COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA
JUNE 2, 2026

District	Case	Held and continued cases - NOT to be heard
1	Z-13-2026	**PRESTWICK COMPANIES** (*Held by the Planning Commission (PC) from the April 7, 2026 PC hearing until the May 5, 2026 PC hearing; Continued by Staff from the May 5, 2026 PC hearing until the June 2, 2026 PC hearing; Continued by Staff until the July 7, 2026 PC hearing)*
3	Z-17-2026	**JAIRO MURILLO** (*Held by the Planning Commission from the May 5, 2026 Planning Commission Hearing until the July 7, 2026 Planning Commission hearing*)
2	Z-21-2026	**BRANCH ACQUISITION COMPANY, LLC** *(Continued by Staff from the June 2, 2025 Planning Commission Hearing until the July 7, 2026 Planning Commission Hearing)*
3	LUP-6-2026	**TASHA TOLBERT AND ALICIA STEEL** (*Held by the Planning Commission from the May 5, 2026 Planning Commission Hearing until the July 7, 2026 Planning Commission hearing*)
4	LUP-12-2026	**JUAN R. VALEZQUEZ** (*Continued by Staff until the July 7, 2026 PC hearing)*
1	SLUP-6-2026	**WOLLISTON ENTERPRISES, LLC** *(Previously held by the Planning Commission (PC) from the May 5, 2026 PC hearing until the June 2, 2026 PC hearing; Continued by Staff until the July 7, 2026 PC hearing)*

District	Case	Consent Agenda
2	Z-19-2026	**DAVID ALLISON**
1	Z-20-2026	**MANOR RESTORATIONS, LLC**
3	Z-23-2026	**2997 JOHNSON FERRY, LLC**

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2	Z-12-2026	**DENNIS TIDWELL** (*Held by the Planning Commission from the April 7, 2026 Planning Commission hearing until the May 5, 2026 Planning Commission hearing; Continued by Staff from the May 5, 2026 Planning Commission hearing until the June 2, 2026 Planning Commission hearing*)

District	Case	Regular cases
3	Z-22-2026	**THE HAVEN AT EASTSIDE, INC**
2	Z-24-2026	**RB 4448 ATLANTA RD SE, LLC**

Zoning Cases

Z-19 (2026) **DAVID ALLISON (**David Anthony Allison, Owner) requesting rezoning from R-20 to R-12 for an additional single-family residence in Land Lot 372 of the 17th District. The property is located on the northwest corner of Harold Avenue and Pat Mell Road (2070 Canton Road). The Planning Commissioner recommends approval subject to:

1. Site Plan received by the Zoning division April 2, 2026;
2. Fire Department comments and recommendations;
3. Stormwater Management Division comments and recommendations;
4. Water and Sewer Division comments and recommendations; and
5. Department of Transportation comments and recommendations.

Z-20 (2026) **MANOR RESTORATIONS, LLC** (Estate of Joan Tate Wadsworth, owner) requests a rezoning for a townhome community in Land Lots 208 and 209 of the 20th District. Located on the west side of Greers Chapel Road, north of Barrett Lakes Boulevard (1808 Greers Chapel Road).

1. Final Site Plan and building elevations to be approved by District Commissioner;
2. Variances stated in the Zoning comments;
3. Letter of agreeable stipulations from Kevin Moore dated May 22, 2026;
4. Fire Department comments and recommendations;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations; and
7. Department of Transportation comments and recommendations.

(Continued on next page)

Z-23 (2026) **2997 JOHNSON FERRY, LLC** (2997 Johnson Ferry LLC, owner) requests a rezoning for retail commercial in Land Lot 539 of the 16th District. Located on the west side of Johnson Ferry Road, south of Waterfront Drive (2997 Johnson Ferry Road).

1. Site Plan received by Zoning Division on April 23, 2026, with the District Commissioner approving minor modifications;
2. Fire Department comments and recommendations;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division comments and recommendations and;
5. Department of Transportation comments and recommendations.

COBB COUNTY-
ZONING HEARING AGENDA
Planning Commission–June 2, 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; Continued by the Planning Commission from the May 5, 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; Continued by Staff from the May 5, 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; Continued by Staff from the May 5, 2026 hearing)***

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). (***Held by the Planning Commission from the May 5, 2026 hearing to the July 7, 2026 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)***

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). (***Held by the Planning Commission from the May 5, 2026 hearing)***

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-19(2026) **DAVID ALLISON** (David Anthony Allison, Owner) requesting rezoning from **R-20** to **R-12** for a single-family lot in Land Lot 372 of the 17th District. The property is located on the northwest corner of Harold Avenue and Pat Mell Road (2086 Harold Avenue).

Z-20(2026) **MANOR RESTORATIONS, LLC** (Estate of Joan Tate Wadsworth, Owner) requesting rezoning from **R-20** to **RM-8** for a townhome community in Land Lots 208 and 209 of the 20th District. The property is located on the west side of Greers Chapel Road, north of Barrett Lakes Boulevard (1808 Greers Chapel Road).

Z-21(2026) **BRANCH ACQUISITION COMPANY, LLC** (Branch Atlanta Road Associates, Owner) requesting rezoning from **HI** to **RRC** for a mixed-use development in Land Lots 894 and 900 of the 17th District. The property is located on the southwest corner of Atlanta Road and Plant Atkinson Road (2840 Plant Atkinson Road).

Z-22(2026) **THE HAVEN AT EASTSIDE, INC** (Eastside Baptist Church, Inc., Owner) requesting rezoning from **R-20** to **RSL** for supportive and nonsupportive residential senior living in Land Lots 793 and 863 of the 17th District. The property is located on the southeast corner of Lower Roswell Road and Little Road, on the north side of Freydale Road, and at the northern terminus of Lucky Court (2450 Lower Roswell Road, 386 Lucky Court, 385 Lucky Court, 2495 Freydale Road).

Z-23(2026) **2997 JOHNSON FERRY, LLC** (2997 Johnson Ferry, LLC, Owner) requesting rezoning from **GC** to **NRC** for retail and commercial uses in Land Lot 539 of the 16th District. The property is located on the west side of Johnson Ferry Road, south of Waterfront Drive (2997 Johnson Ferry Road).

Z-24(2026) **RB 4448 ATLANTA RD SE, LLC** (Branch Atlanta Road Associates, Owner) requesting rezoning from **R-20** to **PVC** for a mixed-use development in Land Lot 748 of the 17th District. The property is located on the southeast corner of Atlanta Road and West Village Way (No address).

LUP-12(2026) **JUAN R. VALEZQUEZ** (Juan R. Valezquez, owner) requests a Temporary Land Use Permit to allow more vehicles parked outside than the Code allows in Land Lot 810 of the 19th District. The property is located on the north side of Pearson Road, west of Hiram Lithia Springs Road (5760 Pearson 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.

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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

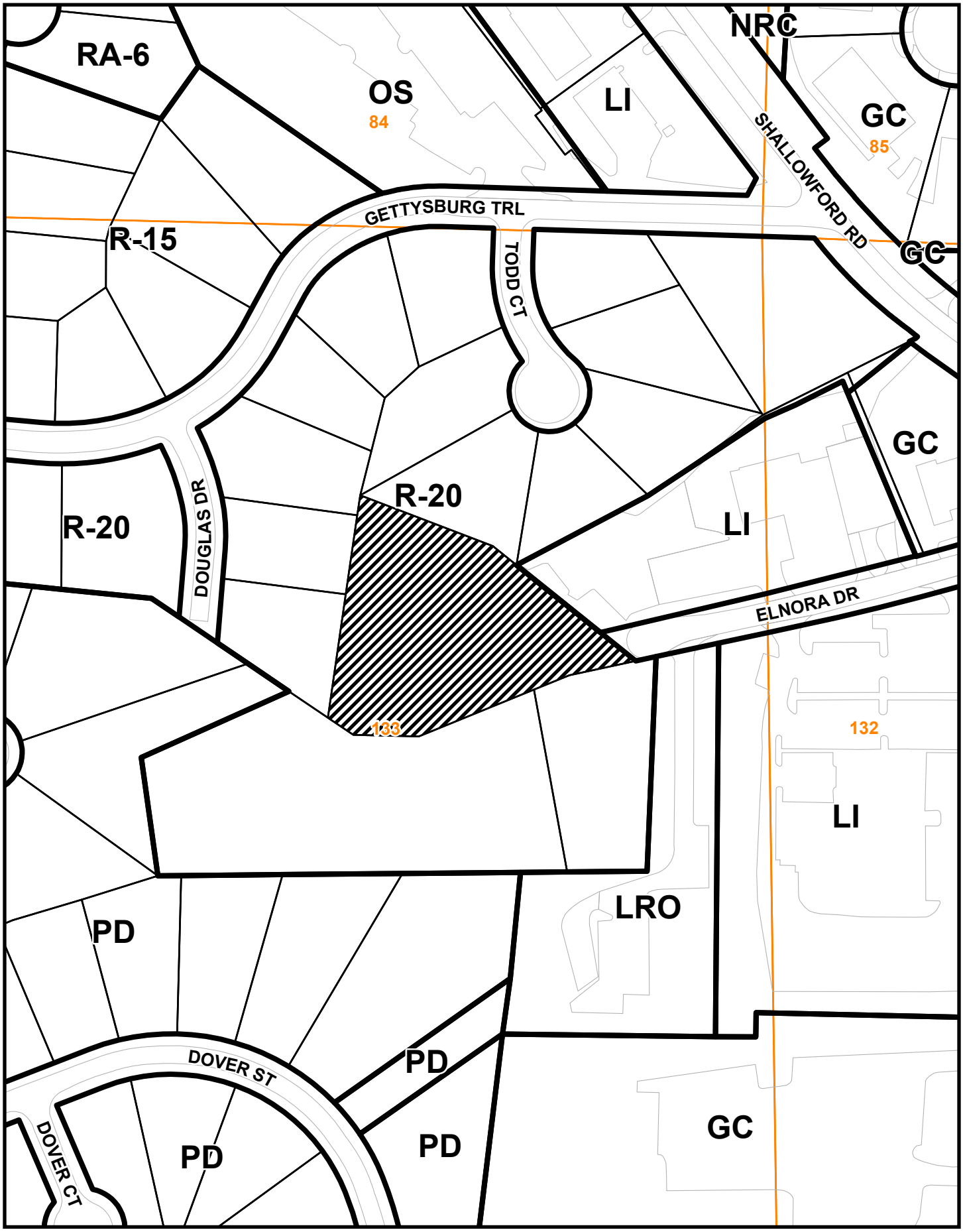
QUICK FACTS

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

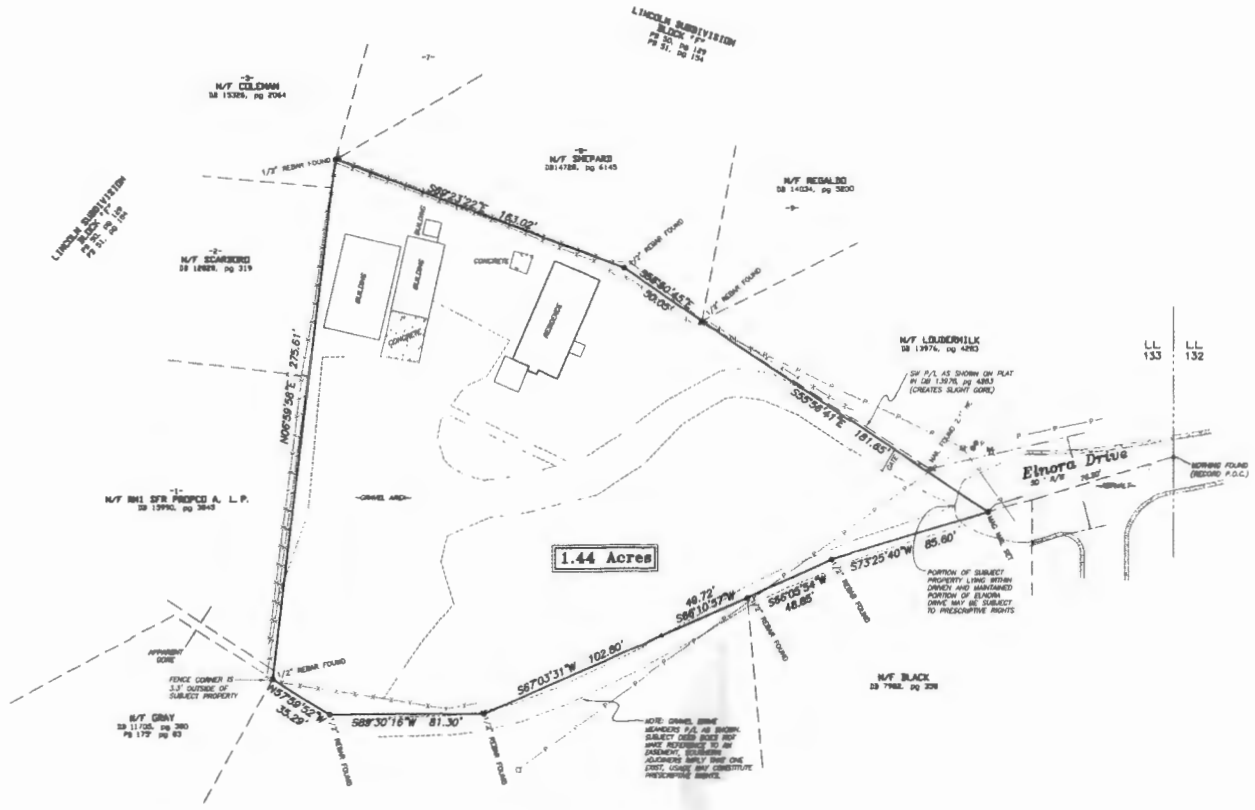
A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED IS FROM A REAL TIME KINEMATIC GPS SURVEY USING CARLSON BR+7 MULTI-FREQUENCY RECEIVERS. THE RELATIVE POSITIONAL ACCURACY OF WHICH DOES NOT EXCEED 0.05 FOOT.
B. THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 121,635 FEET.
C. DATE(S) OF 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 AS TO 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

LEGEND

● IRON PIN FOUND	PROPERTY LINE
○ IRON PIN SET (PS)	LAND LOT LINE
▲ COMPUTED POINT (NO MONUMENT)	RIGHT OF WAY
■ ROCK	LAND POWER
⊕ LAT/LONG/ELEVATION MONUMENT	FENCE
RB — REBAR	OVERLAND POWER
COT — CROSS TOP PIPE	UG GAS LINE
CTP — CRIMP TOP PIPE	UG POWER
P.O.B. — POINT OF BEGINNING	STATE LINE
R/W — RIGHT OF WAY	WATER LINE
P/L — PROPERTY LINE	STORM LINE
C/L — CENTERLINE	R/R TRACKS
M/F — NOW OR FORMERLY	EXIST. CONTOUR
RCP — RCED CONCRETE PIPE	DEV. REV. CONTOUR
PB/pg — PLAT BOOK/PAGE	PROP. CONTOUR
UP — UTILITY POLE	TREE LINE
LL — LAND LOT	
RCP — REINFORCED CONC. PIPE	
CMP — CORRUGATED METAL PIPE	
CPP — CORRUGATED PLASTIC PIPE	
ASPHALT	
CONCRETE	
GRAVEL	

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)869-1770
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.
895 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

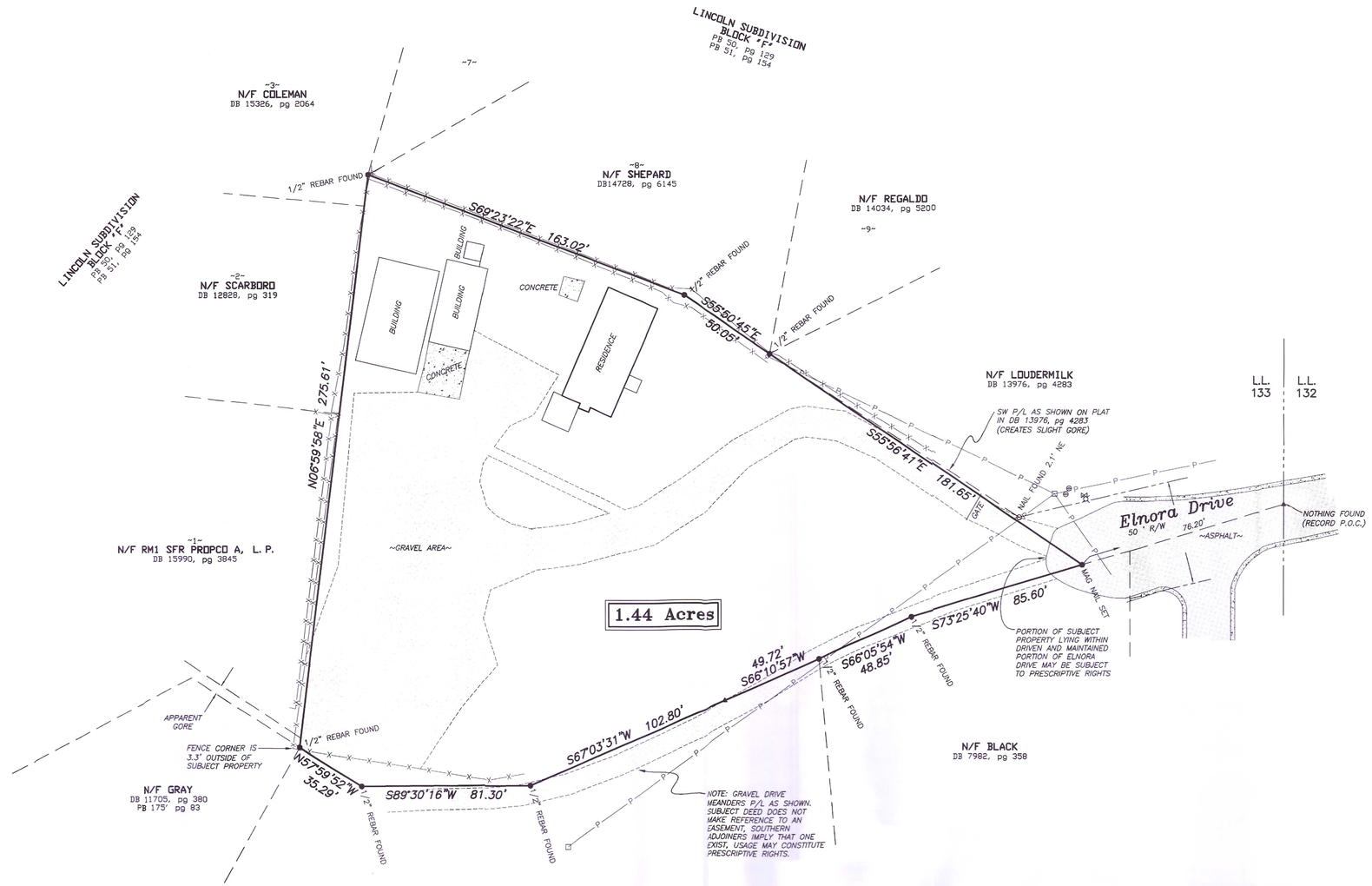
2-1

2025087113 Plat Book 283 pg 683
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MARK E. CHASTAIN, RLS No. 2718 — OCTOBER 2, 2025

GEORGIA REGISTERED No. 2718 LAND SURVEYOR MARK E. CHASTAIN

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PREPARED FOR

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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	POWER BOX
IRON PIN SET (IPS)		UTILITY POLE	UTILITY PEDESTAL
COMPUTED POSITION (NO MONUMENT)		WATER METER	DRAIN INLET
ROCK		WATER VALVE	STORM MH
OR CONCRETE MONUMENT		GAS METER	SEWER MH
RB — REBAR		GAS VALVE	LIGHT POLE
OTP — OPEN TOP PIPE		LLL — PROPERTY LINE	
CTP — CRIMP TOP PIPE		— — — LAND LOT LINE	
P.O.B. — POINT OF BEGINNING		— — — RIGHT OF WAY	
R/W — RIGHT OF WAY		—P— O/H POWER	
P/L — PROPERTY LINE		—T— O/H TELEPHONE	
C/L — CENTERLINE		—X—X— FENCE	
N/F — NOW OR FORMERLY		STREAM OR POND	
DB/pg — DEED BOOK/PAGE		—G— UG GAS LINE	
PB/pg — PLAT BOOK/PAGE		— — E — UG POWER	
PP — UTILITY POLE		—SS— SEWER LINE	
LL — LAND LOT		—W— WATER LINE	
RCP — REINFORCED CONC. PIPE		— — C — UG COMMUNICATIONS	
CMP — CORRUGATED METAL PIPE		STORM LINE	
CPP — CORRUGATED PLASTIC PIPE		R/R TRACKS	
ASPHALT		EXIST. CONTOUR	
CONCRETE		1000 EXIST. INDEX CONTOUR	
GRAVEL		PROP. CONTOUR	
		1000 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

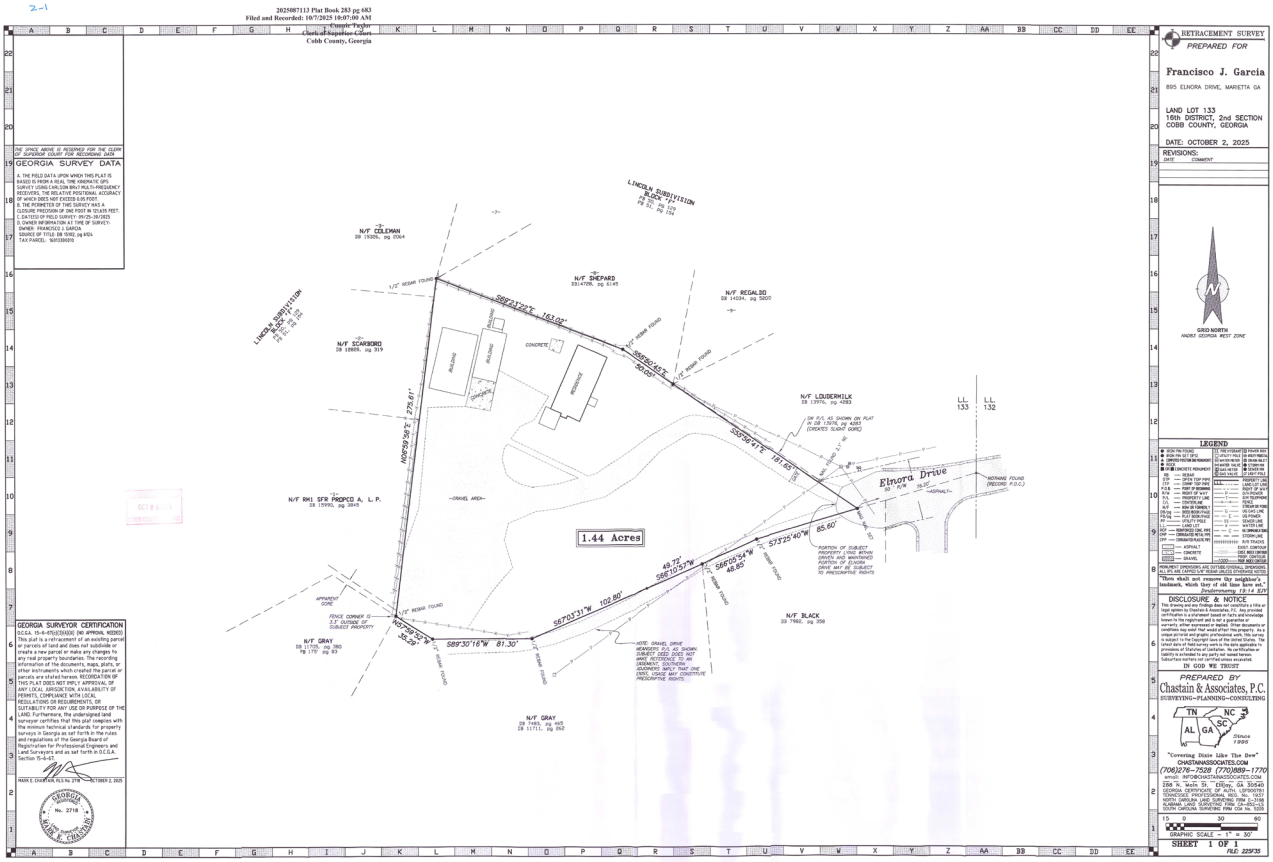
(Zoning staff member: Peyton McClure, CNU-A)

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

Z-1 2026 Aerial Map



Z-1-2026 DEPARTMENT COMMENTS – Zoning Division



North

Zoning: R-20/ Single-family Residential

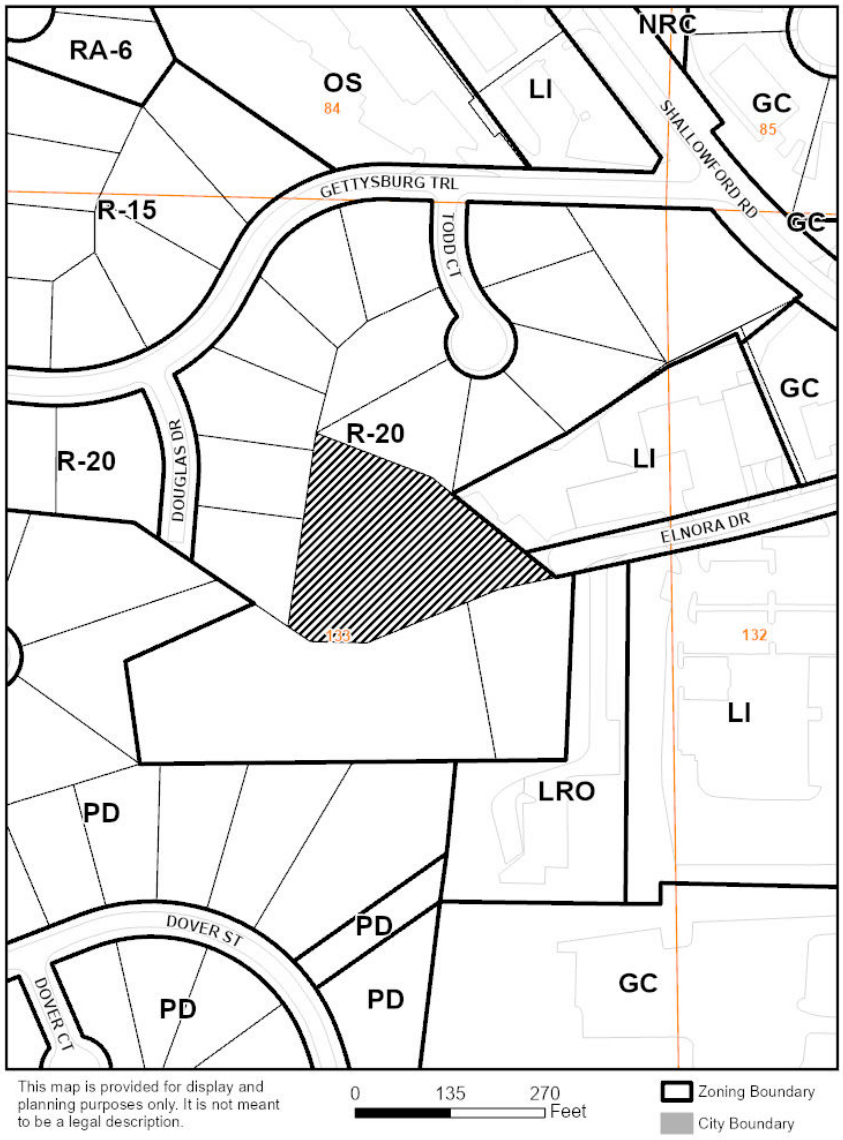
Future Land Use: LDR

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.

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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


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:** _____

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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.

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OCT 08 2025
COBB COUNTY ZONING

Dana L. Gray Sr.
895 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


"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
678.616.420

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
513.616.4209


BEAVER
Tree Service


Service
616.4209
RED
FREE ESTIMATES


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


Feb 25, 2026 at 10:07:11 AM


Apr 30, 2026 at 11:25:43 AM


Apr 30, 2026 at 11:25:42 AM


Apr 30, 2026 at 11:25:49 AM


Apr 30, 2026 at 11:25:56 AM


Apr 30, 2026 at 11:26:05 AM


Apr 30, 2026 at 11:26:18 AM


Apr 30, 2026 at 11:26:24 AM
EAVER
Service


Apr 30, 2026 at 11:26:30 AM
BEAVER
tree service


Apr 30, 2026 at 11:26:38 AM


Apr 30, 2026 at 11:27:33 AM


Apr 30, 2026 at 11:26:54 AM
EAVER
ee Service
616-4209


GEORGIA
RF899
COBB
JUN
21
LBS


Apr 30, 2026 at 11:28:16 AM
BEAVER
Tree Service
878.616.4208


Apr 30, 2026 at 11:28:36 AM
678.616.4209
BEAVER
Tree Service



Apr 30, 2026 at 11:28:57 AM

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

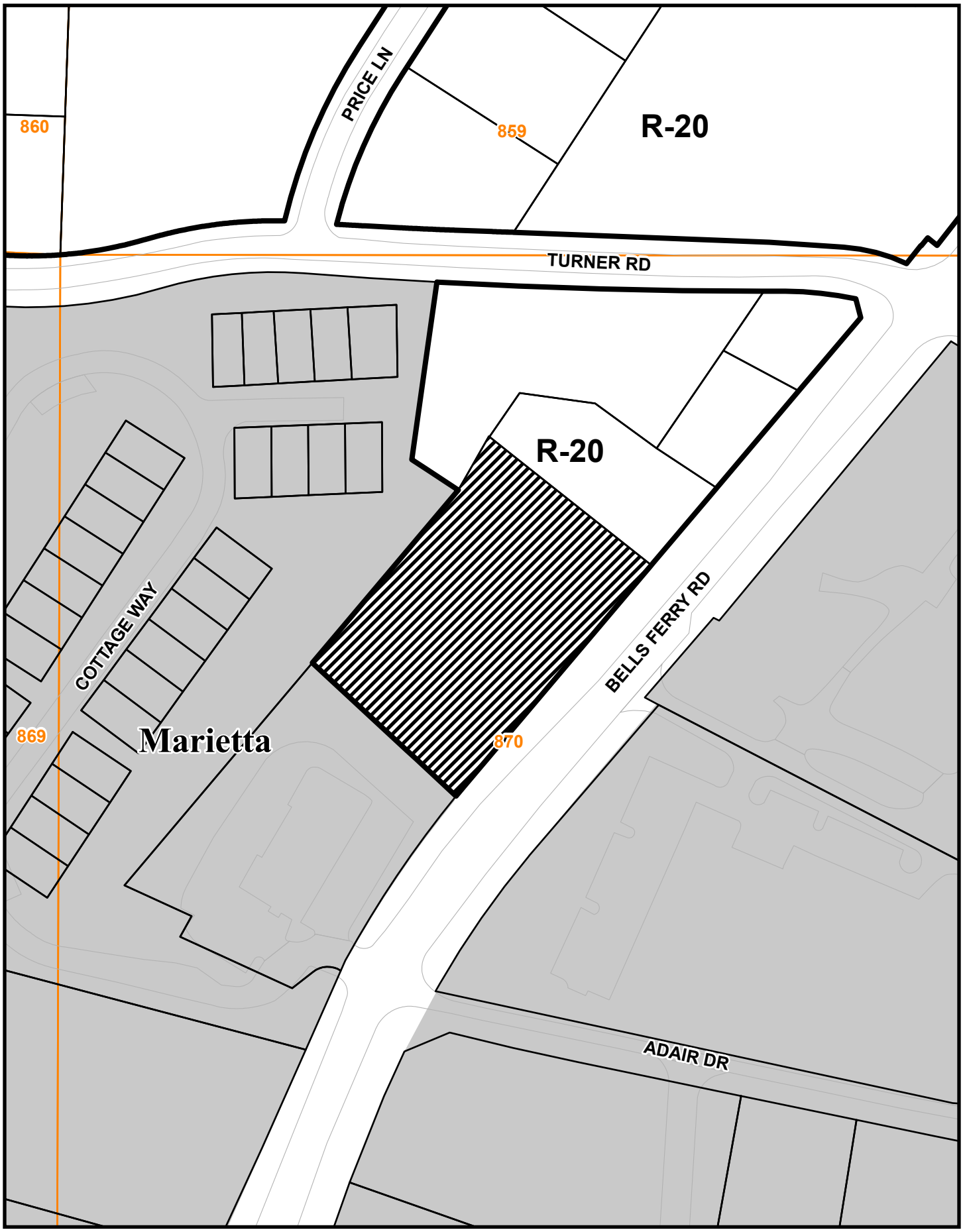
QUICK FACTS

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

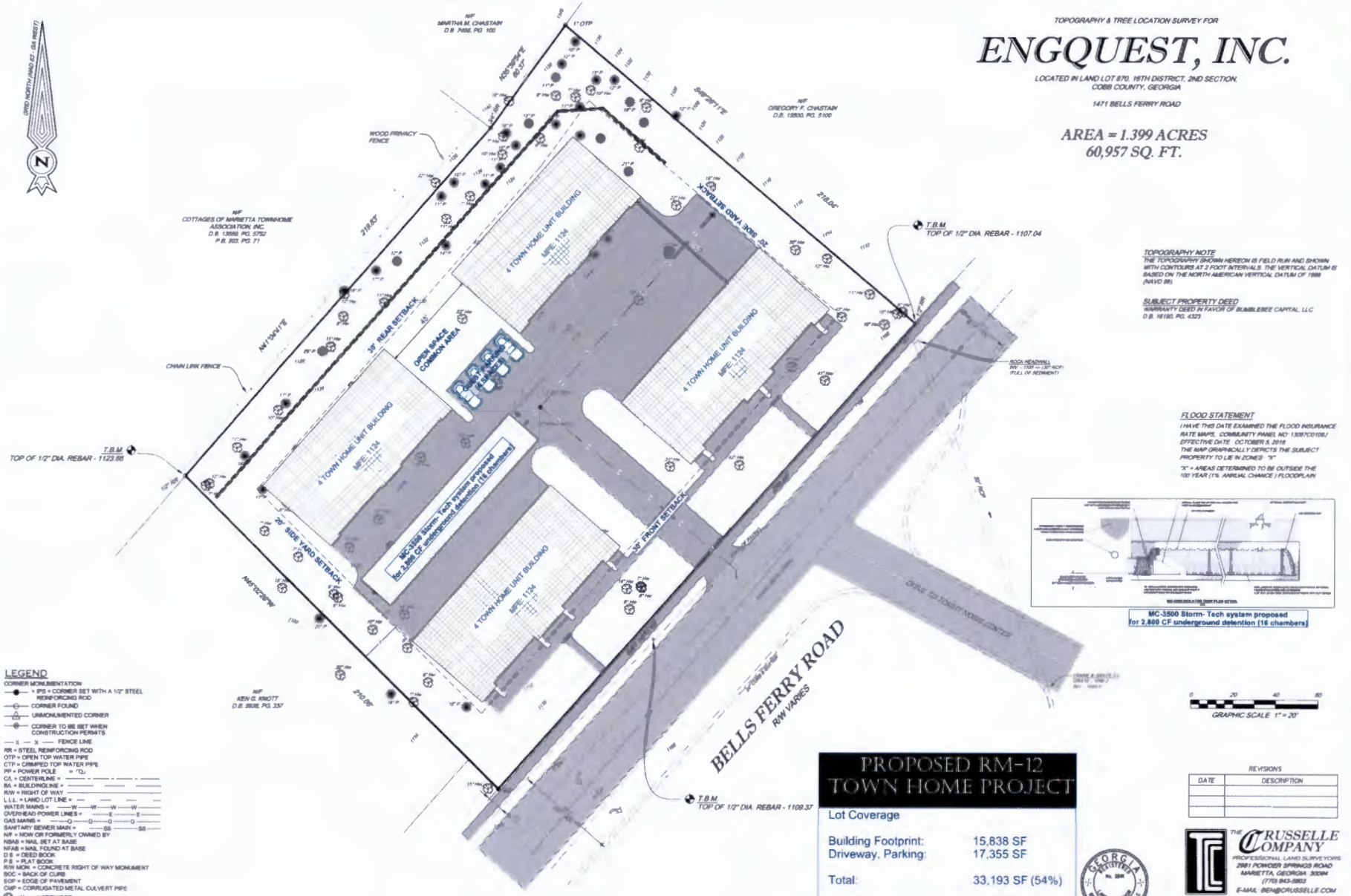
TOPOGRAPHY & TREE LOCATION SURVEY FOR

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

MC-3500 Storm- Tech system proposed for 2,809 CF underground detention (16 chambers)

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
℄ = CENTERLINE
BL = 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
Har = 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

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 | 678-590-4376

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

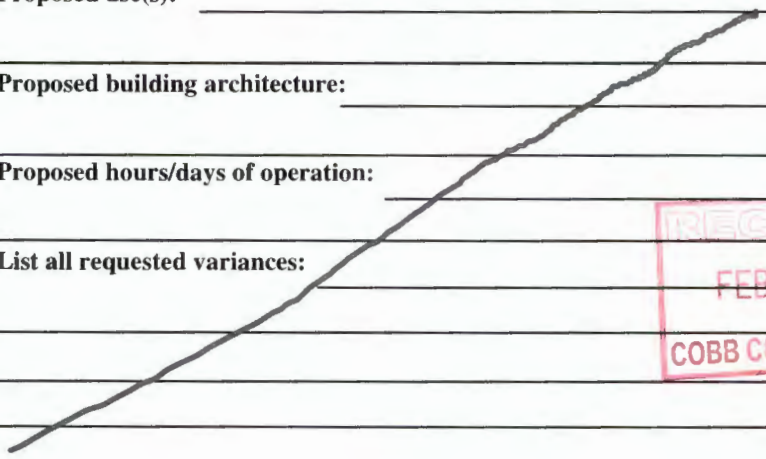
Part 2. Non-residential Rezoning Information (attach additional information if needed)

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

b) **Proposed building architecture:**

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

d) **List all requested variances:**



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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.

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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

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

1471 Bells Ferry Road Town Home Project

16 Residences for Workforce Housing

All For Sale Units $470K- 499K

RECEIVED
FEB 05 20
COBB C



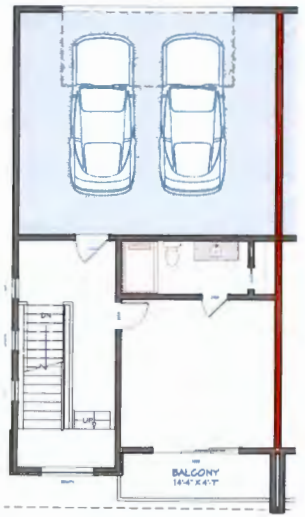
Typical Town Home Proposed (end unit)

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
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:	

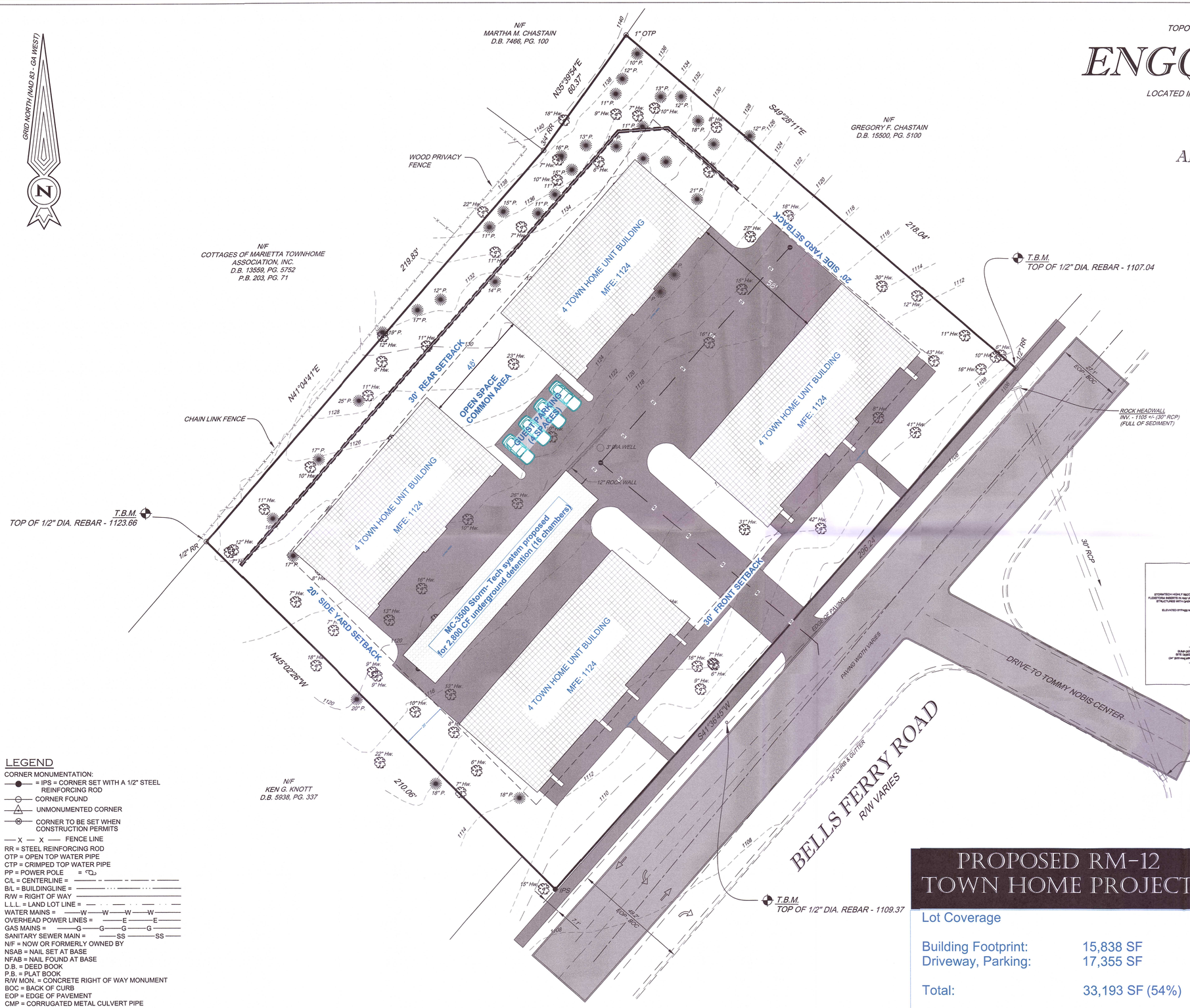
TOPOGRAPHY & TREE LOCATION SURVEY FOR

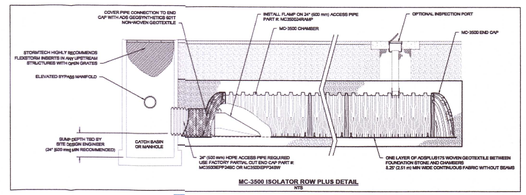
ENGQUEST, INC.

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%)

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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

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:
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

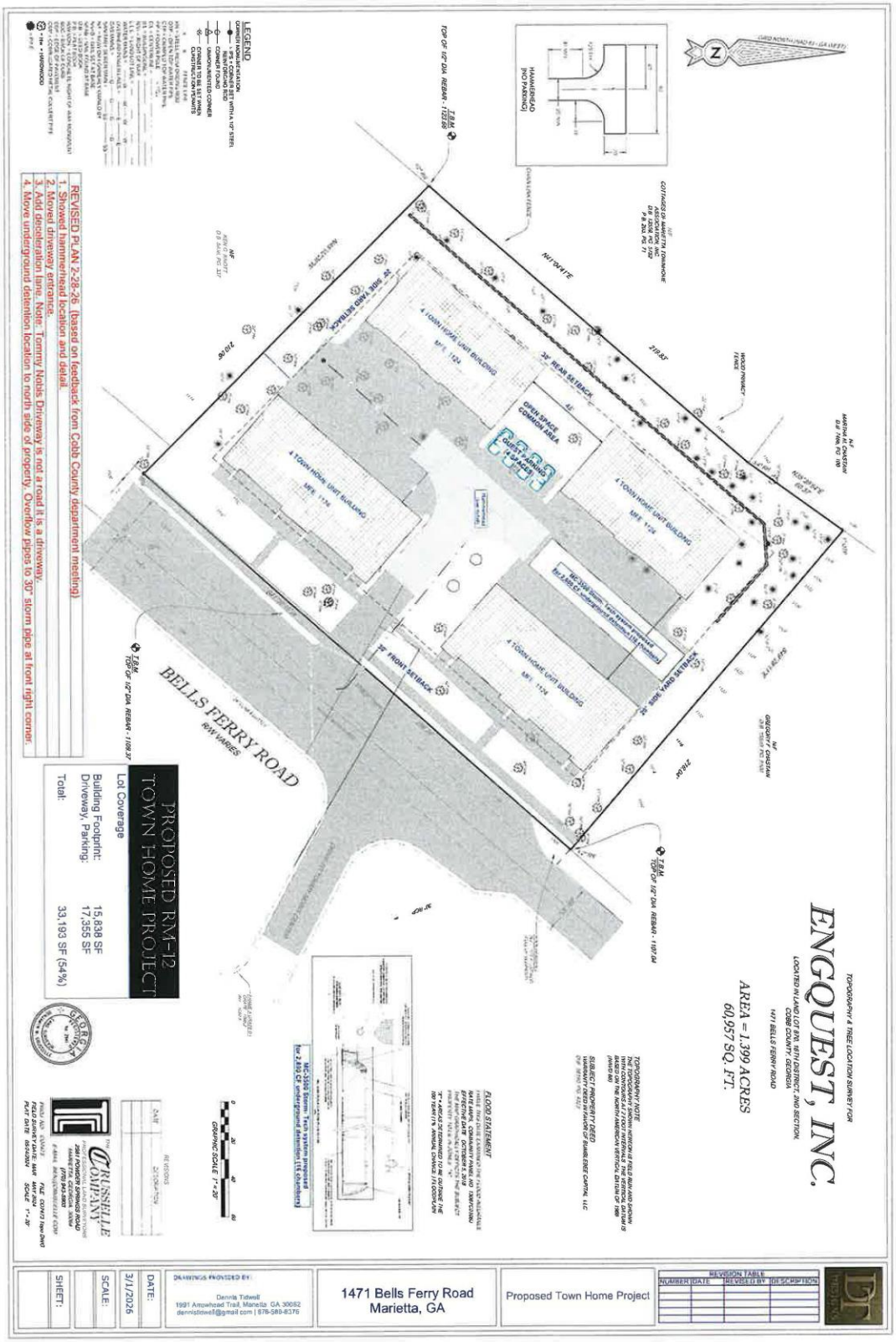
QUICK FACTS

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

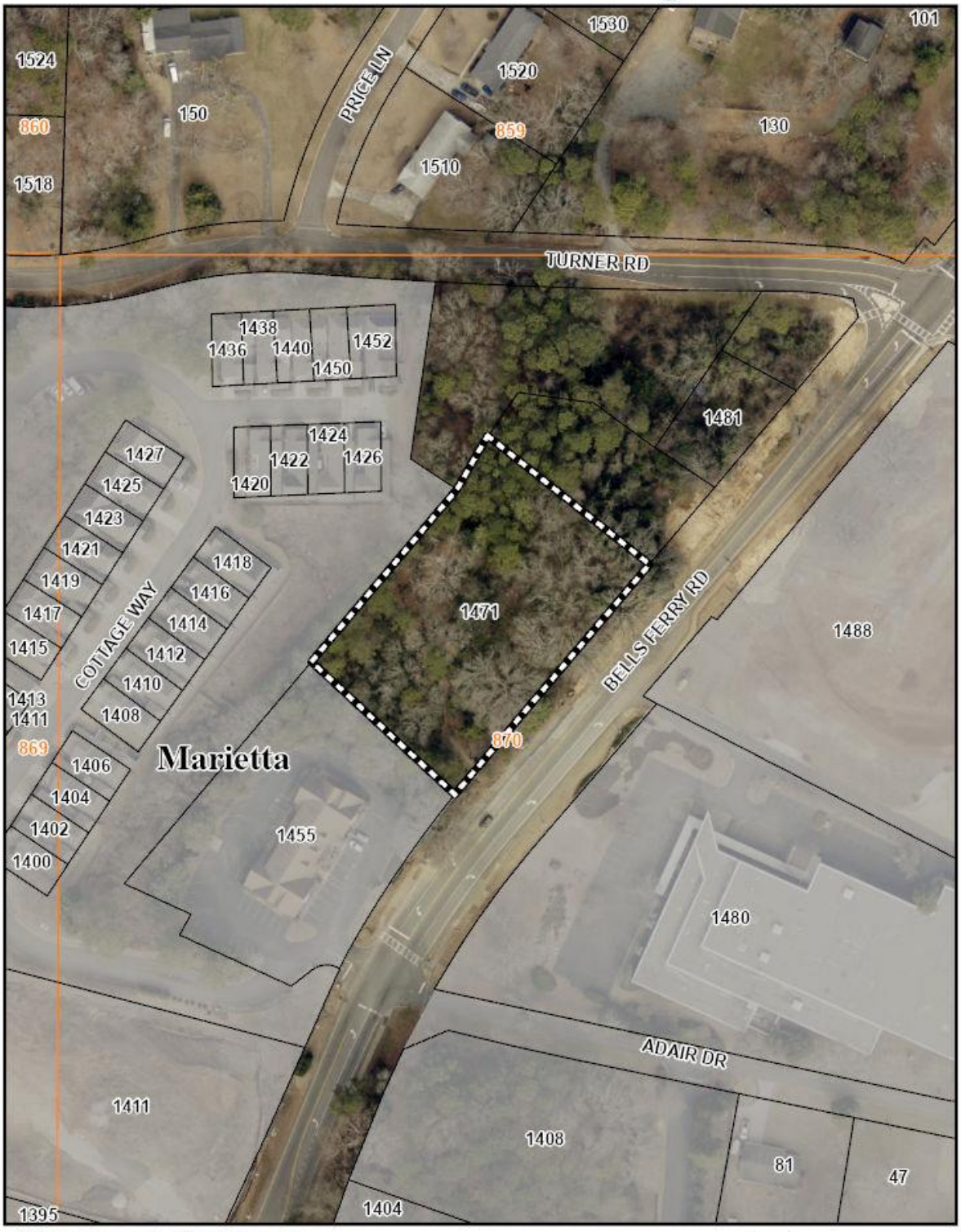
FINAL ZONING STAFF RECOMMENDATIONS

(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 824, 16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
1471 BELLS FERRY ROAD
AREA = 1.399 ACRES
60,957 SQ. FT.
BELLS FERRY ROAD
ROW VARIES
PROPOSED RM-12
TOWN HOME PROJECT
Lot Coverage
Building Footprint: 15,838 SF
Driveway, Parking: 17,355 SF
Total: 33,193 SF (54%)
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.
LEGEND
HAMMERHEAD (NO PARKING)
4 TOWN HOME UNIT BUILDING
MFF 1124
MFF 1123
OPEN SPACE COMMON AREA
GUEST PARKING SPACES
25' FRONT SETBACK
25' REAR SETBACK
30' SIDE YARD SETBACK
MC-3500 Storm Tech system proposed for 2,693 CF underground detention (16 chambers)
TOPOGRAPHY NOTE
SUBJECT PROPERTY DEED
FLOOD STATEMENT
1471 Bells Ferry Road
Marietta, GA
Proposed Town Home Project
DRAWINGS PROVIDED BY:
Dennis Tidwell
1991 Arrowhead Trail, Marietta GA 30062
dennistidwell@gmail.com | 678-580-8376
DATE:
3/1/2026
SCALE:
SHEET:
REVISION TABLE
NUMBER | DATE | REVISED BY | DESCRIPTION

Z-12 2026 Aerial Map



North

Zoning: R-20 / Vacant Lots

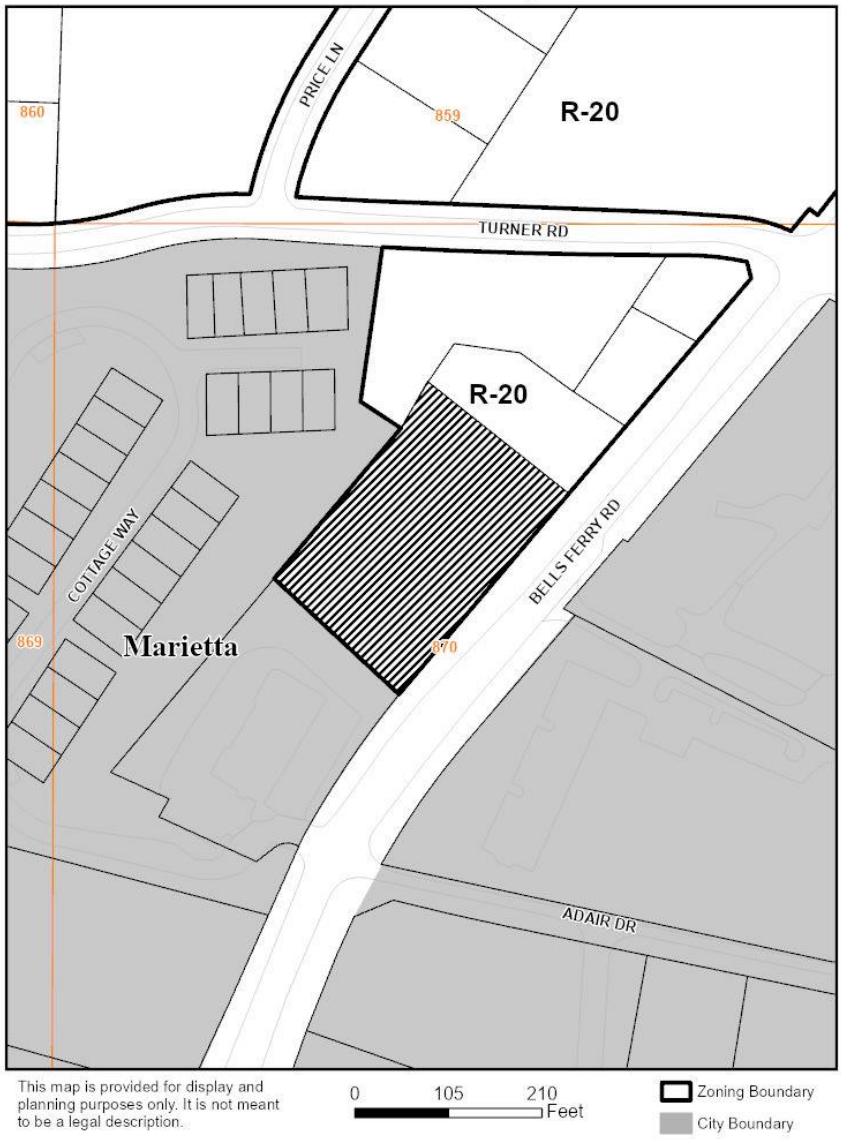
Future Land Use: CAC

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

*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
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.

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

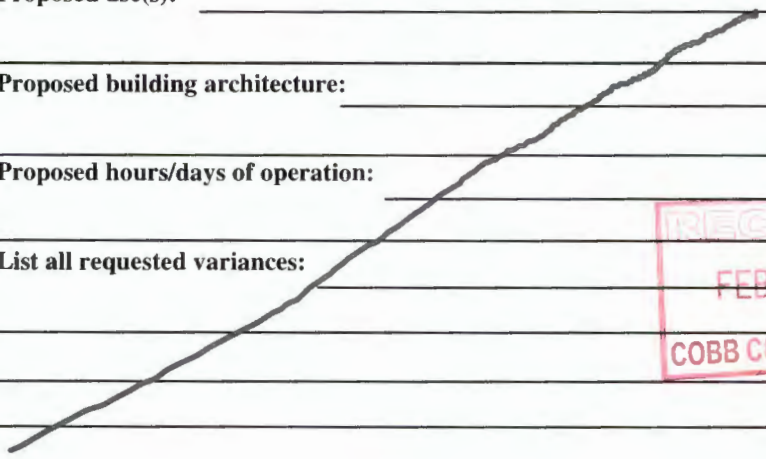
Part 2. Non-residential Rezoning Information (attach additional information if needed)

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

b) **Proposed building architecture:**

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

d) **List all requested variances:**



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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.

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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

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

Proposed Town Home Project

1471 Bells Ferry Road
Marietta, GA

DRAWINGS PROVIDED BY:
Derrie Tidwell
1981 Arrowhead Trail, Marietta, GA 30062
derrietidwell@gmail.com | 678-880-8376

DATE: 2/4/2026

SCALE:

SHEET:



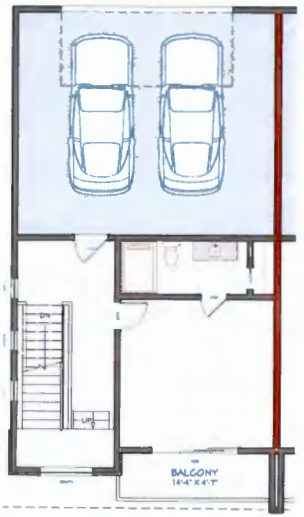
Typical Town Home Proposed (end unit)

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:

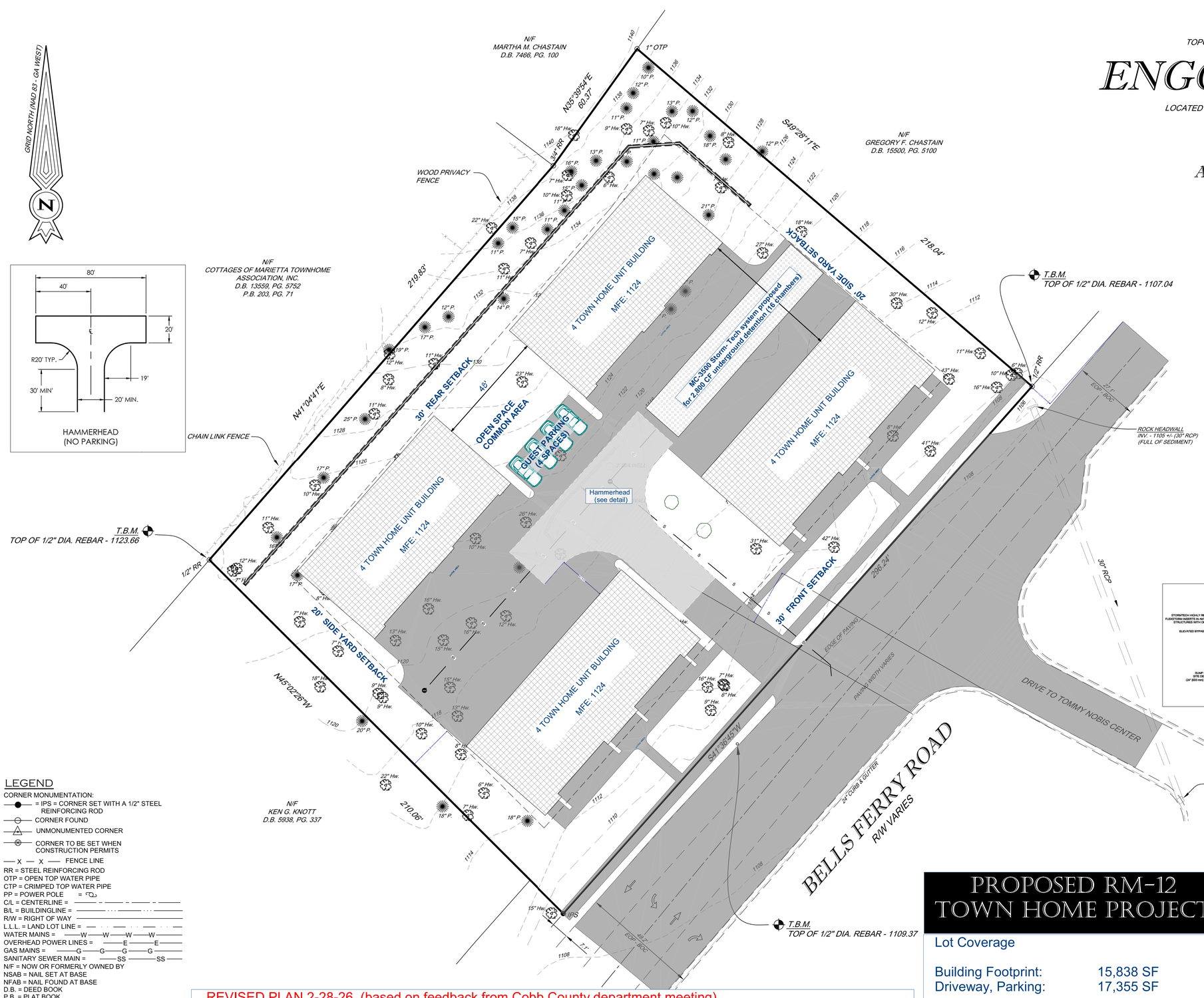
TOPOGRAPHY & TREE LOCATION SURVEY FOR

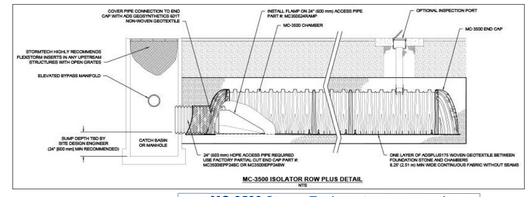
ENGQUEST, INC.

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

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'

LEGEND

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

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

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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

(continued)

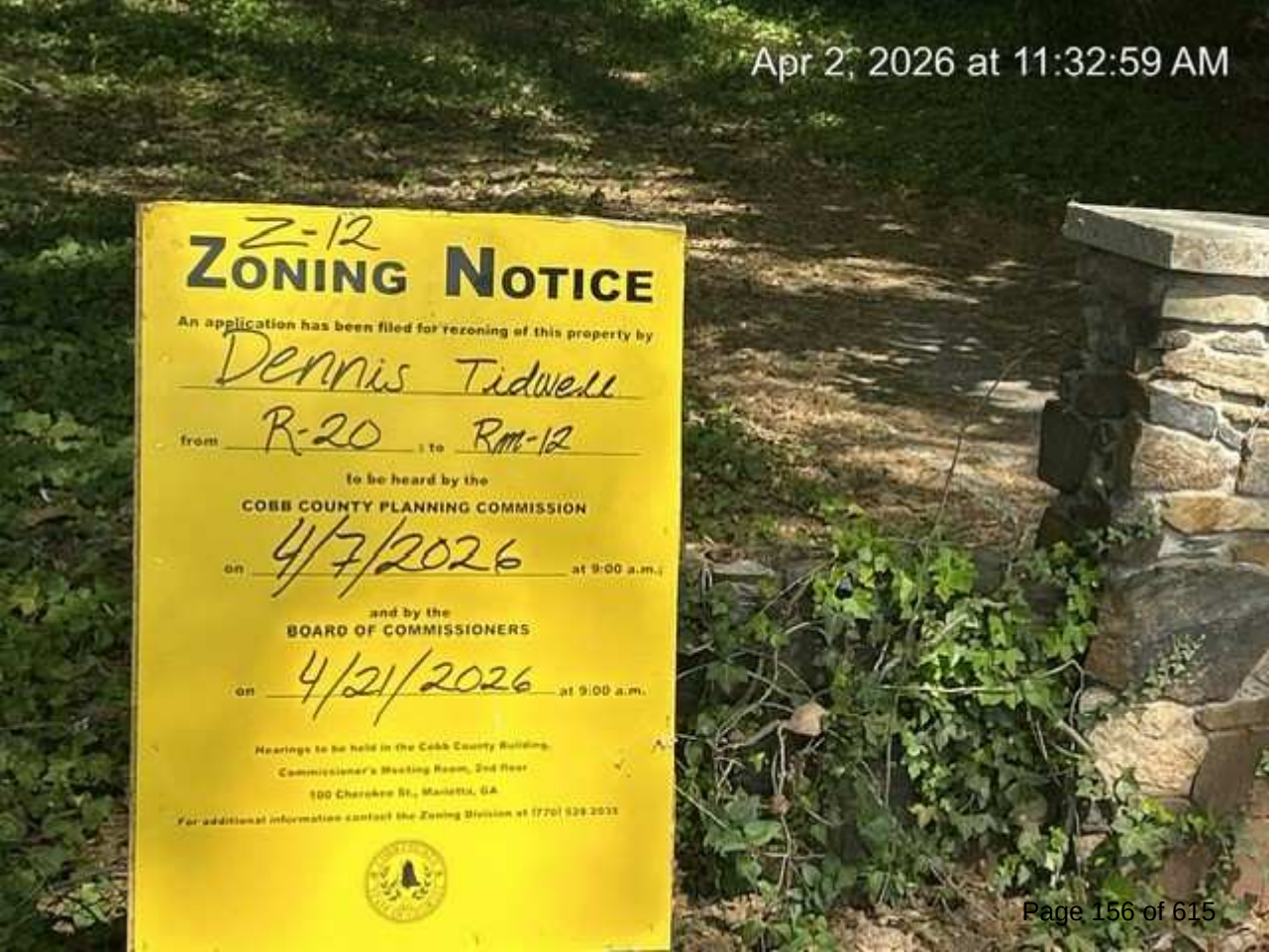
the Department's approval, to achieve the minimum requirement. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.

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.


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)

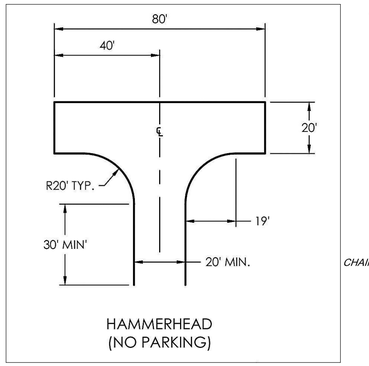
TOPOGRAPHY & TREE LOCATION SURVEY FOR

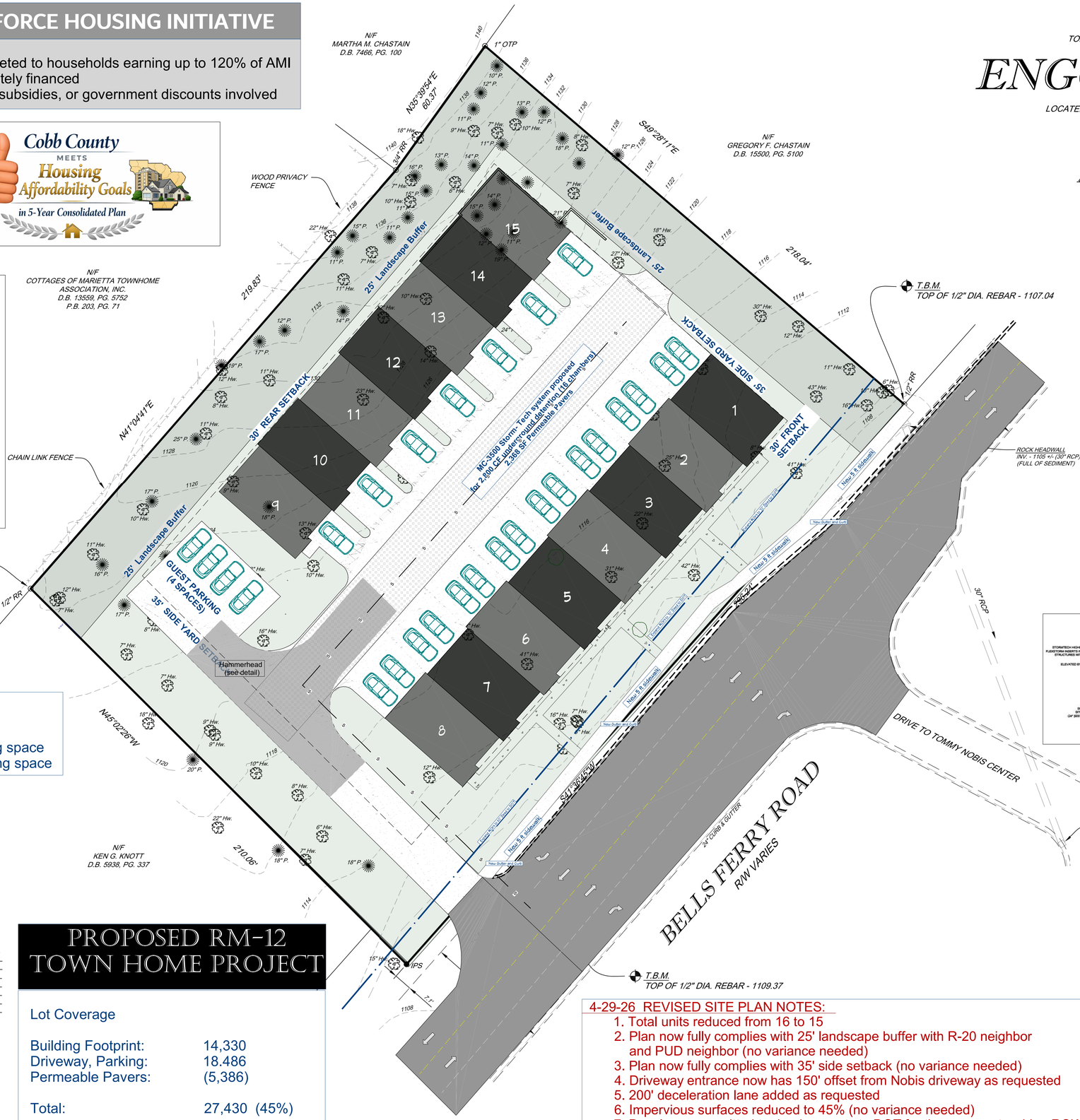
ENGQUEST, INC.

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).

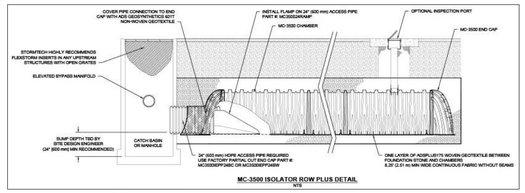
SUBJECT PROPERTY DEED

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)

LEGEND

CORNER MONUMENTATION:
- = IPS = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
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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%)

0 20 40 60
GRAPHIC SCALE 1" = 20'

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

REVISIONS

DATE	DESCRIPTION
2-4-26	Original plan submission
3-1-26	Revised plan submission
4-29-26	Revised plan submission

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. CO7473 FILE: CO7473 Topo.DWG
FIELD SURVEY DATE: MAR. - MAY 2024
PLAT DATE: 05/24/2024 SCALE: 1" = 20'

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

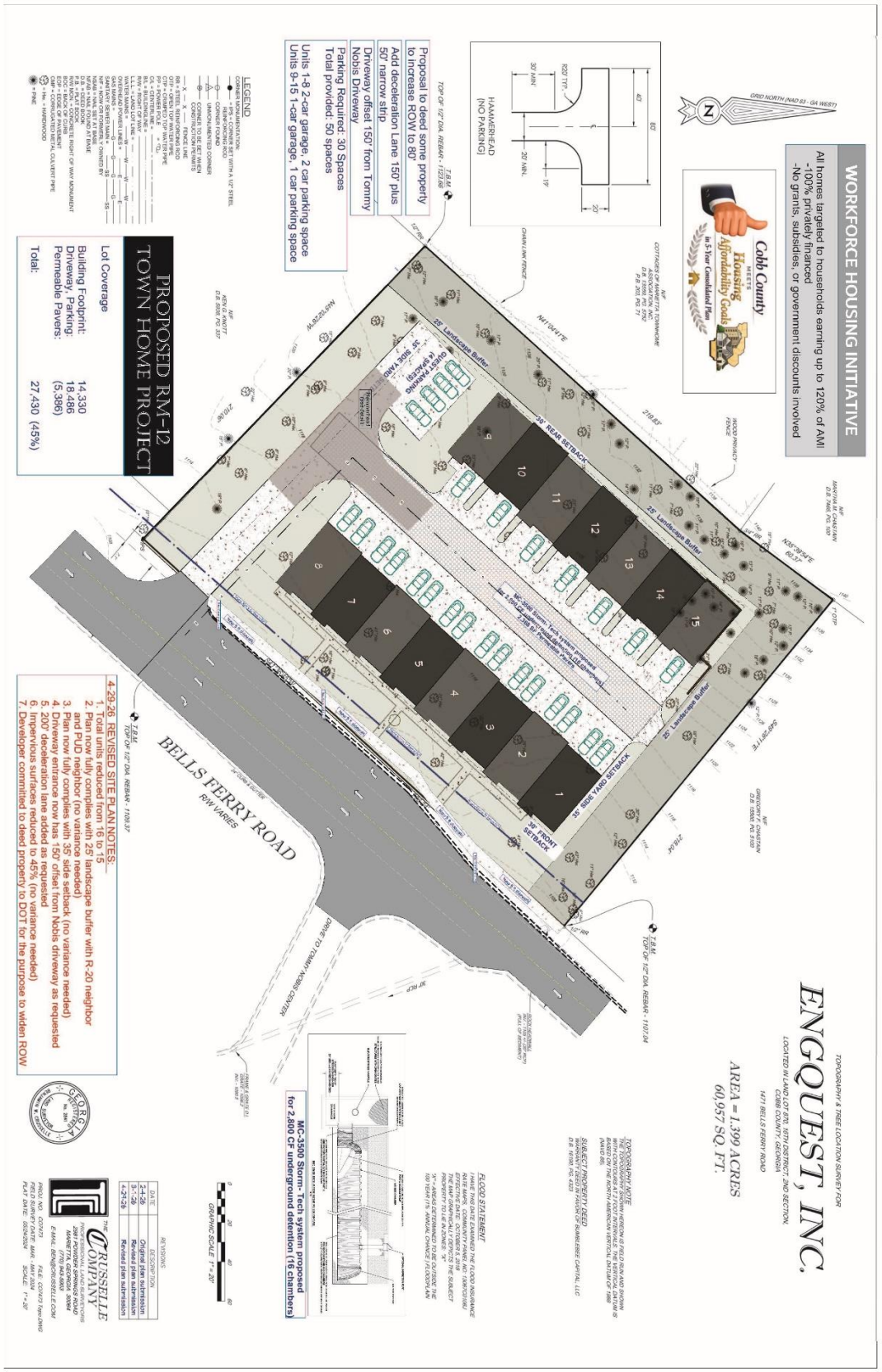
QUICK FACTS

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

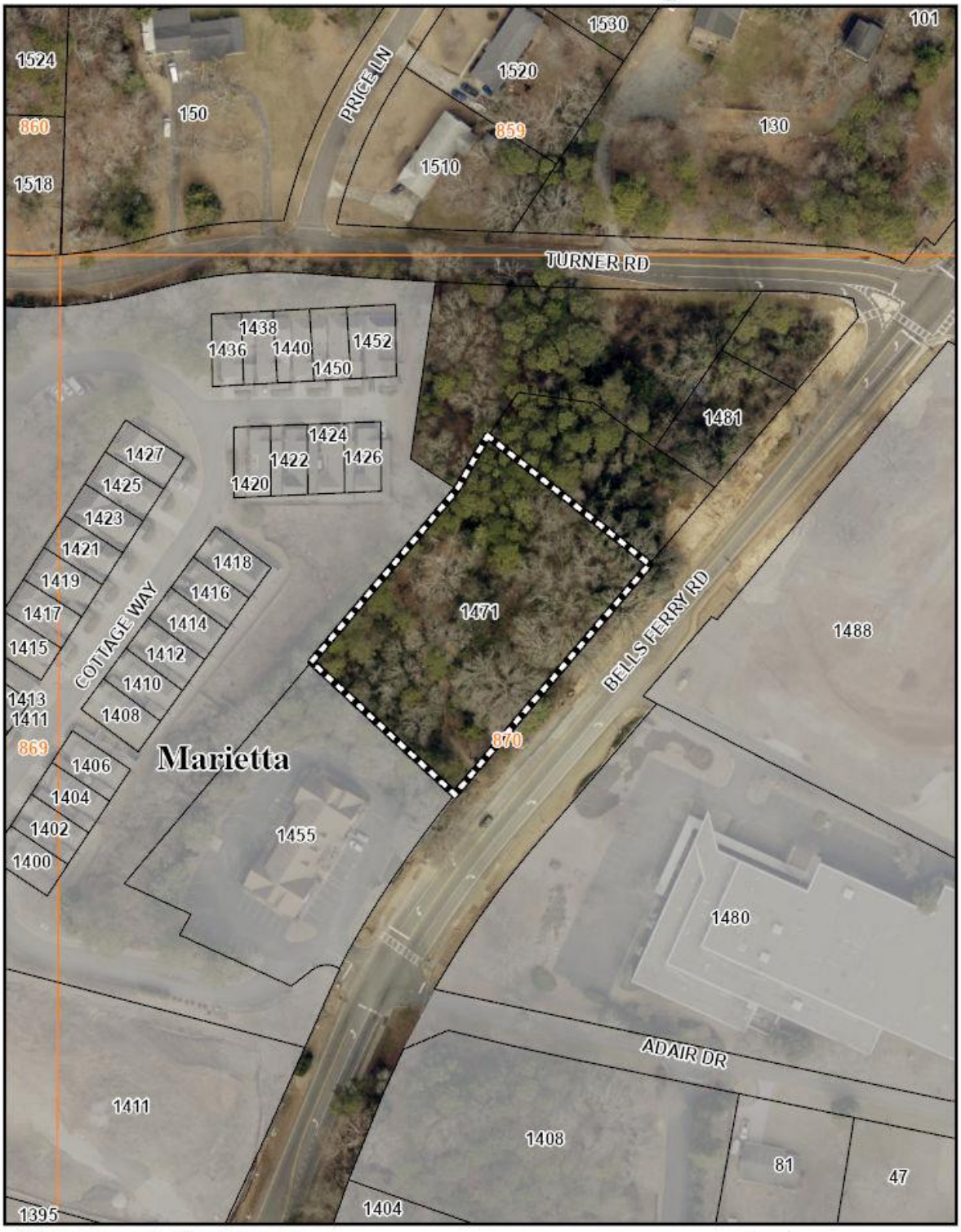
FINAL ZONING STAFF RECOMMENDATIONS

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

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


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
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BELLS FERRY ROAD
R/W VARIES
ENGQUEST, INC.
LOCATED IN LAND LOT 670, 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA
1471 BELLS FERRY ROAD
AREA = 1.399 ACRES
60,957 SQ. FT.
TOPOGRAPHY & TREE LOCATION SURVEY FOR
THE RUSSELLE COMPANY
GRAPHIC SCALE 1" = 20'

Z-12 2026 Aerial Map



North

Zoning: R-20 / Vacant Lots

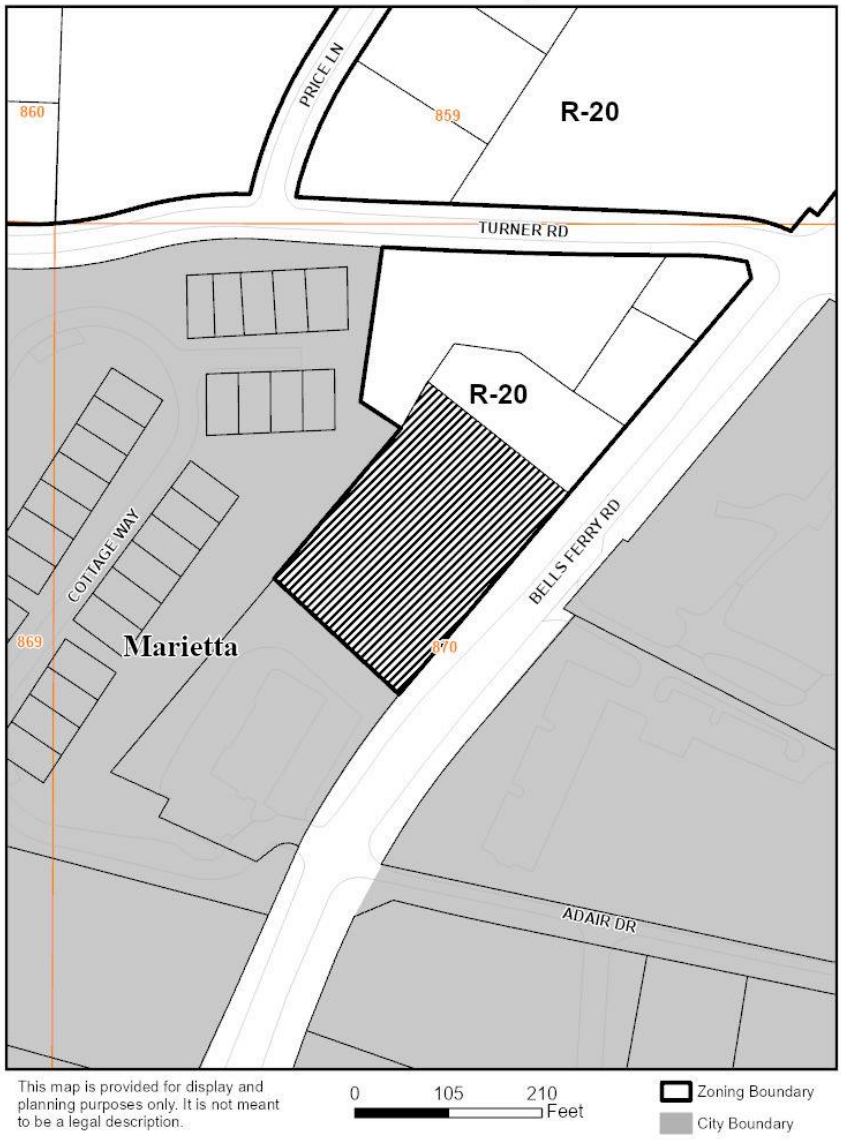
Future Land Use: CAC

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 15 units constructed in two (2) 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: 15
Net density: 10.71
Increase of units: 13
Acres of floodplain/wetlands: 0
Impervious surface shown: 45%

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; and
3. Reduce the rear setback from required 40 feet to 30 feet.

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

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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

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(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

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 and setbacks 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 few 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

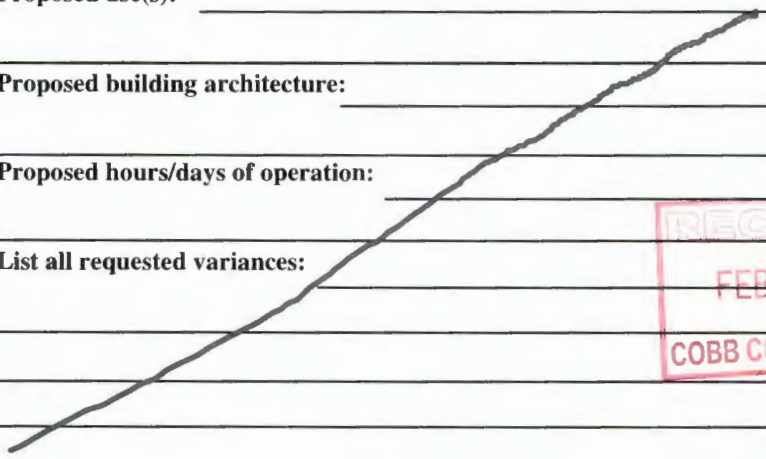
Part 2. Non-residential Rezoning Information (attach additional information if needed)

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

b) **Proposed building architecture:**

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

d) **List all requested variances:**



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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.

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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.

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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

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

1471 Bells Ferry Road Town Home Project

16 Residences for Workforce Housing

All For Sale Units $470K- 499K

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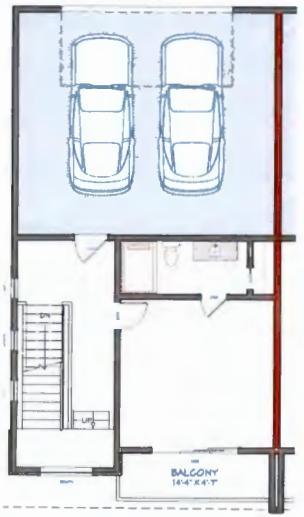
Typical Town Home Proposed (end unit)

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:

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.

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.

Answer to STAFF ANALYSIS 5-4-2026

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.

The parcel immediately to the north consists of vacant land, made up of sub-sized parcels that are not large enough to support any viable commercial development. All other surrounding properties are located within the City of Marietta, including The Cottages of Marietta, a high-density cluster-home community with 47 homes situated directly west of the site.

Given these surrounding conditions, RM-12 is the appropriate transitional zoning and is exactly the type of medium-density residential use envisioned by the 2040 Comprehensive Development Plan for this corridor.

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.

Staff's denial rests almost entirely on the assertion that RM-12 is "inconsistent" with the Community Activity Center (CAC) designation. However, the 2040 Comprehensive Plan explicitly directs residential redevelopment into CAC corridors.

The Plan states CAC areas should support:

- "Redevelopment,"
- "Mixed use," and
- "A variety of residential land uses that support all types and densities of housing." (LU1-P10)

The Plan further directs the County to:

- "Promote development, redevelopment, and mixed use within… Community Activity Centers as a means to protecting existing stable suburban and rural areas." (LU1-P4)
- "Encourage appropriate transitions between lower and higher density residential uses." (LU1-P12)

This parcel sits **directly on an arterial corridor**, surrounded on three sides by the City of Marietta, and adjacent to commercial and multifamily influences. It is not a stable R-20 enclave. It is a **transition zone**, and RM-12 is the correct transitional density.

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.

Cobb DOT's own report confirms:

- "This development does not require a traffic impact study."
- "LOS C or D is acceptable…"
- Residential generates **108 daily trips**, per ITE.

By contrast, CAC-consistent commercial uses (restaurants, retail, offices) would generate **500–2,000+ daily trips** on a parcel this size.

My application letter explains:

"Commercial or Mixed-Use zoning generates 'high-turnover' traffic—constant ingress and egress throughout the day…"

RM-12 is the **lowest-impact** use available.

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.Page 651 of 1008

Z-12-2026 DEPARTMENT COMMENTS – Zoning Division

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

Every technical review department either approved or provided standard conditions:

- **DOT:** No TIS required; decel lane feasible; driveway spacing resolvable.
- **Fire:** Access, hydrants, and apparatus requirements can be met.
- **Schools:** "Approval… will not have an impact on enrollment."
- **Cemetery:** No comment.
- **Planning (technical):** No objections beyond FLU interpretation.

This is a **policy-only denial**, not a technical one.

The staff recommendation relies solely on a narrow interpretation of the FLU map. However, the **actual policies** of the Comprehensive Plan—LU1-P4, LU1-P10, LU1-P11, LU1-P12, LU2-P2, LU2-P11, LU3-P1, LU3-P3—direct the County to support:

- Infill redevelopment
- Transitional residential uses
- Housing diversity
- Reduced traffic impacts
- Redevelopment of underutilized parcels
- Protection of stable neighborhoods from commercial encroachment

RM-12 satisfies **every one** of these goals.

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

TOPOGRAPHY & TREE LOCATION SURVEY FOR

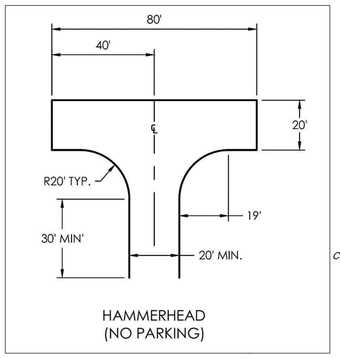
ENGQUEST, INC.

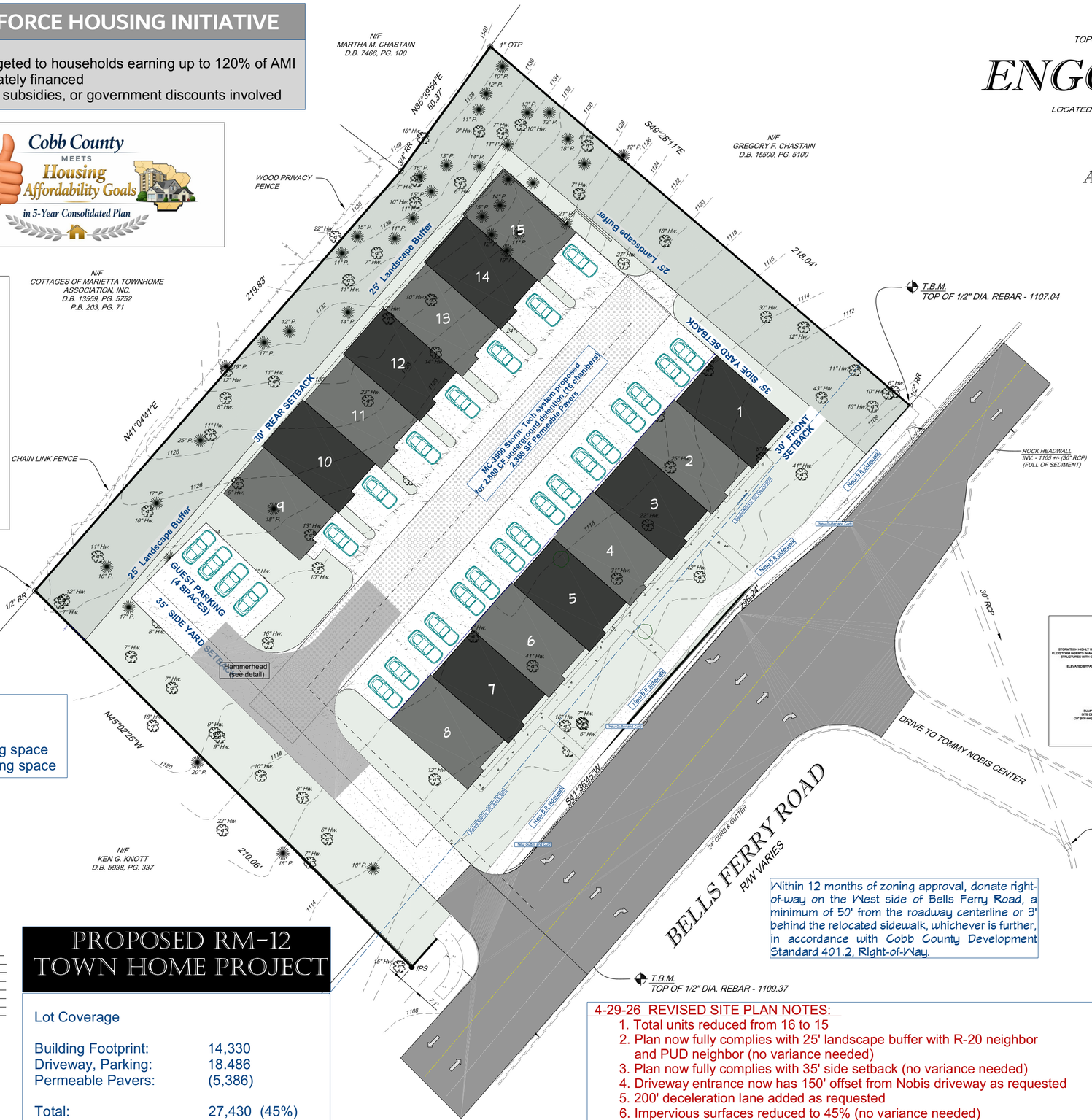
LOCATED IN LAND LOT 870, 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

1471 BELLS FERRY ROAD

AREA = 1.399 ACRES
60,957 SQ. FT.

GRID NORTH (NAD 83 - GA WEST)





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

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

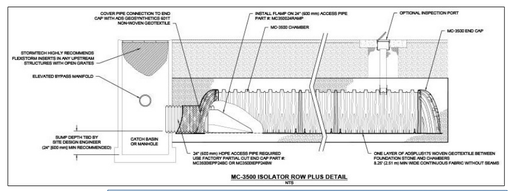
PROPOSED RM-12 TOWN HOME PROJECT

Lot Coverage

Building Footprint:	14,330
Driveway, Parking:	18.486
Permeable Pavers:	(5,386)
Total:	27,430 (45%)

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.

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



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

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'

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. CO7473 FILE: CO7473 Topo.DWG
FIELD SURVEY DATE: MAR. - MAY 2024
PLAT DATE: 05/24/2024 SCALE: 1" = 20'

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

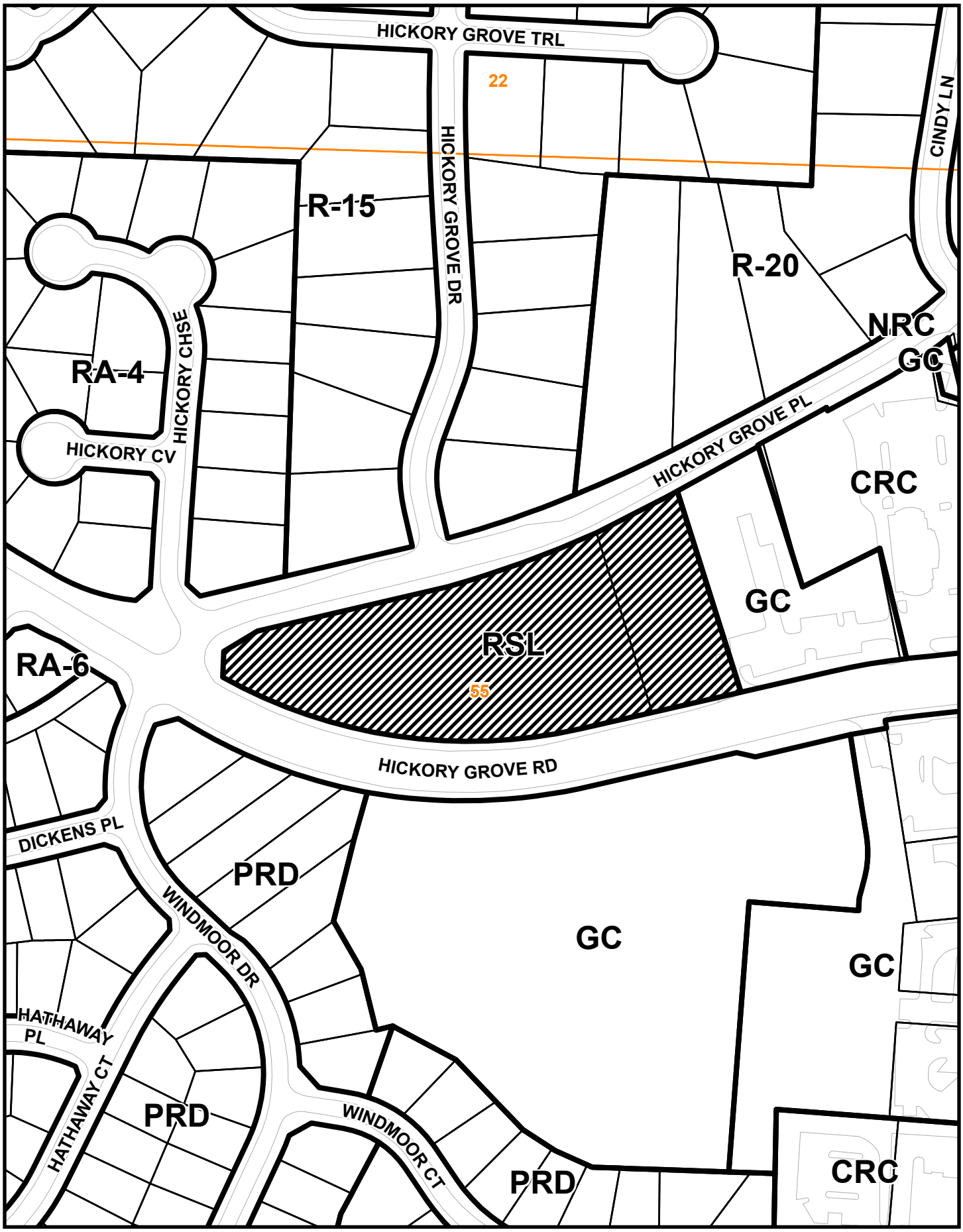
QUICK FACTS

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

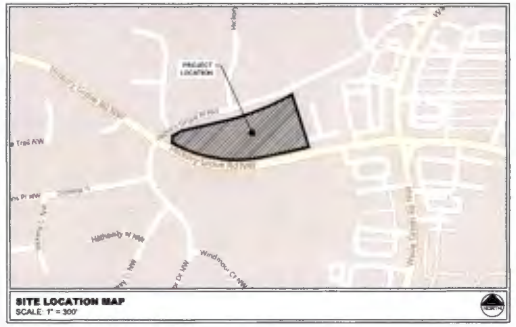
FEB 05 2026
COBB COUNTY ZONING

SITE NOTES

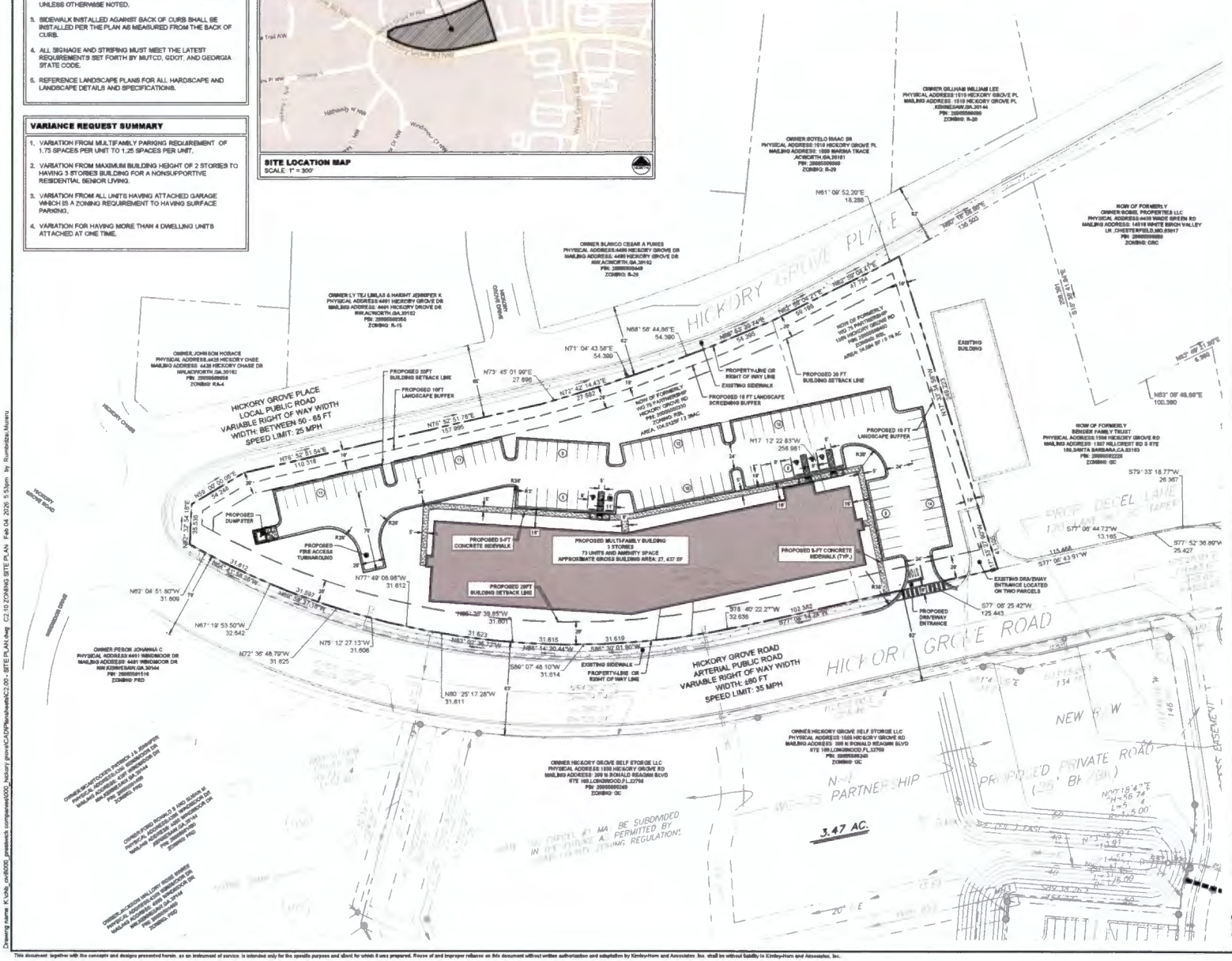
1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY GENEBER LEWIS ARCHITECTS, DATED 02.02.2026 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF 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: 85%

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:	184 SPACES (1.46/UNIT)
STANDARD	98 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 18 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 1
CHAMBLEE, GEORGIA 30341
PHONE 770.768.8310
WWW.KIMLEY-HORN.COM

PRESTWICK COMPANIES
2715 NORTHSIDE PARKWAY NW
SUITE 1175
ATLANTA, GA. 30327
PHONE 404.849.3885

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

HICKORY GROVE ROAD

PROJECT NUMBER # 200000018
LAND LOT 85 20TH DISTRICT 2ND SECTION
1550 HICKORY GROVE RD NW
KENNESAW, GA 30144

GEORGIA REGISTERED PROFESSIONAL ENGINEER
02/04/2026

GDWCC 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_cw\8000_prestwick companies\000_hickory grove\CAD\Plansheets\C2.00 - SITE PLAN.dwg C2.10 ZONING SITE PLAN Feb 04, 2026 5:53pm by Rumbidzai Munemo

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:**

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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

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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.

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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

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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**.

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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

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

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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

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Senior Adult Housing - Multifamily
(252)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

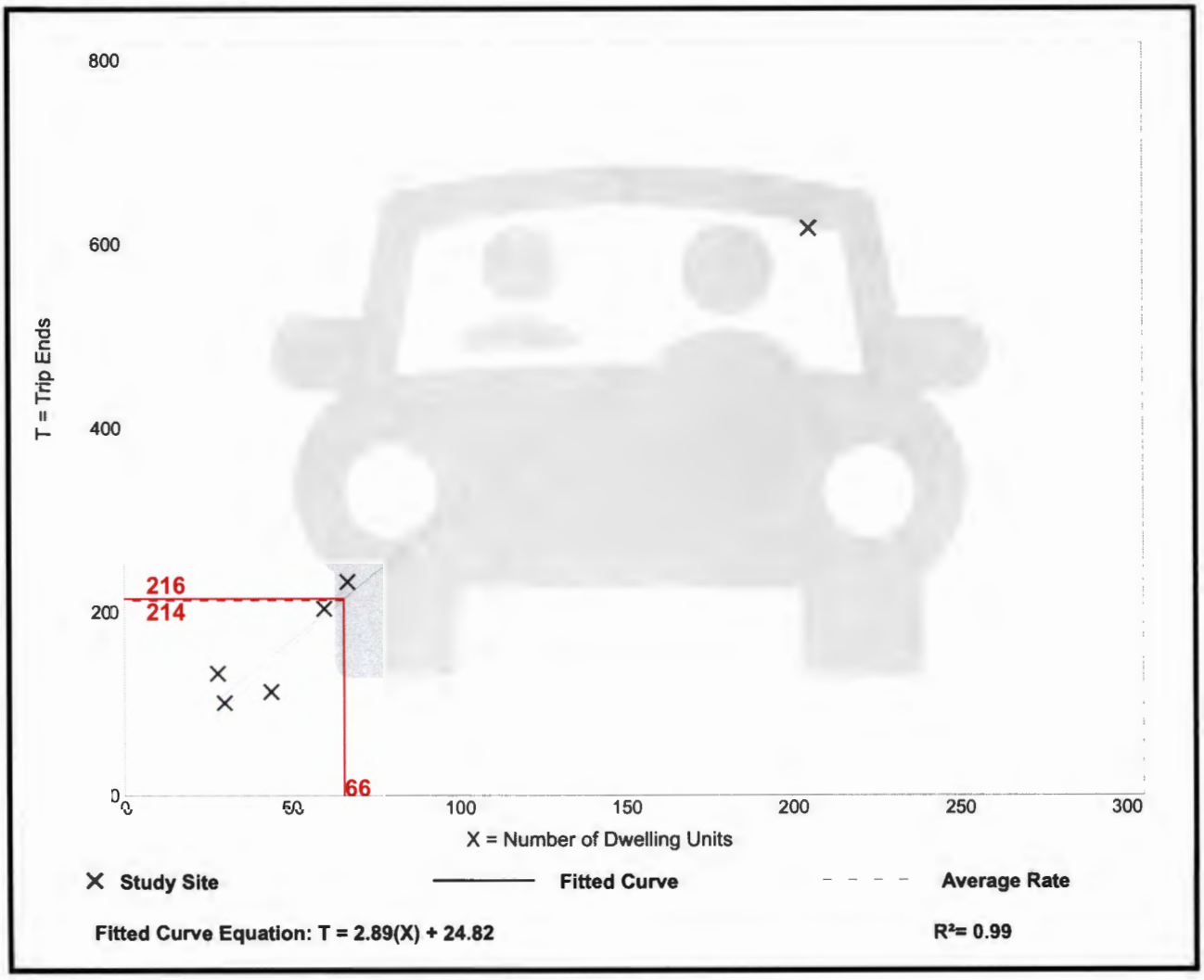
RECEIVED
FEB 05 2026
COBB COUNTY ZONING

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)

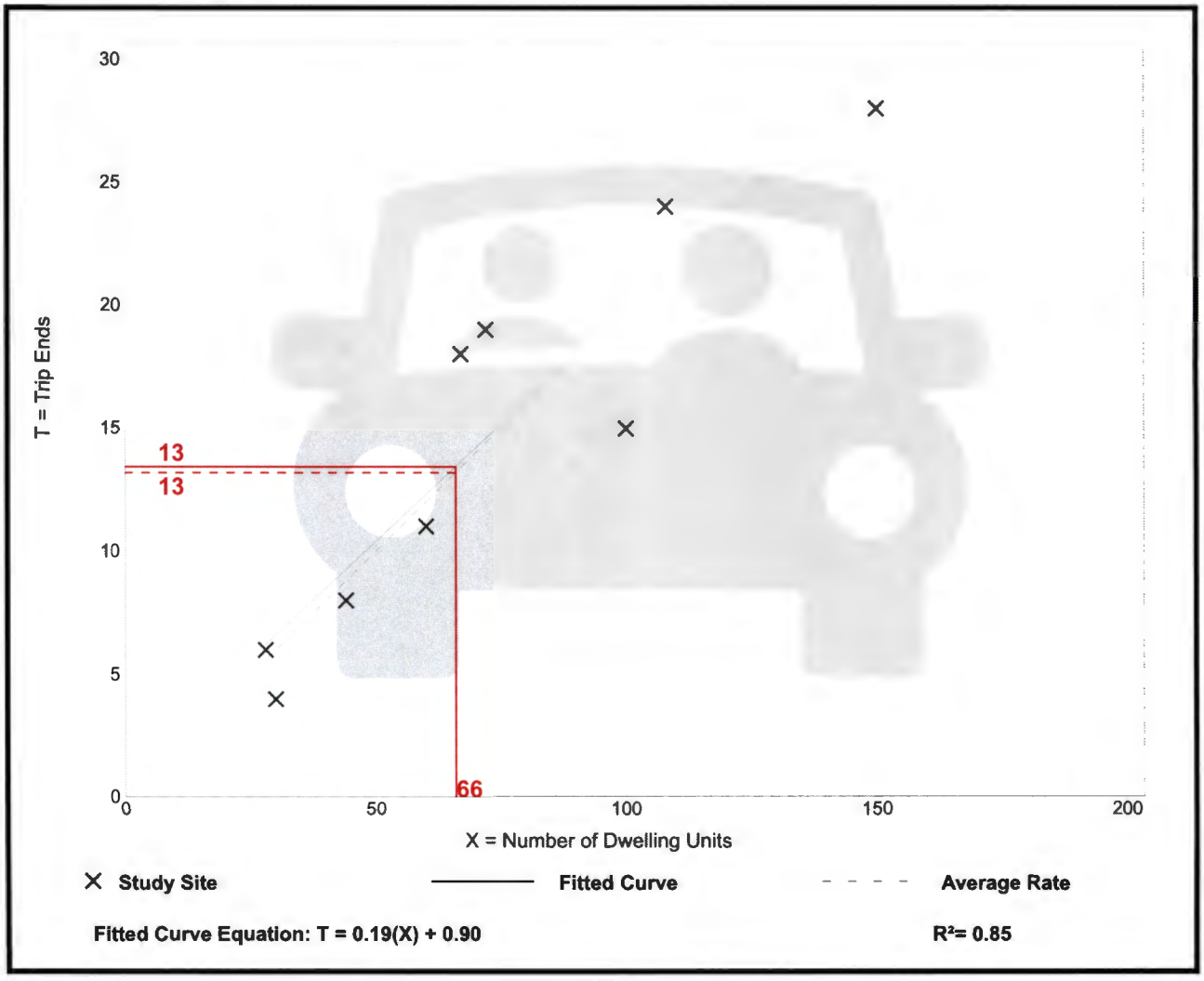
FEB 05 2026
COBB COUNTY ZONING

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



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Senior Adult Housing - Multifamily
(252)

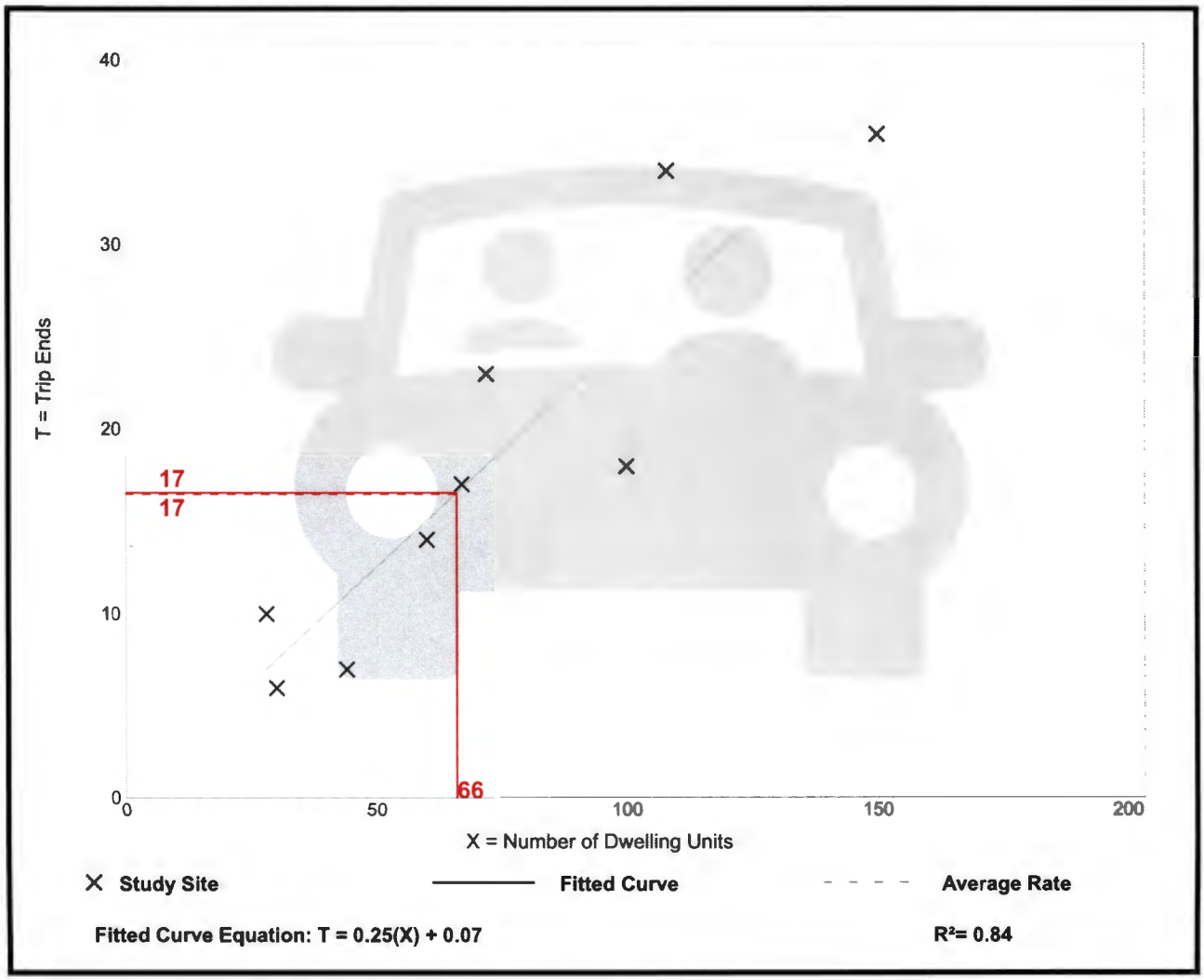
Feb 06 2026
COBB COUNTY ZONING

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

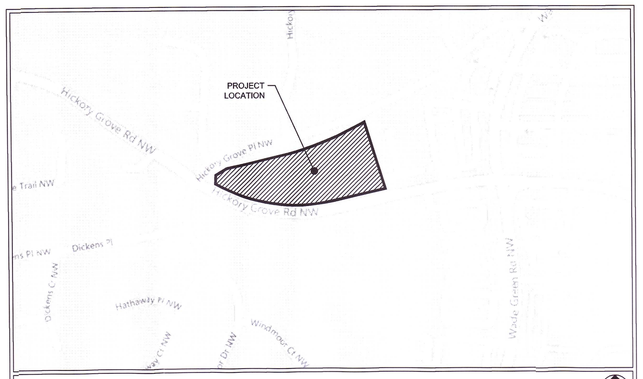

Prestwick
development
FEB 05 2026
LEASING

SITE NOTES

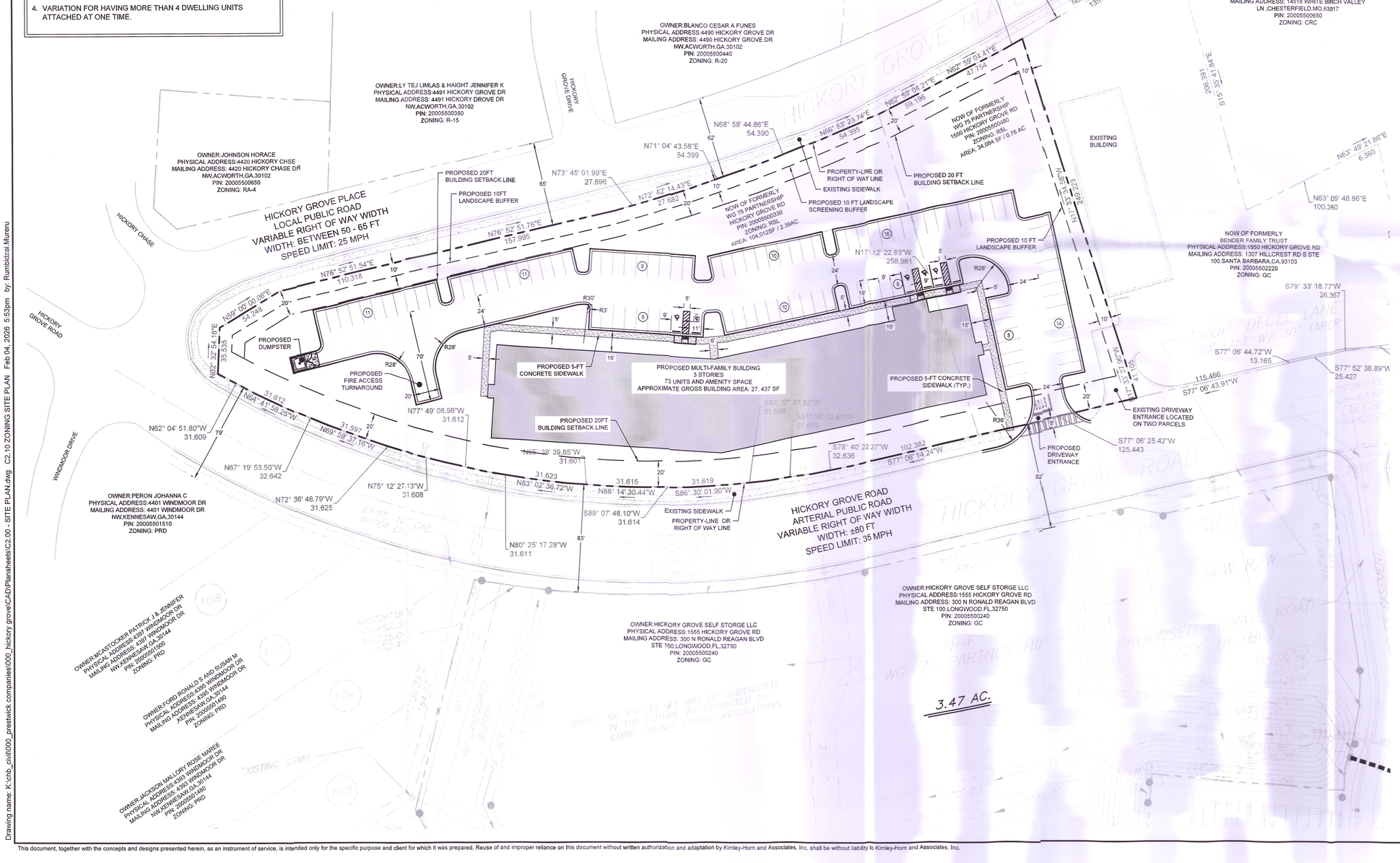
1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY GEHEBER LEWIS ARCHITECTS, DATED 02.02.2026 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF 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

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

RECEIVED FEB 05 2026

TITLE
ZONING SITE PLAN

SHEET NUMBER
C2.10

PRELIMINARY: NOT FOR CONSTRUCTION

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

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

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.

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

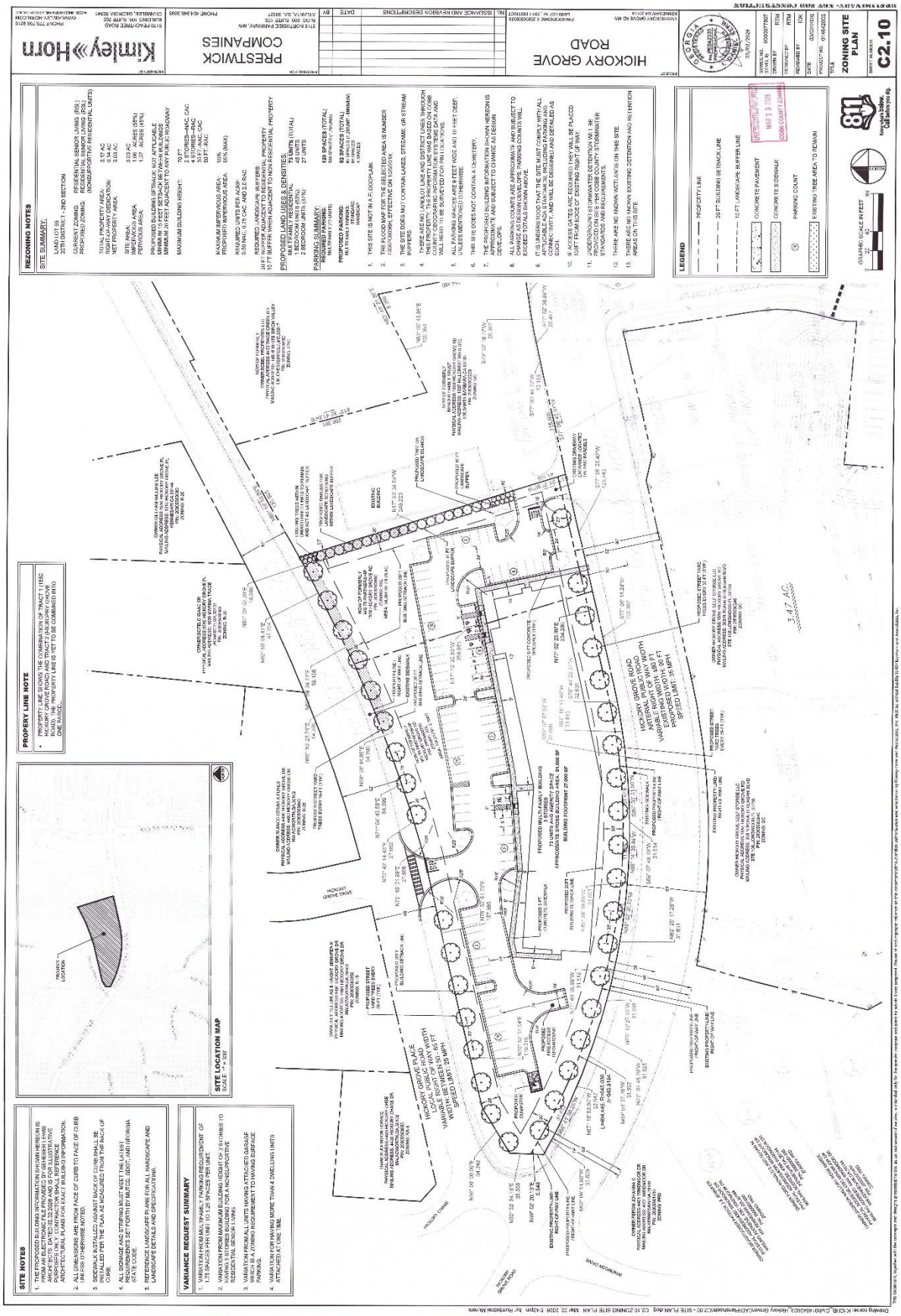
Commission District	1 - Gambrill
Current Zoning	RSL supportive
Current Use of Property	Vacant, undeveloped
Proposed Zoning	RSL nonsupportive
Proposed Use	Nonsupportive residential senior living
Future Land Use	CAC
Site Acreage	3.47
District	20
Land Lot	55
Parcel #	20005500330, 20005500480
Taxes Paid	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
PROPERTY LINE NOTE
SITE LOCATION MAP
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

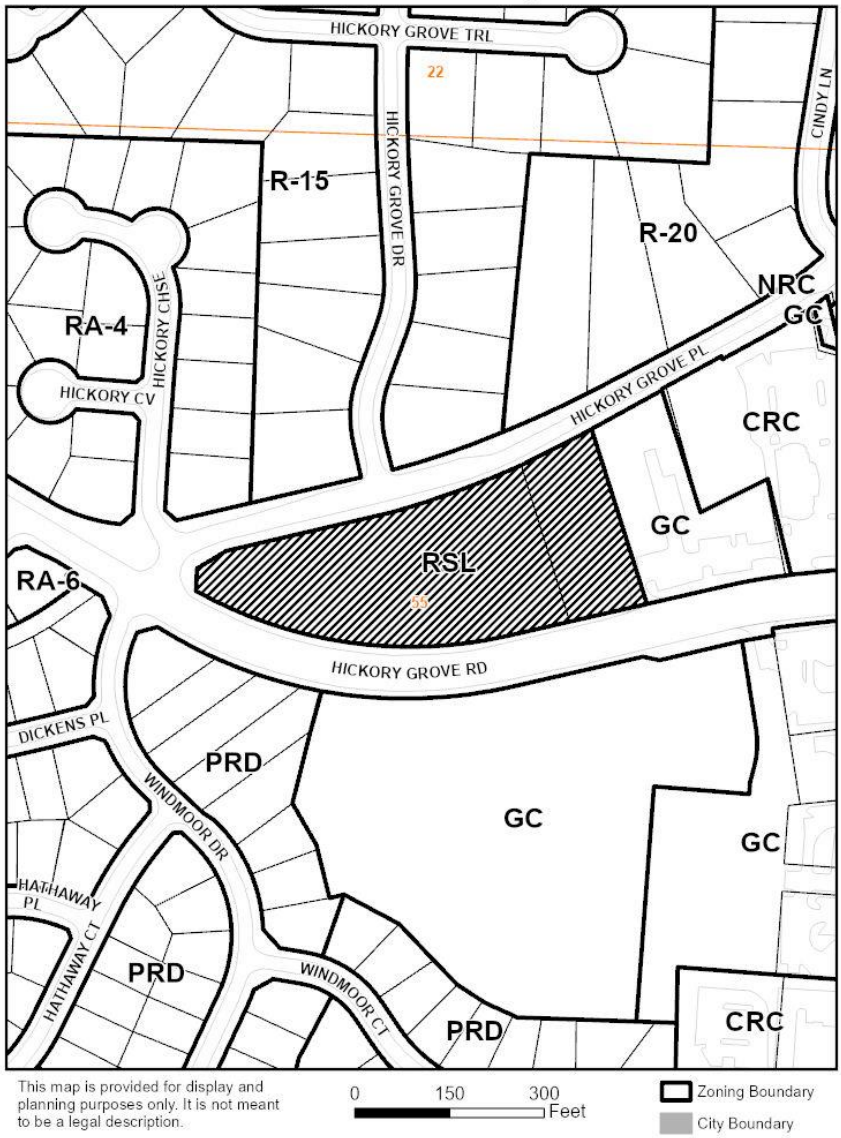
Future Land Use: MDR

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:**

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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

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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.

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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

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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**.

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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

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

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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

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COBB COUNTY ZONING

Senior Adult Housing - Multifamily
(252)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

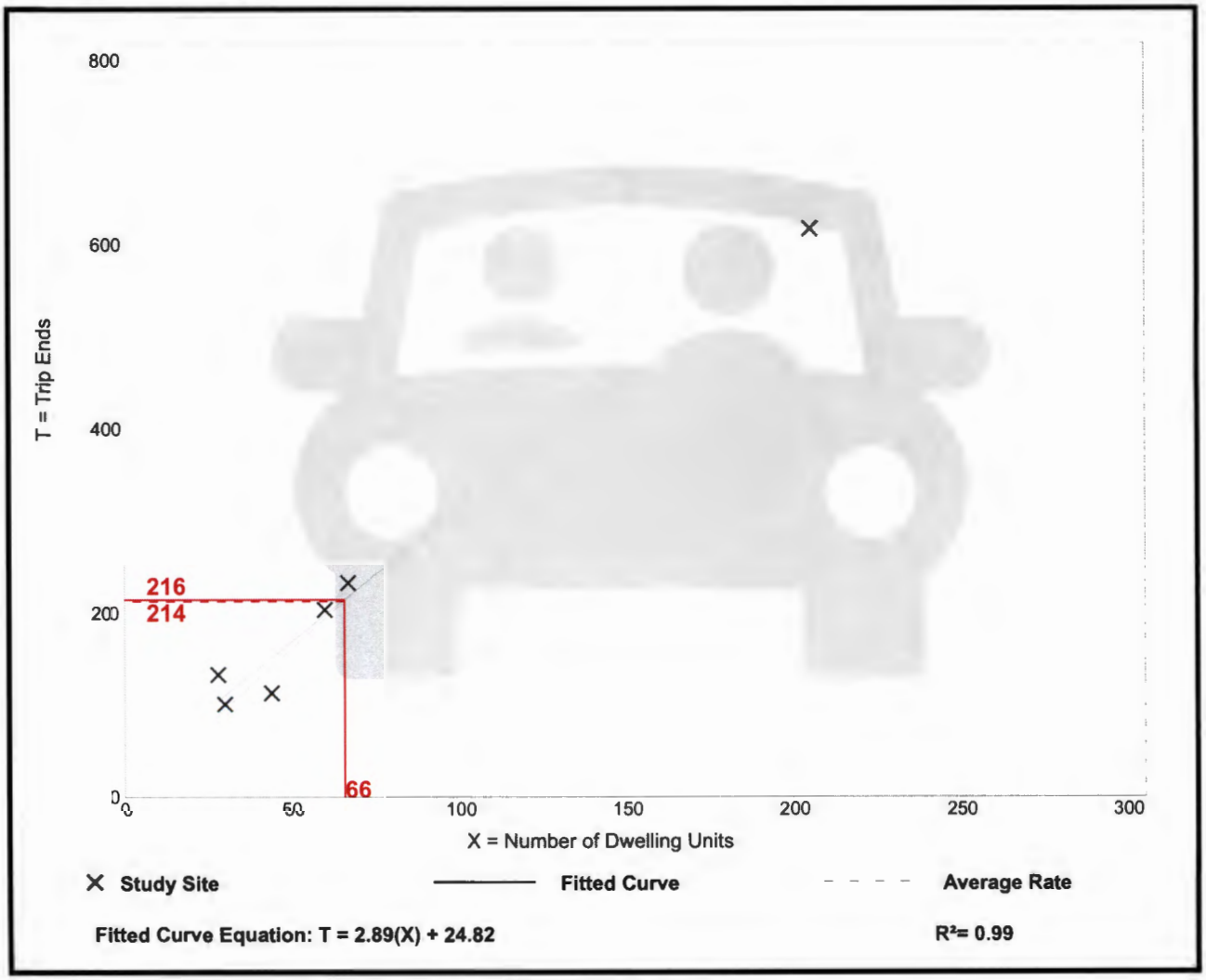
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Setting/Location: **General Urban/Suburban**
Number of Studies: 6
Avg. Num. of Dwelling Units: 72
Directional Distribution: 50% entering, 50% exiting

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)

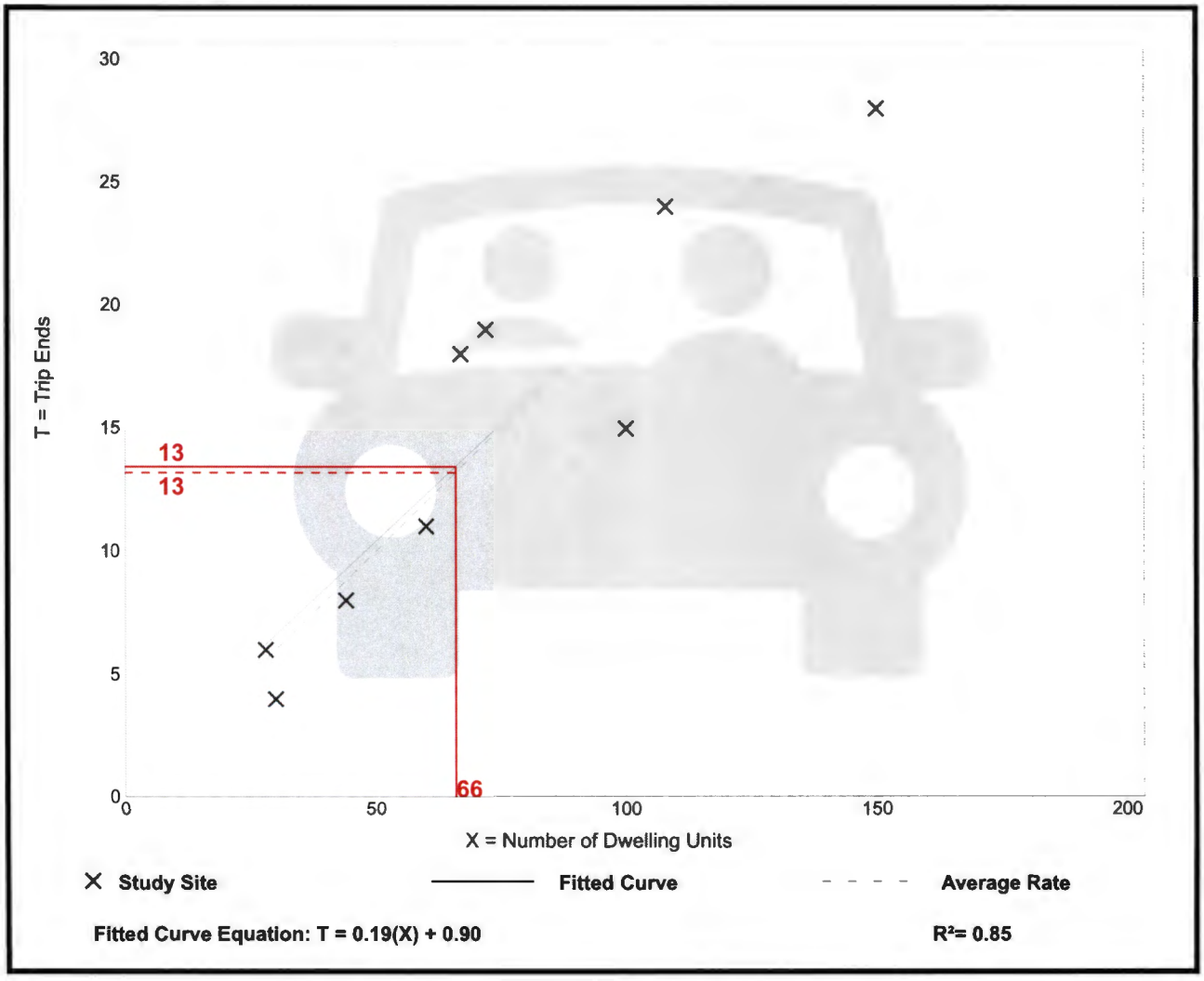
FEB 05 2026
COBB COUNTY ZONING

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)

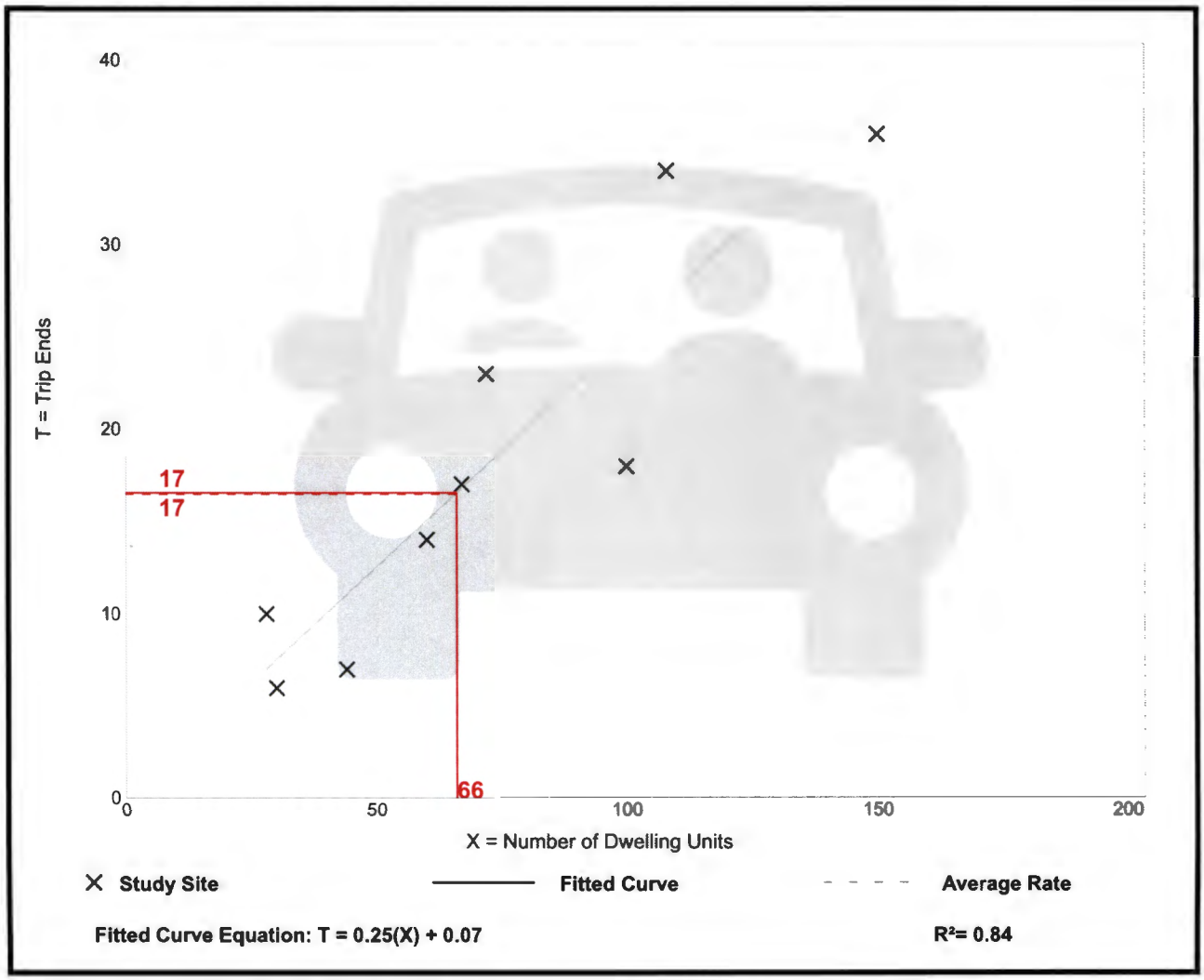
Feb 06 2026
COBB COUNTY ZONING

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



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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.

VIA EMAIL

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

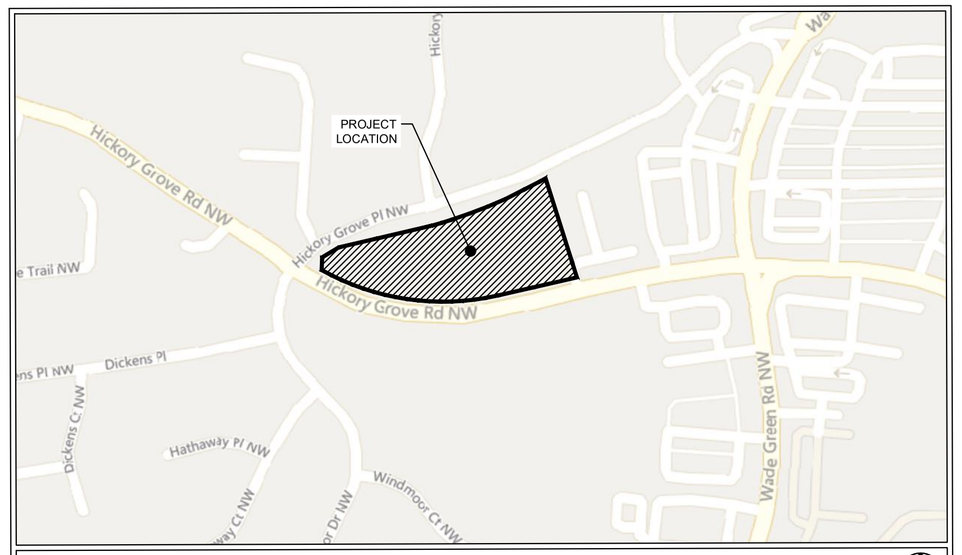
cc: Members, Cobb County Board of Commissioners (via email)
Members, Cobb County Planning Commission (via email)
Dr. Jackie McMorris, County Manager (via email)
Board of Commissioners Assistants (via email)
Ms. Jessica Guinn, AICP, Director (via email)
Mr. Terry Martin, AICP, CNU-A, Senior Planner (via 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

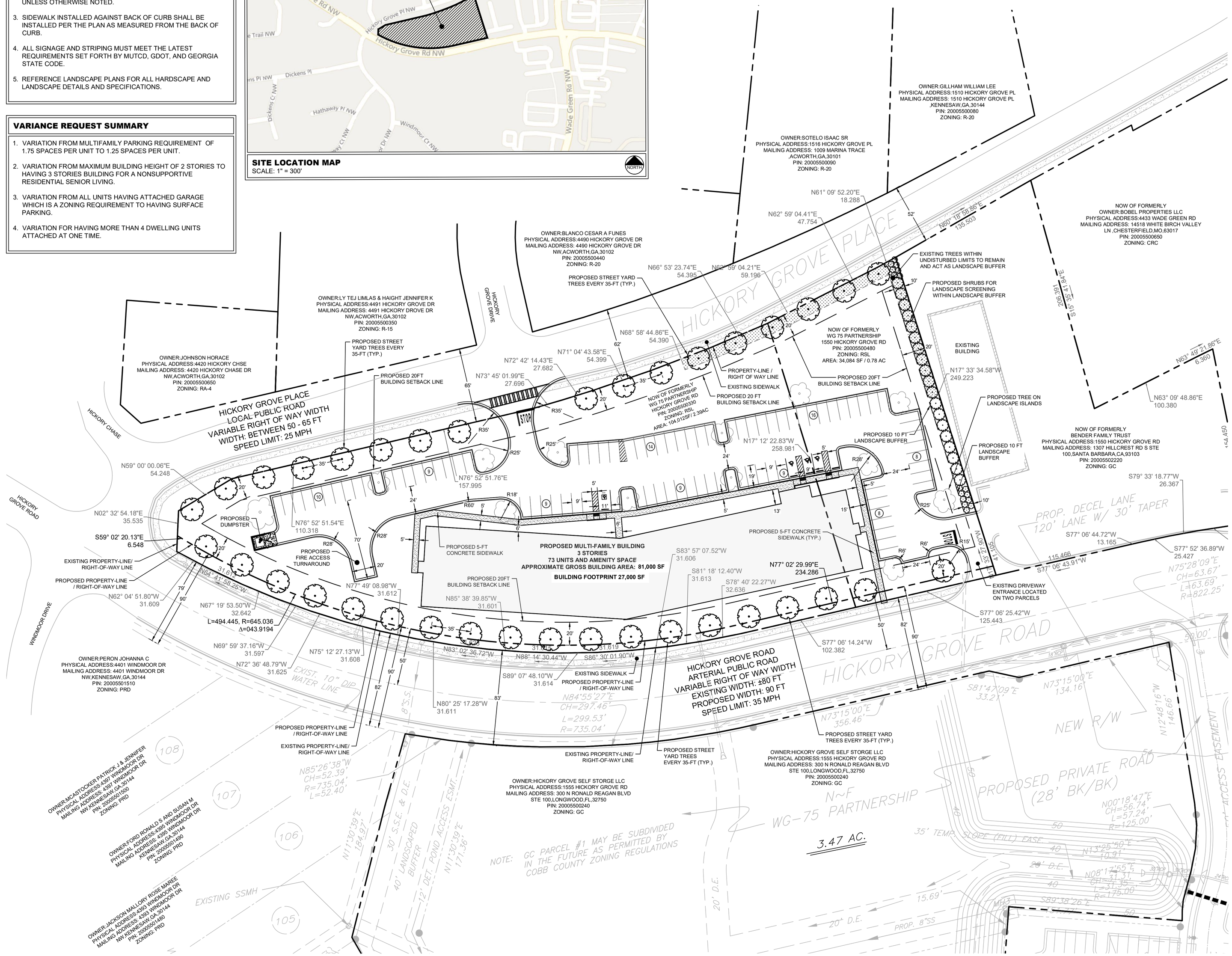
1. VARIATION FROM MULTIFAMILY PARKING REQUIREMENT OF 1.75 SPACES PER UNIT TO 1.25 SPACES PER UNIT.
2. VARIATION FROM MAXIMUM BUILDING HEIGHT OF 2 STORIES TO HAVING 3 STORIES BUILDING FOR A NONSUPPORTIVE RESIDENTIAL SENIOR LIVING.
3. VARIATION FROM ALL UNITS HAVING ATTACHED GARAGE WHICH IS A ZONING REQUIREMENT 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.



GRAPHIC SCALE IN FEET
0 20 40 80

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: MULTIFAMILY (73 UNITS)	**128 SPACES** (TOTAL) 128 SPACES (1.75/UNIT)
PROPOSED PARKING: MULTIFAMILY PARKING: STANDARD HANDICAP	**92 SPACES** (TOTAL) 92 SPACES (1.25/UNIT - MINIMUM) 88 SPACES 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

Know what's below. Call before you dig.

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 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

PRELIMINARY: NOT FOR CONSTRUCTION

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

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.

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.

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

May 27, 2026

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 of 2026.

Dear John:

As you are aware, this firm has been engaged by and represents Prestwick Companies concerning the above-captioned Application for Rezoning scheduled to be heard by the Planning Commission on June 2, 2026, and by the Board of Commissioners on June 16, 2026. There are some remaining issues which are scheduled to be addressed and resolved; therefore, this letter will confirm my client's desire that this application be continued and that the consideration of same by the County will be held in abeyance until the next Zoning Cycle, which will place it before the Planning Commission on July 7, 2026 and then before the Board of Commissioners on July 21, 2026.

In the interim, please do not hesitate to contact me should you or your staff have any questions or require any additional information or documentation.

Very truly yours,

SAMS, LARKIN & HUFF, LLP

Parks F. Huff
phuff@samslarkinhuff.com

PFH/jac

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 II (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)

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

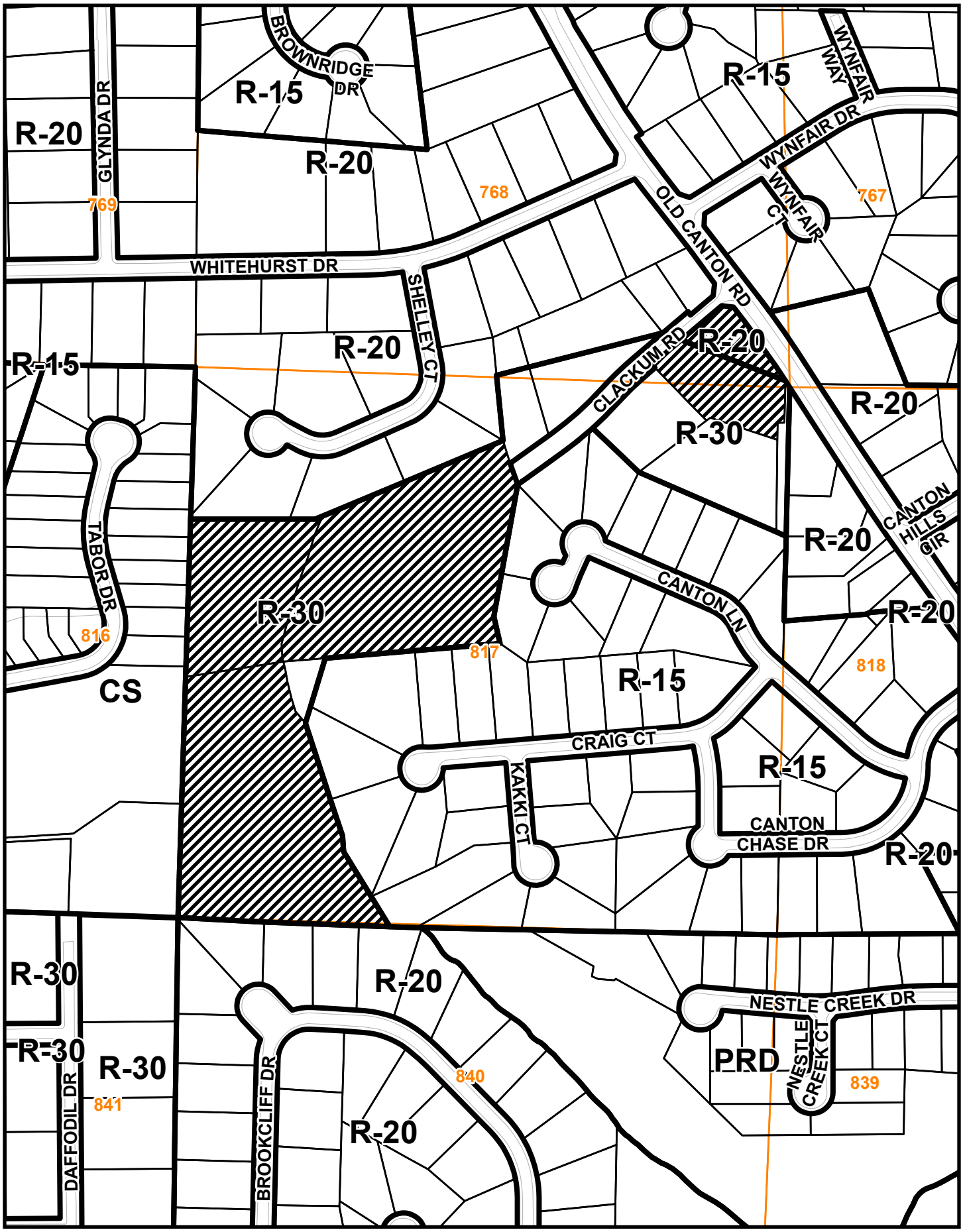
QUICK FACTS

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**

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

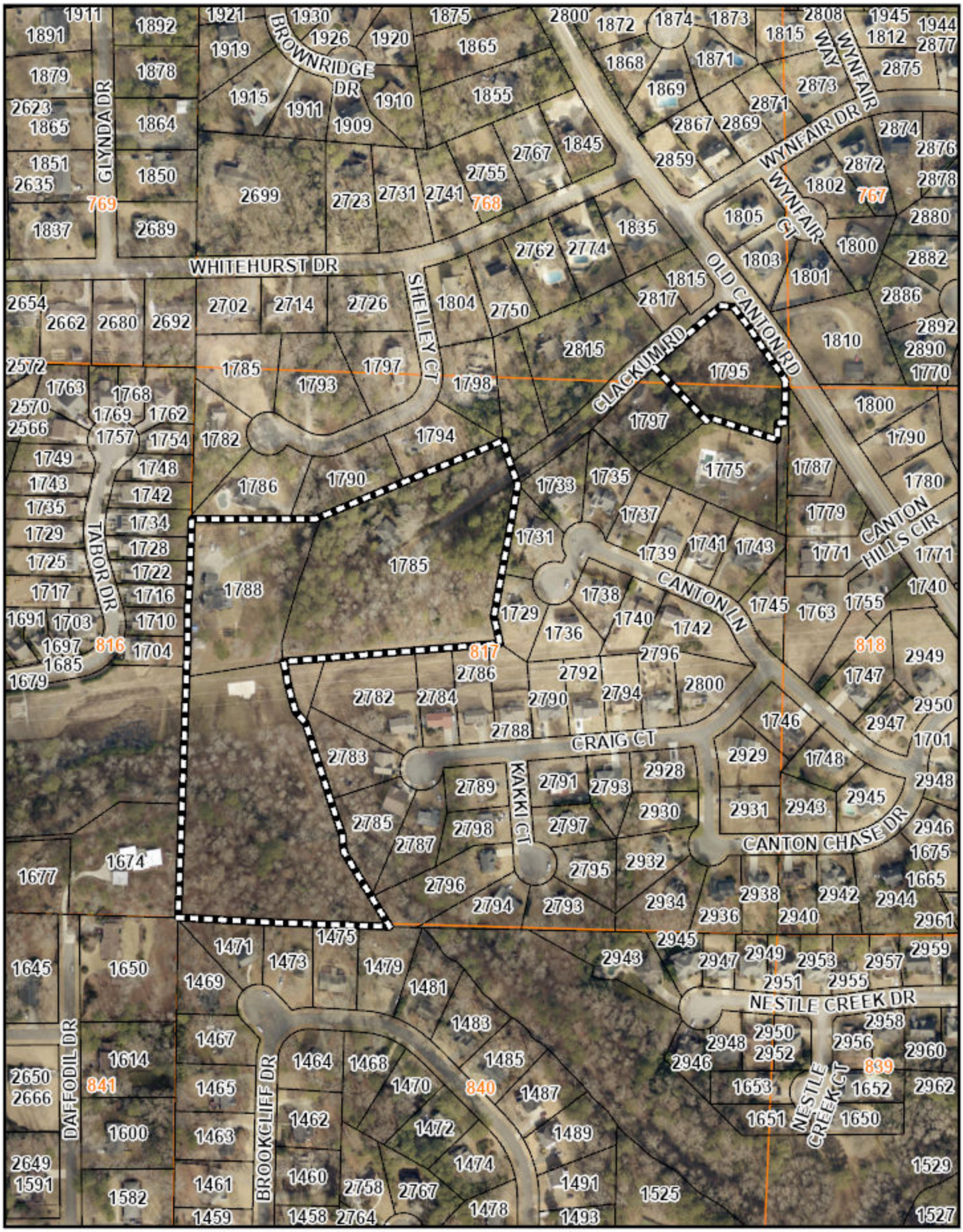
Single-family neighborhood

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 ON SURFACE ONLY 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)

LEGEND

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)

CURRENT LOT LINE PER DB 14860/PG. 3274 & DB. 15807/PG. 2934

REVISED FUTURE RIGHT OF WAY PER PB. 67/PG. 154-155

50' INGRESS/EGRESS ESMT. DB. 20090/PG. 457

ANDREW K. LANEY, et al. DB. 18027/PG. 2934 PB. 67/PG. 86

LUZ A. LONDONO DB. 14860/PG. 3274 PB. 67/PG. 86

EXISTING DWELLING

WOODEN FENCE

4 WIRE FENCE

RECORD NORTH (PB 273/PG 876)

SQUARE ROD

MILL CREEK PRESERVE P.B. 273, PAGES 875-876

3 STORY FRAME HOUSE W/BSMT.

GARAGE

POWER BOX

CONCRETE DRIVEWAY

IMPERVIOUS SETBACK

75' STREAM BUFFER

HELEN M. CLACKUM

R-30 ZONING SETBACKS
FRONT - 50'
SIDE - 12'
REAR - 40'

CREEK

TREE LINE

PROPERTY LINE TO BE ABANDONED

CHARLES GOODELL INC. PARCEL NO. 16081700050

20' C.C.S.S.E. (DB. 14583/PG. 847)

APPROX. 150' GEORGIA POWER EASEMENT

APPROX.100 YEAR FLOOD HAZARD LIMITS ZONE A.E. PER F.I.R.M. PANEL

6.350 ACRES
ZONED R-30
TAX #16081700020
1788 SHELLEY COURT

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.

MILL CREEK PRESERVE P.B. 273, PGS. 875-876 COMMON AREA 3

NAIL FOUND

OLDE CANTON CHASE UNIT II P.B. 111, PG 80

APPROX.100 YEAR FLOOD HAZARD LIMITS ZONE A.E. PER F.I.R.M. PANEL

OLD BARBED WIRE FENCE (REMNANTS)

AXLE FOUND

N/F BROOKCLIFF SUBDIVISION UNIT III P.B. 76, PG 2

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

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

A TOPCON ES-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.

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.

BB Sutherland — Brian R. Sutherland, L.S. — 9/5/24
SIGNATURE — PRINTED NAME — DATE
REGISTERED GA. LAND SURVEYOR

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.

BB Sutherland — 9/5/24
BRIAN R. SUTHERLAND, L.S. #2900

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.

Michael Ute — 10/3/24 — COBB COUNTY WATER SYSTEM — DATE
[illegible] — 10-2-24 — ZONING DIVISION — DATE
[illegible] — 10-4-24 — DEVELOPMENT & INSPECTIONS DIVISION — 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] — [illegible] — 10-4-24
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 134-269 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. This 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

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

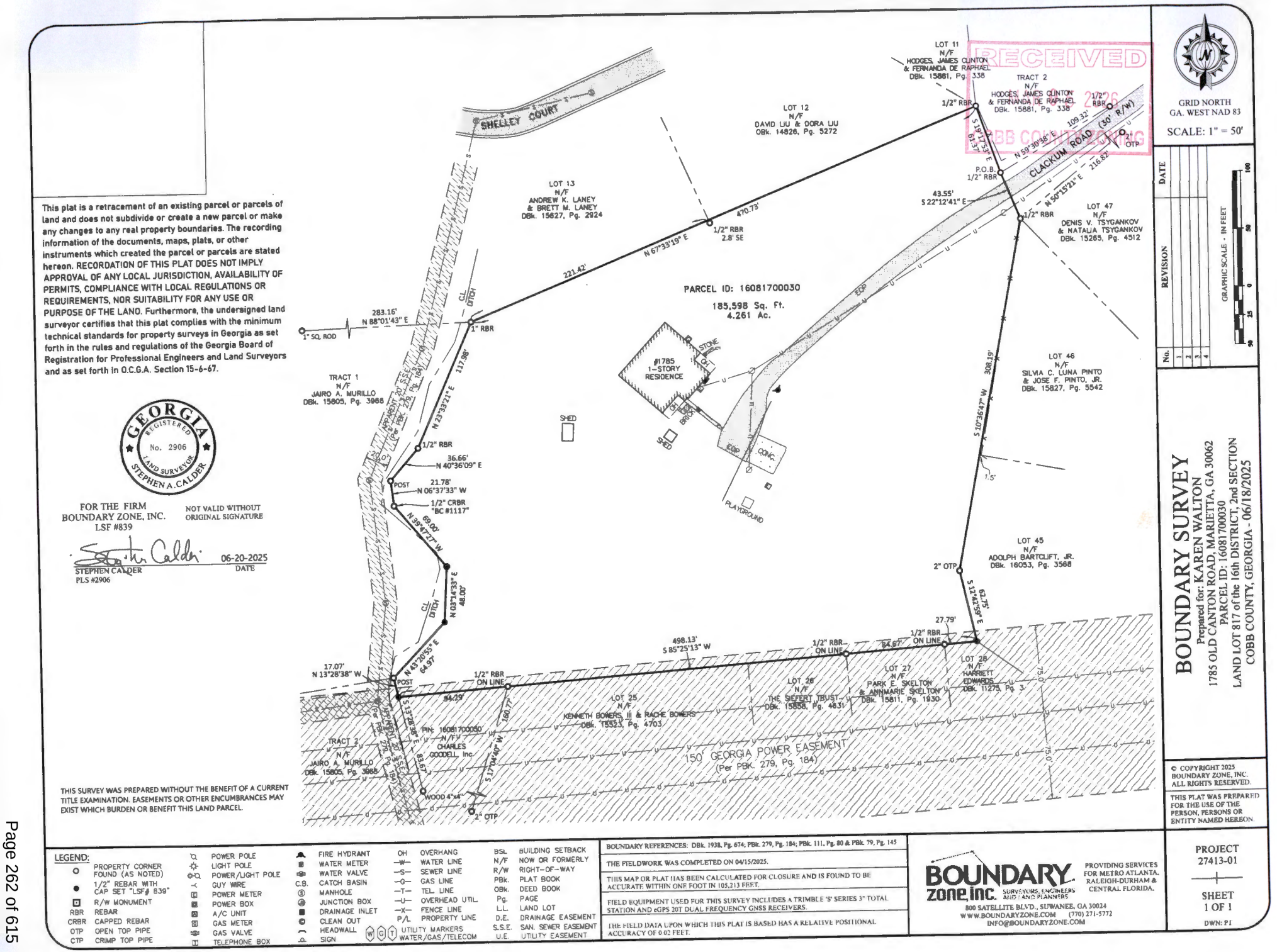
No.	By	Date	Revision
1	BS	9/05/2025	COMBINE TRACTS 1 AND 2 AT CLIENT'S REQUEST NO ADDITIONAL FIELDWORK

Cadd File No: 20/2007/1788ShelleyCourt/1777Bndy.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 #1777

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.

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

No.	REVISION	DATE
1		
2		
3		
4		

GRAPHIC SCALE - IN FEET
50 0 25 50 100

© COPYRIGHT 2025
BOUNDARY ZONE, INC.
ALL RIGHTS RESERVED.

THIS PLAT WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.

PROJECT
27413-01

SHEET
1 OF 1

DWN: PT

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.

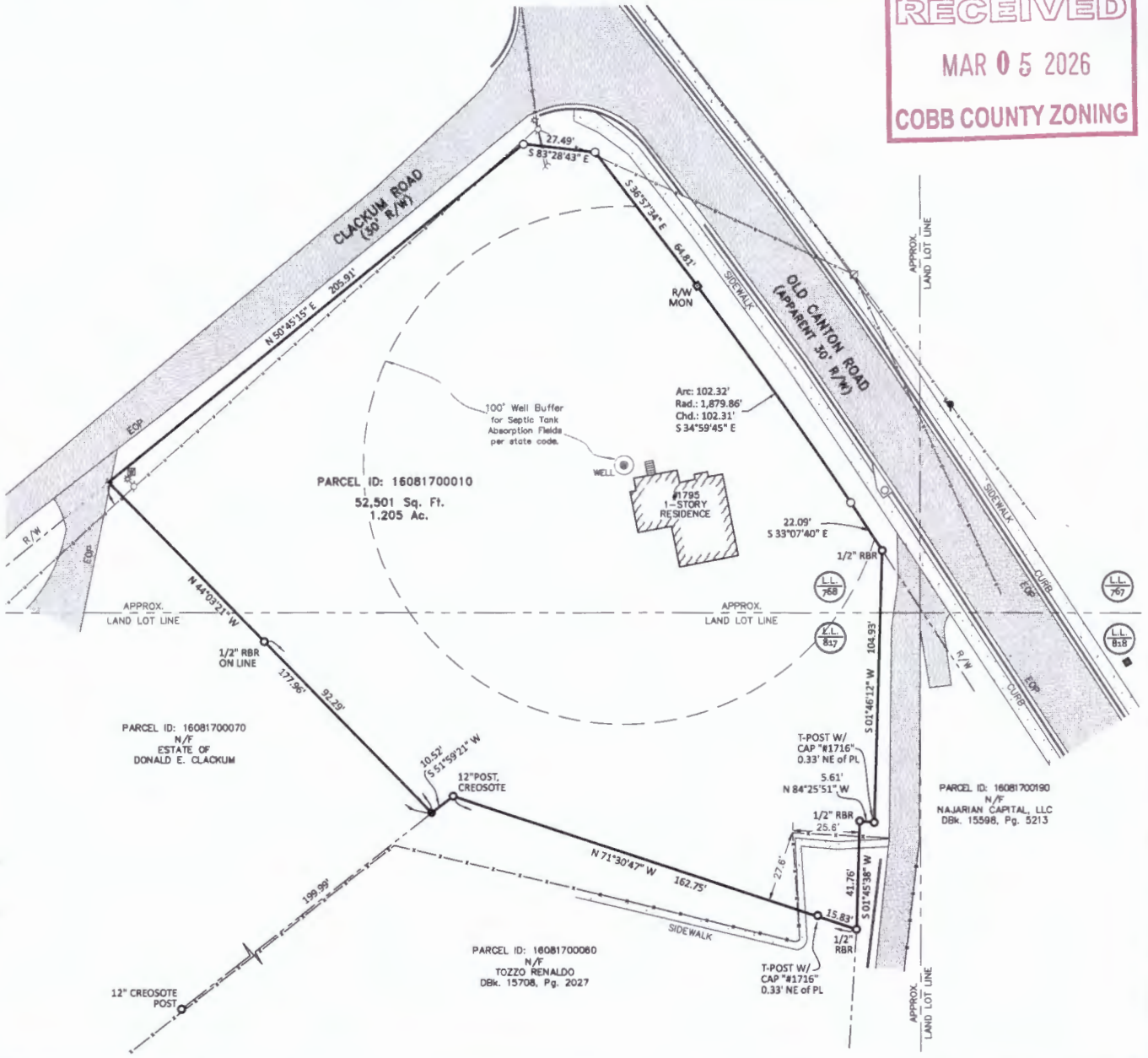
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 105,213 FEET.

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

RECEIVED
MAR 05 2026
COBB COUNTY ZONING



GRID NORTH
GA. WEST NAD 83

SCALE: 1" = 30'

GRAPHIC SCALE - IN FEET
60 30 0 15 30

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

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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



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**

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 +-**

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

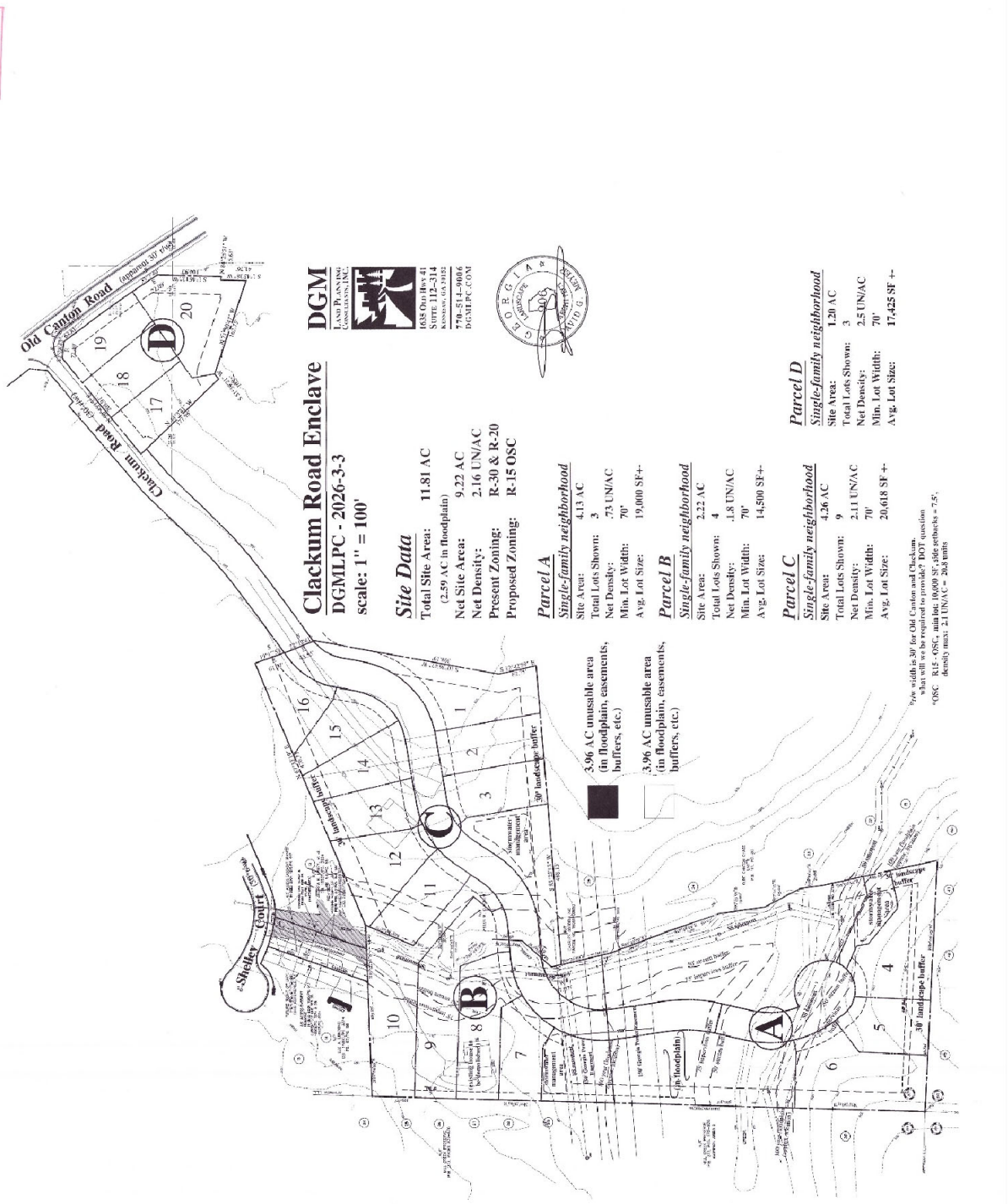
QUICK FACTS

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

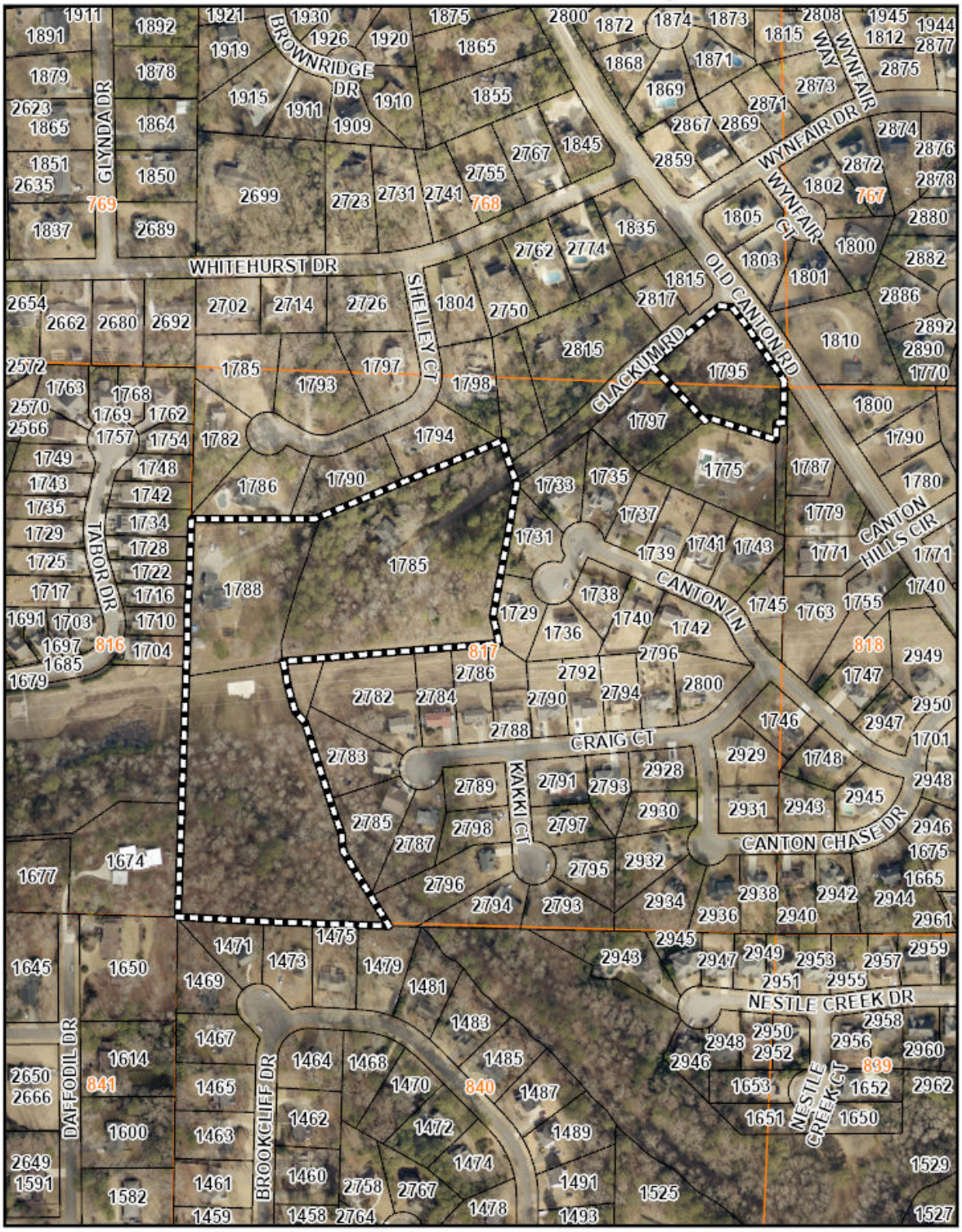
FINAL ZONING STAFF RECOMMENDATIONS

(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 30656
770-514-9006
DGMLPC.COM
Site Data
Total Site Area: 11.81 AC
(2.59 AC in floodplain)
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Net Density: 2.16 UN/AC
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Total Lots Shown: 4
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Min. Lot Width: 70'
Avg. Lot Size: 14,500 SF+-
Parcel C
Single-family neighborhood
Site Area: 4.36 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.)
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Old Canton Road
Clackum Road
Shelley Court
30' landscape buffer
*row width is 50' 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

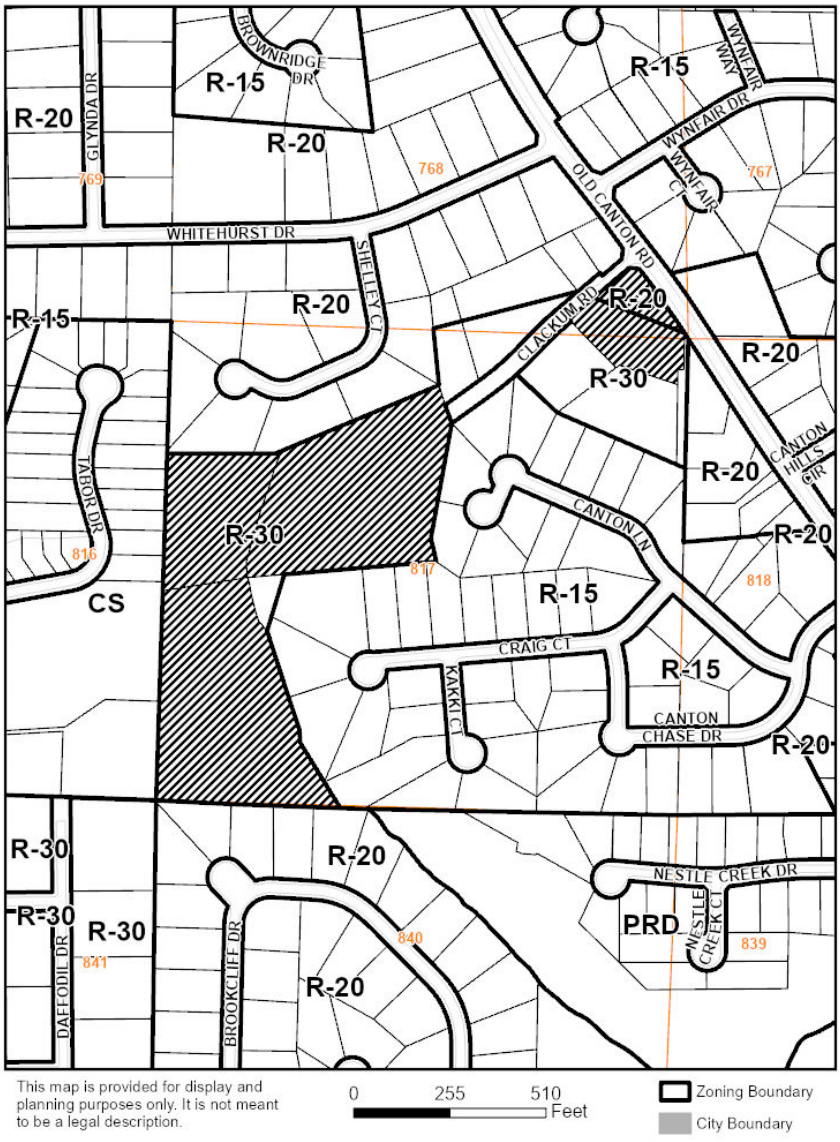
Future Land Use: LDR

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:** _____

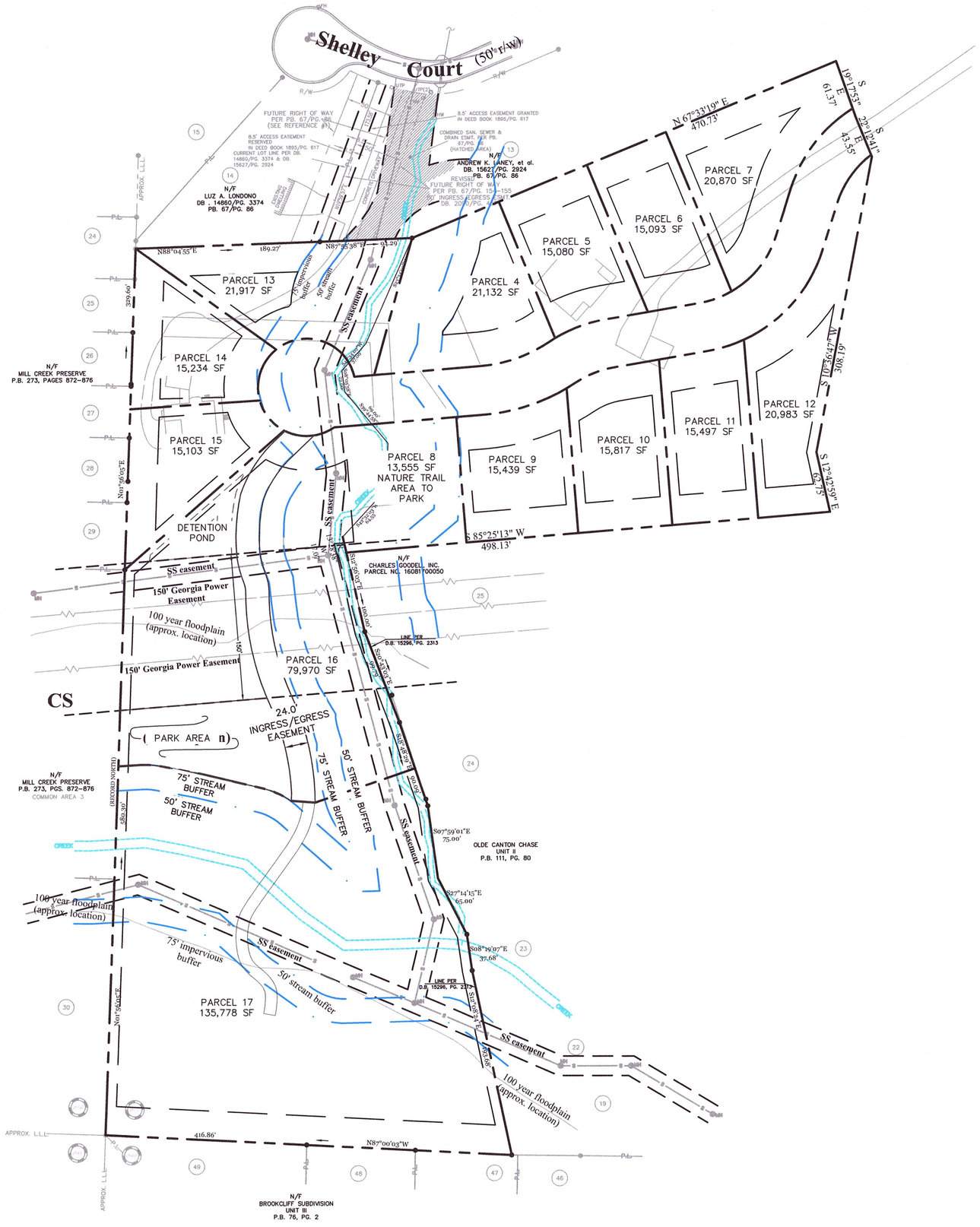
c) **Proposed hours/days of operation:** _____

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

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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

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

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 27 2026
COBB COUNTY ZONING

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.

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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.

Z-17-2026 DEPARTMENT COMMENTS – Stormwater Management

3/27/2026

Site Data

1. Address: 1795 & 1785 Old Canton Rd, 1788 Shelley Ct
2. District: 3
3. Existing Zoning: R-20 & R-30 — Existing Allowable Impervious Coverage: 35%
4. Proposed Zoning: R-15 OSC — Allowable Future Impervious Coverage: 35%
5. Future Land Use: LDR

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: Yes; Zone: AE
2. FEMA Map Number: 13067 C 0126H (2012)

Stormwater Information

1. Drainage Basin: Sewell Mill Creek
2. State Stream Buffers: Yes; Georgia DNR Variance may be required to disturb within 25-foot streambank buffers. All stream buffers are to be located by the State's guidelines.
3. County Stream Buffer Ordinance: Yes. The County's Undisturbed Stream Buffer is 50', each side of the stream; with an additional 25' impervious setback from the undisturbed buffer line. All stream buffers are to be located by the State's guidelines.
4. Impaired Stream: Yes: If the site is within a one-mile radius of an impaired stream additional Erosion Control BMP's per the State's current requirements will be required. It is the Engineer's responsibility to verify Impaired Streams per the State EPD's list.
5. Hotspot: No.
6. Wetlands: Possibly, Not Verified — Location: Bed & Banks of Streams on-site.
7. Water Intake Zone: No.
8. Chattahoochee River Corridor: No
9. Existing Onsite Ponds / Lake: No

Topography Information

1. General site Description: The site is composed of two tracts, a smaller tract near Old Canton Rd, and the larger Tract, west at the end of Clackum Rd. Both Tracts drain generally south into Sewell Mill Creek.

2. Downstream Description: Stormwater discharges from the smaller Tract near Old Canton Road into the Clackum Rd R/W and onto residential lots in the neighborhoods downstream (Old Canton Chase and Old Canton Ridge).

Project Design Comments and Recommendations

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

(continued)

Existing Onsite and Offsite Ponds and/or Lakes Design Requirements

1. Dam Breach Zone Studies: (No residential structures are allowed within the hazard dam breach zone.)
    - Provide a Dam Breach Study for the existing Chestnut Spring Lake Dam.

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. Impervious calculations for residential subdivision design shall be based the maximum allowable percentage per lot based on the zoning category plus all additional impervious areas including but not limited to roads, sidewalks, and amenity areas.

4. 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.

5. The proposed onsite storm drain system and stormwater management facility(ies) 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.

6. The proposed stormwater management facility(ies) within residential subdivisions with dedicated streets are to be located on a standalone parcel with a 20' minimum right-of-way frontage. All appurtenances of the storm management facility must be within the pond parcel.

7. 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.

(continued)

8. 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.

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

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

11. 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. In OSC, sensitive areas onsite, referred to as "primary conservation area" such as stream buffers and floodplains would be excluded from development and established as Open Space within the development. Lots 8-12 include a significant amount of stream buffer area on the lots while the cul-de-sac will require fill within the floodplain.
2. A concept of OSC is that the Open Space would interconnect "greenways" through the community, however this site is composed of two separated tracts with no interconnection of Open Space. Also, the separated tracts cannot use the same Stormwater Management Facility, so the four lots near Old Canton Road would need their own Stormwater Facility.
3. A minimum of 12,500sf of each lot must be 18" above the Base Flood Elevation (BFE).
4. No fill is allowed within the floodplain unless compensated by an equivalent volume of cut and substantiated by a Flood Study.
5. The Stormwater management pond beside Lot 3 would appear to discharge into the swale in the adjacent subdivision. The discharge location must be relocated to discharge into the creek and not create a new point discharge location.
6. The subdivision roadway must cross Sewell Mill Creek to access Lots 4-6. A Flood Study would be necessary to demonstrate that the constructed roadway will not create an increase in the Base Flood Elevation (BFE) outside the property boundary. Sewell Mill Creek has a significant drainage area at this location such that a bridge will likely be necessary to prevent increasing the BFE offsite.

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

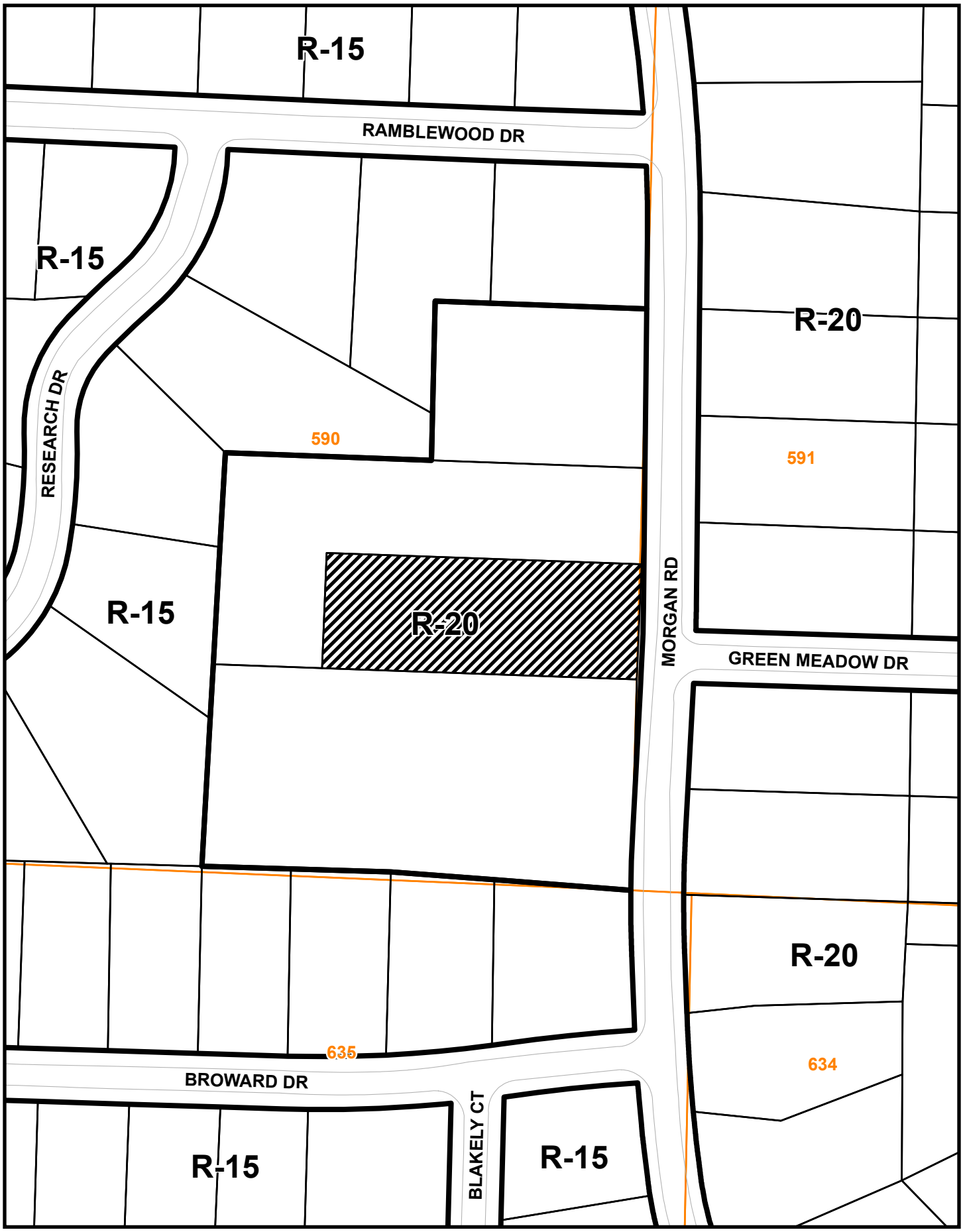
QUICK FACTS

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



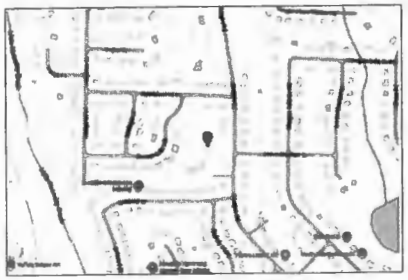
This map is provided for display and planning purposes only. It is not meant to be a legal description.

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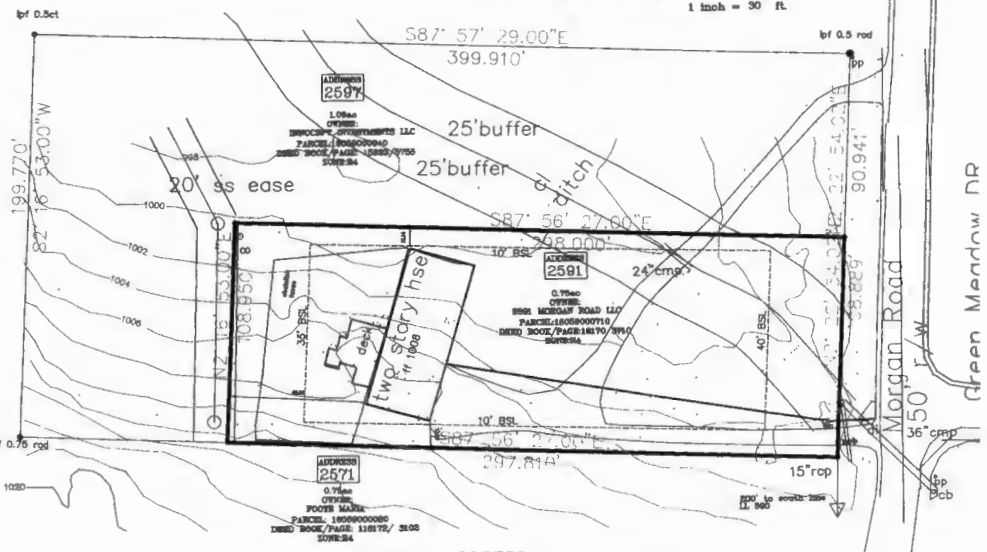
Zoning Boundary

City Boundary

THIS BLOCK RESERVED FOR CLERK OF COURT



VICINITY MAP



PROJECT ADDRESS
2591 Morgan Rd NE, Marietta, GA 30066
Cobb County

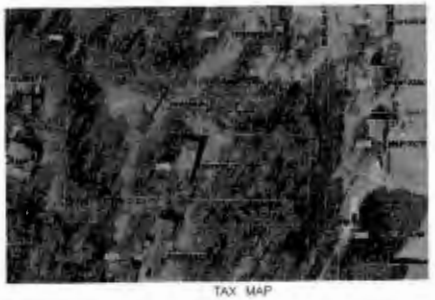
SURVEYOR CERTIFICATION:
This Plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel(s) are stated 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:
Acme Surveying Inc no778
J. WAYNE PROCTOR
398 ATLANTA STREET, SE
MARIETTA, GA 30060
(770)425-6880

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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

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COBB COUNTY ZONING

Revised October 1, 2009

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET

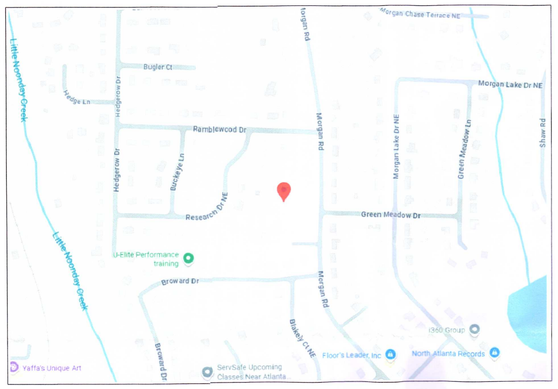
(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

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 around 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

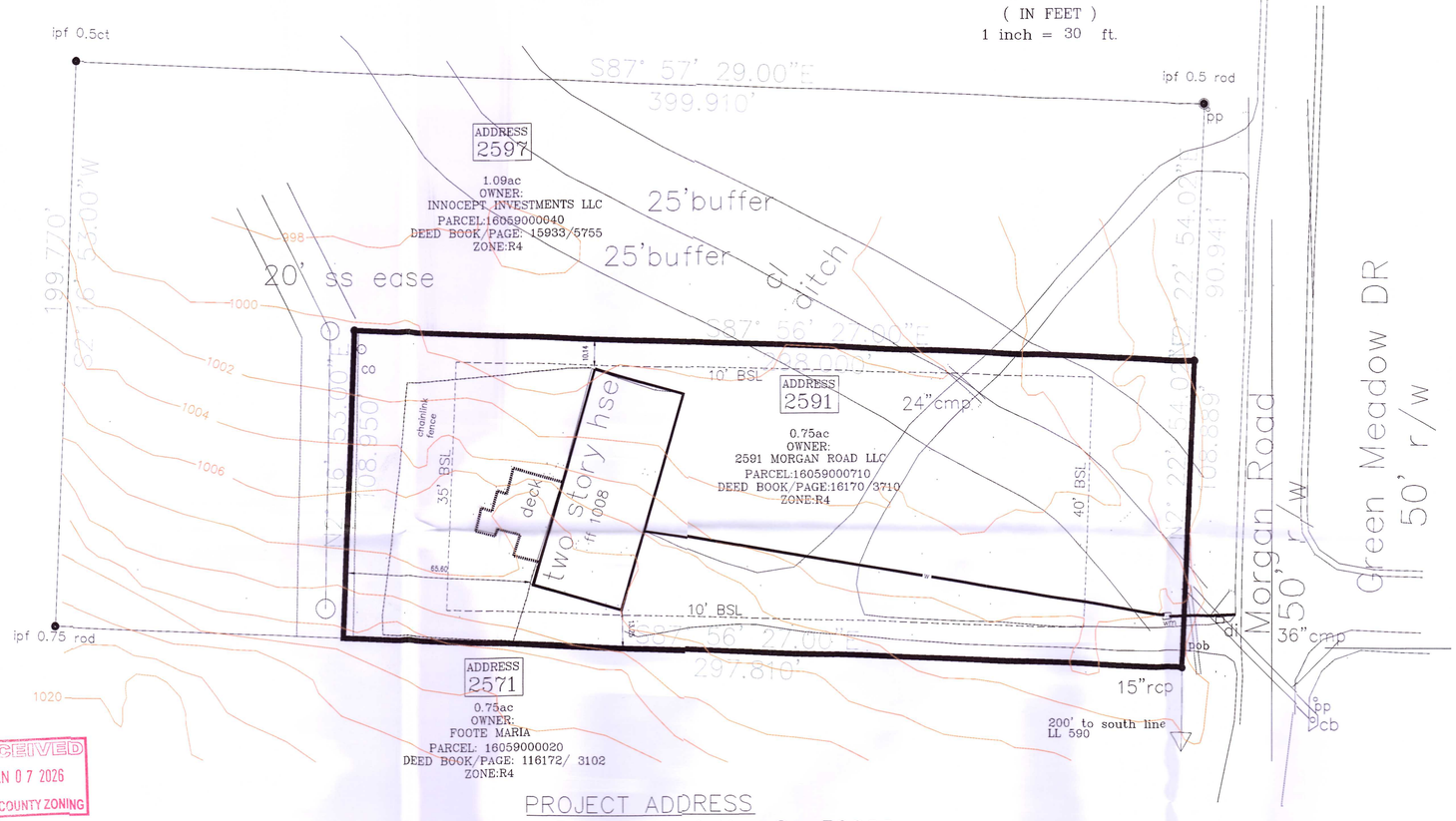
Existing Contour	~~~990~~~	Radius	R
Proposed Contour	990	Chord Bearing	CB
Exist. Spot Elev.	998.6	Chord	C
Proposed Spot Elev.	998.6	Service Pole	SP
Sanitary Sewer	SS	Lamp Pole	LPL
Fire Hydrant		Overhead Utility Line	OHUL
Silt Fence	X	Man Hole	MH
Water Line	W	Catch Basin	CB
Traffic Flow	≠≠≠	Junction Box	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

707 Whitlock Ave., S.W. Suite H-12, Marietta, Georgia 30064
ACME AMERICAN, L.L.C.
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

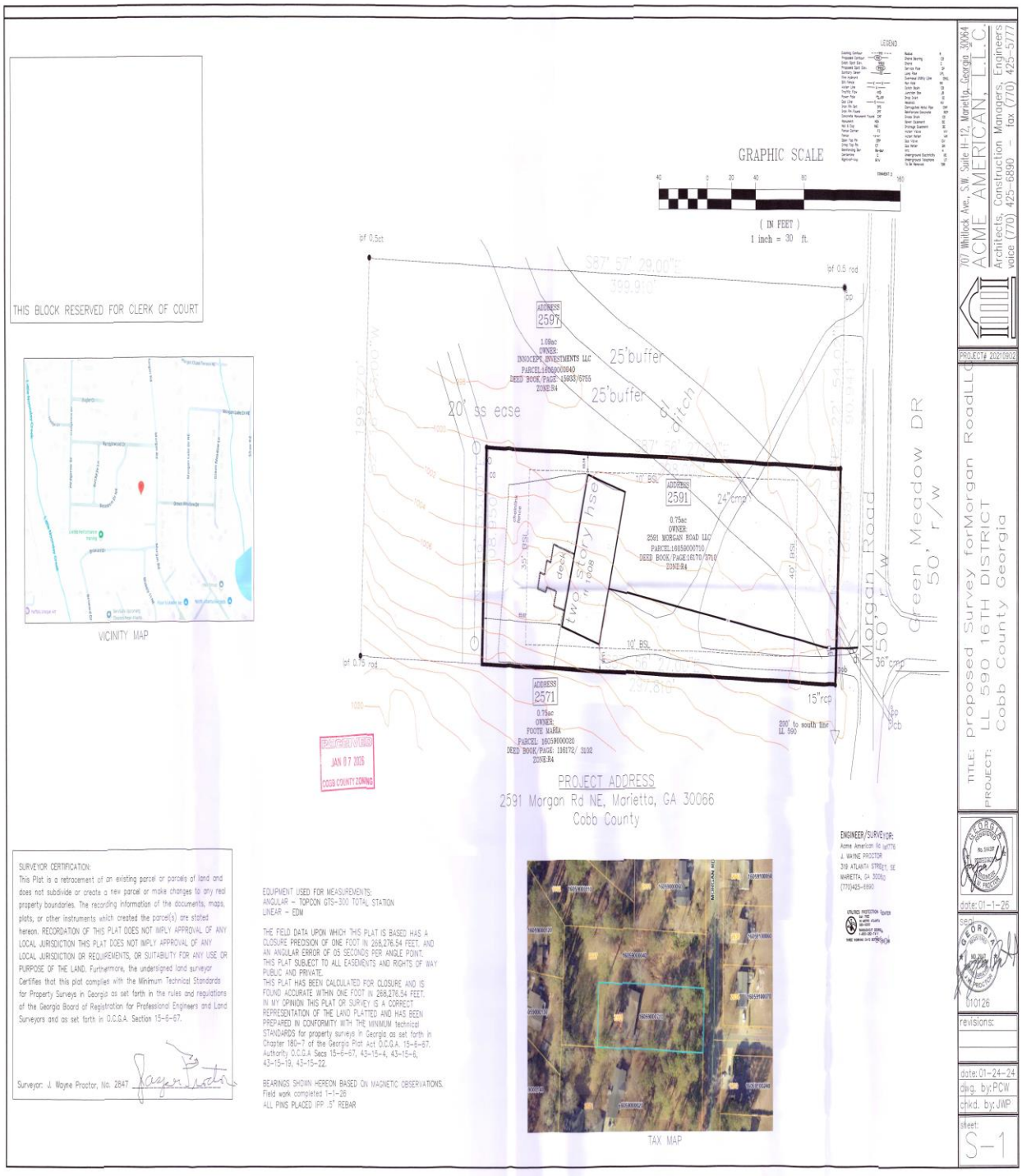


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 105 210 Feet

Zoning Boundary

City Boundary


THIS BLOCK RESERVED FOR CLERK OF COURT
VICINITY MAP
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
ADDRESS 2597
1.09ac
OWNER:
INNOCENT INVESTMENTS LLC
PARCEL:16058000040
DEED BOOK/PAGE: 15893/6755
ZONE:R4
ADDRESS 2591
0.75ac
OWNER:
2591 MORGAN ROAD LLC
PARCEL:16058000710
DEED BOOK/PAGE:18170/3710
ZONE:R4
ADDRESS 2571
0.75ac
OWNER:
FOOTE MARIA
PARCEL: 16059000020
DEED BOOK/PAGE: 116172/ 3102
ZONE:R4
Morgan Road
50' r/w
Green Meadow DR
50' r/w
25'buffer
20' ss ese
two story hse
deck
24'x6mp
15"rcp
36" crp
200' to south line LL 590
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.
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ENGINEER/SURVEYOR:
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(770)425-6890
TAX MAP
707 Whitlock Ave., S.W. Suite H-12, Marietta, Georgia 30064
ACME AMERICAN, L.L.C.
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
date:01-1-26
010126
revisions:
date:01-24-26
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

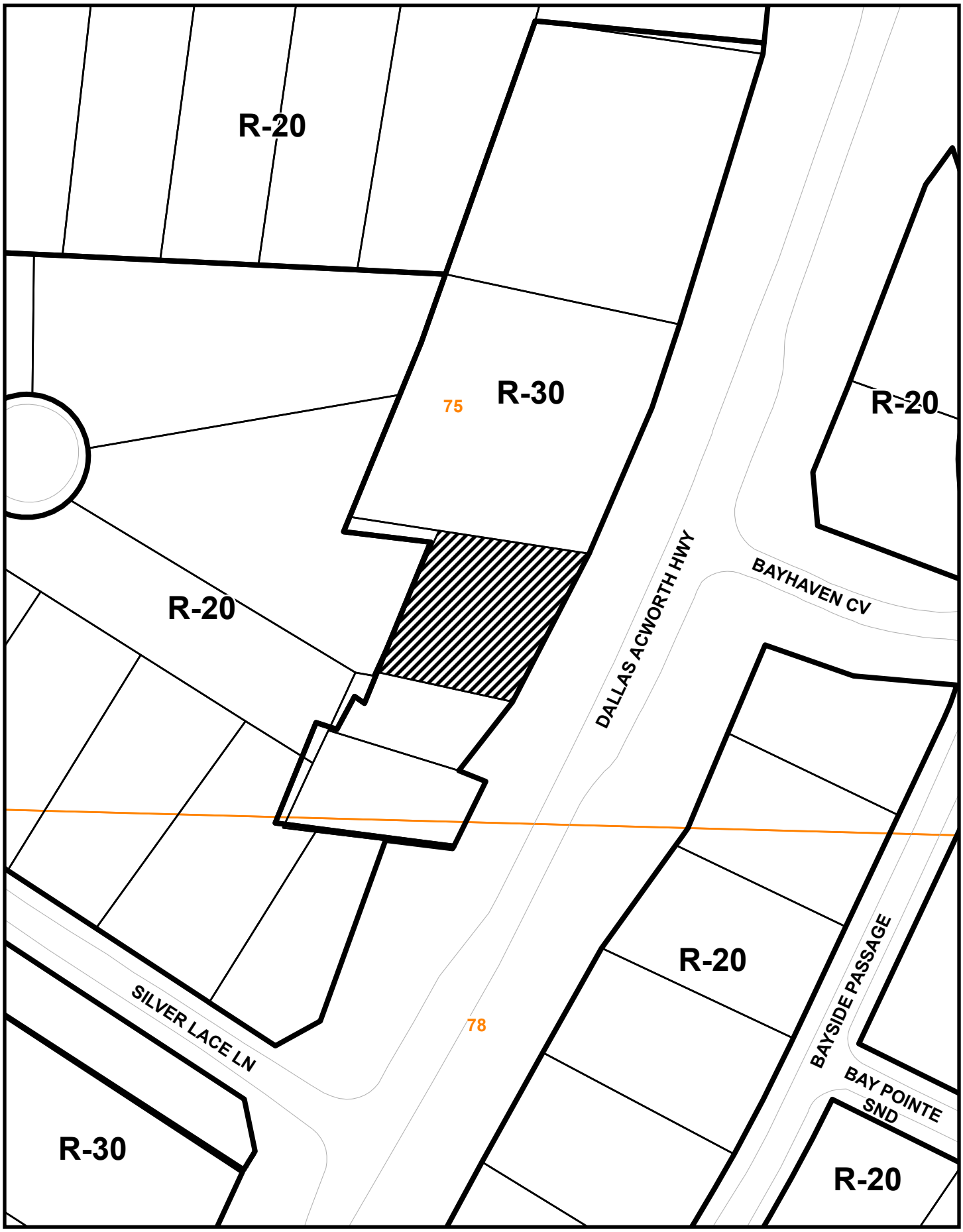
QUICK FACTS

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 1:127,986

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.

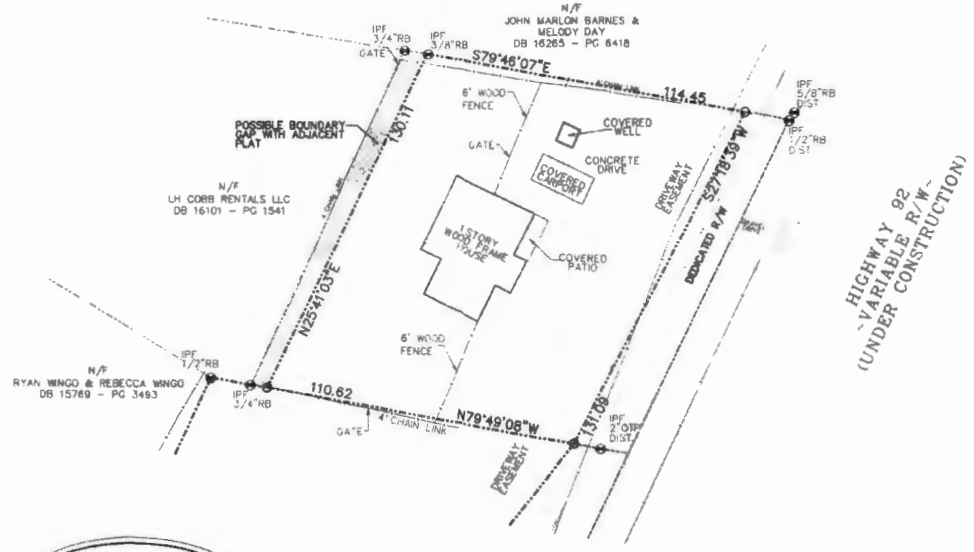
WETLAND & HAZARDOUS WASTE:
NORTH POINT LAND SURVEYING DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS, CREEKS OR HAZARDOUS WASTE IN THE SURVEY AREA.

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
- WATER LINE
- GAS LINE
- 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
- 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: INFO@NORTHPOINTSURVEYING.COM
WWW.NORTHPOINTSURVEYING.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 MILSET
0722 DWG PATH:	2025/144-25/144-25BND
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:
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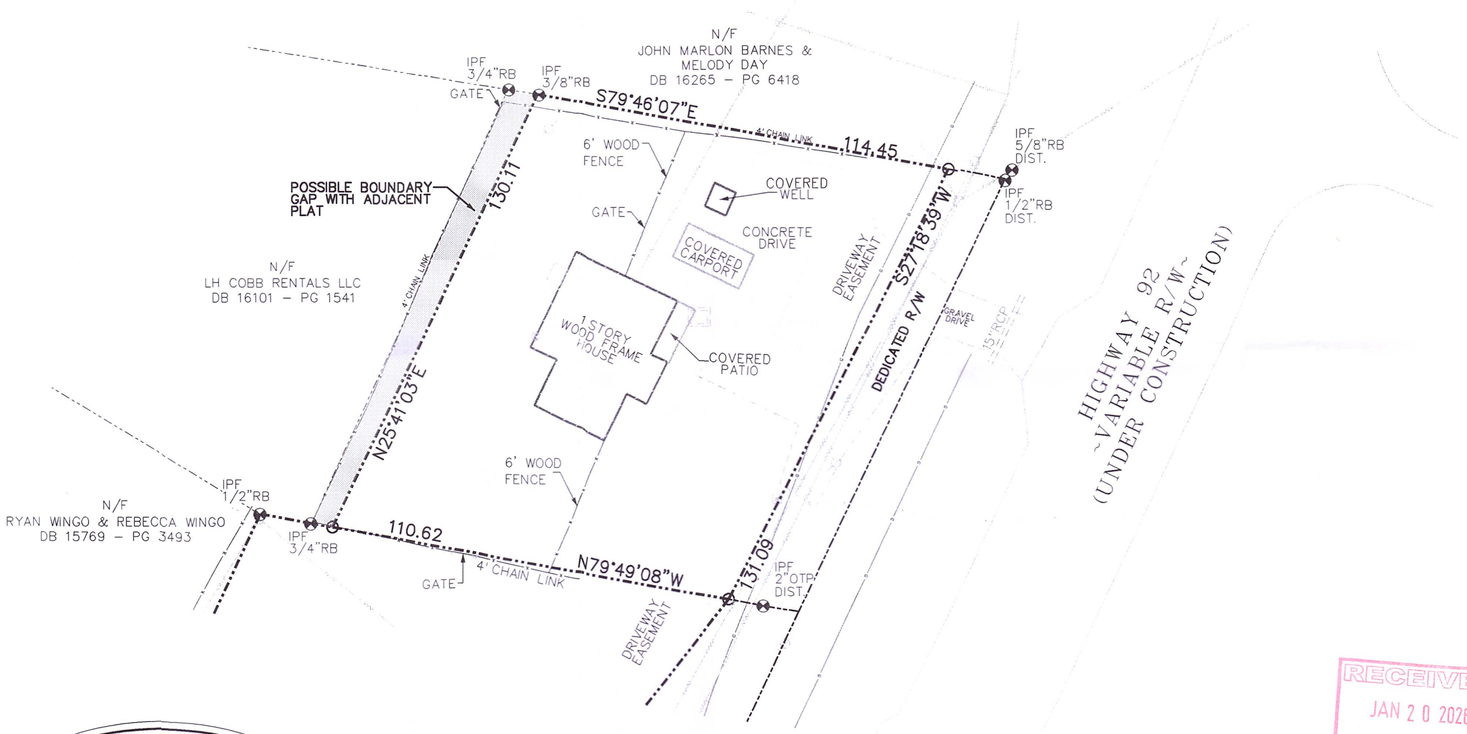
WETLAND & HAZARDOUS WASTE:
NORTH POINT LAND SURVEYING DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS, CREEKS OR HAZARDOUS WASTE IN THE SURVEY AREA.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS RECORDED AND UNRECORDED.

THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A TITLE SEARCH.

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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:	2025/144-25/144-25END
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.**

4 of 7

FILING INFORMATION BOX

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REFERENCE MATERIAL

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   DATED: 12-05-1995
   PREPARED BY: TIBBITTS LAND SURVEYING
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   PROJECT NUMBER: 0006957 & 0006886
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SURVEY NOTES

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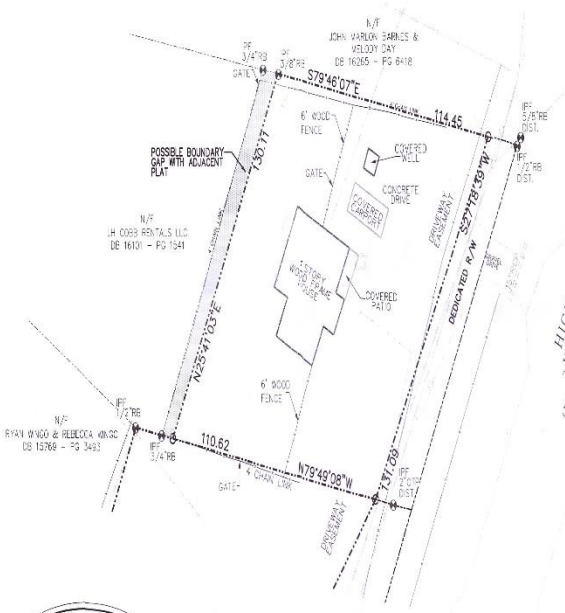
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COBB COUNTY ZONING

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GEORGIA REGISTERED No. 3219 LAND SURVEYOR RYAN M. SCHULDT

12/30/2025

RYAN M. SCHULDT, GLS
REGISTERED NUMBER: 3219

NORTH POINT LAND SURVEYING
SAUTEE-NACOOCHEE, GEORGIA 30571
EMAIL: RSchuldt@NorthPointSurveying.com
CERTIFICATE OF AUTHORIZATION No.: LSF001173

LOCATED IN LL 75
20th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

BOUNDARY SURVEY
FOR
JESSICA WEAVER

DATE	12/30/2025
PROJECT NO.	144-26
DRAWN BY	RMS / HW
CHECKED BY	RMS / SCHULDT
FIELD CREW	RMS / SCHULDT / JASON HUSKEY
PARCEL ID	20057144 / 20057145
SHEET	1 OF 1

LUP-7 2026 Aerial Map



North

Zoning: R-30 Single-Family Residential

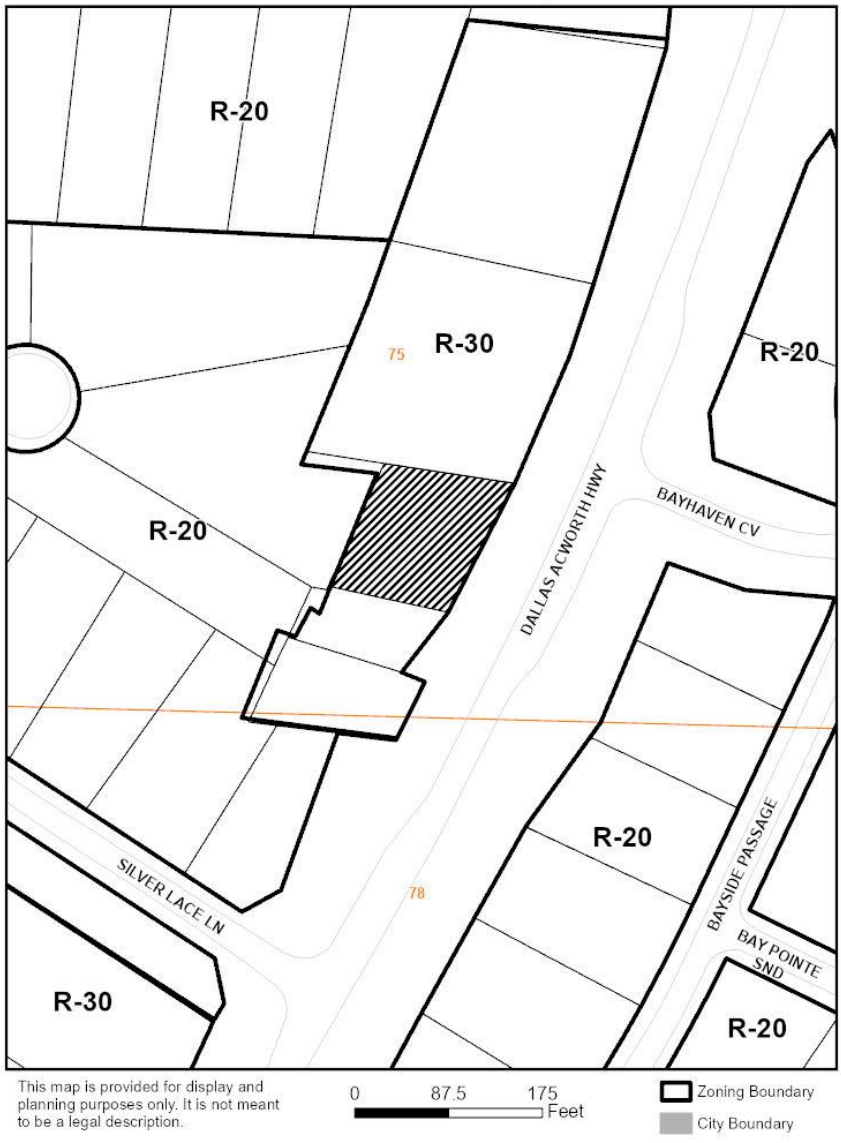
Future Land Use: VLDR

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

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

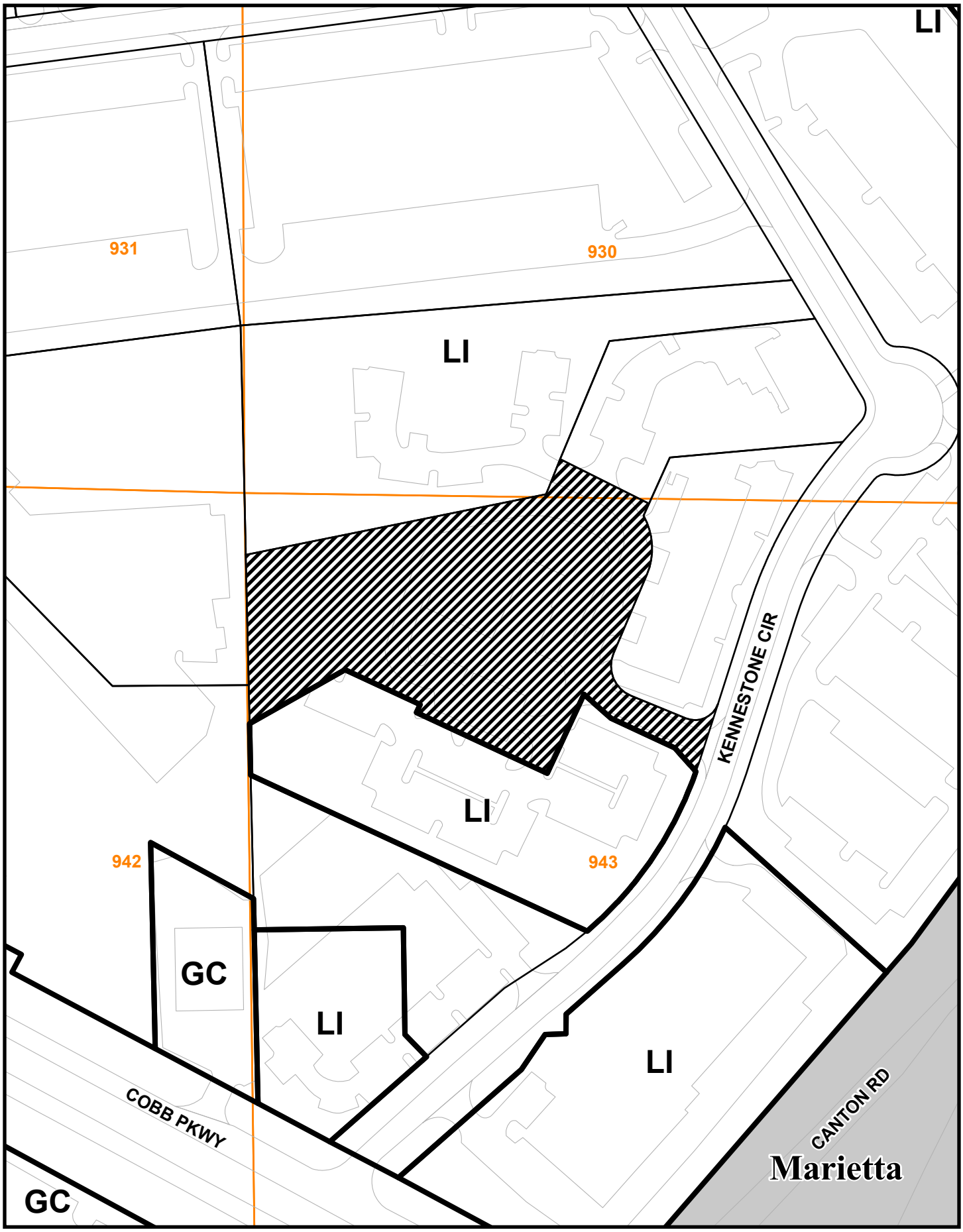
QUICK FACTS

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: 16063000169
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 8XNR7R, 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 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 240, 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 1066, 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 3834, 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 APPECTS PLOTTED AND SHOWN, DRAINAGE EASEMENT APPECTS 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 3329
(ACCESS EASEMENT APPECTS PLOTTED AND SHOWN, DRAINAGE EASEMENT APPECTS 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 14904, PAGE 1749
(ACCESS EASEMENT APPECTS PLOTTED AND SHOWN, DRAINAGE EASEMENT APPECTS 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.M.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 14709, PAGE 3210
(ACCESS EASEMENT APPECTS PLOTTED AND SHOWN, DRAINAGE EASEMENT APPECTS 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.

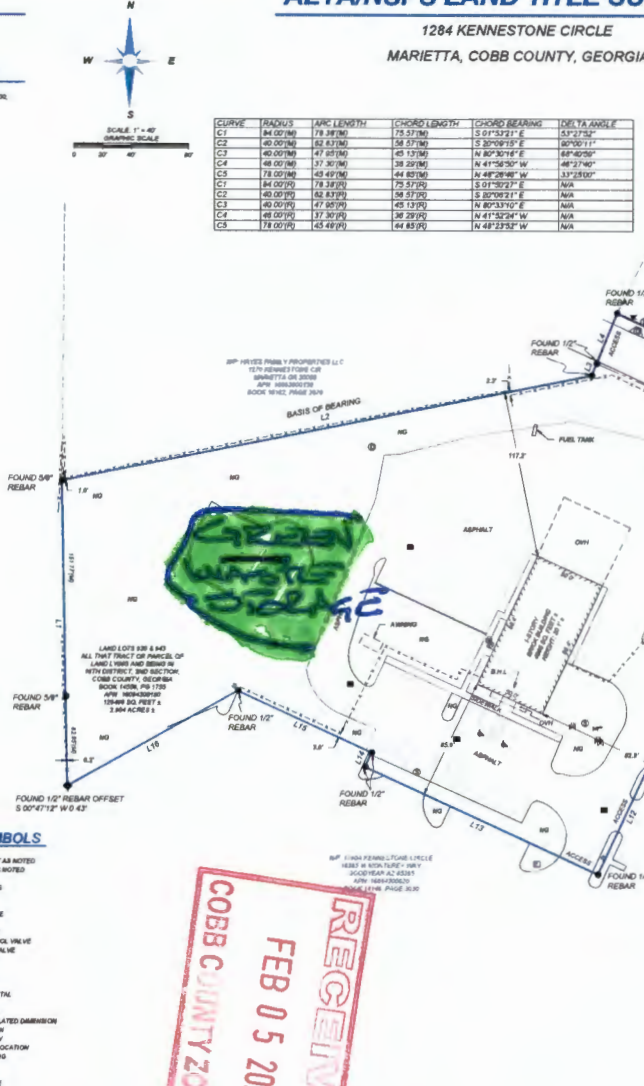
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IF THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

PARKING INFORMATION

REGULAR= 34
HANDICAP= 2
TOTAL= 36

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY



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'(R)	N 80°30'16" E	68°40'56"
C4	48.00'(M)	37.30'(M)	36.29'(R)	N 41°56'30" W	46°27'40"
C5	78.00'(M)	43.49'(M)	44.83'(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°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)	43.49'(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°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°09'15" W	87.60'(M)
L12	S 24°50'45" W	106.39'(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°33'00" W	136.56'(M)
L1	N 01°09'04" 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	106.39'(R)
L13	N 65°08'21" W	179.54'(R)
L14	N 24°53'39" E	11.00'(R)
L15	N 65°08'21" W	103.00'(R)
L16	S 60°36'04" W	136.56'(R)

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
- 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°56'38.630"
LONGITUDE = W84°23'00.485"
CONVERGENCE ANGLE = -N 00°12'53.6948"

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 48.00' 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 67.92' 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 46 DEGREES 23 MINUTES 22 SECONDS WEST AND A CHORD LENGTH OF 44.83' TO AN IRON PIN FOUND (MAG NAIL); THENCE SOUTH 24 DEGREES 53 MINUTES 39 SECONDS WEST A DISTANCE OF 106.39' 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 03 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 9.18' 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 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 78.38' 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 14038, PAGE 1739, AS INSTRUMENT NO. 2007-0178331

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 UNITS 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 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 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. LSF001959

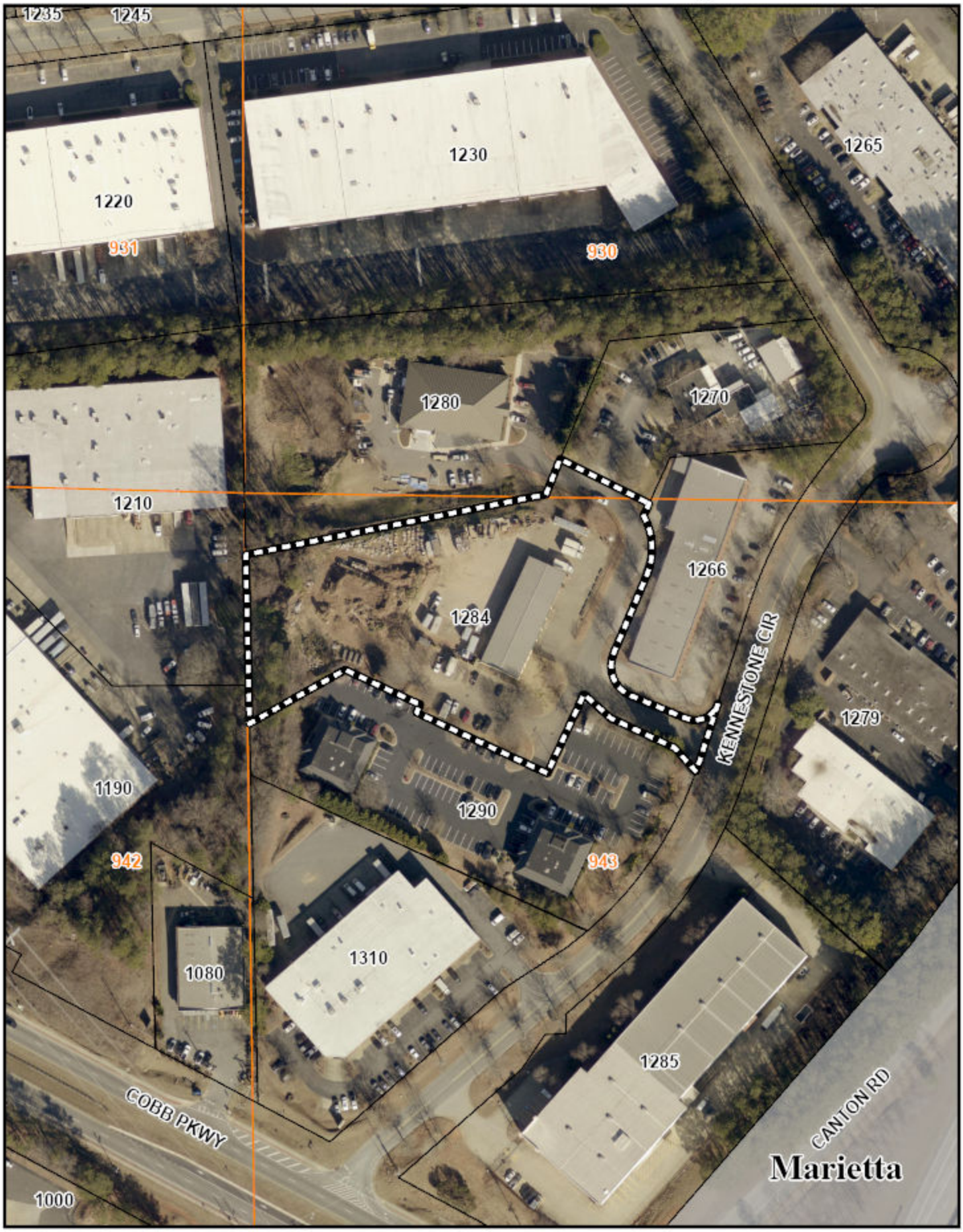
RECEIVED
FEB 05 2026
COBB COUNTY ZONING

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.

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, GERGOIA 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.

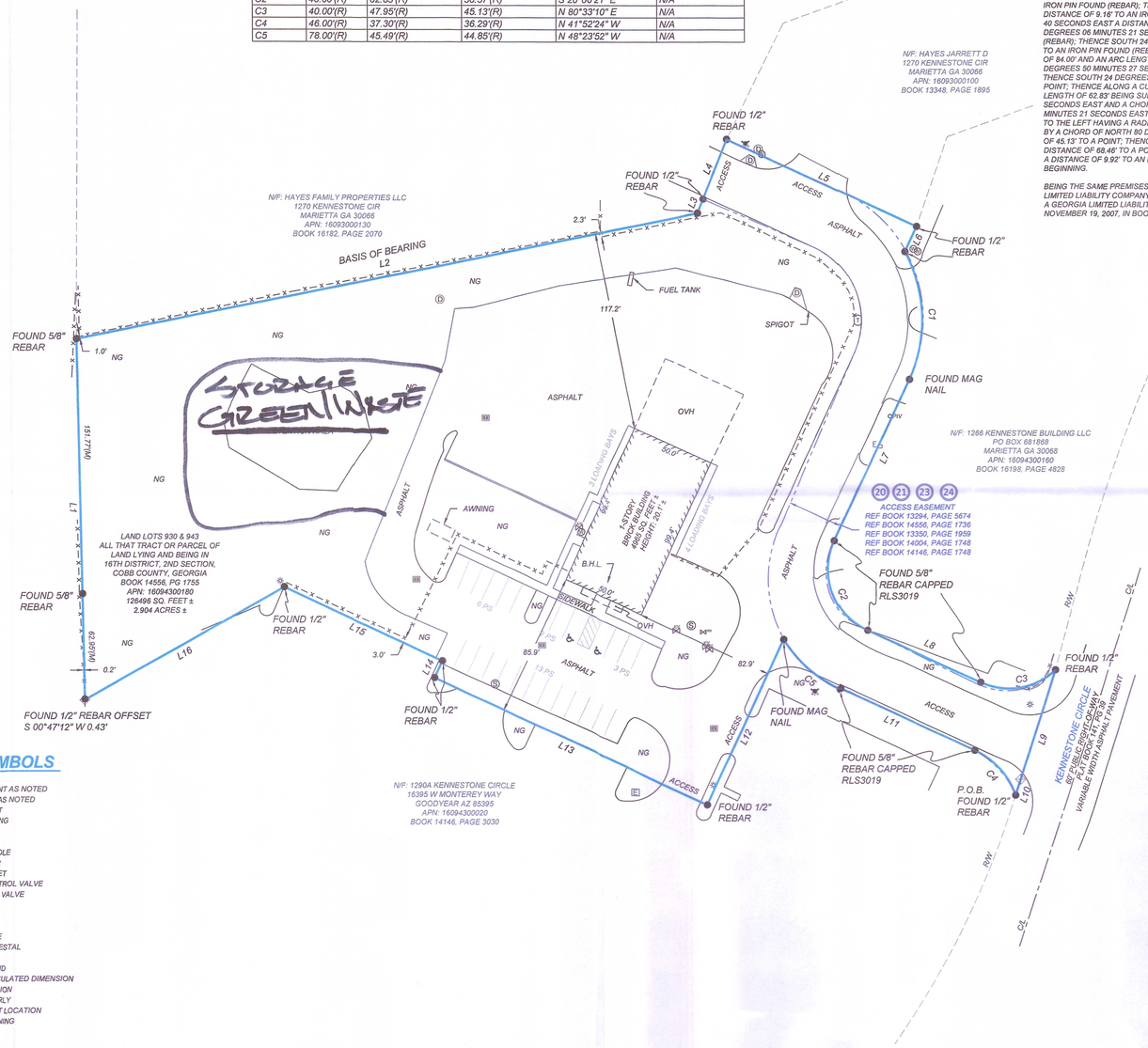
N

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)

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
- 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"

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:

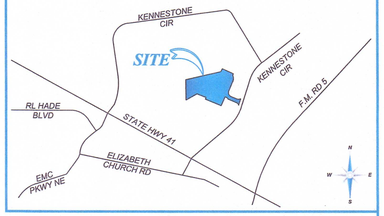
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 930 AND 943, 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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	

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
2.804 ± 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 94
(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 581, AS AFFECTED BY AMENDMENT TO PROTECTIVE COVENANTS FOR KENNESTONE CORNERS, RECORDED MAY 21, 1987, IN BOOK 4475, PAGE 865
(APPECTS, 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 APPECT, 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 APPECT, 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 APPECT, 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
(APPECTS, 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, 2001, IN BOOK 14058, PAGE 1749
(ACCESS EASEMENT AFFECTS PLOTTED AND SHOWN, DRAINAGE EASEMENT APPECTS, 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 (ARRETT D. HAYES), RECORDED APRIL 11, 2001, IN BOOK 13358, PAGE 1939
(ACCESS EASEMENT AFFECTS PLOTTED AND SHOWN, DRAINAGE EASEMENT APPECTS, 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 13365, 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, AND TOBY LAND MANAGEMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, RECORDED JULY 2, 2004, IN BOOK 14804, PAGE 1746
(ACCESS EASEMENT AFFECTS PLOTTED AND SHOWN, DRAINAGE EASEMENT APPECTS, 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 1284A KENNESTONE CIRCLE MCC, LLC, A GEORGIA LIMITED LIABILITY COMPANY, 1304A KENNESTONE CIRCLE PJC, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND 1290A KENNESTONE CIRCLE TLC, LLC, RECORDED APRIL 28, 2005, IN BOOK 14198, PAGE 3035
(ACCESS EASEMENT AFFECTS PLOTTED AND SHOWN, DRAINAGE EASEMENT APPECTS, BLANKET IN NATURE AND DETENTION POND EASEMENT LIE OFFSITE TO THE NORTH)

(25) — TERMS AND CONDITIONS AS SET FORTH IN PLAT ENTITLED, "FINAL SUBDIVISION SAM PANDA OF KENNESTONE CORNERS, LAND LOTS 930 & 943, 16TH DISTRICT, COBB COUNTY, GEORGIA," RECORDED IN PLAT BOOK 141, PAGE 35
(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.

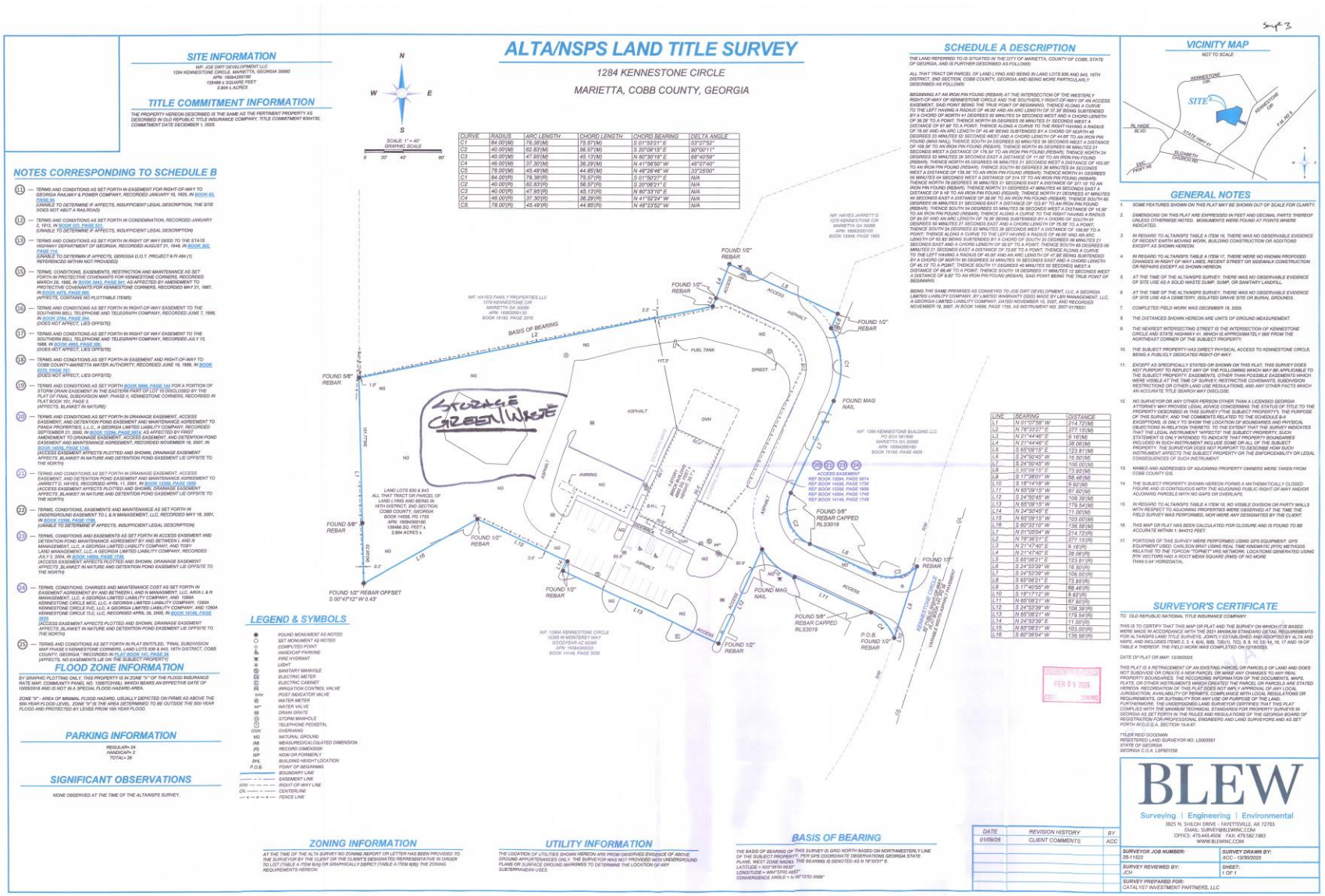
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

PARKING INFORMATION

REGULAR= 24
HANDICAP= 2
TOTAL= 26

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.



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°08'21" 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°53'24" 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 79°03'27" 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°39'15" 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°39'15" 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°39'15" W	87.60'(M)
L12	S 24°50'45" W	108.39'(M)
L13	N 65°39'15" W	179.54'(M)
L14	N 24°50'45" E	11.00'(M)
L15	N 65°39'15" W	103.00'(M)
L16	S 80°39'04" W	136.56'(M)
L1	N 01°05'04" W	214.72'(R)
L2	N 79°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°36'21" E	123.81'(R)
L6	S 24°33'39" W	16.50'(R)
L7	S 24°33'39" W	106.00'(R)
L8	S 65°36'21" E	73.95'(R)
L9	S 17°40'55" W	68.46'(R)
L10	S 18°17'17" W	9.92'(R)
L11	N 65°06'21" W	87.60'(R)
L12	S 24°33'39" W	108.39'(R)
L13	N 65°36'21" W	179.54'(R)
L14	N 24°33'39" E	11.00'(R)
L15	N 65°06'21" W	103.00'(R)
L16	S 80°36'04" W	136.56'(R)

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
- POST INDICATOR VALVE
- WATER METER
- WATER VALVE
- DRAIN GRATE
- STORM MANHOLE
- TELEPHONE PEDESTAL
- OVERHANG
- 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
- RIGHT-OF-WAY LINE
- 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°33'07" E.
LATITUDE = 933°38'09.9630"
LONGITUDE = W84°33'02.4452"
CONVERGENCE ANGLE = N 00°12'52.1068"

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 33 MINUTES 52 SECONDS WEST AND A CHORD LENGTH OF 44.85' TO AN IRON PIN FOUND (REBAR); THENCE NORTH 24 DEGREES 33 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 33 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 80 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 79 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 36 MINUTES 21 SECONDS EAST A DISTANCE OF 123.81' TO AN IRON PIN FOUND (REBAR); THENCE SOUTH 24 DEGREES 33 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 78.38' 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 33 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 08 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 13 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 14058, PAGE 1755, AS INSTRUMENT NO. 2007-0178551.

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 980' 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 18, 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 GNSS REAL TIME KINEMATIC (RTK) METHODS RELATIVE TO THE TOPCON "TOPNET" 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 01/08/2026.

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 ORDINANCES, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED 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.

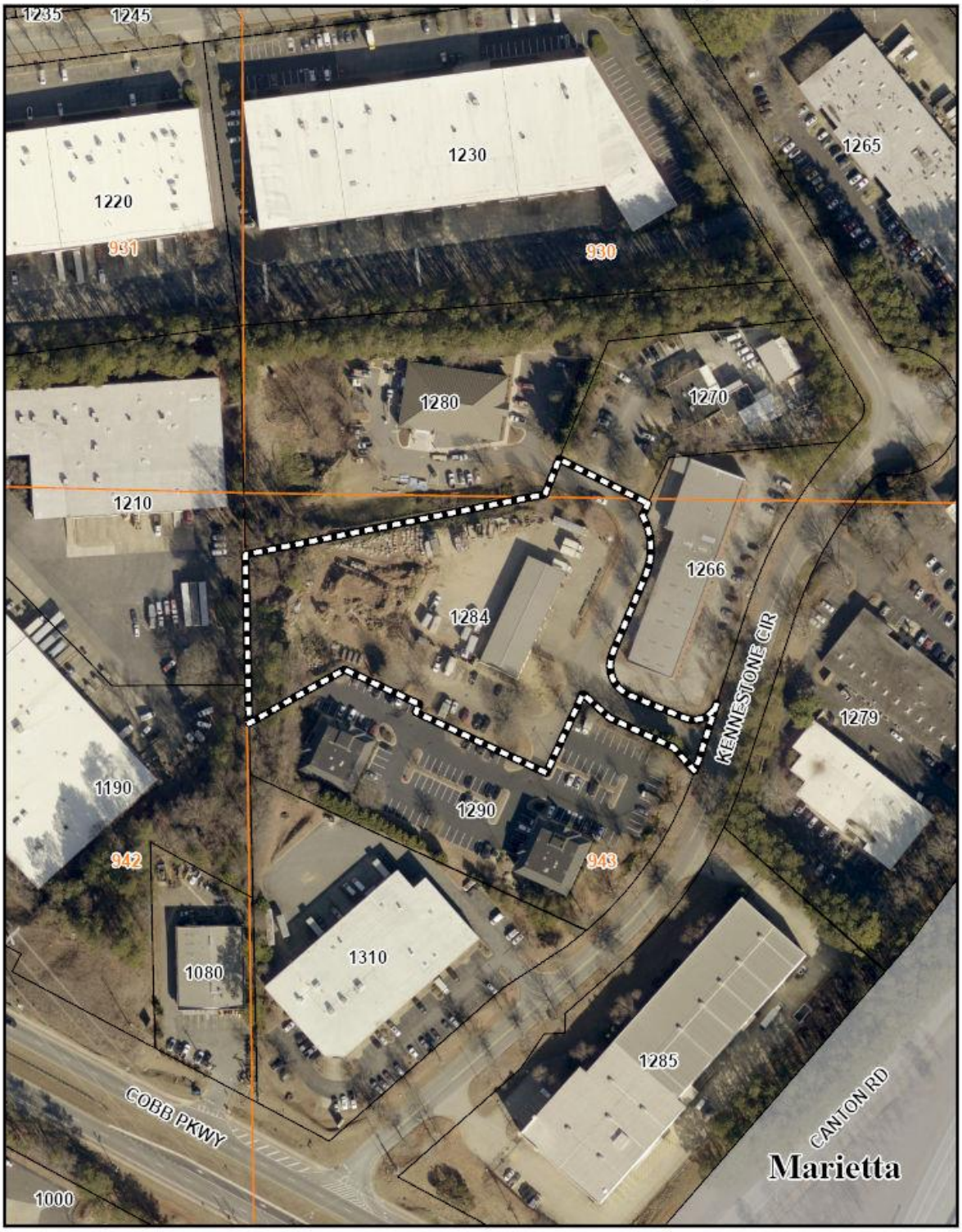
TYLER REID GOODWIN
REGISTERED LAND SURVEYOR NO. LS003551
STATE OF GEORGIA
GEORGIA C.O.A. LSF001209

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: 25-11323	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

North

Zoning: LI / Office, Warehouse Business

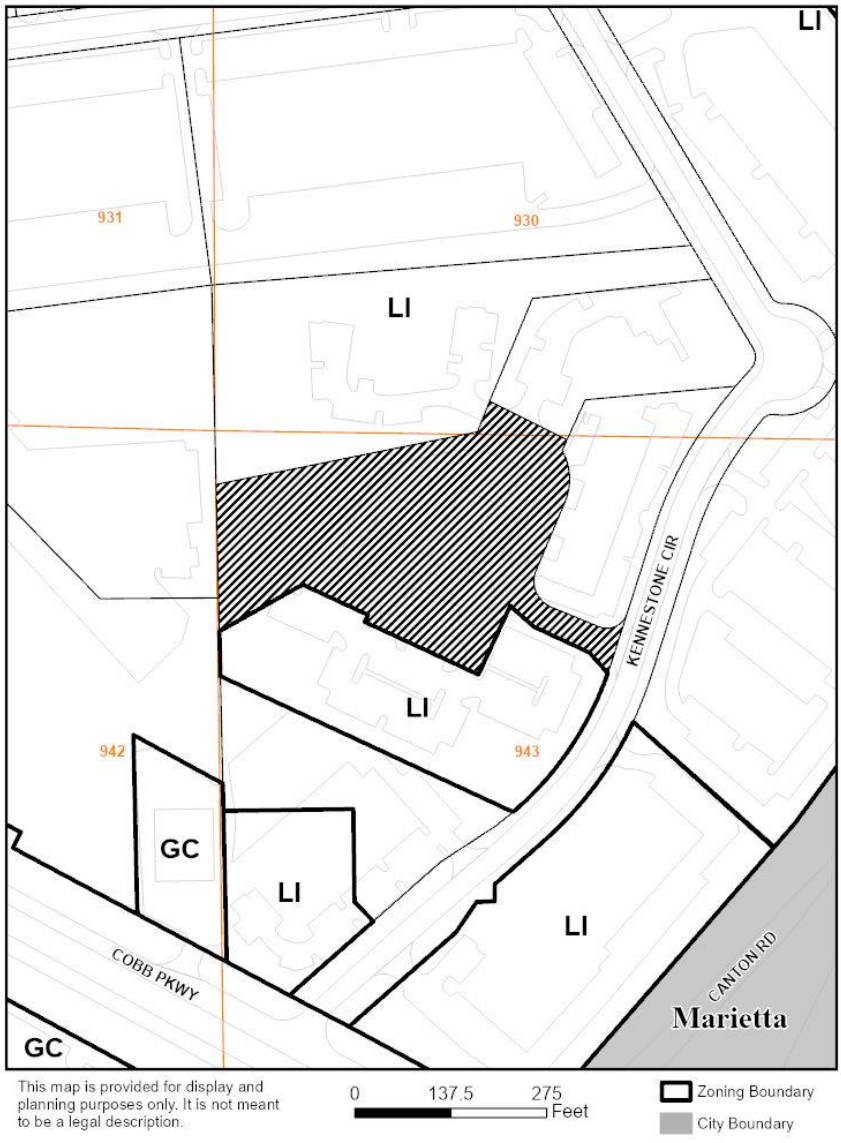
Future Land Use: IC

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.

SLUP-3-2026 DEPARTMENT COMMENTS – Planning Division

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.

Cobb County Zoning

SLUP-3-2026

Joe Dirt Development is planning to perform the following to answer opposition of the special use permit application (SLUP-3-2026).

Along Eastern property line and bordering United Electric we will perform the following:

1. Remove existing material that has fallen on United Electric's property.
2. Re-establish original slope to the best of our abilities.
3. Install a pile wall with 2" X 12" pressure treated planks approximately 40 linear feet and 5' high to prevent any further erosion onto United Electric's property.
4. Replace damaged 5' chain link fence approximately 50 linear feet.
5. Plant (10) 5' Leyland Cypress on existing hillside to screen Joe Dirt Development from United Electric
6. Remove debris brought back from Chatham Landscape Services, Inc. (the tenant of Joe Dirt Development) operations on a timely basis. TheAl debris removal will start the week of May 18, 2026.
7. The slope reclamation and wall will start the week of June 1, 2026, and be completed by week of June 29, 2026.
8. Access to United Electric's property will be needed and any damage fully restored. There will be no machinery affecting current asphalt parking lot.

Along Northern Property Line:

1. Joe Dirt Development will keep two rows of silt fence in working order.
2. Joe Dirt Development will also create a six-foot-wide buffer area for any possible future erosion.
3. Joe Dirt Development will monitor the Northern property line monthly for erosion.

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

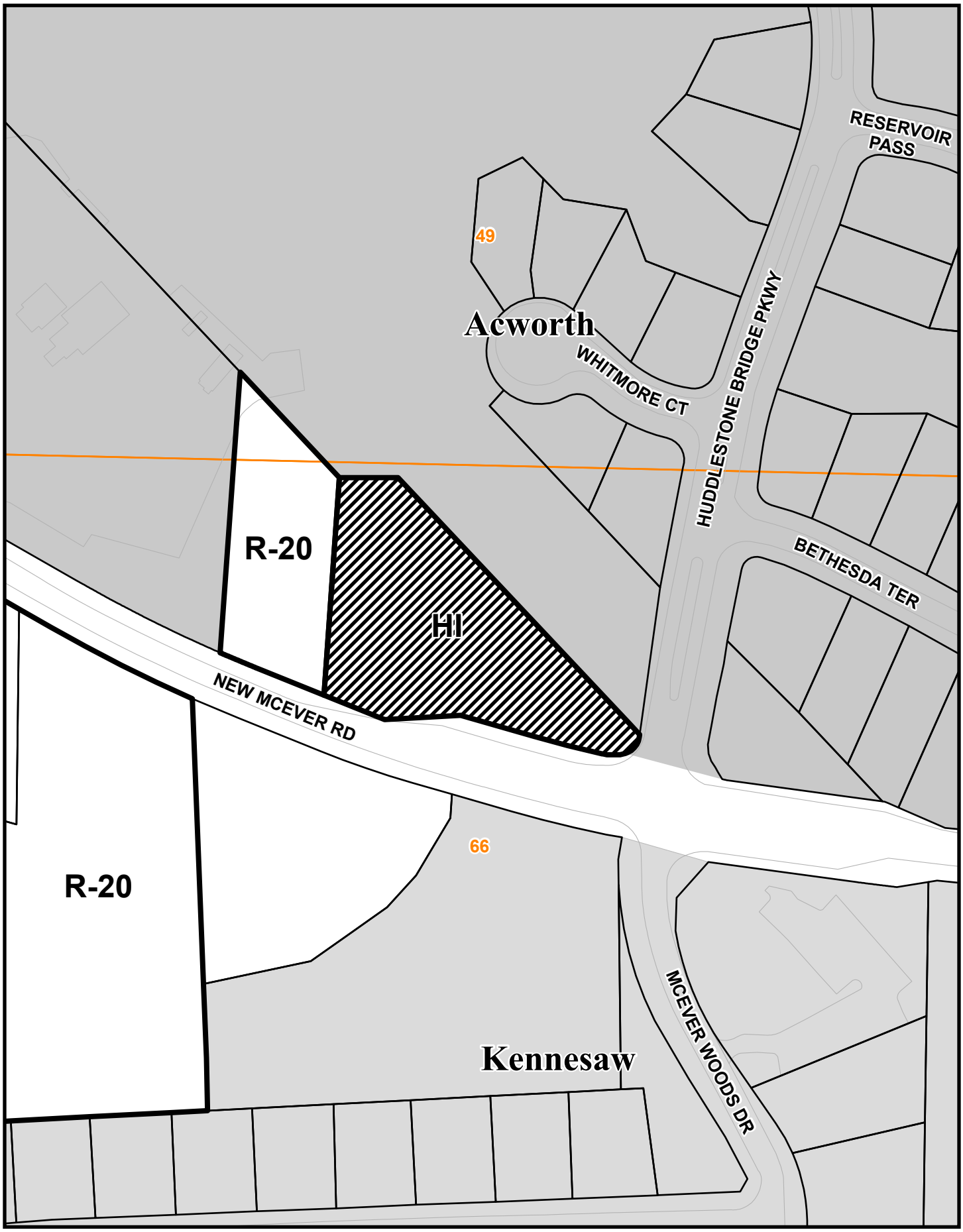
QUICK FACTS

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

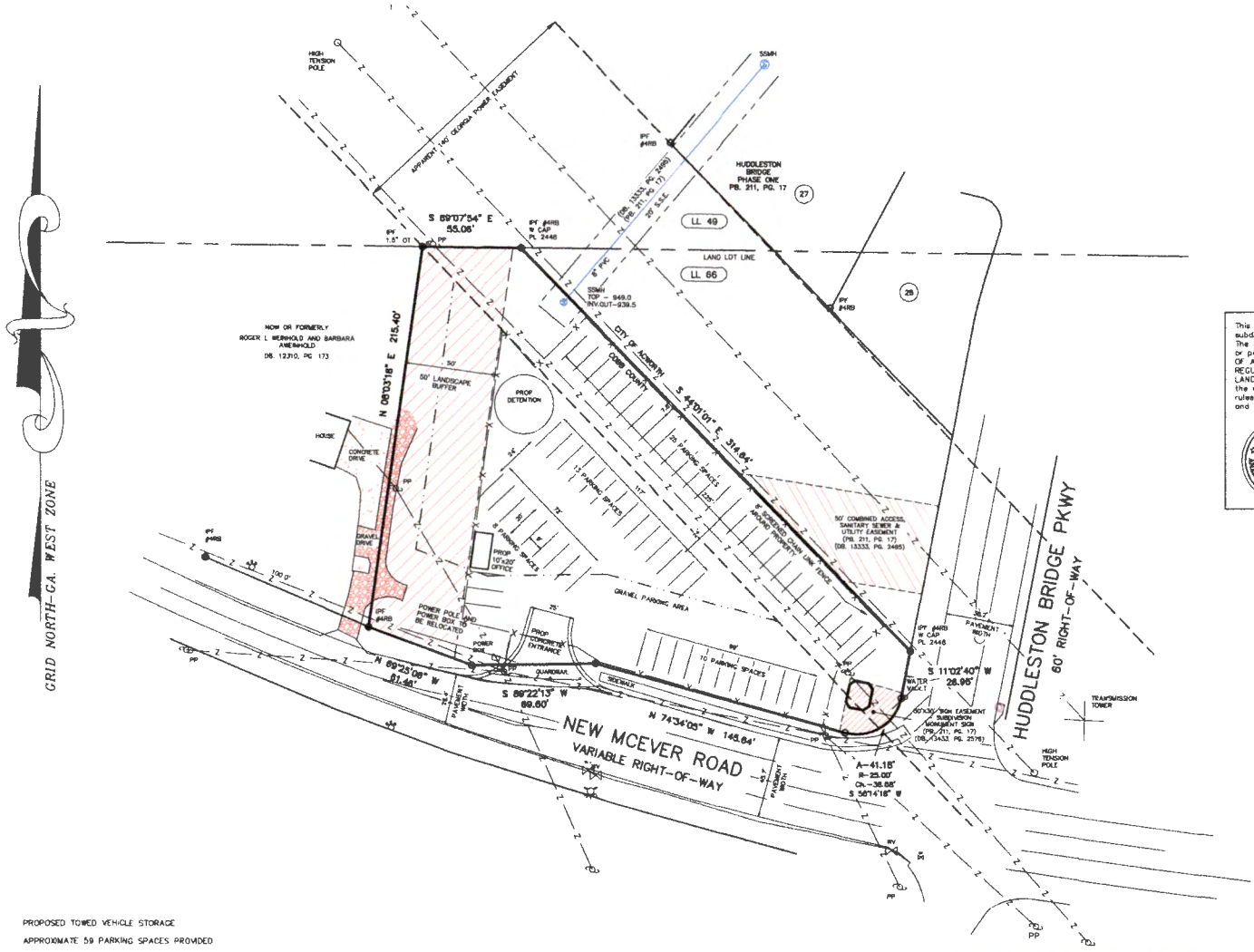


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

Zoning Boundary

City Boundary



PROPOSED TOWED VEHICLE STORAGE

APPROXIMATE 59 PARKING SPACES PROVIDED

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 2446"

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
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JB – JUNCTION BOX
LL – LAND LOT LINE
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SSMH – SANITARY SEWER MANHOLE
TBM – TEMPORARY BENCH MARK
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GEORGIA REGISTERED No. 2446 LAND SURVEYOR

3-05-2026

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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

DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.

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



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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,

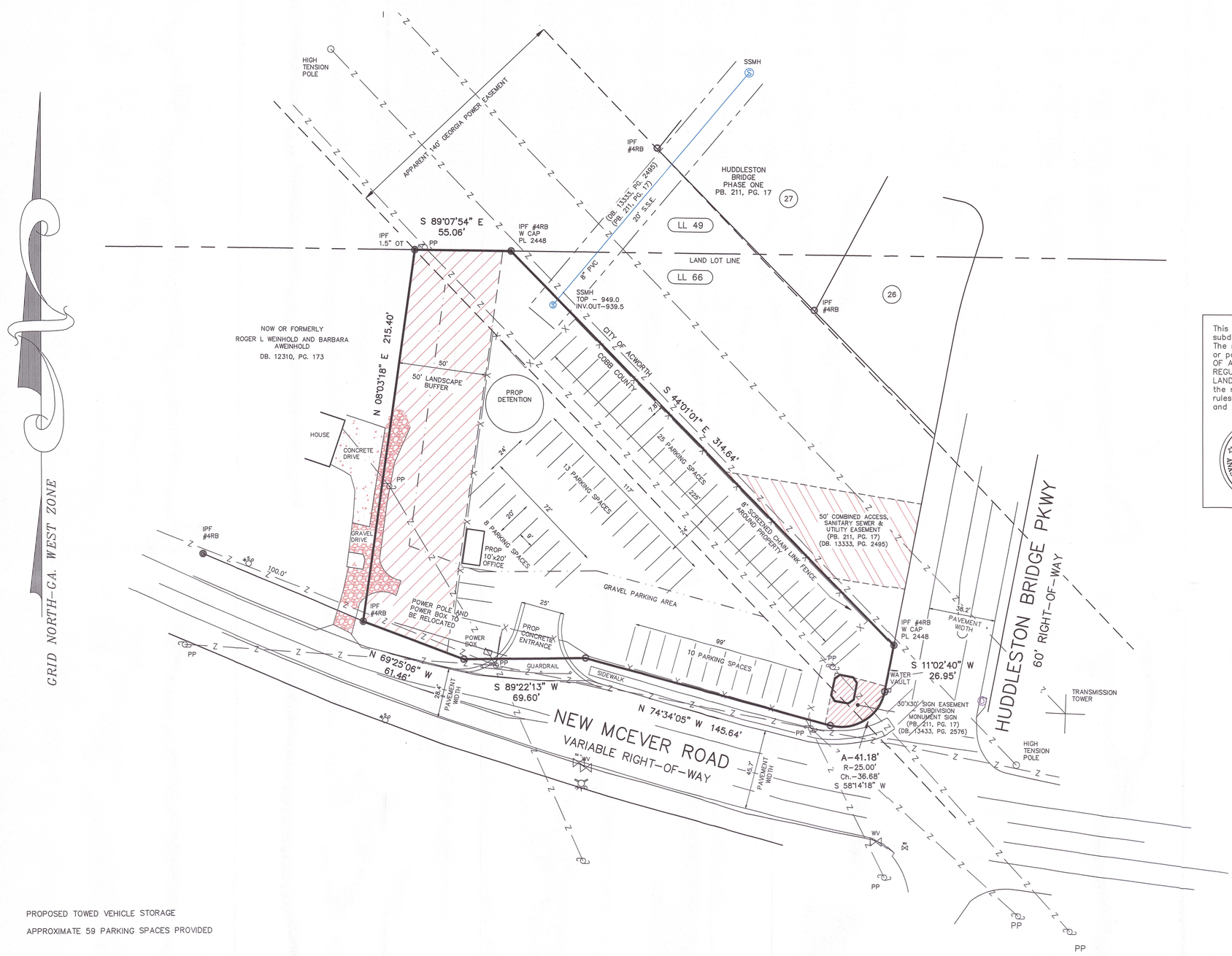
WOLLISTON ENTERPRISE LLC

Andre Wolliston

Andrestowing876@gmail.com

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

SL-9-6



PROPERTY INFORMATION:

TAX PARCEL 20-0066-03-320
ZONED HI

XXXX NEW McEVER ROAD
ACWORTH, GEORGIA 30101
AREA: 46,291 SF – 1.603 ACRES

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PROPOSED TOWED VEHICLE STORAGE

APPROXIMATE 59 PARKING SPACES PROVIDED

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(IN FEET)
1" = 30'

DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.

REFERENCE:
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– 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
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GEORGIA REGISTERED No. 2448 LAND SURVEYOR ANASTASIOS COSTAMIDIS

Anastasios Costamidis 3-05-2026

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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

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
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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

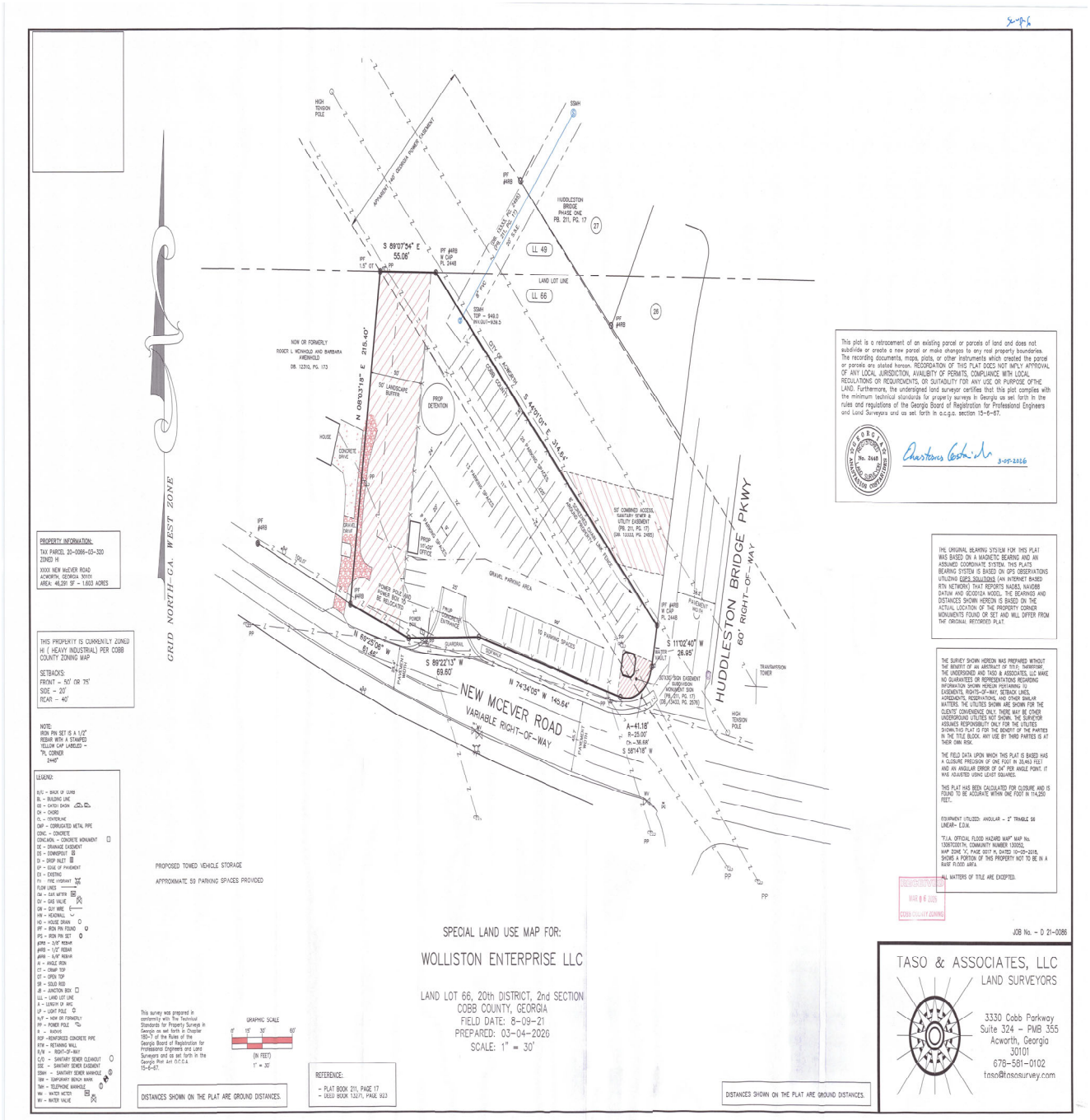
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Proposed Zoning	HI
Proposed Use	Automobile storage yard and towing facility
Future Land Use	IC
Site Acreage	1.06
District	20
Land Lot	66
Parcel #	20006603320
Taxes Paid	Yes

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°34'05" W 145.64'
S 11°02'40" W 26.95'
S 38°14'16" W
A=41.18'
R=25.00'
Ch=36.88'
PROPOSED TOWED VEHICLE STORAGE
APPROXIMATE 59 PARKING SPACES PROVIDED
PROPERTY INFORMATION:
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ZONED HI
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LAND SURVEYORS
3330 Cobb Parkway
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taso@tasosurvey.com

SLUP-6 2026 Aerial Map



North

Zoning: Acworth City Limits / Single Family Homes

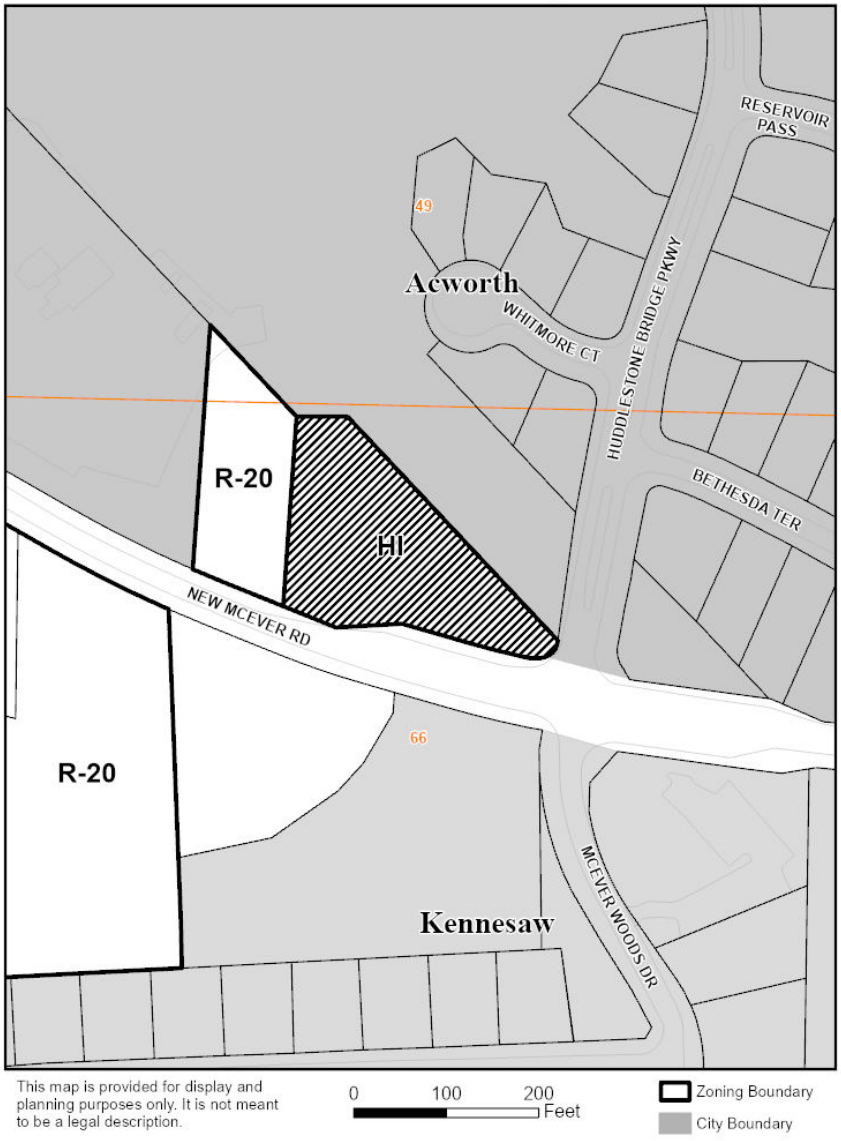
Future Land Use: Acworth City Limits

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

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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

SLUP-6-2026 DEPARTMENT COMMENTS – Stormwater Management

3/27/2026

Site Data

1. Applicant: Wolliston Enterprises, LLC
2. Address: PIN#: 20006603320 – Corner of New McEver Rd & Huddlestone Pkwy
3. District: 1

- **Stormwater Management has no objection to the use of the HI zoned property as an "Automobile storage yard and towing facility".**
- **The use of the property as a storage facility for damaged vehicles would classify the property as a "Hot-Spot" for Water Quality contamination. Additional measures to capture runoff and address water quality issues will be assessed at the time of plan review.**

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-19-2026

SITE BACKGROUND

Applicant	David Allison
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Parks F. Huff
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	David Anthony Allison
Property Location	Located on the northwest corner of Harold Avenue and Pat Mell Road
Address	2086 Harold Avenue
Access to Property	Harold Avenue

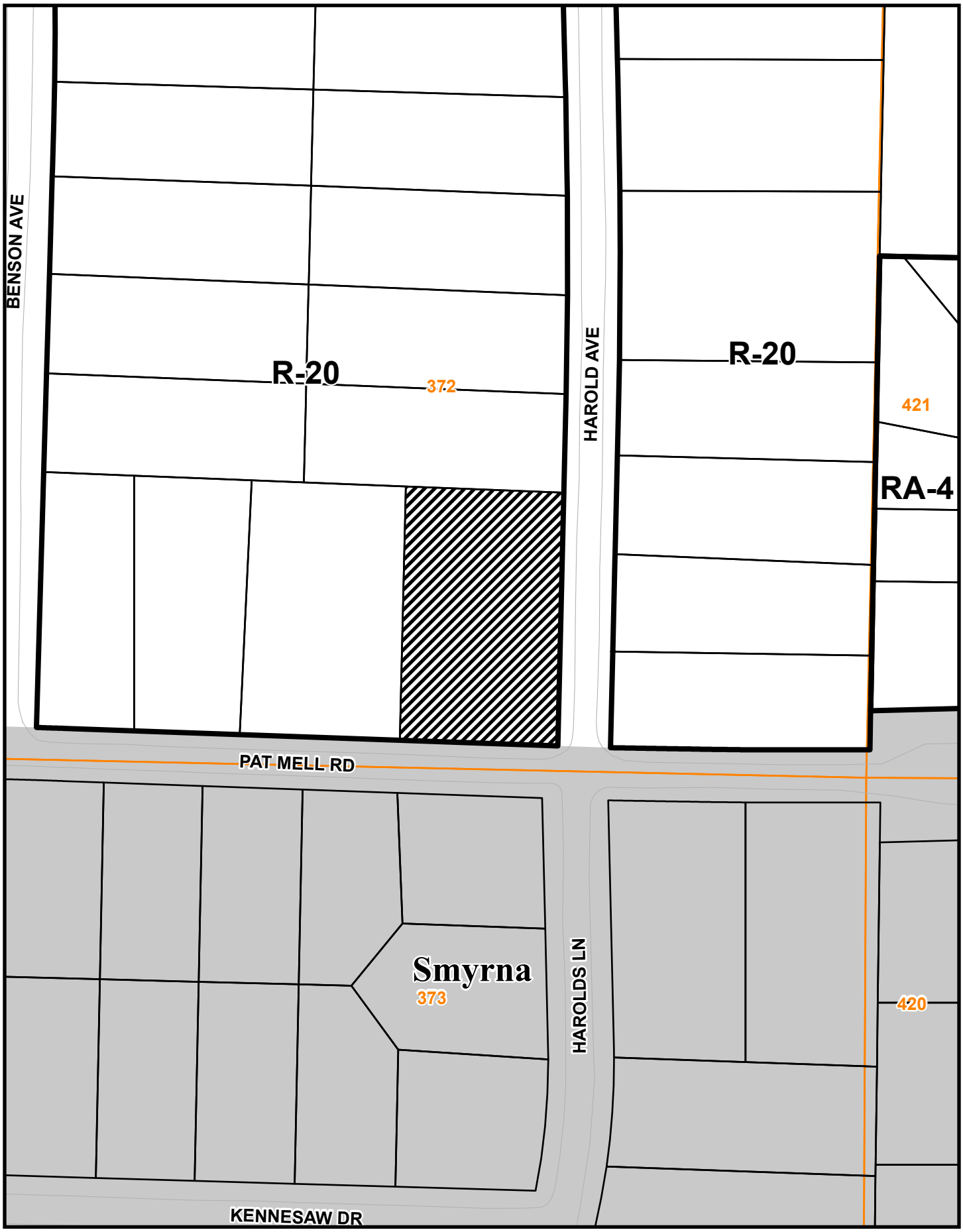
QUICK FACTS

Commission District	2 - Allen
Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Zoning	R-12
Proposed Use	Additional single-family residential lot
Future Land Use	LDR
Site Acreage	0.53
District	17
Land Lot	372
Parcel #	17037200510
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-19 2026 Map

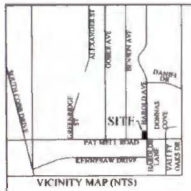


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 80 160 Feet

Zoning Boundary

City Boundary

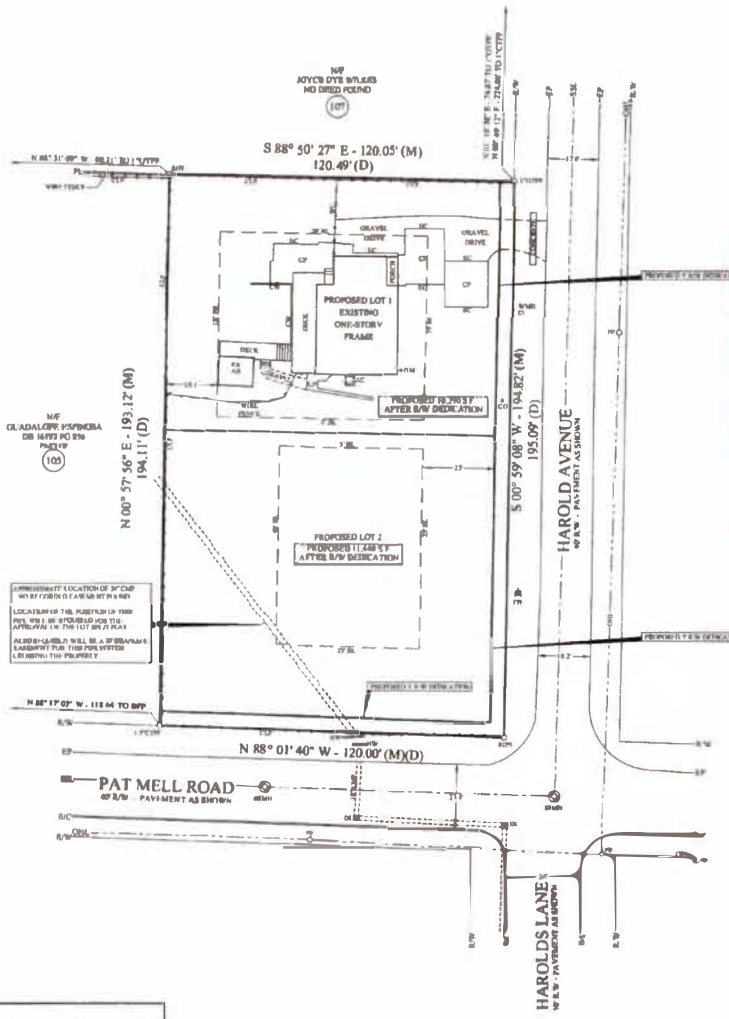


TOTAL TRACT AREA = 0.53 ACRES

SITE ADDRESS:
2086 HAROLD AVENUE
SMYRNA, GA. 30080
TAX ID# 17037200510
DB 16025 PG 853

GENERAL NOTES:

1. PROPERTY ZONED: R-20
2. PROPOSED ZONING: R-12
3. SETBACKS REQUIRED:
   - FRONT: 40' OR 25' INTERIOR
   - MAJOR SIDE: 25' OR 15' INTERIOR
   - MINOR SIDE: 20' OR 5' INTERIOR
   - REAR: 40' OR 20' INTERIOR
4. PROPOSED USE: LOT SPLIT FOR NEW HOME
5. PARKING REQUIRED: 2 SPACES
6. VARIANCES REQUESTED:
   - 6.1. TO REDUCE THE FRONT SETBACKS TO 25' AS SHOWN ON HAROLD AVENUE FOR BOTH PROPOSED LOTS 1 & 2.
   - 6.2. TO REDUCE REAR SETBACK ON PROPOSED LOT 1 TO 18' FOR EXISTING ACCESSORY STRUCTURE.
   - 6.3. TO REDUCE REQUIRED 12,000 S.F. TO 10,290 S.F. FOR LOT 1 & TO 11,440 S.F. FOR LOT 2 DUE TO RIGHT OF WAY DEDICATION REQUIRED.
7. PROPERTY SERVED BY COBB COUNTY WATER & SEWER.
8. EXISTING IMPERVIOUS COVERAGE FOR PROPOSED LOT 1: 31.34 % (3,225 S.F. COVERAGE)
9. PROPOSED IMPERVIOUS COVERAGE FOR EACH LOT IS A MAXIMUM OF 35%.
10. PROPOSED STORMWATER MITIGATION: A WATER QUALITY DRY WELL TO BE USED AS MITIGATION FOR EITHER LOT IF GREATER THAN 5,000 S.F. OF IMPERVIOUS SURFACE IS ADDED TO THE PROPOSED LOT.
11. AS PER FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO: 13067C0118 J DATED 10-05-18, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. IN A ZONE "X".
12. THIS PROPERTY DOES NOT HAVE A CEMETERY, WETLANDS, HISTORIC OR ARCHITECTURAL FEATURES LOCATED ON THE PROPERTY.
13. ALL SURVEY INFORMATION TAKEN FROM A RETRACEMENT SURVEY FOR DAVID ANTHONY ALLISON PREPARED BY P.L.C.E.A. DATED 3-23-26.



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LEGEND

ACCESSORY BUILDING	EX	EXISTING	MH	MANHOLE	SS	SANITARY SEWER	
AIR CONDITIONER	FH	FIRE HYDRANT	MF	MAIL FOUND	SSE	SANITARY SEWER EASEMENT	
BACK OF CURB	FO	FIBER OPTICS BOX	MP	MONUMENT	SSMH	SANITARY SEWER MANHOLE	
BENTLEY FENCE POST (NOTED)	FOM	FIBER OPTICS MARKER	OHL	OVERHEAD LINE	SSL	SANITARY SEWER LINE	
CLEANOUT	GM	GAS LINE MARKER	OPEN	OPEN TOP PIPE (SIZE NOTED)	SSV	SANITARY SEWER SERVICE	
CATCH BASIN	GM	GAS METER	P	PAVED SLOPE	STS	STATE MONUMENT FOUND	
CLEANOUT	G	GREENBOX POWER MANHOLE	PB	PLAT BOOK	SWCB	SINGLE WING CATCH BASIN	
CONCRETE	HP	HOA YEL PAD	PC	POWER CONDUIT	SWF	SIDEWALK	
CONCRETE WATER PAD	HP	HEARTH	PED	PACE	TC	TRASH CAN	
CRIMP TOP PIPE (SIZE NOTED)	HW	HWY. SIGN	PL	PROPERTY LINE	UN	UTILITY STUB	
CURB WATER METER (SIZE NOTED)	MB	HYDRANT	PM	POWER MARKER	V	WATER VALVE	
CW	CURB WTR PAD	MB	#4 REBAR PLACED	PP	PART OF	WP	WOOD POST
(D)	PER DEED	MF	#4 REBAR FOUND	PP	POWER POLE	WV	WATER LINE MARKER
DB	DEED BOOK	MF	CAPPED REBAR PIPE SET	RBL	RECORDED BUILDING LINE	WMH	WATER METER VAULT
DE	DRAINAGE EASEMENT	MB	JUNCTION BOX	REC	RECORD CORE SET BELOW	X-TIE	CROSS TIE WALL
DI	DROP INLET	LL	LAND LOT	RPF	REBAR FOUND PIN (SIZE)	YI	YARD INLET
ELEVATION	DOUBLE WING CATCH BASIN	LLL	LAND LOT LINE	RPS	REBAR SET PIN		FENCE
EDGE OF PAVEMENT	LP	LIGHT POLE	ROW	RIGHT-OF-WAY MARKER (SIZE)			WALL (RETAIN SIDE)
ELEVATION	LS	LANDSCAPE PLANTER	R/W	RIGHT-OF-WAY			
EDGE OF PAVEMENT	MB	MAILBOX	S	SIGN			

NOTE: ALL RPF & RPS ARE #4 REBAR UNLESS OTHERWISE NOTED

NOTICE:

THIS SURVEY HAS BEEN PREPARED TO SHOW THE VISIBLE IMPROVEMENTS LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY DESCRIBED IN THE DEED REFERENCED

IT IS PROHIBITED BY LAW TO ALTER THIS SEALED SURVEY IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION BY THE SURVEYOR WHO HAS SEALED THIS SURVEY. ANY CHANGES TO THIS SURVEY FROM ITS ORIGINAL FORM ARE NOT WARRANTED OR GUARANTEED BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.

ANY ALTERATION OF THIS SEALED SURVEY BY ANYONE OTHER THAN THE SURVEYOR WILL SUBJECT THE PERPETRATOR TO ACTION DANCE WITH THE LAWS OF GEORGIA A COPYRIGHT LAWS OF THE UNITED STATES

GLOBAL POSITIONING SYSTEM NOTE:

	DATA WAS COLLECTED USING REAL TIME KINEMATIC GPS TECHNIQUES
	EPS 4 RMS
	ELEVATIONS ARE BASED ON NAVD 88(2001)
	LOCAL
	US
	1

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE REGISTRANT ACROSS THE RECIPIENT'S SEAL.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 254,901 FEET.

THIS SURVEY ONLY INCLUDES THE FEATURES AND VISIBLE ON THE SURFACE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION (I.E. UNDERGROUND GAS TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.)

SUBSURFACE MATTERS NOT CERTIFIED UNLESS EXCAVATED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY PARTY NOT NAMED HEREON.

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13067C0118 J & 13067C0126 J DATED 10-5-18, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. PROPERTY WITHIN ZONE "X"

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATION OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE REQUIRED. PAUL LEE CONSULTING ENGINEERING ASSOCIATES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

INSTRUMENT USED FOCUS 35 ROBOT & GEOMAX ZENITH40 GPS SYSTEM

SURVEY FIELD WORK PERFORMED ON MARCH 16, 2026

ALL DISTANCES ARE HORIZONTAL.

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AS A UNIQUE PICTORIAL AND GRAPHIC PROFESSIONAL WORK, THIS SURVEY IS SUBJECT TO THE COPYRIGHT LAWS OF THE UNITED STATES.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENT AND OTHER ENCUMBRANCES MAY EXIST WHICH BENEFIT AND/OR BURDEN THIS PROPERTY.

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
44 DARTY'S CROSSING DRIVE, SUITE 600, KENNESAW, GA. 30144
PH. (770) 420-9574
EMAIL: mark@paulleeinc.com

DAVID ANTHONY ALLISON

PART OF LOT 105 & ALL OF LOT 106 - GREEN ACRES SUBDIVISION - BLOCK "D" - PB 7 PG 28 & PB 10 PG 69

REZONING PLAN FOR

LOCATED IN:
LAND LOT: 370
DISTRICT: 17TH
SECTION: 2ND
COUNTY: COBB
GEORGIA
CITY:
SUBDIVISION:

DATE: 3-26-26

Z-19 2026 Aerial Map



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

0 80 160 Feet

Zoning Boundary

City Boundary

Application No. Z-

PC Hearing: 06-02-2026
BOC Hearing: 06-16-2026

Summary of Intent for Rezoning

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

a) **Proposed unit square-footage(s):** Minimum of 1,000 square feet per R-12.

b) **Proposed building architecture:** Similar to current market trends.

c) **List all requested variances:** 1. Reduce the front setbacks to 25' as shown on Harold Avenue for both lots; 2. Reduce the rear setback on proposed Lot 1 to 18' for existing accessory structure; 3. Reduce the required 12,000 sq ft to 10,290 sq ft for Lot 1 and to 11,440 sq ft for Lot 2 due to required righ-of-way dedication.

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)

The Applicant is proposing the lot division in order to allow the construction of a new single-family house on the lot to be created, similar to other parcels in this area.

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.

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APR 02 2026
COBB COUNTY ZONING

STATEMENT OF INTENT

OF

DAVID ALLISON

Proposed R-12 Rezoning



Submitted for the Applicant by:

PARKS F. HUFF
Sams, Larkin & Huff, LLP
Suite 100
376 Powder Springs Street
Marietta, GA 30064
[redacted]

STATEMENT OF INTENT

DAVID ALLISON ("Applicant") is proposing to rezone this R-20 zoned parcel to the R-12 Single-family Residential zoning district.

The Applicant is requesting the R-12 zoning district in order to be allowed to divide the existing parcel in order to build a single-family house on the lot to be created. The property is currently developed with one single-family house that will remain. The proposed house will be similar to current market trends. The requested R-12 is compatible with the property Low Density Residential ("LDR") on the Cobb County Future Land Use Map ("FLUM").

The proposed division of the parcel will be similar to other properties in this area, including those in unincorporated Cobb County, as well as the City of Smyrna.

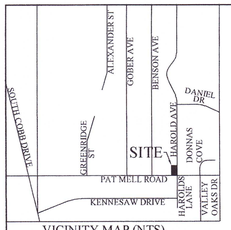
This R-12 proposal will allow the property to be divided and add a new house on the portion of the parcel that is undeveloped.

Respectfully submitted, this the 2nd day of April 2026.

SAMS, LARKIN & HUFF, LLP

By:_____
PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

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APR 02 2026
COBB COUNTY ZONING



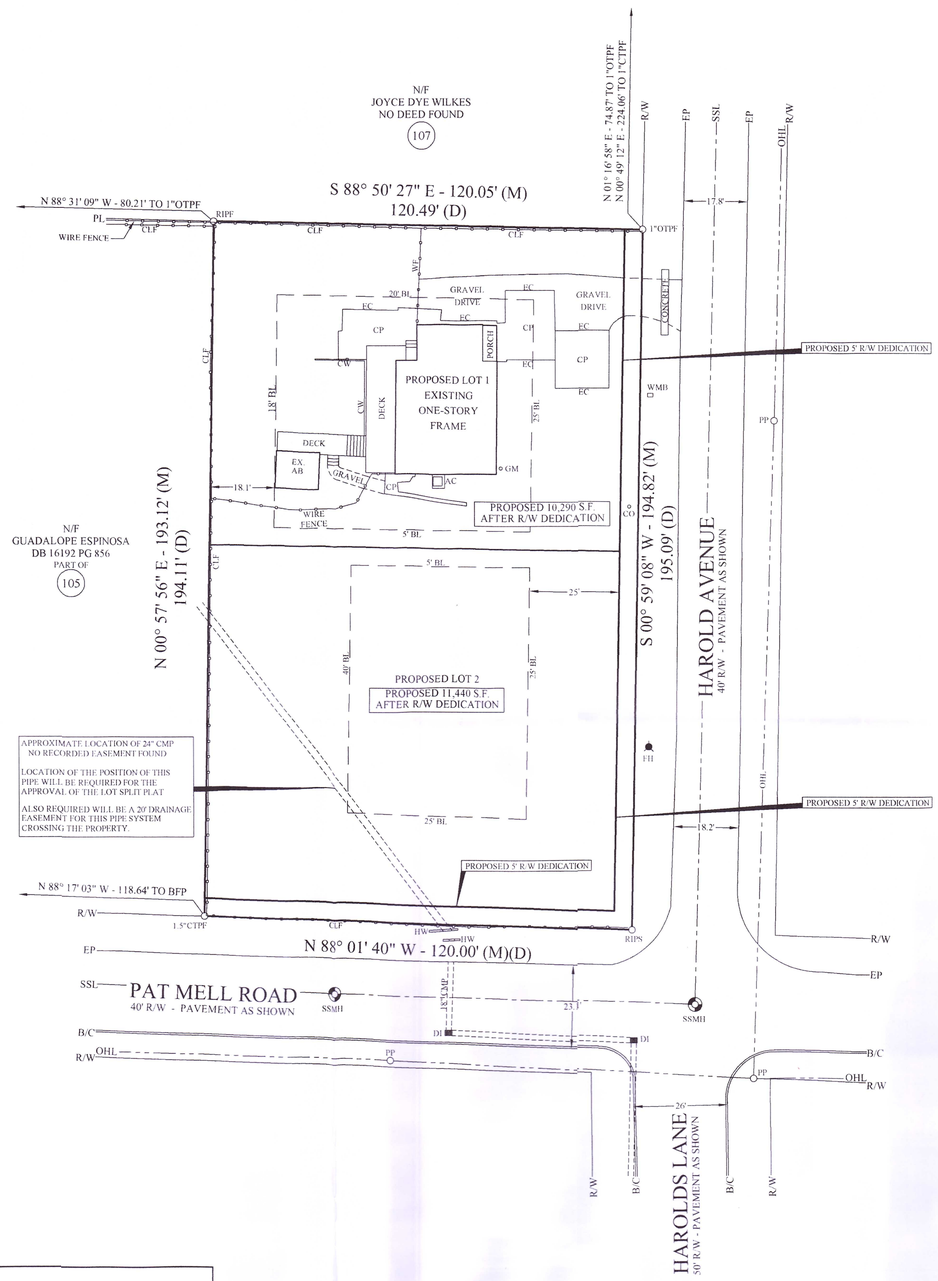
VICINITY MAP (NTS)

TOTAL TRACT AREA = 0.53 ACRES

SITE ADDRESS:
2086 HAROLD AVENUE
SMYRNA, GA. 30080
TAX ID# 17037200510
DB 16025 PG 853

GENERAL NOTES:

1. PROPERTY ZONED: R-20
2. PROPOSED ZONING: R-12
3. SETBACKS REQUIRED:
   - FRONT: 40' OR 25' INTERIOR
   - MAJOR SIDE: 25' OR 15' INTERIOR
   - MINOR SIDE: 20' OR 5' INTERIOR
   - REAR: 40' OR 20' INTERIOR
4. PROPOSED USE: LOT SPLIT FOR NEW HOME
5. PARKING REQUIRED: 2 SPACES
6. VARIANCES REQUESTED:
   - 6.1. TO REDUCE THE FRONT SETBACKS TO 25' AS SHOWN ON HAROLD AVENUE FOR BOTH PROPOSED LOTS 1 & 2.
   - 6.2. TO REDUCE REAR SETBACK ON PROPOSED LOT 1 TO 18' FOR EXISTING ACCESSORY STRUCTURE.
   - 6.3. TO REDUCE REQUIRED 12,000 S.F. TO 10,290 S.F. FOR LOT 1 & TO 11,440 S.F. FOR LOT 2 DUE TO RIGHT OF WAY DEDICATION REQUIRED.
7. PROPERTY SERVED BY COBB COUNTY WATER & SEWER.
8. EXISTING IMPERVIOUS COVERAGE FOR PROPOSED LOT 1: 31.34 % (3,225 S.F. COVERAGE)
9. PROPOSED IMPERVIOUS COVERAGE FOR EACH LOT IS A MAXIMUM OF 35%.
10. PROPOSED STORMWATER MITIGATION: A WATER QUALITY DRY WELL TO BE USED AS MITIGATION FOR EITHER LOT IF GREATER THAN 5,000 S.F. OF IMPERVIOUS SURFACE IS ADDED TO THE PROPOSED LOT.
11. AS PER FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO: 13067C0118 J DATED 10-05-18, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. IN A ZONE "X".
12. THIS PROPERTY DOES NOT HAVE A CEMETERY, WETLANDS, HISTORIC OR ARCHITECTURAL FEATURES LOCATED ON THE PROPERTY.
13. ALL SURVEY INFORMATION TAKEN FROM A RETRACEMENT SURVEY FOR DAVID ANTHONY ALLISON PREPARED BY P.L.C.E.A. DATED 3-23-26.



GRID NORTH
GA WEST ZONE
0 20 40 60
GRAPHIC SCALE IN FEET

2-19

RECEIVED
APR 02 2026
COBB COUNTY ZONING

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 254,901 FEET.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE ON THE SURFACE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION, I.E. UNDERGROUND GAS TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.

SUBSURFACE MATTERS NOT CERTIFIED UNLESS EXCAVATED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY PARTY NOT NAMED HEREON.

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13067C0137 H & 13067C0118 J DATED 10-5-18, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS; PROPERTY WITHIN ZONE "X".

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATION OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. PAUL LEE CONSULTING ENGINEERING ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

INSTRUMENT USED FOCUS 35 ROBOT & GEOMAX ZENITH60 GPS SYSTEM.

SURVEY FIELD WORK PERFORMED ON MARCH 14, 2026

ALL DISTANCES ARE HORIZONTAL.

THIS SURVEY AND ITS FINDINGS DO NOT CONSTITUTE A TITLE OR LEGAL OPINION BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC. ALL INFORMATION USED IN THE PREPARATION OF THIS SURVEY WAS OBTAINED FROM PUBLIC RECORDS, FILE DATA, THE CLIENT, OR OTHER SOURCES AS REFERENCED. 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.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENT AND OTHER ENCUMBRANCES MAY EXIST WHICH BENEFIT AND/OR BURDEN THIS PROPERTY.

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
44 DARBY'S CROSSING DRIVE, SUITE 200, HIRAM, GA. 30141
Ph. (770) 435-2576
EMAIL: mark.lee@plcea.com

REZONING PLAN FOR

DAVID ANTHONY ALLISON

PART OF LOT 105 & ALL OF LOT 106 - GREEN ACRES SUBDIVISION - BLOCK "D" - PB 7 PG 2 & PB 10 PG 69

LOCATED IN:
LAND LOT: 372
DISTRICT: 17TH
SECTION: 2ND
COUNTY: COBB
GEORGIA
CITY:
REVISIONS

DESIGNED BY: NA
DRAWN BY: MGL
CHECKED BY: MGL
SCALE: 1" = 20'
DATE: 3-24-26
JOB #: 2026006RZ
FIRM# LSF000115
SHEET:

LEGEND

AB	ACCESSORY BUILDING	EX	EXISTING	MH	MANHOLE	SB	SIGNAL BOX
AC	AIR COMPRESSOR	FH	FIRE HYDRANT	NF	NAIL FOUND	SSE	SANITARY SEWER EASEMENT
B/C	BACK OF CURB	FO	FIBER OPTICS BOX	N/F	NOW OR FORMERLY	SSMH	SANITARY SEWER MANHOLE
BFP	BROKEN FENCE POST FOUND	FOM	FIBER OPTICS MARKER	OHL	OVERHEAD LINE	SSL	SANITARY SEWER LINE
CLF	CHAIN LINK FENCE	G	GAS LINE MARKINGS	OTPF	OPEN TOP PIPE FOUND	SSS	SANITARY SEWER SERVICE
CI	CURB INLET	GM	GAS METER	P	POWER BOX	SUB	STATE UNDISTURBED BUFFER
CO	CLEANOUT	GP	GEORGIA POWER MANHOLE	PB	PLAT BOOK	SWCB	SINGLE WING CATCH BASIN
CONC.	CONCRETE	GR	GRAVEL PAD	PC	POWER CONDUIT	S/W	SIDEWALK
CP	CONCRETE PAD	GW	GRAVEL	PG	PAGE	TC	TRASH CAN
CTPF	CRIMP TOP PIPE FOUND	HW	GUY-WIRE	PL	PROPERTY LINE	US	UTILITY STUB
CUB	COUNTY UNDISTURBED BUFFER	IPS	HEADWALL	PM	POWER MARKER	V	WATER VALVE
CW	CONCRETE WALL	IPF	#4 REBAR PLACED	PO	PART OF	WF	WOOD FENCE
(D)	PER DEED	ISB	#4 REBAR FOUND	PP	POWER POLE	WL	WATER LINE MARKINGS
DB	DEED BOOK	JB	IMPERVIOUS SETBACK	RBL	RECORDED BUILDING LINE	WMV	WATER METER VAULT
DE	DRAINAGE EASEMENT	LL	JUNCTION BOX	RCI	RAISED CONCRETE ISLAND	X-TIE	CROSS TIE WALL
DI	DROP INLET	LLL	LAND LOT	RIPF	REBAR IRON PIN FOUND	YI	YARD INLET
DWCB	DOUBLE WING CATCH BASIN	LP	LAND LOT LINE	RIPS	REBAR IRON PIN SET		FENCE
EC	EDGE OF CONCRETE	LS	LIGHT POLE	RMF	RIGHT-OF-WAY MARKER FOUND		WALL W/ RAILING
EL	ELEVATION	(M)	LANDSCAPE AREA	R/W	RIGHT-OF-WAY		
EP	EDGE OF PAVEMENT		MEASURED	S	SIGN		

NOTE: ALL RIPF & RIPS ARE #4 REBAR UNLESS OTHERWISE NOTED.

NOTICE:

THIS SURVEY HAS BEEN PREPARED TO SHOW THE VISIBLE IMPROVEMENTS LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY DESCRIBED IN THE DEED REFERENCED.

IT IS PROHIBITED BY LAW TO ALTER THIS SEALED SURVEY IN ANY FASHION WITHOUT THE EXPRESS WRITTEN PERMISSION BY THE SURVEYOR WHO HAS SEALED THIS SURVEY. ANY CHANGES TO THIS SURVEY FROM ITS ORIGINAL FORM ARE NOT WARRANTED OR GUARANTEED BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.

ANY ALTERATION OF THIS SEALED SURVEY BY ANYONE OTHER THAN THE SURVEYOR WILL RESULT IN PROSECUTION IN ACCORDANCE WITH THE LAWS OF GEORGIA & COPYRIGHT LAWS OF THE UNITED STATES.

GLOBAL POSTIONING SYSTEM NOTE:

POSITIONAL ACCURACY:	DOES NOT EXCEED 0.07' PLUS 50 PARTS MILLION
TYPE OF GPS FIELD PROCEDURE:	RTK & BASE
DATE OF SURVEY:	MARCH 14, 2026
DATUM/EPOCH:	NAD 83(2011) (EPOCH: 2010.0000)
PUBLISHED/FIXED-CONTROL USE:	LOCAL
GEOID MODEL:	18
COMBINED GRID FACTOR(S):	1
TYPE OF EQUIPMENT UTILIZED:	GEOMAX ZENITH 60
CONFIDENCE LEVEL:	95%
DISTANCE SHOWN HEREON ARE IN FEET.	

GEORGIA
REGISTERED
NO. 29600
PROFESSIONAL
ENGINEER
MARK G. LEE

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE (IN CONTRASTING INK) OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-19-2026

SITE BACKGROUND

Applicant	David Allison
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Parks F. Huff
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	David Anthony Allison
Property Location	Located on the northwest corner of Harold Avenue and Pat Mell Road
Address	2086 Harold Avenue
Access to Property	Harold Avenue

QUICK FACTS

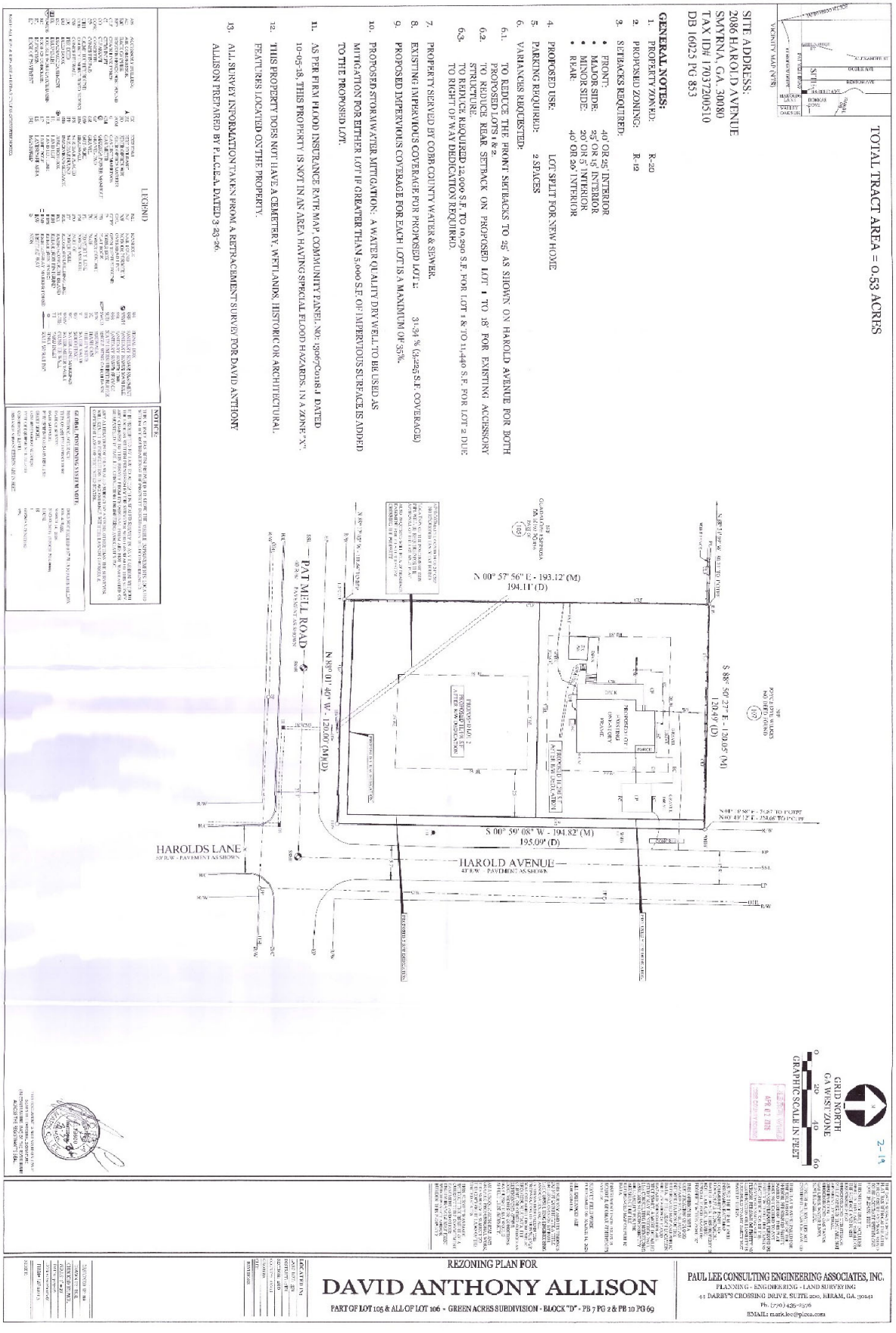
Commission District	2 - Allen
Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Zoning	R-12
Proposed Use	Additional single-family residential lot
Future Land Use	LDR
Site Acreage	0.53
District	17
Land Lot	372
Parcel #	17037200510
Taxes Paid	Yes

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 by the Zoning division April 2, 2026;
2. Fire Department comments and recommendations;
3. Stormwater Management Division comments and recommendations;
4. Water and Sewer Division comments and recommendations; and
5. Department of Transportation comments and recommendations.


TOTAL TRACT AREA = 0.53 ACRES
SITE ADDRESS:
2086 HAROLD AVENUE
SMYRNA, GA. 30080
TAX ID# 17037200310
DB 16925 PG 853
GENERAL NOTES:
1. PROPERTY ZONED: R-20
2. PROPOSED ZONING: R-12
3. SETBACKS REQUIRED:
FRONT: 40' OR 25' INTERIOR
MAJOR SIDE: 25' OR 15' INTERIOR
MINOR SIDE: 20' OR 5' INTERIOR
REAR: 40' OR 20' INTERIOR
4. PROPOSED USE: LOT SPLIT FOR NEW HOME
5. PARKING REQUIRED: 2 SPACES
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6.3. TO REDUCE REQUIRED 12,000 S.F. TO 10,250 S.F. FOR LOT 1 & TO 11,440 S.F. FOR LOT 2 DUE TO RIGHT OF WAY DEDICATION REQUIRED).
7. PROPERTY SERVED BY COBB COUNTY WATER & SEWER.
8. EXISTING IMPERVIOUS COVERAGE FOR PROPOSED LOT 1: 31.94 % (3,125 S.F. COVERAGE)
9. PROPOSED IMPERVIOUS COVERAGE FOR EACH LOT IS A MAXIMUM OF 35%.
10. PROPOSED STORMWATER MITIGATION: A WATER QUALITY DRY WELL TO BE USED AS MITIGATION FOR EITHER LOT IF GREATER THAN 5,000 S.F. OF IMPERVIOUS SURFACE IS ADDED TO THE PROPOSED LOT.
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13. ALL SURVEY INFORMATION TAKEN FROM A RETRACEMENT SURVEY FOR DAVID ANTHONY ALLISON PREPARED BY P.L.C.E.A. DATED 3-29-26.
LEGEND
SITE ADDRESS
GRID NORTH
GA WEST ZONE
GRAPHIC SCALE IN FEET
N 00° 57' 56" E - 193.12' (M)
194.11' (D)
S 88° 50' 27" E - 130.05' (M)
130.49' (D)
S 00° 59' 08" W - 194.82' (M)
195.09' (D)
N 88° 01' 40" W - 120.00' (M&D)
PAT MELL ROAD
HAROLD AVENUE
HAROLDS LANE
REZONING PLAN FOR
DAVID ANTHONY ALLISON
PART OF LOT 105 & ALL OF LOT 106 - GREEN ACRES SUBDIVISION - BLOCK "D" - PB 7 PG 2 & PB 10 PG 69
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Z-19 2026 Aerial Map



North

Zoning: R-20/ Single-family residential

Future Land Use: LDR

WEST

Zoning: R-20/ Single-family residential

Future Land Use: LDR

Z-19 2026 Map



EAST

Zoning: R-20/ Single-family residential

Future Land Use: LDR

SOUTH

Zoning: City of Smyrna/ Single-family residential

Future Land Use: City of Smyrna

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 R-12 district is established to provide locations for single-family detached residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for low and medium density residential categories as defined and shown on the Cobb County Comprehensive Plan. When residentially compatible institutional and recreational uses or residential uses are developed within the R-12 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.

Summary of the applicant's proposal

The applicant is requesting a rezoning of the property from the R-20 zoning district to the R-12 district for the purposes of dividing a currently 0.53-acre lot into two new lots. The proposed lots would be 10,290 square feet and 11,440 square feet. Originally platted in 1947, the Green Acres neighborhood has lots that range in size from 8,000 square feet to 25,000 square feet. Sometime after 1951, the lot in question was combined with a neighboring lot, bringing it into its modern configuration. The applicant has stated the new home would be at least 1,000 square feet and its design "similar to market trends."

Residential criteria

Allowable units as zoned: 1
Proposed # of units: 2
Net density: 2.35
Increase of units: 1
Acres of floodplain/wetlands: 0
Impervious surface shown: 31.34% on Lot 1; No proposed structures shown on Lot 2

Are there any zoning variances?

1. Reduce front setbacks for both lots from required 40ft to 25ft;
2. Lot size reduction from 12,000 square feet to 10,290 square feet for Lot 1;
3. Lot Size reduction from 12,000 square feet to 11,440 square feet for Lot 2; and
4. Allow for parking and maneuvering on a non-hardened and treated surface on Lot 1.

Z-19-2026 DEPARTMENT COMMENTS – Fire Department

04/14/26

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:

Access to each structure more than 150' from right of way will require driveways meeting the following requirements for both parcels…

- Driveway must have a minimum 12'driving surface width (CCDS 402.07.01) with minimum 25' turning radius. (CCDS Detail 116R)
- Show driveway of each parcel. (CCDS 103.31.4)
- The radii or flare shall be a minimum of 15' (CCDS 402.07.01)
- Fully developed landscaping shall be at least 7'0" from center of drive (14'clear width) and 13'6" vertical clearance.
- Maximum grade for local residential streets shall not exceed 18% and the angle of departure shall not exceed 8.5%. (CCDS 401.11.2)
- Driveway must extend to within 150' of the structure.
- Driveway must support 25 Tons (50,000 lbs.)

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

Z-19-2026 DEPARTMENT COMMENTS – Site Plan Review

4/24/26

If this rezoning request is approved, a lot-split plat must be recorded in order to legally establish the proposed lot. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. The plat must be recorded before a building permit can be issued for the proposed new lot.

Z-19-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

6/2/2026

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

4/24/2026

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: Smyrna
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

(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? *(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): 6" on Harold Ave

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO*

Approx. distance to nearest sewer: Pat Mell Rd and Harold Ave

Estimated waste generation (in G.P.D.): Average daily = 420

Peak flow = 1,050

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	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Harold Avenue	Local	25	Cobb County	50’
Pat Mell Road	Major Collector	35	Smyrna	80’

Roadway	Location	Average daily trips (vpd)	Level of service
Harold Avenue	NA	NA	NA
Pat Mell Road	East of Favor Road	6,370	C

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 Housing	2	0	1	**1**	1	1	**2**	**18**

vph = vehicles per hour, DU = Dwelling Units vpd = vehicles per day, NA = Not available
Based on 2024 AADT counting data taken by GDOT, as published on their website, for Pat Mell 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 or minor collector roads from this data source. LOS C or D is acceptable based on GDOT Design Policy Manual criteria.
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

Pat Mell 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.

Harold Avenue 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 received April 2, 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 Harold Avenue, a minimum of 25’ from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

2. Recommend proposed residential driveway(s) be installed to Cobb County standards. This recommendation is pursuant to Cobb County Development Standard 402.7.1, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway.

3. Recommend driveway on Harold Avenue 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, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway Requirements.

4. Recommend a minimum of 50' feet straight-line distance (from end of intersection curb return to start of driveway curb return) between driveways on Harold Avenue. This recommendation is pursuant to Cobb County Development Standard 402.7 and Cobb County Development Standard Detail 116R, Residential Driveway Standard.

5. Recommend proposed residential driveway(s) be installed to Cobb County standards, including a minimum of 50 feet straight-line distance (from end of curb return to start of adjacent curb return) between any residential driveways and other driveways. This recommendation is pursuant to Cobb County Development Standard 402.7.1, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway.

6. Recommend coordination with City of Smyrna for all proposed work within City limits, including potential donation of right-of-way for Pat Mell Road.

7. 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. Although the proposal would fail to meet the size requirements for the proposed district of the neighborhood, most homes in this neighborhood fail to meet that requirement, with few exceeding 15,000 square feet. The existing property does meet the district requirements, but only after it previously absorbed one of its neighbors, thus making a conforming lot an outlier in this area.

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 properties. Generally, this subdivision has featured medium density housing noticeably more intense than a traditional R-20 district. Adding a new home at a location originally intended to support a home per the original plat would do little to hurt the character of the neighborhood

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. Pat Mell Road is a major collector with ready access to Atlanta Road. The addition of one more home is not likely to drastically alter burdens on existing infrastructure.

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. The Future Land Use designation for this property is LDR, which is meant to promote detached single-family homes with a density that ranges from 1 to 2.5 units per acre. The proposed density is 2.35 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 conditions affecting the use and development of the property which give supporting grounds for approval of the zoning proposal. The current zoning district of this neighborhood is R-20, which is mostly grandfathered regarding lot sizes. Lots range in size from 8,000 square feet to 25,000 square feet in this 1947 subdivision. The lots adjacent to this lot are 10,900 square feet, 14,400 square feet, and 14,000 square feet. The applicant's proposal would be consistent with nearby and adjacent lots.

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: 06-02-2026
BOC Hearing: 06-16-2026

Summary of Intent for Rezoning

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

a) **Proposed unit square-footage(s):** Minimum of 1,000 square feet per R-12.

b) **Proposed building architecture:** Similar to current market trends.

c) **List all requested variances:** 1. Reduce the front setbacks to 25' as shown on Harold Avenue for both lots; 2. Reduce the rear setback on proposed Lot 1 to 18' for existing accessory structure; 3. Reduce the required 12,000 sq ft to 10,290 sq ft for Lot 1 and to 11,440 sq ft for Lot 2 due to required righ-of-way dedication.

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)

The Applicant is proposing the lot division in order to allow the construction of a new single-family house on the lot to be created, similar to other parcels in this area.

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.

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STATEMENT OF INTENT

OF

DAVID ALLISON

Proposed R-12 Rezoning



Submitted for the Applicant by:

PARKS F. HUFF
Sams, Larkin & Huff, LLP
Suite 100
376 Powder Springs Street
Marietta, GA 30064
[redacted]

STATEMENT OF INTENT

DAVID ALLISON ("Applicant") is proposing to rezone this R-20 zoned parcel to the R-12 Single-family Residential zoning district.

The Applicant is requesting the R-12 zoning district in order to be allowed to divide the existing parcel in order to build a single-family house on the lot to be created. The property is currently developed with one single-family house that will remain. The proposed house will be similar to current market trends. The requested R-12 is compatible with the property Low Density Residential ("LDR") on the Cobb County Future Land Use Map ("FLUM").

The proposed division of the parcel will be similar to other properties in this area, including those in unincorporated Cobb County, as well as the City of Smyrna.

This R-12 proposal will allow the property to be divided and add a new house on the portion of the parcel that is undeveloped.

Respectfully submitted, this the 2nd day of April 2026.

SAMS, LARKIN & HUFF, LLP

By:_____
PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

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COBB COUNTY ZONING

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-20-2026

SITE BACKGROUND

Applicant	Manor Restorations, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Estate of Joan Tate Wadsworth
Property Location	Located on the west side of Greers Chapel Road, north of Barrett Lakes Boulevard
Address	1808 Greers Chapel Road
Access to Property	Greers Chapel Road

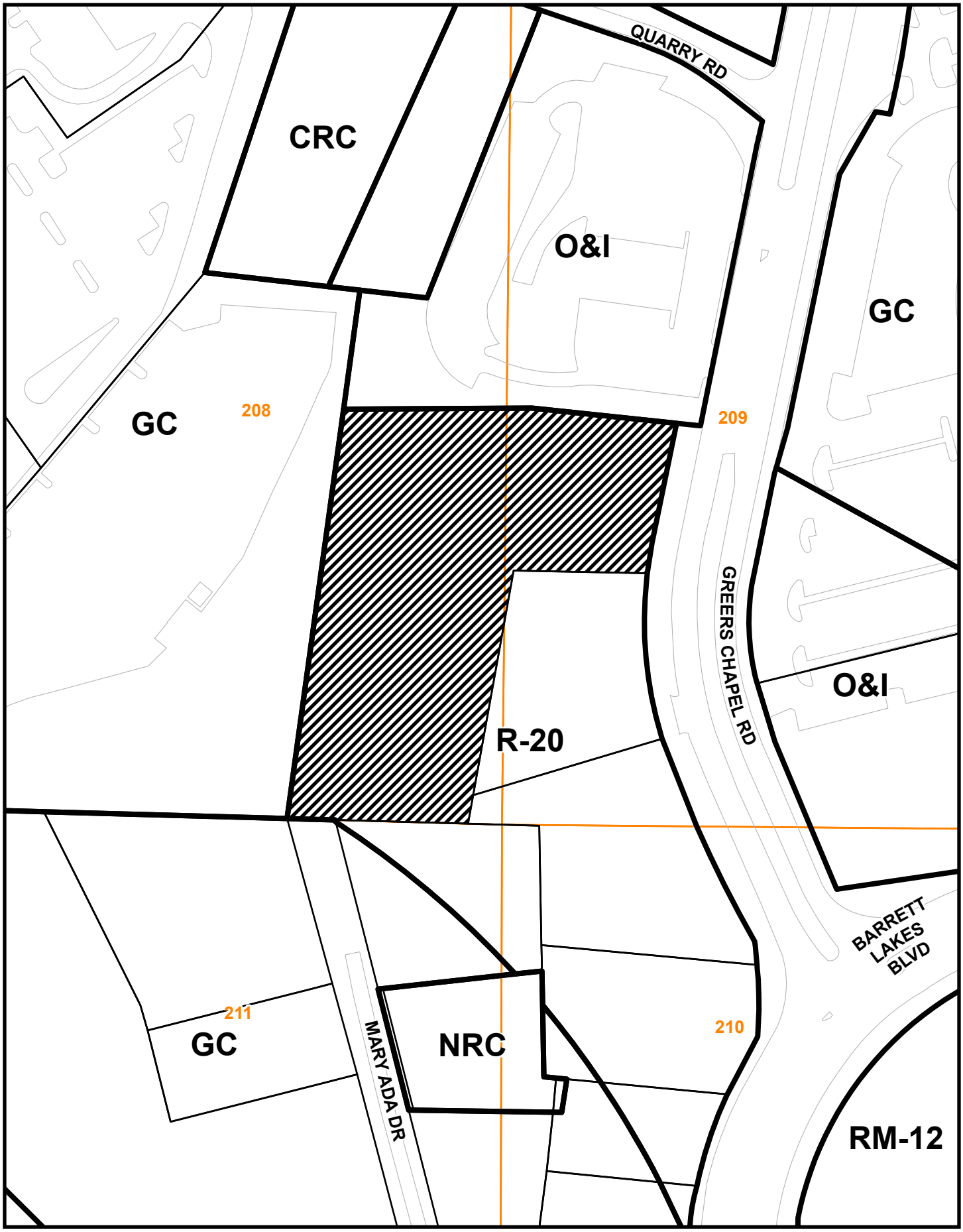
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Zoning	RM-8
Proposed Use	Townhome community
Future Land Use	CAC
Site Acreage	2.67
District	20
Land Lot	208, 209
Parcel #	20020800090
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-20 2026 Map



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

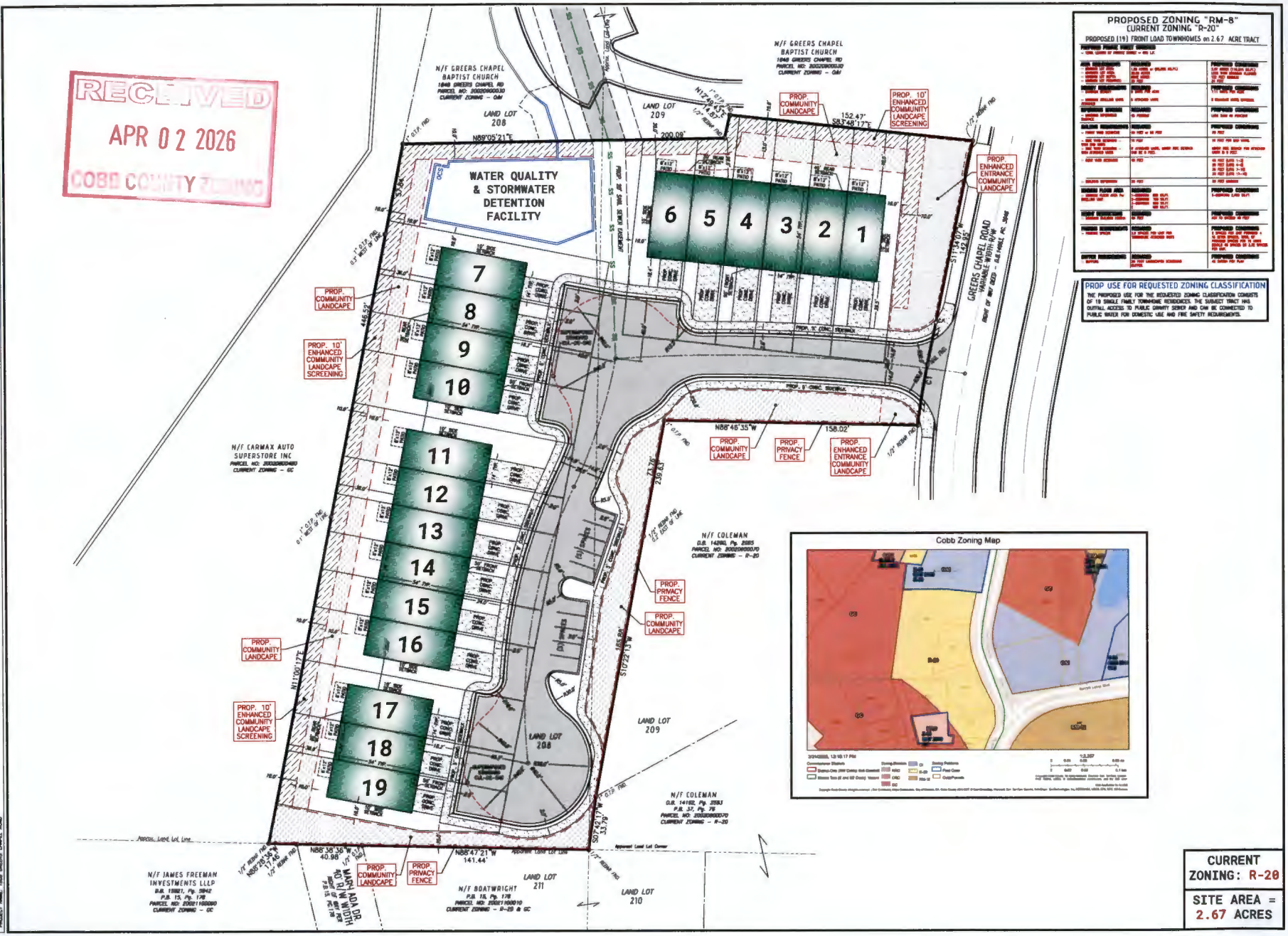
0 115 230 Feet

Zoning Boundary

City Boundary

C100 - SITE LAYOUT - ARCH D - Size 24x36

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COBB COUNTY ZONING



PROPOSED ZONING "RM-8"
CURRENT ZONING "R-20"
PROPOSED (19) FRONT LOAD TOWNHOMES on 2.67 ACRE TRACT

PROPOSED PRIMARY SUBJECT BUILDING(S)	REQUIRED	PROPOSED
MINIMUM HEATED FLOOR AREA	1,200 SQ FT PER DWELLING UNIT	1,600 SQ FT PER DWELLING UNIT
MAXIMUM BUILDING HEIGHT	3 STORIES AND 50 FEET	3 STORIES AND 50 FEET
MINIMUM BUILDING SETBACKS	REQUIRED	PROPOSED CONDITIONS
FRONT	20 FEET	20 FEET
SIDE	7.5 FEET	7.5 FEET
REAR	30 FEET	30 FEET
BUILDING SEPARATION	REQUIRED	PROPOSED CONDITIONS
FRONT TO FRONT	50 FEET	50 FEET
FRONT TO SIDE	30 FEET	30 FEET
FRONT TO REAR	60 FEET	60 FEET
SIDE TO SIDE	15 FEET	15 FEET
SIDE TO REAR	30 FEET	30 FEET
REAR TO REAR	60 FEET	60 FEET
MINIMUM PARKING AND LOADING REQUIREMENTS	REQUIRED	PROPOSED CONDITIONS
PARKING SPACES PER DWELLING UNIT	2 SPACES PER UNIT	2 SPACES PER UNIT
GUEST PARKING	0.5 SPACES PER UNIT	0.5 SPACES PER UNIT
PARKING DIMENSIONS	REQUIRED	PROPOSED CONDITIONS
STANDARD SPACES	9 FEET X 18 FEET	9 FEET X 18 FEET
COMPACT SPACES	8 FEET X 16 FEET	8 FEET X 16 FEET
DRIVE AISLE WIDTH	24 FEET	24 FEET
BUFFER REQUIREMENTS	REQUIRED	PROPOSED CONDITIONS
BUFFER	20 FEET LANDSCAPE SCREENING	AS SHOWN ON PLAN

PROP USE FOR REQUESTED ZONING CLASSIFICATION

THE PROPOSED USE FOR THE REQUESTED ZONING CLASSIFICATION CONSISTS OF 19 SINGLE FAMILY TOWNHOME RESIDENCES. THE SUBJECT TRACT HAS OUTFALL ACCESS TO PUBLIC GRAVITY SEWER AND CAN BE CONNECTED TO PUBLIC WATER FOR DOMESTIC USE AND FIRE SAFETY REQUIREMENTS.

CURRENT ZONING: R-20

SITE AREA = 2.67 ACRES

LEWIS DEVELOPMENT CONCEPTS LLC
285 Tom Reed Drive
Carrollton, GA 30117
770-786-5788
Robert Lewis
Ga. Reg. LS #2789
Level II Cert.
Dsgn #000008/356

LSD LEWIS DEVELOPMENT CONCEPTS, LLC

811 Call Before You Dig!

SITE LAYOUT PLAN FOR:
PROJECT CLIENT: MANOR RESTORATION, LLC
1808 GREERS CHAPEL ROAD
Land Lot 208 & 209, Dist 20TH, Sec 2ND.
COBB County, Georgia
Being within the City of XX
SITE ADDRESS: 1808 GREERS CHAPEL ROAD

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR ROBERT S. LEWIS 2789

Robert S. Lewis
Ga. Reg. LS #2789
Level II Cert.
Dsgn #000008/356

REFERENCED NORTH

DATE of ORIGINAL: 03/31/2026

DATE LAST REVISED: 04/01/2026

GRAPHIC SCALE
12.5 0 12.5 25
Scale: 1" = 25'

SHEET C100

Z-20 2026 Aerial Map



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

0 115 230 Feet

Zoning Boundary

City Boundary

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COBB COUNTY ZONING

Application No. Z- (2026)

Hearing Dates: PC - 06/02/2026
BOC - 06/16/2026

Summary of Intent for Rezoning*

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

a) **Proposed unit square-footage(s):** Minimum 1,800 square feet

b) **Proposed building architecture:** Traditional; Exterior consisting of brick, stone, stacked stone, hardi-plank, or combinations thereof

c) **List all requested variances:** See Site Plan for list of requested variances

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

a) **Proposed use(s):** Not Applicable

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

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

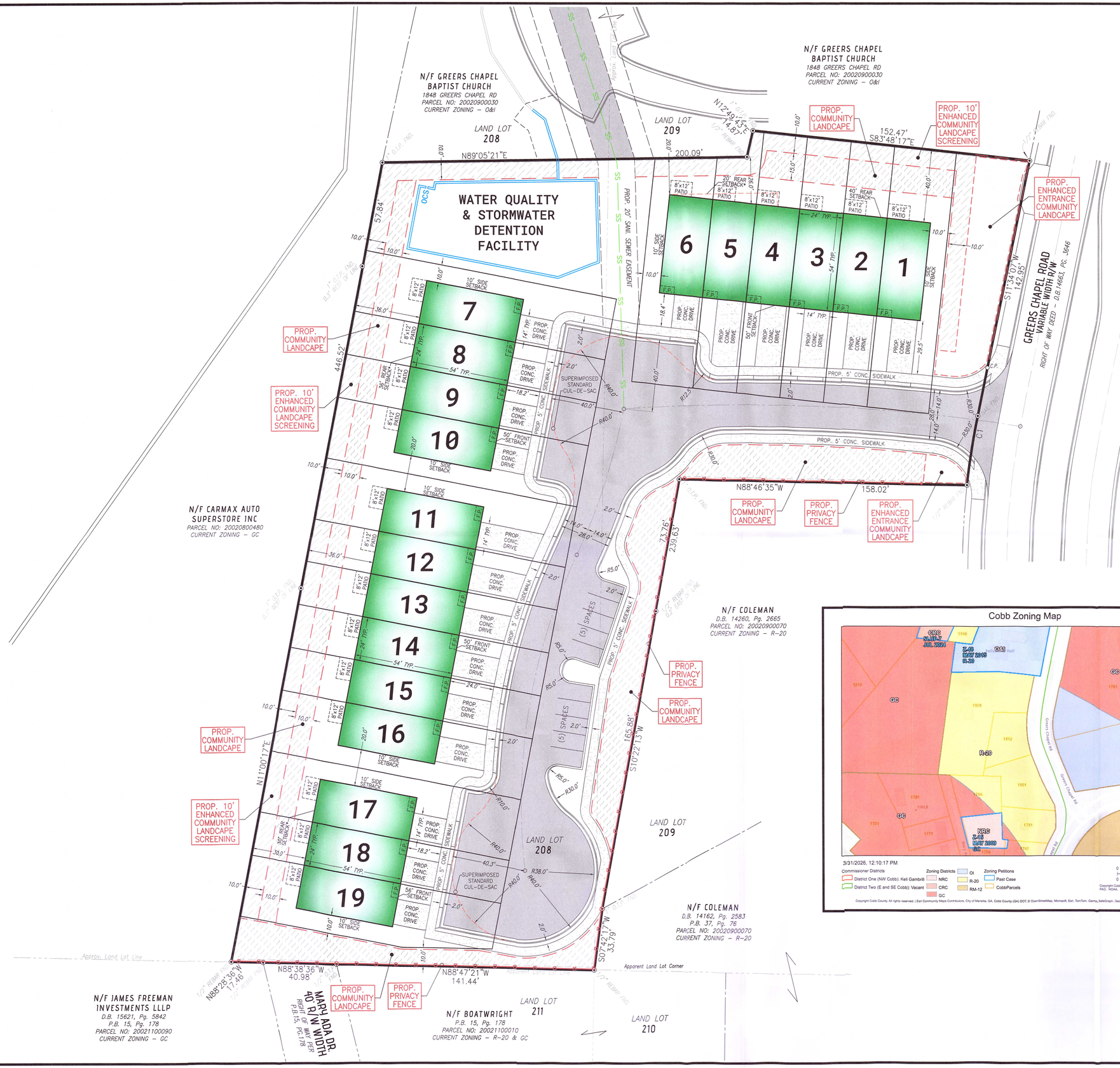
d) **List all requested variances:** Not Applicable

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

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). 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.

C100 - SITE LAYOUT - ARCH D - Size 24x36



PROPOSED ZONING "RM-8"
CURRENT ZONING "R-20"

PROPOSED (19) FRONT LOAD TOWNHOMES on 2.67 ACRE TRACT.

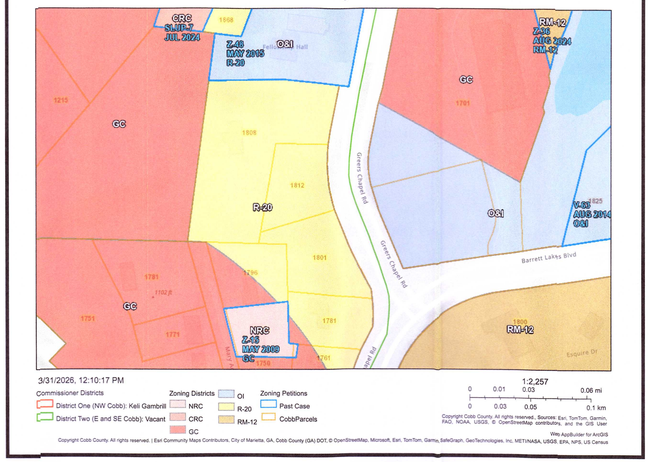
PROPOSED PRIVATE STREET STATISTICS
– TOTAL LENGTH OF PRIVATE STREET = 483 L.F.

	REQUIRED	PROPOSED CONDITIONS
AREA REQUIREMENTS – MINIMUM LOT AREA: – MAXIMUM LOT AREA: – MINIMUM LOT DEPTH: – MINIMUM LOT FRONTAGE:	1.83 ACRES or (80,000 SQ.FT.) 20.00 ACRES NONE NOTED 50 FEET	2.67 ACRES (116,244 SQ.FT.) LESS THAN MAXIMUM ALLOWED 122 FEET MINIMUM 24 FEET
DENSITY REQUIREMENTS – MAXIMUM DENSITY: – MAXIMUM DWELLING UNITS ATTACHED:	**REQUIRED** 6 UNITS PER ACRE 6 ATTACHED UNITS	**PROPOSED CONDITIONS** 7.11 UNITS PER ACRE 6 ATTACHED UNITS MAXIMUM.
IMPERVIOUS MAXIMUM – MAXIMUM IMPERVIOUS SURFACE:	**REQUIRED** 45 PERCENT	**PROPOSED CONDITIONS** LESS THAN 45 PERCENT
BUILDING REQUIREMENTS – FRONT YARD SETBACKS: – SIDE YARD SETBACKS – WITH END UNITS – SIDE YARD SETBACKS – WITH ATTACHED UNITS – REAR YARD SETBACKS: – BUILDING SEPERATION:	**REQUIRED** 40 FEET or 50 FEET 10 FEET IF ATTACHED UNITS, MINOR SIDE SETBACK CAN BE 0 FEET. 40 FEET 20 FEET	**PROPOSED CONDITIONS** 50 FEET 10 FEET FOR END UNITS. MINOR SIDE SESBACK FOR ATTACHED UNITS IS 0 FEET. 40 FEET (LOTS 1–3) 20 FEET (LOTS 4–6) 36 FEET (LOTS 7–16) 30 FEET (LOTS 17–19) 20 FEET MINIMUM
MINIMUM FLOOR AREA – MINIMUM FLOOR AREA Per DWELLING UNIT.	**REQUIRED** 1–BEDROOM 600 SQ.FT. 2–BEDROOM 750 SQ.FT. 3–BEDROOM 900 SQ.FT. + 450 SQ.FT.	**PROPOSED CONDITIONS** 3–BEDROOM 2,400 SQ.FT.
HEIGHT RESTRICTIONS – MAXIMUM BUILDING HEIGHT:	**REQUIRED** 60 FEET	**PROPOSED CONDITIONS** NOT TO EXCEED 40 FEET
PARKING REQUIREMENTS – PARKING SPACES:	**REQUIRED** 2.0 SPACES PER UNIT FOR TOWNHOUSE ATTACHED UNITS	**PROPOSED CONDITIONS** 2 SPACES PER UNIT PROVIDED + 10 EXTRA SPACES. TOTAL OF PROVIDED SPACES FOR 19 UNITS EQUALS 48 SPACES OR 2.52 SPACES PER UNIT.
BUFFER REQUIREMENTS – BUFFERS:	**REQUIRED** 25 FOOT LANDSCAPED SCREENING BUFFER.	**PROPOSED CONDITIONS** AS SHOWN PER PLAN

PROP. USE FOR REQUESTED ZONING CLASSIFICATION

THE PROPOSED USE FOR THE REQUESTED ZONING CLASSIFICATION CONSISTS OF 19 SINGLE FAMILY TOWNHOME RESIDENCES. THE SUBJECT TRACT HAS OUTFALL ACCESS TO PUBLIC GRAVITY SEWER AND CAN BE CONNECTED TO PUBLIC WATER FOR DOMESTIC USE AND FIRE SAFETY REQUIREMENTS.

Cobb Zoning Map



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COBB COUNTY ZONING

CURRENT ZONING: R-20

SITE AREA = 2.67 ACRES

LEWIS5 DEVELOPMENT CONCEPTS LLC
285 Tom Reeve Drive
Carrollton, GA 30117
770-280-5738
Robert S. Lewis
Ga. Reg. LS #2789
Level II Cert.
Dsgn. #0000029563

LEWIS5 DEVELOPMENT CONCEPTS, LLC

811 Call Before You Dig!

SITE LAYOUT PLAN FOR:
PROJECT CLIENT: MANOR RESTORATION, LLC
1808 GREERS CHAPEL ROAD
Land Lot 208 & 209, Dist.20TH., Sec.2ND.
COBB County, Georgia
Being within the City of XX
SITE ADDRESS: 1808 GREERS CHAPEL ROAD

GEORGIA REGISTERED No. 2789 PROFESSIONAL LAND SURVEYOR ROBERT S. LEWIS

Robert S. Lewis
Ga. Reg. LS #2789
Level II Cert.
Dsgn. #0000029563

REFERENCED NORTH

NORTH REFERENCED HEREON TO: GRID NORTH–NAD(83) GEORGIA WEST ZONE
VERT. DATUM REFERENCED HEREON TO: NAVD(88)

DATE of ORIGINAL: 03/31/2026

DATE LAST REVISED: 04/01/2026

1	03/31/2026	REVISED BUFFER DESCRIPTIONS AND LOCATION NOTES
2	03/31/2026	REVISED VARIOUS NOTES.
3	REVISION DESC	
4	REVISION DESC	
5	REVISION DESC	
6	REVISION DESC	

GRAPHIC SCALE
12.5' 0 12.5' 25'
Scale: 1" = 25'

SHEET C100

DRAWING PATH/NAME: C:\LS Develop\2024\2025-296 BERNE GREERS CHAPEL MARIETTA\296 office\office cad c3d\2025-296 BERNE GREERS CHAPEL MARIETTA 260330.dwg
DRAWING LAST SAVED: Monday, March 30, 2026 1:50:01 PM
PLOT DATE: Wednesday, April 1, 2026 2:10:45 PM
CLIENT NAME: MANOR RESTORATION, LLC
PROJECT NAME: 1808 GREERS CHAPEL ROAD

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

May 22, 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-20 (2026)
Applicant: Manor Restorations LLC
Property Owner: Estate of Joan Tate Wadsworth (a/k/a Joan T. Wadsworth)
Property: 2.67 acres, more or less, located on the westerly side of Greers Chapel Road, southerly of Barrett Parkway, and at the terminus of Mary Ada Drive, being more particularly known as 1808 Greers Chapel Road, Land Lots 208 and 209, 20th District, 2nd Section, Cobb County, Georgia

Dear John:

The undersigned and this firm represent the Applicant, Manor Restorations LLC (hereinafter referred to as "Applicant"), and the Property Owner, the Estate of Joan Tate Wadsworth (a/k/a Joan T. Wadsworth) (hereinafter referred to as "Owner" or "Property Owner"), in the above-referenced Application for Rezoning with regard to a total tract of 2.67 acres, more or less, located on the westerly side of Greers Chapel Road, southerly of Barrett Parkway, and at the terminus of Mary Ada Drive, being more particularly known as 1808 Greers Chapel Road, Land Lots 208 and 209, 20th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). After meetings and conferences with Planning and Zoning Staff; as well as, other County Departmental Staff, communications with area representatives, reviewing the Departmental Comments and Staff Recommendations, and reviewing the uses of surrounding properties, 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) Applicant seeks rezoning of the Subject Property from the current zoning classification of R-20 to the proposed zoning classification of RM-8, with reference to the revised Site Plan prepared for Applicant by Lewis[5] Development Concepts LLC dated March 31, 2026, last revised April 28, 2026, and submitted electronically to the Cobb Zoning Division on April 30, 2025. A reduced copy of the revised Site Plan is attached as Exhibit "A" for reference.

(2) The Subject Property consists of 2.67 acres, more or less, and shall be developed for a residential community, in the townhome style, containing a maximum of nineteen (19) residences.

(3) The proposed townhomes shall have a minimum of 1,800 square feet of heated and cooled area.

(4) The proposed townhomes shall be Traditional and Craftsman in style and architecture and shall have exterior facades consisting of brick, stone, stacked stone, cedar shake shingles, board and batten, cementitious siding, hardi-plank, and combinations thereof, with complementary accents.

(5) The townhome units shall have two-car garages. No garage areas within the proposed townhome community shall be converted into heated living space for the units. All garages shall be used primarily for the parking of vehicles with only incidental storage that does not interfere with parking for vehicles. Such restriction shall be included in the Declaration of Covenants, Easements, and Restrictions and enforced by the mandatory Homeowners Association.

(6) Applicant agrees to the recording and enforcement of Declaration of Covenants, Easements, and Restrictions ("Covenants") which shall contain covenants, rules, and regulations applicable to the proposed townhome community.

(7) Additionally, and in conjunction with the Covenants, Applicant agrees to the creation of a mandatory homeowners association which shall be responsible for the upkeep and maintenance of the entrance area, signage, all common and amenity areas, open space areas, exterior yard areas, general landscaped areas,

mail kiosk, fencing, detention areas, private street, and the like contained within the community.

(8) Entrance signage shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, or combinations thereof. Entrance landscaping shall be professionally designed, implemented, and maintained. Maintenance of the entrance area shall be by the mandatory homeowners association as set forth in the Covenants.

(9) The proposed community shall have private streets; however, in the event Applicant determines at Plan Review the streets will be public, such streets must conform to all Cobb County Department of Transportation Standards and Ordinances.

(10) Applicant agrees the Declaration of Covenants, Easements, and Restrictions shall include a provision the community streets will remain private, in perpetuity.

(11) Applicant agrees to establish and fund a separate account for the benefit of the future homeowners association for purposes of future private street maintenance. Prior to approval of the initial final plat, Applicant agrees to perform a third-party street maintenance reserve study, subject to review and approval by the Cobb County Department of Transportation, and Applicant shall fund the private street maintenance reserve fund with the prescribed amount as determined in the reserve study.

(12) Applicant agrees the construction of the private streets shall be to public street standards with respect to the profile of the pavement sections.

(13) Minor modifications to the within stipulations, the referenced, revised 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.

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

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

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

We believe the requested zoning, together with the revised Site Plan and the stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the overall area, the location, and varied uses of properties located therein. The proposed townhome community shall be a quality development, shall be compatible with and complementary to surrounding developments, businesses, and venues. and shall be an enhancement to the Subject Property and Cobb County as a whole. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
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
Fred Beloin
Deborah Dance
Deidra Massey
Sara Micheletto
(With Copy of Attachment)

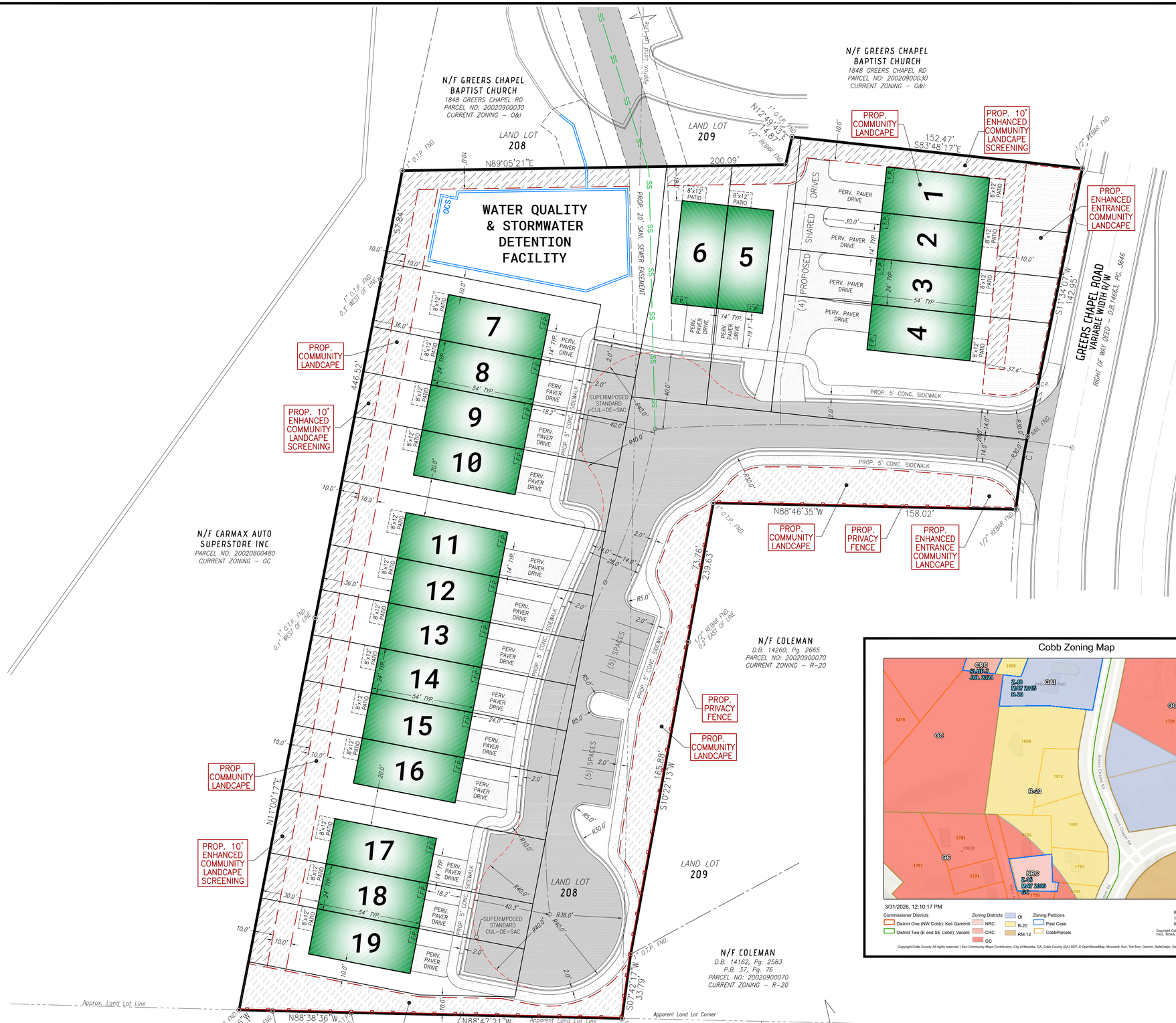
c: Terry L. Martin, AICP, CNU-A
Senior Planner
Zoning Division
Cobb County Community Development Agency
(With Copy of Attachment)

Cameron Jones, CNU-A
Planner III
Zoning Division
Cobb County Community Development Agency
(With Copy of Attachment)

Manor Restorations LLC
(With Copy of Attachment)

LEWIS
DEVELOPMENT CONCEPTS, LLC
PROJECT CLIENT: MANOR RESTORATION, LLC
1808 GREERS CHAPEL ROAD
Land Lot 208 & 209, Dist. 20TH, Sec. 2ND.
COBB County, Georgia
Being within the City of XX
SITE ADDRESS: 1808 GREERS CHAPEL ROAD
REFERENCED NORTH
DATE OF ORIGINAL: 03/31/2026
DATE LAST REVISED: 04/28/2026
GRAPHIC SCALE
SHEET C100
PROPOSED ZONING: "RM-8"
(CURRENT ZONING: "R-20")
PROPOSED (19) FRONT LOAD TOWNHOMES on 2.67 ACRE TRACT
PROP USE FOR REQUESTED ZONING CLASSIFICATION
CURRENT ZONING: R-20
SITE AREA = 2.67 ACRES
Cobb Zoning Map
GREERS CHAPEL ROAD
VARIABLE WIDTH R/W
WATER QUALITY & STORMWATER DETENTION FACILITY
PROP. 20' SAML SEWER EASEMENT
MARY ADA DR.
40 R/W WIDTH
N/F GREERS CHAPEL BAPTIST CHURCH
N/F COLEMAN
N/F EARMAX AUTO SUPERSTORE INC
N/F JAMES FREEMAN INVESTMENTS LLP
LAND LOT 209
LAND LOT 208
LAND LOT 210
LAND LOT 211
EXHIBIT "A"
C100 - SITE LAYOUT - ARCH D - Size 24x36

C100 - SITE LAYOUT - ARCH D - Size 24x36



PROPOSED ZONING "RM-8"
CURRENT ZONING "R-20"

PROPOSED (19) FRONT LOAD TOWNHOMES on 2.67 ACRE TRACT.

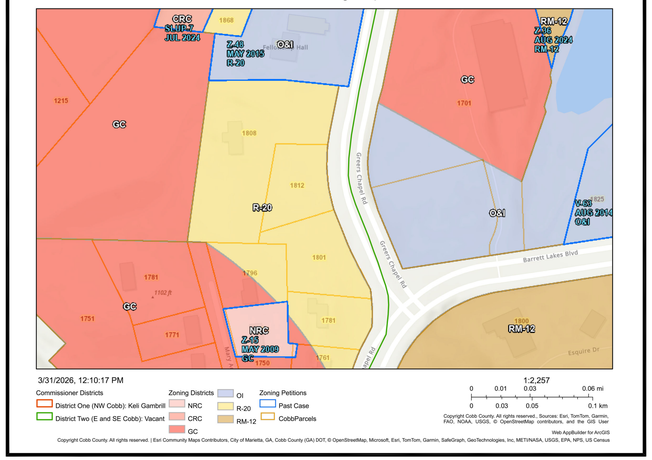
PROPOSED PRIVATE STREET STATISTICS
– TOTAL LENGTH OF PRIVATE STREET = 483 L.F.

	REQUIRED	PROPOSED CONDITIONS
AREA REQUIREMENTS – MINIMUM LOT AREA: – MAXIMUM LOT AREA: – MINIMUM LOT DEPTH: – MINIMUM LOT FRONTAGE:	1.83 ACRES or (80,000 SQ.FT.) NONE NOTED 20 FEET	2.67 ACRES (116,244 SQ.FT.) LESS THAN MAXIMUM ALLOWED 122 FEET MINIMUM 24 FEET
DENSITY REQUIREMENTS – MAXIMUM DENSITY	8 UNITS PER ACRE	7.11 UNITS PER ACRE
– MAXIMUM DWELLING UNITS ATTACHED	6 ATTACHED UNITS	6 ATTACHED UNITS MAXIMUM.
IMPERVIOUS MAXIMUM – MAXIMUM IMPERVIOUS SURFACE:	REQUIRED 45 PERCENT	PROPOSED CONDITIONS LESS THAN 45 PERCENT
BUILDING REQUIREMENTS – FRONT YARD SETBACKS	40 FEET or 50 FEET	50 FEET
– SIDE YARD SETBACKS – WITH END UNITS – SIDE YARD SETBACKS – WITH ATTACHED UNITS	10 FEET IF ATTACHED UNITS, MINOR SIDE SETBACK CAN BE 0 FEET.	10 FEET FOR END UNITS. MINOR SIDE SEBACK FOR ATTACHED UNITS IS 0 FEET.
– REAR YARD SETBACKS	40 FEET	40 FEET (LOTS 1–5) 35 FEET (LOT 4) 18 FEET (LOTS 5–6) 36 FEET (LOTS 7–16) 30 FEET (LOTS 17–19)
– BUILDING SEPERATION	20 FEET	20 FEET MINIMUM
MINIMUM FLOOR AREA – MINIMUM FLOOR AREA Per DWELLING UNIT.	REQUIRED 1–BEDROOM 600 SQ.FT. 2–BEDROOM 750 SQ.FT. 3–BEDROOM 900 SQ.FT.	PROPOSED CONDITIONS 3–BEDROOM 2,400 SQ.FT.
HEIGHT RESTRICTIONS – MAXIMUM BUILDING HEIGHT:	REQUIRED 40 FEET	PROPOSED CONDITIONS NOT TO EXCEED 40 FEET
PARKING REQUIREMENTS – PARKING SPACES	REQUIRED 2.5 SPACES PER UNIT FOR TOWNHOUSE ATTACHED UNITS	PROPOSED CONDITIONS 2 SPACES PER UNIT PROVIDED + 10 EXTRA SPACES, TOTAL OF PROVIDED SPACES FOR 19 UNITS EQUALS 48 SPACES OR 2.52 SPACES PER UNIT.
BUFFER REQUIREMENTS – BUFFERS	REQUIRED 25 FOOT LANDSCAPED SCREENING BUFFER.	PROPOSED CONDITIONS AS SHOWN PER PLAN

PROP. USE FOR REQUESTED ZONING CLASSIFICATION

THE PROPOSED USE FOR THE REQUESTED ZONING CLASSIFICATION CONSISTS OF 19 SINGLE FAMILY TOWNHOME RESIDENCES. THE SUBJECT TRACT HAS OUTFALL ACCESS TO PUBLIC GRAVITY SEWER AND CAN BE CONNECTED TO PUBLIC WATER FOR DOMESTIC USE AND FIRE SAFETY REQUIREMENTS.

Cobb Zoning Map



CURRENT ZONING: R-20

SITE AREA = 2.67 ACRES

LEWIS5 DEVELOPMENT CONCEPTS LLC
285 Tom Reeve Drive
Carrollton, GA 30117
(770)834-0838
Robert S. Lewis
Ga. Reg. LS #2789
Level II Cert.
Dsgn. #0000029563

LEWIS5 DEVELOPMENT CONCEPTS, LLC

Call Before You Dig! 811

SITE LAYOUT PLAN FOR:
PROJECT CLIENT: MANOR RESTORATION, LLC
1808 GREERS CHAPEL ROAD
Land Lot 208 & 209, Dist.20TH., Sec.2ND.
COBB County, Georgia
Being within the City of XX
SITE ADDRESS: 1808 GREERS CHAPEL ROAD

REGISTERED No. 2789 PROFESSIONAL LAND SURVEYOR ROBERT S. LEWIS
Robert S. Lewis
Ga. Reg. LS #2789
Level II Cert.
Dsgn. #0000029563

REFERENCED NORTH

NORTH REFERENCED HEREON TO: GRID NORTH–NAD(83) GEORGIA WEST ZONE
VERT. DATUM REFERENCED HEREON TO: NAVD(88)

DATE of ORIGINAL: 03/31/2026

DATE LAST REVISED: 04/28/2026

1	03/31/2026 REVISED BUFFER DESCRIPTIONS AND LOCATION LEADING.
2	04/01/2026 REVISED VARIOUS NOTES.
3	04/28/2026 REVISED SITE PLAN TO REFLECT THE DOT COMMENTS.
4	REVISION DESC.
5	REVISION DESC.
6	REVISION DESC.

GRAPHIC SCALE
12.5' 0 12.5' 25'
Scale: 1" = 25'

SHEET C100

DRAWING PATH/NAME: C:\LS Develop\2024\2025-296 BERNE GREEN CHAPEL MARIETTA\296 office\office cad s3\2025-296 BERNE GREEN CHAPEL MARIETTA 26427.dwg
DRAWING LAST SAVED: Monday, April 27, 2026 7:54:17 AM
PLOT DATE: Wednesday, April 29, 2026 11:46:01 PM
CLIENT NAME: MANOR RESTORATION, LLC
PROJECT NAME: 1808 GREERS CHAPEL ROAD

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-20-2026

SITE BACKGROUND

Applicant	Manor Restorations, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Estate of Joan Tate Wadsworth
Property Location	Located on the west side of Greers Chapel Road, north of Barrett Lakes Boulevard
Address	1808 Greers Chapel Road
Access to Property	Greers Chapel Road

QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Zoning	RM-8
Proposed Use	Townhome community
Future Land Use	CAC
Site Acreage	2.67
District	20
Land Lot	208, 209
Parcel #	20020800090
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 elevations to be approved by District Commissioner;
2. Variances stated in the Zoning comments;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations; and
6. Department of Transportation comments and recommendations.


C100 - SITE LAYOUT - ARCH D - Size 24x36
WATER QUALITY & STORMWATER DETENTION FACILITY
GREERS CHAPEL ROAD
VARIABLE WIDTH R/W
PROPOSED SHARED DRIVES
Cobb Zoning Map
CURRENT ZONING: R-20
SITE AREA = 2.67 ACRES
PROPOSED ZONING: "RM-8"
PROJECT CLIENT: MANOR RESTORATION, LLC
1808 GREERS CHAPEL ROAD
Land Lot 208 & 209, Dist.20TH., Sec.2ND.
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LEWIS DEVELOPMENT CONCEPTS, LLC
SHEET C100

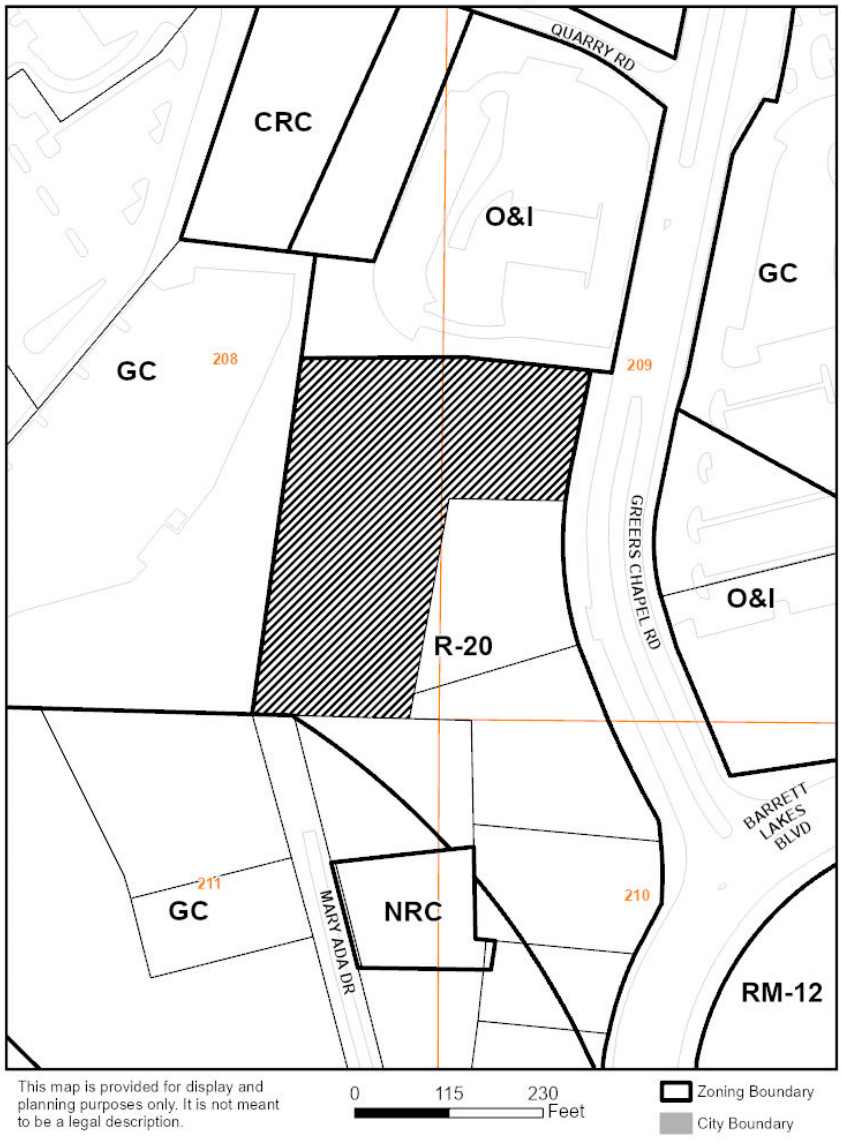
Z-20 2026 Aerial Map



North

Zoning: O&I / Church
Future Land Use: PI

Z-20 2026 Map



WEST

Zoning: GC / Automotive Sales

Future Land Use: CAC

EAST

Zoning: O&I, GC, R-20 / Office Building, Vacant Lots

Future Land Use: CAC, RAC

SOUTH

Zoning: GC, R-20 / Single-Family Homes
Future Land Use: CAC

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-8 district is established to provide locations for multifamily residential uses or residentially compatible institutional and recreational uses which are within properties delineated for medium and 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-8 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-8 residential multifamily district to develop a 19-unit attached townhome community on a 2.67-acre site. The proposed townhomes will be a minimum of 1,800 square feet in size and of traditional architecture consisting of brick, stone, stacked stone, hardi plank, or combinations thereof. The units are proposed to be two (2) to three (3) stories and there are 10 proposed guest parking spaces.

Residential criteria

Allowable units as zoned: 4
Proposed # of units: 19
Net density: 7.12
Increase of units: 15
Acres of floodplain/wetlands: 0
Impervious surface shown: Maximum 45%

Are there any zoning variances?

Yes;

1. Reduce the front setback from required 50 feet to 37 feet;
2. Reduce the side setbacks from required 35 feet to 10 feet adjacent to the northern property line and 21 feet adjacent to the southern property line;
3. Reduce the rear setback from required 40 feet to 30 feet; and
4. Reduce the landscape buffer from required 25 feet to zero (0) feet adjacent to more restrictive residentially zoned properties.

04/14/26

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 2024 Edition and Cobb County Development Standards 402.11 (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.

Single-Family cul-de-sac without island: 38-foot outside radius.

ONE- OR TWO-FAMILY RESIDENTIAL TOWNHOME DEVELOPMENTS:
Without 2hr fire wall separation, automatic sprinkler protection must be provided.

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

PLAN REVIEW:
Plans must be submitted to the Cobb County Fire Marshal's Office for code compliance.

(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)

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-20-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

6/2/2026

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

School	Student Capacity	School Enrollment	Capacity Status
Kennesaw Primary **Big Shanty ES**	975 837	590 488	385 under capacity 349 under capacity
Palmer MS	1162	837	325 under capacity
North Cobb HS	2862	2415	447 under capacity

4/24/2026

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? ☐ 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

Comments:
Site is located within the Cobb County International Airport Traffic Pattern Zone.

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 Greers Chapel Rd

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☐ YES ☒ NO*

Approx. distance to nearest sewer: 250' northwest

Estimated waste generation (in G.P.D.): Average daily = 3,990

Peak flow = 9,975

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
Greers Chapel Road	Minor collector	35	Cobb County	60’

Roadway	Location	Average daily trips (vpd)	Level of service
Greers Chapel Road	NA	NA	NA

ITE Land Use	Description	Expected Size (DU)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
215	Single Family Attached Housing	19	2	7	**9**	6	4	**10**	**125**

vph = vehicles per hour, DU = dwelling units

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

Greers Chapel Road is classified as a minor collector 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 April 2, 2026, this development does 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 retaining and/or replacing any disturbed curb, gutter, and sidewalk along the Greers Chapel 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.

2. Recommend a minimum of 100’ feet straight-line distance (from end of intersection curb return to start of driveway curb return) between driveways and intersection of Greers Chapel Road frontages. 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.

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

4. Recommend access point include taper and/or improved curve radius to address safety because Greers Chapel Road is a minor collector 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 Cobb DOT approval.

5. 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.

6. 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.

7. Recommend clearly labeling internal roadways as private on the site plan, and for the development roadways to remain as private in perpetuity.

8. Recommend private streets, lighting, and utilities be constructed to the Cobb County Standard Specifications for public streets. 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; and Detail 113, Sidewalks.

9. 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.

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 permit a use that is suitable in view of the use and development of adjacent and nearby property. The request is in an area that contains a mixture of commercial, residential, and institutional 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 property. Nearby uses include multifamily developments such as the Barrett Pointe townhome community which has a density of 9.84 units per acre, The 1800 at Barrett Lakes which has an overall residential development density of 18.14, and Parkside at Town Center which has a density of 12 units per acre.

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 could cause an excessive or burdensome use of existing streets and transportation facilities, or utilities.

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 Cobb County Comprehensive Plan. The property is delineated within the Community Activity Center (CAC) future land use category. The surrounding areas with multifamily developments have a future land use of High Density Residential and Regional Activity Center which are suitable for high density housing between five (5) and twelve (12) dwelling units per acre and some of the highest density projects. The single-family residences to the south are located within the Community Activity Center (CAC) category which can allow for transitional land uses including higher density residential uses.

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 approving the applicant's rezoning proposal. It is Staff's belief that the applicant's request would allow for compatible residential development of the property in a way that acts as a transition in density and uses that are compatible with the Comprehensive Plan.

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
APR 02 2026
COBB COUNTY ZONING

Application No. Z- (2026)

Hearing Dates: PC - 06/02/2026
BOC - 06/16/2026

Summary of Intent for Rezoning*

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

a) **Proposed unit square-footage(s):** Minimum 1,800 square feet

b) **Proposed building architecture:** Traditional; Exterior consisting of brick, stone, stacked stone, hardi-plank, or combinations thereof

c) **List all requested variances:** See Site Plan for list of requested variances

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

a) **Proposed use(s):** Not Applicable

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

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

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

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

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). 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.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-21-2026

SITE BACKGROUND

Applicant	Branch Acquisition Company, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Branch Atlanta Road Associates
Property Location	Located on the southwest corner of Plant Atkinson Road and Atlanta Road
Address	2840 Plant Atkinson Road
Access to Property	Plant Atkinson Road

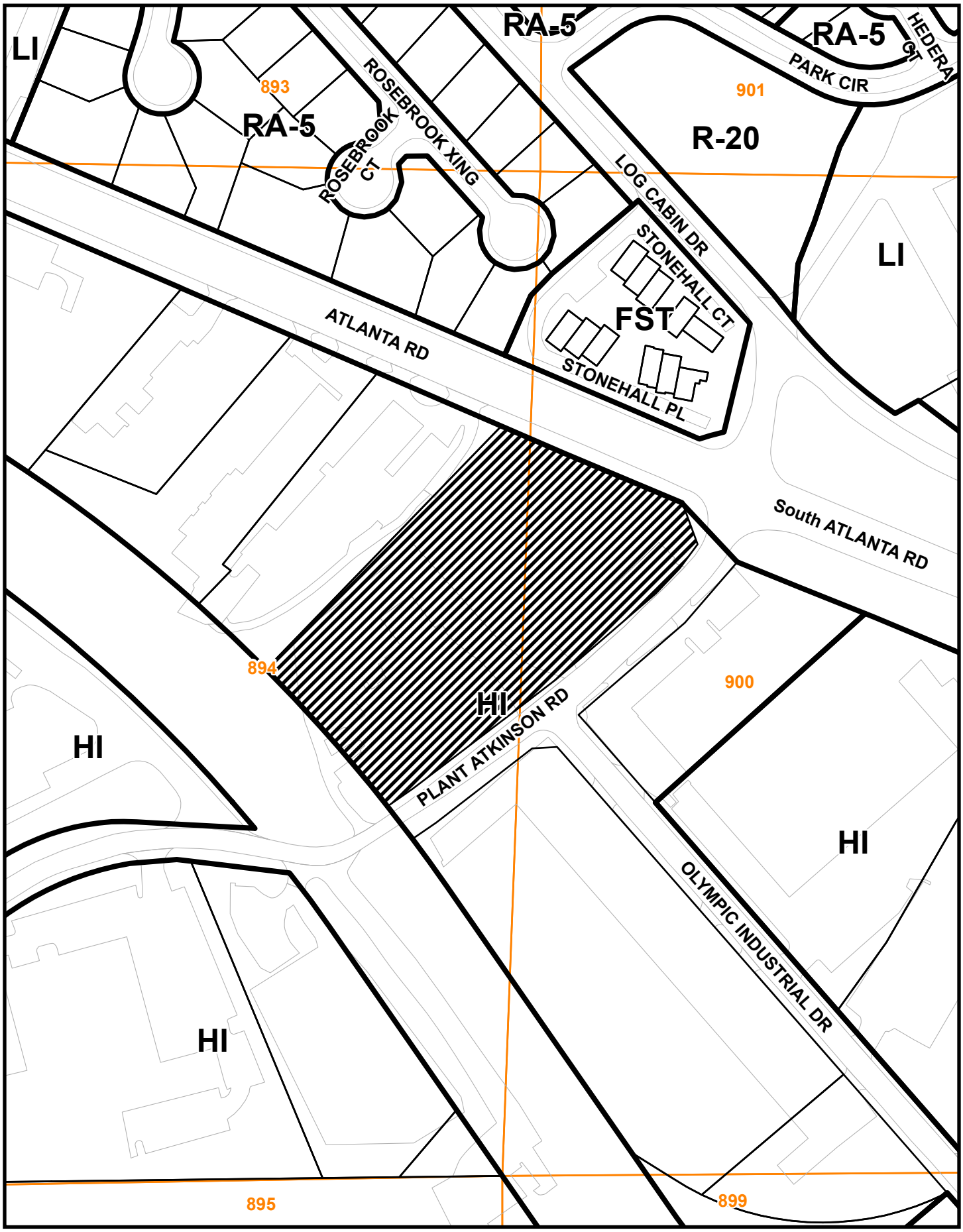
QUICK FACTS

Commission District	2 - Allen
Current Zoning	HI
Current Use of Property	Church
Proposed Zoning	RRC
Proposed Use	Mixed-use development
Future Land Use	PI
Site Acreage	3.47
District	17
Land Lot	894, 900
Parcel #	17089400020
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-21 2026 Map

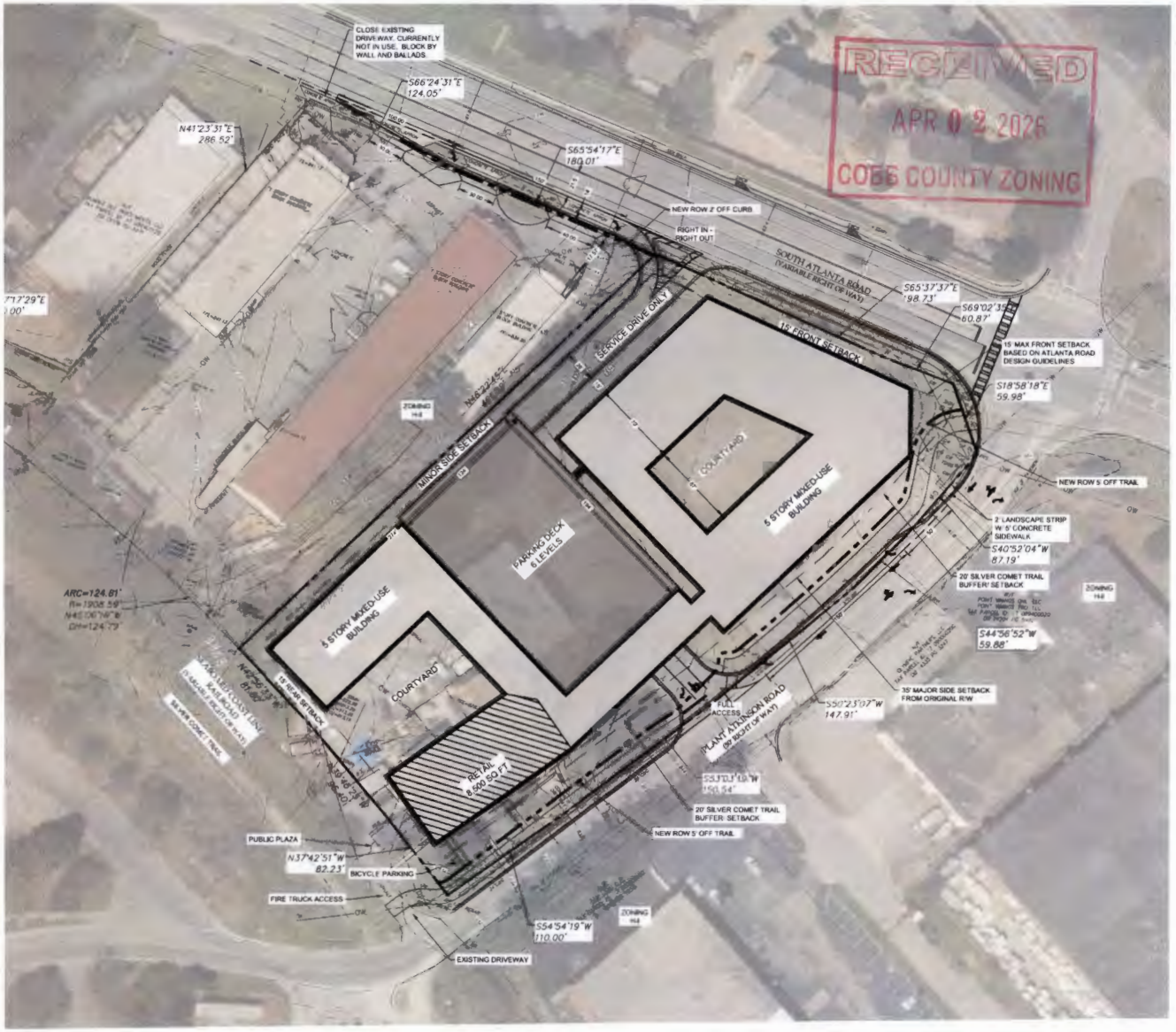


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0 145 290 Feet

Zoning Boundary

City Boundary



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COBB COUNTY ZONING



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

TOTAL SITE AREA	3.472 ACRES
EXISTING ZONING	HI (HEAVY INDUSTRIAL)
PROPOSED ZONING	RRC (REGIONAL RETAIL COMMERCIAL)
ZONING JURISDICTION	COBB COUNTY, GEORGIA
FRONT SETBACK	15 FEET MAX PER ATLANTA RD GUIDELINES
MAJOR SIDE SETBACK	35 OR 30 FEET (FROM CURRENT ROW)
MINOR SIDE SETBACK	15 FEET (10 FEET VARIANCE REQUESTED)
REAR SETBACK	30 FEET (15 FEET VARIANCE REQUESTED)
REQUIRED BUFFERS	20' SILVER COMET TRAIL BUFFER/ SETBACK ALONG PLANT ATKINSON ROAD
MAX. BUILDING HEIGHT	75 FEET
TOTAL IMPERVIOUS COVERAGE PROPOSED	2.62 ACRES (76%) (80% MAX ALLOWED)
RESIDENTIAL FLOOR AREA PROVIDED	316,000 SQ FT
RETAIL FLOOR AREA PROVIDED	6,000 SQ FT
MAX FLOOR AREA RATIO	5.0
RESIDENTIAL UNITS PROVIDED	200 UNITS (200 SF AVG UNIT)
TOTAL SITE DENSITY PROVIDED	2.08 FAR
MIN. RETAIL PARKING REQUIRED	24 SPACES (4 SP/ 1,000 SF)
MIN. RESIDENTIAL PARKING REQUIRED	315 SPACES (1.58 SPACES/ DWELLING UNIT)
TOTAL RETAIL/ RESIDENTIAL PARKING REQUIRED	377 SPACES
TOTAL RETAIL/ RESIDENTIAL PARKING PROVIDED	377 SPACES

VARIANCES:

VARIANCE #1 TO REDUCE REQUIRED 30' REAR SETBACK TO 15'
VARIANCE #2 TO REDUCE REQUIRED 15' SIDE SETBACK TO 10'

IMPERVIOUS COVER NOTE:

IMPERVIOUS COVERAGE IS BASED ON SITE AREA AT TIME OF ZONING

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24 HOUR CONTACT:
JACK HAYLETT

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350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT
PLANT ATKINSON RD. at SOUTH ATLANTA RD.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT
at
2840 PLANT ATKINSON ROAD, SE
ATLANTA, GEORGIA 30339
COBB COUNTY JURISDICTION

FOR
BRANCH PROPERTIES

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED LANDSCAPE ARCHITECT KENNETH J. BROWN

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/28/2024

ZONING MASTER PLAN

0 20 40 80 120

SCALE: 1" = 40'
DATE: 03/31/2026
PROJECT: 21155.02

Z1
SHEET

Z-21 2026 Aerial Map



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0 145 290 Feet

Zoning Boundary

City Boundary

Application No. Z-___ (2026)
Hearing Dates: PC: 06/02/2026
BOC: 06/16/2026

Summary of Intent for Rezoning*

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

a) **Proposed unit square-footage(s):** 650 to 1,250 square feet

b) **Proposed building architecture:** Warehouse Modern Residential

c) **List all requested variances:** To be determined during the rezoning process.

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

a) **Proposed use(s):** Retail/Restaurant/Office

b) **Proposed building architecture:** Warehouse Modern Residential

c) **Proposed hours/days of operation:** To be determined.

d) **List all requested variances:** To be determined during the rezoning process.

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 other portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.

IMPACT ANALYSIS STATEMENT

ATTACHMENT TO APPLICATION FOR REZONING

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COBB COUNTY ZONING

Application No.: **Z-_____ (2026)**
Hearing Dates: **June 2, 2026**
June 16, 2026

Applicant: **Branch Acquisition Company, LLC, a Georgia limited liability company**
Titleholders: **Branch Atlanta Road Associates II, L.P., a Georgia limited partnership;**

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

(a) This Application for Rezoning seeks rezoning of approximately 3.47 acres located on the southerly side of South Atlanta Road and the northwesterly side of Plant Atkinson Road, and along the northeasterly side of the Seaboard Coast Line Railroad, Land Lots 894 and 900, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Property is currently zoned Heavy Industrial. Applicant is seeking rezoning of the Property to the Regional Retail Commercial ("RRC") zoning category for the purpose of a mixed-use development. The requested category of RRC will permit a use for the Property that is more suitable in view of its location and development of properties in close proximity, and will allow the Property to be utilized to its highest and most reasonable potential. Zoning and uses of properties in the area vary from residential to office, retail, commercial, and industrial purposes. The location of the Subject Property makes it uniquely suited for the proposed development; as well as, its location to Atlanta Road and interstate connectivity. The proposed RRC zoning classification and development for mixed-use would be compatible and beneficial to surrounding properties and the area as a whole.

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

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

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

improvements in and around the Subject Property in recent years have eased access and traffic concerns related to the proposed development.

(e) The zoning proposal is not in conformity with the Future Land Use Map of Cobb County, Georgia.

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

01 | RENDERINGS



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COBB COUNTY ZONING

02 | RENDERINGS



SOUTHEAST CORNER AT PLANT ATKINSON RD

MARCH 25th 2026

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COBB COUNTY ZONING

03 | RENDERINGS



VIEW ALONG PLANT ATKINSON RD.

MARCH 25th 2026

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COBB COUNTY ZONING

04 | RENDERINGS



PRESTON

NORTHEAST CORNER AT ATLANTA RD & PLANT ATKINSON RD

MARCH 25th 2026

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COBB COUNTY ZONING

05 | RENDERINGS



BRANCH

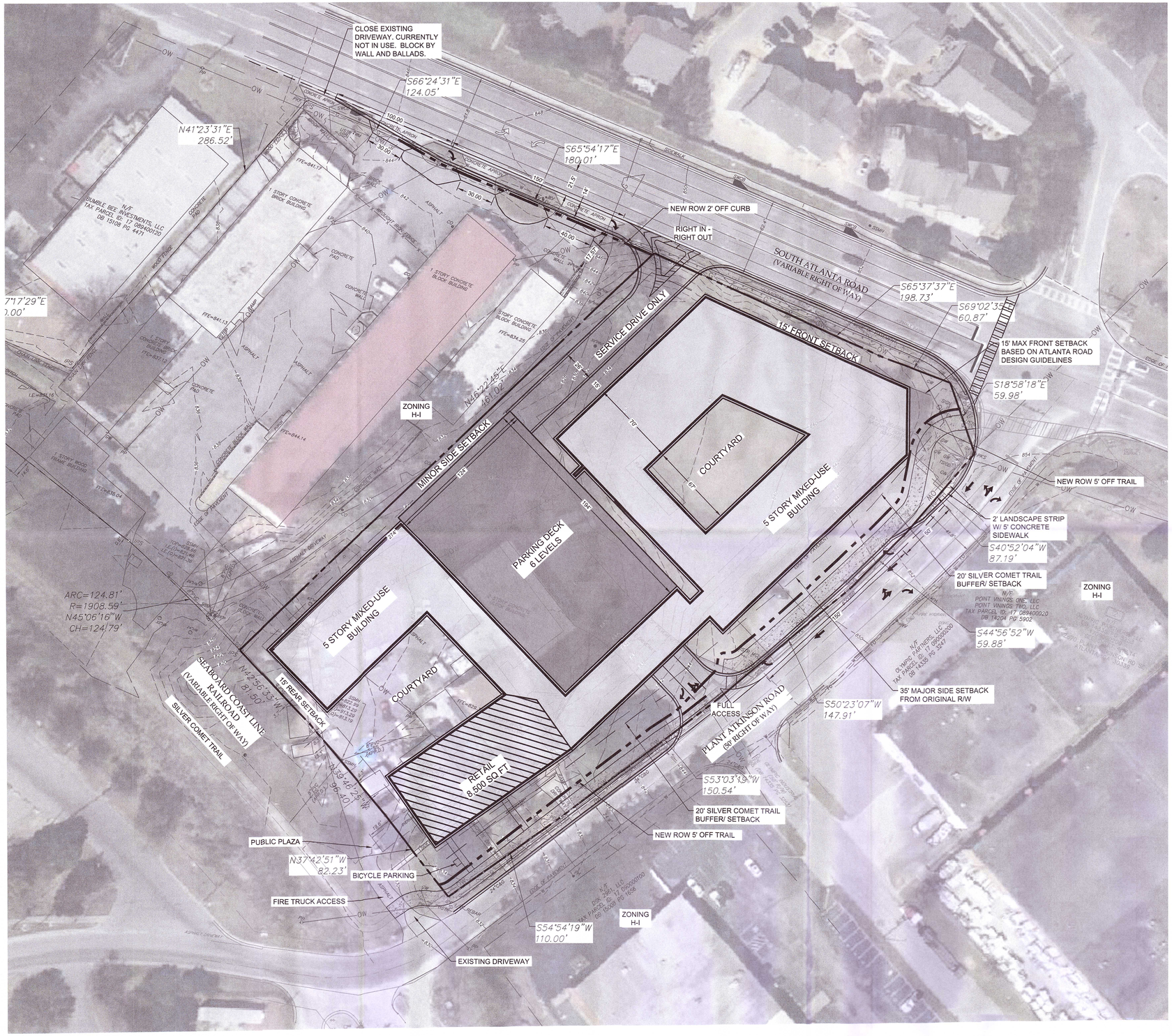
PRESTON

NORTHEAST CORNER AT ATLANTA RD & PLANT ATKINSON RD

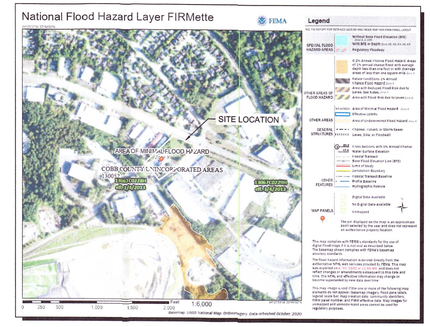
MARCH 25th 2026

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COBB COUNTY ZONING

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National Flood Hazard Layer FIRMette



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
TOTAL SITE AREA	3.472 ACRES
ZONING	
EXISTING ZONING	HI (HEAVY INDUSTRIAL)
PROPOSED ZONING	RRC (REGIONAL RETAIL COMMERCIAL)
ZONING JURISDICTION	COBB COUNTY, GEORGIA
SETBACK REQUIREMENTS	
FRONT SETBACK	15 FEET MAX PER ATLANTA RD GUIDELINES
MAJOR SIDE SETBACK	25 OR 35 FEET (FROM CURRENT ROW)
MINOR SIDE SETBACK	15 FEET (10 FEET VARIANCE REQUESTED)
REAR SETBACK	30 FEET (15 FEET VARIANCE REQUESTED)
REQUIRED BUFFERS	20' SILVER COMET TRIAL BUFFER/ SETBACK ALONG PLANT ATKINSON ROAD
DEVELOPMENT STANDARDS	
MAX. BUILDING HEIGHT	75 FEET
TOTAL IMPERVIOUS COVERAGE PROPOSED	2.62 ACRES (76%) (80% MAX ALLOWED)
RESIDENTIAL FLOOR AREA PROVIDED	315,000 SQ FT
RETAIL FLOOR AREA PROVIDED	8,500 SQ FT
MAX FLOOR AREA RATIO	N/A
RESIDENTIAL UNITS PROVIDED	250 UNITS (900 SF AVG./UNIT)
TOTAL SITE DENSITY PROVIDED	2.08 FAR
PARKING REQUIREMENTS	
MIN. RETAIL PARKING REQUIRED	64 SPACES (8 SP/ 1,000 SF)
MIN. RESIDENTIAL PARKING REQUIRED	313 SPACES (1.25 SP/ DWELLING UNIT)
TOTAL RETAIL/ RESIDENTIAL PARKING REQUIRED	377 SPACES
TOTAL RETAIL/ RESIDENTIAL PARKING PROVIDED	377 SPACES

VARIANCES:

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IMPERVIOUS COVER NOTE:

IMPERVIOUS COVERAGE IS BASED ON SITE AREA AT TIME OF ZONING

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REVISIONS

NO.	DATE	BY	DESCRIPTION

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GEORGIA REGISTERED No. 27555 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/28/2024

ZONING MASTER PLAN

0 20 40 80 120

SCALE: 1" = 40'
DATE: 03/31/2026
PROJECT: 21155.02

GRID NORTH
GEORGIA WEST ZONE

Z1
SHEET

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Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-21-2026

SITE BACKGROUND

Applicant	Branch Acquisition Company, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Branch Atlanta Road Associates
Property Location	Located on the southwest corner of Plant Atkinson Road and Atlanta Road
Address	2840 Plant Atkinson Road
Access to Property	Plant Atkinson Road

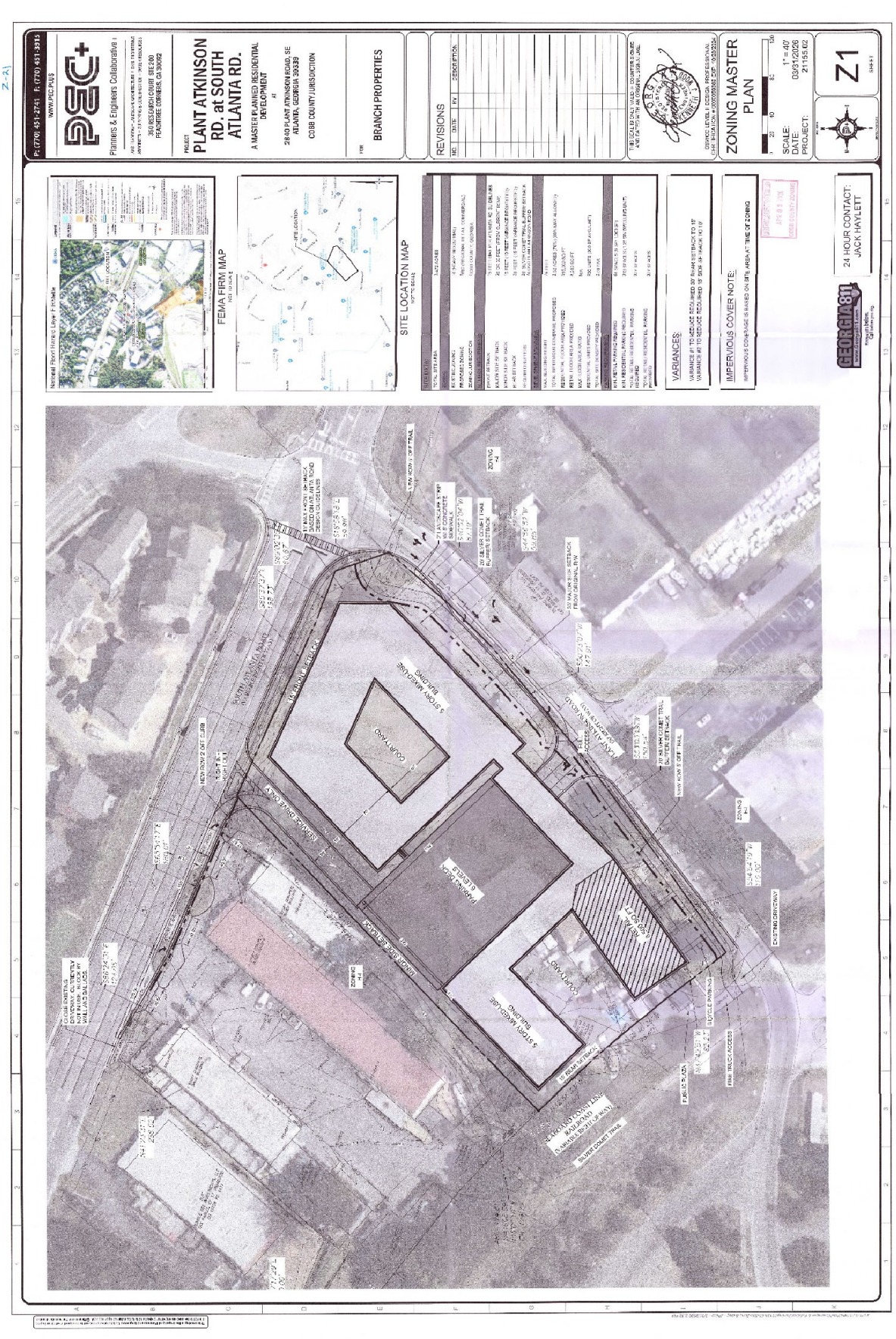
QUICK FACTS

Commission District	2 - Allen
Current Zoning	HI
Current Use of Property	Church
Proposed Zoning	RRC
Proposed Use	Mixed-use development
Future Land Use	PI
Site Acreage	3.47
District	17
Land Lot	894, 900
Parcel #	17089400020
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Jessica Berman, MPA, CNU-A)

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


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FOR
BRANCH PROPERTIES
REVISIONS
ZONING MASTER PLAN
SCALE: 1" = 40'
DATE: 03/31/2026
PROJECT: 21155.02
Z1
FEMA FIRM MAP
SITE LOCATION MAP
VARIANCES:
IMPERVIOUS COVER NOTE:
24 HOUR CONTACT:
JACK HAYLETT
GEORGIA 811

Z-21 2026 Aerial Map



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0 145 290 Feet

Zoning Boundary

City Boundary

North

Zoning: RA-5, FST / Single-family Residences, Townhomes

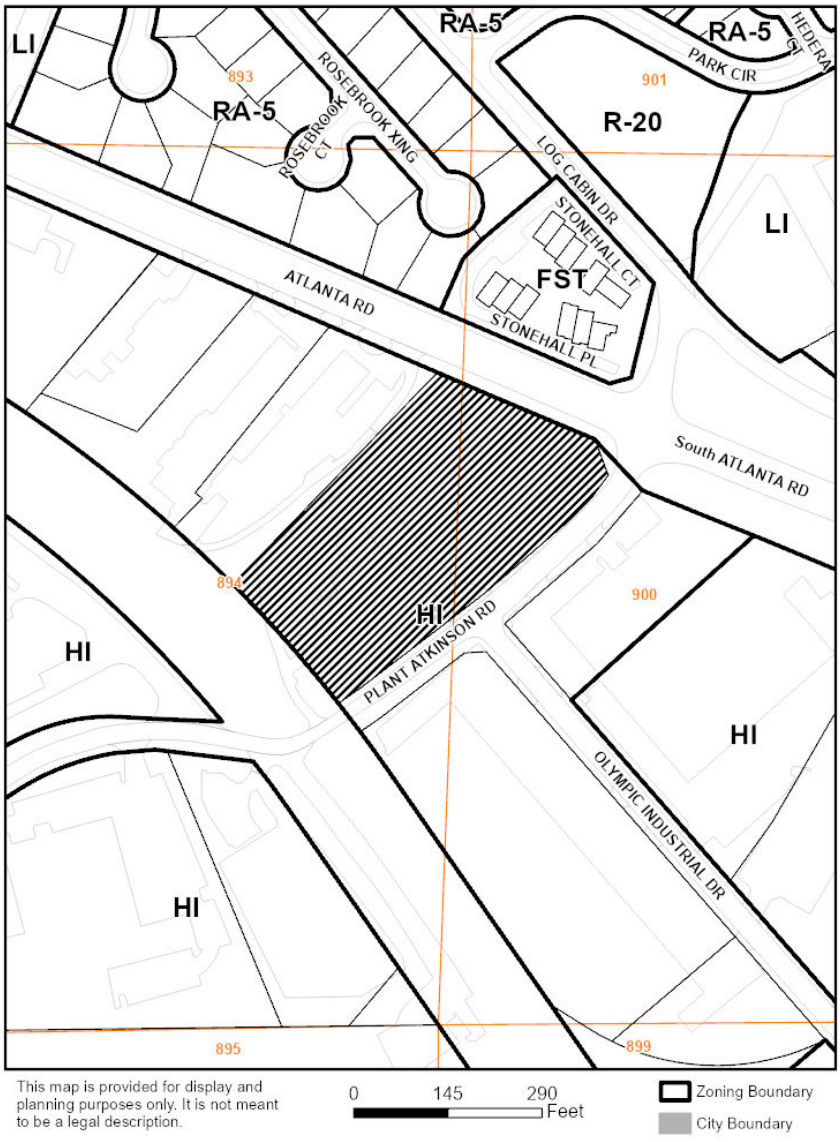
Future Land Use: MDR

WEST

Zoning: HI / Industrial Uses

Future Land Use: IND

Z-21 2026 Map



EAST

Zoning: HI / Building Materials Stores, Boarding Kennel

Future Land Use: IND

SOUTH

Zoning: HI / Industrial Uses

Future Land Use: IND

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.

Requested zoning district for the property

The RRC district is established to provide locations for intense retail commercial, office or mixed uses which exceed 500,000 net square feet and which are designed and oriented to serve a regional market making up a community. Projects developed within the RRC district should be done so as compact unified centers. Ideally, projects developed within the RRC district should occupy an area adjacent to or having good access to interstate highways, which is delineated within a regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990.

Summary of the applicant's proposal

The applicant is requesting to rezone the 3.47-acre site to the RRC regional retail commercial district in order to develop the property as a mixed-use development consisting of 250 residential units (315,000 square feet) and 8,500 square feet of retail, restaurant, and office uses. The mixed-use building will be five (5) stories in height with ground-floor commercial space beneath the residential units. Parking will be provided in a six (6)-level internal deck wrapped on three (3) sides by the principal building. Residential units will range from 650 to 1,250 square feet, with an average of 900 square feet, and will include studio, one (1)-, two (2)- and three (3)-bedroom units, with three (3)-bedroom units comprising five (5) percent of the total. The proposed architecture is described as "warehouse modern residential."

Residential criteria

Allowable units as zoned: 0
Proposed # of units: 250
Net density: 72.05
Increase of units: 250
Acres of floodplain/wetlands: 0
Impervious surface shown: 76% (Maximum allowed 80%-RAC, 70%-CAC and NAC)

Non-residential criteria

Proposed # of buildings**:** 1
Proposed # of stories: 5 (ground-floor retail)
Total sq. footage of development: 323,500
Floor area ratio: 2.14
Square footage per acre: 93,227
Required parking spaces: 523
Proposed parking spaces: 377
Acres in floodplain or wetlands: 0
Impervious surface shown: 76% (Maximum allowed 80%-RAC, 70%-CAC and NAC)

Are there any zoning variances?

Yes,

1. Increase the maximum floor area ratio allowed from 1.00 to 2.14;
2. Reduce the front setback from required 50 feet to 15 feet;
3. Reduce the minor side setback from required 15 feet to 10 feet;
4. Reduce the major side setback from required 25 feet to 10 feet;
5. Reduce the required parking ratio for multifamily units from 1.75 parking spaces per unit to 1.25 parking spaces per unit; and
6. Reduce the required parking ratio for retail (eating and drinking establishments) from 1 space per 100 square feet to 0.8 spaces per 100 square feet.

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

Environmental Site Analysis not provided.

04/14/26

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

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 including the parking deck. (State Modifications IFC 503.1 2024 Edition and Cobb County Development Standards 402.11). (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)
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.

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-21-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

6/2/2026

Approval of this petition may have an impact on the enrollment, Nickajack Elementary and Campbell High are both over capacity.

School	Student Capacity	School Enrollment	Capacity Status
Nickajack ES	1075	1237	162 over capacity
Campbell MS	1437	1445	8 over capacity
Campbell HS	3303	3246	57 under capacity

4/24/2026

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.

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? Atlanta 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

(continued)
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? *(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 Atlanta Rd

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☐ YES ☒ NO*

Approx. distance to nearest sewer: Silver Comet Trail right-of-way

Estimated waste generation (in G.P.D.): Average daily = 48,750

Peak flow = 121,875

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

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
Atlanta Road	Arterial	45	Cobb County	100’
Plant Atkinson Road	Minor Collector	35	Cobb County	60’

Roadway	Location	Average daily trips	Level of service
Atlanta Road	West of Plant Atkinson Road	21,100	D
Plant Atkinson Road	West of Maner Road	5,650	C

Based on 2024 AADT count data taken by GDOT, as published on their website, for Atlanta Road and Plant Atkinson 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 or minor 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	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
221	Multifamily Housing (Mid Rise)	250 (DU)	22	73	95	61	34	95	1,115
822	Shopping Strip Plaza	8.5 (KSF)	18	15	33	27	26	53	463
	TOTAL		**40**	**88**	**128**	**88**	**60**	**148**	**1,578**

vph = vehicles per hour, vpd = vehicles per day, DU = dwelling unit, KSF = thousand square feet
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

Atlanta 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.

Plant Atkinson Road is classified as a minor collector roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Cobb DOT has a planned SPLOST project in coordination with Georgia DOT and the PATH Foundation, for a 10’ multi-use trail connecting to a proposed trail section along the existing railroad right-of-way. The SPLOST project extends from the existing railroad right-of-way along the west side of Plant Atkinson Road and continues along the south side of Atlanta Road east of Plant Atkinson Road.

An existing guard rail parallels Atlanta Road adjacent to the property. This guard rail will need to be removed and the shoulder grade improved as part of this development.

This development requires a traffic study submittal based on Cobb County Code 134-121. A traffic Submittal 1 (dated April 1, 2026) was received for this proposed mixed-use development. Cobb DOT provided comments and recommended a full traffic study (Submittal 2) on April 10, 2026. The following comments may be revised after the study's receipt.

Recommendations

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

1. Recommend a traffic study pursuant to Code Section 134-121(b)(8). Study assumptions (such as study intersections, trip distribution, future analysis years, and annual growth rate) should be submitted in a memorandum (Submittal 1) and agreed to by Cobb DOT before continuing the full traffic study (Submittal 2). A traffic Submittal 1 (dated April 1, 2026) was received for this proposed mixed-use development. Cobb DOT provided comments and recommended a full traffic study (Submittal 2) on April 10, 2026. Cobb DOT recommendations may be revised after the study's receipt.

2. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the south side of Atlanta Road, a minimum of 50' from the roadway centerline or 3' behind the sidewalk location anticipated as part of the eastbound right turn lane installation project, whichever is further. This recommendation is pursuant to Cobb County Development Standard 401.2, Right-of-Way.

3. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the west side of Plant Atkinson Road, a minimum of 50' from the roadway centerline. This dedication will ensure the proposed trail project along the Plant Atkinson Road property frontage is located within County right-of-way. This recommendation is pursuant to Cobb County Development Standard 401.2, Right-of-Way.

4. Recommend developer construct an eastbound right turn lane from Atlanta Road to southbound Plant Atkinson Road. Recommend final design be determined during plan review, subject to Cobb County DOT approval.

5. Recommend applicant verify that minimum intersection sight distance is available for Atlanta Road and Plant Atkinson 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.

6. Recommend the access on Atlanta Road be a minimum of 250’ straight-line distance as measure from the signalized intersection curb return to the driveway curb return or be restricted to mitigation measures as approved by Cobb DOT. The typical mitigation measure is restricting the driveway to right-in right-out operations. Driveways with turn restrictions should include design elements such as, but not limited to, raised concrete guidance islands, geometric design and/or centerline raised median. Recommend final location and design be determined during plan review, subject to Cobb County DOT approval.

7. Recommend Plant Atkinson 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. The design should include a landscape strip buffer between the proposed trail and deceleration lane in order to separate pedestrian traffic from southbound vehicular traffic. Recommend final design be determined during plan review, subject to Cobb County DOT approval.

8. Recommend Plant Atkinson Road access include left turn lane to address safety because Plant Atkinson Road is a minor collector roadway. This recommendation is pursuant to 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. Recommend location and design of the left turn lane be determined during plan review, subject to Cobb DOT approval.

9. Recommend installing curb, gutter, and installing sidewalk along the Atlanta Road frontages 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.

10. Recommend curb, gutter, and 10’ multi-use trail along the Plant Atkinson Road frontage. The existing curb and gutter should be removed and reconstructed to an 11’ wide travel lane along Plant Atkinson along with the new curb, gutter, drainage and trail. 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.

11. Recommend removing and closing driveway aprons along the Atlanta Road and Plant Atkinson Road frontages that the development renders unnecessary.

12. Recommend gate and all parts of be set back a minimum of 50' from the right-of-way and meet Cobb County Development Standards. This recommendation addresses safety by giving sufficient distance for vehicles to access gate without impacting the adjacent roadway.

13. Recommend no on-street parking along the Atlanta Road and Plant Atkinson Road property frontages.

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

15. Recommend the developer install all required pedestrian accommodations at the traffic signal, as reviewed and approved by Cobb DOT. These accommodations will include any needed ramps for the crosswalk and audible pedestrian signals.

16. Recommend the developer be responsible for all signal modifications, as reviewed and approved by Cobb DOT. These modifications will include but are not limited to the following: reconfiguring the vehicle detection outputs as required per signal phasing revisions utilizing a certified programmer for reconfiguration and reconfiguring pedestrian signals, as per PROWAG.

17. Recommend applicant coordinate with Cobb DOT to ensure compatibility with Silver Comet Connector project. This will need to be addressed between the applicant and the County as part of the Plan Review process.

18. 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.

19. 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 not permit a use that is suitable in view of the use and development of adjacent and nearby property. Development in the surrounding area includes some residential neighborhoods as well as industrially zoned properties to the north across Atlanta Road with immediately adjacent properties south of Atlanta Road and along Plant Atkinson Road being exclusively industrial properties and usages such as a waste transfer station and concrete plant.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
The proposed use is located in an area that is an established industrial corridor with nearby access to railways and I-285. To establish such a large residential development in this area would have the potential to create conflict between such dissimilar uses that currently exist in the area such as Georgia Power and the County's R.L. Sutton Water Reclamation facility as well as the many other industrial users in 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 will result in a use which will or could 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 zoning proposal is not in conformity with the policies and intent of the comprehensive plan which delineates this property to be within the PI public/institutional future land use category. This PI designation reflects the site's current or former use and has the potential to be developed at a regional, community, or neighborhood scale. Immediately adjacent parcels are categorized as IND industrial on the future land use map. The plan states that the purpose of the industrial category is to "provide for areas that can support heavy industrial and manufacturing uses" while the public/institutional category "provide(s) for certain state, federal or local government and institutional uses…" Policy Guidelines call for "the primary uses within IND area [to be] industrial or manufacturing (IND-P1)" and "not be located immediately adjacent to residential uses (IND-P3)." The Code forecasts RRC developments to be located within RAC regional activity centers, to locate one so

near to industrial areas would create undue pressure upon these industrial centers within the County and result in a potential conflict between new residents and established industrial users.

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 zoning request. The applicant's proposal requires several variances from the requested RRC code. These variances, pertaining to setbacks, FAR, and parking, highlight the extent to which the proposal outpaces even a typical RRC development. In this case, the request is also not supported by the site's future land use categorization of public/institutional; the Code recommends the RRC district for regional activity centers. To allow such an overly intense, by even RRC standards, residential development in a recognized industrial area would threaten the County's established industrial areas as well as set up a potential future conflict between new residents and existing industrial users.

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: 06/02/2026
BOC: 06/16/2026

Summary of Intent for Rezoning*

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

a) **Proposed unit square-footage(s):** 650 to 1,250 square feet

b) **Proposed building architecture:** Warehouse Modern Residential

c) **List all requested variances:** To be determined during the rezoning process.

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

a) **Proposed use(s):** Retail/Restaurant/Office

b) **Proposed building architecture:** Warehouse Modern Residential

c) **Proposed hours/days of operation:** To be determined.

d) **List all requested variances:** To be determined during the rezoning process.

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 other portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.

IMPACT ANALYSIS STATEMENT

ATTACHMENT TO APPLICATION FOR REZONING

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Application No.: **Z-_____ (2026)**
Hearing Dates: **June 2, 2026**
June 16, 2026

Applicant: **Branch Acquisition Company, LLC, a Georgia limited liability company**
Titleholders: **Branch Atlanta Road Associates II, L.P., a Georgia limited partnership;**

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

(a) This Application for Rezoning seeks rezoning of approximately 3.47 acres located on the southerly side of South Atlanta Road and the northwesterly side of Plant Atkinson Road, and along the northeasterly side of the Seaboard Coast Line Railroad, Land Lots 894 and 900, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Property is currently zoned Heavy Industrial. Applicant is seeking rezoning of the Property to the Regional Retail Commercial ("RRC") zoning category for the purpose of a mixed-use development. The requested category of RRC will permit a use for the Property that is more suitable in view of its location and development of properties in close proximity, and will allow the Property to be utilized to its highest and most reasonable potential. Zoning and uses of properties in the area vary from residential to office, retail, commercial, and industrial purposes. The location of the Subject Property makes it uniquely suited for the proposed development; as well as, its location to Atlanta Road and interstate connectivity. The proposed RRC zoning classification and development for mixed-use would be compatible and beneficial to surrounding properties and the area as a whole.

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

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

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

improvements in and around the Subject Property in recent years have eased access and traffic concerns related to the proposed development.

(e) The zoning proposal is not in conformity with the Future Land Use Map of Cobb County, Georgia.

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

01 | RENDERINGS



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02 | RENDERINGS



SOUTHEAST CORNER AT PLANT ATKINSON RD

MARCH 25th 2026

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COBB COUNTY ZONING

03 | RENDERINGS



VIEW ALONG PLANT ATKINSON RD.

MARCH 25th 2026

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04 | RENDERINGS



NORTHEAST CORNER AT ATLANTA RD & PLANT ATKINSON RD

MARCH 25th 2026

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05 | RENDERINGS



BRANCH

PRESTON

NORTHEAST CORNER AT ATLANTA RD & PLANT ATKINSON RD

MARCH 25th 2026

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COBB COUNTY ZONING

5/14/2026

Re: **Environmental Site Analysis – RRC Rezoning**
2840 Plant Atkinson Rd SE – 3.472 acres
PEC+ Project No. 21155.02

Dear Community Development Officials,

See below for the anticipated impact of the proposed rezoning for the approximately 3.47-acre site located at 2840 Plant Atkinson Rd SE (the "Subject Property").

Conformance with Comprehensive Plan

The subject property at 2840 Plant Atkinson Rd SE at the intersection of Atlanta Rd SE and Plant Atkinson Rd SE. The site bordered by retail uses to the West, Silver Comet Trail/ Seaboard Coastline ROW to the South and street frontages on Plant Atkinson and Atlanta Rd to the East and North. The subject property is partially developed with a church building, homeless ministry housing and impervious area for parking. For this reason the future land use is Public Institutional. However the Future land use for the surrounding area includes medium density residential to the North, High Density Residential to the West and Industrial to the South and East. The proposed rezoning of the site to RRC would facilitate a mixed use including 250 residential units and a retail/ restaurant area of 8,500 sq ft fronting the Silver Comet Trail to the South.

The goal of the RRC (Regional Retail Commercial) is this:
"The RRC district is established to provide locations for intense retail commercial, office or mixed uses which exceed 500,000 net square feet and which are designed and oriented to serve a regional market making up a community. Projects developed within the RRC district should be done so as compact unified centers. Ideally, projects developed within the RRC district should occupy an area adjacent to or having good access to interstate highways, which is delineated within a regional activity center as defined and shown on the Cobb County Comprehensive Plan."

See also Cobb County Land Use Goals LU1-P10 - LU1-P12:
"Ensure a variety of residential land uses that support all types and densities of housing to meet the needs of a growing and diverse population"
"Promote infill development and ensure compatibility with adjacent land uses"
"Encourage appropriate transitions between lower and higher density residential uses and from residential to non-residential uses"

And Cobb County Housing Goals HO-P4 & HO-P9
"Focus housing near locations accessible to services and employment"
"Promote development of higher density housing, including attainable housing, as part of redevelopment efforts within Regional Activity Centers"

The proposed rezoning supports the intent of the comprehensive plan by providing additional housing and commercial uses in an area already accessible to public utilities, transportation, jobs and amenities. The location of this mixed use development also helps create a transition between the high density residential and industrial uses and is in line with the redevelopment of industrial uses in the area. Most importantly, the plan emphasizes housing, which is sorely needed not only is Cobb but in the greater

Atlanta Metropolitan Area. Housing would be located in a major job hub which speaks to the Comprehensive Plan's desire for "live work."

Environmental Impacts of the Proposed Project

1. **Wetlands**
   According to the National Wetlands Inventory, there are no wetlands located onsite. The proposed project is not anticipated to adversely affect any wetlands located near the site. We have also surveyed the site and walked the premises and no wetlands were observed.

2. **Floodplains**
   According to FEMA National Flood Hazard FIRMette Map No 13067C0228H (effective 3/4/2013 – shown on site plan) there is no Flood Hazard Area on site. The proposed project is not anticipated to encroach on or adversely affect any floodplains.

3. **Streams/Buffers**
   According to the site survey and field observation, no stream exist on site. The development will not adversely affect any nearby streams. We have also surveyed the site and walked the premises and no state water streams were observed.

4. **Slopes**
   According to the site survey no steep slopes exist on site.

5. **Vegetation**
   The site is currently developed with a minimal number of interior landscape trees and pines along the property line. No endangered flora exists on site.

6. **Wildlife species**
   According to the U.S. Fish and Wildlife Service IPaC resource, there are no known endangered species or habitats on site nor were any encountered during the site walk.

7. **Archaeological / Historical Sites**
   According to Georgia's Natural, Archaeological, and Historical Resources GIS, there are no relevant cultural, historic, or archaeological resources located on site.

Project Implementation Measures

See below how the project implements each of the measures to protect environmental features.

a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors:
   The proposed development will not impact any environmentally sensitive areas and will use all best construction practices to avoid an adverse effects offsite.

b. Protection of water quality:
   The proposed site plan will propose capturing all stormwater on site and will also implement best erosion control practices. These improvements will prevent flooding on adjacent properties and potential pollution. The site will follow Cobb County stormwater standards.

c. Minimization of negative impacts on existing infrastructure:
The proposed rezoning will not result in uses which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The Atlanta Rd corridor already provides infrastructure to a variety of uses including industrial, commercial, retail and residential.

d. Minimization on archaeological/historically significant areas:
According to Georgia's Natural, Archaeological, and Historical Resources GIS, there are no relevant cultural, historic, or archaeological resources located on site.

e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (i.e. solid waste and wastewater treatment facilities, utilities, airports and railroads) and industrial (i.e., landfills, quarries and manufacturing facilities) uses:
There are no environmentally stressed communities on site. The site is currently developed with buildings and impervious surfaces. The new site plan will redevelop the site while meeting required open space, landscape and stormwater regulations.

f. Creation and preservation of open space:
The project will redevelop impervious surfaces and existing buildings to minimize additional disturbance to natural areas while creating needed housing in the area.

g. Protection of citizens from the negative impacts of noise and lighting:
Many of the nearby properties are already developed with retail or industrial uses and will not be disturbed by noise and lighting from residential uses, which tend to have opposite hours. The proposed new use would be in harmony with the use and usability of existing properties.

h. Protection of parks and recreational green space:
The project site plan proposes to support the adjacent Silver Comet Trail by providing usable outdoor space and amenities complementary to trail users.

i. Minimization of impacts to wildlife habitats:
As noted by the U.S. Fish and Wildlife Service IPaC resource and site walk, there are minimal wildlife habitats on-site with the potential to be disturbed. The redevelopment will assure that housing is constructed on an already-developed site and not elsewhere, on vacant land, in the City.

Sincerely,

Kenneth Wood PE, LEED AP

CEO / **Planners and Engineers Collaborative, Inc.**

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
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SUITE 500
KNOXVILLE, TENNESSEE 37923
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JACKSONVILLE, FLORIDA
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SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

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

LEXINGTON, KENTUCKY
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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

May 21, 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-21 (2026)
Applicant: Branch Acquisition Company, LLC
Property Owner: Branch Atlanta Road Associates II, L.P.
Property: 3.47 acres, more or less, located at the intersection of the southerly side of South Atlanta Road and the northwesterly side of Plant Atkinson Road; along the northeasterly side of the Seaboard Coast Line Railroad, being more particularly known as 2840 Plant Atkinson Road, Land Lots 894 and 900, 17th District, 2nd Section, Cobb County, Georgia

Dear John:

On behalf of the Applicant, Branch Acquisition Company, LLC (hereinafter "Applicant"), and Branch Atlanta Road Associates II, L.P., the Property Owner, please accept this correspondence as our formal request for a continuance of the above-referenced Application for Rezoning from the currently scheduled hearings before the Cobb County Planning Commission and the Cobb County Board of Commissioners on June 2, 2026, and June 16, 2026, respectively. The continuance to the July 2026 zoning hearing agendas will allow Applicant time necessary to complete the traffic study and coordinate with Cobb County Department of Transportation. We would very much appreciate Staff's consideration of continuing the hearings to July 7, 2026, before the Cobb County Planning Commission, and July 21, 2026, before the Cobb County Board of Commissioners.

Thank you for your consideration in this request. If you should have any questions or require additional information at this time, please do not hesitate to contact me.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
c: Terry L. Martin, AICP, CNU-A
Senior Planner
Zoning Division
Cobb County Community Development Agency

Cameron Jones, CNU-A
Planner III
Zoning Division
Cobb County Community Development Agency

Bill Millkey
Vinings Homeowners Association

Branch Acquisition Company, LLC

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-22-2026

SITE BACKGROUND

Applicant	The Haven at Eastside, Incorporated
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Eastside Baptist Church, Inc.
Property Location	Located on the southeast corner of Lower Roswell Road and Little Road, on the north side of Freydale Road, and at the northern terminus of Lucky Court
Address	2450 Lower Roswell Road, 386 Lucky Court, 385 Lucky Court, 2495 Freydale road
Access to Property	Lower Roswell Road, Little Road, Freydale Road, Lucky Court

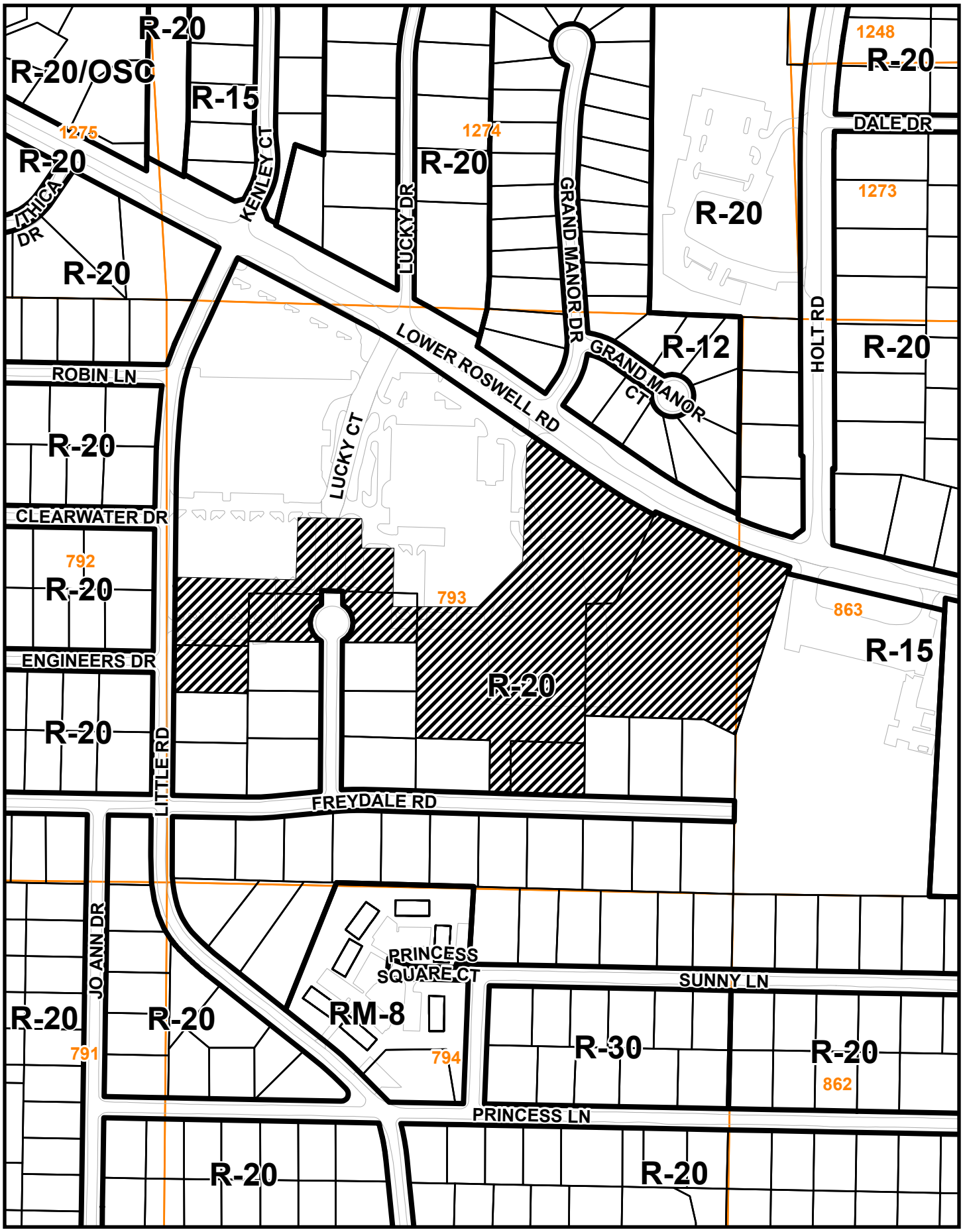
QUICK FACTS

Commission District	3 - Birrell
Current Zoning	R-20
Current Use of Property	Church property and single-family residences
Proposed Zoning	RSL
Proposed Use	Supportive and nonsupportive residential senior living
Future Land Use	PI, LDR
Site Acreage	10.10
District	17
Land Lot	793, 863
Parcel #	17079300040 (portion), 17079300280 (portion), 1707930080, 17079300140, 17079300200, 17079300210
Taxes Paid	Exempt

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-22 2026 Map



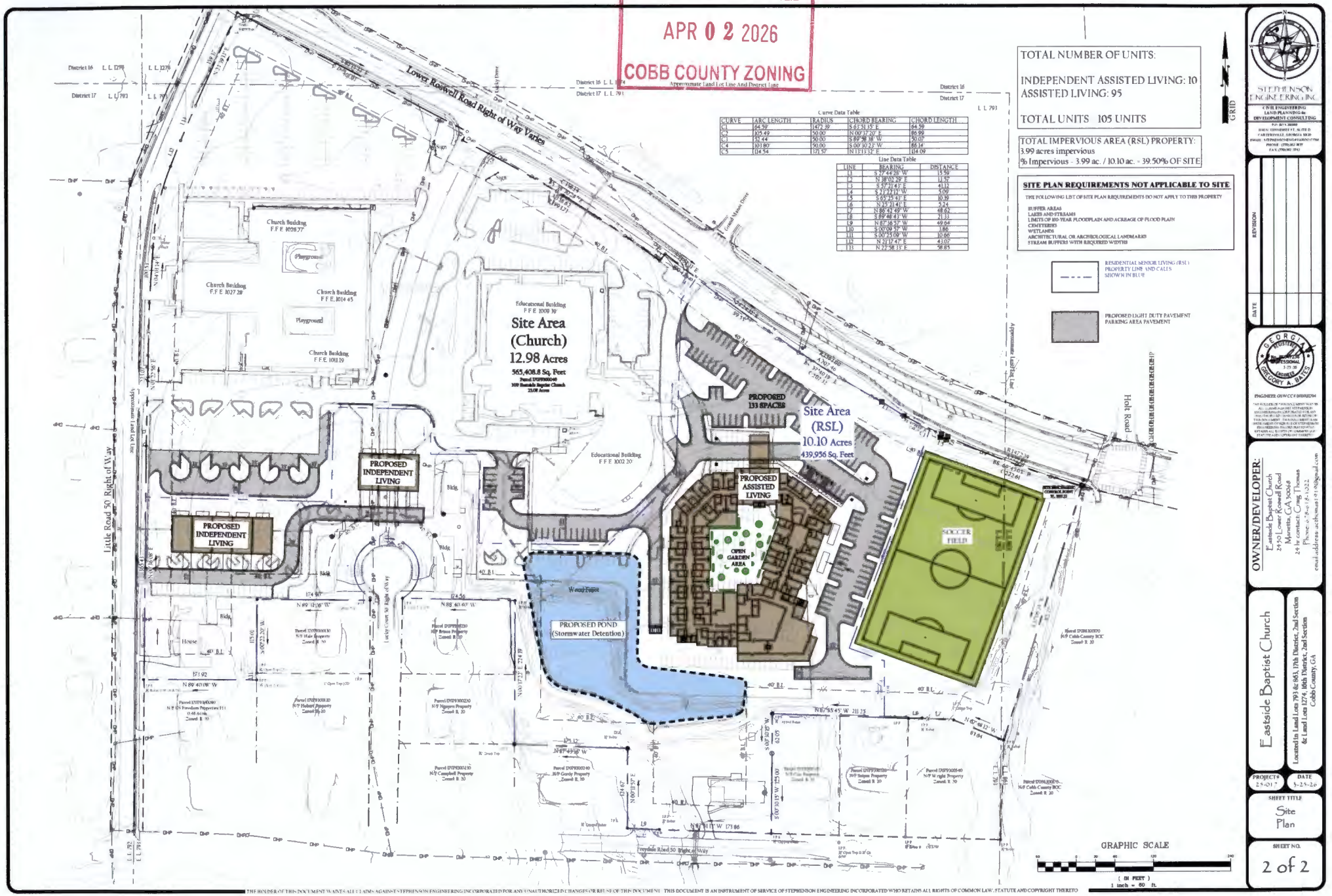
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 260 520 Feet

Zoning Boundary

City Boundary

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CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	64.59'	1472.39'	S 63°31'35" E	64.59'
C2	105.49'	50.00'	N 00°37'20" E	86.99'
C3	52.44'	50.00'	S 89°58'38" W	50.07'
C4	103.80'	50.00'	S 00°30'22" W	86.14'
C5	104.54'	171.57'	N 13°13'32" E	104.09'

Curve Data Table

LINE	BEARING	DISTANCE
L1	S 29°44'28" W	13.59'
L2	N 38°02'29" E	12.57'
L3	S 57°21'43" E	41.11'
L4	S 21°37'01" W	5.09'
L5	S 65°25'43" E	10.19'
L6	N 25°21'41" E	5.24'
L7	N 88°42'49" W	68.62'
L8	S 89°48'43" W	51.33'
L9	N 87°36'57" W	49.64'
L10	S 00°09'57" W	3.86'
L11	S 00°25'09" W	10.66'
L12	N 21°17'47" E	41.07'
L13	N 22°58'35" E	58.85'

Line Data Table

TOTAL NUMBER OF UNITS:

INDEPENDENT ASSISTED LIVING: 10
ASSISTED LIVING: 95

TOTAL UNITS 105 UNITS

TOTAL IMPERVIOUS AREA (RSL) PROPERTY:
3.99 acres impervious
% Impervious - 3.99 ac. / 10.10 ac. - 39.50% OF SITE

SITE PLAN REQUIREMENTS NOT APPLICABLE TO SITE

THE FOLLOWING LIST OF SITE PLAN REQUIREMENTS DO NOT APPLY TO THIS PROPERTY

BUFFER AREAS
LAKES AND STREAMS
LIMITS OF 100-YEAR FLOODPLAIN AND ACREAGE OF FLOOD PLAIN
CEMETERIES
WETLANDS
ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS
STREAM BUFFERS WITH REQUIRED WIDTHS

RESIDENTIAL SENIOR LIVING (RSL) PROPERTY LINE AND CALLS SHOWN IN BLUE

PROPOSED LIGHT DUTY PAVEMENT PARKING AREA PAVEMENT

STEPHENSON ENGINEERING
CIVIL ENGINEERING
LAND PLANNING &
DEVELOPMENT CONSULTING
P.O. BOX 280000
BREN TENNESSEE ST., SUITE D
CARTERSVILLE, GEORGIA 30120
EMAIL: STEPHENSONENGINEERING@YAHOO.COM
PHONE: (770) 382-9737
FAX: (770) 382-1743

REVISION
DATE

GEORGIA REGISTERED PROFESSIONAL ENGINEER GREGORY A. BATES

ENGINEER OF WORK'S SEAL

OWNER/DEVELOPER:
Eastside Baptist Church
2592 Lower Roswell Road
Marietta, GA 30068
Attn: contact: Craig Thomas
Phone: 770-421-1222
email address: acthomas1983@gmail.com

Eastside Baptist Church

Located in Land Lots 793 & 903, 17th District, 2nd Section
& Land Lots 1274, 16th District, 2nd Section
Cobb County, GA

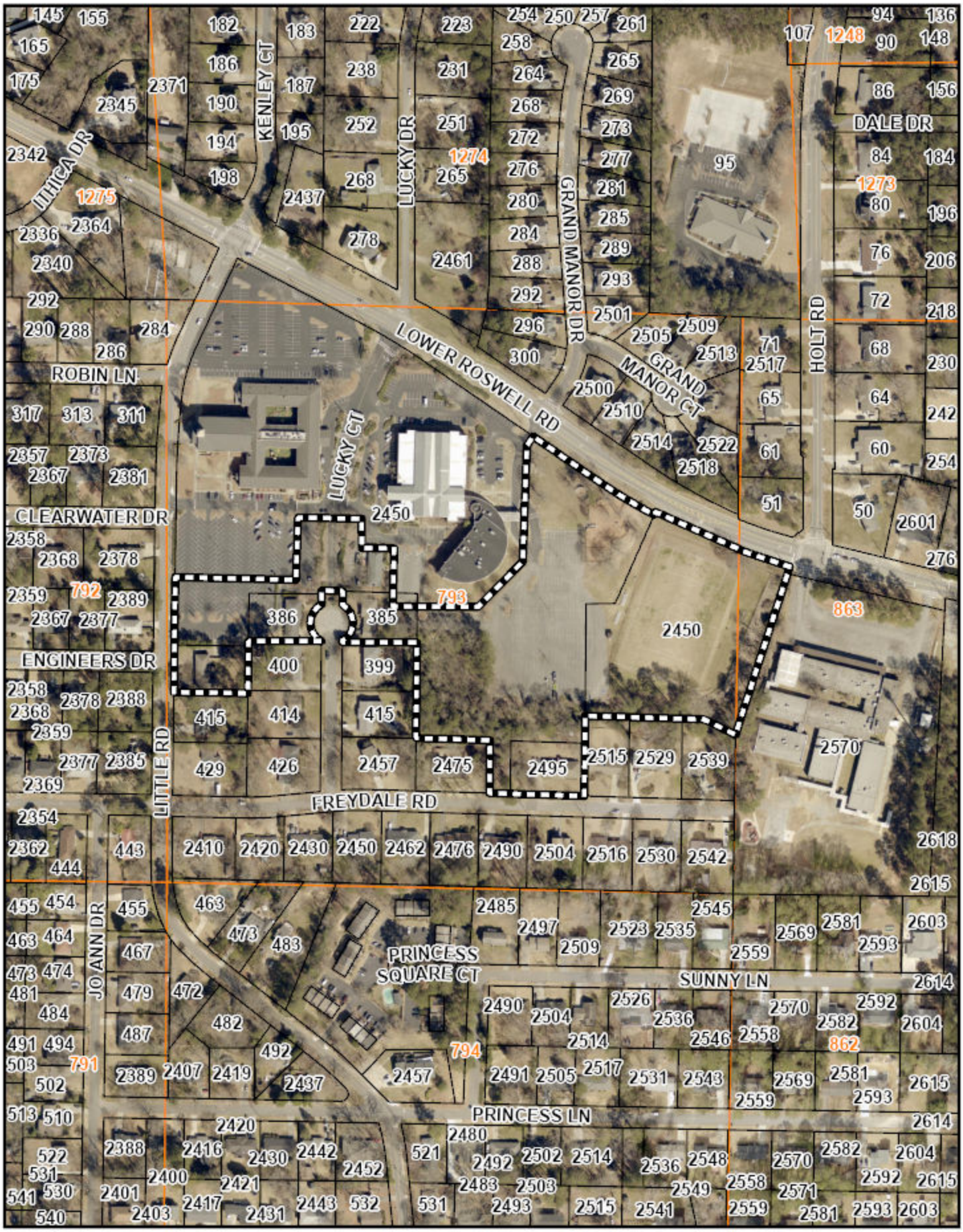
PROJECT# 25-017
DATE 3-25-26

SHEET TITLE
Site Plan

SHEET NO.
2 of 2

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Z-22 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. Z- (2026)

Hearing Dates: PC: 06/02/2026
BOC: 06/16/2026

Summary of Intent for Rezoning*

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

a) **Proposed unit square-footage(s):** 109,000 sf main building/15,000 sf cottages (total)

b) **Proposed building architecture:** Vernacular Mountain Lodge design with English influence

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

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COBB COUNTY ZONING

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

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

b) **Proposed building architecture:** See Part 1, (b) above

c) **Proposed hours/days of operation:** 365 days per year; 24/7

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

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

Applicant proposes to remodel four existing homes to match proposed building design and architecture.

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

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.

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COBB COUNTY ZONING

Executive Summary
Proposed Assisted Living Community for Eastside Church

Founded in 1961, Eastside Church located in Marietta Georgia is a well established and thriving faith based organization in the northwest sector of Atlanta. For generations, Eastside has demonstrated a commitment to serving its local community as well as ministering to countless people throughout the world.

Building on the success of launching Eastside Christian School in 1983 and Eastside Kids Academy in 2023, the church is now addressing the growing need for quality senior housing within the local area. This initiative aligns with the church's long standing mission to serve and uplift individuals across all stages of life, offering compassionate care rooted in faith-based values. This new residence will include a mix of assisted living, memory care, independent living apartments, beautiful common areas inside and out, physical therapy, onsite medical care, pastoral and wellness support, along with many other amenities. Located on church-owned property, this new community will enhance regional partnerships, create jobs, and contribute to the local neighborhood and businesses. Recognizing the 1,473-unit deficit for senior care from recent feasibility studies in the area, this proposed facility will address a critical gap in the continuum of care available to seniors. Our East Cobb seniors will now be able to age in place with dignity while staying connected to their faith-based community. Eastside Church envisions this project as both a ministry opportunity and a practical solution to a very pressing need for more senior care options.

With a proven track record in community development and education, Eastside is well positioned to bring this vision to life and is now seeking the necessary support, funding and resources to move forward with planning and implementation.

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COBB COUNTY ZONING

GRID

TOTAL NUMBER OF UNITS:

INDEPENDENT ASSISTED LIVING: 10
ASSISTED LIVING: 95

TOTAL UNITS = 105 UNITS

TOTAL IMPERVIOUS AREA (RSL) PROPERTY:
3.99 acres impervious
% Impervious = 3.99 ac. / 10.10 ac. = 39.50% OF SITE

SITE PLAN REQUIREMENTS NOT APPLICABLE TO SITE

THE FOLLOWING LIST OF SITE PLAN REQUIREMENTS DO NOT APPLY TO THIS PROPERTY:

- BUFFER AREAS
- LAKES AND STREAMS
- LIMITS OF 100-YEAR FLOODPLAIN AND ACREAGE OF FLOOD PLAIN
- CEMETERIES
- WETLANDS
- ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS
- STREAM BUFFERS WITH REQUIRED WIDTHS

RESIDENTIAL SENIOR LIVING (RSL) PROPERTY LINE AND CALLS SHOWN IN BLUE

PROPOSED LIGHT DUTY PAVEMENT PARKING AREA PAVEMENT

Curve Data Table

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	64.59'	1472.39'	S 63°51'35" E	64.59'
C2	105.49'	50.00'	N 00°37'20" E	86.99'
C3	52.44'	50.00'	S 89°58'38" W	50.07'
C4	103.80'	50.00'	S 00°30'23" W	86.14'
C5	114.54'	371.37'	N 13°13'32" E	114.09'

Line Data Table

LINE	BEARING	DISTANCE
L1	S 27°44'28" W	15.59'
L2	N 38°02'29" E	13.57'
L3	S 57°21'43" E	41.12'
L4	S 23°23'12" W	5.09'
L5	S 65°25'43" E	10.19'
L6	N 25°21'41" E	5.24'
L7	N 86°42'49" W	48.62'
L8	S 89°48'43" W	21.33'
L9	N 87°36'57" W	49.64'
L10	S 00°09'57" W	3.86'
L11	S 00°25'09" W	10.66'
L12	N 21°17'47" E	43.07'
L13	N 22°58'33" E	58.85'

STEPHENSON ENGINEERING, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT CONSULTING
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FAX: (770)382-3742

REVISION

DATE

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE029258 3-25-26 GREGORY A. BATES

ENGINEER GSWCC# 0000111704

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OWNER/DEVELOPER:
Eastside Baptist Church
2490 Lower Roswell Road
Marietta, GA 30068
24 hr contact: Craig Thomas
Phone: 678-618-1022
email address: acthomas1919@gmail.com

Eastside Baptist Church

Located in Land Lots 793 & 863, 17th District, 2nd Section & Land Lots 1274, 16th District, 2nd Section
Cobb County, GA

PROJECT# 25-017

DATE 3-25-26

SHEET TITLE
Site Plan

SHEET NO.
2 of 2

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-22-2026

SITE BACKGROUND

Applicant	The Haven at Eastside, Incorporated
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Eastside Baptist Church, Inc.
Property Location	Located on the southeast corner of Lower Roswell Road and Little Road, on the north side of Freydale Road, and at the northern terminus of Lucky Court
Address	2450 Lower Roswell Road, 386 Lucky Court, 385 Lucky Court, 2495 Freydale Road
Access to Property	Lower Roswell Road, Little Road, Freydale Road, Lucky Court

QUICK FACTS

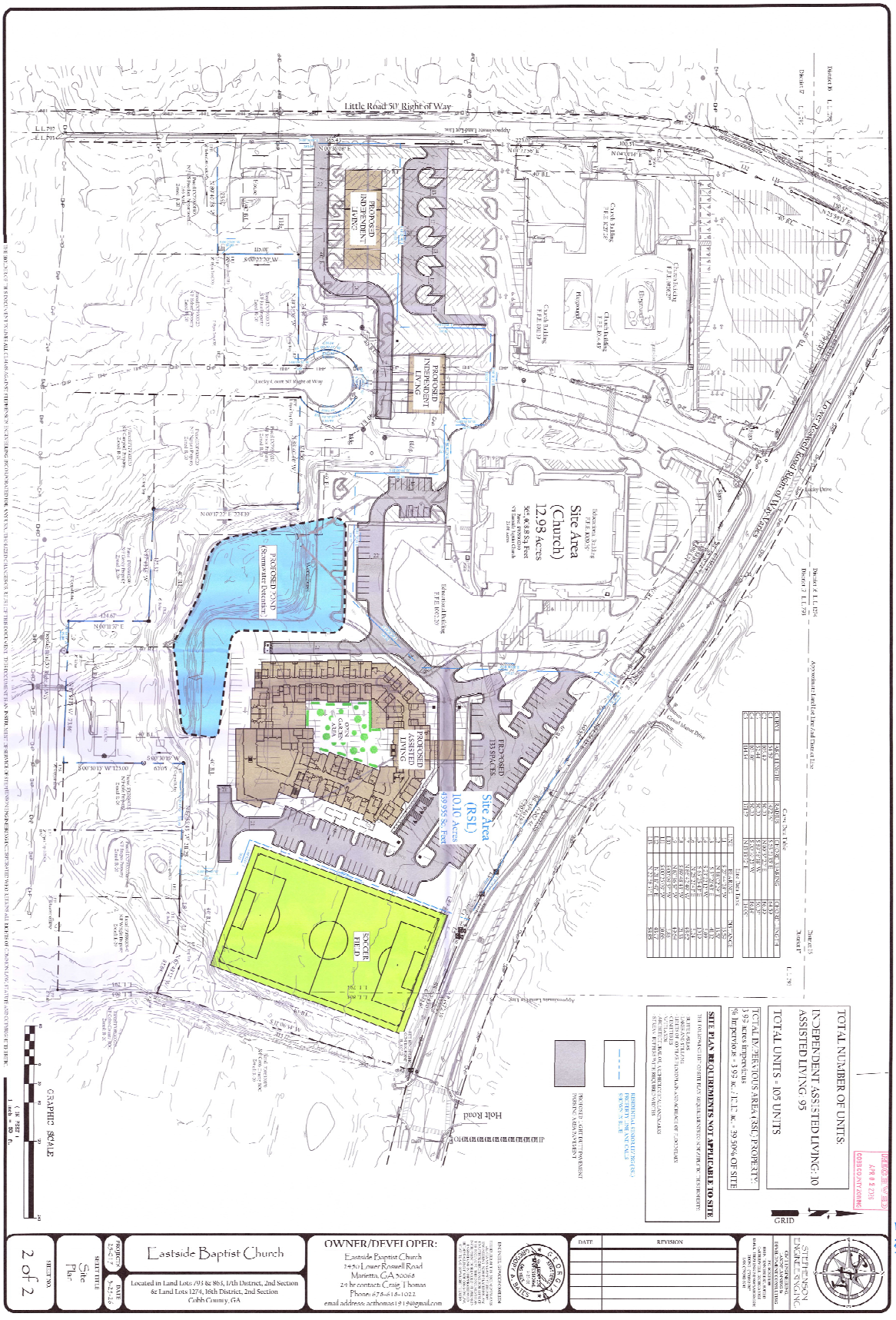
Commission District	3 - Birrell
Current Zoning	R-20
Current Use of Property	Church property and single-family residences
Proposed Zoning	RSL
Proposed Use	Supportive and nonsupportive residential senior living
Future Land Use	PI, LDR
Site Acreage	10.10
District	17
Land Lot	793, 863
Parcel #	17079300040 (portion), 17079300280 (portion), 1707930080, 17079300140, 17079300200, 17079300210
Taxes Paid	Exempt

FINAL ZONING STAFF RECOMMENDATIONS

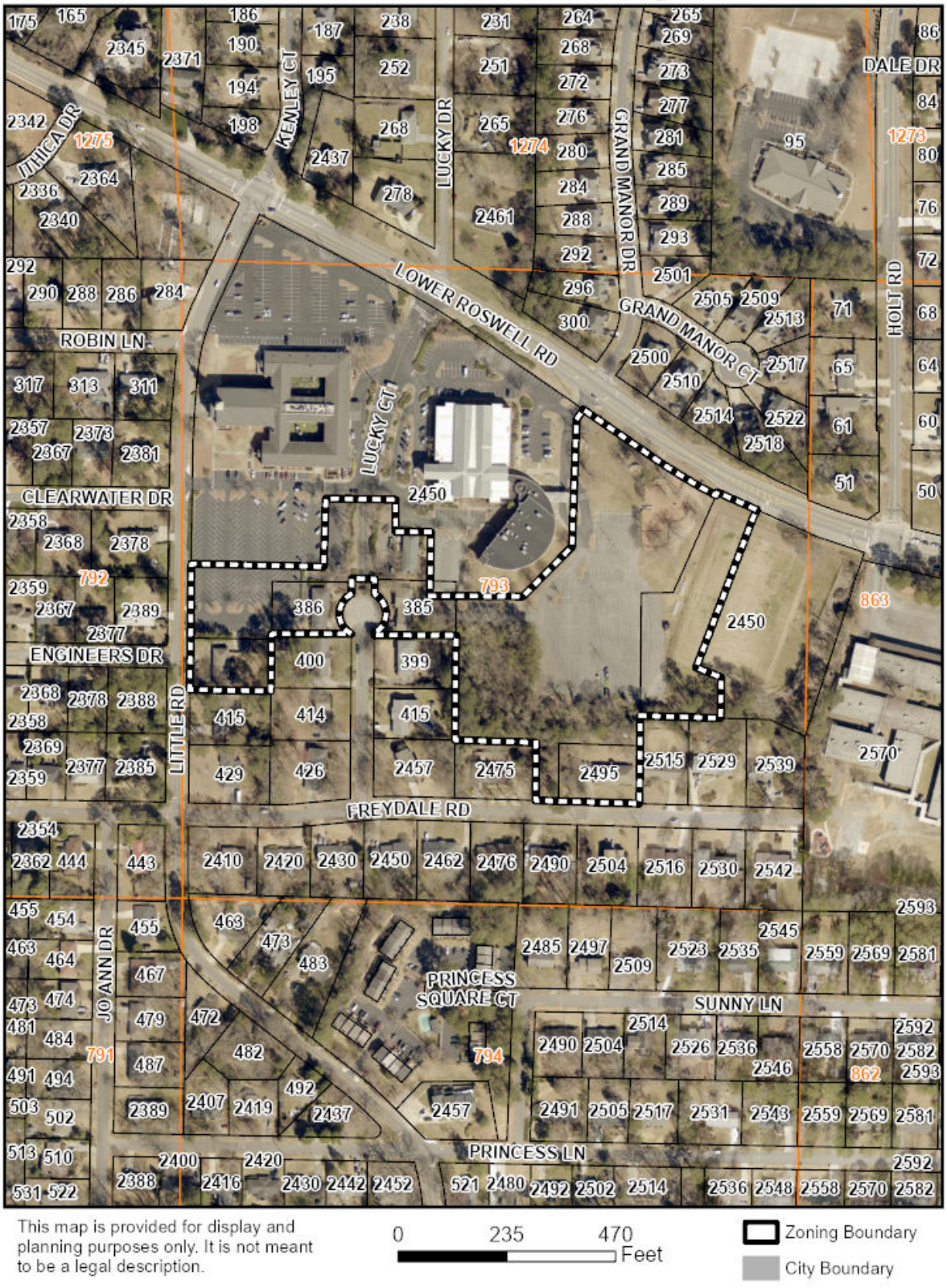
(Zoning staff member: Cameron Jones, CNU-A)

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

1. Final Site Plan to be approved by District Commissioner;
2. Building elevations for nonsupportive and supportive units to be approved by District Commissioner;
3. Variances stated in the Zoning comments;
4. Fire Department comments and recommendations;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations; and
7. Department of Transportation comments and recommendations.


Little Road 50' Right of Way
Holt Road
PROPOSED INDEPENDENT LIVING
PROPOSED INDEPENDENT LIVING
PROPOSED ASSISTED LIVING
PROPOSED 153 SPACE RV
PROPOSED POND (Stormwater Detention)
SOCCER FIELD
OPEN AREA
Site Area (Church) 12.98 Acres
Site Area (RSL) 10.10 Acres
439,956 Sq. Feet
TOTAL NUMBER OF UNITS:
INDEPENDENT ASSISTED LIVING: 10
ASSISTED LIVING 95
TOTAL UNITS - 105 UNITS
TOTAL IMPERVIOUS AREA (RSL PROPERTY)
3.92 acres impervious
% Impervious = 3.92 ac. / 10.1 ac. = 39.50% OF SITE
SITE PLAN REQUIREMENTS NOT APPLICABLE TO SITE
PROPOSED - GRUC UNDERGROUND POWER
EXISTING - GRUC OVERHEAD POWER
RESIDENTIAL (SINGLE FAMILY DETACHED) PROPERTY LINE SETBACK
GRAPHIC SCALE
GRID
Eastside Baptist Church
Located in Land Lots 793 & 865, 1/7th District, 2nd Section & Land Lots 1274, 16th District, 2nd Section Gwinnett County, GA
OWNER/DEVELOPER:
Eastside Baptist Church
3450 Lower Roswell Road
Marietta, GA 30068
24 hr contact: Craig Thomas
Phone: 678-618-1022
email address: acthomas1819@gmail.com
DATE
REVISION
Site Plan
2 of 2
SHEET NO.
STEPHENSON ENGINEERING

Z-22 2026 Aerial Map



North

Zoning: R-20, R-12 / Church, Single-Family Homes

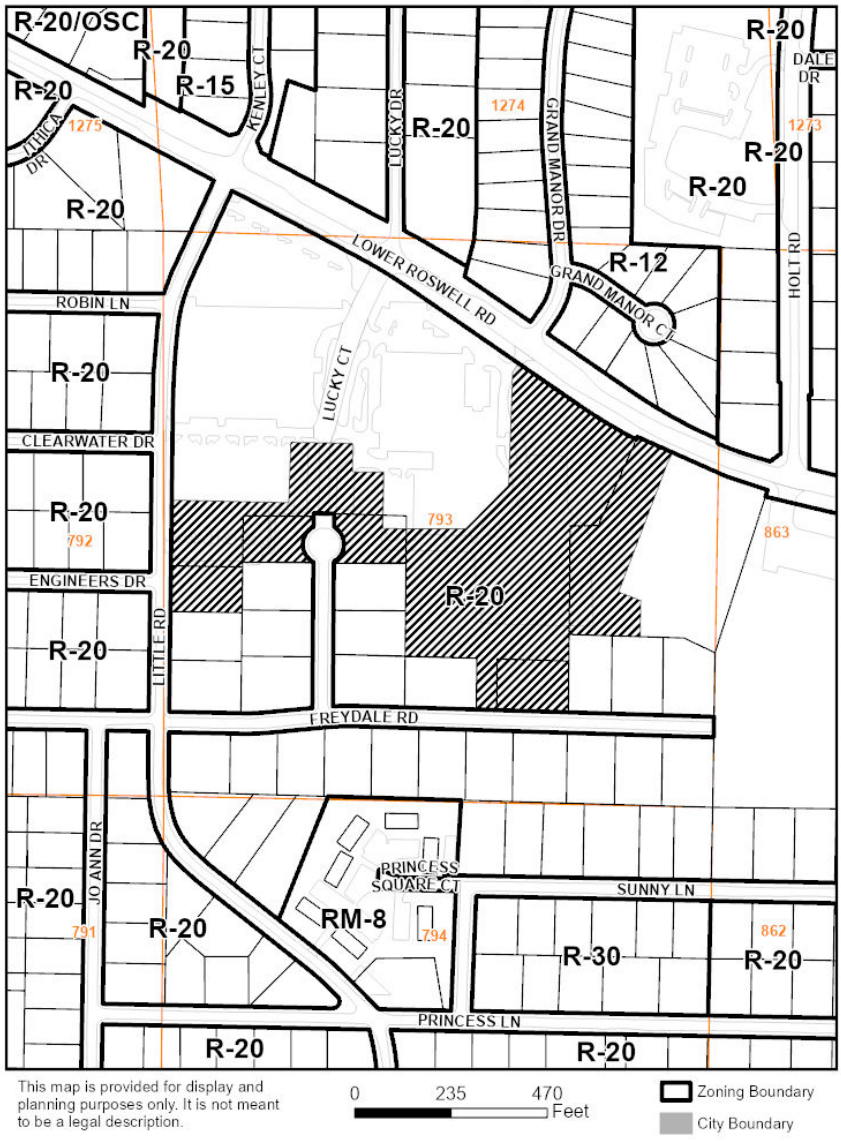
Future Land Use: PI, LDR

WEST

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

Future Land Use: PI, LDR

Z-22 2026 Map



EAST

Zoning: R-20 / Elementary School, Single-Family Homes

Future Land Use: PI, LDR

SOUTH

Zoning: R-20 / Single-Family Homes

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 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.

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 10.10-acre site for the development of a RSL nonsupportive and RSL supportive residential complex. The applicant will develop a 109,000-square-foot, three (3)-story (with exposed basement in rear) multifamily-style building with 95 units for a supportive senior living community. There will also be 12 nonsupportive units that are one and a half stories and have one car garages. The proposed density for the overall development is 10.59 units per acre. The FAR for the supportive units is 0.25 with acreage of the entire development and would be higher if calculated by just the acreage of the portion only with the supportive units. The proposal includes an open garden/courtyard space and a soccer field east of the proposed development. The architecture will be "vernacular mountain lodge design with English influence".

Residential criteria

Allowable units as zoned: 17
Proposed # of units: 107
Net density: 10.59
Increase of units: 90
Acres of floodplain/wetlands: 0
Impervious surface shown: 39.5%

Are there any zoning variances?

Yes;

1. Reduce the landscape buffer from require 40 feet 11 feet adjacent to the southern property lines (for existing house being incorporated);
2. Reduce the building setbacks from required 40 feet to 11 feet adjacent to the southern property lines (for existing house being incorporated); and
3. Allow more than four units attached for nonsupportive units.

Z-22-2026 DEPARTMENT COMMENTS – Fire Department

04/14/26

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 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 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 2024 Edition and Cobb County Development Standards 402.11). (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%.

(continued)
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.

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.

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

ONE- OR TWO-FAMILY RESIDENTIAL TOWNHOUSE DEVELOPMENTS:
Without 2hr fire wall separation, automatic sprinkler protection must be provided.

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)

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

4/24/26

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.

Per Cobb County Development Standards section 409.03.02, any detention facility proposed for the exterior boundary of a project which will abut an existing, residential property, or public right of way exterior to the development being constructed shall provide a 10-foot landscape buffer. The landscape buffer may not coincide with any underground or overhead public or private easement or line of sight easement. Pond access easements may not coincide with the buffer except that the buffer may be interrupted for an access easement perpendicular to the buffer. Stabilizing components of the detention pond may not encroach into the buffer. The required perimeter fencing must be located behind the landscape buffer.

Z-22-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

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

4/24/2026

Comprehensive Plan Future Land Use Designation: Public Institutional & Low Density Residential

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.

The subject tract is also 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)

(continued)

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.)

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

(continued)

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): Contact City of Marietta

Additional water comments: City of Marietta's water/sewer service boundary

Sewer comments:

In the drainage basin: ☐ YES ☐ NO

At development: ☐ YES ☐ NO*

Approx. distance to nearest sewer: Contact City of Marietta

Estimated waste generation (in G.P.D.): Average daily = 13,650

Peak flow = 34,125

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: City of Marietta's water/sewer service boundary

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
Little Road	Minor Collector	25	Cobb County	60’
Lower Roswell Road	Arterial	35	Cobb County	100’

Roadway	Location	Average daily trips (vpd)	Level of service
Little Road	NA	NA	NA
Lower Roswell Road	East of Smithstone	13,100	D

vpd = vehicles per day

Based on 2024 AADT counting data taken by GDOT, as published on their website, for Lower Roswell 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)**	
252	Senior Adult Housing- Multifamily	10 units	1	1	2	1	2	3	33
254	Assisted Living	95 beds	11	7	18	9	14	23	393
Total Trips			12	8	**20**	10	16	**26**	**426**

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

Little Road is classified as a minor collector roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Lower Roswell Road is classified 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 the site plan received April 2, 2026, this development does not require a traffic impact study submittal.

(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 East side of Little Road, a minimum of 30’ 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 south side of Lower Roswell Road, a minimum of 50’ from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

3. Recommend replacing any 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 all crosswalks be installed parallel to the adjacent roadway.

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 view of the use and development of adjacent and nearby properties. The property is in an area with residential uses, a high-density RM-8 development south of the property, and churches.

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 is surrounded by residential with the Princess Square Community allowing up to 8 units per acre nearby the subject property.

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 Public Institution (PI) and Low Density Residential (LDR) future land use category. The requested zoning district and proposed use are consistent with the PI and LDR land use designation. The LDR-P2 and LDR-P3 future land use calls for proposals at the high end of the range of densities should be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential areas.

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 supportive and nonsupportive residential senior living facility.

The current rezoning proposal would remain consistent with the PI and LDR future land use categories while providing buffers from existing single-family neighborhoods except the existing homes that will be renovated along Little Road and Lucky Court.

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: 06/02/2026
BOC: 06/16/2026

Summary of Intent for Rezoning*

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

a) **Proposed unit square-footage(s):** 109,000 sf main building/15,000 sf cottages (total)

b) **Proposed building architecture:** Vernacular Mountain Lodge design with English influence

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

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COBB COUNTY ZONING

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

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

b) **Proposed building architecture:** See Part 1, (b) above

c) **Proposed hours/days of operation:** 365 days per year; 24/7

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

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

Applicant proposes to remodel four existing homes to match proposed building design and architecture.

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

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.

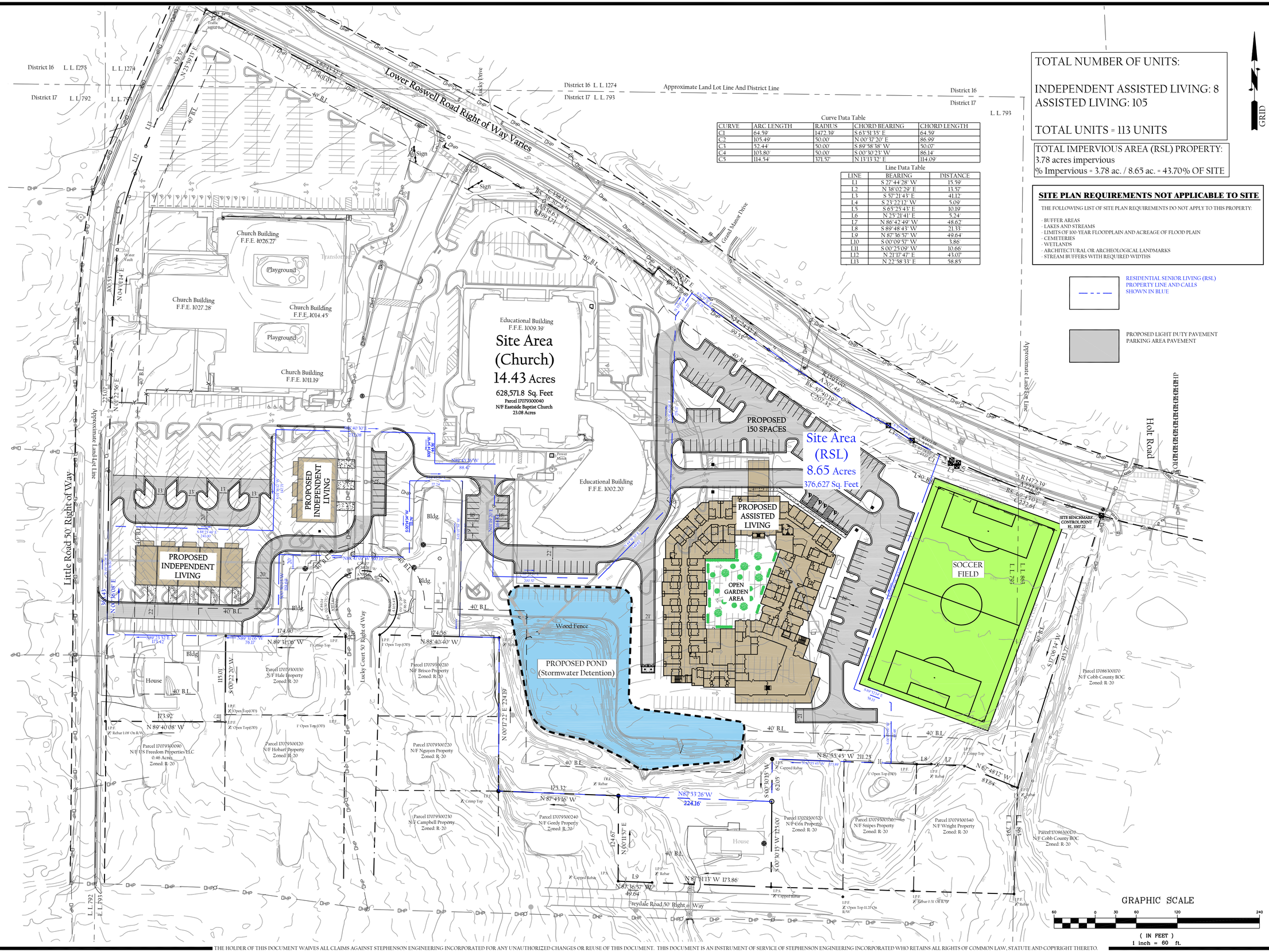
RECEIVED
APR 02 2026
COBB COUNTY ZONING

Executive Summary
Proposed Assisted Living Community for Eastside Church

Founded in 1961, Eastside Church located in Marietta Georgia is a well established and thriving faith based organization in the northwest sector of Atlanta. For generations, Eastside has demonstrated a commitment to serving its local community as well as ministering to countless people throughout the world.

Building on the success of launching Eastside Christian School in 1983 and Eastside Kids Academy in 2023, the church is now addressing the growing need for quality senior housing within the local area. This initiative aligns with the church's long standing mission to serve and uplift individuals across all stages of life, offering compassionate care rooted in faith-based values. This new residence will include a mix of assisted living, memory care, independent living apartments, beautiful common areas inside and out, physical therapy, onsite medical care, pastoral and wellness support, along with many other amenities. Located on church-owned property, this new community will enhance regional partnerships, create jobs, and contribute to the local neighborhood and businesses. Recognizing the 1,473-unit deficit for senior care from recent feasibility studies in the area, this proposed facility will address a critical gap in the continuum of care available to seniors. Our East Cobb seniors will now be able to age in place with dignity while staying connected to their faith-based community. Eastside Church envisions this project as both a ministry opportunity and a practical solution to a very pressing need for more senior care options.

With a proven track record in community development and education, Eastside is well positioned to bring this vision to life and is now seeking the necessary support, funding and resources to move forward with planning and implementation.



Curve Data Table

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	64.59'	1472.39'	S 63°51'35" E	64.59'
C2	105.49'	50.00'	N 00°37'20" E	86.99'
C3	52.44'	50.00'	S 89°58'38" W	50.07'
C4	103.80'	50.00'	S 00°30'23" W	86.14'
C5	114.54'	371.57'	N 13°13'32" E	114.09'

Line Data Table

LINE	BEARING	DISTANCE
L1	S 27°44'28" W	15.59'
L2	N 38°02'29" E	13.57'
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L6	N 25°21'41" E	5.24'
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L8	S 89°48'43" W	21.33'
L9	N 87°36'57" W	49.64'
L10	S 00°09'57" W	3.86'
L11	S 00°25'09" W	10.66'
L12	N 21°17'47" E	43.07'
L13	N 22°58'33" E	58.85'

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EMAIL: STEPHENSONENG@YAHOO.COM
PHONE: (770) 382-7977
FAX: (770) 382-3742

REVISION
DATE

GEORGIA REGISTERED No. PE027235 PROFESSIONAL 3-25-26 ENGINEER GREGORY A. BATES

ENGINEER GSWCC# 0000111704

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OWNER/DEVELOPER:
Eastside Baptist Church
2450 Lower Roswell Road
Marietta, GA 30068
24 hr contact: Craig Thomas
Phone: 678-618-1022
email address: acthomas1919@gmail.com

Eastside Baptist Church

Located in Land Lots 793 & 863, 17th District, 2nd Section & Land Lots 1274, 16th District, 2nd Section Cobb County, GA

PROJECT# 25-017
DATE 3-25-26

SHEET TITLE
Site Plan

SHEET NO.
2 of 2

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811 or 1-800-282-7411
It's The Law !

24 Hr Emergency Contact:
Craig Thomas
678-618-1022

***** ELEVATION NOTE *****

TOPOGRAPHIC INFORMATION PROVIDED BY NORTH GEORGIA SURVEYING . IT IS CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL EXISTING AND PROPOSED ELEVATIONS AND GRADES ON STREET, STORM DRAINS, AND UTILITIES PRIOR TO CONSTRUCTION. IF AN DISCREPANCY IS FOUND THEN IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER.

***** CAUTION *****

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. IF THERE ARE ANY DISCREPANCIES THE ENGINEER MUST BE NOTIFIED. ALL DAMAGE MAIDE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SITE PLAN REQUIREMENTS NOT APPLICABLE TO SITE

THE FOLLOWING LIST OF SITE PLAN REQUIREMENTS DO NOT APPLY TO THIS PROPERTY:

- BUFFER AREAS
- LAKES AND STREAMS
- LIMITS OF 100-YEAR FLOODPLAIN AND ACREAGE OF FLOOD PLAIN
- CEMETERIES
- WETLANDS
- ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS
- STREAM BUFFERS WITH REQUIRED WIDTHS

PROPOSED LIGHT DUTY PAVEMENT
PARKING AREA PAVEMENT

RESIDENTIAL SENIOR LIVING (RSL)
PROPERTY LINE AND CALLS
SHOWN IN BLUE

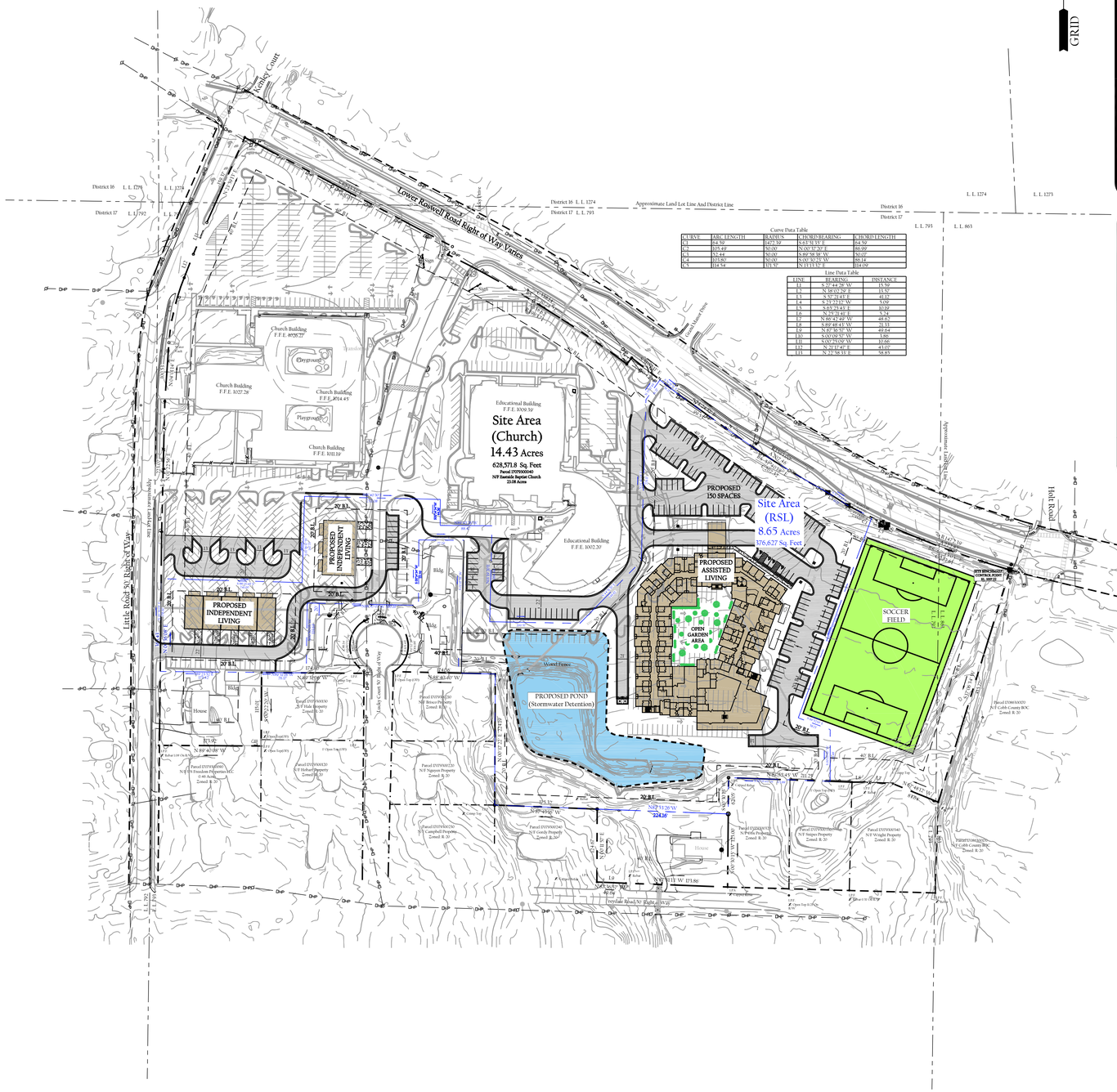
TOTAL IMPERVIOUS AREA (RSL) PROPERTY:
3.78 acres impervious
% Impervious = 3.78 ac. / 8.65 ac. = 43.70% OF SITE

TOTAL NUMBER OF UNITS:

INDEPENDENT LIVING: 18
ASSISTED LIVING: 95

TOTAL UNITS = 113 UNITS

INDEPENDANT LIVING INTERNAL SETBACK
INDEPENDANT LIVING SETBACK SHAL BE 20' FROM THE PROPOSED RSL ZONING LINE



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	64.59'	1473.39'	S 63°45'15" E	64.59'
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SITE DATA:

OWNER/DEVELOPER:	EASTSIDE BAPTIST CHURCH 2450 LOWER ROSWELL ROAD MARIETTA, GA 30068 24 HR CONTACT: CRAIG THOMAS PHONE: 678-618-1022 email address: acthomas1919@gmail.com
ENGINEER:	STEPHENSON ENGINEERING, INC. P.O. BOX 200088 CARTERSVILLE, GEORGIA 30120 PHONE: 770-382-7877 EMAIL: stephensoneng@yahoo.com
BOUNDARY SURVEYOR:	NORTH GEORGIA SURVEYING 262 ERWIN ROAD S.E. CALHOUN, GEORGIA 30701 PHONE: 706-625-1046 EMAIL: mpbunch@northgeorgiasurveying.com
TOPOGRAPHIC INFORMATION:	NORTH GEORGIA SURVEYING 262 ERWIN ROAD S.E. CALHOUN, GEORGIA 30701 PHONE: 706-625-1046 EMAIL: mpbunch@northgeorgiasurveying.com
SITE AREA:	+/- 23.08 ACRES (CHURCH = 14.43 AC., RSL = 8.65 AC.)
CURRENT ZONING:	R-20
PROPOSED ZONING:	RSL - FOR PORTION OF THE PROPERTY TO BE PROPOSED RESIDENTIAL SENIOR LIVING
FLOOD NOTE:	THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR FLOOD INTERMEDIATE FLOOD ZONE AS PER FEMA COMMUNITY PANEL #13067C0128H LAST REVISED NOVEMBER 2, 2012.



LOCATION MAP

SHEET INDEX

1	Overall Site Plan
2	Site Plan

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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REVISION

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GEORGIA REGISTERED No. PE007235 PROFESSIONAL 5-27-26 ENGINEER GREGORY A. BATES

ENGINEER GSWCC# 0000111704

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2450 Lower Roswell Road
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24 hr contact: Craig Thomas
Phone: 678-618-1022
email address: acthomas1919@gmail.com

Eastside Baptist Church

Located in Land Lots 793 & 865, 17th District, 2nd Section & Land Lots 1274, 16th District, 2nd Section Cobb County, GA

PROJECT# 25-017

DATE 5-27-26

SHEET TITLE
Overall Site Plan

SHEET NO.
1 of 2

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INDEPENDANT LIVING SETBACK SHAL BE 20' FROM THE PROPOSED RSL ZONING LINE

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ASSISTED LIVING: 95

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RESIDENTIAL SENIOR LIVING (RSL) PROPERTY LINE AND CALLS SHOWN IN BLUE

PROPOSED LIGHT DUTY PAVEMENT PARKING AREA PAVEMENT

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L11	S 00°25'09" W	10.66'
L12	N 21°17'47" E	43.07'
L13	N 22°58'33" E	58.85'

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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DATE 5-27-26

SHEET TITLE
Site Plan

SHEET NO.
2 of 2

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-22-2026

SITE BACKGROUND

Applicant	The Haven at Eastside, Incorporated
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Eastside Baptist Church, Inc.
Property Location	Located on the southeast corner of Lower Roswell Road and Little Road, on the north side of Freydale Road, and at the northern terminus of Lucky Court
Address	2450 Lower Roswell Road, 386 Lucky Court, 385 Lucky Court
Access to Property	Lower Roswell Road, Little Road, Freydale Road, Lucky Court

QUICK FACTS

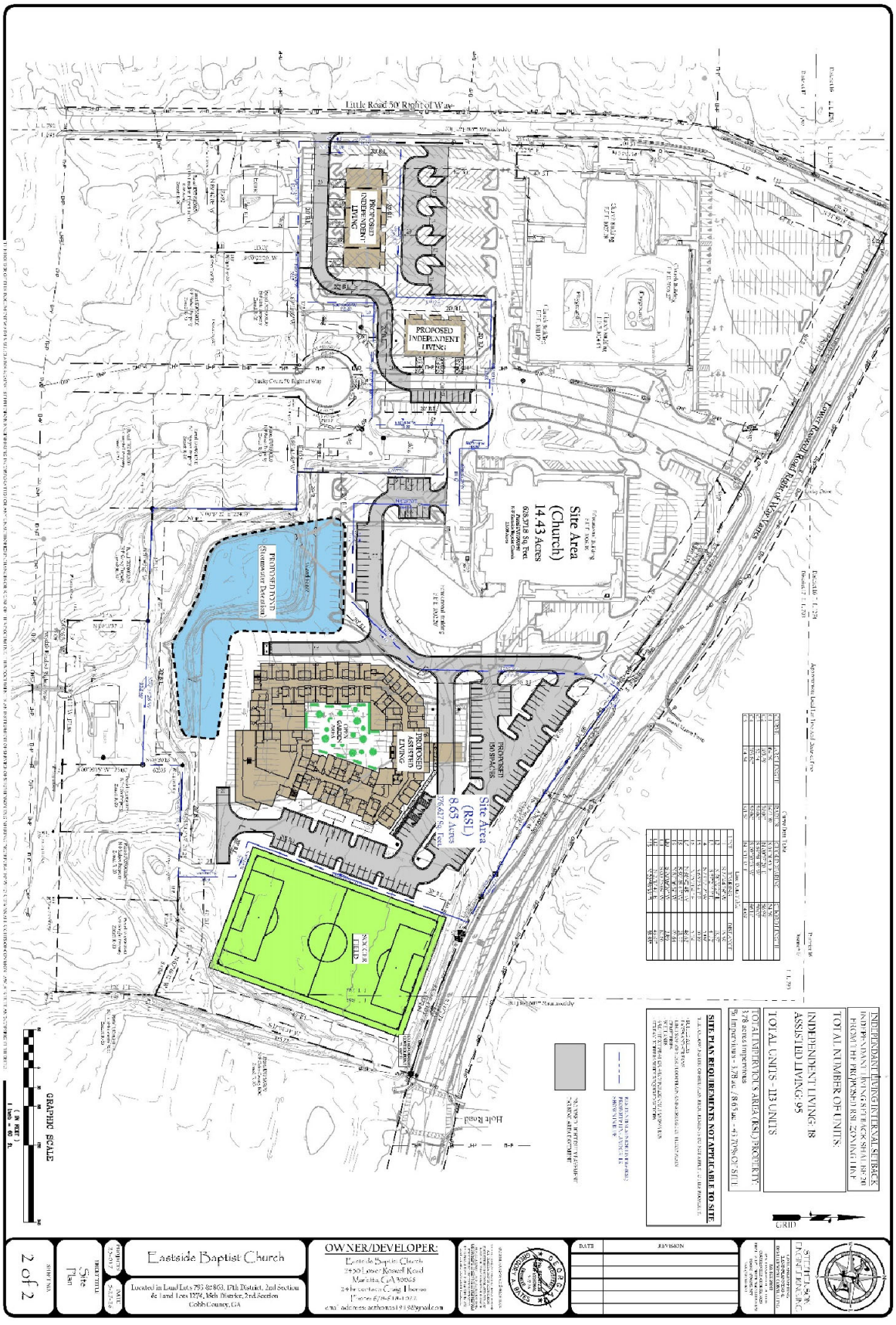
Commission District	3 - Birrell
Current Zoning	R-20
Current Use of Property	Church property and single-family residences
Proposed Zoning	RSL
Proposed Use	Supportive and nonsupportive residential senior living
Future Land Use	PI, LDR
Site Acreage	8.65
District	17
Land Lot	793, 863
Parcel #	17079300040 (portion), 17079300280 (portion), 17079300140, 17079300200, 17079300210
Taxes Paid	Exempt

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 to be approved by District Commissioner;
2. Building elevations for nonsupportive and supportive units to be approved by District Commissioner;
3. Variances stated in the Zoning comments;
4. Fire Department comments and recommendations;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations; and
7. Department of Transportation comments and recommendations.


Little Road 50' Right of Way
PROPOSED INDEPENDENT LIVING
PROPOSED INDEPENDENT LIVING
Site Area (Church) 14.43 Acres
PROPOSED POND (Stormwater Detention)
PROPOSED ASSISTED LIVING
OPEN GARDEN
PROPOSED 150 SPACES
Site Area (RSL) 8.65 Acres
SOCCER FIELD
Holt Road
Lower Roswell Road
GRAPHIC SCALE
GRID
INDEPENDENT LIVING INTERNAL SETBACK
TOTAL NUMBER OF UNITS:
INDEPENDENT LIVING 18
ASSISTED LIVING: 95
TOTAL UNITS - 113 UNITS
SITE PLAN REQUIREMENTS NOT APPLICABLE TO SITE
Eastside Baptist Church
OWNER/DEVELOPER:
Site Plan
2 of 2

Z-22 2026 Aerial Map



North

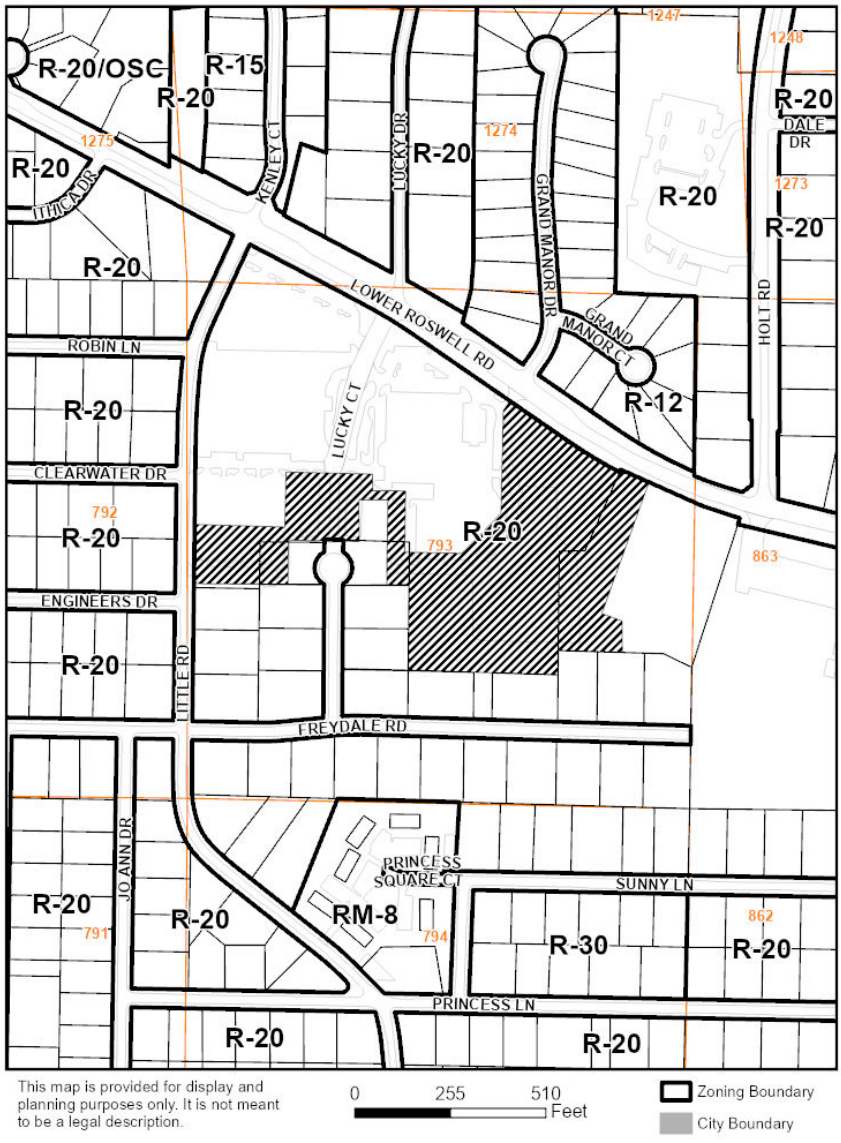
Zoning: R-20, R-12 / Church, Single-Family Homes
Future Land Use: PI, LDR

WEST

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

Future Land Use: PI, LDR

Z-22 2026 Map



EAST

Zoning: R-20 / Elementary School, Single-Family Homes

Future Land Use: PI, LDR

SOUTH

Zoning: R-20 / Single-Family Homes
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 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.

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 8.65-acre site for the development of a RSL nonsupportive and RSL supportive residential complex. The applicant will develop a 109,000-square-foot, three (3)-story (with exposed basement in rear) multifamily-style building with 95 units for a supportive senior living community and 10 units for a nonsupportive senior living community. There will also be 8 nonsupportive units that are one and a half stories and have one car garages. The proposed density for the overall development is 13.06 units per acre. The FAR for the supportive units is 0.25 with acreage of the entire development and would be higher if calculated by just the acreage of the portion only with the supportive units. The proposal includes an open garden/courtyard space and a soccer field east of the proposed development. The architecture will be "vernacular mountain lodge design with English influence".

Residential criteria

Allowable units as zoned: 15
Proposed # of units: 113
Net density: 13.06
Increase of units: 98
Acres of floodplain/wetlands: 0
Impervious surface shown: 43.7%

Are there any zoning variances?

Yes;

1. Reduce the building setbacks from required 40 feet to 20 feet for the supportive units and from required 30 feet to 20 feet for the nonsupportive units across the entire development;
2. Reduce the landscape buffer from required 40 feet to zero (0) feet for the supportive units and from 20 feet to zero (0) feet for the nonsupportive units across the entire development; and
3. Allow more than four units attached for nonsupportive units.

04/14/26

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 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 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 2024 Edition and Cobb County Development Standards 402.11). (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%.

(continued)
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.

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.

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

ONE- OR TWO-FAMILY RESIDENTIAL TOWNHOUSE DEVELOPMENTS:
Without 2hr fire wall separation, automatic sprinkler protection must be provided.

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)

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

4/24/26

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.

Per Cobb County Development Standards section 409.03.02, any detention facility proposed for the exterior boundary of a project which will abut an existing, residential property, or public right of way exterior to the development being constructed shall provide a 10-foot landscape buffer. The landscape buffer may not coincide with any underground or overhead public or private easement or line of sight easement. Pond access easements may not coincide with the buffer except that the buffer may be interrupted for an access easement perpendicular to the buffer. Stabilizing components of the detention pond may not encroach into the buffer. The required perimeter fencing must be located behind the landscape buffer.

Z-22-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

6/2/2026

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

4/24/2026

Comprehensive Plan Future Land Use Designation: Public Institutional & Low Density Residential

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.

The subject tract is also 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)

(continued)

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.)

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

(continued)

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): Contact City of Marietta

Additional water comments: City of Marietta's water/sewer service boundary

Sewer comments:

In the drainage basin: ☐ YES ☐ NO

At development: ☐ YES ☐ NO*

Approx. distance to nearest sewer: Contact City of Marietta

Estimated waste generation (in G.P.D.): Average daily = 13,650

Peak flow = 34,125

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: City of Marietta's water/sewer service boundary

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
Little Road	Minor Collector	25	Cobb County	60’
Lower Roswell Road	Arterial	35	Cobb County	100’

Roadway	Location	Average daily trips (vpd)	Level of service
Little Road	NA	NA	NA
Lower Roswell Road	East of Smithstone	13,100	D

vpd = vehicles per day

Based on 2024 AADT counting data taken by GDOT, as published on their website, for Lower Roswell 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)**	
252	Senior Adult Housing- Multifamily	10 units	1	1	2	1	2	3	33
254	Assisted Living	95 beds	11	7	18	9	14	23	393
Total Trips			12	8	**20**	10	16	**26**	**426**

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

Little Road is classified as a minor collector roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Lower Roswell Road is classified 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 the site plan received April 2, 2026, this development does not require a traffic impact study submittal.

(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 East side of Little Road, a minimum of 30’ 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 south side of Lower Roswell Road, a minimum of 50’ from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

3. Recommend replacing any 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 all crosswalks be installed parallel to the adjacent roadway.

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 view of the use and development of adjacent and nearby properties. The property is in an area with residential uses, a high-density RM-8 development south of the property, and churches.

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 is surrounded by residential with the Princess Square Community allowing up to 8 units per acre nearby the subject property.

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 Public Institution (PI) and Low Density Residential (LDR) future land use category. The requested zoning district and proposed use are consistent with the PI and LDR land use designation. The LDR-P2 and LDR-P3 future land use calls for proposals at the high end of the range of densities should be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential areas.

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 supportive and nonsupportive residential senior living facility.

The current rezoning proposal would remain consistent with the PI and LDR future land use categories while providing buffers from existing single-family neighborhoods except the existing homes that will be renovated along Little Road and Lucky Court.

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: 06/02/2026
BOC: 06/16/2026

Summary of Intent for Rezoning*

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

a) **Proposed unit square-footage(s):** 109,000 sf main building/15,000 sf cottages (total)

b) **Proposed building architecture:** Vernacular Mountain Lodge design with English influence

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

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

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

b) **Proposed building architecture:** See Part 1, (b) above

c) **Proposed hours/days of operation:** 365 days per year; 24/7

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

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

Applicant proposes to remodel four existing homes to match proposed building design and architecture.

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

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.

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Executive Summary
Proposed Assisted Living Community for Eastside Church

Founded in 1961, Eastside Church located in Marietta Georgia is a well established and thriving faith based organization in the northwest sector of Atlanta. For generations, Eastside has demonstrated a commitment to serving its local community as well as ministering to countless people throughout the world.

Building on the success of launching Eastside Christian School in 1983 and Eastside Kids Academy in 2023, the church is now addressing the growing need for quality senior housing within the local area. This initiative aligns with the church's long standing mission to serve and uplift individuals across all stages of life, offering compassionate care rooted in faith-based values. This new residence will include a mix of assisted living, memory care, independent living apartments, beautiful common areas inside and out, physical therapy, onsite medical care, pastoral and wellness support, along with many other amenities. Located on church-owned property, this new community will enhance regional partnerships, create jobs, and contribute to the local neighborhood and businesses. Recognizing the 1,473-unit deficit for senior care from recent feasibility studies in the area, this proposed facility will address a critical gap in the continuum of care available to seniors. Our East Cobb seniors will now be able to age in place with dignity while staying connected to their faith-based community. Eastside Church envisions this project as both a ministry opportunity and a practical solution to a very pressing need for more senior care options.

With a proven track record in community development and education, Eastside is well positioned to bring this vision to life and is now seeking the necessary support, funding and resources to move forward with planning and implementation.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-23-2026

SITE BACKGROUND

Applicant	2997 Johnson Ferry LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Reese C. Lewis
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	2997 Johnson Ferry LLC
Property Location	Located on the west side of Johnson Ferry Road, south of Waterfront Drive
Address	2997 Johnson Ferry Road
Access to Property	Johnson Ferry Road

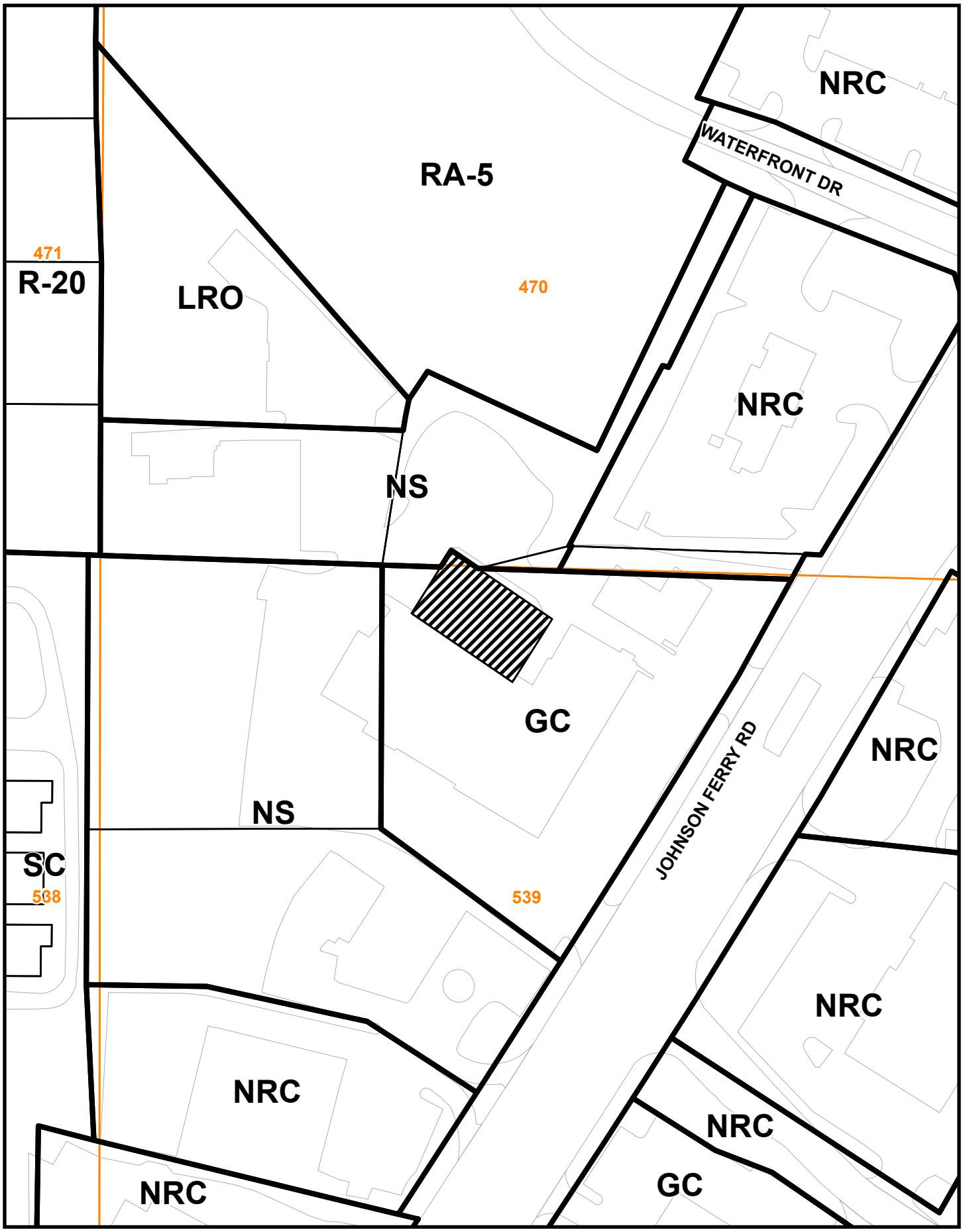
QUICK FACTS

Commission District	3 - Birrell
Current Zoning	GC
Current Use of Property	Vacant commercial
Proposed Zoning	NRC
Proposed Use	Retail commercial
Future Land Use	NAC
Site Acreage	0.11
District	16
Land Lot	539
Parcel #	16053900280
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-23 2026 Map



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0 80 160 Feet

Zoning Boundary

City Boundary

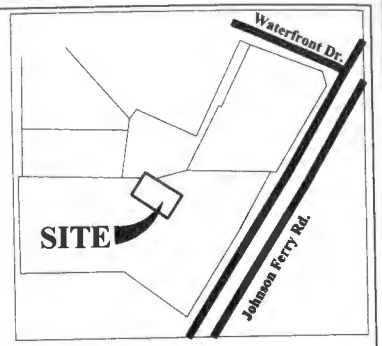
Rezoning Plan

2997 Johnson Ferry Road

Cobb County, Georgia Land Lot 539, 16th District, 2nd Section

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NO CHANGES PROPOSED TO EXISTING STRUCTURES FOR THIS REZONING APPLICATION.



prepared for:
Mr. Reese Lewis
100 Lakeland Way
Roswell, Ga 30076

0 15 30 60 120
Scale: 1" = 30'

April 2, 2026

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

north

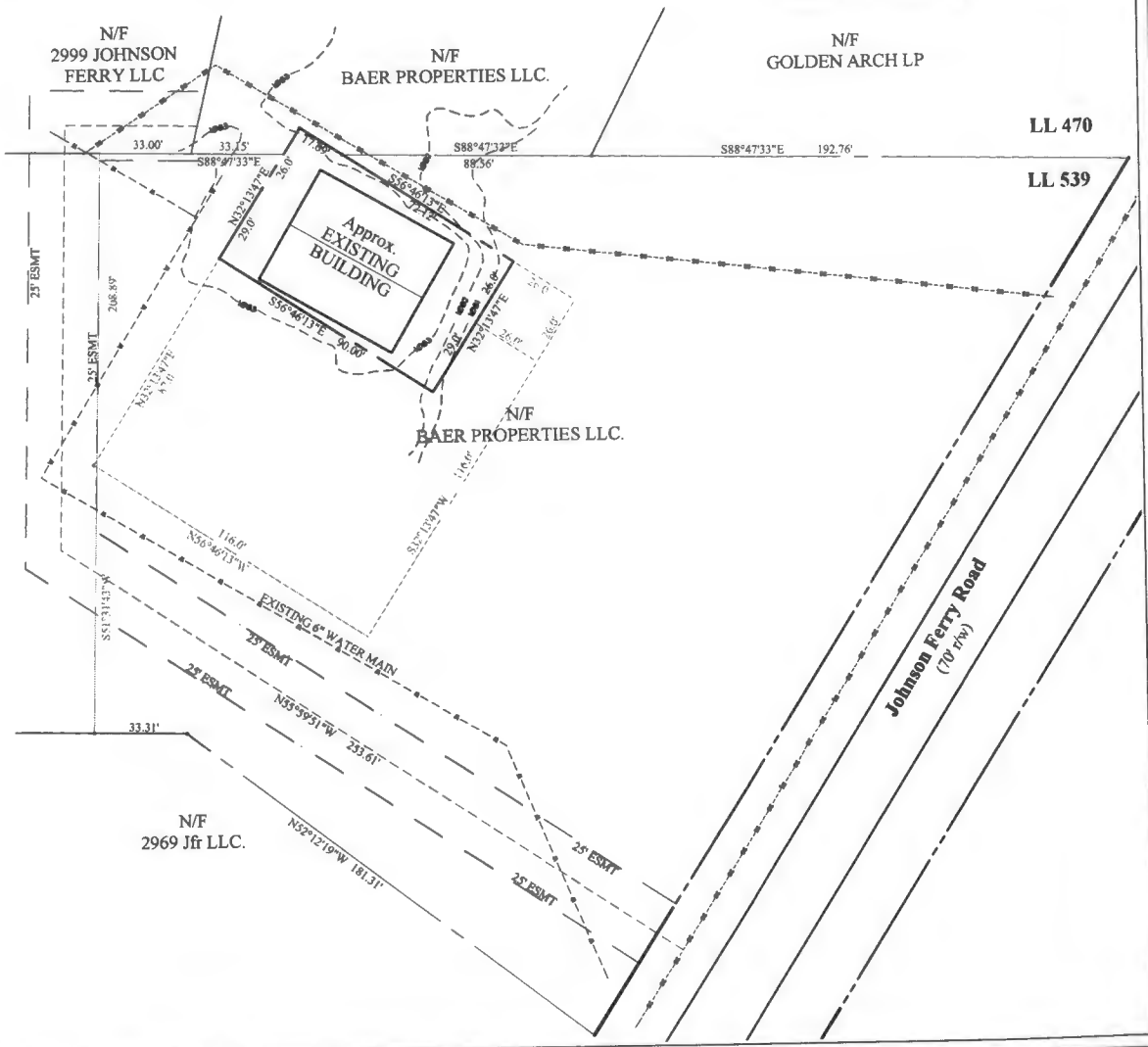
GEORGIA LANDSCAPE ARCHITECT 1431 KRISTIAN WILES

Site Data

Total Site Area: 0.114 AC
(4,946 SF)
Present Zoning: GC
Proposed Zoning: NRC

Setbacks:
Front - 40' (requested reduced to 0)
Side - 15' (Requested reduced to 0)
Rear - 30' (Requested reduced to 0)

Existing impervious is +/- 90%
No Changes are proposed



General Notes:

1. Boundary taken from a survey by Gaskins & Hogan dated 2/1/1984
2. Topographic information from Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) #13067C0068 H, March 4, 2013, 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. Known utility easements exist on site and are shown on site plan.

Z-23 2026 Aerial Map



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0 80 160 Feet

Zoning Boundary

City Boundary

Application No. _____

Summary of Intent for Rezoning

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

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

b) **Proposed building architecture:** N/A

c) **List all requested variances:** N/A

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

a) **Proposed use(s):** Neighborhood Retail Commercial use, including office suites and wellness/personal care services

b) **Proposed building architecture:** Existing two-story commercial building

Any exterior changes to match surrounding commercial character

c) **Proposed hours/days of operation:** As needed for Neighborhood Retail Commercial tenant operations

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

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

Existing 3,216 SF commercial building on approximately 0.11 acres with on-site parking.
Low-impact Neighborhood Retail Commercial use consistent with surrounding commercial properties.

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).

To be verified with final survey and site plan.

Written Impact Analysis - Item #9

Cobb County Rezoning Application Attachment

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COBB COUNTY ZONING

Property: 2997 Johnson Ferry Road, Marietta, Georgia

Request: Neighborhood Retail Commercial (NRC) use of an existing developed commercial property

The subject property is an existing developed commercial parcel located along Johnson Ferry Road. The property is already improved with an existing commercial building and associated parking and access improvements. The request is intended to allow continued and reasonable commercial use of the site under a Neighborhood Retail Commercial (NRC) classification, without materially changing the basic development pattern of the property. No major redevelopment, increase in residential density, or substantial site expansion is proposed as part of this request.

(a) Suitability in view of adjacent and nearby property

The proposed Neighborhood Retail Commercial (NRC) use is suitable for the subject property in light of the established development pattern of adjacent and nearby properties. The property is located in an area where commercial activity is already present and expected. The site is situated on a roadway capable of serving commercial traffic and is improved with an existing commercial building, which makes it physically and functionally appropriate for continued commercial occupancy.

Neighborhood Retail Commercial zoning is appropriate because it allows neighborhood-serving commercial activity in a location already influenced by surrounding commercial uses, traffic patterns, and development intensity. The request does not introduce an incompatible land use into a stable residential setting; rather, it recognizes and formalizes the commercial nature of the property and surrounding area. As a result, the proposed zoning will permit a use that is suitable in view of nearby development.

(b) Effect on existing use or usability of adjacent or nearby property

The proposed request should not adversely affect the existing use or usability of adjacent or nearby properties. The property is already developed and intended to remain in commercial use. Because the request does not involve a significant expansion of the site, the construction of a materially larger building, or the introduction of a high-intensity use, the practical impacts on adjoining properties should be limited.

The request is for commercial use on a parcel that already functions as a commercial site. Existing access points, parking areas, and building improvements are already in place, which minimizes disruption to surrounding property owners. In addition, typical Neighborhood Retail Commercial activity at this location is expected to occur primarily within an enclosed building and within the context of an established commercial area. The request does not contemplate outdoor industrial activity, heavy truck-oriented operations, or other unusually intense uses that would substantially interfere with nearby properties.

Accordingly, the proposed zoning should not impair the use, enjoyment, or value of adjacent and nearby property and should instead support continued occupancy and upkeep of an existing commercial site.

(c) Reasonable economic use as currently zoned

The subject property's most reasonable economic use is continued occupancy as a viable commercial property. The requested Neighborhood Retail Commercial classification supports that practical economic use by allowing the property to compete in the market with similarly situated commercial properties in the surrounding area. Without a commercially practical zoning framework, the property may be unnecessarily constrained, underutilized, or less marketable than comparable nearby properties.

This request promotes the productive use of an already-developed site, encourages reinvestment in an existing building, and reduces the likelihood of prolonged vacancy or functional obsolescence. A clear Neighborhood Retail Commercial classification also provides better predictability for ownership, prospective tenants, lenders, and the County by aligning the property's zoning with the commercial context in which it exists.

For these reasons, the requested zoning provides a more reasonable and sustainable economic use of the property than a more restrictive or less marketable classification.

(d) Potential burden on streets, transportation facilities, utilities, or schools

The proposed request should not create an excessive or burdensome demand on public facilities. The site is already developed and served by existing streets, utilities, and access infrastructure. Because no significant increase in building area, no residential density, and no large-scale redevelopment are proposed, the rezoning is not expected to generate impacts beyond those ordinarily associated with an existing small commercial parcel.

Traffic impacts should be modest and consistent with the surrounding commercial area. Any future tenant use at the site would be expected to operate within the capacity of the existing roadway network serving the area, particularly given that the parcel has historically functioned as commercial property. Likewise, utilities serving the site are already in place, and the request does not involve a scale of development that would be expected to place an unusual burden on water, sewer, stormwater, or emergency services.

The request also will not burden schools, because it does not involve residential development. In short, the proposed zoning is a low-intensity commercial request on an existing site and should not result in excessive demand on public infrastructure.

(e) Conformity with the policy and intent of the land use plan

The request is consistent with the policy and intent of a land use framework that directs commercial activity to appropriate roadway corridors and existing developed commercial areas. This request concerns an already-developed commercial parcel and seeks to maintain and support commercial use in a location that is suited for such activity. It does not represent an encroachment of new commercial development into an undeveloped residential area; rather, it preserves the productive use of an existing site in an area already characterized by commercial development.

The proposal also advances sound land use policy by encouraging reuse and continued investment in an existing building instead of creating pressure for unnecessary expansion elsewhere. Maintaining viable commercial occupancy at this location supports the tax base, promotes property maintenance, and helps ensure that established commercial areas remain functional and economically active.

To the extent the County's current land use map and corridor policies contemplate neighborhood-serving commercial activity in this area, the request is directly in keeping with that policy intent.

(f) Other existing or changing conditions supporting approval or disapproval

There are additional conditions that support approval of this request. First, the property is already improved and situated within an established commercial environment, making continued commercial use both logical and efficient. Second, market conditions favor flexible, neighborhood-serving commercial space that can accommodate changing tenant demand over time. Allowing Neighborhood Retail Commercial use at this location helps the property remain occupied and adaptable without requiring repeated land use approvals for ordinary commercial turnover.

Third, approval of this request promotes reinvestment in an existing site and reduces the risk of vacancy, deferred maintenance, and underutilization. The County benefits when existing commercial properties remain active, maintained, and productive. Finally, because the request does not involve a significant physical intensification of the site, the potential negative effects commonly associated with major redevelopment are not present here.

Taken together, the existing development pattern, the commercial context of the area, the existing site improvements, and the practical need for continued viable commercial occupancy all support approval of the request.

Conclusion

For the reasons stated above, the requested Neighborhood Retail Commercial (NRC) use is appropriate for the subject property, compatible with surrounding development, unlikely to adversely affect nearby properties, not expected to overburden public facilities, and consistent with the policy objective of maintaining appropriate commercial activity on an existing developed commercial site. The request represents a reasonable, low-impact land use action and should be approved.

2-23

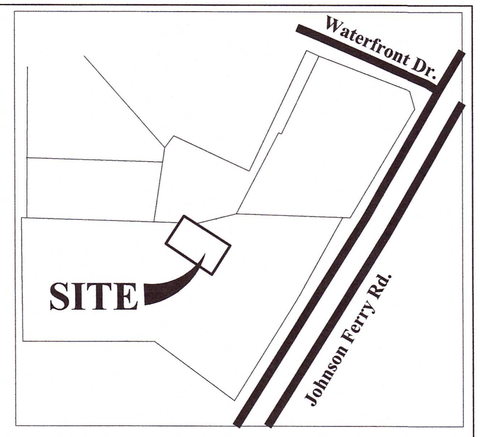
Rezoning Plan

2997 Johnson Ferry Road

Cobb County, Georgia Land Lot 539, 16th District, 2nd Section

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APR 06 2026
COBB COUNTY ZONING

NO CHANGES PROPOSED TO EXISTING STRUCTURES FOR THIS REZONING APPLICATION.



prepared for:

Mr. Reese Lewis
100 Lakeland Way
Roswell, Ga 30076

0 15 30 60 120
Scale: 1" = 30'

April 2, 2026

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

north

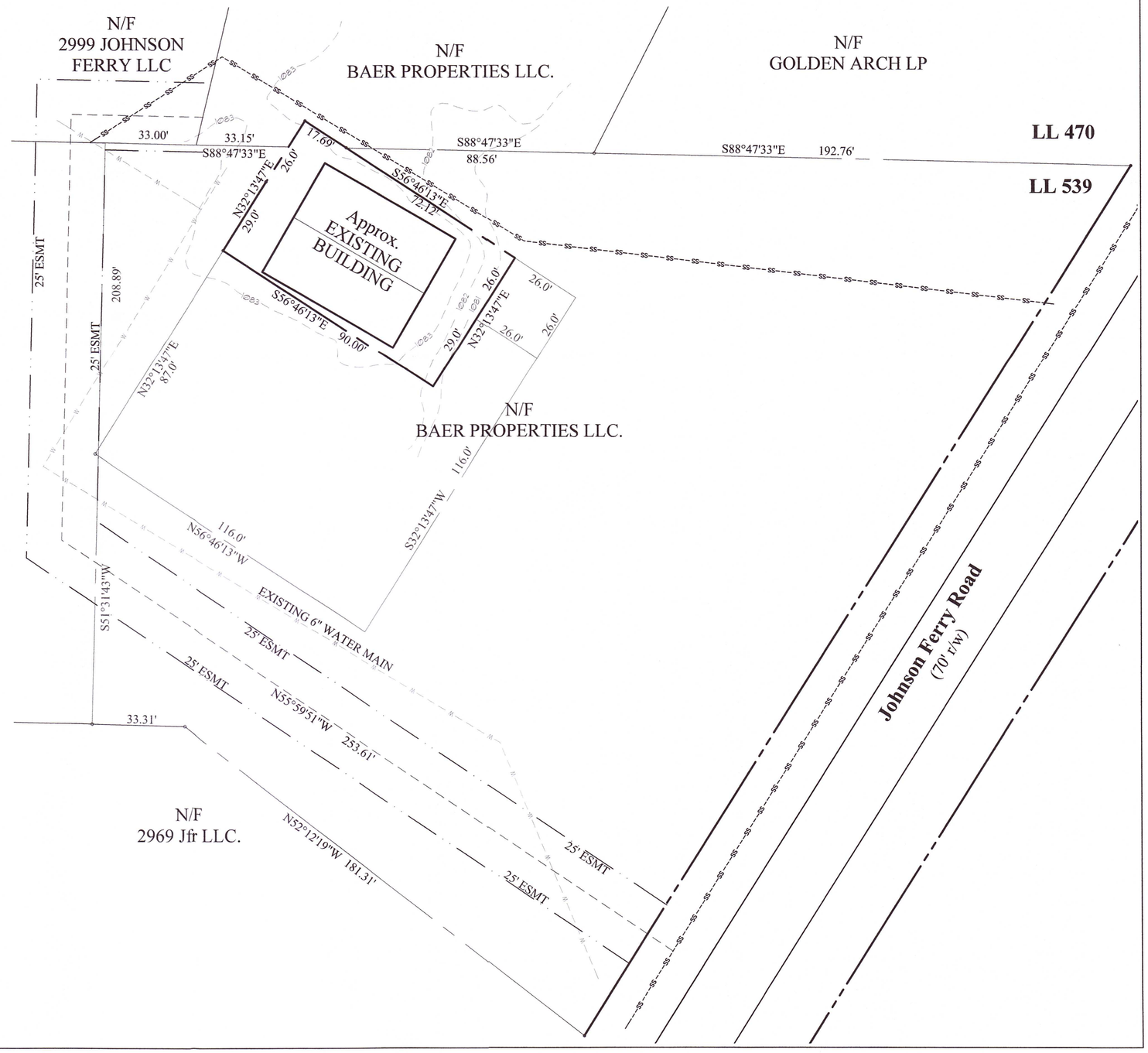
GEORGIA LANDSCAPE 1431 ARCHITECT KRISTIAN WILES

Site Data

Total Site Area: 0.114 AC
(4,946 SF)
Present Zoning: GC
Proposed Zoning: NRC

Setbacks:
Front - 40' (requested reduced to 0)
Side - 15' (Requested reduced to 0)
Rear - 30' (Requested reduced to 0)

Existing impervious is +/- 90%
No Changes are proposed



General Notes:

1. Boundary taken from a survey by Gaskins & Hogan dated 2/1/1984
2. Topographic information from Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) #13067C0068 H, March 4, 2013, 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. Known utility easements exist on site and are shown on site plan.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-23-2026

SITE BACKGROUND

Applicant	2997 Johnson Ferry LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Reese C. Lewis
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	2997 Johnson Ferry LLC
Property Location	Located on the west side of Johnson Ferry Road, south of Waterfront Drive
Address	2997 Johnson Ferry Road
Access to Property	Johnson Ferry Road

QUICK FACTS

Commission District	3 - Birrell
Current Zoning	GC
Current Use of Property	Vacant commercial
Proposed Zoning	NRC
Proposed Use	Retail commercial
Future Land Use	NAC
Site Acreage	0.11
District	16
Land Lot	539
Parcel #	16053900280
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Shaun Daniels, Planner II)

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

Z-23-2026 DEPARTMENT COMMENTS – Zoning Division

1. Site Plan received by Zoning Division on April 23, 2026, with the District Commissioner approving minor modifications;
2. Fire Department comments and recommendations;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division comments and recommendations and;
5. Department of Transportation comments and recommendations.

Rezoning Plan

2997 Johnson Ferry Road

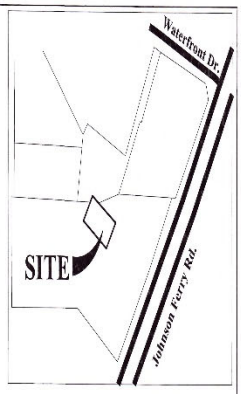
Cobb County, Georgia Land Lot 539, 16th District, 2nd Section

prepared for:

Mr. Reese Lewis
100 Lakeland Way
Roswell, Ga 30076

0 15 30 60 120
Scale: 1" = 30'

NO CHANGES PROPOSED TO EXISTING STRUCTURES FOR THIS REZONING APPLICATION.



April 20, 2026

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SUITE 112-314
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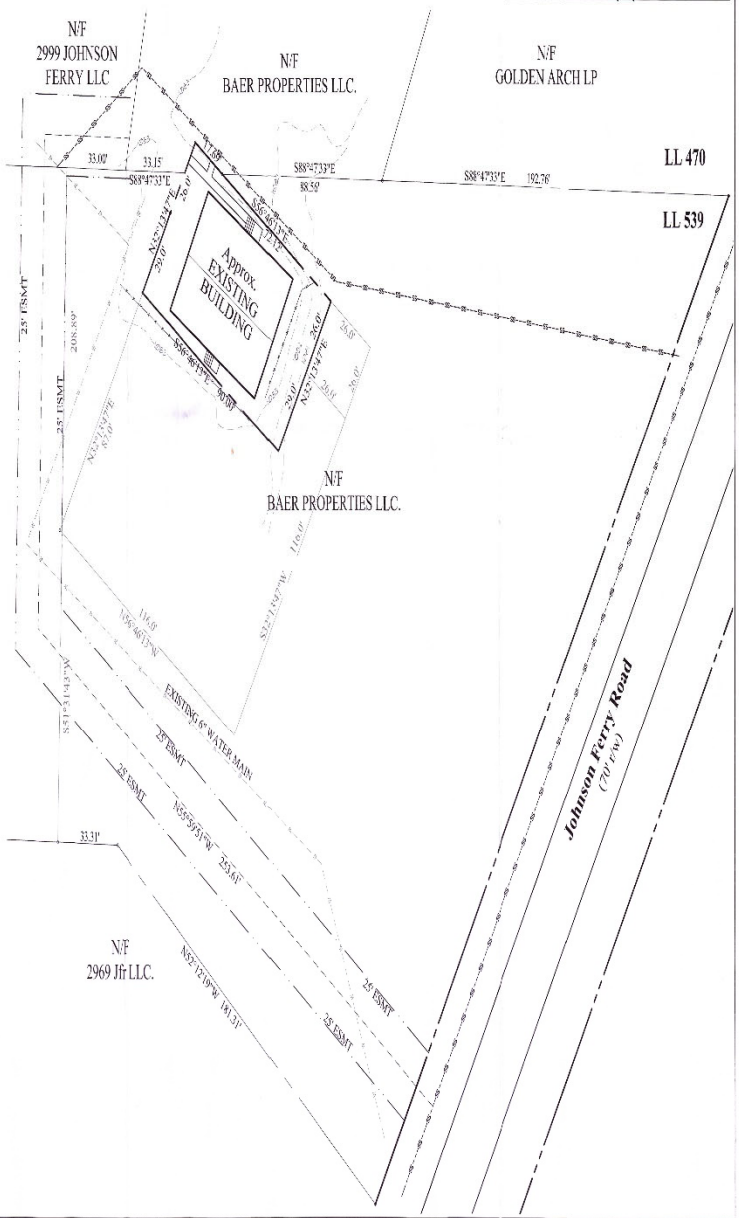
north

Site Data

Total Site Area: 0.114 AC
(4,946 SF)
Present Zoning: GC
Proposed Zoning: NRC

Setbacks:
Front - 40' (requested reduced to 0)
Side - 15' (Requested reduced to 0)
Rear - 30' (Requested reduced to 0)

Existing impervious is +/- 50%
No Changes are proposed



General Notes:

1. Boundary taken from a survey by Gaskins & Hogan dated 2/1/1984
2. Topographic information from Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) #13067C0068 H, March 4, 2013, no portion of this site contains floodplain.
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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. Known utility easements exist on site and are shown on site plan.

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COBB COUNTY ZONING

Z-23 2026 Aerial Map



North

Zoning: NS, GC / Retail Commercial

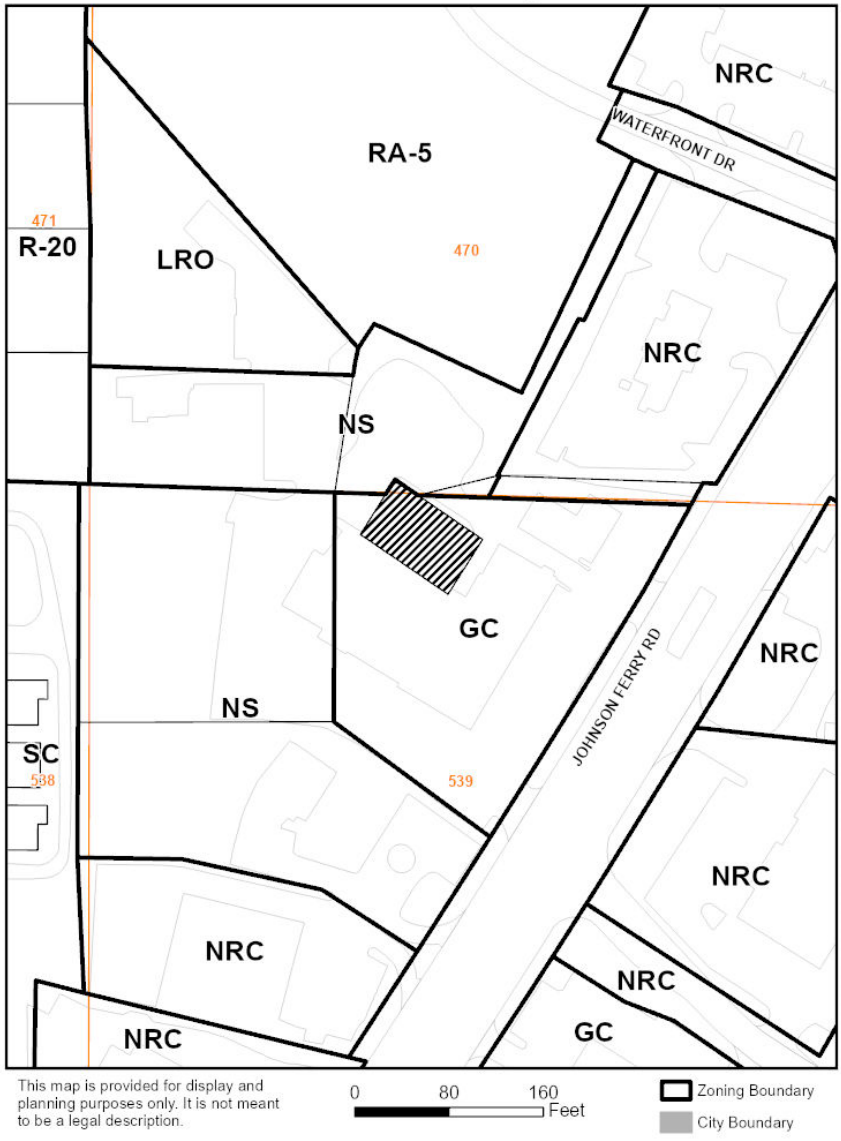
Future Land Use: NAC

WEST

Zoning: NS, GC / Retail Commercial

Future Land Use: NAC

Z-23 2026 Map



EAST

Zoning: NS, GC / Retail Commercial

Future Land Use: NAC

SOUTH

Zoning: GC / Retail Commercial

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 to rezone the 0.114-acre property from General Commercial (GC) to Neighborhood Retail Commercial (NRC) to allow three (3) retail and office tenants. The property has been vacant for more than six (6) months, and pursuant to Cobb County Code Section 134-31 - Nonconformities, any GC-zoned property located within the Neighborhood Activity Center (NAC) Future Land Use designation must be rezoned to one of the permitted zoning classifications. The property is landlocked with no direct frontage on Johnson Ferry Road. The applicant is also requesting multiple variances to accommodate the property's as-built condition, including reductions to required setbacks, a reduction in the minimum lot size for NRC-zoned property, and a reduction of the parking requirement to zero spaces. There is an easement agreement cited in the deed regarding access and parking.

Non-residential criteria

Proposed # of buildings**:** 1
Proposed # of stories: 2
Total sq. footage of development: 3,216
Floor area ratio: .65
Square footage per acre: 28,211
Required parking spaces: 14
Proposed parking spaces: 0
Acres in floodplain or wetlands: 0
Impervious surface shown: 50%

Are there any zoning variances?

Yes

1. Reduction of front, sides, and rear property setbacks to zero;
2. No public road access;
3. Reduction of the 20,000 square foot minimum lot requirement for an (NRC) property to approximately 4,946 square feet; and
4. Reduction of the parking requirement to zero.

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

None identified

Z-23-2026 DEPARTMENT COMMENTS – Fire Department

04/14/26

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:
Maintain a clear flat (10-foot minimum) access to all perimeter parts of the structure.

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process for all tenants, for code compliance and for suite number assignments.

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-23-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

6/2/2026

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

4/24/2026

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: 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: Johnson Ferry/Shallowford Area Plan (JOSH)

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 Johnson Ferry 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 = Nominal

Peak flow = Nominal

Treatment plant: Big Creek 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.

Recommendations

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

1. Recommend establishing a shared access easement with the adjacent property.

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. The property is landlocked and surrounded by general commercial (GC), neighborhood shopping (NS), and neighborhood retail commercial (NRC) zoning districts. The proposed NRC classification is consistent with the existing commercial uses in the surrounding area and is not expected to adversely affect the use or development of adjacent or nearby properties.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is the staff's opinion that the zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. The applicant has indicated that no exterior modifications to the building are proposed. The rezoning request seeks to bring the property into alignment with the Neighborhood Activity Center (NAC) Future Land Use designation, which supports low-intensity retail and office uses.

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 create an excessive burden on existing streets, transportation facilities, utilities, or schools the subject property is surrounded with various commercial zoning designation has not generated negative impacts and the applicant is not proposing any expansion or alterations of the existing building that will increase demand on public infrastructure.

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. The rezoning proposal specifically aligns with NAC-P1, NAC-P2, and NAC-P13 policies and intent of the Cobb 2040 Comprehensive Plan. NAC-P1 encourages low-intensity office and retail uses, which aligns with the applicant's proposal. NAC-P2 states that office and retail uses within NAC areas should generally be limited to a maximum of two stories; the existing building meets this guideline. NAC-P13 recognizes the presence of low- and medium-density residential uses within the Shallowford Road and Lassiter Road area and supports a transitional land-use pattern consistent with the nodal concept of commercial development. The request supports the continued implementation of the Cobb 2040 Plan while maintaining compatibility with

recent transportation improvements along Lassiter and Shallowford Roads.

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 is existing or changing conditions that affect the use and development of the property which give supporting grounds for approval of the zoning proposal. The request will allow continued use and maintenance of an existing non-conforming property. Also, the request is consistent with the comprehensive plan.

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

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COBB COUNTY ZONING

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

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

b) **Proposed building architecture:** N/A

c) **List all requested variances:** N/A

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

a) **Proposed use(s):** Neighborhood Retail Commercial use, including office suites and wellness/personal care services

b) **Proposed building architecture:** Existing two-story commercial building

Any exterior changes to match surrounding commercial character

c) **Proposed hours/days of operation:** As needed for Neighborhood Retail Commercial tenant operations

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

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

Existing 3,216 SF commercial building on approximately 0.11 acres with on-site parking.
Low-impact Neighborhood Retail Commercial use consistent with surrounding commercial properties.

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).

To be verified with final survey and site plan.

Written Impact Analysis - Item #9

Cobb County Rezoning Application Attachment

RECEIVED
APR 06 2026
COBB COUNTY ZONING

Property: 2997 Johnson Ferry Road, Marietta, Georgia

Request: Neighborhood Retail Commercial (NRC) use of an existing developed commercial property

The subject property is an existing developed commercial parcel located along Johnson Ferry Road. The property is already improved with an existing commercial building and associated parking and access improvements. The request is intended to allow continued and reasonable commercial use of the site under a Neighborhood Retail Commercial (NRC) classification, without materially changing the basic development pattern of the property. No major redevelopment, increase in residential density, or substantial site expansion is proposed as part of this request.

(a) Suitability in view of adjacent and nearby property

The proposed Neighborhood Retail Commercial (NRC) use is suitable for the subject property in light of the established development pattern of adjacent and nearby properties. The property is located in an area where commercial activity is already present and expected. The site is situated on a roadway capable of serving commercial traffic and is improved with an existing commercial building, which makes it physically and functionally appropriate for continued commercial occupancy.

Neighborhood Retail Commercial zoning is appropriate because it allows neighborhood-serving commercial activity in a location already influenced by surrounding commercial uses, traffic patterns, and development intensity. The request does not introduce an incompatible land use into a stable residential setting; rather, it recognizes and formalizes the commercial nature of the property and surrounding area. As a result, the proposed zoning will permit a use that is suitable in view of nearby development.

(b) Effect on existing use or usability of adjacent or nearby property

The proposed request should not adversely affect the existing use or usability of adjacent or nearby properties. The property is already developed and intended to remain in commercial use. Because the request does not involve a significant expansion of the site, the construction of a materially larger building, or the introduction of a high-intensity use, the practical impacts on adjoining properties should be limited.

The request is for commercial use on a parcel that already functions as a commercial site. Existing access points, parking areas, and building improvements are already in place, which minimizes disruption to surrounding property owners. In addition, typical Neighborhood Retail Commercial activity at this location is expected to occur primarily within an enclosed building and within the context of an established commercial area. The request does not contemplate outdoor industrial activity, heavy truck-oriented operations, or other unusually intense uses that would substantially interfere with nearby properties.

Accordingly, the proposed zoning should not impair the use, enjoyment, or value of adjacent and nearby property and should instead support continued occupancy and upkeep of an existing commercial site.

(c) Reasonable economic use as currently zoned

The subject property's most reasonable economic use is continued occupancy as a viable commercial property. The requested Neighborhood Retail Commercial classification supports that practical economic use by allowing the property to compete in the market with similarly situated commercial properties in the surrounding area. Without a commercially practical zoning framework, the property may be unnecessarily constrained, underutilized, or less marketable than comparable nearby properties.

This request promotes the productive use of an already-developed site, encourages reinvestment in an existing building, and reduces the likelihood of prolonged vacancy or functional obsolescence. A clear Neighborhood Retail Commercial classification also provides better predictability for ownership, prospective tenants, lenders, and the County by aligning the property's zoning with the commercial context in which it exists.

For these reasons, the requested zoning provides a more reasonable and sustainable economic use of the property than a more restrictive or less marketable classification.

(d) Potential burden on streets, transportation facilities, utilities, or schools

The proposed request should not create an excessive or burdensome demand on public facilities. The site is already developed and served by existing streets, utilities, and access infrastructure. Because no significant increase in building area, no residential density, and no large-scale redevelopment are proposed, the rezoning is not expected to generate impacts beyond those ordinarily associated with an existing small commercial parcel.

Traffic impacts should be modest and consistent with the surrounding commercial area. Any future tenant use at the site would be expected to operate within the capacity of the existing roadway network serving the area, particularly given that the parcel has historically functioned as commercial property. Likewise, utilities serving the site are already in place, and the request does not involve a scale of development that would be expected to place an unusual burden on water, sewer, stormwater, or emergency services.

The request also will not burden schools, because it does not involve residential development. In short, the proposed zoning is a low-intensity commercial request on an existing site and should not result in excessive demand on public infrastructure.

(e) Conformity with the policy and intent of the land use plan

The request is consistent with the policy and intent of a land use framework that directs commercial activity to appropriate roadway corridors and existing developed commercial areas. This request concerns an already-developed commercial parcel and seeks to maintain and support commercial use in a location that is suited for such activity. It does not represent an encroachment of new commercial development into an undeveloped residential area; rather, it preserves the productive use of an existing site in an area already characterized by commercial development.

The proposal also advances sound land use policy by encouraging reuse and continued investment in an existing building instead of creating pressure for unnecessary expansion elsewhere. Maintaining viable commercial occupancy at this location supports the tax base, promotes property maintenance, and helps ensure that established commercial areas remain functional and economically active.

To the extent the County's current land use map and corridor policies contemplate neighborhood-serving commercial activity in this area, the request is directly in keeping with that policy intent.

(f) Other existing or changing conditions supporting approval or disapproval

There are additional conditions that support approval of this request. First, the property is already improved and situated within an established commercial environment, making continued commercial use both logical and efficient. Second, market conditions favor flexible, neighborhood-serving commercial space that can accommodate changing tenant demand over time. Allowing Neighborhood Retail Commercial use at this location helps the property remain occupied and adaptable without requiring repeated land use approvals for ordinary commercial turnover.

Third, approval of this request promotes reinvestment in an existing site and reduces the risk of vacancy, deferred maintenance, and underutilization. The County benefits when existing commercial properties remain active, maintained, and productive. Finally, because the request does not involve a significant physical intensification of the site, the potential negative effects commonly associated with major redevelopment are not present here.

Taken together, the existing development pattern, the commercial context of the area, the existing site improvements, and the practical need for continued viable commercial occupancy all support approval of the request.

Conclusion

For the reasons stated above, the requested Neighborhood Retail Commercial (NRC) use is appropriate for the subject property, compatible with surrounding development, unlikely to adversely affect nearby properties, not expected to overburden public facilities, and consistent with the policy objective of maintaining appropriate commercial activity on an existing developed commercial site. The request represents a reasonable, low-impact land use action and should be approved.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-24-2026

SITE BACKGROUND

Applicant	RB 4448 Atlanta Rd SE, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Brad Galland
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	RB 4448 Atlanta RD SE, LLC
Property Location	Located on the southeast corner of Atlanta Road and West Village Way
Address	None assigned
Access to Property	West Village Way

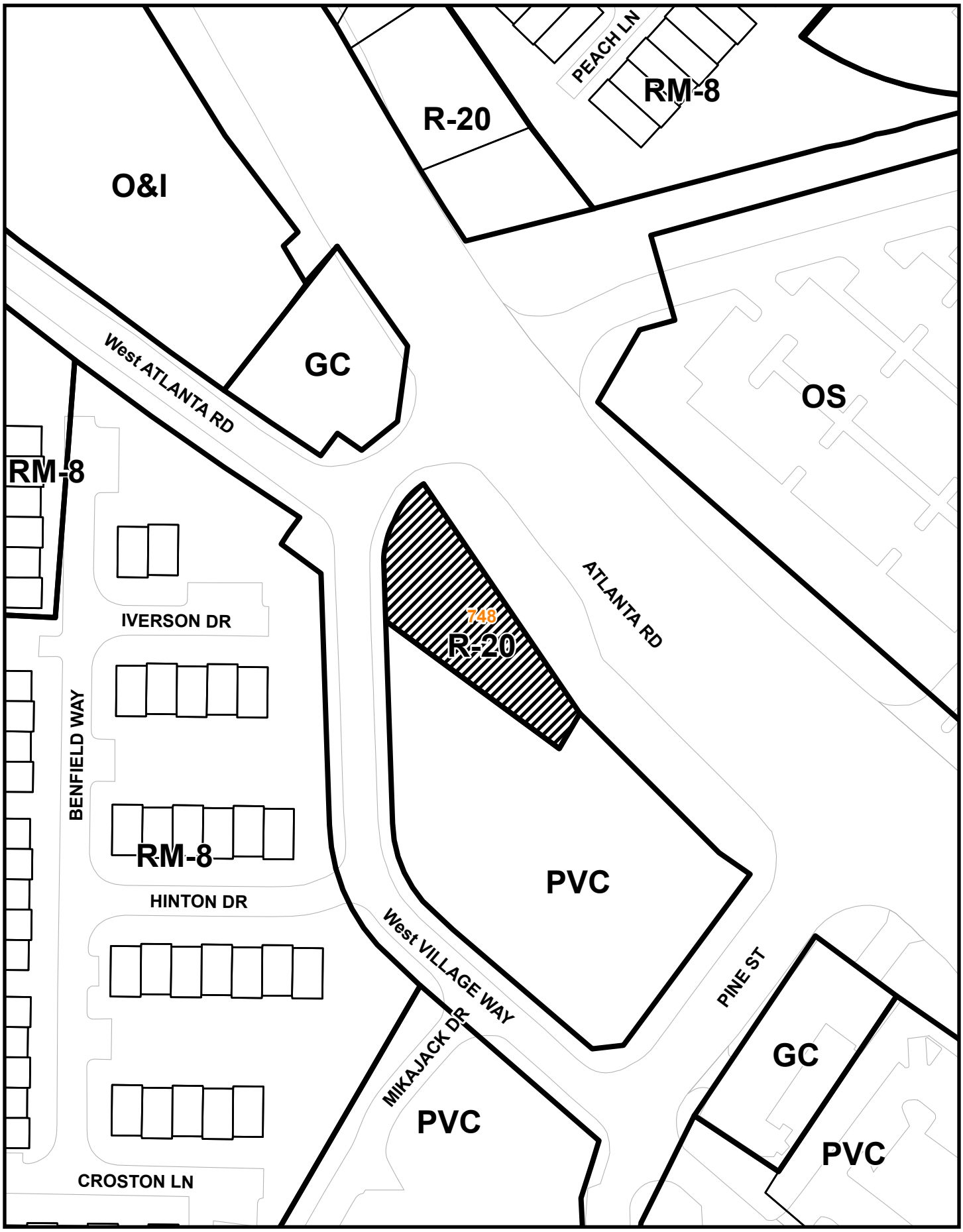
QUICK FACTS

Commission District	2 - Allen
Current Zoning	R-20
Current Use of Property	Vacant, undeveloped
Proposed Zoning	PVC
Proposed Use	Restaurant (assemblage with adjacent property
Future Land Use	N/A
Site Acreage	0.31
District	17
Land Lot	748
Parcel #	17074801400
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-24 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

SITE NOTES:

1) THERE ARE NO PROPOSED PARKING DECKS FOR THIS DEVELOPMENT

2 THERE ARE NO BUFFER AREAS ON THIS PROPERTY

3 THERE ARE NO LAKES OR STREAMS ON THIS PROPERTY

4 THERE ARE NO EXISTING UTILITY EASEMENTS ON THIS PROPERTY

5) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM MAP 13067C0226G DATED 12-26-2008

6) THERE ARE NO CEMETERIES ON THIS PROPERTY

7) U.S FISH AND WILDLIFE WETLANDS INVENTORY INDICATES THERE ARE NO WETLANDS ON THIS PROPERTY

8) THERE ARE NO ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS ON THIS PROPERTY

9) THERE ARE NO DETENTION OR RETENTION AREAS ON THIS PROPERTY TO BE REZONED

11) THERE ARE NO STREAM BUFFERS ON THIS PROPERTY

SITE DATA	
CURRENT ZONING	R-20 (RESIDENTIAL)
PROPOSED ZONING	PVC (PLANNED VILLAGE COMMERCIAL)
PARCEL IDENTIFICATION NUMBER:	17074801400
TOTAL PARCEL AREA TO BE REZONED	0.31 ACRES

LINE LEGEND

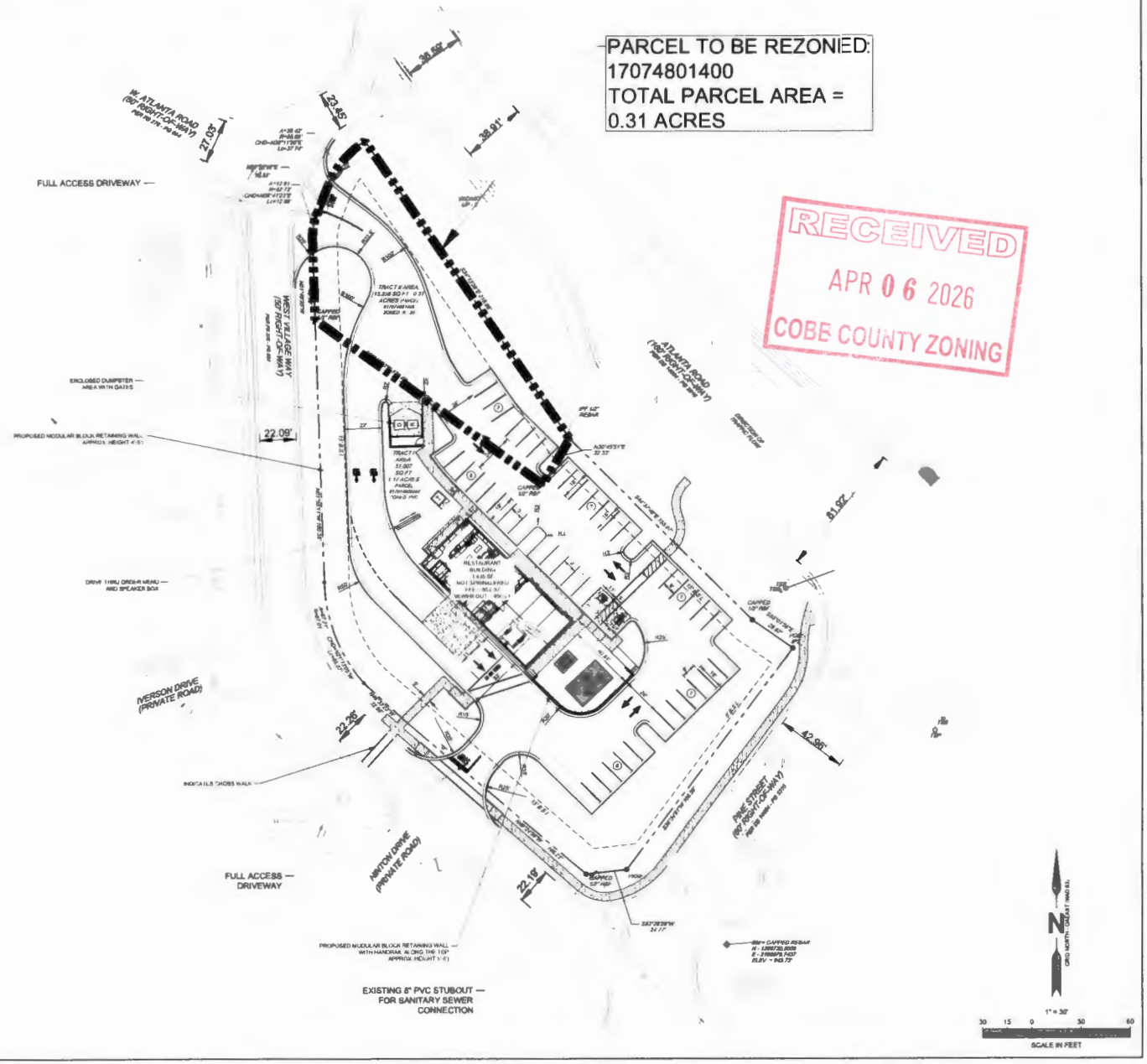
- PROPERTY LINE
- EXISTING CHAIN LINK FENCE
- EXISTING SCREEN FENCE
- EXISTING WOODEN FENCE
- EXISTING GUARDRAIL
- PROPOSED BUILDING WALLS
- PROPOSED CURB AND GUTTER
- PROPOSED TAPERED CURB AND GUTTER
- PROPOSED CHAINLINK FENCE
- PROPOSED BOSTON HOOK
- PROPOSED WOODEN FENCE
- PROPOSED HANDRAIL
- PROPOSED GUARDRAIL
- PROPOSED RETAINING WALL

NOTE: THIS PROPERTY DOES NOT HAVE AN EXISTING SEPTIC TANK AND NO SEPTIC TANKS ARE PROPOSED AS PART OF THIS DEVELOPMENT

NOTE: THIS PROPOSED DEVELOPMENT SHALL COMPLY WITH THE COBB COUNTY ARCHITECTURAL GUIDELINES FOR DEVELOPMENT.

PARCEL TO BE REZONED:
17074801400
TOTAL PARCEL AREA =
0.31 ACRES

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ENGINEER:
FORESITE group
Foresite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092
o | 770.325.1379
f | 770.325.1996
w | www.foresitegroup.net

DEVELOPER:
REAL BISKIES, LLC
2343 W BROAD ST,
ATHENS, GA 30606
CONTACT: BRAD GALLAND

PROJECT:
CAFE RACER - SMYRNA
SOUTHWEST CORNER OF ATLANTA ROAD AND WEST VILLAGE WAY
SYMRNA, GA 30080
L.L. 749 17TH DISTRICT
PARCEL #: 17074801400

SEAL
GEORGIA REGISTERED PROFESSIONAL ENGINEER
5/31/26

REVISIONS	DATE

PROJECT MANAGER:	JCW
DRAWING BY:	JCW
JURISDICTION:	COBB COUNTY, GEORGIA
DATE:	3/31/2026
TITLE:	

REZONING SITE PLAN

SHEET NUMBER:
1 OF 1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOBFILE NUMBER: 2217.004

Z-24 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

Application No. _____

Summary of Intent for Rezoning

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COBB COUNTY ZONING

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

a) **Proposed unit square-footage(s):** _____

b) **Proposed building architecture:** _____

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

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

a) **Proposed use(s):** Access to a Proposed Restaurant

b) **Proposed building architecture:** None

c) **Proposed hours/days of operation:** None

d) **List all requested variances:** None Anticipated

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

N/A

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

Yes, the parcel in question is bounded to the northeast by Atlanta Road and to the west by West Village Way. Cobb County DOT has indicated that these are both county maintained roads.

FORESITE group

3740 Davinci Court, Suite 100
Peachtree Corners, Georgia 30092
o | 770.368.1399
f | 770.368.1944
w | www.foresitegroup.net

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COBB COUNTY ZONING

Cobb County Zoning Division
1150 Powder Springs Street
Marrietta, GA 30064

Analysis of the Impact of the Proposed Rezoning of Parcel 17074801400 Located at the Southwest Corner of Atlanta Road and West Village Way, Smyrna GA, 30080 from R-20 (Residential) zoning to PVC (Planned Village Commercial)

A. This Proposed Rezoning from R-20 Residential to PVC (Planned Village Commercial) for Parcel 17074801400 permits a use that is suitable to the uses of the adjacent properties. The Parcel directly to the south of the subject property (Parcel: 17074800560) is located within the PVC Zoning District for Cobb County. The Parcel in question is also located directly adjacent to the West Village Development, which is an existing mixed-use development, including various commercial and residential properties zoned PVC.

B. This Proposed Rezoning will not adversely affect the adjacent properties since a substantial portion of the surrounding area is within the PVC Zoning District for Cobb County already. This development will only enhance the existing village development surrounding this parcel.

C. As it sits today, the Parcel is zoned R-20 Residential. It is a small 0.31-acre tract that is bounded directly by county right of way and another parcel within the PVC Zoning District (Parcel: 17074800560). The Parcel with these surroundings would not have as much economic use in the current R-20 district as it would within the PVC Zoning District.

D. There is ample traffic circulation surrounding this parcel that is located in southwest corner of Atlanta Highway and West Village Way. These roads would not see an excessive or burdensome use with this proposed rezoning as the West Village development traffic study allowed for this use. The adjacent properties have access to necessary utilities and this development would not be a burden to these existing utilities.

E. According to the Future Land Use Map of Cobb County, This Parcel lies within the MDR (Medium Density Residential) District. The proposed Rezoning to PVC would be a compatible Zoning within the MDR district according to the 2026 Cobb County Comprehensive Plan for 2040.

F. This property is owned by RB 4448 ATLANTA RD SE LLC, which also owns the lot directly to the south of the subject property (Parcel: 17074800560) and is developing both tracts as a Café Racer Restaurant. This project would support approval of the zoning proposal as use of this 0.31 acres allows for a more desirable layout.

SITE NOTES:

1) THERE ARE NO PROPOSED PARKING DECKS FOR THIS DEVELOPMENT

2) THERE ARE NO BUFFER AREAS ON THIS PROPERTY

3) THERE ARE NO LAKES OR STREAMS ON THIS PROPERTY

4) THERE ARE NO EXISTING UTILITY EASEMENTS ON THIS PROPERTY

5) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM MAP 13067C0226G DATED 12-26-2008

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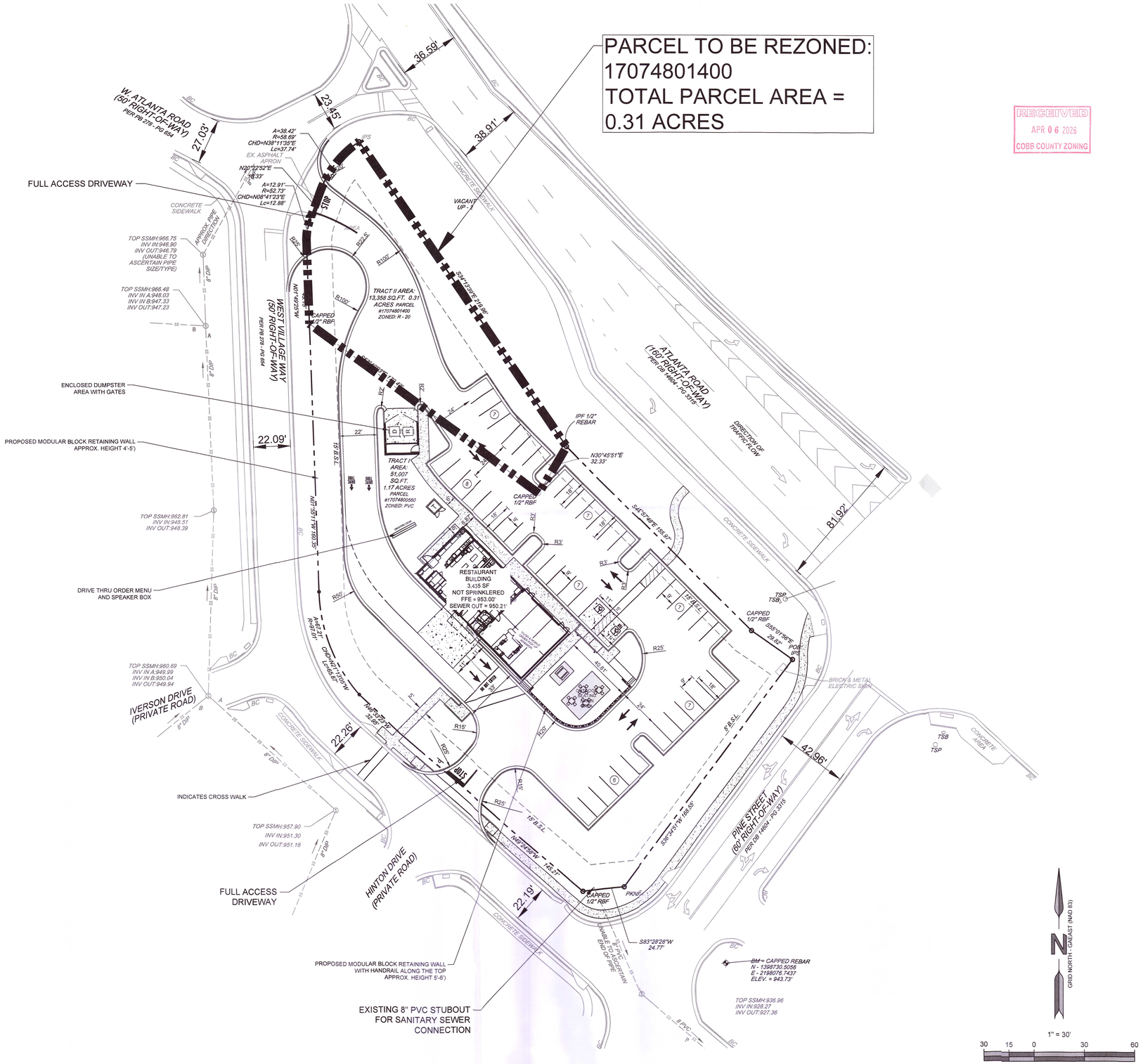
SITE DATA	
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PROPOSED ZONING:	PVC (PLANNED VILLAGE COMMERCIAL)
PARCEL IDENTIFICATION NUMBER:	17074801400
TOTAL PARCEL AREA TO BE REZONED:	0.31 ACRES

LINE LEGEND

- PROPERTY LINE
- *EXISTING CHAINLINK FENCE*
- *EXISTING SCREEN FENCE*
- *EXISTING WOODEN FENCE*
- *EXISTING GUARDRAIL*
- PROPOSED BUILDING WALLS
- PROPOSED CURB AND GUTTER
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NOTE: THIS PROPOSED DEVELOPMENT SHALL COMPLY WITH THE COBB COUNTY ARCHITECTURAL GUIDELINES FOR DEVELOPMENT.



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CONTACT: BRAD GALLAND

PROJECT:
CAFE RACER - SMYRNA
SOUTHWEST CORNER OF ATLANTA ROAD AND WEST VILLAGE WAY
SYMRNA, GA 30080
L.L. 748 17TH DISTRICT
PARCEL #: 17074801400

SEAL:
GEORGIA REGISTERED #18502 PROFESSIONAL ENGINEER JAMES PATRICK STANTON
3/31/26

REVISIONS	DATE

PROJECT MANAGER:	JCW
DRAWING BY:	JCW
JURISDICTION:	COBB COUNTY, GEORGIA
DATE:	3/31/2026
TITLE:	

REZONING SITE PLAN

SHEET NUMBER: 1 OF 1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2217.004

Plot Scale: 1:1
Plotted on: 3/31/2026 12:04:39 PM By: EVAN HALL
V:\SHARED\ENGINEER\2217.004 CAFE RACER - SMYRNA, GA\DWGS\2-REZONING SITE PLAN.DWG

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-24-2026

SITE BACKGROUND

Applicant	RB 4448 Atlanta Rd SE, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Brad Galland
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	RB 4448 Atlanta RD SE, LLC
Property Location	Located on the southeast corner of Atlanta Road and West Village Way
Address	None assigned
Access to Property	West Village Way

QUICK FACTS

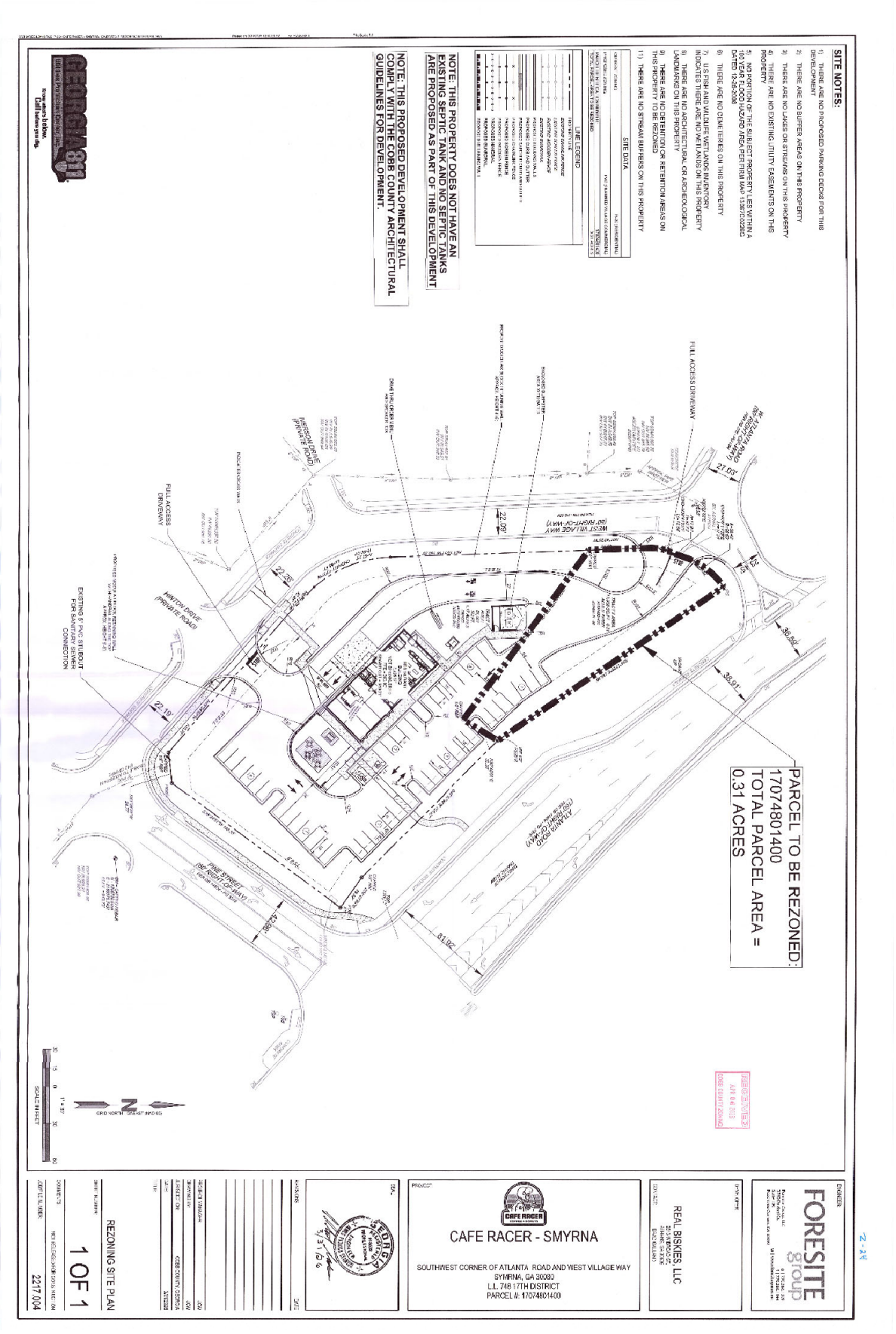
Commission District	2 - Allen
Current Zoning	R-20
Current Use of Property	Vacant, undeveloped
Proposed Zoning	PVC
Proposed Use	Restaurant (assemblage with adjacent property
Future Land Use	N/A
Site Acreage	0.31
District	17
Land Lot	748
Parcel #	17074801400
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

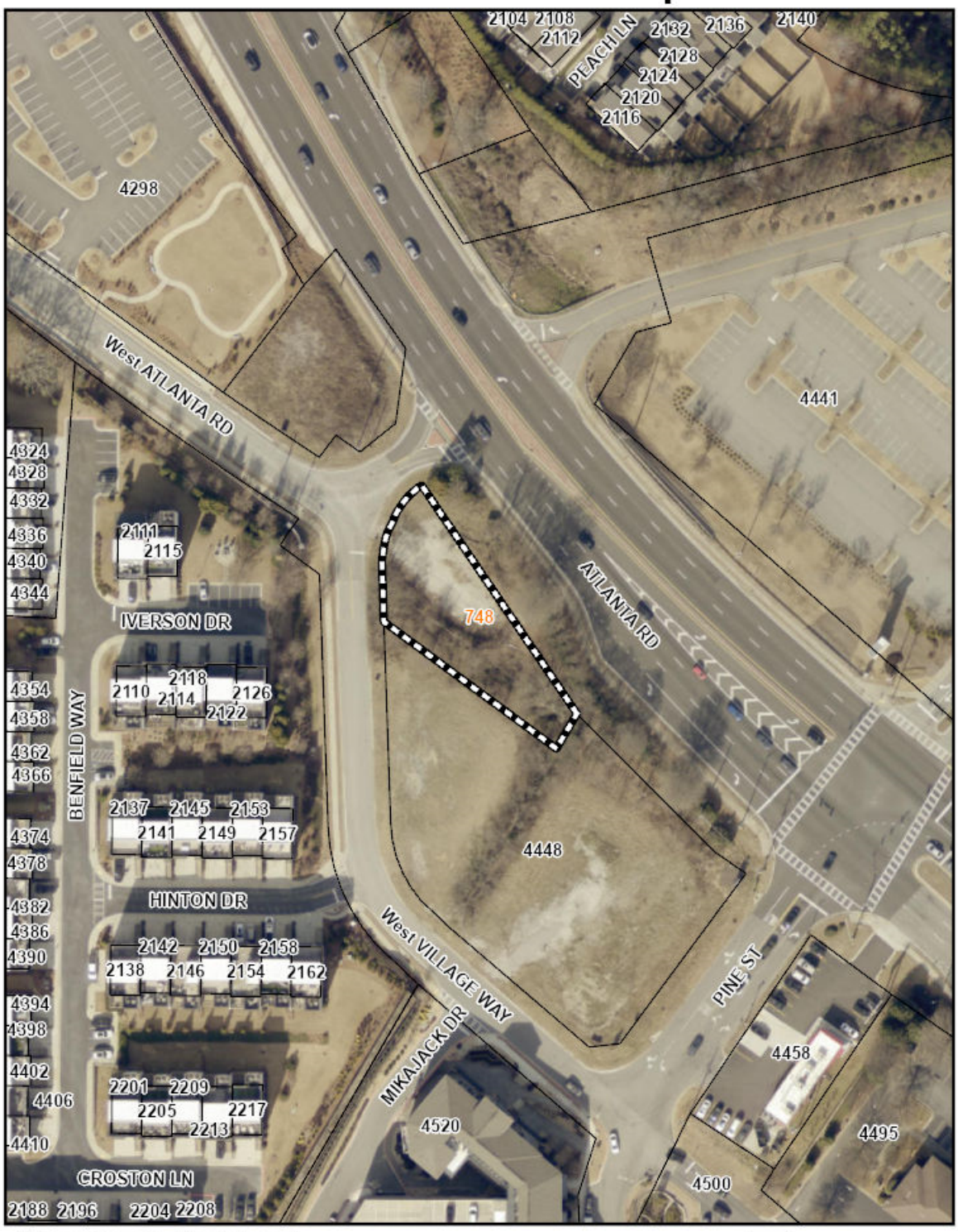
(Zoning Staff member: Peyton McClure, Planner II

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

1. Site Plan received April 6th, 2026, with District Commissioner approving minor modifications;
2. No 24 hour a day use;
3. Water and Sewer Division comments and recommendations;
4. Fire Department comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Department of Transportation comments and recommendations; and
7. Planning Division comments and recommendations.


SITE NOTES:
1) THERE ARE NO PROPOSED PARKING DECKS FOR THIS DEVELOPMENT
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3) THERE ARE NO LAKES OR STREAMS ON THIS PROPERTY
4) THERE ARE NO EXISTING UTILITY EASEMENTS ON THIS PROPERTY
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LINE LEGEND
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NOTE: THIS PROPOSED DEVELOPMENT SHALL COMPLY WITH THE COBB COUNTY ARCHITECTURAL GUIDELINES FOR DEVELOPMENT.
PARCEL TO BE REZONED:
17074801400
TOTAL PARCEL AREA =
0.31 ACRES
FULL ACCESS DRIVEWAY
HINTON DRIVE (PRIVATE ROAD)
EXISTING 8" PVC STUBOUT FOR SANITARY SEWER CONNECTION
PINE STREET (50' RIGHT-OF-WAY)
ATLANTA ROAD (STATE ROUTE 3 / U.S. HIGHWAY 41)
WEST VILLAGE WAY (50' RIGHT-OF-WAY)
RECEIVED
JUN 04 2026
COBB COUNTY ZONING
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L.L. 748 17TH DISTRICT
PARCEL #: 17074801400
REAL BISKIES, LLC
FORESITE group
REZONING SITE PLAN
1 OF 1
2217.004
Z-24

Z-24 2026 Aerial Map



North

Zoning: GC & R-20/ Vacant

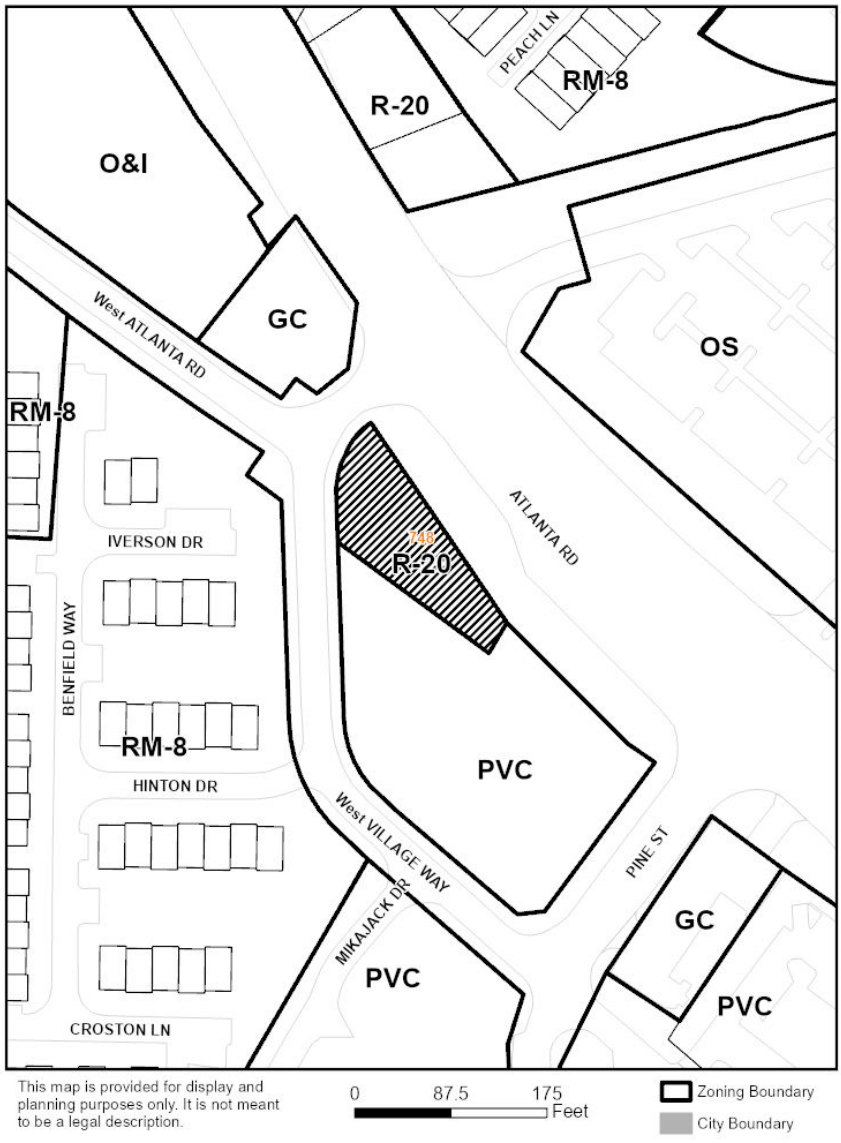
Future Land Use: PI

WEST

Zoning: RM-8/ Townhomes

Future Land Use: MDR

Z-24 2026 Map



EAST

Zoning: OS/ WellStar Vinings Health Park

Future Land Use: NAC

SOUTH

Zoning: PVC/ Vacant

Future Land Use: MDR, CAC

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 PVC district is established to provide locations and encourage flexible site plans and building arrangements under a unified plan of development rather than lot-by-lot regulation for retail commercial and service uses which are designed and oriented to be self-sufficient neighborhoods making up a community. The developer benefits from better land utilization and economy in the provision of roads and utilities and overall site design. Projects developed within a PVC district should be designed to compact unified retail centers within the center of the community. Projects developed within a PVC district should occupy a quadrant of an intersection and only have ingress and egress from a major or collector street or state highway which is delineated within any land use category other than industrial or industrial compatible 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 proposing a rezoning of this parcel to the PVC planned village community zoning district for the purposes of serving a proposed Café Racer to the immediate south of this parcel. The intent for this lot is for it to serve as additional parking and access for the proposed Café Racer. The submitted site plan shows a full access ingress/egress point on the north side of the property, close to the intersections of West Atlanta Road & West Village Way and West Atlanta Road & Atlanta Road. The Cafe Racer has previously filed for a land disturbance permit for the larger development to the south, which is now waiting for revisions.

Residential criteria

Allowable units as zoned: 0
Proposed # of units: 0
Net density: 0
Increase of units: 0
Acres of floodplain/wetlands: 0
Impervious surface shown: ~53%

Non-residential criteria

Proposed # of buildings**:** 0 / Proposed commercial building will be placed on adjacent lot to the south, currently outside the purview of this request.
Proposed # of stories: 1 (located on adjacent property)
Total sq. footage of development: 3,435
Floor area ratio: 0
Square footage per acre: 0
Required parking spaces: 0
Proposed parking spaces: 7
Acres in floodplain or wetlands: 0
Impervious surface shown: ~53%

Are there any zoning variances?

No.

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

No.

Z-24-2026 DEPARTMENT COMMENTS – Fire Department

04/14/26

CCFMO is acceptable to the proposed zoning case as presented. A full review will be conducted when a full set of plans is submitted.

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

Z-24-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

6/2/2026

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

4/24/2026

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: Smyrna
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? Atlanta 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? ☐ 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): 8" on West Village Way

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO*

Approx. distance to nearest sewer: West Village Way right-of-way

Estimated waste generation (in G.P.D.): Average daily = 0

Peak flow = 0

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	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Atlanta Road	Arterial	45 mph	Cobb County	100'
West Village Way	Local	25 mph	Cobb County	50'

Comments and observations

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

West Village Way 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.

Based on the site plan dated April 6, 2026, this development does not require a traffic study submittal based on Cobb County Code 134-121.

Recommendations

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

1. Recommend establishing a shared access easement with the adjacent property.

2. 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.

3. Recommend the access on West Village Way driveway be restricted to right-in/right-out access. This recommendation is due to the proximity of the driveway to West Atlanta Road. Access with turn restrictions should include design elements such as, but not limited to, raised concrete guidance islands, geometric design and/or centerline raised median. Recommend final location and design be determined during plan review, subject to Cobb County DOT approval.

4. Recommend commercial driveway on West Village Way 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.

(continued)

5. Recommend extending proposed driveways uninterrupted access (distance to the first internal parking space or drive aisle) 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; and GDOT requirements, respectively.

6. Recommend replacing and/or installing 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.

7. 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. The proposal is meant to serve the property to the immediate south, which is already approved for the current zoning.

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. The proposal is meant to compliment the proposed development in the neighboring PVC district. Restricted hours may be needed to ensure impacts to nearby residents are mitigated.

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 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. This opinion is supported by the departmental comments contained in this analysis including DOT recommendations.

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 which delineates this property to be within the NAC neighborhood activity center future land use category. The plan states that the purpose of the NAC designation is to provide for areas that serve neighborhood residents and businesses with PVC being one zoning designation allowed within the NAC category.

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 to PVC. The proposal would be consistent with the NAC future land use category and compatible with other 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.

Application No. _____

Summary of Intent for Rezoning

RECEIVED
APR 06 2026
COBB COUNTY ZONING

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

a) **Proposed unit square-footage(s):** _____

b) **Proposed building architecture:** _____

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

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

a) **Proposed use(s):** Access to a Proposed Restaurant

b) **Proposed building architecture:** None

c) **Proposed hours/days of operation:** None

d) **List all requested variances:** None Anticipated

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

N/A

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

Yes, the parcel in question is bounded to the northeast by Atlanta Road and to the west by West Village Way. Cobb County DOT has indicated that these are both county maintained roads.

FORESITE group

3740 Davinci Court, Suite 100
Peachtree Corners, Georgia 30092
o | 770.368.1399
f | 770.368.1944
w | www.foresitegroup.net

RECEIVED
APR 06 2026
COBB COUNTY ZONING

Cobb County Zoning Division
1150 Powder Springs Street
Marrietta, GA 30064

Analysis of the Impact of the Proposed Rezoning of Parcel 17074801400 Located at the Southwest Corner of Atlanta Road and West Village Way, Smyrna GA, 30080 from R-20 (Residential) zoning to PVC (Planned Village Commercial)

A. This Proposed Rezoning from R-20 Residential to PVC (Planned Village Commercial) for Parcel 17074801400 permits a use that is suitable to the uses of the adjacent properties. The Parcel directly to the south of the subject property (Parcel: 17074800560) is located within the PVC Zoning District for Cobb County. The Parcel in question is also located directly adjacent to the West Village Development, which is an existing mixed-use development, including various commercial and residential properties zoned PVC.

B. This Proposed Rezoning will not adversely affect the adjacent properties since a substantial portion of the surrounding area is within the PVC Zoning District for Cobb County already. This development will only enhance the existing village development surrounding this parcel.

C. As it sits today, the Parcel is zoned R-20 Residential. It is a small 0.31-acre tract that is bounded directly by county right of way and another parcel within the PVC Zoning District (Parcel: 17074800560). The Parcel with these surroundings would not have as much economic use in the current R-20 district as it would within the PVC Zoning District.

D. There is ample traffic circulation surrounding this parcel that is located in southwest corner of Atlanta Highway and West Village Way. These roads would not see an excessive or burdensome use with this proposed rezoning as the West Village development traffic study allowed for this use. The adjacent properties have access to necessary utilities and this development would not be a burden to these existing utilities.

E. According to the Future Land Use Map of Cobb County, This Parcel lies within the MDR (Medium Density Residential) District. The proposed Rezoning to PVC would be a compatible Zoning within the MDR district according to the 2026 Cobb County Comprehensive Plan for 2040.

F. This property is owned by RB 4448 ATLANTA RD SE LLC, which also owns the lot directly to the south of the subject property (Parcel: 17074800560) and is developing both tracts as a Café Racer Restaurant. This project would support approval of the zoning proposal as use of this 0.31 acres allows for a more desirable layout.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-12-2026

SITE BACKGROUND

Applicant	Juan R. Valezquez
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Joel L. Larkin
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Juan R. Valezquez
Property Location	Located on the north side of Pearson Road, west of Hiram Lithia Springs Road
Address	5760 Pearson Road
Access to Property	Pearson Road

QUICK FACTS

Commission District	4 - Sheffield
Current Zoning	R-30
Current Use of Property	Single-family residence
Proposed Use	To allow more vehicles parked outside than the Code allows
Future Land Use	VLDR
Site Acreage	1.72
District	19
Land Lot	810
Parcel #	19081000120
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

LUP-12 2026 Map

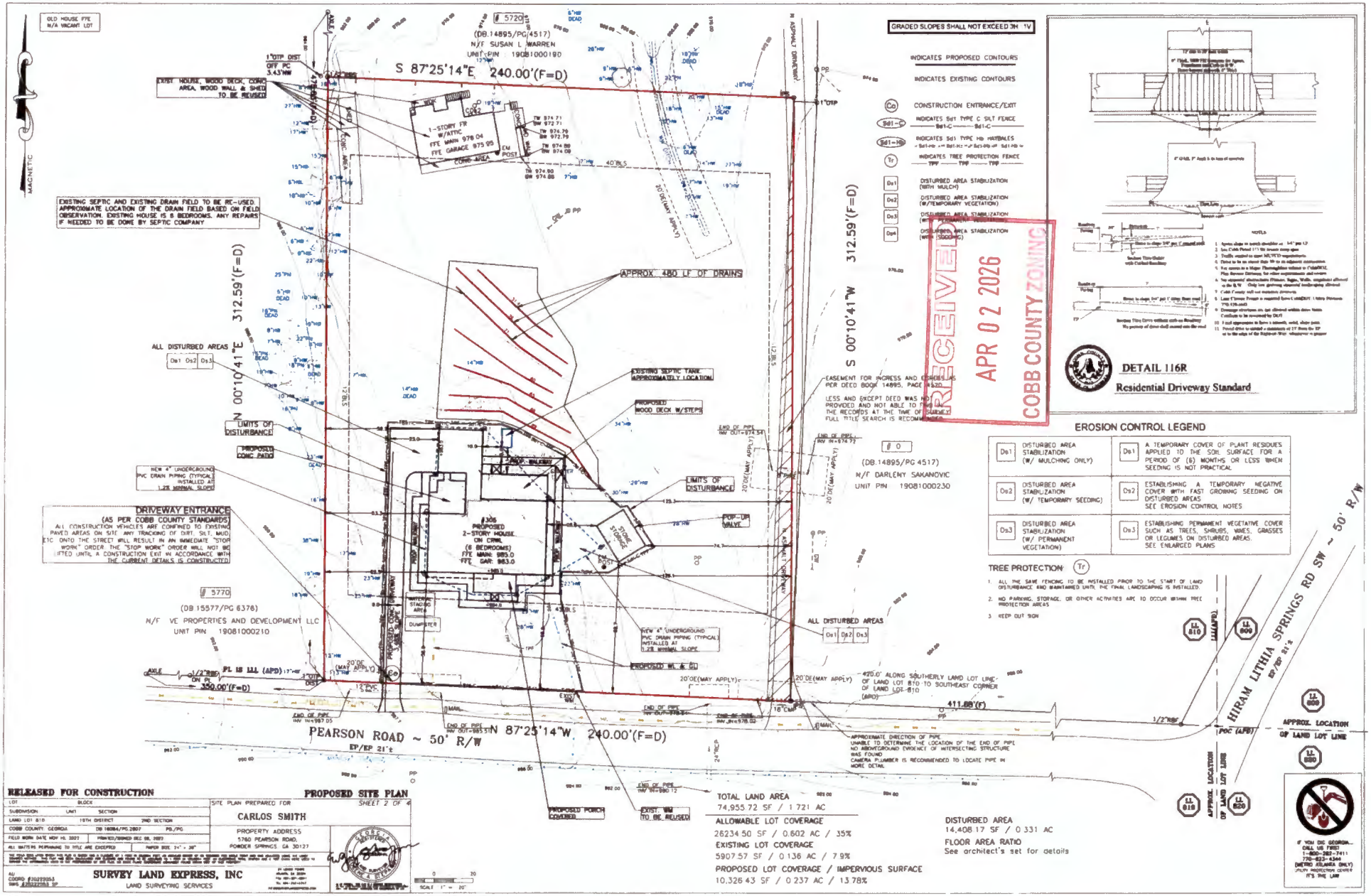


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 95 190 Feet

Zoning Boundary

City Boundary


OLD HOUSE FFE
N/A VACANT LOT
5720
(DB.14895/PG/4517)
N/F SUSAN L WARREN
UNIT PIN 19081000190
S 87°25'14"E 240.00'(F=D)
EXIST. HOUSE, WOOD DECK, CONC AREA, WOOD WALL & SHED TO BE REUSED
1-STORY FR W/ATTIC
FFE MAIN 978.04
FFE GARAGE 975.95
EXISTING SEPTIC AND EXISTING DRAIN FIELD TO BE RE-USED. APPROXIMATE LOCATION OF THE DRAIN FIELD BASED ON FIELD OBSERVATION. EXISTING HOUSE IS 6 BEDROOMS. ANY REPAIRS IF NEEDED TO BE DONE BY SEPTIC COMPANY
APPROX. 480 LF OF DRAINS
N 00°10'41"E 312.59'(F=D)
S 00°10'41"W 312.59'(F=D)
ALL DISTURBED AREAS
Ds1 Ds2 Ds3
LIMITS OF DISTURBANCE
PROPOSED CONC PATIO
EXISTING SEPTIC TANK APPROXIMATELY LOCATION
PROPOSED WOOD DECK W/STEPS
NEW 4" UNDERGROUND PVC DRAIN PIPING (TYPICAL) INSTALLED AT 1.2% MINIMAL SLOPE
DRIVEWAY ENTRANCE
(AS PER COBB COUNTY STANDARDS)
ALL CONSTRUCTION VEHICLES ARE CONFINED TO EXISTING PAVED AREAS ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC ONTO THE STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. THE "STOP WORK" ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IN ACCORDANCE WITH THE CURRENT DETAILS IS CONSTRUCTED
5770
(DB.15577/PG 6376)
N/F VE PROPERTIES AND DEVELOPMENT LLC
UNIT PIN 19081000210
#305
PROPOSED 2-STORY HOUSE ON CRWL
(6 BEDROOMS)
FFE MAIN: 985.0
FFE BAR: 983.0
STONE STAIRS
POP-UP VALVE
DUMPSTER
PROPOSED WL & DI
PROPOSED CONC DRIVEWAY
PROPOSED PORCH COVERED
EXIST. WM TO BE REUSED
PL IS LLL (APD)
350.00'(F=D)
PEARSON ROAD ~ 50' R/W
N 87°25'14"W 240.00'(F=D)
0
(DB.14895/PG 4517)
N/F DARLENY SAKANOVIC
UNIT PIN 19081000230
ALL DISTURBED AREAS
Ds1 Ds2 Ds3
411.88'(F)
POC (APD)
HIRAM LITHIA SPRINGS RD SW ~ 50' R/W
APPROX. LOCATION OF LAND LOT LINE
LL 810
LL 809
LL 808
LL 819
LL 820
APPROXIMATE DIRECTION OF PIPE UNABLE TO DETERMINE THE LOCATION OF THE END OF PIPE. NO ABOVEGROUND EVIDENCE OF INTERSECTING STRUCTURE WAS FOUND. CAMERA PLUMBER IS RECOMMENDED TO LOCATE PIPE IN MORE DETAIL
GRADED SLOPES SHALL NOT EXCEED 3H :1V
INDICATES PROPOSED CONTOURS
INDICATES EXISTING CONTOURS
CONSTRUCTION ENTRANCE/EXIT
INDICATES Sd1 TYPE C SILT FENCE
INDICATES Sd1 TYPE HB HAYBALES
INDICATES TREE PROTECTION FENCE
DISTURBED AREA STABILIZATION (WITH MULCH)
DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
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EASEMENT FOR ACCESS AND EGRESS AS PER DEED BOOK 14895, PAGE 4572
LESS AND EXCEPT DEED WAS NOT PROVIDED AND NOT ABLE TO FIND IN THE RECORDS AT THE TIME OF SURVEY. FULL TITLE SEARCH IS RECOMMENDED
RECEIVED
APR 02 2026
COBB COUNTY ZONING
DETAIL 116R
Residential Driveway Standard
EROSION CONTROL LEGEND
Ds1 DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)
Ds1 A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL
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Ds3 ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS
TREE PROTECTION Tr
1. ALL THE SAME FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS
3. KEEP OUT SIGN
TOTAL LAND AREA
74,955.72 SF / 1.721 AC
ALLOWABLE LOT COVERAGE
26234.50 SF / 0.602 AC / 35%
EXISTING LOT COVERAGE
5907.57 SF / 0.136 AC / 7.9%
PROPOSED LOT COVERAGE / IMPERVIOUS SURFACE
10,326.43 SF / 0.237 AC / 13.78%
DISTURBED AREA
14,408.17 SF / 0.331 AC
FLOOR AREA RATIO
See architect's set for details
IF YOU DIG GEORGIA... CALL US FIRST 1-800-282-7411 770-623-4344 (METRO ATLANTA ONLY) UTILITY PROTECTION CENTER IT'S THE LAW
RELEASED FOR CONSTRUCTION
PROPOSED SITE PLAN
SHEET 2 OF 4
SITE PLAN PREPARED FOR
CARLOS SMITH
PROPERTY ADDRESS
5760 PEARSON ROAD,
POWDER SPRINGS GA 30127
SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

LUP-12 2026 Aerial Map



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

0 95 190 Feet

Zoning Boundary

City Boundary

Revised December18, 2013

Application #: LUP-

PC Hearing Date: 06-02-2026

BOC Hearing Date: 06-16-2026

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

1. **Number of unrelated adults in the house?** _____
2. **Number of related adults in the house?** 5
3. **Number of vehicles at the house?** 8
4. **Where do the residents park?**
   Driveway: X ; **Street:** _____ ; **Garage:** X

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

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

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

9. **Any additional information? (Please attach additional information if needed):**
   The number of cars includes six personal cars and two business cars.

Joel L. Larkin/Attorney for Applicant _____ **Date:** 4-2-2026

Joel L. Larkin/Attorney for Applicant — Joel L. Larkin/Attorney for Applicant

---

ZONING STAFF USE ONLY BELOW THIS LINE

RECEIVED
APR 02 2026
COBB COUNTY ZONING

Zoning of property: R-30

Size of house per Cobb County Tax Assessor records: 4562

Number of related adults proposed: 5 **Number permitted by code:** 11

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

Number of vehicles proposed: 8 **Number permitted by code:** 11

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

Revised December 18, 2013

COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY
Code Enforcement Division

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

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

Fax: (770) 528-2092

Notice of Violation

Violation Number: CODE-2025-07524 Date: 11/24/2025

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

5760 PEARSON RD SW	POWDER SPRINGS, GA 30127	19	0810	012	R-30
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or JSCS LLC (1210 SILVERCREST CT POWDER SPRINGS, GA 30127)

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 November 24, 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/SINGLE FAMILY DWELLING	134-196 (3)	Must comply with all requirements in the attached definition of dwelling unit. see attached
PARKING STANDARDS	134-272 (6) b & c	All vehicles must be parked on a hardened/treated surface. All tires must be on hardened/treated surface. Surface must be installed flush with the ground and capable of supporting all vehicle/equipment tires without driving onto or over an unapproved parking surface.

RECEIVED A COMPLAINT OF TOO MANY VEHICLES AT THE PROPERTY. YOU ARE ONLY ALLOWED TO HAVE 4 VEHICLES PARKED OUTSIDE A GARAGE OR CARPORT ON A REGULAR BASIS.

Skyler Christians (skyler.christians@cobbcounty.gov) — Officer

770-528-2127 — 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**

LUP-12

OLD HOUSE FFE
N/A VACANT LOT

MAGNETIC

EXIST. HOUSE, WOOD DECK, CONC AREA, WOOD WALL & SHED TO BE REUSED

EXISTING SEPTIC AND EXISTING DRAIN FIELD TO BE RE-USED. APPROXIMATE LOCATION OF THE DRAIN FIELD BASED ON FIELD OBSERVATION. EXISTING HOUSE IS 6 BEDROOMS. ANY REPAIRS IF NEEDED TO BE DONE BY SEPTIC COMPANY

ALL DISTURBED AREAS
Ds1 | Ds2 | Ds3

LIMITS OF DISTURBANCE

PROPOSED CONC PATIO

NEW 4" UNDERGROUND PVC DRAIN PIPING (TYPICAL) INSTALLED AT 1.2% MINIMAL SLOPE

DRIVEWAY ENTRANCE
(AS PER COBB COUNTY STANDARDS)
ALL CONSTRUCTION VEHICLES ARE CONFINED TO EXISTING PAVED AREAS ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO THE STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. THE "STOP WORK" ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IN ACCORDANCE WITH THE CURRENT DETAILS IS CONSTRUCTED.

5770
(DB.15577/PG.6376)
N/F VE PROPERTIES AND DEVELOPMENT LLC
UNIT PIN : 19081000210

5720
(DB.14895/PG.4517)
N/F SUSAN L WARREN
UNIT PIN : 19081000190

S 87°25'14"E 240.00'(F=D)

1"OTP DIST OFF PC 3.43'NW

1-STORY FR W/ATTIC
FFE MAIN 976.04
FFE GARAGE 975.95

WOK
CONC AREA
SHED
CONC AREA
CONC WALL
EM POST
GW
PP

TW 974.71 BW 972.71
TW 974.79 BW 972.79
TW 974.89 BW 974.09
TW 974.90 BW 974.88

40'BLS
12'BLS
45'BLS

N 00°10'41"E 312.59'(F=D)

APPROX. 480 LF OF DRAINS

EXISTING SEPTIC TANK. APPROXIMATELY LOCATION.

PROPOSED WOOD DECK W/STEPS

#305
PROPOSED
2-STORY HOUSE
ON CRWL
(6 BEDROOMS)
FFE MAIN: 985.0
FFE GAR: 983.0

PROP. WALKWAY
PROP. WALKWAY
PROP. WALKWAY
STONE STORGE
POP-UP VALVE
WATER METER STAGING AREA
DUMPSTER
PROPOSED CONC DRIVEWAY 3.40% SLOPE

NEW 4" UNDERGROUND PVC DRAIN PIPING (TYPICAL) INSTALLED AT 1.2% MINIMAL SLOPE

PROPOSED WL & GL

EXIST. WM TO BE REUSED

PROPOSED PORCH COVERED

LIMITS OF DISTURBANCE

20'DE(MAY APPLY)

N ASPHALT DRIVEWAY

IPS
1"OTP
PP
974.00

GRADED SLOPES SHALL NOT EXCEED 3H : 1V

INDICATES PROPOSED CONTOURS

INDICATES EXISTING CONTOURS

Co — CONSTRUCTION ENTRANCE/EXIT

Sd1-C — INDICATES Sd1 TYPE C SILT FENCE — Sd1-C — Sd1-C

Sd1-Hb — INDICATES Sd1 TYPE Hb HAYBALES

Tr — INDICATES TREE PROTECTION FENCE — TPF — TPF — TPF

Ds1 — DISTURBED AREA STABILIZATION (WITH MULCH)

Ds2 — DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)

Ds3 — DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

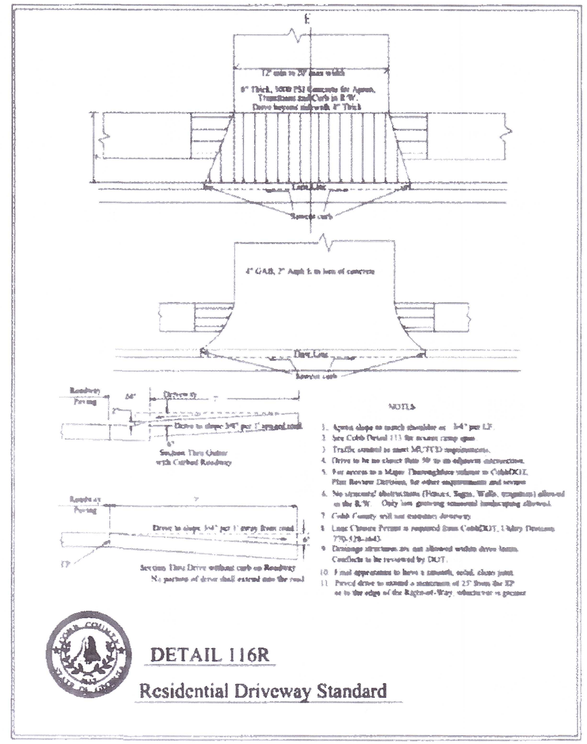
Ds4 — DISTURBED AREA STABILIZATION (WITH SODDING)

S 00°10'41"W 312.59'(F=D)

EASEMENT FOR INGRESS AND EGRESS AS PER DEED BOOK 14895, PAGE 4520.

LESS AND EXCEPT DEED WAS NOT PROVIDED AND NOT ABLE TO FIND IN THE RECORDS AT THE TIME OF SURVEY. FULL TITLE SEARCH IS RECOMMENDED.

Received
April 2, 2026
Cobb County
Zoning



DETAIL 116R
Residential Driveway Standard

EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL
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TREE PROTECTION: Tr

1. ALL TREE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN

0
(DB.14895/PG.4517)
N/F DARLENY SAKANOVIC
UNIT PIN : 19081000230

ALL DISTURBED AREAS
Ds1 | Ds2 | Ds3

20'DE(MAY APPLY)

420.0' ALONG SOUTHERLY LAND LOT LINE OF LAND LOT 810 TO SOUTHEAST CORNER OF LAND LOT 810 (APD)

411.88'(F)

1/2"RBF

POC (APD)

HIRAM LITHIA SPRINGS RD SW ~ 50' R/W
EP/BP 21'±

LL 810 — LL(APD)
LL 809
LL 819
LL 820

APPROX. LOCATION OF LAND LOT LINE

APPROX. LOCATION OF LAND LOT LINE

APPROXIMATE DIRECTION OF PIPE. UNABLE TO DETERMINE THE LOCATION OF THE END OF PIPE. NO ABOVEGROUND EVIDENCE OF INTERSECTING STRUCTURE WAS FOUND. CAMERA PLUMBER IS RECOMMENDED TO LOCATE PIPE IN MORE DETAIL

END OF PIPE INV OUT=974.54
END OF PIPE INV IN=974.72
END OF PIPE INV OUT=978.64
END OF PIPE INV IN=978.02
END OF PIPE INV OUT=985.51
END OF PIPE INV IN=980.12
END OF PIPE INV IN=987.05

AXLE
1/2"RBF ON PL
350.00'(F=D)
PL IS LL (APD)
1"OTP DIST

PEARSON ROAD ~ 50' R/W
EP/BP 21'±
N 87°25'14"W 240.00'(F=D)

IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

TOTAL LAND AREA
74,955.72 SF / 1.721 AC

ALLOWABLE LOT COVERAGE
26234.50 SF / 0.602 AC / 35%

EXISTING LOT COVERAGE
5907.57 SF / 0.136 AC / 7.9%

PROPOSED LOT COVERAGE / IMPERVIOUS SURFACE
10,326.43 SF / 0.237 AC / 13.78%

DISTURBED AREA
14,408.17 SF / 0.331 AC

FLOOR AREA RATIO
See architect's set for details

RELEASED FOR CONSTRUCTION

LOT	BLOCK		
SUBDIVISION	UNIT	SECTION	
LAND LOT 810	19TH DISTRICT	2ND SECTION	
COBB COUNTY, GEORGIA	DB 16084/PG.2807	PB./PG.	
FIELD WORK DATE NOV 10, 2022	PRINTED/SIGNED DEC 09, 2022		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"		

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 36,000+ FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A TOP CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 1000' OF THIS PROPERTY.

AU
COORD #20222053
DWG #20222053 SP

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
Fax 404-551-0841
TEL 404-252-3747
INFO@SURVEYLANDEXPRESS.COM

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR
STEPHEN A. STEPANOV

SCALE 1" = 20'

PROPOSED SITE PLAN

SHEET 2 OF 4

SITE PLAN PREPARED FOR:
CARLOS SMITH

PROPERTY ADDRESS:
5760 PEARSON ROAD,
POWDER SPRINGS, GA 30127

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-12-2026

SITE BACKGROUND

Applicant	Juan R. Valezquez
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Joel L. Larkin
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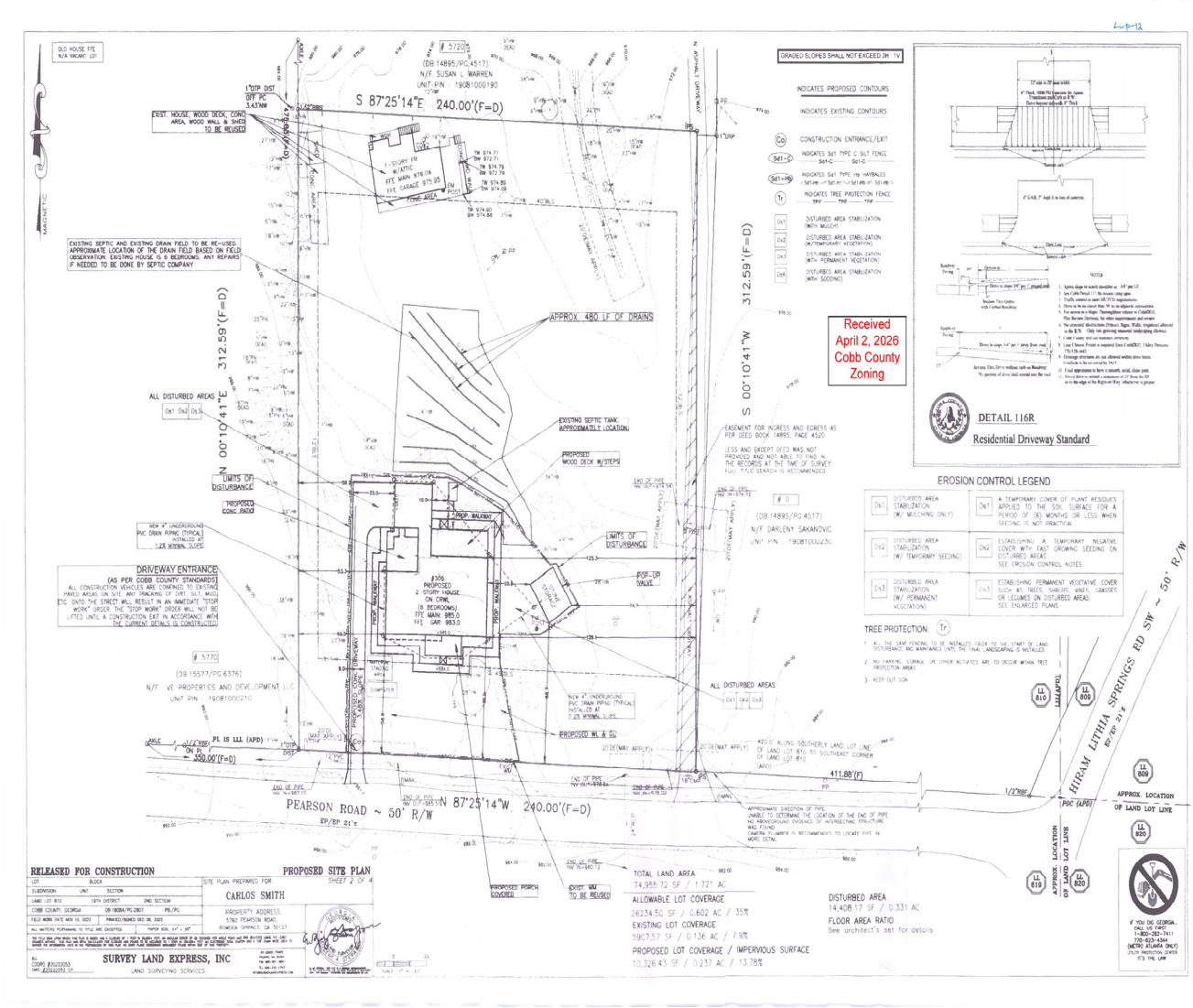
QUICK FACTS

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Current Zoning	R-30
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Future Land Use	VLDR
Site Acreage	1.72
District	19
Land Lot	810
Parcel #	19081000120
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Shaun Daniels)

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


Received
April 2, 2026
Cobb County
Zoning
PROPOSED SITE PLAN
RELEASED FOR CONSTRUCTION
SURVEY LAND EXPRESS, INC
CARLOS SMITH
PROPERTY ADDRESS:
5760 PEARSON ROAD
ROSWELL GEORGIA, GA 30127
PEARSON ROAD ~ 50' R/W
HIRAM LITHIA SPRINGS RD SW ~ 50' R/W
DETAIL 116R
Residential Driveway Standard
EROSION CONTROL LEGEND
TREE PROTECTION
DRIVEWAY ENTRANCE
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FLOOR AREA RATIO
See architect's set for details

LUP-12 2026 Aerial Map



North

Zoning: R-30 / Single-Family Residential

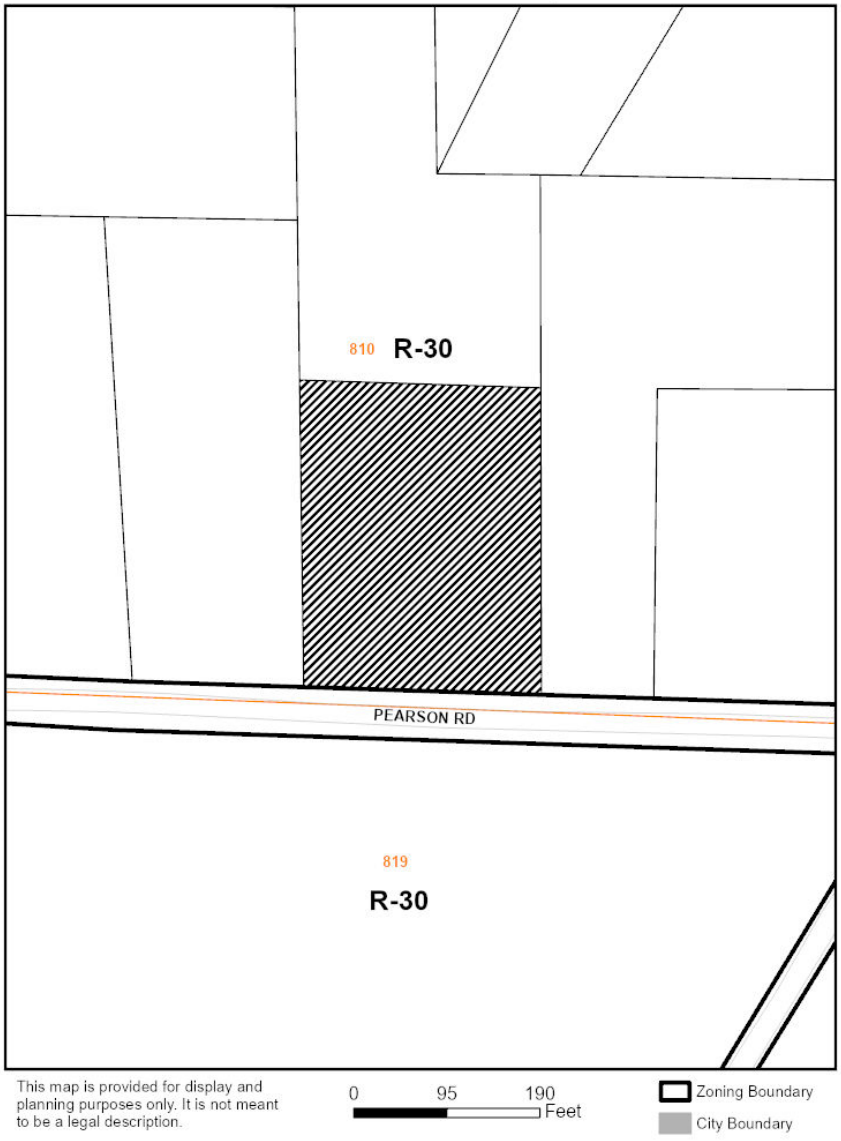
Future Land Use: VLDR

WEST

Zoning: R-30 Single-Family Residential

Future Land Use: VLDR

LUP-12 2026 Map



EAST

Zoning: R-30 Single-Family Residential

Future Land Use: VLDR

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 allow parking for up to six (6) vehicles within the driveway of a single-family residence, two (2) of which are used for business purposes. The home is approximately 4,562 square feet. Under the applicable zoning code and occupancy standards, the maximum allowable vehicle intensity for a residence of this size is 11 vehicles, with no more than four (4) permitted to be parked in the driveway. The applicant is seeking approval of the LUP for a duration of 24 months.

LUP-12-2026 DEPARTMENT COMMENTS – Fire Department

04/27/26

CCFMO is acceptable to the proposed zoning case as presented

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

LUP-12-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

4/24/2026

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:	Powder Springs	
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

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Comments:

LUP-12

June '26 Zoning

Applicant: Juan R. Valezquez

Water & Sewer Comments: No comments.

Recommendations

THE RECOMMENDATION BELOW SHALL BECOME A STIPULATED REQUIREMENT UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend no parking on the right-of-way.

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 application was initiated following a neighborhood complaint and a Notice of Violation issued by Code Enforcement, which started on November 24, 2025, for non-compliance with single-family residential zoning standards. Allowing up to six (6) vehicles to be parked in the driveway may alter the established residential character of the neighborhood and may create potential impacts related to safety, health, and general welfare. Increased vehicle presence and activity could contribute to congestion, reduced visibility, and overall incompatibility with the surrounding low-intensity residential environment.

(2) Parking and traffic considerations.
The applicant is permitted to have a maximum of eleven vehicles on the property, with up to four (4) parked outside and up to six (6) located within a garage or carport. Code Enforcement has observed as many as seven (7) vehicles parked outside, including two (2) vehicles parked in the yard, which is not permitted. The applicant has indicated interest in extending the driveway and constructing a garage to accommodate the excess vehicles; however, as of this date, no permits have been submitted or issued for any construction activity.

(3) Number of nonrelated employees.
Zero

(4) Number of commercial and business deliveries.
Zero

(5) The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.
The applicant will have two (2) business vehicles parked on the premises. The applicant is on call and requires a work vehicle at the residence; however, they do not operate a home-based business from the property, and the vehicles are not associated with any commercial activity occurring on the site.

(6) Compatibility of the business use to the neighborhood.
No business is being operated at the home.

(7) Hours of operation.
N/A

(8) Existing business uses in the vicinity.
No existing businesses are within the vicinity.

(9) Effect on property values of surrounding property.

The requested increase in vehicle occupancy and residential intensity may negatively impact property values in the surrounding area. All homes within the immediate vicinity are subject to the same zoning limitations regarding the number of permitted vehicles. Approval of this request could establish a precedent that disrupts neighborhood uniformity, potentially contributing to diminished property values and increased concerns from adjacent property owners.

(10) Circumstances surrounding neighborhood complaints.

This request originated from a Code Enforcement investigation following a neighborhood complaint regarding non-compliance with single-family residential zoning standards. Approval of the request may increase residential intensity within an established Very Low-Density Residential area, potentially contributing to additional concerns or complaints from nearby residents.

(11) Intensity of the proposed business use.

No business activity is proposed at the residence; however, two (2) vehicles on the property are used for business purposes.

(12) Location of the use within the neighborhood.

The proposal is not located within a traditional subdivision but is surrounded by residential uses.

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.

Revised December18, 2013

Application #: LUP-

PC Hearing Date: 06-02-2026

BOC Hearing Date: 06-16-2026

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

1. **Number of unrelated adults in the house?** _____
2. **Number of related adults in the house?** 5
3. **Number of vehicles at the house?** 8
4. **Where do the residents park?**
   Driveway: X ; **Street:** _____ ; **Garage:** X

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

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

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

9. **Any additional information? (Please attach additional information if needed):**
   The number of cars includes six personal cars and two business cars.

Joel L. Larkin/Attorney for Applicant _____ **Date:** 4-2-2026

Joel L. Larkin/Attorney for Applicant — Joel L. Larkin/Attorney for Applicant

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ZONING STAFF USE ONLY BELOW THIS LINE

RECEIVED
APR 02 2026
COBB COUNTY ZONING

Zoning of property: R-30

Size of house per Cobb County Tax Assessor records: 4562

Number of related adults proposed: 5 **Number permitted by code:** 11

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

Number of vehicles proposed: 8 **Number permitted by code:** 11

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

Revised December 18, 2013

COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY
Code Enforcement Division

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

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

Fax: (770) 528-2092

Notice of Violation

Violation Number: CODE-2025-07524 Date: 11/24/2025

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

5760 PEARSON RD SW	POWDER SPRINGS, GA 30127	19	0810	012	R-30
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or JSCS LLC (1210 SILVERCREST CT POWDER SPRINGS, GA 30127)

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 November 24, 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/SINGLE FAMILY DWELLING	134-196 (3)	Must comply with all requirements in the attached definition of dwelling unit. see attached
PARKING STANDARDS	134-272 (6) b & c	All vehicles must be parked on a hardened/treated surface. All tires must be on hardened/treated surface. Surface must be installed flush with the ground and capable of supporting all vehicle/equipment tires without driving onto or over an unapproved parking surface.

RECEIVED A COMPLAINT OF TOO MANY VEHICLES AT THE PROPERTY. YOU ARE ONLY ALLOWED TO HAVE 4 VEHICLES PARKED OUTSIDE A GARAGE OR CARPORT ON A REGULAR BASIS.

Skyler Christians (skyler.christians@cobbcounty.gov) — Officer

770-528-2127 — 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**

S L H

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

May 13, 2026

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 Juan R. Velazquez for a Temporary Land Use Permit for an approximate 1.7±-Acre Tract zoned R-30; Land Lot 810 of the 19th District; Located on the northeast side of Pearson Road, west of Hiram Lithia Springs Road (5760 Pearson Road); LUP-12 of 2026.

Dear John:

As you are aware, this firm has been engaged by and represents Juan R. Velazquez concerning the above-captioned Application for Temporary Land Use Permit scheduled to be heard by the Planning Commission on June 2, 2026, and by the Board of Commissioners on June 16, 2026. This letter will confirm my client's desire that this application be continued and that the consideration of same by the County will be held in abeyance until the next Zoning Cycle, which will place it before the Planning Commission on July 7, 2026 and then before the Board of Commissioners on July 21, 2026.

In the interim, please do not hesitate to contact me should you or your staff have any questions or require any additional information or documentation.

Very truly yours,

SAMS, LARKIN & HUFF, LLP

Joel L. Larkin
jlarkin@samslarkinhuff.com

JLL/jac

cc: Mr. Juan R. Velazquez, (via email)


May 28, 2026 at 7:45:38 AM
Powder Springs GA
United States


May 28, 2026 at 7:45:49 AM
Powder Springs GA
United States