study for a proposed development located at on Hickory Grove Road in Kennesaw, Cobb County, Georgia. Prior to conducting the study, Cobb County DOT requires a technical memorandum for review. This technical memorandum will include at a minimum:

- Site map
- Site plan
- Trip generation
- Growth rate
- Trip distribution
- Proposed study intersections

In addition to the items listed above, the memorandum should include any other relevant assumptions, such as adjacent developments or roadway projects anticipated to be used in future analysis.

The proposed development will be in the City of Kennesaw, Georgia on Hickory Grove Road adjacent to the Tires Plus at 1550 Hickory Grove Road, as shown in **Figure 1- Site Map**.

The proposed development will consist of a 66-unit senior residential facility. The site will be on approximately 3.20 acres, as shown in **Figure 2 - Site Plan**.

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

4807 Pepper Tree Lane Douglasville, Georgia 30135 404.545.1925 p 770.949.0635 f trafsollc@gmail.com

Figure 1. Site Map




4430
4424
4431
4440
1550
8
10
10
10
10
10
8
B-1
B-2
A-1
A-1
A-1
A-1
B-2
B-2
A-1
A-1
A-1
A-1
B-1
B-1
B-2
A-1
A-1
A-1
A-1
B-2
B-2
A-1
A-1
A-1
A-1
B-1

Trip Generation

Traffic Solutions utilized ITE Web-based Trip Generation 11 software to analyze the proposed land use and the number of estimated trips that will be generated on a daily basis as well as during the weekday AM and PM peak hours. A summary of the trips is shown in Table 1 - Trip Generation.

Table 1 - Trip Generation

Land Use	Code	Intensity	Daily		AM Peak Hour			PM Peak Hour		
			Enter	Exit	Enter	Exit	Total	Enter	Exit	Total
Senior Adult Housing Multifamily	252	66 units	107	107	4	9	13	10	7	17

Growth Rate

Traffic Solutions utilized the Georgia Department of Transportation's TADA traffic count database to retrieve historic traffic counts in the area of the proposed project. The closest count station to the project site is Count Station 067-7128 located on Hickory Grove Road approximately 1.2 miles west of the project site on Hickory Grove Road.

The data shows estimated annual average daily traffic volumes from 2010 to 2024. The data shows a steady growth in the traffic volumes starting from 2010 to 2022 with an annual average daily traffic increase of 1.59%. Then after 2022, the average daily traffic experienced a significant decrease with an annual average daily rate of -6.57% from 2022 to 2024. Overall, the average annual growth rate for this segment of Hickory Grove Road is less than 1% (0.42%) Therefore, we are recommending a growth rate of 1.0% to project traffic for the opening year for this project.

Table 2. GDOT Estimated Average Daily Traffic

Year	ADT
2024	16,844
2022	19,058
2018	18,008
2014	16,181
2010	15,631

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Trip Distribution

According to Trip Generation, the distribution of trips entering and exiting the proposed land use is shown in Table 3 below.

Table 3 - Trip Distribution

Land Use	Code	Intensity	Daily		AM Peak Hour			PM Peak Hour		
			Enter	Exit	Enter	Exit	Total	Enter	Exit	Total
Senior Adult Housing Multifamily	252	66 units	50%	50%	34%	66%	100%	56%	44%	100%

Proposed Study Intersections

Traffic Solutions proposes the following scope to study the impact the proposed development will have on the existing transportation system.

The study area will consist of two intersections including the site developments access points as follows:

1. Hickory Grove Road at Wade Green Road
2. Hickory Grove Road at Hickory Grove Place
3. Site developments' two driveways

FEB 05 2026
COBB COUNTY ZONING

Senior Adult Housing - Multifamily
(252)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

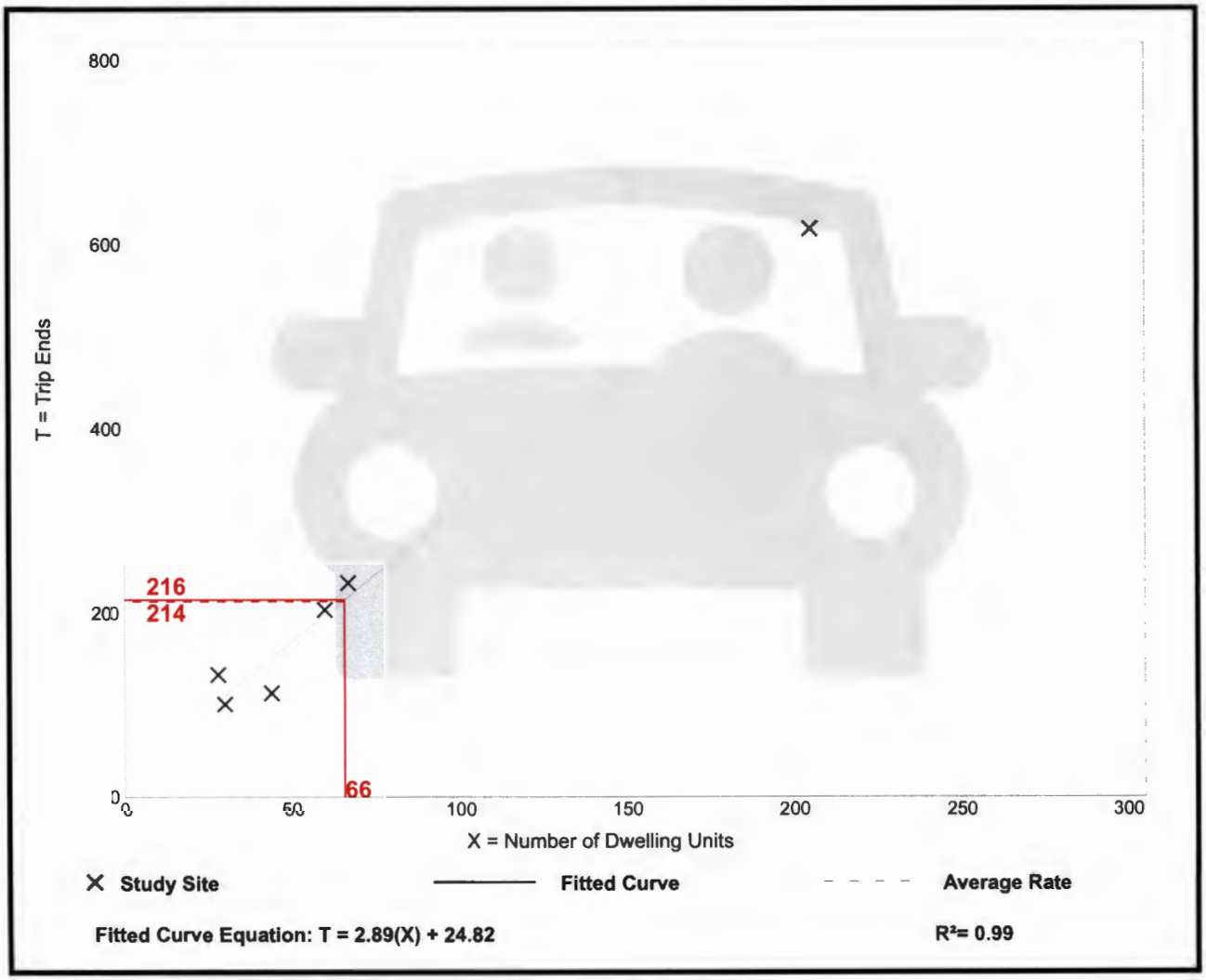
RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Setting/Location: **General Urban/Suburban**
Number of Studies: 6
Avg. Num. of Dwelling Units: 72
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.24	2.59 - 4.79	0.53

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Senior Adult Housing - Multifamily
(252)

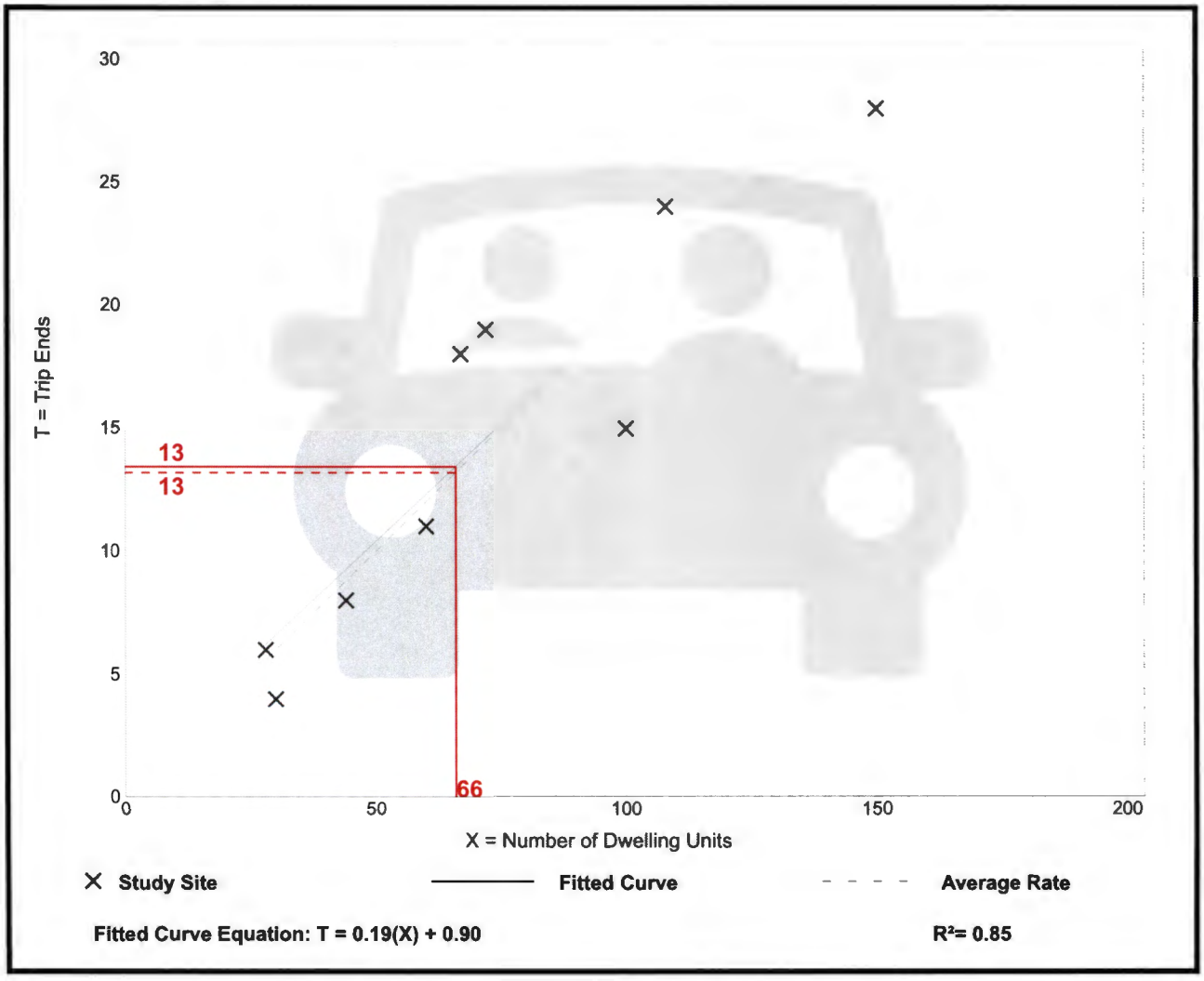
FEB 05 2026
COBB COUNTY ZONING

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 9
Avg. Num. of Dwelling Units: 73
Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.20	0.13 - 0.27	0.04

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Senior Adult Housing - Multifamily
(252)

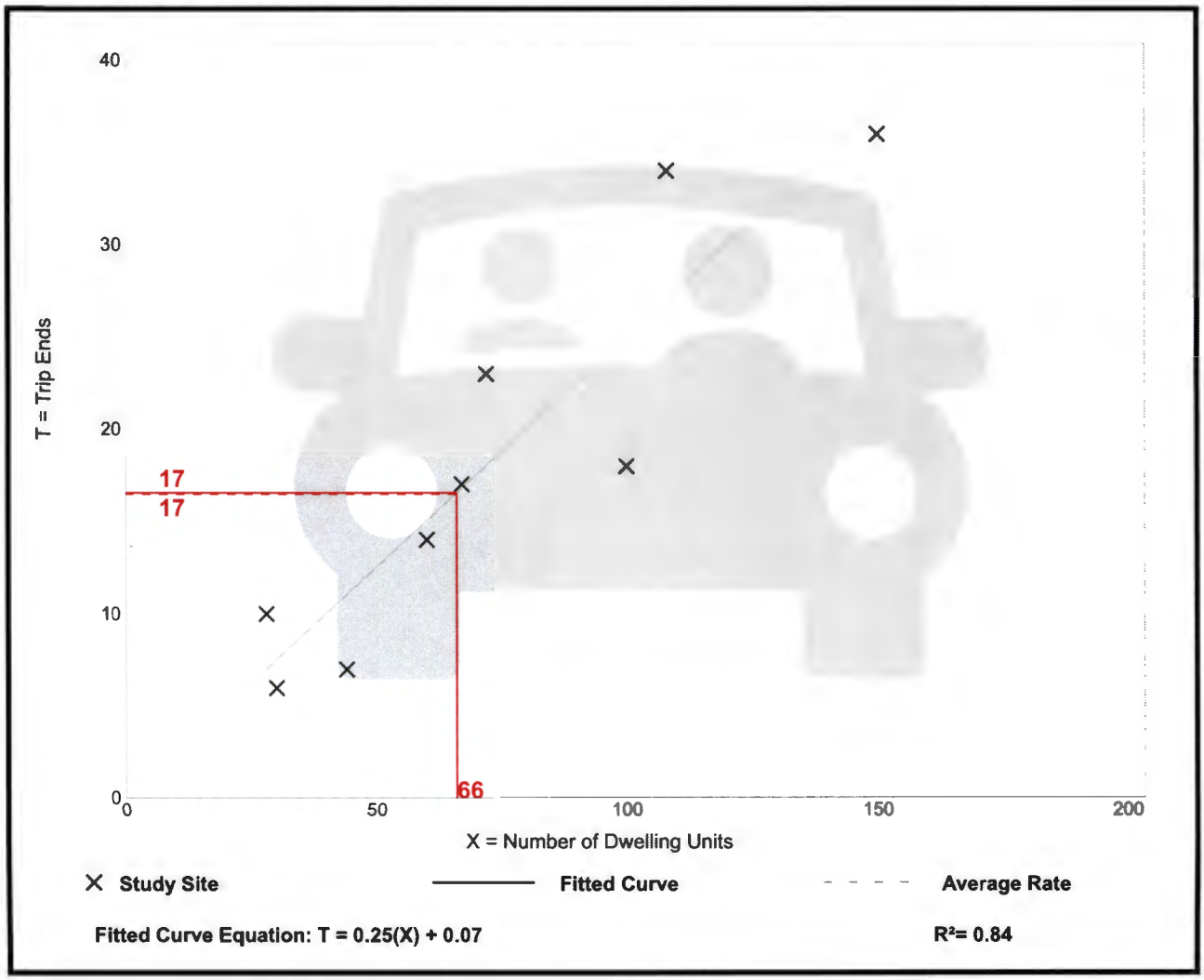
Feb 06 2026
COBB COUNTY ZONING

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 9
Avg. Num. of Dwelling Units: 73
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.25	0.16 - 0.36	0.06

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers


Prestwick
development
FEB 05 2026
LEASING

GARVIS L. SAMS, JR.
(1952-2025)
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

April 1, 2026

(STIPULATION LETTER)

VIA EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064

Re: Application of Prestwick Companies to Rezone an approximate 3.17±-Acre Tract from RSL Supportive to RSL Non-supportive; Land Lot 55 of the 20th District; Located on the north side of Hickory Grove Road, southeast of the intersection of Hickory Grove Place; Z-13 for April 2026

Dear John:

Prestwick Companies ("Applicant") is proposing to develop an RSL non-supportive neighborhood of 73 units in a three-story building as indicated on the revised site plan submitted to the Zoning Division on March 13, 2026. The property was rezoned to RSL Supportive for a 100-unit two-story supportive residential development. The Applicant wants to keep the RSL, but as non-supportive. The application is scheduled to be heard and considered by the Cobb County Planning Commission on April 7, 2026, and, thereafter, heard and considered for final action by the Cobb County Board of Commissioners on April 21, 2026.

The Subject Property is a ±3.17-acre tract of land located on the north side of Hickory Grove Road, southeast of the intersection of Hickory Grove Place. The Subject Property is within an area denominated as Community Activity Center ("CAC") under Cobb County's Future Land Use Map ("FLUM") and it is currently zoned RSL-Supportive. The property is undeveloped and abuts property zoned GC to the east and is in an area having a mixture of residential and commercial zoning that includes GC, PRD, RA-4, R-20, and R-15.

The county zoning staff has reviewed the application and recommended approval as the proposal will offer much needed senior housing in an area with good access to shopping and transportation corridors. The applicant notes there is a huge lack of affordable senior housing, which is why the proposal is switching from supportive senior housing to non-supportive.

During the pendency of this application, we have established a dialogue with the County's professional staff and area business and property owners. In that regard, this letter will serve as the Applicant's agreement to the following stipulations which shall become conditions and a part of the grant of the requested Rezoning, and which shall be binding upon the Subject Property thereafter. The referenced stipulations are as follows, to wit:

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the Subject Property which constitutes the subject matter of the above-captioned Application.

2. The approval of this Application shall be specifically for the purposes of 73-unit non-supportive Residential Senior Living ("RSL") facility.

3. This Rezoning shall be in substantial conformity to that certain revised Site Plan prepared by Kimley-Horn, submitted to the Zoning Division on March 13, and which is also attached to this letter.

4. The architectural style and composition of the building will be in substantial conformity to the renderings submitted with the application and attached as Exhibit "A."

5. In order to increase housing options for seniors in the community, the Applicant will agree to unit layouts for the 73 units as follows:

    a. The number of one-bedroom units proposed is 46 (63%).

    b. The number of two-bedroom units proposed is 27 (37%).

6. The District Commissioner is to approve the final site plan and building elevations;

7. Compliance with recommendations from the Cobb County Department of Transportation that are contained in the staff analysis.

8. Compliance with directives from the Cobb County Fire Marshal's Office regarding Life, Safety and Fire Prevention issues.

9. Subject to recommendations from the Stormwater Management Division with respect to detention, hydrology, stormwater management, water quality and downstream considerations. This stipulation includes recommendations regarding the ultimate location and configuration of on-site detention and water quality.

10. The District Commissioner shall have the authority to approve minor modifications as this development proposal proceeds through the Plan Review process and thereafter, except for those that:

    a. Reduce the size of an approved buffer adjacent to property which is zoned in a more restrictive zoning district.

    b. Relocate a structure closer to the property line to an adjacent property which is zoned in a more restrictive zoning district.

    c. Increase the height of a building adjacent to property which is zoned in a more restrictive zoning district.

    d. Change access location to different roadways.

    e. Seek Variances to provisions of the Cobb County Zoning Ordinance.

Please do not hesitate to contact me should you have any questions or need any additional documentation prior to this application being heard and considered by the Planning Commission and the Board of Commissioners next month.

With kind regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP

Parks F. Huff
phuff@samslarkinhuff.com

PFH/jac
Attachment

VIA EMAIL

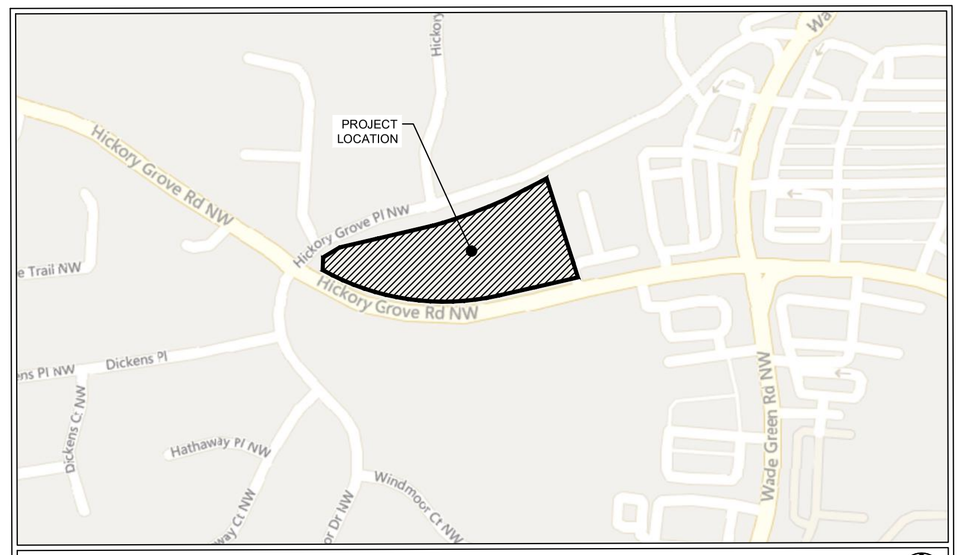
cc: Members, Cobb County Board of Commissioners (via email)
Members, Cobb County Planning Commission (via email)
Dr. Jackie McMorris, County Manager (via email)
Board of Commissioners Assistants (via email)
Ms. Jessica Guinn, AICP, Director (via email)
Mr. Terry Martin, AICP, CNU-A, Senior Planner (via email)
Mr. Cameron Jones, MCRP, CNU-A, Planner III (via email)
Ms. Jessica Berman, MPA, CNU-A, Planner II (via email)
Mr. Peyton McClure, CNU-A, Planner I (via email)
Mr. Shaun Daniels, Planner I (via email)
Ms. Pam Mabry, County Clerk (via email)
Ms. Robin Stone, Deputy County Clerk (via email)
Ms. Leila Washington, Deputy County Clerk (via email)
Mr. Jeff Byrd, Fire Marshal's Office (via email)
Ms. Amy Diaz, P.E., Cobb DOT (via email)
Ms. Wilson Collins, P.E., Cobb DOT (via email)
Mr. Andrew Heath, P.E., Stormwater Management Division (via email)
Mr. Chris Duggan, Cobb County Water and Sewer Division (via email)
Mr. Casey Craven, Vice President/Development, Prestwick Companies (via email)

SITE NOTES

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY GEHEBER LEWIS ARCHITECTS, DATED 02.02.2026 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

VARIANCE REQUEST SUMMARY

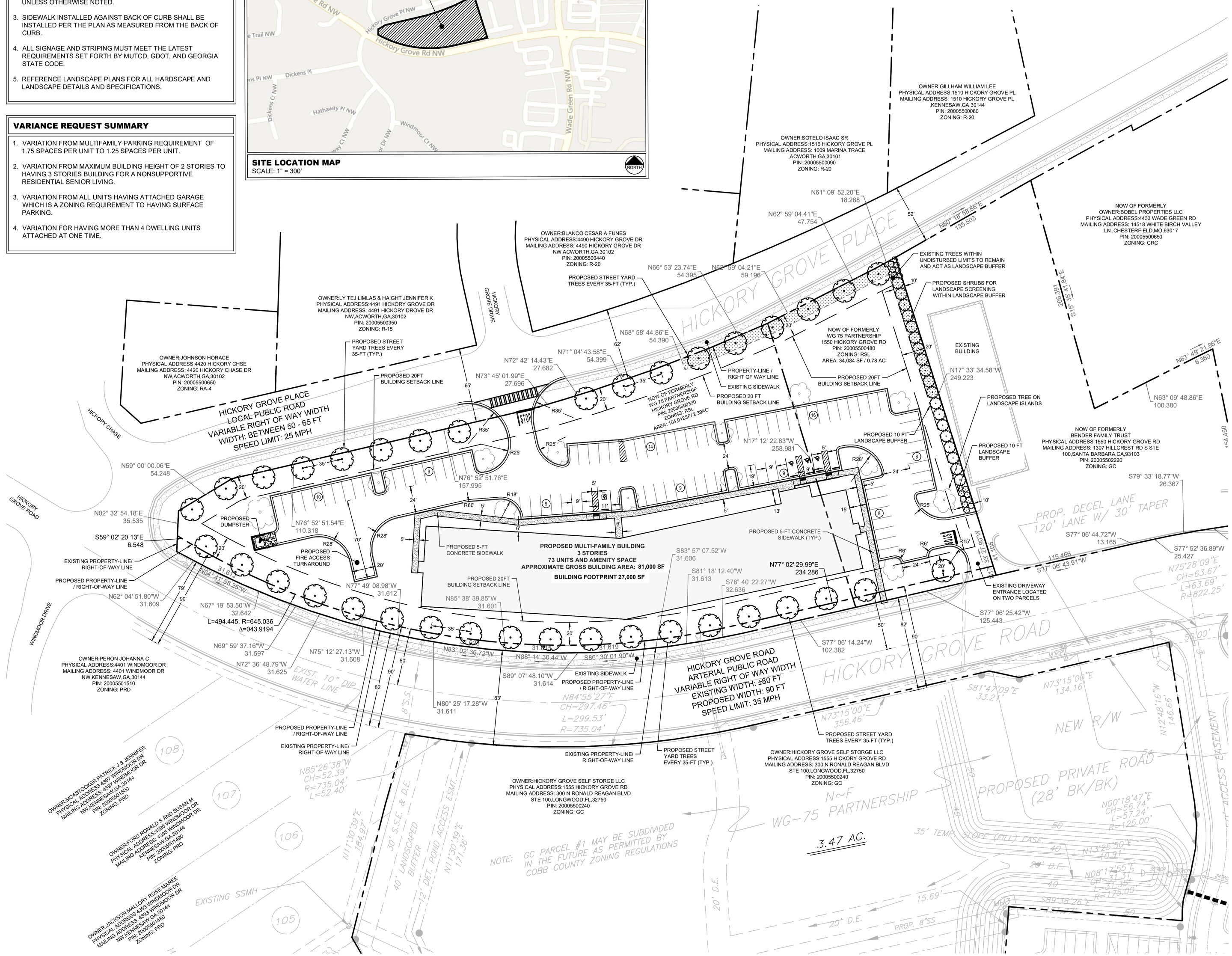
1. VARIATION FROM MULTIFAMILY PARKING REQUIREMENT OF 1.75 SPACES PER UNIT TO 1.25 SPACES PER UNIT.
2. VARIATION FROM MAXIMUM BUILDING HEIGHT OF 2 STORIES TO HAVING 3 STORIES BUILDING FOR A NONSUPPORTIVE RESIDENTIAL SENIOR LIVING.
3. VARIATION FROM ALL UNITS HAVING ATTACHED GARAGE WHICH IS A ZONING REQUIREMENT TO HAVING SURFACE PARKING.
4. VARIATION FOR HAVING MORE THAN 4 DWELLING UNITS ATTACHED AT ONE TIME.



SITE LOCATION MAP
SCALE: 1" = 300'

PROPERTY LINE NOTE

- PROPERTY LINE SHOWS THE COMBINATION OF TRACT 1 (1550 HICKORY GROVE ROAD) AND TRACT 2 (HICKOPRY GROVE ROAD). THE PROPERTY LINE IS YET TO BE COMBINED INTO ONE PARCEL.



REZONING NOTES

SITE SUMMARY:

LAND LOT 55
20TH DISTRICT - 2ND SECTION

CURRENT ZONING:	RESIDENTIAL SENIOR LIVING (RSL)
PROPOSED ZONING:	RESIDENTIAL SENIOR LIVING (RSL) (NONSUPPORTIVE RESIDENTIAL UNITS)
TOTAL PROPERTY AREA:	3.17 AC
RIGHT-OF-WAY DEDICATION:	0.14 AC
NET PROPERTY AREA:	3.03 AC
SITE AREA:	3.03 AC
IMPERVIOUS AREA:	1.66 ACRES (55%)
PERVIOUS AREA:	1.37 ACRES (45%)

PROPOSED BUILDING SETBACK: NOT APPLICABLE
MINIMUM 15 FEET SETBACK BETWEEN BUILDINGS
MINIMUM 20 FEET ADJACENT TO ANY PUBLIC ROADWAY

MAXIMUM BUILDING HEIGHT:	70 FT 2 STORIES—NAC, CAC 4 STORIES—RAC 35 FT.-NAC, CAC 50 FT.-RAC
MAXIMUM IMPERVIOUS AREA:	55%
PROPOSED IMPERVIOUS AREA:	55% (MAX)

REQUIRED UNITS PER ACRE:
0.50 NAC, 0.75 CAC, AND 2.0 RAC

REQUIRED LANDSCAPE BUFFERS:
20 FT BUFFER ADJACENT TO RESIDENTIAL PROPERTY
10 FT BUFFER WHEN ADJACENT TO NON-RESIDENTIAL PROPERTY

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL	**73 UNITS** (TOTAL)
1 BEDROOM UNITS (63%):	46 UNITS
2 BEDROOM UNITS (37%):	27 UNITS

PARKING SUMMARY:

REQUIRED PARKING:	**128 SPACES** (TOTAL)
MULTIFAMILY (73 UNITS)	128 SPACES (1.75/UNIT)
PROPOSED PARKING:	**92 SPACES** (TOTAL)
MULTIFAMILY PARKING:	92 SPACES (1.25/UNIT - MINIMUM)
STANDARD	88 SPACES
HANDICAP	4 SPACES

1. THIS SITE IS NOT IN A FLOODPLAIN.
2. THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 13067C0036H, EFFECTIVE ON 10/5/2018.
3. THE SITE DOES NOT CONTAIN LAKES, STREAMS, OR STATE BUFFERS.
4. THERE ARE NO LANDLOT LINE AND DISTRICT LINES THROUGH THIS PROPERTY. THE PROPERTY LINE WAS BASED ON COBB COUNTY GEOGRAPHIC INFORMATION SYSTEMS DATA AND WILL NEED TO BE SURVEYED FOR PIN LOCATIONS.
5. ALL PARKING SPACES ARE 9 FEET WIDE AND 19 FEET DEEP, UNLESS MENTIONED OTHERWISE.
6. THIS SITE DOES NOT CONTAIN A CEMETERY.
7. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS.
8. ALL PARKING COUNTS ARE APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS. PARKING COUNTS WILL EXCEED TOTALS SHOWN ABOVE.
9. 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.
10. IF ACCESS GATES ARE REQUIRED THEY WILL BE PLACED 100FT FROM EDGE OF EXISTING RIGHT OF WAY.
11. UNDERGROUND STORMWATER DETENTION WILL BE PROVIDED ON SITE PER COBB COUNTY STORMWATER STANDARDS AND REQUIREMENTS.
12. THERE ARE NO KNOWN WETLANDS ON THIS SITE.
13. THERE ARE NO KNOWN EXISTING DETENTION AND RETENTION AREAS ON THIS SITE.

LEGEND

- PROPERTY LINE
- 20 FT BUILDING SETBACK LINE
- 10 FT LANDSCAPE BUFFER LINE
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- (10) PARKING COUNT
- EXISTING TREE AREA TO REMAIN

GRAPHIC SCALE IN FEET
0 20 40 80

Know what's below. Call before you dig.

PRELIMINARY: NOT FOR CONSTRUCTION

PREPARED BY
Kimley»Horn
PHONE 770.709.9210
WWW.KIMLEY-HORN.COM
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
5170 PEACHTREE ROAD
BUILDING 100, SUITE 200
CHAMBLEE, GEORGIA 30341

PREPARED FOR
PRESTWICK COMPANIES
3715 NORTHSIDE PARKWAY, NW
BLDG. 200, SUITE 775
ATLANTA, GA. 30327
PHONE 404 949 3895

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
HICKORY GROVE ROAD
PIN#20005500408 & 20005500390
LAND LOT 55 - 20TH DISTRICT
1550 HICKORY GROVE RD NW
KENNESAW GA 30144

GEORGIA REGISTERED No. PE042335 PROFESSIONAL ENGINEER DANIEL I. KERR
03/02/2026

GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	RTM
DESIGNED BY	RTM
REVIEWED BY	IDK
DATE	03/02/2026
PROJECT NO.	014642003

TITLE
ZONING SITE PLAN

SHEET NUMBER
C2.10

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.

Drawing name: K:\CHB_Civil\014642003_Hickory Grove\CAD\Plansheets\C2.00 - SITE PLAN.dwg C2.10 ZONING SITE PLAN Mar 02, 2026 5:42pm by: Rumbidzai.Mureru

Exhibit "A"

Prestwick development



Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Hickory Grove Road	Arterial	35	Cobb County	100’
Hickory Grove Place	Local	25	Cobb County	50’

Roadway	Location	Average daily trips (vpd)	Level of service
Hickory Grove Road	West of Glenaire Drive	15,200	C*
Hickory Grove Place	NA	NA	NA

vpd = vehicles per day, NA = not available

Based on 2024 AADT counting data taken by GDOT, as published on their website, for Hickory Grove Road.

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

**Computed for four-lane arterial roadway section.*

ITE Land Use	Description	Expected Size (Dwelling units)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
252	Senior Adult Housing - Multifamily	73	5	9	**14**	10	8	**18**	**237**

vph = vehicles per hour

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 12th edition.

Comments and observations

Received revised Site Plan (received March 13, 2026). These comments are being revised based on the information received.

Hickory Grove Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Hickory Grove Place is classified as a local roadway and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan received February 5, 2026, and March 13, 2026, this development does not require a traffic impact study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

(continued)

1. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the north side of Hickory Grove Road, a minimum of 50' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way. The revised site plan (received March 13, 2026) appears to address this recommendation.

2. Recommend constructing proposed driveway accesses to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements. The revised site plan (received March 13, 2026) appears to address this recommendation.

3. Recommend replacing disturbed curb, gutter, and sidewalk along the development frontage. This recommendation is to address pedestrian accessibility and safety pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

4. Recommend applicant verify that minimum intersection sight distance is available for Hickory Grove Place access. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance. If minimum intersection sight distance is not available, recommend implement remedial measures to address safety, subject to the Department's approval.

5. Recommend establishing a shared access easement between adjoining 1550 Hickory Grove Road property access.

6. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-16-2026

SITE BACKGROUND

Applicant	Sugar Bear Properties, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Lisa S. Morchower
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Sugar Bear Properties, LLC
Property Location	Located on the southeast corner of Scufflegrit Road and Sandy Plains Road
Address	1880 Scufflegrit Road
Access to Property	Scufflegrit Road, Sandy Plains Road

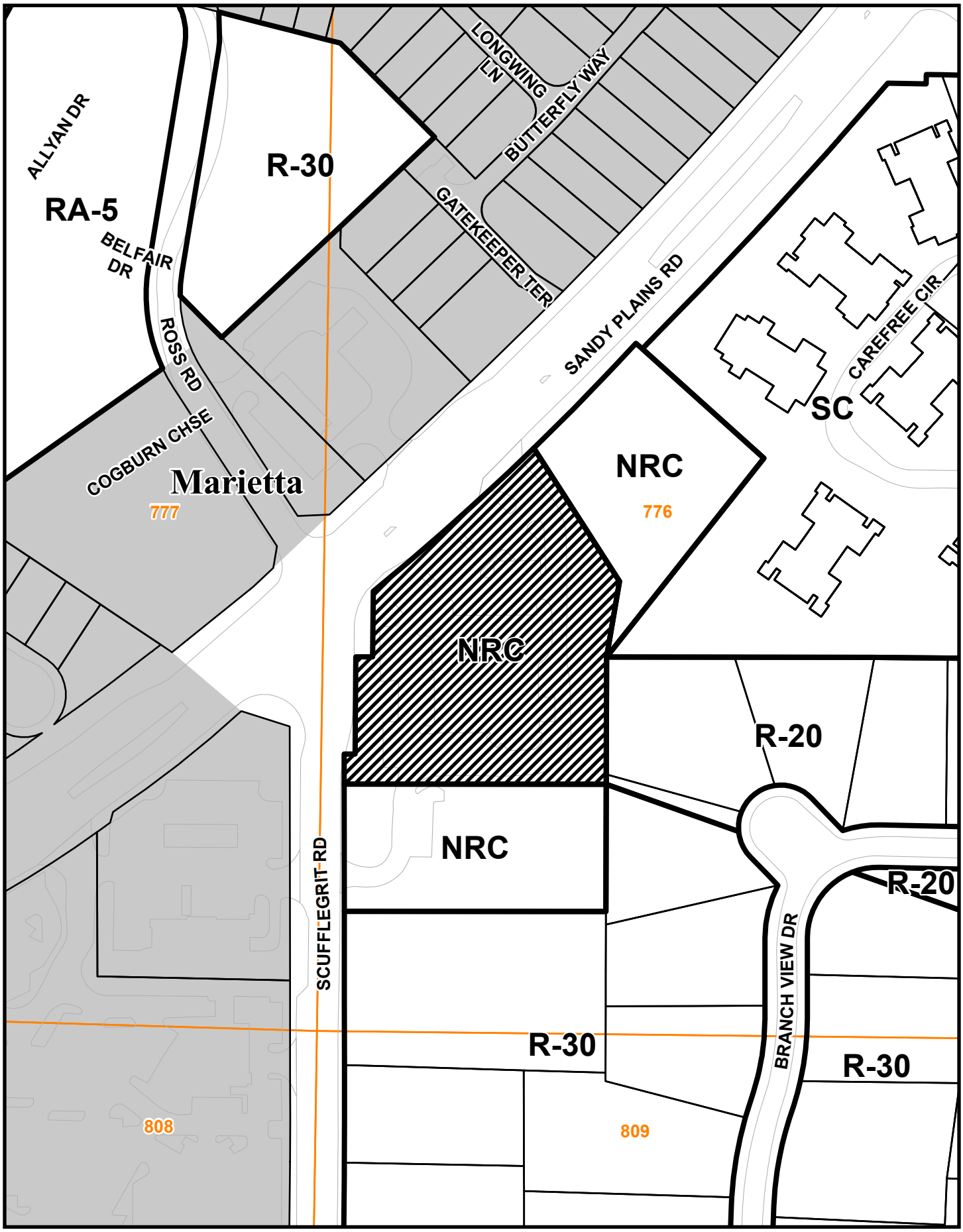
QUICK FACTS

Commission District	3 - Birrell
Current Zoning	NRC
Current Use of Property	Vacant commercial
Proposed Zoning	NRC
Proposed Use	Self-service storage facility with ground floor commercial
Future Land Use	NAC
Site Acreage	1.97
District	16
Land Lot	776
Parcel #	16077600060
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-16 2026 Map

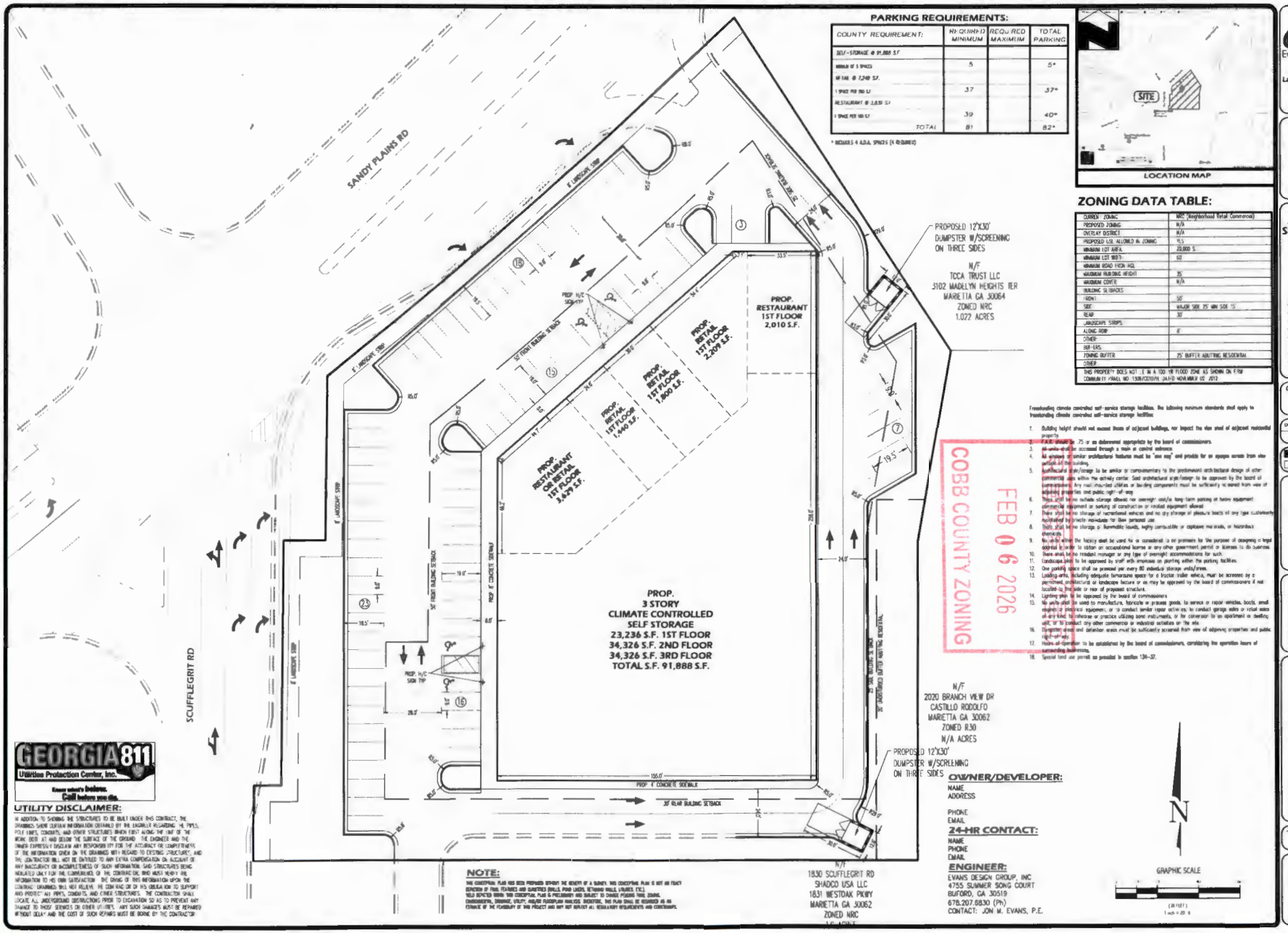


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 130 260 Feet

Zoning Boundary

City Boundary



PARKING REQUIREMENTS:

COUNTY REQUIREMENT:	MINIMUM REQUIRED	MAXIMUM REQUIRED	TOTAL PARKING
SELF-STORAGE @ 91,888 S.F.			
MINIMUM OF 5 SPACES	5		5*
@ EMPL @ 7,240 S.F.			
1 SPACE PER 200 S.F.	37		37*
RESTAURANT @ 3,839 S.F.			
1 SPACE PER 100 S.F.	39		40*
TOTAL	81		82*

* INCLUDES 4 A.D.A. SPACES (4 REQUIRED)

LOCATION MAP

ZONING DATA TABLE:

CURRENT ZONING	NRC (Neighborhood Retail Commercial)
PROPOSED ZONING	N/A
OVERLAY DISTRICT	N/A
PROPOSED USE ALLOWED IN ZONING	YES
MINIMUM LOT AREA	20,000 S.
MINIMUM LOT WIDTH	60
MINIMUM ROAD FRON AGE	
MAXIMUM BUILDING HEIGHT	35
MAXIMUM COVER	N/A
BUILDING SETBACKS	
FRONT	50'
SIDE	MAJOR SIDE 25' MIN SIDE 15'
REAR	30'
LANDSCAPE STRIPS	
ALONG ROW	8'
OTHER	
BUFFERS	
ZONING BUFFER	25' BUFFER ABUTTING RESIDENTIAL
OTHER	

THIS PROPERTY DOES NOT LIE IN A 100 YR FLOOD ZONE AS SHOWN ON FIRM COMMUNITY PANEL NO 13067C0170H DATED MARCH 05 2013

Freestanding climate controlled self-service storage facilities. The following minimum standards shall apply to freestanding climate controlled self-service storage facilities:

1. Building height should not exceed those of adjacent buildings, nor impact the view shed of adjacent residential property.
2. F.A.R. should be .75 or as determined appropriate by the board of commissioners.
3. All units shall be accessed through a main or central entrance.
4. All exposed or similar architectural features must be "one way" and provide for an opaque screen from view outside of the building.
5. Architectural style/design to be similar or complimentary to the predominant architectural design of other commercial uses within the activity center. Said architectural style/design to be approved by the board of commissioners. Any roof-mounted utilities or building components must be sufficiently screened from view of adjoining properties and public right-of-way.
6. There shall be no outside storage allowed, nor overnight rental or long term parking or heavy equipment allowed on the property except for that of construction or related equipment allowed.
7. There shall be no storage of recreational vehicles and no dry storage of pleasure boats or any type customarily maintained by private individuals for their personal use.
8. There shall be no storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals.
9. No units within the facility shall be used for or considered to be premises for the purpose of designing a legal address or location to obtain an occupational license or any other government permit or licenses to do business.
10. There shall be no resident manager or any type of overnight accommodations for such.
11. Landscape plan to be approved by staff with emphasis on planting within the parking facilities.
12. One parking space shall be provided per every 80 individual storage units/areas.
13. Loading area, including adequate maneuvering space for a tractor trailer vehicle, must be screened by a permanent, architectural or landscape feature or as may be approved by the board of commissioners if not located to the side or rear of proposed structure.
14. Lighting plan to be approved by the board of commissioners.
15. No units shall be used to manufacture, fabricate or process goods, to service or repair vehicles, boats, small engines or electrical equipment, or to conduct similar repair activities; to conduct garage sales or retail sales of any kind; to rehearse or practice utilizing sonic instruments, or for conversion to an apartment or dwelling unit; or to conduct any other commercial or industrial activities on the site.
16. Dumpster areas and detention areas must be sufficiently screened from view of adjoining properties and public right-of-way.
17. Hours of operation to be established by the board of commissioners, considering the operation hours of surrounding businesses.
18. Special land use permit as provided in section 134-37.

COBB COUNTY ZONING
FEB 06 2026

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

UTILITY DISCLAIMER:

IN ADDITION TO SHOWING THE STRUCTURES TO BE BUILT UNDER THIS CONTRACT, THE DRAWINGS SHOW CERTAIN INFORMATION OBTAINED BY THE ENGINEER REGARDING ALL PIPES, POLE LINES, CONDUITS, AND OTHER STRUCTURES WHICH FIRST ALONG THE LINE OF THE WORK BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE ENGINEER AND THE OWNER EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THE DRAWINGS WITH REGARD TO EXISTING STRUCTURES, AND THE CONTRACTOR WILL NOT BE ENTITLED TO ANY EXTRA COMPENSATION ON ACCOUNT OF ANY INACCURACY OR INCOMPLETENESS OF SUCH INFORMATION SHOWN. SAID STRUCTURES BEING INDICATED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, AND MUST NEVERTHELESS THE INFORMATION TO HIS OWN SATISFACTION. THE GIVING OF THIS INFORMATION UPON THE CONTRACT DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, AND OTHER STRUCTURES. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO EXCAVATION SO AS TO PREVENT ANY DAMAGE TO THOSE SERVICES OR OTHER UTILITIES. ANY SUCH DAMAGES MUST BE REPAIRED WITHOUT DELAY AND THE COST OF SUCH REPAIRS MUST BE BORNE BY THE CONTRACTOR.

NOTE:

THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES (SUCH AS POND LIMITS, RETAINING WALLS, UNITS, ETC.) YIELD DEPICTED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING CONSIDERATIONS, ZONING, UTILITY, AND/OR FLOODPLAIN ANALYSIS. THIS PLAN SHALL BE REVISED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL NECESSARY REQUIREMENTS AND CONSTRAINTS.

OWNER/DEVELOPER:
NAME
ADDRESS
PHONE
EMAIL

24-HR CONTACT:
NAME
PHONE
EMAIL

ENGINEER:
EVANS DESIGN GROUP, INC
4755 SUMMER SONG COURT
BUFORD, GA 30519
678.207.6830 (Ph)
CONTACT: JON M. EVANS, P.E.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

Evans Design Group, Inc.
Civil Engineering / Site Planning / Land Development Services
4755 Summer Song Court
Buford, GA 30519
(Ph) 678.207.6830
jevans@evansedg.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER JON M. EVANS
GWCC LEVEL II CERT # 10877

PROJECT NAME
SCUFFLEGRIT RD C-STORE & RETAIL

1880 SCUFFLEGRIT RD
L.L. 776, 16th DIST.
COBB COUNTY, GEORGIA

DATE: 09-08-23

DESIGN BY	DRAWN BY	CHECKED BY
JME	JME	JME

■ Not Released For Construction
□ Released For Construction

OWNER/DEVELOPER

© COPYRIGHT 2023
EVANS DESIGN GROUP, INC
ALL RIGHTS RESERVED
THESE CONSTRUCTION DOCUMENTS ARE PERMITTED REPRODUCTIONS IN WHOLE OR IN PART, AND ARE PAYMENTS OF SERVICE AND ARE THE SOLE PROPERTY OF EVANS DESIGN GROUP, INC. THESE DOCUMENTS ARE NOT TO BE COPIED, NOT TO BE REPRODUCED OR CONVEYED IN ANY MANNER WHATSOEVER THEY TO BE USED FOR ANY OTHER PROJECTS, OTHER THAN THAT SPECIFICALLY INDICATED HEREIN, WITHOUT WRITTEN PERMISSION, VIEWS AND DUE COMPENSATION TO EVANS DESIGN GROUP, INC.

REVISIONS

JOB NUMBER: 23-049

SHEET TITLE: SITE PLAN

C-4

Z-16 2026 Aerial Map



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

0 130 260 Feet

Zoning Boundary

City Boundary

BEFORE THE PLANNING COMMISSION
OF COBB COUNTY, GEORGIA

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

IN RE:
APPLICATION FOR REZONING
SUBMITTED BY SUGAR BEAR PROPERTIES LLC

LETTER OF INTENT AND IMPACT ANALYSIS STATEMENT

I. Introduction and Procedural History.

Sugar Bear Properties, LLC ("Sugar Bear") has filed an application (hereinafter "the Application") requesting that property it owns in Cobb County, GA, which consists of approximately 1.88 acres located in Land Lot 776, District 16, Parcel 0020 of the 2nd Section, Cobb County, Georgia, and being known as 1880 Scufflegrit Road (hereinafter the "Property"), be rezoned to remove zoning stipulations placed on the Property during a previous rezoning so that Sugar Bear may use the Property in a manner consistent with the Cobb County Zoning Ordinance ("Zoning Ordinance"). The Property is currently zoned NRC (Neighborhood Retail Commercial) as more particularly described in the Application and in this Statement. The Property is designated as NAC (Neighborhood Activity Center) under the Future Land Use Plan for Cobb County. Sugar Bear's request for rezoning to remove the zoning conditions previously placed on the Property is in compliance with the Cobb Future Land Use Plan for the reasons asserted herein.

Specifically, Sugar Bear proposes to redevelop the Property into a building which contains a freestanding climate-controlled self-service storage facility consisting of approximately 91,888 square feet. The building will also contain approximately 9,078 square feet consisting of four (4) to six (6) separate rental units which will be leased for any or all the following uses: retail, office, service and food service establishments.

Sugar Bear has filed the Application because the Property's current zoning classification under the Cobb County Zoning Code, *NRC*, includes a severely limiting condition that was approved as part of the rezoning of the Property by Cobb County in 2002, when United Retail Development Company submitted a rezoning application so the Property could be redeveloped into an Eckerd Drug Store. When it was rezoned in 2002 for use by Eckerd Drugs, Cobb County placed a condition on its approval of the rezoning that the Property could *only* be used as a drugstore, whether it was Eckerd or another brand. The Property had only been used as a drugstore up until the time that it was vacated before Sugar Bear bought it in 2020.

Under Cobb County Code Sec. 134-213. - *NRC neighborhood retail commercial district*, the uses that are contemplated by Applicant are allowed by right. Therefore, any other property that is located within the NRC Zoning District in Cobb County is permitted to be used for the uses proposed by Sugar Bear. With the debilitating condition placed on the Property many years ago,

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

the Property is stuck in limbo and has no economic value and serves no purpose to the surrounding community. Accordingly, Sugar Bear has filed the subject Application requesting a rezoning of the Property to remove the conditions so that the Property can once again be used in a manner that is consistent with the Zoning Ordinance. The redevelopment of the Property from its vacant, outdated state to a sophisticated, sleek, modern, aesthetically new building offering numerous community-friendly uses will benefit the neighborhoods surrounding the Property, which include existing residents and businesses in both Cobb County and the City of Marietta limits. In addition, new residential developments are being built on Sandy Plains Road which will cause the demand for the proposed uses to rise.

The proposed redevelopment of the Property into an aesthetically pleasing shopping plaza with a self-service storage facility, and retail, service, office and food service elements is consistent with the standards for zoning map amendments as set forth in the Zoning Ordinance and will complement the surrounding community. The redevelopment will be an asset to Cobb County as it will bring beneficial uses to the entire community and enhance not only the subject Property but also the surrounding properties. For these reasons, Sugar Bear respectfully requests that the Cobb County Planning Commission recommend, and the Board of Commissioners approve, the Application as requested.

II. Impact Analysis Statement.

In regard to the criteria to be considered by the Planning Commission under Section 134-121(a)(7) of the Zoning Ordinance in its deliberation regarding the Application, Sugar Bear presents the following information:

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

The subject property is located at the heavily traveled intersection of Sandy Plains Road and Scufflegrit Road, an area characterized by commercial activity. Adjacent and nearby properties have historically supported various commercial uses. In fact, the property located at 1830 Scufflegrit Road, which is located immediately on the southwest side of the Property, has been exclusively used for commercial purposes for decades, with such uses including a home improvement business, a mortgage company, and commercial storage for a lawn maintenance business. Directly across from the Property on Scufflegrit Road, lying within the City of Marietta city limits, there is a Caliber Car Wash. The Car Wash sits in front of a Publix Shopping Center, which is also in the City of Marietta city limits. The Publix Shopping Center consists of a Publix Grocery Store two full service dine-in restaurants, a fast-food pizza location, and numerous other kinds of retail businesses. On Sandy Plains Road, directly across from the Property, there is a B and B Bank location. These existing and historical uses reflect the corridor's commercial character,

FEB 05 2026
COBB COUNTY ZONING

making the proposed redevelopment compatible with the surrounding properties and outlying community.

b. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.

The proposed use is compatible with existing and historical uses in the area and is not expected to negatively affect neighboring properties. On the contrary, redevelopment is likely to improve surrounding property values and increase the functionality and attractiveness of the intersection. Furthermore, the properties across both Scufflegrit Road and Sandy Plains Road are being used for commercial purposes, with one of the uses, the Publix Shopping Center, being a very active retail shopping center with continuous vehicular and pedestrian traffic within its boundaries. The proposed zoning and use of the Property will not adversely impact the existing use or usability of the adjacent properties.

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

The current zoning classification under the Cobb County Zoning Ordinance which limits the use solely to a "drugstore" does not provide for a reasonable economic use of the Property, as evidenced by the extended period of inactivity. Several prior commercial users have vacated the site, and it has failed to attract new tenants or developers under the existing zoning constraints. There is no demand for a stand-alone "drugstore" in either unincorporated Cobb County or in the neighboring properties within the City of Marietta.

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.

The proposed uses are appropriate for the location and will not place an excessive burden on public infrastructure. The intersection is designed to accommodate high traffic volumes, and utility services are readily available. The proposed development will not impact school capacities at all as it involves no residential use. Traffic will not be impacted as is detailed in the Traffic Impact Study which has been submitted with the Application.

e. Whether the zoning proposal is in conformity with the policies and intent of the comprehensive land use plan.

The Cobb Future Land Use Plan indicates that the Property lies within the Neighborhood Activity Center ("the NAC"). The purpose of the Neighborhood Activity Center category is to

provide areas that can meet the retail and service needs of adjacent neighborhoods and communities. Neighborhood Activity Centers should be primarily located at the intersection of collector roads and on the edge of residential districts so that they form a buffer between residents and the thoroughfare. The NRC zoning district and the proposed uses conform with the policies and intent of the Cobb Future Land Use Plan.

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.

There are existing or changing conditions affecting the use and development of the Property which give supporting grounds for approval of the Application. The surrounding area has evolved into a commercial corridor, with residential developments on its edge. The long-term vacancy of the subject Property provides clear evidence that the current zoning is obsolete. Changing market demands and land use trends support the need for rezoning to remove the condition to enable appropriate redevelopment. Sugar Bear is seeking approval through the governing body Cobb County to allow it to redevelop the Property into a high-end, efficient and aesthetically pleasing Property that will benefit the residents of both Cobb County and neighboring City of Marietta, alike.

III. Conclusion.

Sugar Bear Properties, LLC respectfully requests approval of its rezoning application to facilitate the redevelopment of a long-vacant and underutilized commercial property into a high-end self-service storage and retail/office destination. The proposal aligns with the public interest, supports economic development, and reflects the current and future character of the area.

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Respectfully Submitted this 5th day of February, 2026.

BERMAN FINK VAN HORN P.C.

/s/ *Lisa S. Morchower*

Lisa S. Morchower, Esq.
Georgia Bar No. 678238
Counsel for Applicant Sugar Bear Properties LLC

3475 Piedmont Road, N.E.
Suite 1640
Atlanta, GA 30305
lmorchower@bfvlaw.com
Office Direct Dial: (678) 681-6041

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Application No. _____

Summary of Intent for Rezoning

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

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):** Storage facility and retail, office, service and eating establishment rental units

b) **Proposed building architecture:** Architecture will be in line with the Cobb County design standards and is subject to approval by the distirct commissioner

c) **Proposed hours/days of operation:** The storage facility office will be open from approx. 9 am to 5 pm; Access to the storage facility will be available after hours from approx. 5 pm - 11 pm daily; The retail and office space will have normal retail hours which will comply with the Cobb County noise ordinance and any other relevant ordinance governing hours.

d) **List all requested variances:** Applicant is not requesting any variances.

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

This property includes a building which was formerly a drug store. The current zoning classification ~~for the property is NRC with the condition that it can only be used as~~ a drug store. The Applicant/Owner wishes to remove the condition so that the property can be redevolped into a building consisting of approx. 91,888 S.F. of storage facility space and approx. 11,088 S.F. of rental, retail, office, service, and eating establishment space

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). N/A

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Traffic Impact Study

Proposed Retail and Self-Storage
1880 Scufflegrit Road
City of Marietta, Cobb County, Georgia

January 16, 2026

The Epple Solutions, Inc

in collaboration with

Acampora Traffic, LLC

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Traffic Impact Study

Proposed Retail and Self-Storage
1880 Scufflegrit Road
City of Marietta, Cobb County, Georgia

prepared for:

Mr. Mike Panjwani

January 16, 2026

The Epple Solutions, Inc

in collaboration with

Acampora Traffic, LLC
858 Myrtle Street, NE
Atlanta, Georgia 30308
(678) 637-1763
e-mail: acamporatraffic@comcast.net

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Contents

INTRODUCTION **1**

EXISTING TRAFFIC CONDITIONS **2**

Description of Existing Roadways 2
Pedestrian, Bicycle, and Transit Accessibility 2
Existing Traffic Volumes 3
Existing Intersection Operations 3

NO-BUILD TRAFFIC CONDITIONS **5**

Programmed and Planned Transportation Infrastructure Projects 5
No-Build Intersection Operations 6

PROJECT TRAFFIC CHARACTERISTICS **7**

Project Description 7
Trip Generation 8
Trip Distribution and Assignment 8

FUTURE TRAFFIC CONDITIONS **10**

Auxiliary Lane Requirements at Project Accesses 10
Future Intersection Operations 11

CONCLUSIONS AND RECOMMENDATIONS **13**

APPENDIX

Tables

Table 1 – Existing Intersection Operations 4
Table 2 – Historic Georgia DOT Traffic Volume Counts and Annual Growth Rates 5
Table 3 – No-Build Intersection Operations 6
Table 4 – Project Trip Generation 8
Table 5 – Georgia DOT Right Turn Lane Standards 10
Table 6 – Georgia DOT Left Turn Lane Standards 11
Table 7 – Future Intersection Operations 12

Figures

Figure 1 – Site Location Map 1
Figure 2 – Existing Weekday A.M. and P.M. Peak Hour Traffic Volumes 3
Figure 3 – Site Plan 7
Figure 4 – Weekday A.M. and P.M. Peak Hour Project Trips and Distribution Percentages 9
Figure 5 – Future Weekday A.M. and P.M. Peak Hour Volumes 10

Introduction

This study assesses the traffic impact of a proposed retail center and self-storage development in Cobb County, to be annexed into the City of Marietta, Georgia. The site is located in the southeast corner of Sandy Plains Road at Scufflegrit Road, as shown in Figure 1. The project will consist of a 11,088 square foot retail strip center with a mix of shops and restaurants and 91,888 square feet of self-storage. The project will be served by one existing right-in/right-out (RIRO) access along Sandy Plains Road and one existing full-movement access on Scufflegrit Road via a connection through the adjacent property to the south.

The purpose of this traffic impact study is to determine existing traffic operating conditions in the vicinity of the proposed development, project future traffic volumes, assess the impact of the subject development, then develop conclusions and recommendations to mitigate the project traffic impact and ensure safe and efficient existing and future traffic conditions in the vicinity of the project.



Figure 1 – Site Location Map

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Existing Traffic Conditions

Existing traffic operating conditions in the vicinity of the proposed development were assessed. The following is a description of existing transportation facilities, traffic volumes, and intersection operations.

Description of Existing Roadways

Sandy Plains Road is an east/west urban minor arterial (Georgia DOT designation) that begins at Canton Road Connector (north of which it is a short local street named Griffin Lane) turns to the northeast, passes the subject site, then continues to the northeast. The road has two through travel lanes in each direction, a landscaped median, and exclusive turn lanes at most major intersections. At Scufflegrit Road / Ross Road there are exclusive left turn lanes in both directions but no exclusive right turn lanes. Westbound U-Turns are prohibited on Sandy Plains Road at Scufflegrit Road). The terrain is gently rolling and the posted speed limit is 45 mph. The Georgia DOT recorded an Annual Average Daily Traffic (AADT) volume of 24,900 vehicles per day (vpd) on Sandy Plains Road west of Scufflegrit Road in 2023 (the latest year for which count data is available).

Scufflegrit Road is a north/south major collector (Georgia DOT designation) that begins at Sandy Plains Road (north of which it is a local street named Ross Road), passes the subject site, turns to the southwest and changes name to Allgood Road, then crosses Interstate 75 (with no interchange) and continues to the southwest. Scufflegrit Road has one through lane in each direction and a center two-way left turn lane (TWLTL). At its intersection with Sandy Plains Road, northbound Scufflegrit Road has a shared left/through lane and dual right turn lanes, while southbound Ross Road has a shared left/through lane and a right turn lane. The terrain on Scufflegrit Road is very gently rolling and the posted speed limit is 40 mph. The intersection of Sandy Plains Road at Scufflegrit Road / Ross Road is controlled by traffic signal. The Georgia DOT recorded an AADT volume of 14,200 vpd on Allgood Road east of I-75 in 2023.

Pedestrian, Bicycle, and Transit Accessibility

There is sidewalk along both sides of Sandy Plains Road and Scufflegrit Road in this vicinity, including along both frontages of the subject site. There are striped crosswalks and pedestrian crossing signals on three of the four approaches at the signalized intersections of Sandy Plains Road at Scufflegrit Road. There is no crosswalk, and there are no pedestrian crossing signs on the east leg of the intersection (across Sandy Plains Road adjacent to the subject site). CobbLinc operates a mass transit bus service in the area but there is no regularly-scheduled service on Sandy Plains Road or Scufflegrit Road in this vicinity.

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Existing Traffic Volumes

Existing full turning movement peak hour traffic volume counts were collected at the following intersection adjacent to the site:

1. Sandy Plains Road at Scufflegrit Road / Ross Road

The counts were collected on Thursday, April 17, 2025, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m. Area schools were in session on the day on which the counts were recorded. From the intersection turning movement count data, the highest four consecutive 15-minute interval volumes at the intersection, during each time period, were determined. These volumes make up the existing weekday a.m. and p.m. peak hour traffic volumes at the intersection. These volumes are presented in Figure 2 and the raw count data is found in Appendix A.

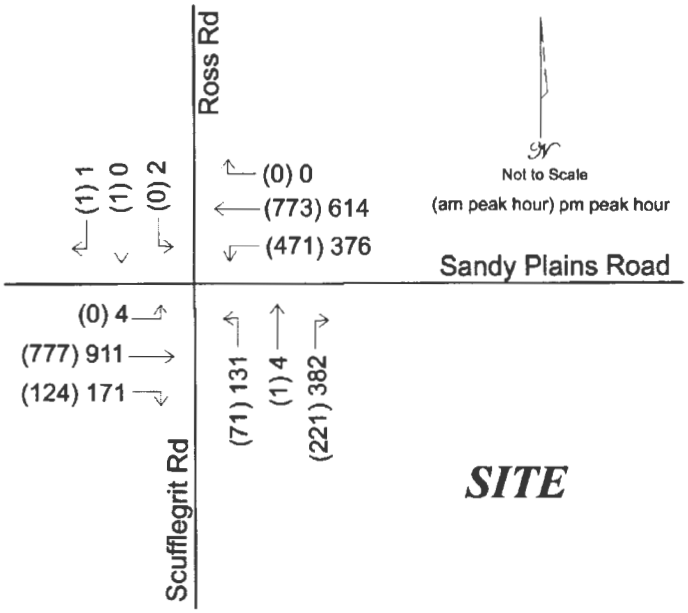


Figure 2 – Existing Weekday A.M. and P.M. Peak Hour Traffic Volumes

Existing Intersection Operations

Existing traffic operations were analyzed at the counted intersection using Synchro software, version 12 (the current version), in accordance with the methodology presented in the Transportation Research Board's 2022 *Highway Capacity Manual* 7th Edition (*HCM 7*). This methodology is presented in Appendix B. The analysis was based on the existing volumes, lanes, and control. The results of the analysis are shown in Table 1. Computer printouts containing detailed results of the existing analysis are located in Appendix C. Levels of service and delays are provided for each overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

RECEIVED
FEB 05 2026
ZONING

Table 1 – Existing Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. Sandy Plains Road at Scufflegrit Road (signal)	C	32.0	C	31.2
northbound approach	C	32.3	C	34.9
southbound approach	D	39.9	D	38.8
eastbound approach	D	42.0	D	35.5
westbound approach	C	25.6	C	25.3

The existing analysis reveals acceptable traffic operations at the study intersection. Therefore, no mitigation is identified as critical for this intersection for the existing condition. The eastbound right turn volume from Sandy Plains Road (124 vehicles in the a.m. peak hour and 171 vehicles in the p.m. peak hour) justifies the addition of an exclusive right turn lane. This lane is desirable but is not considered essential due to the acceptable existing operations.

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

No-Build Traffic Conditions

A 2030 no-build condition was developed. This represents the traffic conditions that will exist in the future after build-out of the project, but not including the project's trips. The purpose of the analysis of this condition is to isolate the traffic impacts of the proposed development from background growth in volumes that is expected to occur in the area while the project is under construction and its early years of operation.

In order to develop no-build volumes, a background growth factor was developed based on a review of historic Georgia DOT AADT traffic counts, as shown in Table 2.

Table 2 – Historic Georgia DOT Traffic Volume Counts and Annual Growth Rates

Year	Sandy Plains W of Scufflegrit	Annual Growth	Allgood E of I-75	Annual Growth	Allgood E of Scufflegrit	Annual Growth
Station ID	067-2923		067-2066		067-2068	
2019	23,700		13,700		4,750	
2020	21,800	-8.0%	12,700	-7.3%	4,420	-6.9%
2021	23,600	8.3%	13,500	6.3%	4,690	6.1%
2022	24,600	4.2%	13,800	2.2%	4,810	2.6%
2023	24,900	1.2%	14,200	2.9%	4,930	2.5%
avg growth		*1.0%*		*0.7%*		*0.7%*

Growth in the area has fluctuated. All three Georgia DOT count stations experienced a decrease in volumes between 2019 and 2020 which is considered an anomaly due to the COVID-19 pandemic. There was positive growth at all three locations the following year, which is somewhat attributable to a return to pre-pandemic levels and not necessarily new growth. In the last year of the data there was a moderate increase at all three of the count stations. Overall there was a low increasing trend between 0.7% and 1.0% at the three count locations. Based on the growth trends identified in Table 2, and taking the pandemic into consideration, it was decided that a modest background annual growth rate of 2.0% could be expected on the roads in this study while the proposed convenience store is built-out and enters operation. This equates to a 10.4% increase in volumes from 2025 to the chosen future no-build analysis year of 2030. The 10.4% background growth factor was applied to the counted 2025 volumes at the study intersection to develop the 2030 no-build volumes.

Programmed and Planned Transportation Infrastructure Projects

Programmed (scheduled and funded) or planned (anticipated) transportation infrastructure projects were identified in the immediate vicinity of the study intersections. These projects are as follows:

Cobb County DOT Project R-046 – Sandy Plains Road Northeast Improvements – This project extends from Canton Road to Ebenezer Road and includes the study intersection at Scufflegrit Road. The project will consist of signal

FEB 05 2026

timing upgrades. This project is listed under the Five Year Scenario Roadway Projects in the Cobb Forward Comprehensive Transportation Plan adopted February 8, 2022.

Cobb County DOT Project R_651 – Allgood Road / Scufflegrit Road Widening – This project will widen Allgood Road and Scufflegrit Road from two to four lanes from Cobb Parkway to Sandy Plains Road. This includes the section of Scufflegrit Road adjacent to the proposed convenience store site. This project is listed under the Ten Year Scenario Roadway Projects in the Cobb Forward Comprehensive Transportation Plan adopted February 8, 2022. It is recommended that the project civil engineer take into consideration the effect of the widening on the site plan and the project access on Scufflegrit Road.

The no-build and future analyses in this study do not assume any road widening or changes in intersection configuration or control from the existing.

No-Build Intersection Operations

The no-build condition includes the no-build traffic volumes, as described above, entered into the Synchro 12 model with the existing lanes and control. The 2030 no-build traffic operations were analyzed at the study intersection and the results of the no-build analysis are shown in Table 3. Computer printouts containing detailed results of the no-build analysis are located in Appendix D. Levels of service and delays are provided for each overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

Table 3 – No-Build Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. Sandy Plains Road at Scufflegrit Road (signal)	C	34.7	D	35.4
northbound approach	D	42.2	D	49.0
southbound approach	D	49.3	D	43.8
eastbound approach	D	44.4	D	37.3
westbound approach	C	26.8	C	26.7

The no-build analysis reveals no-build operations generally comparable to the existing condition, with increases in delays and slight drops in levels of service. No mitigation is identified at the study intersection for the no-build condition.

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Project Traffic Characteristics

This section describes the anticipated traffic characteristics of the proposed development, including a site description, how much traffic the project will generate, and where that traffic will travel.

Project Description

The site is currently developed with a retail building that is not operational, with an existing RIRO access on Sandy Plains Road. There is a house with a small business located on the property to the south and the existing site has an interparcel connection to that adjacent tract which provides connectivity to an existing full-movement access on Scufflegrit Road. The proposed project will redevelop the site with a 11,088 square foot retail strip center with a mix of shops and restaurants and 91,888 square feet of self-storage. The project will be served by the existing right-in/right-out (RIRO) access along Sandy Plains Road and the existing full-movement access on Scufflegrit Road via a connection through the adjacent property to the south. Both of the accesses are currently existing and no new curb cuts will be required. The site plan is presented in Figure 3.

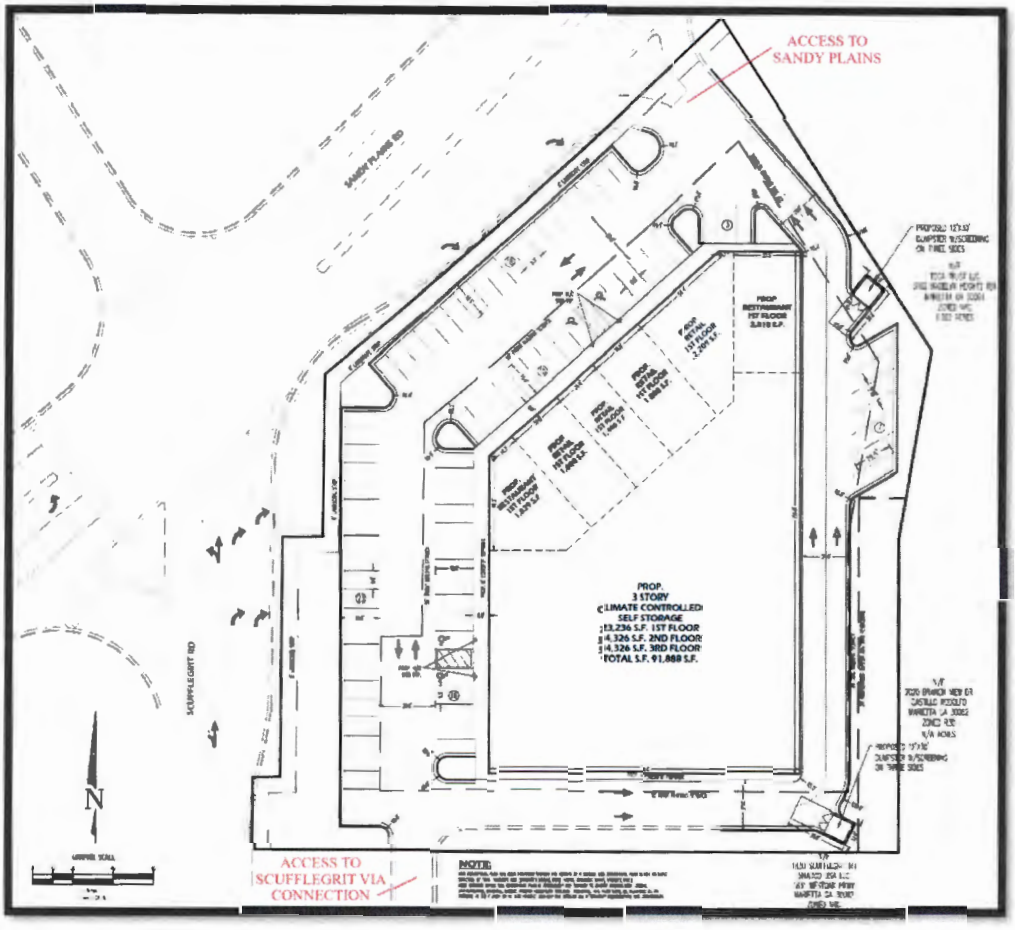


Figure 3 – Site Plan

RECEIVED
FEB 05 2026

Trip Generation

Trip generation is an estimate of the number of entering and exiting vehicular trips that will be generated by the proposed development. The volume of traffic that will be generated by the project was calculated using the equations and rates in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12th Edition (the current edition). ITE Land Use 822 – Strip Retail Plaza (<40k) was chosen for the retail and ITE Land Use 151 – Mini Warehouse was selected for the self-storage.

An adjustment was made to the retail trips to account for the effect of pass-by trips. Pass-by trips are trips that are already driving by the property but will be intercepted by the project for retail shopping or dining enroute to their final destination. These trips are new to the retail driveways, but do not represent new trips to the adjacent roadways, since they are currently occurring and are, therefore, included in existing traffic volumes. The ITE *Trip Generation Manual* includes spreadsheets with pass-by data for several similar land uses. The closest retail land use with ITE pass-by data to the proposed strip retail plaza (non-convenience store) use proposed is ITE Land Use 821 – Shopping Plaza (40,000 ft² – 150,000 ft²). This use has an average p.m. peak hour pass-by percentage of 40%. Therefore, a 40% adjustment was applied to the p.m. peak hour trips, while a 30% reduction was applied to the a.m. and 24-hour numbers for the retail use.

The trip generation for the project is presented in Table 4.

Table 4 – Project Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour		
			In	Out	Total	In	Out	Total	In	Out	Total
Strip Retail Plaza	822	11,088 ft²	24	20	44	41	41	82	349	349	698
- Pass-by Trips		30/40/30%	-7	-6	-13	-16	-16	-32	-105	-105	-210
Retail New Trips			17	14	31	25	25	50	244	244	488
Self-Storage	822	91,888 ft²	4	3	7	6	7	13	60	60	120
Total New Trips			21	17	38	31	32	63	304	304	608

The retail and self-storage development will generate 38 new a.m. peak hour trips, 63 new p.m. peak hour trips, and 608 new weekday trips.

Trip Distribution and Assignment

The trip distribution percentages indicate what proportion of the project's trips will travel to and from various directions. The trip distribution percentages for the new retail trips were based on population densities in the area and the distances of those populations to the site. The retail pass-by trips were assigned based on the existing traffic flows passing the site. The project trips, shown in Table 4, were assigned to the study intersection and the project

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

accesses based on the distribution percentages. The trip distribution percentages and the total a.m. and p.m. peak hour trips expected to be generated by the proposed development are shown in Figure 4.

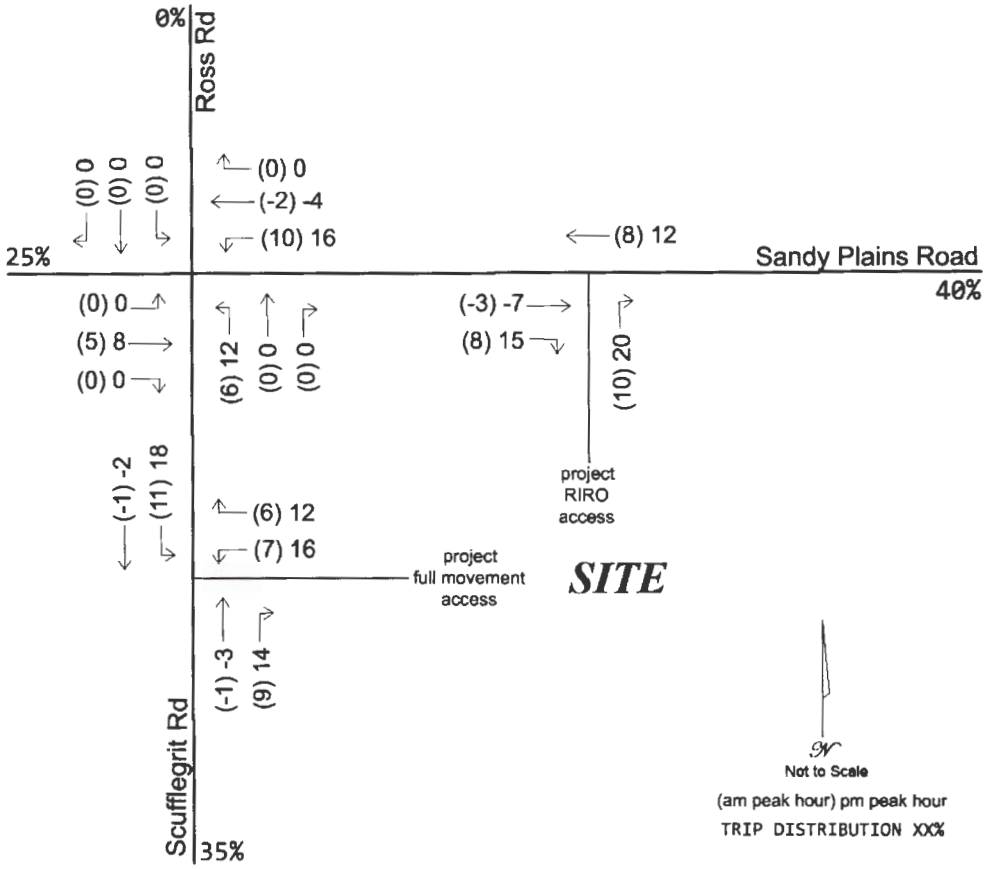


Figure 4 – Weekday A.M. and P.M. Peak Hour Project Trips and Distribution Percentages

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Future Traffic Conditions

The future volumes consist of the no-build volumes plus the trips that will be generated by the proposed retail development. The future volumes are shown in Figure 5.

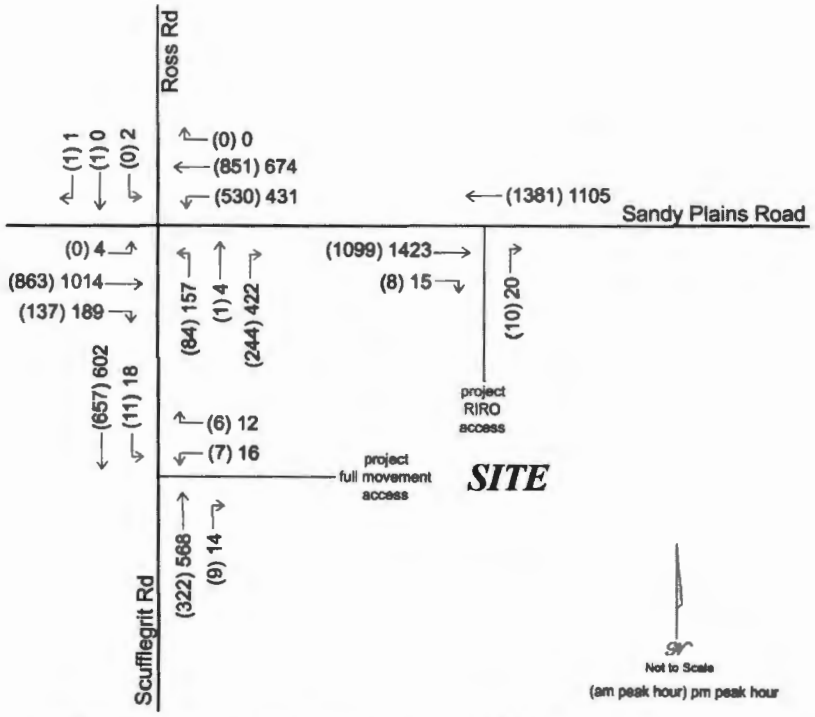


Figure 5 – Future Weekday A.M. and P.M. Peak Hour Volumes

Auxiliary Lane Requirements at Project Accesses

To determine if an eastbound right turn lane is required on Sandy Plains Road at the project access, or if a northbound right turn lane or southbound left turn lane are required on Scufflegrit Road at that project access, the Georgia DOT standards for determining the need for these auxiliary lanes, as set forth in their *Regulations for Driveway and Encroachment Control (Driveway Manual)*, revision 5.4 dated 2/10/2023, were evaluated. The right turn lane analysis is based on *Driveway Manual* Table 4-6, Minimum Volumes Requiring Right Turn Lanes, which is shown below as Table 5.

Table 5 – Georgia DOT Right Turn Lane Standards

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Table 4-6 Minimum Volumes Requiring Right Turn Lanes

The 2023 AADT on Sandy Plains Road is 24,900 vpd which is above the 10,000 vpd threshold for roads with greater than two lanes. On a road with greater than two lanes, a 45 mph speed limit, and a 24-hour volume above 10,000 vpd, the right turn volume (RTV) above which a right turn lane is required is 75 right turn vehicles (RTV) per day. The daily eastbound right turn volume on Sandy Plains Road at the project RIRO access is calculated at 118 RTV. This is above the 75 RTV threshold and, therefore, an eastbound right turn lane is required on Sandy Plains Road at the project RIRO access. This study agrees with that requirement and the site plan includes this right turn lane (the right turn lane already exists at this access). This section of Sandy Plans Road is median divided and no westbound left turn lanes will be permitted at this project access. Therefore, no westbound left turn lane is necessary.

The 2023 AADT on Scufflegrit Road (to the southwest, where the road is named Allgood Road) is 14,200 vpd which is above the 6,000 vpd threshold for roads with two lanes. On a road with two lanes, a 40 mph speed limit, and a 24-hour volume above 6,000 vpd, the right turn volume (RTV) above which a right turn lane is required is 75 right turn vehicles (RTV) per day. The daily northbound right turn volume on Scufflegrit Road at the project access is calculated at 123 RTV. This is above the 75 RTV threshold and, therefore, a northbound right turn lane is required on Scufflegrit Road at the project access. This study agrees with that requirement. However, the achievable storage and taper lengths are uncertain as this lane will be located along the frontage of adjacent property.

The left turn lane analysis for the Scufflegrit access is based on *Driveway Manual* Table 4-7a, Minimum Volumes Requiring Left Turn Lanes, which is shown below as Table 6.

Table 6 – Georgia DOT Left Turn Lane Standards

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

Table 4-7a Minimum Volumes Requiring Left Turn Lanes

The 2023 AADT on Scufflegrit Road is 14,200 vpd which is above the 6,000 vpd threshold for roads with two lanes. On a road with two lanes, a 40 mph speed limit, and a 24-hour volume above 6,000 vpd, the left turn volume (LTV) above which a left turn lane is required is 175 left turn vehicles (LTV) per day. The daily southbound left turn volume on Scufflegrit Road at the project access is calculated at 168 LTV. This is just below the 175 LTV threshold and, therefore, a southbound left turn lane is not required on Scufflegrit Road at the project access. However, if feasible, the addition of this left turn lane would be beneficial. The left turn lane design should minimize encroaching on the northbound lanes on Scufflegrit Road at Sandy Plans Road, and should approximately mirror the design of the existing, opposing northbound left turn lane that serves the car wash on the west side of Scufflegrit Road.

Future Intersection Operations

An operational analysis was performed for the anticipated future project build-out at the study intersection and the project accesses. The analysis at each access assumed that the turn lanes recommended above will be

constructed, each access will be constructed with one entering lane and one exiting lane, and each side street approach exiting the project will be controlled by side street stop sign. Table 7 presents the results of the future analysis. Computer printouts containing detailed results of the future analysis are located in Appendix E. Levels of service and delays are provided for each overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

Table 7 – Future Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. Sandy Plains Road at Scufflegrit Road (signal)	D	35.6	D	36.4
northbound approach	D	43.2	D	53.2
southbound approach	D	49.7	D	47.3
eastbound approach	D	46.2	D	37.4
westbound approach	C	27.0	C	26.7
2. Sandy Plains Road at Project RIRO Access (side street stop sign)	A	0.1	A	0.3
northbound right turn (exiting project)	C	23.4	***E***	***35.7***
3. Scufflegrit Road at Project Access (side street stop sign)	A	0.3	A	0.7
southbound left turn (entering project)	A	8.0	A	8.8
westbound approach (exiting project)	C	16.1	C	22.7

The future condition with the addition of the proposed development's trips will see continued acceptable operations, comparable to the no-build condition, with modest increases in delays. Only the northbound right turn exiting the project's RIRO access will experience moderately-high delays, and only during the p.m. peak, when eastbound flows on Sandy Plans Road are their highest. The full-movement project access on Scufflegrit Road will operate acceptably at all times.

Each project access should be constructed with one inbound lane and one exiting lane. Each exiting approach should be controlled by side street stop sign and accompanying stop bar.

It is recommended that the project civil/site engineer comply with all applicable design standards including sight distances, turn lane storage and taper lengths, turn radii, driveway widths, islands, angles with the adjacent roadways, and grades.

Conclusions and Recommendations

This study assesses the traffic impact of a proposed retail center and self-storage development in Cobb County, to be annexed into the City of Marietta, Georgia. The site is located in the southeast corner of Sandy Plains Road at Scufflegrit Road. The project will consist of a 11,088 square foot retail strip center with a mix of shops and restaurants and 91,888 square feet of self-storage. The project will be served by one existing right-in/right-out (RIRO) access along Sandy Plains Road and one existing full-movement access on Scufflegrit Road via a connection through the adjacent property to the south. The following are the findings and recommendations of this study:

1. The existing analysis reveals acceptable traffic operations at the Sandy Plains Road / Scufflegrit Road intersection. Therefore, no mitigation is identified as critical for this intersection for the existing condition.

2. The existing eastbound right turn volume from Sandy Plains Road at Scufflegrit Road (124 vehicles in the a.m. peak hour and 171 vehicles in the p.m. peak hour) justifies the addition of an exclusive right turn lane. This lane is desirable but is not considered essential due to the acceptable existing operations.

3. Traffic volume growth in the area has fluctuated. A modest background annual growth rate of 2.0% is anticipated on the roads in this study while the proposed convenience store is built-out and enters operation. This equates to a 10.4% increase in volumes from the counted 2025 volumes to the chosen future no-build analysis year of 2030.

4. Two programmed improvements that will affect the proposed development and adjacent intersection were identified - Cobb County DOT Project R-046 – Sandy Plains Road Northeast Improvements and Cobb County DOT Project R_651 – Allgood Road / Scufflegrit Road Widening. The first project will include intersection signal timing improvements at the adjacent Sandy Plains / Scufflegrit intersection. The second project will widen Scufflegrit Road adjacent to the proposed convenience store site. It is recommended that the project civil engineer take into consideration the effect of the widening on the site plan and on the project access on Scufflegrit Road.

5. The no-build analysis shows slight deterioration in operations due to anticipated growth in this area. However, no improvements, other than the eastbound right turn lane recommended in the existing analysis, are identified for the no build condition.

6. The proposed retail and self-storage development will generate 38 new a.m. peak hour trips, 63 new p.m. peak hour trips, and 608 new weekday trips.

7. The future analysis with the addition of the proposed development's trips reveals additional modest deterioration in operations at the Sandy Plains / Scufflegrit intersection. The same mitigation identified for the existing condition continues to be applicable for the future condition and no new mitigation is identified at this intersection as a consequence of the proposed development.

8. An eastbound right turn lane (deceleration lane) is required on Sandy Plains Road at the project RIRO access. This lane exists and is shown on the proposed site plan. No westbound left turn lane will be necessary on Sandy Plans Road at that access because the project access will be restricted to RIRO movements and entering left turns will be prohibited.

9. A northbound right turn lane is required and should be provided on Scufflegrit Road at the project full-movement access. The achievable storage and taper lengths for the right turn lane are uncertain as this lane will be located along the frontage of adjacent property.

10. A southbound left turn lane is not required at the project full-movement access on Scufflegrit Road. However, if feasible, the addition of this left turn lane would be beneficial. The left turn lane design should minimize encroaching on the northbound lanes on Scufflegrit Road at Sandy Plans Road, and should approximately mirror the design of the existing, opposing northbound left turn lane that serves the car wash on the west side of Scufflegrit Road.

11. Each project access should be constructed with one inbound lane and one exiting lane. Each exiting approach should be controlled by side street stop sign and accompanying stop bar.

12. It is recommended that the project civil/site engineer comply with all applicable design standards including sight distances, driveway spacing, turn lane storage and taper lengths, turn radii, driveway widths, islands, angles with the adjacent roadways, and grades.

Appendix A

Traffic Count Data and

Traffic Volume Worksheets

1880 Scufflegrit Road Retail Center and Self-Storage
Traffic Impact Study

City of Marietta and Cobb County, Georgia

January 2026

Intersection: 1. Sandy Plains Road at Scufflegrit Road / Ross Road

Weekday A.M. Peak Hour	Northbound Scufflegrit Road				Southbound Ross Road				Eastbound Sandy Plains Road				Westbound Sandy Plains Road			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Counted Volumes (Thursday, April 17, 2025 7:30-8:30)	**71**	**1**	**221**	**293**	**0**	**1**	**1**	**2**	**0**	**777**	**124**	**901**	**471**	**773**	**0**	**1244**
Annual Background Growth to 2030	10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%	
2030 No-Build Volumes	**78**	**1**	**244**	**323**	**0**	**1**	**1**	**2**	**0**	**858**	**137**	**995**	**520**	**853**	**0**	**1373**
Retail New Trips and Self-Storage Trips	4	0	0	4	0	0	0	0	0	5	0	5	8	0	0	8
Retail Pass-by Trips	2	0	0	2	0	0	0	0	0	0	0	0	2	-2	0	0
Project Total Trips	**6**	**0**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**5**	**0**	**5**	**10**	**-2**	**0**	**8**
2030 Build Volumes	**84**	**1**	**244**	**329**	**0**	**1**	**1**	**2**	**0**	**863**	**137**	**1000**	**530**	**851**	**0**	**1381**

Weekday P.M. Peak Hour	Northbound Scufflegrit Road				Southbound Ross Road				Eastbound Sandy Plains Road				Westbound Sandy Plains Road			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Counted Volumes (Thursday, April 17, 2025 5:00-6:00)	**131**	**4**	**382**	**517**	**2**	**0**	**1**	**3**	**4**	**911**	**171**	**1086**	**376**	**614**	**0**	**990**
Annual Background Growth to 2030	10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%	
2030 No-Build Volumes	**145**	**4**	**422**	**571**	**2**	**0**	**1**	**3**	**4**	**1006**	**189**	**1199**	**415**	**678**	**0**	**1093**
Retail New Trips and Self-Storage Trips	8	0	0	8	0	0	0	0	0	8	0	8	12	0	0	12
Retail Pass-by Trips	4	0	0	4	0	0	0	0	0	0	0	0	4	-4	0	0
Project Total Trips	**12**	**0**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**8**	**0**	**8**	**16**	**-4**	**0**	**12**
2030 Build Volumes	**157**	**4**	**422**	**583**	**2**	**0**	**1**	**3**	**4**	**1014**	**189**	**1207**	**431**	**674**	**0**	**1105**

1880 Scufflegrit Road Retail Center and Self-Storage
Traffic Impact Study

City of Marietta and Cobb County, Georgia

January 2026

Intersection: 2. Sandy Plains Road at Project RIRO Access

Weekday A.M. Peak Hour	Northbound Project RIRO Access			Eastbound Sandy Plains Road			Westbound Sandy Plains Road	
	R	Tot		T	R	Tot	T	Tot
Counted Volumes (Thursday, April 17, 2025 7:30-8:30)				**998**		**998**	**1244**	**1244**
Annual Background Growth to 2030				10.4%			10.4%	
2030 No-Build Volumes				**1102**		**1102**	**1373**	**1373**
Retail New Trips and Self-Storage Trips	7	7		0	5	5	8	8
Retail Pass-by Trips	3	3		-3	3	0	0	0
Project Total Trips	**10**	**10**		**-3**	**8**	**5**	**8**	**8**
2030 Build Volumes	**10**	**10**		**1099**	**8**	**1107**	**1381**	**1381**

Weekday P.M. Peak Hour	Northbound Project RIRO Access			Eastbound Sandy Plains Road			Westbound Sandy Plains Road	
	R	Tot		T	R	Tot	T	Tot
Counted Volumes (Thursday, April 17, 2025 5:00-6:00)				**1295**		**1295**	**990**	**990**
Annual Background Growth to 2030				10.4%			10.4%	
2030 No-Build Volumes				**1430**		**1430**	**1093**	**1093**
Retail New Trips and Self-Storage Trips	13	13		0	8	8	12	12
Retail Pass-by Trips	7	7		-7	7	0	0	0
Project Total Trips	**20**	**20**		**-7**	**15**	**8**	**12**	**12**
2030 Build Volumes	**20**	**20**		**1423**	**15**	**1438**	**1105**	**1105**

1880 Scufflegrit Road Retail Center and Self-Storage
Traffic Impact Study

City of Marietta and Cobb County, Georgia

January 2026

Intersection: 3. Scufflegrit Road at Project RIRO Access

Weekday A.M. Peak Hour	Northbound Scufflegrit Road			Southbound Scufflegrit Road				Westbound Project Access		
	T	R	Tot	L	T	Tot		L	R	Tot
Counted Volumes (Thursday, April 17, 2025 7:30-8:30)	**293**		**293**		**596**	**596**				
Annual Background Growth to 2030	10.4%				10.4%					
2030 No-Build Volumes	**323**		**323**		**658**	**658**				
Retail New Trips and Self-Storage Trips	0	8	8	8	0	8		6	4	10
Retail Pass-by Trips	-1	1	0	3	-1	2		1	2	3
Project Total Trips	**-1**	**9**	**8**	**11**	**-1**	**10**		**7**	**6**	**13**
2030 Build Volumes	**322**	**9**	**331**	**11**	**657**	**668**		**7**	**6**	**13**

Weekday P.M. Peak Hour	Northbound Scufflegrit Road			Southbound Scufflegrit Road				Westbound Project Access		
	L T	R	Tot	L	T	Tot		L	R	Tot
Counted Volumes (Thursday, April 17, 2025 5:00-6:00)	**517**		**517**		**547**	**547**				
Annual Background Growth to 2030	10.4%				10.4%					
2030 No-Build Volumes	**571**		**571**		**604**	**604**				
Retail New Trips and Self-Storage Trips	0	11	11	12	0	12		11	8	19
Retail Pass-by Trips	-3	3	0	6	-2	4		5	4	9
Project Total Trips	**-3**	**14**	**11**	**18**	**-2**	**16**		**16**	**12**	**28**
2030 Build Volumes	**568**	**14**	**582**	**18**	**602**	**620**		**16**	**12**	**28**

Reliable Traffic Data Servies

(770) 578-8158 | info@reliabletraffic.org

TMC Data
Sandy Plains Rd @ Scufflegrit Rd/Ross Rd
Marietta, GA
7-9 AM | 4-6 PM

File Name : 50070001
Site Code : 50070001
Start Date : 4/17/2025
Page No : 1

Groups Printed- Cars, Trucks, Buses

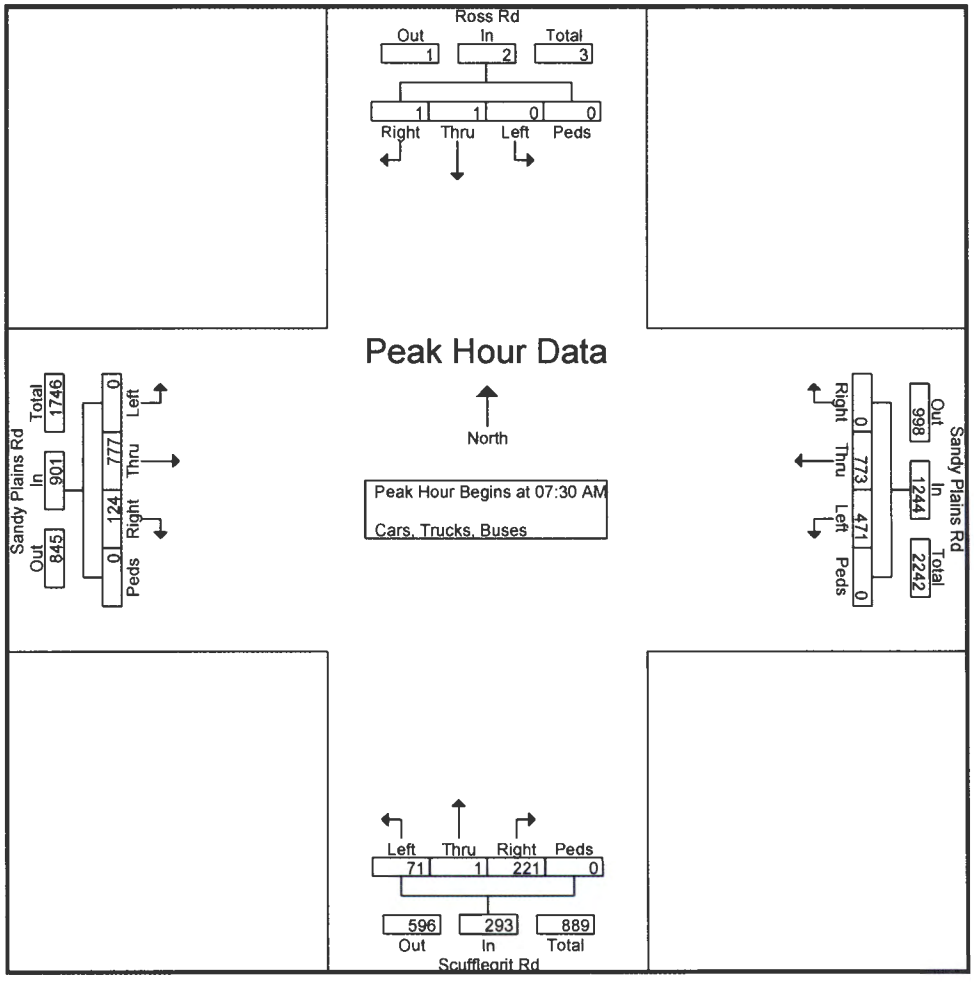
	Scufflegrit Rd Northbound					Ross Rd Southbound					Sandy Plains Rd Eastbound					Sandy Plains Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	16	0	35	0	51	0	0	1	0	1	4	172	18	0	194	83	178	0	0	261	507
07:15 AM	13	0	60	0	73	0	0	0	0	0	0	181	23	0	204	126	183	0	0	309	586
07:30 AM	18	1	53	0	72	0	0	0	0	0	0	167	24	0	191	133	217	0	0	350	613
07:45 AM	22	0	54	0	76	0	0	0	0	0	0	215	34	0	249	110	181	0	0	291	616
Total	69	1	202	0	272	0	0	1	0	1	4	735	99	0	838	452	759	0	0	1211	2322
08:00 AM	17	0	60	0	77	0	1	1	0	2	0	169	33	0	202	109	171	0	0	280	561
08:15 AM	14	0	54	0	68	0	0	0	0	0	0	226	33	0	259	119	204	0	0	323	650
08:30 AM	17	0	55	0	72	0	1	0	0	1	1	174	27	0	202	99	145	1	0	245	520
08:45 AM	17	0	49	0	66	0	0	0	0	0	0	167	36	0	203	93	159	0	0	252	521
Total	65	0	218	0	283	0	2	1	0	3	1	736	129	0	866	420	679	1	0	1100	2252
*** BREAK ***																					
04:00 PM	29	0	101	0	130	0	0	5	0	5	2	269	31	0	302	85	139	0	0	224	661
04:15 PM	23	0	93	0	116	0	0	2	0	2	2	231	16	0	249	82	124	0	0	206	573
04:30 PM	23	0	108	0	131	0	0	0	0	0	0	250	25	0	275	74	143	0	0	217	623
04:45 PM	27	0	93	0	120	0	0	0	0	0	0	249	23	0	272	83	129	0	0	212	604
Total	102	0	395	0	497	0	0	7	0	7	4	999	95	0	1098	324	535	0	0	859	2461
05:00 PM	31	1	87	0	119	0	0	0	0	0	1	246	41	0	288	81	157	0	0	238	645
05:15 PM	36	1	102	0	139	1	0	1	0	2	0	224	43	0	267	97	130	0	0	227	635
05:30 PM	38	2	95	0	135	0	0	0	0	0	2	244	49	0	295	100	175	0	0	275	705
05:45 PM	26	0	98	0	124	1	0	0	0	1	1	197	38	0	236	98	152	0	0	250	611
Total	131	4	382	0	517	2	0	1	0	3	4	911	171	0	1086	376	614	0	0	990	2596
Grand Total	367	5	1197	0	1569	2	2	10	0	14	13	3381	494	0	3888	1572	2587	1	0	4160	9631
Apprch %	23.4	0.3	76.3	0		14.3	14.3	71.4	0		0.3	87	12.7	0		37.8	62.2	0	0		
Total %	3.8	0.1	12.4	0	16.3	0	0	0.1	0	0.1	0.1	35.1	5.1	0	40.4	16.3	26.9	0	0	43.2	

Reliable Traffic Data Servies

(770) 578-8158 | info@reliabletraffic.org

File Name : 50070001
Site Code : 50070001
Start Date : 4/17/2025
Page No : 2

	Scufflegrit Rd Northbound					Ross Rd Southbound					Sandy Plains Rd Eastbound					Sandy Plains Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	18	1	53	0	72	0	0	0	0	0	0	167	24	0	191	**133**	**217**	0	0	**350**	613
07:45 AM	**22**	0	54	0	76	0	0	0	0	0	0	215	**34**	0	249	110	181	0	0	291	616
08:00 AM	17	0	**60**	0	**77**	0	**1**	1	0	**2**	0	169	33	0	202	109	171	0	0	280	561
08:15 AM	14	0	54	0	68	0	0	0	0	0	0	**226**	33	0	**259**	119	204	0	0	323	**650**
Total Volume	71	1	221	0	293	0	1	1	0	2	0	777	124	0	901	471	773	0	0	1244	2440
% App. Total	24.2	0.3	75.4	0		0	50	50	0		0	86.2	13.8	0		37.9	62.1	0	0		
PHF	.807	.250	.921	.000	.951	.000	.250	.250	.000	.250	.000	.860	.912	.000	.870	.885	.891	.000	.000	.889	.938

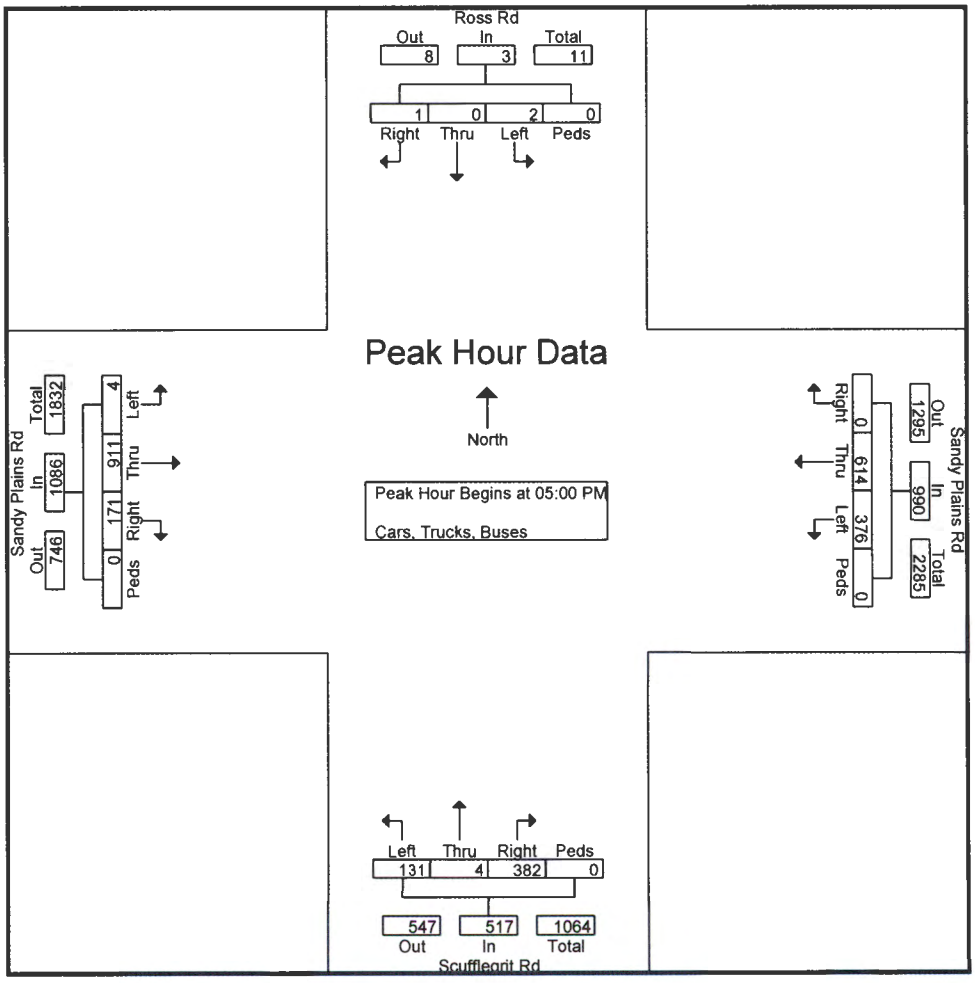


Reliable Traffic Data Servies

(770) 578-8158 | info@reliabletraffic.org

File Name : 50070001
Site Code : 50070001
Start Date : 4/17/2025
Page No : 3

	Scufflegrit Rd Northbound					Ross Rd Southbound					Sandy Plains Rd Eastbound					Sandy Plains Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	31	1	87	0	119	0	0	0	0	0	1	**246**	**41**	0	288	81	157	0	0	238	645
05:15 PM	36	1	**102**	0	**139**	**1**	0	**1**	0	**2**	0	224	43	0	267	97	130	0	0	227	635
05:30 PM	**38**	**2**	95	0	135	0	0	0	0	0	**2**	244	**49**	0	**295**	**100**	**175**	0	0	**275**	**705**
05:45 PM	26	0	98	0	124	1	0	0	0	1	1	197	38	0	236	98	152	0	0	250	611
Total Volume	131	4	382	0	517	2	0	1	0	3	4	911	171	0	1086	376	614	0	0	990	2596
% App. Total	25.3	0.8	73.9	0		66.7	0	33.3	0		0.4	83.9	15.7	0		38	62	0	0		
PHF	.862	.500	.936	.000	.930	.500	.000	.250	.000	.375	.500	.926	.872	.000	.920	.940	.877	.000	.000	.900	.921



Appendix B

Intersection Analysis Methodology

Intersection Analysis Methodology

The methodology used for evaluating traffic operations at intersections is presented in the Transportation Research Board's 2022 *Highway Capacity Manual*, 7th Edition (HCM 7). Synchro 12 software, which emulates the HCM 7 methodology, was used for all analyses. The following is an overview of the methodology employed for the analysis of signalized intersections and roundabouts and stop-sign controlled (unsignalized) intersections. Levels of service (LOS) are assigned letters A through F. LOS A indicates operations with very low control delay while LOS F describes operations with high control delay. LOS F is considered to be unacceptable by most drivers, while LOS E is typically considered to be the limit of acceptable delay.

Signalized Intersections and Roundabouts – Level of service for a signalized intersection and a roundabout is defined in terms of control delay per vehicle. For signalized intersections and roundabouts, a composite intersection level of service is determined. The thresholds for each level of service are higher for signalized intersections and roundabouts than for unsignalized intersections. This is attributable to a variety of factors including expectation and acceptance of higher delays at signals/roundabouts, and the fact that drivers can relax when waiting at a signal as opposed to having to remain attentive as they proceed through the unsignalized intersection. The level of service criteria for signalized intersections and roundabouts are shown in Table A.

Table A – Level of Service Criteria for Signalized Intersections and Roundabouts

Control Delay (s/veh)	LOS
≤ 10	A
> 10 and ≤ 20	B
> 20 and ≤ 35	C
> 35 and ≤ 55	D
> 55 and ≤ 80	E
> 80	F

Source: Highway Capacity Manual 7

Unsignalized Intersections – Level of service for an unsignalized intersection is defined in terms of control delay per vehicle. Control delay is that portion of delay attributable to the control device and includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The delays at unsignalized intersections are based on gap acceptance theory, factoring in availability of gaps, usefulness of the gaps, and the priority of right-of-way given to each traffic stream. The level of service criteria for unsignalized intersections are presented in Table B.

Table B – Level of Service Criteria for Unsignalized Intersections

Control Delay (s/veh)	LOS
0 – 10	A
> 10 and ≤ 15	B
> 15 and ≤ 25	C
> 25 and ≤ 35	D
> 35 and ≤ 50	E
> 50	F

Source: Highway Capacity Manual 7

Appendix C

Existing Intersection Operational Analysis

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	777	124	471	773	0	71	1	221	0	1	1
Future Volume (veh/h)	0	777	124	471	773	0	71	1	221	0	1	1
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	0	893	0	529	869	0	75	1	233	0	4	4
Peak Hour Factor	0.87	0.87	0.87	0.89	0.89	0.89	0.95	0.95	0.95	0.25	0.25	0.25
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	260	987		553	2065	0	362	5	573	0	116	98
Arrive On Green	0.00	0.28	0.00	0.25	0.58	0.00	0.21	0.21	0.21	0.00	0.06	0.06
Sat Flow, veh/h	1781	3647	0	1781	3647	0	1759	23	2790	0	1870	1585
Grp Volume(v), veh/h	0	893	0	529	869	0	76	0	233	0	4	4
Grp Sat Flow(s),veh/h/ln	1781	1777	0	1781	1777	0	1782	0	1395	0	1870	1585
Q Serve(g_s), s	0.0	21.6	0.0	20.8	12.1	0.0	3.2	0.0	6.4	0.0	0.2	0.2
Cycle Q Clear(g_c), s	0.0	21.6	0.0	20.8	12.1	0.0	3.2	0.0	6.4	0.0	0.2	0.2
Prop In Lane	1.00		0.00	1.00		0.00	0.99		1.00	0.00		1.00
Lane Grp Cap(c), veh/h	260	987		553	2065	0	366	0	573	0	116	98
V/C Ratio(X)	0.00	0.90		0.96	0.42	0.00	0.21	0.00	0.41	0.00	0.03	0.04
Avail Cap(c_a), veh/h	358	1026		553	2065	0	366	0	573	0	116	98
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh	0.0	31.0	0.0	22.8	10.3	0.0	29.3	0.0	30.7	0.0	39.3	39.3
Incr Delay (d2), s/veh	0.0	11.0	0.0	27.6	0.1	0.0	1.3	0.0	2.1	0.0	0.6	0.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	10.0	0.0	11.8	3.9	0.0	1.4	0.0	2.2	0.0	0.1	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	0.0	42.0	0.0	50.4	10.5	0.0	30.6	0.0	32.8	0.0	39.8	40.1
LnGrp LOS		D		D	B		C		C		D	D
Approach Vol, veh/h		893			1398			309			8	
Approach Delay, s/veh		42.0			25.6			32.3			39.9	
Approach LOS		D			C			C			D	

Timer - Assigned Phs	2	3	4		6	7	8					
Phs Duration (G+Y+Rc), s	22.8	27.0	29.2		10.0	0.0	56.2					
Change Period (Y+Rc), s	4.5	4.5	4.5		4.5	4.5	4.5					
Max Green Setting (Gmax), s	18.3	22.5	25.7		5.5	5.0	43.2					
Max Q Clear Time (g_c+I1), s	8.4	22.8	23.6		2.2	0.0	14.1					
Green Ext Time (p_c), s	0.9	0.0	1.2		0.0	0.0	6.2					

Intersection Summary	
HCM 7th Control Delay, s/veh	32.0
HCM 7th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	4	911	171	376	614	0	131	4	382	2	0	1
Future Volume (veh/h)	4	911	171	376	614	0	131	4	382	2	0	1
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	4	990	0	418	682	0	141	4	411	5	0	3
Peak Hour Factor	0.92	0.92	0.92	0.90	0.90	0.90	0.93	0.93	0.93	0.38	0.38	0.38
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	332	1123		452	1783	0	386	11	620	113	0	100
Arrive On Green	0.01	0.32	0.00	0.19	0.50	0.00	0.22	0.22	0.22	0.06	0.00	0.06
Sat Flow, veh/h	1781	3647	0	1781	3647	0	1734	49	2790	1781	0	1585
Grp Volume(v), veh/h	4	990	0	418	682	0	145	0	411	5	0	3
Grp Sat Flow(s),veh/h/ln	1781	1777	0	1781	1777	0	1784	0	1395	1781	0	1585
Q Serve(g_s), s	0.1	22.9	0.0	14.4	10.3	0.0	6.0	0.0	11.7	0.2	0.0	0.2
Cycle Q Clear(g_c), s	0.1	22.9	0.0	14.4	10.3	0.0	6.0	0.0	11.7	0.2	0.0	0.2
Prop In Lane	1.00		0.00	1.00		0.00	0.97		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	332	1123		452	1783	0	397	0	620	113	0	100
V/C Ratio(X)	0.01	0.88		0.92	0.38	0.00	0.37	0.00	0.66	0.04	0.00	0.03
Avail Cap(c_a), veh/h	427	1212		474	1783	0	397	0	620	113	0	100
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	20.0	28.1	0.0	21.2	13.3	0.0	28.6	0.0	30.8	38.2	0.0	38.1
Incr Delay (d2), s/veh	0.0	7.4	0.0	23.4	0.1	0.0	2.6	0.0	5.5	0.7	0.0	0.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	10.0	0.0	8.1	3.6	0.0	2.8	0.0	4.1	0.1	0.0	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	20.0	35.6	0.0	44.6	13.5	0.0	31.2	0.0	36.3	38.9	0.0	38.7
LnGrp LOS	C	D		D	B		C		D	D		D
Approach Vol, veh/h		994			1100			556			8	
Approach Delay, s/veh		35.5			25.3			34.9			38.8	
Approach LOS		D			C			C			D	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		23.8	21.1	31.9		10.0	5.0	48.0				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		19.3	17.6	29.6		5.5	5.1	42.1				
Max Q Clear Time (g_c+I1), s		13.7	16.4	24.9		2.2	2.1	12.3				
Green Ext Time (p_c), s		1.3	0.2	2.5		0.0	0.0	4.6				

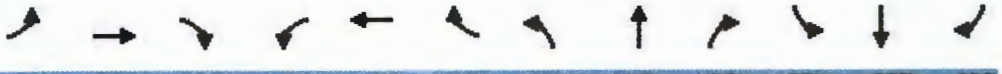
Intersection Summary	
HCM 7th Control Delay, s/veh	31.2
HCM 7th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Appendix D

No-Build Intersection Operational Analysis



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	858	137	520	853	0	78	1	244	0	1	1
Future Volume (veh/h)	0	858	137	520	853	0	78	1	244	0	1	1
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	0	986	0	584	958	0	82	1	257	0	4	4
Peak Hour Factor	0.87	0.87	0.87	0.89	0.89	0.89	0.95	0.95	0.95	0.25	0.25	0.25
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	250	1098		608	2277	0	320	4	508	0	96	81
Arrive On Green	0.00	0.31	0.00	0.29	0.64	0.00	0.18	0.18	0.18	0.00	0.05	0.05
Sat Flow, veh/h	1781	3647	0	1781	3647	0	1761	21	2790	0	1870	1585
Grp Volume(v), veh/h	0	986	0	584	958	0	83	0	257	0	4	4
Grp Sat Flow(s),veh/h/ln	1781	1777	0	1781	1777	0	1782	0	1395	0	1870	1585
Q Serve(g_s), s	0.0	28.4	0.0	28.9	14.2	0.0	4.3	0.0	8.9	0.0	0.2	0.3
Cycle Q Clear(g_c), s	0.0	28.4	0.0	28.9	14.2	0.0	4.3	0.0	8.9	0.0	0.2	0.3
Prop In Lane	1.00		0.00	1.00		0.00	0.99		1.00	0.00		1.00
Lane Grp Cap(c), veh/h	250	1098		608	2277	0	324	0	508	0	96	81
V/C Ratio(X)	0.00	0.90		0.96	0.42	0.00	0.26	0.00	0.51	0.00	0.04	0.05
Avail Cap(c_a), veh/h	331	1177		616	2277	0	324	0	508	0	96	81
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh	0.0	35.4	0.0	28.4	9.5	0.0	37.6	0.0	39.5	0.0	48.3	48.3
Incr Delay (d2), s/veh	0.0	9.0	0.0	26.5	0.1	0.0	1.9	0.0	3.6	0.0	0.8	1.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	13.0	0.0	18.4	4.7	0.0	2.0	0.0	3.2	0.0	0.1	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	0.0	44.4	0.0	54.9	9.6	0.0	39.5	0.0	43.1	0.0	49.1	49.5
LnGrp LOS		D		D	A		D		D		D	D
Approach Vol, veh/h		986			1542			340			8	
Approach Delay, s/veh		44.4			26.8			42.2			49.3	
Approach LOS		D			C			D			D	

Timer - Assigned Phs	2	3	4		6	7	8
Phs Duration (G+Y+Rc), s	24.0	35.5	37.6		10.0	0.0	73.2
Change Period (Y+Rc), s	4.5	4.5	4.5		4.5	4.5	4.5
Max Green Setting (Gmax), s	19.5	31.5	35.5		5.5	5.0	62.0
Max Q Clear Time (g_c+I1), s	10.9	30.9	30.4		2.3	0.0	16.2
Green Ext Time (p_c), s	0.9	0.2	2.7		0.0	0.0	7.5

Intersection Summary	
HCM 7th Control Delay, s/veh	34.7
HCM 7th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	4	1006	189	415	678	0	145	4	422	2	0	1
Future Volume (veh/h)	4	1006	189	415	678	0	145	4	422	2	0	1
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	4	1093	0	461	753	0	156	4	454	5	0	3
Peak Hour Factor	0.92	0.92	0.92	0.90	0.90	0.90	0.93	0.93	0.93	0.38	0.38	0.38
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	329	1228		491	1984	0	335	9	538	102	0	90
Arrive On Green	0.01	0.35	0.00	0.22	0.56	0.00	0.19	0.19	0.19	0.06	0.00	0.06
Sat Flow, veh/h	1781	3647	0	1781	3647	0	1739	45	2790	1781	0	1585
Grp Volume(v), veh/h	4	1093	0	461	753	0	160	0	454	5	0	3
Grp Sat Flow(s),veh/h/ln	1781	1777	0	1781	1777	0	1783	0	1395	1781	0	1585
Q Serve(g_s), s	0.1	28.0	0.0	18.8	11.5	0.0	7.7	0.0	15.1	0.3	0.0	0.2
Cycle Q Clear(g_c), s	0.1	28.0	0.0	18.8	11.5	0.0	7.7	0.0	15.1	0.3	0.0	0.2
Prop In Lane	1.00		0.00	1.00		0.00	0.97		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	329	1228		491	1984	0	344	0	538	102	0	90
V/C Ratio(X)	0.01	0.89		0.94	0.38	0.00	0.47	0.00	0.84	0.05	0.00	0.03
Avail Cap(c_a), veh/h	414	1322		509	1984	0	344	0	538	102	0	90
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	20.4	29.8	0.0	25.6	11.9	0.0	34.5	0.0	37.5	43.0	0.0	43.0
Incr Delay (d2), s/veh	0.0	7.5	0.0	25.0	0.1	0.0	4.5	0.0	14.9	0.9	0.0	0.7
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	12.3	0.0	13.3	4.0	0.0	3.7	0.0	6.0	0.1	0.0	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	20.4	37.3	0.0	50.6	12.1	0.0	39.0	0.0	52.5	43.9	0.0	43.7
LnGrp LOS	C	D		D	B		D		D	D		D
Approach Vol, veh/h		1097			1214			614			8	
Approach Delay, s/veh		37.3			26.7			49.0			43.8	
Approach LOS		D			C			D			D	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		23.1	25.5	37.8		10.0	5.0	58.4				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		18.6	22.0	35.9		5.5	5.1	52.8				
Max Q Clear Time (g_c+I1), s		17.1	20.8	30.0		2.3	2.1	13.5				
Green Ext Time (p_c), s		0.5	0.2	3.3		0.0	0.0	5.4				

Intersection Summary	
HCM 7th Control Delay, s/veh	35.4
HCM 7th LOS	D

Notes

User approved pedestrian interval to be less than phase max green.
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Appendix E

Future Intersection Operational Analysis

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	863	137	530	851	0	84	1	244	0	1	1
Future Volume (veh/h)	0	863	137	530	851	0	84	1	244	0	1	1
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	0	992	0	596	956	0	88	1	257	0	4	4
Peak Hour Factor	0.87	0.87	0.87	0.89	0.89	0.89	0.95	0.95	0.95	0.25	0.25	0.25
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	249	1092		619	2298	0	312	4	494	0	95	81
Arrive On Green	0.00	0.31	0.00	0.30	0.65	0.00	0.18	0.18	0.18	0.00	0.05	0.05
Sat Flow, veh/h	1781	3647	0	1781	3647	0	1762	20	2790	0	1870	1585
Grp Volume(v), veh/h	0	992	0	596	956	0	89	0	257	0	4	4
Grp Sat Flow(s),veh/h/ln	1781	1777	0	1781	1777	0	1782	0	1395	0	1870	1585
Q Serve(g_s), s	0.0	28.9	0.0	30.0	14.0	0.0	4.7	0.0	9.0	0.0	0.2	0.3
Cycle Q Clear(g_c), s	0.0	28.9	0.0	30.0	14.0	0.0	4.7	0.0	9.0	0.0	0.2	0.3
Prop In Lane	1.00		0.00	1.00		0.00	0.99		1.00	0.00		1.00
Lane Grp Cap(c), veh/h	249	1092		619	2298	0	316	0	494	0	95	81
V/C Ratio(X)	0.00	0.91		0.96	0.42	0.00	0.28	0.00	0.52	0.00	0.04	0.05
Avail Cap(c_a), veh/h	330	1150		626	2298	0	316	0	494	0	95	81
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh	0.0	35.9	0.0	28.8	9.2	0.0	38.4	0.0	40.2	0.0	48.7	48.7
Incr Delay (d2), s/veh	0.0	10.3	0.0	26.7	0.1	0.0	2.2	0.0	3.9	0.0	0.8	1.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	13.4	0.0	18.9	4.6	0.0	2.2	0.0	3.3	0.0	0.1	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	0.0	46.2	0.0	55.4	9.3	0.0	40.7	0.0	44.1	0.0	49.5	49.9
LnGrp LOS		D		E	A		D		D		D	D
Approach Vol, veh/h		992			1552			346			8	
Approach Delay, s/veh		46.2			27.0			43.2			49.7	
Approach LOS		D			C			D			D	

Timer - Assigned Phs	2	3	4		6	7	8
Phs Duration (G+Y+Rc), s	23.6	36.6	37.6		10.0	0.0	74.3
Change Period (Y+Rc), s	4.5	4.5	4.5		4.5	4.5	4.5
Max Green Setting (Gmax), s	19.1	32.5	34.9		5.5	5.0	62.4
Max Q Clear Time (g_c+I1), s	11.0	32.0	30.9		2.3	0.0	16.0
Green Ext Time (p_c), s	0.9	0.1	2.2		0.0	0.0	7.5

Intersection Summary	
HCM 7th Control Delay, s/veh	35.6
HCM 7th LOS	D

Notes

User approved pedestrian interval to be less than phase max green.
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	0.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱		↑		↱
Traffic Vol, veh/h	1099	8	0	1381	0	10
Future Vol, veh/h	1099	8	0	1381	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	92	89	92	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1263	9	0	1552	0	12

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	1263
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.318
Pot Cap-1 Maneuver	-	-	0	-	0	207
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	207
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	23.43
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	207	-	-	-
HCM Lane V/C Ratio	0.057	-	-	-
HCM Ctrl Dly (s/v)	23.4	-	-	-
HCM Lane LOS	C	-	-	-
HCM 95th %tile Q(veh)	0.2	-	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	6	322	9	11	657
Future Vol, veh/h	7	6	322	9	11	657
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	150	60	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	95	95	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	7	339	9	12	730

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1093	339	0	0	348	0
Stage 1	339	-	-	-	-	-
Stage 2	754	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	237	703	-	-	1210	-
Stage 1	722	-	-	-	-	-
Stage 2	465	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	235	703	-	-	1210	-
Mov Cap-2 Maneuver	235	-	-	-	-	-
Stage 1	722	-	-	-	-	-
Stage 2	460	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	16.13	0	0.13
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	339	1210	-
HCM Lane V/C Ratio	-	-	0.045	0.01	-
HCM Ctrl Dly (s/v)	-	-	16.1	8	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	4	1014	189	431	674	0	157	4	422	2	0	1
Future Volume (veh/h)	4	1014	189	431	674	0	157	4	422	2	0	1
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	4	1102	0	479	749	0	169	4	454	5	0	3
Peak Hour Factor	0.92	0.92	0.92	0.90	0.90	0.90	0.93	0.93	0.93	0.38	0.38	0.38
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	331	1255		511	2053	0	329	8	528	95	0	85
Arrive On Green	0.01	0.35	0.00	0.23	0.58	0.00	0.19	0.19	0.19	0.05	0.00	0.05
Sat Flow, veh/h	1781	3647	0	1781	3647	0	1742	41	2790	1781	0	1585
Grp Volume(v), veh/h	4	1102	0	479	749	0	173	0	454	5	0	3
Grp Sat Flow(s),veh/h/ln	1781	1777	0	1781	1777	0	1783	0	1395	1781	0	1585
Q Serve(g_s), s	0.1	30.0	0.0	21.2	11.6	0.0	9.0	0.0	16.3	0.3	0.0	0.2
Cycle Q Clear(g_c), s	0.1	30.0	0.0	21.2	11.6	0.0	9.0	0.0	16.3	0.3	0.0	0.2
Prop In Lane	1.00		0.00	1.00		0.00	0.98		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	331	1255		511	2053	0	337	0	528	95	0	85
V/C Ratio(X)	0.01	0.88		0.94	0.36	0.00	0.51	0.00	0.86	0.05	0.00	0.04
Avail Cap(c_a), veh/h	410	1396		559	2133	0	337	0	528	95	0	85
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	21.3	31.3	0.0	27.6	11.6	0.0	37.5	0.0	40.5	46.3	0.0	46.3
Incr Delay (d2), s/veh	0.0	6.2	0.0	22.6	0.1	0.0	5.5	0.0	16.6	1.0	0.0	0.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	13.0	0.0	14.2	4.1	0.0	4.4	0.0	6.5	0.1	0.0	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	21.3	37.5	0.0	50.1	11.8	0.0	43.0	0.0	57.1	47.4	0.0	47.1
LnGrp LOS	C	D		D	B		D		E	D		D
Approach Vol, veh/h		1106			1228			627			8	
Approach Delay, s/veh		37.4			26.7			53.2			47.3	
Approach LOS		D			C			D			D	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		24.0	28.2	40.9		10.0	5.0	64.1				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		19.5	26.5	40.5		5.5	5.1	61.9				
Max Q Clear Time (g_c+I1), s		18.3	23.2	32.0		2.3	2.1	13.6				
Green Ext Time (p_c), s		0.4	0.6	4.4		0.0	0.0	5.4				

Intersection Summary	
HCM 7th Control Delay, s/veh	36.4
HCM 7th LOS	D

Notes

User approved pedestrian interval to be less than phase max green.
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱		↑		↱
Traffic Vol, veh/h	1423	15	0	1105	0	20
Future Vol, veh/h	1423	15	0	1105	0	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	150	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	90	92	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1547	16	0	1228	0	24

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	1547
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.318
Pot Cap-1 Maneuver	-	-	0	-	0	141
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	141
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	35.66
HCM LOS			E

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	141	-	-	-
HCM Lane V/C Ratio	0.167	-	-	-
HCM Ctrl Dly (s/v)	35.7	-	-	-
HCM Lane LOS	E	-	-	-
HCM 95th %tile Q(veh)	0.6	-	-	-

Intersection	
Int Delay, s/veh	0.7

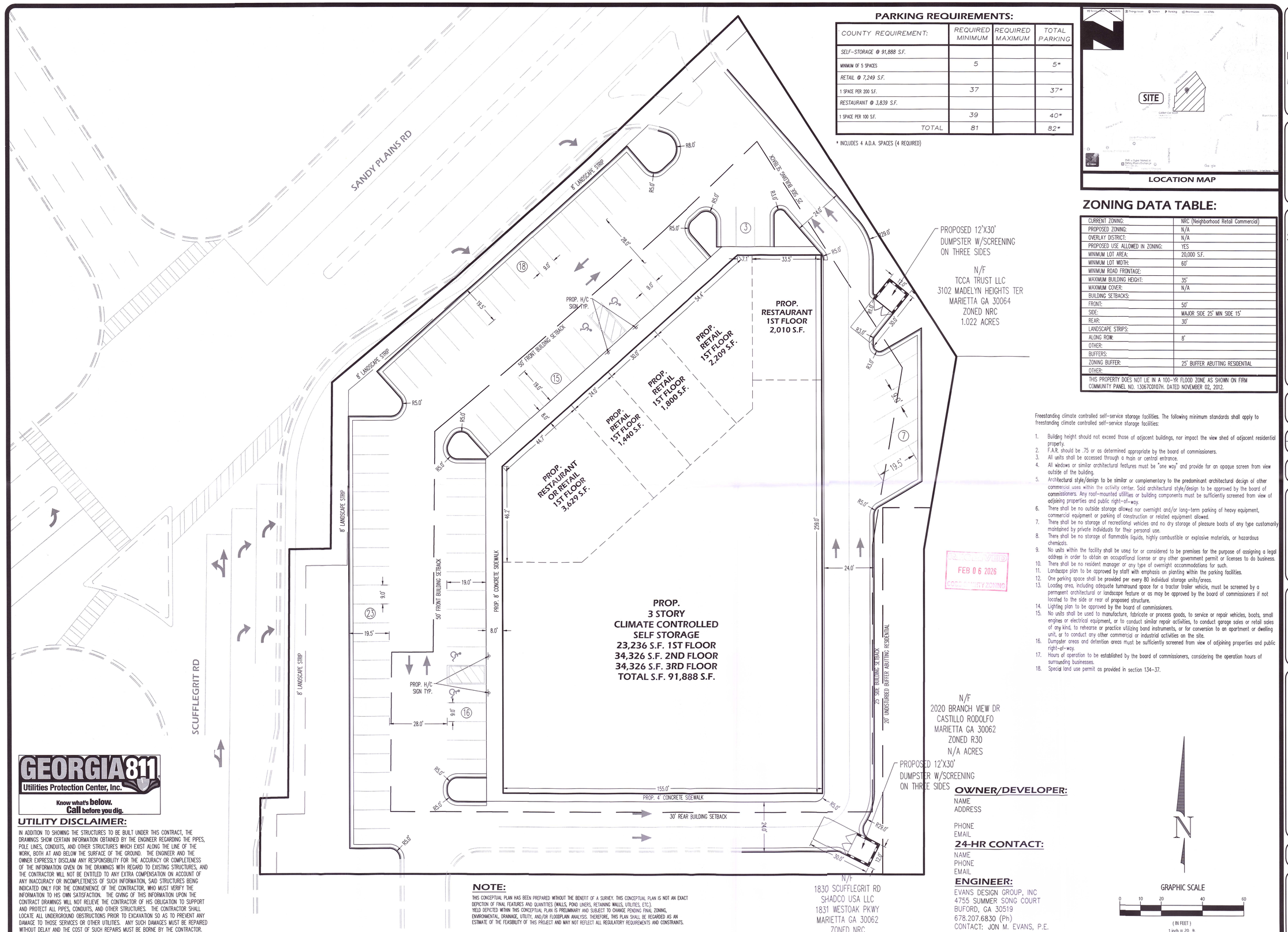
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	16	12	568	14	18	602
Future Vol, veh/h	16	12	568	14	18	602
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	150	60	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	93	93	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	19	14	611	15	20	669

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1320	611	0	0	626	0
Stage 1	611	-	-	-	-	-
Stage 2	709	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	173	494	-	-	956	-
Stage 1	542	-	-	-	-	-
Stage 2	488	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	169	494	-	-	956	-
Mov Cap-2 Maneuver	169	-	-	-	-	-
Stage 1	542	-	-	-	-	-
Stage 2	478	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	22.72	0	0.26
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	236	956	-
HCM Lane V/C Ratio	-	-	0.14	0.021	-
HCM Ctrl Dly (s/v)	-	-	22.7	8.8	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	0.5	0.1	-

FEB 05 2026



PARKING REQUIREMENTS:

COUNTY REQUIREMENT:	REQUIRED MINIMUM	REQUIRED MAXIMUM	TOTAL PARKING
SELF-STORAGE @ 91,888 S.F.			
MINIMUM OF 5 SPACES	5		5*
RETAIL @ 7,249 S.F.			
1 SPACE PER 200 S.F.	37		37*
RESTAURANT @ 3,839 S.F.			
1 SPACE PER 100 S.F.	39		40*
TOTAL	81		82*

* INCLUDES 4 A.D.A. SPACES (4 REQUIRED)

LOCATION MAP

ZONING DATA TABLE:

CURRENT ZONING:	NRC (Neighborhood Retail Commercial)
PROPOSED ZONING:	N/A
OVERLAY DISTRICT:	N/A
PROPOSED USE ALLOWED IN ZONING:	YES
MINIMUM LOT AREA:	20,000 S.F.
MINIMUM LOT WIDTH:	60'
MINIMUM ROAD FRONTAGE:	
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM COVER:	N/A
BUILDING SETBACKS:	
FRONT:	50'
SIDE:	MAJOR SIDE 25' MIN SIDE 15'
REAR:	30'
LANDSCAPE STRIPS:	
ALONG ROW:	8'
OTHER:	
BUFFERS:	
ZONING BUFFER:	25' BUFFER ABUTTING RESIDENTIAL
OTHER:	
THIS PROPERTY DOES NOT LIE IN A 100-YR FLOOD ZONE AS SHOWN ON FIRM COMMUNITY PANEL NO. 13067C0107H. DATED NOVEMBER 02, 2012.	

RECEIVED
FEB 06 2026
COBB COUNTY ZONING

Freestanding climate controlled self-service storage facilities. The following minimum standards shall apply to freestanding climate controlled self-service storage facilities:

1. Building height should not exceed those of adjacent buildings, nor impact the view shed of adjacent residential property.
2. F.A.R. should be .75 or as determined appropriate by the board of commissioners.
3. All units shall be accessed through a main or central entrance.
4. All windows or similar architectural features must be "one way" and provide for an opaque screen from view outside of the building.
5. Architectural style/design to be similar or complementary to the predominant architectural design of other commercial uses within the activity center. Said architectural style/design to be approved by the board of commissioners. Any roof-mounted utilities or building components must be sufficiently screened from view of adjoining properties and public right-of-way.
6. There shall be no outside storage allowed nor overnight and/or long-term parking of heavy equipment, commercial equipment or parking of construction or related equipment allowed.
7. There shall be no storage of recreational vehicles and no dry storage of pleasure boats of any type customarily maintained by private individuals for their personal use.
8. There shall be no storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals.
9. No units within the facility shall be used for or considered to be premises for the purpose of assigning a legal address in order to obtain an occupational license or any other government permit or licenses to do business.
10. There shall be no resident manager or any type of overnight accommodations for such.
11. Landscape plan to be approved by staff with emphasis on planting within the parking facilities.
12. One parking space shall be provided per every 80 individual storage units/areas.
13. Loading area, including adequate turnaround space for a tractor trailer vehicle, must be screened by a permanent architectural or landscape feature or as may be approved by the board of commissioners if not located to the side or rear of proposed structure.
14. Lighting plan to be approved by the board of commissioners.
15. No units shall be used to manufacture, fabricate or process goods, to service or repair vehicles, boats, small engines or electrical equipment, or to conduct similar repair activities, to conduct garage sales or retail sales of any kind, to rehearse or practice utilizing band instruments, or for conversion to an apartment or dwelling unit, or to conduct any other commercial or industrial activities on the site.
16. Dumpster areas and detention areas must be sufficiently screened from view of adjoining properties and public right-of-way.
17. Hours of operation to be established by the board of commissioners, considering the operation hours of surrounding businesses.
18. Special land use permit as provided in section 134-37.

RECEIVED
FEB 06 2026
COBB COUNTY ZONING

GEORGIA811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

UTILITY DISCLAIMER:

IN ADDITION TO SHOWING THE STRUCTURES TO BE BUILT UNDER THIS CONTRACT, THE DRAWINGS SHOW CERTAIN INFORMATION OBTAINED BY THE ENGINEER REGARDING THE PIPES, POLE LINES, CONDUITS, AND OTHER STRUCTURES WHICH EXIST ALONG THE LINE OF THE WORK, BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE ENGINEER AND THE OWNER EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION GIVEN ON THE DRAWINGS WITH REGARD TO EXISTING STRUCTURES, AND THE CONTRACTOR WILL NOT BE ENTITLED TO ANY EXTRA COMPENSATION ON ACCOUNT OF ANY INACCURACY OR INCOMPLETENESS OF SUCH INFORMATION, SAID STRUCTURES BEING INDICATED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. THE GIVING OF THIS INFORMATION UPON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, AND OTHER STRUCTURES. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO EXCAVATION SO AS TO PREVENT ANY DAMAGE TO THOSE SERVICES OR OTHER UTILITIES. ANY SUCH DAMAGES MUST BE REPAIRED WITHOUT DELAY AND THE COST OF SUCH REPAIRS MUST BE BORNE BY THE CONTRACTOR.

NOTE:

THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES (WALLS, POND LINERS, RETAINING WALLS, UTILITIES, ETC.). YIELD DEPICTED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING, ENVIRONMENTAL, DRAINAGE, UTILITY, AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THIS PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONSTRAINTS.

OWNER/DEVELOPER:

NAME
ADDRESS

PHONE
EMAIL

24-HR CONTACT:

NAME
PHONE
EMAIL

ENGINEER:

EVANS DESIGN GROUP, INC
4755 SUMMER SONG COURT
BUFORD, GA 30519
678.207.6830 (Ph)
CONTACT: JON M. EVANS, P.E.

N

GRAPHIC SCALE
0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

Evans Design Group, Inc.
Civil Engineering / Site Planning / Land Development Services
4755 Summer Song Court
Buford, GA 30519
(Ph) 678.207.6830
jevans@evansdg.com

GEORGIA REGISTERED NO. 26681 PROFESSIONAL ENGINEER JON M. EVANS

GSWCC LEVEL II CERT. # 10877

PROJECT NAME
SCUFFLEGRIT RD C-STORE & RETAIL

1880 SCUFFLEGRIT RD
L.L. 776, 16th DIST.
COBB COUNTY,
GEORGIA

DATE:
09-08-23

DESIGN BY	DRAWN BY	CHECKED BY
JME	JME	JME

■ Not Released For Construction
□ Released For Construction

OWNER/DEVELOPER

© COPYRIGHT 2023
EVANS DESIGN GROUP, INC
ALL RIGHTS RESERVED.
THESE CONSTRUCTION DOCUMENTS AND PERMITTED REPRODUCTIONS, IN WHOLE OR IN PART, ARE INSTRUMENTS OF SERVICE AND ARE THE SOLE PROPERTY OF EVANS DESIGN GROUP, INC. UNLESS OTHERWISE AGREED TO. THEY SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ARE THEY TO BE USED FOR ANY OTHER PROJECTS OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DUE COMPENSATION TO EVANS DESIGN GROUP, INC.

REVISIONS

JOB NUMBER:
23-049

SHEET TITLE
SITE PLAN

C-4

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-16-2026

SITE BACKGROUND

Applicant	Sugar Bear Properties, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Lisa S. Morchower
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Sugar Bear Properties, LLC
Property Location	Located on the southeast corner of Scufflegrit Road and Sandy Plains Road
Address	1880 Scufflegrit Road
Access to Property	Scufflegrit Road, Sandy Plains Road

QUICK FACTS

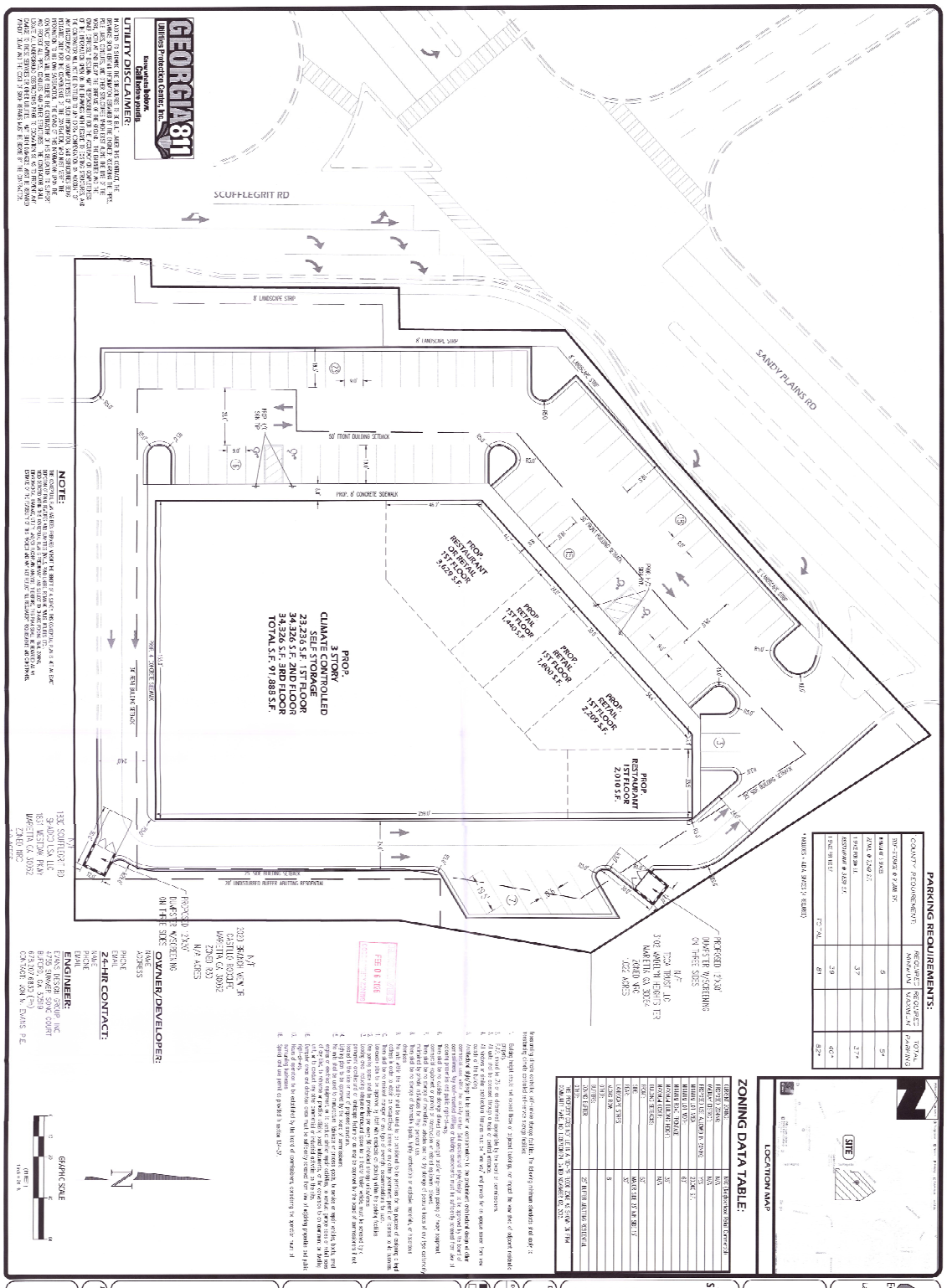
Commission District	3 - Birrell
Current Zoning	NRC
Current Use of Property	Vacant commercial
Proposed Zoning	NRC
Proposed Use	Self-service storage facility with ground floor commercial uses
Future Land Use	NAC
Site Acreage	1.97
District	16
Land Lot	776
Parcel #	16077600060
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Cameron Jones, CNU-A)

Based on the analysis of this case, Staff recommends **APPROVAL**, subject to the following:

1. Final site plan and building architecture to be approved by the District Commissioner;
2. Final landscape plan, to include 20-foot landscape screening buffer, to be approved by the District Commissioner;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Department of Transportation comments and recommendations;
7. No outdoor display of merchandise and no outdoor storage; and
8. Uses restricted to climate-controlled self-service storage facility, professional offices, eating and drinking establishments, and neighborhood retail uses.


SCUFFLEGRIT RD
SANDY PLAINS RD
PROP. RESTAURANT OR RETAIL 1ST FLOOR 3,675 S.F.
PROP. RETAIL 1ST FLOOR 1,400 S.F.
PROP. RETAIL 1ST FLOOR 1,400 S.F.
PROP. RETAIL 1ST FLOOR 2,295 S.F.
PROP. RESTAURANT 1ST FLOOR 2,010 S.F.
PROP. 3 STORY CLIMATE CONTROLLED SELF STORAGE 23,236 S.F. 1ST FLOOR 34,326 S.F. 2ND FLOOR 34,326 S.F. 3RD FLOOR TOTAL S.F. 91,888 S.F.
50' FRONT BUILDING SETBACK
PROP. 8' CONCRETE SIDEWALK
8' LANDSCAPE STRIP
PARKING REQUIREMENTS:
ZONING DATA TABLE:
LOCATION MAP
SITE
GEORGIA811
Utilities Protection Center, Inc.
UTILITY DISCLAIMER:
NOTE:
OWNER/DEVELOPER:
24-HR CONTACT:
ENGINEER:
PROJECT NAME
SCUFFLEGRIT RD C-STORE & RETAIL
DATE
09-08-23
JOB NUMBER
23-049
SHEET TITLE
SITE PLAN
C-4
REVISIONS
© COPYRIGHT 2023

Z-16 2026 Aerial Map

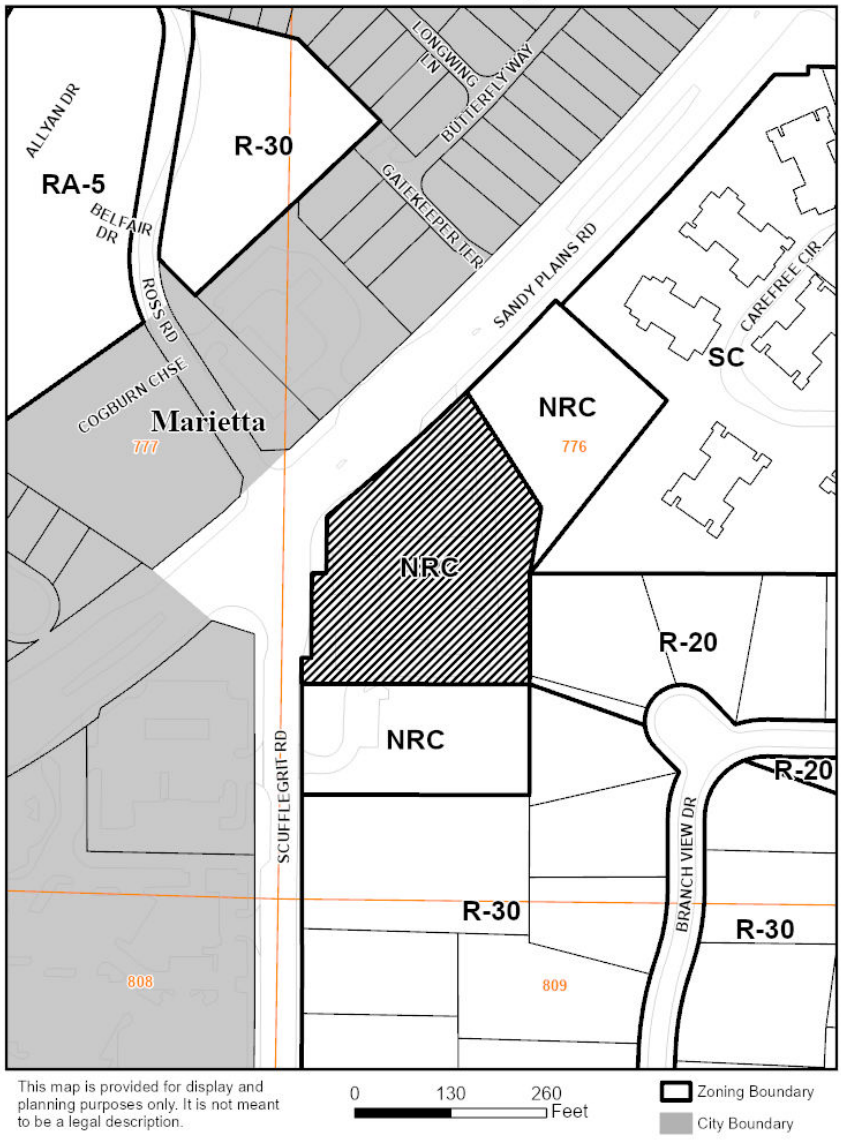


This map is provided for display and planning purposes only. It is not meant to be a legal description.

North

Zoning: City of Marietta
Future Land Use: N/A

Z-16 2026 Map



WEST

Zoning: City of Marietta

Future Land Use: N/A

EAST

Zoning: NRC, SC, R-20 / Vacant Lot, Condominiums, Single-Family Homes

Future Land Use: NAC, LDR, MDR

SOUTH

Zoning: NRC / Office Building
Future Land Use: NAC

Current zoning district for the property

The NRC district is established to provide locations for convenience shopping facilities which are on properties delineated within a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. These convenience shopping facilities should have retail commercial uses that have a neighborhood-oriented market and which supply necessities that usually require frequent purchasing with a minimum of consumer travel. Areas zoned for the NRC district should be located at or near an intersection within the center of a neighborhood activity center as opposed to the edge of a neighborhood activity center. The NRC district may also be used to provide step-down nodal zoning away from more intensive commercial uses within a community activity center or a regional activity center. The scope at which properties are developed within the NRC district should reflect their relatively small neighborhood service area. Additionally, properties developed within the NRC district should be architecturally compatible with other nonresidential uses permitted within a neighborhood activity center as defined by the comprehensive plan and the neighborhood residences they serve.

Requested zoning district for the property

The NRC district is established to provide locations for convenience shopping facilities which are on properties delineated within a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. These convenience shopping facilities should have retail commercial uses that have a neighborhood-oriented market and which supply necessities that usually require frequent purchasing with a minimum of consumer travel. Areas zoned for the NRC district should be located at or near an intersection within the center of a neighborhood activity center as opposed to the edge of a neighborhood activity center. The NRC district may also be used to provide step-down nodal zoning away from more intensive commercial uses within a community activity center or a regional activity center. The scope at which properties are developed within the NRC district should reflect their relatively small neighborhood service area. Additionally, properties developed within the NRC district should be architecturally compatible with other nonresidential uses permitted within a neighborhood activity center as defined by the comprehensive plan and the neighborhood residences they serve.

Summary of the applicant's proposal

The applicant is requesting a rezoning as well as a Special Land Use Permit (companion case SLUP-5 of 2026) in order to develop a three story, 102,976 square foot, freestanding climate-controlled self-storage facility on a 1.97 acres site. The facility will also have retail space and restaurant space. The proposed hours of operation are 9am – 5pm daily with access to the storage facility available after hours 5pm – 11pm. The facility will be accessed afterhours either through a code number or a key fob.

Non-residential criteria

Proposed # of buildings**:** 1
Proposed # of stories: 3
Total sq. footage of development: 102,976
Floor area ratio: 1.2
Square footage per acre: 52,272
Required parking spaces: 81 (assuming 400 storage units at 1 space per 80 units)
Proposed parking spaces: 82
Acres in floodplain or wetlands: 0
Impervious surface shown: Maximum 70%

Are there any zoning variances?

Yes;

1. Increase the maximum FAR from required 0.75 to 1.2; and
2. Reduce the setbacks for two dumpsters from required five (5) feet to three (3) feet adjacent to the southern and eastern property lines.

Are there any environmental conditions existing or proposed on the site?

None Identified

02/26/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE:
New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This serves as an early notification to owners and developers for budgeting purposes.

FIRE DEPARTMENT ACCESS:
All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level.

- Aerial fire apparatus access roads shall have a minimum width of 26 feet
- Aerial fire apparatus access roads shall be at least 15 feet but no more than 30 ft from the structure
- Aerial fire apparatus access roads shall be positioned parallel to one entire side of the building.
- No overhead utility and power lines shall be located within the aerial fire apparatus access. (IFC Appendix D105)

FIRE PROTECTION:
Automatic sprinkler protection must be provided where mandated by the applicable codes.

(continued)
COMMERCIAL AND INDUSTRIAL DEVELOPMENTS
Buildings exceeding three stories or 30 ft in height. A minimum of two remote means of fire department access roads must be provided

Buildings exceeding 62,000 square feet in area. A minimum of two remote means of fire department access roads must be provided

> **Exception:** Buildings not exceeding 124,000 sq ft and protected with an approved automatic sprinkler system a single fire department access road is permitted

Remoteness. Where two fire department access road are required, they must be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

FIRE HYDRANT:
The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Z-16-2026 DEPARTMENT COMMENTS – Site Plan Review

02/26/2026

The submitted site plan does not appear to satisfy the minimum parking lot tree standards of the Cobb County Tree Ordinance. Additional parking lot peninsulas may be required, as determined by the Cobb County Arborist during the Site Plan Review process.

Z-16-2024 DEPARTMENT COMMENTS – Cemetery Preservation

No comment.

4/7/2026

Approval of this petition will not have an impact on the enrollment of schools.

2/27/2026

Comprehensive Plan Future Land Use Designation: Neighborhood Activity Center
The subject tract is within the Neighborhood Activity Center (NAC) future land use category. The purpose of the NAC is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Future Land Use Sub-Category? N/A

☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☒ Yes ☐ No
If yes, which City: Marietta
Was the city notified? Yes

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

(continued)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? *(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)*	☐ Yes	☒ No

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)?	☐ Yes	☒ No
Is this property within the Cumberland Special District #2 (ad valorem tax)?	☐ Yes	☒ No
Is this property within the Six Flags Special Service District?	☐ Yes	☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☐ Yes	☒ No

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 12" on Sandy Plains Rd

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO*

Approx. distance to nearest sewer: On-site

Estimated waste generation (in G.P.D.): Average daily = 3,275

Peak flow = 8,187

Treatment plant: Sutton WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments: There is an existing public sewer line on-site that may need to be relocated to avoid conflicts with the proposed structures.

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Sandy Plains Road	Arterial	45	Cobb County	110’
Scufflegrit Road	Arterial	40	Cobb County	100’

Roadway	Location	Average daily trips (vpd)	Level of service
Sandy Plains Road	East of Willie Drive	25,200	D
Scufflegrit Road	NA	NA	NA

vpd = vehicles per day
Based on 2024 AADT count data taken by GDOT, as published on their website, for Sandy Plains Road
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roadways from this data source.
LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (KSF)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
151	Mini Warehouse	91.9	5	3	8	6	7	14	133
822	Shopping Strip Plaza (<40K)	7.2	10	7	17	24	24	48	395
932	High Turnover/Sit Down Rest	3.8	20	17	37	21	14	35	412
	TOTAL		**35**	**27**	**62**	**52**	**45**	**96**	**939**

vph = vehicles per hour, KSF = thousand square feet
Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Sandy Plains Road and Scufflegrit Road are classified as arterial roadways and according to the available information the existing right-of-way does not meet the minimum requirements for this classification on either roadway.

In accordance with Cobb County Code 134-121 and based on site plan received March 5, 2026, this development does require a traffic impact study submittal. Cobb DOT recommendations may be revised after the study’s receipt.

(continued)

The Cobb County DOT Project R651 - Allgood Road / Scufflegrlt Road Widening project plans to widen Allgood Road and Scufflegrit Road from two to four lanes from Cobb Parkway to Sandy Plains Road. This roadway widening includes the section of Scufflegrit Road adjacent to the proposed development. This project should be considered long range for implementation.

A traffic Submittal 2 (dated January 16, 2026; received by Cobb County Community Development on February 5, 2025; received by Cobb County DOT on February 16, 2026) was received for this development. Cobb DOT provided comments on March 25, 2026. Because revising the traffic impact study for the March 25th comments would not require any change in recommendations, the traffic study is approved, and the traffic study requirement is considered **satisfied** for this zoning application. **A revised Submittal 2 will not be required.**

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the south side of Sandy Plains Road, a minimum of 55’ from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

2. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the east side of Scufflegrit Road, a minimum of 60’ from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way and to accommodate the planned future R651 Scufflegrit Road widening project.

3. Recommend Scufflegrit Road sign be relocated outside county right-of-way proposed in Recommendation 3 and where it will not impede the line of sight for the driveways or roadways.

(continued)

4. Recommend Sandy Plains Road access include a deceleration (right turn) lane to address safety because Sandy Plains Road is an arterial roadway. This recommendation is pursuant to. Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. This deceleration lane is shown on the site plan submitted February 5, 2026, and is supported by the January 16th traffic study findings. Recommend location and design be determined during plan review, subject to Cobb DOT approval.

5. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in the view of the use and development of adjacent and nearby properties. The property is located in an area with residential and commercial uses. The proposed use would be a commercial use.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the applicant's rezoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The subject property is surrounded by a commercial office building and a proposed commercial daycare with residential also in the area. A code-compliant 20-foot landscape screening buffer will be implemented adjacent to residential properties.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion is supported by the departmental comments contained in this analysis.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the applicant's proposal is in conformity with the policies and intent of the Cobb County Comprehensive Plan. The property is delineated in a Neighborhood Activity Center (NAC) future land use category. The request is consistent with the respective land use designation and provides transition between low intensity commercial and residential.

E. **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;**
It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give grounds for approving the applicant's rezoning proposal for the use as climate-controlled self-storage. The use should be an appropriate use for the site as the proposed site is under the correct future land use designation and there are commercial properties in the area.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

BEFORE THE PLANNING COMMISSION
OF COBB COUNTY, GEORGIA

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

IN RE:
APPLICATION FOR REZONING
SUBMITTED BY SUGAR BEAR PROPERTIES LLC

LETTER OF INTENT AND IMPACT ANALYSIS STATEMENT

I. Introduction and Procedural History.

Sugar Bear Properties, LLC ("Sugar Bear") has filed an application (hereinafter "the Application") requesting that property it owns in Cobb County, GA, which consists of approximately 1.88 acres located in Land Lot 776, District 16, Parcel 0020 of the 2nd Section, Cobb County, Georgia, and being known as 1880 Scufflegrit Road (hereinafter the "Property"), be rezoned to remove zoning stipulations placed on the Property during a previous rezoning so that Sugar Bear may use the Property in a manner consistent with the Cobb County Zoning Ordinance ("Zoning Ordinance"). The Property is currently zoned NRC (Neighborhood Retail Commercial) as more particularly described in the Application and in this Statement. The Property is designated as NAC (Neighborhood Activity Center) under the Future Land Use Plan for Cobb County. Sugar Bear's request for rezoning to remove the zoning conditions previously placed on the Property is in compliance with the Cobb Future Land Use Plan for the reasons asserted herein.

Specifically, Sugar Bear proposes to redevelop the Property into a building which contains a freestanding climate-controlled self-service storage facility consisting of approximately 91,888 square feet. The building will also contain approximately 9,078 square feet consisting of four (4) to six (6) separate rental units which will be leased for any or all the following uses: retail, office, service and food service establishments.

Sugar Bear has filed the Application because the Property's current zoning classification under the Cobb County Zoning Code, *NRC*, includes a severely limiting condition that was approved as part of the rezoning of the Property by Cobb County in 2002, when United Retail Development Company submitted a rezoning application so the Property could be redeveloped into an Eckerd Drug Store. When it was rezoned in 2002 for use by Eckerd Drugs, Cobb County placed a condition on its approval of the rezoning that the Property could *only* be used as a drugstore, whether it was Eckerd or another brand. The Property had only been used as a drugstore up until the time that it was vacated before Sugar Bear bought it in 2020.

Under Cobb County Code Sec. 134-213. - *NRC neighborhood retail commercial district*, the uses that are contemplated by Applicant are allowed by right. Therefore, any other property that is located within the NRC Zoning District in Cobb County is permitted to be used for the uses proposed by Sugar Bear. With the debilitating condition placed on the Property many years ago,

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

the Property is stuck in limbo and has no economic value and serves no purpose to the surrounding community. Accordingly, Sugar Bear has filed the subject Application requesting a rezoning of the Property to remove the conditions so that the Property can once again be used in a manner that is consistent with the Zoning Ordinance. The redevelopment of the Property from its vacant, outdated state to a sophisticated, sleek, modern, aesthetically new building offering numerous community-friendly uses will benefit the neighborhoods surrounding the Property, which include existing residents and businesses in both Cobb County and the City of Marietta limits. In addition, new residential developments are being built on Sandy Plains Road which will cause the demand for the proposed uses to rise.

The proposed redevelopment of the Property into an aesthetically pleasing shopping plaza with a self-service storage facility, and retail, service, office and food service elements is consistent with the standards for zoning map amendments as set forth in the Zoning Ordinance and will complement the surrounding community. The redevelopment will be an asset to Cobb County as it will bring beneficial uses to the entire community and enhance not only the subject Property but also the surrounding properties. For these reasons, Sugar Bear respectfully requests that the Cobb County Planning Commission recommend, and the Board of Commissioners approve, the Application as requested.

II. Impact Analysis Statement.

In regard to the criteria to be considered by the Planning Commission under Section 134-121(a)(7) of the Zoning Ordinance in its deliberation regarding the Application, Sugar Bear presents the following information:

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

The subject property is located at the heavily traveled intersection of Sandy Plains Road and Scufflegrit Road, an area characterized by commercial activity. Adjacent and nearby properties have historically supported various commercial uses. In fact, the property located at 1830 Scufflegrit Road, which is located immediately on the southwest side of the Property, has been exclusively used for commercial purposes for decades, with such uses including a home improvement business, a mortgage company, and commercial storage for a lawn maintenance business. Directly across from the Property on Scufflegrit Road, lying within the City of Marietta city limits, there is a Caliber Car Wash. The Car Wash sits in front of a Publix Shopping Center, which is also in the City of Marietta city limits. The Publix Shopping Center consists of a Publix Grocery Store two full service dine-in restaurants, a fast-food pizza location, and numerous other kinds of retail businesses. On Sandy Plains Road, directly across from the Property, there is a B and B Bank location. These existing and historical uses reflect the corridor's commercial character,

FEB 05 2026
COBB COUNTY ZONING

making the proposed redevelopment compatible with the surrounding properties and outlying community.

b. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.

The proposed use is compatible with existing and historical uses in the area and is not expected to negatively affect neighboring properties. On the contrary, redevelopment is likely to improve surrounding property values and increase the functionality and attractiveness of the intersection. Furthermore, the properties across both Scufflegrit Road and Sandy Plains Road are being used for commercial purposes, with one of the uses, the Publix Shopping Center, being a very active retail shopping center with continuous vehicular and pedestrian traffic within its boundaries. The proposed zoning and use of the Property will not adversely impact the existing use or usability of the adjacent properties.

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

The current zoning classification under the Cobb County Zoning Ordinance which limits the use solely to a "drugstore" does not provide for a reasonable economic use of the Property, as evidenced by the extended period of inactivity. Several prior commercial users have vacated the site, and it has failed to attract new tenants or developers under the existing zoning constraints. There is no demand for a stand-alone "drugstore" in either unincorporated Cobb County or in the neighboring properties within the City of Marietta.

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.

The proposed uses are appropriate for the location and will not place an excessive burden on public infrastructure. The intersection is designed to accommodate high traffic volumes, and utility services are readily available. The proposed development will not impact school capacities at all as it involves no residential use. Traffic will not be impacted as is detailed in the Traffic Impact Study which has been submitted with the Application.

e. Whether the zoning proposal is in conformity with the policies and intent of the comprehensive land use plan.

The Cobb Future Land Use Plan indicates that the Property lies within the Neighborhood Activity Center ("the NAC"). The purpose of the Neighborhood Activity Center category is to

provide areas that can meet the retail and service needs of adjacent neighborhoods and communities. Neighborhood Activity Centers should be primarily located at the intersection of collector roads and on the edge of residential districts so that they form a buffer between residents and the thoroughfare. The NRC zoning district and the proposed uses conform with the policies and intent of the Cobb Future Land Use Plan.

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.

There are existing or changing conditions affecting the use and development of the Property which give supporting grounds for approval of the Application. The surrounding area has evolved into a commercial corridor, with residential developments on its edge. The long-term vacancy of the subject Property provides clear evidence that the current zoning is obsolete. Changing market demands and land use trends support the need for rezoning to remove the condition to enable appropriate redevelopment. Sugar Bear is seeking approval through the governing body Cobb County to allow it to redevelop the Property into a high-end, efficient and aesthetically pleasing Property that will benefit the residents of both Cobb County and neighboring City of Marietta, alike.

III. Conclusion.

Sugar Bear Properties, LLC respectfully requests approval of its rezoning application to facilitate the redevelopment of a long-vacant and underutilized commercial property into a high-end self-service storage and retail/office destination. The proposal aligns with the public interest, supports economic development, and reflects the current and future character of the area.

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Respectfully Submitted this 5th day of February, 2026.

BERMAN FINK VAN HORN P.C.

/s/ *Lisa S. Morchower*

Lisa S. Morchower, Esq.
Georgia Bar No. 678238
Counsel for Applicant Sugar Bear Properties LLC

3475 Piedmont Road, N.E.
Suite 1640
Atlanta, GA 30305
lmorchower@bfvlaw.com
Office Direct Dial: (678) 681-6041

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Application No. _____

Summary of Intent for Rezoning

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

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):** Storage facility and retail, office, service and eating establishment rental units

b) **Proposed building architecture:** Architecture will be in line with the Cobb County design standards and is subject to approval by the distirct commissioner

c) **Proposed hours/days of operation:** The storage facility office will be open from approx. 9 am to 5 pm; Access to the storage facility will be available after hours from approx. 5 pm - 11 pm daily; The retail and office space will have normal retail hours which will comply with the Cobb County noise ordinance and any other relevant ordinance governing hours.

d) **List all requested variances:** Applicant is not requesting any variances.

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

This property includes a building which was formerly a drug store. The current zoning classification ~~for the property is NRC with the condition that it can only be used as~~ a drug store. The Applicant/Owner wishes to remove the condition so that the property can be redevolped into a building consisting of approx. 91,888 S.F. of storage facility space and approx. 11,088 S.F. of rental, retail, office, service, and eating establishment space

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). N/A

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Traffic Impact Study

Proposed Retail and Self-Storage
1880 Scufflegrit Road
City of Marietta, Cobb County, Georgia

January 16, 2026

The Epple Solutions, Inc

in collaboration with

Acampora Traffic, LLC

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Traffic Impact Study

Proposed Retail and Self-Storage
1880 Scufflegrit Road
City of Marietta, Cobb County, Georgia

prepared for:

Mr. Mike Panjwani

January 16, 2026



in collaboration with



Acampora Traffic, LLC
858 Myrtle Street, NE
Atlanta, Georgia 30308
(678) 637-1763
e-mail: acamporatraffic@comcast.net

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Contents

INTRODUCTION **1**

EXISTING TRAFFIC CONDITIONS **2**

Description of Existing Roadways 2
Pedestrian, Bicycle, and Transit Accessibility 2
Existing Traffic Volumes 3
Existing Intersection Operations 3

NO-BUILD TRAFFIC CONDITIONS **5**

Programmed and Planned Transportation Infrastructure Projects 5
No-Build Intersection Operations 6

PROJECT TRAFFIC CHARACTERISTICS **7**

Project Description 7
Trip Generation 8
Trip Distribution and Assignment 8

FUTURE TRAFFIC CONDITIONS **10**

Auxiliary Lane Requirements at Project Accesses 10
Future Intersection Operations 11

CONCLUSIONS AND RECOMMENDATIONS **13**

APPENDIX

Tables

Table 1 – Existing Intersection Operations 4
Table 2 – Historic Georgia DOT Traffic Volume Counts and Annual Growth Rates 5
Table 3 – No-Build Intersection Operations 6
Table 4 – Project Trip Generation 8
Table 5 – Georgia DOT Right Turn Lane Standards 10
Table 6 – Georgia DOT Left Turn Lane Standards 11
Table 7 – Future Intersection Operations 12

Figures

Figure 1 – Site Location Map 1
Figure 2 – Existing Weekday A.M. and P.M. Peak Hour Traffic Volumes 3
Figure 3 – Site Plan 7
Figure 4 – Weekday A.M. and P.M. Peak Hour Project Trips and Distribution Percentages 9
Figure 5 – Future Weekday A.M. and P.M. Peak Hour Volumes 10

Introduction

This study assesses the traffic impact of a proposed retail center and self-storage development in Cobb County, to be annexed into the City of Marietta, Georgia. The site is located in the southeast corner of Sandy Plains Road at Scufflegrit Road, as shown in Figure 1. The project will consist of a 11,088 square foot retail strip center with a mix of shops and restaurants and 91,888 square feet of self-storage. The project will be served by one existing right-in/right-out (RIRO) access along Sandy Plains Road and one existing full-movement access on Scufflegrit Road via a connection through the adjacent property to the south.

The purpose of this traffic impact study is to determine existing traffic operating conditions in the vicinity of the proposed development, project future traffic volumes, assess the impact of the subject development, then develop conclusions and recommendations to mitigate the project traffic impact and ensure safe and efficient existing and future traffic conditions in the vicinity of the project.



Figure 1 – Site Location Map

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Existing Traffic Conditions

Existing traffic operating conditions in the vicinity of the proposed development were assessed. The following is a description of existing transportation facilities, traffic volumes, and intersection operations.

Description of Existing Roadways

Sandy Plains Road is an east/west urban minor arterial (Georgia DOT designation) that begins at Canton Road Connector (north of which it is a short local street named Griffin Lane) turns to the northeast, passes the subject site, then continues to the northeast. The road has two through travel lanes in each direction, a landscaped median, and exclusive turn lanes at most major intersections. At Scufflegrit Road / Ross Road there are exclusive left turn lanes in both directions but no exclusive right turn lanes. Westbound U-Turns are prohibited on Sandy Plains Road at Scufflegrit Road). The terrain is gently rolling and the posted speed limit is 45 mph. The Georgia DOT recorded an Annual Average Daily Traffic (AADT) volume of 24,900 vehicles per day (vpd) on Sandy Plains Road west of Scufflegrit Road in 2023 (the latest year for which count data is available).

Scufflegrit Road is a north/south major collector (Georgia DOT designation) that begins at Sandy Plains Road (north of which it is a local street named Ross Road), passes the subject site, turns to the southwest and changes name to Allgood Road, then crosses Interstate 75 (with no interchange) and continues to the southwest. Scufflegrit Road has one through lane in each direction and a center two-way left turn lane (TWLTL). At its intersection with Sandy Plains Road, northbound Scufflegrit Road has a shared left/through lane and dual right turn lanes, while southbound Ross Road has a shared left/through lane and a right turn lane. The terrain on Scufflegrit Road is very gently rolling and the posted speed limit is 40 mph. The intersection of Sandy Plains Road at Scufflegrit Road / Ross Road is controlled by traffic signal. The Georgia DOT recorded an AADT volume of 14,200 vpd on Allgood Road east of I-75 in 2023.

Pedestrian, Bicycle, and Transit Accessibility

There is sidewalk along both sides of Sandy Plains Road and Scufflegrit Road in this vicinity, including along both frontages of the subject site. There are striped crosswalks and pedestrian crossing signals on three of the four approaches at the signalized intersections of Sandy Plains Road at Scufflegrit Road. There is no crosswalk, and there are no pedestrian crossing signs on the east leg of the intersection (across Sandy Plains Road adjacent to the subject site). CobbLinc operates a mass transit bus service in the area but there is no regularly-scheduled service on Sandy Plains Road or Scufflegrit Road in this vicinity.

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Existing Traffic Volumes

Existing full turning movement peak hour traffic volume counts were collected at the following intersection adjacent to the site:

1. Sandy Plains Road at Scufflegrit Road / Ross Road

The counts were collected on Thursday, April 17, 2025, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m. Area schools were in session on the day on which the counts were recorded. From the intersection turning movement count data, the highest four consecutive 15-minute interval volumes at the intersection, during each time period, were determined. These volumes make up the existing weekday a.m. and p.m. peak hour traffic volumes at the intersection. These volumes are presented in Figure 2 and the raw count data is found in Appendix A.

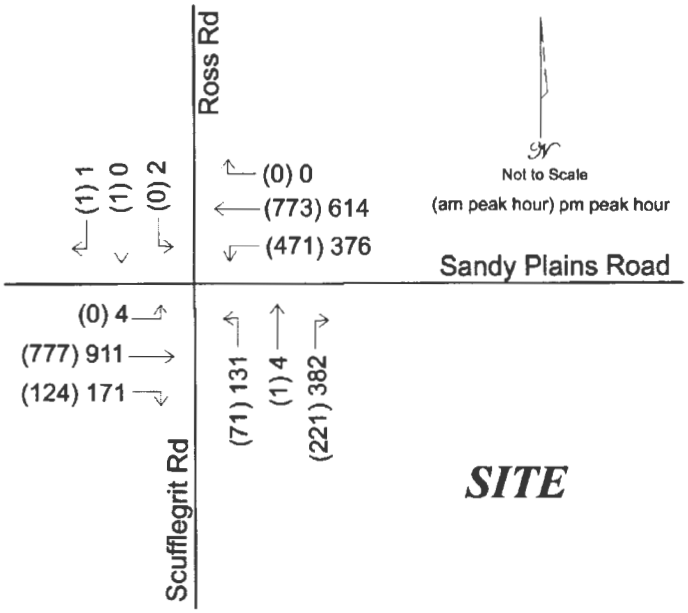


Figure 2 – Existing Weekday A.M. and P.M. Peak Hour Traffic Volumes

Existing Intersection Operations

Existing traffic operations were analyzed at the counted intersection using Synchro software, version 12 (the current version), in accordance with the methodology presented in the Transportation Research Board's 2022 *Highway Capacity Manual* 7th Edition (*HCM 7*). This methodology is presented in Appendix B. The analysis was based on the existing volumes, lanes, and control. The results of the analysis are shown in Table 1. Computer printouts containing detailed results of the existing analysis are located in Appendix C. Levels of service and delays are provided for each overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

RECEIVED
FEB 05 2026
ZONING

Table 1 – Existing Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. Sandy Plains Road at Scufflegrit Road (signal)	C	32.0	C	31.2
northbound approach	C	32.3	C	34.9
southbound approach	D	39.9	D	38.8
eastbound approach	D	42.0	D	35.5
westbound approach	C	25.6	C	25.3

The existing analysis reveals acceptable traffic operations at the study intersection. Therefore, no mitigation is identified as critical for this intersection for the existing condition. The eastbound right turn volume from Sandy Plains Road (124 vehicles in the a.m. peak hour and 171 vehicles in the p.m. peak hour) justifies the addition of an exclusive right turn lane. This lane is desirable but is not considered essential due to the acceptable existing operations.

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

No-Build Traffic Conditions

A 2030 no-build condition was developed. This represents the traffic conditions that will exist in the future after build-out of the project, but not including the project's trips. The purpose of the analysis of this condition is to isolate the traffic impacts of the proposed development from background growth in volumes that is expected to occur in the area while the project is under construction and its early years of operation.

In order to develop no-build volumes, a background growth factor was developed based on a review of historic Georgia DOT AADT traffic counts, as shown in Table 2.

Table 2 – Historic Georgia DOT Traffic Volume Counts and Annual Growth Rates

Year	Sandy Plains W of Scufflegrit	Annual Growth	Allgood E of I-75	Annual Growth	Allgood E of Scufflegrit	Annual Growth
Station ID	067-2923		067-2066		067-2068	
2019	23,700		13,700		4,750	
2020	21,800	-8.0%	12,700	-7.3%	4,420	-6.9%
2021	23,600	8.3%	13,500	6.3%	4,690	6.1%
2022	24,600	4.2%	13,800	2.2%	4,810	2.6%
2023	24,900	1.2%	14,200	2.9%	4,930	2.5%
avg growth		*1.0%*		*0.7%*		*0.7%*

Growth in the area has fluctuated. All three Georgia DOT count stations experienced a decrease in volumes between 2019 and 2020 which is considered an anomaly due to the COVID-19 pandemic. There was positive growth at all three locations the following year, which is somewhat attributable to a return to pre-pandemic levels and not necessarily new growth. In the last year of the data there was a moderate increase at all three of the count stations. Overall there was a low increasing trend between 0.7% and 1.0% at the three count locations. Based on the growth trends identified in Table 2, and taking the pandemic into consideration, it was decided that a modest background annual growth rate of 2.0% could be expected on the roads in this study while the proposed convenience store is built-out and enters operation. This equates to a 10.4% increase in volumes from 2025 to the chosen future no-build analysis year of 2030. The 10.4% background growth factor was applied to the counted 2025 volumes at the study intersection to develop the 2030 no-build volumes.

Programmed and Planned Transportation Infrastructure Projects

Programmed (scheduled and funded) or planned (anticipated) transportation infrastructure projects were identified in the immediate vicinity of the study intersections. These projects are as follows:

Cobb County DOT Project R-046 – Sandy Plains Road Northeast Improvements – This project extends from Canton Road to Ebenezer Road and includes the study intersection at Scufflegrit Road. The project will consist of signal

FEB 05 2026

timing upgrades. This project is listed under the Five Year Scenario Roadway Projects in the Cobb Forward Comprehensive Transportation Plan adopted February 8, 2022.

Cobb County DOT Project R_651 – Allgood Road / Scufflegrit Road Widening – This project will widen Allgood Road and Scufflegrit Road from two to four lanes from Cobb Parkway to Sandy Plains Road. This includes the section of Scufflegrit Road adjacent to the proposed convenience store site. This project is listed under the Ten Year Scenario Roadway Projects in the Cobb Forward Comprehensive Transportation Plan adopted February 8, 2022. It is recommended that the project civil engineer take into consideration the effect of the widening on the site plan and the project access on Scufflegrit Road.

The no-build and future analyses in this study do not assume any road widening or changes in intersection configuration or control from the existing.

No-Build Intersection Operations

The no-build condition includes the no-build traffic volumes, as described above, entered into the Synchro 12 model with the existing lanes and control. The 2030 no-build traffic operations were analyzed at the study intersection and the results of the no-build analysis are shown in Table 3. Computer printouts containing detailed results of the no-build analysis are located in Appendix D. Levels of service and delays are provided for each overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

Table 3 – No-Build Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. Sandy Plains Road at Scufflegrit Road (signal)	C	34.7	D	35.4
northbound approach	D	42.2	D	49.0
southbound approach	D	49.3	D	43.8
eastbound approach	D	44.4	D	37.3
westbound approach	C	26.8	C	26.7

The no-build analysis reveals no-build operations generally comparable to the existing condition, with increases in delays and slight drops in levels of service. No mitigation is identified at the study intersection for the no-build condition.

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Project Traffic Characteristics

This section describes the anticipated traffic characteristics of the proposed development, including a site description, how much traffic the project will generate, and where that traffic will travel.

Project Description

The site is currently developed with a retail building that is not operational, with an existing RIRO access on Sandy Plains Road. There is a house with a small business located on the property to the south and the existing site has an interparcel connection to that adjacent tract which provides connectivity to an existing full-movement access on Scufflegrit Road. The proposed project will redevelop the site with a 11,088 square foot retail strip center with a mix of shops and restaurants and 91,888 square feet of self-storage. The project will be served by the existing right-in/right-out (RIRO) access along Sandy Plains Road and the existing full-movement access on Scufflegrit Road via a connection through the adjacent property to the south. Both of the accesses are currently existing and no new curb cuts will be required. The site plan is presented in Figure 3.

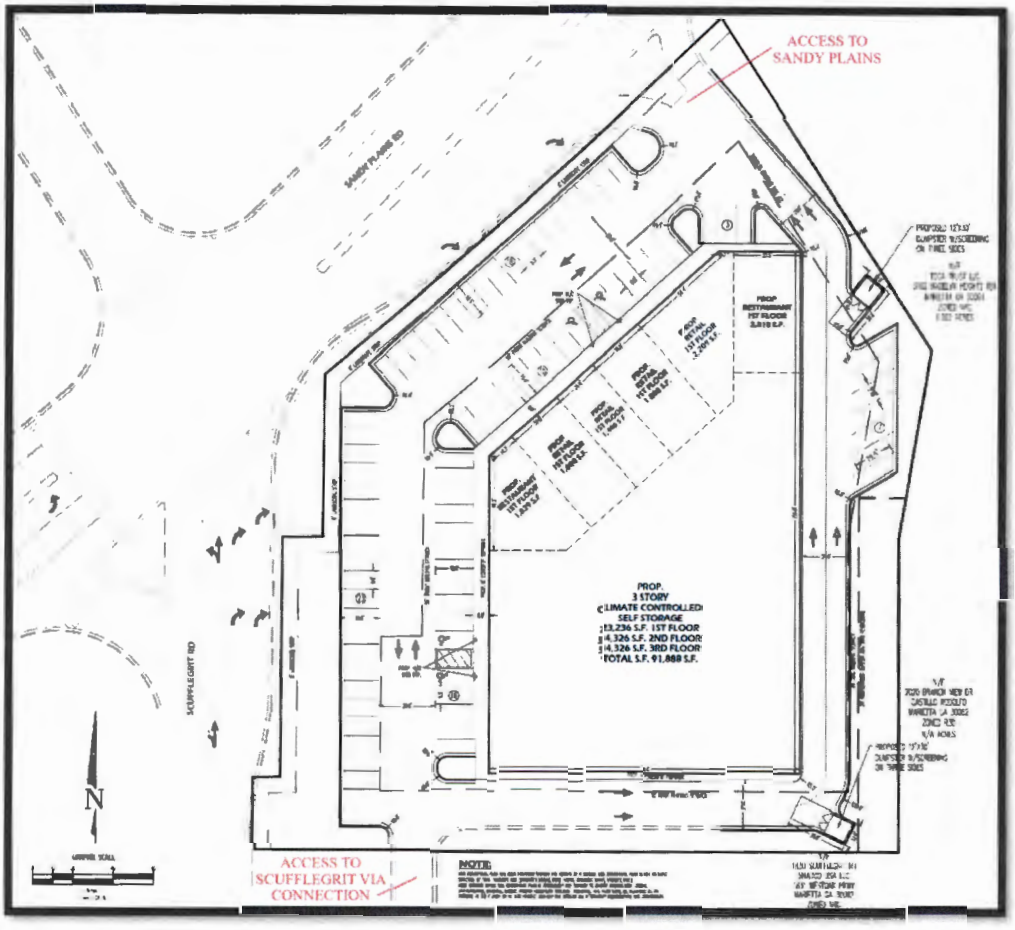


Figure 3 – Site Plan

RECEIVED
FEB 05 2026

Trip Generation

Trip generation is an estimate of the number of entering and exiting vehicular trips that will be generated by the proposed development. The volume of traffic that will be generated by the project was calculated using the equations and rates in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12th Edition (the current edition). ITE Land Use 822 – Strip Retail Plaza (<40k) was chosen for the retail and ITE Land Use 151 – Mini Warehouse was selected for the self-storage.

An adjustment was made to the retail trips to account for the effect of pass-by trips. Pass-by trips are trips that are already driving by the property but will be intercepted by the project for retail shopping or dining enroute to their final destination. These trips are new to the retail driveways, but do not represent new trips to the adjacent roadways, since they are currently occurring and are, therefore, included in existing traffic volumes. The ITE *Trip Generation Manual* includes spreadsheets with pass-by data for several similar land uses. The closest retail land use with ITE pass-by data to the proposed strip retail plaza (non-convenience store) use proposed is ITE Land Use 821 – Shopping Plaza (40,000 ft² – 150,000 ft²). This use has an average p.m. peak hour pass-by percentage of 40%. Therefore, a 40% adjustment was applied to the p.m. peak hour trips, while a 30% reduction was applied to the a.m. and 24-hour numbers for the retail use.

The trip generation for the project is presented in Table 4.

Table 4 – Project Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour		
			In	Out	Total	In	Out	Total	In	Out	Total
Strip Retail Plaza	822	11,088 ft²	24	20	44	41	41	82	349	349	698
- Pass-by Trips		30/40/30%	-7	-6	-13	-16	-16	-32	-105	-105	-210
Retail New Trips			17	14	31	25	25	50	244	244	488
Self-Storage	822	91,888 ft²	4	3	7	6	7	13	60	60	120
Total New Trips			21	17	38	31	32	63	304	304	608

The retail and self-storage development will generate 38 new a.m. peak hour trips, 63 new p.m. peak hour trips, and 608 new weekday trips.

Trip Distribution and Assignment

The trip distribution percentages indicate what proportion of the project's trips will travel to and from various directions. The trip distribution percentages for the new retail trips were based on population densities in the area and the distances of those populations to the site. The retail pass-by trips were assigned based on the existing traffic flows passing the site. The project trips, shown in Table 4, were assigned to the study intersection and the project

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

accesses based on the distribution percentages. The trip distribution percentages and the total a.m. and p.m. peak hour trips expected to be generated by the proposed development are shown in Figure 4.

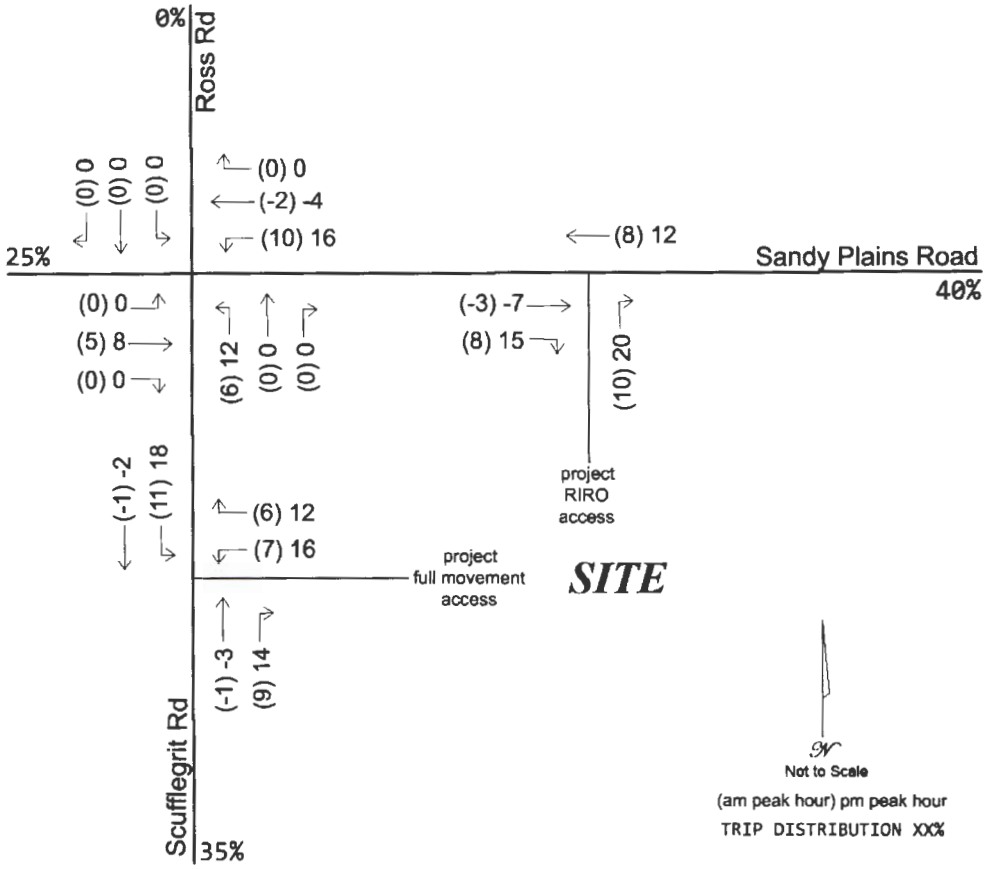


Figure 4 – Weekday A.M. and P.M. Peak Hour Project Trips and Distribution Percentages

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Future Traffic Conditions

The future volumes consist of the no-build volumes plus the trips that will be generated by the proposed retail development. The future volumes are shown in Figure 5.

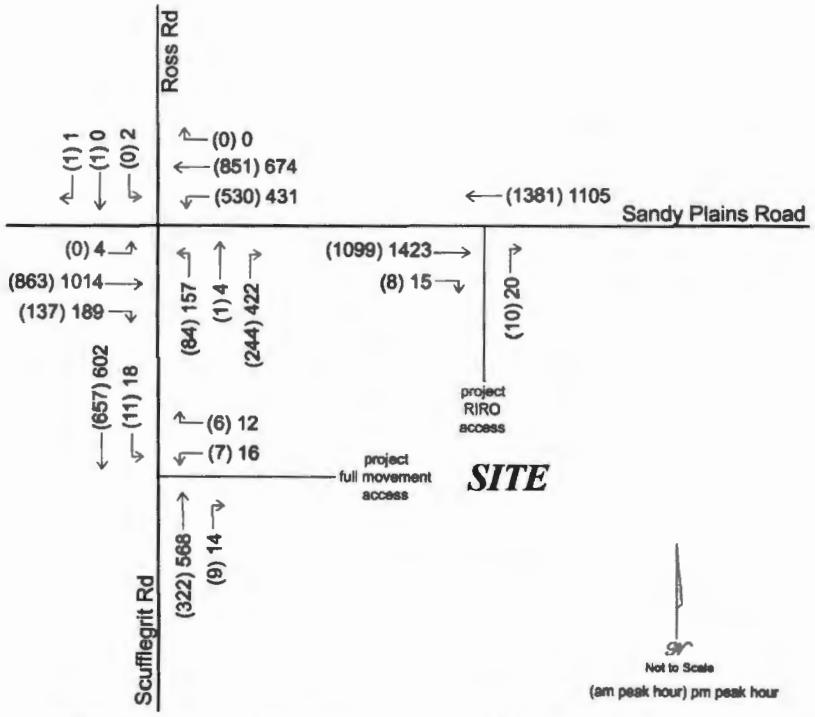


Figure 5 – Future Weekday A.M. and P.M. Peak Hour Volumes

Auxiliary Lane Requirements at Project Accesses

To determine if an eastbound right turn lane is required on Sandy Plains Road at the project access, or if a northbound right turn lane or southbound left turn lane are required on Scuffiegrit Road at that project access, the Georgia DOT standards for determining the need for these auxiliary lanes, as set forth in their *Regulations for Driveway and Encroachment Control (Driveway Manual)*, revision 5.4 dated 2/10/2023, were evaluated. The right turn lane analysis is based on *Driveway Manual* Table 4-6, Minimum Volumes Requiring Right Turn Lanes, which is shown below as Table 5.

Table 5 – Georgia DOT Right Turn Lane Standards

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Table 4-6 Minimum Volumes Requiring Right Turn Lanes

The 2023 AADT on Sandy Plains Road is 24,900 vpd which is above the 10,000 vpd threshold for roads with greater than two lanes. On a road with greater than two lanes, a 45 mph speed limit, and a 24-hour volume above 10,000 vpd, the right turn volume (RTV) above which a right turn lane is required is 75 right turn vehicles (RTV) per day. The daily eastbound right turn volume on Sandy Plains Road at the project RIRO access is calculated at 118 RTV. This is above the 75 RTV threshold and, therefore, an eastbound right turn lane is required on Sandy Plains Road at the project RIRO access. This study agrees with that requirement and the site plan includes this right turn lane (the right turn lane already exists at this access). This section of Sandy Plans Road is median divided and no westbound left turn lanes will be permitted at this project access. Therefore, no westbound left turn lane is necessary.

The 2023 AADT on Scufflegrit Road (to the southwest, where the road is named Allgood Road) is 14,200 vpd which is above the 6,000 vpd threshold for roads with two lanes. On a road with two lanes, a 40 mph speed limit, and a 24-hour volume above 6,000 vpd, the right turn volume (RTV) above which a right turn lane is required is 75 right turn vehicles (RTV) per day. The daily northbound right turn volume on Scufflegrit Road at the project access is calculated at 123 RTV. This is above the 75 RTV threshold and, therefore, a northbound right turn lane is required on Scufflegrit Road at the project access. This study agrees with that requirement. However, the achievable storage and taper lengths are uncertain as this lane will be located along the frontage of adjacent property.

The left turn lane analysis for the Scufflegrit access is based on *Driveway Manual* Table 4-7a, Minimum Volumes Requiring Left Turn Lanes, which is shown below as Table 6.

Table 6 – Georgia DOT Left Turn Lane Standards

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

Table 4-7a Minimum Volumes Requiring Left Turn Lanes

The 2023 AADT on Scufflegrit Road is 14,200 vpd which is above the 6,000 vpd threshold for roads with two lanes. On a road with two lanes, a 40 mph speed limit, and a 24-hour volume above 6,000 vpd, the left turn volume (LTV) above which a left turn lane is required is 175 left turn vehicles (LTV) per day. The daily southbound left turn volume on Scufflegrit Road at the project access is calculated at 168 LTV. This is just below the 175 LTV threshold and, therefore, a southbound left turn lane is not required on Scufflegrit Road at the project access. However, if feasible, the addition of this left turn lane would be beneficial. The left turn lane design should minimize encroaching on the northbound lanes on Scufflegrit Road at Sandy Plans Road, and should approximately mirror the design of the existing, opposing northbound left turn lane that serves the car wash on the west side of Scufflegrit Road.

Future Intersection Operations

An operational analysis was performed for the anticipated future project build-out at the study intersection and the project accesses. The analysis at each access assumed that the turn lanes recommended above will be

constructed, each access will be constructed with one entering lane and one exiting lane, and each side street approach exiting the project will be controlled by side street stop sign. Table 7 presents the results of the future analysis. Computer printouts containing detailed results of the future analysis are located in Appendix E. Levels of service and delays are provided for each overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

Table 7 – Future Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. Sandy Plains Road at Scufflegrit Road (signal)	D	35.6	D	36.4
northbound approach	D	43.2	D	53.2
southbound approach	D	49.7	D	47.3
eastbound approach	D	46.2	D	37.4
westbound approach	C	27.0	C	26.7
2. Sandy Plains Road at Project RIRO Access (side street stop sign)	A	0.1	A	0.3
northbound right turn (exiting project)	C	23.4	***E***	***35.7***
3. Scufflegrit Road at Project Access (side street stop sign)	A	0.3	A	0.7
southbound left turn (entering project)	A	8.0	A	8.8
westbound approach (exiting project)	C	16.1	C	22.7

The future condition with the addition of the proposed development's trips will see continued acceptable operations, comparable to the no-build condition, with modest increases in delays. Only the northbound right turn exiting the project's RIRO access will experience moderately-high delays, and only during the p.m. peak, when eastbound flows on Sandy Plans Road are their highest. The full-movement project access on Scufflegrit Road will operate acceptably at all times.

Each project access should be constructed with one inbound lane and one exiting lane. Each exiting approach should be controlled by side street stop sign and accompanying stop bar.

It is recommended that the project civil/site engineer comply with all applicable design standards including sight distances, turn lane storage and taper lengths, turn radii, driveway widths, islands, angles with the adjacent roadways, and grades.

Conclusions and Recommendations

This study assesses the traffic impact of a proposed retail center and self-storage development in Cobb County, to be annexed into the City of Marietta, Georgia. The site is located in the southeast corner of Sandy Plains Road at Scufflegrit Road. The project will consist of a 11,088 square foot retail strip center with a mix of shops and restaurants and 91,888 square feet of self-storage. The project will be served by one existing right-in/right-out (RIRO) access along Sandy Plains Road and one existing full-movement access on Scufflegrit Road via a connection through the adjacent property to the south. The following are the findings and recommendations of this study:

1. The existing analysis reveals acceptable traffic operations at the Sandy Plains Road / Scufflegrit Road intersection. Therefore, no mitigation is identified as critical for this intersection for the existing condition.

2. The existing eastbound right turn volume from Sandy Plains Road at Scufflegrit Road (124 vehicles in the a.m. peak hour and 171 vehicles in the p.m. peak hour) justifies the addition of an exclusive right turn lane. This lane is desirable but is not considered essential due to the acceptable existing operations.

3. Traffic volume growth in the area has fluctuated. A modest background annual growth rate of 2.0% is anticipated on the roads in this study while the proposed convenience store is built-out and enters operation. This equates to a 10.4% increase in volumes from the counted 2025 volumes to the chosen future no-build analysis year of 2030.

4. Two programmed improvements that will affect the proposed development and adjacent intersection were identified - Cobb County DOT Project R-046 – Sandy Plains Road Northeast Improvements and Cobb County DOT Project R_651 – Allgood Road / Scufflegrit Road Widening. The first project will include intersection signal timing improvements at the adjacent Sandy Plains / Scufflegrit intersection. The second project will widen Scufflegrit Road adjacent to the proposed convenience store site. It is recommended that the project civil engineer take into consideration the effect of the widening on the site plan and on the project access on Scufflegrit Road.

5. The no-build analysis shows slight deterioration in operations due to anticipated growth in this area. However, no improvements, other than the eastbound right turn lane recommended in the existing analysis, are identified for the no build condition.

6. The proposed retail and self-storage development will generate 38 new a.m. peak hour trips, 63 new p.m. peak hour trips, and 608 new weekday trips.

7. The future analysis with the addition of the proposed development's trips reveals additional modest deterioration in operations at the Sandy Plains / Scufflegrit intersection. The same mitigation identified for the existing condition continues to be applicable for the future condition and no new mitigation is identified at this intersection as a consequence of the proposed development.

8. An eastbound right turn lane (deceleration lane) is required on Sandy Plains Road at the project RIRO access. This lane exists and is shown on the proposed site plan. No westbound left turn lane will be necessary on Sandy Plans Road at that access because the project access will be restricted to RIRO movements and entering left turns will be prohibited.

9. A northbound right turn lane is required and should be provided on Scufflegrit Road at the project full-movement access. The achievable storage and taper lengths for the right turn lane are uncertain as this lane will be located along the frontage of adjacent property.

10. A southbound left turn lane is not required at the project full-movement access on Scufflegrit Road. However, if feasible, the addition of this left turn lane would be beneficial. The left turn lane design should minimize encroaching on the northbound lanes on Scufflegrit Road at Sandy Plans Road, and should approximately mirror the design of the existing, opposing northbound left turn lane that serves the car wash on the west side of Scufflegrit Road.

11. Each project access should be constructed with one inbound lane and one exiting lane. Each exiting approach should be controlled by side street stop sign and accompanying stop bar.

12. It is recommended that the project civil/site engineer comply with all applicable design standards including sight distances, driveway spacing, turn lane storage and taper lengths, turn radii, driveway widths, islands, angles with the adjacent roadways, and grades.

Appendix A

Traffic Count Data and

Traffic Volume Worksheets

1880 Scufflegrit Road Retail Center and Self-Storage
Traffic Impact Study

City of Marietta and Cobb County, Georgia

January 2026

Intersection: 1. Sandy Plains Road at Scufflegrit Road / Ross Road

Weekday A.M. Peak Hour	Northbound Scufflegrit Road				Southbound Ross Road				Eastbound Sandy Plains Road				Westbound Sandy Plains Road			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Counted Volumes (Thursday, April 17, 2025 7:30-8:30)	**71**	**1**	**221**	**293**	**0**	**1**	**1**	**2**	**0**	**777**	**124**	**901**	**471**	**773**	**0**	**1244**
Annual Background Growth to 2030	10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%	
2030 No-Build Volumes	**78**	**1**	**244**	**323**	**0**	**1**	**1**	**2**	**0**	**858**	**137**	**995**	**520**	**853**	**0**	**1373**
Retail New Trips and Self-Storage Trips	4	0	0	4	0	0	0	0	0	5	0	5	8	0	0	8
Retail Pass-by Trips	2	0	0	2	0	0	0	0	0	0	0	0	2	-2	0	0
Project Total Trips	**6**	**0**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**5**	**0**	**5**	**10**	**-2**	**0**	**8**
2030 Build Volumes	**84**	**1**	**244**	**329**	**0**	**1**	**1**	**2**	**0**	**863**	**137**	**1000**	**530**	**851**	**0**	**1381**

Weekday P.M. Peak Hour	Northbound Scufflegrit Road				Southbound Ross Road				Eastbound Sandy Plains Road				Westbound Sandy Plains Road			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Counted Volumes (Thursday, April 17, 2025 5:00-6:00)	**131**	**4**	**382**	**517**	**2**	**0**	**1**	**3**	**4**	**911**	**171**	**1086**	**376**	**614**	**0**	**990**
Annual Background Growth to 2030	10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%	
2030 No-Build Volumes	**145**	**4**	**422**	**571**	**2**	**0**	**1**	**3**	**4**	**1006**	**189**	**1199**	**415**	**678**	**0**	**1093**
Retail New Trips and Self-Storage Trips	8	0	0	8	0	0	0	0	0	8	0	8	12	0	0	12
Retail Pass-by Trips	4	0	0	4	0	0	0	0	0	0	0	0	4	-4	0	0
Project Total Trips	**12**	**0**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**8**	**0**	**8**	**16**	**-4**	**0**	**12**
2030 Build Volumes	**157**	**4**	**422**	**583**	**2**	**0**	**1**	**3**	**4**	**1014**	**189**	**1207**	**431**	**674**	**0**	**1105**

1880 Scuffiegrit Road Retail Center and Self-Storage
Traffic Impact Study

City of Marietta and Cobb County, Georgia

January 2026

Intersection: 2. Sandy Plains Road at Project RIRO Access

Weekday A.M. Peak Hour	Northbound Project RIRO Access			Eastbound Sandy Plains Road			Westbound Sandy Plains Road	
	R	Tot		T	R	Tot	T	Tot
Counted Volumes (Thursday, April 17, 2025 7:30-8:30)				**998**		**998**	**1244**	**1244**
Annual Background Growth to 2030				10.4%			10.4%	
2030 No-Build Volumes				**1102**		**1102**	**1373**	**1373**
Retail New Trips and Self-Storage Trips	7	7		0	5	5	8	8
Retail Pass-by Trips	3	3		-3	3	0	0	0
Project Total Trips	**10**	**10**		**-3**	**8**	**5**	**8**	**8**
2030 Build Volumes	**10**	**10**		**1099**	**8**	**1107**	**1381**	**1381**

Weekday P.M. Peak Hour	Northbound Project RIRO Access			Eastbound Sandy Plains Road			Westbound Sandy Plains Road	
	R	Tot		T	R	Tot	T	Tot
Counted Volumes (Thursday, April 17, 2025 5:00-6:00)				**1295**		**1295**	**990**	**990**
Annual Background Growth to 2030				10.4%			10.4%	
2030 No-Build Volumes				**1430**		**1430**	**1093**	**1093**
Retail New Trips and Self-Storage Trips	13	13		0	8	8	12	12
Retail Pass-by Trips	7	7		-7	7	0	0	0
Project Total Trips	**20**	**20**		**-7**	**15**	**8**	**12**	**12**
2030 Build Volumes	**20**	**20**		**1423**	**15**	**1438**	**1105**	**1105**

1880 Scufflegrit Road Retail Center and Self-Storage
Traffic Impact Study

City of Marietta and Cobb County, Georgia

January 2026

Intersection: 3. Scufflegrit Road at Project RIRO Access

Weekday A.M. Peak Hour	Northbound Scufflegrit Road			Southbound Scufflegrit Road				Westbound Project Access		
	T	R	Tot	L	T	Tot		L	R	Tot
Counted Volumes (Thursday, April 17, 2025 7:30-8:30)	**293**		**293**		**596**	**596**				
Annual Background Growth to 2030	10.4%				10.4%					
2030 No-Build Volumes	**323**		**323**		**658**	**658**				
Retail New Trips and Self-Storage Trips	0	8	8	8	0	8		6	4	10
Retail Pass-by Trips	-1	1	0	3	-1	2		1	2	3
Project Total Trips	**-1**	**9**	**8**	**11**	**-1**	**10**		**7**	**6**	**13**
2030 Build Volumes	**322**	**9**	**331**	**11**	**657**	**668**		**7**	**6**	**13**

Weekday P.M. Peak Hour	Northbound Scufflegrit Road			Southbound Scufflegrit Road				Westbound Project Access		
	L T	R	Tot	L	T	Tot		L	R	Tot
Counted Volumes (Thursday, April 17, 2025 5:00-6:00)	**517**		**517**		**547**	**547**				
Annual Background Growth to 2030	10.4%				10.4%					
2030 No-Build Volumes	**571**		**571**		**604**	**604**				
Retail New Trips and Self-Storage Trips	0	11	11	12	0	12		11	8	19
Retail Pass-by Trips	-3	3	0	6	-2	4		5	4	9
Project Total Trips	**-3**	**14**	**11**	**18**	**-2**	**16**		**16**	**12**	**28**
2030 Build Volumes	**568**	**14**	**582**	**18**	**602**	**620**		**16**	**12**	**28**

ACAMPORA TRAFFIC, LLC

Reliable Traffic Data Servies

(770) 578-8158 | info@reliabletraffic.org

TMC Data
Sandy Plains Rd @ Scufflegrit Rd/Ross Rd
Marietta, GA
7-9 AM | 4-6 PM

File Name : 50070001
Site Code : 50070001
Start Date : 4/17/2025
Page No : 1

Groups Printed- Cars, Trucks, Buses

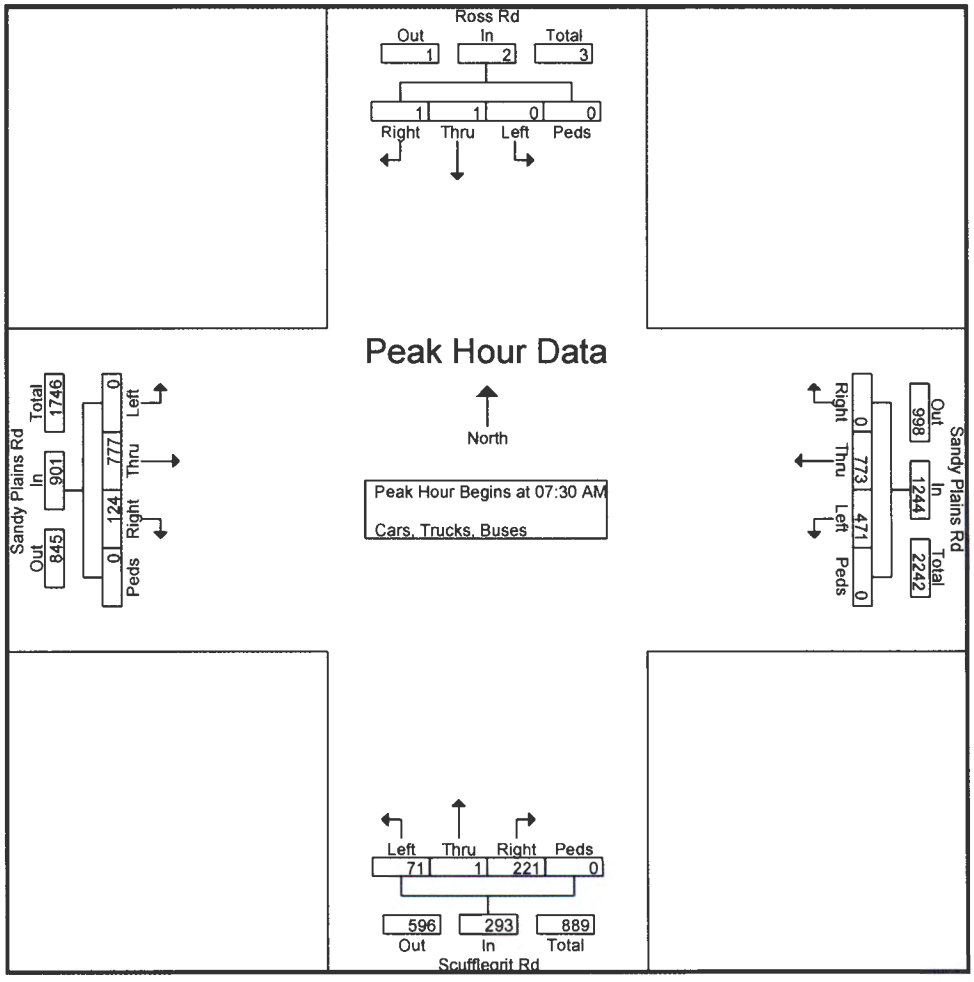
	Scufflegrit Rd Northbound					Ross Rd Southbound					Sandy Plains Rd Eastbound					Sandy Plains Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	16	0	35	0	51	0	0	1	0	1	4	172	18	0	194	83	178	0	0	261	507
07:15 AM	13	0	60	0	73	0	0	0	0	0	0	181	23	0	204	126	183	0	0	309	586
07:30 AM	18	1	53	0	72	0	0	0	0	0	0	167	24	0	191	133	217	0	0	350	613
07:45 AM	22	0	54	0	76	0	0	0	0	0	0	215	34	0	249	110	181	0	0	291	616
Total	69	1	202	0	272	0	0	1	0	1	4	735	99	0	838	452	759	0	0	1211	2322
08:00 AM	17	0	60	0	77	0	1	1	0	2	0	169	33	0	202	109	171	0	0	280	561
08:15 AM	14	0	54	0	68	0	0	0	0	0	0	226	33	0	259	119	204	0	0	323	650
08:30 AM	17	0	55	0	72	0	1	0	0	1	1	174	27	0	202	99	145	1	0	245	520
08:45 AM	17	0	49	0	66	0	0	0	0	0	0	167	36	0	203	93	159	0	0	252	521
Total	65	0	218	0	283	0	2	1	0	3	1	736	129	0	866	420	679	1	0	1100	2252
*** BREAK ***																					
04:00 PM	29	0	101	0	130	0	0	5	0	5	2	269	31	0	302	85	139	0	0	224	661
04:15 PM	23	0	93	0	116	0	0	2	0	2	2	231	16	0	249	82	124	0	0	206	573
04:30 PM	23	0	108	0	131	0	0	0	0	0	0	250	25	0	275	74	143	0	0	217	623
04:45 PM	27	0	93	0	120	0	0	0	0	0	0	249	23	0	272	83	129	0	0	212	604
Total	102	0	395	0	497	0	0	7	0	7	4	999	95	0	1098	324	535	0	0	859	2461
05:00 PM	31	1	87	0	119	0	0	0	0	0	1	246	41	0	288	81	157	0	0	238	645
05:15 PM	36	1	102	0	139	1	0	1	0	2	0	224	43	0	267	97	130	0	0	227	635
05:30 PM	38	2	95	0	135	0	0	0	0	0	2	244	49	0	295	100	175	0	0	275	705
05:45 PM	26	0	98	0	124	1	0	0	0	1	1	197	38	0	236	98	152	0	0	250	611
Total	131	4	382	0	517	2	0	1	0	3	4	911	171	0	1086	376	614	0	0	990	2596
Grand Total	367	5	1197	0	1569	2	2	10	0	14	13	3381	494	0	3888	1572	2587	1	0	4160	9631
Apprch %	23.4	0.3	76.3	0		14.3	14.3	71.4	0		0.3	87	12.7	0		37.8	62.2	0	0		
Total %	3.8	0.1	12.4	0	16.3	0	0	0.1	0	0.1	0.1	35.1	5.1	0	40.4	16.3	26.9	0	0	43.2	

Reliable Traffic Data Servies

(770) 578-8158 | info@reliabletraffic.org

File Name : 50070001
Site Code : 50070001
Start Date : 4/17/2025
Page No : 2

	Scufflegrit Rd Northbound					Ross Rd Southbound					Sandy Plains Rd Eastbound					Sandy Plains Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	18	1	53	0	72	0	0	0	0	0	0	167	24	0	191	**133**	**217**	0	0	**350**	613
07:45 AM	**22**	0	54	0	76	0	0	0	0	0	0	215	**34**	0	249	110	181	0	0	291	616
08:00 AM	17	0	**60**	0	**77**	0	**1**	1	0	**2**	0	169	33	0	202	109	171	0	0	280	561
08:15 AM	14	0	54	0	68	0	0	0	0	0	0	**226**	33	0	**259**	119	204	0	0	323	**650**
Total Volume	71	1	221	0	293	0	1	1	0	2	0	777	124	0	901	471	773	0	0	1244	2440
% App. Total	24.2	0.3	75.4	0		0	50	50	0		0	86.2	13.8	0		37.9	62.1	0	0		
PHF	.807	.250	.921	.000	.951	.000	.250	.250	.000	.250	.000	.860	.912	.000	.870	.885	.891	.000	.000	.889	.938

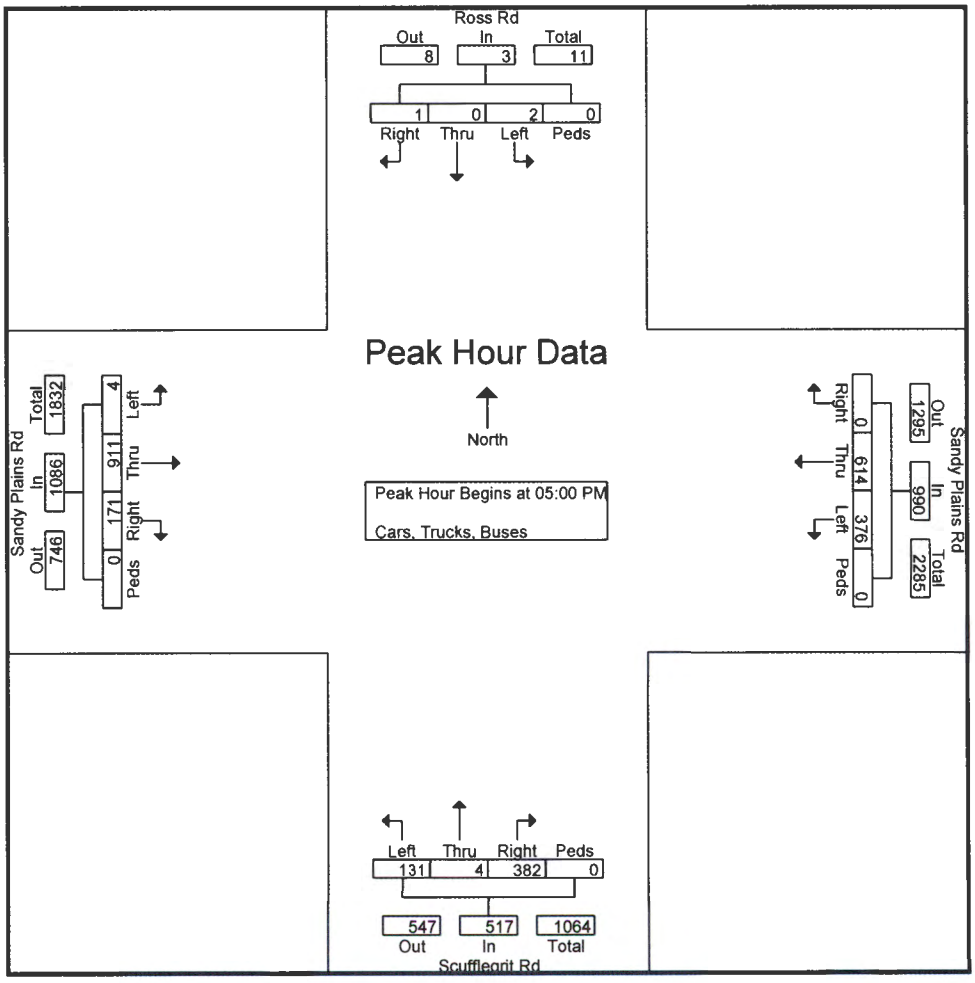


Reliable Traffic Data Servies

(770) 578-8158 | info@reliabletraffic.org

File Name : 50070001
Site Code : 50070001
Start Date : 4/17/2025
Page No : 3

	Scufflegrit Rd Northbound					Ross Rd Southbound					Sandy Plains Rd Eastbound					Sandy Plains Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	31	1	87	0	119	0	0	0	0	0	1	**246**	**41**	0	288	81	157	0	0	238	645
05:15 PM	36	1	**102**	0	**139**	**1**	0	**1**	0	**2**	0	224	43	0	267	97	130	0	0	227	635
05:30 PM	**38**	**2**	95	0	135	0	0	0	0	0	**2**	244	**49**	0	**295**	**100**	**175**	0	0	**275**	**705**
05:45 PM	26	0	98	0	124	1	0	0	0	1	1	197	38	0	236	98	152	0	0	250	611
Total Volume	131	4	382	0	517	2	0	1	0	3	4	911	171	0	1086	376	614	0	0	990	2596
% App. Total	25.3	0.8	73.9	0		66.7	0	33.3	0		0.4	83.9	15.7	0		38	62	0	0		
PHF	.862	.500	.936	.000	.930	.500	.000	.250	.000	.375	.500	.926	.872	.000	.920	.940	.877	.000	.000	.900	.921



Appendix B

Intersection Analysis Methodology

Intersection Analysis Methodology

The methodology used for evaluating traffic operations at intersections is presented in the Transportation Research Board's 2022 *Highway Capacity Manual*, 7th Edition (HCM 7). Synchro 12 software, which emulates the HCM 7 methodology, was used for all analyses. The following is an overview of the methodology employed for the analysis of signalized intersections and roundabouts and stop-sign controlled (unsignalized) intersections. Levels of service (LOS) are assigned letters A through F. LOS A indicates operations with very low control delay while LOS F describes operations with high control delay. LOS F is considered to be unacceptable by most drivers, while LOS E is typically considered to be the limit of acceptable delay.

Signalized Intersections and Roundabouts – Level of service for a signalized intersection and a roundabout is defined in terms of control delay per vehicle. For signalized intersections and roundabouts, a composite intersection level of service is determined. The thresholds for each level of service are higher for signalized intersections and roundabouts than for unsignalized intersections. This is attributable to a variety of factors including expectation and acceptance of higher delays at signals/roundabouts, and the fact that drivers can relax when waiting at a signal as opposed to having to remain attentive as they proceed through the unsignalized intersection. The level of service criteria for signalized intersections and roundabouts are shown in Table A.

Table A – Level of Service Criteria for Signalized Intersections and Roundabouts

Control Delay (s/veh)	LOS
≤ 10	A
> 10 and ≤ 20	B
> 20 and ≤ 35	C
> 35 and ≤ 55	D
> 55 and ≤ 80	E
> 80	F

Source: Highway Capacity Manual 7

Unsignalized Intersections – Level of service for an unsignalized intersection is defined in terms of control delay per vehicle. Control delay is that portion of delay attributable to the control device and includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The delays at unsignalized intersections are based on gap acceptance theory, factoring in availability of gaps, usefulness of the gaps, and the priority of right-of-way given to each traffic stream. The level of service criteria for unsignalized intersections are presented in Table B.

Table B – Level of Service Criteria for Unsignalized Intersections

Control Delay (s/veh)	LOS
0 – 10	A
> 10 and ≤ 15	B
> 15 and ≤ 25	C
> 25 and ≤ 35	D
> 35 and ≤ 50	E
> 50	F

Source: Highway Capacity Manual 7

Appendix C

Existing Intersection Operational Analysis

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	777	124	471	773	0	71	1	221	0	1	1
Future Volume (veh/h)	0	777	124	471	773	0	71	1	221	0	1	1
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	0	893	0	529	869	0	75	1	233	0	4	4
Peak Hour Factor	0.87	0.87	0.87	0.89	0.89	0.89	0.95	0.95	0.95	0.25	0.25	0.25
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	260	987		553	2065	0	362	5	573	0	116	98
Arrive On Green	0.00	0.28	0.00	0.25	0.58	0.00	0.21	0.21	0.21	0.00	0.06	0.06
Sat Flow, veh/h	1781	3647	0	1781	3647	0	1759	23	2790	0	1870	1585
Grp Volume(v), veh/h	0	893	0	529	869	0	76	0	233	0	4	4
Grp Sat Flow(s),veh/h/ln	1781	1777	0	1781	1777	0	1782	0	1395	0	1870	1585
Q Serve(g_s), s	0.0	21.6	0.0	20.8	12.1	0.0	3.2	0.0	6.4	0.0	0.2	0.2
Cycle Q Clear(g_c), s	0.0	21.6	0.0	20.8	12.1	0.0	3.2	0.0	6.4	0.0	0.2	0.2
Prop In Lane	1.00		0.00	1.00		0.00	0.99		1.00	0.00		1.00
Lane Grp Cap(c), veh/h	260	987		553	2065	0	366	0	573	0	116	98
V/C Ratio(X)	0.00	0.90		0.96	0.42	0.00	0.21	0.00	0.41	0.00	0.03	0.04
Avail Cap(c_a), veh/h	358	1026		553	2065	0	366	0	573	0	116	98
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh	0.0	31.0	0.0	22.8	10.3	0.0	29.3	0.0	30.7	0.0	39.3	39.3
Incr Delay (d2), s/veh	0.0	11.0	0.0	27.6	0.1	0.0	1.3	0.0	2.1	0.0	0.6	0.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	10.0	0.0	11.8	3.9	0.0	1.4	0.0	2.2	0.0	0.1	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	0.0	42.0	0.0	50.4	10.5	0.0	30.6	0.0	32.8	0.0	39.8	40.1
LnGrp LOS		D		D	B		C		C		D	D
Approach Vol, veh/h		893			1398			309			8	
Approach Delay, s/veh		42.0			25.6			32.3			39.9	
Approach LOS		D			C			C			D	

Timer - Assigned Phs	2	3	4	6	7	8
Phs Duration (G+Y+Rc), s	22.8	27.0	29.2	10.0	0.0	56.2
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	18.3	22.5	25.7	5.5	5.0	43.2
Max Q Clear Time (g_c+I1), s	8.4	22.8	23.6	2.2	0.0	14.1
Green Ext Time (p_c), s	0.9	0.0	1.2	0.0	0.0	6.2

Intersection Summary	
HCM 7th Control Delay, s/veh	32.0
HCM 7th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	4	911	171	376	614	0	131	4	382	2	0	1
Future Volume (veh/h)	4	911	171	376	614	0	131	4	382	2	0	1
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	4	990	0	418	682	0	141	4	411	5	0	3
Peak Hour Factor	0.92	0.92	0.92	0.90	0.90	0.90	0.93	0.93	0.93	0.38	0.38	0.38
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	332	1123		452	1783	0	386	11	620	113	0	100
Arrive On Green	0.01	0.32	0.00	0.19	0.50	0.00	0.22	0.22	0.22	0.06	0.00	0.06
Sat Flow, veh/h	1781	3647	0	1781	3647	0	1734	49	2790	1781	0	1585
Grp Volume(v), veh/h	4	990	0	418	682	0	145	0	411	5	0	3
Grp Sat Flow(s),veh/h/ln	1781	1777	0	1781	1777	0	1784	0	1395	1781	0	1585
Q Serve(g_s), s	0.1	22.9	0.0	14.4	10.3	0.0	6.0	0.0	11.7	0.2	0.0	0.2
Cycle Q Clear(g_c), s	0.1	22.9	0.0	14.4	10.3	0.0	6.0	0.0	11.7	0.2	0.0	0.2
Prop In Lane	1.00		0.00	1.00		0.00	0.97		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	332	1123		452	1783	0	397	0	620	113	0	100
V/C Ratio(X)	0.01	0.88		0.92	0.38	0.00	0.37	0.00	0.66	0.04	0.00	0.03
Avail Cap(c_a), veh/h	427	1212		474	1783	0	397	0	620	113	0	100
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	20.0	28.1	0.0	21.2	13.3	0.0	28.6	0.0	30.8	38.2	0.0	38.1
Incr Delay (d2), s/veh	0.0	7.4	0.0	23.4	0.1	0.0	2.6	0.0	5.5	0.7	0.0	0.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	10.0	0.0	8.1	3.6	0.0	2.8	0.0	4.1	0.1	0.0	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	20.0	35.6	0.0	44.6	13.5	0.0	31.2	0.0	36.3	38.9	0.0	38.7
LnGrp LOS	C	D		D	B		C		D	D		D
Approach Vol, veh/h		994			1100			556			8	
Approach Delay, s/veh		35.5			25.3			34.9			38.8	
Approach LOS		D			C			C			D	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		23.8	21.1	31.9		10.0	5.0	48.0				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		19.3	17.6	29.6		5.5	5.1	42.1				
Max Q Clear Time (g_c+I1), s		13.7	16.4	24.9		2.2	2.1	12.3				
Green Ext Time (p_c), s		1.3	0.2	2.5		0.0	0.0	4.6				

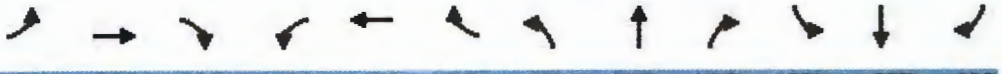
Intersection Summary	
HCM 7th Control Delay, s/veh	31.2
HCM 7th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Appendix D

No-Build Intersection Operational Analysis



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	858	137	520	853	0	78	1	244	0	1	1
Future Volume (veh/h)	0	858	137	520	853	0	78	1	244	0	1	1
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	0	986	0	584	958	0	82	1	257	0	4	4
Peak Hour Factor	0.87	0.87	0.87	0.89	0.89	0.89	0.95	0.95	0.95	0.25	0.25	0.25
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	250	1098		608	2277	0	320	4	508	0	96	81
Arrive On Green	0.00	0.31	0.00	0.29	0.64	0.00	0.18	0.18	0.18	0.00	0.05	0.05
Sat Flow, veh/h	1781	3647	0	1781	3647	0	1761	21	2790	0	1870	1585
Grp Volume(v), veh/h	0	986	0	584	958	0	83	0	257	0	4	4
Grp Sat Flow(s),veh/h/ln	1781	1777	0	1781	1777	0	1782	0	1395	0	1870	1585
Q Serve(g_s), s	0.0	28.4	0.0	28.9	14.2	0.0	4.3	0.0	8.9	0.0	0.2	0.3
Cycle Q Clear(g_c), s	0.0	28.4	0.0	28.9	14.2	0.0	4.3	0.0	8.9	0.0	0.2	0.3
Prop In Lane	1.00		0.00	1.00		0.00	0.99		1.00	0.00		1.00
Lane Grp Cap(c), veh/h	250	1098		608	2277	0	324	0	508	0	96	81
V/C Ratio(X)	0.00	0.90		0.96	0.42	0.00	0.26	0.00	0.51	0.00	0.04	0.05
Avail Cap(c_a), veh/h	331	1177		616	2277	0	324	0	508	0	96	81
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh	0.0	35.4	0.0	28.4	9.5	0.0	37.6	0.0	39.5	0.0	48.3	48.3
Incr Delay (d2), s/veh	0.0	9.0	0.0	26.5	0.1	0.0	1.9	0.0	3.6	0.0	0.8	1.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	13.0	0.0	18.4	4.7	0.0	2.0	0.0	3.2	0.0	0.1	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	0.0	44.4	0.0	54.9	9.6	0.0	39.5	0.0	43.1	0.0	49.1	49.5
LnGrp LOS		D		D	A		D		D		D	D
Approach Vol, veh/h		986			1542			340			8	
Approach Delay, s/veh		44.4			26.8			42.2			49.3	
Approach LOS		D			C			D			D	

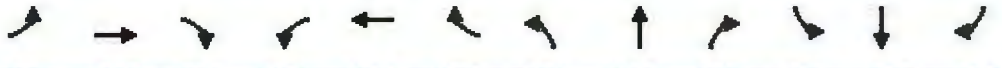
Timer - Assigned Phs	2	3	4		6	7	8
Phs Duration (G+Y+Rc), s	24.0	35.5	37.6		10.0	0.0	73.2
Change Period (Y+Rc), s	4.5	4.5	4.5		4.5	4.5	4.5
Max Green Setting (Gmax), s	19.5	31.5	35.5		5.5	5.0	62.0
Max Q Clear Time (g_c+I1), s	10.9	30.9	30.4		2.3	0.0	16.2
Green Ext Time (p_c), s	0.9	0.2	2.7		0.0	0.0	7.5

Intersection Summary	
HCM 7th Control Delay, s/veh	34.7
HCM 7th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	4	1006	189	415	678	0	145	4	422	2	0	1
Future Volume (veh/h)	4	1006	189	415	678	0	145	4	422	2	0	1
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	4	1093	0	461	753	0	156	4	454	5	0	3
Peak Hour Factor	0.92	0.92	0.92	0.90	0.90	0.90	0.93	0.93	0.93	0.38	0.38	0.38
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	329	1228		491	1984	0	335	9	538	102	0	90
Arrive On Green	0.01	0.35	0.00	0.22	0.56	0.00	0.19	0.19	0.19	0.06	0.00	0.06
Sat Flow, veh/h	1781	3647	0	1781	3647	0	1739	45	2790	1781	0	1585
Grp Volume(v), veh/h	4	1093	0	461	753	0	160	0	454	5	0	3
Grp Sat Flow(s),veh/h/ln	1781	1777	0	1781	1777	0	1783	0	1395	1781	0	1585
Q Serve(g_s), s	0.1	28.0	0.0	18.8	11.5	0.0	7.7	0.0	15.1	0.3	0.0	0.2
Cycle Q Clear(g_c), s	0.1	28.0	0.0	18.8	11.5	0.0	7.7	0.0	15.1	0.3	0.0	0.2
Prop In Lane	1.00		0.00	1.00		0.00	0.97		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	329	1228		491	1984	0	344	0	538	102	0	90
V/C Ratio(X)	0.01	0.89		0.94	0.38	0.00	0.47	0.00	0.84	0.05	0.00	0.03
Avail Cap(c_a), veh/h	414	1322		509	1984	0	344	0	538	102	0	90
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	20.4	29.8	0.0	25.6	11.9	0.0	34.5	0.0	37.5	43.0	0.0	43.0
Incr Delay (d2), s/veh	0.0	7.5	0.0	25.0	0.1	0.0	4.5	0.0	14.9	0.9	0.0	0.7
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	12.3	0.0	13.3	4.0	0.0	3.7	0.0	6.0	0.1	0.0	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	20.4	37.3	0.0	50.6	12.1	0.0	39.0	0.0	52.5	43.9	0.0	43.7
LnGrp LOS	C	D		D	B		D		D	D		D
Approach Vol, veh/h		1097			1214			614			8	
Approach Delay, s/veh		37.3			26.7			49.0			43.8	
Approach LOS		D			C			D			D	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		23.1	25.5	37.8		10.0	5.0	58.4				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		18.6	22.0	35.9		5.5	5.1	52.8				
Max Q Clear Time (g_c+I1), s		17.1	20.8	30.0		2.3	2.1	13.5				
Green Ext Time (p_c), s		0.5	0.2	3.3		0.0	0.0	5.4				

Intersection Summary	
HCM 7th Control Delay, s/veh	35.4
HCM 7th LOS	D

Notes

User approved pedestrian interval to be less than phase max green.
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Appendix E

Future Intersection Operational Analysis

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	863	137	530	851	0	84	1	244	0	1	1
Future Volume (veh/h)	0	863	137	530	851	0	84	1	244	0	1	1
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	0	992	0	596	956	0	88	1	257	0	4	4
Peak Hour Factor	0.87	0.87	0.87	0.89	0.89	0.89	0.95	0.95	0.95	0.25	0.25	0.25
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	249	1092		619	2298	0	312	4	494	0	95	81
Arrive On Green	0.00	0.31	0.00	0.30	0.65	0.00	0.18	0.18	0.18	0.00	0.05	0.05
Sat Flow, veh/h	1781	3647	0	1781	3647	0	1762	20	2790	0	1870	1585
Grp Volume(v), veh/h	0	992	0	596	956	0	89	0	257	0	4	4
Grp Sat Flow(s),veh/h/ln	1781	1777	0	1781	1777	0	1782	0	1395	0	1870	1585
Q Serve(g_s), s	0.0	28.9	0.0	30.0	14.0	0.0	4.7	0.0	9.0	0.0	0.2	0.3
Cycle Q Clear(g_c), s	0.0	28.9	0.0	30.0	14.0	0.0	4.7	0.0	9.0	0.0	0.2	0.3
Prop In Lane	1.00		0.00	1.00		0.00	0.99		1.00	0.00		1.00
Lane Grp Cap(c), veh/h	249	1092		619	2298	0	316	0	494	0	95	81
V/C Ratio(X)	0.00	0.91		0.96	0.42	0.00	0.28	0.00	0.52	0.00	0.04	0.05
Avail Cap(c_a), veh/h	330	1150		626	2298	0	316	0	494	0	95	81
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh	0.0	35.9	0.0	28.8	9.2	0.0	38.4	0.0	40.2	0.0	48.7	48.7
Incr Delay (d2), s/veh	0.0	10.3	0.0	26.7	0.1	0.0	2.2	0.0	3.9	0.0	0.8	1.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	13.4	0.0	18.9	4.6	0.0	2.2	0.0	3.3	0.0	0.1	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	0.0	46.2	0.0	55.4	9.3	0.0	40.7	0.0	44.1	0.0	49.5	49.9
LnGrp LOS		D		E	A		D		D		D	D
Approach Vol, veh/h		992			1552			346			8	
Approach Delay, s/veh		46.2			27.0			43.2			49.7	
Approach LOS		D			C			D			D	

Timer - Assigned Phs	2	3	4		6	7	8
Phs Duration (G+Y+Rc), s	23.6	36.6	37.6		10.0	0.0	74.3
Change Period (Y+Rc), s	4.5	4.5	4.5		4.5	4.5	4.5
Max Green Setting (Gmax), s	19.1	32.5	34.9		5.5	5.0	62.4
Max Q Clear Time (g_c+I1), s	11.0	32.0	30.9		2.3	0.0	16.0
Green Ext Time (p_c), s	0.9	0.1	2.2		0.0	0.0	7.5

Intersection Summary	
HCM 7th Control Delay, s/veh	35.6
HCM 7th LOS	D

Notes

User approved pedestrian interval to be less than phase max green.
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	0.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱		↑		↱
Traffic Vol, veh/h	1099	8	0	1381	0	10
Future Vol, veh/h	1099	8	0	1381	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	92	89	92	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1263	9	0	1552	0	12

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	1263
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.318
Pot Cap-1 Maneuver	-	-	0	-	0	207
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	207
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	23.43
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	207	-	-	-
HCM Lane V/C Ratio	0.057	-	-	-
HCM Ctrl Dly (s/v)	23.4	-	-	-
HCM Lane LOS	C	-	-	-
HCM 95th %tile Q(veh)	0.2	-	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	6	322	9	11	657
Future Vol, veh/h	7	6	322	9	11	657
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	150	60	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	95	95	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	7	339	9	12	730

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1093	339	0	0	348	0
Stage 1	339	-	-	-	-	-
Stage 2	754	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	237	703	-	-	1210	-
Stage 1	722	-	-	-	-	-
Stage 2	465	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	235	703	-	-	1210	-
Mov Cap-2 Maneuver	235	-	-	-	-	-
Stage 1	722	-	-	-	-	-
Stage 2	460	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	16.13	0	0.13
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	339	1210	-
HCM Lane V/C Ratio	-	-	0.045	0.01	-
HCM Ctrl Dly (s/v)	-	-	16.1	8	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	4	1014	189	431	674	0	157	4	422	2	0	1
Future Volume (veh/h)	4	1014	189	431	674	0	157	4	422	2	0	1
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	4	1102	0	479	749	0	169	4	454	5	0	3
Peak Hour Factor	0.92	0.92	0.92	0.90	0.90	0.90	0.93	0.93	0.93	0.38	0.38	0.38
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	331	1255		511	2053	0	329	8	528	95	0	85
Arrive On Green	0.01	0.35	0.00	0.23	0.58	0.00	0.19	0.19	0.19	0.05	0.00	0.05
Sat Flow, veh/h	1781	3647	0	1781	3647	0	1742	41	2790	1781	0	1585
Grp Volume(v), veh/h	4	1102	0	479	749	0	173	0	454	5	0	3
Grp Sat Flow(s),veh/h/ln	1781	1777	0	1781	1777	0	1783	0	1395	1781	0	1585
Q Serve(g_s), s	0.1	30.0	0.0	21.2	11.6	0.0	9.0	0.0	16.3	0.3	0.0	0.2
Cycle Q Clear(g_c), s	0.1	30.0	0.0	21.2	11.6	0.0	9.0	0.0	16.3	0.3	0.0	0.2
Prop In Lane	1.00		0.00	1.00		0.00	0.98		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	331	1255		511	2053	0	337	0	528	95	0	85
V/C Ratio(X)	0.01	0.88		0.94	0.36	0.00	0.51	0.00	0.86	0.05	0.00	0.04
Avail Cap(c_a), veh/h	410	1396		559	2133	0	337	0	528	95	0	85
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	21.3	31.3	0.0	27.6	11.6	0.0	37.5	0.0	40.5	46.3	0.0	46.3
Incr Delay (d2), s/veh	0.0	6.2	0.0	22.6	0.1	0.0	5.5	0.0	16.6	1.0	0.0	0.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	13.0	0.0	14.2	4.1	0.0	4.4	0.0	6.5	0.1	0.0	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	21.3	37.5	0.0	50.1	11.8	0.0	43.0	0.0	57.1	47.4	0.0	47.1
LnGrp LOS	C	D		D	B		D		E	D		D
Approach Vol, veh/h		1106			1228			627			8	
Approach Delay, s/veh		37.4			26.7			53.2			47.3	
Approach LOS		D			C			D			D	

Timer - Assigned Phs	2	3	4		6	7	8
Phs Duration (G+Y+Rc), s	24.0	28.2	40.9		10.0	5.0	64.1
Change Period (Y+Rc), s	4.5	4.5	4.5		4.5	4.5	4.5
Max Green Setting (Gmax), s	19.5	26.5	40.5		5.5	5.1	61.9
Max Q Clear Time (g_c+I1), s	18.3	23.2	32.0		2.3	2.1	13.6
Green Ext Time (p_c), s	0.4	0.6	4.4		0.0	0.0	5.4

Intersection Summary	
HCM 7th Control Delay, s/veh	36.4
HCM 7th LOS	D

Notes

User approved pedestrian interval to be less than phase max green.
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱		↑		↱
Traffic Vol, veh/h	1423	15	0	1105	0	20
Future Vol, veh/h	1423	15	0	1105	0	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	150	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	90	92	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1547	16	0	1228	0	24

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	1547
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.318
Pot Cap-1 Maneuver	-	-	0	-	0	141
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	141
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	35.66
HCM LOS			E

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	141	-	-	-
HCM Lane V/C Ratio	0.167	-	-	-
HCM Ctrl Dly (s/v)	35.7	-	-	-
HCM Lane LOS	E	-	-	-
HCM 95th %tile Q(veh)	0.6	-	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	16	12	568	14	18	602
Future Vol, veh/h	16	12	568	14	18	602
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	150	60	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	93	93	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	19	14	611	15	20	669

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1320	611	0	0	626	0
Stage 1	611	-	-	-	-	-
Stage 2	709	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	173	494	-	-	956	-
Stage 1	542	-	-	-	-	-
Stage 2	488	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	169	494	-	-	956	-
Mov Cap-2 Maneuver	169	-	-	-	-	-
Stage 1	542	-	-	-	-	-
Stage 2	478	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	22.72	0	0.26
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	236	956	-
HCM Lane V/C Ratio	-	-	0.14	0.021	-
HCM Ctrl Dly (s/v)	-	-	22.7	8.8	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	0.5	0.1	-

FEB 05 2026

Z-16-2026 1880 Scufflegrit Rd
Traffic Study –Submittal 2

A traffic Submittal 2 (dated January 16, 2026; received by Cobb County Community Development on February 5, 2025; received by Cobb County DOT on February 16, 2026) was received for this development. The comments below are based on the information received in the January 16th Submittal 2.

Because revising the traffic impact study for the below comments would not require any change in recommendations, the traffic study is approved, and the traffic study requirement is considered **satisfied** for this zoning application. **A revised Submittal 2 will not be required.**

Overall Comments:

1. To improve communication on future traffic studies, Cobb DOT recommends traffic study submittals follow the Cobb *DOT Traffic Study Guidelines,* which includes direct submissions to Cobb DOT staff and inclusion of the Synchro analysis files to aid in review.

2. On Page 2, the traffic study reads: At Scufflegrit Road/ Ross Road there are exclusive left turn lanes in both directions but no exclusive right turn lanes.

    a. This sentence should have included "on Sandy Plains Road." There are exclusive right turn lanes on the Scufflegrit Road and Ross Road approaches of this intersection.

3. On Page 2, the traffic study reads: The Georgia DOT recorded an Annual Average Daily Traffic (AADT) volume of 24,900 vehicles per day (vpd) on Sandy Plains Road west of Scufflegrit Road in 2023 (the latest year for which count data is available).

    a. GDOT 2024 AADT volumes are available and are reported for this count station in the Cobb DOT comments for this zoning case.

    b. Although this introduces a conflict for what GDOT data years are available, the AADT volumes are not significantly different (24,900 vpd for 2024; 25,200 vpd for 2025) between the two years.

4. Based on available information, the adjacent signalized intersection of Sandy Plains Road and Scufflegrit Road should have sufficient capacity to accommodate the proposed development traffic.

5. Based on the No Build year selected, Cobb DOT assumes that anticipated buildout year for this development is 2030.

    a. In future traffic studies, clearly state the anticipated buildout year.

6. In future studies Cobb DOT recommends the known restaurant square footage be separated from the general retail and be calculated with the appropriate ITE Land Use code. Based on the provided site plan, Cobb DOT estimated 3.8K SF of the proposed development will be ITE Land Use 932 High Turnover/Sit Down Restaurant for this development.

    a. The proposed development trip generation is broken out as described above for the Cobb DOT comments for this zoning case

    b. However, for the January 16th study, the trip generation difference between the two methods is not anticipated to change the findings of the study. The analysis does not require revision based on this comment.

7. Cobb DOT agrees that using the ITE Land Use 821 pm peak hour reduction percentage (40%) and 30% reduction for the a.m. and 24-hour volumes are reasonable assumptions.

    a. In future studies, state how the am and ADT value was reached and note clearly that it is an assumption since there is no specific ITE guidance for these time periods.

8. In future studies the trip generation table (Table 4) should include total gross (before reductions) traffic trips. Traffic study thresholds are based on gross trip generation results.

9. In future studies Cobb DOT recommends the new project trips and passby project trips be shown on separate figures before being summed as overall project trip generation as shown in Figure 4.

10. Cobb DOT agrees that right turn lanes would be beneficial at all project driveways.

    a. The Sandy Plains right turn lane is shown on the proposed site plan and will be required as part of this development.

b. However, the Scufflegrit Road access is a shared access location not included in the proposed development parcel.

   i. Cobb DOT does not recommend the proposed development be required to modify an access that belongs to an adjacent parcel.

   ii. This right turn lane will thus not be required as a recommended stipulation.

c. In future studies, note that Cobb DOT requires right turn lanes for all developments on major throughfares (collector and arterial roadways) such as Sandy Plains Road and Scufflegrit Road rather than use the GDOT threshold table.

11. Cobb DOT agrees that no left turn lane should be required at the Scufflegrit Road driveway.

a. However, the Cobb DOT position results from requiring the proposed development be required to modify an access that belongs to an adjacent parcel being not recommended, as mentioned for this access location in Recommendation 10b.

b. Cobb DOT also agrees that the addition of this left turn lane would be beneficial if feasible.

c. Note that Cobb DOT follows the guidelines set forth in Cobb County Development Standard 402.10, Left Turn Lane Design Guidelines, and Cobb County Development Standard Detail 401F, Left Turn Lane. Cobb DOT also follows Table 9-24 and Figure 9-35 recommendations published in the American Association of State Highway and Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets (Green Book), 7th Edition.

d. In future studies, the guidelines and thresholds in Recommendation 11c should be used instead of the GDOT threshold tables.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-6-2026

SITE BACKGROUND

Applicant	Tasha Tolbert and Alicia Steel
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Tasha Tolbert
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	2591 Morgan Road, LLC
Property Location	Located on the west side of Morgan Road directly across from Green Meadow Drive and south of Ramblewood Drive
Address	2591 Morgan Road
Access to Property	Morgan Road

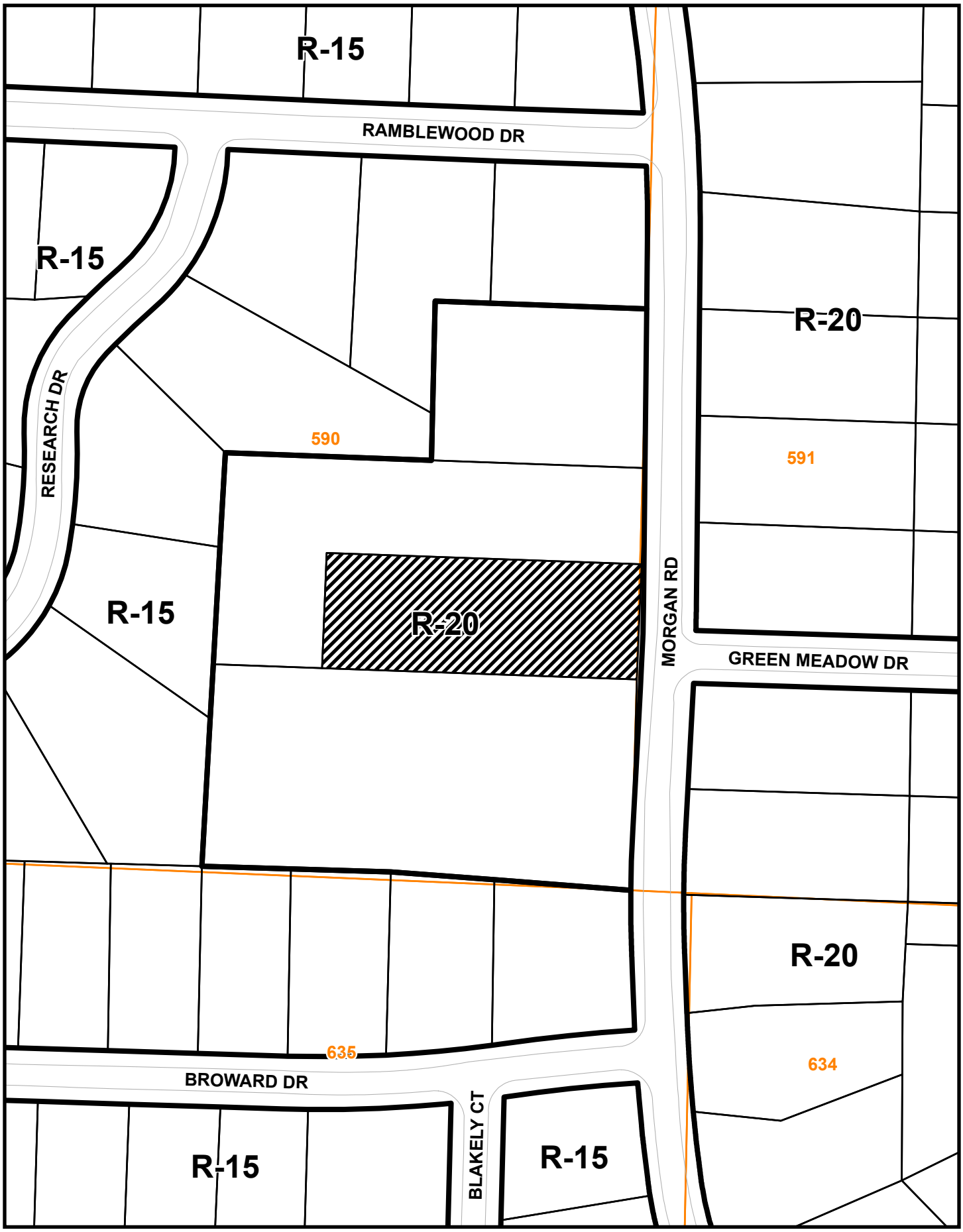
QUICK FACTS

Commission District	3 - Birrell
Current Zoning	R-20
Current Use of Property	Group home
Proposed Use	To allow more patients than the Code allows
Future Land Use	LDR
Site Acreage	0.75
District	16
Land Lot	590
Parcel #	16059000710
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

LUP-6 2026 Map



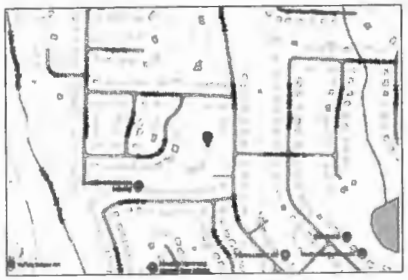
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 105 210 Feet

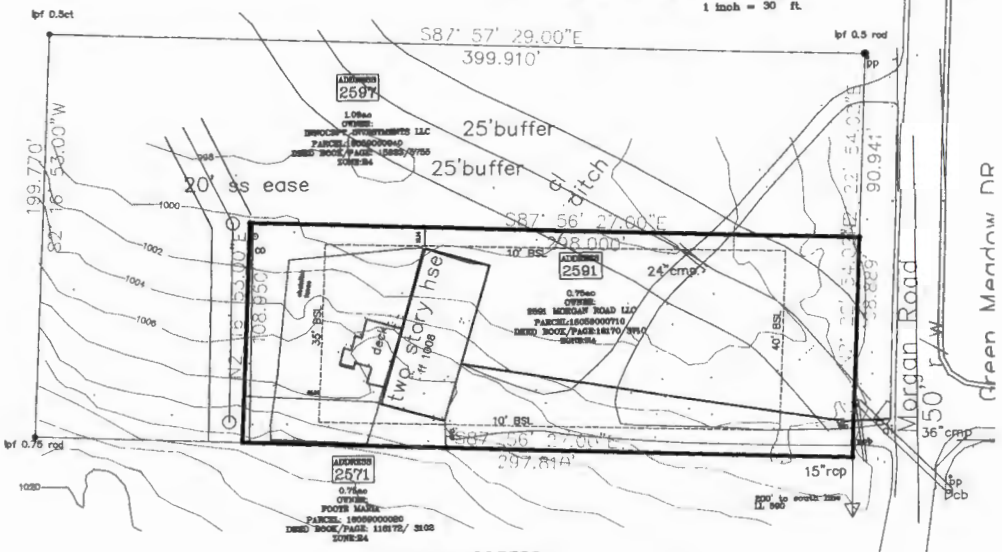
Zoning Boundary

City Boundary

THIS BLOCK RESERVED FOR CLERK OF COURT



VICINITY MAP



PROJECT ADDRESS
2591 Morgan Rd NE, Marietta, GA 30066
Cobb County

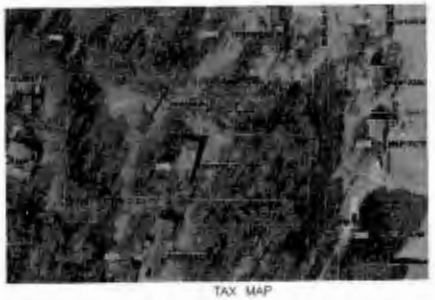
SURVEYOR CERTIFICATION:
This Plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel(s) are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION 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.

Surveyor: J. Wayne Proctor, No. 2847

EQUIPMENT USED FOR MEASUREMENTS:
ANGULAR – TOPCON GTS-300 TOTAL STATION
LINEAR – EDM

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 288,278.54 FEET. AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT. THIS PLAT SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY PUBLIC AND PRIVATE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND ACCURATE WITHIN ONE FOOT IN 288,278.54 FEET. IN MY OPINION THIS PLAT OR SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM technical STANDARDS for property surveys in Georgia as set forth in Chapter 180-7 of 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.

BEARINGS SHOWN HEREON BASED ON MAGNETIC OBSERVATIONS.
Field work completed 1-1-26
ALL PINS PLACED IPP .5" REBAR



TAX MAP

ENGINEER/SURVEYOR:
J. WAYNE PROCTOR
398 ATLANTA STREET, SE
MARIETTA, GA 30060
(770)425-6880

RECEIVED
JAN 07 2026
COBB COUNTY ZONING

LUP-6 2026 Aerial Map



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

0 105 210 Feet

Zoning Boundary

City Boundary

RECEIVED
JAN 07 2026
COBB COUNTY ZONING

Revised October 1, 2009

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET

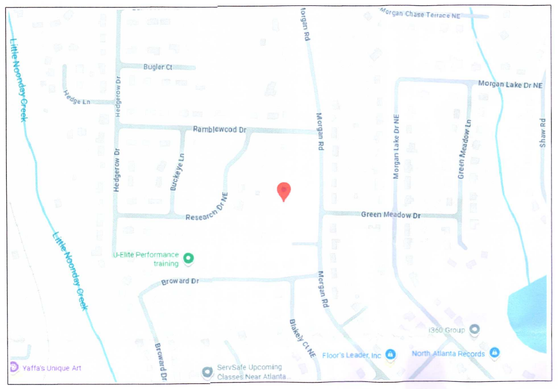
(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. **Type of business, or request?** Personal Care Home
2. **Number of employees?** 2
3. **Days of operation?** Monday - Sunday (daily)
4. **Hours of operation?** open arund the clock
5. **Number of clients, customers, or sales persons coming to the house per day?** 8 **;Per week?** 56
6. **Where do clients, customers and/or employees park?**
   Driveway: X **; Street:**_____ **;Other (Explain):**_____
7. **Signs? No:** ✓ **; Yes:**_____. **(If yes, then how many, size, and location):**_____
8. **Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.):**_____
   2 CARS
9. **Deliveries? No** ✓ **; Yes**_____**(If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)**
10. **Does the applicant live in the house? Yes**_____ **;No** X
11. **Any outdoor storage? No** X **; Yes**_____**(If yes, please state what is kept outside):**_____
12. **Length of time requested (24 months maximum):** 24 months
13. **Is this application a result of a Code Enforcement action? No** X **;Yes**__ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
14. **Any additional information? (Please attach additional information if needed):**
    N/A

Applicant signature: Alicia Steel **Date:** 12/1/25

Applicant name (printed): Alicia Steel

THIS BLOCK RESERVED FOR CLERK OF COURT



VICINITY MAP

LEGEND

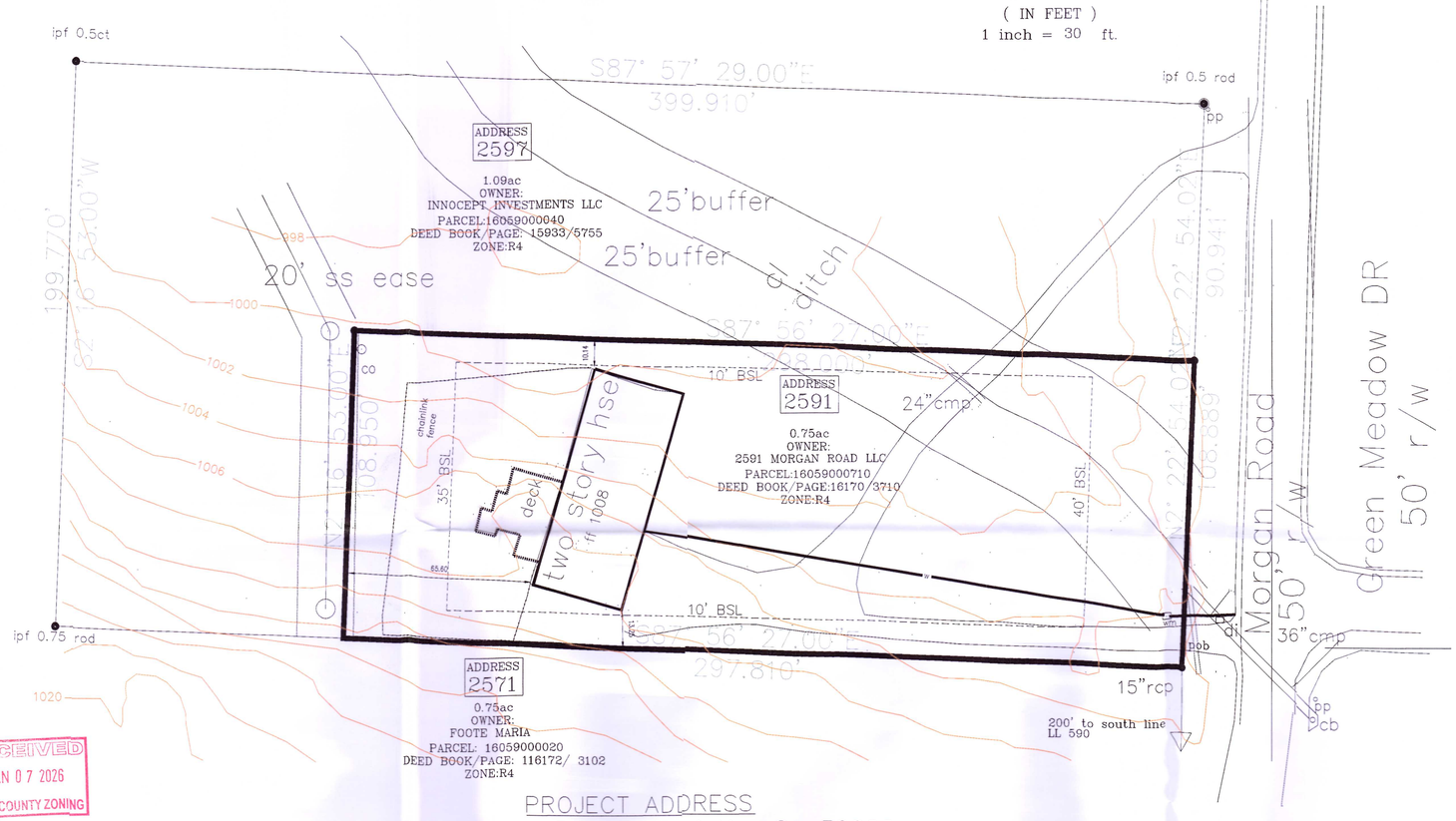
Existing Contour	~~~990~~~	Radius	R
Proposed Contour	990	Chord Bearing	CB
Exist. Spot Elev.	998.6	Chord	C
Proposed Spot Elev.	999.0	Service Pole	SP
Sanitary Sewer	SS	Lamp Pole	LPL
Fire Hydrant		Overhead Utility Line	OHUL
Silt Fence	X	Man Hole	MH
Water Line	W	Catch Basin	CB
Traffic Flow	≠≠≠	Junction Box	JB
Power Pole	PP	Drop Inlet	DI
Gas Line	G	Headwall	HW
Iron Pin Set	IPS	Corrugated Metal Pipe	CMP
Iron Pin Found	IPF	Reinforced Concrete	RCP
Concrete Monument Found	CMF	Cross Drain	CD
Monument	MON	Sewer Easement	SE
Nail & Cap	NAC	Drainage Easement	DE
Fence Corner	FC	Water Valve	WV
Fence		Water Meter	WM
Open Top Pin	OTP	Gas Valve	GV
Crimp Top Pin	CT	Gas Meter	GM
Reinforcing Bar	Rebar	Anchor	A
Centerline	C	Underground Electricity	UE
Right-of-Way	R/W	Underground Telephone	UT
		To Be Removed	TBR

COMMENT 2

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 30 ft.



RECEIVED
JAN 07 2026
COBB COUNTY ZONING

PROJECT ADDRESS
2591 Morgan Rd NE, Marietta, GA 30066
Cobb County

SURVEYOR CERTIFICATION:
This Plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel(s) are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION 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.

Surveyor: J. Wayne Proctor, No. 2847

EQUIPMENT USED FOR MEASUREMENTS:
ANGULAR – TOPCON GTS-300 TOTAL STATION
LINEAR – EDM

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 268,276.54 FEET. AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT. THIS PLAT SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY PUBLIC AND PRIVATE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND ACCURATE WITHIN ONE FOOT IN 268,276.54 FEET.
IN MY OPINION THIS PLAT OR SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM technical STANDARDS for property surveys in Georgia as set forth in Chapter 180-7 of 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.

BEARINGS SHOWN HEREON BASED ON MAGNETIC OBSERVATIONS.
Field work completed 1-1-26
ALL PINS PLACED IPP .5" REBAR



TAX MAP

ENGINEER/SURVEYOR:
Acme American llc lsf776
J. WAYNE PROCTOR
319 ATLANTA STREET, SE
MARIETTA, GA 30060
(770)425-6890

UTILITIES PROTECTION CENTER
Call FREE
IN METRO ATLANTA
800-282-7411
Throughout Georgia
1-800-282-7411
THREE WORKING DAYS BEFORE YOU DIG

ACME AMERICAN, L.L.C.
707 Whitlock Ave., S.W. Suite H-12, Marietta, Georgia 30064
Architects, Construction Managers, Engineers
voice (770) 425-6890 - fax (770) 425-5777

PROJECT# 20210902

TITLE: proposed Survey forMorgan RoadLLC
PROJECT: LL 590 16TH DISTRICT
Cobb County Georgia

GEORGIA REGISTERED No. 2847 PROFESSIONAL ENGINEER J.W. PROCTOR
date: 01-1-26

seal
GEORGIA REGISTERED No. 2847 PROFESSIONAL LAND SURVEYOR J.W. PROCTOR
010126

revisions:

date: 01-24-24
dwg. by: PCW
chkd. by: JWP

sheet: S-1

L-P-6

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-6-2026

SITE BACKGROUND

Applicant	Tasha Tolbert and Alicia Steel
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Tasha Tolbert
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	2591 Morgan Road, LLC
Property Location	Located on the west side of Morgan Road, south of Ramblewood Drive
Address	2591 Morgan Road
Access to Property	Morgan Road

QUICK FACTS

Commission District	3 - Birrell
Current Zoning	R-20
Current Use of Property	Group home
Proposed Use	Increase capacity of a group home from 4 residents to 8 residents
Future Land Use	LDR
Site Acreage	0.75
District	16
Land Lot	590
Parcel #	16059000710
Taxes Paid	Yes

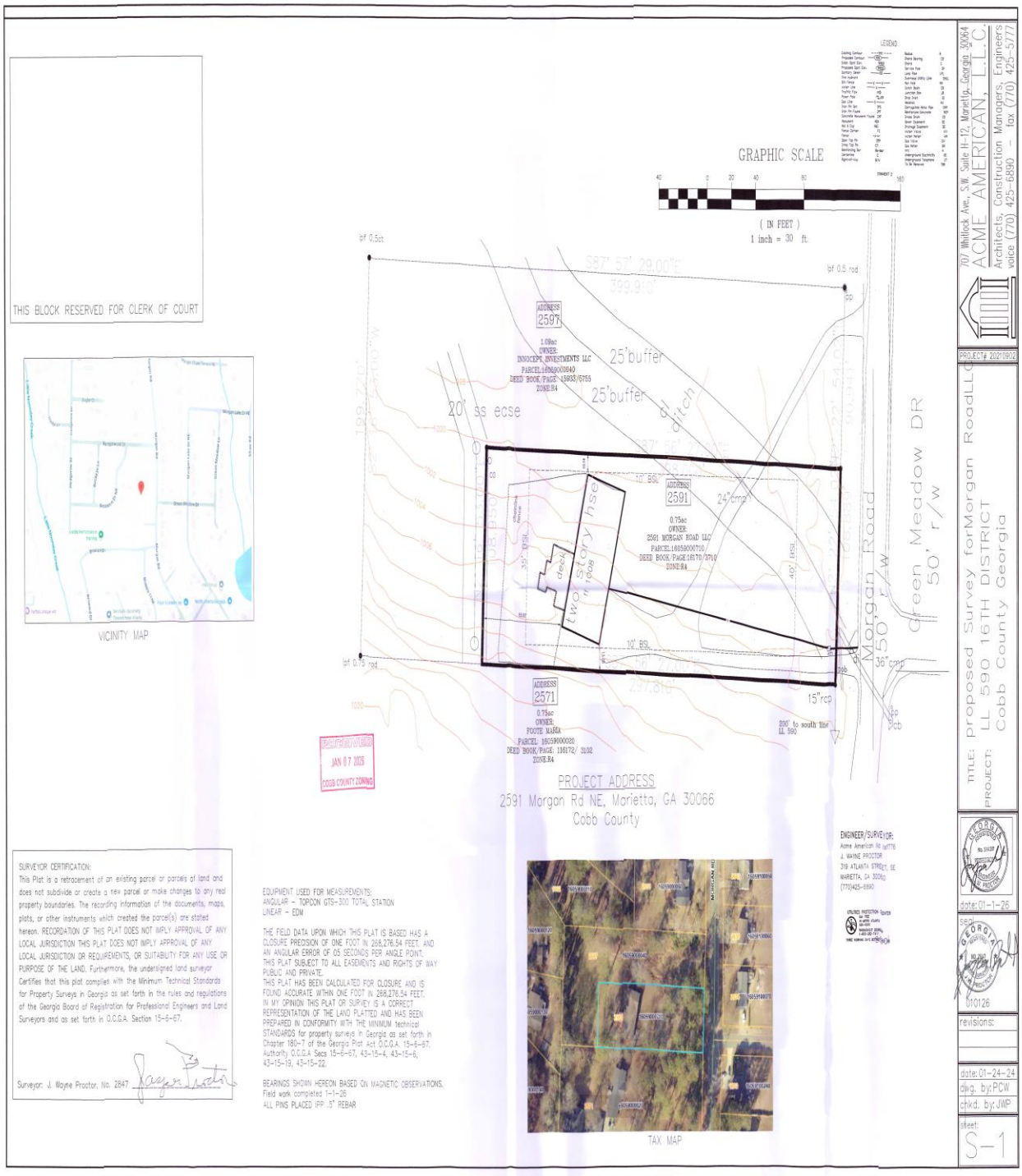
FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Peyton McClure, CNU-A)

Based on the analysis of this case, Staff recommends **DENIAL**.

LUP-6 2026 Aerial Map




THIS BLOCK RESERVED FOR CLERK OF COURT
VICINITY MAP
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
ADDRESS 2597
ADDRESS 2591
ADDRESS 2571
Morgan Road
Green Meadow DR
50' r/w
25'buffer
20' ss ese
PROJECT ADDRESS
2591 Morgan Rd NE, Marietta, GA 30066
Cobb County
Received
JAN 07 2026
COBB COUNTY ZONING
SURVEYOR CERTIFICATION:
EQUIPMENT USED FOR MEASUREMENTS:
BEARINGS SHOWN HEREON BASED ON MAGNETIC OBSERVATIONS.
ENGINEER/SURVEYOR:
TAX MAP
ACME AMERICAN, L.L.C.
PROJECT# 20210902
LL 590 16TH DISTRICT
Cobb County Georgia
date:01-1-26
revisions:
date:01-24-24
dwg. by:PCW
chkd. by:JWP
sheet:
S-1

LUP6

North

Zoning: R-20/ Single-family residence

Future Land Use: LDR

WEST

Zoning: R-20/ Single-family residence

Future Land Use: LDR

LUP-6 2026 Map



EAST

Zoning: R-20/ Single-family residence

Future Land Use: LDR

SOUTH

Zoning: R-20/ Single-family residence

Future Land Use: LDR

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Request for a Temporary Land Use Permit

The Board of Commissioners may permit temporary land use permits for uses that are uniquely located and are considered compatible with adjoining zoning districts and nearby uses for designated periods of time for uses, exceptions or professions in areas, along roadways and within districts where the zoning regulations would otherwise prohibit such operations. Customary home occupations as defined in this chapter, do not require a temporary land use permit.

Summary of the applicant's proposal

The applicant is proposing a Temporary Land Use Permit (LUP) to increase the maximum number of patients for a senior personal care home from four (4) patients to eight (8) patients. Counting two (2) staff members, this would allow for a total of ten (10) people. The applicant proposes only two (2) vehicles will be on site for use by staff, with available parking in the driveway. The applicant received a permit to convert this single-family home into a 4-person senior personal care home in June of 2025. The final certificate of occupancy has not been issued as of March 3rd, 2026.

LUP-6-2026 DEPARTMENT COMMENTS – Fire Department

02/26/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate a new Certificate of Occupancy.

FIRE HYDRANT:
The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

LUP-6-2024 DEPARTMENT COMMENTS – Cemetery Preservation

No comment.

2/27/2026

Comprehensive Plan Future Land Use Designation: Low Density Residential
The subject tract is within the Low Density Residential (LDR) future land use category. The purpose of LDR is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. This category presents a range of densities.

What is the Future Land Use Sub-Category? N/A

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☐ Yes ☒ No
If Yes:
Which City: N/A
Was the city notified? N/A

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone? ☐ Yes ☒ No

Is the property within the Clear Zone (CZ)? ☐ Yes ☒ No

Is the property within 3000’ of Dobbins ARB? ☐ Yes ☒ No

Is the property within the Accident Potential Zone (APZ I)? ☐ Yes ☒ No

Is the property within the Accident Potential Zone II (APZ II)? ☐ Yes ☒ No

Is the property within the Noise Zone? ☐ Yes ☒ No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)? ☐ Yes ☒ No

---

Comments:

LUP-6

April '26 Zoning

Applicant: Tasha Tolbert and Alicia Steel

Water & Sewer Comments: No comments.

Recommendations

1. Recommend no parking on the right-of-way.

2. Should any driveway modifications or redevelopment of the property occur in the future, where redevelopment is defined as any action requiring a Land Disturbance Permit that also changes the existing operations of the development in terms of use, intensity and/or anticipated traffic, Cobb DOT recommends the following:

    a. Recommend upgrading driveway to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements.

    b. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in bold, with the staff analysis following:

(1) Safety, health, welfare and moral concerns involving the surrounding neighborhood.
It is the opinion of staff that the proposed use may not impact the safety, health, welfare, or moral concerns involving the surrounding neighborhood.

(2) Parking and traffic considerations.
It is the opinion of staff that, the proposed use will not impact parking or traffic since the applicant proposes only two vehicles for this location.

(3) Number of nonrelated employees.
Staff would be two (2) non-related employees, and potentially eight (8) unrelated residents.

(4) Number of commercial and business deliveries.
The applicant is proposing no commercial or business deliveries.

(5) The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.
Group homes are generally a permitted use within residential zoning districts, but the code limits the number of residents to four (4) patients. These are limited to four (4) people to reduce impacts to the surrounding community.

(6) Compatibility of the business use to the neighborhood.
The proposed use is not in a platted neighborhood. The proposed use may disrupt the current uses near the property if allowed to operate at a larger capacity.

(7) Hours of operation.
24 hours a day/ 7 days a week

(8) Existing business uses in the vicinity.
There are no known business uses in this area.

(9) Effect on property values of surrounding property.
It is staff's opinion that the proposed use may have an adverse effect on surrounding property values.

(10) Circumstances surrounding neighborhood complaints.
This request is not the result of a code enforcement action.

(11) Intensity of the proposed business use.
It is staff's opinion that the request would increase the intensity of the group home.

(12) Location of the use within the neighborhood.
The location is not within a platted neighborhood.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

RECEIVED
JAN 07 2026
COBB COUNTY ZONING

Revised October 1, 2009

Application #:_____
PC Hearing Date:_____
BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET

(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. **Type of business, or request?** Personal Care Home
2. **Number of employees?** 2
3. **Days of operation?** Monday - Sunday (daily)
4. **Hours of operation?** open arund the clock
5. **Number of clients, customers, or sales persons coming to the house per day?** 8 **;Per week?** 56
6. **Where do clients, customers and/or employees park?**
   Driveway: X **; Street:**_____ **;Other (Explain):**_____
7. **Signs? No:** ✓ **; Yes:**_____. **(If yes, then how many, size, and location):**_____
8. **Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.):**_____
   2 CARS
9. **Deliveries? No** ✓ **; Yes**_____**(If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)**
10. **Does the applicant live in the house? Yes**_____ **;No** X
11. **Any outdoor storage? No** X **; Yes**_____**(If yes, please state what is kept outside):**_____
12. **Length of time requested (24 months maximum):** 24 months
13. **Is this application a result of a Code Enforcement action? No** X **;Yes**__ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
14. **Any additional information? (Please attach additional information if needed):**
    N/A

Applicant signature: Alicia Steel **Date:** 12/1/25

Applicant name (printed): Alicia Steel

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-7-2026

SITE BACKGROUND

Applicant	Jessica R. Weaver
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J R Weaver
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Herk Homes, LLC
Property Location	Located on the west side of Dallas Acworth Highway, north of Silver Lace Lane
Address	3917 Dallas Acworth Highway
Access to Property	Dallas Acworth Highway

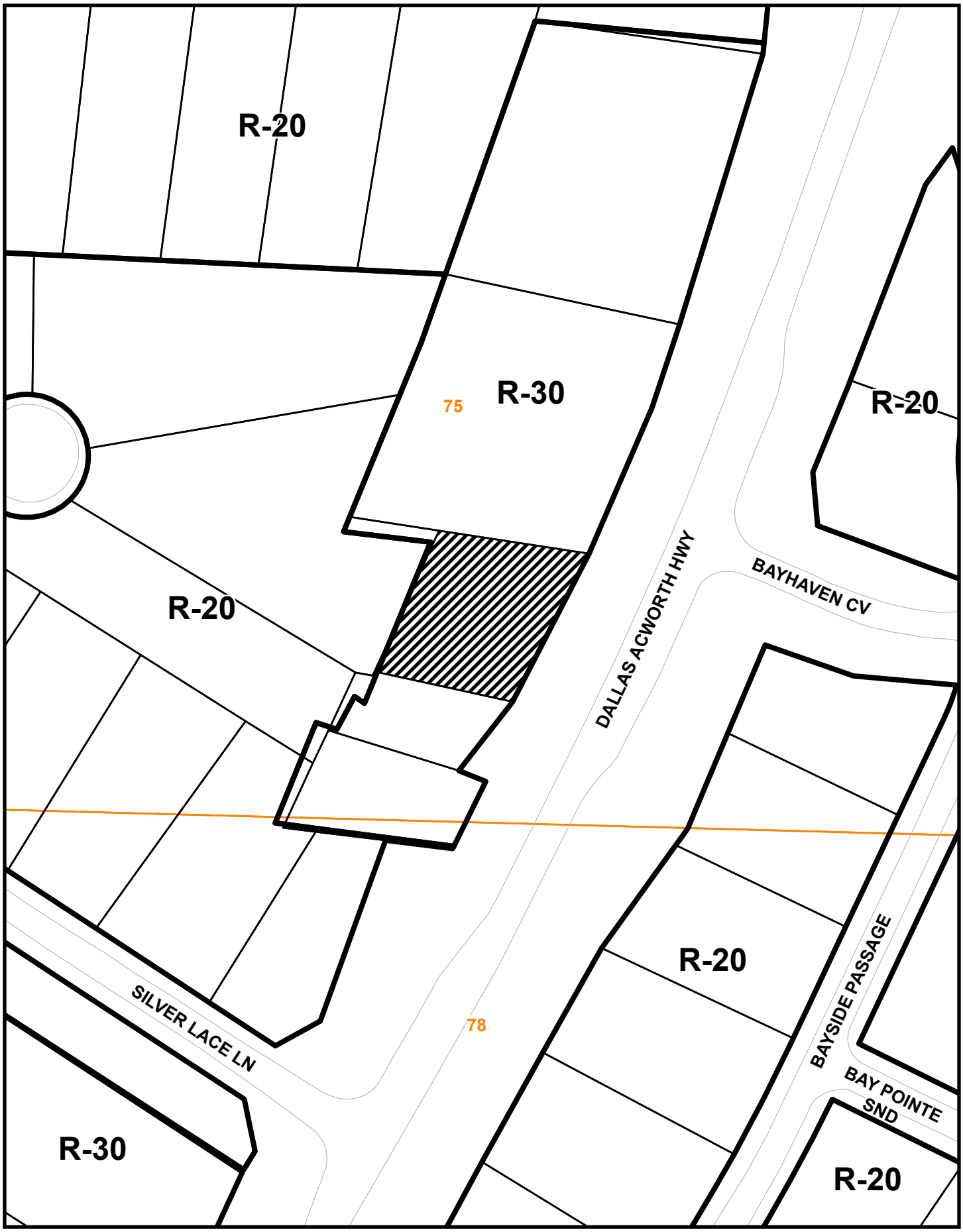
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	R-30
Current Use of Property	Single-family residence
Proposed Use	Wellness studio
Future Land Use	VLDR
Site Acreage	0.32
District	20
Land Lot	75
Parcel #	20007500170
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

LUP-7 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

FILING INFORMATION BOX

BOUNDARY SURVEY

REFERENCE MATERIAL

1. SURVEY FOR CARL A. HALL & MARIE HALL
   DATED: 12-05-1995
   PREPARED BY: TIBBITTS LAND SURVEYING
   RECORDED IN PB 159 - PG 81
   COBB COUNTY RECORDS

2. LIMITED WARRANTY DEED FOR RESTORE PROPERTIES, LLC
   & HERK HOMES, LLC
   DATED: 10-25-2024
   RECORDED IN DB 16243 - PG 1848
   COBB COUNTY RECORDS

3. GEORGIA D.O.T. RIGHT OF WAY PLANS
   PROJECT NUMBER 0006857 & 0006868
   PERPARED BY: AECOM
   REVISION DATE: 08/15/2018

SURVEY NOTES

EQUIPMENT USED:
SPECTRA PRECISION, FOCUS 30 TOTAL STATION
SPECTRA PRECISION SP85 GPS RECEIVER ON THE eGPS NETWORK
FIELD SURVEY COMPLETED: DECEMBER 11, 2025

DATUM:
HORIZONTAL: STATE PLANE GRID(NAD83-GA WEST)

CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN 1:127,966

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1:41,001 AND AN ANGULAR ERROR OF 5" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

UTILITIES:
UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND AVAILABLE INFORMATION ON HAND AT THE TIME OF THE SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND ACCESSIBLE WERE MEASURED. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, ELEVATION, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS BASED ON MEASUREMENTS MADE FROM THE SURFACE. THESE MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE AND SUBJECT TO CONTRACTOR VERIFICATION. SITE EXCAVATION WAS NOT PERFORMED IN ANYWAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. IT SHALL BE UNDERSTOOD THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

CERTIFICATION:
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICE AND IS NON-TRANSFERABLE.

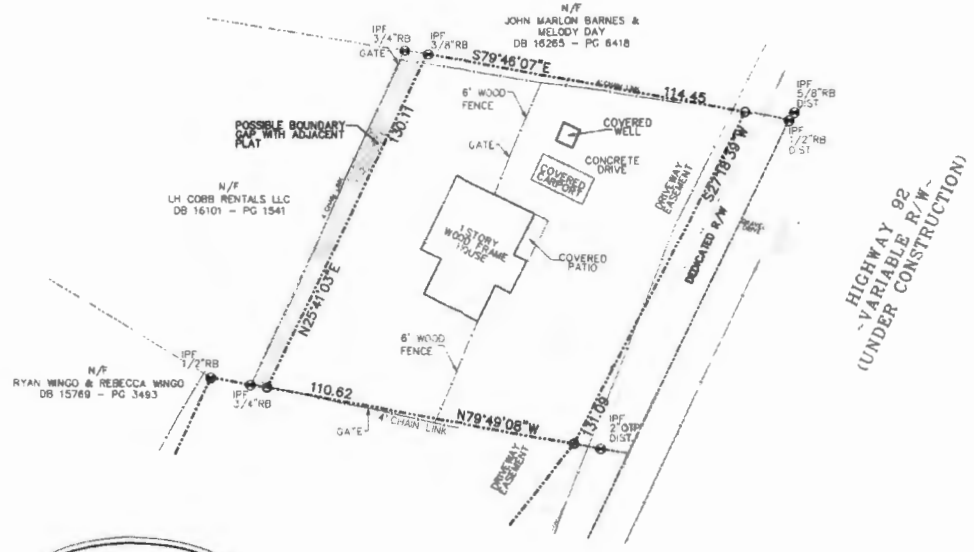
WETLAND & HAZARDOUS WASTE:
NORTH POINT LAND SURVEYING DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS, CREEKS OR HAZARDOUS WASTE IN THE SURVEY AREA.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS RECORDED AND UNRECORDED.

THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A TITLE SEARCH.

THE TERM "CERTIFICATION" AS USED IN RULE "180-6-09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTED (OCGA) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL



TOTAL AREA
14,105 SQ. FT.
0.3238 ACRES +/-

SPC Georgia West Zone

30 0 30 60 90 FT.
SCALE: 1"= 30'

LEGEND & ABBREVIATIONS

- FENCE
- STORM SEWER EASEMENT
- SANITARY SEWER
- SANITARY SEWER SERVICE
- W WATER LINE
- G GAS LINE
- P UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- TELEPHONE LINE
- FIBER OPTIC
- CABLE TELEVISION
- TOPOGRAPHIC CONTOUR
- PROPERTY LINE
- CATCH BASIN (DWCB)
- CATCH BASIN (SWCB)
- DROP INLET (DI)
- JUNCTION BOX (JB)
- SS MANHOLE (MH)
- TRANSFORMER BOX (TX)
- FLAG POLE (FP)
- CALCULATED POINT
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- LIGHT POLE (LP)
- GAS METER (GM)
- GAS VALVE (GV)
- HEAD WALL (HW)
- CURB AND GUTTER (C&G)
- SPOT ELEVATION
- ELECTRIC METER (EM)
- POWER POLE (PP)
- SIGN
- BM BENCHMARK
- CLEANOUT (CO)

SURVEYOR'S CERTIFICATE

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.

GEORGIA REGISTERED No. 3219 LAND SURVEYOR RYAN M. SCHULDT

12/30/2025

RYAN M. SCHULDT, RLS
REGISTERED NUMBER: 3219

RECEIVED
JAN 20 2026
COBB COUNTY ZONING

NORTH POINT LAND SURVEYING
8100 N. TENNESSEE ST.
CARTERSVILLE, GEORGIA 30120
PHONE: (770) 315-5120
EMAIL: RYAN@northpointlsg.com
www.northpointlsg.com
CERTIFICATE OF AUTHORIZATION No.: LSF001173

LOCATED IN L.L. 75
20th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

BOUNDARY SURVEY
FOR
JESSICA WEAVER

DATE	12/30/2025
PROJECT NO.	144-25
SCALE	1"= 30'
DRAWN BY	MATTHEW DOEP
CHECKED BY	RYAN SCHULDT
FIELD CREW	CODY CHAMBERS JASON MULSET
0722 DWG PATH:	2025/144-25/144-25.DWG
SHEET	1 OF 1

LUP-7 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

Just Deep Breathing, LLC **January 14, 2026**

3917 Dallas Acworth Hwy NW
Acworth, GA 30101
Parcel Number: 20007500170

Notification of Special Land Use Permit Application for 3917 Dallas Acworth Hwy NW, Acworth, GA 30101

Dear Property Owner,

You are receiving this notice because you are listed on the Tax Assessor's public record of ownership as a property owner whose parcel lies within 1,000 feet of the property located at 3917 Dallas Acworth Highway NW, Acworth, GA 30101, Parcel Number 20007500170.

In accordance with local zoning ordinance requirements, this letter serves to inform you that Just Deep Breathing, LLC has applied to operate a business at the above-referenced property.

Purpose of Special Land Use Permit

The request is being submitted for the purpose of legally establishing and operating **Just Deep Breathing**, a small wellness studio offering services such as hyperbaric oxygen therapy, infrared sauna therapy, redlight therapy and related wellness activities. We aspire to later include specialized premium salon services.

The proposed use is designed and intended to be low-impact and beneficial to the surrounding community.

Planning Commission Public Hearing and Board of Commissioner's Public Hearing

You are invited to attend the public hearing to provide comments or obtain additional information. Following the Planning Commission review, the rezoning case will proceed to the Board of Commissioners.

CASE# _____

Date: April 7, 2026
Time: 9:00 a.m.
Location: Planning Commission Chambers

Date: April 21, 2026
Time: 9:00 a.m.
Location: Board of Commissioners Hearing Room

A proposed site plan is available for your review. If you would like to receive an electronic copy, please contact me using the information below. Thank you for your time and attention to this notice. Your input and participation in the rezoning process are greatly appreciated.

Warmest Regards,

Just Deep Breathing, LLC justdobetter@icloud.com

JR Weaver **Owner** **404-561-5635**

FILING INFORMATION BOX

BOUNDARY SURVEY

REFERENCE MATERIAL

1. SURVEY FOR CARL A. HALL & MARIE HALL
   DATED: 12-05-1995
   PREPARED BY: TIBBITTS LAND SURVEYING
   RECORDED IN PB 159 - PG 81
   COBB COUNTY RECORDS

2. LIMITED WARRANTY DEED FOR RESTORE PROPERTIES, LLC & HERK HOMES, LLC
   DATED: 10-25-2024
   RECORDED IN DB 16243 - PG 1848
   COBB COUNTY RECORDS

3. GEORGIA D.O.T. RIGHT OF WAY PLANS
   PROJECT NUMBER 0006857 & 0006866
   PERPARED BY: AECOM
   REVISION DATE: 08/15/2018

SURVEY NOTES

EQUIPMENT USED:
SPECTRA PRECISION, FOCUS 30 TOTAL STATION
SPECTRA PRECISION SP85 GPS RECEIVER ON THE eGPS NETWORK
FIELD SURVEY COMPLETED: DECEMBER 11, 2025

DATUM:
HORIZONTAL: STATE PLANE GRID(NAD83-GA WEST)

CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN 1:127,966.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1:41,001 AND AN ANGULAR ERROR OF 5" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

UTILITIES:
UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND AVAILABLE INFORMATION ON HAND AT THE TIME OF THE SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND ACCESSIBLE WERE MEASURED. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, ELEVATION, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS BASED ON MEASUREMENTS MADE FROM THE SURFACE. THESE MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE AND SUBJECT TO CONTRACTOR VERIFICATION. SITE EXCAVATION WAS NOT PERFORMED IN ANYWAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. IT SHALL BE UNDERSTOOD THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

CERTIFICATION:
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICE AND IS NON-TRANSFERABLE.

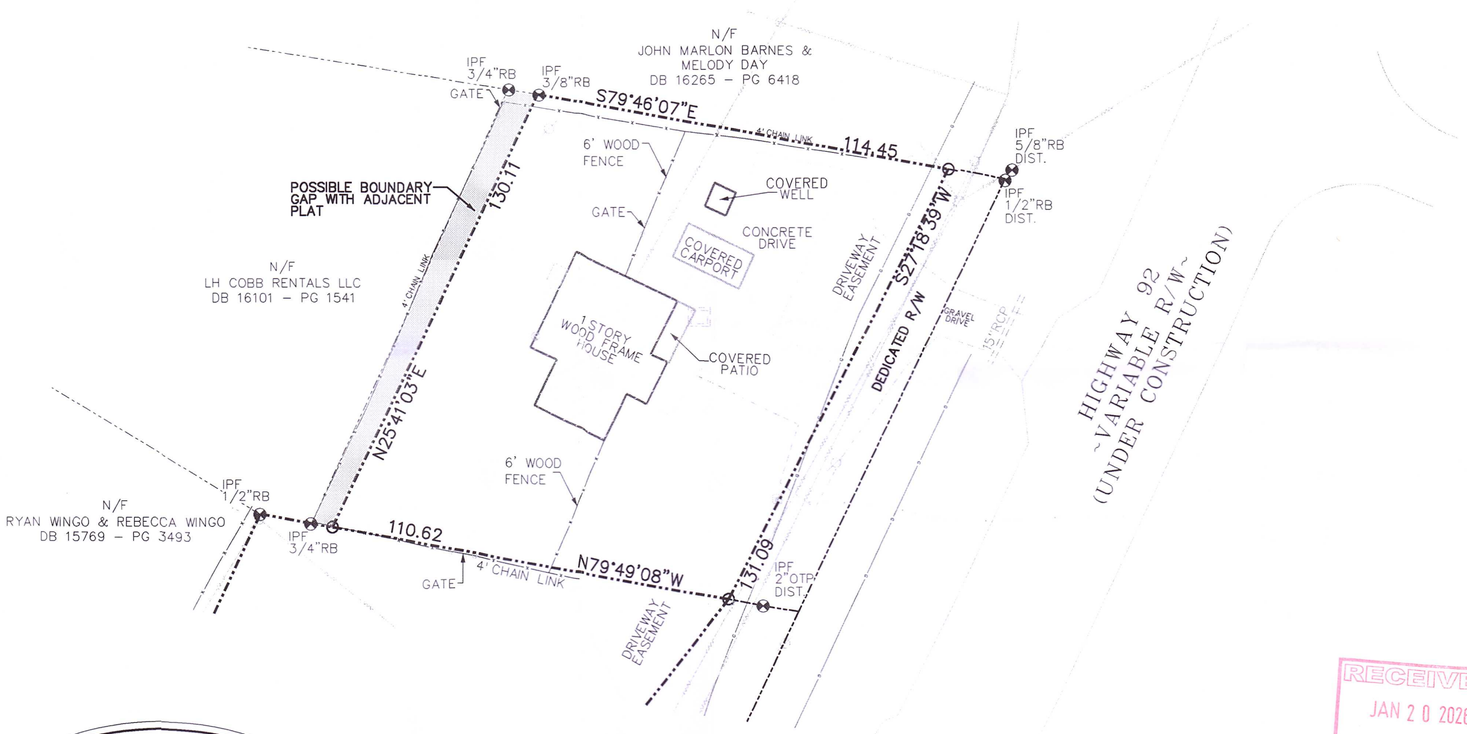
WETLAND & HAZARDOUS WASTE:
NORTH POINT LAND SURVEYING DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS, CREEKS OR HAZARDOUS WASTE IN THE SURVEY AREA.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS RECORDED AND UNRECORDED.

THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A TITLE SEARCH.

THE TERM "CERTIFICATION" AS USED IN RULE "180-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTED (OCGA) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.



TOTAL AREA
14,105 SQ. FT.
0.3238 ACRES +/-

SPC Georgia West Zone

30 0 30 60 90 FT.
SCALE: 1"= 30'

LEGEND & ABBREVIATIONS

FENCE	TRANSFORMER BOX (TX)
STORM SEWER EASEMENT	FLAG POLE (FP)
SANITARY SEWER	CALCULATED POINT
SANITARY SEWER SERVICE	FIRE HYDRANT (FH)
WATER LINE	WATER VALVE (WV)
GAS LINE	WATER METER (WM)
UNDERGROUND POWER LINE	LIGHT POLE (LP)
OVERHEAD POWER LINE	GAS METER (GM)
TELEPHONE LINE	GAS VALVE (GV)
FIBER OPTIC	HEAD WALL (HW)
CABLE TELEVISION	CURB AND GUTTER (C&G)
TOPOGRAPHIC CONTOUR	SPOT ELEVATION
PROPERTY LINE	ELECTRIC METER (EM)
CATCH BASIN (DWCB)	POWER POLE (PP)
CATCH BASIN (SWCB)	SIGN
DROP INLET (DI)	BM BENCHMARK
JUNCTION BOX (JB)	CLEANOUT (CO)
SS MANHOLE (MH)	

SURVEYOR'S CERTIFICATE

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.

GEORGIA REGISTERED No. 3219 LAND SURVEYOR RYAN M. SCHULDT

12/30/2025

RYAN M. SCHULDT, RLS
REGISTERED NUMBER: 3219

RECEIVED
JAN 20 2026
COBB COUNTY ZONING

NORTH POINT LAND SURVEYING
910 N. TENNESSEE ST.
CARTERSVILLE, GEORGIA 30120
PHONE: (770) 315-5129
EMAIL: RS@NPLandSurveying.com
www.NPLandSurveying.com
CERTIFICATE OF AUTHORIZATION No.: LSF001173

LOCATED IN L.L. 75
20Th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

BOUNDARY SURVEY
FOR
JESSICA WEAVER

DATE	: 12/30/2025
PROJECT NO.	: 144-25
SCALE	: 1"= 30'
DRAWN BY	: MATTHEW OZIER
CHECKED BY	: RYAN SCHULDT
FIELD CREW	: CODY CHAMBERS, JASON HULSEY
17X22 DWG PATH:	2025/144-25/144-25ND
SHEET	: 1 OF 1

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-7-2026

SITE BACKGROUND

Applicant	Jessica R. Weaver
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J R Weaver
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Herk Homes, LLC
Property Location	Located on the west side of Dallas Acworth Highway, north of Silver Lace Lane
Address	3917 Dallas Acworth Highway
Access to Property	Dallas Acworth Highway

QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	R-30
Current Use of Property	Single-family residence
Proposed Use	Wellness studio
Future Land Use	VLDR
Site Acreage	0.32
District	20
Land Lot	75
Parcel #	20007500170
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Shaun Daniels, Planner II)

Based on the analysis of the case, Staff recommends **DENIAL.**

BOUNDARY SURVEY

FILING INFORMATION BOX

REFERENCE MATERIAL

1. SURVEY FOR CARL A. HALL & MARIE HALL
   DATED: 12-05-1995
   PREPARED BY: TIBBITTS LAND SURVEYING
   RECORDED IN PB 156 – PG 61
   COBB COUNTY RECORDS

2. LIMITED WARRANTY DEED FOR RESTORE PROPERTIES, LLC
   & HERR HOMES, LLC
   DATED: 10-25-2024
   RECORDED IN DB 16243 – PG 1848
   COBB COUNTY RECORDS

3. GEORGIA D.O.T. RIGHT OF WAY PLANS
   PROJECT NUMBER: 0006957 & 0006886
   PREPARED BY: AECOM
   REVISION DATE: 08/15/2018

SURVEY NOTES

EQUIPMENT USED:
SPECTRA PRECISION, FOCUS 30 TOTAL STATION
SPECTRA PRECISION SP80 GPS RECEIVER ON THE eGPS NETWORK
FIELD SURVEY COMPLETED: DECEMBER 11, 2025

DATUM:
HORIZONTAL: STATE PLANE GRID(NAD83-GA WEST)

CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN 1:127,986.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 IN 41,001 AND AN ANGULAR ERROR OF 5" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

UTILITIES:
UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND AVAILABLE INFORMATION ON HAND AT THE TIME OF THE SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND ACCESSIBLE WERE MEASURED. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, ELEVATION, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS BASED ON MEASUREMENTS MADE FROM THE SURFACE. THESE MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE AND SUBJECT TO CONTRACTOR VERIFICATION. SITE EXCAVATION WAS NOT PERFORMED IN ANY WAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. IT SHALL BE UNDERSTOOD THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

CERTIFICATION:
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICE AND IS NON-TRANSFERABLE.

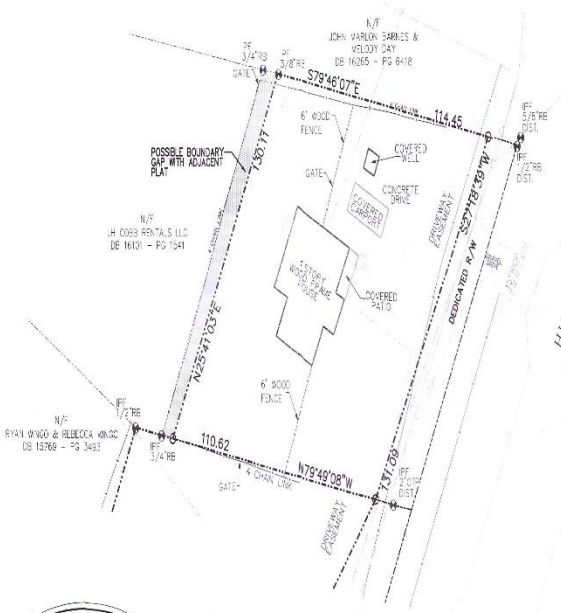
WETLAND & HAZARDOUS WASTE:
NORTH POINT LAND SURVEYING DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS, DEBRIS OR HAZARDOUS WASTE IN THE SURVEY AREA.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS RECORDED AND UNRECORDED.

THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A TITLE SEARCH.

THE TERM "CERTIFICATION" AS USED IN RULE "180-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTED (OCGA) 15-6-67. IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.



RECEIVED
JAN 20 2026
COBB COUNTY ZONING

TOTAL AREA
14,105 SQ. FT.
0.3238 ACRES +/-

SPC Georgia West Zone

30 0 30 60 90 FT.
SCALE: 1"= 30'

LEGEND & ABBREVIATIONS

FENCE	TRANSFORMER BOX (TX)
STORM SEWER EASEMENT	FLAG POLE (FP)
SANITARY SEWER	CALCULATED POINT
SANITARY SEWER SERVICE	FIRE HYDRANT (FH)
WATER LINE	WATER VALVE (WV)
GAS LINE	WATER METER (WM)
UNDERGROUND POWER LINE	LIGHT POLE (LP)
OVERHEAD POWER LINE	GAS METER (GM)
TELEPHONE LINE	GAS VALVE (GV)
FIBER OPTIC	HEAD WALL (HW)
CABLE TELEVISION	CURB AND GUTTER (CG)
TOPOGRAPHIC CONTOUR	SPOT ELEVATION
PROPERTY LINE	ELECTRIC METER (EM)
CATCH BASIN (CB)	POWER POLE (PP)
CATCH BASIN (CB)	SIGN
DROP INLET (DI)	BENCHMARK
JUNCTION BOX (JB)	CLEANOUT (CO)
SS MANHOLE (MH)	

SURVEYOR'S CERTIFICATE

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 RETRACING 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.

GEORGIA REGISTERED No. 3219 LAND SURVEYOR RYAN M. SCHULDT

12/30/2025

RYAN M. SCHULDT, GLS
REGISTERED NUMBER: 3219

NORTH POINT LAND SURVEYING
SCHULDT@NORTHPOINTLANDSURVEYING.COM
CERTIFICATE OF AUTHORIZATION No.: LSF001173

LOCATED IN L.L. 75
20th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

BOUNDARY SURVEY
FOR
JESSICA WEAVER

DATE	12/30/2025
PROJECT NO.	3-144-26
DRAWN BY	RMS / THW / DWR
CHECKED BY	RMS / SCHULDT
FIELD CREW	DWR / THW / JASON HIGGS
PREPARED FOR	2035744 - JESSICA WEAVER
SHEET	1 OF 1

LUP-7 2026 Aerial Map



North

Zoning: R-30 Single-Family Residential

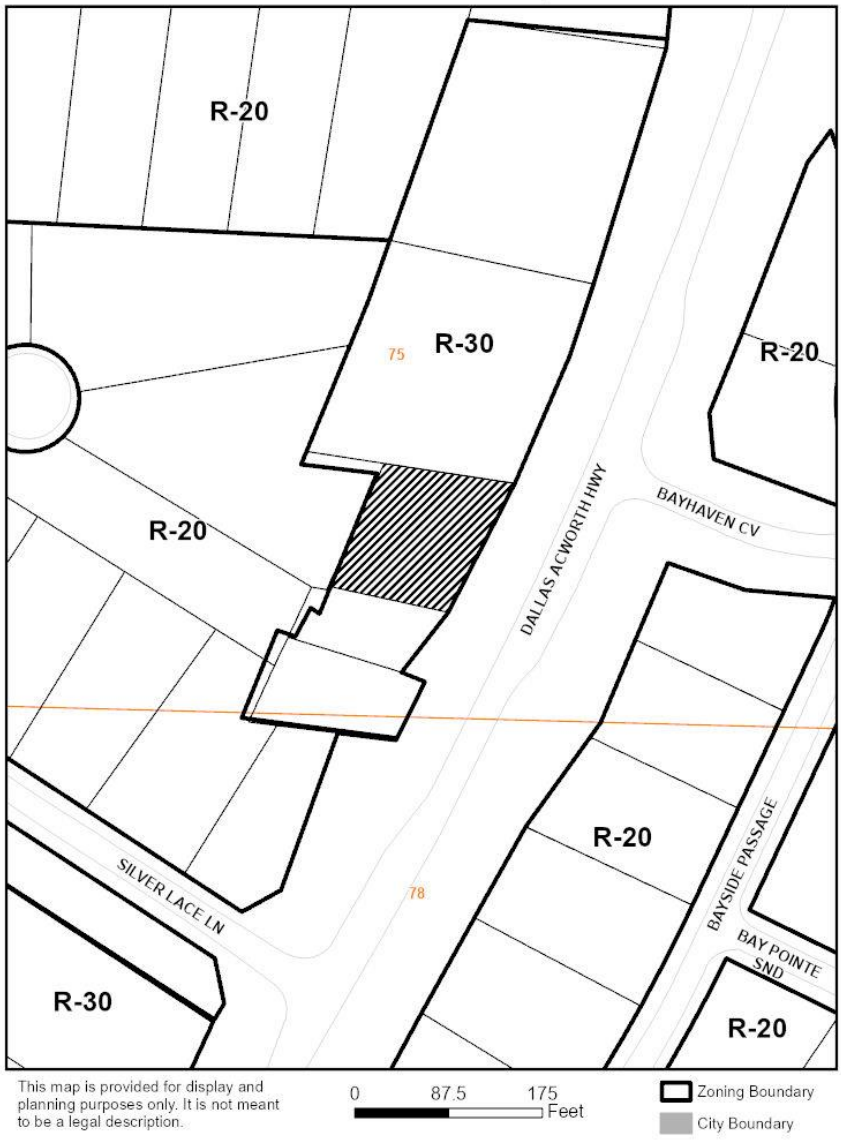
Future Land Use: VLDR

WEST

Zoning: R-20 Single-Family Residential

Future Land Use: VLDR

LUP-7 2026 Map



EAST

Zoning: R-20 Single-Family Residential

Future Land Use: VLDR,RR

SOUTH

Zoning: R-30 Single-Family Residential

Future Land Use: VLDR

Current zoning district for the property

The R-30 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-30 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Request for a Temporary Land Use Permit

The Board of Commissioners may permit temporary land use permits for uses that are uniquely located and are considered compatible with adjoining zoning districts and nearby uses for designated periods of time for uses, exceptions or professions in areas, along roadways and within districts where the zoning regulations would otherwise prohibit such operations. Customary home occupations as defined in this chapter, do not require a temporary land use permit.

Summary of the applicant's proposal

The applicant is requesting a Temporary Land Use Permit (LUP) to operate a retail structured wellness studio within a 0.32-acre property zoned R-30 single family residential district. The proposed business would offer wellness services such as hyperbaric oxygen therapy, sauna treatments, and other related therapies. According to the applicant, the business would employ a total of three (3) staff members and is expected to serve approximately five (5) customers per day, or thirty-five (35) customers per week. All customers would be seen by pre-booked appointment only. The applicant also states that no business-owned vehicles will be kept on the property; however, two (2) personal vehicles and one (1) trailer will be parked on-site. The applicant is requesting approval of the LUP for a duration of twenty-four (24) months.

LUP-7-2026 DEPARTMENT COMMENTS – Fire Department

02/26/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

LUP-7-2024 DEPARTMENT COMMENTS – Cemetery Preservation

No comment.

2/27/2026

Comprehensive Plan Future Land Use Designation: Very Low Density Residential
The subject tract is within the Very Low Density Residential (VLDR) future land use category. The purpose of VLDR is to provide for areas that are suitable for very low-density housing, particularly in locations that may not have basic services such as sewer, or where the existing or desired residential development pattern is zero to two (2) dwelling units per acre.

What is the Future Land Use Sub-Category? N/A

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary?	☒ Yes	☐ No
If Yes:		
Which City:	Acworth	
Was the city notified?	Yes	

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☐ Yes	☒ No

---

Comments:

LUP-7

April '26 Zoning

Applicant: Jessica R. Weaver

Water & Sewer Comments: No comments.

Recommendations

1. Recommend driveway on Dallas Acworth Highway be paved with a treated hardened surface for a minimum of 25’ from the edge of pavement or to the County right-of-way, whichever is greater in length. This recommendation is pursuant to Cobb County Development Standard 402.7.1, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway Standard.

2. Recommend that the residential driveway be constructed to Cobb County Standards. Cobb DOT additionally recommends that the maximum feasible residential driveway width (up to 20 feet) be used to facilitate two-way traffic. This recommendation is pursuant to Cobb County Development Standard 402.7.1, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway Standard.

3. Recommend GDOT permits for all work that encroaches upon State right-of-way.

4. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in bold, with the staff analysis following:

(1) Safety, health, welfare and moral concerns involving the surrounding neighborhood.
The proposed use is not expected to negatively impact the safety, health, or general welfare of the surrounding neighborhood. No adverse environmental or public-safety concerns have been identified at this time.

(2) Parking and traffic considerations.
The applicant is required to provide one (1) parking space per 200 net square feet of floor area. According to the Cobb County Tax Assessor, the existing structure is approximately 1,452 square feet, resulting in a requirement of eight (8) parking spaces. The applicant states that customers will park in the existing concrete driveway, which currently accommodates approximately five (5) unstriped spaces.

Ongoing Department of Transportation construction to widen State Route 92 / Dallas Acworth Highway will increase the roadway right-of-way and is expected to encroach significantly into the driveway area. This reduction in usable driveway space will directly impact the property's ability to meet parking requirements and may affect safe ingress and egress for the proposed business.

(3) Number of nonrelated employees.
The applicant proposes to employ up to three (3) non-related employees.

(4) Number of commercial and business deliveries.
The applicant anticipates no commercial or business deliveries associated with the proposed use.

(5) The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.
The surrounding area is entirely residential, and the proposed business would be the first and only commercial use within the immediate vicinity. The introduction of a commercial operation has the potential to increase vehicle traffic in the neighborhood. Additionally, traffic and parking concerns are heightened due to the ongoing roadway improvements along State Route 92 / Dallas Acworth Highway, which may further constrain access and parking capacity on the site.

(6) Compatibility of the business use to the neighborhood.
The proposed business use is not compatible with the surrounding neighborhood. The current Future Land Use Map designates the area as Very Low Density Residential and Rural Residential, which does not support commercial or retail-oriented uses. Introducing a wellness studio at this location could conflict with the established residential character and long-range land-use vision for the area.

(7) Hours of operation.
The business would operate by appointment only, serving pre-booked clients exclusively.

(8) Existing business uses in the vicinity.
There are no existing commercial uses in the immediate vicinity. The surrounding area consists entirely of very low-density residential and rural residential properties.

(9) Effect on property values of surrounding property.
The request to operate a retail-based business use may negatively impact nearby property values, particularly given the exclusively residential nature of adjacent parcels.

(10) Circumstances surrounding neighborhood complaints.
This request did not originate from neighborhood complaints or Code Enforcement actions. There are no documented violations or enforcement concerns associated with the property.

(11) Intensity of the proposed business use.
The applicant anticipates serving up to five (5) customers per day for wellness-based services. This level of activity represents an increase in intensity compared to typical residential use and may affect the character of the immediate area, which is entirely residential.

(12) Location of the use within the neighborhood.
The property is located along an arterial roadway and not within a platted residential subdivision.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Just Deep Breathing, LLC **January 14, 2026**

3917 Dallas Acworth Hwy NW
Acworth, GA 30101
Parcel Number: 20007500170

Notification of Special Land Use Permit Application for 3917 Dallas Acworth Hwy NW, Acworth, GA 30101

Dear Property Owner,

You are receiving this notice because you are listed on the Tax Assessor's public record of ownership as a property owner whose parcel lies within 1,000 feet of the property located at 3917 Dallas Acworth Highway NW, Acworth, GA 30101, Parcel Number 20007500170.

In accordance with local zoning ordinance requirements, this letter serves to inform you that Just Deep Breathing, LLC has applied to operate a business at the above-referenced property.

Purpose of Special Land Use Permit

The request is being submitted for the purpose of legally establishing and operating **Just Deep Breathing**, a small wellness studio offering services such as hyperbaric oxygen therapy, infrared sauna therapy, redlight therapy and related wellness activities. We aspire to later include specialized premium salon services.

The proposed use is designed and intended to be low-impact and beneficial to the surrounding community.

Planning Commission Public Hearing and Board of Commissioner's Public Hearing

You are invited to attend the public hearing to provide comments or obtain additional information. Following the Planning Commission review, the rezoning case will proceed to the Board of Commissioners.

CASE# _____

Date: April 7, 2026
Time: 9:00 a.m.
Location: Planning Commission Chambers

Date: April 21, 2026
Time: 9:00 a.m.
Location: Board of Commissioners Hearing Room

A proposed site plan is available for your review. If you would like to receive an electronic copy, please contact me using the information below. Thank you for your time and attention to this notice. Your input and participation in the rezoning process are greatly appreciated.

Warmest Regards,

Just Deep Breathing, LLC justdobetter@icloud.com

JR Weaver **Owner** **404-561-5635**

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-10-2026

SITE BACKGROUND

Applicant	McEachern Memorial Methodist Church, Inc.
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Adam J. Rozen
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	McEachern Memorial Methodist Church Incorporated
Property Location	Located on the south side of Macland Road, west of Hopkins Road
Address	3615 Hopkins Road
Access to Property	Macland Road

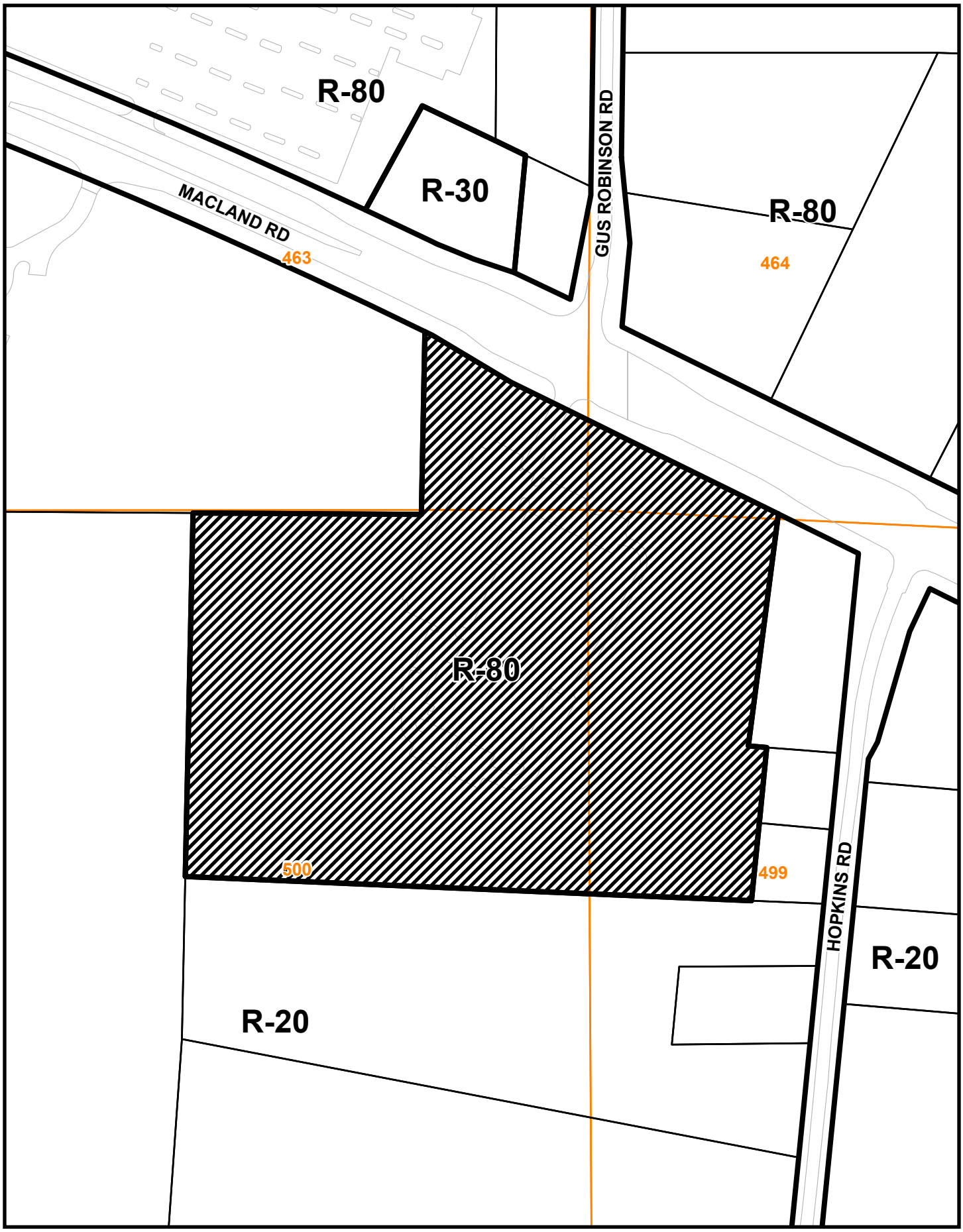
QUICK FACTS

Commission District	4 - Sheffield
Current Zoning	R-80
Current Use of Property	Church
Proposed Use	Multi-purpose ministry building including light automotive repair
Future Land Use	PI
Site Acreage	15.33
District	19
Land Lot	500
Parcel #	19050000010
Taxes Paid	Exempt

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

LUP-10 2026 Map

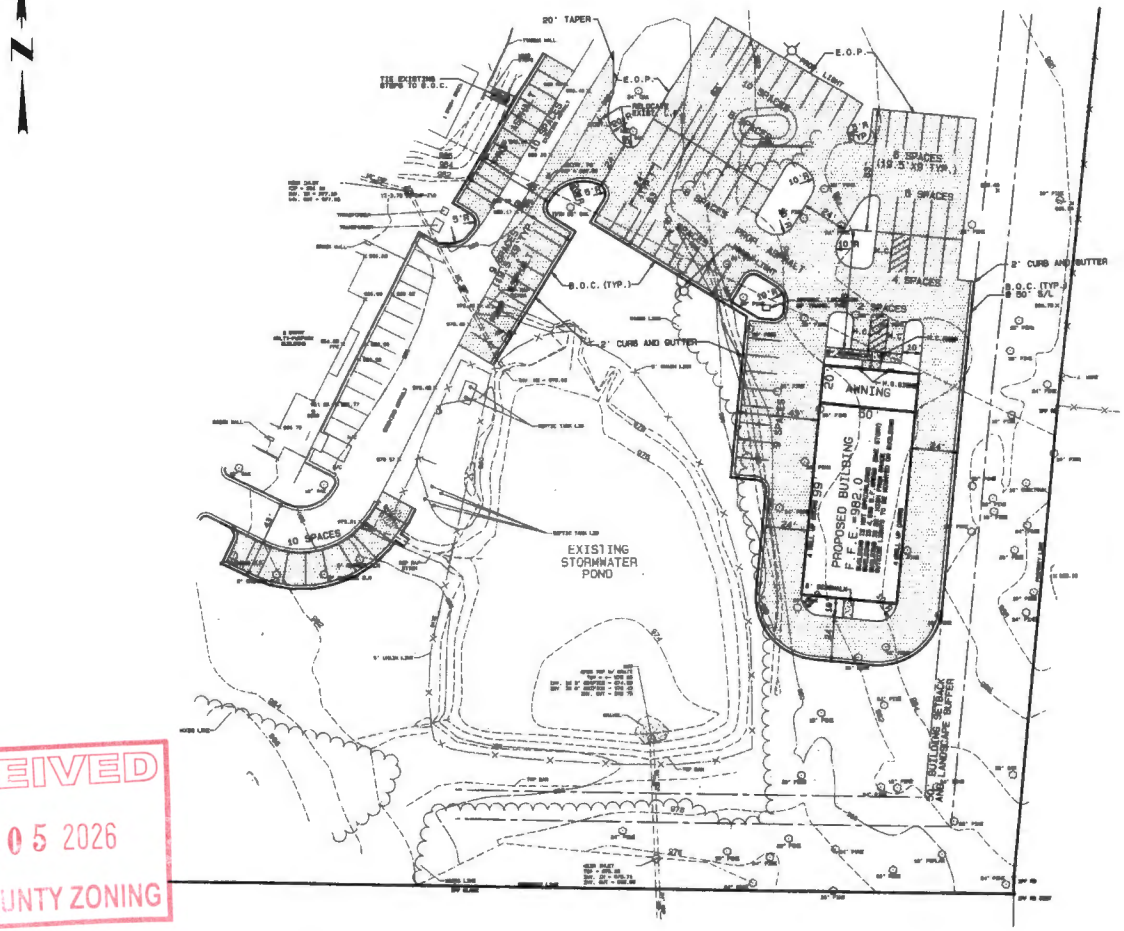


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 180 360 Feet

Zoning Boundary

City Boundary



Call for contractor to install backflow device in utility box after 1" domestic meter.

Health Department approval must be obtained prior to CCWS plan approval.

Add note: All Commercial projects require the installation of an approved testable Double Check Valve Assembly (DCVA) by the owner/developer on the customer-side of domestic and irrigation meters. Businesses that pose a greater degree of hazard may require additional protection (car washes, laundry cleaners, hospitals and medical buildings, industrial users, chemical additives, etc.). Designated fire lines are required to have a Double Check Detector Assembly (DCDA). For any questions, contact the backflow supervisor Roger Bosa with the Backflow Prevention Program by email at roger.bosa@cobbcounty.org, or by phone (c)470-629-4986, (o)770-528-3343. Owner must have backflow prevention assembly(s) installed and approved by the Backflow Prevention Program before water service is activated. After the water service is activated, each assembly must be tested by an approved backflow assembly tester. The Backflow Prevention Program has an approved list of backflow testing companies and can supply the list on request. The backflow tester can email the test results to: backflow.prevention@cobbcounty.org. All backflow prevention requirements must be met before the Certificate of Occupancy will be issued.

The Cobb County Arborist or Landscape Architect must approve the site lighting plan. Light poles are not permitted in parking peninsulas, islands and medians without the prior approval of the County Arborist. 20' minimum spacing is required between the trunk of any proposed over-story hardwood tree (or existing tree counted for tree ordinance credit) and any existing or proposed light pole. If the service provider (electric company) produces a lighting plan, it must adhere to the lighting plan shown in the civil engineering drawings approved by Cobb County for the land disturbance permit. If a lighting plan is not part of the civil drawings, the lighting plan designer must submit a plan to the Arborist/Landscape Architect for review and approval. If site lighting is installed without an approved plan, the Certificate of Occupancy will be withheld until all conflicting power poles are moved. Call 770-528-2147.

This lighting plan is preliminary and may be subject to change by a subsequent designer. Any subsequent lighting plans must adhere to Cobb County Development Standards and be submitted to the Cobb County Site Plan Review Section for review and approval prior to the installation of any lights, poles, or wiring.

No permanent sign(s), flag pole(s), proposed fire hydrants, power transformers, dumpsite or ADA ramps will be placed in conflict with an ordinance coded or approved tree planting location.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

SITE AREA CALCULATIONS

TOTAL SITE AREA = 15.33 AC.
EXISTING IMPERVIOUS AREA = 2.48 AC. (107,975 S.F.)
PROPOSED IMPERVIOUS AREA = .97 AC. (42,462 S.F.)
TOTAL IMPERVIOUS AREA = 3.43 AC. (149,538 S.F.)
22.36% COVERAGE

DISTURBED AREA =2.19 AC . (95,396 S.F.)

THE EXISTING DUMPSTER WILL BE UTILIZED FOR THIS BUILDING ADDITION.
ALL STREETS ARE PRIVATE (NO GATES)

THE LANDSCAPING AND PARKING ADJACENT TO PUBLIC ROADS SHALL CONFORM TO THE LANDSCAPING ENHANCEMENT STRIP REQUIREMENTS IN SEC. 134-285

GRAPHIC SCALE 1"=30'
0 30 60 90

SPR-2025-00068

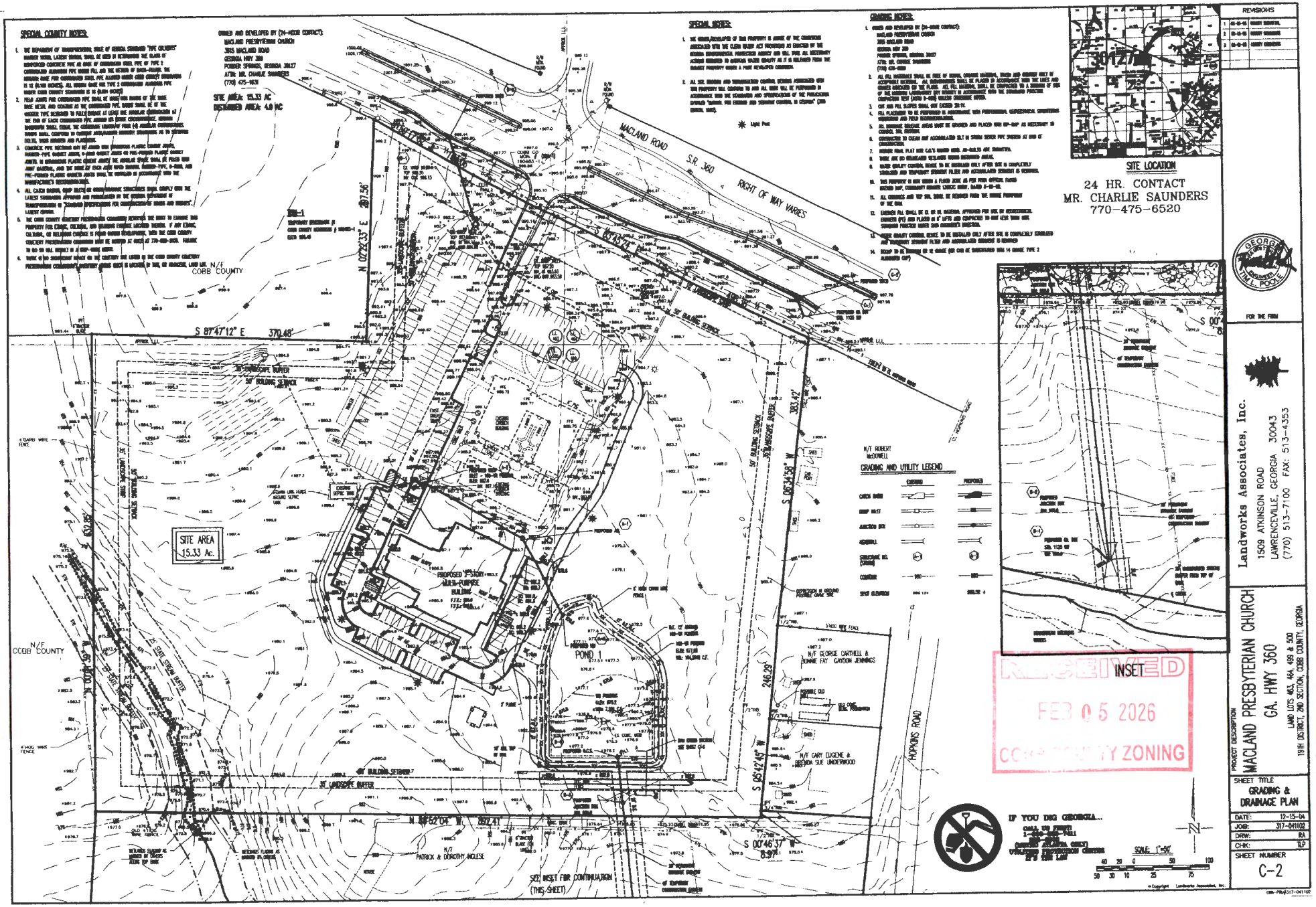
GEORGIA REGISTERED PROFESSIONAL ENGINEER DONALD AYRES

DESIGN D.A.
DRAWN K.C.
CHECKED D.A.
Q.C.

MACLAND COMMUNITY CHURCH | MULTI USE BUILDING | SITE PLAN

NO.	DATE	REVISION	APPD. BY
5			
4			
3			
2			
1			

JOB NO.
P.D. NO.
DATE 09/04/25
SHT 2 OF 15


SPECIAL COUNTY NOTES:
OWNED AND DEVELOPED BY (24-HOUR CONTACT):
MACLAND PRESBYTERIAN CHURCH
3915 MACLAND ROAD
GEORGIA HWY 360
POWDER SPRINGS, GEORGIA 30127
ATTN: MR. CHARLIE SAUNDERS
(770) 475-6520
SITE AREA: 15.33 AC
DISTURBED AREA: 4.9 AC
SPECIAL NOTES:
GRADING NOTES:
SITE LOCATION
24 HR. CONTACT
MR. CHARLIE SAUNDERS
770-475-6520
REVISIONS
MACLAND ROAD S.R. 360 RIGHT OF WAY VARIES
N/F COBB COUNTY
S 87°47'12" E 370.48'
N 02°24'33" E 287.56'
S 06°34'58" W 383.42'
S 05°42'45" W 246.29'
S 00°46'37" W 8.97'
N 88°52'04" W 882.41'
N 00°08'36" W 602.85'
SITE AREA 15.33 Ac.
POND 1
PROPOSED 1-STORY MULTI-PURPOSE BUILDING
50' BUILDING SETBACK
35' LANDSCAPE BUFFER
25' STATE STREAM BUFFER
HOPKINS ROAD
N/F GEORGE CARTHELL & BONNIE FAY CAYDON JENNINGS
N/F GARY EUGENE & BRENDA SUE UNDERWOOD
PATRICK & DOROTHY INGLESE
SEE INSET FOR CONTINUATION (THIS SHEET)
GRADING AND UTILITY LEGEND
EXISTING
PROPOSED
INSET
RECEIVED
FEB 05 2026
COBB COUNTY ZONING
IF YOU DIG GEORGIA...
SCALE: 1"=50'
Landworks Associates, Inc.
1509 ATKINSON ROAD
LAWRENCEVILLE, GEORGIA 30043
(770) 513-7100 FAX: 513-4353
FOR THE FIRM
PROJECT DESCRIPTION
MACLAND PRESBYTERIAN CHURCH
GA. HWY 360
LAND LOTS 463, 464, 499 & 500
19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA
SHEET TITLE
GRADING & DRAINAGE PLAN
DATE: 12-15-06
JOB#: 317-041102
DRW: RA
CHK: TLP
SHEET NUMBER
C-2

LUP-10 2026 Aerial Map



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

0 180 360 Feet

Zoning Boundary

City Boundary

CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE LAND USE PERMIT APPLICATION

1.

My name is Donald S. Ridings. I am the, Chairman of the Board of Trustees and, in that capacity, am an officer who is delegated the responsibility for authenticating records of McEachern Memorial Methodist Church, Inc., a Domestic Nonprofit Corporation which entity is the titleholder and applicant in the Land Use Permit Application to which this Certificate is attached (the Titleholder and/or Applicant). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Land Use Permit Application regarding certain real property owned by the Titleholder Company located in Cobb County, Georgia.

2.

In accordance with the Requirements for completing a Cobb County Land Use Permit Application, I hereby attest on behalf of the Titleholder Company that I have reviewed the Land Use Permit Application and related documents which are being filed simultaneously therewith on behalf of the Applicant and Titleholder (collectively, the "LUP") to which this Certificate is attached and hereby certify:

(a) That corporate seal or facsimile affixed to the LUP Application is in fact the seal of the Titleholder Company or a true facsimile thereof; and

(b) That the officer or other representative of the Titleholder Company who executed the LUP Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the LUP Application on behalf of the Titleholder Company, and that the signature of said officer or other representative is genuine; and

(c) That the execution of the LUP Application and the filing of the LUP Application on behalf of the Titleholder Company by the officer or other representative of the Applicants has been duly authorized by the Titleholder Company.

MCEACHERN MEMORIAL METHODIST CHURCH, INC.

By: _____ (CORPORATE SEAL)

Print Name: Donald S. Ridings

Its: Chairman, Board of Trustees
Title

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency

6. A check made payable to Cobb County in the sum of $280.00 representing the TLUP Application and sign deposit fees.

STATEMENT OF PROPOSED SITE IMPROVEMENTS

The Application is requesting the LUP to allow for the construction of the building, labeled as "Proposed Building" on the enclosed Site Plan, and driveway and parking lot improvements (collectively the "Improvements"). The purpose of the Improvements is to allow for a multi-purpose facility for a variety of church ministry services including light automotive repair services for a component of the Applicant's ministry known as Matthew 25:40 Car Care Ministry, additional space for youth and adult ministry activities and gathering space and additional storage for church related activities such as tables and chairs for its gatherings and storage for the Applicant's necessary on site maintenance responsibilities. The vehicle care component is limited to non-profit vehicle repair services and limited to light automotive repair not including body work, engine or transmission rebuilding and those other items defined as Heavy Automotive Repair under the County's Zoning Code. The extent of the proposed Improvements are labeled on the enclosed Site Plan.

Please do not hesitate to contact me should you or your staff have any questions or require any additional information or documentation.

Sincerely,

ROZEN, ROZEN & REILLY, LLP

Adam J. Rozen
ajrozen@rozenandrozen.com

AJR/srb
Enclosures

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Revised October 1, 2009

Application #: LUP-10-2026
PC Hearing Date: 4-7-26
BOC Hearing Date: 4-21-26

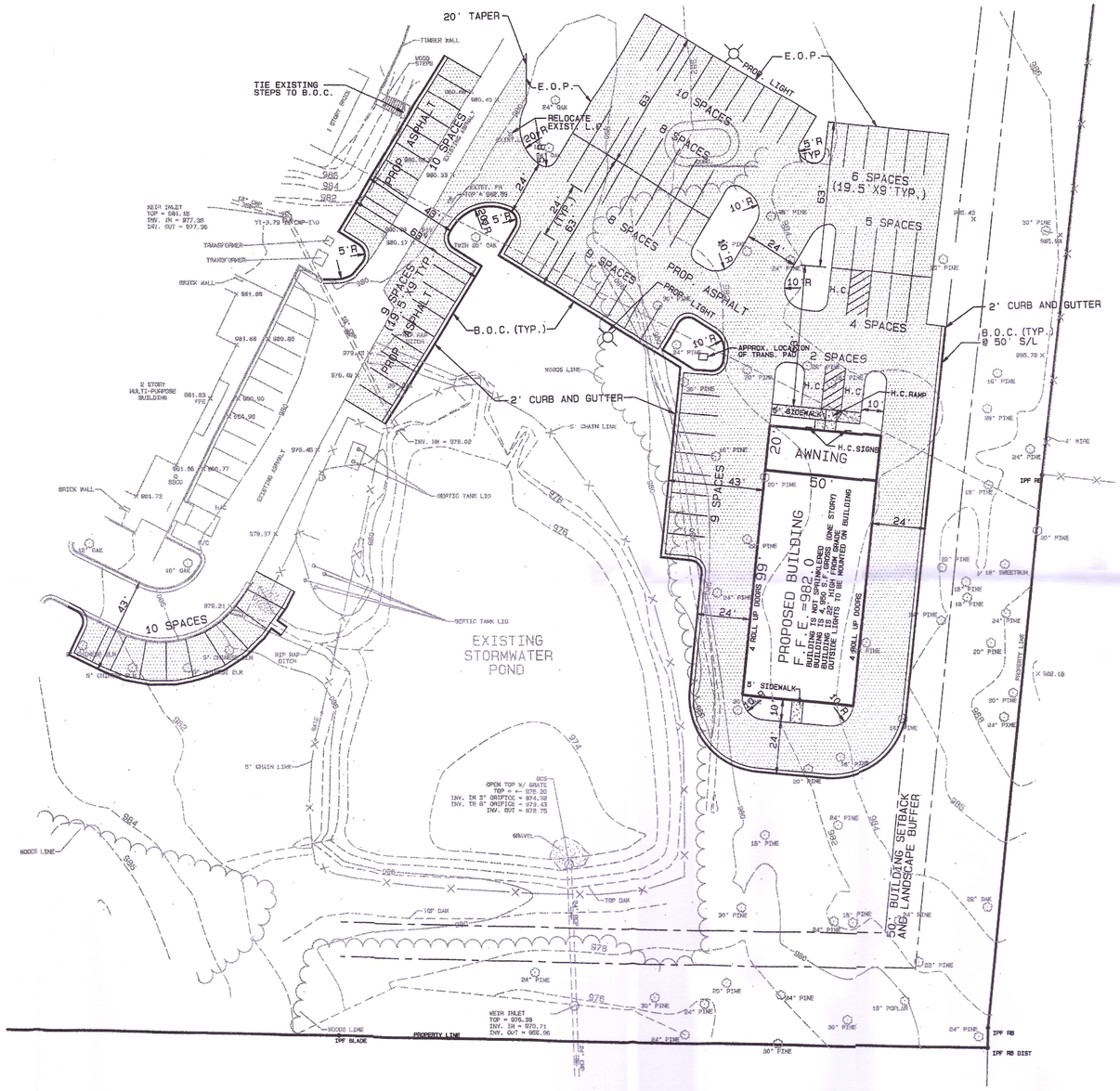
TEMPORARY LAND USE PERMIT WORKSHEET
(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. **Type of business, or request?** Multi-purpose ministry bldg; CarCare Ministry (Light Auto Repair)
2. **Number of employees?** no paid employees
3. **Days of operation?** 2 days per week, Thursdays and Saturdays
4. **Hours of operation?** 8 am - 6 pm on Saturday; Thursday 5 - 9 pm
5. **Number of clients, customers, or sales persons coming to the house per day?**_____ **;Per week?**_____
6. **Where do clients, customers and/or employees park?**
   Driveway:_____**; Street:**_____ **;Other (Explain):**_____
   Church parking lot
7. **Signs? No:** x **; Yes:**_____**. (If yes, then how many, size, and location):**_____
8. **Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.):** 10 passenger vehicles
9. **Deliveries? No** x **; Yes**_____**(If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)**
10. **Does the applicant live in the house? Yes**_____ **;No** x
11. **Any outdoor storage? No** x **; Yes**_____**(If yes, please state what is kept outside):** All storage for car care and other multi purpose church uses will be indoors.
12. **Length of time requested (24 months maximum):** 24 months
13. **Is this application a result of a Code Enforcement action? No** X **;Yes**__ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
14. **Any additional information? (Please attach additional information if needed):**
    The new building will be utilized for light automotive repair as a part of the Church's Car Car Ministry and a variety of other church uses such as youth activities.

Applicant signature: Donald S. Lidings **Date:** 2/5/2026

Applicant name (printed): Donald S. Lidings

RECEIVED
FEB 05 2026
COBB COUNTY ZONING



Call for contractor to install backflow device in utility box after 1" domestic meter.

Health Department approval must be obtained prior to CCWS plan approval.

Add note: All Commercial projects require the installation of an approved testable Double Check Valve Assembly (DCVA) by the owner/developer on the customer-side of domestic and irrigation meters. Businesses that pose a greater degree of hazard may require additional protection (car washes, laundry cleaners, hospitals and medical buildings, industrial users, chemical additives, etc.). Designated Fire lines are required to have a Double Check Detector Assembly (DCDA). For any questions, contact the backflow supervisor Roger Boss with the Backflow Prevention Program by email at roger.boss@cobbcounty.org, or by phone (c)470-629-4986, (o)770-528-3343. Owner must have backflow prevention assembly(s) installed and approved by the Backflow Prevention Program before water service is activated. After the water service is activated, each assembly must be tested by an approved backflow assembly tester. The Backflow Prevention Program has an approved list of backflow testing companies and can supply the list on request. The backflow tester can email the test results to: backflow.prevention@cobbcounty.org. All backflow prevention requirements must be met before the Certificate of Occupancy will be issued.

The Cobb County Arborist or Landscape Architect must approve the site lighting plan. Light poles are not permitted in parking peninsulas, islands and medians without the prior approval of the County Arborist. 20' minimum spacing is required between the trunk of any proposed over-story hardwood tree (or existing tree counted for tree ordinance credit) and any existing or proposed light pole. If the service provider (electric company) produces a lighting plan, it must adhere to the lighting plan shown in the civil engineering drawings approved by Cobb County for the land disturbance permit. If a lighting plan is not part of the civil drawings, the lighting plan designer must submit a plan to the Arborist/Landscape Architect for review and approval. If site lighting is installed without an approved plan, the Certificate of Occupancy will be withheld until all conflicting power poles are moved. Call 770-528-2147.

This lighting plan is preliminary and may be subject to change by a subsequent designer. Any subsequent lighting plans must adhere to Cobb County Development Standards and be submitted to the Cobb County Site Plan Review Section for review and approval prior to the installation of any lights, poles, or wiring.

No permanent sign(s), flag pole(s), proposed fire hydrants, power transformers, sidewalks or ADA ramps will be placed in conflict with an ordinance coded or approved tree planting location.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

SITE AREA CALCULATIONS

TOTAL SITE AREA = 15.33 AC.
EXISTING IMPERVIOUS AREA = 2.46 AC. (107,075 S.F.)
PROPOSED IMPERVIOUS AREA = .97 AC. (42,462 S.F.)
TOTAL IMPERVIOUS AREA = 3.43 AC. (149,538 S.F.)
22.39% COVERAGE

DISTURBED AREA =2.19 AC . (95,396 S.F.)

THE EXISTING DUMPSTER WILL BE UTILIZED FOR THIS BUILDING ADDITION.
ALL STREETS ARE PRIVATE (NO GATES)

THE LANDSCAPING AND PARKING ADJACENT TO PUBLIC ROADS SHALL CONFORM TO THE LANDSCAPING ENHANCEMENT STRIP REQUIREMENTS IN SEC. 134-285

GRAPHIC SCALE 1"=30'
0 30 60 90

SPR-2025-00068

GEORGIA REGISTERED No. 13,187 PROFESSIONAL ENGINEER DONALD AYRES

DESIGN D.A.
DRAWN K.C.
CHECKED D.A.
Q.C. _____

MACLAND COMMUNITY CHURCH

MULTI USE BUILDING

SITE PLAN

NO.	DATE	REVISION	APP'D. BY
5			
4			
3			
2			
1			

JOB NO.
F.B. NO.
DATE 03/04/25
SHT 2 OF 15

LUP-10

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-10-2026

SITE BACKGROUND

Applicant	McEachern Memorial Methodist Church, Inc.
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Adam J. Rozen
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	McEachern Memorial Methodist Church Incorporated
Property Location	Located on the south side of Macland Road, west of Hopkins Road
Address	3615 Hopkins Road
Access to Property	Macland Road

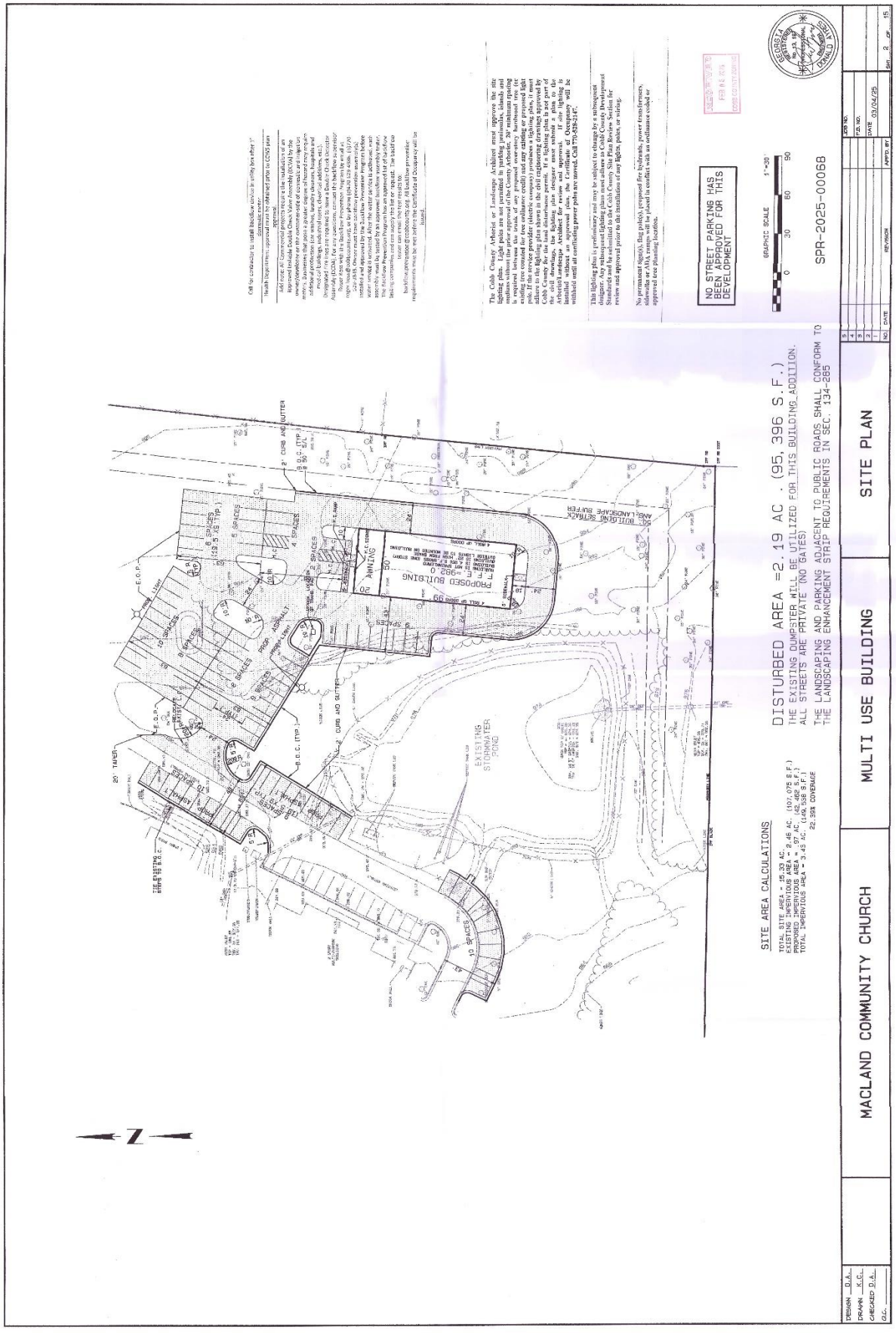
QUICK FACTS

Commission District	4 - Sheffield
Current Zoning	R-80
Current Use of Property	Church
Proposed Use	Light automotive repair
Future Land Use	PI
Site Acreage	15.33
District	19
Land Lot	463, 464, 499, 500
Parcel #	19050000010
Taxes Paid	Exempt

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning Staff member: Jessica Berman, MPA, CNU-A)

Based on the analysis of this case, Staff recommends **DENIAL**.


MACLAND COMMUNITY CHURCH
MULTI USE BUILDING
SITE PLAN
SPR-2025-00068
DISTURBED AREA =2.19 AC. (95,396 S.F.)
THE EXISTING DUMPSTER WILL BE UTILIZED FOR THIS BUILDING ADDITION.
ALL STREETS ARE PRIVATE (NO GATES)
THE LANDSCAPING AND PARKING ADJACENT TO PUBLIC ROADS SHALL CONFORM TO THE LANDSCAPING STRIP REQUIREMENTS IN SEC. 134-285
SITE AREA CALCULATIONS
NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT
PROPOSED BUILDING
EXISTING STORMWATER POND
GRAPHIC SCALE 1"=30'
03/04/25

LUP-10 2026 Aerial Map

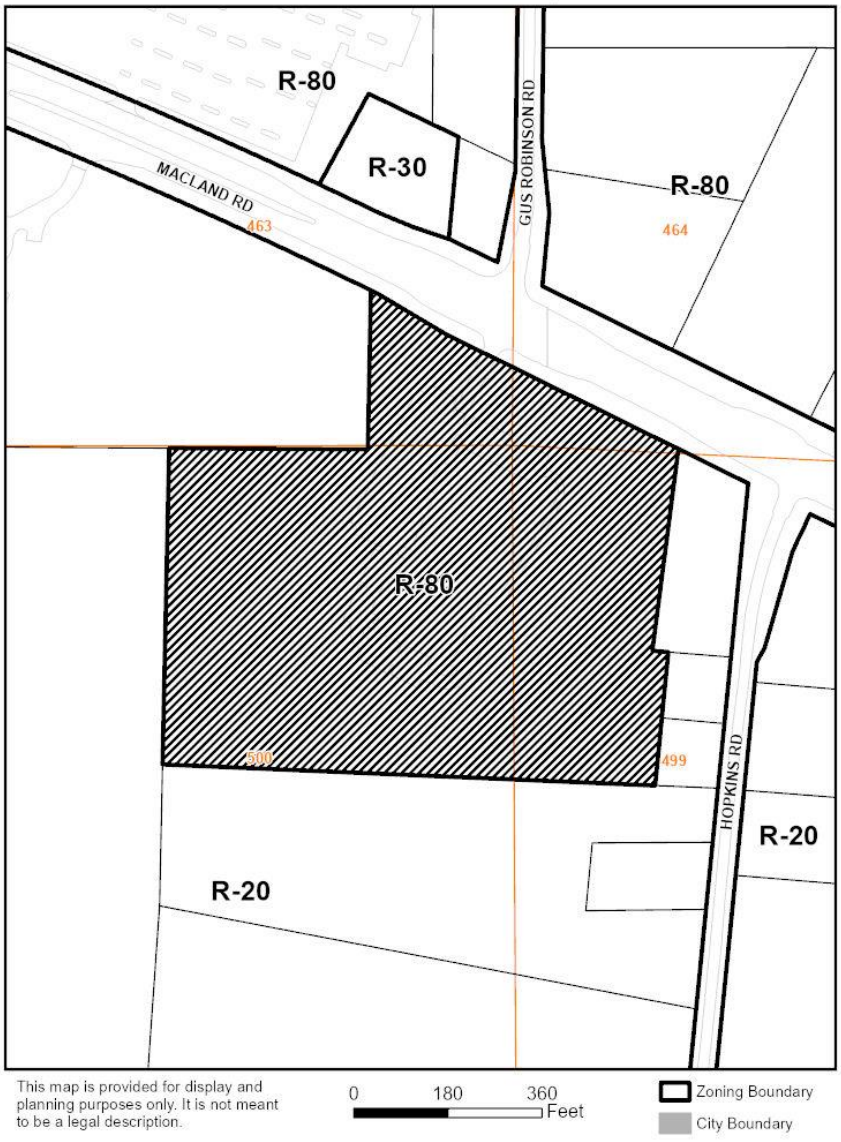


North

Zoning: R-30 & R- 80 / Single-family residences and vacant residential lots

Future Land Use: VLDR

LUP-10 2026 Map



WEST

Zoning: R-20 / County Aquatic Center and vacant County lot

Future Land Use: PRC

EAST

Zoning: R-20 / Single-family residences and vacant residential lot

Future Land Use: LDR

SOUTH

Zoning: R-20 / Single-family residence

Future Land Use: LDR

Current zoning district for the property

The R-80 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-80 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Request for a Temporary Land Use Permit

The Board of Commissioners may permit temporary land use permits for uses that are uniquely located and are considered compatible with adjoining zoning districts and nearby uses for designated periods of time for uses, exceptions or professions in areas, along roadways and within districts where the zoning regulations would otherwise prohibit such operations. Customary home occupations as defined in this chapter, do not require a temporary land use permit.

Summary of the applicant's proposal

The applicant is requesting a Temporary Land Use Permit (LUP) for twenty-four (24) months to conduct light automotive repair services within their 15.33-acre church property. The proposed use is conducted as a ministry activity of the church and limited to light automotive repair only. The applicant's request is not proposed as a commercial automotive repair facility. Hours of operation are 8:00 am to 6:00 pm on Saturdays and 5:00 pm to 9:00 pm on Thursdays and there are no paid employees. Operations will be conducted within the church's accessory multi-purpose building and there will be no outdoor storage. This request is the result of neighborhood concerns brought to the attention of Cobb Community Development.

LUP-10-2026 DEPARTMENT COMMENTS – Fire Department

02/26/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

FIRE DEPARTMENT ACCESS:
All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

FIRE HYDRANT:
The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

FIRE PROTECTION:
Automatic sprinkler protection must be provided where mandated by the applicable codes.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

LUP-10-2024 DEPARTMENT COMMENTS – Cemetery Preservation

No comment.

2/27/2026

Comprehensive Plan Future Land Use Designation: Public Institutional
The subject tract is within the Public Institutional (PI) future land use category. The purpose of PI is to provide for certain state, federal or local government use and institutional land uses such as government building complexes, police and fire stations, colleges, churches, hospitals, etc. While the future land use map reflects existing uses, it is important to realize that uses in this category have the potential to be developed at a regional, community or neighborhood scale. Any use in this category should be developed in a manner consistent with other policies in this plan.

What is the Future Land Use Sub-Category? N/A

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☐ Yes ☒ No
If Yes:
Which City: N/A
Was the city notified? N/A

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone? ☐ Yes ☒ No

Is the property within the Clear Zone (CZ)? ☐ Yes ☒ No

Is the property within 3000' of Dobbins ARB? ☐ Yes ☒ No

Is the property within the Accident Potential Zone (APZ I)? ☐ Yes ☒ No

Is the property within the Accident Potential Zone II (APZ II)? ☐ Yes ☒ No

Is the property within the Noise Zone? ☐ Yes ☒ No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)? ☐ Yes ☒ No

---

Comments:

LUP-10

April '26 Zoning

Applicant: McEachern Memorial Methodist Church, Inc.

Water & Sewer Comments: No comments.

Recommendations

No comment.

STAFF ANALYSIS

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in bold, with the staff analysis following:

(1) Safety, health, welfare and moral concerns involving the surrounding neighborhood.
This request may affect the safety, health, and welfare of the surrounding neighborhood. Vehicle repair services are normally done in commercial or industrial areas.

(2) Parking and traffic considerations.
Customers will park in the church parking lot. Entry and exit to the development and proposed use are off an arterial road.

(3) Number of nonrelated employees.
There are no paid employees.

(4) Number of commercial and business deliveries.
There will be no deliveries associated with this request.

(5) The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.
The proposed use is on a 15.33-acre church lot, but Staff is concerned about allowing this use on a residentially zoned property.

(6) Compatibility of the business use to the neighborhood.
The property is adjacent to the West Cobb Aquatic Center. There are no known commercial businesses surrounding the property. There are houses on adjoining lots.

(7) Hours of operation.
Hours of operation are 8:00 am to 6:00 pm on Saturdays and 5:00 pm to 9:00 pm on Thursdays.

(8) Existing business uses in the vicinity.
The property is adjacent to the West Cobb Aquatic Center. There are no known commercial businesses surrounding the property.

(9) Effect on property values of surrounding property.
This request may affect the surrounding property values.

(10) Circumstances surrounding neighborhood complaints.
This request is the result of neighborhood concerns brought to the attention of Cobb Community Development.

(11) Intensity of the proposed business use.
The applicant indicates that there will be ten (10) passenger vehicles related to this request.

(12) Location of the use within the neighborhood.
The proposed use is not within a platted subdivision.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE LAND USE PERMIT APPLICATION

1.

My name is Donald S. Ridings. I am the, Chairman of the Board of Trustees and, in that capacity, am an officer who is delegated the responsibility for authenticating records of McEachern Memorial Methodist Church, Inc., a Domestic Nonprofit Corporation which entity is the titleholder and applicant in the Land Use Permit Application to which this Certificate is attached (the Titleholder and/or Applicant). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Land Use Permit Application regarding certain real property owned by the Titleholder Company located in Cobb County, Georgia.

2.

In accordance with the Requirements for completing a Cobb County Land Use Permit Application, I hereby attest on behalf of the Titleholder Company that I have reviewed the Land Use Permit Application and related documents which are being filed simultaneously therewith on behalf of the Applicant and Titleholder (collectively, the "LUP") to which this Certificate is attached and hereby certify:

(a) That corporate seal or facsimile affixed to the LUP Application is in fact the seal of the Titleholder Company or a true facsimile thereof; and

(b) That the officer or other representative of the Titleholder Company who executed the LUP Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the LUP Application on behalf of the Titleholder Company, and that the signature of said officer or other representative is genuine; and

(c) That the execution of the LUP Application and the filing of the LUP Application on behalf of the Titleholder Company by the officer or other representative of the Applicants has been duly authorized by the Titleholder Company.

MCEACHERN MEMORIAL METHODIST CHURCH, INC.

By: _____ (CORPORATE SEAL)

Print Name: Donald S. Ridings

Its: Chairman, Board of Trustees
Title

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency

6. A check made payable to Cobb County in the sum of $280.00 representing the TLUP Application and sign deposit fees.

STATEMENT OF PROPOSED SITE IMPROVEMENTS

The Application is requesting the LUP to allow for the construction of the building, labeled as "Proposed Building" on the enclosed Site Plan, and driveway and parking lot improvements (collectively the "Improvements"). The purpose of the Improvements is to allow for a multi-purpose facility for a variety of church ministry services including light automotive repair services for a component of the Applicant's ministry known as Matthew 25:40 Car Care Ministry, additional space for youth and adult ministry activities and gathering space and additional storage for church related activities such as tables and chairs for its gatherings and storage for the Applicant's necessary on site maintenance responsibilities. The vehicle care component is limited to non-profit vehicle repair services and limited to light automotive repair not including body work, engine or transmission rebuilding and those other items defined as Heavy Automotive Repair under the County's Zoning Code. The extent of the proposed Improvements are labeled on the enclosed Site Plan.

Please do not hesitate to contact me should you or your staff have any questions or require any additional information or documentation.

Sincerely,

ROZEN, ROZEN & REILLY, LLP

Adam J. Rozen
ajrozen@rozenandrozen.com

AJR/srb
Enclosures

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Revised October 1, 2009

Application #: LUP-10-2026
PC Hearing Date: 4-7-26
BOC Hearing Date: 4-21-26

TEMPORARY LAND USE PERMIT WORKSHEET
(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. **Type of business, or request?** Multi-purpose ministry bldg; CarCare Ministry (Light Auto Repair)
2. **Number of employees?** no paid employees
3. **Days of operation?** 2 days per week, Thursdays and Saturdays
4. **Hours of operation?** 8 am - 6 pm on Saturday; Thursday 5 - 9 pm
5. **Number of clients, customers, or sales persons coming to the house per day?**_____ **;Per week?**_____
6. **Where do clients, customers and/or employees park?**
   Driveway:_____**; Street:**_____ **;Other (Explain):**_____
   Church parking lot
7. **Signs? No:** x **; Yes:**_____**. (If yes, then how many, size, and location):**_____
8. **Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.):** 10 passenger vehicles
9. **Deliveries? No** x **; Yes**_____**(If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)**
10. **Does the applicant live in the house? Yes**_____ **;No** x
11. **Any outdoor storage? No** x **; Yes**_____**(If yes, please state what is kept outside):** All storage for car care and other multi purpose church uses will be indoors.
12. **Length of time requested (24 months maximum):** 24 months
13. **Is this application a result of a Code Enforcement action? No** X **;Yes**__ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
14. **Any additional information? (Please attach additional information if needed):**
    The new building will be utilized for light automotive repair as a part of the Church's Car Car Ministry and a variety of other church uses such as youth activities.

Applicant signature: Donald S. Lidings **Date:** 2/5/2026

Applicant name (printed): Donald S. Lidings

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

ROZEN, ROZEN & REILLY, LLP
248 Roswell Street, SE
Marietta, Georgia 30060
(770) 427-7004 (T)
(770) 426-9584 (F)

ROGER J. ROZEN
rjrozen@rozenandrozen.com
ADAM J. ROZEN
ajrozen@rozenandrozen.com
JEFFREY M. REILLY, JR.
jreilly@rozenandrozen.com

Injury, Land Use,
Criminal Defense,
Domestic
& Business

April 6, 2026

VIA ELECTRONIC DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency

Re: Application of McEachern Memorial Methodist Church, Inc. (Macland Community Church) for a Temporary Land Use Permit regarding a 15.484 Acre Tract - Land Lots 463, 464, 499, & 500, 19th District, 2nd Section, Cobb County, Georgia; LUP 10

Dear John:

This firm continues to represent the applicant McEachern Memorial Methodist Church, Inc. (operating as Macland Community Church) concerning the above-captioned Application for Temporary Land Use Permit (LUP) - LUP 10.

This Application represents an opportunity for the Applicant, and the Cobb County community as a whole, to provide improvement to the Macland Community Church operations and services while also providing a critical community service in the form of light automotive repair to those in need. To promote transparency and provide an opportunity for the community to learn more about the Applicant's car care ministry, the Applicant held a community input meeting on March 30, 2026. The Application is now set to be heard by the Planning Commission on April 7, 2026 and for final action by the Board of Commissioners on April 21, 2026.

The Application is requesting the LUP to allow for the construction of the building, labeled as "Proposed Building" on the filed Site Plan, and driveway and parking lot improvements (collectively the "Improvements"). The purpose of the Improvements is to allow

for a multi-purpose facility for a variety of church ministry services including light automotive repair services for a component of the Applicant's ministry known as Matthew 25:40 Car Care Ministry ("Car Care Ministry"), additional space for youth and adult ministry activities and gathering space and additional storage for church related activities such as tables and chairs for its gatherings and storage for the Applicant's necessary on site maintenance responsibilities.

The vehicle care component is limited to non-profit vehicle repair services and limited to light automotive repair; not including body work, engine or transmission rebuilding and those other items defined as Heavy Automotive Repair under the County's Zoning Code.

In that regard, this letter will constitute the Applicant's agreement with the following stipulations which shall become conditions and a part of the grant of the requested land use permit and binding upon the subject property thereafter. The referenced stipulations are as follows:

1. The revised stipulations and conditions set forth herein shall replace and supersede all prior stipulations and conditions where in conflict with the stipulations and conditions of this Application.

2. The granting of the requested land use permit for light automotive repair for a period of twenty-four (24) months.

3. The regular days and hours of operation of the Car Care Ministry shall be Thursdays from 5 pm to 9 pm and Saturdays from 8 am to 6 pm.

4. All vehicle maintenance shall be conducted indoors.

5. The maintenance and replacement as needed of the previously installed screen evergreen landscaping providing landscaped screening against the residential homes on Hopkins Road adjoining the Subject Property. The existing landscaping includes 8 Chinese Elms, 3 October Red Maples, 8 Magnolias, 24 8' Green Giant Arborvitae, 5 Iron Woods, 8 Zalkovas and 78 Purple Fringe Flowers. This landscaping is in addition to the existing mature trees and vegetation along the boundary of the Church property.

6. No outside storage or outside display of merchandise.

7. No outside storage of junk or inoperable vehicles.

8. The parking lot shall not be used for long-term storage of donor vehicles or vehicles under maintenance.

9. All vehicles shall be parked in a designated, striped and paved parking space.

10. Used oil shall be stored in a manner consistent with commercial practices and shall be removed and discarded regularly.

11. There shall be no Car Care Ministry deliveries of supplies or materials by box truck or tractor trailer truck.

12. The interior and exterior architecture shall be substantially similar to the renderings attached hereto and incorporated herein and shall be subject to final approval of the District Commissioner.

13. During Car Care Ministry operations, any remaining interior areas of the proposed building shall be separated by temporary walls for safety of individuals in and around the proposed building.

14. All exterior and outdoor lighting shall be compliant with Cobb County Ordinances with an emphasis on ensuring all light is downcast and least intrusive to neighboring and adjoining properties with a specific emphasis on minimizing impact to the residential neighbors on Hopkins Road.

15. Compliance with all Staff Recommendations from the current Staff Analysis where not otherwise in conflict.

With all of the foregoing, this Application provides a means to allow the Applicant to construct an additional facility to enhance its ministry and operations. In the manner proposed, the Applicant will be able to continue to serve a community in need with vital vehicle transportation while preserving the residential character of the adjoining community.

VIA ELECTRONIC DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency

Please do not hesitate to contact me should you or your staff have any questions or require any additional information or documentation.

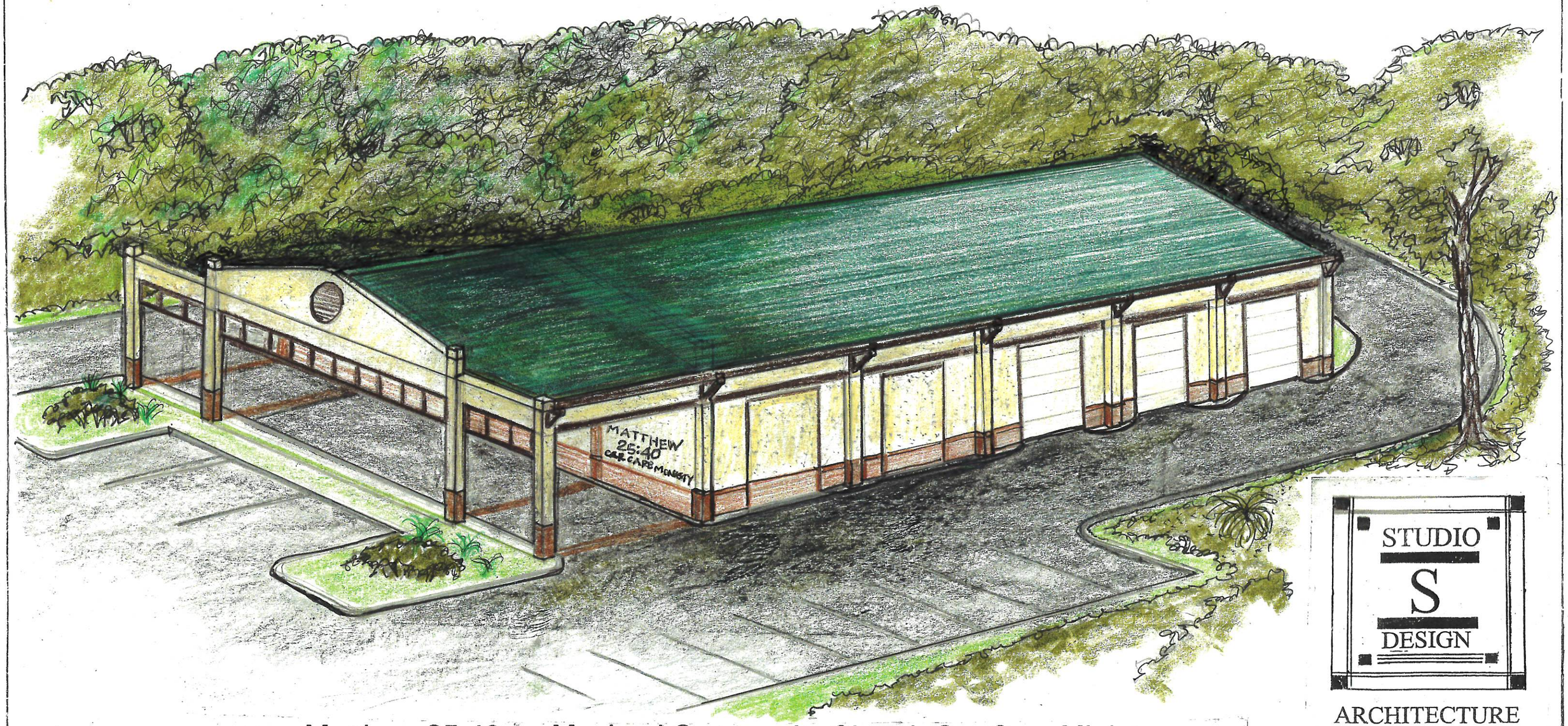
Sincerely,

ROZEN, ROZEN & REILLY, LLP

/s/ Adam J. Rozen

Adam J. Rozen
ajrozen@rozenandrozen.com

AJR/srb
Enclosures



Matthew 25:40 Macland Community Church Car Care Ministry

STUDIO S DESIGN

ARCHITECTURE
AND
MASTER PLANNING

MATTHEW 25:40 CAR CARE MINISTRY

INTERIOR RENDERINGS: MULTI-PURPOSE CONFIG. I



Front View



Rear View

MATTHEW 25:40 CAR CARE MINISTRY

INTERIOR RENDERINGS: MULTI-PURPOSE CONFIG. II



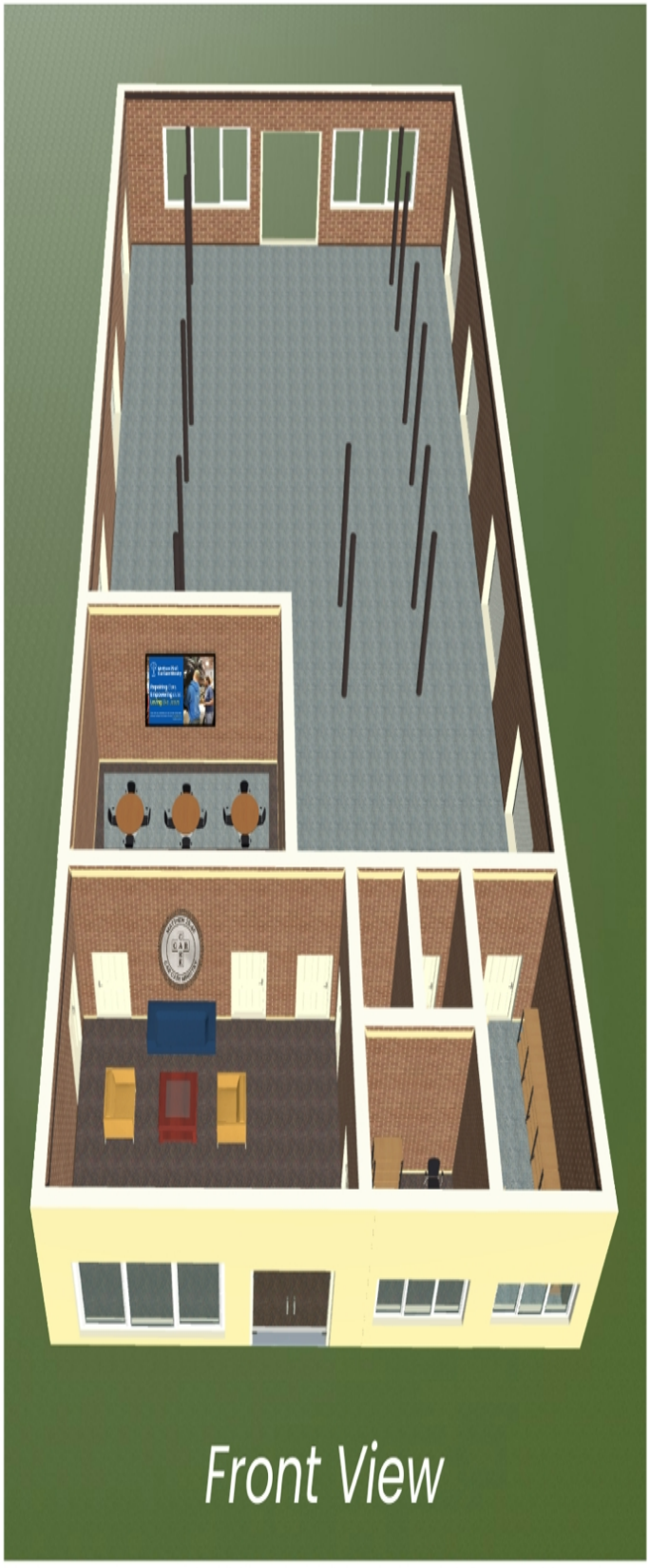
Front View

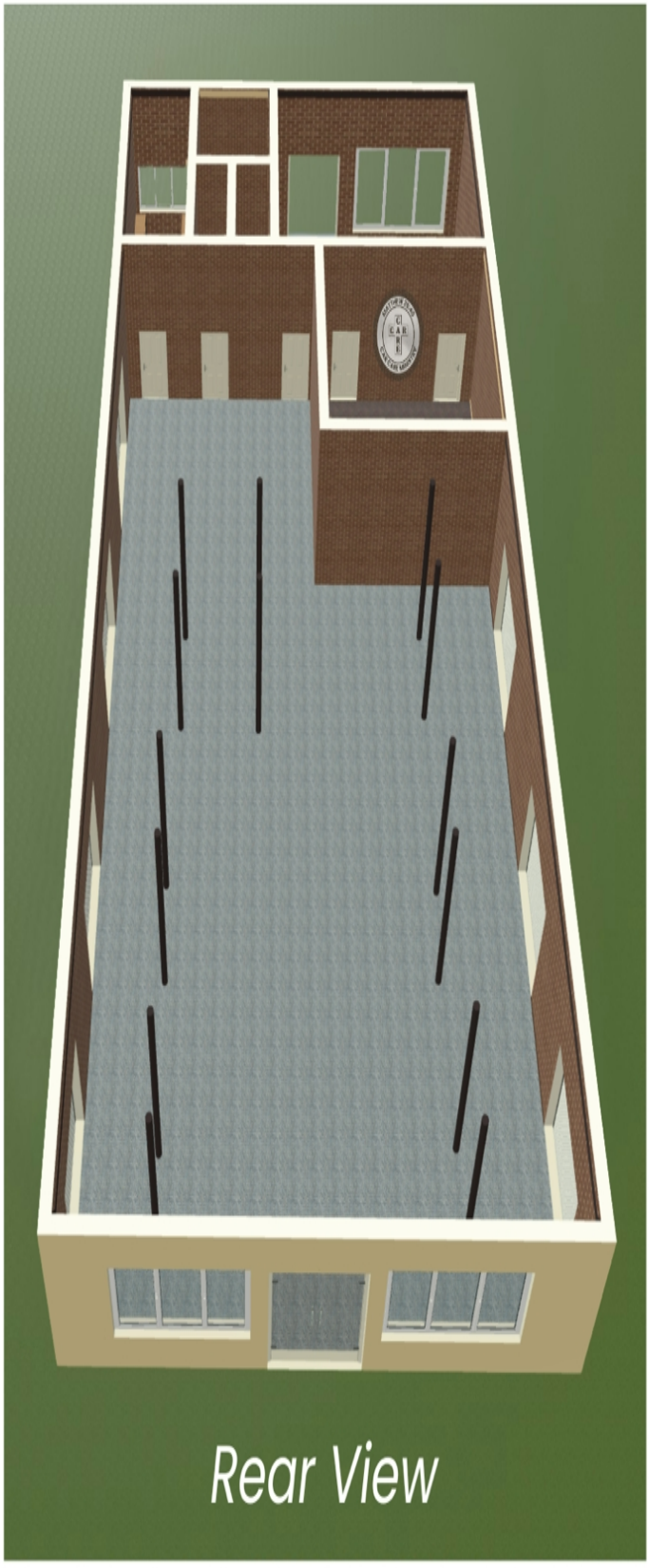


Rear View

MATTHEW 25:40 CAR CARE MINISTRY

INTERIOR RENDERINGS: MULTI-PURPOSE CONFIG. II





Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

SLUP-3-2026

SITE BACKGROUND

Applicant	Joe Dirt Development
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Scott Chatham
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Joe Dirt Development, LLC
Property Location	Located on the west side of Kennestone Circle, north of Cobb Parkway
Address	1284 Kennestone Circle
Access to Property	Kennestone Circle

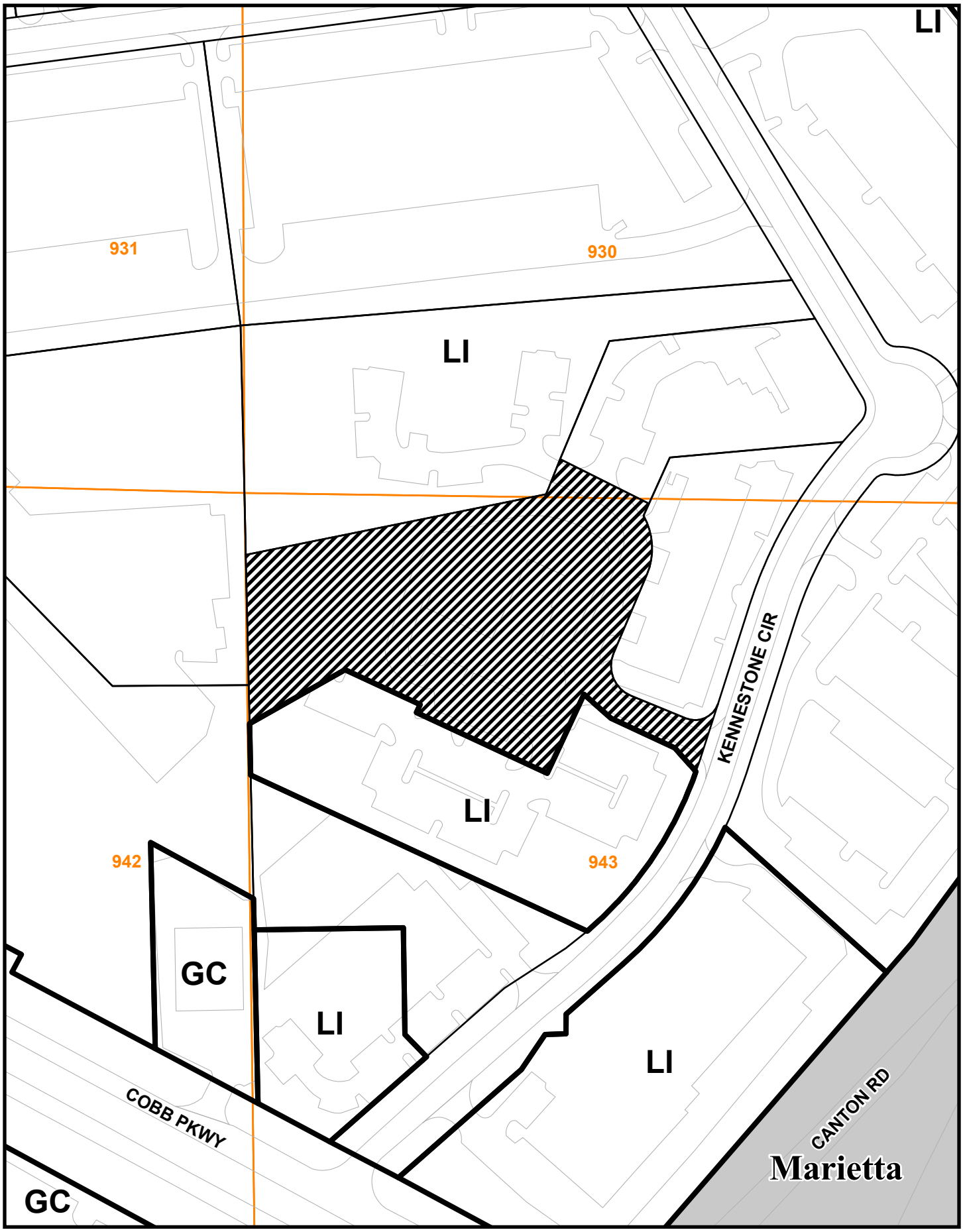
QUICK FACTS

Commission District	2 - Allen
Current Zoning	LI
Current Use of Property	Landscaping business
Proposed Zoning	LI
Proposed Use	Chipping, grinding, or reduction of materials (organic green waste)
Future Land Use	IC
Site Acreage	2.90
District	16
Land Lot	930, 943
Parcel #	16094300180
Taxes Paid	**No**

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

SLUP-3 2026 Map



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

0 137.5 275 Feet

Zoning Boundary

City Boundary

ALTA/NSPS LAND TITLE SURVEY

1284 KENNESTONE CIRCLE

MARIETTA, COBB COUNTY, GEORGIA

SITE INFORMATION

N/F: JOE DIRT DEVELOPMENT LLC
1284 KENNESTONE CIRCLE, MARIETTA, GEORGIA 30060
APN: 16063000109
129484 ± SQUARE FEET
3.944 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC TITLE INSURANCE COMPANY, TITLE COMMITMENT 8XNTR, COMMITMENT DATE DECEMBER 1, 2025.

NOTES CORRESPONDING TO SCHEDULE B

(11) — TERMS AND CONDITIONS AS SET FORTH IN EASEMENT FOR RIGHT-OF-WAY TO GEORGIA RAIL WAY & POWER COMPANY, RECORDED JANUARY 16, 1925, IN BOOK 19, PAGE 84
(UNABLE TO DETERMINE IF APPECTS, INSUFFICIENT LEGAL DESCRIPTION, THE SITE DOES NOT ABUT A RAILROAD)

(12) — TERMS AND CONDITIONS AS SET FORTH IN CONDEMNATION, RECORDED JANUARY 2, 1912, IN BOOK 060, PAGE 520
(UNABLE TO DETERMINE IF APPECTS, INSUFFICIENT LEGAL DESCRIPTION)

(13) — TERMS AND CONDITIONS AS SET FORTH IN RIGHT OF WAY DEED TO THE STATE HIGHWAY DEPARTMENT OF GEORGIA, RECORDED AUGUST 31, 1946, IN BOOK 262, PAGE 134,
(UNABLE TO DETERMIN IF APPECTS, GEORGIA D.O.T. PROJECT # R-694 (1) REFERENCED WITHIN NOT PROVIDED)

(15) — TERMS, CONDITIONS, EASEMENTS, RESTRICTION AND MAINTENANCE AS SET FORTH IN PROTECTIVE COVENANTS FOR KENNESTONE CORNERS, RECORDED MARCH 28, 1949, IN BOOK 340, PAGE 241, AS AFFECTED BY AMENDMENT TO PROTECTIVE COVENANTS FOR KENNESTONE CORNERS, RECORDED MAY 21, 1987, IN BOOK 4210, PAGE 183,
(AFFECTS, CONTAINS BLANKET IN NATURE, PLOTTABLE ITEMS)

(16) — TERMS AND CONDITIONS AS SET FORTH IN RIGHT-OF-WAY EASEMENT TO THE SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, RECORDED JUNE 7, 1949, IN BOOK 1784, PAGE 354,
(DOES NOT AFFECT, LIES OFFSITE)

(17) — TERMS AND CONDITIONS AS SET FORTH IN RIGHT OF WAY EASEMENT TO THE SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, RECORDED JULY 12, 1949, IN BOOK 1805, PAGE 266,
(DOES NOT AFFECT, LIES OFFSITE)

(18) — TERMS AND CONDITIONS AS SET FORTH IN EASEMENT AND RIGHT-OF-WAY TO COBB COUNTY-MARIETTA WATER AUTHORITY, RECORDED JUNE 19, 1959, IN BOOK 1010, PAGE 182,
(DOES NOT AFFECT, LIES OFFSITE)

(19) — TERMS AND CONDITIONS AS SET FORTH BOOK 1906, PAGE 144, FOR A PORTION OF STORM DRAIN EASEMENT IN THE EASTERN PART OF LOT 19 DISCLOSED BY THE PLAT OF FINAL SUBDIVISION MAP, PHASE II, KENNESTONE CORNERS, RECORDED IN PLAT BOOK 191, PAGE 3,
(AFFECTS, BLANKET IN NATURE)

(20) — TERMS AND CONDITIONS AS SET FORTH IN DRAINAGE EASEMENT, ACCESS EASEMENT, AND DETENTION POND EASEMENT AND MAINTENANCE AGREEMENT TO PANDA PROPERTIES, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, RECORDED SEPTEMBER 21, 2000, IN BOOK 12264, PAGE 5834, AS AFFECTED BY FIRST AMENDMENT TO DRAINAGE EASEMENT, ACCESS EASEMENT, AND DETENTION POND EASEMENT AND MAINTENANCE AGREEMENT, RECORDED NOVEMBER 15, 2007, IN BOOK 16902, PAGE 1745,
(ACCESS EASEMENT AFFECTS PLOTTED AND SHOWN, DRAINAGE EASEMENT AFFECTS ,BLANKET IN NATURE AND DETENTION POND EASEMENT LIE OFFSITE TO THE NORTH)

(21) — TERMS AND CONDITIONS AS SET FORTH IN DRAINAGE EASEMENT, ACCESS EASEMENT, AND DETENTION POND EASEMENT AND MAINTENANCE AGREEMENT TO JARRETT D HAYES, RECORDED APRIL 11, 2001, IN BOOK 13305, PAGE 1929
(ACCESS EASEMENT AFFECTS PLOTTED AND SHOWN, DRAINAGE EASEMENT AFFECTS ,BLANKET IN NATURE AND DETENTION POND EASEMENT LIE OFFSITE TO THE NORTH)

(22) — TERMS, CONDITIONS, EASEMENTS AND MAINTENANCE AS SET FORTH IN UNDERGROUND EASEMENT TO L & B MANAGEMENT, LLC, RECORDED MAY 16, 2001, IN BOOK 13506, PAGE 1729,
(UNABLE TO DETERMINE IF APPECTS, INSUFFICIENT LEGAL DESCRIPTION)

(23) — TERMS, CONDITIONS AND EASEMENTS AS SET FORTH IN ACCESS EASEMENT AND DETENTION POND MAINTENANCE AGREEMENT BY AND BETWEEN L AND M MANAGEMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND TODD LAND MANAGEMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, RECORDED JULY 3, 2004, IN BOOK 14804, PAGE 1749,
(ACCESS EASEMENT AFFECTS PLOTTED AND SHOWN, DRAINAGE EASEMENT AFFECTS ,BLANKET IN NATURE AND DETENTION POND EASEMENT LIE OFFSITE TO THE NORTH)

(24) — TERMS, CONDITIONS, CHARGES AND MAINTENANCE COST AS SET FORTH IN EASEMENT AGREEMENT BY AND BETWEEN L AND M MANAGEMENT, LLC, A.K.A.R.L & M MANAGEMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND 1284A KENNESTONE CIRCLE MCC, LLC, A GEORGIA LIMITED LIABILITY COMPANY, 1284A KENNESTONE CIRCLE PJC, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND 1295A KENNESTONE CIRCLE TLC, LLC, RECORDED APRIL 09, 2008, IN BOOK 15709, PAGE 5245,
(ACCESS EASEMENT AFFECTS PLOTTED AND SHOWN, DRAINAGE EASEMENT AFFECTS ,BLANKET IN NATURE AND DETENTION POND EASEMENT LIE OFFSITE TO THE NORTH)

(25) — TERMS AND CONDITIONS AS SET FORTH IN PLAT ENTITLED, "FINAL SUBDIVISION MAP PHASE II KENNESTONE CORNERS, LAND LOTS 636 & 643, 16TH DISTRICT, COBB COUNTY, GEORGIA," RECORDED IN PLAT BOOK 191, PAGE 19,
(AFFECTS, NO EASEMENTS LIE ON THE SUBJECT PROPERTY)

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13067C0190G, WHICH BEARS AN EFFECTIVE DATE OF 10/03/2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" – AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IF THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

PARKING INFORMATION

REGULAR= 34
HANDICAP= 2
TOTAL= 36

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY

N
W E
S

SCALE: 1" = 40'
GRAPHIC SCALE
0 20' 40' 80'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	840.00'(M)	78.38'(M)	75.57'(M)	S 01°53'21" E	5°20'52"
C2	40.00'(M)	62.83'(M)	56.57'(M)	S 20°09'15" E	90°00'11"
C3	40.00'(M)	47.95'(M)	45.13'(M)	N 80°30'16" E	68°40'56"
C4	48.00'(M)	37.30'(M)	36.29'(M)	N 41°56'30" W	46°27'40"
C5	78.00'(M)	49.49'(M)	48.68'(M)	N 48°26'46" W	33°25'00"
C1	840.00'(R)	78.38'(R)	75.57'(R)	S 01°50'27" E	N/A
C2	40.00'(R)	62.83'(R)	56.57'(R)	S 20°09'21" E	N/A
C3	40.00'(R)	47.95'(R)	45.13'(R)	N 80°33'10" E	N/A
C4	48.00'(R)	37.30'(R)	36.29'(R)	N 41°52'24" W	N/A
C5	78.00'(R)	49.49'(R)	48.85'(R)	N 48°23'52" W	N/A

LINE	BEARING	DISTANCE
L1	N 01°07'58" W	214.72'(M)
L2	N 78°13'27" E	377.15'(M)
L3	N 21°44'46" E	9.18'(M)
L4	N 21°44'46" E	38.08'(M)
L5	S 65°09'15" E	123.81'(M)
L6	S 24°50'45" W	16.50'(M)
L7	S 24°50'45" W	106.00'(M)
L8	S 65°09'15" E	73.95'(M)
L9	S 17°40'55" W	68.46'(R)
L10	S 18°11'12" W	9.92'(R)
L11	N 65°09'21" W	87.60'(R)
L12	S 24°53'39" W	108.39'(R)
L13	N 65°06'21" W	179.54'(R)
L14	N 24°53'39" E	11.00'(R)
L15	N 65°09'15" W	103.00'(M)
L16	S 80°33'10" W	136.56'(M)
L1	N 01°07'04" W	214.72'(R)
L2	N 78°36'21" E	377.15'(R)
L3	N 21°47'40" E	9.18'(R)
L4	N 21°47'40" E	38.08'(R)
L5	S 65°08'21" E	123.81'(R)
L6	S 24°53'39" W	16.50'(R)
L7	S 24°53'39" W	106.00'(R)
L8	S 65°08'21" E	73.95'(R)
L9	S 17°40'55" W	68.46'(R)
L10	S 18°11'12" W	9.92'(R)
L11	N 65°08'21" W	87.60'(R)
L12	S 24°53'39" W	108.39'(R)
L13	N 65°06'21" W	179.54'(R)
L14	N 24°53'39" E	11.00'(R)
L15	N 65°09'21" W	103.00'(R)
L16	S 80°36'04" W	136.56'(R)

LEGEND & SYMBOLS

- POUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- COMPUTED POINT
- HANDICAP PARKING
- FIRE HYDRANT
- LIGHT
- SANITARY MANHOLE
- ELECTRIC METER
- ELECTRIC CABINET
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- WATER METER
- WATER VALVE
- DRAIN GRATE
- STORM MANHOLE
- TELEPHONE PEDESTAL
- OVH — OVERHANG
- NG — NATURAL GROUND
- (M) — MEASURED/CALCULATED DIMENSION
- (R) — RECORD DIMENSION
- N/F — NOW OR FORMERLY
- BHL — BUILDING HEIGHT LOCATION
- P.O.B. — POINT OF BEGINNING
- BOUNDARY LINE
- EASEMENT LINE
- R/W — RIGHT-OF-WAY LINE
- CL — CENTERLINE
- FENCE LINE

ZONING INFORMATION

AT THE TIME OF THE ALTA SURVEY NO ZONING REPORT OR LETTER HAS BEEN PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE IN ORDER TO LIST (TABLE A ITEM 6(A)) OR GRAPHICALLY DEPICT (TABLE A ITEM 6(B)) THE ZONING REQUIREMENTS HEREON.

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES

BASIS OF BEARING

THE BASIS OF BEARINGS OF THIS SURVEY IS GRID NORTH BASED ON NORTHWESTERLY LINE OF THE SUBJECT PROPERTY. PER GPS COORDINATE OBSERVATIONS GEORGIA STATE PLANE, WEST ZONE NAD83. THE BEARING IS DENOTED AS N 78°36'21" E
LATITUDE = N33°58'38.630"
LONGITUDE = W84°23'02.4852"
CONVERGENCE ANGLE = -N 00°12'52.6948"

SCHEDULE A DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE CITY OF MARIETTA, COUNTY OF COBB, STATE OF GEORGIA, AND IS FURTHER DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 636 AND 643, 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND (REBAR) AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF KENNESTONE CIRCLE AND THE SOUTHERLY RIGHT-OF-WAY OF AN ACCESS EASEMENT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 48.68' AND AN ARC LENGTH OF 37.30' BEING SUBTENDED BY A CHORD OF NORTH 41 DEGREES 52 MINUTES 34 SECONDS WEST AND A CHORD LENGTH OF 36.29' TO A POINT; THENCE NORTH 63 DEGREES 06 MINUTES 31 SECONDS WEST A DISTANCE OF 87.60' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 78.00' AND AN ARC LENGTH OF 49.49' BEING SUBTENDED BY A CHORD OF NORTH 48 DEGREES 23 MINUTES 22 SECONDS WEST AND A CHORD LENGTH OF 48.85' TO AN IRON PIN FOUND (MAG NAIL); THENCE SOUTH 24 DEGREES 53 MINUTES 39 SECONDS WEST A DISTANCE OF 108.39' TO AN IRON PIN FOUND (REBAR); THENCE NORTH 65 DEGREES 06 MINUTES 21 SECONDS WEST A DISTANCE OF 179.54' TO AN IRON PIN FOUND (REBAR); THENCE NORTH 24 DEGREES 53 MINUTES 39 SECONDS EAST A DISTANCE OF 11.00' TO AN IRON PIN FOUND (REBAR); THENCE NORTH 65 DEGREES 06 MINUTES 21 SECONDS WEST A DISTANCE OF 103.00' TO AN IRON PIN FOUND (REBAR); THENCE SOUTH 01 DEGREES 36 MINUTES 04 SECONDS WEST A DISTANCE OF 136.56' TO AN IRON PIN FOUND (REBAR); THENCE NORTH 01 DEGREES 05 MINUTES 04 SECONDS WEST A DISTANCE OF 214.72' TO AN IRON PIN FOUND (REBAR); THENCE NORTH 78 DEGREES 36 MINUTES 31 SECONDS EAST A DISTANCE OF 377.15' TO AN IRON PIN FOUND (REBAR); THENCE NORTH 21 DEGREES 47 MINUTES 40 SECONDS EAST A DISTANCE OF 9.18' TO AN IRON PIN FOUND (REBAR); THENCE NORTH 21 DEGREES 47 MINUTES 40 SECONDS EAST A DISTANCE OF 38.08' TO AN IRON PIN FOUND (REBAR); THENCE SOUTH 65 DEGREES 06 MINUTES 31 SECONDS EAST A DISTANCE OF 123.81' TO AN IRON PIN FOUND (REBAR); THENCE SOUTH 24 DEGREES 53 MINUTES 39 SECONDS WEST A DISTANCE OF 16.50' TO AN IRON PIN FOUND (REBAR); THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 840.00' AND AN ARC LENGTH OF 78.38' BEING SUBTENDED BY A CHORD OF SOUTH 01 DEGREES 50 MINUTES 27 SECONDS EAST AND A CHORD LENGTH OF 75.57' TO A POINT; THENCE SOUTH 24 DEGREES 53 MINUTES 39 SECONDS WEST A DISTANCE OF 106.00' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 40.00' AND AN ARC LENGTH OF 62.83' BEING SUBTENDED BY A CHORD OF SOUTH 20 DEGREES 09 MINUTES 21 SECONDS EAST AND A CHORD LENGTH OF 56.57' TO A POINT; THENCE SOUTH 65 DEGREES 06 MINUTES 21 SECONDS EAST A DISTANCE OF 73.95' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 40.00' AND AN ARC LENGTH OF 47.95' BEING SUBTENDED BY A CHORD OF NORTH 80 DEGREES 33 MINUTES 10 SECONDS EAST AND A CHORD LENGTH OF 45.13' TO A POINT; THENCE SOUTH 17 DEGREES 40 MINUTES 55 SECONDS WEST A DISTANCE OF 68.46' TO A POINT; THENCE SOUTH 18 DEGREES 17 MINUTES 12 SECONDS WEST A DISTANCE OF 9.92' TO AN IRON PIN FOUND (REBAR), SAID POINT BEING THE TRUE POINT OF BEGINNING

BEING THE SAME PREMISES AS CONVEYED TO JOE DIRT DEVELOPMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, BY LIMITED WARRANTY DEED MADE BY L AM MANAGEMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED NOVEMBER 15, 2007, AND RECORDED NOVEMBER 19, 2007, IN BOOK 14008, PAGE 1709, AS INSTRUMENT NO. 2007-0178531

VICINITY MAP

NOT TO SCALE



GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MEASUREMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
4. IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HERE ON.
5. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
6. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS
7. COMPLETED FIELD WORK WAS DECEMBER 18, 2025.
8. THE DISTANCES SHOWN HEREON ARE LIMITED OF GROUND MEASUREMENT
9. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF KENNESTONE CIRCLE AND STATE HIGHWAY 41, WHICH IS APPROXIMATELY 360' FROM THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO KENNESTONE CIRCLE, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY
11. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
12. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED GEORGIA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT
13. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM COBB COUNTY GIS.
14. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS
15. IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED. HOR WERE ANY DESIGNATED BY THE CLIENT
16. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1: 944313 FEET.
17. PORTIONS OF THIS SURVEY WERE PERFORMED USING GPS EQUIPMENT. GPS EQUIPMENT USED: CARLSON BRX7 USING REAL TIME KINEMATIC (RTK) METHODS RELATIVE TO THE TOPCON "PINNET" RTK NETWORK. LOCATIONS GENERATED USING RTK VECTORS HAD A ROOT MEAN SQUARE (RMS) OF NO MORE THAN 0.04' HORIZONTAL.

SURVEYOR'S CERTIFICATE

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/18/2025

DATE OF PLAT OR MAP: 12/30/2025

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 RECORDED 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

TYLER REED WOODWARD
REGISTERED LAND SURVEYOR NO. LS003691
STATE OF GEORGIA
GEORGIA C.O.A. LSF001659

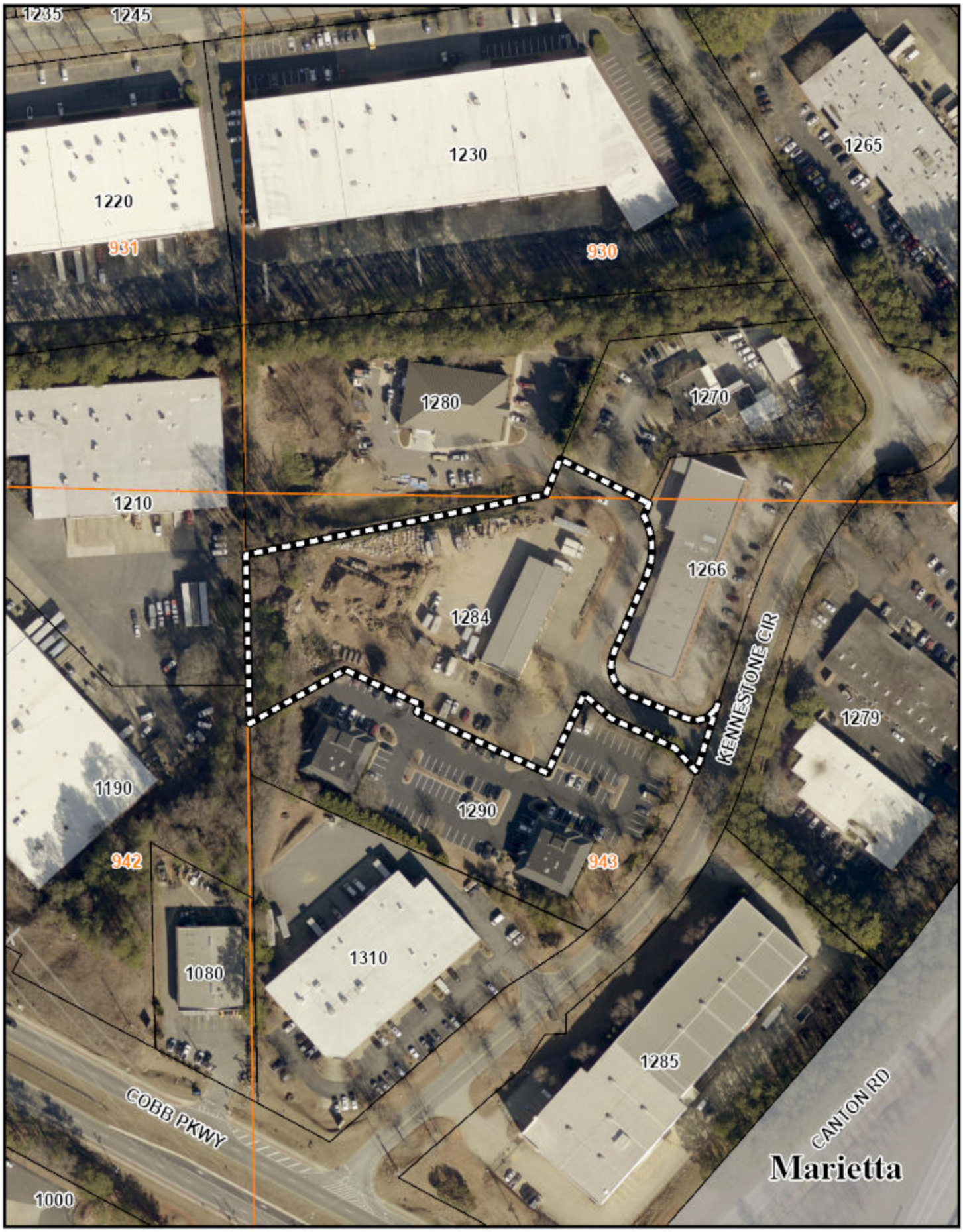
RECEIVED
FEB 05 2026
COBB COUNTY ZONING

DATE	REVISION HISTORY	BY
01/09/26	CLIENT COMMENTS	ACC

BLEW
Surveying | Engineering | Environmental
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479-443-4506 FAX: 479-582-1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 25-11523	SURVEY DRAWN BY: ACC - 12/30/2025
SURVEY REVIEWED BY: JCH	SHEET: 1 OF 1
SURVEY PREPARED FOR: CATALYST INVESTMENT PARTNERS, LLC	

SLUP-3 2026 Aerial Map



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

0 137.5 275 Feet

Zoning Boundary

City Boundary

ALTA/NSPS LAND TITLE SURVEY

1284 KENNESTONE CIRCLE

MARIETTA, COBB COUNTY, GEORGIA

SITE INFORMATION

N/F: JOE DIRT DEVELOPMENT LLC
1284 KENNESTONE CIRCLE, MARIETTA, GEORGIA 30060
APN: 16094300180
126496 ± SQUARE FEET
2.904 ± ACRES

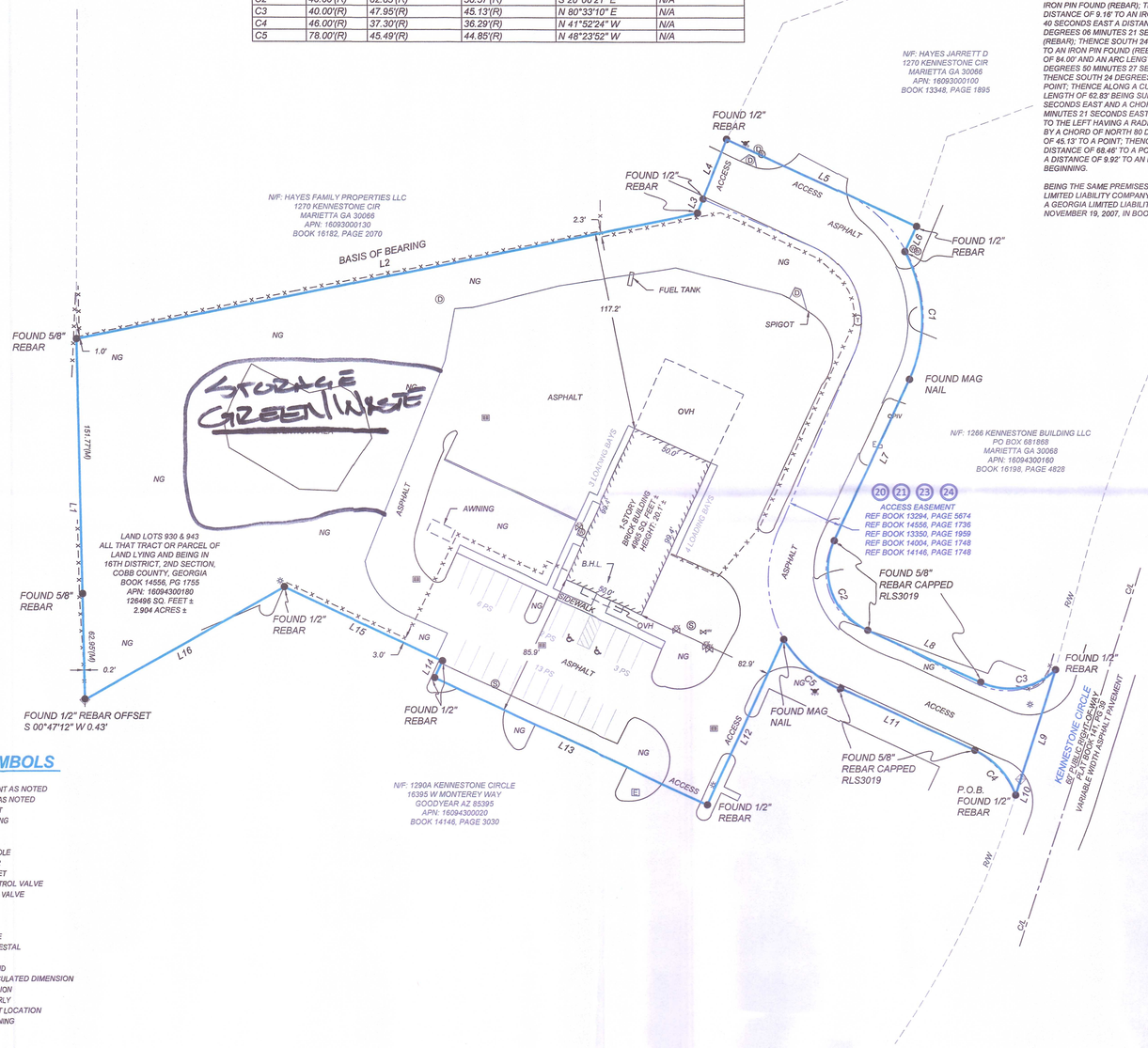
TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC TITLE INSURANCE COMPANY, TITLE COMMITMENT #304730, COMMITMENT DATE DECEMBER 1, 2025.

N
W E
S

SCALE: 1" = 40'
GRAPHIC SCALE
0 20' 40' 80'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	84.00'(M)	78.38'(M)	75.57'(M)	S 01°53'21" E	53°27'52"
C2	40.00'(M)	62.83'(M)	56.57'(M)	S 20°09'15" E	90°00'11"
C3	40.00'(M)	47.95'(M)	45.13'(M)	N 80°30'16" E	68°40'59"
C4	46.00'(M)	37.30'(M)	36.29'(M)	N 41°56'50" W	46°27'40"
C5	78.00'(M)	45.49'(M)	44.85'(M)	N 48°26'46" W	33°25'00"
C1	84.00'(R)	78.38'(R)	75.57'(R)	S 01°50'27" E	N/A
C2	40.00'(R)	62.83'(R)	56.57'(R)	S 20°06'21" E	N/A
C3	40.00'(R)	47.95'(R)	45.13'(R)	N 80°33'10" E	N/A
C4	46.00'(R)	37.30'(R)	36.29'(R)	N 41°52'24" W	N/A
C5	78.00'(R)	45.49'(R)	44.85'(R)	N 48°23'52" W	N/A



LINE	BEARING	DISTANCE
L1	N 01°07'58" W	214.72'(M)
L2	N 78°33'27" E	377.15'(M)
L3	N 21°44'46" E	9.16'(M)
L4	N 21°44'46" E	38.06'(M)
L5	S 65°09'15" E	123.81'(M)
L6	S 24°50'45" W	16.50'(M)
L7	S 24°50'45" W	106.00'(M)
L8	S 65°09'15" E	73.95'(M)
L9	S 17°38'01" W	68.46'(M)
L10	S 18°14'18" W	9.92'(M)
L11	N 65°09'15" W	87.60'(M)
L12	S 24°50'45" W	108.39'(M)
L13	N 65°09'15" W	179.54'(M)
L14	N 24°50'45" E	11.00'(M)
L15	N 65°09'15" W	103.00'(M)
L16	S 60°33'10" W	136.56'(M)
L1	N 01°05'04" W	214.72'(R)
L2	N 78°36'21" E	377.15'(R)
L3	N 21°47'40" E	9.16'(R)
L4	N 21°47'40" E	38.06'(R)
L5	S 65°06'21" E	123.81'(R)
L6	S 24°53'39" W	16.50'(R)
L7	S 24°53'39" W	106.00'(R)
L8	S 65°06'21" E	73.95'(R)
L9	S 17°40'55" W	68.46'(R)
L10	S 18°17'12" W	9.92'(R)
L11	N 65°06'21" W	87.60'(R)
L12	S 24°53'39" W	108.39'(R)
L13	N 65°06'21" W	179.54'(R)
L14	N 24°53'39" E	11.00'(R)
L15	N 65°06'21" W	103.00'(R)
L16	S 60°36'04" W	136.56'(R)

NOTES CORRESPONDING TO SCHEDULE B

11 — TERMS AND CONDITIONS AS SET FORTH IN EASEMENT FOR RIGHT-OF-WAY TO GEORGIA RAILWAY & POWER COMPANY, RECORDED JANUARY 10, 1925, IN BOOK 82, PAGE 94.
(UNABLE TO DETERMINE IF AFFECTS, INSUFFICIENT LEGAL DESCRIPTION, THE SITE DOES NOT ABUT A RAILROAD)

12 — TERMS AND CONDITIONS AS SET FORTH IN CONDEMNATION, RECORDED JANUARY 2, 1912, IN BOOK OO, PAGE 531.
(UNABLE TO DETERMINE IF AFFECTS, INSUFFICIENT LEGAL DESCRIPTION)

13 — TERMS AND CONDITIONS AS SET FORTH IN RIGHT OF WAY DEED TO THE STATE HIGHWAY DEPARTMENT OF GEORGIA, RECORDED AUGUST 21, 1948, IN BOOK 202, PAGE 114.
(UNABLE TO DETERMIN IF AFFECTS, GEROGIA D.O.T. PROJECT # FI 484 (1) REFERENCED WITHIN NOT PROVIDED)

15 — TERMS, CONDITIONS, EASEMENTS, RESTRICTION AND MAINTENANCE AS SET FORTH IN PROTECTIVE COVENANTS FOR KENNESTONE CORNERS, RECORDED MARCH 26, 1985, IN BOOK 3443, PAGE 541; AS AFFECTED BY AMENDMENT TO PROTECTIVE COVENANTS FOR KENNESTONE CORNERS, RECORDED MAY 21, 1987, IN BOOK 4479, PAGE 565.
(AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

16 — TERMS AND CONDITIONS AS SET FORTH IN RIGHT-OF-WAY EASEMENT TO THE SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, RECORDED JUNE 7, 1986, IN BOOK 3784, PAGE 354.
(DOES NOT AFFECT, LIES OFFSITE)

17 — TERMS AND CONDITIONS AS SET FORTH IN RIGHT OF WAY EASEMENT TO THE SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, RECORDED JULY 12, 1988, IN BOOK 4995, PAGE 306.
(DOES NOT AFFECT, LIES OFFSITE)

18 — TERMS AND CONDITIONS AS SET FORTH IN EASEMENT AND RIGHT-OF-WAY TO COBB COUNTY-MARIETTA WATER AUTHORITY, RECORDED JUNE 16, 1989, IN BOOK 5370, PAGE 187.
(DOES NOT AFFECT, LIES OFFSITE)

19 — TERMS AND CONDITIONS AS SET FORTH BOOK 5968, PAGE 144 FOR A PORTION OF STORM DRAIN EASEMENT IN THE EASTERN PART OF LOT 10 DISCLOSED BY THE PLAT OF FINAL SUBDIVISION MAP, PHASE II, KENNESTONE CORNERS, RECORDED IN PLAT BOOK 101, PAGE 3.
(AFFECTS, BLANKET IN NATURE)

20 — TERMS AND CONDITIONS AS SET FORTH IN DRAINAGE EASEMENT, ACCESS EASEMENT, AND DETENTION POND EASEMENT AND MAINTENANCE AGREEMENT TO PANDA PROPERTIES, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, RECORDED SEPTEMBER 21, 2000, IN BOOK 13294, PAGE 5674; AS AFFECTED BY FIRST AMENDMENT TO DRAINAGE EASEMENT, ACCESS EASEMENT, AND DETENTION POND EASEMENT AND MAINTENANCE AGREEMENT, RECORDED NOVEMBER 19, 2007, IN BOOK 14556, PAGE 1746.
(ACCESS EASEMENT AFFECTS PLOTTED AND SHOWN, DRAINAGE EASEMENT AFFECTS ,BLANKET IN NATURE AND DETENTION POND EASEMENT LIE OFFSITE TO THE NORTH)

21 — TERMS AND CONDITIONS AS SET FORTH IN DRAINAGE EASEMENT, ACCESS EASEMENT, AND DETENTION POND EASEMENT AND MAINTENANCE AGREEMENT TO JARRETT D. HAYES, RECORDED APRIL 11, 2001, IN BOOK 13350, PAGE 1959.
(ACCESS EASEMENT AFFECTS PLOTTED AND SHOWN, DRAINAGE EASEMENT AFFECTS ,BLANKET IN NATURE AND DETENTION POND EASEMENT LIE OFFSITE TO THE NORTH)

22 — TERMS, CONDITIONS, EASEMENTS AND MAINTENANCE AS SET FORTH IN UNDERGROUND EASEMENT TO L & N MANAGEMENT, LLC, RECORDED MAY 18, 2001, IN BOOK 13396, PAGE 1798.
(UNABLE TO DETERMINE IF AFFECTS, INSUFFICIENT LEGAL DESCRIPTION)

23 — TERMS, CONDITIONS AND EASEMENTS AS SET FORTH IN ACCESS EASEMENT AND DETENTION POND MAINTENANCE AGREEMENT BY AND BETWEEN L AND N MANAGEMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND TOBY LAND MANAGEMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, RECORDED JULY 2, 2004, IN BOOK 14004, PAGE 1748.
(ACCESS EASEMENT AFFECTS PLOTTED AND SHOWN, DRAINAGE EASEMENT AFFECTS ,BLANKET IN NATURE AND DETENTION POND EASEMENT LIE OFFSITE TO THE NORTH)

24 — TERMS, CONDITIONS, CHARGES AND MAINTENANCE COST AS SET FORTH IN EASEMENT AGREEMENT BY AND BETWEEN L AND N MANAGMENT, LLC, A/K/A L & N MANAGEMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND 1290A KENNESTONE CIRCLE MCC, LLC, A GEORGIA LIMITED LIABILITY COMPANY, 1290A KENNESTONE CIRCLE PJC, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND 1290A KENNESTONE CIRCLE TLC, LLC, RECORDED APRIL 29, 2005, IN BOOK 14146, PAGE 3035.
(ACCESS EASEMENT AFFECTS PLOTTED AND SHOWN, DRAINAGE EASEMENT AFFECTS ,BLANKET IN NATURE AND DETENTION POND EASEMENT LIE OFFSITE TO THE NORTH)

25 — TERMS AND CONDITIONS AS SET FORTH IN PLAT ENTITLED, "FINAL SUBDIVISION MAP PHASE II KENNESTONE CORNERS, LAND LOTS 930 & 943, 16TH DISTRICT, COBB COUNTY, GEORGIA," RECORDED IN PLAT BOOK 141, PAGE 39.
(AFFECTS, NO EASEMENTS LIE ON THE SUBJECT PROPERTY)

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13067C0106J, WHICH BEARS AN EFFECTIVE DATE OF 10/05/2018 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

PARKING INFORMATION

REGULAR= 24
HANDICAP= 2
TOTAL= 26

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- COMPUTED POINT
- HANDICAP PARKING
- FIRE HYDRANT
- LIGHT
- SANITARY MANHOLE
- ELECTRIC METER
- ELECTRIC CABINET
- IRRIGATION CONTROL VALVE
- OPIV POST INDICATOR VALVE
- WATER METER
- WATER VALVE
- DRAIN GRATE
- STORM MANHOLE
- TELEPHONE PEDESTAL
- OVH OVERHANG
- NG NATURAL GROUND
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- BHL BUILDING HEIGHT LOCATION
- P.O.B. POINT OF BEGINNING
- BOUNDARY LINE
- EASEMENT LINE
- R/W RIGHT-OF-WAY LINE
- C/L CENTERLINE
- FENCE LINE

ZONING INFORMATION

AT THE TIME OF THE ALTA SURVEY NO ZONING REPORT OR LETTER HAS BEEN PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE IN ORDER TO LIST (TABLE A ITEM 6(A)) OR GRAPHICALLY DEPICT (TABLE A ITEM 6(B)) THE ZONING REQUIREMENTS HEREON.

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON NORTHWESTERLY LINE OF THE SUBJECT PROPERTY, PER GPS COORDINATE OBSERVATIONS GEORGIA STATE PLANE, WEST ZONE NAD83. THE BEARING IS DENOTED AS N 78°33'27" E.
LATITUDE = N33°58'50.6630"
LONGITUDE = W84°33'02.4852"
CONVERGENCE ANGLE = N 00°12'52.6988"

DATE	REVISION HISTORY	BY
01/09/26	CLIENT COMMENTS	ACC

SCHEDULE A DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE CITY OF MARIETTA, COUNTY OF COBB, STATE OF GEORGIA, AND IS FURTHER DESCRIBED AS FOLLOWS:

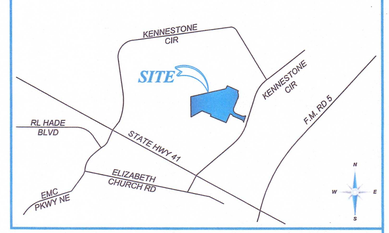
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 930 AND 943, 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND (REBAR) AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF KENNESTONE CIRCLE AND THE SOUTHERLY RIGHT-OF-WAY OF AN ACCESS EASEMENT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 46.00' AND AN ARC LENGTH OF 37.30' BEING SUBTENDED BY A CHORD OF NORTH 41 DEGREES 52 MINUTES 24 SECONDS WEST AND A CHORD LENGTH OF 36.29' TO A POINT; THENCE NORTH 65 DEGREES 06 MINUTES 21 SECONDS WEST A DISTANCE OF 87.60' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 78.00' AND AN ARC LENGTH OF 45.49' BEING SUBTENDED BY A CHORD OF NORTH 48 DEGREES 23 MINUTES 52 SECONDS WEST AND A CHORD LENGTH OF 44.85' TO AN IRON PIN FOUND (MAG NAIL); THENCE SOUTH 24 DEGREES 53 MINUTES 39 SECONDS WEST A DISTANCE OF 108.39' TO AN IRON PIN FOUND (REBAR); THENCE NORTH 65 DEGREES 06 MINUTES 21 SECONDS WEST A DISTANCE OF 179.54' TO AN IRON PIN FOUND (REBAR); THENCE NORTH 24 DEGREES 53 MINUTES 39 SECONDS EAST A DISTANCE OF 11.00' TO AN IRON PIN FOUND (REBAR); THENCE NORTH 65 DEGREES 06 MINUTES 21 SECONDS WEST A DISTANCE OF 103.00' TO AN IRON PIN FOUND (REBAR); THENCE SOUTH 60 DEGREES 36 MINUTES 04 SECONDS WEST A DISTANCE OF 136.56' TO AN IRON PIN FOUND (REBAR); THENCE NORTH 01 DEGREES 05 MINUTES 04 SECONDS WEST A DISTANCE OF 214.72' TO AN IRON PIN FOUND (REBAR); THENCE NORTH 78 DEGREES 36 MINUTES 21 SECONDS EAST A DISTANCE OF 377.15' TO AN IRON PIN FOUND (REBAR); THENCE NORTH 21 DEGREES 47 MINUTES 40 SECONDS EAST A DISTANCE OF 9.16' TO AN IRON PIN FOUND (REBAR); THENCE NORTH 21 DEGREES 47 MINUTES 40 SECONDS EAST A DISTANCE OF 38.06' TO AN IRON PIN FOUND (REBAR); THENCE SOUTH 65 DEGREES 06 MINUTES 21 SECONDS EAST A DISTANCE OF 123.81' TO AN IRON PIN FOUND (REBAR); THENCE SOUTH 24 DEGREES 53 MINUTES 39 SECONDS WEST A DISTANCE OF 16.50' TO AN IRON PIN FOUND (REBAR); THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 84.00' AND AN ARC LENGTH OF 78.39' BEING SUBTENDED BY A CHORD OF SOUTH 01 DEGREES 50 MINUTES 27 SECONDS EAST AND A CHORD LENGTH OF 75.58' TO A POINT; THENCE SOUTH 24 DEGREES 53 MINUTES 39 SECONDS WEST A DISTANCE OF 106.00' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 40.00' AND AN ARC LENGTH OF 62.83' BEING SUBTENDED BY A CHORD OF SOUTH 20 DEGREES 06 MINUTES 21 SECONDS EAST AND A CHORD LENGTH OF 56.57' TO A POINT; THENCE SOUTH 65 DEGREES 06 MINUTES 21 SECONDS EAST A DISTANCE OF 73.95' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 40.00' AND AN ARC LENGTH OF 47.95' BEING SUBTENDED BY A CHORD OF NORTH 80 DEGREES 33 MINUTES 10 SECONDS EAST AND A CHORD LENGTH OF 45.13' TO A POINT; THENCE SOUTH 17 DEGREES 40 MINUTES 55 SECONDS WEST A DISTANCE OF 68.46' TO A POINT; THENCE SOUTH 18 DEGREES 17 MINUTES 12 SECONDS WEST A DISTANCE OF 9.92' TO AN IRON PIN FOUND (REBAR), SAID POINT BEING THE TRUE POINT OF BEGINNING.

BEING THE SAME PREMISES AS CONVEYED TO JOE DIRT DEVELOPMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, BY LIMITED WARRANTY DEED MADE BY L&N MANAGEMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED NOVEMBER 15, 2007, AND RECORDED NOVEMBER 19, 2007, IN BOOK 14556, PAGE 1755, AS INSTRUMENT NO. 2007-0176531.

VICINITY MAP

NOT TO SCALE



GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
4. IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
5. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
6. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
7. COMPLETED FIELD WORK WAS DECEMBER 18, 2025.
8. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
9. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF KENNESTONE CIRCLE AND STATE HIGHWAY 41, WHICH IS APPROXIMATELY 565' FROM THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO KENNESTONE CIRCLE, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
11. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
12. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED GEORGIA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
13. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM COBB COUNTY GIS.
14. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
15. IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
16. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1: 844312 FEET.
17. PORTIONS OF THIS SURVEY WERE PERFORMED USING GPS EQUIPMENT. GPS EQUIPMENT USED: CARLSON BRX7 USING REAL TIME KINEMATIC (RTK) METHODS RELATIVE TO THE TOPCON "TOPNET" VRS NETWORK. LOCATIONS GENERATED USING RTK VECTORS HAD A ROOT MEAN SQUARE (RMS) OF NO MORE THAN 0.04' HORIZONTAL.

SURVEYOR'S CERTIFICATE

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/18/2025.

DATE OF PLAT OR MAP: 12/30/2025

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.

TYLER REID GOODWIN
REGISTERED LAND SURVEYOR NO. LS003551
STATE OF GEORGIA
GEORGIA C.O.A. LSF001258

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

BLEW
Surveying | Engineering | Environmental
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 25-11523	SURVEY DRAWN BY: ACC - 12/30/2025
SURVEY REVIEWED BY: JCH	SHEET: 1 OF 1
SURVEY PREPARED FOR: CATALYST INVESTMENT PARTNERS, LLC	

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

SLUP-3-2026

SITE BACKGROUND

Applicant	Joe Dirt Development
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Scott Chatham
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Joe Dirt Development, LLC
Property Location	Located on the west side of Kennestone Circle, north of Cobb Parkway
Address	1284 Kennestone Circle
Access to Property	Kennestone Circle

QUICK FACTS

Commission District	2 - Allen
Current Zoning	LI
Current Use of Property	Landscaping business
Proposed Zoning	LI
Proposed Use	Chipping, grinding, or reduction of materials (organic green waste)
Future Land Use	IC
Site Acreage	2.90
District	16
Land Lots	930, 943
Parcel #	16094300180
Taxes Paid	**No**

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Cameron Jones, CNU-A)

Based on the analysis of the case, Staff recommends **APPROVAL** subject to the following:

SLUP-3-2026 DEPARTMENT COMMENTS – Zoning Division

1. Site plan received by the Zoning Division on February 5, 2026, with the District Commissioner approving minor modifications
2. Fire Department comments and recommendations;
3. Water and Sewer Division comments and recommendations;
4. Department of Transportation comments and recommendations;
5. Stormwater Management Division comments and recommendations; and
6. No chipping, grinding, or reduction of materials on weekends.

ALTA/NSPS LAND TITLE SURVEY

1284 KENNESTONE CIRCLE

MARIETTA, COBB COUNTY, GEORGIA

SITE INFORMATION

N/F: JOE DIRT DEVELOPMENT LLC
1284 KENNESTONE CIRCLE, MARIETTA, GEORGIA 30060
APN: 16064300180
139498 ± SQUARE FEET
3.804 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC TITLE INSURANCE COMPANY, TITLE COMMITMENT #304730, COMMITMENT DATE DECEMBER 1, 2025

NOTES CORRESPONDING TO SCHEDULE B

(11) — TERMS AND CONDITIONS AS SET FORTH IN EASEMENT FOR RIGHT-OF-WAY TO GEORGIA RAILWAY & POWER COMPANY, RECORDED JANUARY 10, 1925, IN BOOK 83, PAGE 56
(UNABLE TO DETERMINE IF APPECTS, INSUFFICIENT LEGAL DESCRIPTION, THE SITE DOES NOT ABUT A RAILROAD)

(12) — TERMS AND CONDITIONS AS SET FORTH IN CONDEMNATION, RECORDED JANUARY 3, 1972, IN BOOK DD, PAGE 531
(UNABLE TO DETERMINE IF APPECTS, INSUFFICIENT LEGAL DESCRIPTION)

(13) — TERMS AND CONDITIONS AS SET FORTH IN RIGHT OF WAY DEED TO THE STATE HIGHWAY DEPARTMENT OF GEORGIA, RECORDED AUGUST 21, 1946, IN BOOK 302, PAGE 174
(UNABLE TO DETERMIN IF APPECTS, GEORGIA D.O.T. PROJECT # FI 484 (1) REFERENCED WITHIN NOT PROVIDED)

(15) — TERMS, CONDITIONS, EASEMENTS, RESTRICTION AND MAINTENANCE AS SET FORTH IN PROTECTIVE COVENANTS FOR KENNESTONE CORNERS, RECORDED MARCH 26, 1985, IN BOOK 3443, PAGE 341, AS AFFECTED BY AMENDMENT TO PROTECTIVE COVENANTS FOR KENNESTONE CORNERS, RECORDED MAY 21, 1987, IN BOOK 4475, PAGE 865
(AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

(16) — TERMS AND CONDITIONS AS SET FORTH IN RIGHT-OF-WAY EASEMENT TO THE SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, RECORDED JUNE 7, 1996, IN BOOK 2784, PAGE 264
(DOES NOT AFFECT, LIES OFFSITE)

(17) — TERMS AND CONDITIONS AS SET FORTH IN RIGHT OF WAY EASEMENT TO THE SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, RECORDED JULY 12, 1988, IN BOOK 4565, PAGE 335
(DOES NOT AFFECT, LIES OFFSITE)

(18) — TERMS AND CONDITIONS AS SET FORTH IN EASEMENT AND RIGHT-OF-WAY TO COBB COUNTY-MARIETTA WATER AUTHORITY, RECORDED JUNE 16, 1988, IN BOOK 5370, PAGE 181
(DOES NOT AFFECT, LIES OFFSITE)

(19) — TERMS AND CONDITIONS AS SET FORTH BOOK 6966, PAGE 164 FOR A PORTION OF STORM DRAIN EASEMENT IN THE EASTERN PART OF LOT 10 DISCLOSED BY THE PLAT OF FINAL SUBDIVISION MAP, PHASE II, KENNESTONE CORNERS, RECORDED IN PLAT BOOK 100, PAGE 3
(AFFECTS, BLANKET IN NATURE)

(20) — TERMS AND CONDITIONS AS SET FORTH IN DRAINAGE EASEMENT, ACCESS EASEMENT, AND DETENTION POND EASEMENT AND MAINTENANCE AGREEMENT TO PANDA PROPERTIES, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, RECORDED SEPTEMBER 21, 2000, IN BOOK 13284, PAGE 5674, AS AFFECTED BY FIRST AMENDMENT TO DRAINAGE EASEMENT, ACCESS EASEMENT, AND DETENTION POND EASEMENT AND MAINTENANCE AGREEMENT, RECORDED NOVEMBER 19, 2001, IN BOOK 14058, PAGE 1748
(ACCESS EASEMENT AFFECTS PLOTTED AND SHOWN, DRAINAGE EASEMENT AFFECTS, BLANKET IN NATURE AND DETENTION POND EASEMENT LIE OFFSITE TO THE NORTH)

(21) — TERMS AND CONDITIONS AS SET FORTH IN DRAINAGE EASEMENT, ACCESS EASEMENT, AND DETENTION POND EASEMENT AND MAINTENANCE AGREEMENT TO (ARRIETT D. HAYES), RECORDED APRIL 11, 2001, IN BOOK 13358, PAGE 1939
(ACCESS EASEMENT AFFECTS PLOTTED AND SHOWN, DRAINAGE EASEMENT AFFECTS, BLANKET IN NATURE AND DETENTION POND EASEMENT LIE OFFSITE TO THE NORTH)

(22) — TERMS, CONDITIONS, EASEMENTS AND MAINTENANCE AS SET FORTH IN UNDERGROUND EASEMENT TO L & N MANAGEMENT, LLC, RECORDED MAY 18, 2001, IN BOOK 13395, PAGE 1736
(UNABLE TO DETERMINE IF APPECTS, INSUFFICIENT LEGAL DESCRIPTION)

(23) — TERMS, CONDITIONS AND EASEMENTS AS SET FORTH IN ACCESS EASEMENT AND DETENTION POND MAINTENANCE AGREEMENT BY AND BETWEEN L AND N MANAGEMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, RECORDED JULY 2, 2004, IN BOOK 14804, PAGE 1746
(ACCESS EASEMENT AFFECTS PLOTTED AND SHOWN, DRAINAGE EASEMENT AFFECTS, BLANKET IN NATURE AND DETENTION POND EASEMENT LIE OFFSITE TO THE NORTH)

(24) — TERMS, CONDITIONS, CHARGES AND MAINTENANCE COST AS SET FORTH IN EASEMENT AGREEMENT BY AND BETWEEN L AND N MANAGEMENT, LLC, ARON L & N MANAGEMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND 1286A KENNESTONE CIRCLE MCC, LLC, A GEORGIA LIMITED LIABILITY COMPANY, 1284A KENNESTONE CIRCLE PJC, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND 1280A KENNESTONE CIRCLE TLC, LLC, RECORDED APRIL 28, 2005, IN BOOK 16198, PAGE 3035
(ACCESS EASEMENT AFFECTS PLOTTED AND SHOWN, DRAINAGE EASEMENT AFFECTS, BLANKET IN NATURE AND DETENTION POND EASEMENT LIE OFFSITE TO THE NORTH)

(25) — TERMS AND CONDITIONS AS SET FORTH IN PLAT ENTITLED, "FINAL SUBDIVISION SAW PHASE II KENNESTONE CORNERS, LAND LOTS 930 & 943, 16TH DISTRICT, COBB COUNTY, GEORGIA," RECORDED IN PLAT BOOK 141, PAGE 39
(APPECTS, NO EASEMENTS LIE ON THE SUBJECT PROPERTY)

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13067C0106J, WHICH BEARS AN EFFECTIVE DATE OF 10/05/2018 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

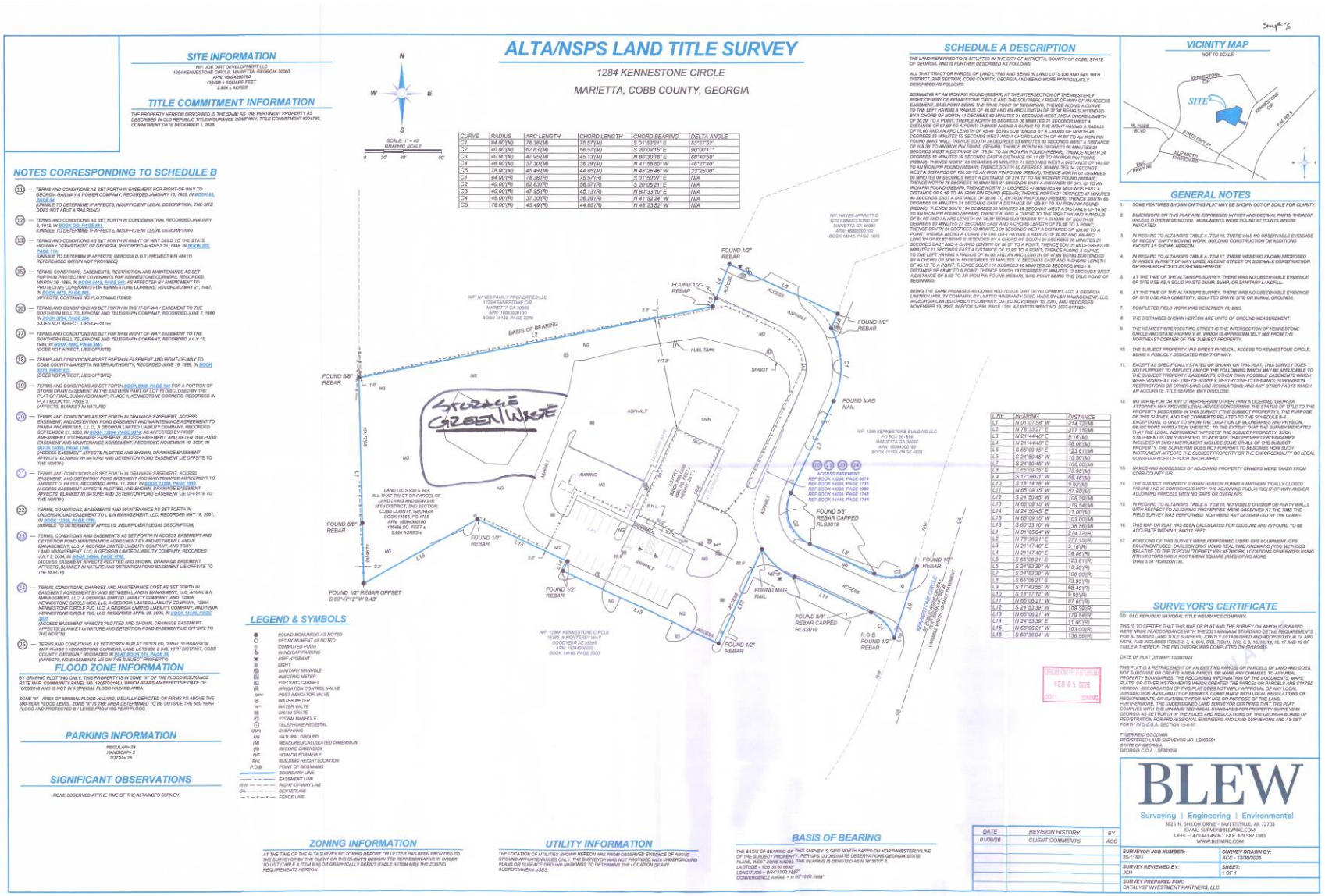
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

PARKING INFORMATION

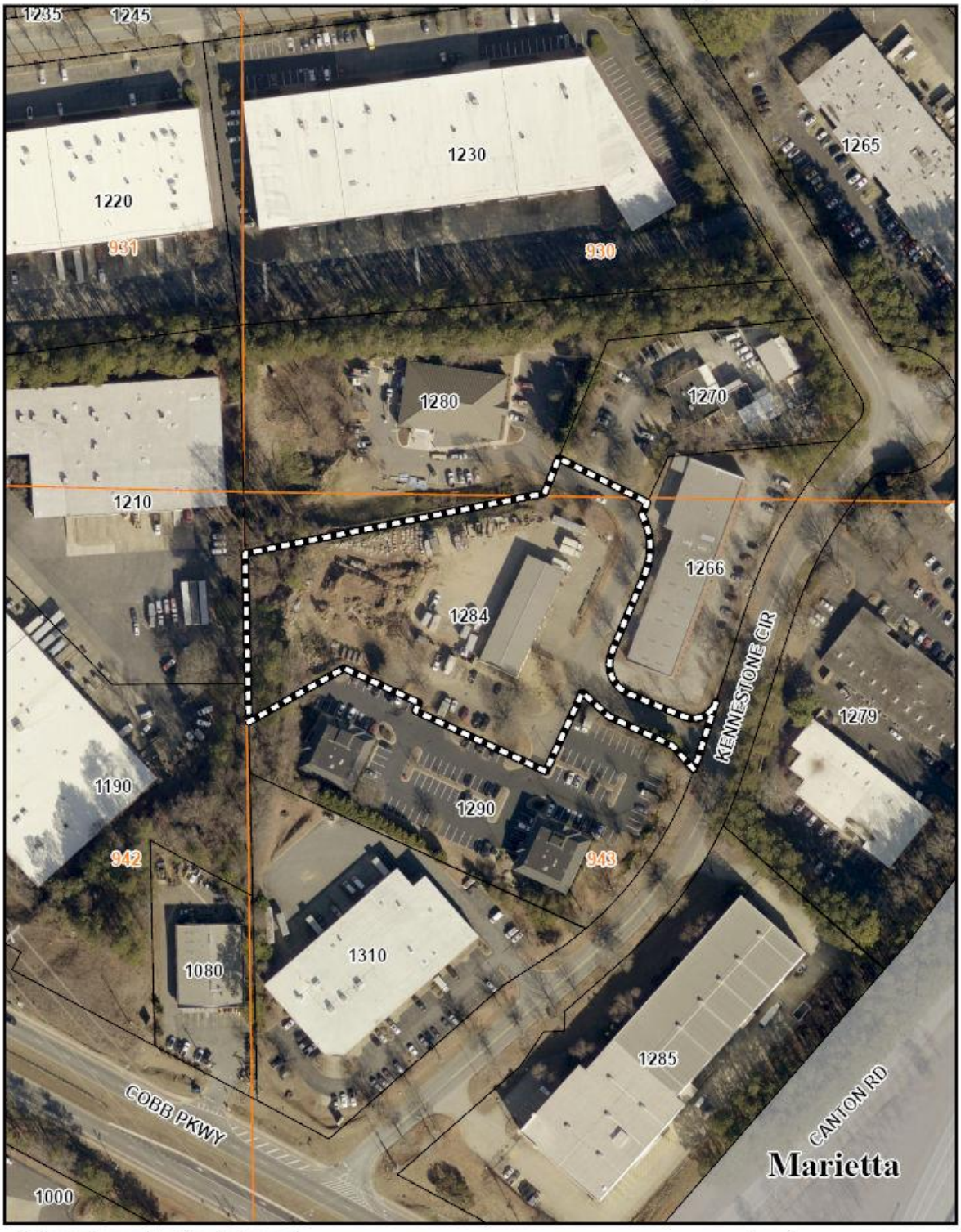
REGULAR= 24
HANDICAP= 2
TOTAL= 26

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.


N
W
E
S
SCALE: 1" = 40'
GRAPHIC SCALE
0 20' 40' 80'
BASIS OF BEARING
L2
FOUND 1/2" REBAR
FOUND 5/8" REBAR
FOUND 1/2" REBAR OFFSET S 00°47'12" W 0.43'
FOUND MAG NAIL
FOUND 5/8" REBAR CAPPED RLS3019
P.O.B. FOUND 1/2" REBAR
STORAGE GREEN WHITE
LAND LOTS 930 & 943
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA
BOOK 14058, PG 1733
APN: 16064300180
139498 SQ. FEET ±
3.804 ACRES ±
N/F: HAYES FAMILY PROPERTIES LLC
1370 KENNESTONE CIR
MARIETTA GA 30066
APN: 16063000130
BOOK 15182, PAGE 5070
N/F: HAYES JARRETT D
1370 KENNESTONE CIR
MARIETTA GA 30066
APN: 16063200105
BOOK 13348, PAGE 1869
N/F: 1286 KENNESTONE BUILDING LLC
PO BOX 681866
MARIETTA GA 30068
APN: 16064300190
BOOK 16168, PAGE 4926
N/F: 1284A KENNESTONE CIRCLE
1636 W MONTEREY WAY
GOODYEAR AZ 85395
APN: 16064300200
BOOK 14148, PAGE 3030
KENNESTONE CIRCLE
PUBLIC ACCESS 50' RIGHT-OF-WAY
PAVED INTERNAL PARKWAY
ACCESS EASEMENT
REF BOOK 13284, PAGE 5674
REF BOOK 14058, PAGE 1736
REF BOOK 13382, PAGE 1959
REF BOOK 14804, PAGE 1748
REF BOOK 14148, PAGE 1748
AWNING
OHW
FUEL TANK
SPIGOT
ASPHALT
CONCRETE
BRICK
WOOD DECK
GAZEBO
FENCE
CURB
SIDEWALK
CONCRETE STEPS
BRICK STEPS
WOOD STEPS
WOOD RAMP
CONCRETE RAMP
BRICK RAMP
RETAINING WALL
CONCRETE WALL
BRICK WALL
STONE WALL
WOOD WALL
CHAIN LINK FENCE
WOOD FENCE
WROUGHT IRON FENCE
CONCRETE FENCE
BRICK FENCE
STONE

SLUP-3 2026 Aerial Map



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

0 137.5 275 Feet

Zoning Boundary

City Boundary

North

Zoning: LI / Office, Warehouse Business

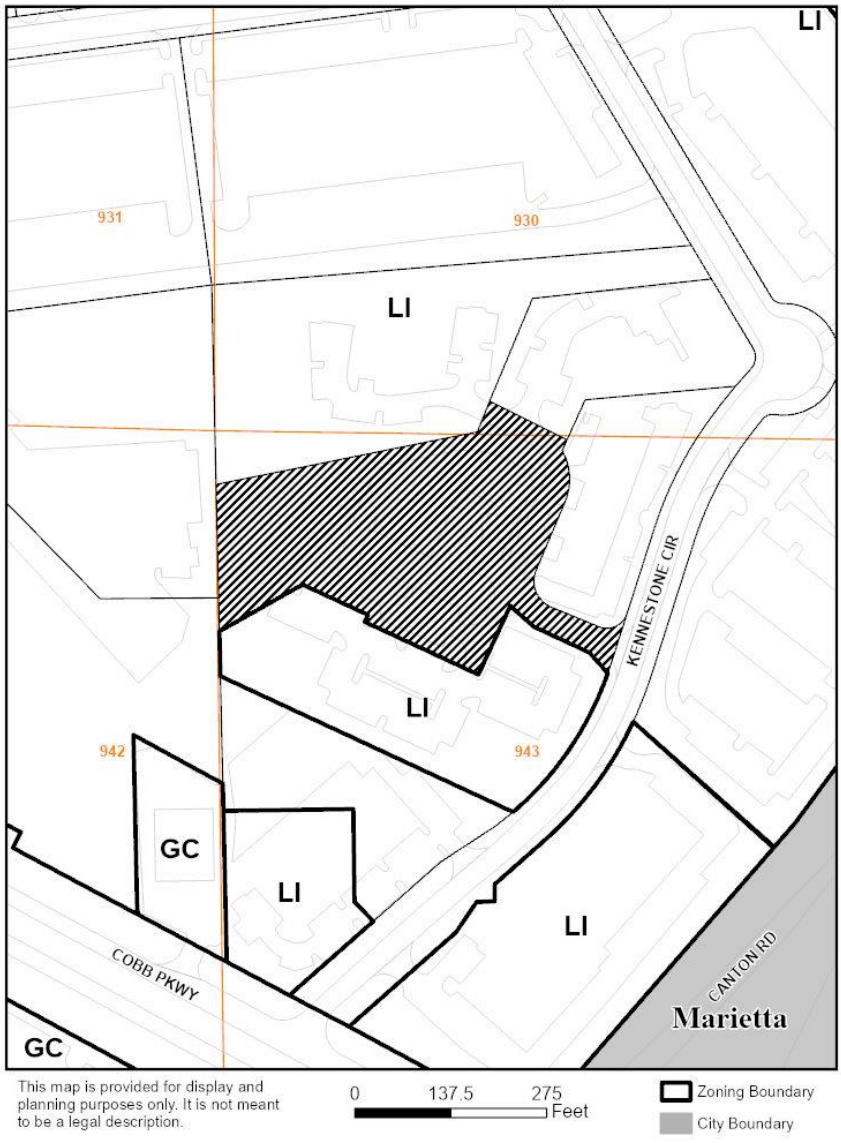
Future Land Use: IC

WEST

Zoning: LI / Office, Warehouse Business

Future Land Use: IC

SLUP-3 2026 Map



EAST

Zoning: LI / Office, Warehouse Business

Future Land Use: IC

SOUTH

Zoning: LI / Office Building

Future Land Use: IC

Current zoning district for the property

The LI district is established to provide locations for light industrial uses such as low intensity automobile repair and service, animal care facilities, commercial greenhouses, livestock, poultry, business distribution centers, warehousing and storage, and transportation terminals, which are on properties delineated within or on the perimeter of an industrial compatible and industrial category as defined and shown on the Cobb County Comprehensive Land Use Plan: A Policy Guide, adopted November 27, 1990. When located on the perimeter of an industrial node, the LI district should provide for uses that are low in intensity and scale such as to ensure compatibility with surrounding properties.

Request for a Special Land Use Permit

The Board of Commissioners may grant special land use permits for uses enumerated in Sec. 134-37, subsection (a). The granting of a special land use permit is conditional upon the site plan considered by the Board of Commissioners. The Board of Commissioners may grant special land use permits for any period of time at the discretion of the Board of Commissioners.

Summary of the applicant's proposal

The applicant is seeking a Special Land Use Permit (SLUP) to continue operating a landscaping business that includes chipping, grinding, and the reduction of material on a 2.90-acre site. The applicant proposes to use an existing one story, 4,965 square foot building and an additional large concrete slab behind the building to store organic green waste on the site. The waste will be stored on the concrete slab for various amounts of time. The business will have up to 13 waste transfer trucks operating out of the site. The business only has organic green waste from residential developments. The hours of operation are proposed to be Monday through Friday 6:30 am to 6:30 pm with work rarely on Saturday and no work on Sunday. According to the applicant's representative, the activity has been ongoing for several years. This SLUP request was initiated following a notice of violation issued by Cobb County Code Enforcement.

Non-residential criteria

Proposed # of buildings**:** 1 (existing)
Proposed # of stories: 1 (existing)
Total sq. footage of development: 4,965
Floor area ratio: 0.04
Square footage per acre: 1,712
Required parking spaces: 17
Proposed parking spaces: 26
Acres in floodplain or wetlands: 0
Impervious surface shown: N/A

Are there any zoning variances?

No

Are there any environmental conditions existing or proposed on the site?

None Identified

SLUP-3-2026 DEPARTMENT COMMENTS – Fire Department

02/26/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate a new Certificate of Occupancy process.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

SLUP-3-2024 DEPARTMENT COMMENTS – Cemetery Preservation

No comment.

2/27/2026

Comprehensive Plan Future Land Use Designation: Industrial Compatible
The subject tract is within the Industrial Compatible (IC) future land use category. The purpose of the IC is to provide for areas that can support light industrial, office/warehouse and distribution uses. Typical land uses for these areas include professional business parks and distribution centers.

What is the Future Land Use Sub-Category? N/A

☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☒ Yes ☐ No
If Yes:
Which City: Marietta
Was the city notified? Yes

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☒ Yes	☐ No

---

Comments:

Recommendations

No comment.

STAFF ANALYSIS

There are fifteen criteria that must be considered for a Special Land Use Permit. The criteria are below in bold, with the staff analysis written unbolded:

(1) Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.
The applicant's property is situated in an area surrounded by other industrial and commercial uses. The closest residential neighborhood is a quarter mile north of the industrial park.

(2) Whether or not the use is otherwise compatible with the neighborhood.
It is Staff's opinion that the use is suitable in view of the use and development of adjacent and nearby property.

(3) Whether or not the use proposed will result in a nuisance as defined under state law.
The proposed use could result in potential noise pollution and other nuisance conditions as defined under state law.

(4) Whether or not quiet enjoyment of surrounding property will be adversely affected.
The proposed use, without added conditions, could adversely affect quiet enjoyment of the surrounding property.

(5) Whether or not property values of surrounding property will be adversely affected.
The proposal should not adversely affect the values of surrounding properties.

(6) Whether or not adequate provisions are made for parking and traffic considerations.
A parking plan has been submitted, and adequate parking has been provided.

(7) Whether or not the site or intensity of the use is appropriate.
The applicant's site and the intensity of the proposed use is appropriate for the area. The proposed use is adjacent to industrial development.

(8) Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow noncompatible business uses.
The property is not located in or near a residential neighborhood.

(9) Whether or not adequate provisions are made regarding hours of operation.
The hours of operation are proposed to be Monday through Friday 6:30 am – 6:30 pm with work rarely on Saturday and no work on Sunday.

(10) Whether or not adequate controls and limits are placed on commercial and business deliveries.
The operations of the current landscaping business will continue. The approval of the SLUP should not increase current deliveries as the activity has been operating for several years.

(11) Whether or not adequate landscape plans are incorporated to ensure appropriate transition.
The site does not abut any residentially zoned property.

(12) Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.
This request may affect the safety, health or welfare of the surrounding properties due to the use for tree processing including chipping, grinding, and the reduction of material.

(13) Whether the application complies with any applicable specific requirements set forth in this chapter for special land use permits for particular types of uses.
The proposed use meets the requirements for a Special Land Use Permit.

(14) Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.
The applicant has provided sufficient information to allow for full consideration of all relevant factors.

(15) In all applications for a special land use permit the burden shall be on the applicant both to produce sufficient information to allow the county fully to consider all relevant factors and to demonstrate that the proposal complies with all applicable requirements and is otherwise consistent with the policies reflected in the factors enumerated in this chapter for consideration by the county.
The applicant has provided sufficient information to allow full consideration of all relevant factors.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-17-2026

SITE BACKGROUND

Applicant	Jairo Murillo
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Jairo Murillo
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Jairo A. Murillo; J. D. Clackum, Jr. and Helen M. Clackum; Tonya Clackum
Property Location	Located on the southwest corner of Old Canton Road and Clackum Road and the southwestern terminus of Clackum Road
Address	1795 Old Canton Road, 1785 Old Canton Road, 1788 Shelley Court
Access to Property	Old Canton Road, Clackum Road, Shelley Court

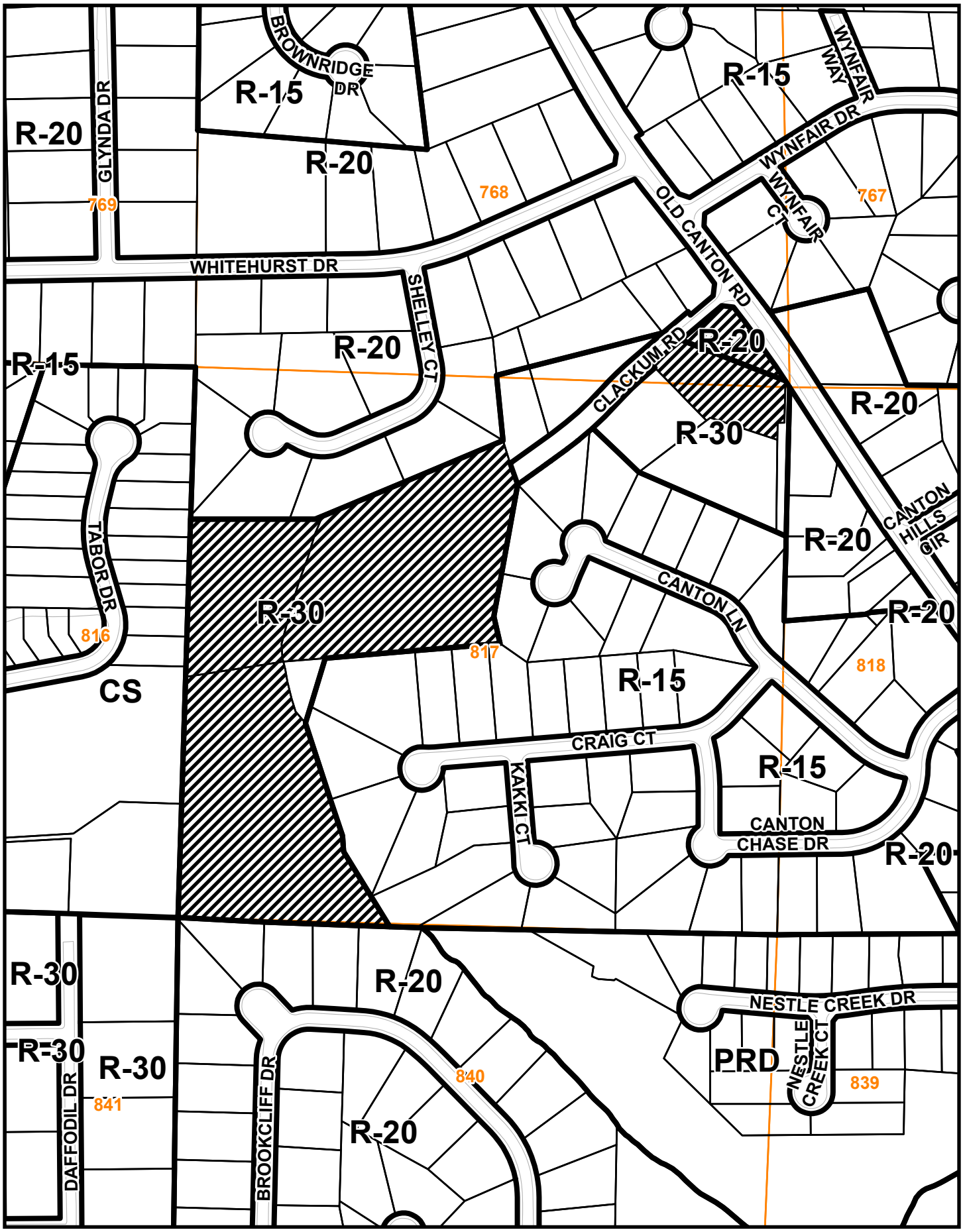
QUICK FACTS

Commission District	3 - Birrell
Current Zoning	R-20, R-30
Current Use of Property	Single-family residences, vacant
Proposed Zoning	R-15 OSC
Proposed Use	Single-family subdivision
Future Land Use	LDR
Site Acreage	11.81
District	16
Land Lot	768, 817
Parcel #	16081700010, 16081700030, 16081700020, 16081700160
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-17 2026 Map



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

0 255 510 Feet

Zoning Boundary

City Boundary

RECEIVED
MAR 05 2026
COBB COUNTY ZONING



Clackum Road Enclave

DGMLPC - 2026-3-3

scale: 1" = 100'

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

GEORGIA LANDSCAPE ARCHITECT 906 DAVID G. MEYER

Site Data

Total Site Area:	**11.81 AC**
(2.59 AC in floodplain)	
Net Site Area:	**9.22 AC**
Net Density:	**2.16 UN/AC**
Present Zoning:	**R-30 & R-20**
Proposed Zoning:	**R-15 OSC**

3.96 AC unusable area (in floodplain, easements, buffers, etc.)

3.96 AC unusable area (in floodplain, easements, buffers, etc.)

Parcel A

Single-family neighborhood

Site Area:	**4.13 AC**
Total Lots Shown:	**3**
Net Density:	**.73 UN/AC**
Min. Lot Width:	**70'**
Avg. Lot Size:	**19,000 SF+-**

Parcel B

Single-family neighborhood

Site Area:	**2.22 AC**
Total Lots Shown:	**4**
Net Density:	**1.8 UN/AC**
Min. Lot Width:	**70'**
Avg. Lot Size:	**14,500 SF+-**

Parcel C

Single-family neighborhood

Site Area:	**4.26 AC**
Total Lots Shown:	**9**
Net Density:	**2.11 UN/AC**
Min. Lot Width:	**70'**
Avg. Lot Size:	**20,618 SF +-**

Parcel D

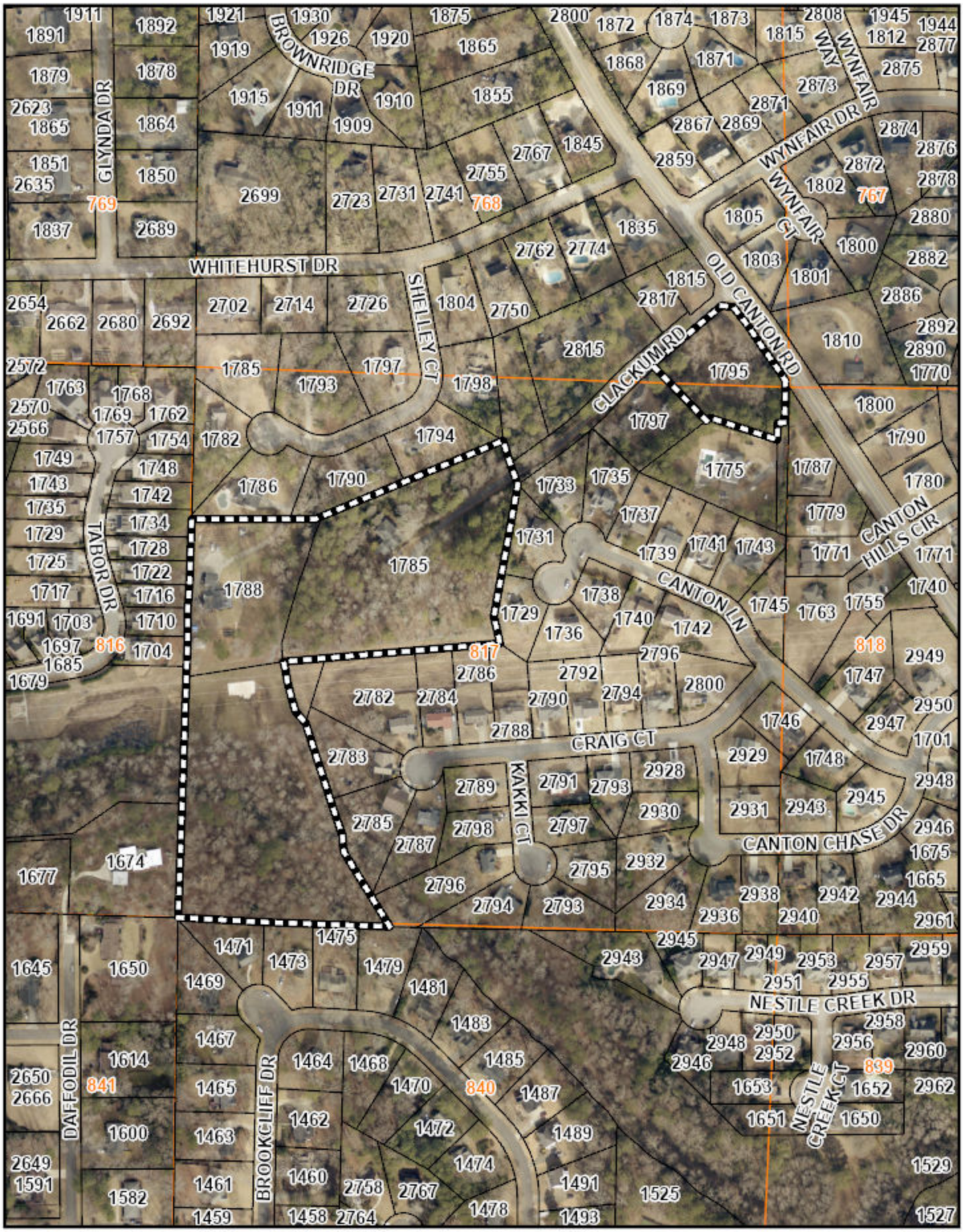
Single-family neighborhood

Site Area:	**1.20 AC**
Total Lots Shown:	**3**
Net Density:	**2.5 UN/AC**
Min. Lot Width:	**70'**
Avg. Lot Size:	**17,425 SF +-**

*r/w width is 30' for Old Canton and Clackum. what will we be required to provide? DOT question

*OSC R15 - OSC, min lot: 10,000 SF, side setbacks = 7.5', density max: 2.1 UN/AC = 20.8 units

Z-17 2026 Aerial Map



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

0 255 510 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):** 5,000 sqft per house

b) **Proposed building architecture:** Modern

c) **List all requested variances:** R-30 + R-20 to R-15 OSC

Rezone the 4 parcels with the current zoning R-30 + R-20 to 20 new lots zone R-15 OSC.

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

a) **Proposed use(s):** _____

b) **Proposed building architecture:** _____

c) **Proposed hours/days of operation:** _____

d) **List all requested variances:** _____

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

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). No

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

2024081372 Plat Book 282 pg 854
Filed and Recorded: 10/7/2024 8:01:00 AM
Connie Taylor
Clerk of Superior Court
Cobb County, Georgia

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

SPR-2023-00456

STRUCTURES VISIBLE WITHIN [illegible] ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10') FEET OF THE EDGE OF A PERMANENT COBB COUNTY WATER OR SANITARY EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2') FEET ON SIDE SETBACKS, PER COUNTY CODE 122-123.

IF THE CUMULATIVE DISTURBED AREA ON THESE LOTS EQUALS ONE ACRE OR MORE AT ANY POINT IN TIME, A LAND DISTURBANCE PERMIT MUST BE OBTAINED THROUGH THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY. FOR QUESTIONS, CALL THE SITE PLAN REVIEW SECTION MANAGER.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

SHELLEY COURT
(50' R/W)

FUTURE RIGHT OF WAY PER PB. 67/PG. 86 (SEE REFFRENCE #1)

8' ACCESS EASEMENT RESERVED IN DEED BOOK 1896/PG. 617

8' ACCESS EASEMENT GRANTED IN DEED BOOK 1895/PG. 647

COMBINED SAN. SEWER & DRAIN EASE. PER PB. 67/PG. 86 (MATCHED AREA)

REVISED FUTURE RIGHT OF WAY PER PB. 67/PG. 154-155

50' INGRESS/EGRESS ESMT. DB. 2090/PG. 457

CURRENT LOT LINE PER DB 14860/PG. 3274 & DB. 15807/PG. 9934

N/F LUZ A. LONDONO DB. 14860/PG. 3274 PB. 67/PG. 86

N/F ANDREW K. LANEY, et al. DB. 18027/PG. 9934 PB. 67/PG. 86

EXISTING DWELLING

CREEK

RECORD NORTH (PB 273/PG 876)

APPROX. L.L.L.

SQUARE ROD

N88°04'55"E 89.27'

N87°55'38"E 94.29'

S23°34'02"W 118.00'

S41°34'02"W 37.00'

S08°05'58"E 22.00'

S30°44'58"E 150.00'

N59°37'02"W 48.00'

S40°42'03"E 94.55'

S12°56'03"E 140.00'

S18°48'59"E 90.00'

S07°59'01"E 75.00'

S27°14'15"E 65.00'

S08°19'07"E 37.68'

S12°06'24"E 193.68'

N87°00'03"W 416.86'

N01°56'05"E 584.70'

N01°56'05"E 329.60'

A TOPCOM 58-105 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,276 FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 500,869 FEET AND CONTAINS 6.35 ACRES.

R-30 ZONING SETBACKS
FRONT - 50'
SIDE - 12'
REAR - 40'

6.350 ACRES
ZONED R-30
TAX #16081700020
1788 SHELLEY COURT

N/F MILL CREEK PRESERVE P.B. 273, PGS. 875-876 COMMON AREA 3

N/F MILL CREEK PRESERVE P.B. 273, PGS 872-876

N/F HELEN M. CLACKUM

N/F CHARLES GOODELL INC. PARCEL NO. 16081700050

OLDE CANTON CHASE UNIT II P.B. 111, PG 80

N/F BROOKCLIFF SUBDIVISION UNIT III P.B. 76, PG 2

2 STORY BRICK HOUSE W/BSMT.

GARAGE

POWER BOX

CONCRETE DRIVEWAY

WOODEN FENCE

WIRE FENCE

OLD BARBED WIRE FENCE (REMNANTS)

AXLE FOUND

NAIL FOUND

1/2" RBF

1/2" RBFC

1/2" RBF (ON LINE)

1/2" RBWC (ON LINE)

1.5" OTP (S.E.-0.14')

1.5" OTP @ 1/2" RBF

TREE LINE

PROPERTY LINE TO BE ABANDONED

20' C.C.S.S.E. (DB. 14583/PG. 847)

20' C.C.S.S.E. (DB 15447/PG. 815)

APPROX. 150' GEORGIA POWER EASEMENT

APPROX.100 YEAR FLOOD HAZARD LIMITS ZONE A.E. PER F.I.R.M. PANEL

APPROX.100 YEAR FLOOD HAZARD LIMITS ZONE A.E. PER F.I.R.M. PANEL

A PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.R.M. PANEL NO. 13067C0126H, DATED NOVEMBER 02, 2012.

75' IMPERVIOUS SETBACK

50' STREAM BUFFER

IMPERVIOUS SETBACK

STREAM BUFFER

CREEK

LINE PER D.B. 15296, PG 2313

LINE PER P.B. 111, PG 80

40' B.L.

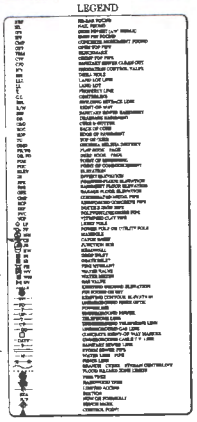
12' B.L.

75' B.L.

APPROX L.L.L.

P.O.B.

LEGEND





SURVEYOR'S ACKNOWLEDGMENT.
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY DEVELOPMENT STANDARDS.

SIGNATURE — Brian R. Sutherland, L.S. — 9/5/24
REGISTERED GA. LAND SURVEYOR — PRINTED NAME — DATE

REFERENCES:
1. WARRANTY DEED FOR MAX HERITAGE, LLC RECORDED IN DEED BOOK 15296, PAGES 2307-2308 COBB COUNTY RECORDS (50' EASEMENT FOR INGRESS & EGRESS SHOWN IN DEED CANNOT BE LOCATED DUE TO AMBIGUOUS DESCRIPTION - APPARENT MISSING CALL - EASEMENT SHOWN IS BASED ON DEED BOOK 2090/PAGE 457).
2. WARRANTY DEED FOR MAX HERITAGE, LLC RECORDED IN DEED BOOK 15296, PAGES 2313-2314 COBB COUNTY RECORDS.

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

BRIAN R. SUTHERLAND, L.S. #2900 — 9/5/24

COBB COUNTY DEVELOPMENT CERTIFICATION

THIS PLAT, HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS IS APPROVED FOR RECORDING.

COBB COUNTY WATER SYSTEM — 10/3/24 DATE
ZONING DIVISION — 10-2-24 DATE
DEVELOPMENT & INSPECTIONS DIVISION — 10-4-24 DATE

OWNER'S ACKNOWLEDGMENT

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR A DULY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY. I UNDERSTAND THAT THE APPROVAL OF THIS PLAT BY COBB COUNTY IS ONLY FOR THIS SUBDIVISION OR COMBINATION OF THIS PROPERTY, AND IS NOT MEANT TO SERVE AS APPROVAL OF ANY NON-CONFORMING CONDITIONS THAT CURRENTLY EXIST ON THIS PROPERTY OR WILL BE CREATED BY THE SUBDIVISION OR COMBINATION OF THIS PROPERTY.

AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT COBB COUNTY SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE RECORDING OF SAID PLAT, AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

SIGNATURE — PRINTED NAME — DATE

IT IS THE OWNER'S/ DEVELOPER'S/ BUILDER'S RESPONSIBILITY TO ESTABLISH AND MAINTAIN ADEQUATE BEST MANAGEMENT PRACTICES (BMPS) FOR EROSION CONTROL UPON COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES. ALL LAND DISTURBING ACTIVITIES ARE SUBJECT TO INSPECTION BY THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY TO DETERMINE COMPLIANCE WITH THE EROSION/SEDIMENT CONTROL ORDINANCE. FOR ANY PROJECT WITH A DISTURBED AREA OF ONE ACRE OR LARGER, A NOTICE OF INTENT (NOI) MUST BE FILED WITH THE GEORGIA ENVIRONMENTAL PROTECTION DIVISION (EPD) AND THE LOCAL ISSUING AUTHORITY (COBB COUNTY).

Per Cobb County Code Sec. 134-267(b), No fence or freestanding wall (both herein referred to as fence) other than a retaining wall shall be more than eight feet in height (not adjacent to a road) or be constructed in a public road right-of-way (road). If a fence is adjacent to a public road right-of-way, or is in front of or to the side of the house in a residential district, or is in front of or to the side of the building in a nonresidential district, such fence shall not exceed six feet in height and shall further meet the requirements set forth in section 134-969 if a corner lot (intersection site distance). The required height limitation (which includes posts or columns and ornaments on top of fence) must be met on both sides of fence and measured from the existing grade upon which it is erected. No more than six inches of backfill shall be allowed on the existing grade against the fence. The six inches of backfill shall be included when determining the height of the fence. Fences shall be maintained in a structurally sound condition. Furthermore, no freestanding wall or fence adjacent to a public road right-of-way, or in front of or to the side of the house in a residential district, or in front of or to the side of the building in a nonresidential district is permitted to be more than 6-feet in height unless approved by the Board of Zoning Appeals or the Board of Commissioners.

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.

LAST DATE OF FIELDWORK: 3/22/2020

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

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

GEORGIA REGISTERED NO. 2900 BRIAN R. SUTHERLAND LAND SURVEYOR 9/5/2024

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THIS CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED AS JUST LIGHT BY THOSE USING THIS DRAWING. ALSO, UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND PLANT IS CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. THE OWNER, THE EMPLOYERS, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS

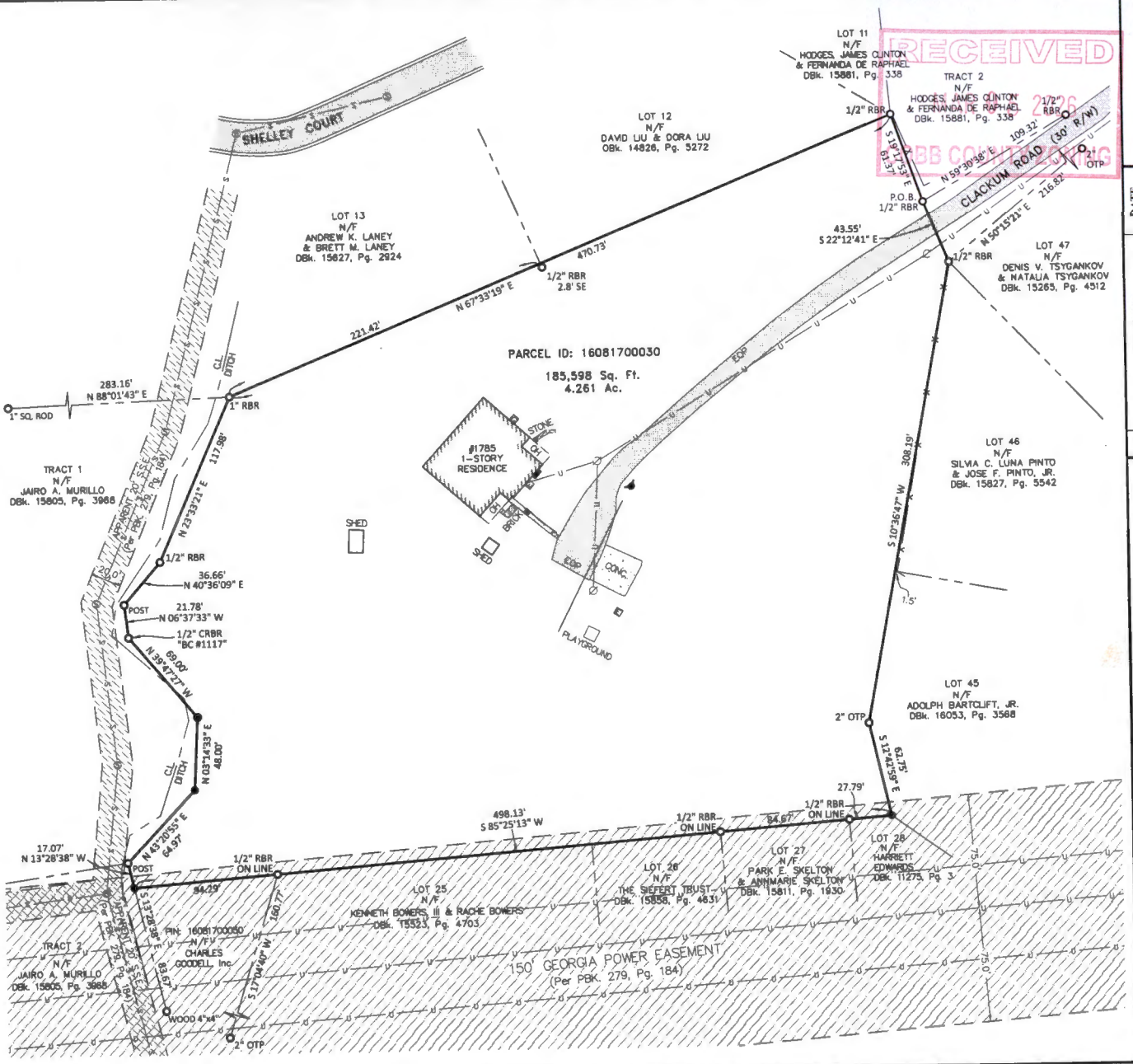
No.	By	Date	Revision
1	BS	9/05/2025	COMBINE TRACTS 1 AND 2 AT CLIENT'S REQUEST NO ADDITIONAL FIELDWORK

Cadd File No: 20\2007\1788ShelleyCourt\077Bndy.DWG

COMBINATION PLAT FOR:
JAIRO A. MURILLO
SPR-2023-00456
1788 SHELLEY COURT

GEORGIA PREMIER LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
3000 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
(770) 614-3004 FAX (770) 614-3005
LAND SURVEY FIRM COA #1177

Date: 03.16.2020 Land Lot: 817 District: 16th Sheet No.
Section: 2nd County: COBB, GEORGIA Scale: 1" = 40' 1 of 1
Project: 20077 Drawn By: AS



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, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED No. 2906 LAND SURVEYOR STEPHEN A. CALDER

FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839

NOT VALID WITHOUT ORIGINAL SIGNATURE

STEPHEN CALDER
PLS #2906

06-20-2025
DATE

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE EXAMINATION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST WHICH BURDEN OR BENEFIT THIS LAND PARCEL.

GRID NORTH
GA. WEST NAD 83

SCALE: 1" = 50'

GRAPHIC SCALE - IN FEET
100 50 0 25 50

No.	REVISION	DATE
1		
2		
3		
4		

BOUNDARY SURVEY

Prepared for: KAREN WALTON
1785 OLD CANTON ROAD, MARIETTA, GA 30062
PARCEL ID: 16081700030
LAND LOT 817 of the 16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA - 06/18/2025

© COPYRIGHT 2025
BOUNDARY ZONE, INC.
ALL RIGHTS RESERVED.

THIS PLAT WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.

LEGEND:

○	PROPERTY CORNER FOUND (AS NOTED)	☼	POWER POLE	▲	FIRE HYDRANT	OH	OVERHANG
●	1/2" REBAR WITH CAP SET "LSF# 839"	☼-○	LIGHT POLE	▣	WATER METER	-W-	WATER LINE
□	R/W MONUMENT	-<	POWER/LIGHT POLE	⊛	WATER VALVE	-S-	SEWER LINE
RBR	REBAR	⊠	GUY WIRE	C.B.	CATCH BASIN	-G-	GAS LINE
CRBR	CAPPED REBAR	⊠	POWER METER	Ⓜ	MANHOLE	-T-	TEL LINE
OTP	OPEN TOP PIPE	⊠	POWER BOX	◍	JUNCTION BOX	-U-	OVERHEAD UTIL
CTP	CRIMP TOP PIPE	⊠	A/C UNIT	■	DRAINAGE INLET	-X-	FENCE LINE
		⊠	GAS METER	©	CLEAN OUT	P/L	PROPERTY LINE
		⊠	GAS VALVE	⌒	HEADWALL	(W)(G)(T)	UTILITY MARKERS WATER/GAS/TELECOM
		⊠	TELEPHONE BOX	⌓	SIGN		

BSL	BUILDING SETBACK
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
PBk.	PLAT BOOK
OBk.	DEED BOOK
Pg.	PAGE
L.L.	LAND LOT
D.E.	DRAINAGE EASEMENT
S.S.E.	SAN. SEWER EASEMENT
U.E.	UTILITY EASEMENT

BOUNDARY REFERENCES: DBk. 1938, Pg. 674; PBk. 279, Pg. 184; PBk. 111, Pg. 80 & PBk. 79, Pg. 145

THE FIELDWORK WAS COMPLETED ON 04/15/2025.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 105,213 FEET.

FIELD EQUIPMENT USED FOR THIS SURVEY INCLUDES A TRIMBLE 'S' SERIES 3" TOTAL STATION AND eGPS 20T DUAL FREQUENCY GNSS RECEIVERS.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

BOUNDARY Zone, inc. SURVEYORS, ENGINEERS AND PLANNERS

PROVIDING SERVICES FOR METRO ATLANTA, RALEIGH-DURHAM & CENTRAL FLORIDA.

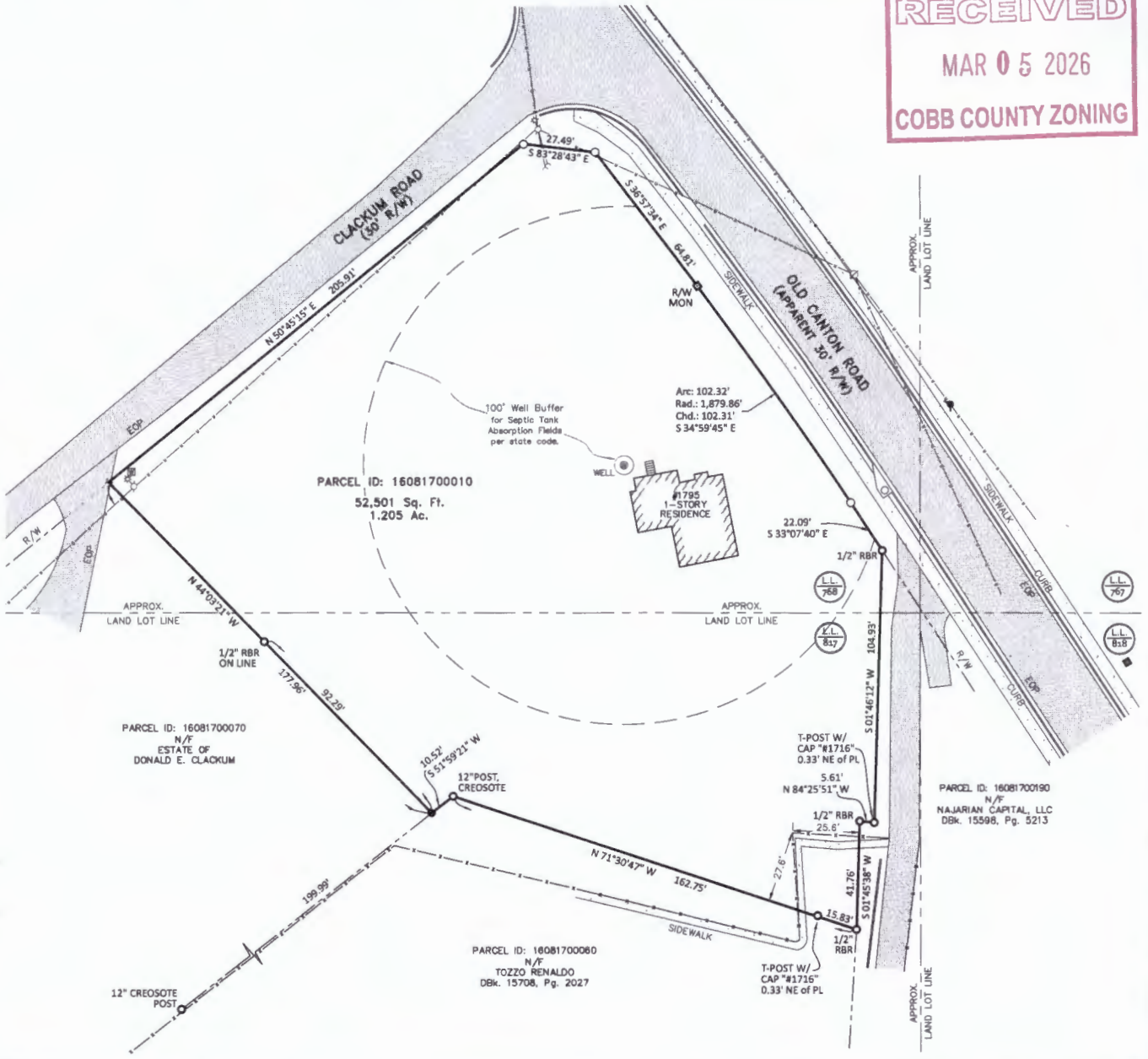
800 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 271-5772
INFO@BOUNDARYZONE.COM

PROJECT
27413-01

SHEET
1 OF 1

DWN: PT

RECEIVED
MAR 05 2026
COBB COUNTY ZONING



GRID NORTH
GA. WEST NAD 83

SCALE: 1" = 30'

GRAPHIC SCALE - IN FEET
30 0 15 30 60

No.	REVISION	DATE
1		
2		
3		
4		

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, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED No. 2906 LAND SURVEYOR STEPHEN A. CALDER

FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839

NOT VALID WITHOUT ORIGINAL SIGNATURE

STEPHEN CALDER
PLS #2906

06-12-2025
DATE

BOUNDARY REFERENCES:

No deed of record found. Adjoining deeds used include:
DBk. 13384, Pg. 1711
DBk. 15598, Pg. 5213
DBk. 15708, Pg. 2027

Survey plan of Martha Lou Staton Estate by Doug D. Middleton & Assoc., dated 08-31-1979

Survey plan for Mary M. Clackum by A. O. Carlile, dated 08-23-1982

Survey plan for Donna Maria Clackum by The Crusselle Company, dated 03-17-2007

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE EXAMINATION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST WHICH BURDEN OR BENEFIT THIS LAND PARCEL.

BOUNDARY SURVEY

Prepared for: TONYA CLACKUM
1795 OLD CANTON ROAD, MARIETTA, GA 30062
PARCEL ID: 16081700010
LAND LOTS 768 & 817 of the 16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA - 06/05/2025

© COPYRIGHT 2025
BOUNDARY ZONE, INC.
ALL RIGHTS RESERVED.

THIS PLAT WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.

LEGEND:

○	PROPERTY CORNER FOUND (AS NOTED)	⊙	POWER POLE	▲	FIRE HYDRANT	OH	OVERHANG
●	1/2" REBAR WITH CAP SET "LSF# 839"	☼	LIGHT POLE	⊞	WATER METER	-W-	WATER LINE
□	R/W MONUMENT	⊙□	POWER/LIGHT POLE	⋈	WATER VALVE	-S-	SEWER LINE
RBR	REBAR	⊀	GUY WIRE	C.B.	CATCH BASIN	-G-	GAS LINE
CRBR	CAPPED REBAR	⊡	POWER METER	Ⓜ	MANHOLE	-T-	TEL. LINE
OTP	OPEN TOP PIPE	▣	POWER BOX	◢	JUNCTION BOX	-U-	OVERHEAD UTIL.
CTP	CRIMP TOP PIPE	⊠	A/C UNIT	■	DRAINAGE INLET	-X-	FENCE LINE
		⊡	GAS METER	⊙	CLEAN OUT	P/L	PROPERTY LINE
		⊠	GAS VALVE	⌒	HEADWALL	W G T	UTILITY MARKERS WATER/GAS/TELECOM
		⊡	TELEPHONE BOX	⌂	SIGN		

BSL	BUILDING SETBACK
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
PBk.	PLAT BOOK
DBk.	DEED BOOK
Pg.	PAGE
L.L.	LAND LOT
D.E.	DRAINAGE EASMNT.
S.S.E.	SAN. SEWER EASMNT.

BOUNDARY REFERENCES: SEE NOTE ABOVE.

THE FIELDWORK WAS COMPLETED ON 05/15/2025.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 142,483 FEET.

FIELD EQUIPMENT USED FOR THIS SURVEY INCLUDES A TRIMBLE 'S' SERIES 3" TOTAL STATION AND eGPS 20T DUAL FREQUENCY GNSS RECEIVERS.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

BOUNDARY ZONE, INC. SURVEYORS, ENGINEERS AND LAND PLANNERS
PROVIDING SERVICES FOR METRO ATLANTA, RALEIGH-DURHAM & CENTRAL FLORIDA.
800 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 271-5772
INFO@BOUNDARYZONE.COM

PROJECT
27481-01

SHEET
1 OF 1

DWN: PI

2-17

RECEIVED
MAR 05 2026
COBB COUNTY ZONING



3.96 AC unusable area (in floodplain, easements, buffers, etc.)

3.96 AC unusable area (in floodplain, easements, buffers, etc.)

Clackum Road Enclave

DGMLPC - 2026-3-3

scale: 1" = 100'

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

Site Data

Total Site Area:	**11.81 AC**
(2.59 AC in floodplain)	
Net Site Area:	**9.22 AC**
Net Density:	**2.16 UN/AC**
Present Zoning:	**R-30 & R-20**
Proposed Zoning:	**R-15 OSC**

Parcel A

Single-family neighborhood

Site Area:	**4.13 AC**
Total Lots Shown:	**3**
Net Density:	**.73 UN/AC**
Min. Lot Width:	**70'**
Avg. Lot Size:	**19,000 SF+-**

Parcel B

Single-family neighborhood

Site Area:	**2.22 AC**
Total Lots Shown:	**4**
Net Density:	**.1.8 UN/AC**
Min. Lot Width:	**70'**
Avg. Lot Size:	**14,500 SF+-**

Parcel C

Single-family neighborhood

Site Area:	**4.26 AC**
Total Lots Shown:	**9**
Net Density:	**2.11 UN/AC**
Min. Lot Width:	**70'**
Avg. Lot Size:	**20,618 SF +-**

Parcel D

Single-family neighborhood

Site Area:	**1.20 AC**
Total Lots Shown:	**3**
Net Density:	**2.5 UN/AC**
Min. Lot Width:	**70'**
Avg. Lot Size:	**17,425 SF +-**

GEORGIA LANDSCAPE ARCHITECT 906 DAVID G. MEYER

*r/w width is 30' for Old Canton and Clackum.
what will we be required to provide? DOT question

*OSC R15 - OSC, min lot: 10,000 SF, side setbacks = 7.5',
density max: 2.1 UN/AC = 20.8 units

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-17-2026

SITE BACKGROUND

Applicant	Jairo Murillo
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Jairo Murillo
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Jairo A. Murillo; J. D. Clackum, Jr. and Helen M. Clackum; Tonya Clackum
Property Location	Located on the west side of Old Canton Road, and on the north and south sides of Clackum Road
Address	1785 & 1795 Old Canton Rd., 1797 Clackum Rd., 1788 Shelley Ct.
Access to Property	Old Canton Road, Clackum Road

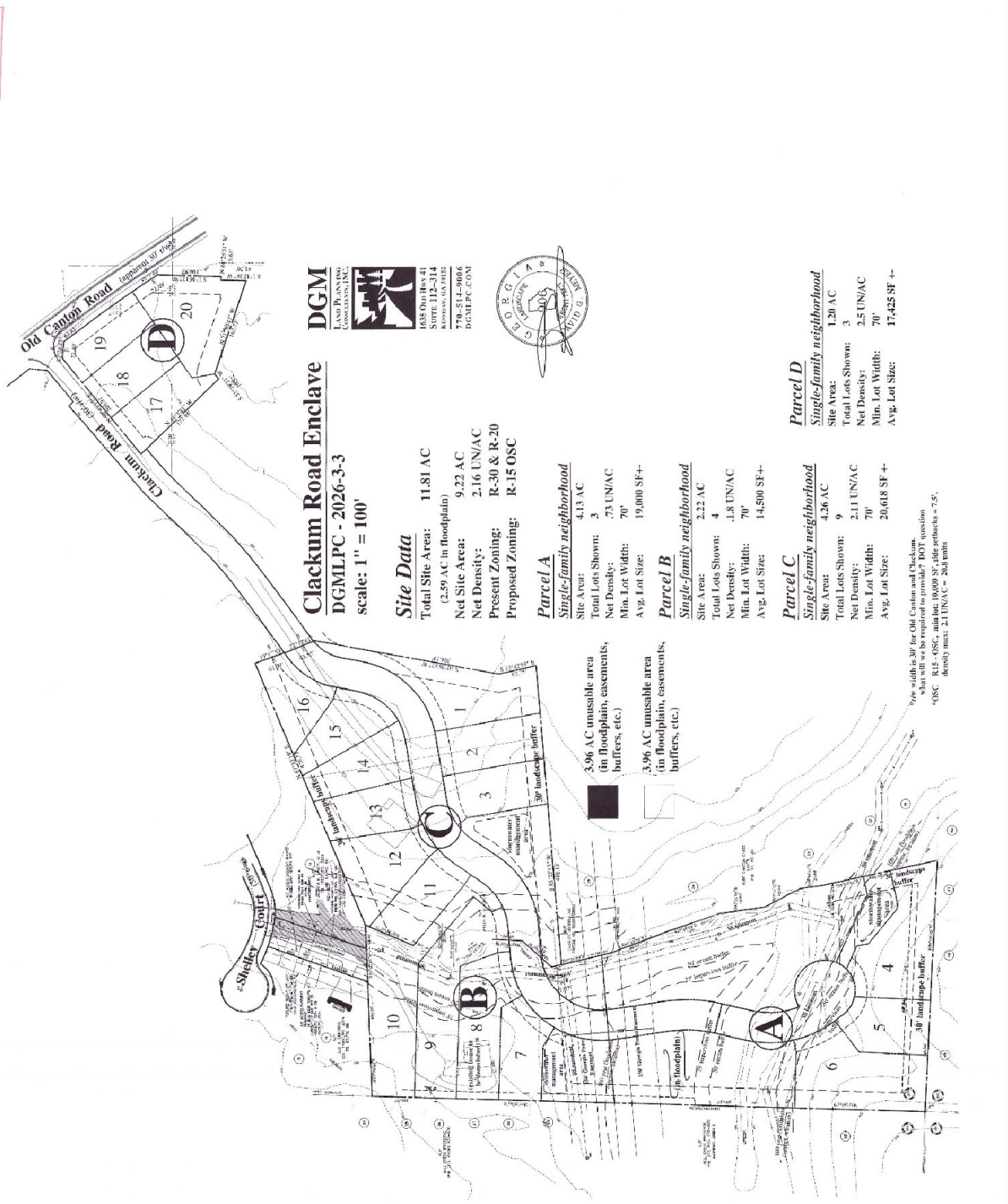
QUICK FACTS

Commission District	3 - Birrell
Current Zoning	R-20, R-30
Current Use of Property	Single-family residences, vacant
Proposed Zoning	R-15 OSC
Proposed Use	Single-family subdivision
Future Land Use	LDR
Site Acreage	11.81
District	16
Land Lot	768, 817
Parcel #	16081700010, 16081700030, 16081700020, 16081700160
Taxes Paid	Yes

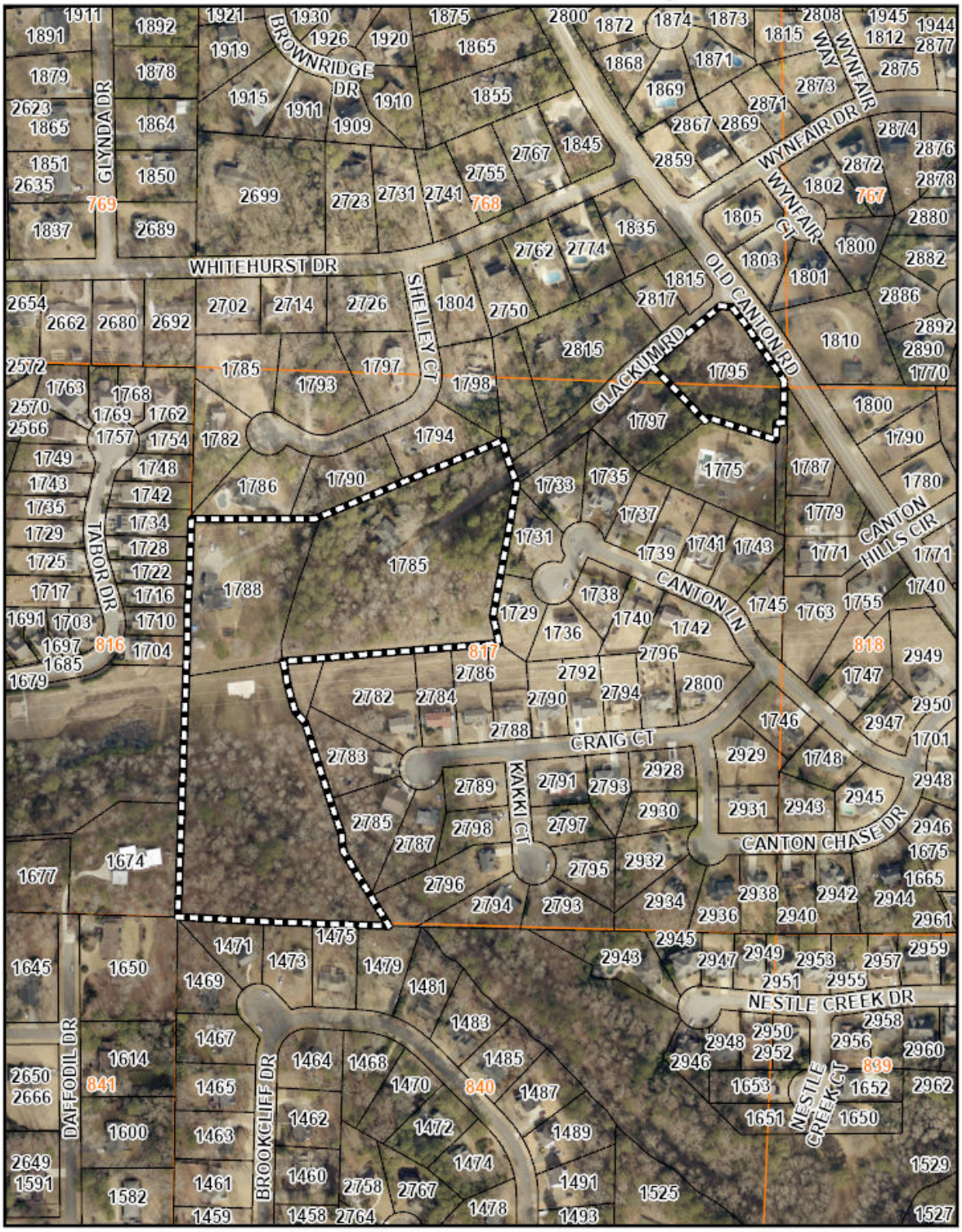
FINAL ZONING STAFF RECOMMENDATIONS

(Zoning Staff member: Jessica Berman, MPA, CNU-A

Based on the analysis of the case, Staff recommends **DENIAL**.


Clackum Road Enclave
DGMLPC - 2026-3-3
scale: 1" = 100'
DGM
Land Planning Consultants, Inc.
1638 Ohio Hwy 41
Suite 112-314
Monroe, GA 30655
770-514-9006
DGMLPC.COM
Site Data
Total Site Area: 11.81 AC
(2.59 AC in floodplain)
Net Site Area: 9.22 AC
Net Density: 2.16 UN/AC
Present Zoning: R-30 & R-20
Proposed Zoning: R-15 OSC
Parcel A
Single-family neighborhood
Site Area: 4.13 AC
Total Lots Shown: 3
Net Density: .73 UN/AC
Min. Lot Width: 70'
Avg. Lot Size: 19,000 SF+-
Parcel B
Single-family neighborhood
Site Area: 2.22 AC
Total Lots Shown: 4
Net Density: 1.8 UN/AC
Min. Lot Width: 70'
Avg. Lot Size: 14,500 SF+-
Parcel C
Single-family neighborhood
Site Area: 4.26 AC
Total Lots Shown: 9
Net Density: 2.11 UN/AC
Min. Lot Width: 70'
Avg. Lot Size: 20,618 SF +
Parcel D
Single-family neighborhood
Site Area: 1.20 AC
Total Lots Shown: 3
Net Density: 2.5 UN/AC
Min. Lot Width: 70'
Avg. Lot Size: 17,425 SF +-
3.96 AC unusable area (in floodplain, easements, buffers, etc.)
3.96 AC unusable area (in floodplain, easements, buffers, etc.)
Old Canton Road
Clackum Road
Shelley Court
30' landscape buffer
30' landscape buffer
30' landscape buffer
30' landscape buffer
A
B
C
D
*row width is 30' for Old Canton and Clackum. what will we be required to provide? DOT question
*OSC R-15 - OSC, min lot: 10,000 SF, side setbacks = 7.5', density max: 2.1 UN/AC = 20.8 units

Z-17 2026 Aerial Map



North

Zoning: R-20 / Single-family residences

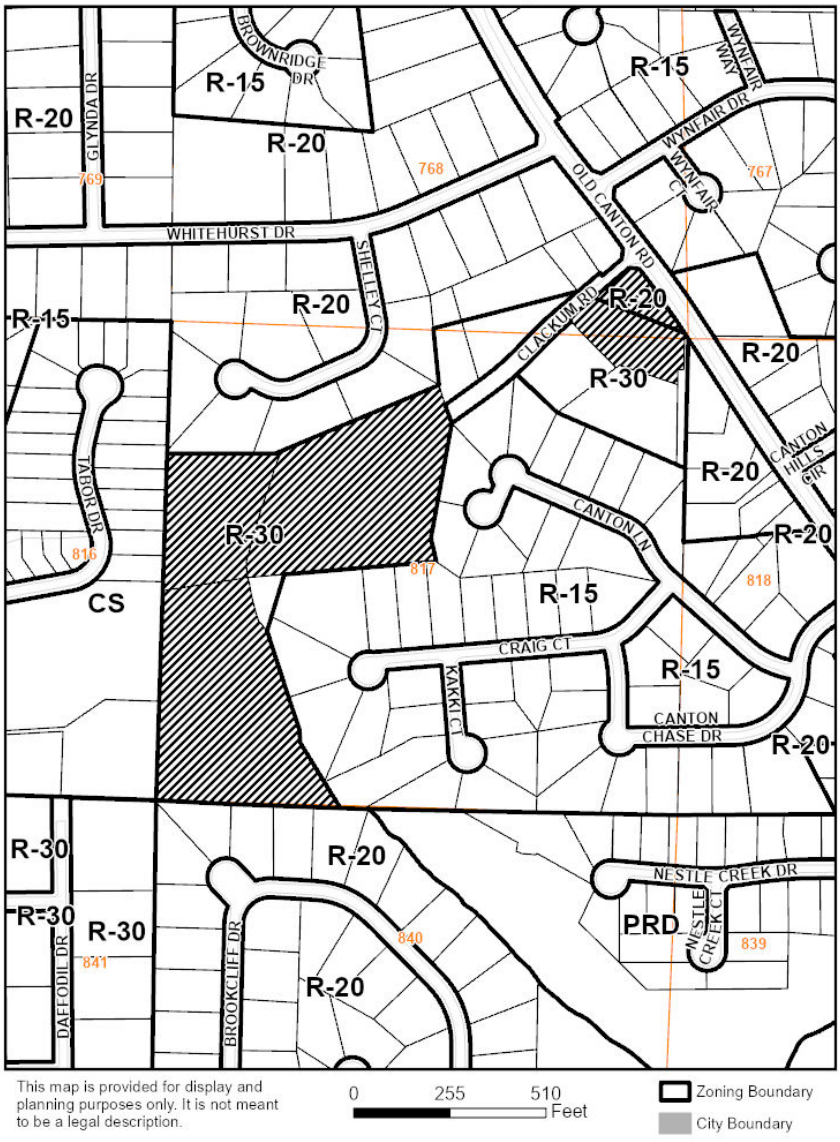
Future Land Use: LDR

WEST

Zoning: CS / Single-family residences

Future Land Use: LDR

Z-17 2026 Map



EAST

Zoning: R-15, R-20 / Single-family residences

Future Land Use: LDR

SOUTH

Zoning: R-15, R-30 / Single-family residences

Future Land Use: LDR

Current zoning district for the property

The R-30 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-30 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Requested zoning district for the property

The R-15 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-15 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

The OSC overlay district is established to encourage the preservation of natural resources within residential development. The district may be overlaid upon the R-30, R20, and R-15 zoning districts. The overlay district is intended to provide for the preservation of greenspace as a nonstructural stormwater runoff and watershed protection measure; to provide a residential zoning district that permits flexibility of design in order to promote environmentally sensitive and efficient uses of the land; to preserve in perpetuity unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat; to permit clustering of houses and structures on less environmentally sensitive soils which will reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential development; to reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation in residential development; to promote interconnected greenways and corridors throughout the community; to promote greenspace contiguous with adjacent jurisdictions; to promote greenspace as passive recreation; to encourage interaction in the community by clustering houses and orienting them closer to the street, providing public gathering places and encouraging use of parks and community facilities as focal points in the neighborhood; to encourage street designs that reduce traffic speeds and reliance on main arteries; to promote construction of convenient landscaped walking trails and bike paths both within the subdivision and connected to neighboring communities, businesses, and facilities to reduce reliance on automobiles; to conserve scenic views and reduce perceived density by maximizing the number of houses with direct access to and views of open space; and to preserve important historic and archeological sites. Land and water are protected by limiting

land disturbance and decreasing the percentage of impervious surface within the planned community, and by adding flexibility to site plan design. Open space design is intended to result in more efficient use of land, lower development and infrastructure costs, and the conservation of land for recreation or aesthetic and environmental enrichment. It is not the intent of this overlay district to significantly increase overall development densities, but to allow for the stipulated densities of the underlying zoning district. It is also the intent of the overlay district to encourage design flexibility, creativity and development complementary to surrounding and existing neighborhoods. Open space community overlay plans are approved as site plan specific.

Summary of the applicant's proposal

The applicant is requesting a rezoning of the subject 11.81-acre site to the R-15 single-family residential district with the Open Space Community (OSC) overlay in order to develop a 20-unit single-family open space subdivision. The proposed OSC plan includes an estimated 21.85% open space (112,384 square feet). The applicant has stated that the proposed homes will be 5,000 square feet in size and of modern architecture.

Residential criteria

Allowable units as zoned: 4
Proposed # of units: 20
Net density: 2.17
Increase of units: 16
Acres of floodplain/wetlands: 2.88
Impervious surface shown: Maximum Impervious 35%

Are there any zoning variances?

Yes;

1. Reduce the public road frontage from the required 75 feet to 0 feet;
2. Reduce the impervious stream buffer from the required 75 feet to 0 feet;
3. Allow for required stream buffers to be outside of designated open spaces (Lots 4, 6-12);
4. Allow for slopes greater than 25 percent to be outside of designated open spaces (Lots 4-6);
5. Allow for a utility easement owned by Georgia Power within designated open spaces;
6. Waive requirement that plan should incorporate larger lots adjacent to the existing neighborhoods in areas where adjoining neighborhood lots are larger than those proposed;
7. Waive requirement that buffers along the rear of exterior building lots be commonly owned open space area and not a part of the individual lots;
8. Waive required undisturbed landscape buffer for lots 7-10 and 16-17;
9. Allow for designated open space to be on two (2) non-contiguous tracts;
10. Allow for floodplain, wetlands, and lakes to account for more than 70 percent of required open space;
11. Waive the maximum allowable density from 2.10 to 2.17 units per acre; and
12. Reduce the development's open space requirement from 35 percent 21.8 percent.

Additional comments:

1. Fencing that is compatible with the architecture/landscaping/design of development, shall be erected just inside dedicated open space that is contiguous to proposed lots. Fencing should be installed using techniques that provide minimal disturbance to the open space as possible.
2. A conservation easement shall be recorded within the mandatory subdivision covenants and with Cobb Superior Court, thereby protecting the open space from development in perpetuity as owned by the mandatory homeowner's association. A conservation easement application shall be submitted to the Planning Division prior to final plat approval.

03/18/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

FIRE DEPARTMENT ACCESS:
All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Single-Family cul-de-sac without island: 38-foot outside radius.

GUEST PARKING:
Occupant parking shall be installed as required by zoning and additional guest parking shall be required as follows:

- Where driveways to two car garages exceed 50 feet in length, no additional guest parking is required.
- Where driveways to two car garages are at least 22 feet long and 20 feet wide, additional parking shall be required at .5 spaces per dwelling unit.
- Where driveways to two car garages are less than 22 feet long and 20 feet wide, additional parking shall be required at 1 space per dwelling unit.
- Where only single car garages are provided, additional parking shall be required at 2 spaces per dwelling unit.
- Guest parking spaces must be evenly distributed throughout the project. (Cobb County Development Standards 401.8.2)

FIRE HYDRANT:
The maximum distance of a hydrant to each structure shall be 500 feet. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

(continued)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Z-17-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

5/5/2026

Approval of this petition will not have an impact on the enrollment of schools.

School	Student Capacity	School Enrollment	Capacity Status
Murdock ES	962	814	148 under capacity
Dodgen MS	1225	1129	96 under capacity
Pope HS	1912	1793	119 under capacity

3/27/2026

Comprehensive Plan Future Land Use Designation: Low Density Residential
The subject tract is within the Low Density Residential (LDR) future land use category. The purpose of LDR is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. This category presents a range of densities.

Future Land Use Sub-Category? N/A

☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☐ Yes ☒ No
If yes, which City: N/A
Was the city notified? N/A

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No

(continued)
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No
(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev**.**

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)? ☐ Yes ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)? ☐ Yes ☒ No

Is this property within the Six Flags Special Service District? ☐ Yes ☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone? ☐ Yes ☒ No

Is the property within the Clear Zone (CZ)? ☐ Yes ☒ No

Is the property within 3000' of Dobbins ARB? ☐ Yes ☒ No

Is the property within the Accident Potential Zone (APZ I)? ☐ Yes ☒ No

Is the property within the Accident Potential Zone II (APZ II)? ☐ Yes ☒ No

Is the property within the Noise Zone? ☐ Yes ☒ No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)? ☐ Yes ☒ No

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 6" on Clackum Rd & 12" on Old Canton Rd

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO*

Approx. distance to nearest sewer: On-site

Estimated waste generation (in G.P.D.): Average daily = 3,360

Peak flow = 8,400

Treatment plant: Sutton WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments:

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Old Canton Road	Arterial	35	Cobb County	100’
Clackum Road	Local	25	Cobb County	50’

Roadway	Location	Average daily trips (vpd)	Level of service
Old Canton Road	South of Clackum Road	8,090	C
Clackum Road	NA	NA	NA

vpd = vehicles per day
Based on 2024 AADT counting data taken by GDOT, as published on their website for Old Canton Road.
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial and major collector roads from this data source.
LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (DU)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
210	Single Family Homes	20	4	10	**14**	12	7	**19**	**189**

vph = vehicles per hour, DU = dwelling unit
Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Old Canton Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Clackum Road is classified as a local roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan dated March 3, 2026, this development does not require a traffic study submittal.

Cobb County DOT supports abandonment of the existing right of way as shown in the proposed site plan. This property owner must coordinate with Cobb County DOT regarding the abandonment and subsequent purchase of the Clackum Road right-of-way. This will need to be addressed between the applicant and the County before completion of the Plan Review process.

(continued)

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the south side of Clackum Road, a minimum of 25' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

2. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the west side of Old Canton Road, a minimum of 50' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

3. Recommend applicant verify that minimum intersection sight distance is available for the Old Canton Road access, and if it is not, implement remedial measures, subject to Cobb DOT's approval, to achieve the minimum requirement of 390'.

4. Recommend Old Canton Road access points include deceleration lane, taper and/or improved curve radius to address safety because Old Canton Road is an arterial roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to CCDOT approval.

5. If the development is approved by the Board of Commissioners, recommend applicant submit a plat of survey and legal description of proposed right of way abandonment area to Cobb DOT to abandon and dispose of right of way in accordance with OCGA Section 32-7.

6. Recommend replacing any disturbed curb, gutter, and sidewalk along the Old Canton Road frontage. Recommended all reconstructed sidewalks be installed at standard 5' width. This recommendation is to address pedestrian accessibility and safety pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

(continued)

7. Recommend curb, gutter, and sidewalk along the entire frontage of Clackum Road to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

8. Recommend a minimum of 100' feet straight-line distance (from end of intersection curb return to start of driveway curb return) between any driveways and intersection of Old Canton Road and Clackum Road. This recommendation is pursuant to Cobb County Development Standard 402.2 and Cobb County Development Standard Detail 116R, Residential Driveway Standard. Possible mitigation measures to achieve this recommendation include, but are not limited to, the implementation of shared driveways or a shared access driveway. Final location and design will be determined by Cobb DOT as part of the driveway permit and/or Plan Review processes.

9. Recommend applicant confirm Clackum Road meets standard residential roadway requirements. Recommend the applicant be responsible for 100% of all costs to ensure that Clackum Road meets Cobb County public road standards from the Old Canton Road roadway centerline to the proposed development. Final design will be subject to Cobb County DOT approval as part of the Plan Review process. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; and Detail 113, Sidewalks.

10. Recommend curb and gutter along both sides and sidewalk along one side of proposed internal roadway.

11. Recommend mail kiosk for proposed development be located off the right-of-way and either on the inward traffic flow or adjacent to off-street guest parking. This recommendation is to address safety because of the potential of illegal parking movements crossing opposing traffic.

12. Recommend clearly labeling internal roadways as private on the site plan, and for the development roadways to remain as private in perpetuity.

(continued)

13. Recommend proposed streets, lighting, and utilities be constructed to the Cobb County Standard Specifications for public streets. Streets that do not meet Cobb DOT specifications for public streets cannot be considered for potential future transfer to Cobb County. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; Detail 104a, Typical Residential Cul-de-sac; Detail 104b, Typical Offset Cul-de-sac; and Detail 113, Sidewalks.

14. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

15. Recommend 10’ no access easement along on Old Canton Road and where lot 10 abuts Jacksons Square subdivision unless needed for stormwater detention access.

16. Recommend a minimum of 50 feet straight-line distance (from end of curb return to start of adjacent curb return) between any residential driveways and interior roadways, adjacent curves, on-street parking or driveways. This recommendation is pursuant to Cobb County Development Standard 402.7.1, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway Standard. However, because of the tight home spacing, Cobb DOT notes that this standard cannot be met for adjacent internal driveways with the proposed site plan (dated November 20, 2025). The failure to meet this standard for internal driveway spacing is noted because it will preclude the interior roadways from being accepted by the County as public streets at a future date.

17. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the applicant's rezoning proposal will permit a use that is not suitable in view of the use and development of adjacent and nearby properties. The OSC overlay district requires that primary conservation areas including floodplains, stream buffers, and steep slopes are required to be fully contained within designated open space. The proposal requests substantial variances from this requirement by excluding parts of these areas from the open space, proposing development within them, and reducing the total required open space. Staff believes that these variance requests indicate that the OSC overlay district is not a suitable application for this proposal.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the applicant's proposal may have an adverse effect on the usability of adjacent or nearby properties. The proposed plan includes a number of substantial variances including developing within stream buffers and steep slopes, modifying landscape buffers along adjoining property lines, and a reduction to total open space, all of which would compromise the protection of natural resources in the area. Staff believes that these variances indicate that the proposal would not effectively conserve open space in accordance with OSC criteria and may adversely affect adjacent properties.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the applicant's rezoning proposal will result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, or utilities. This opinion can be supported by the department comments contained in this analysis.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the Cobb County Comprehensive Plan. The property is delineated in a Low Density Residential (LDR) future land use category. The LDR land use category has a density range of 1-2.5 units per acre. The applicant is proposing 2.17 units per acre.

E. 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;

It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for denying the applicant's rezoning proposal. The proposal requires a number of substantial variances from the OSC code. Notably, it does not fully incorporate all primary conservations areas such as floodplains, streams, stream buffers, and steep slopes into the designated open space and proposes development within these sensitive areas. The OSC district is intended, among other purposes, to preserve these unique and sensitive natural resources and to minimize development on environmentally sensitive soils. By failing to include all primary conservation areas within the required open space and proposing to develop over them, Staff believes that the proposal does not meet the standards of the OSC code and is counter to the purposes of the OSC overlay district.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. _____

Summary of Intent for Rezoning

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

a) **Proposed unit square-footage(s):** 5,000 sqft per house

b) **Proposed building architecture:** Modern

c) **List all requested variances:** R-30 + R-20 to R-15 OSC

Rezone the 4 parcels with the current zoning R-30 + R-20 to 20 new lots zone R-15 OSC.

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

a) **Proposed use(s):** _____

b) **Proposed building architecture:** _____

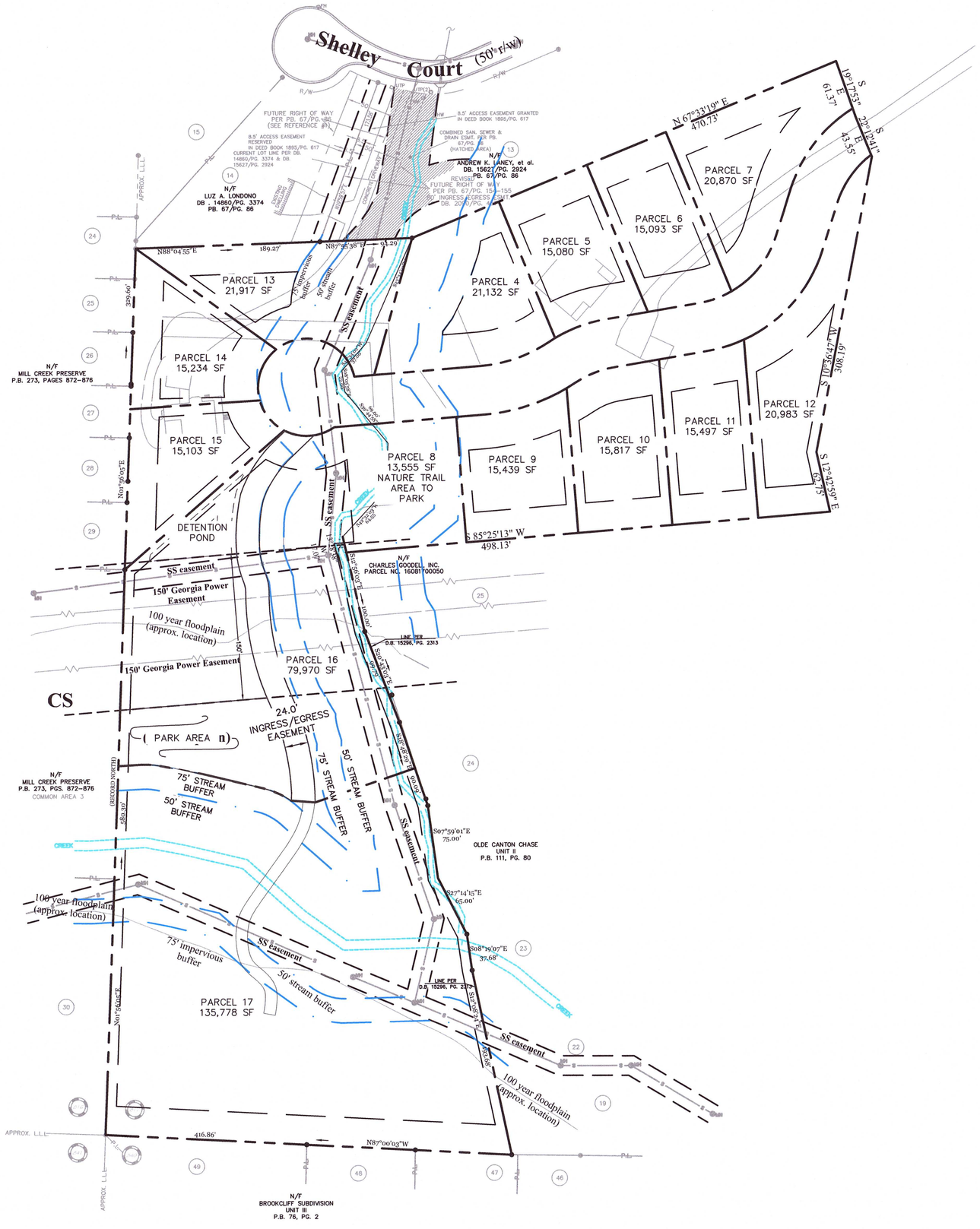
c) **Proposed hours/days of operation:** _____

d) **List all requested variances:** _____

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

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). No

RECEIVED
MAR 05 2026
COBB COUNTY ZONING



LEGEND

- PROPERTY LINE
- BUILDING SETBACK/ BUFFER
- EASEMENTS

DATA SUMMARY

EXISTING ZONING: R-30 & R-20

PROPOSED ZONING: R-15

R-15 BUILDING SETBACKS:

FRONT: 35'
SIDE: 10'
REAR: 30'

EXISTING EASEMENTS ONSITE:

115' GEORGIA POWER EASEMENT
20' SANITARY SEWER EASEMENT

NORTH

GRAPHIC SCALE IN FEET
0 40' 80' 160'

SCALE: 1" = 80'
WHEN PRINTED AT FULL SIZE 24"X36"

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

RECEIVED
APR 2 7 2026
COBB COUNTY ZONING

No.	REVISIONS	DATE	BY

113 S PERRY STREET SUITE 206 13926
LAWRENCEVILLE, GA 30046

Blueprint Partners

NOT FOR CONSTRUCTION

BPE PROJECT
DATE 4/27/26
SCALE AS SHOWN
DESIGNED BY JR
DRAWN BY JR
CHECKED BY AB

PRELIMINARY PLAT

1788 SHELLY COURT PRELIMINARY PARCEL LAYOUT

MARIETTA GA

SHEET NUMBER
PP1

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Old Canton Road	Arterial	35	Cobb County	100’
Clackum Road	Local	25	Cobb County	50’

Roadway	Location	Average daily trips (vpd)	Level of service
Old Canton Road	South of Clackum Road	8,090	C
Clackum Road	NA	NA	NA

vpd = vehicles per day
Based on 2024 AADT counting data taken by GDOT, as published on their website for Old Canton Road.
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial and major collector roads from this data source.
LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (DU)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
210	Single Family Homes	17	3	9	**12**	10	6	**16**	**160**

vph = vehicles per hour, DU = dwelling unit
Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Old Canton Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Clackum Road is classified as a local roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan dated March 3, 2026, this development does not require a traffic study submittal.

Cobb County DOT supports abandonment of the existing right of way as shown in the proposed site plan. This property owner must coordinate with Cobb County DOT regarding the abandonment and subsequent purchase of the Clackum Road right-of-way. This will need to be addressed between the applicant and the County before completion of the Plan Review process.

(continued)

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the south side of Clackum Road, a minimum of 25' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

2. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the west side of Old Canton Road, a minimum of 50' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

3. Recommend applicant verify that minimum intersection sight distance is available for the Old Canton Road access, and if it is not, implement remedial measures, subject to Cobb DOT's approval, to achieve the minimum requirement of 390'.

4. Recommend Old Canton Road access points include deceleration lane, taper and/or improved curve radius to address safety because Old Canton Road is an arterial roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to CCDOT approval.

5. If the development is approved by the Board of Commissioners, recommend applicant submit a plat of survey and legal description of proposed right of way abandonment area to Cobb DOT to abandon and dispose of right of way in accordance with OCGA Section 32-7.

6. Recommend replacing any disturbed curb, gutter, and sidewalk along the Old Canton Road frontage. Recommended all reconstructed sidewalks be installed at standard 5' width. This recommendation is to address pedestrian accessibility and safety pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

(continued)

7. Recommend curb, gutter, and sidewalk along the entire frontage of Clackum Road to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

8. Recommend a minimum of 100' feet straight-line distance (from end of intersection curb return to start of driveway curb return) between any driveways and intersection of Old Canton Road and Clackum Road. This recommendation is pursuant to Cobb County Development Standard 402.2 and Cobb County Development Standard Detail 116R, Residential Driveway Standard. Possible mitigation measures to achieve this recommendation include, but are not limited to, the implementation of shared driveways or a shared access driveway. Final location and design will be determined by Cobb DOT as part of the driveway permit and/or Plan Review processes.

9. Recommend applicant confirm Clackum Road meets standard residential roadway requirements. Recommend the applicant be responsible for 100% of all costs to ensure that Clackum Road meets Cobb County public road standards from the Old Canton Road roadway centerline to the proposed development. Final design will be subject to Cobb County DOT approval as part of the Plan Review process. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; and Detail 113, Sidewalks.

10. Recommend curb and gutter along both sides and sidewalk along one side of proposed internal roadway.

11. Recommend mail kiosk for proposed development be located off the right-of-way and either on the inward traffic flow or adjacent to off-street guest parking. This recommendation is to address safety because of the potential of illegal parking movements crossing opposing traffic.

12. Recommend clearly labeling internal roadways as private on the site plan, and for the development roadways to remain as private in perpetuity.

(continued)

13. Recommend proposed streets, lighting, and utilities be constructed to the Cobb County Standard Specifications for public streets. Streets that do not meet Cobb DOT specifications for public streets cannot be considered for potential future transfer to Cobb County. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; Detail 104a, Typical Residential Cul-de-sac; Detail 104b, Typical Offset Cul-de-sac; and Detail 113, Sidewalks.

14. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

15. Recommend 10’ no access easement along on Old Canton Road and where lot 13 abuts Jacksons Square subdivision unless needed for stormwater detention access.

16. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-18-2026

SITE BACKGROUND

Applicant	Waddi Investments, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Parks F. Huff
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Waddi Investments, LLC
Property Location	Located on the east side of Canton Road at its convergence with Canton Road Connector, south of Kurtz Road
Address	2070 Canton Road
Access to Property	Canton Road

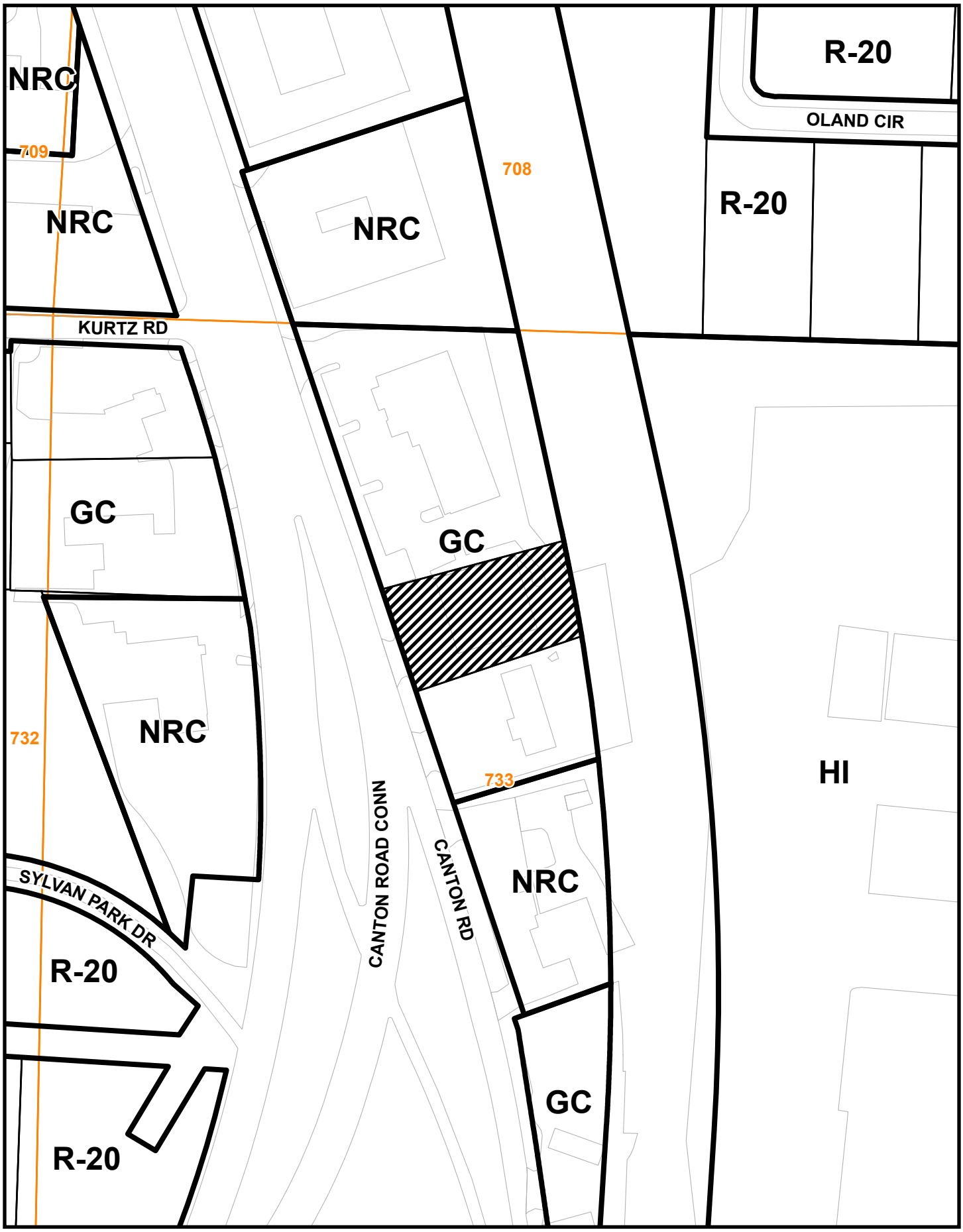
QUICK FACTS

Commission District	3 - Birrell
Current Zoning	GC
Current Use of Property	Vacant commercial
Proposed Zoning	NRC
Proposed Use	Flooring showroom and storage
Future Land Use	NAC
Site Acreage	0.38
District	16
Land Lot	733
Parcel #	16073300120
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-18 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

Rezoning Plat

2070 Canton Road

City of Marietta, Georgia Land Lot 733, 16th District, 2nd Section

prepared for:

Waddi Investments, L.L.C.
c/o Mark Chmielewski
2070 Canton Road
Marietta, Georgia 30066

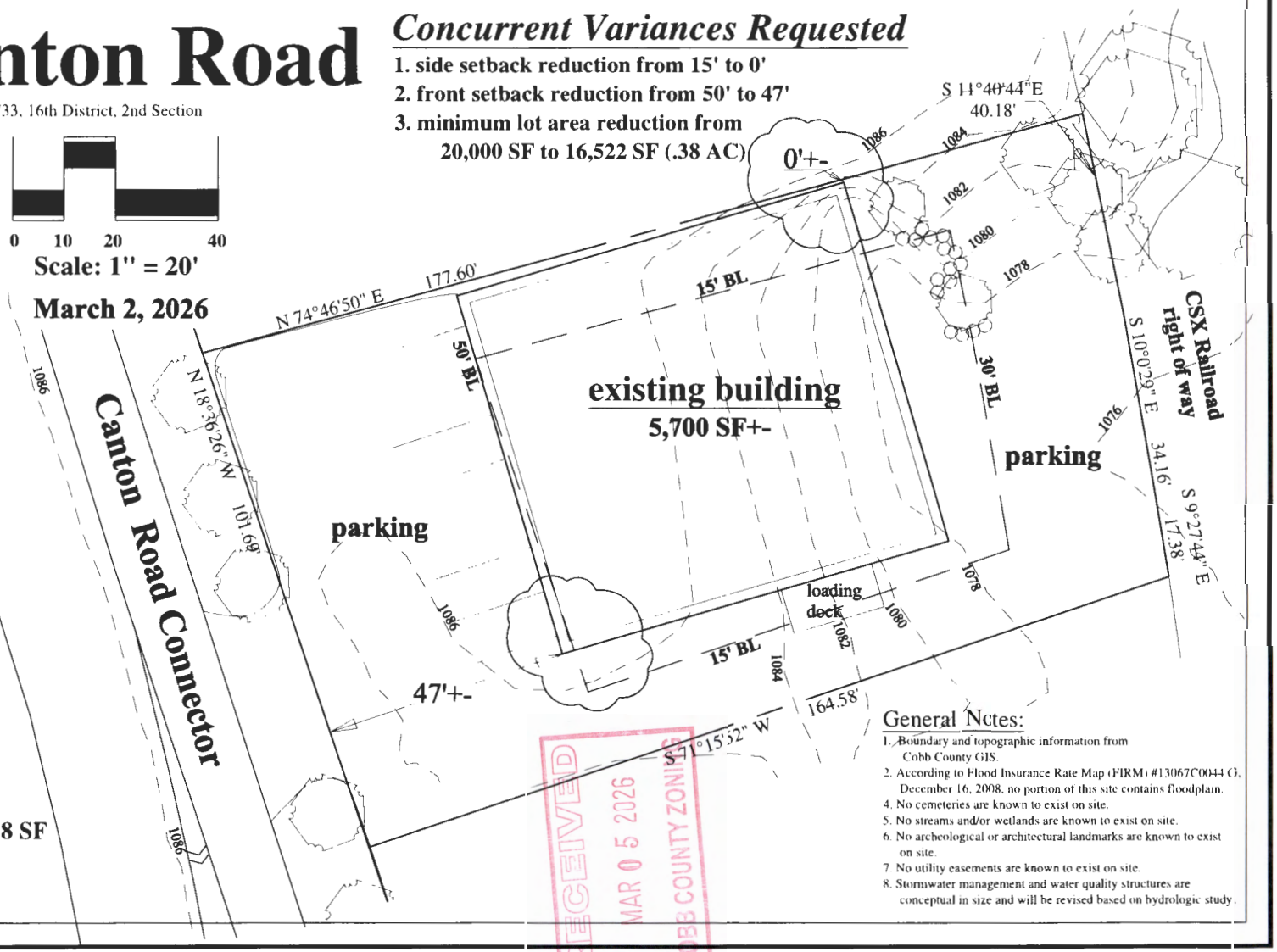
DGM
LAND PLANNING CONSULTANTS, INC.
1635 OLD HWY 41
SUITE 112-314
KENNESAW, GA 30152
770-514-9006
DGMLPC.COM

0 10 20 40
Scale: 1" = 20'

March 2, 2026

Concurrent Variances Requested

1. side setback reduction from 15' to 0'
2. front setback reduction from 50' to 47'
3. minimum lot area reduction from 20,000 SF to 16,522 SF (.38 AC)



Site Data

Total Site Area: .38 AC
(16,553 SF)
Present Zoning: GC
Proposed Zoning: NRC
NRC Building Setbacks:
***front: 50' *side: 15' rear: 30'**
Total Impervious Area: 15,828 SF
(95.8% of total site area)

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

General Notes:

1. Boundary and topographic information from Cobb County GIS.
2. According to Flood Insurance Rate Map (FIRM) #13067C0044 G, December 16, 2008, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams and/or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.
8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.

Z-18 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 No. Z-18

PC Hearing: 05-05-2026
BOC Hearing: 05-19-2026

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:** _____

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

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

a) **Proposed use(s):** Flooring showroom with storage.

b) **Proposed building architecture:** Existing building.

c) **Proposed hours/days of operation:** Daily: 7 a.m. - 7 p.m.

d) **List all requested variances:** 1. Reduce the side setback on the northern property line from the required 15' to 0' (existing); 2. Reduce the front setback from the required 50' to 47'; and, 3. Reduce the minium lot area from the required 20,000 square fett to 16,522 square feet (existing).

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

The property is not able to be utilized because of the existing GC zoning in the Neighborhood Activity Center land use category. The applicant will be utilizing the existing building for a flooring showroom with storage.

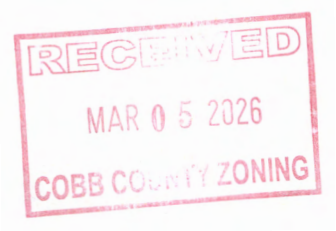
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). No.

STATEMENT OF INTENT

OF

WADDI INVESTMENTS, LLC

Proposed NRC Rezoning



Submitted for the Applicant by:

PARKS F. HUFF
Sams, Larkin & Huff, LLP
Suite 100
376 Powder Springs Street
Marietta, GA 30064
(770) 422-7016
phuff@samslarkinhuff.com

STATEMENT OF INTENT

WADDI INVESTMENTS, LLC ("Applicant") is proposing to rezone this GC zoned parcel to the Neighborhood Retail Commercial ("NRC") zoning district.

The Applicant's requested flooring showroom with storage is being requested to be allowed as a special exception permitted use under the NRC zoning district, which is compatible with the Subject Property's Neighborhood Activity Center ("NAC") future land use designation. The Subject Property is developed with a retail building, and the Applicant wants to utilize the existing building for the proposed business.

The property is zoned GC and no change in use or improvements can be made to the existing building/property because the GC zoning district needs to be located in a Community Activity Center ("CAC") or a Regional Activity Center ("RAC") on the Future Land Use Map ("FLUM") in order to increase the building or change the use. The GC zoning's grandfathered status in the NAC land use designation does not allow the proposed change to the use in the building. Other properties in this area have been zoned and developed for commercial uses along this side of area of Canton Road. Again, the proposed rezoning and the proposed use are compatible with the area and Cobb County's FLUM. The proposed use and rezoning will allow this parcel to be zoned under the FLUM-compatible zoning district of NRC with the added use of a showroom with storage.

This NRC proposal will allow the property to again be used in another commercial manner similar to other businesses in this area.

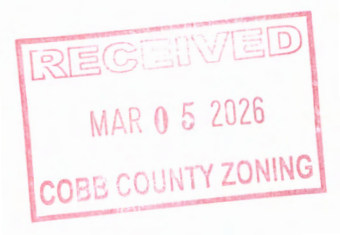
RECEIVED
MAR 05 2026
COBB COUNTY ZONING

Respectfully submitted, this the 5th day of March 2026.

SAMS, LARKIN & HUFF, LLP



By: _____
PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010



ZONING IMPACT STATEMENT
FOR THE REZONING APPLICATION
OF WADDI INVESTMENTS, LLC

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

COMES NOW, WADDI INVESTMENTS, LLC, and pursuant to §134-121(a)(7) of the Cobb County Zoning Ordinance, files this its Zoning Impact Statement, as follows:

A. The zoning proposal will permit a use of the property which is suitable in the context of development and existing zonings along this section of Canton Road. The subject property is located on the northeast side of Canton Road, south of Powell Wright Road. The property is situated among commercial, industrial, and residential properties.

B. The zoning proposal will have no adverse effect or impact upon the exiting uses or usability of adjacent or nearby properties as such properties are currently used. The proposed rezoning will be consistent with commercial zonings along this part of Canton Road.

C. The subject property to be affected by the zoning proposal has limited reasonable economic use as currently zoned in that the fair market value of same falls below the range of values of similarly zoned and situated properties with equivalent utility. The Subject Property is zoned GC. The GC zoning, because of the Neighborhood Activity Center ("NAC") future land use designation on the County's Future Land Use Map ("FLUM"), the use of the property and building cannot be expanded or changed. The Applicant's requested zoning of NRC with the added use of a flooring showroom with

storage and the proposed use are consistent with the commercial development along this area of Canton Road.

D. The zoning proposal is consistent with the uses and purposes contemplated under Cobb County's Comprehensive Land Use Plan and FLUM with the subject property being located within the NAC FLUM designation under and pursuant to Cobb County's Future Land Use Map and Comprehensive Land Use Plan.

E. There is no substantial relationship between the existing GC zoning districts and the NRC rezoning as proposed which limits the subject property in terms of its present utilization and the public health, safety, and general welfare. The proposed use will be located in the existing commercial building that has been on the property.

Respectfully submitted, this the 5th day of March 2026.

SAMS, LARKIN & HUFF, LLP

By: _____
PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

Rezoning Plat

2070 Canton Road

City of Marietta, Georgia Land Lot 733, 16th District, 2nd Section

prepared for:

Waddi Investments, L.L.C.
c/o Mark Chmielewski
2070 Canton Road
Marietta, Georgia 30066

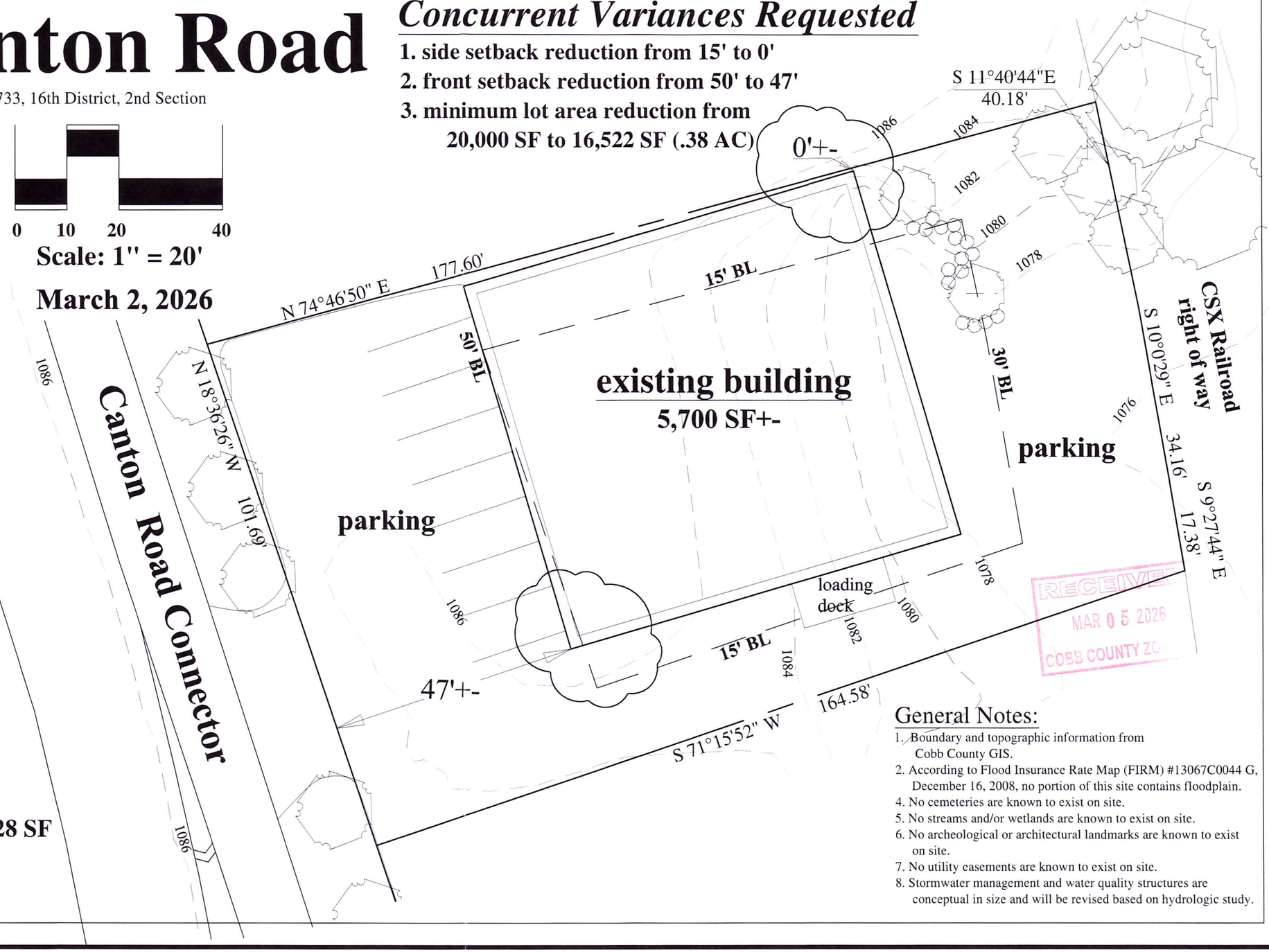
DGM
LAND PLANNING CONSULTANTS, INC.
1635 OLD HWY 41
SUITE 112–314
KENNESAW, GA 30152
770–514–9006
DGMLPC.COM

0 10 20 40
Scale: 1" = 20'

March 2, 2026

Concurrent Variances Requested

1. side setback reduction from 15' to 0'
2. front setback reduction from 50' to 47'
3. minimum lot area reduction from 20,000 SF to 16,522 SF (.38 AC)



RECEIVED
MAR 05 2026
COBB COUNTY ZO

Site Data

Total Site Area: .38 AC
(16,553 SF)
Present Zoning: GC
Proposed Zoning: NRC
NRC Building Setbacks:
***front: 50' *side: 15' rear: 30'**
Total Impervious Area: 15,828 SF
(95.8% of total site area)

General Notes:

1. Boundary and topographic information from Cobb County GIS.
2. According to Flood Insurance Rate Map (FIRM) #13067C0044 G, December 16, 2008, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams and/or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.
8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-18-2026

SITE BACKGROUND

Applicant	Waddi Investments, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Parks F. Huff
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Waddi Investments, LLC
Property Location	Located on the east side of Canton Road, south of Kurtz Road
Address	2070 Canton Road
Access to Property	Canton Road

QUICK FACTS

Commission District	3 - Birrell
Current Zoning	GC
Current Use of Property	Vacant commercial
Proposed Zoning	NRC
Proposed Use	Flooring showroom and storage
Future Land Use	NAC
Site Acreage	0.38
District	16
Land Lot	733
Parcel #	16073300120
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Peyton McClure, Planner II)

Based on the analysis of this case, Staff recommends **APPROVAL**, subject to the following:

1. Site plan received March 5th, 2026, with District Commissioner approving minor modifications;
2. Property to be used for NRC uses and applicant's flooring showroom business only, with all storage being incidental to permitted uses and within the building;
3. No warehouse or wholesale trade as a primary use;
4. Water and Sewer Division comments and recommendations;
5. Fire Department comments and recommendations;
6. Stormwater Management Division comments and recommendations;
7. Department of Transportation comments and recommendations;
8. Planning Division comments and recommendations; and
9. No outdoor displays or outdoor storage.

Z-18 2026 Aerial Map



Z-18

Rezoning Plat

2070 Canton Road

City of Marietta, Georgia Land Lot 733, 16th District, 2nd Section

prepared for:

Waddi Investments, L.L.C.
c/o Mark Chmielewski
2070 Canton Road
Marietta, Georgia 30066

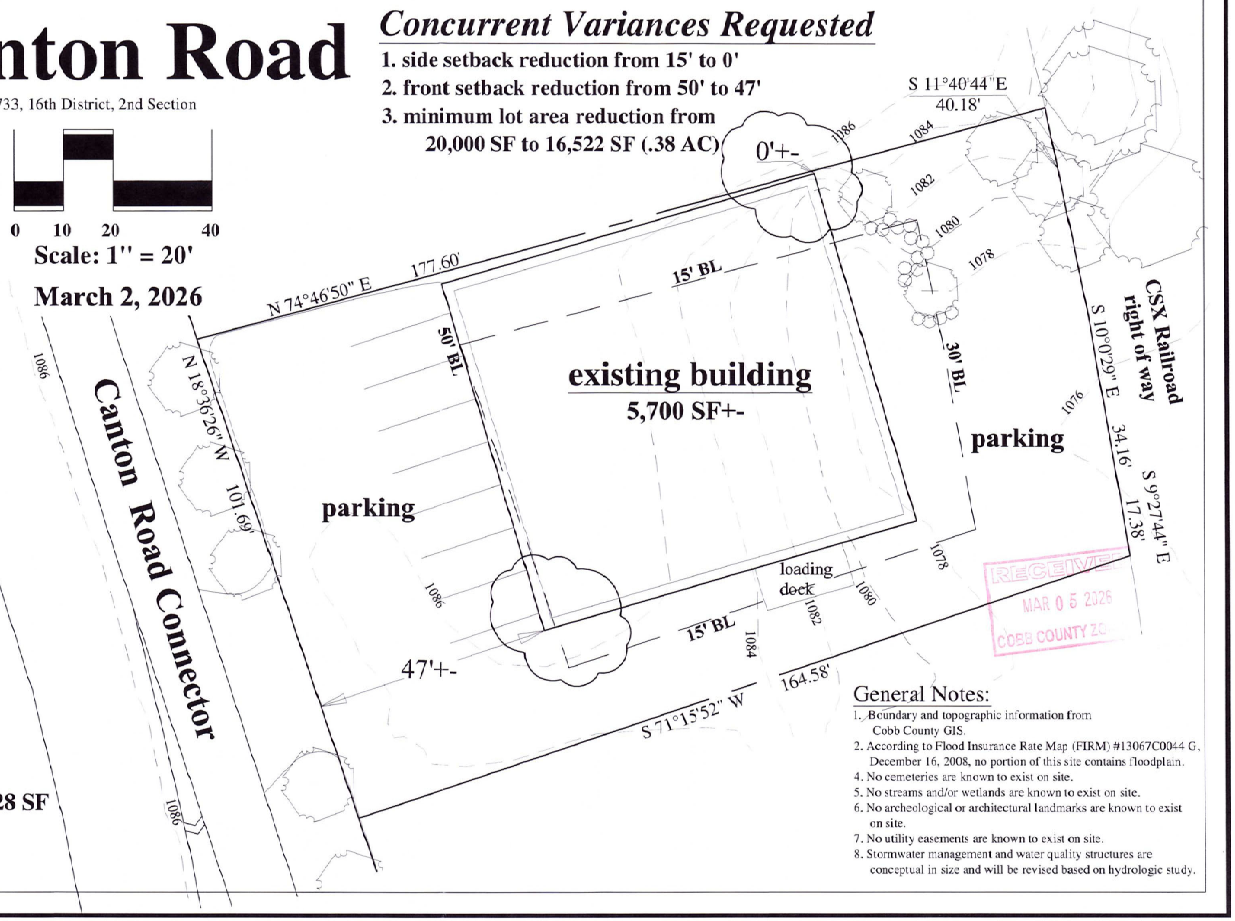
DGM
Land Planning Consultants, Inc.
1635 Old Hwy 41
Suite 112-314
Kennesaw, GA 30152
770-514-9006
DGMLPC.COM

0 10 20 40
Scale: 1" = 20'

March 2, 2026

Concurrent Variances Requested

1. side setback reduction from 15' to 0'
2. front setback reduction from 50' to 47'
3. minimum lot area reduction from 20,000 SF to 16,522 SF (.38 AC)



RECEIVED
MAR 05 2026
COBB COUNTY ZC

Site Data

Total Site Area: .38 AC
(16,553 SF)
Present Zoning: GC
Proposed Zoning: NRC
NRC Building Setbacks:
*front: 50' *side: 15' rear: 30'
Total Impervious Area: 15,828 SF
(95.8% of total site area)

General Notes:

1. Boundary and topographic information from Cobb County GIS.
2. According to Flood Insurance Rate Map (FIRM) #13067C0044 G, December 16, 2008, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams and/or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.
8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.

North

Zoning: GC/ Multi-tenant Commercial

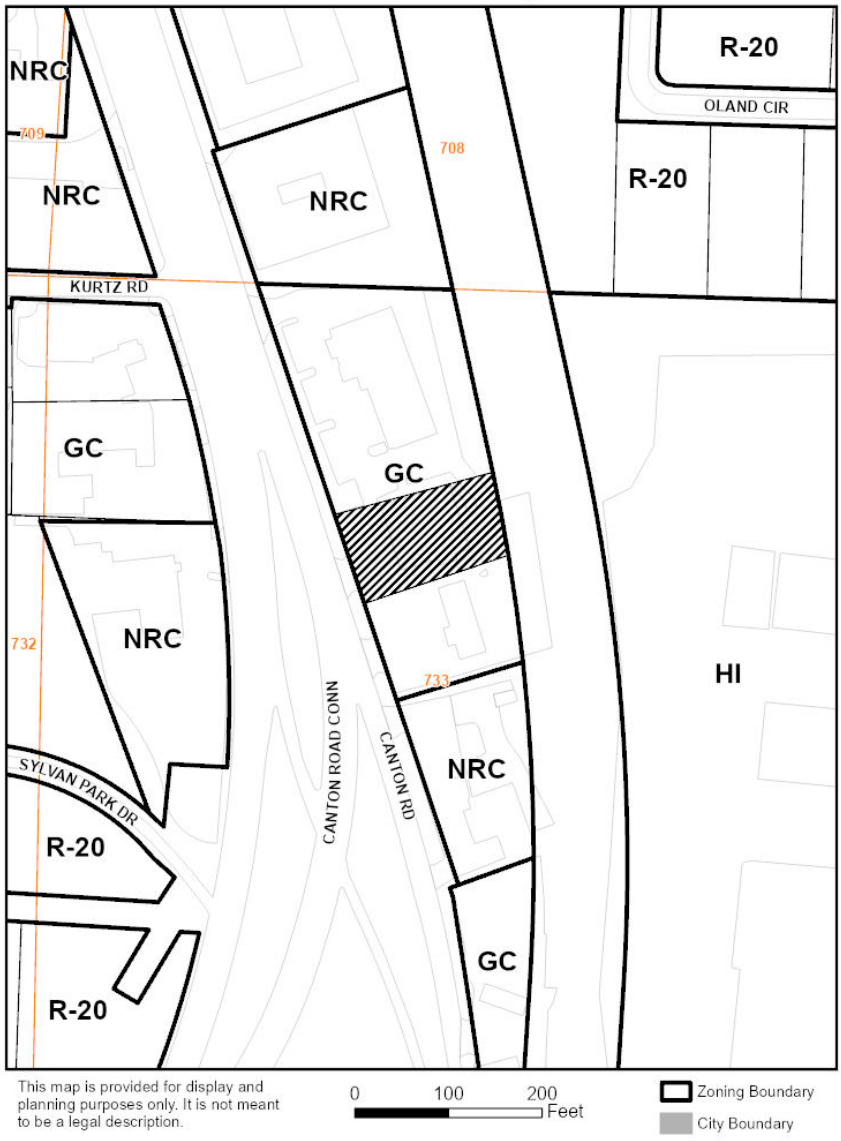
Future Land Use: NAC

WEST

Zoning: NRC/ Restaurant

Future Land Use: NAC

Z-18 2026 Map



EAST

Zoning: HI/ Railroad, Heavy manufacturing, Contractors, Truck Terminal

Future Land Use: TCU & CAC

SOUTH

Zoning: GC/ Electrician

Future Land Use: NAC

Current zoning district for the property

The GC district is established to provide locations for retail commercial and service uses which are oriented toward automotive businesses, are land intensive with a need for major road access and visibility, are generally not listed as a permitted uses within the NRC (neighborhood retail commercial) and CRC (community retail commercial) districts or may have existing stipulations and conditions that limit certain intensive uses and are located in areas delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Any existing GC district, developed or undeveloped, located within an area delineated within an industrial-compatible area or industrial area as shown on the comprehensive plan, shall be deemed to be a grandfathered, nonconforming use after January 1, 1991, and subject to those provisions contained in this chapter.

Requested zoning district for the property

The NRC district is established to provide locations for convenience shopping facilities which are on properties delineated within a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. These convenience shopping facilities should have retail commercial uses that have a neighborhood-oriented market and which supply necessities that usually require frequent purchasing with a minimum of consumer travel. Areas zoned for the NRC district should be located at or near an intersection within the center of a neighborhood activity center as opposed to the edge of a neighborhood activity center. The NRC district may also be used to provide step-down nodal zoning away from more intensive commercial uses within a community activity center or a regional activity center. The scope at which properties are developed within the NRC district should reflect their relatively small neighborhood service area. Additionally, properties developed within the NRC district should be architecturally compatible with other nonresidential uses permitted within a neighborhood activity center as defined by the comprehensive plan and the neighborhood residences they serve.

Summary of the applicant's proposal

The applicant is requesting the Neighborhood Retail Commercial (NRC) district for the purposes of a flooring showroom, warehouse and installer. The proposed hours are 7am-7pm 7-days a week. Inventory will be kept on-site with no proposed changes to the existing building beyond cosmetic. There is an existing loading facility to the side of the building and a lower level previously used for storage. The property had an active business license under Mr. Sparky, an electrician to the immediate south until the end of 2019, with the last approved business license expiring at the end of 2022. Surrounding properties primarily cater to contractors, auto repair, and heavy manufacturing operations, with one property across the street rezoned in 2021 to serve as a restaurant. The existing building is currently vacant and will require some minor repairs to the exterior and parking area.

Non-residential criteria

Proposed # of buildings**:** 1
Proposed # of stories: 1
Total sq. footage of development: 5,700
Floor area ratio: .34
Square footage per acre: 15,000
Required parking spaces: 29
Proposed parking spaces: 8
Acres in floodplain or wetlands: 0
Impervious surface shown: 95.8%

Are there any zoning variances?

1. Reduction of required side setback from 15 feet along northern property line to zero feet;
2. Reduction of required front setback from 50 feet to 47 feet;
3. Reduction of required minimum lot size from 20,000 square feet to 16,522 square feet; and
4. Reduction of required parking from 29 spaces to eight (8) spaces.

Are there any environmental conditions existing or proposed on the site?

No.

Z-18-2026 DEPARTMENT COMMENTS – Fire Department

03/18/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

FIRE PROTECTION:
Automatic sprinkler protection must be provided where mandated by the applicable codes.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Z-18-2026 DEPARTMENT COMMENTS – Site Plan Review

3/26/26

As determined by the Site Plan Review Section, the property owner may be required to obtain a Land Disturbance Permit to perform any site modifications, as required per stipulation approval (fencing, landscaping, curb/gutter & sidewalk installation, etc.) or otherwise. Contact Site Plan Review, 770-528-2147.

Z-18-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

5/5/2026

Approval of this petition will not have an impact on the enrollment of schools.

3/27/2026

Comprehensive Plan Future Land Use Designation: Neighborhood Activity Center
The subject tract is within the Neighborhood Activity Center (NAC) future land use category. The purpose of the NAC is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Future Land Use Sub-Category? N/A

☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☒ Yes ☐ No
If yes, which City: Marietta
Was the city notified? No

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☒ Yes ☐ No
If yes, design guidelines area? Canton Road
Does the proposal plan comply with the design requirements? No

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

(continued)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? *(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)*	☒ Yes	☐ No

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)?	☐ Yes	☒ No
Is this property within the Cumberland Special District #2 (ad valorem tax)?	☐ Yes	☒ No
Is this property within the Six Flags Special Service District?	☐ Yes	☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☐ Yes	☒ No

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 8" on Canton Rd

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☐ YES ☒ NO*

Approx. distance to nearest sewer: 272' west

Estimated waste generation (in G.P.D.): Average daily = 142

Peak flow = 356

Treatment plant: Noonday WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☐ NO

Subject to Health Department approval: ☒ YES ☐ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments: Property is currently on septic

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Canton Road	Arterial	45	GDOT	110’

Roadway	Location	Average daily trips	Level of service
Canton Road	North of Dorsey Road	7,260	C

Based on 2024 AADT counting data taken by GDOT, as published on their website, for Canton Road.
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roads from this data source.
LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

Comments and observations

Canton Road is classified as an arterial roadway and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Additional trip generation for this application is assumed to be minimal.

In accordance with Cobb County Code 134-121 and based on site plan received March 5, 2026, this development does not require a traffic impact study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Upon redevelopment of the property, where redevelopment is defined as any action requiring a Land Disturbance Permit, CCDOT recommends the following:

    a. Recommend GDOT permits for all work that encroaches upon State right-of-way.

    b. Replacing disturbed curb, gutter, and constructing sidewalk along the Canton Road frontage. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

    c. Recommend a minimum of 100’ feet straight-line distance (from end of intersection curb return to start of driveway curb return) between driveways. This recommendation is pursuant to Cobb County Development Standard 402.2 and Cobb County Development Standard Detail 116, Residential Driveway Standard;

(continued)

and GDOT requirements. Possible mitigation measures to achieve this recommendation include, but are not limited to, the implementation of shared driveways or a shared access driveway. Final location and design will be determined by GDOT and Cobb DOT as part of the driveway permit and/or Plan Review processes.

d. Recommend shared driveway on Canton Road meet commercial driveway standards per Section 402.08, Non-Residential Driveways, of the Cobb County Development Standards; and GDOT requirements.

2. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. Surrounding properties consist of contractors, light automotive repair, non-automotive repair, manufacturing, and a Chinese restaurant. A flooring showroom with associated warehouse space would be in conformity with surrounding properties offering a transitional retail space from other industrial uses in the area and aligning with approved commercial spaces.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the zoning proposal may not adversely affect the existing use or usability of adjacent or nearby property. Immediately to the east of this property is a railroad and a heavy industrial district with a heavy manufacturing facility on site. The property to the immediate south is an electrician. The proposed use may provide enough of a step down in intensity for the more typical commercial uses to the north and west.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the zoning proposal may not result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. It is worth mentioning that steps should be taken to ensure that vehicles not be permitted to obstruct traffic during deliveries. Otherwise, Canton Road is an arterial roadway and would support the proposed usage.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the zoning proposal is in conformity with the policies and intent of the comprehensive plan. NRC is an accepted use with the NAC future land use area. Among the uses of the NRC designation is to provide a buffer between more intense uses and lower intensity districts, so allowing a flooring showroom to operate at this location would feature a step down from surrounding contractors and manufacturers.

E. 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;

It is Staff's opinion that the changing conditions along Canton Road support the creation of an NRC district with stipulations. Transitioning Canton Road away from General Commercial uses is an ongoing process, which will take time. Allowing an operation that can serve as a step down away from those uses may help encourage the transition.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. Z-18

PC Hearing: 05-05-2026
BOC Hearing: 05-19-2026

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:** _____

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

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

a) **Proposed use(s):** Flooring showroom with storage.

b) **Proposed building architecture:** Existing building.

c) **Proposed hours/days of operation:** Daily: 7 a.m. - 7 p.m.

d) **List all requested variances:** 1. Reduce the side setback on the northern property line from the required 15' to 0' (existing); 2. Reduce the front setback from the required 50' to 47'; and, 3. Reduce the minium lot area from the required 20,000 square fett to 16,522 square feet (existing).

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

The property is not able to be utilized because of the existing GC zoning in the Neighborhood Activity Center land use category. The applicant will be utilizing the existing building for a flooring showroom with storage.

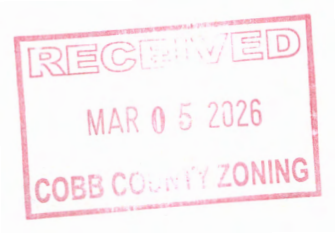
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). No.

STATEMENT OF INTENT

OF

WADDI INVESTMENTS, LLC

Proposed NRC Rezoning



Submitted for the Applicant by:

PARKS F. HUFF
Sams, Larkin & Huff, LLP
Suite 100
376 Powder Springs Street
Marietta, GA 30064
(770) 422-7016
phuff@samslarkinhuff.com

STATEMENT OF INTENT

WADDI INVESTMENTS, LLC ("Applicant") is proposing to rezone this GC zoned parcel to the Neighborhood Retail Commercial ("NRC") zoning district.

The Applicant's requested flooring showroom with storage is being requested to be allowed as a special exception permitted use under the NRC zoning district, which is compatible with the Subject Property's Neighborhood Activity Center ("NAC") future land use designation. The Subject Property is developed with a retail building, and the Applicant wants to utilize the existing building for the proposed business.

The property is zoned GC and no change in use or improvements can be made to the existing building/property because the GC zoning district needs to be located in a Community Activity Center ("CAC") or a Regional Activity Center ("RAC") on the Future Land Use Map ("FLUM") in order to increase the building or change the use. The GC zoning's grandfathered status in the NAC land use designation does not allow the proposed change to the use in the building. Other properties in this area have been zoned and developed for commercial uses along this side of area of Canton Road. Again, the proposed rezoning and the proposed use are compatible with the area and Cobb County's FLUM. The proposed use and rezoning will allow this parcel to be zoned under the FLUM-compatible zoning district of NRC with the added use of a showroom with storage.

This NRC proposal will allow the property to again be used in another commercial manner similar to other businesses in this area.

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

Respectfully submitted, this the 5th day of March 2026.

SAMS, LARKIN & HUFF, LLP

By: _____
PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

ZONING IMPACT STATEMENT
FOR THE REZONING APPLICATION
OF WADDI INVESTMENTS, LLC

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

COMES NOW, WADDI INVESTMENTS, LLC, and pursuant to §134-121(a)(7) of the Cobb County Zoning Ordinance, files this its Zoning Impact Statement, as follows:

A. The zoning proposal will permit a use of the property which is suitable in the context of development and existing zonings along this section of Canton Road. The subject property is located on the northeast side of Canton Road, south of Powell Wright Road. The property is situated among commercial, industrial, and residential properties.

B. The zoning proposal will have no adverse effect or impact upon the exiting uses or usability of adjacent or nearby properties as such properties are currently used. The proposed rezoning will be consistent with commercial zonings along this part of Canton Road.

C. The subject property to be affected by the zoning proposal has limited reasonable economic use as currently zoned in that the fair market value of same falls below the range of values of similarly zoned and situated properties with equivalent utility. The Subject Property is zoned GC. The GC zoning, because of the Neighborhood Activity Center ("NAC") future land use designation on the County's Future Land Use Map ("FLUM"), the use of the property and building cannot be expanded or changed. The Applicant's requested zoning of NRC with the added use of a flooring showroom with

storage and the proposed use are consistent with the commercial development along this area of Canton Road.

D. The zoning proposal is consistent with the uses and purposes contemplated under Cobb County's Comprehensive Land Use Plan and FLUM with the subject property being located within the NAC FLUM designation under and pursuant to Cobb County's Future Land Use Map and Comprehensive Land Use Plan.

E. There is no substantial relationship between the existing GC zoning districts and the NRC rezoning as proposed which limits the subject property in terms of its present utilization and the public health, safety, and general welfare. The proposed use will be located in the existing commercial building that has been on the property.

Respectfully submitted, this the 5th day of March 2026.

SAMS, LARKIN & HUFF, LLP

By: _____
PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-11-2026

SITE BACKGROUND

Applicant	Foust Properties, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Adam J. Rozen
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Foust Properties, LLC
Property Location	Located on the south side of Shiloh Road and on the west side of I-75, east of Cherokee Street
Address	1275 Shiloh Road, Suites 2410, 2411
Access to Property	Shiloh Road

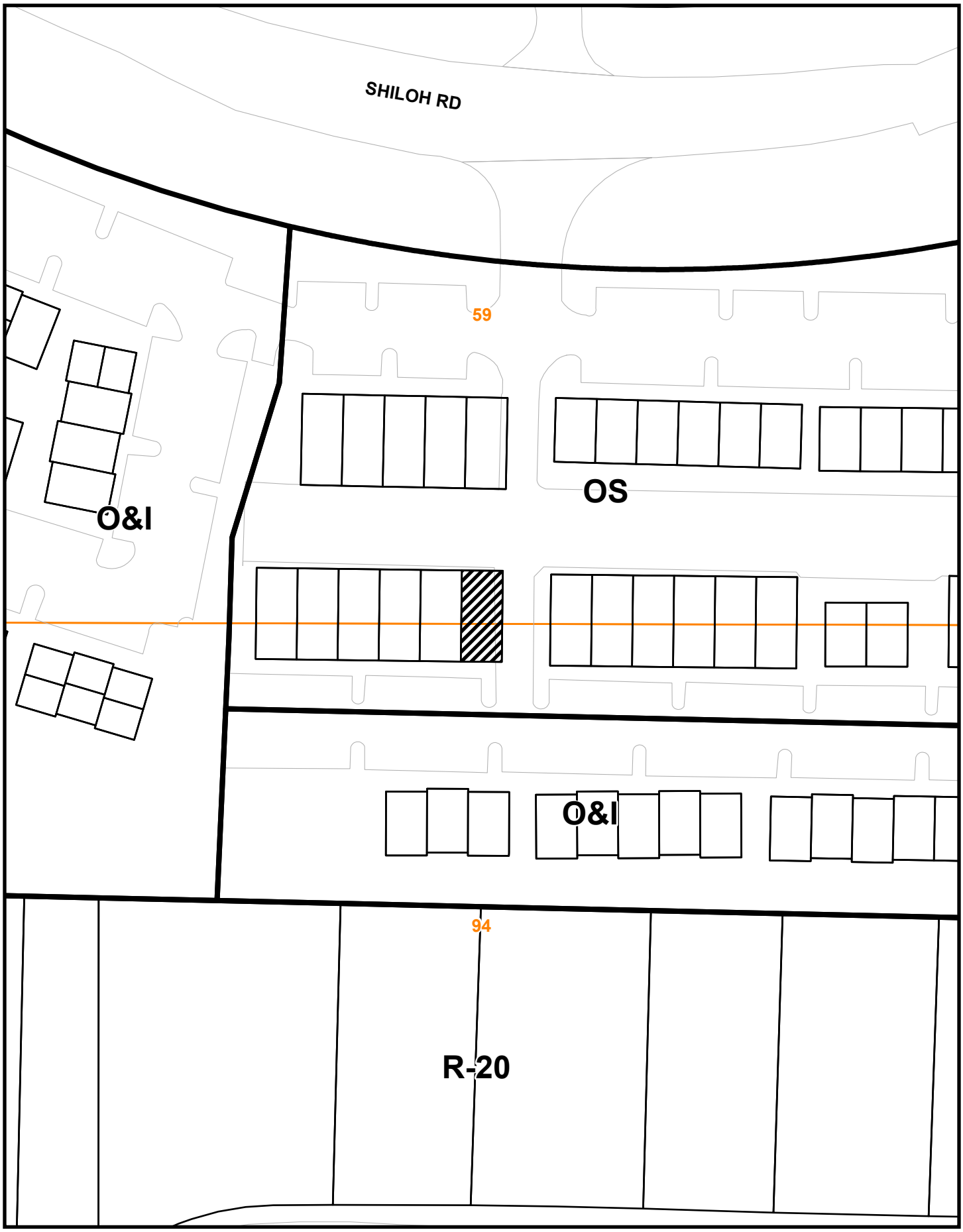
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	OS
Current Use of Property	Auto Broker
Proposed Use	Auto Broker (LUP Renewal)
Future Land Use	CAC
Site Acreage	0.04
District	20
Land Lot	59, 94
Parcel #	20009402640
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

LUP-11 2026 Map



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

0 70 140 Feet

Zoning Boundary

City Boundary

filed in office 1-24-2002
Plat Book 202 - Page 19
Jaye C. Stephenson clerk
CFN - 2002-18106

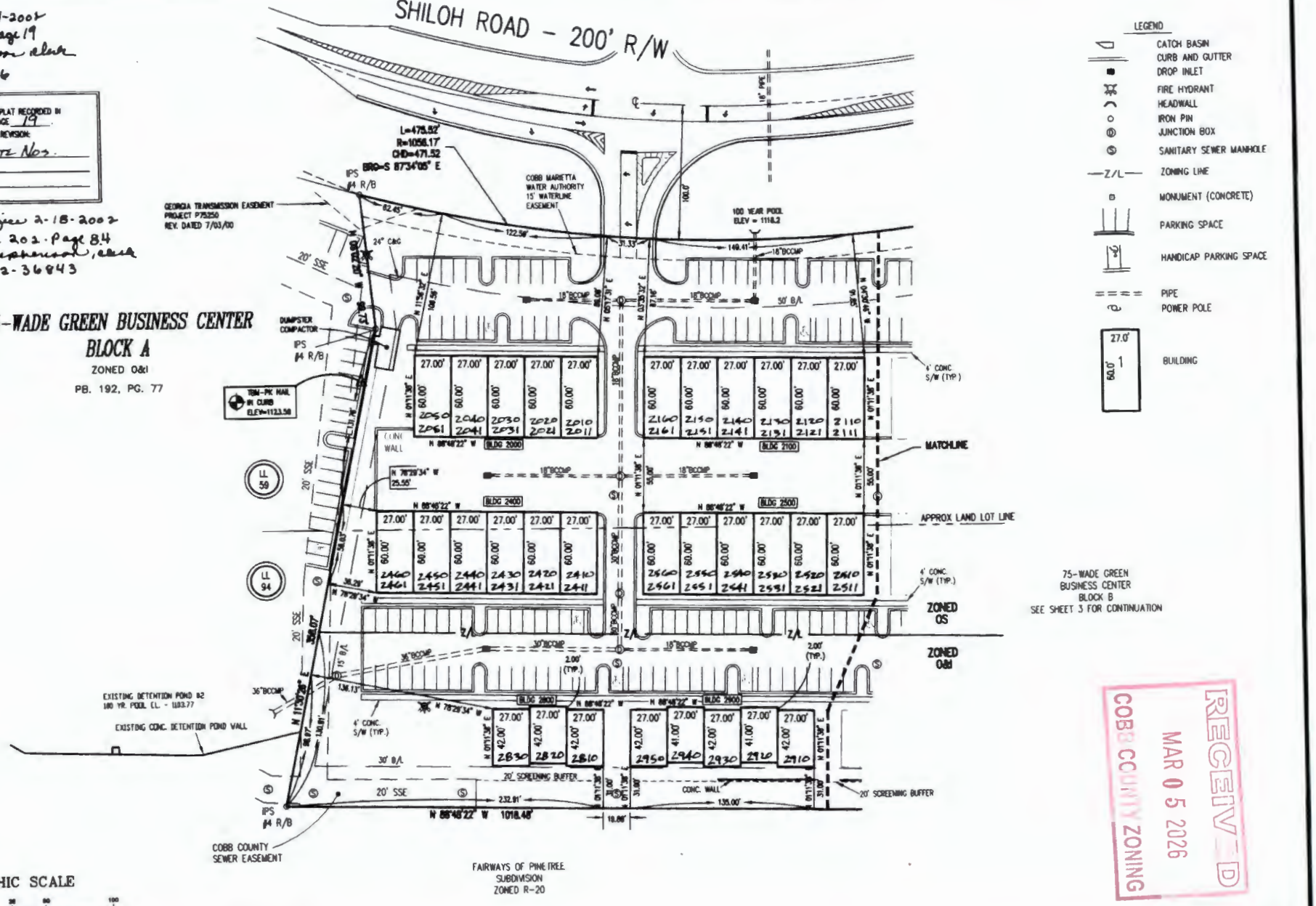
THIS PLAT SUPERCEDES PLAT RECORDED IN PLAT BOOK 202 PAGE 19
THE PURPOSE OF THIS REVISION:
Added Suite Nos.

filed in office 2-18-2002
Plat Book 202 - Page 84
Jaye C. Stephenson, clerk
CFN - 2002-36843

75-WADE GREEN BUSINESS CENTER
BLOCK A

ZONED O&I

PB. 192, PG. 77



LEGEND

- CATCH BASIN
- CURB AND GUTTER
- DROP INLET
- FIRE HYDRANT
- HEADWALL
- IRON PIN
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- ZONING LINE
- MONUMENT (CONCRETE)
- PARKING SPACE
- HANDICAP PARKING SPACE
- PIPE
- POWER POLE
- BUILDING

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

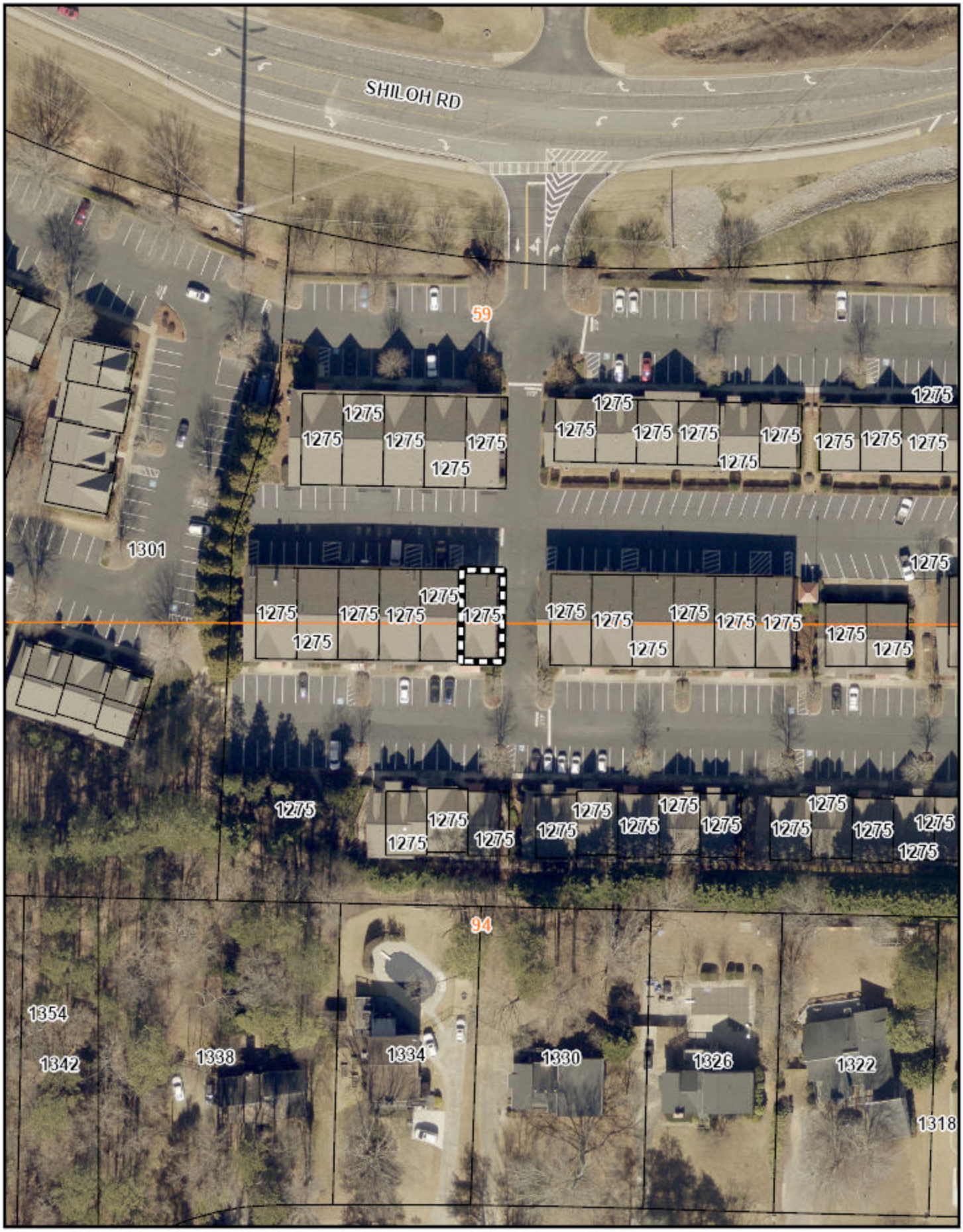
Centerline Surveying Systems, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

NO.	DATE	REVISION DESCRIPTION	BY
1	2-13-02	Added Suite Numbers	DP

FINAL PLAT FOR:
75-WADE GREEN BUSINESS CENTER
BLOCK B
PROPERTY IS LOCATED IN LAND LOTS 59 AND 94 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

SHEET No. 2 of 3

LUP-11 2026 Aerial Map



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

0 70 140 Feet

Zoning Boundary

City Boundary

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

Revised October 1, 2009

Application #: LUP-11-2026
PC Hearing Date: 5-5-26
BOC Hearing Date: 5-19-26

TEMPORARY LAND USE PERMIT WORKSHEET
(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. **Type of business, or request?** Auto Brokers License Office - no vehicle inventory on site
2. **Number of employees?** 4
3. **Days of operation?** Monday through Friday
4. **Hours of operation?** 9 am to 5 pm
5. **Number of clients, customers, or sales persons coming to the house per day?** 1 **;Per week?** 5
6. **Where do clients, customers and/or employees park?**
   Driveway: _____; **Street:** _____ **;Other (Explain):** designated parking area
7. **Signs? No:** _____ ; **Yes:** x . **(If yes, then how many, size, and location):** at the front door
8. **Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.):** Personal vehicles only
9. **Deliveries? No** _____ ; **Yes** x **(If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)**
   Customary home deliveries
10. **Does the applicant live in the house? Yes** x **;No** _____
11. **Any outdoor storage? No** _____ ; **Yes** x **(If yes, please state what is kept outside):** only if ordered and needed supplies
12. **Length of time requested (24 months maximum):** 24 months
13. **Is this application a result of a Code Enforcement action? No** x **;Yes** _____ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
14. **Any additional information? (Please attach additional information if needed):**

Applicant signature: _____ **Date:** 2/27/26

Applicant name (printed): Keith Foust

STATEMENT OF INTENT

of

FOUST PROPERTIES, LLC

Temporary Land Use Permit Application

Concerning a 0.074 Acre Tract of Land located in Land Lots 59, 60, 93 & 94, 20th District, 20th Section, Cobb County, Georgia

Submitted for the Applicant by:

Adam J. Rozen, Esq.
Rozen, Rozen & Reilly, LLP
248 Roswell Street
Marietta, GA 30060
770-427-7004
ajrozen@rozenandrozen.com

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

I. INTRODUCTION

This Application seeks a Temporary Land Use Permit ("TLUP") to allow an auto broker's office on an approximate 0.074 acre tract of land located at 1275 Shiloh Road, Suite 2410 and 2411, Kennesaw, GA 30144.

The property ("Subject Property") is presently zoned in the OS zoning classification and is identified as a Community Activity Center ("CRC") on Cobb County's Future Land Use Map ("FLUM"). The subject property historically has been utilized for office purposes and is proposed to be used for office purposes.

The proposal will preserve the subject property similar to its current and historical state in a manner consistent with the intent of its zoning and development by maintaining use as an office for an automotive broker without vehicle inventory on site.

The Application seeks to renew the existing TLUP granted for this Applicant and the Subject Property in LUP 17 (2024).

II. CRITERIA TO BE APPLIED TO TEMPORARY LAND USE PERMITS

A. Whether or not there will be a significant adverse effect upon the neighborhood or area in which the proposed use will be located.

The Subject Property was built and developed for office uses and will remain office use with the proposed broker's licensed office.

B. Whether or not the use is otherwise compatible with the neighborhood.

As referred to above, the proposed use provides a use consistent with other uses within the existing development and surround area.

C. Whether or not the use proposed will result in a nuisance as defined under state law.

The proposed use will not result in a nuisance, either public or private, as that term is defined by Georgia law. The proposed use will operate within the confines of the

existing suites and as an office with a limited number of employees working for a limited number of hours and will not emit noise or other indicia of operations.

D. Whether or not the quiet enjoyment of surrounding property will be adversely affected.

The proposed low intensity use of the subject property will not adversely affect the quiet enjoyment of surrounding properties by operating as an office within an office complex.

E. Whether or not property values of surrounding property will be adversely affected.

The immediate and surrounding properties will maintain or increase in their value based on the proposed use.

F. Whether or not adequate provisions are made for parking and traffic considerations.

The proposed use will meet Cobb County's parking-space ratio requirements. Parking and traffic considerations will be further discussed by Staff and the Applicant as part of the Plan Review process.

G. Whether or not the site or intensity of the use is appropriate.

The Subject Property was zoned and developed for office use so the proposed use of office is appropriate.

H. Whether or not Temporary or unique conditions overcome the Board of Commissioners' general presumption that residential neighborhoods should not allow non-compatible business uses.

The Subject Property is in a commercial area.

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

I. Whether or not adequate provisions are made regarding the hours of operation.

The hours of operation for any on site activities will be limited.

J. Whether or not adequate controls and limits are placed on commercial and business deliveries.

Commercial deliveries to the Subject Property will be less than or commensurate in number and type to the existing offices.

K. Whether or not adequate landscape plans are incorporated to ensure appropriate transition.

The proposed use is maintained within the existing office suites and will not require additional landscaping.

L. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.

The surrounding "neighborhood" consists of other office uses and being within a CAC, the use is low in intensity to those in the immediate and surrounding area and those that could be within the zoning and FLUM categories.

M. Whether the Application complies with any applicable specific requirement set forth in this chapter for a Temporary Land Use Permit for particular types of uses.

The application meets all of the requirements for a Temporary Land Use Permit pursuant to and in accordance with Sec. 134-36 and all required information has been supplied or will be supplemented.

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

N. Whether the Applicant has provided sufficient information to allow a full consideration of all relevant factors.

The Applicant has addressed all issues required by law. Additionally, the Applicant remains available to respond to any questions or issues which may be raised during the permit process or those raised by Cobb County's professional staff and Members of both the Planning Commission and/or Board of Commissioners.

III. PRESERVATION OF CONSTITUTIONAL RIGHTS

The Zoning Ordinance of Cobb County, Georgia, lacks adequate standards for the Board of County Commissioners to exercise its power to issue Temporary Land Use Permits. In essence, the standards are not sufficient to contain the discretion of the Board of Commissioners and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Board of Commissioners, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Resolution also violates Article I, Section III, Paragraph 1; and Article 1, Paragraphs 1 and 2 of the Constitution of the State of Georgia, 1983.

The Board of Commissioners is granted the power to zone and rezone and issue special permits pursuant to Article IX, Section II, Paragraph 4 of the Constitution of the State of Georgia, 1983. It is a power which must be fairly exercised. Based on this element of fairness, the Zoning Ordinance of Cobb County, Georgia violates Article IX, Section II, Paragraph 4 of the Constitution of the State of Georgia, 1983.

The Zoning Ordinance as presently in effect is contrary to the best interests of the health and welfare of the citizens of Cobb County, Georgia, and constitutes an arbitrary and capricious act. As a result, the Zoning Ordinance is in violation of Article I, Section III, Paragraph 1 of the

Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, the Zoning Ordinance violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

In addition, the Zoning Ordinance is unconstitutional in that it renders the Subject Property unusable and destroys it marketability. Therefore, the Zoning Ordinance constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The failure to approve the requested Temporary Land Use Permit for the Subject Property would constitute the taking of property without due process and without the payment of adequate compensation in violation of Article I, Section I, Paragraph 1 of the Constitution of the State of Georgia, 1983; and the Fifth and Fourteenth Amendments of the Constitution of the United States.

Failure to grant the Application for the Temporary Land Use Permit would be contrary to the best interests of the health and welfare of the citizens of Cobb County, Georgia, and would further constitute an arbitrary and capricious act. As such, failure to grant the application would constitute a violation of Article I, Section I, Paragraph 1 of the Constitution of the State of Georgia, 1983; and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983, together with the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

Any limitation on the time for presentation of the issues before the Board of Commissioners who have the power to zone and rezone and issue permits is a violation of the

guarantees of free speech under Article I, Section I, Paragraph 5 of the Constitution of the State of Georgia, 1983 and the First Amendment of the Constitution of the United States of America. Further, said limitations are in violation of the right to petition and assemble, in violation of Article I, Section I, Paragraph IX of the Constitution of the State of Georgia, 1983 and the First Amendment of the Constitution of the United States of America as well as the due process clauses of the Constitution of Georgia, 1983 and the Constitution of the United States of America.

The Zoning Ordinance of Cobb County, Georgia, is unlawful, null and void in that its adoption and map adoption/maintenance did not comply with the requirements of its predecessor ordinance and/or the Zoning Procedures Law, O.C.G.A. § 36-66-1, et seq.

IV. CONCLUSION

Based upon the foregoing reasons, the Applicant respectfully requests that the Temporary Land Use Permit at issue be approved and the Applicant also solicits any comments from staff or other officials of Cobb County so that such recommendations or input may be incorporated as conditions of approval of the Application.

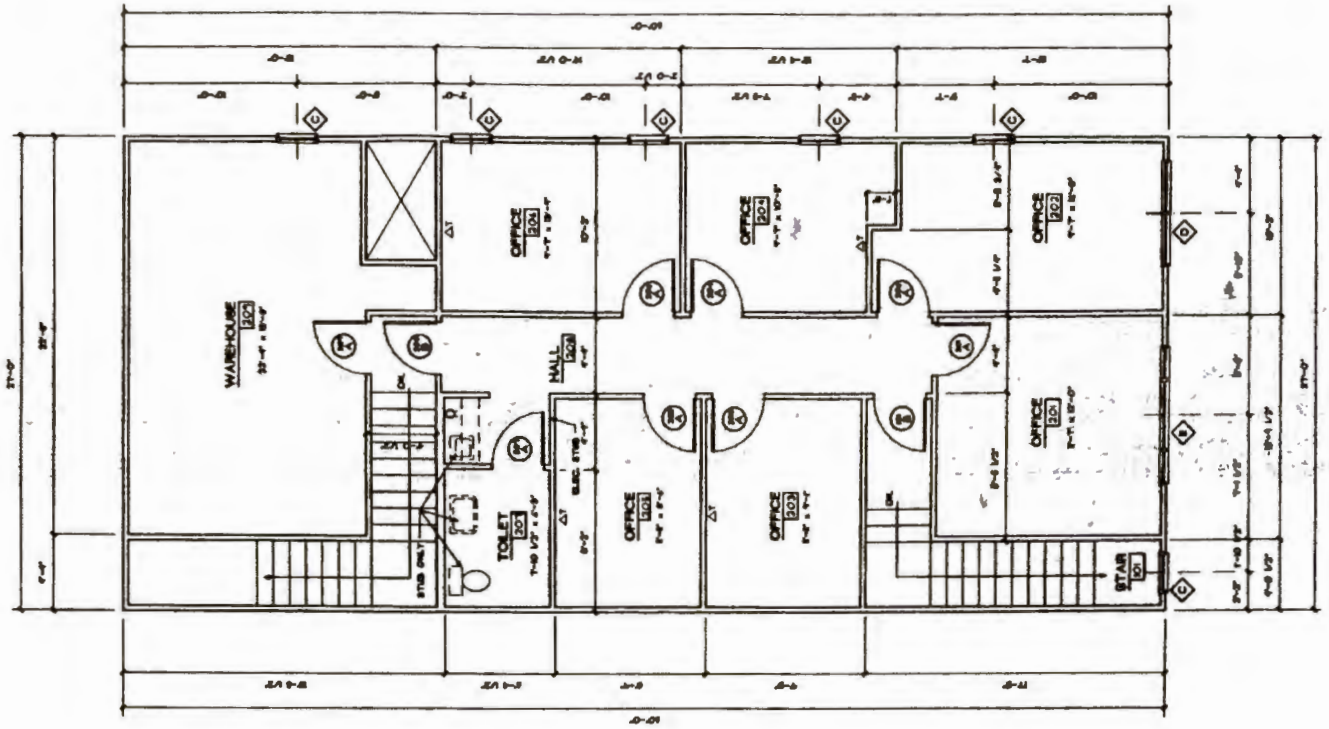
Respectfully submitted, this the 5th day of March, 2026.

ROZEN, ROZEN & REILLY, LLP

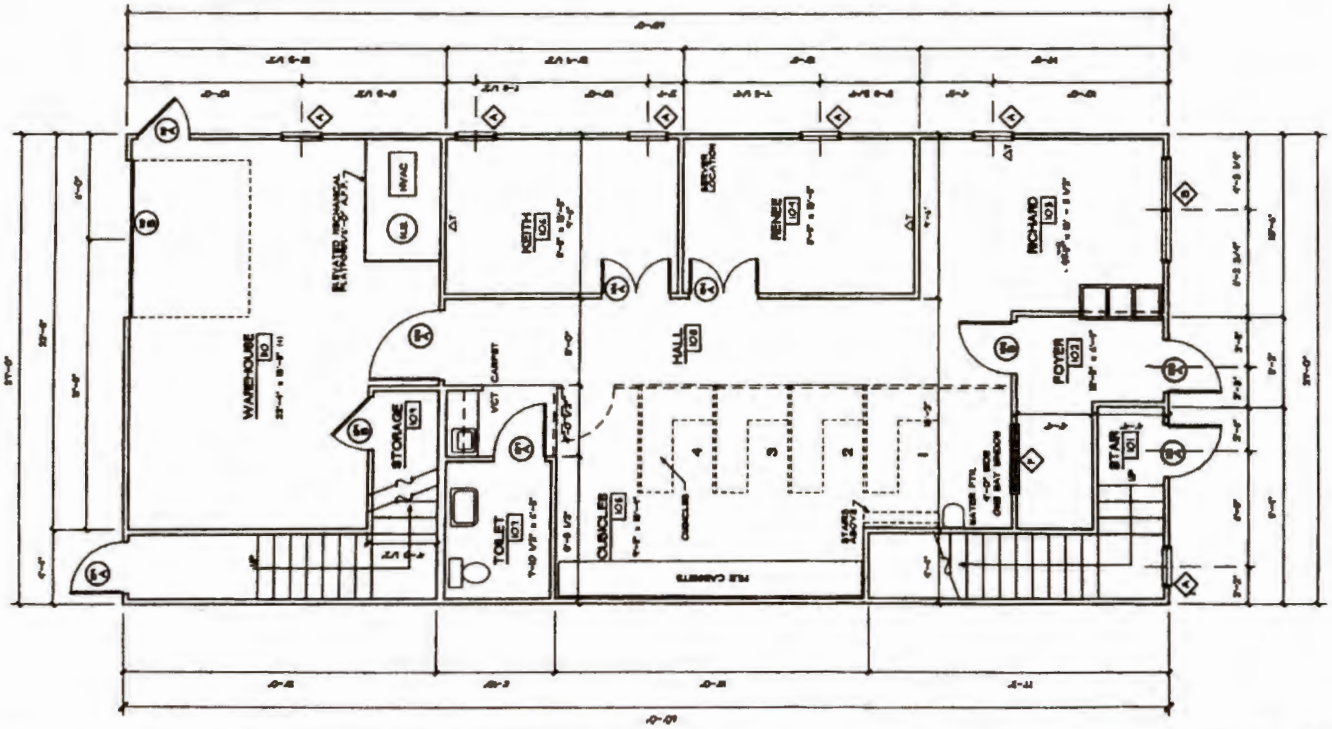
By: _____
ADAM J. ROZEN
Attorney for Applicant
Ga. Bar No. 161610

248 Roswell Street
Marietta, GA 30060
ajrozen@rozenandrozen.com

RECEIVED
MAR 05 2026
COBB COUNTY ZONING



2 UPPER LEVEL PLAN
SD-1 1/4" = 1'-0"



1 MAIN LEVEL PLAN
SD-1 1/4" = 1'-0"

TENANT LAYOUT

TENANT KEITH FOUST

SCALE: 1/4" = 1'-0" | DRN: | CHD: | DATE: 5/5/25

NO.	DATE	REVISION
1	5/10/25	TENANT COMMENTS
2	7/25/25	TENANT COMMENTS
3	7/25/25	RECESSION RECEPTION/ FOYER
4	8/06/25	TENANT COMMENTS
5	8/25/25	MODIFY WAREHOUSE

JEA
ARCHITECTS
1301 SHILOH ROAD
SUITE 1640
KENNESAW, GEORGIA 30144
770-425-8919

RECEIVED
MAR 05 2026
COBB COUNTY PLANNING

filed in office 1-24-2002
Plat Book 202 - Page 19
Jay C. Stephenson clerk
CFN - 2002 - 18106

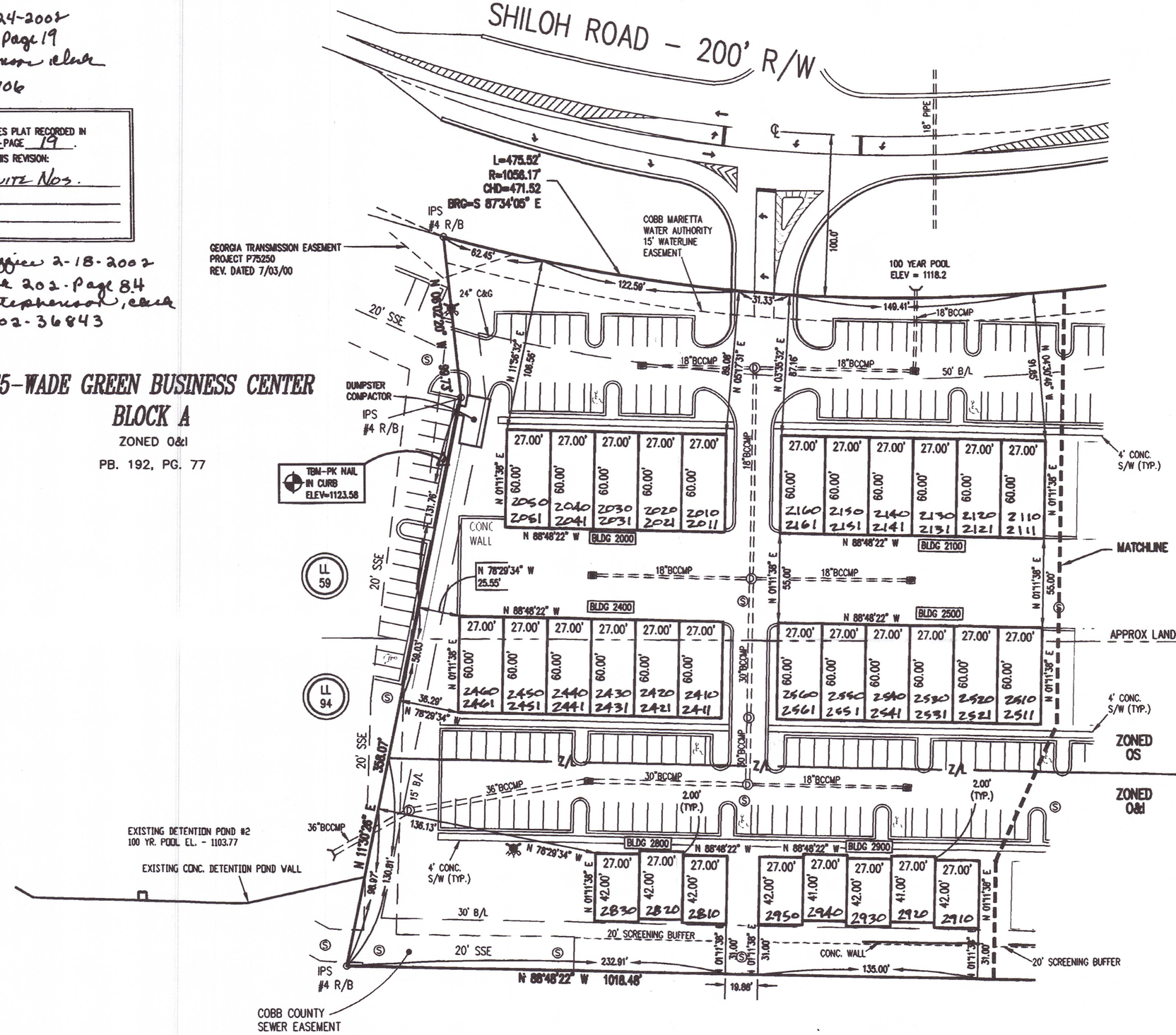
THIS PLAT SUPERCEDES PLAT RECORDED IN PLAT BOOK 202 PAGE 19.
THE PURPOSED OF THIS REVISION:
Added Suite Nos.

filed in office 2-18-2002
Plat Book 202 - Page 84
Jay C. Stephenson, clerk
CFN - 2002 - 36843

75-WADE GREEN BUSINESS CENTER
BLOCK A

ZONED O&I

PB. 192, PG. 77



LEGEND

- CATCH BASIN
- CURB AND GUTTER
- DROP INLET
- FIRE HYDRANT
- HEADWALL
- IRON PIN
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- —Z/L— ZONING LINE
- MONUMENT (CONCRETE)
- PARKING SPACE
- HANDICAP PARKING SPACE
- PIPE
- POWER POLE
- BUILDING (27.0' x 60.0', 1)

GRAPHIC SCALE

-50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

Centerline Surveying Systems, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

GEORGIA REGISTERED No. 2143 CHARLES C. FRANKLIN LAND SURVEYOR

NO.	DATE	REVISION DESCRIPTION	BY
1	2-13-02	Added Suite Numbers	DP

FINAL PLAT FOR:
75-WADE GREEN BUSINESS CENTER
BLOCK B
PROPERTY IS LOCATED IN LAND LOTS 59 AND 94 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

SHEET No. 2 of 3

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-11-2026

SITE BACKGROUND

Applicant	Foust Properties, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Adam J. Rozen
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Foust Properties, LLC
Property Location	Located on the south side of Shiloh Road and on the west side of I-75, east of Cherokee Street
Address	1275 Shiloh Road, Suites 2410, 2411
Access to Property	Shiloh Road

QUICK FACTS

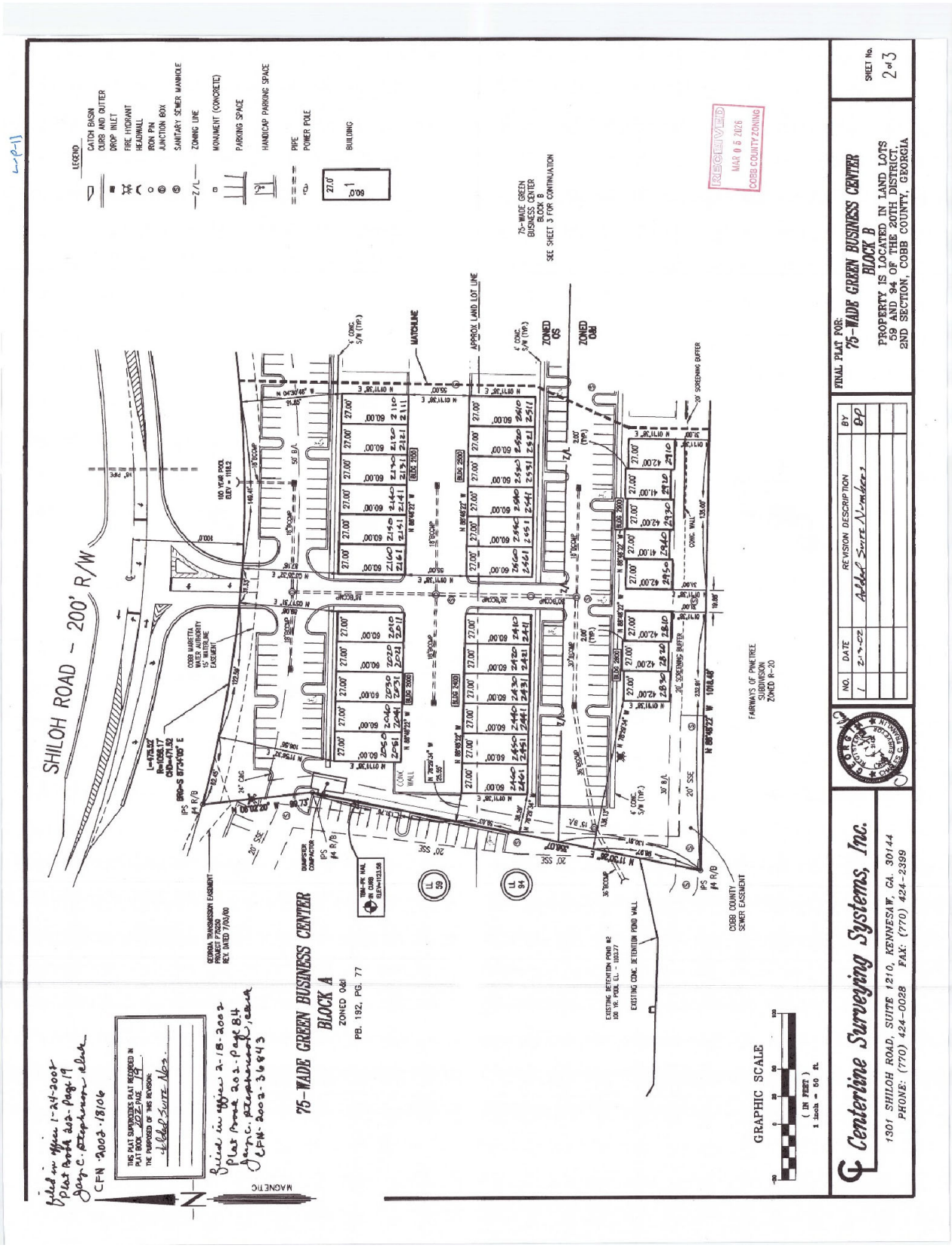
Commission District	1 - Gambrill
Current Zoning	OS
Current Use of Property	Auto Broker
Proposed Use	Auto Broker (LUP Renewal)
Future Land Use	CAC
Site Acreage	0.04
District	20
Land Lot	59, 94
Parcel #	20009402640
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

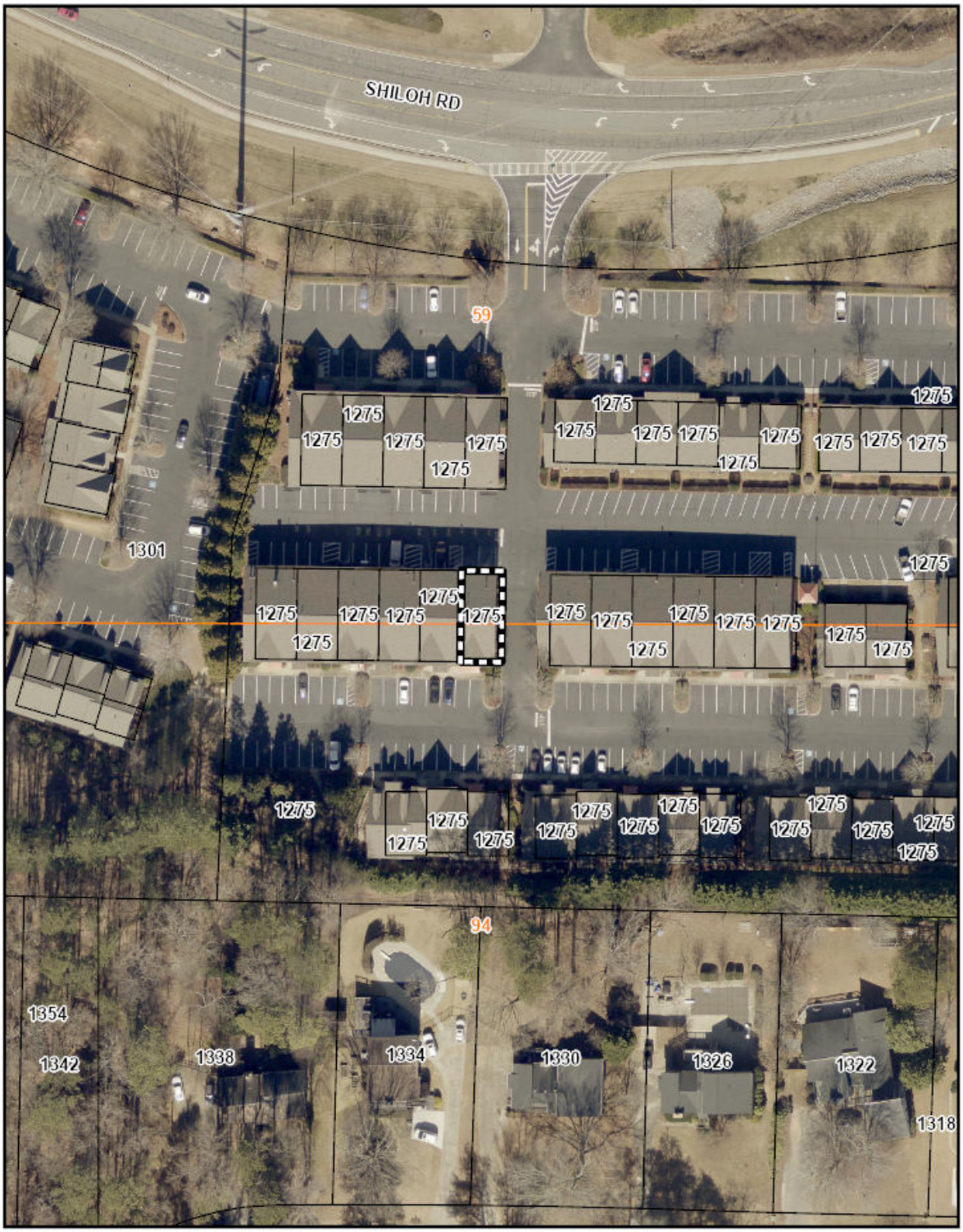
(Zoning Staff member: Jessica Berman, MPA, CNU-A

Based on the analysis of the case, Staff recommends **APPROVAL** for 24 months subject to the following:

1. Auto Broker office use only;
2. No vehicles shown or exchanged onsite; and
3. No titles signed onsite.


SHILOH ROAD - 200' R/W
75-WADE GREEN BUSINESS CENTER BLOCK A
ZONED O&I
PB. 192, PG. 77
FINAL PLAT FOR:
75-WADE GREEN BUSINESS CENTER BLOCK B
PROPERTY IS LOCATED IN LAND LOTS 59 AND 94 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA
SHEET No. 2 of 3
Centerline Surveying Systems, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
RECEIVED
MAR 06 2026
COBB COUNTY ZONING

LUP-11 2026 Aerial Map



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

0 70 140 Feet

Zoning Boundary

City Boundary

North

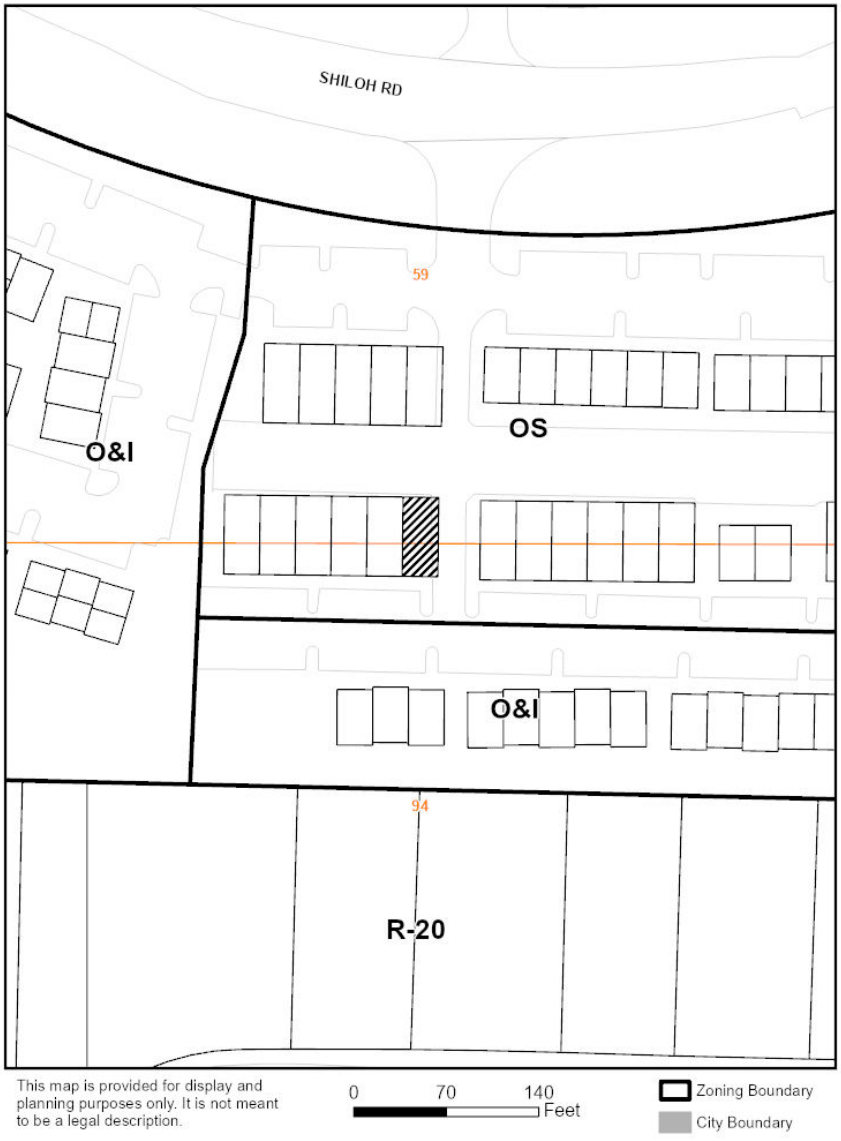
Zoning: OS / Office Park
Future Land Use: CAC

WEST

Zoning: OS / Office Park

Future Land Use: CAC

LUP-11 2026 Map



EAST

Zoning: OS / Office Park

Future Land Use: CAC

SOUTH

Zoning: O&I / Office Park
Future Land Use: CAC

Current zoning district for the property

The OS district is established to provide locations for office and business distribution/service facilities, and assembly processes which do not emit noise, vibration, smoke, gas, fumes, odors or radiation and are located entirely within an enclosed building which do not involve manufacturing or fabrication of any product. No principal retail sales are allowed unless specified in this section. These uses are allowed on properties delineated within a RAC category, ICA category or an industrial category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Limited special exception uses may be allowed on properties delineated within a Neighborhood Activity Center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990, and as may be amended from time to time.

Request for a Temporary Land Use Permit

The Board of Commissioners may permit temporary land use permits for uses that are uniquely located and are considered compatible with adjoining zoning districts and nearby uses for designated periods of time for uses, exceptions or professions in areas, along roadways and within districts where the zoning regulations would otherwise prohibit such operations. Customary home occupations as defined in this chapter, do not require a temporary land use permit.

Summary of the applicant's proposal

The applicant is requesting a Temporary Land Use Permit (LUP) for 24 months to operate an auto broker office in an office park on a 0.004-acre site that has two (2) office units. The State of Georgia requires applicants for state auto broker licenses to have a local business license for the use. The business will have four (4) employees and one (1) client a day visiting the office. The hours of operation are proposed to be Monday through Friday, 9:00 am to 5:00 pm. There will be no storage of vehicle inventory onsite.

LUP-11-2026 DEPARTMENT COMMENTS – Fire Department

03/18/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

FIRE PROTECTION:
All sprinkler and fire alarm systems must have passing current sprinkler and fire alarm inspections. Sprinkler inspections must be performed by a Cobb County Fire Marshal's Office approved contractor. The resultant sprinkler and fire alarm inspection reports must be uploaded into the Cobb County Fire Marshal's Office contractor Inspection, Testing and Maintenance portal.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

LUP-11-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

3/27/2026

Comprehensive Plan Future Land Use Designation: Community Activity Center
The subject tract is within the Community Activity Center (CAC). Community Activity Centers provides for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low- to mid-rise office buildings and department stores.

What is the Future Land Use Sub-Category? N/A

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary?	☒ Yes	☐ No
If Yes:		
Which City:	Kennesaw	
Was the city notified?	Yes	

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☐ Yes	☒ No

---

Comments:

LUP-11

May '26 Zoning

Applicant: Foust Properties, LLC

Water & Sewer Comments: No comments.

No comments

STAFF ANALYSIS

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in bold, with the staff analysis following:

(1) Safety, health, welfare and moral concerns involving the surrounding neighborhood.
This request should not affect the safety, health, or welfare of the surrounding properties.

(2) Parking and traffic considerations.
Customers and employees will park in the parking lot.

(3) Number of nonrelated employees.
There will be four (4) employees.

(4) Number of commercial and business deliveries.
There will be delivery of supplies as needed.

(5) The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.
The proposed use is located in an area having commercial offices. This use will not disrupt the current uses at the property.

(6) Compatibility of the business use to the neighborhood.
There are professional offices surrounding the property.

(7) Hours of operation.
The hours of operation are proposed to be Monday through Friday, 9:00 am to 5:00 pm.

(8) Existing business uses in the vicinity.
There are professional offices located in the surrounding office park.

(9) Effect on property values of surrounding property.
This request and an increase in traffic will not affect property values.

(10) Circumstances surrounding neighborhood complaints.
This request is not the result of a complaint from code enforcement.

(11) Intensity of the proposed business use.
This proposed use will not increase the amount of traffic in the office park and is substantially similar to the existing uses.

(12) Location of the use within the neighborhood.
The proposed use is not in a platted subdivision.

LUP-11-2026 DEPARTMENT COMMENTS – Zoning Division

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

Revised October 1, 2009

Application #: LUP-11-2026
PC Hearing Date: 5-5-26
BOC Hearing Date: 5-19-26

TEMPORARY LAND USE PERMIT WORKSHEET
(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. **Type of business, or request?** Auto Brokers License Office - no vehicle inventory on site
2. **Number of employees?** 4
3. **Days of operation?** Monday through Friday
4. **Hours of operation?** 9 am to 5 pm
5. **Number of clients, customers, or sales persons coming to the house per day?** 1 **;Per week?** 5
6. **Where do clients, customers and/or employees park?**
   Driveway: _____; **Street:** _____ **;Other (Explain):** designated parking area
7. **Signs? No:** _____ ; **Yes:** x . **(If yes, then how many, size, and location):** at the front door
8. **Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.):** Personal vehicles only
9. **Deliveries? No** _____ ; **Yes** x **(If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)**
   Customary home deliveries
10. **Does the applicant live in the house? Yes** x **;No** _____
11. **Any outdoor storage? No** _____ ; **Yes** x **(If yes, please state what is kept outside):** only if ordered and needed supplies
12. **Length of time requested (24 months maximum):** 24 months
13. **Is this application a result of a Code Enforcement action? No** x **;Yes** _____ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
14. **Any additional information? (Please attach additional information if needed):**

Applicant signature: _____ **Date:** 2/27/26

Applicant name (printed): Keith Foust

STATEMENT OF INTENT

of

FOUST PROPERTIES, LLC

Temporary Land Use Permit Application

Concerning a 0.074 Acre Tract of Land located in Land Lots 59, 60, 93 & 94, 20th District, 20th Section, Cobb County, Georgia

Submitted for the Applicant by:

Adam J. Rozen, Esq.
Rozen, Rozen & Reilly, LLP
248 Roswell Street
Marietta, GA 30060
770-427-7004
ajrozen@rozenandrozen.com

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

I. INTRODUCTION

This Application seeks a Temporary Land Use Permit ("TLUP") to allow an auto broker's office on an approximate 0.074 acre tract of land located at 1275 Shiloh Road, Suite 2410 and 2411, Kennesaw, GA 30144.

The property ("Subject Property") is presently zoned in the OS zoning classification and is identified as a Community Activity Center ("CRC") on Cobb County's Future Land Use Map ("FLUM"). The subject property historically has been utilized for office purposes and is proposed to be used for office purposes.

The proposal will preserve the subject property similar to its current and historical state in a manner consistent with the intent of its zoning and development by maintaining use as an office for an automotive broker without vehicle inventory on site.

The Application seeks to renew the existing TLUP granted for this Applicant and the Subject Property in LUP 17 (2024).

II. CRITERIA TO BE APPLIED TO TEMPORARY LAND USE PERMITS

A. Whether or not there will be a significant adverse effect upon the neighborhood or area in which the proposed use will be located.

The Subject Property was built and developed for office uses and will remain office use with the proposed broker's licensed office.

B. Whether or not the use is otherwise compatible with the neighborhood.

As referred to above, the proposed use provides a use consistent with other uses within the existing development and surround area.

C. Whether or not the use proposed will result in a nuisance as defined under state law.

The proposed use will not result in a nuisance, either public or private, as that term is defined by Georgia law. The proposed use will operate within the confines of the

existing suites and as an office with a limited number of employees working for a limited number of hours and will not emit noise or other indicia of operations.

D. Whether or not the quiet enjoyment of surrounding property will be adversely affected.

The proposed low intensity use of the subject property will not adversely affect the quiet enjoyment of surrounding properties by operating as an office within an office complex.

E. Whether or not property values of surrounding property will be adversely affected.

The immediate and surrounding properties will maintain or increase in their value based on the proposed use.

F. Whether or not adequate provisions are made for parking and traffic considerations.

The proposed use will meet Cobb County's parking-space ratio requirements. Parking and traffic considerations will be further discussed by Staff and the Applicant as part of the Plan Review process.

G. Whether or not the site or intensity of the use is appropriate.

The Subject Property was zoned and developed for office use so the proposed use of office is appropriate.

H. Whether or not Temporary or unique conditions overcome the Board of Commissioners' general presumption that residential neighborhoods should not allow non-compatible business uses.

The Subject Property is in a commercial area.

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

I. Whether or not adequate provisions are made regarding the hours of operation.

The hours of operation for any on site activities will be limited.

J. Whether or not adequate controls and limits are placed on commercial and business deliveries.

Commercial deliveries to the Subject Property will be less than or commensurate in number and type to the existing offices.

K. Whether or not adequate landscape plans are incorporated to ensure appropriate transition.

The proposed use is maintained within the existing office suites and will not require additional landscaping.

L. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.

The surrounding "neighborhood" consists of other office uses and being within a CAC, the use is low in intensity to those in the immediate and surrounding area and those that could be within the zoning and FLUM categories.

M. Whether the Application complies with any applicable specific requirement set forth in this chapter for a Temporary Land Use Permit for particular types of uses.

The application meets all of the requirements for a Temporary Land Use Permit pursuant to and in accordance with Sec. 134-36 and all required information has been supplied or will be supplemented.

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

N. Whether the Applicant has provided sufficient information to allow a full consideration of all relevant factors.

The Applicant has addressed all issues required by law. Additionally, the Applicant remains available to respond to any questions or issues which may be raised during the permit process or those raised by Cobb County's professional staff and Members of both the Planning Commission and/or Board of Commissioners.

III. PRESERVATION OF CONSTITUTIONAL RIGHTS

The Zoning Ordinance of Cobb County, Georgia, lacks adequate standards for the Board of County Commissioners to exercise its power to issue Temporary Land Use Permits. In essence, the standards are not sufficient to contain the discretion of the Board of Commissioners and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Board of Commissioners, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Resolution also violates Article I, Section III, Paragraph 1; and Article 1, Paragraphs 1 and 2 of the Constitution of the State of Georgia, 1983.

The Board of Commissioners is granted the power to zone and rezone and issue special permits pursuant to Article IX, Section II, Paragraph 4 of the Constitution of the State of Georgia, 1983. It is a power which must be fairly exercised. Based on this element of fairness, the Zoning Ordinance of Cobb County, Georgia violates Article IX, Section II, Paragraph 4 of the Constitution of the State of Georgia, 1983.

The Zoning Ordinance as presently in effect is contrary to the best interests of the health and welfare of the citizens of Cobb County, Georgia, and constitutes an arbitrary and capricious act. As a result, the Zoning Ordinance is in violation of Article I, Section III, Paragraph 1 of the

Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, the Zoning Ordinance violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

In addition, the Zoning Ordinance is unconstitutional in that it renders the Subject Property unusable and destroys it marketability. Therefore, the Zoning Ordinance constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The failure to approve the requested Temporary Land Use Permit for the Subject Property would constitute the taking of property without due process and without the payment of adequate compensation in violation of Article I, Section I, Paragraph 1 of the Constitution of the State of Georgia, 1983; and the Fifth and Fourteenth Amendments of the Constitution of the United States.

Failure to grant the Application for the Temporary Land Use Permit would be contrary to the best interests of the health and welfare of the citizens of Cobb County, Georgia, and would further constitute an arbitrary and capricious act. As such, failure to grant the application would constitute a violation of Article I, Section I, Paragraph 1 of the Constitution of the State of Georgia, 1983; and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983, together with the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

Any limitation on the time for presentation of the issues before the Board of Commissioners who have the power to zone and rezone and issue permits is a violation of the

guarantees of free speech under Article I, Section I, Paragraph 5 of the Constitution of the State of Georgia, 1983 and the First Amendment of the Constitution of the United States of America. Further, said limitations are in violation of the right to petition and assemble, in violation of Article I, Section I, Paragraph IX of the Constitution of the State of Georgia, 1983 and the First Amendment of the Constitution of the United States of America as well as the due process clauses of the Constitution of Georgia, 1983 and the Constitution of the United States of America.

The Zoning Ordinance of Cobb County, Georgia, is unlawful, null and void in that its adoption and map adoption/maintenance did not comply with the requirements of its predecessor ordinance and/or the Zoning Procedures Law, O.C.G.A. § 36-66-1, et seq.

IV. CONCLUSION

Based upon the foregoing reasons, the Applicant respectfully requests that the Temporary Land Use Permit at issue be approved and the Applicant also solicits any comments from staff or other officials of Cobb County so that such recommendations or input may be incorporated as conditions of approval of the Application.

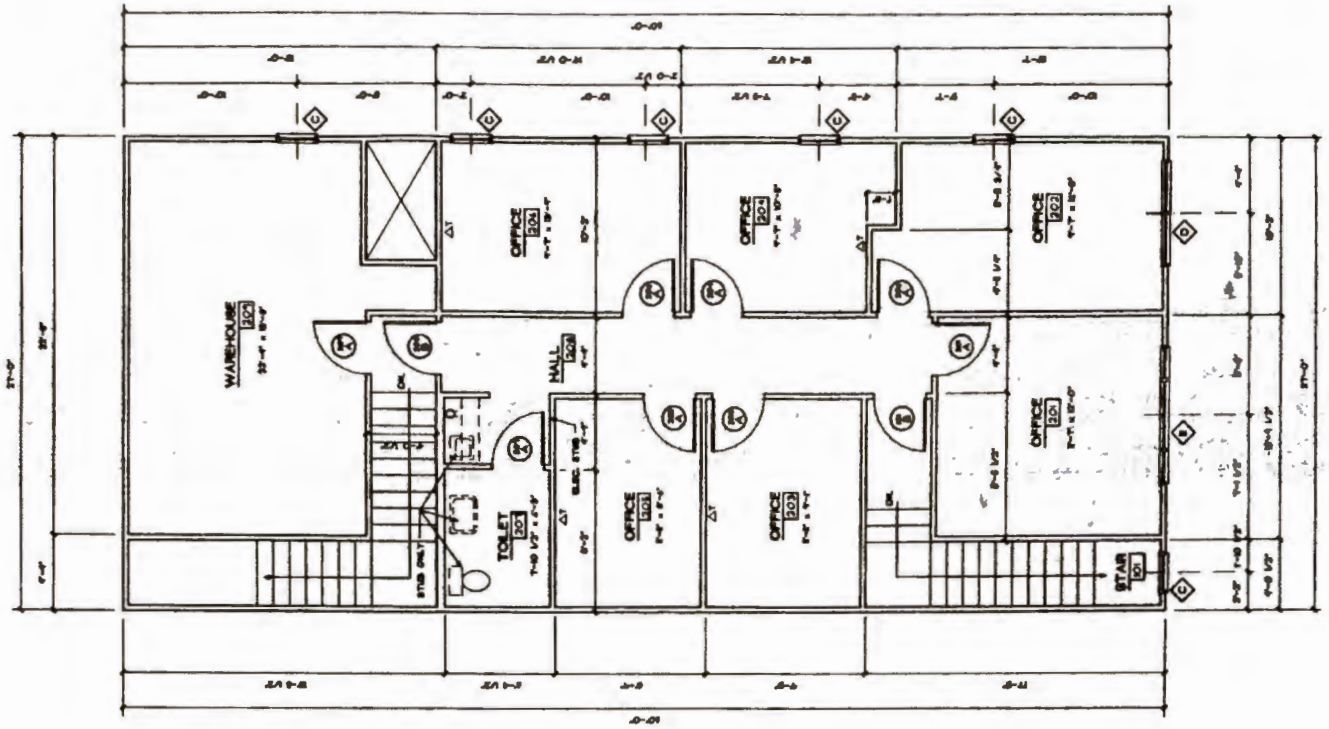
Respectfully submitted, this the 5th day of March, 2026.

ROZEN, ROZEN & REILLY, LLP

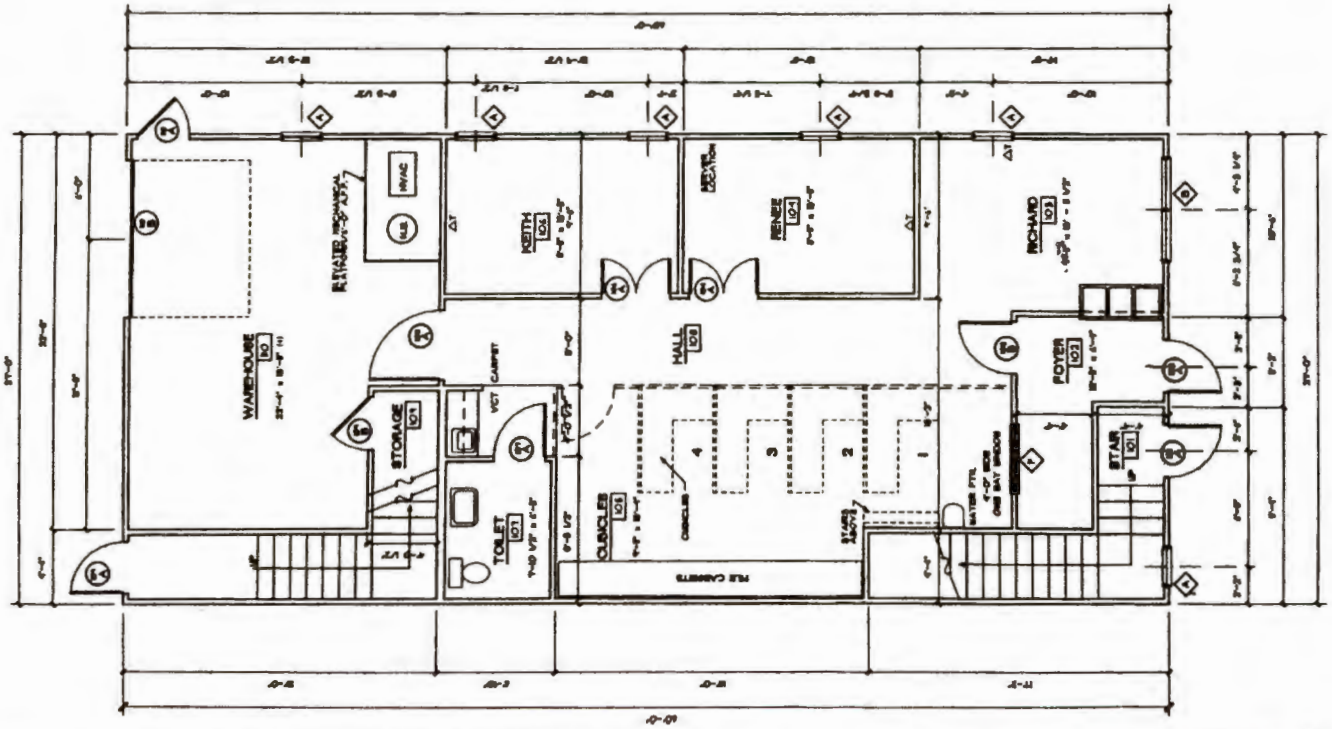
By: _____
ADAM J. ROZEN
Attorney for Applicant
Ga. Bar No. 161610

248 Roswell Street
Marietta, GA 30060
ajrozen@rozenandrozen.com

RECEIVED
MAR 05 2026
COBB COUNTY ZONING



2 UPPER LEVEL PLAN
SD-1 1/4" = 1'-0"



1 MAIN LEVEL PLAN
SD-1 1/4" = 1'-0"

TENANT LAYOUT

TENANT KEITH FOUST

SCALE: 1/4" = 1'-0" | DRN: | CHD: | DATE: 2/2/26

NO.	DATE	REVISION
1	2/10/26	TENANT COMMENTS
2	2/26/26	TENANT COMMENTS
3	3/3/26	RECESSION RECEPTION/ FOYER
4	3/05/26	TENANT COMMENTS
5	3/23/26	MODIFY WAREHOUSE

JEA
ARCHITECTS
1301 SHILOH ROAD
SUITE 1640
KENNESAW, GEORGIA 30144
770-425-8919

RECEIVED
MAR 05 2026
COBB COUNTY PLANNING

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

SLUP-5-2026

SITE BACKGROUND

Applicant	Sugar Bear Properties, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Lisa S. Morchower
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Sugar Bear Properties, LLC
Property Location	Located at the southeast corner of Scufflegrit Road and Sandy Plains Road
Address	1880 Scufflegrit Road
Access to Property	Scufflegrit Road, Sandy Plains Road

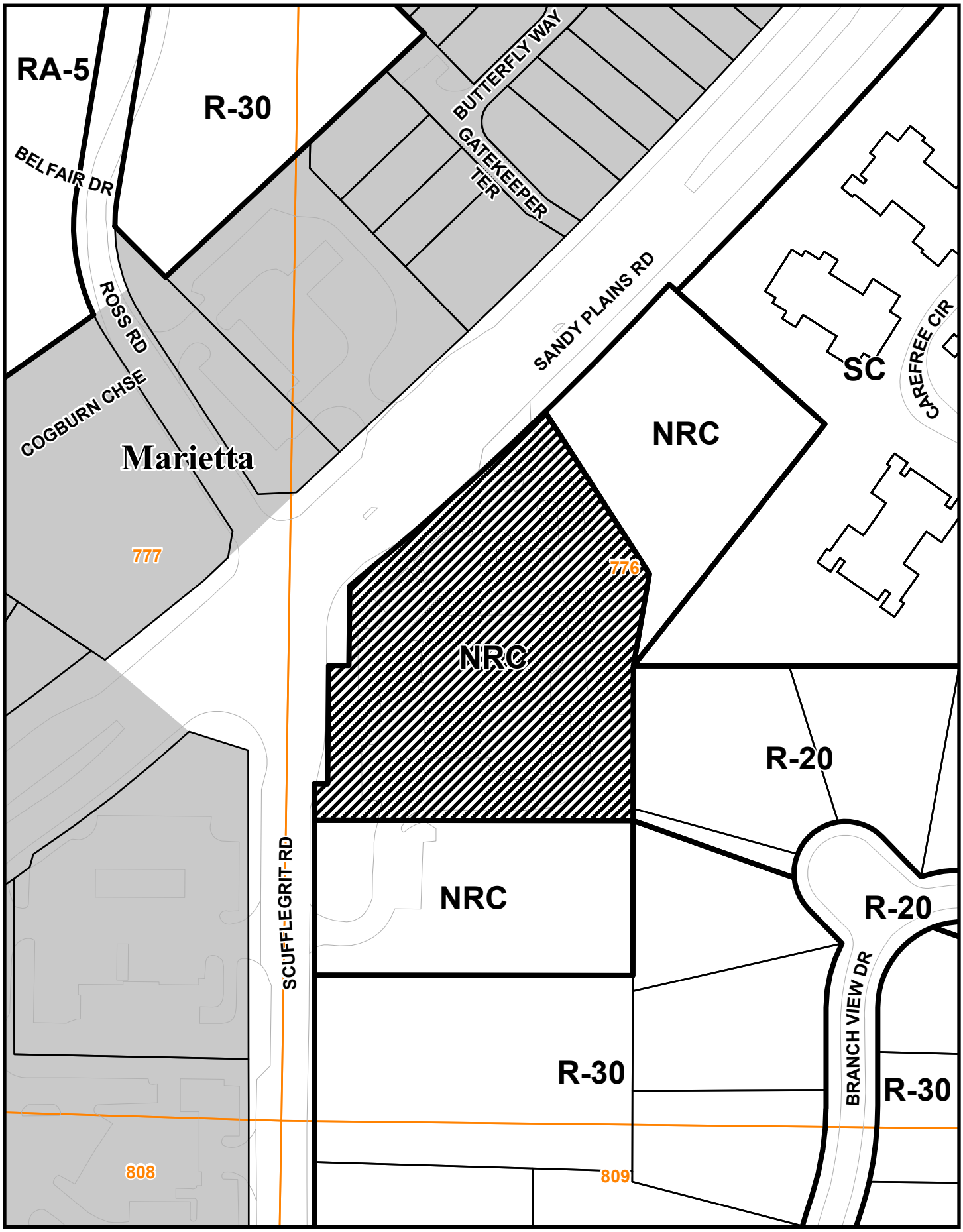
QUICK FACTS

Commission District	3 - Birrell
Current Zoning	NRC
Current Use of Property	Vacant commercial
Proposed Zoning	NRC
Proposed Use	Self-service storage facility with ground floor commercial
Future Land Use	NAC
Site Acreage	1.97
District	16
Land Lot	776
Parcel #	16077600060
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

SLUP-5 2026 Map

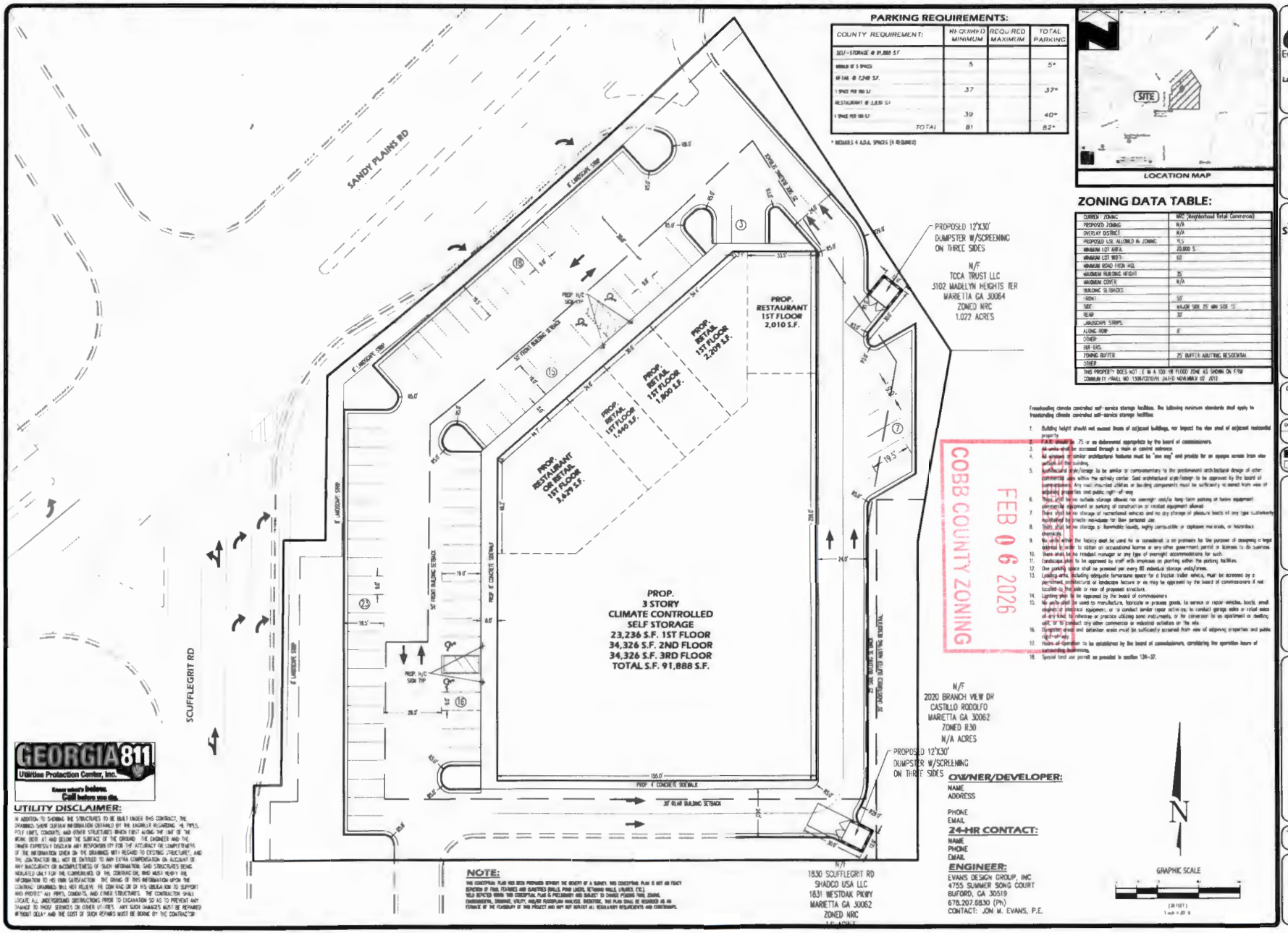


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 105 210 Feet

Zoning Boundary

City Boundary



PARKING REQUIREMENTS:

COUNTY REQUIREMENT:	MINIMUM REQUIRED	MAXIMUM REQUIRED	TOTAL PARKING
SELF-STORAGE @ 91,888 S.F.			
MINIMUM OF 5 SPACES	5		5*
@ 1/40 @ 7,240 S.F.	37		37*
1 SPACE PER 100 S.F.			
RESTAURANT @ 3,839 S.F.	39		40*
1 SPACE PER 100 S.F.			
TOTAL	81		82*

* INCLUDES 4 A.D.A. SPACES (4 REQUIRED)

ZONING DATA TABLE:

CURRENT ZONING	NRC (Neighborhood Retail Commercial)
PROPOSED ZONING	N/A
OVERLAY DISTRICT	N/A
PROPOSED USE ALLOWED IN ZONING	YES
MINIMUM LOT AREA	20,000 S.
MINIMUM LOT WIDTH	60
MINIMUM ROAD FRON AGE	
MAXIMUM BUILDING HEIGHT	35
MAXIMUM COVER	N/A
BUILDING SETBACKS	
FRONT	50'
SIDE	MAJOR SIDE 25' MIN SIDE 15'
REAR	30'
LANDSCAPE STRIPS	
ALONG ROW	8'
OTHER	
BUFFERS	
ZONING BUFFER	25' BUFFER ABUTTING RESIDENTIAL
OTHER	

THIS PROPERTY DOES NOT LIE IN A 100 YR FLOOD ZONE AS SHOWN ON FIRM COMMUNITY PANEL NO 13067C0170H JAHD NOVEMBER 07, 2013

LOCATION MAP

SITE

Freestanding climate controlled self-service storage facilities. The following minimum standards shall apply to freestanding climate controlled self-service storage facilities:

1. Building height should not exceed those of adjacent buildings, nor impact the view shed of adjacent residential property.
2. F.A.R. should be .75 or as determined appropriate by the board of commissioners.
3. All units shall be accessed through a main or central entrance.
4. All exposed or similar architectural features must be "one way" and provide for an opaque screen from view outside of the building.
5. Architectural style/design to be similar or complimentary to the predominant architectural design of other commercial uses within the activity center. Said architectural style/design to be approved by the board of commissioners. Any roof-mounted utilities or building components must be sufficiently screened from view of adjoining properties and public right-of-way.
6. There shall be no outside storage allowed, nor overnight rental or long term parking or heavy equipment allowed, nor equipment or parking of construction or rented equipment allowed.
7. There shall be no storage of recreational vehicles and no dry storage of pleasure boats or any type customarily maintained by private individuals for their personal use.
8. There shall be no storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals.
9. No units within the facility shall be used for a consideration by the purposes of designing a legal address or location or obtain an occupational license or any other government permit or licenses to do business.
10. There shall be no resident manager or any type of overnight accommodations for such.
11. Landscape plan to be approved by staff with emphasis on planting within the parking facilities.
12. One parking space shall be provided per every 80 individual storage units/areas.
13. Loading area, including adequate maneuvering space for a tractor trailer vehicle, must be screened by a permanent, architectural or landscape feature or as may be approved by the board of commissioners if not located to the side or rear of proposed structure.
14. Lighting plan to be approved by the board of commissioners.
15. No units shall be used to manufacture, fabricate or process goods, to service or repair vehicles, boats, small engines or electrical equipment, or to conduct similar repair activities; to conduct garage sales or retail sales of any kind; to rehearse or practice utilizing sonic instruments, or for conversion to an apartment or dwelling unit; or to conduct any other commercial or industrial activities on the site.
16. Dumpster areas and detention areas must be sufficiently screened from view of adjoining properties and public right-of-way.
17. Hours of operation to be established by the board of commissioners, considering the operation hours of surrounding businesses.
18. Special land use permit as provided in section 134-37.

COBB COUNTY ZONING
FEB 06 2026

OWNER/DEVELOPER:

NAME
ADDRESS

PHONE
EMAIL

24-HR CONTACT:

NAME
PHONE
EMAIL

ENGINEER:

EVANS DESIGN GROUP, INC
4755 SUMMER SONG COURT
BUFORD, GA 30519
678.207.6830 (Ph)
CONTACT: JON M. EVANS, P.E.

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

UTILITY DISCLAIMER:

IN ADDITION TO SHOWING THE STRUCTURES TO BE BUILT UNDER THIS CONTRACT, THE DRAWINGS SHOW CERTAIN INFORMATION OBTAINED BY THE ENGINEER REGARDING GAS PIPES, POLE LINES, CONDUITS, AND OTHER STRUCTURES WHICH FIRST ALONG THE LINE OF THE WORK BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE ENGINEER AND THE OWNER EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THE DRAWINGS WITH REGARD TO EXISTING STRUCTURES, AND THE CONTRACTOR WILL NOT BE ENTITLED TO ANY EXTRA COMPENSATION ON ACCOUNT OF ANY INACCURACY OR INCOMPLETENESS OF SUCH INFORMATION SAID STRUCTURES BEING INDICATED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, AND MUST NEVERTHELESS THE INFORMATION TO HIS OWN SATISFACTION. THE GIVING OF THIS INFORMATION UPON THE CONTRACT DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, AND OTHER STRUCTURES. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO EXCAVATION SO AS TO PREVENT ANY DAMAGE TO THOSE SERVICES OR OTHER UTILITIES. ANY SUCH DAMAGES MUST BE REPAIRED WITHOUT DELAY AND THE COST OF SUCH REPAIRS MUST BE BORNE BY THE CONTRACTOR.

NOTE:

THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES (SUCH AS POND LIMITS, RETAINING WALLS, UNITS, ETC.) WHICH MAY BE EXPECTED WHEN THIS CONCEPTUAL PLAN IS PREPARED AND SUBJECT TO CHANGE POSSIBLE FINAL ZONING, ENGINEERING, DRAINAGE, UTILITY, AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THIS PLAN SHALL BE REVIEWED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL NECESSARY REQUIREMENTS AND CONSTRAINTS.

Evans Design Group, Inc.
Civil Engineering / Site Planning / Land Development Services
4755 Summer Song Court
Buford, GA 30519
(Ph) 678.207.6830
jevans@evansedg.com

GEORGIA REGISTERED ENGINEER JON M. EVANS
GWCC LEVEL II CERT # 10877

PROJECT NAME
SCUFFLEGRIT RD C-STORE & RETAIL

1880 SCUFFLEGRIT RD
L.L. 776, 16th DIST.
COBB COUNTY,
GEORGIA

DATE: 09-08-23

DESIGN BY	DRAWN BY	CHECKED BY
JME	JME	JME

■ Not Released For Construction
□ Released For Construction

OWNER/DEVELOPER

© COPYRIGHT 2023
EVANS DESIGN GROUP, INC
ALL RIGHTS RESERVED
THESE CONSTRUCTION DOCUMENTS ARE PERMITTED REPRODUCTIONS IN WHOLE OR IN PART, AND ARE PAYMENTS OF SERVICE AND ARE THE SOLE PROPERTY OF EVANS DESIGN GROUP, INC. AND SHALL NOT BE USED TO ANY EXTENT, NOT BE REPRODUCED OR CONVEYED IN ANY MANNER WHATSOEVER THEY TO BE USED FOR ANY OTHER PROJECTS OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DUE COMPENSATION TO EVANS DESIGN GROUP, INC.

REVISIONS

JOB NUMBER: 23-049

SHEET TITLE: SITE PLAN

C-4

SLUP-5 2026 Aerial Map



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

0 105 210 Feet

Zoning Boundary

City Boundary

BEFORE THE PLANNING COMMISSION
OF COBB COUNTY, GEORGIA

FEB 05 2026

IN RE:
APPLICATION FOR REZONING
SUBMITTED BY SUGAR BEAR PROPERTIES LLC

LETTER OF INTENT AND IMPACT ANALYSIS STATEMENT

I. Introduction and Procedural History.

Sugar Bear Properties, LLC ("Sugar Bear") has filed an application (hereinafter "the Application") requesting that property it owns in Cobb County, GA, which consists of approximately 1.88 acres located in Land Lot 776, District 16, Parcel 0020 of the 2nd Section, Cobb County, Georgia, and being known as 1880 Scufflegrit Road (hereinafter the "Property"), be rezoned to remove zoning stipulations placed on the Property during a previous rezoning so that Sugar Bear may use the Property in a manner consistent with the Cobb County Zoning Ordinance ("Zoning Ordinance"). The Property is currently zoned NRC (Neighborhood Retail Commercial) as more particularly described in the Application and in this Statement. The Property is designated as NAC (Neighborhood Activity Center) under the Future Land Use Plan for Cobb County. Sugar Bear's request for rezoning to remove the zoning conditions previously placed on the Property is in compliance with the Cobb Future Land Use Plan for the reasons asserted herein.

Specifically, Sugar Bear proposes to redevelop the Property into a building which contains a freestanding climate-controlled self-service storage facility consisting of approximately 91,888 square feet. The building will also contain approximately 9,078 square feet consisting of four (4) to six (6) separate rental units which will be leased for any or all the following uses: retail, office, service and food service establishments.

Sugar Bear has filed the Application because the Property's current zoning classification under the Cobb County Zoning Code, *NRC*, includes a severely limiting condition that was approved as part of the rezoning of the Property by Cobb County in 2002, when United Retail Development Company submitted a rezoning application so the Property could be redeveloped into an Eckerd Drug Store. When it was rezoned in 2002 for use by Eckerd Drugs, Cobb County placed a condition on its approval of the rezoning that the Property could *only* be used as a drugstore, whether it was Eckerd or another brand. The Property had only been used as a drugstore up until the time that it was vacated before Sugar Bear bought it in 2020.

Under Cobb County Code Sec. 134-213. - *NRC neighborhood retail commercial district*, the uses that are contemplated by Applicant are allowed by right. Therefore, any other property that is located within the NRC Zoning District in Cobb County is permitted to be used for the uses proposed by Sugar Bear. With the debilitating condition placed on the Property many years ago,

FEB 05 2026

the Property is stuck in limbo and has no economic value and serves no purpose to the surrounding community. Accordingly, Sugar Bear has filed the subject Application requesting a rezoning of the Property to remove the conditions so that the Property can once again be used in a manner that is consistent with the Zoning Ordinance. The redevelopment of the Property from its vacant, outdated state to a sophisticated, sleek, modern, aesthetically new building offering numerous community-friendly uses will benefit the neighborhoods surrounding the Property, which include existing residents and businesses in both Cobb County and the City of Marietta limits. In addition, new residential developments are being built on Sandy Plains Road which will cause the demand for the proposed uses to rise.

The proposed redevelopment of the Property into an aesthetically pleasing shopping plaza with a self-service storage facility, and retail, service, office and food service elements is consistent with the standards for zoning map amendments as set forth in the Zoning Ordinance and will complement the surrounding community. The redevelopment will be an asset to Cobb County as it will bring beneficial uses to the entire community and enhance not only the subject Property but also the surrounding properties. For these reasons, Sugar Bear respectfully requests that the Cobb County Planning Commission recommend, and the Board of Commissioners approve, the Application as requested.

II. Impact Analysis Statement.

In regard to the criteria to be considered by the Planning Commission under Section 134-121(a)(7) of the Zoning Ordinance in its deliberation regarding the Application, Sugar Bear presents the following information:

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

The subject property is located at the heavily traveled intersection of Sandy Plains Road and Scufflegrit Road, an area characterized by commercial activity. Adjacent and nearby properties have historically supported various commercial uses. In fact, the property located at 1830 Scufflegrit Road, which is located immediately on the southwest side of the Property, has been exclusively used for commercial purposes for decades, with such uses including a home improvement business, a mortgage company, and commercial storage for a lawn maintenance business. Directly across from the Property on Scufflegrit Road, lying within the City of Marietta city limits, there is a Caliber Car Wash. The Car Wash sits in front of a Publix Shopping Center, which is also in the City of Marietta city limits. The Publix Shopping Center consists of a Publix Grocery Store two full service dine-in restaurants, a fast-food pizza location, and numerous other kinds of retail businesses. On Sandy Plains Road, directly across from the Property, there is a B and B Bank location. These existing and historical uses reflect the corridor's commercial character,

making the proposed redevelopment compatible with the surrounding properties and outlying community.

b. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.

The proposed use is compatible with existing and historical uses in the area and is not expected to negatively affect neighboring properties. On the contrary, redevelopment is likely to improve surrounding property values and increase the functionality and attractiveness of the intersection. Furthermore, the properties across both Scufflegrit Road and Sandy Plains Road are being used for commercial purposes, with one of the uses, the Publix Shopping Center, being a very active retail shopping center with continuous vehicular and pedestrian traffic within its boundaries. The proposed zoning and use of the Property will not adversely impact the existing use or usability of the adjacent properties.

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

The current zoning classification under the Cobb County Zoning Ordinance which limits the use solely to a "drugstore" does not provide for a reasonable economic use of the Property, as evidenced by the extended period of inactivity. Several prior commercial users have vacated the site, and it has failed to attract new tenants or developers under the existing zoning constraints. There is no demand for a stand-alone "drugstore" in either unincorporated Cobb County or in the neighboring properties within the City of Marietta.

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.

The proposed uses are appropriate for the location and will not place an excessive burden on public infrastructure. The intersection is designed to accommodate high traffic volumes, and utility services are readily available. The proposed development will not impact school capacities at all as it involves no residential use. Traffic will not be impacted as is detailed in the Traffic Impact Study which has been submitted with the Application.

e. Whether the zoning proposal is in conformity with the policies and intent of the comprehensive land use plan.

The Cobb Future Land Use Plan indicates that the Property lies within the Neighborhood Activity Center ("the NAC"). The purpose of the Neighborhood Activity Center category is to

provide areas that can meet the retail and service needs of adjacent neighborhoods and communities. Neighborhood Activity Centers should be primarily located at the intersection of collector roads and on the edge of residential districts so that they form a buffer between residents and the thoroughfare. The NRC zoning district and the proposed uses conform with the policies and intent of the Cobb Future Land Use Plan.

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.

There are existing or changing conditions affecting the use and development of the Property which give supporting grounds for approval of the Application. The surrounding area has evolved into a commercial corridor, with residential developments on its edge. The long-term vacancy of the subject Property provides clear evidence that the current zoning is obsolete. Changing market demands and land use trends support the need for rezoning to remove the condition to enable appropriate redevelopment. Sugar Bear is seeking approval through the governing body Cobb County to allow it to redevelop the Property into a high-end, efficient and aesthetically pleasing Property that will benefit the residents of both Cobb County and neighboring City of Marietta, alike.

III. Conclusion.

Sugar Bear Properties, LLC respectfully requests approval of its rezoning application to facilitate the redevelopment of a long-vacant and underutilized commercial property into a high-end self-service storage and retail/office destination. The proposal aligns with the public interest, supports economic development, and reflects the current and future character of the area.

RECEIVED
FEB 05 2026

Respectfully Submitted this 5th day of February, 2026.

BERMAN FINK VAN HORN P.C.

/s/ *Lisa S. Morchower*

Lisa S. Morchower, Esq.
Georgia Bar No. 678238
Counsel for Applicant Sugar Bear Properties LLC

3475 Piedmont Road, N.E.
Suite 1640
Atlanta, GA 30305
lmorchower@bfvlaw.com
Office Direct Dial: (678) 681-6041

RECEIVED
FEB 05 2026

Application No. _____

Summary of Intent for Rezoning

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

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):** Storage facility and retail, office, service and eating establishment rental units

b) **Proposed building architecture:** Architecture will be in line with the Cobb County design standards and is subject to approval by the distirct commissioner

c) **Proposed hours/days of operation:** The storage facility office will be open from approx. 9 am to 5 pm; Access to the storage facility will be available after hours from approx. 5 pm - 11 pm daily; The retail and office space will have normal retail hours which will comply with the Cobb County noise ordinance and any other relevant ordinance governing hours.

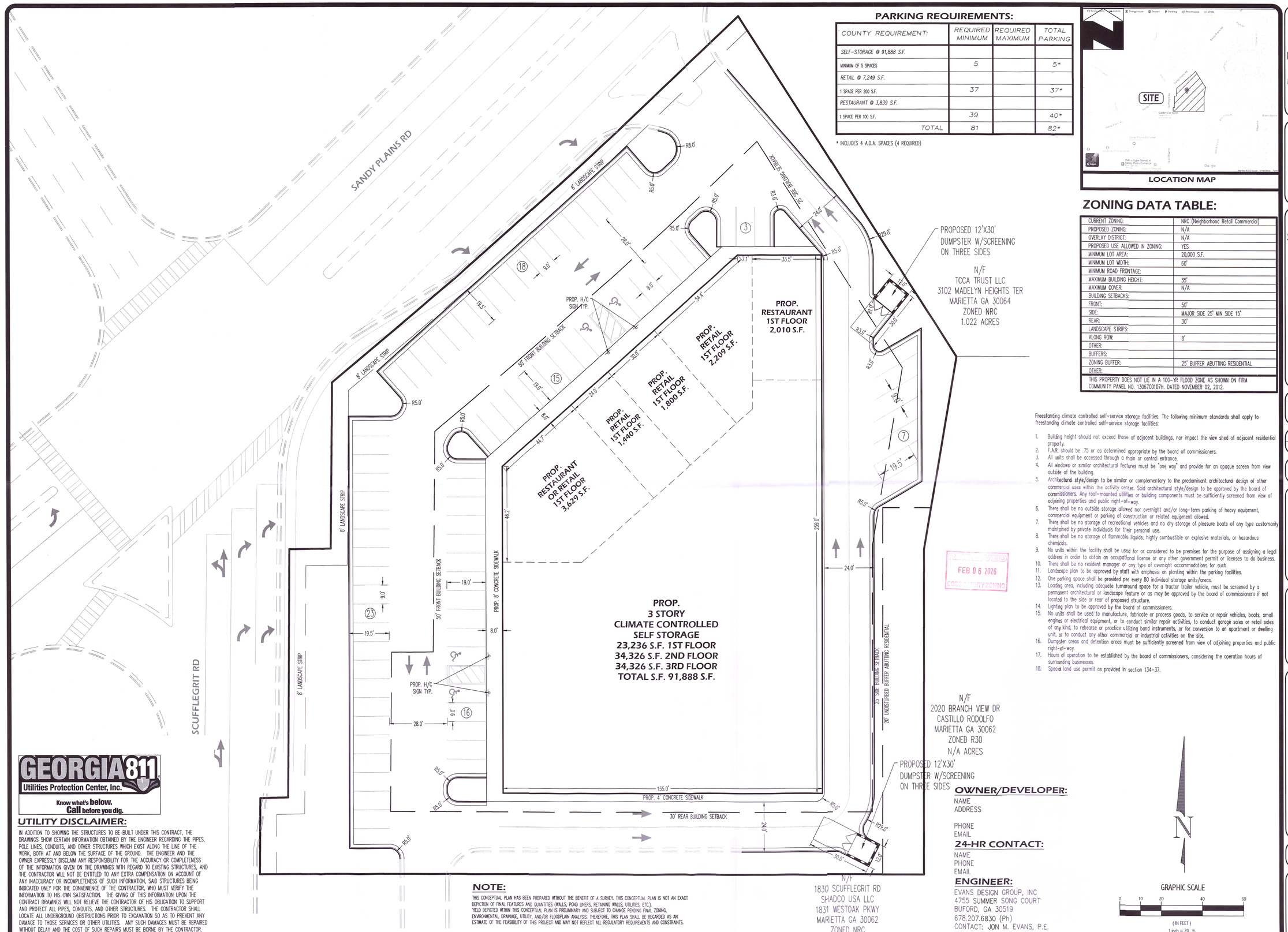
d) **List all requested variances:** ~~Applicant is not requesting any variances.~~

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

This property includes a building which was formerly a drug store. The current zoning classification ~~for the property is NRC with the condition that it can only be used as~~ a drug store. The Applicant/Owner wishes to remove the condition so that the property can be redevolped into a building consisting of approx. 91,888 S.F. of storage facility space and approx. 11,088 S.F. of rental, retail, office, service, and eating establishment space

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). N/A



PARKING REQUIREMENTS:

COUNTY REQUIREMENT:	REQUIRED MINIMUM	REQUIRED MAXIMUM	TOTAL PARKING
SELF-STORAGE @ 91,888 S.F.			
MINIMUM OF 5 SPACES	5		5*
RETAIL @ 7,249 S.F.			
1 SPACE PER 200 S.F.	37		37*
RESTAURANT @ 3,839 S.F.			
1 SPACE PER 100 S.F.	39		40*
TOTAL	81		82*

* INCLUDES 4 A.D.A. SPACES (4 REQUIRED)

LOCATION MAP

ZONING DATA TABLE:

CURRENT ZONING:	NRC (Neighborhood Retail Commercial)
PROPOSED ZONING:	N/A
OVERLAY DISTRICT:	N/A
PROPOSED USE ALLOWED IN ZONING:	YES
MINIMUM LOT AREA:	20,000 S.F.
MINIMUM LOT WIDTH:	60'
MINIMUM ROAD FRONTAGE:	
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM COVER:	N/A
BUILDING SETBACKS:	
FRONT:	50'
SIDE:	MAJOR SIDE 25' MIN SIDE 15'
REAR:	30'
LANDSCAPE STRIPS:	
ALONG ROW:	8'
OTHER:	
BUFFERS:	
ZONING BUFFER:	25' BUFFER ABUTTING RESIDENTIAL
OTHER:	
THIS PROPERTY DOES NOT LIE IN A 100-YR FLOOD ZONE AS SHOWN ON FIRM COMMUNITY PANEL NO. 13067C0107H. DATED NOVEMBER 02, 2012.	

RECEIVED
FEB 06 2026
COBB COUNTY ZONING

Freestanding climate controlled self-service storage facilities. The following minimum standards shall apply to freestanding climate controlled self-service storage facilities:

1. Building height should not exceed those of adjacent buildings, nor impact the view shed of adjacent residential property.
2. F.A.R. should be .75 or as determined appropriate by the board of commissioners.
3. All units shall be accessed through a main or central entrance.
4. All windows or similar architectural features must be "one way" and provide for an opaque screen from view outside of the building.
5. Architectural style/design to be similar or complementary to the predominant architectural design of other commercial uses within the activity center. Said architectural style/design to be approved by the board of commissioners. Any roof-mounted utilities or building components must be sufficiently screened from view of adjoining properties and public right-of-way.
6. There shall be no outside storage allowed nor overnight and/or long-term parking of heavy equipment, commercial equipment or parking of construction or related equipment allowed.
7. There shall be no storage of recreational vehicles and no dry storage of pleasure boats of any type customarily maintained by private individuals for their personal use.
8. There shall be no storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals.
9. No units within the facility shall be used for or considered to be premises for the purpose of assigning a legal address in order to obtain an occupational license or any other government permit or licenses to do business.
10. There shall be no resident manager or any type of overnight accommodations for such.
11. Landscape plan to be approved by staff with emphasis on planting within the parking facilities.
12. One parking space shall be provided per every 80 individual storage units/areas.
13. Loading area, including adequate turnaround space for a tractor trailer vehicle, must be screened by a permanent architectural or landscape feature or as may be approved by the board of commissioners if not located to the side or rear of proposed structure.
14. Lighting plan to be approved by the board of commissioners.
15. No units shall be used to manufacture, fabricate or process goods, to service or repair vehicles, boats, small engines or electrical equipment, or to conduct similar repair activities, to conduct garage sales or retail sales of any kind, to rehearse or practice utilizing band instruments, or for conversion to an apartment or dwelling unit, or to conduct any other commercial or industrial activities on the site.
16. Dumpster areas and detention areas must be sufficiently screened from view of adjoining properties and public right-of-way.
17. Hours of operation to be established by the board of commissioners, considering the operation hours of surrounding businesses.
18. Special land use permit as provided in section 134-37.

RECEIVED
FEB 06 2026
COBB COUNTY ZONING

GEORGIA811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

UTILITY DISCLAIMER:

IN ADDITION TO SHOWING THE STRUCTURES TO BE BUILT UNDER THIS CONTRACT, THE DRAWINGS SHOW CERTAIN INFORMATION OBTAINED BY THE ENGINEER REGARDING THE PIPES, POLE LINES, CONDUITS, AND OTHER STRUCTURES WHICH EXIST ALONG THE LINE OF THE WORK, BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE ENGINEER AND THE OWNER EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION GIVEN ON THE DRAWINGS WITH REGARD TO EXISTING STRUCTURES, AND THE CONTRACTOR WILL NOT BE ENTITLED TO ANY EXTRA COMPENSATION ON ACCOUNT OF ANY INACCURACY OR INCOMPLETENESS OF SUCH INFORMATION, SAID STRUCTURES BEING INDICATED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. THE GIVING OF THIS INFORMATION UPON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, AND OTHER STRUCTURES. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO EXCAVATION SO AS TO PREVENT ANY DAMAGE TO THOSE SERVICES OR OTHER UTILITIES. ANY SUCH DAMAGES MUST BE REPAIRED WITHOUT DELAY AND THE COST OF SUCH REPAIRS MUST BE BORNE BY THE CONTRACTOR.

NOTE:

THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES (WALLS, POND LINERS, RETAINING WALLS, UTILITIES, ETC.). YIELD DEPICTED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING, ENVIRONMENTAL, DRAINAGE, UTILITY, AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THIS PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONSTRAINTS.

OWNER/DEVELOPER:

NAME
ADDRESS

PHONE
EMAIL

24-HR CONTACT:

NAME
PHONE
EMAIL

ENGINEER:

EVANS DESIGN GROUP, INC
4755 SUMMER SONG COURT
BUFORD, GA 30519
678.207.6830 (Ph)
CONTACT: JON M. EVANS, P.E.

GRAPHIC SCALE
0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

Evans Design Group, Inc.
Civil Engineering / Site Planning / Land Development Services
4755 Summer Song Court
Buford, GA 30519
(Ph) 678.207.6830
jevans@evansdg.com

GEORGIA REGISTERED NO. 26681 PROFESSIONAL ENGINEER JON M. EVANS

GSWCC LEVEL II CERT. # 10877

PROJECT NAME
SCUFFLEGRIT RD C-STORE & RETAIL

1880 SCUFFLEGRIT RD L.L. 776, 16th DIST. COBB COUNTY, GEORGIA

DATE:
09-08-23

DESIGN BY	DRAWN BY	CHECKED BY
JME	JME	JME

■ Not Released For Construction
□ Released For Construction

OWNER/DEVELOPER

© COPYRIGHT 2023
EVANS DESIGN GROUP, INC
ALL RIGHTS RESERVED.
THESE CONSTRUCTION DOCUMENTS AND PERMITTED REPRODUCTIONS, IN WHOLE OR IN PART, ARE INSTRUMENTS OF SERVICE AND ARE THE SOLE PROPERTY OF EVANS DESIGN GROUP, INC. UNLESS OTHERWISE AGREED TO. THEY SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ARE THEY TO BE USED FOR ANY OTHER PROJECTS OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DUE COMPENSATION TO EVANS DESIGN GROUP, INC.

REVISIONS

JOB NUMBER:
23-049

SHEET TITLE
SITE PLAN

C-4

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

SLUP-5-2026

SITE BACKGROUND

Applicant	Sugar Bear Properties, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Lisa S. Morchower
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Sugar Bear Properties, LLC
Property Location	Located at the southeast corner of Scufflegrit Road and Sandy Plains Road
Address	1880 Scufflegrit Road
Access to Property	Scufflegrit Road, Sandy Plains Road

QUICK FACTS

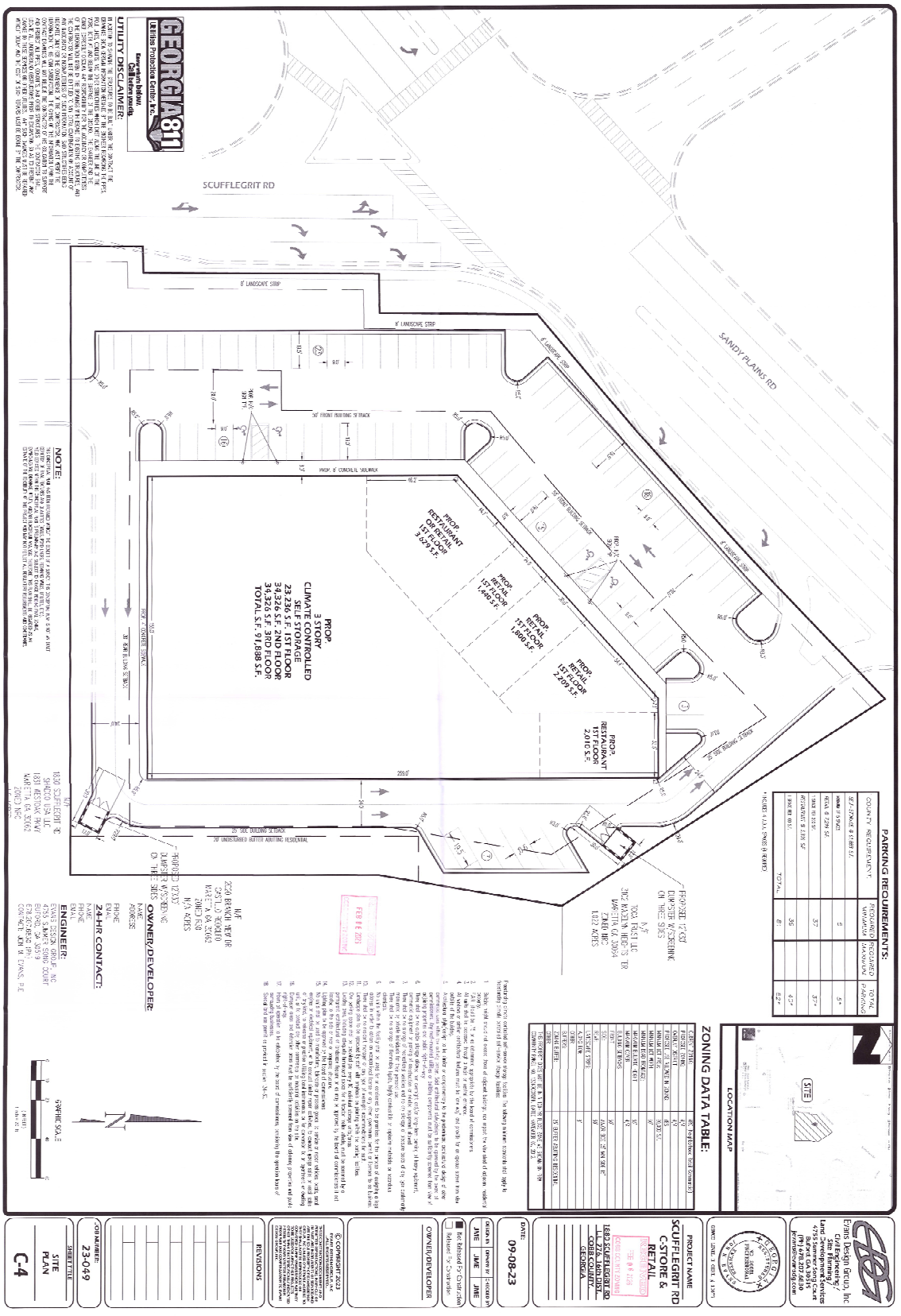
Commission District	3 - Birrell
Current Zoning	NRC
Current Use of Property	Vacant commercial
Proposed Zoning	NRC
Proposed Use	Self-service storage facility with ground floor commercial
Future Land Use	NAC
Site Acreage	1.97
District	16
Land Lot	776
Parcel #	16077600060
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Cameron Jones, CNU-A)

Based on the analysis of this case, Staff recommends **APPROVAL**, subject to the following:

1. Final site plan and building architecture to be approved by the District Commissioner;
2. Final landscape plan to be approved by the District Commissioner;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Department of Transportation comments and recommendations;
7. All units shall be accessed through a main or central entrance;
8. All windows or similar architectural features must be "one way" and provide for an opaque screen from view outside of the building;
9. Architectural style/design to be similar or complementary to the predominant architectural design of other commercial uses within the activity center. Said architectural style/design to be approved by the board of commissioners. Any roof-mounted utilities or building components must be sufficiently screened from view of adjoining properties and public right-of-way;
10. There shall be no outside storage allowed nor overnight and/or long-term parking of heavy equipment, commercial equipment or parking of construction or related equipment allowed;
11. There shall be no storage of recreational vehicles and no dry storage of pleasure boats of any type customarily maintained by private individuals for their personal use;
12. There shall be no storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals;
13. No units within the facility shall be used for or considered to be premises for the purpose of assigning a legal address in order to obtain an occupational license or any other government permit or licenses to do business;
14. There shall be no resident manager or any type of overnight accommodations for such;
15. Lighting plan to be approved by the District Commissioner;
16. Hours to be 9am – 5pm with controlled access 5pm – 11pm;
17. No outdoor display of merchandise and no outdoor storage; and
18. Uses restricted to climate-controlled self-service storage facility, professional offices, eating and drinking establishments, and neighborhood retail uses.


SCUFFLEGRIT RD
SANDY PLAINS RD
PROP. 3 STORY CLIMATE CONTROLLED SELF STORAGE 23,236 S.F. 1ST FLOOR 34,326 S.F. 2ND FLOOR 34,326 S.F. 3RD FLOOR TOTAL S.F. 91,888 S.F.
PROP. RESTAURANT OR RETAIL 1ST FLOOR 3,077 S.F.
PROP. RETAIL 1ST FLOOR 1,440 S.F.
PROP. RETAIL 1ST FLOOR 1,980 S.F.
PROP. RETAIL 1ST FLOOR 2,259 S.F.
PROP. RESTAURANT 1ST FLOOR 2,016 S.F.
PARKING REQUIREMENTS:
ZONING DATA TABLE:
LOCATION MAP
SITE
GEORGIA811
UTILITY DISCLAIMER:
NOTE:
OWNER/DEVELOPER:
24-HR CONTACT:
ENGINEER:
PROJECT NAME
SCUFFLEGRIT RD C-STORE & RETAIL
1883 SCUFFLEGRIT RD
LL 220 1465 DIST
COBB COUNTY
GEORGIA
DATE:
09-08-23
DESIGNED BY
DRAWN BY
CHECKED BY
JME
JME
JME
OWNER/DEVELOPER
JOB NUMBER:
23-049
SHEET TITLE
SITE PLAN
C-4
REVISIONS
Evans Design Group, Inc
Civil Engineering / Land Development Services
4755 Lamar Ridge Court
(P) 678.377.6630
jevans@evansdg.com

SLUP-5 2026 Aerial Map



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

0 105 210 Feet

Zoning Boundary

City Boundary

North

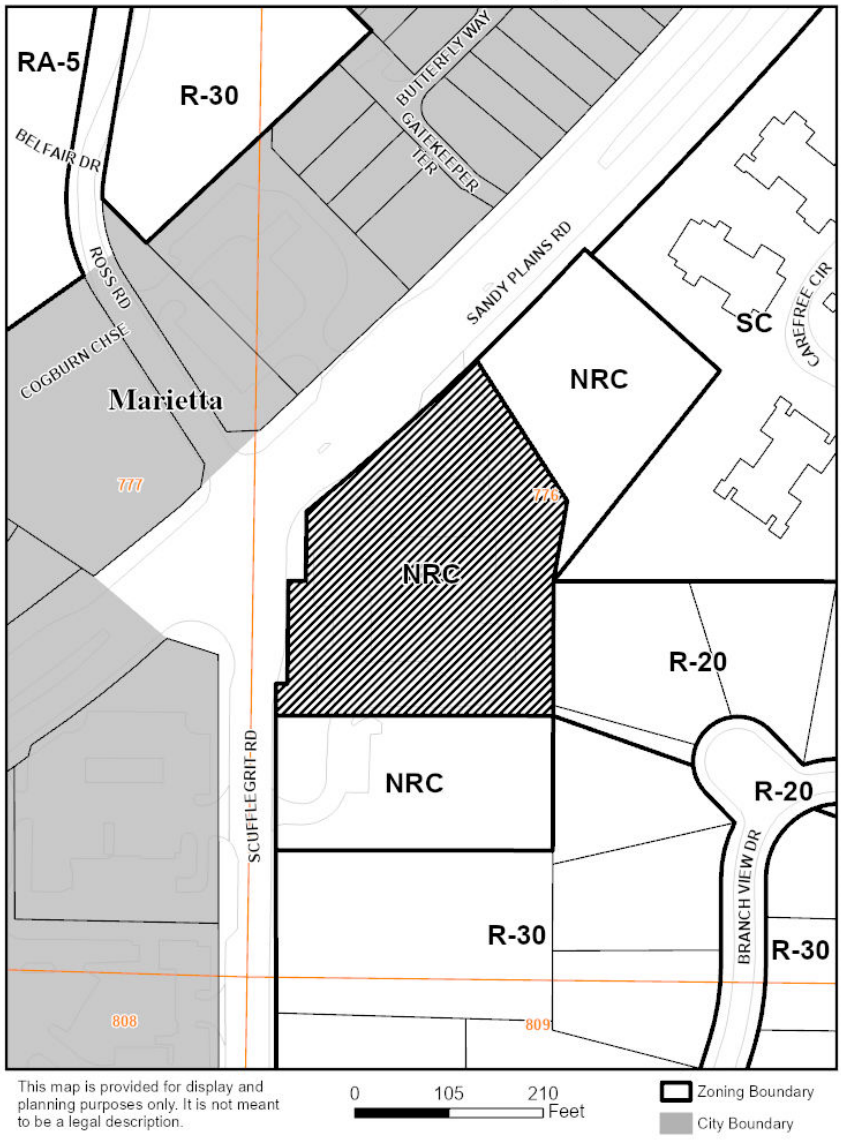
Zoning: City of Marietta
Future Land Use: N/A

WEST

Zoning: City of Marietta

Future Land Use: N/A

SLUP-5 2026 Map



EAST

Zoning: NRC, SC, R-20 / Vacant Lot, Condominiums, Single-Family Homes

Future Land Use: NAC, LDR, MDR

SOUTH

Zoning: NRC / Office Building
Future Land Use: NAC

Current zoning district for the property

The NRC district is established to provide locations for convenience shopping facilities which are on properties delineated within a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. These convenience shopping facilities should have retail commercial uses that have a neighborhood-oriented market and which supply necessities that usually require frequent purchasing with a minimum of consumer travel. Areas zoned for the NRC district should be located at or near an intersection within the center of a neighborhood activity center as opposed to the edge of a neighborhood activity center. The NRC district may also be used to provide step-down nodal zoning away from more intensive commercial uses within a community activity center or a regional activity center. The scope at which properties are developed within the NRC district should reflect their relatively small neighborhood service area. Additionally, properties developed within the NRC district should be architecturally compatible with other nonresidential uses permitted within a neighborhood activity center as defined by the comprehensive plan and the neighborhood residences they serve.

Request for a Special Land Use Permit

The Board of Commissioners may grant special land use permits for uses enumerated in Sec. 134-37, subsection (a). The granting of a special land use permit is conditional upon the site plan considered by the Board of Commissioners. The Board of Commissioners may grant special land use permits for any period of time at the discretion of the Board of Commissioners.

Summary of the applicant's proposal

The applicant is requesting a rezoning as well as a Special Land Use Permit (companion case Z-16 of 2026) in order to develop a three story, 102,976 square foot, freestanding climate-controlled self-storage facility on a 1.97 acres site. The facility will also have retail space and restaurant space. The proposed hours of operation are 9am – 5pm daily with access to the storage facility available after hours 5pm – 11pm. The facility will be accessed afterhours either through a code number or a key fob.

Non-residential criteria

Proposed # of buildings**:** 1
Proposed # of stories: 3
Total sq. footage of development: 102,976
Floor area ratio: 1.2
Square footage per acre: 52,272
Required parking spaces: 81 (assuming 400 storage units at 1 space per 80 units)
Proposed parking spaces: 82
Acres in floodplain or wetlands: 0
Impervious surface shown: Maximum 70%

Are there any zoning variances?

Yes;

1. Increase the maximum FAR from required 0.75 to 1.2; and
2. Reduce the setbacks for two dumpsters from required five (5) feet to three (3) feet adjacent to the southern and eastern property lines.

Are there any environmental conditions existing or proposed on the site?

None Identified

SLUP-5-2026 DEPARTMENT COMMENTS – Fire Department

03/18/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE:
New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This serves as an early notification to owners and developers for budgeting purposes.

FIRE DEPARTMENT ACCESS:
All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum angle of departure is 8.5%.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level.

- Aerial fire apparatus access roads shall have a minimum width of 26 feet
- Aerial fire apparatus access roads shall be at least 15 feet but no more than 30 ft from the structure
- Aerial fire apparatus access roads shall be positioned parallel to one entire side of the building.
- No overhead utility and power lines shall be located within the aerial fire apparatus access. (IFC Appendix D105)

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

(continued)

FIRE HYDRANT:

The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

FIRE PROTECTION:

Automatic sprinkler protection must be provided where mandated by the applicable codes.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

SLUP-5-2026 DEPARTMENT COMMENTS – Site Plan Review

03/26/2026

The submitted site plan does not appear to satisfy the minimum parking lot tree standards of the Cobb County Tree Ordinance. Additional parking lot peninsulas may be required, as determined by the Cobb County Arborist during the Site Plan Review process.

SLUP-5-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

3/27/2026

Comprehensive Plan Future Land Use Designation: Neighborhood Activity Center
The subject tract is within the Neighborhood Activity Center (NAC) future land use category. The purpose of the NAC is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

What is the Future Land Use Sub-Category? N/A

☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☒ Yes ☐ No
If Yes:
Which City: Marietta
Was the city notified? Yes

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☐ Yes	☒ No

---

Comments:

SLUP-5

May '26 Zoning

Applicant: Sugar Bear Properties, LLC

Water & Sewer Comments: No comments.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Sandy Plains Road	Arterial	45	Cobb County	110’
Scufflegrit Road	Arterial	40	Cobb County	100’

Roadway	Location	Average daily trips (vpd)	Level of service
Sandy Plains Road	East of Willie Drive	25,200	D
Scufflegrit Road	NA	NA	NA

vpd = vehicles per day
Based on 2024 AADT count data taken by GDOT, as published on their website, for Sandy Plains Road
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roadways from this data source.
LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (KSF)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
151	Mini Warehouse	91.9	5	3	8	6	7	14	133
822	Shopping Strip Plaza (<40K)	7.2	10	7	17	24	24	48	395
932	High Turnover/Sit Down Rest	3.8	20	17	37	21	14	35	412
	TOTAL		**35**	**27**	**62**	**52**	**45**	**96**	**939**

vph = vehicles per hour, KSF = thousand square feet
Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Sandy Plains Road and Scufflegrit Road are classified as arterial roadways and according to the available information the existing right-of-way does not meet the minimum requirements for this classification on either roadway.

In accordance with Cobb County Code 134-121 and based on site plan received March 5, 2026, this development does require a traffic impact study submittal. Cobb DOT recommendations may be revised after the study’s receipt.

(continued)

The Cobb County DOT Project R651 - Allgood Road / Scufflegrlt Road Widening project plans to widen Allgood Road and Scufflegrit Road from two to four lanes from Cobb Parkway to Sandy Plains Road. This roadway widening includes the section of Scufflegrit Road adjacent to the proposed development. This project should be considered long range for implementation.

A traffic Submittal 2 (dated January 16, 2026; received by Cobb County Community Development on February 5, 2025; received by Cobb County DOT on February 16, 2026) was received for this development. Cobb DOT provided comments on March 25, 2026. Because revising the traffic impact study for the March 25th comments would not require any change in recommendations, the traffic study is approved, and the traffic study requirement is considered **satisfied** for this zoning application. **A revised Submittal 2 will not be required.**

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the south side of Sandy Plains Road, a minimum of 55’ from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

2. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the east side of Scufflegrit Road, a minimum of 60’ from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way and to accommodate the planned future R651 Scufflegrit Road widening project.

3. Recommend Scufflegrit Road sign be relocated outside county right-of-way proposed in Recommendation 3 and where it will not impede the line of sight for the driveways or roadways.

(continued)

4. Recommend Sandy Plains Road access include a deceleration (right turn) lane to address safety because Sandy Plains Road is an arterial roadway. This recommendation is pursuant to. Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. This deceleration lane is shown on the site plan submitted February 5, 2026, and is supported by the January 16th traffic study findings. Recommend location and design be determined during plan review, subject to Cobb DOT approval.

5. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

There are fifteen criteria that must be considered for a Special Land Use Permit. The criteria are below in bold, with the staff analysis written unbolded:

(1) Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.
The property is located in an area with residential and commercial uses. The proposed use would be a commercial use. A code-compliant 20-foot landscape screening buffer will be implemented adjacent to residential properties.

(2) Whether or not the use is otherwise compatible with the neighborhood.
There are compatible uses adjacent to and across from the proposed location. The proposed use at the subject site may offer a less intense transitional use between these established commercial properties and other nearby residences. The plan will include buffering adjacent to residential properties.

(3) Whether or not the use proposed will result in a nuisance as defined under state law.
The use should not be a nuisance as defined by state law.

(4) Whether or not quiet enjoyment of surrounding property will be adversely affected.
The quiet enjoyment of surrounding properties will not be adversely affected when all Code requirements such as setbacks and buffering are provided as required.

(5) Whether or not property values of surrounding property will be adversely affected.
This use will not adversely affect property values of surrounding property.

(6) Whether or not adequate provisions are made for parking and traffic considerations.
The proposed site plan does indicate that the applicant has provided the required parking spaces based on an assumption of no more than 400 storage units.

(7) Whether or not the site or intensity of the use is appropriate.
The applicant's site and the intensity of the proposed use will be appropriate for the area. The proposed use is generally a low-traffic generating operation and is located in a neighborhood activity center.

(8) Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow noncompatible business uses.

There are no special or unique conditions which would prohibit the proposed use in this area. The site is located on an arterial roadway within a neighborhood activity center. Adjacent residential neighbors will be adequately protected by a 20 foot buffer that meets the requirements for this use.

(9) Whether or not adequate provisions are made regarding hours of operation.

Hours of operation are proposed to be 9am – 5pm, seven (7) days a week with key fob or code access from 5pm – 11pm.

(10) Whether or not adequate controls and limits are placed on commercial and business deliveries.

Deliveries for the business should be limited to office hours only.

(11) Whether or not adequate landscape plans are incorporated to ensure appropriate transition.

A final landscape plan will be required to be approved by the District Commissioner prior to permitting. The proposed plan can meet the Code-required buffers against adjacent residences.

(12) Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.

The use should not adversely affect the public health, safety, welfare, or moral concerns of the surrounding properties.

(13) Whether the application complies with any applicable specific requirements set forth in this chapter for special land use permits for particular types of uses.

The proposal does or can meet all requirements set forth in the Code for this use with variances to the FAR of 1.2 over 0.75 maximum and the setbacks for the dumpsters on the property.

(14) Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.

The applicant has provided details necessary to review the request.

(15) In all applications for a special land use permit the burden shall be on the applicant both to produce sufficient information to allow the county fully to consider all relevant factors and to demonstrate that the proposal complies with all applicable requirements and is otherwise consistent with the policies reflected in the factors enumerated in this chapter for consideration by the county.

The use is appropriate for the property's existing NAC land use category and is a permitted use in many zoning districts.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

BEFORE THE PLANNING COMMISSION
OF COBB COUNTY, GEORGIA

FEB 05 2026

IN RE:
APPLICATION FOR REZONING
SUBMITTED BY SUGAR BEAR PROPERTIES LLC

LETTER OF INTENT AND IMPACT ANALYSIS STATEMENT

I. Introduction and Procedural History.

Sugar Bear Properties, LLC ("Sugar Bear") has filed an application (hereinafter "the Application") requesting that property it owns in Cobb County, GA, which consists of approximately 1.88 acres located in Land Lot 776, District 16, Parcel 0020 of the 2nd Section, Cobb County, Georgia, and being known as 1880 Scufflegrit Road (hereinafter the "Property"), be rezoned to remove zoning stipulations placed on the Property during a previous rezoning so that Sugar Bear may use the Property in a manner consistent with the Cobb County Zoning Ordinance ("Zoning Ordinance"). The Property is currently zoned NRC (Neighborhood Retail Commercial) as more particularly described in the Application and in this Statement. The Property is designated as NAC (Neighborhood Activity Center) under the Future Land Use Plan for Cobb County. Sugar Bear's request for rezoning to remove the zoning conditions previously placed on the Property is in compliance with the Cobb Future Land Use Plan for the reasons asserted herein.

Specifically, Sugar Bear proposes to redevelop the Property into a building which contains a freestanding climate-controlled self-service storage facility consisting of approximately 91,888 square feet. The building will also contain approximately 9,078 square feet consisting of four (4) to six (6) separate rental units which will be leased for any or all the following uses: retail, office, service and food service establishments.

Sugar Bear has filed the Application because the Property's current zoning classification under the Cobb County Zoning Code, *NRC*, includes a severely limiting condition that was approved as part of the rezoning of the Property by Cobb County in 2002, when United Retail Development Company submitted a rezoning application so the Property could be redeveloped into an Eckerd Drug Store. When it was rezoned in 2002 for use by Eckerd Drugs, Cobb County placed a condition on its approval of the rezoning that the Property could *only* be used as a drugstore, whether it was Eckerd or another brand. The Property had only been used as a drugstore up until the time that it was vacated before Sugar Bear bought it in 2020.

Under Cobb County Code Sec. 134-213. - *NRC neighborhood retail commercial district*, the uses that are contemplated by Applicant are allowed by right. Therefore, any other property that is located within the NRC Zoning District in Cobb County is permitted to be used for the uses proposed by Sugar Bear. With the debilitating condition placed on the Property many years ago,

FEB 05 2026

the Property is stuck in limbo and has no economic value and serves no purpose to the surrounding community. Accordingly, Sugar Bear has filed the subject Application requesting a rezoning of the Property to remove the conditions so that the Property can once again be used in a manner that is consistent with the Zoning Ordinance. The redevelopment of the Property from its vacant, outdated state to a sophisticated, sleek, modern, aesthetically new building offering numerous community-friendly uses will benefit the neighborhoods surrounding the Property, which include existing residents and businesses in both Cobb County and the City of Marietta limits. In addition, new residential developments are being built on Sandy Plains Road which will cause the demand for the proposed uses to rise.

The proposed redevelopment of the Property into an aesthetically pleasing shopping plaza with a self-service storage facility, and retail, service, office and food service elements is consistent with the standards for zoning map amendments as set forth in the Zoning Ordinance and will complement the surrounding community. The redevelopment will be an asset to Cobb County as it will bring beneficial uses to the entire community and enhance not only the subject Property but also the surrounding properties. For these reasons, Sugar Bear respectfully requests that the Cobb County Planning Commission recommend, and the Board of Commissioners approve, the Application as requested.

II. Impact Analysis Statement.

In regard to the criteria to be considered by the Planning Commission under Section 134-121(a)(7) of the Zoning Ordinance in its deliberation regarding the Application, Sugar Bear presents the following information:

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

The subject property is located at the heavily traveled intersection of Sandy Plains Road and Scufflegrit Road, an area characterized by commercial activity. Adjacent and nearby properties have historically supported various commercial uses. In fact, the property located at 1830 Scufflegrit Road, which is located immediately on the southwest side of the Property, has been exclusively used for commercial purposes for decades, with such uses including a home improvement business, a mortgage company, and commercial storage for a lawn maintenance business. Directly across from the Property on Scufflegrit Road, lying within the City of Marietta city limits, there is a Caliber Car Wash. The Car Wash sits in front of a Publix Shopping Center, which is also in the City of Marietta city limits. The Publix Shopping Center consists of a Publix Grocery Store two full service dine-in restaurants, a fast-food pizza location, and numerous other kinds of retail businesses. On Sandy Plains Road, directly across from the Property, there is a B and B Bank location. These existing and historical uses reflect the corridor's commercial character,

making the proposed redevelopment compatible with the surrounding properties and outlying community.

b. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.

The proposed use is compatible with existing and historical uses in the area and is not expected to negatively affect neighboring properties. On the contrary, redevelopment is likely to improve surrounding property values and increase the functionality and attractiveness of the intersection. Furthermore, the properties across both Scufflegrit Road and Sandy Plains Road are being used for commercial purposes, with one of the uses, the Publix Shopping Center, being a very active retail shopping center with continuous vehicular and pedestrian traffic within its boundaries. The proposed zoning and use of the Property will not adversely impact the existing use or usability of the adjacent properties.

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

The current zoning classification under the Cobb County Zoning Ordinance which limits the use solely to a "drugstore" does not provide for a reasonable economic use of the Property, as evidenced by the extended period of inactivity. Several prior commercial users have vacated the site, and it has failed to attract new tenants or developers under the existing zoning constraints. There is no demand for a stand-alone "drugstore" in either unincorporated Cobb County or in the neighboring properties within the City of Marietta.

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.

The proposed uses are appropriate for the location and will not place an excessive burden on public infrastructure. The intersection is designed to accommodate high traffic volumes, and utility services are readily available. The proposed development will not impact school capacities at all as it involves no residential use. Traffic will not be impacted as is detailed in the Traffic Impact Study which has been submitted with the Application.

e. Whether the zoning proposal is in conformity with the policies and intent of the comprehensive land use plan.

The Cobb Future Land Use Plan indicates that the Property lies within the Neighborhood Activity Center ("the NAC"). The purpose of the Neighborhood Activity Center category is to

provide areas that can meet the retail and service needs of adjacent neighborhoods and communities. Neighborhood Activity Centers should be primarily located at the intersection of collector roads and on the edge of residential districts so that they form a buffer between residents and the thoroughfare. The NRC zoning district and the proposed uses conform with the policies and intent of the Cobb Future Land Use Plan.

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.

There are existing or changing conditions affecting the use and development of the Property which give supporting grounds for approval of the Application. The surrounding area has evolved into a commercial corridor, with residential developments on its edge. The long-term vacancy of the subject Property provides clear evidence that the current zoning is obsolete. Changing market demands and land use trends support the need for rezoning to remove the condition to enable appropriate redevelopment. Sugar Bear is seeking approval through the governing body Cobb County to allow it to redevelop the Property into a high-end, efficient and aesthetically pleasing Property that will benefit the residents of both Cobb County and neighboring City of Marietta, alike.

III. Conclusion.

Sugar Bear Properties, LLC respectfully requests approval of its rezoning application to facilitate the redevelopment of a long-vacant and underutilized commercial property into a high-end self-service storage and retail/office destination. The proposal aligns with the public interest, supports economic development, and reflects the current and future character of the area.

RECEIVED
FEB 05 2026

Respectfully Submitted this 5th day of February, 2026.

BERMAN FINK VAN HORN P.C.

/s/ *Lisa S. Morchower*

Lisa S. Morchower, Esq.
Georgia Bar No. 678238
Counsel for Applicant Sugar Bear Properties LLC

3475 Piedmont Road, N.E.
Suite 1640
Atlanta, GA 30305
lmorchower@bfvlaw.com
Office Direct Dial: (678) 681-6041

RECEIVED
FEB 05 2026

Application No. _____

Summary of Intent for Rezoning

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

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):** Storage facility and retail, office, service and eating establishment rental units

b) **Proposed building architecture:** Architecture will be in line with the Cobb County design standards and is subject to approval by the distirct commissioner

c) **Proposed hours/days of operation:** The storage facility office will be open from approx. 9 am to 5 pm; Access to the storage facility will be available after hours from approx. 5 pm - 11 pm daily; The retail and office space will have normal retail hours which will comply with the Cobb County noise ordinance and any other relevant ordinance governing hours.

d) **List all requested variances:** ~~Applicant is not requesting any variances.~~

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

This property includes a building which was formerly a drug store. The current zoning classification ~~for the property is NRC with the condition that it can only be used as~~ a drug store. The Applicant/Owner wishes to remove the condition so that the property can be redevolped into a building consisting of approx. 91,888 S.F. of storage facility space and approx. 11,088 S.F. of rental, retail, office, service, and eating establishment space

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). N/A

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

SLUP-6-2026

SITE BACKGROUND

Applicant	Wolliston Enterprises, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Andre Wolliston
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	SRML Investments, LLC
Property Location	Located on the northwest corner of New McEver Road and Huddleston Bridge Parkway, east of Industrial Center Lane
Address	None assigned
Access to Property	New McEver Road

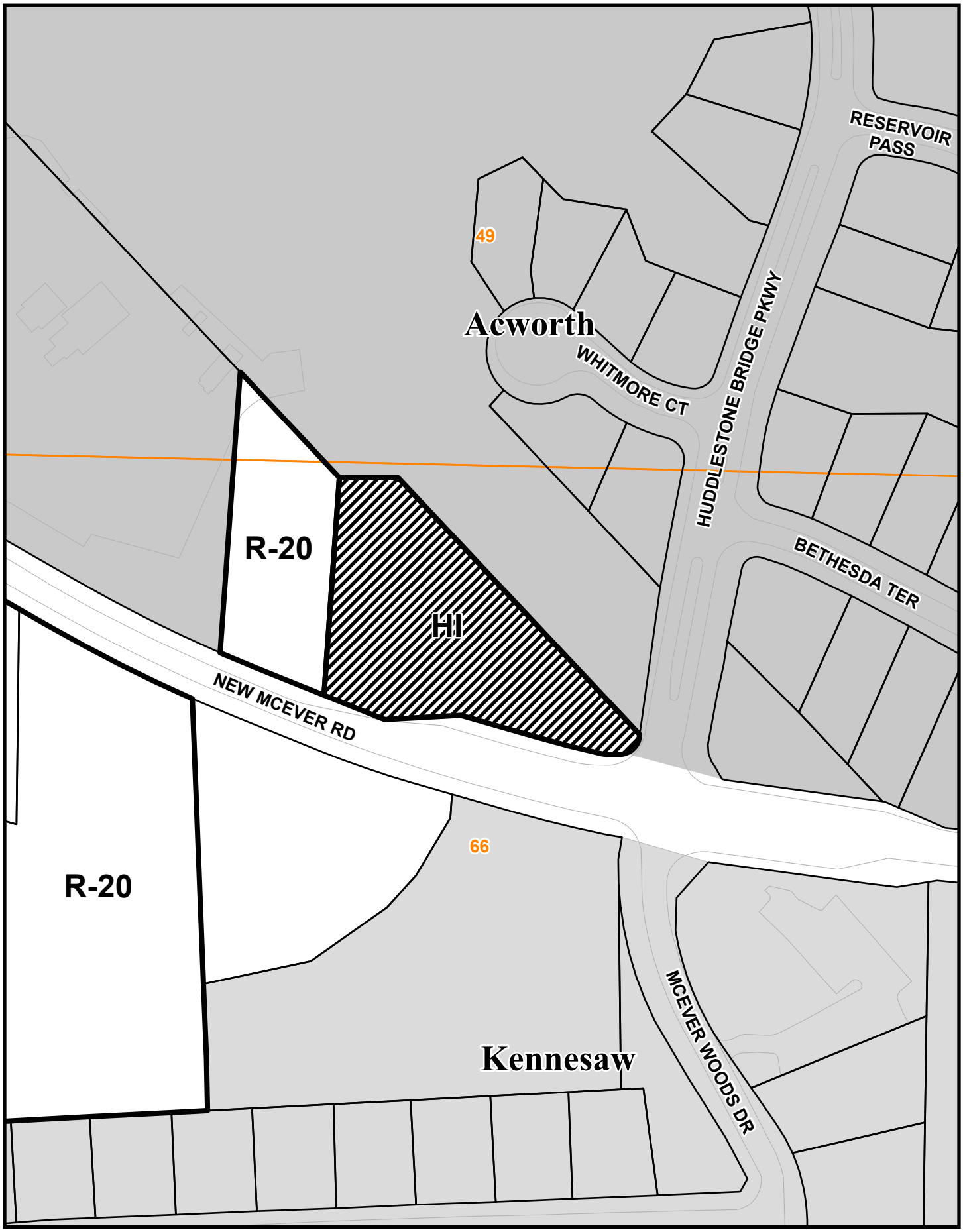
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	HI
Current Use of Property	Vacant
Proposed Zoning	HI
Proposed Use	Automobile storage yard and towing facility
Future Land Use	IC
Site Acreage	1.06
District	20
Land Lot	66
Parcel #	20006603320
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

SLUP-6 2026 Map

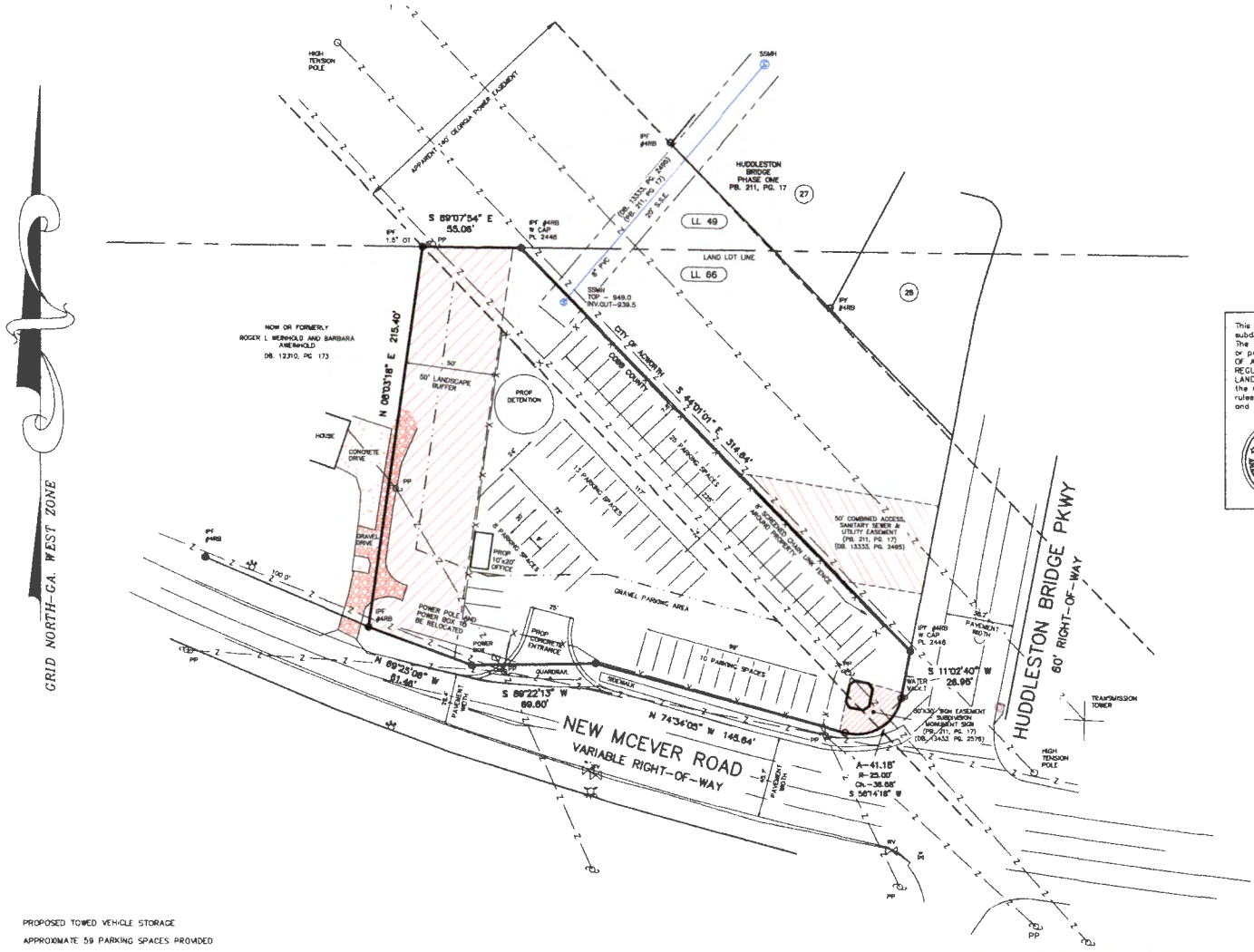


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

Zoning Boundary

City Boundary



PROPERTY INFORMATION:

TAX PARCEL 20-0066-03-320
ZONED HI

XXXX NEW McEVER ROAD
ACWORTH, GEORGIA 30101
AREA: 48,291 SF = 1.603 ACRES

THIS PROPERTY IS CURRENTLY ZONED HI (HEAVY INDUSTRIAL) PER COBB COUNTY ZONING MAP

SETBACKS:
FRONT = 50' OR 75'
SIDE = 20'
REAR = 40'

NOTE:
IRON PIN SET IS A 1/2" REBAR WITH A STAMPED YELLOW CAP LABELLED - "PL CORNER 2448"

LEGEND:

B/C – BACK OF CURB
BL – BUILDING LINE
CB – CATCH BASIN
CH – CHORD
CL – CENTERLINE
CMP – CORRUGATED METAL PIPE
CONC – CONCRETE
CON/MON – CONCRETE MONUMENT
DE – DRAINAGE EASEMENT
DS – DOWNSPOUT
DI – DROP INLET
CP – EDGE OF PAVEMENT
EX – EXISTING
FH – FIRE HYDRANT
FLOW LINES
GM – GAS METER
GV – GAS VALVE
GW – GUY WIRE
HW – HEADWALL
HD – HOUSE DRAIN
IPF – IRON PIN FOUND
IPS – IRON PIN SET
#3RB – 3/8" REBAR
#4RB – 1/2" REBAR
#5RB – 5/8" REBAR
AI – ANGLE IRON
CT – CRIMP TOP
OT – OPEN TOP
RB – ROLD ROD
JB – JUNCTION BOX
LL – LAND LOT LINE
L – LENGTH OF ARC
LP – LIGHT POLE
N/F – NOW OR FORMERLY
PP – POWER POLE
R – RADIUS
RCP – REINFORCED CONCRETE PIPE
RTW – RETAINING WALL
R/W – RIGHT-OF-WAY
C/O – SANITARY SEWER CLEANOUT
SSE – SANITARY SEWER EASEMENT
SSMH – SANITARY SEWER MANHOLE
TBM – TEMPORARY BENCH MARK
TMH – TELEPHONE MANHOLE
WM – WATER METER
WV – WATER VALVE

PROPOSED TOWED VEHICLE STORAGE

APPROXIMATE 59 PARKING SPACES PROVIDED

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.

GRAPHIC SCALE
0' 15' 30' 60'
(IN FEET)
1" = 30'

DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.

REFERENCE:
- PLAT BOOK 211, PAGE 17
- DEED BOOK 13271, PAGE 923

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make changes to any real property boundaries. The recording 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, AVAILIBITY 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.

GEORGIA REGISTERED No. 2448 LAND SURVEYOR

3-05-2026

THE ORIGINAL BEARING SYSTEM FOR THIS PLAT WAS BASED ON A MAGNETIC BEARING AND AN ASSUMED COORDINATE SYSTEM. THIS PLATS BEARING SYSTEM IS BASED ON GPS OBSERVATIONS UTILIZING EGPS SOLUTIONS (AN INTERNET BASED RTN NETWORK) THAT REPORTS NAD83, NAVD88 DATUM AND GEOID12A MODEL. THE BEARINGS AND DISTANCES SHOWN HEREON IS BASED ON THE ACTUAL LOCATION OF THE PROPERTY CORNER MONUMENTS FOUND OR SET AND WILL DIFFER FROM THE ORIGINAL RECORDED PLAT.

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE, THE UNDERSIGNED AND TASO & ASSOCIATES, LLC MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 39,463 FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT IT WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 114,250 FEET.

EQUIPMENT UTILIZED: ANGULAR – 2" TRIMBLE S8
LINEAR – E.D.M.

T.I.A. OFFICIAL FLOOD HAZARD MAP" MAP No. 13067C0076, COMMUNITY NUMBER 130052, MAP 2018 "X" PAGE 0017 H, DATED 10-05-2018, SHOWS A PORTION OF THIS PROPERTY NOT TO BE IN A BASE FLOOD AREA.

ALL MATTERS OF TITLE ARE EXCEPTED.

JOB No. – D 21-0086

SPECIAL LAND USE MAP FOR:

WOLLISTON ENTERPRISE LLC

LAND LOT 66, 20th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
FIELD DATE: 8-09-21
PREPARED: 03-04-2026
SCALE: 1" = 30'

RECEIVED
MAR 06 2026
COBB COUNTY ZONING

TASO & ASSOCIATES, LLC
LAND SURVEYORS
3330 Cobb Parkway
Suite 324 - PMB 355
Acworth, Georgia
30101
678-581-0102
taso@tasosurvey.com

SLUP-6 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

WOLLISTON ENTERPRISE LLC (Applicant)

A Georgia Limited Liability Company

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Manager

Cobb County Zoning Division

Community Development Agency

March 5, 2026

STATEMENT OF PROPOSED SITE IMPROVEMENTS

The Application is requesting the SLUP to allow for the construction of the driveway, parking lot improvements, screened fencing and building (collectively the "Improvements").

The purpose of the Improvements is to allow for operations of a secured vehicle storage facility and the main office of the reputable Andre's Towing business, which has maintained operations in the Marietta and Cobb County community for nearly 12 years. In addition to the main office for the staff, the Improvements will allow for daily operations of tow truck parking and the temporary towed vehicle parking which will be held until released to the respective owners (as permitted and regulated by State and County law).

The extent of the proposed improvements labelled on the enclosed Site Plan are currently being revised with the contracted engineer to include a smaller, modular proposed office building for staff use (approximately 192 square feet) and gravel parking surface. These revisions will be incorporated into a new Site Plan and submitted immediately once complete.

Please do not hesitate to contact me should you or your staff have any questions or require any additional information or documentation.

Sincerely,

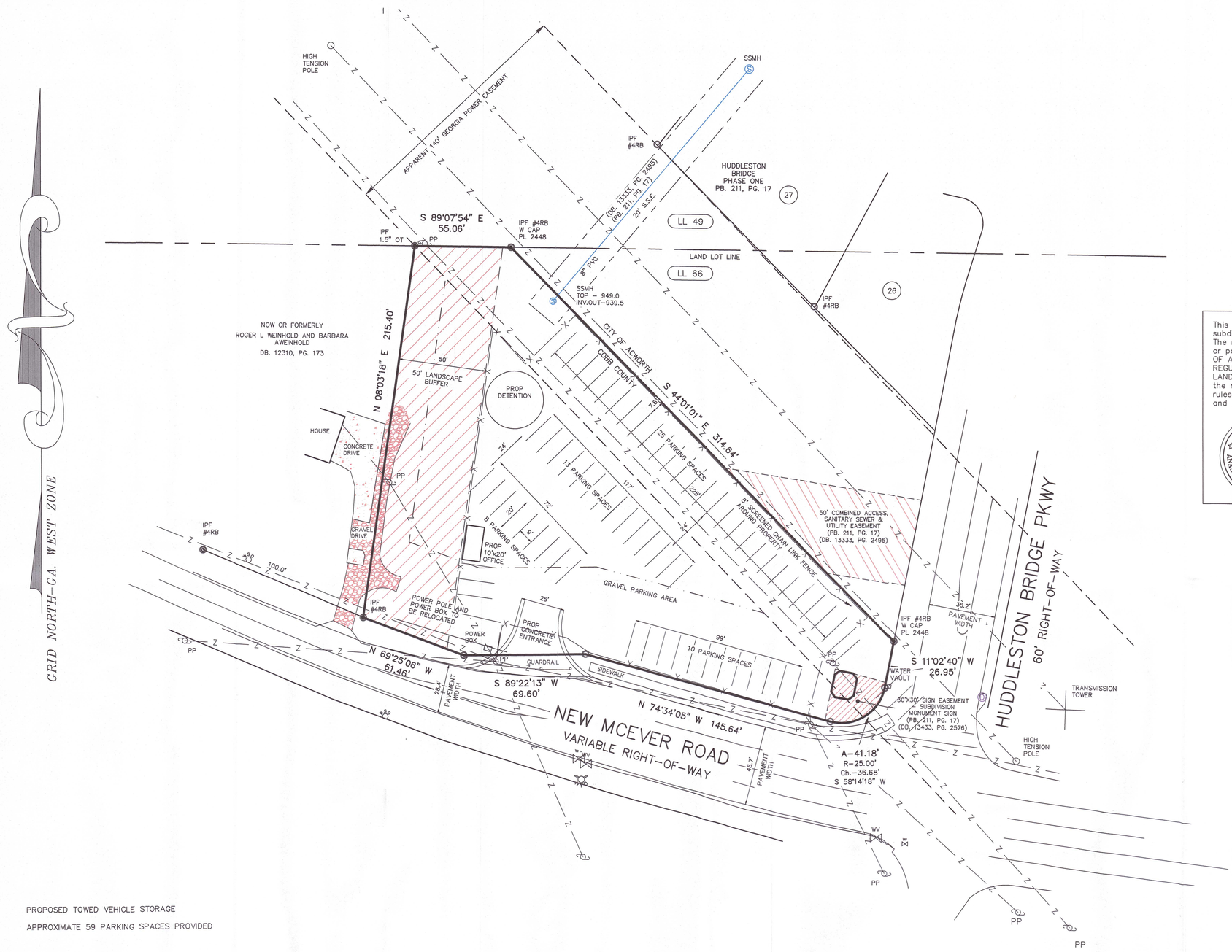
WOLLISTON ENTERPRISE LLC

Andre Wolliston

Andrestowing876@gmail.com

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

5-Q-6



PROPERTY INFORMATION:

TAX PARCEL 20-0066-03-320
ZONED HI

XXXX NEW McEVER ROAD
ACWORTH, GEORGIA 30101
AREA: 46,291 SF – 1.603 ACRES

THIS PROPERTY IS CURRENTLY ZONED HI (HEAVY INDUSTRIAL) PER COBB COUNTY ZONING MAP

SETBACKS:
FRONT – 50' OR 75'
SIDE – 20'
REAR – 40'

NOTE:
IRON PIN SET IS A 1/2" REBAR WITH A STAMPED YELLOW CAP LABELED – "PL CORNER 2448"

LEGEND:

B/C – BACK OF CURB
BL – BUILDING LINE
CB – CATCH BASIN
CH – CHORD
CL – CENTERLINE
CMP – CORRUGATED METAL PIPE
CONC. – CONCRETE
CONC.MON. – CONCRETE MONUMENT
DE – DRAINAGE EASEMENT
DS – DOWNSPOUT
DI – DROP INLET
EP – EDGE OF PAVEMENT
EX – EXISTING
FH – FIRE HYDRANT
FLOW LINES
GM – GAS METER
GV – GAS VALVE
GW – GUY WIRE
HW – HEADWALL
HD – HOUSE DRAIN
IPF – IRON PIN FOUND
IPS – IRON PIN SET
#3RB – 3/8" REBAR
#4RB – 1/2" REBAR
#5RB – 5/8" REBAR
AI – ANGLE IRON
CT – CRIMP TOP
OT – OPEN TOP
SR – SOLID ROD
JB – JUNCTION BOX
LLL – LAND LOT LINE
A – LENGTH OF ARC
LP – LIGHT POLE
N/F – NOW OR FORMERLY
PP – POWER POLE
R – RADIUS
RCP –REINFORCED CONCRETE PIPE
RTW – RETAINING WALL
R/W – RIGHT-OF-WAY
C/O – SANITARY SEWER CLEANOUT
SSE – SANITARY SEWER EASEMENT
SSMH – SANITARY SEWER MANHOLE
TBM – TEMPORARY BENCH MARK
TMH – TELEPHONE MANHOLE
WM – WATER METER
WV – WATER VALVE

PROPOSED TOWED VEHICLE STORAGE

APPROXIMATE 59 PARKING SPACES PROVIDED

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.

GRAPHIC SCALE
0' 15' 30' 60'
(IN FEET)
1" = 30'

DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.

REFERENCE:
– PLAT BOOK 211, PAGE 17
– DEED BOOK 13271, PAGE 923

SPECIAL LAND USE MAP FOR:

WOLLISTON ENTERPRISE LLC

LAND LOT 66, 20th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
FIELD DATE: 8–09–21
PREPARED: 03–04–2026
SCALE: 1" = 30'

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make changes to any real property boundaries. The recording 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, AVAILIBITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OFTHE 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.

GEORGIA REGISTERED No. 2448 LAND SURVEYOR ANASTASIOS COSTAMIDIS

Anastasios Costamidis 3-05-2026

THE ORIGINAL BEARING SYSTEM FOR THIS PLAT WAS BASED ON A MAGNETIC BEARING AND AN ASSUMED COORDINATE SYSTEM. THIS PLATS BEARING SYSTEM IS BASED ON GPS OBSERVATIONS UTILIZING EGPS SOLUTIONS (AN INTERNET BASED RTN NETWORK) THAT REPORTS NAD83, NAVD88 DATUM AND GEIOD12A MODEL. THE BEARINGS AND DISTANCES SHOWN HEREON IS BASED ON THE ACTUAL LOCATION OF THE PROPERTY CORNER MONUMENTS FOUND OR SET AND WILL DIFFER FROM THE ORIGINAL RECORDED PLAT.

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND TASO & ASSOCIATES, LLC MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 35,463 FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT. IT WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 114,250 FEET..

EQUIPMENT UTILIZED: ANGULAR – 2" TRIMBLE S6 LINEAR– E.D.M.

"F.I.A. OFFICIAL FLOOD HAZARD MAP" MAP No. 13067C0017H, COMMUNITY NUMBER 130052, MAP ZONE 'X', PAGE 0017 H, DATED 10-05-2018, SHOWS A PORTION OF THIS PROPERTY NOT TO BE IN A BASE FLOOD AREA.

ALL MATTERS OF TITLE ARE EXCEPTED.

RECEIVED
MAR 06 2026
COBB COUNTY ZONING

DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.

JOB No. – D 21–0086

TASO & ASSOCIATES, LLC
LAND SURVEYORS
3330 Cobb Parkway
Suite 324 – PMB 355
Acworth, Georgia
30101
678–581–0102
taso@tasosurvey.com

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

SLUP-6-2026

SITE BACKGROUND

Applicant	Wolliston Enterprises, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Andre Wolliston
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	SRML Investments, LLC
Property Location	Located on the northwest corner of New McEver Road and Huddleston Bridge Parkway, east of Industrial Center Lane
Address	None assigned
Access to Property	New McEver Road

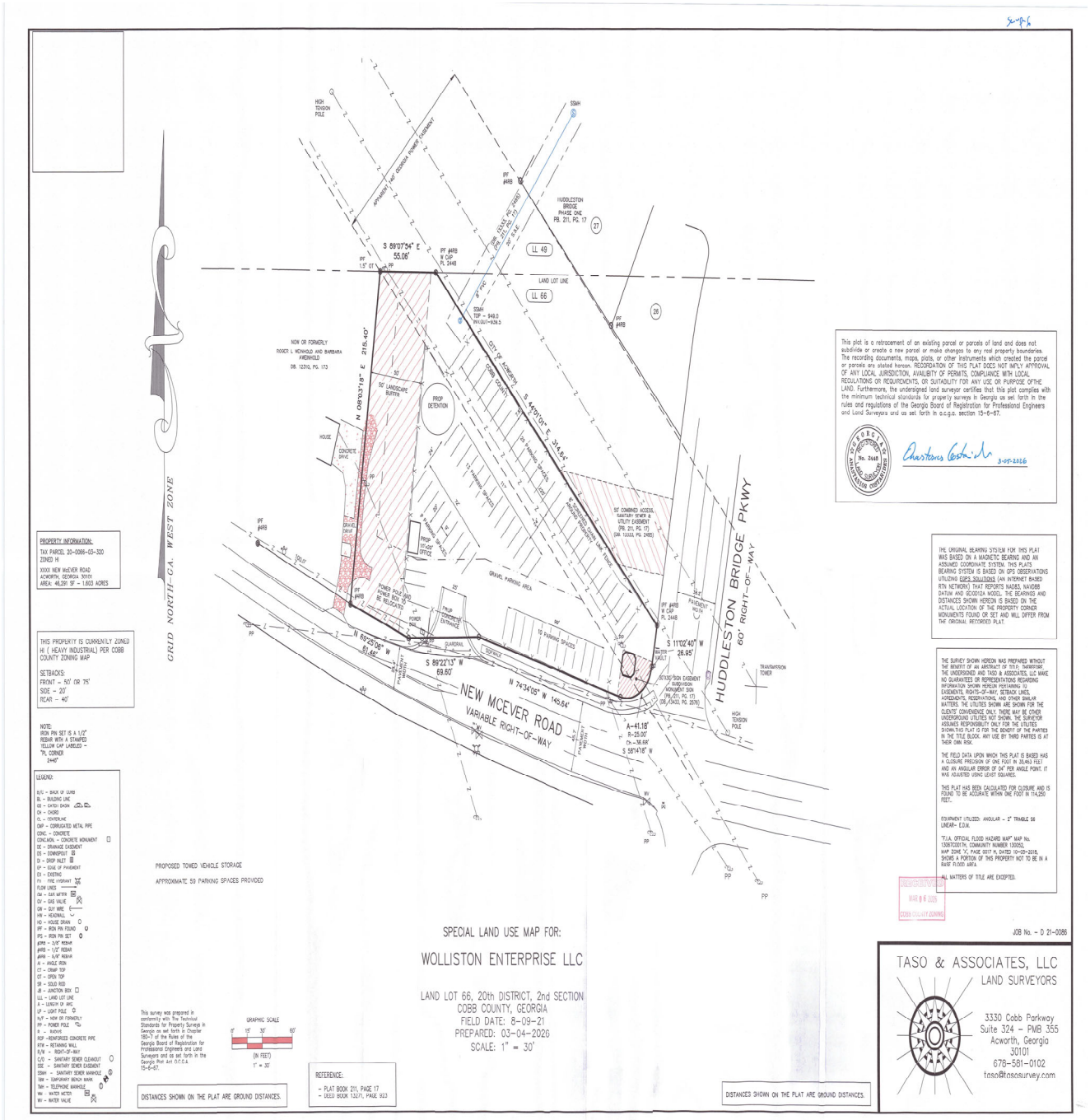
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	HI
Current Use of Property	Vacant
Proposed Zoning	HI
Proposed Use	Automobile storage yard and towing facility
Future Land Use	IC
Site Acreage	1.06
District	20
Land Lot	66
Parcel #	20006603320
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member Shaun Daniels, Planner II)

Based on the analysis of the case, Staff recommends **DENIAL.**


SLUP-6
GRID NORTH - GA. WEST ZONE
HUDDLESTON BRIDGE PKWY
60' RIGHT-OF-WAY
NEW MCEVER ROAD
VARIABLE RIGHT-OF-WAY
S 89°07'54" E 55.06'
N 08°53'18" E 215.40'
S 44°01'01" E 314.64'
N 89°25'06" W 81.66'
S 89°22'13" W 69.60'
N 74°34'08" W 145.64'
S 11°02'40" W 26.95'
A=41.18'
R=25.00'
CH=36.88'
S 30°41'16" W
PROPOSED TOWED VEHICLE STORAGE
APPROXIMATE 59 PARKING SPACES PROVIDED
PROPERTY INFORMATION:
TAX PARCEL 20-0086-03-320
ZONED HI
XXXX NEW McEVER ROAD
ACWORTH, GEORGIA 30101
AREA: 46,291 SF ~ 1.603 ACRES
THIS PROPERTY IS CURRENTLY ZONED HI (HEAVY INDUSTRIAL) PER COBB COUNTY ZONING MAP
SETBACKS:
FRONT ~ 50' OR 75'
SIDE ~ 20'
REAR ~ 40'
NOTE:
IRON PIN SET IS A 1/2" REBAR WITH A STAMPED YELLOW CAP LABELED ~ "PL CORNER 2448"
LEGEND:
SPECIAL LAND USE MAP FOR:
WOLLISTON ENTERPRISE LLC
LAND LOT 66, 20th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
FIELD DATE: 8-09-21
PREPARED: 03-04-2026
SCALE: 1" = 30'
JOB No. ~ D 21-0086
TASO & ASSOCIATES, LLC
LAND SURVEYORS
3330 Cobb Parkway
Suite 324 ~ PMB 355
Acworth, Georgia
30101
678-581-0102
taso@tasosurvey.com
DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.
REFERENCE:
~ PLAT BOOK 211, PAGE 17
~ DEED BOOK 13271, PAGE 923
GRAPHIC SCALE
1" = 30'
(IN FEET)

SLUP-6 2026 Aerial Map



North

Zoning: Acworth City Limits / Single Family Homes

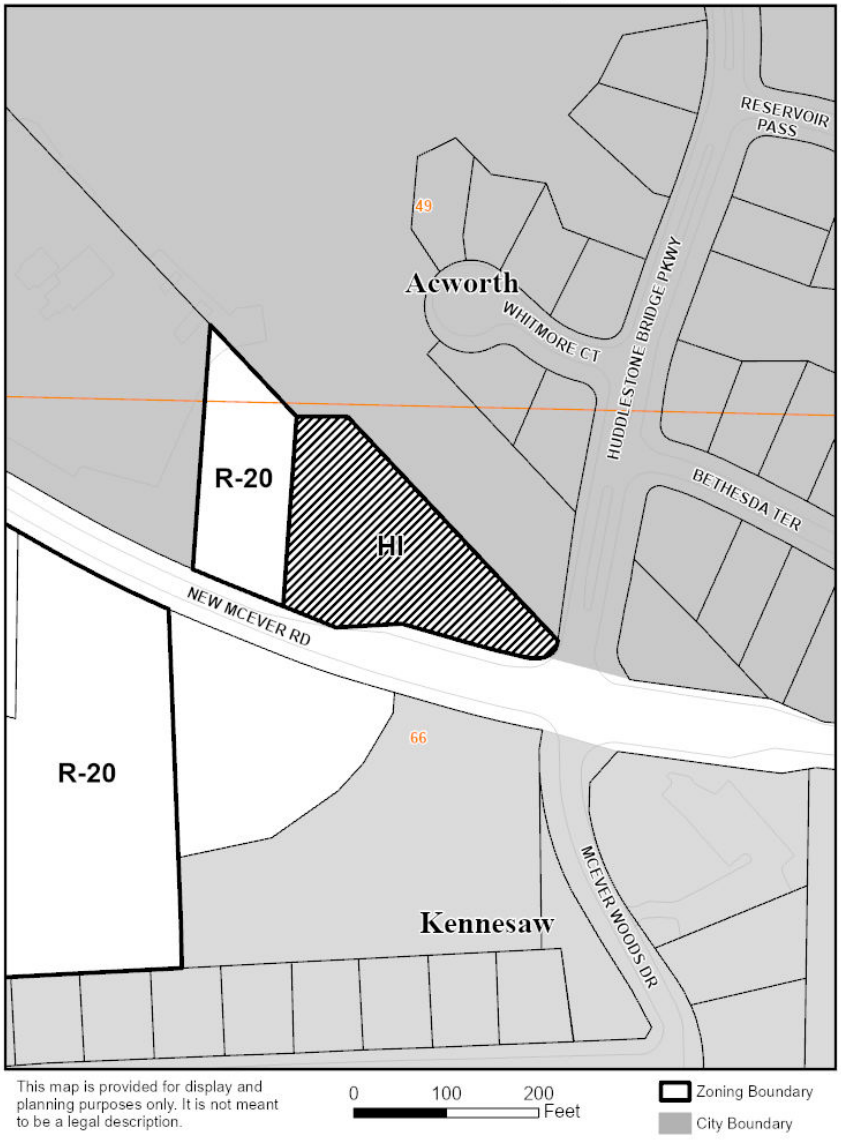
Future Land Use: Acworth City Limits

WEST

Zoning: R-20 Single-Family Residential

Future Land Use: IC

SLUP-6 2026 Map



EAST

Zoning: Acworth City Limits / Single Family Homes

Future Land Use: Acworth City Limits

SOUTH

Zoning: Kennesaw City Limits/ Single Family Homes

Future Land Use: Kennesaw City Limits

Current zoning district for the property

The HI district is established to provide locations for heavy industrial uses such as intensive automobile repair and service, heavy manufacturing, chemical manufacturing and storage, petroleum or petrochemical storage, and warehousing and storage, which are on properties delineated within an industrial category as defined and shown on the Cobb County Comprehensive Land Use Plan: A Policy Guide, adopted November 27, 1990. When located on the perimeter of an industrial node, the HI district should provide for uses that are lower in intensity and scale such as to ensure compatibility with surrounding properties.

Request for a Vshfldd#Ddqg#Xvh#Shup lw

The Board of Commissioners may grant special land use permits for uses enumerated in Sec. 134-37, subsection (a). The granting of a special land use permit is conditional upon the site plan considered by the Board of Commissioners. The Board of Commissioners may grant special land use permits for any period of time at the discretion of the Board of Commissioners.

Summary of the applicant's proposal

The applicant is requesting a Special Land Use Permit (SLUP) for automotive storage yard and towing facility on a 1.06-acre property. The property will contain a graveled gated parking area for daily towing operations equipped with 59 proposed parking spaces which will allow temporary towed vehicles to be parked. The applicant states that towed vehicles will not be held for long periods of time but rather released under the timeframe permitted as regulated by State and County law. The proposed use will have a 192 square-foot modular office, and the proposed hours of operation are 8am – 6pm Monday – Friday; with tow trucks operators on call during Saturday and Sundays.

Non-residential criteria

Proposed # of buildings**:** 1
Proposed # of stories: 1
Total sq. footage of development: 192 square feet
Floor area ratio: .01
Square footage per acre: 181
Required parking spaces: N/A
Proposed parking spaces: 59
Acres in floodplain or wetlands: 0
Impervious surface shown: 3.24%

Are there any zoning variances?

Yes. The applicant is requesting the following variances:

1. To allow a gravel parking area in lieu of the required paved surface;
2. To waive the required 40-foot setback from a residential district for the portion of the site adjacent to the residential property to the northeast;
3. To waive the required 50-foot landscape buffer adjacent to the residential property to the northeast, and
4. To allow the use on property designed as Industrial-Compatible (IC) rather than Industrial (IND).

Are there any environmental conditions existing or proposed on the site?

In Staffs opinion there are not any environmental conditions existing or proposed on the site.

SLUP-6-2026 DEPARTMENT COMMENTS – Fire Department

03/18/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

FIRE DEPARTMENT ACCESS:
All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

ACCESS GATES:
Gates securing fire apparatus access shall meet the following requirements:

- minimum 14 feet in clear width for a single lane and 20 feet for a double lane. The gates shall not reduce the operating width of the roadway.
- Double lane gates shall be a minimum of 20 feet in clear width.
- Gates shall be of the swinging or sliding type.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access during normal operations and in power failure.
- Emergency opening devices require a permit and shall be approved by the Cobb County Fire Marshal's Office. (Cobb County Development Standards 401.8.2)

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

SLUP-6-2026 DEPARTMENT COMMENTS – Site Plan Review

03/26/2026

The submitted site plan does not appear to satisfy the minimum parking lot tree standards of the Cobb County Tree Ordinance. Additional parking lot peninsulas may be required, as determined by the Cobb County Arborist during the Site Plan Review process.

The project layout depicted on the submitted site plan does not provide sufficient room to satisfy the 8’ wide landscape enhancement strip requirement:

Per Sec. *134-285 “Landscape Enhancement Strip”: In addition to the street-yard trees, 3 gallon evergreen shrubs with a mature height of +/- 30” must be installed in a staggered double row arrangement at a rate of 18 per 35 linear feet of public road frontage where a vehicular use area is adjacent to public road frontage.*

SLUP-6-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

3/27/2026

Comprehensive Plan Future Land Use Designation: Industrial Compatible
The subject tract is within the Industrial Compatible (IC) future land use category. The purpose of the IC is to provide for areas that can support light industrial, office/warehouse and distribution uses. Typical land uses for these areas include professional business parks and distribution centers.

What is the Future Land Use Sub-Category? N/A

☐ Consistent ☒ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☒ Yes ☐ No
If Yes:
Which City: Acworth & Kennesaw
Was the city notified? Yes

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☐ Yes	☒ No

---

Comments:

SLUP-6

May '26 Zoning

Applicant: Wolliston Enterprises, LLC

Water & Sewer Comments: No comments.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
New Mcever Road	Major Collector	35	Cobb County	80’
Huddlestone Bridge Parkway	Local	25	Acworth	50’

ITE Land Use	Description	Expected Size	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
150	Warehousing	46.2 KSF	6	2	**8**	2	6	**8**	**79**

vph = vehicles per hour, **V**pd = vehicles per day, KSF = 1,000 square feet

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

New Mcever Road is classified a major collector roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Huddlestone Bridge Parkway is classified a local roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Based on site plan dated March 6, 2026, this development does not require a traffic impact study submittal.

An existing guard rail and acceleration lane parallels New Mcever Road adjacent to the property. Acceleration lane and guard rail and will need to be removed and the shoulder grade improved as part of the recommended right-in/right-out access. The design of the proposed driveway deceleration lane will also have to accommodate the existing deceleration lane at the intersection of New Mcever Road and Huddlestone Bridge Parkway.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the North side of New Mcever Road, a minimum of 40’ from the roadway centerline or 3’ behind the sidewalk, whichever is further. This recommendation is pursuant to. Cobb County Development Standard 401.2, Right-of-Way.

2. Recommend New Mcever Road access be limited to right-in/right-out only. This recommendation is due to the proximity of a divided median.

3. Recommend New Mcever Road access include a deceleration (right turn) lane. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes.

4. Recommend applicant verify that minimum intersection sight distance is available for New Mcever Road access points and, if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirements. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.

5. Recommend installing and/or replacing any disturbed curb, gutter, and sidewalk along New Mcever Road frontages. This recommendation is to address pedestrian accessibility and safety pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

6. Recommend commercial driveway on New Mcever Road to be installed to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements.

7. Recommend coordination with City of Acworth for all proposed work within City limits, including potential donation of right-of-way for Huddlestone Bridge Parkway.

8. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

There are fifteen criteria that must be considered for a Special Land Use Permit. The criteria are below in bold, with the staff analysis written unbolded:

(1) Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.
It is Staff's opinion that the applicant's proposal may create adverse effects on the surrounding neighborhood and nearby properties. Although the subject property is zoned HI heavy industrial and is currently undeveloped, the proposed automobile storage yard and towing operation would introduce frequent vehicle movements, outdoor storage, nighttime activity, and other operational impacts. These activities would both increase the intensity of use on the site and increase level of activity currently present in the immediate area.

(2) Whether or not the use is otherwise compatible with the neighborhood.
It is Staff's opinion that the proposed use may not be compatible with the neighborhood. The subject property is zoned HI, and the surrounding area includes a mix of residential subdivisions and industrial operations. The subject site is adjacent to R-20 single-family residential zoned properties to the west, City of Kennesaw residential neighborhoods to the south, and the City of Acworth's Huddlestone Bridge subdivision to the northeast, separated only by a 140-foot power easement. The surrounding area has established residential subdivisions, and industrial uses exist within the broader area, including the East Acworth Industrial Park. The proposed automobile storage yard and towing operation would be developed adjacent to established residential properties.

(3) Whether or not the use proposed will result in a nuisance as defined under state law.
It is Staff's opinion that the proposed use may create a nuisance as defined under state law. Automobile storage yards and towing operations inherently involve frequent vehicle movement, irregular hours of operation, nighttime lighting, and noise associated with towing activities. Given the site's proximity to residential areas to the west, south, and northeast, these impacts may have the potential to be disruptive.

(4) Whether or not quiet enjoyment of surrounding property will be adversely affected.
It is Staff's opinion that the quiet enjoyment of surrounding properties may be adversely affected by the proposed use. Towing and vehicle storage operations typically involve outdoor vehicle maneuvering, illumination of storage areas, and irregular truck movements during early morning and late evening hours. These introduce noise, lighting, and operational disturbances that are inconsistent with the expectations of nearby residential neighborhoods.

(5) Whether or not property values of surrounding property will be adversely affected.
It is Staff's opinion that the proposed use could potentially have an adverse effect on property values within the surrounding area. Although the operation is compatible with the HI zoning classification, the close proximity of established residential subdivisions could potentially raise concerns.

(6) Whether or not adequate provisions are made for parking and traffic considerations.
It is Staff's opinion that the applicant is proposing to make provisions for parking and traffic. The proposed use is expected to generate minimal to low traffic within the surrounding area, which consists of a mix of residential neighborhoods and industrial uses. According to the submitted site plan, the applicant intends to comply with the required eight-foot screened fence surrounding the vehicle storage area. The applicant is proposing 59 parking spaces, which meets the off-street parking requirement, but the applicant is also requesting a variance to allow a gravel parking surface.

(7) Whether or not the site or intensity of the use is appropriate.
It is Staff's opinion that the site and the intensity of the proposed use may not be appropriate for this location. While the HI zoning classification permits more intensive operations, the proposed automobile storage and towing facility introduces levels of activity, lighting, and outdoor storage that are incompatible with the surrounding area. The Future Land Use Map designates the property as Industrial-Compatible, which is typically associated with light industrial zoning districts where automobile storage yards and wrecker services are not permitted. Although the site is zoned heavy industrial, which does allow these uses, the Industrial-Compatible future land use designation does not support the intensity or characteristics of the proposed use.

(8) Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow noncompatible business uses.
It is Staff's opinion that the applicant's request may require special or unique conditions to overcome the Board of Commissioners' general presumption regarding non-compatible business uses in residential neighborhoods. The proposed use is located on heavy industrial property but the proposed use's operational impacts such as outdoor storage, nighttime illumination, and increased truck activity remain incompatible with the adjacent residential subdivisions. The applicant has not presented any unique site mitigation measures that would offset any potential impacts.

(9) Whether or not adequate provisions are made regarding hours of operation.
The applicant proposes operating hours of 8:00 a.m. to 6:00 p.m., Monday through Friday, with tow trucks on call during weekends.

(10) Whether or not adequate controls and limits are placed on commercial and business deliveries.
Staff recommends that any automobile deliveries or related commercial activity occur during normal business hours.

(11) Whether or not adequate landscape plans are incorporated to ensure appropriate transition.
It is Staff's opinion that the applicant is attempting to incorporate some landscape measures to ensure appropriate transition. The site plan includes a 50-foot landscape buffer along the western boundary adjacent to the R-20 district. The ordinance also requires a minimum 40-foot separation between the vehicle storage area and any residential zoning district. This standard is met along the western portion of the site but, the applicant is requesting a variance to waive both the 50-foot buffer and the 40-foot setback along the northeastern boundary adjoining the Huddlestone subdivision. There is an existing 140-foot-wide power-line easement, owned by the Huddleston Bridge HOA, located between the subject property and the residential homes within the subdivision.

(12) Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.
It is Staff's opinion that the proposed use may potentially adversely affect the public health, safety, and welfare of the surrounding neighborhood. While the use is permitted within the heavy industrial zoning district, the proximity to residential subdivisions increases the likelihood that noise, lighting, and nighttime activity associated with towing operations could negatively impact nearby residents. The introduction of frequent truck movements and outdoor storage near residential areas may raise concerns regarding safety, visibility, and overall neighborhood welfare.

(13) Whether the application complies with any applicable specific requirements set forth in this chapter for special land use permits for particular types of uses.
It is Staff's opinion that while the applicant has attempted to comply with the applicable requirements of Section 134-231(11)(d), the request may not fully meet the standards for automobile storage yards and wrecker services. The applicant's site plan includes an eight-foot enclosed fence and indicates that no dismantling or repair activities will occur on the property, but the ordinance requires a minimum 40-foot setback from any residential district or residential use. The applicant is requesting a variance to waive this setback along the northeastern boundary adjacent to a residential lot. Furthermore, the Code calls for this use to be located on property designated as industrial future land use. This property is industrial compatible.

(14) Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.
It is Staff's opinion that the applicant has provided sufficient information to allow full consideration of all relevant factors.

(15) In all applications for a special land use permit the burden shall be on the applicant both to produce sufficient information to allow the county fully to consider all relevant factors and to demonstrate that the proposal complies with all applicable requirements and is otherwise consistent with the policies reflected in the factors enumerated in this chapter for consideration by the county.
It is Staff's opinion that the applicant has produced sufficient information to allow the County to fully consider all relevant factors. The applicant has demonstrated attempted compliance with some of the applicable requirements though it is otherwise not consistent with the Code as reflected in this evaluation.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

WOLLISTON ENTERPRISE LLC (Applicant)

A Georgia Limited Liability Company

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Manager

Cobb County Zoning Division

Community Development Agency

March 5, 2026

STATEMENT OF PROPOSED SITE IMPROVEMENTS

The Application is requesting the SLUP to allow for the construction of the driveway, parking lot improvements, screened fencing and building (collectively the "Improvements").

The purpose of the Improvements is to allow for operations of a secured vehicle storage facility and the main office of the reputable Andre's Towing business, which has maintained operations in the Marietta and Cobb County community for nearly 12 years. In addition to the main office for the staff, the Improvements will allow for daily operations of tow truck parking and the temporary towed vehicle parking which will be held until released to the respective owners (as permitted and regulated by State and County law).

The extent of the proposed improvements labelled on the enclosed Site Plan are currently being revised with the contracted engineer to include a smaller, modular proposed office building for staff use (approximately 192 square feet) and gravel parking surface. These revisions will be incorporated into a new Site Plan and submitted immediately once complete.

Please do not hesitate to contact me should you or your staff have any questions or require any additional information or documentation.

Sincerely,

WOLLISTON ENTERPRISE LLC

Andre Wolliston

Andrestowing876@gmail.com

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

Tommy Allegood, Mayor
Board of Aldermen:
Toby Carmichael
Steve Prather
Brett North
Kimberly Haase
Tim Houston

James Albright, City Manager
Douglas R. Haynie, City Attorney
Regina R. Russell, City Clerk
4415 Center Street
Acworth, Georgia 30101
(678) 801-4024
www.acworth-ga.gov

April 7, 2026

John Pederson, Manager
Cobb County Zoning Division
Re: SLUP-6 of 2026, Wollison Enterprise LLC; Application for Special Land Use Permit;
3248 New McEver Road / Parcel No. 20006603320;
Land Lot 66 of the 20th District

Dear Mr. Pederson,

Please accept this correspondence as formal notification of the City of Acworth's objection to the above-referenced Special Land Use Permit (SLUP) application. The City of Acworth's primary concerns include the following:

- Security concerns associated with the proposed tow yard
- The impact on the established residential character of the surrounding neighborhoods within close proximity of the subject location
- Quality of life impacts on City of Acworth residents

Based on these concerns, the City of Acworth formally objects to the proposed use and respectfully requests that the Cobb County Board of Commissioners deny this application. This request is consistent with the intent of the Intergovernmental Agreement, which seeks to ensure compatible land uses that do not negatively impact adjoining jurisdictions.

Respectfully,

Tommy Allegood
Mayor
City of Acworth